

Highcross

West Croydon



LATIMER
by Clarion Housing Group



COMPUTER GENERATED IMAGES ARE INDICATIVE ONLY.

STANDING TALL IN CROYDON

AT LATIMER WE ARE PLAYING OUR PART IN THE REGENERATION OF WEST CROYDON, CONTRIBUTING TO THE EXCITING MIX WITH HIGHCROSS. OUR 24-STOREY TOWER, WHICH IS EXCLUSIVELY FOR SHARED OWNERSHIP PURCHASERS, COMBINES ONE, TWO AND THREE BEDROOM APARTMENTS.

ALL OUR HOMES THAT MEET THE HIGHEST MODERN STANDARDS, WITHOUT COMPROMISE ON QUALITY, VISUAL APPEAL OR SUSTAINABILITY. WE ARE PROUD TO PUT OUR NAME TO THEM.

LATIMER DELIVERS MORE



LATIMER
by Clarion Housing Group

Latimer is part of Clarion Housing Group, and is a new kind of housing developer and that means exceeding expectations to 'deliver more'. Latimer is working with communities and councils across the country. Providing tailored solutions to their needs.

Latimer is a placemaker, committed to creating spaces and homes that are amazing to live in and visit, places that appeal to a broad range of people and preferences but always with a strong focus on community and quality.

Bricks and mortar are at the foundation of everything we do. But it's a foundation on which to build more than just homes. The Latimer impact on the land we develop is positive and enhances environments. Our surplus is poured back into communities helping the Group deliver more.

Latimer is pushing the boundaries of expectation. Because affordable shouldn't mean poor-quality. Because aspirational shouldn't mean out of reach. Because accessible shouldn't mean generic. Latimer is delivering more for residents, for communities, for the future.

Latimer doesn't just deliver homes, Latimer delivers social impact.

Latimer delivers more.

RICHARD COOK
GROUP DIRECTOR OF DEVELOPMENT



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HIGHCROSS IS ONE OF TWO LANDMARK BUILDINGS IN A LARGER DEVELOPMENT, WHICH TAKES IN A NEW LANDSCAPED PUBLIC SQUARE, AND THE GRADE I LISTED ST MICHAEL'S AND ALL ANGELS CHURCH.

THE HIGHCROSS BUILDING ALSO HAS A UNIQUE ENTRANCE FAÇADE, INCORPORATING PART OF WHAT WAS ONE OF THE COUNTRY'S FIRST CINEMAS, NOW REFURBISHED AS SMALL SHOP UNITS. THIS DEVELOPMENT IS GREAT NEWS FOR COMMUTERS, WEST CROYDON STATION IS JUST ACROSS THE ROAD.

THIS INTRIGUING BLEND OF OLD AND NEW FORMS A NEW FOCAL POINT FOR WEST CROYDON, WHICH IS IN THE MIDDLE OF A RAPID RESURGENCE AS A HUB FOR LIVING, WORKING AND FANTASTIC TRAVEL CONNECTIONS.



BoxPark Croydon



IN THE HEART OF CROYDON

Always popular for its fast rail links to London, Croydon continues to offer more and more for those who want a convenient urban lifestyle. There are major employers here, buzzing bars and restaurants, culture and entertainment, shops for all needs, and a surprising number of green spaces.

Most of this is within very easy walking distance of Higher Cross. For example, you can stroll into the town's main shopping centre, Centrale & Whitgift, for Zara, M&S, JD Sports, Primark, House of Fraser, River Island and many more, as well as plenty of spots for a bite to eat. Croydon's extensive and ever-changing restaurant scene takes its influences from across the globe. There are just too many to list, but some current local favourites include Turtle Bay, Basil & Grape, Taste of Kerala, The Boulevard and Ponte Nuovo. The restaurant quarter is another foodie destination with restaurants and bars of all kinds located along South End.

For nightlife and entertainment, there's a Vue cinema just down the road, and you're less than a mile from Boxpark, a runaway success as a vibrant destination for its street food, bars, markets and live events. You can enjoy arts and entertainment in more conventional settings at Croydon's famous Fairfield Halls; and at Croydon Clocktower, which includes the David Lean Cinema.

Car journey times are given for off-peak weekday journeys but may change depending on time, day and traffic.

PARKS AND RECREATION

Croydon has a genuine claim to be one of London's greenest boroughs, in terms of its open space and eco-friendliness. Highcross has a central location, but there are several parks close by, for when you want a change of scene.

Wandle Park gives you ornamental gardens, rose gardens and a trim trail, as well as the soothing presence of the river Wandle. Park Hill Park is another little urban gem, with its water tower, peace garden, tennis courts and cherry tree walk. Both host outdoor events and local festivals too.

At 114 acres, Lloyd Park is one of Croydon's bigger outdoor spaces, and can be reached from West Croydon by tram. It's an oasis of parkland and woods, with tennis, disc golf, an outdoor gym and a bowling green amongst its attractions. If you're a serious golfer and would like to join a club, Croydon has several, the nearest to Highcross being Shirley Park, The Addington and Croham Hurst. Local leisure centres include those at Waddon and Thornton Heath, both with a wide choice of sport and fitness.

Information about the local area is based on a variety of external sources: while Latimer makes every effort to reproduce correct information, we cannot guarantee its accuracy.

IN YOUR NEIGHBOURHOOD

One of the many good things about living at Highcross is that nearly everything is within walking distance.

Education

- 1 Harris Invictus Academy
- 2 Chestnut Park Primary School
- 3 St Mary's Catholic High School
- 4 St Mary's Catholic Junior School
- 5 St Mary's Catholic Infants School
- 6 Junior VIPs Nursery
- 7 Trinity School for Boys
- 8 Whitgift School
- 9 Croydon College

Retail & Essentials

- 1 Centrale & Whitgift
- 2 Ikea
- 3 Tesco Express
- 4 Asda
- 5 Sainsbury's
- 6 A-Z Pharmacy
- 7 Boots
- 8 St James Medical Centre
- 9 The Whitgift Dental Practice

Fitness & Outdoor Life

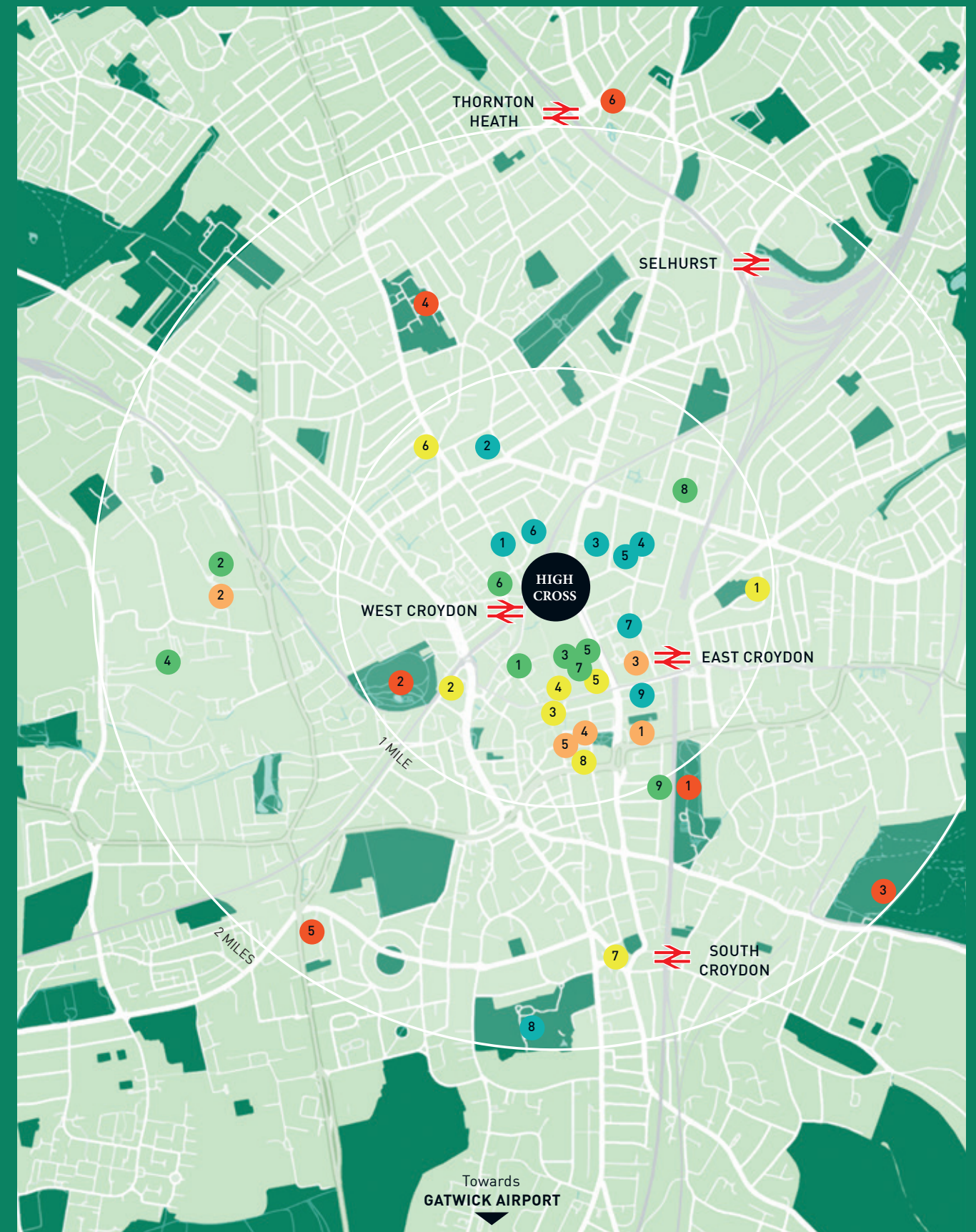
- 1 Park Hill Park
- 2 Wandle Park
- 3 Lloyd Park
- 4 PureGym
- 5 Waddon Leisure Centre
- 6 Thornton Heath Leisure Centre

Culture & Nightlife

- 1 Fairfield Halls
- 2 Vue Cinema
- 3 Boxpark
- 4 David Lean Cinema
- 5 Museum of Croydon

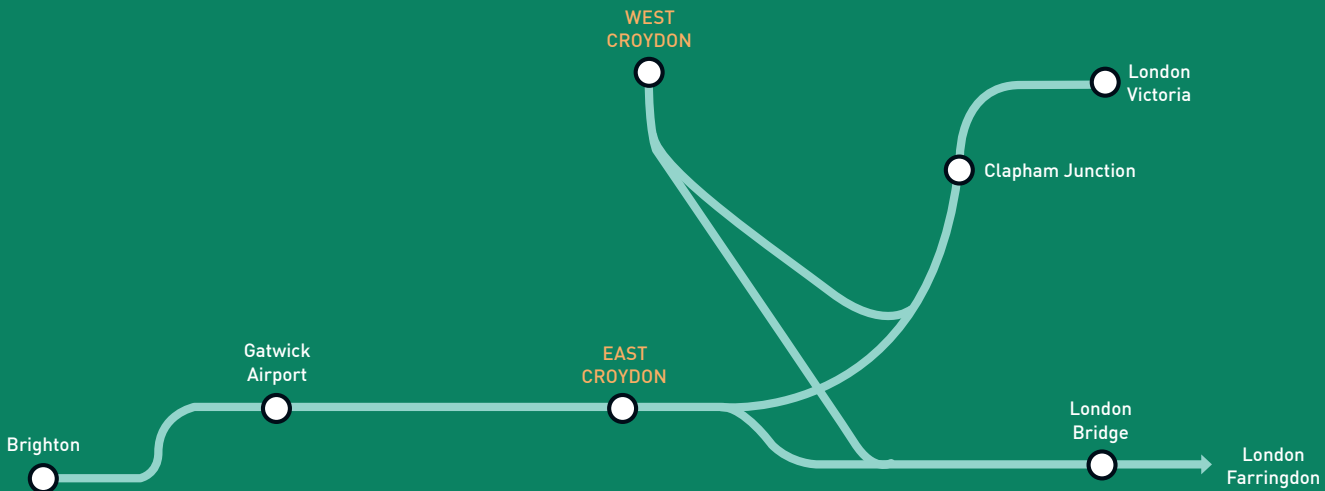
Food & Drink

- 1 The Oval Tavern
- 2 The Wandle Arms
- 3 Dog and Bull
- 4 Turtle Bay
- 5 Basil & Grape
- 6 Taste of Kerala
- 7 The Boulevard
- 8 Ponte Nuovo



Croydon’s great rail connections have always put it on the map as a place to live and work. At Highcross, West Croydon station is a very easy walk, and is a hub for National Rail, London Overground, bus and tram. An alternative station is East Croydon, slightly further away but offering an even wider choice of National Rail services. The town is also very cyclist-friendly, with a network of protected routes and safe roads – and of course, there’s ample storage for your bike at Highcross.

		 FROM WEST CROYDON		 FROM EAST CROYDON	
West Croydon station	3 mins	London Bridge	18 mins	London Bridge	14 mins
Centrale & Whitgift Centre	8 mins	Clapham Junction	26 mins	London Victoria	14 mins
East Croydon station	13 mins	Victoria	35 mins	Gatwick Airport	15 mins
Fairfield Halls	14 mins	Canada Water	28 mins (London Overground)	London Farringdon	25 mins
Vue cinema	14 mins			Brighton	47 mins
Wandle Park	16 mins				
Park Hill Park	22 mins				
Boxpark	24 mins				



Maps are not to scale and show approximate locations only. Journey times are taken from Google Maps/National Rail.

HIGHCROSS, WEST CROYDON

SUPER CONNECTED

INSIDE AND OUTSIDE



These are superior apartments; the specification includes stylish fitted kitchens in a sleek grey, with integrated appliances, bathrooms with fitted furniture and modish matt black taps. Each apartment contains ample storage, Amtico flooring throughout, with carpets to the bedrooms.

Your open plan kitchen/living room opens into a winter garden, a space ideal for working or exercising in. When the weather is cold, it can be closed against the elements to become an extension of your living room.

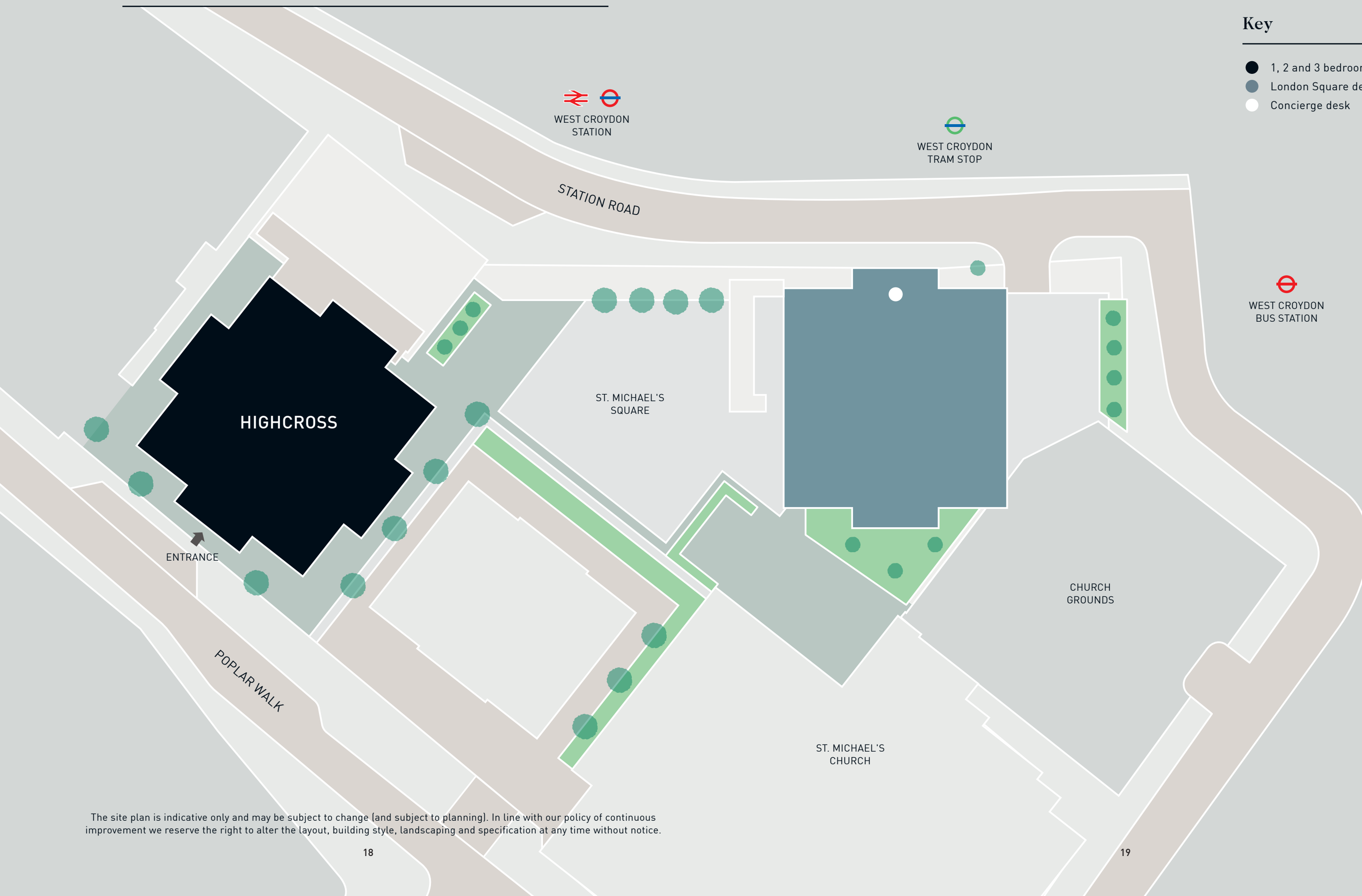
On the first floor you will find the Residents' Lounge, a communal space to socialise with neighbours and guests.

OUR NEIGHBOURHOOD



Key

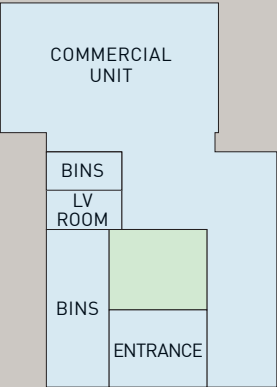
- 1, 2 and 3 bedroom apartments
- London Square development
- Concierge desk



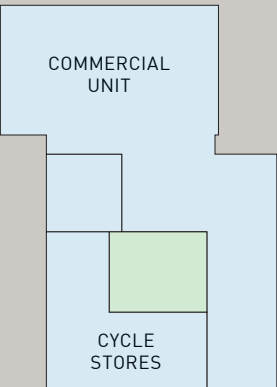
The site plan is indicative only and may be subject to change (and subject to planning). In line with our policy of continuous improvement we reserve the right to alter the layout, building style, landscaping and specification at any time without notice.

PLOT LOCATORS

GROUND FLOOR



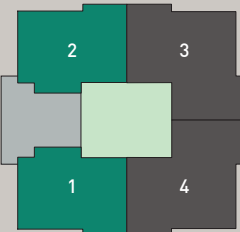
MEZZANINE LEVEL



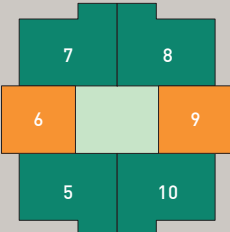
Key

- 1 Bedroom Apartments
- 2 Bedroom Apartments
- 3 Bedroom Apartments
- Lift and Stairs
- Residents' Lounge

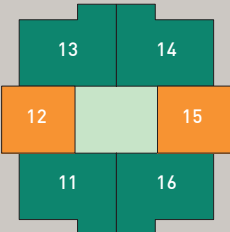
FLOOR 1



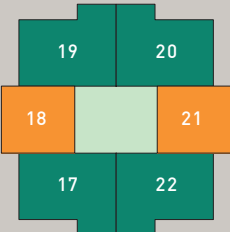
FLOOR 2



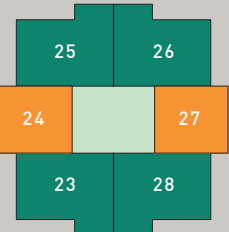
FLOOR 3



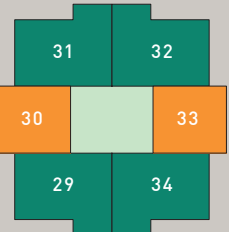
FLOOR 4



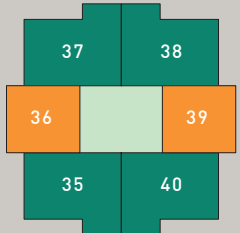
FLOOR 5



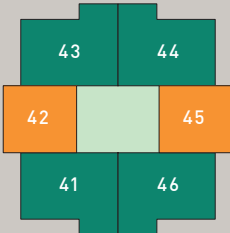
FLOOR 6



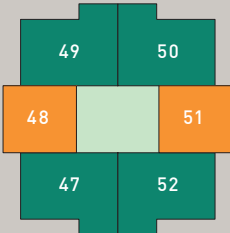
FLOOR 7



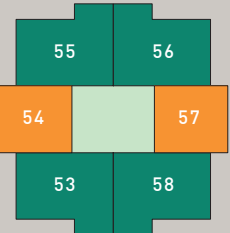
FLOOR 8



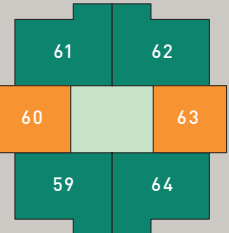
FLOOR 9



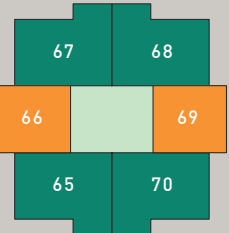
FLOOR 10



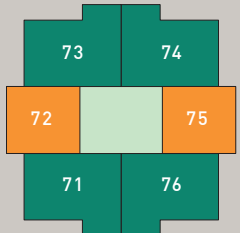
FLOOR 11



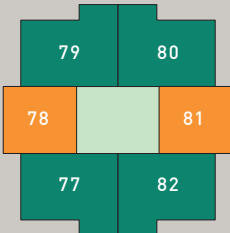
FLOOR 12



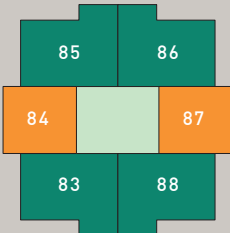
FLOOR 13



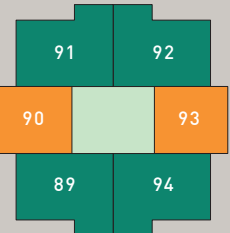
FLOOR 14



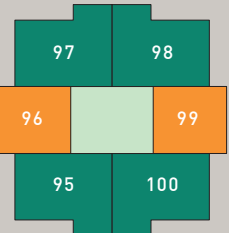
FLOOR 15



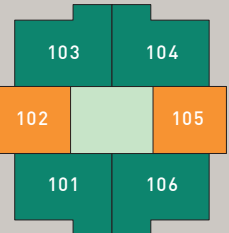
FLOOR 16



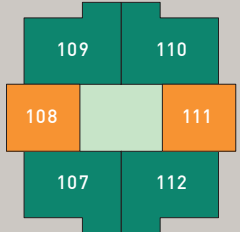
FLOOR 17



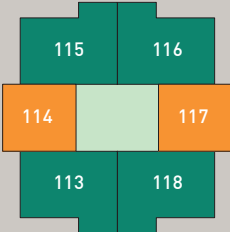
FLOOR 18



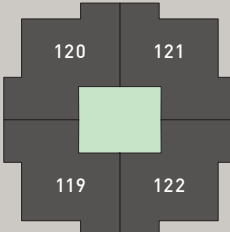
FLOOR 19



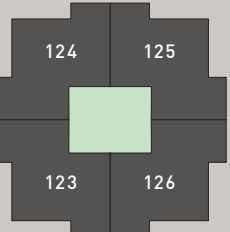
FLOOR 20



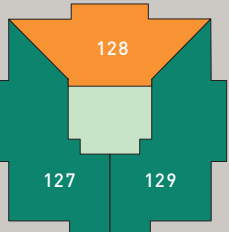
FLOOR 21



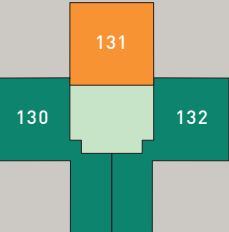
FLOOR 22



FLOOR 23



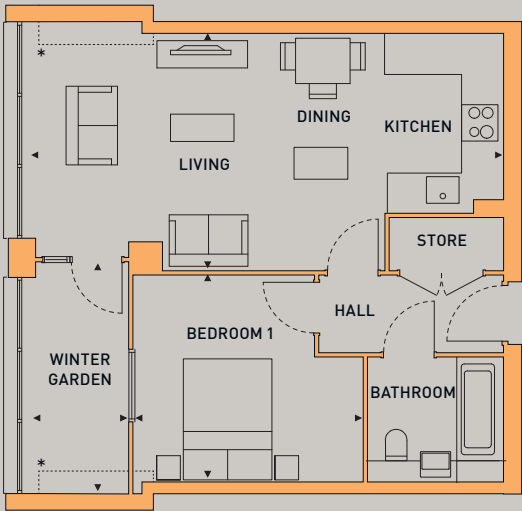
FLOOR 24



ONE BEDROOM APARTMENT

PLOTS: 6, 9, 12, 15, 18, 21, 24, 27, 30, 33, 36, 39, 42, 45, 48, 51, 54, 57, 60, 63, 66, 69, 72, 75, 78, 81, 84, 87, 90, 93, 96, 99, 102, 105, 108, 111, 114 & 117

Type C

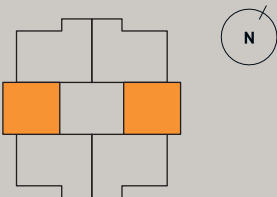


* Reduced space to Plots 6 & 9

56.9m² / 613ft²

Plots 6 & 9 - 55.7m² / 600ft²

Living/Kitchen/Dining	7.6m x 3.7m	25'0" x 12'5"
Bedroom 1	3.7m x 3.3m	12'3" x 10'11"
Winter Garden	3.7m x 1.7m	12'3" x 5'8"
Winter Garden (Plots 6, 9)	3.3m x 1.7m	11'1" x 5'8"



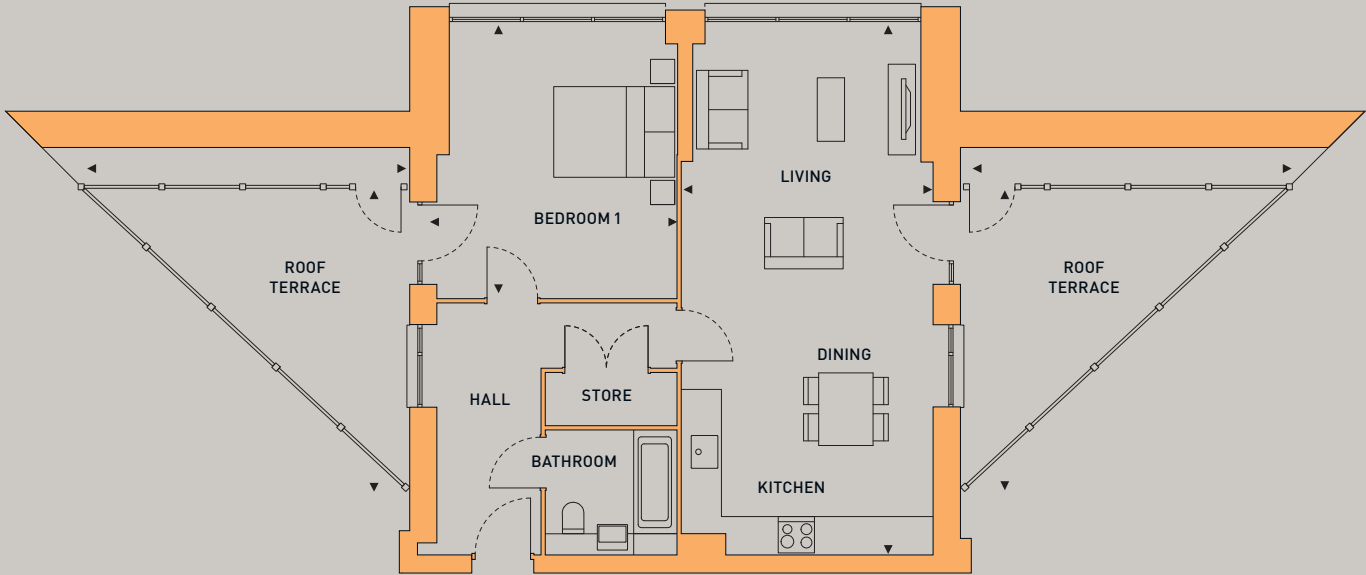
FLOORS 2-20

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ONE BEDROOM APARTMENT

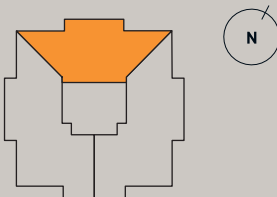
PLOT: 128

Type G



69.4m² / 747ft²

Living/Kitchen/Dining	8.2m x 4.0m	27'1" x 13'5"
Bedroom 1	4.1m x 3.8m	13'6" x 12'9"
Roof Terrace	5.2m x 4.7m	17'2" x 15'8"



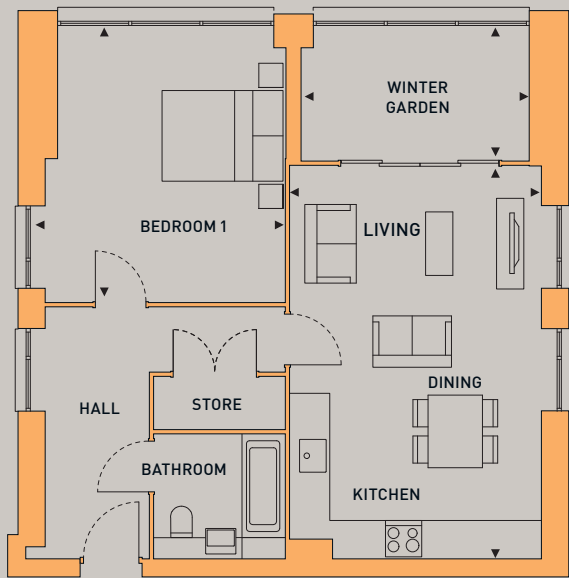
FLOOR 23

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ONE BEDROOM APARTMENT

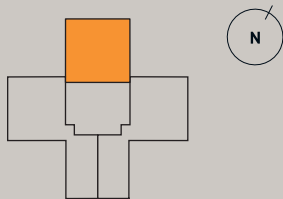
PLOT: 131

Type H



68.0m² / 731ft²

Living/Kitchen/Dining	6.3m x 4.0m	20'9" x 13'5"
Bedroom 1	4.1m x 3.8m	13'6" x 12'9"
Winter Garden	3.6m x 2.2m	12'1" x 7'3"



FLOOR 24

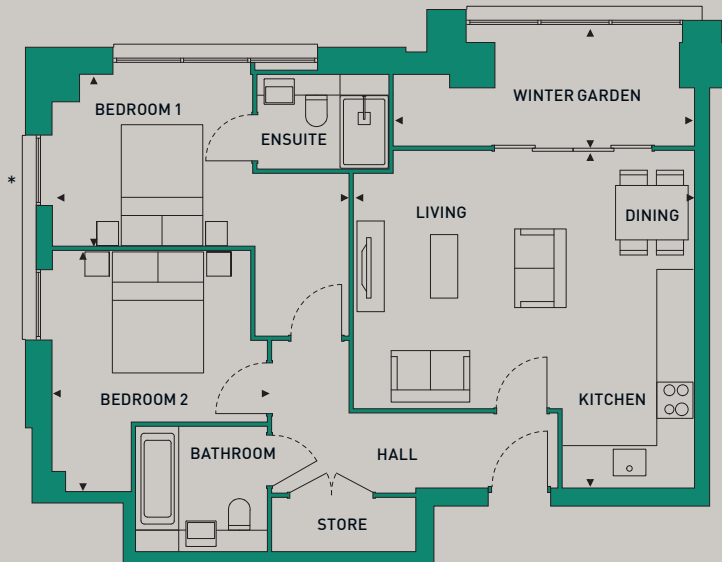
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TWO BEDROOM APARTMENT

PLOTS: 1 & 2

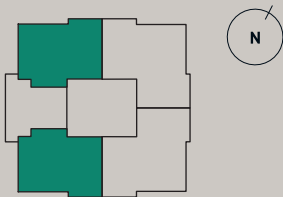
Type A



* Obscure glazing to Plot 2

78.3m² / 842ft²

Living/Kitchen/Dining	5.5m x 5.4m	18'3" x 17'11"
Bedroom 1	4.8m x 2.7m	15'10" x 9'0"
Bedroom 2	3.5m x 3.4m	11'8" x 11'4"
Winter Garden	4.9m x 1.9m	16'2" x 6'5"



FLOOR 1

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TWO BEDROOM APARTMENT

PLOTS: 5, 7, 8, 10, 11, 13, 14, 16, 17, 19, 20, 22, 23, 25, 26, 28, 29, 31, 32, 34, 35, 37, 38, 40, 41, 43, 44, 46, 47, 49, 50, 52, 53, 55, 56, 58, 59, 61, 62, 64, 65, 67, 68, 70, 71, 73, 74, 76, 77, 79, 80, 82, 83, 85, 86, 88, 89, 91, 92, 94, 95, 97, 98, 100, 101, 103, 104, 106, 107, 109, 110, 112, 113, 115, 116 & 118

Type D

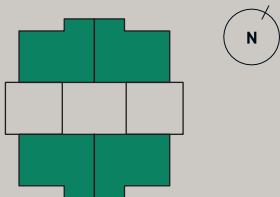


* Obscure glazing to Plot 7
** Reduced space to Plots 5, 7, 8, 10

77.7m² / 837.1ft²

Plots 5, 7, 8 & 10 - 76.7m² / 825.6ft²

Living/Kitchen/Dining	5.7m x 4.2m	18'11" x 14'1"
Bedroom 1	4.6m x 3.2m	15'2" x 10'8"
Bedroom 2	3.3m x 2.9m	10'11" x 9'8"
Winter Garden	3.6m x 2.1m	12'1" x 7'1"
Winter Garden (Plots 5,7,8,10)	3.1m x 2.1m	10'2" x 7'1"



FLOORS 2 - 20

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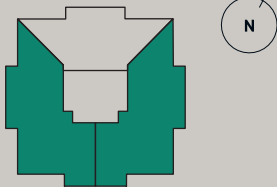
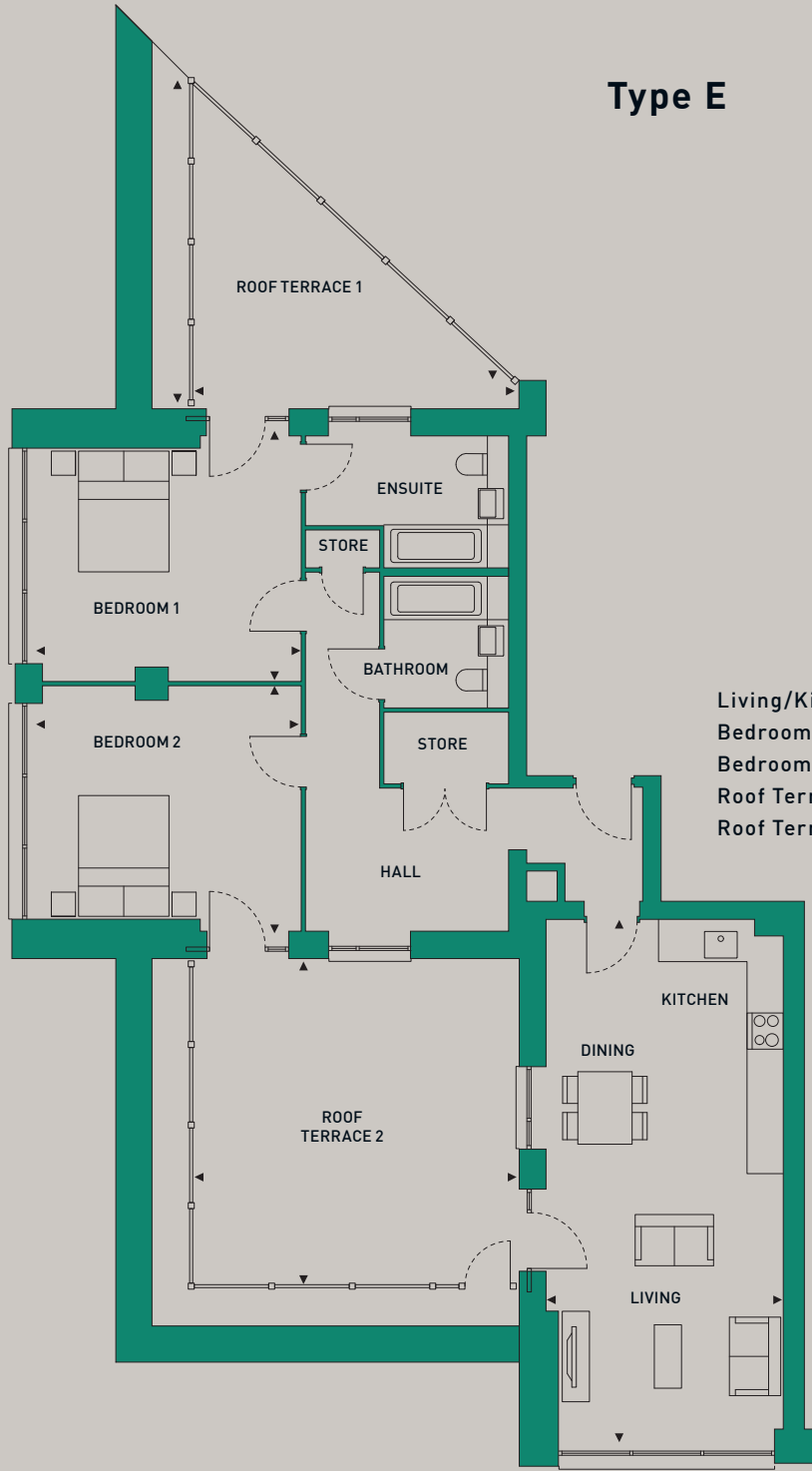
TWO BEDROOM APARTMENT

PLOTS: 127 & 129

Type E

101.5m² / 1092ft²

Living/Kitchen/Dining	8.3m x 3.8m	27'4" x 12'8"
Bedroom 1	4.2m x 3.9m	13'10" x 13'1"
Bedroom 2	4.2m x 3.9m	13'10" x 13'1"
Roof Terrace 1	5.2m x 4.7m	17'2" x 15'8"
Roof Terrace 2	5.2m x 5.2m	17'2" x 17'2"



FLOOR 23

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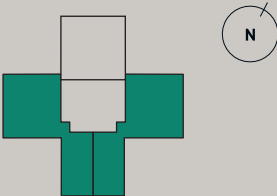
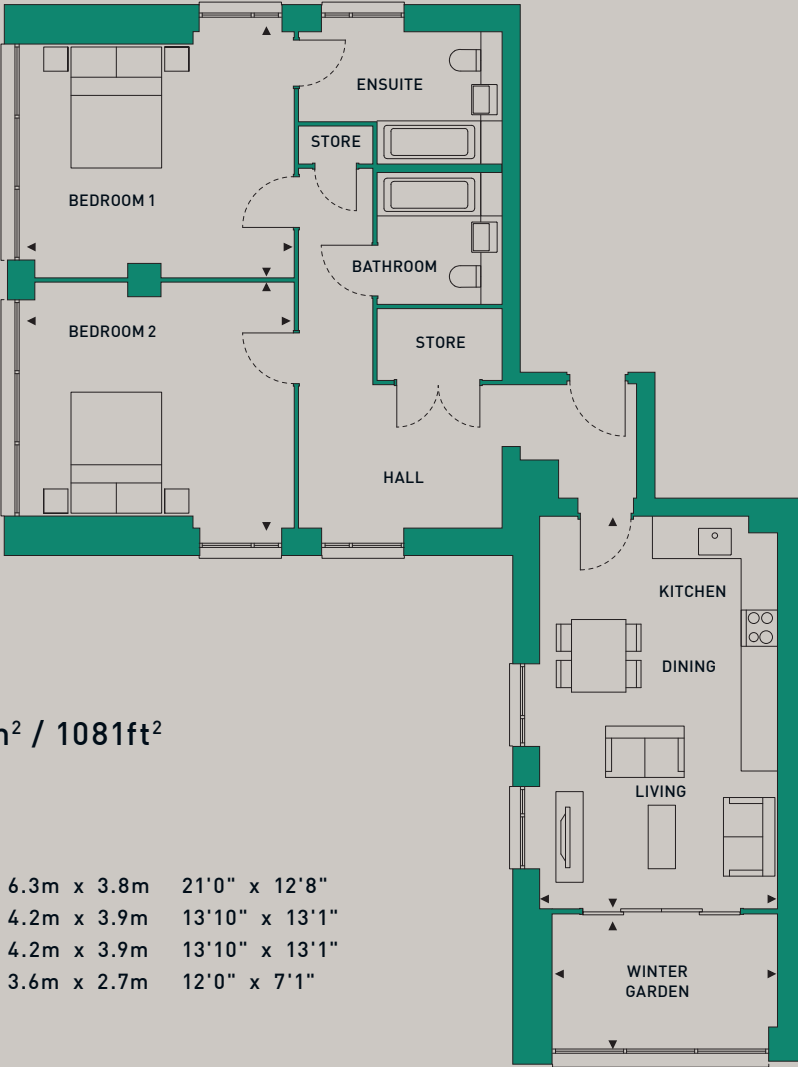
TWO BEDROOM APARTMENT

PLOTS: 130 & 132

Type F

100.5m² / 1081ft²

Living/Kitchen/Dining	6.3m x 3.8m	21'0" x 12'8"
Bedroom 1	4.2m x 3.9m	13'10" x 13'1"
Bedroom 2	4.2m x 3.9m	13'10" x 13'1"
Winter Garden	3.6m x 2.7m	12'0" x 7'1"



FLOOR 24

Selected homes may have a 'handed' or 'opposite' layout to the one shown. Please speak to your Sales Executive for plot specific details. Floorplans shown are for approximate measurements only. Exact layouts and sizes may vary. All measurements may vary within a tolerance of 5%. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture. Total area includes Winter Gardens. Total area excludes terraces.

THREE BEDROOM APARTMENT

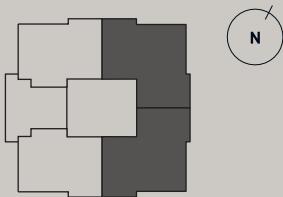
PLOTS: 3 & 4

Type B



98.3m² / 1057ft²

Living/Kitchen/Dining	6.2m x 6.7m	20'6" x 22'3"
Bedroom 1	3.9m x 3.5m	12'11" x 11'8"
Bedroom 2	4.1m x 2.8m	13'7" x 9'2"
Bedroom 3	3.5m x 2.9m	11'6" x 9'10"
Winter Garden	3.9m x 2.4m	13'1" x 7'11"



FLOOR 1

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THREE BEDROOM APARTMENT

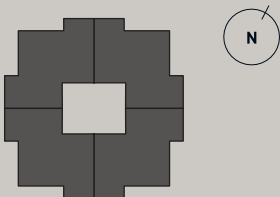
PLOTS: 119, 120, 121, 122, 123, 124, 125 & 126

Type J



107m² / 1151ft²

Living/Kitchen/Dining	6.2m x 5.0m	20'6" x 16'7"
Bedroom 1	4.6m x 3.7m	15'1" x 12'3"
Bedroom 2	4.1m x 2.8m	13'7" x 9'2"
Bedroom 3	3.7m x 3.0m	12'3" x 10'0"
Winter Garden	3.6m x 2.7m	12'1" x 8'11"



FLOORS 21 - 22

Selected homes may have a 'handed' or 'opposite' layout to the one shown. Please speak to your Sales Executive for plot specific details. Floorplans shown are for approximate measurements only. Exact layouts and sizes may vary. All measurements may vary within a tolerance of 5%. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture. Total area includes Winter Gardens. Total area excludes terraces.

Our homes at Highcross come with a range of fixtures and fittings as standard, providing the perfect backdrop for you to create a home that you’ll love to live in.

ATTENTION TO DETAIL

KITCHENS
Individually-designed contemporary kitchen units with worktops and upstands
Appliances to include: integrated fridge/freezer, dishwasher, electric oven, induction hob, extractor hood and microwave
BATHROOMS
Contemporary white sanitaryware with matt black finish brassware
Shower screen and heated towel rail
Wall tiling to wet areas
LIGHTING AND ELECTRICAL
Recessed downlighters to hall, living area and kitchen
LED under counter lights to kitchen
Pendant lights to bedrooms
TV and phone points
OTHER FEATURES
Underfloor heating
Washer/dryer located in hallway cupboard
Amtico Spacia flooring to kitchen, bathroom and living area
Carpet to bedrooms
Private Winter Garden to each apartment*
Residents' lounge to first floor
Secure entry system

* Outside terrace area only to homes on Floor 23

Please speak to a sales executive for plot specific specification. Your attention is drawn to the fact that it may not be possible to provide the exact products as referred to in the specification. In such cases, a similar alternative will be provided. Latimer reserves the right to make these changes as required.



SPECIFICATION

All product photography is from previous Latimer showhomes. Some imagery may include digital enhancement to assist with visualisation throughout the build process or to account for seasonal adjustments. All imagery is indicative only.

SHARED OWNERSHIP

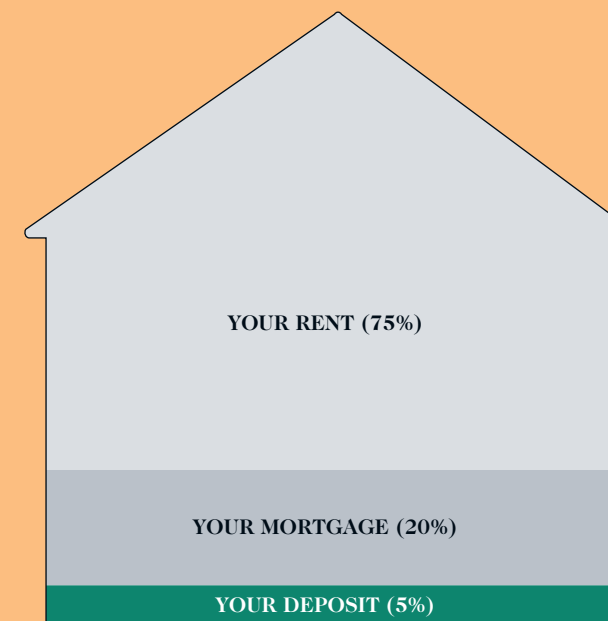
Shared ownership is an excellent way for you to take your first steps onto the property ladder and become a homeowner. We've produced a full step-by-step guide that you can find on the Latimer website, and given some key information here that you need to know.

Shared ownership is also known as part buy, part rent and is designed to be a stepping stone to you owning your home outright. You buy a share of your home – as much as you can afford – starting from as little as 10% and rising up to 75% of the property's value. You then pay subsidised rent to us on the remaining share of your home.

Over time, you can buy more shares in your shared ownership property, meaning you can own your home outright. This process is known as 'staircasing'. It is a good idea to start thinking about staircasing even before you buy, so you have a plan for owning more of your property.

The deposit required for a shared ownership mortgage is lower than if you were purchasing a property outright. This is because it is calculated on the initial share you are purchasing, rather than the full value of the property.

EXAMPLE : PURCHASING 25% OF A PROPERTY VALUED AT £200,000



1 YOUR DEPOSIT

Your 25% share of this property would be worth £50,000, meaning you would need a 5% mortgage deposit of £2,500.

2 YOUR MORTGAGE

A mortgage lender could loan you the remaining £47,500 to make up the full value of your 25% share.

3 YOUR RENT

You will then pay subsidised rent to Latimer on the remaining 75% of the property you don't own.

Am I eligible for shared ownership?

To be eligible for shared ownership you will need to meet certain requirements set by Homes England. You could be eligible for shared ownership if:

- You are at least 18 years old
- You cannot afford to buy a home that suits your household's needs on the open market
- You have savings to cover a mortgage deposit and can obtain a mortgage
- Your household earns £80,000 or less (£90,000 or less inside London)

If you already own a home and need to move but cannot afford to – or you have equity from a recent sale – please contact us, as there are some circumstances under which you may still be eligible.

In some cases, due to criteria set by local authorities, you may be asked to show a connection to the local area where you're looking to buy. For instance, you might currently live and/or work there.

Maximum incomes and further eligibility requirements may vary for each scheme. Speak to a member of our sales team if you have any doubts.

Before you purchase a shared ownership home, we will put you in touch with an independent mortgage adviser who will assess whether the purchase is affordable for you and take you through all your options.

MAKING A POSITIVE IMPACT



The homes we create at Latimer are homes for life, meaning we deliver more to the communities our homes are part of and do more to protect the environment they're located in.



Economic impact

Latimer developments deliver more than just new homes. The planning process considers the potential for prosperity and opportunity as much as it does the nuts and bolts of the build. All developers have a legal obligation to the local community, but at Latimer we deliver more than what is required by law.

Latimer projects benefit communities through job generation, green places, fresh faces and vibrant social spaces.

Our economic impact starts when we buy the land, and continues far into the future through our tenants and the relationships we build.



Environmental impact

Guided by UN Principles and targeting net zero. From the centre of the city to rural retreats, Latimer homes will always maximise fresh air and green spaces.

Our homes are designed and built to keep our residents, and the world they live in, healthy.

Our projects are future facing, because the homes we create are homes for life, not just for profit.



Social impact

We create spaces that generate Social Energy. We design high-quality homes and spaces that help foster a sense of community, building a sense of inclusion, safety and happiness.

Communities are created in the shared spaces, the green spaces, the open doors and the passing places. When you bump into your neighbour in the gardens or you share a lift to your floor, these are the moments that generate relationships. At Latimer we spend the same time and energy on creating those spaces as we do on the design, layout and production of your homes.



OUR DEVELOPMENTS

Latimer builds homes for both outright sale and shared ownership throughout the nation. From contemporary apartments to family homes. From rural landscapes to iconic city centres.

Each of our developments utilise our expertise and share our commitment to quality. From iconic locations to beautiful craftsmanship and the best materials, we deliver more spaces for our residents and their communities thrive.

The Latimer logo is synonymous with high-quality design and a commitment to excellence. We partner with architects, designers and contractors that share our values.

Once built and occupied, our customer service and after care continue to uphold our core values of providing happiness and delivering more.

All product photography is of Latimer developments. Some imagery may include digital enhancement to assist with visualisation throughout the build process or to account for seasonal adjustments. Computer-generated images are indicative only.



Crescent Gardens East Croydon

Forming part of the huge regeneration of Croydon, Crescent Gardens in East Croydon is helping transform the neighbourhood and offers buyers a more affordable route onto the property ladder with stylish shared ownership apartments.

Positioned just a four-minute walk to East Croydon station, residents will benefit from the fantastic travel connections, as well as a host of amenities just moments away such as Boxpark Croydon and Centrale & Whitgift shopping centres.



The Waterline Alpertion

At the centre of Alpertion, this striking new development has direct access to the Grand Union Canal. Residents will be able to take advantage of the new amenities including an onsite supermarket and café to the canal front.

Alpertion station is served by the Piccadilly line, which is less than a one-minute walk from the development and travel to central London takes just 30 minutes.



Ascot House Staines-upon-Thames

A brand new collection of apartments ideally positioned just moments from high street shops, restaurants and Staines railway station, with speedy connections to Heathrow airport and into central London. Each apartment is finished to an exceptional standard with open plan living, luxurious finishes and underfloor heating throughout. Every home includes a balcony or terrace, and access to a residents' roof-top terrace with spectacular views.

A WORD FROM OUR CUSTOMERS



Friendship turns into home ownership at Liberty Wharf



Having met in the staff room at work just one year before they decided to buy a first home together, good friends Emma and Rebecca have recently moved into a spacious two bedroom apartment at Liberty Wharf in Alperton.

Emma explains: “It was just before the start of the first lockdown, we got on instantly and quickly realised that it could be a fantastic opportunity to get onto the property ladder.”

Taking matters into their own hands, the two friends, who both work as croupiers in a London casino and were living at home with their families in Kent and Essex, began their search.

Rebecca adds: “We had both been saving but didn’t have enough for a deposit on our own and did not want to waste money on rent. Here at Liberty Wharf, we pay less than we would if we were renting in London, even with the bills and service charge. Shared ownership was a great option for us as it was proving impossible to do it alone.”

GET IN TOUCH



LATIMER
by Clarion Housing Group

CALL US
0300 100 0309

EMAIL US
SHARED.OWNERSHIP@MYCLARIONHOUSING.COM

FIND US
WWW.LATIMERHOMES.COM

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HIGHCROSS, 4 STATION ROAD CROYDON, CR0 2RB

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PLEASE NOTE VIEWINGS ARE BY APPOINTMENT ONLY. PLEASE
CONTACT OUR SALES TEAM TO ARRANGE.

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