





Shared Ownership is a way of making homeownership possible for more people. You buy a share of your home with a lower deposit, a smaller mortgage and pay a monthly rent on the remaining share.

SO Resi redefines Shared Ownership by making everything clear and uncomplicated, so you understand how it 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 there to answer your questions in a language that makes sense.

SO Resi by Metropolitan Thames Valley, a not-for-profit housing association. 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.



A collection of 1, 2 & 3 bed apartments

Be part of Sutton's exciting regeneration

Introducing SO Resi Sutton, a collection of contemporary 1, 2 and 3 bedroom apartments, nestled within a stunning established 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.

The area	5
Connectivity	11
Specification	13
Development overview	15
Sitemap	17
Plans	21





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

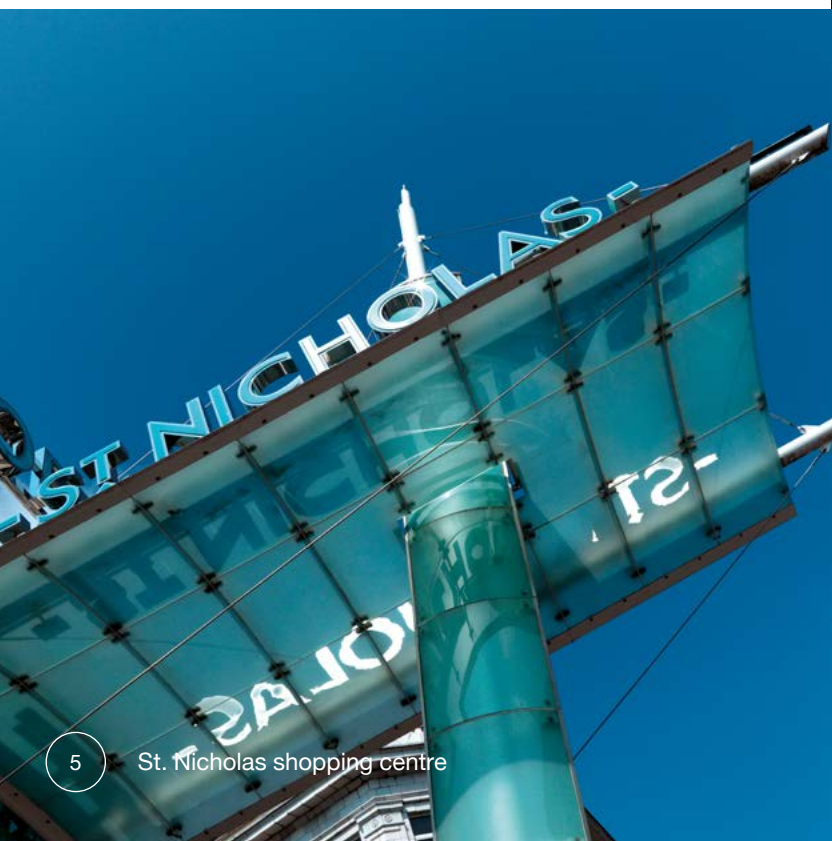
The next generation of living

Explore the vibrant atmosphere of Sutton, home to the 2023 Cultural Impact Award and the acclaimed La Cafe, winner of the Good Food Awards 2024. Sutton offers a lively and engaging environment, with something interesting always happening...

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 31 minutes) and other surrounding areas – it's easy to see the attraction for all generations.



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



5 St. Nicholas shopping centre



6



Historic cockerel sign post



SO Resi Sutton | The area

“
Fantastic tasty food,
incredible dishes
brimming with taste and
flavour - simply superb
”

Trip Advisor –
Everest Spice



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.

8 minutes

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.

12 minutes

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 minutes

3. Brasserie Vacherin

A vibrant and bustling place to call home



2



5



6



1



3



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.

5 minutes

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.

10 minutes

5. Nonsuch Mansion

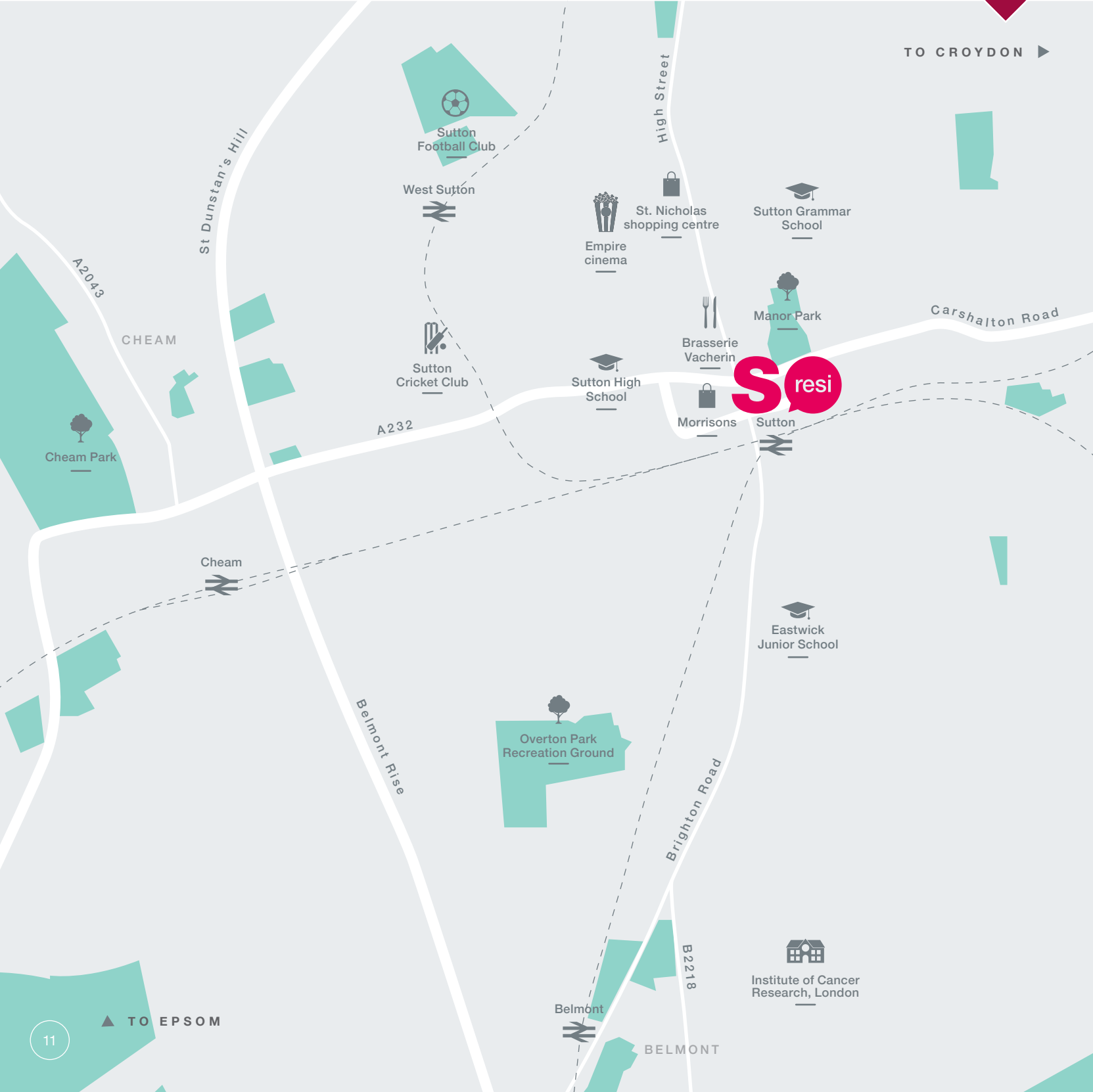
10

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.

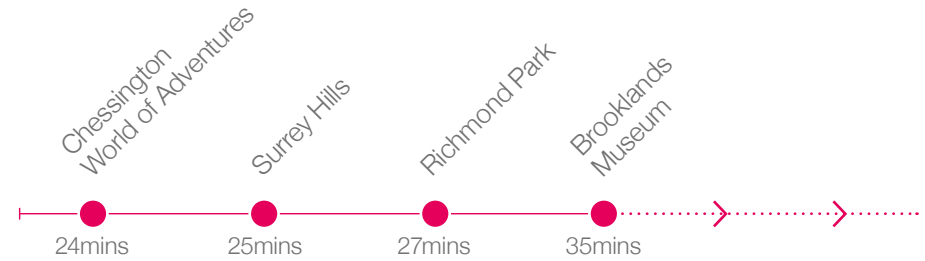
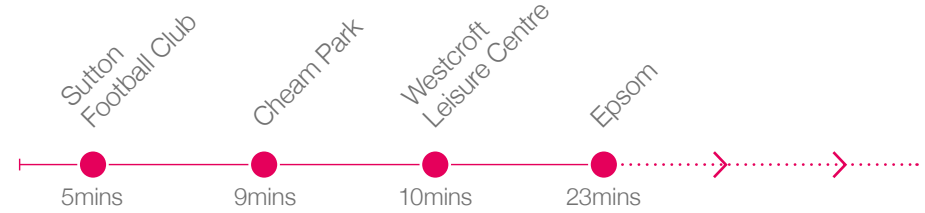
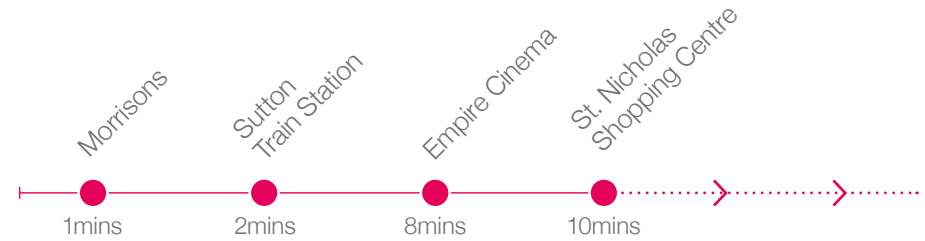
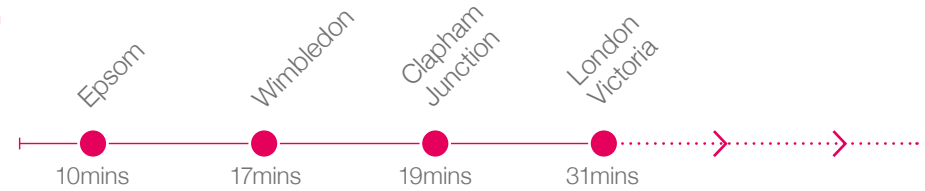
6 minutes

6. Empire Cinema



So easy to get from A-B*

Sat Nav location SM1 4FR



*Times taken from Google Maps. Train times taken from Sutton Station.



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 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

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

6 year BLP guarantee



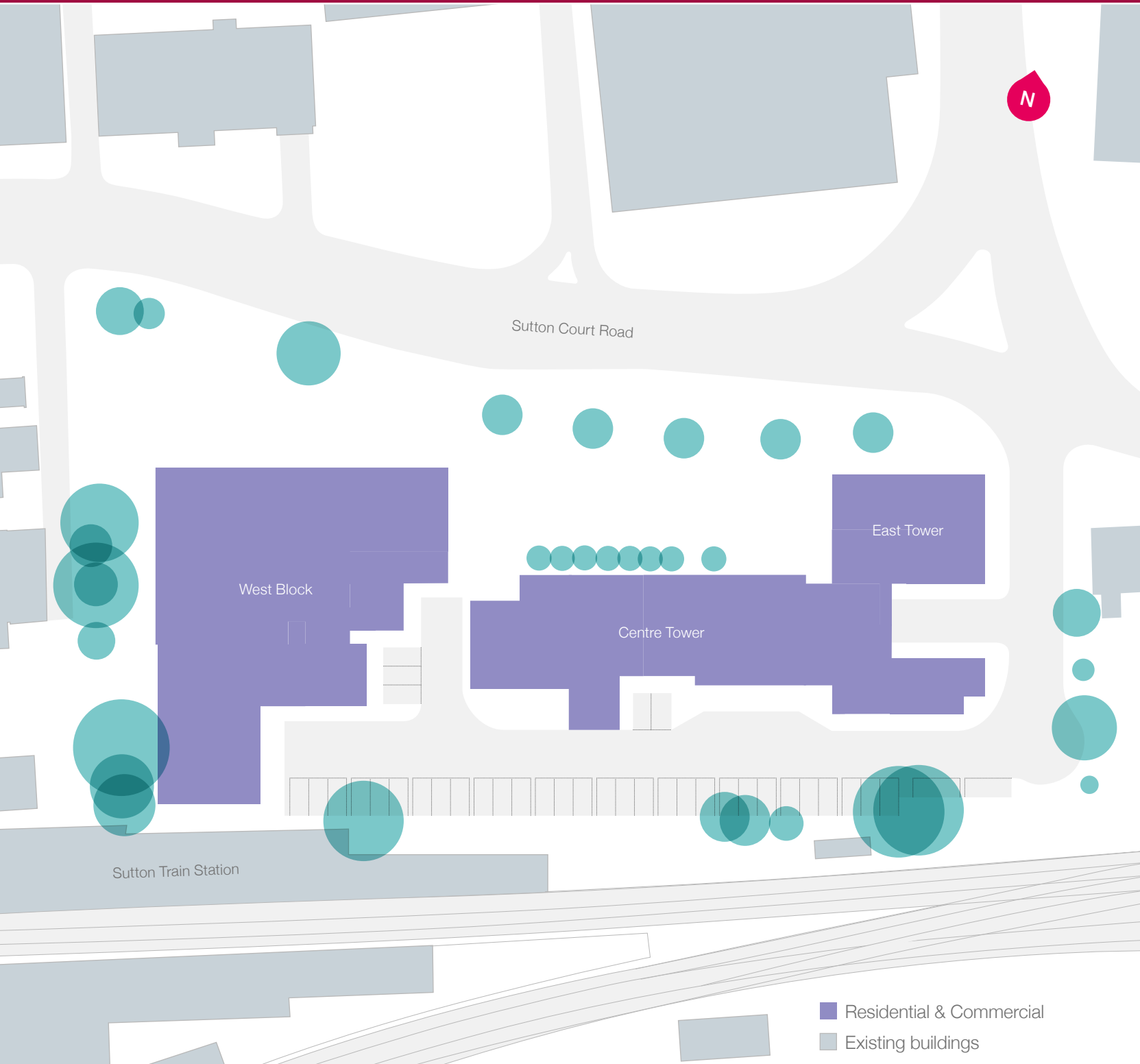
Development overview

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

This exciting mixed-use building benefits from shops, restaurants and a health & fitness gym located on the lower levels of the development.

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



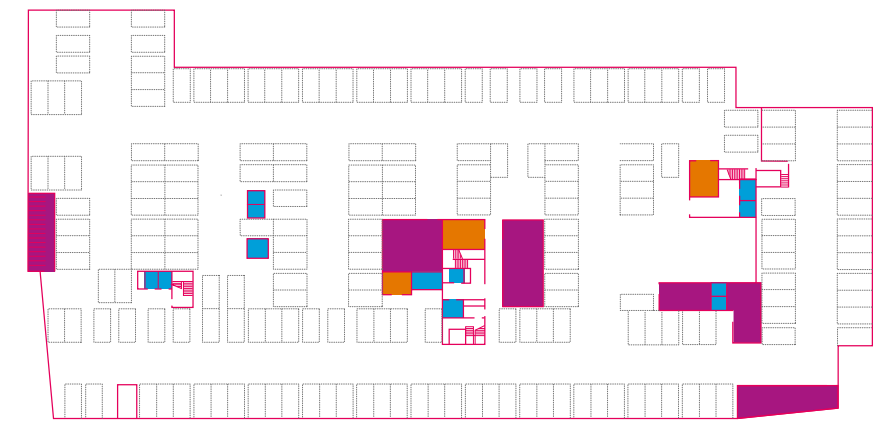


Key

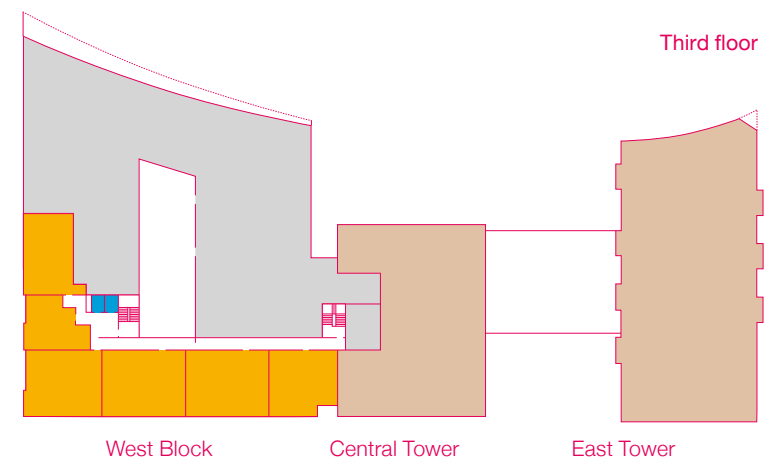
- SO Resi/Affordable Rent
- Private
- Hotel
- Lifts
- Cycle store
- Bin store



Basement



Third floor

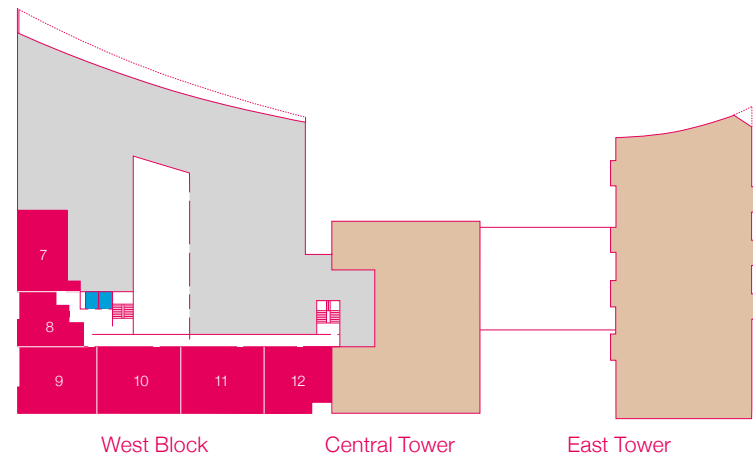


The site layout is intended for illustrative purposes only and is subject to change.

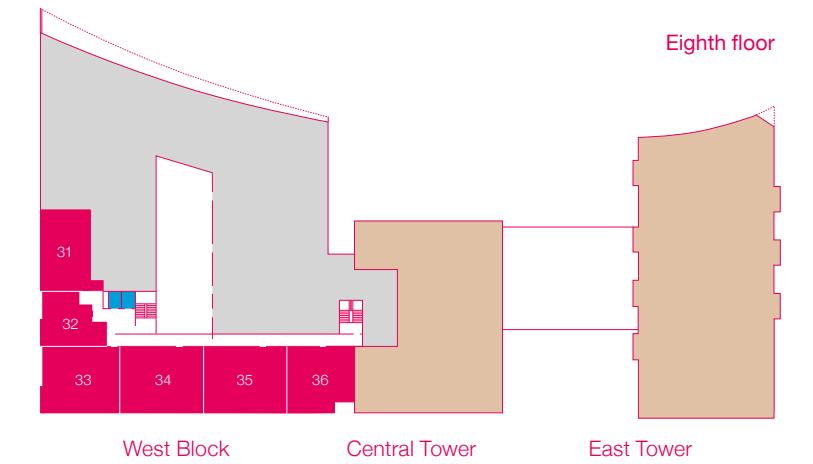
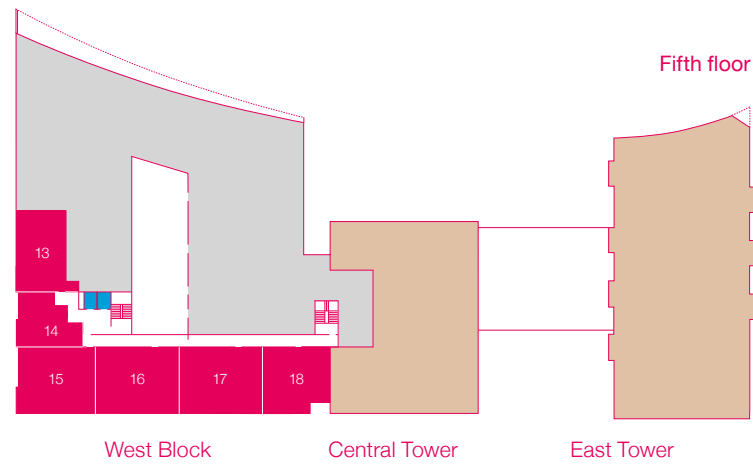
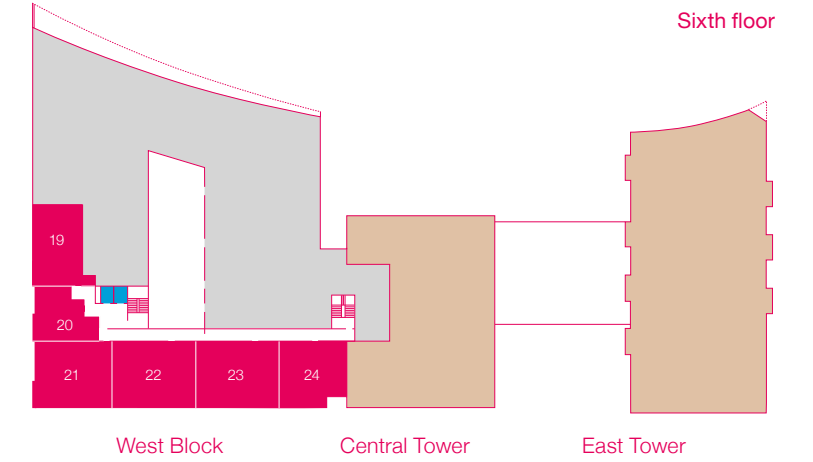
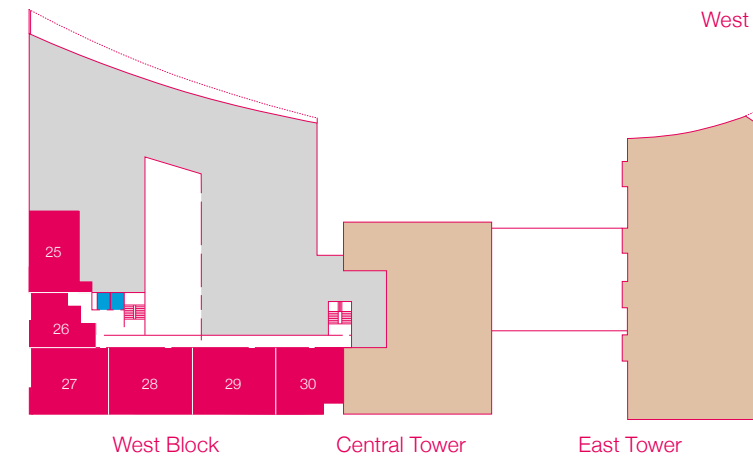
Key

- So Resi units
- Lifts
- Private units
- Hotel

Fourth floor

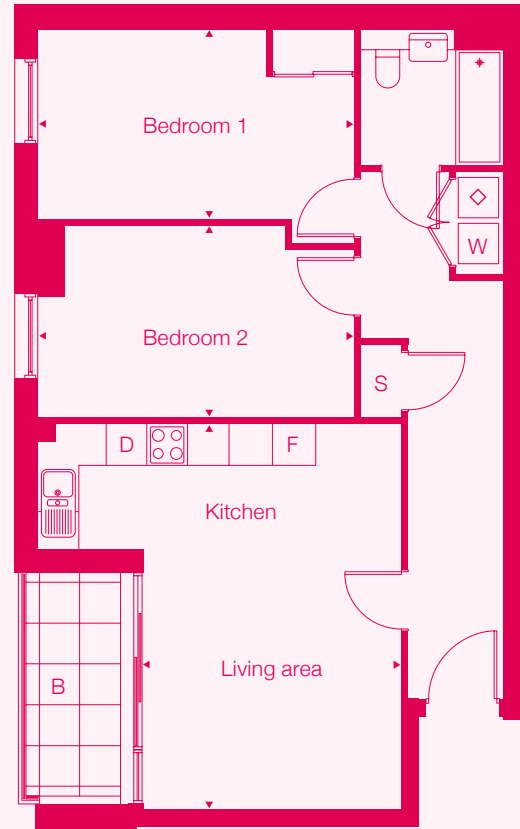


Seventh floor



Type 1

2 Bedroom Apartment



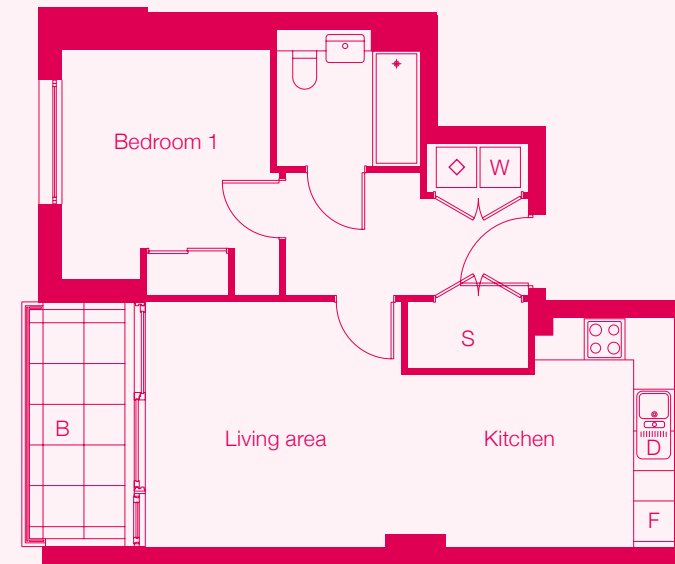
Floor	Plots
4	7
8	31

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

Type 2

1 Bedroom Apartment

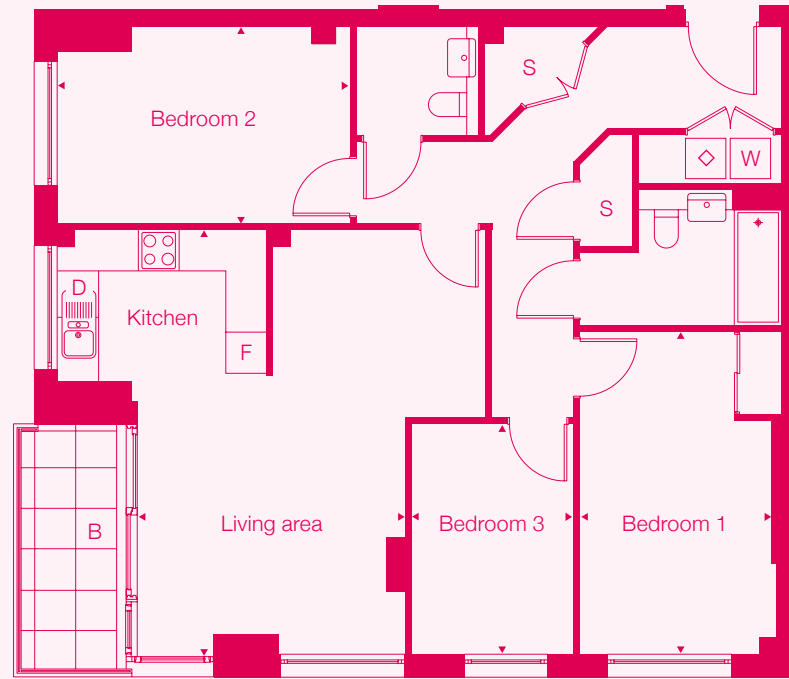


Floor	Plots
5	14

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

Type 3

3 Bedroom Apartment



Floor	Plots
4	9
5	15
6	21
7	27
8	33

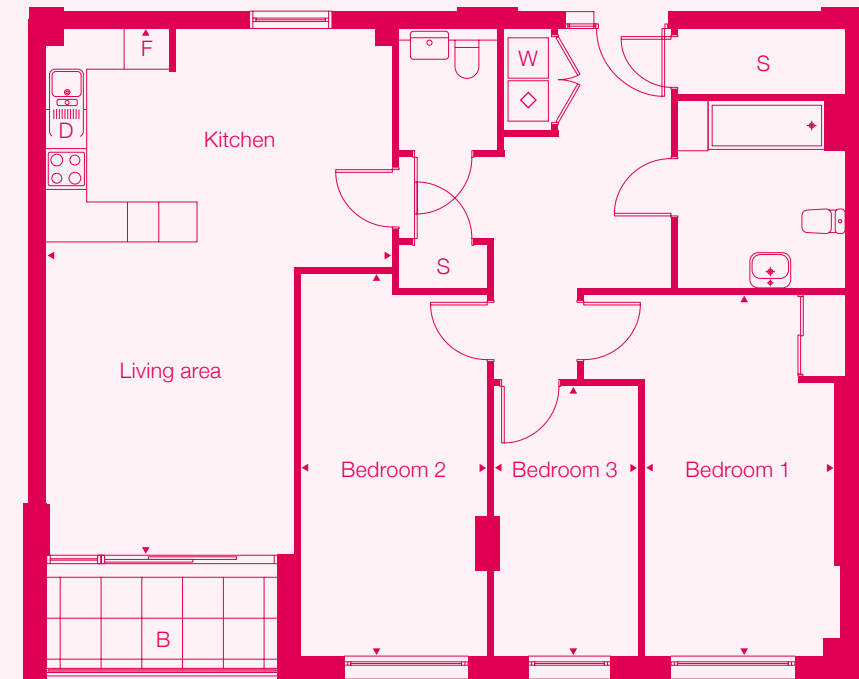
Room	Metric	Imperial	Storage (S)	Dishwasher (D)
Kitchen & Living	6.4m x 3.9m	21'0" x 12'8"		
Bedroom 1	4.7m x 2.8m	15'4" x 9'2"		
Bedroom 2	4.3m x 2.9m	14'1" x 9'5"		
Bedroom 3	3.4m x 2.4m	11'2" x 7'9"		
GIA	92.7 m ²	998ft ²		

F Fridge / freezer B Balcony
W Washer / dryer ◇ HIU / MVHR

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.

Type 4

3 Bedroom Apartment



Floor	Plots
4	10, 11
5	16, 17
6	22, 23
7	28, 29
8	34, 35

Room	Metric	Imperial	Storage (S)	Dishwasher (D)
Kitchen & Living	7.7m x 5.1m	25'3" x 16'7"		
Bedroom 1	5.3m x 2.8m	17'3" x 9'2"		
Bedroom 2	5.6m x 2.7m	17'4" x 8'9"		
Bedroom 3	4.0m x 2.1m	13'1" x 6'9"		
GIA	102.5 m ²	1103ft ²		

F Fridge / freezer B Balcony
W Washer / dryer ◇ HIU / MVHR

Type 5

2 Bedroom Apartment



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



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 10% and 75% of your SO Resi home. That means your monthly mortgage payments and deposits 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 rental payment for the share of your home that Metropolitan Thames Valley 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 SO Resi 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.

Tel: 0208 607 0550
Email sales@soresi.co.uk
or visit sharedownership.co.uk

MTVH has taken all reasonable care in preparing the information given in this brochure. However, this information is subject to change and has been prepared solely to provide general guidance. MTVH does not warrant the accuracy or completeness of this information. Particulars are given for illustrative purposes only. MTVH undertakes continuous product development, and any information relating to our products may vary from time to time. The information and particulars set out within this brochure do not constitute part of a formal offer invitation or contract to acquire the relevant property. For the reasons mentioned above, no information contained in this brochure is to be relied upon. In particular, all plans prospectus, descriptions, dimensions and measurements are approximate and provided for guidance only. Such information is given without responsibility on the part of MTVH.