



Newbury Mews

Newbury Park, Ilford



Introducing Newbury Mews

Minutes from the City, Miles from the Rush

Discover Newbury Mews – an exciting new development of 1, 2 & 3-bedroom apartments and 3 & 4-bedroom houses, thoughtfully designed for modern living. Set in the well-connected and vibrant neighbourhood of Newbury Park, this collection combines contemporary comfort

with community charm, offering the best of both worlds: a peaceful suburban setting with effortless access to central London. Whether you're a first-time buyer, growing family, or commuter, Newbury Mews places you right where you want to be.



Computer generated image of Ashcroft House, plots 7-20, indicative only.

A community that reflects the world

Newbury Park is a place where cultures connect, and community thrives. This vibrant neighbourhood blends everyday convenience with a truly global outlook. From local shops and international eateries to places of worship and well-regarded schools, everything is within easy reach. The area's rich multicultural character shines through in its food and friendly atmosphere—creating a warm, inclusive environment welcoming people from all walks of life.

Just a short walk from the development, Seven Kings Park offers open lawns, children's play areas, an outdoor gym, tennis courts, and well-kept sports pitches—making it a favourite for families, fitness enthusiasts, and those looking to unwind in nature. Fairlop Waters, leading into Hainault Forest, invites adventure with rock climbing, sailing, rowing, and windsurfing. The historic Valentines Mansion and Gardens offers a glimpse into the area's past, with expansive parkland, manicured gardens, and two cafés for refreshments.

Food lovers will feel right at home here. Whether you crave a classic British steak or bold South Asian flavours, Newbury Park delivers. Just a short walk from the station, Miller & Carter is renowned for expertly cooked steaks in stylish surroundings. For something more casual, Zamana offers authentic Pakistani street food in a vibrant, vintage setting, while Vijay's Virasat is celebrated for its rich, traditional Indian cuisine and a loyal local following.

Nearby Ilford is a bustling retail hub, providing an extensive range of shopping options to suit every taste. From high street favourites and lively markets to the shopping centre The Exchange, Ilford offers everything from fashion and electronics to homeware, gourmet food and a cinema. Its vibrant retail scene ensures residents enjoy easy access to top-quality stores and services, just a short trip from home.



& Effortless Connections to Central London

Newbury Mews benefits from excellent transport links. Only a 9-minute walk away is Newbury Park Station, while Seven Kings on the Elizabeth Line can be reached in 20 minutes by foot.

From Newbury Park – Central Line

-
- Stratford – 14 minutes
- London Liverpool Street – 23 minutes
- King's Cross St Pancras – 29 minutes
- London Bridge – 29 minutes
- Oxford Circus – 33 minutes
- Baker Street – 34 minutes
- London City Airport – 38 minutes

From Seven Kings – Elizabeth Line

-
- Ilford – 4 minutes
- Brentwood – 18 minutes
- Canary Wharf – 23 minutes
- Farringdon – 24 minutes
- Tottenham Court Road – 27 minutes
- Ealing Broadway – 41 minutes
- Heathrow Terminal 5 – 63 minutes

By foot from Wessex Close

-
- Newbury Park Station – 9 minutes
- M&S Simply Food – 14 minutes
- Aldi – 16 minutes
- Vijay's Virasat – 17 minutes
- Seven Kings Station – 20 minutes

Travel times are taken from Google Maps and are approximate only.





Apartment specification

Included as standard in your new home

Kitchen & Appliances

- Contemporary soft close kitchen units with work surfaces and upstands
- Integrated electric single oven, electric ceramic hob, stainless steel splashback and extractor hood
- Integrated dishwasher and space only for a fridge/freezer (integrated fridge/freezer to plots 3 & 5 only)
- Integrated washer/dryer to kitchen to plots 13, 20–24, 26–29, 31–34
- Freestanding washer/dryer within laundry cupboards to plots 1–12, 14–19, 25, 30 & 35
- 1.5 bowl sink with Vado mixer tap

Decoration & Materials

- White emulsion to all walls and ceilings
- Gloss white acrylic finish to skirtings, architraves, window boards and internal doors
- Chrome internal ironmongery
- Balcony railings, handrails and external metalwork in Hammerite gloss
- PVC-u windows: grey external, white internal finish
- Ash veneered front entrance door
- Internal four-panel square top textured doors

Customer Care

- 10-year Premier Guarantee warranty
- 2-year Abbey New Homes warranty

Heating, Lighting & Electrical

- Gas-fired central heating
- Audio entry phone with electronic door release
- Mains operated smoke/heat detectors with battery backup
- Mains operated carbon monoxide detectors
- White LED downlighters to bathrooms and ensuites
- Combined telephone and RJ45 socket with Cat6 cabling for connection to fibre-optic broadband
- External lighting to all communal entrance doors (dusk-to-dawn or motion-sensor activated)
- Future provision for alarm system
- Electric vehicle charging points
- Photovoltaic solar panels wired to the landlords supply
- Shaver socket to all bathrooms and ensuites
- Integrated satellite reception system, including Sky-Q ready wiring
- Telephone and television sockets installed as detailed on the floor plans

Bathroom & Ensuites

- Roca white sanitaryware
- Vado thermostatic bath/shower mixer taps
- Chrome ladder style towel rails
- Porcelenosa ceramic wall tiles

External works & Landscaping

- Communal garden areas
- Communal external water tap
- External communal bike stores (plus communal internal stores within Ashcroft House)
- Internal post boxes



Houses specification

Included as standard in your new home

Kitchen & Appliances

- Contemporary soft close kitchen units with work surfaces and upstands
- Integrated electric single oven, electric ceramic hob, stainless steel splashback and extractor hood
- Integrated dishwasher, integrated fridge/freezer
- Integrated washing machine to combined WC/utility room in plots 36–43
- Integrated washing machine to kitchen in plot 44
- 1.5 bowl sink with Vado mixer tap

Decoration & Materials

- White matt emulsion to all walls and ceilings
- Gloss white acrylic finish to skirtings, architraves, window boards, internal doors and staircases
- External metalwork coated in Hammerite gloss
- PVC-u white windows
- Chrome internal and external door furniture
- GRP grained effect front entrance door
- Internal two-panel arch top textured doors

Customer Care

- 10-year Premier Guarantee warranty
- 2-year Abbey New Homes warranty

Kitchen, ceramic tile and flooring choices will only be available subject to the stage of construction, in some instances, they will have already been pre-selected. Please ask the Sales Representative for further information.

Heating, Lighting & Electrical

- Air source heat pumps supplying heating and hot water
- White LED downlighters to all kitchens, bathrooms and ensuites
- Mains operated smoke/heat detectors with battery backup
- Future alarm system provision via fused spur
- Combined telephone and RJ45 socket with Cat6 cabling for connection to fibre-optic broadband
- Electric vehicle charging points
- External entrance lighting with dusk-to-dawn or motion detection
- Shaver socket to all bathrooms and ensuites

Bathroom & Ensuites

- Roca white sanitaryware
- Vado mixer taps and thermostatic bath/shower mixers with flow restrictors
- Chrome ladder style towel rails
- Porcelenosa ceramic wall tiles

External works & Landscaping

- Boundary fencing 1.8m high close boarded. Party fencing 1.8m high close board panels (some plots with additional trellis as shown in boundary drawings)
- Cycle storage box in rear garden
- Turfed front gardens planted in accordance with the landscaping plan
- Rear garden graded and rotovated
- External water tap

Site Plan

Newbury Mews

Newbury Park, Ilford

With cutting-edge design inside and out, outdoor space and allocated parking, Newbury Mews has been created to meet the needs of the modern London resident.



- BRAMLEY HOUSE
1, 2 & 3 BEDROOM APARTMENTS
PLOTS 1-6
- ASHCROFT HOUSE
1 & 2 BEDROOM APARTMENTS
PLOTS 7-20
- CRANBROOK HOUSE
1, 2 & 3 BEDROOM APARTMENTS
PLOTS 21-25
- ELMHURST HOUSE
1, 2 & 3 BEDROOM APARTMENTS
PLOTS 26-30
- DOVECOTE HOUSE
1, 2 & 3 BEDROOM APARTMENTS
PLOTS 31-35
- THE DALEWOOD
4 BEDROOM HOUSES
PLOTS 36-43
- THE DARNLEY
3 BEDROOM HOUSE
PLOT 44

- B - BIKE STORE
- PS - PUMP STATION
- ST - SPRINKLER TANK

Site plan is not to scale and is indicative only. Please refer to the conveyance plan for plot boundary detail, allocated parking and land to be maintained by the management company. This site plan is intended for guidance only and does not form part of any contractual agreement nor does it show ownership boundaries, easements or wayleaves.



The Apartments

A contemporary collection of 35 one, two and three bedroom apartments designed with modern living in mind. These thoughtfully planned homes combine stylish architecture, outdoor spaces and a welcoming community feel.



The Houses

This exclusive collection of homes offers a rare opportunity to own one of just a handful of beautifully designed properties. Featuring 1 three bedroom detached home alongside 8 four bedroom semi-detached homes, each residence has been thoughtfully crafted for modern family living. With generous layouts, private gardens and high-quality finishes, these homes perfectly balance style, comfort and practicality.

Computer generated imagery is indicative only.



Computer generated image, indicative only.

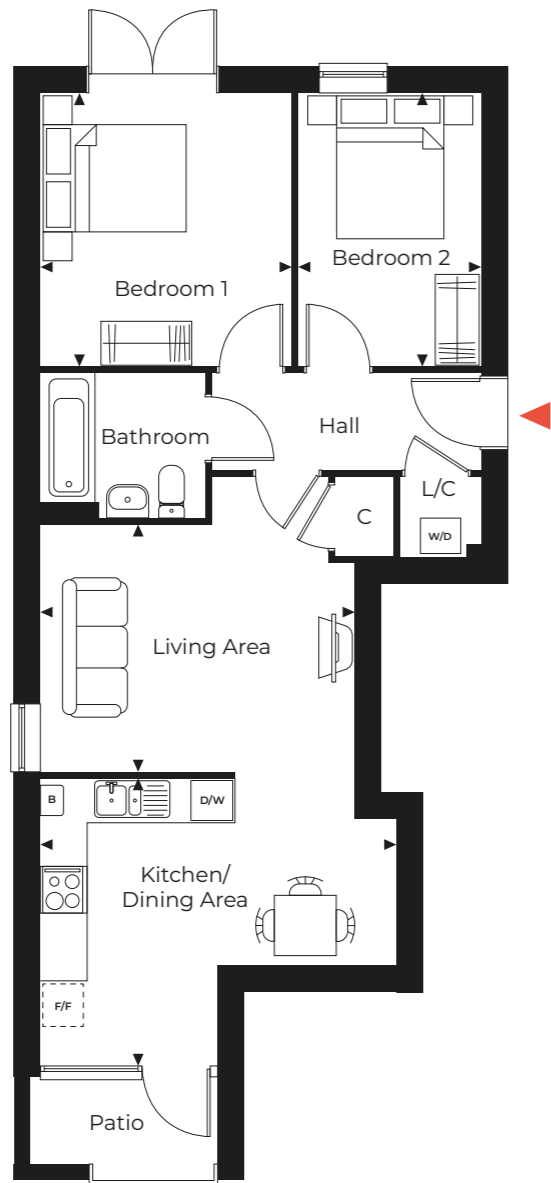
Bramley House

Plots 1, 2, 3, 4, 5 & 6

1, 2 & 3 bedroom apartments

The Clayhurst

Type B1
Plot 1 | FLOOR G

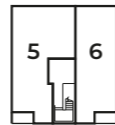


Kitchen/Dining Area	4737mm x 3586mm	15'5" x 11'9"
Living Area	4137mm x 3278mm	13'7" x 10'9"
Bedroom 1	3600mm x 3303mm	11'10" x 10'10"
Bedroom 2	3600mm x 2409mm	11'10" x 7'11"
Total Area	62.2m ²	659ft ²

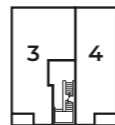
B denotes boiler F/F denotes space for fridge/freezer D/W denotes integrated dishwasher
W/D denotes freestanding washer/dryer C denotes cupboard L/C denotes laundry cupboard
RS denotes Refuse Store ◀ denotes entrance

Floorplans are not to scale and are indicative only. Location of windows, doors, bathroom fittings, kitchen units and appliances may differ. Dimensions given are approximate and should not be used to order carpets or furniture.

Second Floor



First Floor

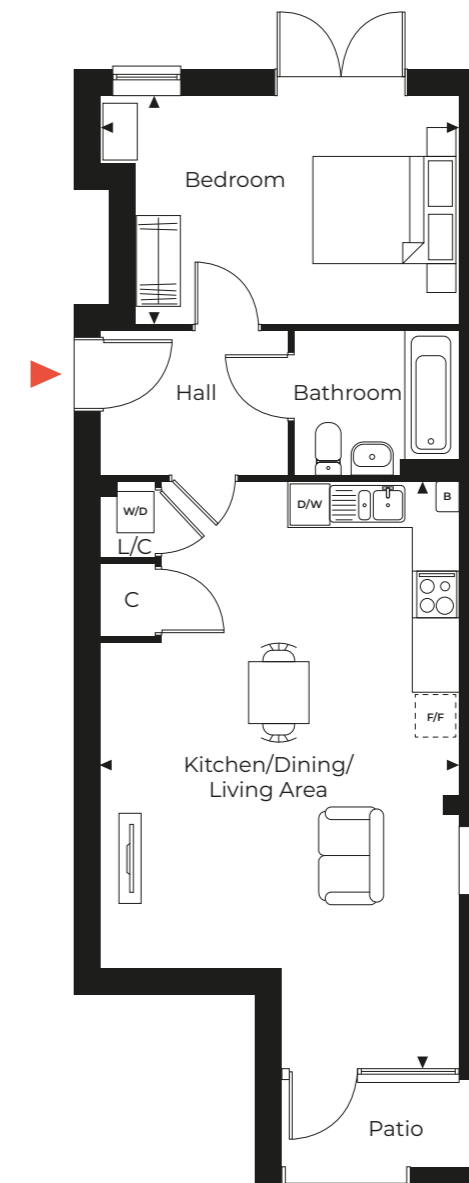


Ground Floor



The Stonehurst

Type B2
Plot 2 | FLOOR G

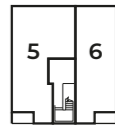


Kitchen/Dining/Living Area	7541mm x 4688mm	24'9" x 15'5"
Bedroom	4688mm x 3000mm	15'5" x 9'10"
Total Area	55.4m ²	596ft ²

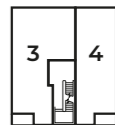
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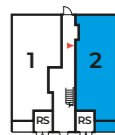
Second Floor



First Floor

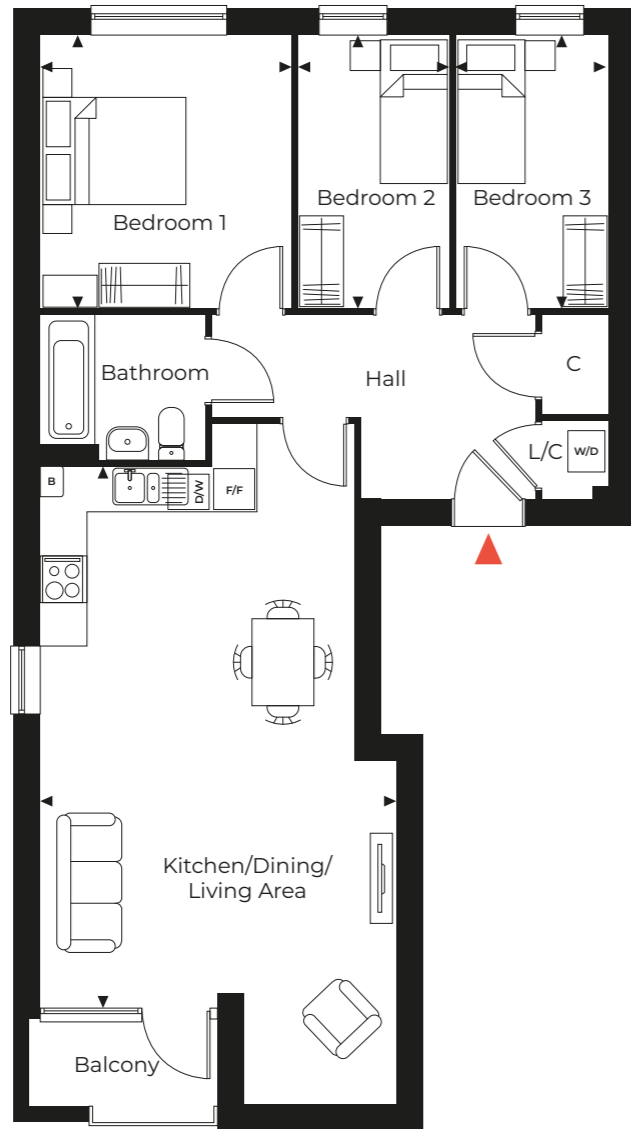


Ground Floor



The Greenhurst

Type B3
Plots 3 & 5 | FLOORS 1 & 2

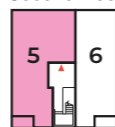


Kitchen/Dining/Living Area	6943mm x 4688mm	22'9" x 15'5"
Bedroom 1	3600mm x 3303mm	11'10" x 10'10"
Bedroom 2	3600mm x 2007mm	11'10" x 6'7"
Bedroom 3	3600mm x 2007mm	11'10" x 6'7"
Total Area	77.30m ²	832ft ²

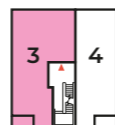
B denotes boiler F/F denotes integrated fridge/freezer D/W denotes integrated dishwasher
W/D denotes freestanding washer/dryer C denotes cupboard L/C denotes laundry cupboard
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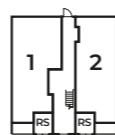
Second Floor



First Floor

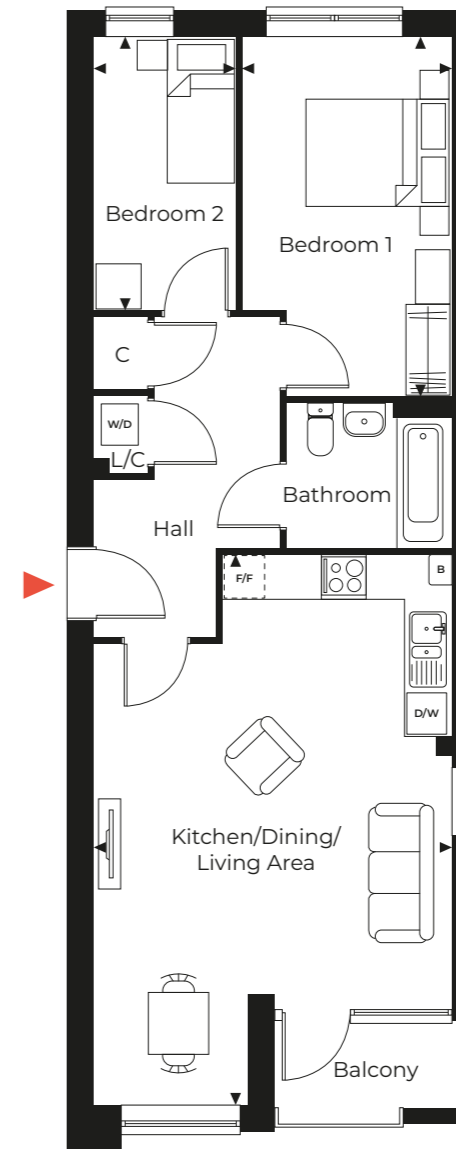


Ground Floor



The Brookhurst

Type B4
Plots 4 & 6 | FLOORS 1 & 2



Kitchen/Dining/Living Area	7521mm x 4688mm	24'7" x 15'4"
Bedroom 1	4740mm x 2750mm	15'7" x 9'0"
Bedroom 2	3600mm x 1859mm	11'10" x 6'1"
Total Area	62.1m ²	668ft ²

B denotes boiler F/F denotes space for fridge/freezer D/W denotes integrated dishwasher
W/D denotes freestanding washer/dryer C denotes cupboard L/C denotes laundry cupboard
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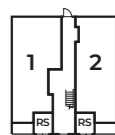
Second Floor



First Floor



Ground Floor





Computer generated image, indicative only.

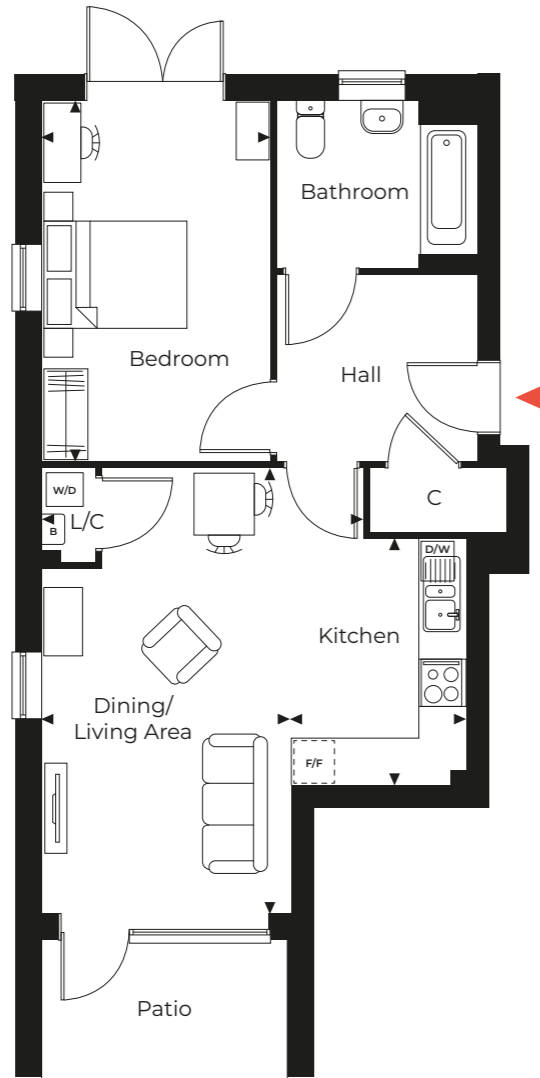
Ashcroft House

Plots 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19 & 20

1 & 2 bedroom apartments

The Oakleigh

Type A1
Plots 7 & 15* | FLOOR G



Kitchen	3234mm x 2312mm	10'7" x 7'7"
Dining/Living Area	5872mm x 4272mm	19'3" x 14'0"
Bedroom	4760mm x 2992mm	15'7" x 9'10"
Total Area	57m ²	614ft ²

* Handed Plots

B denotes boiler F/F denotes space for fridge/freezer D/W denotes integrated dishwasher
W/D denotes freestanding washer/dryer C denotes cupboard L/C denotes laundry cupboard
RS denotes Refuse Store CS denotes Cycle Store

◀ denotes entrance

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Third Floor



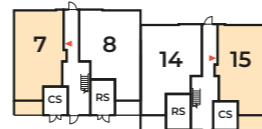
Second Floor



First Floor

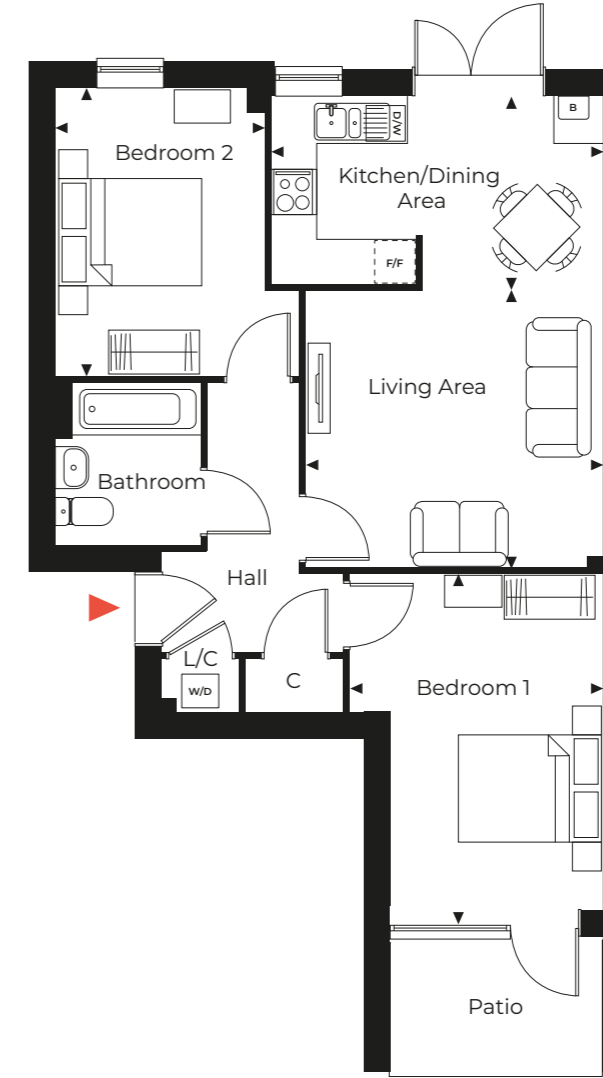


Ground Floor



The Redleigh

Type A2
Plots 8 & 14* | FLOOR G



Kitchen/Dining Area	4370mm x 2465mm	14'4" x 8'1"
Living Area	3918mm x 3748mm	12'10" x 12'4"
Bedroom 1	4420mm x 2800mm	14'6" x 9'2"
Bedroom 2	3795mm x 2750mm	12'5" x 9'0"
Total Area	62.9m ²	677ft ²

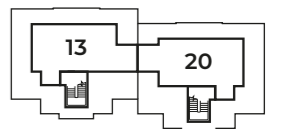
* Handed Plots

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RS denotes Refuse Store CS denotes Cycle Store

◀ denotes entrance

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Third Floor



Second Floor



First Floor



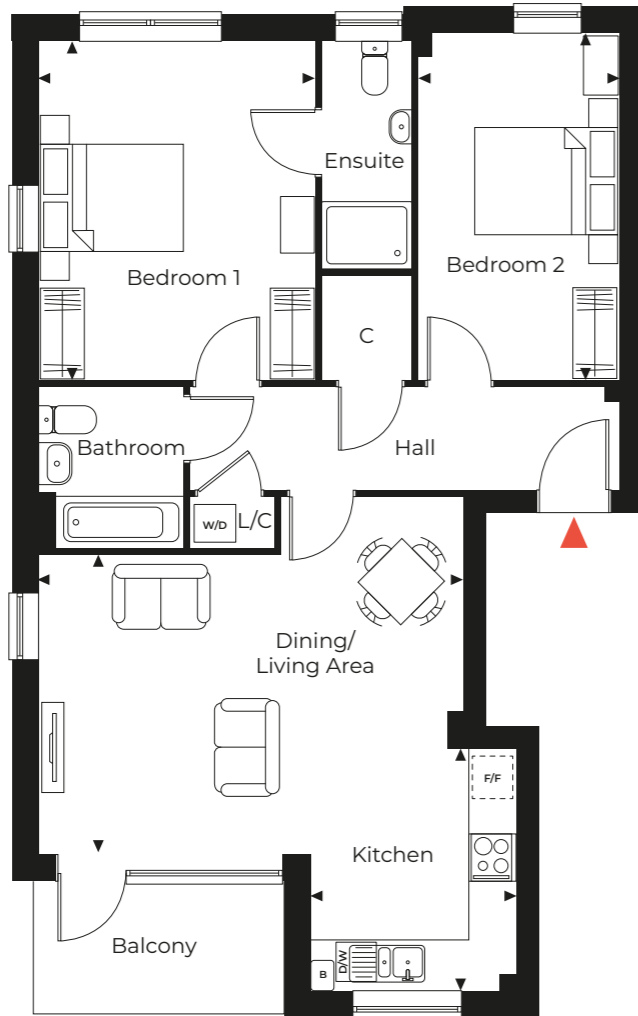
Ground Floor



The Grenleigh

Type A3

Plots 9, 11, 17* & 19* | FLOORS 1 & 2



Kitchen	3150mm x 2713mm	10'3" x 8'9"
Dining/Living Area	5562mm x 3936mm	18'3" x 12'11"
Bedroom 1	4460mm x 3632mm	14'8" x 11'11"
Bedroom 2	4573mm x 2650mm	15'0" x 8'8"
Total Area	77.9m ²	839ft ²

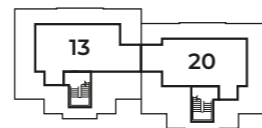
* Handed Plots

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RS denotes Refuse Store CS denotes Cycle Store

◀ denotes entrance

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Third Floor



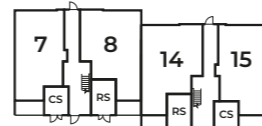
Second Floor



First Floor



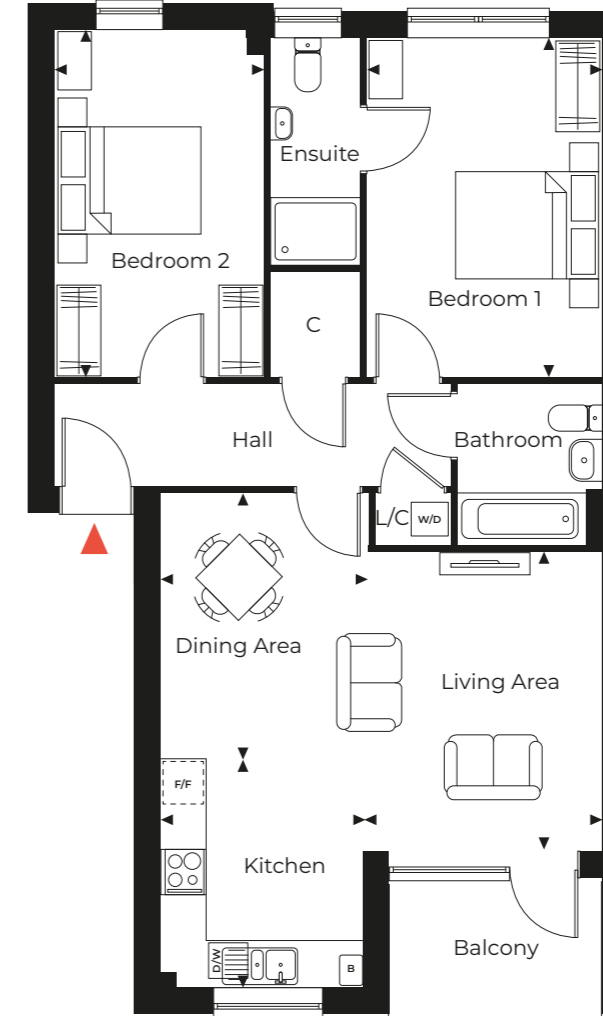
Ground Floor



The Cranleigh

Type A4

Plots 10, 12, 16* & 18* | FLOORS 1 & 2



Kitchen	3000mm x 2663mm	9'10" x 8'9"
Dining Area	3539mm x 2765mm	11'7" x 9'1"
Living Area	3936mm x 3073mm	12'11" x 10'1"
Bedroom 1	4468mm x 3092mm	14'8" x 10'2"
Bedroom 2	4573mm x 2740mm	15'0" x 9'0"
Total Area	75.5m ²	813ft ²

* Handed Plots

B denotes boiler F/F denotes space for fridge/freezer D/W denotes integrated dishwasher
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RS denotes Refuse Store CS denotes Cycle Store

◀ denotes entrance

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Third Floor



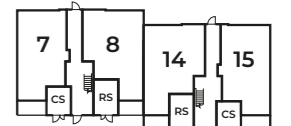
Second Floor



First Floor

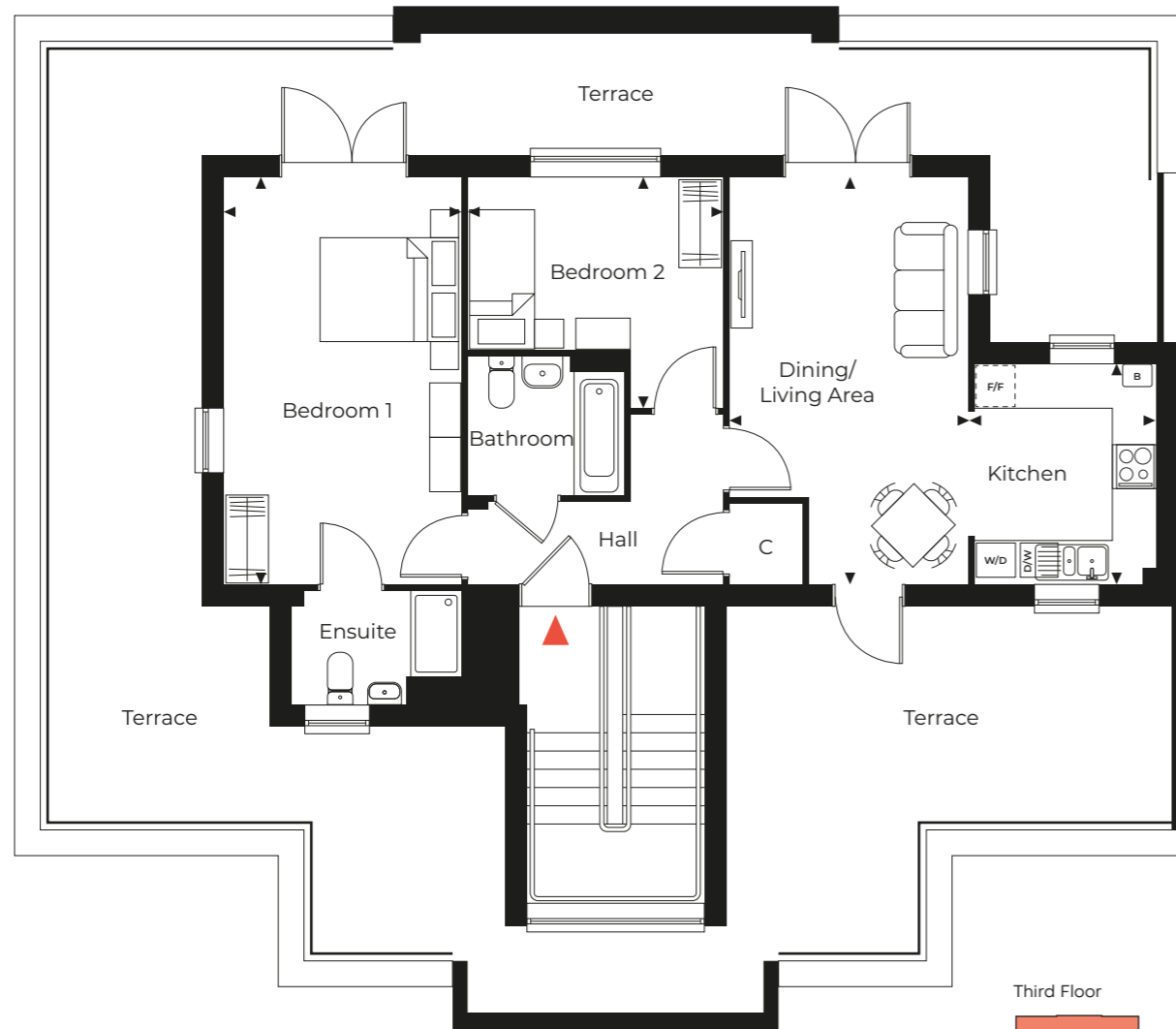


Ground Floor

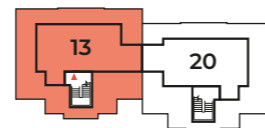


The Nightingale

Type A5
Plot 13 | FLOOR 3



Third Floor



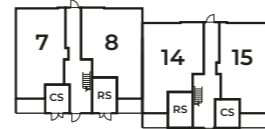
Second Floor



First Floor



Ground Floor



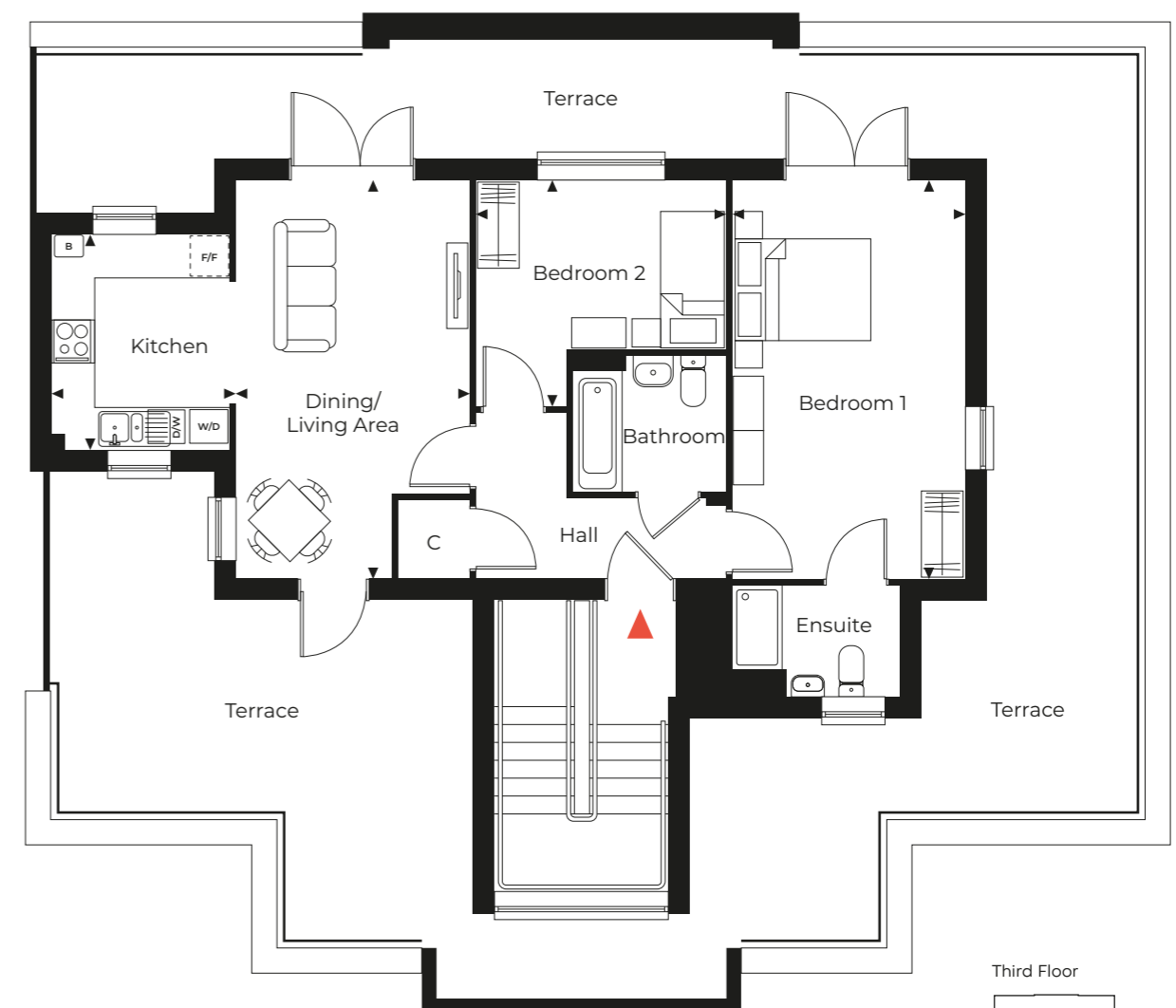
Kitchen	3017mm x 2493mm	9'11" x 8'2"
Dining/Living Area	5563mm x 3250mm	18'3" x 10'8"
Bedroom 1	5563mm x 3250mm	18'3" x 10'8"
Bedroom 2	3500mm x 2370mm	11'6" x 7'9"
Total Area	67.6m ²	727ft ²

B denotes boiler F/F denotes space for fridge/freezer D/W denotes integrated dishwasher
W/D denotes integrated washer/dryer C denotes cupboard RS denotes Refuse Store
CS denotes Cycle Store ◀ denotes entrance

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The Northfield

Type A6
Plot 20 | FLOOR 3



Third Floor



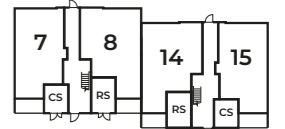
Second Floor



First Floor



Ground Floor



Kitchen	3017mm x 2493mm	9'11" x 8'2"
Dining/Living Area	5563mm x 3250mm	18'3" x 10'8"
Bedroom 1	5563mm x 3250mm	18'3" x 10'8"
Bedroom 2	3500mm x 2369mm	11'6" x 7'9"
Total Area	67.9m ²	727ft ²

B denotes boiler F/F denotes space for fridge/freezer D/W denotes integrated dishwasher
W/D denotes integrated washer/dryer C denotes cupboard RS denotes Refuse Store
CS denotes Cycle Store ◀ denotes entrance

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Computer generated image of Elmhurst House, indicative only.

Cranbrook House

Plots 21, 22, 23, 24 & 25

1, 2 & 3 bedroom apartments

Elmhurst House

Plots 26, 27, 28, 29 & 30

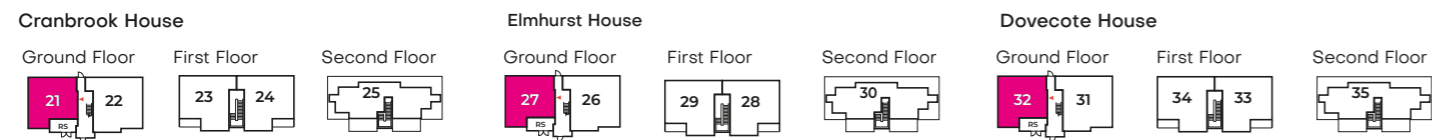
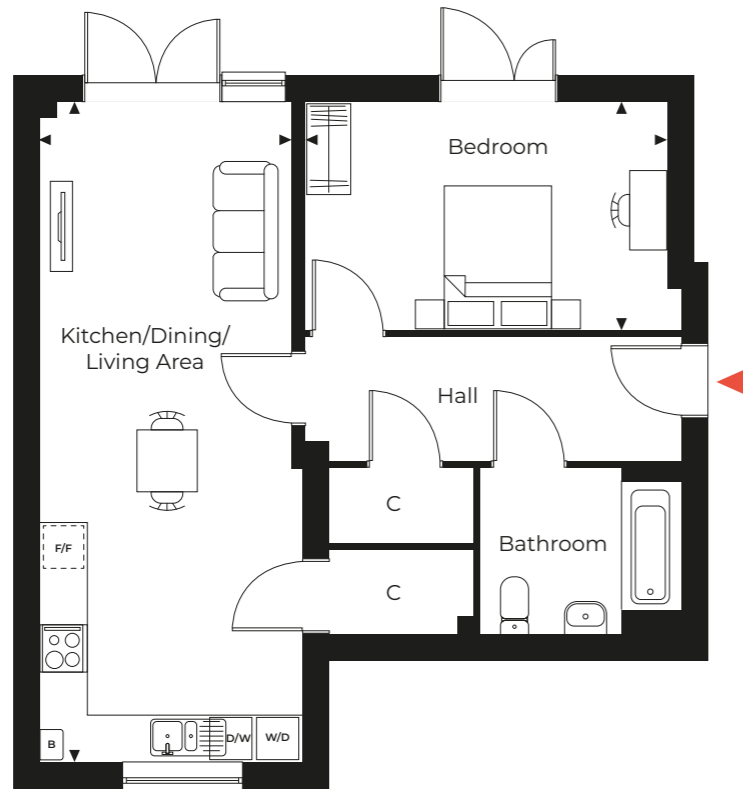
Dovecote House

Plots 31, 32, 33, 34 & 35

The Heathcroft

Type C1/D1/E1

Plots 21, 27 & 32 | FLOOR G



Kitchen/Dining/Living Area	8685mm x 3423mm	28'6" x 11'3"
Bedroom	4755mm x 3000mm	15'7" x 9'10"
Total Area	64.3m ²	692ft ²

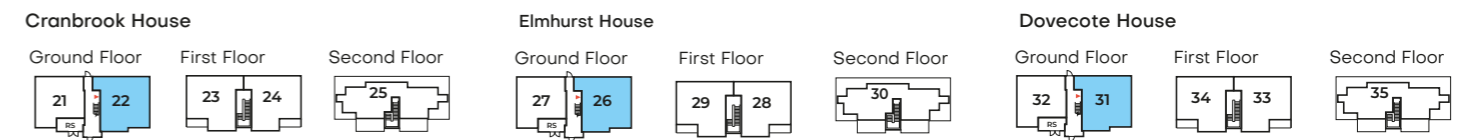
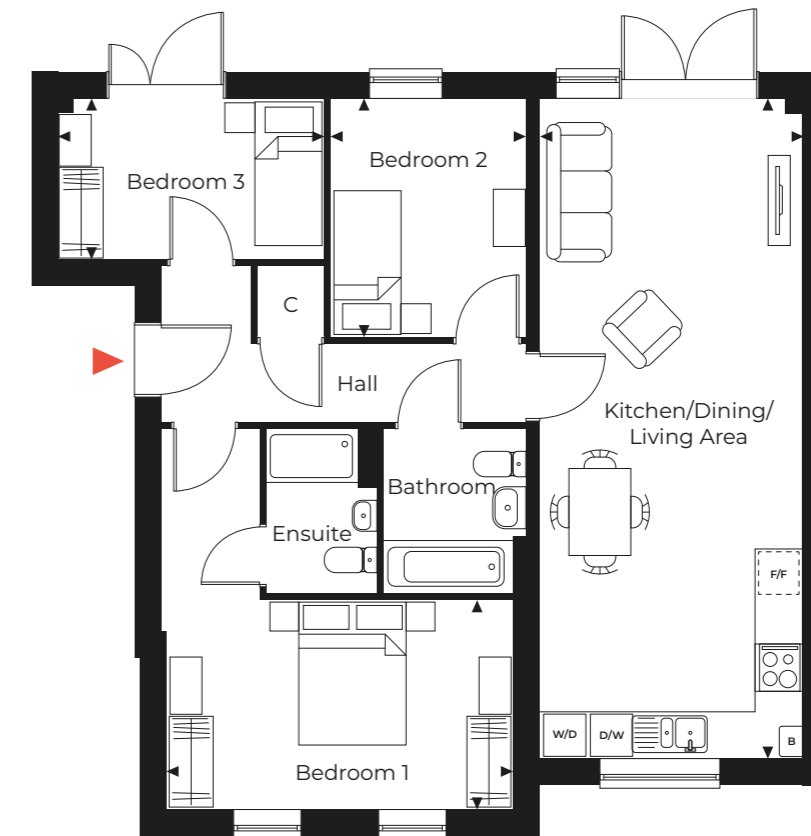
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W/D denotes integrated washer/dryer C denotes cupboard RS denotes Refuse Store
◀ denotes entrance

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The Thorncroft

Type C2/D2/E2

Plots 22, 26 & 31 | FLOOR G



Kitchen/Dining/Living Area	8685mm x 3423mm	28'6" x 11'3"
Bedroom 1	4548mm x 2750mm	14'11" x 9'0"
Bedroom 2	3151mm x 2608mm	10'4" x 8'7"
Bedroom 3	3489mm x 2100mm	11'5" x 6'11"
Total Area	79m ²	850ft ²

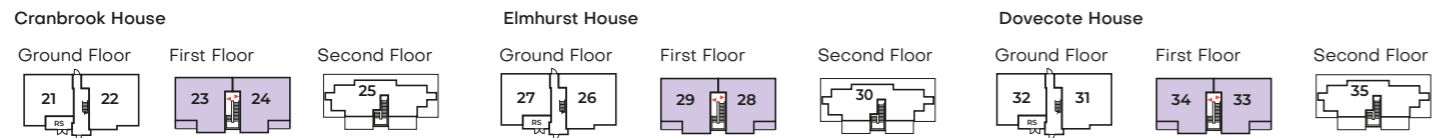
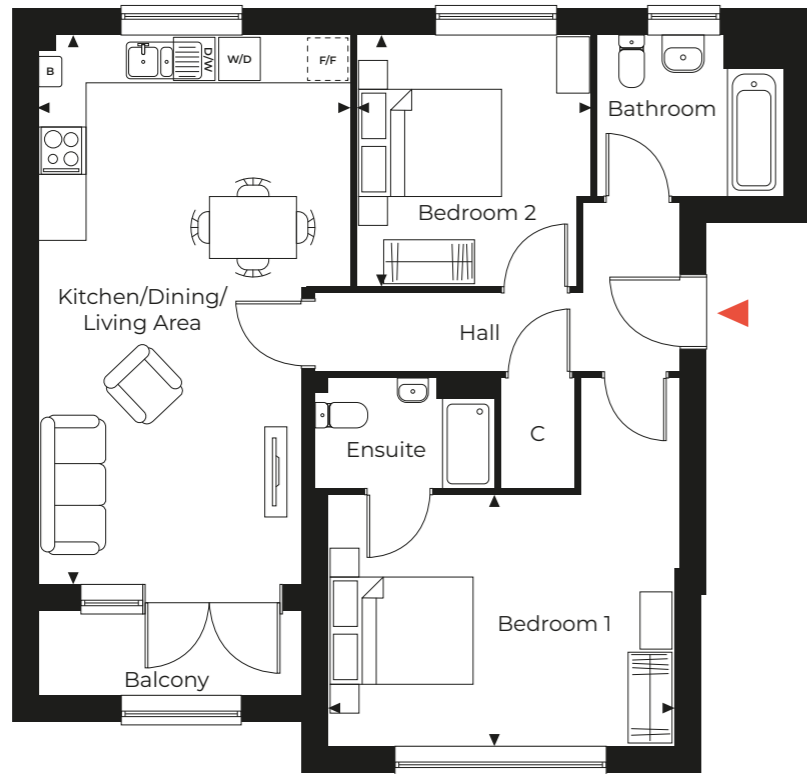
B denotes boiler F/F denotes space for fridge/freezer D/W denotes integrated dishwasher
W/D denotes integrated washer/dryer C denotes cupboard RS denotes Refuse Store
◀ denotes entrance

Floorplans are not to scale and are indicative only. Location of windows, doors, bathroom fittings, kitchen units and appliances may differ. Dimensions given are approximate and should not be used to order carpets or furniture.

The Maplecroft

Type C3/D3/E3

Plots 23, 24*, 28*, 29, 33* & 34 | FLOOR 1



Kitchen/Dining/Living Area	7222mm x 4107mm	23'8" x 13'6"
Bedroom 1	4547mm x 3306mm	14'11" x 10'10"
Bedroom 2	3300mm x 3101mm	10'10" x 10'2"
Total Area	73.5m ²	791ft ²

* Handed Plots

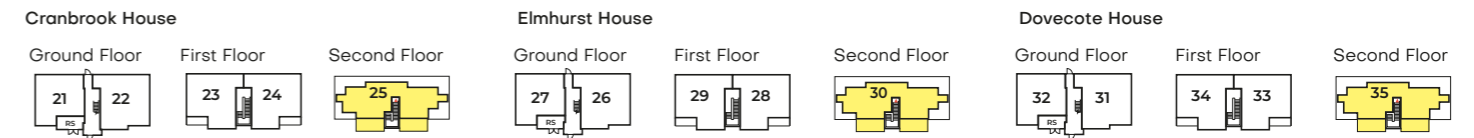
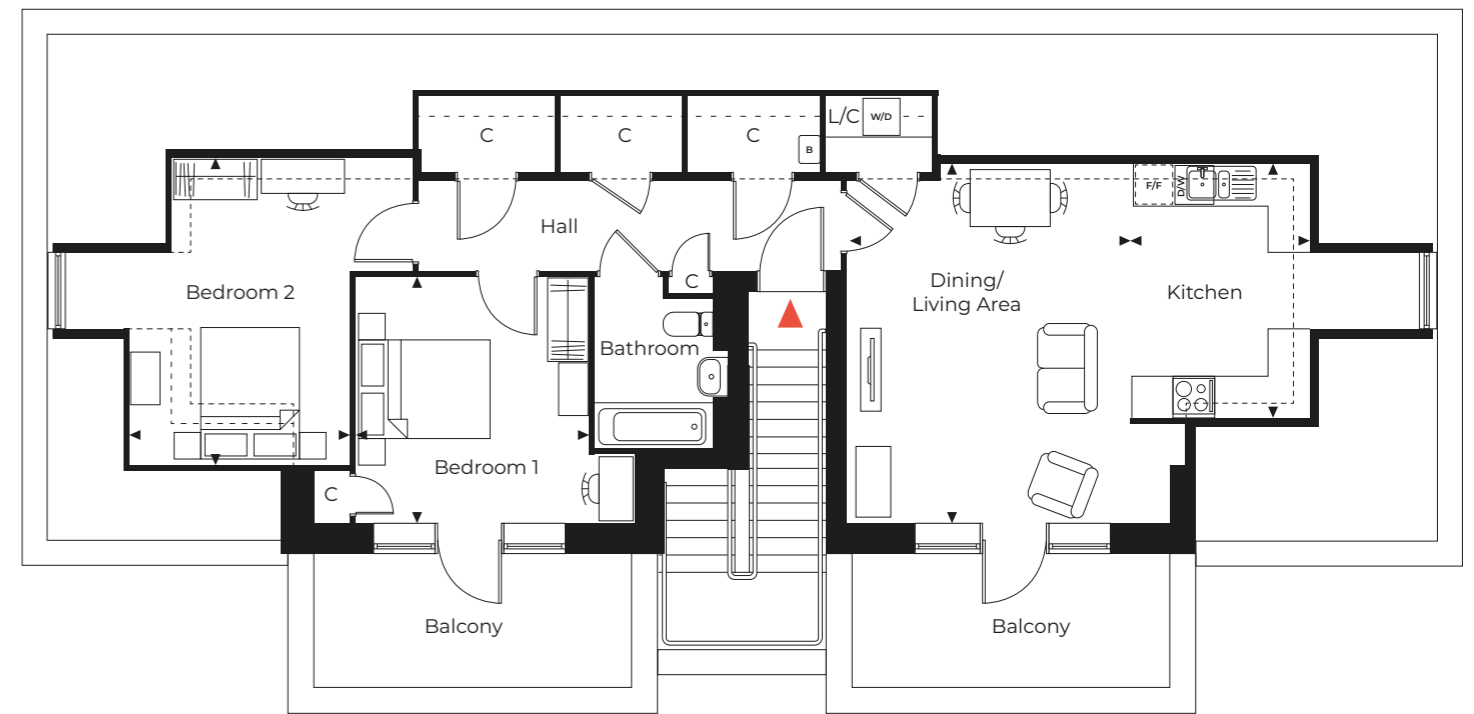
B denotes boiler F/F denotes space for fridge/freezer D/W denotes integrated dishwasher
W/D denotes integrated washer/dryer C denotes cupboard RS denotes Refuse Store
◀ denotes entrance

Floorplans are not to scale and are indicative only. Location of windows, doors, bathroom fittings, kitchen units and appliances may differ. Dimensions given are approximate and should not be used to order carpets or furniture.

The Kingscroft

Type C5/D5/E5

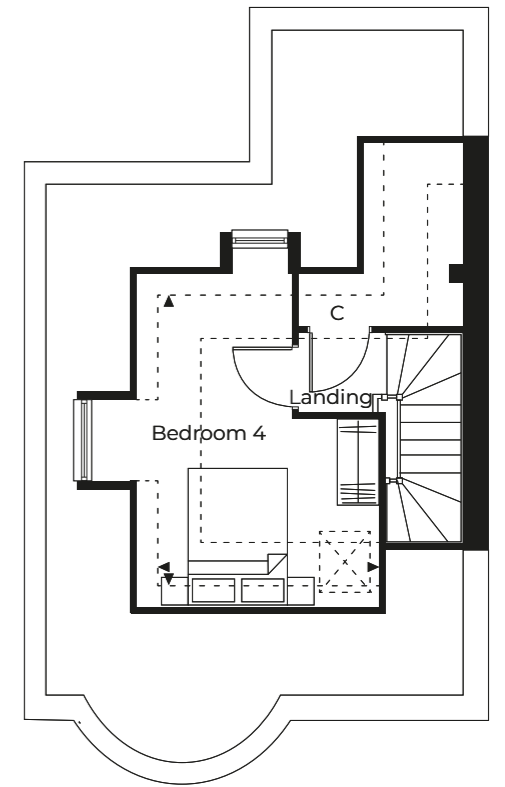
Plots 25, 30 & 35 | FLOOR 2



Kitchen	3638mm x 2600mm	11'11" x 8'6"
Dining/Living Area	5156mm x 4594mm	16'11" x 15'11"
Bedroom 1	3559mm x 3369mm	11'8" x 11'1"
Bedroom 2	4415mm x 3167mm	14'6" x 10'5"
Total Area	83.4m ²	898ft ²

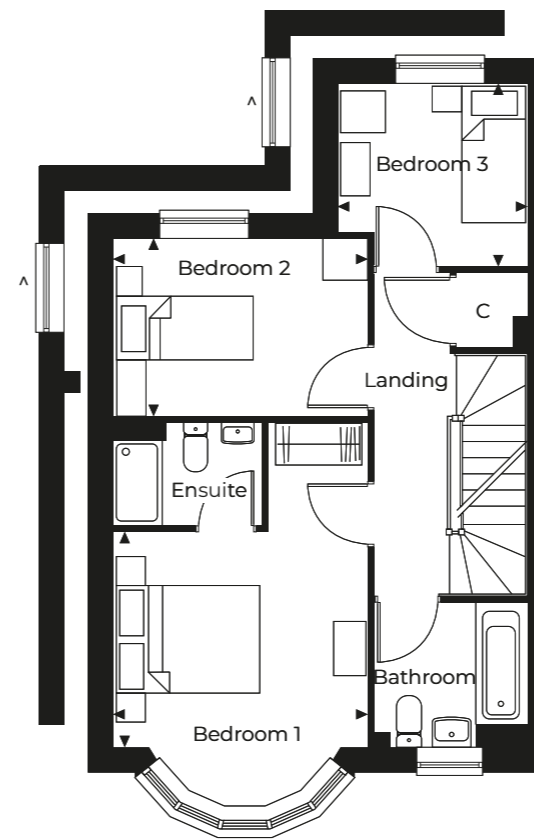
B denotes boiler F/F denotes space for fridge/freezer D/W denotes integrated dishwasher
W/D denotes freestanding washer/dryer C denotes cupboard L/C denotes laundry cupboard
RS denotes Refuse Store ▶ denotes entrance --- denotes reduced ceiling height

Floorplans are not to scale and are indicative only. Location of windows, doors, bathroom fittings, kitchen units and appliances may differ. Dimensions given are approximate and should not be used to order carpets or furniture.



Second Floor

Bedroom 4	4648mm x 3387mm	15'3" x 11'1"
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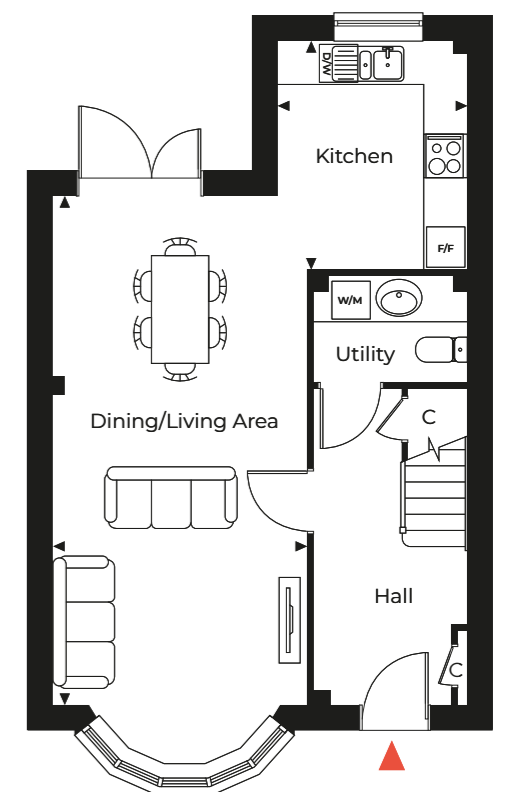


First Floor

Bedroom 1	3557mm x 3000mm	11'8" x 9'10"
Bedroom 2	3556mm x 2491mm	11'8" x 8'2"
Bedroom 3	2642mm x 2557mm	8'8" x 8'5"

Ground Floor

Kitchen	3151mm x 2643mm	10'4" x 8'8"
Dining/Living Area	7098mm x 3550mm	23'3" x 11'8"
Total Area	124.12m²	1336ft²



*** Handed Plots**

F/F denotes integrated fridge/freezer D/W denotes integrated dishwasher
W/M denotes integrated washing machine C denotes cupboard

▨ denotes Velux window ◀ denotes entrance --- denotes reduced ceiling height
^ alternative window location to bedrooms 2 & 3 to Plots 36 and 37

Floorplans are not to scale and are indicative only. Location of windows, doors, bathroom fittings, kitchen units and appliances may differ. Dimensions given are approximate and should not be used to order carpets or furniture.



Computer generated image of Plots 40 & 41, indicative only.

The Dalewood

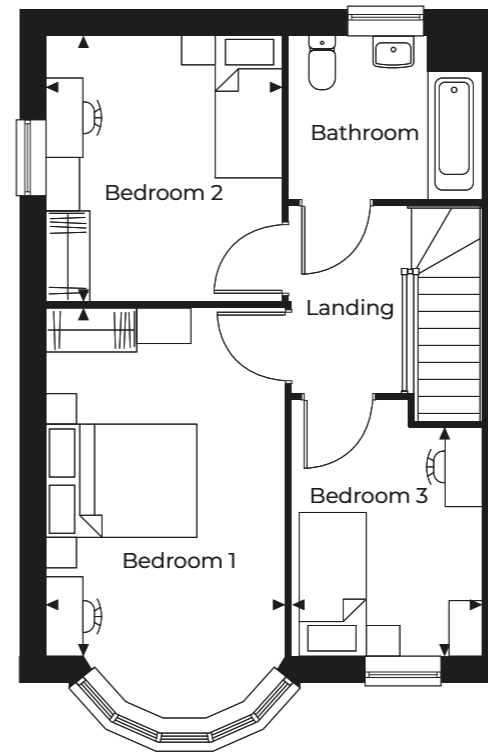
House Type A

Plots 36, 37*, 38*, 39, 40*, 41, 42*, 43

4 bedroom houses

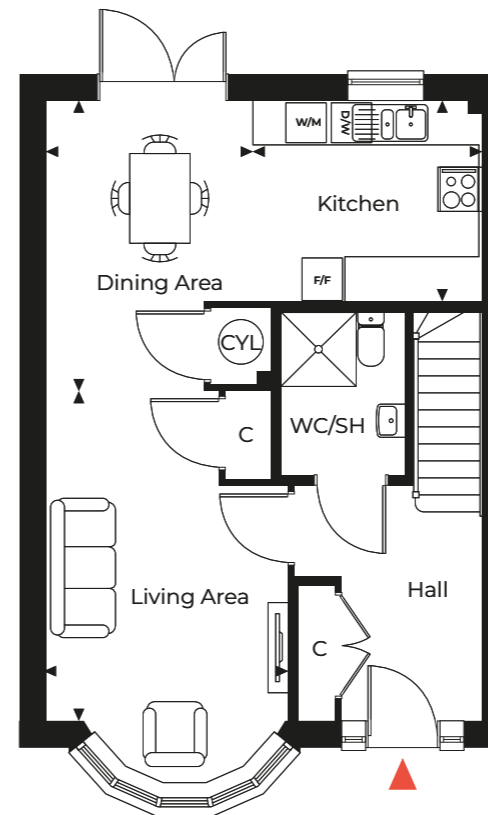


Computer generated image, indicative only.



First Floor

Bedroom 1	4725mm x 3246mm	15'5" x 10'6"
Bedroom 2	3612mm x 3212mm	11'9" x 10'5"
Bedroom 3	3480mm x 2616mm	11'4" x 8'6"



Ground Floor

Kitchen	3542mm x 2726mm	11'6" x 8'9"
Dining Area	2726mm x 2368mm	8'9" x 7'8"
Living Area	5660mm x 3323mm	18'6" x 10'9"
Total Area	101m²	1088ft²

F/F denotes integrated fridge/freezer D/W denotes integrated dishwasher
 CYL denotes hot water cylinder W/M denotes integrated washing machine
 C denotes cupboard WC/SH denotes WC and shower room ▲ denotes entrance

Floorplans are not to scale and are indicative only. Location of windows, doors, bathroom fittings, kitchen units and appliances may differ. Dimensions given are approximate and should not be used to order carpets or furniture.

The Darnley

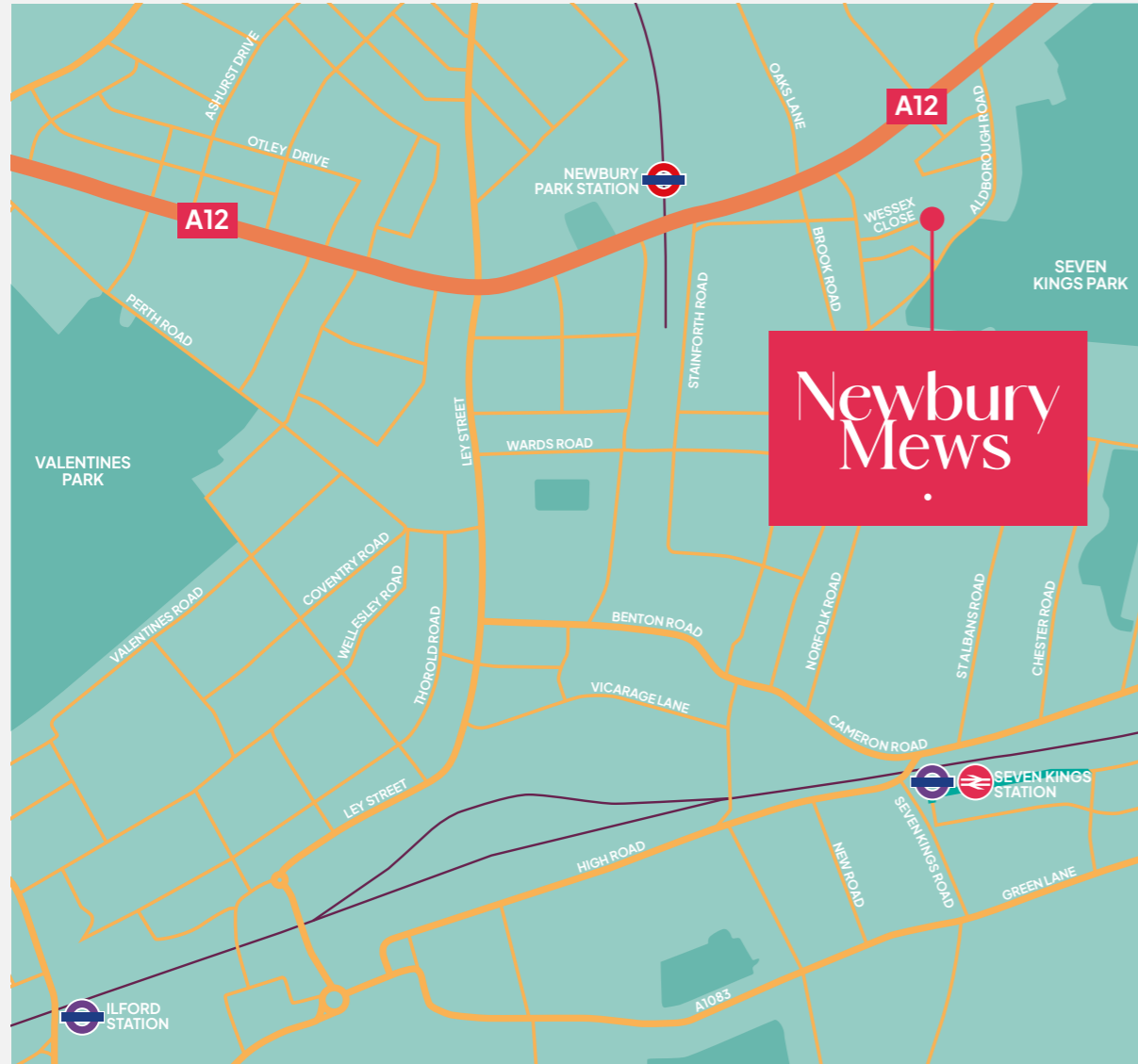
House Type B

Plot 44

3 bedroom house

Area map

Newbury Mews is perfectly placed, offering swift connections across London via the Central Line at Newbury Park Station and the Elizabeth Line from nearby Seven Kings, with the A12 providing easy access out to Essex. Surrounded by Seven Kings Park, local shops, schools, and green spaces, it's a location that blends everyday convenience with a welcoming community feel.



It is not possible for a brochure of this nature to do more than give a general impression of the range, quality and variety of the homes we have on offer. The computer generated imagery is included for guidance only. The properties may vary in terms of elevational designs and details or materials used. Such changes are due to our commitment to creating homes of individual character, although similar to others. We operate a policy of continuous product development so there may be material differences between the accommodation depicted in our literature and that on offer on any particular development or at different times during the progress of any development. Maps are not drawn to scale. Travel times quoted are approximate only. Other photographs are of the local area or indicative lifestyle images. Designed and produced by ThinkBDW 03/2026, 07038-02.



For three generations, the sales signs in front of our Abbey New Homes developments have become a familiar sight in the South East of England. Our homes range from town centre apartments, ideal for first-time buyers and young professionals, to larger family houses in popular towns and villages, with every home offering high-quality design and an excellent specification, at an attractive price.





Newbury Mews

Newbury Park, Ilford

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Newbury Mews

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