Shared Ownership Price List

Crescent Gardens

38 Cherry Orchard Road, Croydon, CR0 6GN

Plot No.	Postal address	Property type	Floor Level	No. of bedrooms	M²	Full market value	Shares available from:	Share value	5% mortgage deposit	Rent pcm	Estimated service charge pcm
411	Flat 61, 38 Cherry Orchard Road, Croydon, Surrey CR0 6GN	Apartment	Fourth floor	2	63	£442,500	25%	£110,625	£5,531	£760.55	£197.88
510	Flat 77, 38 Cherry Orchard Road, Croydon, Surrey CR0 6GP	Apartment	Sixth floor	2	63	£445,000	25%	£111,250	£5,563	£764.84	£197.88
602	Flat 97, 38 Cherry Orchard Road, Croydon, Surrey CR0 6GP	Apartment	Sixth floor	2	63	£447,500	25%	£111,875	£5,594	£769.14	£197.88
610	Flat 91, 38 Cherry Orchard Road, Croydon, Surrey CR0 6GP	Apartment	Sixth floor	2	63	£447,500	25%	£111,875	£5,594	£769.14	£197.88
801	Flat 117, 38 Cherry Orchard Road, Croydon, Surrey CR0 6GP	Apartment	Eigth floor	2	63	£455,000	25%	£113,750	£5,688	£782.03	£197.28
807	Flat 113, 38 Cherry Orchard Road, Croydon, Surrey CR0 6GP	Apartment	Eigth floor	2	63	£455,000	25%	£113,750	£5,688	£782.03	£197.28
702	Flat 108, 38 Cherry Orchard Road, Croydon, Surrey CR0 6GP	Apartment	Seventh floor	2	72	£475,000	25%	£118,750	£5,938	£816.41	£227.18

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 **November 2026**. 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/or after completion. *Parking is on a private permit basis and at an additional cost. Please refer to the sales executive for further details
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%** 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.
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Price list correct as of 12/11/2026