



The Clocktower Collection



*Delightful, Grade II listed converted cottage
apartments overlooking the Village Green,
Barkingside*

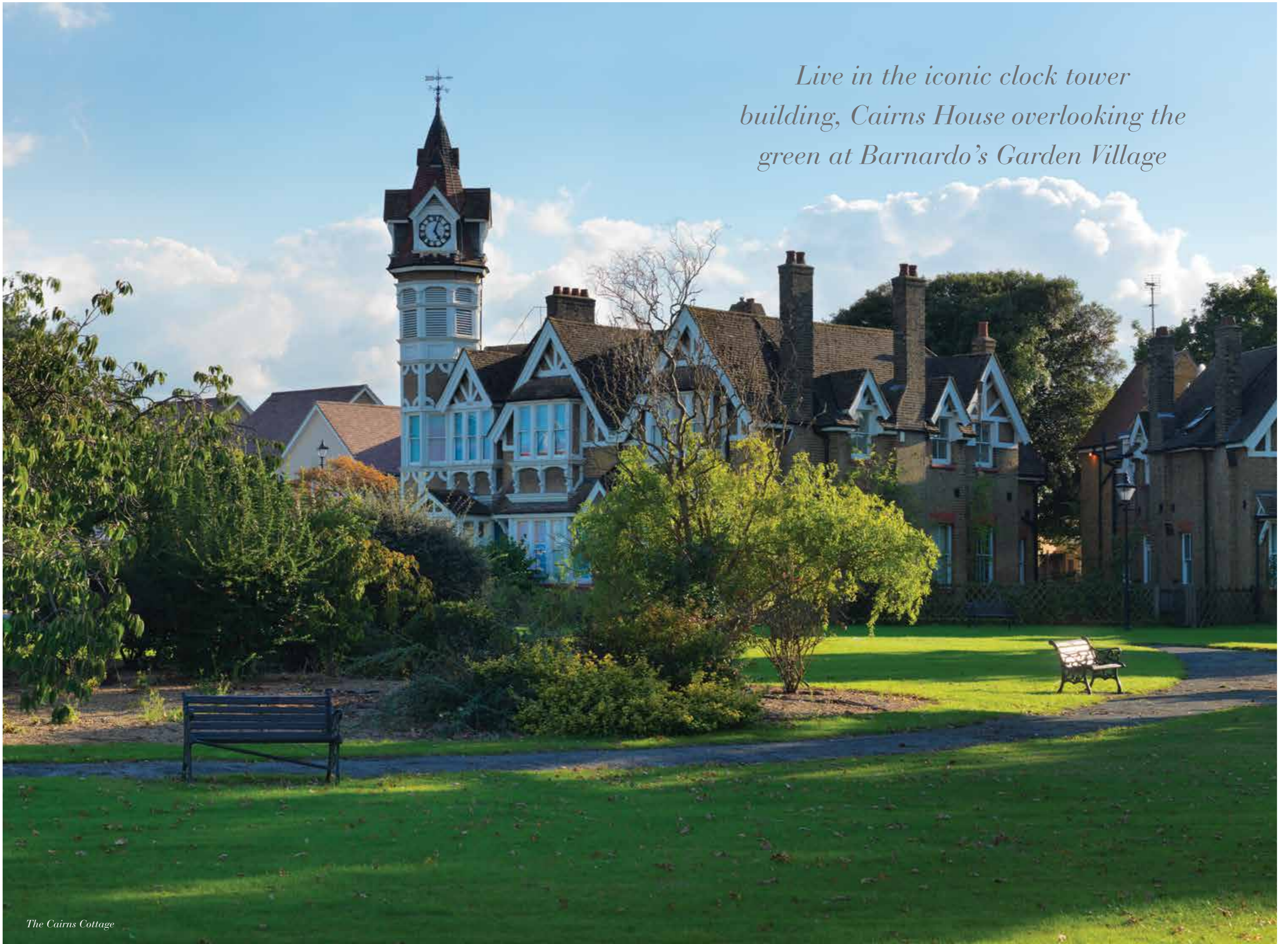


The
Clocktower
Collection



*The final collection of only four beautifully
converted luxury apartments at the historic
Barnardo's Garden Village*

Live in the iconic clock tower building, Cairns House overlooking the green at Barnardo's Garden Village



The Cairns Cottage

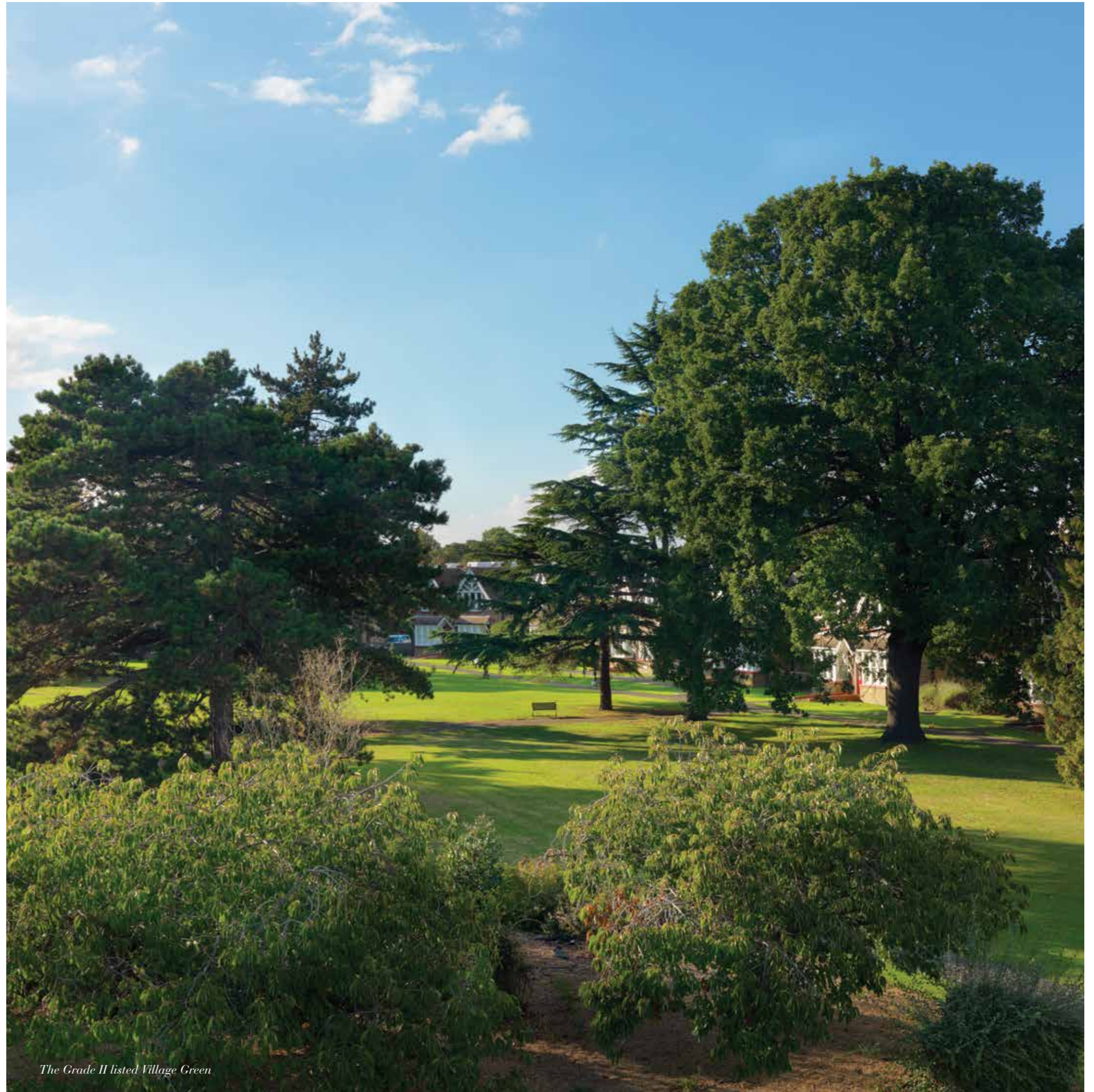


A beautiful refuge then & now

Dr Barnardo created this enchanting garden village back in 1875. This beautiful and tranquil setting was the perfect escape for young girls from the London slums, in need of support.

Today, the location is just as charming, it is the ideal haven from the hustle and bustle of the city. The Grade II listed green offers a wonderful open space for residents to enjoy at their leisure, with the unique backdrop of the original Barnardo's cottages.

The Clocktower Collection is the final release of the Barnardo's Garden Village development. It has taken the original Grade II listed cottages overlooking the green and converted them into 2 bedroom apartments. With all the amenities you need to get the best out of contemporary living, this traditional setting gives you the opportunity to buy into this history.



The Grade II listed Village Green



A Unique place to live

Own your piece of history at Barnardo's Garden Village with The Clocktower Collection. This grade II listed building has retained all its character and looks out on the same gentle greenery that the original young residents would have enjoyed.

All the architectural gems of this important conservation area have been respected. There are meandering pathways and quiet areas to enjoy in the summer sun. The church, with its iconic tower and famous stained glass windows remains and the clock tower still keeps the hour; just as it did in Victorian times.

Owning a home here is also contributing to the Barnardo's of the future. The sale of these properties are helping fund the modern day work of the charity across the country.

ABOVE AND RIGHT
*Historic images from
Barnardo's archives*





Discover the magic of Barkingside

Barkingside, where urban London meets rural Essex. Close enough for a simple commute into town, yet a short distance from the nature trails and fishing lake of Hainault Forest Country Park.

Located a short walk from Barkingside High Street with ample amenities and facilities for all the family. The local area boasts a popular sports centre, swimming pool, spa and the watersports and golf course of Fairlop Waters.

Explore the fascinating county of Essex

Essex really is a treasure trove of a county with well known restaurants to cosy independently run bistros, intriguing museums and fun-packed family outings to fill your weekends.



RIGHT
Fiarlop Waters, Barkingside

CENTRE RIGHT
*A round of golf at Chigwell
Golf Course*

FAR RIGHT
Valentines Mansion in Ilford



Contemporary living

The Clocktower Collection living offers the best of all worlds. Enjoying the historic charm of a heritage cottage, with all the benefits of village life, set within a stunning and beautifully equipped contemporary apartment.

Décor has been left stylishly neutral, to allow you to add your own finishing touches.

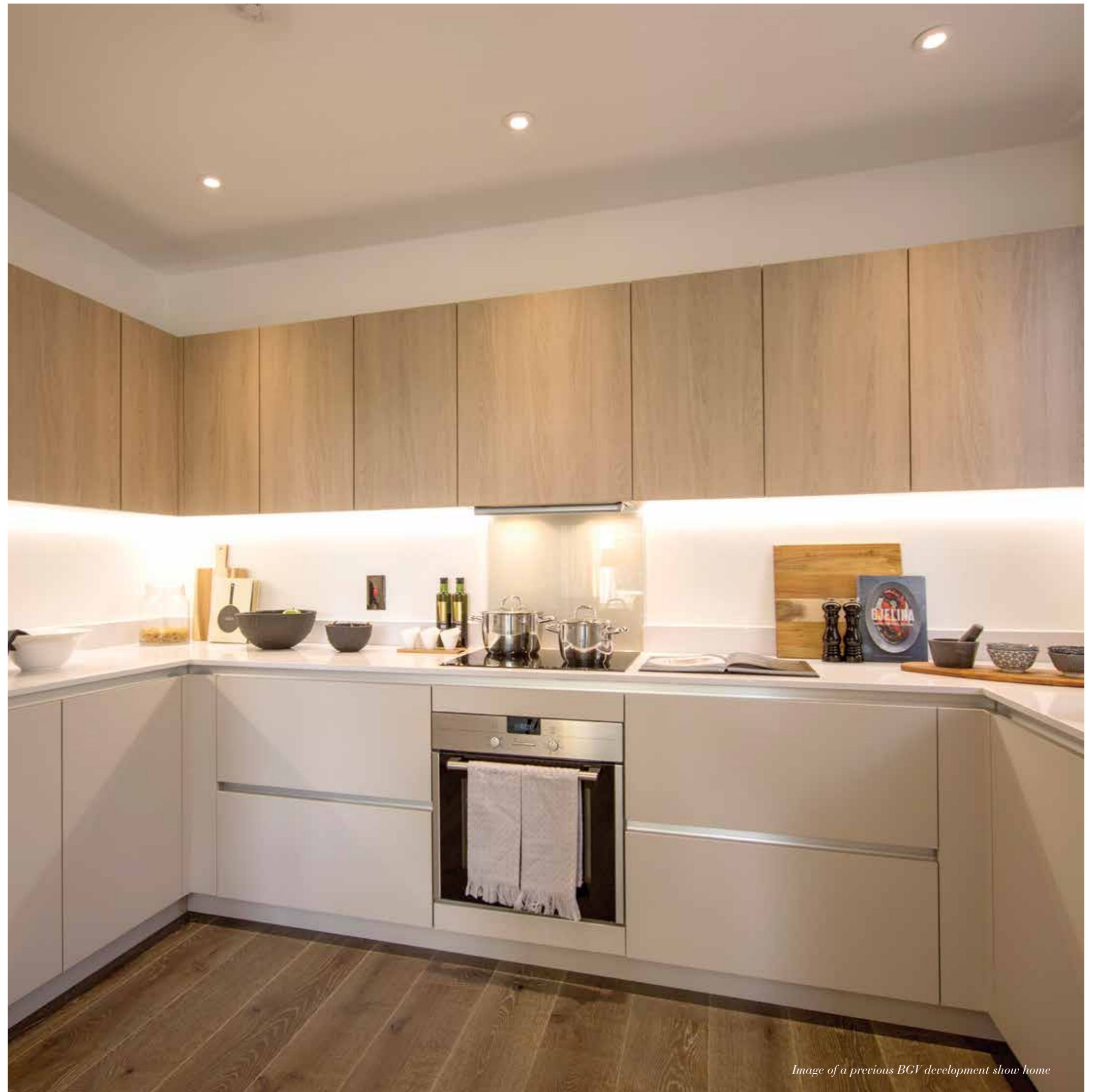


Image of a previous BGV development show home



The ease of travel

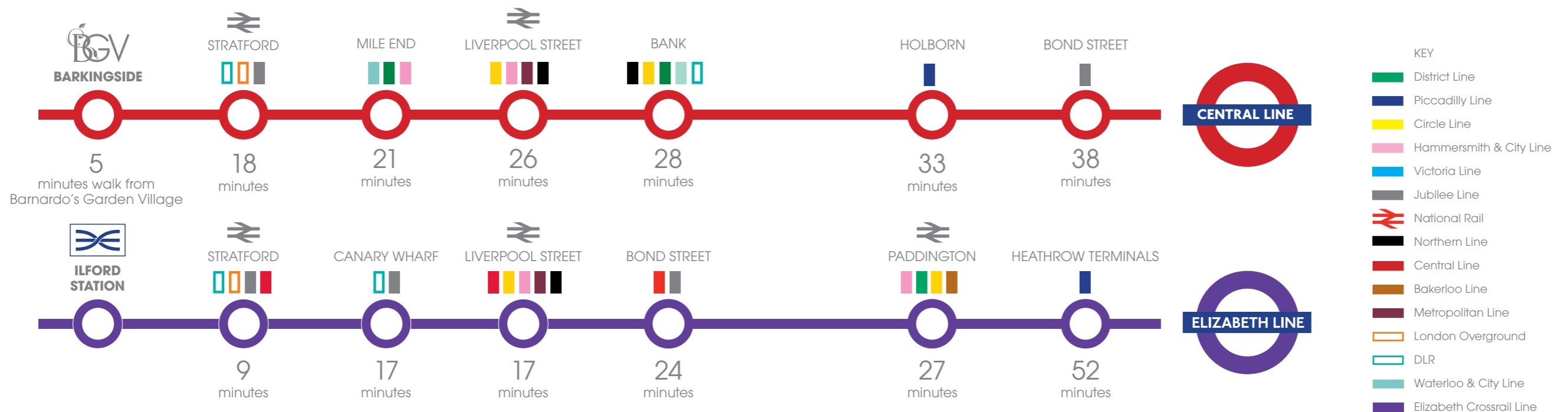
Barkingside underground station is within a five minute walk of your front door, providing you with fast access to the heart of London via the Central Line.

Barkingside is just a short distance from the popular Ilford station; a station that will feature on the welcomed and long anticipated Crossrail line (Elizabeth Line). As part of the Crossrail programme, Ilford station on the Elizabeth Line will be completely re-built and modernised with many new features such as a larger ticket hall, new lifts and larger platforms to accommodate the 200 metre long Crossrail trains.

Within less than a year you can start to reap the benefits of the exceptional Crossrail line that will take you straight into Liverpool street.

The Crossrail route fully opens in December 2019 where you will be able to travel through Central London, further afield to Heathrow Airport and beyond without having to change trains.

LEFT *The City of London*



Specification

GENERAL

- Access to open village green
- Allocated parking space for each apartment†
- White banisters and spindles where applicable
- Wool twist carpets to bedroom
- Mirrored wardrobes to master bedroom
- Plots 65, 66 & 67 have original Edwardian mosaic tiling to entrance hallway

KITCHEN

- High quality, custom designed handleless kitchens with soft close drawers and doors with feature cupboards
- Silestone worktops and up-stands with glass splash back to hob
- Single bowl undermounted sink with chrome mixer taps
- Engineered wooden flooring
- LED strip lighting below kitchen wall units
- Siemens stainless steel oven
- Siemens four-zone induction hob
- Telescopic extractor hood
- Siemens integrated fridge freezer
- Siemens washer dryer
- Siemens dishwasher
- Pop-up plugs to worktop in selected apartments

BATHROOM & EN-SUITE

- Ensuite to some of the 2 bedroom apartments
- Contemporary white sanitary ware with chrome taps and fittings
- Large format ceramic tiles to wall and floor
- Brushed steel shaver point
- Chrome heated towel radiator
- Large mirror cabinet with lighting
- Glass shower screen to baths
- Thermostatic showers

HEATING AND ELECTRICAL

- Gas central heating with radiators
- Pendant lights to bedrooms. LED downlighters to kitchen, bathroom and en-suites where applicable
- White sockets and switches throughout with nickel sockets to kitchen areas
- TV points to living room and all bedrooms

SECURITY

- Audio visual door viewer system to the first floor 2 bedroom apartments

† Please ask your sales consultant for details

The specification is the anticipated specification but may be subject to change as necessary and without notice. Photographs are indicative of the quality and style of the specification. Specification is not intended to form part of any contract or warranty unless specifically incorporated in writing into the contract.



Image of a previous BGV development show home



The Clocktower Collection



GROUND FLOOR

82 sq m (878 sq ft)

LIVING / DINING ROOM / KITCHEN

7.35m x 4.49m 24' 1" x 14' 9"

BEDROOM 1

5.35m x 2.30m 17' 7" x 7' 0"

BEDROOM 2

4.20m x 2.64m 13' 9" x 8' 8"

KEY

C - Cupboard W - Wardrobe

B - Boiler

FLOOR PLAN

2 BEDROOM APARTMENT
CAIRNS 64



Ground Floor

Floor plans are not to scale and are indicative only. Location of windows, doors, kitchen units and appliances may differ. Doors may swing in the opposite direction to that shown on selected apartments. Dimensions, which are taken from the indicated points of measurement, are for guidance only and are not intended to be used to calculate space for items of furniture. Total areas are provided as gross internal areas and are subject to variance. Please speak to our Sales Consultant for further information.



The Clocktower Collection



GROUND & FIRST FLOOR

93.9 sq m (1,011 sq ft)

LIVING / DINING ROOM / KITCHEN

7.95m x 4.77m 26' 0" x 14' 9"

BEDROOM 1


4.61m x 2.52m 15' 1" x 8' 3"

BEDROOM 2

4.46m x 2.75m 14' 7" x 9' 0"

KEY

C - Cupboard W - Wardrobe

B - Boiler  - Original tiled floor

FLOOR PLAN

2 BEDROOM APARTMENT
CAIRNS 65



First Floor



Ground Floor



The Clocktower Collection



FLOOR PLAN

2 BEDROOM APARTMENT
CAIRNS 66



GROUND FLOOR

63.8 sq m (687 sq ft)

LIVING / DINING ROOM / KITCHEN

5.99m x 5.20m 17' 8" x 17' 1"

BEDROOM 1

3.63m x 3.49m 11' 11" x 11' 5"

BEDROOM 2

3.00m x 2.43m 9' 10" x 8' 0"

KEY

C - Cupboard W - Wardrobe

B - Boiler



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The Clocktower Collection



FLOOR PLAN

2 BEDROOM APARTMENT
CAIRNS 67



GROUND & FIRST FLOOR

108.4 sq m (1,167 sq ft)

LIVING / DINING ROOM

5.30m x 5.15m 17' 5" x 16' 11"

KITCHEN

3.84m x 3.50m 12' 7" x 11' 6"

BEDROOM 1

4.80m x 4.53m 15' 9" x 14' 10"

BEDROOM 2

3.82m x 3.54m 12' 6" x 11' 7"

KEY

C - Cupboard W - Wardrobe

B - Boiler





The final phase of Barnardo's Garden Village

The Clocktower Collection is the final phase of the highly successful regeneration development in the heart of Barking. This new residential community now provides a range of apartments and houses, completing the historic village green.

In recognition of the success of this development it has recently won the prestigious First Time Buyers Award for Best Regeneration Development 2018.



Your place in history

Site plan



0344 809 2025

www.BarnardosGardenVillage.co.uk



The information in this document is indicative and intended to act as a guide to the finished product. Accordingly, due to the Barnardo's Development policy of continuous improvement, the finished product may vary from the information provided. All computer generated images (CGIs) used in this brochure are for illustrative purposes. They are not intended to provide an actual forecast or impression of the measurement, dimensions, layout, placement, context and/or finishes of the buildings, premises or landscaping. They should not be relied upon as true or accurate. This information does not constitute a contract, or warranty. Barnardo's Garden Village is a marketing name and does not form part of the approved postal address. All information is believed to be correct at the time of going to print in May 2018. Please speak to our Sales Consultant for further information.

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