# 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|
| 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** | **PENDING** | | | | | |

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 19/11/2026