

# BEAMPARK<sup>®</sup>

A BRIGHT NEW ADDRESS

THE APARTMENT COLLECTION

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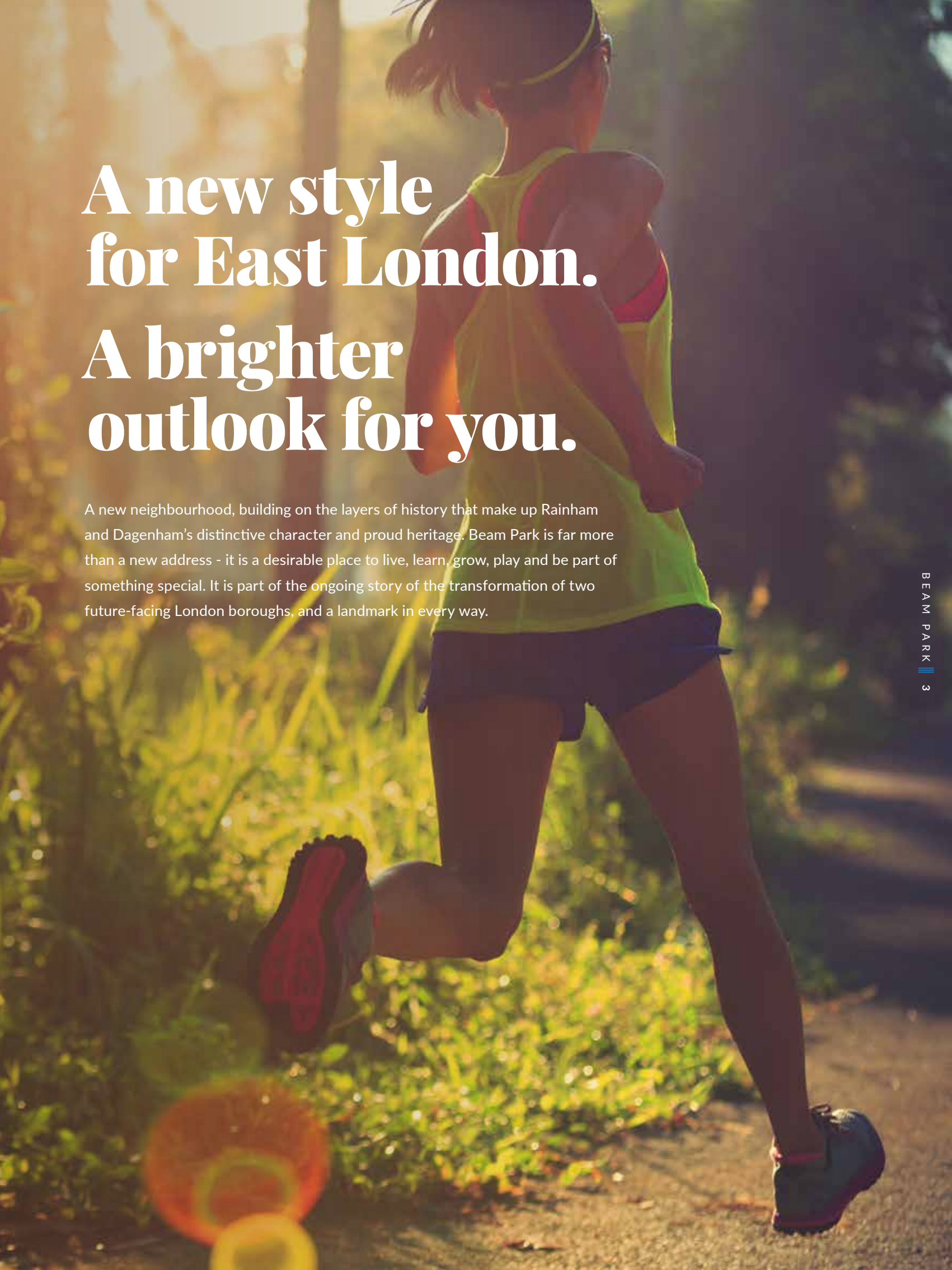
DEARBORN HOUSE





# A new style for East London. A brighter outlook for you.

A new neighbourhood, building on the layers of history that make up Rainham and Dagenham's distinctive character and proud heritage. Beam Park is far more than a new address - it is a desirable place to live, learn, grow, play and be part of something special. It is part of the ongoing story of the transformation of two future-facing London boroughs, and a landmark in every way.





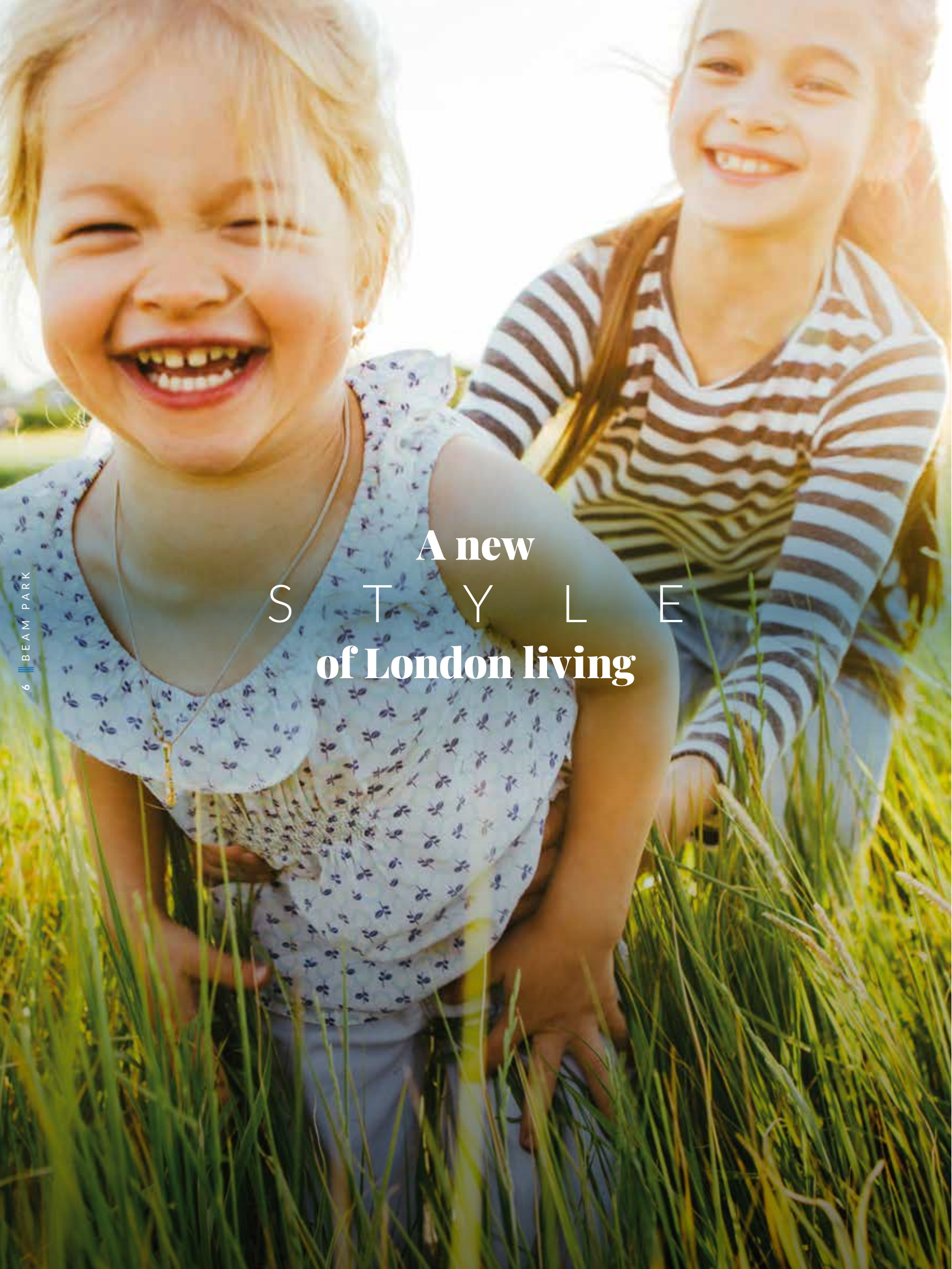
*You belong here*

# BEAM PARK®

Living at Beam Park is about more than just a shared address in this exciting new neighbourhood, it means being in a place with the concept of community right at its heart. From the amenities that help create a sense of belonging such as schools and nurseries to the new purpose-built open spaces, you will find many ways of interacting with other residents, making new friends, and putting down roots as Beam Park evolves and grows.







A new  
S T Y L E  
of London living

**Beam Park has been designed as a people centred, pedestrian-friendly, convenient and accessible place to enjoy 21<sup>st</sup> century lifestyle to the full.**



Computer generated images and photography, indicative only.

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**BEAM PARK. YOU BELONG HERE.**

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Set within an array of lush landscapes, Beam Park is a magnificent new neighbourhood with ample amenities for life, work and leisure

What is more, the sense of community is designed to grow in spaces both indoors and outdoors, and for all ages and every life-stage.

The residential design quality is seen throughout Beam Park, including common areas and interiors. With dual aspect rooms where possible, rooms maximise sunlight and daylight whether living rooms, kitchens, or bedrooms, while balconies, terraces and gardens create a seamless flow from inside to outside space.



# THE APARTMENT COLLECTION

Beam Park includes a variety of 1 and 2 bedroom apartments all designed to provide convenient living spaces. All the apartments have been finished to the highest specification and include balconies or terraces.



BEAM PARK

BEAM PARK



# Explore

A BEAUTIFULLY PLANNED NEW NEIGHBOURHOOD



## Station Square

The transport hub of Beam Park, a bustling colonnade on three sides and the proposed new station on the other, this is the new local centre with shops as well as new facilities including restaurants.



## Linear Park

A boulevard style green corridor and linear park with pedestrian and cycling routes, creating a new strategic route along Beam Parkway to connect Beam Park and Rainham Village.

10 BEAM PARK

BEAM PARK 11

Computer generated image of development, indicative only.



## Medical Centre

A modern new medical centre will provide for all the residents health care needs.



## Beam Square

The new school entrance will open onto Beam Square, a more informal area and the location for a wide range of recreational uses by the community.



## Park View

On the edge of the new community park, apartments and homes with Zone streets offering shared spaces for residents to meet and children to play.



## Central Park

The new Central Park will be the heart of the community. The park will promote biodiversity and include children's play areas, outdoor exercise/workout equipment and plenty of space for residents to socialise and relax.



## Nursery

Parents of young children can find childcare conveniently close to home, and in easy reach of the station for those who need to commute within the area or to London.



## School

The addition of a new primary school will ensure the community's education needs are catered for. There will be a new three form entry primary school accommodating up to 670 students.



## South Gardens

Southern edge of the site with new green areas including play and open space.



# BEAMPARK<sup>®</sup>

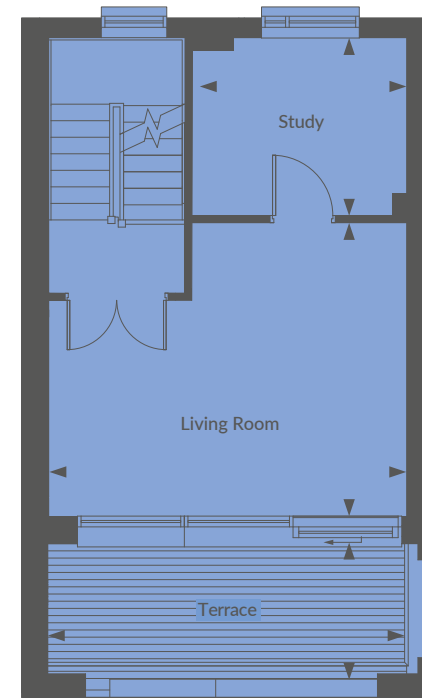
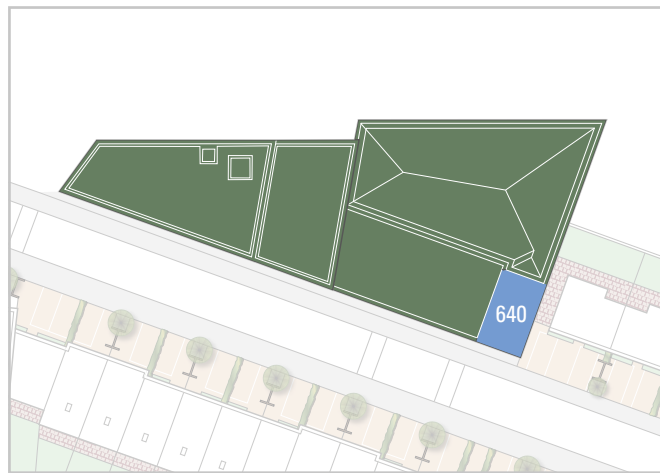
## THE DEVELOPMENT PLAN



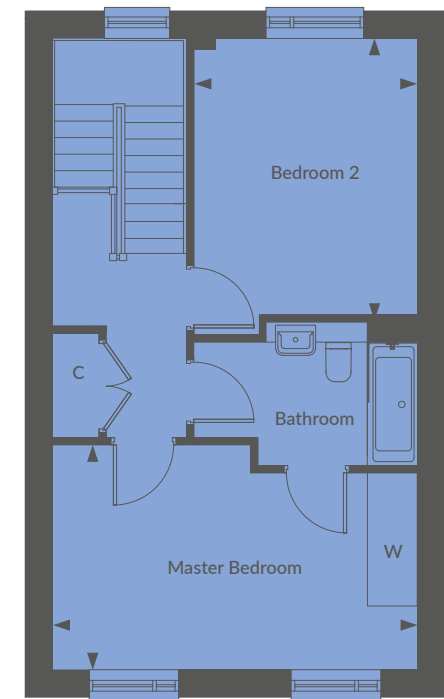
### Dearborn House

Dearborn House is made up of contemporary 2 bedroom apartments plus a 2 bedroom triplex apartment, and sits in the heart of the first phase of the development. Finished to the highest specification, these new homes will welcome some of the first residents at Beam Park.

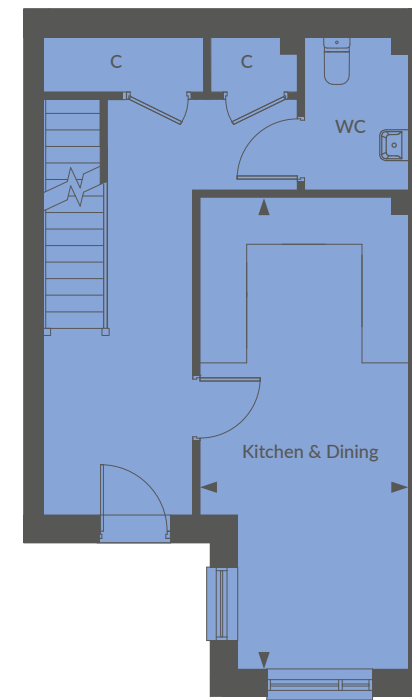




First Floor

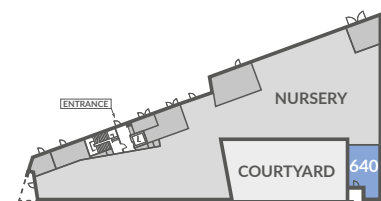


Second Floor

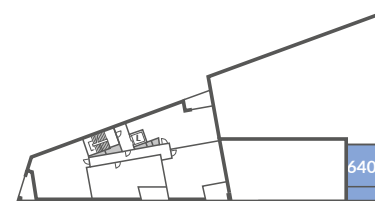


Ground Floor

<b>Ground Floor</b>		
Kitchen & Dining	6558mm x 2945mm	21'8" x 9'8"
<b>First Floor</b>		
Living Room	5085mm x 4060mm	16'8" x 13'4"
Study	3097mm x 2500mm	10'0" x 8'4"
Terrace	4962mm x 1650mm	16'3" x 5'5"
<b>Second floor</b>		
Master Bedroom	5085mm x 3148mm	16'8" x 10'5"
Bedroom 2	3830mm x 3097mm	12'6" x 10'2"
<b>Total Internal Area</b>	<b>107 Sqm / 1151.7 Sqft</b>	



Ground Floor



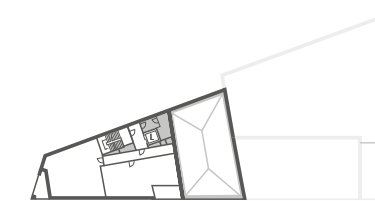
First Floor



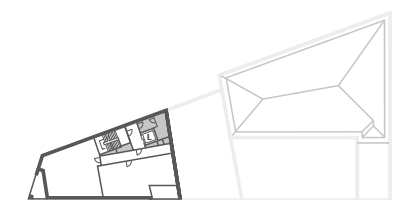
Second Floor



Third Floor



Fourth Floor



Fifth Floor

◀▶ Indicates where dimensions have been taken from and are +/- 50mm. W denotes wardrobe. C denotes cupboard.

Floorplans depict a typical apartment type, some properties may vary significantly from that shown. All sizes are approximate with minimum finished dimensions. Countryside operates a policy of continuous product development and all room layouts may be subject to minor modifications. Kitchen and bathroom layouts are indicative.

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Radiator locations are not indicated. Floorplans are not shown to scale. Please refer to development layout to review parking variations for each plot. Plot specification, internal and external finishes, dimensions, landscaping and differences to plots should be checked with a Sales Consultant before reservation.



Dearborn House Nos. 624, 628 & 632

Kitchen, Living & Dining	5465mm x 4850mm	17'11" x 15'10"
Master Bedroom	4033mm x 3812mm	13'4" x 12'6"
Bedroom 2	3515mm x 3085mm	11'8" x 10'1"
Balcony	4558mm x 1777mm	15' x 5'10"

Total Internal Area 68.7 Sqm / 739.48 Sqft



Dearborn House Nos. 626, 630 & 634

Kitchen, Living & Dining	5066mm x 5047mm	16'8" x 16'8"
Master Bedroom	3655mm x 3285mm	12'1" x 10'10"

Bedroom 2	3746mm x 2897mm	12'1" x 9'7"
Balcony	4090mm x 1440mm	13'4" x 4'7"

Total Internal Area 63.6 Sqm / 684.58 Sqft



Dearborn House Nos. 625, 629 & 633

Kitchen, Living & Dining	6484mm x 3464mm	21'3" x 12'1"
Master Bedroom	4677mm x 2936mm	15'5" x 9'7"
Bedroom 2	4419mm x 2850mm	14'7" x 9'2"
Balcony	3771mm x 2241mm	12'6" x 7'6"

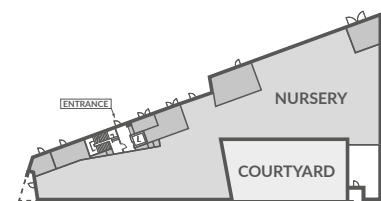
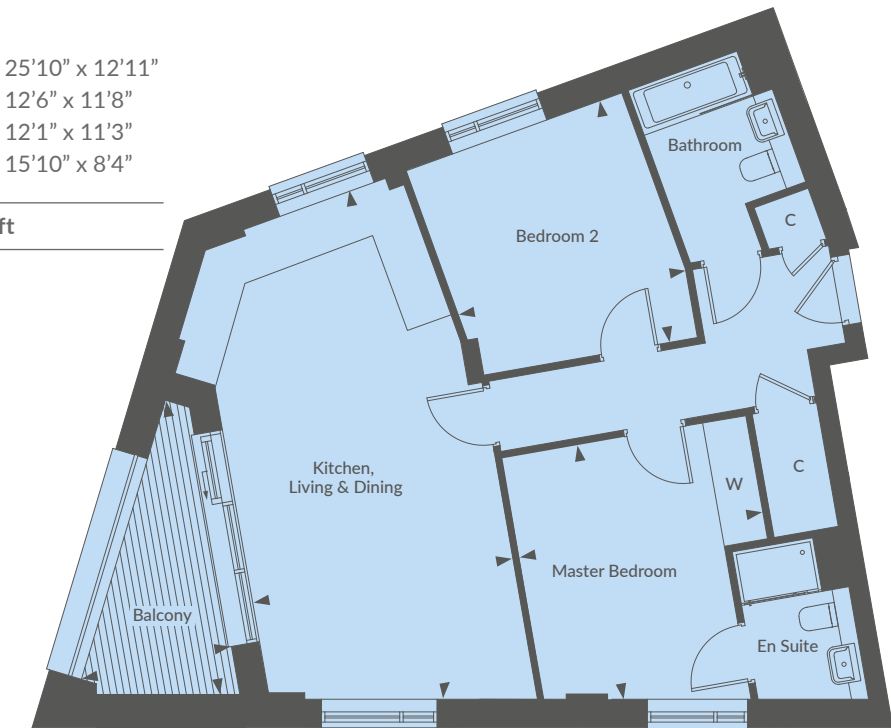
Total Internal Area 71 Sqm / 764.24 Sqft



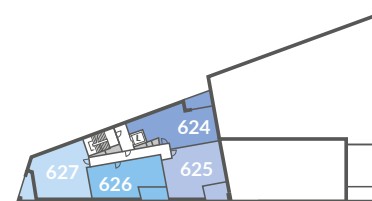
Dearborn House Nos. 627, 631, 635, 637 & 639

Kitchen, Living & Dining	7882mm x 3928mm	25'10" x 12'11"
Master Bedroom	3857mm x 3593mm	12'6" x 11'8"
Bedroom 2	3735mm x 3368mm	12'1" x 11'3"
Balcony	4784mm x 2530mm	15'10" x 8'4"

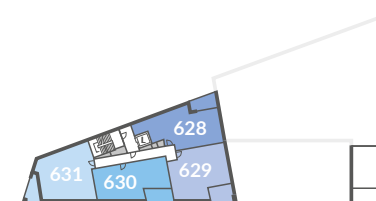
Total Internal Area 73.2 Sqm / 787.92 Sqft



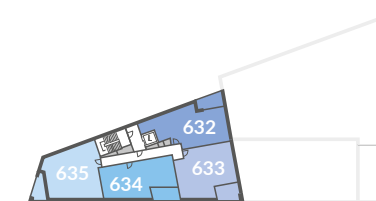
Ground Floor



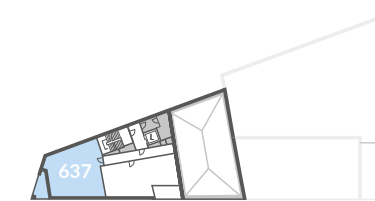
First Floor



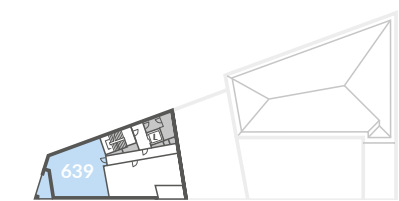
Second Floor



Third Floor



Fourth Floor



Fifth Floor

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# The Specification

## Kitchens

- Contemporary base units and tall units fitted with handleless doors
- Laminate worktop with matching upstand
- Stainless steel one and a half bowl sink with chrome mixer tap and drainer
- Integrated single electric oven and microwave
- Electric hob with glass splashback
- Integrated recirculating extractor hood
- Integrated A-rated fridge/freezer
- Integrated dishwasher
- Freestanding washer/dryer in cupboard / kitchen
- Amtico flooring
- Energy efficient, white recessed downlighters to ceilings and under-cupboard lighting



## Bathrooms

- White sanitary ware with contemporary chrome accessories
- Semi-recessed hand basin with chrome mixer tap
- Counter top, feature shelf and mirror fronted cabinet above in driftwood
- Double ended bath with bath panel in driftwood (bathrooms only). Shower over bath
- Chrome and clear glass shower screen (bathrooms only)
- Back to wall soft close WC with concealed dual-flush cistern
- Thermostatic shower mixer with slider rail
- Shower tray and shower screen (en suites only)
- Porcelain tiled flooring with ceramic wall tiles full height around bath/shower
- Chrome heated towel rail
- Shaver socket in mirrored cabinet
- Energy efficient, white recessed downlighters

## Heating, Lighting & Electrical

- Power points and electrical fittings conveniently positioned throughout
- USB charger sockets in kitchen and master bedroom
- TV and provision for Sky Q to living room and master bedroom.
- TV points to all other bedrooms
- Superfast Hyperoptic Broadband pre-installed or option for Sky, Virgin and BT
- BT points provided to living area and master bedroom
- Pendant lighting to bedroom(s)
- Energy efficient, white recessed downlighters to all other rooms
- Smoke alarms and heat detectors positioned where required throughout
- Radiators with thermostatic valves
- Exterior light to balconies and terraces



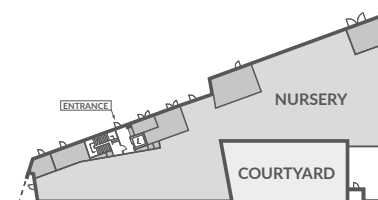
<b>Kitchen, Living &amp; Dining</b>	5175mm x 4974mm	17'1" x 16'3"
<b>Master Bedroom</b>	3655mm x 3190mm	12'1" x 10'5"
<b>Bedroom 2</b>	3746mm x 2396mm	12'3" x 7'11"
<b>Balcony</b>	4137mm x 1455mm	13'7" x 4'7"
<b>Total Internal Area</b>	<b>64.1 Sqm / 689.97 Sqft</b>	

## Master Bedroom

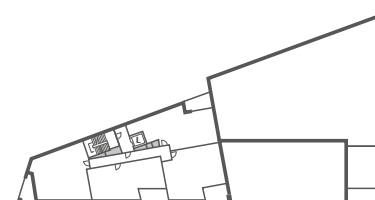
- Fitted wardrobe with integrated drawers and mirrored door
- Luxurious touch carpet

## Decoration

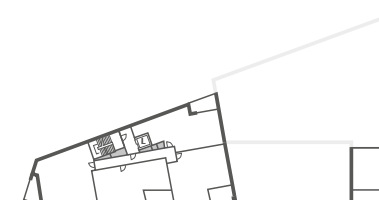
- Carpet fitted to bedroom(s)
- Amtico flooring in hallway, open plan kitchen/ living and dining areas
- Porcelain floor tiling in bathroom and en suite
- All walls and ceilings painted white
- Skirtings and architraves painted satin white
- Aluminium timber composite windows
- Sound secure veneer front door in driftwood with chrome ironmongery
- Internal doors painted satin white with chrome ironmongery



Ground Floor



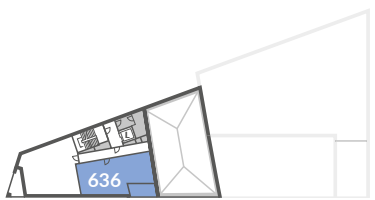
First Floor



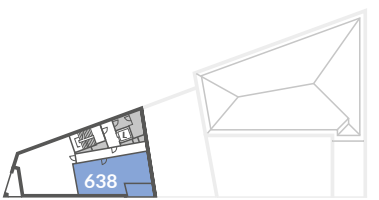
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# The beauty of buying

## N E W

### Building a better future

We create quality, eco-friendly and sustainable homes in the best locations. Our outstanding range of new homes is designed for modern living with lower environmental impact and running costs, and low maintenance. These provide compelling reasons to choose a new home.

### Make your home your own

Replacing a previous owner's idea of 'interior design' can be a costly and time-consuming process. Move into a brand new home on the other hand, and you have the perfect blank canvas just waiting for you to make your home your own!

### No nasty surprises

Buy a new home from us and there'll be no nasty surprises or extra maintenance costs waiting for you and you'll have the peace of mind of a 10-year NHBC guarantee. Buy a second-hand home, and who knows what you could be faced with? You're not inheriting the previous owner's DIY disasters - this means more time to enjoy your new home.



## Customer Service

THE CUSTOMER SERVICE TEAM AT COUNTRYSIDE IS COMMITTED TO PROVIDING YOU, OUR CUSTOMERS, WITH QUALITY HOMES.

The whole team is working to achieve one common goal: to ensure that you are happy with your new home from the moment that you make your reservation, to the day you move in and beyond. No matter who you are dealing with or what questions you may have, you can be confident that our people and procedures will adhere to the terms of our Charter and the 'Consumer Code for Home Builders'. Copies of the 'Consumer Code for Home Builders' are available from our Marketing Suite and via our 'Countryside' website; a copy (also identifying where further guidance can be found) will always be provided to you upon reservation. For more information, please visit: [www.consumercode.co.uk](http://www.consumercode.co.uk)

Countryside customer service begins with our trained Sales Consultants who offer guidance on the legal process involved in buying a new home and who can put you in touch with solicitors and independent financial advisors.

Every Countryside home carries our commitment to quality. You have the added assurance of every Countryside home coming with National House Building Council Warranty plus a comprehensive two year Customer Service Warranty as standard, giving you 24 hour emergency cover for your heating, plumbing and electrical items.

Every home is quality checked and commissioned by our dedicated Customer Services team before handover to you.

That's why from the moment you reserve your new home, to the day you receive your keys and beyond a dedicated Sales and Customer Service team will ensure you receive the very best service from Countryside. Our entire team works to our own Customer Charter.

Countryside Properties Partnerships South has won a 2019 Gold Award for Customer Satisfaction.







Acton Gardens, London

## Countryside in Partnership with L&Q

L&Q is one of the UK's leading housing associations, owning or managing over 90,000 homes in London and the South East. It is the largest landlord in the capital, and one of its largest residential property developers, with a reputation for commitment, integrity, and ability to proactively address housing issues in a city with a massive undersupply of homes. It has gained the respect of everyone from those who live in its homes to government, recently being selected to be part of the London Development Panel procurement process set up by the Mayor to accelerate delivery of housing in London.

Countryside is a leading UK home builder and urban regeneration partner. We believe that where we live matters. We're passionate about creating places where people aspire to live.

All our developments carry a signature style and character, designed to work for the way people live today with materials that reflect our commitment to quality. Our exacting standards and sustainable credentials combine to create places that stand the test of time. As a result we hold more Housing Design Awards than any other developer.

From the character of the homes we build to the planning and unique detailing of environments, our creative approach to place making provides a greater sense of belonging, spirit of neighbourhood and quality of life. Countryside Properties Partnerships South is an NHBC 5\* developer.

WE CREATE PLACES PEOPLE LOVE



# QUALITY

## In everything we do

At Countryside, we create communities people want to be a part of. With over 60 years' experience, we specialise in urban regeneration to build beautiful, welcoming homes and create strong communities across London, the South East, the North West of England and the West Midlands. It's this unrivalled, unique vision and depth of experience that we have brought to Beam Park.

All our homes are built to exceptional standards with a focus on energy efficiency and green living, making people's lives and the environment a better place to be.

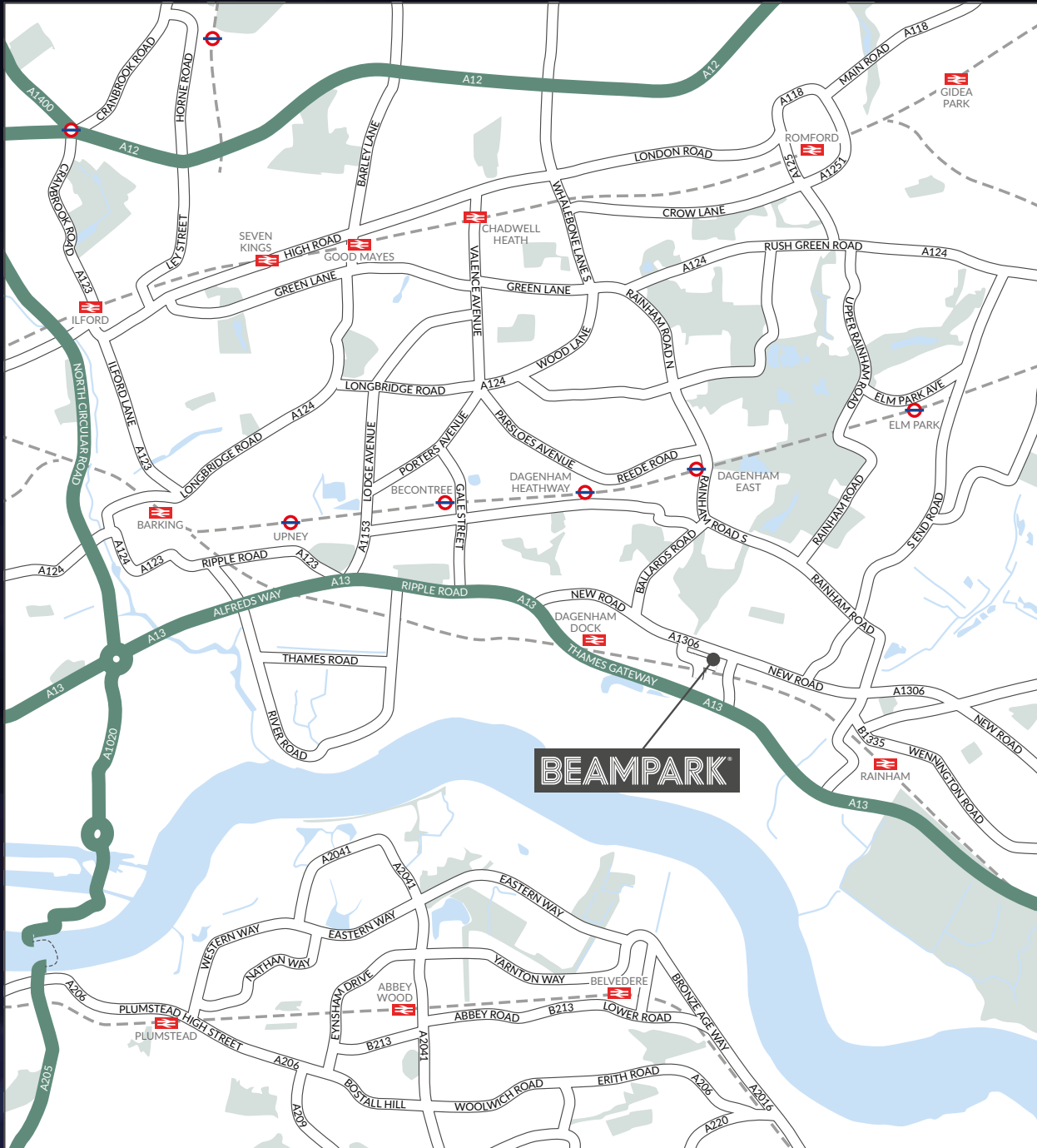
In the last year alone, Countryside received awards for 'Best Construction & Materials', 'Best High Volume New Housing Development' and even scooped the coveted in-house gold award for customer service.

With excellent customer service and our 10-year New Home Warranty, we help homeowners feel comfortable and relaxed through every stage of the buying process.

**We create places people love.**







Map not to scale.

## Beam Park Marketing Suite

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 beampark@cpplc.com | beampark.com

020 3918 7708



**COUNTRYSIDE**  
 Places People Love

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