

Addiscombe Grove CR0 Croydon



**Addiscombe Grove
Croydon**

At Pocket Living we build homes for people we call city makers. These are the Londoners who contribute economically, socially and culturally to the day-to-day life of the capital.

If you live or work in any London Borough and hope to buy your first home, a one bedroom Pocket flat at Addiscombe Grove could be exactly what you need.

These homes are 100% ownership, available to people like you for 20% less than the market value.

Each apartment is designed to feel light, airy and create a sense of space, whilst the residents' lounge is the perfect place to catch up on work emails the communal terraces are an urban retreat.

To qualify for the 20% discount, you must meet the eligibility criteria detailed on page 42. Not much to ask, for a discount worth tens of thousands of pounds.

Pocket Living
Tower House
10 Southampton Street
London
WC2E 7HA



T 020 7291 3683
W pocketliving.com

Scan to register for a
My Pocket Living Account

City Makers

You give a lot to London...
get something back.

100% ownership of a cleverly-designed
home at a 20% discount.

“When I came across Pocket Living, I was honestly shocked. I just didn't think you could find anything at that price in London.”

Bolu

Pocket Resident



**City makers:
You deserve a break.**

You're a nurse, teacher or junior doctor. A graphic designer, web developer or journalist. A chef, electrician or civil servant... you're one of the many, many people who make London tick.

Day by day, week by week, you contribute to our city in so many ways. Not just through your regular work, but also by supporting local shops, bars, venues and restaurants. You energise the local economy and enliven your local neighbourhood.

Quite possibly, you'd like to put down roots, to own a stake in your community. Your own home.

You give a lot to this city and it's time you got something back. Which is where we come in...



"The distinctive façade arrangement of angled piers clad with glazed tiles, bands of light concrete and bronze-coloured metal entrance will create a characterful addition to Croydon's skyline."

**Metropolitan Workshop,
Addiscombe Grove Architect**





**You only get one chance to be a first time buyer.
So get it right.**

Buying a one bedroom Pocket home at Addiscombe Grove could be an extremely smart move. Not only will you obtain a discount of 20%, you'll also own 100% of your home from the day you move in.

Designed by award-winning architect Metropolitan Workshop, each high-quality apartment makes the best use of every square foot. There are 112 Pocket homes in the 21-storey development, each one cleverly designed to maximise the feeling of space and create a homely, efficient environment.

Across the building, there are also various breakout spaces with ultra-fast hyperoptic WiFi. Light and airy, these have the ambiance of a trendy Scandinavian hotel. The 9th floor wellness room can be used for yoga and meditation sessions or residents' get-togethers.

As a resident, you'll have access to three communal landscaped gardens on three different floors, a striking residents' lounge, workspace and a secure bike store.

Residents' lounge





Landscaped Social Garden

3 landscaped roof terraces

Social Garden

The privacy of your own home. Social spaces to meet, work and exercise

At Pocket Living, we specialise in building homes for city makers. At Addiscombe Grove CRO there's a stylish ground floor residents' lounge with WIFI - perfect for catching up with a friend over coffee or working away from your home - there are also sizeable tables if you need some extra space for meetings and collaborate working. If you need to take some time out, the building has a wellness room located on the 9th floor which leads to a spacious roof terrace with city views.

If you're looking for outside space, this building really delivers; on the 9th floor you'll find a landscaped Social Garden. Acting as 'the buildings heart', this tranquil setting is designed for relaxation and socialising. Up high you'll also find a Nordic Garden on the 20th floor which features harder planting, offering outstanding views, this space is perfect for contemplation, summer meetings or social functions. Venture to the top floor to discover the Hidden Garden, this enclosed sanctuary with covered spaces and a dining table has London skyline views.

No gimmickry, just smart, timeless, efficient design.

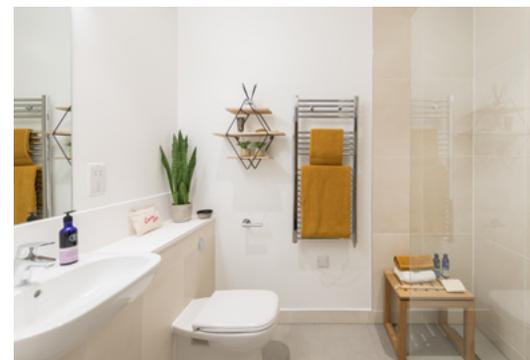
With a focus on craftsmanship, the Pocket apartment interiors are designed to accommodate modern city makers' lifestyles. The open-plan living space has plenty of room for dinner parties, movie nights with friends, exercise workouts and yoga.

Each home has a built-in storage cupboard, a living, dining and kitchen space with an integrated oven/hob, an extractor fan and a fridge with a freezer compartment. The bedroom has space for a double bed, a pair of bedside cabinets and allows space to create your wardrobe. A sleek wet room lined with large format tiles has a walk-in shower.

The windows are extra wide to let light flood in and create a feeling of airy lightness. Overall, each apartment is cleverly designed to act as a comfortable and stylish first home.



Show Home photography





Images of Addiscombe Grove flat

Images of Addiscombe Grove flat



Specification
Overview



Residents' facilities and communal areas

- Chic ground floor residents' lounge with WiFi
- Post box area with sizable workspace table and WiFi
- Two lifts
- 9th floor landscaped Social Garden with seating and views
- 9th floor wellness room
- 20th floor Nordic Garden
- 21st floor secluded, communal Hidden Garden with seating
- Residential fire alarm
- Bicycle storage with secure access

Kitchen

- Fully-fitted handleless kitchen
- Corian worktop with stainless steel undermounted sink and drainer grooves
- Chrome mixer tap
- Built-in Zanussi appliances: Ceramic hob with stainless steel splashback
- Fan oven
- Undercounter fridge with freezer compartment
- Under-oven drawer
- Extractor hood
- Under-cabinet LED down lights
- Plumbing and wiring provided for a dishwasher*

Shower room

- Stylish wet room with walk-in shower
- Sanitaryware from Duravit
- Brassware in a chrome finish from Hansgrohe

Floor finishes

- Laminate timber, light oak wide board flooring to kitchen, living, bedroom & entrance area
- Porcelain floor tiles to bathroom

Electrical and heating

- Wiring for Sky+HD and Hyperoptic fibre broadband and BT telephone (subscription required)
- Dimmable lights in living and bedroom
- Digital heating control
- Radiators
- Video entry system

Utility cupboard

- Plumbing and wiring for washing machine
- Heat interface unit (HIU)
- Mechanical ventilation heat recovery unit (MVHR)

Security and peace of mind

- 10 year Premier Guarantee building warranty
- 24 month defects warranty cover
- Secure by Design
- On-site CCTV
- Sprinkler system

Sustainable features

- Bee friendly planting to roof terraces
- Energy efficient appliances
- Water saving to shower head and tap
- Energy efficient LED lighting

*Size varies, please ask sales consultant for more details

**More than a roof over your head
— a lifestyle on your doorstep**



Just over 9 miles south of Charing Cross, Croydon has a well-deserved reputation as a great place to live, work and have fun. As somewhere to set up home, particularly your first home, the town ticks many boxes, including connectivity to central London, access to clubs, pubs, cinemas and galleries and, of course, affordability.

Talking of boxes, Boxpark, a collection of 80 refashioned shipping containers housing cafés, restaurants, bars and music venues, has energised the town's nightlife — as well as the ever-changing display of dynamic street art has enlivened Croydon's creative edge.

Keep exploring.
Crystal Palace is just a short train ride away.

Described as 'south London's hidden gem', the hilltop community of Crystal Palace has quirky independent shops, eclectic eateries and 360-degree views over central London and the Surrey countryside. Crystal Palace Park, one of London's major public parks, is home to The National Sports Centre.

The Crystal Palace Triangle, bordered by Westow Street, Westow Hill and Church Road, attracts locals and visitors to its restaurant scene, galleries, farmers' market, bars, and shops crammed with books, period furniture and vintage clothing. Haynes Lane Market, within the triangle, is the place for vinyl, toys and tarot card readings.

Each year, the community-run Crystal Palace Overground Festival features inspirational art, music, film, comedy, storytelling, quizzes and other cultural happenings. Expect anything from a 'secret date club' to a 'silent disco walking tour', all accompanied by fabulous food.

Head for Crystal Palace to find furniture, lighting and objects from Art Deco, Mid-Century Modern and Danish, through to vintage and industrial design.



Boxpark, refitted shipping containers just a 2-minute stroll from Addiscombe Grove, is your destination for drinks, dining and special events.



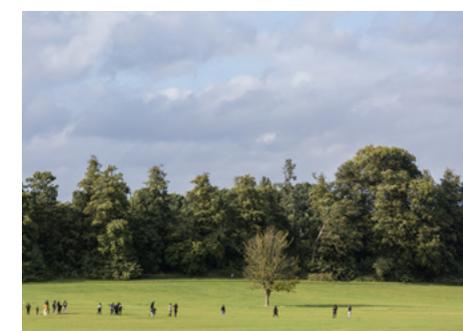
A Croydon institution, Surrey Street Market provides goodies ranging from German turnips and Thai orchids to Indian mangoes and Romanian cake.

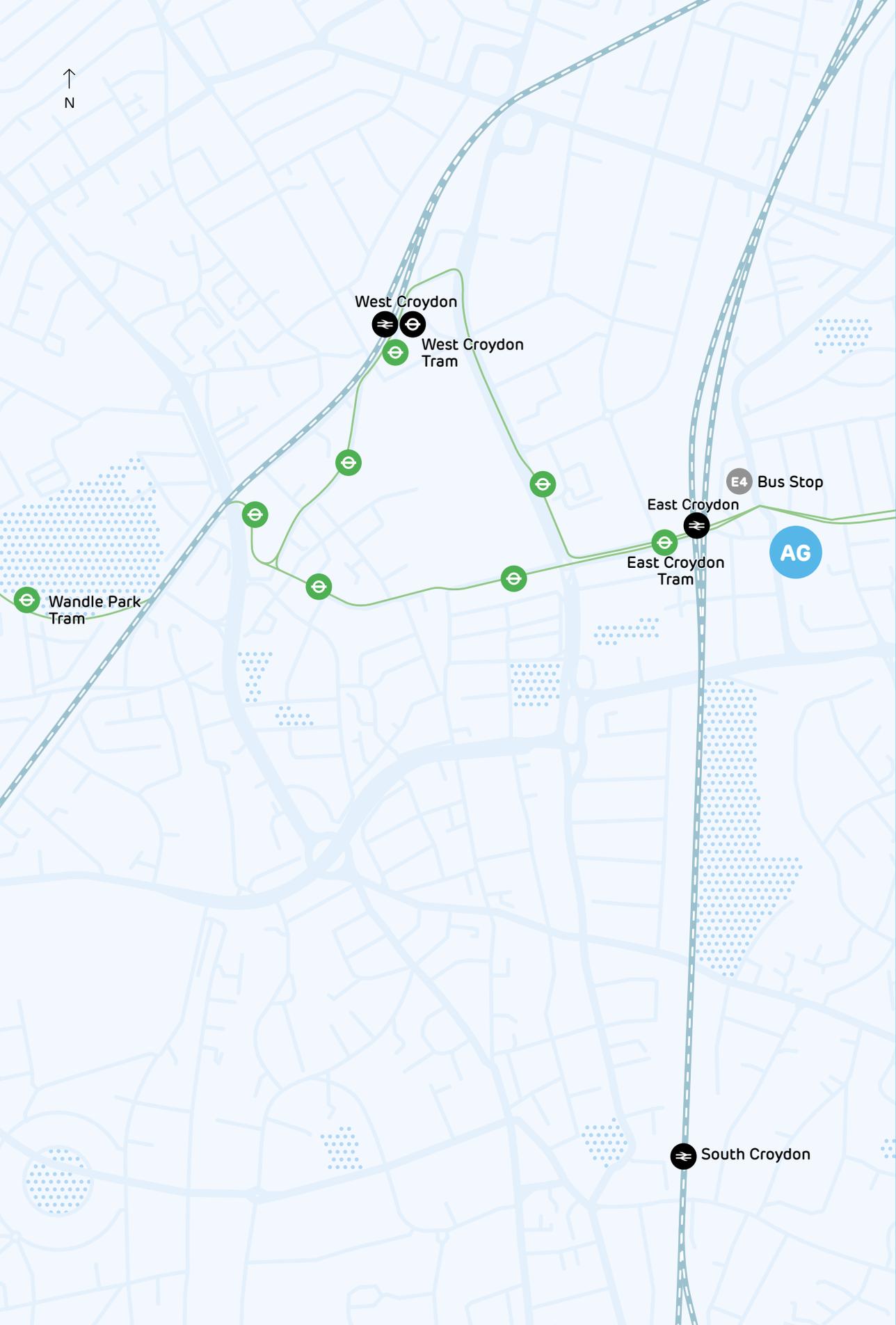


Settle into your sofa at the Everyman cinema and your beer with chorizo, guacamole or avocado sharing plates will be brought to your seat.



The London Borough of Croydon has over 120 parks and open spaces. The 130-year-old Park Hill Park is just round the corner, while the popular, multi-amenity Lloyd Park is a gentle 15-minute walk away.





Trains	Travel Time*
East Croydon	2 min walk
— Gatwick Airport	15 min train
— London Bridge	16 min train
— Victoria	16 min train
— Blackfriars	20 min train
— St Pancras	29 min train
— Brighton	51 min train

East Croydon Tram	2 min walk
— West Croydon	3 min tram
— Wandle Park	7 min tram

West Croydon	16 min walk
— Crystal Palace	12 min train
— Shoreditch High Street	37 min train

South Croydon	18 min walk
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Buses	Travel Time*
410 (E4)	4 min walk
— Crystal Palace	34 min bus
197 (E4)	4 min walk
— Penge	24 min bus

*Walking distances are from the Addiscombe Grove development. Train and bus times are the travel time from the transport link they fall under. Journey times taken from Google Maps.

Addiscombe Grove CRO is a car-free development and homeowners will not be able to apply for a parking permit.

Transport Links

Location. Location. Location. Central London, Gatwick airport and the seaside city of Brighton are all readily accessible from East Croydon station, a swift 2-minute walk from Addiscombe Grove. With a regular service, the rail journey to London Victoria or London Bridge takes just 16 minutes. Croydon Tramlink, with a loop around the town centre, stops right outside East Croydon station and Addiscombe Grove is well served by the London bus network.



Floorplans

Site Location

30 Addiscombe Grove
Croydon CR0 5LR

Floorplates **22**
Levels Ground – 21

Floorplans **30**
Flat Types A – G

How to book a viewing **42**

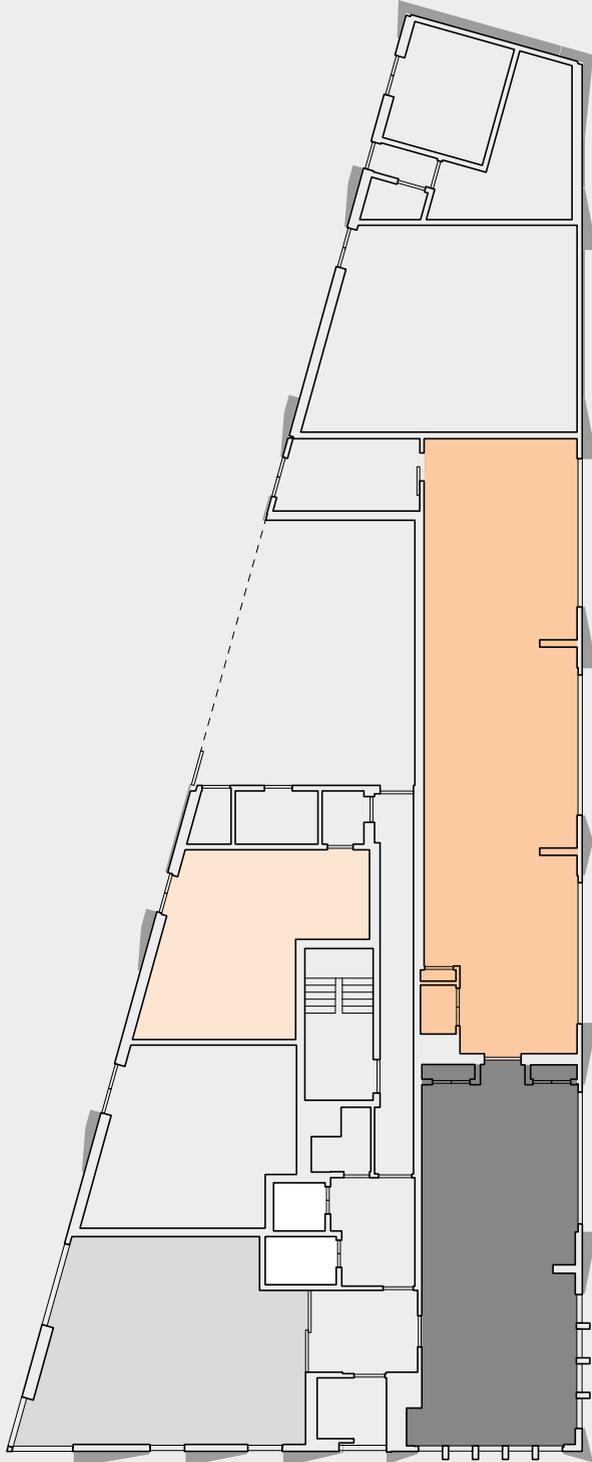
How to buy **43**

Contact information **44**

Floorplates

- Residents' Lounge
- Amenity Space
- Bike Store
- Refuse
- Lifts

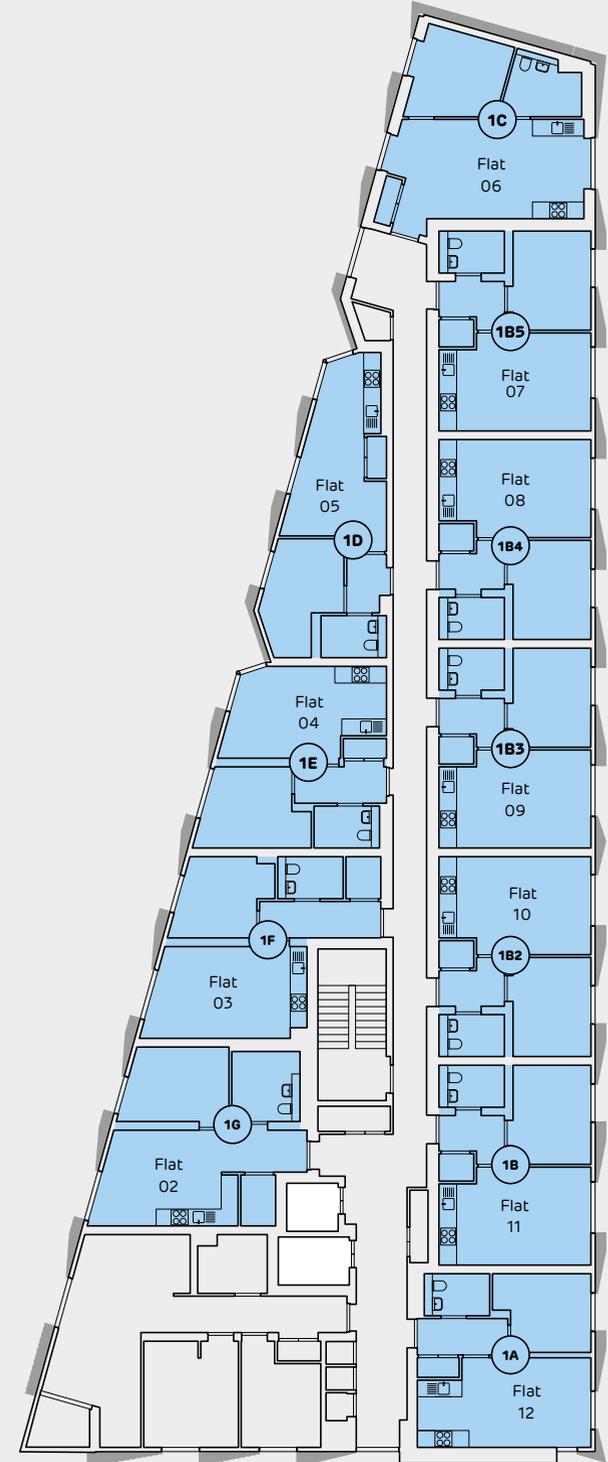
Ground Floor
Communal Spaces



Floorplates

- Pocket Apartment
- Private Terrace

Floor 01
Flat Types

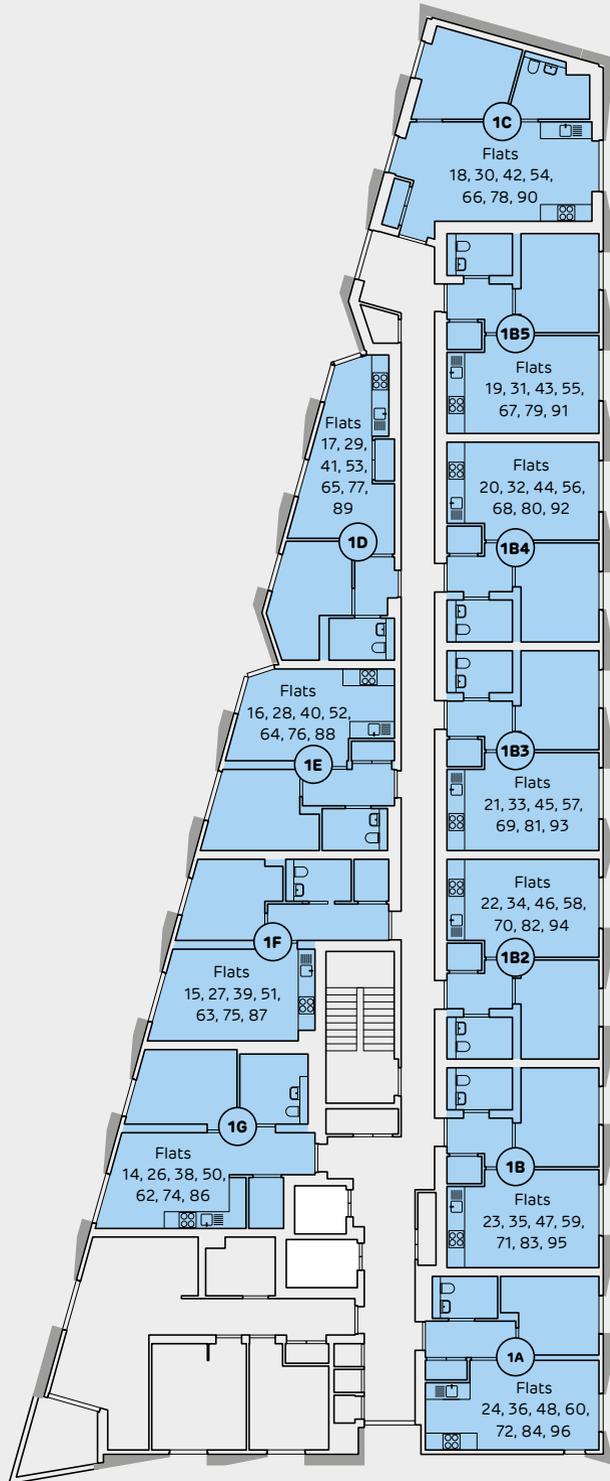


Floorplates

Floors 02-08
Flat Types



- Pocket Apartment
- Lifts

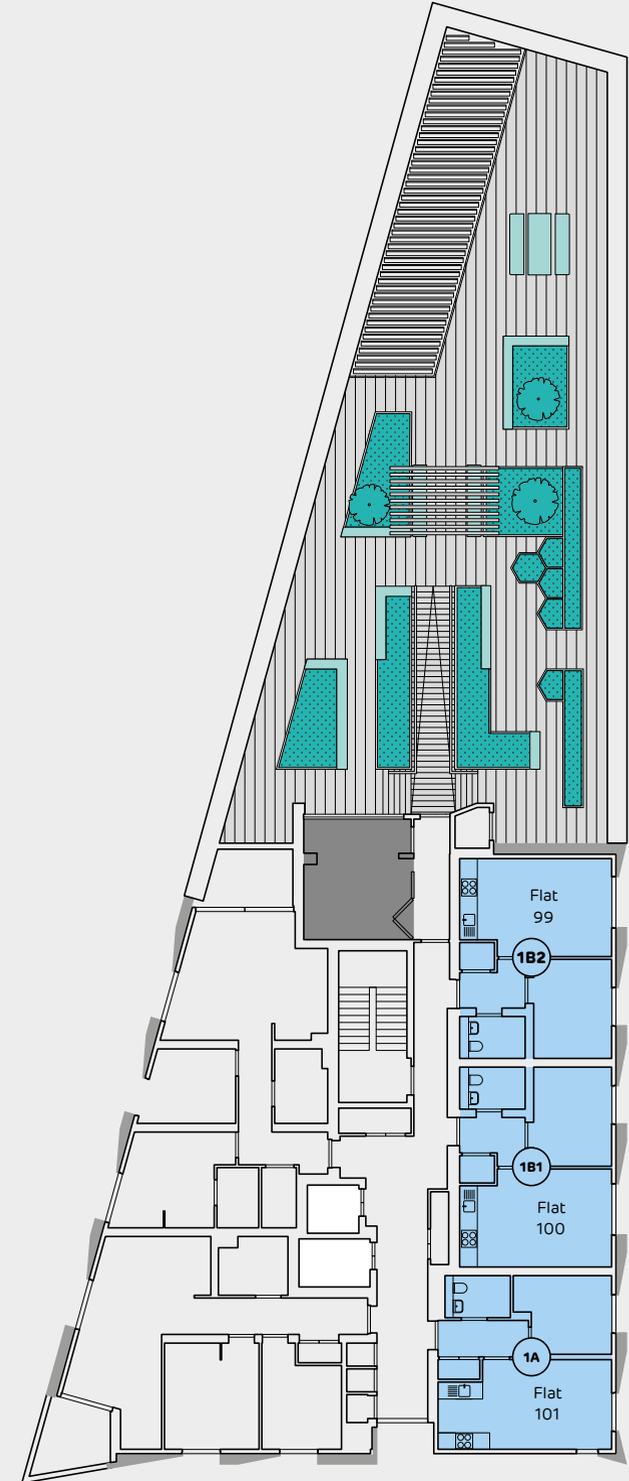


Floorplates

Floor 09
Flat Types
Communal Spaces



- Pocket Apartment
- Communal Roof Terrace
- Wellness Room
- Lifts
- Greenery
- Seating Area

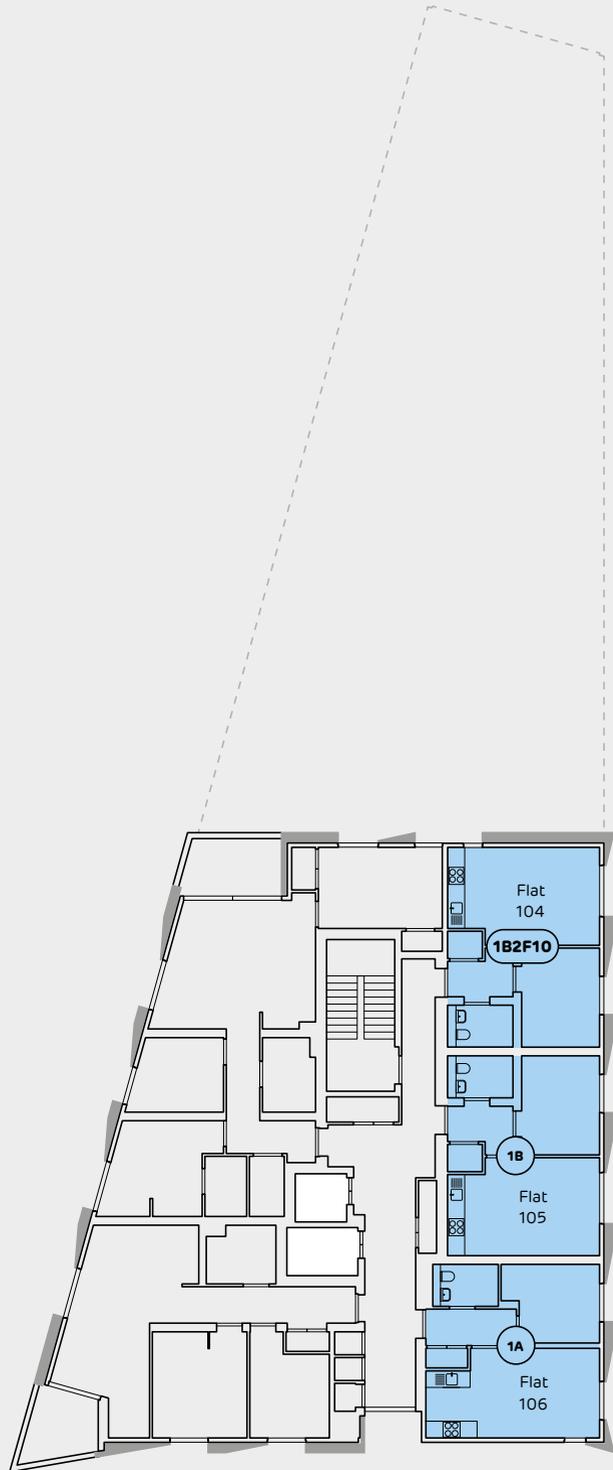


Floorplates

Floor 10
Flat Types



- Pocket Apartment
- Lifts

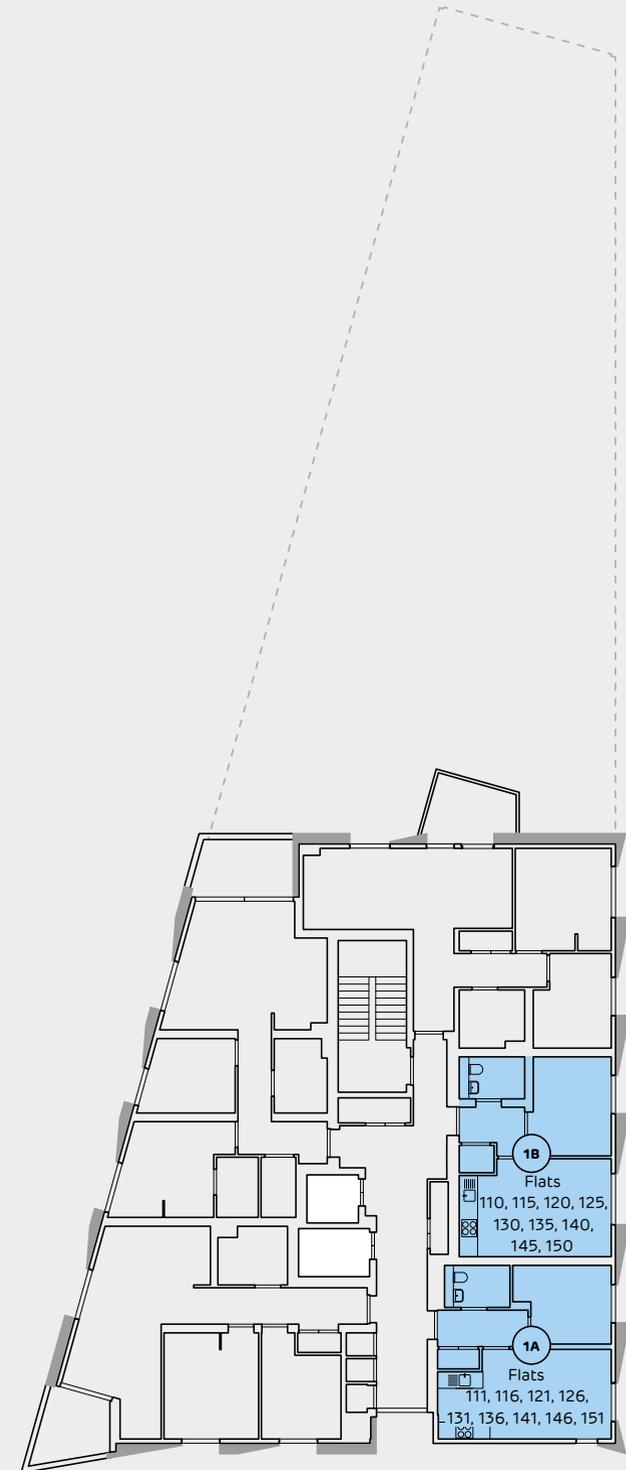


Floorplates

Floors 11-19
Flat Types



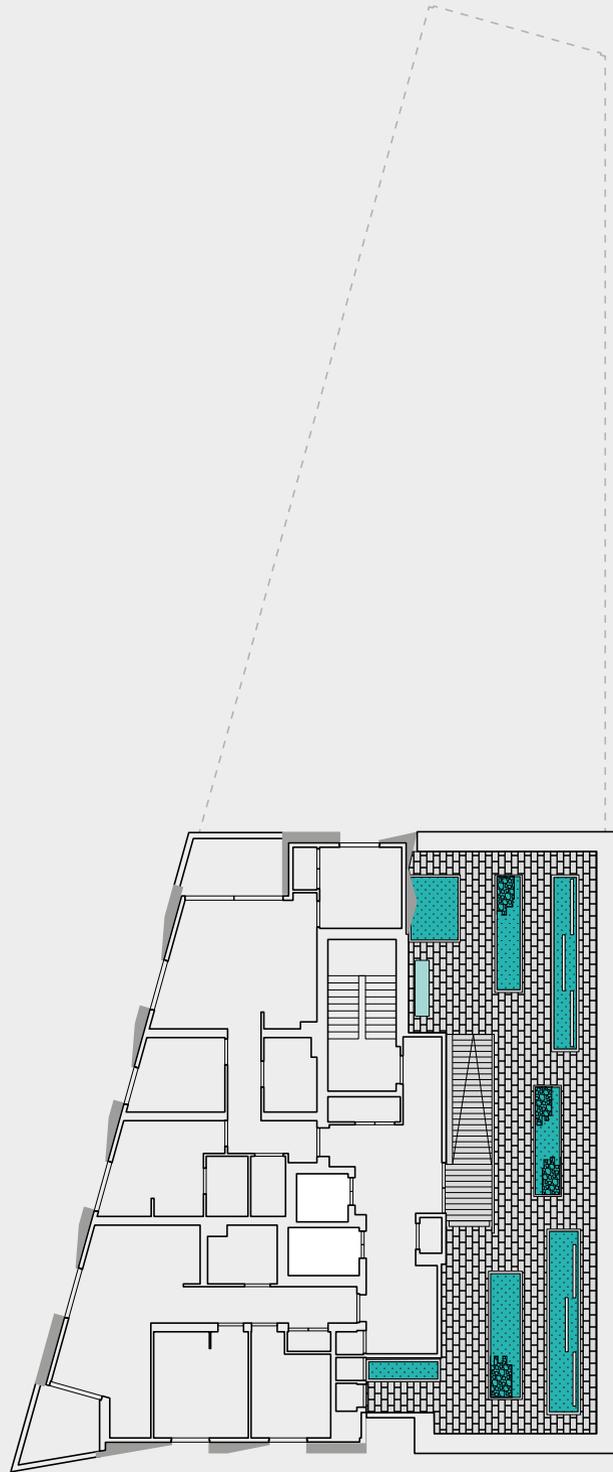
- Pocket Apartment
- Lifts



Floorplates

- Communal Roof Terrace
- Lifts
- Greenery
- Seating Area

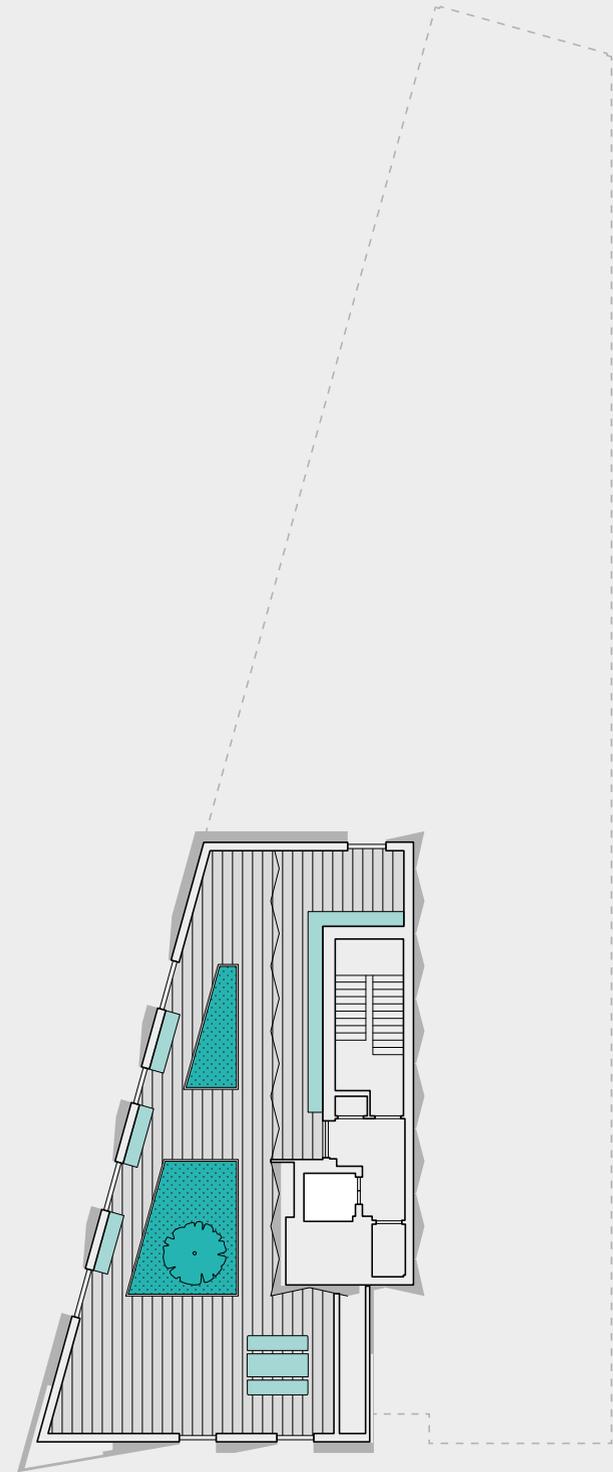
Floor 20
Communal Spaces



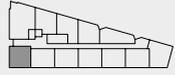
Floorplates

- Communal Roof Terrace
- Lifts
- Greenery
- Seating Area

Floors 21
Communal Spaces



Floorplans



Floors 01–19

Flats

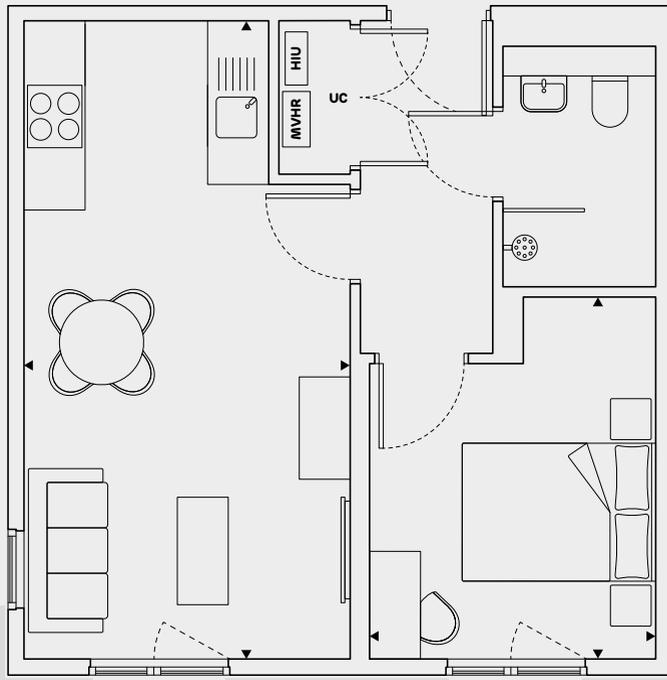
12, 24, 36, 48, 60,
72, 84, 96, 101, 106
111, 116, 121, 126, 131,
136, 141, 146, 151

Flat Type 1A

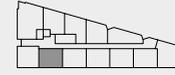


Gross Internal Area
415 sqft — 38.6 sqm
Living/Dining/Kitchen
10'4" x 20'4" — 3.20 x 6.22 m
Bedroom
9'2" x 11'5" — 2.81 x 3.53 m

Heat Interface Unit **HIU**
Mechanical Ventilation
Heat Recovery Unit **MVHR**
Utility Cupboard is marked as **UC**



Floorplans



Floors 01–19

Flats

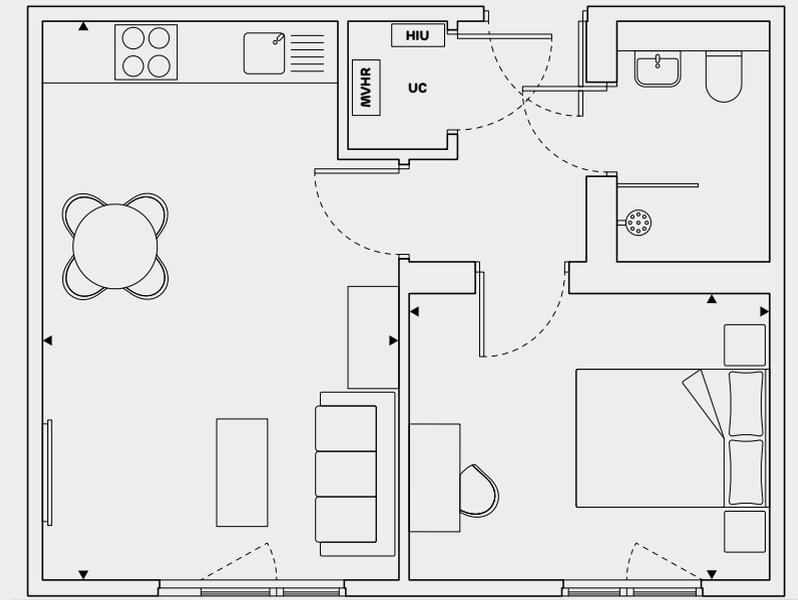
11, 23, 35, 47, 59, 71,
83, 95, 100, 105, 110,
115, 120, 125, 130,
135, 140, 145, 150

Flat Type 1B

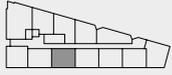


Gross Internal Area
419 sqft — 39 sqm
Living/Dining/Kitchen
11'4" x 17'8" — 3.50 x 5.45 m
Bedroom
11'6" x 9'1" — 3.54 x 2.79 m

Heat Interface Unit **HIU**
Mechanical Ventilation
Heat Recovery Unit **MVHR**
Utility Cupboard is marked as **UC**



Floorplans



Floors 01-09

Flats

10, 22, 34, 46, 58,
70, 82, 94, 99

Flat
Type 1B2



Gross Internal Area
419 sqft — 39 sqm
Living/Dining/Kitchen
11'4" x 17'8" — 3.50 x 5.45 m
Bedroom
11'6" x 9'1" — 3.54 x 2.79 m

Heat Interface Unit **HIU**
Mechanical Ventilation
Heat Recovery Unit **MVHR**
Utility Cupboard is marked as **UC**

Floorplans



Floor 10

Flats

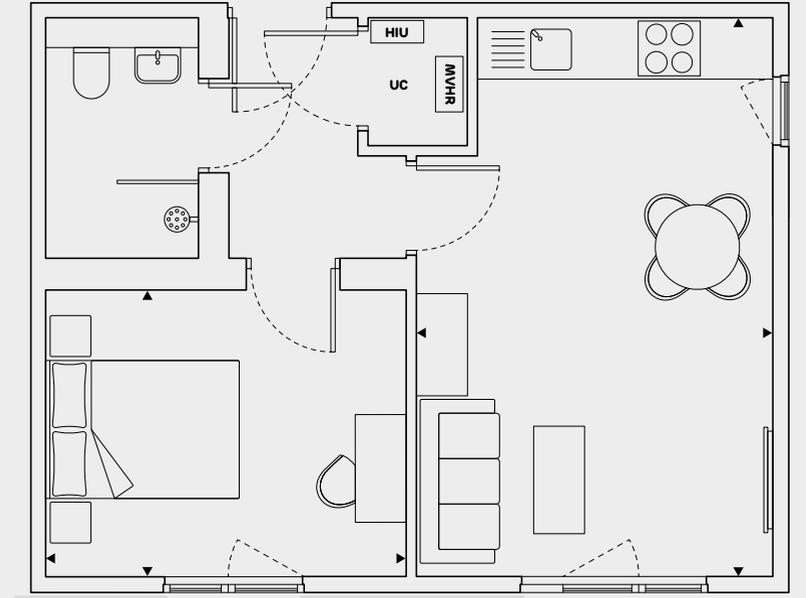
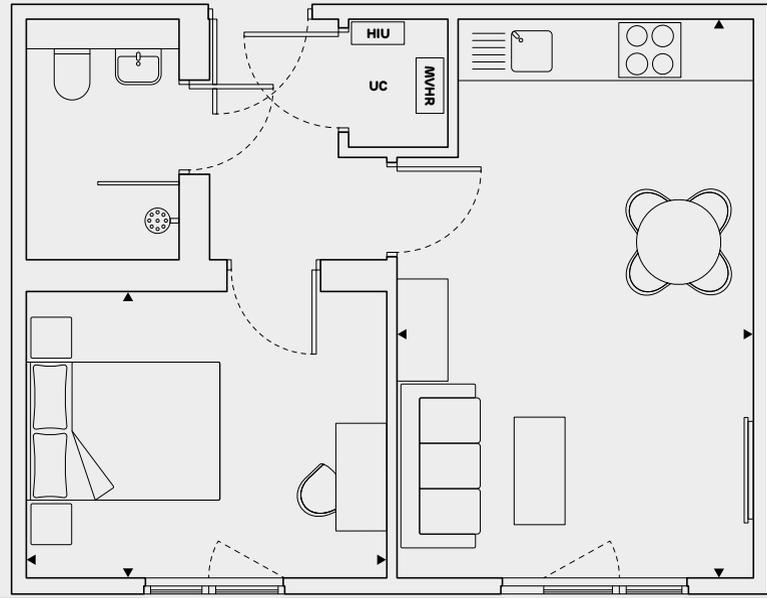
104

Flat
Type 1B2F10

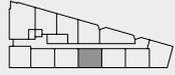


Gross Internal Area
419 sqft — 39 sqm
Living/Dining/Kitchen
11'4" x 17'8" — 3.50 x 5.45 m
Bedroom
11'6" x 9'1" — 3.54 x 2.79 m

Heat Interface Unit **HIU**
Mechanical Ventilation
Heat Recovery Unit **MVHR**
Utility Cupboard is marked as **UC**



Floorplans



Floors 01-08

Flats

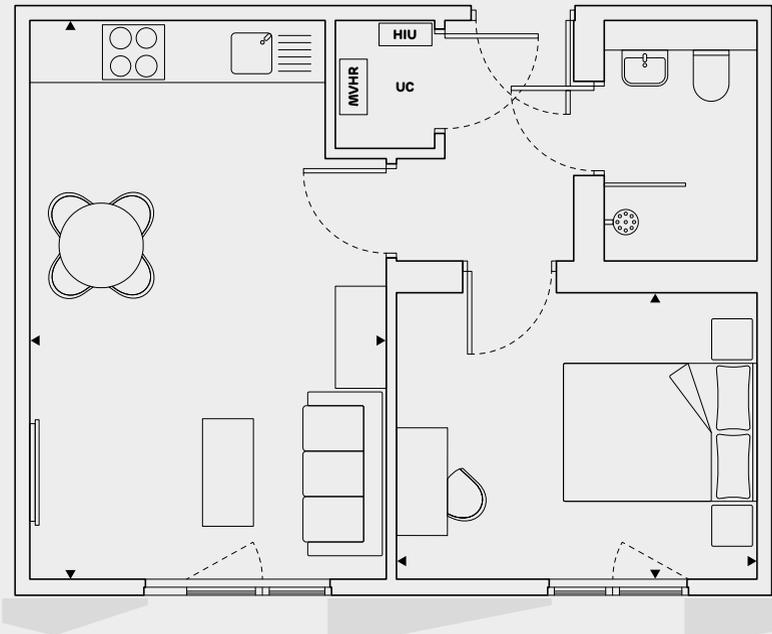
09, 21, 33, 45,
57, 69, 81, 93

Flat
Type 1B3

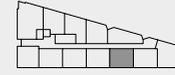


Gross Internal Area
419 sqft — 39 sqm
Living/Dining/Kitchen
11'4" x 17'8" — 3.50 x 5.45 m
Bedroom
11'6" x 9'1" — 3.54 x 2.79 m

Heat Interface Unit **HIU**
Mechanical Ventilation
Heat Recovery Unit **MVHR**
Utility Cupboard is marked as **UC**



Floorplans



Floors 01-08

Flats

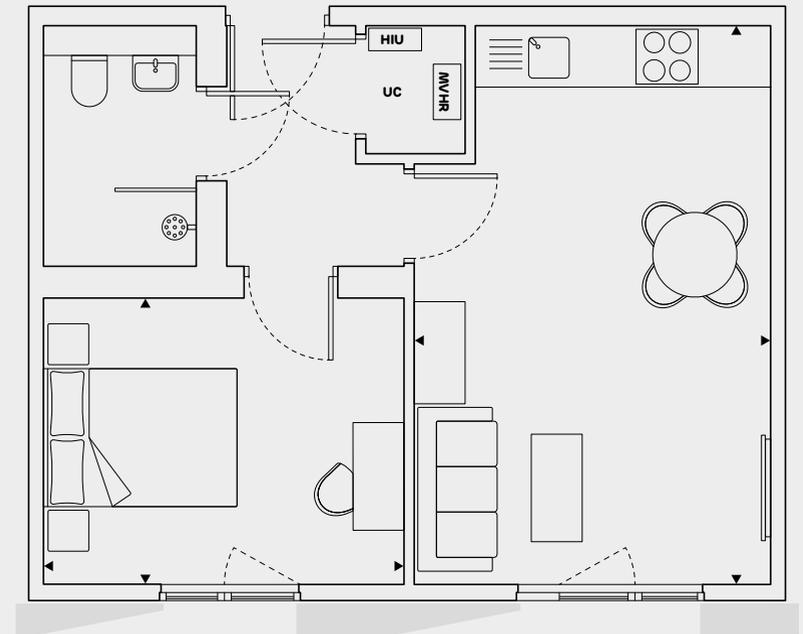
08, 20, 32, 44,
56, 68, 80, 92

Flat
Type 1B4

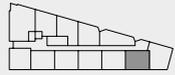


Gross Internal Area
419 sqft — 39 sqm
Living/Dining/Kitchen
11'4" x 17'8" — 3.50 x 5.45 m
Bedroom
11'6" x 9'1" — 3.54 x 2.79 m

Heat Interface Unit **HIU**
Mechanical Ventilation
Heat Recovery Unit **MVHR**
Utility Cupboard is marked as **UC**



Floorplans



Floors 01-08

Flats

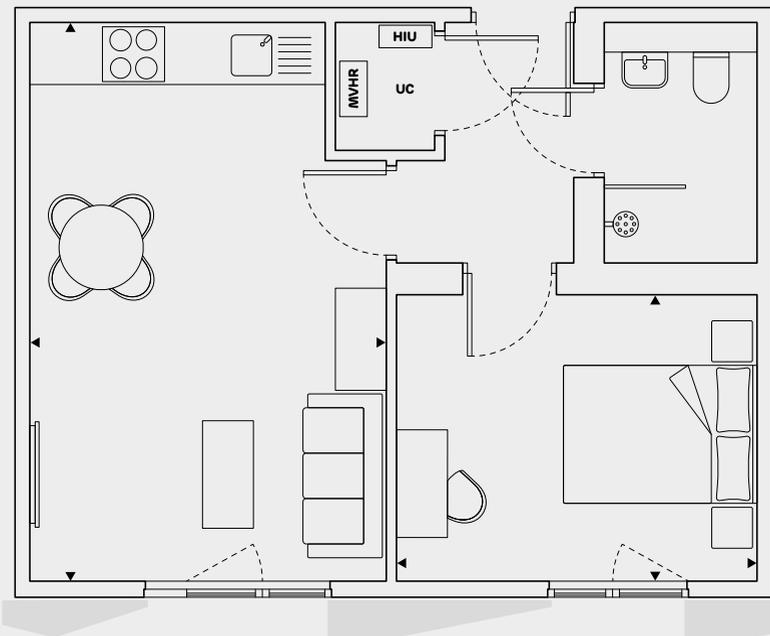
07, 19, 31, 43,
55, 67, 79, 91

Flat Type 1B5

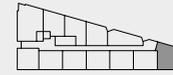


Gross Internal Area
419 sqft — 39 sqm
Living/Dining/Kitchen
11'4" x 17'8" — 3.50 x 5.45 m
Bedroom
11'6" x 9'1" — 3.54 x 2.79 m

Heat Interface Unit **HIU**
Mechanical Ventilation
Heat Recovery Unit **MVHR**
Utility Cupboard is marked as **UC**



Floorplans



Floors 01-08

Flats

06, 18, 30, 42,
54, 66, 78, 90

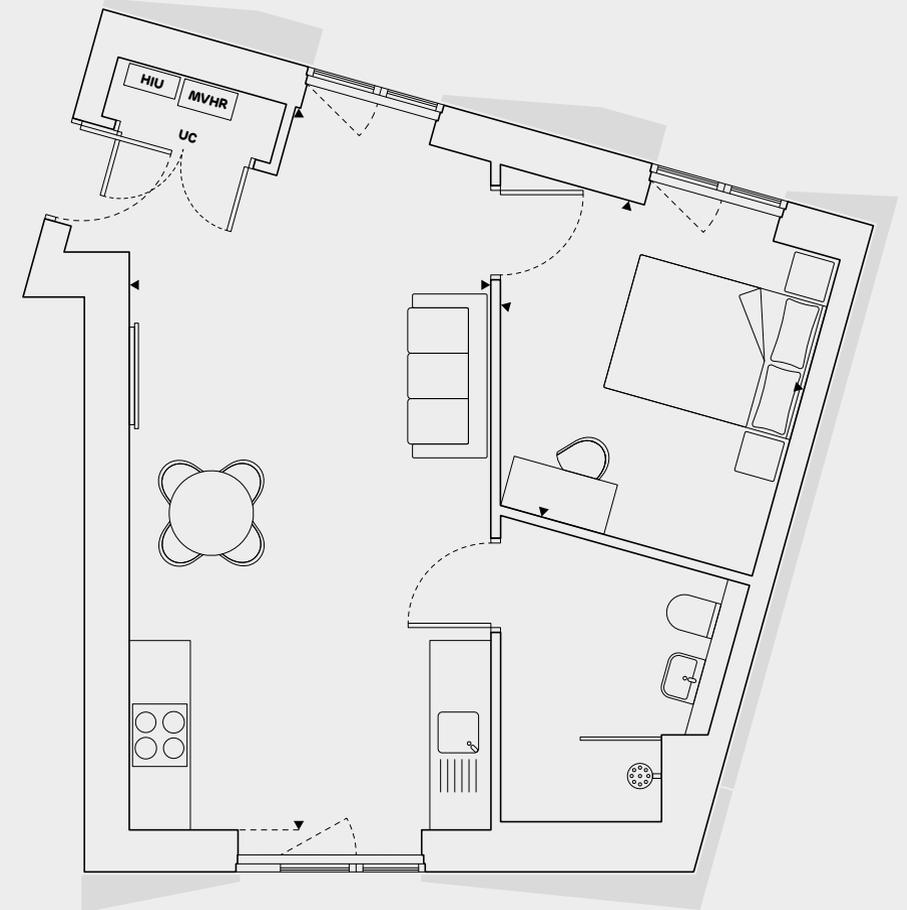
This type is wheelchair
adaptable, please ask your sales
consultant to see an alternative
furniture layout.

Flat Type 1C

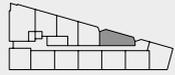


Gross Internal Area
465 sqft — 43.2 sqm
Living/Dining/Kitchen
11'6" x 23'5" — 3.53 x 7.15 m
Bedroom
10'1" x 10'4" — 3.08 x 3.20 m

Heat Interface Unit **HIU**
Mechanical Ventilation
Heat Recovery Unit **MVHR**
Utility Cupboard is marked as **UC**



Floorplans



Floors 01-08

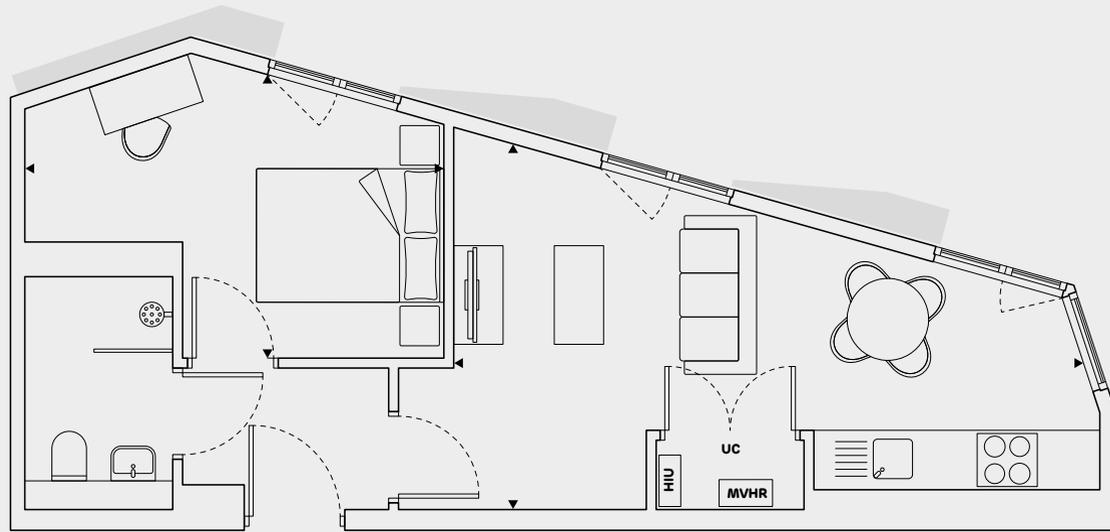
Flats

05, 17, 29, 41,
53, 65, 77, 89

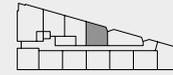
Flat
Type 1D

Gross Internal Area
404 sqft — 37.6 sqm
Living/Dining/Kitchen
20'7" x 12'2" — 6.32 x 3.72 m
Bedroom
13'9" x 9'3" — 4.25 x 2.85 m

Heat Interface Unit **HIU**
Mechanical Ventilation
Heat Recovery Unit **MVHR**
Utility Cupboard is marked as **UC**



Floorplans



Floors 01-08

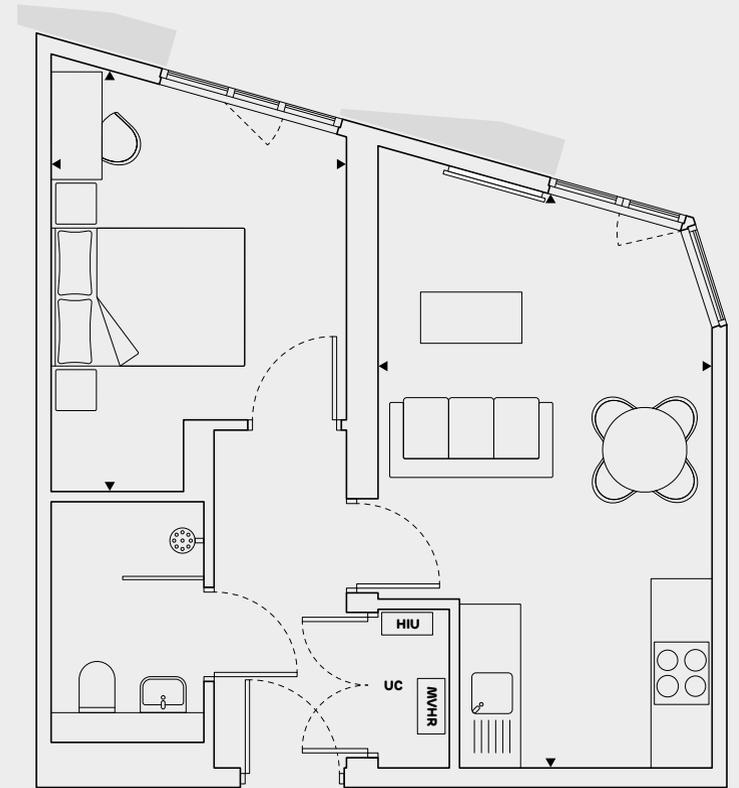
Flats

04, 16, 28, 40,
52, 64, 76, 88

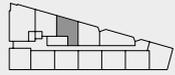
Flat
Type 1E

Gross Internal Area
423 sqft — 39.3 sqm
Living/Dining/Kitchen
10'7" x 18'4" — 3.28 x 5.61 m
Bedroom
9'5" x 10'7" — 2.90 x 3.30 m

Heat Interface Unit **HIU**
Mechanical Ventilation
Heat Recovery Unit **MVHR**
Utility Cupboard is marked as **UC**



Floorplans



Floors 01-08

Flats

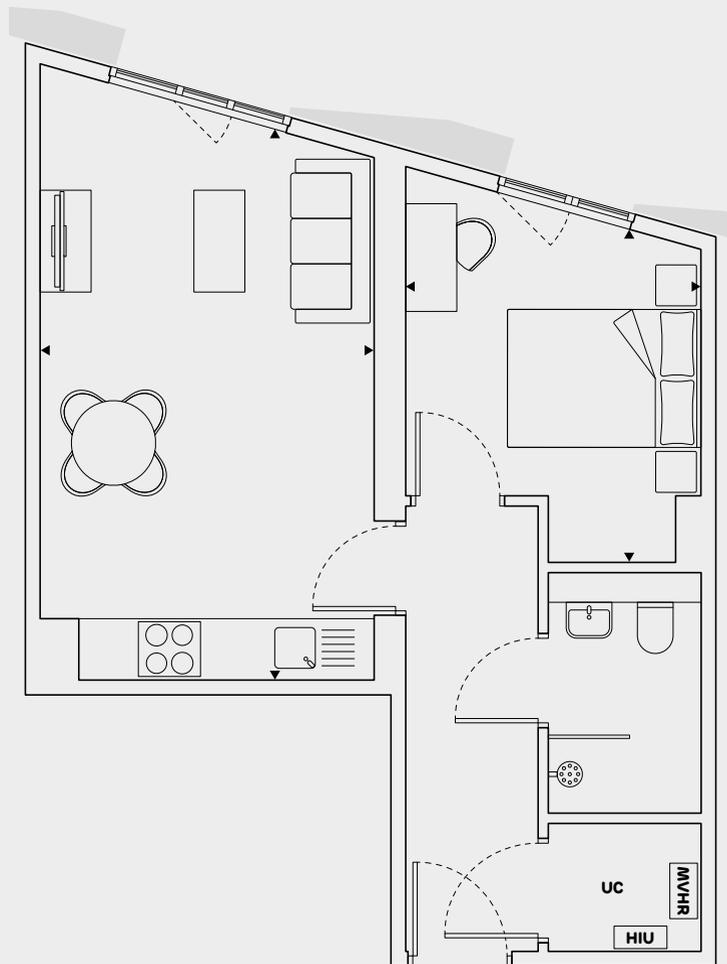
03, 15, 27, 39,
51, 63, 75, 87

Flat
Type 1F

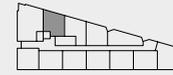


Gross Internal Area
440 sqft — 40.9 sqm
Living/Dining/Kitchen
10'9" x 17'4" — 3.30 x 5.30 m
Bedroom
9'5" x 10'6" — 2.90 x 3.24 m

Heat Interface Unit **HIU**
Mechanical Ventilation
Heat Recovery Unit **MVHR**
Utility Cupboard is marked as **UC**



Floorplans



Floors 01-08

Flats

02, 14, 26, 38,
50, 62, 74, 86

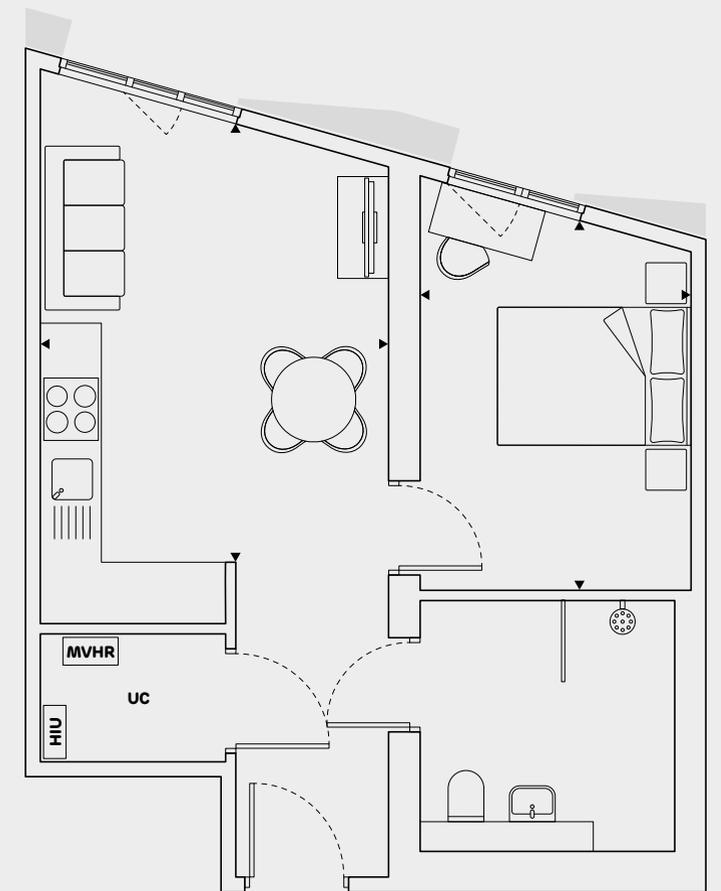
This type is wheelchair
adaptable, please ask your sales
consultant to see an alternative
furniture layout.

Flat
Type 1G



Gross Internal Area
458 sqft — 42.6 sqm
Living/Dining/Kitchen
11'2" x 14' — 3.42 x 4.28 m
Bedroom
8'7" x 11'8" — 2.66 x 3.61 m

Heat Interface Unit **HIU**
Mechanical Ventilation
Heat Recovery Unit **MVHR**
Utility Cupboard is marked as **UC**



Hoping to get on the housing ladder? Take these steps:

How to book a viewing



Set up a My Pocket account
Visit pocketliving.com and click Register to create your My Pocket account.



Activate
Activate your account via the link in the email we'll send you. If it doesn't arrive, check your junk folder.



Eligibility check
To apply for a Pocket home at Addiscombe Grove CRO, you must be a first time buyer living or working in any London Borough. Your household income must be less than £90,000 a year.



Affordability check
Complete an online affordability assessment with Censeo Financial, our preferred mortgage adviser, to check you can afford a home at Addiscombe Grove CRO.



Once you've passed your affordability assessment, you'll be able to book a viewing at our show home via My Pocket. During the viewing, a member of the Pocket team will be on hand to answer your questions.

How to buy



If you like what you see at your viewing, visit our website, go to My Pocket and submit an Expression of Interest. You can select up to ten homes.



If we're able to offer you a Pocket home, we'll upload an offer letter into your My Pocket account. This will set out the buying process and ask you to upload various documents into your My Pocket account, pay a reservation fee, meet a mortgage adviser such as Censeo Financial and choose a solicitor. Don't worry, we recommend reliable people.



Once we've checked your documents, we'll put a reservation form into your My Pocket account. Sign this form and upload it into your account.



You'll now need to instruct your solicitor and we'll brief Pocket Living's solicitor to start work on your purchase.



With the help of your mortgage adviser, submit your full mortgage application.



Once the conveyancing process has been finalised, you will exchange contracts with a set completion date. You're now legally bound to purchase the apartment and we're legally bound to sell it to you.



On the day of expected completion, your solicitor will confirm that your completion has gone through. You're then free to pick up your keys, move in and celebrate being a homeowner in the city you love.

Resales

What happens when the time comes to move on from your Pocket home:

- You can sell your Pocket home at any stage 12 months after completion.
- You will need to arrange a RICS valuation, which will set the maximum price at which you can re-sell. This will be a market valuation which takes into consideration the resale restrictions. Pocket will need to approve the RICS valuation prior to marketing.
- For the first three months of marketing your home, you'll need to try and sell to someone who: lives or works in in the Borough of Croydon (and has done for at least three months), is not currently a homeowner and whose household income is below the Mayor's salary cap for affordable housing (currently £90k). If you haven't found someone after three months, then location criteria widens to include people who live or work in any London borough. If after six months of marketing you haven't found an eligible buyer, you can sell to anyone, regardless of eligibility.
- Pocket will need to approve your buyer and certify that the criteria have been adhered to before exchange of contracts.

Subletting and Annual Verification Process

What happens if you can't live in your Pocket home for a while:

- Pocket homes are designed to be lived in by the eligible people who purchase them, but we understand that occasionally – for reasons outside of your control – a Pocket homeowner might need to sub-let their home.
- You can seek permission to sublet your home once you have owned it for a year and in extenuating circumstances. You'll need to have a RICS valuation and then sublet your Pocket home for 80% of the local market rent.
- You'll need to rent to someone who: is not currently a homeowner and whose income is below the Mayor's salary cap for affordable housing (currently £90k).
- Pocket will check and certify your subletting every 12 months.
- Once a year, we'll ask you to complete an Annual Verification Process to show that you are still living in your Pocket home we'll just ask you to upload proof of residency online.

Disclaimer:

- The method of construction is a modular built structure with a tiled facade.
- The warranty provider is Premier Guarantee, and this provides a two-year defect liability period on the individual home, and 10 years on the structure of the building (until March 2033).
- The EPC rating is a B and the council tax band is C.
- A Heat Interface Unit (HIU) connected to a centralised boiler delivers heating and hot water to each home; each resident will be billed according to their own controlled usage and cannot change gas suppliers. For electricity, residents can change to a different supplier of their choosing, subject to availability.
- Wiring for Sky+/Sky Q, BT telephone and BT Openreach Fibre is available, and residents will receive Hyperoptic Wi-Fi installed with a 3-month free service. Buyers can change to a different supplier of their own choosing, subject to availability.
- Mobile coverage varies by provider, for an indication of specific speeds and supply or coverage in the area, refer to the Ofcom's mobile and broadband checker.
- There are no commercial premises on site.
- Addiscombe Grove is a car-free development (apart from with respect to two shared spaces for Blue Badge holders available on a first come first serve basis), and homeowners will not be granted a residents' permit.
- The building is managed by a managing agent, and the service charge covers the cost of running the building.
- These homes will come with a 125-year lease (from March 2022) and a Residents' Management Company (RMC) has been formed by the homeowners at Addiscombe Grove. It is the intention that the freehold will be transferred to the RMC upon the sale of the last home.
- The reservation fee to secure a home is £500 which is fully refundable if the reservation is cancelled within 14 days of finalisation.
- The period from reservation to completion usually takes two – three months.
- Buyers should budget approximately £4,000 – £5,000 for the costs associated with buying a home.
- This home is being sold by Pocket Living Addiscombe Grove Limited, Tower House, 10 Southampton St, WC2E 7HA.
- Images are of a typical Pocket home.

Important notice:

While these particulars and plans are prepared with all due care for the convenience of intending purchasers, the information contained herein is a preliminary guide only. Neither the vendors, nor their agents or any person in their employ has any authority to make or give representation, warranty or guarantee (whether oral or written) in respect of, or in relation to, the development of any part thereof. The computer generated images are created from plan and are indicative only of how the completed buildings will appear. Elevational treatments, doors and windows may differ from that indicated on the plan or the computer generated image. The properties are sold unfurnished. Pocket Living employs a policy of continuous improvement and prior notice. Addiscombe Grove CRO is a marketing name only. Prices, ground rent and estimated service charges are subject to contract. Plans demonstrate the new development layout, please familiarise yourself with the local surrounding area. The kitchen, furniture layouts and dimensions on the floorplans are for guidance only. Dimensions are not intended for carpet sizes, appliance space or items of furniture. Apartment layouts shown here are for approximate measurements only. All measurements may vary within a tolerance of 5%. Please speak to your sales consultant for more details. Information accurate at time of printing.

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Scan to register for
a My Pocket account

