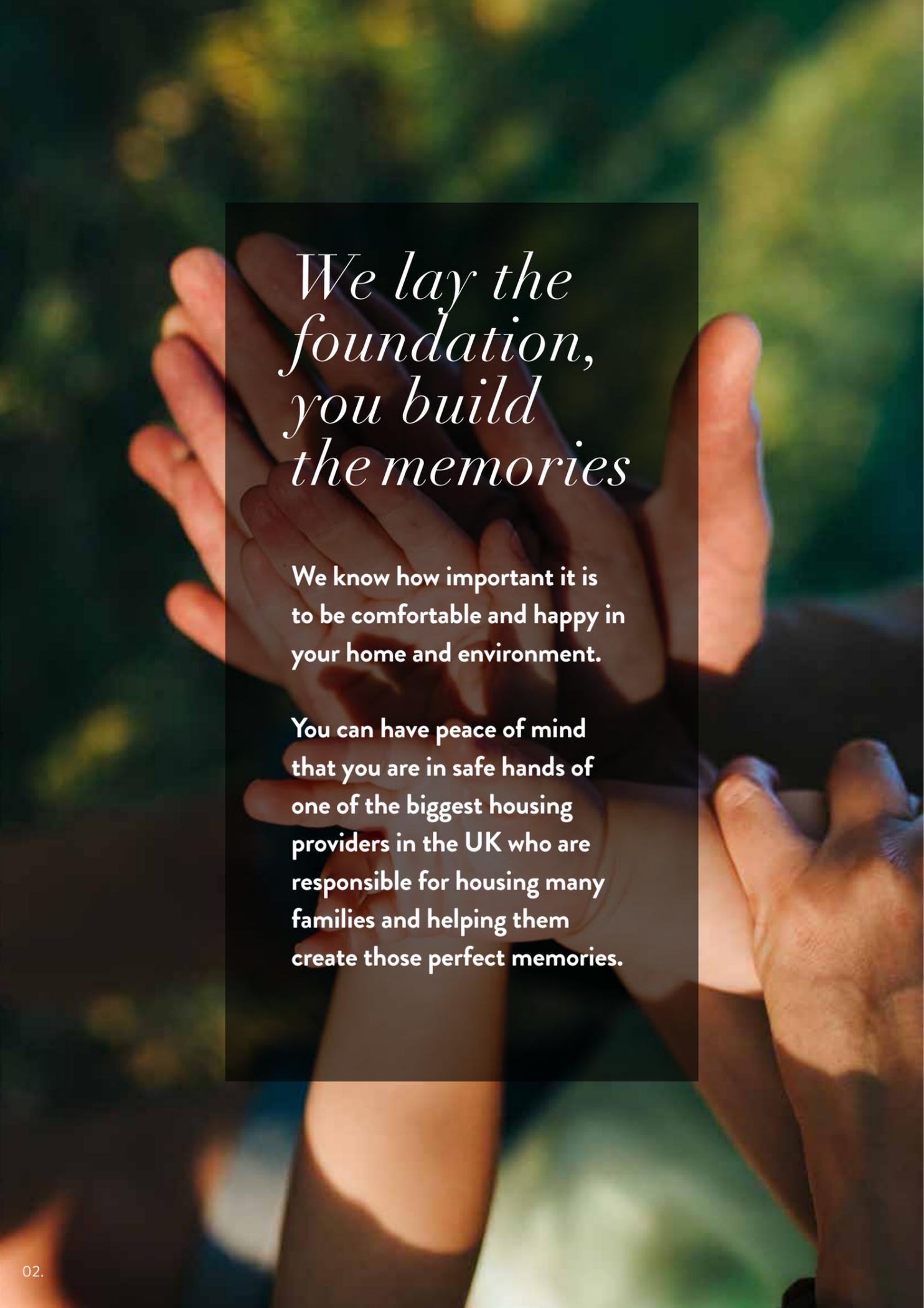




# WINDSOR HOUSE

SUTTON, SURREY, SM1

27 ONE, TWO + THREE BEDROOM  
APARTMENTS AVAILABLE FOR SHARED OWNERSHIP



*We lay the  
foundation,  
you build  
the memories*

**We know how important it is  
to be comfortable and happy in  
your home and environment.**

**You can have peace of mind  
that you are in safe hands of  
one of the biggest housing  
providers in the UK who are  
responsible for housing many  
families and helping them  
create those perfect memories.**

# WHAT IS SHARED *Ownership?*

The Shared Ownership Scheme is an excellent initiative introduced to help first time buyers get onto the property ladder. The dynamics are simple: you purchase 30% - 75% share (between 25%-75% for the 3 bedroom properties) into your property and pay a subsidized rent on the remaining.

A key advantage to this scheme is that by part owning your property, you have a security of tenure that renting cannot offer.

To be eligible for Shared Ownership the following criteria must be met:

- You must be 18 years and older
- You cannot afford to buy a suitable home for your needs on the open market
- You will need sufficient savings for a mortgage deposit and a clean credit history to qualify for a mortgage
- Your annual household income must be less than £90,000
- You must be a first-time buyer or existing shared owner\*

If you already own a home, and need to move but cannot afford to, then please discuss your situation with us. Depending on your circumstances you may still be eligible.

In the heart of contemporary Sutton, surrounded by immense culture and diversity, we are delighted to introduce striking new apartments providing the brightest and lightest homes available on a Shared Ownership Scheme.

Windsor House is the newest development undertaken by Optivo, giving potential residents the opportunity to live in the desirable and sought-after Borough of Sutton.

Optivo is proud to present 27 new homes within this beautiful building. Upper floors of residential space comprising of eight 1-bedroom apartments, sixteen 2 bed apartments and three 3-bed apartments finished to exceptional high standards and perfection. Each apartment designed to complement the ultra-modern architecture favoured in today's interior designs.

# WELL-DESIGNED & LUXURIOUS SHARED OWNERSHIP OPPORTUNITY



Images are for illustrative purposes only and typical of Optivo finish.

# OUT & ABOUT

Your new home at Windsor House is ideally located to give you the opportunity to explore all that the local area has to offer as well as being in close proximity to local amenities. Residents will have access to shops situated directly below their apartments.

Sutton proudly boasts the title of the sixth busiest shopping hub in London, which includes a mile-long high street so all your day to day needs are catered for. The Times Square Shopping Centre is a short 500-meter walk away.

The area has a fantastic choice of eateries from fine dining to bistro pubs, cafes and coffee shops – an eclectic mix to suit every taste bud.

# Location

The building is located in the centre of Sutton with prominence to the busy Throwley Way (inner ring road) and easily visible from the High Street. Windsor House, Sutton is placed within Zone 5.



## UNDERGROUND 🚇

Morden (2.5 miles)  
South Wimbledon (3.5 miles)  
Colliers Wood (3.8 miles)

## RAILWAY 🚆

Sutton (Surrey) (0.4 miles)  
Sutton (0.4 miles)  
West Sutton (0.6 miles)

# SITE MAP



\*This is a parking free development. Residents will not be entitled to purchase any parking spaces. Residents will not be entitled to transfer or opt-in for parking permits through borough council.



# YOUR LIVING SPACE *Your Personal Haven*

Designed by experienced interior designers, they have created a modern and clutter free space for your enjoyment.

Every inch of the living space has been created using quality and chic materials such as engineered oak flooring and specialist ceramics to give the living space an earthy yet modern feel.

# *your* BEDROOM

A beautiful room with double glazed windows that offer you beautiful views and natural light.

In compliance with the cotemporary modern feel of your home subtle matt finishes to the wall and ceilings and satin finish to all exposed woodwork gives the room a classy yet simplistic look and feel.

# *your* KITCHEN

The modern and contemporary kitchen in our apartments have been designed with efficiency and style in mind. Integrated with high spec and built in appliances that you will need to simplify your culinary experiences but still giving you an open and spacious setting. Included is an electric oven and induction hob, integrated fridge/freezer and washer/dryer.

So, whether, you are fixing a quick bite or planning to host a dinner party the kitchen has been designed for practicality and efficiency to accommodate your every need.

# *your* BATHROOM

A perfect contrast of colours using light and dark greys against sparkling white on all materials including timber and panelling gives the bathroom a hotel luxury feel. Using only the best materials of ceramic sanitaryware, vertically laid wall tiles and bespoke vanity units keeps in accordance with the high-quality look and finish of your home.



## YOUR KITCHEN

- Fully fitted kitchen from Magnet
- Handleless units with downlighting
- Laminate worktop
- Integrated appliances from Zanussi to include induction hob, electric oven, stainless steel extractor hood, washer/dryer and fridge/freezer

## YOUR BATHROOM

- Contemporary white bathroom suite from Twyford
- Heated towel rail
- Grey ceramic tiles, staggered to full height around bath
- Shaver socket
- Fitted mirror

## SECURITY & CONNECTIVITY

- Video door entry system to apartments
- Mains powered smoke and heat detectors
- Sky Q and BT sockets to lounge and bedroom (service subject to owner's subscription)

## FLOORING

- Grey wool mix carpet to bedrooms
- Engineered oak wood flooring to kitchen, lounge and hallway
- Grey ceramic tiling to bathroom floor

## GENERAL

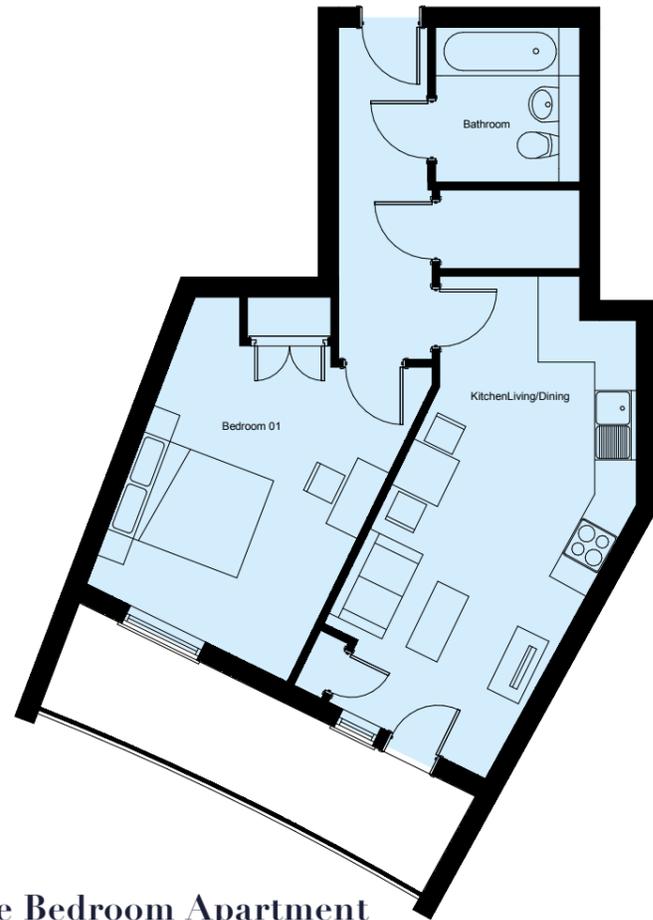
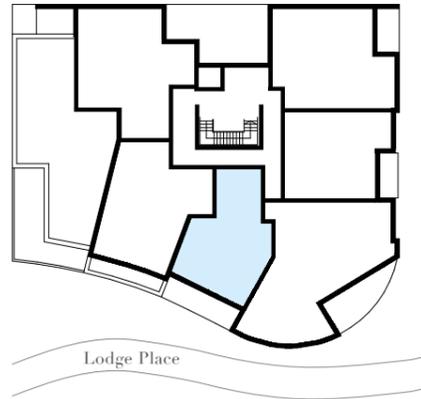
- Balcony or terrace to all apartments
- 12-year Premier warranty
- Built-in wardrobe to main bedroom
- Secure cycle storage to ground floor of apartment blocks

\*Service providers connection/ installation fee's may apply. Whilst every effort has been taken to ensure the accuracy of the information provided, the specifications and any dimensions are supplied as a guide. Optivo reserves the right to amend the specification, layout and dimensions as necessary without notice. This is a parking free development. Residents will not be entitled to transfer or apply for residents permit through the borough council.



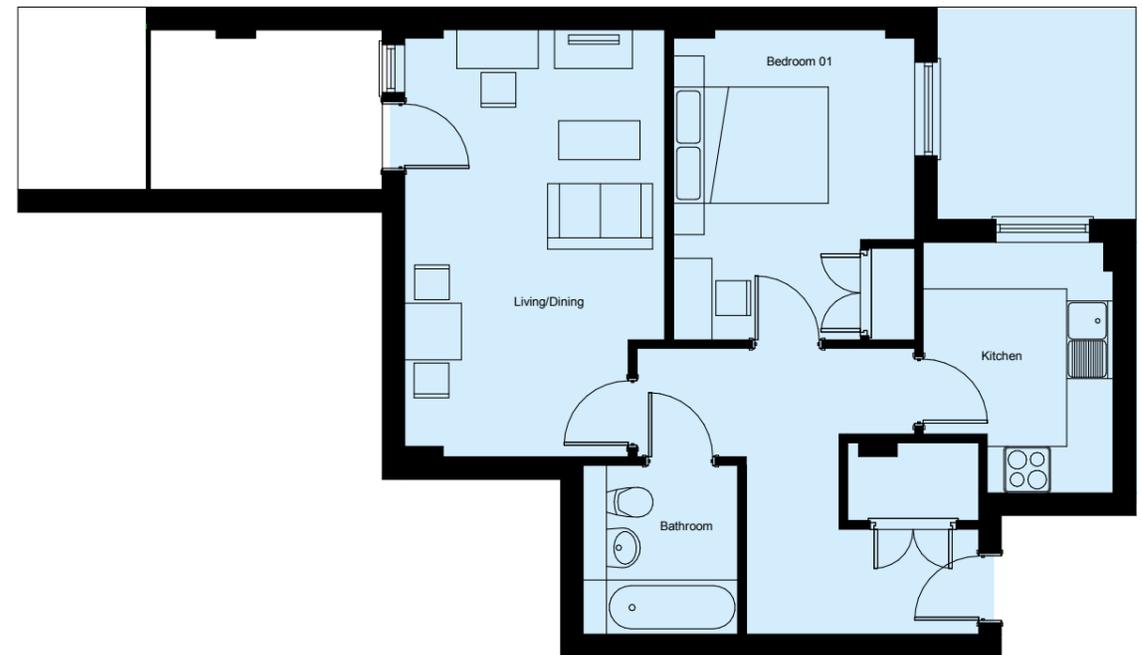
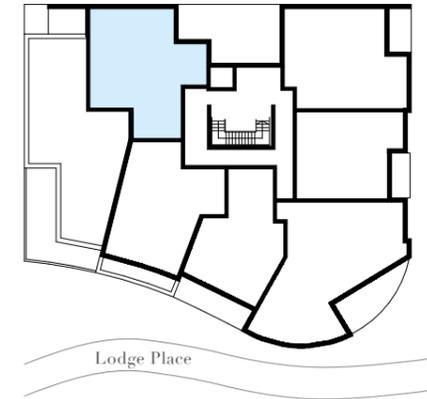
# ONE BEDROOM APARTMENTS





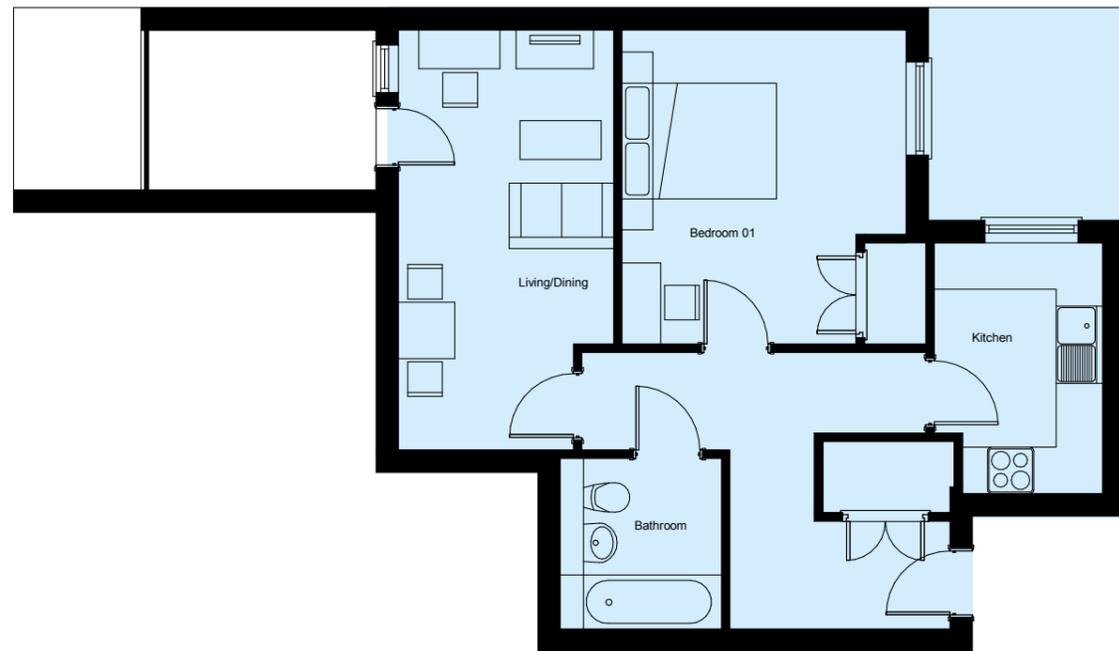
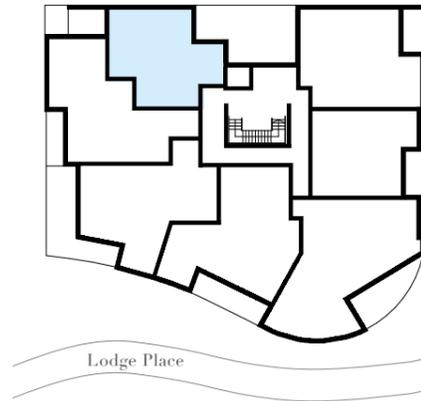
### One Bedroom Apartment

<b>Apartment</b>	<b>21</b>
<b>Floor</b>	<b>4</b>
<b>Internal area</b>	<b>50.8m<sup>2</sup> / 546.81ft<sup>2</sup></b>
Living / Dining	3.23m x 3.06m / 10.59ft x 10.03ft
Kitchen	4.11m x 2.80m / 13.48ft x 9.18ft
Bedroom 1	4.27m x 3.28m / 14.00ft x 10.76ft
Bathroom	2.20m x 2.04m / 7.21ft x 6.69ft



### One Bedroom Apartment

<b>Apartment</b>	<b>3</b>
<b>Floor</b>	<b>1</b>
<b>Internal area</b>	<b>52.5m<sup>2</sup> / 565.11ft<sup>2</sup></b>
Living / Dining	5.45m x 3.34m / 17.88ft x 10.95ft
Kitchen	3.13m x 2.44m / 10.26ft x 8.00ft
Bedroom 1	4.05m x 3.11m / 13.29ft x 10.20ft
Bathroom	2.19m x 1.99m / 7.18ft x 6.52ft

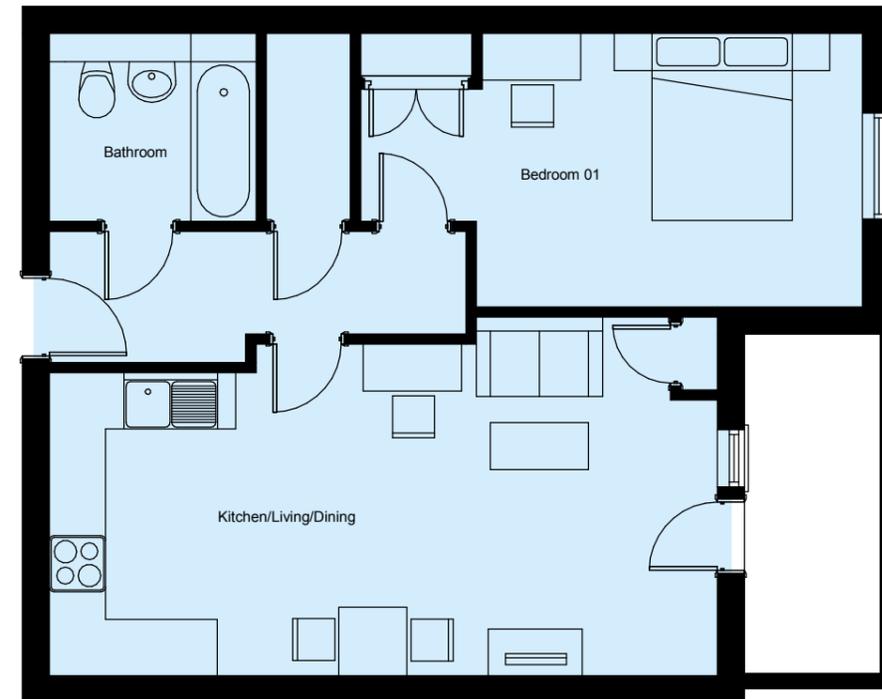
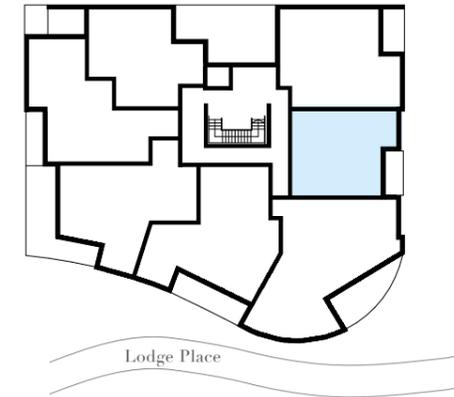


### One Bedroom Apartment

Apartment 10 17  
Floor 2 3

Internal area 52.5m<sup>2</sup>/565.11ft<sup>2</sup>

Living / Dining 5.45m x 2.75m / 17.88ft x 9.02ft  
Kitchen 3.13m x 2.20m / 10.26ft x 7.21ft  
Bedroom 1 4.05m x 3.64m / 13.28ft x 11.94ft  
Bathroom 2.20m x 2.09m / 7.21ft x 6.85ft



### One Bedroom Apartment

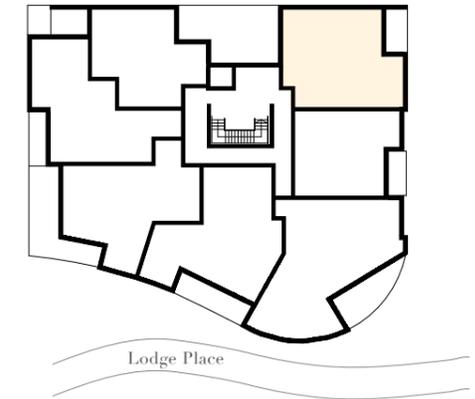
Apartment 5 12 19 25  
Floor 2 3 4 5

Internal area 51.0m<sup>2</sup>/548.96ft<sup>2</sup>

Kitchen / Living / Dining 5.53m x 4.75m / 18.14ft x 15.58ft  
Bedroom 1 3.57m x 2.80m / 11.71ft x 9.18ft  
Bedroom 2 4.23m x 2.10m / 13.87ft x 6.88ft  
Bathroom 2.28m x 1.97m / 7.48ft x 6.46ft

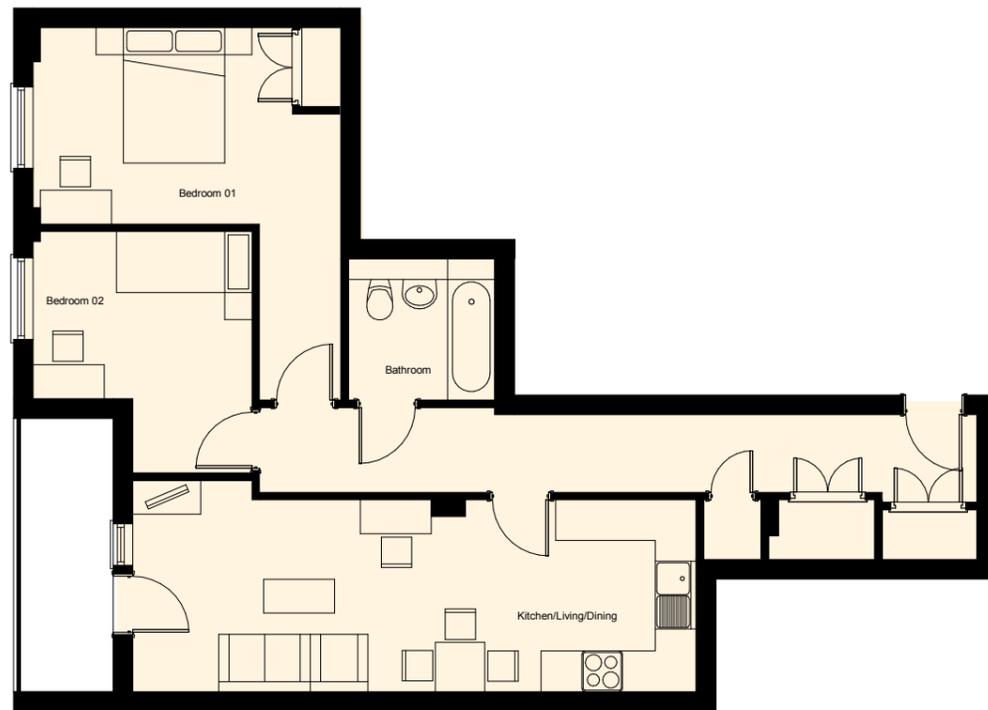
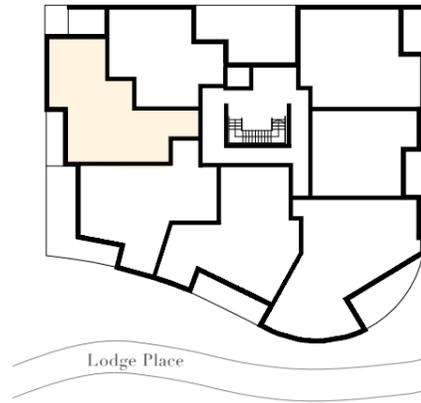


# TWO BEDROOM APARTMENTS



## Two Bedroom Apartment

<b>Apartment</b>	<b>1</b>
<b>Floor</b>	<b>1</b>
<b>Internal area</b>	<b>67m<sup>2</sup> / 565.11ft<sup>2</sup></b>
<b>Kitchen / Living / Dining</b>	<b>5.58m x 4.75m / 18.31ft x 15.58ft</b>
<b>Bedroom 1</b>	<b>2.80m x 3.57m / 9.19ft x 11.71ft</b>
<b>Bedroom 2</b>	<b>4.23m x 2.10m / 13.88ft x 6.89ft</b>
<b>Bathroom</b>	<b>2.27m x 1.98m / 7.44ft x 6.49ft</b>

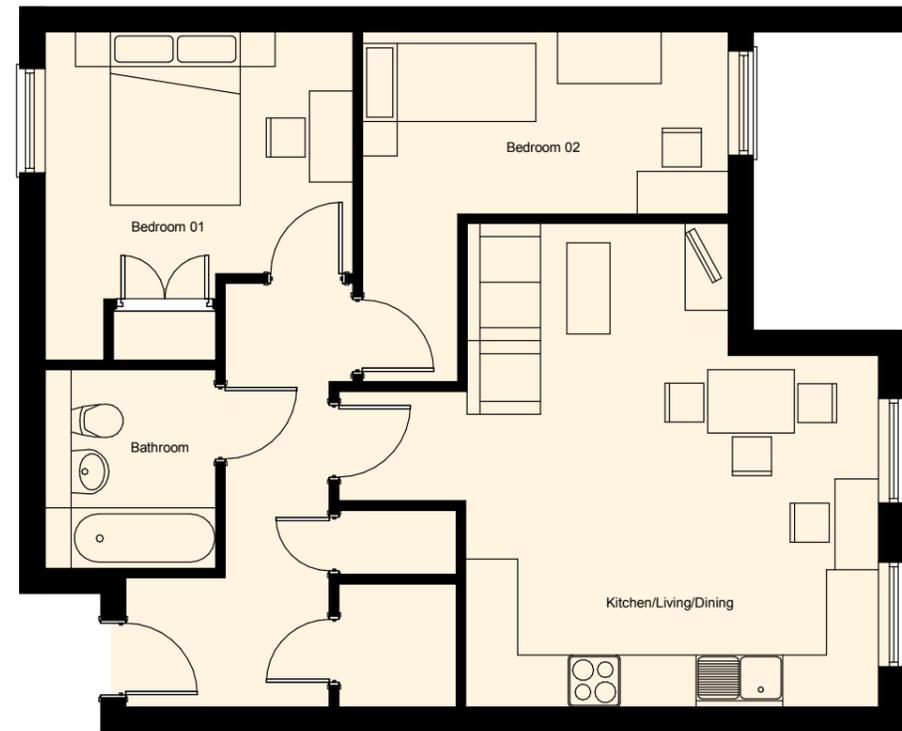
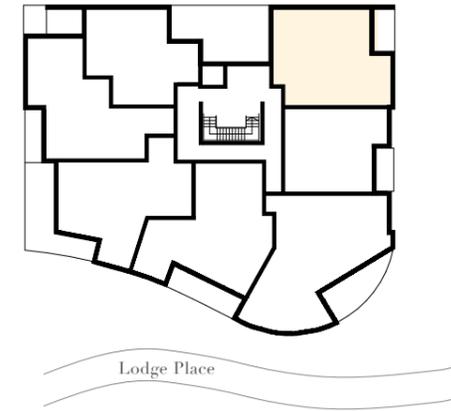


### Two Bedroom Apartment

Apartment 2  
Floor 1

Internal area 69.2m<sup>2</sup> / 744.86ft<sup>2</sup>

Kitchen / Living / Dining	8.31m x 2.82m / 27.26ft x 9.25ft
Bedroom 1	4.55m x 2.89m / 14.92ft x 9.48ft
Bedroom 2	3.27m x 2.63m / 10.72ft x 8.62ft
Bathroom	2.19m x 2.10m / 7.18ft x 6.88ft

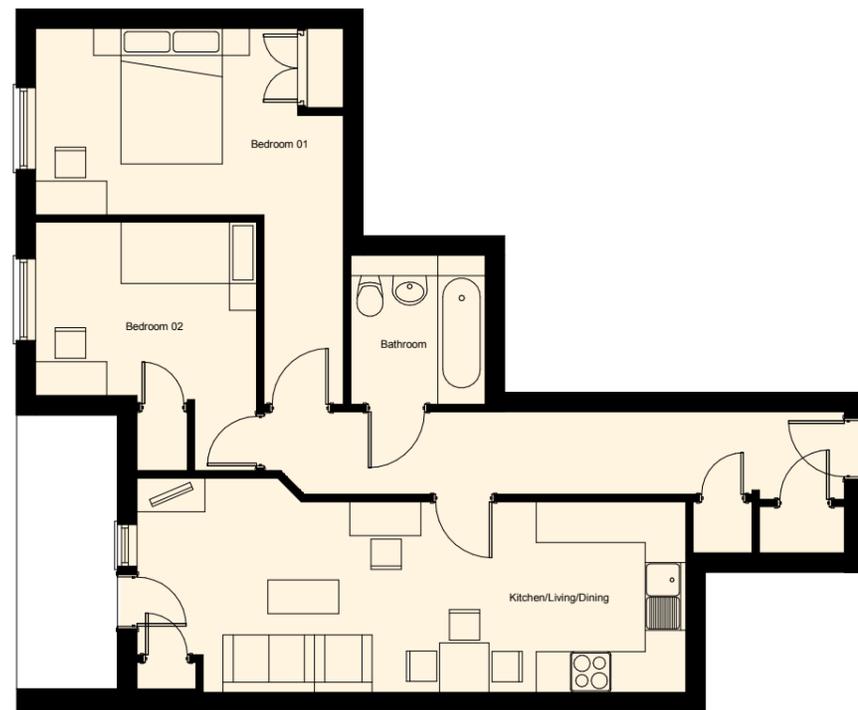
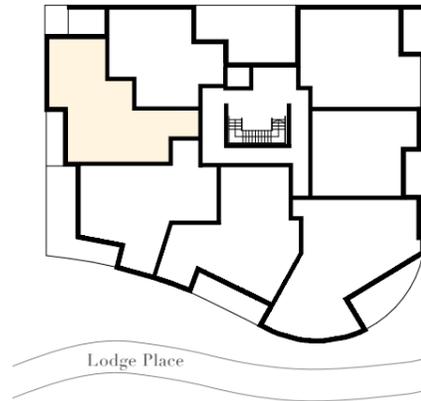


### Two Bedroom Apartment

Apartment 4 11 18 24  
Floor 2 3 4 5

Internal area 64.2m<sup>2</sup> / 691.04ft<sup>2</sup>

Kitchen / Living / Dining	5.53m x 4.75m / 18.14ft x 15.58ft
Bedroom 1	3.57m x 2.80m / 11.71ft x 9.18ft
Bedroom 2	4.23m x 2.10m / 13.87ft x 6.88ft
Bathroom	2.28m x 1.97m / 7.48ft x 6.46ft

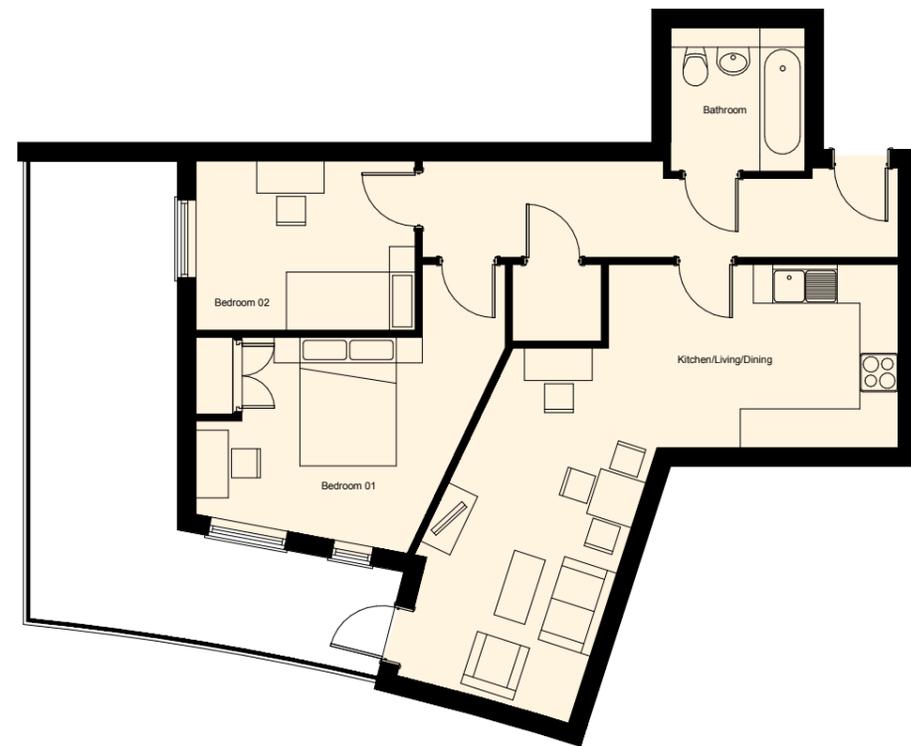
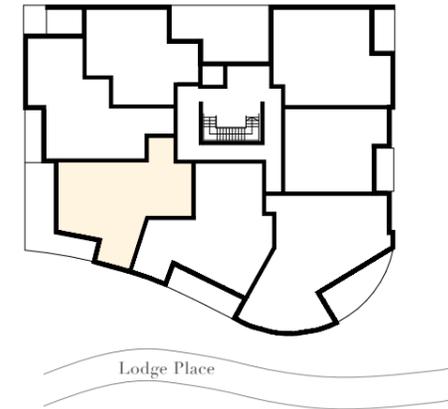


### Two Bedroom Apartment

**Apartment** 9 16  
**Floor** 2 3

**Internal area** 66.5m<sup>2</sup> / 715.80ft<sup>2</sup>

**Kitchen / Living / Dining** 8.12m x 2.82m / 26.64ft x 9.25ft  
**Bedroom 1** 4.55m x 2.75m / 14.92ft x 9.02ft  
**Bedroom 2** 3.27m x 2.63m / 10.72ft x 8.62ft  
**Bathroom** 2.23m x 1.99m / 7.31ft x 6.52ft

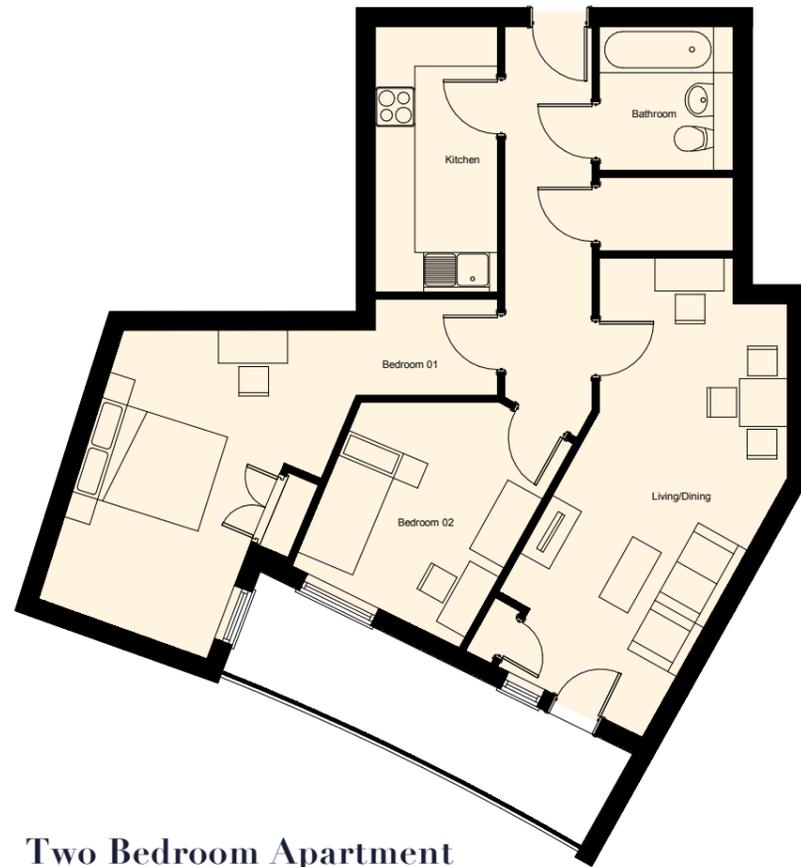
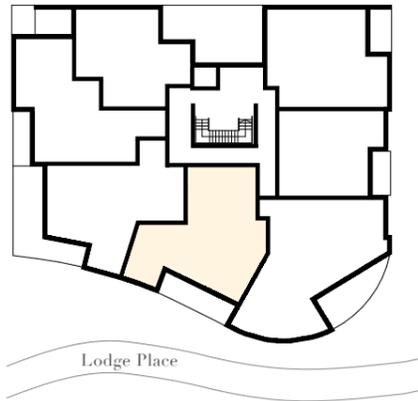


### Two Bedroom Apartment

**Apartment** 8 15  
**Floor** 2 3

**Internal area** 66.8m<sup>2</sup> / 719.03ft<sup>2</sup>

**Living / Dining** 4.54m x 3.07m / 14.89ft x 10.07ft  
**Kitchen** 2.77m x 2.43m / 9.08ft x 7.97ft  
**Bedroom 1** 3.53m x 2.60m / 11.58ft x 8.53ft  
**Bedroom 2** 3.40m x 2.62m / 11.15ft x 8.59ft  
**Bathroom** 2.18m x 2.08m / 7.15ft x 6.82ft

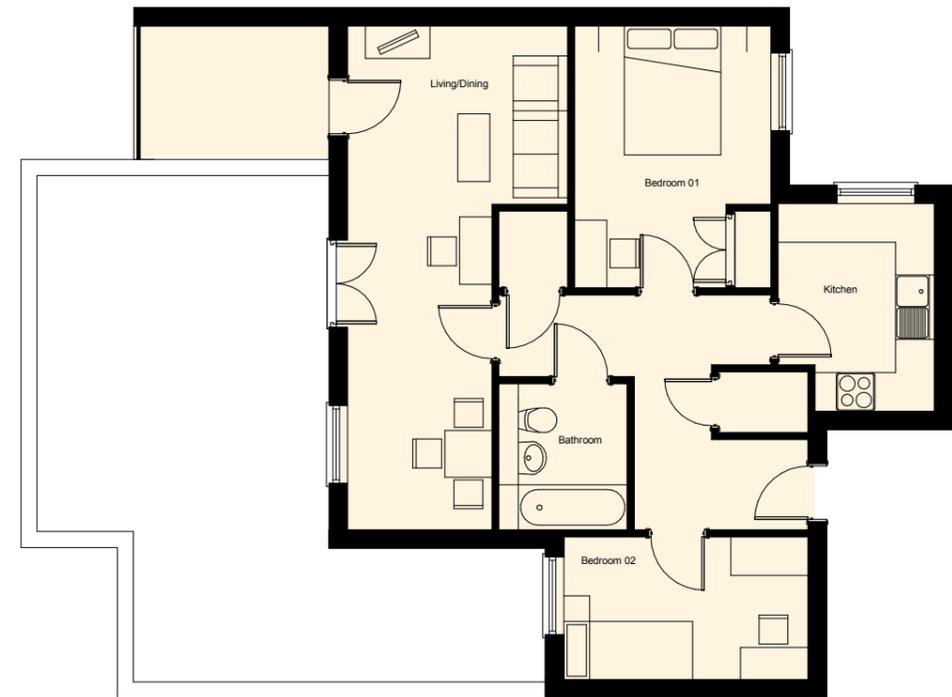
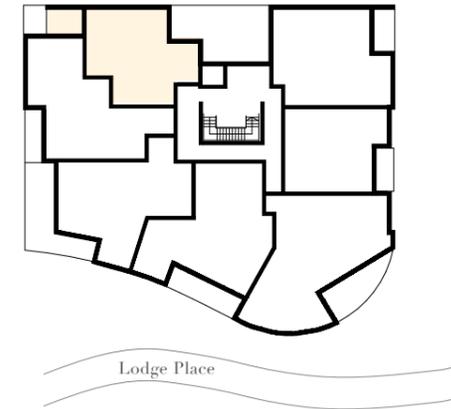


### Two Bedroom Apartment

**Apartment** 7 14  
**Floor** 2 3

**Internal area** 75.1m<sup>2</sup> / 808.37ft<sup>2</sup>

Living / Dining	4.48m x 3.03m / 14.96ft x 9.94ft
Kitchen	4.05m x 1.87m / 13.28ft x 6.13ft
Bedroom 1	4.32m x 3.53m / 14.17ft x 11.58ft
Bedroom 2	2.82m x 2.68m / 9.25ft x 8.79ft
Bathroom	2.20m x 2.04m / 7.21ft x 6.69ft

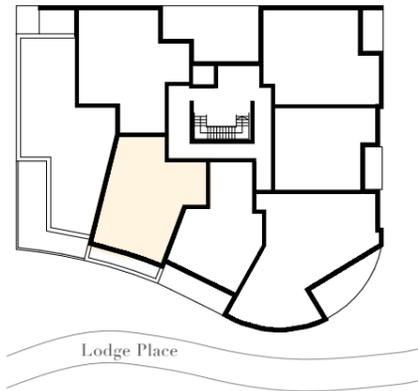


### Two Bedroom Apartment

**Apartment** 23  
**Floor** 4

**Internal area** 64.7m<sup>2</sup> / 696.43ft<sup>2</sup>

Living / Dining	7.84m x 3.37m / 25.72ft x 11.05ft
Kitchen	3.13m x 2.45m / 10.26ft x 8.03ft
Bedroom 1	4.05m x 3.03m / 13.28ft x 9.94ft
Bedroom 2	3.75m x 2.23m / 12.30ft x 7.31ft
Bathroom	2.20m x 1.99m / 7.21ft x 6.52ft

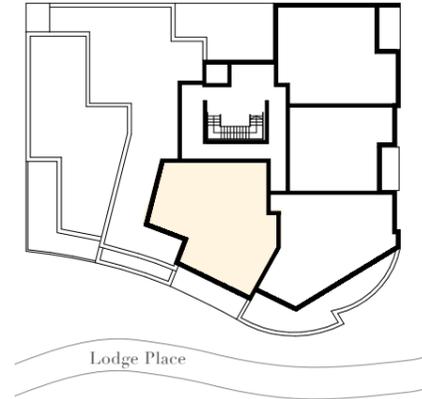


### Two Bedroom Apartment

Apartment 22  
Floor 4

Internal area 65.8m<sup>2</sup> / 708.27ft<sup>2</sup>

Living / Dining	4.61m x 3.29m / 15.12ft x 10.79ft
Kitchen	4.65m x 1.40m / 15.25ft x 4.59ft
Bedroom 1	3.85m x 3.79m / 12.63ft x 12.43ft
Bedroom 2	3.46m x 2.34m / 11.35ft x 7.67ft
Bathroom	2.20m x 1.99m / 7.21ft x 6.52ft

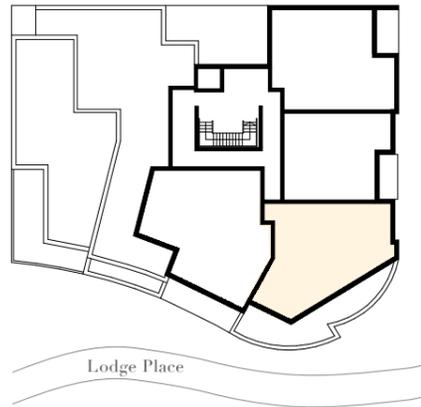


### Two Bedroom Apartment

Apartment 27  
Floor 5

Internal area 72.8m<sup>2</sup> / 783.61ft<sup>2</sup>

Living / Dining	4.88m x 3.50m / 16.01ft x 11.48ft
Kitchen	3.34m x 2.82m / 10.95ft x 9.25ft
Bedroom 1	4.10m x 3.20m / 13.45ft x 10.49ft
Bedroom 2	5.58m x 2.34m / 18.30ft x 7.67ft
Bathroom	2.20m x 2.04m / 7.21ft x 6.69ft



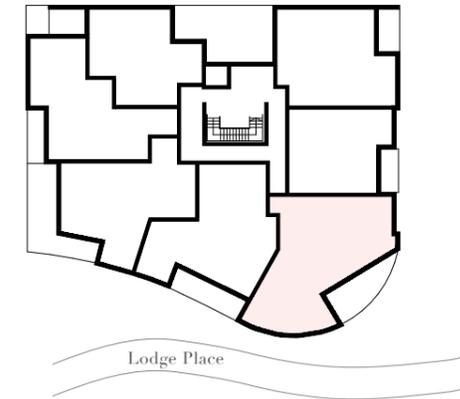
### Two Bedroom Apartment

Apartment	26
Floor	5
Internal area	62.0m <sup>2</sup> / 667.36ft <sup>2</sup>
Living / Dining	4.45m x 2.61m / 14.59ft x 8.56ft
Kitchen	4.75m x 1.72m / 15.58ft x 5.64ft
Bedroom 1	3.02m x 2.68m / 9.09ft x 8.79ft
Bedroom 2	4.23m x 1.96m / 13.87ft x 6.43ft
Bathroom	2.21m x 1.99m / 7.25ft x 6.52ft





# THREE BEDROOM APARTMENTS



## Three Bedroom Apartment

<b>Apartment</b>	<b>6</b>	<b>13</b>	<b>20</b>
<b>Floor</b>	<b>2</b>	<b>3</b>	<b>4</b>

**Internal area**      **82.6m<sup>2</sup> / 889.10ft<sup>2</sup>**

Living / Dining	5.62m x 4.40m / 18.43ft x 14.43ft
Kitchen	1.72m x 4.50m / 5.64ft x 14.76ft
Bedroom 1	3.92m x 3.05m / 12.86ft x 10.00ft
Bedroom 2	5.19m x 2.44m / 17.02ft x 8.00ft
Bedroom 3	2.47m x 2.42m / 8.10ft x 7.93ft
Bathroom	2.21m x 1.99m / 7.25ft x 6.52ft



**CONTACT US FOR FUTHER DETAILS**

**[sales@optivo.org.uk](mailto:sales@optivo.org.uk)**

**0800 012 1442**



**BUILDING HOMES  
MAKING PLACES  
ENHANCING LIVES**

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