

Latimer at Cavendish Grove

Raynes Park



LATIMER
by Clarion Housing Group



ELEVATION FROM CARILLION ROAD, PLOTS 41-50, PARSIFAL APARTMENTS

PARK LIFE

Located in the southwest London Borough of Merton, and close to bustling Wimbledon, Raynes Park is known for being a beautiful green retreat moments from central London. Residents living in Raynes Park agree that the area offers the best of both worlds - noticeable peace, yet excellent connectivity to the city.

Latimer at Cavendish Grove has a range of 1 and 2 bedroom apartments and 3 bedroom houses available with Shared Ownership. Like all Latimer homes, they meet the highest modern standards, without compromise on quality or visual appeal, and we are proud to put our name to them.

Raynes Park has everything you need within easy reach, including supermarkets, shopping centres and a wide range of restaurants and pubs in close proximity. The surrounding area is ideal for keen walkers, runners, cyclists, and those looking to enjoy nature alongside the London lifestyle.

Raynes Park is well-connected, with a reliable bus service from Blenheim Road bus stop, just a two-minute walk away, offering regular services into Wimbledon, and access to the District Line. Raynes Park train station is 13 minutes' walk away, providing links to Guildford, Hampton Court, Richmond and Wimbledon as well as to London Waterloo in as little as 20 minutes.

LATIMER DELIVERS MORE



LATIMER
by Clarion Housing Group

Latimer is part of Clarion Housing Group, and is a new kind of housing developer and that means exceeding expectations to 'deliver more', Latimer is working with communities and councils across the country, providing tailored solutions to their needs.

Latimer is a placemaker, committed to creating spaces and homes that are amazing to live in and visit, places that appeal to a broad range of people and preferences but always with a strong focus on community and quality.

Bricks and mortar are at the foundation of everything we do. But it's a foundation on which to build more than just homes. The Latimer impact on the land we develop is positive and enhances environments. Our surplus is poured back into communities helping the Group deliver more.

Latimer is pushing the boundaries of expectation. Because affordable shouldn't mean poor-quality. Because aspirational shouldn't mean out of reach. Because accessible shouldn't mean generic. Latimer is delivering more for residents, for communities, for the future.

Latimer doesn't just deliver homes, Latimer delivers social impact.

Latimer delivers more.

RICHARD COOK
CHIEF DEVELOPMENT OFFICER



GET TO KNOW RAYNES PARK

CAVENDISH GROVE, RAYNES PARK

With Raynes Park town centre just 13 minutes' walk from home, you'll find plenty of essentials and lots to do, conveniently close.

Coombe Lane, at the heart of Raynes Park, offers a wide selection of local shopping options from well-known brands like Waitrose and Sainsbury's to a variety of independent businesses. Alongside, there are a host of local amenities including a medical centre, gym, and the popular Lantern Arts Centre.

Raynes Park locals have a wealth of different cuisines to explore, from authentic Italian pizzas at Lime and Thyme to tasty sushi at Japanese Hashi and everything in-between.

Wimbledon provides a more eclectic shopping experience, with the Wimbledon Square Shopping Centre hosting a range of stores. Theatres, a cinema, and a number of bars can be found amongst popular restaurants and bustling cafés in the district centre and Wimbledon Village at the top of the hill.

Additionally many large super stores like B&Q, Next and Tesco are within a five-minute drive.



Cavendish Grove suits those who enjoy an active lifestyle. There is a children's play area, outdoor gym and playing courts* on site. The local area features golf clubs, football and rugby teams, and the nearby David Lloyd leisure centre, includes a gym, spa, and many more sports facilities. There is a local tennis club just moments from the development, and Wimbledon – the world's oldest tennis tournament – is hosted under three miles away.

Good rail connections mean central London is just a short journey away for even more award-winning dining, a vibrant nightlife, and some world-renowned shopping.



* Access to playing courts may be subject to membership

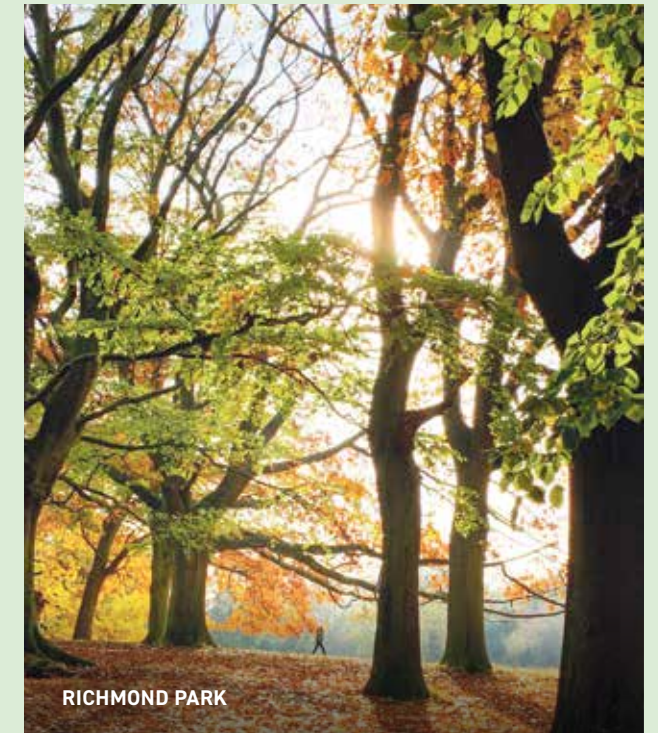
MAKING MEMORIES



PICNIC ON WIMBLEDON COMMON



It's almost impossible to walk anywhere in Raynes Park without stumbling across a park or common of some kind. Pockets of green space are dotted all over the area and larger open spaces are never very far away.



RICHMOND PARK

Cannon Hill Common, just minutes away, offers woodlands, a pond, and open fields. Nearby Wimbledon Common and Wimbledon Park provide walking trails, a boating lake, and tennis courts, while Cannizaro Park is known for its landscaped gardens and art exhibitions.

Wimbledon's All England Lawn Tennis Club hosts the world-famous tennis championships each summer, drawing visitors globally. Summer evenings in Raynes Park often include community events, local cricket matches, and picnics in nearby parks.

Historic sites are also within easy reach. Hampton Court Palace offers riverside gardens and Tudor history, while Morden Hall Park features restored wetlands and walking routes. Nelson Gardens, a small park dedicated to Admiral Nelson, offers a quiet retreat.

Further afield, Richmond Park and Bushy Park provide expansive landscapes and wild deer spotting. Kingston, just a short drive away, offers riverside walks along the Thames, plus shopping and dining.

Together, these green and historic spaces offer a wide range of leisure options for residents and visitors alike.

YOUR LOCAL COMMUNITY

A selection of the local services, shops and attractions close to Latimer at Cavendish Grove.

Education

- 1 St John Fisher R C Primary School
- 2 Sacred Heart Catholic Primary & Nursery, New Malden
- 3 Raynes Park High School
- 4 West Wimbledon Primary School
- 5 Joseph Hood Primary School
- 6 Hillcross Primary School

Retail & essentials

- 7 Waitrose
- 8 Tesco Extra
- 9 Sainsbury's Local
- 10 Next
- 11 B&Q
- 12 Raynes Park Express
- 13 Wimbledon Quarter Shopping Centre

Fitness, outdoor & leisure

- 14 Raynes Park Residents Lawn Tennis Club
- 15 AELTC Community Tennis Centre
- 16 David Lloyd Raynes Park
- 17 Raynes Park Vale Football Club
- 18 Goals Wimbledon
- 19 Cannizaro Park

Culture & entertainment

- 20 Lantern Arts Centre
- 21 Jurassic Encounter Adventure Golf
- 22 American Golf - New Malden
- 23 Raynes Park Library
- 24 New Wimbledon Theatre
- 25 Odeon Wimbledon

Food & drink

- 26 Hatay Restaurant
- 27 Philippa's Kitchen
- 28 Gaya Korean Restaurant
- 29 Lime & Thyme
- 30 Mora Meza Bar & Restaurant
- 31 Hand in Hand
- 32 The Ivy Cafe Wimbledon Village
- 33 Raynes Park Tavern
- 34 The Cavern



With excellent transport links, a home at Cavendish Grove is your gateway to the best of London living.

Trains run frequently to London Waterloo, in under 25 minutes. Nearby Wimbledon gives access to the District Line and links into West London and the City along with trams to East Croydon.

Numerous bus routes connect Raynes Park with Wimbledon, Kingston, and surrounding areas, while the A3 provides convenient road access to central London and the M25. Walking and cycling are easy, with local amenities and parks within reach.

On Foot from Cavendish Grove	
Raynes Park Residents Lawn Tennis Club	1 Min
Blenheim Road bus stop	2 Mins
Raynes Park Station	13 Mins
Cannon Hill Common	14 Mins
Lantern Arts Centre	16 Mins

By Car from Cavendish Grove	
Tesco's Extra	5 Mins
Cannizaro Park	9 Mins
Wimbledon Square Shopping Centre	10 Mins
Morden Leisure Centre	11 Mins
Richmond Park	11 Mins
Kingston	19 Mins

Maps are not to scale and show approximate locations only. Journey times are taken from Google Maps/National Rail.

By Train from Raynes Park (South West Trains)	
Wimbledon	3-4 Mins
Kingston	9 Mins
Clapham Junction	11 Mins
Hampton Court	18 Mins
London Waterloo	21 Mins
Richmond	32 Mins

By Bike from Cavendish Grove	
David Lloyd Raynes Park	6 Mins
Morden Park	7 Mins
Wimbledon Common	21 Mins
Kingston-Upon-Thames Riverside	29 Mins
Richmond Park	31 Mins

EASY CONNECTIONS TO THE CITY

OUR NEIGHBOURHOOD

Key

1 & 2 Bedroom Apartments

○ PARSIFAL APARTMENTS

3 Bedroom Houses

● THE MILLER

● THE CARROLL

○ HOMES FOR PRIVATE SALE AND PRIVATE RENT

○ HOMES FOR AFFORDABLE RENT

V VISITOR PARKING

LEAP LOCAL EQUIPPED AREA OF PLAY

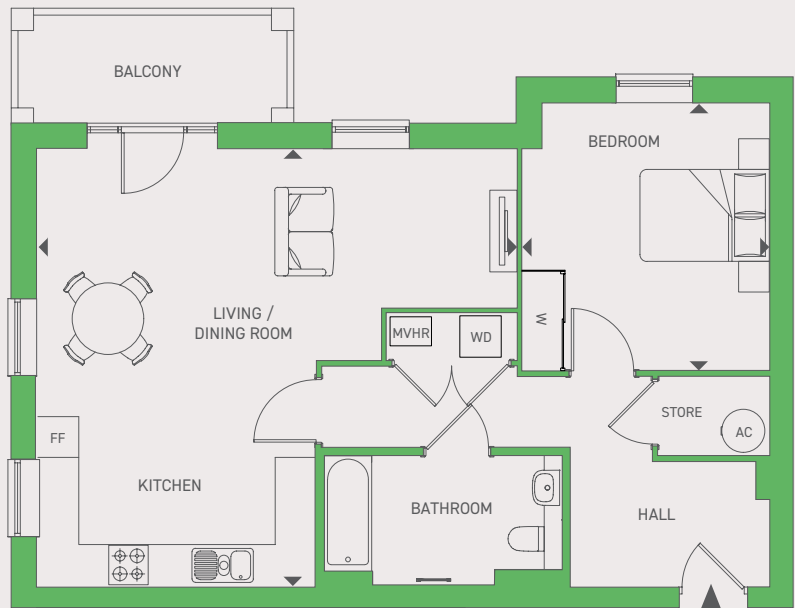


The site plan is indicative only and may be subject to change and subject to planning. In line with our policy of continuous improvement we reserve the right to alter the layout, building style, landscaping and specification at any time without notice. Parking is indicative only - please speak to your sales adviser for individual plot layouts.

PARSIFAL APARTMENTS / THE WALKER

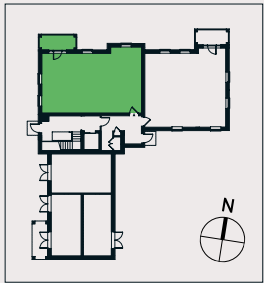
ONE BEDROOM APARTMENT

PLOT: 41



- KEY**
- FF - FRIDGE/FREEZER
 - WD - WASHER/DRYER
 - AC - AIRING CUPBOARD
 - W - WARDROBE
 - MVHR - MECHANICAL VENTILATION WITH HEAT RECOVERY

LIVING/DINING KITCHEN	7.08 M X 6.45 M	23' 3" X 21' 2"	GD FLOOR	LOT: 41
BEDROOM	3.96 M X 3.65 M	13' 0" X 12' 0"		
TOTAL AREA	71.8 SQ.M.	773 SQ.FT.		

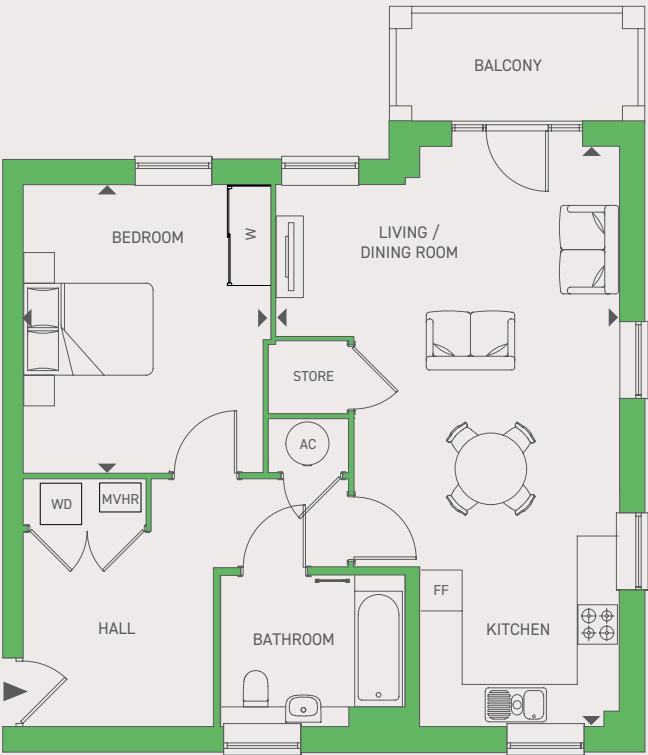


Floorplans shown are for illustrative purposes and approximate measurements only. Exact layouts and sizes may vary. All measurements may vary within a tolerance of 5%. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture.

PARSIFAL APARTMENTS / THE PLUMBE

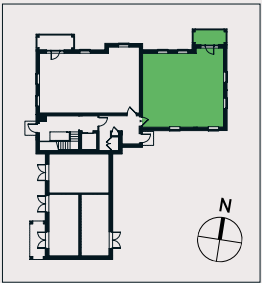
ONE BEDROOM APARTMENT

PLOT: 42



- KEY**
- FF - FRIDGE/FREEZER
 - WD - WASHER/DRYER
 - AC - AIRING CUPBOARD
 - W - WARDROBE
 - MVHR - MECHANICAL VENTILATION WITH HEAT RECOVERY

LIVING/DINING KITCHEN	5.07 M X 7.98 M	16' 6" X 26' 2"	GD FLOOR	LOT: 42
BEDROOM	4.23 M X 3.56 M	13' 9" X 11' 6"		
TOTAL AREA	71.6 SQ.M.	770 SQ.FT.		

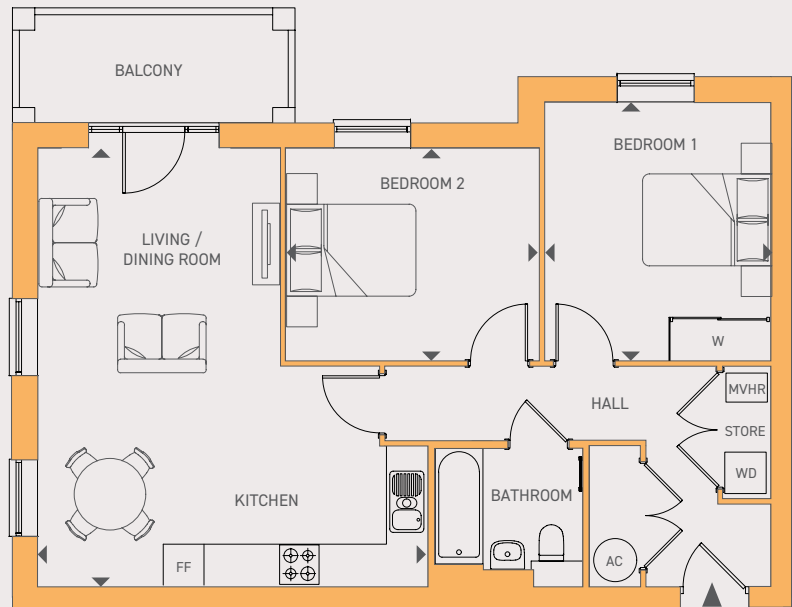


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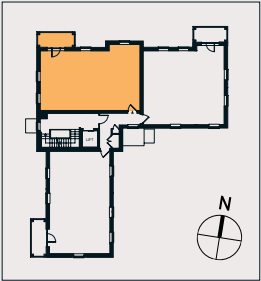
PARSIFAL APARTMENTS / THE GAUGE

TWO BEDROOM APARTMENTS

PLOTS: 43, 46 & 49



KEY
FF - FRIDGE/FREEZER
WD - WASHER/DRYER
AC - AIRING CUPBOARD
W - WARDROBE
MVHR - MECHANICAL
VENTILATION WITH
HEAT RECOVERY



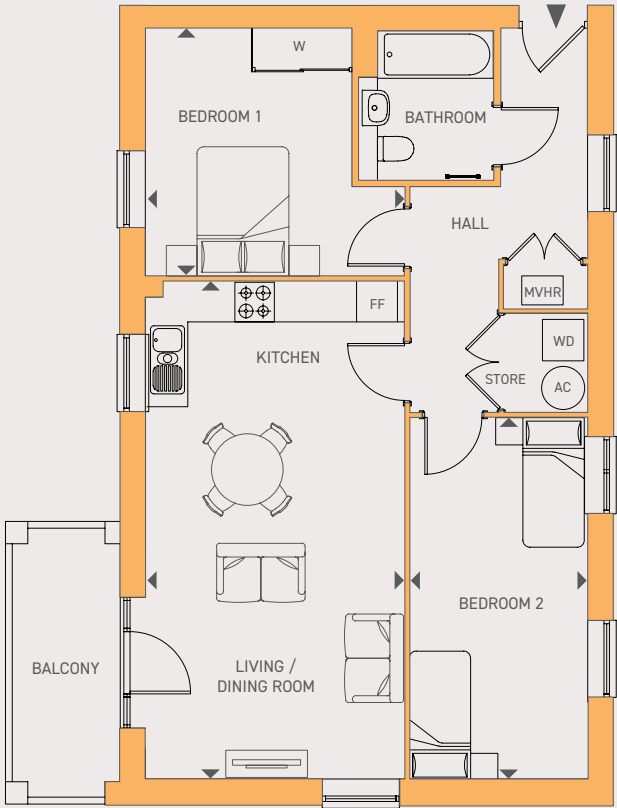
LIVING/DINING KITCHEN	6.45 M X 5.74 M	21' 2" X 18' 8"	3RD FLOOR PLOT: 49
BEDROOM 1	3.82 M X 3.35 M	12' 5" X 11' 0"	2ND FLOOR PLOT: 46
BEDROOM 2	3.74 M X 3.14 M	12' 3" X 10' 3"	1ST FLOOR PLOT: 43
TOTAL AREA	71.6 SQ.M.	770 SQ.FT.	
PLOT 49	71.8 SQ.M.	773 SQ.FT.	

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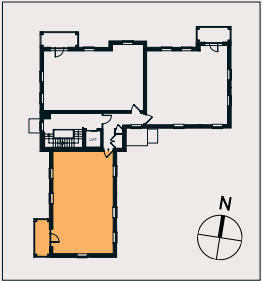
PARSIFAL APARTMENTS / THE SPINDLE

TWO BEDROOM APARTMENTS

PLOTS: 45 & 48



KEY
FF - FRIDGE/FREEZER
WD - WASHER/DRYER
AC - AIRING CUPBOARD
W - WARDROBE
MVHR - MECHANICAL
VENTILATION WITH
HEAT RECOVERY



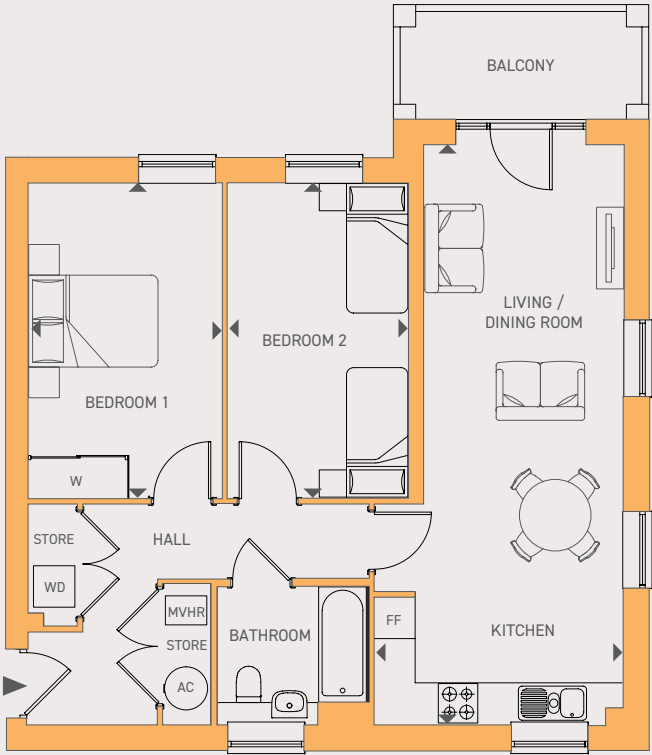
LIVING/DINING KITCHEN	7.33 M X 3.83 M	24' 0" X 12' 6"	2ND FLOOR PLOT: 48
BEDROOM 1	3.65 M X 3.83 M	12' 0" X 12' 6"	1ST FLOOR PLOT: 45
BEDROOM 2	5.33 M X 2.63 M	17' 5" X 8' 6"	
TOTAL AREA	71.6 SQ.M.	770 SQ.FT.	

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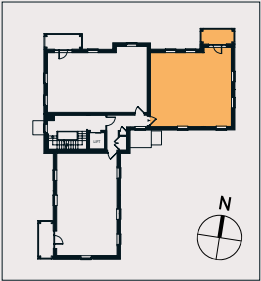
PARSIFAL APARTMENTS / THE PESTLE

TWO BEDROOM APARTMENTS

PLOTS: 44, 47 & 50



- KEY**
- FF - FRIDGE/FREEZER
 - WD - WASHER/DRYER
 - AC - AIRING CUPBOARD
 - W - WARDROBE
 - MVHR - MECHANICAL VENTILATION WITH HEAT RECOVERY



LIVING/DINING KITCHEN	7.97 M X 3.68 M	26' 1" X 12' 1"	3RD FLOOR	PLOT: 50
BEDROOM 1	4.66 M X 2.89 M	15' 3" X 9' 5"	2ND FLOOR	PLOT: 47
BEDROOM 2	4.66 M X 2.68 M	15' 3" X 8' 8"	1ST FLOOR	PLOT: 44
TOTAL AREA	71.6 SQ.M.	770 SQ.FT.		

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Computer generated image is indicative only.

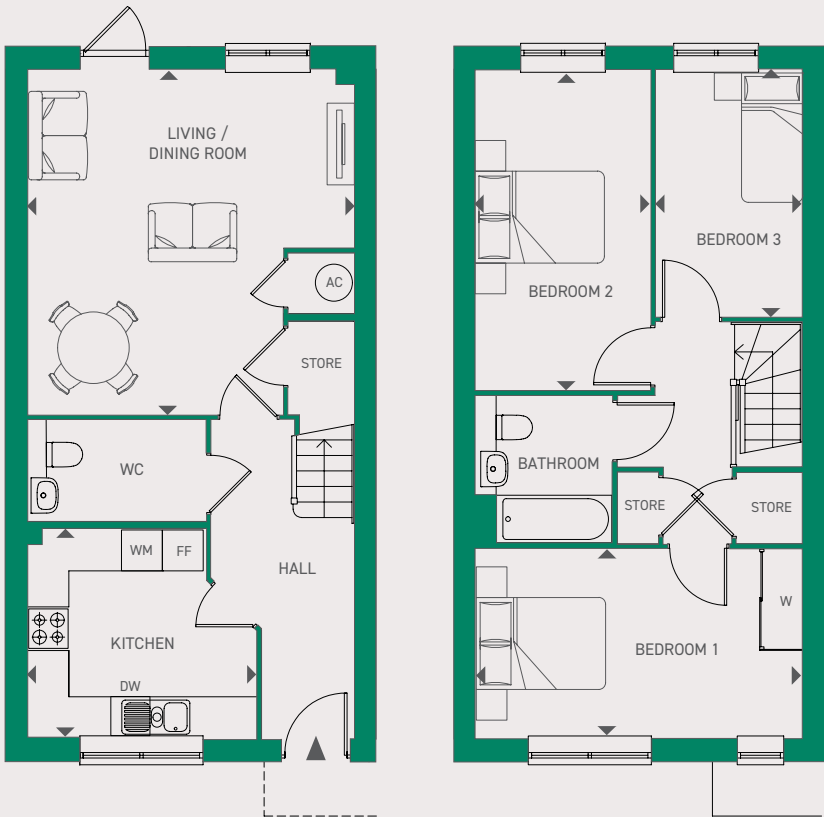


THE MILLER

THREE BEDROOM HOUSE

PLOTS 65, 66*, 67, 68*, 69 & 70*

* PLOTS 66, 68 & 70 ARE HANDED

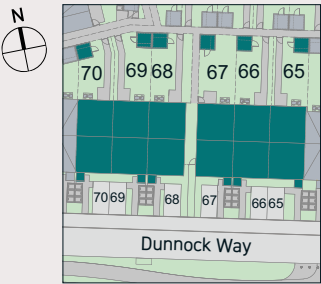


GROUND FLOOR

FIRST FLOOR

- KEY
- FF - FRIDGE/FREEZER
 - AC - AIRING CUPBOARD
 - DW - SPACE FOR DISHWASHER
 - WM - SPACE FOR WASHING MACHINE
 - WC - WATER CLOSET
 - W - WARDROBE

LIVING / DINING	5.09 M X 4.84 M	16' 8" X 15' 10"
KITCHEN	3.39 M X 3.10 M	11' 2" X 10' 2"
BEDROOM 1	4.84 M X 2.81 M	15' 10" X 9' 3"
BEDROOM 2	4.73 M X 2.59 M	15' 6" X 8' 6"
BEDROOM 3	3.65 M X 2.19 M	12' 0" X 7' 2"
TOTAL AREA	95.3 SQ.M.	1,025 SQ.FT.

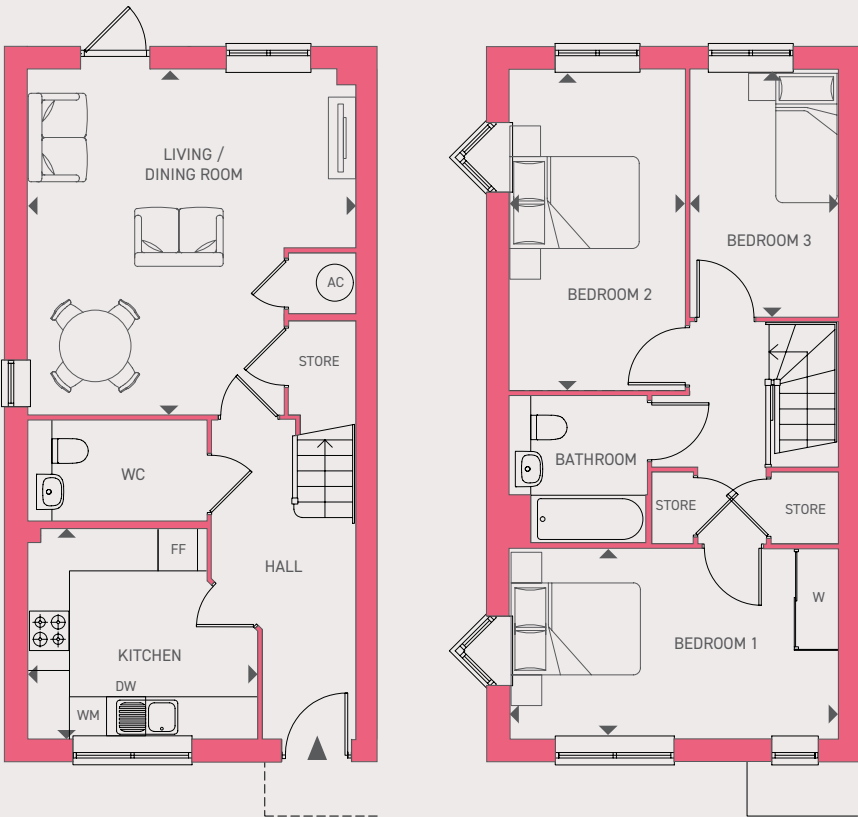


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THE CARROLL

THREE BEDROOM HOUSE

PLOT 71

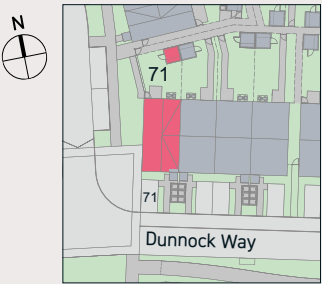


GROUND FLOOR

FIRST FLOOR

- KEY
- FF - FRIDGE/FREEZER
 - AC - AIRING CUPBOARD
 - DW - SPACE FOR DISHWASHER
 - WM - SPACE FOR WASHING MACHINE
 - WC - WATER CLOSET
 - W - WARDROBE

LIVING / DINING	5.09 M X 4.84 M	16' 8" X 15' 10"
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TOTAL AREA	95.3 SQ.M.	1,025 SQ.FT.



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CORNER ELEVATION FROM CARILION ROAD AND DUNNOCK WAY, PLOTS 65 - 71, HOUSE TYPES THE MILLER AND THE CARROL

SPECIFICATION

KITCHENS
Contemporary fitted kitchens
Arctic Marble (premium) worktops with 100mm upstands
Integrated stainless steel single electric oven
Frameless black induction hob with canopy type cooker hood
Integrated fridge/freezer
Washer dryer in all apartments and space available for washing machine in houses
Space for dishwasher in houses only

BATHROOMS
White sanitaryware
Chrome tap and handles / mixer
Parkside Alliance Grey Plain tiles, matt finish
Bath with glass shower screen
Heated towel rail
Shaver point

FLOORING
Amtico Spacia stone effect tiles in Side Car
Amtico Spacia wood effect in Harvest Oak to living/kitchen/ dining areas
Cormar carpets: Pimlico range in Fawn
OUTDOOR SPACE
Communal garden and play area
Private balcony or terrace to each apartment
Private rear garden to houses

GENERAL
Smoke and heat detectors
Video and audio access system
Doorbell to houses

The specifications mentioned in this brochure are indicative and may vary for each home. While we strive to provide accurate and up-to-date information, please note that individual units may have unique features, layouts, or finishes. Please speak to your sales executive for more details.

All product photography is from previous Latimer showhomes. Some imagery may include digital enhancement to assist with visualisation throughout the build process or to account for seasonal adjustments. All imagery is indicative only.





MORE ABOUT LATIMER

WHY BUY WITH LATIMER?

Latimer is the development arm of Clarion Housing Group, developing private homes in thriving, mixed-use communities.

Clarion Housing Group is the UK's largest provider of affordable housing, with over 125,000 homes and more than 350,000 residents across the country. As part of Clarion Housing Group, Latimer has an unrivalled balance sheet with net assets of over £7bn and a turnover of close to £1bn per annum. For the past 125 years we've been building communities that work for the long term.

The Clarion story started with William Sutton, a 19th century entrepreneur who gifted his entire fortune (£230 million in today's money) to build affordable housing across major cities in the UK. We have been delivering on his legacy ever since. The majority of homes we build will always be for affordable tenures, but building homes for private sale is crucial for our business to develop both mixed sustainable communities and recycling any profits we make from private sales back into building and maintaining more affordable homes.

What sets Latimer apart is our long-term commitment to the people who live in our homes. We don't build and then simply move onto the next site; we create places for families to thrive and all of our work is built on strong financial foundations, meaning we are a dependable partner.

We also want every Latimer community to be socially and environmentally sustainable.

That means a consistent commitment to high quality and low carbon properties.

Our model is very different to other developers. We don't have shareholders, so we don't face short term demands to make profit at any cost. Instead, we are driven by our commitment to quality, community and places that succeed.

As a group we have a committed development pipeline of over 16,000 new homes and have ambitions to become a top ten home builder in the UK over the next 5-7 years. If you buy a Latimer home you will be buying into an organisation with more than 125 years of history and an enduring commitment to building communities that succeed.

Whatever the stage of your property-owning journey, we're here for you. Read on to find out how we can help you get the keys to your very own home.



SHARED OWNERSHIP

Buying a home with shared ownership gives you an accessible and flexible way to buy your dream home

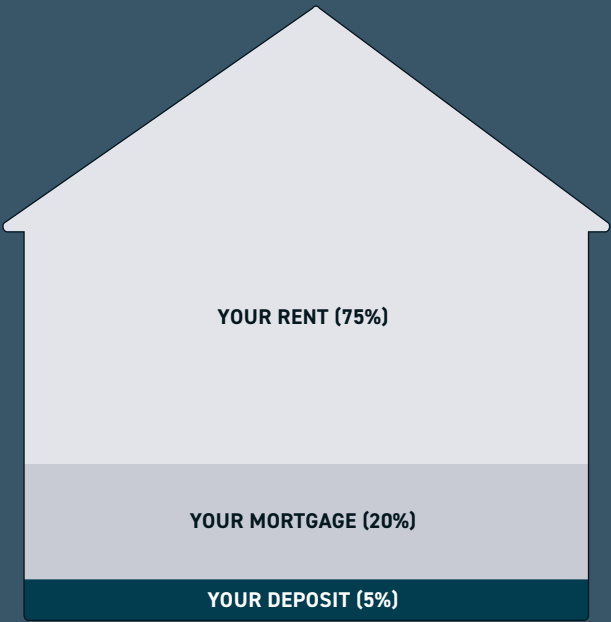
With shared ownership, you buy a share of your home – as much as you can afford – starting from as little as 10%, and rising up to 75% of the property’s value. You then pay subsidised rent to Clarion Housing Association on the remaining share of your home. The scheme is sometimes called part buy, part rent.

The deposit required for a shared ownership mortgage is lower than if you were purchasing a property outright. It is usually 5–10% the initial share you are purchasing, rather than on the full value of the property. You only need a mortgage to cover the price of your share.

Once you’ve moved in, you can if you wish begin to buy more shares in your home until you own it outright. This process is known as staircasing. It is a good idea to start thinking about staircasing even before you buy, so you have a plan for owning more of your property. We have tools available to help you get an idea of the current value of your home and to understand how much you can afford to buy.

There’s more information on shared ownership in the step by step guide that you can find on the Latimer website: latimerhomes.com

EXAMPLE : PURCHASING 25% OF A PROPERTY VALUED AT £200,000



1 YOUR DEPOSIT

Your 25% share of this property would be worth £50,000, meaning you would need a 5% mortgage deposit of £2,500.

2 YOUR MORTGAGE

A mortgage lender could loan you the remaining £47,500 to make up the full value of your 25% share.

3 YOUR RENT

You will then pay subsidised rent to Latimer on the remaining 75% of the property you don't own.

Am I eligible for shared ownership?

To be eligible for shared ownership you will need to meet certain requirements set by Homes England and the Greater London Authority (GLA). You could be eligible if:

- You are at least 18 years old.
- You cannot afford to buy a home that suits your household’s needs on the open market.
- You have savings to cover a mortgage deposit and can obtain a mortgage.
- Your household earns £80,000 or less (£90,000 or less inside London).

If you already own a home and need to move but cannot afford to – or you have equity from a recent sale – please contact us, as there are some circumstances under which you may still be eligible.

In some cases, due to criteria set by local authorities, you may be asked to show a connection to the local area where you’re looking to buy. For instance, you might currently live and/or work there.

Maximum incomes and further eligibility requirements may vary for each scheme.

Interested in buying with shared ownership?

Your first step is to visit latimerhomes.com to browse all the shared ownership properties in the areas you are interested in. If you see something you like, register your interest on the website by entering your contact details and a few basic facts to help us assess your eligibility for shared ownership. We will then put you in touch with an independent mortgage advisor who will assess whether the purchase is affordable for you and take you through all your options.

MAKING A POSITIVE IMPACT

The homes we create at Latimer are homes for life, meaning we deliver more to the communities our homes are part of, and do more to protect the environment they're located in.



Environmental impact

Our projects are future facing, with homes designed and built to keep our residents and the world they live in healthy. From city centres to rural retreats, Latimer developments will always maximise fresh air and green spaces, and protect local wildlife and natural assets. As an intrinsic part of our efforts to minimise environmental impact, we are targeting net zero carbon compatible by 2025 at all developments.



Economic impact

All developers have a legal obligation to the local community, and the planning process considers every development's potential for bringing prosperity and opportunity as well as the nuts and bolts of the build.

At Latimer however, we deliver more than what is required by law. Latimer developments also benefit communities through job generation, green places, fresh faces and vibrant social spaces. Our economic impact starts when we buy the land, and continues far into the future through our customers and the relationships we build.



Social impact

We create spaces that generate social energy. By this we mean that we design high-quality homes and spaces that help foster a sense of community, building a sense of inclusion, safety and happiness. Communities are created in the shared spaces, the green spaces, the open doors and the passing places. When you say hello to your neighbour in the gardens or you share a lift to your floor, these are the moments that generate relationships. At Latimer we spend the same time and energy on creating those spaces as we do on the design, layout and production of our homes.



OUR DEVELOPMENTS

Latimer builds homes for both outright sale and shared ownership throughout the nation, from contemporary apartments to family homes, in locations ranging from rural landscapes to thriving towns and iconic city centres.

The Latimer brand is synonymous with high quality design and a commitment to excellence. This encompasses the locations we choose as well as the beautiful craftsmanship and the materials we use. We partner with architects, designers and contractors who share our values.

Once the homes are built and occupied, our customer service and after care continue to uphold our core values of providing happiness and delivering more.

These are a selection of our developments, please visit latimerhomes.com to explore more.

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Crescent Gardens East Croydon

Forming part of the huge regeneration of Croydon, Crescent Gardens in East Croydon is helping transform the neighbourhood and offers buyers a more affordable route onto the property ladder with stylish shared ownership apartments.

Positioned just a four-minute walk to East Croydon station, residents will benefit from the fantastic travel connections, as well as a host of amenities just moments away such as Boxpark Croydon and Centrale & Whitgift shopping centres.



One Goodmayes Ilford London

Available with shared ownership, the high-quality new homes at One Goodmayes include 1, 2 and 3 bedroom apartments, and combine affordability with a highly prized location. The outstanding success of the initial phase of homes saw 50% of properties snapped up within a fortnight.

Positioned on Goodmayes High Road, between Chadwell Heath and Ilford in the London Borough of Redbridge, the properties provide buyers with the chance to be part of the Crossrail Corridor. This means first-time buyers can reap the rewards of being in a London investment area benefitting from the transformative impact of the Elizabeth Line.



Highcross West Croydon

Boasting excellent transport connections, Highcross offers a brand new collection of studio, one and two bedroom apartments. This new development of stylish apartments is perfect for commuting to Central London, and also to be within walking distance from vibrant Croydon. Surrounded by shops, restaurants and amenities, West Croydon is perfect for your first foray onto the property ladder.

Computer generated images are indicative only.



A WORD FROM OUR CUSTOMERS



Energy bills halved at Conningbrook Lakes

Sue and her partner, Sean, have swapped their idyllic but energy-inefficient cottage in nearby Ruckinge for a new three bedroom home close-by at Conningbrook Lakes in Ashford, Kent.

Surrounded by beautiful views of rolling hills and lakes, the peaceful country park setting, coupled with the benefits of living in a new-build home, has cemented their decision to move from a period property. Sue explains: “I really loved our old, picturesque cottage but the style and layout of our new-build home here is just as appealing. The development has been designed to feel like a traditional Kent village and the lakeside setting is so peaceful. The most notable change is our energy bill, which was astronomical in our old home.”

Situated within walking distance to popular Ashford, the location also ticked a big box for the family. Sue comments: “At Conningbrook Lakes, we have the best of both worlds. We still have the countryside views and peaceful green space on our doorstep, but we can now walk to all the amenities in Ashford too.”

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please speak to our sales team for further information.

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