

N17

West Green Place

22 discounted Pocket apartments
1 community

Opal House



living



Indicative computer generated image



Flourish

City makers: You give a lot to London... get something back. 100% ownership of a cleverly-designed home with a 20% discount.

A home of your own, that is all yours. You only get one chance to be a first time buyer, so get it right.

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 help local first time buyers get onto the property ladder.

If you live or work in Haringey and are hoping to buy your first home, a one or two bedroom Pocket apartment at West Green Place N17 could be exactly what you need.

These homes are private, 100% ownership homes, available to people like you for at least 20% less than the market value.

Built to our award-winning design specification, each contemporary apartment makes the best use of every square foot. Each one is cleverly designed to maximise the feeling of space and create a homely environment. Outside, there is a communal orchard that backs onto Downhills Park.

In our experience, Pocket homes foster a welcoming sense of community, brought on by their shared spaces and the matching lifestyles and ambitions of residents. But that's up to you and your new neighbours of course...

- 98 discounted Pocket apartments
- 12 two bedroom apartments
- 16 three bedroom townhouses
- 1 playgroup
- 1 community

Connect

Join a community of city makers, as you buy a discounted apartment on a tree-lined avenue beside Downhills Park.



Buying a Pocket apartment at West Green Place N17 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. To be eligible, you need to be a first time buyer living or working in Haringey and have a household income of no more than £61,868 a year for a one bedroom home or £90,000 a year for a two bedroom home. If you make use of the government's Help to Buy scheme your deposit could be as low as 5%.

Opal House contains 22 one bedroom homes. In all, there are 93 one bedroom Pocket homes and 5 two bedroom affordable homes at West Green Place N17. As well as your own brand new home, you'll have access to a communal orchard, ample bike storage and two years' free car club membership with two car club bays nearby.

Importantly, you'll be joining a like-minded community, people who love London and work to help our city thrive.

Indicative computer generated images



Interior
Overview



Rosanna Chambers' Pocket home, Pocket Resident and Marine Conservation Society Coordinator



No gimmickry, just smart, timeless, efficient design.

Each apartment has a hallway with a storage cupboard, an open plan living, dining and kitchen space with an integrated oven/hob, an extractor fan and a fridge with a freezer compartment. The one bedroom homes have a wet room with a screened shower, while the two bedroom homes include a larger bathroom with a bath.

The windows are extra wide to let light flood in and Juliet balconies to many rooms add to the feeling of airy lightness. Overall, each apartment is cleverly designed to act as a comfortable and stylish first home.

Specification
Overview



Residents' facilities and communal areas

- Beautifully landscaped streetscape with orchard leading to Downhills Park
- Access to two landscaped communal roof terraces in neighbouring blocks*
- Lift access
- Residential fire alarm
- Secure bicycle store

Kitchen

- Fitted sleek handleless kitchen with Corian worktop and upstand
- Blanco chrome mixer tap and stainless steel undermounted sink with drainer grooves
- Integrated Zanussi appliances: Ceramic hob with stainless steel splashback
Fan oven
Undercounter fridge with freezer compartment
Extractor hood
- Under-cabinet LED down lights
- Plumbing and wiring provided for dishwasher

Bathroom

- Contemporary wet room with shower screen
- Ceramic sanitaryware by Duravit
- Hansgrohe chrome tap and hand shower

Floor finishes

- Laminated timber light oak flooring to kitchen, living, bedroom and entrance areas
- Porcelain tiles to bathroom

Electrical and heating

- Wiring provided for Sky HD, Hyperoptic broadband and telephone (subscriptions required)
- Dimmable wall lights to bedroom
- Dimmable downlights to living room
- Digital heating control with radiators
- Video entry system

Utility cupboard

- Plumbing and wiring for washing machine
- Heat interface unit

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 communal power supply
- Combined heat and power unit
- Efficient LED lighting
- Bat boxes provided around the community centre

*subject to stage of development



Show Home photography

Opal House

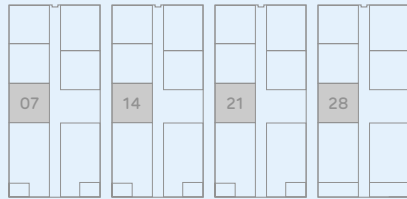
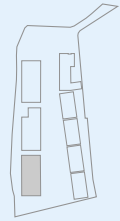
Floor	Apartments
01	07
02	14
03	21
04	28

One bedroom apartment
Type 1

Gross Internal Area
411.3 sq ft
(38.21 sq m)

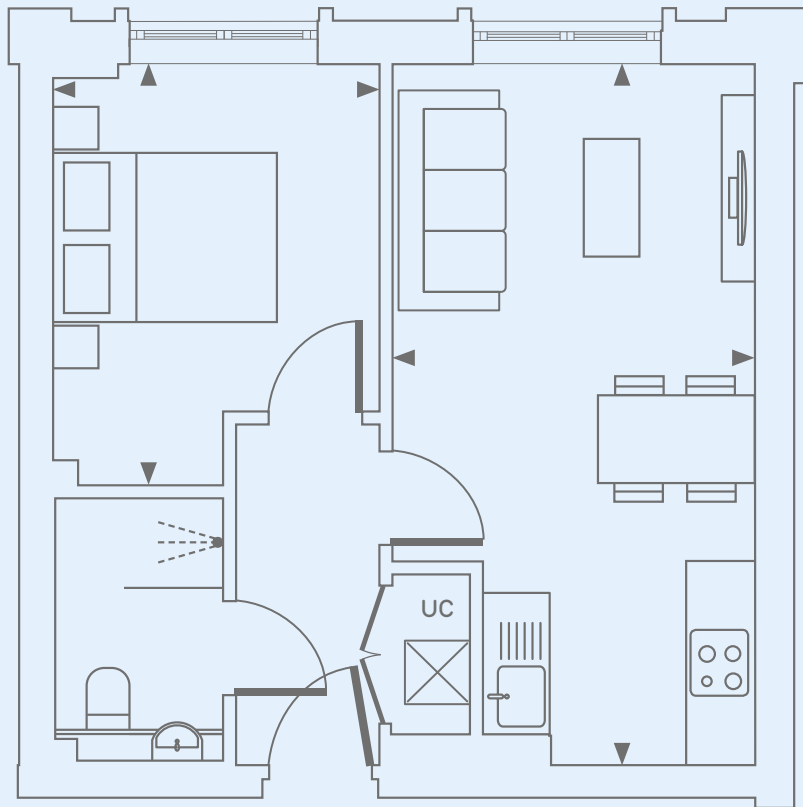
Living/Dining/Kitchen
10'6½" x 20'5½"
(3.21m x 6.24m)

Bedroom
9'6" x 12'3½"
(2.89m x 3.75m)



Floor 01 Floor 02 Floor 03 Floor 04

☒ boiler
UC: Utility Cupboard



Opal House

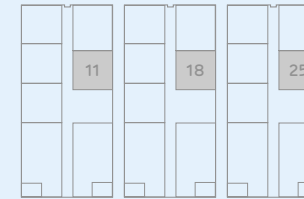
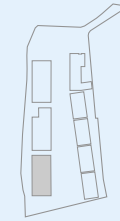
Floor	Apartments
01	11
02	18
03	25

One bedroom apartment
Type 2

Gross Internal Area
412.0 sq ft
(38.27 sq m)

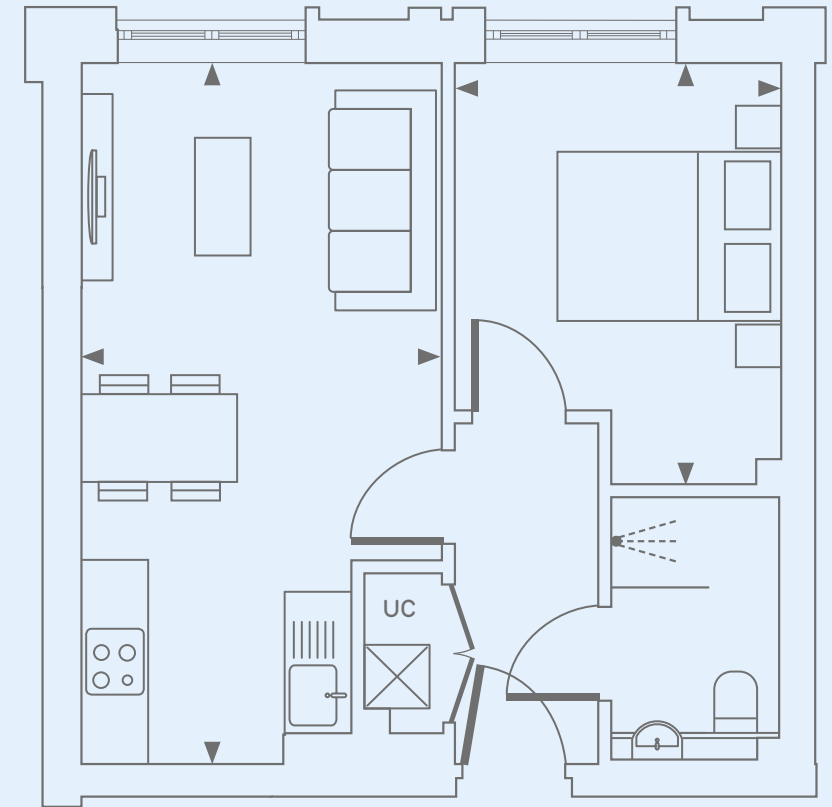
Living/Dining/Kitchen
10'6½" x 20'5½"
(3.21m x 6.24m)

Bedroom
9'6" x 12'4½"
(2.90m x 3.76m)



Floor 01 Floor 02 Floor 03

☒ boiler
UC: Utility Cupboard



Opal House

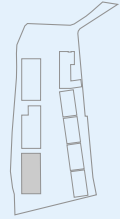
Floor	Apartments
01	09
02	16
03	23
04	30

**One bedroom apartment
Type 3**

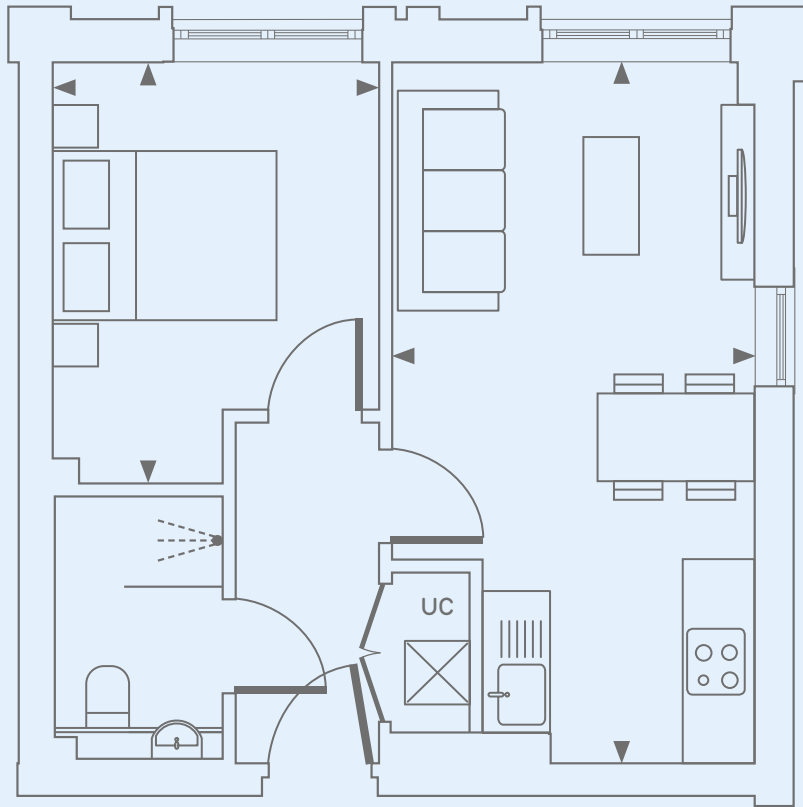
Gross Internal Area
410.8 sq ft
(38.21 sq m)

Living/Dining/Kitchen
10'6½" x 20'4½"
(3.21m x 6.24m)

Bedroom
9'6" x 12'3½"
(2.89m x 3.75m)



☒ boiler
UC: Utility Cupboard



Opal House

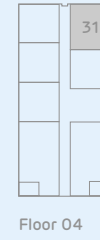
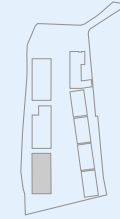
Floor	Apartments
04	31

**One bedroom apartment
Type 4**

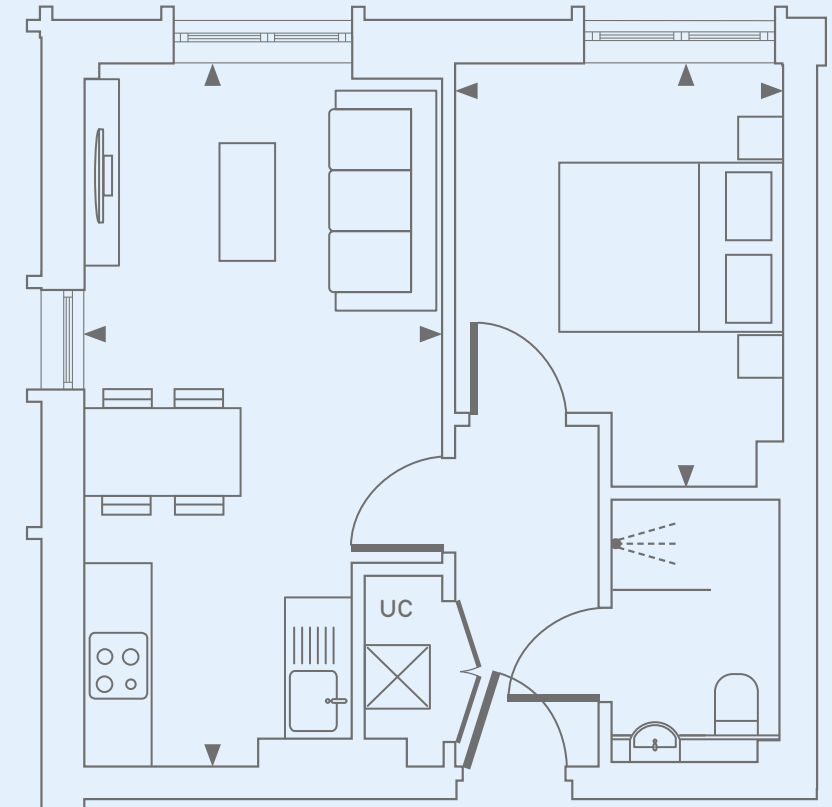
Gross Internal Area
410.4 sq ft
(38.12 sq m)

Living/Dining/Kitchen
10'5½" x 20'4½"
(3.19m x 6.21m)

Bedroom
9'6½" x 12'4"
(2.90m x 3.76m)



☒ boiler
UC: Utility Cupboard



Opal House

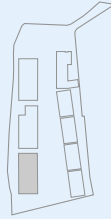
Floor	Apartments
GF	04

One bedroom apartment
Type 5

Gross Internal Area
412.1sq ft
(38.28 sq m)

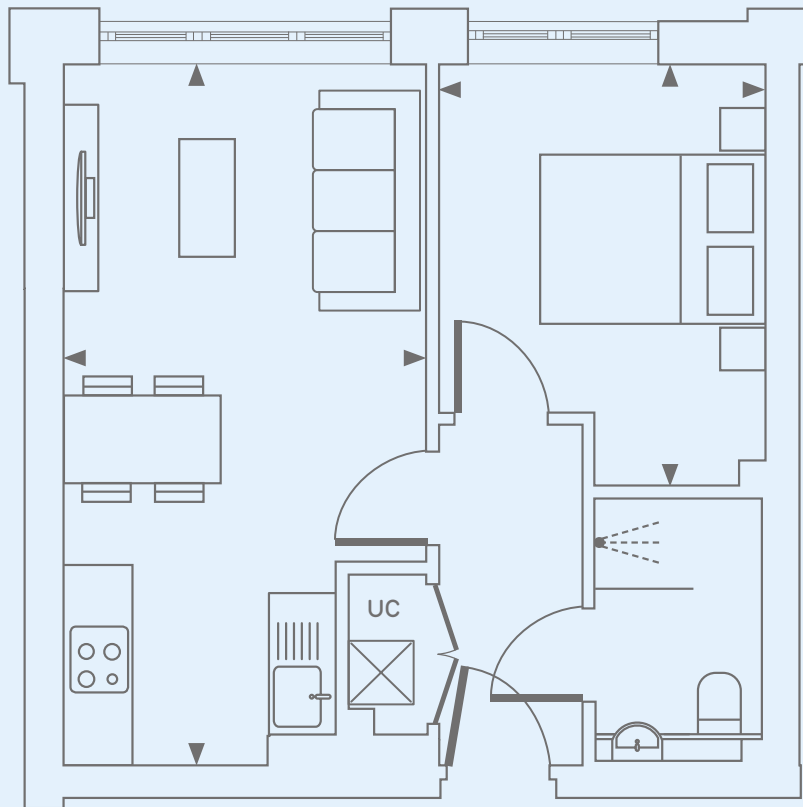
Living/Dining/Kitchen
10'6½" x 20'5½"
(3.21m x 6.24m)

Bedroom
9'6" x 12'4½"
(2.90m x 3.76m)



Ground Floor

☒ boiler
UC: Utility Cupboard



Opal House

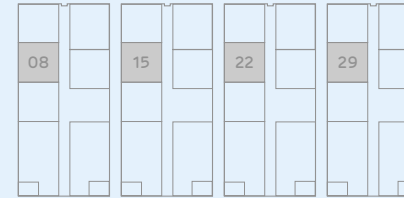
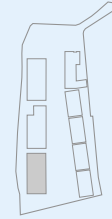
Floor	Apartments
01	08
02	15
03	22
04	29

One bedroom apartment
Type 6

Gross Internal Area
412.2 sq ft
(38.29 sq m)

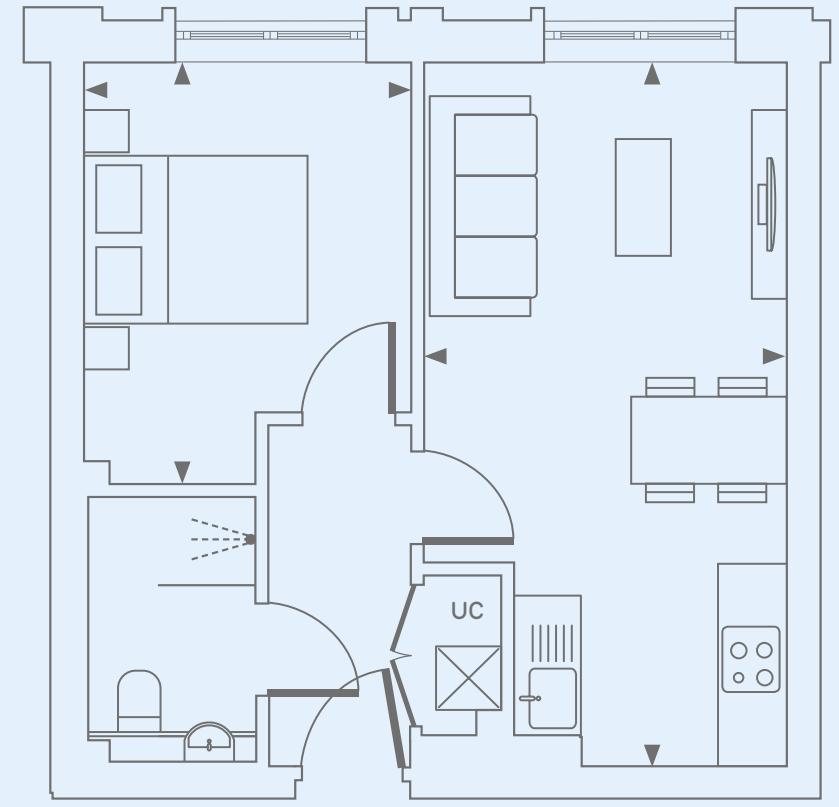
Living/Dining/Kitchen
10'6½" x 20'5½"
(3.21m x 6.24m)

Bedroom
9'6" x 12'3½"
(2.89m x 3.75m)



Floor 01 Floor 02 Floor 03 Floor 04

☒ boiler
UC: Utility Cupboard



Opal House

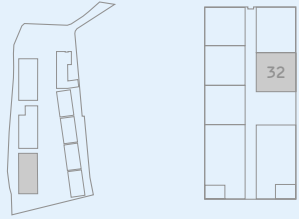
Floor	Apartments
03	32

One bedroom apartment
Type 7

Gross Internal Area
411.6 sq ft
(38.24 sq m)

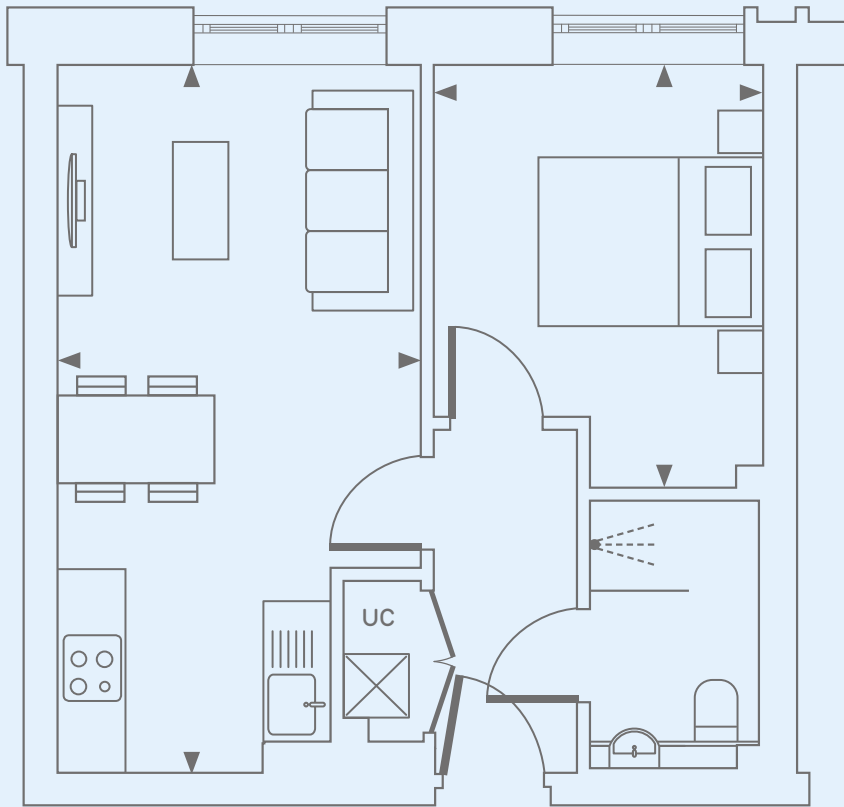
Living/Dining/Kitchen
10'6½" x 20'5½"
(3.21m x 6.24m)

Bedroom
9'6" x 12'4"
(2.89m x 3.76m)



Floor 03

☒ boiler
UC: Utility Cupboard



Opal House

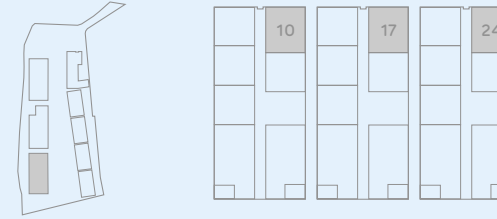
Floor	Apartments
01	10
02	17
03	24

One bedroom apartment
Type 8

Gross Internal Area
474.1 sq ft
(44.04 sq m)

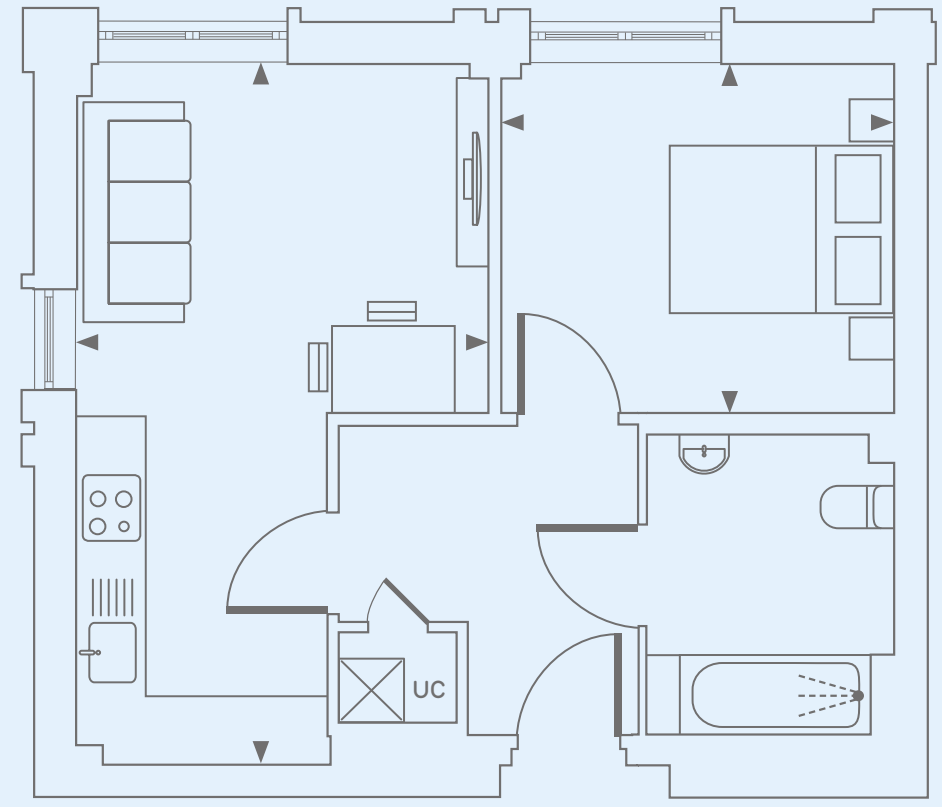
Living/Dining/Kitchen
12'0½" x 20'4½"
(3.67m x 6.21m)

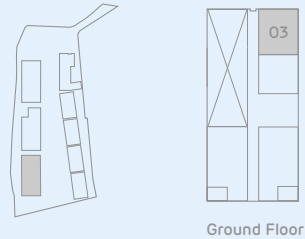
Bedroom
10'2" x 11'5"
(3.10m x 3.48m)



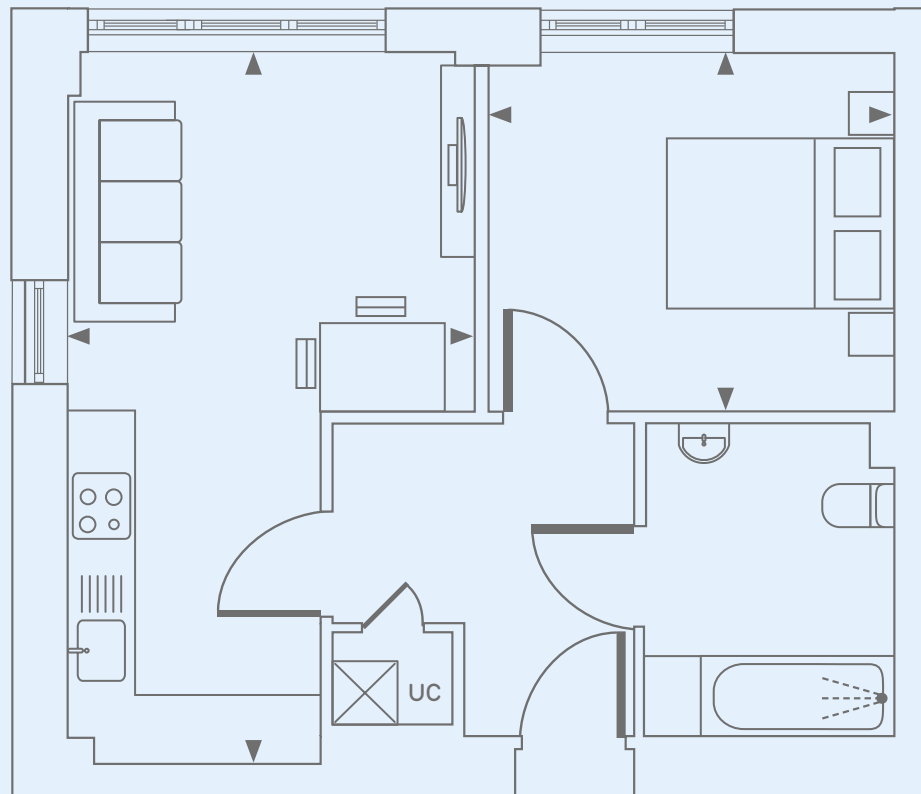
Floor 01 Floor 02 Floor 03

☒ boiler
UC: Utility Cupboard



One bedroom apartment
Type 9Gross Internal Area
490 sq ft
(45.49 sq m)Living/Dining/Kitchen
11'8½" x 20'4½"
(3.57m x 6.21m)Bedroom
10'3½" x 11'8½"
(3.14m x 3.57m)

Ground Floor

 boiler
 UC: Utility CupboardHoping to get on the Housing Ladder?
Take these steps:

How to book a viewing



Set up a My Pocket account

Visit 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

Make sure the information you've entered is correct, especially your postcodes. To apply for a Pocket home at West Green Place N17 you must be a first time buyer living or working in Haringey. Your household income must be less than the applicable income boundary.



Affordability check

Complete an online affordability assessment with Censeo Financial, our preferred Independent Mortgage Adviser, to check you can afford a home at West Green Place N17.



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 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.



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 Living's solicitor to start work on your purchase.



If you're using the government's Help to Buy scheme (allowing you to buy a Pocket apartment with a deposit that could be as low as 5% deposit) submit your Help to Buy application. Your Independent Mortgage Adviser will help you with this.



With the help of your Independent 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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