



# Hendon Waterside

Making home ownership possible



**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 language that makes sense.

SO Resi by Metropolitan Thames Valley is 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.

# Waterside living

A collection of  
**Studio, 1 & 2 bedroom  
apartments** plus  
**2 & 3 bedroom duplex  
homes** available for  
shared ownership

Welcome to a desirable collection of 42 newly built Studio, 1 & 2 bedroom apartments plus 2 & 3 bedroom duplex homes, perfectly poised for those that want all the advantages of living in the capital city, complemented by acres of idyllic green space and blue water.

Opening onto the wide open spaces of the Welsh Harp Reservoir and within easy reach of local amenities and London's transport network, the expansive apartments at Hendon Waterside offer stylish contemporary living, together with private outdoor space for the ultimate in comfort and style.

Part of a transformative development created in partnership with Barratt London and the London Borough of Barnet, these light-filled homes are set among beautifully landscaped courtyard gardens and new parks. With a convenience store, parking for selected apartments and a community hub on site, plus great restaurants, shopping, culture and nature close to home, this is urban living made easy.



# A welcoming oasis

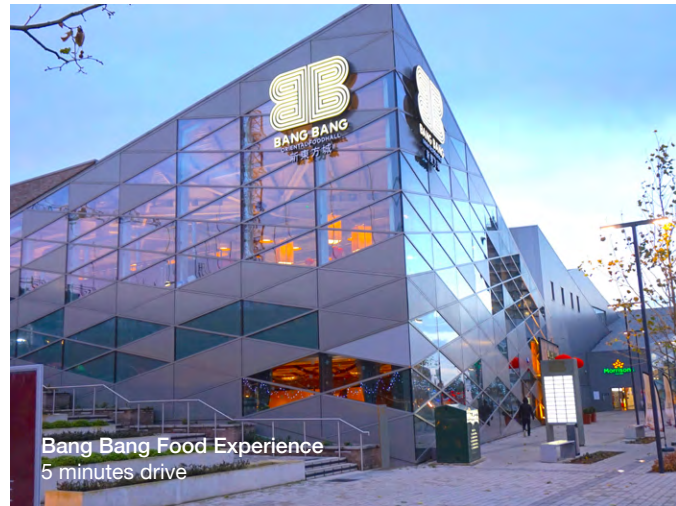
Discover life in the hidden gem of West Hendon, where restorative expanses of water and green space are on your doorstep at the 170-acre Welsh Harp Reservoir. A local favourite for sailing, windsurfing and canoeing, the area is also a Site of Special Scientific Interest filled with wetlands and rare species. Wander on waterside trails, through woodlands and along a country lane that's part of London's Cycle Network.

Schools in the area have strong Ofsted ratings, local amenities are close by, and Brent Cross Shopping Centre is just down the road for your shopping. Everyday essentials are sorted in a snap with an on-site Co-op, while a Sainsbury's superstore is minutes away. Bustling West Hendon Broadway leads to The Hyde and Colindale, lined with more independent and larger shops, pubs and restaurants. There's even a destination Asian dining emporium, along with an M&S, Asda and Aldi.

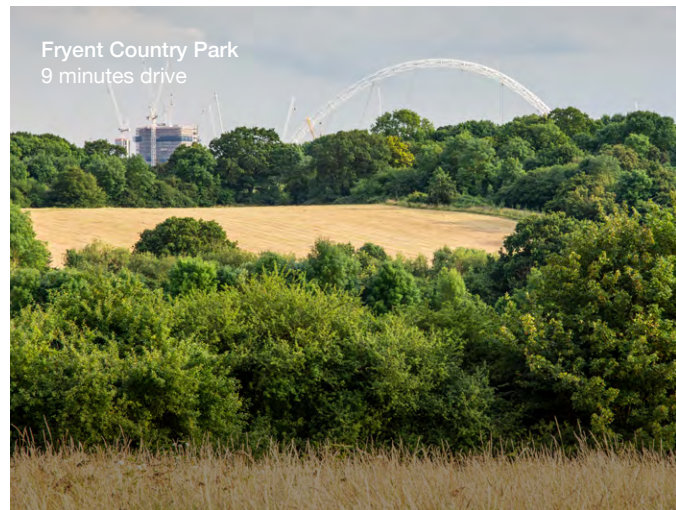
Tap into culture with regular events and exhibitions a short bus ride away – from Wembley Arena and the Camden Roundhouse for concerts, to a choice of theatres, as well as leading and luxury cinemas for big screen action. If you prefer a quiet life, try the art galleries of Hampstead. While you're there, the heath is the perfect place for an energising walk, run or a relaxing picnic.



Welsh Harp Sailing Club  
11 minutes drive



Bang Bang Food Experience  
5 minutes drive



Fryent Country Park  
9 minutes drive



Aerial view of Hendon Waterside and Welsh Harp Reservoir

# Out and about...



## 1 Brent Cross Shopping

Enjoy destination shopping at North London's iconic retail centre. Featuring premium brands from Apple to Timberland, M&S, Nespresso, Waitrose, Boots, and both a John Lewis and Fenwicks, there's almost no reason to shop anywhere else.

12 minutes

## 2 Golders Hill Park

Linger over authentic Italian ice cream and pasta dishes on an outdoor terrace before wandering over to the water gardens, cute free zoo and deer enclosures. There's a bandstand for concerts and plenty of lawn space for a ball game or picnic.

22 minutes

## 3 Wembley Stadium

Never miss another moment of high-profile modern culture or sport. With the Stadium and Arena practically round the corner, you can be part of the action and energy, whatever the event.

15 minutes

## 4 Kenwood House

Soak up the history and admire the world-class art, serene grounds and pretty lake at this former stately home. At the crown of Hampstead Heath, it's a favourite with families and walkers. The views over London and summer concerts are local highlights.

18 minutes

## 5 RAF Museum

Marvel at the awe-inspiring displays in this historic air base, now home to one of Britain's leading museums of flight. From the earliest aircraft to cutting-edge technology, it's all here. Entry is free, the planes are mind-blowing and the café is great too.

10 minutes

## 6 Kings Cross St Pancras

Take full advantage of having a world gateway minutes from home. Ideal for fast trips to the Kent coast and north, St Pancras International is the starting point for European adventures too. Or stay local for fine food, canalside walks and culture baths.

28 minutes

# Development overview

This contemporary collection of 42 SO Resi apartments is part of the exciting 30-acre, 2,000 residence Hendon Waterside development that's transforming this north London neighbourhood. In partnership with Barratt London and the London Borough of Barnet, and designed by an award-winning international architect, the development's light-filled spaces are surrounded by beautifully landscaped courtyard gardens.

A selection of apartments overlook The Green – a new park running through the site, others have views over the natural beauty of Welsh Harp Reservoir. Residents benefit from a concierge service, community hub, on-site convenience store and car parking for selected apartments, plus direct access to the parkland around the reservoir for restorative time in nature.



Awarded the prestigious 'Built for Life' commendation – a industry seal of approval for well-designed homes

**Key**

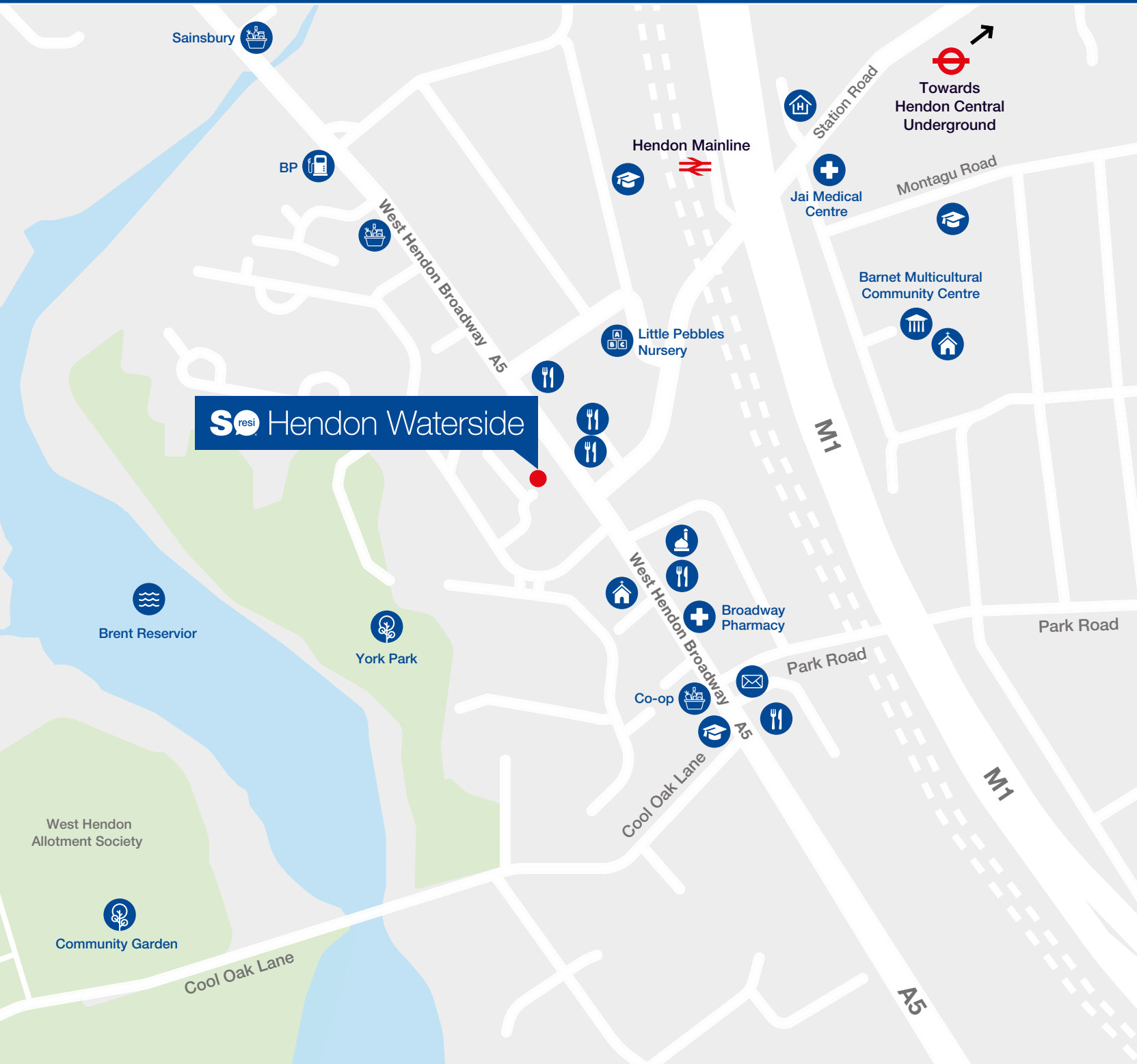
- SO Resi
- Private sale
- Affordable / Social rent
- School (future phase)
- Future phase



Sat Nav location  
NW9 7DL

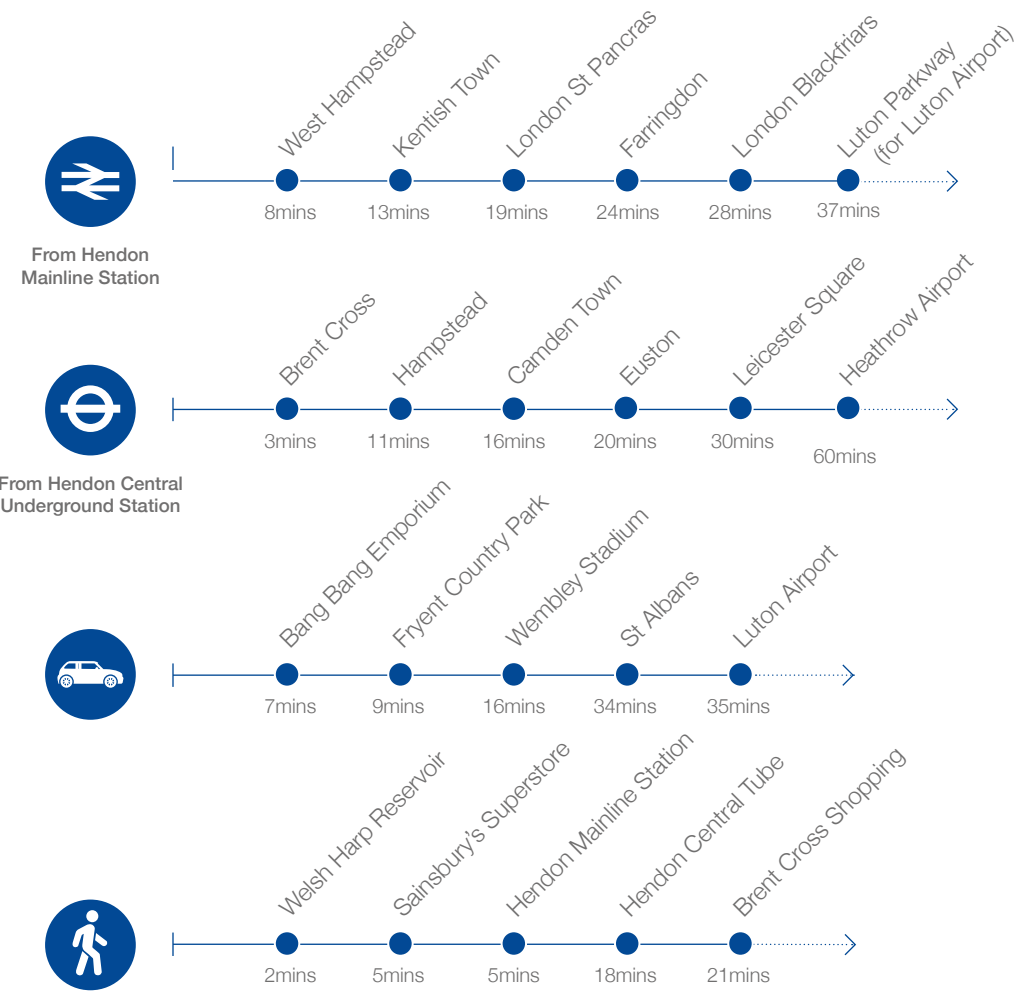


WELSH HARP RESERVOIR

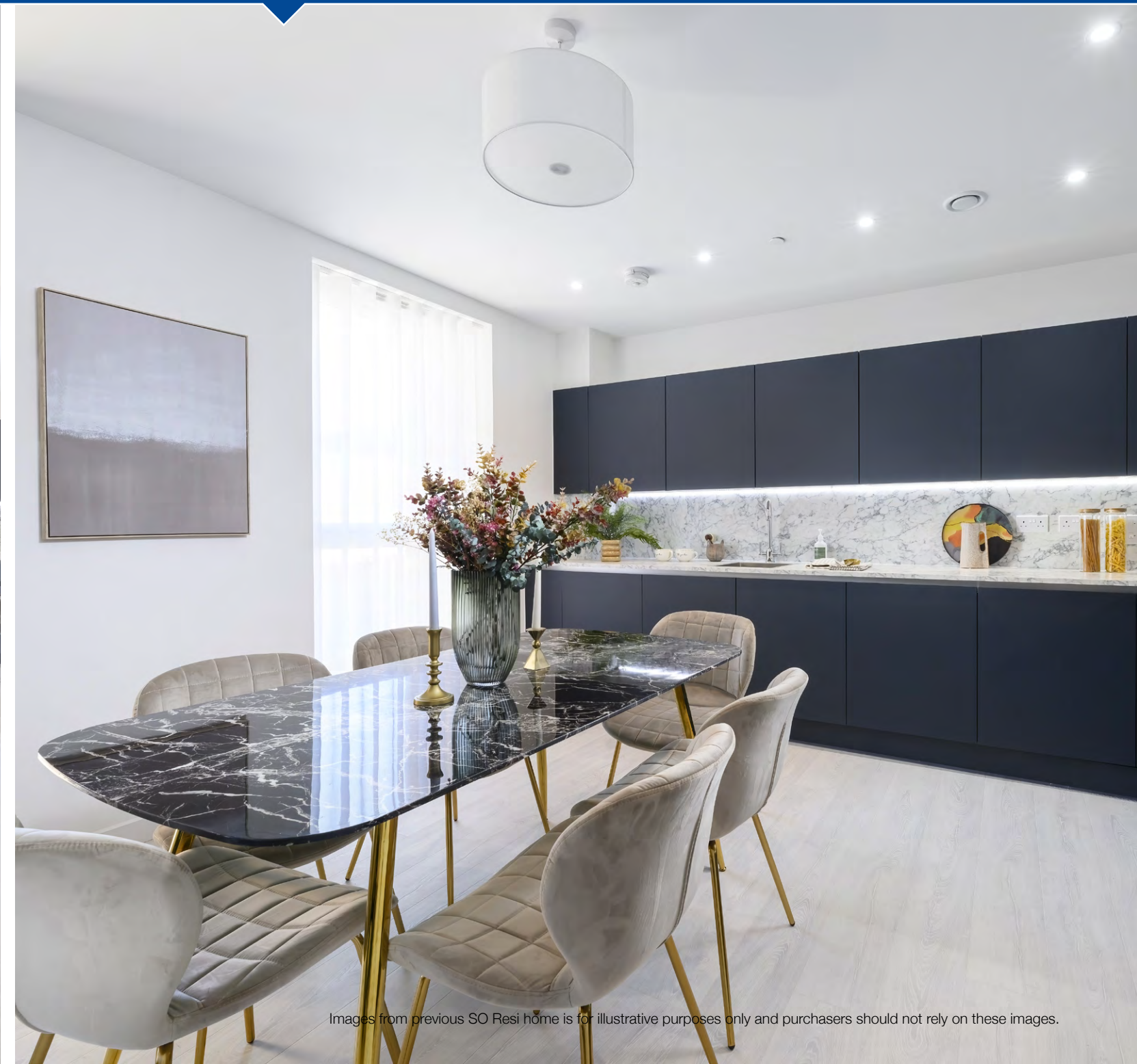


## Well connected

Located in Zone 3 for fast, cost-efficient connections to central and outer London, Hendon's rail and underground stations are both within walking distance. The Thameslink rail service whisks travellers to London St Pancras International in just 14 minutes, while the Northern line gets you to Euston in under 20 minutes. Hendon Waterside is also very well served by buses and is linked to safe routes for cycling and walking. By car, the M1, M25 and M40 are close at hand for fast access to national destinations. For those heading further afield, Heathrow is less than an hour's drive.



Approximate travel times are shown in minutes, taken from National Rail and Google Maps.



Images from previous SO Resi home is for illustrative purposes only and purchasers should not rely on these images.





## The finer details

Enjoy elegant and modern comfort in bright open-plan living spaces with enviable views and private outdoor spaces. Clean lines and clever storage create a beautifully minimalist backdrop for contemporary life, with generously proportioned bedrooms and space for a neat home office. Well-appointed ensuite bathrooms and handleless kitchens with integrated appliances add a touch of luxury every day, while high quality fittings and materials provide on-point finishing touches in each energy-efficient and beautifully detailed home.

### Living areas

- Open-plan spaces
- Most open onto balconies
- Laminated easy-clean flooring

### Kitchen

- Electrolux and Zanussi integrated appliances
- Stainless steel sink
- Freestanding washer-dryer
- Laminated worktops

### Bathrooms

- Fully fitted with natural tone tiling
- Electric towel rail

### Bedrooms

- Luxuriously carpeted
- Sliding mirror-fronted wardrobes

### General

- Dimmable lighting
- Security system

### Important note

Heating and hot water are supplied by a district heat network. There is no gas supply to individual properties, and no boiler servicing or repairs to worry about, however you will not be able to change supplier for your heating and hot water.



 Every property at SO Resi Hendon Waterside is made to the highest standard.

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[Type 001 > Studio apartment](#)

[Type 101 > 1 bedroom apartment](#)

[Type 102 > 1 bedroom apartment](#)

[Type 203 > 2 bedroom apartment](#)

[Type 210 > 2 bedroom apartment](#)

[Type 211 > 2 bedroom apartment](#)

[Type 214 > 2 bedroom apartment](#)

[Type 215 > 2 bedroom apartment](#)

[Type 301 > 3 bedroom apartment](#)

[Type 302 > 3 bedroom apartment](#)

[Type 216 > 2 bedroom apartment](#)

Block J5  
Plot 325

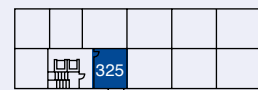
Type 001

Studio apartment



Room	Metric	Imperial	
Living/Kitchen/Bedroom	5.08m x 5.93m	16' 8" x 19' 5"	[D] Dishwasher
<b>GIA</b>	<b>41.3 sq m</b>	<b>445 sq ft</b>	[F] Fridge/Freezer
			[W] Washer/Dryer
			[ST] Store

Block J5



First floor

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Block J5

Plots 328, 332, 333, 336, 340, 341,  
344, 348, 349, 352, 356, 357

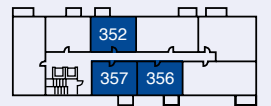
Type 101

1 bedroom apartment

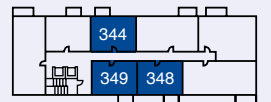


Room	Metric	Imperial	
Living/Dining	3.93m x 4.93m	12' 11" x 16' 2"	[D] Dishwasher
Kitchen	3.05m x 2.05m	10' 0" x 6' 9"	[F] Fridge/Freezer
Bedroom	3.93m x 3.37m	12' 11" x 11' 1"	[W] Washer/Dryer
<b>GIA</b>	<b>50.9 sq m</b>	<b>548 sq ft</b>	[ST] Store

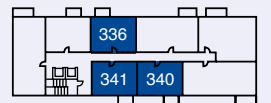
Block J5



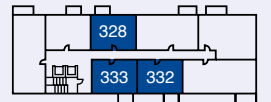
Fifth floor



Fourth floor



Third floor



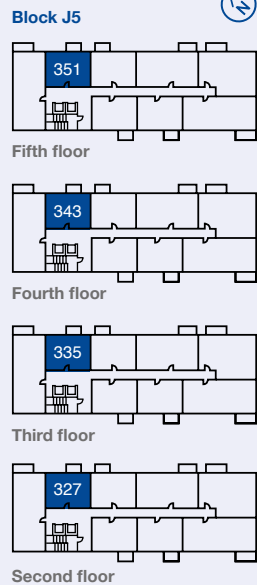
Second floor

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Block J5  
Plots 327, 335, 343, 351

**Type 102**

1 bedroom apartment



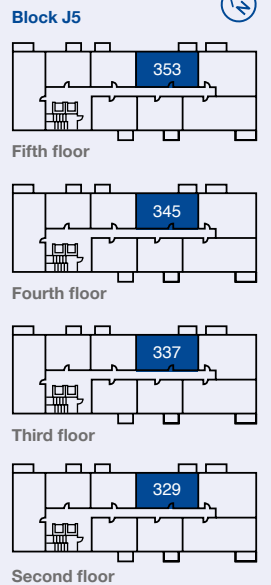
Room	Metric	Imperial	
Living/Dining	3.93m x 4.93m	12' 11" x 16' 2"	[D] Dishwasher
Kitchen	2.30m x 2.05m	7' 7" x 6' 9"	[F] Fridge/Freezer
Bedroom	3.83m x 3.37m	12' 7" x 11' 1"	[W] Washer/Dryer
<b>GIA</b>	<b>50.9 sq m</b>	<b>548 sq ft</b>	[ST] Store

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Block J5  
Plots 329, 337, 345, 353

**Type 203**

2 bedroom apartment



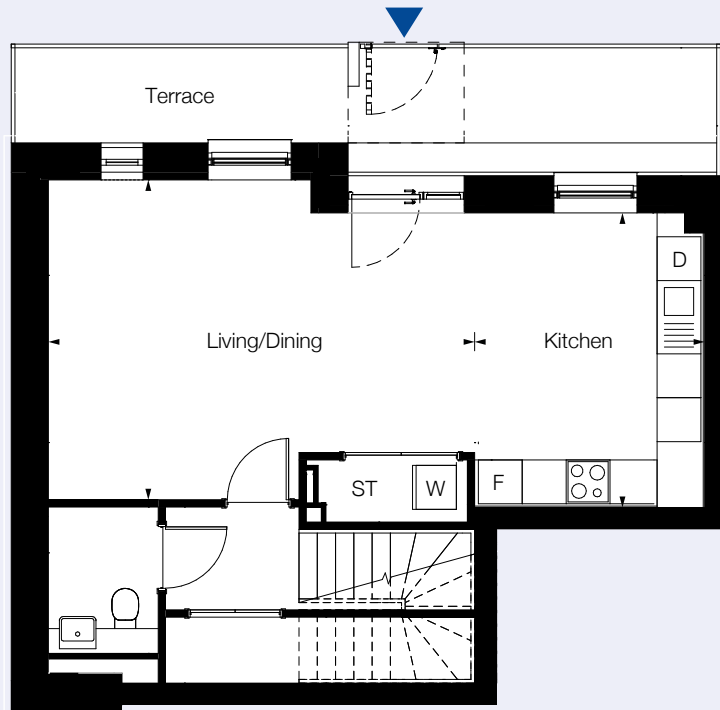
Room	Metric	Imperial	
Living/Dining	3.83m x 5.65m	12' 7" x 18' 6"	[D] Dishwasher
Kitchen	3.65m x 2.25m	12' 0" x 7' 5"	[F] Fridge/Freezer
Bedroom 1	3.83m x 3.35m	12' 7" x 11' 0"	[W] Washer/Dryer
Bedroom 2	3.83m x 2.40m	12' 7" x 7' 10"	[ST] Store
<b>GIA</b>	<b>70.2 sq m</b>	<b>755 sq ft</b>	

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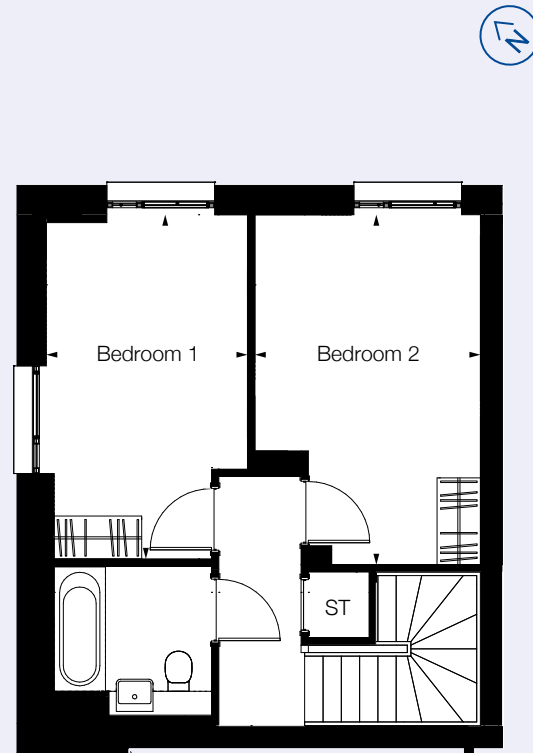
Block J5  
Plot 316

Type 210

2 bedroom apartment

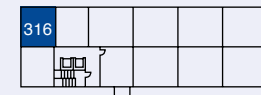


Ground Floor

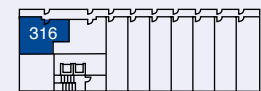


First Floor

Block J5



First floor



Ground floor

Room	Metric	Imperial
Living/Dining	4.37m x 5.83m	14' 4" x 19' 2"
Kitchen	4.03m x 3.14m	13' 3" x 10' 4"
Bedroom1	4.70m x 2.75m	15' 5" x 9' 0"
Bedroom1	4.78m x 3.03m	15' 8" x 9' 11"
<b>GIA</b>	<b>90.3 sq m</b>	<b>972 sq ft</b>

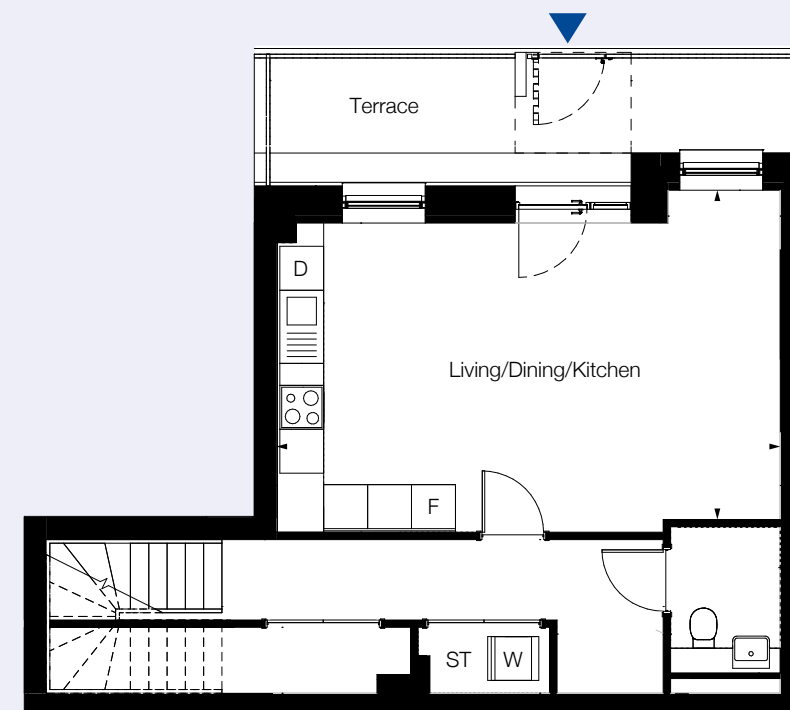
- D Dishwasher
- F Fridge/Freezer
- W Washer/Dryer
- ST Store

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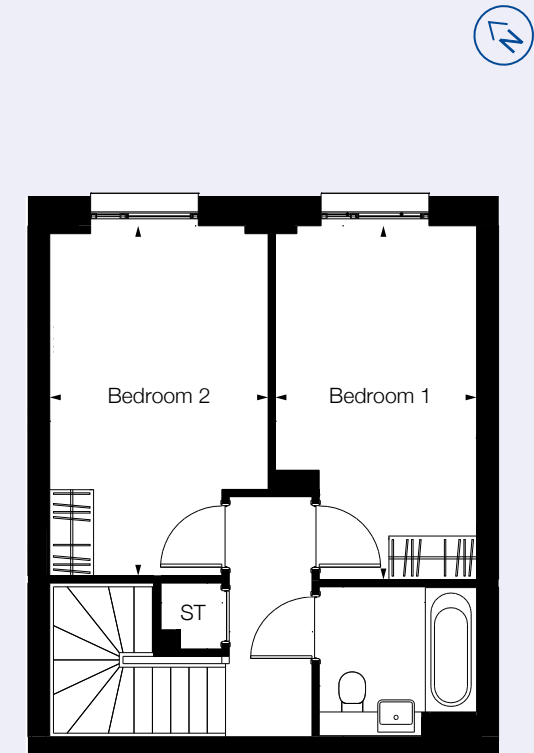
Block J5  
Plot 317

Type 211

2 bedroom apartment

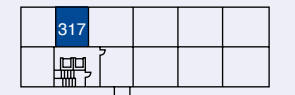


Ground Floor

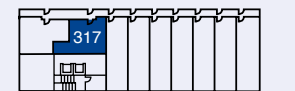


First Floor

Block J5



First floor



Ground floor

Room	Metric	Imperial
Living/Dining/Kitchen	4.50m x 6.89m	14' 9" x 22' 7"
Bedroom 1	4.83m x 2.75m	15' 10" x 9' 0"
Bedroom 2	4.78m x 2.98m	15' 8" x 9' 9"
<b>GIA</b>	<b>89.3 sq m</b>	<b>961 sq ft</b>

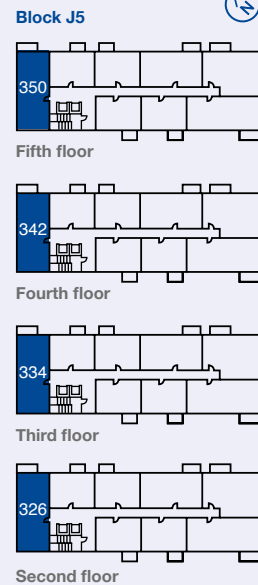
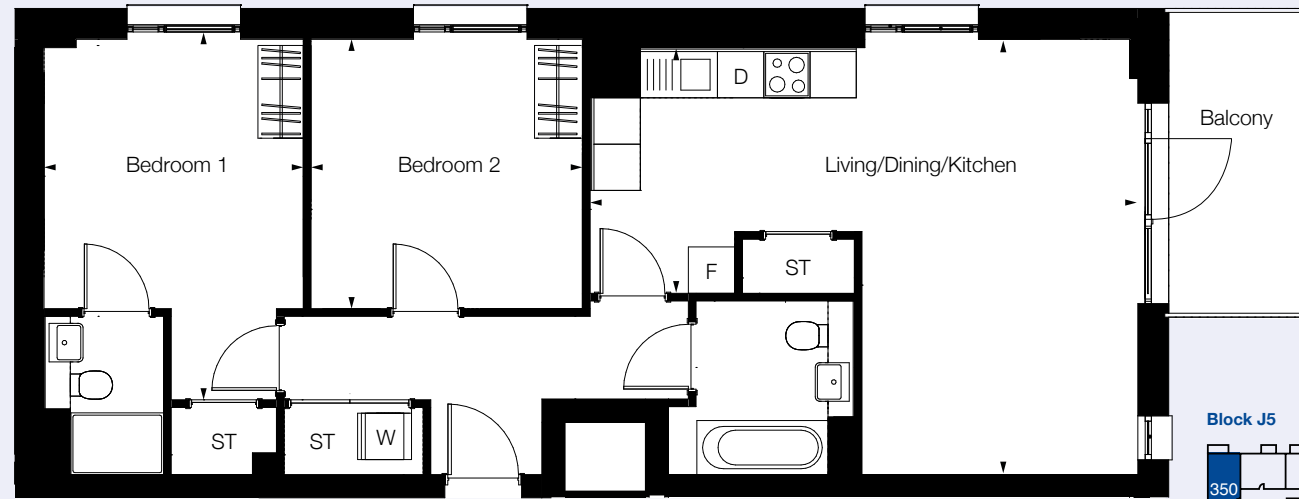
- D Dishwasher
- F Fridge/Freezer
- W Washer/Dryer
- ST Store

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Block J5  
Plots 326, 334, 342, 350

Type 214

2 bedroom apartment



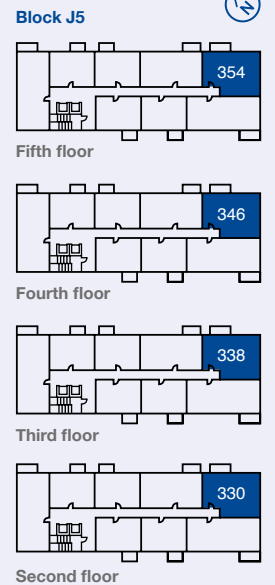
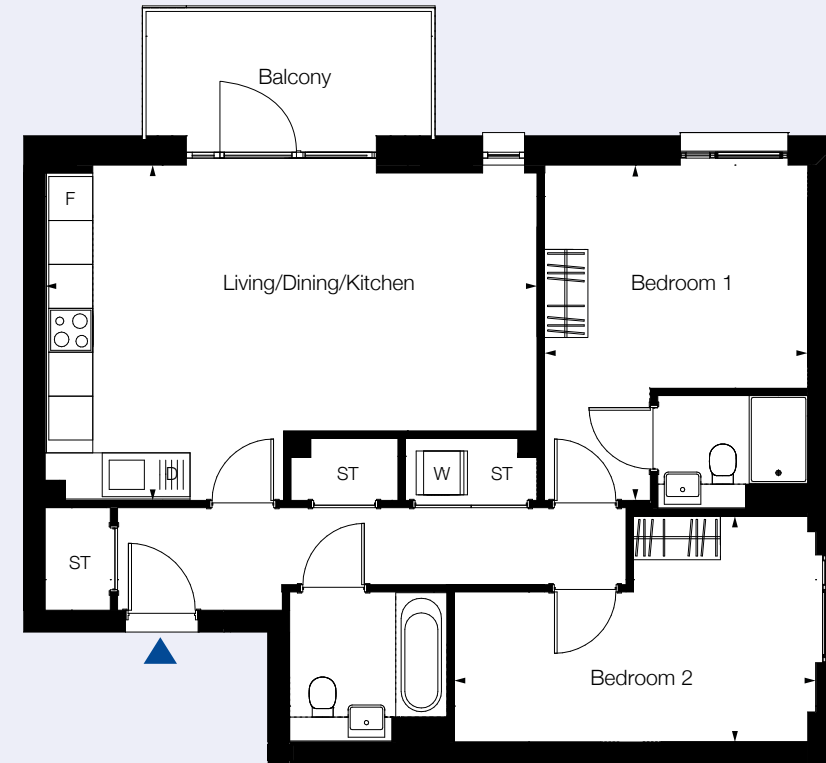
Room	Metric	Imperial	
Living/Dining/Kitchen	5.64m x 7.09m	18' 6" x 23' 3"	<b>D</b> Dishwasher
Bedroom 1	3.49m x 3.36m	11' 5" x 11' 0"	<b>F</b> Fridge/Freezer
Bedroom 2	3.49m x 3.52m	11' 5" x 11' 6"	<b>W</b> Washer/Dryer
<b>GIA</b>	<b>77.8 sq m</b>	<b>838 sq ft</b>	<b>ST</b> Store

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Block J5  
Plots 330, 338, 346, 354

Type 215

2 bedroom apartment



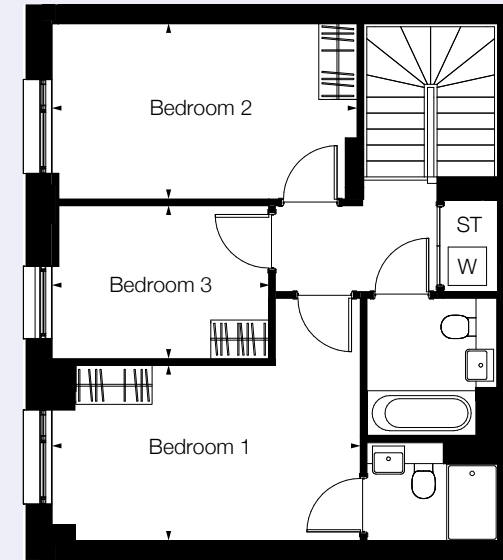
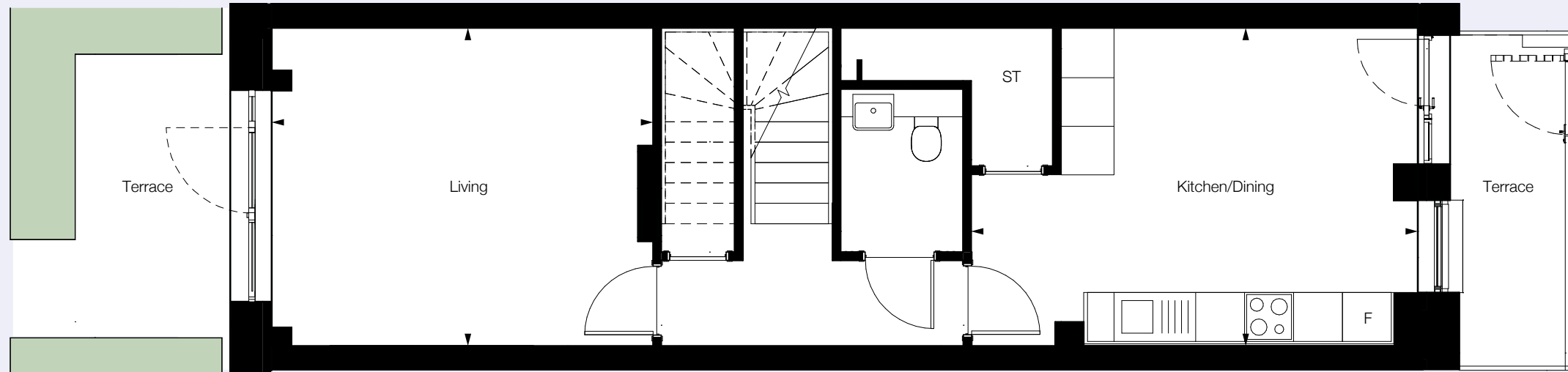
Room	Metric	Imperial	
Living/Dining/Kitchen	4.58m x 6.72m	15' 0" x 22' 1"	<b>D</b> Dishwasher
Bedroom 1	3.05m x 3.60m	10' 0" x 11' 10"	<b>F</b> Fridge/Freezer
Bedroom 2	3.08m x 4.94m	10' 1" x 16' 2"	<b>W</b> Washer/Dryer
<b>GIA</b>	<b>76.2 sq m</b>	<b>820 sq ft</b>	<b>ST</b> Store

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Block J5  
Plots 319, 321, 323

Type 301

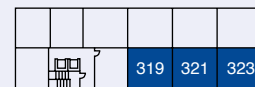
3 bedroom apartment



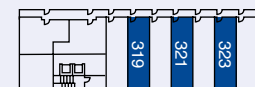
Room	Metric	Imperial
Kitchen/Dining	5.48m x 3.90m	18' 0" x 12' 10"
Living	4.68m x 3.90m	15' 4" x 12' 10"
Bedroom 1	4.83m x 2.75m	15' 10" x 9' 0"
Bedroom 2	4.78m x 2.75m	15' 8" x 9' 0"
Bedroom 3	3.40m x 2.40m	11' 2" x 7' 10"
<b>GIA</b>	<b>108.2 sq m</b>	<b>1,164 sq ft</b>

- D Dishwasher
- F Fridge/Freezer
- W Washer/Dryer
- ST Store

Block J5



First floor



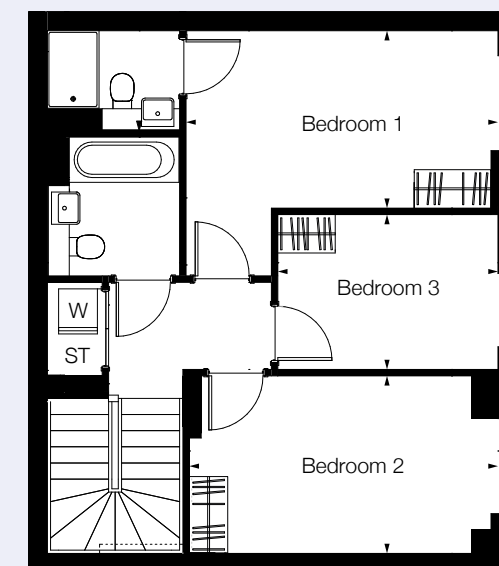
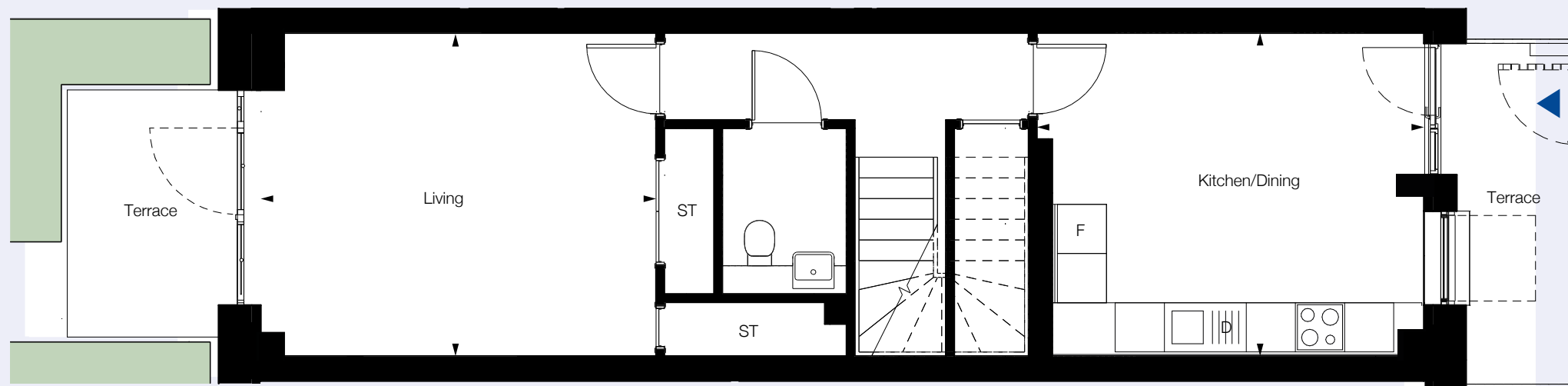
Ground floor

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Block J5  
Plots 318, 320, 322, 324

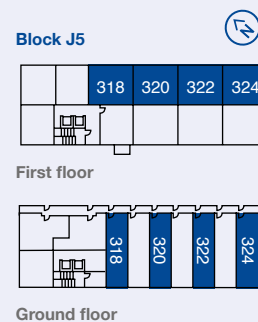
Type 302

3 bedroom apartment



Room	Metric	Imperial
Kitchen/Dining	4.68m x 3.90m	15' 4" x 12' 10"
Living	4.78m x 3.90m	15' 4" x 12' 10"
Bedroom 1	4.83m x 2.75m	15' 10" x 9' 0"
Bedroom 2	4.78m x 2.75m	15' 8" x 9' 0"
Bedroom 3	3.41m x 2.40m	11' 2" x 7' 10"
<b>GIA</b>	<b>108.1 sq m</b>	<b>1,163 sq ft</b>

- D Dishwasher
- F Fridge/Freezer
- W Washer/Dryer
- ST Store



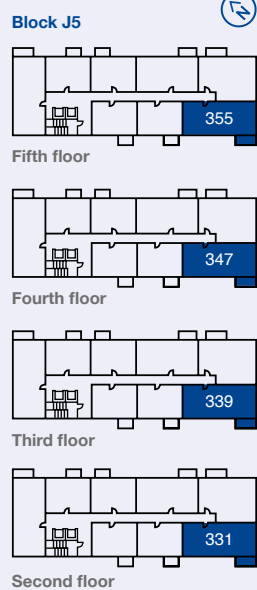
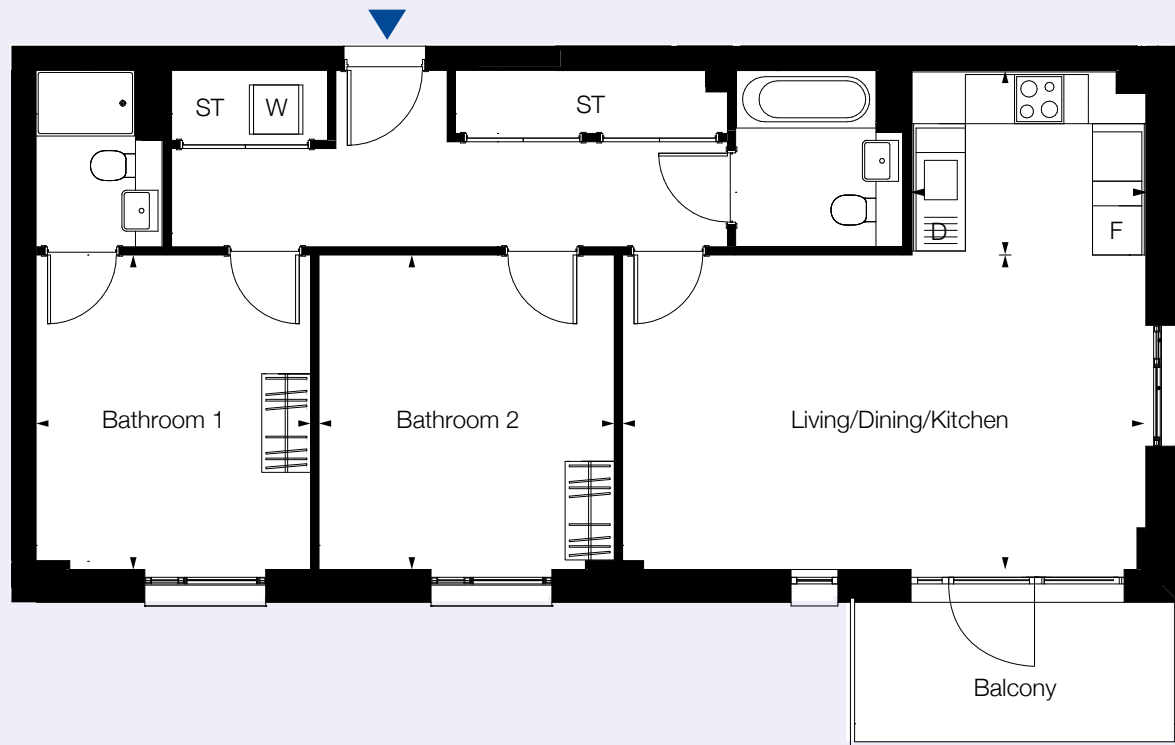
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Block J5  
Plots 331, 339, 347, 355

Type 216

2 bedroom apartment



Room	Metric	Imperial
Living/Dining	3.83m x 6.38m	12' 7" x 20' 11"
Kitchen	2.25m x 2.85m	7' 5" x 9' 4"
Bedroom 1	3.83m x 3.35m	12' 7" x 11' 0"
Bedroom 2	3.83m x 3.60m	12' 7" x 11' 10"
<b>GIA</b>	<b>82.1 sq m</b>	<b>884 sq ft</b>

- D Dishwasher
- F Fridge/Freezer
- W Washer/Dryer
- ST Store

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", represent the largest cross section of each room and may vary and. Size of balconies vary between apartments of the same type. 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.





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 25% and 75% of your SO Resi home. That means your monthly mortgage payments and deposit 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 SO Resi 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 Metropolitan Thames Valley 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.

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

**Call** 020 8607 0550

**Visit** [soresi.co.uk](https://www.soresi.co.uk)



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