



# EASTBROOKE VILLAGE

BARKING RIVERSIDE





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BARKING RIVERSIDE

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

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# A NEW COMMUNITY

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







Computer generated image and photography of a nearby Show Apartment.



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







EASTBROOKE VILLAGE

CITY OF LONDON

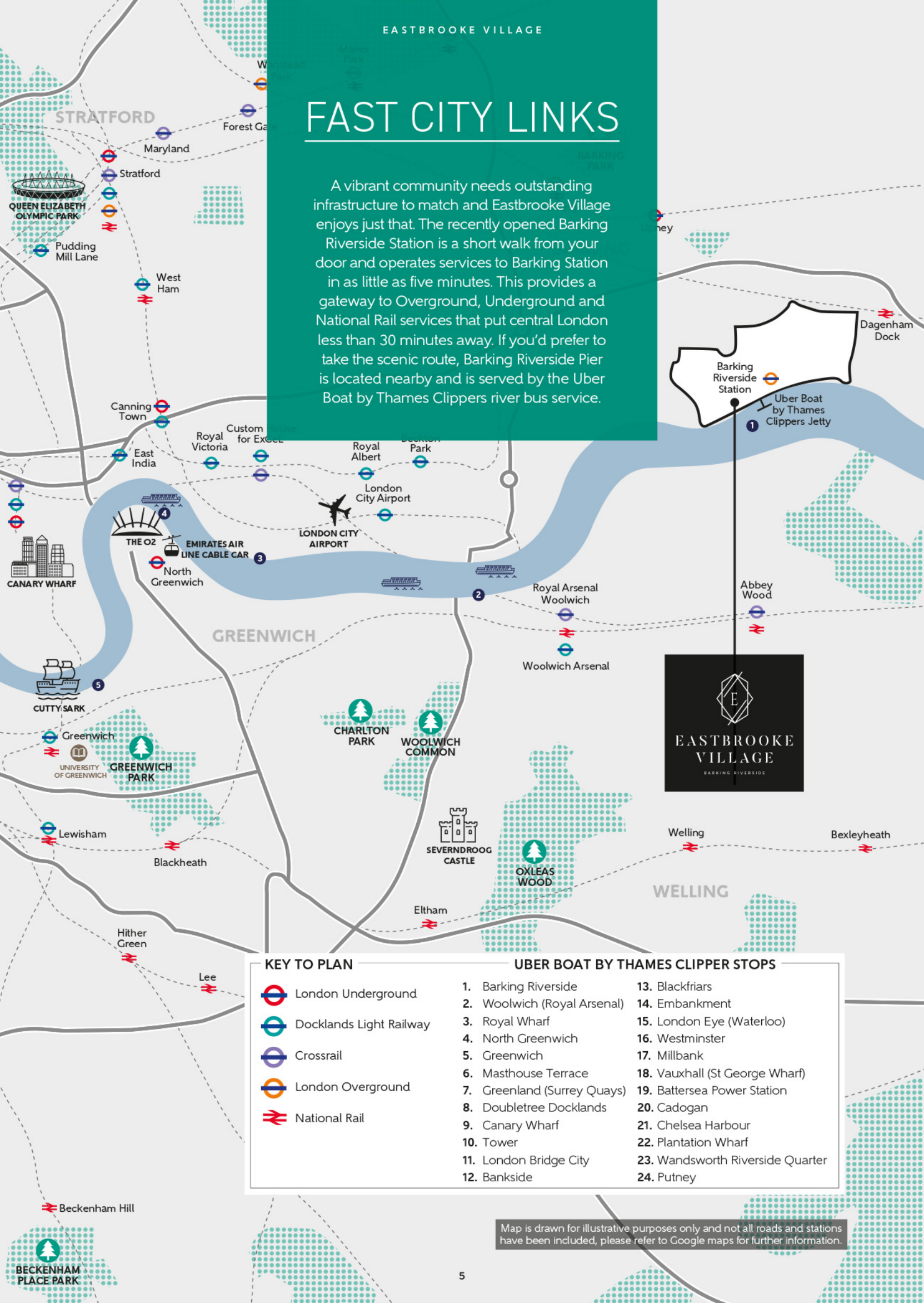
BATTERSEA

PECKHAM



# FAST CITY LINKS

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



**KEY TO PLAN**

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

**UBER BOAT BY THAMES CLIPPER STOPS**

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

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



# THE BEGINNING OF A NEW CHAPTER

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



RIVER WALK

UBER BOAT BY THAMES  
CLIPPERS JETTY

RIVERSIDE CAMPUS

BARKING RIVERSIDE  
OVERGROUND STATION

BARKING RIVERSIDE

RIVER ROAD

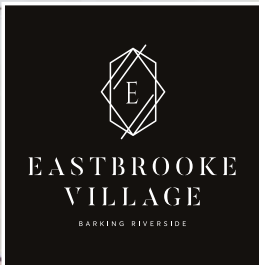


GALLIONS REACH SHOPPING PARK

LONDON CITY AIRPORT

THE CITY

THE O2 ARENA



PATHWAYS PRIMARY SCHOOL

THAMES ROAD

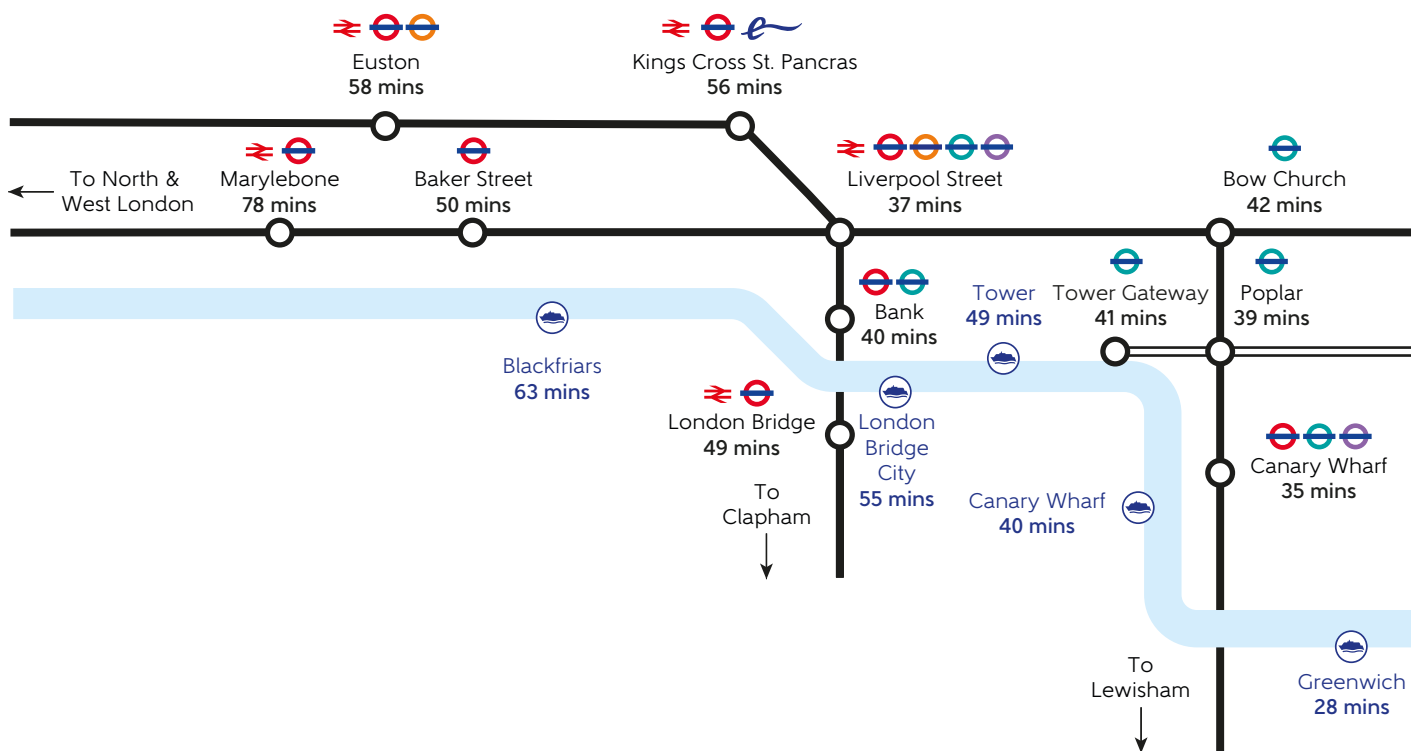
THAMES VIEW PLAYING FIELD

Aerial photograph of Barking Riverside.



# FIVE STAR CONNECTIONS FROM YOUR DOORSTEP

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



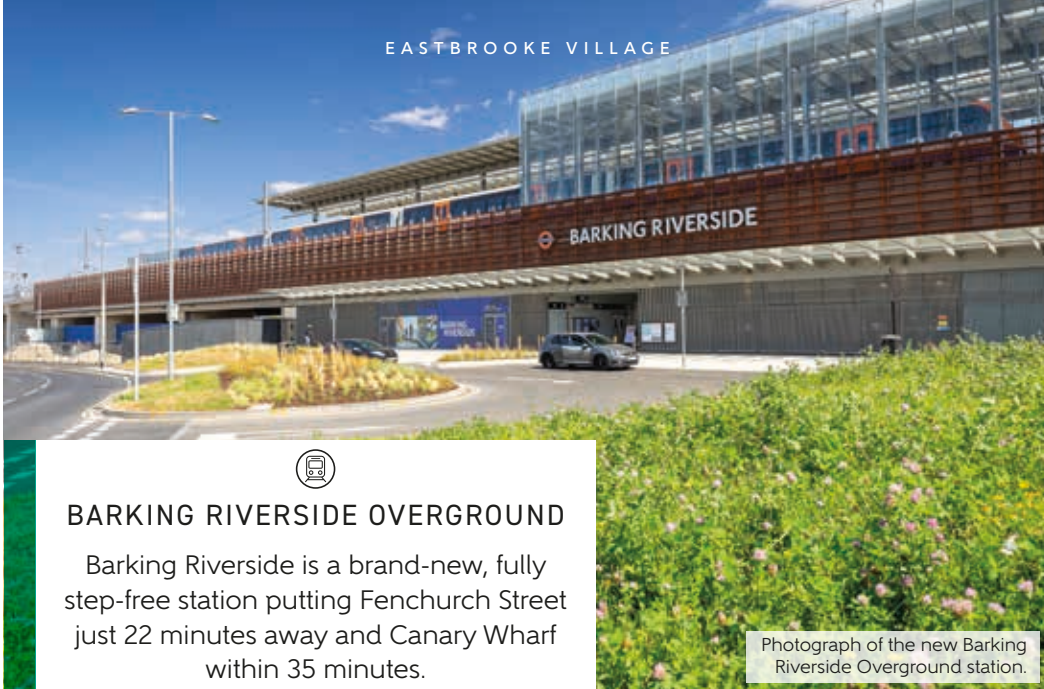
## UBER BOAT BY THAMES CLIPPERS

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



Photograph of the Uber Boat by Thames Clippers.



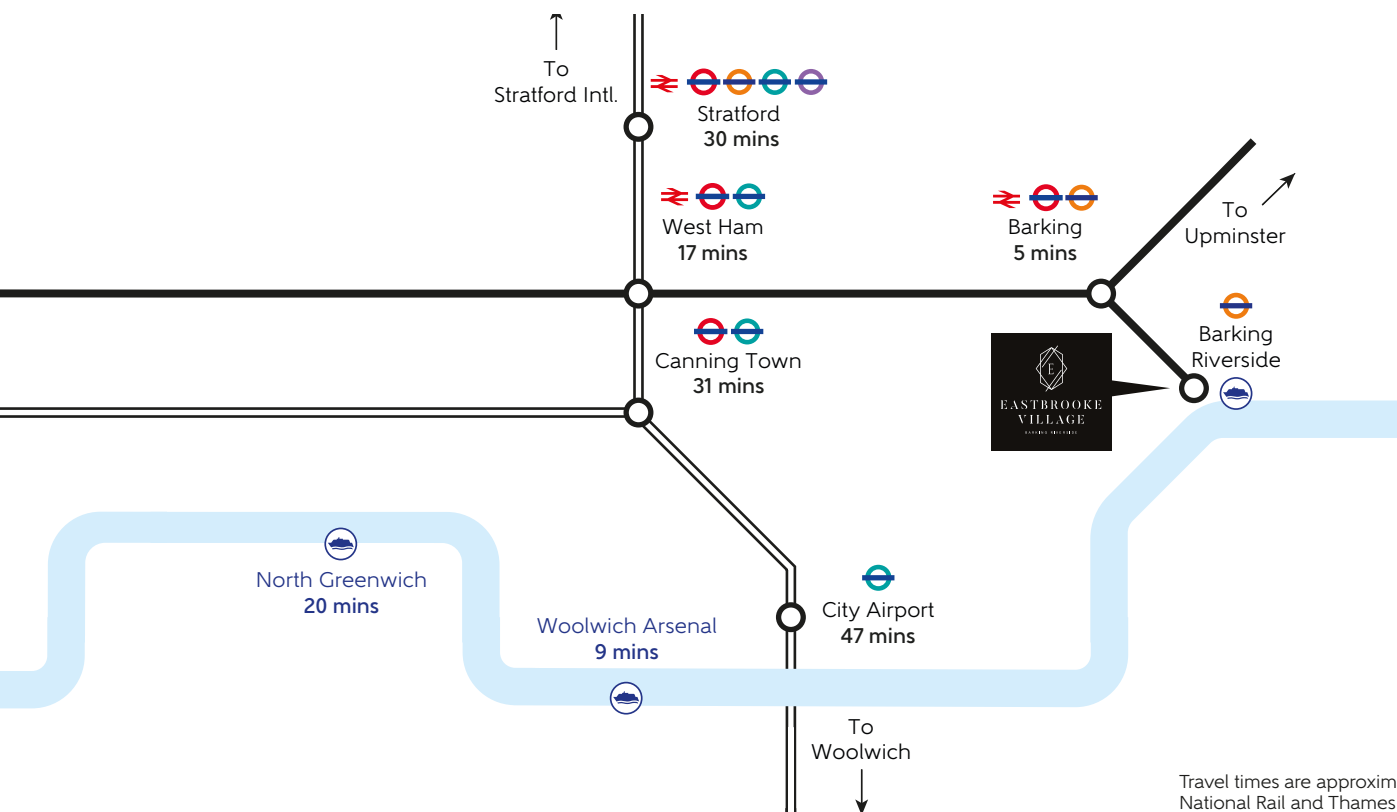


Photograph of the new Barking Riverside Overground station.



### BARKING RIVERSIDE OVERGROUND

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

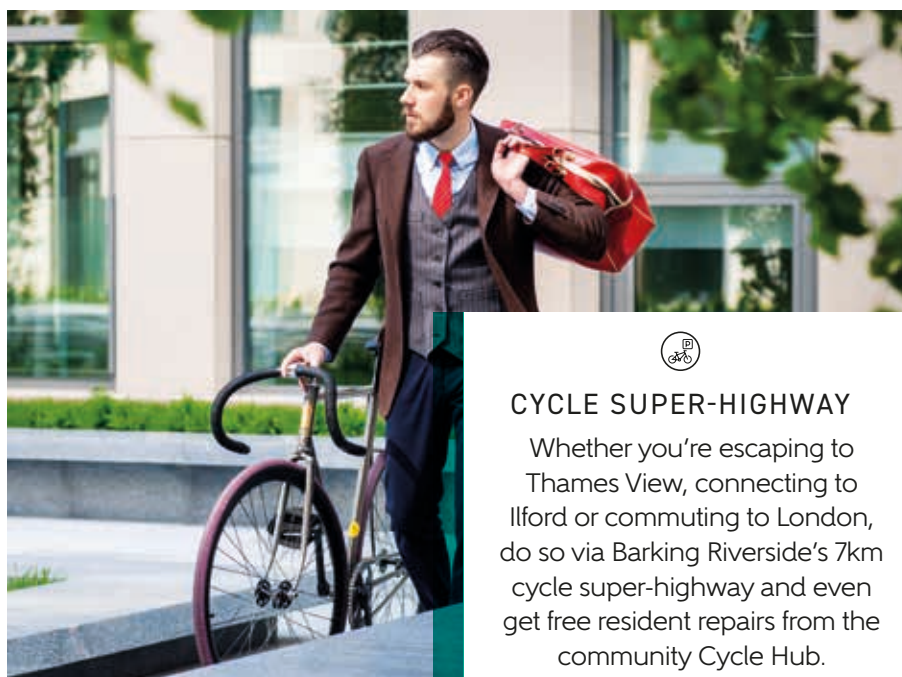


Travel times are approximate only taken from National Rail and Thames Clippers websites.



### CAR CLUB

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



### CYCLE SUPER-HIGHWAY

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



# COMMUNITY EVENTS AT BARKING RIVERSIDE

BUILDING COMMUNITY BY BRINGING  
PEOPLE TOGETHER IN A PLACE THEY LOVE

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



Summer pop-up along the Thames.



Flower arrangement class at The Wilds.





The New Barking Riverside Overground station.



The Wilds Ecology Centre.

### ECOLOGY & NATURE

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



The Wilds Community Centre.



The riverside path.





BARKING  
RIVERSIDE WILL  
HAVE 7 NEW  
SCHOOLS

THESE 4 SCHOOLS HAVE  
ALREADY OPENED AND ARE  
WELCOMING STUDENTS

4

MINUTE WALK

**GEORGE CAREY PRIMARY AND PRE-SCHOOL**

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



5

MINUTE DRIVE

**RIVERSIDE SECONDARY SCHOOL**

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





6

MINUTE DRIVE

### RIVERSIDE PRIMARY SCHOOL

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



6

MINUTE DRIVE

### RIVERSIDE BRIDGE SCHOOL

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

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



# CONNECTED TO EAST LONDON AND BEYOND



## WESTFIELD STRATFORD CITY

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



## QE2 OLYMPIC PARK

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



## GREENWICH

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





**EASTBROOKEND  
COUNTRY PARK**

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



**CROSSRAIL PLACE**

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



**ROYAL VICTORIA DOCK**

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



# YOUR NEW HOME AWAITS

INTRODUCING OUR COLLECTION OF  
1, 2 AND 3 BEDROOM APARTMENTS







Computer generated image is indicative only.





# ATTENTION TO DETAIL

## GENERAL SPECIFICATION

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

## KITCHEN

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

## BATHROOM

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

## ELECTRICAL

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

Photography from the Show Apartment at Fielders Quarter.



## BEDROOMS

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

# UPGRADE AND PERSONALISE YOUR HOME

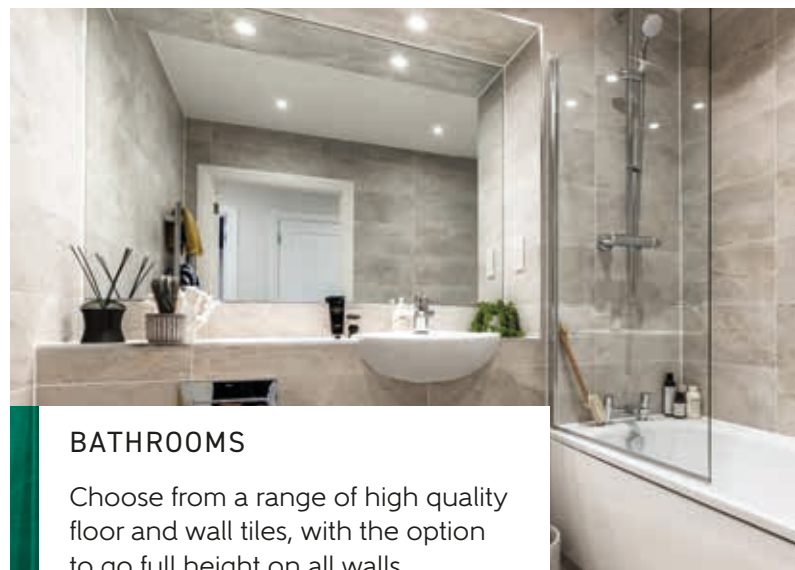
TAILOR YOUR INTERIORS  
TO REFLECT YOUR TASTE

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

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

## FLOORING

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



## BATHROOMS

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



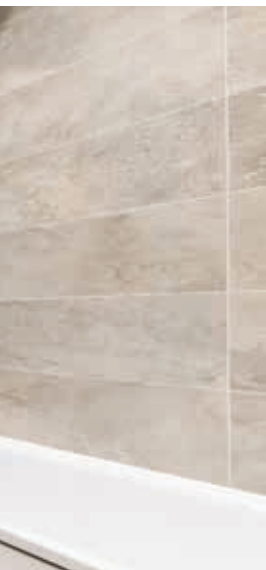
**APPLIANCES**

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



**KITCHENS**

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



**ELECTRICAL**

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

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



# HOME WORKING THAT WORKS FOR YOU

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

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

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





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



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

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

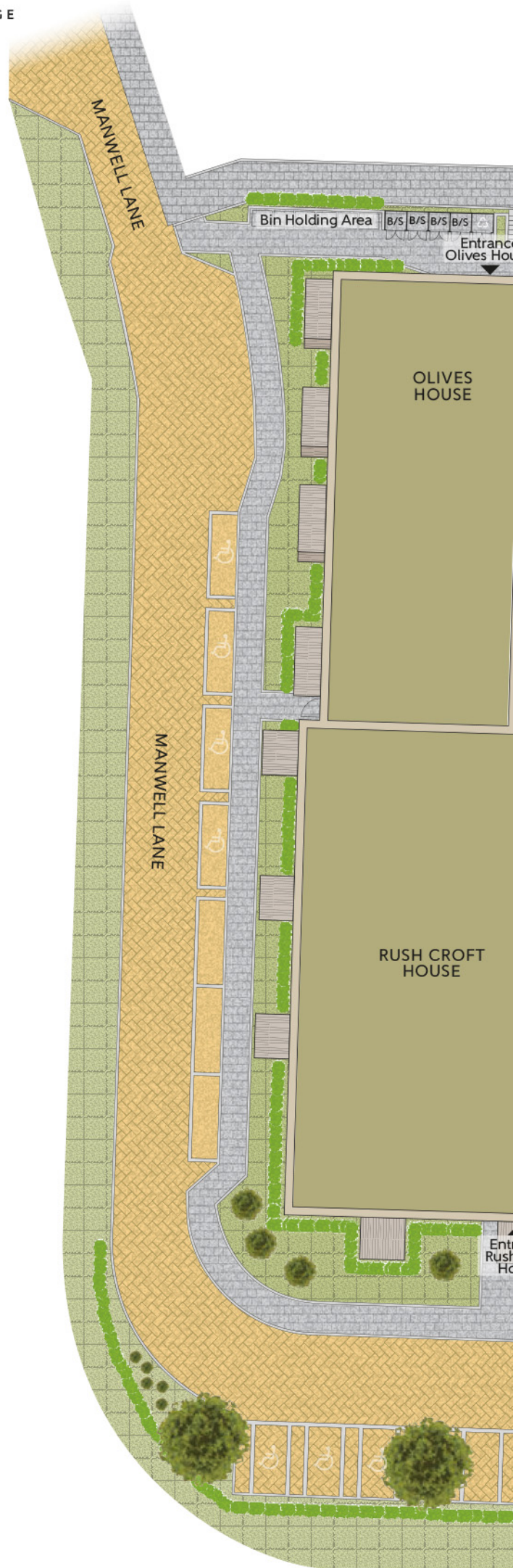


# EASTBROOKE VILLAGE

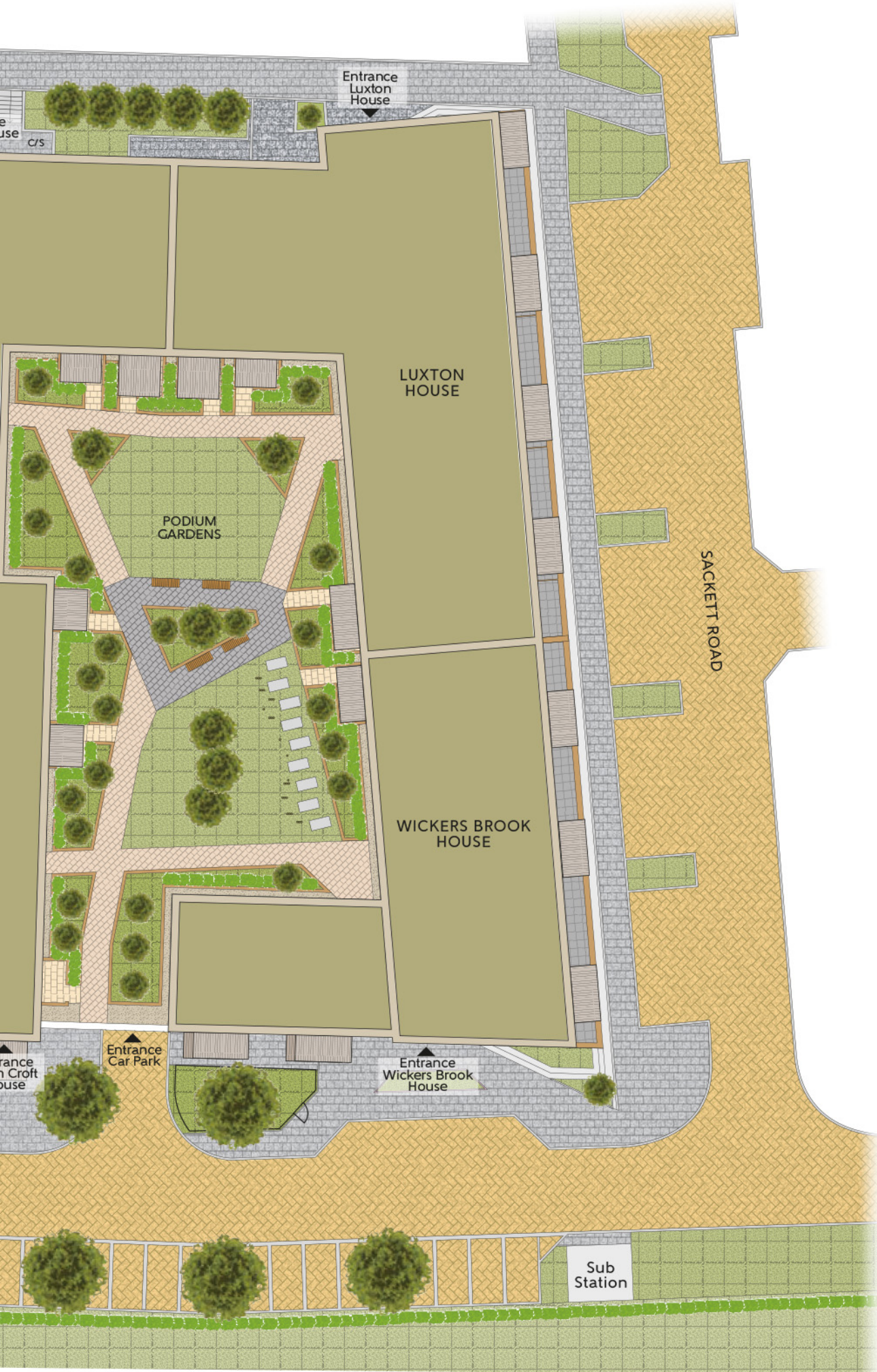
BARKING RIVERSIDE

## DEVELOPMENT PLAN

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







# GROUND FLOOR

Plots 23-25 & 52-53

## PLOT 23 TYPE EASTBROOKE 18D

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

## PLOT 24 TYPE EASTBROOKE 18C WC

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

## PLOT 25 TYPE EASTBROOKE 14 WC

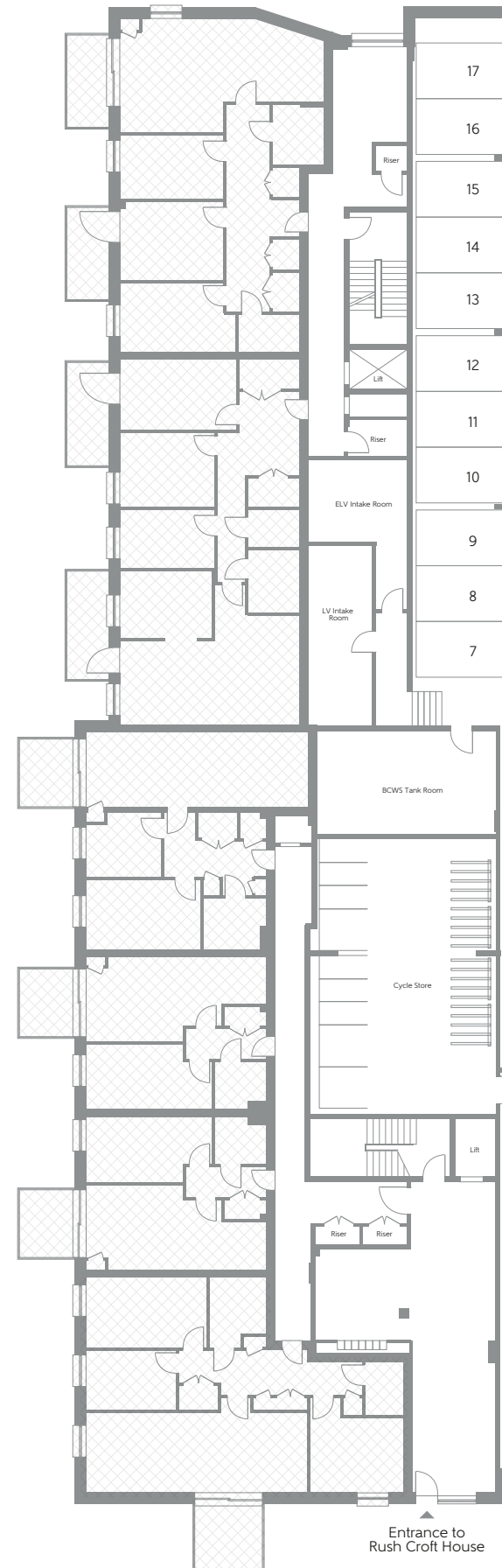
Kitchen/Living/		
Dining Room	7.665m x 4.671m	25'2" x 15'4"
Bedroom 1	5.375m x 3.031m	17'8" x 9'11"
Bedroom 2	3.975m x 3.304m	13'0" x 10'10"
Bedroom 3	3.975m x 2.752m	13'0" x 9'0"
<b>Total area</b>	<b>107.8 sq.m.</b>	<b>1160 sq.ft.</b>

## PLOT 52 TYPE EASTBROOKE 18E WC

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

## PLOT 53 TYPE EASTBROOKE 21 WC

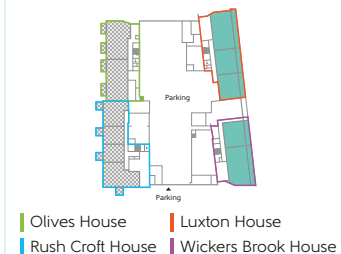
Kitchen/Living/		
Dining Room	7.665m x 5.423m	25'2" x 17'10"
Bedroom 1	5.365m x 2.991m	17'7" x 9'10"
Bedroom 2	3.965m x 3.391m	13'0" x 11'2"
Bedroom 3	3.965m x 2.752m	13'0" x 9'0"
<b>Total area</b>	<b>110.8 sq.m.</b>	<b>1193 sq.ft.</b>



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**KEY**

	2 Bedroom		Wardrobe
	3 Bedroom		Wheelchair adaptable
	Affordable Homes		

# FIRST FLOOR

Plots 26-32 & 54-59

## PLOT 26 TYPE EASTBROOKE 17

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

## PLOT 27 TYPE EASTBROOKE 16

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

## PLOT 28 TYPE EASTBROOKE 15

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

## PLOTS 29, 30 & 56 TYPE EASTBROOKE 18B

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

## PLOTS 31 & 55 TYPE EASTBROOKE 18A

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

## PLOT 32 TYPE EASTBROOKE 19

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

## PLOT 54 TYPE EASTBROOKE 20

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

## PLOT 57 TYPE EASTBROOKE 22

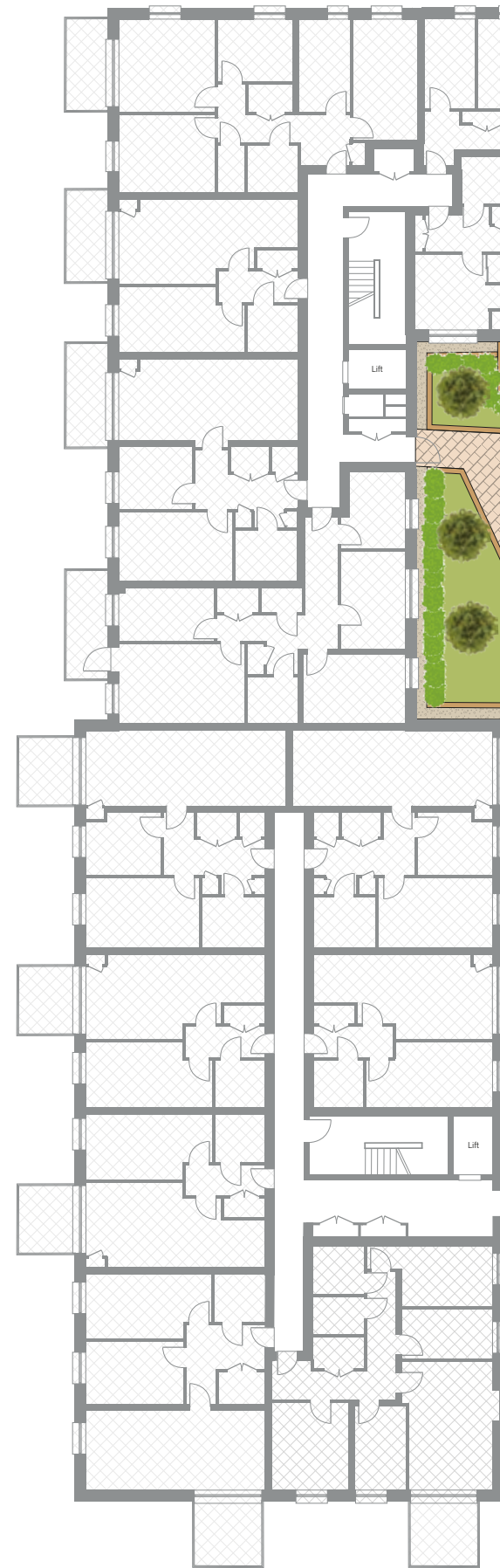
Kitchen/Living/		
Dining Room	5.332m x 4.833m	17'6" x 15'10"
Bedroom 1	3.852m x 3.189m	12'8" x 10'6"
Bedroom 2	3.450m x 3.401m	11'4" x 11'2"
<b>Total area</b>	<b>71.0 sq.m.</b>	<b>764 sq.ft.</b>

## PLOT 58 TYPE EASTBROOKE 24

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

## PLOT 59 TYPE EASTBROOKE 23

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



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**PLOT 27**  
TYPE EASTBROOKE 16

**PLOT 28**  
TYPE EASTBROOKE 15

**PLOT 29**  
TYPE EASTBROOKE 18B

**PLOT 30**  
TYPE EASTBROOKE 18B

**PLOT 31**  
TYPE EASTBROOKE 18A

**PLOT 32**  
TYPE EASTBROOKE 19

**PLOT 54**  
TYPE EASTBROOKE 20

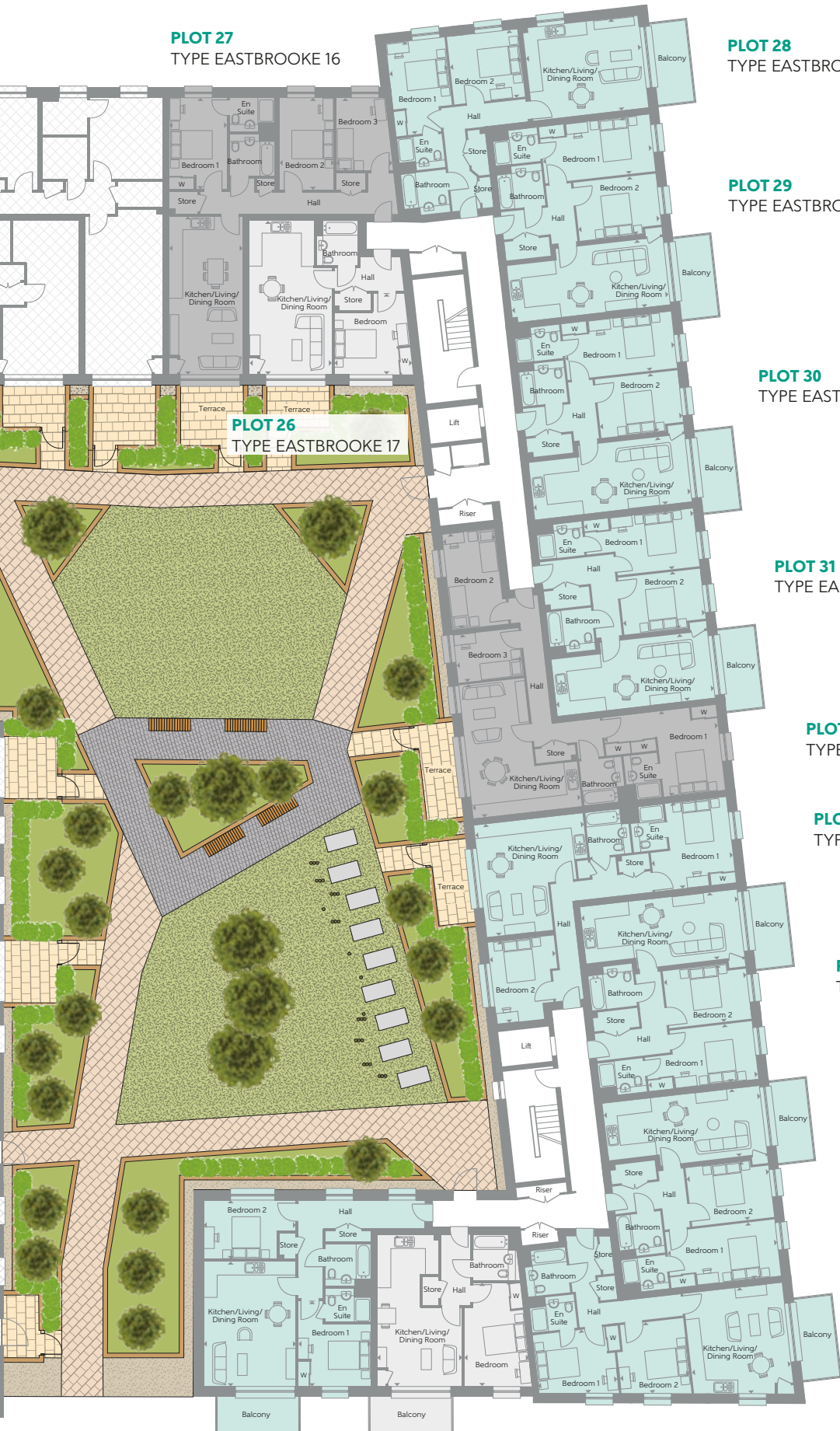
**PLOT 55**  
TYPE EASTBROOKE 18A

**PLOT 56**  
TYPE EASTBROOKE 18B

**PLOT 59**  
TYPE EASTBROOKE 23

**PLOT 58**  
TYPE EASTBROOKE 24

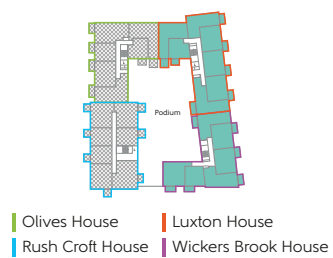
**PLOT 57**  
TYPE EASTBROOKE 22



FIRST FLOOR



South View Elevation



Olives House Luxton House  
Rush Croft House Wickers Brook House

**KEY**

	1 Bedroom		Wardrobe
	2 Bedroom		
	3 Bedroom		
	Affordable Homes		

# SECOND FLOOR

Plots 33-39 & 60-65

## PLOT 33 TYPE EASTBROOKE 17

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

## PLOTS 34 TYPE EASTBROOKE 16

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

## PLOT 35 TYPE EASTBROOKE 15

Kitchen/Living/		
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Bedroom 2	3.465m x 3.318m	11'4" x 10'11"
<b>Total area</b>	<b>72.2 sq.m.</b>	<b>777 sq.ft.</b>

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Kitchen/Living/		
Dining Room	7.675m x 3.290m	25'2" x 10'10"
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Bedroom 2	4.075m x 2.855m	13'4" x 9'4"
<b>Total area</b>	<b>71.1 sq.m.</b>	<b>765 sq.ft.</b>

## PLOTS 38 & 61 TYPE EASTBROOKE 18A

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

## PLOT 39 TYPE EASTBROOKE 19

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

## PLOT 60 TYPE EASTBROOKE 20

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

## PLOT 63 TYPE EASTBROOKE 22

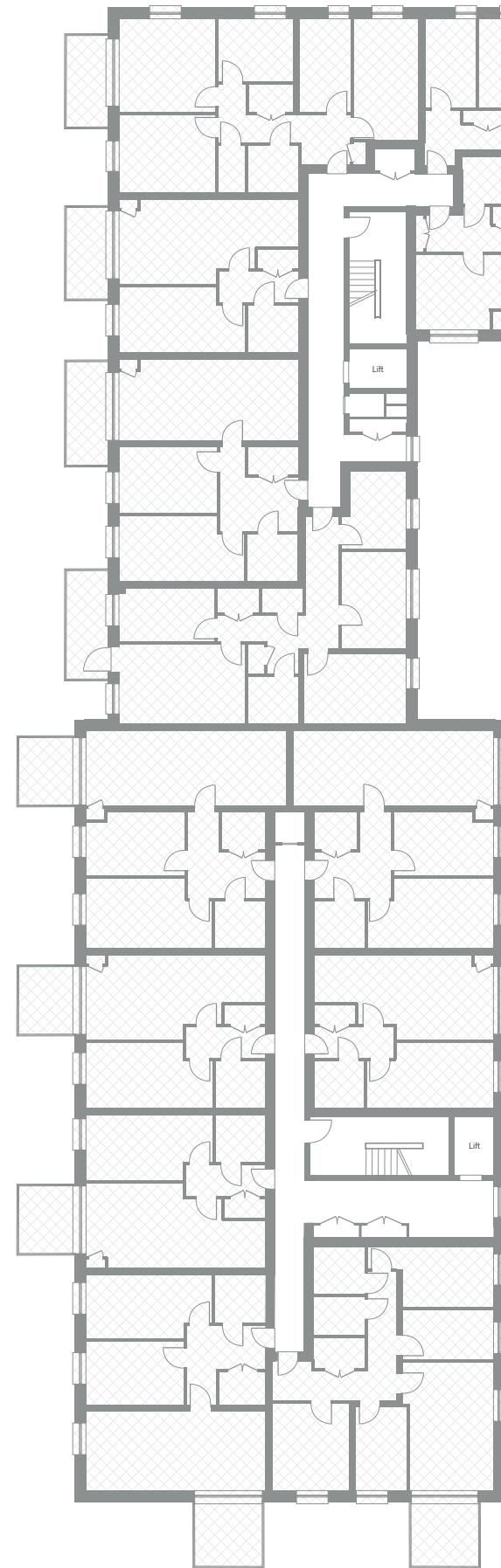
Kitchen/Living/		
Dining Room	5.332m x 4.833m	17'6" x 15'10"
Bedroom 1	3.852m x 3.189m	12'8" x 10'6"
Bedroom 2	3.450m x 3.401m	11'4" x 11'2"
<b>Total area</b>	<b>71.0 sq.m.</b>	<b>764 sq.ft.</b>

## PLOT 64 TYPE EASTBROOKE 24

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

## PLOT 65 TYPE EASTBROOKE 23

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



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**PLOTS 34**  
TYPE EASTBROOKE 16

**PLOT 35**  
TYPE EASTBROOKE 15

**PLOT 36**  
TYPE EASTBROOKE 18B

**PLOT 37**  
TYPE EASTBROOKE 18B

**PLOT 38**  
TYPE EASTBROOKE 18A

**PLOT 39**  
TYPE EASTBROOKE 19

**PLOT 60**  
TYPE EASTBROOKE 20

**PLOT 61**  
TYPE EASTBROOKE 18A

**PLOT 62**  
TYPE EASTBROOKE 18B

**PLOT 65**  
TYPE EASTBROOKE 23

**PLOT 64**  
TYPE EASTBROOKE 24

**PLOT 63**  
TYPE EASTBROOKE 22



South View Elevation



Olives House Luxton House  
Rush Croft House Wickers Brook House

**KEY**

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

# THIRD FLOOR

Plots 40-46 & 66-71

## PLOT 40 TYPE EASTBROOKE 17

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

## PLOT 41 TYPE EASTBROOKE 16

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

## PLOT 42 TYPE EASTBROOKE 15

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

## PLOTS 43, 44 & 68 TYPE EASTBROOKE 18B

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

## PLOTS 45 & 67 TYPE EASTBROOKE 18A

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

## PLOT 46 TYPE EASTBROOKE 19

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

## PLOT 66 TYPE EASTBROOKE 20

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

## PLOT 69 TYPE EASTBROOKE 22

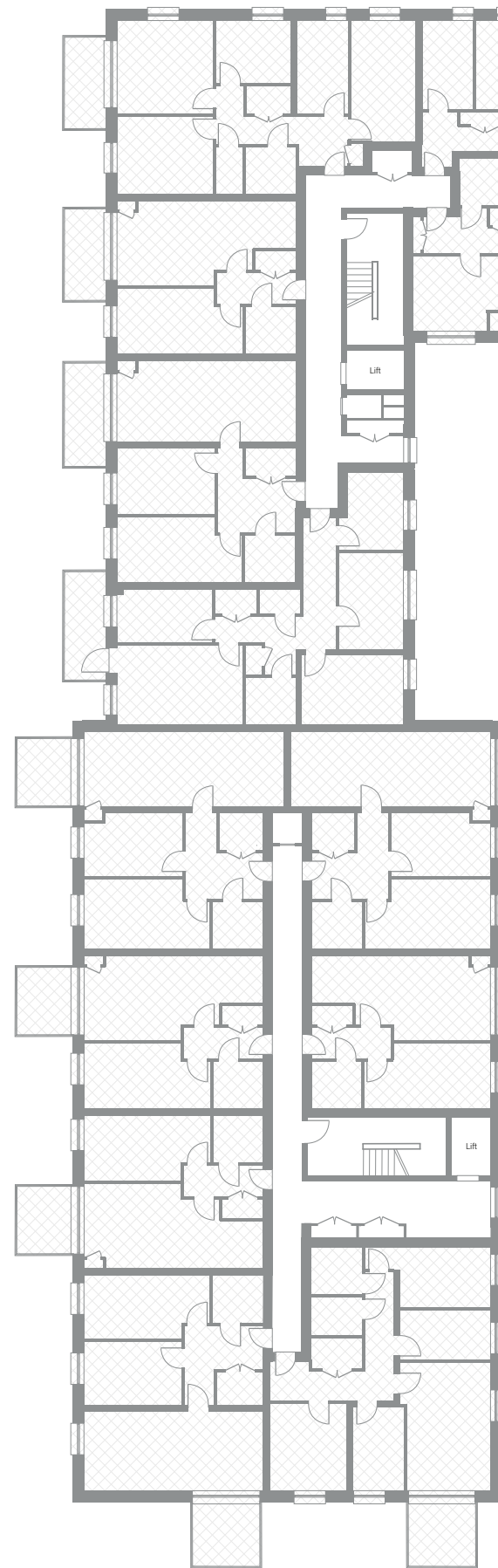
Kitchen/Living/		
Dining Room	5.332m x 4.833m	17'6" x 15'10"
Bedroom 1	3.852m x 3.189m	12'8" x 10'6"
Bedroom 2	3.450m x 3.401m	11'4" x 11'2"
<b>Total area</b>	<b>71.0 sq.m.</b>	<b>764 sq.ft.</b>

## PLOT 70 TYPE EASTBROOKE 24

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

## PLOT 71 TYPE EASTBROOKE 23

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



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**PLOT 41**  
TYPE EASTBROOKE 16

**PLOT 42**  
TYPE EASTBROOKE 15

**PLOT 43**  
TYPE EASTBROOKE 18B

**PLOT 44**  
TYPE EASTBROOKE 18B

**PLOT 45**  
TYPE EASTBROOKE 18A

**PLOT 46**  
TYPE EASTBROOKE 19

**PLOT 66**  
TYPE EASTBROOKE 20

**PLOT 67**  
TYPE EASTBROOKE 18A

**PLOT 68**  
TYPE EASTBROOKE 18B

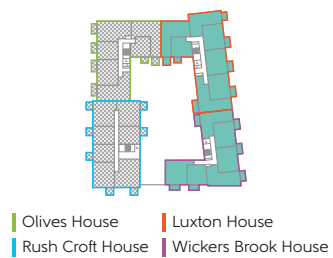
**PLOT 71**  
TYPE EASTBROOKE 23

**PLOT 70**  
TYPE EASTBROOKE 24

**PLOT 69**  
TYPE EASTBROOKE 22



South View Elevation



**KEY**

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

# FOURTH FLOOR

Plots 47-51 and 72-75

## PLOT 47 TYPE EASTBROOKE 15

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

## PLOTS 48, 49 & 74

### TYPE EASTBROOKE 18B

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

## PLOTS 50 & 73 TYPE EASTBROOKE 18A

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

## PLOT 51 TYPE EASTBROOKE 19

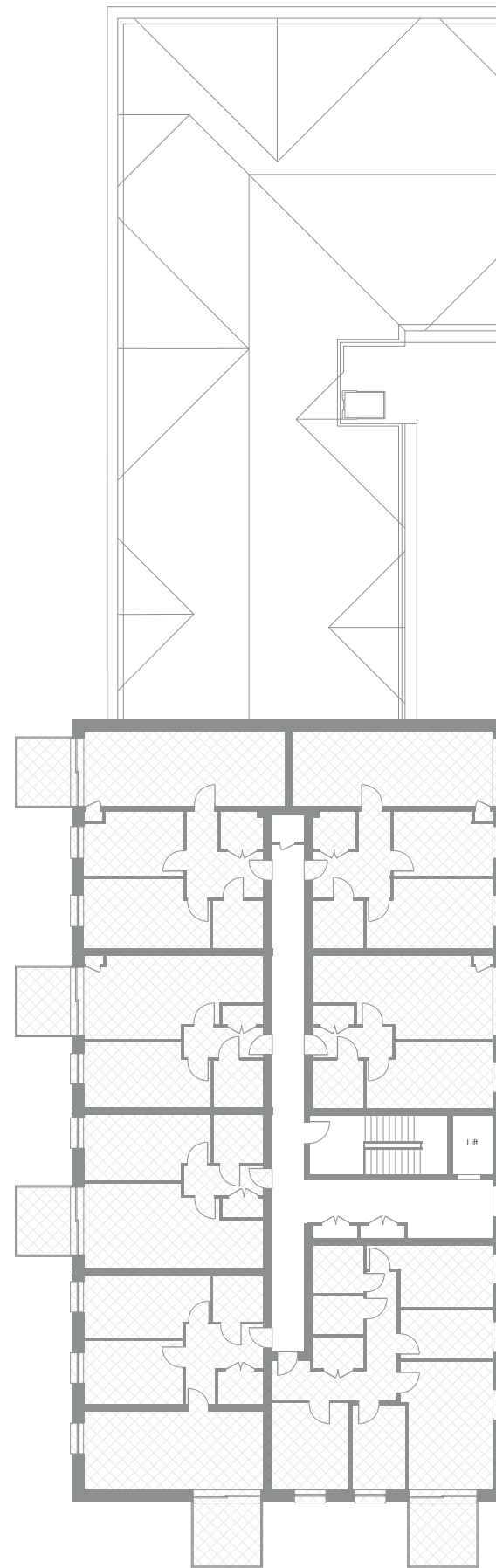
Kitchen/Living/		
Dining Room	6.510m x 5.275m	21'4" x 17'4"
Bedroom 1	5.547m x 4.165m	18'2" x 13'8"
Bedroom 2	4.645m x 2.570m	15'3" x 8'5"
Bedroom 3	3.210m x 2.350m	10'6" x 7'9"
<b>Total area</b>	<b>86.9 sq.m.</b>	<b>935 sq.ft.</b>

## PLOT 72 TYPE EASTBROOKE 20

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

## PLOT 75 TYPE EASTBROOKE 22

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



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South View Elevation



Olives House Luxton House  
Rush Croft House Wickers Brook House

**KEY**

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

# A REPUTATION BUILT ON SOLID FOUNDATIONS

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

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

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

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

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





A photograph of a man and a woman smiling and looking at each other. The man is on the right, wearing a green shirt, and the woman is on the left, wearing a white top. They are both smiling warmly. The background is dark and out of focus.

## OUR PASSION FOR GREAT CUSTOMER CARE

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

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

Providing high levels of customer care and building quality homes is our main priority. However, we are aware that errors do sometimes occur and where this happens, it has always been our intention

to minimise inconvenience and resolve any outstanding issues at the earliest opportunity. In managing this process we have after sales support that is specifically tasked to respond to all customer enquiries. We have a 24 hour emergency helpline and provide a comprehensive information pack that details the working aspects of a new home. A 10 year NHBC warranty provides further peace of mind.

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



Beckton Parkside Show Apartment.

## SHARMIN & GERGO

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



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

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

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

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





# AWARDED HIGHEST RATING BY HBF

9/10 WOULD RECOMMEND US TO A FRIEND

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

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



# OFF SACKETT ROAD, BARKING IG11 0UZ



**Bellway** | London

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

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





