

A man and a woman are walking past a red bus. The man is on the right, wearing a grey sweater, and the woman is on the left, wearing a black leather jacket. They are walking behind a black metal railing. In the foreground, there is a field of colorful flowers, including red, orange, yellow, and purple blooms. A blue rounded square with the word "pocket" in white is positioned above the man. A black pedestrian crossing button is visible on the railing, with the word "WAIT" in yellow and the text "PEDESTRIANS Press button and wait for signal opposite" in white.

pocket

Sail Street & Juxon Street SE11

pocketliving.com

Make the city your home

London's success depends on the middle income people who make it tick. Pocket helps these 'city makers' to own a home in London. Not just a share of a home, but 100% of their own flat, in a building full of like-minded people.

Our homes are for first time buyers who are priced out of most private housing, and 'salaried out' of social housing. They work in the public and private sectors, they are singles and couples, they're young and not so young. All are determined to buy their own place.

Anyone who currently lives or works in Lambeth, is not already a home owner, and has a current household income below £90,000 can apply to buy a Pocket home in Sail Street and Juxon Street SE11.

The Pocket Living story

Pocket Living is a private developer of affordable housing across London. We sell compact one bedroom apartments to 'city makers' – the middle income people who make London tick.



Find this short film in About Pocket Living on pocketliving.com

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Sail Street & Juxon Street SE11

Sail Street and Juxon Street SE11 are residential buildings on the China Walk Estate in Lambeth and are marked on the map here.

The China Walk Estate was originally built in 1954 to house Lambeth workers. Pocket have worked with the Council to redevelop two under-used areas of the estate to create 70 homes. These flats will enable local first time buyers to own their own home.



Sail Street SE11

The building

Sail Street SE11 is a brand new five storey building designed by HKR architects. There are 27 one bedroom homes, 1 wheelchair accessible home and 3 two bedroom homes with a shared roof terrace for all residents. It has a striking metal and brick façade offering:

Features

- A contemporary architectural style
- A convenient Zone 1 location close to local amenities and transport links
- A communal roof terrace creating a mini oasis of calm where you can meet and relax
- Plenty of secure cycle storage for everyone who needs it



Juxon Street SE11

The building

Juxon Street SE11 is a brand new five storey building designed by HKR architects. There are 34 one bedroom homes, 1 wheelchair accessible home and 4 two bedroom homes with shared roof terraces for all residents. The building has a metal and brick façade offering:

Features

- A contemporary architectural style
- A convenient Zone 1 location close to local amenities and transport links
- Two communal roof terraces creating a mini oasis of calm where you can meet and relax
- Plenty of secure cycle storage for everyone who needs it



Sail Street & Juxon Street SE11

The homes

Each Pocket flat is built to our award-winning design specification, making the best use of all available space and incorporating features which perfectly fit the way London city makers live today.



Big, floor to ceiling windows for loads of natural light

To maximise the feeling of space, Pocket homes have large windows, allowing light to flood the rooms.

Well-designed lighting

Pocket believes in proper lighting, which means four different types of integrated lighting cleverly illuminate every corner of our homes.

Central heating

Well placed radiators throughout our flats keep them toasty and warm.

Built in hob, oven and fridge with freezer compartment

Good quality appliances are integrated into the white minimal kitchen.

Wood-effect laminate flooring

High quality laminate flooring runs throughout the living areas for a modern feel.

Sensible finishes and colours throughout

Neutral colours and clever finishes make Pocket flats easy to care for and live in.

Modern insulation to keep the heat in & keep running costs low

Pocket flats are cheap to run thanks to the excellent insulation in our efficient buildings.

These images are from another Pocket development. The homes at Sail Street and Juxon Street may vary slightly and do not include the furniture shown here.

Sail Street & Juxon Street SE11

The neighbourhood

Sail Street and Juxon Street SE11 are in a great location in Kennington in the borough of Lambeth. A short walk away are Waterloo and Kennington stations and in a few minutes you can be on the Thames or on the buzzing Southbank. There are a wide range of restaurants, shops and cafes in the vicinity. Here are some of our nearby favourites:

1. [The Oxymoron at The Royal Oak](#)

With its wacky interiors and live music, this local pub is a little bit different.

2. [Newport Street Gallery](#)

Presenting exhibitions of work from Damien Hirst's art collection, this stunning gallery is also a great spot for lunch or dinner.

3. [Cafe Ishaq](#)

Our favorite Indian restaurant in the area serves well priced Balti favourites.

4. [Lambeth Walk Open Space](#)

Five minutes down the road is the perfect small park to catch some rays.

5. [Duchy Arms](#)

This tucked-away gem serves delicious food and has a great wine list.

6. [Lambeth Palace](#)

Originally built in the 17th century, you can visit this historic building and stroll around the grounds.

7. [The Archbishop's Park](#)

These 9 acres of green space are only 5 minutes down the road. There are cricket nets, a netball court and tennis courts.

8. [Imperial War Museum](#)

An iconic landmark that is hard to miss, there are glorious grounds which are ideal for a picnic. Don't miss the Tibetan Peace Garden.

9. [Beaconsfield Gallery Vauxhall](#)

This striking building on Newport Street houses a range of exhibitions and talks as well as a vegetarian cafe that serves a cracking all-day brunch.

10. [Zeitgeist at the Jolly Gardeners](#)

A German gastropub with top notch Bavarian beers and hearty food.

 Google View



Exploring the area

Sail Street and Juxon Street SE11 are located in a very central Zone 1 location. They are perfectly positioned to explore all that the Capital has to offer. You can cycle 10 minutes to Borough Market, 15 minutes to Soho or 16 minutes down to Brixton.



Getting out and about

Note: Travel times calculated via TfL and Google maps



Train

Sail Street and Juxon Street SE11 are only a 15 minute walk away from Waterloo, Kennington and Elephant & Castle Stations:

- Elephant & Castle to Bank Station in 5 minutes
- Waterloo to Bond Street Station in 7 minutes
- Waterloo to Canary Wharf Station in 11 minutes
- Waterloo to Paddington Station in 19 minutes

(Sail Street & Juxon Street SE11 are only a 7 minute walk to North Lambeth Station but it is closed for refurbishment until February 2017)



Bus

From the nearest bus stops on Lambeth Walk you can be in Liverpool Street in 35 minutes, Brixton in 21 minutes and Picadilly Circus in 24 minutes.

- 344 to Liverpool Street or Clapham Junction
- 3 to Crystal Palace or Regents Street



On your bike

This central location means that within minutes you can be in the heart of London. There are good links to the Capital's growing network of safe cycling routes:

- Victoria: 10 minutes
- West End: 15 minutes
- The City: 17 minutes
- Kings Cross: 25 minutes





Sail Street & Juxon Street SE11

Addresses

2, 3, 4, 5, 6, 7
Sail Street
London SE11 6NQ

Flats 1-25
8 Sail Street
London SE11 6NQ

Flats 1-39
20 Juxon Street
London SE11 6BE

How to book a viewing:

1. Create an account in 'My Pocket'
2. Activate your email link – check your junk folder!
3. Get an affordability assessment with Censeo to check you can afford a home at the development where you want to buy
4. Make sure that the postcodes you entered for where you live or work are in Lambeth so you are eligible for the development

You will now be able to book viewings in 'My Pocket'.

[→ Go to My Pocket](#)

Important notice

While these particulars and plans are prepared with all due care for the convenience of intending purchasers, the information contained herein is a preliminary guide only. Neither the vendors, nor their agents or any person in their employ has any authority to make or give representation, warranty or guarantee (whether oral or written) in respect of, or in relation to, the development of any part thereof. The computer generated images are created from plan and are indicative only of how the completed buildings will appear. Elevational treatments, doors and windows may differ from that indicated on the plan or the computer generated image. The properties are sold unfurnished. Pocket employs a policy of continuous improvement and it reserves the right to alter or amend the specification as necessary and without prior notice. Sail Street and Juxon Street are marketing names only. Prices, ground rent and estimated service charges are subject to contract.



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