

Pocket
affordable home ownership
for key people

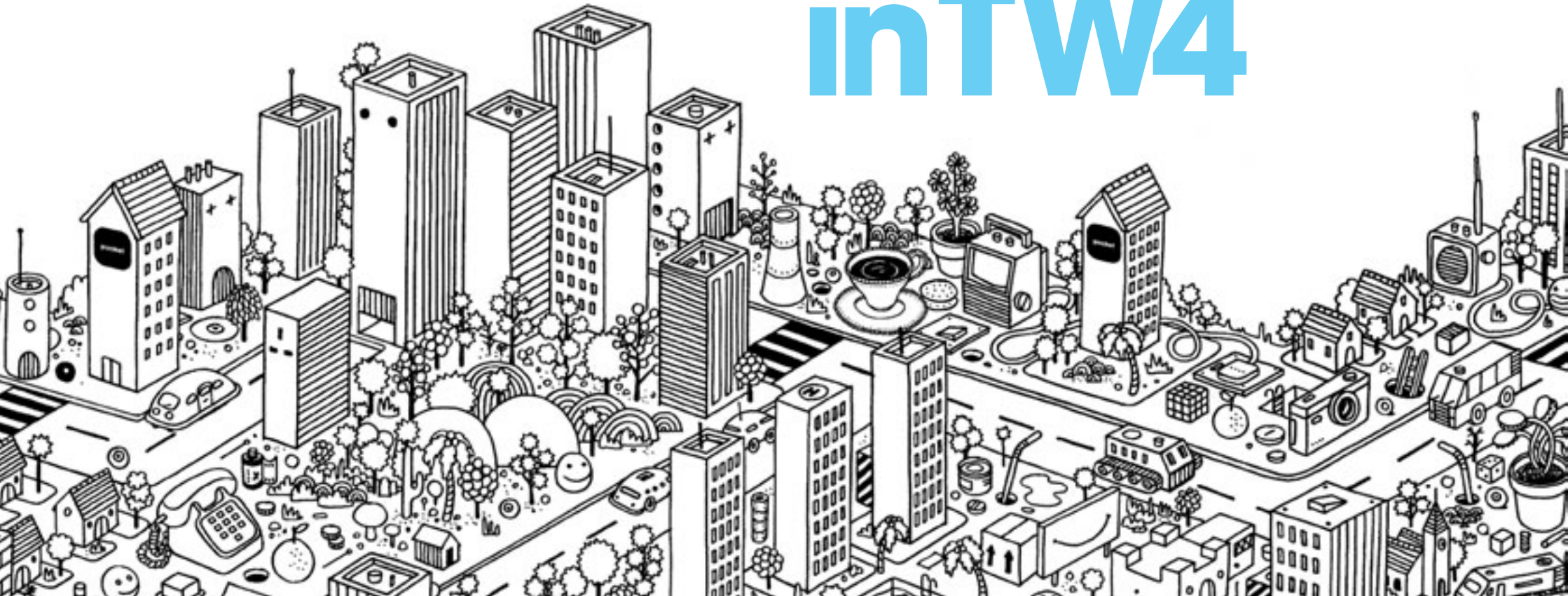
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affordable home ownership for key people
sales—pocketTW4

pocket a home in TW4



Pocket your own affordable home

At Pocket we help buyers own a home in London. Not just a share, but 100% of the home. We do this by building superbly designed, space-saving homes and selling them at a discount of at least 20% below the local housing market.

We're not a charity or a housing association. We're a private company working closely with local councils to regenerate small urban sites in central locations. Pocket TW4 is our second site, launching affordable home ownership for key people.

Are you a Pocket person?

You may well be. Our apartments are for people who are priced out of most private housing and 'salaried out' of social housing. They can be bought by people on household incomes up to £60,000 per year. Many buyers are key workers, although we prefer to call them key people. They work in the public and the private sector. They're singles and couples. They're young and not so young. All are determined to pocket their own place.

Pocket a piece of Hounslow

Anyone can apply to buy a home at TW4 in Hounslow, whether they work in the public or private sector, if their annual household income is less than £60,000.

If you're not sure whether you qualify, please call us. We're here to help.

Pocket TW4

TW4 includes nineteen one-bed apartments built around a central courtyard. The contemporary brick faced building has been designed by award winning architects Burrell Foley Fischer to maximise daylight to the apartments and provide sunny terraces with spectacular views of St. Paul's Church.

Pocket's TW4 is arranged over four floors, with all ground floor apartments benefiting from private gardens. There is also one communal south facing ground floor garden and three shared roof gardens. These provide secluded areas for owners to relax and unwind.

All the apartments are equipped with built-in wardrobes, floor to ceiling windows and, most importantly, under floor heating. TW4 also has ample cycle parking.



TW4

Saffron—Supermarket
Bath Road

TW4

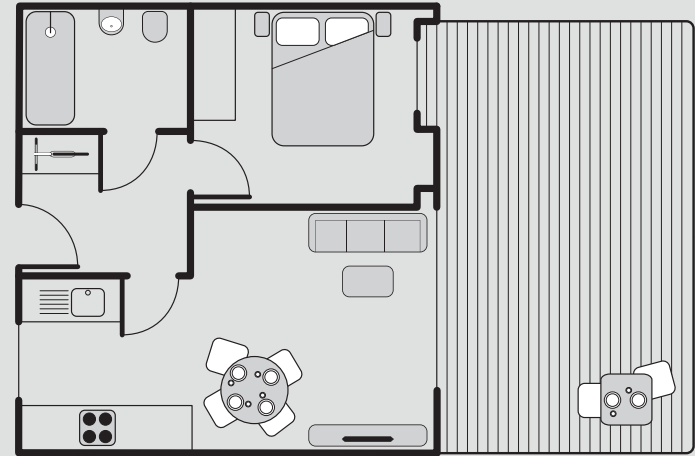


TW4



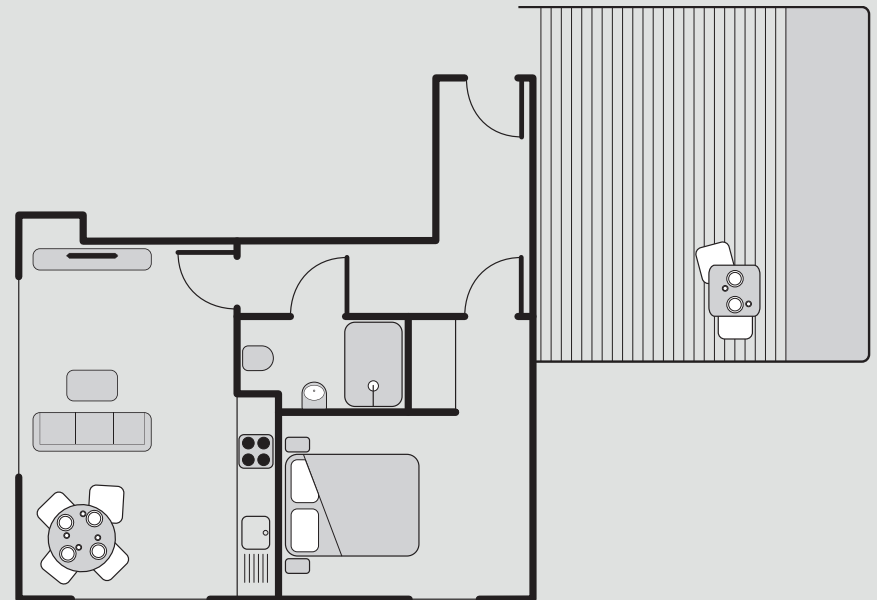
Pocket TW4

One bed floor plan
37.7 m² (406 ft²) excluding garden



Pocket TW4

One bed floor plan
41.3 m² (444 ft²) excluding roof terrace



Pocket TW4 specs

All Pocket TW4 apartments are cleverly engineered to maximise usable living space and give you the most efficient apartment possible. The one-bed apartments range from 400 sq ft to 453 sq ft.

Bright and uniquely designed common areas lead you to each apartment. Once inside, you'll realise that by installing under floor heating we've saved space and given you complete flexibility to furnish and decorate your apartment the way you want. Super large windows give the apartments great light and built-in wardrobes allow you to store things away easily.

Kitchen

- Contemporary fitted kitchen units by Grovewood, with gloss white, soft close doors and drawers with brushed metal handles.
- Black laminate worktop with matching upstand.
- Stainless steel splash back behind the ceramic hob.
- Single bowl stainless steel sink with single mix lever tap.
- Circular down lights under wall cupboard.
- CDA ceramic hob and integrated extractor hood.
- CDA Integrated single oven.
- CDA Integrated under counter fridge with icebox.
- Plumbing for dishwasher (where applicable).
- Plumbing and wiring for washing machine.

Bathroom/wet room

- Dual flush white ceramic wall hung WC with ceramic wall hung basin and single lever mixer tap.
- Built-in bathroom cabinet with mirrored door.
- Tile floor and ivory blend mosaic wall tiles in the bath/shower area.
- Bar style stainless steel towel rail and toilet role holder.
- 115v/240v shaver socket.
- Shower curtain rail for bathtub units. Flamed glass screen for shower units.

Security/communal & external features

- Audio entry-phone system for each apartment with remote door release at the main entrance.
- Dual access lockable letterboxes at the ground floor entrance.
- Patio and roof garden access for all apartments.
- Communal refuse store with recycle waste bins.
- Smoke/heat detectors in all apartments and communal areas.
- Entrance door with a spy hole viewer and chained door guard to each apartment.
- Landscaped communal garden with benches.
- 10 year BLP guarantee.

Internal features

- Engineered oak hardwood flooring throughout (except bathroom).
- Wall finishes are white matt emulsion.
- Fitted wardrobes in the bedrooms.

Electrical & lighting

- Wiring for SkyPlus compatible satellite and terrestrial television from communal integrated television reception system.
- TV points in the living area and bedroom.
- Telephone point with broadband capability in the living area and bedroom.
- 5 amp lighting circuit runs through the bedroom and living area.
- Tornado wall mounted lighting in living area and bedroom. Pendant light in the dining area above space for dining table and under counter lighting in the kitchen.
- Security lighting at the entrance.

Heating

- Underfloor heating throughout the whole apartment, with separate thermostats for the bedroom and bathroom and one combined thermostat for the kitchen/living room and hallway.

Windows

- Double-glazed windows and terrace doors.

Pocket TW4 - typical layout



Important notice

The information contained in this document is indicative and intended to act as a guide only. Every effort has been made to maintain the accuracy of the information supplied, however you are recommended to consult the development's sales agents to obtain the current specification. These particulars should not be relied upon as accurately describing any of the specific matters described by any order under the Property Misdescriptions Act 1991. This information does not constitute a contract or warranty. The dimensions given on plans are subject to minor variations and are not intended to be used for carpet sizes, appliance sizes or items of furniture.

Pocket local

Hounslow's economy has, for many years, been based around public transport. Heathrow airport is 3 miles away from TW4; it's the place for busy travellers, or for those who enjoy the one-off holiday a little too much. Hounslow main line station links to stations such as London Waterloo, Reading and Bristol.

Hounslow is also famous as a prosperous part of multicultural London, with access to many wine bars and live music venues, playing eclectic sounds of distant worlds.

Shopping is simple here, with the newly refurbished Treaty Centre only a short walk away. Additionally, there is a local library and the Paul Robeson Theatre, which lists exciting new theatre performances, live bands and comedy shows.

The apartments are within easy reach of Hounslow Heath, one of London's largest nature reserves. Hounslow Heath comprises 82 hectares of mixed grassland, woodland, and meadows. You can choose to relax in the greenery, go for long walks, enjoy a spot of bird watching or perhaps play a game of golf.

We provide bike storage in all our apartments, as we believe cycling is one of the simplest and most sustainable ways to explore London. We have also included a car club vehicle onsite for you to use.

Pocket location

At Pocket we always build on sites with good public transport links. Pocket TW4 is in Zone 5 with excellent access to public transport. The apartments are less than five minutes walk from Hounslow West tube station,

and less than 10 minutes walk from Hounslow Central tube station, both on the Piccadilly line. Hounslow main line station takes you to Waterloo station in less than forty minutes. The apartments are close to the M4 motorway, providing direct access into London and out to the M25. Bath Road links to the A4, Reading and the West.

The N9 is the night bus from Hounslow West to Central London via Hammersmith, High Street Kensington, Hyde Park Corner, Green Park, Piccadilly Circus, Trafalgar Square, and Aldwych.

Pocket routes

Bus Routes

H32, H98, 222, 81, 203

Cycle Routes

Hounslow Heath, one of the largest nature reserves in London, is a 5 minute bike ride from Pocket TW4.

Nearest Stations

Hounslow West
—*Piccadilly Line*
Hounslow Central
—*Piccadilly Line*
Hounslow Main Line Station
—*British Rail*

Tube Journey times

from Hounslow Central

- 13 minutes to
—*Heathrow Terminals 1, 2 & 3*
- 27 minutes to
—*Earls Court*
- 28 minutes to
—*Gloucester Road*
- 30 minutes to
—*South Kensington*
- 33 minutes to
—*Knightsbridge*
- 34 minutes to
—*Hyde Park Corner*
- 36 minutes to
—*Green Park*
- 38 minutes to
—*Piccadilly Circus*
- 40 minutes to
—*Leicester Square*
- 41 minutes to
—*Covent Garden*
- 43 minutes to
—*Holborn*

Directions

From Hounslow West tube station, turn left onto Bath Road and head south east towards central Hounslow. TW4 is on the corner of Bath Road and Solway Close, which is the third road on the right. The walk from the tube takes less than five minutes.

From Hounslow Central tube station turn left and walk down Lampton Road heading south towards the Treaty Centre. Turn right onto Bath Road and walk down Bath Road for approximately ten minutes until you reach Solway Close, which is the eighth turn on your left.

If you prefer to travel by car, there is visitor car parking on site at TW4.

Pocket TW4 address

Apartments 1-19
210 Bath Road
Hounslow
TW4 7DE

