

IRONMONGERY

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& OIL STORES.

pocket

Gainsford Road E17
Waltham Forest

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Starter homes for city makers

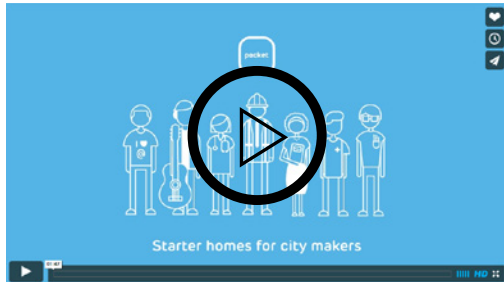
London's success depends on the middle income people who make it tick. Pocket helps these 'city makers' to own a home in London. Not just a share of a home, but 100% of their own apartment, in a building full of like-minded people.

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 Waltham Forest, is not already a home-owner, and has a current household income below £90,000 can apply to buy a Pocket home in Gainsford Road E17.

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



Gainsford Road E17

The building

This brand new four-storey building contains 45 one bedroom Pocket homes for first time buyers. Designed by architects Gort Scott, it has a striking brick and glazed façade.

Features

- A contemporary architectural style
- Conveniently located near a vibrant high street, close to local amenities and numerous transport hubs
- A landscaped courtyard – a green shared area for all residents to enjoy
- Plenty of secure cycle storage for everyone who needs it



Go to My Pocket

Gainsford Road E17

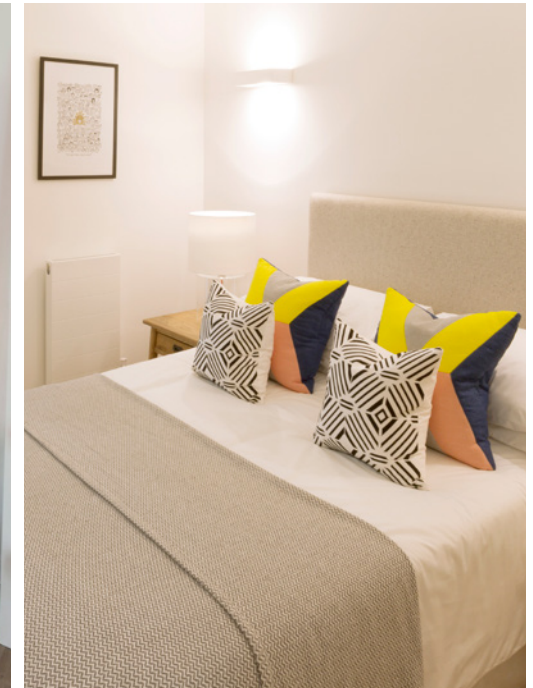
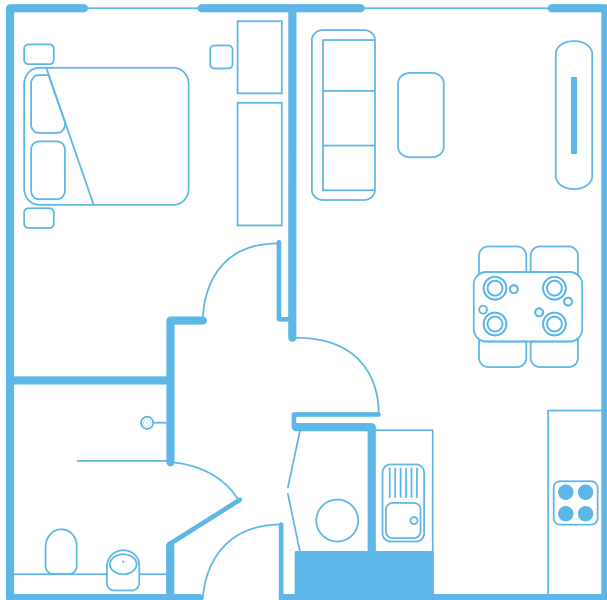
The homes

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 Gainsford Road may vary slightly and do not include the furniture shown here.

Gainsford Road E17

The neighbourhood

Gainsford Road E17 is a short walk from the lively Walthamstow High Street and its magnificent market. Great green spaces, theatres, cinemas, galleries, shops, cafes and restaurants fill the local area. Walk 10 minutes' in any direction and you can take your pick of the 4 local tube and train stations.

1. Wood Street Coffee ☑

Once a local pop-up, this independent local café is known for its incredible coffee – the food is pretty great too. Interestingly, the neighbouring creative hub, Blackhorse Workshop, has a wood and metal workshop should you feel fuelled to do some making and mending.

2. Lee Valley Park ☑

In addition to nearby Epping Forest, there's expansive Lee Valley Park. Stretching an incredible 26 miles the park has a whole range of outdoor activities on offer, from white water rafting to leisurely country walks.

3. Walthamstow Market ☑

Thought to be the longest outdoor street market in Europe, this is a bargain hunter's paradise. You can pick up anything and everything from fresh fruit and veg to flowers, fabric and books.

4. Walthamstow Farmers Market ☑

This little market fills the top of the High Street on Sundays between 10am and 2pm. Fresh farm produce is all grown and raised by the lovely vendors you'll meet here.

5. Mirth, Marvel and Maud ☑

This Grade II listed cinema dating from the 1930s, and once frequented by Alfred Hitchcock, has been restored to its former glory with a few fun extras. The arts venue hosts live music, comedy, films and more, with the old ticket booth converted to a cocktail bar and a huge drinking palace in the entrance foyer.

6. Sodo ☑

A new addition to the area, already loved by locals. This friendly pizza café has a great atmosphere day and night and authentic food at decent prices.

7. William Morris Gallery ☑

Set in lovely Lloyd Park, this public gallery celebrates the life of the renowned designer. You'll find regular exhibitions on here and entry is free!

8. Ye Olde Rose & Crown ☑

This local community hub has a fantastic variety of theatre, music and live entertainment on offer, not to mention the impressive array of beers on tap too.

9. Central Parade ☑

A new hub for creatives and entrepreneurs, you'll find retail space and the local, artisan Today Bread! bakery & cafe in amongst event, co-working and studio space.

10. Eat 17 ☑

Two words, Bacon Jam. This popular neighbourhood eatery attracts Londoners from far and wide to try their lovely, local fare.

11. Mother's Ruin Gin Palace ☑

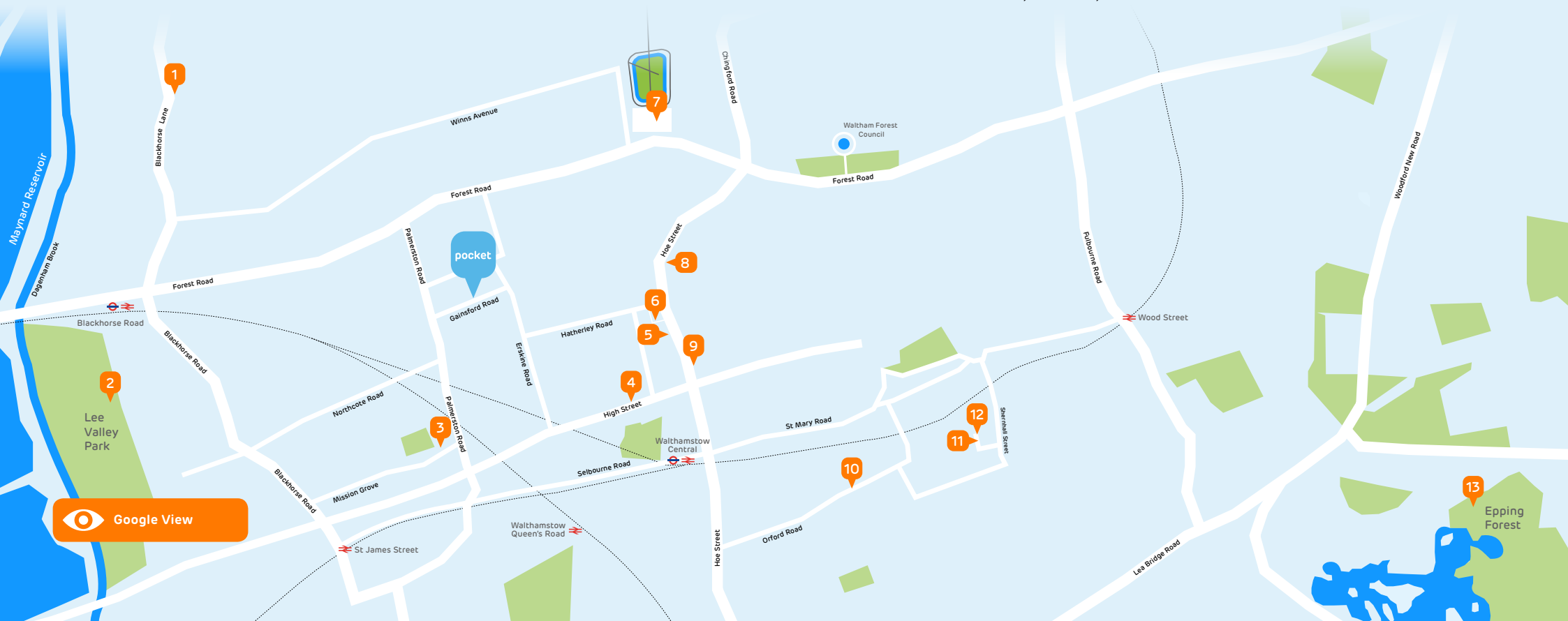
Every weekend, this gin factory opens its doors to the public by hosting a tiny cocktail bar. With over 70 gins to try, there's plenty to keep you coming back.

12. God's Own Junkyard ☑

The neon wonderland in central Walthamstow is a favourite with the locals and tourists alike!

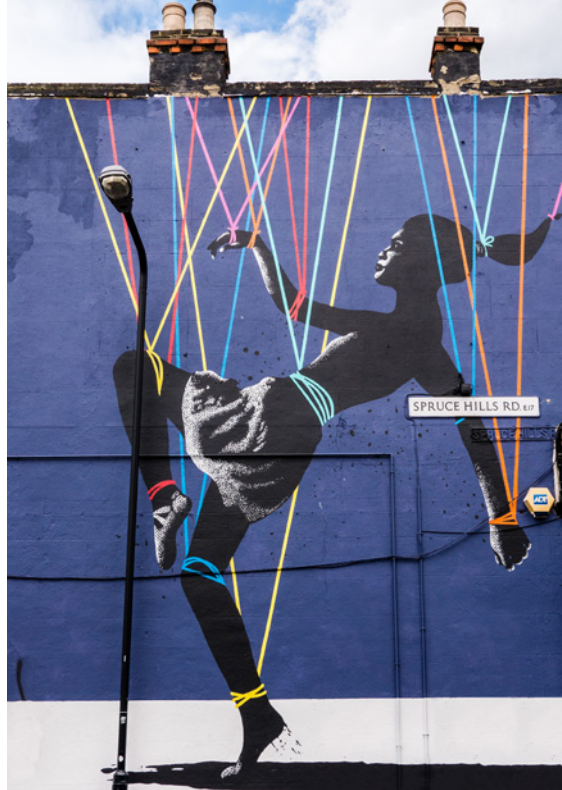
13. Epping Forest ☑

London's largest open space certainly has a lot going on. Exhibitions, horse riding, golf and special events are just some of the activities on offer in this ancient woodland.



Exploring the area

Gainsford Road E17 is home to a growing number of independent businesses, local start-ups and the famous neon wonderland that is God's Own Junkyard – lots to explore! Gainsford Road E17 is conveniently located close to numerous transport hubs and is only a 20 minute cycle from Stratford and lively Hackney, there is plenty to check out.



Getting out and about



Tube, Train & Overground

Gainsford Road E17 is only 10 minutes walk from Walthamstow Central, Walthamstow Queen's Road, Blackhorse Road and St James Street stations which means you can get practically anywhere using underground, overground or National Rail services:

- Finsbury Park: 9 minutes
- Hackney Central: 10 minutes
- Stratford: 12 minutes
- Old Street: 17 minutes
- Charing Cross: 21 minutes
- London Bridge: 22 minutes

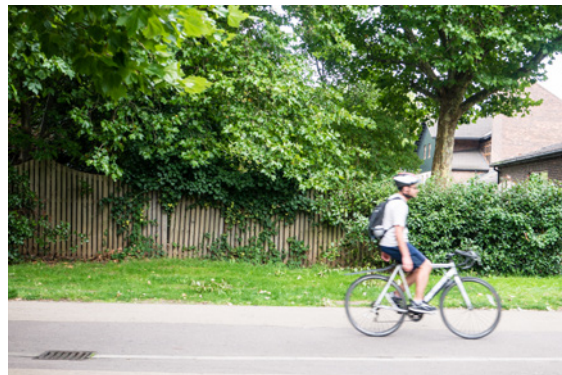


On your bike

Gainsford Road E17 has good links to London's growing network of safe cycling routes:

- 9 minutes to Tottenham Hale
- 15 minutes to Epping Forest
- 20 minutes to Stratford International
- 22 minutes to Hackney & Homerton
- 27 minutes to London Fields

Note: Travel times calculated via TfL and Google maps





Gainsford Road E17

45 Gainsford Road, Walthamstow, London, E17

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 Waltham Forest 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. Gainsford Road E17 is a marketing name only. Prices, ground rent and estimated service charges are subject to contract.



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