

Pocket
affordable home ownership

pocketliving.com

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affordable home ownership
sales—pocket W9

pocket a home in W9



Pocket your own affordable home

At Pocket we help 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 W9 is our first scheme in Westminster.

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 of up to £57,600 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 Westminster

Anyone who has either lived or worked in Westminster for at least a year and has a current household income below £57,600 can buy Pocket's W9 apartments as long as they are not already a home owner.

In order to express your interest in our W9 apartments you must first register with Home Ownership Westminster at www.homeownershipwestminster.co.uk. Once you have registered with them and qualified, Pocket will contact you. We will then invite you to reserve a flat with a deposit of £500. Your deposit will then be held until we have confirmation of your mortgage, following which you will complete the purchase in the same way as an ordinary property.

Trellik Tower Meanwhile Gardens

W9

Pocket W9

Our Pocket W9 development at Fermoy Road is our greenest to date and comprises 32 one-bed apartments which meet very high standards of sustainability and have been designed by award winning architects Darling Associates.

Our contemporary brick faced building features a welcoming, safe entrance lobby and all the flats have access to a generous communal roof terrace and sun lounge offering all residents high quality outdoor space in which to relax and unwind. The ground floor flats all have private patios and the upper floor flats each enjoy a large balcony.

All the apartments are equipped with built-in wardrobes, cycle storage, large windows and, most importantly, under floor heating so that no radiators will get in the way of your furniture.

Inside
Example of an interior

W9



Pocket W9 specs

All Pocket W9 apartments are cleverly engineered to maximise usable living space and offer you the most efficient apartment possible. The one-bed apartments at W9 range from 404 ft² (37.6 m²) to 413 ft² (38.4 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. Super large windows give the apartments great light and built-in wardrobes allow you to store things away easily.

Kitchen

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

Bathroom/Wet room

- Dual flush white ceramic wall hung WC with ceramic wall hung basin and single lever mixer tap.
- Built-in bathroom cabinet under basin.
- Tiled floor and wall in the bath/shower area.
- Bar style stainless steel towel rail and toilet roll holder.
- 115v/240v shaver socket.
- Shower curtain rail for bathtub units. Frameless glass screen for shower units.

Security/Communal & External Features

- Audio entry-phone system for each apartment with remote door release at the main entrance.
- Entrance door with a spy hole viewer and chained door guard to each apartment.
- Lockable letterboxes at the ground floor entrance.
- Communal refuse store with recycle waste bins.
- Smoke/heat detectors in all apartments and communal areas.
- Communal roof terrace with benches and planter boxes.
- Two on street car club spaces at the front of the building with lifetime membership for all owners
- Lift access to all floors.
- 10 year BLP guarantee.
- Private patio or balcony for each apartment.
- Sun Lounge.

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 points with broadband capability in the living area and bedroom.
- Tornado 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 and hallway.

Windows

- Double-glazed windows and terrace/balcony doors.

Pocket flat - typical layout



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.

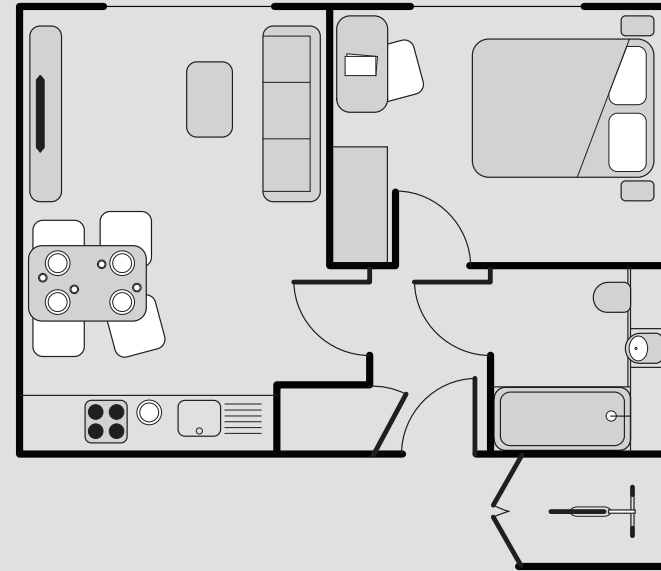
These particulars should not be relied upon as accurately describing any of the specific matters described by any order under the Property Misdescriptions Act 1991. This information does not constitute a contract or warranty. The dimensions given on plans are subject to minor variations and are not intended to be used for carpet sizes, appliance sizes or items of furniture.

W9



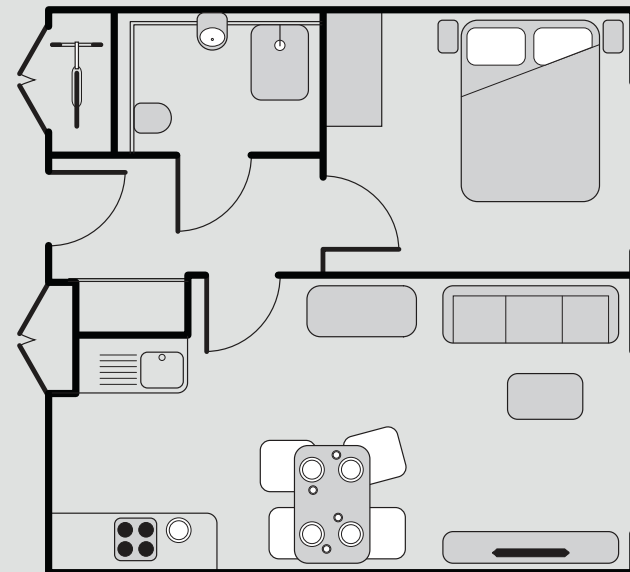
Pocket W9

One bed floor plan
37.6 m² (404 ft²) excluding balcony
and cycle storage



Pocket W9

One bed floor plan
37.6 m² (404 ft²) excluding balcony
and cycle storage





Grand Union Canal
Great Western Road

Pocket local

Fancy walking to Notting Hill in under 15 minutes to visit the world famous Portobello Market for some antique hunting or to buy London's latest fashion? Then our homes at Fermoy Road W9 might be the place for you. W9 is also conveniently located for the Maida Hill Market, a great place to buy fresh produce, relax and meet friends, which is located on the corner of the Harrow Road and Elgin Avenue. One of the hidden gems of W9 is the Grand Union Canal - which runs just behind Fermoy Road. For those who fancy a pint besides the canal looking at London's narrowboats going by, the Grand Union Pub just around the corner is the place to be.

If your interest is more historical, Westminster is a city in its own right and forms the heart of what is today regarded as London. With the Palace of Westminster, neighbouring Westminster Abbey and of course Buckingham Palace, many of Westminster's attractions are historical and cultural. But Westminster is also a bustling modern place with areas full of variety such as W9. Apart from great food and clothes, Pocket's W9 development is close to some of the most vibrant arts based organisations in London ranging from Paddington Arts through to Westbourne Studios and the London Print Studio; the latter a wonderful organisation that provides resources in the graphic arts for artists and the local community and where you might be lucky enough to spot an exciting new artist's work early on.

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 W9.

Pocket location

At Pocket we always build on sites with good public transport links. Pocket W9 is in Zone 2 with excellent access to public transport. The apartments are less than eight minutes walk from Westbourne Park tube station (Circle and Hammersmith and City Line), and less than thirteen minutes walk from Queen's Park tube station (Bakerloo Line and Overground). The Circle Line provides quick easy access to the City.

The 23 bus runs 24 hours a day from Westbourne Park to Central London via Paddington, Oxford Circus, Piccadilly Circus, Trafalgar Square, Fleet Street, Bank and Liverpool Street.

Pocket routes

Bus Routes

328, 28, 31, 23, 36, 228, 18, 187

Cycle Routes

Hyde Park is a 10 minute bike ride from Pocket W9. Little Venice/Paddington is less than 15 minute bike ride along Grand Union Canal.

Nearest Stations

Westbourne Park
—Hammersmith and City Line
—Circle Line
Queen's Park
—Bakerloo Line
—London Overground

Tube Journey times

From Westbourne Park

2 minutes to
—Ladbroke Grove
4 minutes to
—Paddington
5 minutes to
—Wood Lane
10 minutes to
—Hammersmith
10 minutes to
—Baker Street
15 minutes to
—King's Cross St. Pancras
22 minutes to
—Moorgate
24 minutes to
—Liverpool Street
30 minutes to
—Tower Hill

Directions

From Westbourne Park tube station, exit left onto Great Western Road and head North West over the Grand Union Canal towards Harrow Road and then turn left on Fermoy Road. When you reach the 90 degree right turn of Fermoy Road, W9 is on the corner of Fermoy Road and James Collins Close.

From Queens Park tube station exit right onto Salisbury Road. At the first roundabout turn right onto Kilburn Lane and soon after turn left onto Portnall Road which turns slightly right and becomes Fermoy Road after crossing Harrow Road. W9 is on your right hand side.

Pocket W9 address

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77-79 Fermoy Road
Westminster
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