

PROPERTY & HOME

NEIGHBOURHOOD WATCH


Croydon

IF YOU'RE LOOKING FOR CULTURE, CREATIVITY, CONNECTIVITY AND KEENLY PRICED HOMES, THIS SOUTH LONDON SUBURB HAS TO BE ON YOUR SHORTLIST, SAYS **ANDREA DEAN**...



ALTHOUGH ambitious plans to build a shopping super-mall have been shelved, Croydon has plenty of reasons to be positive. It's a leading hub for tech start-ups, has a burgeoning creative hub and is the London Borough of Culture in 2023. Properties are still relatively affordable, there's a great social

scene and transport links are amongst the best in London - with trams, three stations and trains running down to the south coast via Gatwick and as far north as Bedford. Try South Croydon or Park Hill for a family house on a quiet residential street, or check out the areas around East and West Croydon stations for a new or secondhand flat in the



Aspect

CROYDON

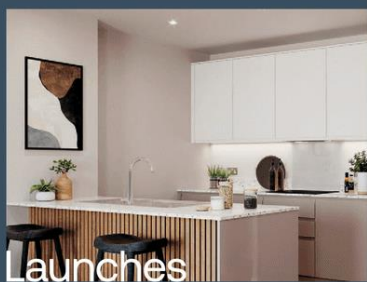
FIND A NEW POINT OF VIEW

Amazing apartments that benefit from natural light and ever-changing views, from their full height windows and private winter gardens.

Only a five minute walk from East Croydon station with frequent fast services to connect you to city, coast and countryside.

Choose from a selection of one, two or three bedroom apartments available with Shared Ownership.

Prices start from £91,250 for a 25% share*




Launches
Saturday 9th July

nhgsales.com

To book your exclusive appointment contact:
020 3811 0719
nhgsales.com/aspectcroydon

HOME OWNERSHIP STARTS WITH US



Notting Hill Genesis terms and conditions apply. Shared Ownership affordability and eligibility criteria apply. *Full market price: £365,000. 25% share: £91,250. Price illustrations are based on the share value, not the full market value of the homes advertised. CGIs are for illustrative purposes only. Travel times are approximate and taken from google maps. Prices correct at time of distribution, June 2022.

WHAT'S NEW

This summer, Notting Hill Genesis will be launching one, two and three-bed shared ownership apartments at **Aspect Croydon**, a 26-storey tower with a concierge just five minutes' walk from East Croydon station. All have a private winter garden and many are dual aspect with floor to ceiling windows filling rooms with light. They start from £91,250 for a 25 per cent share of a full market value £365,000, nhgsales.com.

L&Q at Queen's Quarter, also in East Croydon, consists of one, two and three-bed apartments for sale through shared ownership. It forms part of the wider Queen's Quarter masterplan, which, once complete, will deliver 513 homes alongside retail and commercial space. Featuring open-plan layouts and balconies, and use of communal outdoor spaces including a roof garden, homes start from £82,500 for 25 per cent of £330,000, lqhomes.com.

At 21-storey **Addiscombe Grove**, Pocket Living is offering one-bedroom apartments to first-time buyers at a 20 per cent discount compared to local market prices. Priority is placed on creating a sense of community and there are three gardens and a variety of communal internal areas, including a workspace, lounge and wellness room, from £260,000, pocketliving.com. Two and three-bedroom shared ownership homes,



Redeveloped: London Square Croydon

each with a balcony, are available from Optivo Living at **The Grove**, which shares the same building. Prices from £100,750 for 25 per cent of £403,000, optivosales.co.uk.

Redevelopment is underway next to West Croydon station, where 108 apartments have been unveiled **London Square Croydon**. Spread over 20 storeys, the one, two and three-bedroom homes will be ready next year, and include flexible open-plan layouts, WFH stations and private winter gardens, plus access to rooftop gardens, a residents' lounge and a concierge. They start at £358,000, londonsquare.co.uk.

More one, two and three-bedroom high-rise homes are on sale at **Boulevard Point** in the town centre, due to complete in September and starting from £355,000, through Foxtons, foxtons.co.uk. And there are 68 one and two-bedroom apartments available on floors 11-23 of Brick by Brick's **Kindred House**, located in the Old Town and incorporating a roof terrace, cycle storage and a new public square. They're from £340,000 with Help to Buy, via Hamptons, hamptons.co.uk.

Moving to South Croydon, **8 Croham Valley Road** features nine generously proportioned two and three-bedroom apartments, each with a private balcony or terrace, two bathrooms and tons of storage, from £435,000 and offering Help to Buy's from Fernham Homes, fernham-homes.co.uk.



Well proportioned: 8 Croham Valley Road

PROPERTY & HOME



Building a future:
Croydon is awash with new developments

heart of the action. 'There are so many new developments in the centre,' says Rezah Jaufuraully of Leaders estate agents. 'They attract first-time buyers and investors, providing yields of five to seven per cent. One-bed resale homes typically start at £240,000 to £260,000 and three-bed houses are £400,000-£450,000.'



Tall stores: Addiscombe Grove



Masterplan: L&Q at Queen's Quarter

PROPERTY LADDER

FIRST RUNG £250,000

A brilliant buy if you're after a renovation project, this second-floor flat has two double bedrooms, a separate kitchen and living room and access to a communal garden. foxtons.co.uk



STEP UP £500,000

This three-bedroom house is a short walk from South Croydon station and includes a through living/dining room with a bay window and a lovely garden. leaders.co.uk

TOP RUNG £1MILLION

East Croydon station and Boxpark are close to this four-bedroom detached house, which is arranged over three floors and has off-road parking for several cars. barnardmarcus.co.uk



VITAL STATISTICS

Average house price: £396,452

Average rent: £1,480 pcm

Council tax [Band D]: £1,965.66

Commuting time to Zone 1: from 16 mins from East Croydon to Victoria

Annual Travelcard: £2,628

Amenities: ★★★★★ Lockdown hasn't been kind to the dated Whitgift and Centrale shopping centres which have an uncertain future, however, there's plenty more to Croydon than that. Surrey Street market; street food, live music, screenings and workshops at Boxpark; Fairfield Halls is South London's largest arts centre, hosting theatre, concerts, comedy and dance; Croydon Clocktower arts & museum complex; indie films at the David Lean Cinema; Matthews Yard is a community and cultural venue with a vegan café at events space; Restaurant Quarter in South Croydon

Open space: ★★★★★ Lloyd Park; Park Hill Recreation Ground; Wandle Park

Schools: ★★★★★ Above average GCSE results; virtually all state schools judged as outstanding or good by Ofsted; Whitgift, Old Palace and Trinity are top independents; The BRIT School for performing arts

Crime: Below average

Who lives there? First-time buyers and families

SCHOOLS, CRIME AND HOUSE PRICE DATA SUPPLIED BY ZOOPLA.CO.UK

L&Q in Croydon

L&Q at Queen's Quarter

Shared Ownership homes ready to move into now

lqhomes.com/queensquarter



Addiscombe Oaks

Market Sale and Shared Ownership homes launching this year

lqhomes.com/addiscombeoaks



Discover our brand new studio, 1, 2 & 3 bedroom homes in Croydon available for Market Sale and with Shared Ownership*

Register your interest today

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Investing in homes
and neighbourhoods

L&Q

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