



Sail Street & Juxon Street SE11 Floor plans

Sail Street & Juxon Street SE11

Site overview



China Walk Estate

Sail Street SE11



Sail Street SE11

Ground Floor

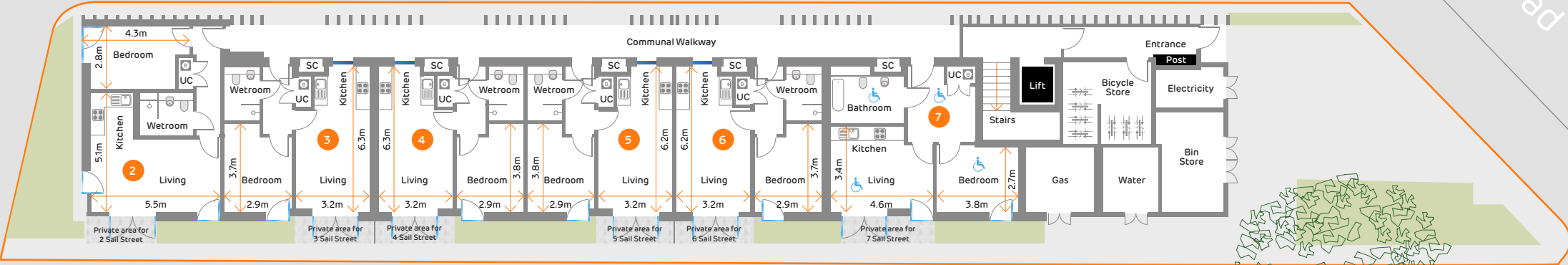
G

Railway (Waterloo Mainline)

Railway Bridge

Sail Street

Lambeth Road



KEY	
SC	Service cupboard
UC	Utility cupboard with plumbing for washing machine
	Boiler
	Flat numbers
	Full height windows/glazing
	High level windows/glazing

ADDRESSES

2, 3, 4, 5, 6, 7
Sail Street
London SE11 6NQ

Not to scale, for indicative purposes only.

Sail Street SE11

First floor

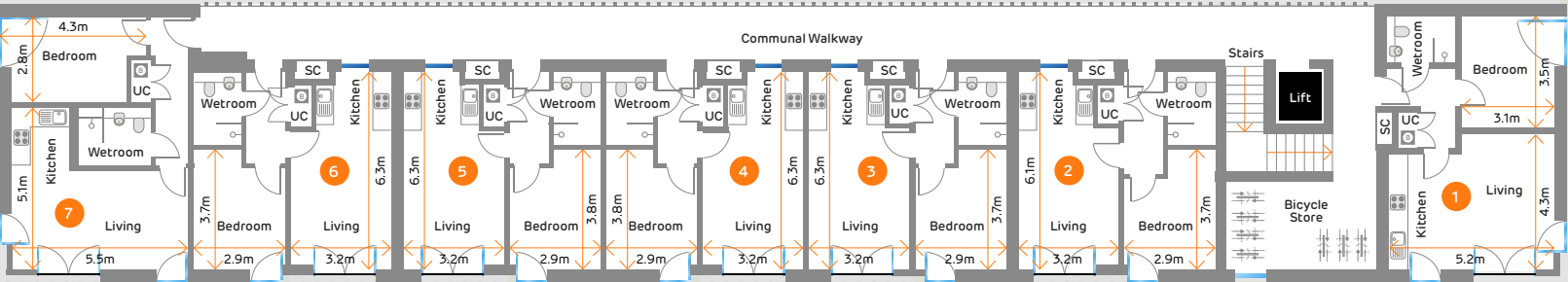
1

Railway (Waterloo Mainline)

Railway Bridge

Sail Street

Lambeth Road



KEY

SC	Service cupboard
UC	Utility cupboard with plumbing for washing machine
Boiler	
Flat numbers	
Full height windows/glazing	
High level windows/glazing	

ADDRESSES

Flats 1-7
8 Sail Street
London SE11 6NQ

Not to scale,
for indicative
purposes only.

Sail Street SE11

Second floor

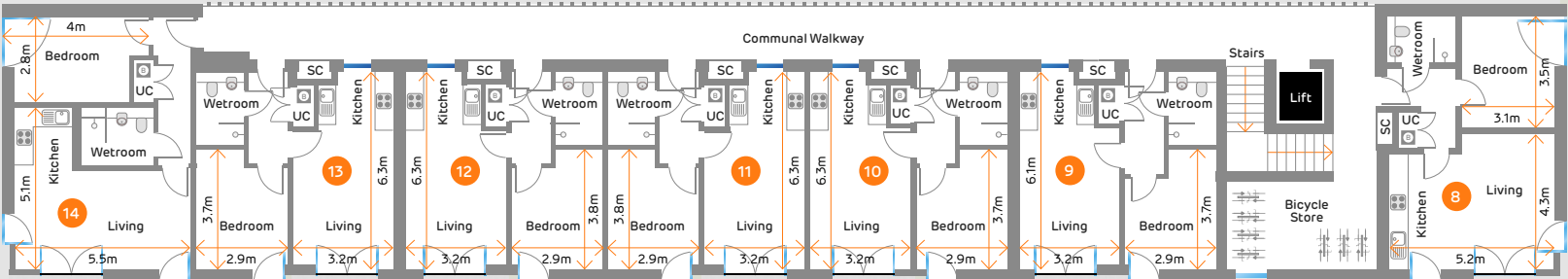
2

Railway (Waterloo Mainline)

Railway Bridge

Sail Street

Lambeth Road



KEY

SC	Service cupboard
UC	Utility cupboard with plumbing for washing machine
	Boiler
	Flat numbers
	Full height windows/glazing
	High level windows/glazing

ADDRESSES

Flats 8-14
8 Sail Street
London SE11 6NQ

Not to scale, for indicative purposes only.

Sail Street SE11

Third floor

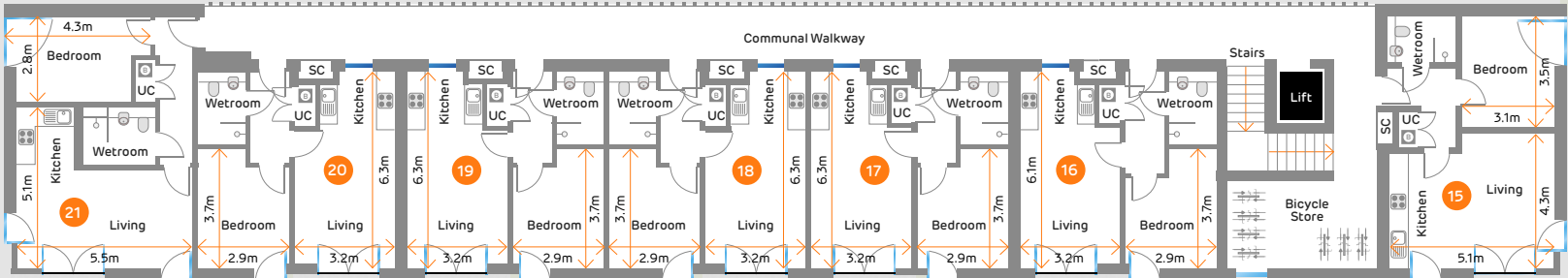
3

Railway (Waterloo Mainline)

Railway Bridge

Sail Street

Lambeth Road



KEY

SC	Service cupboard
UC	Utility cupboard with plumbing for washing machine
Boiler	
Flat numbers	
Full height windows/glazing	
High level windows/glazing	

ADDRESSES

Flats 15-21
8 Sail Street
London SE11 6NQ

Not to scale,
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Sail Street SE11

Fourth floor

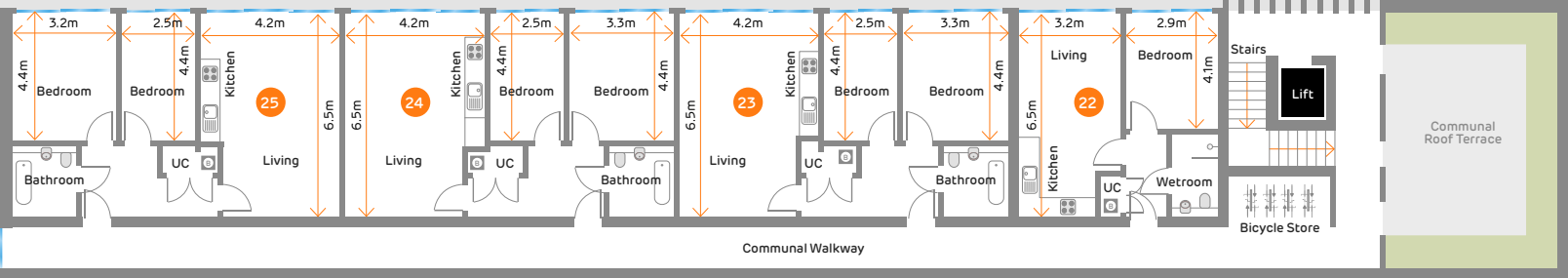
4

Railway (Waterloo Mainline)

Railway Bridge

Sail Street

Lambeth Road



KEY

SC	Service cupboard
UC	Utility cupboard with plumbing for washing machine
	Boiler
	Flat numbers
	Full height windows/glazing
	High level windows/glazing

ADDRESSES

Flats 22–25
8 Sail Street
London SE11 6NQ

Not to scale, for indicative purposes only.

Juxon Street SE11

pocket

Juxon Street SE11

Ground floor

G

Business premises

Juxon Street



KEY	
SC	Service cupboard
UC	Utility cupboard with plumbing for washing machine
⊞	Boiler
●	Flat numbers
▬	Full height windows/glazing
▬	High level windows/glazing

ADDRESSES

Flats 1-8
20 Juxon Street
London SE11 6BE

Day Nursery

China Walk Estate

Not to scale,
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Juxon Street SE11

First floor

1



KEY	
SC	Service cupboard
UC	Utility cupboard with plumbing for washing machine
	Boiler
	Flat numbers
	Full height windows/glazing
	High level windows/glazing

ADDRESSES

Flats 9–17
20 Juxon Street
London SE11 6BE

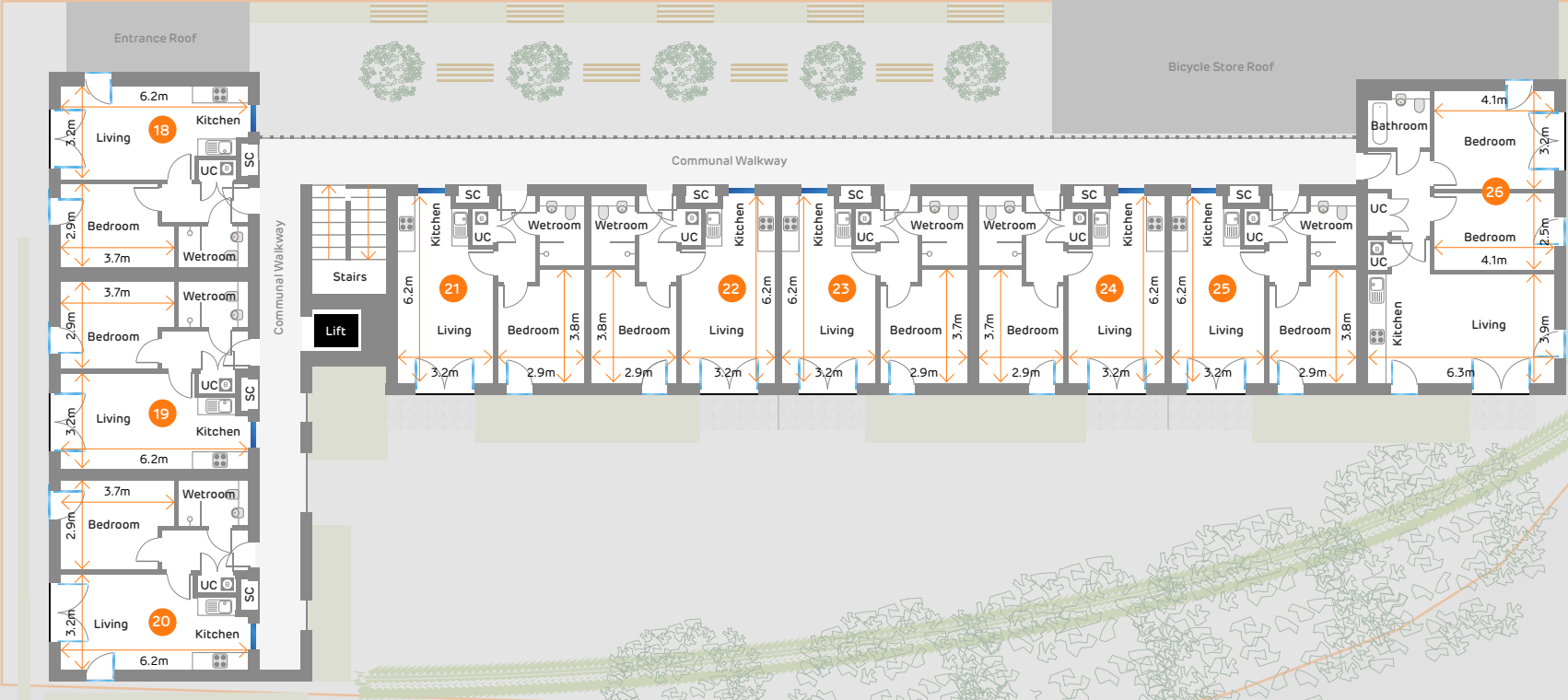
Not to scale, for indicative purposes only.

Juxon Street SE11

Second floor

2

Business premises



KEY	
SC	Service cupboard
UC	Utility cupboard with plumbing for washing machine
	Boiler
	Flat numbers
	Full height windows/glazing
	High level windows/glazing

ADDRESSES

Flats 18–26
20 Juxon Street
London SE11 6BE

Not to scale, for indicative purposes only.

Juxon Street SE11

Third floor

3

Business premises



KEY	
SC	Service cupboard
UC	Utility cupboard with plumbing for washing machine
⊞	Boiler
●	Flat numbers
▬	Full height windows/glazing
▬	High level windows/glazing

ADDRESSES

Flats 27-35
20 Juxon Street
London SE11 6BE

Not to scale,
for indicative
purposes only.

Juxon Street SE11

Fourth floor

4

Business premises

Juxon Street



KEY	
SC	Service cupboard
UC	Utility cupboard with plumbing for washing machine
⊞	Boiler
●	Flat numbers
▬	Full height windows/glazing
▬	High level windows/glazing

ADDRESSES

Flats 36-39
20 Juxon Street
London SE11 6BE

Not to scale,
for indicative
purposes only.

Sail Street & Juxon Street SE11 Specifications

All Juxon Street & Sail Street flats are cleverly engineered to maximise usable living space and offer you the most efficient apartment possible. Pocket one bedroom flats are 38m² which is 409ft², and contain timber flooring with underfloor heating, full height windows, contemporary bathrooms and fully fitted modern kitchens.

Kitchen

- Contemporary fitted kitchen units with white, soft close handleless doors
- Grey laminate worktop with matching upstand
- Stainless steel splash back behind the ceramic hob
- Single bowl stainless steel sink with a single lever mixer tap
- Down lights under the kitchen wall units
- Integrated extractor hood
- Integrated oven and ceramic hob
- Integrated under counter fridge with icebox
- Plumbing and wiring for dishwasher
- Plumbing and wiring for washing machine in cupboard

Bathroom

- Dual flush white wall hung toilet and basin with single lever mixer tap
- Heated towel rail
- Toilet roll holder
- 115v/240v shaver socket

Security / communal & external features

- Video entry phone system for each flat
- Spy hole viewer and chained door guard on flat entrance door
- Lockable letterboxes at the ground floor entrance
- Communal refuse store with recycle waste bins
- Smoke/heat and carbon monoxide detectors in all flats
- Communal rear garden at Juxon Street
- 10 year building warranty
- Bicycle stores on every floor at Sail Street; ample bicycle storage at Juxon Street

Internal features

- Laminate wood flooring throughout (except bathroom)
- White matt emulsion wall finishes

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
- Wall mounted lighting in living area and bedroom. Pendant light in the dining area above space for dining table
- Security lighting at the entrance

Heating

- Combi-boiler system with radiators (except bathroom)

Windows

- Double-glazed full-height windows in every home

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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. Sail Street SE11 & Juxon Street SE11 are marketing names only. Prices, ground rent and estimated service charges are subject to contract.

