



pocket

Mountearl Gardens SW16 Streatham

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The Pocket story

Pocket 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 on pocketliving.com

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Starter homes for city makers

London's success depends on the middle income people who make it tick. Pocket helps these 'city makers' 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 people 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 Lambeth, is not already a home owner and has a current household income below £90,000 can apply to buy a Pocket home in Mountearl Gardens SW16.



Mountearl Gardens SW16

The building

Mountearl Gardens SW16 is in the Borough of Lambeth, located on a residential street just minutes from Streatham Hill station. It's a brand new three storey building containing 28 Pocket one bedroom flats, 1 wheelchair accessible one bedroom home and 3 two bedroom homes. It has a striking brick, metal and glazed facade, offering:

Features

- A contemporary architectural style
- Conveniently located near a vibrant high street, close to local amenities
- Communal gardens at rear creating a mini oasis of calm where you can meet and relax
- Plenty of secure cycle storage for everyone who needs it



Go to My Pocket

Mountearl Gardens SW16

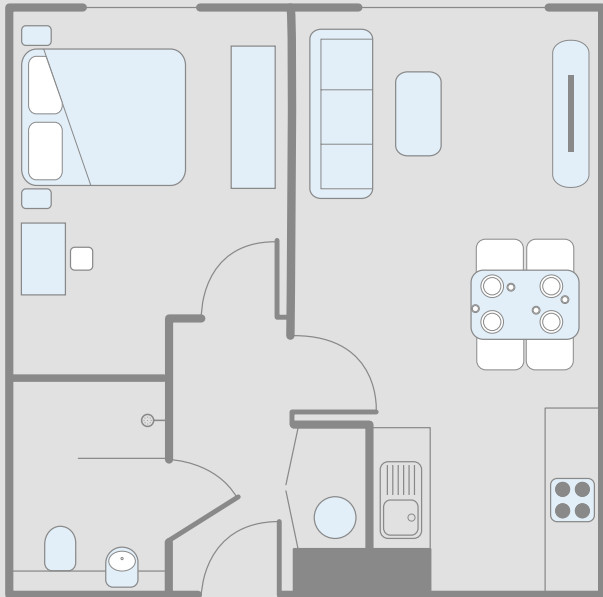
The apartments

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.

Features:

- Big, floor to ceiling windows for loads of natural light
- Bags of storage space
- Wet-room bath room
- Built in hob, oven and fridge with freezer compartment
- Wood-effect laminate flooring
- Sensible finishes and colours throughout
- Modern insulation to keep the heat in
- Well-designed lighting
- Low running costs

One bedroom floor plan: 38m² (409 sq ft)



These images are from another Pocket development. The homes at Mountearl Gardens may vary slightly, have different specification and do not include the furniture shown here.

Mountearl Gardens SW16

The neighbourhood

Mountearl Gardens SW16 is in a great location, just 10 minutes walk from Streatham Hill station and Streatham High Road which is believed to be the longest high street in the entire country! There is a selection of independent cafes and delis and a large selection of shops, restaurants and pubs. Here are some of our favourites:

1. Kennedy's Fish & Chip Shop

You cannot miss the blue and gold signage of this neighbourhood icon. We love their pies as well as their famous fish and chips.

2. Thompsons' Deli & Baker

This deli and bakery has a fantastic selection of cakes and breads.

3. Perfect Blend

A cafe just around the corner, pick up an expertly made flat white or enjoy a long lazy brunch over the weekend.

4. Hood

The perfect romantic date spot, this independent restaurant serves modern British food and locally brewed beers.

5. Bar 61

This tapas bar is a local favourite. Don't be fooled by the shabby frontage, this family run establishment is well worth a visit.

6. Boyce Da Roca

A boutique-style cafe with fresh locally sourced food, free wifi & bowls of coffee.

7. ADS 1 DIY store

A general hardware store selling pretty much anything a homeowner might need... from nuts & bolts to paint & lightbulbs.

8. Balfe's Bikes

This local bike shop is the go-to place to keep your two wheels in tip top condition.

9. Brooks and Gao

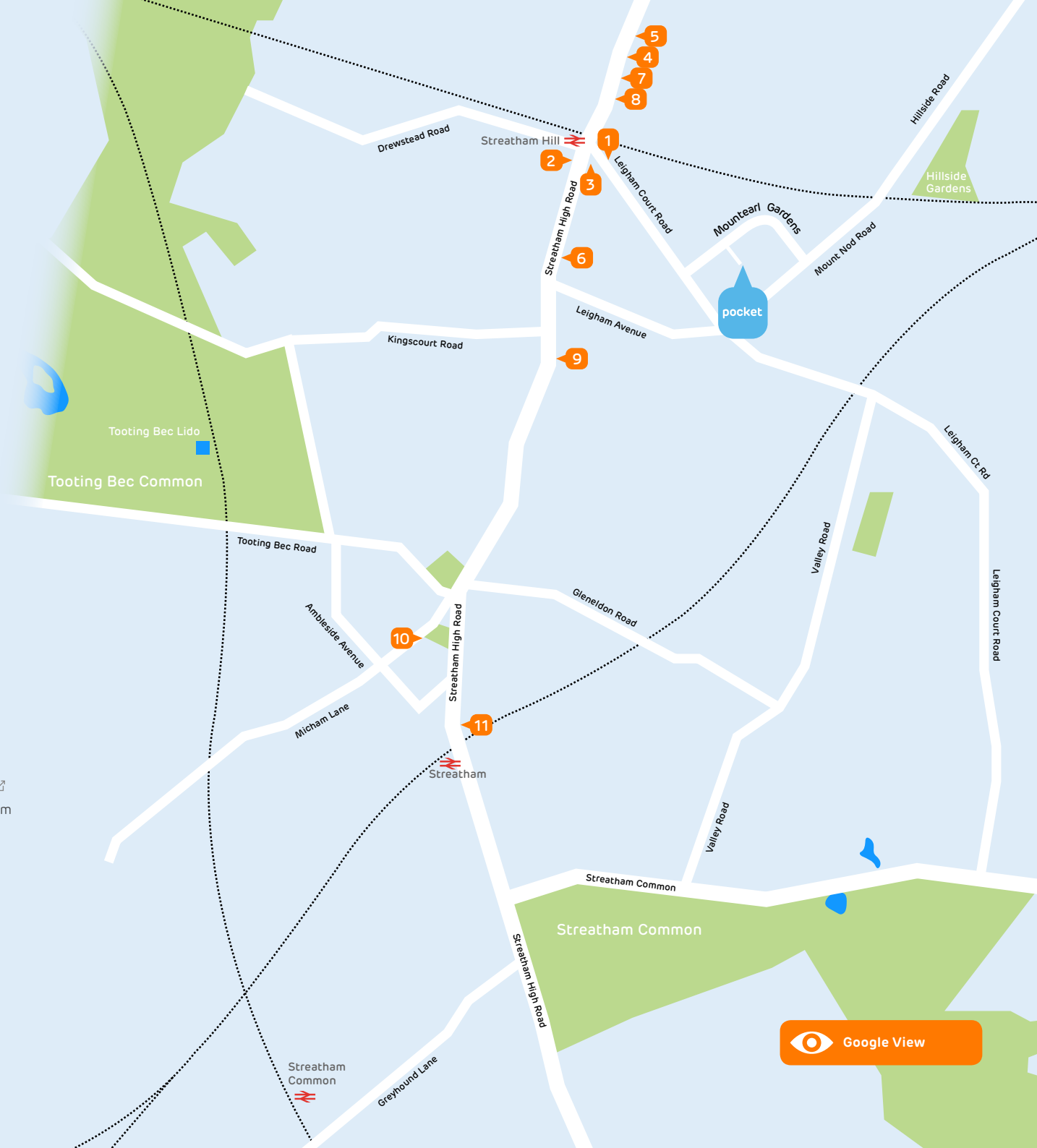
A stylish neighbourhood cafe, the perfect foodie spot to have lunch or just grab a coffee.

10. Streatham Farmer's Market

Every Saturday right next to Streatham Green you'll find stalls selling organic, locally-sourced farm produce, sweet treats and artisan breads.

11. Hideaway Jazz Café

A vibrant live music venue tucked away behind Streatham High Road, featuring well established artists as well as up and coming jazz, funk and soul musicians.



Exploring the area

Mountearl Gardens SW16 is located in Streatham, one of south London's established leafy neighbourhoods. But only a 15 minute cycle away is vibrant Brixton and even closer are the green spaces of Tooting Bec or Streatham Common.



Getting out and about

Note: Travel times calculated via TfL and Google maps



Train

Mountearl Gardens is just 10 minutes walk from Streatham Hill station where you can jump on a train and be in Victoria in 20 minutes. Slightly further (but still only 9 minutes cycling) is Streatham Station where you can get to London Bridge in 30 minutes.



Bus

Just opposite Mountearl Gardens you can pick up the 417 bus up to Clapham Common or down to Crystal Palace. Walking down to Streatham High Road you can pick up the following buses:

- 319 towards Sloane Square
- 133 towards Streatham Station or Liverpool Street
- 333 towards Tooting Broadway or Elephant and Castle
- 201 towards Morden or Herne Hill



On your bike

40 minutes from central London, with good links to London's growing network of safe cycling routes.

- 11 minutes to Streatham Common
- 9 minutes to Tooting Bec Common and Lido





Mountearl Gardens SW16

20 & 22 Mountearl Gardens, London SW16 2PA

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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 Lambeth so you are eligible for the development

You will now be able to book viewings in '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. Mountearl Gardens SW16 is a marketing name only. Prices, ground rent and estimated service charges are subject to contract.



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