pocketliving.com

Discounted energy-efficient homes
for local first time buyers

Woodside Park N12
Barnet

pocket

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First time buyer? We offer pockets of hope

The joy of homeownership is within your reach. At Woodside Park N12, we've built 86 energy-efficient homes for first time buyers to be sold at a 20% discount to the market price. Each one-bedroom apartment is cleverly designed to make the best use of space, and communal rooftop gardens encourage a sense of community.

To be eligible to purchase, your current home or work address and household income must meet our eligibility guidelines, detailed on page 56. Not much to ask for a discount worth tens of thousands of pounds.

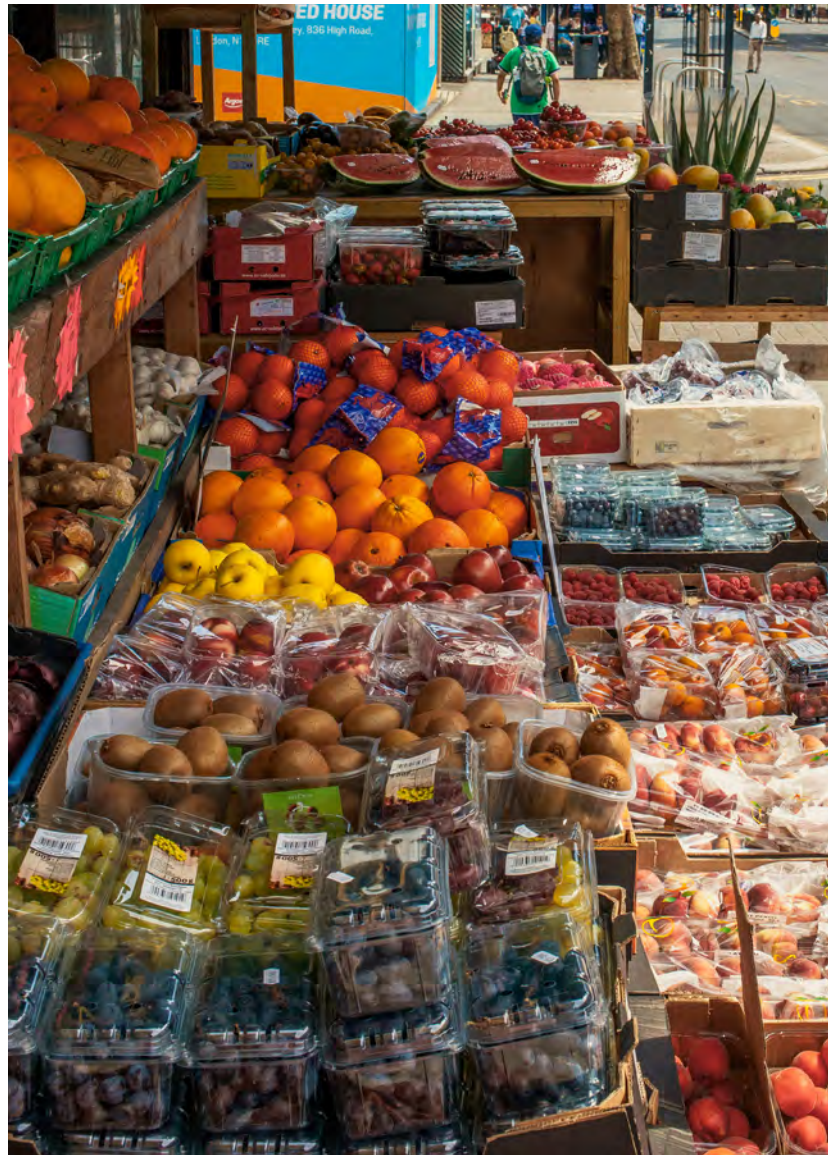
Woodside Park N12

Aerial view of Woodside Park N12

Buy buy Generation Rent

Say goodbye to renting and hello to owning your own home in Barnet. Rent can take up to a third of a young person's income, yet it's not a long-term investment. Buy a Pocket home at Woodside Park N12 and you'll own 100% (not just a share) of your own home. Your own private space, to keep as long as you like.

It's worth noting, too, that our buyers generally find that the monthly cost of buying is the same, or less, than the cost of renting. So buy buy Generation Rent.



You're making this city... get something back

You're one of the many, many people who make London tick. You've chosen this great city as the place to build your career, meet friends and partners and experience a vibrant urban lifestyle. 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 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.

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 like-minded people, and they generally share similar interests and aspirations.

The design of our developments also fosters a reassuring sense of community spirit. At Woodside Park N12, residents can meet for a coffee or weekend drinks on the landscaped rooftop gardens, where shared allotment beds are on hand to grow fruit and veg or use the exercise space for morning sun salutations. Communal space at ground level offers another opportunity to get together.

Our efforts to create a sense of community begin before we hand over the keys, when we host a welcome event 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.

Many developers invest in property. We invest in communities.

Residents welcome event at Gardner Close E11

One-bed Pocket home

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

Buying a one-bedroom Pocket home at Woodside Park N12 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. 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. Pocket Living has 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 climbed onto the housing ladder and stepped into their first home. Their sense of exhilaration and joy shines through.

Woodside Park N12

**Striking buildings,
sensitive to their surroundings**

"The idea of an 'urban retreat' reflects the site's greenery and surrounding mature trees, with the station allowing for connectivity to the city and central London. The scheme has evolved as an 'escape' for residents, who can enjoy city working while retreating to relish the green nature of the site."

**HTA Design,
Woodside Park Architects**

The appearance of the two Woodside Park N12 buildings reflects the facade of the nearby St Barnabas church residential conversion, a beautiful locally listed building. With a similar height and scale as the church, they feature red and pink brick detailing and a contemporary version of the church's vertical buttresses. The woodland setting of the development is also highlighted by rows of new trees and clusters of as many existing trees as possible.

To further exploit their unique location, the east/west aspect of the two buildings makes the most of the morning and evening sunlight, helping to create light and bright apartments. This is especially true of the 22 homes at the corners of buildings, as they benefit from a dual aspect.

The architectural style echoes the suburban nature of the site, which contains dense foliage and tree cover to form a secret garden that hides and shields the two buildings to create an 'urban retreat' from the city.

Designed by award-winning architects HTA Design, each high-quality apartment makes the best use of every square metre. Across the two five-storey buildings, there are 86 Pocket homes, each one cleverly designed to maximise the feeling of space and create a homely, efficient environment.

The privacy of your own home.
The buzz of a community

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

At Woodside Park N12, the shared spaces include two landscaped roof terraces with bench seats, raised planting areas, pergolas and an area for exercise and wellness.
At ground level, between the two buildings, a communal courtyard provides space to meet and share experiences.

Shared allotment beds add to the sense of community, along with a garden planted with shrubs, perennials, grasses, ferns and ornamental trees. Seats are in and amongst the foliage.

Rooftop terrace

Interior
Overview

Images of a one-bed Pocket home

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 yours.

As a basis, each home has integrated lighting, a built-in storage cupboard, a living, dining and kitchen space with a modern worktop, stone composite sink, 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. The windows are extra wide to let light flood in, and there's a single floor finish to unify the space throughout the apartment.

Specification
Overview

Residents' facilities and communal areas
— One communal rooftop terrace, which include hard and soft landscaping, bench seating, cafe tables, allotment planters and flexible exercise/yoga space
— Post box area in shared lobby to each block
— Secure internal bicycle storage

Kitchen
— Fully-fitted handled kitchen by Krieder
— Laminate worktop and upstand
— Granite composite sink with drainer
— Built-in Beko appliances
— Ceramic hob with stainless steel splashback
— Fan oven
— Undercounter fridge with freezer compartment
— Under-oven drawer
— Extractor hood
— LED downlighters under cabinet
— Plumbing and wiring provided for dishwasher*

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

Floor finishes
— Luxury timber effect wide plank flooring to the kitchen, living, bedroom and entrance area
— Large format porcelain floor tiles to wet room with tiled upstand

Electrical and heating
— Wiring for Sky+/Sky Q, BT telephone and BT Openreach Fibre (subscription required)
— Dimmable downlights to bedroom and living room
— Downlighting to hallway, kitchen, living room and wet room
— Digital heating control with panel radiators
— Video entry system
— Power points provided throughout
— USB ports within bedroom wall sockets
— Lumi Plugin

*Ask sales consultant for more details.

Images of a one-bed
Pocket home

Utility cupboard
— Heat Interface Unit (HIU) connected from a centralised boiler to deliver heating and hot water
— 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 building warranty
— On-site CCTV
— 24 month defects warranty cover
— Designed to Secured by Design standards
— Residential fire alarm

Sustainable features
— Solar panels contribute to the power supply to communal areas
— Energy efficient integrated LED downlights
— Double or triple glazed windows*
— Soft landscaping providing ecology benefits
— Timber kitchen furniture is sourced from responsibly managed forestry
— Corian bathroom vanity top is hygienic, renewable and repairable
— EcoSmart shower technology – requires 60% less water than conventional shower products
— Biodiverse brown roof area

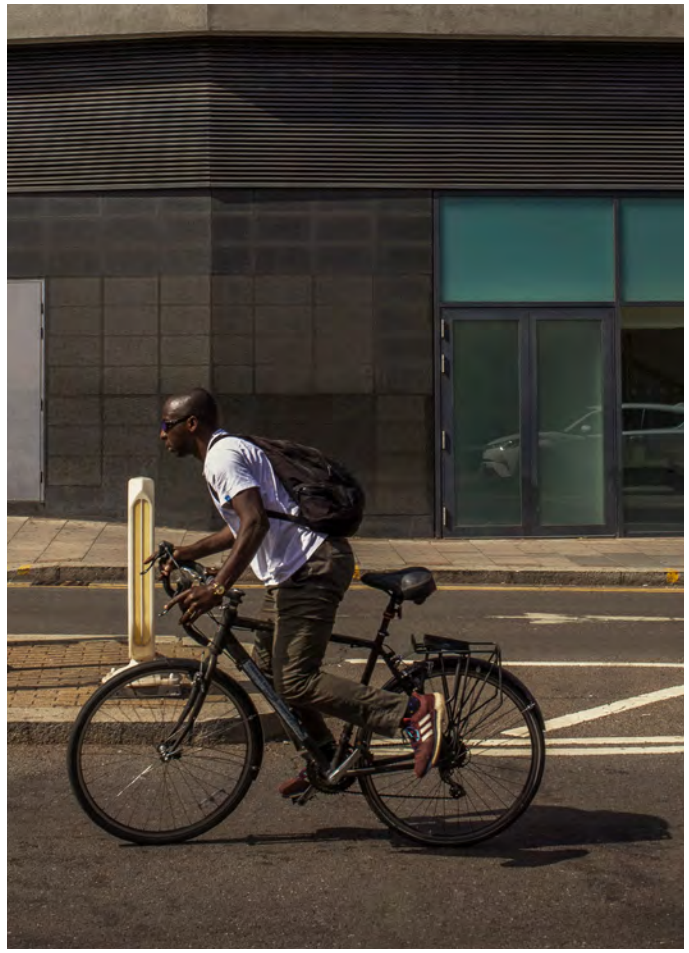
General build
— Traditional reinforced concreted frame structure
— Steel framing system (SFS) and facing concrete façade
— Double or triple glazed composite windows by Velfac*

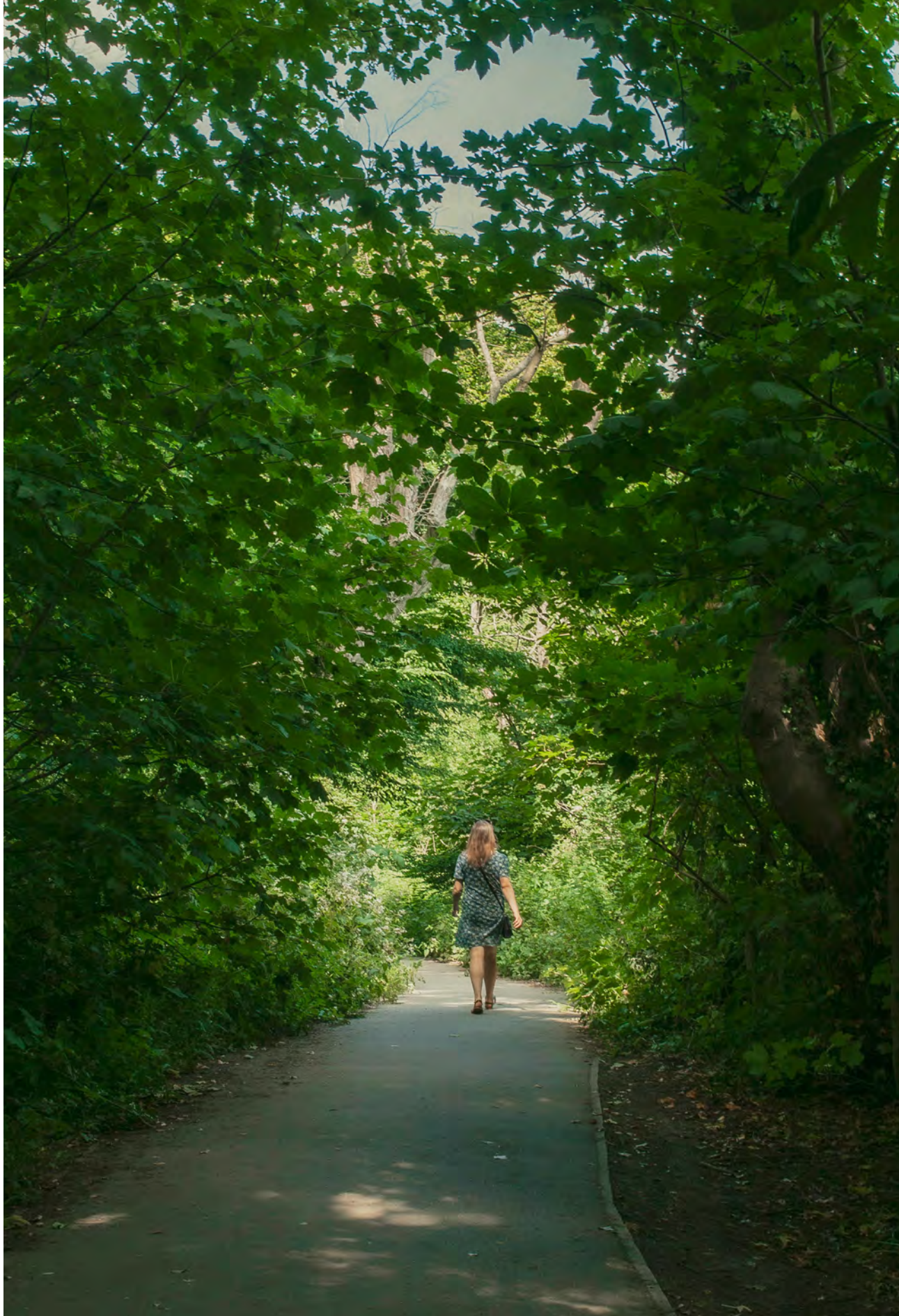
An urban retreat. A sustainable lifestyle

Like all Pocket Living apartments, the homes at Woodside Park N12 are designed to be 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, the development is car-free. Each apartment has a covered bike storage space, and there are spaces for visitors' bikes. As for public transport, Woodside Park tube station, on the Northern Line, is just a minute away, and bus routes connect residents to North Finchley and Mill Hill.

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.



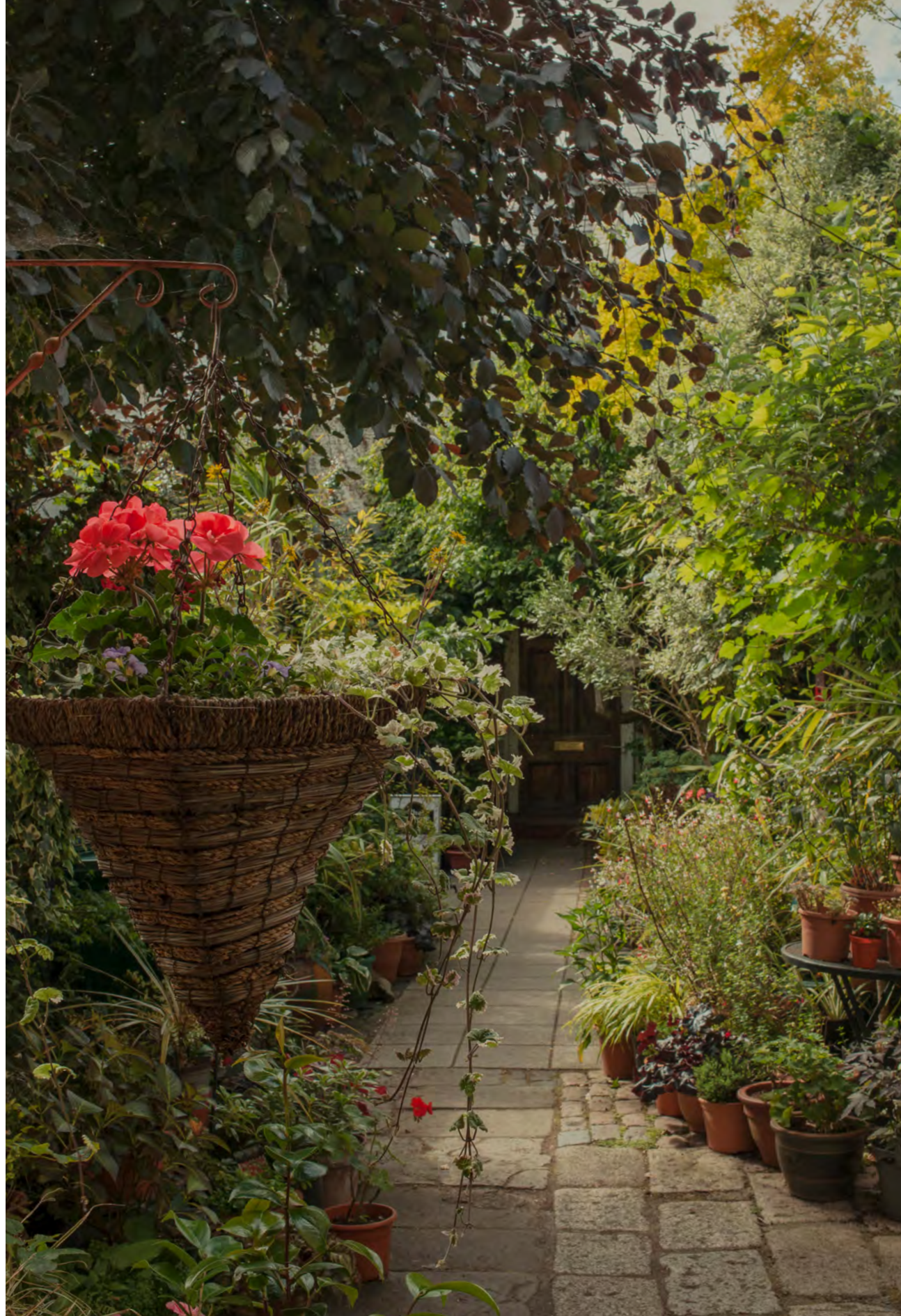


Step outside... it's leafy and lively

Country peace. City pace. The Woodside Park urban retreat is perfectly placed to enjoy both. You'll find wildlife and nightlife, rural pubs and urban coffee shops, casual eateries and smart restaurants, along with bustling venues for sport, exercise, dance and theatre.

Finchley Lawn Tennis Club welcomes all players with no joining fees. Less strenuous, but no less welcoming, the Tally Ho and the Griffin are traditional local pubs serving real ales, craft beers and generous portions of pub grub. Or try a pint of Hasty at The Bohemia brewpub. For special dining occasions, visit Sofalino for typical Italian dishes such as Vitello Milanese and Fettucine al Funghi, or head up to The Orange Tree for a tempting menu featuring British classics and Mediterranean-inspired dishes.

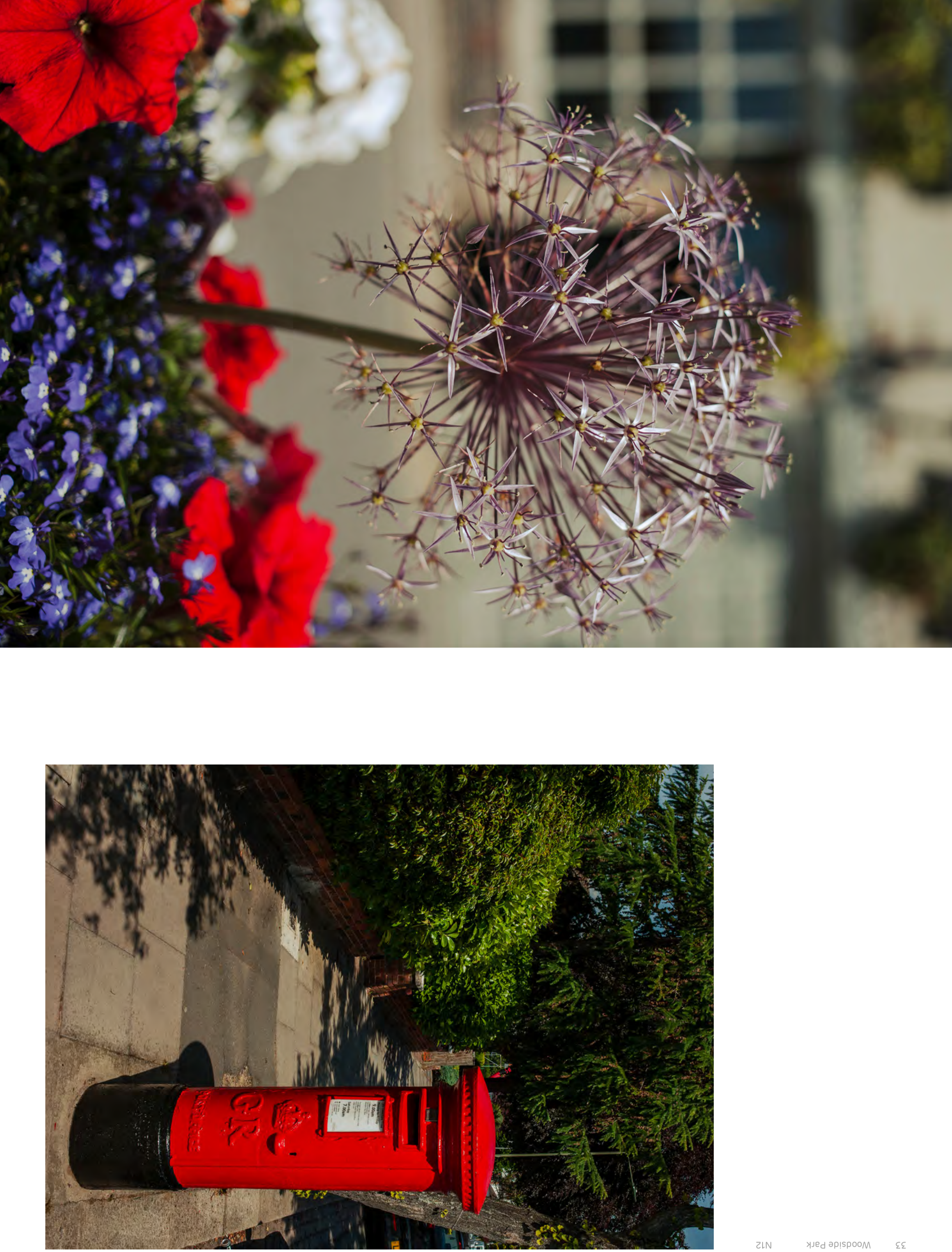
Back home, you may decide to decorate your walls with a favourite photo or piece of art... the local Picture Factory, with over a thousand mouldings to choose from, should have exactly the right frame.



Culture thrives. Nature blossoms

As a homeowner at Woodside Park N12, you'll have many off-duty options. Learn hip-hop or the Argentine tango at the AV dance studio. Or wander through Woodbridge Nature Reserve, a haven for wildlife. Take your seat for a show or comedy spot at the Arts Depot. Or spread out a picnic with friends at the nearby wildflower meadow. Culture or country? At Woodside Park N12, both are close by.

The Arts Depot is an award-winning cultural hub with two theatres, a 'creative research lab', drama, dance and art studios and an art gallery. Catch critically acclaimed fringe premieres and Soho Theatre productions. Or venture into the Moonlight Cabaret Club, hosted by beloved cabaret artiste Chastity Belt. Cafe culture is never far away. Dip into the Holybella artisan coffee house and savour an expertly crafted drink... a Merry Berry smoothie with a Veggie Sourdough Club at lunchtime and a slice of cake to take home.



Restaurants, Bars & Cafés

The Bohemia 01
Tally Ho 02
Holybella 03
Ai Sushi 04
Riviera 05
La Genoise Café 06
Vero Caffé 07
Oak Caffe 08
The Griffin 09
The French Market 10
Em's Coffee 11
Sofalino 12
Mala Indian Brasserie 13
Orange Tree Totteridge 14
Gokyuzu Restaurant 15

Culture

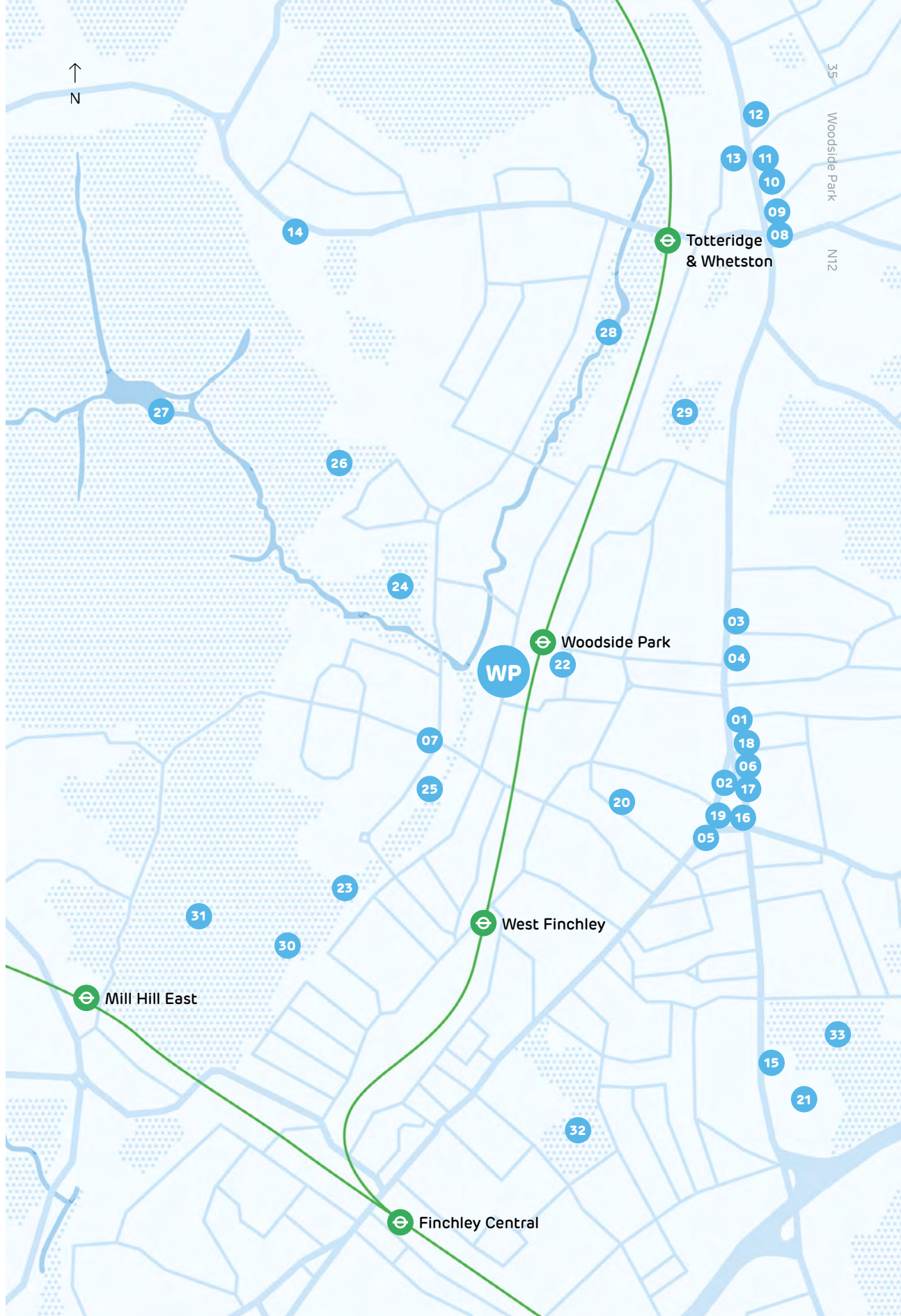
Artsdepot 16
The Green Room London 17
RSPCA Shop 18
Pure Gym 19
The Picture Factory 20
Finchley Lido Leisure Centre 21
Woodside Park United Synagogue 22
Finchley Lawn Tennis Club 23

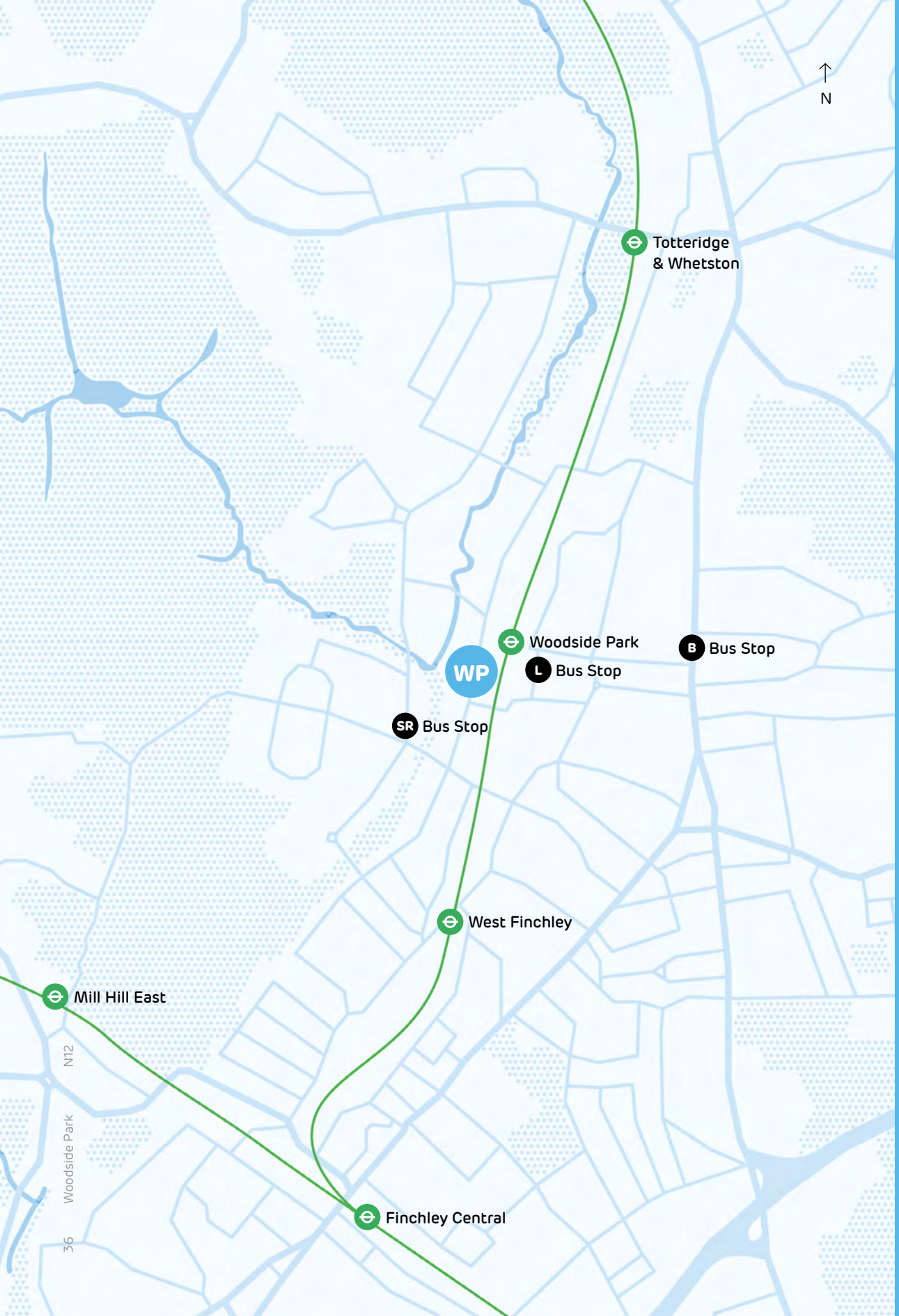
Parks / Greenspaces

The Woodside Park Club 24
Riverside Walk 25
Woodridge Nature Reserve 26
Darland Lake Nature Reserve 27
Whetstone Stray 28
Swan Lane Open Space 29
Dollis Valley Greenwalk 30
Finchley Golf Club 31
Victoria Park 32
Glebelands Local Nature Reserve 33

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 shops along North Finchley High Road – the eclectic charity shops are always good for a rummage. For greenery, head to nearby Woodside Nature Reserve or take four stops on the tube to Hampstead Heath. If you're feeling energetic, a walk of less than a mile will land you in the Heath.





Underground – Northern Line	Travel Time*
Woodside Park	1 min walk
— Kentish Town	13 min train
— Camden Town	15 min train
— Euston	18 min train
— King's Cross St Pancras	20 min train
— Tottenham Court Road	23 min train
— Waterloo	27 min train
— London Bridge	31 min train

Buses	Travel Time*
383 Woodside Park (Stop L)	2 min walk
— Barnet	33 min bus
263 Ravensdale Avenue (Stop B)	10 min walk
— Barnet Hospital	22 min bus
326 Sussex Ring (SR)	6 min walk
— Brent Cross	31 min bus
221 Sussex Ring (SR)	6 min walk
— Edgware	30 min bus
221 Sussex Ring (SR)	6 min walk
— Woodgreen	36 min bus

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

Woodside Park N12 is a car-free development and homeowners will not be able to apply for a parking permit.

Transport Links

Woodside Park tube station, on the Northern Line, is literally on your doorstep. Take a southbound train to reach Kentish Town, with its live music venues, in just 13 minutes and Camden Town, with its clubs and bars, in 15 minutes. The journey to central London's King's Cross St Pancras takes a mere 20 minutes and the tube will take you direct to Tottenham Court Road, at the end of Oxford Street, in 23 minutes. Bus route 383, with a stop outside Woodside Park station, is just one stop to North Finchley High Road in one direction and Tally Ho Corner in the other. This bus will also take you to Barnet High Street.

Site Location
Woodside Park,
N12 7EE

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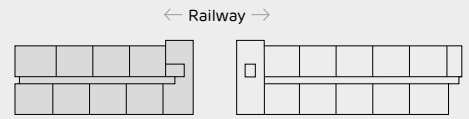
Site Plan
Woodside Park N12

← N

- Communal Walkway
- Lifts
- CCTV
- Bike Store
- Refuse
- Plant Room
- Greenery
- Seating
- Gravel
- Disabled Parking Spaces

- 3m Fence
- 1.8m Fence
- 1.1m Railway



Northern Line
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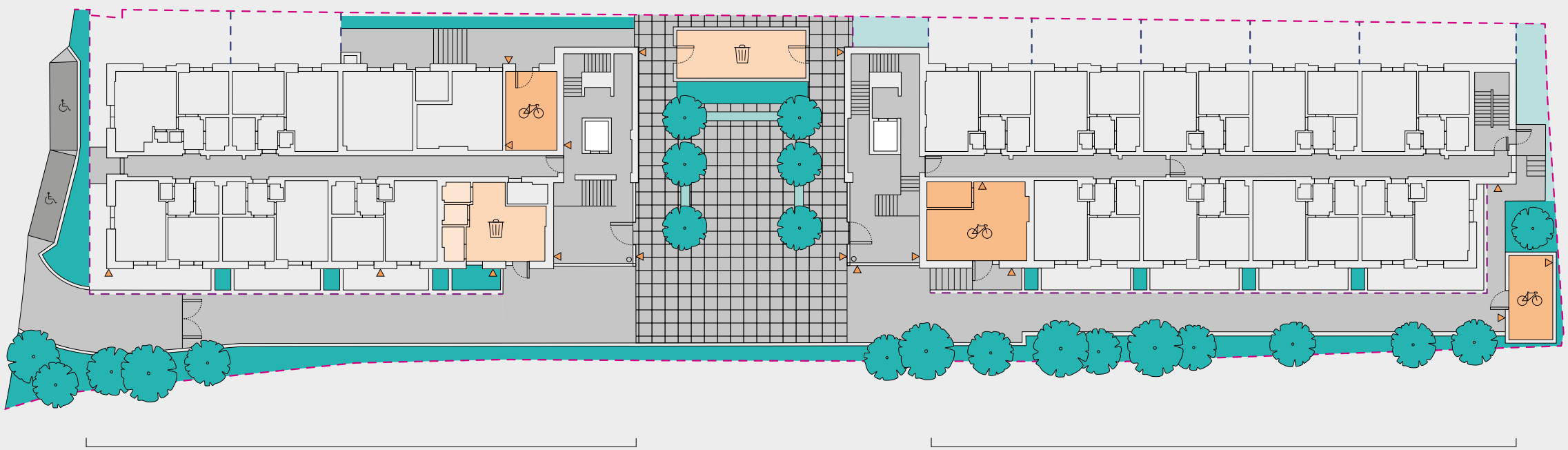


Block 3

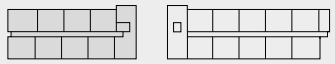
Block 4 available for Pocket rent

Floorplates
Block 3

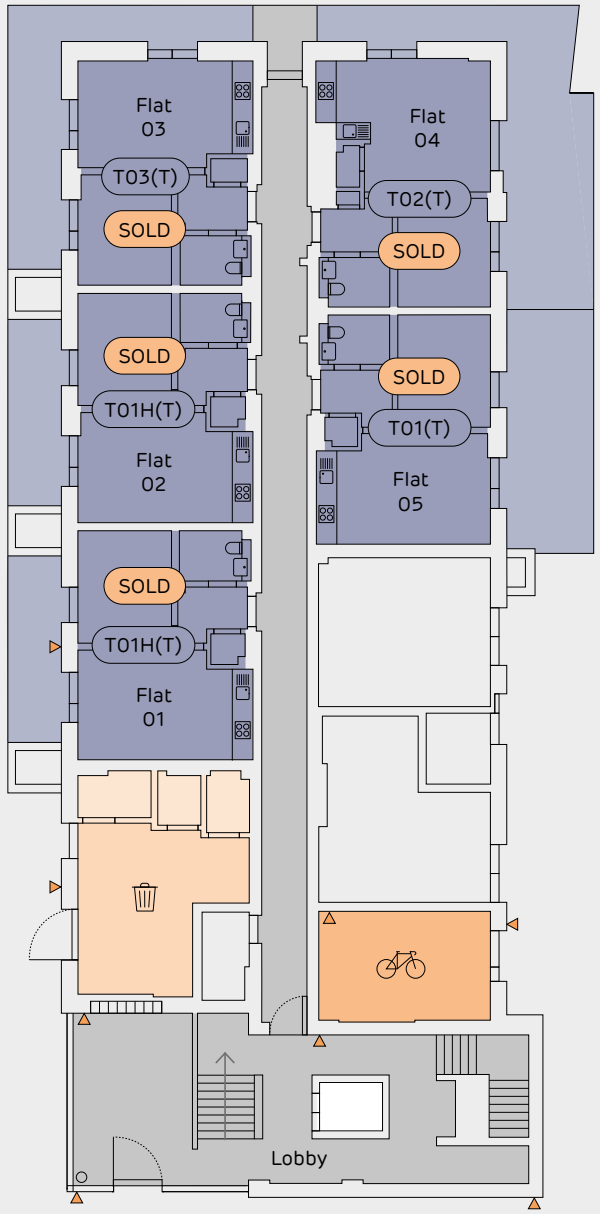
Ground Floor
Communal Spaces
Flat Types

N

← Railway →



- Sold Apartment
- Private Terrace
- Communal Walkway
- Lifts
- CCTV
- Bike Store
- Refuse
- Plant Room



Floorplates
Block 3

Floors 01–04
Flat Types

N

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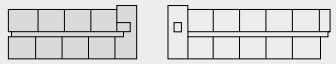
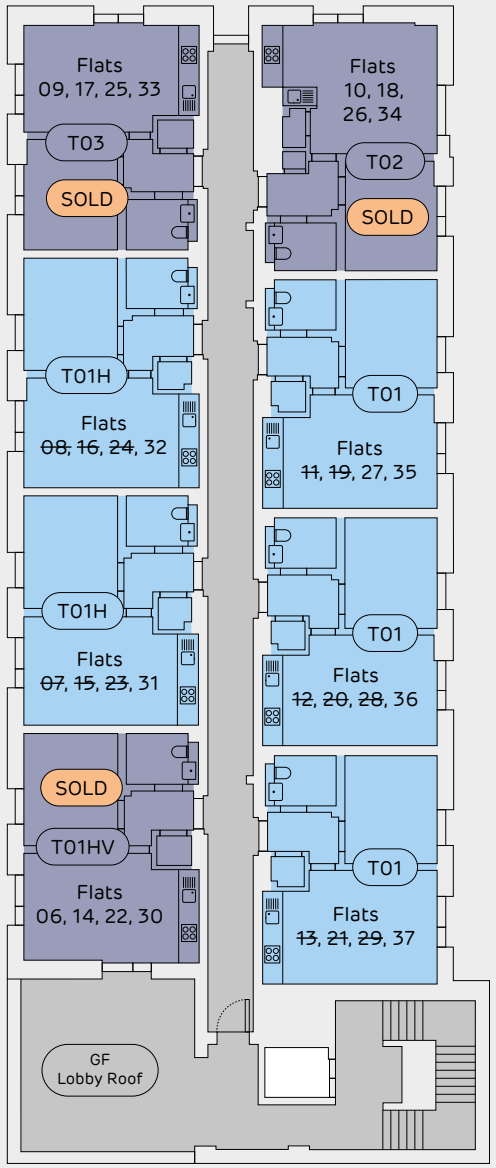


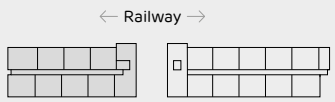
- Sold Apartment
- Pocket Apartment
- Communal Walkway
- Lifts



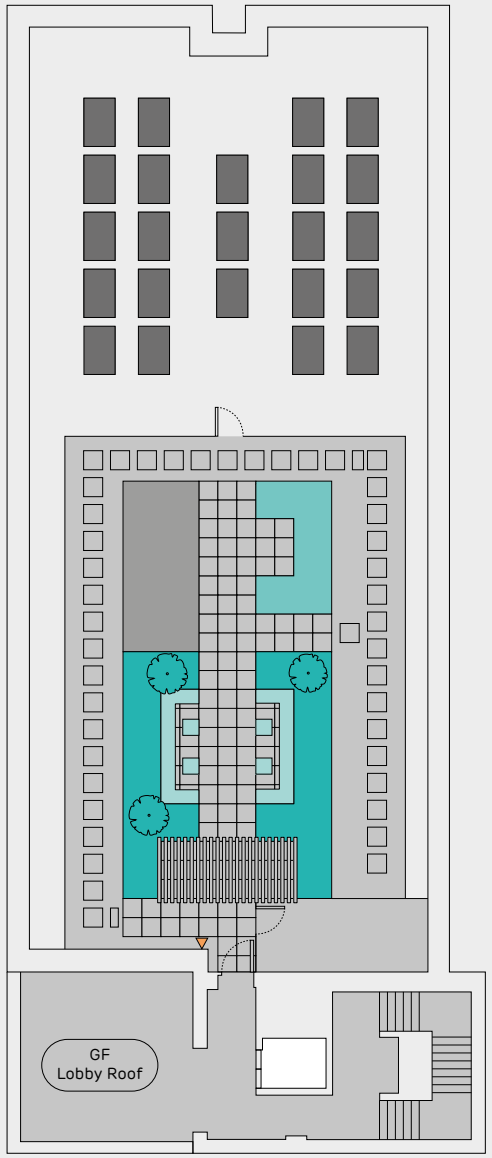
Floorplates
Block 3

Floor 05
Communal Spaces

N

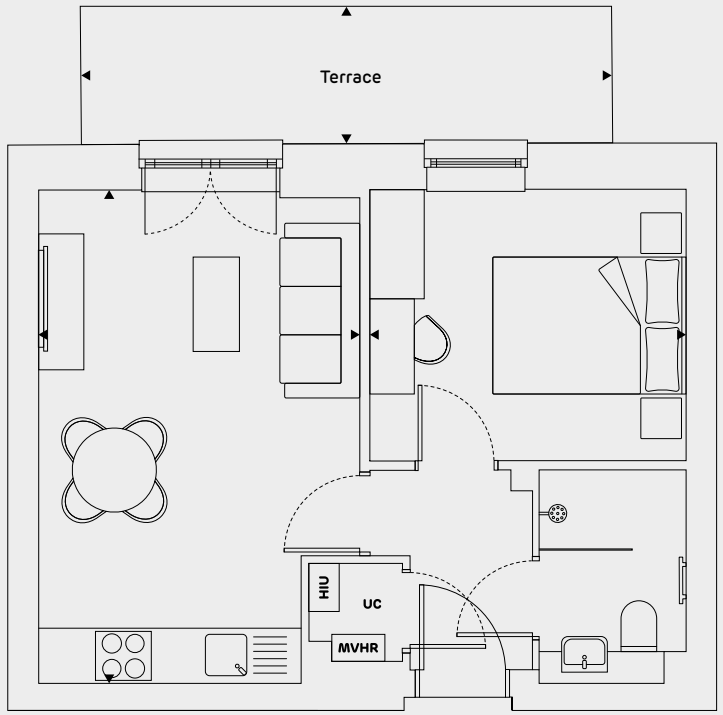


- Communal Walkway
- Lifts
- CCTV
- Greenery
- Allotment Area
- Seating & Tables
- Gravel
- Yoga Activity Area
- Solar Panels



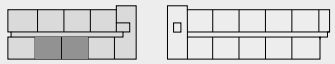
Floorplans
Block 3

Flat Type T01H(T)



Ground Floor

← Railway →



Flats
01, 02

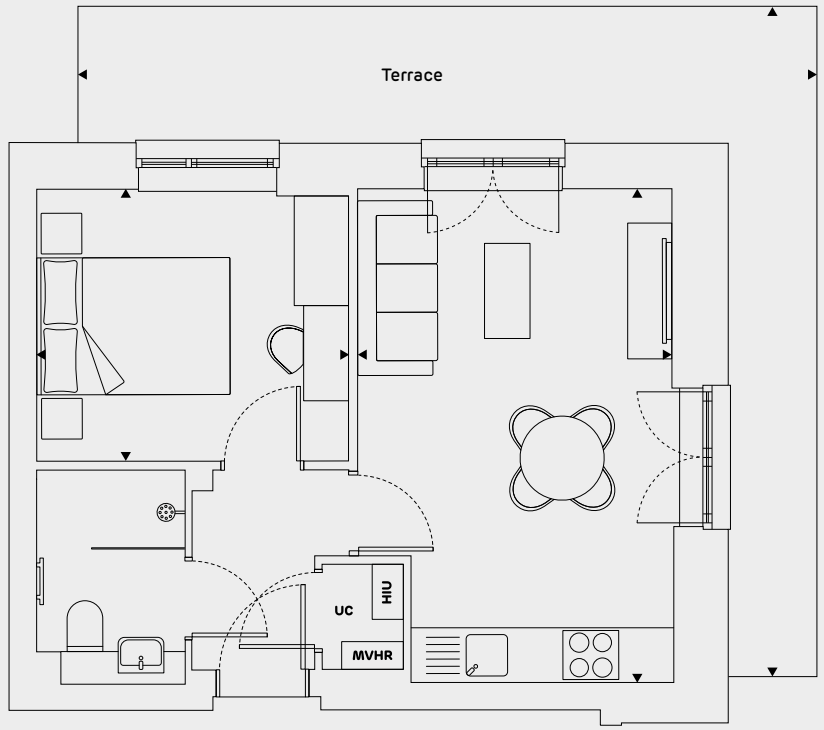
Gross Internal Area
413 sqft — 38.39 sqm
Living/Dining/Kitchen
11'7" x 17'11" — 3.55 x 5.45 m
Bedroom
11'5" x 9'10" — 3.50 x 3.00 m
Terrace
19'3" x 4'11" — 5.88 x 1.50 m

Terrace finishes
Retro style concrete pavers and a 1.1m railing separating the terrace from the road; planting separating the adjoining terraces

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

Floorplans
Block 3

Flat Type T03(T)



Ground Floor

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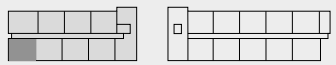


Flat
03

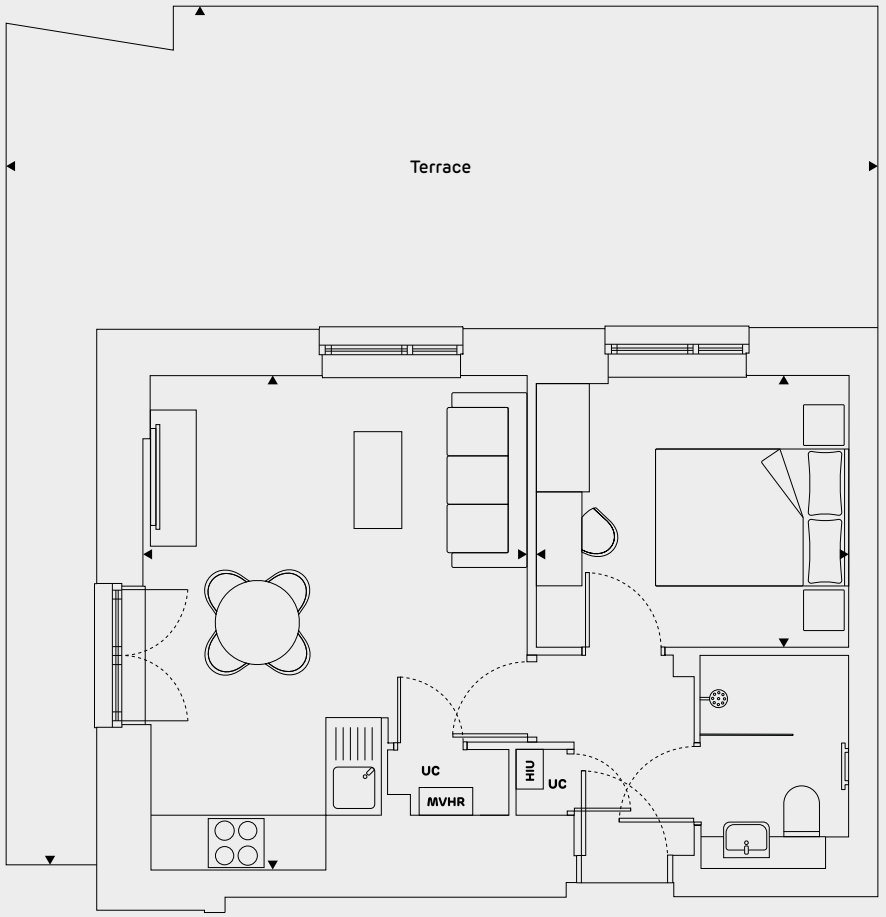
Gross Internal Area
408 sqft — 37.91 sqm
Living/Dining/Kitchen
11'5" x 17'10" — 3.48 x 5.45 m
Bedroom
11'3" x 9'10" — 3.43 x 3.00 m
Terrace
26'8" x 24'3" — 8.14 x 7.40 m

Terrace finishes
Retro style concrete pavers and a 1.1m railing separating the terrace from the road; planting separating the adjoining terraces

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

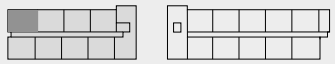
Floorplans
Block 3

Flat Type T02(T)



Ground Floor

← Railway →



Terrace finishes and Information
Retro style concrete pavers and a weathered steel finish to the retaining wall of the Northern Line; demountable fences between the adjoining terraces and at both ends of both buildings. Annually (and in emergencies), the managing agent will arrange for removal of these fences, so that TfL can inspect the retaining wall. Please speak to a sales consultant for more details

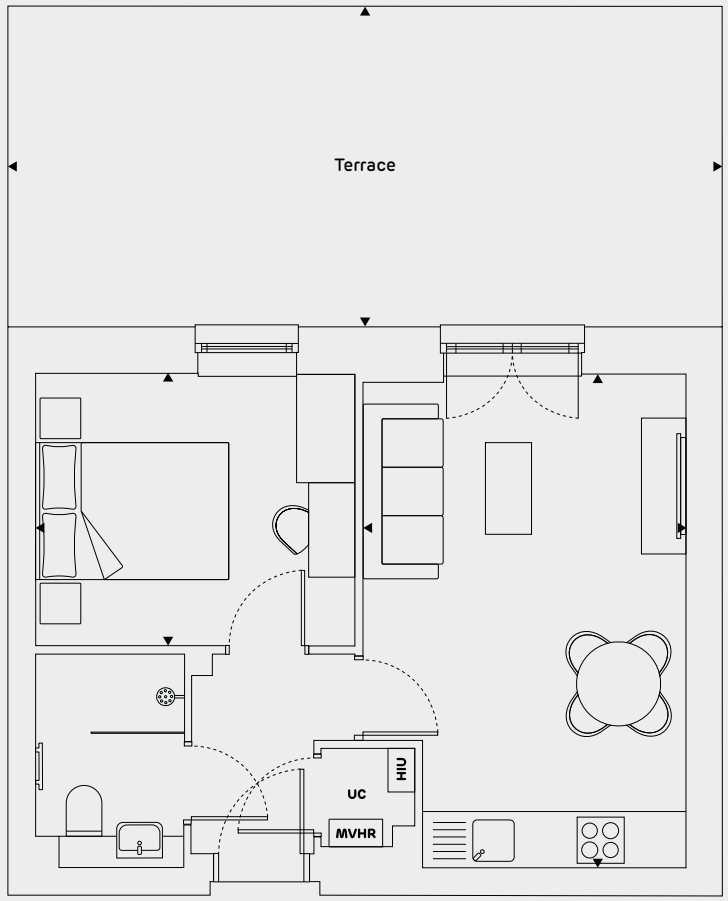
Flat
04

Gross Internal Area
433 sqft — 40.26 sqm
Living/Dining/Kitchen
13'11" x 17'11" — 4.24 x 5.45 m
Bedroom
11'3" x 9'10" — 3.43 x 3.00 m
Terrace
30'10" x 30'11" — 9.40 x 9.44 m

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

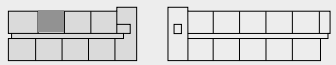
Floorplans
Block 3

Flat Type T01(T)



Ground Floor

← Railway →



Terrace finishes and Information
Retro style concrete pavers and a weathered steel finish to the retaining wall of the Northern Line; demountable fences between the adjoining terraces and at both ends of both buildings. Annually (and in emergencies), the managing agent will arrange for removal of these fences, so that TfL can inspect the retaining wall. Please speak to a sales consultant for more details

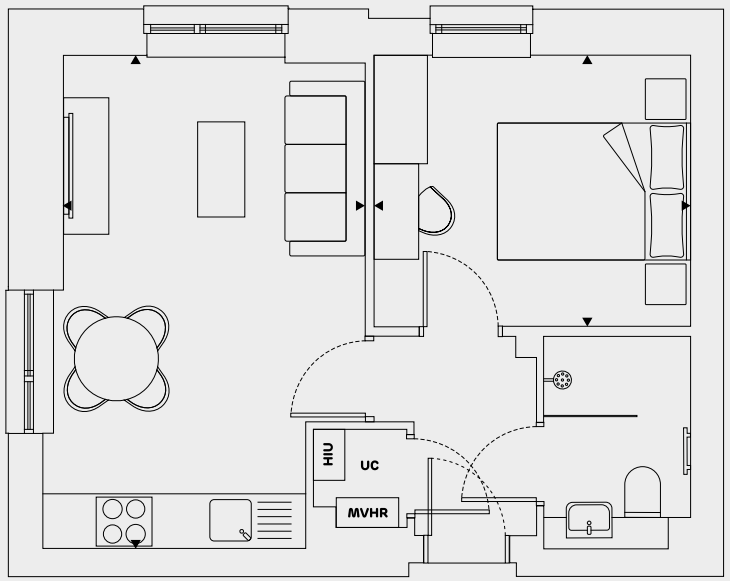
Flat
05

Gross Internal Area
413 sqft — 38.39 sqm
Living/Dining/Kitchen
11'7" x 17'11" — 3.55 x 5.45 m
Bedroom
11'5" x 9'10" — 3.50 x 3.00 m
Terrace
24'8" x 11'5" — 7.51 x 3.48 m

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

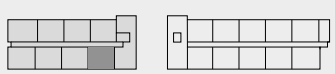
Floorplans
Block 3

Flat Type T01HV



Floors 01–04

← Railway →



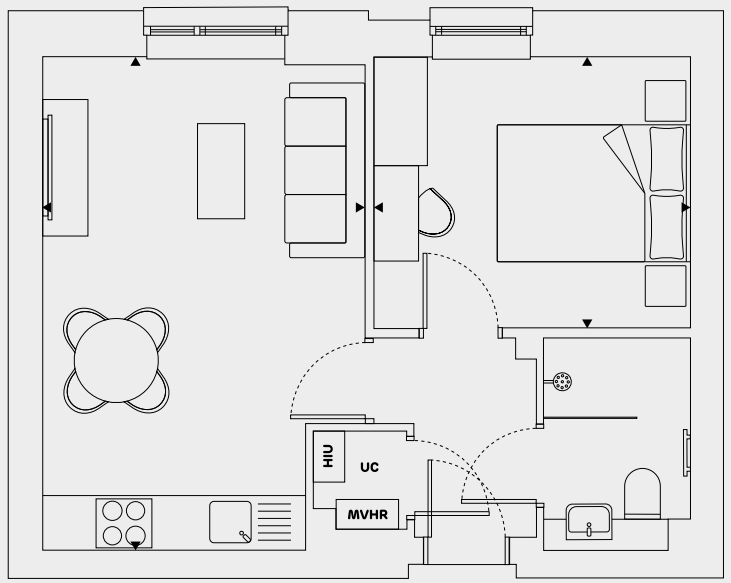
Flats
06, 14, 22, 30

Gross Internal Area
411 sqft — 38.26 sqm
Living/Dining/Kitchen
11'4" x 17'10" — 3.46 x 5.40 m
Bedroom
11'6" x 9'10" — 3.50 x 3.00 m

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

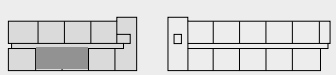
Floorplans
Block 3

Flat Type T01H



Floors 01–04

← Railway →



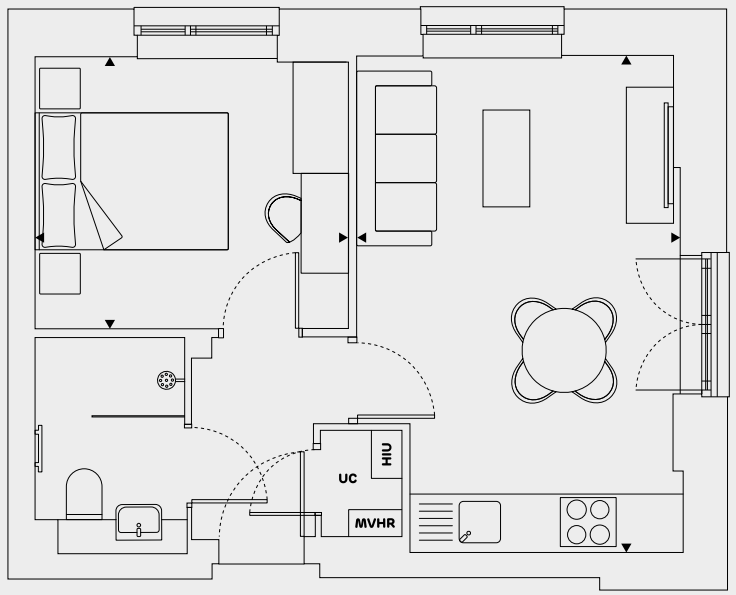
Flats
07, 08, 15, 16,
23, 24, 31, 32

Gross Internal Area
413 sqft — 38.39 sqm
Living/Dining/Kitchen
11'8" x 17'10" — 3.55 x 5.45 m
Bedroom
11'6" x 9'10" — 3.50 x 3.00 m

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

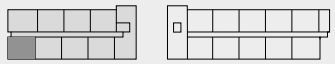
Floorplans
Block 3

Flat Type T03



Floors 01–04

← Railway →



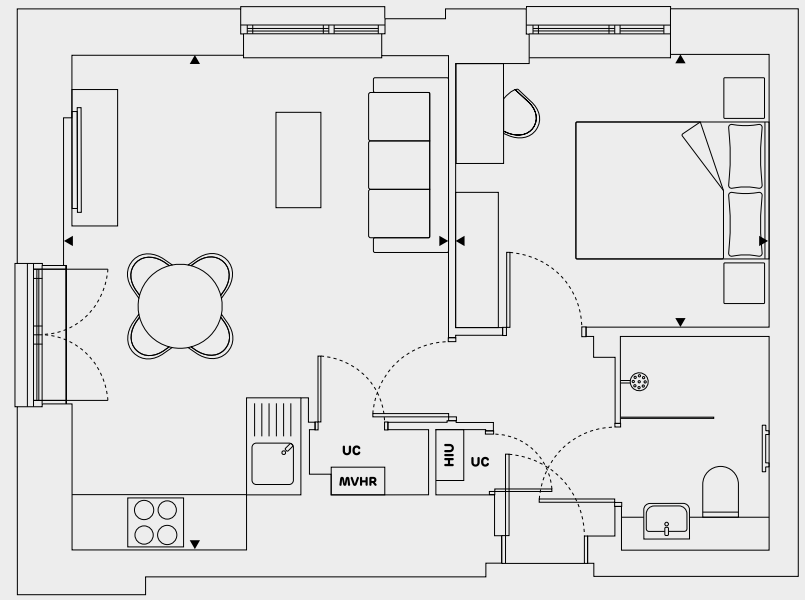
Flats
09, 17, 25, 33

Gross Internal Area
408 sqft — 37.99 sqm
Living/Dining/Kitchen
11'8" x 17'10" — 3.56 x 5.45 m
Bedroom
11'3" x 9'10" — 3.43 x 3.00 m

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

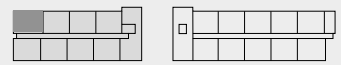
Floorplans
Block 3

Flat Type T02



Floors 01–04

← Railway →



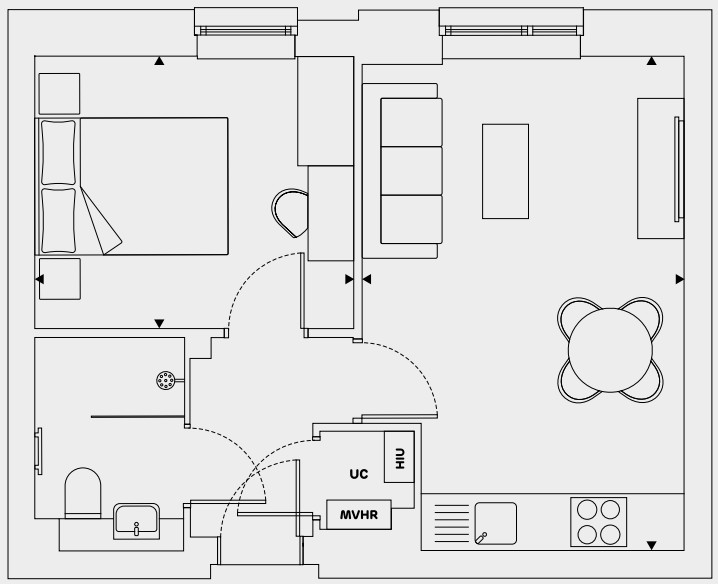
Flats
10, 18, 26, 34

Gross Internal Area
433 sqft — 40.26 sqm
Living/Dining/Kitchen
13'11" x 17'10" — 4.24 x 5.45 m
Bedroom
11'3" x 9'10" — 3.43 x 3.00 m

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

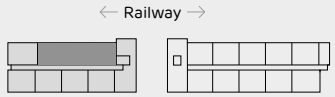
Floorplans
Block 3

Flat Type T01



Floors 01–04

← Railway →



Flats
11, 12, 13, 19,
20, 21, 27, 28,
29, 35, 36, 37

Gross Internal Area
413 sqft — 38.39 sqm
Living/Dining/Kitchen
11'8" x 17'10" — 3.55 x 5.45 m
Bedroom
11'6" x 9'10" — 3.50 x 3.00 m

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

Hoping 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
To apply for a one-bedroom home at Woodside Park N12, 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 Woodside Park N12.

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.

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. This will be a market valuation which takes into consideration the resale restrictions. 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 in the Borough of Barnet (and has done for at least three months), 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 location criteria widens 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 Mayor's salary cap for affordable housing (currently £90k).
- 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.

Brochure disclaimer

- The method of construction is a traditional reinforced concrete frame structure with a steel framing system (SFS) and brickwork façade.
- The warranty provider is Premier Guarantee, and this provides a two-year defect liability period on the individual home, and 10 years on the structure of the building (until February 2035).
- The EPC rating is a B and the council tax band is C.
- There are solar panels located on the roof which contribute to the communal electricity supply.
- A Heat Interface Unit (HIU) connected to a centralised boiler delivers heating and hot water to each home; each resident will be billed according to their own controlled usage and cannot change gas suppliers. For electricity, residents can change to a different supplier of their choosing, subject to availability.
- Wiring for Sky+/Sky Q, BT telephone and BT Openreach Fibre is available, and residents will receive Hyperoptic Wi-Fi installed with a 3-month free service. Buyers can change to a different supplier of their own choosing, subject to availability.
- Mobile coverage varies by provider, for an indication of specific speeds and supply or coverage in the area, refer to the Ofcom's mobile and broadband checker.
- There are no commercial premises on site.
- Woodside Park N12 is a car-free development (apart from with respect to two shared spaces for Blue Badge holders available on a first come first serve basis), and homeowners will not be granted a residents' permit.
- The building is managed by a managing agent, and the service charge covers the cost of running the building.
- These homes will come with a 248-year lease (less 3 days, from 2024) and a Residents' Management Company (RMC) will be formed once all homes are sold. It is the intention that the long leasehold will be transferred to the RMC upon the sale of the last home.
- The reservation fee to secure a home is £500 which is fully refundable if the reservation is cancelled within 14 days of finalisation.
- The period from reservation to completion usually takes two – three months.
- Buyers should budget approximately £4,000 - £5,000 for the costs associated with buying a home.
- This home is being sold by Pocket Living Woodside Park Limited, Tower House, 10 Southampton St, WC2E 7HA.
- Images are of a typical Pocket home.

Important notice:
These particulars and plans are prepared with due care for the convenience of intending purchasers; however, the information contained herein is intended as a preliminary guide only. Neither the vendor nor their agents make any representation or warranty (whether oral or written) in respect of the development. Computer-generated images are indicative only and final buildings may vary. Properties are sold unfurnished. Pocket Living reserves the right to alter or amend the specification without prior notice as part of its policy of continuous improvement. Woodside Park N12 is a marketing name only. Prices, ground rent and estimated service charges are subject to contract. Floorplans and layouts are for guidance only and dimensions may vary within a tolerance of 5%. Please speak to your sales consultant for further details. Information correct at time of publishing.

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WC2E 7HA

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