

Cowleaze Road KT2

Kingston

pocket

edition





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Introducing Pocket Edition

Pocket Edition is a new, limited collection of homes from London's most innovative property developer, Pocket Living.

We work with award-winning architects to create light, open-plan homes that maximise space and use materials as efficiently as possible – balancing craft with functionality.

Pocket Edition homes are designed for city makers, the people who make our city tick. They are the people who leave their mark on London and embrace the city – the vibrant urban lifestyle, the culture, the characters and the best kept secrets. We provide city makers with a home, on the doorstep of the city that they love.

In a city that is constantly growing and changing, it's important to feel a sense of community. With Pocket Edition, your neighbours are Pocket owner-occupiers, which means our buildings are lived in and cared for.

Pocket Living builds homes in exciting parts of London with a strong local character and fast access to the city centre. Our developments are neatly designed and efficient to run, balancing everyone's need for privacy with the support of being part of a strong network of home owners.

London is a world-beating city of over 8 million people. We all need space to be local and global, private and social, fast and slow. Pocket Living believes in creating homes for city makers to put down roots, so they keep making London great.





CGI for indicative purposes only

Cowleaze Road KT2

Just a few minutes' walk from Kingston station is the striking Cowleaze Road KT2. There's a small collection of just five two bedroom Pocket Edition homes, each with their own private balcony and triple aspect views, together with modern space-planning and high quality fit-outs.

Designed by Stirling Prize-winning architects Haworth Tompkins, the building takes inspiration from the area's industrial heritage. It has a stunning red brick façade, opening onto a large atrium area with space for residents to meet and a dramatic staircase leading to the homes beyond.

As you move up the building, each floor has a south-facing communal 'hanging garden' which all residents can use to sit out on and enjoy the sun. There's also a shared roof terrace with seating areas, planting and fantastic views.

A close-up photograph of a brick wall where each brick is painted a different color. The colors include shades of red, orange, yellow, green, blue, cyan, purple, pink, and white. The paint has a slightly textured, hand-painted appearance. In the center of the image, there is a solid black circle. Inside this circle, the text 'Kingston' and 'London KT2' is written in a clean, white, sans-serif font, stacked vertically.

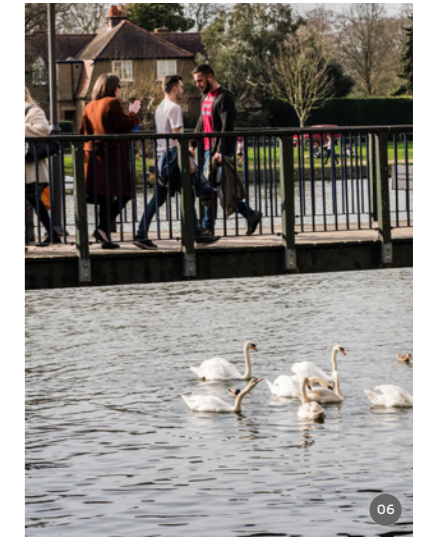
Kingston
London KT2

Out and about in Kingston

Kingston is an ancient market town on the banks of the Thames. This corner of south west London is best known for its peaceful stretches of river, leafy green parks, great shopping and excellent restaurants.

Right in the centre of town there are unique shops, themed markets, independent cafes, well-known theatres and the huge Bentall Centre for shopping, all within walking distance of Cowleaze Road KT2. Hop on your bike and just down the road is the historic Hampton Court Palace.

Surrounded by proper green space, Kingston has Hampton Wick to the west and Richmond Park to the east: with the Surrey Hills just down the road, there's plenty to explore. Kingston is well connected to the centre of London too, but with so much culture, shopping and nature on your doorstep, you don't need to leave at all if you don't want to!



- 01 Rams Passage
- 02 Rose Theatre, High Street
"Love this local theatre. Has all sorts of plays and events on with range of value for money tickets and a great bar area. We saw a great night of Bollywood this time!"
Benjamin H, Tripadvisor
- 03 The Thames, Canbury Gardens
- 04 Byron Kingston, Charter Quay
- 05 Local Hero, Thames Street
- 06 Charter Quay

- 07 The Grey Horse, Richmond Road
"THE most amazing Whiskey bar in the world. Who knew. Decent set of ribs. Fun (ny) comedy night in the Ram Jam bar at the back of the pub. #datenight"
Simon M, Tripadvisor
- 08 The Boaters Inn
- 09 Kingston Town Centre
- 10 The Grey Horse
- 11 The Grey Horse







01



02



03



04

- 01 Kingston Rowing Club
- 02 Clattern Bridge
- 03 Kingston Historic Market, Market Place
- "Wonderful architecture and a real lively buzz in this area. There are some great stalls to pick up food alongside the traditional fruit & veg market."
- KateLondon_9, Tripadvisor
- 04 Banquet Records, Eden Street
- 05 The Bishop, Thames Street
- 06 The Boaters Inn, Canbury Gardens
- 07 That Vintage Shop, Old London Road
- "Loved it! The owner was so helpful and lovely – great prices too. I'll be back for more!"
- Maisie Ellen, Facebook
- 08 Kingston Turks Pier, Thames Side
- 09 The Albion
- 10 Kingston Town Centre
- 11 The Canbury Arms



05



06



07



08

“They have it all here. Wraps, hot dogs, crêpes, greens, smoothies and a bakery. And it is a really nice spot in Kingston. Recommend a visit.”

5 star Trip Advisor review for the Ancient Market
By Matilde N



03



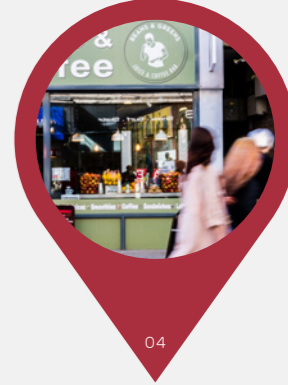
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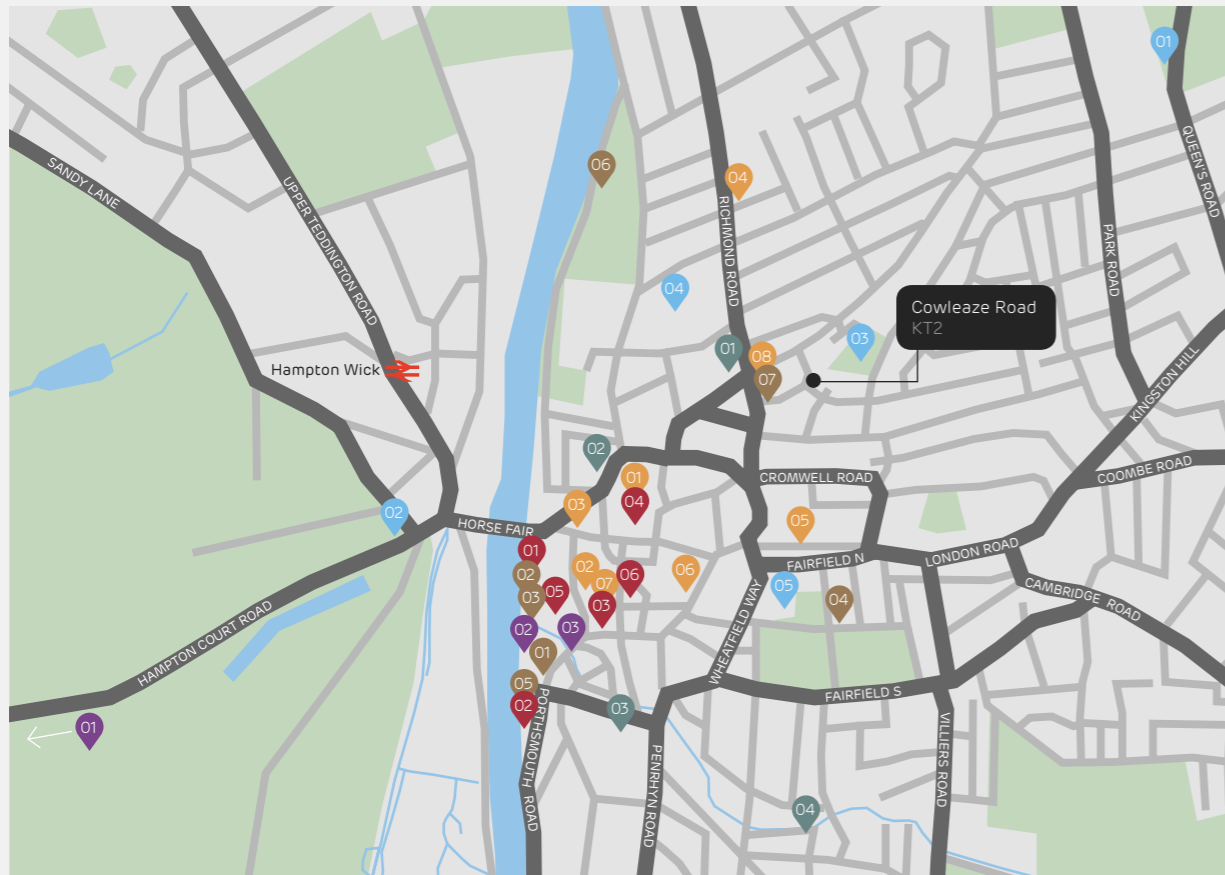
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02



04



Cowleaze Road KT2

Restaurants and cafés

- 01 Riverside Walk**
Great range of eateries and bars dotted along the banks of the Thames, with amazing views of the river, including: Bill's, Jack & Rye, Busaba Eathai, Cau, Cote Brasserie and Comptoir Libanais.
- 02 Riverside Vegetaria Restaurant**
A vegetarian restaurant that even die-hard meat eaters will love.
- 03 Fortunella café**
Welcoming café with a great selection of inventive salads, hot foods and delicious cakes.
- 04 Beans & Greens**
A juice and coffee bar serving fresh juices, proper coffee and lovely lunch snacks.
- 05 Byron**
Proper burgers at this casual, American-inspired diner.
- 06 The Cheeky Pea**
Great lunch spot for Middle Eastern and Mediterranean foods.

Bars and pubs

- 01 The Ram**
A cosy, traditional pub serving good pub grub and local ales. It also has a really great beer garden.
- 02 The Bishop**
Thames-side pub with plush lounge bar and outdoor terrace.
- 03 Browns**
This all-day eatery serves up great cocktails.
- 04 The Albion**
A newly-refurbished gem for craft beer lovers, serving up a seasonal menu of home-cooked foods.
- 05 Stein's**
Family-friendly Bavarian beer garden.
- 06 The Boaters Inn**
Independent pub and eatery in a leafy park upriver from the town centre.
- 07 The Grey Horse**
Pub specialising in whiskey from all over the world.

Shopping

- 01 The Bentall Centre**
Shopping centre with over 75 high street stores.
- 02 Ancient Market**
Open seven days a week, this bustling market has everything from florists and fishmongers to artisan bakeries and international street food.
- 03 John Lewis**
This handy department store has a large Waitrose underneath.
- 04 Bevan's Butchers**
The founding shop of this Surrey chain serves up high quality homemade sausages, burgers, pies and more.
- 05 That Vintage Shop**
Quirky shop filled with well-loved, unique clothes and accessories.
- 06 Heal's**
Well-known furniture store selling designer pieces and decorative items.
- 07 Crown Passage**
Cobbled pedestrian shopping street with cute cafés and bakeries.
- 08 Evan's Cycles**
One shop to meet all your cycling needs.

Sports and leisure

- 01 Richmond Park**
The largest of London's Royal Parks is a National Nature Reserve home to over 600 red and fallow deer. Visitors can go horse riding, rent a bike or visit one of three cute cafés.
- 02 Hampton Court Park & Bushy Park**
The famous formal gardens of Hampton Court Palace border London's second largest Royal Park.
- 03 Elm Road Open Space**
Leafy, green space with picnic benches and a playground.
- 04 Nuffield Health Fitness and Wellbeing Gym**
The latest gym equipment, varied fitness classes and a great swimming pool.
- 05 Kingfisher Leisure Centre**
There's a gym, squash court, health suite and café as well as swimming pools and fitness studios at this handy leisure centre.

ParkFit by Our Parks UK
Free one hour sessions for the whole community in local green spaces.

Culture

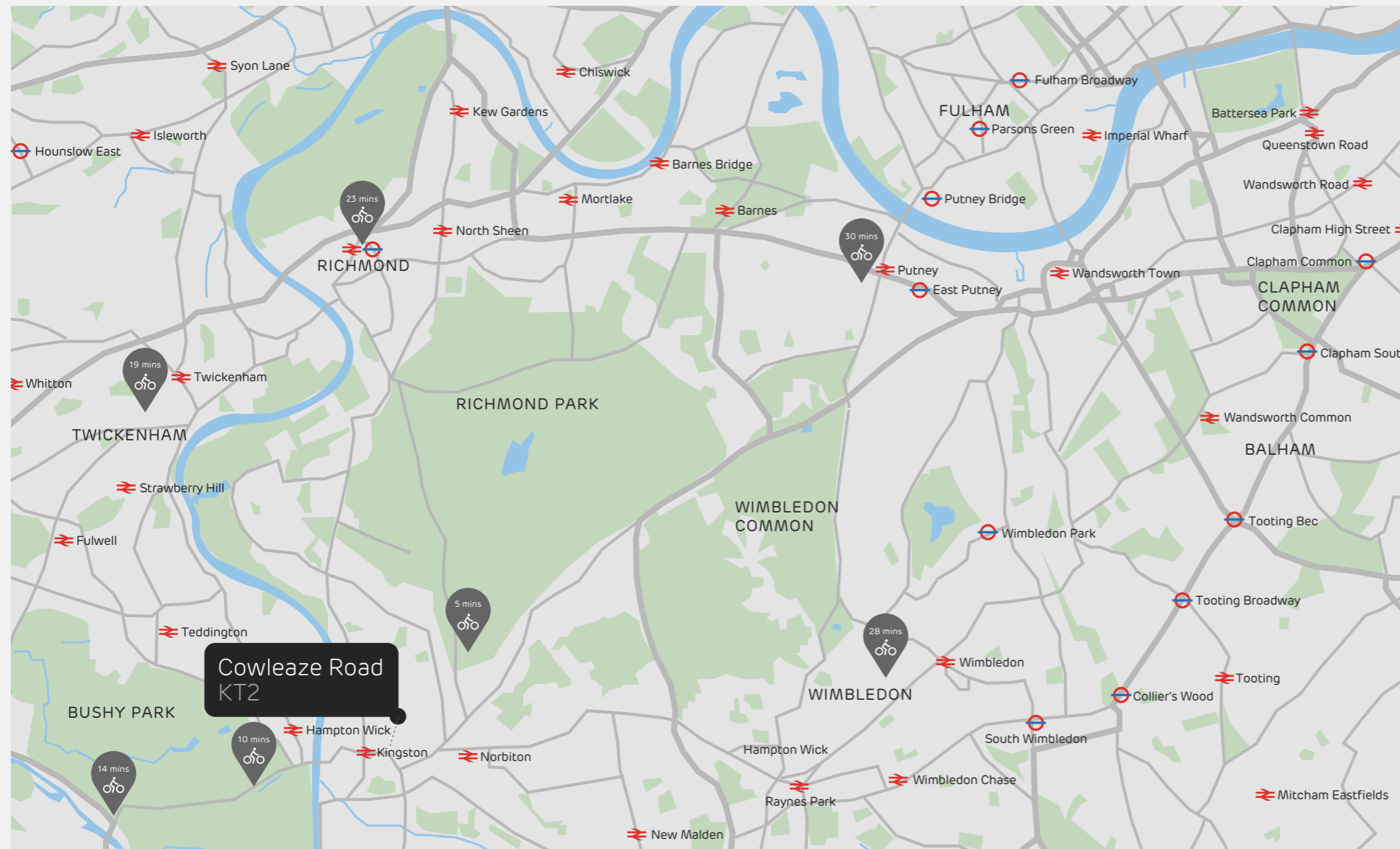
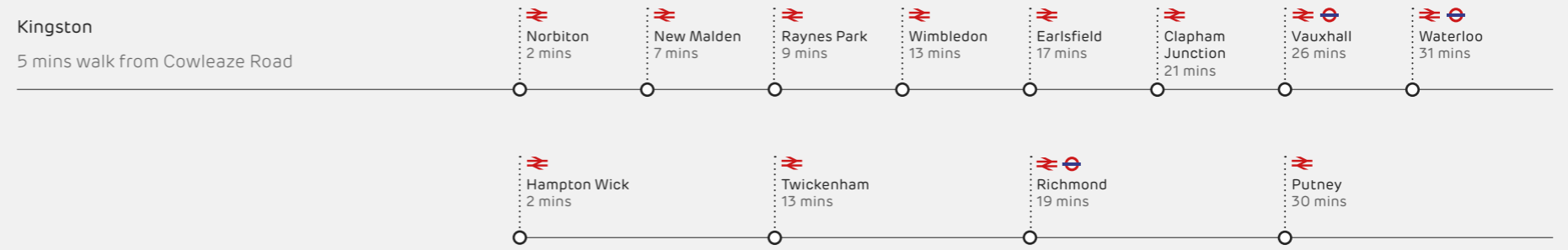
- 01 Hampton Court Palace**
Henry VIII's favourite royal residence with 60 acres of gardens.
- 02 Rose Theatre**
The largest producing theatre in south west London, the Rose enjoys over 150,000 visitors a year.
- 03 Clattern Bridge**
This famous bridge with pretty blue railings was built around 1175.

Universities

- 01 Kingston College School of Art & Design**
- 02 Glyndwr University**
- 03 Kingston College**
- 04 Kingston University**

Getting around

A mainline train from Kingston Station gets you into London Waterloo in just 30 minutes. Richmond, Hampton Court and Wimbledon are a short ride away by bike or bus for shopping, entertainment and more.



Travel times



Bus

3 mins walk from Cowleaze Road, hop on a bus to:

- Hampton Court 22mins
- Richmond 28 mins
- Wimbledon 43 mins



Train to airport

Departures from different train stations

- Heathrow Airport (via Paddington) 51 mins
- Gatwick Airport (via Clapham Junction) 60 mins



Bicycle

By bicycle from Cowleaze Road

- Richmond Park 5mins
- Bushey Park 10 mins
- Hampton Court 14mins
- Twickenham 19mins
- Richmond 23mins
- Wimbledon 28mins
- Putney 30mins



Car

By car from Cowleaze Road

- A3 10 mins
- M3 18 mins
- M25 20 mins
- Heathrow Airport 30 mins

Journey times are approximate and taken from walkit.com and tfl.gov.uk

A row of narrowboats is docked along a canal. The foreground features a dark green narrowboat with two small, square windows. The boat has white and blue buoys hanging from its side. In the background, a large, mature weeping willow tree with vibrant yellow-green foliage dominates the scene. A metal railing runs along the canal bank behind the boats. The overall atmosphere is bright and sunny.

Cowleaze Road
KT2

The story behind the building

The design of Cowleaze Road KT2 takes inspiration from the local area's industrial heritage, with a combination of simple fenestration and striking red brickwork. What gives this project a unique character is the contrast between the calm simplicity of the architectural form and the dramatic sculptural quality of the inner atrium space.

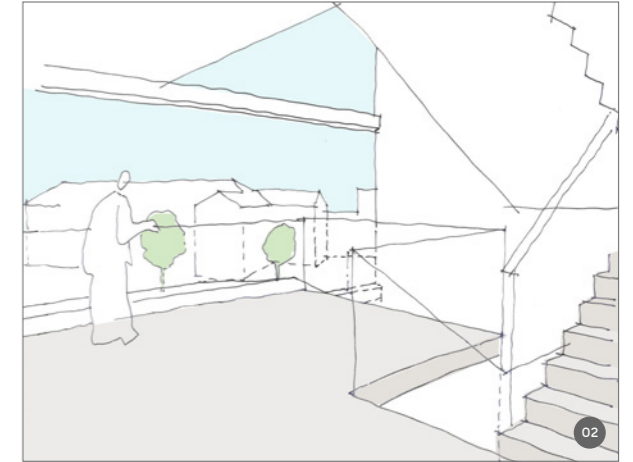
A precast concrete portal identifies the generous entrance onto Cowleaze Road. Painted brick walls and granite tiles add a sense of robustness to this space at the heart of the building, which includes a residents' notice board, secure letter boxes and timber seating, creating a place to pause for a chat with neighbours.

The main stairs climb up the building, connecting a series of south-facing communal balconies that are hung off the side of the exposed concrete frame. These communal balconies provide space to sit out, meet friends and enjoy the sun. The stairs climb to the fourth floor where there's an open communal roof garden with seating areas, planting and fantastic views over the surrounding area.

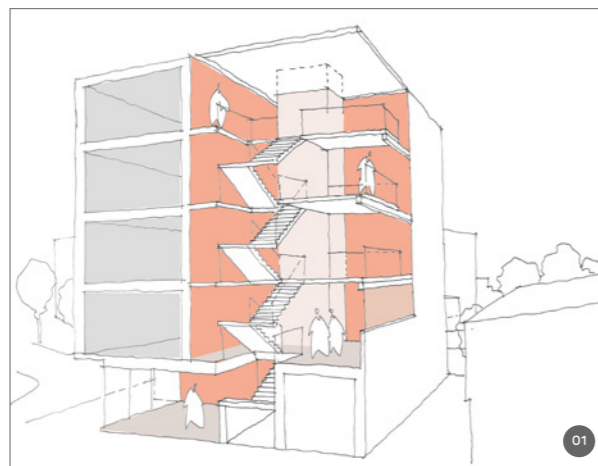


"What gives this project a unique character is the contrast between the calm simplicity of the architectural form and the dramatic sculptural quality of the inner atrium space."

Chris Hartle,
Architect, Haworth Tompkins



- 01 Main stair and communal balconies
- 02 Communal balcony
- 03 Sketch of Cowleaze Road KT2 showing the dramatic inner atrium



The building

The honest and striking design of Cowleaze Road KT2 takes inspiration from the area's industrial heritage.





Living space

Triple aspect, open-plan living areas are filled with light, bringing a natural flow to the space, right out onto the private balconies.



Bedroom

There is ample storage in the master bedroom and oversized windows let in plenty of natural light.



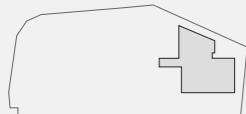
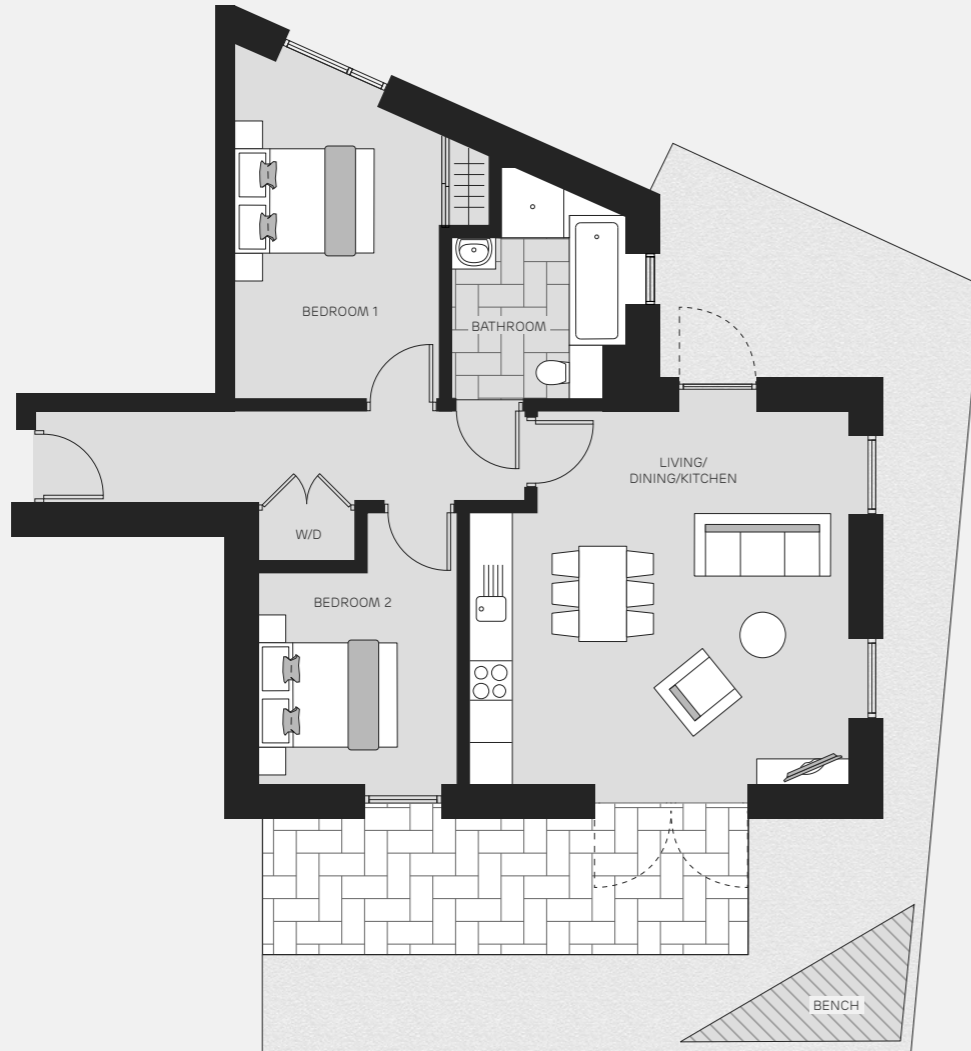
Bathroom
Sleek ceramic metro wall tiles and oversized porcelain floor tiles.



Floorplans

Two bedroom apartment

Floor	Apartment	Gross area	Bedroom 1	Terrace
G	4	657 sqft (61 sqm)	9'0" x 12'8" (2.8m x 3.9m)	441 sqft (41sqm)
		Living/dining/kitchen	Bedroom 2	
		16'2" x 16'7" (5.1m x 5.0m)	8'7" x 12'0" (2.7m x 3.7m)	



Two bedroom apartment

Floor	Apartment	Gross area	Bedroom 1	Balcony
01	9	657 sqft (61 sqm)	9'0" x 12'8" (2.8m x 3.9m)	441 sqft (41sqm)
02	15	Living/dining/kitchen	Bedroom 2	
03	21	16'2" x 16'7" (5.1m x 5.0m)	8'7" x 12'0" (2.7m x 3.7m)	
04	25			



Specification

General

- Satin stainless steel ironmongery
- Double-glazed oversized windows
- All apartments triple aspect
- Private balconies with decking*
- White internal doors and skirting with stainless steel ironmongery
- Engineered-oak wide-board timber flooring to living area, kitchen and hallway
- 'Driftwood' wool-mix carpet in bedrooms
- Underfloor heating throughout
- Fitted wardrobes in master bedrooms

Kitchen

- Custom-designed fully-integrated fitted handleless kitchen with light grey gloss finish
- Silestone Blanco Norte composite stone worktops
- Light grey metro tile splashback
- Stainless steel undermounted sink with mixer tap
- Under cabinet lighting
- Integrated AEG appliances to include:
 - Oven
 - Combination microwave
 - Induction hob
 - Extractor hood
 - Fridge-freezer
 - Dishwasher
 - Washer dryer

Bathrooms

- Ceramic metro wall tiles
- Large porcelain floor tiles
- Semi-counter-top wash basin with chrome tap
- Wall hung Duravit WC with dual flush plate and soft close seat
- Bath with Hansgrohe bathfiller with diverter handheld Hansgrohe shower head
- Separate shower cubicle with Hansgrohe overhead shower with thermostatic mixer
- Hinged glass shower door to shower cubicle
- Chrome taps and fixtures
- Chrome heated towel rail
- Bathroom mirror
- Bathroom nook for storage

Electrical

- TV points in living room and all bedrooms
- Flush LED down lighters to all rooms
- Wall lights in all bedrooms
- Pendant lights over dining tables to allow customisation
- Lighting circuits to facilitate optimal use and zoning of space

Communal space

- Entrance lobby with post boxes and bench seating
- Roof terrace with landscaped planting and bench seating
- Communal external south-facing balconies with planting and bench seating
- Secure cycle storage
- Passenger lift
- Bin store with recycling facilities

Security/fire

- Colour video intercom system
- Entrance doors with integrated spy holes
- Fob entry system to communal areas

Adaptability

- Some apartments wheelchair adaptable. Please ask for details.

*Ground Floor apartment has private courtyard

The team

The Architect
Haworth Tompkins
www.haworthtompkins.com

The Developer
Pocket Living
Pocket Living has been delivering homes for Londoners for over a decade and is widely recognised as a rare innovator in the housing industry. A private developer with a vital difference, Pocket Living develops homes for the capital's city makers, the middle-earning Londoners who make the city tick, in buildings designed by award-winning architects.

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