

E11

Gardner Close E11 Redbridge

Discounted homes
for city makers





Pippa, Pocket Resident

Homeownership made possible with Pocket.

At Pocket Living, we've been very busy for the past 15 years, helping middle-income earners to become homeowners in London. When we first started in 2005, we made it our mission to build carefully-designed but affordable, purpose-built homes for first time buyers. This isn't a shared ownership scheme and there are no hidden catches – you'll be the owner, 100%.

For renters who are considering leaving London due to ever increasing property prices, we're able to offer an alternative future. Our award-winning developments are available to buy for 20% less than the current open market price of comparable homes in the area. Seems too good to be true? We agree, but take our word for it – there's never been a better time to join the Pocket community.

Are you a city maker?



Wanstead is now one of London's most popular food and drink hotspots.

Every Pocket development has its own unique community feeling.

We've made it our Pocket mission to pay attention to the city makers, who are people just like you – working hard in our schools, hospitals, colleges or museums. They're charity administrators from the voluntary sector or design-focussed media workers working in graphics, fashion or communications. We don't mind what career path they've chosen – because as long as city makers live or work in Redbridge, earn under the Mayor's income cap for affordable housing and don't own another property, they qualify for a Pocket home at Gardner Close.

Situated just off Wanstead High Street, leafy Christ Church Green hosts the annual Wanstead Festival as well as a monthly food and drink market.



Gardner Close Building for life

We know how busy modern life can be – which is why our homes are planned as places to relax and unwind.

Gardner Close consists of 20 affordable one-bedroom homes. A 5-minute walk from nearby Wanstead tube station, it is ideally situated for public transport links – making it easy to travel around the local Borough of Redbridge, or head westwards towards the city.

Located in leafy Wanstead, Gardner Close E11 has been designed by award-winning architects Haworth Tompkins. Founded in 1991, the practice has an internationally recognised reputation for choosing durable materials with a capacity to mature over time, giving the buildings a real timeless quality.

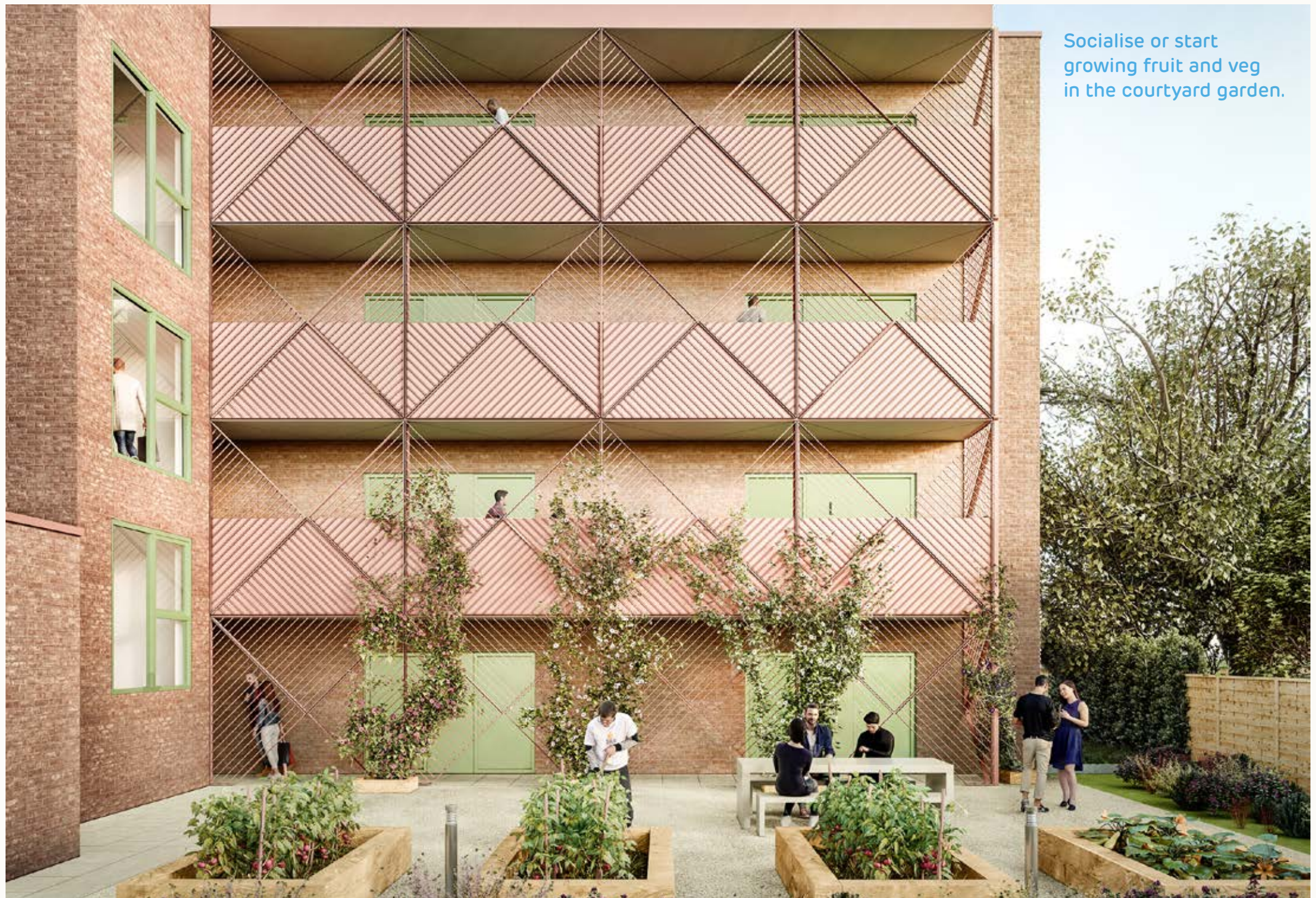
Green spaces are an integral part of all Pocket developments. At Gardner Close we've included a communal courtyard garden. It's a private space for residents only, with raised growing beds and purpose-built seated dining areas for socialising outdoors. We've even included secure bike storage inside the building for the cyclists.



Residents of Gardner Close can relax or socialise in the private communal courtyard.



Indicative computer generated images



Socialise or start
growing fruit and veg
in the courtyard garden.



Designed for purpose



Wave goodbye to queuing for the bathroom each morning – in a Pocket home, every room is yours.

Although we've been building homes since 2005, we've never rested on our laurels. We listen carefully to the feedback we get from members of the Pocket community and use it to help continually improve our properties and ensure our developments are perfectly suited to the needs of first time buyers in London.

We often find that most city makers have already spent long periods of time living in shared houses with friends and colleagues. When it's time to stride out of the rental market and into home ownership, they need to feel confident that we've devised homes that can 100% fulfil their needs. Every apartment has big double-glazed windows and high ceilings to maximise on natural light, a fully fitted kitchen with built-in appliances, cleverly positioned storage for life's essentials and a single floor finish to unify the space.

With freshly painted white walls, clean lines, integrated light fittings and high-spec finishes, it's the perfect blank canvas for a brand-new start. All you need to do is put your stamp on it.

Pocket show home at Sail Street SE11.

A space to grow



At Pocket, we only sell our homes to first time buyers, which means everyone living at Gardner Close will be an owner-occupier and from experience, this shared sense of a new beginning helps generate a feeling of proud neighbourhood spirit.

When you move into your Pocket home, all you have to do is link up with your chosen utilities suppliers and then decide what furniture and accessories you'll buy to make it feel like home.

Pocket show home at Sail Street SE11.



Specification

Overview

Residents' facilities and communal areas

- Communal ground floor gardens which include; hard and soft landscaping, bench seating, dining table and allotment planters
- Post box area
- Residential fire alarm
- Secure internal bicycle storage

Kitchen

- Fully-fitted handle-less kitchen by Krieder
- Solid surface acrylic worktop and upstand
- Blanco chrome mixer tap and stainless steel undermounted sink with drainer grooves
- Built-in Zanussi appliances
- Stainless steel sink and drainer
- Chrome mixer tap
- Ceramic hob with stainless steel splashback
- Fan oven (energy rated A)
- Undercounter fridge with freezer compartment (energy rated A+)
- Under-oven drawer
- Extractor hood
- LED slim round downlighters under cabinet
- Plumbing and wiring provided for dishwasher

Shower Room

- Stylish wet room with walk in shower and fixed glass shower screen
- Ceramics suite by Duravit (WC pan + wash basin); hand shower, taps, shower mixer by Hansgrohe (chrome effect)
- Corian vanity top and upstand
- Decorative IP rated chrome effect wall light
- Classic straight electric heated towel rail
- Mirror above sink

Floor finishes

- Laminate timber wide board flooring to kitchen, living, bedroom & entrance area: Premium Oak Laminate by Pergo; Quality level: Original excellence
- Large format porcelain floor tiles to wet room with tiled upstand

Electrical and heating

- Wiring for Sky+ / Sky Q, BT telephone and BT Openreach Fibre (subscription required)
- Dimmable wall lights to bedroom
- Dimmable downlights to living room
- Downlighting to hallway, kitchen, living room and wet room
- Digital heating control with panel radiators
- Video entry system
- Master switch for lighting

Utility Cupboard

- Plumbing and wiring for washing machine
- Individual boiler

Security and peace of mind

- 10 year NHBC building warranty
- On-site CCTV
- 24 month defects warranty cover
- Secured By Design Standard

Sustainable features

- Solar panels contribute to the power supply to communal areas
- Energy efficient integrated LED downlights
- Double glazing
- Soft landscaping providing ecology benefits
- All timber used in the kitchen furniture and laminate flooring is PEFC certified and sourced from sustainable managed forestry
- Kitchen worktop and Corian bathroom vanity top are both hygienic, renewable and repairable
- EcoSmart shower technology – requires 60% less water than conventional shower products



Why Wanstead?

This tree-dense suburb is popular for good reason.

Named recently as one of the most desirable places to live in London, Wanstead's popularity is unwavering for good reason. Surrounded by well-kept open green spaces, this tree-dense north eastern suburb has ancient royal connections dating back to the time of Henry VII. Its lively high street is packed with established independent cafes, pubs, shops and restaurants.

Known for its village-like atmosphere, there's no shortage of things to do – at a pace that feels laid-back, inclusive and friendly. Whether it's sauntering around the monthly farmers' market, or easing into the weekend with a yoga session at one of the many wellness studios, it's a place with a genuine community feel.

A place for quiet contemplation – or just a sandwich in the sun. Christ Church Green has been popular with Wanstead locals ever since it first opened in 1900.



Food lovers are spoilt for choice, thanks to local favourites like the French bistro Provender, Mediterranean Filika and the ever popular Luppolo Pizza. If coffee and cake are more your scene, you're very much catered for with The Larder and Wanstead's very own branch of Gail's Bakery.

For a crafty pale ale after work, you'll find The Wanstead Tap neatly tucked away underneath the railway arches, but if Sunday roasts by a roaring fire sound appealing, The Cuckfield gastropub has tasty British classics on the menu all year round.



With a strong history of independent traders, Wanstead High Street continues to thrive.



A recently renovated 19th century coaching inn, the iconic Cluckfield gastropub is perfect for a Sunday Roast or post-work pint.



There's no shortage of places to eat – every café and restaurant has its own unique and friendly atmosphere.



Wanstead is home to the original Larder café and delicatessen, which opened in 2007. Its long-standing reputation for sourcing the finest produce sparked the launch of 6 other branches across London.



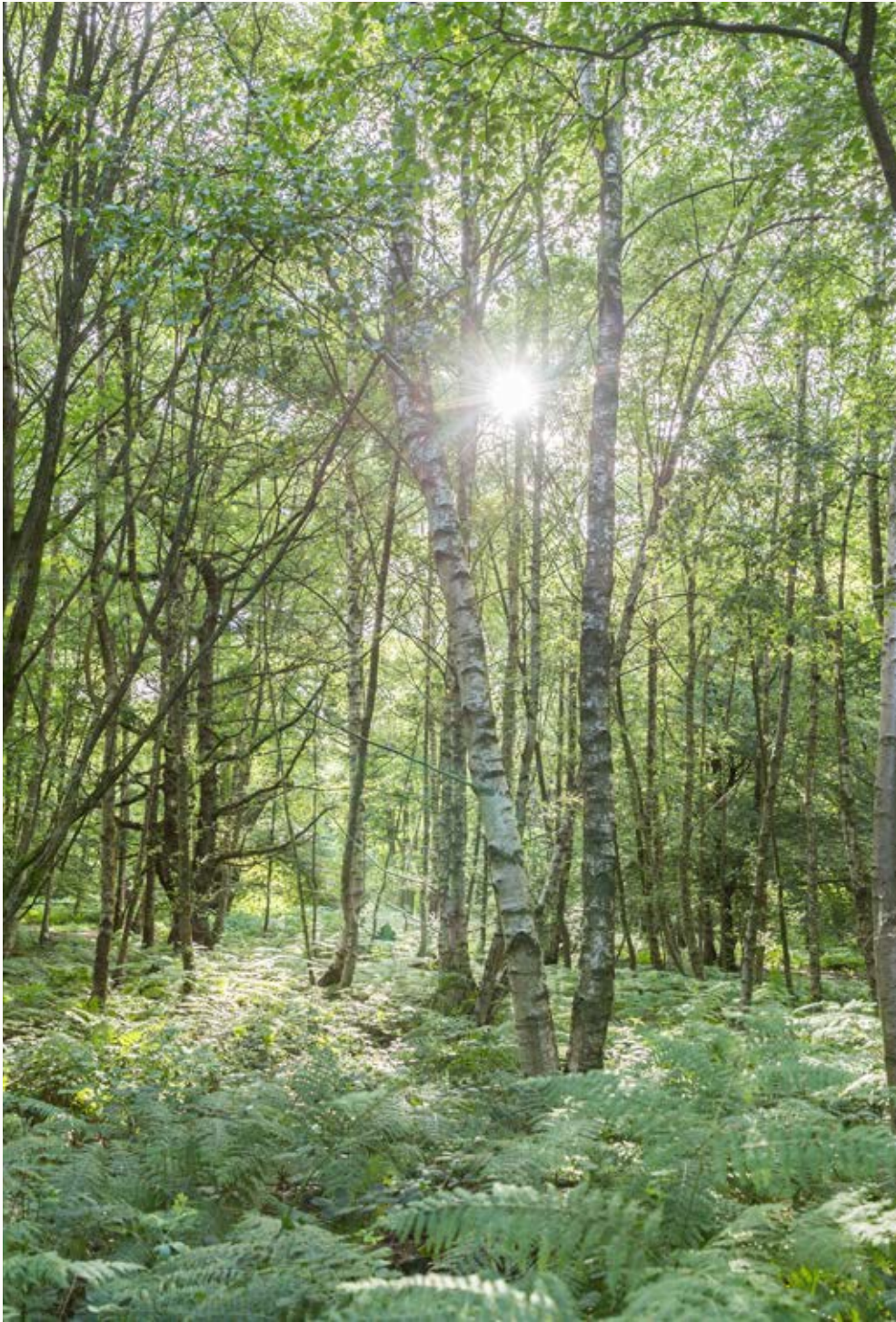
With 450 fresh loaves for sale every day, who can resist a trip Gail's Bakery?

An independent neighbourhood restaurant with a difference. As well as serving tasty stone-baked pizzas, classic cocktails and over 50 craft beers, Luppolo Pizzeria also hosts DJs at the weekends.



With excellent transport links, you can travel from Wanstead to central London in 25 minutes.





The ancient woodlands of Epping Forest are just a short journey away. Spread over 6,000 acres and with more than 100 lakes and ponds, you'll never tire of exploring.



Clearly signposted walking and cycling routes make a daytrip to Epping well worthwhile, whatever the weather.

Trains

Wanstead	5 mins walk
Stratford	8 mins
Liverpool Street	17 mins
Bank	19 mins
Oxford Circus	27 mins

Leytonstone High Road	11 mins bike
Walthamstow Queens Road	2 mins

Bicycle

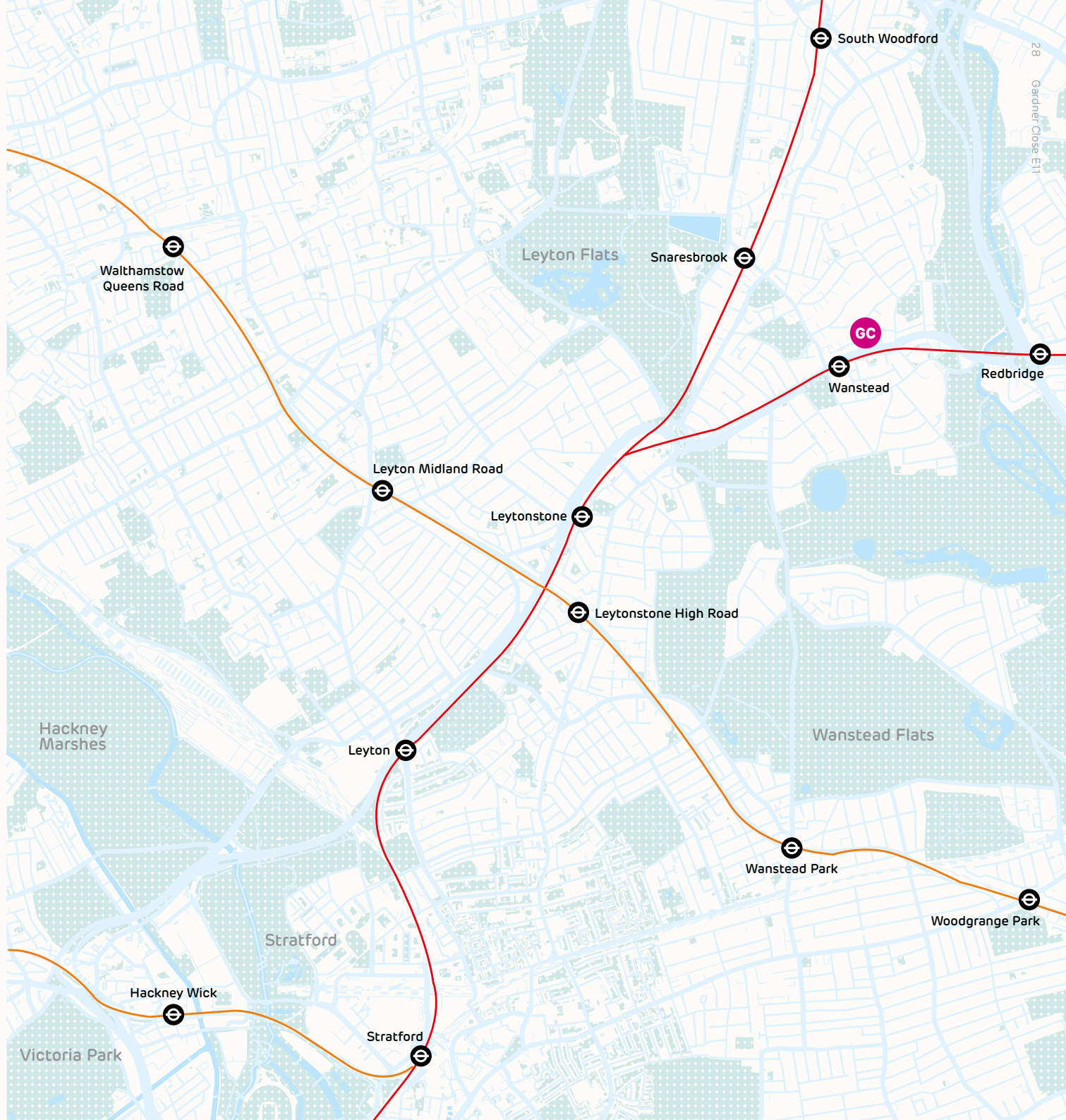
Leytonstone	11 mins
Wanstead Flats	12 mins
Forest Gate	15 mins
Walthamstow	20 mins
Stratford	20 mins
Hackney Wick	24 mins
Victoria Park	30 mins
Epping Forest	36 mins

*All journey times taken from Google Maps and TFL.

Easily accessible by tube, train
or bicycle – the choice is yours.

Transport Links

Serviced by TFL with a tube station at Wanstead or Snaresbrook, you can jump on the Central Line and be in Oxford Circus in 25 minutes.



Restaurants, Bars & Cafés

GAIL's	01
Filika Mediterranean Restaurant	02
Luppolo Pizza	03
Provender	04
The George	05
The Manor House	06
The Cluckfield	07
Bombetta	08
The Larder	09
The Duke	10
The Wanstead Tap	11
Fred's Café	12
Tromsø	13

Culture

Open air theatre Wanstead Park	14
Stow Film Lounge	15
William Morris Gallery	16
Theatre Royal Stratford East	17
The Woodhouse Players (881 High Road point)	18
The Wanstead Tap	19

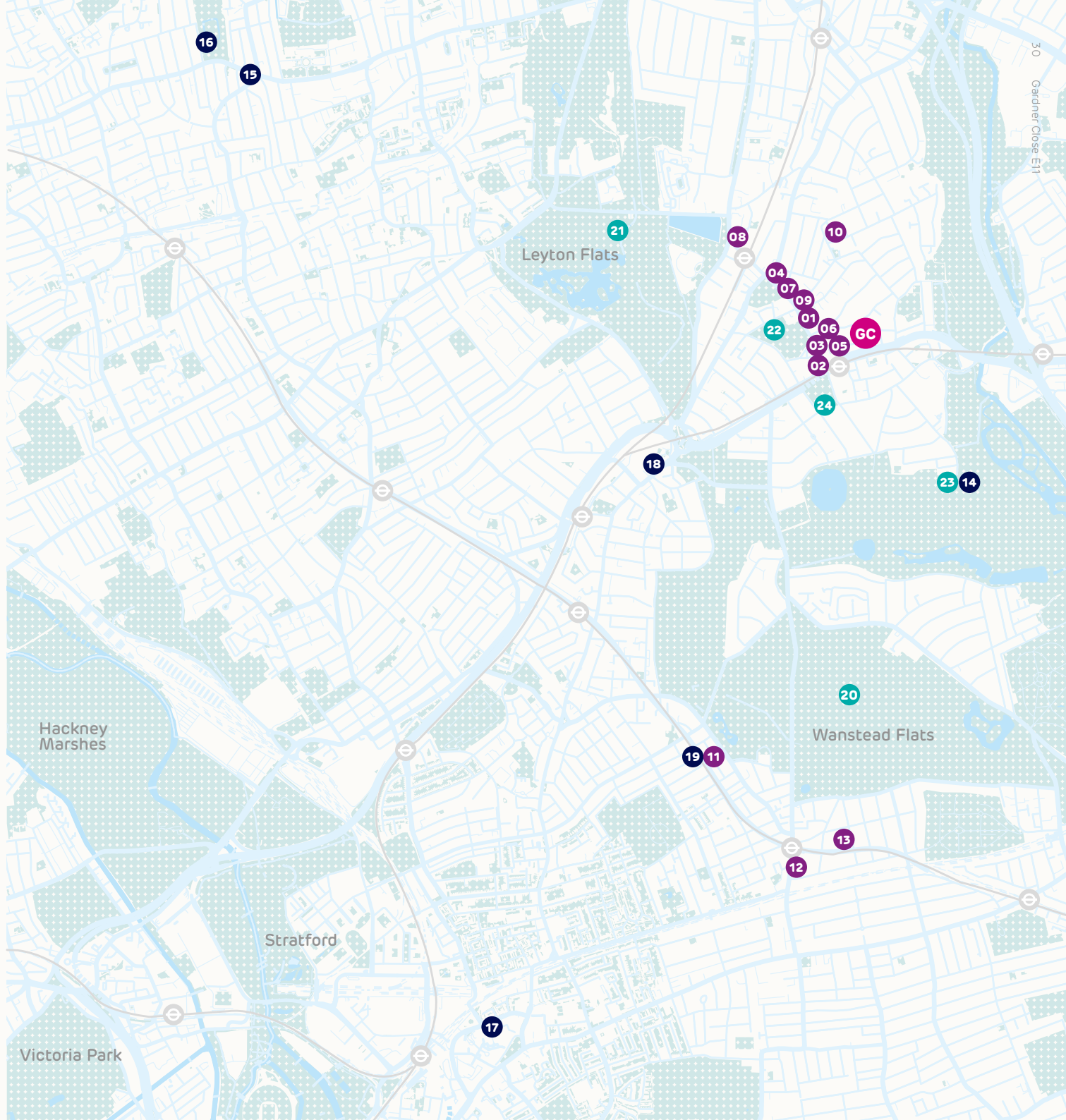
Parks / Greenspaces

Wanstead Flats	20
Leyton Flats	21
Christ Church Green	22
Wanstead Park	23
George Green	24

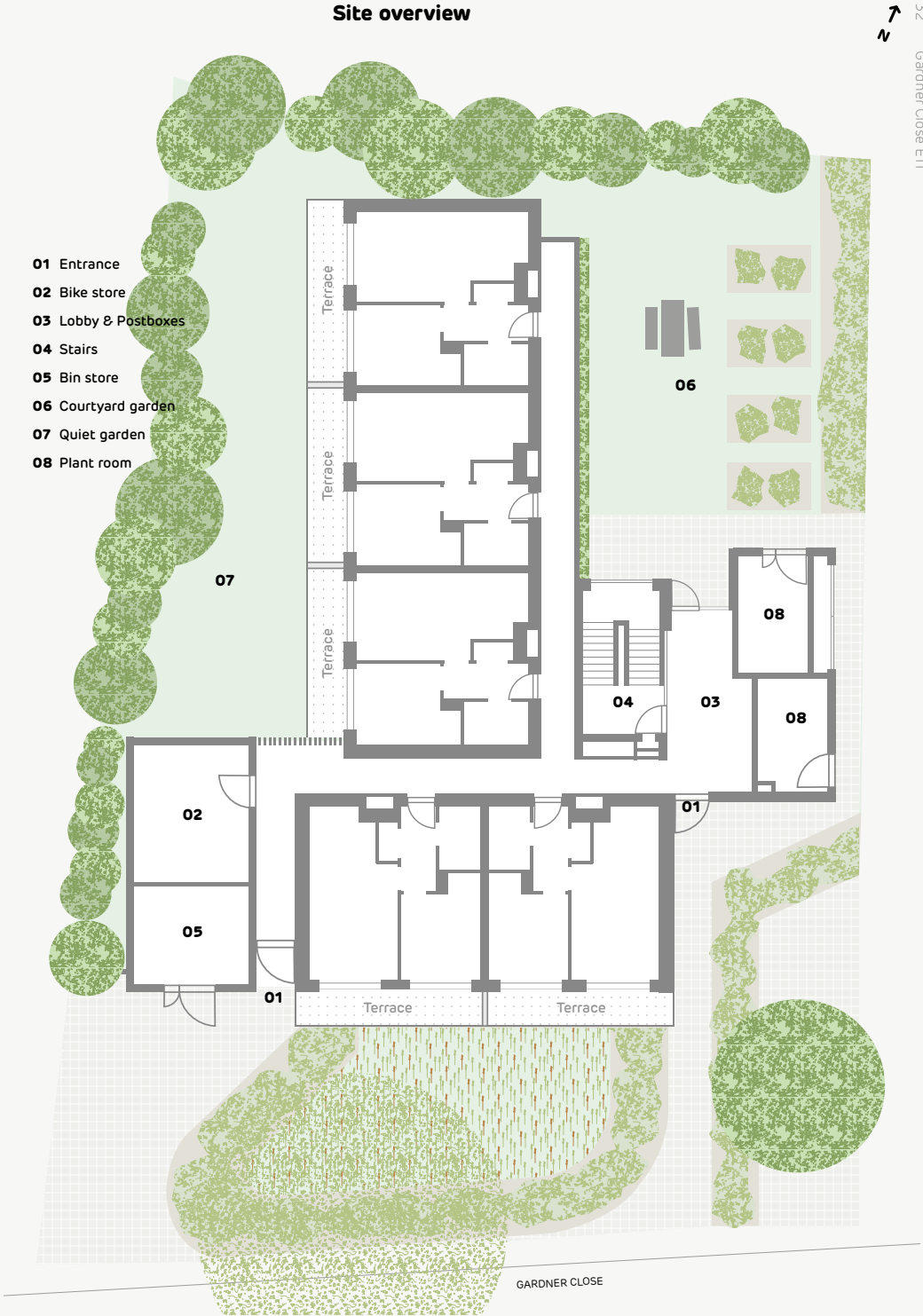
A sophisticated corner of the capital with elegant tree lined roads and a thriving high street.

Attractions

People who visit leafy Wanstead never want to leave – and for good reason. With its friendly village-type atmosphere, community spirit and High Street bustling with independent shops, cafes and restaurants, you have everything you need just a short stroll away. Weekends can be spent relaxing outdoors at the local parks and Wanstead Flats, or enjoying the buzz of Westfield Stratford, which is only a few tube stops away.



This plan is indicative only and demonstrates the new development layout, please familiarise yourself with the local surrounding area.

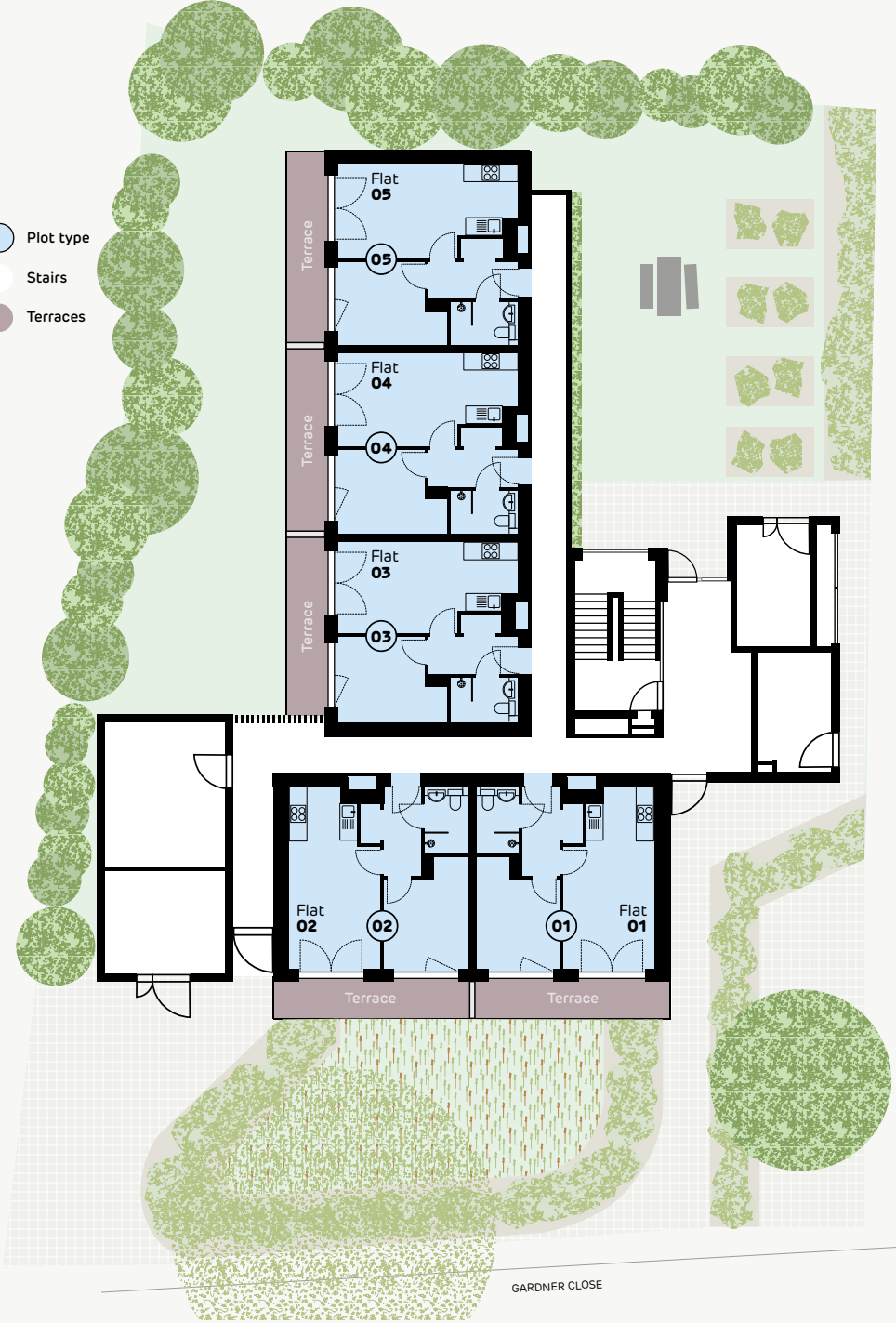


Floorplates

Ground Floor



- Plot type
- Stairs
- Terraces

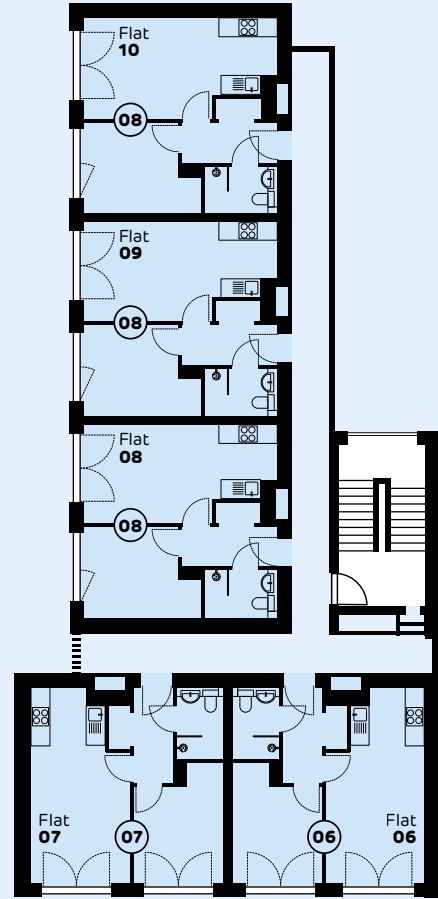


Floorplates

Floor 01

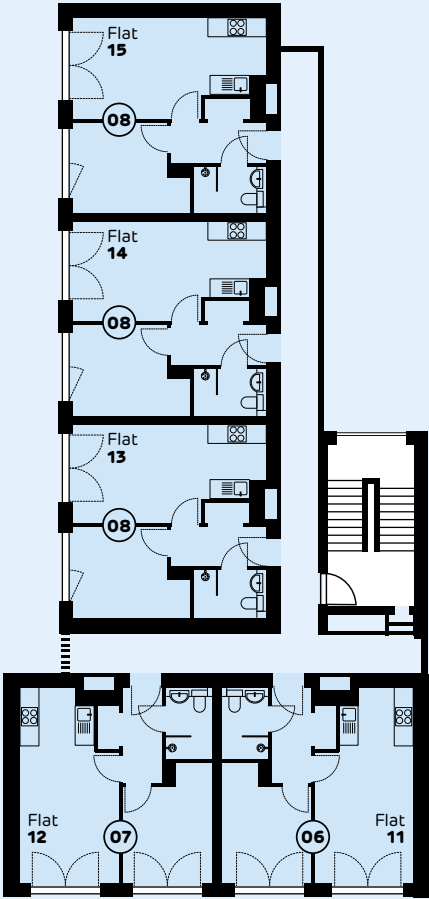


- Plot type
- Stairs

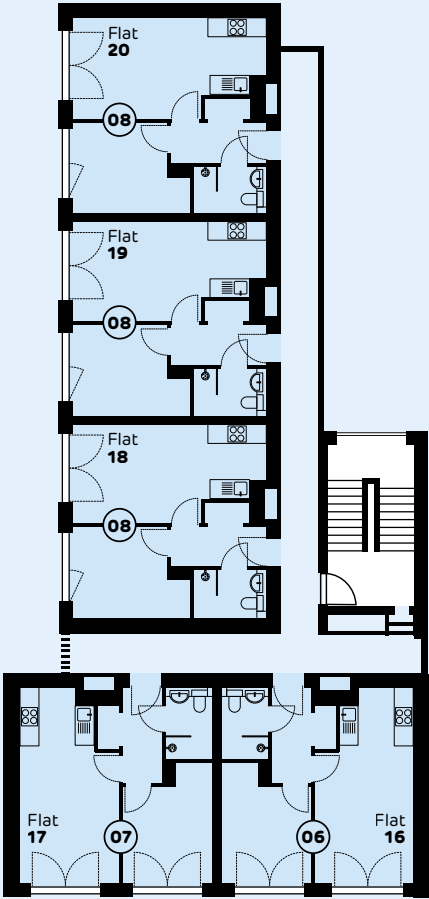




- Plot type
- Stairs



- Plot type
- Stairs



Floorplans

Flat
Type 1

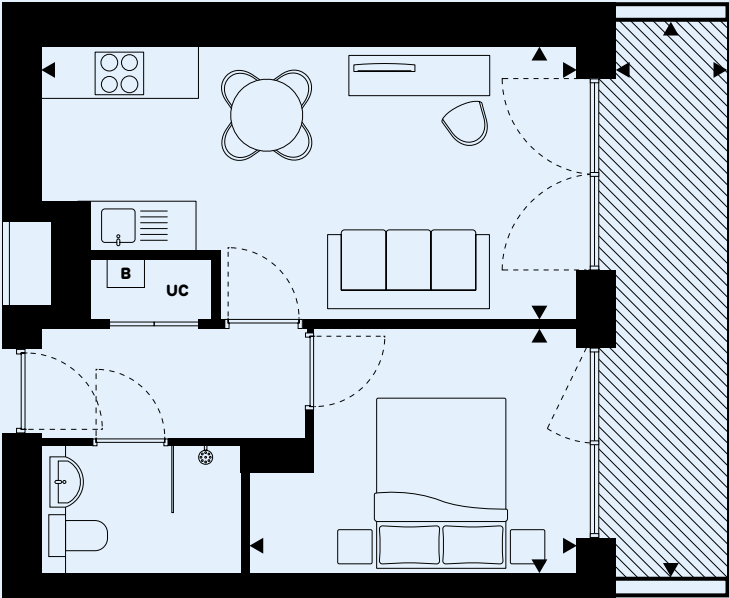
Gross Internal Area
418.7 sq ft (38.9 sq m)

Ground Floor, Flat 01

Living/Dining/Kitchen
20'8" x 10'6" (6.30m x 3.20m)

Bedroom
12'4" x 9'6" (3.80m x 2.90m)

Terrace
3'8" x 21'5" (1.14m x 6.54m)



Boiler is
marked as **B**
Utility cupboard
is marked as **UC**

Floorplans

Flat
Type 2

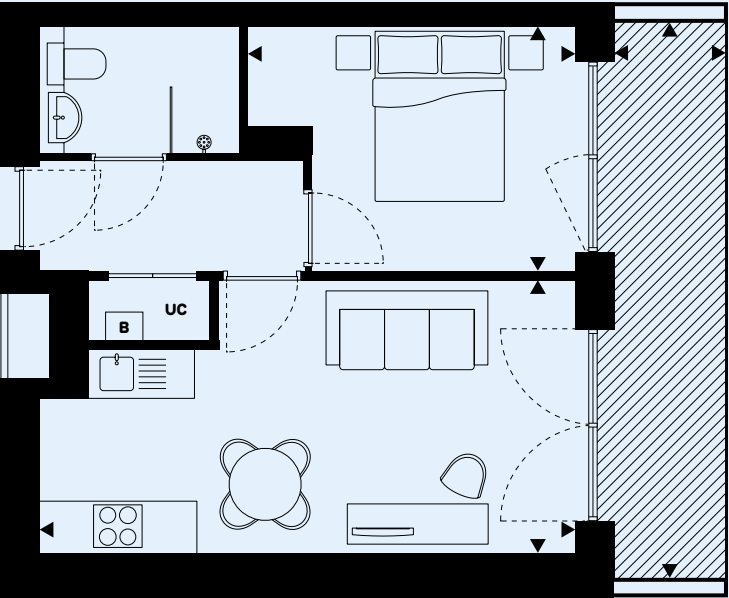
Gross Internal Area
418.7 sq ft (38.9 sq m)

Ground Floor, Flat 02

Living/Dining/Kitchen
20'8" x 10'6" (6.30m x 3.20m)

Bedroom
12'4" x 9'6" (3.80m x 2.90m)

Terrace
3'8" x 21'5" (1.14m x 6.54m)



Boiler is
marked as **B**
Utility cupboard
is marked as **UC**

Floorplans

Flat
Type 3

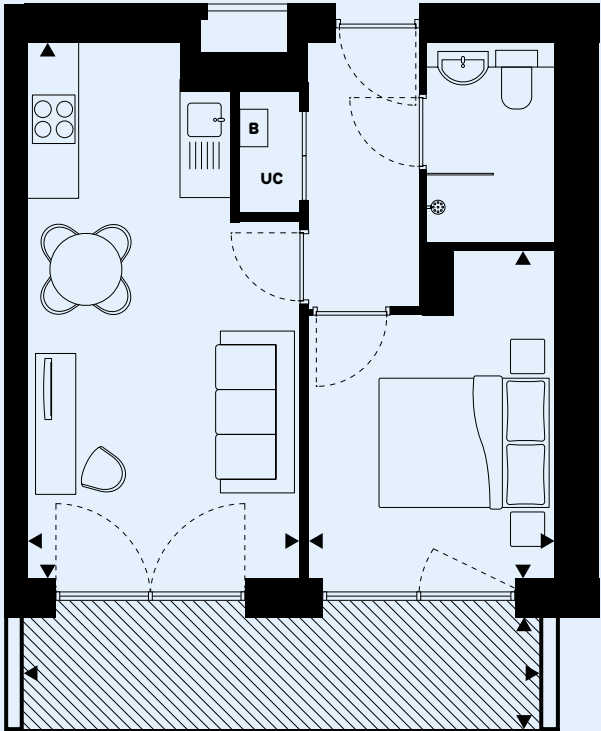
Gross Internal Area
419.8 sq ft (39 sq m)

Living/Dining/Kitchen
10'6" x 20'8" (3.20m x 6.30m)

Bedroom
9'6" x 12'4" (2.90m x 3.80m)

Terrace
20'50" x 3'8" (6.25m x 1.14m)

Ground Floor, Flat 03



Boiler is
marked as **B**
Utility cupboard
is marked as **UC**

Floorplans

Flat
Type 4

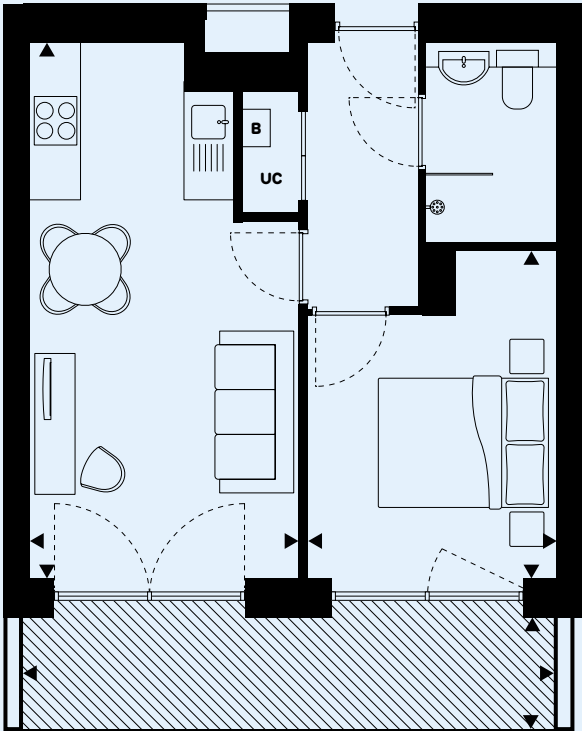
Gross Internal Area
419.8 sq ft (39 sq m)

Living/Dining/Kitchen
10'6" x 20'8" (3.20m x 6.30m)

Bedroom
9'6" x 12'4" (2.90m x 3.80m)

Terrace
20'8" x 3'8" (6.31m x 1.14m)

Ground Floor, Flat 04



Boiler is
marked as **B**
Utility cupboard
is marked as **UC**

Floorplans

Flat
Type 5

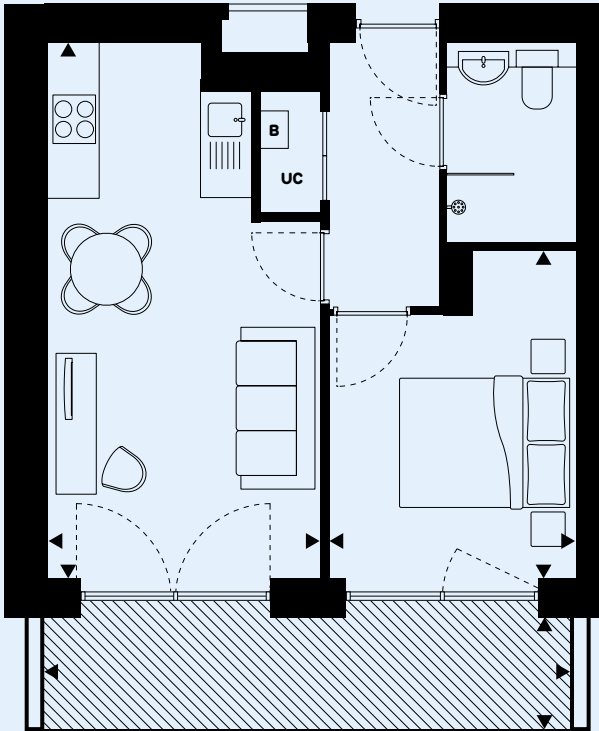
Gross Internal Area
419.8 sq ft (39 sq m)

Living/Dining/Kitchen
10'6" x 20'8" (3.20m x 6.30m)

Bedroom
9'6" x 12'4" (2.90m x 3.80m)

Terrace
21'2" x 3'8" (6.46m x 1.14m)

Ground Floor, Flat 05



Boiler is
marked as **B**
Utility cupboard
is marked as **UC**

Floorplans

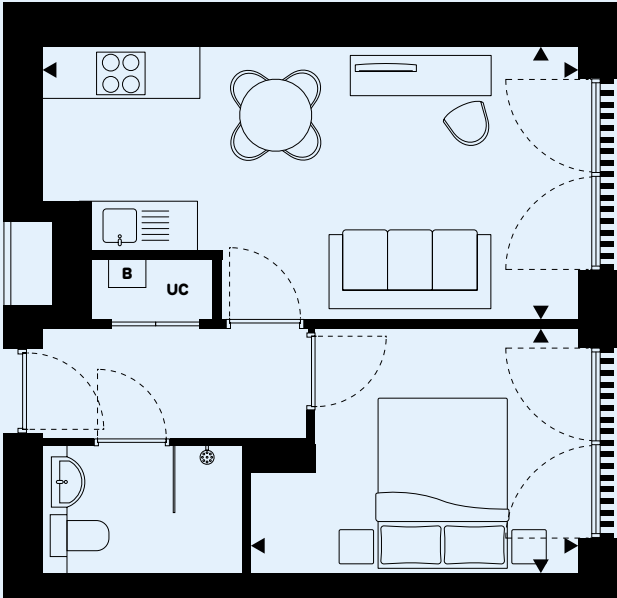
Flat
Type 6

Gross Internal Area
418.7 sq ft (38.9 sq m)

Living/Dining/Kitchen
20'8" x 10'6" (6.30m x 3.20m)

Bedroom
12'4" x 9'6" (3.80m x 2.90m)

Floor 01, Flat 06
Floor 02, Flat 11
Floor 03, Flat 16



Boiler is
marked as **B**
Utility cupboard
is marked as **UC**

Floorplans

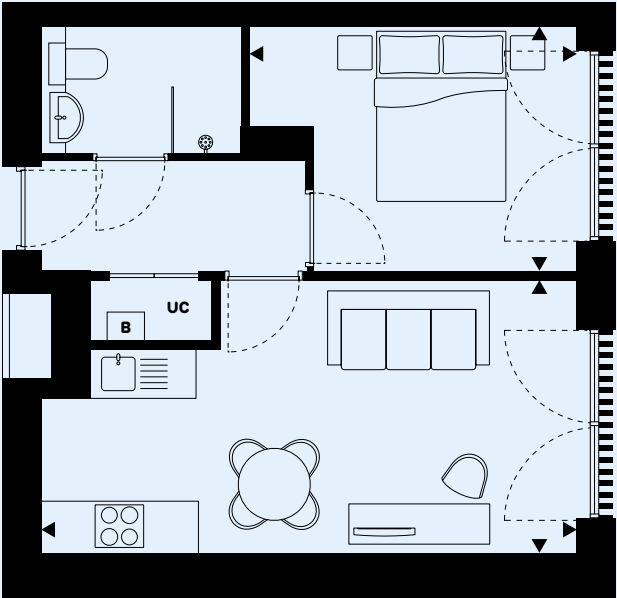
Flat
Type 7

Gross Internal Area
418.7 sq ft (38.9 sq m)

Living/Dining/Kitchen
20'8" x 10'6" (6.30m x 3.20m)

Bedroom
12'4" x 9'6" (3.80m x 2.90m)

Floor 01, Flat 07
Floor 02, Flat 12
Floor 03, Flat 17



Boiler is
marked as **B**
Utility cupboard
is marked as **UC**

Floorplans

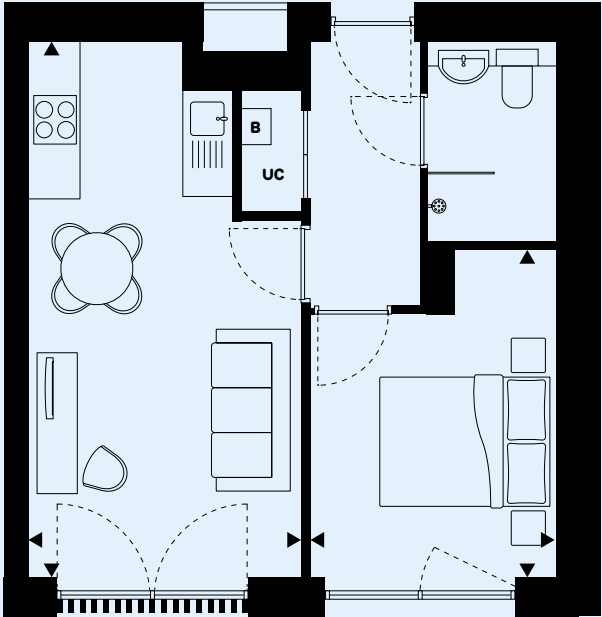
Flat
Type 8

Gross Internal Area
419.8 sq ft (39 sq m)

Living/Dining/Kitchen
10'6" x 20'8" (3.20m x 6.30m)

Bedroom
9'6" x 12'4" (2.90m x 3.80m)

Floor 01, Flat 08
Floor 01, Flat 09
Floor 01, Flat 10
Floor 02, Flat 13
Floor 02, Flat 14
Floor 02, Flat 15
Floor 03, Flat 18
Floor 03, Flat 19
Floor 03, Flat 20



Boiler is
marked as **B**
Utility cupboard
is marked as **UC**

Contact

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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 properties are sold unfurnished. Pocket Living employs a policy of continuous improvement and it reserves the right to alter or amend the specification as necessary and without prior notice. Gardner Close E11 is a marketing name only. Prices, ground rent and estimated service charges are subject to contract.

The kitchen, furniture layouts and dimensions on the floorplans are for guidance only. Dimensions are not intended for carpet sizes, appliance space or items of furniture. Apartment layouts shown here are for approximate measurements only. All measurements may vary within a tolerance of 5%. Please speak to your sales consultant for more details. Please ask your Sales Consultant for details.

Hoping to get on the housing ladder? Take these steps:

How to book a viewing



- 01 Set up a My Pocket account**
Visit pocketliving.com and click Register to create your My Pocket account.



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



- 03 Eligibility check**
Make sure the information you've entered is correct, especially your postcodes. To apply for a Pocket home at Gardner Close E11 you must be a first time buyer living or working in the Borough of Redbridge. Your household income must be less than the applicable income boundary.



- 04 Affordability check**
Complete an online affordability assessment with Censeo Financial, our preferred Independent Mortgage Adviser to check you can afford a home at Gardner Close E11.



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

How to buy



- 01** 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 homes.



- 02** If we're able to offer you a Pocket home, 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.



- 03** 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.



- 04** You'll now need to instruct your solicitor and we'll brief Pocket's solicitor to start work on your purchase.



- 05** If you're using the Government's Help to Buy scheme (which is a Government loan of up to 40%, 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.



- 06** With the help of your Independent Mortgage Adviser, submit your full mortgage application.



- 07** Follow the process as advised by your solicitor and exchange contracts at this stage. We're now legally bound to sell it to you and you're legally bound to purchase the flat.



- 08** When your apartment is ready and your solicitor has completed your purchase, we'll hand over your keys and you can move in.

Gardner Close E11 Redbridge

