





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.

Convenient urban living – redefined

SO Resi Peckham is a collection of contemporary 1, 2 and 3 bedroom apartments nestled within a beautifully designed development on the ever-evolving Old Kent Road..

Bordering Brimington Park, with its outdoor gym, walking trails and playpark, and with coffee, groceries and outdoor space just downstairs, this is more than contemporary urban housing. It's a place with an unobtrusive sense of community built in. Welcoming, convenient and grounded – modern Peckham through and through.

A collection
of 1, 2 & 3 bed
apartments

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“
Excellent staff, friendly and helpful. Great food choices and wonderful atmosphere.
”

Nola Coffee Shop
Trip Advisor



A place to call home

The Saxon name ‘Peckham’ dates back to a time when the River Peck (which was actually more like a small stream) ran through the district. Now a buzzing, diverse London borough, it’s better known as birthplace to a host of famous actors, musicians and sports stars – including legendary footballer Rio Ferdinand.

The impressive villas and terraces that neighbour SO Resi Peckham are the legacy of huge development in the Victorian era, while a £290 million regeneration plan during the late 1990s has brought huge improvements to the area between Old Kent Road and Peckham High Street.

Today, you’ll find galleries, trendy bars and restaurants side-by-side with colourful shops and multicultural market stalls. Fantastic transport links put the centre of London within easy reach for commuters, while families and fitness enthusiasts love Peckham’s vast green spaces, conservation areas and superb choice of specialist schools, academies and colleges.



Head over to the Prince of Peckham pub for amazing food, delicious cocktails and great music — just a 5 minute bike ride from SO Resi Peckham.

*Travel times by Google maps.

1



Explore the local area

1

A breath of fresh air in Burgess Park

A speedy 7 minutes on two wheels takes you to the glorious surroundings of Burgess Park – the largest in Southwark, with its BMX track, sports centre, tennis courts, colourful playparks for children of all ages, a splash zone for the summer months and two stunning community gardens. There's even a fishing lake, open to all angling enthusiasts through the Catch app.

 7 minutes

Travel times by Google maps.

2



3



4



5



6



1

A breath of fresh air in Burgess Park

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 7 minutes

Travel times by Google maps.

2

A gastronomic adventure at Peckham Cellars

Brush up on your grape varieties and take your palate for a posh night out at Peckham's trendy bistro and wine bar. Here you'll choose from a small but carefully curated wine menu, paired with seasonal plates and snacks created by French Head Chef Pablo Uraín Alfonso, using the best of British and European produce. Multiple listings in the Michelin and Good Food Guides say it all.

 3 minutes

3

Contemplate at the South London Gallery

The best things in life are free, so they say – and the South London Gallery is most definitely one of them. Open to all from Tuesday to Sunday, the Peckham Road gallery hosts incredible exhibitions as well as events ranging from film screenings and performances to supper clubs and family-friendly workshops. Be sure to browse the bookshop on your way out – packed with unusual stationery and gifts, magazines and independently published books.

 8 minutes

4

Live music and entertainment at Music Room

On the New Cross Road, you'll find a mecca for musicians and gig enthusiasts housed in a unique, glass-domed Edwardian building – the old library, which is now the name of Music Room's intimate music venue and bar. An eclectic schedule of live music brings audiences from all over London, so we'd recommend booking tickets rather than chancing it, even for midweek performances.

 2 minutes

5

A warm welcome for all at Prince of Peckham pub

Bottomless brunches, mates & dates Tuesdays and a kids' pub quiz on Saturday afternoons – and that's just scratching the surface of a packed schedule at Peckham's warm and welcoming local. A leisurely 15 minutes' stroll from SO Resi Peckham takes you door to door – or follow in the footsteps of fellow commuters and make it your Friday afternoon pitstop as you walk home from Peckham Rye station.

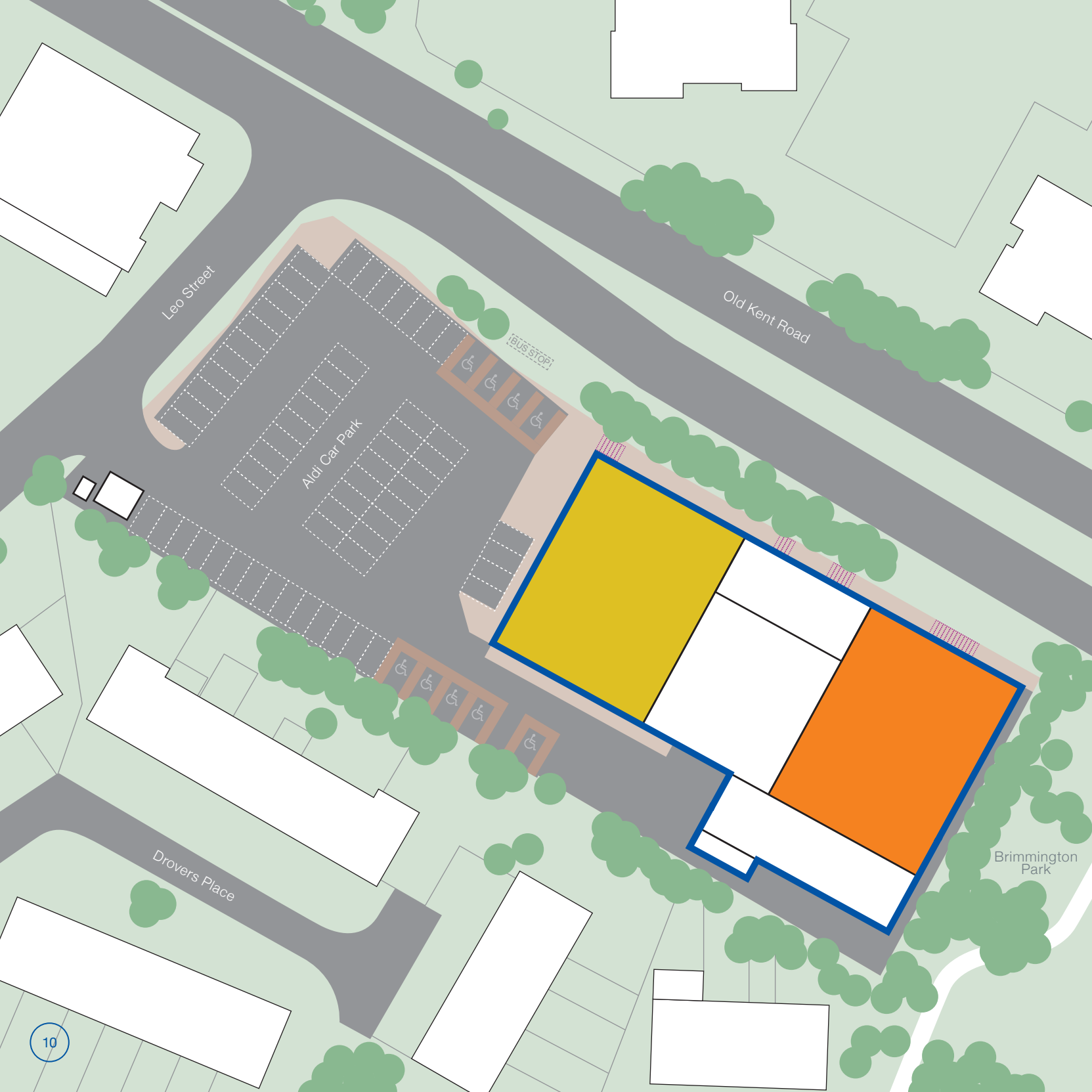
 5 minutes

6

Get lost in Rye Lane Market

Discover a myriad of treasures and eclectic eats spread across 56 independents in Peckham's bustling indoor market and food hall. Open 7 days a week, the market's been at the heart of Peckham's community since the 1980s, attracting visitors and locals with its diverse range of eateries and shops. Expect everything from exotic herbs and spices to designer shoes and bags – with everything you can imagine and more in between.

 6 minutes



Development overview








Sat Nav location
SE15 1NQ

The majority of SO Resi Peckham apartments are dual aspect, benefitting from multi-directional views of the surrounding area and flooding your home with invigorating natural daylight.

Balconies leading from the main living space and bedrooms mean you'll benefit from your own, private outdoor space.

As you'd expect, SO Resi Peckham is a car-free development, so it has its own cycle storage in a secure, purpose built store.

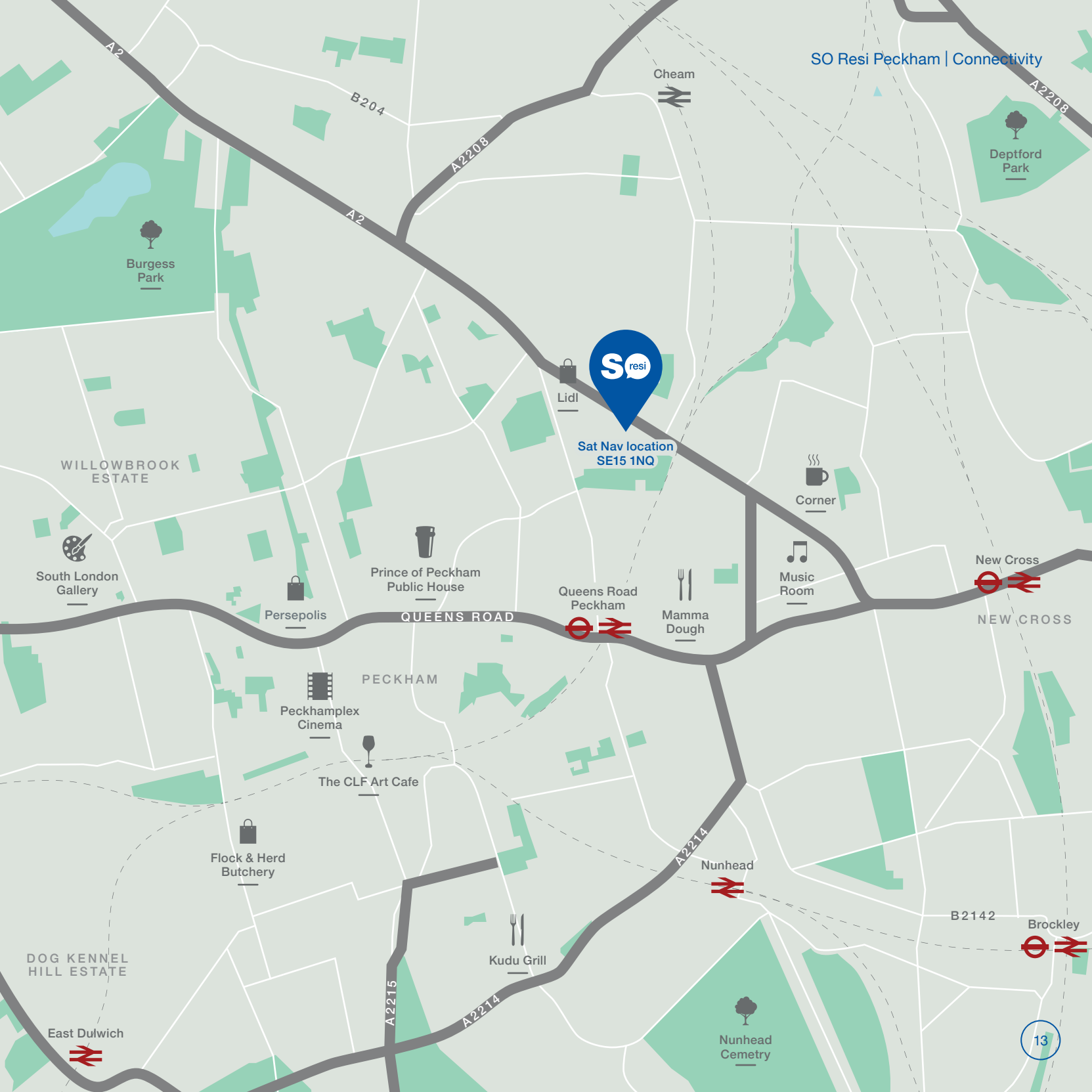
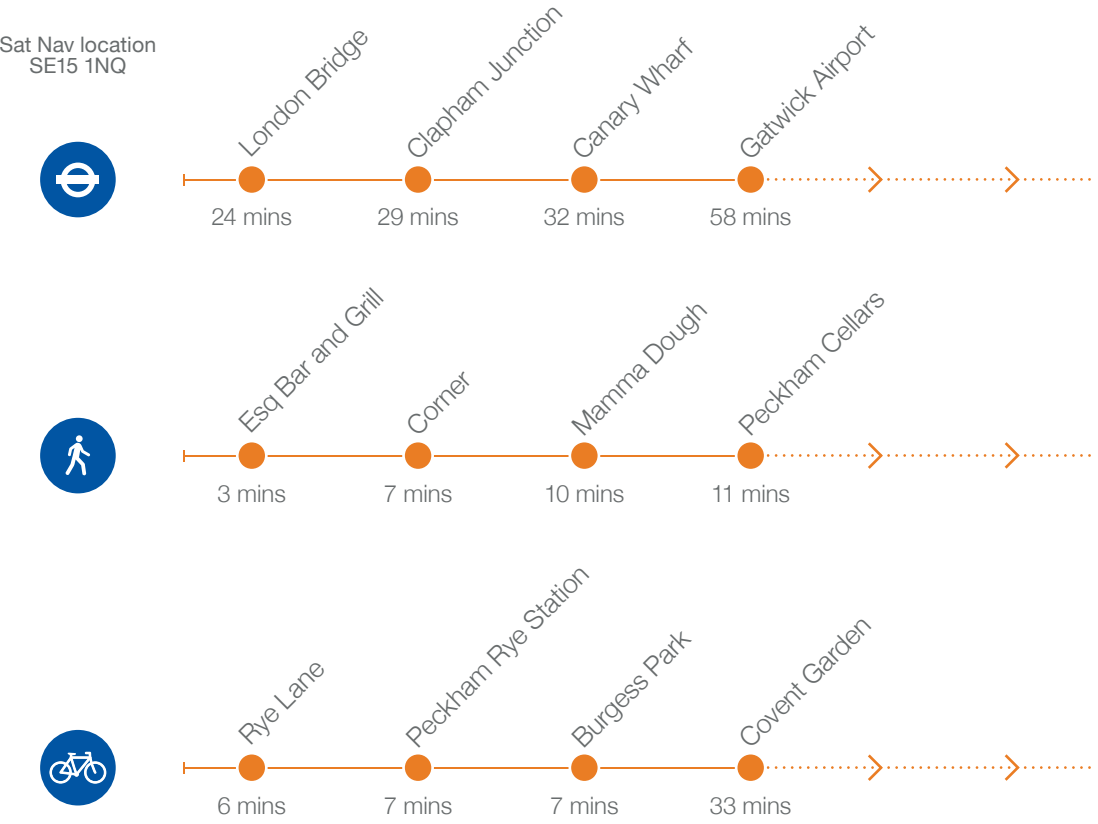
Key

-  Aldi store on ground floor
-  Shared Ownership
-  Cycle bays
-  Affordable Rent
-  Existing buildings

The site layout is intended for illustrative purposes only and is subject to change. This is a car-free development - Residents will not be eligible for a parking permit.

Effortless connections

You're perfectly placed to enjoy the best of urban living. With excellent transport links, every journey—whether for work, leisure, or adventure—feels effortless, keeping you connected to the best the city has to offer.





Sleek
and stylish

A serene, contemporary space

Welcome to your very own home, fitted out with high quality, modern fixtures and fittings as standard.

Kitchen

- Zanussi A rated washer / dryer
- Rienza Polished Chrome Swan Neck Mixer Tap
- Zanussi Single fitted oven
- Zanussi Ceramic Hob
- Zanussi glass cooker hood
- Integrated Zanussi 50/50 fridge freezer
- 10 litre recycle bins under sink unit
- White/grey marble effect composite stone worktops

Bathroom

- Ideal Standard Tempo 55cm washbasin
- Ideal Standard Tempo close coupled WC bowl
- Ideal Standard Alto Ecotherm Bath shower mixer
- Heated electric ladder towel rail

General

- LED spotlights to living room, bedroom and hallways
- Amtico flooring to living room, kitchen, bathroom, hallways and en-suites
- New kendall twist carpet in smoke to bedrooms
- Smoke alarm and carbon monoxide detectors
- Audio/visual intercom systems
- Balconies and terraces to select units
- Balcony wall lights
- Access to a communal area with picnic tables and a pergola

External

- Aurora chrome-finished wall lights fitted to balconies for stylish outdoor lighting
- Security and peace of mind**
- Wylex NH metal case consumer control unit installed for reliable electrical management
- Aurora LED spotlights installed in living areas, kitchens, and bathrooms for energy-efficient lighting
- MK white plastic face plates used in kitchens and bathrooms

Parking

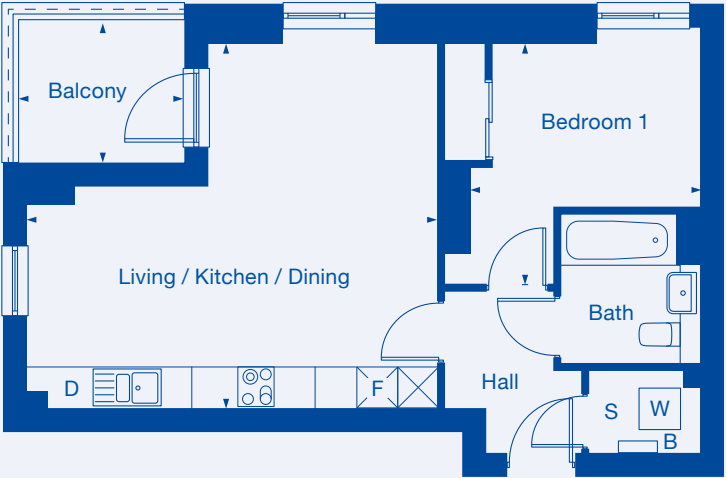
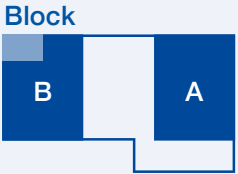
- SO Resi Peckham is a car-free development



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
1 Bedroom
Apartment

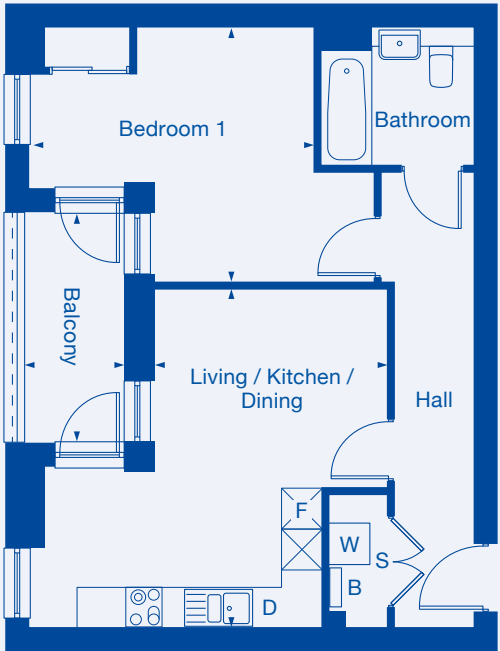
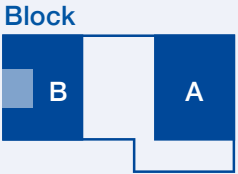


Floor	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
Plot																		159	166
Handed																		160	167*
Room																			
Living / Kitchen / Dining**																			
Bedroom 1																			
GIA																			

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. **Kitchen layouts including cupboards and appliances are subject to change.



Type 2
1 Bedroom
Apartment

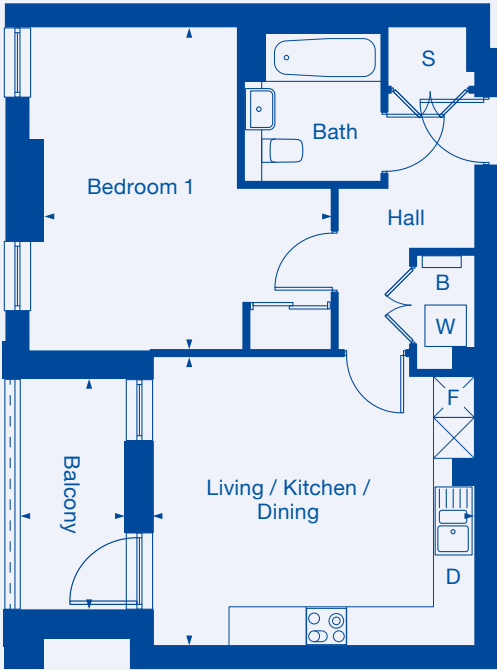
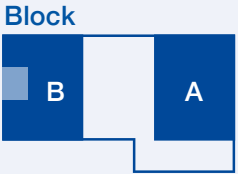


Floor	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
Plot										100*	106*	112*	118*	124*	130*	136*	142*	148*	154*
*Handed										103	109	114	121	127	133	139	145	151	157
Room																			
Living / Kitchen / Dining**																			
Bedroom 1																			
GIA																			

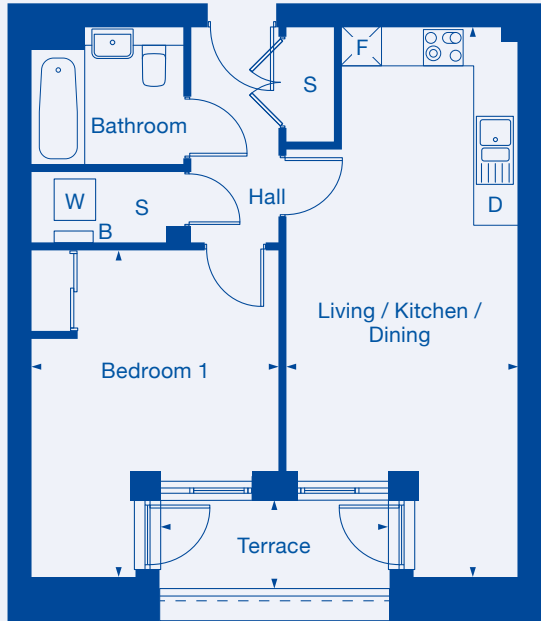
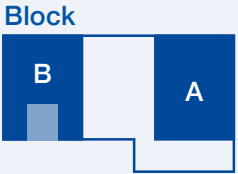
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Type 3
1 Bedroom
Apartment



Type 4
1 Bedroom
Apartment



Floor	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
Plot																		158	165
Handed																		161	168*
Room																			
Living / Kitchen / Dining**																			
Bedroom 1																			
GIA																			

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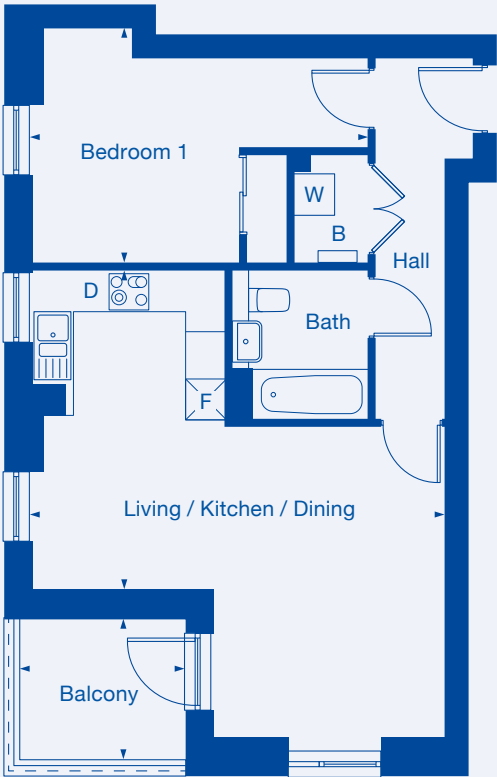
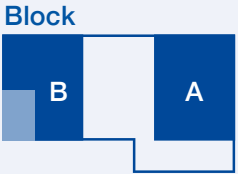


Floor	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
Plot																		163	170
*Handed																			
Room																			
Living / Kitchen / Dining**																			
Bedroom 1																			
GIA																			

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Type 5

1 Bedroom Apartment

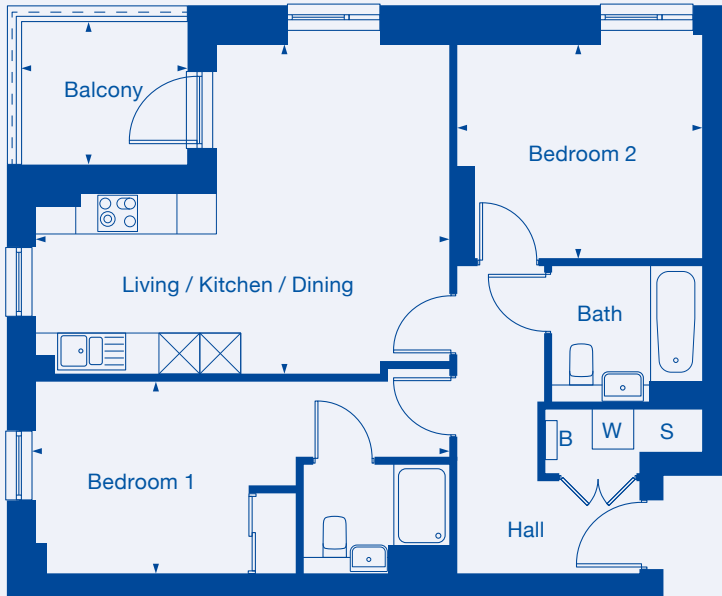
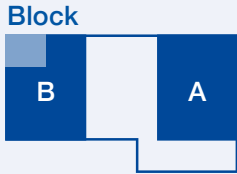


Floor	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
Plot																		162*	169*
*Handed																		164	171
Room																			
Living / Kitchen / Dining**																			
Bedroom 1																			
GIA																			

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Type 6

2 Bedroom Apartment



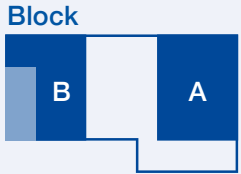
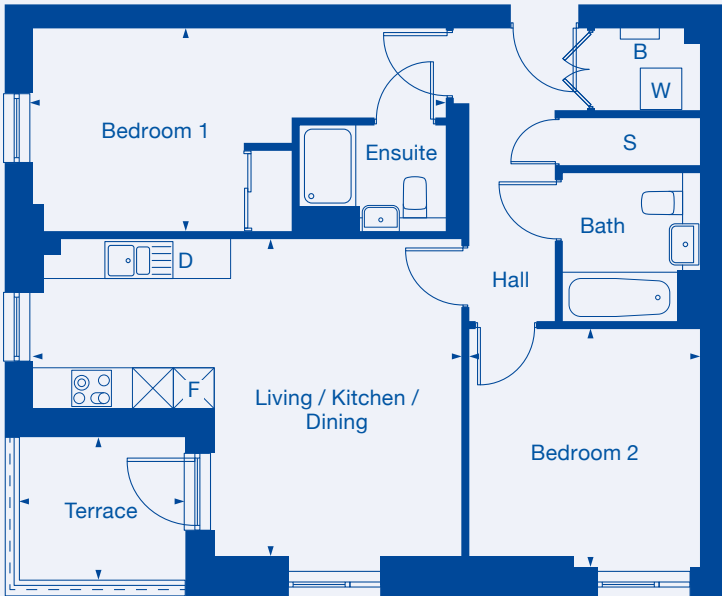
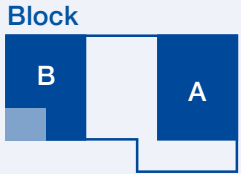
Floor	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
Plot									98	104	110	116	122	128	134	140	146	152	
Handed									99	105*	111*	117*	123*	129*	135*	141*	147*	153*	
Room																			
Living / Kitchen / Dining**																			
Bedroom 1																			
Bedroom 2																			
GIA																			

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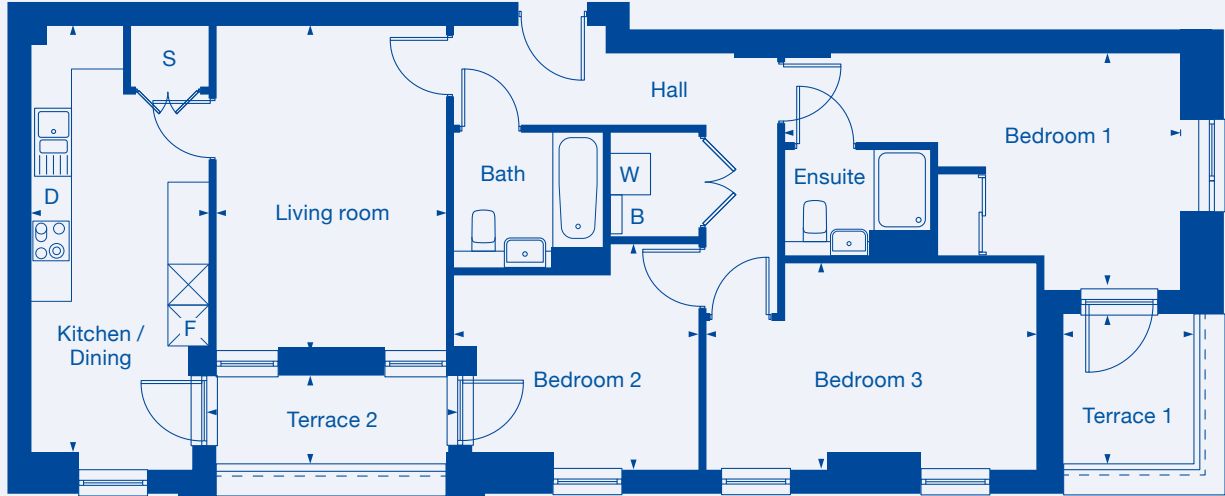
Floor	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
Plot	101* 107* 113* 119* 125* 131* 137* 143* 149* 155*																		
*Handed	96 102 108 115 120 126 132 138 144 150 156																		
Room						Metric					Imperial					<div><div>S</div>Storage</div>			
Living / Kitchen / Dining**						6.3m x 4.7m					20'9" x 15'4"					<div><div>F</div>Fridge freezer</div>			
Bedroom 1						6.1m x 3.0m					19'11" x 9'11"					<div><div>D</div>Dishwasher</div>			
Bedroom 2						3.4m x 3.5m					11'3" x 11'6"					<div><div>W</div>Washer dryer</div>			
GIA						72.0 m ²					774ft ²					<div><div>B</div>Boiler</div>			

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Floor	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
Plot	61*	66*	71*																
*Handed	63	68	73																
Room					Metric				Imperial										
Kitchen / Dining*					2.6m x 6.3m				8'8" x 20'6"										
Living room					3.4m x 4.7m				11'1" x 15'5"										
Bedroom 1					5.8m x 3.4m				19'1" x 11'2"										
Bedroom 2					3.6m x 3.3m				11'10" x 10'10"										
					4.9m x 3.0m				15'11" x 9'11"										
GIA					92.6 m ²				997ft ²										
										[S] Storage		[F] Fridge freezer		[D] Dishwasher		[W] Washer dryer		[B] Boiler	

**Kitchen layouts including cupboards and appliances are subject to change.





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 10% and 75% of your SO Resi home. That means your monthly mortgage payments and deposits 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 rental 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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