

AYTOUN

STOCKWELL

1, 2 & 3-BEDROOM APARTMENTS



Sovereign
Network
Group



WELCOME HOME

Welcome to Aytoun, a collection of 20 bold, bright, brand-new apartments set in the heart of Stockwell, one of London's most exciting, energetic and cosmopolitan areas ever.

Blending striking architecture and high-spec contemporary interiors, maximising light, Aytoun is all about sustainability, style, space and connection.

Living here, you'll have space to work from home, the broadband speeds you need to get the job done and great

transport links when you need to commute to the office. There's space to soak up the sun on your private balcony and a fabulous communal roof terrace to connect with neighbours over a cocktail - or two. Ground floor storage for your bike and easy access to the Cycle Superhighway means you'll get where you want to - at your own speed.

If you're tired of renting or ready to fly the family nest, the one, two and three-bed apartments available on a shared ownership basis at Aytoun will open the door to home-ownership.



LOVE STOCKWELL

Energy pulsates through the veins of Stockwell. This is an area on the 'up' - trendy, edgy, funky, eclectic and brimming with life.

Day or night, Stockwell is endlessly interesting - a place for people who love a real buzz, hustle and bustle and a ton of culture. Living here, you'll be surrounded by cool places to hang out and socialise - coffee shops, hip cafes, live music venues, pubs and clubs and an ever-changing menu of eateries from street to sophisticated.

Brixton is only a short walk away. At Pop Brixton, everything- and not just the food - is in containers including venues, market stalls and shops. At Brixton Village, boutiques rub shoulders with masses of independent restaurants and market stalls.

Stockwell is known for its vibrant street art, niche galleries, independent cinema and contemporary theatre. Stockwell Playhouse, The Landor, the art-house Ritzy Cinema, Brixton's world-class music venues and a host of pubs are all on hand.

Urban parks and green spaces abound - head to Slade Gardens, Larkhall Park or the expanses of Clapham Common, Brockhall Park or Battersea Park. Work out at The Gym or Horizons Leisure Club or chill out in a yoga class at MoreYoga or Ra Yoga, upstairs at The Ritzy. The choice is yours.

You could be at Oxford Circus in 10 minutes on the tube but with a great urban location, a strong sense of community and a wealth of entertainment on hand, there's every reason to stay local.



*Blending striking
architecture and high-spec
contemporary interiors.*



OUT AND ABOUT

It's easy to get about from Stockwell and Brixton at any time of the day or night.

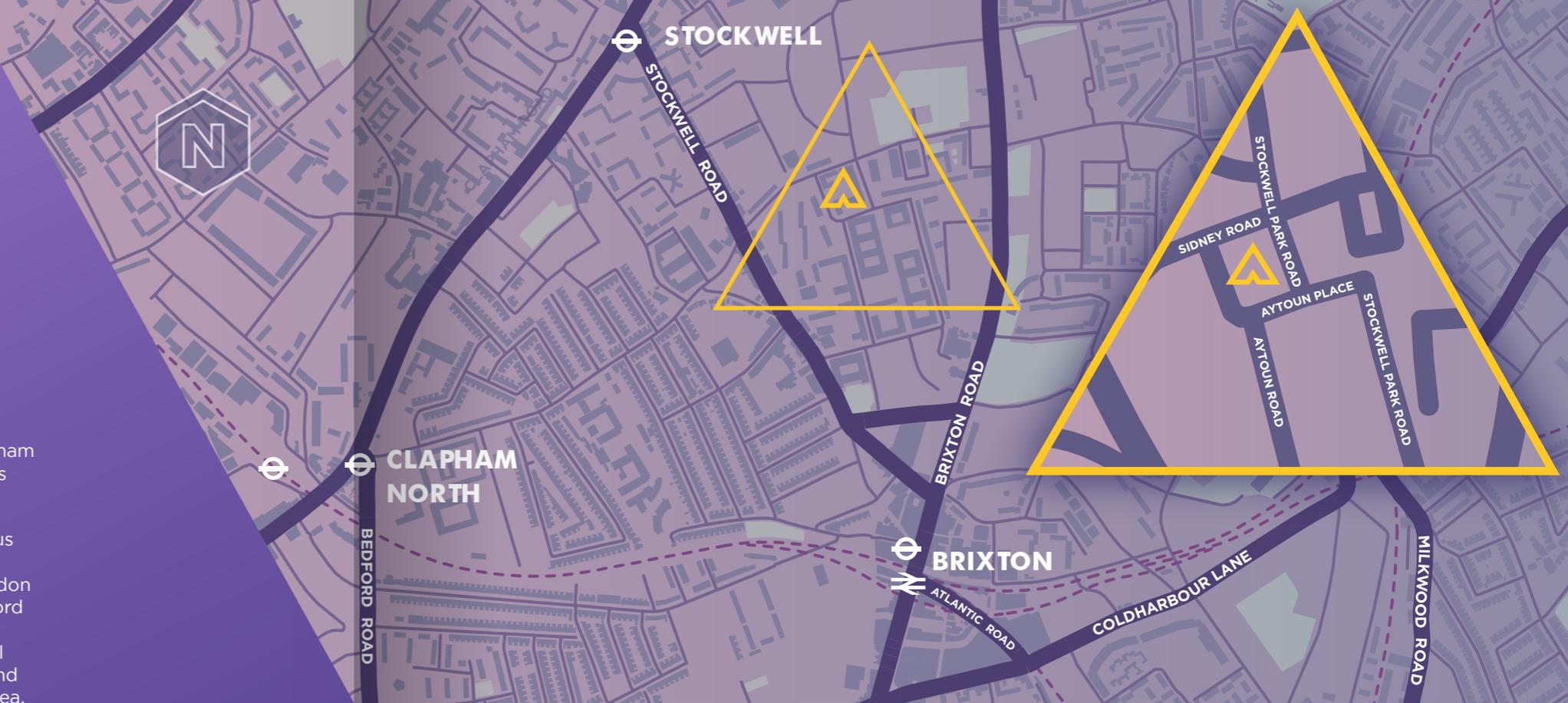
Stockwell tube station on the Victoria and Northern Line is only 0.4 miles away whilst Brixton tube station on the Victoria line is only 0.6 miles from Aytoun. Taking the Victoria line towards Walthamstow, you'll pass through Victoria, Oxford Circus, Kings Cross, Euston and Finsbury Park stations. The Northern Line towards Morden stops at Clapham and South Wimbledon and, in the other direction, the service to Edgware calls at Battersea, Waterloo, Leicester Square, Hampstead and Brent Cross.

Brixton's rail station on Atlantic Road offers a swift service into central London - with a journey time to London Victoria of just seven minutes.

If you're travelling further afield, Brixton, on the Chatham Main Line provides rail links with Orpington.

A network of commuter bus routes run from Stockwell and Brixton to central London and beyond including Oxford Circus, Marble Arch and Hyde Park Corner, Vauxhall and Brixton, Kennington and Streatham as well as Chelsea, Battersea, Clapham and Camberwell.

Road links are excellent with the A3, A203 and the A23 on hand - but in Stockwell, cycling is a popular way to get away. The Cycle Superhighway follows Clapham Road through Stockwell and the Quietway 5 runs through residential streets in the north of Stockwell providing a slower but more peaceful route to Clapham or Waterloo.



BY RAIL FROM BRIXTON STATION

WEST DULWICH:
5 minutes

LONDON VICTORIA:
5 minutes

SYDENHAM HILL:
7 minutes

BECKENHAM JUNCTION:
15 minutes

BROMLEY SOUTH:
21 minutes

ORPINGTON:
33 minutes

BY TUBE FROM STOCKWELL STATION (NORTHERN LINE)

CLAPHAM COMMON:
2 minutes

VAUXHALL:
2 minutes

LEICESTER SQUARE:
10 minutes

SOUTH WIMBLEDON:
14 minutes

HAMPSTEAD:
30 minutes

BRENT CROSS:
37 minutes

BY TUBE FROM STOCKWELL STATION (VICTORIA LINE)

LONDON VICTORIA:
5 minutes

OXFORD CIRCUS:
9 minutes

KINGS CROSS:
19 minutes

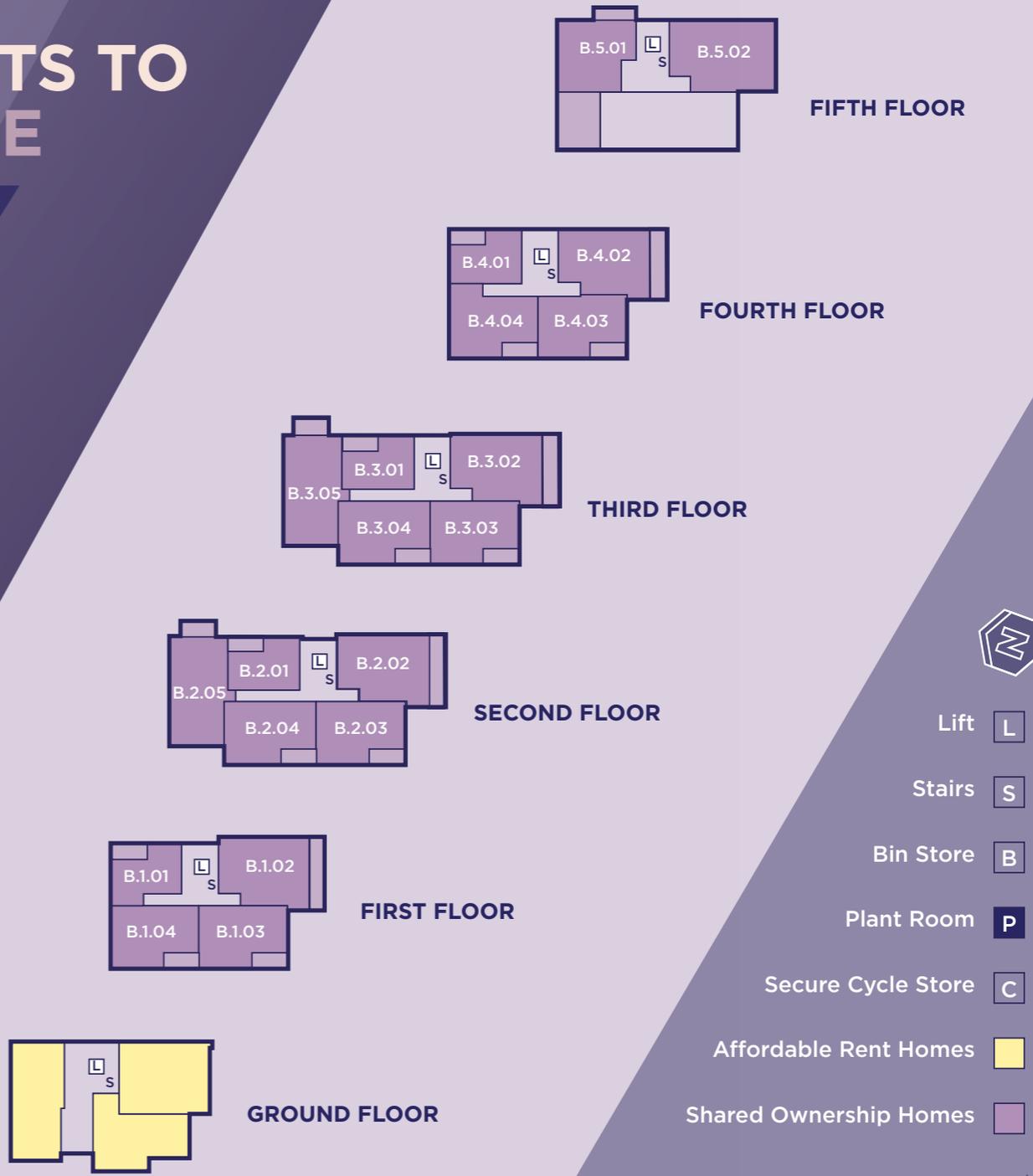
WALTHAMSTOW:
28 minutes

Times taken from TFL.gov.uk



SITE MAP

PLOTS TO LOVE



Lift L

Stairs S

Bin Store B

Plant Room P

Secure Cycle Store C

Affordable Rent Homes

Shared Ownership Homes

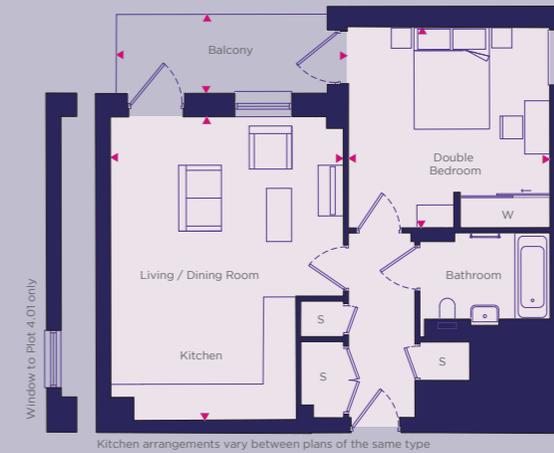


PLOT B.1.01 1 BEDROOM APARTMENT



TOTAL AREA	62.0 Sq M	667 Sq Ft
Kitchen / Living / Dining	7.80 x 4.70 M	25' 6" x 15' 4"
Bedroom	4.04 x 4.00 M	13' 3" x 13' 1"
Balcony	4.24 x 1.56 M	13' 9" x 5' 1"

PLOTS B.2.01, B.3.01 & B.4.01 1 BEDROOM APARTMENT



TOTAL AREA	57.0 Sq M	614 Sq Ft
Kitchen / Living Dining	6.00 x 4.70 M	19' 7" x 15' 4"
Bedroom	4.04 x 4.00 M	13' 3" x 13' 1"
Balcony	4.24 x 1.56 M	13' 9" x 5' 1"

PLOTS B.1.02, B.2.02, B.3.02, B.4.02 & B.5.02
2 BEDROOM APARTMENT



TOTAL AREA	77.0 Sq M	840 Sq Ft
Kitchen / Living / Dining	6.74 x 4.15 M	22' 1" x 13' 6"
Twin Bedroom	3.83 x 2.80 M	12' 6" x 9' 2"
Double Bedroom	3.81 x 3.50 M	12' 5" x 11' 5"
Balcony	8.80 x 1.70 M	28' 9" x 5' 6"

PLOTS B.1.03, B.2.03, B.3.03 & B.4.03
2 BEDROOM APARTMENT



TOTAL AREA	64.0 Sq M	700 Sq Ft
Kitchen / Living / Dining	5.24 x 4.95 M	17' 2" x 16' 2"
Single Bedroom	3.44 x 2.81 M	11' 3" x 9' 2"
Double Bedroom	4.80 x 2.80 M	15' 7" x 9' 2"
Balcony	4.95 x 1.93 M	16' 2" x 6' 3"

PLOTS B.1.04 B.2.04 & B.3.04
2 BEDROOM APARTMENT



TOTAL AREA	64.0 Sq M	700 Sq Ft
Kitchen / Living / Dining	5.24 x 4.95M	17' 2" x 16' 2"
Single Bedroom	3.44 x 2.81 M	11' 3" x 9' 2"
Double Bedroom	4.80 x 2.80M	15' 7" x 9' 2"
Balcony	4.29 x 1.93 M	14' 1" x 6' 3"

PLOT B.4.04
2 BEDROOM APARTMENT



TOTAL AREA	73.0 Sq M	785 Sq Ft
Dining / Living Room	7.14 x 4.49 M	23' 5" x 14' 7"
Kitchen	3.90 x 2.33 M	12' 8" x 7' 6"
Twin Bedroom	3.31 x 2.80 M	10' 9" x 9' 2"
Double Bedroom	3.50 x 4.59 M	11' 5" x 15' 0"
Balcony	4.29 x 1.70 M	14' 1" x 5' 6"

PLOTS B.5.01 2 BEDROOM APARTMENT



TOTAL AREA	63.0 Sq M	688 Sq Ft
Kitchen / Living / Dining	7.26 x 3.76 M	23' 8" x 12' 3"
Single Bedroom	3.34 x 2.72 M	11' 0" x 8' 9"
Double Bedroom	4.01 x 3.37 M	13' 2" x 11' 1"
Front Balcony	6.57 x 4.90 M	21' 6" x 16' 1"
Rear Balcony	3.82 x 1.30 M	12' 5" x 4' 3"

PLOTS B.2.05 & B.3.05 3 BEDROOM APARTMENT



TOTAL AREA	90.0 Sq M	968 Sq Ft
Kitchen / Living / Dining	6.30 x 4.69 M	20' 7" x 15' 4"
Twin Bedroom	4.38 x 2.70 M	14' 8" x 8' 9"
Single Bedroom	3.29 x 2.57 M	10' 8" x 8' 4"
Double Bedroom	3.92 x 3.36 M	12' 9" x 11' 0"
Balcony	2.11 x 1.91 M	6' 9" x 6' 3"

REASONS TO BUY

1

BRIXTON NIGHT LIFE, GIGS & CLUBS - 10 MINUTES' WALK AWAY.

When the sun goes down, the night lights up. Live music venues, a Ritzy art-house cinema, contemporary theatre and niche galleries.

2

THE BEST BARS & RESTAURANTS. WHAT'S NOT TO LOVE?

An ever-changing menu of places. From street to sophisticated, indulgent brunches to intimate dinners - it's all here. Drink, dine, socialise - soak up the atmosphere.

3

A QUIET, LEAFY, RESIDENTIAL LOCATION.

Somewhere peaceful to come home to. Green spaces where you'll breathe more easily.

4

FAST TRANSPORT LINKS TO THE WEST END.

Catch a bus. Go overground or underground from Brixton or Stockwell. Cycle the superhighway. The choice is yours.

5

COSY SUNDAY PUB LUNCHES ON CLAPHAM HIGH STREET.

Sleek eateries, gastro pubs and traditional locals. There's always somewhere to settle down for a serious sunday feast.

6

A HOME YOU'LL BE PROUD TO SHOW OFF.

Light, air, clean lines. The broadband speeds you need to get the job done. A private balcony to soak up the sun. It's all here.

7

AN AWARD-WINNING HOUSING ASSOCIATION.

A team you can trust. The promise of a first-class service every step of the way. Customer satisfaction always takes priority.

8

GET ON THE HOUSING LADDER WITHOUT BREAKING THE BANK.

Buy a share, rent the rest. When you're ready, increase your share. The more you own, the less the rent. An investment in your future.



SPECIFICATIONS (THE INTERESTING BIT)

Kitchen & Dining

Contemporary, handle-less fitted kitchen from Magnet's "Luna" range: base units in Matt Midnight, wall units in Matt Grey. Carrera marble-effect laminate worksurfaces with 1.5 bowl sink. Glass splashback to hobs in selected units.

Integrated appliances including single electric oven, hob, chimney-style extractor hood, fridge/freezer and dishwasher.

Washer/dryer located in storage cupboard – away from living areas.

Flooring

Limed oak colour finish Luxury Vinyl Tile flooring to kitchen, living and dining area.

Neutral grey carpet to bedroom(s).

Ceramic tiles from Porcelanosa to bathroom and ensuite (where applicable).

Bathroom

White sanitaryware, chrome taps and fittings including bath with thermostatic mixer shower and rain head attachment.

Grey, ceramic wall tiles from Porcelanosa, with matching grey grout, full height around bath / shower.

Mirrored vanity unit with shaver socket.

Electrical Chrome heated towel rail.

Security & Connectivity

Video entry phone.

Mains-powered smoke, heat and CO detectors.

Sprinklers in all apartments.

Fire-rated doors.

BT telephone line (subject to owners' subscription).

Hyperoptics super-fast full fibre broadband connection (subject to owners' subscription).

Sky Q+ (Subject to owners' subscription).

General

White, built-in wardrobe with sliding white glass door to main bedroom.

En-suites to selected apartments.

Elevators to all floors.

Private outdoor space to every apartment, either a balcony or terrace.

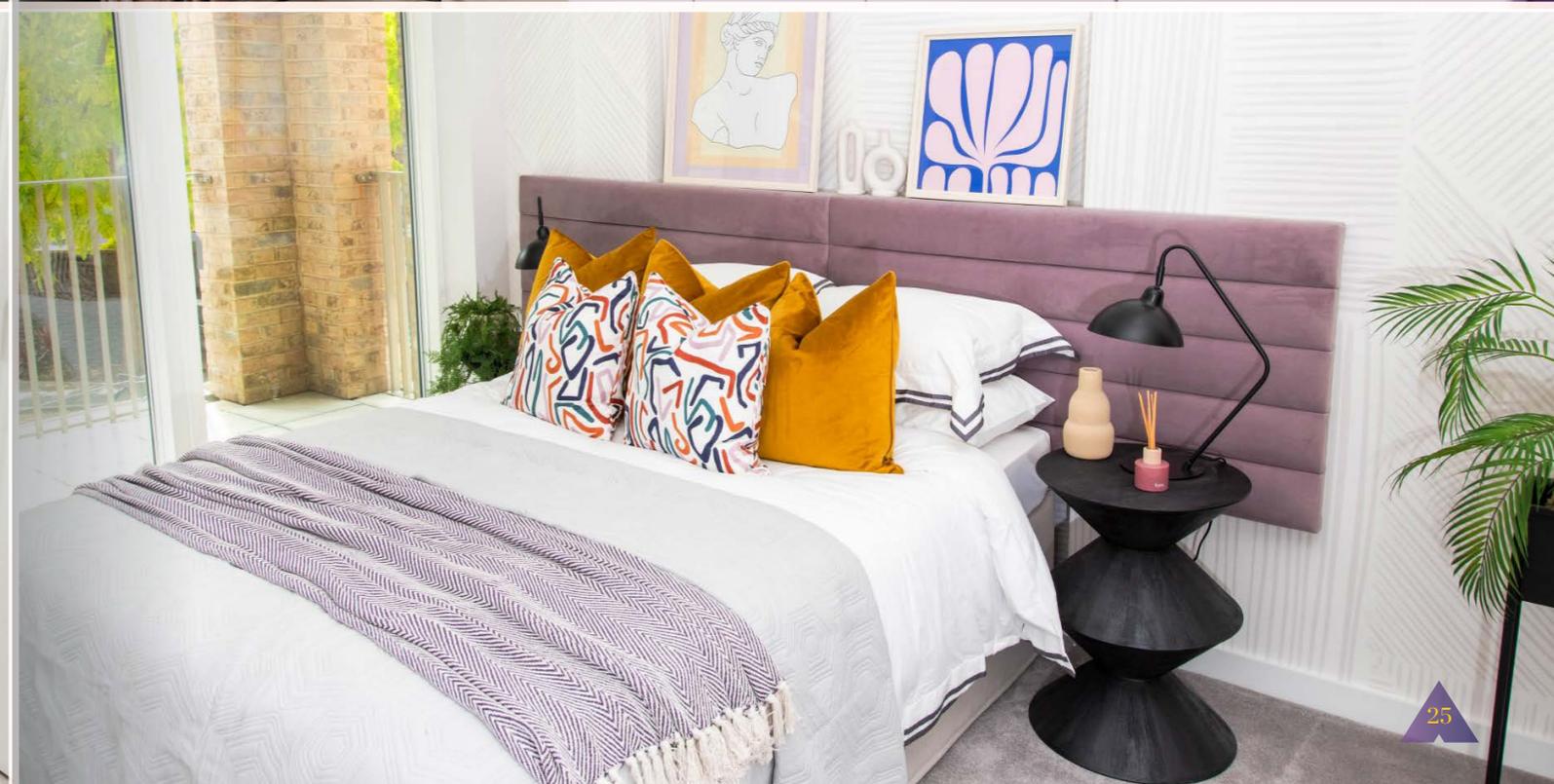
Access to a shared rooftop terrace (for shared ownership buyers only).

PV (solar) panels powering lighting to common parts.

Air Source Heat Pump.

Underfloor heating throughout kitchen, living and dining areas.

10 Year Checkmate building warranty.



SHARED OWNERSHIP AT AYTOUN ROAD

Shared ownership aims to help those who want to buy a home of their own but can't afford to buy outright. It's an easy practical way to get onto the property ladder. If eligible, you'll be able to buy a share in your new apartment at Aytoun starting from 25 %.

To buy your share, you'll need a mortgage and the savings to pay the deposit required by your lender.

With Shared Ownership you buy a share in your new home,

usually between 25% and 75% of the full market value of the home. You also pay rent, which is initially capped at a maximum of 2.75% on the part owned by Network Homes. In addition, a service charge is payable per month.

The service charge is calculated based on a number of factors, more details will be provided during the sales process, but primarily this is the cost the Landlord incurs for maintenance and repairs of the communal services (i.e. lifts) and communal areas (i.e. gardening).



networkhomessales.co.uk



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We're one of England's leading providers of quality homes. We love to build and we take great pride in the homes we deliver and manage. We build homes for London Living Rent and Shared Ownership across London and Hertfordshire.

We operate commercially but our profits are reinvested back into building more affordable homes and providing a first-class service to our customers.

We provide homes with an impressive specification which, coupled with sustainable design features, means our homes are ideal for modern living. Because good homes make everything possible.

Dimensions are intended for guidance only and may not form part of any contract, the developer reserves the right to vary as necessary to complete works. All measurements and areas may vary by approximately 5%. We operate a policy of continuous product development and features may, therefore, vary from time to time. This information does not constitute a contract, part of a contract or warranty. They are not intended to be used for carpet sizes, appliance sizes or items of furniture. This brochure includes imagery for illustrative purposes only. The map is not to scale. Design elements and specification details may change without notice. You should verify the particulars on your visit to the site and with the sales agent. The particulars do not obviate the need for a survey and all the appropriate enquiries. Accordingly, there shall be no liability as a result of any effort or omission in the particulars or information given. All details correct as above at time of going to press October 2023.