



Sresi[®] Canning Town
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.



Introducing SO Resi Canning Town

SO Resi are proud to offer 37 brand new one, two and three bedroom apartments in the heart of vibrant Canning Town, East London's ideal commuter hotspot. These superb homes are made accessible through SO Resi's Shared Ownership.

SO Resi Canning Town is part of the new sustainable neighbourhood of Manor Road Quarter in the centre of Canning Town. Manor Road Quarter is an exciting mix of new homes, shops and space for small businesses, set in a site of 2.9 acres, including a lineal park. Cycle routes through the development link it to Star Park, the Peninsula Ecological Park, the Station and town centre. It is set to become home to a growing community in a bustling, vibrant new green neighbourhood directly opposite the DLR and Jubilee Line Canning Town Station in the London Borough of Newham.

SO Resi Canning Town residents will benefit from excellent transport links, a sustainable environment and great local job opportunities, all within 100 metres of the Thames.

Canning Town is one of London's fastest growing residential areas, close to London's creative hub, the city centre and Stratford, Olympic Park, Westfield and both Elizabeth Line and Eurotunnel links.

Brand
new 1, 2 & 3
bedroom
homes

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Westfield Stratford



Thames Barrier

SO much to do



Queen Elizabeth Olympic Park



Canary Wharf
Central London



Canning Town

Looking for a place in London that has it all? Look no further than Canning Town. At the heart of the East End, it is close to many of the city's most vibrant areas, such as Stratford, Hackney, Clerkenwell, Shoreditch and Canary Wharf.

With fantastic transport links via the DLR and Jubilee lines, you can be in the city, the West End or out into the country with ease. You can get to Europe via Eurotunnel at Stratford.

Access a variety of open green spaces, from the Olympic Park, Thames Barrier, Greenwich Park and Blackheath via the Emirates Airline.

Probably, some of the best sporting facilities anywhere are to be found locally at Stratford's Queen Elizabeth Olympic Park, with its Aquatics Centre, Velodrome, Lee Valley Hockey and Tennis Centre, as well as the idyllic riverside lawns and wetlands of the park itself.

Local Amenities

Well connected as it is to Canary Wharf, the city and the whole of London, Canning Town still has plenty of local shops and amenities in close proximity of Manor Road.

DLR and Underground Stations are a short walk away, as are numerous bus services. There are local shops within walking distance, or for unlimited shopping, look no further than Westfield Stratford, which is just 2.5 miles away, or hop on a tube and head into central London or the West End.

Local restaurants reflect the diverse nature of Canning Town; they include Italians such as Pepenero, Turkish such as Meydan, Andy's Romanian, Albina Ukrainian or even The Japanese Kitchen. Alternatively there is a good choice of traditional pubs or more contemporary bars within easy walking distance.

There are plenty of gyms, like Fitness4Less or the Gym Group London, in close walking distance. Newham Leisure Centre with its Olympic size pool, football pitches, cycle rooms and fitness studio is just 1.5 miles away. And only 2.5 miles away is the Queen Elizabeth Olympic Park with multiple facilities. There are many more smaller parks, recreation grounds and green spaces on your doorstep.

There are several primary schools in the vicinity and the closest secondary schools are Rokeby Academy School and Eastlea Community School.

There are endless entertainment opportunities on your doorstep, including the O2 Arena for major events and concerts and the ExCel London. And if you want to get away for a short break, it is a short journey to London City Airport with daily flights to European destinations.



London Days Out...



1

Greenwich

It is difficult to beat Greenwich for an interesting day out, without venturing far from Canning Town. Cross over the river via cable car, train, ferry or tunnel. Visit the beautiful Greenwich Park and historic town centre, then take in your choice of The Cutty Sark, the Royal Observatory, National Maritime Museum or the O2.

 30 minutes



2

The Natural History Museum

This iconic museum is a treasure trove of knowledge and wonder. Boasting a vast and diverse collection of over 80 million specimens, the museum offers visitors an immersive journey through Earth's evolutionary history. From towering dinosaur skeletons and rare gemstones to intricately preserved insects and ancient fossils, the exhibits span the breadth of the planet's biological and geological richness. The stunning architecture of the museum itself, with its Romanesque and Gothic Revival design, is a testament to the grandeur of scientific exploration.

 42 minutes

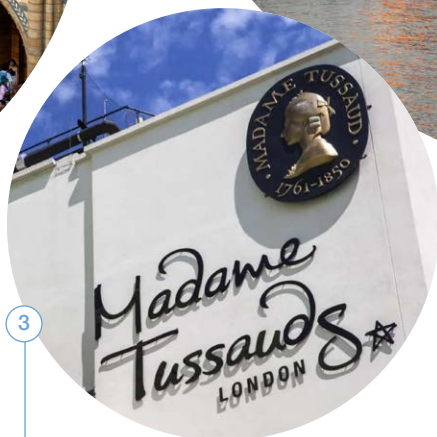


4

River Cruise

Make the most of being so close to the Thames, with a River Cruise from Greenwich to Westminster, taking in 53 London Landmarks on the way, including The Old Naval College, Tower Bridge, the Tower of London, HMS Belfast, the Shard, St Paul's, the London Eye and the Palace of Westminster.

 30 minutes



3

Madame Tussauds

The original and World's best known waxworks, founded in 1835, Madame Tussauds remains a great London attraction. Brilliant waxworks of celebrities and historical figures. The Marvel 4D is an amazing experience, as is the cab ride through history.

 35 minutes



5

O2 Arena

The O2 in London is a world-class entertainment venue located in Greenwich. Originally the Millennium Dome, it has evolved into a multifunctional arena hosting concerts, sports events, and shows. With its iconic architecture, the O2 is a cultural hub that attracts global talent and diverse audiences. Offering state-of-the-art facilities, it has become synonymous with unforgettable live experiences, making it a must-visit destination for entertainment enthusiasts in the heart of the city.

 15 minutes



6

Portobello Road Market

Browse for bargains for your new home along the pastel-painted, picturesque shopping street in Notting Hill at the famous Portobello Road Market. Best known for antiques, bric-à-brac stalls and vintage clothing, some serious treasures can be found here. You can also enjoy fresh produce, delicious street food, freshly baked goods and be entertained by the talented musicians busking on the streets.

 52 mins

Travel times shown in minutes. All times are approximate, taken from Google Maps, and will vary according to route(s) taken.

Development Overview

Each apartment is designed with convenient living in mind and finished to the high specification associated with SO Resi homes.

Living space has been maximized, through good design and built to the highest standards.

Green spaces abound throughout the site, featuring a linear park, dedicated facilities including shops, business space and play areas.



Manor Road,
Canning Town
E16 4PA

Key

- SO Resi Shared Ownership / Private Sale
- London Affordable Rent / Intermediate Rent
- London Affordable Rent

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

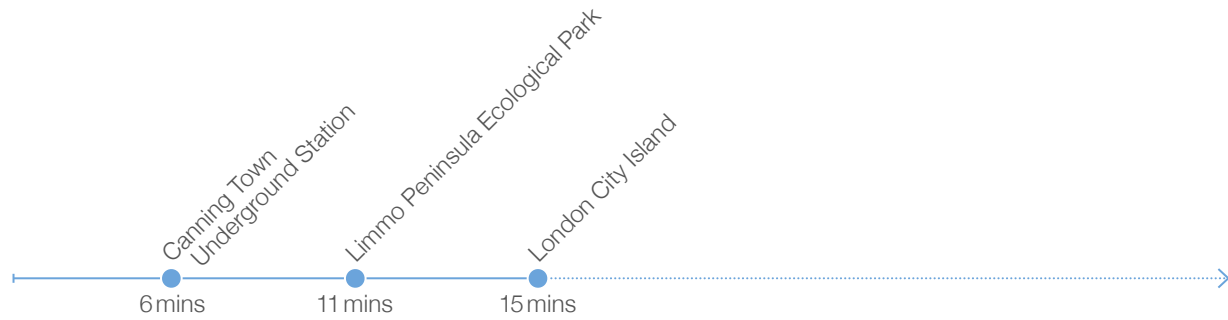


SO easy to get about

A stone's throw from Canning Town Station (served by London Underground, Docklands Light Railway and London Buses) Manor Road is supremely well connected to the rest of London and beyond.



From E16 4PA



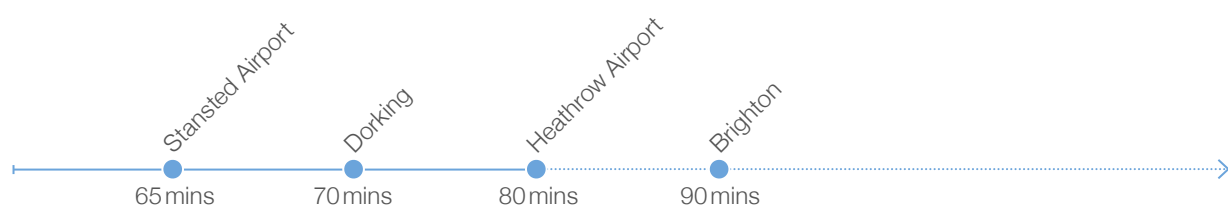
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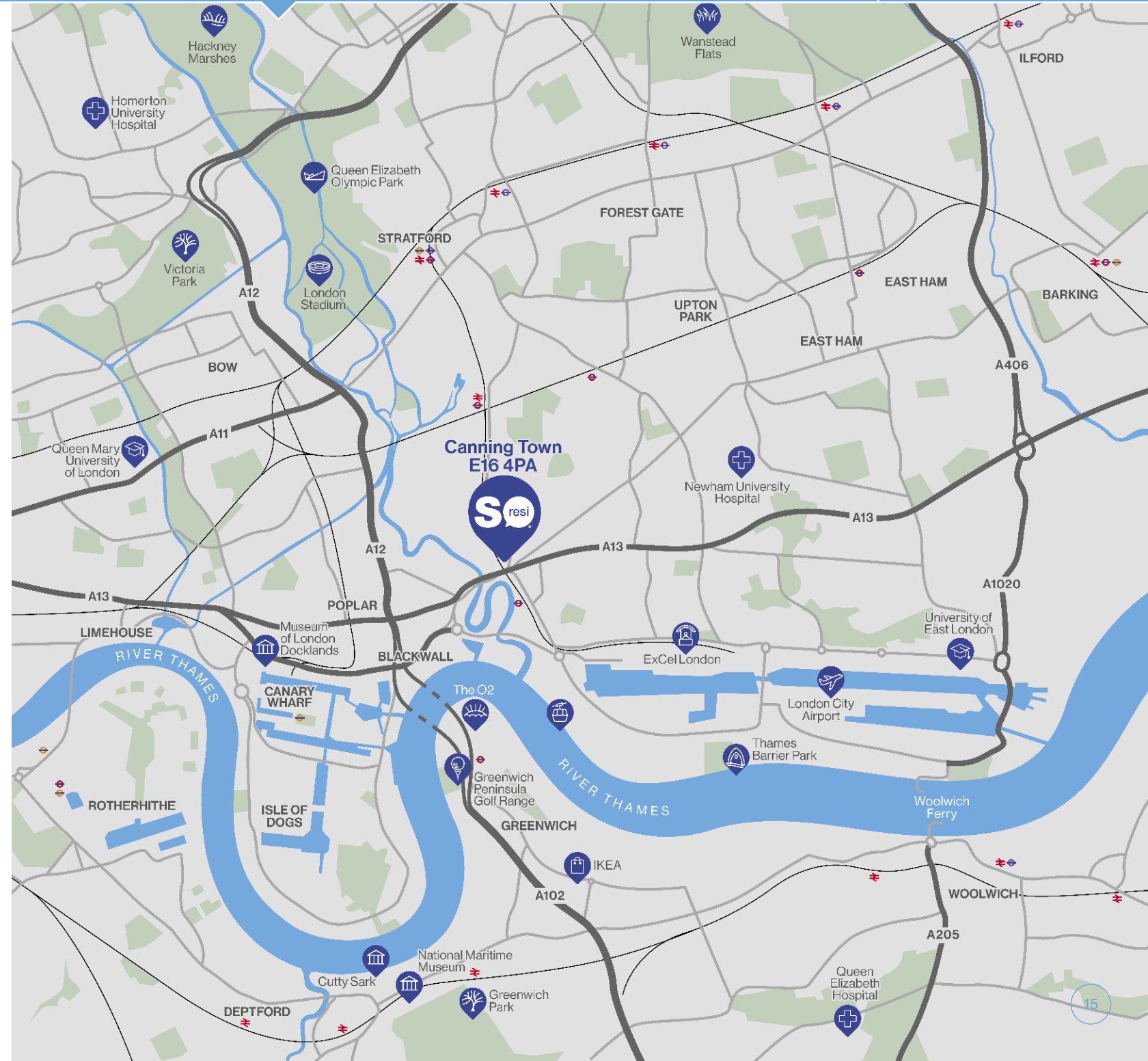
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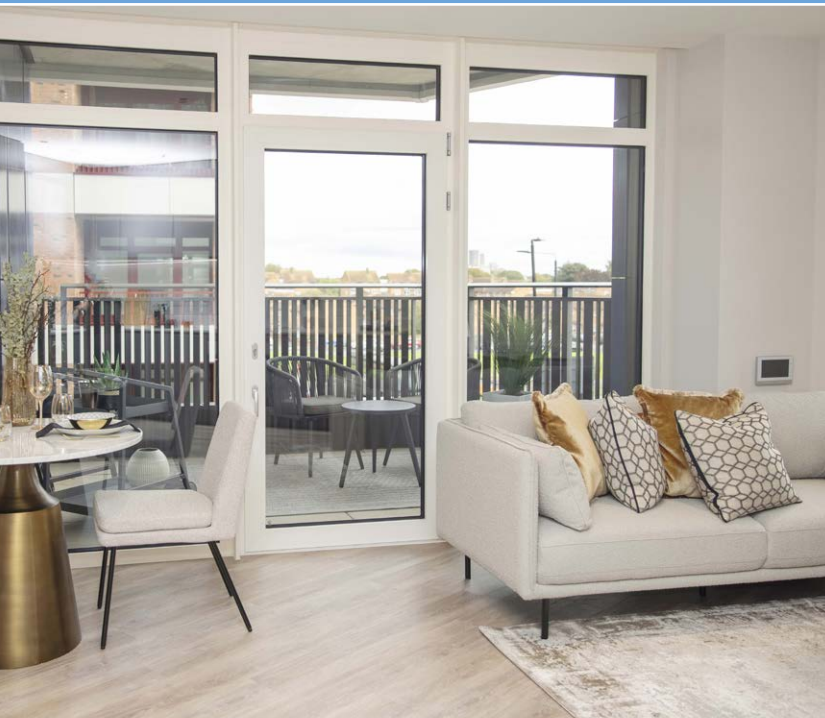


From E16 4PA



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





Specification

Stylishly designed with comfort in mind, SO Resi Canning Town homes are spacious, energy efficient and offer low maintenance, modern living.

Kitchens

Koncept, New York Range kitchen units in Gloss Dusk Grey
 Chrome tap and stainless steel sink
 Integrated Zanussi kitchen appliances including single fitted oven with induction hob, fridge freezer, dishwasher and built-in microwave
 Washer/dryer located in utility cupboard

Bathroom & En-suites

Modern white bathroom suite with solid composite vanity top
 Bath/shower with thermostatic mixer
 Double mirror cabinet
 Chrome electric towel rail
 Bottega Acero wall tiles by Porcelanosa
 Walk-in shower to en-suites with sliding shower screen

General

Karndean Arezzo floor finishes to living/dining, kitchen and hallway areas
 Carpets to all bedrooms
 Solid timber doors
 Fitted wardrobes
 Energy efficient spot lights
 Pendant lights in bedroom
 Underfloor heating
 Electronic dial thermostat

Security and Peace of Mind

2 way intercom system with touchscreen station
 180 degree viewer to front door
 Smoke alarms and quick response sprinkler system

Communal & Exterior

Resident lounge & co-working area
 Residents wellness studio
 Residents multi-purpose entertaining space
 Private podium garden
 Landscaped communal areas & gardens

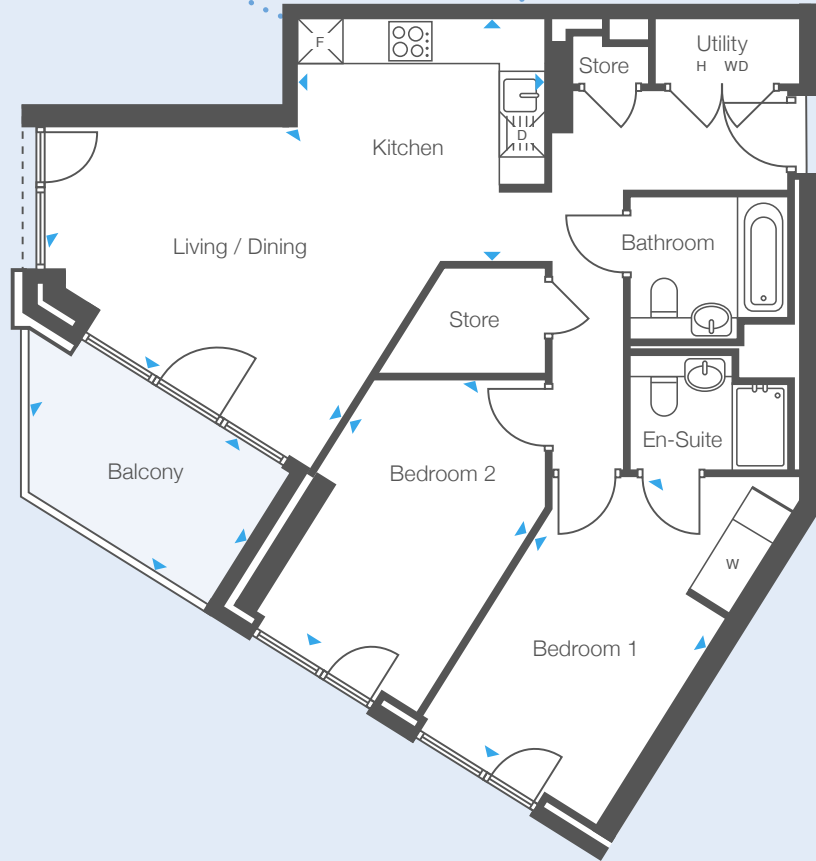


Every SO Resi Canning Town home is made to the highest standard.

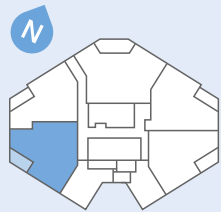
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A01

2 bedroom apartment



Plots	Floor
01.01	First
02.01	Second
03.01	Third
04.01	Fourth
05.01	Fifth
06.01	Sixth



Gross Internal Floor Area
80.8 m²
869.7 sq ft

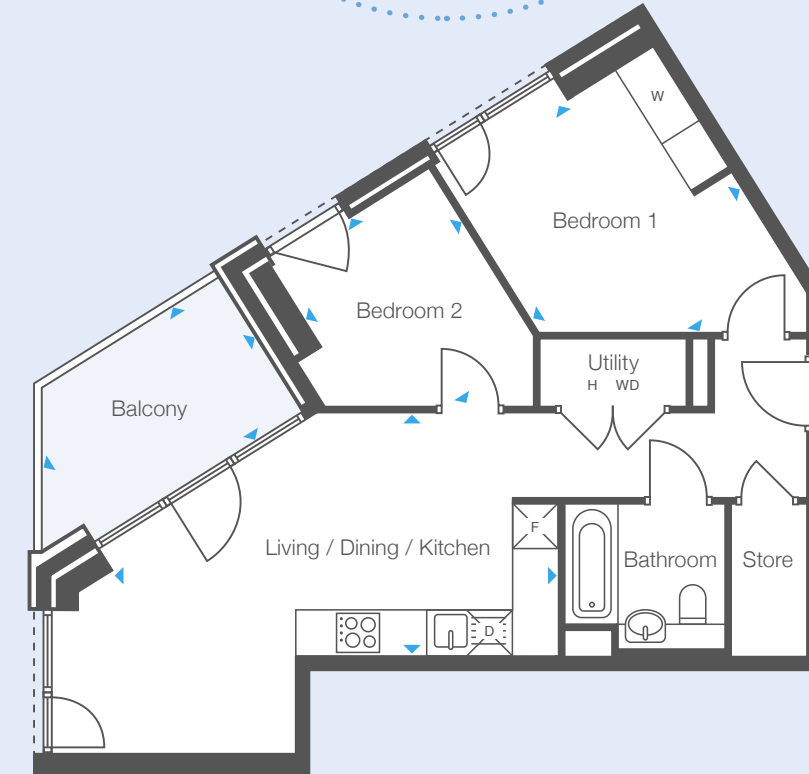
Room	Metric	Imperial
Kitchen	3.48 x 3.46m	11'5" x 11'4"
Living / Dining	4.06 x 5.01m	13'4" x 16'5"
Bedroom 1	4.62 x 2.85m	15'2" x 9'4"
Bedroom 2	2.99 x 4.45m	9'10" x 14'7"
Balcony	3.57 x 2.29m	11'9" x 7'6"

F	Fridge/Freezer
D	Dishwasher
WD	Washer/Dryer
H	Heat Pump
W	Wardrobe/Store

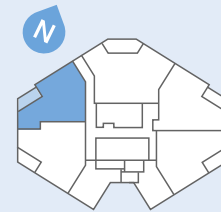
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A02

2 bedroom apartment



Plots	Floor
01.02	First
-	Second
-	Third
-	Fourth
-	Fifth
-	Sixth



Gross Internal Floor Area
62.9 m²
677.0 sq ft

Room	Metric	Imperial
Kitchen / Living / Dining	6.24 x 3.41m	20'6" x 11'2"
Bedroom 1	3.76 x 3.45m	12'4" x 11'4"
Bedroom 2	2.62 x 3.08m	8'7" x 10'11"
Balcony	3.58 x 2.29m	11'9" x 7'6"

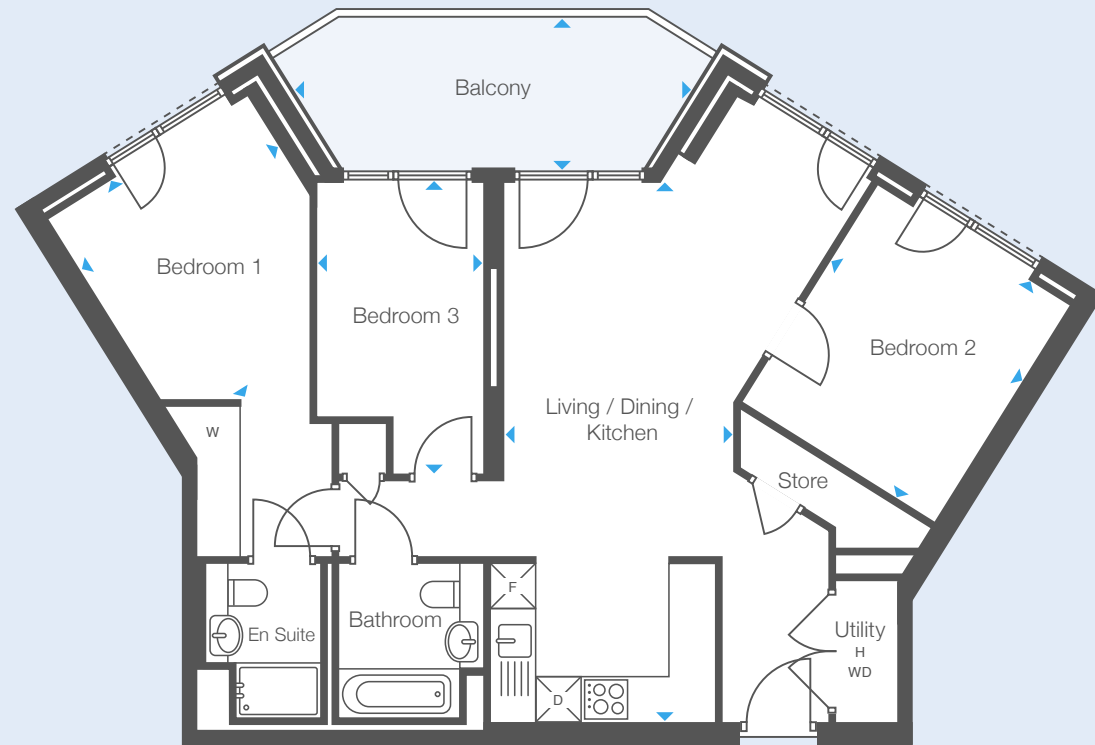
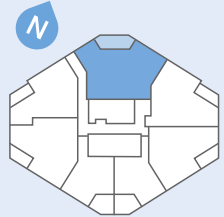
F	Fridge/Freezer
D	Dishwasher
WD	Washer/Dryer
H	Heat Pump
W	Wardrobe/Store

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A03

3 bedroom apartment

Plots	Floor
01.03	First
02.03	Second
03.03	Third
04.03	Fourth
05.03	Fifth
06.03	Sixth



Gross Internal Floor Area
90.2 m²
970.9 sq ft

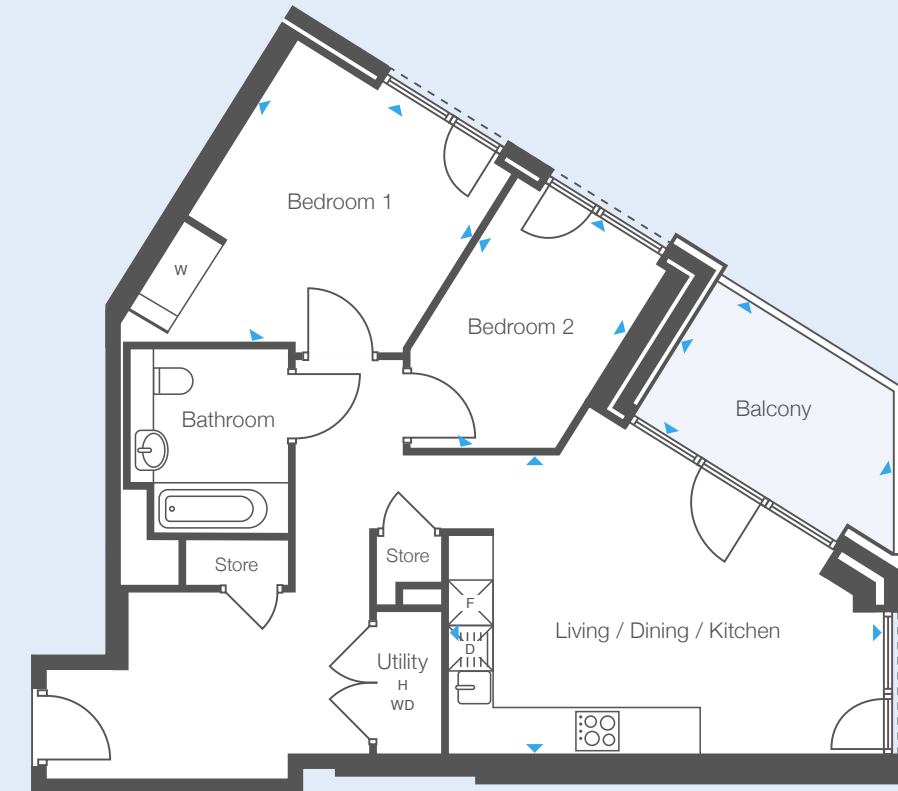
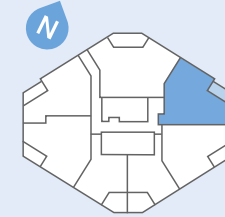
Room	Metric	Imperial	
Kitchen / Living / Dining	3.22 x 7.6m	10'7" x 24'11"	[F] Fridge/Freezer
Bedroom 1	3.60 x 3.17m	11'10" x 10'5"	[D] Dishwasher
Bedroom 2	3.15 x 3.68m	10'4" x 12'1"	[WD] Washer/Dryer
Bedroom 3	2.33 x 4.16m	7'8" x 13'8"	[H] Heat Pump
Balcony	5.45 x 2.28m	17'11" x 7'6"	[W] Wardrobe/Store

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A04

2 bedroom apartment

Plots	Floor
01.04	First
02.04	Second
03.04	Third
04.04	Fourth
05.04	Fifth
-	Sixth



Gross Internal Floor Area
75.4 m²
811.6 sq ft

Room	Metric	Imperial	
Kitchen / Living / Dining	6.12 x 4.23m	20'1" x 13'11"	[F] Fridge/Freezer
Bedroom 1	3.92 x 3.52m	12'10" x 11'7"	[D] Dishwasher
Bedroom 2	2.44 x 3.78m	8'0" x 12'5"	[WD] Washer/Dryer
Balcony	3.57 x 2.29m	11'9" x 7'6"	[H] Heat Pump
			[W] Wardrobe/Store

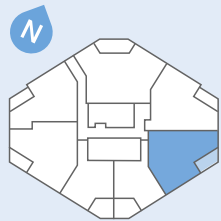
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A05

2 bedroom apartment



Plots	Floor
01.05	First
02.05	Second
03.05	Third
04.05	Fourth
05.05	Fifth
-	Sixth



Gross Internal Floor Area
70.3 m²
756.7 sq ft

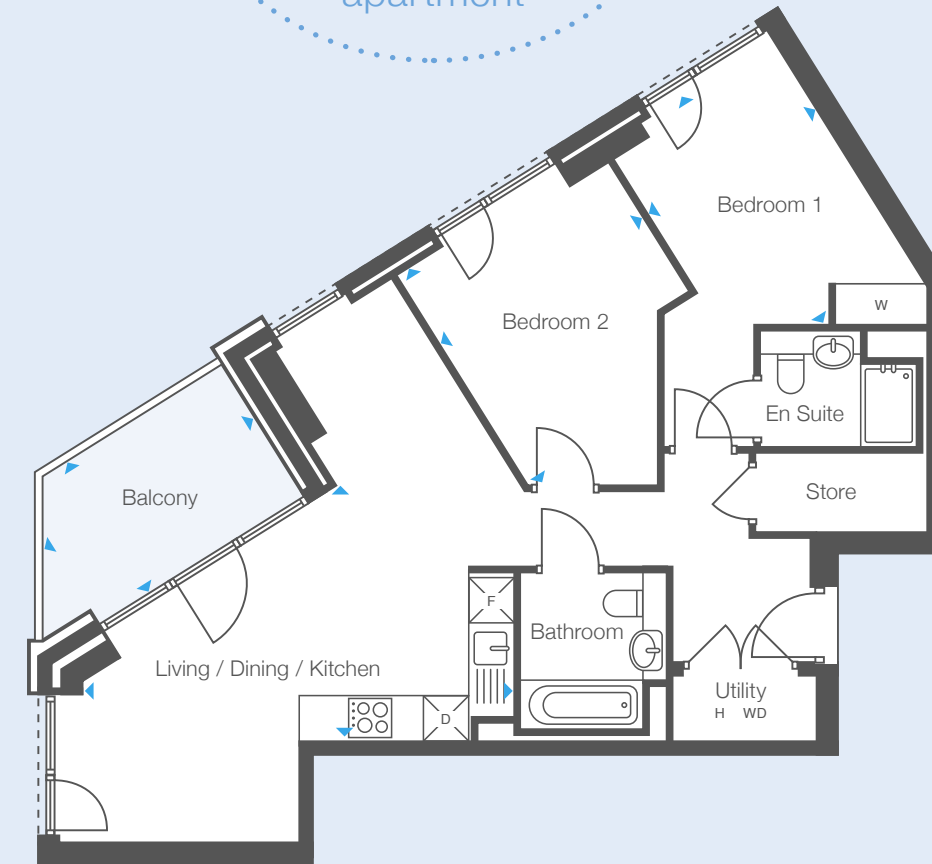
Room	Metric	Imperial
Kitchen / Living / Dining	5.55 x 3.5m	18'2" x 11'6"
Bedroom 1	4.30 x 2.84m	14'1" x 9'4"
Bedroom 2	4.33 x 2.93m	14'2" x 9'7"
Balcony	3.63 x 2.29m	11'11" x 7'6"

- F Fridge/Freezer
- D Dishwasher
- WD Washer/Dryer
- H Heat Pump
- W Wardrobe/Store

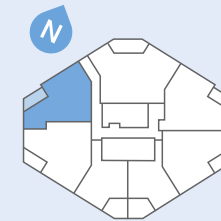
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A06

2 bedroom apartment



Plots	Floor
-	First
02.02	Second
03.02	Third
04.02	Fourth
05.02	Fifth
06.02	Sixth



Gross Internal Floor Area
76.6 m²
824.5 sq ft

Room	Metric	Imperial
Kitchen / Living / Dining	3.55 x 6.01m	11'8" x 19'9"
Bedroom 1	2.75 x 3.72m	9'0" x 12'2"
Bedroom 2	3.37 x 3.52m	11'1" x 11'7"
Balcony	3.46 x 2.29m	11'4" x 7'6"

- F Fridge/Freezer
- D Dishwasher
- WD Washer/Dryer
- H Heat Pump
- W Wardrobe/Store

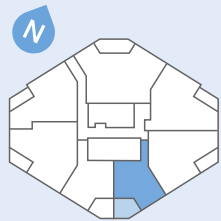
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A07

1 bedroom apartment



Plots	Floor
-	First
02.06	Second
03.06	Third
04.06	Fourth
05.06	Fifth
-	Sixth



Gross Internal Floor Area
51.7 m²
556.5 sq ft

Room	Metric	Imperial
Kitchen / Living / Dining	4.49 x 4.78m	14'9" x 15'8"
Bedroom	4.84 x 2.75m	15'11" x 9'0"
Balcony	4.34 x 2.42m	14'3" x 7'11"

- F Fridge/Freezer
- D Dishwasher
- WD Washer/Dryer
- H Heat Pump
- W Wardrobe/Store

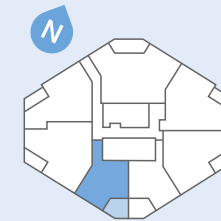
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A08

1 bedroom apartment



Plots	Floor
-	First
02.07	Second
03.07	Third
04.07	Fourth
05.07	Fifth
06.07	Sixth

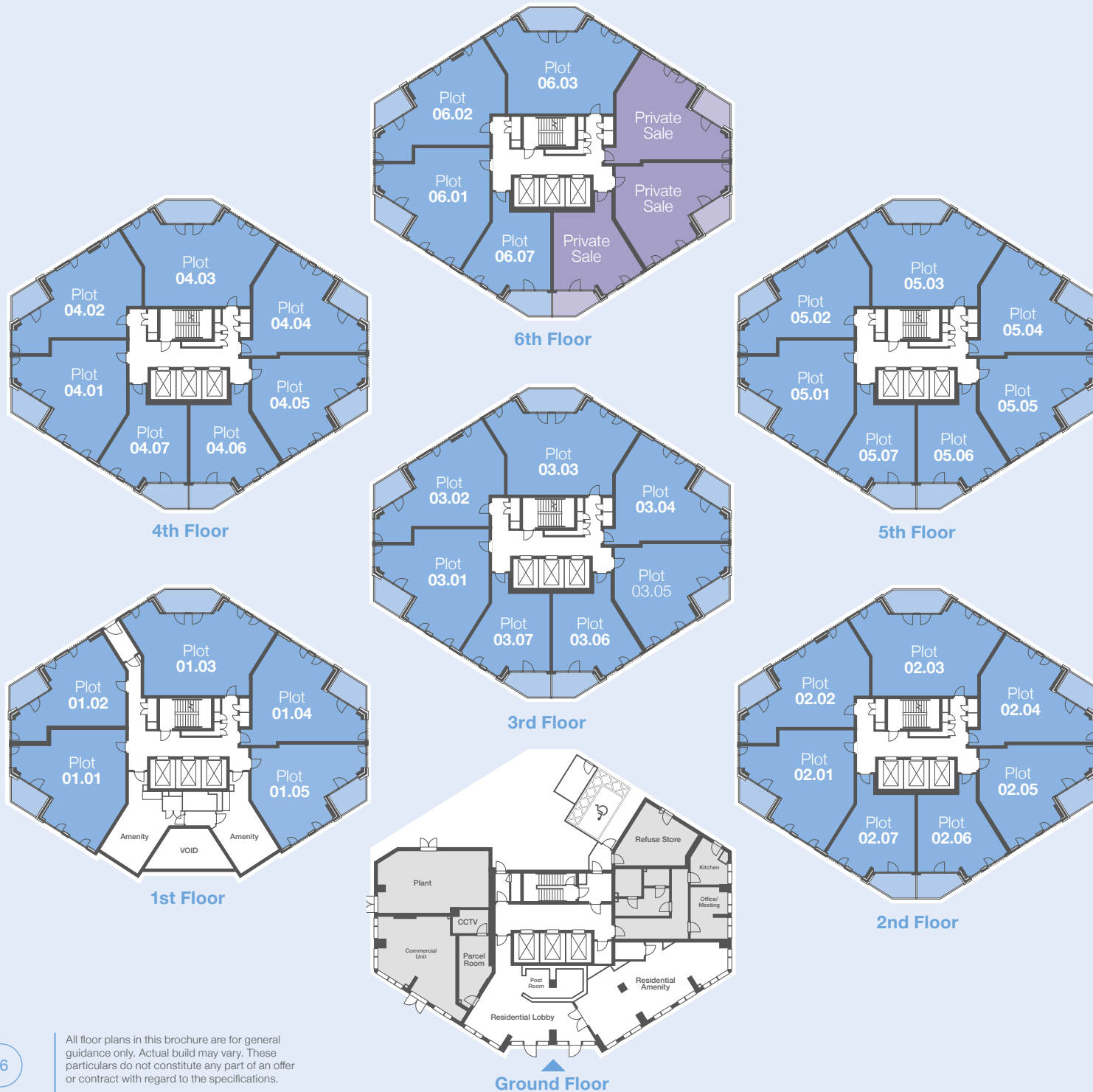


Gross Internal Floor Area
51.7 m²
556.5 sq ft

Room	Metric	Imperial
Kitchen / Living / Dining	4.49 x 4.78m	14'9" x 15'8"
Bedroom	4.84 x 2.75m	15'11" x 9'0"
Balcony	4.34 x 2.42m	14'3" x 7'11"

- F Fridge/Freezer
- D Dishwasher
- WD Washer/Dryer
- H Heat Pump
- W Wardrobe/Store

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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 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 SO Resi payment will be.

You can sell your share at any time if you decide to move on.

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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: 0208 607 0550
or visit: [sharedownership.co.uk](https://www.sharedownership.co.uk)**