98 discounted Pocket apartments
1 community

Pippin House
At Pocket Living we build homes for people we call city makers. These are the Londoners who contribute economically, socially and culturally to the day-to-day life of the capital. We help local first time buyers get onto the property ladder.

If you live or work in Haringey and are hoping to buy your first home, a one or two bedroom Pocket apartment at West Green Place N17 could be exactly what you need.

These homes are private, 100% ownership homes, available to people like you for at least 20% less than the market value.

Built to our award-winning design specification, each contemporary apartment makes the best use of every square foot. Each one is cleverly designed to maximise the feeling of space and create a homely environment. Outside, there is a communal orchard that backs onto Downhills Park.

In our experience, Pocket homes foster a welcoming sense of community, brought on by their shared spaces and the matching lifestyles and ambitions of residents. But that’s up to you and your new neighbours of course...

Flourish
City makers: You give a lot to London... get something back. 100% ownership of a cleverly-designed home with a 20% discount.

A home of your own, that is all yours. You only get one chance to be a first time buyer, so get it right.

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Buying a Pocket apartment at West Green Place N17 could be an extremely smart move. Not only will you obtain a discount of 20%, you’ll also own 100% of your home from the day you move in. To be eligible, you need to be a first time buyer living or working in Haringey and have a household income of no more than £61,868 a year for a one bedroom home or £90,000 a year for a two bedroom home. If you make use of the government’s Help to Buy scheme your deposit could be as low as 5%.

Pippin House contains 9 one bedroom homes and 1 two bedroom home. In all, there are 93 one bedroom Pocket homes and 5 two bedroom affordable homes at West Green Place N17. As well as your own brand new home, you’ll have access to a communal orchard, ample bike storage and two years’ free car club membership with two car club bays nearby.

Importantly, you’ll be joining a like-minded community, people who love London and work to help our city thrive.
No gimmickry, just smart, timeless, efficient design.

Each apartment has a hallway with a storage cupboard, an open plan living, dining and kitchen space with an integrated oven/hob, an extractor fan and a fridge with a freezer compartment. The one bedroom homes have a wet room with a screened shower, while the two bedroom homes include a larger bathroom with a bath.

The windows are extra wide to let light flood in and Juliet balconies to many rooms add to the feeling of airy lightness. Overall, each apartment is cleverly designed to act as a comfortable and stylish first home.
Pippin House

One bedroom apartment

Type 1

Gross Internal Area
411 sq ft
(38.2 sq m)

Living/Dining/Kitchen
10'6½" x 20'4½"
(3.21m x 6.21m)

Bedroom
9'6½" x 12'2½"
(2.91m x 3.72m)

Pippin House

One bedroom apartment

Type 2

Gross Internal Area
411 sq ft
(38.2 sq m)

Living/Dining/Kitchen
10'6½" x 20'4½"
(3.21m x 6.21m)

Bedroom
9'6½" x 12'2½"
(2.91m x 3.72m)
One bedroom apartment
Type 3

Gross Internal Area
413 sq ft
(38.4 sq m)

Living/Dining/Kitchen
10’6½” x 20’4½”
(3.21m x 6.21m)

Bedroom
9’8” x 12’2½”
(2.94m x 3.72m)

One bedroom apartment
Type 4

Gross Internal Area
411 sq ft
(38.2 sq m)

Living/Dining/Kitchen
10’6½” x 20’4½”
(3.21m x 6.21m)

Bedroom
9’6½” x 12’2½”
(2.91m x 3.72m)
**One bedroom apartment**

**Type 5**

- **Gross Internal Area**
  - 413 sq ft
  - (38.4 sq m)

- **Living/Dining/Kitchen**
  - 10'6½" x 20'4½"
  - (3.21m x 6.21m)

- **Bedroom**
  - 9'8" x 12'2½"
  - (2.94m x 3.72m)

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**Floor GF 04**

- **Heat Interface Unit**
- UC: Utility Cupboard

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**One bedroom apartment**

**Type 6**

- **Gross Internal Area**
  - 411 sq ft
  - (38.2 sq m)

- **Living/Dining/Kitchen**
  - 10'6½" x 20'4½"
  - (3.21m x 6.21m)

- **Bedroom**
  - 9'6½" x 12'2½"
  - (2.91m x 3.72m)

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**Floor 01 07**

- **Heat Interface Unit**
- UC: Utility Cupboard

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**Floor 02**
Two bedroom apartment
Type 1

Gross Internal Area
605 sq ft
(56.2 sq m)

Living/Dining/Kitchen
10’2” x 20’4½”
(3.10m x 6.21m)

Bedroom 1
10’4” x 12’10”
(3.15m x 3.91m)

Bedroom 2
9’0” x 12’10”
(2.75m x 3.91m)

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How to book a viewing

Set up a My Pocket account
Visit pocketliving.com, go to My Pocket and click register to create your account.

Activate
Activate your account via the link in the email we’ll send you. If it doesn’t arrive, check your junk folder.

Eligibility check
Make sure the information you’ve entered is correct, especially your postcodes. To apply for a Pocket apartment in West Green Place N17 you must be a first time buyer living or working in Haringey. Your household income must be less than the applicable income boundary.

Affordability check
Complete an online affordability assessment with Censeo Financial, our preferred mortgage partner, to check you can afford a home at West Green Place N17.

Once you’ve passed your affordability assessment, you’ll be able to book a viewing at the show home via My Pocket. During the viewing, a member of the Pocket team will be on hand to answer your questions.

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Hoping to get on the Housing Ladder?
Take these steps:

How to buy

If you like what you see at your viewing, visit our website, go to My Pocket and submit an Expression of Interest. You can select up to ten apartments.

If we’re able to offer you a Pocket apartment, we’ll put an Offer Letter into your My Pocket account. This will set out the buying process and ask you to upload various documents into your My Pocket account, pay a Reservation Fee, meet an Independent Mortgage Adviser such as Censeo Financial and choose a solicitor. Don’t worry, we’ll recommend reliable people.

Once we’ve checked your documents, we’ll put a Reservation Form into your My Pocket account. Sign this form and upload it into your account.

You’ll now need to instruct your solicitor and we’ll brief Pocket’s solicitor to start work on your purchase.

If you’re using the government’s Help to Buy scheme (allowing you to buy a Pocket apartment with just a 5% deposit) submit your Help to Buy application. Your Independent Mortgage Adviser will help you with this.

With the help of your Independent Financial Adviser, submit your full mortgage application.

Follow the process as advised by your solicitor and exchange contracts. You’re now legally bound to purchase the apartment and we’re legally bound to sell it to you.

When your apartment is ready and your solicitor has completed your purchase, pick up your keys and move in.
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 vendor, 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. West Green Place N17 is a marketing name only. Prices, ground rent and estimated service charges are subject to contract.