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IN YOUR ELEMENT

**SOUTHWARK
LIVING**

**A fusion of new build
homes in the London
Borough of Southwark**

**SOUTHERN
HOUSING**
new homes

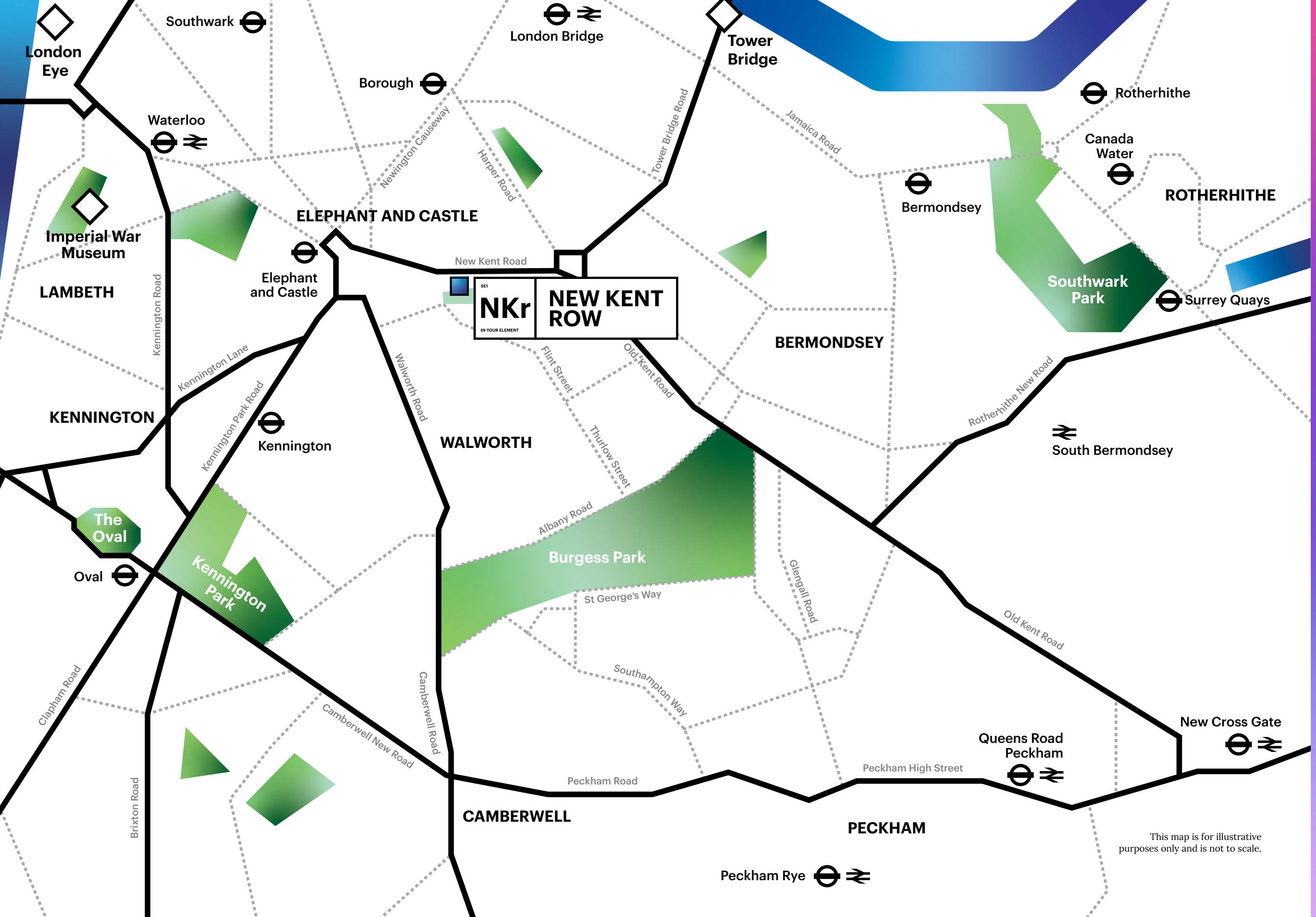


Introducing Southwark Living

Introducing Southwark Living - a collection of stylish new residential developments featuring homes available with Shared Ownership and Open Market Sale

Set in the heart of Southwark - one of London's most vibrant and dynamic boroughs, the focus is on delivering quality, new-homes designed for a modern, sustainable lifestyle. Meticulous attention to detail ensures homes feature spacious, flexible layouts with an emphasis on both private and communal living.

New Kent Row is the first development to launch within the Southwark Living collection. A distinctive development of 1, 2 and 3 bedroom apartments set within two buildings with a residents' courtyard at its heart. Located in a prime Zone 1 and 2 position, just a quick ten-minute walk from Elephant & Castle station and close to the eclectic mix of eateries, leisure destinations and cultural hotspots for which the area is known.

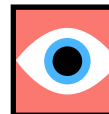




1. Sayer Street
2. Southwark Playhouse
3. Castle Square
4. Little Louie
5. Cocktails Caravan at Mercato Metropolitano

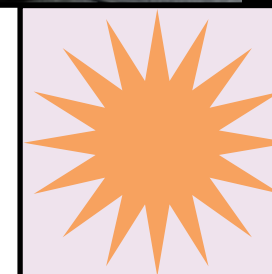


DID YOU KNOW?



£4bn

Since 2010, a 15-year regeneration project has been underway transforming the Elephant & Castle area into a thriving, culturally-rich neighbourhood.



Discover Southwark

From cutting-edge restaurants to a flourishing arts scene, the energy of renewal is palpable in every corner of Southwark.

Experience Southwark's internationally eclectic dining and bar scene, where flavours from around the globe combine to delight drinkers and tantalise taste buds. Explore must-visit destinations like the renowned Southwark Playhouse and the captivating BFI IMAX.



1

The Southwark Living collection sits at the epicentre of a 15-year, £4 billion regeneration of Elephant & Castle, an extensive and exciting project transforming the neighbourhood and creating an integrated pedestrianised town centre with new retail space, a leisure centre, better parks and open spaces and an enriched cultural art, theatre and heritage scene.

- 1. Castle Square
- 2. Elephant Stores
- 3. MMy
- 4. Ash Avenue



3



4



2

6

7

Green Revival

Explore the great outdoors close to home. Southwark boasts a wealth of open spaces from majestic parks, woodland, community farms and sports facilities.

Head to Burgess Park for state-of-the-art sports facilities, the Burgess Parkrun and other fitness opportunities. With its abundant wildlife and peaceful surroundings this is also the ideal place to hang out with friends or chill out with a coffee and a good book.

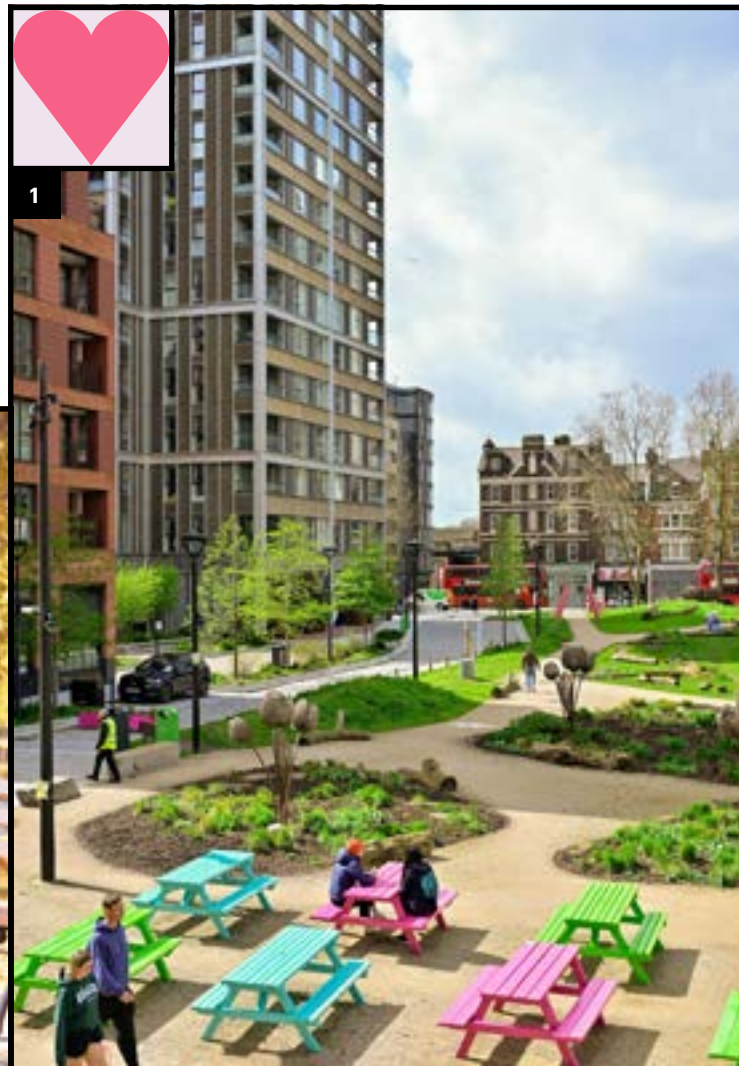
Elephant Springs is only a few minutes' walk from your door – this newly-created two-acre park combines rock formations, cascading water features and sandy beach areas to create an innovative and engaging space for the whole neighbourhood.



Burgess Park
Burgess Park is one of south London's largest parks showcasing stunning panoramic views of the city skyline.

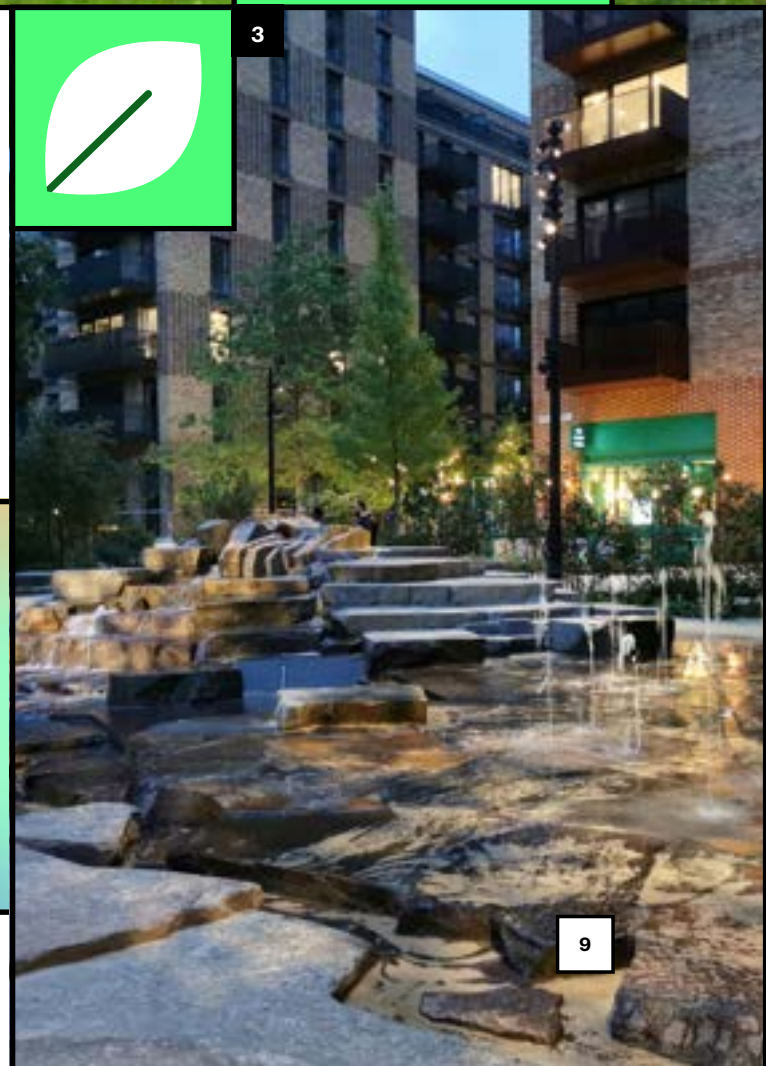
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- 1. Elephant Park
- 2. Burgess Park
- 3. Elephant Springs

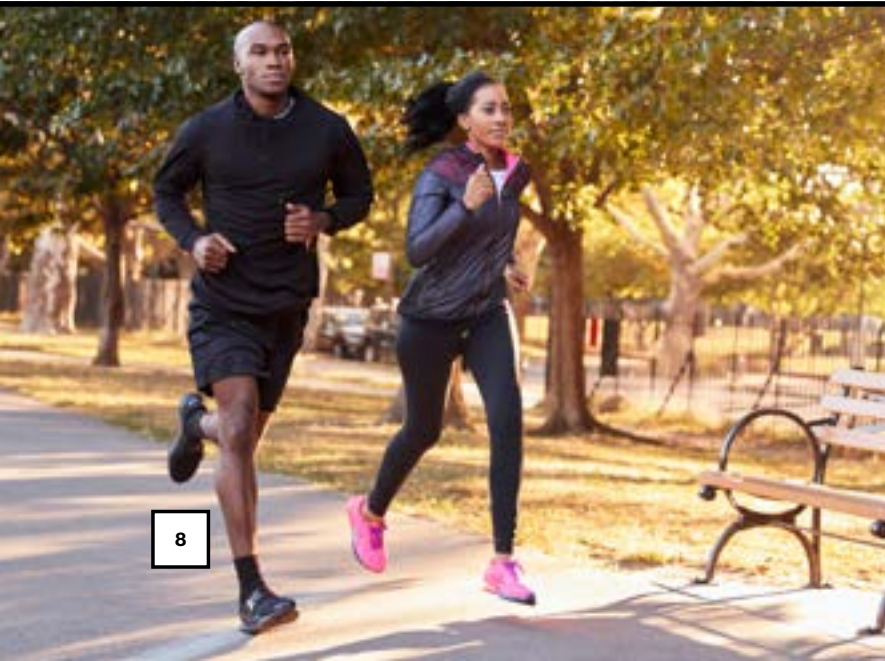


1

Burgess Park is a well known and loved Southwark landmark, with 56 hectares stretching from Camberwell and Walworth in the west to Peckham and the Old Kent Road in the east. It is a hub for sports and fitness, featuring cricket and football pitches as well as tennis courts, fishing spots and even a BMX track.



3



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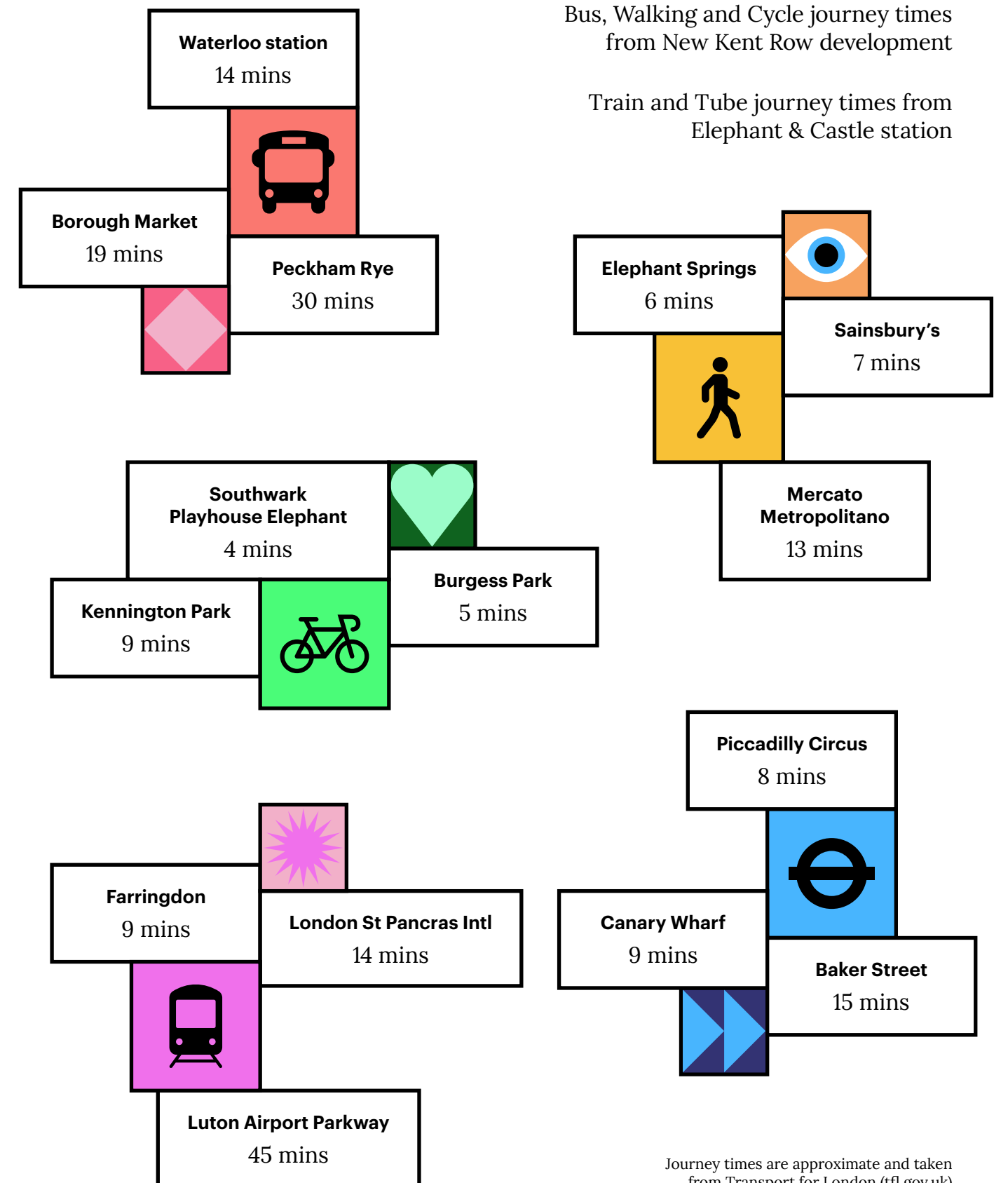
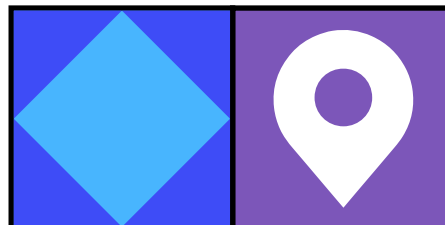
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Stay Connected

With its enviable location within zones 1 and 2, the borough of Southwark is a thriving hub of connectivity with an impressive 6 tube stations (across the Bakerloo, Northern and Jubilee lines), 6 London Overground stations, 620 bus stops and 46 bicycle docking stations throughout the borough enabling efficient and fast links into the City, central London and beyond.

The extensive regeneration of Elephant & Castle has improved connectivity linking Walworth to the rejuvenated pedestrian-friendly town centre. Getting about on two-wheels is actively encouraged with the addition of the north-south Cycle Superhighway on Blackfriars Road which passes through Burgess Park.



Journey times are approximate and taken from Transport for London (tfl.gov.uk) and Google Maps (google.com/maps).

First to launch

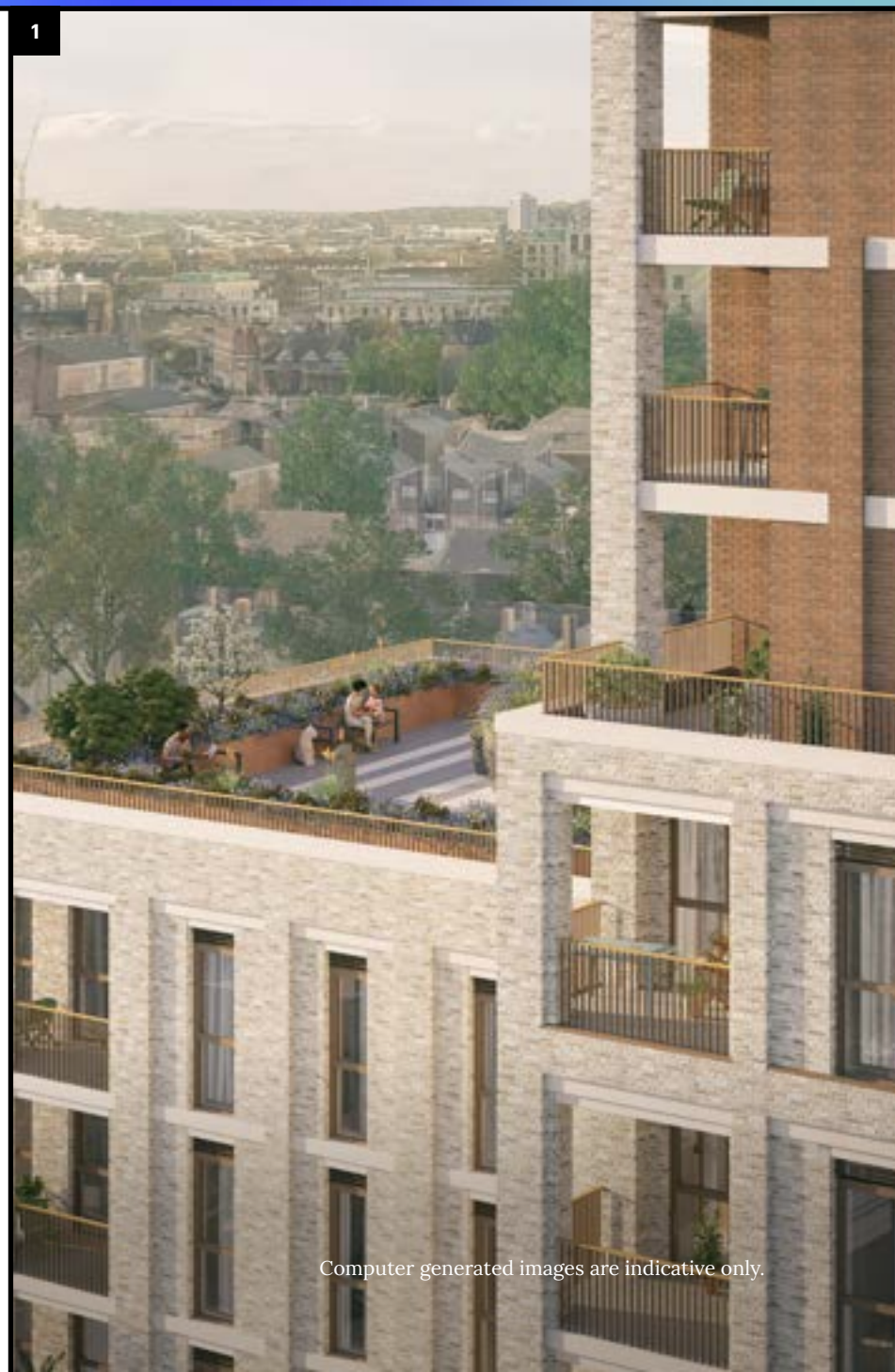


Located in the Elephant & Castle area, a part of Southwark currently undergoing a huge multi-billion regeneration, New Kent Row is a welcome addition to this thriving neighbourhood.

Every aspect of the development supports community and connectivity with spacious living areas that are perfect for entertaining friends and shared outside spaces where you can meet your neighbours.

New Kent Row is a place for everyone: from first time buyers looking for a home in the centre of town, to City workers on the search for a short commute. Young families will love the outdoor space and exciting cultural activities on your doorstep.

1. Terrace View
2. Kitchen/dining area

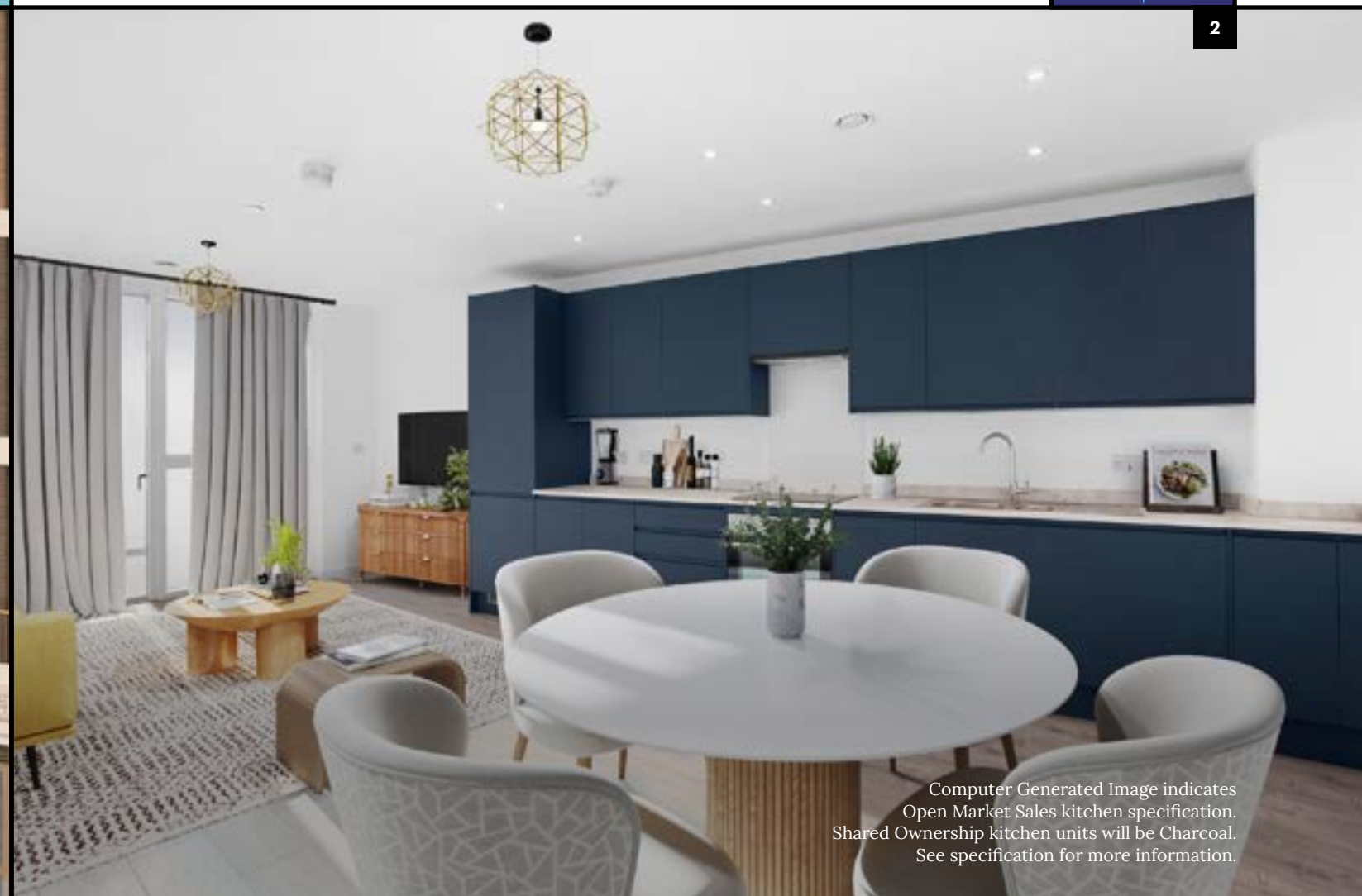
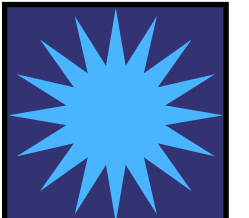


Computer generated images are indicative only.

The homes at Southwark Living deliver a quality specification as standard with contemporary-designed kitchens, open-plan living spaces and indulgent bathrooms.

Floor to ceiling windows flood living areas in an abundance of natural light, while private terraces or balconies allow you access to that all important private outside space within the comfort of your own home.

Sustainable living is at the forefront of design with high-performance integrated appliances ensuring a more energy-efficient lifestyle.



Computer Generated Image indicates Open Market Sales kitchen specification. Shared Ownership kitchen units will be Charcoal. See specification for more information.



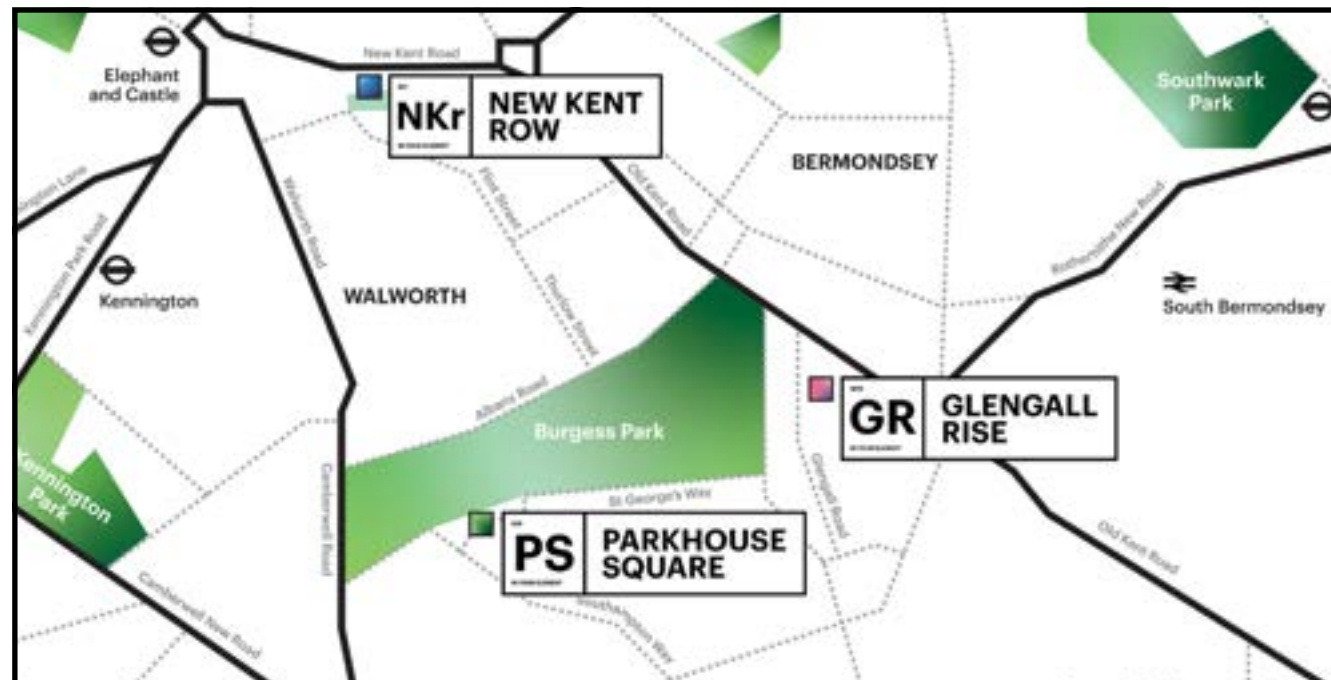
Shared Ownership

Find out more about the New Kent Row floor plans, specification and amenities.

On the horizon

The Southwark Living collection will continue to expand its portfolio of exciting developments across the Southwark area, championing new much-needed homes in this dynamic and ever-evolving part of London.

Following the success of New Kent Row, two more developments are due to release, Parkhouse Square and Glengall Rise, both located close to Burgess Park and both offering homes for Open Market Sale and Shared Ownership.



Glengall Rise

Glengall Rise, located to the east of Burgess Park, houses 109 one, two and three bedroom shared ownership apartments and 16 one and two bedroom open market sale apartments. As well as benefitting from proximity to Burgess Park's cycle superhighway connections, green space, and facilities, Glengall Rise provides residents with a private, central outdoor courtyard.

This distinctive, environmentally friendly development retains its original kiln chimney as a key architectural feature, in addition to high ceilings that offer a greater sense of space and enhanced natural ventilation.

The nearest underground tube station is Elephant & Castle.



Parkhouse Square

Parkhouse Square will arrive as part of the greater green evolution of Southwark, offering a highly sustainable lifestyle on the edge of Burgess Park, with 128 one, two and three bedroom homes, 92 of which will be offered under shared ownership. Cycle routes through Burgess Park will connect residents to London's cycle Superhighways, with rooftop amenity spaces providing views over the park.

In addition to the environmental benefits of living adjacent to Burgess Park's green open space and sports amenities, Parkhouse Square offers an endless array of adventures in nearby districts Elephant & Castle, and Peckham. Each neighbourhood offers a unique mixture of social venues, entertainment opportunities and cultural experiences to explore.

The nearest underground tube stations are Kennington and Elephant & Castle, and on the overground Denmark Hill and Peckham Rye.



Southern Homes: Serving our Communities

Home Buying Options

Shared Ownership

Shared Ownership is a Government-backed scheme to help you get on the property ladder with a smaller deposit. You initially purchase between 25%–75% of the home's market value, you then pay subsidised rent on the remainder.

To be considered eligible for the Shared Ownership scheme 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.

Open Market Sale

If you're not eligible for a Shared Ownership scheme, you can buy with Open Market Sale. Open Market Sale is the traditional way of buying a property. Purchasing the entire property.

Whether you buy it outright or with a mortgage, you become the sole owner of the property (or co-owners if you buy it with someone else).



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SOUTHERN HOUSING

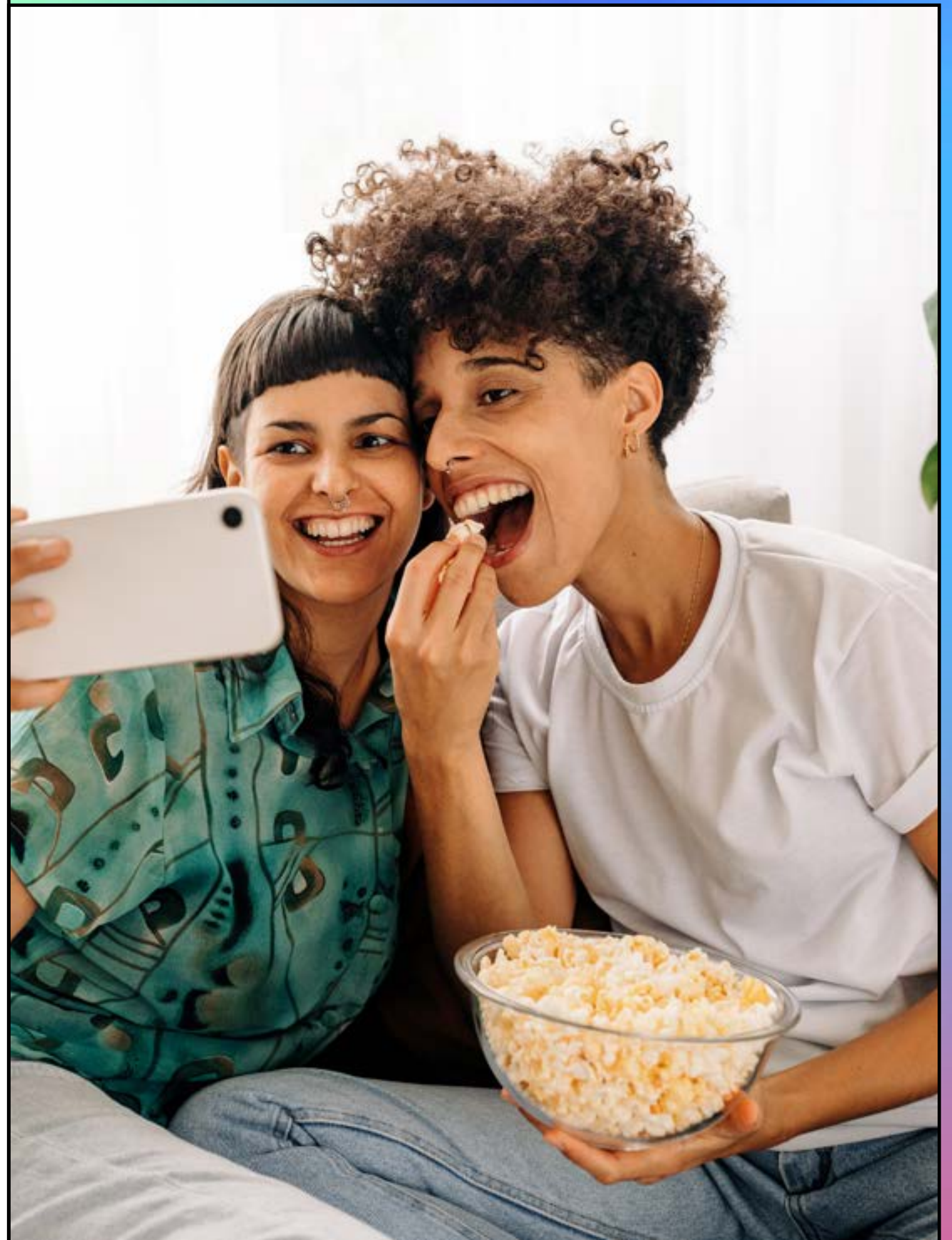
new homes

Our vision is to build and nurture developments that owners can be proud of. That's why we're committed to exceeding expectations for the design and build of new homes, allowing individuals, couples, and families to flourish.

With Southwark continuing to benefit from investment into the area, we're excited to deliver a collection of homes that contribute to the borough's continued renaissance.

Whichever development you choose to settle in from the Southwark Living collection, you'll reap the benefits from a sustainable apartment that's built to last and designed for optimal living, in a connected community offering direct transport links to the wider city.

Images included within the brochure are artist impressions or computer generated images (CGIs) and do not represent the exact look of the developments. The actual results may therefore vary from the images shown in the brochure.





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