

CROYDON LOCATION PROFILE

- Croydon Population: 390,800 (The largest in London)
- Croydon's population is expected to reach almost half a million by 2050
- Almost 1 in 10 employees in Croydon work in the high-tech sector
- Borough of culture 2023

SOURCE: ONS - CENSUS 2021



TRAIN TIMES

FROM EAST CROYDON STATION

to London Bridge

12 minutes

to London Victoria

15 minutes

to Gatwick

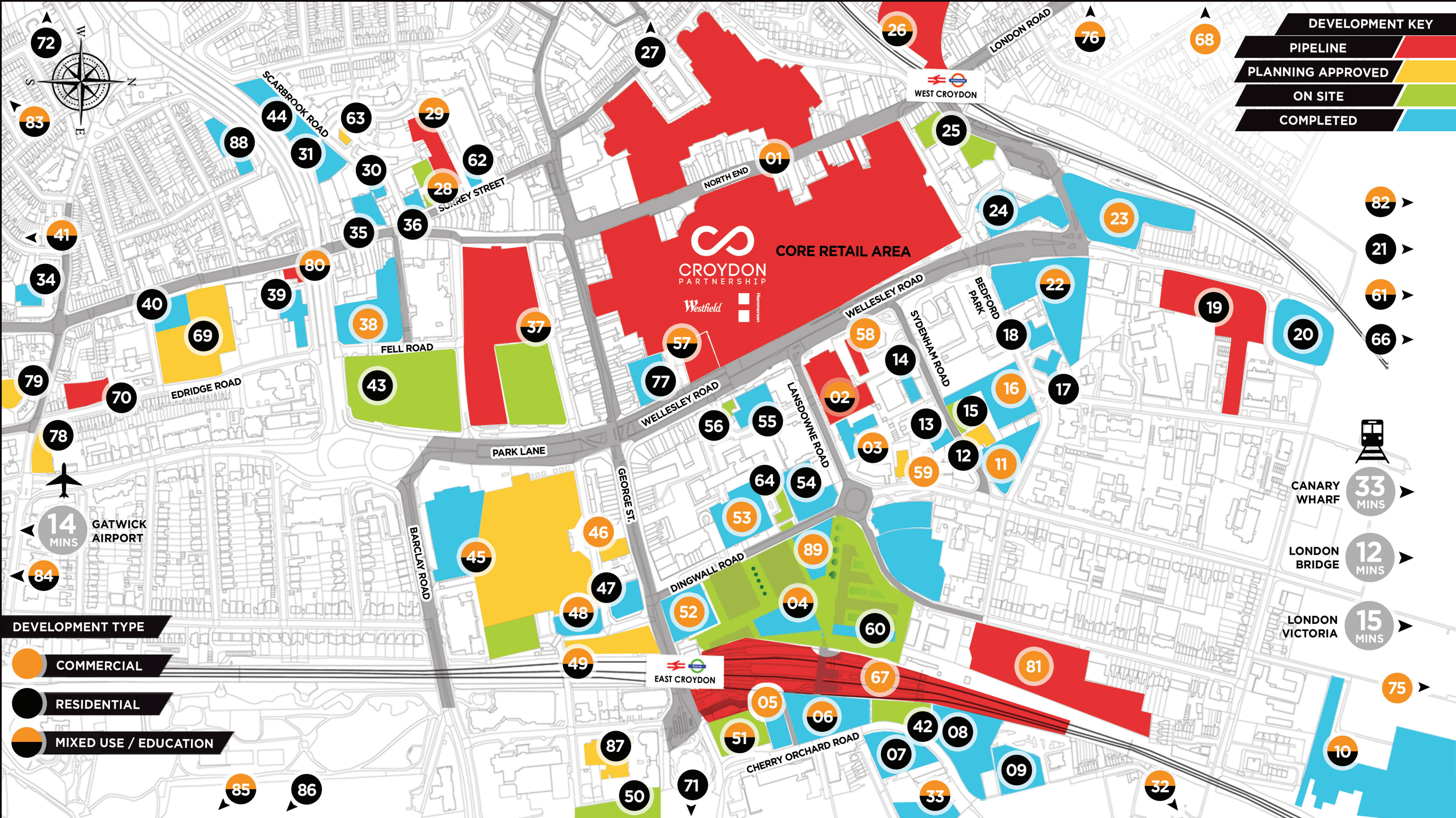
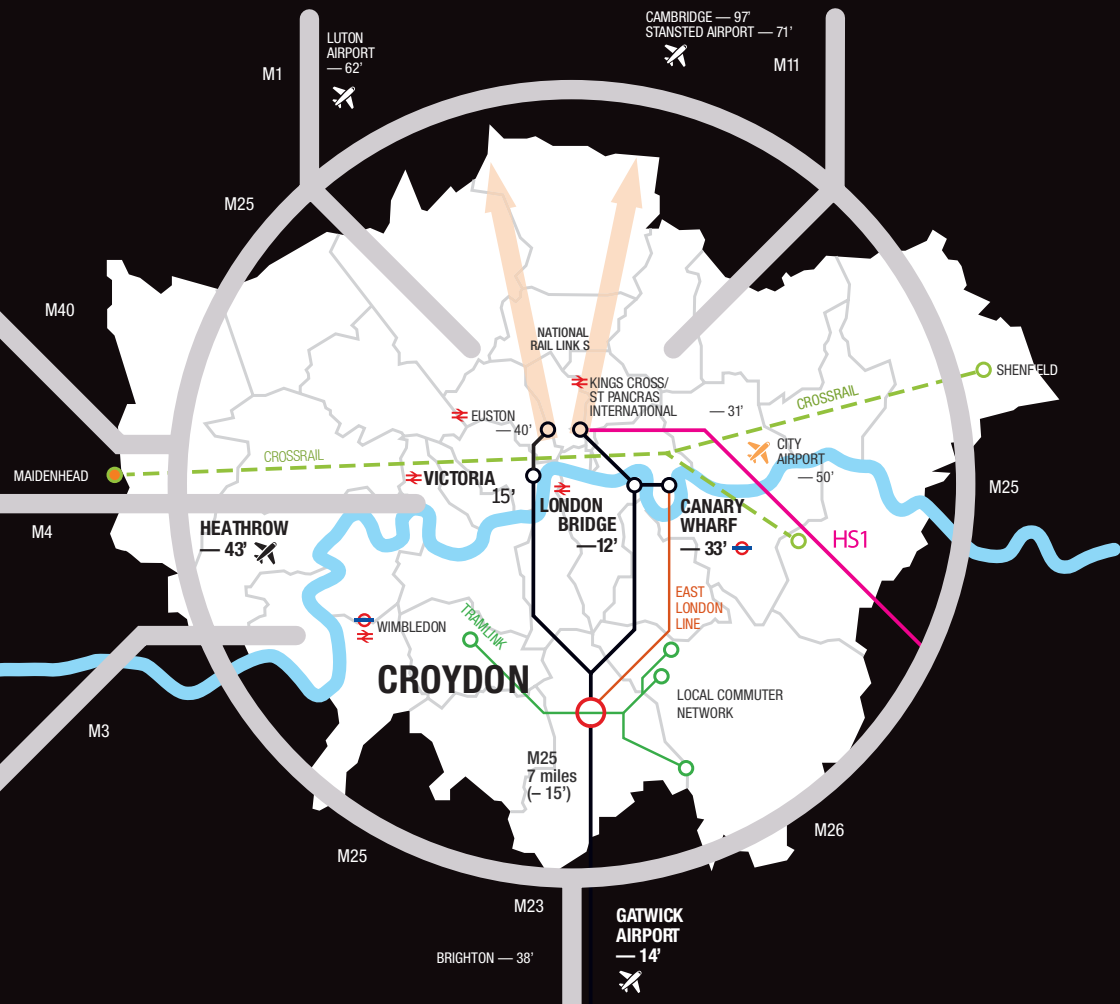
14 minutes

to Brighton

43 minutes



OUTSTANDING TRANSPORT CONNECTIONS



KEY TOWN CENTRE DEVELOPMENTS

01	THE WHITGIFT CENTRE & CENTRALE THE CROYDON PARTNERSHIP	PLANNING: PIPELINE	19	WOBURN & BEDFORD COURT HUNTSMEAD PARTNERS ISLAND	PLANNING: PIPELINE	37	QUEEN'S SQUARE R&F PROPERTIES	PLANNING: ON SITE/PIPELINE	55	THE QUARTERS CROYDON BRAVO MANAGEMENT	PLANNING: COMPLETED	75	CRYSTAL PALACE STAND CRYSTAL PALACE FOOTBALL CLUB	PLANNING: PIPELINE
02	ONE LANSDOWNE ROAD GREYSTAR	PLANNING: PIPELINE	20	REGENCY HOMES	PLANNING: COMPLETED	38	BERNARD WEATHERILL HOUSE CCURV	PLANNING: COMPLETED	56	CAMBRIDGE HOUSE NOTTING HILL HOUSING	PLANNING: ON SITE	76	HARRIS INVICTUS ACADEMY GALLIFORD TRY	PLANNING: COMPLETED
03	15 LANSDOWNE ROAD SUNBEL DEVELOPMENT LTD	PLANNING: COMPLETED	21	HALLAM COURT SOUTHERN HOUSING	PLANNING: COMPLETED	39	THE RESIDENCES EG REAL ESTATE	PLANNING: COMPLETED	57	2 DINGWALL AV, 9/11 WELLESLEY RD CAMBRIDGE HOUSE	PLANNING: PIPELINE	77	ELECTRIC HOUSE STARVIEW ESTATES LIMITED	PLANNING: COMPLETED
04	ONE RUSKIN SQUARE SCHROEDERS/STANHOPE	PLANNING: COMPLETED	22	SAFFRON SQUARE BERKELEY HOMES	PLANNING: COMPLETED	40	LEON HOUSE FI REAL ESTATE MANAGEMENT	PLANNING: COMPLETED	58	VOYAGER HOUSE GREYSTAR	PLANNING: PIPELINE	78	COOMBE ROAD REGENT LAND & DEVELOPMENTS	PLANNING: APPROVED
05	MORELLO OFFICES MENTA	PLANNING: COMPLETED	23	INTERCHANGE TRISTAN CAPITAL PARTNERS	PLANNING: COMPLETED	41	HARRIS PRIMARY ACADEMY WILMOTT DIXON	PLANNING: COMPLETED	59	28 DINGWALL ROAD MAYFAIR CAPITAL & V7	PLANNING: ON SITE	79	BRICK BY BRICK HEATHFIELD GARDENS	PLANNING: ON SITE
06	CHERRY ORCHARD ROAD: MORELLO PHASE II MENTA REDROW LTD	PLANNING: COMPLETED	24	DELTA POINT CRITERION CAPITAL	PLANNING: COMPLETED	42	FORMER MEAT PACKERS SITE SOUTHERN HOUSING	PLANNING: ON SITE	60	VITA SQUARE PLACES FOR PEOPLE	PLANNING: COMPLETED	80	103-111 HIGH STREET LEOS NORTH LONDON	PLANNING: PIPELINE
07	CHERRY ORCHARD GARDENS: MORELLO PHASE II MENTA REDROW LTD	PLANNING: COMPLETED	25	ST MICHAEL'S SQUARE LONDON SQUARE DEVELOPMENTS	PLANNING: ON SITE	43	TABERNER HOUSE HUB	PLANNING: COMPLETED	61	CHESTNUT PRIMARY SCHOOL WILMOTT DIXON	PLANNING: COMPLETED	81	NETWORK RAIL & PEABODY OWNERSHIP NETWORK RAIL / PEABODY	PLANNING: PIPELINE
08	MORELLO PHASE I MENTA REDROW LTD	PLANNING: COMPLETED	26	DERBY ROAD PURESOURCE CAPITAL	PLANNING: PIPELINE	44	KINDRED HOUSE BRICK BY BRICK	PLANNING: COMPLETED	62	CRISIS SKYLIGHT GREYSTAR	PLANNING: COMPLETED	82	WEST THORNTON PRIMARY, CANTERBURY HUB WILMOTT DIXON/LB CROYDON	PLANNING: COMPLETED
09	QUEST HOUSE FAMILY MOSAIC	PLANNING: COMPLETED	27	CAIRO NEW ROAD OPTIVO	PLANNING: ON SITE	45	FAIRFIELD HOMES DELTA PROPERTIES	PLANNING: PIPELINE	63	SCARBROOK HOUSE ZARWAH DEVELOPMENTS	PLANNING: APPROVED	83	SMITHAM PRIMARY SCHOOL WILMOTT DIXON/LB CROYDON	PLANNING: COMPLETED
10	MILTON ROAD OPTIVO/OAKWOOD GROUP	PLANNING: COMPLETED	28	BEAMHOUSE YARD PA HOUSING	PLANNING: ON SITE	46	96 GEORGE STREET FRESHWATER	PLANNING: APPROVED	64	VISTA 24 BELLWAY/PA HOUSING	PLANNING: ON SITE	84	ST NICHOLAS SEN PRIMARY SCHOOL WILMOTT DIXON/LB CROYDON	PLANNING: COMPLETED
11	8 BEDFORD PARK M & G REAL ESTATE	PLANNING: COMPLETED	29	EXCHANGE SQUARE GUILDHOUSE ROSEPRIDE	PLANNING: PIPELINE	47	101 GEORGE STREET TIDE CONSTRUCTION/GREYSTAR	PLANNING: COMPLETED	66	BENSHAM LANE REGENT LAND & DEVELOPMENTS	PLANNING: COMPLETED	85	NEW ADDINGTON LEISURE & COMMUNITY CENTRE AND HOUSING WILMOTT DIXON/LB CROYDON	PLANNING: COMPLETED
12	METRO POINT AA HOMES AND HOUSING	PLANNING: APPROVED	30	CANIUS HOUSE INSPIRED ASSET MANAGEMENT	PLANNING: COMPLETED	48	COLLEGE ROAD TIDE CONSTRUCTION/OUTPOST MANAGEMENT	PLANNING: COMPLETED	67	EAST CROYDON STATION - TWO EXTRA PLATFORMS NETWORK RAIL	PLANNING: PIPELINE	86	28-30 FAIRFIELD ROAD PA HOUSING	PLANNING: ON SITE
13	CYGNET HOUSE AA HOMES AND HOUSING	PLANNING: COMPLETED	31	SCARBROOK ROAD SOUTHERN HOUSING	PLANNING: COMPLETED	49	SPRINGER NICOLAS	PLANNING: APPROVED	68	PROLOGIS PARK BEDDINGTON PROLOGIS	PLANNING: ON SITE	87	CROYDON PARK HOTEL AMRO REAL ESTATE PARTNERS	PLANNING: APPROVED
14	CANTERBURY HOUSE CRITERION CAPITAL	PLANNING: COMPLETED	32	OASIS ACADEMY ARENA WILMOTT DIXON	PLANNING: COMPLETED	50	ADDISCOMBE GROVE CRO POCKET LIVING	PLANNING: ON SITE	69	LEON QUARTER FI REAL ESTATE MANAGEMENT	PLANNING: APPROVED	88	SHELDON STREET CROYDON CHURCHES HOUSING ASSOCIATION	PLANNING: COMPLETED
15	5 SYDENHAM ROAD AA HOMES AND HOUSING	PLANNING: ON SITE	33	ARK OVAL PRIMARY ACADEMY WILMOTT DIXON	PLANNING: COMPLETED	51	FORMER ROYAL MAIL BUILDING NETWORK RAIL	PLANNING: ON SITE	70	4-20 EDRIDGE ROAD CROYDON TOWER 1	PLANNING: PIPELINE	89	TWO RUSKIN SQUARE SCHROEDERS/STANHOPE	PLANNING: COMPLETED
16	SUNLEY HOUSE LASALLE INVESTMENT MANAGEMENT	PLANNING: COMPLETED	34	COOMBE CROSS INSPIRED ASSET MANAGEMENT	PLANNING: COMPLETED	52	BOXPARK CROYDON BXPARK	PLANNING: COMPLETED	71	ADDISCOMBE ROAD L&Q GROUP	PLANNING: ON SITE			
17	5 BEDFORD PARK CRITERION CAPITAL	PLANNING: COMPLETED	35	GREEN DRAGON HOUSE INSPIRED ASSET MANAGEMENT	PLANNING: COMPLETED	53	RENAISSANCE ABSTRACT SECURITIES	PLANNING: COMPLETED	72	THE WALDRONS UK LAND	PLANNING: ON SITE			
18	EXCHANGE COURT AA HOMES AND HOUSING	PLANNING: COMPLETED	36	SURREY HOUSE INSPIRED ASSET MANAGEMENT	PLANNING: COMPLETED	54	NO 26 LA SALLE / NATIVE	PLANNING: COMPLETED						