

Pocket
affordable home ownership

pocketliving.com

Sales enquiries
020 7291 3691
info@pocketliving.com



In association with Linden Homes and Wates Developments



Linden Homes is a market leader with a truly impressive brand offering a distinctive and diverse product range both in terms of house styles and specification. Linden is a responsible, award-winning housebuilder with a reputation for quality and creative sustainable developments in prime locations.



Wates Developments is a specialist in land management and development business, focused on delivering sustainable greenfield and brownfield residential developments throughout Southern England.



affordable home ownership
sales - pocket W14

pocket a home in W14



An intelligent partnership between Linden Homes, Wates Developments and Pocket

Pocket your own affordable home

Pocket helps buyers own a home in London. Not just a share, but 100% of a home. We do this by building superbly designed, space-saving homes and selling them at a significant discount to the local housing market.

We're not a charity or a housing association. We are a private company working closely with local councils to regenerate small urban sites in central locations. Pocket W14 is our first scheme in Hammersmith & Fulham.

Are you a Pocket person?

You may well be. Our apartments are for people who are priced out of most private housing and 'salaried out' of social housing. They can be bought by people on household incomes up to £64,000 per year. Our buyers work in the public sector and the private sector and do not need to be key workers. They are singles and couples. They're young and not so young. All are determined to pocket their own place.

Pocket a piece of Hammersmith & Fulham

Anyone who currently either lives or works in Hammersmith & Fulham and has done so for at least a year, is not already a home owner and has a current household income below £64,000, can buy Pocket's W14 apartments.

In order to express your interest in our W14 apartments you must first register with h&f Home Buy by completing their online application form at www.lbhf.gov.uk/homebuy. For help with registration, please contact h&f Home Buy on 020 8753 6464 or email h&fHome-buy@lbhf.gov.uk.

Once registered, applicants will be invited to reserve apartments with a deposit of £500 and following mortgage lenders' approval, successful applicants will complete the purchase in the same way as an ordinary property.

Lawn Tennis Court
The Queen's Club

W14

Pocket W14

Our Pocket W14 development on Star Road consists of 18 apartments – 4 studios and 14 one-beds. Each apartment has been carefully designed by award winning architects PRP to create a space where you will feel at home.

Some apartments have a patio and everyone has access to a communal garden where you can relax and unwind. Our Pocket W14 development has been designed to create a community where you will feel at home.

All the apartments are equipped with built-in wardrobes, cycle parking, large windows and, most importantly, under floor heating so that radiators don't get in the way of your furniture.

Inside - show flat in Camden
Example of an interior

W14



Pocket W14 specs

All Pocket W14 apartments are cleverly engineered to maximise usable living space and offer you the most efficient apartment possible. The studios range from 293 ft² (27.2 m²) to 344 ft² (32.0 m²) and the one-beds range from 404 ft² (37.5 m²) to 509 ft² (47.3 m²).

Bright and uniquely designed common areas lead you to each apartment. Once inside, you'll realise that by installing under floor heating we've saved space and given you complete flexibility to furnish and decorate your apartment the way you want. Large windows give the apartments great light and built-in wardrobes allow you to store things away easily.

Kitchen

- Contemporary fitted kitchen units finished in gloss white, soft close doors and drawers with brushed metal handles.
- Black laminate worktop with matching upstand.
- Stainless steel splash back behind the hob.
- Single bowl stainless steel sink with a single lever mixer tap.
- Down lights under the kitchen wall units.
- Integrated extractor hood.
- Integrated oven and ceramic hob.
- Integrated under counter fridge with icebox.
- Plumbing and wiring for dishwasher.
- Plumbing and wiring for washing machine in hall cupboard.

Bathroom

- Dual flush white back to wall toilet and wall hung basin with single lever mixer tap.
- Bathroom cabinet with mirrored door.
- Bar style towel rail and toilet role holder.
- 115v/240v shaver socket.

Security / Communal & External Features

- Audio entry-phone system for each apartment.
- Flat entrance door with a spy hole viewer and chained door guard.
- Lockable letterboxes at the ground floor entrance.
- Entrance bench and notice board.
- Communal refuse store with recycle waste bins.
- Smoke/heat detectors in all apartments.
- Communal garden with benches, bicycle store and landscaping.
- 10 year building warranty.
- Private patio/roof terrace for some apartments.

Internal Features

- Engineered oak hardwood flooring throughout (except bathroom).
- White matt emulsion wall finishes.
- Fitted wardrobe with mirror in the bedroom.

Electrical & Lighting

- Wiring for SkyPlus compatible satellite and terrestrial television from communal integrated television reception system.
- TV points in the living area and bedroom.
- Telephone point with broadband capability in the living area and bedroom.
- Wall mounted lighting in living area and bedroom. Pendant light in the dining area above space for dining table and under counter lighting in the kitchen.
- Security lighting at the entrance.

Heating

- Underfloor heating throughout the whole apartment, with separate thermostats for the bedroom and bathroom and one combined thermostat for the kitchen/living room.

Windows

- Double-glazed windows and terrace doors.

Local coffee shop

Palliser Road



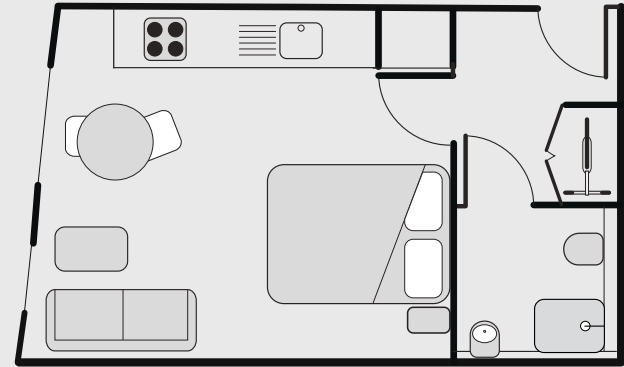
Important Notice

The information contained in this document is indicative and intended to act as a guide only. Every effort has been made to maintain the accuracy of the information supplied, however you are recommended to consult the development's sales agents to obtain the current specification. These particulars should not be relied upon as accurately describing any of the specific matters described by any order under the Property Misdescriptions Act 1991. This information does not constitute a contract or warranty. The dimensions given on plans are subject to minor variations and are not intended to be used for carpet sizes, appliance sizes or items of furniture.

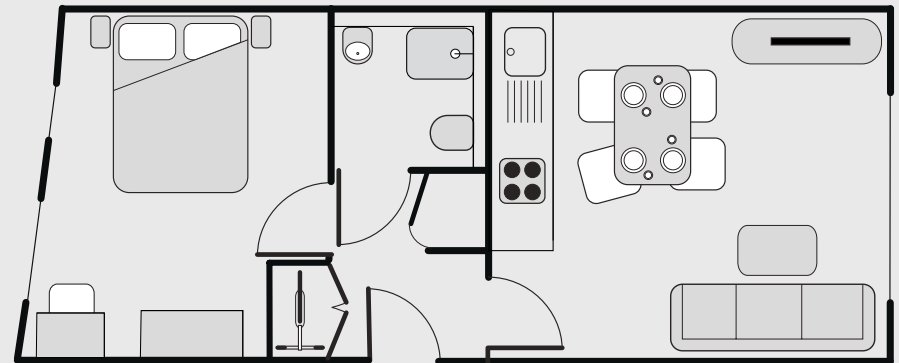
W14



Pocket W14
Studio floor plan
27.2 sqm (293 sqft)



Pocket W14
One bed floor plan
41.5 sqm (446 sqft)



Barons Court Station
Gildon Road



Pocket local

If you are a tennis fan The Queen's Club is a three minute walk away from our homes at Star Road W14. But don't worry if you are not as there are lots of other amenities in the area.

Normand Park is less than a five minute walk from W14, where you can get away from the stress of urban life. The park has a variety of facilities, including a Virgin Active Health

Club with two indoor pools and other sports activities.

Just round the corner is the Baron's Court Theatre where fringe flourishes right underneath the appropriately named Curtains Up pub.

Hammersmith is minutes away and there you will find a wide variety of high street brands but also a lot of characterful local shops. And of course for local

entertainment you have a tremendous choice ranging from the HMV Hammersmith Apollo, and Lyric Theatre to the Riverside Studios.

Also, as we believe that cycling is one of the simplest and most sustainable ways to explore London, we provide bike storage in all our apartments so that you can easily get to all these great places from your new home at W14.

Pocket location

At Pocket we always build on sites with good public transport links. W14 is in Zone 2 with excellent access to public transport. The apartments are less than five minutes walk from West Kensington tube station (District Line), and less than ten minutes walk from Baron's Court tube station (Piccadilly line and District line). The Piccadilly Line provides quick easy access to Heathrow and the West End.

At night the 97 bus runs from Hammersmith, close to Pocket's W14 to Central London via South Kensington, Knightsbridge, Piccadilly Circus and Whitehall.

Pocket routes

Bus Routes

28, 74, 190, 391 and 430
Night 28, 74 and 97

Cycle Routes

As well as many local routes the CS9, cycle super highway from Hounslow to Hyde Park is scheduled to open by 2015.

Nearest Stations

- West Kensington
- District line
- Baron's Court
- Piccadilly line
- District line

Tube Journey times

From Baron's Court

- 2 minutes to
- Hammersmith
- 15 minutes to
- Paddington
- 15 minutes to
- Victoria
- 16 minutes to
- Leicester Square
- 23 minutes to
- King's Cross St. Pancras
- 25 minutes to
- Wimbledon
- 31 minutes to
- Bank
- 34 minutes to
- Heathrow

Directions

From West Kensington tube station, turn left onto North End and then right on Star Road. Pocket W14 is on your left hand side.

From Baron's Court tube station turn right onto Palliser Road. At the end by Queens turn left onto Comeragh Rd and take the second right onto Vereker Road at the end, turn left onto Star Rd and Pocket W14 is on your right hand side.

Pocket W14 address

Flats 1 to 8, 57 Star Road
Flats 1 to 10, 59 Star Road
London
W14 9QN

