

SE16

Varcoe Road SE16 Southwark

Discounted homes
for city makers



**You give a lot to Southwark...
get something back.**

**100% ownership of a cleverly-
designed home at a 20% discount.**



Mike, 33
Pocket Resident, Hackney

At Pocket Living we build homes for people we call city makers. These are the Londoners who contribute economically, socially and culturally to the day-to-day life of the capital. We're particularly keen to help local first time buyers on modest incomes.

If you live or work in the Borough of Southwark and hope to buy your first home, a one bedroom Pocket flat at Varcoe Road SE16 could be exactly what you need.

These homes are 100% ownership, available to people like you for at least 20% less than the market value. As they can't be let out, all your fellow residents will be owner-occupiers.

With clever design to create a sense of space, each apartment features a hallway, an open-plan living / kitchen / dining area with oversized windows, a separate bedroom and a wetroom with a screened shower.

In our experience, Pocket homes foster a welcoming sense of community, encouraged by the similar lifestyles and ambitions of residents. But that's up to you and your new neighbours of course...



**City makers:
You deserve a break.**



Tate Modern — 15 minute walk from
London Bridge

You're a nurse, teacher or junior doctor. A graphic designer,
web developer or journalist. A chef, electrician or civil servant...
Living or working in Southwark, 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 regular work, but also by supporting
local shops, bars, venues and restaurants. You energise the local
economy and enliven your local neighbourhood.

Quite possibly, you'd like to put down roots, to own a stake in
your community. Your own home.

You give a lot to this city and it's time you got something back.
Which is where we come in...





**Many developers invest in property.
We invest in communities.**

“What are the neighbours like?” Actually, they’re just like you. There’s a sense of togetherness within Pocket developments, encouraged by the common experiences of our residents. They’re all owner-occupiers (no renters) and they all own 100% of their home.

The design of our developments also fosters a reassuring community spirit. We build shared spaces, such as roof terraces, to bring residents together for a coffee or weekend drinks. Along with two landscaped roof terraces, Varcoe Road SE16 also has a co-working space and a sun room.

Our efforts to create a sense of community begin before we hand over the keys, when we host a welcome drinks gathering for residents so they can get to know each other.

Later, when everyone’s settled in, we help them set up a Residents’ Management Company to decide how the building should be run. Actually, ‘building’ is the wrong word. It’s a community.

Southwark
From South Bermondsey
to London Bridge

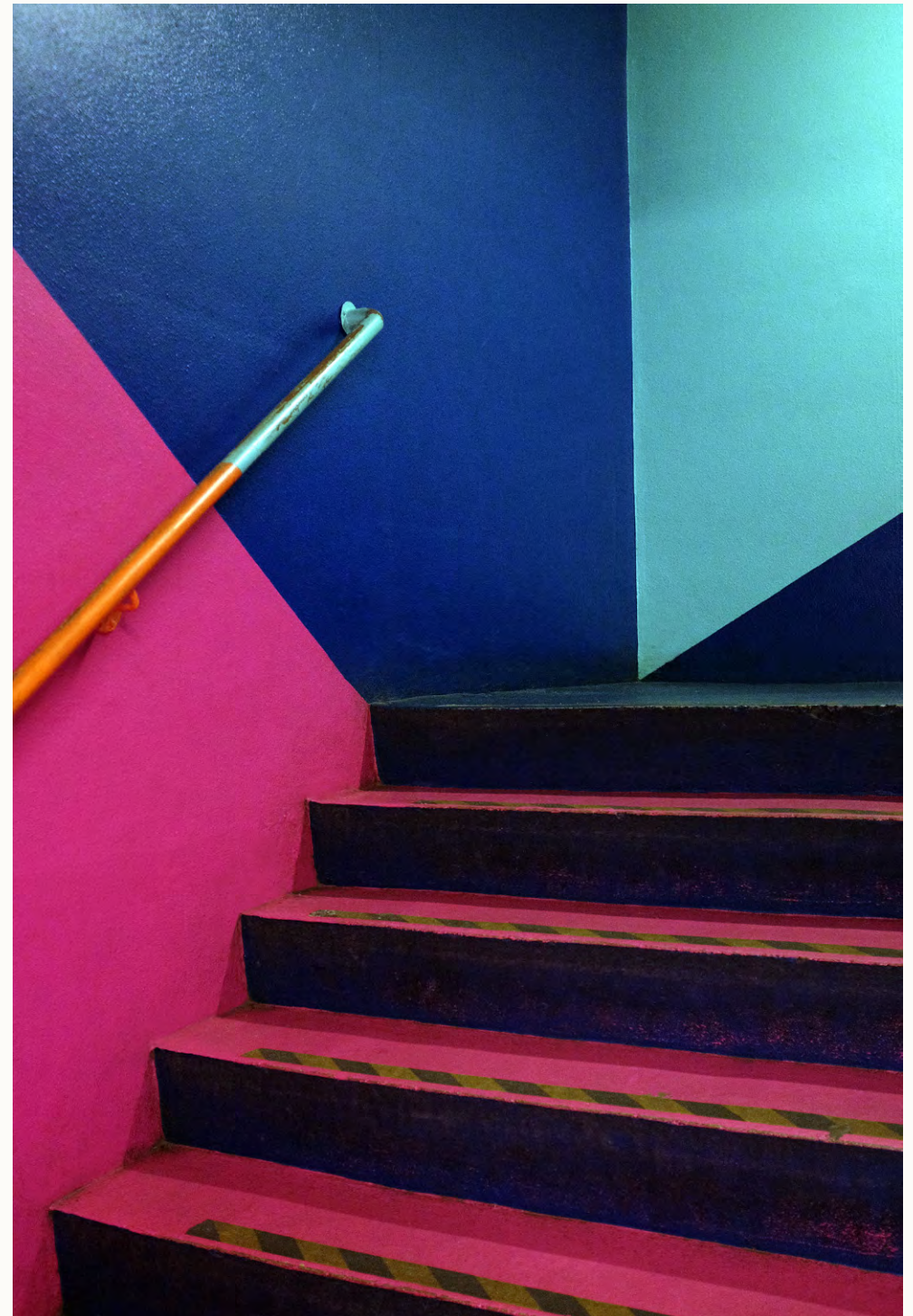
A detail from Peckham Levels - 7
empty levels of a multi-storey carpark,
transformed into a new creative
workspace and cultural destination.



Things have changed since William the Conqueror destroyed Southwark in 1066. Today it's a vibrant, thriving part of town. As a homeowner at Varcoe Road SE16, you'll be well placed to sample the delights of this bustling borough.

A five-minute train ride will take you to London Bridge, beside the river, beneath The Shard and just across the road from Borough Market, foodie heaven. Amble along Bankside, and you'll soon reach Shakespeare's Globe, Tate Modern (the world's most popular modern art museum), and the culture-culture destinations of the South Bank.

Not that you need to leave Bermondsey to find places to dine, drink and generally have fun and games. Maltby Street Market will definitely be on your radar, and the local bars, clubs and other quirky establishments will grab your evening and weekend attention.



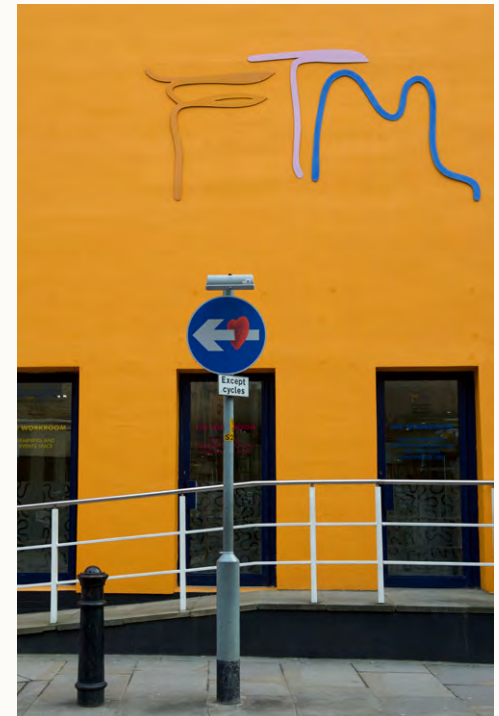
**Bermondsey &
London Bridge**



Giddy Grocer, on Bermondsey Street, stocks wine, ale, bread, pastries, cheese, ham, fresh meat and fish and seasonal fruit and veg from artisan British producers.



Jay Jopling's White Cube gallery exhibits contemporary art created by the likes of Tracey Emin, Gilbert & George, Anthony Gormley, Damien Hirst and Rachael Kneebone.



Founded by iconic British designer Zandra Rhodes, the Fashion and Textile Museum describes itself as 'a cutting edge centre for contemporary fashion and textiles'.



Along Victorian railway arches at The Ropewalk, Maltby Street Market is the go-to destination for gourmet street food, coffee, craft beer, smoothies, gin, wine and olive oil.





Borough Market has been here for 1000 years. Today, its stalls, shops and restaurants celebrate traditional British produce and regional specialties from around the world.



Based in the former Bankside Power Station, Tate Modern's ever-changing display of modern art never fails to inspire and inform. The bars and restaurants are good too.



8 minute bus journey from South Bermondsey (Stop RH) to Peckham (Stop D).



Artist Run is a gallery/studio space located in the arches under Peckham Rye railway lines. The arches are a hub of local artists, community spaces and bars.

Peckham



The Prince of Peckham claims to be "a new pub for south London, by south London". Putting the local community first, it hosts regular events celebrating the area's culture.



Award-winning Brick House Bakery and Bar. Pick up a sourdough loaf or enjoy a coffee at Coal Rooms next door.



Green Rooms Botanical Market, conveniently located at Peckham Springs and in close proximity to independent bars and live music.



Trains **Travel Time***

South Bermondsey Station 5 min walk
 — Queens Road Peckham 3 min train
 — London Bridge 5 min train

Surrey Quays Station 18 min walk

Bermondsey Station 20 min walk

Buses

P12 (Stop IB) 4 min walk
 — Southwark Park 9 min bus
 — Bermondsey Station 10 min bus

P12 (Stop IN) 4 min walk
 — Queens Road Peckham 5 min bus

381 (Stop RH) 8 min walk
 — Peckham Library 8 min bus

1 (Stop RF) 7 min walk
 — Bermondsey Street 10 min bus

Bike

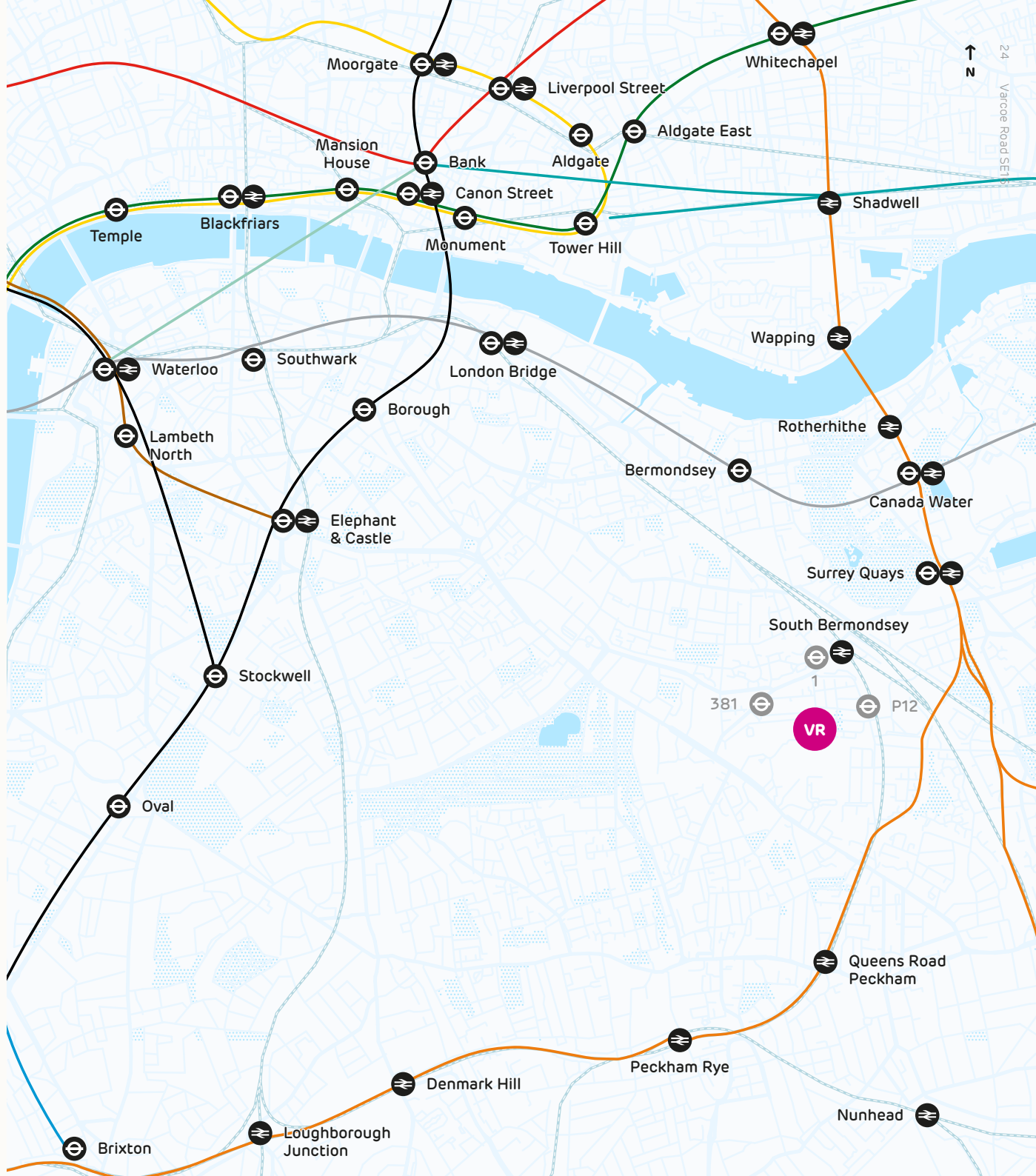
London Bridge 15 min cycle
 Monument 20 min cycle
 Charing Cross 27 min cycle

*Walking and cycle distances are from the Varcoe Road SE16 development. Travel times have been sourced from TFL and Google Maps.

Transport Links

Whether you travel by bike, bus, tube or train, you'll be well connected. South Bermondsey station is just a five-minute stroll from Varcoe Road SE16 and the nearest bus stops are even closer. London Bridge, one stop from your local station, will connect you to the tube network. On your bike, you'll find the new Quietway cycle network nearby.

- National Rail
- London Overground
- Jubilee Line
- Northern Line
- Circle Line
- District Line
- Central Line
- DLR
- Waterloo & City
- Bakerloo Line



Restaurants, Bars & Cafés

- Fourpore Brewing Co 01
- Mamma Dough 02
- Meet District 03
- Prince of Peckham 04
- Aside 05
- Copeland Park & Bussey 06
- Peckham Levels 07
- Coal Rooms 08
- Mons Cheesemongers 09
- Brew by Numbers 10
- Maltby Street Market 11
- Borough Market 12
- Katzenjammers 13
- Bermondsey Street 14
- Flat Iron Square 15
- Mc & Sons 16

Parks / Greenspaces

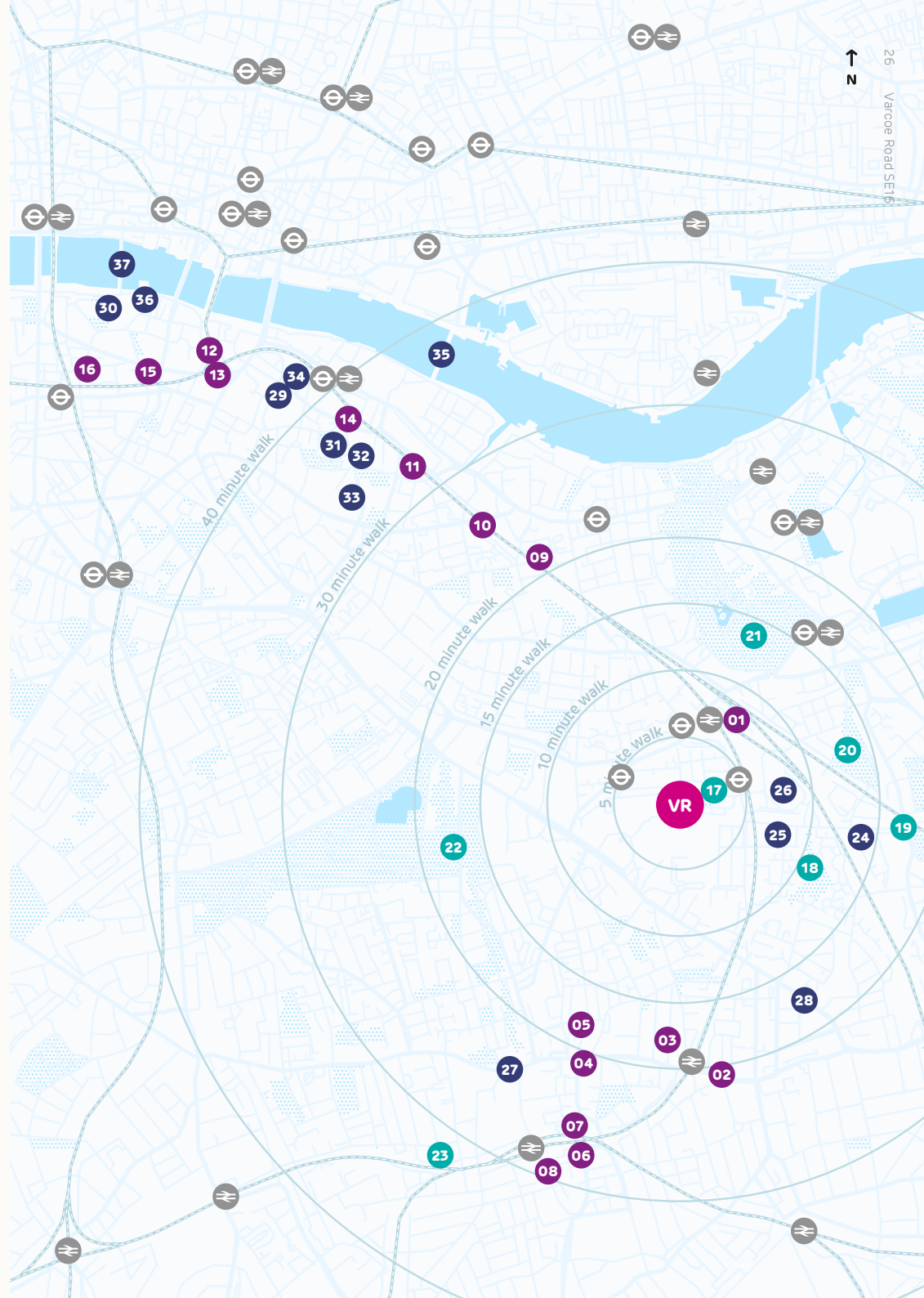
- Bramcote Park 17
- Bridgehouse Meadows 18
- Folkestone Gardens 19
- Deptford Park 20
- Southwark Park 21
- Burgess Park 22
- Warwick Gardens 23

Culture

- Ceramics Studio Co-op 24
- Cell Project Space 25
- Millwall Football club 26
- South London Gallery 27
- London Terrariums 28
- Science Gallery London 29
- Tate Modern 30
- London Glassblowing 31
- Fashion and Textile Museum 32
- White Cube Gallery 33
- The Shard 34
- Tower Bridge 35
- Shakespeare's Globe 36
- Millennium Bridge 37

Attractions

Coffee shops, clubs, craft beer bars 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 the roof terrace may be a welcome alternative.) For greenery, head to nearby Bramcote Nature Garden and for exercise, sprint to the pitches and running track at Southwark Park.





Indicative computer generated image

57 discounted homes
1 community

Development

Overview

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

Buying a one bedroom Pocket home at Varcoe Road SE16 could be an extremely smart move. Not only will you obtain a discount of at least 20%, you'll also own 100% of your home from the day you move in. At Pocket Living we promote home ownership, not shared ownership.

Built to our award-winning design specification, each home makes the best use of every square foot. Modern insulation keeps the warmth in and running costs down.

In all, there are 50 standard Pocket homes, 5 larger Pocket homes and 2 homes designed to be wheelchair adaptable. Spread over 7 floors, each one is cleverly designed to maximise the feeling of space and create a homely, efficient environment.

As a resident, you'll also have access to a striking lobby, a co-working space, a sun room, ample bike storage and 2 landscaped, part-covered roof terraces with views towards central London.

Be a part of the local regeneration.

Varcoe Road SE16 is located in the Old Kent Road Regeneration Area — a £600m regeneration zone with 20,000 new homes, 3 new parks and green spaces, as well as planning for an additional 3 tube stations.

The upcoming programme of investment aims to deliver real, tangible benefits by developing local thriving business, arts and cultural communities and transforming Old Kent Road into an exciting and healthy place to live, work and visit.





Indicative computer-generated image

2 landscaped roof terraces

Communal



Unobstructed views. And unobstructed opportunities to meet your neighbours.

Owners of Pocket homes often develop a close bond with their fellow residents. We encourage this togetherness by creating areas where neighbours can meet and get to know each other.

At Varcoe Road SE16 there are many shared spaces: a small terrace on the first floor, a co-working space on the second floor, a sun room on the fourth floor and roof terraces with plants, shrubs, tables and chairs on the sixth and seventh floors.

The large south-facing terrace on the top floor is open to the evening sun, so it's a great venue for planned or impromptu gatherings after a long day's work.

Pocket Resident

Rosie, 31

Marine Conservation Society Coordinator



Pocket. Living in the real world.

We want to show you the real home of one of our Pocket residents, here's how Rosie Chambers has furnished and decorated her Pocket home in Walthamstow.

"I'm just so excited to have a place of my own here", says Rosie. She bought her home with a 40% Help to Buy Equity Loan and, in common with all Pocket purchasers, she gained a 20% discount on the price.

This is Rosie's style. Yours? We'll give you a blank canvas to work on.



Interior
Overview



No gimmicks, just smart, timeless, efficient design.

Each flat has an open-plan living, dining and kitchen space, a hallway with a storage cupboard, a bedroom with room for a full-size double bed and a wetroom with a screened shower. The kitchen has an integrated oven/hob and a fridge with a freezer compartment.

Reaching from floor to higher-than-average ceiling, the windows are extra wide to let light flood in. Floor to ceiling windows that open all the way add to the feeling of airy lightness.

Overall, each apartment is cleverly designed to act as a comfortable, functional first home.



Show home photography





Specification

Overview

Residents' facilities and communal areas

- Striking lobby with bench seating
- 1st floor communal terrace
- 2nd floor double-height co-working space with communal table, individual desk areas and Hyperoptic Wi-Fi access
- 4th floor double height sun room with communal table, storage wall and Hyperoptic Wi-Fi access
- 6th and 7th floor landscaped communal roof terraces with seating areas
- Two lifts
- Residential fire alarm
- Bicycle store with secure access and repair stand
- Post boxes

Kitchen

- Fully-fitted handleless kitchen
- Corian worktop with stainless steel undermounted sink and drainer grooves
- Chrome mixer tap
- Built-in Zanussi appliances:
 - Ceramic hob with stainless steel splashback
 - Fan oven
 - Undercounter fridge with freezer compartment
- Under-oven drawer
- Extractor hood
- Under-cabinet LED down lights
- Plumbing and wiring provided for dishwasher

Flooring

- Laminate timber light oak wide board flooring in kitchen, living, bedroom & entrance areas
- Porcelain floor tiles



Show home photography

Bathroom

- Wet room with shower screen

Electrical and heating

- Dimmable lights in living and bedroom
- Digital heating control
- Radiators
- Video entry system
- Wiring for Sky+HD (subscription required)
- Wiring for Hyperoptic fibre broadband and BT telephone (subscription required)

Security and peace of mind

- 10 year Premier Guarantee building warranty
- On-site CCTV
- 12 month defects warranty cover

Sustainable features

- Solar panels on the roof contribute to the power supply in communal areas
- LED lighting
- Wildflower green roof, bat and bird boxes

Utility cupboard

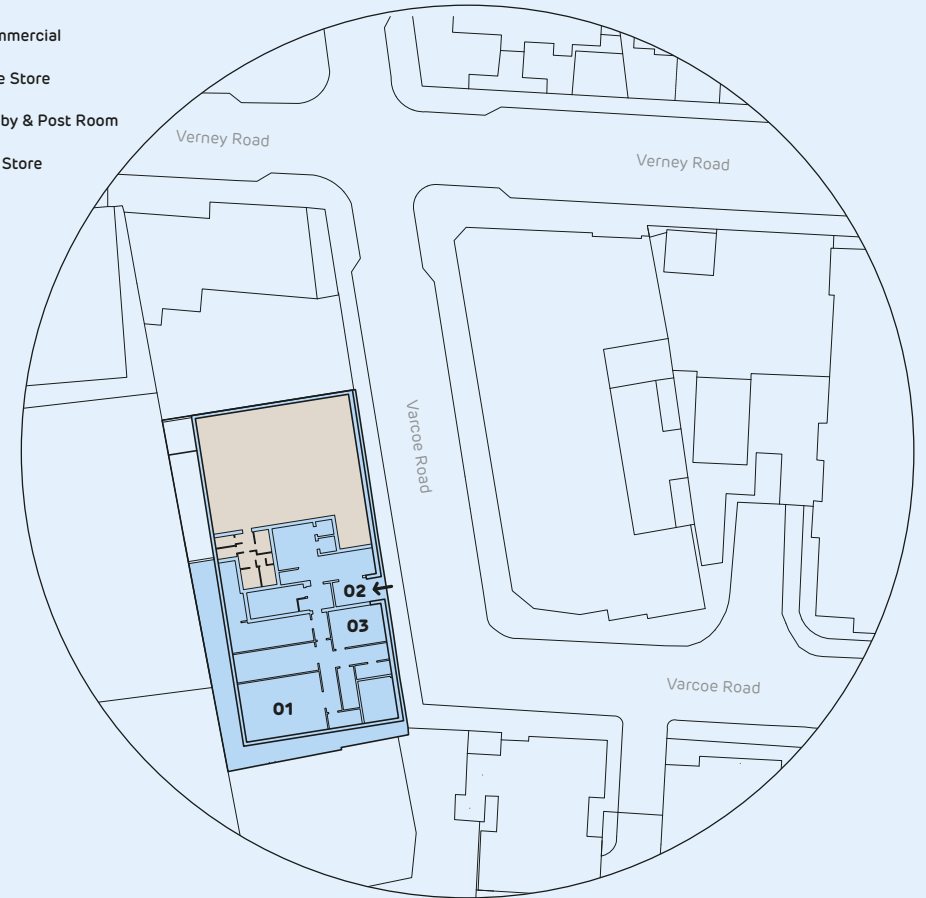
- Plumbing and wiring for washing machine

Site Location

Varcoe Road SE16
Southwark

- Residential
- Commercial

- 01** Bike Store
- 02** Lobby & Post Room
- 03** Bin Store



Floorplans

Floor 01
Flat Types A & B
Communal Space

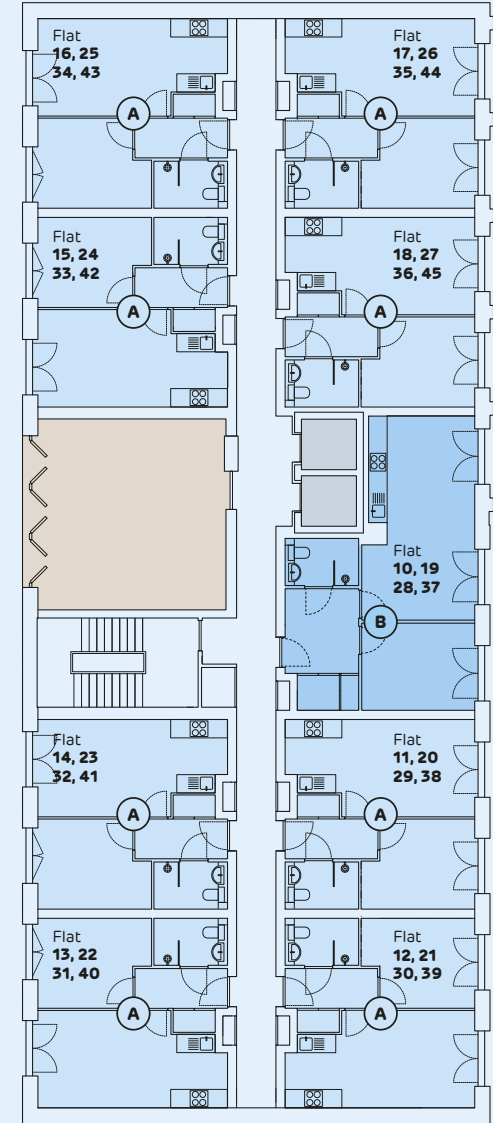
- Type A
- Type B
- Communal Terrace
- Landscaping
- Lifts



Floorplans

Floors 02 - 05
Flat Types A & B
Communal Space

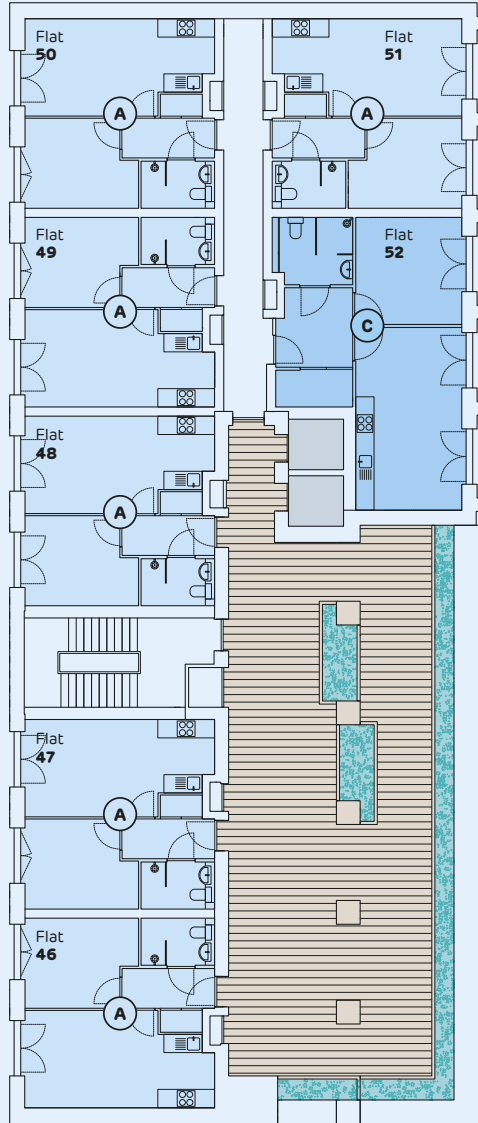
- Type A
- Type B
- Double-height Co-working Room on Floor 02
Double-height Sun Room on Floor 04
- Lifts



Floorplans

Floor 06
Flat Types A & C
Communal Space

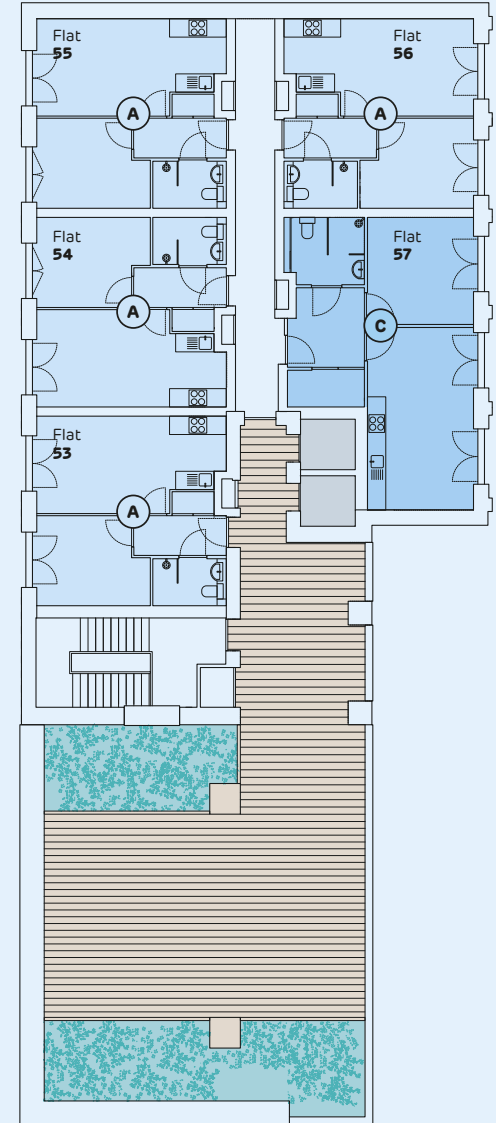
- Type A
- Type C
- Communal Terrace
- Landscaping
- Lifts



Floorplans

Floor 07
Flat Types A & C
Communal Space

- Type A
- Type C
- Communal Terrace
- Landscaping
- Lifts



Floorplans

Flat Type A Terrace

Gross Internal Area
406 sq ft (37.8 sq m)

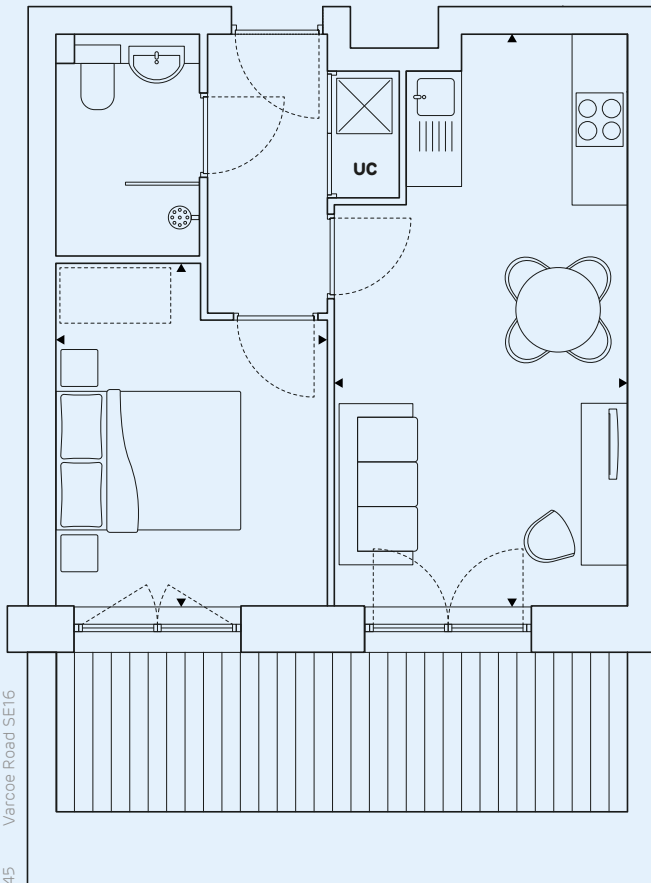
Living/Dining/Kitchen
10'5" x 20'9" (3.18m x 6.32m)

Bedroom
9'8" x 12'7" (2.94m x 3.84m)

Terrace
04, 07 19'11" x 6'7" (6m x 2m)
05, 06 20'7" x 6'7" (6.2m x 2m)

Boiler is marked as
Utility Cupboard is marked as UC

Floor 01 Flats 04, 05, 06, 07



All kitchens assumed to be 600mm deep.

The kitchen, furniture layouts and dimensions on the following floor plans are for guidance only. Dimensions are not intended to be used for carpet sizes, appliance space or items of furniture.

The sq m and sq ft are measured as gross internal areas using the RICS code to measuring. Apartment layouts shown here are for approximate measurements only. All measurements and areas may vary within a tolerance of 5%. Window arrangements may vary from floor to floor.

Please speak to your Sales Consultant for details.

Floorplans

Flat Type A

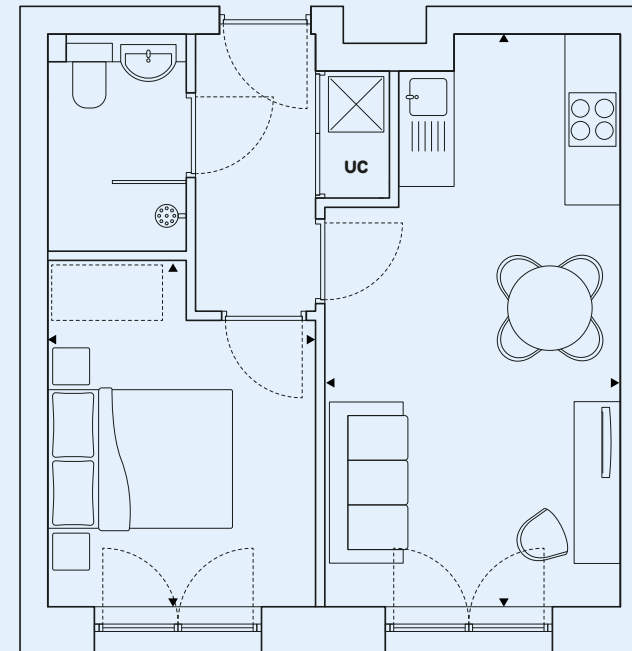
Gross Internal Area
406 sq ft (37.8 sq m)

Living/Dining/Kitchen
10'5" x 20'9" (3.18m x 6.32m)

Bedroom
9'8" x 12'7" (2.94m x 3.84m)

Floor 01 Flats 02, 03, 08, 09
02 11, 12, 13, 14, 15, 16, 17, 18
03 20, 21, 22, 23, 24, 25, 26, 27
04 29, 30, 31, 32, 33, 34, 35, 36
05 38, 39, 40, 41, 42, 43, 44, 45
06 46, 47, 48, 49, 50, 51
07 53, 54, 55, 56

Flats 13, 14, 15, 16, 22, 23, 24, 25, 31, 32, 33, 34, 40, 41, 42, 43, 46, 47, 49, 50, 54, 55 do not have a Juliet balcony in the bedroom and will instead have floor to ceiling glazing and openable windows.



Floorplans

Flat Type B

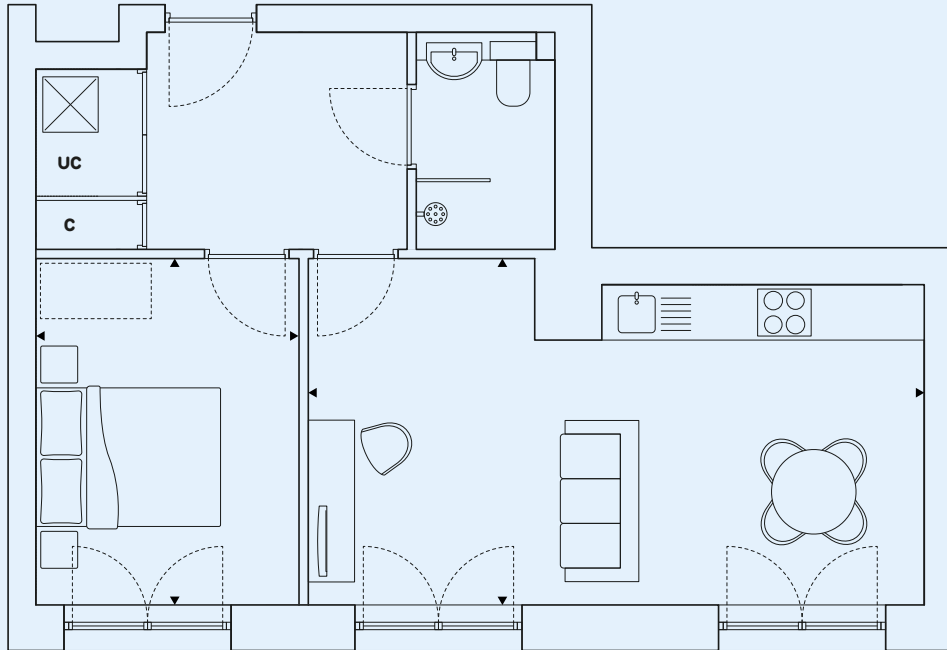
Gross Internal Area
518 sq ft (48.2 sq m)

Living/Dining/Kitchen
22'2" x 12'8" (6.76m x 3.84m)

Bedroom
9'1" x 12'8" (2.78m x 3.84m)

Floor	Flats
01	01
02	10
03	19
04	28
05	37

Boiler is marked as ☒
Utility Cupboard is marked as UC
Cupboard is marked as C



Floorplans

Flat Type C

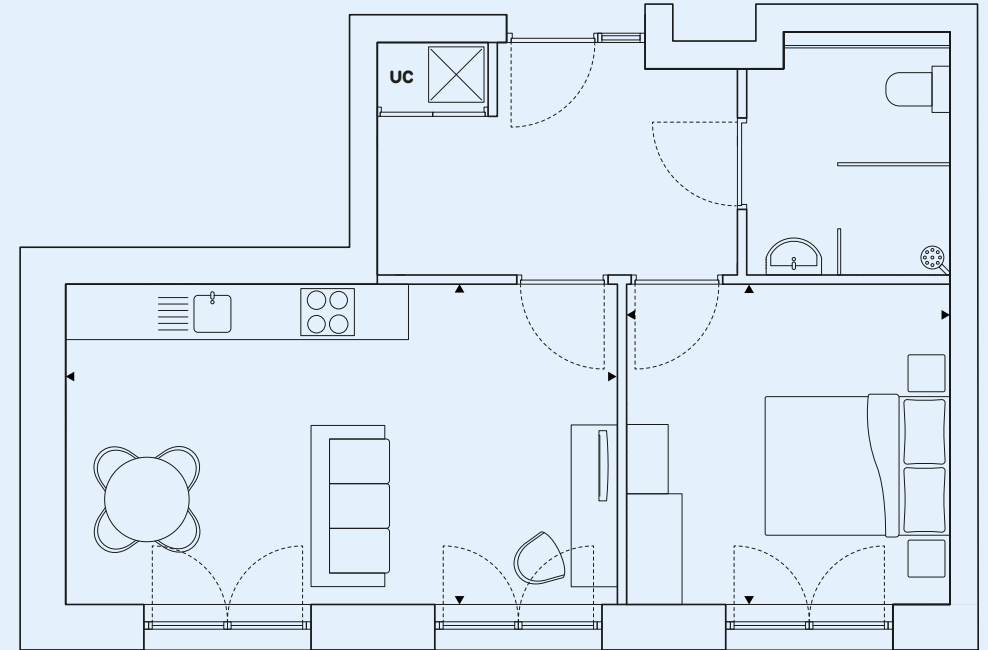
Gross Internal Area
529 sq ft (49.2 sq m)

Living/Dining/Kitchen
19'7" x 11'10" (5.97m x 3.59m)

Bedroom
11'7" x 11'10" x (3.52m x 3.59m)

Floor	Flats
06 / 07	52 / 57

This is a wheelchair adaptable home and is initially only available to wheelchair users. It will be fully fitted for a wheelchair user. For further details, including adaptations and specification, please ask a Sales Consultant.



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 Varcoe Road SE16 you must be a first time buyer living or working in the Borough of Southwark. Your household income must be less than the applicable income boundary.



- 04 Affordability check**
Complete an online affordability assessment with Censeo Financial, our preferred Independent Mortgage Adviser to check you can afford a home at Varcoe Road SE16.



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** If you're using the Government's Help to Buy scheme (which is a Government loan of up to 40%, allowing you to buy a Pocket apartment with just a 5% deposit), submit your Help to Buy application. Your Independent Mortgage Adviser will help you with this.



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



- 07** 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.



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

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Varcoe Road SE16 Southwark



pocketliving.com

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. Varcoe Road SE16 is a marketing name only. Prices, ground rent and estimated service charges are subject to contract.