



Edward  
Point





# Abbey Quay Edward Point

**Abbey Quay is a development set in Barking's exciting new riverside quarter. Combining the convenience of city life with the neighbourhood feel of a friendly village, Abbey Quay brings you the best of both worlds.**

As you step inside your apartment in Edward Point, you'll find spacious, contemporary interiors with a designer kitchen and bespoke bathrooms, complete with built-in Smart technology.

One, two and three bedroom apartments are available in this impressive building, all with their own private balcony or terrace and view of either Abbey Green or the attractive, landscaped podium garden.

Abbey Quay is the  
new heart of Barking.  
This is riverside living  
at its very best.

  
Weston  
Homes





# Partnership working

**Weston Homes has partnered with Sage Homes to offer a range of contemporary, high-specification and affordable Shared Ownership homes in Edward Point at Abbey Quay, Barking.**

Shared Ownership provides an alternative route to homeownership, enabling those who have difficulty affording a home outright to purchase one on a part-buy, part-rent basis.



“**Weston Homes builds excellent quality new homes, and we are delighted to work with them to provide luxurious, affordable apartments at Abbey Quay. Barking is undergoing an incredible transformation and is considered to be one of London’s largest regeneration projects in recent years. Everything you need is within a 15 minute walk of your doorstep and these high-quality, sustainable homes offer residents a great lifestyle in this ‘village within a city’.**”

David Orchin  
Sales Director  
Sage Homes



“**Shared ownership gives buyers a chance to buy one of our fantastic apartments at Abbey Quay. Buying a part of your home and renting the rest is a great way to either start out, or move up or down, the property ladder. For many first time buyers, buying a property is a dream and we are delighted to be able to help them to achieve that.**”

Suzanne Aplin  
Group Sales and Marketing Director  
Weston Homes



# Who is Sage Homes?

**Sage Homes is England's largest provider of newly built affordable housing. As a registered provider, we are proud to be helping to address the housing crisis by providing affordable housing to those most in need.**

We deliver high-quality, well-managed and customer-focused affordable housing. Our purpose is to provide homes to those in need, inspire change, innovate within our sector and improve lives, enabling our customers to thrive.

Our customers are at the heart of our business which is why we are committed to providing an excellent service. We strive to have a positive impact on everyone we work with, from our customers to our partners to each other.

We have handed over the keys to over 9,000 homes since 2017. We are on track to achieve our target of providing 30,000 new affordable homes by 2030. Helping us make sure there is more housing available, within the reach of as many people as possible.

We provide both new Shared Ownership (part buy, part rent) and rental homes. We became an investment partner of Homes England in 2019, enabling us to offer grant funding for affordable homes.

[sagehomes.co.uk](https://www.sagehomes.co.uk)





# What is Shared Ownership?

**Shared Ownership provides an affordable way to purchase property through a 'part buy, part rent' scheme, requiring a smaller upfront payment. The scheme is available to first-time buyers and those looking to move up or down the property ladder.**

With Shared Ownership you start by buying a share in a home, between 25% and 75% of the full value, tailored to suit your individual circumstances. You'll pay a much smaller deposit, based on the share you buy, than if you were purchasing 100% of the property. You will take out and pay a monthly mortgage on the share of the property you buy and pay rent to Sage Homes on the share you don't own. The rent on this share is subsidised and often cheaper than the open market so your monthly costs are manageable.

You can choose to buy more of the home when you're ready (called 'staircasing') right up to the full 100% market value of the home. The bigger the share you have, the less rent you pay.

There are extra costs when purchasing a home, including solicitors' fees and mortgage arrangement fees. Speak to a Sales Consultant for further details. If you need help in choosing one, we can recommend an independent solicitor and independent mortgage broker.

## A dream home with Shared Ownership





# Shared Ownership: Top questions and answers

**Shared Ownership may be the ideal way for you to get on the ladder, but before you commit to anything you should fully understand how it works. These frequently asked questions may be a good start.**

## Who owns the other share?

You can buy anywhere from a 25% to a 75% share in the property. The rest is owned by Sage Homes and you will pay rent on this part.

## Can I buy 100% of the home?

You can't buy 100% of the new home right from the start but yes, you can increase your share in a Shared Ownership home through a process known as 'staircasing', allowing you to own more of the property as and when you can afford to do so. However, there may be some restrictions on this.

## Can I have pets?

Customers must make Sage Homes aware of any pets that will be living in the property to make sure they are accepted as per the guidelines.

## Am I allowed to decorate a Shared Ownership home?

You are free to decorate a Shared Ownership home as you see fit, however there may be restrictions on major alterations or structural changes.

## What are my responsibilities as a shared owner?

Your core responsibilities are to pay your rent, mortgage and service charges on time, to take care of the property and, if you want to make any non-cosmetic changes to the property, to get permission from the housing association first.

## Are there any additional Shared Ownership costs?

This can vary so you need to check before you buy. There may be separate charges to cover the cost of communal services, buildings insurance and management of your lease. As a rule, there will be monthly service charges to pay when buying a Shared Ownership house or flat.

## Who insures the property?

Sage Homes will provide buildings insurance cover and will recover the cost of this from the shared owner through service charges. The shared owner is responsible for arranging their own contents insurance.

## Can I take a lodger or sublet a Shared Ownership property?

Most Shared Ownership leases do not allow you to sublet a home. However, lodgers are often allowed, as long as you get permission from your housing association, Sage Housing.

## Can I make adaptations/alterations to a Shared Ownership property?

While you're able to decorate a Shared Ownership home as you like, you will require permission to make larger alterations.

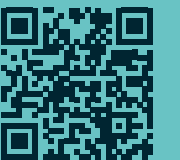
## How can I sell a Shared Ownership home?

What happens when selling a Shared Ownership home will depend on what is written in your lease. You will normally have to give Sage Homes a period of time to find a buyer for your share of the property. You will also have the option to buy the remaining shares and sell the property outright. The share must be sold at a value set by an independent valuer.

## What is staircasing?

Shared Ownership is all about taking steps to own your own home, you start with the share you can afford and as time passes you can increase your share. This process is known as staircasing. The greater the share you buy of your home, the less rent you'll pay to Sage Homes. If you staircase to 100%, you'll become an outright owner and pay no rent (just the service charge, if applicable).

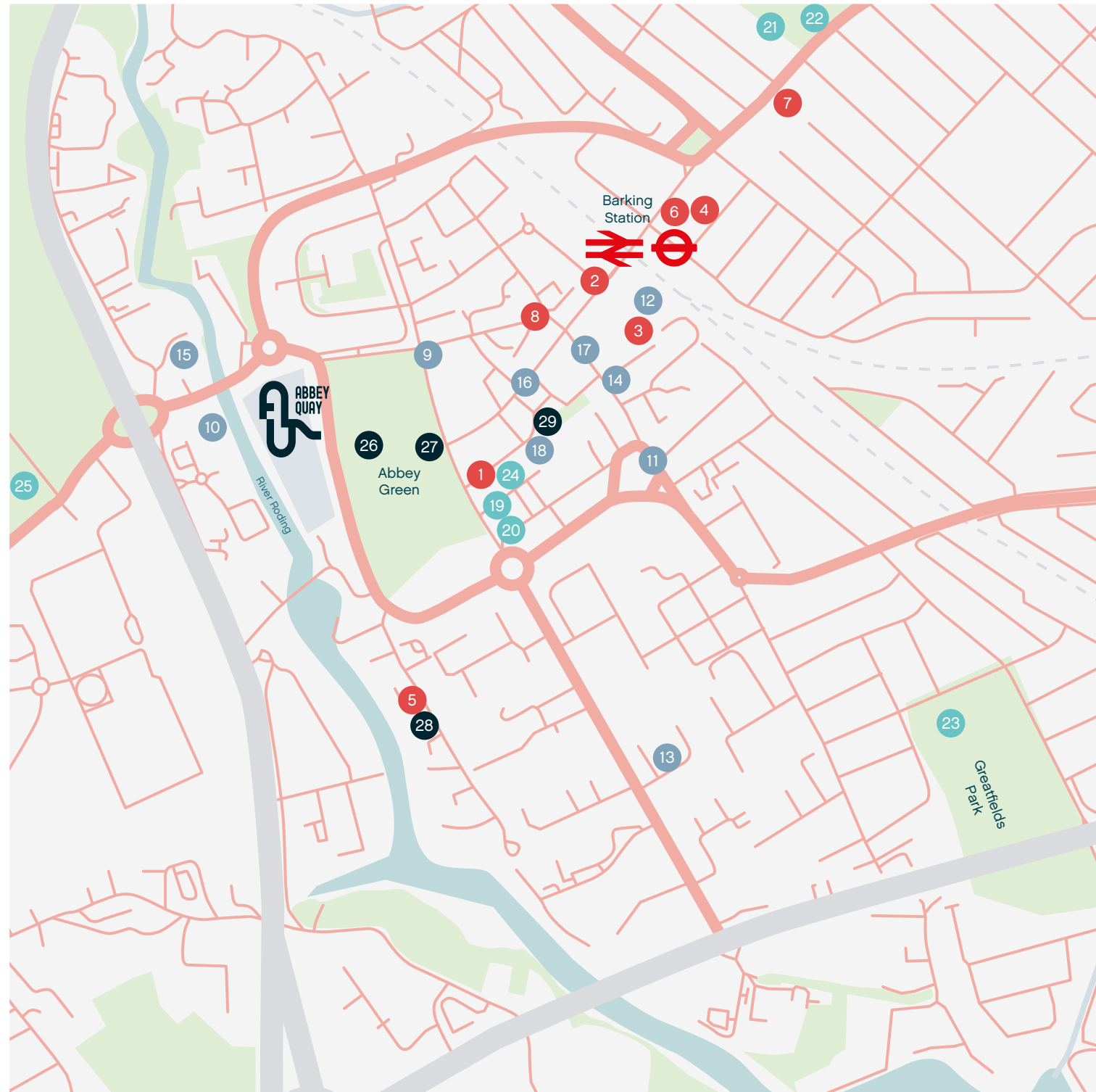
Scan to find out more and to see how Shared Ownership can work for you





# Close at Hand

Barking has everything you need within a 15 minute walk of your doorstep. Bars, cafés, restaurants, parks, supermarkets, arts, leisure and transport links.



## Food & Drink

- 1 Cristina's Steak House
- 2 Wood Oven
- 3 Caffe Latte
- 4 Spotted Dog
- 5 Boathouse Café
- 6 Nando's
- 7 Ariana Restaurant
- 8 Amirah Cakes & Bakes



## Essentials

- 9 Asda Superstore
- 10 Tesco Superstore
- 11 Lidl Superstore
- 12 Post Office
- 13 Orchards Health & Family Centre
- 14 Abbey Dental
- 15 Doki-Med Pharmacy
- 16 Specstore Opticians
- 17 Vicarage Field Shopping Centre
- 18 East Street Market



## Arts & Leisure

- 19 Abbey Leisure Centre
- 20 Abbey Spa & Wellness
- 21 Barking Park
- 22 Splash Park
- 23 Greatfields Park
- 24 The Broadway Theatre
- 25 Barking Recreation Ground



## Historical Sites

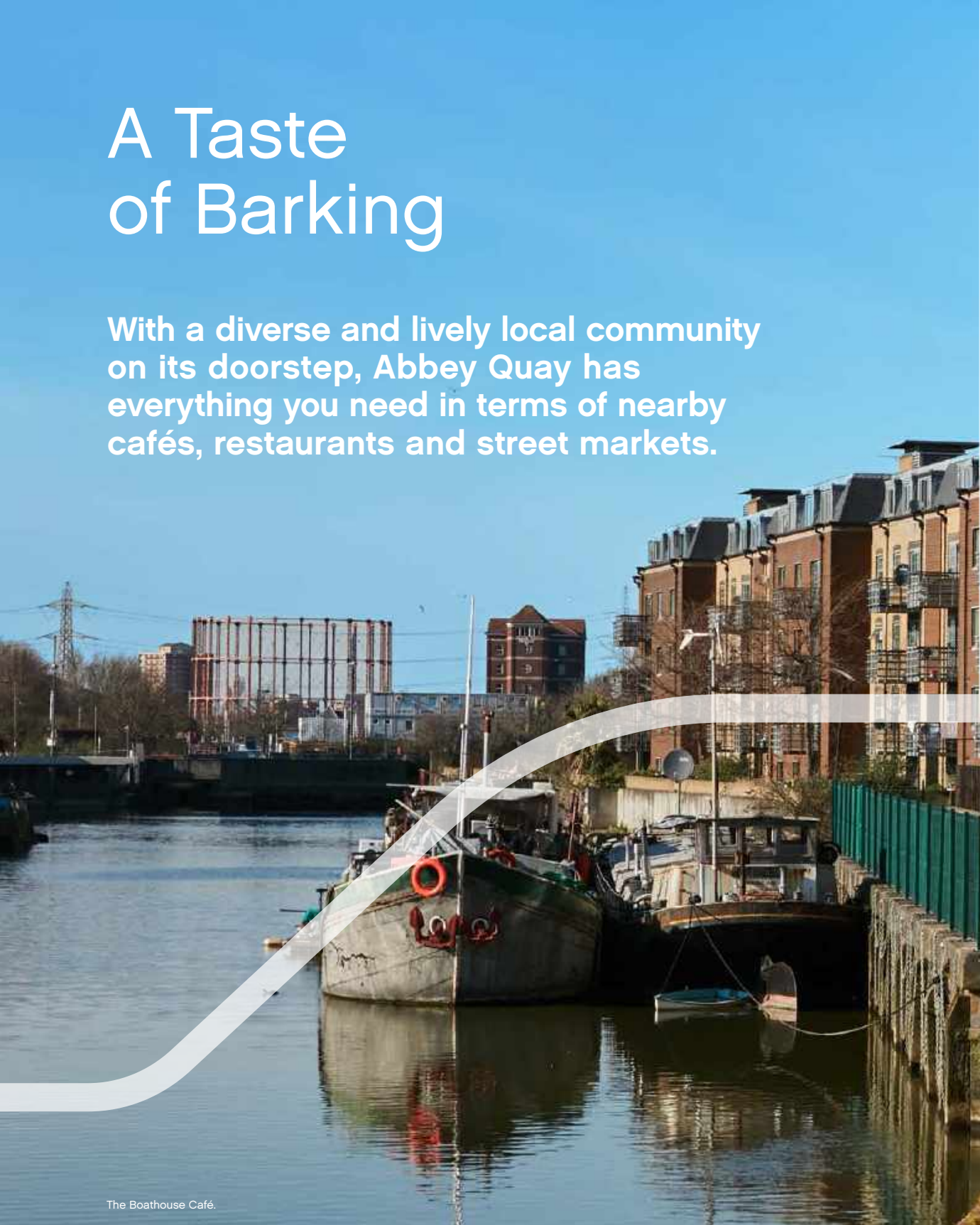
- 26 Abbey Ruins
- 27 St Margaret's Church
- 28 The Granary
- 29 The Folly Wall



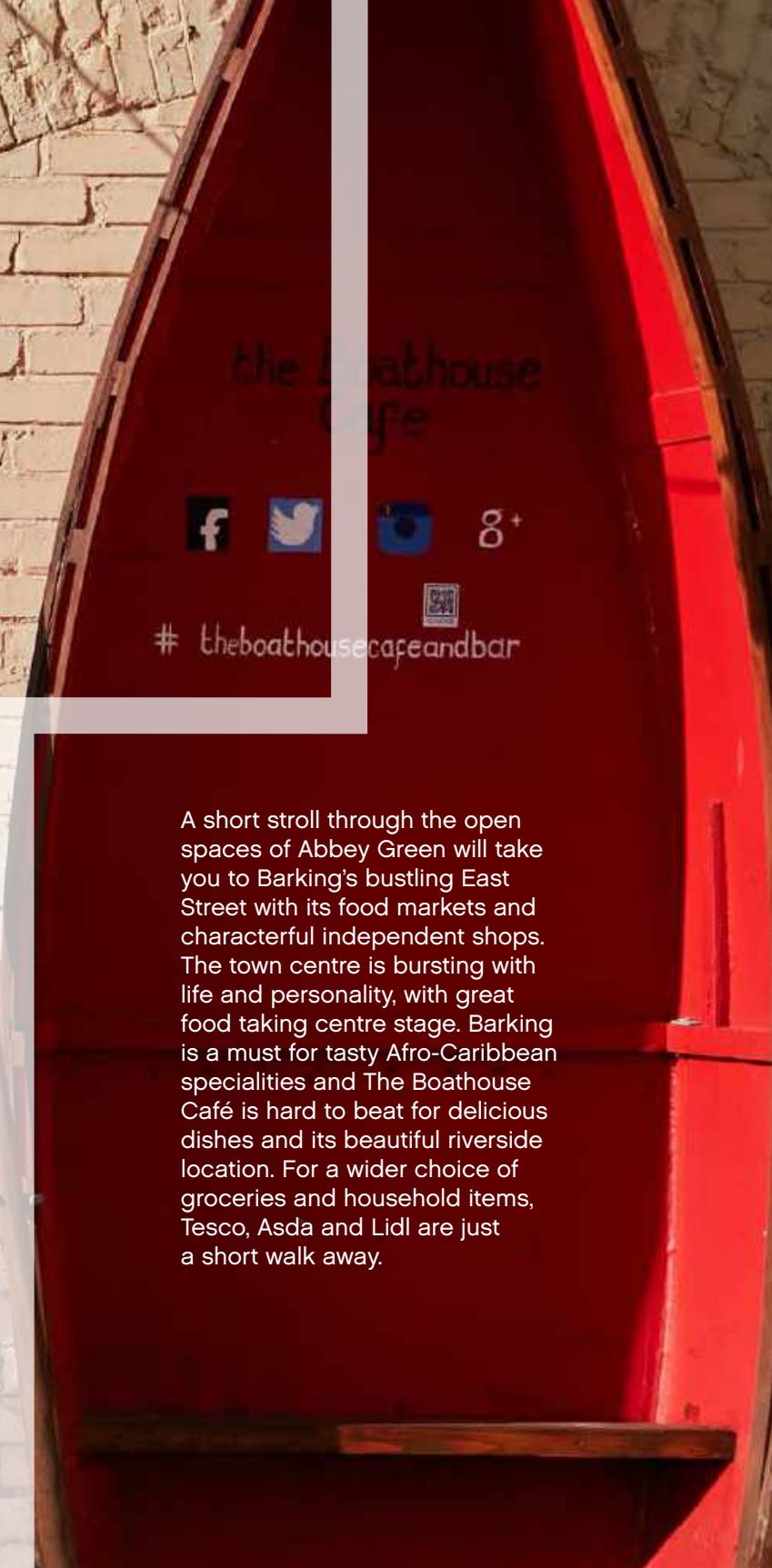


# A Taste of Barking

With a diverse and lively local community on its doorstep, Abbey Quay has everything you need in terms of nearby cafés, restaurants and street markets.



The Boathouse Café.



A short stroll through the open spaces of Abbey Green will take you to Barking's bustling East Street with its food markets and characterful independent shops. The town centre is bursting with life and personality, with great food taking centre stage. Barking is a must for tasty Afro-Caribbean specialities and The Boathouse Café is hard to beat for delicious dishes and its beautiful riverside location. For a wider choice of groceries and household items, Tesco, Asda and Lidl are just a short walk away.

Local markets bursting with fresh ingredients are a stroll away from Abbey Quay.



Barking Fish Centre.



East Street Market.



# A Bright Future

A great education is on hand here in Barking with some of the borough's best schools lying within easy reach of Abbey Quay. When it comes to higher education, London's world-class universities are within easy reach.



## Nurseries

|                            |         |   |
|----------------------------|---------|---|
| Royal Gate Kids Pre-School | 10 Mins | 🚶 |
| Playaway Nursery (BLC)     | 6 Mins  | 🚶 |
| Westbury Day Nursery       | 13 Mins | 🚶 |

## Primary Schools

|                                       |              |            |
|---------------------------------------|--------------|------------|
| St Margaret's CE Primary School       | 3 Mins       | 🚶          |
| Northbury Primary School *            | 9 Mins       | 🚶          |
| St Joseph's Catholic Primary School * | 1 Hr 11 Mins | 🚶          |
| Gascoigne Primary School              | 9 Mins       | 🚶          |
| Ripple Primary School                 | 18 Mins      | 🚶 5 Mins 🚲 |

## Secondary Schools

|                           |         |   |         |   |
|---------------------------|---------|---|---------|---|
| Greatfields School        | 15 Mins | 🚶 | 4 Mins  | 🚲 |
| Langdon Academy           | 15 Mins | 🚶 | 4 Mins  | 🚲 |
| Riverside School          | 17 Mins | 🚲 | 20 Mins | 🚗 |
| Eastbury Community School | 20 Mins | 🚶 | 5 Mins  | 🚲 |

## Colleges

|  |        |   |
|--|--------|---|
| Newham College London                                  | 6 Mins | 🚲 |
| Barking & Dagenham College - School Of Performing Arts | 5 Mins | 🚶 |
| Technical Skills College                               | 6 Mins | 🚶 |

## Universities

|                                  |         |   |         |   |
|----------------------------------|---------|---|---------|---|
| University of East London        | 16 Mins | 🚲 | 25 Mins | 🚗 |
| Queen Mary, University of London | 32 Mins | 🚶 | 22 Mins | 🚗 |
| University Square                | 45 Mins | 🚶 | 20 Mins | 🚗 |
| King's College London            | 45 Mins | 🚶 | 37 Mins | 🚗 |
| London School of Economics (LSE) | 51 Mins | 🚶 | 43 Mins | 🚗 |
| University College London (UCL)  | 48 Mins | 🚶 | 33 Mins | 🚗 |
| Imperial College London          | 60 Mins | 🚶 | 60 Mins | 🚗 |

(\* = also a Nursery)

Journey times and distances are approximate only.  
Source: tf.gov.uk, Google maps.













Barking & Dagenham College is renowned for its teaching of STEM subjects at Higher Education.





# The Ideal Location

With Barking Station just a 10 minute walk away from Abbey Quay, your commute could not be easier. Hop on the tube to reach Canary Wharf or the City in less than 20 minutes.

|    |                                   |   |
|----|-----------------------------------|---|
| 14 | Minutes<br>Fenchurch<br>Street    |    |
| 17 | Minutes<br>London City<br>Airport |    |
| 18 | Minutes<br>Tower<br>Hill          |    |
| 20 | Minutes<br>Stratford              |  |
| 20 | Minutes<br>Canary<br>Wharf        |  |
| 25 | Minutes<br>Liverpool<br>Street    |  |
| 27 | Minutes<br>Victoria<br>Station    |  |
| 30 | Minutes<br>King's<br>Cross        |  |
| 40 | Minutes<br>Paddington<br>Station  |  |
| 58 | Minutes<br>Gatwick<br>Airport     |  |







# The Great Outdoors

**The beautifully landscaped green spaces at Abbey Quay have been designed with your wellbeing in mind. Tree-lined walkways wind their way down to the river's edge and elegant, raised podium gardens create a calming oasis between the apartment buildings.**

A stroll down Abbey Green Walk takes you from the ruins of Barking Abbey to the banks of the River Roding – an ancient waterway linking rural Essex with the Thames. It's here you'll find Loxford Plaza, the beating heart of Abbey Quay. With its restaurant, outdoor seating and lovely river views it's the perfect place to gather with friends in the sunshine for a drink and watch the sun go down\*.



Waking up to see green spaces has proven positive effects on our health and wellbeing.





# A Place to Gather

Central to life at Abbey Quay are our Residents' and Community Hubs with their comfy seating areas and quiet corners to relax. The Residents' Hub offers a concierge service where you can get more information on local events, collect your deliveries or bring your laptop down if you need a change of scene while working from home.

You're bound to find a friendly face and a warm welcome in the Community Hub which is accessible to the wider community.

If you have an event to host, you can hire the Community Hub's dedicated event facility. A bright and stylish space that's perfect for everything from children's parties to charity fundraisers to formal board meetings.

Our Community Hub is the perfect spot to meet friends or colleagues.





# Specification

The elegant homes at Abbey Quay all feature contemporary, open-plan living areas, superb bespoke designer kitchens and luxurious bathrooms, all finished to the highest standards with modern living in mind.

Designed to offer ease of maintenance and running efficiency, these homes provide a fully inclusive specification to enable you to start enjoying your new lifestyle from the moment you move in. With Hyperoptic superfast broadband to each home, Abbey Quay is perfectly placed to remain fully connected, both inside and out. Choose from a wide range of options to personalise your home and make it truly your own.

## Designer Kitchens:

- Wide choice of designer units by Oakwood Kitchens\*
- Choice of quartz stone worktop with full height and width quartz stone splashback\*
- Full range of integrated appliances from Zanussi:
  - Stainless steel electric fan oven
  - Ceramic hob
  - Microwave
  - Fridge/freezer
  - Washer/dryer
  - Dishwasher
- Caple stainless steel recirculating cooker hood
- Fascino inset stainless steel sink
- Fascino designer tap with integrated instant boiling and cold filtered water facility
- Integrated stainless steel soap dispenser
- LED lighting under kitchen wall units

## Luxury Bathrooms & Ensuites:

- Fascino digitally controlled smart tap
- Smart mirror with LED lighting, shaver socket, digital clock and de-mist pad
- Vanity units with low level LED strip lighting and integrated storage space in a choice of three finishes\*
- Sleek arctic white sinks, beautifully finished with a silky matt feel
- Arctic white shower trays and baths in matt finish with sleek stainless steel waste cover
- RAK Ceramics Hygiene+ WC with RAKRimless™ pan and soft-close ergonomic design seat
- Fascino smart shower and smart bath
- Heated chrome towel rails
- Choice of RAK Ceramics porcelain wall and floor tile colour with polished and matt finishes\*





# Specification

## General:

- Sprinkler system installed to all homes
- Forest oak doors with polished chrome ironmongery, matching door-linings, architraves and skirtings
- Choice of strip flooring to entrance hall, living area, dining area, kitchen and cloakrooms/cupboards\*
- Choice of carpets with underlay to bedrooms\*
- Fitted wardrobes to bedroom 1
- Television and telephone points to living area and bedroom 1
- USB double power sockets to living room, kitchen and bedroom 1
- Heat detectors to kitchen and smoke detectors elsewhere
- Aluminium framed double glazed windows and doors
- Audio/visual entry system to apartments accessed via communal entrance doors
- Lift access to all floors
- Access to bin and cycle stores from private lobby

## Construction Method:

### Ground floor:

- Ground bearing slab with ancillary and plant rooms. Mainly brick and blockwork / brick and concrete external walls with blockwork and concrete internal walls

### First floor:

- Reinforced concrete slab with insulation on the underside
- External brick façades and British Offsite UNipanel / reinforced concrete frame
- Insulated blockwork and concrete walls to ancillary areas

### Second floor:

- Reinforced concrete slab
- External brick façades and British Offsite UNipanel / reinforced concrete frame
- Insulated blockwork and concrete walls to ancillary areas

## Third floor:

- Reinforced concrete slab with insulation on the underside to units over ancillary accommodation
- External brick façades and British Offsite UNipanel / reinforced concrete frame
- Party walls - British Offsite UNiwall

## Intermediate floors:

- Reinforced concrete slab
- External brick façades and British Offsite UNipanel / reinforced concrete frame
- Party walls - British Offsite UNiwall

## Roof:

- Reinforced concrete slab with waterproof layer, insulation and ballast

## Connectivity:

- Hyperoptic Broadband enabled - subject to contract

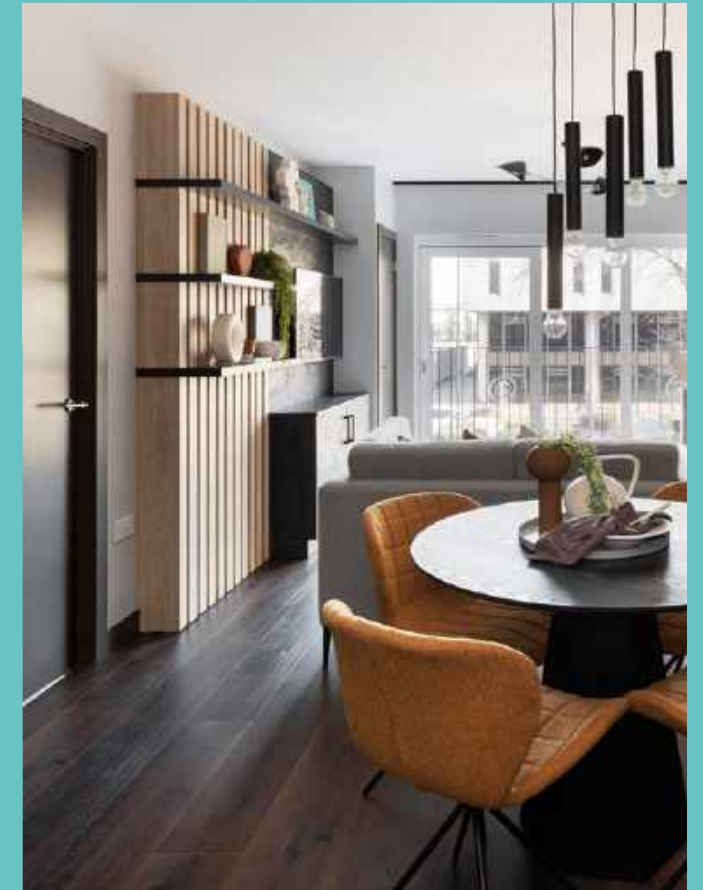
## Heating:

- Each apartment at Abbey Quay will be connected into a District Heating network, provided by B&D (Barking & Dagenham) Energy Ltd
- Each apartment will have a Heat Interface Unit and meter, to pay for heating/hot water directly to B&D Energy Ltd

- B&D Energy Ltd is a provider of District Energy in the Barking & Dagenham area. It is wholly owned by Barking & Dagenham Council

## The scheme's benefits include:

- Constant heating and hot water
- The satisfaction of knowing your energy comes from a low carbon energy source
- Peace of mind that the tariff you pay is competitive and fair
- District Energy is the term that is used to describe energy (heat or electricity) that is locally produced and distributed within a comparatively small area
- B&D Energy Ltd produce our energy in Barking Town Centre and the Dagenham borough. The supply is exclusively produced, only for customers connected to their networks

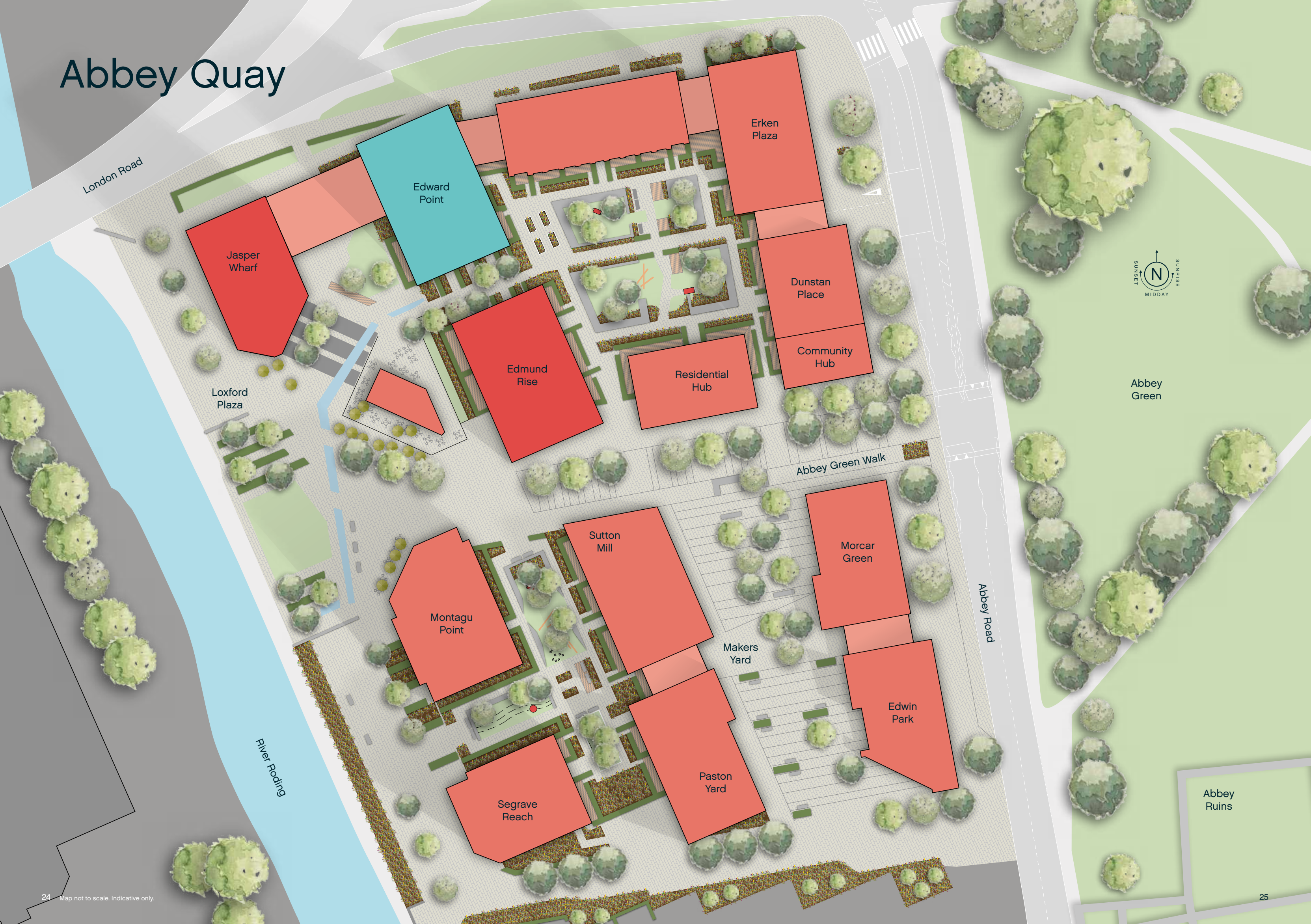


Weston  
Homes

Photography of previous Weston Homes development. Specification may vary.



# Abbey Quay



London Road

Jasper Wharf

Edward Point

Erken Plaza

Dunstan Place

Edmund Rise

Residential Hub

Community Hub

Loxford Plaza

Abbey Green Walk

Abbey Green

Abbey Road

Sutton Mill

Morcar Green

Montagu Point

Makers Yard

Edwin Park

River Roding

Segrave Reach

Paston Yard

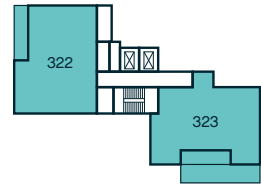
Abbey Ruins



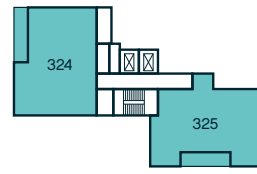
# Edward Point



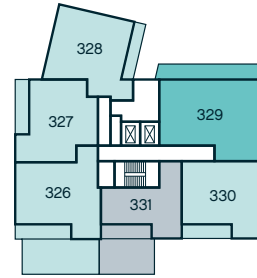
Floor 01



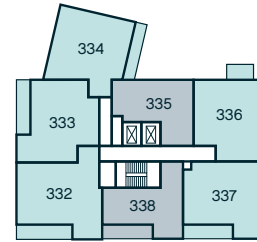
Floor 02



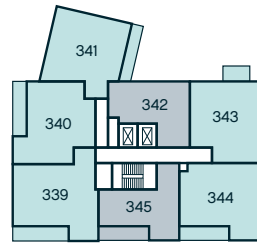
Floor 03



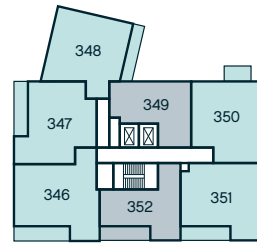
Floor 04



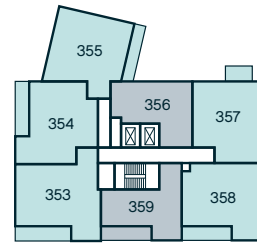
Floor 05



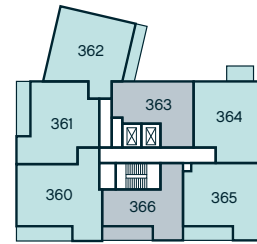
Floor 06



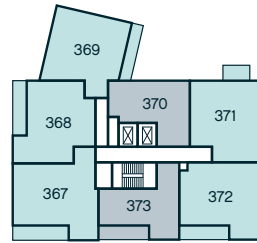
Floor 07



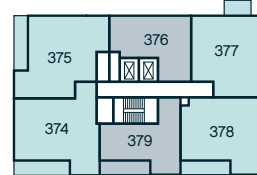
Floor 08



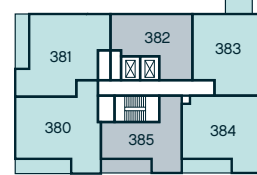
Floor 09



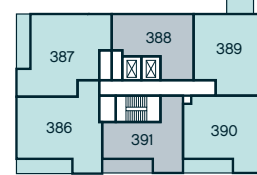
Floor 10



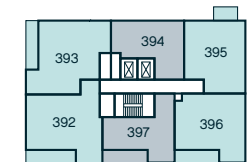
Floor 11



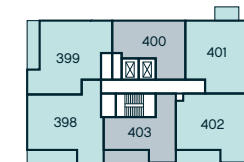
Floor 12



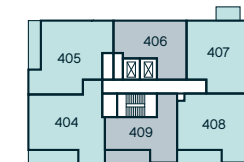
Floor 13



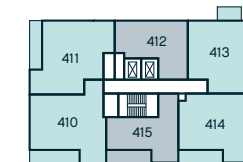
Floor 14



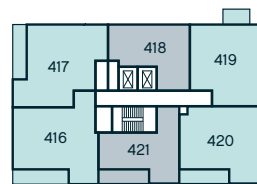
Floor 15



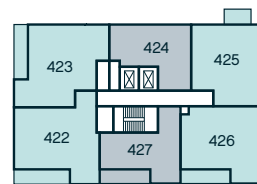
Floor 16



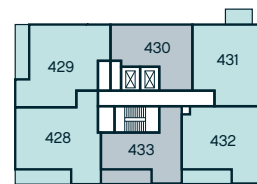
Floor 17



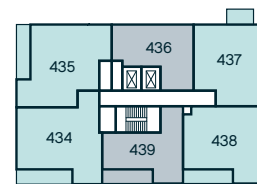
Floor 18



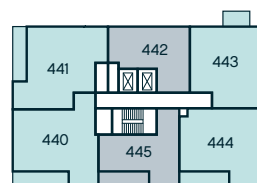
Floor 19



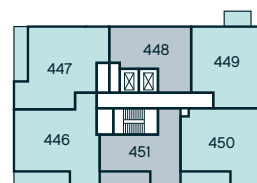
Floor 20



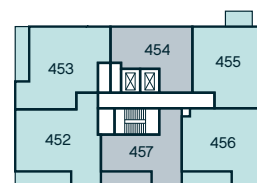
Floor 21



Floor 22



Floor 23



Key

- 1 Bedroom Apartments
- 2 Bedroom Apartments
- 3 Bedroom Apartments

## Accommodation Finder

| Apartment No. | Floor | Bedrooms | Page No. | Apartment No. | Floor | Bedrooms | Page No. | Apartment No. | Floor | Bedrooms | Page No. |
|---------------|-------|----------|----------|---------------|-------|----------|----------|---------------|-------|----------|----------|
| 322           | 1     | 3        | 39       | 382           | 11    | 1        | 29       | 442           | 21    | 1        | 29       |
| 323           | 1     | 3        | 37       | 383           | 11    | 2        | 30       | 443           | 21    | 2        | 30       |
| 324           | 2     | 3        | 39       | 384           | 11    | 2        | 32       | 444           | 21    | 2        | 32       |
| 325           | 2     | 3        | 37       | 385           | 11    | 1        | 28       | 445           | 21    | 1        | 28       |
| 326           | 3     | 2        | 34       | 386           | 12    | 2        | 34       | 446           | 22    | 2        | 34       |
| 327           | 3     | 2        | 31       | 387           | 12    | 2        | 35       | 447           | 22    | 2        | 35       |
| 328           | 3     | 2        | 36       | 388           | 12    | 1        | 29       | 448           | 22    | 1        | 29       |
| 329           | 3     | 3        | 38       | 389           | 12    | 2        | 30       | 449           | 22    | 2        | 30       |
| 330           | 3     | 2        | 32       | 390           | 12    | 2        | 32       | 450           | 22    | 2        | 32       |
| 331           | 3     | 1        | 28       | 391           | 12    | 1        | 28       | 451           | 23    | 1        | 28       |
| 332           | 4     | 2        | 34       | 392           | 13    | 2        | 34       | 452           | 23    | 2        | 34       |
| 333           | 4     | 2        | 31       | 393           | 13    | 2        | 35       | 453           | 23    | 2        | 35       |
| 334           | 4     | 2        | 33       | 394           | 13    | 1        | 29       | 454           | 23    | 1        | 29       |
| 335           | 4     | 1        | 29       | 395           | 13    | 2        | 30       | 455           | 23    | 2        | 30       |
| 336           | 4     | 2        | 30       | 396           | 13    | 2        | 32       | 456           | 23    | 2        | 32       |
| 337           | 4     | 2        | 32       | 397           | 13    | 1        | 28       | 457           | 23    | 1        | 28       |
| 338           | 4     | 1        | 28       | 398           | 14    | 2        | 34       |               |       |          |          |
| 339           | 5     | 2        | 34       | 399           | 14    | 2        | 35       |               |       |          |          |
| 340           | 5     | 2        | 31       | 400           | 14    | 1        | 29       |               |       |          |          |
| 341           | 5     | 2        | 33       | 401           | 14    | 2        | 30       |               |       |          |          |
| 342           | 5     | 1        | 29       | 402           | 14    | 2        | 32       |               |       |          |          |
| 343           | 5     | 2        | 30       | 403           | 14    | 1        | 28       |               |       |          |          |
| 344           | 5     | 2        | 32       | 404           | 15    | 2        | 34       |               |       |          |          |
| 345           | 5     | 1        | 28       | 405           | 15    | 2        | 35       |               |       |          |          |
| 346           | 6     | 2        | 34       | 406           | 15    | 1        | 29       |               |       |          |          |
| 347           | 6     | 2        | 31       | 407           | 15    | 2        | 30       |               |       |          |          |
| 348           | 6     | 2        | 33       | 408           | 15    | 2        | 32       |               |       |          |          |
| 349           | 6     | 1        | 29       | 409           | 15    | 1        | 28       |               |       |          |          |
| 350           | 6     | 2        | 30       | 410           | 16    | 2        | 34       |               |       |          |          |
| 351           | 6     | 2        | 32       | 411           | 16    | 2        | 35       |               |       |          |          |
| 352           | 6     | 1        | 28       | 412           | 16    | 1        | 29       |               |       |          |          |
| 353           | 7     | 2        | 34       | 413           | 16    | 2        | 30       |               |       |          |          |
| 354           | 7     | 2        | 31       | 414           | 16    | 2        | 32       |               |       |          |          |
| 355           | 7     | 2        | 33       | 415           | 16    | 1        | 28       |               |       |          |          |
| 356           | 7     | 1        | 29       | 416           | 17    | 2        | 34       |               |       |          |          |
| 357           | 7     | 2        | 30       | 417           | 17    | 2        | 35       |               |       |          |          |
| 358           | 7     | 2        | 32       | 418           | 17    | 1        | 29       |               |       |          |          |
| 359           | 7     | 1        | 28       | 419           | 17    | 2        | 30       |               |       |          |          |
| 360           | 8     | 2        | 34       | 420           | 17    | 2        | 32       |               |       |          |          |
| 361           | 8     | 2        | 31       | 421           | 17    | 1        | 28       |               |       |          |          |
| 362           | 8     | 2        | 33       | 422           | 18    | 2        | 34       |               |       |          |          |
| 363           | 8     | 1        | 29       | 423           | 18    | 2        | 35       |               |       |          |          |
| 364           | 8     | 2        | 30       | 424           | 18    | 1        | 29       |               |       |          |          |
| 365           | 8     | 2        | 32       | 425           | 18    | 2        | 30       |               |       |          |          |
| 366           | 8     | 1        | 28       | 426           | 18    | 2        | 32       |               |       |          |          |
| 367           | 9     | 2        | 34       | 427           | 18    | 1        | 28       |               |       |          |          |
| 368           | 9     | 2        | 31       | 428           | 19    | 2        | 34       |               |       |          |          |
| 369           | 9     | 2        | 33       | 429           | 19    | 2        | 35       |               |       |          |          |
| 370           | 9     | 1        | 29       | 430           | 19    | 1        | 29       |               |       |          |          |
| 371           | 9     | 2        | 30       | 431           | 19    | 2        | 30       |               |       |          |          |
| 372           | 9     | 2        | 32       | 432           | 19    | 2        | 32       |               |       |          |          |
| 373           | 9     | 1        | 28       | 433           | 19    | 1        | 28       |               |       |          |          |
| 374           | 10    | 2        | 34       | 434           | 20    | 2        | 34       |               |       |          |          |
| 375           | 10    | 2        | 35       | 435           | 20    | 2        | 35       |               |       |          |          |
| 376           | 10    | 1        | 29       | 436           | 20    | 1        | 29       |               |       |          |          |
| 377           | 10    | 2        | 30       | 437           | 20    | 2        | 30       |               |       |          |          |
| 378           | 10    | 2        | 32       | 438           | 20    | 2        | 32       |               |       |          |          |
| 379           | 10    | 1        | 28       | 439           | 20    | 1        | 28       |               |       |          |          |
| 380           | 11    | 2        | 34       | 440           | 21    | 2        | 34       |               |       |          |          |
| 381           | 11    | 2        | 35       | 441           | 21    | 2        | 35       |               |       |          |          |



# 1 Bedroom Apartment

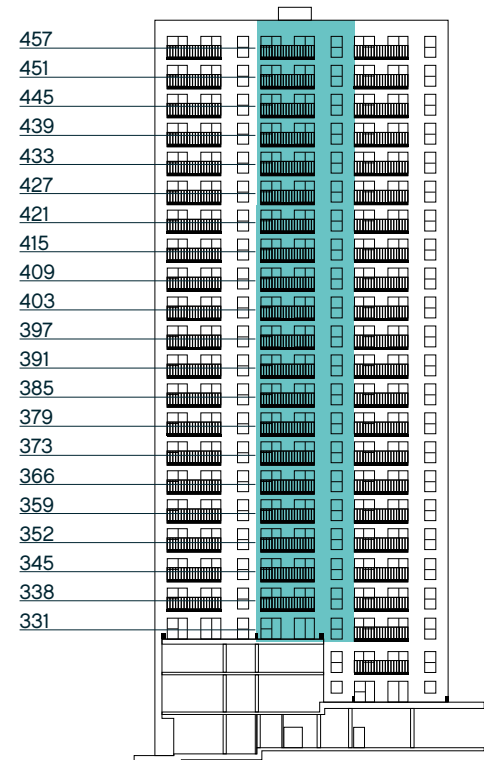
Type 08

Apartments: 331, 338, 345, 352, 359, 366, 373, 379, 385, 391, 397, 403, 409, 415, 421, 427, 433, 439, 445, 451 & 457

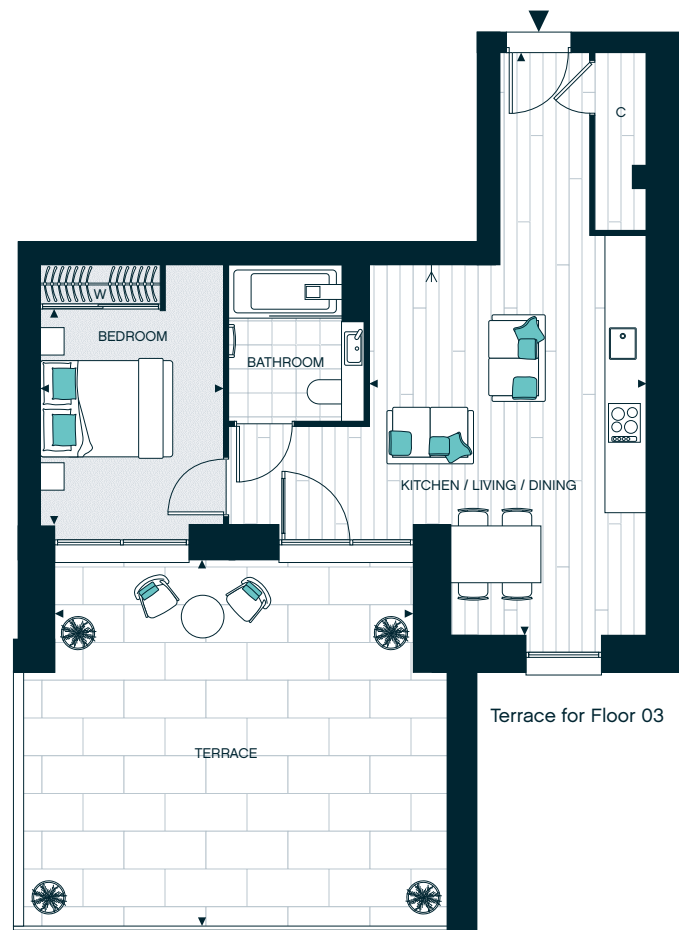
Floors: 03, 04, 05, 06, 07, 08, 09, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22 & 23



West Elevation

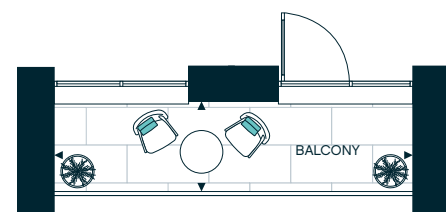
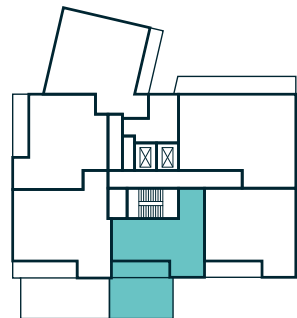


| Total Area                | 48.2 SQM      | 518 SQFT        |
|---------------------------|---------------|-----------------|
| Kitchen / Living / Dining | 8.76m x 4.18m | 28' 9" x 13' 9" |
| Bedroom                   | 3.25m x 2.75m | 10' 8" x 9' 0"  |
| Balcony 1                 | 1.37m x 5.40m | 4' 6" x 17' 8"  |
| Balcony 2                 | 1.43m x 5.40m | 4' 8" x 17' 8"  |
| Terrace                   | 5.50m x 6.20m | 18' 0" x 20' 4" |

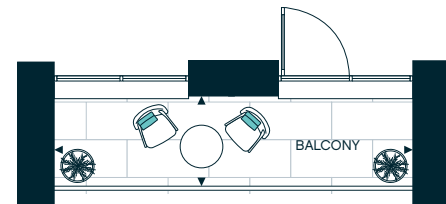


Views towards London, the River Roding and Loxford Plaza

Floor 03 shown below



1. Balcony for Floors 04, 10, 16 & 22



2. Balcony for Floors 05, 09, 11-15, 16, 17-21 & 23

Key

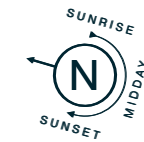
- ▶ Measurement Points
- ◀ TV Aerial Point
- W Wardrobe
- C Cupboard
- SW Space for Wardrobe

# 1 Bedroom Apartment

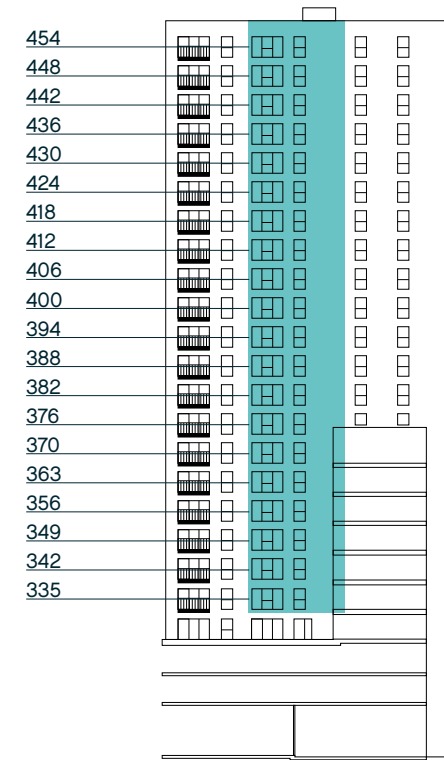
Type 10

Apartments: 335, 342, 349, 356, 363, 370, 376, 382, 388, 394, 400, 406, 412, 418, 424, 430, 436, 442, 448 & 454

Floors: 04, 05, 06, 07, 08, 09, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22 & 23

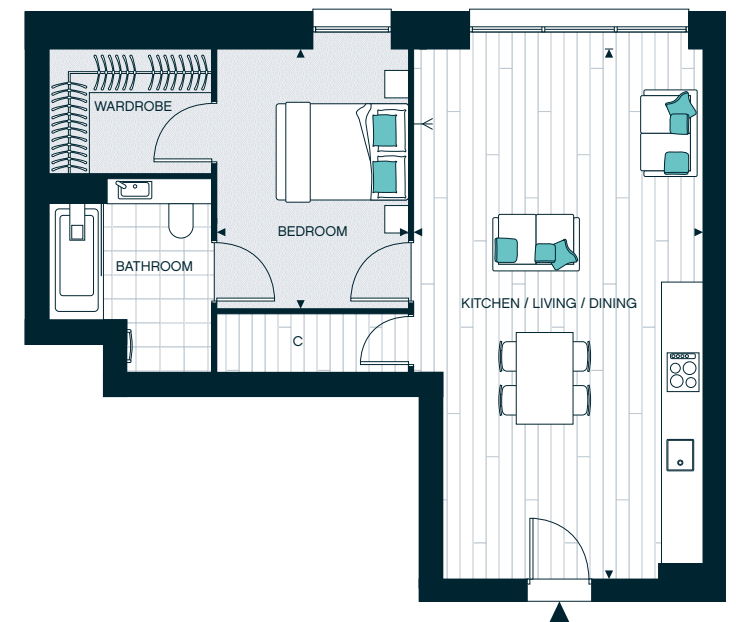


East Elevation

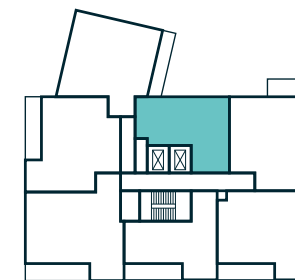


| Total Area                | 53.8 SQM      | 579 SQFT        |
|---------------------------|---------------|-----------------|
| Kitchen / Living / Dining | 7.61m x 3.75m | 25' 0" x 12' 3" |
| Bedroom 1                 | 3.70m x 2.75m | 12' 2" x 9' 0"  |

Views towards Podium Garden



Floor 04 shown below



Key

- ▶ Measurement Points
- ◀ TV Aerial Point
- W Wardrobe
- C Cupboard
- SW Space for Wardrobe

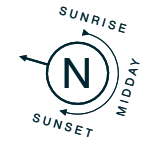


# 2 Bedroom Apartment

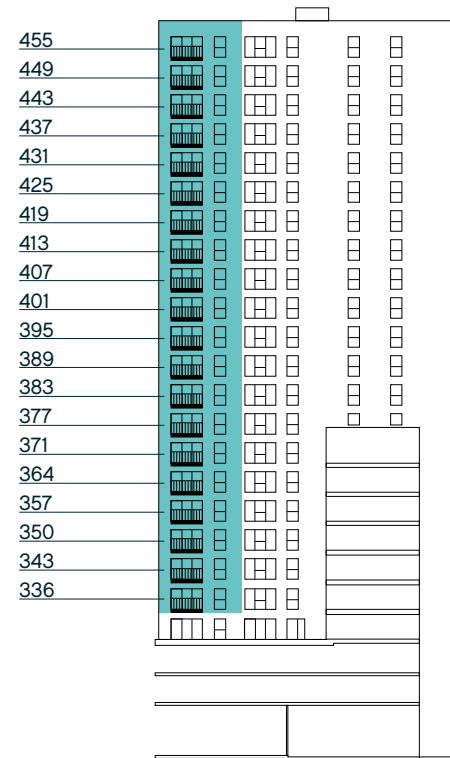
Type 11

Apartments: 336, 343, 350, 357, 364, 371, 377, 383, 389, 395, 401, 407, 413, 419, 425, 431, 437, 443, 449 & 455

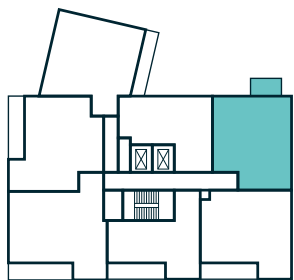
Floors: 04, 05, 06, 07, 08, 09, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22 & 23



East Elevation



Floor 04 shown below

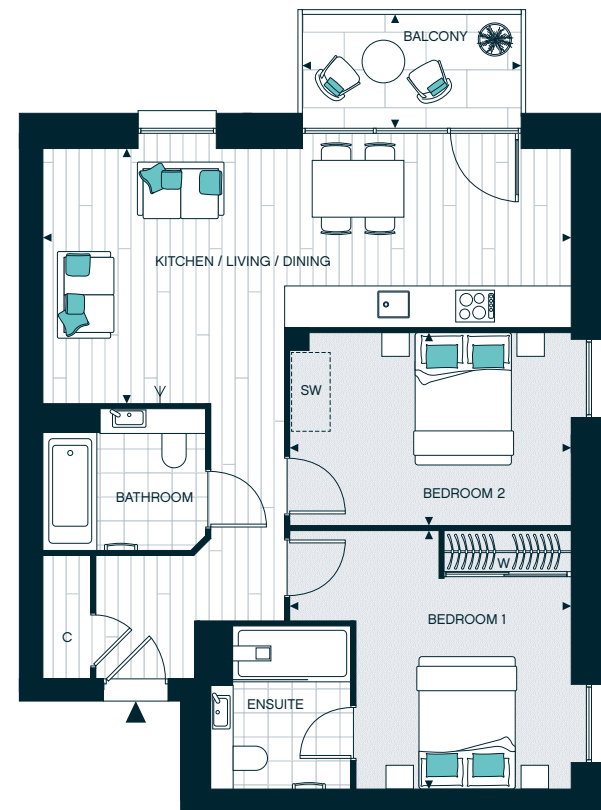


Key

- ↔ Measurement Points
- ← TV Aerial Point
- W Wardrobe
- C Cupboard
- SW Space for Wardrobe

| Total Area                | 66.6 SQM      | 717 SQFT          |
|---------------------------|---------------|-------------------|
| Kitchen / Living / Dining | 7.60m x 3.63m | 24' 11" x 11' 11" |
| Bedroom 1                 | 3.71m x 3.05m | 12' 2" x 10' 0"   |
| Bedroom 2                 | 4.02m x 2.76m | 13' 2" x 9' 1"    |
| Balcony                   | 1.60m x 3.16m | 5' 3" x 10' 4"    |

Views towards Podium Garden

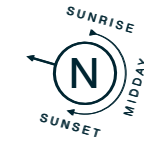


# 2 Bedroom Apartment

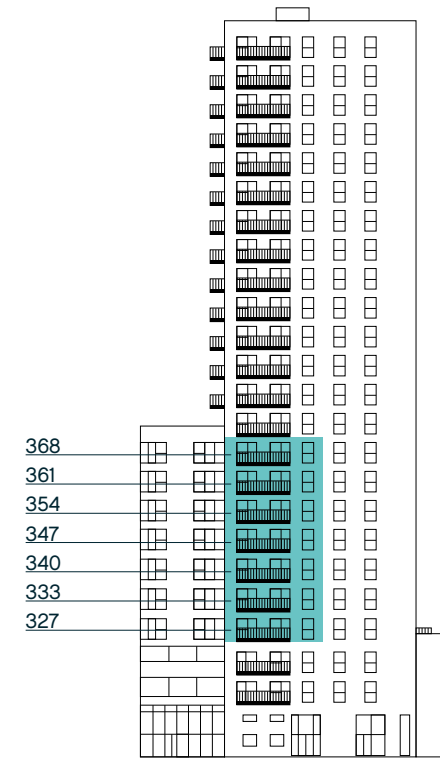
Type 04

Apartments: 327, 333, 340, 347, 354, 361 & 368

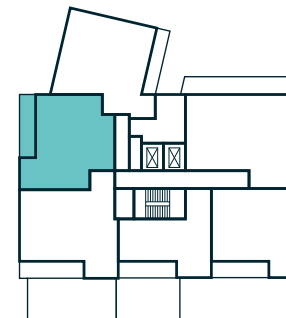
Floors: 03, 04, 05, 06, 07, 08 & 09



North Elevation



Floor 03 shown below



Key

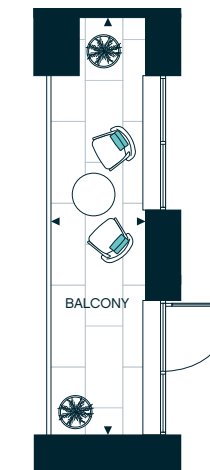
- ↔ Measurement Points
- ← TV Aerial Point
- W Wardrobe
- C Cupboard
- SW Space for Wardrobe

| Total Area                | 68.8 SQM      | 740 SQFT        |
|---------------------------|---------------|-----------------|
| Kitchen / Living / Dining | 7.53m x 4.61m | 24' 8" x 15' 2" |
| Bedroom 1                 | 3.26m x 3.14m | 10' 8" x 10' 4" |
| Bedroom 2                 | 4.27m x 2.75m | 14' 0" x 9' 1"  |
| Balcony 1                 | 1.37m x 6.30m | 4' 6" x 20' 8"  |
| Balcony 2                 | 1.37m x 6.30m | 4' 6" x 20' 8"  |
| Terrace                   | 1.37m x 6.30m | 4' 6" x 20' 8"  |

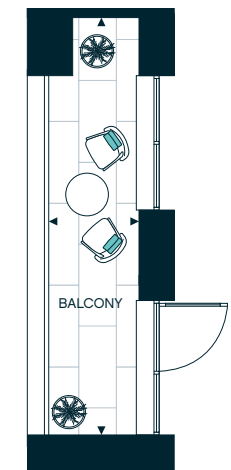
Terrace for Floor 03



1. Balcony for Floors 05-09



2. Balcony for Floor 04





# 2 Bedroom Apartment

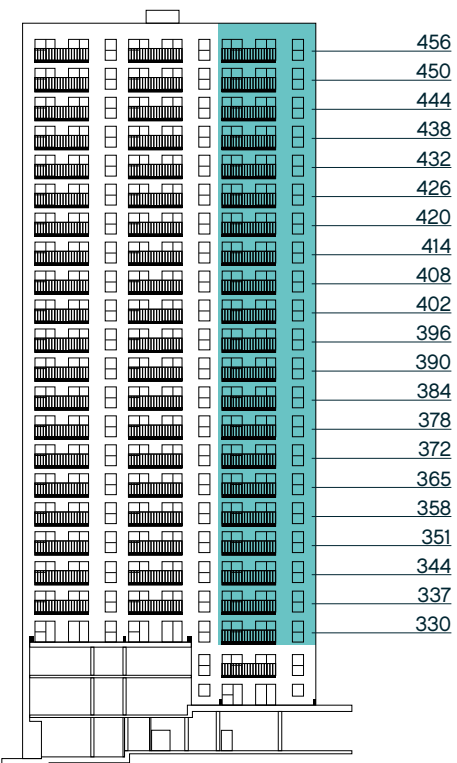
Type 07

Apartments: 330, 337, 344, 351, 358, 365, 372, 378, 384, 390, 396, 402, 408, 414, 420, 426, 432, 438, 444, 450 & 456

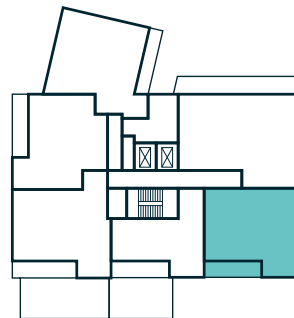
Floors: 03, 04, 05, 06, 07, 08, 09, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22 & 23



West Elevation



Floor 03 shown below



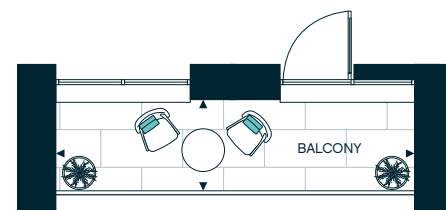
**Key**

- ↔ Measurement Points
- ← TV Aerial Point
- W Wardrobe
- C Cupboard
- SW Space for Wardrobe

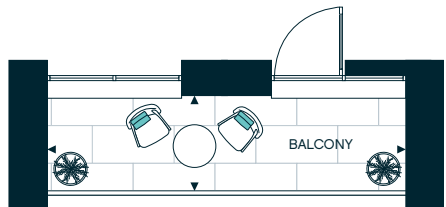
| Total Area                | 69.3 SQM      | 745 SQFT         |
|---------------------------|---------------|------------------|
| Kitchen / Living / Dining | 6.11m x 4.82m | 20' 1" x 15' 10" |
| Bedroom 1                 | 4.23m x 3.12m | 13' 11" x 10' 3" |
| Bedroom 2                 | 4.23m x 3.47m | 13' 11" x 11' 5" |
| Balcony 1                 | 1.37m x 5.40m | 4' 6" x 17' 8"   |
| Balcony 2                 | 1.43m x 5.40m | 4' 8" x 17' 8"   |
| Terrace                   | 1.43m x 5.40m | 4' 8" x 17' 8"   |



Terrace for Floor 03  
 Views towards London, the River Roding and Loxford Plaza



1. Balcony for Floors 04, 10, 16 & 22



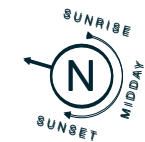
2. Balcony for Floors 05, 09, 11-15, 17-21 & 23

# 2 Bedroom Apartment

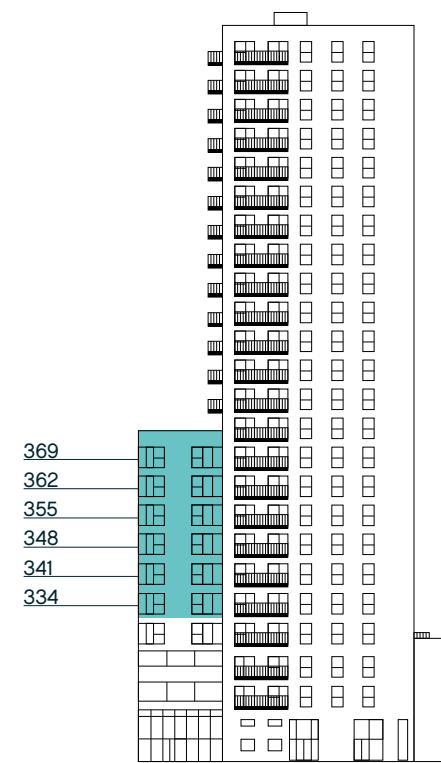
Type 09

Apartments: 334, 341, 348, 355, 362 & 369

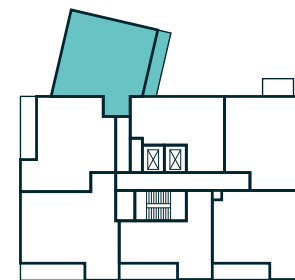
Floors: 04, 05, 06, 07, 08 & 09



North Elevation



Floor 04 shown below



**Key**

- ↔ Measurement Points
- ← TV Aerial Point
- W Wardrobe
- C Cupboard
- SW Space for Wardrobe

| Total Area                | 72.3 SQM      | 779 SQFT        |
|---------------------------|---------------|-----------------|
| Kitchen / Living / Dining | 7.75m x 3.65m | 25' 5" x 12' 0" |
| Bedroom 1                 | 4.46m x 2.89m | 14' 8" x 9' 6"  |
| Bedroom 2                 | 4.46m x 3.38m | 14' 8" x 11' 1" |
| Balcony                   | 1.15m x 6.13m | 3' 9" x 20' 1"  |





# 2 Bedroom Apartment

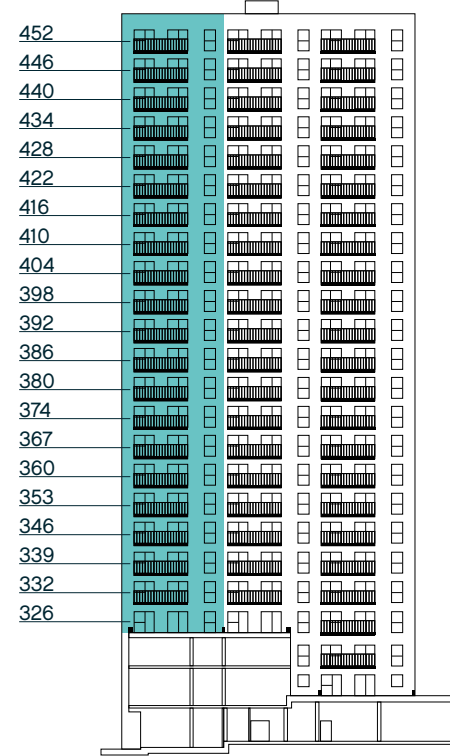
Type 03

Apartments: 326, 332, 339, 346, 353, 360, 367, 374, 380, 386, 392, 398, 404, 410, 416, 422, 428, 434, 440, 446 & 452

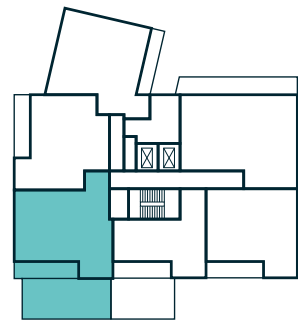
Floors: 03, 04, 05, 06, 07, 08, 09, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22 & 23



West Elevation



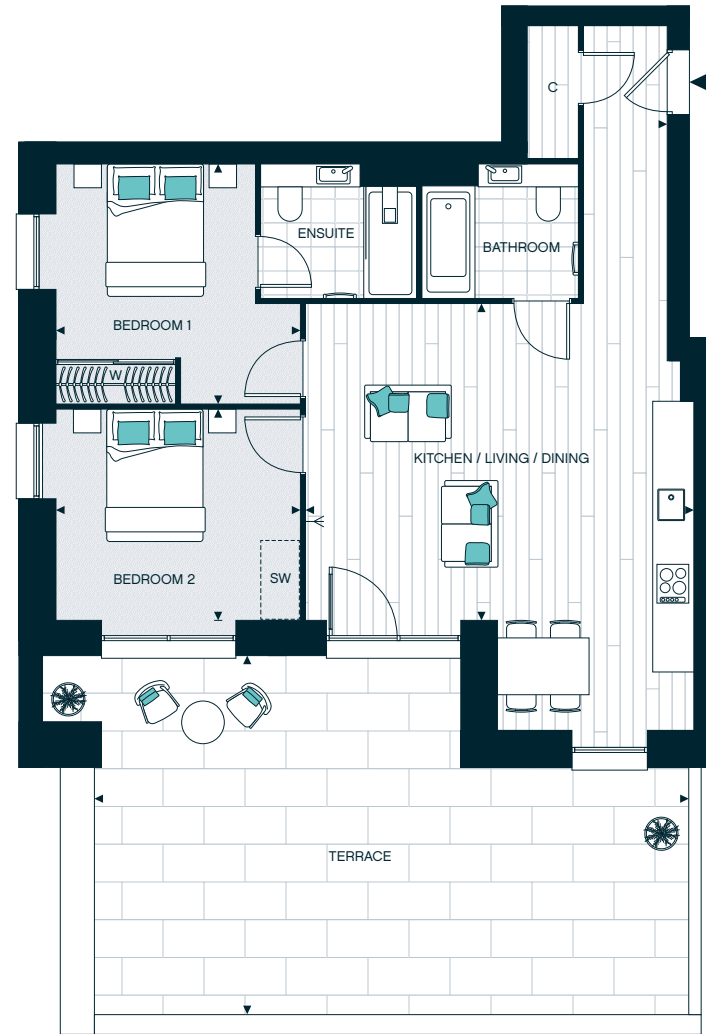
Floor 03 shown below



Key

- ▶ Measurement Points
- ◀ TV Aerial Point
- W Wardrobe
- C Cupboard
- SW Space for Wardrobe

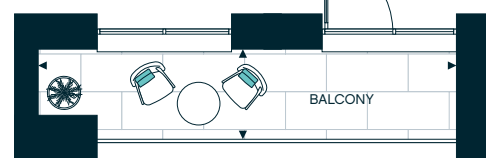
| Total Area                | 74.8 SQM      | 805 SQFT         |
|---------------------------|---------------|------------------|
| Kitchen / Living / Dining | 5.82m x 4.75m | 19' 1" x 15' 7"  |
| Bedroom 1                 | 3.67m x 3.61m | 12' 1" x 11' 10" |
| Bedroom 2                 | 3.67m x 3.17m | 12' 1" x 10' 5"  |
| Balcony 1                 | 1.37m x 6.30m | 4' 6" x 20' 8"   |
| Balcony 2                 | 1.37m x 6.30m | 4' 6" x 20' 8"   |
| Terrace                   | 5.50m x 8.95m | 18' 0" x 29' 4"  |



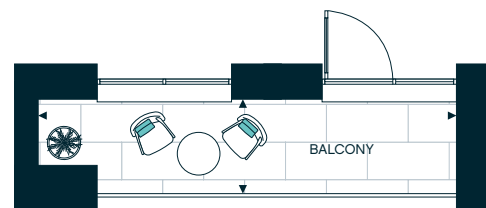
Views towards London, the River Roding and Loxford Plaza

Terrace for Floor 03

1. Balcony for Floors 04, 10, 16 & 22



2. Balcony for Floors 05-09, 11-15, 17-21 & 23

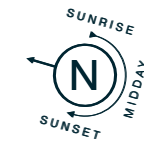


# 2 Bedroom Apartment

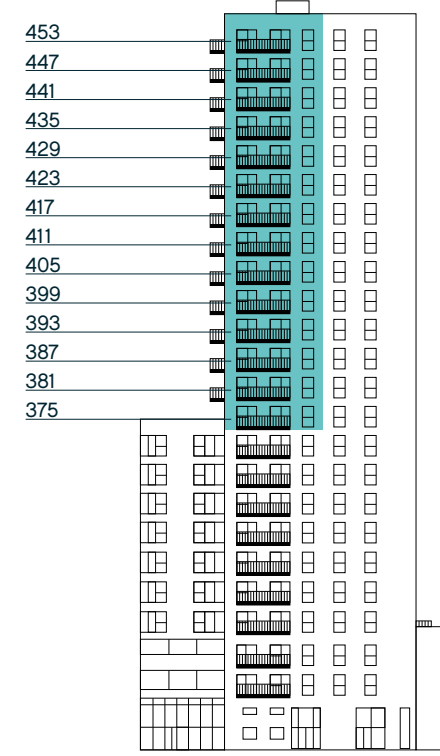
Type 12

Apartments: 375, 381, 387, 393, 399, 405, 411, 417, 423, 429, 435, 441, 447 & 453

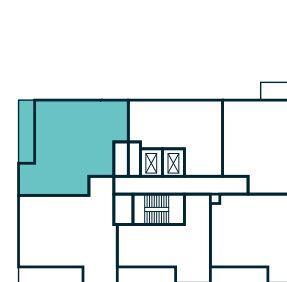
Floors: 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22 & 23



North Elevation



Floor 10 shown below



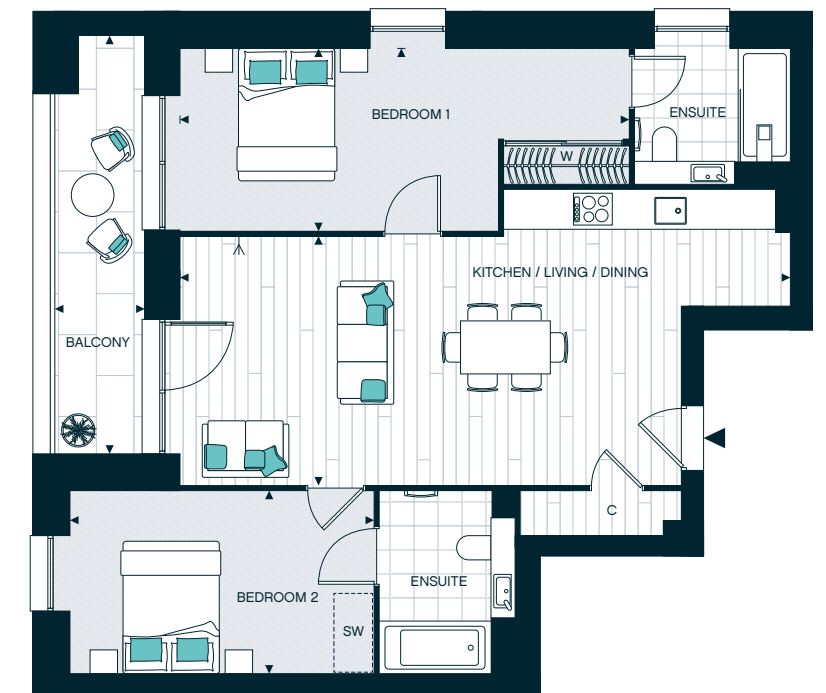
Key

- ▶ Measurement Points
- ◀ TV Aerial Point
- W Wardrobe
- C Cupboard
- SW Space for Wardrobe

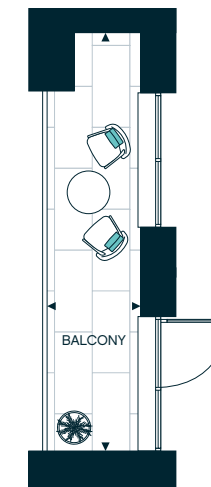
| Total Area                | 77.4 SQM      | 833 SQFT        |
|---------------------------|---------------|-----------------|
| Kitchen / Living / Dining | 7.53m x 3.70m | 24' 8" x 12' 2" |
| Bedroom 1                 | 6.76m x 2.75m | 22' 2" x 9' 0"  |
| Bedroom 2                 | 4.57m x 2.79m | 15' 0" x 9' 2"  |
| Balcony 1                 | 1.37m x 6.30m | 4' 6" x 20' 8"  |
| Balcony 2                 | 1.43m x 6.30m | 4' 8" x 20' 8"  |

1. Balcony for Floors 10, 16 & 22

Views towards Podium Garden



2. Balcony for Floors 11-15, 17-21 & 23





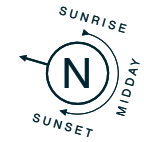
# 2 Bedroom Apartment

Type 05

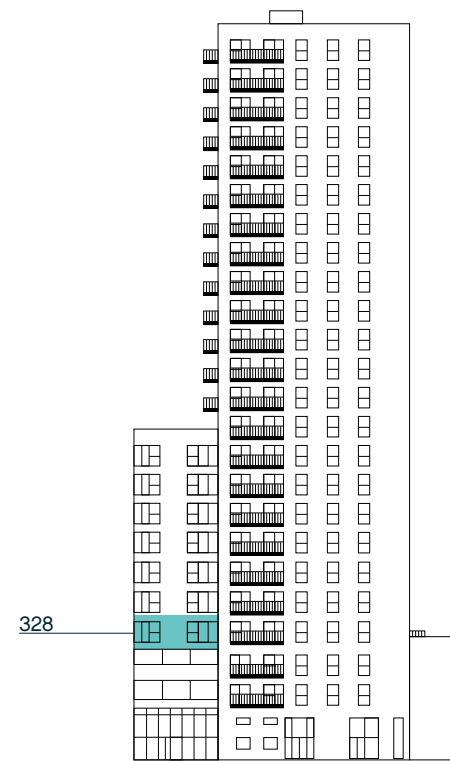
Apartment: 328

Floor: 03

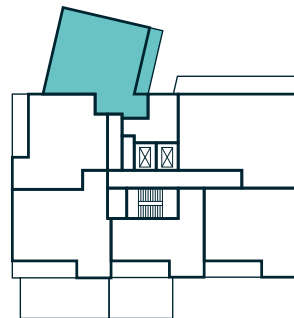
| Total Area                | 77.6 SQM      | 835 SQFT        |
|---------------------------|---------------|-----------------|
| Kitchen / Living / Dining | 7.75m x 3.65m | 25' 5" x 12' 0" |
| Bedroom 1                 | 4.46m x 2.89m | 14' 8" x 9' 6"  |
| Bedroom 2                 | 4.46m x 3.38m | 14' 8" x 11' 1" |
| Terrace                   | 1.03m x 6.13m | 3' 4" x 20' 1"  |



North Elevation



Floor 03 shown below



**Key**

- ▶ Measurement Points
- ◀ TV Aerial Point
- W Wardrobe
- C Cupboard
- SW Space for Wardrobe

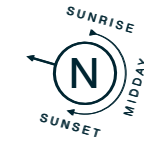
# 3 Bedroom Apartment

Type 02

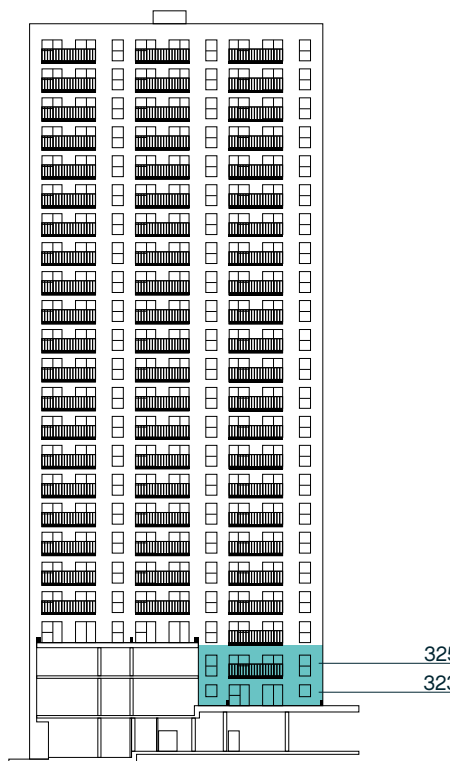
Apartments: 323 & 325

Floors: 01 & 02

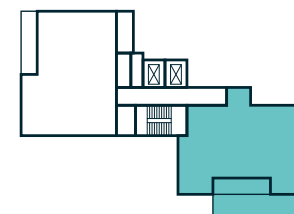
| Total Area                | 93.3 SQM      | 1,004 SQFT       |
|---------------------------|---------------|------------------|
| Kitchen / Living / Dining | 7.09m x 5.77m | 23' 3" x 19' 0"  |
| Bedroom 1                 | 6.35m x 2.98m | 20' 10" x 9' 10" |
| Bedroom 2                 | 6.37m x 2.87m | 20' 11" x 9' 5"  |
| Bedroom 3                 | 2.95m x 2.25m | 9' 8" x 7' 5"    |
| Terrace                   | 3.50m x 9.23m | 11' 5" x 30' 3"  |
| Balcony                   | 1.37m x 5.40m | 4' 6" x 17' 8"   |



West Elevation



Floor 01 shown below



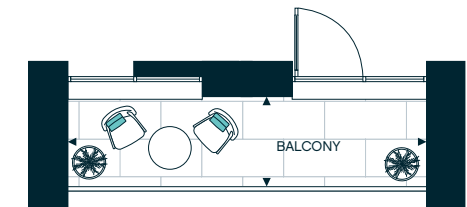
**Key**

- ▶ Measurement Points
- ◀ TV Aerial Point
- W Wardrobe
- C Cupboard
- SW Space for Wardrobe



Views towards Podium Garden

1. Terrace for Floor 01



2. Balcony for Floor 02



# 3 Bedroom Apartment

Type 06

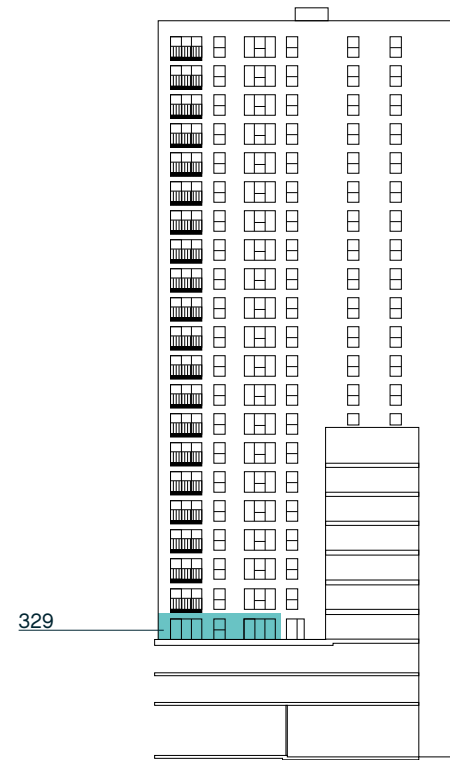
Apartment: 329

Floor: 03

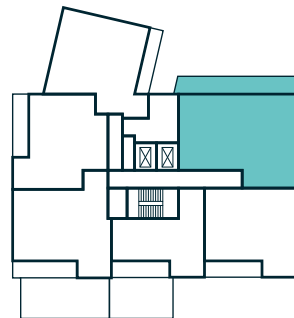
| Total Area                | 97.7 SQM       | 1,051 SQFT       |
|---------------------------|----------------|------------------|
| Kitchen / Living / Dining | 6.38m x 5.01m  | 20' 11" x 16' 5" |
| Bedroom 1                 | 5.51m x 3.78m  | 18' 1" x 12' 5"  |
| Bedroom 2                 | 5.15m x 2.75m  | 16' 11" x 9' 0"  |
| Bedroom 3                 | 4.51m x 2.72m  | 14' 10" x 8' 11" |
| Terrace                   | 12.00m x 1.42m | 30' 4" x 4' 7"   |



East Elevation



Floor 03 shown below



**Key**

- ▶ Measurement Points
- ◀ TV Aerial Point
- W Wardrobe
- C Cupboard
- SW Space for Wardrobe

Views towards Podium Garden



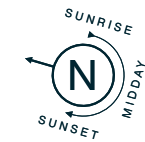
# 3 Bedroom Apartment

Type 01

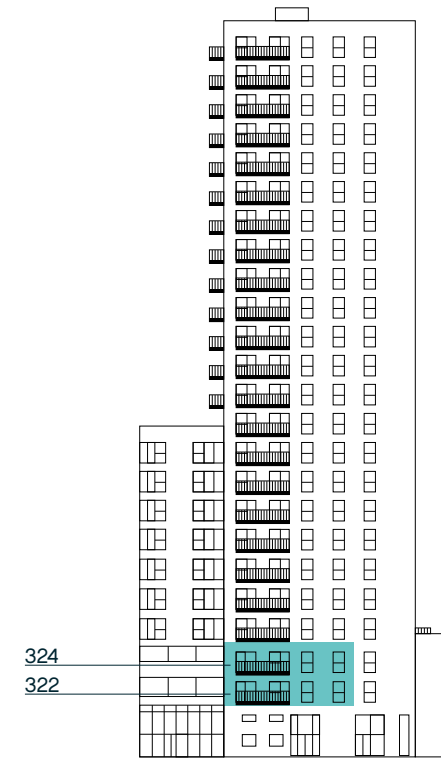
Apartments: 322 & 324

Floors: 01 & 02

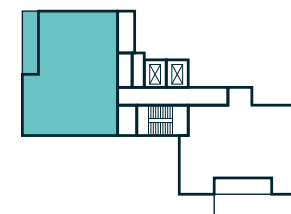
| Total Area                | 102.6 SQM     | 1,104 SQFT      |
|---------------------------|---------------|-----------------|
| Kitchen / Living / Dining | 7.53m x 3.88m | 24' 8" x 12' 9" |
| Bedroom 1                 | 7.01m x 2.79m | 23' 0" x 9' 2"  |
| Bedroom 2                 | 5.40m x 2.96m | 17' 9" x 9' 9"  |
| Bedroom 3                 | 3.77m x 2.51m | 12' 5" x 8' 3"  |
| Balcony 1                 | 1.17m x 6.30m | 3' 10" x 20' 8" |
| Balcony 2                 | 1.37m x 6.30m | 4' 6" x 20' 8"  |



North Elevation



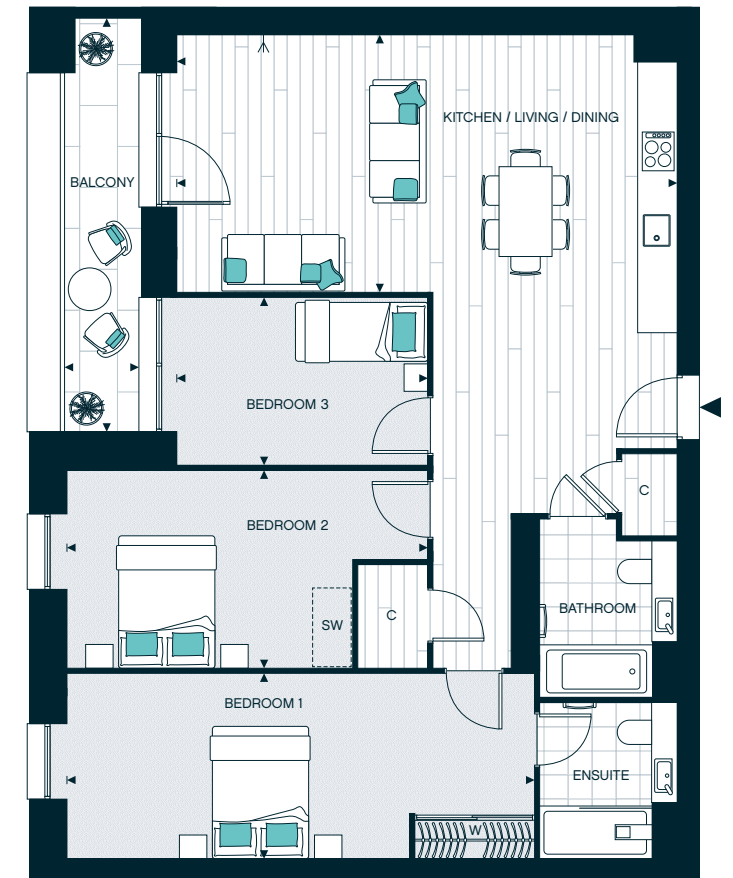
Floor 01 shown below



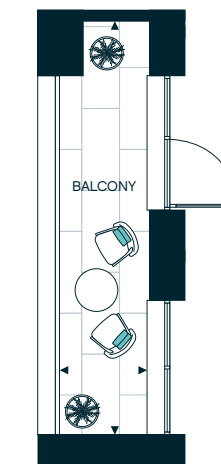
**Key**

- ▶ Measurement Points
- ◀ TV Aerial Point
- W Wardrobe
- C Cupboard
- SW Space for Wardrobe

1. Balcony for Floor 01



2. Balcony for Floor 02







Photography of another Weston Homes development.

# Committed to our Customers

## **Our Customer Charter outlines our commitments to Sage Homes' customers.**

At Sage Homes you are our priority. We are committed to delivering the best service possible, guided by our core values.

We aim to create homes that are cherished by all, empowering individuals to live life to the fullest. We strive to make a positive impact by building safe and environmentally friendly communities where everyone can thrive.

More details about our commitments can be found in the Sage Homes Customer Charter.



Scan the QR Code to view the Customer Charter.



# Sustainability

**Discover a greener standard of living. At Weston Homes, we prioritise solutions that are both budget-conscious and ecologically responsible. From the preservation of local biodiversity along the River Roding to energy efficient systems in your home, Abbey Quay is where innovation brings us closer to harmony with nature.**

### Keeping your running costs down

With rising pressure on the cost of living, the expense of running your new home is a factor that's just as important as the purchase price. At Weston Homes we understand that our customers want assurance that their homes will be as budget-friendly as possible. For example, at Abbey Quay we are combining the best traditional construction methods with newer technologies, to ensure the apartments meet the highest levels of energy efficiency. We're doing this by using our own UNipanel system. It's made by British Offsite, part of the Weston Group and uses assembly techniques found in the automotive industry. Based on a concrete core, the UNipanel system reaches higher quality production standards than traditional construction methods.

### The benefits of 'fabric first'

We call it our 'fabric first' concept. Very strict quality controls are applied to the building materials and construction methods used for walls, floors, roofs, windows and doors, through to internal features including kitchens. At all points in the production process, we're looking at reducing heat loss, energy use and in turn, carbon emissions. For you, the homeowner, it means better levels of insulation than other new homes on the market today. Your home is comfortable to live in, cheaper to run and maintain, as well as being better for the planet and your pocket.

### From rooftop to riverside

Other modern methods at Abbey Quay include green and brown roofs on the apartment buildings. A green roof is partly or completely covered with vegetation, while a brown roof has a surface that encourages small plants to establish themselves over time. Both help with insulation, rainwater absorption and make a positive contribution to the natural ecosystem.

We're also committed to preserving and enhancing local biodiversity at Abbey Quay. This starts at the River Roding, where we've introduced a special planting scheme that works with the varying tidal levels to produce a new natural habitat.



**MEDIUM HOUSEBUILDER OF THE YEAR**



**BEST SUSTAINABLE DEVELOPMENT**

Weston Homes won a top award for Abbey Quay, showcasing its best-in-class energy credentials and commitment to sustainability.

Abbey Quay secured the gold title for Best Sustainable Development at the 2023 WhatHouse? Awards, which celebrate residential developments across the UK.





Photography of previous phase at Abbey Quay.

### Built with Passion, Delivered with Pride

Weston Homes was formed in 1987 by Bob Weston, establishing what has now become one of the major property developers in the South East of England. Weston Homes has established a reputation for high quality design and build standards, delivered with a passionate desire to make a genuine difference to the lives of our customers and to leave a legacy of which we are justly proud.

Continually reassessing the marketplace, Weston Homes has combined the traditional skills of house-building with the ever-expanding opportunities created by new technology. The company has taken a revolutionary approach to property development - many of our properties' components are now pre-manufactured and tested in our own carefully controlled Weston-run factory, rather than on site. This enables the efficient fitting at a late stage of construction of fixtures such as kitchen worktops, wardrobes and bathroom vanity units which incorporate bespoke basins, storage cabinets and associated plumbing. This minimises wasted materials whilst maximising the quality of your brand new home.

Weston Homes provides properties to exceed the expectations of purchasers both in terms of quality and value for money. Projects are hugely varied, ranging from select housing developments to large-scale city apartment complexes of many hundreds of homes. As well as new-build, the company has extensive experience of refurbishment and restoration work, breathing new life into historic and Listed buildings to give new purpose to Britain's architectural heritage.



Photography of another Weston Homes development.



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- (ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibilities and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

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Sources for travel times: Google Maps and Transport for London

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