



# Sydenham

Making home ownership possible

By Thames Valley Housing



**So Resi is a new way of making home ownership possible for more people. You buy a share of your home, with a lower deposit, smaller mortgage and monthly payment on the rest.**

So Resi redefines shared ownership, by making everything clear and uncomplicated, so you understand how it all works at every stage, before and after you buy. Our So Resi homeowners are important to us and we aim to build strong, lasting relationships by being here to answer your questions in language that makes sense.

So Resi is by Thames Valley Housing, a not-for-profit housing association. We have helped create over 14,500 homes in London and the South East because we want everyone to have a chance to build their lives from a good home.





# So welcoming

In the heart of Sydenham, an inviting collection of newly built one, two and three bedroom So Resi apartments is now available at Dylon Works

With outstanding links to central London and a strong community spirit, characterful Sydenham is one of London's last hidden gems and an ideal place to make a home.

The stylishly spacious and light-filled homes at So Resi Sydenham, each with dedicated parking, are meticulously designed to help you make the most of your home life. Opening onto a beautiful central courtyard, they offer the perfect balance of indoor and outdoor space for relaxing and entertaining.

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# So connected

So Resi Sydenham is just moments away from the entrance to Lower Sydenham station. So it's just a 15 minute hop to London Bridge station, while the West End, City and Docklands are all within easy reach too.



### Travel times from Lower Sydenham Station

Location	Minutes
London Bridge Station	15
Waterloo	27
Bank <i>The City</i>	28
Canary Wharf	29
Charing Cross <i>Trafalgar Square</i>	29
Bond Street <i>Mayfair</i>	33
Oxford Circus	39
King's Cross St Pancras	41
Paddington Station	43
Gatwick Airport	45
Heathrow Airport	68

Source [tfl.gov.uk](https://tfl.gov.uk)

London  
within easy  
reach

- London Overground
- Thameslink
- National Rail
- London Underground connections
- National Rail connections

Map is indicative only and does not show all calling points and stations.







Crystal Palace Park

## So green

Life in Sydenham is set against a backdrop of gorgeous green spaces including Sydenham Wells Park – the site of historic health-giving springs – pretty Sydenham Hill Wood, and the nature reserve at Dacres Wood.

On a larger scale, stunning Crystal Palace Park with its lake, concert bowl, Victorian dinosaurs, sports stadium and Olympic-sized pool has something for everyone. The nearby Horniman Museum in Forest Hill boasts beautiful gardens and an aquarium as well as inspiring Arts and Crafts architecture and a unique Victorian conservatory.



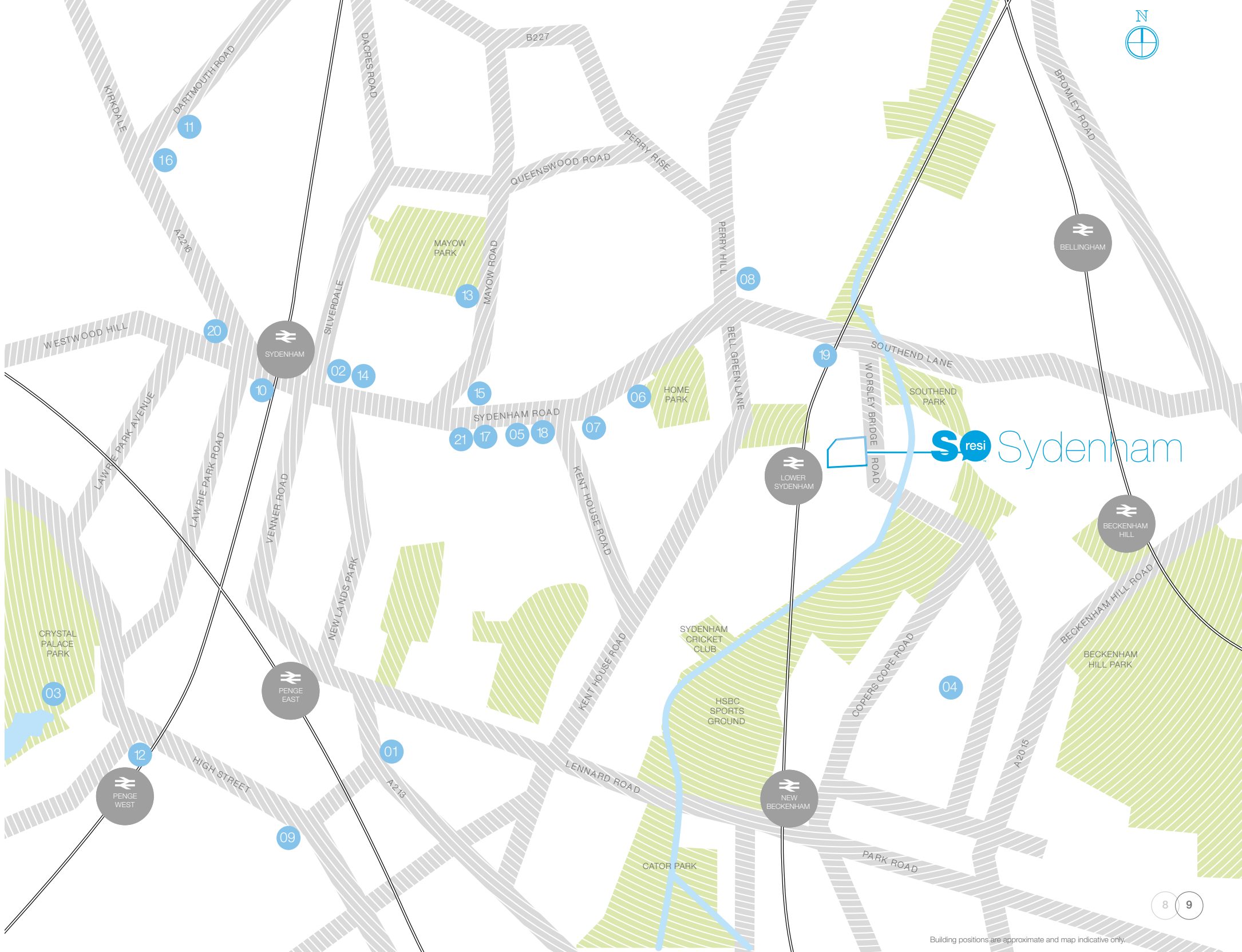


# So much to see and do

When it comes to spending quality downtime, you'll be spoilt for choice in Sydenham's thriving neighbourhood.

- Cafés, bars and restaurants**
- 07 The Alfred
  - 08 The Bell
  - 09 Blue Belle Café
  - 10 Blue Mountain Café
  - 11 The Bricklayers Arms
  - 12 Bridge House
  - 13 Brown & Green Café, Mayow Park
  - 14 Cherry and Ice
  - 15 The Dolphin
  - 16 Fig and Pistachio
  - 17 Golden Lion
  - 18 Lemon Tree Indian Kitchen
  - 19 The Railway Tavern
  - 20 Sugahill Café
  - 21 Trattoria Raffaele (Italian restaurant)

- Local amenities and places of interest**
- 01 Alexandra Nurseries
  - 02 Calabash of Culture
  - 03 Crystal Palace Dinosaurs
  - 04 Kent County Cricket Club
  - 05 The Lovely Gallery
  - 06 Sydenham Community Library







## So unique

The individual flair and energy of the area's many independent traders help make everyday life in Sydenham a pleasure.

Coffee specialists, a vegan café, culture centre, library and independent bookstore are complemented by a monthly artisan market offering delicious street food, as well as all the usual grocery stores and amenities you need.

When it's time to unwind on evenings and weekends, you'll find plenty of local favourites to explore and enjoy, from The Dolphin with its inviting garden to The Golden Lion's live music scene and film club, while foodies can tuck in at cosy independent restaurants acclaimed for their vibe as well as their cuisine.

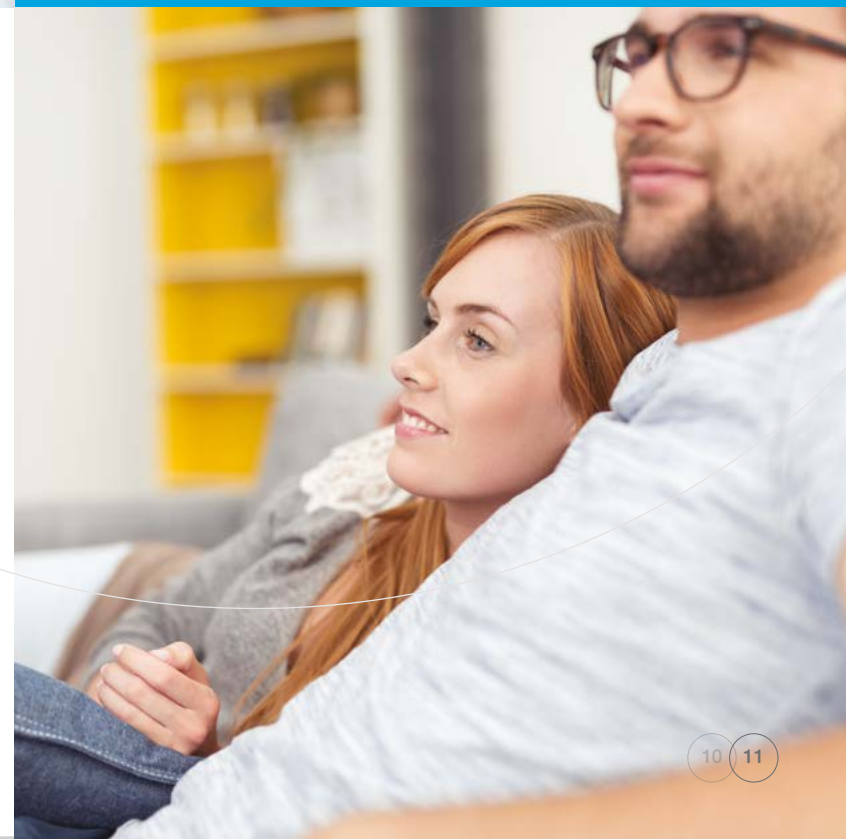


## So friendly

So Resi Sydenham is a place to you can really feel at home – in a neighbourhood with a strong sense of identity.

Sydenham's thriving community spirit has its roots in generations of tradition as a fashionable home for working Londoners. From team sports at the Bridge Leisure Centre to dance sessions at the Grape and Grain, it's all about getting together, and everyone is welcome to join the fun.

Back at home, these inviting new apartments, most opening onto private outside areas, are grouped around an elegant green and landscaped space for all to enjoy. It's the perfect spot for relaxing outdoors, just a few steps from your front door.

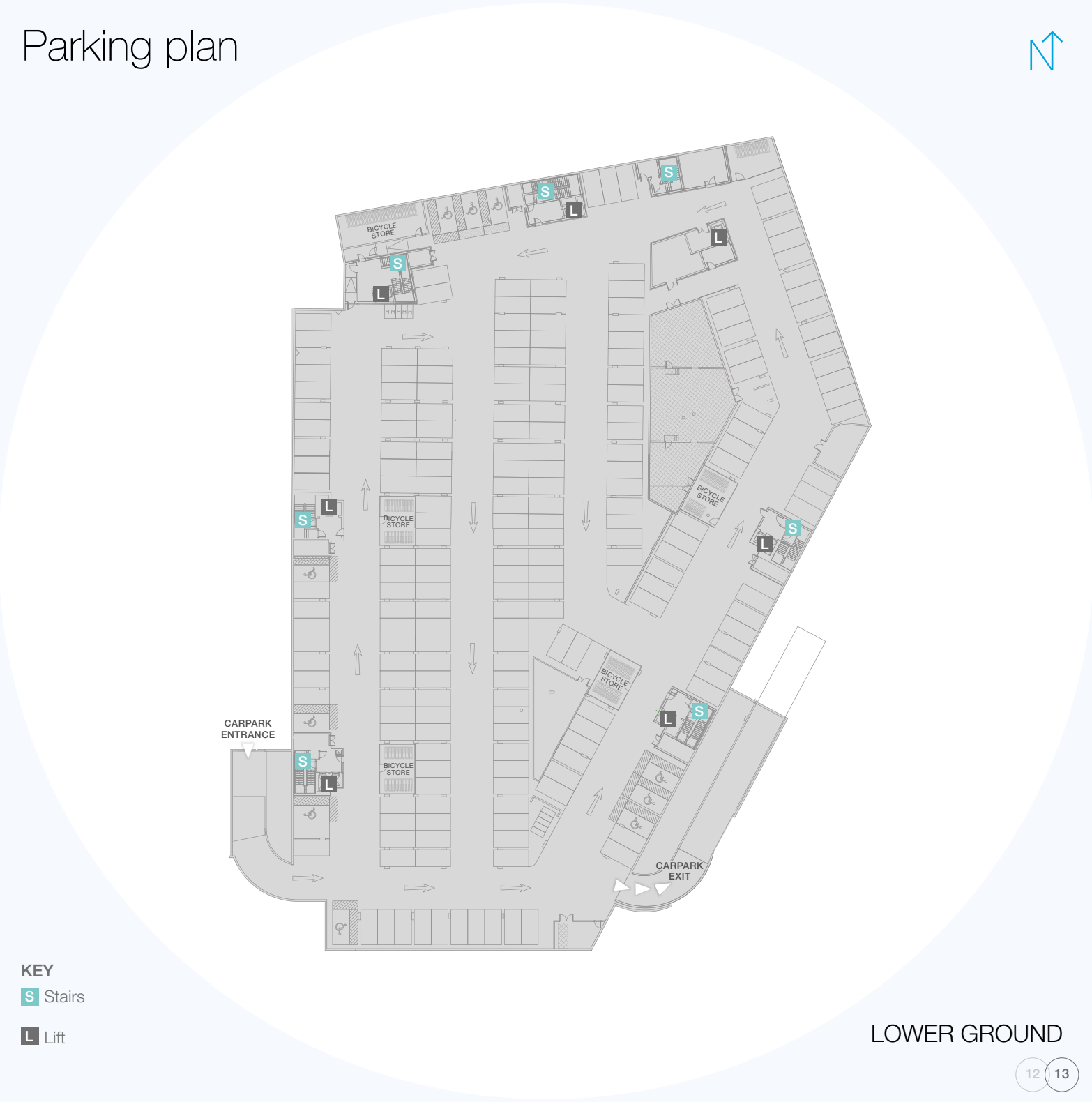
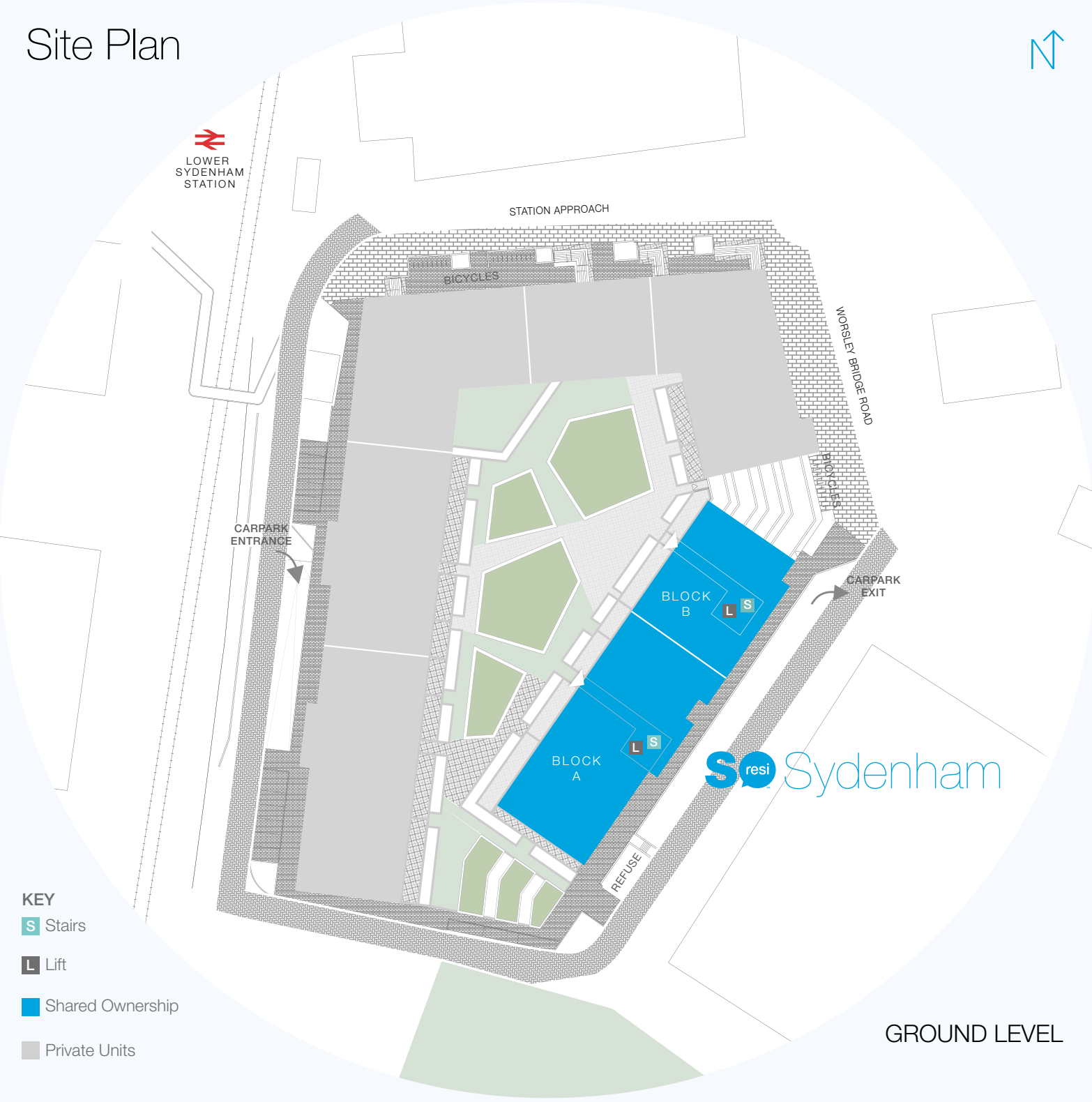




Site Plan



Parking plan





## So stylish

Each sleek interior space has been carefully considered to offer laid-back yet stylish living.

Classic fittings and contemporary materials complement generous and thoughtfully laid out rooms. Elegant full height windows fill each apartment with natural light, creating an uplifting airy feel from morning to evening, while living spaces on the ground floor open onto private terraces and on the upper floors they open onto private balconies overlooking trees and gardens.

Throughout, storage has been planned with a space for everything, making it easy for you recreate that crisp magazine interior look, even on the busiest day.







Show home images are for illustrative purposes only.

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# So thought through

You'll always feel welcome in a home where every last detail has been considered with you in mind. From kitchens designed to make cooking a delight, to bedrooms that are luxurious in their comfort, So Resi Sydenham makes life a pleasure.

## KITCHEN

- Contemporary moon-light grey kitchen with handleless soft close doors and drawers
- Silverstone Kensho composite stone worktop with bevel edge detail
- Concealed LED lighting to underside of wall units
- Under mounted sink with Hansgrohe single lever mixer tap
- Pull-out recycling bins
- Bosch electric oven, fully integrated dishwasher and fridge-freezer
- Bosch microwave oven and ceramic hob
- Elica integrated telescopic hood

## BATHROOM

- Full height grey metro tiles (white in ensuites) with aluminium trims to appliance wall and bath walls
- Floor mounted Roca pan with soft close seat
- Roca double-ended bath with glass screen
- Hansgrohe concealed thermostatic bath shower mixer in chrome finish
- Saneux wash hand basin with Hansgrohe taps
- Ensuite shower with silver framed glass door

## ELECTRICAL

- Low energy downlighters with dimming function to bedrooms, kitchen/living/ dining room
- Low energy downlighters with non-dimming function to hall, bathroom and ensuite
- TV media plate in living room only and reinforced wall in living room, master/bedroom 1 and bedroom 2
- TV/FM Sky+ multi-room to living room and master/bedroom 1 and bedroom 2
- Mains operated smoke/heat detectors (with battery backup)
- Electrics and plumbing for provision of washer/dryer, space usually in hallway cupboard
- Provision for burglar alarm
- Video-entry system

## CENTRAL HEATING

- Radiators to living room, dining, hallway and bedrooms
- Chrome heated towel rails to all bathrooms and ensuites

## DECORATION & JOINERY

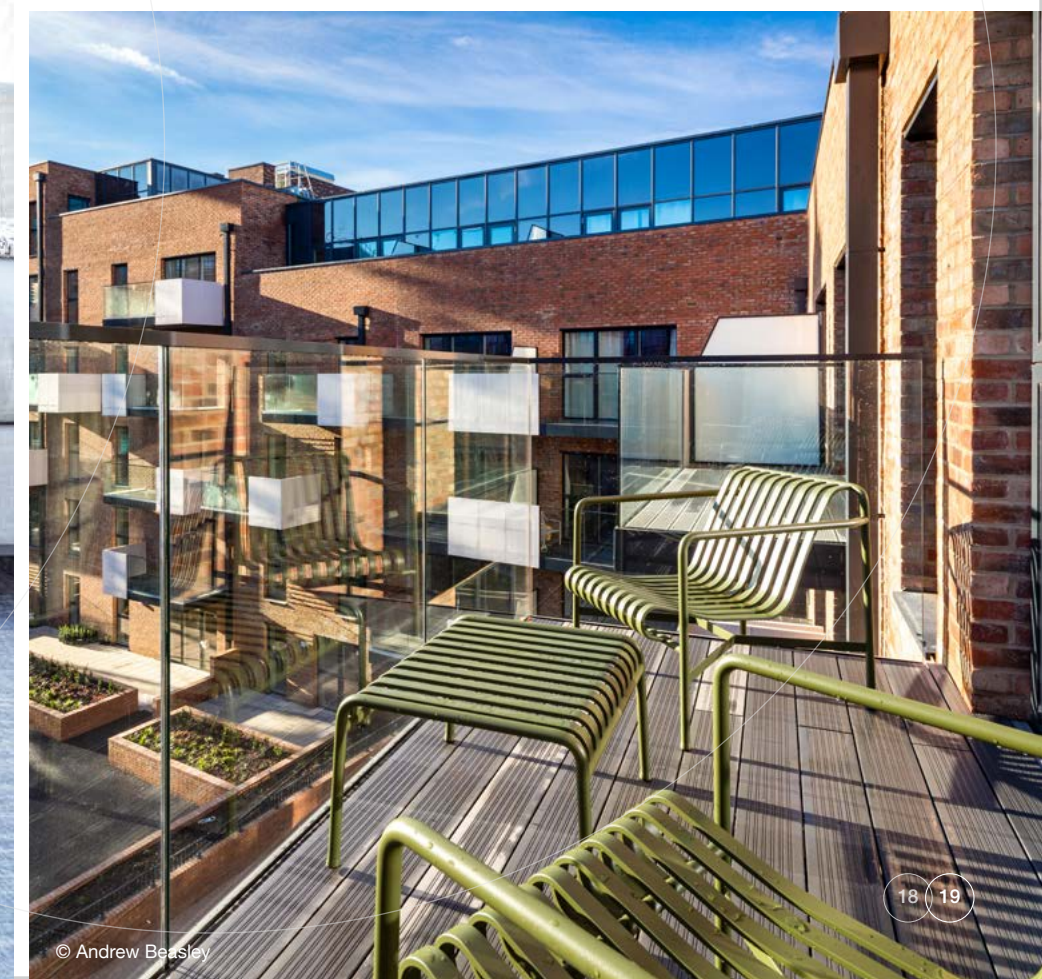
- Amtico Spacia Sun Bleached Oak flooring throughout
- Internal Vicaima grey doors
- Wardrobes to master/bedroom 1
- Soft white Dulux painted walls
- Skirting and architraves in white satin finish
- Aluminium exterior windows with internal timber frame

## WARRANTY & AFTERCARE

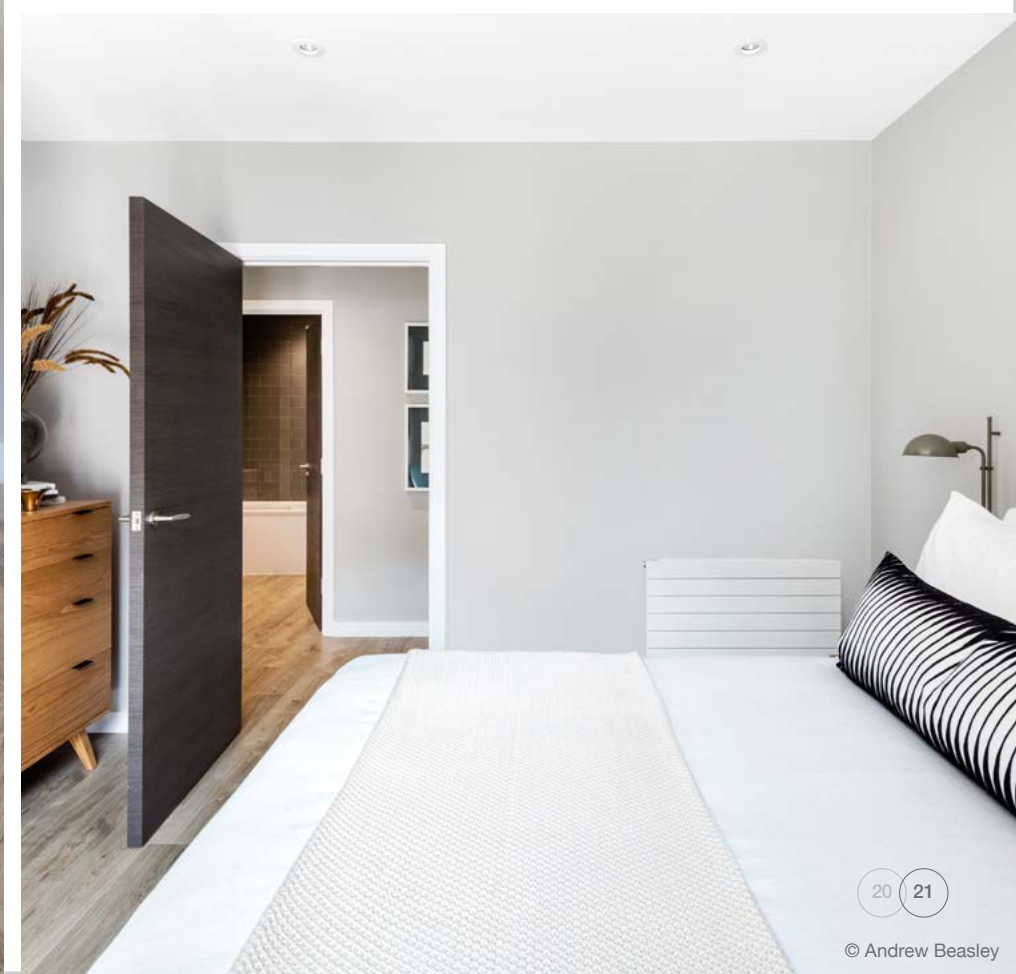
- NHBC 10 year warranty

Specifications stated in this brochure are for general guidance only.  
Specifications are to be provided by mentioned brand name or similar.  
These particulars do not constitute any part of an offer or contract and are subject to change.

















## Making home ownership possible

With So Resi, you buy your own home in your own way. You start with a share that's right for you, then you can buy extra shares over time, so it's all manageable and suits your income.

You start by buying between 25% and 75% of your So Resi home. That means your monthly mortgage payments and deposit are smaller than they would be if you bought your home outright. There are two other monthly payments for your So Resi home. One is the TVH payment for the share of your home that Thames Valley Housing owns. The other is the service charge, which pays to look after the building you live in. There are also the usual other costs, like household utility bills.

You can choose to buy a bigger share of your So Resi home in the future, and even own 100%. The bigger the share you own, the lower your TVH payment will be.

You can sell your share at any time if you decide to move on.

### We're here to help

Whatever your needs, we're on hand to help at every stage. First we'll help you understand all the costs and work out what's affordable for you. If you decide to go ahead, we'll be there to answer your questions. And in the future, we can help you with buying a bigger share of your home, or with selling up if it's time for a change.

For further information

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