

pocketliving.com

100% ownership, 20% discounted homes
for first-time buyers

The Heights SE7 Greenwich

pocket

**First-time buyer in Greenwich?
We offer pockets of hope**

At The Heights SE7, we're building 48 one and two bedroom homes for first-time buyers, to be sold at a 20% discount to the local the market. Each flat is cleverly designed to make the best use of space, and a shared courtyard and rooftop terrace are open to all residents.

To qualify for the 20% discount, you must meet the eligibility criteria detailed on page 64. Not much to ask for a discount worth tens of thousands of pounds.



Indicative computer generated image

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First-time buyers, we're with you 100%

Buying a Pocket home at The Heights 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, 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 guide to steer you through the various stages, from choosing your flat to picking up the keys to your own front door. You're in good hands. At Pocket, 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.

Bridget, 37
Pocket resident



**You make this city...
Get something back**

You're a 'city maker', a member of the dynamic force powering the capital's vitality and creativity. Living or working in Greenwich, you're one of the many, many people who make London tick.

Day by day, week by week, you contribute to our city in so many ways. Not just through your job, but also by supporting local shops, bars, venues and restaurants. You energise the local economy and enliven your neighbourhood, so we don't want you to get priced out. We want to make it possible for you to own a piece of the city you call home.





**No stranger to the woes of renting?
Get to know the joys of buying**

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 The Heights 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.



A distinguished building, nodding to its context

“We apply a critical design approach to each scheme, responding to a unique set of circumstances. At The Heights, this was taking a constrained and underutilised site and providing a locally responsive residential project that offers generous private and shared amenity spaces. We have designed a robust and highly articulated brick building with precast details, taking cues from our research of the local context. Each of our projects have a set of simple and clear ideas that nourish the design as it develops, and we hope that new residents will feel like they have a safe, inviting place to call their own and enjoy using the landscaped terrace and secluded courtyard garden to get to know their neighbours.”

Gibson Thornley Architects

A brand-new development of affordable homes, Leon House, The Heights, has been designed by Shoreditch-based architects Gibson Thornley, who have a reputation for creating thoughtful and engaging buildings.

The area has a rich history, and was only right the design of the building was influenced by the architectural details of local historical buildings.

The Heights consists of 48 discounted one and two bedroom homes. A 5-minute walk from Charlton Station, it is ideally situated for public transport links – making it easy to travel around the local Borough of Greenwich or head northwards towards the city.



Indicative computer generated image



Leon House

Indicative computer generated image

**Not just a new home.
A new community**

What are the neighbours like? Actually, they're just like you. Every person that moves into The Heights is a first time buyer thrilled to own a home of their own. Pocket buyers often develop a close bond with their fellow residents through common lifestyles and experiences, and we make sure that the design of our developments fosters that community spirit.

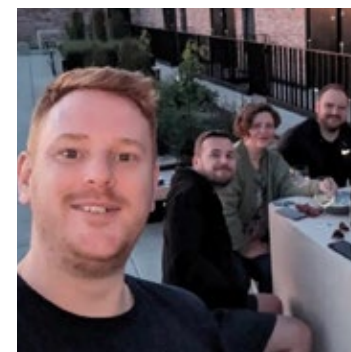
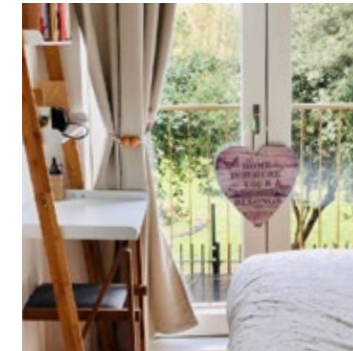
Communal spaces are an integral part of all Pocket developments. In addition to the private outdoor spaces that many of the homes possess, The Heights has two shared amenity areas for neighbours to exercise, relax and get to know each other. This includes a rooftop terrace that receives the afternoon and evening sun, an outdoor communal area on the ground floor and plenty of secure bike storage.

Before moving in, we treat our residents to a welcome event so they can get to know their new neighbours. Later on, once everyone is settled in, we help set up a management committee so that residents can decide how the building should be run.

After all, this community isn't ours. It's yours.



Indicative computer generated image



Pocket residents and their homes



**The privacy of your own home.
Access to social spaces**

Nestled within one of London's oldest settlements, this distinctive brick building forms a new community. Across levels ranging from ground floor to fourth floor, there are 45 one bedroom homes (including two that are wheelchair adaptable) and 3 two bedroom homes. Many of the homes are dual-aspect, and the building has fantastic views of London.

In addition to the outdoor amenity space on the ground floor, there is a landscaped terrace on the upper floor with a picnic table and seating. Whether you're doing a HIIT workout or having a drink with neighbours after work, this is an urban retreat.



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

A Pocket home is a blank canvas. Here's your chance to paint the walls blue and buy that velvet sofa you've had your eyes on. You can fill it with all the plants you've ever wanted and finally mount that piece of artwork you've been saving. The joy of owning a home comes with making it completely your own.

The design of Pocket homes is carefully considered to match modern city makers' lifestyles. Our innovative design team think about every nook and cranny, with a focus on high-quality craftsmanship. As a basis, each home at The Heights has integrated lighting, a built-in storage cupboard and an open-plan living, dining and kitchen space. Full-height, extra-wide windows allow light to flood in, and a single-floor finish unifies the home.

The functional kitchen features a laminate worktop, an oven and hob, an extractor fan and a fridge with a freezer compartment. The stylish wet room is lined with large format tiles and has a roomy walk-in shower. The comfortable bedroom has space for a double-size bed, a pair of bedside tables and a wardrobe, and there is a cosy additional bedroom in each two bedroom Pocket home.

Go ahead, put your stamp on it. In fact, we encourage it.



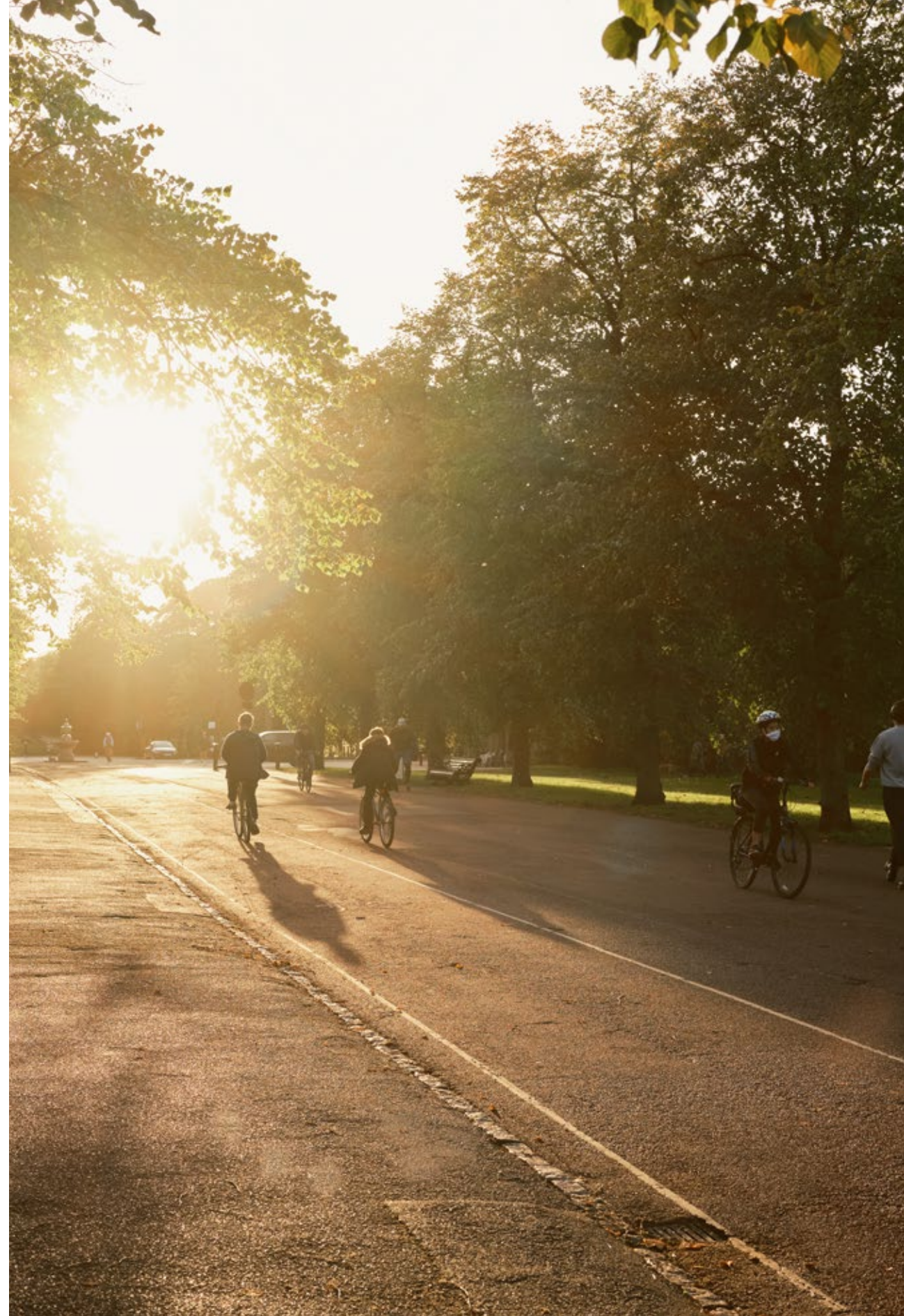


**An urban retreat.
A sustainable lifestyle**

Like all Pocket Living flats, the homes at The Heights are carefully designed to provide a light, pleasant and efficient environment. 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, the development is car-free. Each home has a covered secure bike storage space, and there are spaces for visitors' bikes. The area is well served by pedestrian and cycle routes, and Charlton Station is just 0.3 miles away. Bus stops serving convenient routes are even nearer to The Heights.

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.





An historic area with plenty to discover

Punctuated by the grandeur of Charlton House, Charlton retains a warm village feel despite being just a short journey from Central London. With stretches of parkland leading up to the River Thames, and shops and restaurants a stone's throw away at The Village, it has garnered a well-deserved reputation for being a desirable place to set up home.

The area's historic context does not diminish its vibrant spirit. Charlton village, which is within walking distance of The Heights, boasts a handful of quaint Victorian shops. Locals can be found at one of two notable pubs – The Bugle Horn, which was built from three 18th century cottages, and The White Swan, which is typical of pubs built in the 19th century.

Whether visiting the Sunday Farmer's Market in Blackheath or taking in London's most iconic views at Greenwich Park, the best of Southeast London is at your fingertips. Explore riverside boulangeries, bubble tea shops and microbreweries, or zip into Central London in just 16 minutes via Charlton Railway Station, a short walk away.







**Nearby the park.
Alongside the pitch**

Football lovers will never miss kickoff at The Heights – in fact, north facing homes have views over your closest neighbour, Charlton Athletic Football Stadium. Rugby enthusiasts can enjoy the UK's oldest independent Rugby club in nearby Blackheath, and those who keep active can find cricket, tennis, squash, golf and hockey in the area.

The outdoors is always within reach, with Charlton Park and Hornfair Park a short walk away. Further afield, Greenwich Park and Blackheath make fantastic excursions, as well as Woolwich Common. Or, simply walk 20 minutes to the Thames to take in Britain's maritime past.



Restaurants, bars and cafés

The Hare & Billet	01
Dial Arch	02
Boulangerie Jade	03
Goddards at Greenwich	04
The Golden Chippy	05
Old Cottage Coffee Shop	06
Avocado & Coffee	07
The Gypsy Moth	08
Sticks'n'Sushi Greenwich	09
The Ivy Cafe	10
Gail's	11
Kathi Thai Kitchen	12
New Viceroy	13

Culture and retail

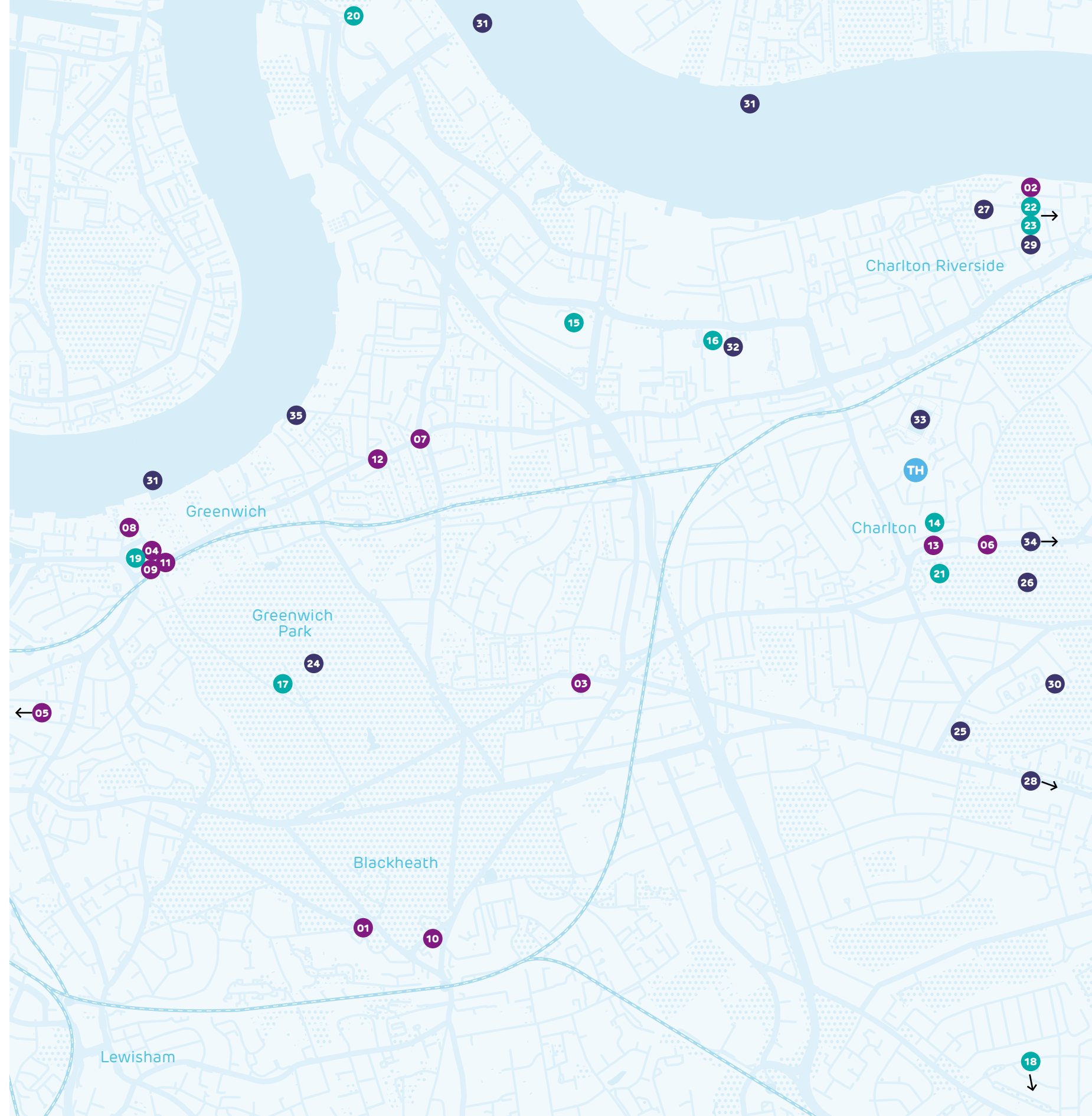
Charlton Village	14
IKEA	15
Greenwich Shopping Park (M&S, Sainsburys, PureGym)	16
Royal Observatory	17
Eltham Palace and Gardens	18
Greenwich Market	19
The O2	20
Charlton House	21
Woolwich Works	22
Punchdrunk	23

Parks, sports and green spaces

Greenwich Park	24
Charlton Lido	25
Charlton Park	26
The Reach Climbing Wall	27
Oxleas Wood	28
The Yoga Space London	29
Hornfair Park	30
Uber Boat	31
PureGym	32
The Valley Stadium	33
Woolwich Common	34
The Thames Path	35

Attractions

Being sandwiched between Greenwich village, Woolwich and Blackheath, you can spend your weekends discovering Southeast London's local gems. Take a flight over the Thames in the London Cable Car to see a gig in the world-famous O2 arena. Or, pass underneath the river in the Greenwich foot tunnel to find the famous 'Canaletto view' of Greenwich. Of course, you can also speed along the Thames in an Uber boat to see cutting-edge architecture fly by and find your favourite riverside setting. And, if you just need a dose of retail therapy, IKEA, Homesense, Asda and more are a stone's throw away.





Trains

Charlton	6 min walk
— Woolwich	6 min train
— Greenwich	7 min train
— Lewisham	10 min train
— London Bridge	16 min train
— Dartford	21 min train
— Cannon Street	21 min train
— Blackfriars	24 min train
— Waterloo East	26 min train
— Charing Cross	29 min train
— St Pancras	33 min train

Buses

486	4 min walk
— North Greenwich	13 min bus

54	7 min walk
— Blackheath	13 min bus
— Lewisham	19 min bus

Transport Links

Charlton Railway Station is a 5-minute walk away, with regular train services into Central London. The route from Charlton Station to London Bridge Station is a swift 16 minutes. A few minutes' walk away, there are bus stops on Charlton Church Lane, Woolwich Road (A206) and Charlton Lane. For international travel, London City Airport can be reached in 25 minutes. The Heights is also well served by pedestrian and cycle routes, connecting residents to a range of retail and dining establishments.



Specification

Overview

Residents' facilities and communal areas

- A landscaped roof terrace with lush planting and seating
- Ground floor courtyard garden with seating
- Post boxes and parcel storage
- Fire alarm
- Secure internal bicycle storage

Kitchen

- Fully fitted kitchen by Krieder
- Slimline laminate worktop and upstand
- Vado brushed stainless steel 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 (one bed homes)
- Full-height fridge freezer (two bed homes)
- Under-oven drawer
- Extractor hood
- LED slim downlighters under wall cabinets
- Plumbing and wiring provided for dishwasher

Shower room

- Stylish wet room with walk in shower and glass shower screen (one bed homes)
- Shower over bath (two bed homes)
- Ceramics suite by Ideal Standard (WC pan + wash hand basin)
- Brassware by Vado in a chrome effect
- White solid surface vanity top and upstand
- Chrome effect wall light
- Classic straight electric heated towel rail
- Mirror above sink

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

Electrical and heating

- Wiring for BT Openreach Fibre and Hyperoptic (subscription required)
- TV needs to be streamed via broadband
- Dimmable downlights to living room and bedroom
- Downlighting to hallway, kitchen and wet room
- Glass fronted panel radiators with digital heating control
- Video entry system
- Power points provided throughout
- USB ports to bedroom wall sockets
- Hardwired data point to bedroom



Utility Cupboard

- Individual hot water cylinder
- Mechanical Ventilation with Heat Recovery (MVHR) unit
- Consumer unit for electrics
- Plumbing and wiring for washing machine
- Connection boxes for broadband and telephone

Security and peace of mind

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

Sustainable features


- Solar PV panels contribute to the power supply of 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
- Ventilation system is fitted with Heat Recovery meaning that heat within the air extracted gets reused, reducing energy consumption


General build


- Light gauge steel construction
- Facing brickwork façade with some pre-cast and bespoke brick detailing
- Double glazed composite windows by Velfac


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


How to book a viewing

- 

01 Set up a My Pocket account
Visit pocketliving.com and click Register to create your My Pocket account.
- 


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


03 Eligibility check
Make sure the information you've entered is correct, especially your postcodes. To apply for a Pocket home at The Heights SE7, you must not currently own any other property, live or work in the Royal Borough of Greenwich and have a household income of below £71,000 a year. If you do not meet these criteria, don't worry, 6 months after the launch we will be able to offer the homes (providing they haven't sold out) to those that live or work in any London borough and earn under £90,000 a year.
- 


04 Affordability check
Complete an online affordability assessment with Censeo Financial, our preferred Independent Mortgage Adviser to check you can afford a home at The Heights, Charlton.
- 


05 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


- 


01 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.
- 

02 If we're able to offer you a Pocket home, we'll put 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 an Independent Mortgage Adviser such as Censeo Financial and choose a solicitor. Don't worry, we'll recommend reliable people.
- 

03 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.
- 

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

05 With the help of your Independent Mortgage Adviser, submit your full mortgage application.
- 

06 Follow the process as advised by your solicitor and exchange contracts at this stage. We're now legally bound to sell it to you and you're legally bound to purchase the flat.
- 

07 When your apartment is ready and your solicitor has completed your purchase, we'll hand over your keys and you can move in.

Resales

What happens when the time comes to move on from your Pocket home:

- You can sell your Pocket home at any stage 12 months after completion.
- You will need to arrange a RICS valuation, which will set the maximum price at which you can re-sell, which will be 20% below the market value. Pocket will need to approve the RICS valuation prior to marketing.
- For the first three months of marketing your home, you'll need to try and sell to someone who: lives or works in the Borough of Greenwich, is not currently a homeowner and whose household income is below the Mayor's salary cap for affordable housing (currently £90k). If you haven't found someone after three months, then the location criteria changes to include people who live or work in any London borough. If after six months of marketing you haven't found an eligible buyer, you can sell to anyone, regardless of eligibility.
- Pocket will need to approve your buyer and certify that the criteria have been adhered to before exchange of contracts.

Subletting and Annual Verification Process

What happens if you can't live in your Pocket home for a while:

- Pocket homes are designed to be lived in by the eligible people who purchase them, but we understand that occasionally – for reasons outside of your control – a Pocket homeowner might need to sub-let their home.
- You can seek permission to sublet your home once you have owned it for a year and in extenuating circumstances. You'll need to have a RICS valuation and then sublet your Pocket home for 80% of the local market rent.
- You'll need to rent to someone who: is not currently a homeowner and whose income is below the threshold as set out in the London Plan for rentals (currently £67k).
- A Pocket home cannot be sub-let for any longer than one year at a time. Pocket will certify your subletting.
- Once a year, we'll ask you to complete an Annual Verification Process to show that you are still living in your Pocket home we'll just ask you to upload proof of residency online.

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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 properties are sold unfurnished. Pocket Living employs a policy of continuous improvement and it reserves the right to alter or amend the specification as necessary and without prior notice. The Heights SE7 is a marketing name only. Prices, ground rent and estimated service charges are subject to contract. The kitchen, furniture layouts and dimensions on the floorplans are for guidance only. Dimensions are not intended for carpet sizes, appliance space or items of furniture. Apartment layouts shown here are for approximate measurements only. All measurements may vary within a tolerance of 5%. Please speak to your sales consultant for more details.

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