

**LONDON  
VICTORIA  
GROUPS** 



## **Pearson Building, 8 Station Road, Croydon**

, London CR0 2YT

- 24-Hour Concierge
- Communal Space
  - Balcony
  - CTB-D
- Residents' Lounge
- Cycle Storage
- EPC-B

**£2,000 PCM**

Local Authority **Croydon**  
Council Tax Band **D**  
EPC Rating **B**



PLOTS 404, 504, 604, 704, 804,  
904, 1004, 1104, 1204, 1304, 1404,  
1504, 1604, 1704

2 Bedroom

|                       |                               |
|-----------------------|-------------------------------|
| Kitchen/Living/Dining | 5.60m x 4.60m (18'4" x 15'1") |
| Bedroom 1             | 4.89m x 3.27m (16'1" x 10'9") |
| Bedroom 2             | 2.79m x 3.98m (9'2" x 13'1")  |
| Winter Garden         | 4.67m x 1.50m (15'4" x 4'11") |

**London Office Office**  
Spaces Victoria, 25 Wilton Road, Pimlico,  
London, SW1V 1LW

**Contact**  
020 3084 3094  
XL@londonvictoriagroups.co.uk  
www.londonvictoriagroups.co.uk

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

