

# Addiscombe Grove CRO Croydon



**Addiscombe Grove  
Croydon**

At Pocket Living we build homes for people we call city makers. These are the Londoners who contribute economically, socially and culturally to the day-to-day life of the capital.

If you live or work in any London Borough and hope to buy your first home, a one bedroom Pocket flat at Addiscombe Grove could be exactly what you need.

These homes are 100% ownership, available to people like you for 20% less than the market value. As they can't be rented, all your fellow residents will be owner-occupiers.

Each apartment is designed to feel light, airy and create a sense of space, whilst communal areas foster friendships and community.

In our experience, Pocket developments have a welcoming sense of community, encouraged by the similar lifestyles and ambitions of residents. But that's up to you and your new neighbours of course...

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**City Makers**

You give a lot to London...  
get something back.

100% ownership of a cleverly-designed  
home at a 20% discount.

"When I came across Pocket Living, I was honestly shocked. I just didn't think you could find anything at that price in London."

**Bolu**

Resident at Harbard Close IG11



Indicative computer generated image

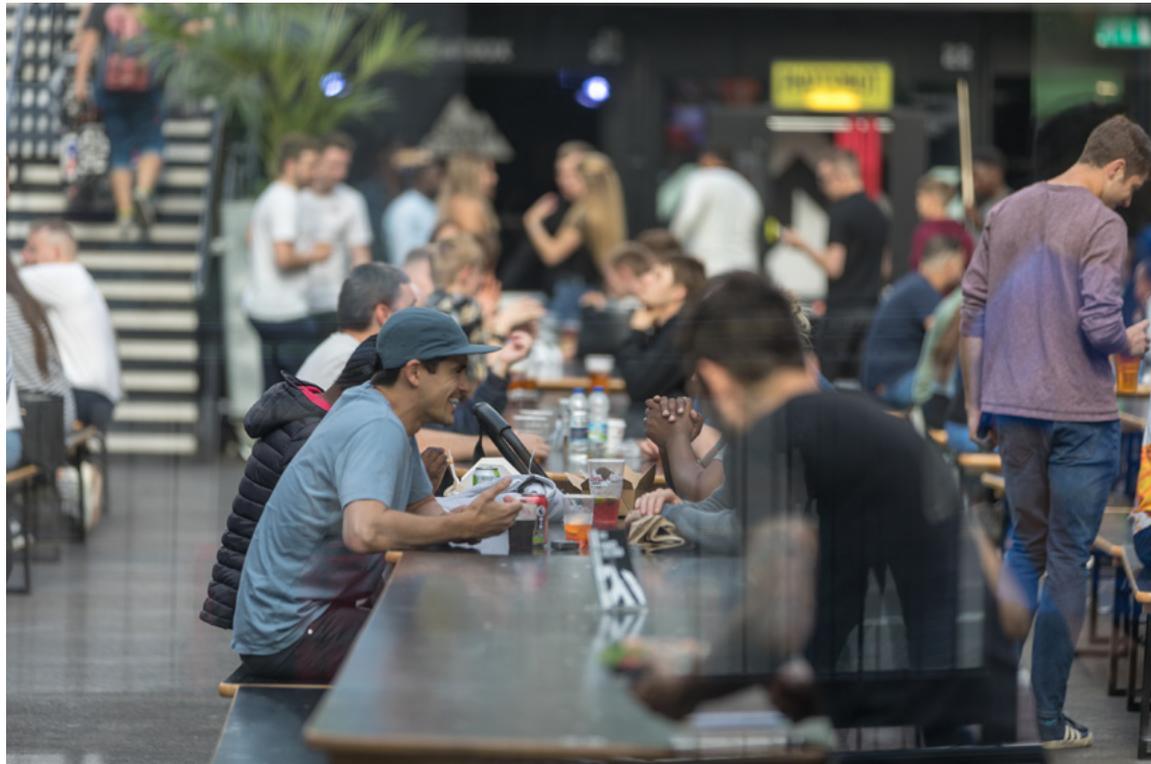
**City makers:  
You deserve a break.**

You're a nurse, teacher or junior doctor. A graphic designer, web developer or journalist. A chef, electrician or civil servant... Living or working in Croydon, you're one of the many, many people who make London tick.

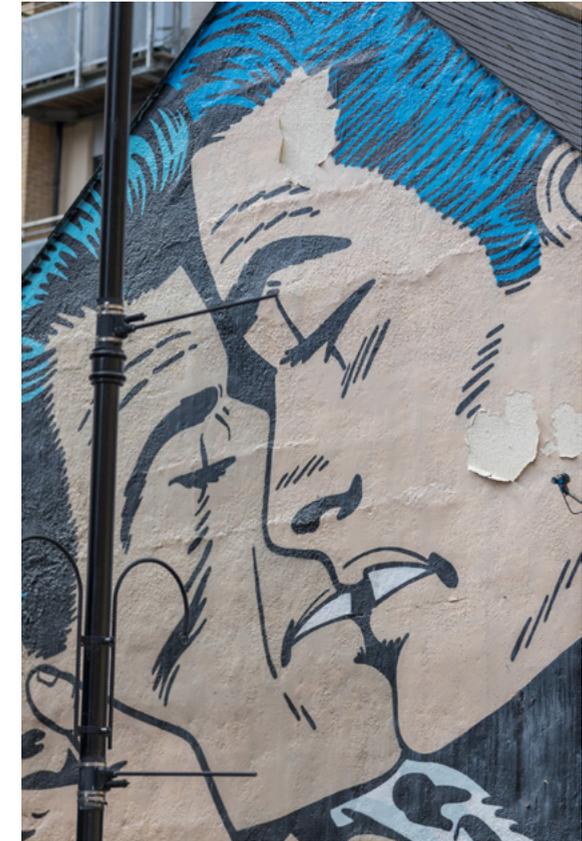
Day by day, week by week, you contribute to our city in so many ways. Not just through your regular work, but also by supporting local shops, bars, venues and restaurants. You energise the local economy and enliven your local neighbourhood.

Quite possibly, you'd like to put down roots, to own a stake in your community. Your own home.

You give a lot to this city and it's time you got something back. Which is where we come in...



**Many developers invest in property.  
We invest in communities.**



"What are the neighbours like?" Actually, they're just like you. There's a sense of togetherness within Pocket developments, encouraged by the common experiences of our residents. They're all owner-occupiers (no renters) and they generally share similar interests and aspirations.

The design of our developments also fosters a reassuring community spirit. We build shared spaces, such as roof terraces, to bring residents together for a coffee or weekend drinks. Along with three landscaped roof gardens, Addiscombe Grove has a residents' lounge, a wellness room and a communal workspace.

Our efforts to create a sense of community begin before we hand over the keys, when we host a welcome drinks gathering for residents so they can get to know each other.

Later, when everyone's settled in, we help them set up a Residents' Management Company to decide how the building should be run. Actually, 'building' is the wrong word. It's a community.

**A distinctive building,  
inspired by a local landmark.**

“The distinctive façade arrangement of angled piers clad with glazed tiles, bands of light concrete and bronze-coloured metal entrance will create a characterful addition to Croydon’s skyline.”

**Metropolitan Workshop,  
Addiscombe Grove Architect**

Addiscombe Grove takes its design cues from the angled geometrics of the iconic NLA Tower nearby. Like its illustrious neighbour, the building makes a strong architectural impact. Its windows form a strong diagonal pattern, while reflective glazed tiles intensify light and shadow, creating a shimmer as the sun moves round its façade.

Inside, the Pocket apartments are enhanced by welcoming communal spaces. On the ground floor, a large residents’ lounge is the place to meet friends and neighbours, work from home (away from home) or hold informal meetings. If you need a change of scene, just next door, there is another workspace fitted with high tables.

Up on the ninth floor, a wellness room designed for functions and group activities leads to a spacious Social Garden. Acting as ‘the building’s heart’, this is a tranquil setting for relaxation and socialising.

The Nordic Garden, high up on the 20th floor, features harder landscaping and hardier plants. Offering outstanding views, this space is perfect for contemplation, summer meetings or social functions.

Venture to the top floor to discover the Hidden Garden. Softer and more tranquil than the Nordic Garden, this enclosed sanctuary with covered spaces has spectacular views towards the west, north and east horizons.



Sketch design work



Façade model design work





**You only get one chance to be a first time buyer.  
So get it right.**

Buying a one bedroom Pocket home at Addiscombe Grove could be an extremely smart move. Not only will you obtain a discount of 20%, you'll also own 100% of your home from the day you move in.

Designed by award-winning architect Metropolitan Workshop, each high-quality apartment makes the best use of every square foot. There are 112 Pocket homes in the 21-storey development, each one cleverly designed to maximise the feeling of space and create a homely, efficient environment.

Across the building, there are also various breakout spaces with ultra-fast hyperoptic WiFi. Light and airy, these have the ambiance of a trendy Scandinavian hotel. The 9th floor wellness room can be used for yoga and meditation sessions or residents' get-togethers.

As a resident, you'll have access to three communal landscaped gardens on three different floors, a striking residents' lounge, workspace and a secure bike store.

Residents' lounge





### 3 landscaped roof terraces Social Garden

Indicative computer generated image

### The privacy of your own home. Social spaces to create a community.

Owners of Pocket homes often develop a close bond with their fellow residents. We encourage this togetherness by creating areas where neighbours can meet and get to know each other.

At Addiscombe Grove, the shared spaces include a ground floor residents' lounge with space to meet, work or study.

As for outside communal space, the building has three landscaped gardens offering extensive views. A large Social Garden stands on the 9th floor, a Nordic Garden occupies part of the 20th floor and a tranquil Hidden Garden can be found on the top floor.

**No gimmickry, just smart, timeless, efficient design.**

With a focus on craftsmanship, the Pocket apartment interiors are designed to accommodate modern city makers' lifestyles. The open-plan living space has plenty of room for dinner parties, movie nights with friends, exercise workouts and yoga.

Each home has a built-in storage cupboard, a living, dining and kitchen space with an integrated oven/hob, an extractor fan and a fridge with a freezer compartment. The bedroom has space for a double bed, a pair of bedside cabinets and allows space to create your wardrobe. A sleek wet room lined with large format tiles has a walk-in shower.

The windows are extra wide to let light flood in and create a feeling of airy lightness. Overall, each apartment is cleverly designed to act as a comfortable and stylish first home.



Show Home photography





Flat type 1G

Flat type 1D



Indicative computer generated images

## Specification Overview



13 Addiscombe Grove CRO

### Residents' facilities and communal areas

- Chic ground floor residents' lounge with WiFi
- Post box area with high table workspace and WiFi
- Two lifts providing access to every floor
- 9th floor landscaped Social Garden with seating and views
- 9th floor wellness room
- 20th floor Nordic Garden
- 21st floor secluded, communal Hidden Garden with seating
- Residential fire alarm
- Bicycle storage with secure access and repair stand

### Kitchen

- Fully-fitted handleless kitchen
- Corian worktop with stainless steel undermounted sink and drainer grooves
- Chrome mixer tap
- Built-in Zanussi appliances:
  - Ceramic hob with stainless steel splashback
  - Fan oven
  - Undercounter fridge with freezer compartment
- Under-oven drawer
- Extractor hood
- Under-cabinet LED down lights
- Plumbing and wiring provided for a dishwasher\*

### Shower room

- Stylish wet room with walk-in shower
- Sanitaryware from Duravit
- Brassware in a chrome finish from Hansgrohe

\*Size varies, please ask sales consultant for more details

### Floor finishes

- Laminate timber, light oak wide board flooring to kitchen, living, bedroom & entrance area
- Porcelain floor tiles to bathroom

### Electrical and heating

- Wiring for Sky+HD and Hyperoptic fibre broadband and BT telephone (subscription required)
- Dimmable lights in living and bedroom
- Digital heating control
- Radiators
- Video entry system

### Utility cupboard

- Plumbing and wiring for washing machine
- Heat interface unit (HIU)
- Mechanical ventilation heat recovery unit (MVHR)

### Security and peace of mind

- 10 year Premier Guarantee building warranty
- 24 month defects warranty cover
- Secure by Design
- On-site CCTV
- Sprinkler system

### Sustainable features

- Bee friendly planting to roof terraces
- Energy efficient appliances
- Water saving to shower head and tap
- Energy efficient LED lighting

**More than a roof over your head  
— a lifestyle on your doorstep**



Just over 9 miles south of Charing Cross, Croydon has a well-deserved reputation as a great place to live, work and have fun. As somewhere to set up home, particularly your first home, the town ticks many boxes, including connectivity to central London, access to clubs, pubs, cinemas and galleries and, of course, affordability.

Talking of boxes, Boxpark, a collection of 80 refashioned shipping containers housing cafés, restaurants, bars and music venues, has energised the town's nightlife — as well as Phase, a 500-capacity club and arts space. At the same time, the ever-changing display of dynamic street art has enlivened Croydon's creative edge.

Across town, Croydon is in the midst of a multi-billion pound investment programme that's transforming the area into a centre of creativity, technology, shopping and leisure. Clearly, this is the right place — and the right time — to buy your first home.





A Croydon institution, Surrey Street Market provides goodies ranging from German turnips and Thai orchids to Indian mangoes and Romanian cake.

On shop shutters, brick walls, fences and wooden hoardings, the vibrant collection of street art demonstrates that Croydon is a hub for creativity.



The London Borough of Croydon has over 120 parks and open spaces. The 130-year-old Park Hill Park is just round the corner, while the popular, multi-amenity Lloyd Park is a gentle 15-minute walk away.



Boxpark, refitted shipping containers just a 2-minute stroll from Addiscombe Grove, is your destination for drinks, dining and special events.



**Keep exploring.**  
**Crystal Palace is just a short train ride away.**

Described as 'south London's hidden gem', the hilltop community of Crystal Palace has quirky independent shops, eclectic eateries and 360-degree views over central London and the Surrey countryside. Crystal Palace Park, one of London's major public parks, is home to The National Sports Centre.

The Crystal Palace Triangle, bordered by Westow Street, Westow Hill and Church Road, attracts locals and visitors to its restaurant scene, galleries, farmers' market, bars, and shops crammed with books, period furniture and vintage clothing. Haynes Lane Market, within the triangle, is the place for vinyl, toys and tarot card readings.

Each year, the community-run Crystal Palace Overground Festival features inspirational art, music, film, comedy, storytelling, quizzes and other cultural happenings. Expect anything from a 'secret date club' to a 'silent disco walking tour', all accompanied by fabulous food.

Four Boroughs describes itself as 'a place to switch off from the material world'. Come here for coffee, craft beer, natural wine, kombucha and kimchi.



Head for Crystal Palace to find furniture, lighting and objects from Art Deco, Mid-Century Modern and Danish, through to vintage and industrial design.



Settle into your sofa at the Everyman cinema and your beer with chorizo, guacamole or avocado sharing plates will be brought to your seat.





Dinosaurs came to Crystal Palace in 1854, after The Great Exhibition moved here from Hyde Park. Now restored, their extinction is delayed indefinitely.



Now part of the National Sports Centre, the Crystal Palace Park Athletics Stadium hosts international athletics meetings. It has a capacity of 15,500.



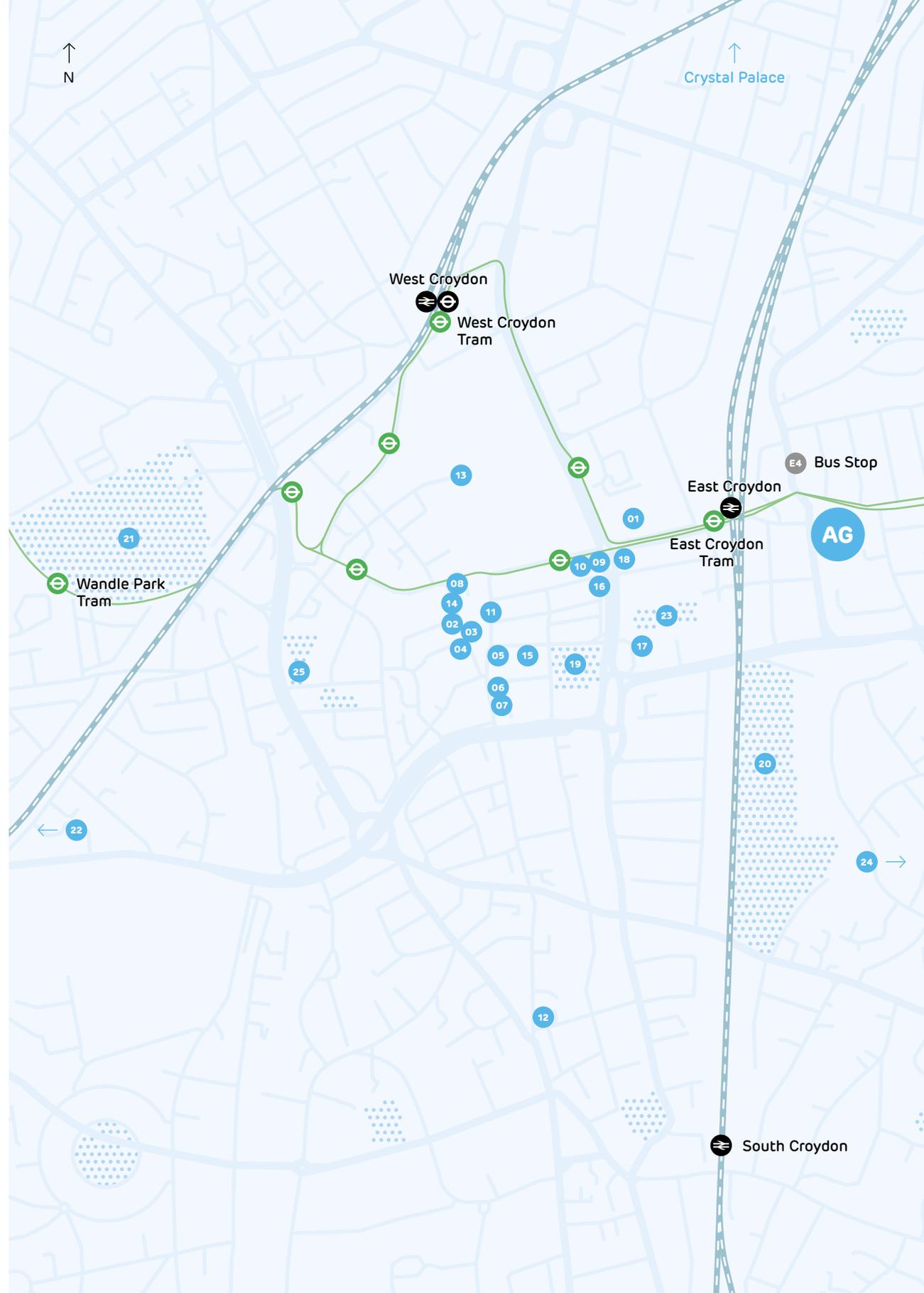
Restaurants, Bars & Cafés	
Boxpark .....	01
Dog & Bull .....	02
Art & Craft .....	03
Matthews Yard .....	04
The Spread Eagle .....	05
Ludoquist .....	06
Byte Cafe .....	07
Mr Fox .....	08
Wagamama .....	09
Pizza Express .....	10
Phase .....	11
The Joker .....	12

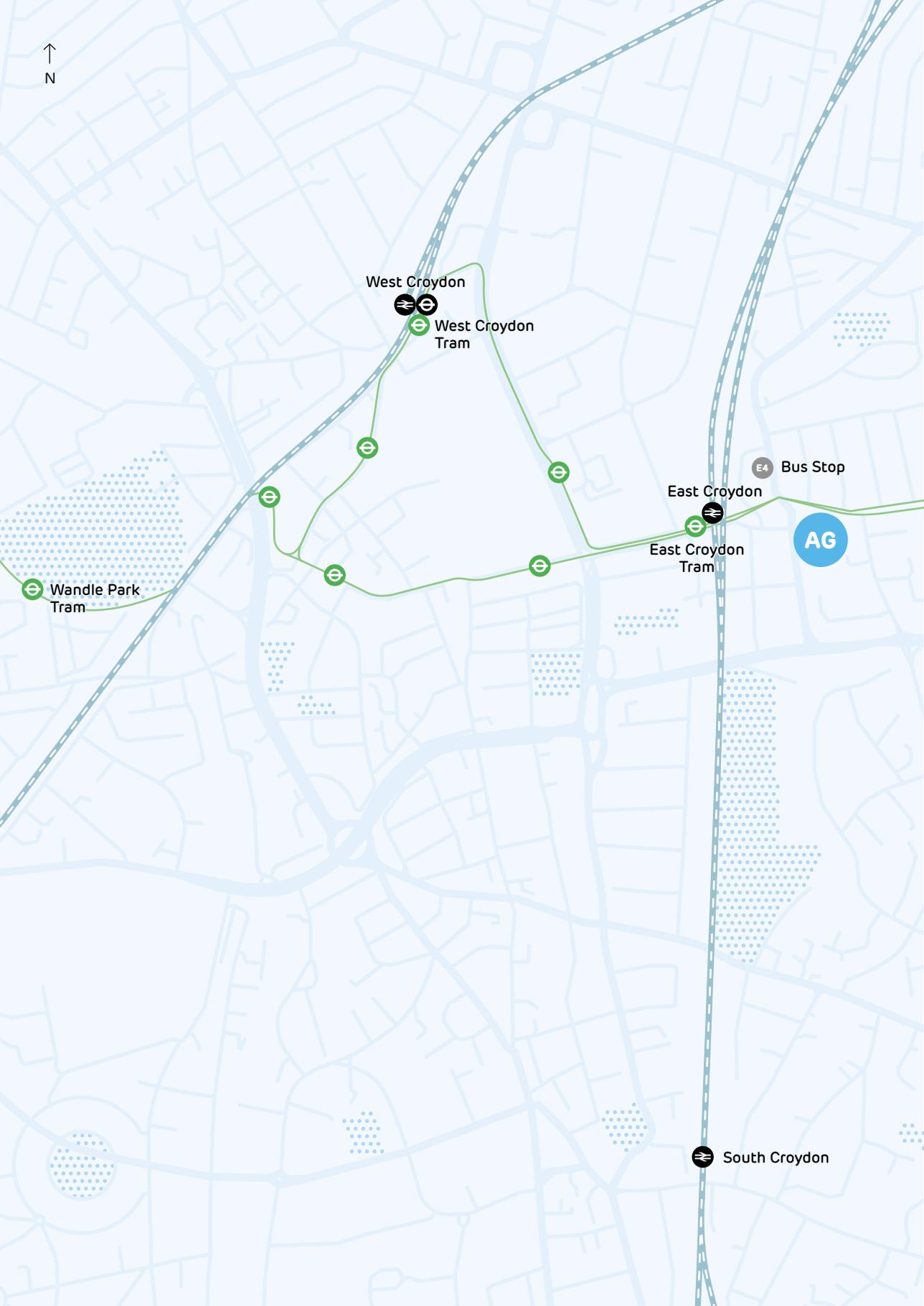
Culture	
Centrale Shopping Centre .....	13
Surrey Street Market .....	14
Museum of Croydon .....	15
Rise Gallery .....	16
Fairfield Halls Theatre .....	17
The Gym .....	18

Parks / Greenspaces	
Queens Park .....	19
Park Hill Park .....	20
Wandle Park .....	21
Waddon Ponds .....	22
Fairfield Gardens .....	23
Lloyd Park .....	24
St John's Gateway .....	25

### Attractions

Coffee shops, clubs, bars and assorted eateries serving dishes from around the world will tempt you to leave your comfortable Pocket home, (although drinks with your neighbours up on one of the roof gardens may be a welcome alternative). For a dose of retail therapy, take a 10-minute walk to the main shopping centre and for greenery, head to nearby Wandle Park, Park Hill Park and Lloyd Park.





\*Walking distances are from the Addiscombe Grove development. Train and bus times are the travel time from the transport link they fall under. Journey times taken from Google Maps.

Addiscombe Grove CR0 is a car-free development and homeowners will not be able to apply for a parking permit.

Trains	Travel Time*
East Croydon .....	2 min walk
— Gatwick Airport .....	15 min train
— London Bridge .....	16 min train
— Victoria .....	16 min train
— Blackfriars .....	20 min train
— St Pancras .....	29 min train
— Brighton .....	51 min train

East Croydon Tram .....	2 min walk
— West Croydon .....	3 min tram
— Wandle Park .....	7 min tram

West Croydon .....	16 min walk
— Crystal Palace .....	12 min train
— Shoreditch High Street .....	37 min train

South Croydon .....	18 min walk
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Buses	Travel Time*
410 (E4) .....	4 min walk
— Crystal Palace .....	34 min bus

197 (E4) .....	4 min walk
— Penge .....	24 min bus

### Transport Links

Location. Location. Location. Central London, Gatwick airport and the seaside city of Brighton are all readily accessible from East Croydon station, a swift 2-minute walk from Addiscombe Grove. With a regular service, the rail journey to London Victoria or London Bridge takes just 16 minutes. Croydon Tramlink, with a loop around the town centre, stops right outside East Croydon station and Addiscombe Grove is well served by the London bus network.

# Addiscombe Grove CRO Floorplans



## Floorplans

## Site Location

30 Addiscombe Grove  
Croydon CR0 5LR

**Floorplates** ..... **26**  
Levels Ground – 21

**Floorplans** ..... **34**  
Flat Types A – G

**How to book a viewing** ..... **46**

**How to buy** ..... **47**

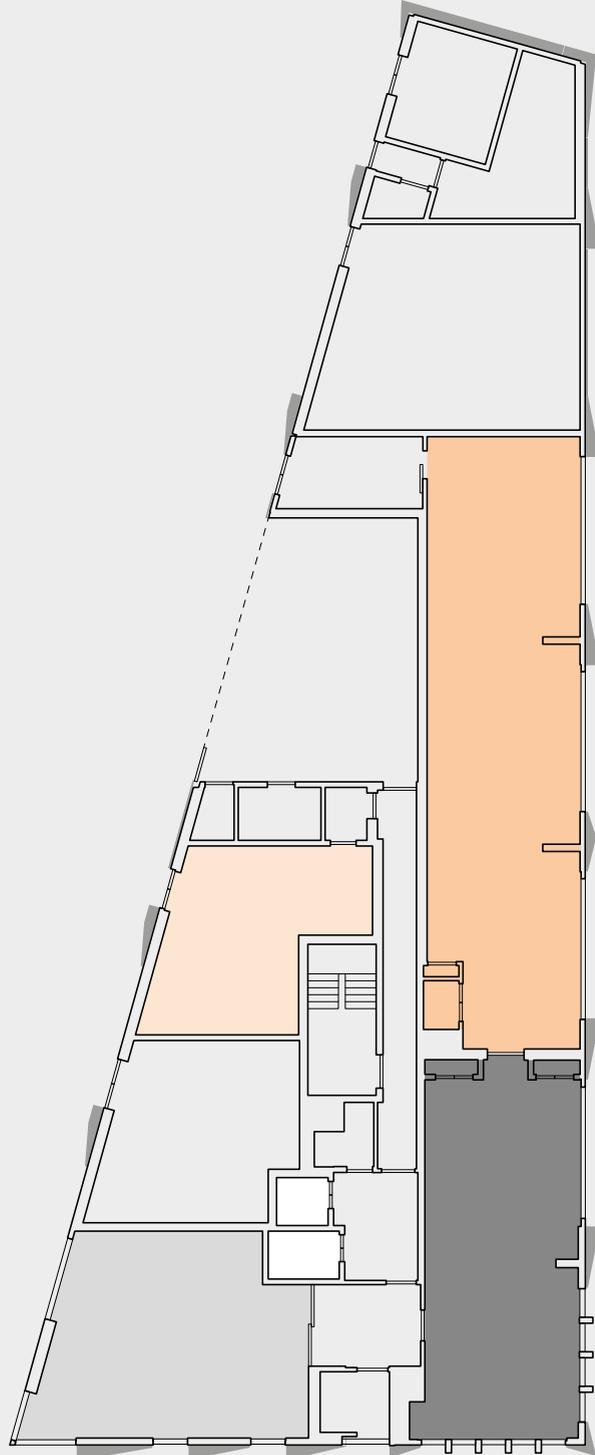
**Contact information** ..... **48**

### Floorplates

### Ground Floor Communal Spaces



- Residents' Lounge
- Amenity Space
- Bike Store
- Refuse
- Lifts

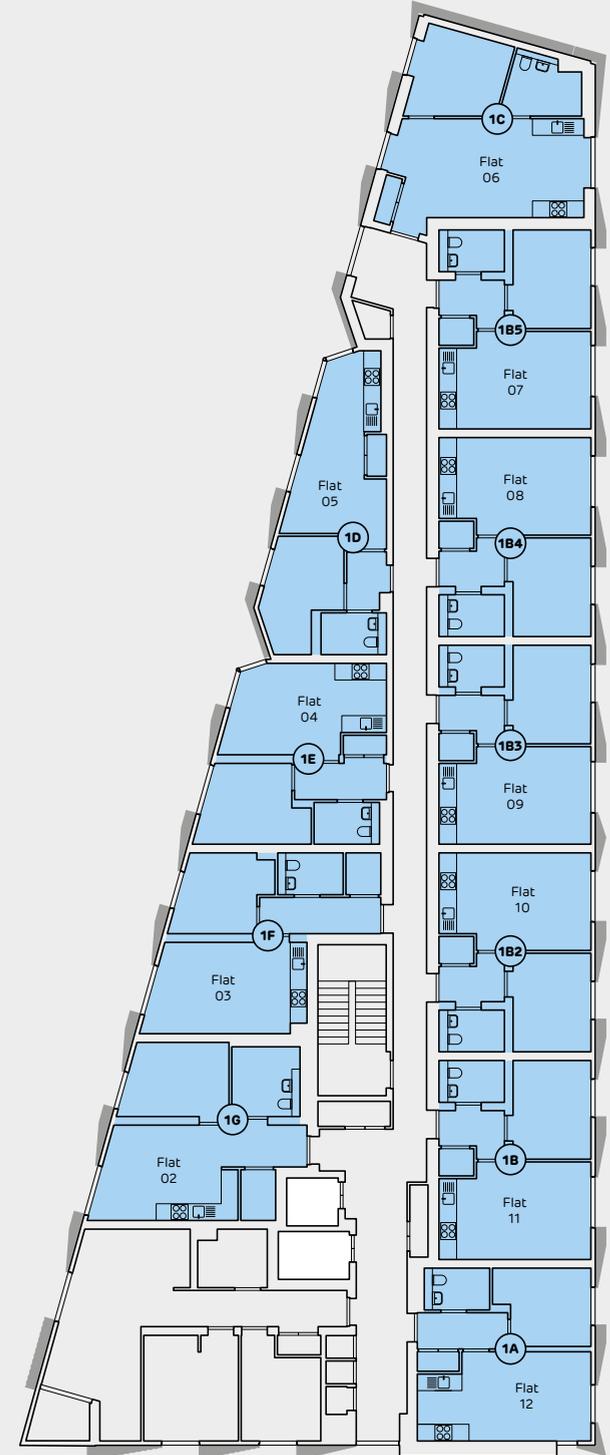


### Floorplates

### Floor 01 Flat Types



- Pocket Apartment
- Lifts

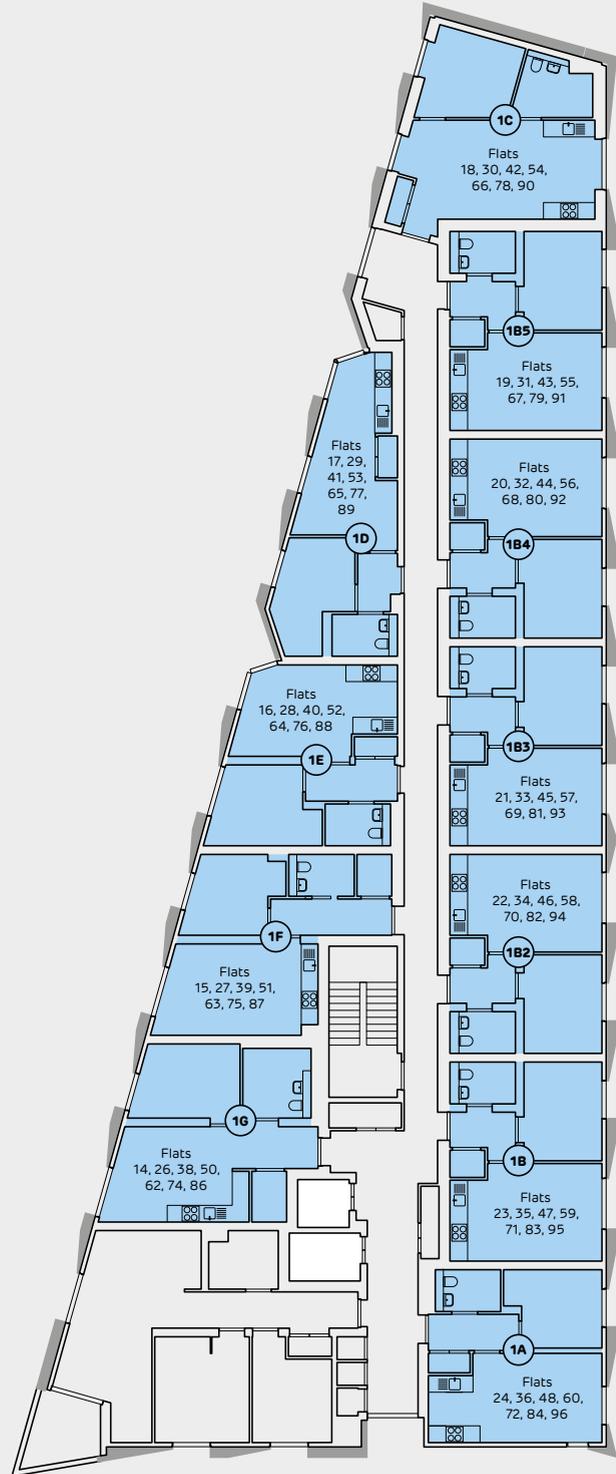


**Floorplates**

**Floors 02-08**  
Flat Types



- Pocket Apartment
- Lifts

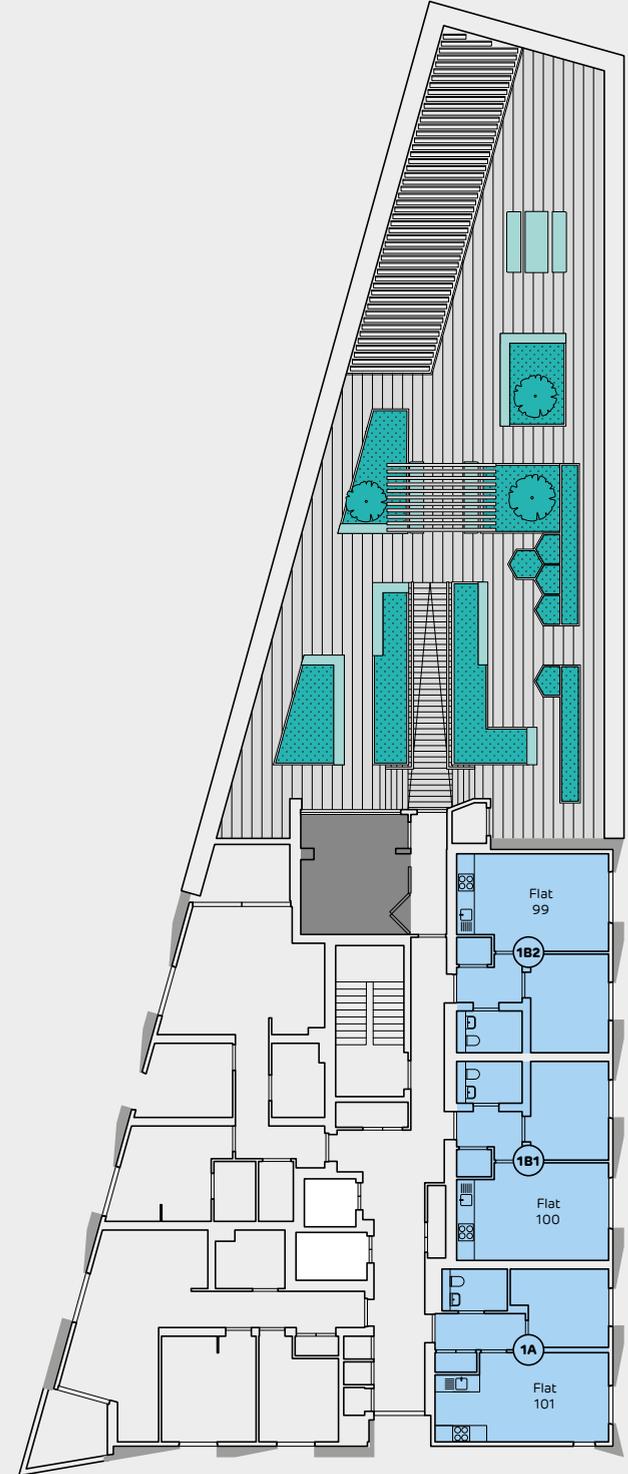


**Floorplates**

**Floor 09**  
Flat Types  
Communal Spaces



- Pocket Apartment
- Communal Roof Terrace
- Wellness Room
- Lifts
- Greenery
- Seating Areas

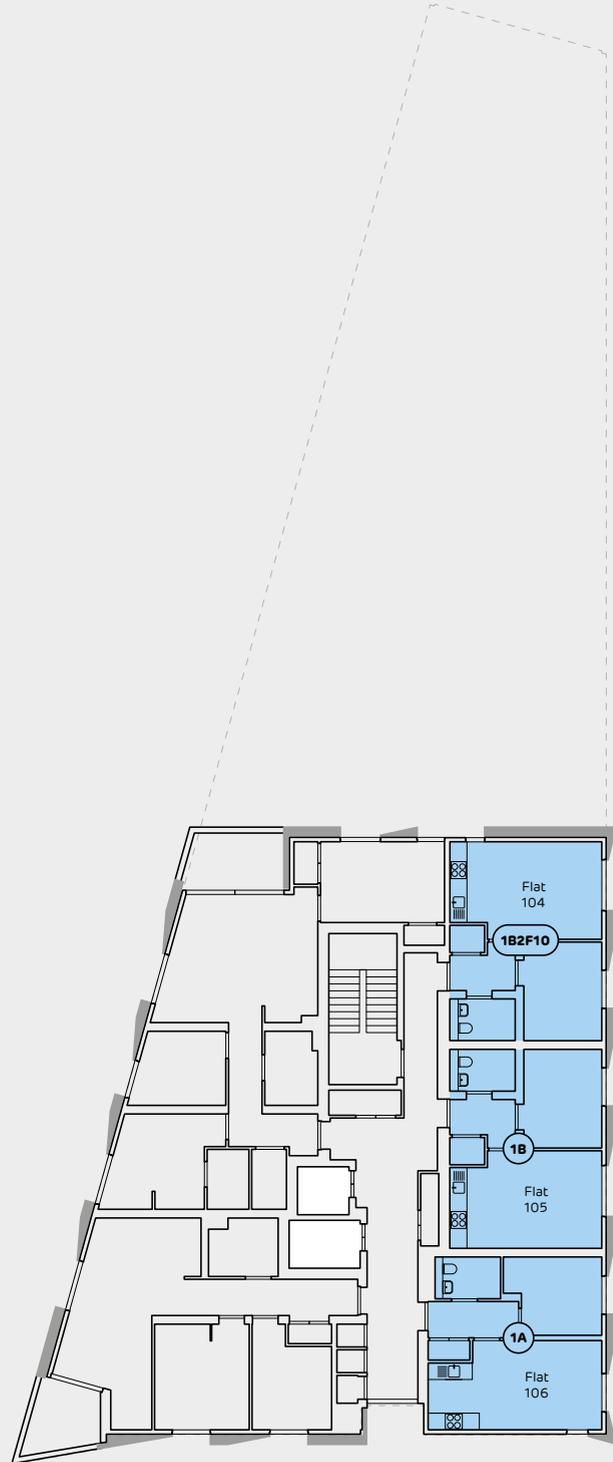


**Floorplates**

**Floor 10**  
Flat Types



- Pocket Apartment
- Lifts

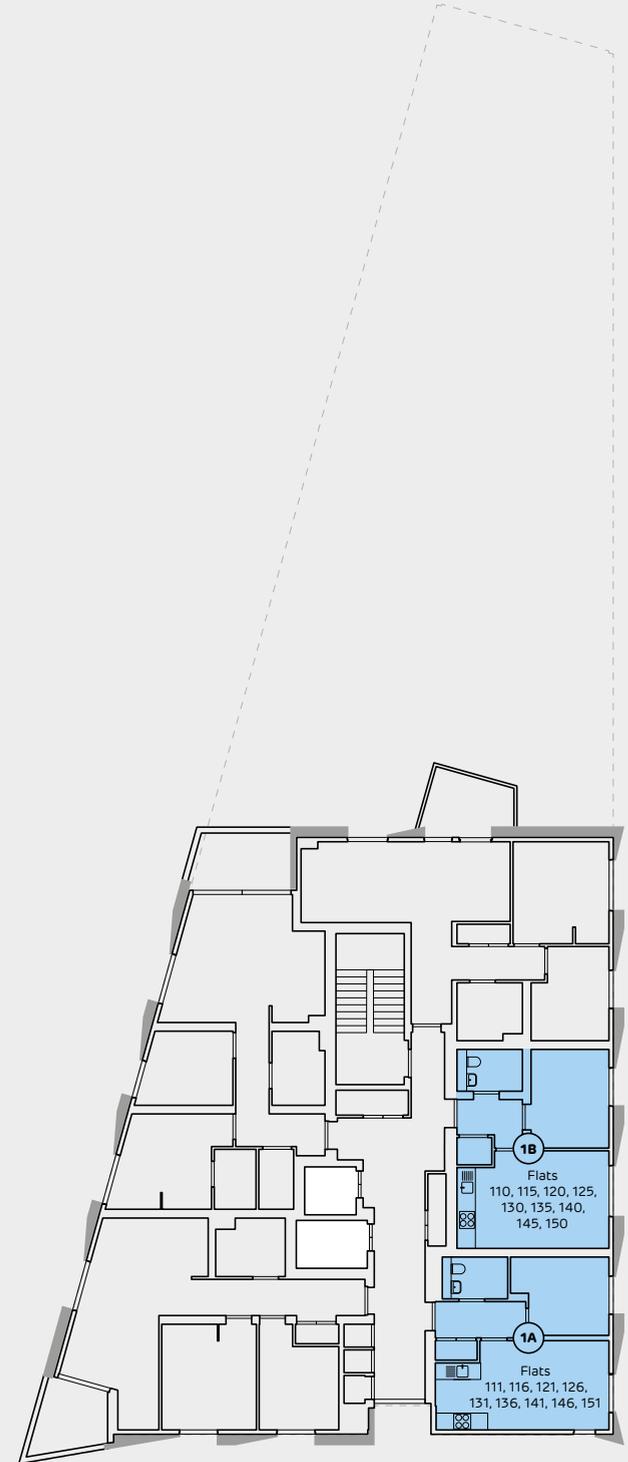


**Floorplates**

**Floors 11-19**  
Flat Types



- Pocket Apartment
- Lifts

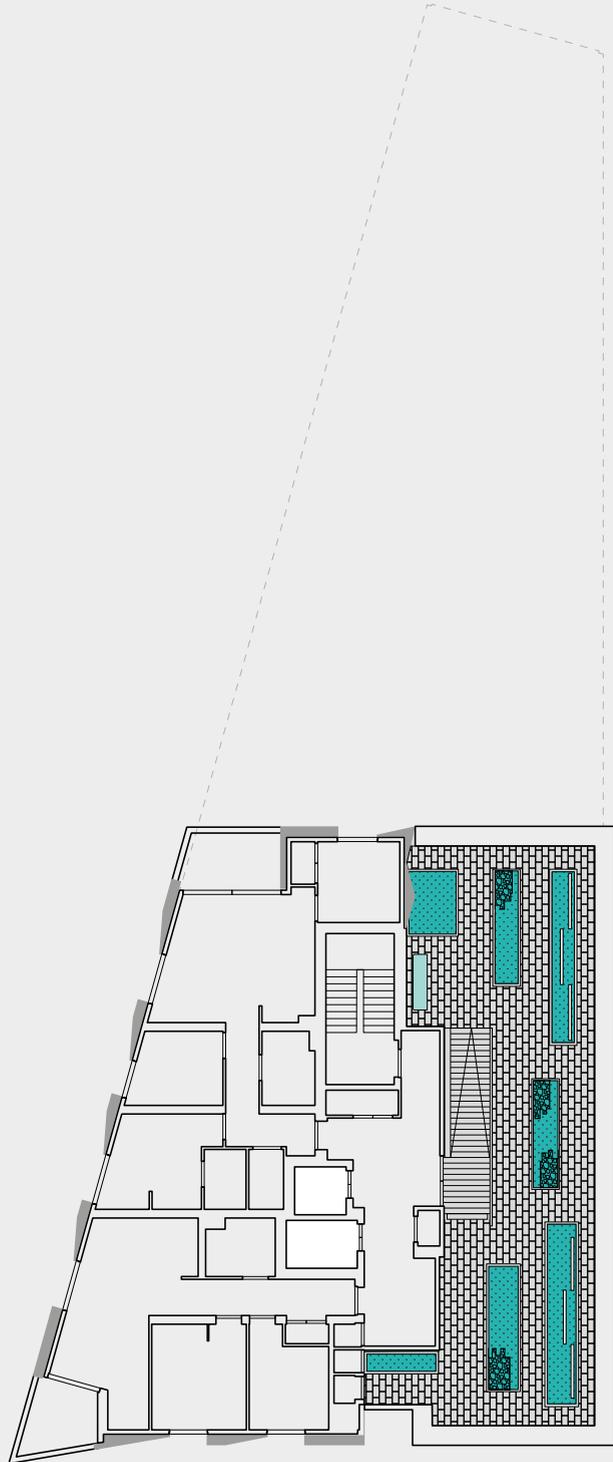


**Floorplates**

**Floor 20**  
Communal Spaces



- Communal Roof Terrace
- Lifts
- Greenery
- Seating Areas

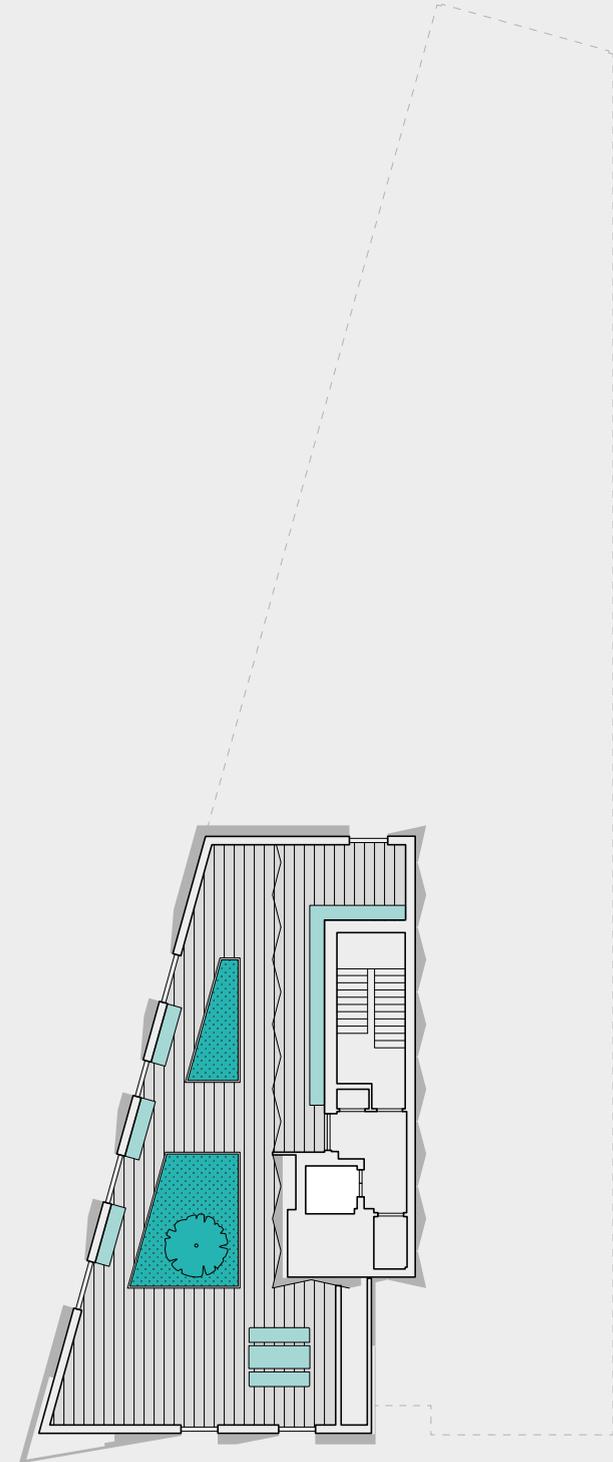


**Floorplates**

**Floor 21**  
Communal Spaces

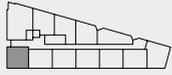


- Communal Roof Terrace
- Lift
- Greenery
- Seating Areas



**Floorplans**

**Flat**  
Type 1A



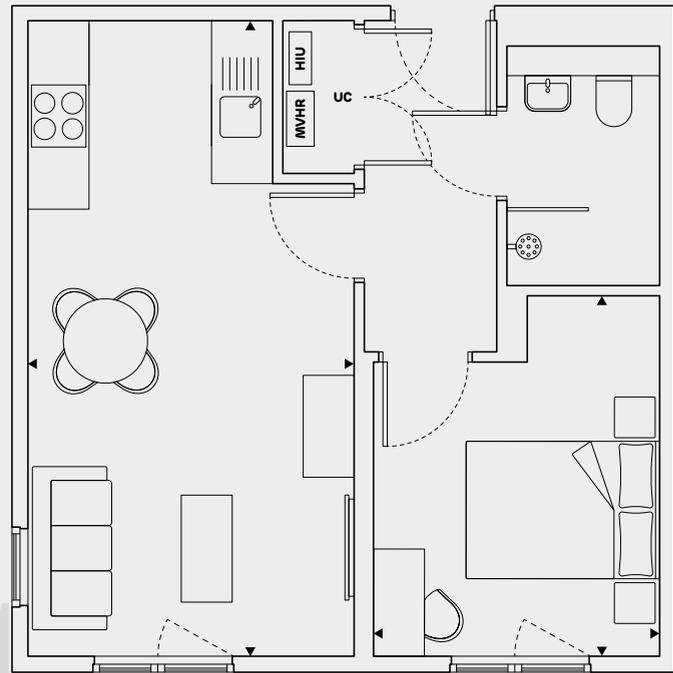
Floors 01-19

**Gross Internal Area**  
415 sqft — 38.6 sqm

**Living/Dining/Kitchen**  
10'4" x 20'4" — 3.20 x 6.22 m

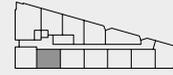
**Bedroom**  
9'2" x 11'5" — 2.81 x 3.53 m

**Flats**  
12, 24, 36, 48, 60,  
72, 84, 96, 101, 106  
111, 116, 121, 126, 131,  
136, 141, 146, 151



**Floorplans**

**Flat**  
Type 1B



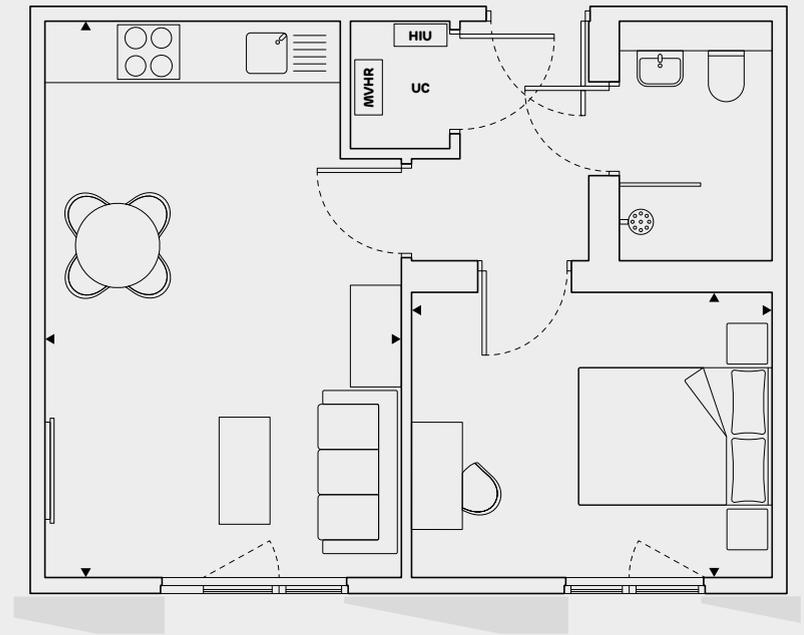
Floors 01-19

**Gross Internal Area**  
419 sqft — 39 sqm

**Living/Dining/Kitchen**  
11'4" x 17'8" — 3.50 x 5.45 m

**Bedroom**  
11'6" x 9'1" — 3.54 x 2.79 m

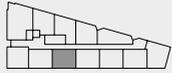
**Flats**  
11, 23, 35, 47, 59, 71,  
83, 95, 100, 105, 110,  
115, 120, 125, 130,  
135, 140, 145, 150



Heat Interface Unit **HIU**  
Mechanical Ventilation Heat Recovery Unit **MVHR**  
Utility Cupboard is marked as **UC**

## Floorplans

### Flat Type 1B2



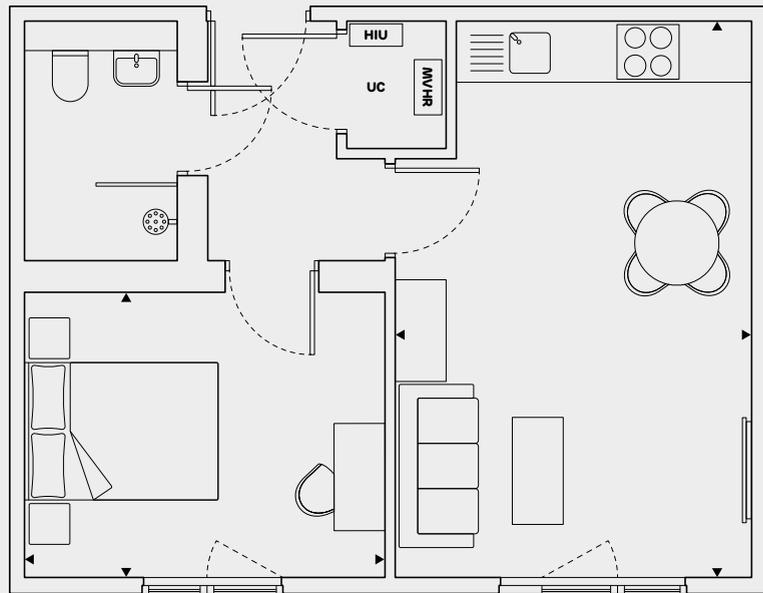
Floors 01-09

Flats  
10, 22, 34, 46, 58,  
70, 82, 94, 99

Gross Internal Area  
419 sqft — 39 sqm

Living/Dining/Kitchen  
11'4" x 17'8" — 3.50 x 5.45 m

Bedroom  
11'6" x 9'1" — 3.54 x 2.79 m



## Floorplans

### Flat Type 1B2F10



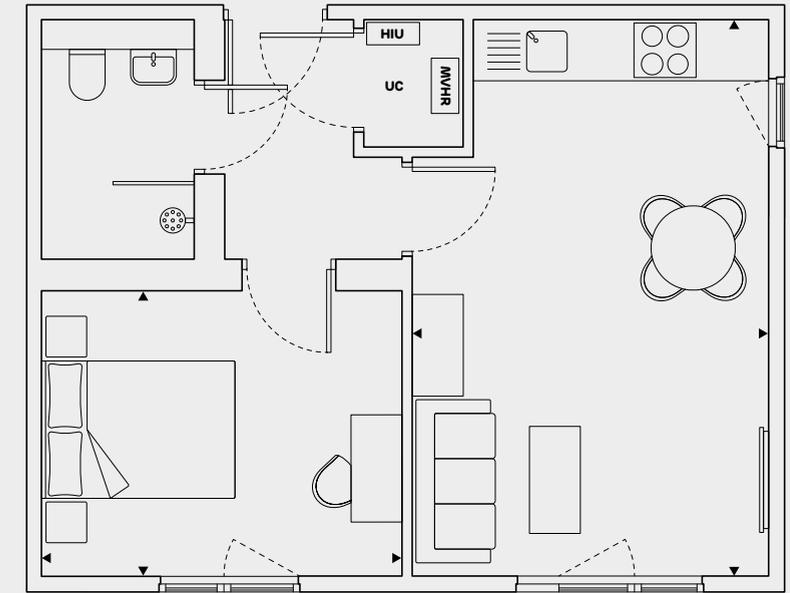
Floor 10

Flat  
104

Gross Internal Area  
419 sqft — 39 sqm

Living/Dining/Kitchen  
11'4" x 17'8" — 3.50 x 5.45 m

Bedroom  
11'6" x 9'1" — 3.54 x 2.79 m



Heat Interface Unit **HIU**  
Mechanical Ventilation Heat Recovery Unit **MVHR**  
Utility Cupboard is marked as **UC**

## Floorplans

### Flat Type 1B3



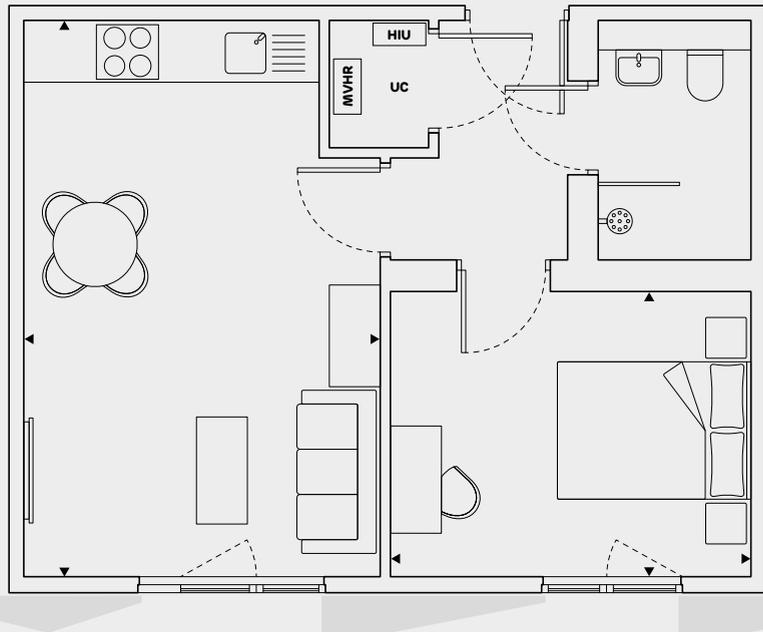
Floors 01-08

Gross Internal Area  
419 sqft — 39 sqm

Living/Dining/Kitchen  
11'4" x 17'8" — 3.50 x 5.45 m

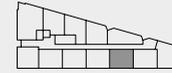
Bedroom  
11'6" x 9'1" — 3.54 x 2.79 m

Flats  
09, 21, 33, 45,  
57, 69, 81, 93



## Floorplans

### Flat Type 1B4



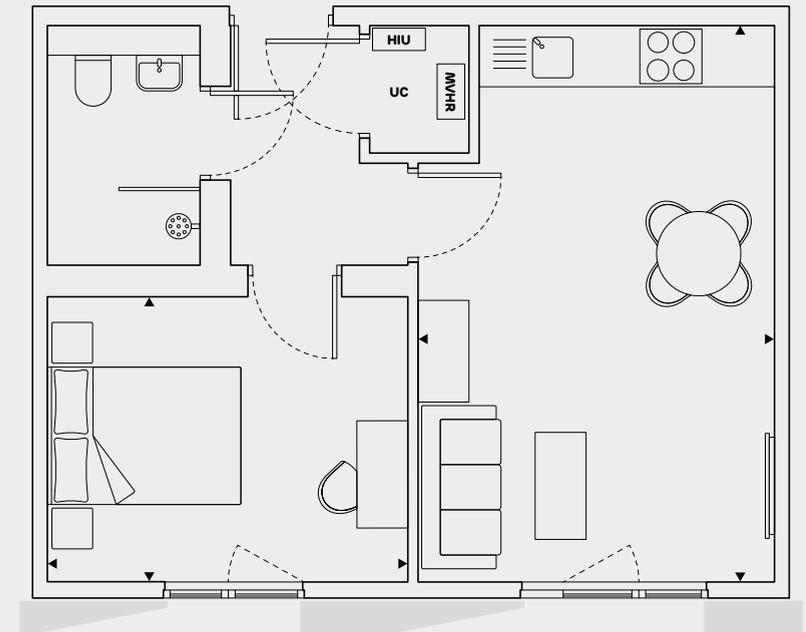
Floors 01-08

Gross Internal Area  
419 sqft — 39 sqm

Living/Dining/Kitchen  
11'4" x 17'8" — 3.50 x 5.45 m

Bedroom  
11'6" x 9'1" — 3.54 x 2.79 m

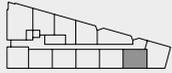
Flats  
08, 20, 32, 44,  
56, 68, 80, 92



Heat Interface Unit **HIU**  
Mechanical Ventilation Heat Recovery Unit **MVHR**  
Utility Cupboard is marked as **UC**

## Floorplans

### Flat Type 1B5



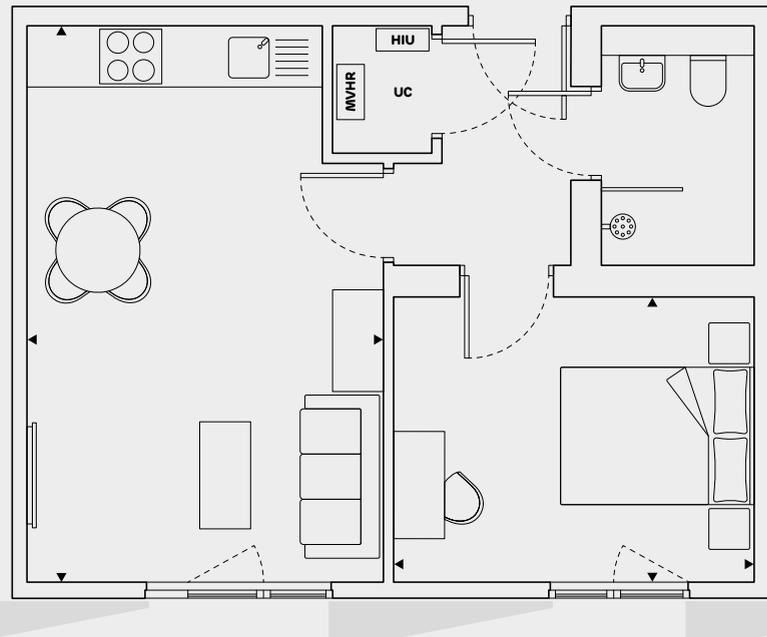
Floors 01-08

Gross Internal Area  
419 sqft — 39 sqm

Living/Dining/Kitchen  
11'4" x 17'8" — 3.50 x 5.45 m

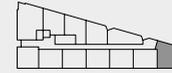
Bedroom  
11'6" x 9'1" — 3.54 x 2.79 m

Flats  
07, 19, 31, 43,  
55, 67, 79, 91



## Floorplans

### Flat Type 1C



Floors 01-08

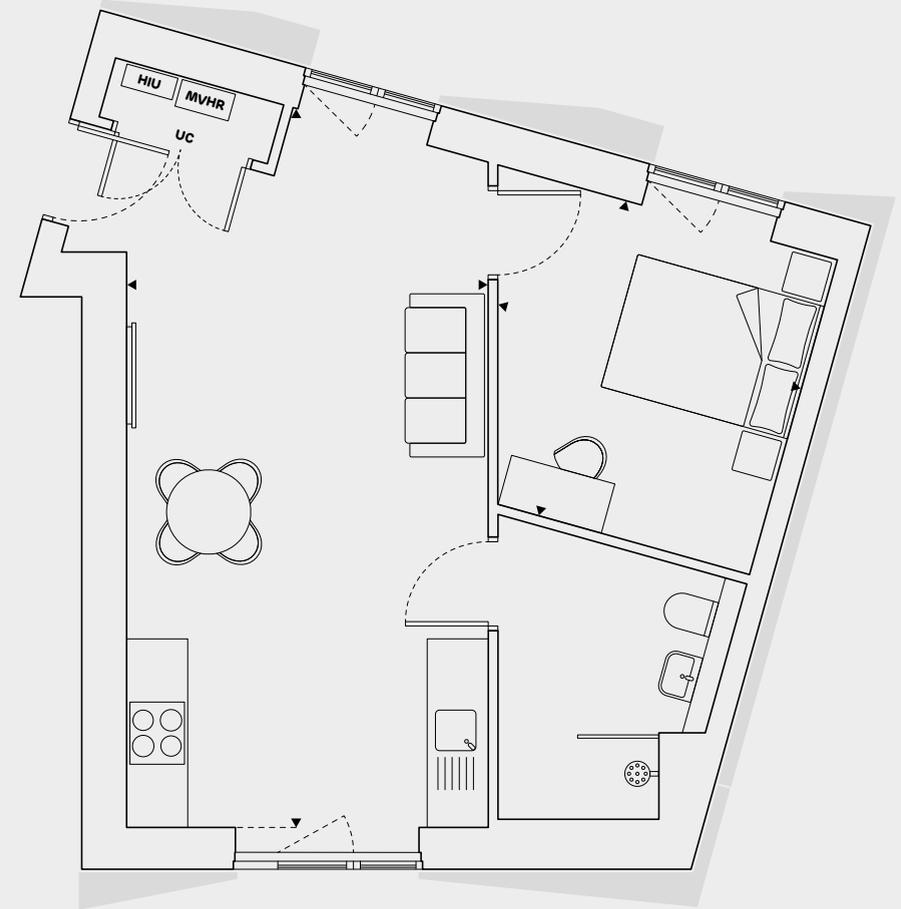
Gross Internal Area  
465 sqft — 43.2 sqm

Living/Dining/Kitchen  
11'6" x 23'5" — 3.53 x 7.15 m

Bedroom  
10'1" x 10'4" — 3.08 x 3.20 m

Flats  
06, 18, 30, 42,  
54, 66, 78, 90

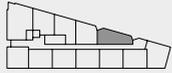
This type is wheelchair adaptable,  
please ask your sales consultant to  
see an alternative furniture layout.



Heat Interface Unit **HIU**  
Mechanical Ventilation Heat Recovery Unit **MVHR**  
Utility Cupboard is marked as **UC**

**Floorplans**

**Flat**  
Type 1D



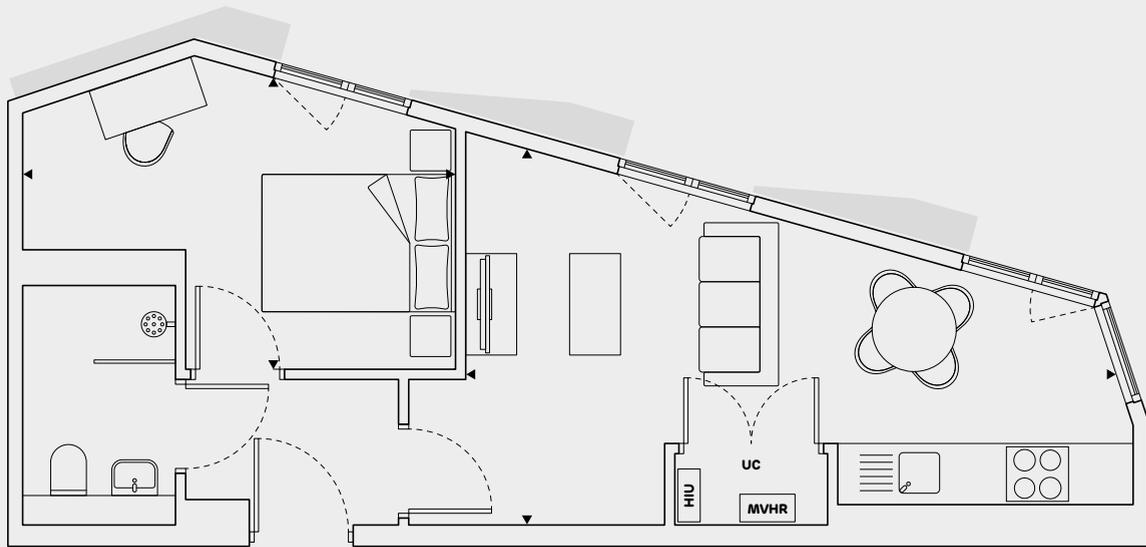
Floors 01-08

**Gross Internal Area**  
404 sqft — 37.6 sqm

**Living/Dining/Kitchen**  
20'7" x 12'2" — 6.32 x 3.72 m

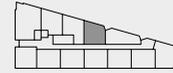
**Bedroom**  
13'9" x 9'3" — 4.25 x 2.85 m

**Flats**  
05, 17, 29, 41,  
53, 65, 77, 89



**Floorplans**

**Flat**  
Type 1E



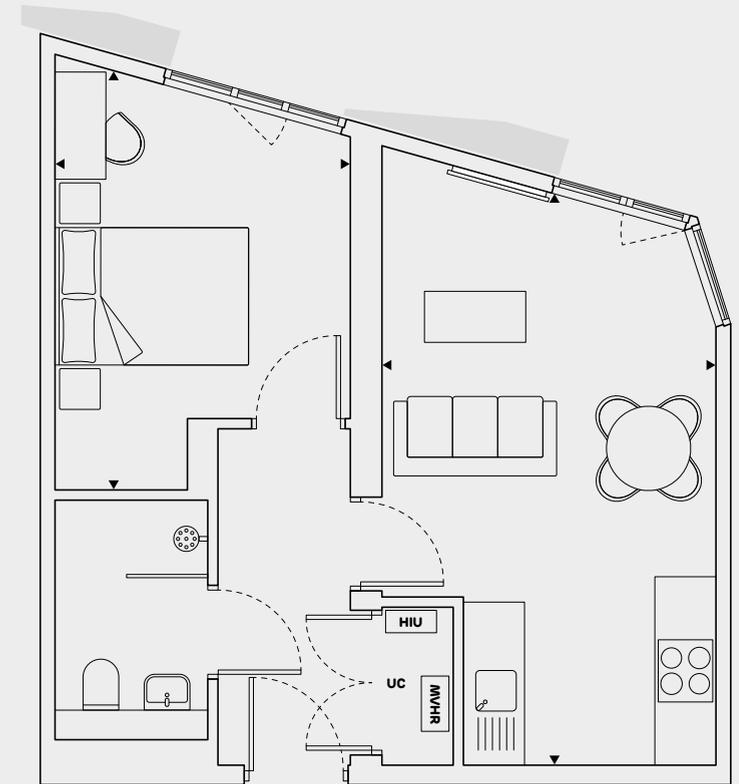
Floors 01-08

**Gross Internal Area**  
423 sqft — 39.3 sqm

**Living/Dining/Kitchen**  
10'7" x 18'4" — 3.28 x 5.61 m

**Bedroom**  
9'5" x 10'7" — 2.90 x 3.30 m

**Flats**  
04, 16, 28, 40,  
52, 64, 76, 88



Heat Interface Unit **HIU**  
Mechanical Ventilation Heat Recovery Unit **MVHR**  
Utility Cupboard is marked as **UC**

**Floorplans**



Floors 01–08

**Flats**  
03, 15, 27, 39,  
51, 63, 75, 87

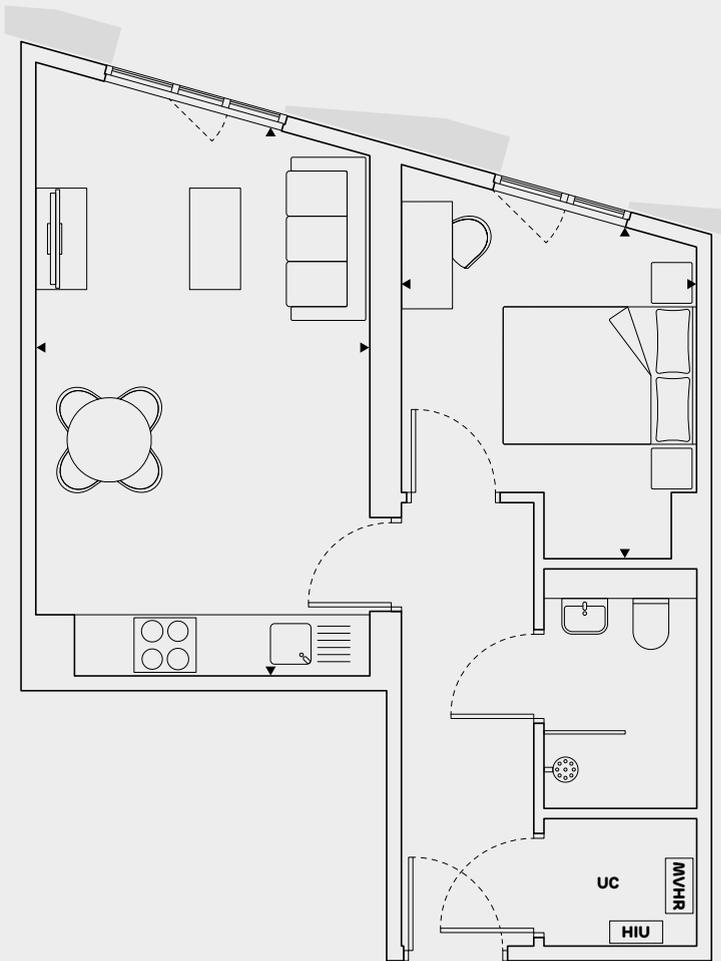
**Flat**  
Type 1F



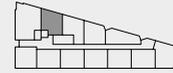
**Gross Internal Area**  
440 sqft — 40.9 sqm

**Living/Dining/Kitchen**  
10'9" x 17'4" — 3.30 x 5.30 m

**Bedroom**  
9'5" x 10'6" — 2.90 x 3.24 m



**Floorplans**



Floors 01–08

**Flats**  
02, 14, 26, 38,  
50, 62, 74, 86

This type is wheelchair adaptable,  
please ask your sales consultant to  
see an alternative furniture layout.

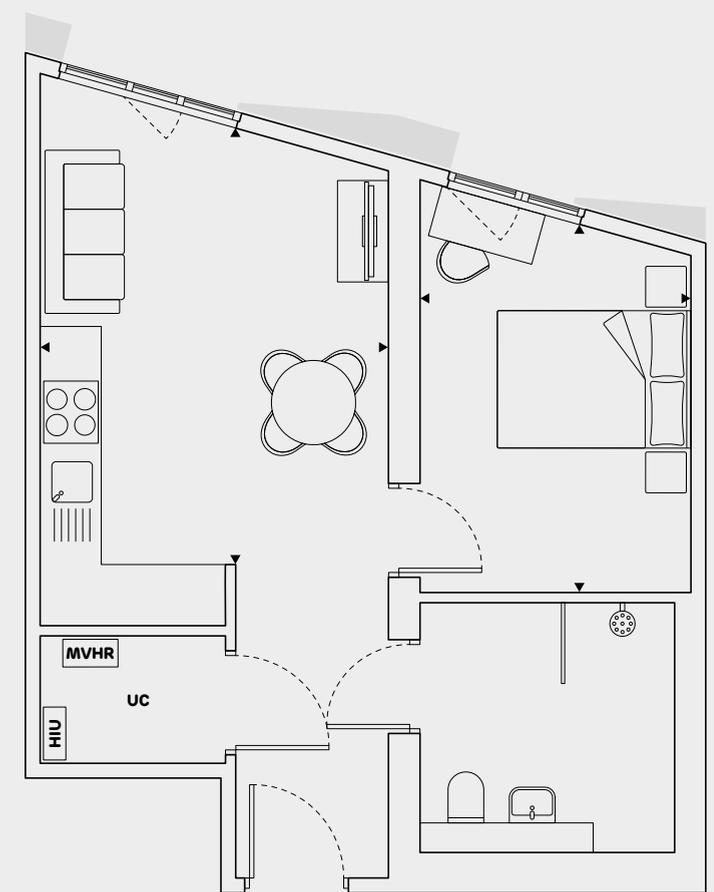
**Flat**  
Type 1G



**Gross Internal Area**  
458 sqft — 42.6 sqm

**Living/Dining/Kitchen**  
11'2" x 14' — 3.42 x 4.28 m

**Bedroom**  
8'7" x 11'8" — 2.66 x 3.61 m



Heat Interface Unit **HIU**  
Mechanical Ventilation Heat Recovery Unit **MVHR**  
Utility Cupboard is marked as **UC**

## Hoping to get on the housing ladder? Take these steps:

### How to book a viewing



#### Set up a My Pocket account

Visit [pocketliving.com](https://pocketliving.com) and click Register to create your My Pocket account.



#### Activate

Activate your account via the link in the email we'll send you. If it doesn't arrive, check your junk folder.



#### Eligibility check

Make sure the information you've entered is correct, especially your postcodes. To apply for a Pocket home at Addiscombe Grove CRO, you must be a first time buyer living or working in any London Borough. Your household income must be less than the applicable income boundary.



#### Affordability check

Complete an online affordability assessment with Censeo Financial, our preferred mortgage adviser, to check you can afford a home at Addiscombe Grove CRO.



Once you've passed your affordability assessment, you'll be able to book a viewing at our show home via My Pocket. During the viewing, a member of the Pocket team will be on hand to answer your questions.

### How to buy



If you like what you see at your viewing, visit our website, go to My Pocket and submit an Expression of Interest. You can select up to ten homes.



If we're able to offer you a Pocket home, we'll upload an offer letter into your My Pocket account. This will set out the buying process and ask you to upload various documents into your My Pocket account, pay a reservation fee, meet a mortgage adviser such as Censeo Financial and choose a solicitor. Don't worry, we'll recommend reliable people.



Once we've checked your documents, we'll put a reservation form into your My Pocket account. Sign this form and upload it into your account.



You'll now need to instruct your solicitor and we'll brief Pocket Living's solicitor to start work on your purchase.



With the help of your mortgage adviser, submit your full mortgage application.



Follow the process as advised by your solicitor and exchange contracts at this stage. You're now legally bound to purchase the apartment and we're legally bound to sell it to you.



When your apartment is ready and your solicitor has completed your purchase, pick up your keys, move in and celebrate being a homeowner in the borough you love.

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Tower House  
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London  
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