

# High Path

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Merton



**LATIMER**  
*by Clarion Housing Group*



# WELCOME TO HIGH PATH

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AN EXCITING NEW DEVELOPMENT OF 1, 2 AND 3  
BEDROOM HOMES, OFFERING CONTEMPORARY  
LIVING IN THE HEART OF ONE OF LONDON'S MOST  
SOUGHT-AFTER NEIGHBOURHOODS.

# LATIMER DELIVERS MORE

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**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  
GROUP DIRECTOR OF DEVELOPMENT





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Situated just a short walk from South Wimbledon Station, these thoughtfully designed 1, 2, and 3 bedroom homes reap the benefits of being in an established commuter town.

Each home at High Path boasts modern architecture and elegant interiors, you'll be able to choose from a range of one, two and three bedroom homes, all with balconies or patios, set in leafy landscaped surroundings. All the apartments are homes that meet the highest modern standards, without compromise on quality, visual appeal or sustainability. We are proud to put our name to them.





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Living at High Path, you've everything on your doorstep and the best of London within easy reach

A little further down the road is the urban oasis of Morden Park Hall where you can wander through tree lined avenues, riverside woods and wetlands. Or head up to Tooting Common and take a dip in its famous Lido. Wimbledon itself boasts great shops, bars and eateries, together with a choice of theatres and cinemas.

The Village offers the perfect night out, with traditional pubs where you might even spot a celebrity or two. There's sailing on the lake in Wimbledon Park, local golf and, even if you don't qualify for the Wimbledon championships, there are plenty of local tennis courts, together with football, rugby, cricket and squash.

The shops and parkland of Richmond are also convenient and Kew Gardens is a great place to visit. Or head towards the centre of London for some shopping in the trendy boutiques of the King's Road.



# IN YOUR NEIGHBOURHOOD

From great food, arts and entertainment for the whole family, to outstanding education, amenities and rail links to the capital – it's all within reach at High Path.

## Education

- 1 Merton Abbey Primary School
- 2 Perform Pelham Primary School
- 3 Cressey College Lockley
- 4 Wimbledon High School
- 5 Harris Academy Wimbledon

## Fitness & Leisure

- 6 Wimbledon Leisure Centre & Spa
- 7 F45 Training South Wimbledon
- 8 Robert Lowe Sports Centre
- 9 Wimbledon Racquets & Fitness Centre
- 10 Canons Leisure Centre Mitcham

## Food & Drink

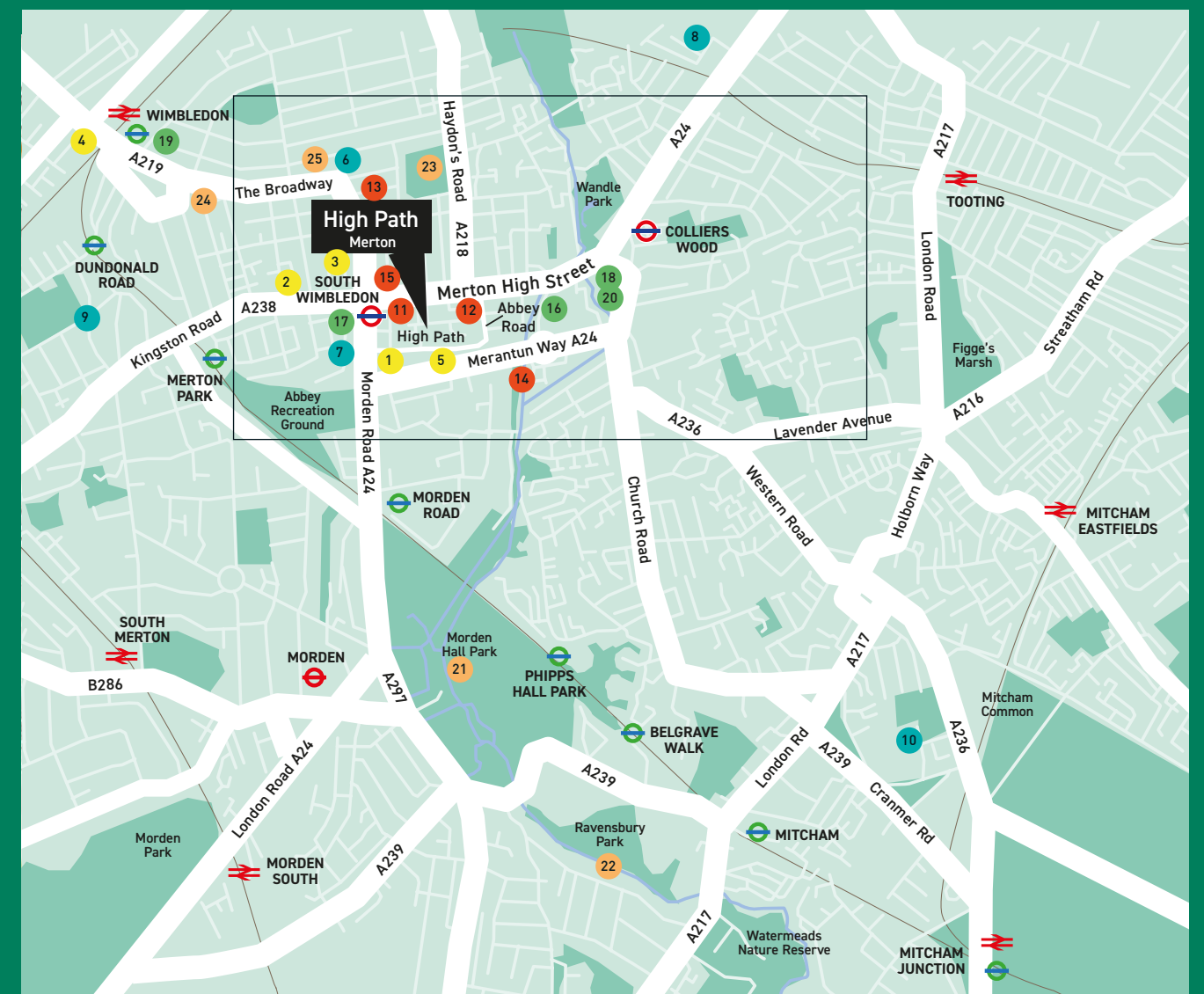
- 11 Horse & Groom Pub
- 12 The Nelson Arms
- 13 Latitude Restaurant
- 14 Watermill Restaurant
- 15 Fire On Pizzeria

## Retail & Essentials

- 16 Sainsbury's
- 17 Tesco Express
- 18 Aldi
- 19 Wimbledon Quarter
- 20 Morrisons

## Sights & Gardens

- 21 National Trust Morden Hall Park
- 22 Wandle Trail
- 23 Haydons Road Recreation Ground
- 24 New Wimbledon Theatre
- 25 Polka Theatre



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



# GREAT CONNECTIONS

High Path hands you the whole of London on a plate. There's Merton Bus Station within a few minutes' walk offering services to Wandsworth, Putney and destinations across South London. Or head in the other direction and take the tube from South Wimbledon.

Northern Line services take you into the West End and City as well as linking you with the rest of the underground network and overland services from Clapham Junction. Clapham Junction, Waterloo and London Bridge mainline stations are also within easy reach.

## On Foot from High Path

South Wimbledon Station	6 Mins
Colliers Wood	14 Mins
Wimbledon Station & Tram	27 Mins

## By Bicycle from High Path

Tooting	11 Mins
Wimbledon Village	17 Mins
Wimbledon Tennis Lawn Association	17 Mins

## Train from Wimbledon Station

Clapham Junction	7 Mins
Waterloo	17 Mins
Sutton	19 Mins

## Northern Line from South Wimbledon Station

Clapham Common	11 Mins
Bank	26 Mins
King's Cross St Pancras	34 Mins

## Tram from Wimbledon Station

Mitcham Junction	12 Mins
Wandle Park	20 Mins
East Croydon	31 Mins

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







Digitally dressed show home image



# SITE PLAN

HIGH PATH MERTON

To Merton High Street &  
South Wimbledon Station

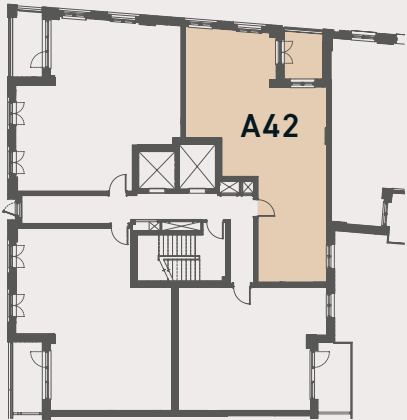


- Latimer shared ownership and private ownership
- Clarion Housing Association ownership
- Future development

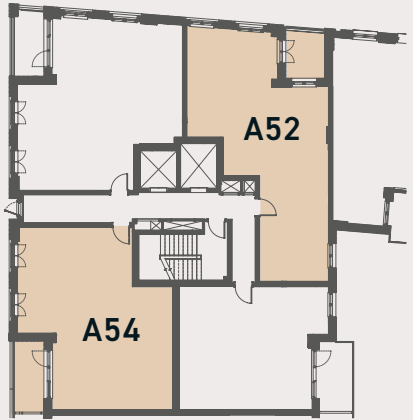
# PLOT LOCATOR

## ACORN HOUSE

## IRIS COURT



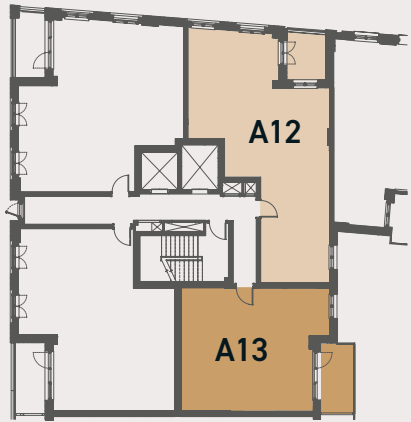
Fourth Floor



Fifth Floor

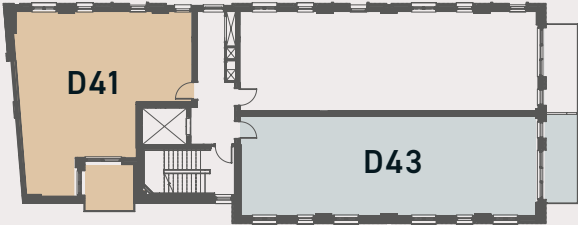


Ground Floor

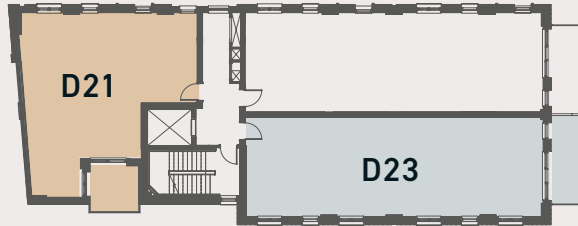


First Floor

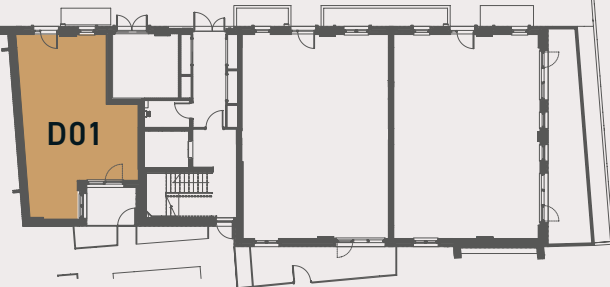
- KEY
- ONE BEDROOM
  - TWO BEDROOM



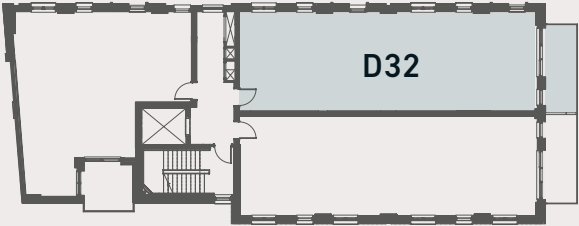
Fourth Floor



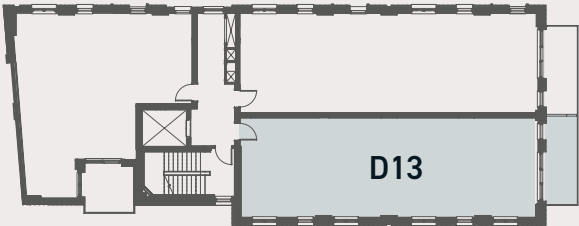
Second Floor



Ground Floor



Third Floor



First Floor

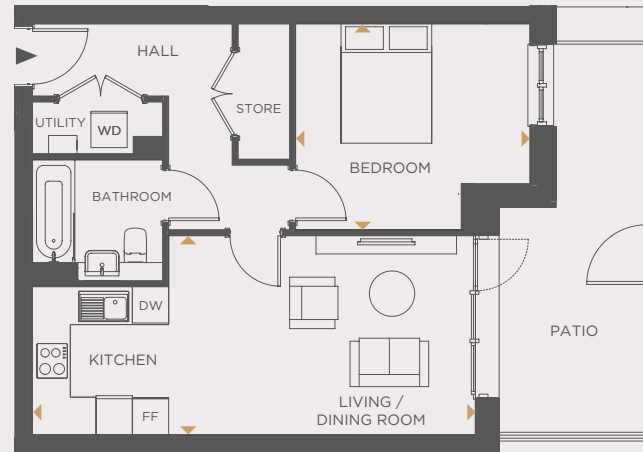
- KEY
- ONE BEDROOM
  - TWO BEDROOM
  - THREE BEDROOM



**APARTMENTS / TYPE 1-01**

**ONE BEDROOM APARTMENT**

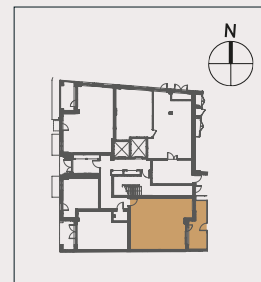
PLOT: A02



**KEY**  
 FF - FRIDGE/FREEZER  
 WD - WASHER DRYER  
 DW - DISHWASHER

LIVING/DINING	7.32 M X 3.29 M	24'0" X 10'10"
KITCHEN		
BEDROOM	3.87 M X 3.40 M	12'8" X 11'2"
BALCONY	9.3 SQ.M.	100 SQ.FT.
TOTAL AREA	52.0 SQ.M.	560 SQ.FT.

GD FLOOR PLOT: A02  
 FLAT 2, ACORN HOUSE

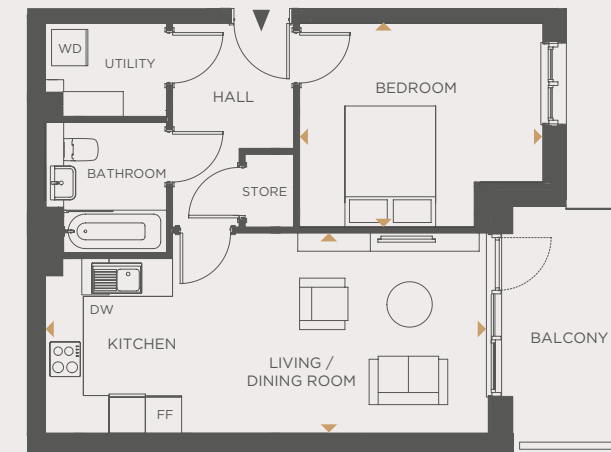


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**APARTMENTS / TYPE 1-02**

**ONE BEDROOM APARTMENT**

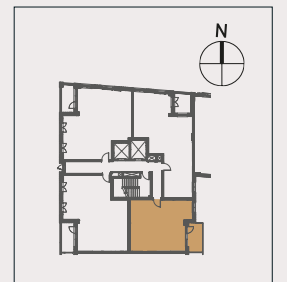
PLOT: A13



**KEY**  
 FF - FRIDGE/FREEZER  
 WD - WASHER DRYER  
 DW - DISHWASHER

LIVING/DINING	7.32 M X 3.31 M	24'0" X 10'10"
KITCHEN		
BEDROOM	4.02 M X 3.36 M	13'2" X 11'0"
BALCONY	7.4 SQ.M.	79.6 SQ.FT.
TOTAL AREA	51.9 SQ.M.	558 SQ.FT.

1ST FLOOR PLOT: A13  
 FLAT 6, ACORN HOUSE

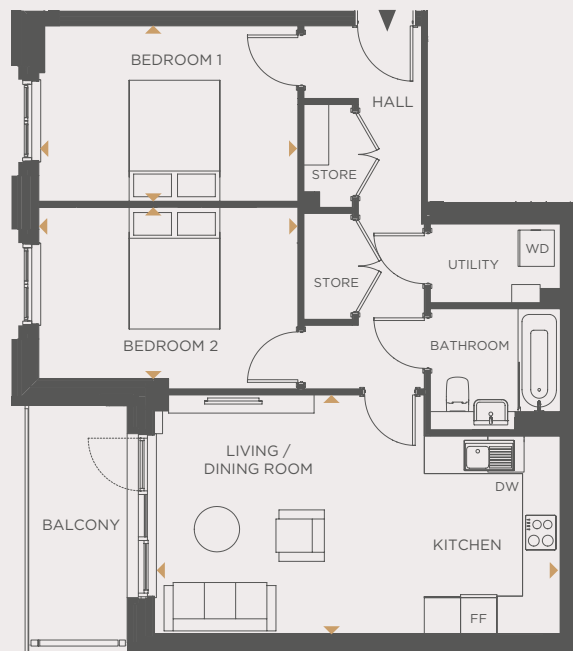


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**APARTMENTS / TYPE 1-04**

**TWO BEDROOM APARTMENT**

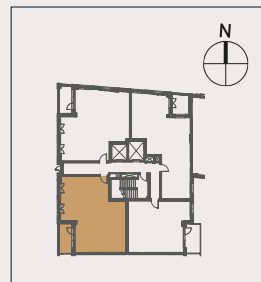
PLOT: A54



**KEY**  
 FF - FRIDGE/FREEZER  
 WD - WASHER DRYER  
 DW - DISHWASHER

LIVING/DINING KITCHEN	6.71 M X 3.95 M	22'0" X 12'0"
BEDROOM 1	4.28 M X 3.00 M	14'1" X 9'10"
BEDROOM 2	4.28 M X 2.90 M	14'1" X 9'6"
BALCONY	7.0 SQ.M.	75.3 SQ.FT.
TOTAL AREA	71.0 SQ.M.	764 SQ.FT.

5TH FLOOR PLOT: A54  
 FLAT 20, ACORN HOUSE



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**APARTMENTS / TYPE 1-06**

**TWO BEDROOM APARTMENT**

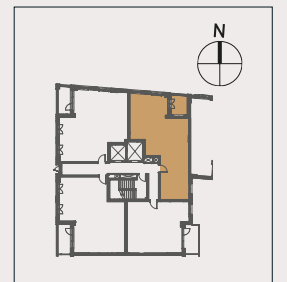
PLOTS: A12, A42 & A52



**KEY**  
 FF - FRIDGE/FREEZER  
 WD - WASHER DRYER  
 DW - DISHWASHER

LIVING/DINING KITCHEN	5.95 M X 4.29 M	19'6" X 14'1"
BEDROOM 1	3.46 M X 3.40 M	11'4" X 11'2"
BEDROOM 2	3.79 M X 3.24 M	12'5" X 10'8"
BALCONY	6.0 SQ.M.	64.6 SQ.FT.
TOTAL AREA	71.7 SQ.M.	772 SQ.FT.

5TH FLOOR PLOT: A52  
 FLAT 21, ACORN HOUSE  
 4TH FLOOR PLOT: A42  
 FLAT 17, ACORN HOUSE  
 1ST FLOOR PLOT: A12  
 FLAT 5, ACORN HOUSE



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**APARTMENTS / TYPE 1-29**

**ONE BEDROOM APARTMENT**

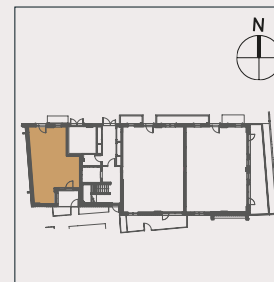
PLOT: D01



**KEY**  
 FF - FRIDGE/FREEZER  
 WD - WASHER DRYER  
 DW - DISHWASHER

LIVING/DINING KITCHEN	6.25 M X 4.51 M	20'6" X 14'10"
BEDROOM 1	4.39 M X 2.75 M	14'5" X 9'0"
PATIO	5.8 SQ.M.	62.4 SQ.FT.
TOTAL AREA	50.5 SQ.M.	543 SQ.FT.

GD FLOOR PLOT: D01  
 FLAT 1, IRIS LODGE



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**APARTMENTS / TYPE 1-30**

**TWO BEDROOM APARTMENT**

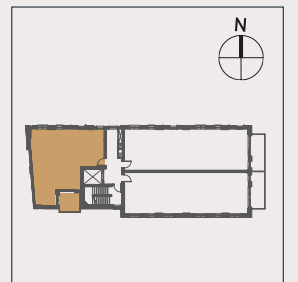
PLOTS: D21 & D41



**KEY**  
 FF - FRIDGE/FREEZER  
 WD - WASHER DRYER  
 DW - DISHWASHER

LIVING/DINING KITCHEN	6.22 M X 5.09 M	20'4" X 16'9"
BEDROOM 1	5.09 M X 2.87 M	16'9" X 9'5"
BEDROOM 2	4.50 M X 2.87 M	14'9" X 9'5"
BALCONY	6.7 SQ.M.	72.1 SQ.FT.
TOTAL AREA	72.5 SQ.M.	781 SQ.FT.

4TH FLOOR PLOT: D41  
 FLAT 15, IRIS LODGE  
 2ND FLOOR PLOT: D21  
 FLAT 9, IRIS LODGE



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**APARTMENTS / TYPE 1-34**

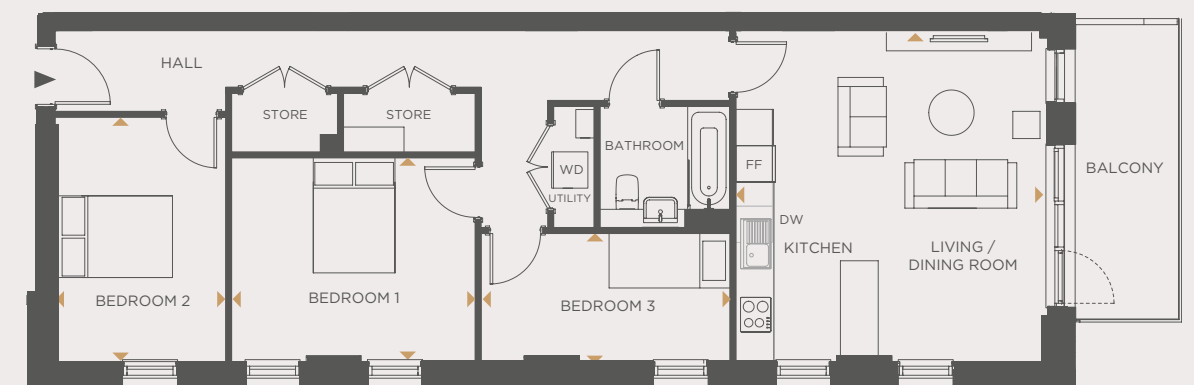
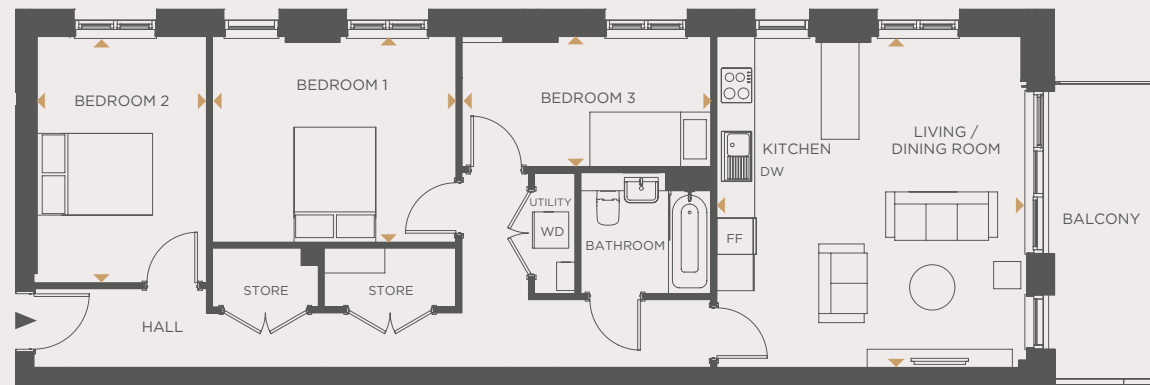
**THREE BEDROOM APARTMENT**

PLOT: D32

**APARTMENTS / TYPE 1-33**

**THREE BEDROOM APARTMENT**

PLOTS: D13, D23 & D43

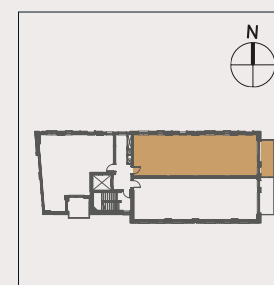


**KEY**  
 FF - FRIDGE/FREEZER  
 WD - WASHER DRYER  
 DW - DISHWASHER

**KEY**  
 FF - FRIDGE/FREEZER  
 WD - WASHER DRYER  
 DW - DISHWASHER

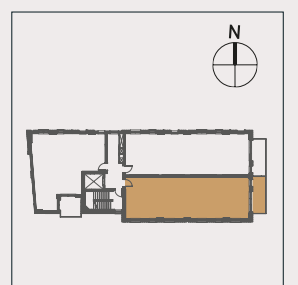
LIVING/DINING	5.47 M X 5.12 M	17'11" X 16'10"
KITCHEN		
BEDROOM 1	4.02 M X 3.40 M	13'2" X 11'2"
BEDROOM 2	4.11 M X 2.15 M	13'6" X 7'1"
BEDROOM 3	4.07 M X 2.79 M	13'4" X 9'2"
TOTAL AREA	89.5 SQ.M.	963 SQ.FT.

3RD FLOOR PLOT: D32  
 FLAT 11, IRIS LODGE



LIVING/DINING	5.47 M X 5.12 M	17'11" X 16'10"
KITCHEN		
BEDROOM 1	4.02 M X 3.40 M	13'2" X 11'2"
BEDROOM 2	4.11 M X 2.15 M	13'6" X 7'1"
BEDROOM 3	4.07 M X 2.79 M	13'4" X 9'2"
TOTAL AREA	89.2 SQ.M.	960 SQ.FT.

4TH FLOOR PLOT: D43  
 FLAT 13, IRIS LODGE  
 2ND FLOOR PLOT: D23  
 FLAT 7, IRIS LODGE  
 1ST FLOOR PLOT: D13  
 FLAT 4, IRIS LODGE



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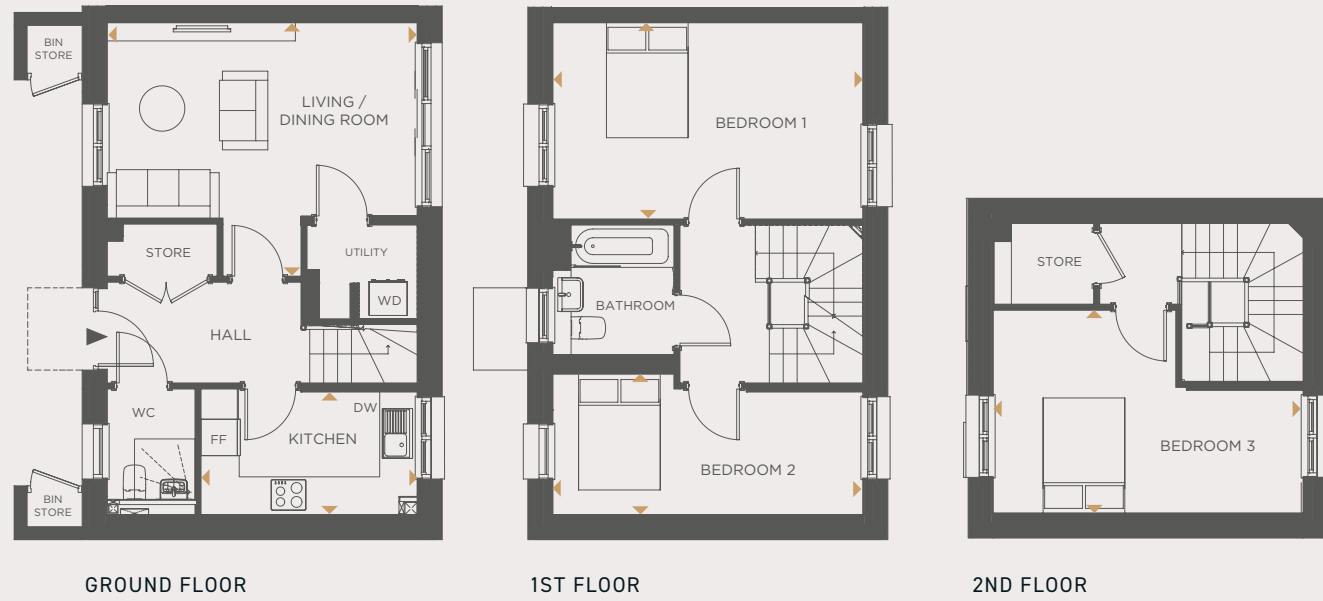
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**HOUSE / TYPE 47**

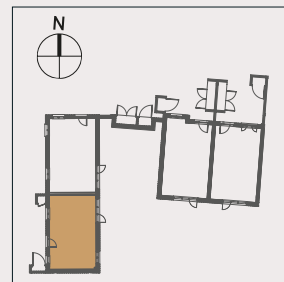
**3 BEDROOM HOUSE**

PLOT: E01



**KEY**  
 FF - FRIDGE/FREEZER  
 WD - WASHER DRYER  
 DW - DISHWASHER

LIVING/DINING	5.12 M X 3.19 M	16'10" X 10'5"	GD - 2ND FLOORS	25 RODNEY PLACE
KITCHEN	3.57 M X 2.02 M	11'8" X 6'7"		
BEDROOM 1	5.12 M X 3.19 M	16'10" X 10'5"		
BEDROOM 2	5.12 M X 2.02 M	16'10" X 6'7"		
BEDROOM 3	5.12 M X 3.35 M	16'10" X 11'0"		
<b>TOTAL AREA</b>	<b>107.7 SQ.M.</b>	<b>1,159 SQ.FT.</b>		



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HIGH PATH MERTON



Digitally dressed show home image

# SPECIFICATION

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## KITCHENS

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Contemporary fitted kitchens

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Laminate worktops

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Integrated single oven

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Electric hob with stainless steel extraction hood

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Integrated fridge/freezer

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Integrated washing machine

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Integrated dishwasher

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## BATHROOMS

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White sanitary ware

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Chrome taps and handles

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Tiles throughout

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Vinyl flooring

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Bath with glass shower screen

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## FLOORING

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Vinyl flooring to bedrooms

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Vinyl flooring to living areas

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Tile, or vinyl to kitchen

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## OUTDOOR SPACE

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Internal landscaped communal garden for residents

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Private balcony, or terrace to each apartment

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\*The specifications mentioned in this brochure are indicative and may vary for each apartment within the High Path development. 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.



Digitally dressed show home images





Digitally dressed show home images



## WHY BUY WITH LATIMER?

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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 100 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 100 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

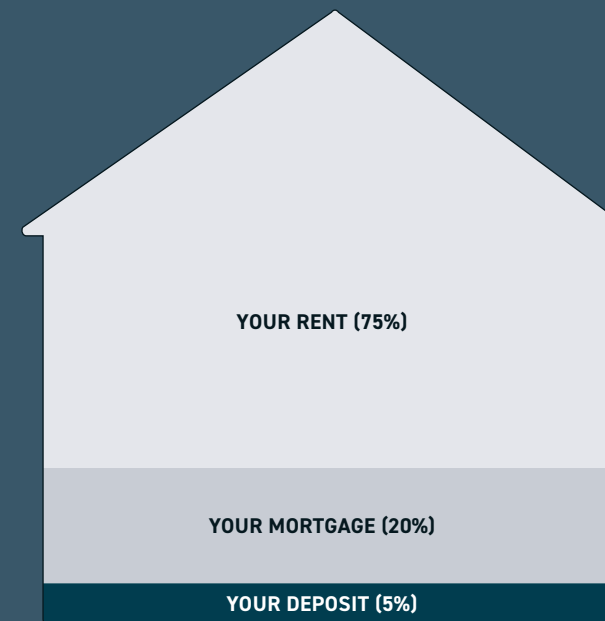
Shared ownership is an excellent way for you to take your first step onto the property ladder and become a homeowner.

With shared ownership, you buy a share of your home – as much as you can afford – starting from as little as 25%, and rising up to 75% of the property’s value. You then pay subsidised rent to Latimer 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.

There’s more information on shared ownership in the step by step guide that you can find at [latimerhomes.com/buying-with-latimer/shared-ownership](https://latimerhomes.com/buying-with-latimer/shared-ownership)

## 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](https://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

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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.

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.



## 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.



## Warden's Reach Forest Gate, London

Warden's Reach Offers a brand new collection of one, two and three bedrooms, set in a desirable, well connected location. Less than 2 miles from Westfield Stratford and within easy walking distance of various local amenities and green space including Wanstead Park and Forest Gate station, making it the perfect place to call home.



## High Cross 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



HIGH PATH MERTON



## First Time Buyers Discover Five Minute Neighbourhood at Crescent Gardens

Civil servants Tharindu (31) and Varsha (26) reduced their monthly costs by moving from rented accommodation to buying a shared ownership two-bedroom apartment before they got married.

Varsha explains: “Not only are we spending notably less each month on bills, but we actually own a home now, which feels very different. We bought a 25% share of the apartment and having been here for 6 months now, we know for sure that we want to stay here long term. Shops, retail outlets, supermarkets, restaurants and East Croydon train station are all just a five-minute walk away. It’s such a brilliant location and we plan to staircase when we can.”

Tharindu and Varsha plan to “staircase” to 100% ownership of their two-bedroom apartment, eliminating rent payments. Previously paying £2,300 in rent and bills,

they now pay £1,850 per month for mortgage, rent, and service charge. By staircasing to full ownership in the future, they’ll enjoy financial gains and practical and emotional benefits of outright homeownership, independent of landlords. Tharindu comments: “East Croydon is an amazing place to live, so the location was a huge draw for us. We’re spoilt for choice, and everything in walking distance; from Sainsbury’s and Lidl to Zara, Boots and Primark, so at the weekends we really don’t need to leave the area. I love food and we can walk five minutes in any direction and eat whatever we want to. There’s also a fabulous street market here on Saturdays.”

The commute from Crescent Gardens has also been life-changing for Tharindu. He continues: “I’m based in Westminster two days a week and my commute from East Croydon Station, which is a 4-minute walk away, is just 20 minutes in total.”

Their 5th floor corner apartment offers 180-degree views through large windows, private balcony, and access to resident rooftop and podium gardens, providing ample outdoor spaces.



# GET IN TOUCH

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**PLEASE NOTE:** viewings are by appointment only,  
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