



Making home ownership possible

# Clapham Park



**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.

For over fifty years we've been building good quality, affordable new homes and managing them well. By doing that, we've been helping to create communities where people are proud and happy to live.



Stunning  
contemporary  
1, 2 and 3 bedroom  
homes for green  
urban living

## A beautiful new home for easy living

This contemporary collection of newly built one, two and three bedroom SO Resi apartments is set in the village-like neighbourhood of Clapham Park, with easy access to the sparkling style of Clapham, Brixton and Balham.

In a visionary new development with an abundance of open green space, tree-lined avenues, safe leafy paths for walking and cycling, and a great social vibe, these sophisticated modern homes are part of a vibrant, inclusive community – all just a short distance from central London.

Each light-filled apartment in this welcoming corner of London has been finished to exacting standards to create the perfect city retreat, with airy interiors, plenty of indoor and outdoor space and everything else you need to live life your way.

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**Making Clapham Park a better place to live for everyone. The regeneration includes:**

- More than 2500 new homes to be built, in addition to the 500 already built and 700 refurbished
- A new school, a new nursery, green spaces and modern areas
- A new community hub
- Over 50% of homes delivered are affordable
- A minimum of 4.18 hectares of public space
- Create safe streets, pedestrian and cycle routes

Clapham North

Clapham South

B6



Computer generated image, for illustrative purposes only



Computer generated image, for illustrative purposes only

## A leafy and lively location

Everything is perfectly in place for an easy life at Clapham Park, from transport connections and all kinds of shops to local gyms, schools and nurseries. The neighbourhood is also filled with loads of places to enjoy delicious food while supporting the local community. Grab some sourdough or hand-roasted coffee at one of the independents on nearby Abbeville Road. Or step out for the bustling eateries of Clapham High Street, Balham's gorgeous gastropubs and the world cuisine at Brixton Market, where you'll also find exceptional ingredients for cooking up a storm.

When it comes to the rest of your shopping, you might want to go artisan at the weekly farmers' market in nearby Bonnevile Gardens, and explore the area's independent wine and craft beer merchants. With a rich cultural heritage, the whole district is a treasure trove for unique clothing and décor finds, with Brixton and Northcote Road markets and Clapham Common's vintage shops just some of the highlights.

For nights out, you're on the doorstep of an entertainment hotbed that takes in Brixton's legendary O2 Academy and Electric Brixton, the independent Omnibus theatre and comedy club, plus plenty of underground and low-key events. Film-lovers will adore the Clapham Picturehouse, while theatre buffs should head to the Bread & Roses for award-winning fringe shows.

When it comes to green space, few areas of London offer so much, so close. From the leafy 200-acre Clapham Common with its ponds and Victorian bandstand to Brixton's Brockwell Park, where you'll find a stunning Art Deco lido and 19th century Georgian hall, nature is never far away. Or head south for Tooting Commons, where rare wildlife makes a home among the woods and acid grassland, right next to a historic lido, football and cricket pitches and tennis courts.



Abbeville Road



Clapham Common



Brockwell Park



Brixton

A thriving cosmopolitan centre for those in search of the space to spread out

# Downtime delivered



2



4



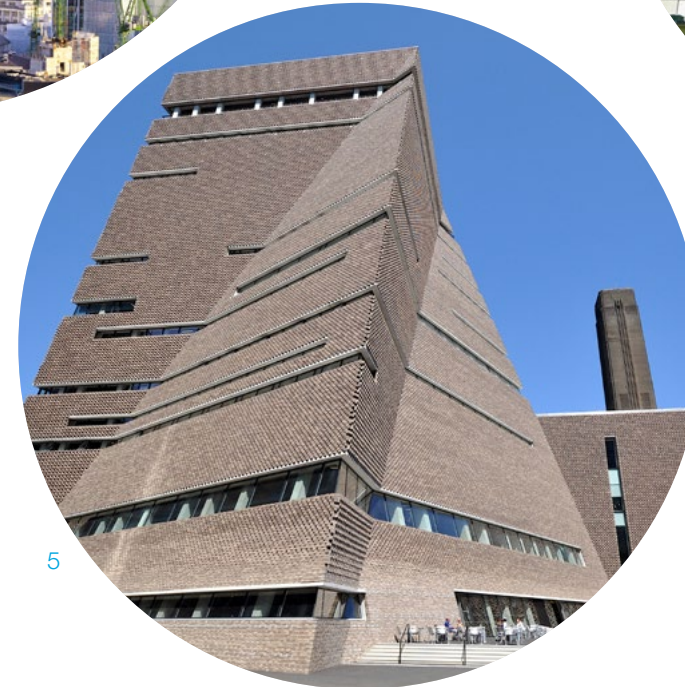
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1



3



5

## 1 Clapham Common

One of London's largest open spaces, it's a great place for weekend walking and brunch, followed by some browsing in the local interior, foodie and fashion retailers. From skateboarding to bowling and fishing, plus summer festivals, funfairs, sporting events and music concerts, there's always something to get excited by in this green oasis.

14 minutes

## 2 Brixton

If you're looking for top-notch entertainment, Brixton has it all. An iconic London music, comedy and clubbing spot, its O2 Academy has hosted some of rock's most famous names. Or get a taste of the area's rich cultural history and culinary diversity at Brixton Market where you can eat and shop in unique style. For some social inspiration head to Brixton Pop, a buzzing pop-up where the local community makes great things happen.

12 minutes

## 3 King's Road

Soak up the unique atmosphere of one of the world's most famous roads. Between Chelsea's prettiest streets and squares, Kings Road has a bohemian history unlike any other. Today it's an unbeatable place to spend some time discovering your look in the stylish shops, kicking back in the relaxed cafés and pubs, seeing some art at the Saatchi Gallery or simply catching the breeze and (famous) people watching.

20 minutes

## 4 The City of London

London's Square Mile is known as a world-class place to work – and with Bank station on a direct line from home, a City commute couldn't be easier. What's less well known is everything else that's on offer in this historic area. From bustling Spitalfields and Leadenhall markets to St Paul's, Broadgate and the Barbican, the Square Mile is a cultural hotspot packed with great places to wind down when work's done for the day.

25 minutes

## 5 Tate Modern

With a stunning permanent collection plus blockbuster exhibitions in a riverside building with stunning city views, this iconic gallery has something for everyone all year round. Always worth a visit for its architectural pizzazz, it now has a stunning new extension too. When you've seen the hundreds of artworks inside, stroll down the river to Shakespeare's Globe and Borough Market in one direction, or the South Bank in the other.

22 minutes

## 6 Cricket at The Oval

The ground where the Ashes were born in 1882, and where every great cricketer has played since Victorian times, the Kia Oval is a top international venue that attracts audiences from around the world, with the famous final Test match of the English season traditionally played here, as well as One Day and Twenty20 cricket.

20 minutes

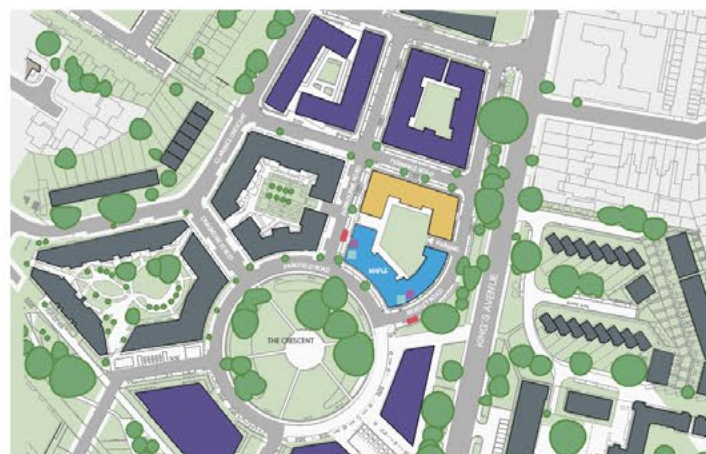
# A development with vision



Sat Nav location  
SW4 8EU

This exciting collection of SO Resi homes is in a leafy pocket of the newly regenerated neighbourhood of Clapham Park.

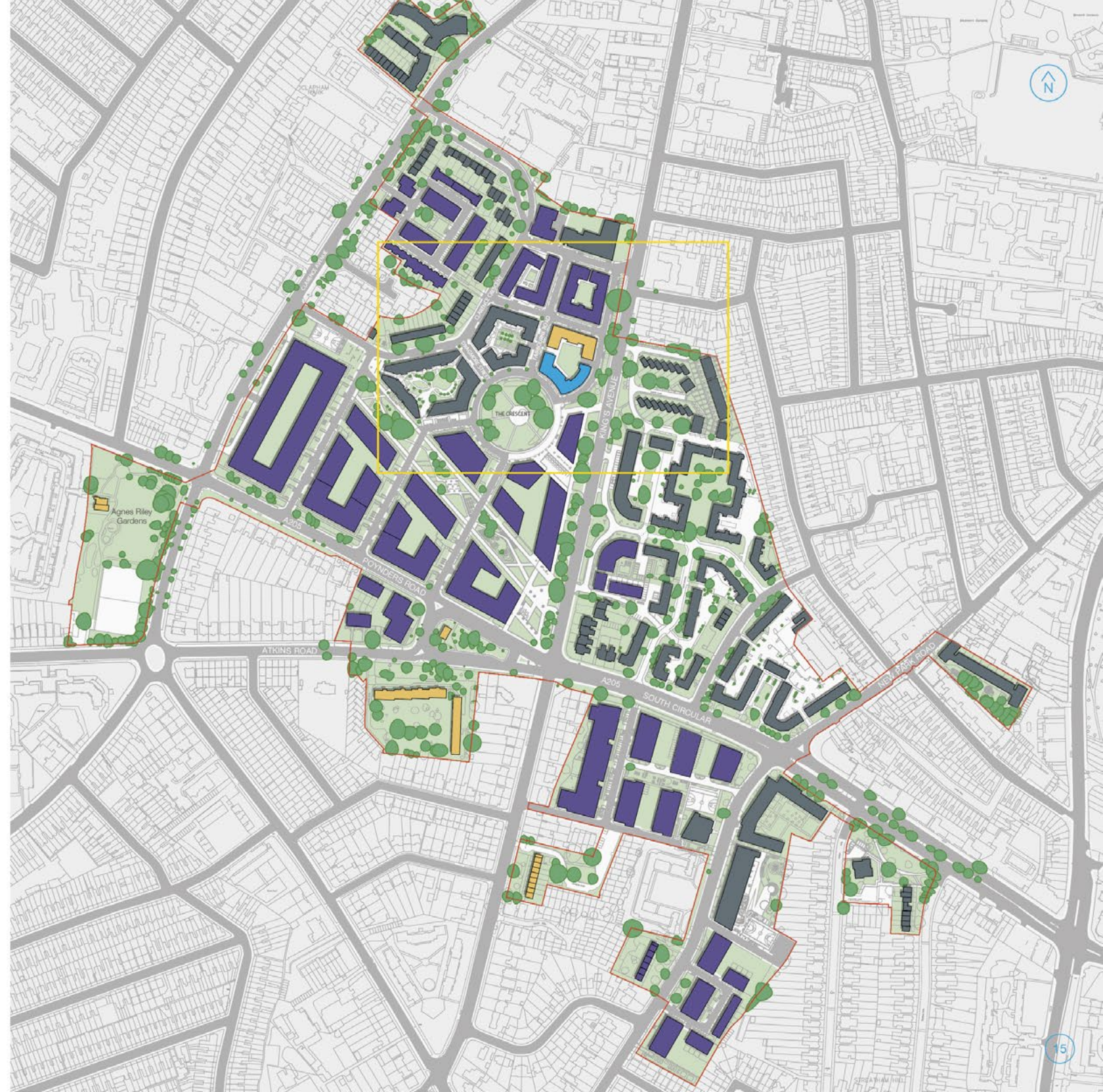
Designed for a sustainable and sociable way of life, it's a visionary development with thoughtfully designed green spaces, networks of safe walking and cycle paths, playgrounds and sports pitches, together with inspiring community-led spaces. The Crescent and The Central Park are the green centrepieces, where you can enjoy everything from picnics on sunny lawns, to relaxing in the shade of over a thousand of Clapham Park's newly planted and mature trees.



### Key

- |   |   |   |
|---|---|---|
|  SO Resi |  Mixed tenure (Private/Affordable/Social rent) |  Stairs        |
|  Private |  Future phases                                 |  Cycle storage |
|   |   |  Bin store     |

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



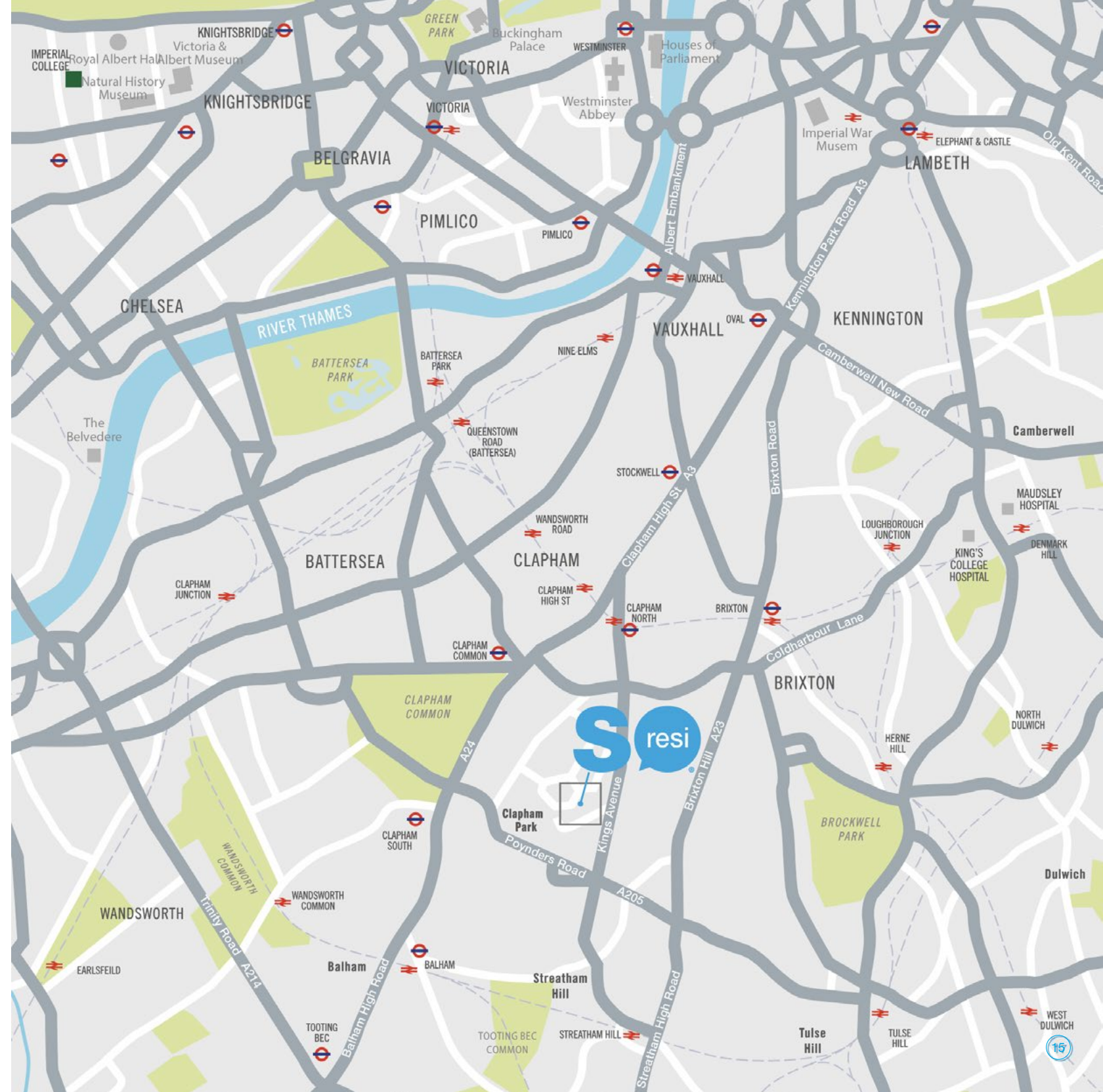


# Capital connections

Outstanding transport links make SO Resi Clapham Park a great base for London life. With Clapham South Tube station at just a 15-minute walk, you can hop on a Northern Line train to central London destinations such as Bank in the City, or Leicester Square in the West End and be in the heart of things in around half an hour. As well as the great pedestrian and cycle routes at Clapham Park itself, mainline railway connections are close at hand, while handy local bus routes offer easy ways to get around southwest London.



Tube travel times are from Clapham South Station. Times are approximate and taken from Google maps.





# Designed with you in mind

Making the most of natural light and space, these beautifully designed homes have been built to help you relax and unwind. The exacting specification features sublime oak flooring, double glazed windows and bespoke storage for the ultimate in comfort. Airy and inviting living spaces with elegant dining areas, high-spec kitchens, luxurious master suites and cosy bedrooms create the ideal balance for living and entertaining. There's even an elegant shared courtyard for catching the sun over a coffee with old friends and new neighbours.

## General

- Natural oak flooring to living room, kitchen and hallways
- Double-glazed windows
- Low-energy downlights throughout
- Polished stainless steel handles throughout
- White satinwood interior doors
- Audio/video entry system
- Cycle storage space
- Fibre optic broadband

## Kitchen

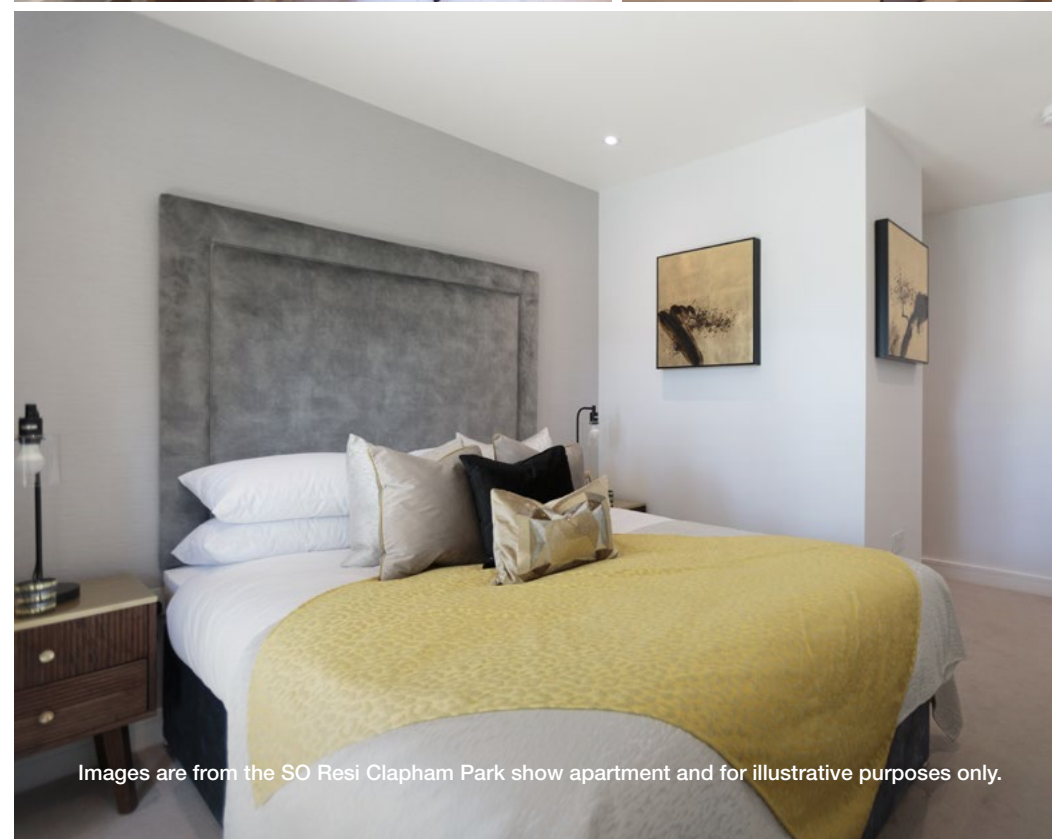
- Handle-free kitchen furniture
- Silestone composite worktops
- Painted glass splashbacks
- Smeg appliances, including oven, hob, fridge/freezer, dishwasher and washer/dryer
- Lighting to underside of wall units

## Bathrooms

- Kaldewei Saniform white steel bath with handheld shower head mixer
- Low profile Grohe shower with glass enclosure
- Ideal Standard basin with Grohe chrome mixer tap
- Ideal Standard soft-close white WC
- Polished chrome finish ladder-style heated towel rail
- Large format beige tiles
- Bespoke mirrored cabinets

## Bedrooms

- En-suite to master bedroom
- Bespoke fitted wardrobes to master bedroom
- Master bedroom fitted with points for Sky/Terrestrial/BT
- Carpets to all bedrooms



Every SO Resi Clapham Park home is made to the highest standard.

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.

Images are from the SO Resi Clapham Park show apartment and for illustrative purposes only.



**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 SO Resi payment for the share of your home that ReSI Housing Ltd 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 ReSI Housing Ltd payment will be.

**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.

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

**Email [sales@soresi.co.uk](mailto:sales@soresi.co.uk)  
or visit [www.soresi.co.uk](http://www.soresi.co.uk)**

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SO Resi agent for ReSI Housing Ltd