





Experts in Shared Ownership

Shared Ownership is a 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 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.

Introducing SO Resi Westgrove

SO Resi is proud to announce the availability of 102 brand-new homes, located close to the heart of Hendon in the London Borough of Barnet.

This exciting and truly sustainable new development comprises 1, 2 and 3 bedroom apartments for Shared Ownership. Set in beautiful mature gardens, this visionary modern residential development is situated less than a mile from Hendon Central Tube Station and the town centre, perfectly positioned for all local amenities.

Every apartment will benefit from a private balcony, some with views over the landscaped gardens. The 2 and 3 bedroom properties will also benefit from allocated parking spaces for convenience.

Residents of all ages and mobilities will enjoy access to the amenity spaces, seating areas, trails and pedestrian routes through the scheme, which utilise the attractive natural landscape.

Brand
new 1, 2 & 3
bedroom
homes

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Local Shopping

Hendon Park

SO
much
to do

Central London

Hendon Leisure Centre

BRENT CROSS
SHOPPING CENTRE

London view from Hampstead Heath

SO Resi Westgrove

Comfort, security and ease of living in the heart of North London

SO Resi Westgrove is a green suburban sanctuary located in the London Borough of Barnet. Surrounded by beautifully landscaped grounds, it is a truly peaceful place to live.

Ideally placed on tree-lined streets, midway between Hendon and Finchley, SO Resi Westgrove is within a few minutes walk of several bus routes. The nearest stop adjacent to the site is on Tenterden Grove which serves the Edgware to Golders Green route, and the nearest Tube station is Hendon Central, just over a mile away.

A great selection of local shops and restaurants can be found a short walk away, at the junction of Finchley Lane and Parsons Street. For more ambitious shopping, Brent Cross is close by and well served by local bus routes.

For those who enjoy outdoor spaces, SO Resi Westgrove is in easy reach of many, including Windsor Open Space, Sunny Hill Park, Hendon Park and Hampstead Heath.

Education in Hendon and Finchley is well catered for, with a range of highly rated primary schools such as Nancy Reuben, Bell Lane and St Mary's or secondary schools such as Hendon School, Beth Jacob Grammar School for girls or North London Grammar School. Middlesex University London is nearby in the centre of Hendon, offering a wide range of courses to 20,000 students. In 2018, it was named by The Guardian as the top modern University in London.

Sports and Leisure options abound in the area. There are several local gyms, such as Nuffield Health, Hendon Fitness or the Hendon Leisure Centre. Temple Fortune Club or Finchley Manor Club offer tennis, squash and bowls, and Hendon is also home to rugby and bowling clubs.

Overall SO Resi Westgrove is an excellent place to live combining modern amenities with green spaces and great connectivity to the rest of London and beyond.

Days Out...



1

Barnet Copthall Leisure Centre

A modern space for fitness and fun, Barnet Copthall offers a large gym, swimming pools, and group classes. Whether you're training, relaxing, or learning to swim, the centre caters to all ages and abilities. Friendly staff and clean facilities make it a reliable spot for staying active.

25 minutes



2

Central London

With London being so accessible, many great days out are to be had in the Capital. You can catch a Northern Line train from Hendon Central and be in the centre of London in 20 minutes, leaving the whole day free to explore the city.

20 minutes



3

Hampstead High Street

Easy to reach and full of charm, Hampstead High Street is ideal for a relaxed day out. Lined with independent bookshops, stylish boutiques, and cosy cafés serving artisan coffee and pastries, it's a haven for browsing and people-watching. Historic pubs offer classic British fare and local ales, while restaurants range from elegant dining to global bites. Whether you're after vintage finds, a quiet read, or a lively lunch with friends, Hampstead High Street blends village warmth with London sophistication.

22 minutes



4

O2 Centre, Finchley Road

Modern, lively, and full of choice, the O2 Centre is where convenience meets entertainment. Inside, you'll find a mix of well-known retailers and casual dining spots, from quick bites to sit-down meals with friends. Cafés offer a break between errands, while the cinema upstairs makes it easy to turn a shopping trip into a night out. Whether you're grabbing groceries, meeting for lunch, or catching the latest film, the O2 Centre keeps things simple, social, and satisfying.

30 minutes



5

Golders Hill Park

Leafy and elegant, Golders Hill Park offers a peaceful retreat with a touch of charm. Manicured gardens, a small zoo, and a duck pond make it a favourite for families and quiet wanderers alike. The café by the tennis courts is perfect for a relaxed lunch or coffee in the sun, while the pergola and landscaped lawns invite slow strolls and scenic pauses. With its blend of nature, leisure, and gentle atmosphere, Golders Hill Park feels like a hidden corner of countryside in the city.

25 minutes



6

Brent Cross Shopping Centre

A North London retail landmark, Brent Cross brings together fashion, food, and convenience under one roof. From high-street staples to luxury brands, the centre caters to every style and budget. Cafés and restaurants offer plenty of options for a mid-shop break, whether you're after a quick coffee or a sit-down meal. Spacious, well laid out, and weatherproof, it's ideal for all-day browsing or a swift visit. With ample parking and easy transport links, Brent Cross remains a go-to for hassle-free shopping.

21 minutes

Travel times shown in minutes. All times are approximate, taken from Google Maps, and will vary according to route(s) taken.

Development Overview

SO Resi Westgrove offers comfort, security, and ease of living in a green setting. This brand new, thoughtfully planned development offers 102 apartments for Shared Ownership.

SO Resi Westgrove homes provide generous living spaces, featuring high-quality fitted kitchens, luxurious bathrooms, and balconies, some with scenic views of the landscaped grounds. The buildings range in height from three to seven storeys, ensuring optimal privacy for residents.

Located in landscaped gardens, SO Resi Westgrove is a short walk to shops, bus routes, and Hendon Central Tube Station, making it both convenient and sustainable.

The new buildings integrate with the natural landscape, preserving the site's existing parkland and mature trees, thereby enhancing the connection between architecture and nature. The development focuses on high quality and environmental sustainability, featuring green roofs, hidden solar panels, and natural local materials.

The harmony between buildings and landscape has been pivotal in the design of the site. The spaces between buildings offer a variety of uses for all ages and mobilities, to promote a vibrant, socially sustainable community.



NW4 1TH

Key

- Shared Ownership
- Affordable Rent
- Social Rent

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



SO easy to get about

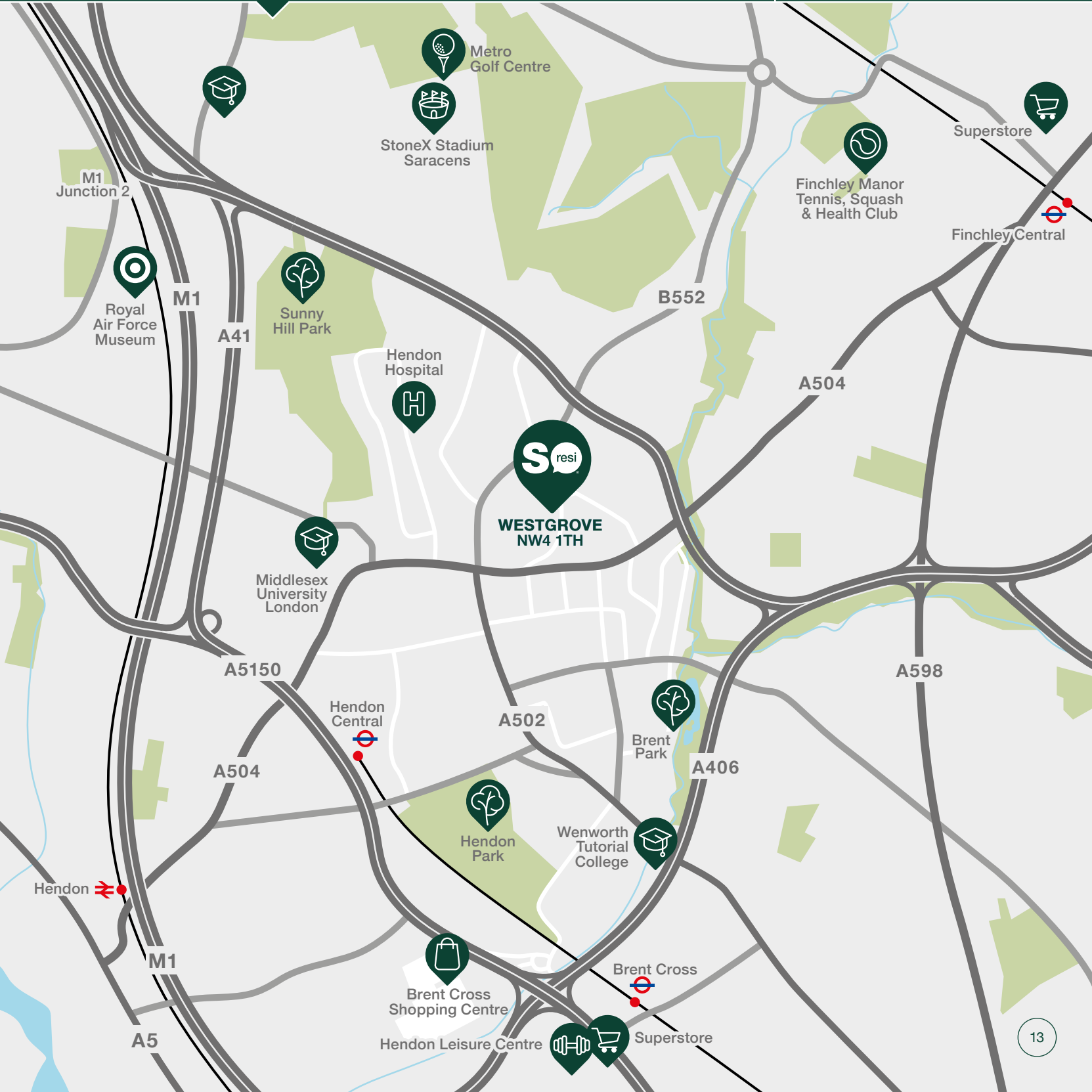
Hendon is well served by Hendon Central Underground Station on the Edgware branch of the Northern Line, and by Hendon Station on the Thameslink service.

The main road links are the A1, the A41 connecting to the M25, as well as the A406 North Circular. Numerous bus routes link to Brent Cross, the West End and Wembley Stadium.

Heathrow, Luton, London City and Stansted Airports are all within one hour's drive. Luton Airport is most conveniently reached by Thameslink train from Hendon in just 29 minutes.



Approximate shortest travel times are shown in minutes, taken from Google Maps. Public transport times include walking. Times will vary depending on route/s taken.





Specification

Stylishly designed with comfort in mind, SO Resi Westgrove homes are spacious, energy efficient and offer low maintenance, modern living.

Kitchens

- Symphony Linear handleless kitchen units with soft-close doors and drawers
- Matt Smooth Pebble finish cabinetry
- Silestone snow white composite worktops
- Aquanova chrome mixer tap
- Bosch Series 2 built-in electric oven and ceramic hob
- Bosch integrated extractor hood
- Bosch integrated fridge freezer, dishwasher, and washer/dryer
- LED under-unit lighting
- Brushed chrome Deta Slimline switches and sockets

Bathrooms & En-suites

- Ideal Standard Sandringham steel bath with anti-slip base
- Ideal Standard Connect Air Arc and Cube semi-countertop basins
- Ideal Standard i.life A WC with dual flush plate
- Grohe thermostatic bath/shower mixer with Tempesta shower set
- Parkside Margres Regal Grey wall and floor tiles
- Kudox chrome heated towel rail
- Full-height mirrors and tiled vanity units

General

- Amtico Spacia Credenza Oak flooring to living areas and hallways
- 80/20 wool/polyester carpet to bedrooms
- Built-in wardrobes with Amarii sliding mirrored doors
- White satin finish internal doors and woodwork
- Deta Slimline USB sockets and dimmer switches in key rooms
- Lunastat digital heating thermostat
- WMS underfloor heating system
- Wylex consumer unit with surge protection
- Sky Q, BT Fibre, Virgin Media ready
- Colour video door entry system

External

- Quadro porcelain pavers on balconies and terraces
- Milano Classic external lighting
- Safety Letter Box
- Company communal mailboxes
- Secure bike storage with fob access
- EV charging points
- Landscaped communal gardens and play areas
- Parking available for selected units



Every SO Resi Westgrove 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. These are computer generated images and are for illustrative purposes only. Customers should not rely on these images.



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 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 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.

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