



pocket

Rosina Street E9 Hackney

pocketliving.com

Make the city your home

London's success depends on the middle income people who make it tick. Pocket helps these 'city makers' to own a home in London. Not just a share of a home, but 100% of their own flat, in a building full of like-minded people.

Our homes are for first time buyers who are priced out of most private housing, and 'salaried out' of social housing. They work in the public and private sectors, they are singles and couples, they're young and not so young. All are determined to buy their own place.

Anyone who currently lives or works in Hackney, is not already a home owner, and has a current household income below £90,000 can apply to buy a Pocket home in Rosina Street E9.

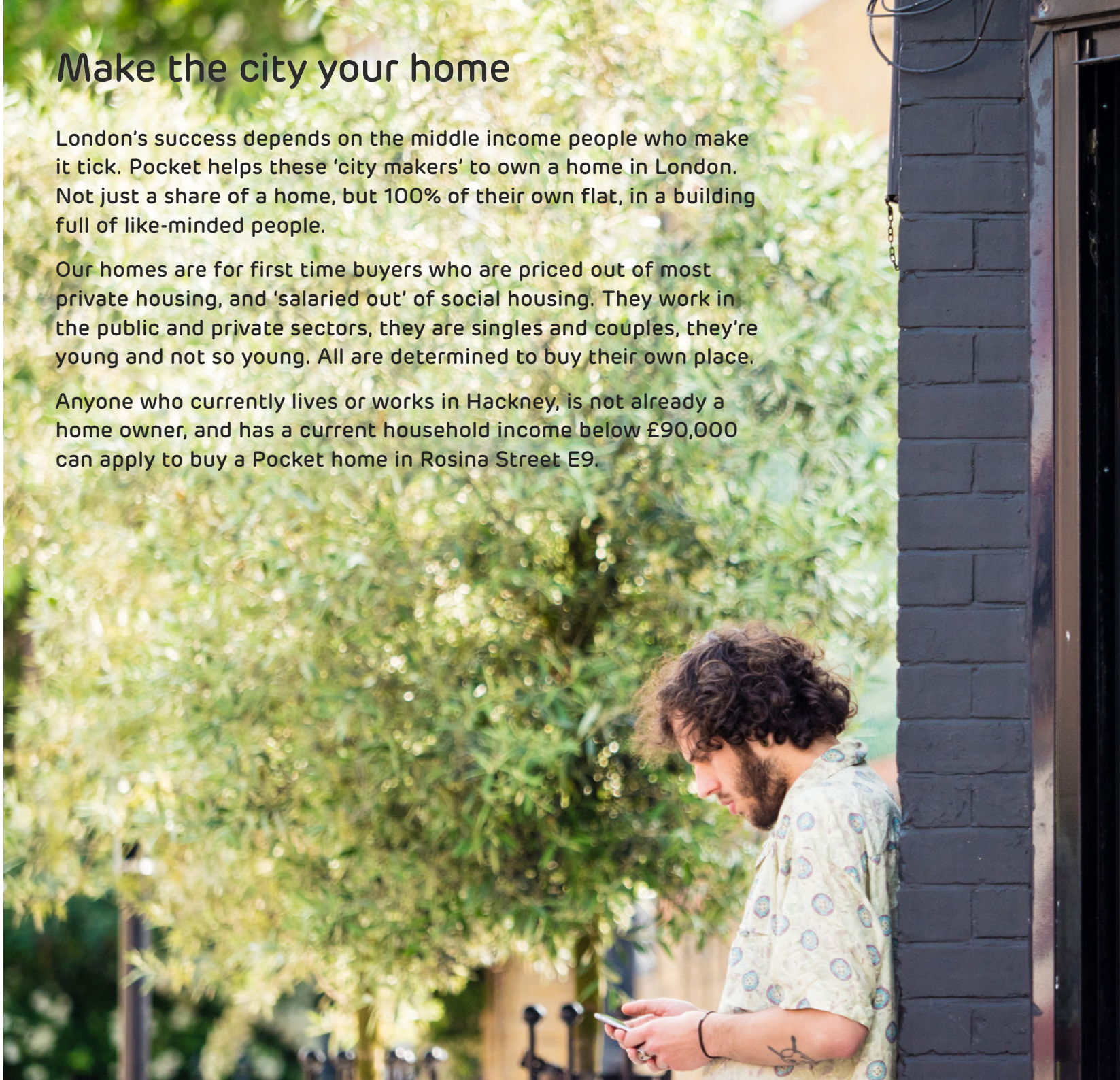
The Pocket Living story

Pocket Living is a private developer of affordable housing across London. We sell compact one bedroom apartments to 'city makers' – the middle income people who make London tick.



Find this short film in About Pocket Living on pocketliving.com

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Rosina Street E9

The building

Rosina Street E9 is a brand new five storey building designed by Waugh Thistleton architects. There are 29 Pocket one bedroom homes and a gorgeous shared roof terrace. It has a striking brick and glazed façade offering:

Features

- A contemporary architectural style
- A convenient location near a vibrant high street, close to local amenities
- A communal roof terrace creating a mini oasis of calm where you can meet and relax
- An oversized lift, big enough for your bike!
- Plenty of secure cycle storage for everyone who needs it



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Rosina Street E9

The homes

Each Pocket flat is built to our award-winning design specification, making the best use of all available space and incorporating features which perfectly fit the way London city makers live today.



Big, floor to ceiling windows for loads of natural light

To maximise the feeling of space, Pocket homes have large windows, allowing light to flood the rooms.

Well-designed lighting

Pocket believe in proper lighting, which means four different types of integrated lighting to cleverly illuminate every corner of our homes.

Underfloor heating

Discreet underfloor heating gently warms our flats leaving more space for your furniture.

Built in hob, oven and fridge with freezer compartment

Good quality appliances are integrated into the white minimal kitchen.

Engineered solid wooden floor

High quality timber flooring runs throughout the living areas.

Sensible finishes and colours throughout

Neutral colours and clever finishes make Pocket flats easy to care for and live in.

Modern insulation to keep the heat in & low running costs

Pocket flats are cheap to run thanks to the excellent insulation in our efficient buildings.

These images are from another Pocket development. The homes at Rosina Street may vary slightly and do not include the furniture shown here.

Rosina Street E9

The neighbourhood

Rosina Street E9 is in a great location in the borough of Hackney, just a few minutes walk from Homerton station and Homerton High Street. Just down the road one way is bustling Hackney Central and the other buzzing Hackney Wick, both have a wide range of restaurants, shops and cafes. Here are some of our nearby favourites:

1. [Hatch](#)

A super cool little café and bar that hosts a variety of events as well as hot desks and a barber.

2. [Jackdaw and Star](#)

This local favourite serves craft beers and slow-cooked meats in multi-layered sandwiches as well as a top notch Sunday roast.

3. [Sutton House & Breakers Yard](#)

An unexpected Tudor gem, this National Trust property is well worth a visit to relax in the courtyard and discover its diverse history, which includes squatters taking residence in the 1980s!

4. [Triangle](#)

Triangle is Pocket's favourite independent retailer of mid-century furniture as well as curated accessories, ceramics and clothes.

5. [Brooksby's Walk](#)

An eccentric restaurant occupying a former a public toilet, Brooksby's Walk serves up well priced gourmet food in an unforgettable environment.

6. [Well Street Common](#)

Nestled next to the well known Victoria Park, this patch of green is the ideal spot to catch some rays.

7. [Well's Butchers](#)

This third generation family butchers was established in 1931, the perfect place to get high quality local meat.

8. [Olympic Park](#)

As well as the impressive selection of sporting facilities, head to the Olympic Park to get your dose of retail therapy or just grab a coffee.

9. [Fish Island](#)

The artistic community has been based here for many years, making it the perfect place to take in an exhibition and grab a bite to eat.

10. [Hackney Marshes](#)

Known as the spiritual home of Sunday league football, this sporting mecca also has a café and terrace.



Exploring the area

Rosina Street E9 is located in Homerton, one of London's most exciting neighbourhoods with a great sense of community. It's perfectly positioned to explore the nearby areas of Hackney, Bethnal Green, Clapton and beyond. In minutes you can be in the wilds of Hackney Marshes or shopping in Westfield Stratford City.



Getting out and about



Train

Rosina Street E9 is only a 7 minute walk to Homerton station:

- Stratford: 16 minutes
- Stoke Newington: 25 minutes
- Kings Cross: 33 minutes
- Canada Water: 35 minutes.



Bus

From the many nearby bus routes you can be in Hackney Downs in 12 minutes, London Fields or Hackney Marshes in 15 minutes or Clapton in 17 minutes.

- 394 to Islington or Angel
- 276 to Stoke Newington
- 488 to Dalston
- 425 to Clapton or Stratford
- 236 to Hackney Wick



On your bike

25 minutes from The City, with good links to London's growing network of safe cycling routes.

- Dalston: 8 minutes
- Olympic Park: 13 minutes
- Canary Wharf: 23 minutes

Note: Travel times calculated via TfL and Google maps





Rosina Street E9

21 Rosina Street, London E9 6JL

How to book a viewing:

1. Create an account in 'My Pocket'
2. Activate your email link – check your junk folder!
3. Get an affordability assessment with Censeo to check you can afford a home at the development where you want to buy
4. Make sure that the postcodes you entered for where you live or work are in Hackney so you are eligible for the development

You will now be able to book viewings in 'My Pocket'.

 [Go to My Pocket](#)

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. Rosina Street E9 is a marketing name only. Prices, ground rent and estimated service charges are subject to contract.



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