

Addiscombe Grove CRO, Croydon

Price List

Door number	Floor	Floorplan type	Bedrooms	Area (sqm)	Outside space	Parking space	Full purchase price	Price with 40% HtB London	Est. monthly service charge (first year)	Status
4	1	1E	1	39.3	No	No	£264,000	£158,400	£115	Available
5	1	1D	1	37.6	No	No	£260,000	£156,000	£110	Available
7	1	1B5	1	39	No	No	£264,000	£158,400	£114	Reserved
8	1	1B4	1	39	No	No	£264,000	£158,400	£114	Available
9	1	1B3	1	39	No	No	£264,000	£158,400	£114	Available
10	1	1B2	1	39	No	No	£264,000	£158,400	£114	Available
11	1	1B	1	39	No	No	£264,000	£158,400	£114	Show Flat
12	1	1A	1	38.6	No	No	£260,000	£156,000	£113	Show Flat
16	2	1E	1	39.3	No	No	£266,000	£159,600	£115	Available
17	2	1D	1	37.6	No	No	£262,000	£157,200	£110	Available
19	2	1B5	1	39	No	No	£266,000	£159,600	£114	Available
20	2	1B4	1	39	No	No	£266,000	£159,600	£114	Available
21	2	1B3	1	39	No	No	£266,000	£159,600	£114	Available
22	2	1B2	1	39	No	No	£266,000	£159,600	£114	Available
23	2	1B	1	39	No	No	£266,000	£159,600	£114	Available
24	2	1A	1	38.6	No	No	£262,000	£157,200	£113	Reserved
28	3	1E	1	39.3	No	No	£268,000	£160,800	£115	Available
29	3	1D	1	37.6	No	No	£264,000	£158,400	£110	Available
31	3	1B5	1	39	No	No	£268,000	£160,800	£114	Available
32	3	1B4	1	39	No	No	£268,000	£160,800	£114	Available
33	3	1B3	1	39	No	No	£268,000	£160,800	£114	Available
34	3	1B2	1	39	No	No	£268,000	£160,800	£114	Available
35	3	1B	1	39	No	No	£268,000	£160,800	£114	Available
36	3	1A	1	38.6	No	No	£264,000	£158,400	£113	Reserved
40	4	1E	1	39.3	No	No	£270,000	£162,000	£115	Available

Key information:

Reservation fee: £500 if using Help to Buy; £1,000 if not using Help to Buy.

Lease & ground rent: One bedroom Pocket homes at Addiscombe Grove CRO are sold with a 125 year lease and with an initial ground rent of 0.1% of the purchase price, payable to the freeholder (currently Pocket). Ground rent will be reviewed every 10 years and will increase in line with RPI

Service charge: Payable to the Managing Agent, Haus Block Management, and reviewed annually based on actual spend. On completion, service charge will be payable until the end of the financial year in which completion takes place. A Residents' Management Company (RMC) will be formed by the Managing Agent, of which all homeowners will become members; some homeowners may choose to become Directors of the RMC.

Building Warranty: 10 year Premier Guarantee

Parking: Addiscombe Grove CRO is a Car-Free Development (apart from in respect of Blue Badge holders) and homeowners cannot apply for a residents' parking permit. A three year Zipcar membership will be provided.

Estimated build completion: Addiscombe Grove CRO is expected to be ready for occupation Early Spring 2021. The development as a whole and all landscaping is expected to be finished in Early Spring 2021

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41	4	1D	1	37.6	No	No	£266,000	£159,600	£110	Available
43	4	1B5	1	39	No	No	£270,000	£162,000	£114	Reserved
44	4	1B4	1	39	No	No	£270,000	£162,000	£114	Available
45	4	1B3	1	39	No	No	£270,000	£162,000	£114	Available
46	4	1B2	1	39	No	No	£270,000	£162,000	£114	Available
47	4	1B	1	39	No	No	£270,000	£162,000	£114	Available
48	4	1A	1	38.6	No	No	£266,000	£159,600	£113	Available
52	5	1E	1	39.3	No	No	£272,000	£163,200	£115	Reserved
53	5	1D	1	37.6	No	No	£268,000	£160,800	£110	Available
55	5	1B5	1	39	No	No	£272,000	£163,200	£114	Available
56	5	1B4	1	39	No	No	£272,000	£163,200	£114	Available
57	5	1B3	1	39	No	No	£272,000	£163,200	£114	Reserved
58	5	1B2	1	39	No	No	£272,000	£163,200	£114	Available
59	5	1B	1	39	No	No	£272,000	£163,200	£114	Reserved
60	5	1A	1	38.6	No	No	£268,000	£160,800	£113	Reserved
64	6	1E	1	39.3	No	No	£274,000	£164,400	£115	Reserved
65	6	1D	1	37.6	No	No	£270,000	£162,000	£110	Available
67	6	1B5	1	39	No	No	£274,000	£164,400	£114	Reserved
68	6	1B4	1	39	No	No	£274,000	£164,400	£114	Available
69	6	1B3	1	39	No	No	£274,000	£164,400	£114	Reserved
70	6	1B2	1	39	No	No	£274,000	£164,400	£114	Reserved
71	6	1B	1	39	No	No	£274,000	£164,400	£114	Available
72	6	1A	1	38.6	No	No	£270,000	£162,000	£113	Reserved

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