



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 a 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.

Be part of Sutton's exciting regeneration

A collection of 1, 2 & 3 bed apartments

Introducing So Resi Sutton, a collection of contemporary 1, 2 and 3 bedroom apartments, nestled within a stunning new development.

As part of the £90m regenerative Sutton Point development, your So Resi apartment will sit close to a wealth of amenities, green spaces and some of the highest performing education establishments in the country.

Be part of Sutton's exciting future – the perfect place to call home.

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Lovely afternoon ambling through the lavender fields. Came away after a cup of tea and lavender fairy cake, which was yummy!



Trip Advisor –
Mayfield Lavender Farm



Mayfield Lavender Farm

The next generation of living

Recently voted as one of the top 5 ‘Best Places to Live in London’ for families to live, Sutton has so many ways to enjoy life...

Grab a coffee and a delicious cake at the exciting eco-friendly straw built cafe at Manor Park, or wander through 25 acres of organic lavender fields at the Mayfield Lavender Farm. For a spot of retail therapy take full advantage of Sutton’s shopping and dining facilities at the St Nicholas Centre. Enjoy exploring the area thanks to Sutton’s easy transport links to central London (the fastest train to Victoria taking just 27 minutes) and other surrounding areas – it’s easy to see the attraction for all generations.



For all the film buff’s out there – the new state-of-the-art Empire Cinema in the heart of Sutton is a must.





Historic cockerel sign post



So Resi Sutton | The area

“
We visit Haweli regularly
for their original menu and
quality food. We always
receive excellent service
and food.
”

Trip Advisor –
Haweli of Belmont



50

shops to find anything from that new outfit to a haircut.

Enjoy three levels of surprising stores; for those daily essentials, to tempting luxury treats or savour mouthwatering authentic street food – you'll find everything you need.

1. St. Nicholas Shopping Centre

13

hectares of park boasting a large range of amenities.

An altogether peaceful place to take time out amongst the hustle and bustle of city life. With plenty of long walks, tennis courts, and a delightful café – you'll be spoilt for choice.

2. Cheam Park

3

courses of classic French cuisine from renowned chef Malcolm John.

Located on Sutton High Street this all-day dining brasserie offers a variety of classic French dishes to suit all tastes with a professional and friendly service.

3. Brasserie Vacherin

5



6



A vibrant and bustling place to call home

2



4



1857

Sutton Cricket Club was founded.

Widely regarded as one of the leading club's in the county and with an active and vibrant social scene, players, parents and families will be warmly welcomed to spend time at the club.

4. Sutton Cricket Club

VIII

Nonsuch mansion stands on the east side of Henry VIII's infamous Nonsuch Palace.

This Georgian gem is set within stunning manicured gardens and provides the perfect backdrop for weddings and fabulous parties alike.

5. Nonsuch Mansion

10

The number of state-of-the-art screens from this cinema complex.

Guests will enjoy greater comfort and opportunities to upgrade seats to double sofas or even electric recliners for the ultimate viewing experience.

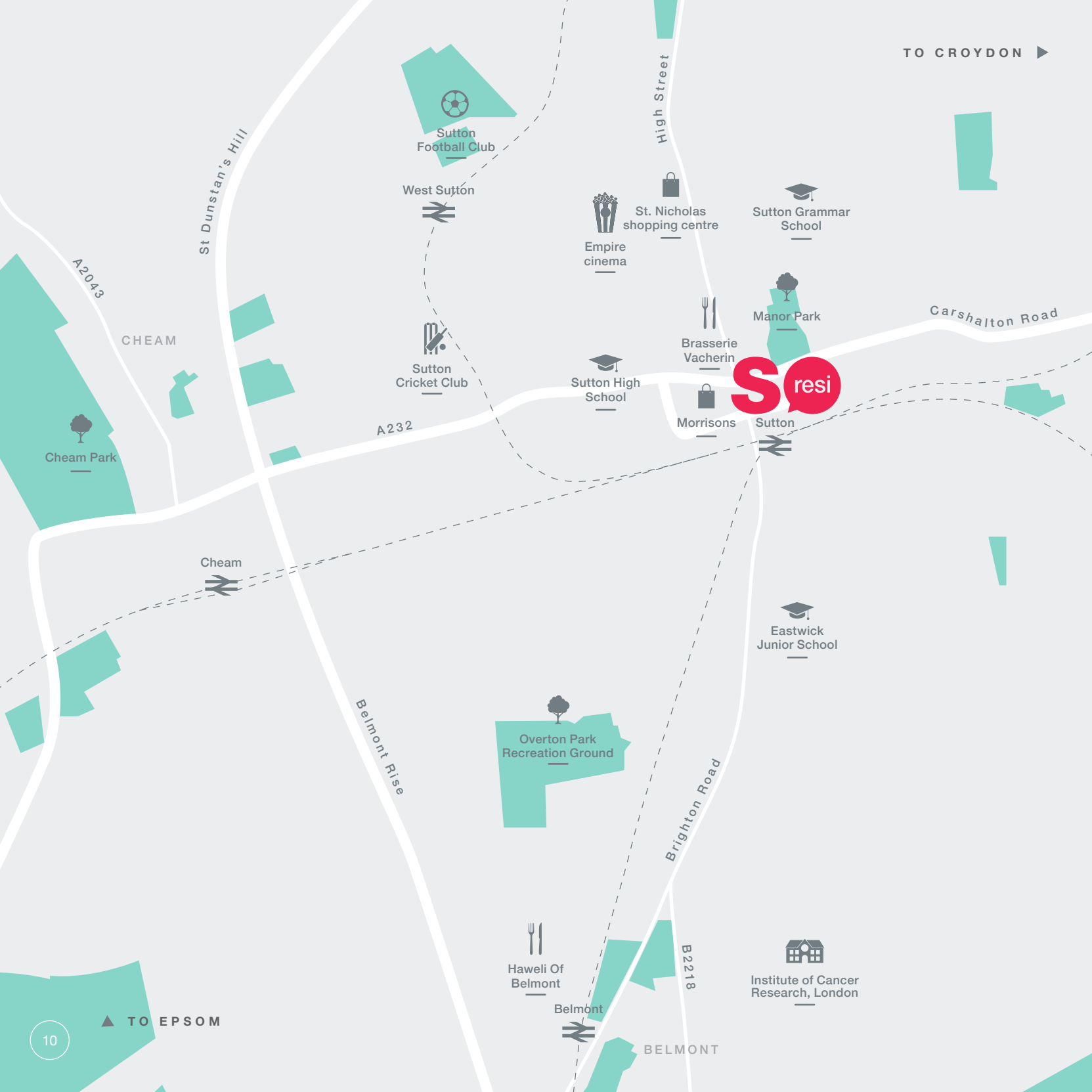
6. Empire Cinema

3

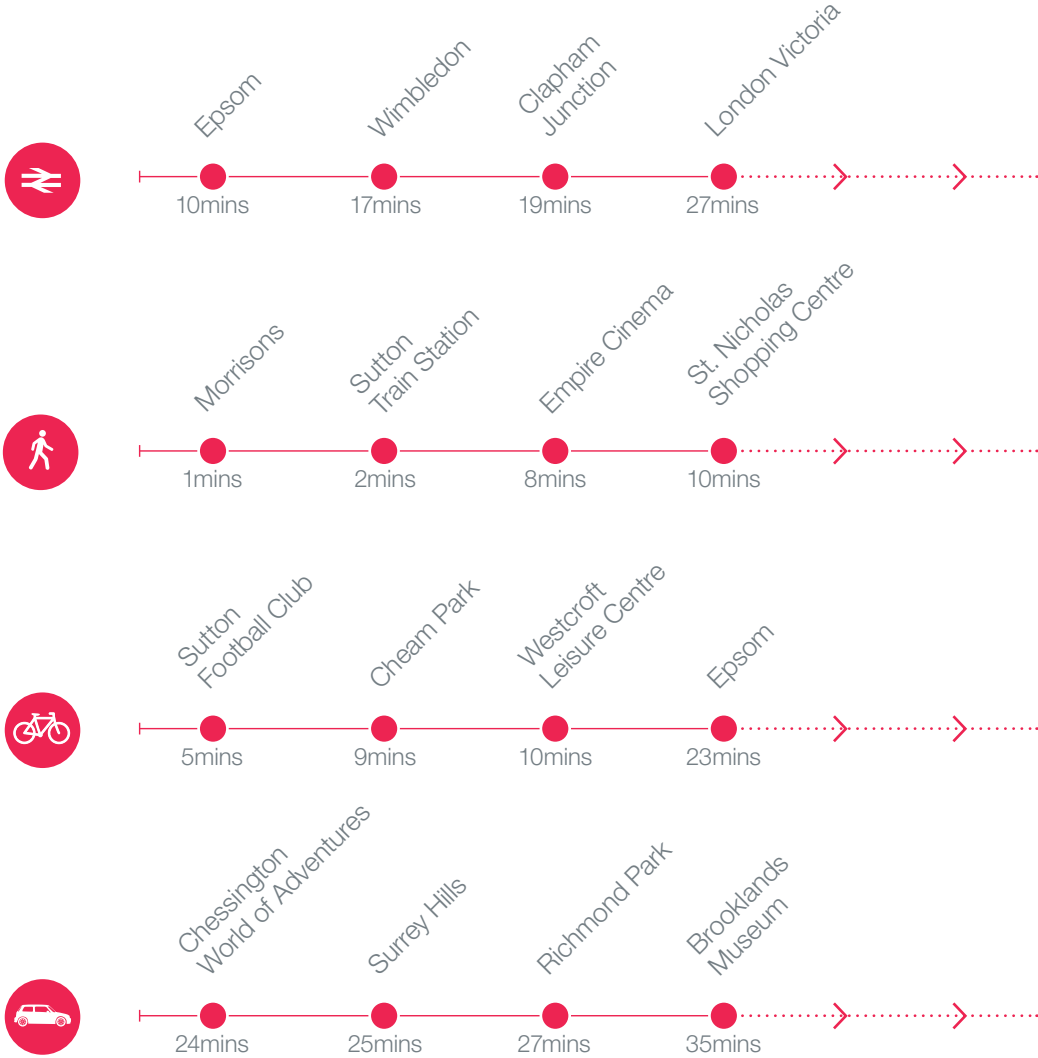


1





So easy to get from A-B



*Times taken from Google maps



Enjoy modern living from day one

A collection of 1, 2 & 3 bedroom apartments perfectly designed for urban living. Enjoy living in your own home from day one – complete with modern fittings and fixtures as standard. All properties are covered by a 10 year BLP warranty, assuring you feel relaxed and settled in your new home from the very start.

General

- Underfloor heating with individual room thermostats
- Carpet to living areas, hallway and bedrooms
- Fitted wardrobes to master bedrooms
- Telephone and data points to living room
- Wired to receive sky+ (subject to subscription)
- White downlights to living room and hallway
- Free standing washer/dryer located in the storage cupboard

Kitchen

- Fully fitted modern Manhattan kitchens
- Integrated Bosch appliances to include a fridge freezer and dishwasher

- Built in Bosch electric oven and ceramic hob
- Built in extractor unit
- Brushed stainless steel splashback
- Chrome single lever mixer tap
- Ceramic floor tiles
- White downlights and under cabinet lighting

Bathroom

- Contemporary bathroom suite with white sanitaryware
- Ceramic floor tiling and full height wall tiling
- Full width mirror fixed to wall above basin
- Heated chrome towel rail
- Chrome fixtures and fittings
- Hansgrohe chrome shower head over bath with thermostatic mixer
- Shaver socket

External

- Glass fronted balconies with stainless steel handrail to all apartments
- Balcony lighting
- Basement parking spaces to some units
- Cycle storage

Security and peace of mind

- Access to apartments via audio and visual door entry system
- Mains operated smoke and heat detectors with battery back up
- Key fob only access to basement car park with CCTV
- 10 year BLP guarantee



Image from previous So Resi home is for illustrative purposes only and purchasers should not rely on these images.

Specifications stated in this brochure are for guidance only. These particulars do not constitute any part of an offer or contract and are subject to change.

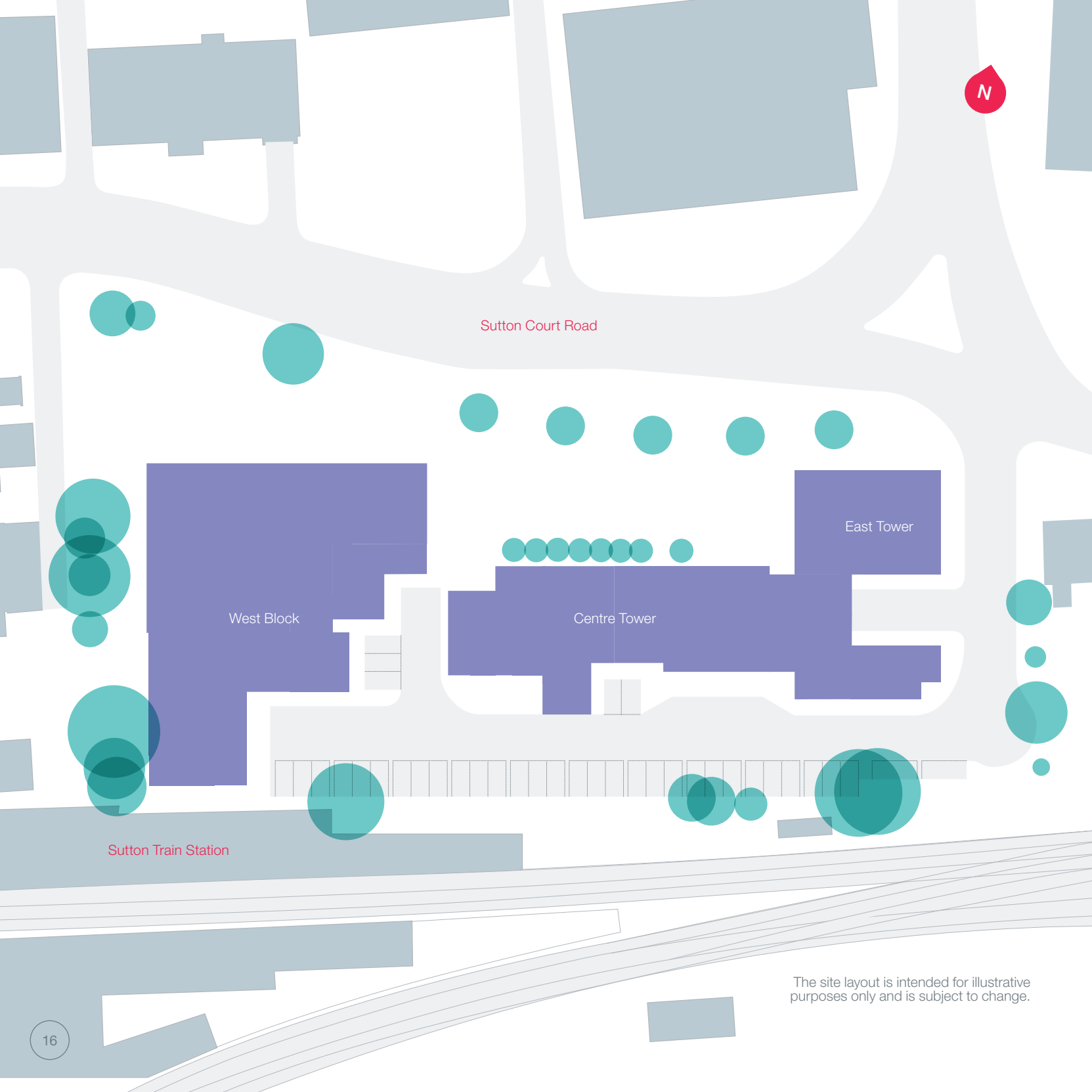
Development overview

So Resi Sutton is a new collection of apartments, arranged over five floors within the 'West Block' and is ideal for young professional couples and families alike.

Not only will this exciting new mixed-use building benefit from shops and restaurants, but a leisure centre has also been planned for the lower levels of the development.

Available to buy through the flexibility of shared ownership, So Resi Sutton gives you that little bit more.





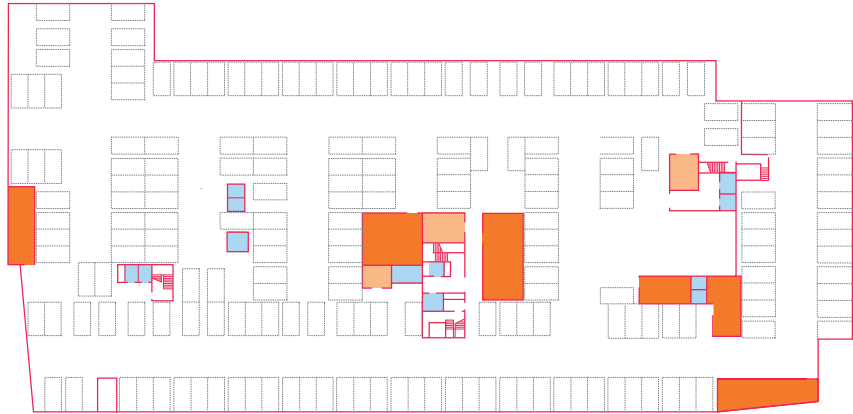
The site layout is intended for illustrative purposes only and is subject to change.

Key

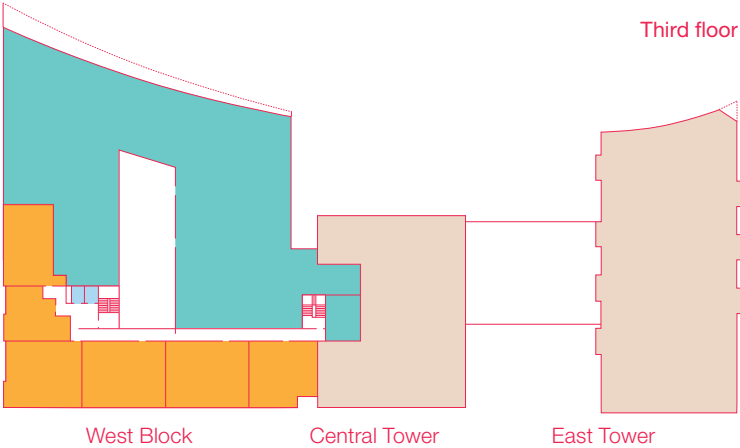
- Private units
- Affordable rent units
- Lifts
- Residential & Commercial
- Bin store
- Cycle store
- Hotel



Basement



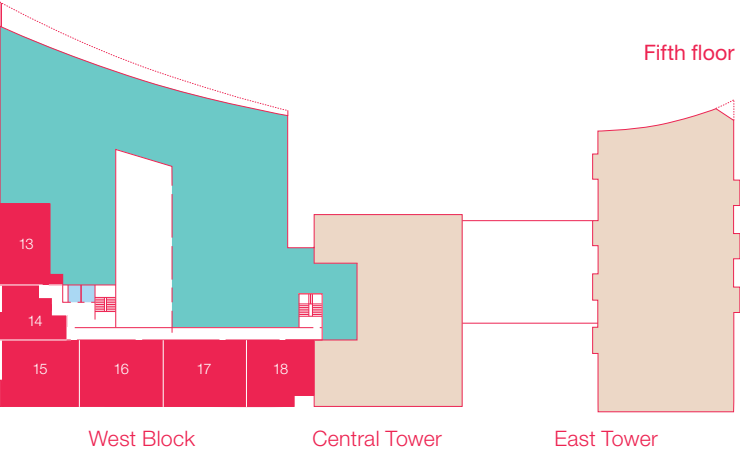
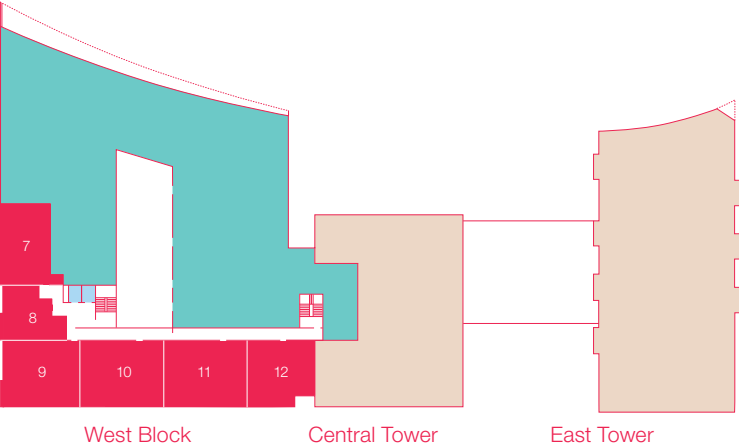
Third floor



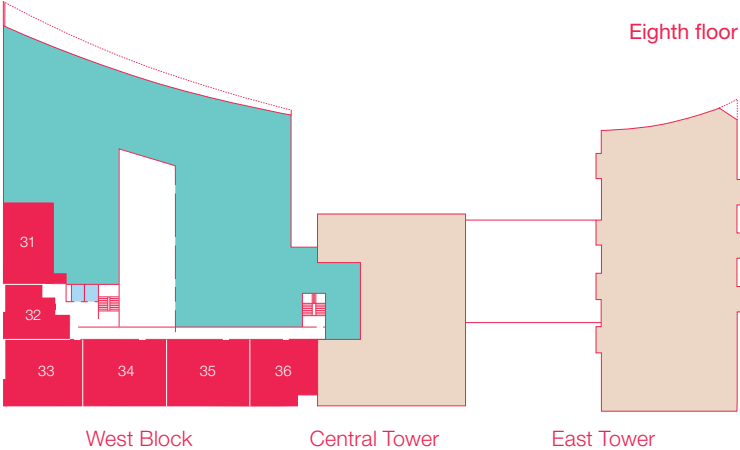
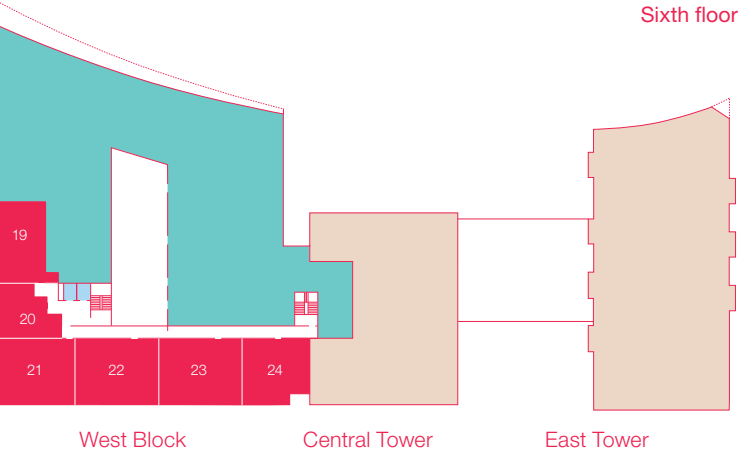
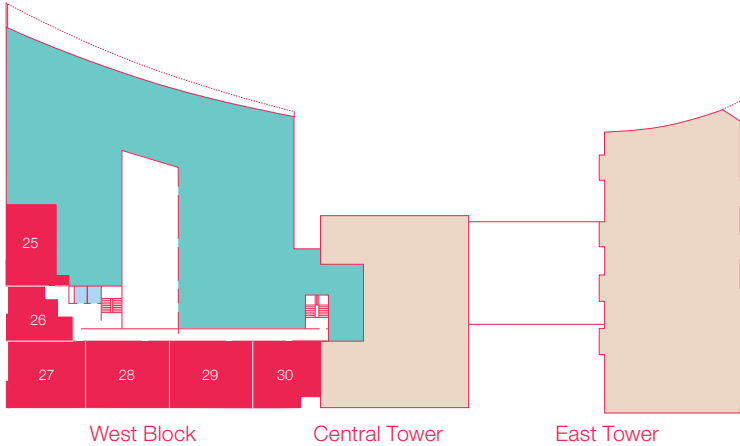
Key

- So Resi units
- Private units
- Lifts
- Hotel

Fourth floor

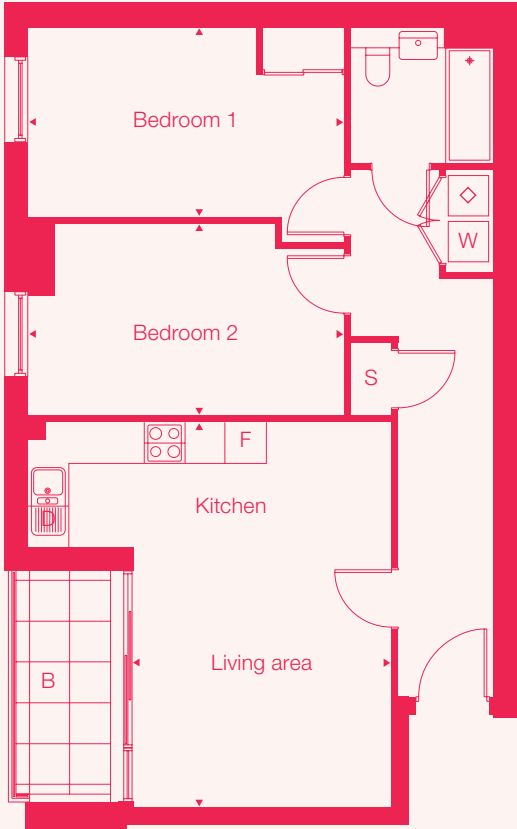


Seventh floor



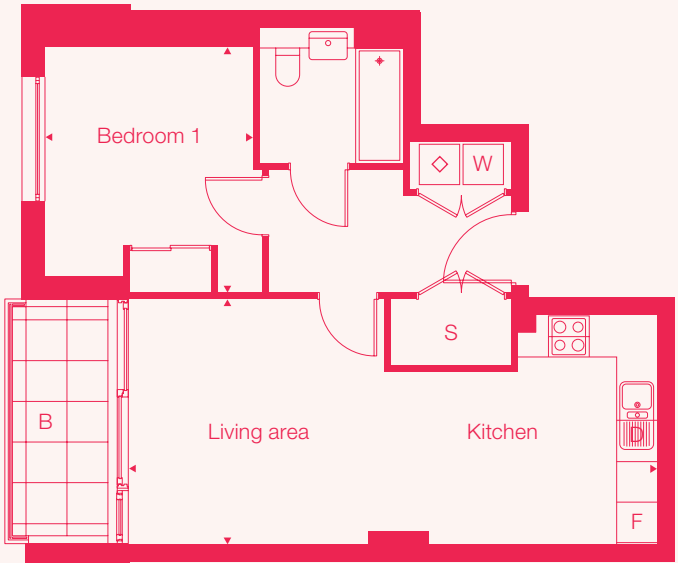
Type 1

2 Bedroom Apartment



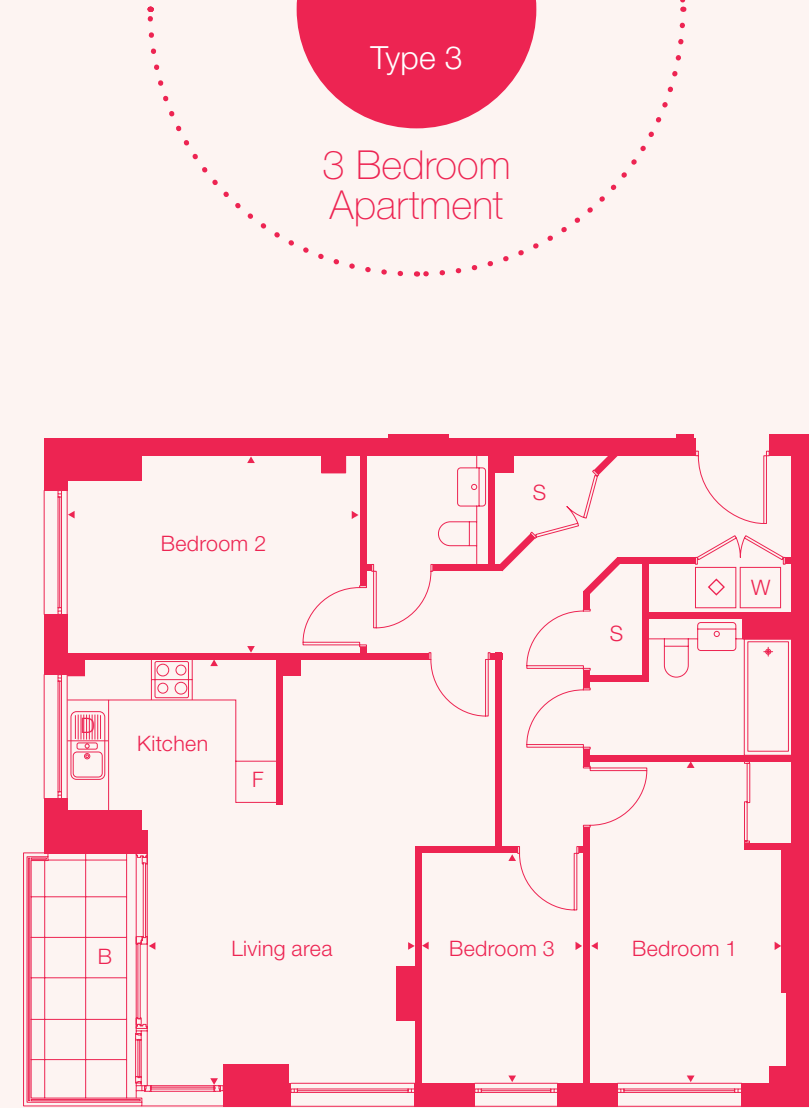
Type 2

1 Bedroom Apartment



Floor	Plots	Room	Metric	Imperial		
4	7	Kitchen & Living	5.7m x 3.8m	18'7" x 12'5"	[S] Storage	[D] Dishwasher
5	13	Bedroom 1	4.6m x 2.8m	15'1" x 9'2"	[F] Fridge / freezer	[B] Balcony
6	19	Bedroom 2	4.6m x 2.8m	15'1" x 9'2"	[W] Washer / dryer	[◇] HIU / MVHR
7	25					
8	31	GIA	69.9 m ²	752ft ²		

Floor	Plots	Room	Metric	Imperial		
4	8	Kitchen & Living	7.8m x 3.6m	25'6" x 11'8"	[S] Storage	[D] Dishwasher
5	14	Bedroom 1	3.6m x 3.0m	11'8" x 9'8"	[F] Fridge / freezer	[B] Balcony
6	20				[W] Washer / dryer	[◇] HIU / MVHR
7	26					
8	32	GIA	51.3 m ²	551ft ²		



Floor	Plots	Room	Metric	Imperial		
4	9	Kitchen & Living	6.4m x 3.9m	21'0" x 12'8"	[S] Storage	[D] Dishwasher
5	15	Bedroom 1	4.7m x 2.8m	15'4" x 9'2"	[F] Fridge / freezer	[B] Balcony
6	21	Bedroom 2	4.3m x 2.9m	14'1" x 9'5"	[W] Washer / dryer	[◇] HIU / MVHR
7	27	Bedroom 3	3.4m x 2.4m	11'2" x 7'9"		
8	33	GIA	92.7 m ²	998ft ²		

All floor plans in this brochure are for general guidance only. All room dimensions are subject to a plus/minus 5% tolerance. Measures are from plans and "as built" dimensions may vary. Any dimensions shown are not intended to be used for carpet sizes, appliances, spaces or items of furniture. These particulars do not constitute any part of an offer or contract.



Floor	Plots	Room	Metric	Imperial		
4	10, 11	Kitchen & Living	7.7m x 5.1m	25'3" x 16'7"	[S] Storage	[D] Dishwasher
5	16, 17	Bedroom 1	5.3m x 2.8m	17'3" x 9'2"	[F] Fridge / freezer	[B] Balcony
6	22, 23	Bedroom 2	5.6m x 2.7m	17'4" x 8'9"	[W] Washer / dryer	[◇] HIU / MVHR
7	28, 29	Bedroom 3	4.0m x 2.1m	13'1" x 6'9"		
8	34, 35	GIA	102.5 m ²	1103ft ²		

Type 5

2 Bedroom Apartment



Floor	Plots	Room	Metric	Imperial		
4	12	Kitchen & Living	7.8m x 3.7m	25'6" x 12'1"	[S] Storage	[D] Dishwasher
5	18	Bedroom 1	4.8m x 2.9m	15'7" x 9'5"	[F] Fridge / freezer	[B] Balcony
6	24	Bedroom 2	5.2m x 2.8m	17'1" x 9'2"	[W] Washer / dryer	[◇] HIU / MVHR
7	30					
8	36	GIA	78.5 m ²	844ft ²		



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.

**Email sales@soresi.co.uk
or visit www.soresi.co.uk**

Working in partnership with



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MAYOR OF LONDON

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