



Price List

Plot	Floor	Flat Type	Bed Space	Full Address	m ²	Value	Equity Sold	Price	Rent %	Unsold Equity	Monthly Rent	Monthly Service Charge TBC	Status
003	Ground	3	1B2P	Flat 3, Earl Heights, 28 Fairfield Road, Croydon, CR0 5LH	50.8	£335,000	40%	£134,000	2.75%	£201,000	£460.63	£106.45	
004	Ground	4	1B2P	Flat 4, Earl Heights, 28 Fairfield Road, Croydon, CR0 5LH	46.6	£315,000	40%	£126,000	2.75%	£189,000	£433.13	£106.45	
101	First	7	3B5P	Flat 7, Earl Heights, 28 Fairfield Road, Croydon, CR0 5LH - Parking	87.8	£530,000	40%	£212,000	2.75%	£318,000	£728.75	£109.65	
102	First	8	2B3P	Flat 8, Earl Heights, 28 Fairfield Road, Croydon, CR0 5LH - Parking	64.4	£430,000	40%	£172,000	2.75%	£258,000	£591.25	£108.62	
103	First	9	1B2P	Flat 9, Earl Heights, 28 Fairfield Road, Croydon, CR0 5LH	50.8	£340,000	40%	£136,000	2.75%	£204,000	£467.50	£106.45	
104	First	10	1B2P	Flat 10, Earl Heights, 28 Fairfield Road, Croydon, CR0 5LH	53.6	£340,000	40%	£136,000	2.75%	£204,000	£467.50	£106.45	
105	First	11	3B5P	Flat 11, Earl Heights, 28 Fairfield Road, Croydon, CR0 5LH	93.2	£525,000	40%	£210,000	2.75%	£315,000	£721.88	£109.65	
106	First	12	2B4P	Flat 12, Earl Heights, 28 Fairfield Road, Croydon, CR0 5LH	70.9	£425,000	40%	£170,000	2.75%	£255,000	£584.38	£108.62	
201	Second	13	3B5P	Flat 13, Earl Heights, 28 Fairfield Road, Croydon, CR0 5LH - Parking	87.8	£535,000	40%	£214,000	2.75%	£321,000	£735.63	£109.65	
202	Second	14	2B3P	Flat 14, Earl Heights, 28 Fairfield Road, Croydon, CR0 5LH	64.4	£425,000	40%	£170,000	2.75%	£255,000	£584.38	£108.62	
203	Second	15	1B2P	Flat 15, Earl Heights, 28 Fairfield Road, Croydon, CR0 5LH - Parking	50.8	£360,000	40%	£144,000	2.75%	£216,000	£495.00	£106.45	
204	Second	16	1B2P	Flat 16, Earl Heights, 28 Fairfield Road, Croydon, CR0 5LH	53.6	£350,000	40%	£140,000	2.75%	£210,000	£481.25	£106.45	
205	Second	17	3B5P	Flat 17, Earl Heights, 28 Fairfield Road, Croydon, CR0 5LH	93.2	£525,000	40%	£210,000	2.75%	£315,000	£721.88	£109.65	
206	Second	18	2B4P	Flat 18, Earl Heights, 28 Fairfield Road, Croydon, CR0 5LH	70.9	£435,000	40%	£174,000	2.75%	£261,000	£598.13	£108.62	
301	Third	19	3B5P	Flat 19, Earl Heights, 28 Fairfield Road, Croydon, CR0 5LH - Parking	87.8	£540,000	40%	£216,000	2.75%	£324,000	£742.50	£109.65	
302	Third	20	2B3P	Flat 20, Earl Heights, 28 Fairfield Road, Croydon, CR0 5LH	64.4	£430,000	40%	£172,000	2.75%	£258,000	£591.25	£108.62	
303	Third	21	1B2P	Flat 21, Earl Heights, 28 Fairfield Road, Croydon, CR0 5LH - Parking	50.8	£360,000	40%	£144,000	2.75%	£216,000	£495.00	£106.45	
304	Third	22	1B2P	Flat 22, Earl Heights, 28 Fairfield Road, Croydon, CR0 5LH	53.6	£355,000	40%	£142,000	2.75%	£213,000	£488.13	£106.45	



305	Third	23	3B5P	Flat 23, Earl Heights, 28 Fairfield Road, Croydon, CR0 5LH	93.2	£530,000	40%	£212,000	2.75%	£318,000	£728.75	£109.65	
306	Third	24	2B4P	Flat 24, Earl Heights, 28 Fairfield Road, Croydon, CR0 5LH - Parking	70.9	£445,000	40%	£178,000	2.75%	£267,000	£611.88	£108.62	
401	Fourth	25	3B5P	Flat 25, Earl Heights, 28 Fairfield Road, Croydon, CR0 5LH - Parking	87.8	£545,000	40%	£218,000	2.75%	£327,000	£749.38	£109.65	
402	Fourth	26	2B3P	Flat 26, Earl Heights, 28 Fairfield Road, Croydon, CR0 5LH - Parking	64.4	£445,000	40%	£178,000	2.75%	£267,000	£611.88	£108.62	
403	Fourth	27	1B2P	Flat 27, Earl Heights, 28 Fairfield Road, Croydon, CR0 5LH - Parking	50.8	£370,000	40%	£148,000	2.75%	£222,000	£508.75	£106.45	
404	Fourth	28	1B2P	Flat 28, Earl Heights, 28 Fairfield Road, Croydon, CR0 5LH	53.6	£360,000	40%	£144,000	2.75%	£216,000	£495.00	£106.45	
405	Fourth	29	3B5P	Flat 29, Earl Heights, 28 Fairfield Road, Croydon, CR0 5LH	92.1	£540,000	40%	£216,000	2.75%	£324,000	£742.50	£109.65	
501	Fifth	30	3B5P	Flat 30, Earl Heights, 28 Fairfield Road, Croydon, CR0 5LH - Parking	87.8	£555,000	40%	£222,000	2.75%	£333,000	£763.13	£109.65	
502	Fifth	31	2B3P	Flat 31, Earl Heights, 28 Fairfield Road, Croydon, CR0 5LH	64.4	£440,000	40%	£176,000	2.75%	£264,000	£605.00	£108.62	
503	Fifth	32	1B2P	Flat 32, Earl Heights, 28 Fairfield Road, Croydon, CR0 5LH - Parking	50.8	£370,000	40%	£148,000	2.75%	£222,000	£508.75	£106.45	
504	Fifth	33	1B2P	Flat 33, Earl Heights, 28 Fairfield Road, Croydon, CR0 5LH	53.6	£360,000	40%	£144,000	2.75%	£216,000	£495.00	£106.45	
505	Fifth	34	3B5P	Flat 34, Earl Heights, 28 Fairfield Road, Croydon, CR0 5LH	92.1	£550,000	40%	£220,000	2.75%	£330,000	£756.25	£109.65	

Important Information, please read carefully

1. Property sizes are from plans and built dimensions may vary slightly. Area measures are for general guidance only.
2. Prices are based on valuation carried out by a RICS approved surveyor.
3. Your total household income needs to be below the income brackets stated as per plot. We include 50% of annual bonus and commission payments as part of the household income.
4. Applicants will be required to carry out a financial assessment with an Independent Mortgage Adviser appointed by PA Housing to assess affordability in line with the Affordable home guideline set by the HCS/GLA
5. Passing the affordability assessment with the Independent Mortgage Adviser may not guarantee your ability to obtain a mortgage due to lender restrictions.
6. You may be able to purchase with a 5% deposit and will need to discuss the options with your mortgage adviser.

Phase 1



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