



NINE

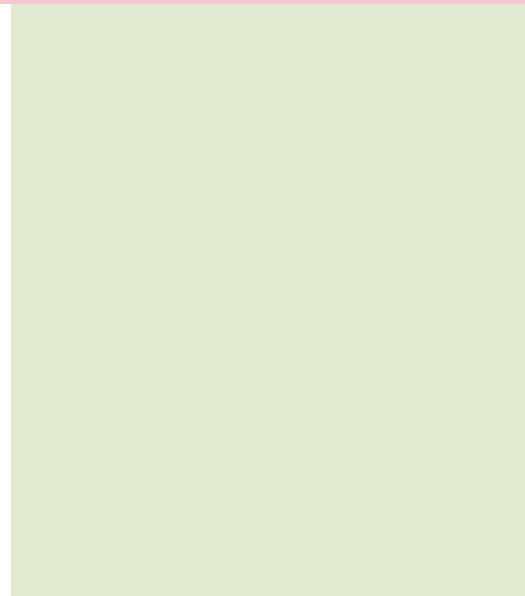
BRIXTON SW2



Computer Generated Image of a two bedroom show apartment

INTRODUCING NINE BRIXTON

A boutique collection
of one and two-bedroom
Shared Ownership apartments,
ideally situated in the heart
of Brixton in Zone 2.



Fizzing with energy day and night, Brixton is the beating heart of South London – and an amazing place to call home.

With an apartment at NINE, you'll combine high quality design with the incredible restaurants, bars, shops, markets, green spaces and travel connections of Brixton on your doorstep.

A diverse neighbourhood that never stands still, Brixton's vibrant community is full of surprises. Unapologetically urban, yet dotted with leafy parks. Always at the forefront of cultural trends, yet never shy about celebrating the past.

In this ideal Zone 2 location, you're spoilt for choice. In fact, you'll soon discover there's something new happening every time you step outside.



Out & About

From raucous rock gigs to flavour-packed foodie heavens, a home in Brixton is the start of a thousand urban adventures.

Drop into Brixton Village Market for authentic Columbian empanadas at El Rancho Del Lalo before bagging a table for cocktails and craft beers at secret rooftop paradise Lost In Brixton.

Fancy a boogie? Catch a show at the legendary O2 Academy, or go wild to a DJ set at Hootananny Brixton. Slow down the tempo with a swim in Brockwell Lido, or snuggle down for a film at The Ritzy.

And when you feel like a change of scene, Brixton Underground on the Victoria line is just a 9-minute stroll away, quickly connecting you to Central London and beyond.



The development layout does not show details of gradients of land, boundary treatments, local authority street lighting or landscaping. It is our intention to build in accordance with this layout. However, there may be occasions when the building designs, boundaries, landscaping and positions of roads and footpaths change as the development proceeds.

Please check the details of your chosen property with the sales team prior to reservation.



BROCKWELL PARK
7 minute cycle



BRIXTON UNDERGROUND
9 minute walk




BRIXTON VILLAGE MARKET
10 minute walk





CLAPHAM COMMON
15 minute cycle




BY FOOT		
The Ritzy	6 mins	
Hootananny Brixton	9 mins	
Brixton Underground Station	9 mins	
Brixton Village Market	10 mins	
O2 Academy Brixton	12 mins	
Effra Social	13 mins	
Brockwell Lido	15 mins	

BY CAR		
London City Airport	56 mins	
Gatwick Airport	64 mins	

BY BIKE		
Brockwell Park	7 mins	
Anytime Fitness	7 mins	
The Oval	10 mins	
Kennington Park	10 mins	
Burgess Park	17 mins	
Battersea Park	20 mins	

BY BUS		
Streatham Hill	14 mins	
Clapham Common	19 mins	
Dulwich Village	21 mins	

BY UNDERGROUND**		
Victoria	7 mins	
Oxford Circus	11 mins	
Green Park	11 mins	
King's Cross St Pancras	20 mins	
Euston	20 mins	
Clapham Junction	30 mins	

*Travel times are approximate and taken from Google Maps and TfL. **Travel times taken from Brixton Underground Station.

Top things to do in Brixton



01 ELECTRIC AVENUE'S BRIXTON MARKET

Located just a stone's throw away from Brixton Underground Station, you'll find yourself engrossed in this larger-than-life market, providing the very best of Caribbean, African and Asian fare.



02 POP BRIXTON

A creative community space made up of various shipping containers, POP Brixton is the home to some of South London's quirkiest bars, eateries, studios and barber shops, as well as hosting regular events.



03 PUBS & BARS

The Prince of Wales is considered amongst the locals as a community hot spot, with live music, pub quizzes and one of the best roof terraces in London. Founded by two local couples, Brixton Brewery sells delicious hand-crafted ales and easy-drinking lagers that have been inspired by the bustling local area.



04 BRIXTON VILLAGE

This is perfect for any time of day, from your morning coffee and pastry stop at Burnt Toast, to a flavour-filled evening dinner date at Carioca, Brixton Village it has it all! Spend your Saturday exploring the various food outlets and local independent retailers who have been setting up shop here since the 1960s!



05 RITZY CINEMA

Considered one of Brixton's most famous landmarks, the Ritzy Picturehouse Cinema allows film-lovers to travel back in time to the 1930s, with the beautiful gold interior detailing and red plush seating.



06 LIVE MUSIC

Alongside the live music frequently played in local pubs and bars, Brixton is also home to one of London's best known concert venues, Brixton 02 Academy. From London's legends including Amy Winehouse and Coldplay, to pop idols Rihanna and Lady Gaga, this venue is a must visit in Brixton.



07 GREENS SPACES & LIDOS

Take in the fresh air and tranquil settings within the 84 acres of Brockwell Park, or perhaps a morning swim in the Lido to start your day on the right foot. The rolling hills within Brockwell Park results in unbeatable views across the City, perfect for an evening stroll to wind down after a busy day.



08 COFFEE STOPS & BOTTOMLESS BRUNCH

There's no better way to catch up with friends than over a hearty heap of eggs and avocado smash on toast accompanied by electric vibes and a mimosa or two.

It's all in the detail



The apartments at NINE are light, luxurious and beautifully finished, with flexible spaces where you can work, relax, socialise and entertain.

COMMUNAL AREAS

- Tiled communal entrance hall
- Passenger lift located within the entrance lobby
- Logistics Parcel Box to allow for delivery of packages when you're out and about

GENERAL

- LED white downlighters throughout
- Wood effect Amtico luxury tiles laid in pleat design pattern in hallways and living area
- Audio visual door entry system
- Smooth finished ceilings emulsioned in white to complete the emulsioned finish of the interior walls.
- Flush internal doors in timber effect veneer with brushed satin chrome ironmongery
- White roller blinds throughout
- TV, satellite & broadband enabled points (broadband and telephone services require subscription at additional cost)
- USB ports to each main room
- Underfloor heating to all apartments with individual room thermostat controls

KITCHEN

- Sleek handle-less modular designed kitchen in matt blue
- Franke undermounted single sink with Hansgrohe single mixer tap
- Engineered polished quartz worktop with drainage grooves and with toughened back-painted glass splash-back.
- Bosch glass induction hob with integrated extractor fan
- Bosch stainless steel built-in oven and separate microwave
- Separate Bosch washer/dryer located in utility cupboard (see individual plans for location)
- Zanussi integrated under counter Fridge and separate under counter Freezer
- Zanussi integrated dishwasher
- Stainless steel sockets and switches above worktop in the kitchen
- Under cupboard LED strip lighting

BEDROOMS

- Integrated white lacquered finish wardrobes with soft closing sliding doors to selected apartments
- Carpets to bedrooms - colour to be confirmed.
- Pendant lights

BALCONIES

- Aluminium railings and porcelain tiled flooring to recessed balconies
- Aluminum perforated panels and aluminum decking boards to projecting balconies
- Wall mounted up and down-lighters

BATHROOMS

- Large porcelain wall tiles in Bhutan Bone and Smart Minnesota Ash Floor tiles
- Duravit ME Stark sink with Hansgrohe Focus low flow tap
- White ceramic Geberit Omega WC with concealed cistern
- Steel Hansgrohe bath with overhead Hansgrohe EcoSmart shower head
- Stainless steel heated towel rail
- LED fitted mirrored cabinet
- Corian Counter top formed around basin with back painted glass

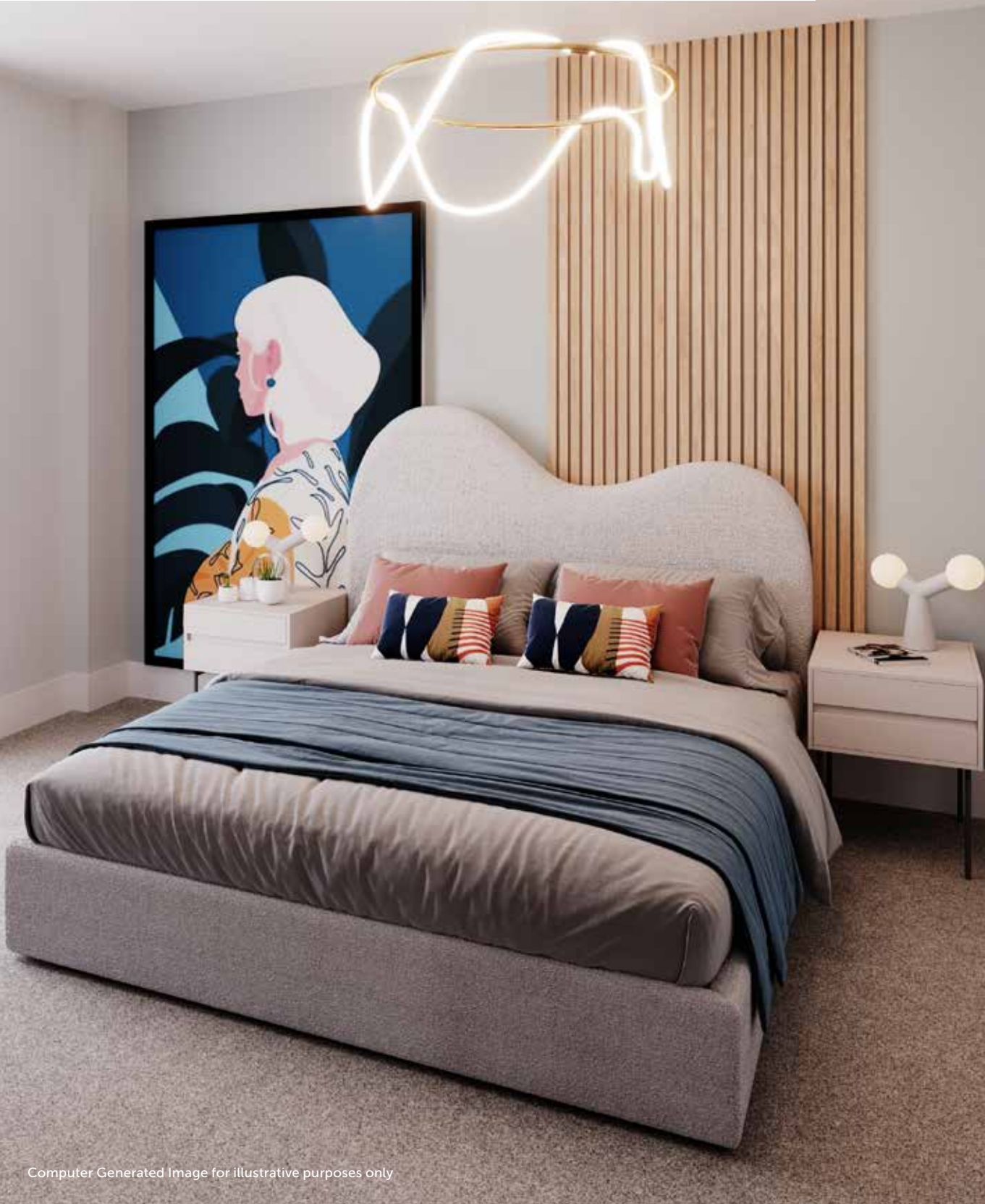


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Computer Generated image of NINE Brixton for illustrative purposes only

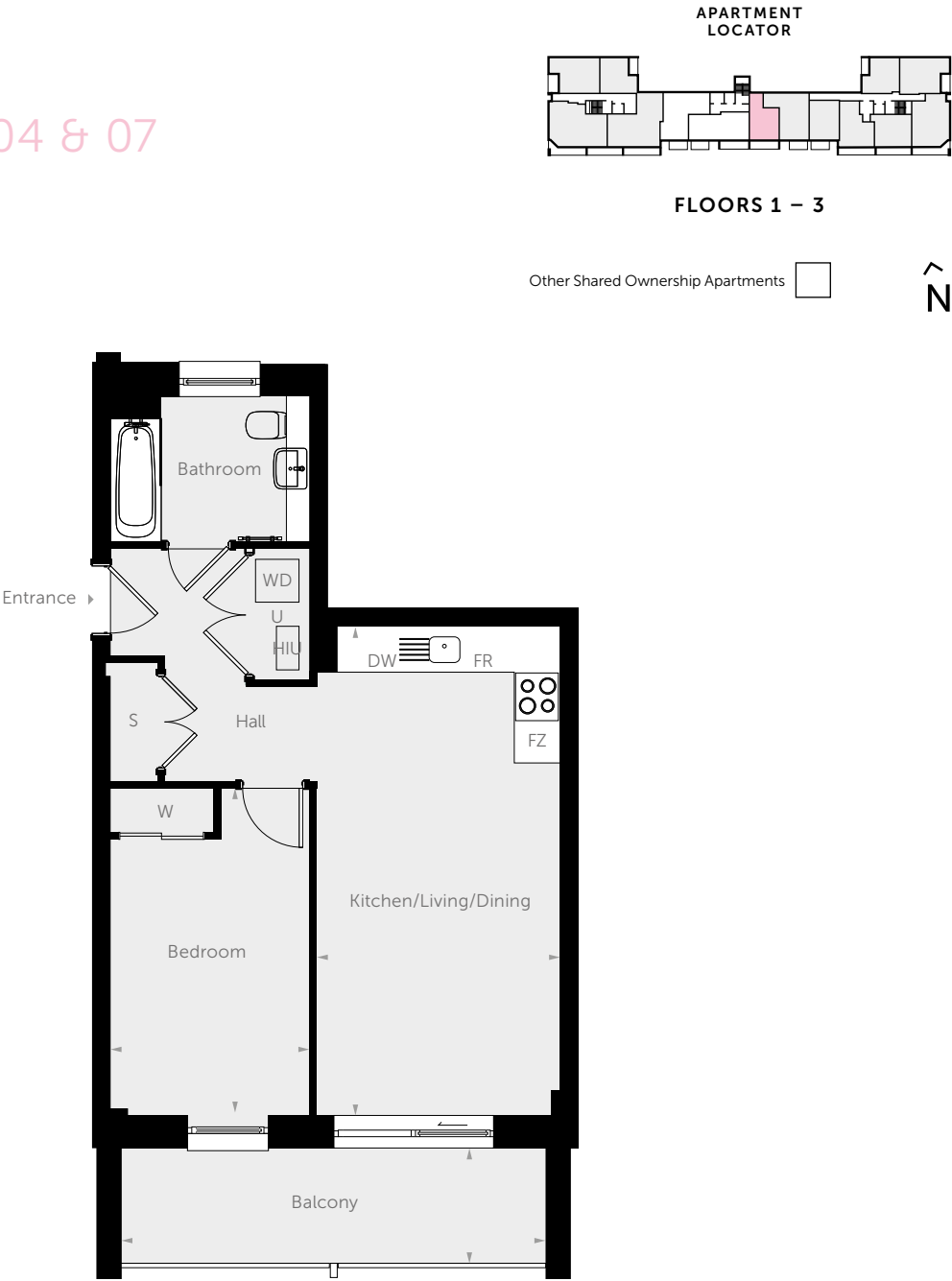
Designed with you in mind



Computer Generated Image for illustrative purposes only

FLOOR PLANS

Apartments 01, 04 & 07
1 bedroom apartment

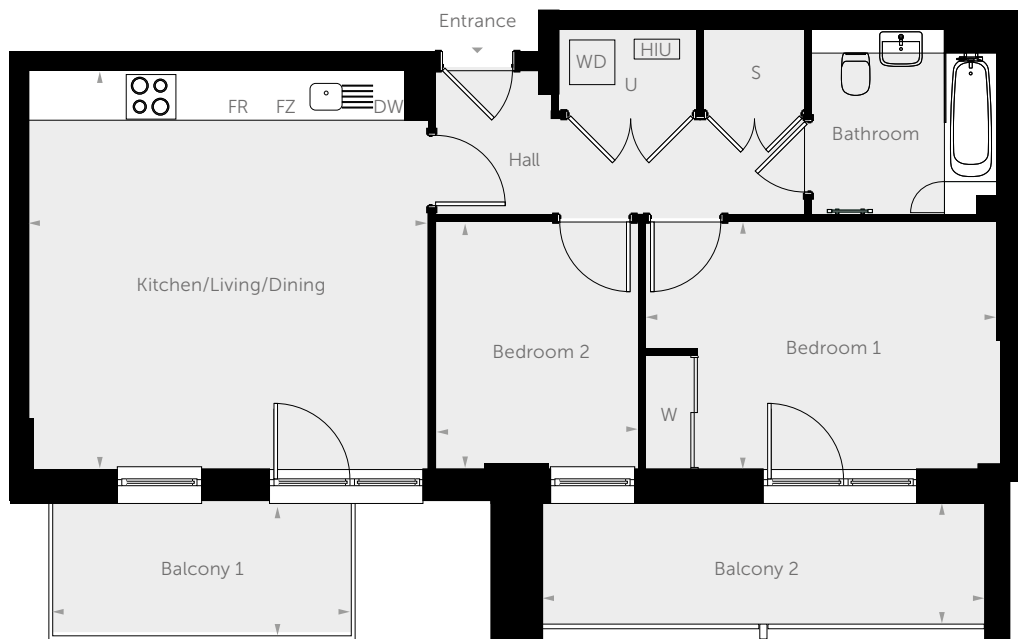
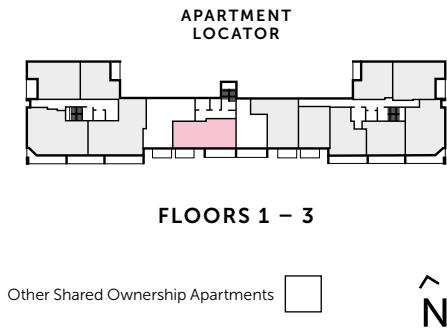


AREA DIMENSIONS		
Kitchen/Living/Dining	3.38m x 6.76m	11' 1" x 22' 2"
Bedroom	2.75m x 4.51m	9' 0" x 14' 8"
Gross Internal Area	51 sq m	550 sq ft
Balcony	5.86m x 1.57m	19' 2" x 5' 2"

- S Storage
- U Utility
- HIU Heat Interface Unit
- WD Washer Dryer
- DW Dishwasher
- FR Fridge
- FZ Freezer
- W Wardrobe

The floorplans depict a typical layout of this apartment type. For exact plot specification, details of external and internal finishes, dimensions and floorplan differences, consult your Sales Executive. Any areas, measurements or distances quoted are approximate only and should not be used when ordering floor coverings or furnishings. Floorplans are not shown to scale.

Apartment 02, 05 & 08
2 bedroom apartment

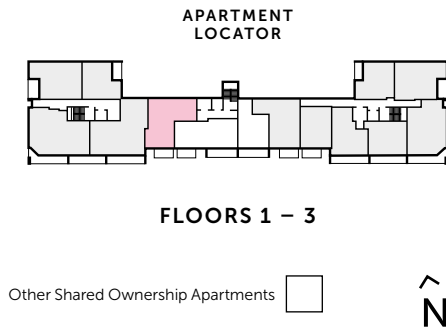


AREA DIMENSIONS		
Kitchen/Living/Dining	5.28m x 5.28m	17' 4" x 17' 4"
Bedroom 1	4.65m x 3.28m	15' 3" x 10' 9"
Bedroom 2	3.28m x 2.68m	10' 9" x 8' 9"
Gross Internal Area	71 sq m	764 sq ft
Balcony 1	3.95m x 1.74m	12' 11" x 5' 8"
Balcony 2	5.85m x 1.57m	19' 2" x 5' 2"

S Storage
U Utility
HIU Heat Interface Unit
WD Washer Dryer
DW Dishwasher
FR Fridge
FZ Freezer
W Wardrobe

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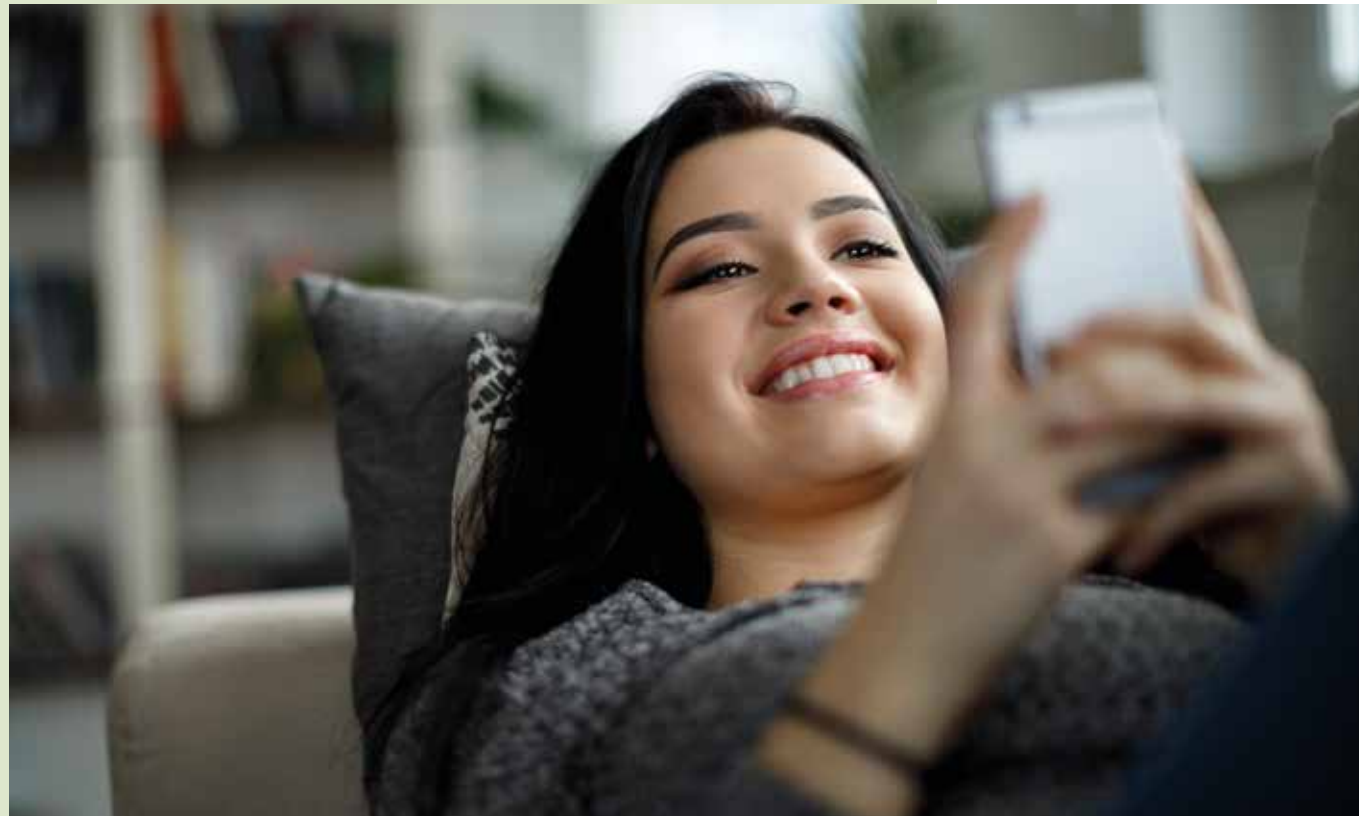
Apartment 03, 06 & 09
2 bedroom apartment



AREA DIMENSIONS		
Kitchen/Living/Dining	5.99m x 5.18m	19' 8" x 17' 0"
Bedroom 1	4.60m x 3.03m	15' 1" x 9' 11"
Bedroom 2	4.09m x 3.03m	13' 5" x 9' 11"
Gross Internal Area	75 sq m	808 sq ft
Balcony	3.95m x 1.75m	2' 11" x 5' 9"

S Storage
U Utility
HIU Heat Interface Unit
WD Washer Dryer
DW Dishwasher
FR Fridge
FZ Freezer
W Wardrobe

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Introducing Notting Hill Genesis

Notting Hill Genesis is one of the largest housing associations in London and the south-east, owning and managing more than 66,000 homes. We provide homes across a range of tenures and are committed to continuing to deliver housing that is affordable for all.

Our focus is our customers. We put their needs at the heart of our structures, processes and systems and they drive our decisions each and every day. We want them to be proud of the place they call home and from where they can begin to build lives, communities and futures.

What is Shared Ownership?

Shared Ownership is a Government-funded scheme designed to help people buy a home of their own.

You buy a share of between 25% and 75% of the home's full market value and pay a subsidised rent on the remainder, with the option to increase the share you own when you can afford to (known as 'staircasing').

Shares available to buy at NINE, Brixton may vary. Please speak to a member of the Sales Team for the latest eligibility and availability criteria.

FIND

1 | Start your journey

Choose the right home for you by visiting our website or giving us a call. Tell us what you are looking for and we will answer any questions you have.

2 | Are you eligible?

Complete the online application form. We'll check your form to see if you've met the overall criteria for Shared Ownership and whether it is affordable for you.

3 | Check out the development

Book your viewing at NINE, Brixton with our Sales Team.

APPLY

4 | Select your preferred home

Have you seen something you like? Tell us which apartment is your preferred one.

5 | We offer you a home

We'll try to offer you your preferred home. If we can't, we'll look to offer you a similar home at NINE, Brixton or at another of our developments.

6 | Purchasing interview

You'll supply evidence of your income, savings and other required information to one of our Specialist Financial Advisors.

They will review whether buying the home is affordable for you in more detail and will look to find the best mortgage deal available to you. A Sales Executive will then contact you (usually by phone) to discuss the outcome of the review and explain the buying process in more detail.

BUY

7 | Instruct your solicitor

When you instruct a solicitor you will also need to pay your reservation fee and apply for a mortgage.

8 | Exchange of contracts

You're nearly there – exchanging contracts means that everything is tied up. We've legally agreed to sell you the home and you've agreed to buy it.

9 | Home demonstration

When the building is ready, we'll invite you to see your home before you move in. We'll give you a resident's manual and make sure you are familiar with key features such as kitchen appliances, heating and security systems.

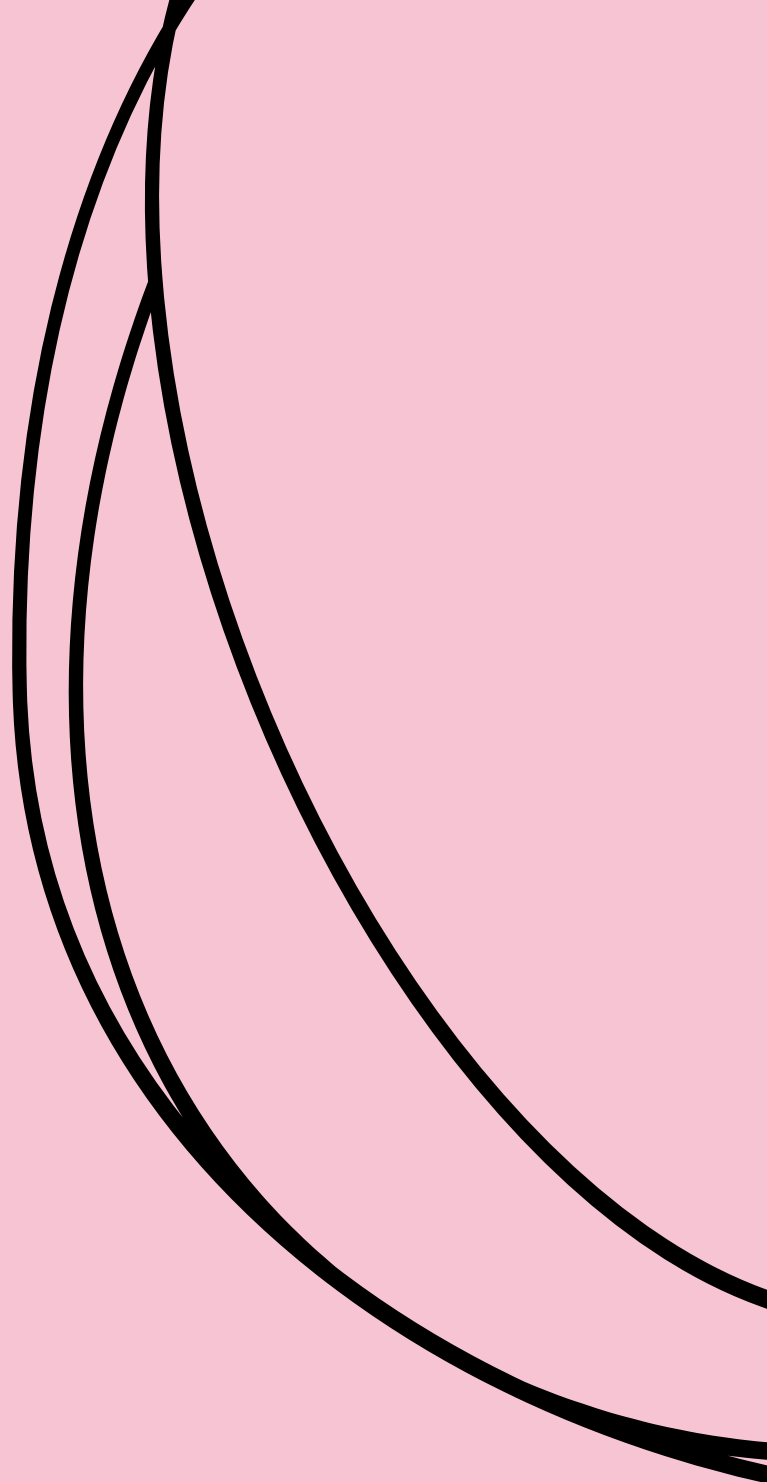
10 | Legal completion and move in day

Reaching legal completion means you have bought your home and can move in.

**CONGRATULATIONS,
YOU ARE NOW A HOMEOWNER
AT NINE, BRIXTON**



Notting Hill Genesis terms and conditions apply. Notting Hill Genesis has a policy of continuous improvement and reserves the right to change specifications, designs, floorplans and siteplans at any time. Computer generated images depict typical views and homes within the Nine Brixton development and may contain upgrades at additional cost. Features, internal and external, may vary from time to time and may differ from those shown within the brochure. Please ask the sales team for up-to-date information when reserving your new home. September 2022



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