

GREENSIDE

G

ROEHAMPTON

**SOUTHERN
HOUSING**
new homes



Situated at the junction of two of London's most iconic green spaces in Roehampton, Greenside is a collection of contemporary 1, 2 & 3-bedroom flats, all available through Shared Ownership. A Southern Housing New Homes development, Greenside gives people looking to get on the property ladder an opportunity to do so in style and tranquility. Your own high-quality home in a leafy suburban location, blending a semi-rural feel with modern urban living. Where each home has its own private outdoor space, and some even come with parking. What a place to get started.



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Greenside is a leafy new Southern Housing New Homes development in Roehampton.

Sitting directly adjacent to the Richmond Park Golf Course, right where Richmond Park meets up with Putney Heath and Wimbledon Common, Greenside has been designed to fit in perfectly with its leafy, open surroundings. Even though it's less than three miles by road to Putney Bridge and the majestic River Thames, living at Greenside feels liberated from the relentless pace of urban life. You could easily be living in the country, but with the knowledge that the delights of the capital are within easy reach (there's even a bus stop right outside).

Greenside feels like a new neighbourhood should. Built around a beautiful communal garden, it is at once warm and welcoming. With comfortable homes with high spec throughout, that make the most of the light and views, it is easy to grow into Greenside. Some apartments come with parking spaces; all come with twelve months of car club membership. For young families, there's a good primary school directly across the road. Greenside is the ideal place to put down roots or to prepare for the next stage of your adventure.

A tranquil neighbour

hood



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Every apartment has private outdoor space that connects to the main living area, either a protruding or recessed balcony or a terrace, to maximise the feeling of light and space.



Getting on the property ladder shouldn't mean sacrificing style or comfort.

Quality of life should be paramount. At Greenside, everything has been designed to encourage well-being. From beautiful landscaping that fits right in with the feel of the area, to the garden beds and delightfully enclosed courtyard. Internally, from the excellent natural ventilation or the loads of glorious light, to the private outdoor spaces (balconies or terraces) for every one of the 54 flats, all connected to the main living area.

Once outside on the green and quiet Alton Road, these themes continue. One of the capital's jewels, Richmond Park – the largest of London's Royal Parks – is home to over 600 deer, spectacular walking and riding paths, and numerous lush nooks and crannies where you can enjoy a picnic or get lost in a book. If that is not enough, a few minutes in the opposite direction will take you to Putney Heath or Wimbledon Commons. The amount of wonderful opens space you can access by foot alone is incredible.

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Relax & unwind



Richmond Park





As well as having ample walking and cycling trails, Richmond Park showcases sporting fields, horse riding and fishing opportunities, as well as a spectacular 40-acre Victorian woodland. You can enjoy stunning panoramic views of the Thames Valley and St. Paul's Cathedral from a pre-historic burial mound. Richmond Park Golf Course literally lies adjacent to Greenside and can be reached by foot in five minutes. Imagine not having to drive to golf (or drive back after a long 18).

If you like rambling, then try Putney Heath and Wimbledon Common, directly to the east of Greenside. Putney Heath boasts dense woodlands and the Roehampton Cricket Club, whereas Wimbledon Common (famously the home of The Wombles) is highlighted by a unique 200-year-old windmill. The Common is a haven for sport in the area, with ten full-sized football pitches. Keep an eye out for Ultimate Frisbee – the Common has hosted the national championships and is a hotbed for frisbee lovers. The Christmas Carols in the Common are an event not to be missed.

There are several good schools nearby, including Heathmere Primary School, which is almost directly opposite Greenside. There are two fantastic playgrounds for children in Richmond Park, one for the under 5s and another for children of all ages. Finally, check out the Wimbledon Windmill Museum, where children can learn about the traditions of carpentry from participatory exhibits focusing on the antique tool collection.

1. **Putney High Street**, home to a wide range of shops, from Waitrose through to boutique and high street fashion

2. **Richmond Park Golf Course**, play two x 18 hole golf courses or practice your swing on the driving range

3. **The Kings Head, Roehampton High Street**, this pub dating back to the seventeenth century has one of the best beer gardens in South London



GREENSIDE



Food, drink & shopping

- 1 The Kings Head – 0.4 miles
- 2 The Angel – 0.4 miles
- 3 Village Café – 0.5 miles
- 4 Asda Superstore – 0.6 miles
- 5 The Telegraph – 1.5 miles
- 6 The Green Man – 1.2 miles
- 7 Tried and True – 2.0 miles
- 8 Putney Tea Room – 2.0 miles
- 9 Cappuccino Arts Café – 2.0 miles
- 10 Artisan Coffee – 1.9 miles
- 11 Gazette – 2.1 miles
- 12 Pata Negra – 2.0 miles
- 13 Home SW15 – 2.1 miles
- 14 Yum Sa – 2.2 miles
- 15 Waitrose & Partners – 2.2 miles
- 16 GAIL's Bakery, Southfields – 2.0 miles
- 17 M&S Foodhall – 2.0 miles
- 18 The Ginger Pig – 2.2 miles

Fitness, leisure & parks

- 1 Richmond Park – 2.0 miles
- 2 Richmond Park Golf Club – 0.3 miles
- 3 Putney Heath – 0.9 miles
- 4 Wimbledon Common – 1.1 miles
- 5 Wimbledon Park – 2.1 miles
- 6 Putney Arts Theatre – 1.9 miles
- 7 PureGym – 2.7 miles
- 8 Barnes Common – 1.7 miles
- 9 Odeon cinema – 2.3 miles

Education

- 1 Heathmere Primary School – 0.2 miles
- 2 Roehampton Church School – 0.4 miles
- 3 Ibstock Place School – 1.1 miles
- 4 The Alton School – 1.0 miles
- 5 Roehampton University – 0.7 miles
- 6 Sacred Heart Catholic School – 1.0 miles
- 7 Granard Primary School – 1.0 miles
- 8 Putney High School – 1.7 miles

* Walking distances obtained from Google Maps

Discover further

There are numerous delightful locations nearby, including Putney, Barnes and Richmond to the north, and Kingston upon Thames and Wimbledon to the south.

If you love culture, you'll find the Odeon Luxe Cinema with its 2D and 3D offerings less than two miles north at Putney Bridge. Closer still is Putney Arts Theatre, where you can see Shakespeare and young performer theatre. When in Putney, indulge at the award-winning Yum Sa Thai restaurant. Or try Preto, with spit-roasted meat carved at your table from a Brazilian Churrascaria barbecue.

Barnes is home to the spectacular London Wetlands Centre. Highlights of Barnes Village include Barnes Books, an independent which runs the Barnes Bookfest, where you can see talks with some of Britain's best writers. Olympic Studios is a former music studio where the likes of The Rolling Stones and David Bowie recorded. It has been converted into a café, dining room and two-screen cinema.

Visit the Ginger Pig, an artisan butcher and home to their famous sausage rolls. Or grab a Sunday roast in the Red Lion pub, with its beautiful décor.

Delight your culinary senses at two excellent weekly farmers markets: Wimbledon Farmer's Market, with over 40 sellers every Saturday, and the Wimbledon Village Farmers Market. For two weeks of the year, this part of the world takes on a festival atmosphere to coincide with the globally iconic tennis championships at Wimbledon. Nearby Kingston upon Thames is a shoppers' paradise with the Bentall Centre, and over 75 stores, as well as Eden Walk. The weekly shop can be done at the ASDA Superstore a mere 10 minutes by foot from Greenside to the southwest.



Explore one of the nearby farmers markets

Connections

Greenside is well served by rail from Barnes (Zone 3) and Putney (Zone 2/3) Stations, and the District Line tube (East Putney station – Zone 2/3). All three stations can be reached by bus, 10–15 minutes from Greenside. There's a bus stop almost directly outside serviced by three routes – 265 (Putney Bridge to Tolworth), 85 (Putney Bridge to Kingston) and 419 (Richmond to Norley Vale, Roehampton). For drivers, some apartments come with parking, whereas all will be provided car club access for twelve months.



By Rail From Putney

- Clapham Junction
7 mins
- Vauxhall
14 mins
- London Waterloo
21 mins



By Underground From Putney Bridge

- Earl's Court
12 mins
- Paddington
20 mins
- Shepard's Bush
21 mins



By Bike From Greenside

- Putney Bridge Station
15 mins
- Wimbledon
17 mins
- Fulham Broadway
20 mins



By Bus (85) From Hyacinth Road

- Putney Station
12 mins
- Putney Bridge Station
17 mins
- Kingston upon Thames
18 mins



By Bus (265) From Hyacinth Road

- Barnes Station
16 mins
- Putney Bridge Station
25 mins
- Raynes Park
28 mins



By Car From Greenside

- Putney Bridge
3.2 miles
- Wimbledon
3.6 miles
- Kingston upon Thames
4.6 miles

Distances and journey times are approximate and are taken from AA.com, Google Maps and www.thetrainline.com



Putney bridge



Battersea Power Station



Putney Bridge station

Built for modern living

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We've lived through a great transformation over the last couple of years, with the home becoming even more central to people's lives. This is why we designed all homes at Greenside for efficiency and utility, as well as comfort and style.

Specifications

Kitchen

- Gloss kitchen units by Symphony in 'Woodbury Platinum' grey with polished chrome handles
- Symphony laminate worktops in 'Brazillia' with matching upstand and glazed splashback behind hob
- One and a half bowl Blanco sink in stainless steel with Blanco mixer tap
- Integrated appliances including:
 - Zanussi single electric oven, either mid-height or under hob (see floor plans for details)
 - Zanussi ceramic hob
 - Zanussi chimney extractor hood
 - Siemens fridge/freezer
 - Siemens dishwasher
- Siemens freestanding washing machine in hallway cupboards (see floorplan for details)

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Bathroom

- Ceramic tiles in 'Metro Grey' to walls; full height to bath/shower and half height to remaining walls and vanity tops
- Ceramic tiles in 'Metro Grey' to floor
- White bath with glazed shower screen
- Ideal Standard chrome thermostatic bath and shower mixer tap with matching shower kit
- Ideal Standard semi-pedestal basin with chrome mixer tap
- Ideal Standard back-to-wall WC with concealed cistern
- Chrome ladder towel radiator
- Mirror above basin and WC with shaver socket in chrome



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En Suite Shower Room**

- Ceramic tiles in 'Metro Grey' to walls and floor
- Shower tray with glass enclosure
- Ideal Standard semi-pedestal basin with chrome mixer tap
- Ideal Standard back-to-wall WC with concealed cistern

Interior Finishes

- Built-in wardrobe to main bedroom with white frame and soft white glass finish, fitted with single shelf and chrome hanging bar
- Engineered timber flooring through living/kitchen/dining spaces and hallway
- 80:20 wool twist carpet in light grey to bedrooms
- Silver finish ironmongery throughout
- White satinwood finish to joinery throughout
- White matt emulsion paint finish to walls and ceilings throughout

Electrical

- White LED downlights to living/kitchen/dining spaces, bathroom(s), entrance hall and utility cupboards
- Pendant lights to bedroom(s)
- White light switches and sockets throughout
- High speed broadband and BT data point
- TV point to living room, pre-wired for SkyQ†
- TV point to main bedroom

Security & Peace of Mind

- Video door entry system
- Front door with spy hole and security chain
- Mains operated smoke detector with battery backup
- 12-year NHBC warranty

Energy

- Heating and hot water provided by a communal gas boiler with thermostat
- Predicted Energy Assessment (PEA) rating between 82 and 87 (B)
- Double glazing throughout

Exterior

- Private outdoor space to all homes (see floorplans for details)
- Limited parking available. Speak to a member of the sales team for more details
- Secure communal cycle storage
- One year car club membership per household. Speak to a member of the sales team for more details

**En suite shower room to selected properties. See floor plans for more detail.

†Subject to a separate subscription

Whilst every effort has been taken to ensure the accuracy of the above specification, it is for general guidance only and is subject to change. Southern Housing reserves the right to amend the specification as necessary and without notice. Please speak to our sales advisor for more details.

It's not just on the inside where Greenside shines. Every home has its own private outdoor space, either a balcony or a ground-floor terrace. Some of which overlook our beautiful communal garden; all of which are positioned to enable you to soak in the tranquillity of the surroundings.

If you like to cycle (and the area is awash with gorgeous cycle routes), there is enough secure bike storage for the entire Greenside community. Some homes come with allocated parking spaces. On top of that, we will provide a twelve-month car club membership to every Shared Ownership household. There's also a convenient bus stop directly outside Greenside, on Alton Road.



Your home



Shared Ownership

Now that you have found your dream property you're probably asking, "is Shared Ownership right for me?"

What is Shared Ownership?

Shared Ownership is a Government-backed scheme to help you get onto or along the property ladder. The key advantage is that you only need a mortgage for the share you buy, which means you require a much smaller deposit compared to buying on the open market.

How does it work?

You initially purchase between 25% and 75% of the home's market value. You then pay subsidised rent on the remainder.

In the future, if your circumstances change and you'd like to, you can purchase more shares in your home, right up to 100%. As your share increases, the rent you pay decreases.

Through Shared Ownership you become a leaseholder and there will be a service charge to pay towards the management and maintenance of the development, which is shown on our price list.

Am I eligible?

To be considered eligible for Shared Ownership your yearly income must be below £90,000 within London, or £80,000 outside of London. You cannot buy with Shared Ownership whilst you own another home.

Other eligibility criteria may apply which our sales team will be able to advise on.

What else do I need to know?

Once you start your journey with us we'll provide you a number of key information documents about the home, the costs involved and about Shared Ownership as a product. Make sure you take the time to digest the information with these, and, of course, we'll be on hand every step of the way to answer any questions you may have.

About us

At Southern Housing New Homes we know how important it is to find the perfect home. Our mission is to help you do just that by providing the best quality, affordable homes, while creating communities that people love.

As an organisation we're one of the largest housing providers in the UK with over 77,000 homes across London, the South East, the Isle of Wight and the Midlands, giving over 167,000 people somewhere to call their own.

Within our Southern Housing New Homes team, we provide homes to suit families of all sizes, through Shared Ownership, London Living Rent and Open Market sale.

Read more about who we are and what we do as a housing association at shnewhomes.co.uk.

Want more information? You can:

Email us: sales@southerhousing.org.uk

Call us: 0800 012 1442

Visit our website: shnewhomes.co.uk



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