



Making Home Ownership Possible

One Nine Elms



SO Resi is a new 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.

A collection of
1 & 2 bedroom
apartments

Live the high life

Be part of something big: our SO Resi apartments at One Nine Elms form part of one of the tallest residential buildings in the UK.

This contemporary collection of one and two-bedroom apartments offers you an affordable slice of vibrant Wandsworth, at the heart of one of the largest regeneration areas in Europe. Set over six floors within a soaring 58-floor tower, our 57 SO Resi apartments provide sleek and stylish accommodation – many with modern open-plan living, river views and private winter-gardens.

Just a six-minute walk from Vauxhall's tube, rail and bus links, One Nine Elms is perfectly placed for effortless transport connections – while the surrounding area boasts thriving shopping and dining destinations, leisure and entertainment venues, and plenty of leafy open space.

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Travel times by Google maps.



These images are for illustrative purposes only. Customers should not rely on these images.

Now's the time to choose Nine Elms

This area of SW11 has totally transformed over recent years, with significant regeneration enticing a new generation of buyers to become part of this re-established, thriving community.

There's no shortage of amenities nearby, including the iconic Battersea Power Station (just a short walk from One Nine Elms) where you can explore a unique blend of shops and an eclectic mix of bars and restaurants.

Green open space is also plentiful – whether you want to recharge on a run or relax on a picnic rug – with Vauxhall Pleasure Gardens, Pedlar's Park, Vauxhall Park and Battersea Park all within easy reach; while a new network of footpaths and cycle lanes offers easy access to the riverside, parks and public spaces.

Culture vultures can hop over the river to the Tate Britain, for cricket fans The Oval is just around the corner, and for those everyday essentials you'll find Sainsbury's or Waitrose close by. A host of high performing schools and nurseries benefit the local neighbourhood.



Book a table at The Nine Elms Tavern for Sunday lunch, only a 5 minute drive from SO Resi One Nine Elms.

Travel times by Google maps.



Absolutely beautiful roast!
We tried all of them.
Delicious!

The Nine Elms Tavern
Trip Advisor



1



2



3



4



5



6

Discover your new neighbourhood

1

Battersea Power Station

Take your pick of shops, bars, restaurants, leisure and entertainment venues. Whether it's dining out with friends at Gordon Ramsay's Bread Street, catching a movie, working up a sweat 'boom cycling' or getting your game on with mini golf - there's something for everyone to enjoy.

10 minutes

2

Italo

Mix a pinch of mouthwatering Italian delicacies with dash of atmospheric al-fresco dining and you have the recipe for Italo, a hugely popular neighbourhood deli and coffee shop nestled on the corner of Bonnington Square.

3 minutes

3

Big Belly Comedy Club

Formerly known as Vauxhall Comedy Club, Big Belly promises belly-laughs with stand-up comics performing seven days a week. Boasting bottomless brunch, tempting street food stalls and a cocktail bar, Big Belly is sure to satisfy your appetite.

4 minutes

4

The Brunswick

An eccentric slice of Georgian splendour, The Brunswick is as famed for its eclectic architectural gems as it is for its fantastic food. Elegant ingredient combinations feature in the regularly changing menu, and you can even buy the vintage furniture.

3 minutes

5

Matts Gallery

This iconic contemporary art gallery may have recently opened in Nine Elms, but Matt's Gallery has been showcasing innovative artwork since 1979. Visit this thought-provoking space to experience visual art through a range of regular exhibitions and events.

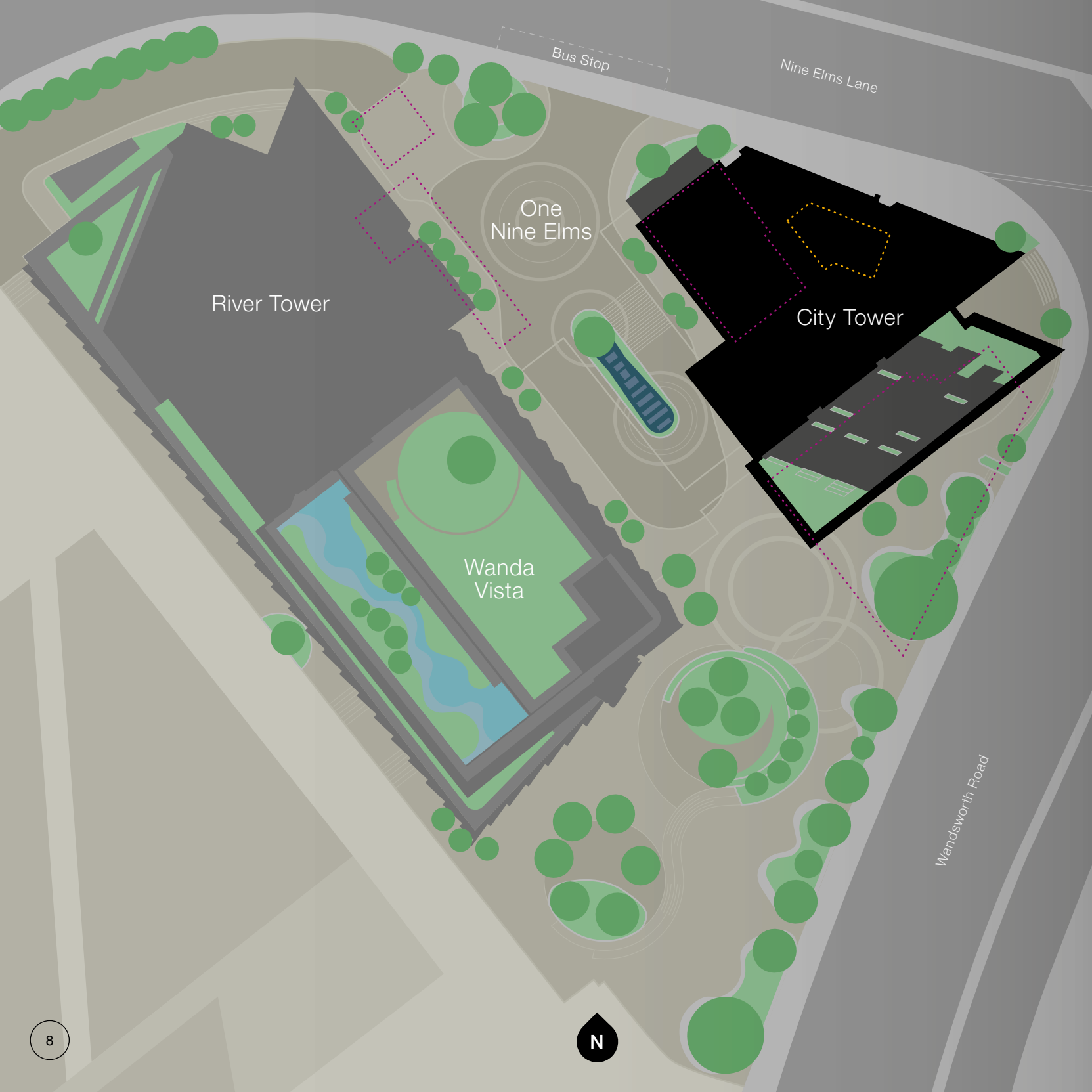
5 minutes

6

Battersea Park

The perfect spot to relax and recharge, Battersea Park's 200 acres not only feature lush green space, but also a boating lake, nature reserve, children's zoo and sporting facilities including tennis courts, football pitches and a running track.

12 minutes



Reach for the sky



Sat Nav location
SW8 5NQ

Immerse yourself in an impressive new neighbourhood. On completion, One Nine Elms will boast two landmark residential towers – the River Tower and the City Tower – linked together with a glazed bridge. Underneath you'll find a piazza buzzing with inviting shops and eateries, while up on the 56th floor you'll be mesmerised by the panoramic view of London and the Thames from the observation deck. In addition to 487 homes a brand new five-star luxury hotel will also form part of the complex, including a sumptuous spa and fine dining restaurant.

Our collection of 57 SO Resi apartments offers you an incredible opportunity to buy a home in this sought after development, thanks to the affordability of shared ownership. We are marketing a stylish selection of 35 one-bedroom and 22 two-bedroom apartments, many with generous open-plan kitchen/living spaces.

Key

- SO Resi units
- River Tower
- Cycle store* (Underground)
- Bin store* (Underground)

The site layout is intended for illustrative purposes only and is subject to change. *Situated under development.

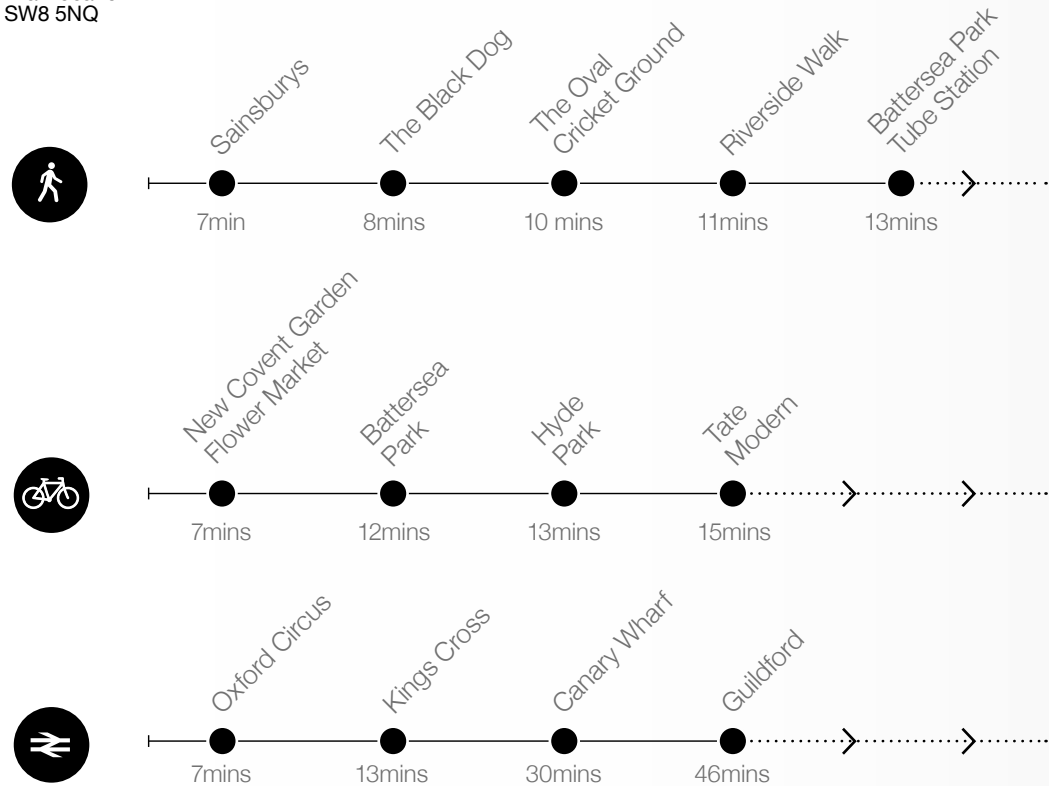


Immerse
yourself
in your
neighbour
hood

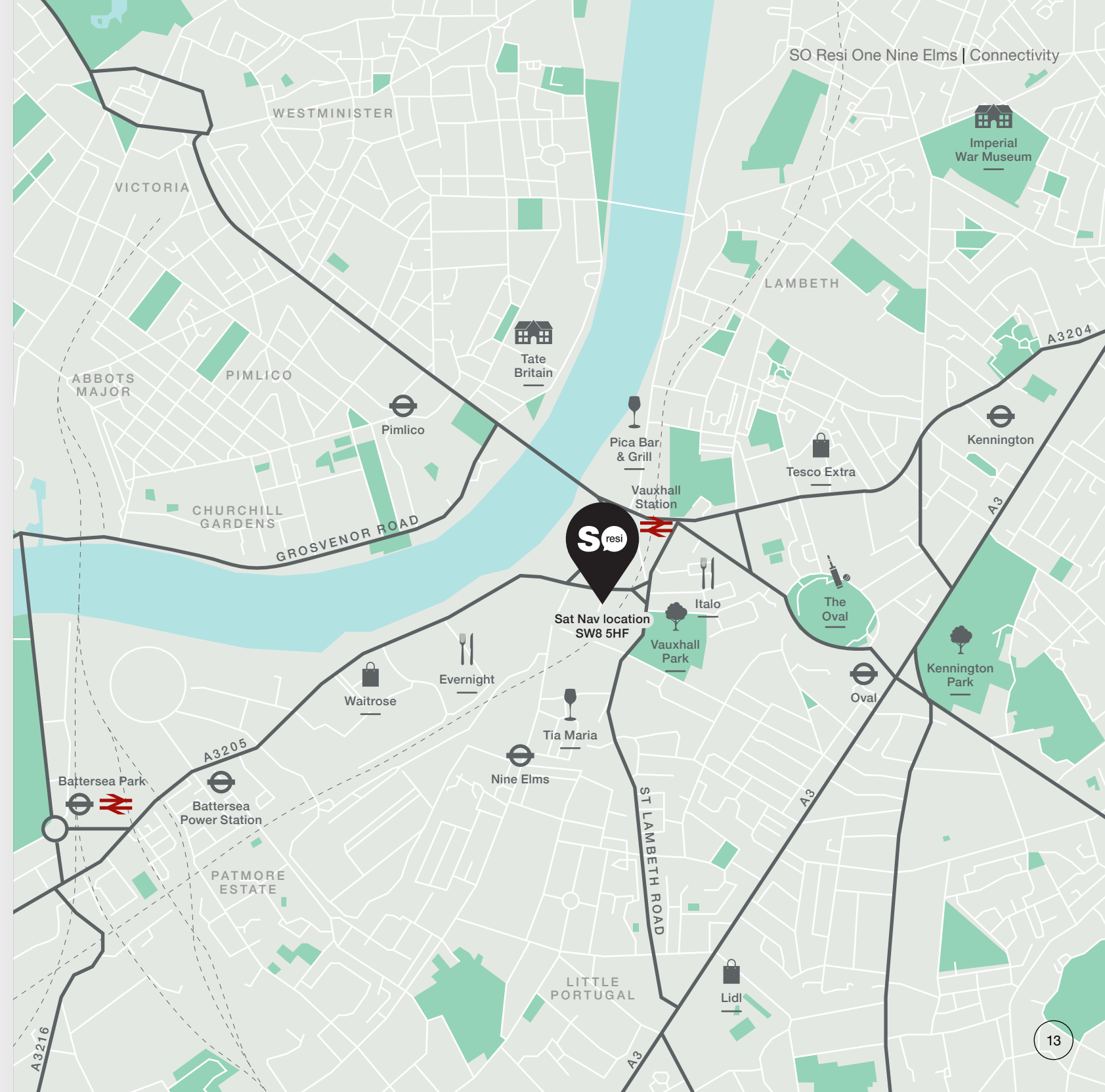
Well connected

One Nine Elms is perfectly positioned for a quick and convenient commute – just a six minute stroll from Vauxhall’s tube, rail and bus stations. On the Underground, services take you to London Victoria in just three minutes, Oxford Circus in seven minutes, and Kings Cross in 11 minutes. By train you can reach Clapham Junction, one of the capital’s largest interchange stations. An excellent network of bus routes serves the surrounding area, while multimillion-pound transport improvements will create fast, direct links to the West End, City and north London, and a new network of cycle lanes and pedestrian footpaths – including a new footbridge across the Thames – will help you get from A to B with ease.

Sat Nav location SW8 5NQ



Times taken from Google Maps. Train times taken from Vauxhall Station.



Designed for modern living

Thoughtfully designed to maximise light and space, each apartment at One Nine Elms is built to a high specification while offering carefully considered living areas.

Contemporary kitchens feature integrated Bosch appliances, while luxe bathrooms with sleek ceramic floor tiles are kept cosy with heated towel rails. Stylish timber flooring to the living areas and soft carpet in the bedrooms help create restful zones, while the fresh, neutral décor enables you to simply unpack and make yourself at home.

Kitchen

Fully fitted kitchen with white door fronts, pine laminate worktops and black glass splashback

Bosch built-in multi-function oven

Bosch built-in fridge/freezer

Pull out recycling bin

Hotpoint touch-control induction hob

Bosch fully-integrated dishwasher

1.5 bowl sink to kitchens

Under unit lighting to kitchens

Bedroom

Fitted wardrobe to bedroom 1

Bathroom

Ideal Standard bathtub and bathscreens

Ideal Standard shower kit

Ideal Standard wash basins and taps

Glazed shower screens

Chrome heated towel rails

Built in under sink storage unit topped with a pine laminate finish

Full size recessed mirror

Domus 'satin glaze' ceramic wall tiles

Domus 'minimal collection' ceramic floor tiles

General

Domus natural oak wood flooring to kitchen, living room and hallway

Wool blend carpet to bedrooms

Neutral painted walls throughout

Bosch washer/ dryer (in hallway utility cupboard)

Floor to ceiling windows

Fitted blinds

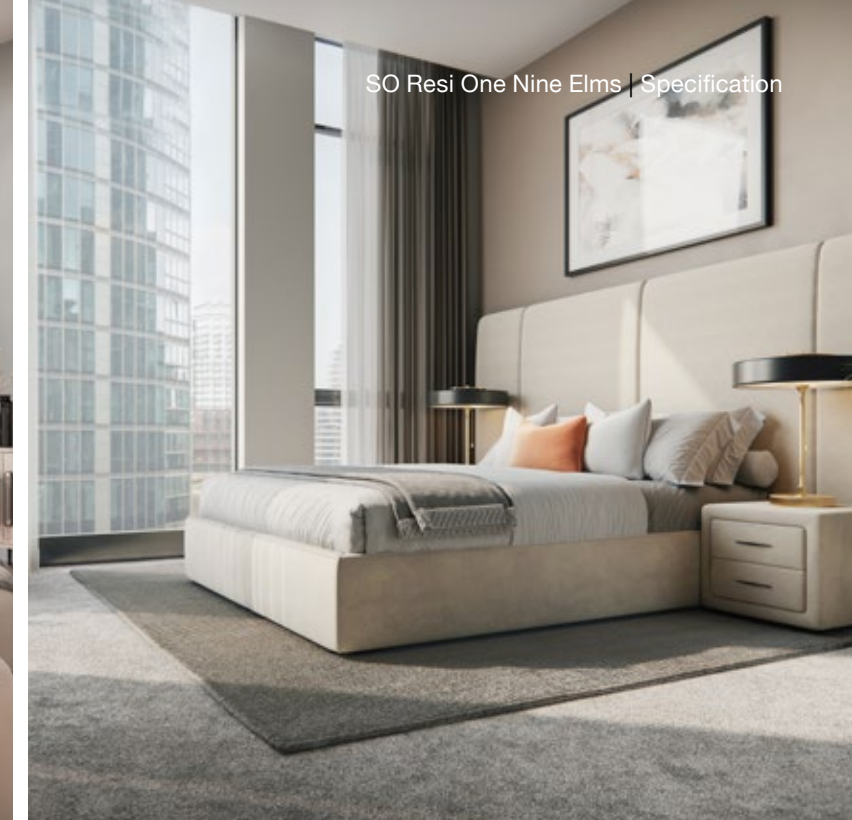
Winter garden to some units

Allocated on-site parking to some units

Access to business lounge

Parcel collection service

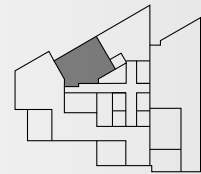
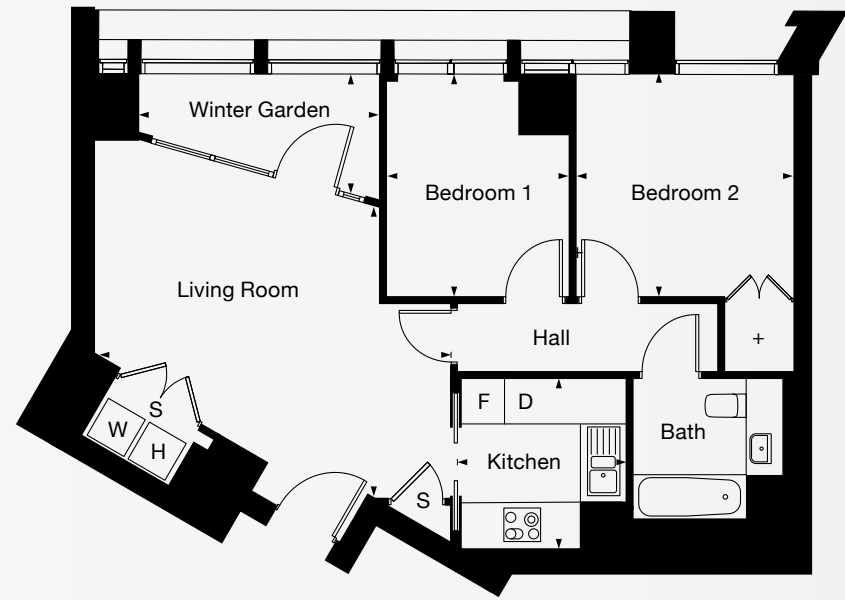
On-site security



*Satellite and aerial not provided. 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.

Type 1

2 Bedroom
Apartment

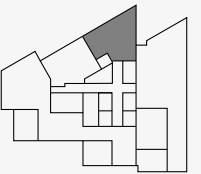
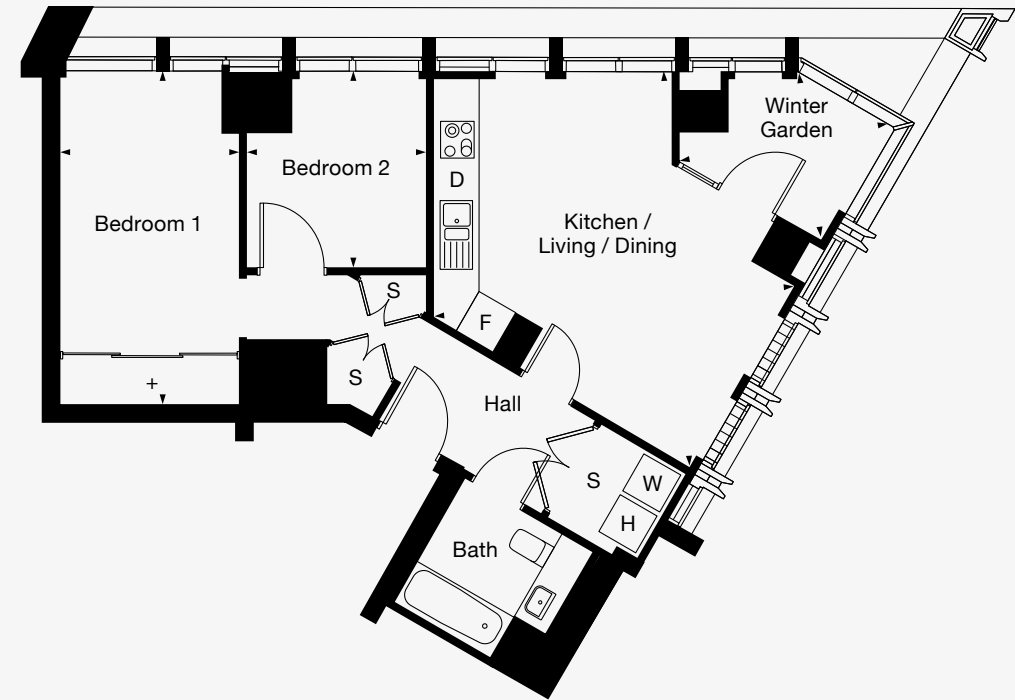


Plots	Floor	Room	Metric	Imperial
102	1	Living / Dining	5.45m x 5.28m	17'11" x 17'4"
		Kitchen	2.60m x 2.51m	8'6" x 8'3"
		Bedroom 1	3.33m x 2.77m	10'11" x 9'1"
		Bedroom 2	3.35m x 3.33m	11'0" x 10'11"
		Winter Garden	3.60m x 1.76m	11'10" x 5'9"
		GIA	71.9 m ²	774ft ²

- S Storage
- F Fridge freezer
- W Washer dryer
- D Dishwasher
- + Wardrobe
- H HIU

Type 2

2 Bedroom
Apartment

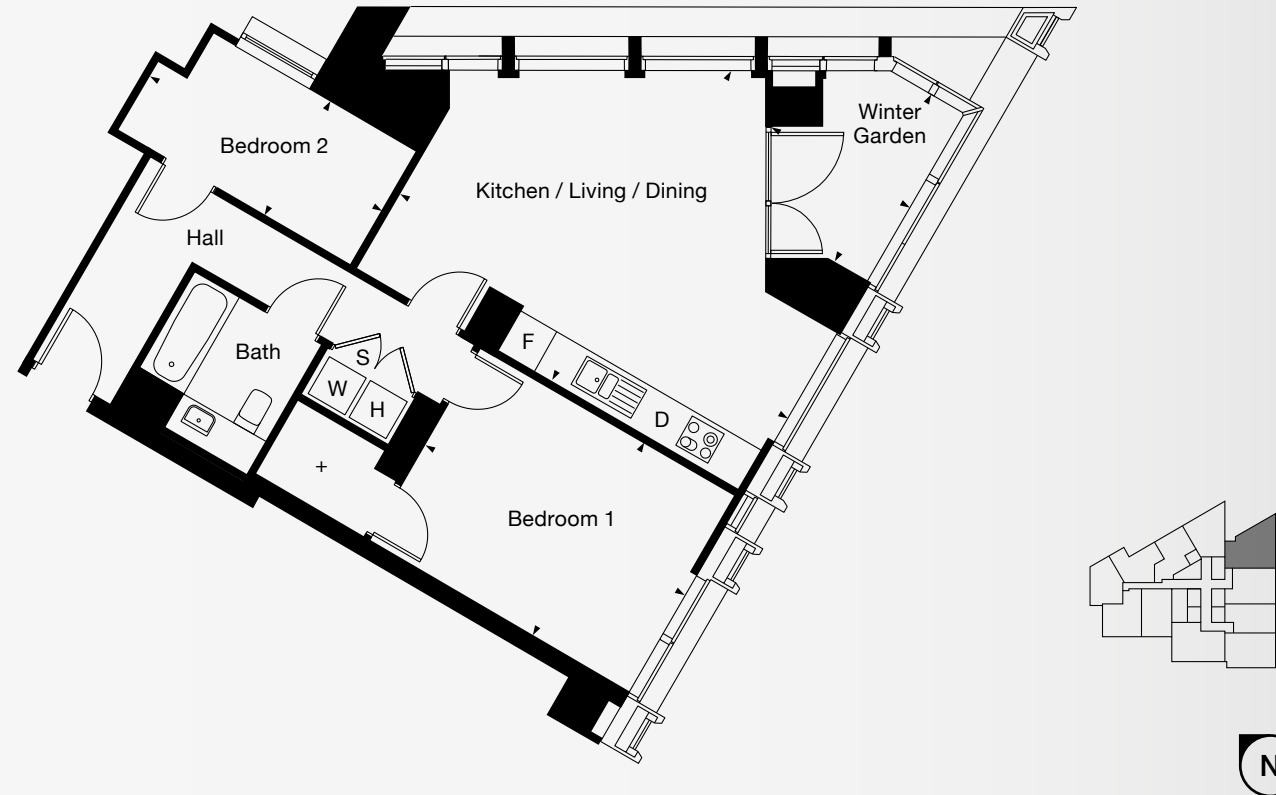


Plots	Floor	Room	Metric	Imperial
101	1	Kitchen / Living / Dining	6.00m x 5.50m	19'8" x 18'1"
		Bedroom 1	4.96m x 2.80m	16'3" x 9'2"
		Bedroom 2	3.00m x 2.73m	9'10" x 8'11"
		Winter Garden	2.90m x 2.85m	9'6" x 9'4"
		GIA	69.0 m ²	743ft ²

- S Storage
- F Fridge freezer
- W Washer dryer
- D Dishwasher
- + Wardrobe
- H HIU

Type 3

2 Bedroom Apartment



Plots	Floor	Room	Metric	Imperial	
202	2	Kitchen / Living / Dining	6.81m x 5.62m	22'4" x 18'5"	[S] Storage
302	3	Bedroom 1	4.55m x 3.38m	14'11" x 11'1"	[F] Fridge freezer
402	4	Bedroom 2	4.07m x 2.03m	13'4" x 6'8"	[W] Washer dryer
502	5	Winter Garden	2.95m x 2.40m	9'8" x 7'10"	[D] Dishwasher
602	6	GIA	83.5 m ²	899ft ²	[+] Wardrobe
					[H] HIU

Type 4

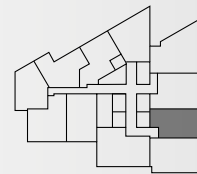
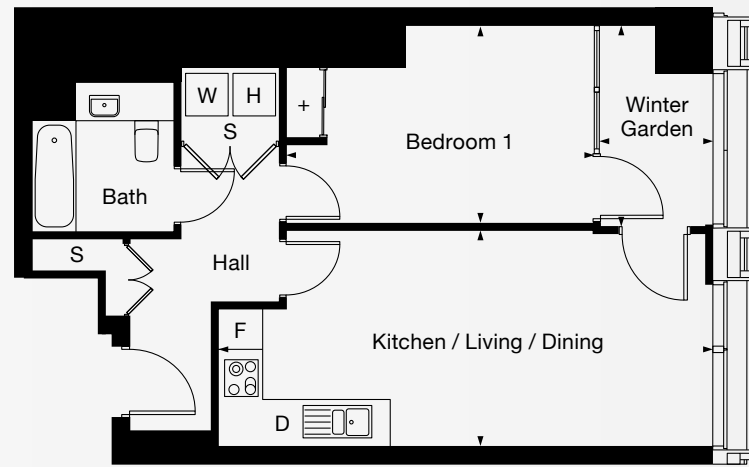
1 Bedroom Apartment



Plots	Floor	Room	Metric	Imperial	
203	2	Kitchen / Living / Dining	7.50m x 4.25m	24'7" x 13'11"	[S] Storage
303	3	Bedroom 1	4.33m x 3.18m	14'2" x 10'5"	[F] Fridge freezer
403	4	Winter Garden	3.18m x 1.75m	10'5" x 5'9"	[W] Washer dryer
503	5	GIA	73.0 m ²	786ft ²	[D] Dishwasher
603	6				[+] Wardrobe
					[H] HIU

Type 5

1 Bedroom Apartment

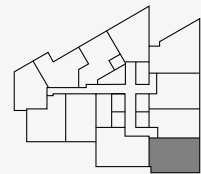
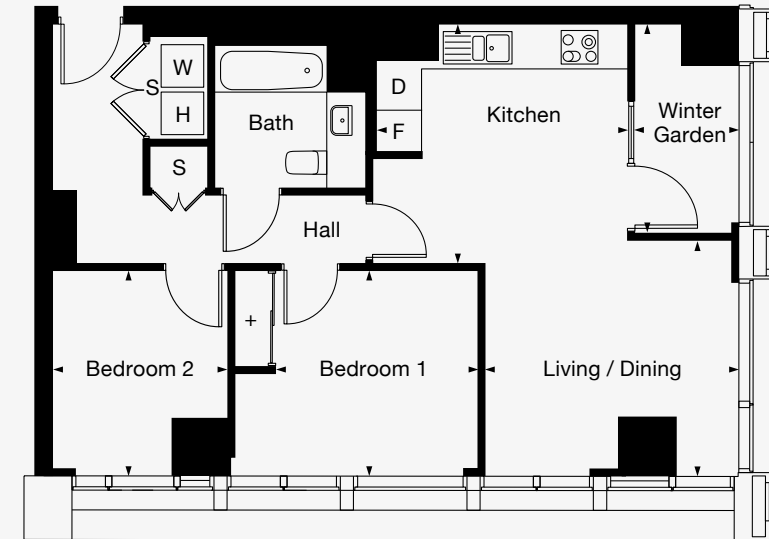


Plots	Floor	Room	Metric	Imperial
204	2	Kitchen / Living / Dining	7.57m x 3.26m	24'10" x 10'8"
304	3	Bedroom 1	4.70m x 3.00m	15'5" x 9'10"
404	4	Winter Garden	3.00m x 1.73m	9'10" x 5'8"
504	5	GIA	59.3 m ²	638ft ²
604	6			

- S Storage
- F Fridge freezer
- W Washer dryer
- D Dishwasher
- + Wardrobe
- H HIU

Type 6

2 Bedroom Apartment

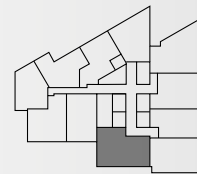
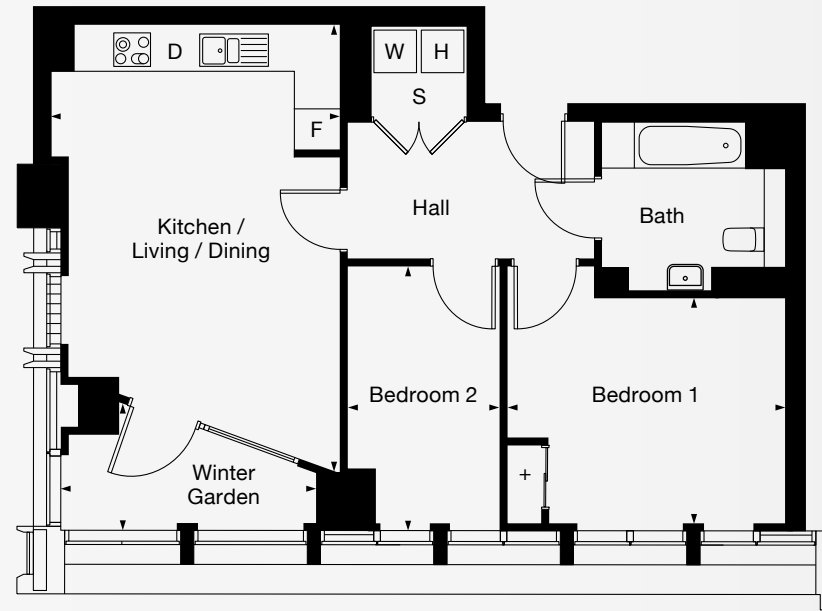


Plots	Floor	Room	Metric	Imperial
205	2	Living / Dining	3.85m x 3.55m	12'8" x 11'8"
305	3	Kitchen	3.80m x 3.64m	12'6" x 11'11"
405	4	Bedroom 1	3.71m x 3.13m	12'2" x 10'3"
505	5	Bedroom 2	3.13m x 2.64m	10'3" x 8'8"
605	6	Winter Garden	3.16m x 1.54m	10'4" x 5'1"
		GIA	71.5 m ²	770ft ²

- S Storage
- F Fridge freezer
- W Washer dryer
- D Dishwasher
- + Wardrobe
- H HIU

Type 7

2 Bedroom
Apartment

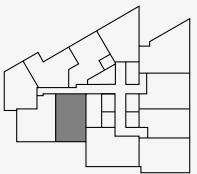
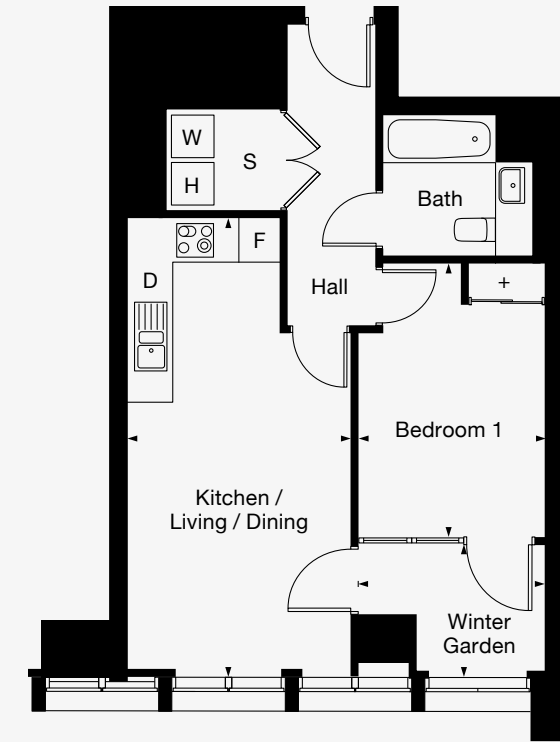


Plots	Floor	Room	Metric	Imperial
206	2	Kitchen / Living / Dining	6.8m x 4.40m	22'4" x 14'5"
306	3	Bedroom 1	4.23m x 3.92m	13'11" x 12'10"
406	4	Bedroom 2	4.00m x 2.35m	13'1" x 7'9"
506	5	Winter Garden	3.90m x 1.92m	12'10" x 6'4"
606	6	GIA	77.9 m ²	839ft ²

- S Storage
- F Fridge freezer
- W Washer dryer
- D Dishwasher
- + Wardrobe
- H HIU

Type 8

1 Bedroom
Apartment

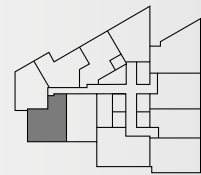
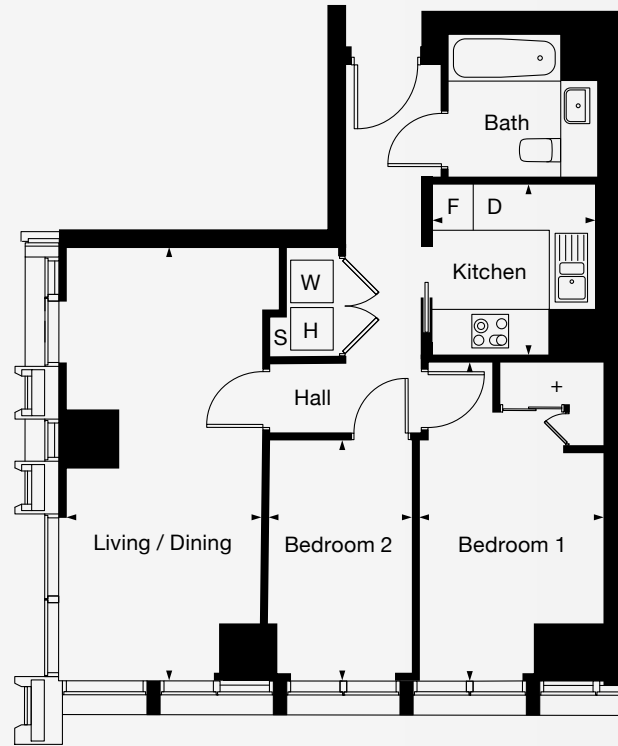


Plots	Floor	Room	Metric	Imperial
207	2	Kitchen / Living / Dining	7.10m x 3.42m	23'4" x 11'3"
307	3	Bedroom 1	4.20m x 2.86m	13'9" x 9'5"
407	4	Winter Garden	2.82m x 2.00m	9'3" x 6'7"
507	5	GIA	56.2 m ²	605ft ²
607	6			

- S Storage
- F Fridge freezer
- W Washer dryer
- D Dishwasher
- + Wardrobe
- H HIU

Type 9

2 Bedroom
Apartment

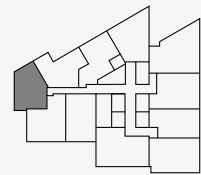
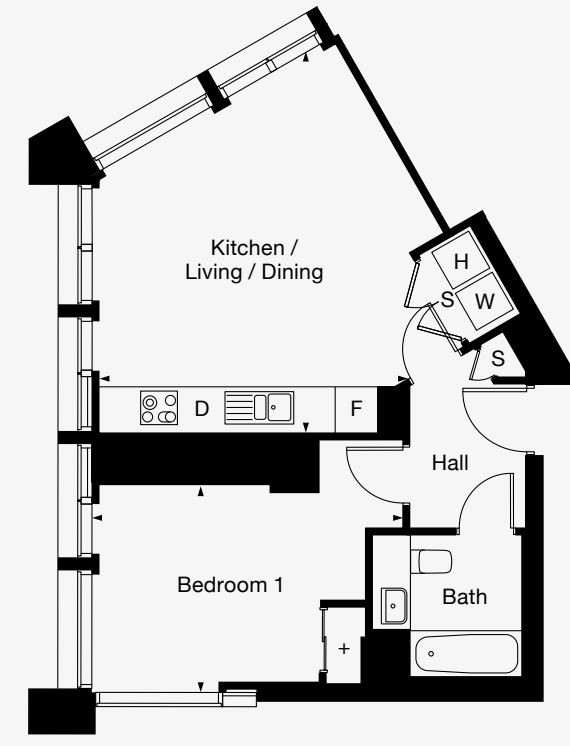


Plots	Floor	Room	Metric	Imperial
208	2	Living / Dining	6.56m x 3.33m	21'6" x 10'11"
308	3	Kitchen	2.58m x 2.50m	8'6" x 8'2"
408	4	Bedroom 1	4.82m x 2.80m	15'10" x 9'2"
508	5	Bedroom 2	3.65m x 2.16m	12'0" x 7'1"
608	6	GIA	66.3 m ²	714ft ²

- S Storage
- F Fridge freezer
- W Washer dryer
- D Dishwasher
- + Wardrobe
- H HIU

Type 10

1 Bedroom
Apartment

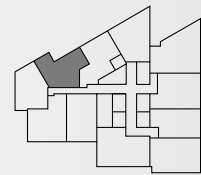
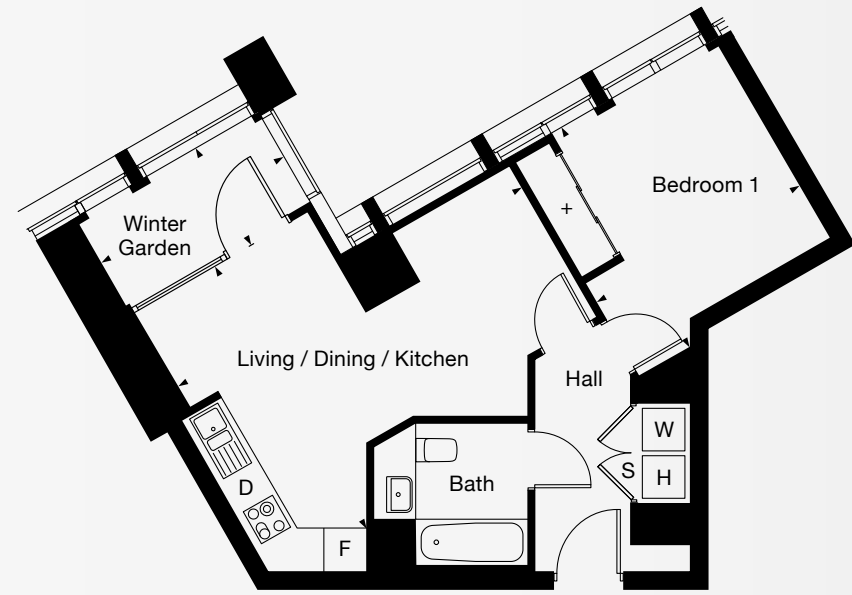


Plots	Floor	Room	Metric	Imperial
209	2	Kitchen / Living / Dining	5.87m x 4.52m	19'3" x 14'10"
309	3	Bedroom 1	4.74m x 3.00m	15'7" x 9'10"
409	4	GIA	54.8 m ²	590ft ²

- S Storage
- F Fridge freezer
- W Washer dryer
- D Dishwasher
- + Wardrobe
- H HIU

Type 11

1 Bedroom Apartment

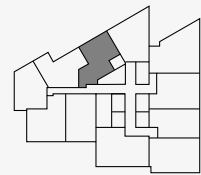
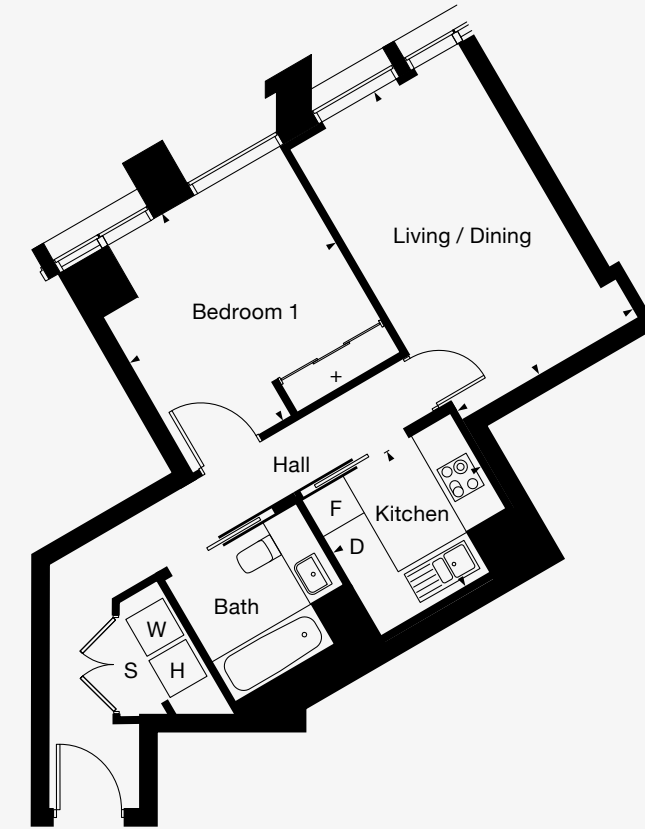


Plots	Floor	Room	Metric	Imperial
210	2	Kitchen / Living / Dining	6.23m x 4.80m	20'5" x 15'9"
310	3	Bedroom 1	3.60m x 3.48m	11'10" x 11'5"
410	4	Winter Garden	3.21m x 1.56m	10'6" x 5'1"
510	5	GIA	57.7 m ²	621ft ²
610	6			

- S Storage
- F Fridge freezer
- W Washer dryer
- D Dishwasher
- + Wardrobe
- H HIU

Type 12

1 Bedroom Apartment

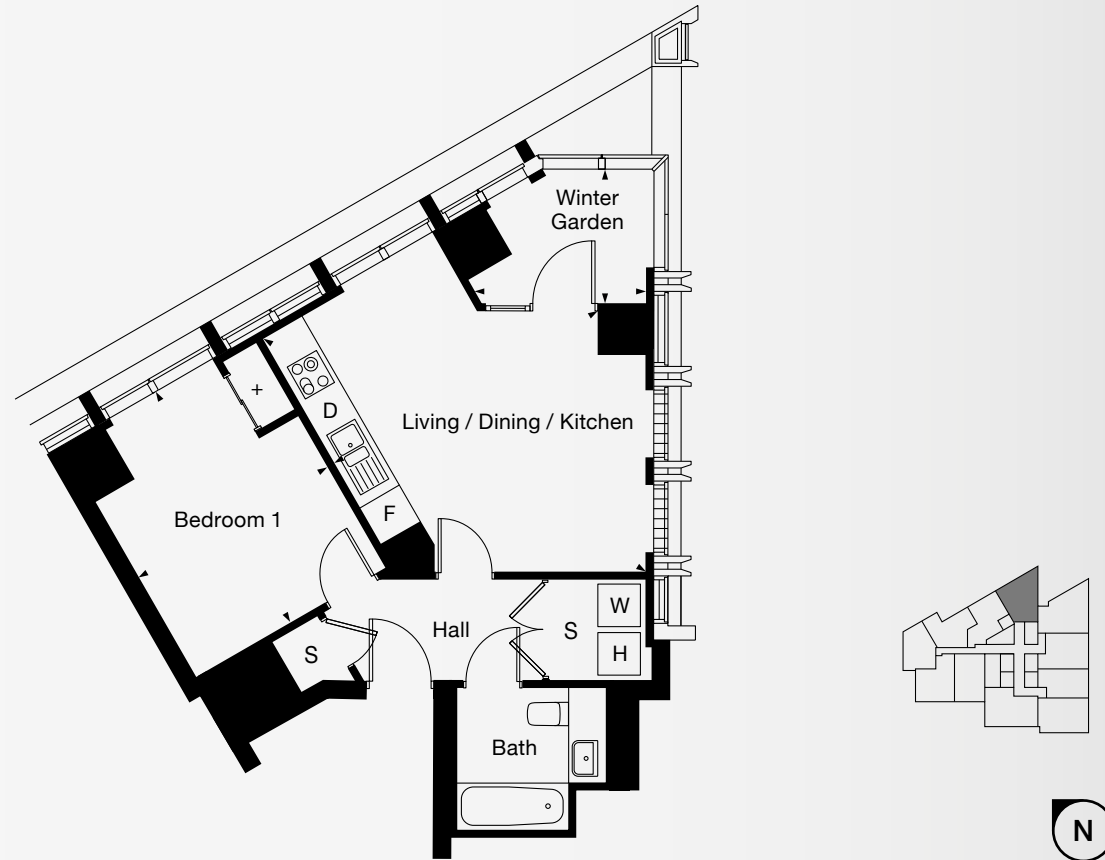


Plots	Floor	Room	Metric	Imperial
211	2	Living / Dining	4.95m x 3.30m	16'3" x 10'10"
311	3	Kitchen	2.60m x 2.40m	8'6" x 7'10"
411	4	Bedroom 1	3.65m x 3.62m	12'0" x 11'11"
511	5	GIA	54.8 m ²	590ft ²
611	6			

- S Storage
- F Fridge freezer
- W Washer dryer
- D Dishwasher
- + Wardrobe
- H HIU

Type 13

1 Bedroom Apartment



Plots	Floor	Room	Metric	Imperial
201	2	Kitchen / Living / Dining	6.80m x 4.60m	22'4" x 15'1"
301	3	Bedroom 1	4.10m x 3.37m	13'5" x 11'1"
401	4	Winter Garden	2.50m x 2.00m	8'2" x 6'7"
501	5	GIA	55.0 m ²	592ft ²
601	6			

- S Storage
- F Fridge freezer
- W Washer dryer
- D Dishwasher
- + Wardrobe
- H HIU

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 25% 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.

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

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October 2023