

Yew House and Cypress House  
Floor Plans



**SOUTHERN  
HOUSING**  
*new homes*





Situated at the junction of two of London's most iconic green spaces in Roehampton, Greenside is a collection of contemporary 1, 2 & 3-bedroom flats, all available with Shared Ownership. A Southern Housing New Homes development, Greenside gives people looking to get on the property ladder an opportunity to do so in style and tranquility. Your own high-quality home in a leafy suburban location, blending a semi-rural feel with modern urban living. Where each home has its own private outdoor space, and some even come with parking. What a place to get started.



# Specifications

## Kitchen

- Gloss kitchen units by Symphony in 'Woodbury Platinum' grey with polished chrome handles
- Symphony laminate worktops in 'Brazillia' with matching upstand and glazed splashback behind hob
- One and a half bowl Blanco sink in stainless steel with Blanco mixer tap
- Integrated appliances including:
  - Zanussi single electric oven, either mid-height or under hob (see floor plans for details)
  - Zanussi ceramic hob
  - Zanussi chimney extractor hood
  - Siemens fridge/freezer
  - Siemens dishwasher
- Siemens freestanding washing machine in hallway cupboards (see floorplan for details)

## Bathroom

- Ceramic wall tiles in 'Metro Grey' to walls; full height to bath/shower and half height to remaining walls and vanity tops
- Ceramic floor tiles in 'Metro Grey'
- White bath with glazed shower screen
- Ideal Standard chrome thermostatic bath and shower mixer tap with matching shower kit
- Ideal Standard semi-pedestal basin with chrome mixer tap
- Ideal Standard back-to-wall WC with concealed cistern
- Chrome ladder towel radiator
- Mirror above basin and WC with shaver socket in chrome

## En Suite Shower Room\*\*

- Ceramic tiles in 'Metro Grey' to walls and floor
- Shower tray with glass enclosure
- Ideal Standard semi-pedestal basin with chrome mixer tap and mirror
- Ideal Standard back-to-wall WC with concealed cistern

## Electrical

- White LED downlights to living/kitchen/dining spaces, bathroom(s), entrance hall and utility cupboards
- Pendant lights to bedroom(s)
- White light switches and sockets throughout
- High speed broadband and BT data point
- TV point to living room, pre-wired for SkyQ†
- TV point to main bedroom

## Interior Finishes

- Built-in wardrobe to main bedroom with white frame and soft white gloss finish, fitted with single shelf and chrome hanging bar
- Engineered timber flooring through living/kitchen/dining spaces and hallway
- 80:20 wool twist carpet in light grey to bedrooms
- Silver finish ironmongery throughout
- White satinwood finish to joinery throughout
- White matt emulsion paint finish to walls and ceilings throughout





# Specifications

## Security & Peace of Mind

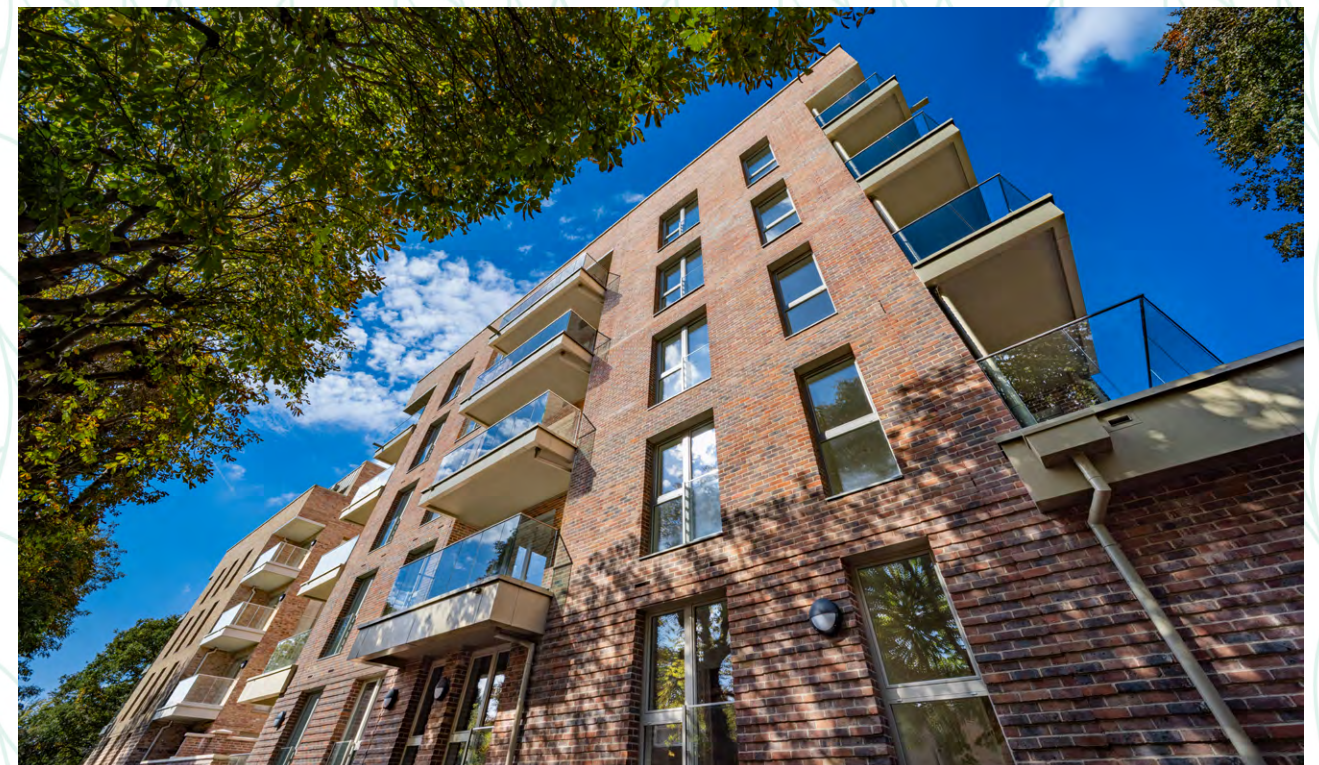
- Video door entry system
- Front door with spy hole and security chain
- Mains operated smoke detector with battery backup
- 12-year NHBC warranty

## Energy

- Heating and hot water provided by a communal gas boiler with thermostat
- Double glazing throughout
- Energy Performance Certificate - B

## Exterior

- Private outdoor space to all homes (see floorplans for details)
- Limited parking available. Speak to a member of the sales team for more details
- Secure communal cycle storage
- One year car club membership per household. Speak to a member of the sales team for more details
- Secure cycle storage in the underground car park
- Bin store in the underground car park



\*\*En suite shower room to selected properties. See floor plans for more detail.

†Subject to a separate subscription

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It's not just on the inside where Greenside shines. Every home has its own private outdoor space, either a balcony or a ground-floor terrace. Some of which overlook our beautiful communal garden; all of which are positioned to enable you to soak in the tranquillity of the surroundings.

If you like to cycle (and the area is awash with gorgeous cycle routes), there is enough secure bike storage for the entire Greenside community. Some homes come with allocated parking spaces. On top of that, we will provide a twelve-month car club membership to every Shared Ownership household. There's also a convenient bus stop directly outside Greenside, on Alton Road.



# Your home



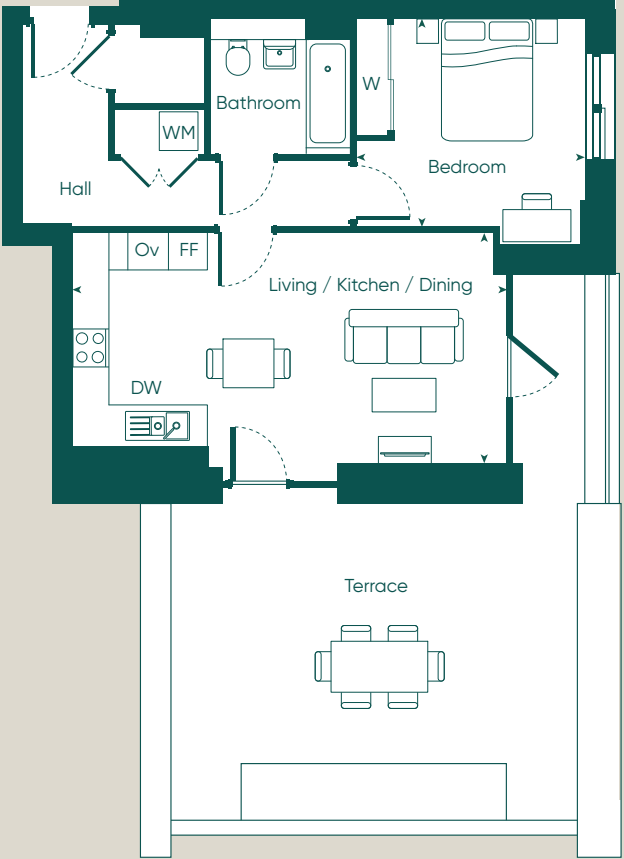


# Yew House (Block B)



## 1 Bedroom Apartment

Yew House | Flat 3

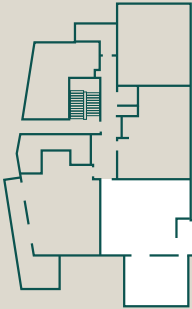


Dimensions		
Living / Kitchen / Dining	6.9 m x 3.7 m	22'6" x 12'1"
Bedroom	3.0 m x 3.2 m	9'10" x 10'8"
Gross Internal Area	54.6 m <sup>2</sup>	587.7 ft <sup>2</sup>
Gross External Area	37.1 m <sup>2</sup>	399.3 ft <sup>2</sup>

Plot Locations	
Ground	Flat 3

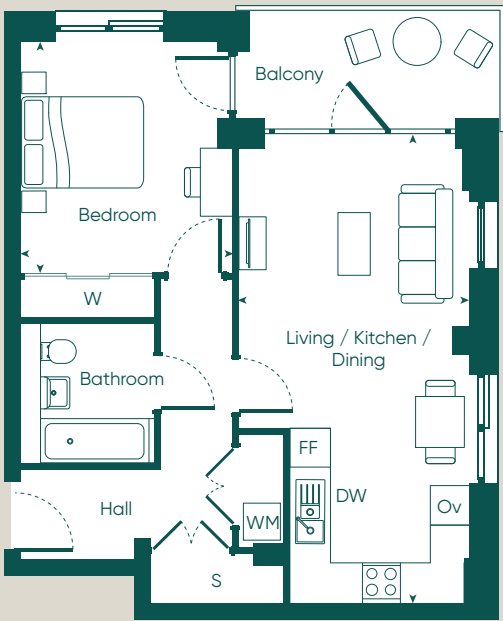
FF - Fridge Freezer / DW - Dishwasher / Ov - Oven / WM - Washing Machine  
S - Store / W - Wardrobe

This floor plan is for illustrative purposes and dimensions should only be used as rough guide. External area sizes and locations may differ from those illustrated. Location of windows, doors, bathroom fittings, kitchen units and appliances and wardrobes may differ. Whilst every effort has been taken to ensure the accuracy of the specification, it is for general guidance only and is subject to change. Southern Housing reserves the right to amend the specification as necessary and without notice. Speak to our sales team for more details.



# 1 Bedroom Apartment

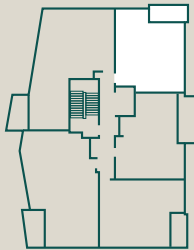
Yew House | Flat 12



12

Dimensions		
Living / Kitchen / Dining	3.6 m x 7.3 m	11'11" x 24'1"
Bedroom	3.3 m x 3.7 m	10'11" x 12'0"
Gross Internal Area	54.3 m <sup>2</sup>	584.5 ft <sup>2</sup>
Gross External Area	6.6 m <sup>2</sup>	71 ft <sup>2</sup>

Plot Locations	
Second Floor	Flat 12

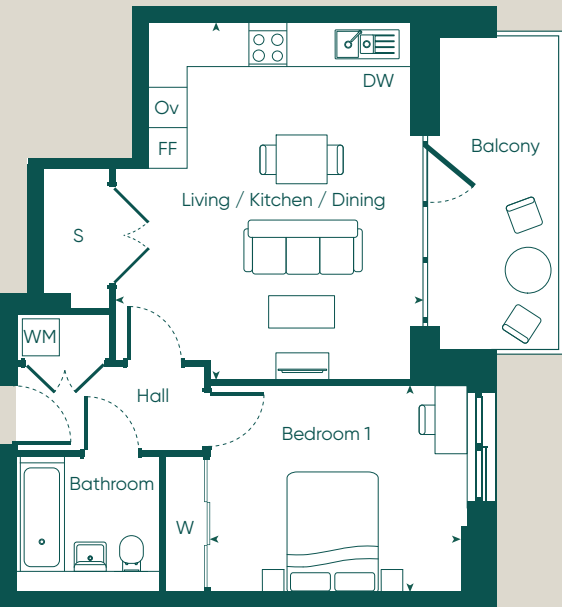


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# 1 Bedroom Apartment

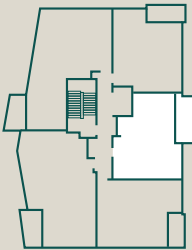
Yew House | Flat 13



13

Dimensions		
Living / Kitchen / Dining	4.3 m x 5.5 m	18'5" x 14'2"
Bedroom 1	3.2 m x 4.3 m	10'6" x 14'1"
Gross Internal Area	52.1 m <sup>2</sup>	560.8 ft <sup>2</sup>
Gross External Area	9.6 m <sup>2</sup>	103.3 ft <sup>2</sup>

Plot Locations	
Second Floor	Flat 13

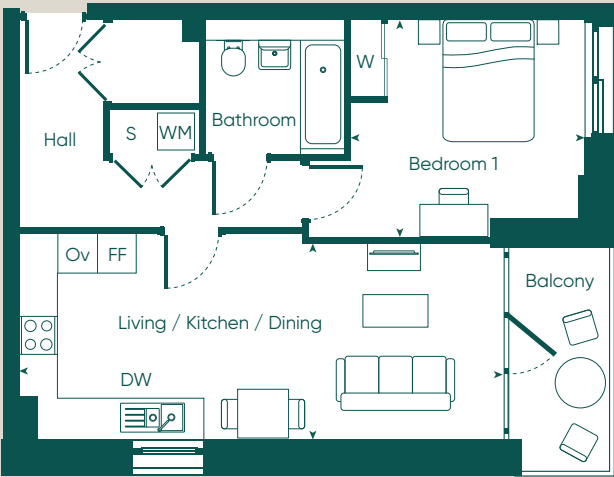


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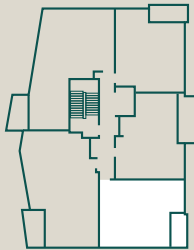
# 1 Bedroom Apartment

Yew House | Flats 9, 19



Dimensions			
Living / Kitchen / Dining	7.6 m x 3.1 m	25'0" x 10'1"	
Bedroom 1	3.7 m x 3.1 m	12'0" x 10'2"	
Gross Internal Area	53.2 m²	572.6 ft²	
Gross External Area	5.2 m²	56 ft²	

Plot Locations	
First Floor	Flat 9
Third Floor	Flat 19

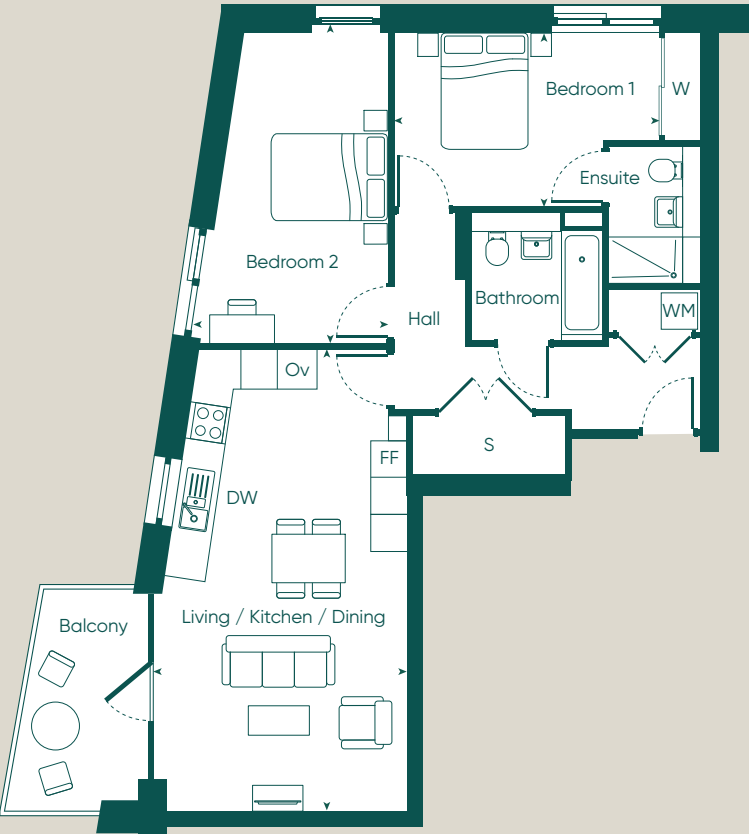


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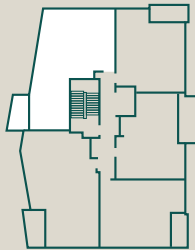
# 2 Bedroom Apartment

Yew House | Flats 6, 21



Dimensions			
Living / Kitchen / Dining	4.2 m x 7.6 m	13'9" x 25'0"	
Bedroom 1	3.5 m x 2.9 m	11'5" x 9'6"	
Bedroom 2	2.8 m x 5.1 m	9'4" x 16'10"	
Gross Internal Area	78.3 m²	842.8 ft²	
Gross External Area	7 m²	75.3 ft²	

Plot Locations	
First Floor	Flat 6
Fourth Floor	Flat 21



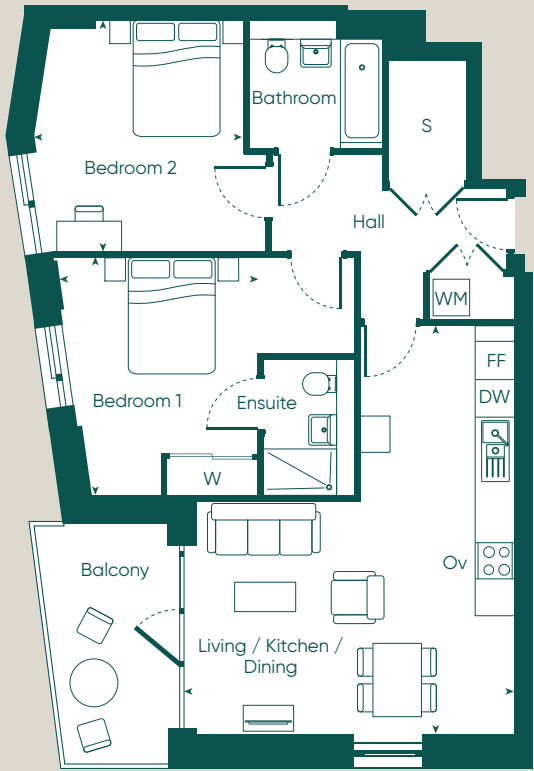
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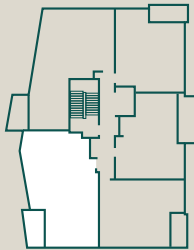
# 2 Bedroom Apartment

Yew House | Flats 15, 25



Dimensions		
Living / Kitchen / Dining	5.5 m x 6.7 m	18'0" x 22'1"
Bedroom 1	3.2 m x 3.9 m	10'5" x 12'11"
Bedroom 2	3.4 m x 3.8 m	11'4" x 12'6"
Gross Internal Area	76.2 m <sup>2</sup>	820.2 ft <sup>2</sup>
Gross External Area	8 m <sup>2</sup>	86.1 ft <sup>2</sup>

Plot Locations	
Second Floor	Flat 15
Fourth Floor	Flat 25



FF - Fridge Freezer / DW - Dishwasher / Ov - Oven / WM - Washing Machine  
S - Store / W - Wardrobe

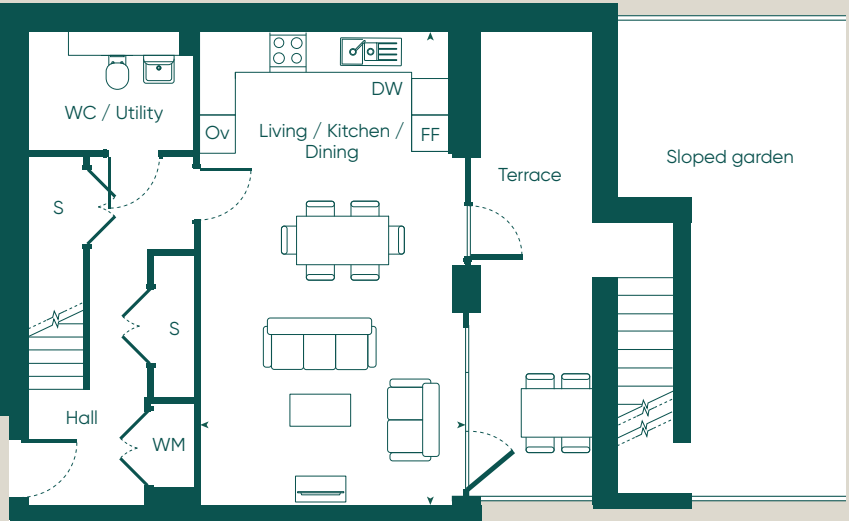
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# 3 Bedroom Apartment Duplex

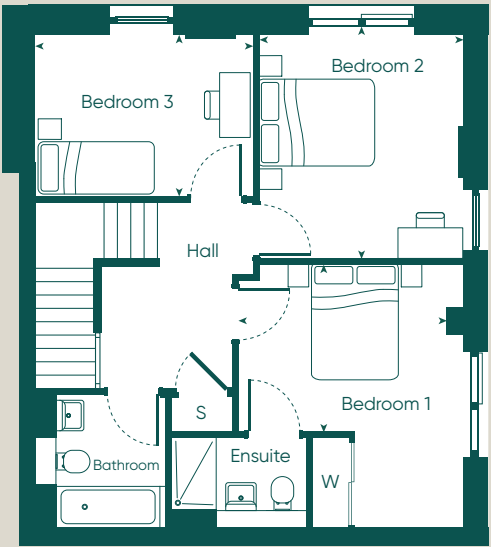
Yew House | Flat 1



Lower Ground Floor



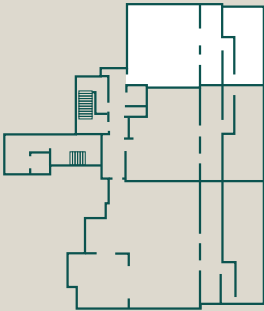
Ground Floor



Dimensions		
Living / Kitchen / Dining	4.2 m x 7.7 m	13'9" x 25'5"
Bedroom 1	3.5 m x 2.7 m	11'4" x 8'10"
Bedroom 2	3.4 m x 3.8 m	11'1" x 12'4"
Bedroom 3	3.6 m x 2.7 m	11'8" x 8'9"
Gross Internal Area	111.2 m <sup>2</sup>	1,197 ft <sup>2</sup>
Gross External Area	47.8 m <sup>2</sup>	514.5 ft <sup>2</sup>

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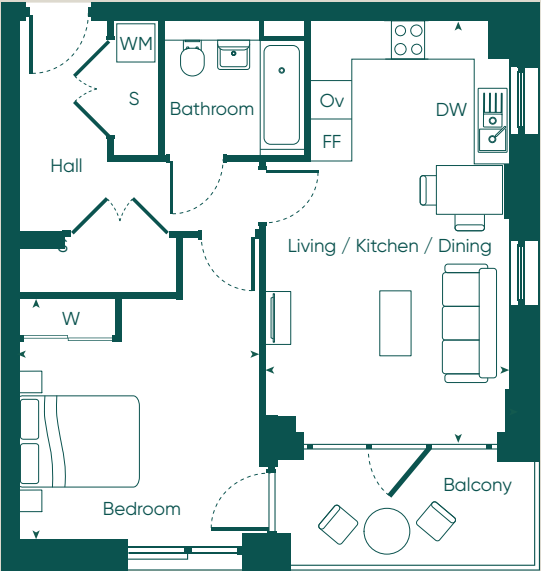


# Cypress House (Block C)



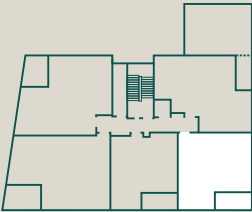
# 1 Bedroom Apartment

Cypress House | Flat 10



Dimensions		
Living / Kitchen / Dining	3.8 m x 6.6 m	12'7" x 21'10"
Bedroom	3.8 m x 3.7 m	12'4" x 12'0"
Gross Internal Area	56 m <sup>2</sup>	602.8 ft <sup>2</sup>
Gross External Area	6.6 m <sup>2</sup>	71 ft <sup>2</sup>

Plot Locations	
First Floor	Flat 10



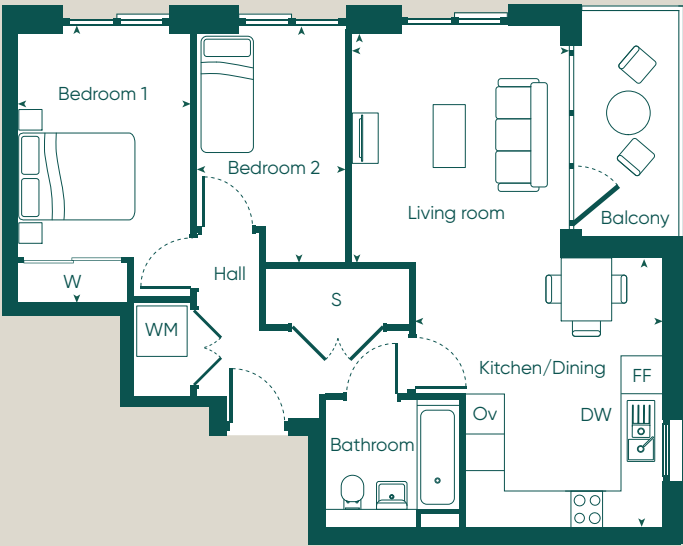
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# 2 Bedroom Apartment

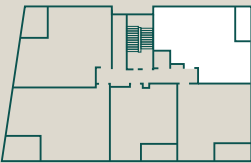
Cypress House | Flat 19



Dimensions		
Kitchen / Dining	3.1 m x 4.3 m	10'3" x 14'2"
Living room	3.5 m x 3.8 m	11'7" x 12'5"
Bedroom 1	2.8 m x 4.3 m	9'4" x 14'1"
Bedroom 2	2.5 m x 3.8m	8'1" x 12'5"
Gross Internal Area	65.6 m²	706.1 ft²
Gross External Area	6.4 m²	68.9 ft²

FF - Fridge Freezer / DW - Dishwasher / Ov - Oven / WM - Washing Machine  
S - Store / W - Wardrobe

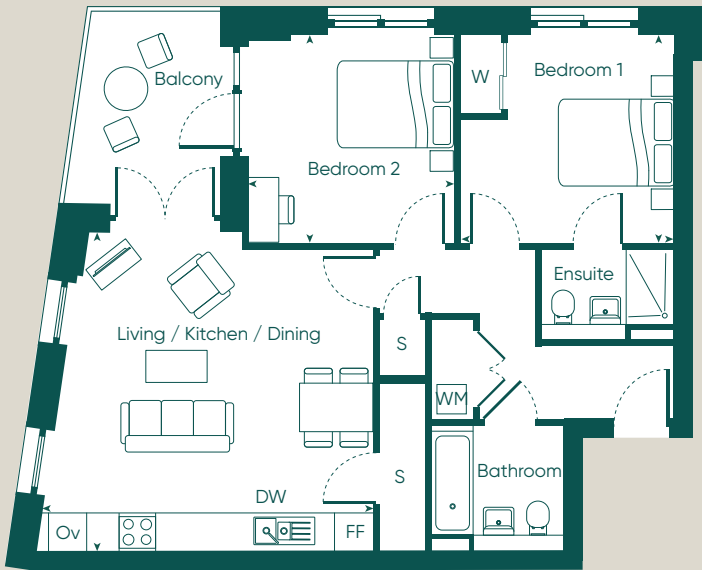
Plot Locations	
Third Floor	Flat 19



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# 2 Bedroom Apartment

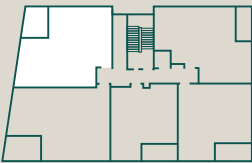
Cypress House | Flat 13



Dimensions		
Living / Kitchen / Dining	5.5 m x 5.3 m	17'11" x 17'4"
Bedroom 1	3.5 m x 3.4 m	11'7" x 11'4"
Bedroom 2	3.4 m x 3.4 m	11'2" x 11'4"
Gross Internal Area	72.1 m²	776.1 ft²
Gross External Area	7.7 m²	83.9 ft²

FF - Fridge Freezer / DW - Dishwasher / Ov - Oven / WM - Washing Machine  
S - Store / W - Wardrobe

Plot Locations	
First Floor	Flat 13



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# Shared Ownership

Now that you have found your dream property you’re probably asking, “is Shared Ownership right for me?”

**What is Shared Ownership?**

Shared Ownership is a Government-backed scheme to help you get onto or along the property ladder. The key advantage is that you only need a mortgage for the share you buy, which means you require a much smaller deposit compared to buying on the open market.

**How does it work?**

You initially purchase between 25% and 75% of the home's market value. You then pay subsidised rent on the remainder.

In the future, if your circumstances change and you'd like to, you can purchase more shares in your home, right up to 100%. As your share increases, the rent you pay decreases.

Through Shared Ownership you become a leaseholder and there will be a service charge to pay towards the management and maintenance of the development, which is shown on our price list.

**Am I eligible?**

To be considered eligible for Shared Ownership 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.

Other eligibility criteria may apply which our sales team will be able to advise on.

**What else do I need to know?**

Once you start your journey with us we'll provide you a number of key information documents about the home, the costs involved and about Shared Ownership as a product. Make sure you take the time to digest the information with these, and, of course, we'll be on hand every step of the way to answer any questions you may have.

# About us

At Southern Housing New Homes we know how important it is to find the perfect home. Our mission is to help you do just that by providing the best quality, affordable homes, while creating communities that people love.

As an organisation we’re one of the largest housing providers in the UK with over 77,000 homes across London, the South East, the Isle of Wight and the Midlands, giving over 167,000 people somewhere to call their own.

Within our Southern Housing New Homes team, we provide homes to suit families of all sizes, through Shared Ownership, London Living Rent and Open Market sale.

Read more about who we are and what we do as a housing association at [shnewhomes.co.uk](https://shnewhomes.co.uk).

Want more information? You can:

Email us: [sales@southerhousing.org.uk](mailto:sales@southerhousing.org.uk)

Call us: 0800 012 1442

Visit our website: [shnewhomes.co.uk](https://shnewhomes.co.uk)

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