

Key information

Incentives: £10,000 deposit contribution offered on Flats 10, 70 and 72 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 76 is offered at a deeper Pocket discount, as this home has been briefly rented and will be sold in its existing decorative condition. You will benefit from a 2-year defect period. A dishwasher and washing machine are provided.

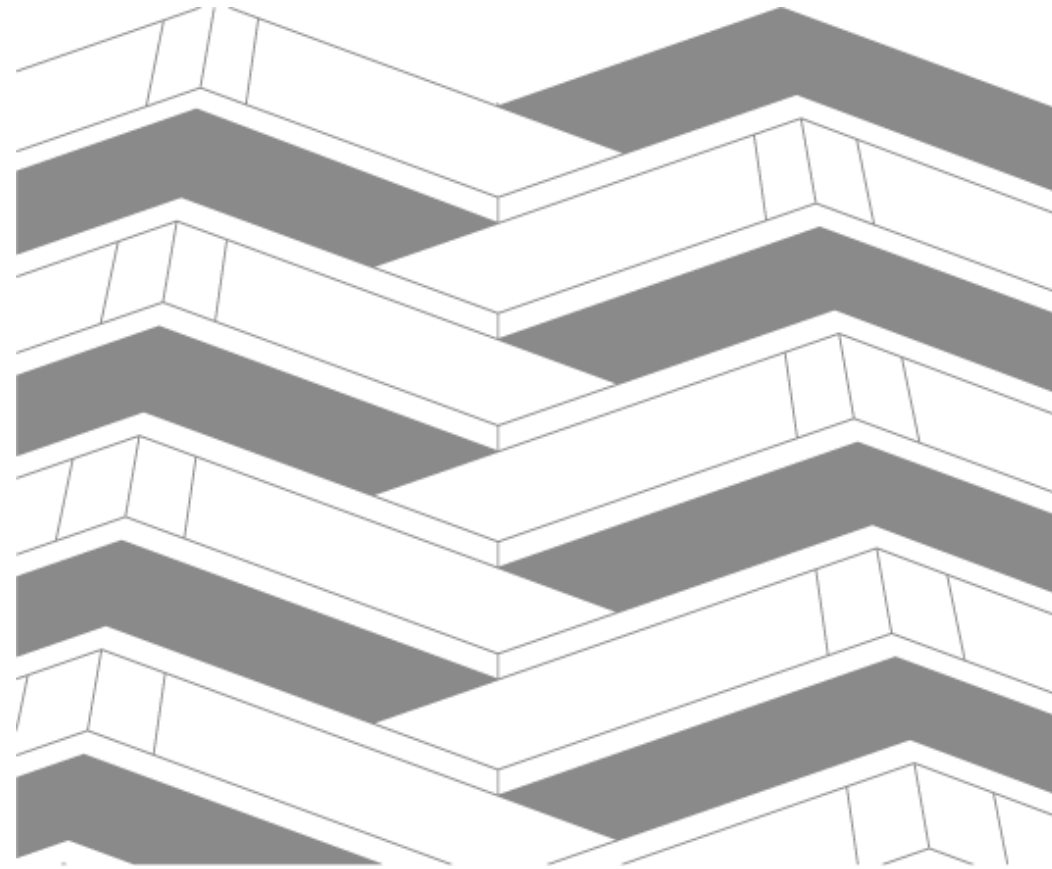
Homes marked with a * have been briefly rented and come with a dishwasher and washing machine, with window blinds included. The homes have been redecorated and sold in their existing decorative condition. You will benefit from a 2-year defect period, which does not include decorative snags.

June 2026

Addiscombe Grove CRO East Croydon

Price List

Remaining availability: last homes



Door number	Floor	Floorplan type	Bedrooms	Area (sqm)	Outside space	Parking space	Discounted purchase price	Deposit contribution incentive	Est. monthly service charge for March 2026-2027	Status
10	1	1B2	1	39.2	No	No	£215,000	£10,000	£151	Reserved
70	6	1B2	1	39.2	No	No	£215,000	£10,000	£151	Available
*72	6	1A	1	38.7	No	No	£215,000	£10,000	£149	Reserved
*76	7	1E	1	39.8	No	No	£199,999	-	£152	Under Offer