

Silwood St.

SHARED OWNERSHIP



wandle
NEW HOMES

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Helping more people into shared ownership

Our mission is to address the shortage of quality affordable housing in South London, providing homes to be proud of and services you can trust.

Silwood St.

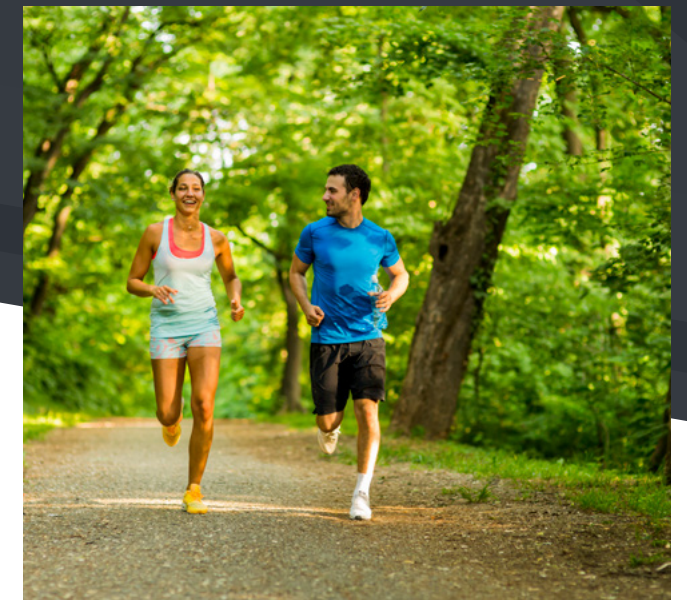
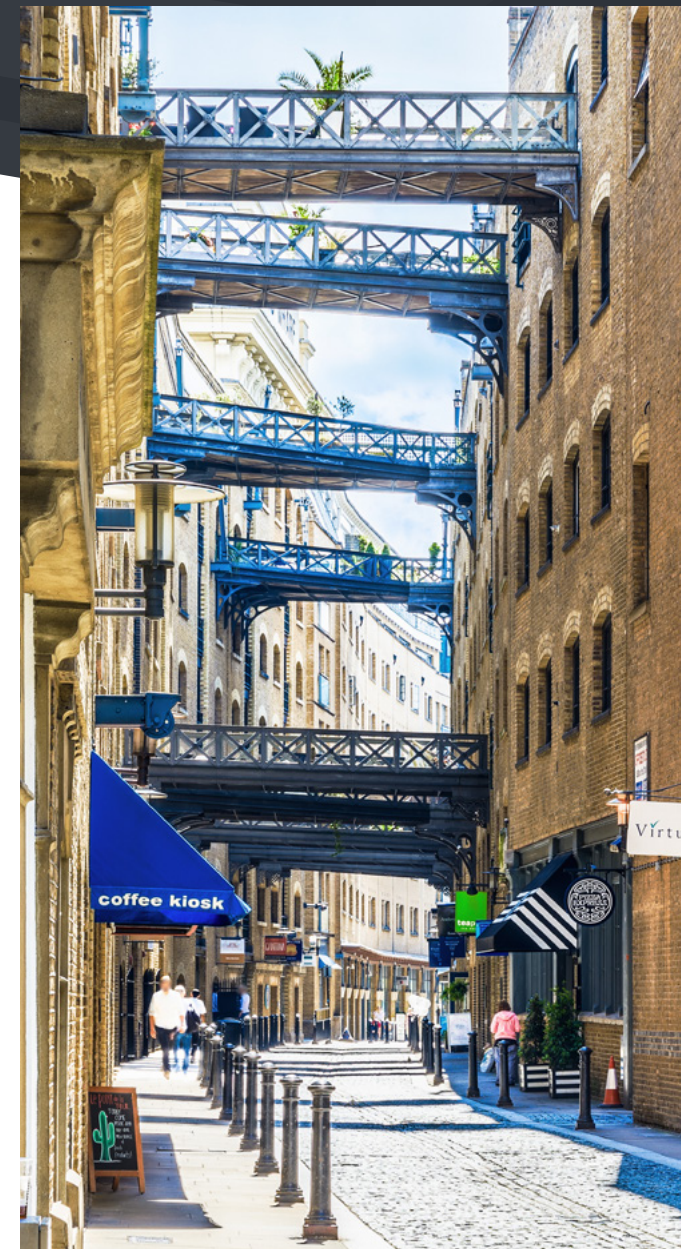
SHARED OWNERSHIP

BERMONDSEY SE16

Discover life in Bermondsey



Bermondsey has transformed into one of the city's most sought-after areas, blending urban charm with modern convenience. Known for its proximity to the Thames and central London, it offers a unique mix of historic warehouses, trendy riverside developments, and green spaces. The iconic Bermondsey Street is a lively hub, filled with independent boutiques, cozy cafes, and Award-winning restaurants make it a favourite spot for young professionals and families alike.



For those who love a cultural experience, Bermondsey boasts easy access to Tate Modern, Borough Market, and the Shad Thames area, with its scenic riverside walks. Excellent transport links, including London Bridge and Bermondsey Underground stations, put the rest of London at your fingertips, making it ideal for both work and leisure.



Nature on your doorstep



GREEN SPACES

Living in Bermondsey SE16 means enjoying the best of urban life while staying close to beautiful green spaces. With Southwark Park just a 10-minute walk away, residents have access to 63 acres of lush greenery, sports facilities, and tranquil ponds. Nearby, the Bermondsey Spa Gardens offers a peaceful retreat for a relaxing stroll or a quick escape from city life. These parks make Bermondsey an ideal choice for families, joggers, and nature lovers, seamlessly combining city living with tranquil green spaces.





Connected and convenient

South Bermondsey is a well-connected area, perfect for people looking for easy access to central London and beyond. The area benefits from direct trains to London Bridge in under five minutes, and Canada Water on the Jubilee Line, providing quick routes to Canary Wharf and the West End. The Overground line at Surrey Quays adds further connections, linking to Shoreditch, Clapham Junction, and more. With an array of bus routes and cycle paths, South Bermondsey offers a blend of excellent transport options, making it easy to explore the city and beyond.

TRAVEL TIMES



Walking

South Bermondsey Station
8 minutes

Southwark Park
10 minutes

Surrey Quays Station
12 minutes



Cycle

Canada Water
10 minutes

London Bridge
15 minutes

Greenwich Park
17 minutes



Train

(from South Bermondsey Station)

London Bridge
5 minutes

Waterloo
18 minutes

Stratford
33 minutes

*Journey times taken from Google Maps and TFL

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The development

Designed by Stephen Davy Peter Smith Architects, Silwood Street is one of four buildings within this residential-led project, part of the New Bermondsey regeneration initiative. The modern, two-tone brick façade is home to 16 shared ownership apartments — three one-bedroom and thirteen two-bedroom homes — set across six storeys. Each apartment has been thoughtfully designed to maximise natural light, featuring open-plan living areas and expansive

windows. The ground floor provides a mix of commercial spaces, including a café, community area, and retail and office units. Recently completed, this development marks an exciting addition to the ongoing transformation of South Bermondsey, which will soon benefit from the arrival of the new London Overground station, New Bermondsey, scheduled to open in 2025.





Each apartment offers a modern living experience with stylish, open-plan layouts and high-quality finishes.

These new shared ownership apartments from Wandle offer a contemporary living experience, combining stylish, open-plan layouts with high-quality finishes throughout. Thoughtfully designed, these homes feature spacious living areas, sleek kitchens, and elegant bathrooms, providing the perfect balance of comfort and functionality. Each apartment is crafted with attention to detail, creating a welcoming space ideal for relaxation and entertaining.



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SHARED OWNERSHIP

FIND
YOUR
DREAM
HOME

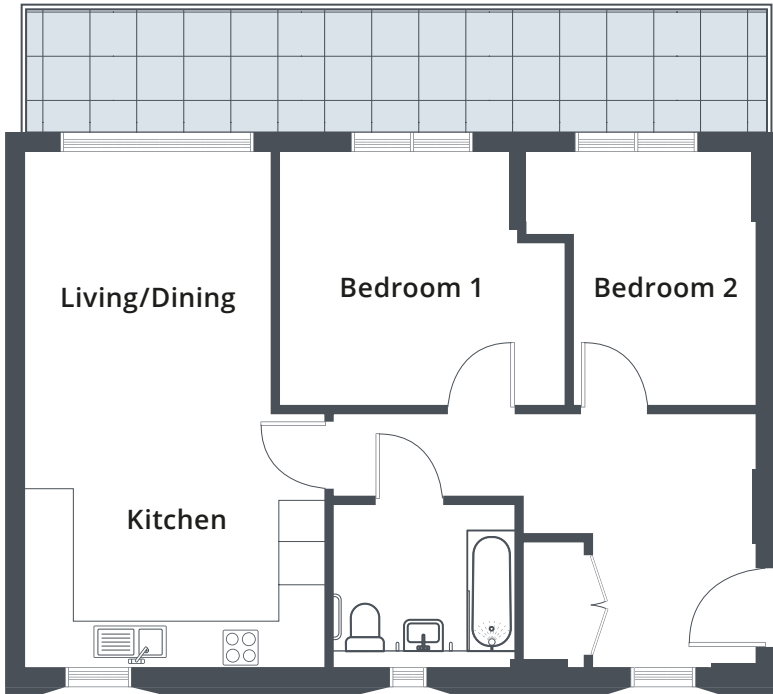


Apartment type 1

Type 2 Bed
Total Sq M 75 Sqm
Total Sq Ft 807.3 Sq Ft

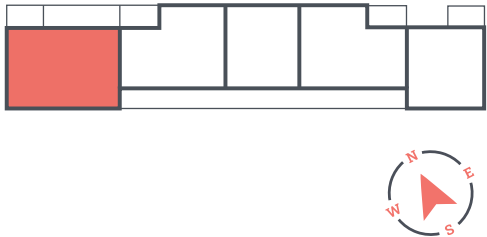
APARTMENT
NO. 1

Floor Second



DIMENSIONS

Living/Dining	3.5m x 3.6m	11' 6" x 11' 10"
Kitchen	4.5m x 3.5m	14' 3" x 11' 5"
Bedroom 1	4.0m x 3.5m	13' 1" x 11' 5"
Bedroom 2	3.2m x 3.5m	10' 5" x 11' 5"
Bathroom	2.6m x 2.3m	8' 6" x 7' 6"



Apartment type 2

Type 2 Bed
Total Sq M 65 Sqm
Total Sq Ft 699.6 Sq Ft

APARTMENT
NO. 2

Floor Second

APARTMENT
NO. 6

Floor Third

APARTMENT
NO. 10

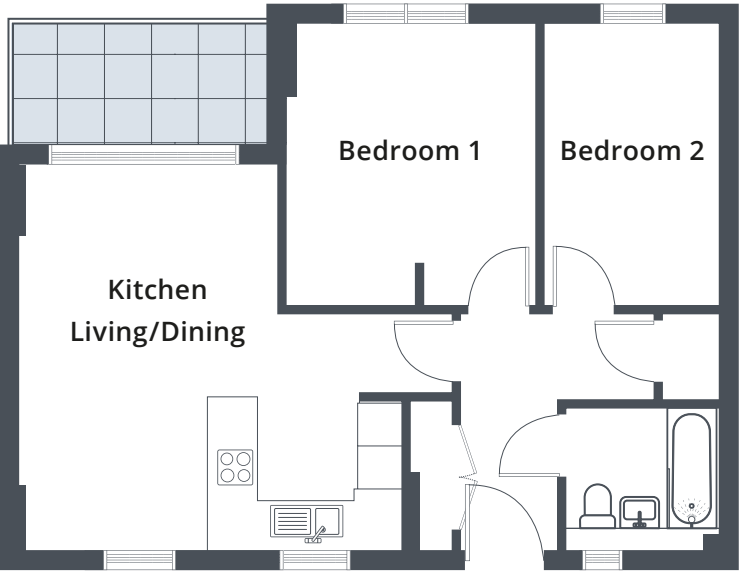
Floor Fourth

APARTMENT
NO. 13

Floor Fifth

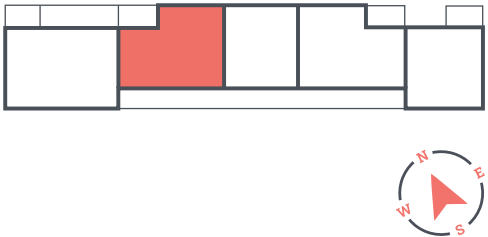
APARTMENT
NO. 15

Floor Sixth



DIMENSIONS

Kitchen/Living/Dining	6.1m x 5.3m	20' 2" x 17' 5"
Bedroom 1	3.5m x 3.9m	11' 5" x 12' 10"
Bedroom 2	2.4m x 3.9m	7' 10" x 12' 10"
Bathroom	2.1m x 2.0m	6' 11" x 6' 7"



Apartment type 3

Type 2 Bed
Total Sq M 65 Sqm
Total Sq Ft 699.6 Sq Ft

APARTMENT
NO. 3

Floor Second

APARTMENT
NO. 7

Floor Third

APARTMENT
NO. 11

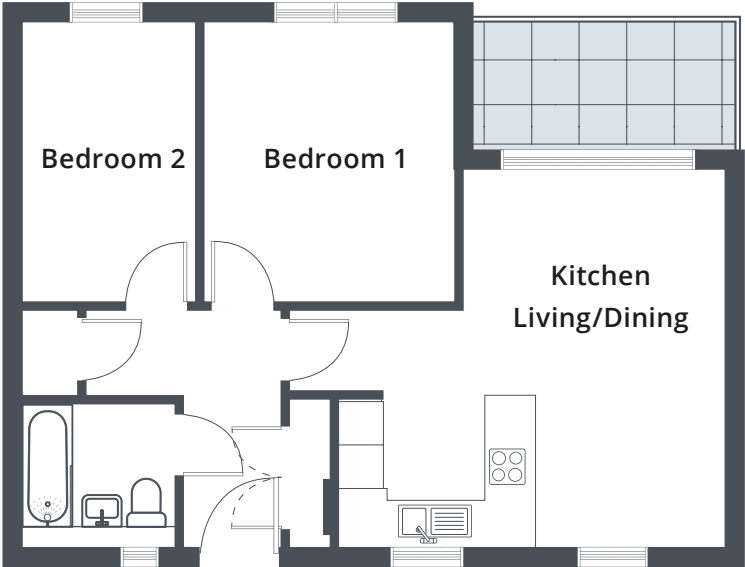
Floor Fourth

APARTMENT
NO. 14

Floor Fifth

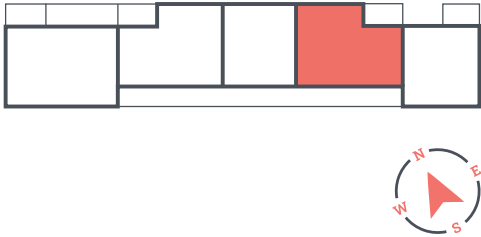
APARTMENT
NO. 16

Floor Sixth



DIMENSIONS

Kitchen/Living/Dining	6.1m x 5.3m	20' 2" x 17' 5"
Bedroom 1	3.5m x 3.9m	11' 5" x 12' 10"
Bedroom 2	2.4m x 3.9m	7' 10" x 12' 10"
Bathroom	2.1m x 2.0m	6' 11" x 6' 7"



Apartment type 4

Type 1 Bed
Total Sq M 52 Sqm
Total Sq Ft 559.73 Sq Ft

APARTMENT
NO. 4

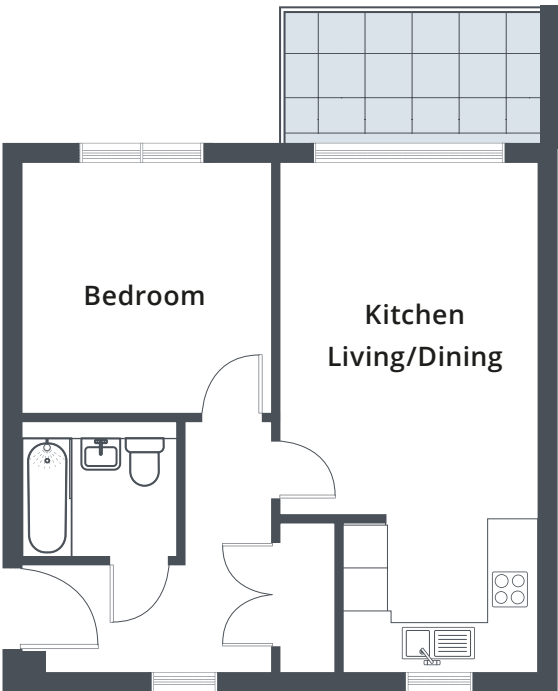
Floor Second

APARTMENT
NO. 8

Floor Third

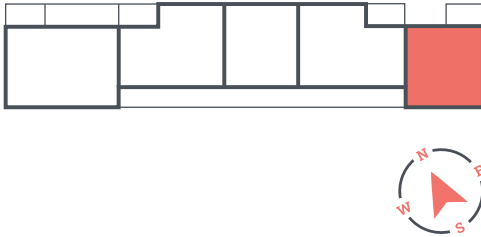
APARTMENT
NO. 12

Floor Fourth



DIMENSIONS

Kitchen/Living/Dining	3.7m x 7.2m	12' 1" x 23' 7"
Bedroom	3.5m x 3.5m	11' 5" x 11' 5"
Bathroom	2.1m x 2.0m	6' 11" x 6' 7"



Apartment type 5

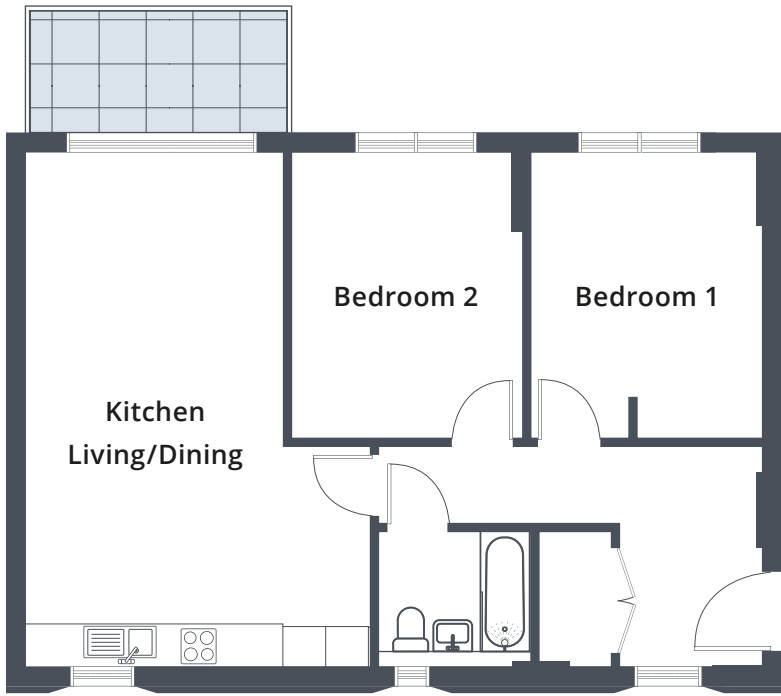
Type 2 Bed
Total Sq M 75 Sqm
Total Sq Ft 807.30 Sq Ft

APARTMENT
NO. 5

Floor Third

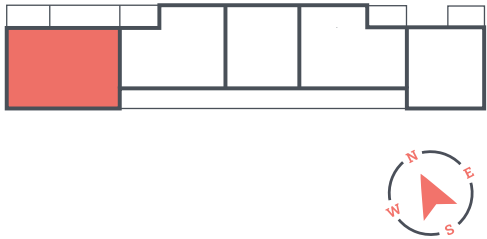
APARTMENT
NO. 9

Floor Fourth



DIMENSIONS

Kitchen/Living/Dining	5.4m x 5.3m	17' 8" x 17' 4"
Bedroom 1	3.4m x 3.9m	11' 1" x 12' 9"
Bedroom 2	2.4m x 3.9m	7' 10" x 12' 9"
Bathroom	2.1m x 2.2m	6' 11" x 7' 2"



Specification

GENERAL

- Internal doors in white satin finish
- Matt white emulsion throughout
- Hardwood fire rated entrance door
- Fire rated softwood plain internal doors throughout
- Satin Nickel/Polished Chrome finish Ironmongery throughout
- PAS 24-compliant locks on external doors

FLOORING

- Karndean or similar vinyl in kitchens
- Fully fitted carpets throughout other areas
- Ceramic tiles on floors to bathrooms

KITCHEN

- Granite worktops with upstands
- Stainless steel splashback above hobs
- Stainless steel integrated single oven
- Stainless steel integrated electric hob
- Integrated cooker hood with charcoal filter
- Integrated fridge/freezer (70/30 split)
- Integrated washing/dryer
- Dishwasher
- Mixer taps and sinks

BATHROOMS

- Ceramic tiles on floors (full height around baths and where showers are over baths)
- Bath and shower mixer with adjustable rail
- Tiled bath panel
- Fixed wall mounted mirror

ELECTRICS AND LIGHTING

- Down-lights to Living Room, Bathrooms and Kitchen
- Pendant lighting to Bedrooms and Hallway and storage areas
- TV and BT point to Living room and main Bedroom
- Smoke/CO₂ Detectors Hardwired to mains with battery backup
- Individual gas boilers
- Radiators equipped with TRVs
- Nest thermostat

WARRANTY

- Full ten year Premier "Build Mark" Warranty

LEASE

- 125 years



Shared ownership with Wandle



HOW DOES SHARED OWNERSHIP WITH WANDLE WORK?

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.

FOR EXAMPLE

If you purchase **35%** of a home valued at **£225,000**, you would need 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

WHAT IS SHARED OWNERSHIP?

Shared ownership is a government-funded scheme that combines part-buy and part-rent options designed to help people on moderate incomes get on the property ladder. This simple scheme allows you to purchase an affordable share of a property's full value while paying a subsidized rent on the remaining portion, with the option to buy additional shares over time.

WHAT MONTHLY COSTS CAN I EXPECT?

In addition to your rent and mortgage repayments, you will pay a service charge. This will cover a variety of costs related to the management of the building, for example insurance, management fees, repairs, utilities and servicing. It will also include a contribution into a reserve fund that will be used to pay towards future major works and external decorations.

WHO IS ELIGIBLE?

Priority for a Shared Ownership home at Silwood Street will be given to those living or working in the borough of Southwark.

WHAT COSTS ARE INVOLVED IN BUYING A SHARED OWNERSHIP PROPERTY?

In addition to the money you will need to put towards your deposit, it is recommended that you will need around £4,000 for the cost of solicitor fees and mortgage arrangement fees.

HOW MUCH DEPOSIT WILL I NEED?

For a deposit, you are likely to need to raise between 10% and 15% of the share you are buying. You'll also need around £4,000 to cover solicitor fees and other costs, as mentioned above. You will then need to take out a mortgage from a bank or building society to pay for the rest of your share.

HOW LONG DOES IT TAKE TO BUY?

The process of buying a new-build property depends on a number of factors, including the length of time required to arrange a mortgage and the speed at which the solicitors can process the sale.

This typically takes around two months, but can take as little as 28 days if everything proceeds quickly. It is worth noting that buying a property that is not yet built or completed can be a longer process.

HOW MANY BEDROOMS AM I ENTITLED TO?

Existing local government criteria means that applicants will only be put forward for properties according to their immediate bedroom need.

WHAT SIZE SHARE CAN I BUY AND CAN I BUY 100% STRAIGHT AWAY?

You are unable to buy 100% of a shared ownership property straight away. If you can afford to do so, you should look at private sale on the open market. Most shared ownership leases will allow you to buy 100% of the property over time – this is called stair-casing.

TO WHOM DO I PAY THE RENTAL COSTS?

You pay rent to the housing association that built the property. The amount you pay depends on the size of the share you purchase and is generally set at a lower rate than private rental costs.

WHAT IS A SERVICE CHARGE?

Service charges are payments by the homeowner to the housing association or management company for the services they provide. These include maintenance and repairs to common parts, insurance to the building and occasionally the provision of lifts, communal lighting and door entry systems.

Service charges can vary from year to year, with specific details set out in your lease. Please note your service charge is likely to increase in year two. For further information please speak to the sale team.

WHAT IS THE MAXIMUM INCOME ALLOWANCE FOR SHARED OWNERSHIP?

In London, households earning up to £90,000 annually may qualify for shared ownership properties.

GET IN TOUCH

Wandle builds homes for shared ownership sale across nine south London boroughs.

Contact our New Homes team for details of our current and forthcoming schemes.

0300 2000 116

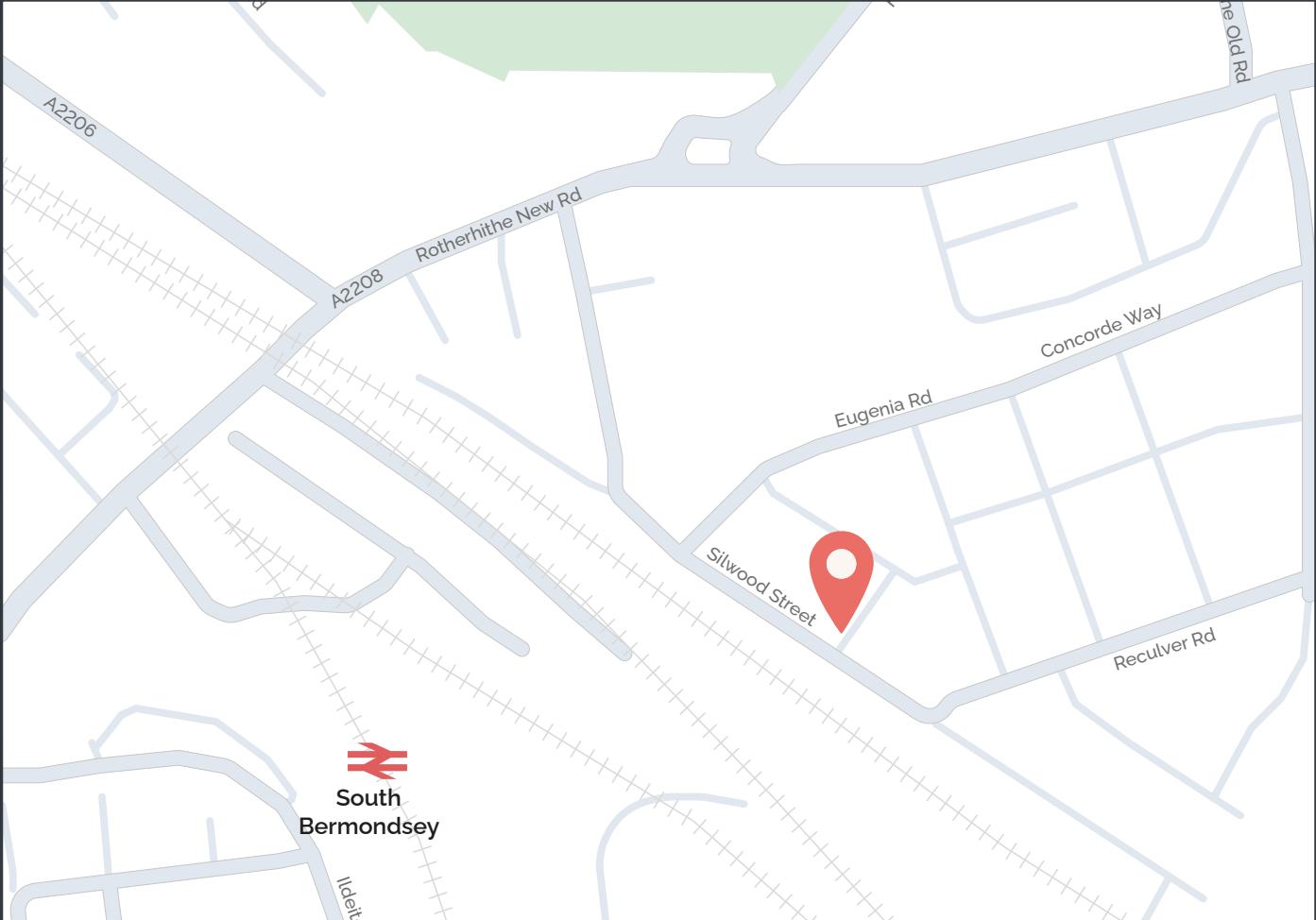
sales@wandle.com

silwoodstreet.com

The developer



Featherstone Homes is a UK-based property development company known for creating high-quality residential homes across London and the South East. Specializing in both new builds and renovation projects, Featherstone Homes focuses on delivering stylish, modern homes that combine contemporary design with functionality. The company prides itself on attention to detail, using sustainable building practices and offering homes that meet the diverse needs of today's buyers. With a commitment to quality craftsmanship and customer satisfaction, Featherstone Homes has established itself as a trusted name in the property development industry.



Getting there

BY CAR FROM CENTRAL LONDON

Head towards London on the A2. When you approach New Cross, stay on the A2 (New Cross Road). At the junction of New Cross Gate, take the A2208 exit towards Rotherhithe. Continue on Rotherhithe New Road (A2208) for about 1 mile. Take a right turn onto Trundleys Road. Continue on Trundleys Road for about 0.5 miles, then turn left onto Silwood Street.

BY PUBLIC TRANSPORT FROM LONDON BRIDGE

Board a Southern Railway train heading to South Bermondsey Station. Trains to South Bermondsey are frequent, and the journey lasts approximately five minutes. After exiting the station, walk south on Ilderton Road, then turn right onto Silwood Street. The walk takes about ten minutes.

DISCLAIMER: YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE OR OTHER DEBTS SECURED ON IT. The information in this document is indicative and is intended to act as a guide only as to the finished product. Accordingly, due to Wandle Housing's policy of continuous improvement, the finished product may vary from the information provided. These particulars should not be relied upon as accurately describing any of the specific matters described by any order under The Property Misdescriptions Act 1991. This information does not constitute a contract or warranty. The dimensions given on the plans are subject to minor variations and are not intended to be used for carpet sizes or items of furniture. Layouts shown here are for approximate measurements only. They are not necessarily shown to scale. Exact layout and sizes of the property may vary. Photographs and computer generated images are for illustrative purposes only and layout and specification maybe subject to change at any time. Eligibility criteria apply. All prices are accurate as of the time of publication. Viewings by appointment only. © 2025 Wandle. All rights reserved.

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