



LATIMER
by Clarion Housing Group

Crofton Place Pricelist

Plot	Postal address	Floor	Bed rooms	ft ²	m ²	Full market value	Parking	Min share available	Share value	5% mortgage deposit	Rent pcm	Service charge pcm	Service charge pa	Status
14	Flat 14 Emerald House, 24 Homefield Rise, Orpington BR6 0FL	Ground	2	753	70	£450,000	Yes	30%	£135,000	£6,750	£722	£196	£2,351	Available
15	Flat 15 Emerald House, 24 Homefield Rise, Orpington BR6 0FL	Ground	2	753	70	£450,000	Yes	30%	£135,000	£6,750	£722	£196	£2,351	Available
17	Flat 23 Emerald House, 24 Homefield Rise, Orpington BR6 0FL	First	2	673	62.5	£392,500	No	30%	£117,750	£5,888	£630	£174	£2,088	Reserved
18	Flat 22 Emerald House, 24 Homefield Rise, Orpington BR6 0FL	First	2	667	62	£392,500	No	30%	£117,750	£5,888	£630	£196	£2,351	Available
19	Flat 21 Emerald House, 24 Homefield Rise, Orpington BR6 0FL	First	2	753	70	£452,500	Yes	30%	£135,750	£6,788	£726	£196	£2,351	Available
21	Flat 19 Emerald House, 24 Homefield Rise, Orpington BR6 0FL	First	2	753	70	£452,500	Yes	30%	£135,750	£6,788	£726	£196	£2,351	Reserved
22	Flat 18 Emerald House, 24 Homefield Rise, Orpington BR6 0FL	First	2	753	70	£452,500	Yes	30%	£135,750	£6,788	£726	£176	£2,118	Pending
23	Flat 17 Emerald House, 24 Homefield Rise, Orpington BR6 0FL	First	2	657	61	£392,500	No	30%	£117,750	£5,888	£630	£178	£2,132	Reserved
24	Flat 24 Emerald House, 24 Homefield Rise, Orpington BR6 0FL	First	2	764	71	£452,500	Yes	30%	£135,750	£6,788	£726	£198	£2,380	Reserved
27	Flat 29 Emerald House, 24 Homefield Rise, Orpington BR6 0FL	Second	2	753	70	£455,000	Yes	30%	£136,500	£6,825	£730	£196	£2,351	Available
30	Flat 26 Emerald House, 24 Homefield Rise, Orpington BR6 0FL	Second	2	753	70	£455,000	Yes	30%	£136,500	£6,825	£730	£176	£2,118	Available
32	Flat 32 Emerald House, 24 Homefield Rise, Orpington BR6 0FL	Second	2	764	71	£455,000	Yes	30%	£136,500	£6,825	£730	£198	£2,380	Reserved
33	Flat 37 Emerald House, 24 Homefield Rise, Orpington BR6 0FL	Third	2	753	70	£457,500	Yes	30%	£137,250	£6,863	£734	£201	£2,409	Reserved
34	Flat 36 Emerald House, 24 Homefield Rise, Orpington BR6 0FL	Third	2	861	80	£462,500	Yes	30%	£138,750	£6,938	£742	£203	£2,438	Reserved
36	Flat 34 Emerald House, 24 Homefield Rise, Orpington BR6 0FL	Third	2	786	73	£457,500	Yes	30%	£137,250	£6,863	£734	£221	£2,657	Reserved
37	Flat 33 Emerald House, 24 Homefield Rise, Orpington BR6 0FL	Third	2	775	72	£457,500	Yes	30%	£137,250	£6,863	£734	£196	£2,351	Reserved

Reservations are subject to a £350 reservation deposit. Latimer reserves the right to review the property prices until the reservation deposit has been paid.

Although every care has been taken to ensure the accuracy of all information given, the contents of this price list do not form part of, or constitute a representation warranty, or part of any contract.

The above price examples are valid as at August 2024. They are based on a valuation carried out by a RICS qualified surveyor (valuations are reviewed at least every three months).

Service charges are estimates and can change before and after completion.

The above costs are indicative examples only. The larger the deposit you put down, the lower your monthly repayments will be.

You must obtain advice from a qualified independent mortgage advisor (you will be asked to have an affordability assessment with an independent mortgage advisor from our panel).

Monthly rent is calculated at 2.75% (1 & 2 Beds) per annum of the value of the share that you do not initially buy.

Applicants with a household annual gross income in excess of £90,000 are not eligible for Shared Ownership in this area. Your home is at risk if you do not keep up repayments on your mortgage, rent or any other loans secured on it. The value of properties can go down as well as up.

Latimer by Clarion Housing Group supports mixed tenure developments and is proud to provide homes for Shared Ownership.

We may change the tenure of some properties subject to demand.

Latimer by Clarion Housing Group is the development arm of Clarion Housing Association Limited and Latimer Developments Limited. Clarion Housing Association Limited is registered with Regulator of Social Housing (4865), and is a charitable Community Benefit Society under the Co-operative and Community Benefit Societies Act 2014 (7686) VAT no 675646394. Clarion Housing Association Limited's registered office is at Level 6, 6 More London Place, Tooley Street, London SE1 2DA.