

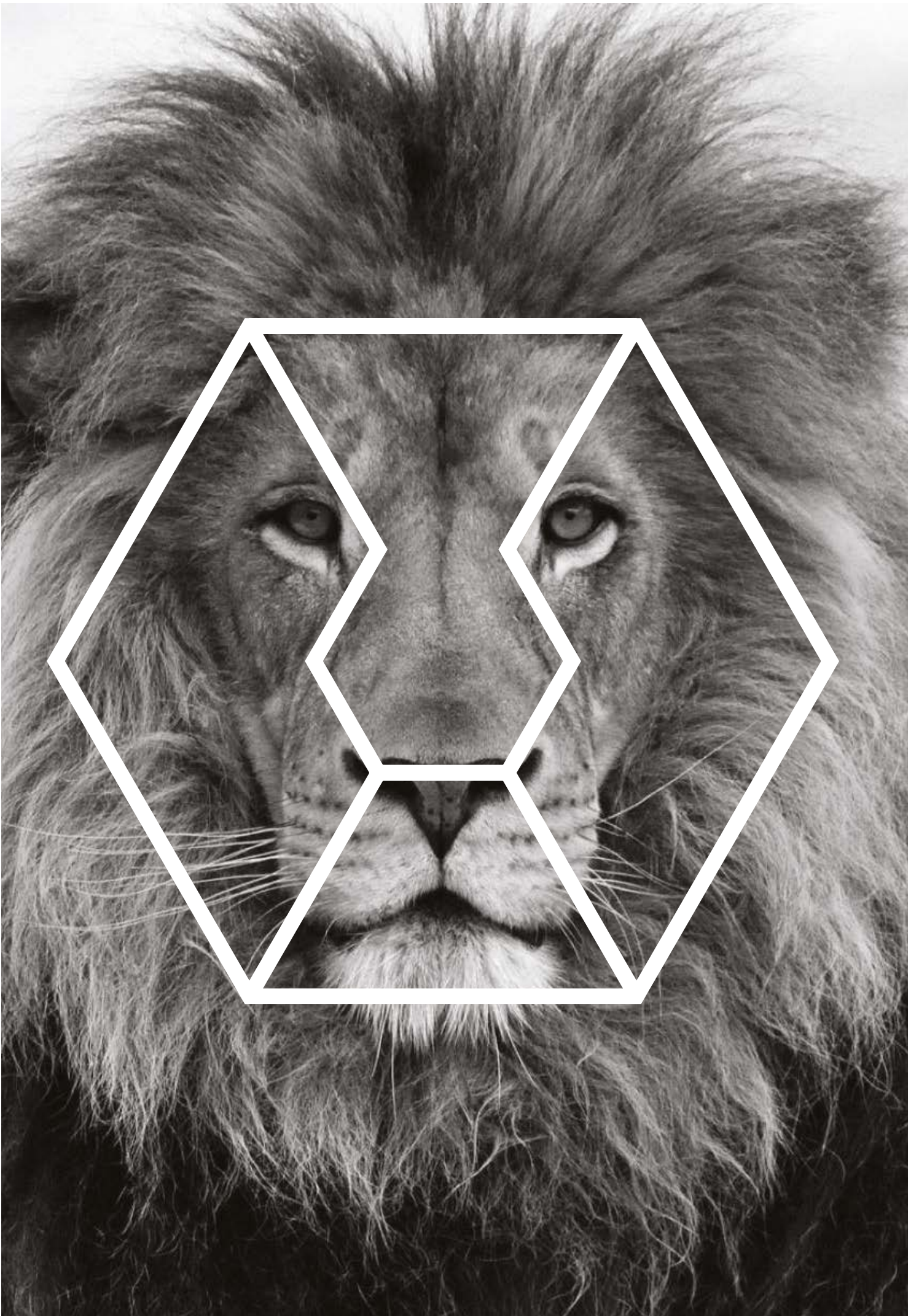


OPTIVO

**LEON HOUSE**

CROYDON









## A Well Designed and Luxurious Shared Ownership Opportunity

Amidst the growing architectural boom of a metropolitan city Leon House is one of the finest surviving models of mid 20th century modernist architecture.

Optivo is proud to announce an opportunity to part-buy part-rent your home from a selection of **39 apartments** within this historic structure. Split over 4 out of 20 floors of residential space, comprising of **17 one bedroom & 22 two-bedroom two bathroom** homes.

All apartments are finished to exceptional high standards and perfection. Intentionally designed to compliment the modernist architecture, with floor to ceiling windows allowing maximum natural light for you to capture the breathtaking views.

Residents will benefit from on-site amenities including concierge services, access to sky-garden, private dining suite, communal cycle store and complimentary wifi at lobby and co-working areas.



# Co-Working Space

Why not bring the office home and avoid the morning commute by working in the stylish co-working space located on the ground floor within the beautiful double height lobby. A modern designed space with complimentary Wi-Fi and a bookable meeting room, Leon House has been designed to assist you in finding the right work-life balance.









## Welcome to Leon House; We know how to make an entrance

Consider the entrance into the spectacular double height lobby our opportunity to sweep you off your feet.

A concierge warmly welcomes you as your personal go-to for those every day details you would rather leave to someone else. So from taking care of your post and deliveries to assisting you to get online to continue working from the communal area, rest assured Leon House has you covered. For your peace of mind and security the concierge service also includes 24-hour CCTV security.



# Your Living space: Your Personal Haven of Serenity

Designed by a boutique Interior company who worked with the original scope of the building has created a modern and clutter free space for your enjoyment. Every inch of the living space has been created using quality and chic materials such as engineered oak flooring and specialist ceramics to give the living space an earthy yet modern feel.

In comparison to other developments each home is airy, spacious and proportionate. The use of large windows and high ceilings ensure that natural light and space is guaranteed.







## Your Kitchen

Whether you are fixing a quick bite or planning to host a dinner party, your modern kitchen has been designed for practicality, efficiency and style to accommodate your everyday needs.

Finished to a high specification with built-in appliances including Bosch electric oven and hob, integrated fridge/ freezer, dishwasher and washer/ dryer, all in place to aid you in simplifying your culinary experiences and living within a spacious and open setting.



## Your Bedroom

A beautiful room with floor to ceiling double glazed windows offer you panoramic views and natural light. Furnished with soft cut pile carpet to give you a comforting feel every time you enter the room. A built in walk in wardrobe not only offers you a clutter free living space but elegance and luxury too.

In compliance with the contemporary modern feel of your home subtle matt finishes to the wall and ceilings and eggshell finish to all exposed woodwork gives the room a classy yet simplistic look and feel.





## Your Bathroom

A perfect contrast of colours using light and dark greys against sparkling white on all materials including timber and panelling gives the bathroom a hotel luxury feel. Using only the best materials of Laufen ceramic sanitaryware, vertically laid wall tiles and bespoke vanity units keeps in accordance with the high quality look and finish of your home.





# Individually designed apartments for city living by a boutique interior design company.

## Maximising the use of space and light to provide the utmost enjoyment and unrivalled views from all areas of your home.

### Front Door

- Stained wood finish, extra height door with chrome ironmongery and security locking
- Video door entry system

### Flooring

- Wide planked engineered oak finished flooring to entrance, living and dining area
- Soft, cut pile carpet by Clarendons in Vogue Velour Fifth with Cosi 10 underlay to all bedrooms
- Large format, quality ceramic tiling to all bathrooms and ensuites

### Heating & Ventilation

- Individually zoned, thermostatically controlled, underfloor electric heating allowing separate time, day and temperature settings for each area of the apartment
- Electric water heating supplying on-demand hot water
- Utility cupboard containing installed Indesit washer dryer
- Mechanical ventilation and heat recovery system to all rooms providing constant fresh air

### Walls & Internal Doors

- Wood grain paint finished doors and matching architrave
- Interior handles in black nickel finish with turn and release locks to bathrooms
- Painted walls and gloss finished skirting in contemporary colours to all rooms
- Pre-installed locations in living and bedrooms with cable connection TV and entertainment systems

### Kitchen

- Individually designed Commodore kitchens, with extra height storage cabinets
- Handle-free smoke coloured doors
- Bosch induction hob and oven
- Additional Bosch microwave upgrade available
- Integrated extractor hood, fridge freezer and dishwasher
- Inset stainless steel sink and single lever Vado mixer tap
- White composite worktop (maia) with upstand
- Ceramic tiled walls and splashback
- Under cabinet LED lighting

### Bathroom & shower room

- Integral wall storage within panelled wall
- Wall mounted Vado basin tap
- Bespoke vanity unit with Laufen ceramic basin, or wall hung Laufen ceramic basin to suit layout
- Back to wall Laufen ceramic wc with soft close seat
- Walk in glass shower enclosures with wall mounted Vado shower head, hand shower and thermostatic controls
- Built-in baths with integrated thermostatic bath filler, wall mounted overhead shower and thermostatic controls
- Black finished electric towel radiators
- Ceramic floor, and part wall, by Worlds End Tiles

### Lighting & Electrical

- Black nickel finish switch plates to principal switches and sockets in main living areas
- Recessed LED light fittings to all rooms
- Hyperoptic and BT fibre connection sockets allowing individual choice of telephone and broadband supplier



### Entrance lobby

- Concierge supervised visitor reception
- Residents' lounge and reading area
- Communal working space/hot desking with laptop and phone charging points
- Free residents' Wi-Fi
- Residents' library
- Meeting room

### Rooftop Sky Garden

- Floor-to-ceiling windows
- Wood grained decking
- Timber benches and planting
- Residents' dining room
- Double height residents' dining room available for private reservation
- Glazed doors to terrace
- Indoor and outdoor tables and seating areas
- Lighting and sound system
- Food preparation and serving areas

### Security & Peace of Mind

- 10 year Premier Guarantee warranty
- Access to all apartments by individual door entry intercom system
- Multi-point door locking to entrance doors
- Sprinkler system to all apartments and communal areas throughout the building
- On-site concierge with out of hours services
- Parcel delivery and collection service
- Secure bicycle parking in undercroft parking garage
- Secure on-site car parking available to purchase

### Sustainability

- High performance heat-retaining window units
- LED lighting
- Blue Roof rainwater management system
- Separated recycling and refuse collection three times per week

#### Disclaimer:

This document is intended to provide an indication of the general style of our development and apartment types. Computer generated images are indicative only and do not accurately depict individual plots, layouts or represent actual apartments. Any drawings, photographs or illustrations shown are non-contractual. Any dimensions shown or mentioned are not accurate and are not intended to be used for carpet sizes, appliances, spaces or planning items of furniture and layout. All furniture is indicative and not supplied. Whilst every endeavour has been made to provide accurate information in relation to internal and external finishes, the developer reserves the right to change supplier and alter or vary the design and specification at any time for any reason without prior notice. Consequently these particulars should be treated as general guidance and indicative only and cannot be relied upon as accurately describing any of the specified matters prescribed by any Order made under the Property Misdescriptions Act 1991. Nor do they constitute a contract, part of a contract or a warranty. Travel times and distances from/ and to the development are approximate and sourced from National Rail Enquiries and Google maps. All details are correct at time of going to print.



## Sky Garden

Indulge in luxury on the resident's only 21st floor sky garden which is beautifully decked, landscaped and furnished for your enjoyment. Flooded with natural light, planting and open air, this space is designed as a relaxing shared space for residents to connect with neighbours or a place to wind down after a long day.







## LEON LIFESTYLE





With a vast range of cultures and cuisines represented within Croydon there is much to choose from. Depending on your preference you can either grab a quick lunch or indulge in fine dining at one of the many eateries available. With Boxpark and the highly anticipated Westfield Shopping centre within walking distance from Leon House there is certainly plenty do.



# Leon House: In the middle of the travel web.

The development is located within walking distance from all local amenities. A 500-meter walk from the proposed Westfield with the restaurant quarter only 200 meters away.

Tailored towards those individuals who require excellent transport links the high-speed road, rail and tram connections make it even easier to connect Croydon to Central London and Canary Wharf. A 500-meter walk to Croydon East Station allows commuters to travel to London Bridge in 17 minutes with trains direct to Heathrow and Gatwick Airport's in under an hour away.

Journey times are approximate. Sources: Google Maps, trainline.com and tfl.gov.uk.

## Connecting You To Vibrant Places Fast



EAST CROYDON

TO



CLAPHAM JUNCTION

9 mins



GATWICK AIRPORT

15 mins



LONDON VICTORIA

16 mins



LONDON BRIDGE

17 mins



CANARY WHARF

32 mins



KINGS CROSS ST PANCRAS

42 mins



BRIGHTON

42 mins





West Croydon

West Croydon

A212

Proposed New Westfield Shopping Centre

East Croydon

Croydon

Boxpark

Centrale

East Croydon

Reeves Corner

Church Street

George Street

Cultural Quarter

Matthews Yard

A236

A232

The Croydon Flyover

A232

LEON HOUSE CROYDON

Duppas Hill Road

Old Town

High Street

Mason's Ave

Park Lane

Coombe Road

Coombe Road

A212

Restaurant Quarter

A236

B274

St. Peter's Road

Southbridge Road

Warham Road

Brighton Road

B275

South Croydon

OPTIMO LEON HOUSE | 25

Roman Way

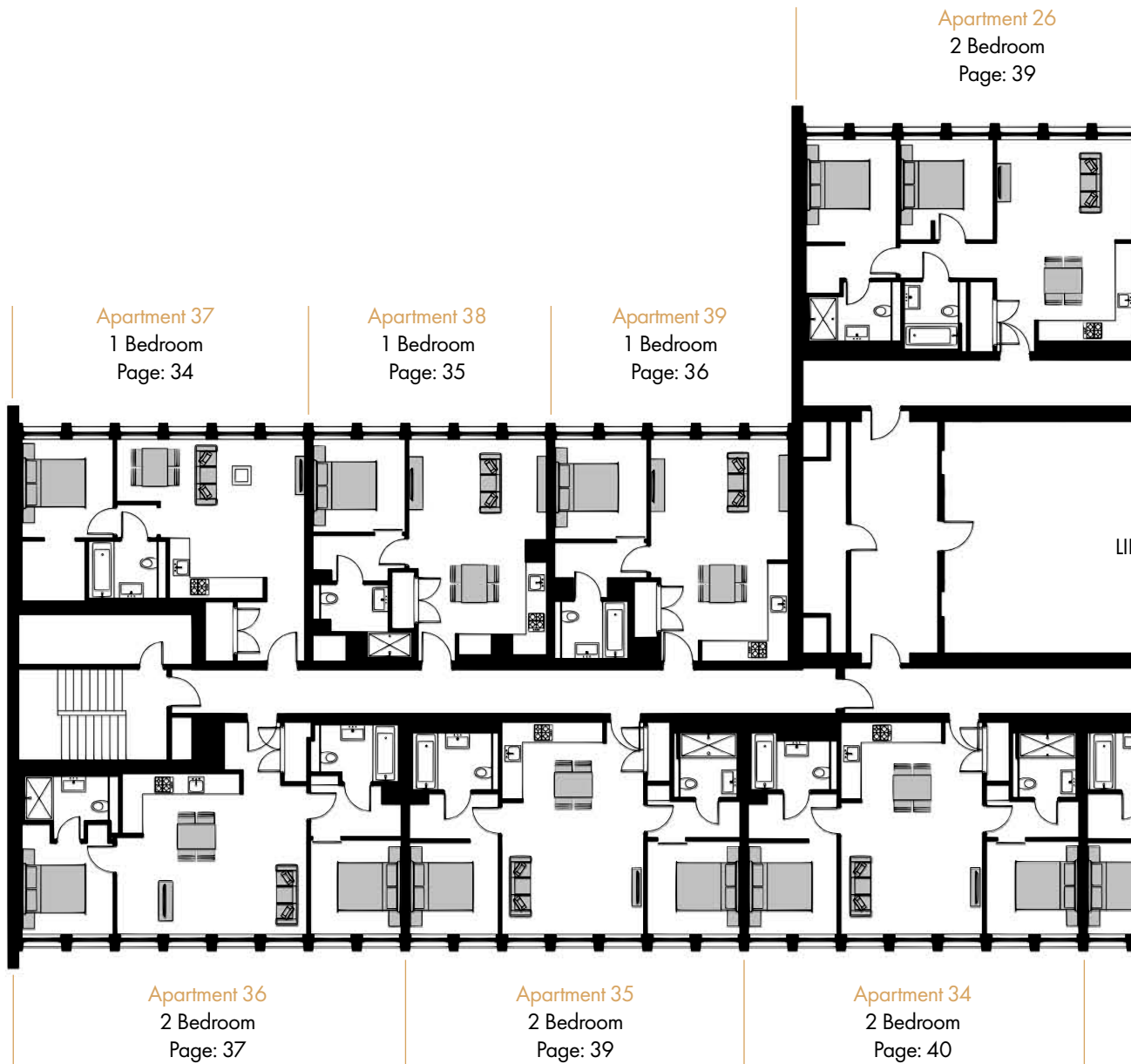
N End

Wellesley Road

Addiscombe Grove

Barclay Road

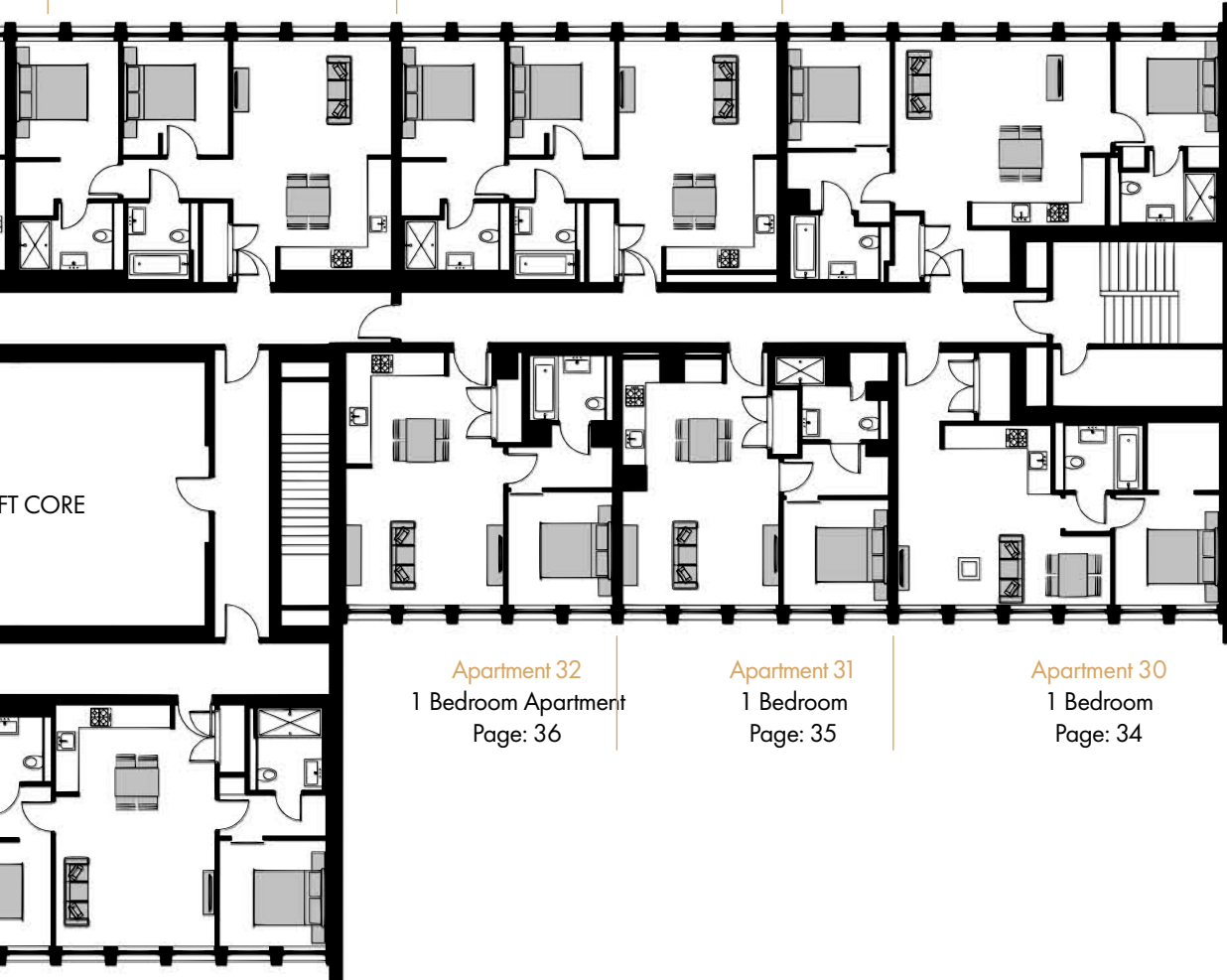
# Level 4 Floorplan



Apartment 27  
2 Bedroom  
Page: 39

Apartment 28  
2 Bedroom  
Page: 39

Apartment 29  
2 Bedroom  
Page: 38



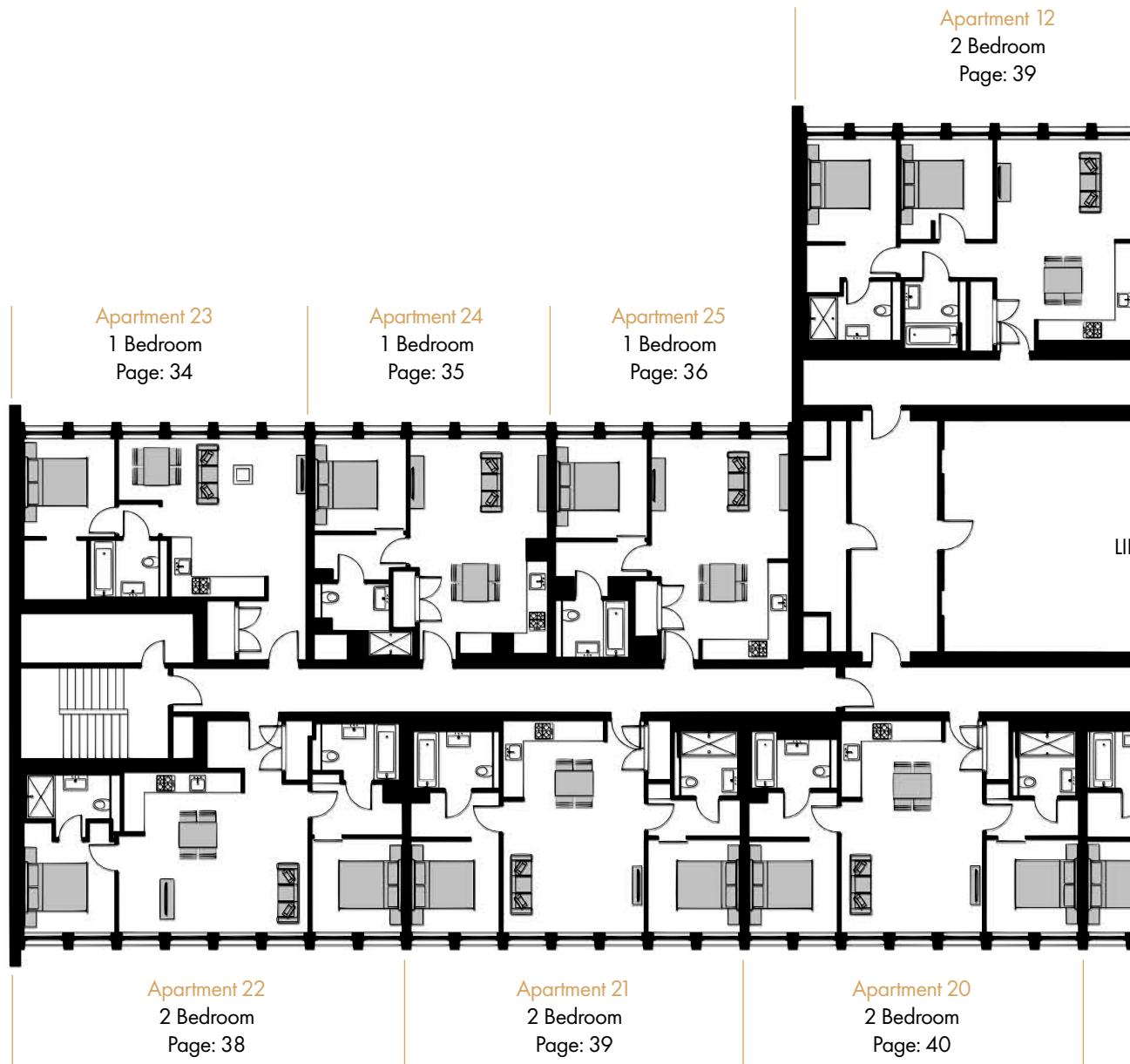
Apartment 32  
1 Bedroom Apartment  
Page: 36

Apartment 31  
1 Bedroom  
Page: 35

Apartment 30  
1 Bedroom  
Page: 34

Apartment 33  
2 Bedroom  
Page: 39

# Level 3 Floorplan



Apartment 13  
2 Bedroom  
Page: 39

Apartment 14  
2 Bedroom  
Page: 39

Apartment 15  
2 Bedroom  
Page: 38



Apartment 18  
1 Bedroom  
Page: 36

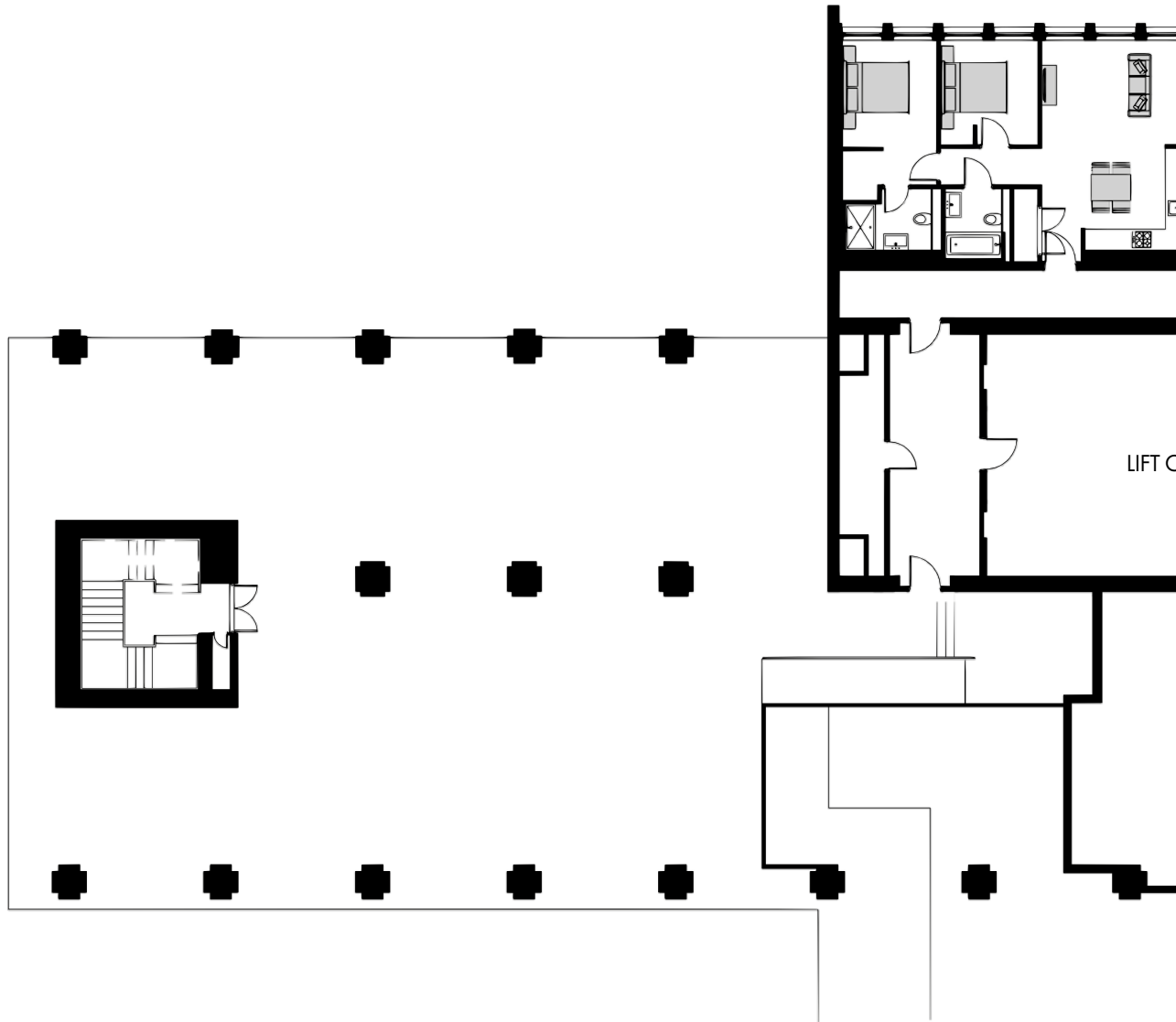
Apartment 17  
1 Bedroom  
Page: 35

Apartment 16  
1 Bedroom  
Page: 34

Apartment 19  
2 Bedroom  
Page: 39

# Level 2 Floorplan

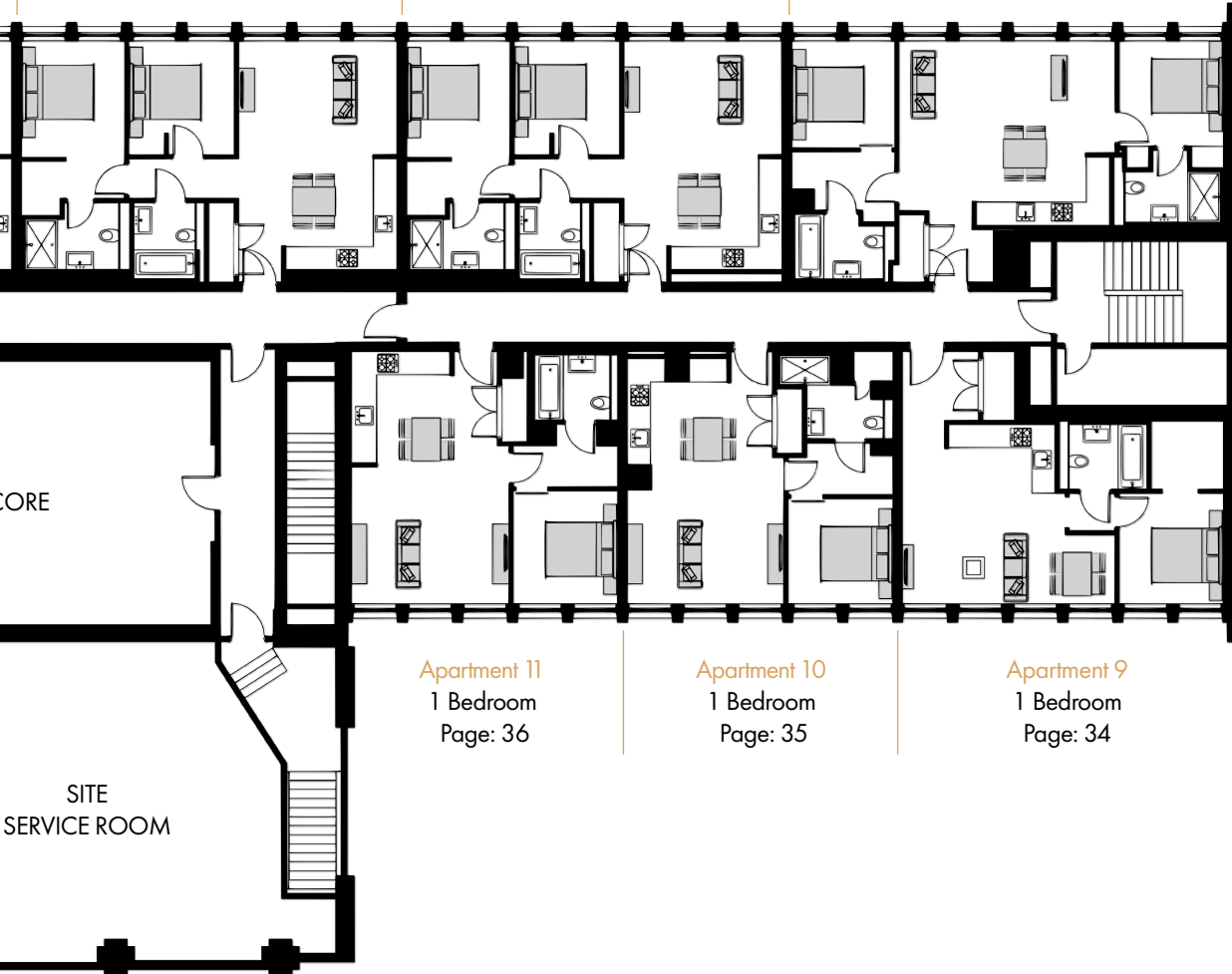
Apartment 5  
2 Bedroom  
Page: 39



Apartment 6  
2 Bedroom  
Page: 39

Apartment 7  
2 Bedroom  
Page: 39

Apartment 8  
2 Bedroom  
Page: 37

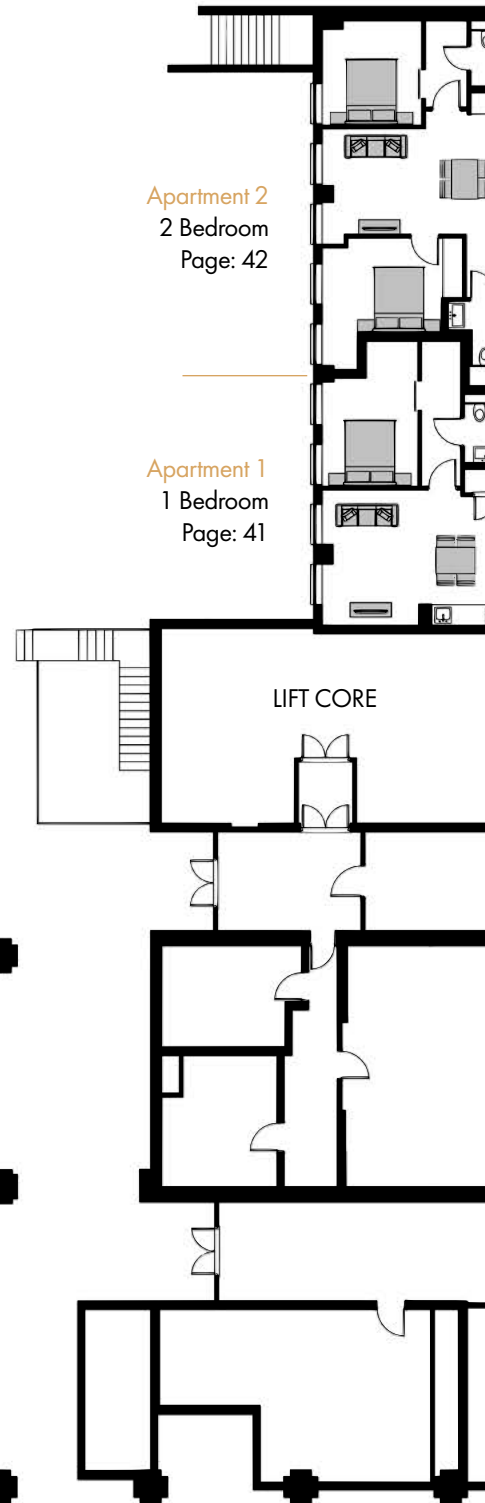


Apartment 11  
1 Bedroom  
Page: 36

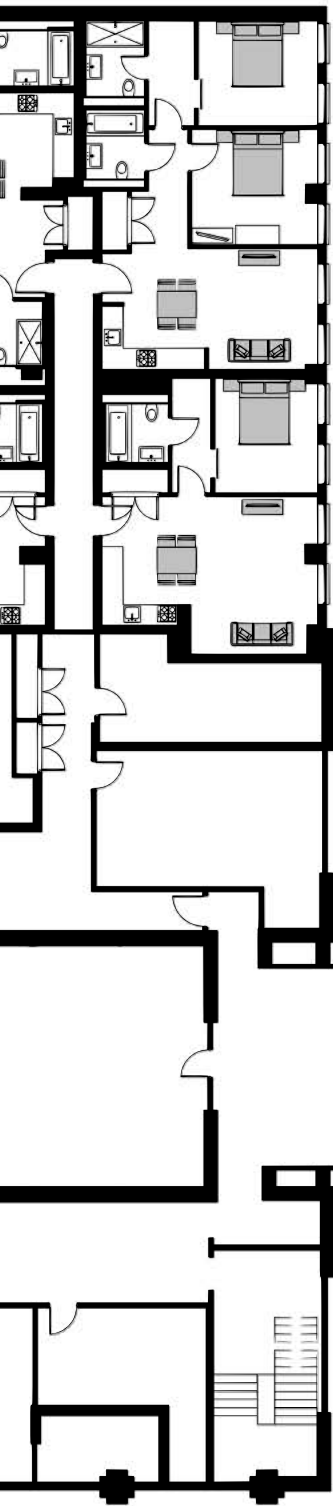
Apartment 10  
1 Bedroom  
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Apartment 9  
1 Bedroom  
Page: 34

# Level 1 Floorplan







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Apartment 3  
2 Bedroom  
Page: 43

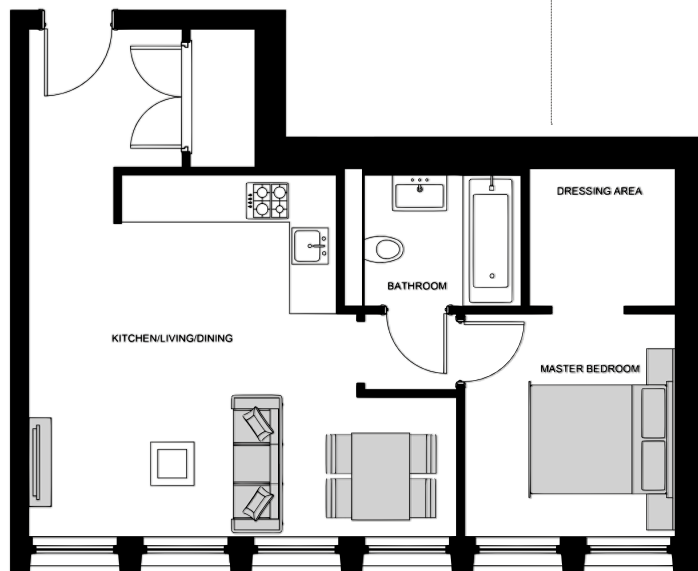
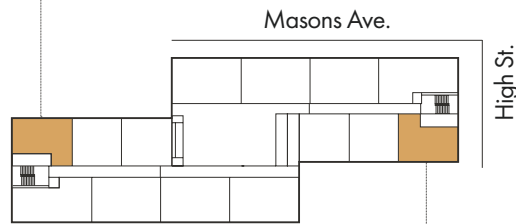
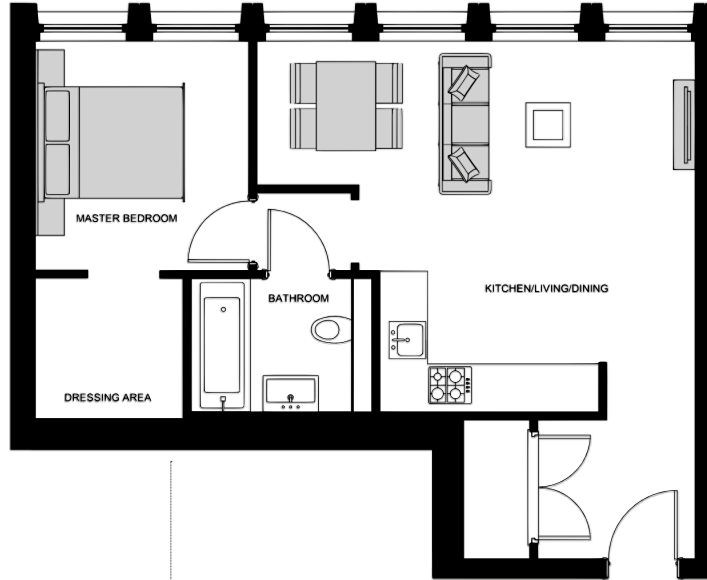
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Apartment 4  
1 Bedroom  
Page: 44

**1 Bedroom**

**Floor** 4 3  
**Apartment** 37 23

Kitchen/ Living/ Dining: 5.92m x 4.85m  
 Master Bedroom: 4.94m x 2.89m  
 Total floor area: 51 m<sup>2</sup> / 547 ft<sup>2</sup>



**1 Bedroom**

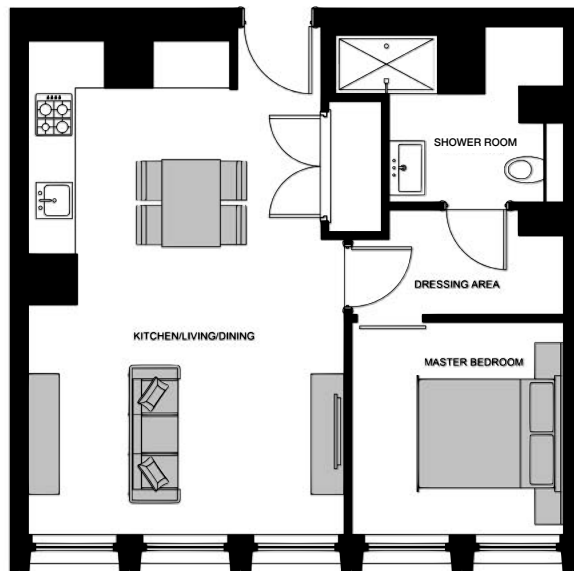
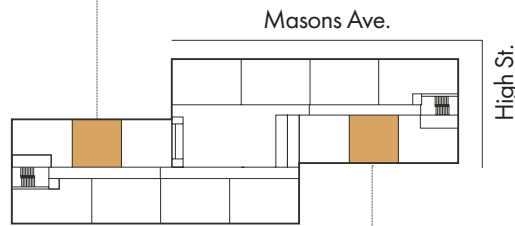
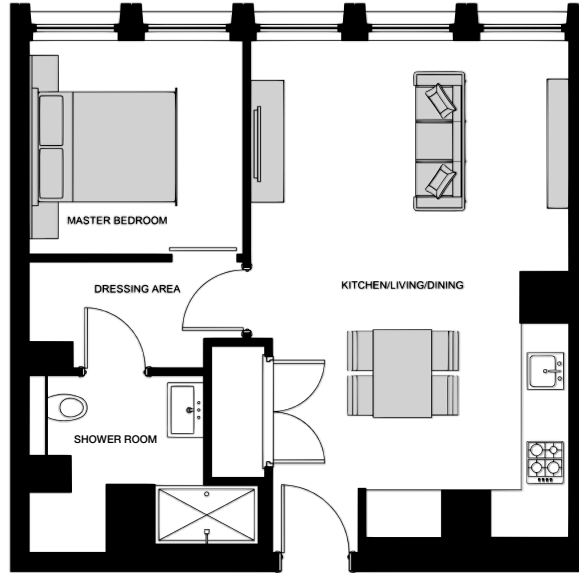
**Floor** 4 3 2  
**Apartment** 30 16 9

Kitchen/ Living/ Dining: 5.92m x 4.85m  
 Master Bedroom: 4.94m x 2.89m  
 Total floor area: 51 m<sup>2</sup> / 547 ft<sup>2</sup>

**1 Bedroom**

**Floor 4 3**  
**Apartment 38 24**

Kitchen/ Living/ Dining: 6.79m x 4.35m  
Master Bedroom: 4.48m x 2.91m  
Total floor area: 52 m<sup>2</sup>/ 558 ft<sup>2</sup>



**1 Bedroom**

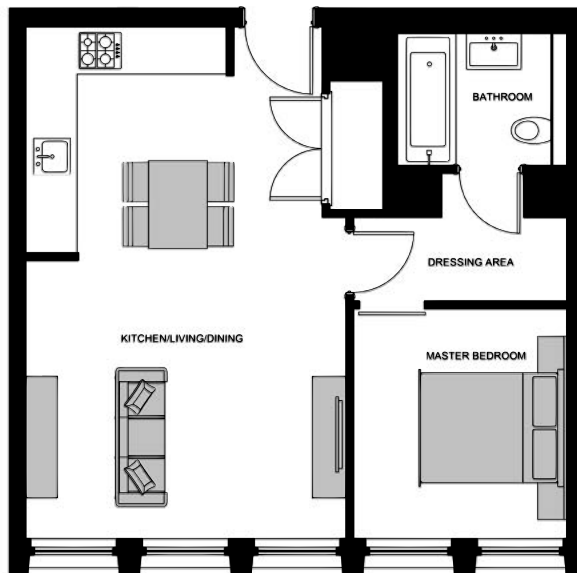
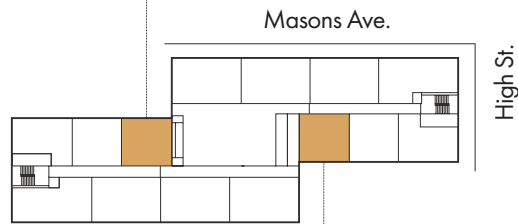
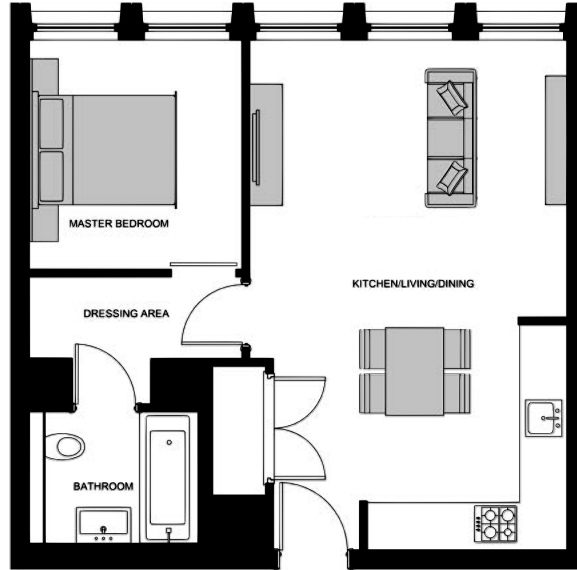
**Floor 4 3 2**  
**Apartment 31 17 10**

Kitchen/Living/Dining: 6.79m x 4.35m  
Master Bedroom: 4.48m x 2.91m  
Total floor area: 52 m<sup>2</sup> / 558 ft<sup>2</sup>

**1 Bedroom**

**Floor** 4 3  
**Apartment** 39 25

Kitchen/ Living/ Dining: 7.00m x 4.35m  
Master Bedroom: 4.37m x 2.92m  
Total floor area: 52 m<sup>2</sup> / 558 ft<sup>2</sup>



**1 Bedroom**

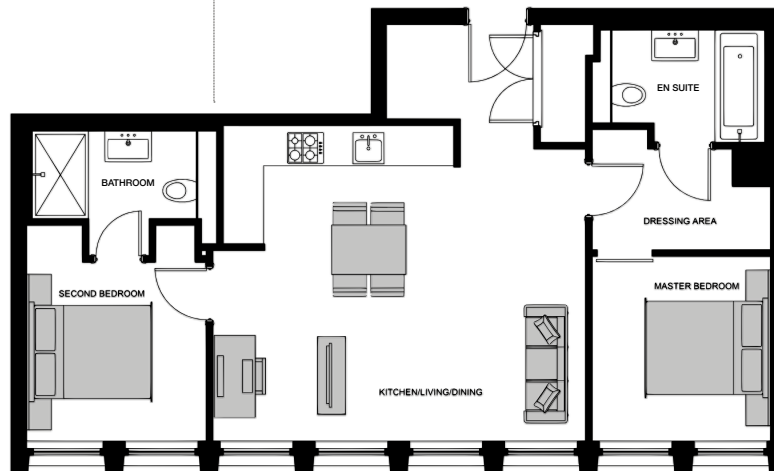
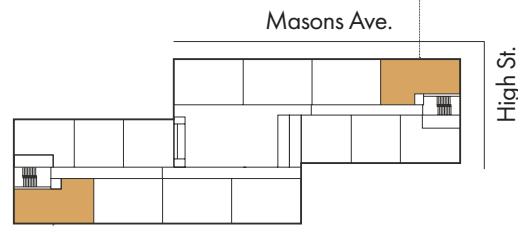
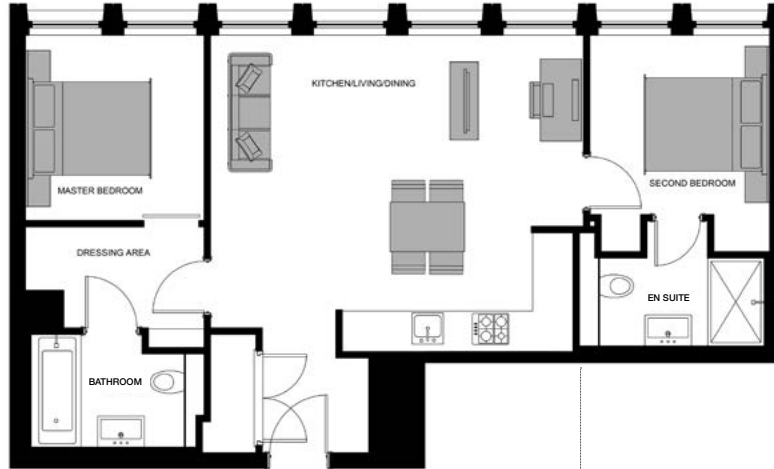
**Floor** 4 3 2  
**Apartment** 32 18 11

Kitchen/ Living/ Dining: 7.00m x 4.35m  
Master Bedroom: 4.37m x 2.92m  
Total floor area: 52 m<sup>2</sup> / 558 ft<sup>2</sup>

**2 Bedroom**

**Floor 2**  
**Apartment 8**

Kitchen/ Living/ Dining: 5.99m x 5.08m  
Master Bedroom: 5.01m x 2.87m  
Bedroom 2: 3.48m x 2.89m  
Total floor area: 72 m<sup>2</sup> / 776 ft<sup>2</sup>



**2 Bedroom**

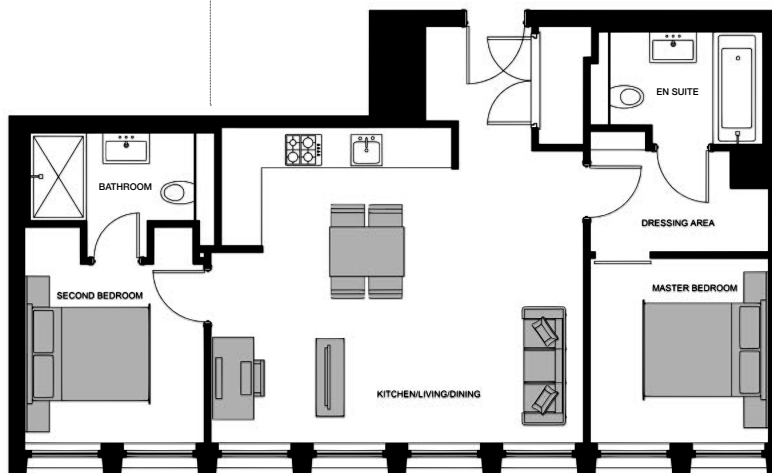
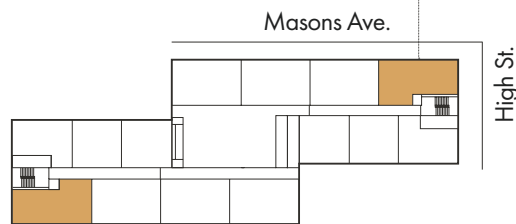
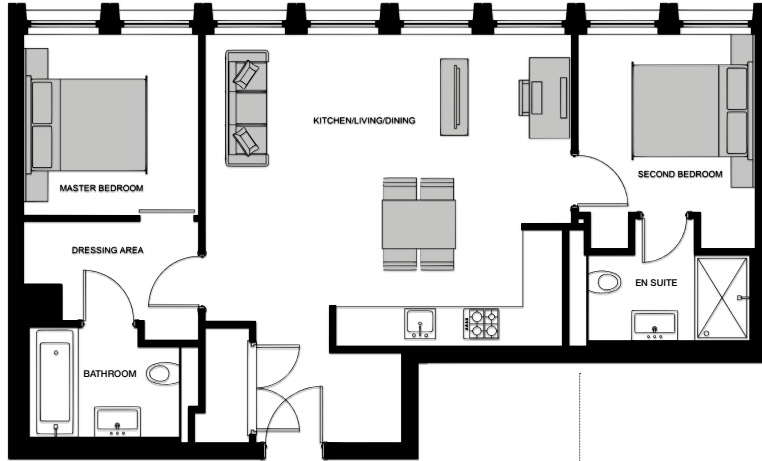
**Floor 4**  
**Apartment 36**

Kitchen/ Living/ Dining: 5.99m x 5.08m  
Master Bedroom: 5.01m x 2.87m  
Bedroom 2: 3.48m x 2.89m  
Total floor area: 72 m<sup>2</sup> / 776 ft<sup>2</sup>

**2 Bedroom**

**Floor 4 3**  
**Apartment 29 15**

Kitchen/ Living/ Dining: 5.99m x 5.08m  
Master Bedroom: 5.01m x 2.87m  
Bedroom 2: 3.48m x 2.89m  
Total floor area: 72 m<sup>2</sup> / 776 ft<sup>2</sup>



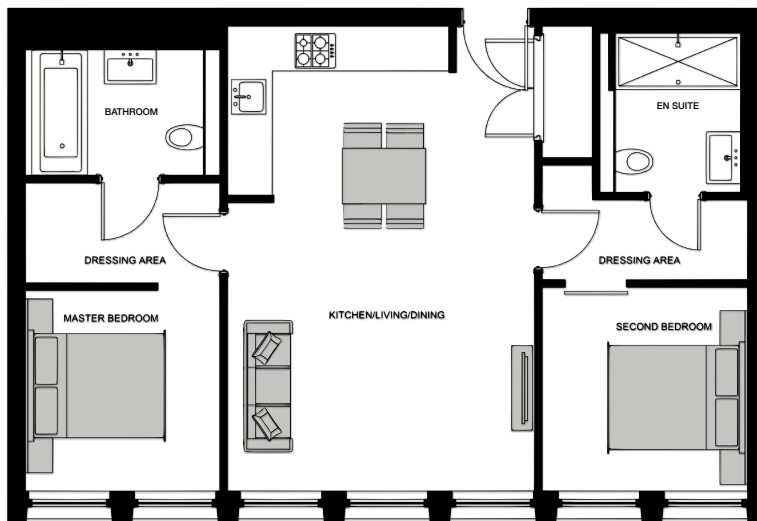
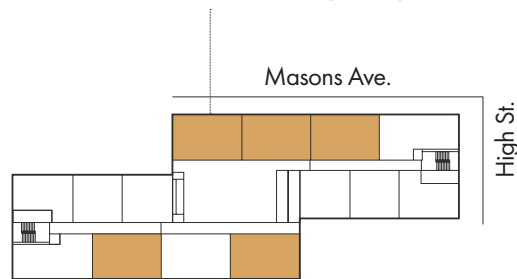
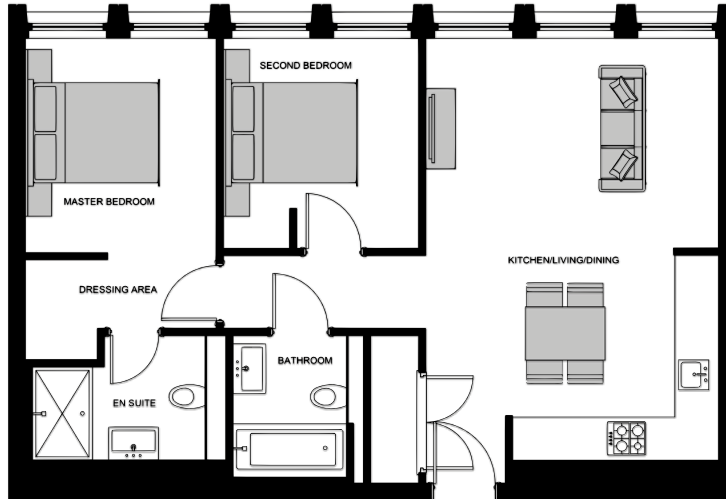
**2 Bedroom**

**Floor 3**  
**Apartment 22**

Kitchen/ Living/ Dining: 5.99m x 5.08m  
Master Bedroom: 5.01m x 2.87m  
Bedroom 2: 3.48m x 2.89m  
Total floor area: 72 m<sup>2</sup> / 776 ft<sup>2</sup>

**2 Bedroom Floor 4 3 2**  
**Apartment 26,27,28 12,13,14 5,6,7**

Kitchen/ Living/ Dining: 6.34m x 4.40m  
 Master Bedroom: 4.38m x 2.86m  
 Bedroom 2: 3.15m x 2.94m  
 Total floor area: 71 m<sup>2</sup> / 760 ft<sup>2</sup>



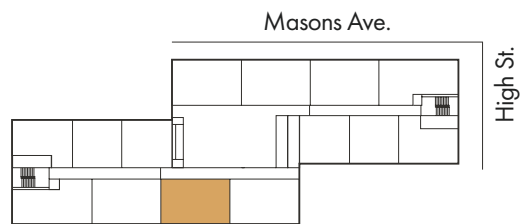
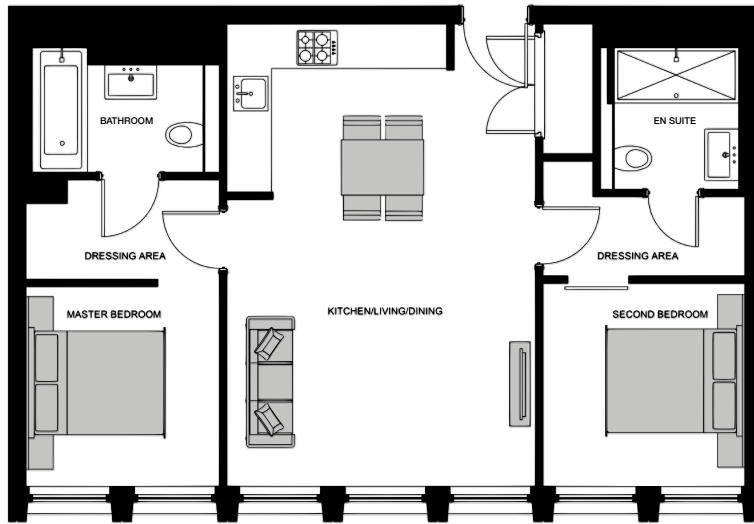
**2 Bedroom Floor 4 3**  
**Apartment 33,35 19,21**

Kitchen/ Living/ Dining: 6.70m x 4.48m  
 Master Bedroom: 4.44m x 2.81m  
 Bedroom 2: 4.20m x 2.93m  
 Total floor area: 71 m<sup>2</sup> / 765 ft<sup>2</sup>

**2 Bedroom**

**Floor 4 3**  
**Apartment 34 20**

Kitchen/ Living/ Dining: 6.70m x 4.48m  
Master Bedroom: 4.44m x 2.81m  
Bedroom 2: 4.20m x 2.93m  
Total floor area: 71 m<sup>2</sup> / 765 ft<sup>2</sup>



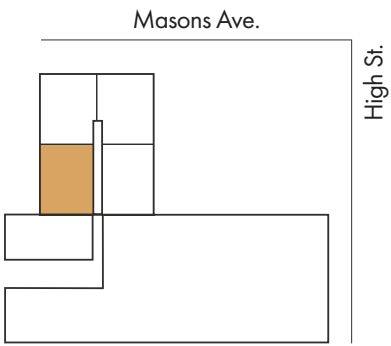
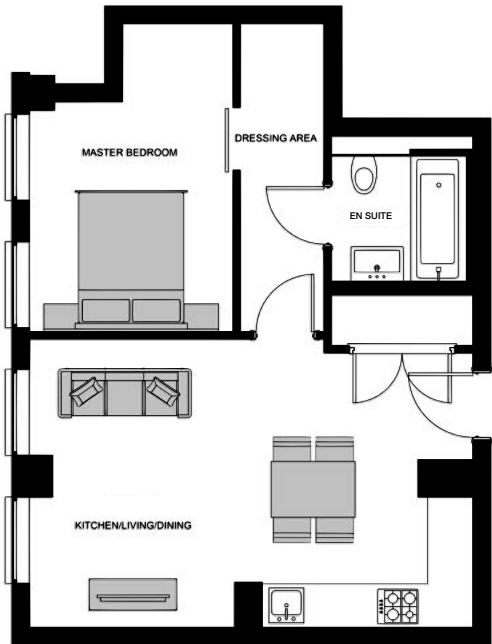


1 Bedroom

Floor 1

Apartment 1

Kitchen/Living/Dining: 6.34m x 4.13m  
Master Bedroom: 4.41m x 2.91m  
Total floor area: 50 m<sup>2</sup> / 538 ft<sup>2</sup>

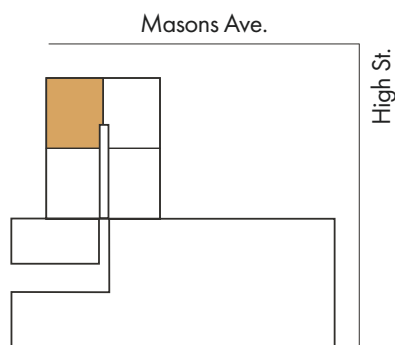
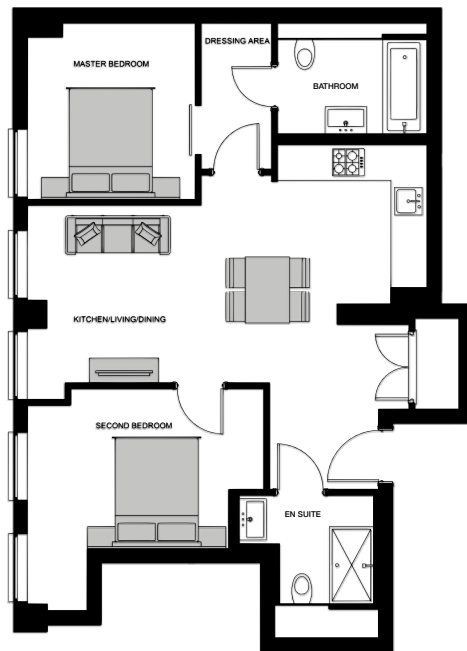


**2 Bedroom**

**Floor 1**  
**Apartment 2**

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Kitchen/Living/Dining:	4.13m x 6.34m
Master Bedroom:	3.01m x 3.18m
Bedroom 2:	4.27m x 4.89m
Total floor area:	70 m <sup>2</sup> / 753 ft <sup>2</sup>

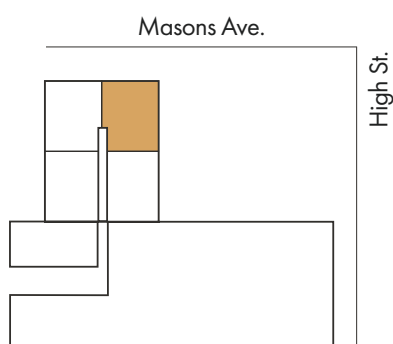
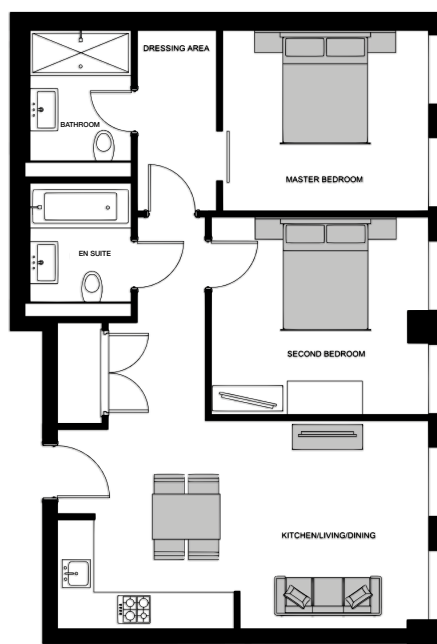


**2 Bedroom**

**Floor 1**  
**Apartment 3**

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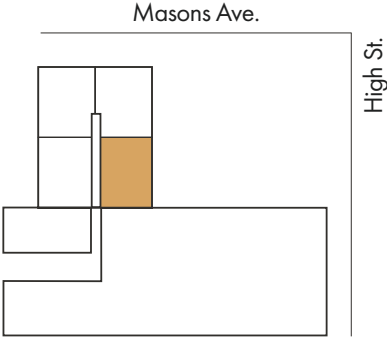
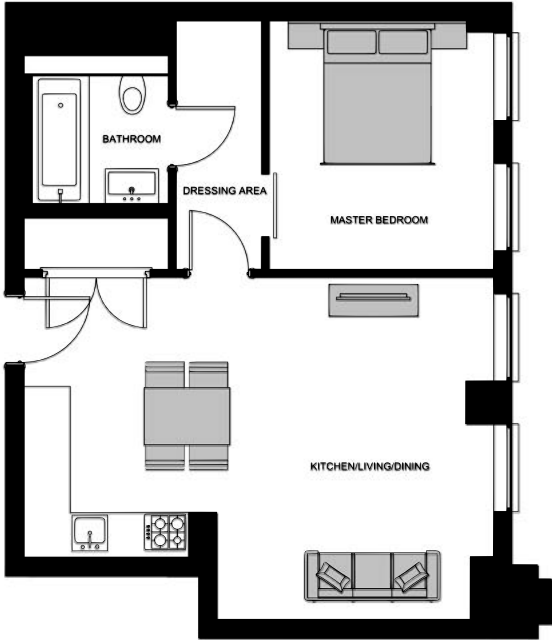
Kitchen/Living/Dining:	6.57m x 3.70m
Master Bedroom:	3.85m x 3.51m
2 Bedroom:	3.20m x 3.65m
Total floor area:	73 m <sup>2</sup> / 786 ft <sup>2</sup>



1 Bedroom

Floor 1  
Apartment 4

Kitchen/Living/Dining: 6.57m x 4.80m  
Master Bedroom: 3.49m x 3.14m  
Total floor area: 52 m<sup>2</sup> / 560 ft<sup>2</sup>





The particulars within this document are for illustrative purposes and should be treated as guidance only. This document is intended to give a general idea of property types but they do not form part of any specification or contract. The dimensions are approximate and may vary depending on interior finish and structure formation. This should be treated as guidance only. They cannot be relied upon as accurately describing any of the specified matters prescribed by any order made under The Consumer Protection from Unfair Trading Regulations 2008. Nor do they constitute a contract, part of a contract, or warranty. A mortgage may be required. Service charges, rent and other costs may apply. Your home is at risk of repossession if you do not keep up repayments on a loan secured against it. Details are correct at time of going to print: August 2018. Designed by: troov media





For more information

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