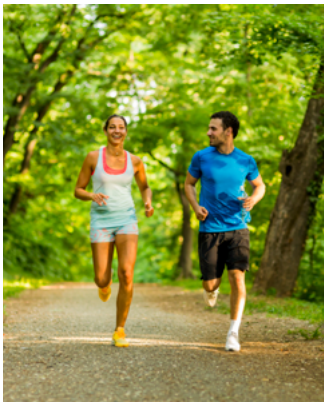




# LYNTON ROAD | SE1

CONTEMPORARY SHARED OWNERSHIP HOMES

# BERMONDSEY LONDON ON YOUR DOORSTEP



At Lynton Residence you couldn't be better placed to experience all that London life has to offer.

From beautiful green spaces like Bermondsey Spa Gardens and the tranquil freshwater lake at Canada Water to the buzz around Bermondsey Street and London Bridge Quarter, as well as the breathtaking views from The Shard, you have everything from the totally relaxing to the truly inspiring within easy reach.

With direct access to the main business and entertainment districts of Canary Wharf, The City and the West End you can easily explore one of the world's most exciting cities in which to live, work and play.

## **BERMONDSEY STREET**

15 minutes

## **LONDON BRIDGE**

24 minutes

## **BOROUGH**

22 minutes

## **THE CITY**

26 minutes

## **CANARY WHARF**

15 minutes

## **WEST END**

28 minutes

## **GREENWICH**

25 minutes

## **STRATFORD**

29 minutes

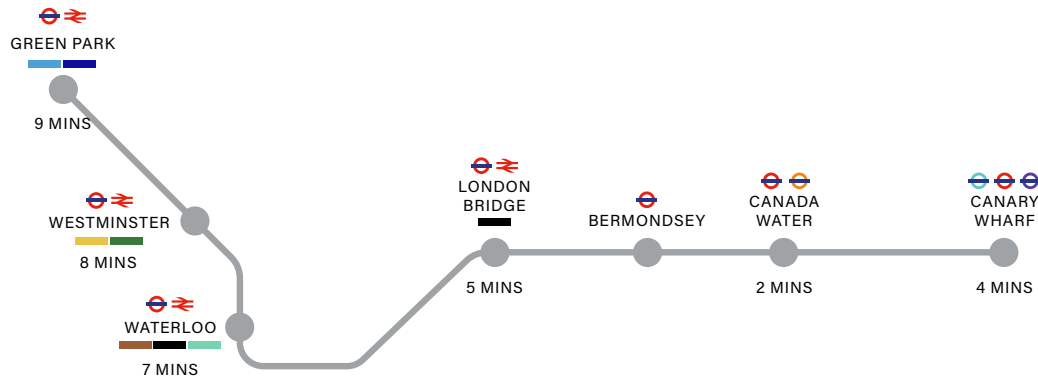
\*Journey times taken from Google Maps using public transport. Times are dependent on time of day.

# TRANSPORT STAY CONNECTED

Just a 15 minute walk to Bermondsey Station gets you to London Bridge in just 5 minutes on the Jubilee line. From London Bridge there are direct services to Gatwick Airport, as well as direct connections to The City and King's Cross. Heading east there are also easy links to Canary Wharf, Greenwich and Stratford.

## TRAINS FROM BERMONDSEY TUBE STATION

15 MINUTES WALK FROM LYNTON RESIDENCE



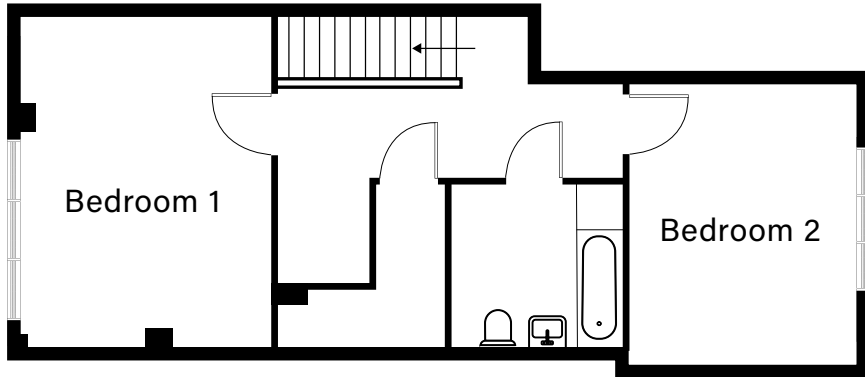
- |                |                 |                      |
|----------------|-----------------|----------------------|
| NATIONAL RAIL  | VICTORIA LINE   | NORTHERN LINE        |
| UNDERGROUND    | PICCADILLY LINE | WATERLOO & CITY LINE |
| OVERGROUND     | CIRCLE LINE     |                      |
| DLR            | DISTRICT LINE   |                      |
| ELIZABETH LINE | BAKERLOO LINE   |                      |



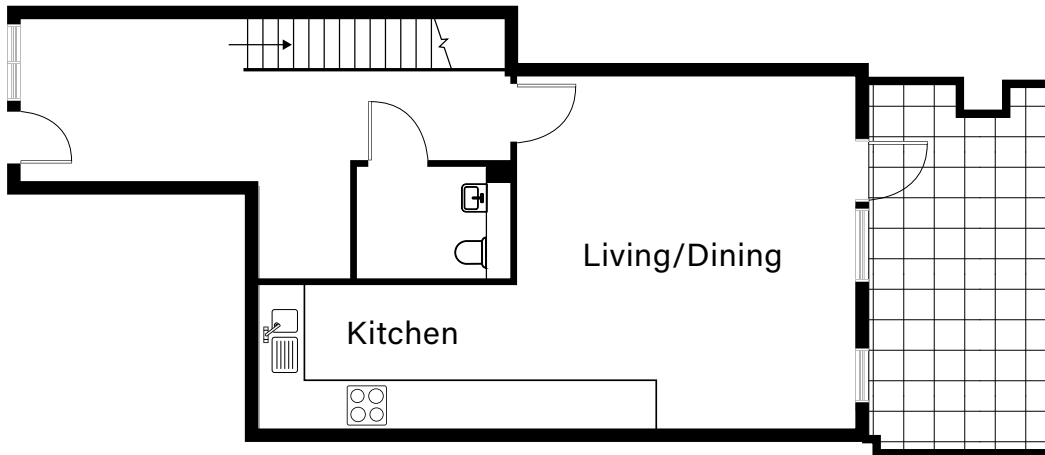


# No. 6 LYNTON RESIDENCE

TWO BEDROOM HOUSE



First Floor



Ground Floor

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## GROUND FLOOR

Living/Dining	17' 0" x 17"4'	5.2m x 5.3m
Kitchen	12' 9" x 6"10'	3.9m x 2.1m
WC	7' 6" x 5"2'	2.3m x 1.6m

## FIRST FLOOR

Bedroom 1	12' 5" x 16"0'	3.8m x 4.9m
Bedroom 2	12' 9" x 13"9'	3.7m x 4.2m
Bathroom	8' 6" x 7"10'	2.6m x 2.4m

## TOTAL AREA

Terrace	8' 2" x 18"4'	2.5m x 5.6m
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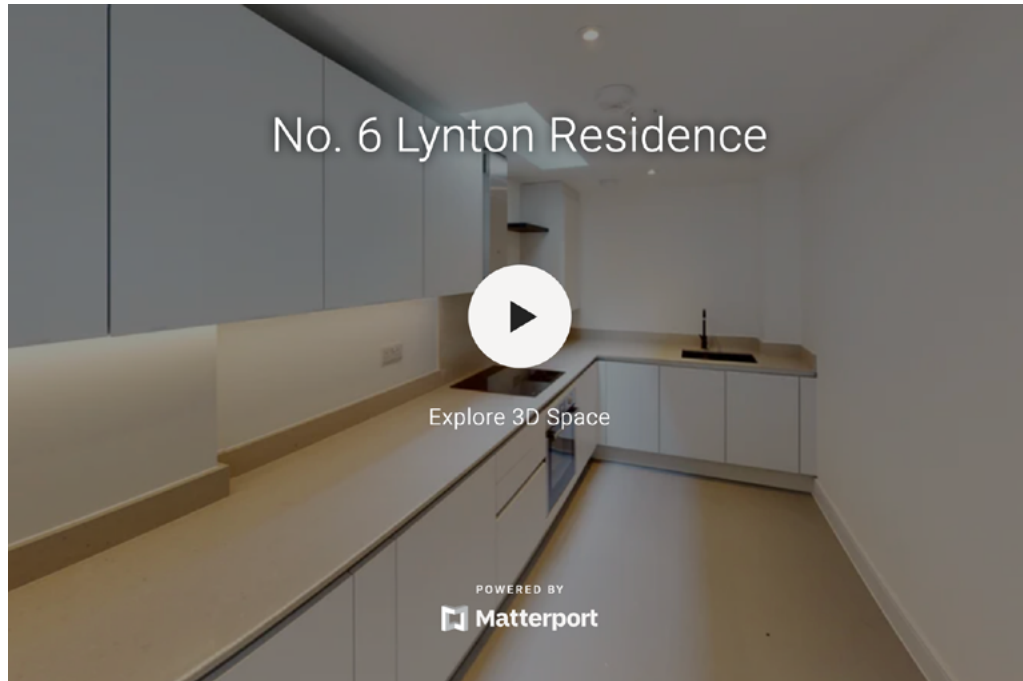
6 LYNTON RESIDENCE, 304-314 LYNTON ROAD, LONDON, SE1 5DD

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatements. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the gross internal floor area of the property if quoted on this plan and any figure given is for initial guidance and should not be relied on as basis of valuation.

# VIRTUAL TOUR

## TAKE A VIRTUAL TOUR OF THE HOUSE

Sometimes a floor plan and photographs just aren't enough to give you a feel for an apartment. Take a tour of the house to give you a sense of what it's like to live in 6 Lynton Residence.



# SHARED OWNERSHIP

Wandle helps first time buyers who need a home. We build and manage quality housing and support communities so they can thrive. Founded in 1967 as the Merton Family Housing Trust, we have since grown into an organisation with over 7,000 homes across nine south London boroughs.

With shared ownership first time buyers can buy a share of a new home with just 10-15% deposit, so you'll only need a mortgage for the remaining amount of the share you are buying.

You will pay rent on the remaining percentage of the property, with the option through stair casing to buy more shares over time, until you own 100% of the property.

## HOW IT WORKS

If you purchase **35%** of a home for **£225,000**.

You put down a **10%** deposit of **£22,500**.

You will need a mortgage for the remaining **£202,500**.

You will pay rent on the other **65%** share of the property.

For more information please visit [www.wandle.com/faqs](http://www.wandle.com/faqs)

For all enquiries please call **0300 200 0116** email [sales@wandle.com](mailto:sales@wandle.com)

