

A blurred cyclist is riding from left to right across the frame. In the background, a row of red telephone booths is visible, each with the word 'TELEPHONE' written on its side. The ground is paved with grey cobblestones. A blue rounded rectangle containing the word 'pocket' is positioned in the upper center of the image.

pocket

Cowleaze Road KT2 Kingston

pocketliving.com/pocket

Starter homes for city makers

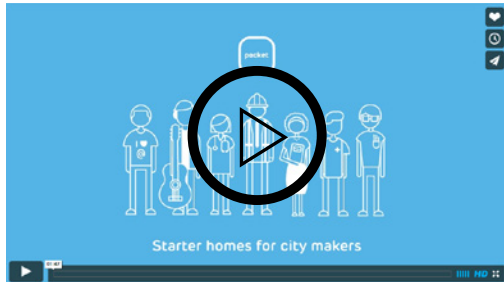
London's success depends on the middle income people who make it tick. Pocket helps these 'city makers' to own a home in London. Not just a share of a home, but 100% of their own apartment, in a building full of like-minded people.

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 Kingston, is not already a home-owner, and has a current household income below £90,000 can apply to buy a Pocket home in Cowleaze Road KT2.

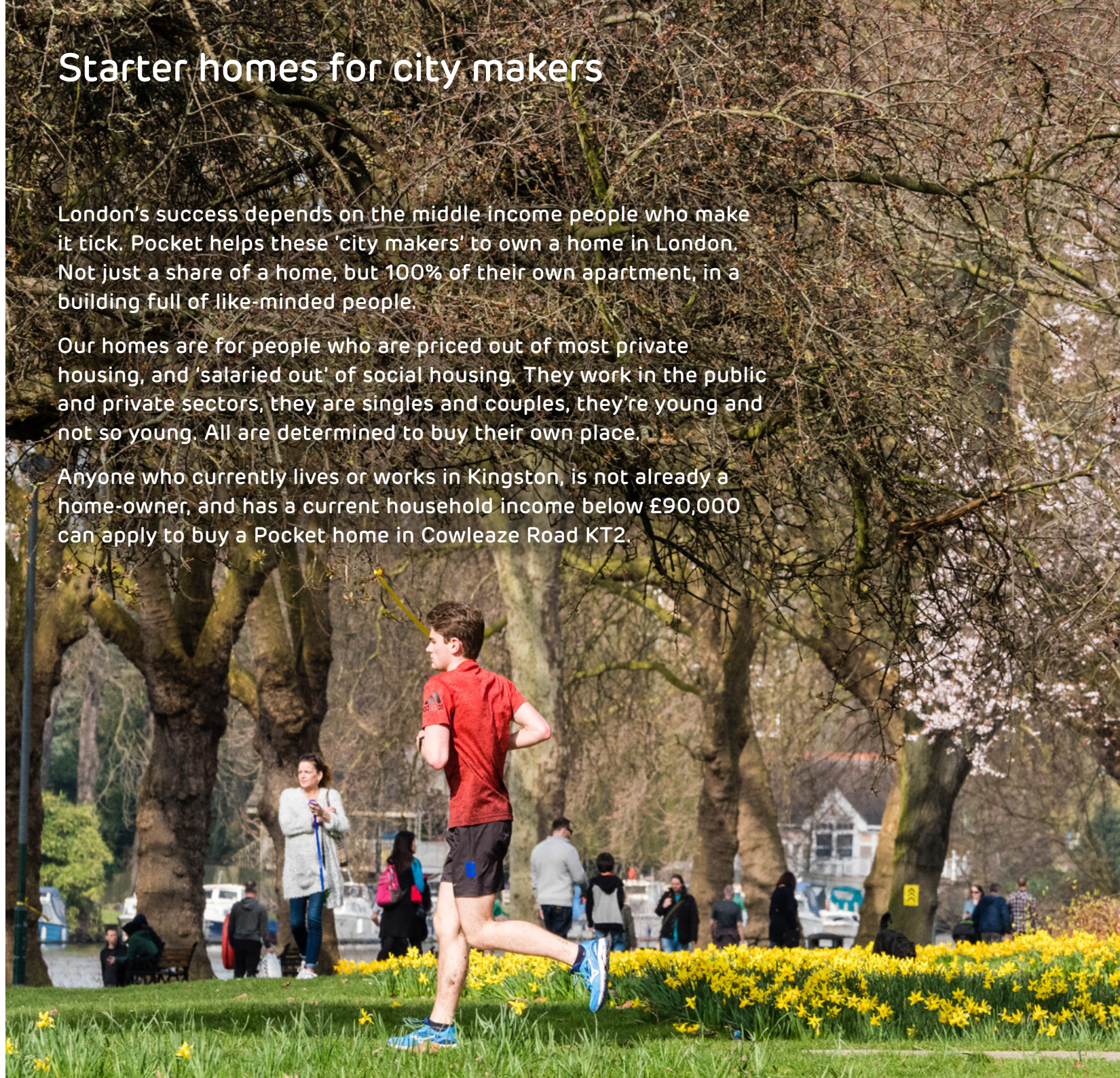
The Pocket story

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



Find this short film in About Pocket on pocketliving.com

pocket living



Cowleaze Road KT2

The building

This brand new four storey building contains 21 Pocket one bedroom homes and has been designed by Stirling Prize winning architects Howarth Tompkins.

Features

- A contemporary architectural style
- Conveniently located near vibrant Kingston Town centre, close to local amenities
- Spacious roof terrace for all residents to enjoy with well-designed landscaping
- Striking supergraphics to guide you around the communal areas
- Plenty of secure cycle storage for everyone who needs it



Go to My Pocket

Cowleaze Road KT2

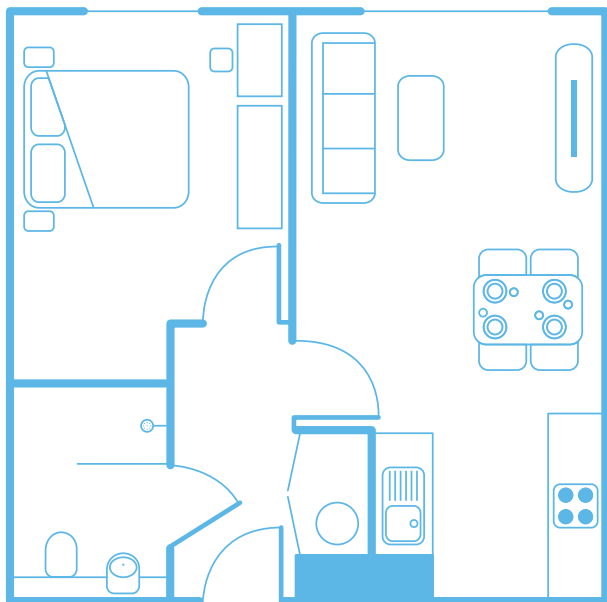
The homes

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.

Features:

- Big, floor to ceiling windows for loads of natural light
- Bags of storage space
- Integrated 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 Cowleaze Road may vary slightly and do not include the furniture shown here.

Cowleaze Road KT2

The neighbourhood

Cowleaze Road KT2 is in a great location just a few minutes walk away from the station, bustling Kingston town centre and the river.

1. [BeanBerry Coffee Company](#)

A lovely independent coffee shop with a wide selection of beans for all coffee connoisseurs. Their lattes are particularly good.

2. [Kingston Market](#)

One of the most historic markets in the country dating back hundreds of years. Open seven days a week, there is a huge selection of fruit, vegetables, flowers and local street food vendors.

3. [Elm Road Open Space](#)

Almost adjacent to Cowleaze road, this little pocket of green is leafy and calm.

4. [Bevans Butchers](#)

Founded in 1929, this is the best butchers in town selling not just meat, but fish, cheeses and a wide range of deli items.

5. [Beans & Greens](#)

Great place to grab a breakfast smoothie, with lots of fresh and healthy food and drink options.

6. [Fairfield Recreation Ground](#)

Only a 5 minute cycle away, this large green space is ideal for picnics or a game of football.

7. [Rose Theatre Kingston](#)

This theatre puts on a diverse range of shows throughout the year and has a great café.

8. [Crack Comedy Club](#)

Live comedy every week in a cosy and intimate setting.

9. [Riverside Vegetaria Restaurant](#)

An award-winning vegetarian restaurant is right on the river with lovely views.



Exploring the area

Cowleaze Road KT2 is located in an established leafy area bursting with riverside pubs, green spaces and shops to explore. Hop on your bike and you can be in Hampton Court in 14 minutes or Richmond Park in 20 minutes.



Getting out and about

Note: Travel times calculated via TfL and Google maps



Train

Cowleaze Road KT2 is only a 3 minute walk from Kingston Station which gets you to:

- Wimbledon in 16 minutes
- Clapham Junction 21 minutes
- Vauxhall in 26 minutes
- Waterloo in 31 minutes



Bus

From the nearby bus routes you can be in Hampton Court in 16 minutes and Richmond in 26 minutes:

- 111 towards Heathrow Central
- 65 to Ealing Broadway



On your bike

Cowleaze Road KT2 has good links to London's growing network of safe cycling routes:

- 14 minutes to Hampton Court
- 23 minutes to Richmond
- 41 minutes to Wandsworth Town





Cowleaze Road KT2

40 Cowleaze Road, London KT2 6FE

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 Kingston 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. Cowleaze Road KT2 is a marketing name only. Prices, ground rent and estimated service charges are subject to contract.



pocketliving.com/pocket

**CONSUMER
CODE FOR
HOME BUILDERS**

www.consumercode.co.uk