

REZ

S W 9



Because good homes make everything possible

REZ

Rise above it all in SW9. A bustling, beating, booming area that just gets better and better.

Right at its centre: REZ. A brand new collection of residences for new homeowners and fun-timers. For a cool urban retreat or the ultimate social hub.

WHAT'S YOUR REZ?

The REZ residences are perched atop an existing building. You're up on the top floor – a shiny new storey for shiny new stories. And with Shared Ownership through Network Homes, a little home in the sky is not pie-in-the-sky either.

Contemporary, sustainable, well-connected and rooted in community. Minutes from the centre of London yet in the heart of a vibrant urban village. Welcome to your new REZ.



LOVE LONDON

YOU LOVE LONDON FOR ITS QUIRKS AND SURPRISES.

ITS EVER-CHANGING ECCENTRICITIES.

REZ IS NO DIFFERENT – A NEW BUILD OF 13 APARTMENTS ABOVE A FULLY REFURBISHED BLOCK, LIKE THE AREA, IT'S SPECIAL AND TOTALLY UNIQUE.

With a blend of 8 one-bed and 5 two-bed flats, we understand that one size doesn't fit all when it comes to your ideal layout either. Whether you're a new couple, a singleton sick of renting, or expecting the pitter-patter of tiny feet, REZ is made for you.

The buzzword here is sustainability. Everything has been built to maximise light and insulation – and minimise your energy bills. With striking contemporary architecture, modern interiors and private balconies or winter gardens to some apartments, REZ gives a sleek and chic vibe that matches up with this, cosmopolitan neighbourhood.

Outside there's a new landscaped courtyard, with street-level bike storage for those who like to cycle locally – or perhaps a bit further afield, on London's network of Cycle Super Highways. Life's a breeze.

**HI-DEF //
ROCK-STEADY //
SUPER-DOOPER
// HUNKY-DORY
// LO-RISE //
BIG-UP //
UP-TOWN //
C'EST-CHIC //
DEZ-REZ //**





THE NEIGHBOURHOOD & NEARBY

STOCKWELL IS BUZZING. LIKE NEVER BEFORE. IT'S ALWAYS BEEN A MELTING POT, WITH ITS VIBRANT STREET MARKETS AND CARIBBEAN CULTURE, ITS ECLECTIC MUSIC VENUES AND CHARACTERFUL PUBS. AND IT ENJOYS A SERIOUS DOSE OF CONTEMPORARY COOL TOO.

Walk to Brixton to join established favourites like the art-house Ritzy Cinema, the world-class Brixton O2 Academy and lively pubs like the Dogstar and Prince of Wales, the local scene has exploded with bars, cafés and cutting-edge eateries around Coldharbour Lane.

You're perfectly placed to jump on the Victoria Line into Oxford Circus in 12 minutes, but with a neighbourhood this good you might want to stick closer to home.

This is a destination in itself, where old blends with new but there's still plenty of soul. Exciting, energetic and inclusive, it's an area of endless possibilities. Drinks with friends or romantic meals for two – you're going to want to show it off.

Make sure to check out Brixton Village, a culinary hotspot where people flock to the ever-changing micro-restaurants serving up everything from Japanese street food to nouvelle Caribbean, Chinese dumplings to sourdough pizza, foraged British to home-style Thai.

It has a busy, exciting vibe all on its own. You'll find every type of produce you need here and quite a lot more besides! There are monthly vintage markets too and a Sunday farmer's market for all your sourdough and organic needs.

On the other side of the station, Pop Brixton has become a local sensation. A maze of converted shipping containers, it's home to street food stalls and outdoor bars, specialist shops and business start-ups. With a dash of social enterprise thrown in, it's become a thriving village – a modern community. If it's craft ales you're into, there's no shortage of microbreweries round here, while coffee purists don't have to look far for their artisanal fix.

We all need space and time to chill, and the wide green spaces of Brockwell Park with its famous outdoor Lido are a 25-minute stroll away. You're also ideally placed for lovely, leafy Clapham Common. Peace out. Or work up a sweat at Brixton Rec!

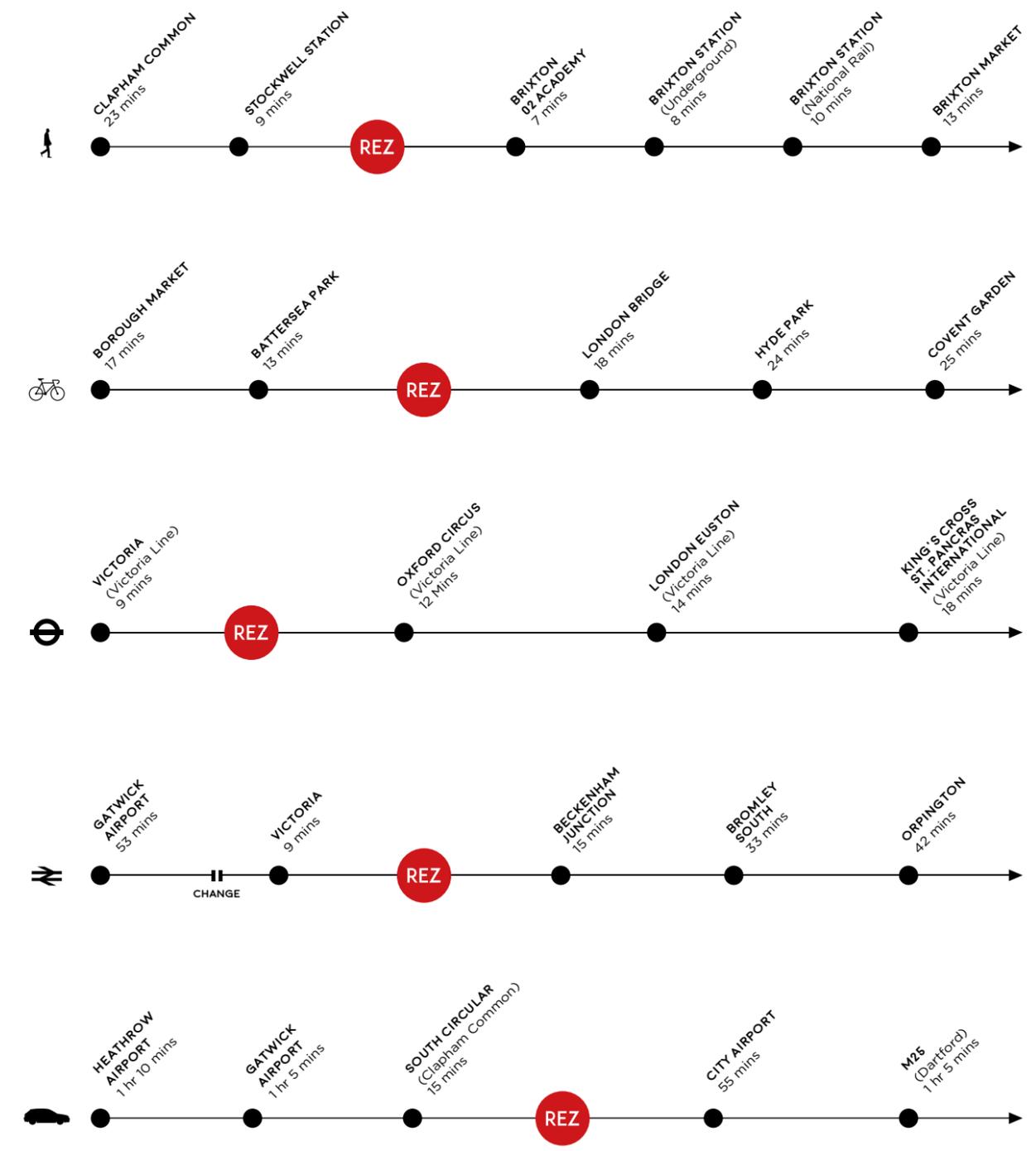
YOU
ARE
HERE



Map not to scale.



CONNECTING YOU TO THE WORLD



Times taken for public transport are from Brixton station and may be subject to change. Source: TfL and Google maps.

FIND YOUR FEET

REZ IS A SPANKING NEW COLLECTION OF HOMES COMPRISED OF 13 APARTMENTS.

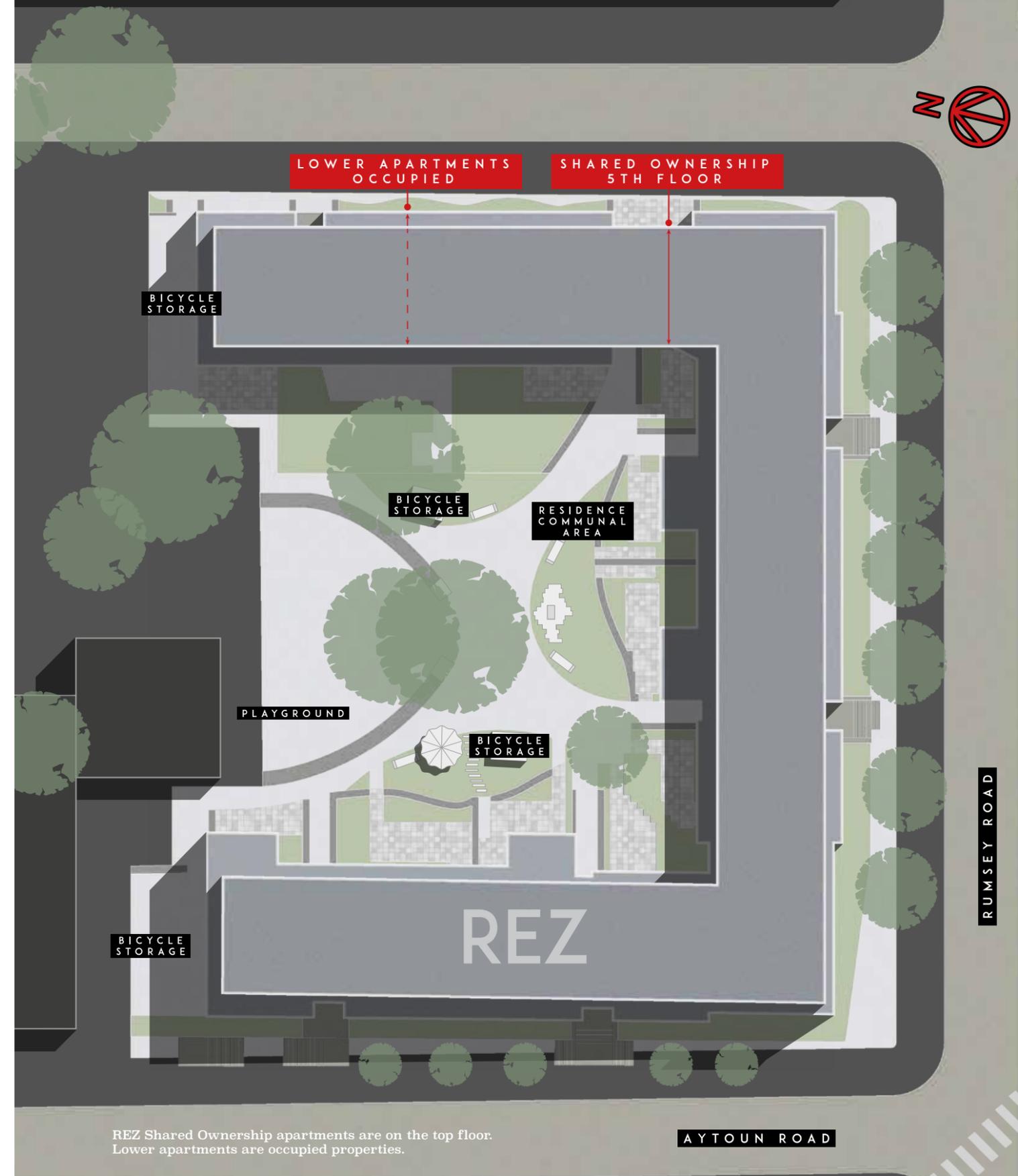
PROVIDED BY NETWORK HOMES, ONE OF THE COUNTRY'S LEADING HOUSING ASSOCIATIONS, WHICH INVESTS PROFITS BACK INTO BUILDING HIGH-QUALITY HOMES. YOU'LL BE BUYING INTO THIS EXCITING, DYNAMIC NEW QUARTER, A STONE'S THROW FROM THE LEGENDARY BRIXTON O2 ACADEMY.

If you want a reinvention, now's the time. Give your life an upgrade and start out on a new adventure, with all the city at your feet. Alternatively fall back in love with quiet nights in, secure in your sanctuary – your own private space, away from the hustle-and-bustle. No more flatmates, no one stomping around above you!

Welcome home.



Computer generated image is indicative only.



REZ Shared Ownership apartments are on the top floor. Lower apartments are occupied properties.

Site plan not to scale.



Images taken from a previous Network Homes show apartment.

YOU CAN LEAVE THE POWERTOOLS IN THEIR BOX! EVERYTHING IS SHINY AND NEW. COOL, CONTEMPORARY, FULL OF SPACE AND LIGHT. LUXE LIVING AT AN AFFORDABLE LEVEL.

We all know the kitchen is the heart of any home. A Zanussi fridge freezer and stainless-steel oven with jet black ceramic hob will raise your friends' eyebrows, with the Zanussi washer dryer and integrated dishwasher ending any spats over whose turn it is to wash up. Karndean floors are easy to mop up – spillages are no problem - though stepping straight from bed to the grey carpet in the bedrooms will make sure you never get out of bed on the wrong side.

The bathrooms are a place to relax and pamper – with Roca baths and toilets, ceramic wall and floor tiles, a thermostatically controlled shower over the bath and a swanky Hansgrohe mixer tap. Even getting ready for work is a joy when you've got a mirrored vanity cupboard and heated towel rail. Use the balconies and winter gardens for summer drinks or working on your pot plant collection and the communal residents garden is there for serious sunbathing or throwing around a ball.

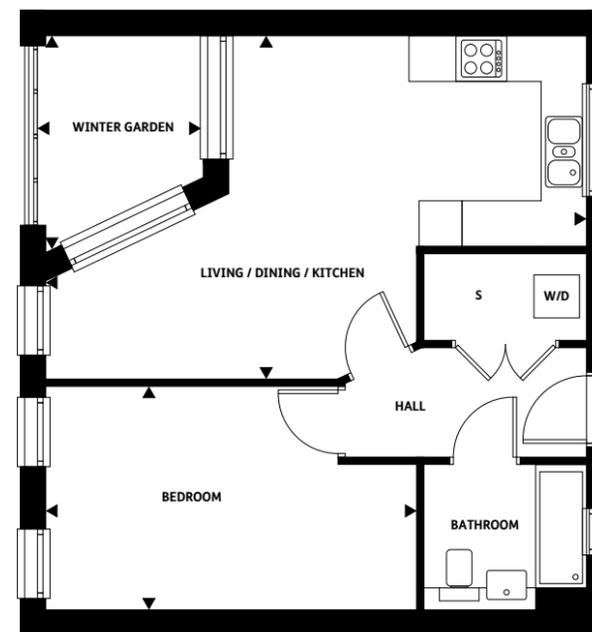
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APARTMENTS
FLOORPLANS

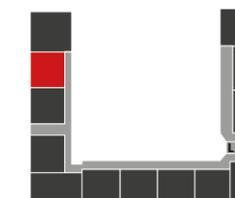
1 BEDROOM APARTMENT

PLOT FIFTY



DIMENSIONS

Living / Dining / Kitchen	7.41m x 4.75m	19'7" x 15'7"
Bedroom	5.11m x 3.07m	14'7" x 10'5"
Winter Garden	2.84m x 2.20m	9'3" x 7'2"
Total Internal Area	51.0 sq m	549 sq ft

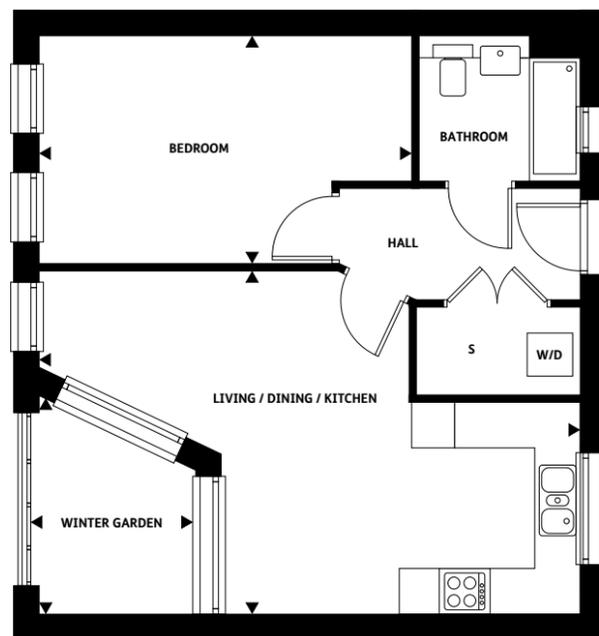


KEY — W/D: Washer Dryer / S: Store / L: Lift

Floorplans are not to scale and are indicative only. Location of windows, doors, bathroom fittings, kitchen units and appliances may differ. Dimensions given are approximate and should not be used to order carpets or furniture. Balcony or winter garden sizes and locations may differ from those illustrated.

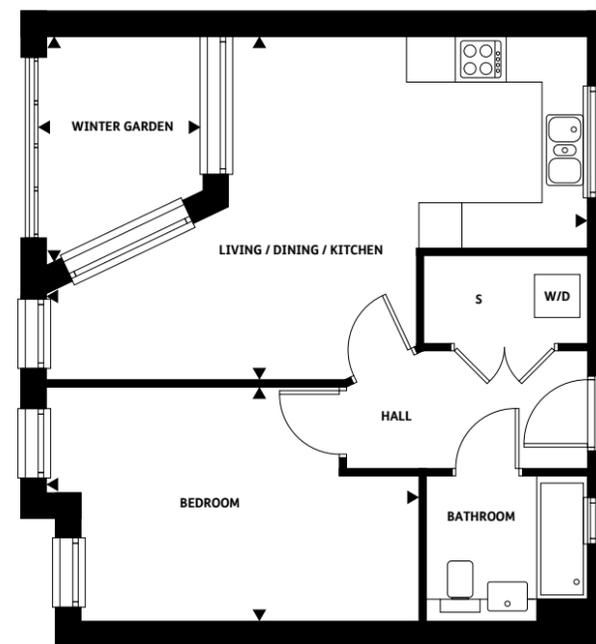
1 BEDROOM APARTMENT

PLOT FIFTY ONE



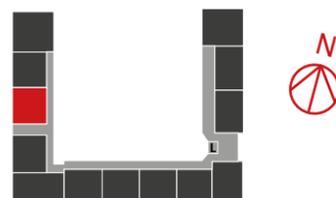
1 BEDROOM APARTMENT

PLOT FIFTY TWO



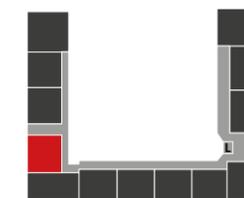
DIMENSIONS

Living / Dining / Kitchen	7.41m x 4.75m	19'7" x 15'7"
Bedroom	5.11m x 3.07m	14'7" x 10'0"
Winter Garden	2.84m x 2.20m	9'8" x 7'3"
Total Internal Area	51.0 sq m	549 sq ft



DIMENSIONS

Living / Dining / Kitchen	7.41m x 4.75m	19'7" x 15'7"
Bedroom	5.11m x 3.21m	14'7" x 10'6"
Winter Garden	2.84m x 2.20m	9'8" x 7'3"
Total Internal Area	51.0 sq m	549 sq ft



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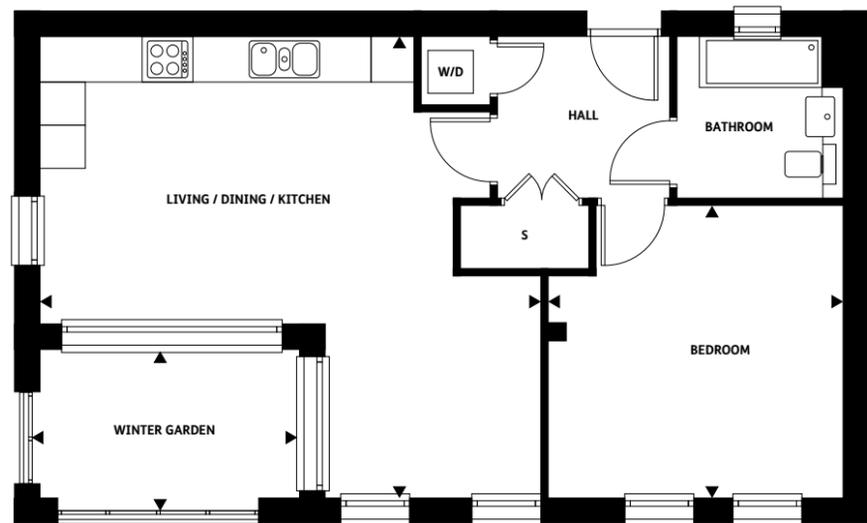
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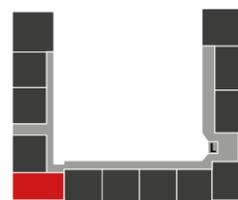
1 BEDROOM APARTMENT

PLOT FIFTY THREE



DIMENSIONS

Living / Dining / Kitchen	6.90m x 6.30m	22'7" x 20'8"
Bedroom	4.00m x 4.00m	13'1" x 13'1"
Winter Garden	2.84m x 2.20m	9'8" x 7'3"
Total Internal Area	61.0 sq m	656 sq ft

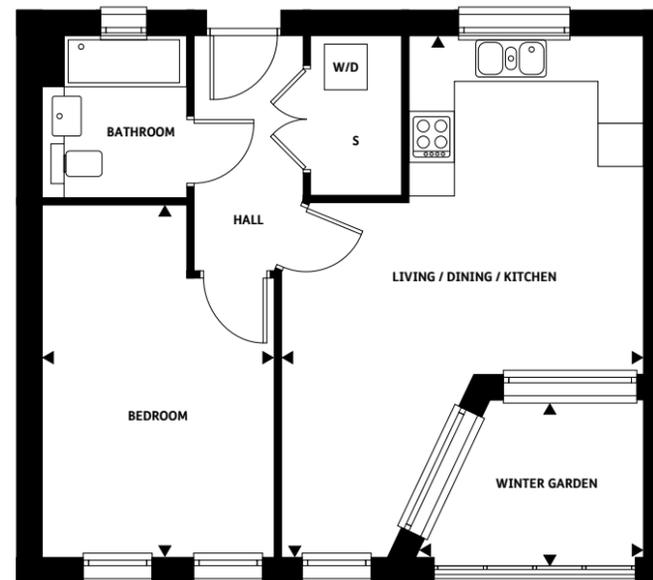


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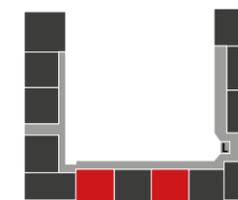
1 BEDROOM APARTMENT

PLOTS FIFTY FOUR & FIFTY SIX



DIMENSIONS

Living / Dining / Kitchen	7.10m x 5.03m	23'4" x 16'6"
Bedroom	4.80m x 3.20m	15'9" x 10'6"
Winter Garden	3.15m x 2.00m	10'4" x 6'6"
Total Internal Area	52.0 sq m	560 sq ft

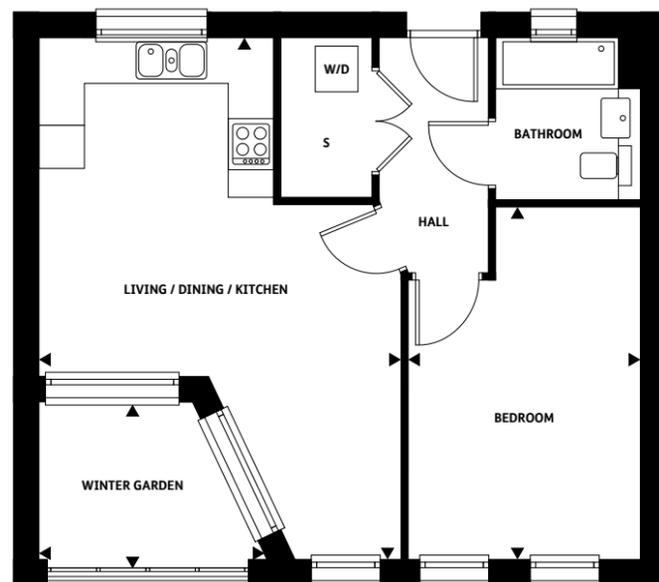


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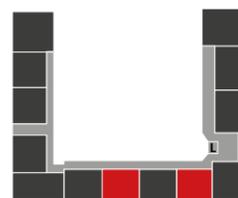
1 BEDROOM APARTMENT

PLOT FIFTY FIVE & FIFTY SEVEN



DIMENSIONS

Living / Dining / Kitchen	7.10m x 5.03m	23'4" x 16'6"
Bedroom	4.80m x 3.20m	15'9" x 10'6"
Winter Garden	3.15m x 2.00m	10'4" x 6'6"
Total Internal Area	52.0 sq m	560 sq ft

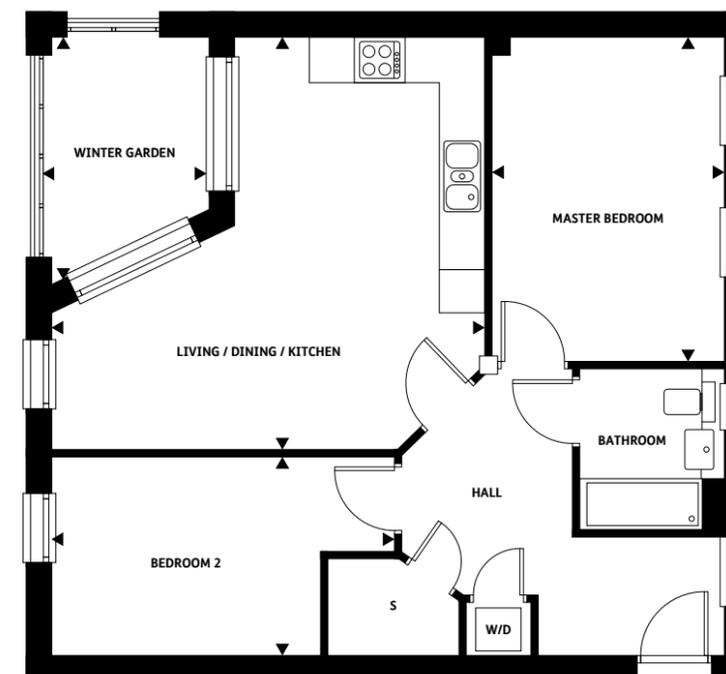


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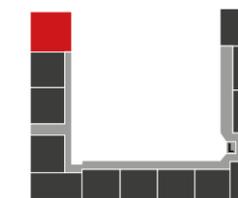
2 BEDROOM APARTMENT

PLOT FORTY NINE



DIMENSIONS

Living / Dining / Kitchen	5.96m x 5.62m	19'7" x 18'5"
Master Bedroom	4.45m x 3.19m	14'7" x 10'6"
Bedroom 2	4.72m x 2.71m	15'6" x 8'11"
Winter Garden	3.34m x 2.20m	10'11" x 7'2"
Total Internal Area	67.0 sq m	721 sq ft

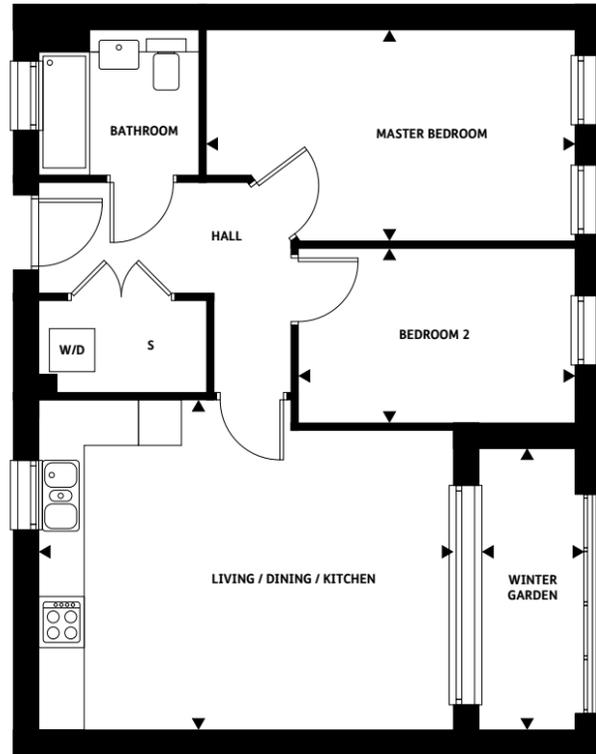


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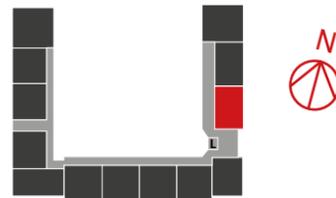
2 BEDROOM APARTMENT

PLOT FIFTY NINE



DIMENSIONS

Living / Dining / Kitchen	5.68m x 4.56m	18'7" x 14'11"
Master Bedroom	5.08m x 2.87m	16'8" x 9'5"
Bedroom 2	3.80m x 2.40m	12'5" x 7'10"
Winter Garden	3.85m x 1.38m	12'7" x 4'6"
Total Internal Area	61.0 sq m	657 sq ft

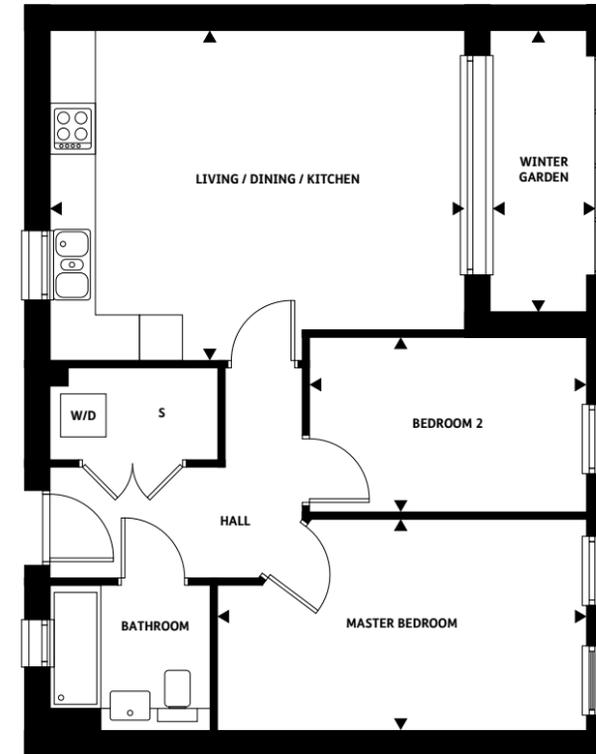


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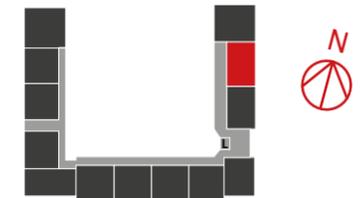
2 BEDROOM APARTMENT

PLOT SIXTY



DIMENSIONS

Living / Dining / Kitchen	5.68m x 4.56m	18'7" x 14'11"
Master Bedroom	5.08m x 2.87m	16'8" x 9'5"
Bedroom 2	3.80m x 2.40m	12'5" x 7'10"
Winter Garden	3.85m x 1.38m	12'7" x 4'6"
Total Internal Area	61.0 sq m	657 sq ft

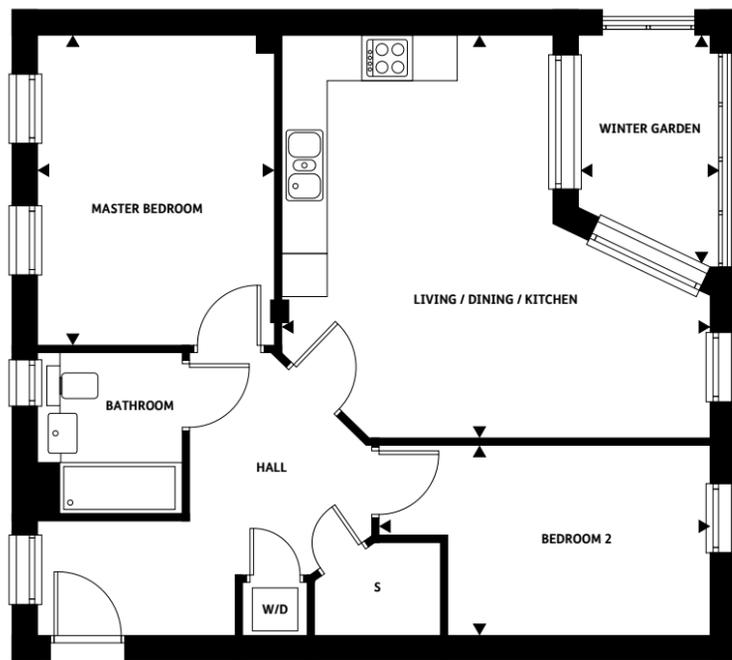


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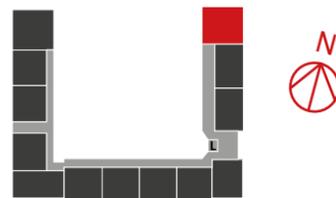
2 BEDROOM APARTMENT

PLOT SIXTY ONE



DIMENSIONS

Living / Dining / Kitchen	5.84m x 5.56m	19'2" x 18'3"
Master Bedroom	4.26m x 3.27m	13'11" x 10'8"
Bedroom 2	4.55m x 2.60m	14'11" x 6'0"
Winter Garden	3.30m x 1.84m	10'9" x 7'3"
Total Internal Area	67.0 sq m	721 sq ft



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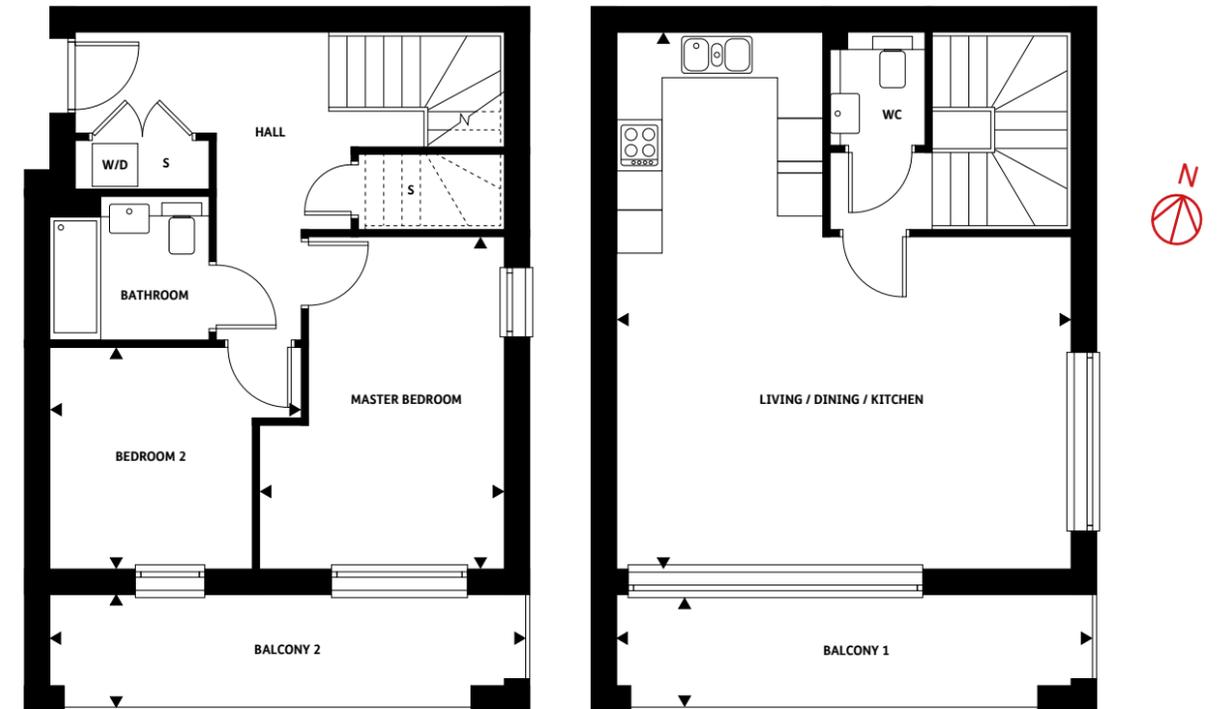


Images taken from a previous Network Homes show apartment.

2 BEDROOM DUPLEX APARTMENT

PLOT FIFTY EIGHT

DUPLEX APARTMENT FLOORPLANS

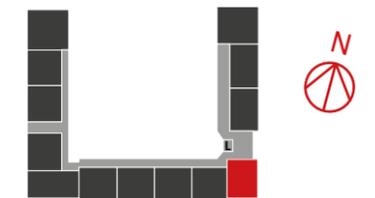


LOWER FLOOR

UPPER FLOOR

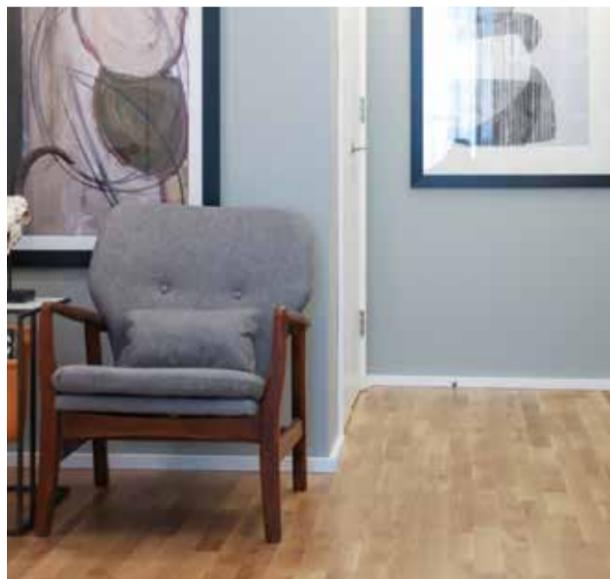
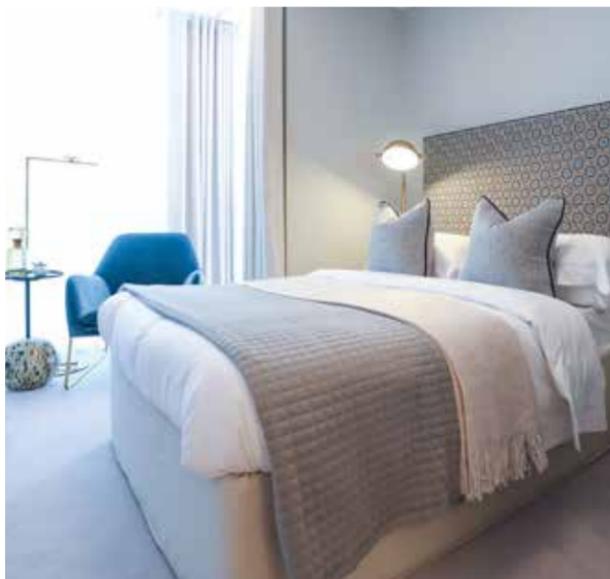
DIMENSIONS

Living / Dining / Kitchen	7.34m x 6.34m	24'0" x 20'9"
Master Bedroom	4.54m x 3.34m	14'11" x 10'11"
Bedroom 2	3.00m x 3.42m	9'10" x 11'3"
Balcony 1	6.39m x 1.51m	20'11" x 4'11"
Balcony 2	6.49m x 1.51m	21'3" x 4'11"
Total Internal Area	91.0 sq m	980 sq ft



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Images taken from a previous Network Homes show apartment.

SPECIFICATION

KITCHEN:

- Modern fitted kitchen with complimentary dark ash laminate worktops and stainless steel splash back
- Stainless steel single fan oven with black ceramic hob
- Integrated fridge freezer
- Integrated dishwasher
- Washer dryer

BEDROOM:

- Grey carpet to bedrooms

HOME ENTERTAINMENT / COMMUNICATIONS

- TV/Telephone points in lounge and master bedroom
- Provision for satellite TV (Sky Q) subject to owners' subscription and package

BATHROOM:

- Roca white sanitary ware
- Ceramic wall and floor tiles
- Hansgrohe mixer tap and matching shower handset
- Thermostatically controlled shower over bath
- Shower screen
- Mirrored vanity cupboard
- Heated chrome towel rail

GENERAL:

- Karndean flooring to the kitchen and living areas
- Lift

HEATING:

- Worcester boiler
- Underfloor heating

OUTSIDE

- Balconies to the duplex apartment
- Winter gardens to all other apartments
- Bicycle storage
- Children's play area
- Residence communal area

SECURITY

- Smoke detectors
- Video entry phone system

SHARED OWNERSHIP AT REZ

These unique homes at REZ are available to purchase on a Shared Ownership basis, offering a perfect opportunity for local people to get a step on the property ladder.

The Shared Ownership scheme aims to help those who want to buy a home of their own, but who cannot afford the cost of buying outright. It's a wonderful way to get on the property ladder.

At REZ, Shared Ownership gives you the opportunity to buy a share of your new home, starting at 40%, or more if it suits you. The rest is owned by Network Homes and you pay a subsidised rent on this portion in addition to your own mortgage. You will also need to have savings to cover any deposit required by your mortgage lender and the costs involved in moving.

Following the initial purchase, you have the option of increasing your share when you can afford to do so. This is called staircasing which means you could eventually own all of the property. Obviously, the more you own, the less rent you pay.

There will also be a service charge payable to cover the cost of communal maintenance and this includes the buildings insurance. The service charge is payable whatever percentage of your home you own.

Shared Ownership is subject to availability and qualifying criteria. Priority will be given to people living and working in the Borough of Brent area. Every application is assessed individually so talk to one of our sales advisors to find out if you can apply.



ABOUT US



Kilburn Quarter



Rectory Park

Network Homes is one of England's leading housing association builders, owning and managing over 20,000 homes for 38,000 people across London, Hertfordshire and the South East. We are a strategic development partner of the Greater London Authority and aim to deliver 5,000 new homes by 2023, plus reach at least 90% customer satisfaction.

We are a leading provider of quality homes and take great pride in the homes we deliver. We build high quality homes to a great specification for market sale, shared ownership (part rent, part buy), older people and lots of different types of rent too.

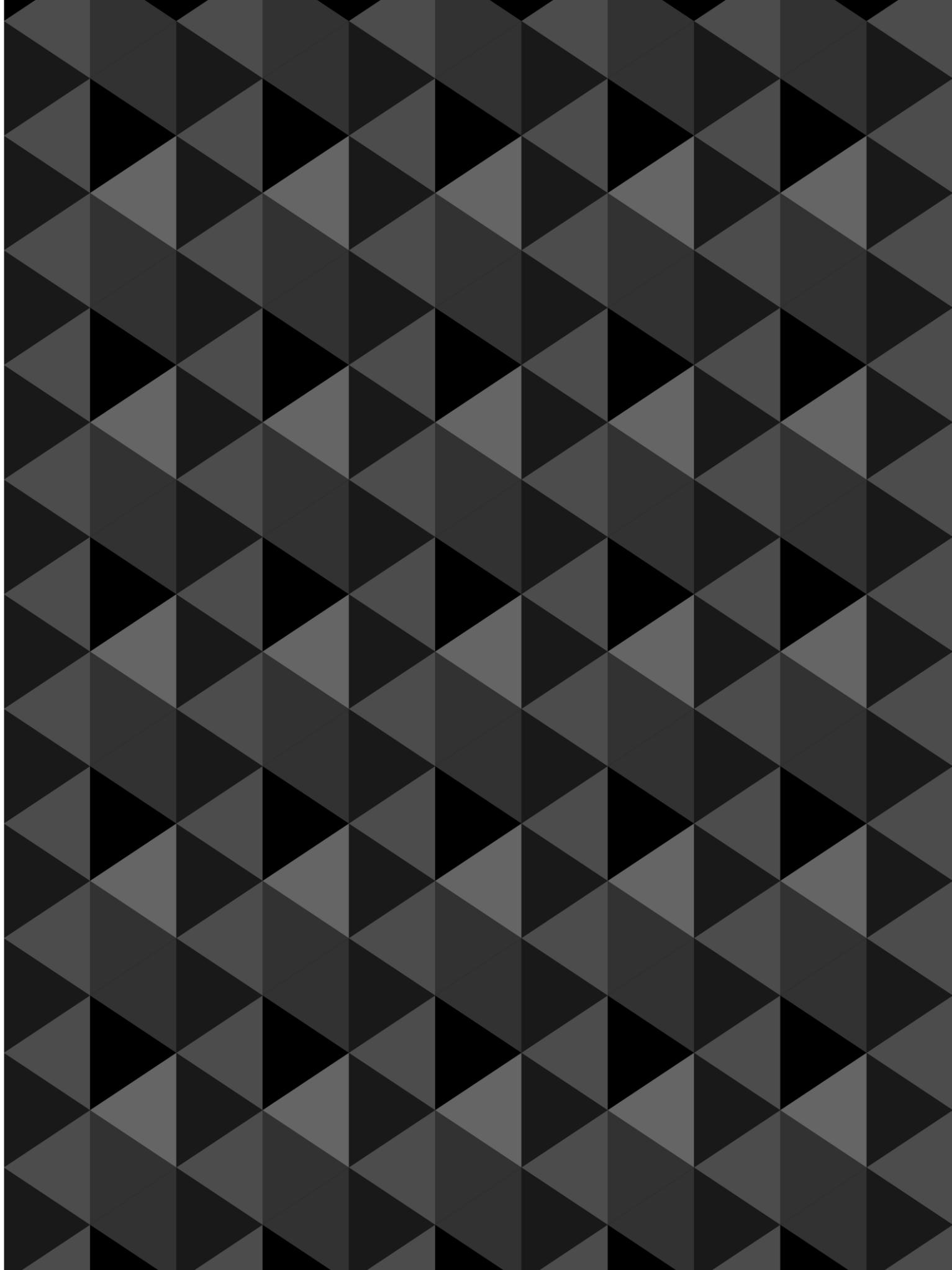
Network Homes is an independent, charitable organisation and all the money we make is reinvested in building more and delivering services for our residents. We've been dedicated to doing this for over 45 years and have been recognised for the quality of our homes and our services with many award wins. Our recent successes include Best Regeneration at the Evening Standard New Homes Awards, Best Small Development at the National Housing Awards and Best Development at the RESI Awards - organised by Property Week.

We want to open up possibilities for as many people as we can by helping to tackle the housing crisis. Because we believe that good homes make everything possible.



Indicative specification only and correct at the time of print. Please consult a sales advisor for more details. Network Homes reserve the right to change the specification without prior notice. We are unable to accommodate any individual changes, additions or amendments to the specification, layout or plans to any individual apartments.

Shared Ownership is subject to availability and qualifying criteria. All computer generated images (CGIs) used in these particulars are for illustrative purposes only, are not intended to provide an actual forecast or impression of the measurements, dimensions, layouts, placements, context and/or finishes of the buildings premises or landscaping within the development, and should not be relied upon as true or accurate. These brief particulars have been prepared and are intended as a guide to supplement an inspection or survey and do not form part of any offer or contract. Their accuracy is not guaranteed. They contain statement of opinion and in some instances we have relied upon information supplied by others. The images and photographs contained in this brochure are not all of the development REZ. This brochure includes photographs of the surrounding area for illustrative purposes only. The maps are 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 information believed to be correct at time of distribution. January 2020.



SHARED OWNERSHIP APARTMENTS AT REZ



Because good homes make everything possible