

# Osier Way E10 Leyton

**First time buyer in Leyton?  
We offer pockets of hope**

'New homes in Leyton cost a packet.'  
'Not true,' says Pocket.

At Osier Way E10 we're building 80 energy-efficient homes for local first time buyers, to be sold at a 20% discount on the market price. Each apartment is cleverly designed to make the best use of space and the rooftop gardens are an urban retreat.

To qualify for the 20% discount, you must meet the eligibility criteria detailed on page 32. Not much to ask, for a discount worth tens of thousands of pounds.



CGI is indicative and for illustrative purposes only

Pocket Living  
Tower House  
10 Southampton Street  
London  
WC2E 7HA

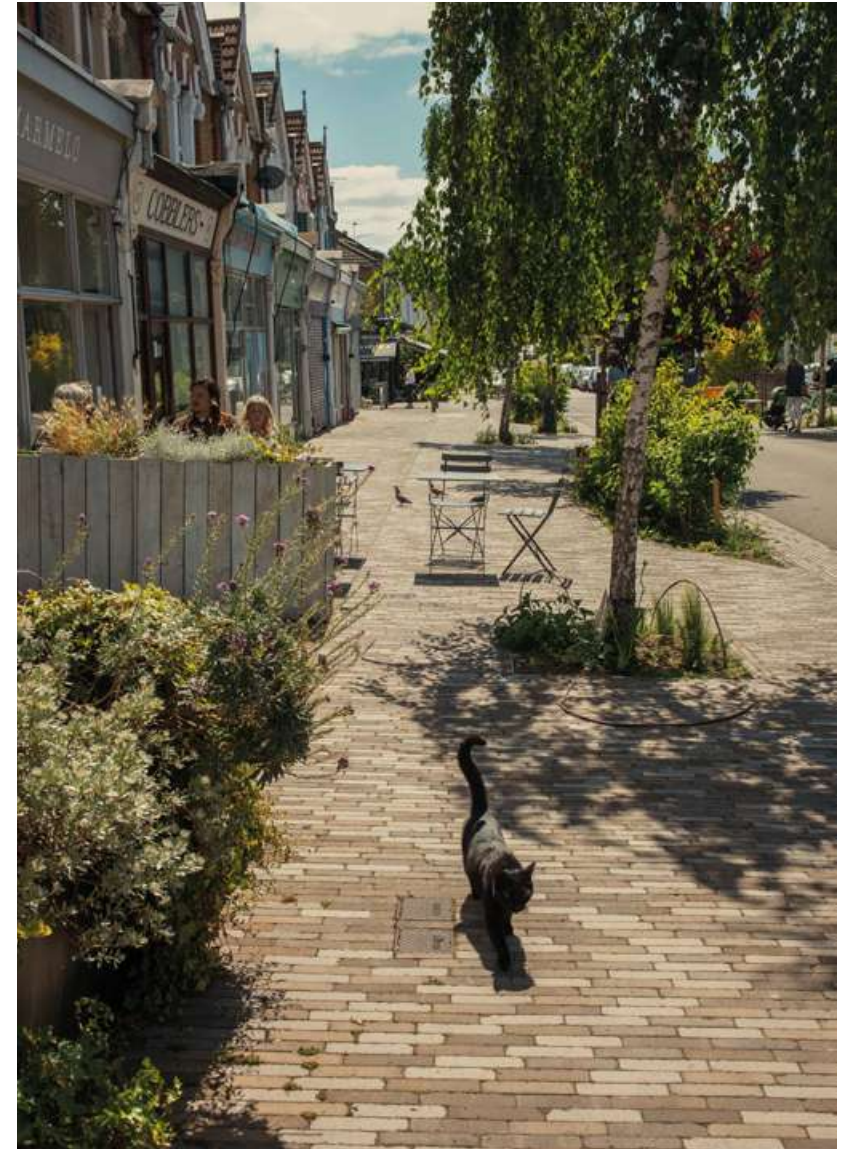
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### **We offer pockets of hope**

No stranger to the woes of renting in house shares? Get to know the joys of buying a new build home of your own; put down roots and enjoy the stability of home ownership. Buy an apartment at Osier Way and you'll own 100% (not a share) of your own home. Your own private space, to keep as long as you like. A long-term investment for your future.







YARDARM

36A





### **You're making this city... Get something back**

You're a teacher, nurse or junior doctor. A graphic designer, web developer or journalist. A chef, electrician or civil servant... Living or working in Leyton, you're one of the many, many people who make London tick. You're a 'city maker', a member of the dynamic force powering the capital's vitality and creativity.

Day by day, week by week, you contribute to our city in so many ways. Not just through your regular work, but also by supporting local shops, bars, venues and restaurants. You energise the local economy and enliven your local neighbourhood.







**What are the neighbours like?  
Actually, they're just like you**

Residents of Pocket homes often develop a close bond with their fellow residents, a sense of togetherness encouraged by their common lifestyles and experiences.

In Salix House at Osier Way, for example, two roof terraces encourage togetherness – the Active Garden for exercise and play, Productive Garden to grow your fruit and veggies.

Inside the building it gets better with 5 amenity rooms for residents only that are bookable via the Pocket App. From HIIT workouts to dinner parties with your friends, quiet co-working or Friday night games tournaments – everything is on your doorstep.

Our efforts to create this sense of community begin before we hand over the keys when we host a welcome event for residents to get to know each other.

Many developers invest in property. We invest in communities.



Gardener Close E11 Welcome Event



**You only get one chance to be a first time buyer.  
So get it right**

Buying a Pocket home at Osier Way E10 could be an extremely smart move. Not only will you obtain a discount of 20%, you'll also own 100% of your home from the day you move in. At Pocket Living, we believe in complete ownership, not shared ownership.

We also understand that the process of buying your first home can seem quite complex and daunting, so we've developed a step-by-step system to steer you through the various stages, from choosing your apartment to picking up the keys to your own front door. You're in good hands. Here at Pocket Living, we've been helping middle-income city makers' become homeowners in London since 2005.

Visit our website to find out more and view videos featuring Pocket homeowners, as they explain how they escaped from the renting cycle and found freedom in their own home. Their sense of exhilaration and joy shines through.

Right:  
Bridget, 37  
Pocket resident







**A family of buildings.  
A community of homeowners**

"The Oliver Road allotments to the north of the site offer a fantastic outlook from the site and a green lung in an emerging higher density neighbourhood. Other green spaces including the Auckland Road allotments and Coronation Gardens provide the area with green space."

**Waugh Thistleton Architects**

**Salix House**

- 61 one-bed apartments
- 14 two-bed apartments
- 5 two-bed wheelchair-adaptable apartments

Featuring varying heights and facades of grey and terracotta brickwork, with contrasting mortar and metalwork, the five buildings at Osier Way form a complementary, distinctive group. In Salix House, across levels up to the 10th floor, there are 61 one-bedroom homes, 14 two-bedroom homes and 5 two-bedroom wheelchair-adaptable homes. The impressive reception area with its trendy exposed-brick walls and a terrazzo effect floor is finished with comfy sofas and a pin board to share information with neighbours. The space creates a refreshing welcome home and a spot to wait for friends. Practicality is covered too, with post boxes and a parcel room ready to receive new home cards and interior décor deliveries.

There are two landscaped roof terraces where residents can meet to socialise. One also has a play area for children. Importantly, in a major move to foster a sense of community, we've added 5 'amenity rooms' for residents' use only. These include spaces to work, exercise, dine, play pool, quietly reflect or simply get together after work or at weekends.

Along with sustainable landscaping displaying carefully-planned greenery, the 9th floor roof terrace has allotment planters for residents keen to grow their own veg. At ground level, the courtyards feature bushes and young trees, making this a welcoming urban retreat.

CGI is indicative and for illustrative purposes only



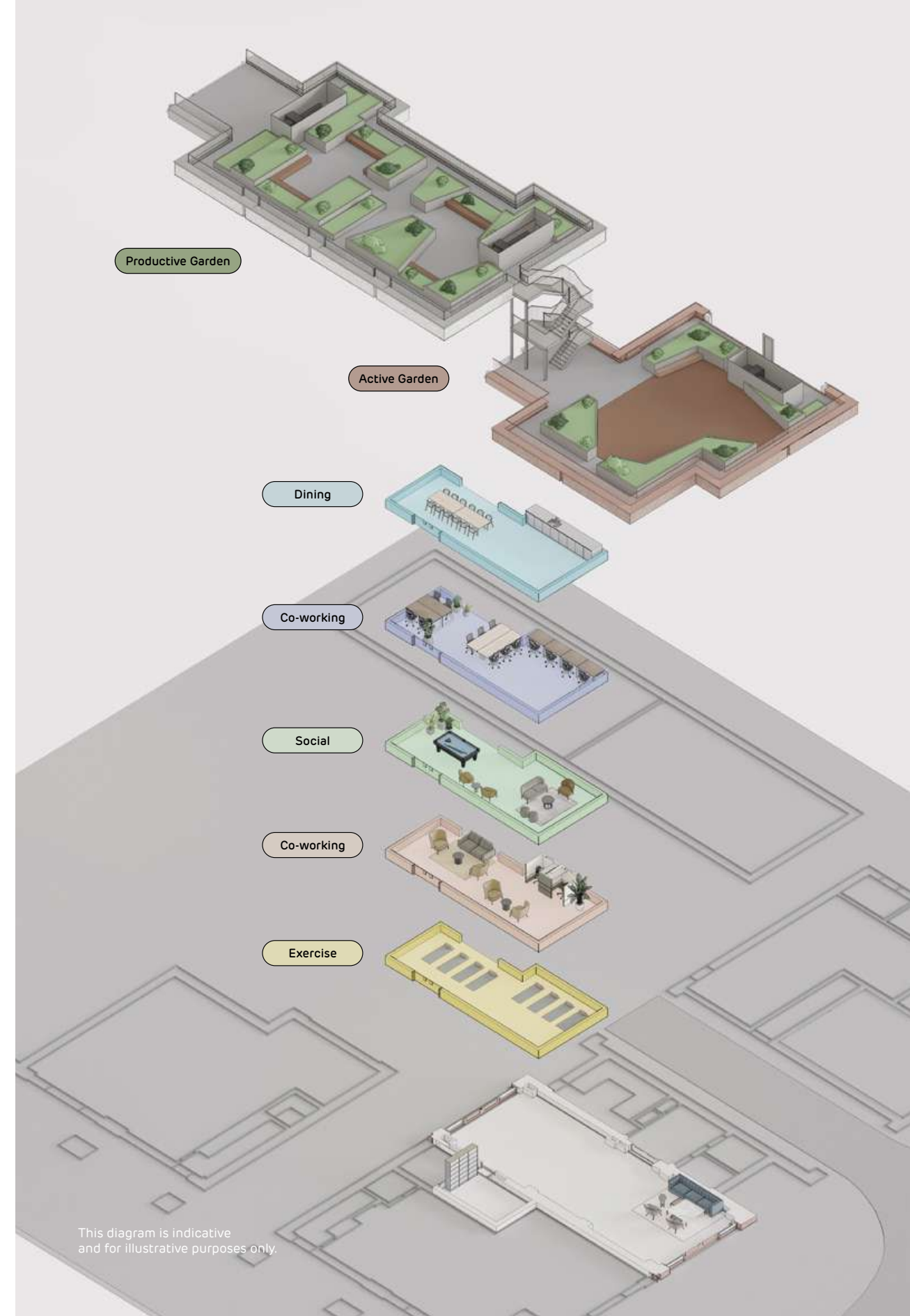
**More than a place to live.  
A place to thrive**

"Residents at Osier Way E10 will be able to book the amenity rooms in their block via the Pocket App. In our previous developments we have seen residents create movie nights, games tournaments and yoga sessions. With all the space available at Osier Way, we can't wait to see the community it fosters."

**Lorna Evans**  
**Head of Customer Experience**

Osier Way's communal spaces are welcoming on many levels:

- 2nd Floor An air-conditioned exercise room for HIIT and aerobics workouts with a smart TV for streaming classes
- 3rd Floor A co-working lounge with Hyperoptic Wi-Fi and comfortable seating
- 4th Floor A social room with group seating, a pool table and projector screen
- 5th Floor An office-style space designated for quiet working, with desks in booths, task lighting and ample plug points
- 6th Floor Dining rooms with kitchens for hosting dinner parties
- 7th & 9th Floor The Active Garden and steps up to the Productive Garden







## Interior Overview

Images of a typical  
Pocket home at Sail Street

## Every essential, plus a blank canvas

With a focus on high-quality craftsmanship, the Pocket apartment interiors are designed to match modern city makers' lifestyles. Think of the open-plan living space as a blank canvas, a chance to impose your personality. We've seen homes painted green, blue, pink and orange, wallpaper of all styles, chandeliers, Moroccan rugs and Spanish tiling. We've noted scarlet velvet sofas, art that defies description and interiors with more plants than furniture. This is your chance to make your home your own.

As a basis, each home at Osier Way has integrated lighting, a built-in storage cupboard, and a living, dining and kitchen space with a composite stone sink and laminate worktop, an oven and hob, an extractor fan and a fridge with a freezer compartment. The bedroom has space for a double bed, a pair of bedside cabinets and a wardrobe. The sleek wet room lined with large format tiles has a walk-in shower. Each living room has a Juliet balcony and full-height, extra wide windows to let light flood in, while a single floor finish unifies the space throughout the apartment.



## Specification

### Overview

#### Residents' facilities and communal areas

- Five carefully-designed amenity spaces with a variety of uses; dining, exercise, wellness, socialising, co-working and reflection
- Two roof terraces; one for activity with children's play equipment and another with lush green planting and the opportunity to grow your own fruit and vegetables
- Entrance lobby with double-height ceilings and comfy sofas
- Post boxes and parcel room
- Residential fire alarm
- Secure internal bicycle storage

#### Kitchen

- Fully-fitted handled kitchen by Krieder with 780mm wall cabinets
- Slimline laminate worktop and upstand
- Blanco chrome mixer tap
- Granite composite sink with drainer grooves
- Built-in Beko appliances
- Ceramic hob with stainless steel splash back
- Fan oven
- Undercounter fridge with freezer compartment to one bed homes
- Tall integrated fridge freezer to two bed homes
- Under-oven drawer
- Extractor hood
- LED slim downlighters under wall cabinets
- Plumbing and wiring provided for dishwasher

#### Shower room (One bed)

- Stylish wet room with walk-in shower and fixed glass shower screen
- Ceramics suite by Geberit (WC pan + wash hand basin); Brassware by Hansgrohe in a chrome effect
- Corian vanity top and upstand
- Decorative IP rated chrome effect wall light
- Classic straight electric heated towel rail
- Mirror above sink

#### Bathrooms (Two bed)

- Stylish bathroom with bath and fixed glass shower screen\*
- Ceramics suite by Geberit (WC pan + wash hand basin); Brassware by Hansgrohe in a chrome effect

#### Floor finishes

- Luxury vinyl wide plank flooring in a timber effect to kitchen, living, bedroom and entrance area
- Large format porcelain floor tiles to wet room with tiled upstand

#### Security and peace of mind

- 10 year Premier Guarantee building warranty
- On-site CCTV
- 24 month defects warranty cover
- Secured By Design Standard

Images of a typical  
Pocket home at Sail Street



#### Electrical and heating

- Wiring for BT Openreach Fibre and Hyperoptic (subscription required)
- Dimmable downlights to living room and bedroom
- Downlighting to hallway, kitchen and wet room
- Digital heating control with panel radiators
- Video entry system
- Master switch for lighting
- Power points provided throughout
- USB ports within bedroom wall sockets

#### Utility cupboard

- Off-site steel frame pre plumbed utility pod
- Heat Interface Unit (HIU)
- Heating and hot water from a centralised boiler
- Mechanical Ventilation with Heat Recovery (MVHR) unit
- Consumer unit for electrics
- Plumbing and wiring for washing machine
- Connection boxes for broadband and telephone

#### Sustainable features

- Solar panels contribute to the power supply to communal areas
- Energy efficient integrated LED downlights
- Soft landscaping providing ecology benefits
- All timber used in the kitchen furniture and laminate flooring is PEFC certified and sourced from sustainable managed forestry
- Corian vanity top is both hygienic, renewable and repairable
- Shower is fitted with EcoSmart technology that requires 60% less water than conventional shower products

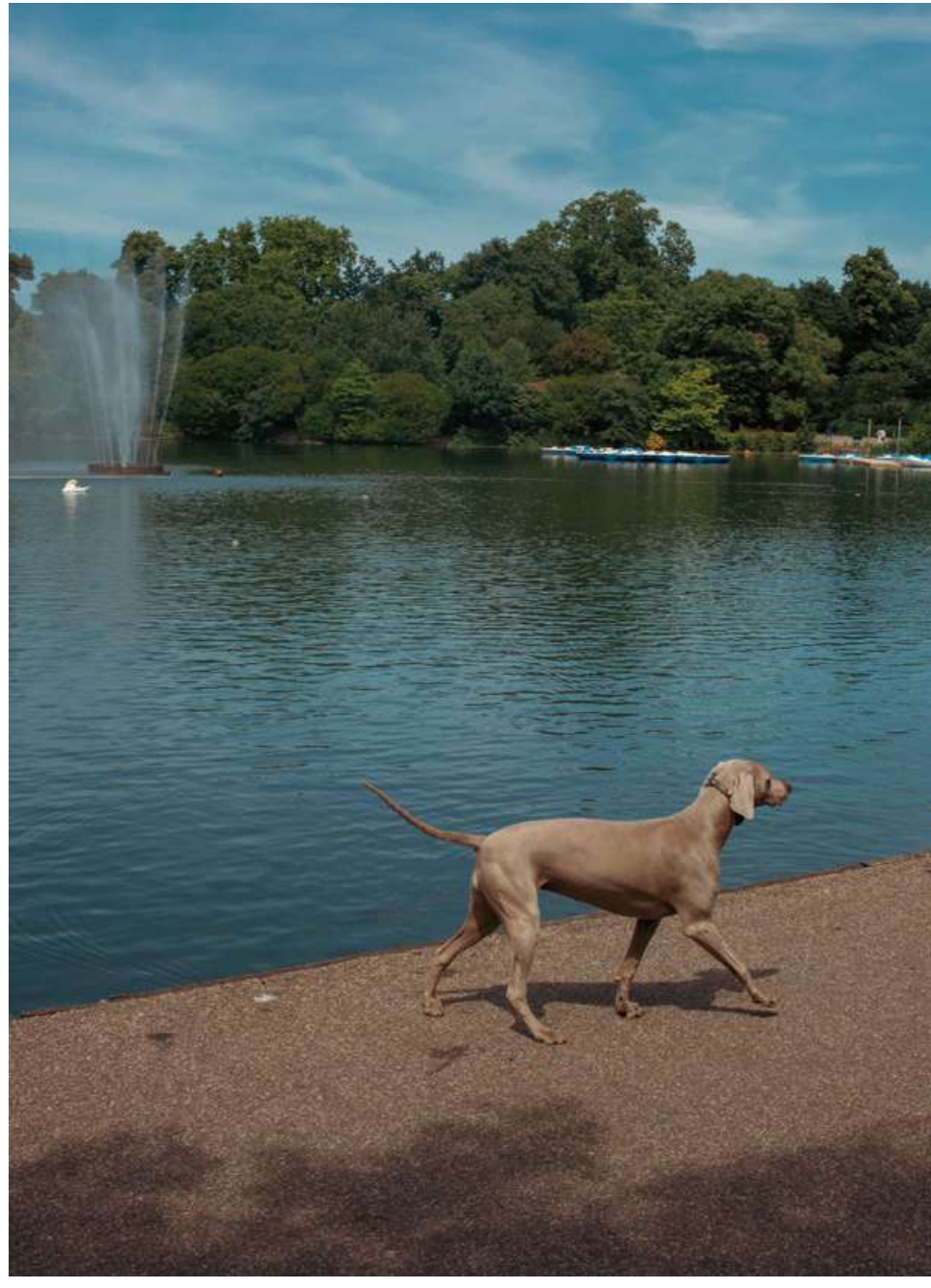
#### General build

- Traditional reinforced concreted frame structure
- Steel framing system (SFS) and facing brickwork façade
- Double or triple glazed composite windows by Velfac
- Timber fence boundary treatment











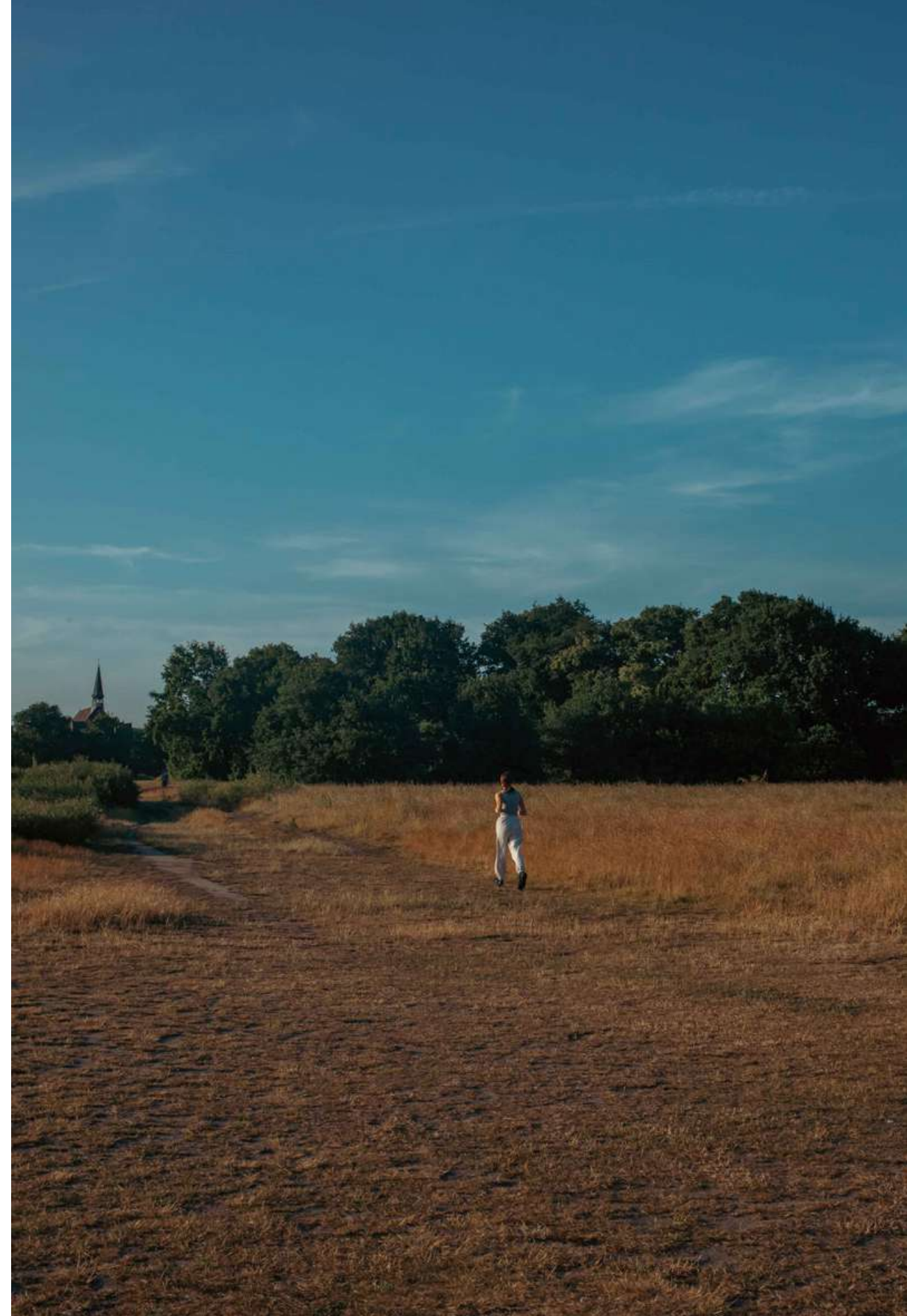


#### **An urban retreat. A sustainable lifestyle**

Like all Pocket Living apartments, the homes at Osier Way are designed to be sustainable and eco-friendly. Well-insulated to retain heat, they minimise day-to-day energy costs. They also maximise the power of the sun, as the floor-to-ceiling windows allow daylight to flood in.

To encourage sustainable travel, apart from six parking spaces for the wheelchair-accessible homes, the development is car-free. Each apartment has a covered secure bike storage space, and there are spaces for visitors' bikes. As for public transport, Leyton Tube station, on the Central Line, is just 12 minutes' walk away, and a stroll to Leyton Midland Road Overground station takes around 15 minutes. Bus stops serving convenient routes are even nearer to Osier Way.

Adding to the development's green credentials, the homes are built on an under-used urban brownfield site, a move that helps to protect London's Green Belt.







**One of the best places to live in London**

Voted by The Sunday Times as one of the best areas in the capital to live in, it's no great surprise that Waltham Forest has become a destination for London's creatives to put down roots.

1,000 new homes, new restaurants and spaces for local makers are being created in Leyton. This part of the east end is going through a transformation.







### An area buzzing with eclectic energy

Osier Way residents will live amid a diverse, dynamic and ever-expanding social scene. Local destinations include a coffee shop run by a psychedelic rock singer, a Scottish cafe serving the celebrated 'Macbeth' haggis toastie and a pub pouring cask ales brewed by women. From brunch venues to supper clubs, local flavours from the world's culinary hot-spots such as India, Italy, Greece and Korea await those eating out.

Demonstrating the area's vibrant entrepreneurial spirit, an enterprising array of local shops offer the latest record releases on vinyl, newly-published books (accompanied by a glass of wine) and contemporary bouquets of fresh or dried flowers. Residents using the Osier Way secure bike shelter will find a pedal and e-bike specialist nearby.

For a change, play 'Music Bingo' at The Northcote Arms or the classic 'Street Fighter' arcade game at The Leyton Star. Alternatively, visit the area's 'sustainable kitchen' for a glass of fermented Kombucha.





**Restaurants, Bars & Cafés**

Figo .....	01
Technical Pub .....	02
Deeney's .....	03
Zaxx .....	04
Chris's Fish Bar .....	05
Marmelo Kitchen .....	06
Strange Brew .....	07
Morny .....	08
Yardarm .....	09
Northcote Arms .....	10
The Leyton Star .....	11
Masala India .....	12
Bread & Oregano .....	13
Perky Blenders .....	14
Crate .....	15
Grow .....	16

**Culture**

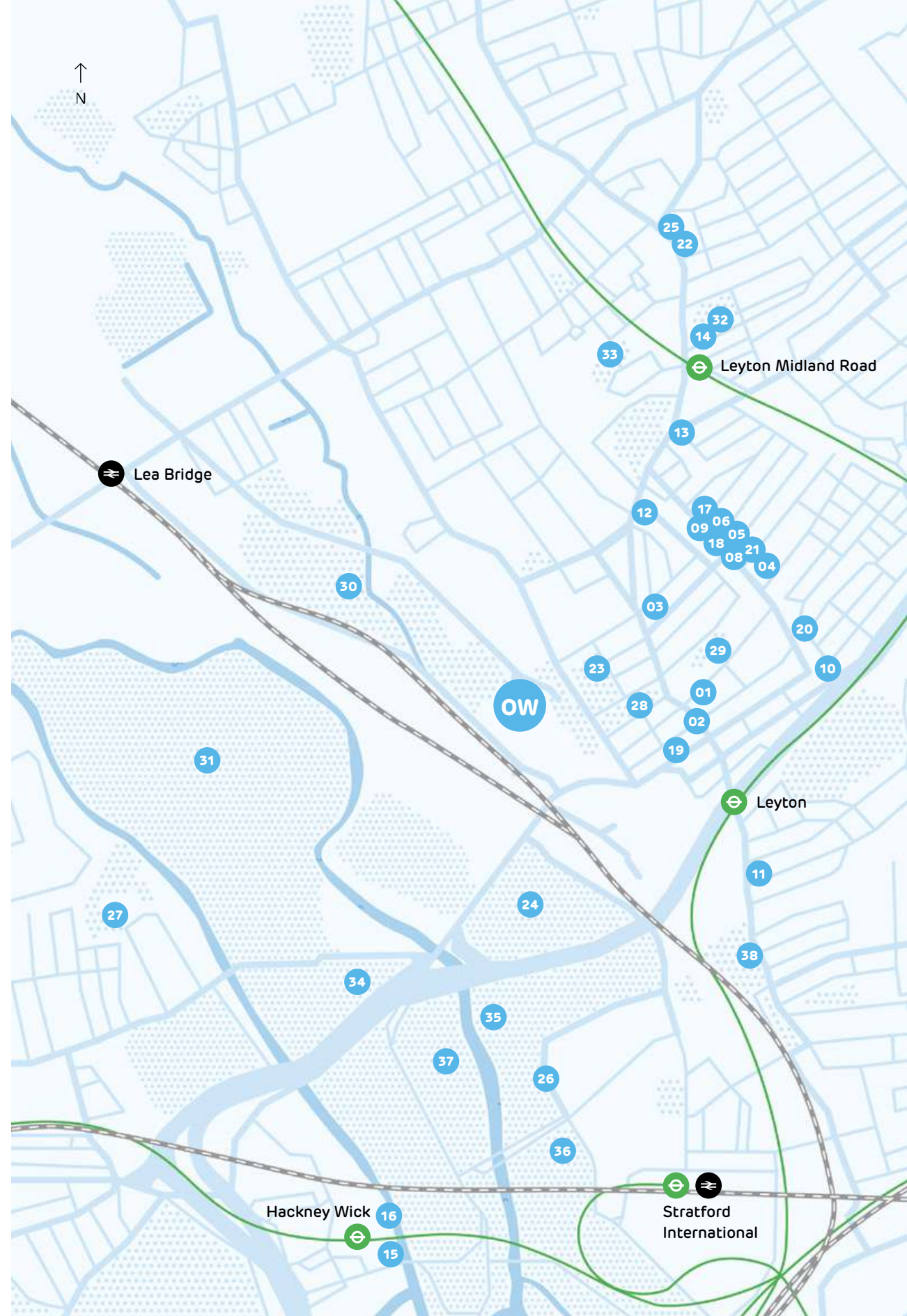
Dreamhouse Records .....	17
Edie Rose Florist .....	18
Bike Shack .....	19
Gurdwara Sikh Sangat London East .....	20
Phlox Books .....	21
OnnyArt .....	22

**Parks / Greenspaces**

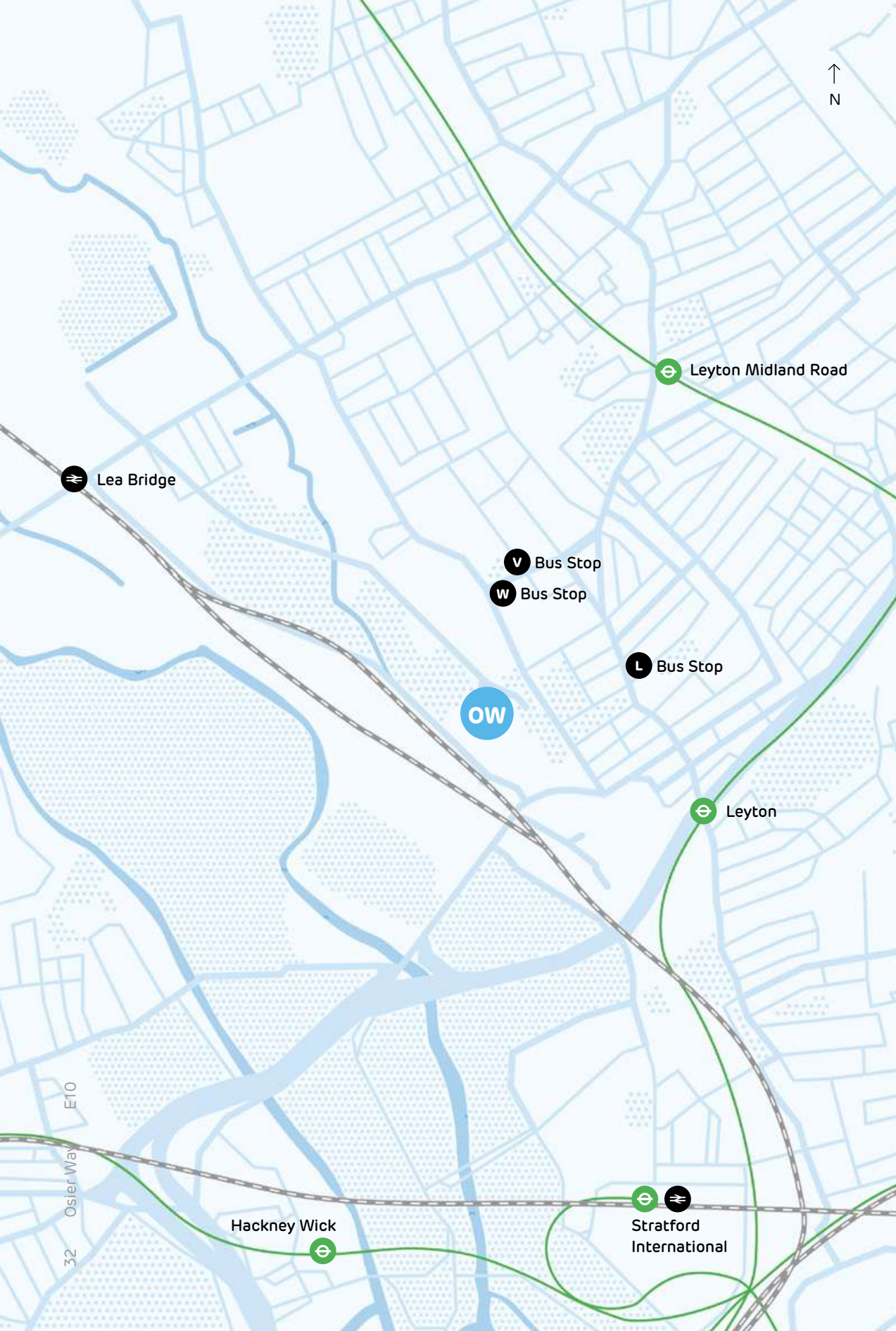
Leyton Orient .....	23
Lee Valley Hockey & Tennis Centre .....	24
Leyton Leisure Centre .....	25
Tumbling Bay Playground .....	26
Hackney Concrete Bumps Skatepark .....	27
Coronation Gardens .....	28
Sidmouth Park .....	29
Leyton Jubilee Park .....	30
Hackney Marshes .....	31
Abbots Park .....	32
Jack Cornwell Park .....	33
Wick Woodland .....	34
River Lawns .....	35
Wetlands Walk .....	36
Queen Elizabeth Olympic Park .....	37
Drapers Field Recreation Ground .....	38

**Attractions**

Coffee shops, pubs and assorted eateries serving dishes from around the world will tempt you to leave your comfortable Pocket home (although drinks with your neighbours up on one of the two roof gardens may be a welcome alternative). For a dose of retail therapy, take a stroll to the local independent shops along Francis Road, and for greenery, head to nearby Coronation Gardens and Leyton Jubilee Park. As for sporting pursuits, Leyton is the destination for action ranging from football and tennis to swimming and sprinting.







Underground – Central Line	Travel Time*
Leyton .....	12 min walk
— Stratford .....	3 min train
— Mile End .....	8 min train
— Liverpool Street .....	14 min train
— Bank .....	16 min train
— Tottenham Court Road .....	20 min train
— Oxford Circus .....	22 min train
— Notting Hill Gate .....	31 min train

Overground	
Leyton Midland Road .....	15 min walk
— South Tottenham .....	8 min train
— Barking .....	14 min train

Railway	
Lea Bridge .....	20 min walk
— Tottenham Hale .....	3 min train
— Stanstead Airport .....	41 min train

Buses	Travel Time*
58 Oliver Road (Stop W) .....	6 min walk
— Walthamstow Central .....	15 min bus
97 Buckingham Road (Stop L) .....	7 min walk
— Stratford International .....	12 min bus
158 Oliver Road (Stop V) .....	7 min walk
— Stratford .....	15 min bus

\*Walking distances are from the Osier Way development. Train and bus times are the travel time from the transport link they fall under. Journey times taken from Google Maps.

Osier Way E10 is a car-free development and homeowners will not be able to apply for a parking permit.

### Transport Links

London Underground and Overground lines, along with local bus services, are all close by. Leyton Tube station, on the Central line, is a 12-minute walk from Osier Way, while Leyton Midland Road station, on the Gospel Oak to Barking Overground line, is 15 minutes away. The Tube journey from Leyton to Oxford Circus takes 22 minutes, and Stratford Tube station, for the Westfield shopping centre, is just one stop away. From Stratford by Tube, Canary Wharf can be reached in 10 minutes. A 5-minute walk will take residents to bus stops on Church Road, and stops on Leyton High Road are just 7 minutes away. Between them, these bus stops serve 5 bus routes.







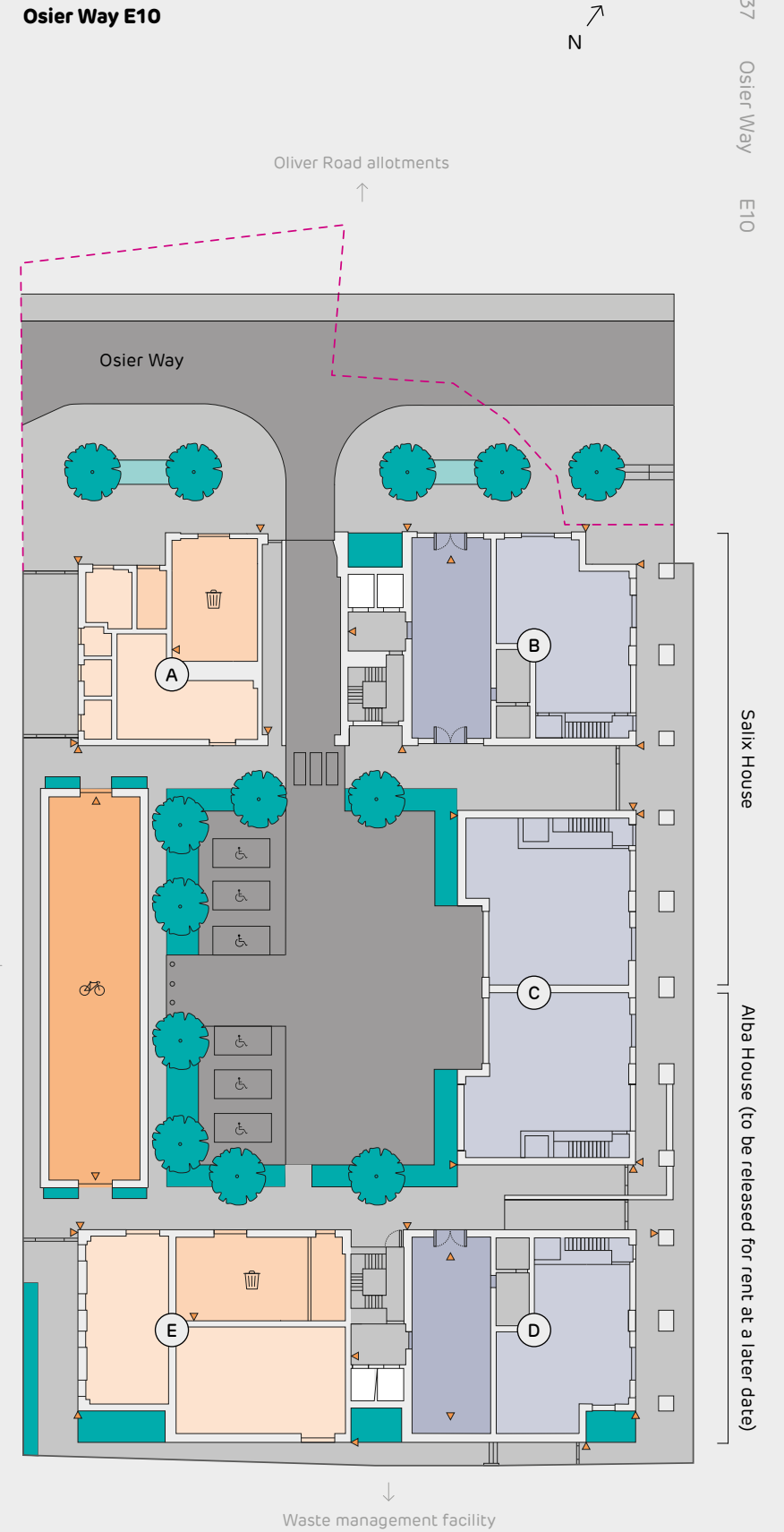
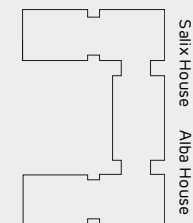


## Site plan

## Osier Way E10

- Road
- Communal Walkway
- Lifts
- Greenery
- Seating
- Lobby
- Commercial
- Plant Room
- Refuse
- Bike Store
- ▲ CCTV
- 1.8mm Fence
- - - Boundary

Thames Water ←



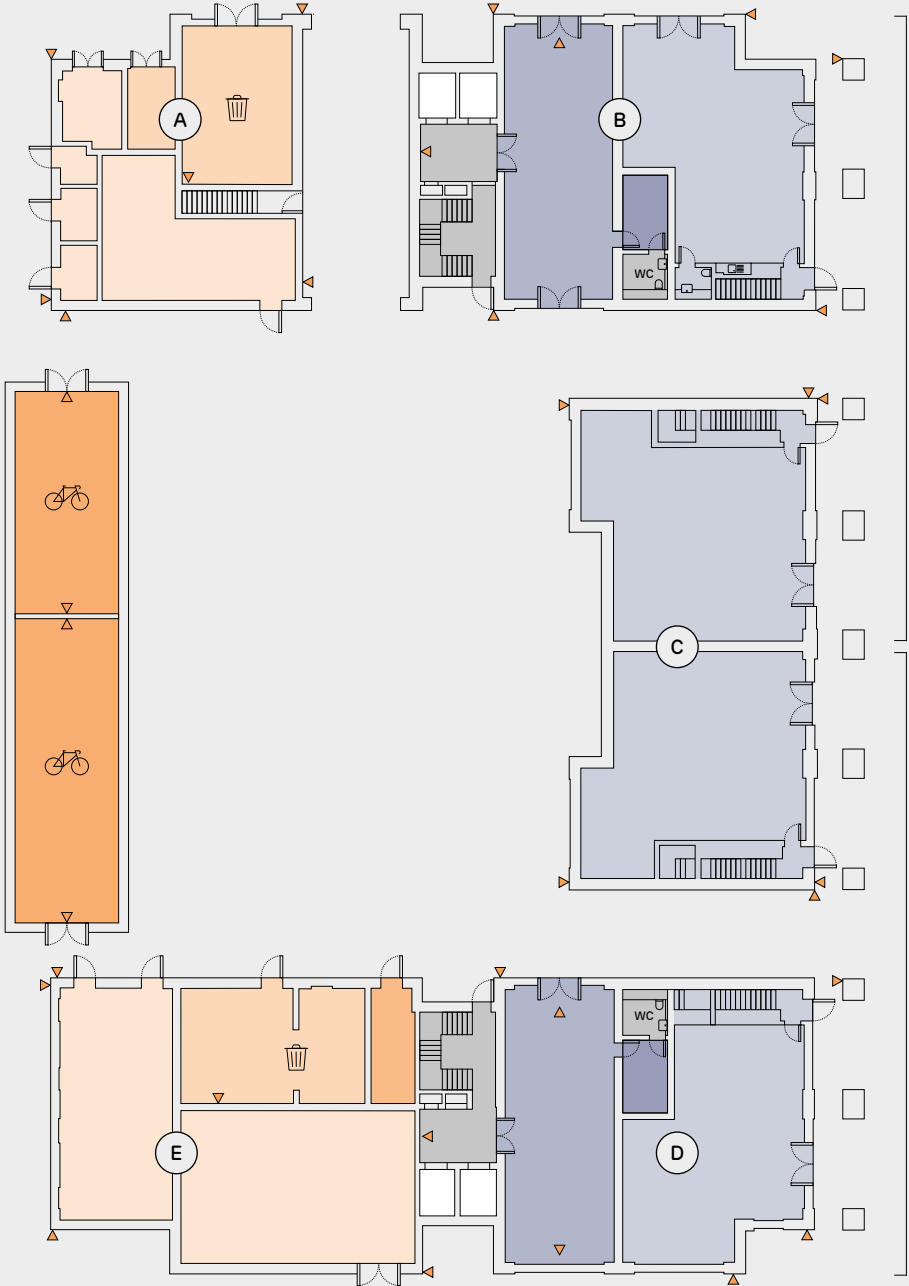


Floorplates

Ground Floor



- Communal Walkway
- Bike Store
- Commercial Refuse
- Refuse
- Plant Room
- Lifts
- CCTV
- Parcel Room
- Lobby
- Commercial



Salix House

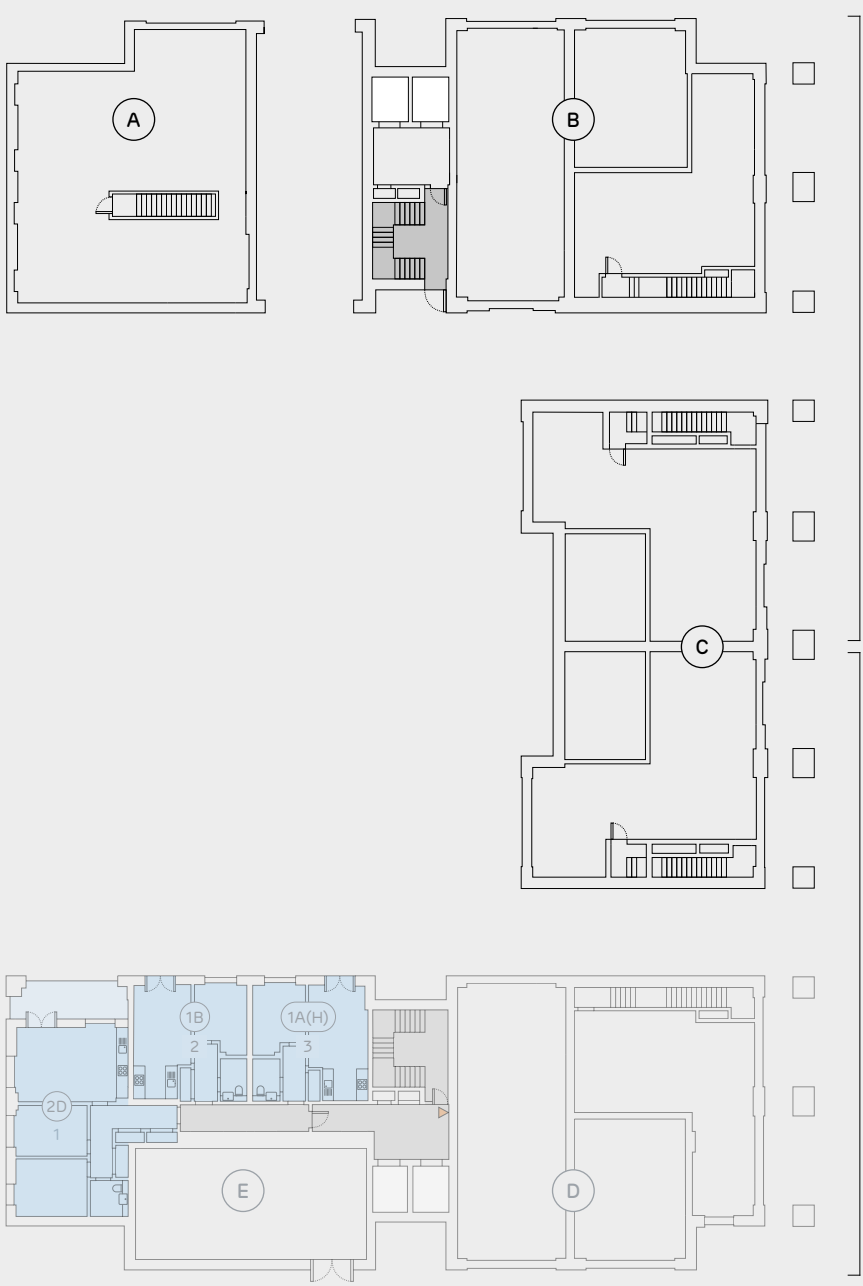
Alba House (to be released for rent at a later date)

Floorplates

Floor 1



- Pocket Apartment
- Private Terrace
- Communal Walkway
- Lifts
- CCTV



Salix House

Alba House (to be released for rent at a later date)



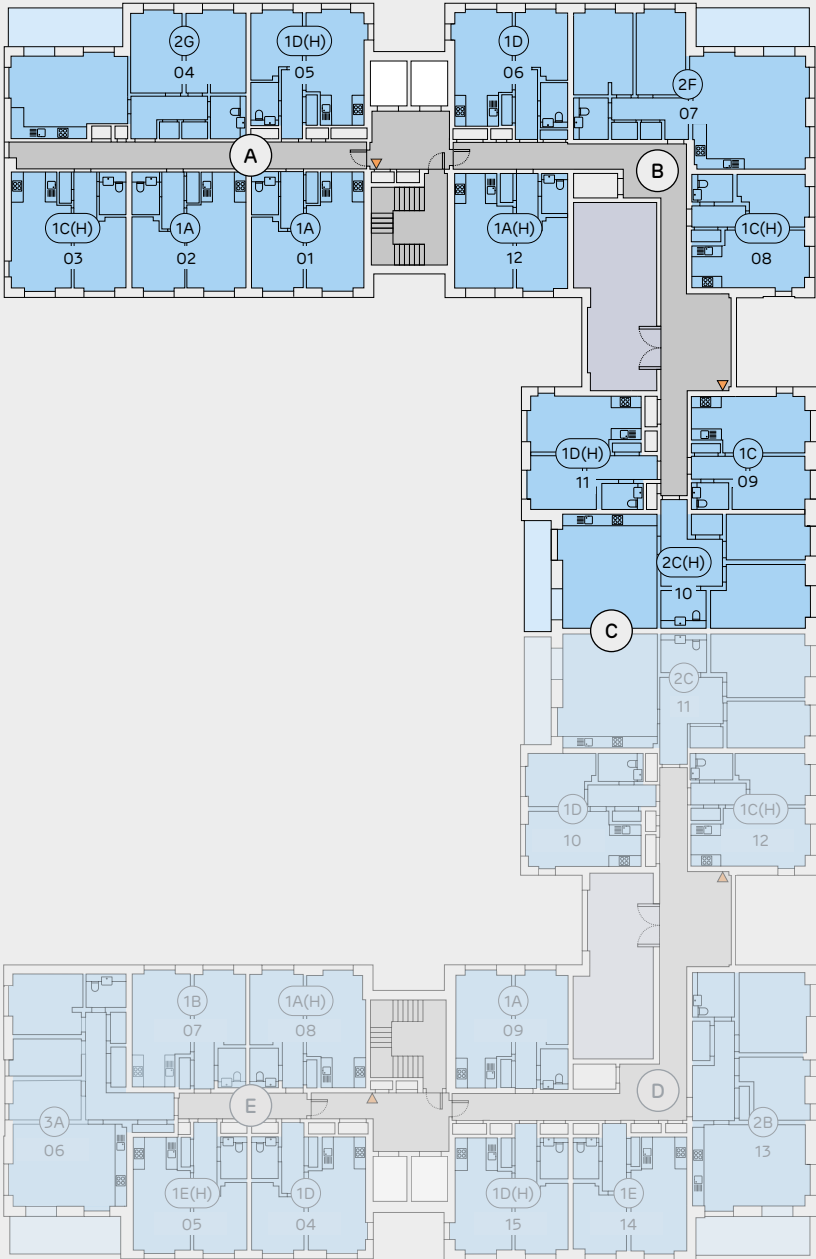
Floorplates

Floor 2



- Pocket Apartment
- Private Terrace
- Communal Walkway
- Amenity
- Lifts
- ▲ CCTV

Amenity: Floor 2 Exercise Room



Salix House

Alba House (to be released for rent at a later date)

40 Osier Way E10

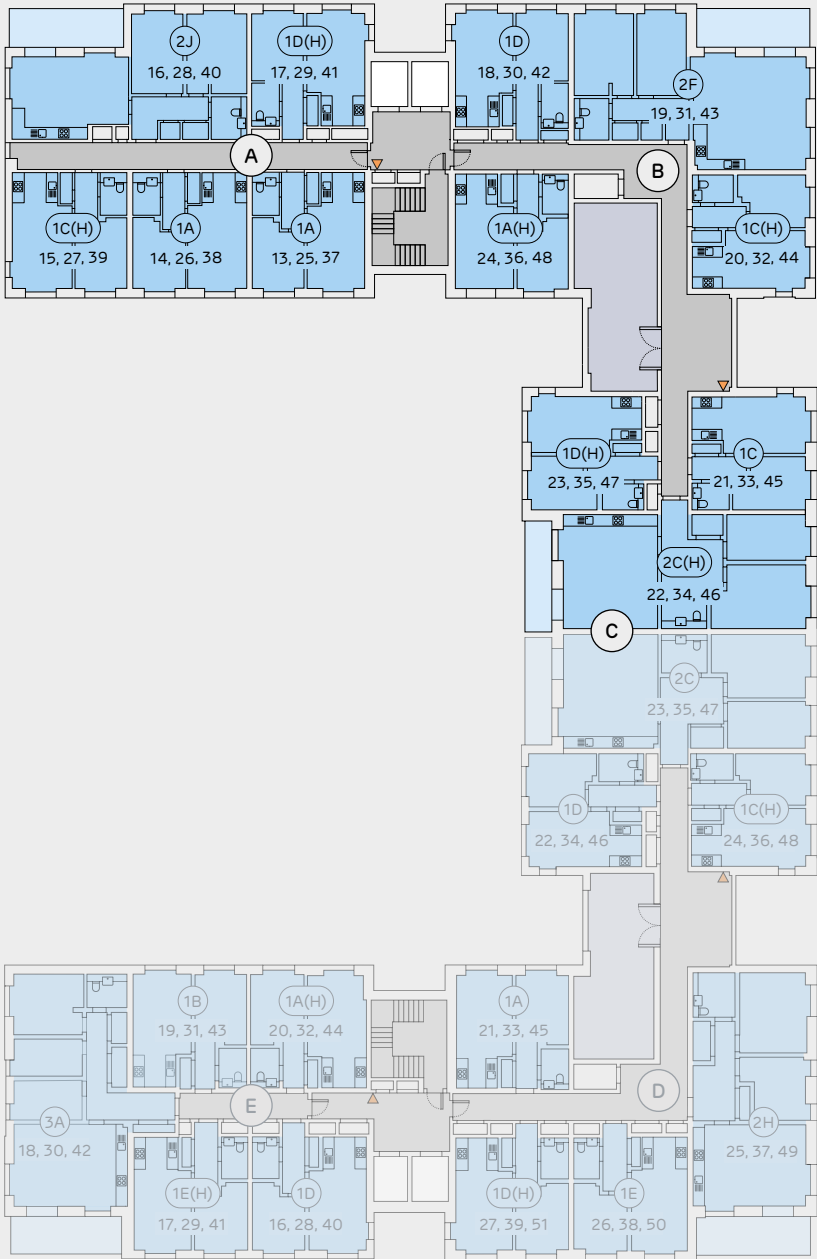
Floorplates

Floors 3-5



- Pocket Apartment
- Private Terrace
- Communal Walkway
- Amenity
- Lifts
- ▲ CCTV

Amenities: Floor 3 Co-Working Lounge  
Floor 4 Games Room  
Floor 5 Co-working Office Style



Salix House

Alba House (to be released for rent at a later date)



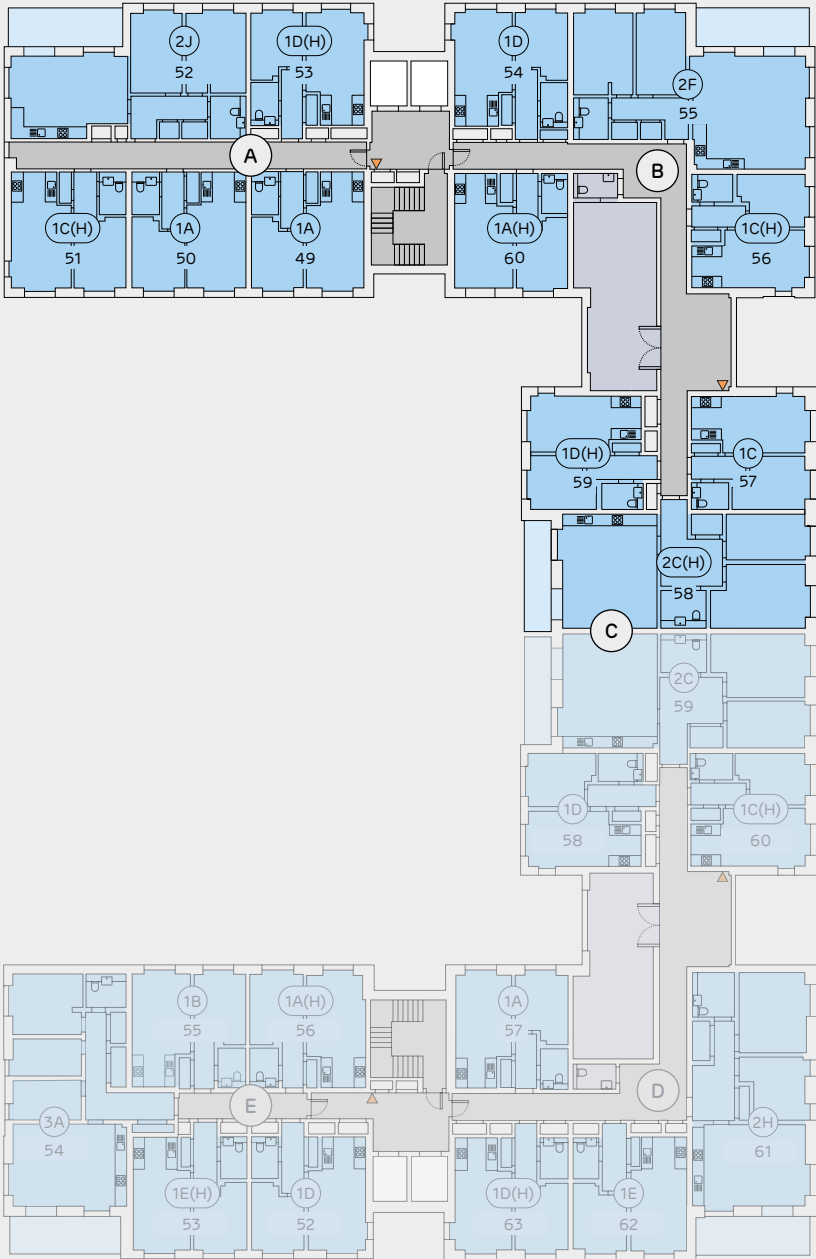
Floorplates

Floor 6



- Pocket Apartment
- Private Terrace
- Communal Walkway
- Amenity
- Lifts
- CCTV

Amenity: Floor 6 Dining Room



Salix House

Alba House (to be released for rent at a later date)

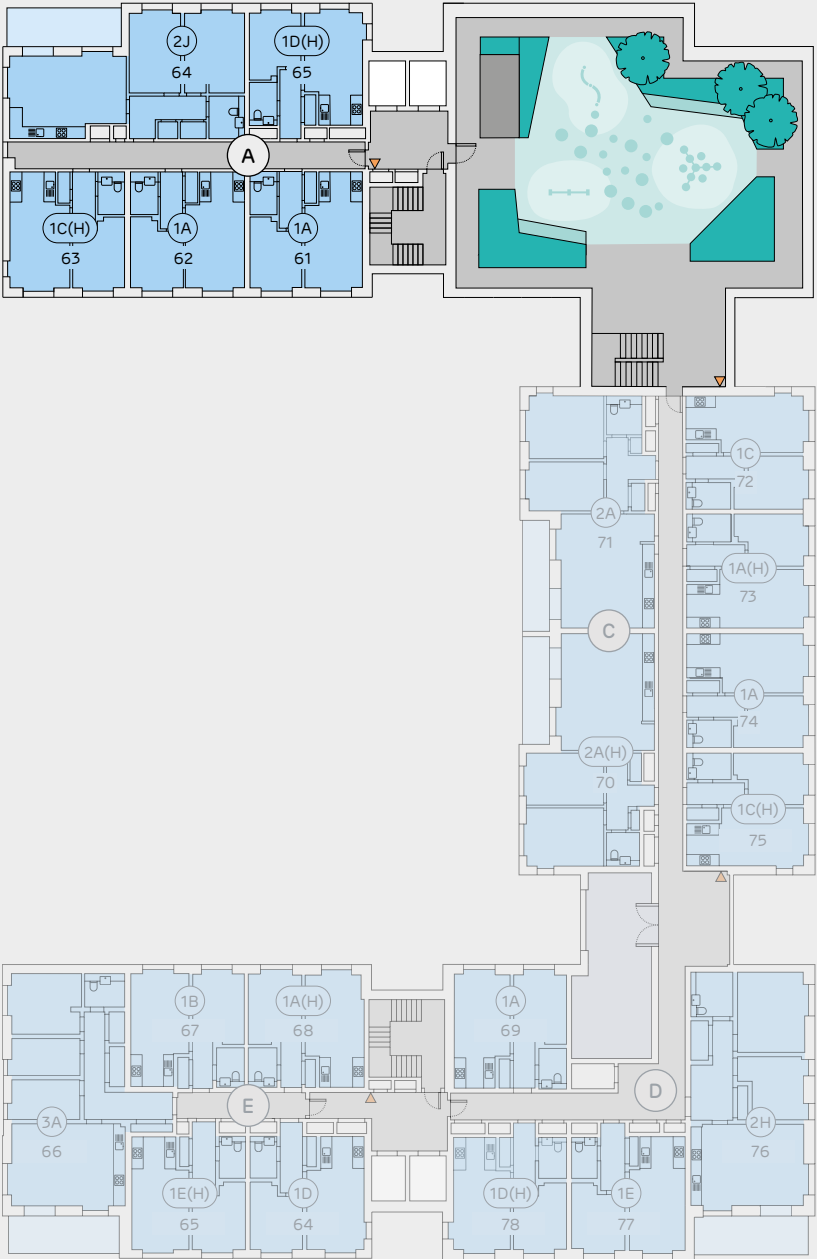
Floorplates

Floor 7



- Pocket Apartment
- Private Terrace
- Communal Walkway
- Amenity
- Lifts
- CCTV
- Vents
- Greenery
- Seating
- Playground

Amenity Floor 7 Active Garden



Salix House

Alba House (to be released for rent at a later date)

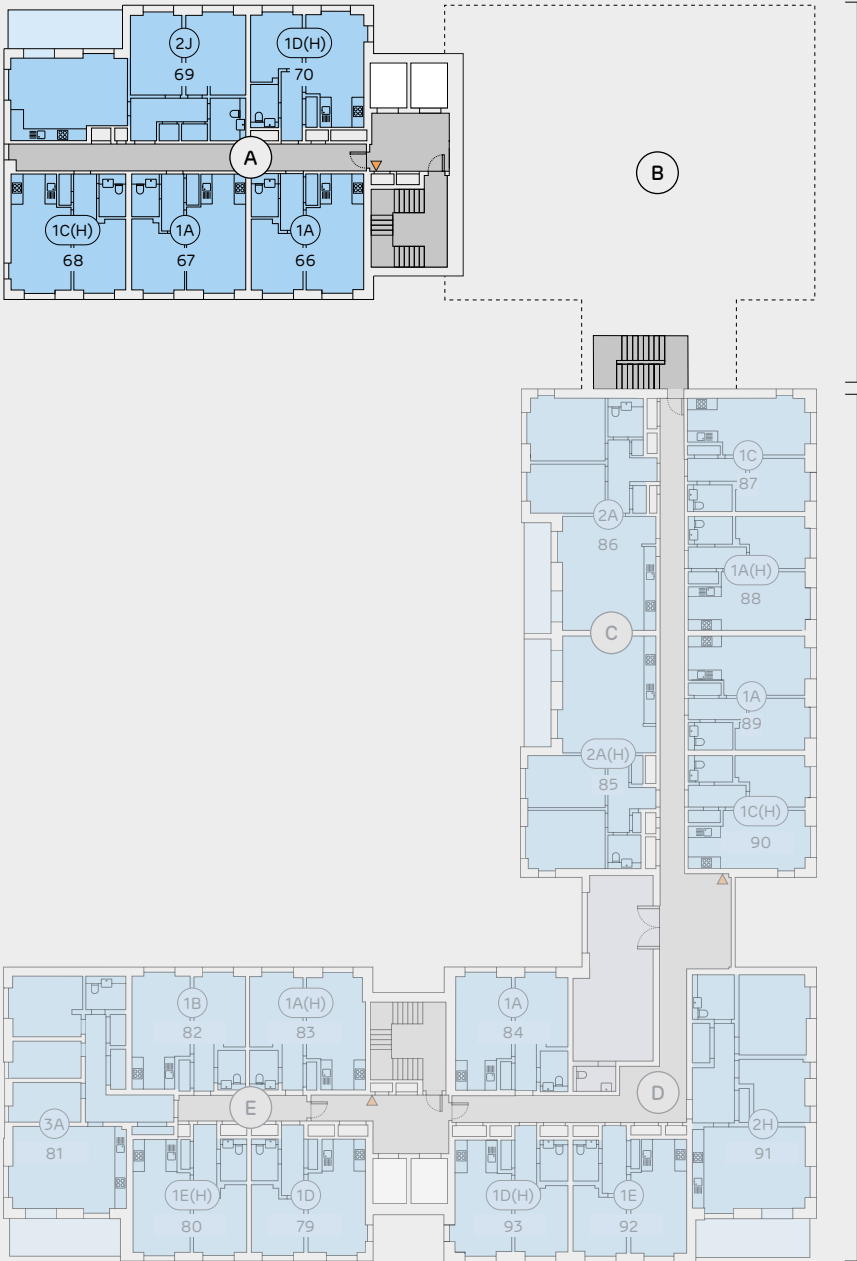


Floorplates

Floor 8



- Pocket Apartment
- Private Terrace
- Communal Walkway
- Amenity
- Lifts
- CCTV



Salix House

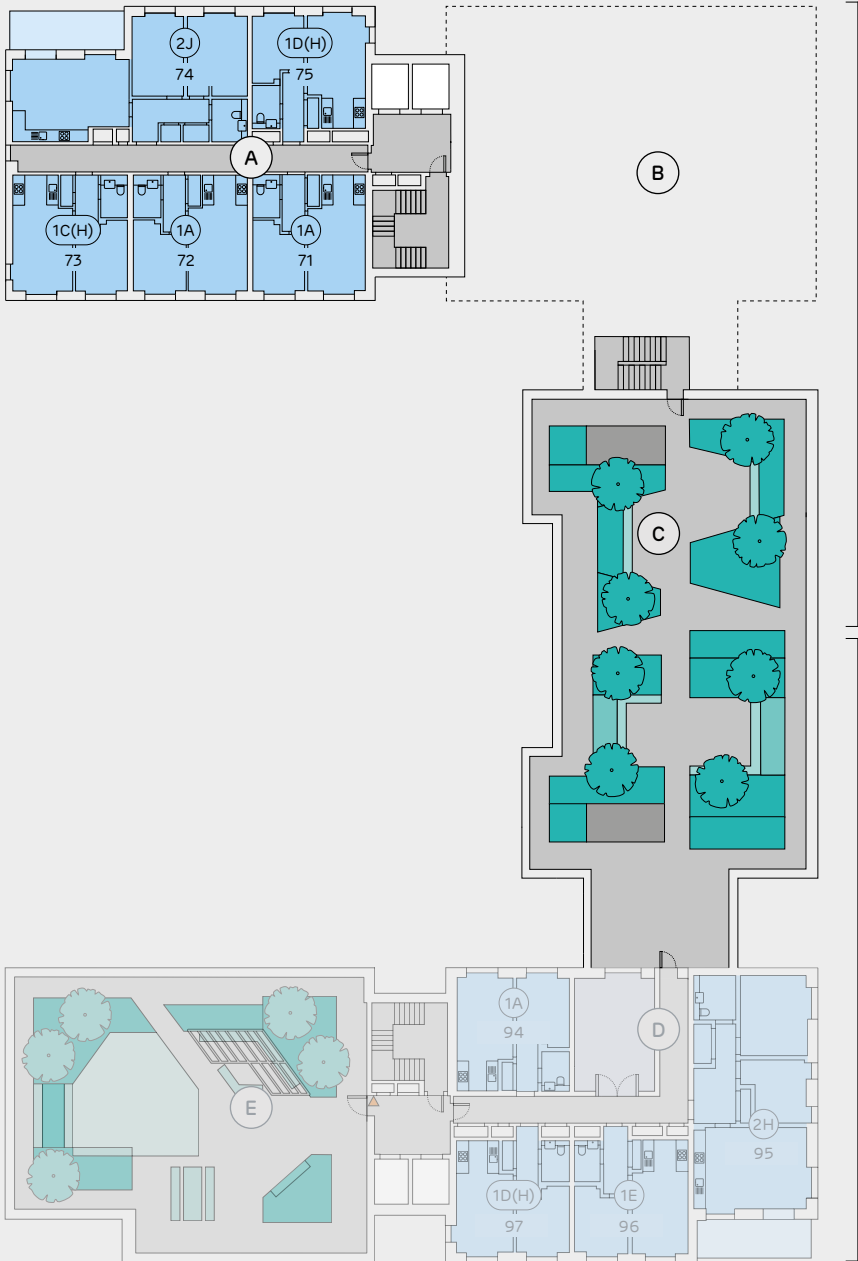
Alba House (to be released for rent at a later date)

Floorplates

Floor 9



- Pocket Apartment
- Private Terrace
- Communal Walkway
- Amenity
- Lifts
- CCTV
- Vents
- Greenery
- Seating
- Turf
- Amenity
- Floor 9
- Productive Garden



Salix House

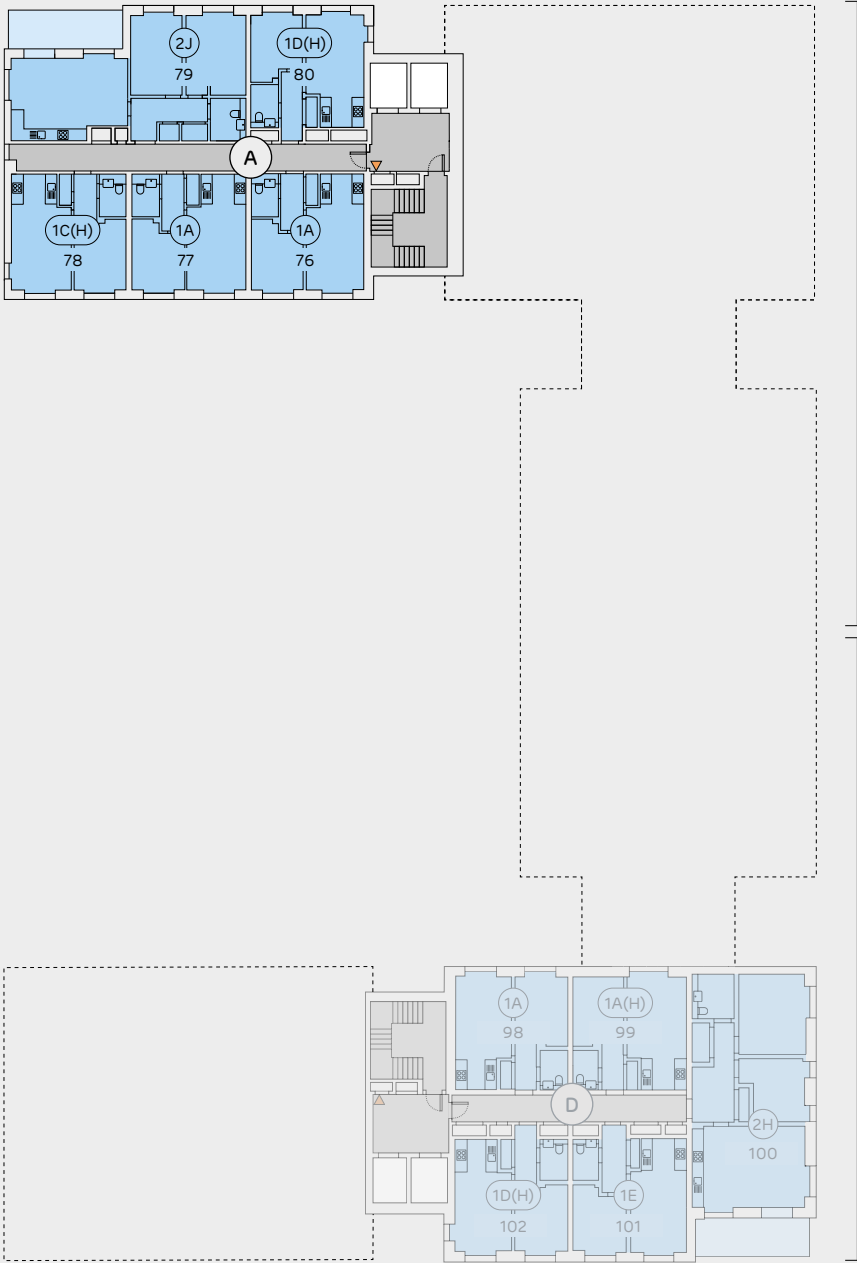
Alba House (to be released for rent at a later date)



Floorplates

Floor 10

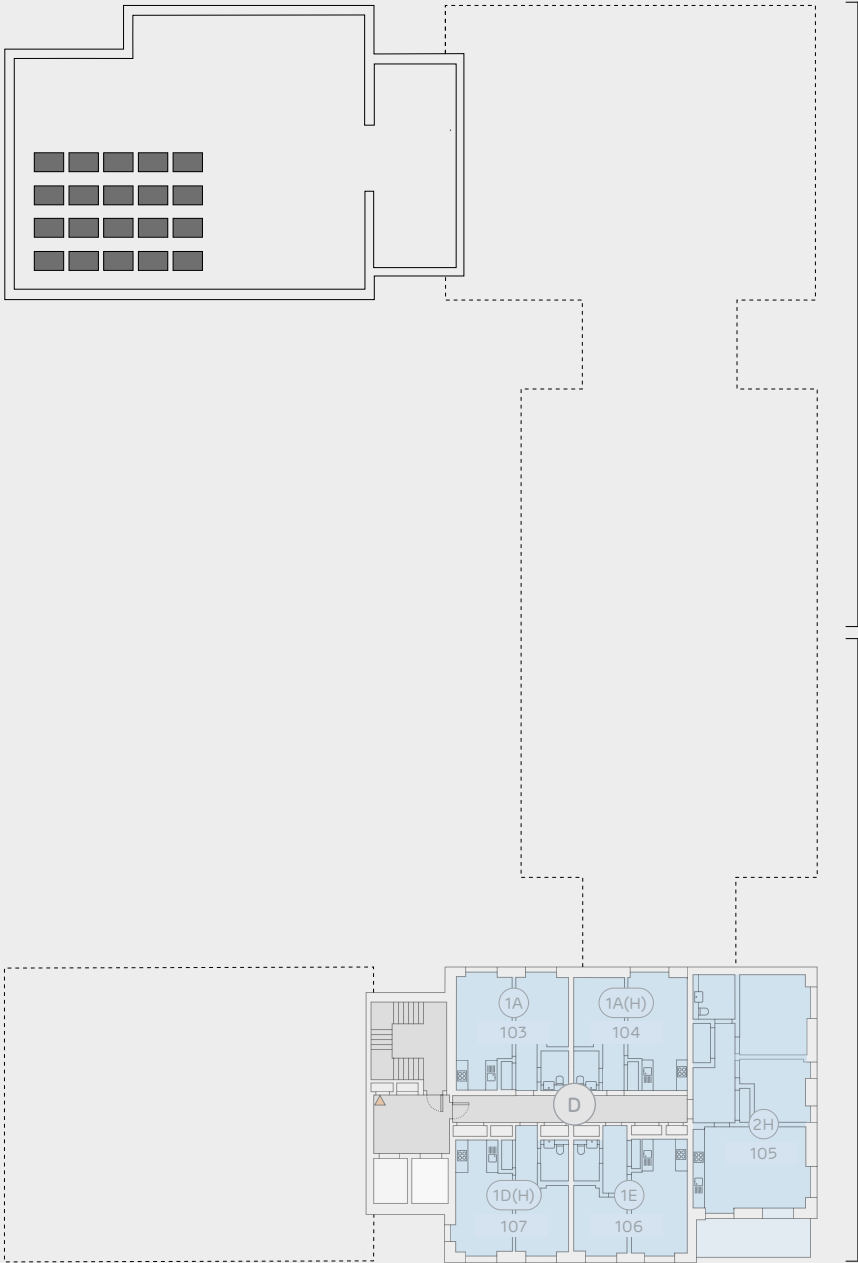
- Pocket Apartment
- Private Terrace
- Communal Walkway
- Lifts
- CCTV



Floorplates

Floor 11

- Pocket Apartment
- Private Terrace
- Communal Walkway
- Lifts
- CCTV

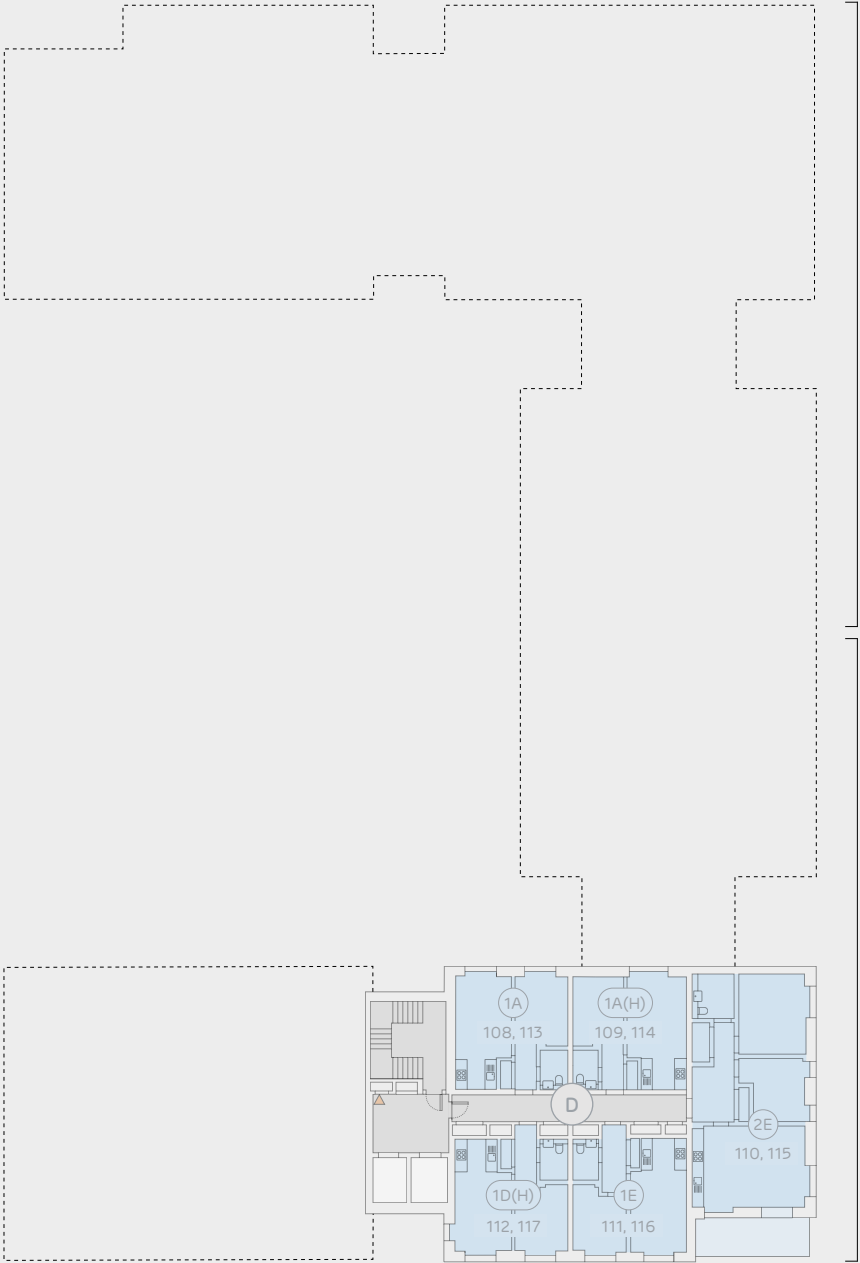




Floorplates

Floors 12-13

- Pocket Apartment
- Private Terrace
- Communal Walkway
- Lifts
- CCTV



Salix House

Alba House (to be released for rent at a later date)



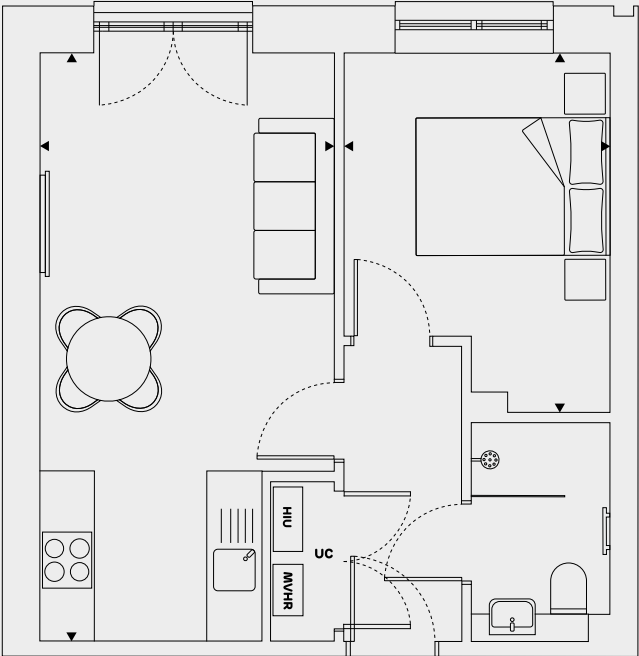
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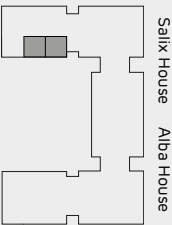
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Floors 02–10



Gross Internal Area

432 sqft — 40.1 sqm

Living/Dining/Kitchen

10'7" x 21'0" — 3.23 x 6.40 m

Bedroom

9'7" x 12'10" — 2.92 x 3.91 m

Flat Numbers:

Floor	Salix House
02	01, 02
03	13, 14
04	25, 26
05	37, 38
06	49, 50
07	61, 62
08	66, 67
09	71, 72
10	76, 77

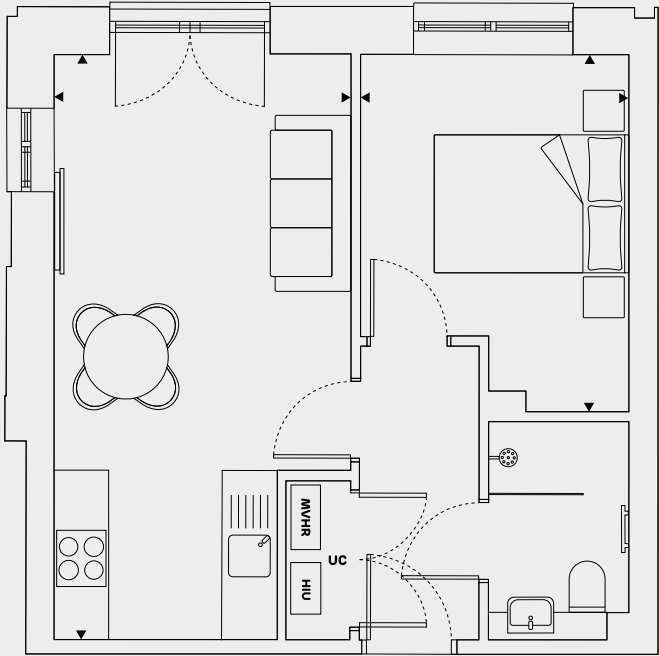
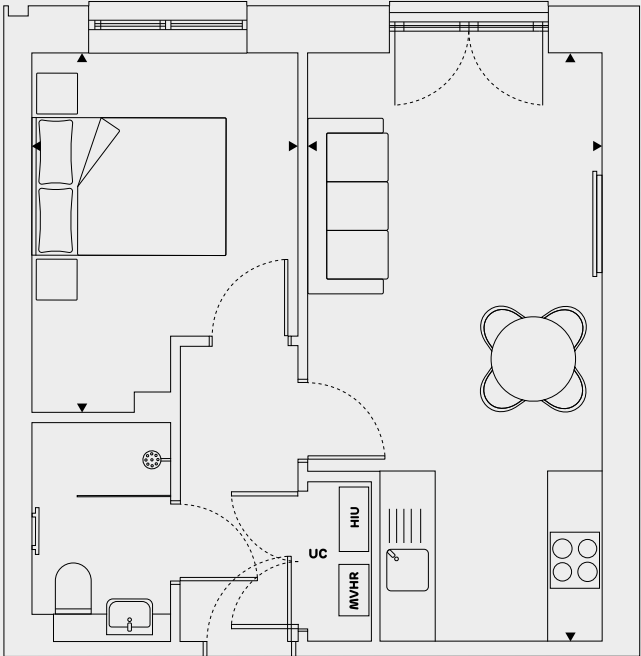
Heat Interface Unit **HIU**

Mechanical Ventilation

Heat Recovery Unit **MVHR**

Utility Cupboard is marked as **UC**





Floors 02-06

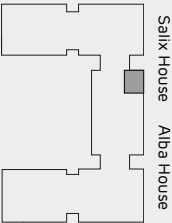


Gross Internal Area  
432 sqft — 40.1 sqm  
Living/Dining/Kitchen  
10'7" x 21'0" — 3.23 x 6.40 m  
Bedroom  
9'7" x 12'10" — 2.92 x 3.91 m

Flat Numbers:	
Floor	Salix House
02	12
03	24
04	36
05	48
06	60

Heat Interface Unit **HIU**  
Mechanical Ventilation  
Heat Recovery Unit **MVHR**  
Utility Cupboard is marked as **UC**

Floors 02-06

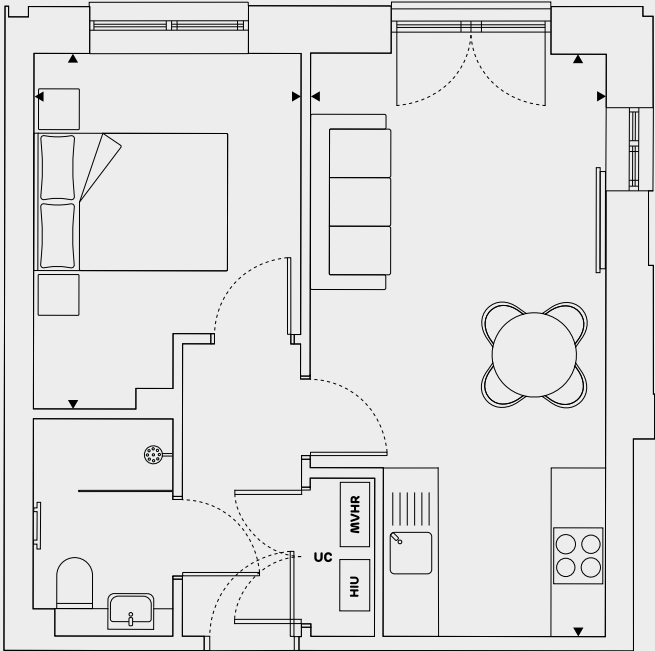


Gross Internal Area  
431 sqft — 40.0 sqm  
Living/Dining/Kitchen  
21'0" x 10'7" — 6.40 x 3.22 m  
Bedroom  
12'10" x 9'7" — 3.91 x 2.92 m

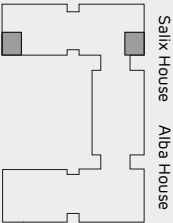
Flat Numbers:	
Floor	Salix House
02	09
03	21
04	33
05	45
06	57

Heat Interface Unit **HIU**  
Mechanical Ventilation  
Heat Recovery Unit **MVHR**  
Utility Cupboard is marked as **UC**





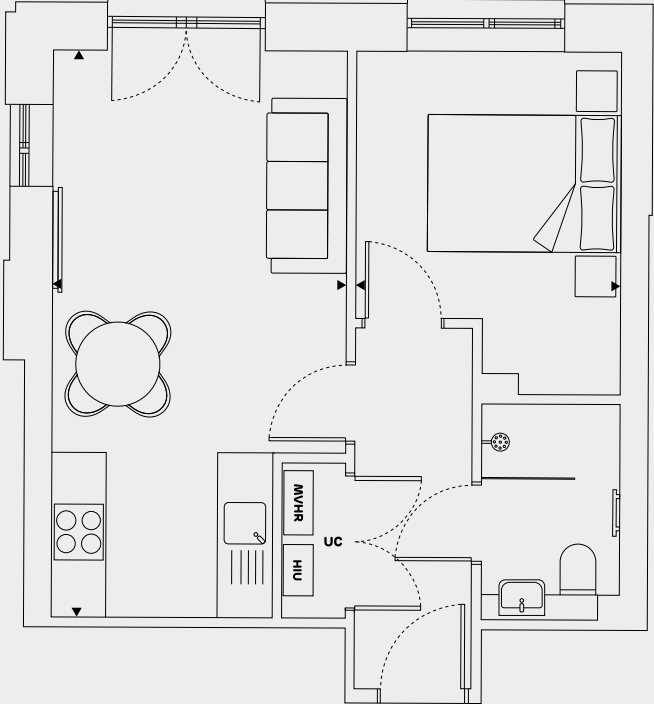
Floors 02–10



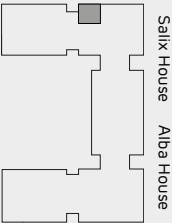
Gross Internal Area  
431 sqft — 40.0 sqm  
Living/Dining/Kitchen  
21'0" x 10'7" — 6.40 x 3.22 m  
Bedroom  
12'10" x 9'7" — 3.91 x 2.92 m

Flat Numbers:	
Floor	Salix House
02	03, 08
03	15, 20
04	27, 32
05	39, 44
06	51, 56
07	63
08	68
09	73
10	78

Heat Interface Unit **HIU**  
Mechanical Ventilation  
Heat Recovery Unit **MVHR**  
Utility Cupboard is marked as **UC**



Floors 02–06

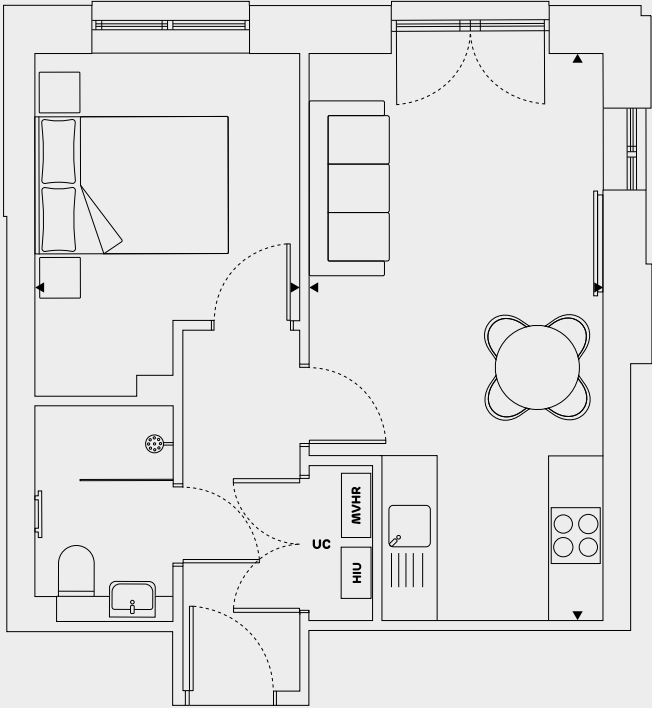


Gross Internal Area  
430 sqft — 39.9 sqm  
Living/Dining/Kitchen  
20'6" x 10'6" — 6.25 x 3.20 m  
Bedroom  
12'4" x 9'7" — 3.75 x 2.92 m

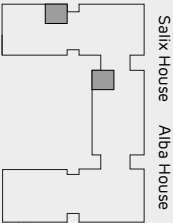
Flat Numbers:	
Floor	Salix House
02	06
03	18
04	30
05	42
06	54

Heat Interface Unit **HIU**  
Mechanical Ventilation  
Heat Recovery Unit **MVHR**  
Utility Cupboard is marked as **UC**





Floors 02-10



Gross Internal Area  
430 sqft — 39.9 sqm  
Living/Dining/Kitchen  
20'6" x 10'6" — 6.25 x 3.20 m  
Bedroom  
12'4" x 9'7" — 3.75 x 2.92 m

Flat Numbers:	
Floor	Salix House
02	05, 11
03	17, 23
04	29, 35
05	41, 47
06	53, 59
07	65
08	70
09	75
10	80

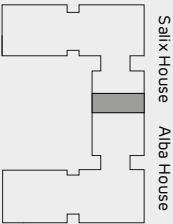
Heat Interface Unit **HIU**  
Mechanical Ventilation  
Heat Recovery Unit **MVHR**  
Utility Cupboard is marked as **UC**



Floorplans

Flat Type 2C(H)

Floor 02–06



Gross Internal Area  
927 sqft  
86.1 sqm

Living/Dining/Kitchen  
17'3" x 20'9"  
5.26 x 6.33 m

Bedroom 1  
17'7" x 11'9"  
5.36 x 3.58 m

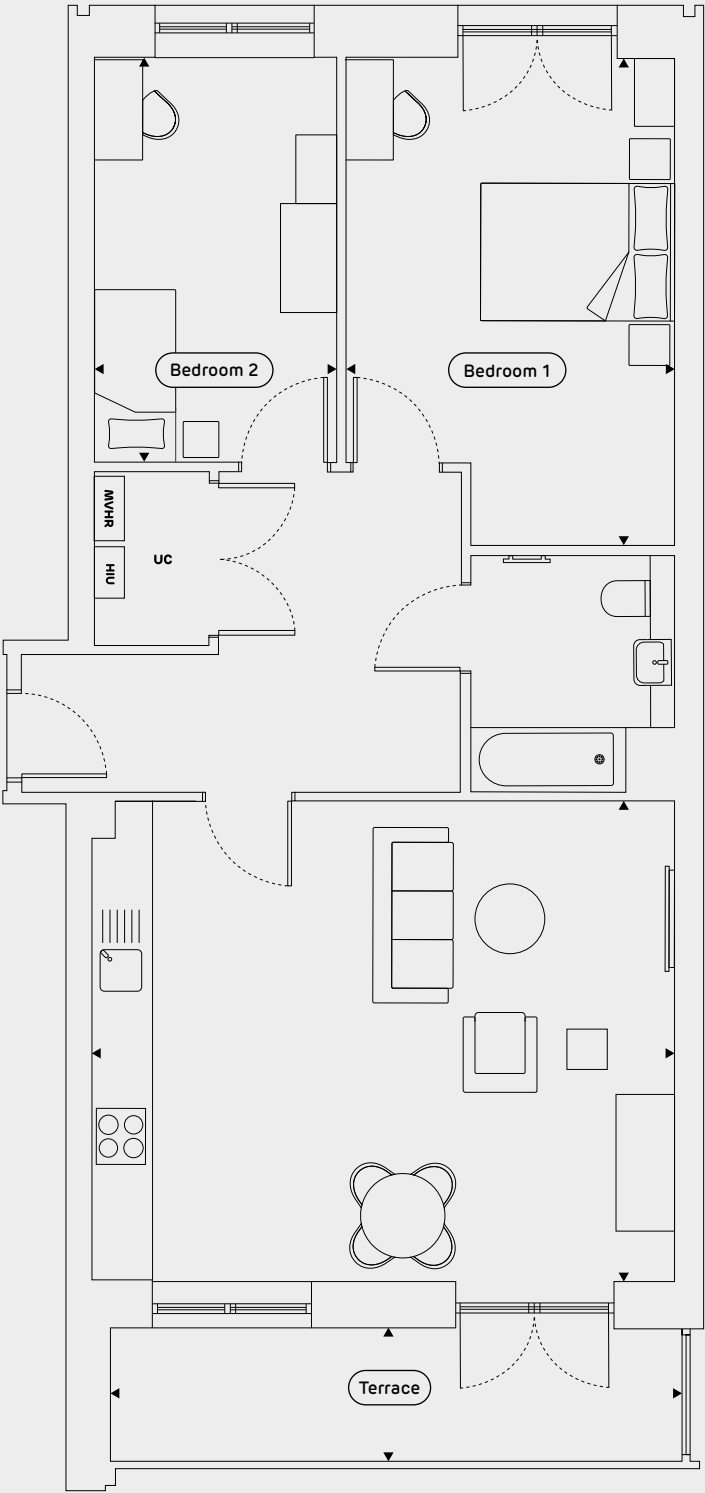
Bedroom 2  
14'7" x 8'7"  
4.45 x 2.63 m

Terrace  
4'10" x 20'5"  
1.46 x 6.23 m

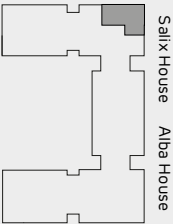
Flat Numbers:

Floor	Salix House
02	10
03	22
04	34
05	46
06	58

Heat Interface Unit **HIU**  
Mechanical Ventilation Heat Recovery Unit **MVHR**  
Utility Cupboard is marked as **UC**



Floor 02–06



Gross Internal Area  
912 sqft  
84.7 sqm

Living/Dining/Kitchen  
21'4" x 20'6"  
6.49 x 6.26 m

Bedroom 1  
10'11" x 14'11"  
3.34 x 4.55 m

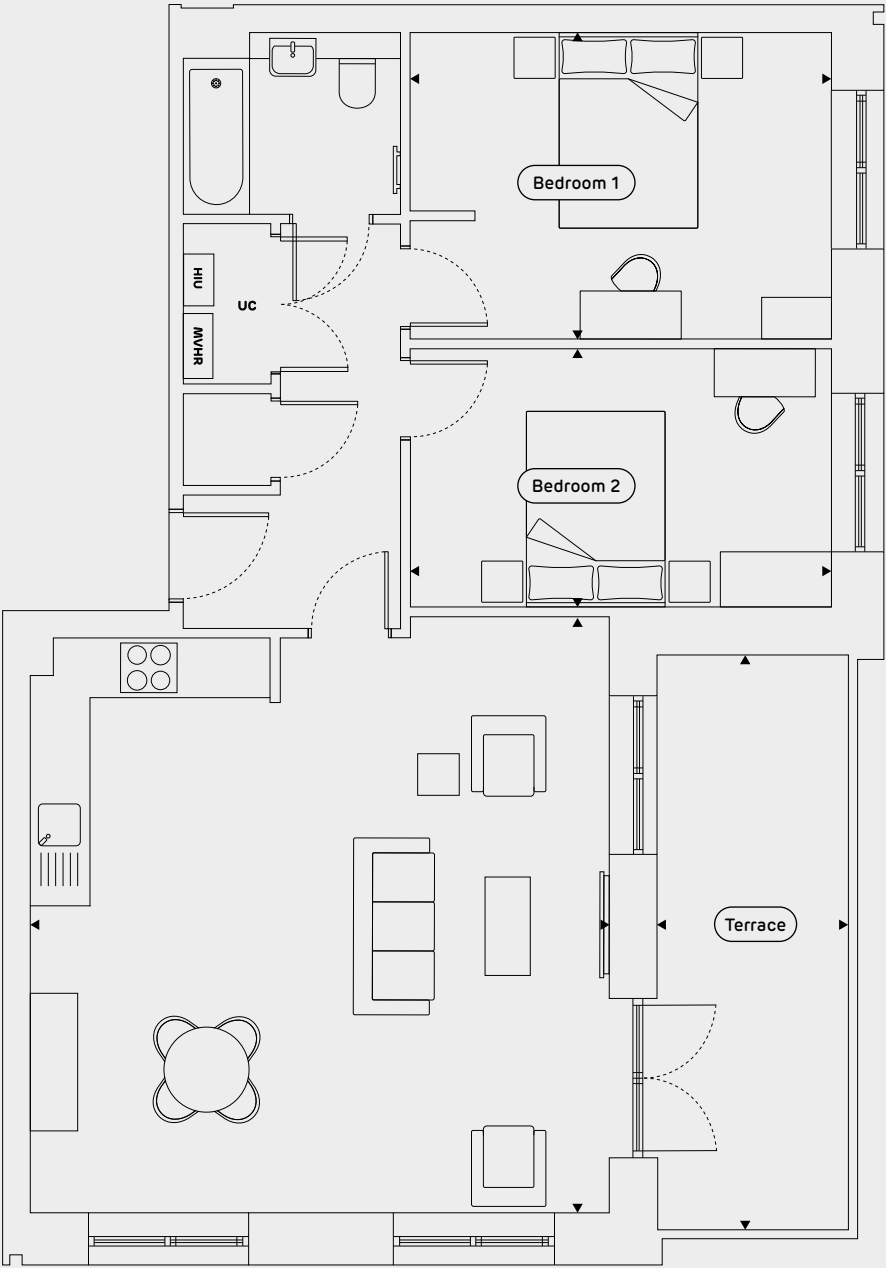
Bedroom 2  
9'3" x 14'11"  
2.81 x 4.55 m

Terrace  
20'7" x 6'9"  
6.26 x 2.06 m

Flat Numbers:

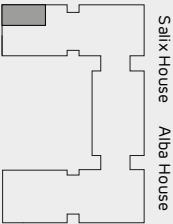
Floor	Salix House
02	07
03	19
04	31
05	43
06	55

Heat Interface Unit **HIU**  
Mechanical Ventilation Heat Recovery Unit **MVHR**  
Utility Cupboard is marked as **UC**





Floor 02



Gross Internal Area  
769 sqft  
71.4 sqm

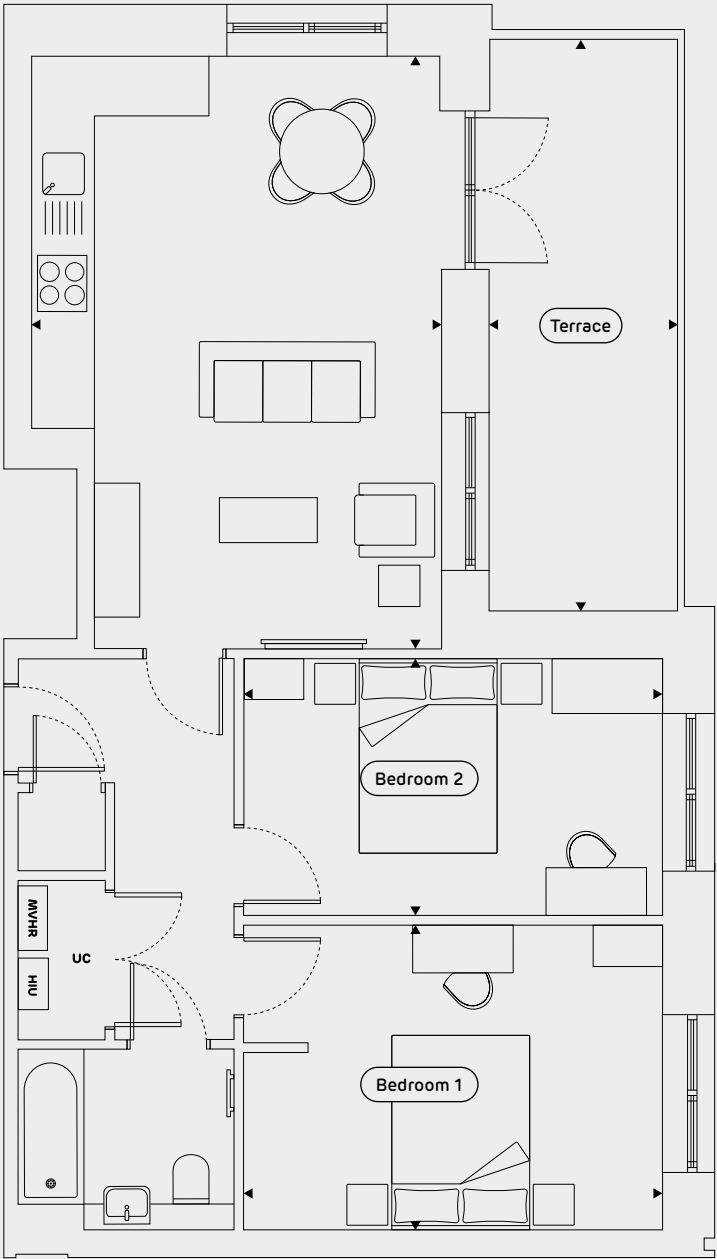
Living/Dining/Kitchen  
21'4" x 14'6"  
6.49 x 4.43 m

Bedroom 1  
10'11" x 14'10"  
3.34 x 4.52 m

Bedroom 2  
9'3" x 14'10"  
2.81 x 4.52 m

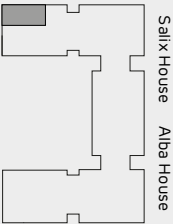
Terrace  
20'7" x 6'9"  
6.26 x 2.06 m

Flat Numbers:	
Floor	Salix House
02	04



Heat Interface Unit **HIU**  
Mechanical Ventilation Heat Recovery Unit **MVHR**  
Utility Cupboard is marked as **UC**

Floor 03–10



Gross Internal Area  
769 sqft  
71.4 sqm

Living/Dining/Kitchen  
21'4" x 14'6"  
6.49 x 4.43 m

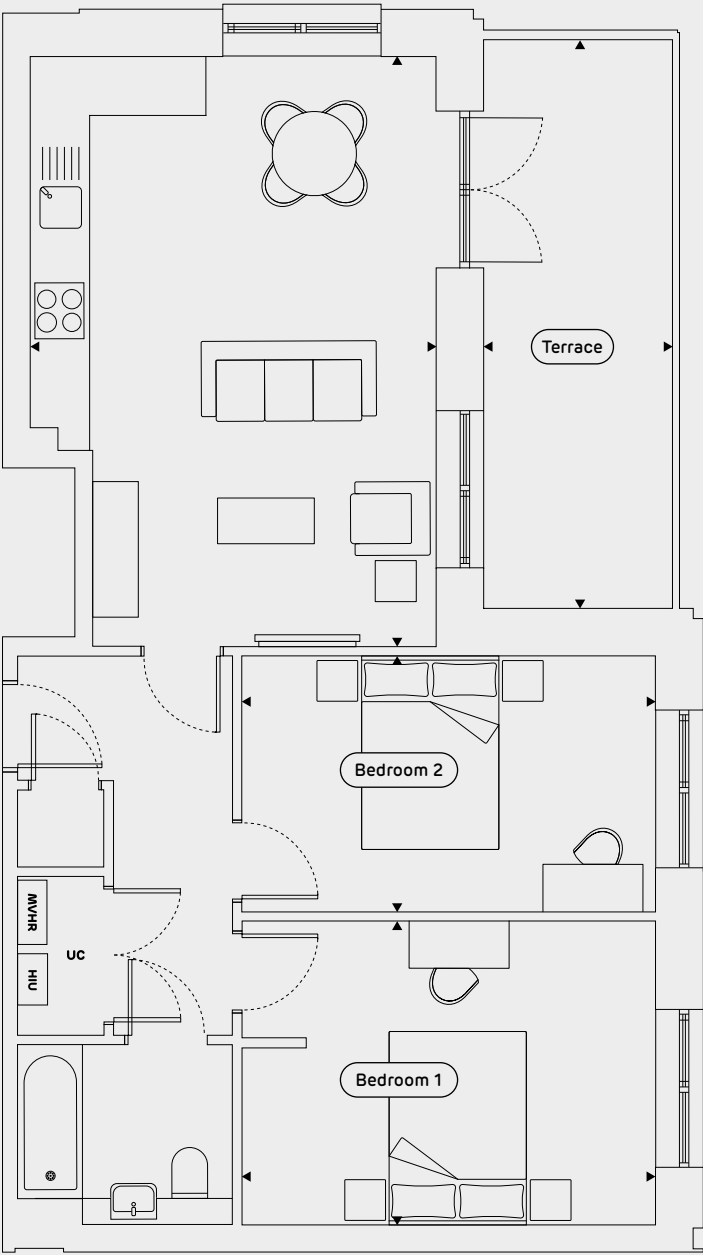
Bedroom 1  
10'11" x 14'10"  
3.34 x 4.52 m

Bedroom 2  
9'3" x 14'10"  
2.81 x 4.52 m

Terrace  
20'7" x 6'9"  
6.26 x 2.06 m

Flat Numbers:

Floor	Salix House
03	16
04	28
05	40
06	52
07	64
08	69
09	74
10	79



Heat Interface Unit **HIU**  
Mechanical Ventilation Heat Recovery Unit **MVHR**  
Utility Cupboard is marked as **UC**



Site model

Site location

Osier Way  
Leyton E10



Salix House  
Block A

Salix House  
Block C

Salix House  
Block B



Scan me to view the interactive  
model of Osier Way E10

## Hoping to get on the housing ladder? Take these steps:

### How to book a viewing



Set up a My Pocket account  
Visit [pocketliving.com](https://pocketliving.com) and click Register to create your My Pocket account.



Activate  
Activate your account via the link in the email we'll send you. If it doesn't arrive, check your junk folder.



Eligibility check  
To apply for a one or two-bedroom home at Osier Way E10, you can live or work in any London Borough as long as you don't currently own a home and earn less than £90,000 a year.



Affordability check  
Complete an online affordability assessment with Censeo Financial, our preferred mortgage adviser, to check you can afford a home at Osier Way E10.



Once you've passed your affordability assessment, you'll be able to book a viewing at our show home via My Pocket. During the viewing, a member of the Pocket team will be on hand to answer your questions.

### How to buy



If you like what you see at your viewing, visit our website, go to My Pocket and submit an Expression of Interest. You can select up to ten homes.



If we're able to offer you a Pocket home, we'll upload an offer letter into your My Pocket account. This will set out the buying process and ask you to upload various documents into your My Pocket account, pay a reservation fee, meet a mortgage adviser such as Censeo Financial and choose a solicitor. Don't worry, we'll recommend reliable people.



Once we've checked your documents, we'll put a reservation form into your My Pocket account. Sign this form and upload it into your account.



You'll now need to instruct your solicitor and we'll brief Pocket's solicitor to start work on your purchase.



With the help of your mortgage adviser, submit your full mortgage application.



Follow the process as advised by your solicitor and exchange contracts at this stage. You're now legally bound to purchase the apartment and we're legally bound to sell it to you.



When your apartment is ready and your solicitor has completed your purchase, pick up your keys, move in and celebrate being a homeowner in the borough you love.



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WC2E 7HA

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