



**S**resi<sup>®</sup> Oval Village

Making home ownership possible



## Experts in Shared Ownership

**Shared Ownership is a 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.

# Aspirational living

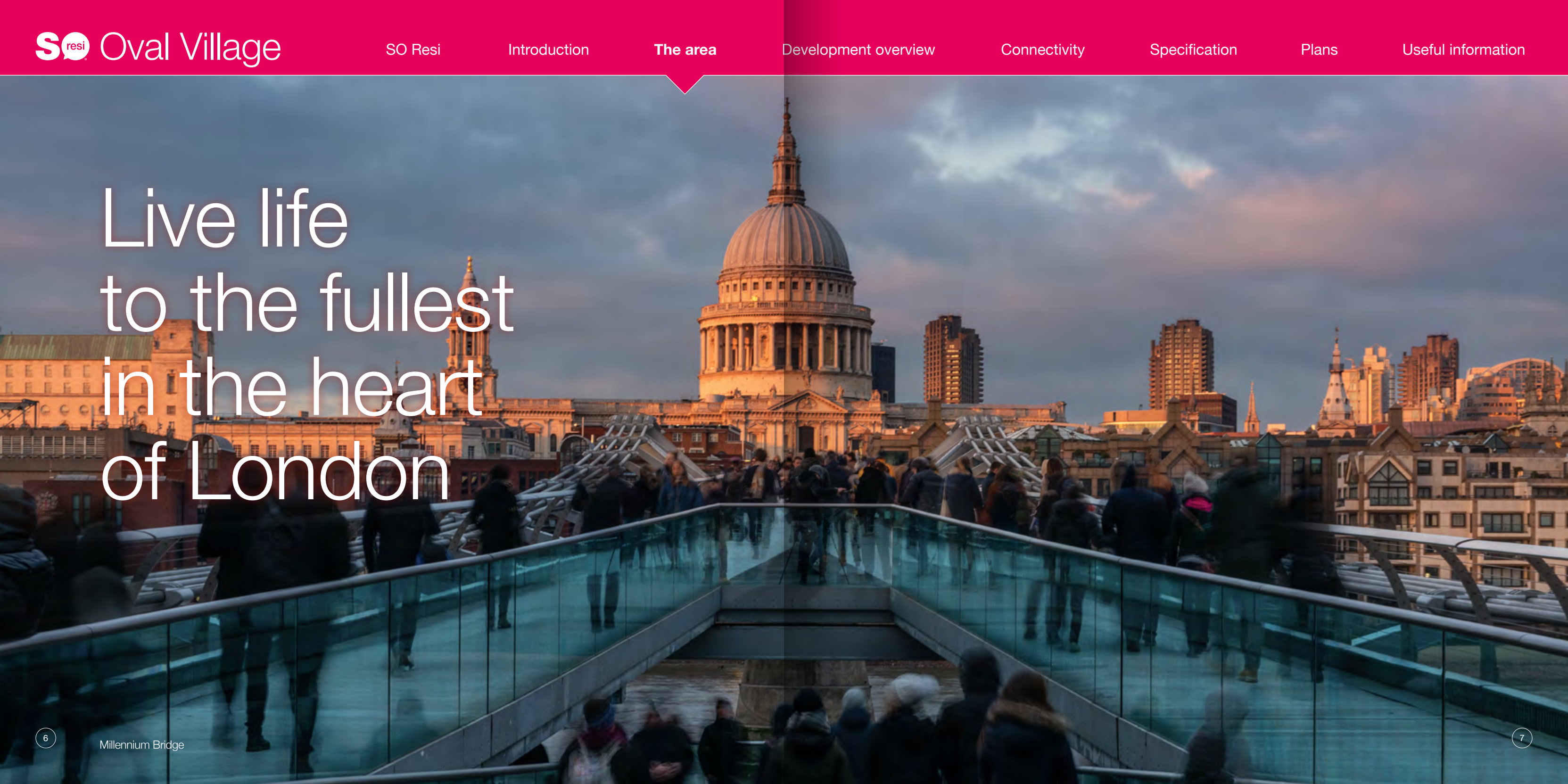
Explore central London from SO Resi Oval Village, a new collection of 46 studio, one and two-bedroom homes set in one of London's most up-and-coming areas.

Moments from the River Thames, the Kia Oval Cricket Ground and the Victorian gardens at Kennington Park, SO Resi Oval Village offers contemporary apartments with unrivalled travel connections across the capital.

With three stations within a 10-minute walk, life at Oval Village couldn't be more convenient for enjoying all that the capital has to offer. Set in a highly desirable area, with both peaceful parks and gardens and the cultural buzz of the South Bank just a short walk away, it's the perfect location for those who want to enjoy life from a home that features the spirit of a village in the heart of the city.



# Live life to the fullest in the heart of London



# Centre of the action

**SO Resi Oval Village offers a rare opportunity to set up home in a premium London location, with the whole city just a few stops away. Some of Lambeth's finest parks are almost on the doorstep, including Kennington Park and Vauxhall Pleasure Gardens.**

The cultural hotspots of the south side of the Thames are within walking distance, from Tate Modern and Borough Market to the London Eye and the South Bank Centre. Alternatively, you can cross Westminster Bridge to sightsee at the Houses of Parliament, St James's Park, and Buckingham Palace.

For everyday essentials, you won't need to venture far from home – there's a Tesco superstore adjacent to the site, while nearby Kennington Lane has rows of small shops, pubs, independent cafés, and restaurants to choose from. Every Saturday, the beautiful Georgian churchyard of St Mark's is home to the bustling Oval Farmers' Market.

Whether you're into weekend markets, riverside runs, or rooftop cocktails, SO Resi Oval Village puts you at the heart of it all. With buzzing cafés, independent restaurants, green open spaces, and iconic universities like King's College London and LSE just a short commute away, it's the perfect base for work, play, and everything in between.



Tate Modern



Millennium Bridge



London Eye



Borough Market

# Things to do

## Kia Oval Cricket Ground

Enjoy top cricketing action, or take a guided tour around the birthplace of the Ashes.

 5 minutes



## Beefeater Distillery

Discover the world of Gin with a tour around the Beefeater Distillery, complete with an interactive talk about the botanical ingredients and guided tastings of three London Dry Gins.

 3 minutes

## Vauxhall Park Lavender Garden

London's only lavender field is hidden in this elegant park that also boasts an orchard, café and playground. In season the blooms give a beautiful display of colour and scent.

 11 minutes



## Imperial War Museum

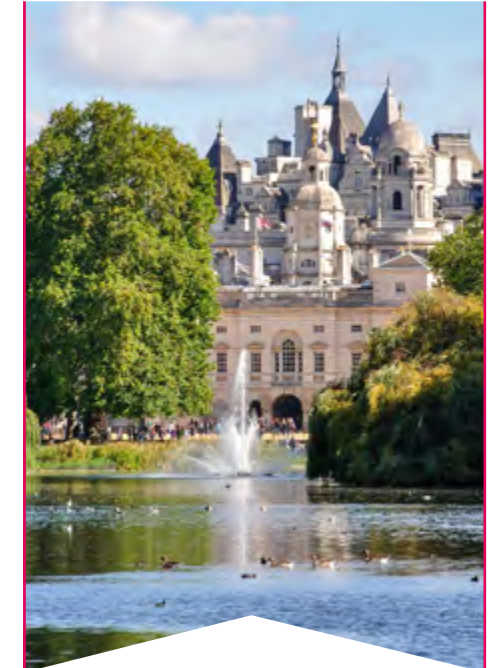
With a mixture of permanent galleries and changing exhibitions, this world renowned museum tells the story of the two World Wars and its effects on those who lived through them.

 25 minutes

## Jazzlive at the Crypt

Jazzlive at the Crypt is a legendary London jazz venue beneath St Giles' Church, Camberwell — an intimate, candlelit space showcasing world-class musicians, soulful improvisation, and the vibrant spirit of London's live jazz scene.

 13 minutes  23 minutes



## St James's Park

Wander through the green spaces of this famous Royal park, watch the pelicans being fed, view the birdlife on Duck Island and see the Changing of the Guard ceremony outside Buckingham Palace.

 17 minutes

Travel times are taken from Google and can vary depending on the time of day.

# Development overview

**This contemporary collection of 46 energy-efficient studio, one, and two-bedroom apartments — each with a private terrace or balcony — forms part of the wider Oval Village development, which is delivering around 1,300 new homes, along with jobs, leisure facilities, gardens, and transport infrastructure to this rapidly regenerating area.**

At the heart of the site, the retained steel structure of a Grade II listed gasholder stands guard around a circular apartment block. Its shape is echoed in

beautifully landscaped circular gardens and the Gasholder Place plaza, where a wall of greenery cascades down a salvaged steel trellis. A waterfall tumbles through it into a lily pond, featuring a striking steel statue of a phoenix — symbolizing the regeneration of this former industrial site.

With beautifully landscaped grounds, on-site facilities including an opportunity to join the on-site gym, this superbly connected development offers a highly desirable lifestyle.

**Key**

- Block B** SO Resi Shared Ownership, Private Sale, Affordable/Social Rent & Commercial Space
- Blocks A, E & G** Private Sale, Shared Ownership & Affordable/Social Rent
- Blocks C** Affordable/Social Rent
- Block D** Private Sale
- Block F** Social Rent



Oval Village  
What3words  
[///event.preoccupied.begun](https://www.what3words.com/event/preoccupied.begun)

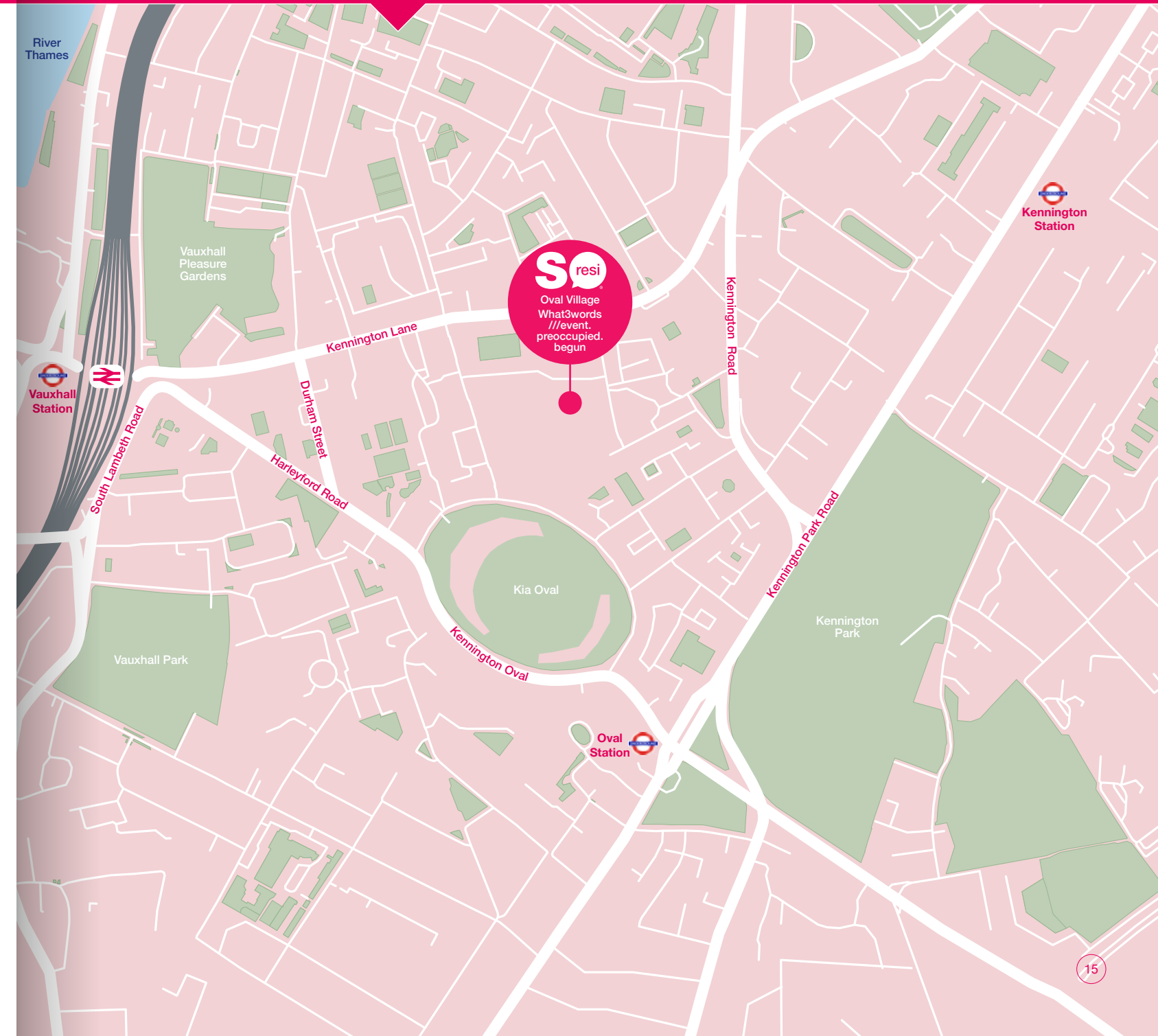


The site layout is intended for illustrative purposes only and is subject to change.

# Connectivity



Approximate shortest travel times are shown in minutes, taken from Google Maps. Times will vary depending on route/s taken.







## Specification

### Kitchen

- Handle-less, fitted kitchen with engineered stone worktop
- Carrara marble-effect, tiled splashback
- Single, electric Siemens oven and induction hob with extraction fan
- Grundig fridge / freezer
- Grundig full-sized integrated dishwasher
- AEG integrated slimline dishwashers to plots B1.1.3, B1.2.3, B1.3.3, B1.4.3

### Bathroom

- White sanitaryware with chrome fittings
- Thermostatic shower mixer, rain shower head and handset
- Large format wall tiles
- Glazed shower screen
- Chrome towel rail
- Wall-mounted vanity cabinet with mirror
- Shaver point

### Flooring

- Oak-effect laminate flooring to kitchen, hallway, living and dining area
- Carpet in bedrooms
- Ceramic floor tiles in bathrooms

### Security & Connectivity

- Mains-powered smoke and Carbon Monoxide detectors
- Broadband provision (subject to owners' subscription)
- Fob-activated, audio door entry system
- Cycle storage

### General

- Bosch washer/dryer located in storage cupboard
- Built-in wardrobes to main bedroom
- Private outdoor space to every home
- Shared, landscaped gardens
- Lifts to upper floors

The specifications provided in this brochure are intended for guidance purposes only. The images displayed depict a previous show unit and are for illustrative purposes only. While they provide a general representation of the design and aesthetic, the new show unit may feature variations in layout, materials, finishes, fixtures, and furnishings.

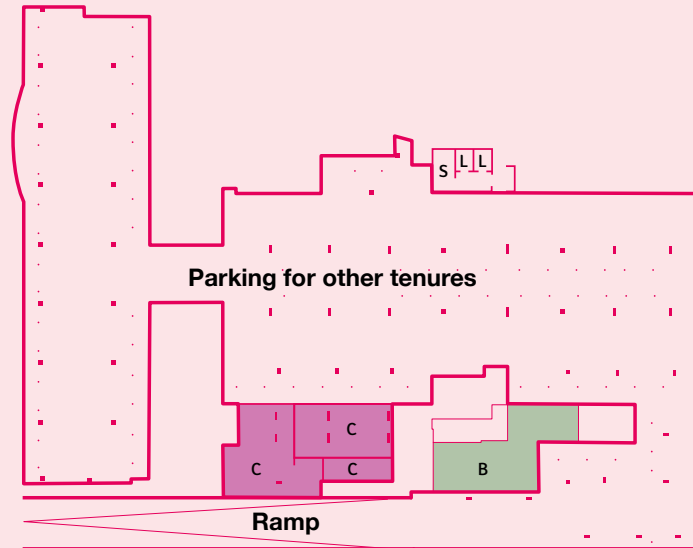
# Plot Locator Diagram: Block B

## Basement Amenities

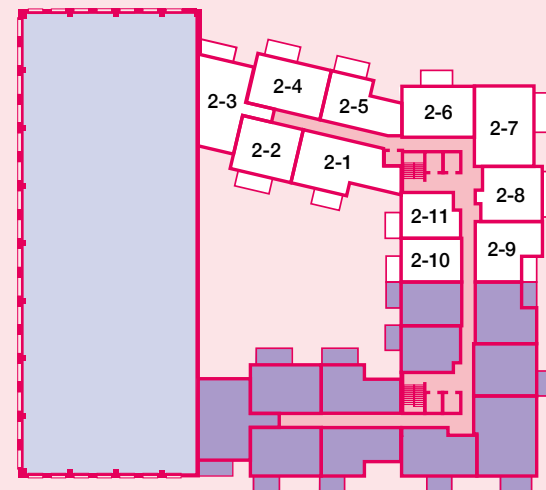
- C** Bicycle Store
- B** Bin Store
- S** Stairs
- L** Lift

## Key

- Shared Ownership apartments
- Commercial space
- Private Sale and Affordable / Social Rent



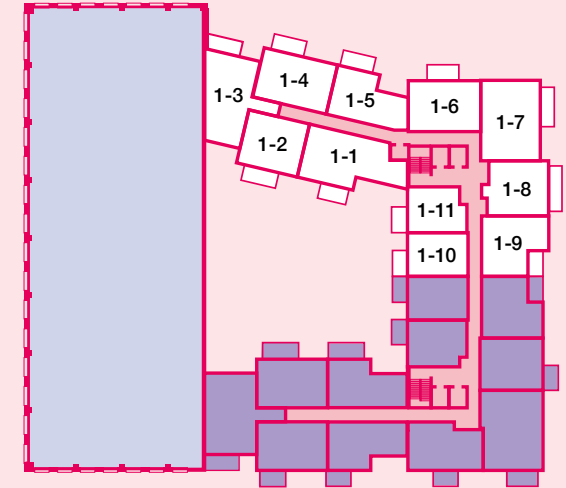
**Basement**



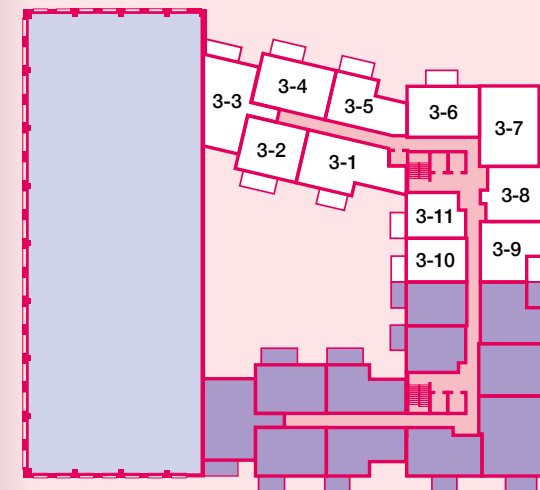
**Floor 2**



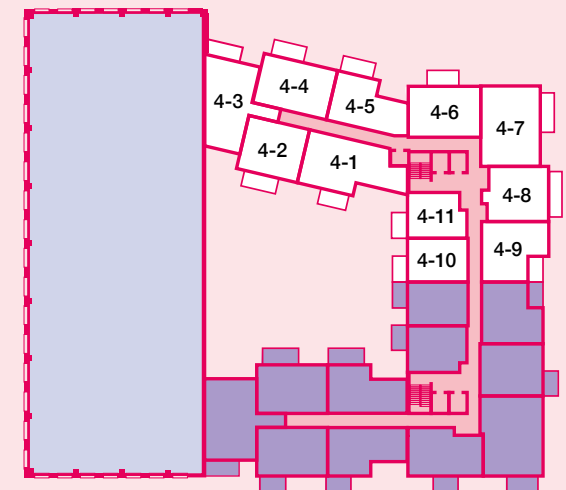
**Floor 0**



**Floor 1**



**Floor 3**

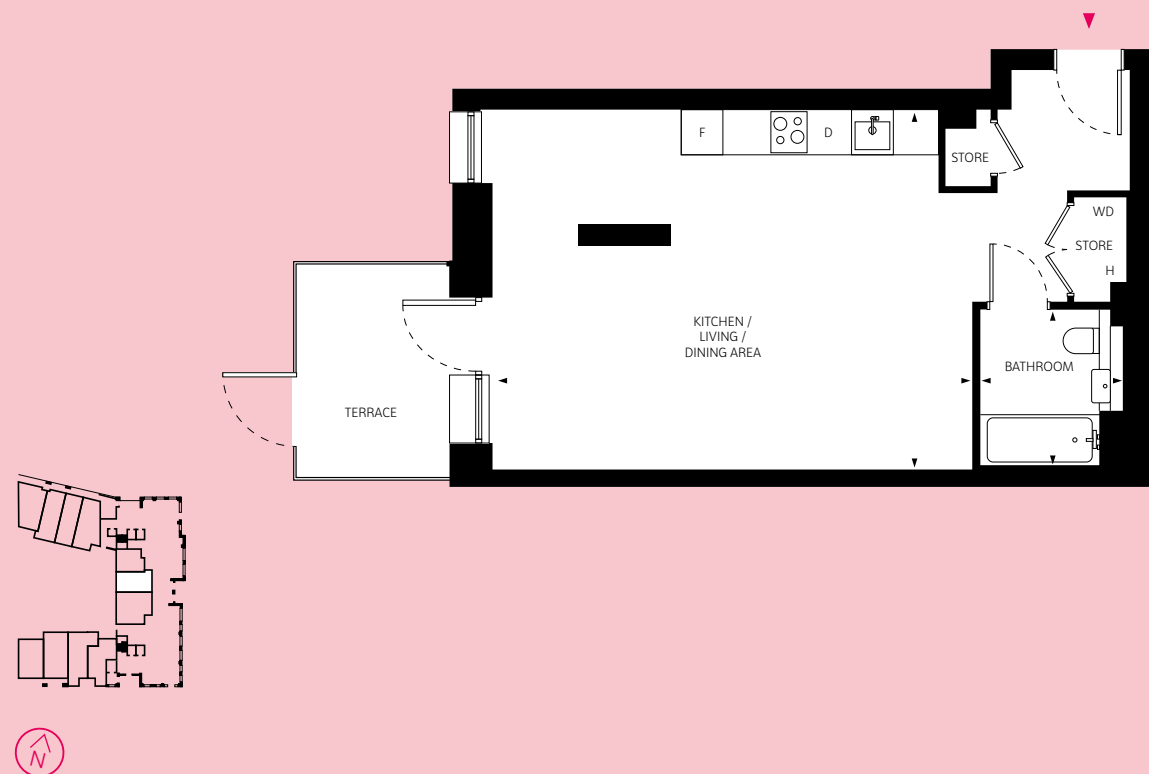


**Floor 4**



TYPE 1  
Studio Apartment

Plots Floor  
B.1-0-5 0



**Gross Internal Floor Area**  
49.20 Sq M  
529 Sq Ft

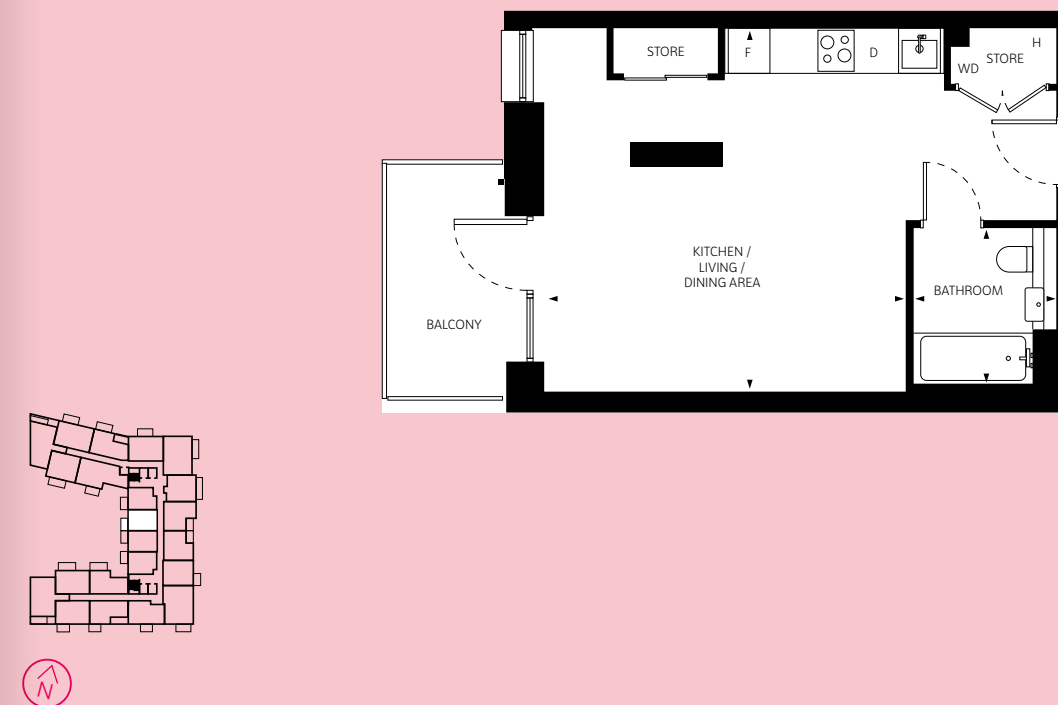
Room	Sq M	Sq Ft
Kitchen/Living/Dining	6.89m x 3.21m	22' 7" x 10' 6"

- H Heat Interface Unit
- D Dishwasher
- F Fridge freezer
- WD Washer / dryer

All floor plans in this brochure are for general guidance only. All room dimensions are subject to a plus/minus 5% tolerance. Measurements are taken from plans representing the largest cross-section of each room - the actual build 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 regard to the specifications.

TYPE 2  
Studio Apartment

Plots Floor  
B.1-1-10 1  
B.1-2-10 2  
B.1-3-10 3  
B.1-4-10 4



**Gross Internal Floor Area**  
39.64 Sq M  
426 Sq Ft

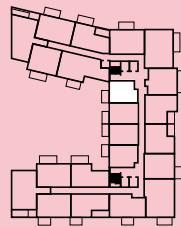
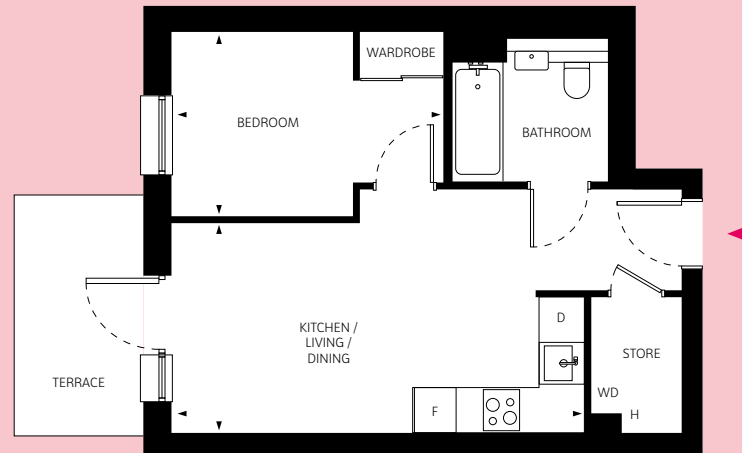
Room	Sq M	Sq Ft
Kitchen/Living/Dining	5.19m x 5.22m	17' 0" x 17' 1"

- H Heat Interface Unit
- D Dishwasher
- F Fridge freezer
- WD Washer / dryer

All floor plans in this brochure are for general guidance only. All room dimensions are subject to a plus/minus 5% tolerance. Measurements are taken from plans representing the largest cross-section of each room - the actual build 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 regard to the specifications.

TYPE 3  
Studio Apartment

Plots	Floor
B.1.0-6*	0
B.1-1-11	1
B.1-2-11	2
B.1-3-11	3
B.1-4-11	4



**Gross Internal Floor Area**  
40.07 Sq M  
431 Sq Ft

Room	Sq M	Sq Ft
Kitchen/Living/Dining	5.93m x 3.01m	19' 5" x 9' 10"
Bedroom	3.91m x 2.65m	12' 9" x 8' 8"

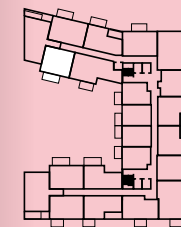
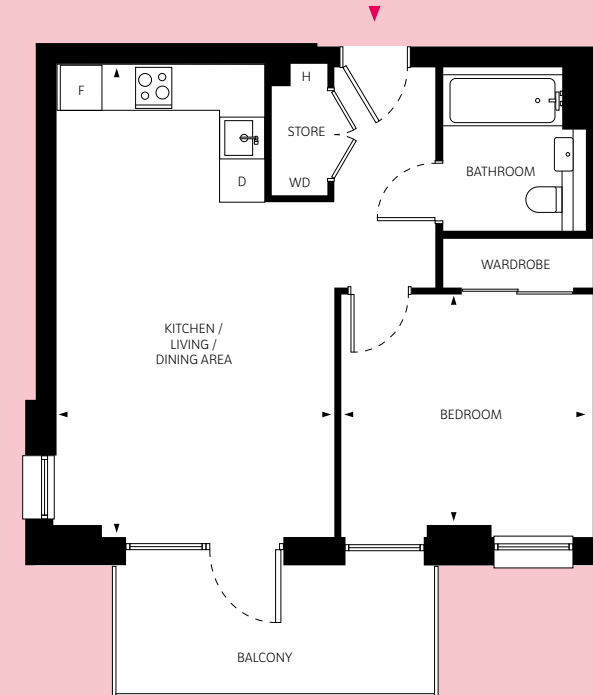
- [H] Heat Interface Unit
- [D] Dishwasher
- [F] Fridge freezer
- [WD] Washer / dryer

\*Plot B.1.0.6 benefits from a ground-floor terrace

All floor plans in this brochure are for general guidance only. All room dimensions are subject to a plus/minus 5% tolerance. Measurements are taken from plans representing the largest cross-section of each room - the actual build 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 regard to the specifications.

TYPE 4  
1-Bedroom Apartment

Plots	Floor
B.1-1-2	1
B.1-2-2	2
B.1-3-2	3
B.1-4-2	4



**Gross Internal Floor Area**  
51.77 Sq M  
557 Sq Ft

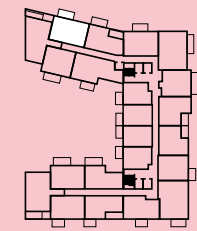
Room	Sq M	Sq Ft
Kitchen/Living/Dining	3.99m x 6.80m	13' 1" x 22' 3"
Bedroom	3.61m x 3.48m	11' 10" x 11' 5"

- [H] Heat Interface Unit
- [D] Dishwasher
- [F] Fridge freezer
- [WD] Washer / dryer

All floor plans in this brochure are for general guidance only. All room dimensions are subject to a plus/minus 5% tolerance. Measurements are taken from plans representing the largest cross-section of each room - the actual build 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 regard to the specifications.

TYPE 5  
1-Bedroom Apartment

Plots	Floor
B.1-1-4	1
B.1-2-4	2
B.1-3-4	3
B.1-4-4	4



**Gross Internal Floor Area**  
58.62 Sq M  
631 Sq Ft

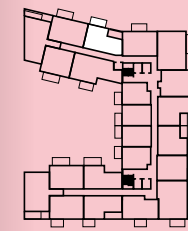
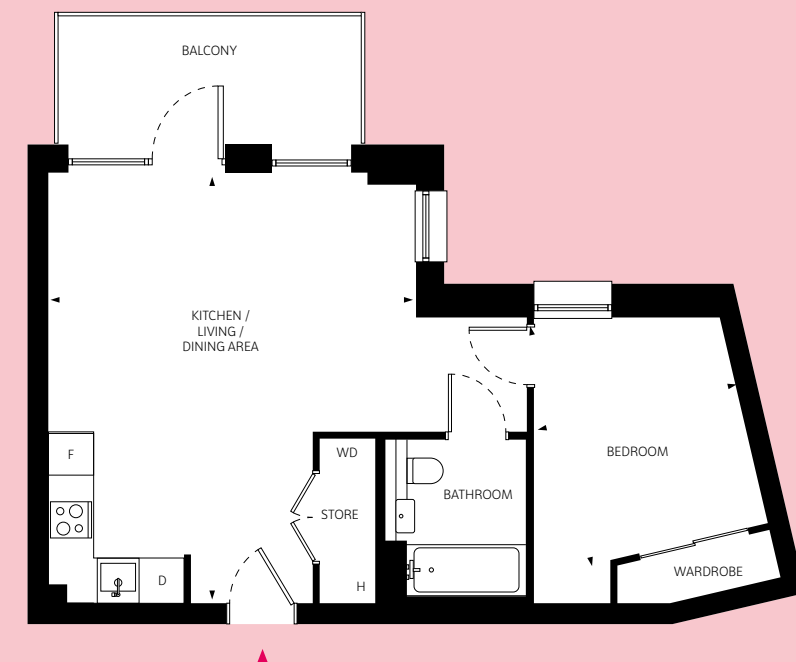
Room	Sq M	Sq Ft
Kitchen/Living/Dining	4.97m x 7.30m	16' 3" x 23' 11"
Bedroom	3.75m x 3.42m	12' 3" x 11' 2"

- H Heat Interface Unit
- D Dishwasher
- F Fridge freezer
- WD Washer / dryer

All floor plans in this brochure are for general guidance only. All room dimensions are subject to a plus/minus 5% tolerance. Measurements are taken from plans representing the largest cross-section of each room - the actual build 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 regard to the specifications.

TYPE 6  
1-Bedroom Apartment

Plots	Floor
B.1-1-5	1
B.1-2-5	2
B.1-3-5	3
B.1-4-5	4



**Gross Internal Floor Area**  
52.18 Sq M  
561 Sq Ft

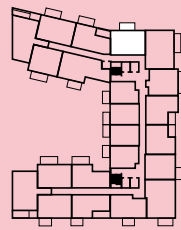
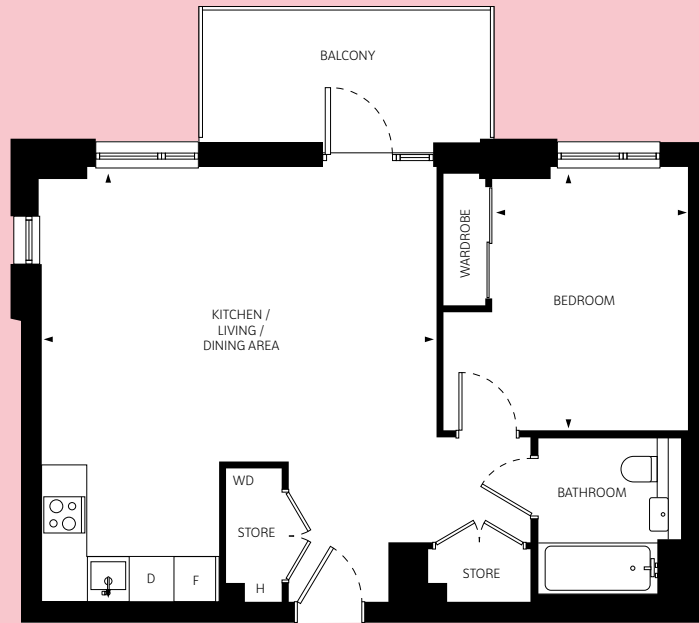
Room	Sq M	Sq Ft
Kitchen/Living/Dining	5.28m x 6.19m	17' 4" x 20' 3"
Bedroom	2.97m x 3.64m	9' 9" x 11' 11"

- H Heat Interface Unit
- D Dishwasher
- F Fridge freezer
- WD Washer / dryer

All floor plans in this brochure are for general guidance only. All room dimensions are subject to a plus/minus 5% tolerance. Measurements are taken from plans representing the largest cross-section of each room - the actual build 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 regard to the specifications.

TYPE 7  
1-Bedroom Apartment

Plots	Floor
B.1-1-6	1
B.1-2-6	2
B.1-3-6	3
B.1-4-6	4



**Gross Internal Floor Area**  
57.54 Sq M  
619 Sq Ft

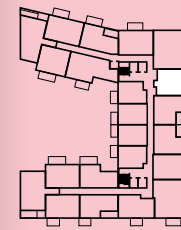
Room	Sq M	Sq Ft
Kitchen/Living/Dining	5.72m x 6.25m	18' 9" x 20' 6"
Bedroom	2.81m x 3.78m	9' 2" x 12' 5"

- H Heat Interface Unit
- D Dishwasher
- F Fridge freezer
- WD Washer / dryer

All floor plans in this brochure are for general guidance only. All room dimensions are subject to a plus/minus 5% tolerance. Measurements are taken from plans representing the largest cross-section of each room - the actual build 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 regard to the specifications.

TYPE 8  
1-Bedroom Apartment

Plots	Floor
B.1-1-8	1
B.1-2-8	2
B.1-3-8	3
B.1-4-8	4



**Gross Internal Floor Area**  
52.61 Sq M  
566 Sq Ft

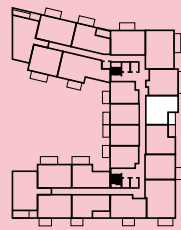
Room	Sq M	Sq Ft
Kitchen/Living/Dining	7.33m x 4.03m	24' 0" x 13' 2"
Bedroom	4.46m x 2.77m	14' 7" x 9' 1"

- H Heat Interface Unit
- D Dishwasher
- F Fridge freezer
- WD Washer / dryer

All floor plans in this brochure are for general guidance only. All room dimensions are subject to a plus/minus 5% tolerance. Measurements are taken from plans representing the largest cross-section of each room - the actual build 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 regard to the specifications.

TYPE 9  
1-Bedroom Apartment

Plots	Floor
B.1-1-9	1
B.1-2-9	2
B.1-3-9	3
B.1-4-9	4



**Gross Internal Floor Area**  
52.48 Sq M  
564 Sq Ft

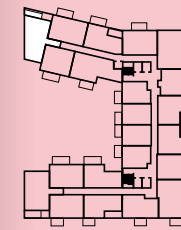
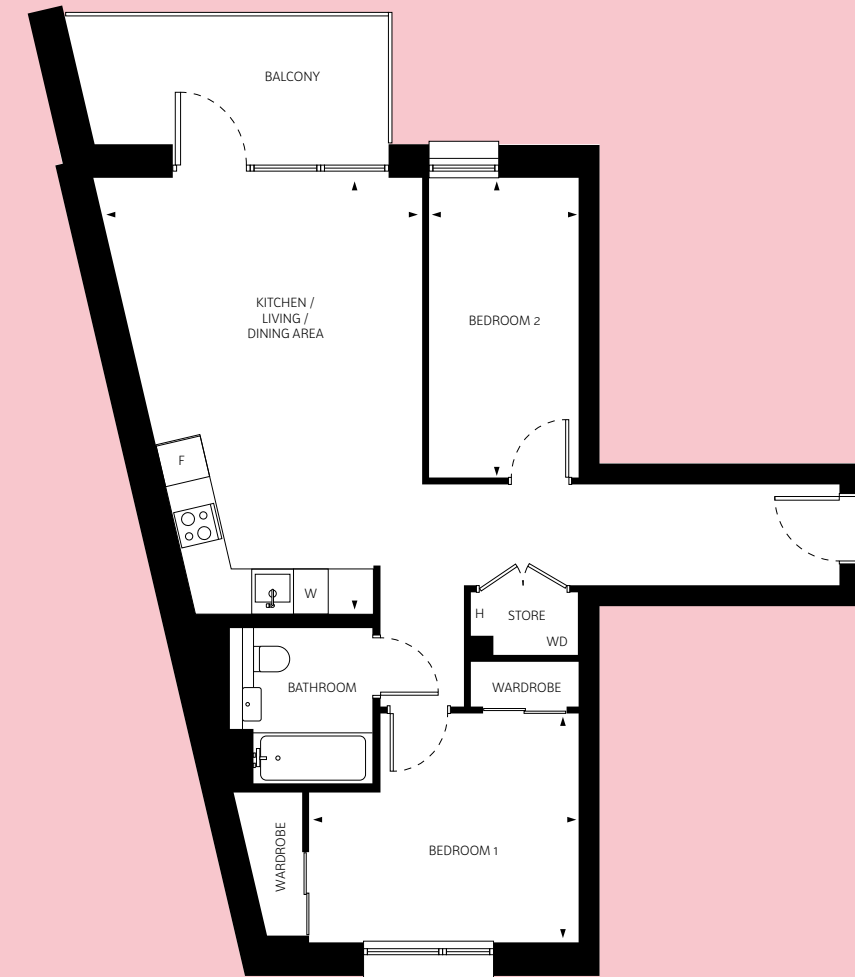
Room	Sq M	Sq Ft
Kitchen/Living/Dining	6.28m x 4.08m	20' 7" x 13' 4"
Bedroom	3.19m x 3.23m	10' 5" x 10' 7"

- H Heat Interface Unit
- D Dishwasher
- F Fridge freezer
- WD Washer / dryer

All floor plans in this brochure are for general guidance only. All room dimensions are subject to a plus/minus 5% tolerance. Measurements are taken from plans representing the largest cross-section of each room - the actual build 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 regard to the specifications.

TYPE 10  
2-Bedroom Apartment

Plots	Floor
B.1-1-3	1
B.1-2-3	2
B.1-3-3	3
B.1-4-3	4



**Gross Internal Floor Area**  
68.74 Sq M  
739 Sq Ft

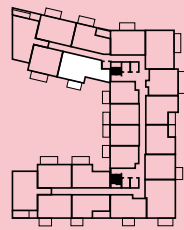
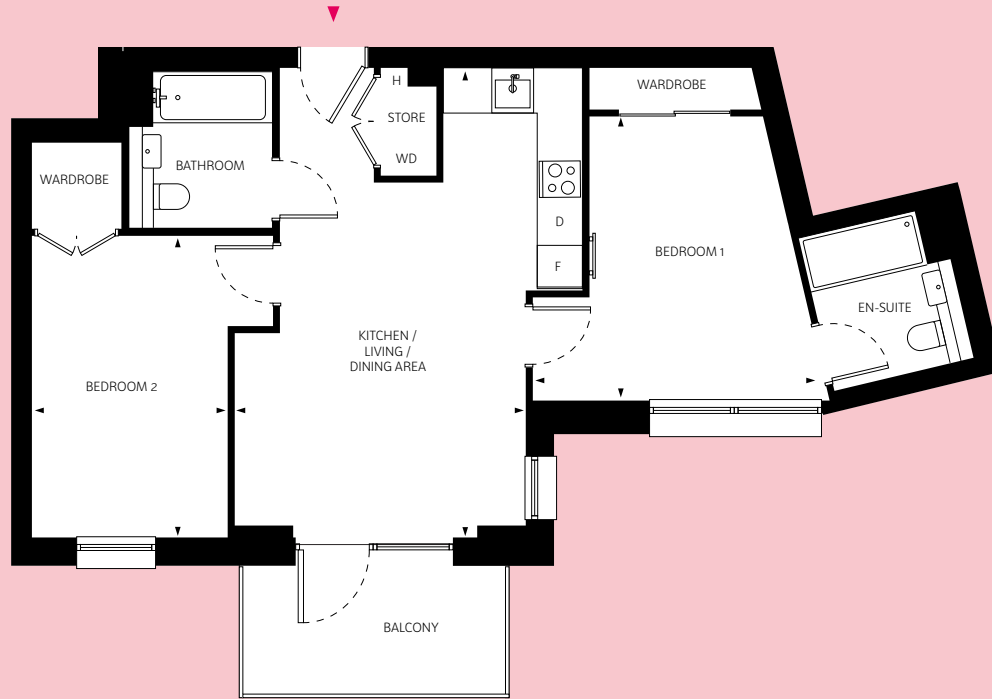
Room	Sq M	Sq Ft
Kitchen/Living/Dining	4.72m x 6.27m	15' 6" x 20' 6"
Bedroom 1	3.87m x 3.29m	12' 8" x 10' 9"
Bedroom 2	2.15m x 4.30m	7' 0" x 14' 1"

- H Heat Interface Unit
- D Dishwasher
- F Fridge freezer
- WD Washer / dryer

All floor plans in this brochure are for general guidance only. All room dimensions are subject to a plus/minus 5% tolerance. Measurements are taken from plans representing the largest cross-section of each room - the actual build 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 regard to the specifications.

TYPE 11  
2-Bedroom Apartment

Plots	Floor
B.1-1-1	1
B.1-2-1	2



**Gross Internal Floor Area**  
71.70 Sq M  
771 Sq Ft

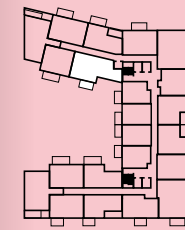
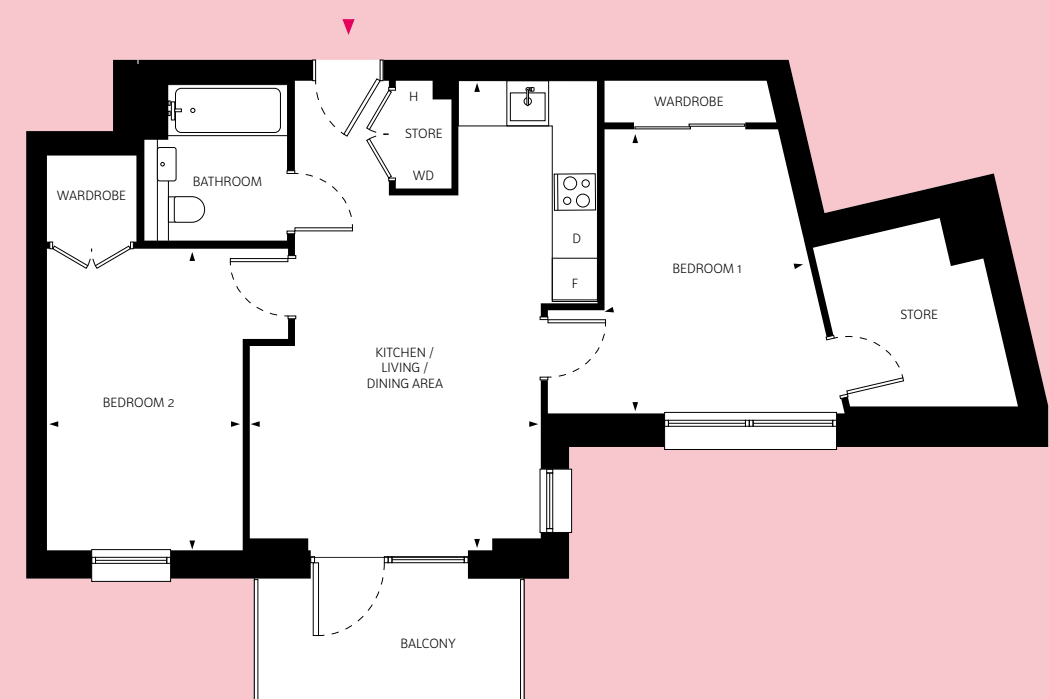
Room	Sq M	Sq Ft
Kitchen/Living/Dining	4.18m x 6.75m	13' 8" x 22' 1"
Bedroom 1	3.02m x 4.08m	9' 11" x 13' 4"
Bedroom 2	2.81m x 4.33m	9' 2" x 14' 2"

- H Heat Interface Unit
- D Dishwasher
- F Fridge freezer
- WD Washer / dryer

All floor plans in this brochure are for general guidance only. All room dimensions are subject to a plus/minus 5% tolerance. Measurements are taken from plans representing the largest cross-section of each room - the actual build 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 regard to the specifications.

TYPE 12  
2-Bedroom Apartment

Plots	Floor
B.1-3-1	3
B.1-4-1	4



**Gross Internal Floor Area**  
71.70 Sq M  
771 Sq Ft

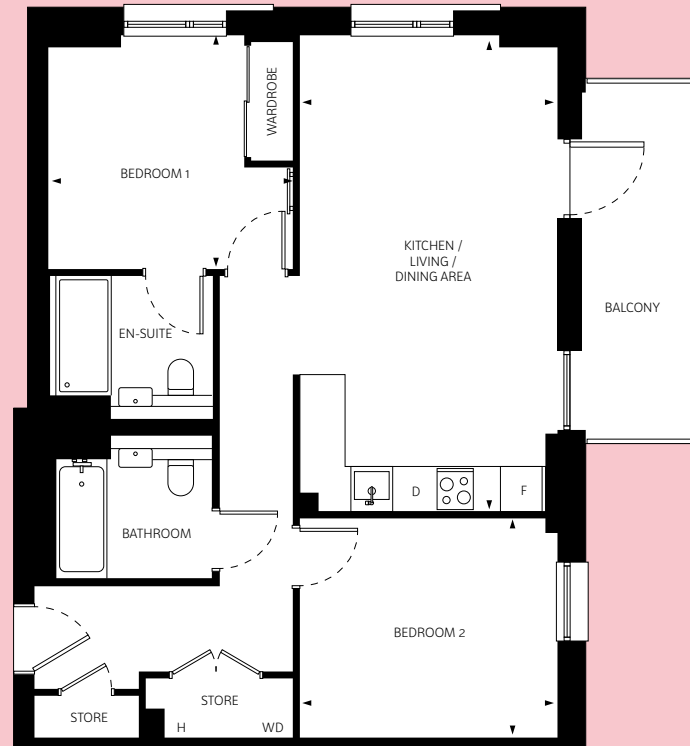
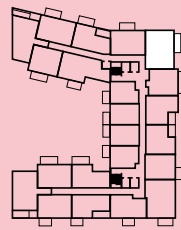
Room	Sq M	Sq Ft
Kitchen/Living/Dining	4.18m x 6.75m	13' 8" x 22' 1"
Bedroom 1	3.02m x 4.08m	9' 11" x 13' 4"
Bedroom 2	2.81m x 4.33m	9' 2" x 14' 2"

- H Heat Interface Unit
- D Dishwasher
- F Fridge freezer
- WD Washer / dryer

All floor plans in this brochure are for general guidance only. All room dimensions are subject to a plus/minus 5% tolerance. Measurements are taken from plans representing the largest cross-section of each room - the actual build 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 regard to the specifications.

TYPE 13  
2-Bedroom Apartment

Plots	Floor
B.1-1-7	1
B.1-2-7	2



**Gross Internal Floor Area**  
73.72 Sq M  
793 Sq Ft

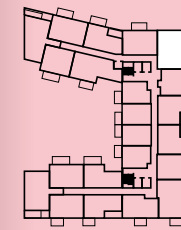
Room	Sq M	Sq Ft
Kitchen/Living/Dining	3.70m x 6.84m	12' 1" x 22' 5"
Bedroom 1	2.81m x 3.35m	9' 2" x 11' 0"
Bedroom 2	3.70m x 3.15m	12' 1" x 10' 4"

- H Heat Interface Unit
- D Dishwasher
- F Fridge freezer
- WD Washer / dryer

All floor plans in this brochure are for general guidance only. All room dimensions are subject to a plus/minus 5% tolerance. Measurements are taken from plans representing the largest cross-section of each room - the actual build 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 regard to the specifications.

TYPE 14  
2-Bedroom Apartment

Plots	Floor
B.1-3-7	3
B.1-4-7	4



**Gross Internal Floor Area**  
73.72 Sq M  
793 Sq Ft

Room	Sq M	Sq Ft
Kitchen/Living/Dining	3.70m x 6.84m	12' 1" x 22' 5"
Bedroom 1	2.81m x 3.35m	9' 2" x 11' 0"
Bedroom 2	3.70m x 3.15m	12' 1" x 10' 4"

- H Heat Interface Unit
- D Dishwasher
- F Fridge freezer
- WD Washer / dryer

All floor plans in this brochure are for general guidance only. All room dimensions are subject to a plus/minus 5% tolerance. Measurements are taken from plans representing the largest cross-section of each room - the actual build 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 regard to the specifications.

Images shown are of a previous SO Resi development and are for illustrative purposes only.  
These particulars do not constitute any part of an offer or contract and 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 020 8607 0550**

**Email [sales@soresi.co.uk](mailto:sales@soresi.co.uk)**

**or visit [sharedownership.co.uk](http://sharedownership.co.uk)**

#### Disclaimer

MTVH has taken all reasonable care in preparing the information given in this brochure. However, this information is subject to change and has been prepared solely to provide general guidance. MTVH does not warrant the accuracy or completeness of this information. Particulars are given for illustrative purposes only. MTVH undertakes continuous product development, and any information relating to our products may vary from time to time. The information and particulars set out within this brochure do not constitute part of a formal offer invitation or contract to acquire the relevant property. For the reasons mentioned above, no information contained in this brochure is to be relied upon. In particular, all plans prospectus, descriptions, dimensions and measurements are approximate and provided for guidance only. Such information is given without responsibility on the part of MTVH.

