



EASTBROOKE VILLAGE

BARKING RIVERSIDE



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WELCOME TO EASTBROOKE VILLAGE,
A NEW COLLECTION OF 1, 2 AND 3 BEDROOM APARTMENTS
IN BARKING RIVERSIDE

CONTENTS

INTRODUCTION	2
LOCATION	4
YOUR NEW HOME	16
SPECIFICATION	18
THE PLANS	24
ABOUT BELLWAY	36
CONTACTS AND MAP	40



A NEW COMMUNITY

BE A PART OF THE AWARD-WINNING
BARKING RIVERSIDE DEVELOPMENT
IN EAST LONDON





Computer generated image and photography of a nearby Show Apartment.



Following the huge success of its neighbouring developments Caspian Quarter and Fielders Quarter, Bellway London is excited to release this brand-new collection of 1, 2 and 3 bedroom homes in the heart of the sought-after Barking Riverside regeneration. Located within walking distance of the River Thames and benefitting from a choice of newly-built schools, open spaces, shops, services and transport links, Eastbrooke Village is perfect for those seeking life in a thriving new community that's well connected to the excitement of the city.





EASTBROOKE VILLAGE

Hampstead

Kentish Town

Camden Town

King's Cross St. Pancras
Angel

Dalston Kingsland

VICTORIA PARK

THE REGENT'S PARK

Euston

CITY OF LONDON
CITY UNIVERSITY OF LONDON

Farringdon

Hoxton

Bethnal Green

QUEEN MARY UNIVERSITY OF LONDON

Whitechapel

LONDON COLLEGE OF FASHION

SOAS UNIVERSITY OF LONDON

Tottenham Court Road

Liverpool Street

Paddington

Marble Arch

Bond Street

Oxford Circus

Leicester Square

LONDON SCHOOL OF ECONOMICS AND POLITICAL SCIENCE

St. Paul's

BARTS AND THE LONDON SCHOOL OF MEDICINE

Limehouse

HYDE PARK

GREEN PARK

ST JAMES'S PARK

TRAFALGAR SQUARE

Charing Cross

Embankment

Bank

Tower Hill

Shadwell

Canary Wharf

ROYAL ALBERT HALL

IMPERIAL COLLEGE LONDON

WESTMINSTER

LONDON EYE

IMPERIAL WAR MUSEUM

THE SHARD

TOWER BRIDGE

Canada Water

Surrey Quays

Victoria

Waterloo

LONDON SOUTH BANK UNIVERSITY

Elephant & Castle

20

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BATTERSEA

PECKHAM

GOLDSMITHS UNIVERSITY OF LONDON

Deptford

Clapham Junction

ST. GEORGE'S UNIVERSITY OF LONDON

Clapham High Street

Clapham Common

Brixton

Peckham Rye

East Dulwich

North Dulwich

BRITXON WINDMILL

BROCKWELL PARK

WANDSWORTH COMMON

Clapham South

CLAPHAM COMMON

HORNIMAN MUSEUM & GARDENS

Forest Hill

TOOTING BEC COMMON

Haydons Road

Tooting Broadway

Tooting

STREATHAM COMMON

Crystal Palace

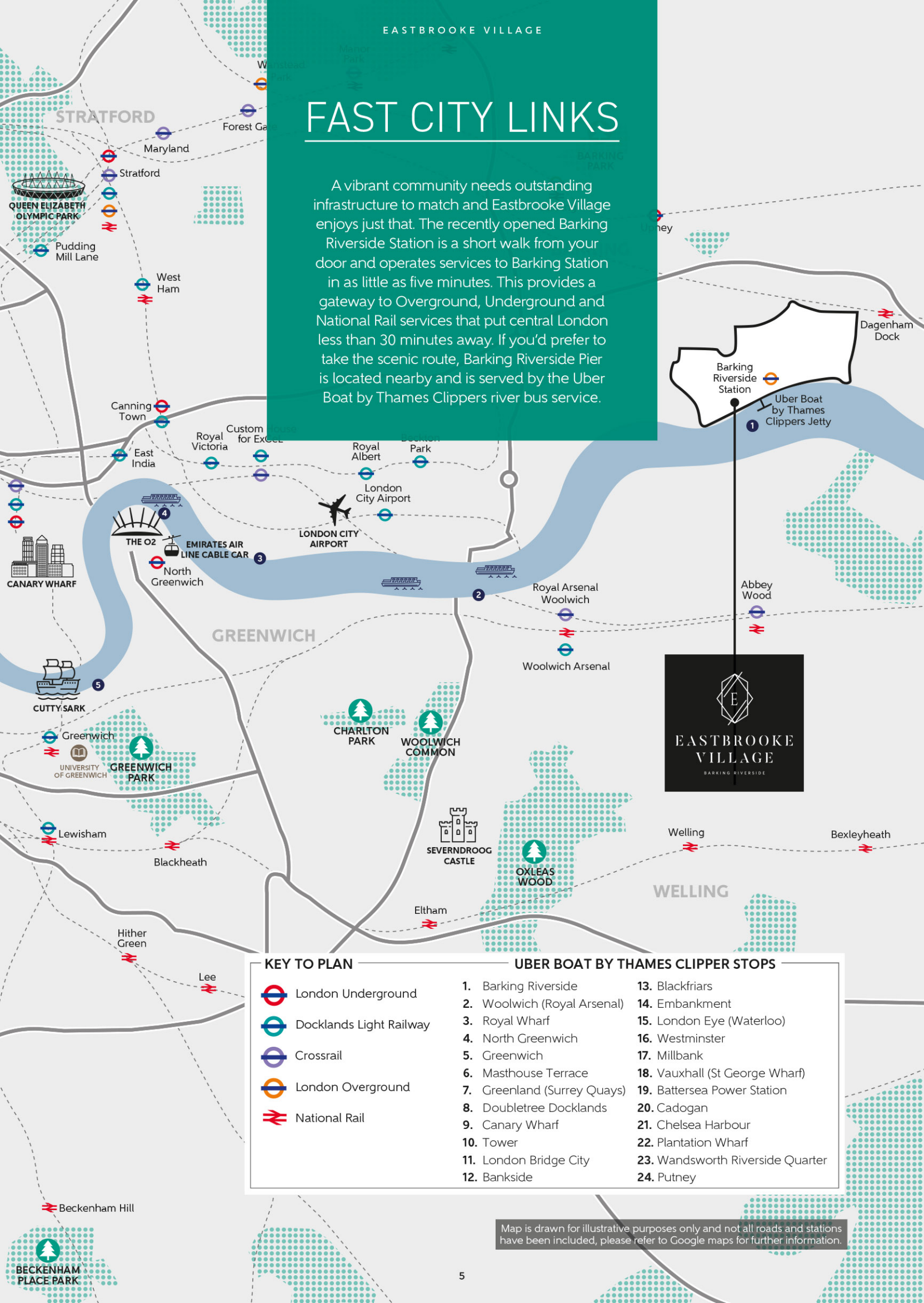
CRYSTAL PALACE PARK

Sydenham






Lower Sydenham

FAST CITY LINKS

A vibrant community needs outstanding infrastructure to match and Eastbrooke Village enjoys just that. The recently opened Barking Riverside Station is a short walk from your door and operates services to Barking Station in as little as five minutes. This provides a gateway to Overground, Underground and National Rail services that put central London less than 30 minutes away. If you'd prefer to take the scenic route, Barking Riverside Pier is located nearby and is served by the Uber Boat by Thames Clippers river bus service.



KEY TO PLAN

-  London Underground
-  Docklands Light Railway
-  Crossrail
-  London Overground
-  National Rail

UBER BOAT BY THAMES CLIPPER STOPS

- | | |
|-----------------------------|----------------------------------|
| 1. Barking Riverside | 13. Blackfriars |
| 2. Woolwich (Royal Arsenal) | 14. Embankment |
| 3. Royal Wharf | 15. London Eye (Waterloo) |
| 4. North Greenwich | 16. Westminster |
| 5. Greenwich | 17. Millbank |
| 6. Masthouse Terrace | 18. Vauxhall (St George Wharf) |
| 7. Greenland (Surrey Quays) | 19. Battersea Power Station |
| 8. Doubletree Docklands | 20. Cadogan |
| 9. Canary Wharf | 21. Chelsea Harbour |
| 10. Tower | 22. Plantation Wharf |
| 11. London Bridge City | 23. Wandsworth Riverside Quarter |
| 12. Bankside | 24. Putney |

Map is drawn for illustrative purposes only and not all roads and stations have been included, please refer to Google maps for further information.

THE BEGINNING OF A NEW CHAPTER

EASTBROOKE VILLAGE'S LOCATION
IN THE SOUGHT-AFTER BARKING
RIVERSIDE NEIGHBOURHOOD TAKES
YOU RIGHT TO THE HEART OF WHAT
MATTERS: COMMUNITY



RIVER WALK

UBER BOAT BY THAMES
CLIPPERS JETTY

RIVERSIDE CAMPUS

BARKING RIVERSIDE
OVERGROUND STATION

BARKING RIVERSIDE

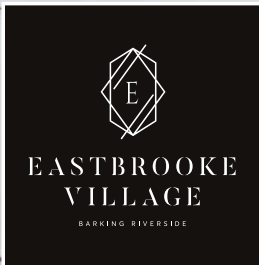
RIVER ROAD

GALLIONS REACH SHOPPING PARK

LONDON CITY AIRPORT

THE CITY

THE O2 ARENA



PATHWAYS PRIMARY SCHOOL

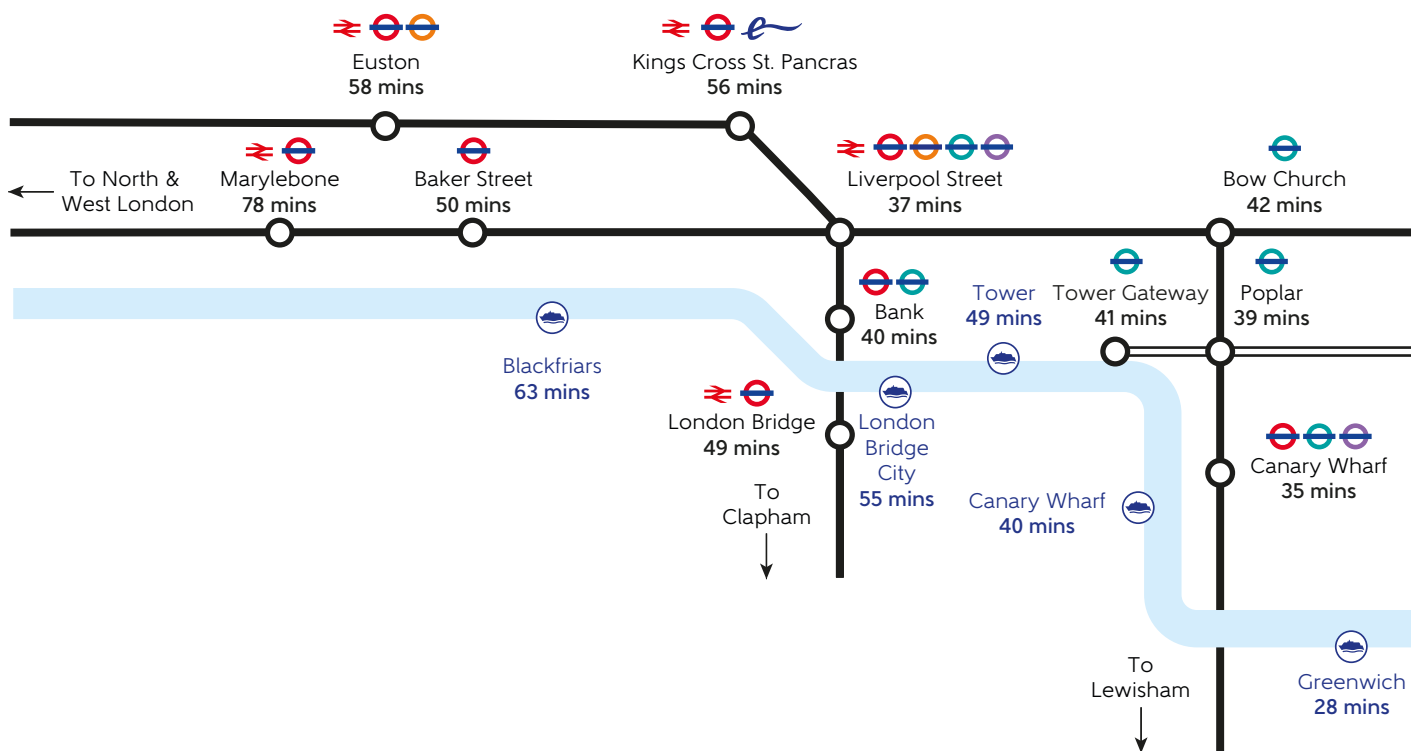
THAMES ROAD

THAMES VIEW PLAYING FIELD

Aerial photograph of Barking Riverside.

FIVE STAR CONNECTIONS FROM YOUR DOORSTEP

WHETHER IT'S TRAVEL BY BIKE, CAR, TRAIN OR BOAT,
THE BARKING RIVERSIDE COMMUNITY HAS IT ALL ON
SITE FOR ABSOLUTE CONVENIENCE



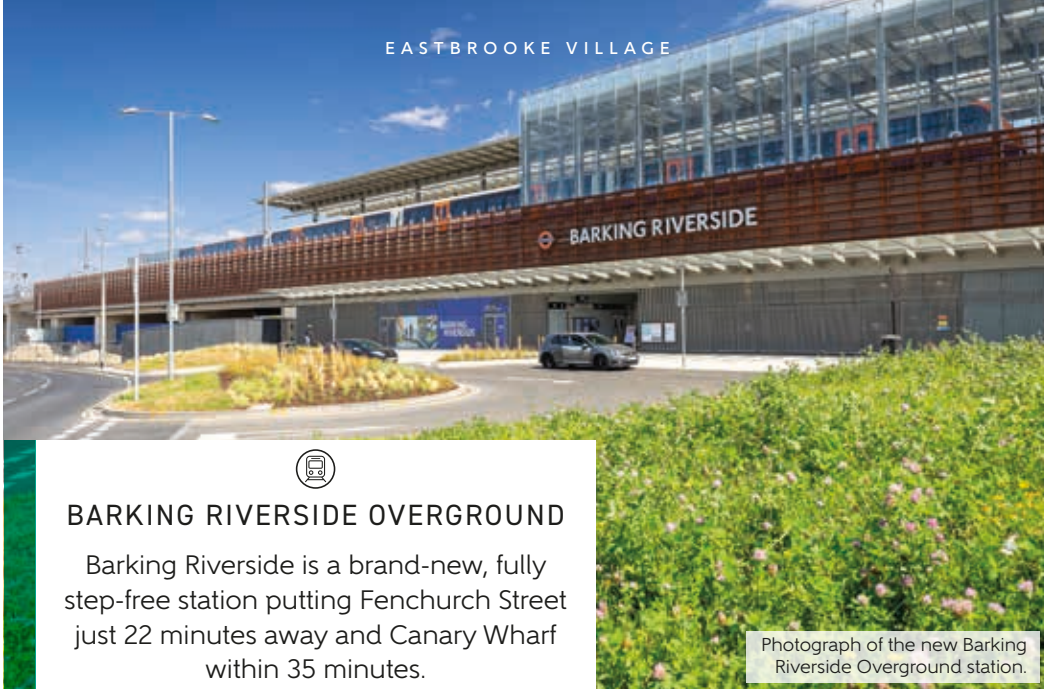
UBER BOAT BY THAMES CLIPPERS

This fantastic river bus service now extends all the way from Putney to the Barking Riverside Pier, which is just a short walk from your door.



Photograph of the Uber Boat by Thames Clippers.



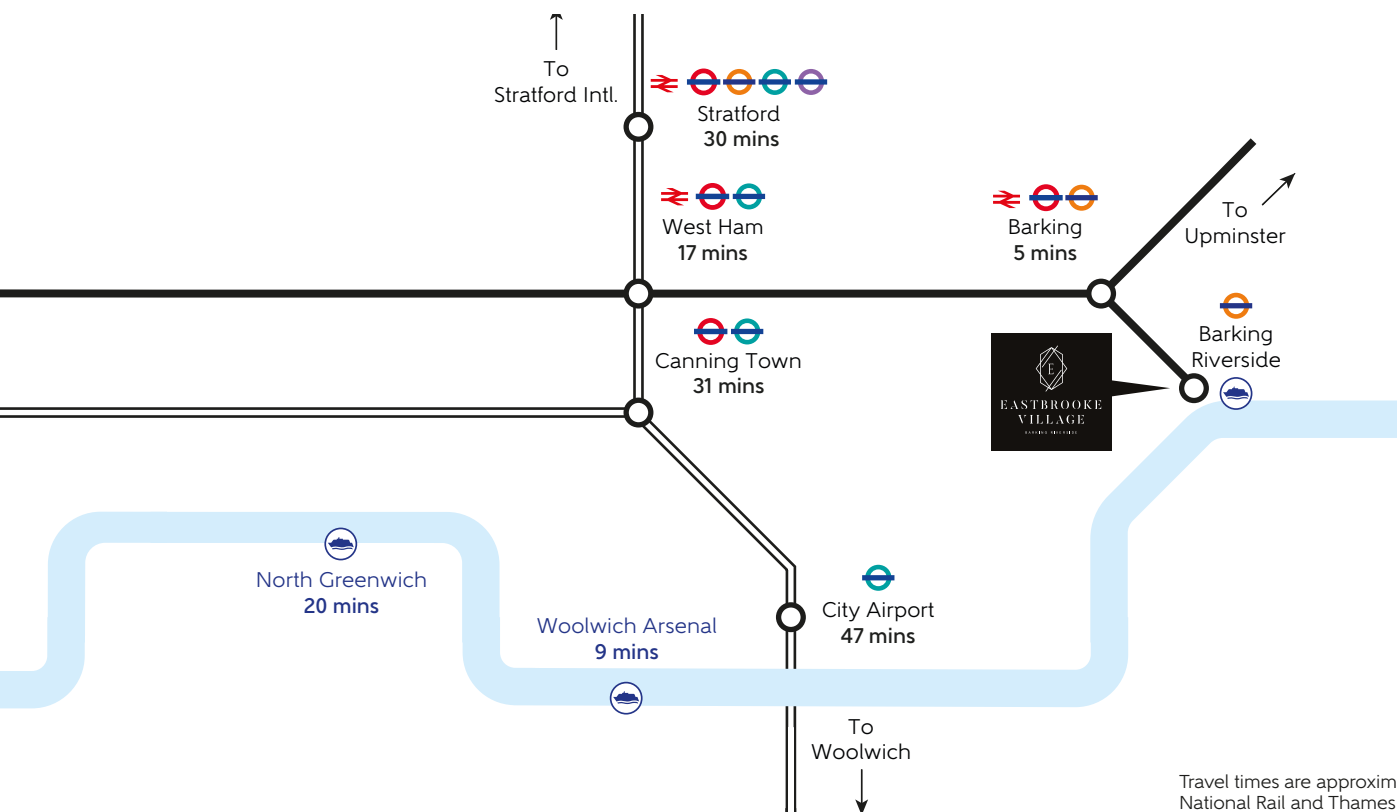


Photograph of the new Barking Riverside Overground station.



BARKING RIVERSIDE OVERGROUND

Barking Riverside is a brand-new, fully step-free station putting Fenchurch Street just 22 minutes away and Canary Wharf within 35 minutes.

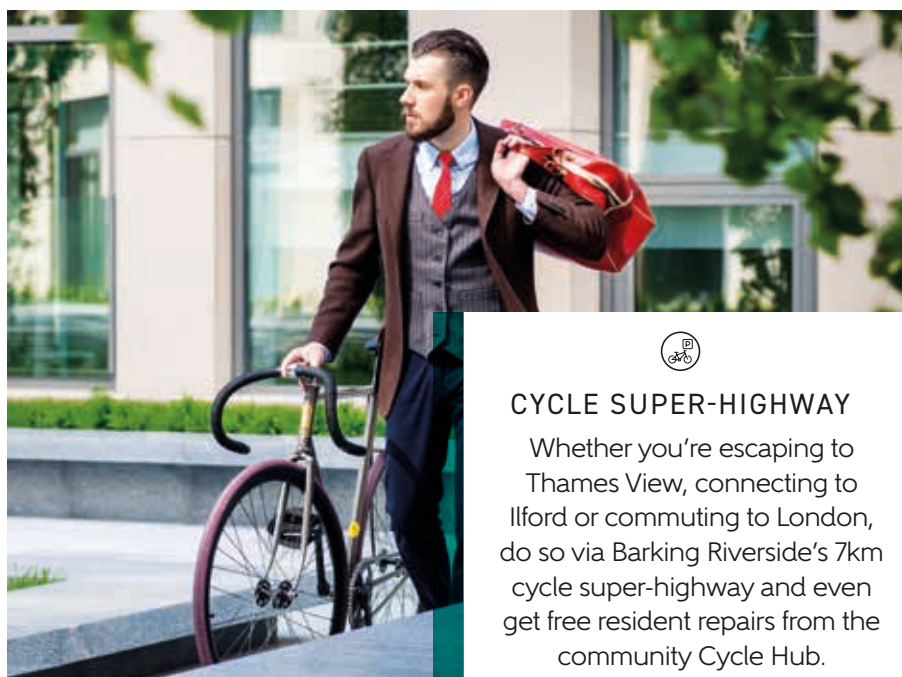


Travel times are approximate only taken from National Rail and Thames Clippers websites.



CAR CLUB

Make the most of the on-site shared-vehicle service from Enterprise, which saves time, money and the environment.



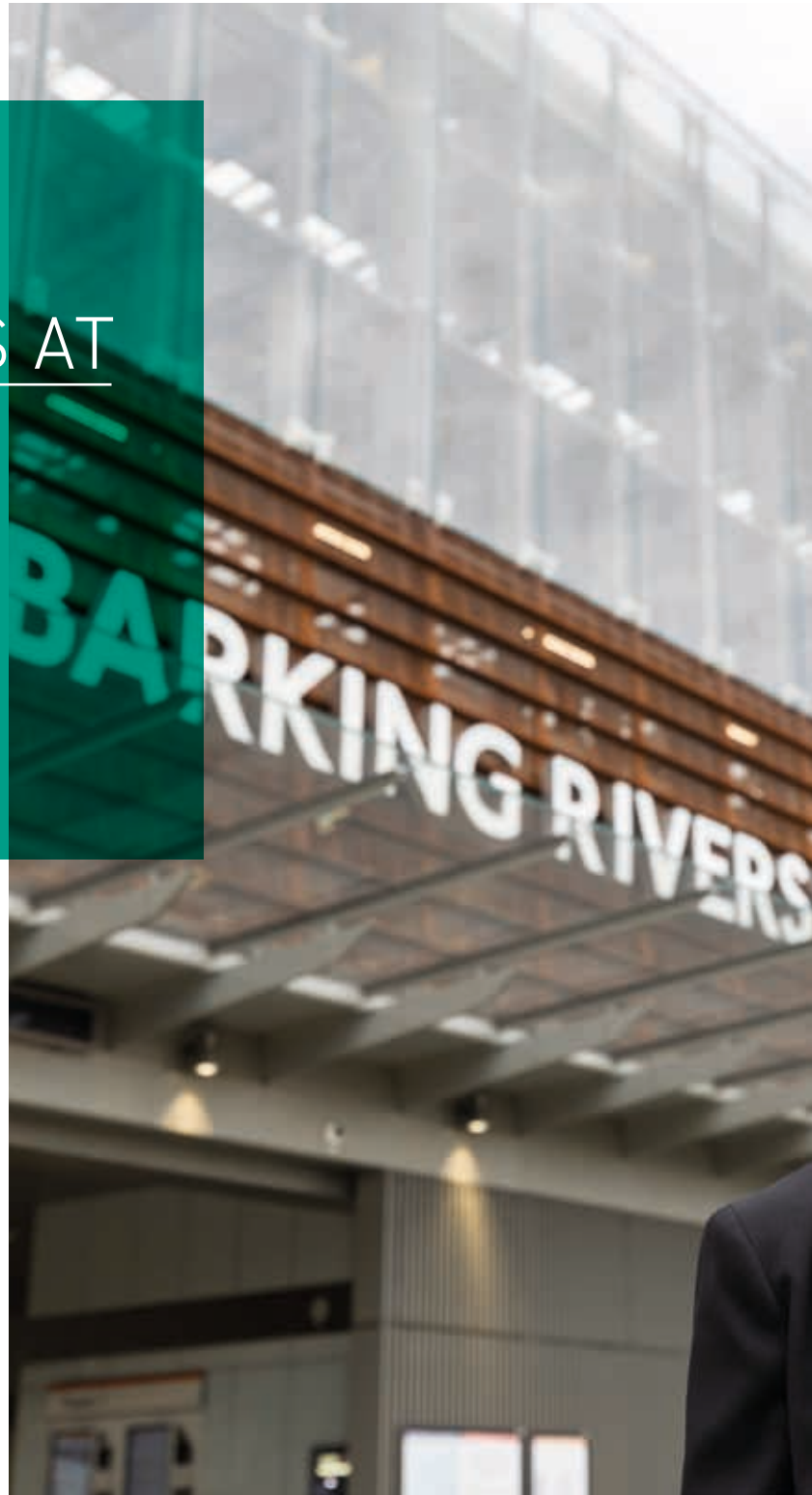
CYCLE SUPER-HIGHWAY

Whether you're escaping to Thames View, connecting to Ilford or commuting to London, do so via Barking Riverside's 7km cycle super-highway and even get free resident repairs from the community Cycle Hub.

COMMUNITY EVENTS AT BARKING RIVERSIDE

BUILDING COMMUNITY BY BRINGING
PEOPLE TOGETHER IN A PLACE THEY LOVE

A £40m Wellbeing Hub will sit at the heart of the development featuring a GP, gym and water park. The recently opened Wilds Community Centre is being put to fantastic use, with flower arranging classes, pottery making, salsa dance classes, pop-up open-air cinema and art exhibitions just a few of the regular events that bring people together. However, one of the biggest events on the calendar is the 'Barking Made' winter market with local traders and small businesses selling unique, hand-crafted produce and gifts. There is also a local Co-op store for day-to-day convenience.



Summer pop-up along the Thames.



Flower arrangement class at The Wilds.



The New Barking Riverside Overground station.



The Wilds Ecology Centre.

ECOLOGY & NATURE

Barking Riverside has been designed to give its residents everything they need for a healthier, happier life. This is not only reflected in the abundance of outdoor spaces, including a river walk, nature reserve and play parks, but also The Wilds Ecology Centre - a community hub designed to teach residents about the local ecosystem and how to preserve it.



The Wilds Community Centre.



The riverside path.



BARKING
RIVERSIDE WILL
HAVE 7 NEW
SCHOOLS

THESE 4 SCHOOLS HAVE
ALREADY OPENED AND ARE
WELCOMING STUDENTS

4

MINUTE WALK

GEORGE CAREY PRIMARY AND PRE-SCHOOL

After opening in 2011 this Church of England school has become popular for its commitment to promoting unity, love, respect and peace.



5

MINUTE DRIVE

RIVERSIDE SECONDARY SCHOOL

Opened in 2017, this state-of-the-art education facility has quickly become one of the best-performing state secondary schools in the borough.



6

MINUTE DRIVE

RIVERSIDE PRIMARY SCHOOL

A small mixed school in a new modern building that provides education from reception to Year 6, with wraparound care available.



6

MINUTE DRIVE

RIVERSIDE BRIDGE SCHOOL

A Special Educational Needs (SEN) school that caters for pupils from the age of four up to 16 with a maximum capacity of 175 to ensure quality of care.

The identification of schools and other educational establishments is intended to demonstrate the relationship to the development only and does not represent a guarantee of eligibility or admission. Travel times are approximate only taken from Google Maps.

CONNECTED TO EAST LONDON AND BEYOND



WESTFIELD STRATFORD CITY

With over 200 stores, 92 restaurants, a wide range of entertainment including a cinema, bowling alley and even a casino, Westfield Stratford City has everything you need for a great day or night out.



QE2 OLYMPIC PARK

London's newest park provides a fantastic destination for a huge range of different activities, from top-level sporting events at world-class venues to unmissable gigs, delicious food and drink, and tranquil parkland.



GREENWICH

Greenwich is famed for the Meridian Line, Royal Observatory and National Maritime Museum, but there is so much more to explore, including the eclectic market and spectacular park.



EASTBROOKEND COUNTRY PARK

This park and nature reserve features a wide range of habitats for local wildlife including grassland, woodland, marshland and fishing lakes, all interconnected by a network of walking and cycling paths.



CROSSRAIL PLACE

While this striking building plays home to shops and entertainment, the biggest draw has to be the stunning roof garden, which offers a welcome break from the relentless buzz of the city.



ROYAL VICTORIA DOCK

This historic location was the first of London's Royal Docks but it has since enjoyed extensive redevelopment with the ExCel centre, cable car system, footbridge and even a proposed waterborne community.

YOUR NEW HOME AWAITS

INTRODUCING OUR COLLECTION OF
1, 2 AND 3 BEDROOM APARTMENTS





Computer generated image is indicative only.



ATTENTION TO DETAIL

GENERAL SPECIFICATION

- Video entry system
- Laminate wood flooring to kitchen and living areas
- Walls and ceilings painted in Crown matt white emulsion
- Carpet to all bedrooms
- Tiled entrance lobbies to communal areas
- Lifts to all floors
- Energy efficient gas boiler
- Access to shared podium garden
- Shared cycle stores
- 10 year NHBC warranty

KITCHEN

- Integrated oven, ceramic hob and hood
- Integrated fridge/freezer
- 1½ bowl stainless steel sink with chrome finish tap
- Soft close doors and drawers
- Space and connections for a washer/dryer in the utility cupboard

BATHROOM

- Contemporary white Roca sanitaryware with Bristan chrome finish taps
- Soft close WC with chrome dual flush plate
- Wall tiling around bath and shower is subject to individual apartment layouts, please speak to the Sales Advisor
- Armarii slot-in shelving
- Mira ERD shower with chrome and glass shower frame
- Ceramic floor tiles
- Chrome heated towel rail

ELECTRICAL

- Low energy downlights to kitchen, living areas, bathroom and en suite
- Energy efficient pendants to bedrooms
- TV point to living area and bedroom 1 with digital/freeview channels and Sky Q to living room with playback function to bedrooms (connection to Sky to be arranged by purchaser)
- Telephone point located in utility cupboard with feed to media plate in the living area
- External light to balcony or terrace
- One USB socket to kitchen, living room and bedroom 1
- Fused spur is provided for future installation of security alarm by purchaser

Photography from the Show Apartment at Fielders Quarter.

BEDROOMS

Additional fitted wardrobes can be installed to spare bedrooms providing extra made-to-measure storage.

UPGRADE AND PERSONALISE YOUR HOME

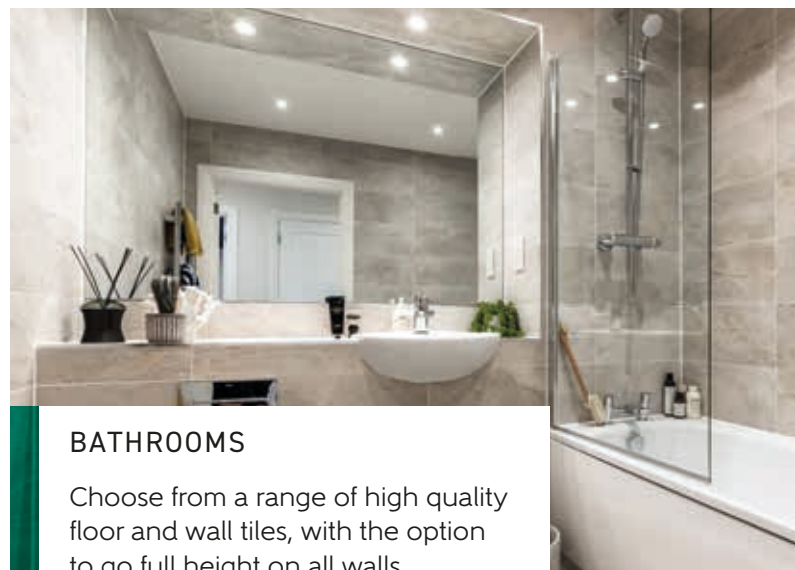
TAILOR YOUR INTERIORS
TO REFLECT YOUR TASTE

Every Bellway home has been lovingly designed and crafted to provide a versatile living space that is simply begging to be turned from a blank canvas into a place to call home. It's for this reason that Bellway Additions offers you the opportunity to upgrade your interior specification to reflect your own personality.

We have a range of options available, from adding integrated appliances to upgrading your flooring and bathroom tiles. Once you have chosen your Additions we'll ensure they are all expertly fitted and finished by the time you move in, giving you the peace of mind that your new home will reflect your own personal taste from day one.

FLOORING

Upgrade to Sensations carpets in your bedrooms with a wide range of colours to choose from.



BATHROOMS

Choose from a range of high quality floor and wall tiles, with the option to go full height on all walls.



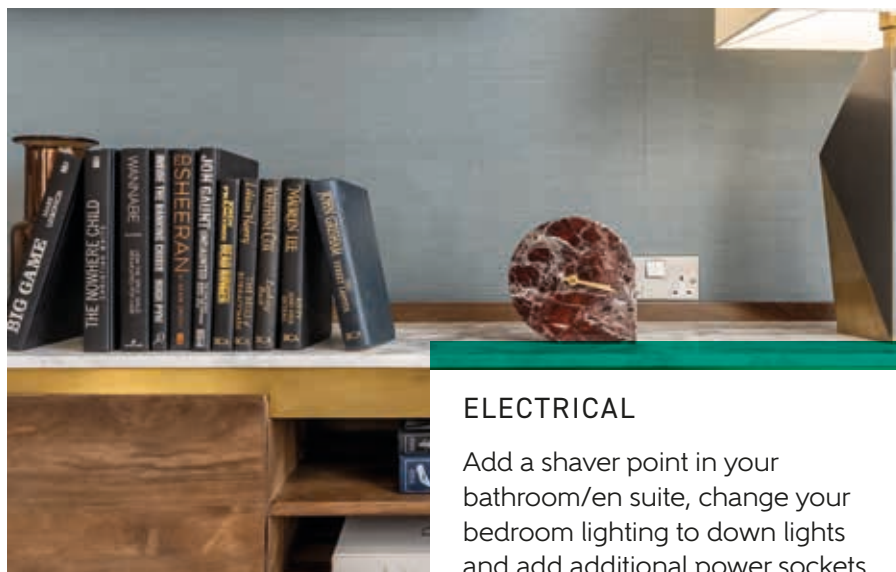
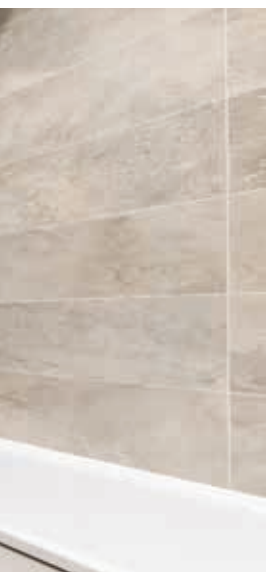
APPLIANCES

In addition to the appliances included as standard, we can supply and install an A+ rated dishwasher or integrated microwave in your kitchen or install a washing machine or washer dryer in the hallway utility cupboard.



KITCHENS

Personalise your kitchen by choosing from a range of doors and units, worktops and splashbacks.



ELECTRICAL

Add a shaver point in your bathroom/en suite, change your bedroom lighting to down lights and add additional power sockets.

The options available may vary by development and orders can only be accepted up to certain stages of the construction process. Please ask your Sales Advisor to show you the full range of product upgrades available on your development and chosen home.

HOME WORKING THAT WORKS FOR YOU

WORKING FROM HOME IS MADE EASIER
WITH DEDICATED WORKING SPACE AND
HYPERFAST CONNECTIVITY FROM THE
DAY YOU MOVE IN

The apartments at Eastbrooke Village offer versatility to create a practical home-working environment. Spacious, open-plan interiors with additional sockets and USB ports for home working zones and the option of transforming a spare bedroom into a dedicated home office, makes it easy to create a healthy balance between personal and professional life.

Getting online couldn't be easier, your new home at Eastbrooke Village will be connected to hyper-fast broadband and can be activated on the day you move in with a simple telephone call.



**DEDICATED HOME WORKING
ZONE WITH ADDITIONAL SOCKETS
AND USB PORTS**



**CONNECT TO HYPEROPTIC
BROADBAND, THAT'S 12X FASTER*
THAN THE UK AVERAGE, FROM
THE DAY YOU MOVE IN**

Photograph taken at nearby development.
*Broadband speed calculations: The UK's average broadband speeds are 71.8Mbps for downloads and 14.2Mbps for uploads, compared to Hyperoptic's top average speed of 900Mbps which is achieved through a wired connection. Average speeds taken from Ofcom's 'UK Home Broadband Performance' measurement period May 2020.

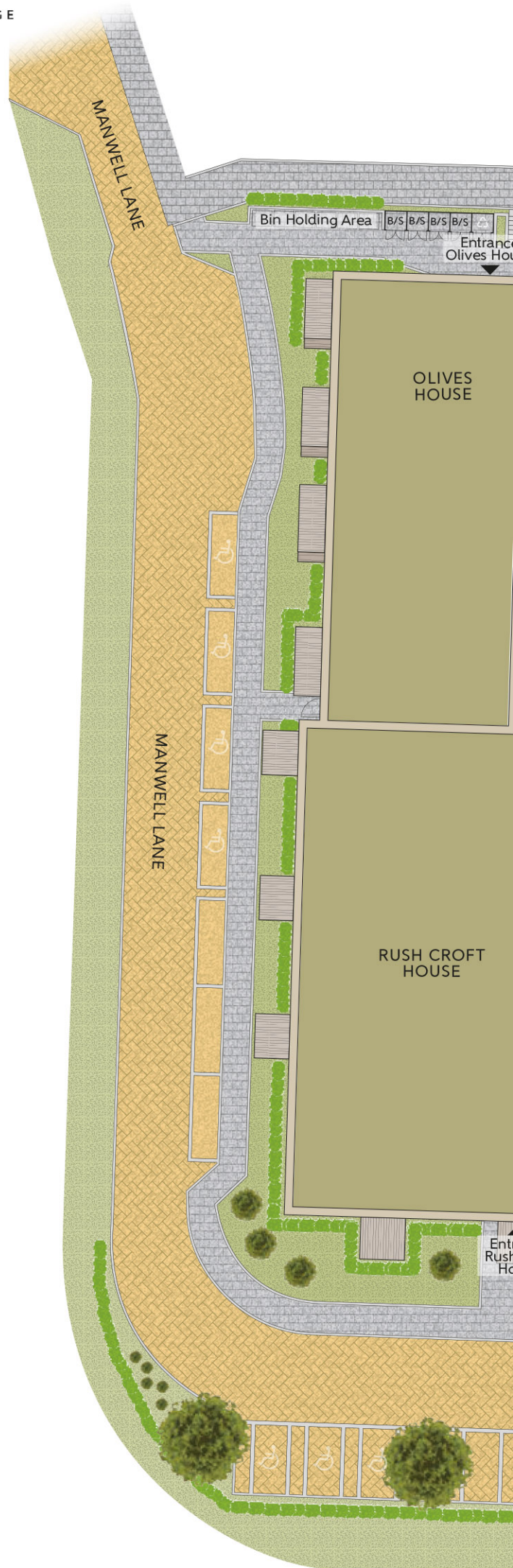


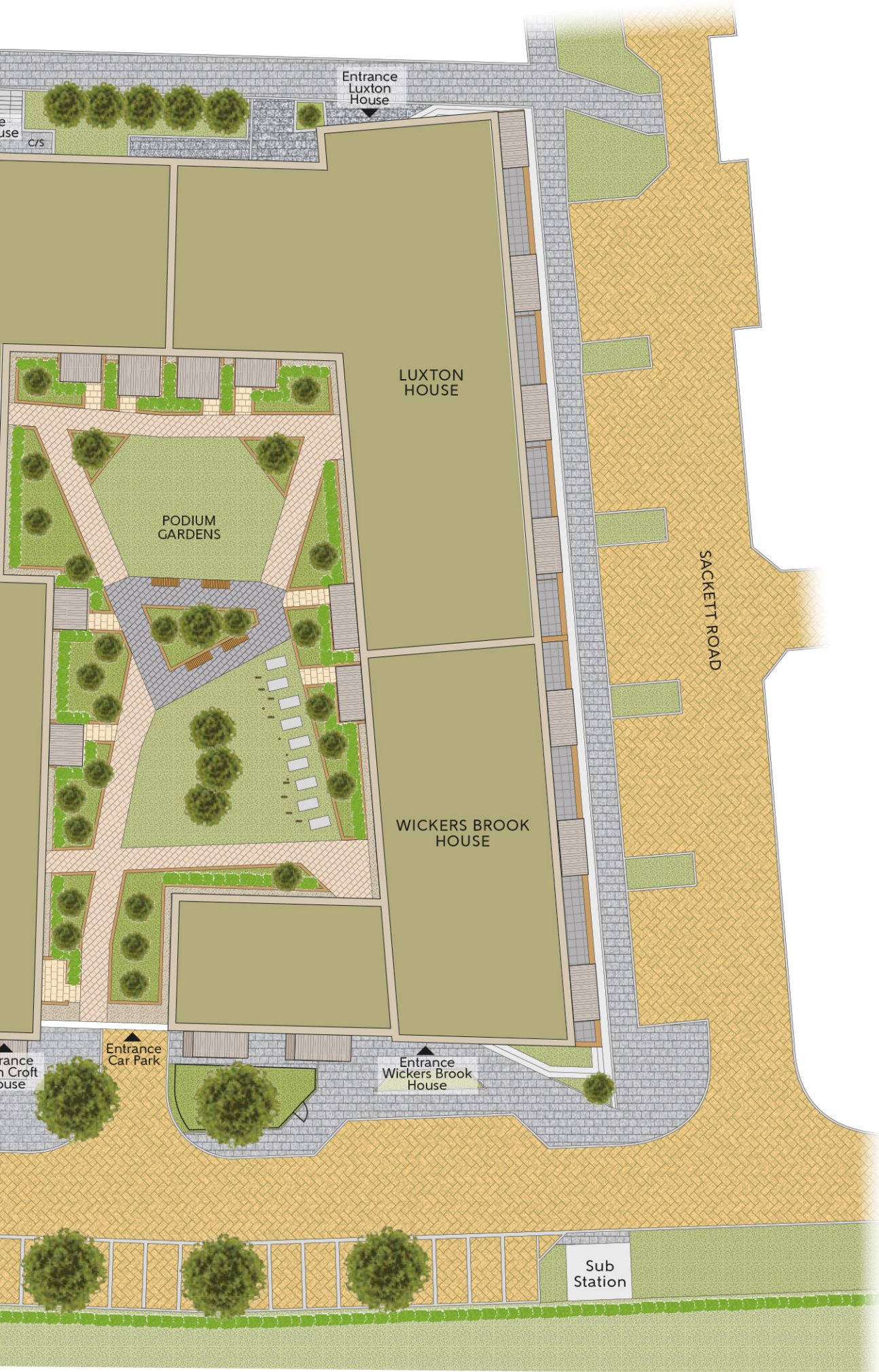
EASTBROOKE VILLAGE

BARKING RIVERSIDE

DEVELOPMENT PLAN

The site plan is drawn to show the relative position of individual properties. Not to scale. These are drawings and will not show land contours and gradients, boundary treatments, landscaping or local authority street lighting. Footpaths subject to change. For details of individual properties and availability please refer to our Sales Advisor. Hard and soft landscaping is indicative only.





GROUND FLOOR

Plots 23-25 & 52-53

PLOT 23 TYPE EASTBROOKE 18D

Kitchen/Living/		
Dining Room	7.665m x 3.730m	25'2" x 12'3"
Bedroom 1	4.065m x 3.230m	13'4" x 10'7"
Bedroom 2	4.065m x 2.400m	13'4" x 7'10"
Total area	71.1 sq.m.	765 sq.ft.

PLOT 24 TYPE EASTBROOKE 18C WC

Kitchen/Living/		
Dining Room	7.675m x 3.454m	25'2" x 11'4"
Bedroom 1	4.065m x 2.630m	13'4" x 8'8"
Bedroom 2	4.065m x 3.000m	13'4" x 9'10"
Total area	71.1 sq.m.	765 sq.ft.

PLOT 25 TYPE EASTBROOKE 14 WC

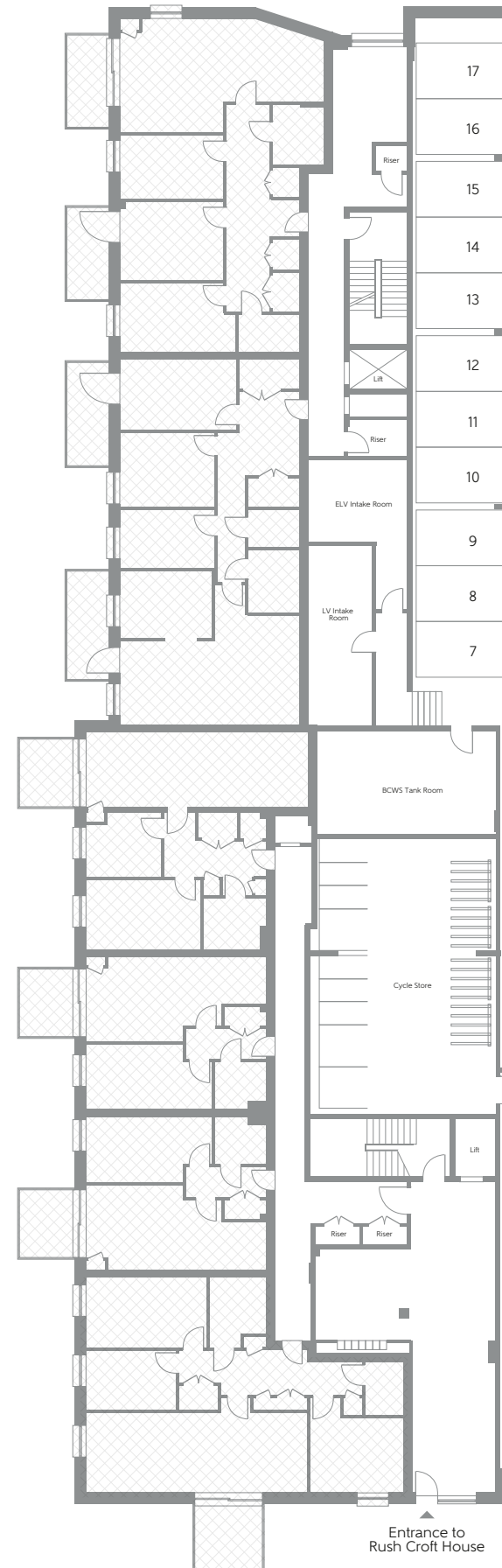
Kitchen/Living/		
Dining Room	7.665m x 4.671m	25'2" x 15'4"
Bedroom 1	5.375m x 3.031m	17'8" x 9'11"
Bedroom 2	3.975m x 3.304m	13'0" x 10'10"
Bedroom 3	3.975m x 2.752m	13'0" x 9'0"
Total area	107.8 sq.m.	1160 sq.ft.

PLOT 52 TYPE EASTBROOKE 18E WC

Kitchen/Living/		
Dining Room	7.675m x 3.652m	25'2" x 12'0"
Bedroom 1	4.065m x 3.000m	13'4" x 9'10"
Bedroom 2	4.065m x 2.400m	13'4" x 7'10"
Total area	71.1 sq.m.	765 sq.ft.

PLOT 53 TYPE EASTBROOKE 21 WC

Kitchen/Living/		
Dining Room	7.665m x 5.423m	25'2" x 17'10"
Bedroom 1	5.365m x 2.991m	17'7" x 9'10"
Bedroom 2	3.965m x 3.391m	13'0" x 11'2"
Bedroom 3	3.965m x 2.752m	13'0" x 9'0"
Total area	110.8 sq.m.	1193 sq.ft.



Some items shown in this key may be subject to change, and positions could vary from those indicated on this floorplan. Please refer to Sales Advisor for details of your selected plot. External finishes, landscaping and configuration may vary from plot to plot. Please refer to Sales Advisor for further details. All dimensions are approximate and should not be used for carpet sizes, appliance spaces or furniture. Furniture not to scale and all positions are indicative. **Kitchen layouts are subject to change.** We operate a policy of continuous improvement and individual features such as kitchen and bathroom layouts, doors, windows, garages and elevational treatments may vary from time to time. Consequently these particulars should be treated as general guidance only and do not constitute a contract, part of a contract or a warranty.





PLOT 25
TYPE EASTBROOKE 14

PLOT 24
TYPE EASTBROOKE 18C WC

PLOT 23
TYPE EASTBROOKE 18D WC

PLOT 52
TYPE EASTBROOKE 18E WC

PLOT 53
TYPE EASTBROOKE 21 WC



South View Elevation



Olives House | Luxton House
Rush Croft House | Wickers Brook House

KEY

- 2 Bedroom
- 3 Bedroom
- Affordable Homes
- W Wardrobe
- WC Wheelchair adaptable

FIRST FLOOR

Plots 26-32 & 54-59

PLOT 26 TYPE EASTBROOKE 17

Kitchen/Living/		
Dining Room	7.450m x 4.015m	24'5" x 13'2"
Bedroom	3.722m x 3.010m	12'3" x 9'11"
Total area	52.6 sq.m.	566 sq.ft.

PLOT 27 TYPE EASTBROOKE 16

Kitchen/Living/		
Dining Room	7.671m x 3.580m	25'2" x 11'9"
Bedroom 1	4.440m x 2.800m	14'7" x 9'2"
Bedroom 2	4.445m x 2.650m	14'7" x 8'8"
Bedroom 3	3.544m x 2.754m	11'8" x 9'0"
Total area	88.7 sq.m.	955 sq.ft.

PLOT 28 TYPE EASTBROOKE 15

Kitchen/Living/		
Dining Room	5.600m x 4.517m	18'4" x 14'10"
Bedroom 1	4.514m x 2.860m	14'10" x 9'5"
Bedroom 2	3.465m x 3.318m	11'4" x 10'11"
Total area	72.2 sq.m.	777 sq.ft.

PLOTS 29, 30 & 56 TYPE EASTBROOKE 18B

Kitchen/Living/		
Dining Room	7.675m x 3.290m	25'2" x 10'10"
Bedroom 1	5.365m x 2.774m	17'7" x 9'1"
Bedroom 2	4.075m x 2.855m	13'4" x 9'4"
Total area	71.1 sq.m.	765 sq.ft.

PLOTS 31 & 55 TYPE EASTBROOKE 18A

Kitchen/Living/		
Dining Room	7.665m x 3.290m	25'2" x 10'10"
Bedroom 1	5.365m x 2.825m	17'7" x 9'3"
Bedroom 2	4.035m x 2.805m	13'3" x 9'2"
Total area	71.1 sq.m.	765 sq.ft.

PLOT 32 TYPE EASTBROOKE 19

Kitchen/Living/		
Dining Room	6.510m x 5.275m	21'4" x 17'4"
Bedroom 1	5.547m x 4.165m	18'2" x 13'8"
Bedroom 2	4.645m x 2.570m	15'3" x 8'5"
Bedroom 3	3.210m x 2.350m	10'6" x 7'9"
Total area	86.9 sq.m.	935 sq.ft.

PLOT 54 TYPE EASTBROOKE 20

Kitchen/Living/		
Dining Room	5.470m x 5.275m	17'11" x 17'4"
Bedroom 1	4.200m x 3.995m	13'9" x 13'1"
Bedroom 2	3.973m x 3.210m	13'0" x 10'6"
Total area	73.7 sq.m.	793 sq.ft.

PLOT 57 TYPE EASTBROOKE 22

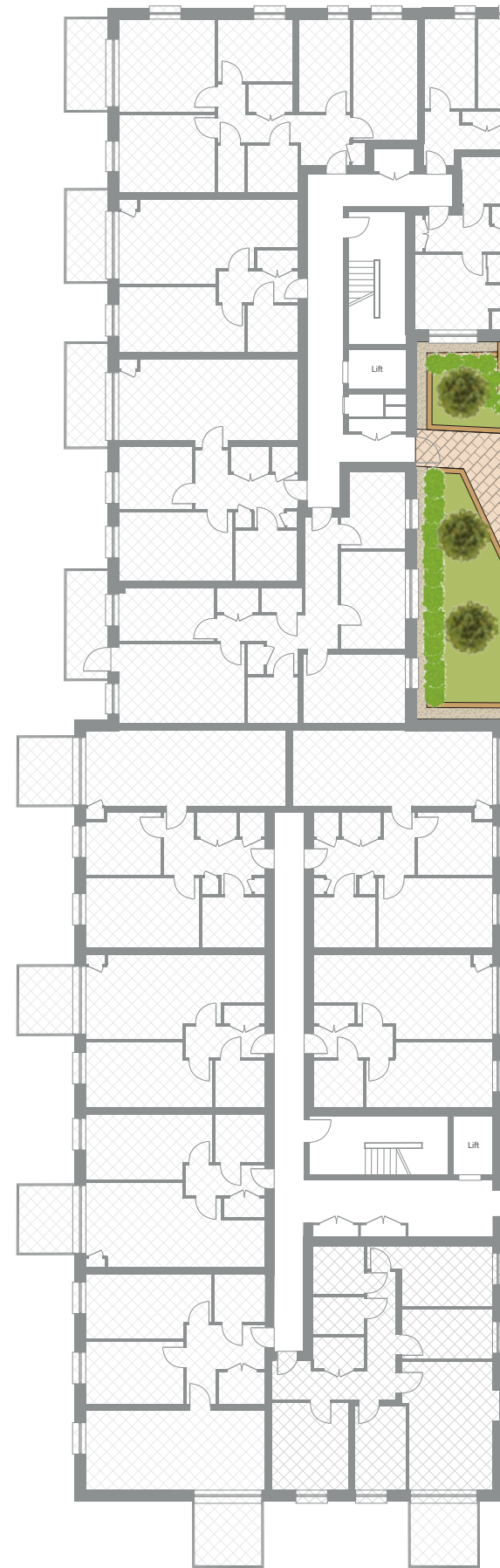
Kitchen/Living/		
Dining Room	5.332m x 4.833m	17'6" x 15'10"
Bedroom 1	3.852m x 3.189m	12'8" x 10'6"
Bedroom 2	3.450m x 3.401m	11'4" x 11'2"
Total area	71.0 sq.m.	764 sq.ft.

PLOT 58 TYPE EASTBROOKE 24

Kitchen/Living/		
Dining Room	7.338m x 4.109m	24'1" x 13'6"
Bedroom	5.037m x 3.168m	16'6" x 10'5"
Total area	52.0 sq.m.	560 sq.ft.

PLOT 59 TYPE EASTBROOKE 23

Kitchen/Living/		
Dining Room	6.055m x 4.491m	19'10" x 14'9"
Bedroom 1	3.500m x 3.005m	11'6" x 9'10"
Bedroom 2	4.478m x 2.867m	14'8" x 9'5"
Total area	76.6 sq.m.	825 sq.ft.



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PLOT 27
TYPE EASTBROOKE 16

PLOT 28
TYPE EASTBROOKE 15

PLOT 29
TYPE EASTBROOKE 18B

PLOT 30
TYPE EASTBROOKE 18B

PLOT 31
TYPE EASTBROOKE 18A

PLOT 32
TYPE EASTBROOKE 19

PLOT 54
TYPE EASTBROOKE 20

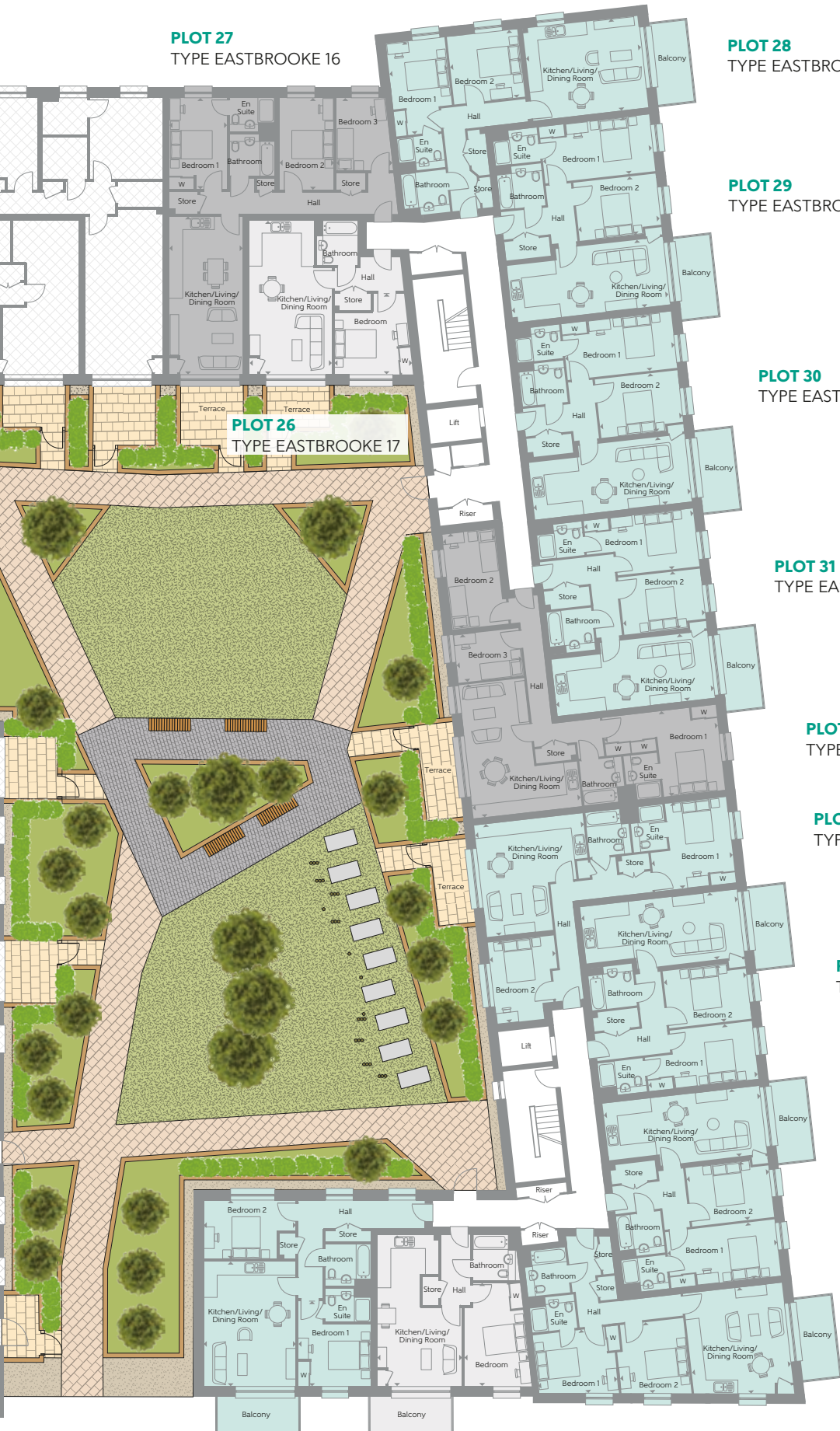
PLOT 55
TYPE EASTBROOKE 18A

PLOT 56
TYPE EASTBROOKE 18B

PLOT 59
TYPE EASTBROOKE 23

PLOT 58
TYPE EASTBROOKE 24

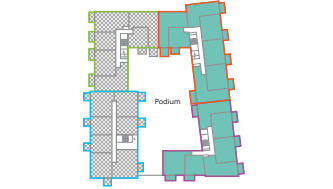
PLOT 57
TYPE EASTBROOKE 22



FIRST FLOOR



South View Elevation



Olives House Luxton House
Rush Croft House Wickers Brook House

KEY

	1 Bedroom		Wardrobe
	2 Bedroom		
	3 Bedroom		
	Affordable Homes		

SECOND FLOOR

Plots 33-39 & 60-65

PLOT 33 TYPE EASTBROOKE 17

Kitchen/Living/		
Dining Room	7.450m x 4.015m	24'5" x 13'2"
Bedroom	3.722m x 3.010m	12'3" x 9'11"
Total area	52.6 sq.m.	566 sq.ft.

PLOTS 34 TYPE EASTBROOKE 16

Kitchen/Living/		
Dining Room	7.671m x 3.580m	25'2" x 11'9"
Bedroom 1	4.440m x 2.800m	14'7" x 9'2"
Bedroom 2	4.445m x 2.650m	14'7" x 8'8"
Bedroom 3	3.544m x 2.754m	11'8" x 9'0"
Total area	88.7 sq.m.	955 sq.ft.

PLOT 35 TYPE EASTBROOKE 15

Kitchen/Living/		
Dining Room	5.600m x 4.517m	18'4" x 14'10"
Bedroom 1	4.514m x 2.860m	14'10" x 9'5"
Bedroom 2	3.465m x 3.318m	11'4" x 10'11"
Total area	72.2 sq.m.	777 sq.ft.

PLOTS 36, 37 & 62 TYPE EASTBROOKE 18B

Kitchen/Living/		
Dining Room	7.675m x 3.290m	25'2" x 10'10"
Bedroom 1	5.365m x 2.774m	17'7" x 9'1"
Bedroom 2	4.075m x 2.855m	13'4" x 9'4"
Total area	71.1 sq.m.	765 sq.ft.

PLOTS 38 & 61 TYPE EASTBROOKE 18A

Kitchen/Living/		
Dining Room	7.665m x 3.290m	25'2" x 10'10"
Bedroom 1	5.365m x 2.825m	17'7" x 9'3"
Bedroom 2	4.035m x 2.805m	13'3" x 9'2"
Total area	71.1 sq.m.	765 sq.ft.

PLOT 39 TYPE EASTBROOKE 19

Kitchen/Living/		
Dining Room	6.510m x 5.275m	21'4" x 17'4"
Bedroom 1	5.547m x 4.165m	18'2" x 13'8"
Bedroom 2	4.645m x 2.570m	15'3" x 8'5"
Bedroom 3	3.210m x 2.350m	10'6" x 7'9"
Total area	86.9 sq.m.	935 sq.ft.

PLOT 60 TYPE EASTBROOKE 20

Kitchen/Living/		
Dining Room	5.470m x 5.275m	17'11" x 17'4"
Bedroom 1	4.200m x 3.995m	13'9" x 13'1"
Bedroom 2	3.973m x 3.210m	13'0" x 10'6"
Total area	73.7 sq.m.	793 sq.ft.

PLOT 63 TYPE EASTBROOKE 22

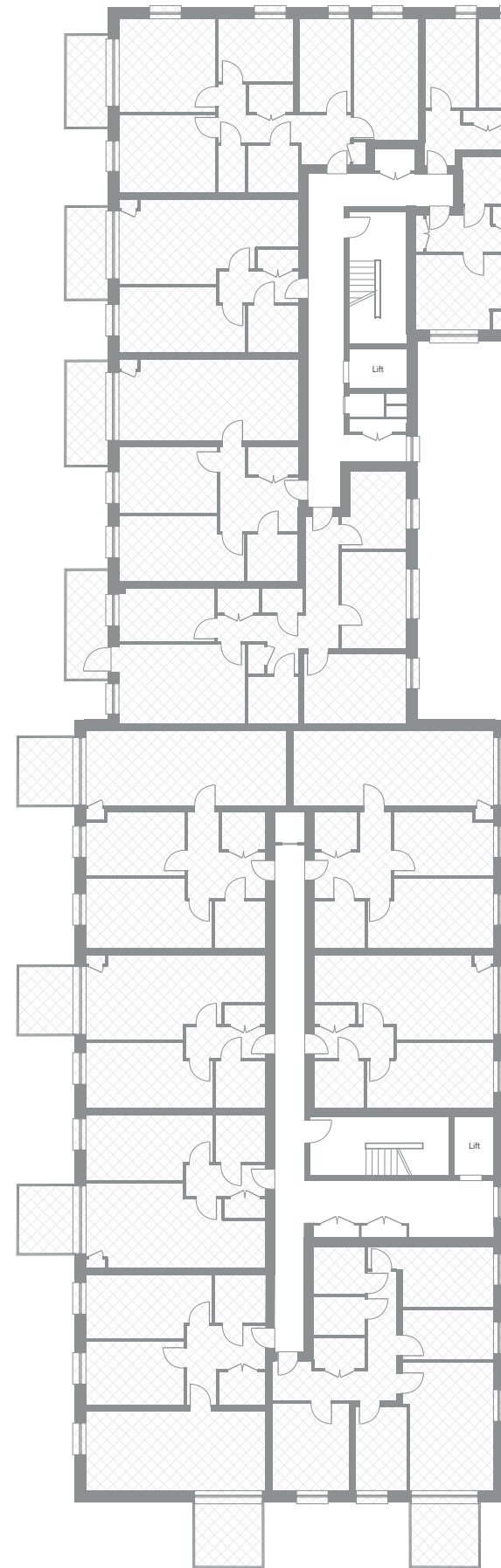
Kitchen/Living/		
Dining Room	5.332m x 4.833m	17'6" x 15'10"
Bedroom 1	3.852m x 3.189m	12'8" x 10'6"
Bedroom 2	3.450m x 3.401m	11'4" x 11'2"
Total area	71.0 sq.m.	764 sq.ft.

PLOT 64 TYPE EASTBROOKE 24

Kitchen/Living/		
Dining Room	7.338m x 4.109m	24'1" x 13'6"
Bedroom	5.037m x 3.168m	16'6" x 10'5"
Total area	52.0 sq.m.	560 sq.ft.

PLOT 65 TYPE EASTBROOKE 23

Kitchen/Living/		
Dining Room	6.055m x 4.491m	19'10" x 14'9"
Bedroom 1	3.500m x 3.005m	11'6" x 9'10"
Bedroom 2	4.478m x 2.867m	14'8" x 9'5"
Total area	76.6 sq.m.	825 sq.ft.



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PLOTS 34
TYPE EASTBROOKE 16

PLOT 35
TYPE EASTBROOKE 15

PLOT 36
TYPE EASTBROOKE 18B

PLOT 37
TYPE EASTBROOKE 18B

PLOT 38
TYPE EASTBROOKE 18A

PLOT 39
TYPE EASTBROOKE 19

PLOT 60
TYPE EASTBROOKE 20

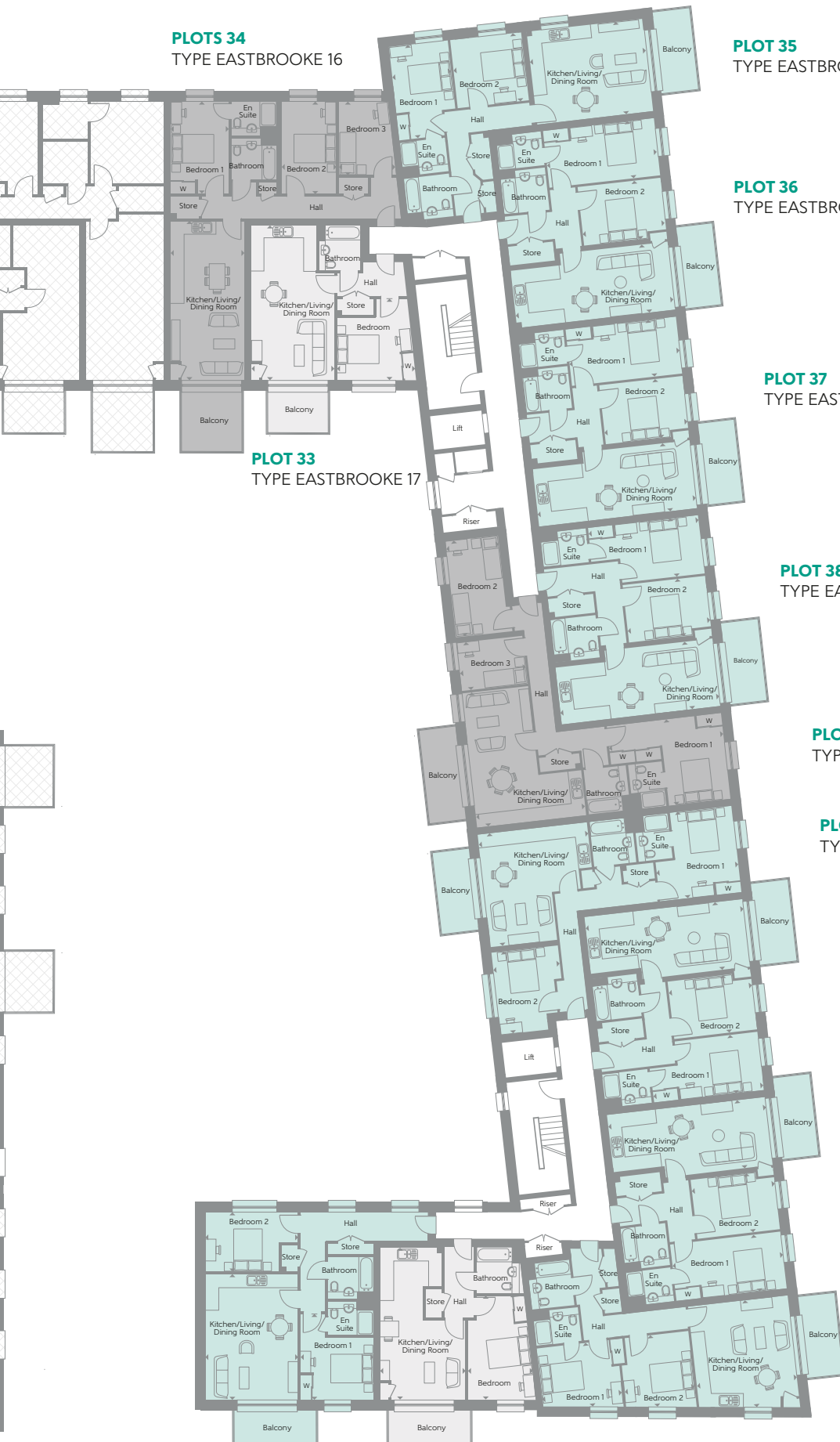
PLOT 61
TYPE EASTBROOKE 18A

PLOT 62
TYPE EASTBROOKE 18B

PLOT 65
TYPE EASTBROOKE 23

PLOT 64
TYPE EASTBROOKE 24

PLOT 63
TYPE EASTBROOKE 22



South View Elevation



Olives House Luxton House
Rush Croft House Wickers Brook House

KEY

- 1 Bedroom
- 2 Bedroom
- 3 Bedroom
- Affordable Homes
- W Wardrobe

THIRD FLOOR

Plots 40-46 & 66-71

PLOT 40 TYPE EASTBROOKE 17

Kitchen/Living/		
Dining Room	7.450m x 4.015m	24'5" x 13'2"
Bedroom	3.722m x 3.010m	12'3" x 9'11"
Total area	52.6 sq.m.	566 sq.ft.

PLOT 41 TYPE EASTBROOKE 16

Kitchen/Living/		
Dining Room	7.671m x 3.580m	25'2" x 11'9"
Bedroom 1	4.440m x 2.800m	14'7" x 9'2"
Bedroom 2	4.445m x 2.650m	14'7" x 8'8"
Bedroom 3	3.544m x 2.754m	11'8" x 9'0"
Total area	88.7 sq.m.	955 sq.ft.

PLOT 42 TYPE EASTBROOKE 15

Kitchen/Living/		
Dining Room	5.600m x 4.517m	18'4" x 14'10"
Bedroom 1	4.514m x 2.860m	14'10" x 9'5"
Bedroom 2	3.465m x 3.318m	11'4" x 10'11"
Total area	72.2 sq.m.	777 sq.ft.

PLOTS 43, 44 & 68 TYPE EASTBROOKE 18B

Kitchen/Living/		
Dining Room	7.675m x 3.290m	25'2" x 10'10"
Bedroom 1	5.365m x 2.774m	17'7" x 9'1"
Bedroom 2	4.075m x 2.855m	13'4" x 9'4"
Total area	71.1 sq.m.	765 sq.ft.

PLOTS 45 & 67 TYPE EASTBROOKE 18A

Kitchen/Living/		
Dining Room	7.665m x 3.290m	25'2" x 10'10"
Bedroom 1	5.365m x 2.825m	17'7" x 9'3"
Bedroom 2	4.035m x 2.805m	13'3" x 9'2"
Total area	71.1 sq.m.	765 sq.ft.

PLOT 46 TYPE EASTBROOKE 19

Kitchen/Living/		
Dining Room	6.510m x 5.275m	21'4" x 17'4"
Bedroom 1	5.547m x 4.165m	18'2" x 13'8"
Bedroom 2	4.645m x 2.570m	15'3" x 8'5"
Bedroom 3	3.210m x 2.350m	10'6" x 7'9"
Total area	86.9 sq.m.	935 sq.ft.

PLOT 66 TYPE EASTBROOKE 20

Kitchen/Living/		
Dining Room	5.470m x 5.275m	17'11" x 17'4"
Bedroom 1	4.200m x 3.995m	13'9" x 13'1"
Bedroom 2	3.973m x 3.210m	13'0" x 10'6"
Total area	73.7 sq.m.	793 sq.ft.

PLOT 69 TYPE EASTBROOKE 22

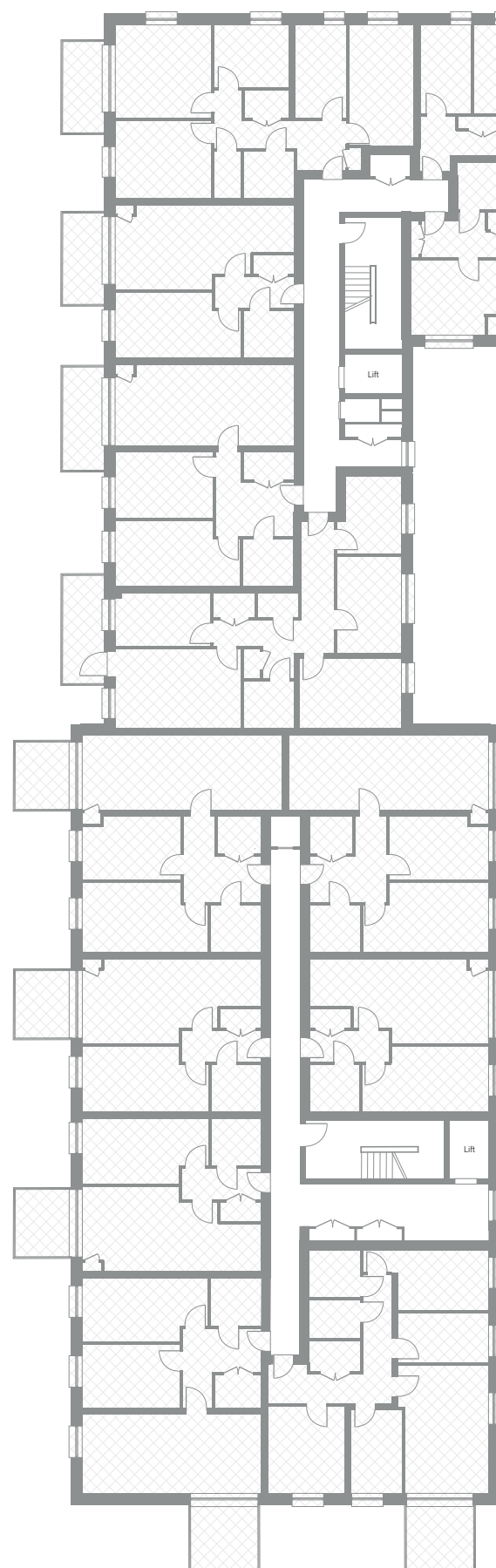
Kitchen/Living/		
Dining Room	5.332m x 4.833m	17'6" x 15'10"
Bedroom 1	3.852m x 3.189m	12'8" x 10'6"
Bedroom 2	3.450m x 3.401m	11'4" x 11'2"
Total area	71.0 sq.m.	764 sq.ft.

PLOT 70 TYPE EASTBROOKE 24

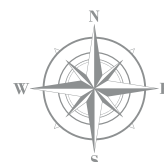
Kitchen/Living/		
Dining Room	7.338m x 4.109m	24'1" x 13'6"
Bedroom	5.037m x 3.168m	16'6" x 10'5"
Total area	52.0 sq.m.	560 sq.ft.

PLOT 71 TYPE EASTBROOKE 23

Kitchen/Living/		
Dining Room	6.055m x 4.491m	19'10" x 14'9"
Bedroom 1	3.500m x 3.005m	11'6" x 9'10"
Bedroom 2	4.478m x 2.867m	14'8" x 9'5"
Total area	76.6 sq.m.	825 sq.ft.



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PLOT 41
TYPE EASTBROOKE 16

PLOT 42
TYPE EASTBROOKE 15

PLOT 43
TYPE EASTBROOKE 18B

PLOT 44
TYPE EASTBROOKE 18B

PLOT 45
TYPE EASTBROOKE 18A

PLOT 46
TYPE EASTBROOKE 19

PLOT 66
TYPE EASTBROOKE 20

PLOT 67
TYPE EASTBROOKE 18A

PLOT 68
TYPE EASTBROOKE 18B

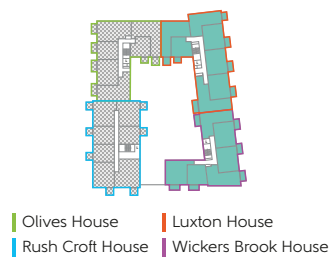
PLOT 71
TYPE EASTBROOKE 23

PLOT 70
TYPE EASTBROOKE 24

PLOT 69
TYPE EASTBROOKE 22



South View Elevation



KEY

	1 Bedroom		W	Wardrobe
	2 Bedroom			
	3 Bedroom			
	Affordable Homes			

FOURTH FLOOR

Plots 47-51 and 72-75

PLOT 47 TYPE EASTBROOKE 15

Kitchen/Living/		
Dining Room	5.600m x 4.517m	18'4" x 14'10"
Bedroom 1	4.514m x 2.860m	14'10" x 9'5"
Bedroom 2	3.465m x 3.318m	11'4" x 10'11"
Total area	72.2 sq.m.	777 sq.ft.

PLOTS 48, 49 & 74

TYPE EASTBROOKE 18B

Kitchen/Living/		
Dining Room	7.675m x 3.290m	25'2" x 10'10"
Bedroom 1	5.365m x 2.774m	17'7" x 9'1"
Bedroom 2	4.075m x 2.855m	13'4" x 9'4"
Total area	71.1 sq.m.	765 sq.ft.

PLOTS 50 & 73 TYPE EASTBROOKE 18A

Kitchen/Living/		
Dining Room	7.665m x 3.290m	25'2" x 10'10"
Bedroom 1	5.365m x 2.825m	17'7" x 9'3"
Bedroom 2	4.035m x 2.805m	13'3" x 9'2"
Total area	71.1 sq.m.	765 sq.ft.

PLOT 51 TYPE EASTBROOKE 19

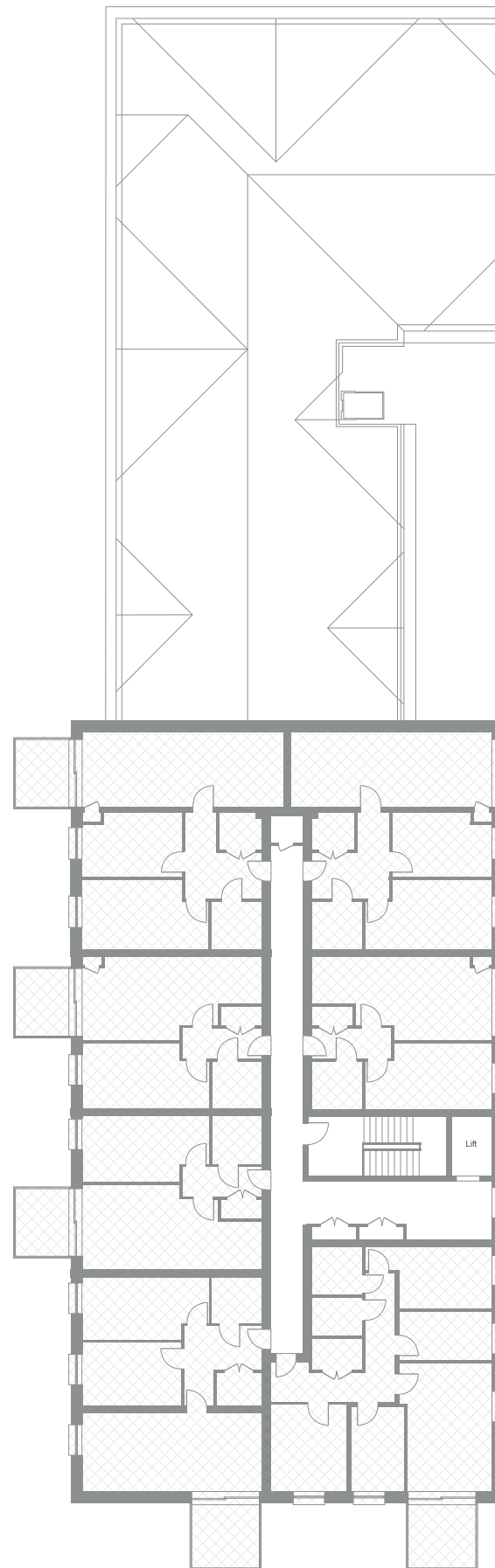
Kitchen/Living/		
Dining Room	6.510m x 5.275m	21'4" x 17'4"
Bedroom 1	5.547m x 4.165m	18'2" x 13'8"
Bedroom 2	4.645m x 2.570m	15'3" x 8'5"
Bedroom 3	3.210m x 2.350m	10'6" x 7'9"
Total area	86.9 sq.m.	935 sq.ft.

PLOT 72 TYPE EASTBROOKE 20

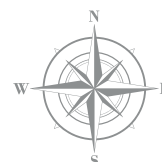
Kitchen/Living/		
Dining Room	5.470m x 5.275m	17'11" x 17'4"
Bedroom 1	4.200m x 3.995m	13'9" x 13'1"
Bedroom 2	3.973m x 3.210m	13'0" x 10'6"
Total area	73.7 sq.m.	793 sq.ft.

PLOT 75 TYPE EASTBROOKE 22

Kitchen/Living/		
Dining Room	5.332m x 4.833m	17'6" x 15'10"
Bedroom 1	3.852m x 3.189m	12'8" x 10'6"
Bedroom 2	3.450m x 3.401m	11'4" x 11'2"
Total area	71.0 sq.m.	764 sq.ft.



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PLOT 47
TYPE EASTBROOKE 15

PLOT 48
TYPE EASTBROOKE 18B

PLOT 49
TYPE EASTBROOKE 18B

PLOT 50
TYPE EASTBROOKE 18A

PLOT 51
TYPE EASTBROOKE 19

PLOT 72
TYPE EASTBROOKE 20

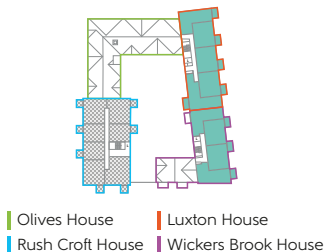
PLOT 73
TYPE EASTBROOKE 18A

PLOT 74
TYPE EASTBROOKE 18B

PLOT 75
TYPE EASTBROOKE 22



South View Elevation



Olives House Luxton House
Rush Croft House Wickers Brook House

KEY

- 2 Bedroom
- 3 Bedroom
- Affordable Homes
- W Wardrobe

A REPUTATION BUILT ON SOLID FOUNDATIONS

BELLWAY LONDON HAS BEEN BUILDING EXCEPTIONAL QUALITY NEW HOMES THROUGHOUT THE UK FOR OVER 75 YEARS, CREATING OUTSTANDING PROPERTIES IN DESIRABLE LOCATIONS

Bellway London has earned a strong reputation for high standards of design, build quality and customer service. From the location of the site, to the design of the home, to the materials selected, we ensure that our impeccable attention to detail is at the forefront of our build process.

We create developments which foster strong communities and integrate seamlessly with the local area. Each year, Bellway London commits to supporting education initiatives, providing transport and highways improvements, healthcare facilities and preserving - as well as creating - open spaces for everyone to enjoy.

Our high standards are reflected in our dedication to customer service and we believe that the process of buying and owning a Bellway London home is a pleasurable and straightforward one. Having the knowledge, support and advice from a committed Bellway London team member will ensure your home-buying experience is seamless and rewarding, at every step of the way.

Bellway London abides by the New Homes Quality Code, an independent industry code established to champion quality new homes and deliver better outcomes for consumers.

Over **75**
YEARS of QUALITY
SINCE 1946


NEW
HOMES
QUALITY
CODE



A man and a woman are shown in a close-up, smiling and looking at each other. The man is on the right, wearing a green shirt, and the woman is on the left, wearing a white top. They appear to be in a warm, indoor setting. The background is dark and out of focus.

OUR PASSION FOR GREAT CUSTOMER CARE

FROM THE FIRST DAY YOU VISIT ONE OF OUR SALES CENTRES TO THE DAY YOU MOVE IN, WE AIM TO PROVIDE A LEVEL OF SERVICE AND AFTER-SALES CARE THAT IS SECOND TO NONE

Each home is quality checked by our site managers and sales advisors, after which we invite our customers to a pre-occupation visit. These personalised visits provide a valuable opportunity for homeowners to understand the various running aspects of their new home. On the move-in day our site and sales personnel will be there to ensure that the move-in is achieved as smoothly as possible.

Providing high levels of customer care and building quality homes is our main priority. However, we are aware that errors do sometimes occur and where this happens, it has always been our intention to minimise inconvenience and resolve any outstanding issues at the earliest opportunity. In managing

this process we have after sales support that is specifically tasked to respond to all customer enquiries. We have a 24 hour emergency helpline and provide a comprehensive information pack that details the working aspects of a new home. Our homes come with a 10-year NHBC Buildmark policy which includes deposit protection from exchange of contracts, a two-year builder warranty from legal completion, and then eight years of structural defects insurance cover.*

We are confident that our approach to building and selling new homes coupled with our Customer Care programme will provide you with many years of enjoyment in your new home.

*For more details, we advise you to visit the NHBC website at www.nhbc.co.uk/homeowners and take a look at the 'Welcome to NHBC warranty and insurance' brochure.



Beckton Parkside Show Apartment.

SHARMIN & GERGO

SHARMIN AND GERGO RECENTLY FOUND THEIR DREAM TWO-BEDROOM APARTMENT AT BELLWAY LONDON'S NEARBY BECKTON PARKSIDE DEVELOPMENT.



"It was only when we looked around Beckton Parkside that we were sure of what we wanted - it ticked all the boxes. There was also something about owning a new-build home that was really attractive to us," says Sharmin.

"We are really looking forward to the summer when the weather gets a bit better, so we can take full advantage of the garden and meet more of our neighbours."

Describing how their lives have changed since moving in, Sharmin said: "I think the main thing is how happy we are. Having our own space was a really big thing for us and we feel much more content now that we have achieved it.

"The customer service we received was amazing. I have already recommended Bellway to my friends and family who are also looking to purchase their first property soon."



AWARDED HIGHEST RATING BY HBF

9/10 WOULD RECOMMEND
US TO A FRIEND

Bellway London has been awarded five-star status by the Home Builders Federation (HBF), confirming the developer's place among the country's elite housebuilders. More than nine out of ten customers said they would recommend Bellway London to a friend.

The award is the highest accolade a new homes developer can receive. HBF ratings are based on feedback from customers in the weeks after they move into their new home. Only a small handful of housebuilders achieved five-star status this year.



OFF SACKETT ROAD, BARKING IG11 0UZ



Bellway | London

BELLWAY HOMES LIMITED (LONDON PARTNERSHIPS)
ANCHOR BOULEVARD, CROSSWAYS BUSINESS PARK, DARTFORD, KENT DA2 6QH

Telephone: 020 4571 7845 | www.bellwaylondon.co.uk | [@bellwaylondon](https://www.instagram.com/bellwaylondon) | [f@bellwaylondon](https://www.facebook.com/bellwaylondon)

Please note that while every effort has been taken to ensure the accuracy of the information provided within this brochure, particulars regarding local amenities and their proximity should be considered as general guidance only. Computer generated images are shown for illustrative purposes only. The identification of schools and other educational establishments is intended to demonstrate the relationship to the development only and does not represent a guarantee of eligibility or admission. Journey times are representative of journeys made by car unless stated otherwise and may vary according to travel conditions and time of day. Sources: Google, The AA, National Rail and Transport for London. The particulars in this brochure are for illustration only. We operate a policy of continuous improvement and individual features such as kitchen and bathroom layouts, doors, windows, garages and elevational treatments may vary from time to time. Consequently, these particulars should be treated as general guidance only and do not constitute a contract, part of a contract or a warranty. All maps are for illustrative purposes only and not to scale. 01871-07/10/22.

