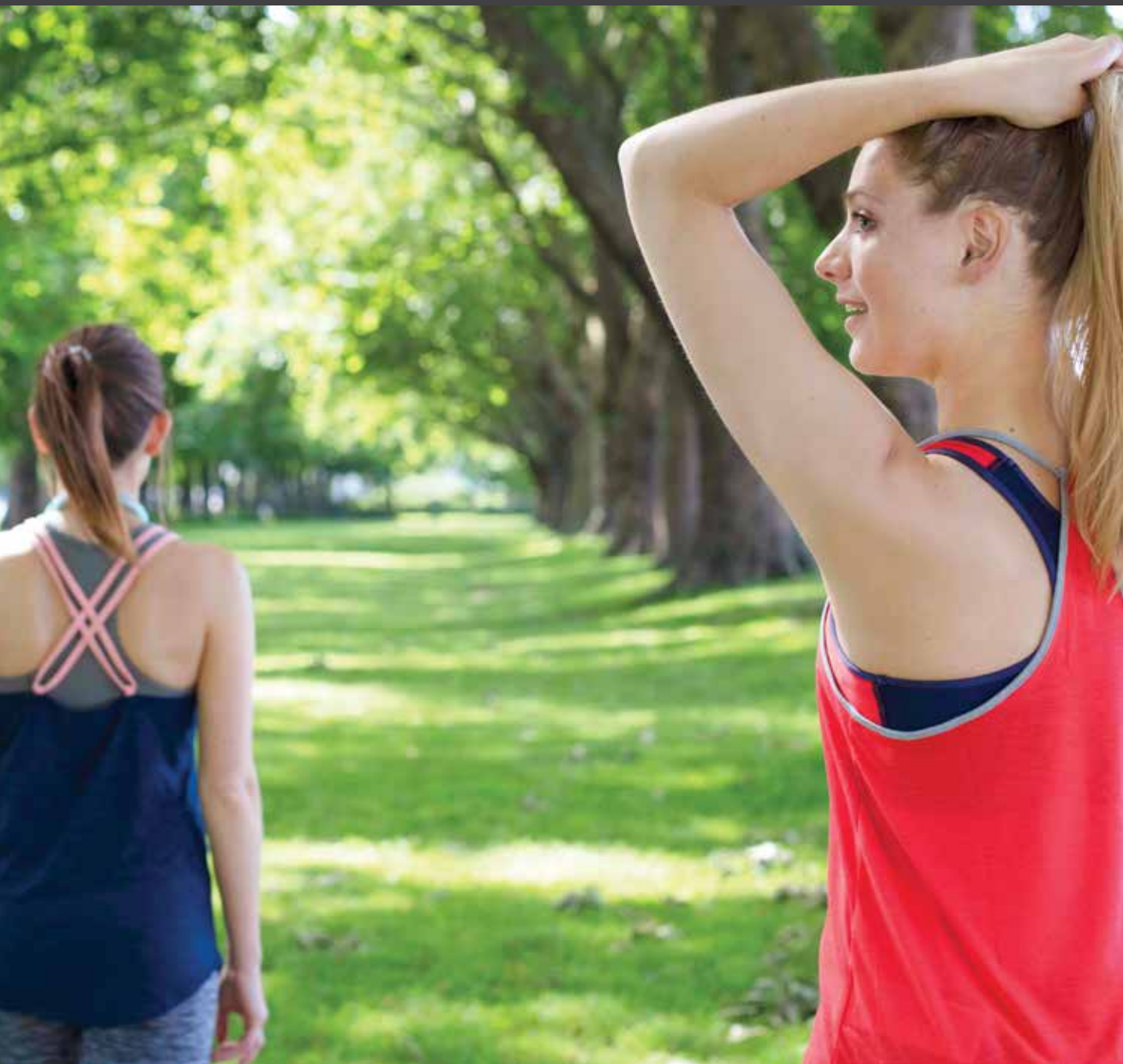


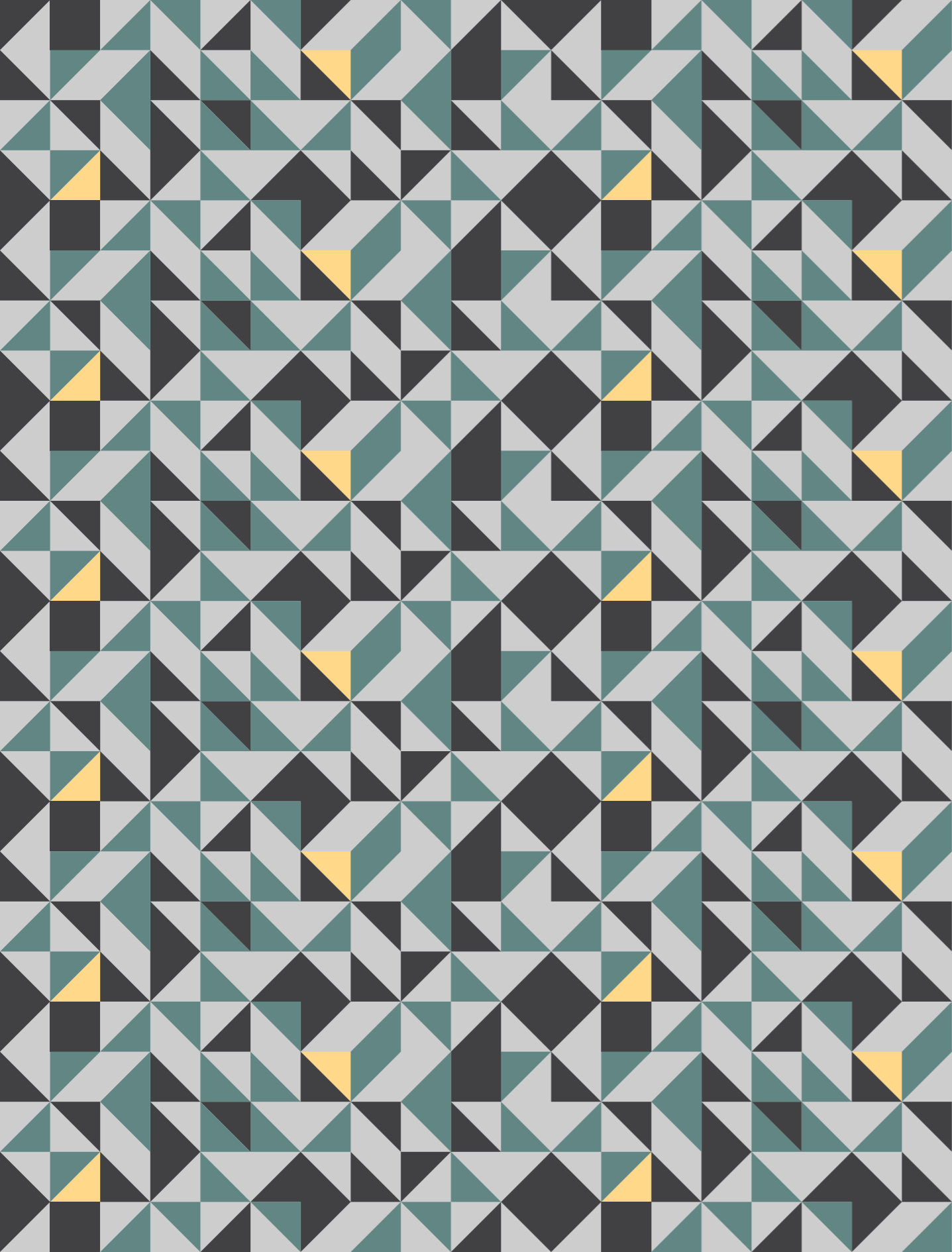
Mapleton Crescent SW18

Wandsworth

pocket

edition





Mapleton Crescent SW18

Wandsworth

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. Embracing the city – the vibrant urban lifestyle, the culture, the characters, the best kept secrets. Pocket Edition provides city makers with a home, on the doorstep of the city that they love.

In a city that is constantly transforming, it's important to feel a sense of community. With Pocket Edition, your neighbours are Pocket owner-occupiers, which means our buildings are animated 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 efficiently 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

Mapleton Crescent SW18

You won't have seen anything quite like Mapleton Crescent SW18. It's a slender, 27-storey building clad in green terracotta tiles. Whilst the triangular form of the building offers a unique and slender silhouette, each of the new homes within has rectangular, well-proportioned rooms offering spectacular, panoramic views across London.

Set beside the gently flowing River Wandle, the building feels peaceful and tucked away. Yet it's a stone's throw away from one of London's most useful shopping centres, and handy for fast links into the centre of the city.

Mapleton Crescent SW18 is an impressive building with the feeling of a tight-knit community. The lobby area is decorated with cool, triangular floor tiles, there's a shared lounge and a gorgeous roof terrace. Neighbours can wave 'hello' before disappearing up to their level, with each floor shared by just two or three apartments.

Secure bike storage, maintenance station and lockers downstairs mean there's no need to clutter up your hideaway in the sky with cycling paraphernalia.

Mapleton Crescent SW18 strikes the perfect balance between design and practicality, community and privacy, space and homeliness.



Wandsworth
London SW18

We love Wandsworth

Wandsworth takes its name from the River Wandle, which happens to flow right alongside Mapleton Crescent SW18. It's fair to say that this corner of south west London is best known for its peaceful stretches of the River Thames and leafy green parks, although its eclectic mix of shops and excellent restaurants should not be overlooked.

There are quirky boutiques, independent coffee shops, local butchers, pubs aplenty and scrumptious supper clubs. Just next door there's the perfectly sized and ever-improving Southside Shopping Centre, with Waitrose, Planet Organic and gyms galore.

Wandsworth is your typical London – real, unpretentious London, and we love it. It's full of contrasts and variety, all kinds of people, the old and the new side by side, peaceful havens and bustling streets. And Mapleton Crescent SW18 is right at its heart.



01 Wandsworth Park, Wandsworth
 "The double row of trees near the river walk at Wandsworth Park is quite possibly one of my favourite places in London."
 Laura, yelp.co.uk

02 The Black Chapel, Chapel Yard
 "Coffee and history. Amazing vintage espresso bar, very casual. Not at all snobby, but very knowledgeable on coffee."
 Mr Black, timeout.com

03 Anthology, Old York Road

04 Cleavers, Old York Road
 "Cleavers is the best butcher's in the area! Best cuts and tasty extras."
 Melissa, google.co.uk

05 The Alma, Old York Road
 "Nice pub, good beer. A group of us visited the pub. The bar staff were very welcoming, and the selection of bitters was excellent (and the beer was well kept)."
 Pete, tripadvisor.co.uk

06 Konnigans
 "Did not disappoint! Great portion sizes and the quality was very good."
 Jack, tripadvisor.co.uk





01



02



03



04

- 01 Thames Embankment, Wandsworth
- 02 Wagamama, Southside Shopping Centre
- 03 Tonsley Antiques, Old York Road
- 04 Bramble & Willow, Old York Road
"Bramble & Willow combine two of life's greatest pleasures: cake and flowers. Brilliant!"
 Amanda, facebook.com
- 05 The Ship, Jews Row
"Fabulous little place. The fish is to die for, truly delicious."
 Chris, tripadvisor.co.uk
- 06 CWTCH, Old York Road
"Top notch breakfast rolls! A simply wonderful little place - where no matter what you have, you are greeted with a smile and given delicious food and drink."
 Ben, tripadvisor.co.uk
- 07 Burger Shack at The Ship, Jews Row
- 08 King George's Park, Wandsworth



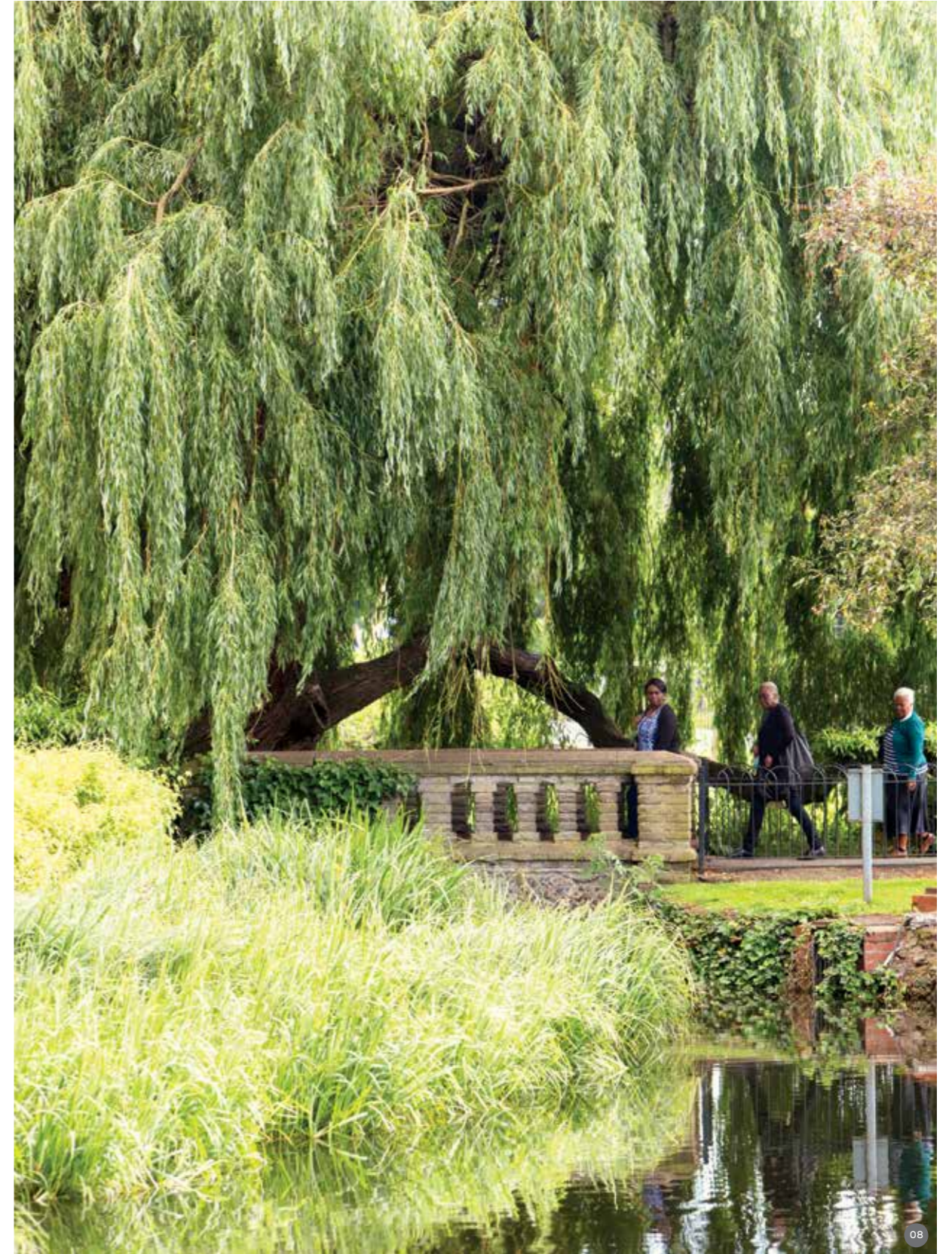
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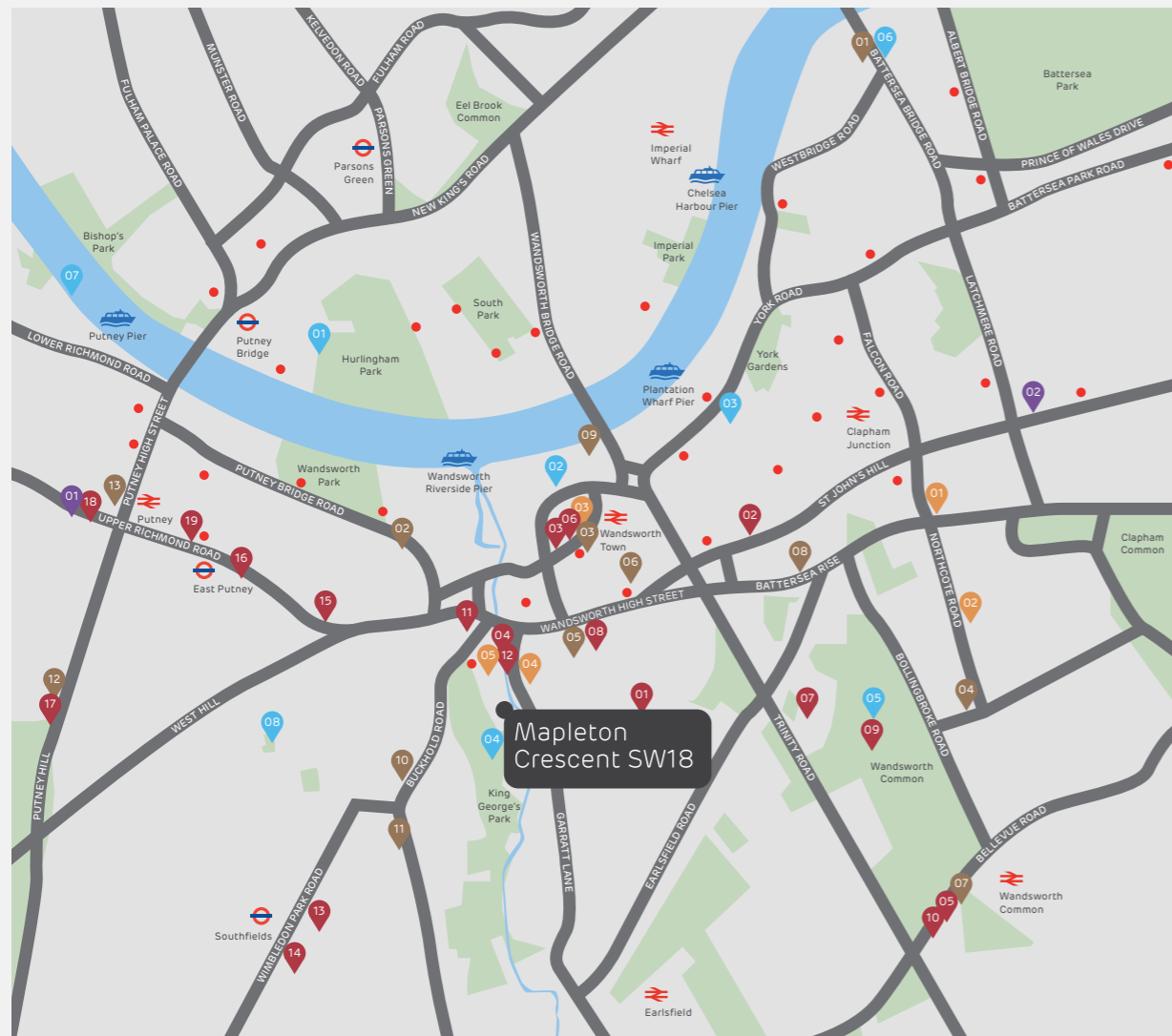


07



08

Shops, water, films, food, sport, park, culture... you name it, Wandsworth has it all. In spades.



● Santander Cycles

Everything you need is right here on the doorstep, and there's even more to see and do if you venture slightly further afield. Here are some of our favourite spots in and around Wandsworth.

Restaurants and cafés

- 01 Barmouth Kitchen
Small independent café
- 02 Ben's Canteen
Burgers, wine and brunch
- 03 Brew
Modern British café
- 04 Byron
Proper hamburgers
- 05 Chez Bruce
Michelin-starred food and drink
- 06 Konnigans
Deli platters, grills and global-influenced food
- 07 Le Gothique
Dining and drinking in beautiful surroundings
- 08 Rajnagar Spice
Traditional Moroccan food
- 09 Skylark
Park café par excellence
- 10 The Althorp
Family-friendly pub and restaurant
- 11 The Black Chapel
Independent coffee shop
- 12 Wagamama
Exciting Japanese food
- 13 Chanteroy Southfields
Authentic French food
- 14 Franco Manca
Stone-baked pizza

- 15 Putney Fire Bar and Grill
Traditional Lebanese/Mediterranean dishes
- 16 Valentina Fine Foods
Italian deli and restaurant
- 17 The Limes Burger
Fast organic burgers
- 18 Artisan Coffee
Freshly-ground coffee along with cakes and sandwiches
- 19 Bibò
Sophisticated modern Italian cooking

Pubs

- 01 Draft House
An extraordinary range of strange and wonderful brews
- 02 Queen Adelaide
British food and ales close to the River Thames
- 03 The Alma
A boutique Young's hotel and pub
- 04 The Bolingbroke
High-quality British food and traditional pub
- 05 The Brewer's Inn
Fresh seasonal foods and great beer
- 06 The East Hill
Gastro pub with a classic British menu
- 07 The Hope
Borders the rolling acres of Wandsworth Common

- 08 The Roundhouse
The best roast lunch in Wandsworth

- 09 The Ship
Traditional pub situated on the River Thames
- 10 Park Tavern
19th-century coaching inn
- 11 The Earl Spencer
Gastropub
- 12 Green Man
Traditional pub with huge garden
- 13 Lost & Co
Craft beers and creative cocktails

Shopping

- 01 Battersea Rise
Great independent and chain bars, restaurants and cafés
- 02 Northcote Road
Cafés and shops, a historic food market and indoor antiques market
- 03 Old York Road
Independent shops including great cafés and restaurants, crafts and antiques
- 04 Sainsbury's
- 05 Southside Shopping Centre
From Cineworld to Waitrose, Wagamama to Pret and many more shops too

Sports and leisure

- 01 The Hurlingham Club
One of Britain's greatest private members' clubs
- 02 Virgin Active
Innovative gym equipment, fitness classes and relaxation facilities
- 03 Battersea Sports Centre
Indoor and outdoor activities for adults and young people
- 04 Wandle Recreation Centre
Delivering fitness, sport, health and wellbeing
- 05 Wandsworth Common
Tennis and Bowls Centre
Adult tennis courses, tennis camps and tennis lessons
- 06 King's Road Cricket and Social Club
Teams of all ages playing 40-over matches at the weekends
- 07 Thames Rowing Club
For juniors and veterans
- 08 Southfields Lawn Tennis Club
Catering for all, from novices to internationals

Culture

- 01 Putney Arts Theatre
Theatre and studio space set in a former 19th-century church
- 02 Battersea Arts Centre
Hub for the arts hosting drama shows, discussions and dance events

Getting around

If you feel the urge to get away for a while, it couldn't be easier: Mapleton Crescent SW18 could hardly be better connected. You can pick up the District Line at East Putney, or hop on the fast, Waterloo-bound train from Wandsworth Town. Buses are plentiful, and there's even a river bus service. Mapleton Crescent SW18 is fully geared up for cyclists too, with lockers, a maintenance station and ample secure storage space for bikes, and it is right on the Cycle Superhighway.

Travel Times

Bicycle

Pedal power rules in SW18. A bicycle is not only the perfect way to explore nearby Clapham, Putney and Earlsfield, but Cycle Superhighway 8 takes you all the way into Westminster.

Santander Cycles

The nearest Santander bike docking stations are only a couple of minutes away from Mapleton Crescent SW18.



Travel Times

Bus

2 mins walk from Mapleton Crescent

- Putney 15 mins
- Battersea 17 mins
- Clapham Junction 18 mins
- Fulham Broadway 19 mins
- Vauxhall 21 mins
- Hammersmith 24 mins
- Victoria Station 37 mins
- Shepherd's Bush 37 mins
- Kensington 43 mins
- Notting Hill Gate 50 mins

River Bus

17 mins walk from Mapleton Crescent

- Chelsea Harbour 10 mins
- Plantation Wharf 12 mins
- Cadogan 17 mins
- St. George Wharf 25 mins
- Embankment 32 mins
- Blackfriars 38 mins
- London Bridge City 44 mins
- Canary Wharf 54 mins

Train to Airport

Departures from different train stations

- Heathrow Airport (from Paddington) 15 min
- Gatwick Airport (from Clapham Junction) 25 mins
- City Airport (from Westminster) 29 mins
- Luton Airport (from Victoria) 51 mins

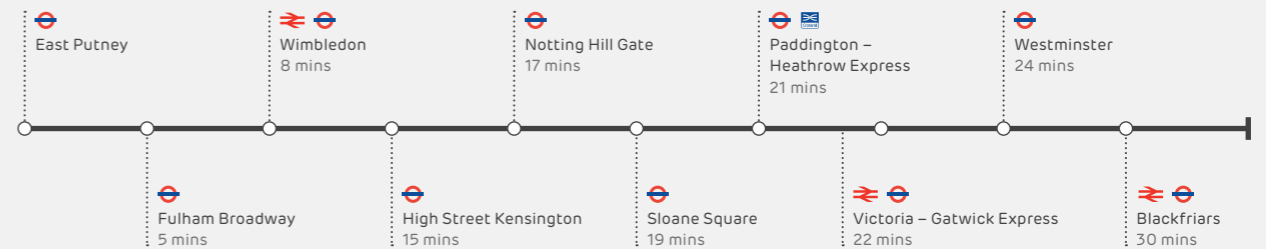
Car

Getting out of London

- A3 4 mins
- A205 12 mins
- M4 35 mins
- M3 45 mins
- M25 39 mins

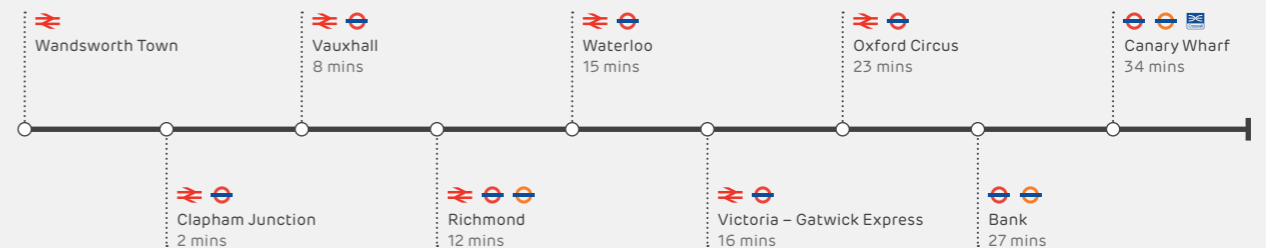
East Putney

15 mins walk from Mapleton Crescent



Wandsworth Town

9 mins walk from Mapleton Crescent



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



Mapleton
Crescent SW18

Creating an inspiring building

Mapleton Crescent SW18 is Pocket Living's largest development, providing a much more expansive canvas to explore the way city makers live today. Award-winning architects Metropolitan Workshop came up with a concept that's not only strikingly beautiful, but practical and encourages a sense of shared community.

Every single inch of the plan has been thought through. There's no waste or gimmicks. Flexibility is built in so that spaces can be used in all sorts of different ways — a trademark of Pocket Living developments. The building is particularly special because it is triangular and set right next to a river. It's tall and slender, which means that daylight pours right into the building's interior.

Metropolitan Workshop worked closely with ceramicist Loraine Rutt to develop interesting finishes for the terracotta cladding and a colour which takes inspiration from the nearby River Wandle. There's a rich depth to the glaze of the tiling which constantly reacts to the light, creating a range of colours from green to a blueish silver, giving the building a sense of being clad in water.

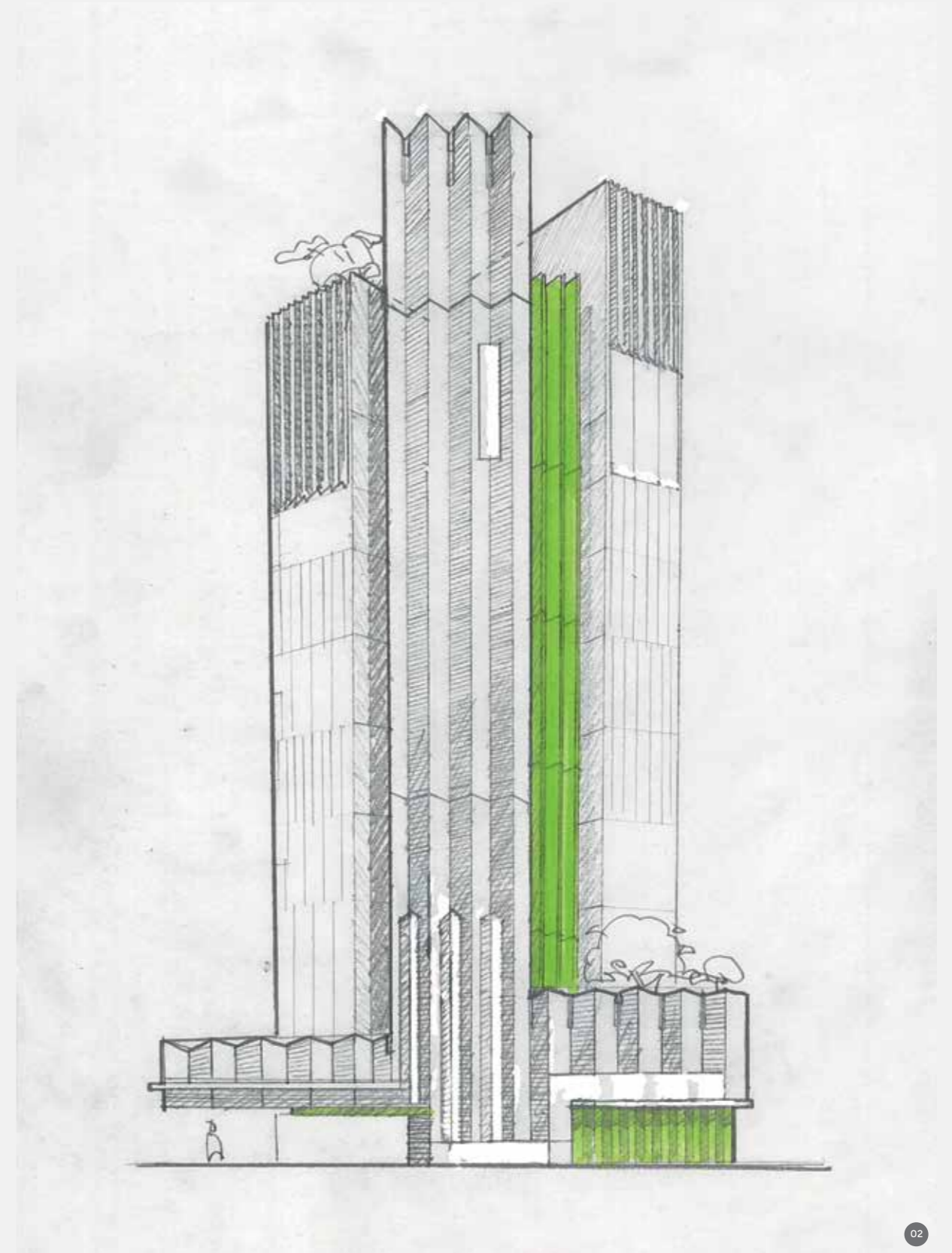
The building combines a modern architectural approach, with its soaring lines, large windows and pleated façades, with enduring craft-based traditional materials that have been in use in London for centuries. Commentators have likened this approach to the work of Frank Lloyd Wright and Alvar Aalto, architects who were passionate about the presence of arts and crafts in their buildings. Mapleton Crescent has already won the prestigious New London Architecture Award for housing.



"There is a rich colour to the glaze which makes it look like suspended water."

Neil Deely
Metropolitan Workshop

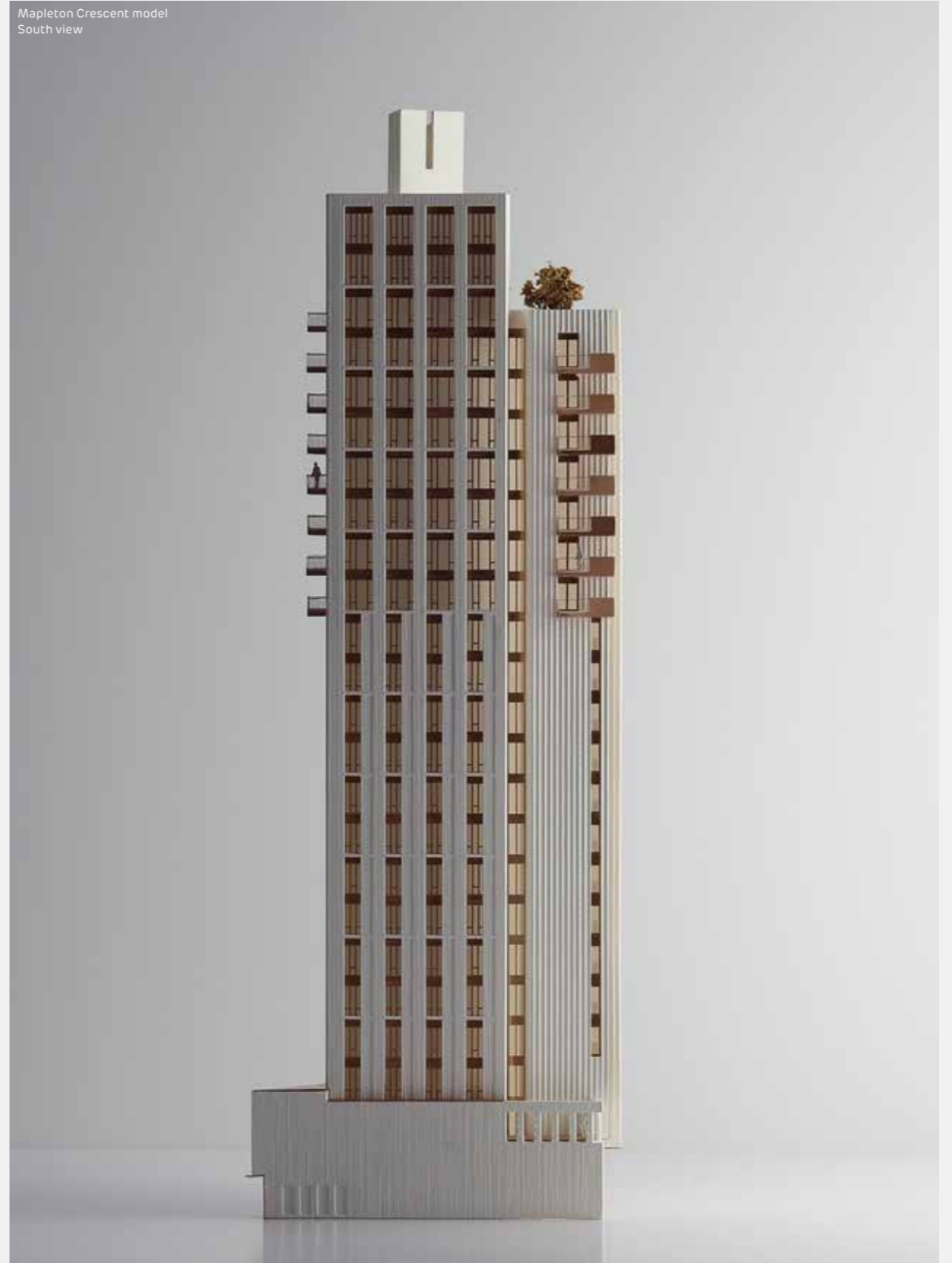
01 Green terracotta tiles
02 Sketch of Mapleton Crescent SW18



Mapleton Crescent model
North West view



Mapleton Crescent model
South view



Architect's studies of shared spaces

"The triangular footprint of the building becomes a visual signature that's used throughout the building."

- 01 Reception
- 02 Lifts and staircase mirror
- 03 Staircase
- 04 First floor lounge

The wooden panelling takes its inspiration from the triangular footprint of the building.



01

The striking porcelain tiles from Domus run through the reception and lift lobby area.

A large triangular mirror opposite the lifts gives residents and visitors a magnificent view up the central staircase.



02

Two turbo lifts can quickly whisk you off to your apartment.



03

A dramatic triangular staircase runs through the central core of the building, giving access to all floors.

"Every bit of shared space is thought through to encourage interactions and help contribute to building a strong community."

Beautiful green ceramic tiles are used on the inside and outside of the building.



04

The first floor lounge is relaxed and airy. It's the ideal place for doing a spot of work or catching up with your neighbours.



CGI for indicative purposes only

Entrance

The River Wandle flows peacefully by the main entrance. Nature is on the doorstep.



CGI for indicative purposes only

Terrace

Catch rays on a fine day, enjoy uninterrupted views across London from the city to the Crystal Palace mast, chill out with your friends and neighbours.

Reading the papers.
Finishing that PowerPoint.
Cranking up the tunes.
Watching the clouds drift by.

Study nook

Space and materials have been cleverly used to create a quiet corner for catching up on work or enjoying some downtime.



CGI for indicative purposes only



Entertain me

Inspire me

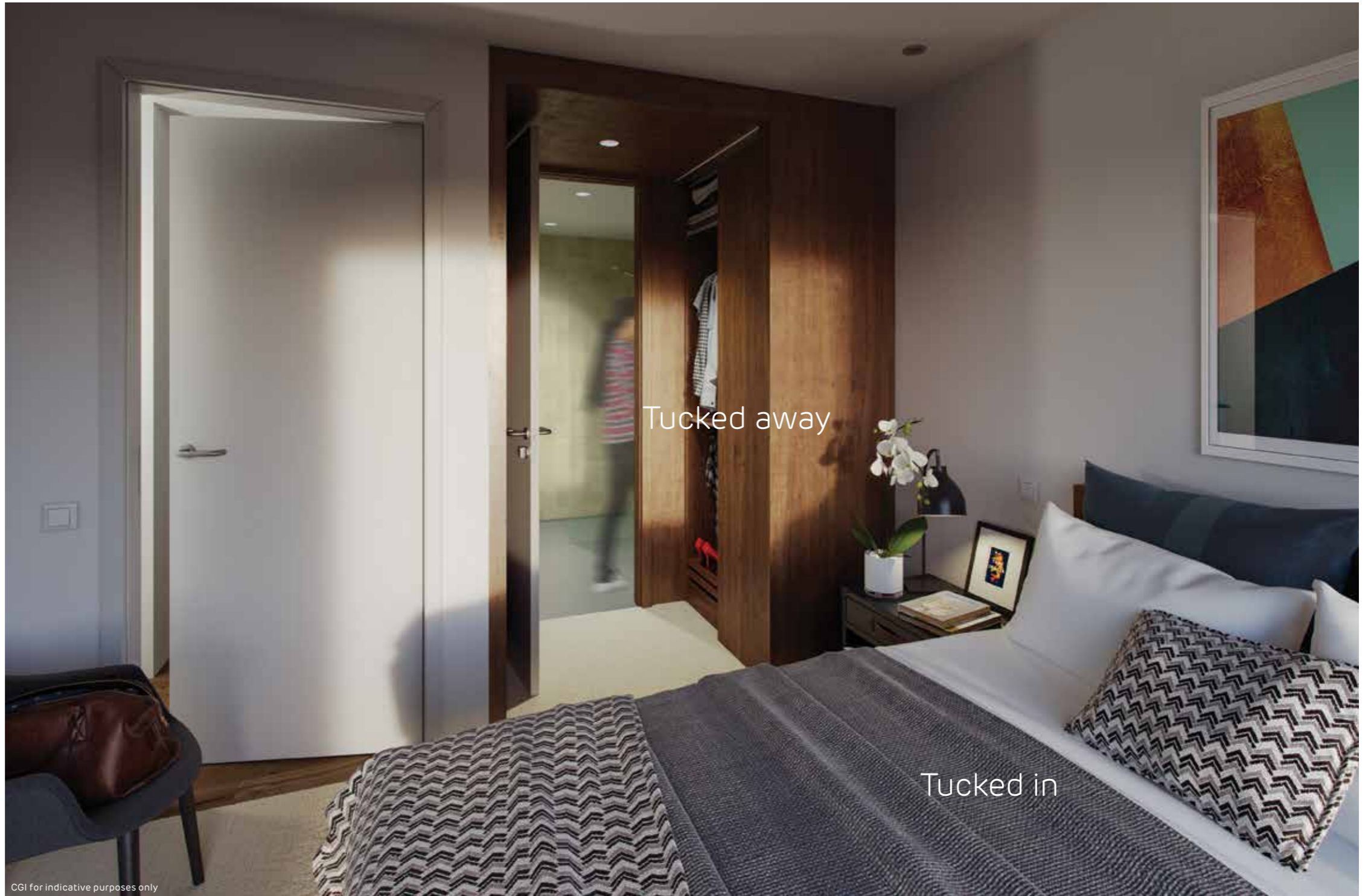
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Kitchen

The open plan kitchen-diner features engineered wood flooring, a custom-designed cooking area with splashback tiles inspired by the building itself, and plenty of natural light.

Bedroom

There's ample storage in the bedrooms, with bespoke joinery adding a touch of flair and finesse.



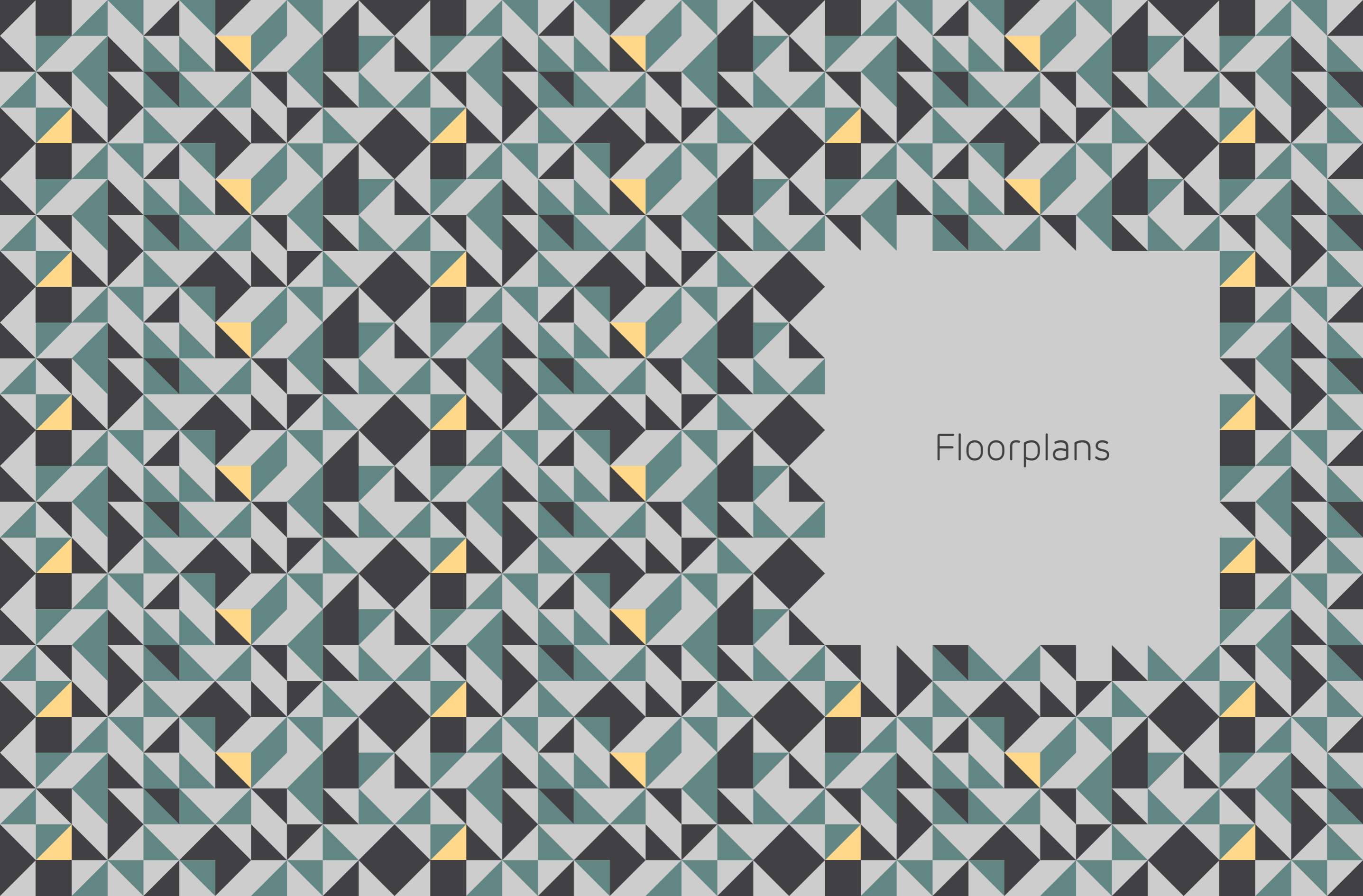


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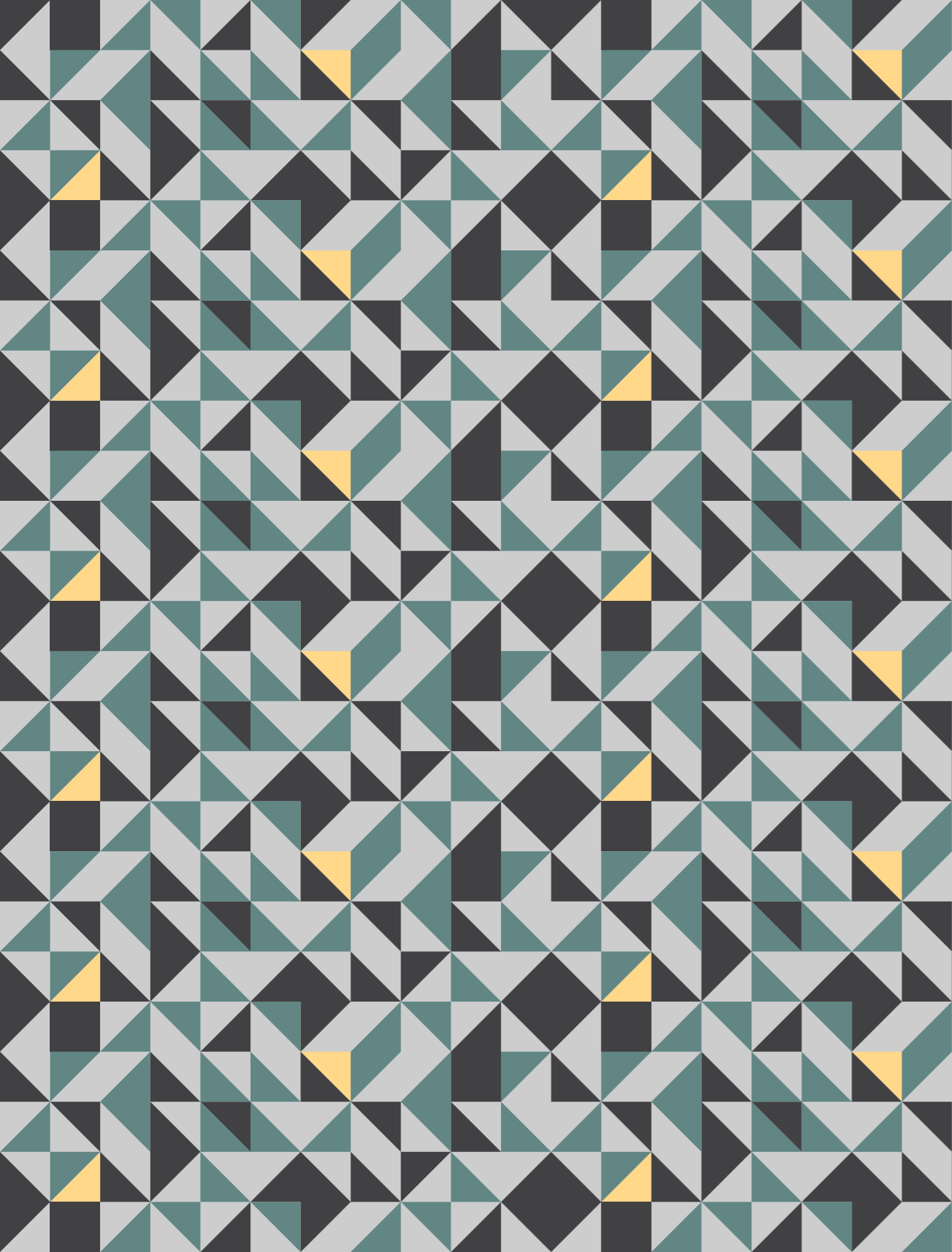
Preening and pampering.
Soaking in the tub.
Polishing that smile.
Washing the day away.

Bathroom

Sleek ceramic tiles in a herringbone pattern.

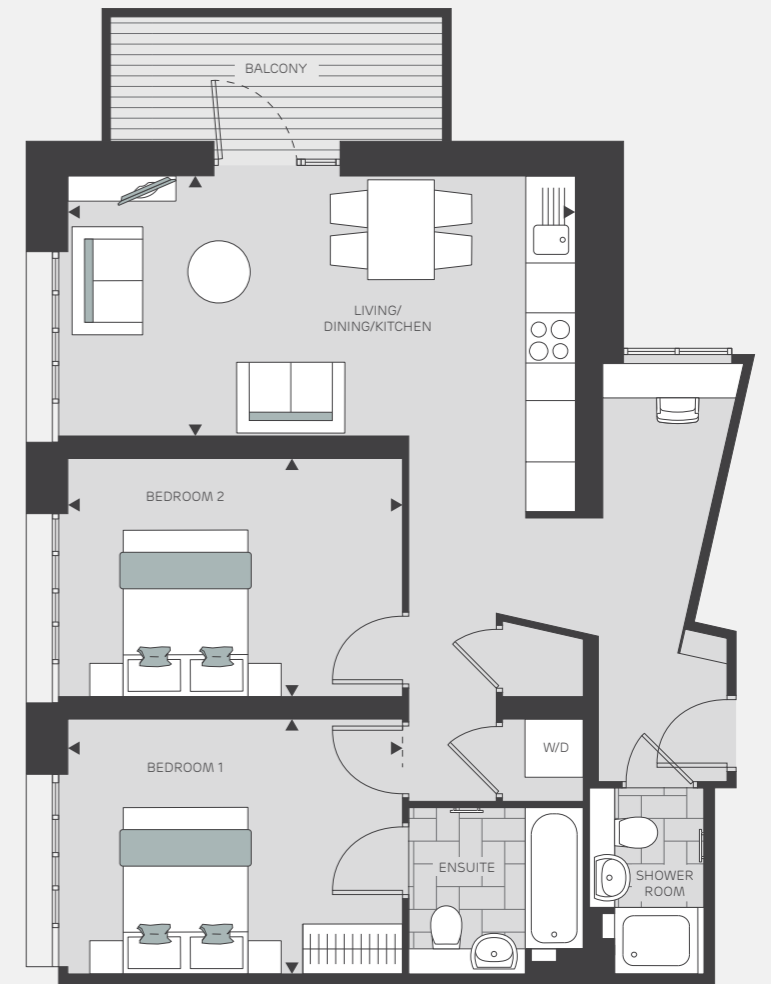


Floorplans



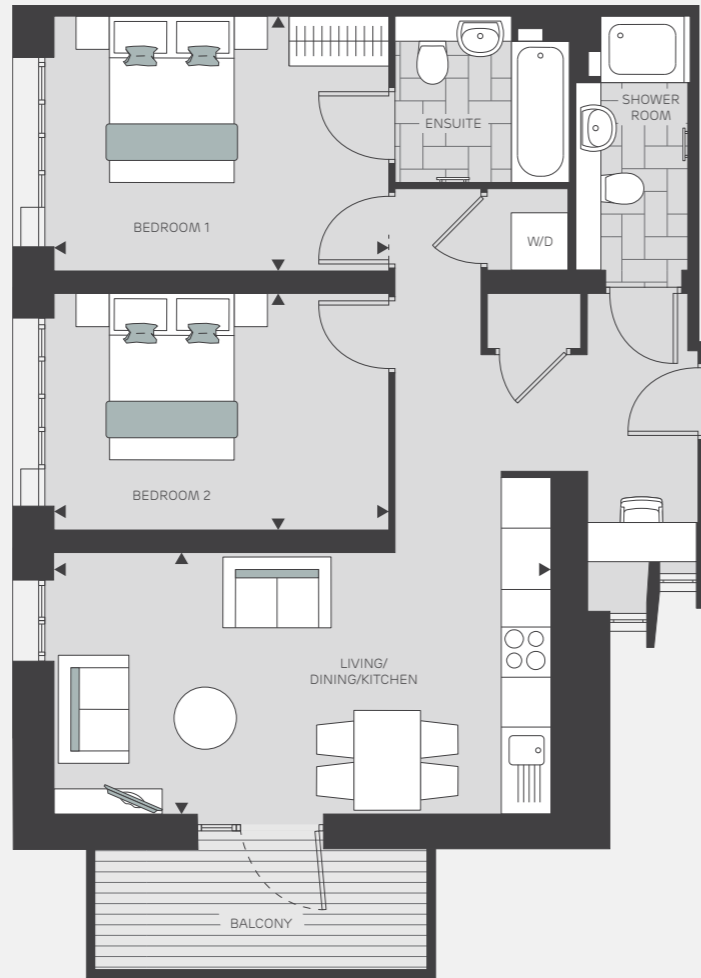
Two bedroom apartment Type 1a

Floors	Apartments	Gross area	Bedroom 1	Balcony
12	55	775 sq ft (72 sq m)	13'2" x 9'5" (4.0m x 3.1m)	65 sq ft (6 sq m)
13	58	Living/dining/kitchen	Bedroom 2	
14	61	20'0" x 10'3" (6.1m x 3.1m)	13'2" x 10'2" (4.0m x 2.9m)	
15	64			
16	67			
17	70			
18	73			
19	76			
20	79			
21	82			
22	85			



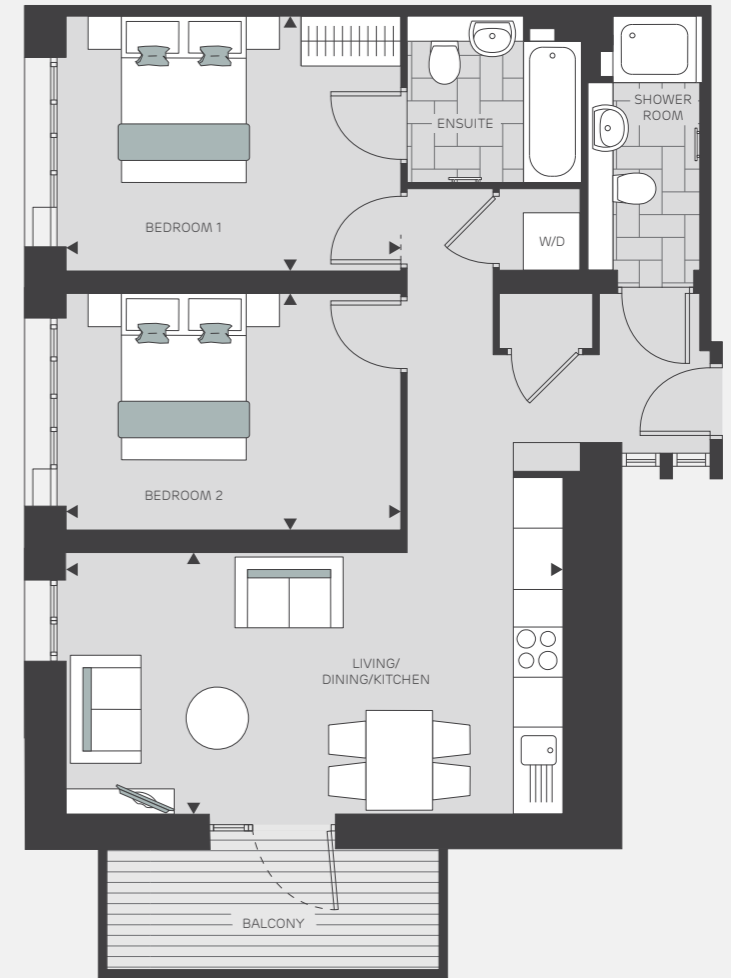
Two bedroom apartment
Type 1b

Floors	Apartments	Gross area	Bedroom 1	Balcony
12	54	762 sq ft (71 sq m)	13'2" x 9'5" (4.0m x 3.1m)	65 sq ft (6 sq m)
13	57	Living/dining/kitchen 19'7" x 10'3" (6.0m x 3.1m)	Bedroom 2 13'2" x 10'2" (4.0m x 2.9m)	



Two bedroom apartment
Type 1c

Floors	Apartments	Gross area	Bedroom 1	Balcony
14	60	733 sq ft (68 sq m)	13'2" x 9'5" (4.0m x 3.1m)	65 sq ft (6 sq m)
15	63	Living/dining/kitchen 19'7" x 10'3" (6.0m x 3.1m)	Bedroom 2 13'2" x 10'2" (4.0m x 2.9m)	
16	66			
17	69			
18	72			
19	75			
20	78			
21	81			
22	84			



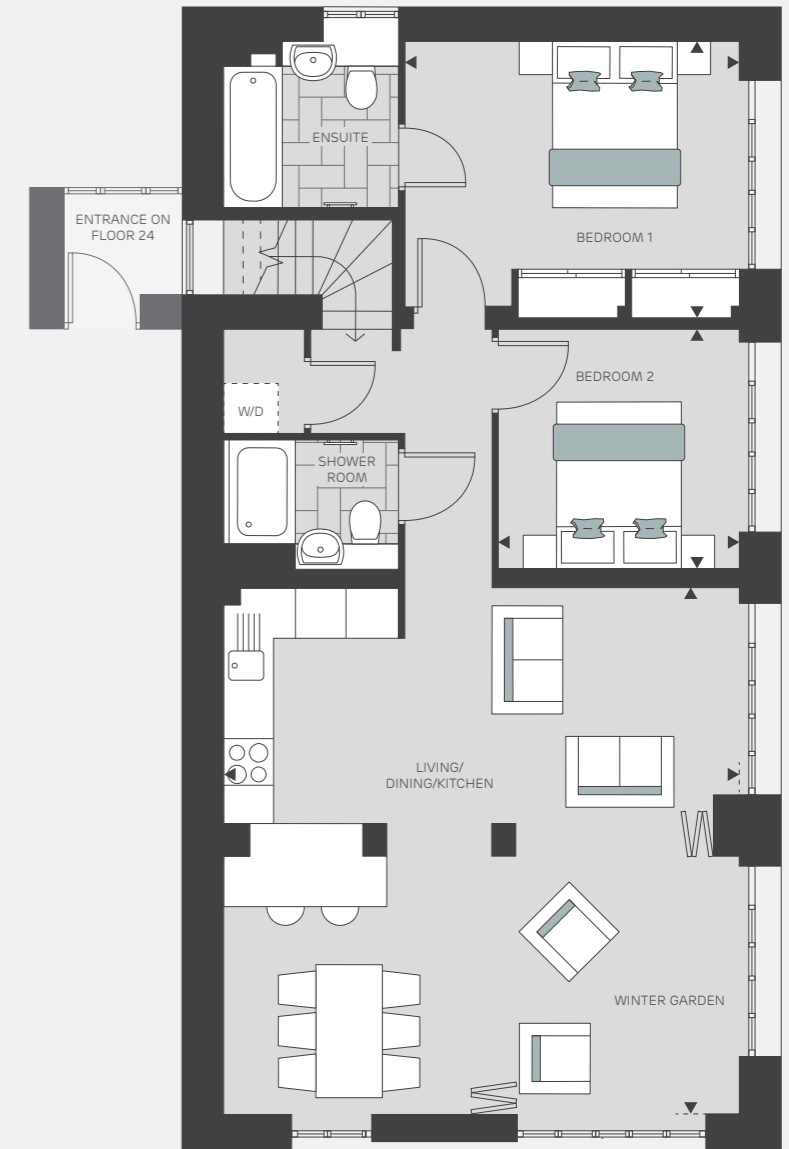
Two bedroom apartment
Type 2

Floors	Apartments	Gross area	Bedroom 1	Balcony
12	56	873 sq ft (81 sq m)	12'9" x 10'5" (3.9m x 3.2m)	75 sq ft (7 sq m)
13	59	Living/dining/kitchen 20'3" x 20'7" (6.2m x 6.3m)	Bedroom 2 9'5" x 9'5" (2.9m x 2.9m)	



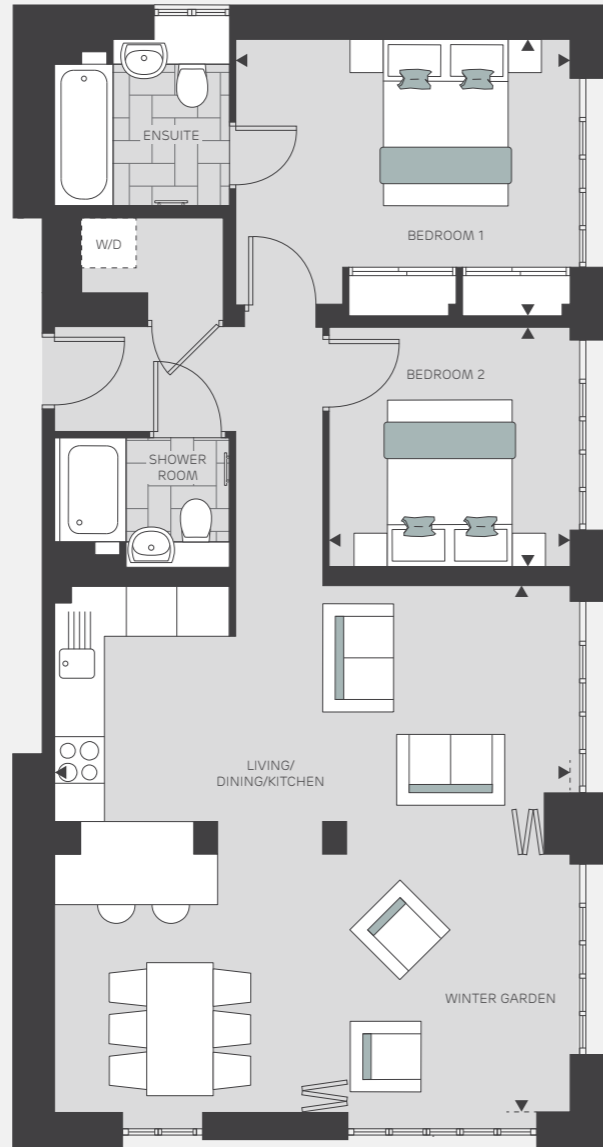
Two bedroom apartment
Type 3

Floors	Apartments	Gross area	Bedroom 1
25	89	791 sq ft (73 sq m)	13'2" x 10'8" (4.0m x 3.3m)
		Living/dining/kitchen 20'3" x 20'7" (6.2m x 6.3m)	Bedroom 2 9'5" x 9'5" (2.9m x 2.9m)



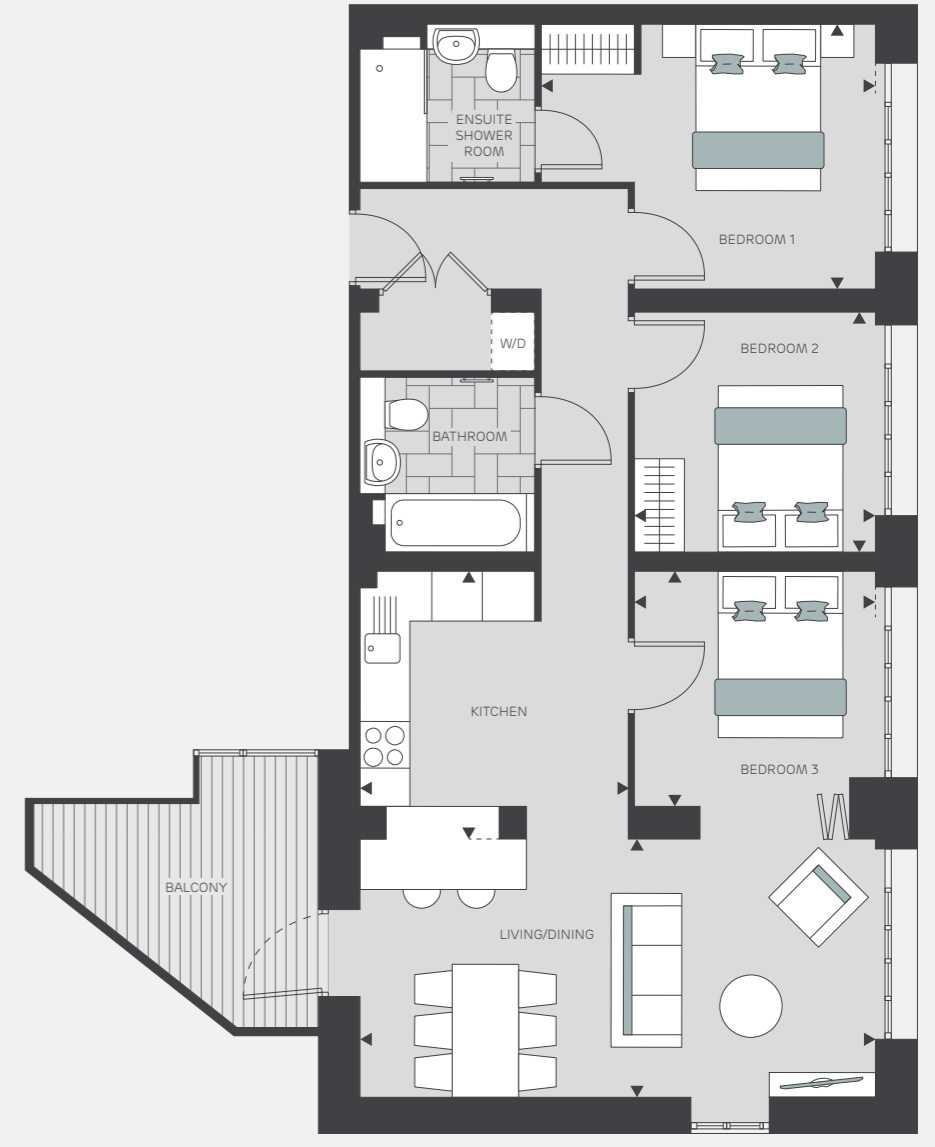
Two bedroom apartment
Type 3

Floors	Apartments	Gross area	Bedroom 1
24	88	758 sq ft (70 sq m)	13'2" x 10'8" (4.0m x 3.3m)
		Living/dining/kitchen	Bedroom 2
		20'3" x 20'7" (6.2m x 6.3m)	9'5" x 9'5" (2.9m x 2.9m)



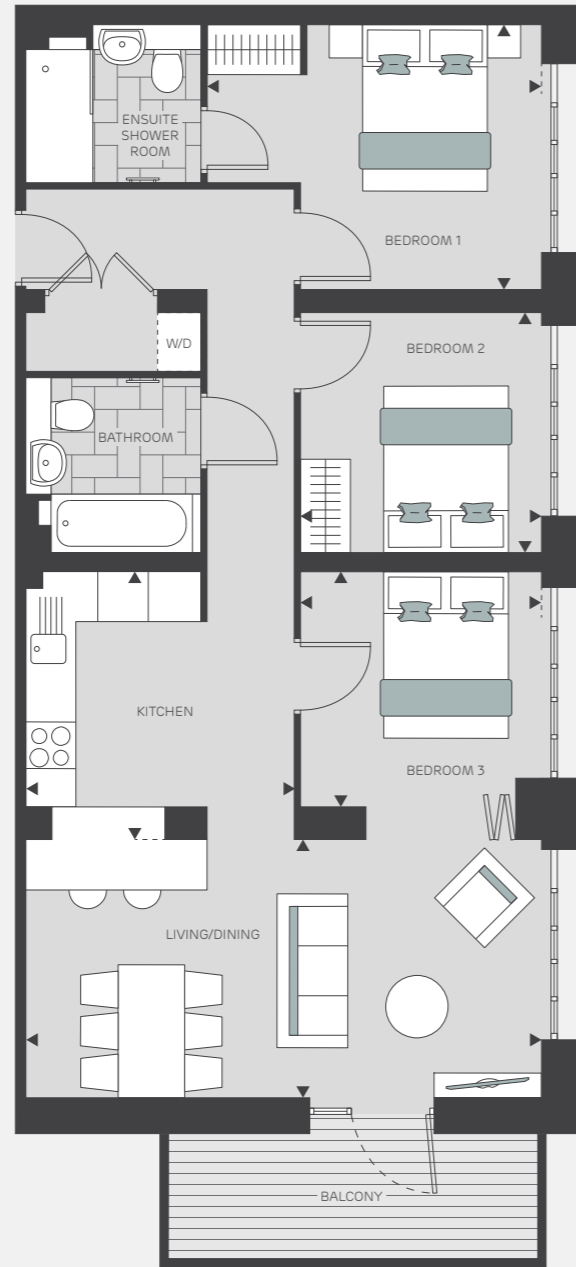
Three bedroom apartment
Type 1

Floors	Apartments	Gross area	Bedroom 1	Balcony
14	62	874 sq ft (81 sq m)	13'2" x 10'4" (4.0m x 3.2m)	75 sq ft (7 sq m)
15	65	Living/dining	Bedroom 2	
16	68	20'3" x 10'4" (6.2m x 3.2m)	9'5" x 9'5" (2.9m x 2.9m)	
17	71	Kitchen	Bedroom 3	
18	74	10'4" x 10'4" (3.2m x 3.2m)	9'5" x 9'5" (2.9m x 2.9m)	
19	77			



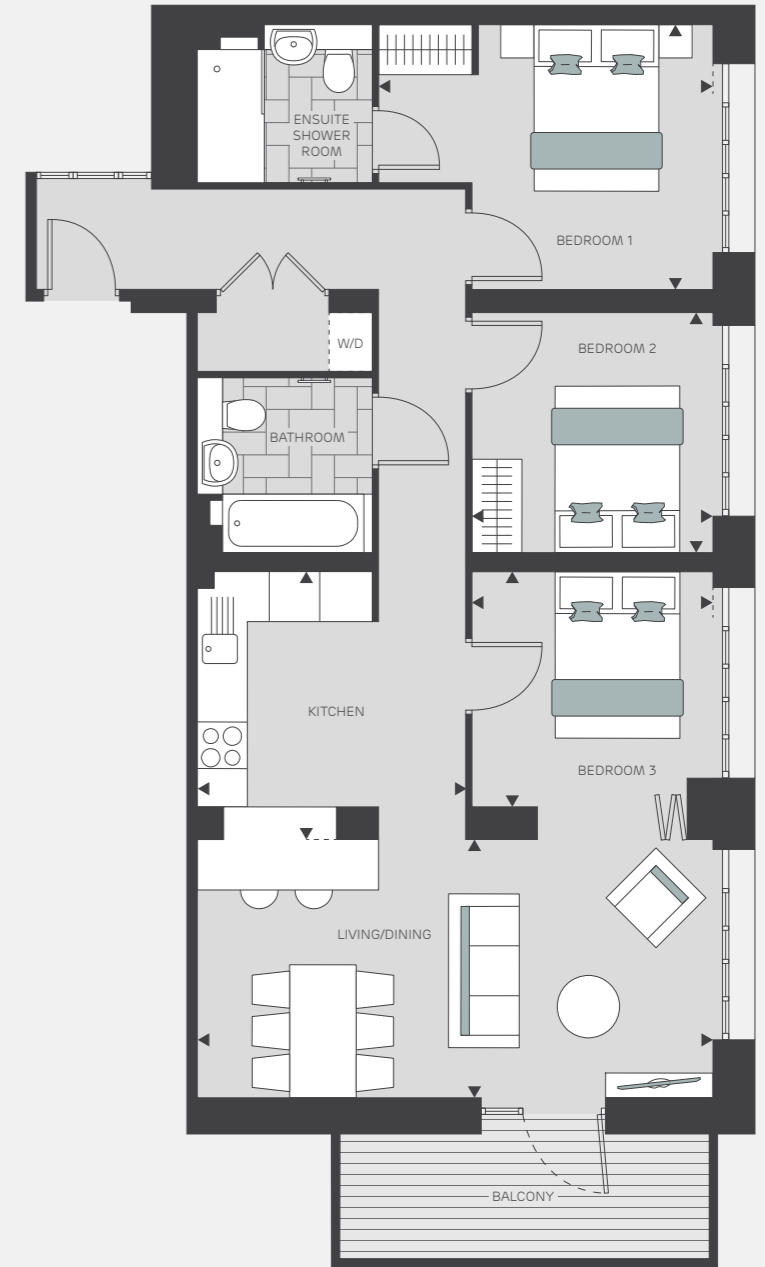
Three bedroom apartment
Type 2

Floors	Apartments	Gross area	Bedroom 1	Balcony
20	80	871 sq ft (81 sq m)	13'2" x 10'4" (4.0m x 3.2m)	75 sq ft (7 sq m)
21	83	Living/dining	Bedroom 2	
22	86	20'3" x 10'4" (6.2m x 3.2m)	9'5" x 9'5" (2.9m x 2.9m)	
		Kitchen	Bedroom 2	
		10'4" x 10'4" (3.2m x 3.2m)	9'5" x 9'5" (2.9m x 2.9m)	



Three bedroom apartment
Type 3

Floors	Apartments	Gross area	Bedroom 1	Balcony
23	87	888 sq ft (83 sq m)	13'2" x 10'4" (4.0m x 3.2m)	75 sq ft (7 sq m)
		Living/dining	Bedroom 2	
		20'3" x 10'4" (6.2m x 3.2m)	9'5" x 9'5" (2.9m x 2.9m)	
		Kitchen	Bedroom 3	
		10'4" x 10'4" (3.2m x 3.2m)	9'5" x 9'5" (2.9m x 2.9m)	



Specification

General

- American White Oak entrance door with satin stainless steel ironmongery
- Double-glazed full height windows
- White internal doors and skirting with stainless steel ironmongery
- Engineered oak wide board timber flooring to living area, kitchen and hallway
- Wool carpet in bedrooms
- Underfloor heating throughout
- All apartments dual or triple aspect
- Large balconies or winter gardens
- Maximum three apartments per floor
- Siemens washer dryer in utility cupboard*
- Fitted wardrobes in all master and second bedrooms (3 bedroom apartments only)
- Predicted Energy Assessment Rating B

Kitchen

- Custom designed fully-integrated handle-less kitchen with pale grey matte finish
- Silestone Blanco Norte composite stone worktops
- 'Leaf' blue ceramic tiled splashback
- Stainless steel under-mounted sink with mixer tap
- Under-cabinet lighting
- Integrated Siemens appliances to include:
 - Oven
 - Combination microwave
 - Induction hob
 - Extractor hood
 - Fridge-freezer
 - Dishwasher
 - Washer dryer

*Apart from units 88 and 89 where integrated into kitchen

Bathrooms and ensuites

- Ceramic wall tile in herringbone pattern
- Large porcelain floor tile
- Semi-counter top wash basin with Hansgrohe mixer tap
- Wall-hung Duravit WC with dual flush plate and soft close seat
- Wall-mounted chrome shower sets to bath and showers
- Low-profile shower trays
- Hinged glass shower screen to bath
- Chrome taps and fixtures
- Chrome heated towel rail
- Bespoke wall-mounted mirror cabinet with LED lighting

Electrical

- TV points in living room and all bedrooms
- CAT6 wired for telephone broadband and satellite with points to living room and master bedroom
- Flush LED downlighters to all rooms
- Pendant lights over dining tables to allow customisation
- Dimmer switches
- Lighting circuits to facilitate optimal use and zoning of space
- Heatmeister zoned underfloor heating system, which can be controlled by smart device

Security/fire

- Sprinklers to apartments and certain communal areas
- Firefighting lift
- CCTV coverage
- Colour video intercom system
- Mains operated smoke alarm system
- Multi point entry door locking system
- Entrance doors with integrated spy holes
- Fob entry system to communal areas

Transport

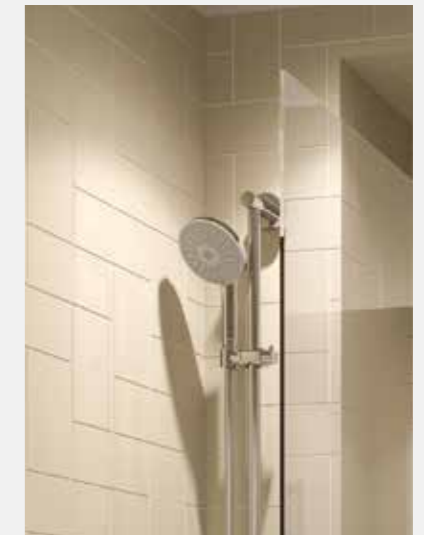
- Cycle storage on ground and upper ground floors
- Bike lift
- Kit lockers
- Bike repair station
- Car club membership

Adaptability

- Some apartments wheelchair-adaptable. Please ask for details.

Communal space

- Landscaped roof terrace with views across London on 23rd floor
- Second roof terrace on upper ground
- Indoor residents' lounge overlooking the River Wandle with WiFi
- Two turbo passenger lifts
- Bin store with recycling facilities
- Double-height entrance lobby with parcel storage, comfortable dwelling space and reception desk



CGLs for indicative purposes only

The team

Architect
Metropolitan Workshop
www.metwork.co.uk

**Metropolitan
Workshop**

Selling Agent
Savills
T +44 (0)20 7409 8756
E mapleton@savills.com

savills.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.

14 Floral Street
London WC2E 9DH
T +44 (0)20 7291 3680

pocketliving.com

pocket living



01 Sail Street SE11
02 Rosina Street E9
03 Wynne Road SW9

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4. Whilst every attempt has been made to ensure the accuracy of the floorplans included in this brochure please note measurements, positions and layouts may vary. These particulars are for illustration only.

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