

Key information

Incentives: Furniture packs included for all remaining homes on the basis that completion takes place within 6 weeks of legal pack issue. Premium furniture is included with the ex-show homes.

Lease & ground rent: One bedroom Pocket homes at Addiscombe Grove CRO are sold with a 125-year lease (from March 2022) and with a peppercorn ground rent.

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) has been formed by the Managing Agent, of which all homeowners will become members.

Building Warranty: 10-year Premier Guarantee (from March 2022)

Parking: Addiscombe Grove CRO is a car-free development (apart from with respect to Blue Badge holders) and homeowners will not be granted a residents' parking permit.

EPC: B rating

Council tax: Band C

****Flat 27** is offered at a deeper Pocket discount, as this home has been used as an office and will be sold in its existing decorative condition. You will benefit from a 2-year defect period. A dishwasher and washing machine are not provided, but there is plumbing and electricity ready for these to be installed.

Homes marked with a * have been briefly rented and come with a dishwasher and washing machine, with window blinds included. The homes will be redecorated. You will benefit from a 2-year defect period, which does not include decorative snags.

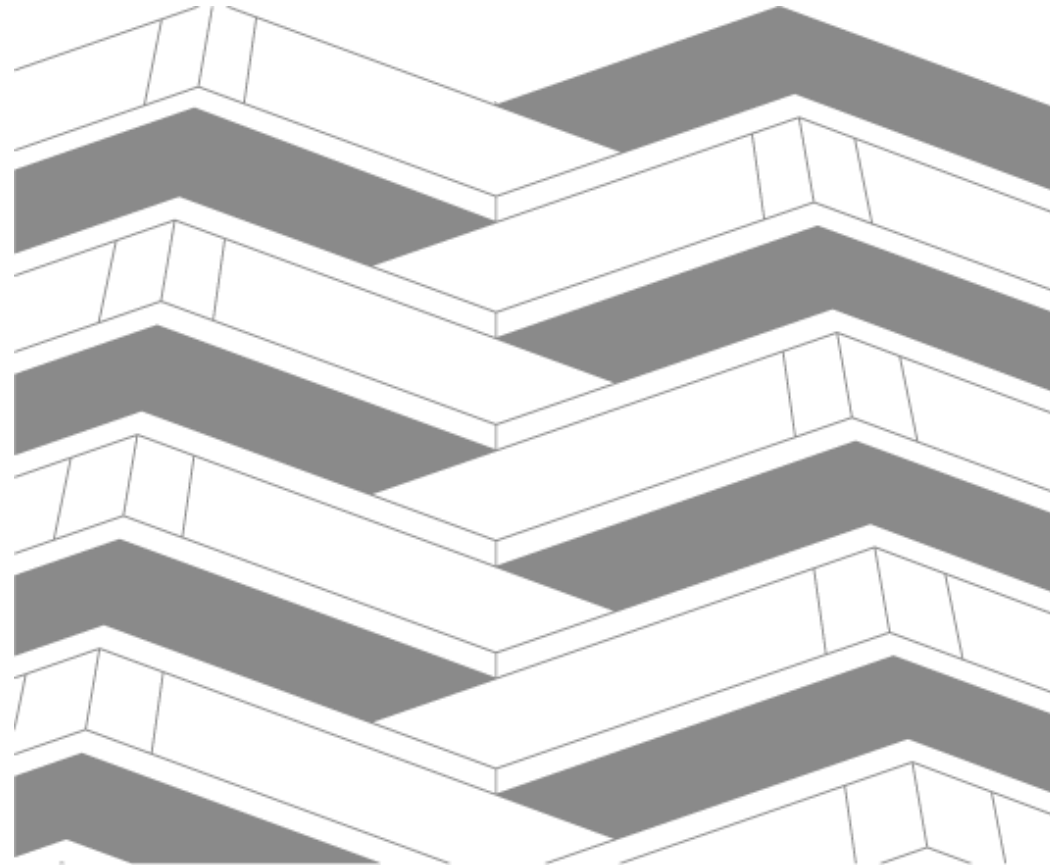
Flats 5, 10 and 12 are show homes with furniture included. These homes are sold in their existing decorative condition. Dishwashers and washing machine are not provided, but there is plumbing and electricity ready for these to be installed.

December 2025/ January 2026

Addiscombe Grove CRO East Croydon

Price List

Remaining availability: last 5 homes



Door number	Floor	Floorplan type	Bedrooms	Area (sqm)	Outside space	Parking space	Discounted purchase price	Incentive	Est. monthly service charge for March 2025-2026	Status
5	1	1D	1	37.6	No	No	£225,000	Premium show home furniture pack	£145	Available
10	1	1B2	1	39.2	No	No	£231,000	Premium show home furniture pack	£151	Available
12	1	1A	1	38.7	No	No	£231,000	Premium show home furniture pack	£149	Under Offer
**27	3	1F	1	41.1	No	No	£199,999	n/a	£154	Available
54	5	1C	1	43.3	No	No	£232,000	Furniture pack	£167	Reserved
62	6	1G	1	42.6	No	No	£227,000	Furniture pack	£164	Reserved
63	6	1F	1	41.1	No	No	£227,000	£6,810	£154	Reserved
*64	6	1E	1	39.8	No	No	£227,000	Furniture pack	£152	Available
71	6	1B	1	39.2	No	No	£231,000	£6,930	£151	Reserved
72	6	1A	1	38.7	No	No	£238,000	£11,900	£149	Reserved
*76	7	1E	1	39.8	No	No	£229,000	Furniture pack	£152	Available
86	8	1G	1	42.6	No	No	£231,000	£6,930	£164	Reserved