

Crescent Gardens

East Croydon



LATIMER
by Clarion Housing Group



WELCOME TO CRESCENT GARDENS

SET IN VIBRANT EAST CROYDON, CRESCENT GARDENS OFFERS AN ATTRACTIVE COLLECTION OF NEW STUDIO, ONE, TWO AND THREE BEDROOM APARTMENTS WITH SHARED OWNERSHIP.

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CRESCENT GARDENS IS BROUGHT TO YOU BY LATIMER. READ ON TO DISCOVER MORE ABOUT THE LIVEABLE, LOVABLE, WORKABLE SPACES WE HAVE CREATED EXCLUSIVELY FOR YOU.

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.

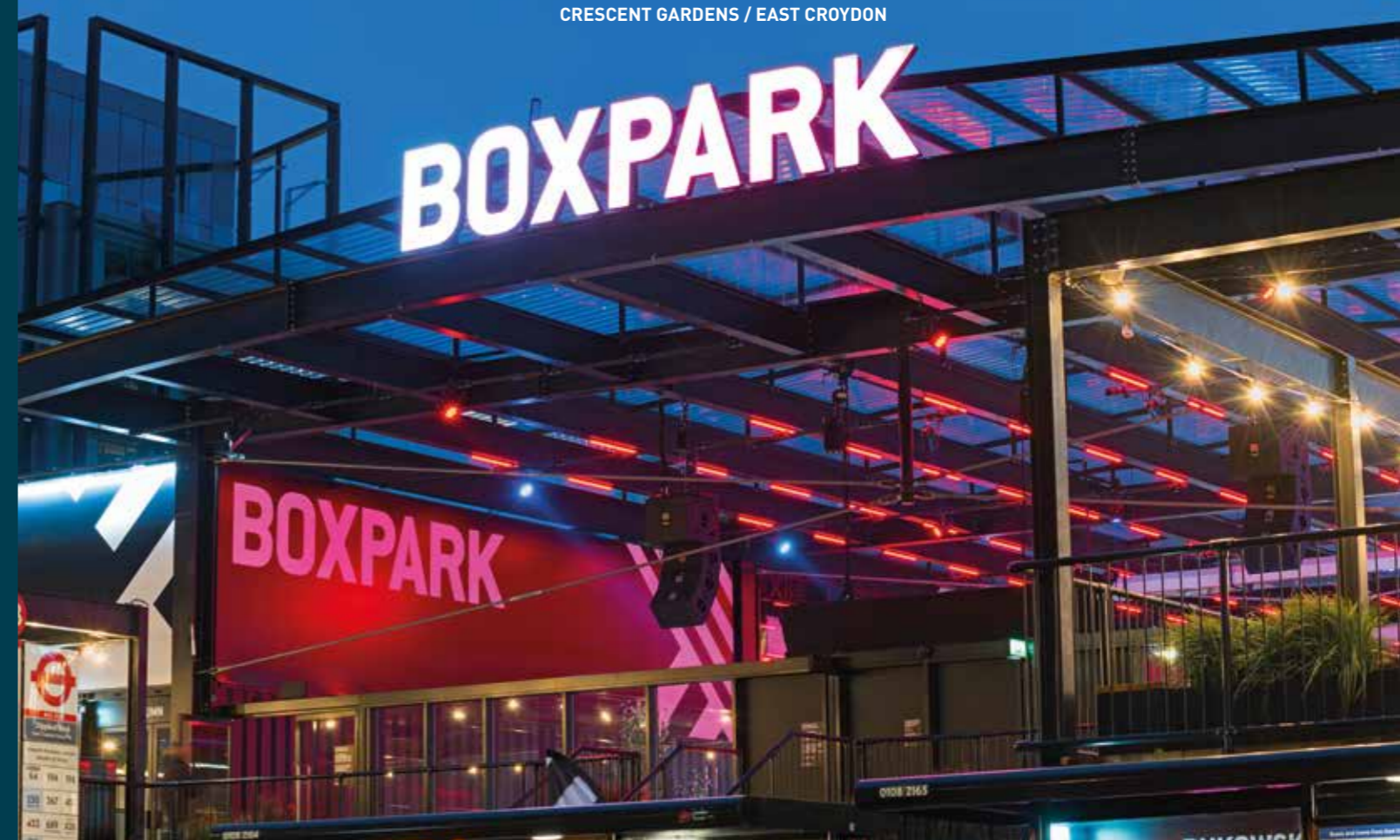
Latimer doesn't just deliver homes, Latimer delivers social impact.

Latimer delivers more.

RICHARD COOK
GROUP DIRECTOR OF DEVELOPMENT



LOVE LIVING IN EAST CROYDON



Set in the buzzing London Borough of Croydon, Crescent Gardens is a stunning collection of new homes, available with shared ownership.

Within easy commuting distance of central London, and close to the beautiful countryside of Surrey and Kent, Crescent Gardens is the perfect place to put down roots in a home of your own.

Built to the highest standards and beautifully designed, Crescent Gardens offers everything you need for contemporary living. Your new home will boast a fully fitted kitchen with appliances tucked neatly away, open plan living area and attractive bathroom complete with powerful shower.

Windows are generously sized to allow in ample natural light, creating a sense of space. The development incorporates the latest eco features to help keep energy bills down.

Décor has been deliberately kept neutral, providing you with the scope to express your own taste and create a home to be proud of. Crescent Gardens is the ideal opportunity to get onto the property ladder with shared ownership.



VIBRANT AND MULTI-CULTURAL



Croydon has a history that dates back to the Domesday Book but today is more focussed on 21st century living. It's one of London's most happening boroughs, with an exciting energy both day and night. Whether you're indulging in some retail therapy, heading to a concert or enjoying the taste of a new cuisine, you'll always find something new to discover.



With a range of shops from Apricot to Zara, offering a wonderful choice of fashion, tech, jewellery, health and beauty, it's little wonder that the Centrale & Whitgift Centre is one of the most popular shopping destinations across the whole of South London. Surrey Street Market is another great place to shop.

Boxpark is very popular too, offering almost every cuisine imaginable, all under one roof. Maybe it's a Meatliquor burger or a vegan roast, a Calypso Caribbean or Taiwanese Bao Buns you're after. No matter what you fancy, this is the place to come.

Live entertainment on your doorstep

The Fairfield Halls is just one of the live venues you'll find locally. This famous building is an entertainment centre in itself, featuring a theatre, concert hall and studios. It hosts everyone and everything from symphony orchestras to pop stars, pantomimes to Shakespeare productions.

Crystal Palace offers top flight football nearby and there's a great choice of gyms, football, cricket and hockey clubs, tennis and golf, to choose from in the surrounding area.



GREAT LOCATION

Whether you're planning a day walking in the Surrey Hills or a trip out to one of Kent's charming villages (complete with country pub), you're well-placed living at Crescent Gardens. And, when you fancy a night clubbing in Shoreditch or watching a show in the West End, London Victoria is just 15 minutes by train from nearby East Croydon station.

Education

- 1 Al-Khair Secondary School
- 2 Tunstall Nursery School and Childrens Centre
- 3 Ark Blake Academy
- 4 St Mary's Catholic Junior School
- 5 Al-Khair Primary School
- 6 Croydon College
- 7 Park Hill Infants School
- 8 Park Hill Junior School
- 9 Cressey College

Fitness and Leisure

- 11 Energise Fitness
- 12 The Gym Group
- 13 Ashburton Fencing Club
- 14 Anytime Fitness
- 15 Croydon Boxing Club
- 16 Croydon Bowling & Sports Club
- 17 South Croydon Sports Club
- 18 Old Whitgiftians Rugby Football Ground

Food and Drink

- 19 The Oval Tavern
- 20 The Orchard
- 21 Boxpark
- 22 Nando's
- 23 The Cricketers
- 24 Wagamama
- 25 Soul Vegan UK
- 26 The Ludoquist - Board Game Cafe Bar

Retail and Essentials

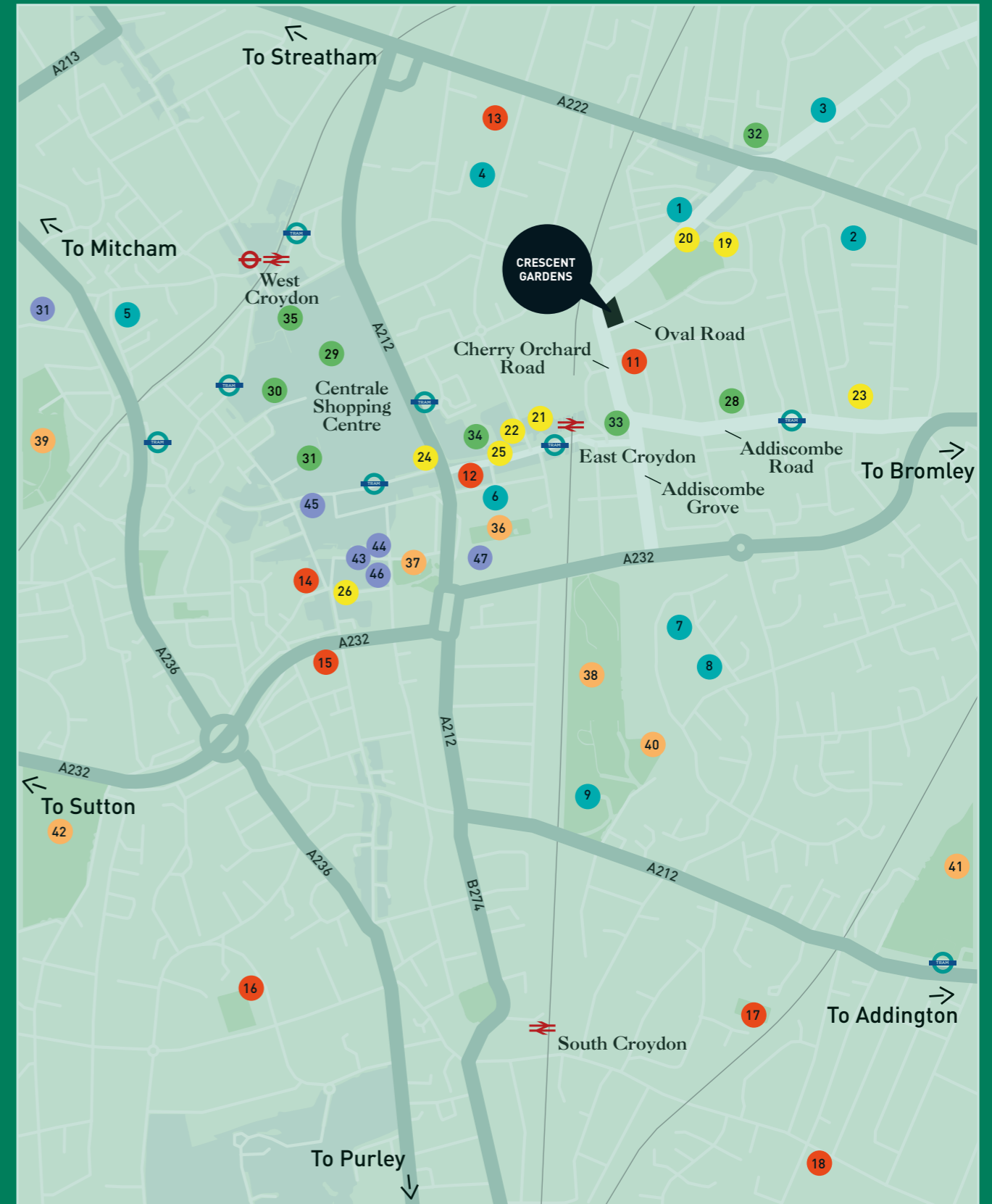
- 28 East Croydon Medical Centre
- 29 Whitgift Centre
- 30 Centrale Shopping Centre
- 31 Primark
- 32 Co-op
- 33 Sainsbury's Local
- 34 Waitrose
- 35 M&S

Sights and Gardens

- 36 Fairfield Gardens
- 37 Queen's Gardens
- 38 Park Hill Park
- 39 Wandle Park
- 40 The Water Tower
- 41 Lloyd Park
- 42 Duppas Hill Park

Culture




- 43 Museum of Croydon
- 44 Croydon Clock Tower
- 45 Grants of Croydon
- 46 David Lean Cinema
- 47 Fairfield Halls and Ashcroft Theatre



EASY CONNECTIONS TO THE CITY



CRESCENT GARDENS / EAST CROYDON

					
East Croydon Station	4 mins	Clapham Junction	9 mins	Park Hill Park	7 mins
Boxpark	5 mins	London Victoria	15 mins	Wandle Park	8 mins
Queen's Gardens	11 mins	London Bridge	18 mins	Duppas Hill Park	9 mins
Museum of Croydon	14 mins	St. Pancras International	29 mins	Beddington Park Café	17 mins
Centrale Shopping Centre	15 mins	Brighton	48 mins		



Journey times are taken from Google Maps

OUR NEIGHBOURHOOD

Key

- STUDIO APARTMENTS
- ONE BEDROOM APARTMENTS
- TWO BEDROOM APARTMENTS
- THREE BEDROOM APARTMENTS



6TH FLOOR



7TH FLOOR



8TH FLOOR



3RD FLOOR



4TH FLOOR



5TH FLOOR



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.

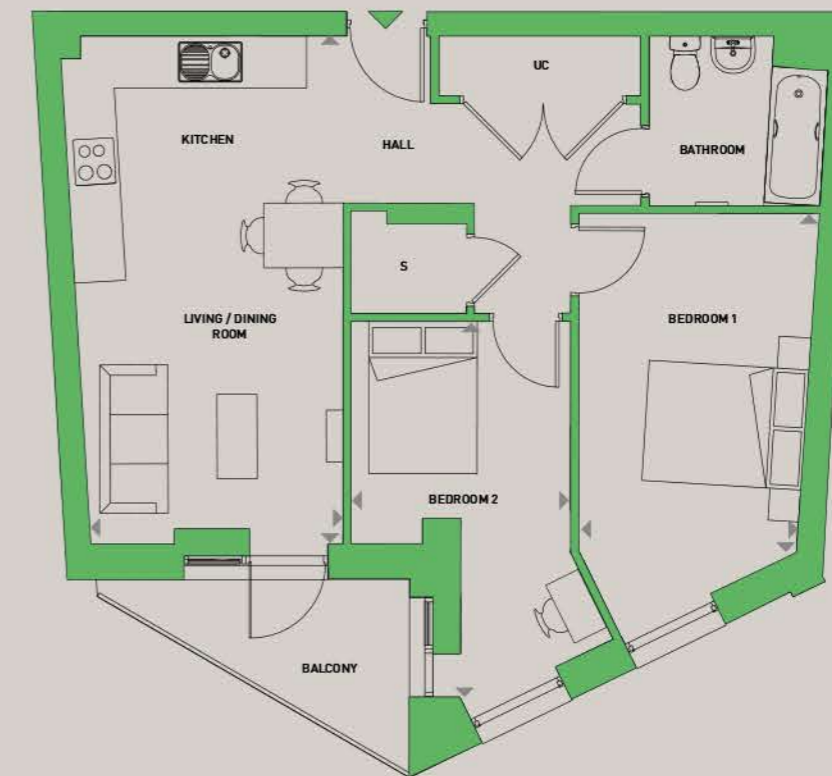


Computer generated images are indicative only.

TYPE 5

TWO BEDROOM APARTMENT

6TH FLOOR : PLOTS 602 & 610
 5TH FLOOR : PLOT 510
 4TH FLOOR : PLOT 411



TOTAL AREA:	63 SQ.M.	678 SQ.FT.	
LIVING / DINING / KITCHEN	6.36 M X 3.13 M	20'10" X 10'3"	
BEDROOM 1	4.31 M X 2.73 M	14'2" X 8'11"	
BEDROOM 2	4.62 M X 2.74 M	15'2" X 9'0"	

KEY:
 B - BOILER
 S - STORAGE
 UC - UTILITY CUPBOARD



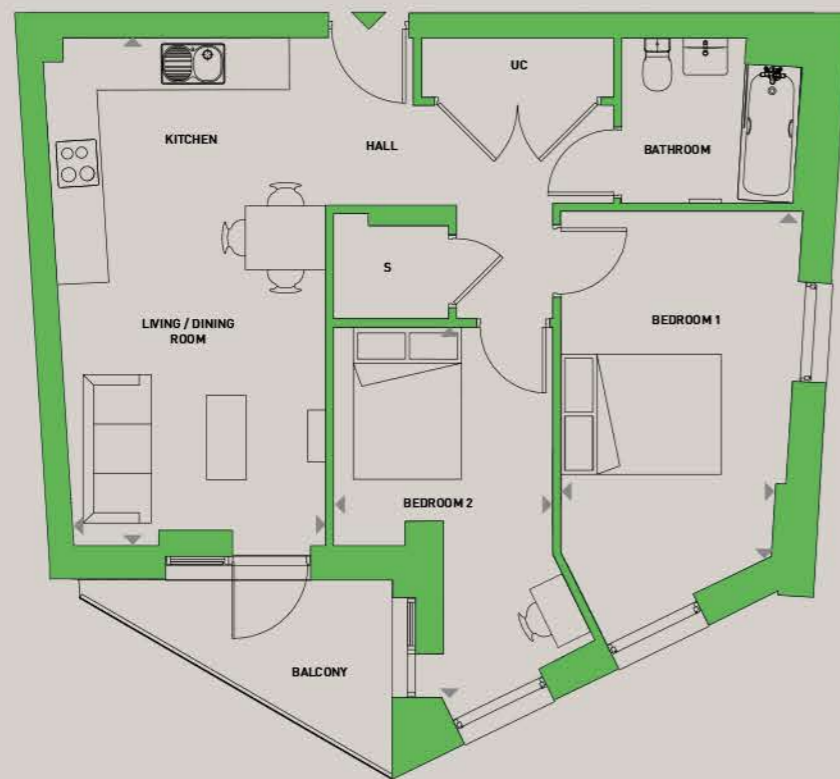
4TH, 5TH, & 6TH FLOORS

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. Master bedroom has a King size bed and bedroom 2 has a standard double bed.

TYPE 5A

TWO BEDROOM APARTMENTS

4TH FLOOR : PLOT 401
3RD FLOOR : PLOT 301



TOTAL AREA:	63 SQ.M.	678 SQ.FT.		
LIVING / DINING / KITCHEN	6.35 M	X	3.13 M	20'10" X 10'3"
BEDROOM 1	4.35 M	X	3.03 M	14'3" X 9'11"
BEDROOM 2	4.62 M	X	2.74 M	15'2" X 9'0"

KEY:
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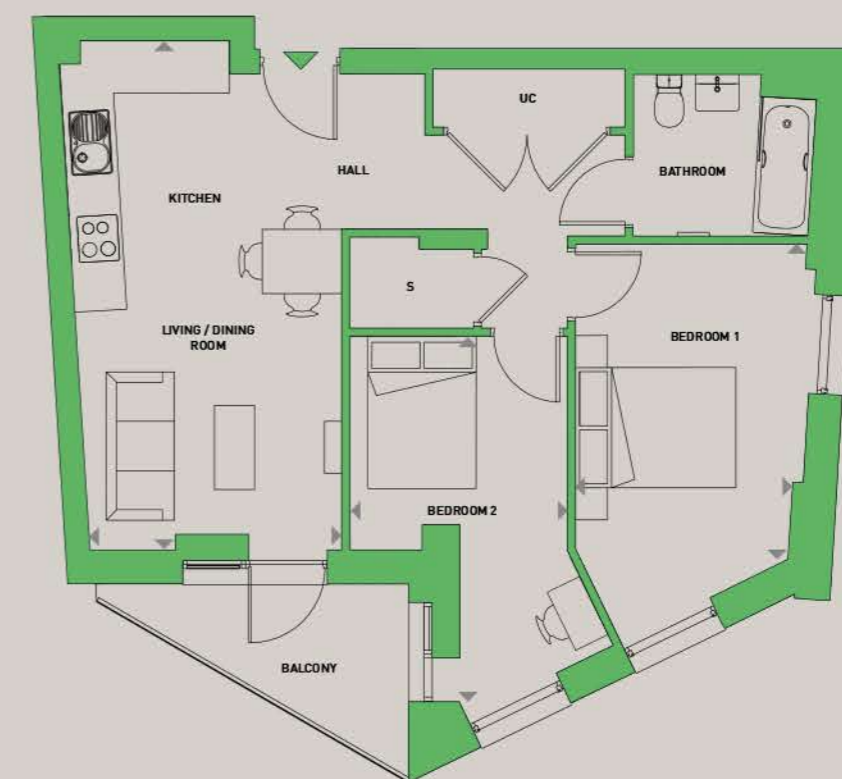


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TYPE 5B

TWO BEDROOM APARTMENT

5TH FLOOR : PLOT 509



TOTAL AREA:	61 SQ.M.	656 SQ.FT.		
LIVING / DINING / KITCHEN	6.36 M	X	3.12 M	20'10" X 10'3"
BEDROOM 1	3.99 M	X	2.66 M	13'1" X 8'9"
BEDROOM 2	4.56 M	X	2.71 M	15'0" X 8'11"

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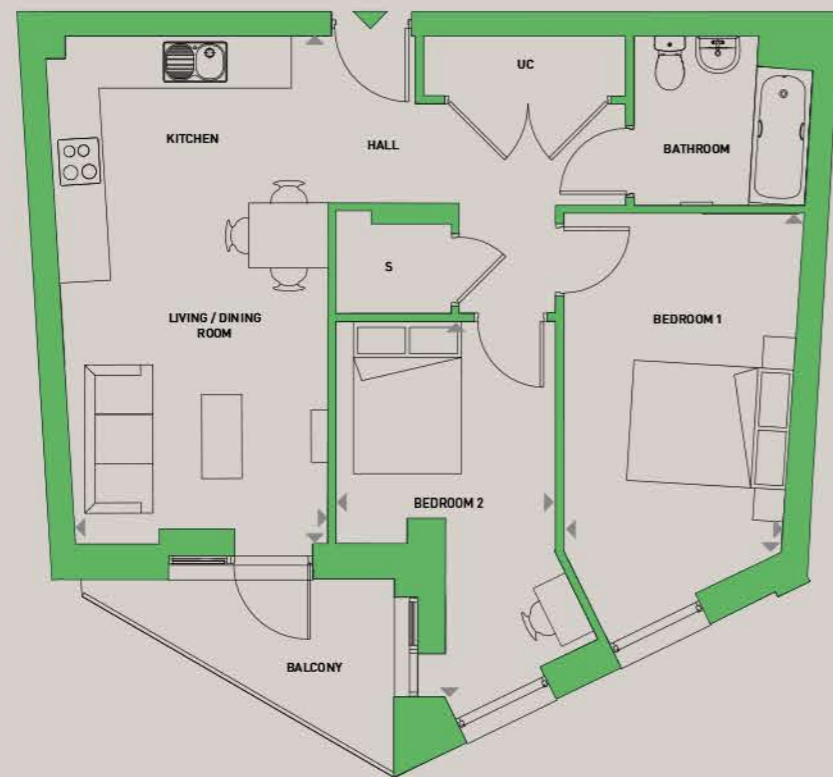


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TYPE 5C

TWO BEDROOM APARTMENT

4TH FLOOR : PLOT 402



TOTAL AREA:	63 SQ.M.	678 SQ.FT.		
LIVING / DINING / KITCHEN	6.36 M	X 3.13 M	20'10"	X 10'3"
BEDROOM 1	4.31 M	X 2.73 M	14'2"	X 8'11"
BEDROOM 2	4.62 M	X 2.74 M	15'2"	X 9'0"

KEY:
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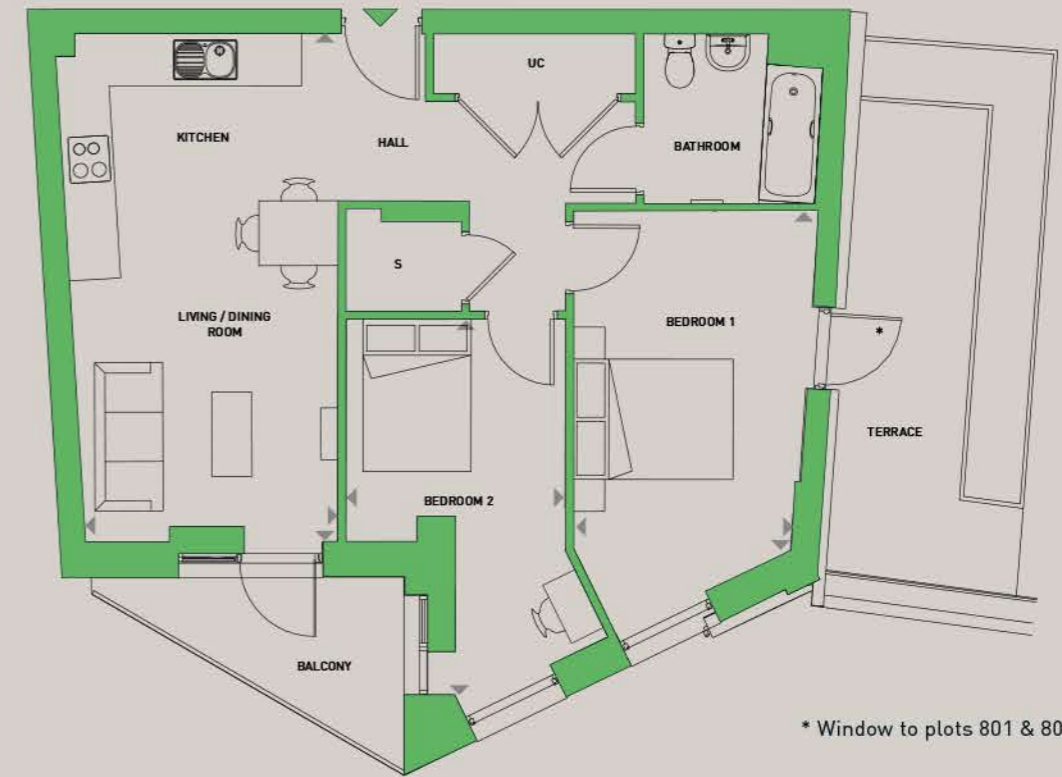
4TH FLOOR

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TYPE 5D

TWO BEDROOM APARTMENTS

8TH FLOOR : PLOTS 801 & 807



* Window to plots 801 & 807.

TOTAL AREA:	63 SQ.M.	678 SQ.FT.		
LIVING / DINING / KITCHEN	6.35 M	X 3.13 M	20'10"	X 10'3"
BEDROOM 1	4.35 M	X 3.03 M	14'3"	X 9'11"
BEDROOM 2	4.62 M	X 2.74 M	15'2"	X 9'0"

KEY:
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8TH FLOOR

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. Master bedroom has a King size bed and bedroom 2 has a standard double bed.

TYPE 6H

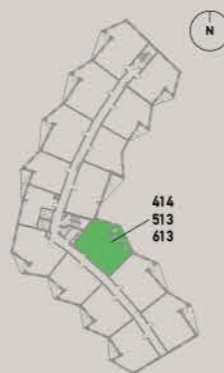
TWO BEDROOM APARTMENT

6TH FLOOR : PLOT 613
 5TH FLOOR : PLOT 513
 4TH FLOOR : PLOT 414



TOTAL AREA:	75 SQ.M.	807 SQ.FT.		
LIVING / DINING / KITCHEN	6.95 M	X 3.52 M	22'10"	X 11'6"
BEDROOM 1	4.62 M	X 2.73 M	15'2"	X 8'11"
BEDROOM 2	3.59 M	X 3.49 M	11'9"	X 11'3"

KEY:
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4TH, 5TH & 6TH FLOORS

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TYPE 7

TWO BEDROOM APARTMENTS

7TH FLOOR : PLOT 702



TOTAL AREA:	72 SQ.M.	775 SQ.FT.		
LIVING / DINING / KITCHEN	5.54 M	X 4.19 M	18'2"	X 13'9"
BEDROOM 1	4.45 M	X 3.36 M	14'7"	X 11'0"
BEDROOM 2	4.87 M	X 3.89 M	16'0"	X 12'9"

KEY:
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7TH FLOOR

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SPECIFICATION

Our homes at Crescent Gardens 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

	STUDIO APARTMENTS	1B APARTMENTS	2B APARTMENTS	3B APARTMENTS
KITCHENS				
Matt kitchen cabinets with soft close hinges and drawers	•	•	•	•
Contrasting 40mm with mason mitres; upstand to worktop perimeter	•	•	•	•
Appliances to include: Single electric oven, hob with extractor, integrated fridge/freezer	•	•	•	•
Glass hob splashback	•	•	•	•
1½ bowl stainless steel sink with chrome mixer tap	•	•	•	•
BATHROOMS AND ENSUITES				
Contemporary white sanitaryware with Concept Air Cube washbasin with chrome Vado taps, Concept Air WC with dual flush push button and bath	•	•	•	•
Mirror above basin	•	•	•	•
Vado thermostatic valves with shower pack fitted above the bath with a glass screen	•	•	•	•
Chrome towel radiator	•	•	•	•
Full height wall tiling to the bath area and half height to sanitaryware wall	•	•	•	•
Shaver socket	•	•	•	•
Porcelain floor tiles	•	•	•	•
Thermostatic valves with Mixer shower pack, shower tray and glass screen to ensuites			•	•
LIGHTING AND ELECTRICAL				
Contemporary white radiators	•	•	•	•
Recessed LED Spotlights to living room, bathrooms and kitchen with LED undercabinet lighting	•	•	•	•
Pendant lights to remaining rooms and living spaces	•	•	•	•
Media plate wired for SkyQ, Freesat, Freeview, DAB radio to living room and bedroom one	•	•	•	•
Hyperoptic fibre phone points to living room	•	•	•	•
Washing machine located in hallway cupboard	•	•	•	•

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.

OTHER FEATURES

	STUDIO APARTMENTS	1B APARTMENTS	2B APARTMENTS	3B APARTMENTS
Double glazed composite windows	•	•	•	•
Moduleo luxury vinyl flooring to living room, kitchen, hallway and storage cupboards	•	•	•	•
Wool mix carpets to bedrooms	•	•	•	•
Colour video system	•	•	•	•
Multi sensor heat and smoke alarm	•	•	•	•
White painted internal doors	•	•	•	•
Sliding mirrored wardrobes (studio apartments only)	•			
WARRANTY				
10 year LABC Build Warranty	•	•	•	•



Computer generated images are indicative only

WHY BUY WITH LATIMER?



Ways to buy with Latimer

Latimer is the development arm of Clarion Housing Group, developing private homes in thriving, mixed-use communities.

Clarion Housing Group is the UK's largest provider of affordable housing, with over 125,000 homes and more than 350,000 residents across the country. As part of Clarion Housing Group, Latimer has an unrivalled balance sheet with net assets of over £7bn and a turnover of close to £1bn per annum. For the past 100 years we've been building communities that work for the long term.

The Clarion story started with William Sutton, a 19th century entrepreneur who gifted his entire fortune (£230 million in today's money) to build affordable housing across major cities in the UK. We have been delivering on his legacy ever since. The majority of homes we build will always be for affordable tenures, but building homes for private sale is crucial for our business to develop both mixed sustainable communities and recycling any profits we make from private sales back into building and maintaining more affordable homes.

What sets Latimer apart is our long-term commitment to the people who live in our homes.

We don't build and then simply move onto the next site; we create places for families to thrive and all of our work is built on strong financial foundations, meaning we are a dependable partner.

We also want every Latimer community to be socially and environmentally sustainable. That means a consistent commitment to high quality and low carbon properties.

Our model is very different to other developers. We don't have shareholders, so we don't face short term demands to make profit at any cost. Instead, we are driven by our commitment to quality, community and places that succeed.

As a group we have a committed development pipeline of over 16,000 new homes and have ambitions to become a top ten home builder in the UK over the next 5-7 years. If you buy a Latimer home you will be buying into an organisation with more than 100 years of history and an enduring commitment to building communities that succeed.

Whatever the stage of your property-owning journey, we're here for you. Read on to find out how we can help you get the keys to your very own home.

SHARED OWNERSHIP

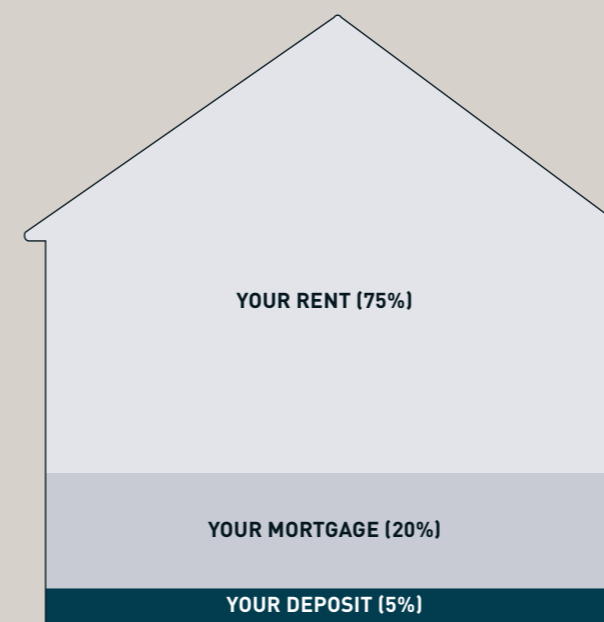
Shared ownership is an excellent way for you to take your first steps onto the property ladder and become a homeowner.

With shared ownership, you buy a share of your home – as much as you can afford – starting from as little as 25%, and rising up to 75% of the property's value. You then pay subsidised rent to Latimer on the remaining share of your home. The scheme is sometimes called part buy, part rent.

The deposit required for a shared ownership mortgage is lower than if you were purchasing a property outright. It is usually 5–10% the initial share you are purchasing, rather than on the full value of the property. You only need a mortgage to cover the price of your share. Once you've moved in, you can if you wish begin to buy more shares in your home until you own it 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.

There's more information on shared ownership in the step by step guide that you can find on the Latimer website.

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 and the Greater London Authority (GLA). You could be eligible 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).
- You are a first-time buyer.

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.

Interested in buying with shared ownership?

Your first step is to visit www.latimerhomes.com to browse all the shared ownership properties in the areas you are interested in. If you see something you like, register your interest on the website by entering your contact details and a few basic facts to help us assess your eligibility for shared ownership. We will then put you in touch with an independent mortgage advisor 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

All developers have a legal obligation to the local community, and the planning process considers every development's potential for bringing prosperity and opportunity as well as the nuts and bolts of the build.

At Latimer however, we deliver more than what is required by law. Latimer developments also 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 customers and the relationships we build.



Environmental impact

Our projects are future facing, with homes designed and built to keep our residents and the world they live in healthy. From city centres to rural retreats, Latimer developments will always maximise fresh air and green spaces, and protect local wildlife and natural assets. As an intrinsic part of our efforts to minimise environmental impact, we are targeting net zero carbon compatible by 2025 at all developments.



Social impact

We create spaces that generate social energy. By this we mean that 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 say hello to 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 our homes.



OUR DEVELOPMENTS

Latimer builds homes for both outright sale and shared ownership throughout the nation, from contemporary apartments to family homes, in locations ranging from rural landscapes to thriving towns and iconic city centres.

The Latimer brand is synonymous with high quality design and a commitment to excellence. This encompasses the locations we choose as well as the beautiful craftsmanship and the materials we use. We partner with architects, designers and contractors who share our values.

Once the homes are 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 from previous Latimer showhomes.



Junction West Southall

Junction West boasts a beautiful collection of one, two and three bedroom apartments in Southall. With great transport links, a range of shops and bars and even lovely green spaces, Junction West is the perfect place to move up in your world.



Ascot House Staines-upon-Thames

A brand new collection of studio, one and two bedroom 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.



Union Walk Southall

Brand new studio, one and two bedroom apartments located within The Green Quarter Development in Southall, Ealing. Each home has been designed for modern living, and includes a private balcony or terrace. With excellent transport links, modern interiors and a wealth of amenities on its doorstep, Union Walk offers a London lifestyle that is second to none.



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 (25) and Rebecca (30) 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 in August 2020.

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



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by Clarion Housing Group

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CHERRY ORCHARD ROAD, EAST CROYDON

PLEASE NOTE: viewings are by appointment only,
please speak to our sales team for further information.

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[LATIMERHOMES.COM](https://www.latimerhomes.com)