

# East Molesey

Making home ownership possible

by Metropolitan Thames Valley



**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 member of the National Housing Federation and the g15. Together with our peers in the sector, we're addressing the national shortage of affordable housing by building good quality homes where people want to live. We believe everyone should have access to a home and the opportunity to live well.



# A new home to be proud of

**In the charming village of East Molesey on the southern bank of the river Thames, an attractive collection of newly built one, two and three bedroom SO Resi houses and apartments are available through shared ownership.**

Located in a welcoming neighbourhood, these nine stylish modern houses and 14 light-filled, elegant apartments are perfectly located for the area's bustling village life, beautiful river walks, sought-after schools and excellent transport links to central London.

With landscaped gardens, elegant, light-filled interiors and energy efficient features throughout, each one is a spacious and inviting home, designed for easy-going everyday living.

| Contents |                      |
|----------|----------------------|
| 1        | About SO Resi        |
| 2        | Introduction         |
| 3        | Location             |
| 8        | Development overview |
| 10       | Connectivity         |
| 12       | Specification        |
| 14       | Plans                |
| 24       | Useful information   |

A collection of  
newly built 1, 2 & 3  
bed homes

# A most desirable location

The ultra-desirable village of East Molesey is wonderfully placed just across the river from the stunning grounds, world-famous maze and historic palace buildings of Hampton Court. A quick trip to all the shopping, culture and leisure that Kingston upon Thames has to offer, it has great train links to central London too.

A relaxed and friendly atmosphere makes East Molesey the ideal place to become part of a close community, while enjoying all the sophistication of an urban lifestyle. Everything you need is close at hand, with a range of supermarkets and independent shops in the area, plus an excellent choice of schools.

When it comes to winding down, you'll be spoilt for pretty pubs, great restaurants and riverside walks. A great place to enjoy a waterside drink and people watch, the river is a big part of life here. People visit from around the world to stroll along the banks of the Thames next to Hampton Court Palace and watch the boats passing by. Nearby Bushy Park's stunning views and rich wildlife make it another perfect place to stretch your legs, with nature, greenery and fresh air all around. Just a short drive away is the idyllically leafy Surrey countryside, with its splendid landscaped parkland, rolling hills and appealing market towns.



East Molesey can track its past back to before the Domesday Book and in Bell Road there are some remarkable surviving medieval buildings. The Bell Inn with its wonky windows dates from the late 15th century, and in the same road the Manor House and adjoining Quilleys Royal date from the 16th century.



The Bell 15th Century Pub, East Molesey



Esher High Street



Garrick's Temple to Shakespeare, Hampton



East Molesey Cricket Club, Hurst Park

Relaxed village living with all the sophistication of London at hand

So much to see  
and do



1 Hampton  
Court Palace

This magnificent historic royal palace was once the home of Henry VIII. Visiting is like a trip back in time, with opulent state rooms, cobbled yards and a sense of history at every turn. Walk in the grounds and gardens for free all year round, lose yourself in the renowned maze, or venture inside for the full royal experience

🚗 5 minutes

2 Kempton Park  
Racecourse

The first ever race held at Kempton Park was on the 18 July 1878. Today it has a place as one of the best dual-purpose racecourses in the country, hosting quality flat and jumps racing throughout the year, with special winter events and floodlit night races too.

🚗 14 minutes

3 Bushy  
Park

Discover over a thousand acres of greenery, ancient chestnut trees and some royal deer just a short trip from your front door. Enjoy the impressive mile-long Chestnut Walk from the famous Diana statue designed by Sir Christopher Wren. Or venture off the main tracks for thriving waterways and abundant wildlife, including kestrels, kingfishers and woodpeckers.

🚗 6 minutes

4 Kingston  
upon Thames

Known as one of London's most desirable shopping areas for its famous Bentall Centre and over 500 stores, Kingston upon Thames has so much more to offer. From its renowned Rose Theatre and 14-screen IMAX cinema to a great food market in the historic square and countless events all year round, it's everything you want just a short bus ride – or relaxed river walk – away.

🚗 10 minutes

5 London  
Waterloo

Hop on at your choice of three nearby train stations to reach London Waterloo and all its connections in around 30 minutes, and be right in the heart of central London with easy access to everything the City and West End have to offer.

🚗 25 minutes (from Esher station)

6 RHS  
Wisley

When you want the best in relaxation, why not escape to the beautiful grounds of RHS Wisley, just down the A3? Considered one of the great gardens of the world, it's the perfect place to catch up on horticultural inspiration and spend time with family and friends.

🚗 23 minutes

# Development overview



Sat Nav location  
KT8 0BN

These newly built SO Resi homes are part of the prestigious Imber Riverside development, set on the banks of the river Ember between the villages of East Molesey and Esher.

The architecturally sympathetic buildings are designed and crafted to the highest standards and each home has been designed to offer light-filled, generous indoor space for relaxed living. The houses have private gardens and parking while the apartments are all set in landscaped grounds, so it's easy to enjoy some green space and fresh air just outside your door. Convenient allocated parking and a shared cycle store make every trip convenient, while chic, modern communal areas welcome you and your guests in style.

A place to enjoy life, a space of your own.

Key

- |                 |                      |
|-----------------|----------------------|
| So Resi         | Cycle storage        |
| Private         | Bin store            |
| Affordable rent | Bin collection point |
| Parking         | Pumping station      |
| Stairs          | Sheds                |

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



# So well connected

East Molesey offers excellent train connections into central London, and convenient links to major roads including the A3, M3 and M25. Direct trains from Hampton Court and Thames Ditton stations take you straight to central London in around 30 minutes, while Esher station also offers connections to Woking in just 15 minutes. And for those international trips, Heathrow airport is just over nine miles away.



Times are approximate and taken from Google maps and the National Rail website.  
Rail journey times are from Thames Ditton station.





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

# Attention to detail

Innovative design, sophisticated décor, and plenty of natural light bring a natural elegance to these tasteful houses and apartments. Subtle lighting and cleverly maximised storage space help to create a clean bright atmosphere that is ideal as a backdrop for your own personal style, so your home will always look beautiful, whether you are relaxing alone or entertaining guests.

### General

- Fitted wardrobes to master bedrooms
- Telephone and data points to living room
- Provision for Sky Plus to lounge and master bedroom (subject to subscription)
- Dimmable light switches to living room and kitchen
- Amtico luxury vinyl flooring tiles to kitchen and hallway (to houses)
- Amtico luxury vinyl flooring to kitchen, hallway and living/dining room (to apartments)
- Wool mix carpet to all other areas
- Secure cycle storage to each apartment block

### Kitchen

- Fully fitted modern kitchens
- Appliances to include oven and 4-burner gas hob with chimney hood, built in fridge freezer, dishwasher and washer dryer
- Semi-recessed cabinet lighting
- LED downlights
- Soft close mechanisms to all doors and drawers

### Bathrooms

- Contemporary bathroom suite with white sanitaryware
- Glass folding shower screen
- Chrome fixtures and fittings and shaver socket
- LED downlights
- Chrome ladder towel radiators
- Ground floor WC to houses

### External

- Communal cycle storage to apartments
- Private garden with shed to houses
- Allocated parking to all apartments and houses

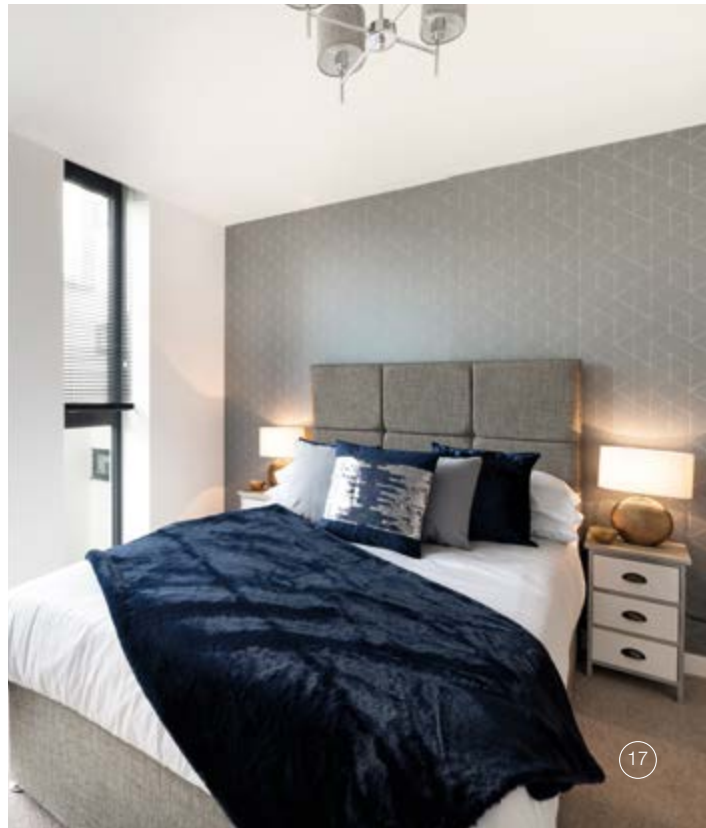
### Security

- Access to apartments via audio and visual door entry system
- Mains operated, ceiling mounted smoke and heat detectors with battery back up
- 12 year NHBC warranty



Every SO Resi East Molesey home is made to the highest standard.

Specifications stated in this brochure are for guidance only. These particulars do not constitute any part of an offer or contract and are subject to change.

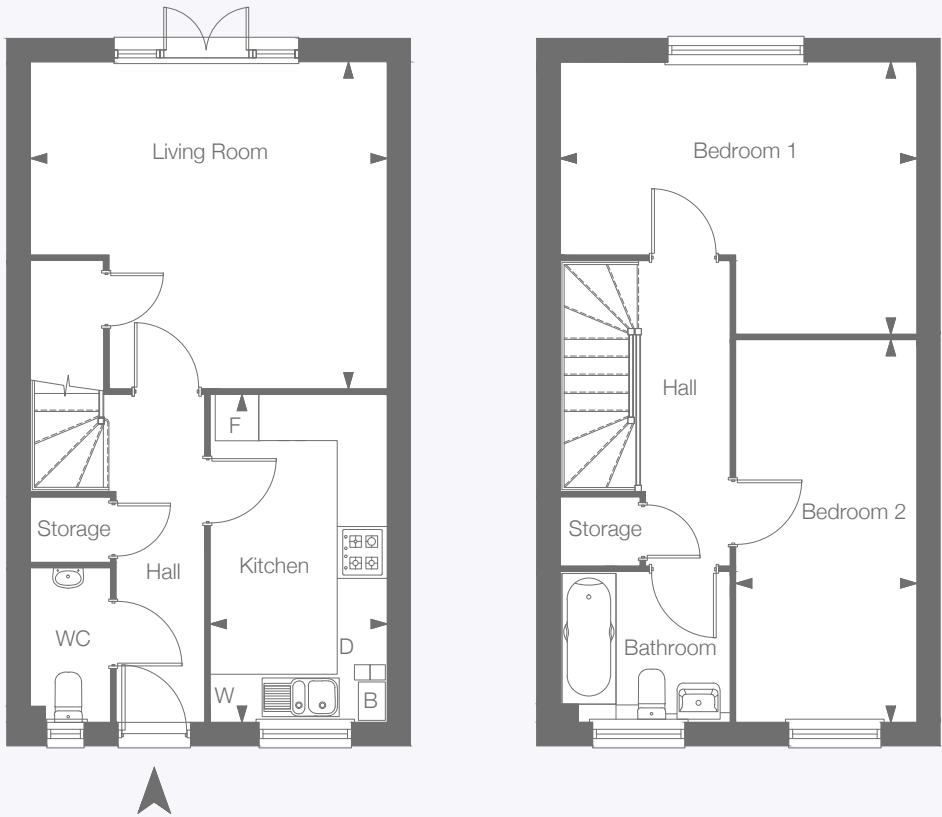


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Plot 58, 59, 60

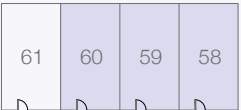
Type H

2 bedroom house



| Room        | Metric            | Imperial         |
|-------------|-------------------|------------------|
| Living Room | 4.63m x 4.25m     | 15' 2" x 14' 0"  |
| Kitchen     | 4.26m x 2.30m     | 14' 0" x 7' 7"   |
| Bedroom 1   | 4.63m x 3.53m     | 15' 2" x 11' 7"  |
| Bedroom 2   | 4.97m x 2.35m     | 16' 4" x 7' 9"   |
| <b>GIA</b>  | <b>79.59 sq m</b> | <b>856 sq ft</b> |

- Boiler
- Washer / Dryer
- Dishwasher
- Fridge / freezer
- Wardrobe



Ground floor



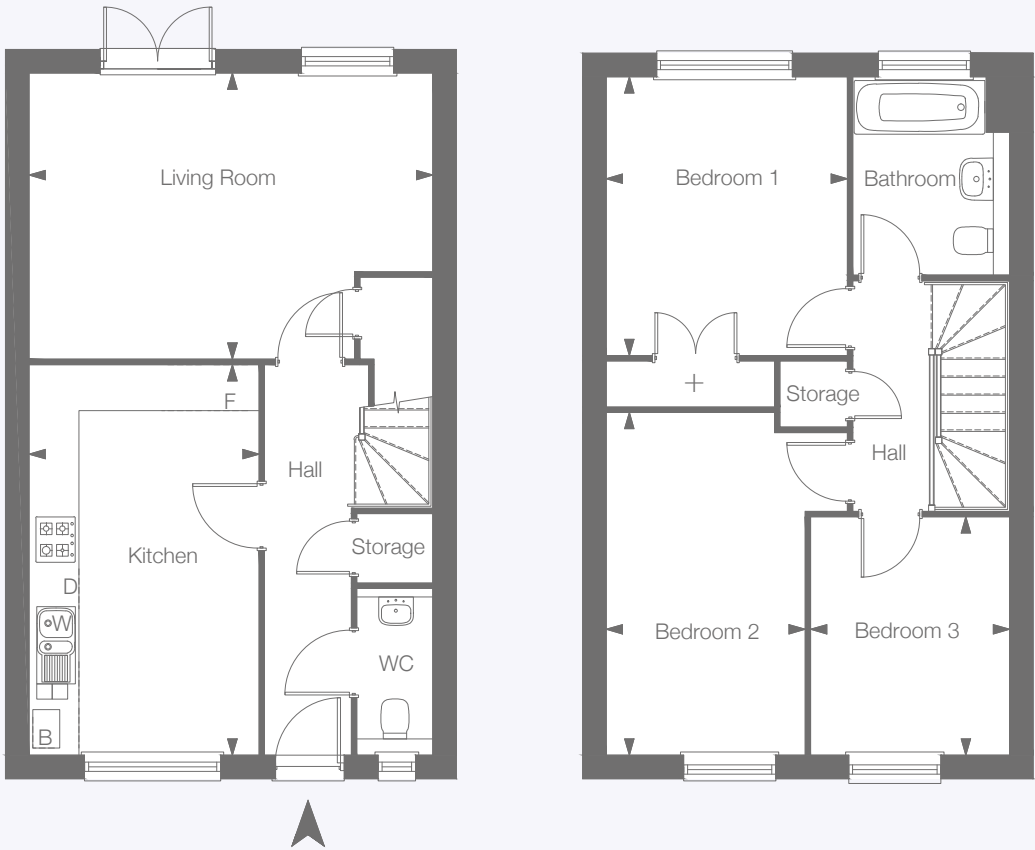
First floor

All floor plans in this brochure are for general guidance only. All room dimensions include built-in wardrobes and boiler cupboards, and are subject to a plus/minus 5% tolerance. Measures are from plans and "as built" dimensions may vary. 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.

Plot 62, 63, 64, 65

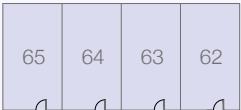
Type J

3 bedroom house



| Room        | Metric            | Imperial          |
|-------------|-------------------|-------------------|
| Living Room | 5.24m x 3.71m     | 17' 2" x 12' 2"   |
| Kitchen     | 5.07m x 2.99m     | 16' 8" x 9' 10"   |
| Bedroom 1   | 3.62m x 3.14m     | 11' 11" x 10' 4"  |
| Bedroom 2   | 4.49m x 2.59m     | 14' 9" x 8' 6"    |
| Bedroom 3   | 3.13m x 2.59m     | 10' 3" x 8' 6"    |
| <b>GIA</b>  | <b>93.09 sq m</b> | <b>1002 sq ft</b> |

- Boiler
- Washer / Dryer
- Dishwasher
- Fridge / freezer
- Wardrobe



Ground floor



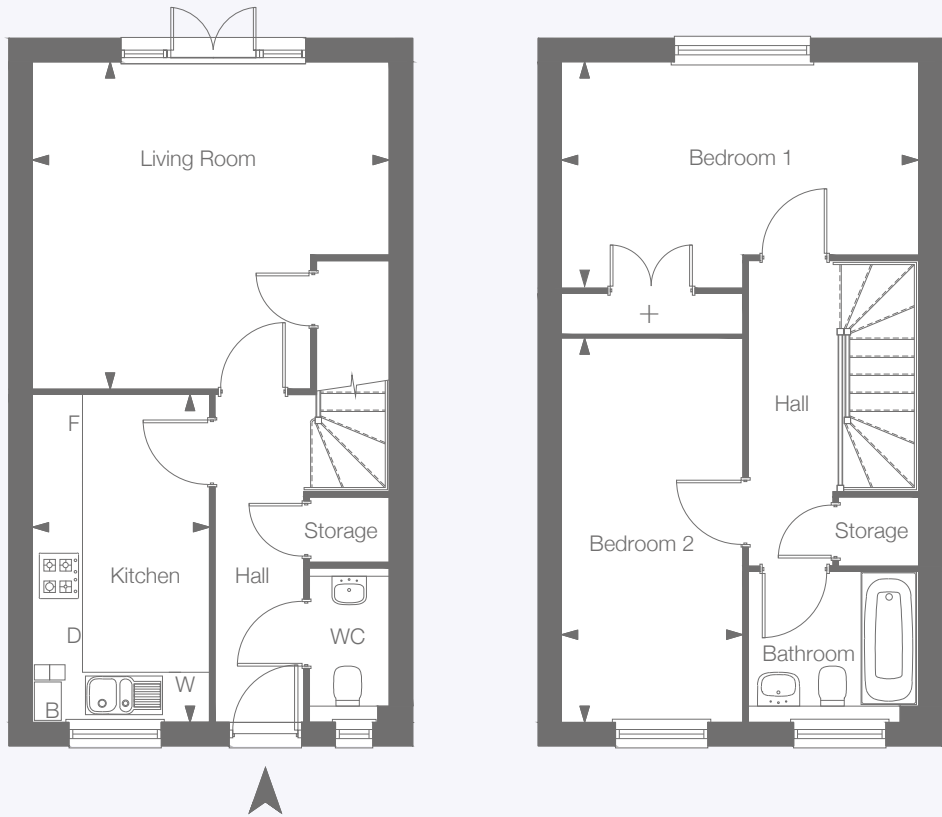
First floor

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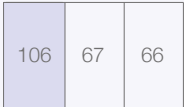
Plot 106

Type H.1

2 bedroom house



Ground floor



First floor

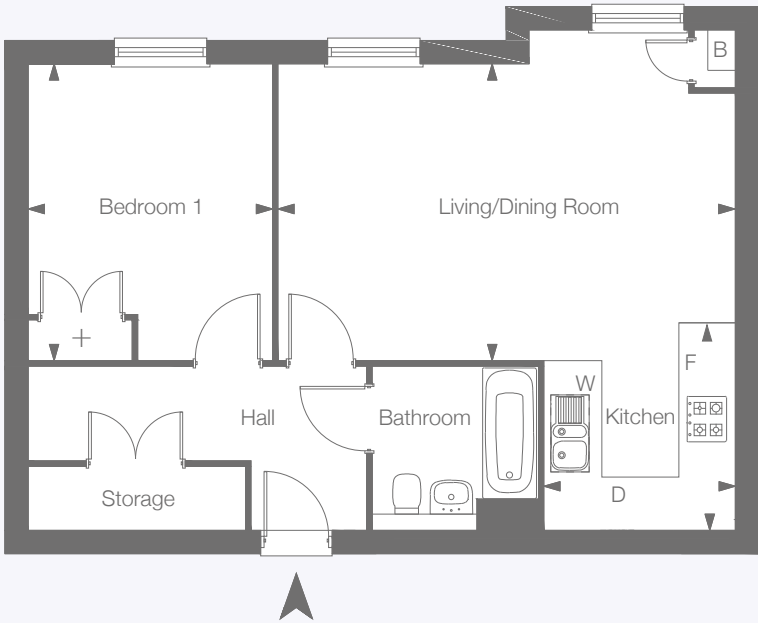
| Room        | Metric        | Imperial        |                      |
|-------------|---------------|-----------------|----------------------|
| Living Room | 4.63m x 4.25m | 15' 2" x 14' 0" | [B] Boiler           |
| Kitchen     | 4.26m x 2.30m | 14' 0" x 7' 7"  | [W] Washer / Dryer   |
| Bedroom 1   | 4.63m x 3.53m | 15' 2" x 11' 7" | [D] Dishwasher       |
| Bedroom 2   | 4.97m x 2.35m | 16' 4" x 7' 8"  | [F] Fridge / freezer |
| GIA         | 79.59 sq m    | 856 sq ft       | [+ ] Wardrobe        |

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Plot 72

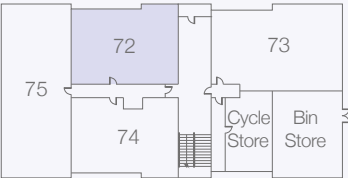
Block A

1 bedroom apartment



| Room               | Metric        | Imperial        |                      |
|--------------------|---------------|-----------------|----------------------|
| Living/Dining Room | 5.33m x 3.85m | 17' 6" x 12' 8" | [B] Boiler           |
| Kitchen            | 2.69m x 2.48m | 8' 10" x 8' 2"  | [W] Washer / Dryer   |
| Bedroom 1          | 3.85m x 3.18m | 12' 8" x 10' 5" | [D] Dishwasher       |
| GIA                | 56.69 sq m    | 606 sq ft       | [F] Fridge / freezer |
|                    |               |                 | [+ ] Wardrobe        |

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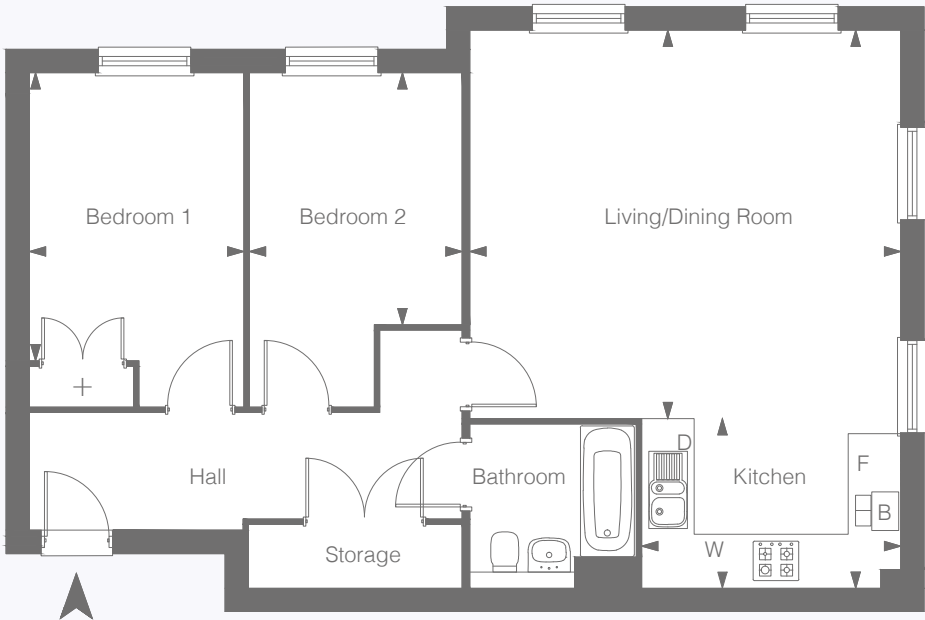


Ground floor

Plot 73, 79

Block A

2 bedroom apartment



| Room               | Metric        | Imperial        |  |
|--------------------|---------------|-----------------|--|
| Living/Dining Room | 5.58m x 5.04m | 18' 4" x 16' 6" |  |
| Kitchen            | 3.36m x 2.13m | 11' 0" x 7' 0"  |  |
| Bedroom 1          | 3.73m x 2.78m | 12' 3" x 9' 2"  |  |
| Bedroom 2          | 3.27m x 2.76m | 10' 9" x 9' 1"  |  |
| GIA                | 76.56 sq m    | 808 sq ft       |  |

[B]

Boiler

[W]

Washer / Dryer

[D]

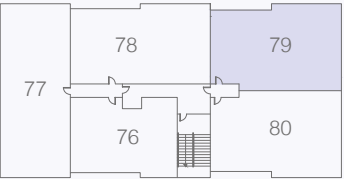
Dishwasher

[F]

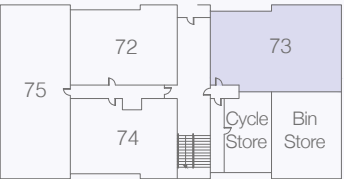
Fridge / freezer

+

Wardrobe



First floor



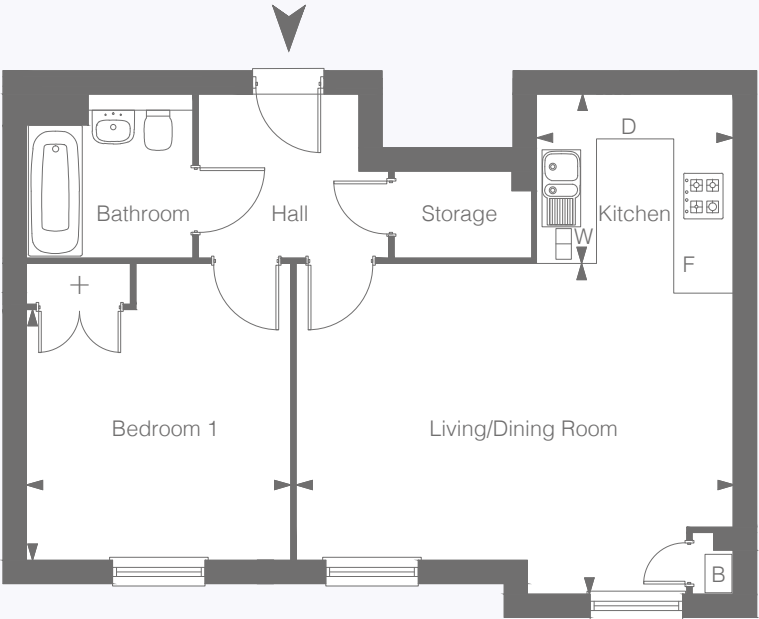
Ground floor

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Plot 74, 76, 81

Block A

1 bedroom apartment



| Room               | Metric        | Imperial        |  |
|--------------------|---------------|-----------------|--|
| Living/Dining Room | 5.06m x 3.85m | 16' 7" x 12' 8" |  |
| Kitchen            | 2.54m x 2.13m | 8' 4" x 7' 0"   |  |
| Bedroom 1          | 3.42m x 3.25m | 11' 3" x 10' 8" |  |
| GIA                | 54.39 sq m    | 606 sq ft       |  |

[B]

Boiler

[W]

Washer / Dryer

[D]

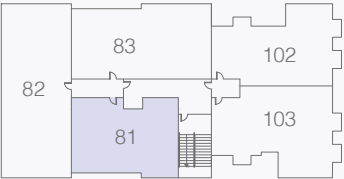
Dishwasher

[F]

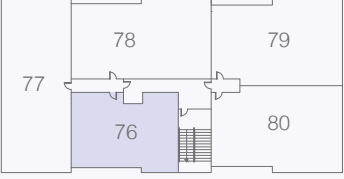
Fridge / freezer

+

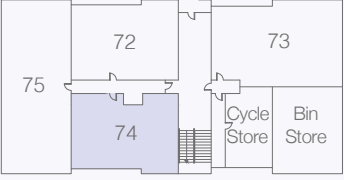
Wardrobe



Second floor



First floor



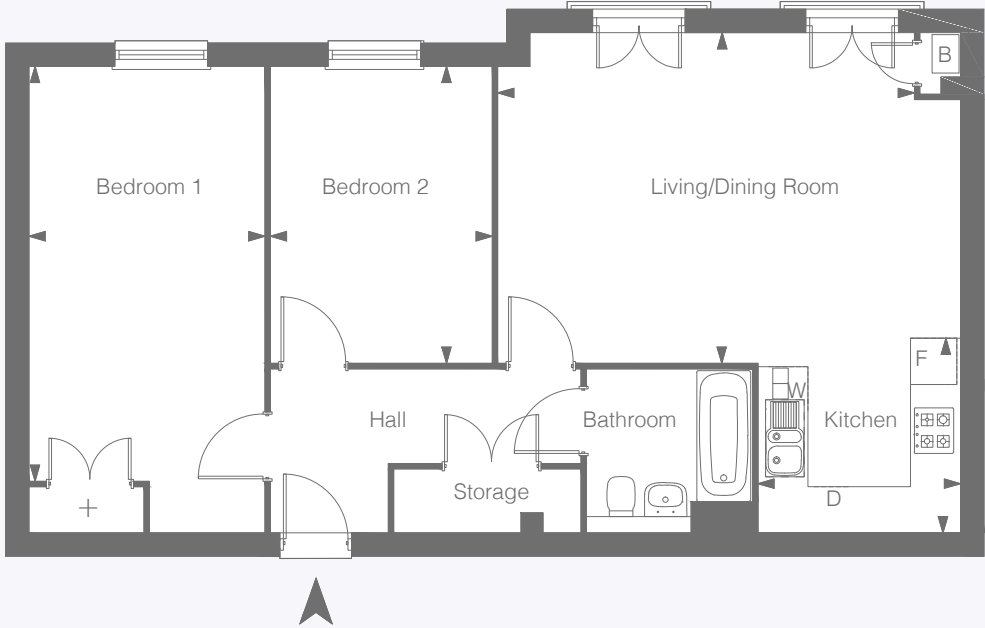
Ground floor

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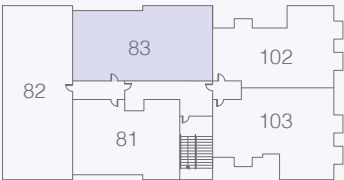
Plot 78,83

Block A

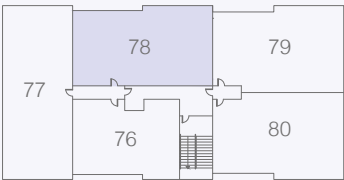
2 bedroom apartment



| Room               | Metric        | Imperial        |                      |
|--------------------|---------------|-----------------|----------------------|
| Living/Dining Room | 5.40m x 4.92m | 17' 9" x 16' 2" | [B] Boiler           |
| Kitchen            | 2.63m x 2.49m | 8' 7" x 8' 2"   | [W] Washer / Dryer   |
| Bedroom 1          | 5.38m x 3.06m | 17' 8" x 10' 1" | [D] Dishwasher       |
| Bedroom 2          | 3.85m x 2.88m | 12' 8" x 9' 5"  | [F] Fridge / freezer |
| GIA                | 76.56 sq m    | 808 sq ft       | [+ ] Wardrobe        |



Second floor



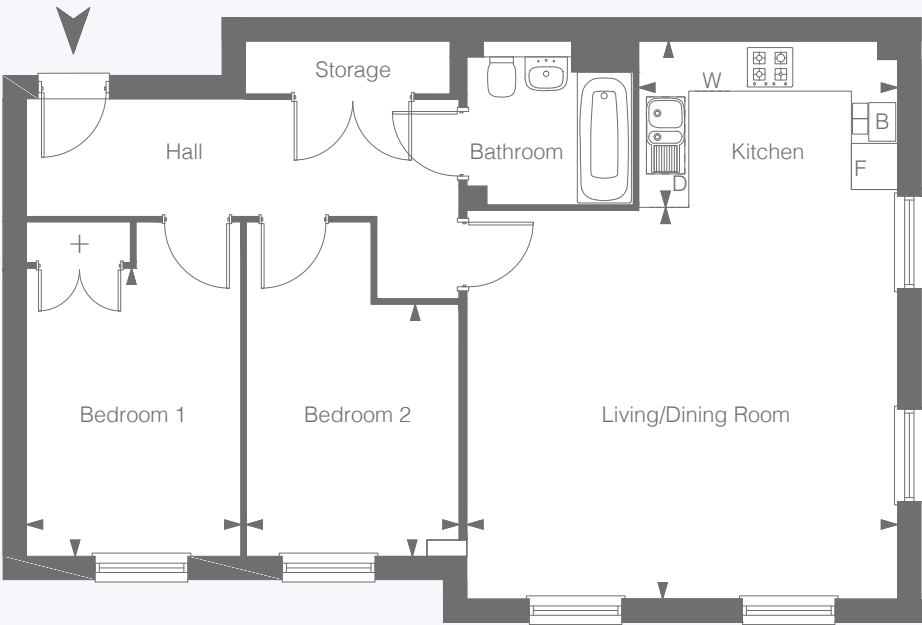
First floor

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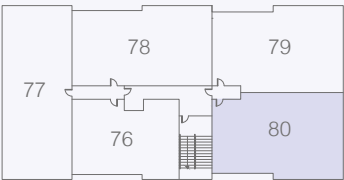
Plot 80

Block A

2 bedroom apartment



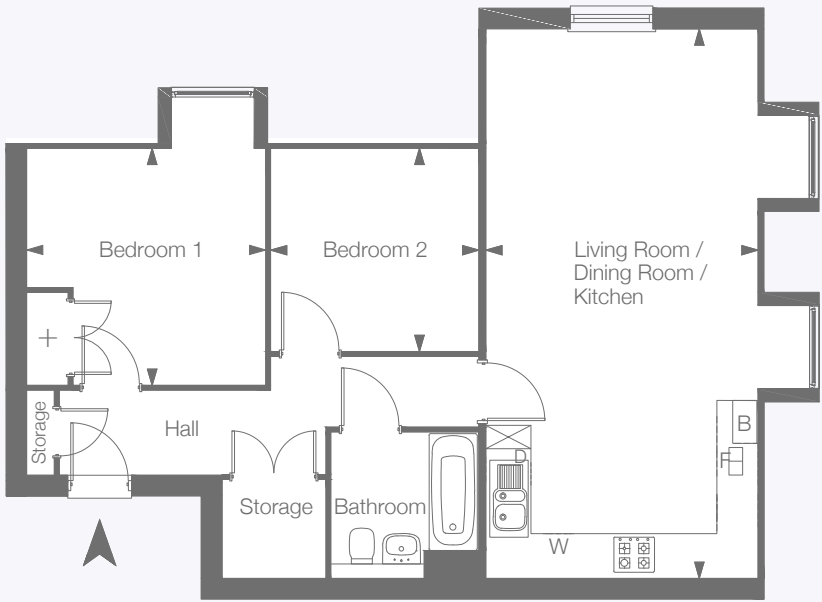
| Room               | Metric        | Imperial        |                      |
|--------------------|---------------|-----------------|----------------------|
| Living/Dining Room | 5.58m x 5.04m | 18' 4" x 16' 6" | [B] Boiler           |
| Kitchen            | 3.36m x 2.18m | 11' 0" x 7' 2"  | [W] Washer / Dryer   |
| Bedroom 1          | 3.73m x 2.78m | 12' 3" x 9' 2"  | [D] Dishwasher       |
| Bedroom 2          | 3.27m x 2.76m | 10' 9" x 9' 1"  | [F] Fridge / freezer |
| GIA                | 76.56 sq m    | 808 sq ft       | [+ ] Wardrobe        |



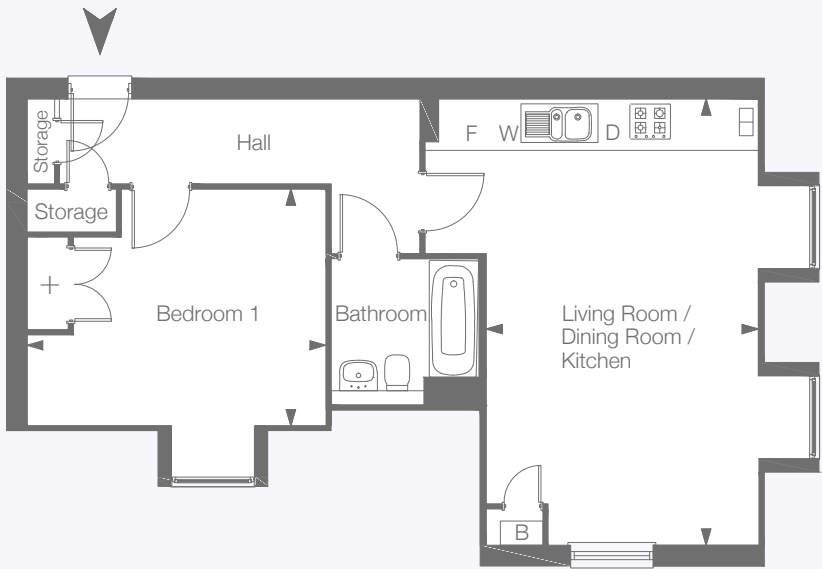
First floor

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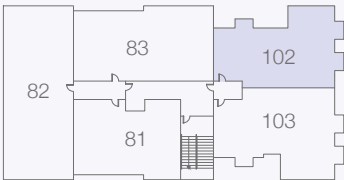
Plot 102



Plot 103



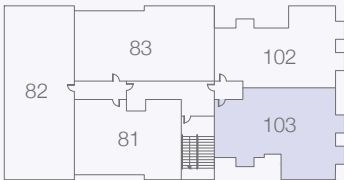
| Room                           | Metric            | Imperial         |                      |
|--------------------------------|-------------------|------------------|----------------------|
| Living/Dining Room/<br>Kitchen | 7.99m x 3.96m     | 26' 3" x 13' 0"  | [B] Boiler           |
| Bedroom 1                      | 3.44m x 2.80m     | 11' 3" x 9' 2"   | [W] Washer / Dryer   |
| Bedroom 2                      | 3.03m x 2.95m     | 9' 11" x 9' 8"   | [D] Dishwasher       |
| <b>GIA</b>                     | <b>67.73 sq m</b> | <b>699 sq ft</b> | [F] Fridge / freezer |
|                                |                   |                  | [+] Wardrobe         |



Second floor

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| Room                           | Metric            | Imperial         |                      |
|--------------------------------|-------------------|------------------|----------------------|
| Living/Dining Room/<br>Kitchen | 5.89m x 3.96m     | 19' 4" x 13' 0"  | [B] Boiler           |
| Bedroom 1                      | 3.68m x 3.44m     | 12' 1" x 11' 3"  | [W] Washer / Dryer   |
| <b>GIA</b>                     | <b>56.59 sq m</b> | <b>584 sq ft</b> | [D] Dishwasher       |
|                                |                   |                  | [F] Fridge / freezer |
|                                |                   |                  | [+] Wardrobe         |



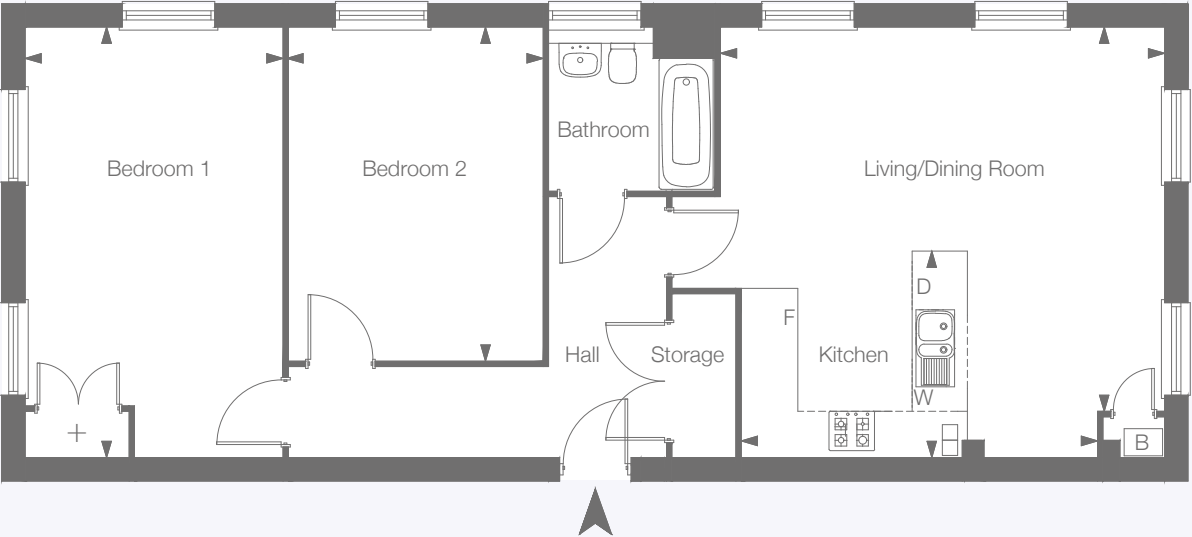
Second floor

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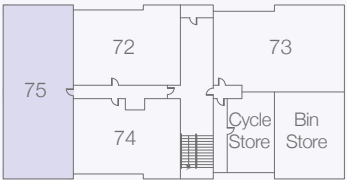
Plot 75

Block A

2 bedroom apartment



| Room               | Metric        | Imperial         |                      |
|--------------------|---------------|------------------|----------------------|
| Living/Dining Room | 5.76m x 4.98m | 18' 11" x 16' 4" | [B] Boiler           |
| Kitchen            | 4.62m x 2.67m | 15' 2" x 8' 9"   | [W] Washer / Dryer   |
| Bedroom 1          | 5.58m x 3.34m | 18' 4" x 10' 11" | [D] Dishwasher       |
| Bedroom 2          | 4.33m x 3.30m | 14' 2" x 11' 7"  | [F] Fridge / freezer |
| GIA                | 82.63 sq m    | 883 sq ft        | [+] Wardrobe         |



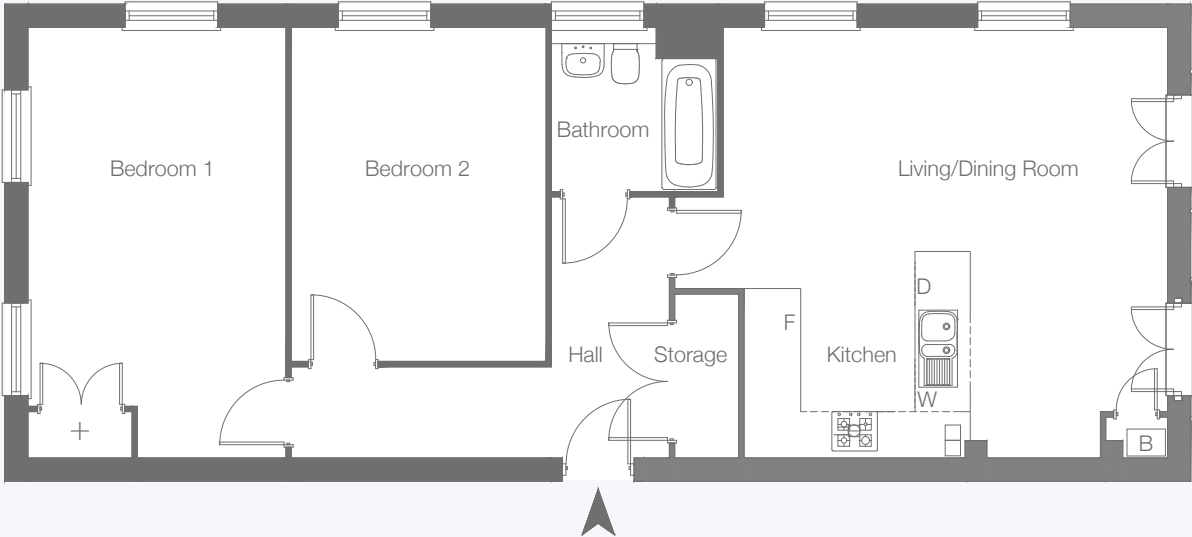
Ground floor

All floor plans in this brochure are for general guidance only. All room dimensions include built-in wardrobes and boiler cupboards, and are subject to a plus/minus 5% tolerance. Measures are from plans and "as built" dimensions may vary. 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.

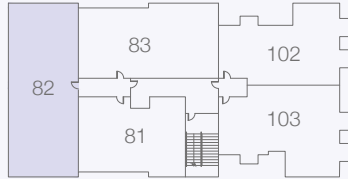
Plot 77,82

Block A

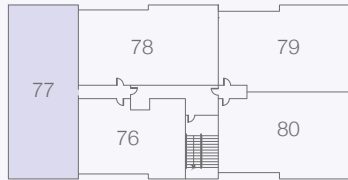
2 bedroom apartment



| Room               | Metric        | Imperial         |                      |
|--------------------|---------------|------------------|----------------------|
| Living/Dining Room | 5.76m x 4.98m | 18' 11" x 16' 4" | [B] Boiler           |
| Kitchen            | 4.62m x 2.67m | 15' 2" x 8' 9"   | [W] Washer / Dryer   |
| Bedroom 1          | 5.58m x 3.34m | 18' 4" x 10' 11" | [D] Dishwasher       |
| Bedroom 2          | 4.33m x 3.30m | 14' 2" x 11' 7"  | [F] Fridge / freezer |
| GIA                | 82.63 sq m    | 883 sq ft        | [+] Wardrobe         |



Second floor



First floor

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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 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.

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or visit [www.soresi.co.uk](http://www.soresi.co.uk)

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