



LATIMER  
by Clarion Housing Group

# Price List

## Highcross

Address: Station Road, Croydon, CR0 2RB

Plot No.	Postal address	Level	No. of bedrooms	M <sup>2</sup>	Parking	Full market value	Shares available from:	Share value	5% mortgage deposit	Rent pcm	Estimated service charge pcm	Annual ground rent
1	Flat 1, Angel Heights, 3 Poplar Walk, Croydon, Surrey, CR0 1LZ	2	2	70	No	£426,000	25%	£106,500	£5,325	£732.19	£247.63	N/A
3	Flat 3, Angel Heights, 3 Poplar Walk, Croydon, Surrey, CR0 1LZ	2	3	90	No	<b>SOLD</b>						
4	Flat 4, Angel Heights, 3 Poplar Walk, Croydon, Surrey, CR0 1LZ	2	3	90	No	<b>RESERVED</b>						
6	Flat 6, Angel Heights, 3 Poplar Walk, Croydon, Surrey, CR0 1LZ	3	1	56	No	£327,500	25%	£81,875	£4,094	£562.89	£179.83	N/A
7	Flat 7, Angel Heights, 3 Poplar Walk, Croydon, Surrey, CR0 1LZ	3	2	71	No	£426,000	25%	£106,500	£5,325	£732.19	£247.63	N/A
9	Flat 9, Angel Heights, 3 Poplar Walk, Croydon, Surrey CR0 1LZ	3	1	56	No	<b>SOLD</b>						
15	Flat 15, Angel Heights, 3 Poplar Walk, Croydon, Surrey CR0 1LZ	4	1	56	No	<b>SOLD</b>						
16	Flat 16, Angel Heights, 3 Poplar Walk, Croydon, Surrey, CR0 1LZ	4	2	71	No	£429,500	25%	£107,375	£5,369	£738.20	£247.63	N/A
25	Flat 25, Angel Heights, 3 Poplar Walk, Croydon, Surrey CR0 1LZ	5	2	71	No	<b>SOLD</b>						
26	Flat 26, Angel Heights, 3 Poplar Walk, Croydon, Surrey CR0 1LZ	6	2	71	No	<b>SOLD</b>						
29	Flat 29, Angel Heights, 3 Poplar Walk, Croydon, Surrey, CR0 1LZ	7	2	71	No	£433,000	25%	£108,250	£5,413	£744.22	£247.63	N/A
34	Flat 34, Angel Heights, 3 Poplar Walk, Croydon, Surrey, CR0 1LZ	7	2	71	No	<b>SOLD</b>						
36	Flat 36, Angel Heights, 3 Poplar Walk, Croydon, Surrey CR0 1LZ	8	1	56	No	<b>SOLD</b>						
38	Flat 38, Angel Heights, 3 Poplar Walk, Croydon, Surrey CR0 1LZ	8	2	71	No	<b>SOLD</b>						
40	Flat 40, Angel Heights, 3 Poplar Walk, Croydon, Surrey, CR0 1LZ	8	2	71	No	£436,500	25%	£109,125	£5,456	£750.23	£247.63	N/A
51	Flat 51, Angel Heights, 3 Poplar Walk, Croydon, Surrey CR0 1LZ	10	1	56	No	<b>SOLD</b>						
52	Flat 52, Angel Heights, 3 Poplar Walk, Croydon, Surrey CR0 1LZ	10	2	71	No	£440,000	25%	£110,000	£5,500	£756.25	£247.63	N/A
54	Flat 54, Angel Heights, 3 Poplar Walk, Croydon, Surrey, CR0 1LZ	11	1	56	No	<b>SOLD</b>						
55	Flat 55, Angel Heights, 3 Poplar Walk, Croydon, Surrey CR0 1LZ	11	2	71	No	£448,500	25%	£112,125	£5,606	£770.86	£247.63	N/A
69	Flat 69, Angel Heights, 3 Poplar Walk, Croydon, Surrey CR0 1LZ	13	1	56	No	£347,500	25%	£86,875	£4,344	£597.27	£179.83	N/A
86	Flat 86, Angel Heights, 3 Poplar Walk, Croydon, Surrey CR0 1NB	16	2	71	NO	£468,500	25%	£117,125	£5,856	£805.23	£247.63	N/A
100	Flat 100, Angel Heights, 3 Poplar Walk, Croydon, Surrey CR0 1NB	17	2	71	No	£470,500	25%	£117,625	£5,881	£808.67	£247.63	N/A
102	Flat 102, Angel Heights, 3 Poplar Walk, Croydon, Surrey CR0 1NB	18	1	56	No	£362,500	25%	£90,625	£4,531	£623.05	£179.83	N/A
110	Flat 110, Angel Heights, 3 Poplar Walk, Croydon, Surrey CR0 1NB	19	2	71	No	<b>SOLD</b>						
122	Flat 122, Angel Heights, 3 Poplar Walk, Croydon, Surrey, CR0 1NB	22	3	98	No	£615,000	25%	£153,750	£7,688	£1,057.03	£343.19	N/A
126	Flat 126, Angel Heights, 3 Poplar Walk, Croydon, Surrey, CR0 1NB	23	3	98	No	£620,000	25%	£155,000	£7,750	£1,065.63	£343.19	N/A
127	Flat 127, Angel Heights, 3 Poplar Walk, Croydon, Surrey CR0 1NB	24	2	101	No	<b>SOLD</b>						
130	Flat 130, Angel Heights, 3 Poplar Walk, Croydon, Surrey, CR0 1NB	25	2	93	No	£562,500	25%	£140,625	£7,031	£966.80	£318.45	N/A

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 **April 2025**. 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% 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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