

pocketliving.com

Discounted energy-efficient
homes for first time buyers

Sheepcote Road HA1 Harrow

pocket

**First time buyers in Harrow.
If not now, when?**

For the first time ever, Harrow's aspiring homeowners can buy a new build, full-ownership property for 20% less than the market value. Sheepcote Road HA1 is Pocket Living's 36th development in London, giving Harrow's middle earners the rare opportunity to get onto the housing ladder without shared ownership.

These are not your average starter homes. We meticulously designed our one bedroom apartments to maximise space and light, whilst energy efficient features keep your running costs low. The communal garden, two rooftop terraces and coworking lounge provide plenty of space to meet your neighbours and create a sense of community.

It's true that property prices may go up or down and mortgage interest rates may vary, but the relief of owning your own home never falters. Your personal space in a new energy-efficient home from Pocket Living will be the start of a new, settled life in London.

Join a community of like-minded neighbours, all local to the area and excited to begin their homeownership journey. Find out if you meet our eligibility criteria by checking the [Sheepcote Road HA1](#) page on our website.



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London's middle earners, we're with you 100%

Opportunities to buy in London are few and far between. Pocket provides a gateway to homeownership by selling one bedroom flats at a 20% discount to eligible first time buyers. Best of all, they get to own their flat outright.

We cleverly design our homes and buildings to be space and energy efficient. In fact, we've spent the last 20 years perfecting our affordable, well-equipped homes to have all the necessary comforts for city living.

Our experienced team will guide you through the daunting process of taking the first step onto the property ladder. From choosing your flat all the way through to completing on your new home, we'll steer you through each stage of buying. We even stick around after you get the keys to help you settle in.

Visit our website to read our [First Time Buyer Guide](#) and watch videos of Pocket homeowners sharing their journeys from renting to owning.

Bridget, 37
Pocket resident



**You give a lot to this city.
It's time to get something back.**

At Pocket, we talk a lot about city makers. They're the dynamic life force of London, contributing to our capital in so many ways.

They're the creatives, engineers, researchers, civil servants and everything in between. They enliven their local economies and neighbourhoods – so we don't want them being priced out.

They're you, and people just like you.

Pocket enables you to own a piece of the city you call home. This is your chance to buy a home in the community you love without compromise.





**Say farewell to insecure renting.
Embrace the joys of buying.**

Managing flatmates, unexpected rent changes, and limited personal space can be challenging. We understand your experiences with shared living in London and know you might have even thought about leaving the city.

But what if you didn't have to share your living space? Or settle for shared ownership? What if you had a home that was entirely your own, making a long-term investment in your future?

You could host dinner parties and buy forever furniture. You could paint the walls and spread out your things. If you achieved this mythical goal of homeownership in London, you could finally settle down in the city you love and invest in your future.

An urban retreat, nodding to its context

Inspired by the iconic interwar shopping parades of north-west London, Sheepcote Road HA1 is a development with gravitas. It was designed by RIBA award-winning Threefold Architects, who have combined contemporary aesthetics with an understanding of the local context. The building's distinctive presence seamlessly integrates with the high street and surroundings.

"The redevelopment of a car park has resulted in the creation of affordable new homes for first time buyers. The design works hard to optimise every corner of outdoor space, featuring sheltered gardens, shared balconies and rooftop terraces that offer breathtaking views. Along with the co-working lounge these communal areas encourage residents to come together and foster a sense of community. The façade, with its contrasting brick tones and relief, draws inspiration from the historic metro land architecture along the high street, giving the building a unique character and civic presence. This thoughtful integration with its historic context enhances the streetscape and public realm."

Three Fold Architects

Get baa-ck to nature

This site was mainly farmland up until the end of the 18th century. It has a secluded feel on the edge of Harrow's town centre, with Harrow-on-the-Hill Station just a 10-minute walk away. There are two blocks, aptly named after sheep breeds – crossing the upper bridges from Berrichon House to Ryeland House, you can pause to take in the views of the plentiful remaining green space and countryside.



**A private oasis.
Shared social spaces**

This tranquil, energy-efficient development has plenty of outdoor space, including several flats with private gardens. In total, 149 one-bedroom homes are spread out across two blocks, including 16 that are wheelchair adaptable.

An impressive double-height entrance welcomes you home, and the well-equipped residents' lobby has tables, pods, and a mezzanine space for working, socialising and collaborating. Head out to the communal gardens and allotments to be surrounded by green, or make your way up to the roof terraces to look out over miles of it.



**Two for the price of one.
A home and a community.**

Community isn't just a buzzword to us. Every Pocket development has a culture and spirit of its own – because a group of like-minded locals launched into the journey of homeownership together. So yes, you'll live in your own space, but you'll be surrounded by people just like you.

To get things moving, we host a welcome event for you to get to know your neighbours. We also help set up a Residents' Management Company once everyone settles into their new homes, letting residents decide how the building should be run. Then come the book clubs, games nights and tool swaps, it's up to you and your fellow residents what you create – meaning your home will most certainly extend beyond just four walls.



Every essential, plus a clean slate

Counting sheep feels better when you're in your very own bed in your very own home. We purposefully designed Pocket homes to be a blank canvas because we know how sweet it feels to create the space you've always dreamed of.

So go on, have friends over. Drill into those walls. Your home is 100% yours from day one, and it has everything you need – from storage space to built-in appliances – to live happily and comfortably.

We understand a city maker's lifestyle and have carefully designed our homes to match it.

That means an open-plan living, dining and kitchen space unified by a single floor finish. Full-height, extra-wide windows to allow light to flood in. Integrated lighting, functional appliances and built-in storage for all your bits and bobs.

And our 16 adaptable flats have bigger living spaces with the option of making these homes even more accessible. These homes are available to people who meet the eligibility criteria and those in need of accessible housing will be prioritised.

So, whether you're cooking in the fully-fitted kitchen, which has a slimline laminate worktop and built-in Beko appliances, or relaxing in your bedroom, which has space for a double-size bed, a pair of bedside tables and a wardrobe, you won't be making any compromises. Our innovative design team considers every nook and cranny, focusing on high-quality craftsmanship.





**No frills.
Cheaper bills**

Pocket homes are modern and sustainable with ample insulation, making energy bills much cheaper than in older conversion properties. Light floods your home through floor-to-ceiling, double or triple-glazed windows, and low-energy integrated LED downlights keep you lit up at night. Your kitchen appliances are thoughtfully designed to be resource-efficient, helping you save on energy.

We're not just thinking about your wallet but the planet too. Our wide plank flooring contains up to 44% recycled content and can be fully recycled post use. Our appliances have an average recyclability ratio of 90% with our ovens containing ghost fishing net thread waste in the plastic componentry. The timber kitchen furniture is sourced from responsibly managed forestry and our solid surface vanity top is hygienic, renewable and repairable.

Sleek design doesn't have to come at a cost; in fact, it saves you money.



Specification

Overview

Residents' facilities and communal areas

- Two landscaped roof terraces with lush planting and seating
- Two ground floor communal gardens, of which one has allotment beds
- Co-working spaces with two work pods
- Post boxes and parcel room
- Fire alarm
- Secure internal and external bicycle storage

Kitchen

- Fully fitted kitchen by Krieder
- Slimline laminate worktop and upstand
- Vado brushed stainless steel mixer tap
- Granite composite sink with drainer grooves
- Built-in Beko appliances
- Ceramic hob with stainless steel splash back
- Fan oven
- Undercounter fridge with freezer compartment
- Under-oven drawer
- Extractor hood
- LED slim downlighters under wall cabinets
- Plumbing and wiring provided for dishwasher

Shower room

- Stylish wet room with walk in shower and glass shower screen
- Ceramics suite by Ideal Standard (WC pan + wash hand basin)
- Brassware by Vado in a chrome effect
- Composite stone vanity top and upstand
- IP rated tubular wall light
- Classic straight electric heated towel rail
- Mirror above sink

Floor finishes

- Luxury vinyl wide plank flooring in a timber effect to kitchen, living, bedroom and entrance area
- Large format porcelain floor tiles to wet room with tiled upstand

Electrical and heating

- Wiring for BT Openreach Fibre and Hyperoptic (subscription required)
- Dimmable pendant lights in bedroom and living room
- Downlighting to hallway, kitchen and wet room
- Digital heating control with tall panel radiators
- Video entry system
- Power points provided throughout
- USB ports to bedroom wall sockets



Utility Cupboard

- Heat Interface Unit (HIU)
- Mechanical Extract Ventilation unit (MEV)
- Consumer unit for electrics
- Plumbing and wiring for washing machine
- Connection boxes for broadband and telephone

Security and peace of mind

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

Sustainable features

- Solar PV panels contribute to the power supply of communal areas
- Energy efficient integrated LED downlights
- Soft landscaping providing ecology benefits
- All timber used in the kitchen furniture and laminate flooring is PEFC certified and sourced from sustainable managed forestry
- Car-free scheme, excluding disabled bays

General build

- Concrete Continental Frame Construction
- Facing brickwork façade
- Double and triple glazed composite windows by Velfac
- Extra-high ceiling heights in the living and bedroom areas; ceiling heights are lower in the wetroom, hallway and where bulkheads are situated.



**An urban retreat.
A sustainable lifestyle**

It's not just the homes that are energy efficient. Our buildings have everything residents need – but nothing they don't – to keep service charges down. That includes open walkways which do not require heating, and solar panels that help power the communal areas.

Sheepcote Road HA1 was built on an urban brownfield site, a move that helps protect London's precious Green Belt. It's also built using a durable concrete frame which significantly reduced wastage in construction and the development is purposefully car-free and well-connected to encourage sustainable travel. You can head to the secure cycle storage area to hop on your bike and explore all Harrow has to offer, from Grand Union Canal to the picturesque streets of Pinner Village.





Cityscape to green escape

Set between the city of London and its Green Belt, residents get to enjoy excellent transport links and access to the countryside. The Metropolitan Line can whisk you to Baker Street in just 20 minutes, and Chiltern Railways connects you to destinations like Aylesbury, High Wycombe, and Birmingham. Heathrow Airport is just 12 miles away.

Picnics in Harrow Recreation Ground, nature walks in Bentley Priory Nature Reserve, and tennis in Canons Park – you have access to well-maintained natural environments when a slower pace is what you need.



Restaurants, bars and cafés

- The Castle01
- The Connoisseur02
- The Cardamom Club03
- Kingsfield Arms04
- The Junction05
- The White Horse06
- Market Place Harrow07
- EightySix08
- Melissa09
- Masa10
- La Petite Bakery11
- Heriots Patisserie12
- Coco Corner Café13
- Battels14
- BOXPARK Wembley15

Culture and retail

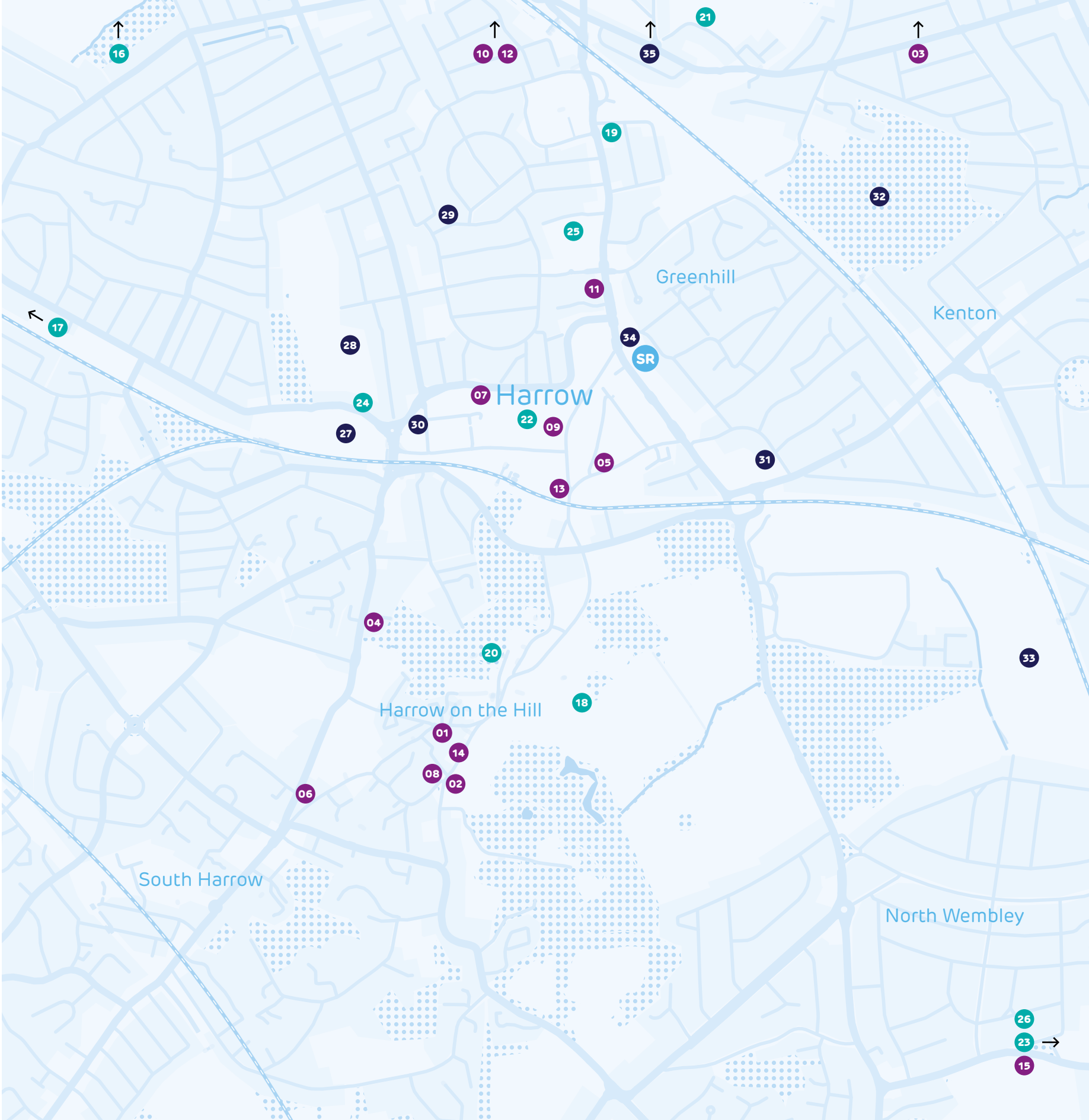
- Headstone Manor and Museum16
- Pinner Village17
- Harrow School18
- Harrow Central Mosque19
- St Mary's Church20
- Harrow Leisure Centre21
- Harrow Town Centre (Vue Cinema, M&S, Boots)22
- London Designer Outlet23
- Morrisons24
- Tesco Superstore25
- Wembley Stadium26

Parks, sports and green spaces

- HarroWall Climbing Centre27
- Harrow Recreation Ground28
- The Body Factory29
- The Gym Group30
- Powerleague Harrow31
- Kenton Recreation Ground32
- Northwick Park33
- Gold's Gym34
- Bentley Priory Nature Reserve35

Attractions

Harrow has a vibrant blend of independent shops, international restaurants, iconic landmarks and picturesque views. It's an area for those who want urban conveniences, as well as easy access to the countryside. You can stay closer to home exploring local markets and expansive parks or head to Wembley Stadium and its surrounding shops and eateries, just one stop away on the Metropolitan Line.



Trains

Harrow on the Hill Station	9 min walk
— Wembley Park	6 min train
— Uxbridge	17 min train
— Baker Street	20 min train
— Watford	21 min train
— Euston Square	23 min train
— King's Cross St. Pancras	26 min train
— Liverpool Street	33 min train

Harrow & Wealdstone Station	17 min walk
— Watford Junction	6 min train
— Wembley Central	7 min train
— Euston	12 min train
— South Hampstead	24 min train
— Paddington	30 min train

Buses

114, 183	1 min walk
— Kenton Station	4 min bus
— Hendon Station	30 min bus
— Mill Hill Broadway	40 min bus

140, 186, 258, 340, 640, N18, N140	5 min walk
— South Harrow Bus Station	14 min bus
— Northolt	26 min bus

Walking distances are from the Sheepcote Road development.
Train and bus times are the travel time from the transport link they fall under. Journey times taken from Google Maps.

Sheepcote Road HA1 is a car-free development and homeowners will not be able to apply for a parking permit.

Transport Links

Harrow on the Hill Station is less than a 10 minute walk away, with regular train services on the Metropolitan Line into central London. The Bakerloo Line and London Overground can be accessed from Harrow & Wealdstone Station, which is a 17 minute walk away. There are several bus stops a short walk away on Sheepcote Road (A409), Station Road and Greenhall Way. For international travel, Heathrow Airport is 12 miles away. Sheepcote Road HA1 is also well served by pedestrian and cycle routes, connecting you to a range of retail and dining establishments.



Site Plan

Sheepcote Road HA1

01 Covered walkway levels 1-5 providing full access to upper floors in Ryeland House

02 Visitors bike store

03 Parking for existing residential properties

04 Allotment garden

05 Courtyard garden

Communal space

Landscaping

Existing trees

CCTV

Sheepcote Road HA1 is a car-free scheme and residents will not be eligible to apply for a residents' parking permit or a visitors' parking permit (unless they are the holder of a Blue Badge).

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

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Boundary

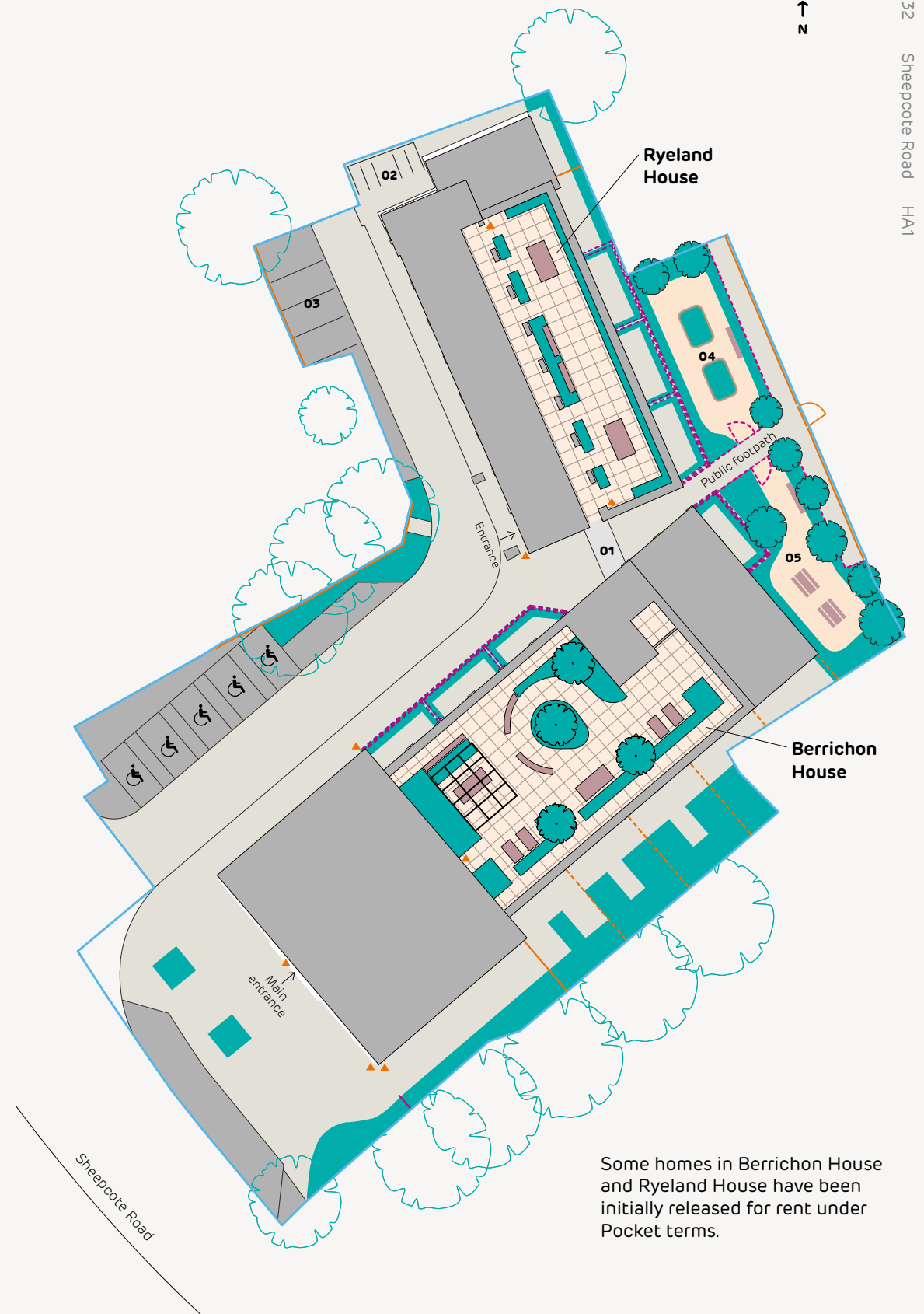
0.95m Railings

1.8m Railings

1.8m Timber Fencing

1.2m Timber Fencing

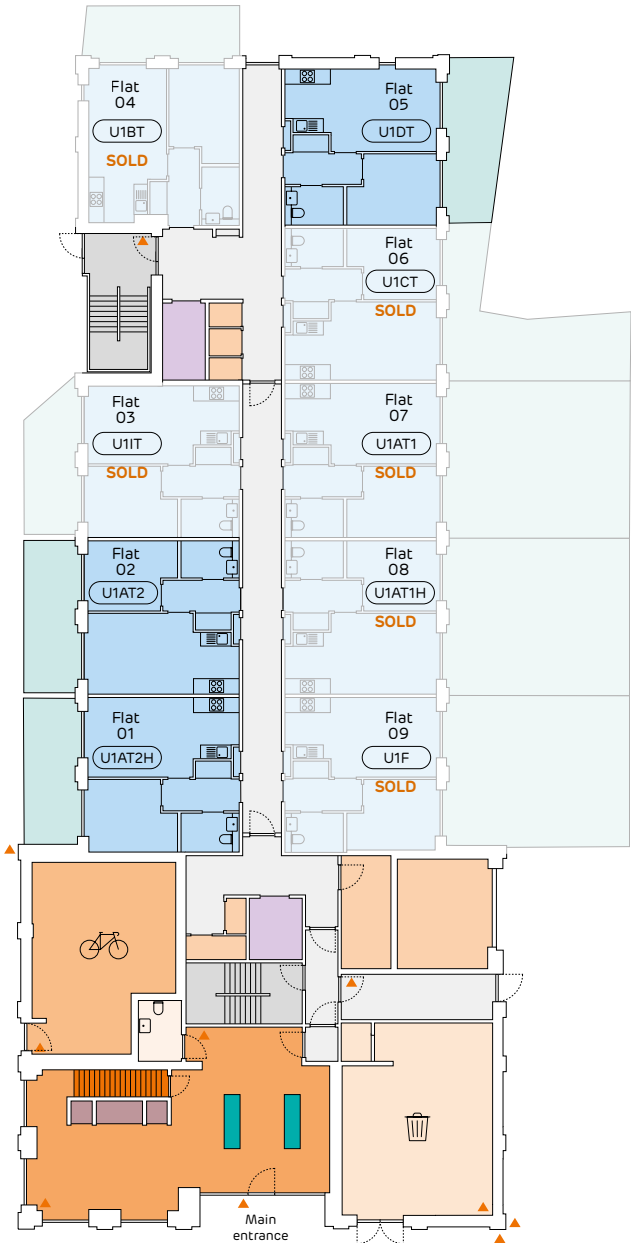
Brick Wall



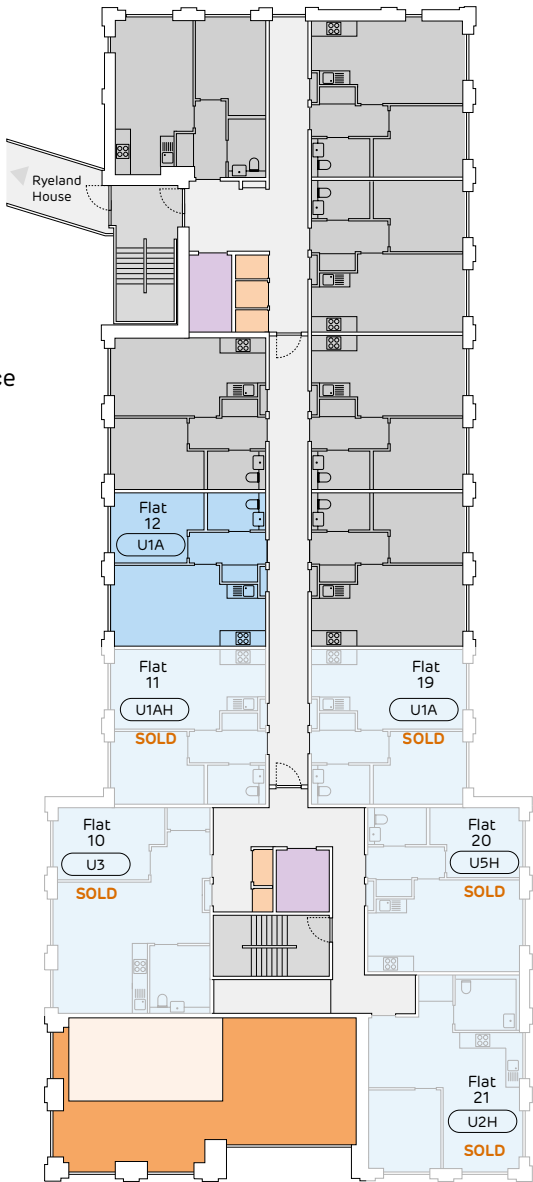
Some homes in Berrichon House and Ryeland House have been initially released for rent under Pocket terms.



- Pocket homes for sale
- Private gardens
- Stairs
- Lift
- Communal walkway
- Entrance lobby and co-working lounge
- Bike store
- Plant room
- Bin store
- WC
- Parcel room and postboxes (under stairs)
- Planting
- Work pods
- ▲ CCTV



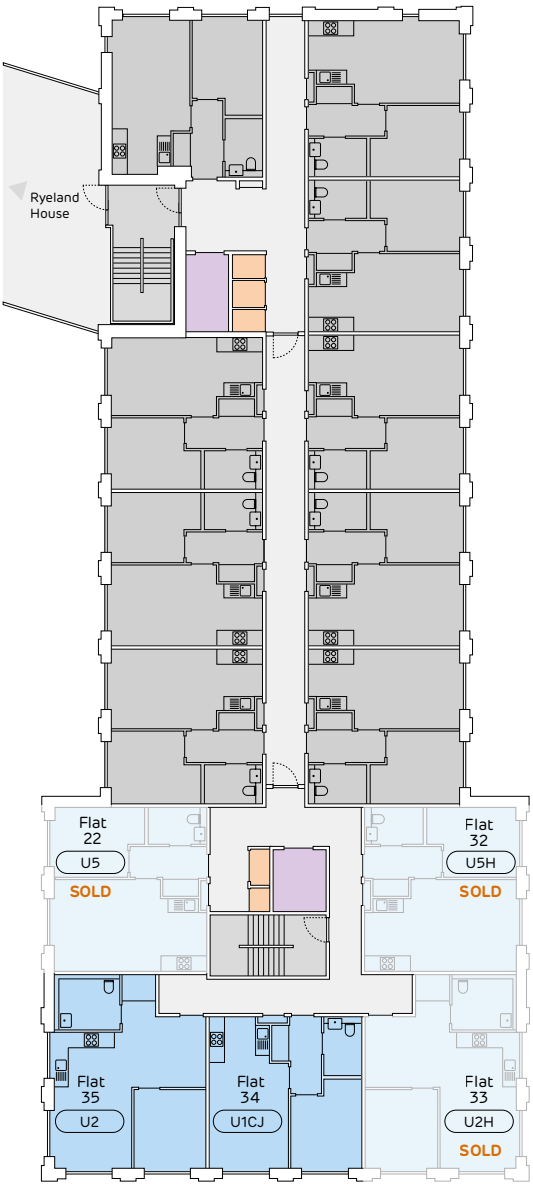
- Pocket homes for sale
- Pocket homes for rent
- Stairs
- Lift
- Communal walkway
- Double height space of entrance lobby
- Co-working mezzanine area
- Plant room



Floorplates
Berrichon House
Floor 2



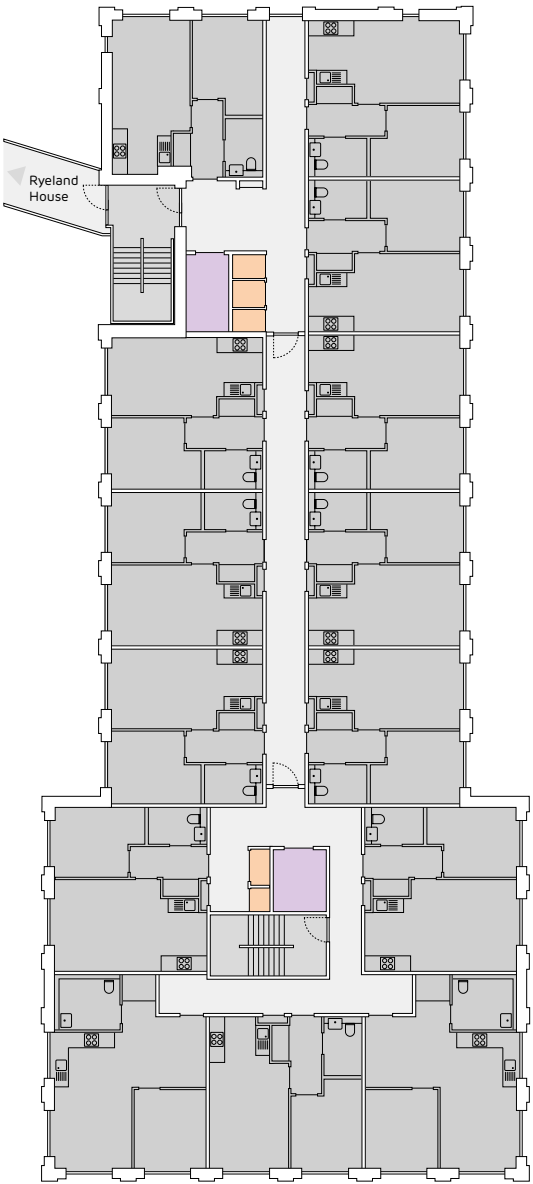
- Pocket homes for sale
- Pocket homes for rent
- Stairs
- Lift
- Plant room
- Communal walkway



Floorplates
Berrichon House
Floor 3

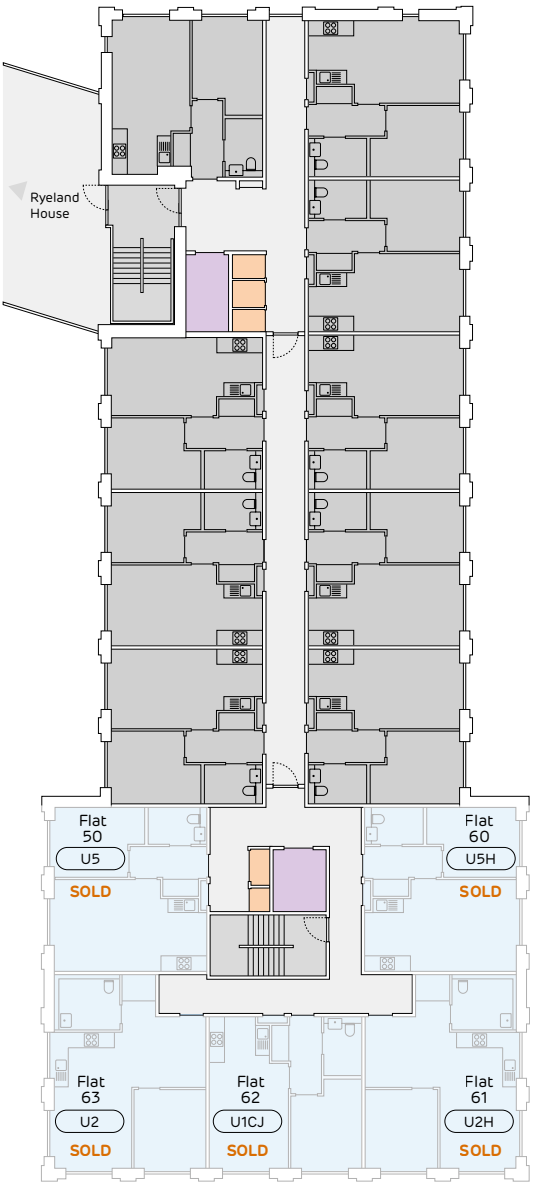


- Pocket homes for rent
- Stairs
- Lift
- Plant room
- Communal walkway

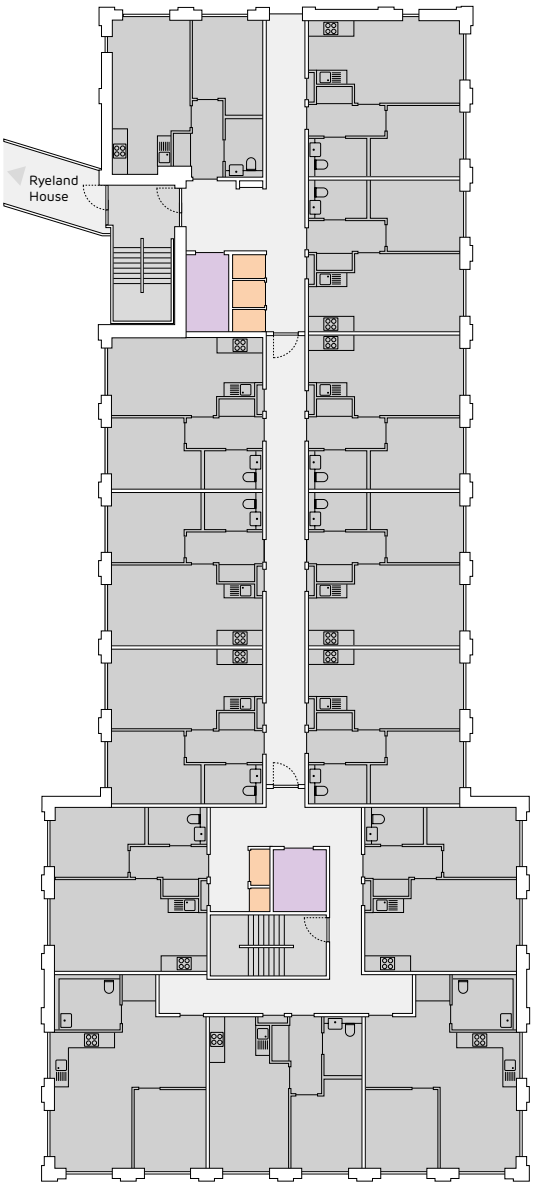




- Pocket homes for sale
- Pocket homes for rent
- Stairs
- Lift
- Plant room
- Communal walkway

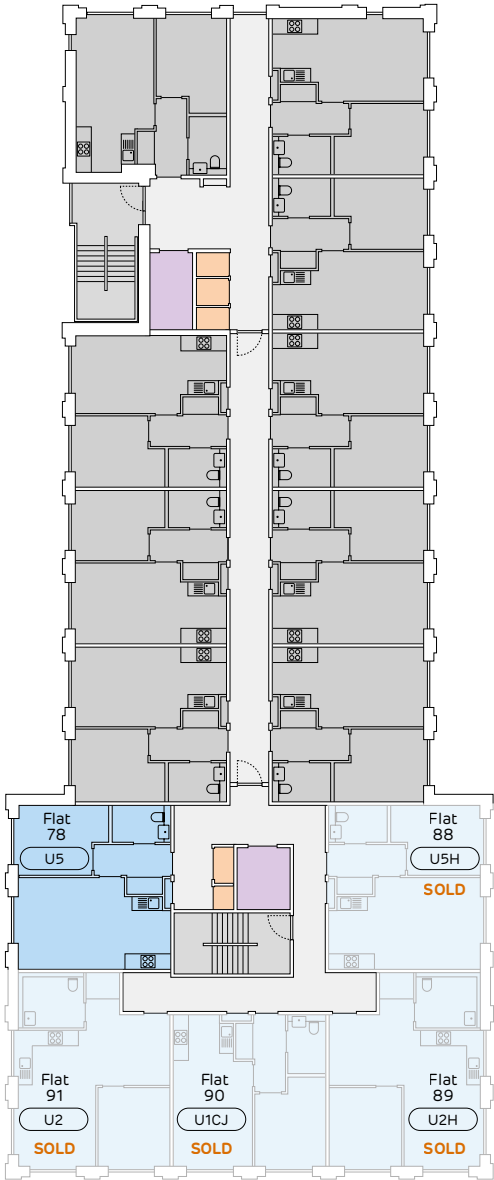


- Pocket homes for rent
- Lift
- Plant room
- Communal walkway

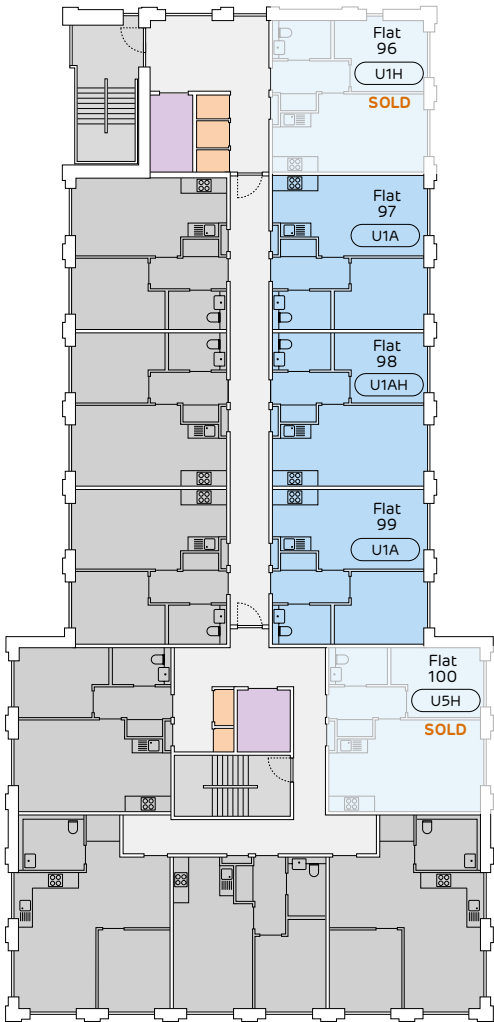




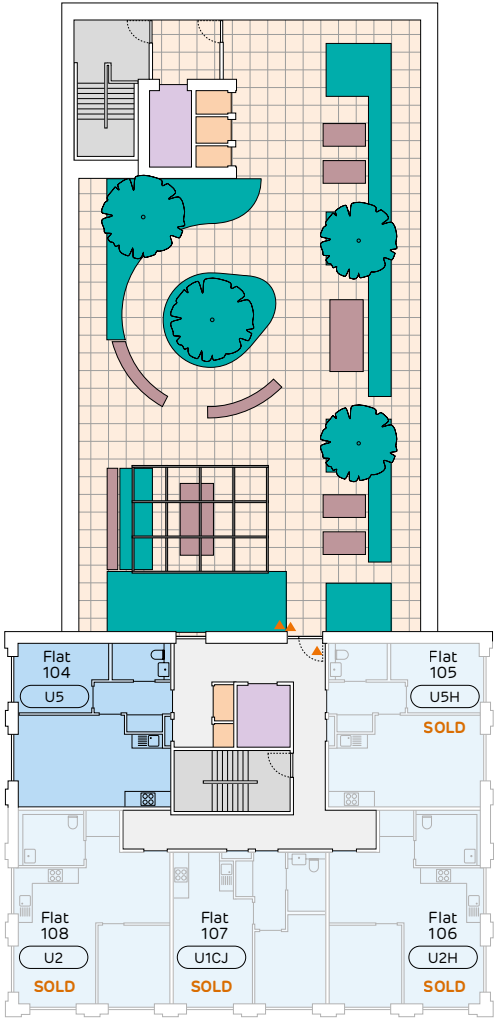
- Pocket homes for sale
- Pocket homes for rent
- Stairs
- Lift
- Plant room
- Communal walkway

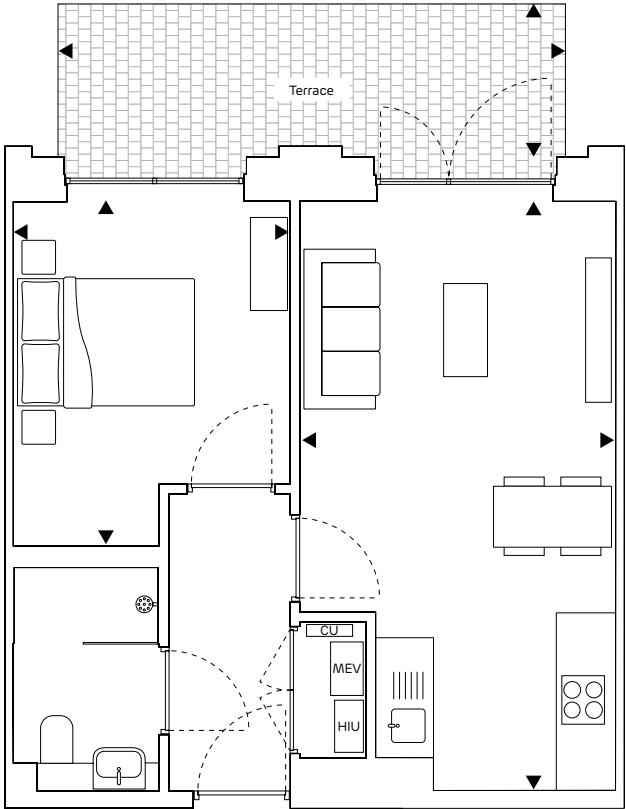


- Pocket homes for sale
- Pocket homes for rent
- Stairs
- Lift
- Plant room
- Communal walkway

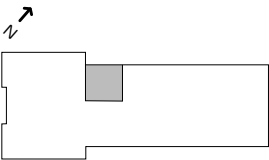


- Pocket homes for sale
- Stairs
- Lift
- Plant room
- Communal walkway
- Roof terrace
- Landscaping
- Seating
- ▲ CCTV





Ground floor



Floor: GF
Flat Number: 1

Gross Internal Area
423.6 sqft – 39.4 sqm

Living / Dining / Kitchen
10'10" x 20'4" – 3.32m x 6.20m

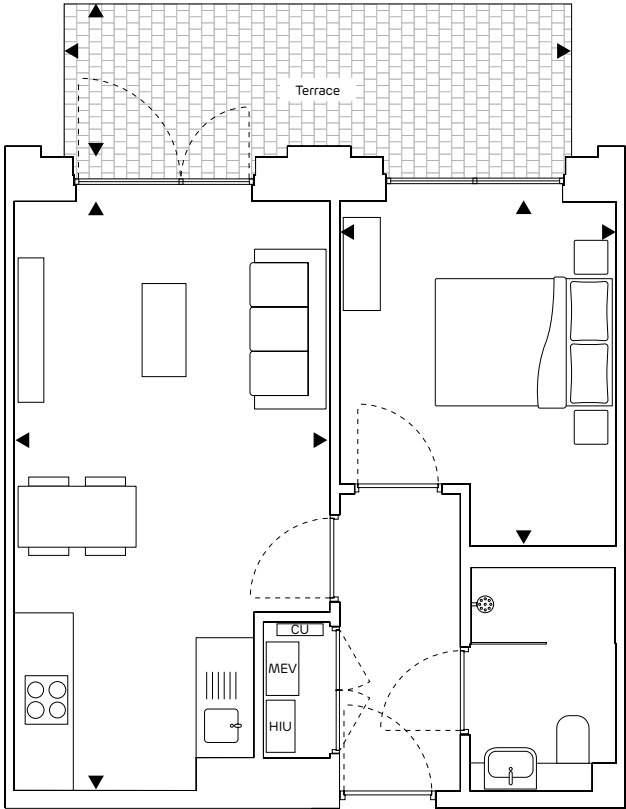
Bedroom
9'6" x 11'10" – 2.91m x 3.63m

Terrace
17'6" x 5'3" – 5.34m x 1.62m

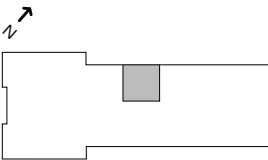
Please note ceiling heights are lower in the wetroom, hallway and where bulkheads are situated. Bulkheads in the kitchen and living room vary in size, please speak to your sales consultant for further details.

Heat Interface Unit **HIU**
Mechanical Extract Ventilation unit **MEV**
Consumer Unit **CU**

Terrace finishes
Block paving surrounded by evergreen hedge planting. Bordered with a brick wall and 1.8m railings.



Ground floor



Floor: GF
Flat Number: 2

Gross Internal Area
423.6 sqft – 39.4 sqm

Living / Dining / Kitchen
10'10" x 20'4" – 3.32m x 6.20m

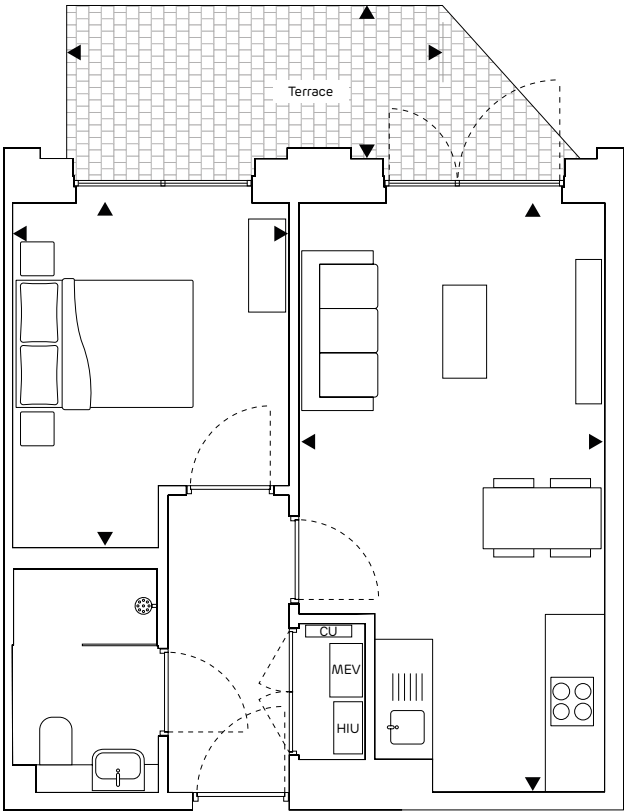
Bedroom
9'6" x 11'10" – 2.91m x 3.63m

Terrace
17'6" x 5'3" – 5.34m x 1.62m

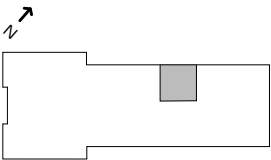
Please note ceiling heights are lower in the wetroom, hallway and where bulkheads are situated. Bulkheads in the kitchen and living room vary in size, please speak to your sales consultant for further details.

Heat Interface Unit **HIU**
Mechanical Extract Ventilation unit **MEV**
Consumer Unit **CU**

Terrace finishes
Block paving surrounded by evergreen hedge planting. Bordered with a brick wall and 1.8m railings.



Ground floor



Floor: GF
Flat Number: 3

Gross Internal Area
416.7 sqft – 38.7 sqm

Living / Dining / Kitchen
10'6" x 20'4" – 3.22m x 6.20m

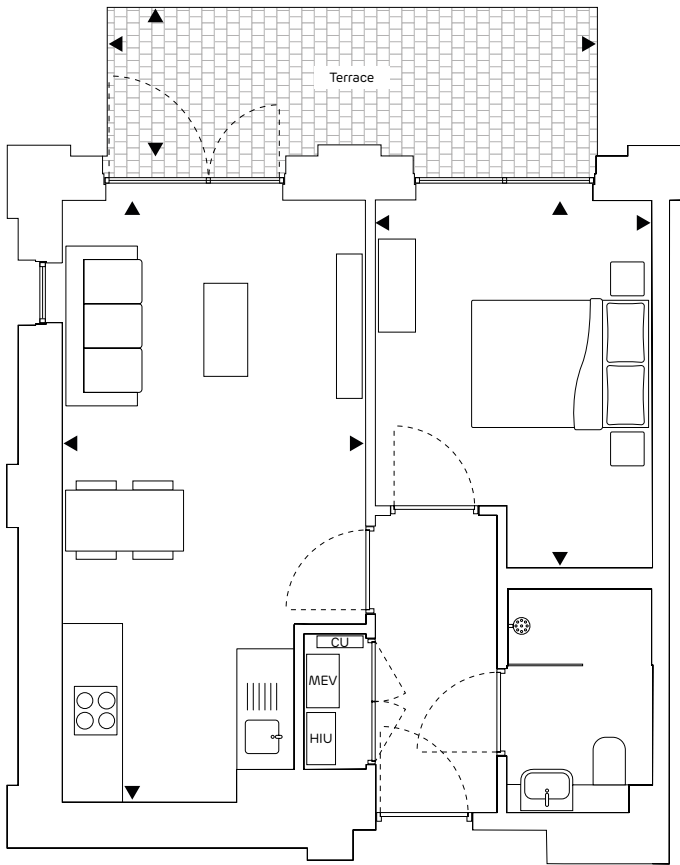
Bedroom
9'6" x 11'10" – 2.91m x 3.63m

Terrace
12'11" x 5'3" – 3.96m x 1.62m

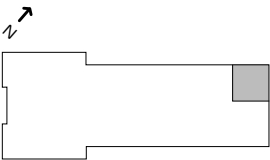
Terrace finishes
Block paving surrounded by evergreen hedge planting. Bordered with a brick wall and 1.8m railings.

Heat Interface Unit **HIU**
Mechanical Extract Ventilation unit **MEV**
Consumer Unit **CU**

Please note ceiling heights are lower in the wetroom, hallway and where bulkheads are situated. Bulkheads in the kitchen and living room vary in size, please speak to your sales consultant for further details.



Ground floor



Floor: GF
Flat Number: 4

Gross Internal Area
428.3 sqft – 39.8 sqm

Living / Dining / Kitchen
10'5" x 20'9" – 3.19m x 6.33m

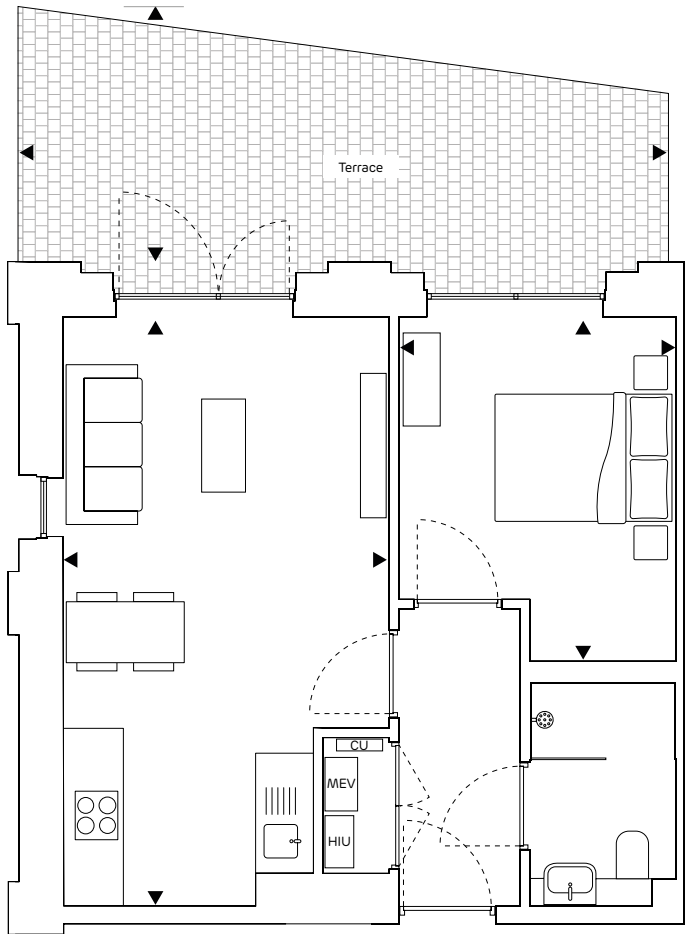
Bedroom
9'6" x 12'8" – 2.91m x 3.87m

Terrace
16'10" x 5'1" – 5.15m x 1.55m

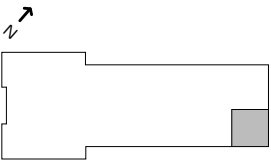
Heat Interface Unit **HIU**
Mechanical Extract Ventilation unit **MEV**
Consumer Unit **CU**

Please note ceiling heights are lower in the wetroom, hallway and where bulkheads are situated. Bulkheads in the kitchen and living room vary in size, please speak to your sales consultant for further details.

Terrace finishes
Block paving surrounded by evergreen hedge planting. Bordered with a brick wall and 1.8m railings.



Ground floor



Floor: GF
Flat: 5

Gross Internal Area
432 sqft – 40.1 sqm

Living / Dining / Kitchen
11'3" x 20'4" – 3.43m x 6.20m

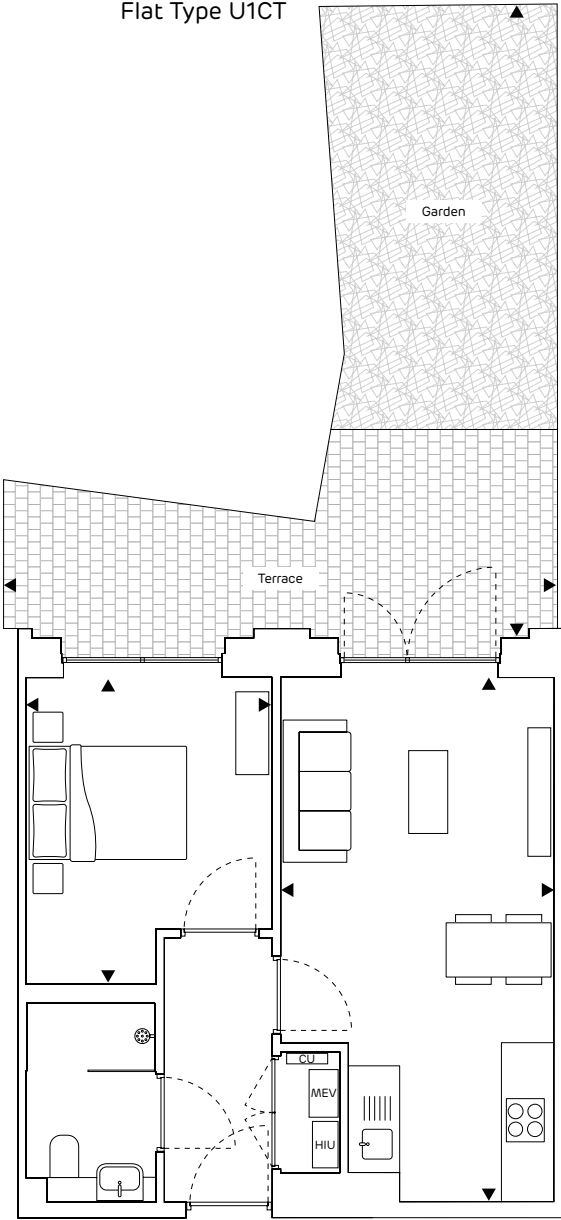
Bedroom
9'6" x 11'10" – 2.91m x 3.63m

Terrace
22'5" x 8'9" – 6.84m x 2.68m

Please note ceiling heights are lower in the wetroom, hallway and where bulkheads are situated. Bulkheads in the kitchen and living room vary in size, please speak to your sales consultant for further details.

Heat Interface Unit **HIU**
Mechanical Extract Ventilation unit **MEV**
Consumer Unit **CU**

Terrace finishes
Block paving. Bordered with a 1.2m timber fence.



Ground floor



Floor: GF
Flat Number: 6

Gross Internal Area
417.9 sqft – 38.8 sqm

Living / Dining / Kitchen
10'7" x 20'4" – 3.24m x 6.20m

Bedroom
9'6" x 11'10" – 2.91m x 3.63m

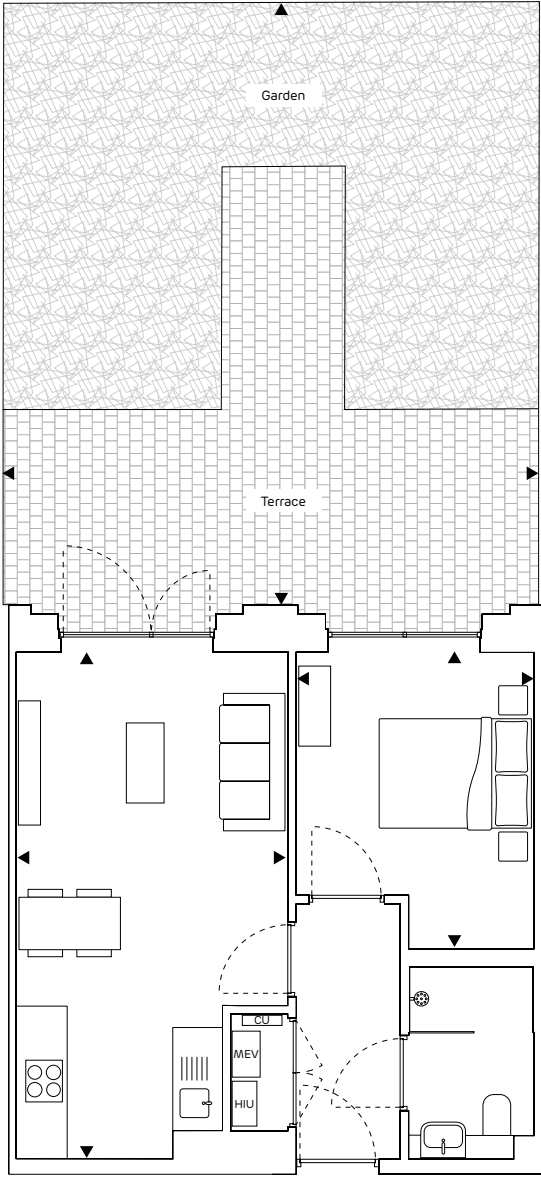
Garden
21'5" x 24'6" – 6.55m x 7.48m

Please note ceiling heights are lower in the wetroom, hallway and where bulkheads are situated. Bulkheads in the kitchen and living room vary in size, please speak to your sales consultant for further details.

Heat Interface Unit **HIU**
Mechanical Extract Ventilation unit **MEV**
Consumer Unit **CU**

Garden finishes
Block paving and grass. Bordered with a 1.2m timber fence to the sides and a 1.8m timber fence to the rear.

Flat Type U1AT1



Ground floor



Floor: GF
Flat Number: 7

Gross Internal Area
423.6 sqft – 39.4 sqm

Living / Dining / Kitchen
10'10" x 20'4" – 3.32m x 6.20m

Bedroom
9'6" x 11'10" – 2.91m x 3.63m

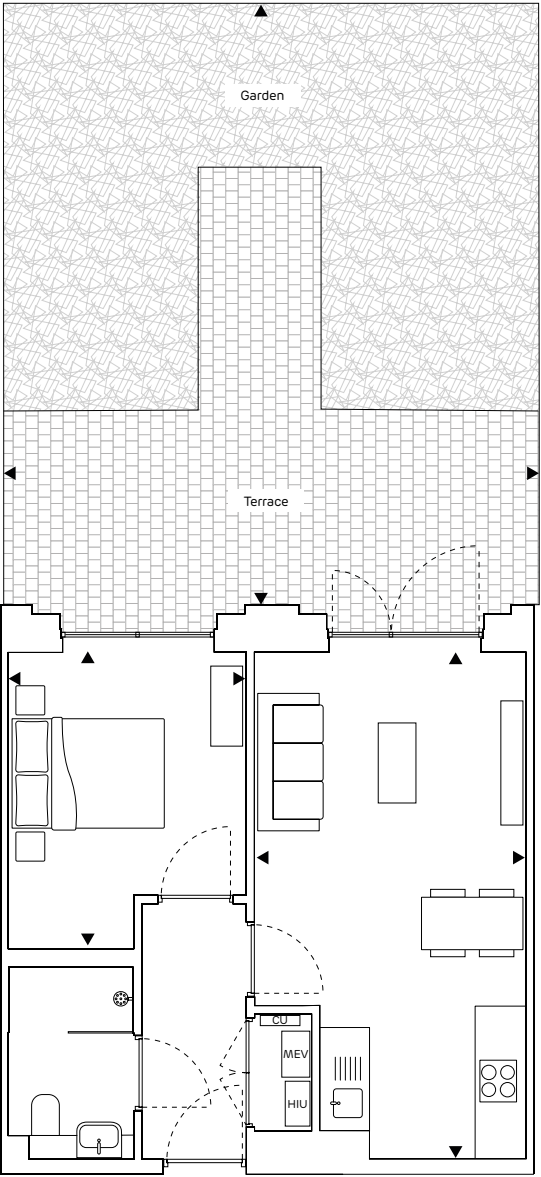
Garden
21'5" x 24'2" – 6.55m x 7.37m

Please note ceiling heights are lower in the wetroom, hallway and where bulkheads are situated. Bulkheads in the kitchen and living room vary in size, please speak to your sales consultant for further details.

Heat Interface Unit **HIU**
Mechanical Extract Ventilation unit **MEV**
Consumer Unit **CU**

Garden finishes
Block paving and grass. Bordered with a 1.2m timber fence to the sides and a 1.8m timber fence to the rear.

Flat Type U1AT1H



Ground floor



Floor: GF
Flat Number: 8

Gross Internal Area
423.6 sqft – 39.4 sqm

Living / Dining / Kitchen
10'10" x 20'4" – 3.32m x 6.20m

Bedroom
9'6" x 11'10" – 2.91m x 3.63m

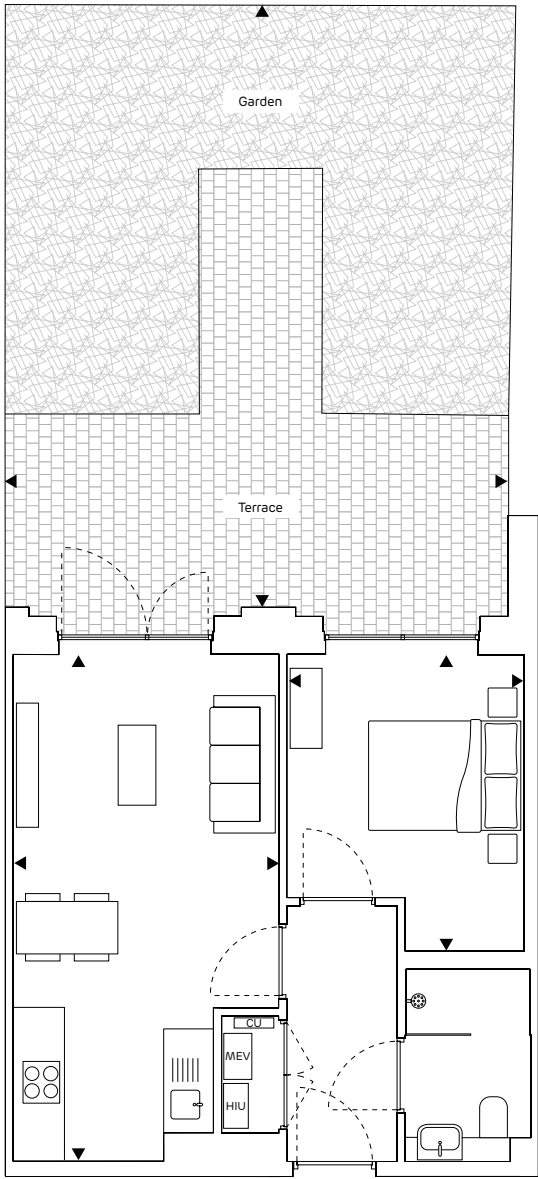
Garden
21'5" x 24'2" – 6.55m x 7.37m

Please note ceiling heights are lower in the wetroom, hallway and where bulkheads are situated. Bulkheads in the kitchen and living room vary in size, please speak to your sales consultant for further details.

Heat Interface Unit **HIU**
Mechanical Extract Ventilation unit **MEV**
Consumer Unit **CU**

Garden finishes
Block paving and grass. Bordered with a 1.2m timber fence to the sides and a 1.8m timber fence to the rear.

Flat Type U1F



Ground floor



Please note ceiling heights are lower in the wetroom, hallway and where bulkheads are situated. Bulkheads in the kitchen and living room vary in size, please speak to your sales consultant for further details.

Floor: GF
Flat Number: 9

Heat Interface Unit **HIU**
Mechanical Extract Ventilation unit **MEV**
Consumer Unit **CU**

Gross Internal Area
420.2 sqft – 39.0 sqm

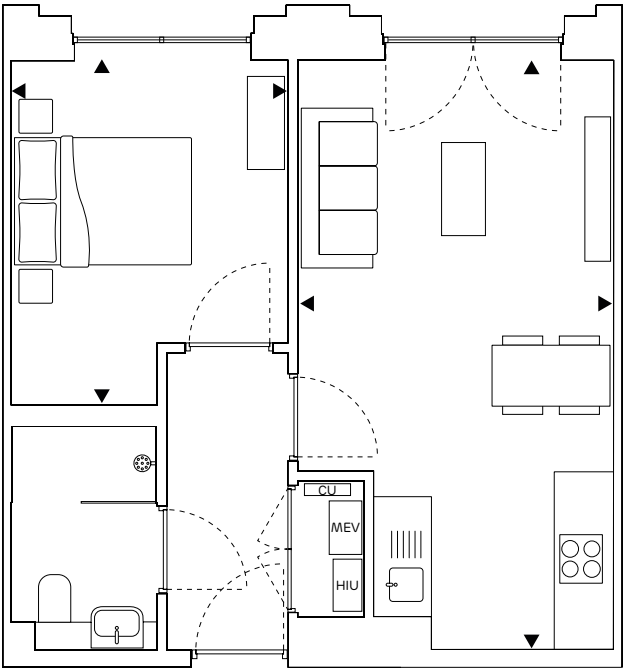
Living / Dining / Kitchen
10'8" x 20'4" – 3.25m x 6.20m

Bedroom
9'6" x 11'10" – 2.90m x 3.63m

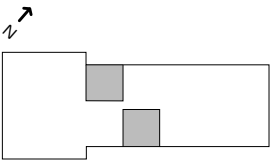
Garden
20'2" x 24'2" – 6.15m x 7.37m

Garden finishes
Block paving and grass. Bordered with a 1.2m timber fence to the sides and a 1.8m timber fence to the rear.

Flat Type U1AH



Floors 1–7



Please note ceiling heights are lower in the wetroom, hallway and where bulkheads are situated. Bulkheads in the kitchen and living room vary in size, please speak to your sales consultant for further details.

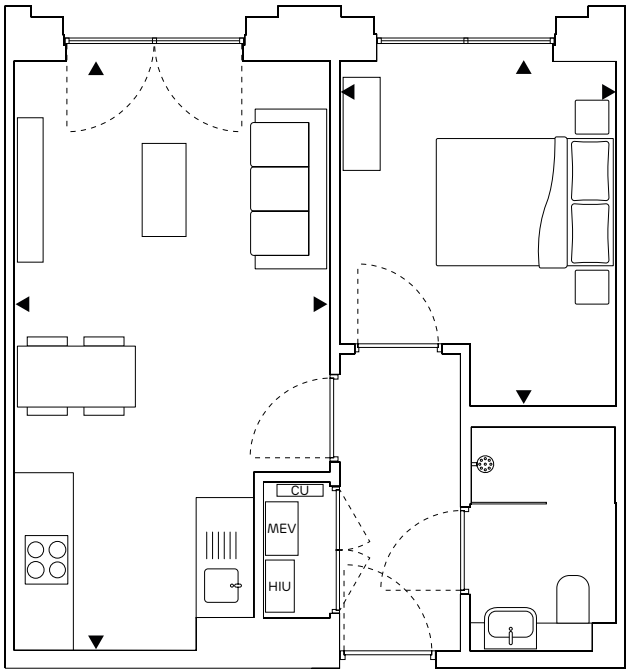
Floor: 1, 7
Flat Numbers: 11, 12, 98

Heat Interface Unit **HIU**
Mechanical Extract Ventilation unit **MEV**
Consumer Unit **CU**

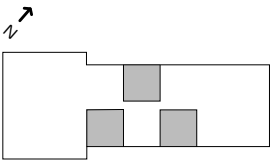
Gross Internal Area
423.6 sqft – 39.4 sqm

Living / Dining / Kitchen
10'10" x 20'4" – 3.32m x 6.20m

Bedroom
9'6" x 11'10" – 2.91m x 3.63m



Floors 1-7

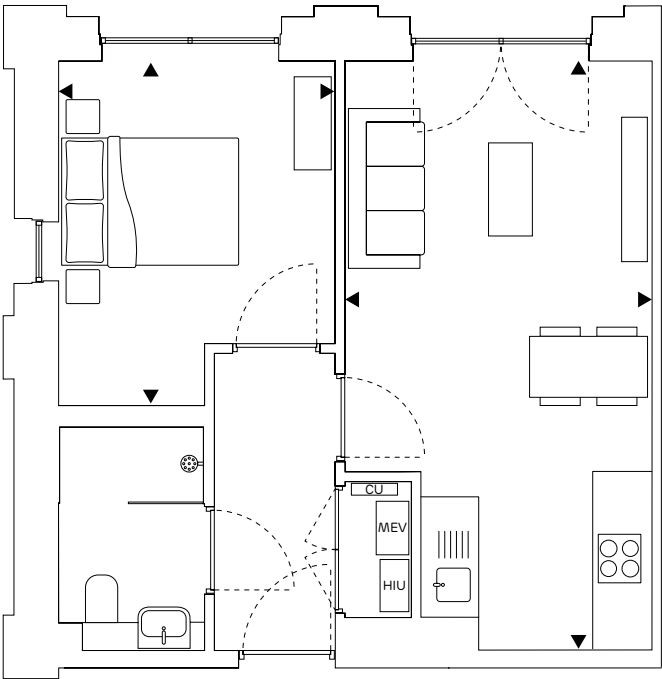


Floor: 1
7
Flat Numbers: 19
97, 99

Gross Internal Area
423.6 sqft – 39.4 sqm
Living / Dining / Kitchen
10'10" x 20'4" – 3.32m x 6.20m
Bedroom
9'6" x 11'10" – 2.91m x 3.63m

Please note ceiling heights are lower in the wetroom, hallway and where bulkheads are situated. Bulkheads in the kitchen and living room vary in size, please speak to your sales consultant for further details.

Heat Interface Unit **HIU**
Mechanical Extract Ventilation unit **MEV**
Consumer Unit **CU**



Floor 7

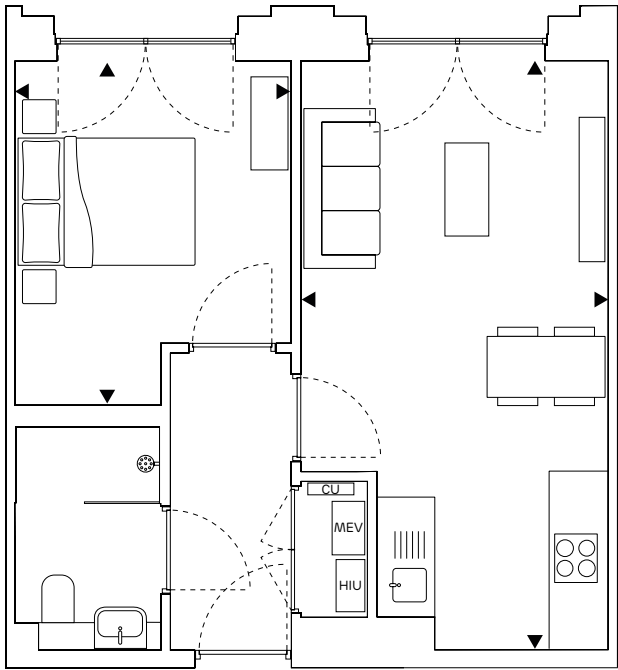


Floor: 7
Flat Number: 96

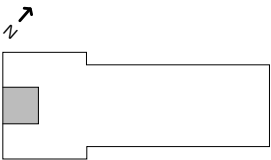
Gross Internal Area
419.0 sqft – 38.9 sqm
Living / Dining / Kitchen
10'7" x 20'4" – 3.24m x 6.20m
Bedroom
9'6" x 11'10" – 2.91m x 3.63m

Please note ceiling heights are lower in the wetroom, hallway and where bulkheads are situated. Bulkheads in the kitchen and living room vary in size, please speak to your sales consultant for further details.

Heat Interface Unit **HIU**
Mechanical Extract Ventilation unit **MEV**
Consumer Unit **CU**



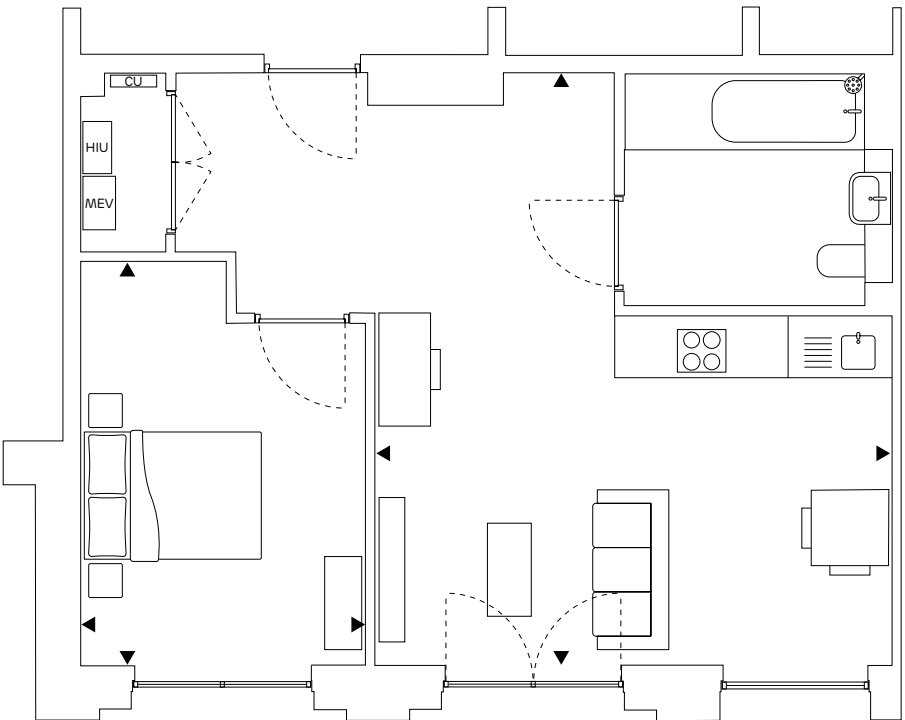
Floors 2–8



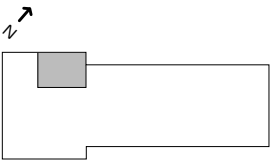
Floor:	Flat Numbers:	Gross Internal Area
2	34	417.9 sqft – 38.8 sqm
4	62	
6	90	Living / Dining / Kitchen 10'7" x 20'4" – 3.24m x 6.20m
8	107	Bedroom 9'6" x 11'10" – 2.91m x 3.63m

Please note ceiling heights are lower in the wetroom, hallway and where bulkheads are situated. Bulkheads in the kitchen and living room vary in size, please speak to your sales consultant for further details.

Heat Interface Unit **HIU**
Mechanical Extract Ventilation unit **MEV**
Consumer Unit **CU**



Floor 1



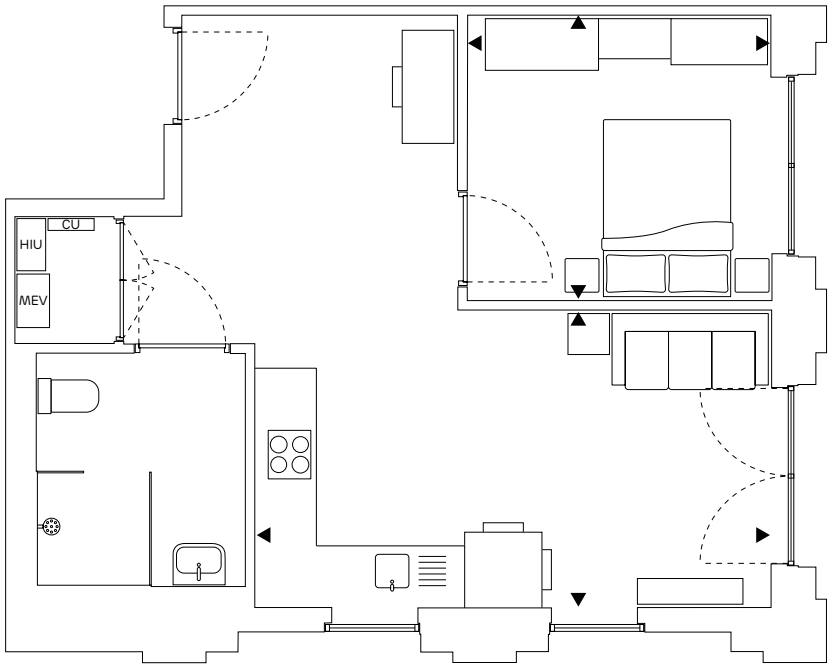
Floor:	Flat Number:	Gross Internal Area
1	10	576.5 sqft – 53.6 sqm
		Living / Dining / Kitchen 17'10" x 12'0" – 5.44m x 3.67m
		Bedroom 13'11" x 9'10" – 4.25m x 3.00m

Please note ceiling heights are lower in the wetroom, hallway and where bulkheads are situated. Bulkheads in the kitchen and living room vary in size, please speak to your sales consultant for further details.

Heat Interface Unit **HIU**
Mechanical Extract Ventilation unit **MEV**
Consumer Unit **CU**

Floorplans
Berrichon House

Flat Type U2
♿ Wheelchair adaptable home,
Blue Badge holders will be prioritised.



Floors 2–8



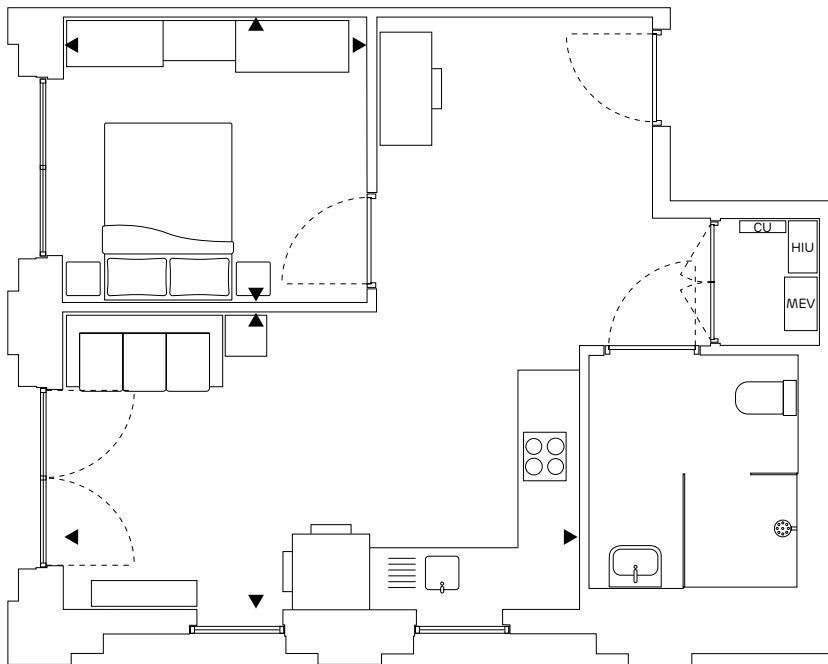
Floor:	Flat Numbers:	Gross Internal Area
2	35	503.9 sqft – 46.8 sqm
4	63	
6	91	Living / Dining / Kitchen 17'9" x 10'3" – 5.43m x 3.13m
8	108	Bedroom 10'6" x 9'10" – 3.20m x 3.00m

Please note ceiling heights are lower in the wetroom, hallway and where bulkheads are situated. Bulkheads in the kitchen and living room vary in size, please speak to your sales consultant for further details.

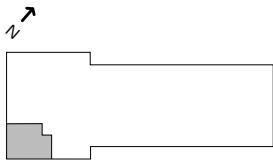
Heat Interface Unit **HIU**
Mechanical Extract Ventilation unit **MEV**
Consumer Unit **CU**

Floorplans
Berrichon House

Flat Type U2H
♿ Wheelchair adaptable home,
Blue Badge holders will be prioritised.



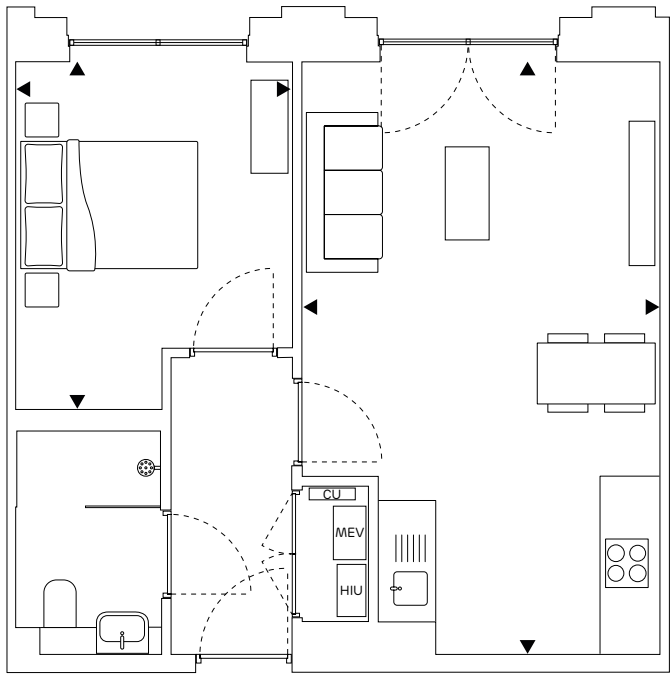
Floors 1–8



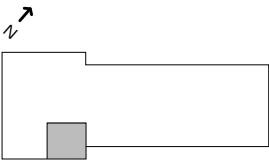
Floor:	Flat Numbers:	Gross Internal Area
1	21	503.9 sqft – 46.8 sqm
2	33	
4	61	Living / Dining / Kitchen 17'9" x 10'3" – 5.43m x 3.13m
6	89	Bedroom 10'6" x 9'10" – 3.20m x 3.00m
8	106	

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Heat Interface Unit **HIU**
Mechanical Extract Ventilation unit **MEV**
Consumer Unit **CU**



Floors 1–8

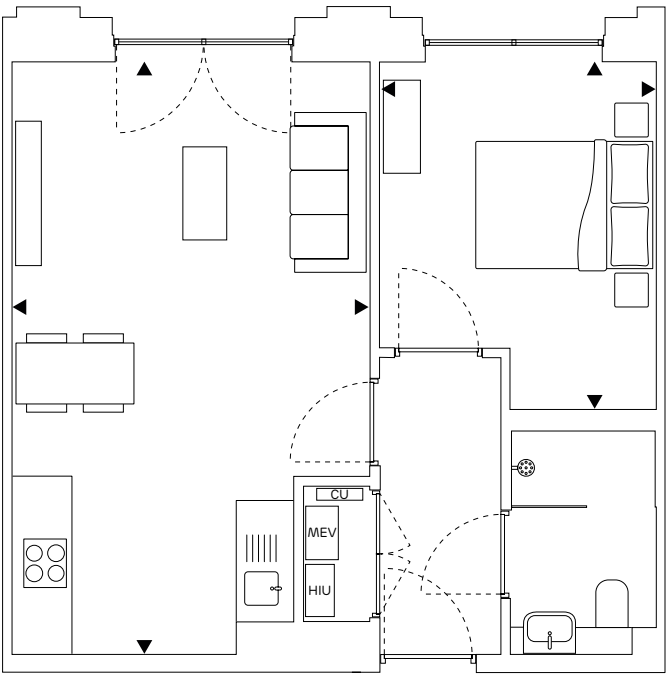


Floor:	Flat Numbers:
1	20
2	32
4	60
6	88
7	100
8	105

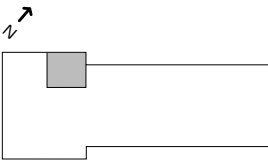
Gross Internal Area
455.7 sqft – 42.3 sqm
Living / Dining / Kitchen
12'4" x 20'5" – 3.77m x 6.23m
Bedroom
9'6" x 12'0" – 2.91m x 3.66m

Please note ceiling heights are lower in the wetroom, hallway and where bulkheads are situated. Bulkheads in the kitchen and living room vary in size, please speak to your sales consultant for further details.

Heat Interface Unit **HIU**
Mechanical Extract Ventilation unit **MEV**
Consumer Unit **CU**



Floors 2–8



Floor:	Flat Numbers:
2	22
4	50
6	78
8	104

Gross Internal Area
455.7 sqft – 42.3 sqm
Living / Dining / Kitchen
12'4" x 20'5" – 3.77m x 6.23m
Bedroom
9'6" x 12'0" – 2.91m x 3.66m

Please note ceiling heights are lower in the wetroom, hallway and where bulkheads are situated. Bulkheads in the kitchen and living room vary in size, please speak to your sales consultant for further details.

Heat Interface Unit **HIU**
Mechanical Extract Ventilation unit **MEV**
Consumer Unit **CU**

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**
Please check the [Sheepcote Road HA1](#) page on our website or speak with a member of our Sales Team for the up to date eligibility criteria.



- 04 Affordability check**
Complete an online affordability assessment with Censeo Financial, an Independent Financial Adviser, to check you can afford a home at Sheepcote Road HA1. censeo-financial.com



- 05** 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 upload 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 Financial 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** With the help of your Independent Financial Adviser, submit your full mortgage application.



- 06** Follow the process as advised by your solicitor and exchange contracts at this stage. You're now legally bound to purchase the apartment and we're legally bound to sell it to you.



- 07** When your apartment is ready and your solicitor has completed your purchase, pick up your keys, move in and celebrate being a homeowner in the borough you love.

Resales

What happens when the time comes
to move on from your Pocket home:

- You can sell your Pocket home at any stage 12 months after completion.
- You will need to arrange a RICS valuation, which will set the maximum price at which you can re-sell. This will be a market valuation which takes into consideration the resale restrictions. Pocket will need to approve the RICS valuation prior to marketing.
- For the first month of marketing your home, you'll need to try and sell to someone who: lives or works in the Borough of Harrow, is not currently a homeowner and whose household income is below the initial salary cap (currently £66k). If you haven't found a buyer after a month, then the income cap will increase to the Mayor's salary cap for affordable housing (currently £90k) for a further month. If you haven't found someone after these two months, then the location criteria widens to all London boroughs for a further month, and if you haven't found a buyer after these three months then for a further three months, the location criteria widens to all of the UK. If after six months of marketing you haven't found an eligible buyer, you can sell to anyone, regardless of eligibility.
- Pocket will need to approve your buyer and certify that the criteria have been adhered to before exchange of contracts.

Subletting and Annual Verification Process

What happens if you can't live in
your Pocket home for a while:

- Pocket homes are designed to be lived in by the eligible people who purchase them, but we understand that occasionally – for reasons outside of your control – a Pocket homeowner might need to sub-let their home.
- You can seek permission to sublet your home once you have owned it for a year and in extenuating circumstances. You'll need to have a RICS valuation and then sublet your Pocket home for 80% of the local market rent.
- You'll need to rent to someone who: is not currently a homeowner and whose income is below the Mayor's salary cap for affordable housing (currently £90k).
- A Pocket home cannot be sub-let for any longer than one year at a time. Pocket will certify your subletting.
- Once a year, we'll ask you to complete an Annual Verification Process to show that you are still living in your Pocket home we'll just ask you to upload proof of residency online.

Disclaimer:

- The method of construction is a concrete continental frame with brickwork facing facade.
- The warranty provider is Premier Guarantee, and this provides a two-year defect liability period on the individual home, and 10 years on the structure of the building (from 2025).
- The EPC rating is a B and the council tax band is C.
- There are solar panels located on the roof which contribute to the communal electricity supply.
- A Heat Interface Unit (HIU) connected to a centralised boiler delivers heating and hot water to each home; each resident will be billed according to their own controlled usage and cannot change gas suppliers. For electricity, residents can change to a different supplier of their choosing, subject to availability.
- Wiring for Sky+/Sky Q, BT telephone and BT Openreach Fibre is available, and residents will receive Hyperoptic Wi-Fi installed with a 3-month free service. Buyers can change to a different supplier of their own choosing, subject to availability.
- Mobile coverage varies by provider, for an indication of specific speeds and supply or coverage in the area, refer to the Ofcom's mobile and broadband checker.
- There are no commercial premises on site.
- Sheepcote Road is a car-free development (apart from with respect to five shared spaces for Blue Badge holders available on a first come first serve basis), and homeowners will not be granted a residents' permit.
- The building is managed by a managing agent, and the service charge covers the cost of running the building.
- These homes will come with a 999-year lease (from 2025) and a Residents' Management Company (RMC) will be formed once all homes are sold. It is the intention that the freehold will be transferred to the RMC upon the sale of the last home.
- The reservation fee to secure a home is £500 which is fully refundable if the reservation is cancelled within 14 days of finalisation.
- The period from reservation to completion usually takes two – three months.
- Buyers should budget approximately £4,000 - £5,000 for the costs associated with buying a home.
- This home is being sold by Pocket Living Sheepcote Road Limited, Tower House, 10 Southampton St, WC2E 7HA.
- Images are of a typical Pocket home.

Pocket Living
Tower House
10 Southampton Street
London
WC2E 7HA

T 020 7291 3683
W pocketliving.com



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 Living employs a policy of continuous improvement and it reserves the right to alter or amend the specification as necessary and without prior notice. Sheepcote Road HA1 is a marketing name only. Prices, ground rent and estimated service charges are subject to contract. Plans demonstrate the new development layout, please familiarise yourself with the local surrounding area. 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. Information accurate at time of publishing.

Discounted energy-efficient
homes for first time buyers

