



AW
ABBEY
WHARF

B A R K I N G



Experience riverside living at it's finest with a selection of well crafted 1, 2 & 3 bedroom apartments in Barking.

Perfectly positioned between the River Roding and the open green space of Abbey Green, Abbey Wharf sits at the heart of Barking's emerging riverside neighbourhood. This striking new boutique development brings together contemporary design, natural surroundings and a strong sense of community.

Step inside and discover light-filled homes crafted for modern living. Floor-to-ceiling windows enfuse each apartment with natural light, while private balconies extend your living space outdoors. Landscaped communal gardens and a dedicated play area create welcoming spaces to relax and connect, while a new waterfront public plaza forms a vibrant social hub – ideal for meeting neighbours, enjoying the riverside setting and making the most of outdoor living.

For commuters and city explorers, transport links are effortlessly convenient with Barking Station just 0.5 miles* away offering frequent connections across London and beyond.

Source: [google.co.uk/maps](https://www.google.co.uk/maps)



RIVERSIDE CHARM & CITY LIVING IN BARKING

Be part of a vibrant urban village emerging alongside the River Roding in an historic part of East London.



Barking is rapidly redefining itself as one of East London's most vibrant and creative neighbourhoods – a place where riverside living, green space and culture come together. Perfect for first-time buyers, the area combines excellent value with outstanding transport connections via the District and Hammersmith & City lines, London Overground and c2c services, putting the City, Canary Wharf and Shoreditch firmly within easy reach.

Set along the River Roding, Abbey Wharf offers a unique waterside lifestyle framed by nature and history. With Abbey Green and the evocative Abbey Ruins directly opposite, residents are surrounded by open space, riverside walks and peaceful places to unwind. Morning runs along the

river, paddleboarding nearby, weekend picnics on Abbey Green and sunset walks through Barking Park all feel effortlessly part of daily life.

The local scene is thriving. Enjoy brunch and waterside views at the Boathouse Café, grab street food and live events at BOXPARK Barking, or work out at local gyms, outdoor fitness areas and tennis courts in Barking Park. Vicarage Field Shopping Centre and Barking town centre offer everything from high-street brands to independent cafés.

With ongoing regeneration and a growing creative community, Abbey Wharf is a place to live, connect and grow – now and for the future.



Travel times from Barking Station


Via overground services including c2c, DLR & Suffragette Line

WEST HAM	BARKING RIVERSIDE	STRATFORD LONDON	BANK	CANARY WHARF
5 mins*	11 mins*	14 mins*	26 mins*	26 mins*


Via underground services

WHITE CHAPEL	LIVERPOOL STREET	MONUMENT	VICTORIA	KING'S CROSS
18 mins*	24 mins*	25 mins*	37 mins*	39 mins*

Travel times and distances taken from google.co.uk/map and tfl.gov.uk and are indicative. Please check times and routes before travelling.



EXPLORE BARKING

Abbey Wharf
24A Abbey Road,
Barking IG11 7BU



Shopping and retail

- Abbey local 0.1 miles*
- Nisa Local (Abbey Road) 0.2 miles*
- Asda Barking Superstore 0.3 miles*
- Iceland 0.3 miles*
- Tesco Superstore 0.3 miles*
- Vicarage Field Shopping Centre 0.4 miles*
- Lidl Barking (Ripple Road) 0.4 miles*
- Gateway Retail Park 1.6 miles*
- Gallions Reach Shopping Park 2.2 miles*

Eateries and cafés

- Butters Bakery 302 ft*
- Galleon Pub 0.1 miles*
- DoubleFour Cafe 0.1 miles*
- Cristina's Steak: Steakhouse in Barking 0.2 miles*
- Pizza di Legno: Pizza restaurant 0.7 miles*

Entertainment and leisure

- Abbey Green & Abbey Ruins 489 ft*
- Abbey Leisure Centre 0.3 miles*
- UK Fitness Club (Barking Branch) 0.4 miles*
- Greatfields Park 0.9 miles*
- Anytime Fitness Barking 0.9 miles*
- Splash Park & play area - Barking Park 1.2 miles*
- Mayesbrook Park North Lake 1.9 miles*
- Kenneth More Theatre & Cineworld - Ilford 2.7 miles*
- Parsloes Park Sports Hub 4 miles*

Transport, healthcare and amenities

- Barking & Dagenham Natural Health Clinic 0.3 miles*
- Becontree Community Hub 0.3 miles*
- Child and Family Doctors Surgery 0.3 miles*
- Barking Station: District / Hammersmith & City / Overground / c2c rail 0.5 miles*
- Barking Community Hospital 1.8 miles*



AW



SPECIFICATION

Abbey Wharf offers a selection of quality finishes, every detail have been designed to support a contemporary lifestyle while maintaining a clean, cohesive aesthetic throughout your home.

Electrical and heating

- Wiring for BT Openreach Fibre
- Pendant and down lighting throughout
- Thermostatic radiators
- Video entry system
- White switches throughout

Bathroom

- Stylish bathroom with bath and fixed glass shower screen
- Sink with mixer tap
- Thermostatic shower and mixer bath tap
- Large steam free mirror to wall with built in light
- Heated towel rail
- Grey, large format tiling to floor
- Grey wall tiling to bath and ½ height to wall behind sink

General

- Sable coloured twist carpets to bedrooms
- Engineered plank flooring to living room area, kitchen and hallway

Kitchen

- Fully-fitted gloss white kitchen units with chrome handles and a laminate worktop and upstand
- Chrome mixer tap
- Stainless Steel 1 ½ sink with drainer
- Integrated Zanussi electric fan oven and electric ceramic hob
- Electrolux extractor
- Zanussi fridge freezer*
- Zanussi dishwasher*
- Zanussi washer/dryer*
- Under cabinet LED lighting





ABBEY ROAD

ENTRANCE



AW
ABBEY WHARF
BARKING

FUTURE RESIDENTIAL

FUTURE RESIDENTIAL

OTHER RESIDENTIAL

OTHER RESIDENTIAL

HIGHBRIDGE ROAD

River Roding

* Parking spaces are not included at this development

The above site plan is for illustrative purposes only. The landscaping, building designs, boundaries and positions of roads and footpaths and other facilities or amenities may change as the development proceeds. March 2026. Please speak to our Sales Consultant for further information.

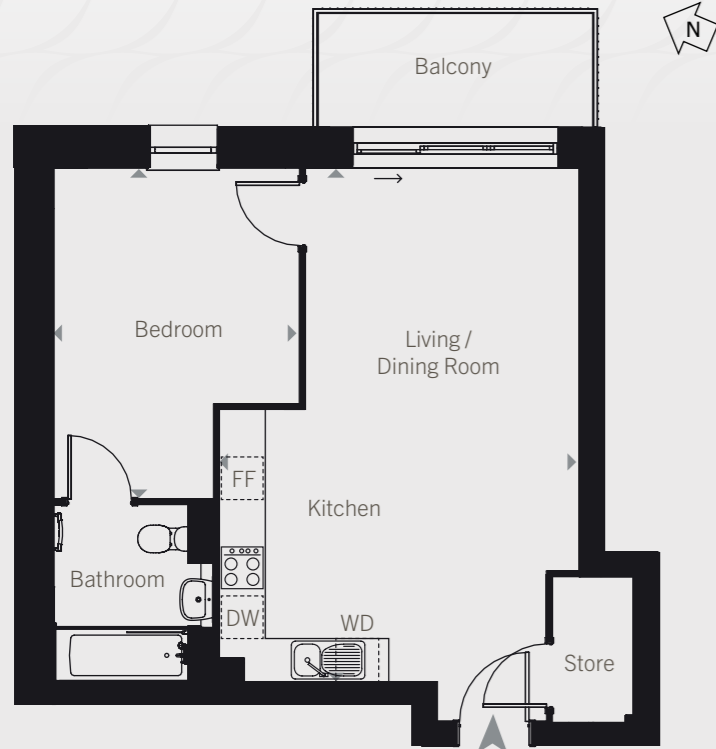




ABBEY WHARF APARTMENTS

APARTMENTS 32, 39, 46, 53

ONE BEDS



TOTAL AREA:	50.2 SQ M		540 SQ FT	
	Length	Width	Length	Width
Living / Dining / Kitchen	6.87m	x 4.79m	22' 6"	x 15' 8"
Bedroom	4.38m	x 3.29m	14' 5"	x 10' 9"

KEY: WD Washer / Dryer | FF Fridge Freezer | DW Dishwasher

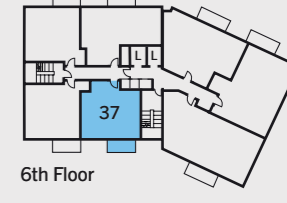
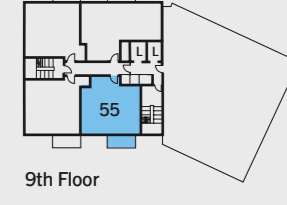
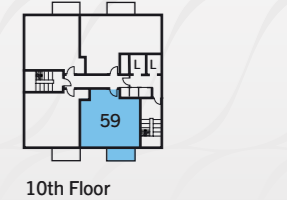
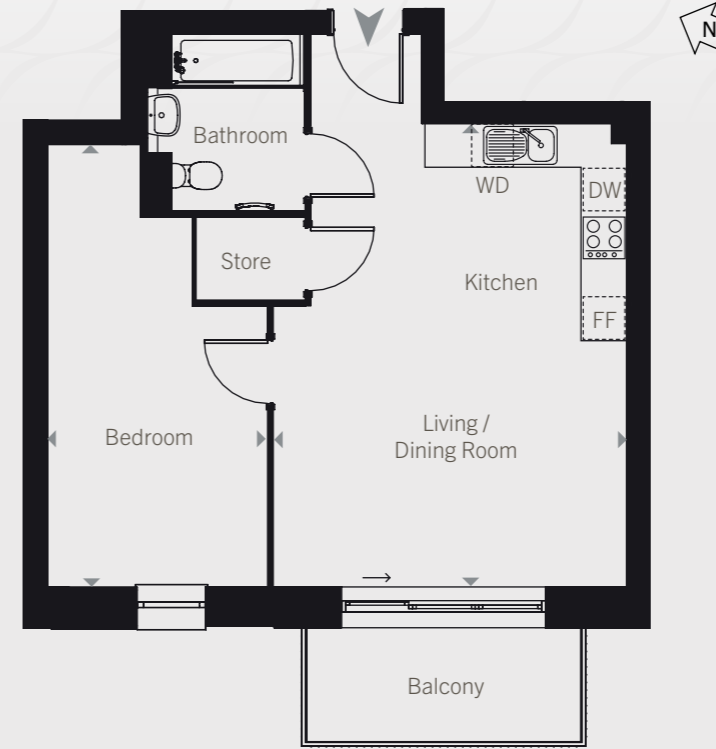
Point from which maximum dimensions are measured. Dimensions are intended for guidance only. The developer reserves the right to vary as necessary to complete works. All measurements and areas may vary by approximately 5%. External space is indicative only. We operate a policy of continuous product development and features may, therefore, vary from time to time. This information does not constitute a contract, part of a contract or warranty. They are not intended to be used for carpet sizes, appliance sizes or items of furniture.



ABBEY WHARF APARTMENTS

APARTMENTS 30, 37, 44, 51, 55, 59

ONE BEDS



TOTAL AREA:	51.5 SQ M		554 SQ FT	
	Length	Width	Length	Width
Living / Dining / Kitchen	6.09m	x 4.64m	20' 0"	x 15' 3"
Bedroom	5.80m	x 2.90m	19' 0"	x 9' 6"

KEY: WD Washer / Dryer | FF Fridge Freezer | DW Dishwasher

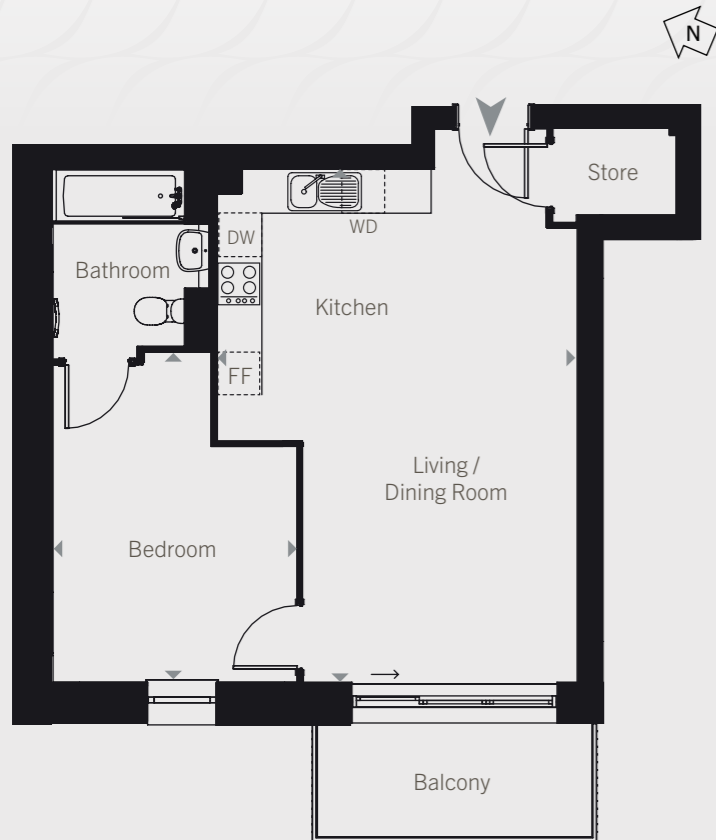
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ABBEY WHARF APARTMENTS

APARTMENTS 31, 38, 45, 52

ONE BEDS



TOTAL AREA:	50.3 SQ M		541 SQ FT	
	Length	Width	Length	Width
Living / Dining / Kitchen	6.81m	x 4.78m	22' 4"	x 15' 8"
Bedroom	4.35m	x 3.19m	14' 3"	x 10' 6"

KEY: WD Washer / Dryer | FF Fridge Freezer | DW Dishwasher

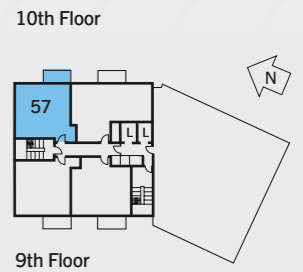
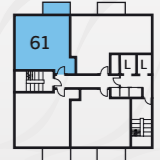
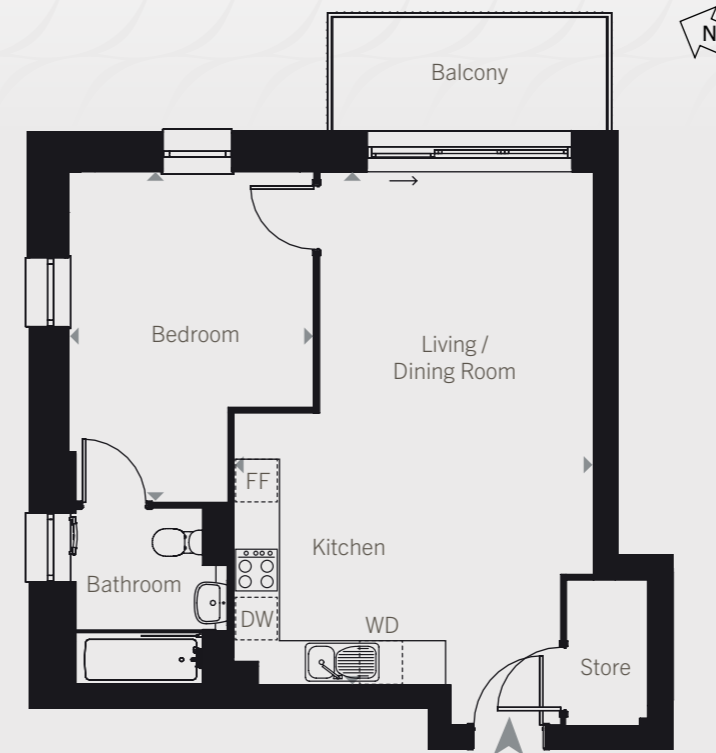
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ABBEY WHARF APARTMENTS

APARTMENTS 57, 61

ONE BEDS



TOTAL AREA:	50.2 SQ M		540 SQ FT	
	Length	Width	Length	Width
Living / Dining / Kitchen	6.83m	x 4.79m	22' 5"	x 15' 9"
Bedroom	4.43m	x 3.27m	14' 7"	x 10' 9"

KEY: WD Washer / Dryer | FF Fridge Freezer | DW Dishwasher

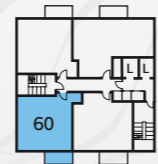
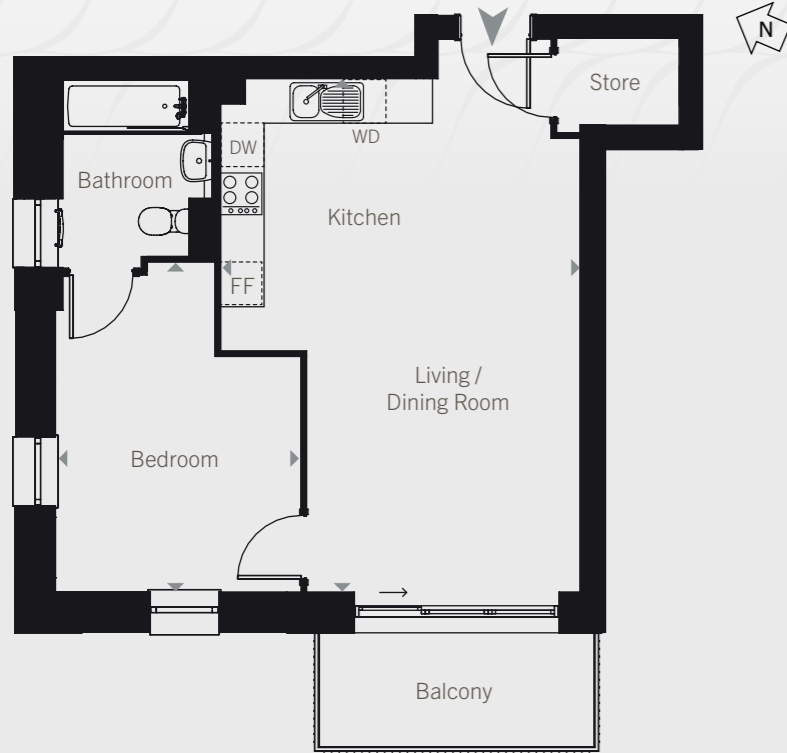
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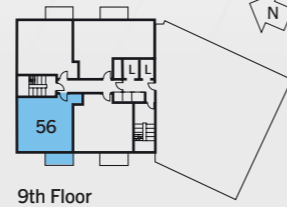
ABBEY WHARF APARTMENTS

APARTMENTS 56, 60

ONE
BEDS



10th Floor



9th Floor

TOTAL AREA:	50.3 SQ M		541 SQ FT	
	Length	Width	Length	Width
Living / Dining / Kitchen	6.73m	x 4.77m	22' 1"	x 15' 8"
Bedroom	4.34m	x 3.25m	14' 3"	x 10' 8"

KEY: WD Washer / Dryer | FF Fridge Freezer | DW Dishwasher

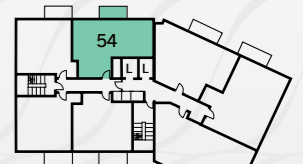
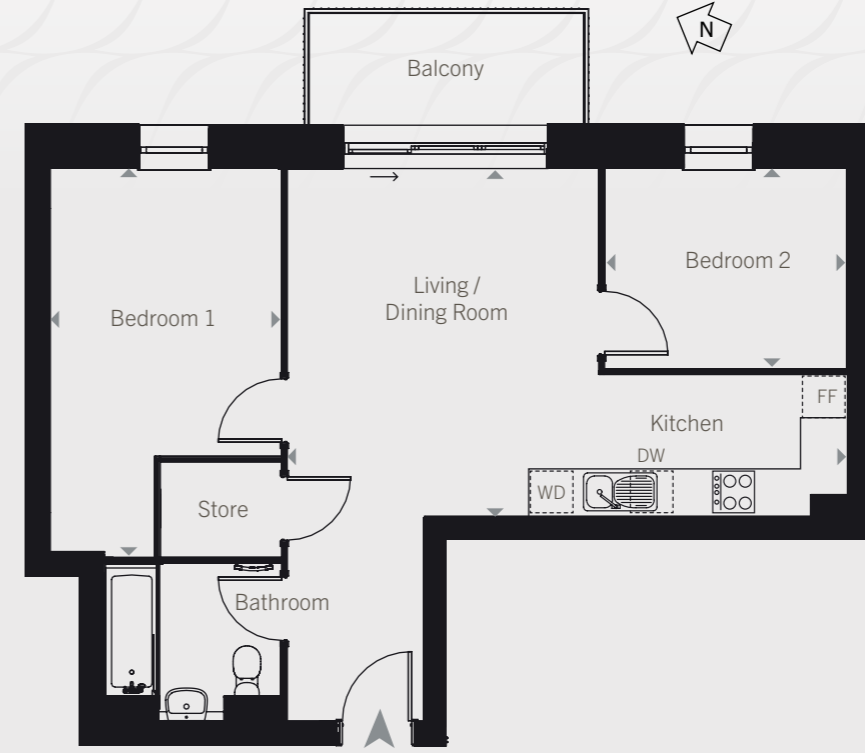
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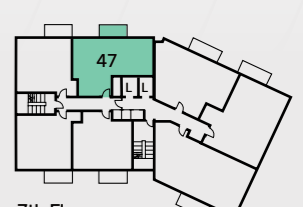
ABBEY WHARF APARTMENTS

APARTMENTS 33, 40, 47, 54

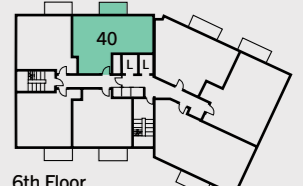
TWO
BEDS



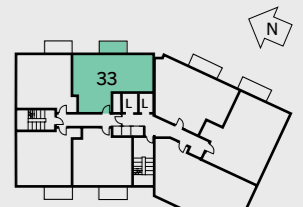
8th Floor



7th Floor



6th Floor



5th Floor

TOTAL AREA:	61.3 SQ M		660 SQ FT	
	Length	Width	Length	Width
Living / Dining / Kitchen	7.43m	x 4.57m	24' 5"	x 15' 0"
Bedroom 1	5.15m	x 3.04m	16' 11"	x 10' 0"
Bedroom 2	3.19m	x 2.61m	10' 6"	x 8' 7"

KEY: WD Washer / Dryer | FF Fridge Freezer | DW Dishwasher

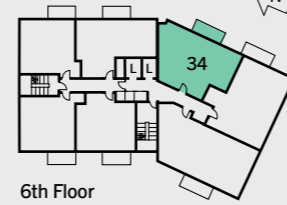
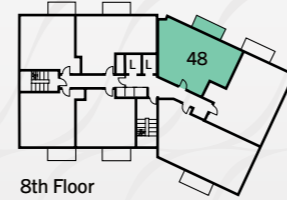
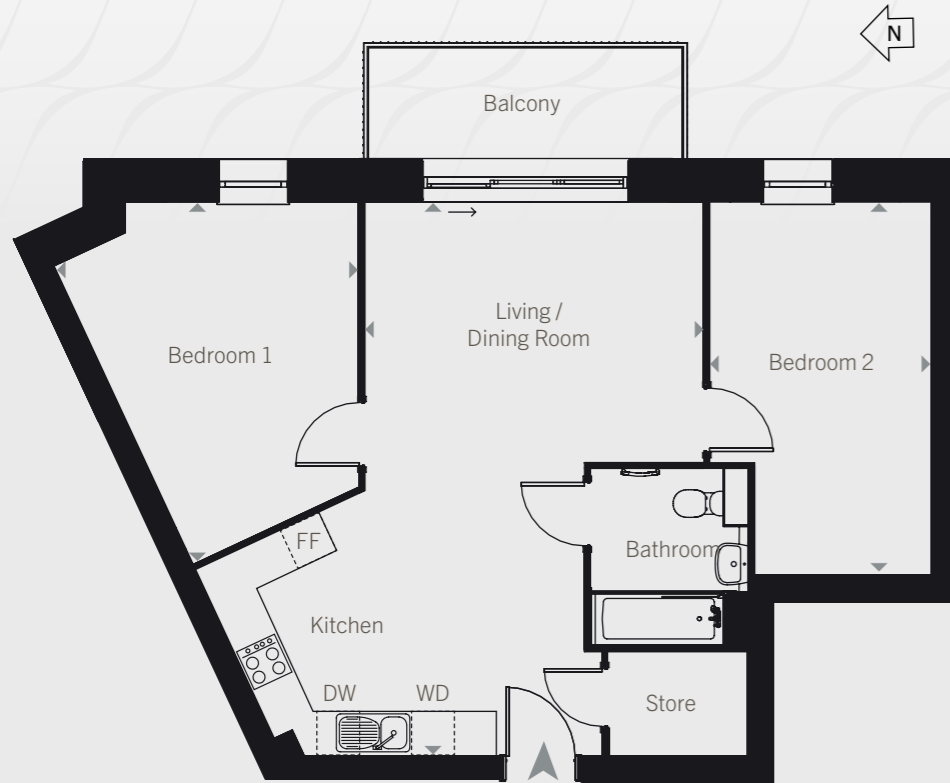
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ABBEY WHARF APARTMENTS

APARTMENTS 34, 41, 48

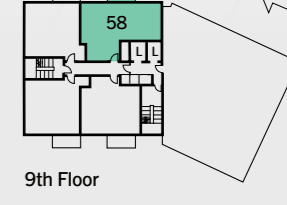
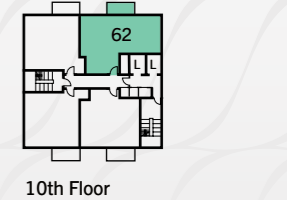
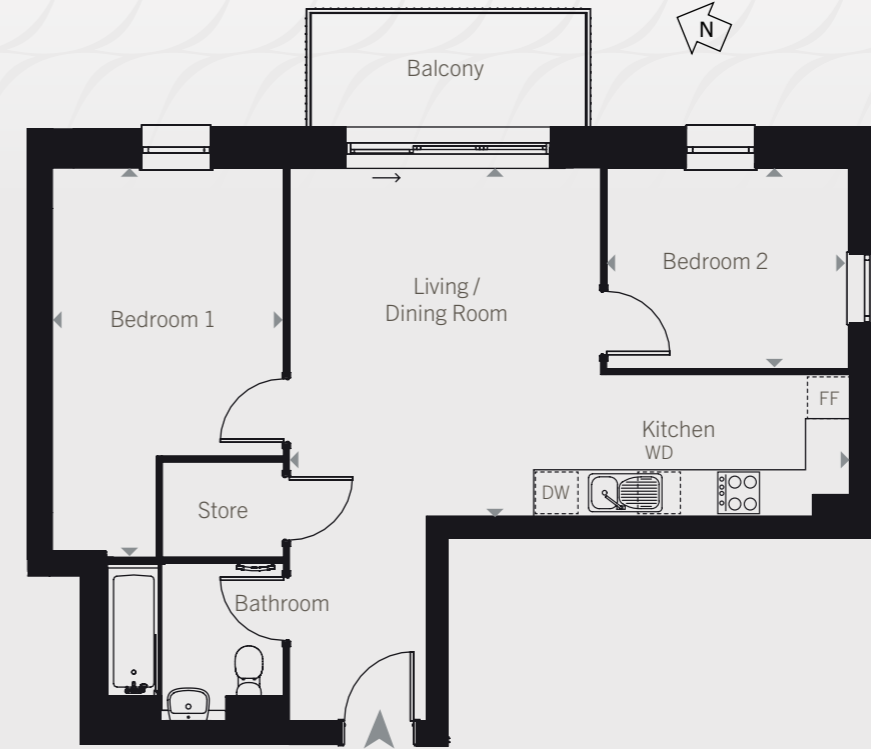
TWO BEDS



ABBEY WHARF APARTMENTS

APARTMENTS 58, 62

TWO BEDS



TOTAL AREA:	69.7 SQ M		750 SQ FT	
	Length	Width	Length	Width
Living / Dining / Kitchen	7.33m	x 5.00m	24' 1"	x 16' 5"
Bedroom 1	4.79m	x 4.06m	15' 9"	x 13' 4"
Bedroom 2	4.93m	x 2.90m	16' 2"	x 9' 6"

KEY: WD Washer / Dryer | FF Fridge Freezer | DW Dishwasher

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TOTAL AREA:	61.3 SQ M		660 SQ FT	
	Length	Width	Length	Width
Living / Dining / Kitchen	7.39m	x 4.56m	24' 3"	x 15' 0"
Bedroom 1	5.14m	x 3.04m	16' 10"	x 10' 0"
Bedroom 2	3.19m	x 2.61m	10' 5"	x 8' 7"

KEY: WD Washer / Dryer | FF Fridge Freezer | DW Dishwasher

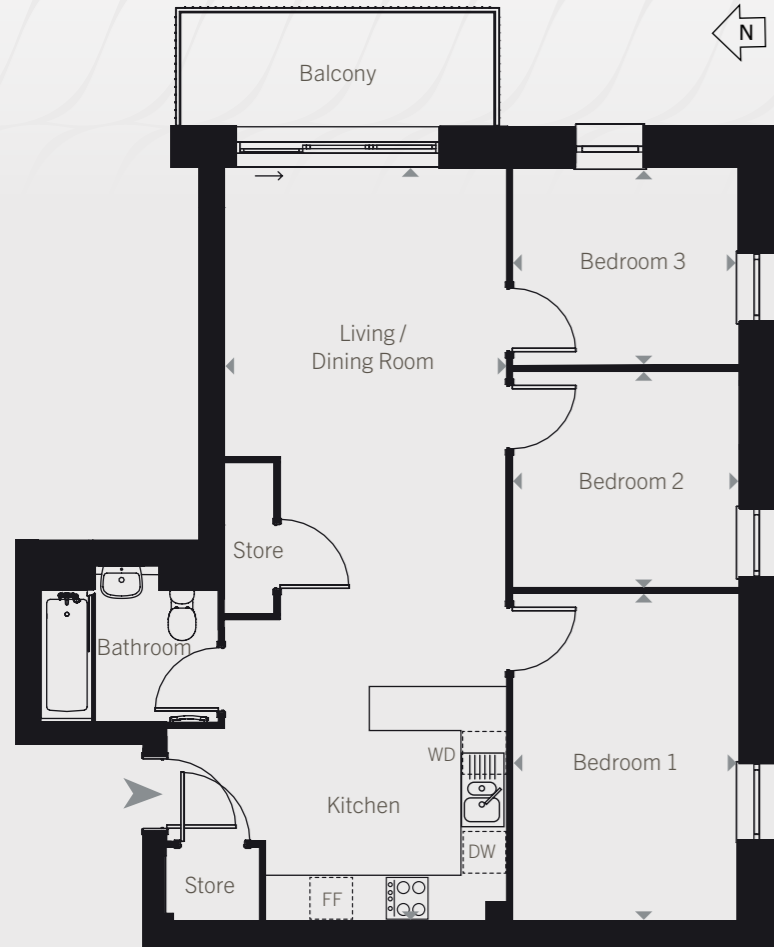
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ABBEY WHARF APARTMENTS

APARTMENTS 35, 42, 49

THREE BEDS



TOTAL AREA:	74.9 SQ M		806 SQ FT	
	Length	Width	Length	Width
Living / Dining / Kitchen	9.97m	x 3.73m	32' 9"	x 12' 3"
Bedroom 1	4.35m	x 2.97m	14' 3"	x 9' 9"
Bedroom 2	2.97m	x 2.83m	9' 9"	x 9' 3"
Bedroom 3	2.97m	x 2.61m	9' 9"	x 8' 7"

KEY: WD Washer / Dryer | FF Fridge Freezer | DW Dishwasher

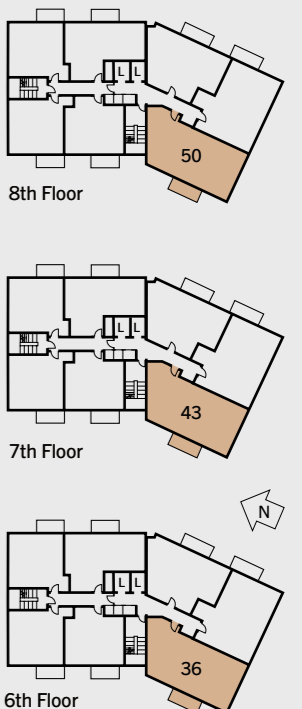
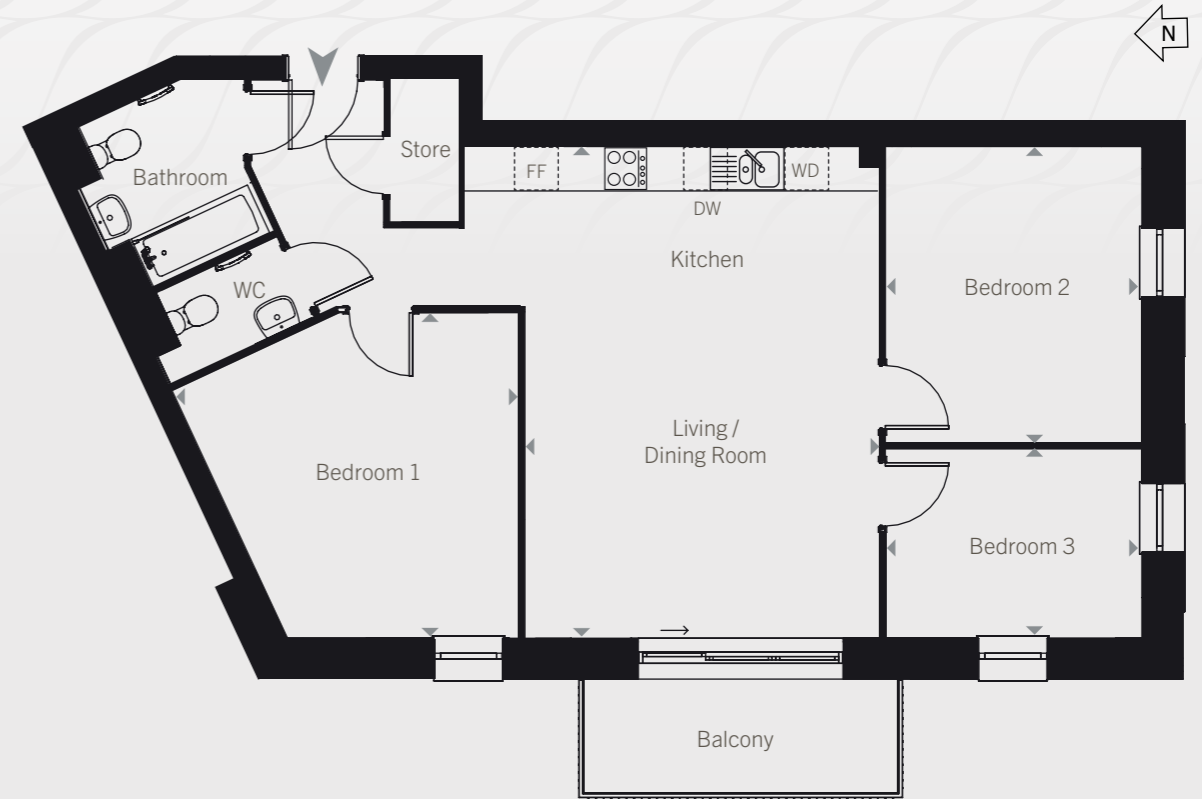
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ABBEY WHARF APARTMENTS

APARTMENTS 36, 43, 50

THREE BEDS



TOTAL AREA:	87.0 SQ M		936 SQ FT	
	Length	Width	Length	Width
Living / Dining / Kitchen	6.52m	x 4.71m	21' 5"	x 15' 5"
Bedroom 1	4.56m	x 4.27m	15' 0"	x 14' 0"
Bedroom 2	3.91m	x 3.40m	12' 10"	x 11' 2"
Bedroom 3	3.40m	x 2.46m	11' 2"	x 8' 1"

KEY: WD Washer / Dryer | FF Fridge Freezer | DW Dishwasher

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0344 800 1613

abbeywharf-barking.co.uk

abbeywharf@regenta.co.uk



B&DReside



REGENTA