



Notting Hill  
Genesis



COUNTRYSIDE  
Places People Love





# WELCOME TO FRESH WHARF

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Situated on the Barking waterfront overlooking the River Roding, Fresh Wharf by Countryside and Notting Hill Genesis is an exciting and dynamic new mixed-use community.

Comprising a collection of 1, 2 & 3 bedroom apartments, a selection of 3 bedroom waterside houses, and provision for convenient retail and leisure facilities - Fresh Wharf is creating a highly desirable, new destination with direct links to the City and beyond.

Designed for the future, Fresh Wharf provides a sustainable environment focused on creating a community that will continue to grow for years to come.





# AN EXCITING NEW WATERFRONT COMMUNITY

Fresh Wharf combines innovative and sustainable urban design with a rare sought-after waterside location to create a superb new community. A place to live, grow, work and play just ten minutes walk from the town centre.

Designed for living, Fresh Wharf boasts green open spaces, newly-created cycle and footpaths, and buildings filled with distinct character. From the nuanced London brick palette of buff, light, and dark grey, to intricate details of stone cills, textured brickwork panels and horizontal bandings creating a new skyline of 3-15 storey buildings - all homes share in the inspiration from the historic granary and malthouse architecture of the wharf side.

Inside, layouts offer living space for every life-stage. Interiors are flooded with natural light, with many homes dual aspect and none directly facing north. Outdoor space makes the most of views whether riverside from roof-terraces, or Central Park from private terraces.

*"Fresh Wharf is an exciting new residential quarter which offers a waterside lifestyle only moments away from Barking Town Centre. Generously proportioned homes have been carefully arranged around tranquil communal gardens and a central park to create a quiet oasis, with views and direct access to the River Roding. Brickwork tones and patterns reflect Barking's 18<sup>th</sup> century industrial heritage, to create a characterful new sustainable neighbourhood for the 21<sup>st</sup> Century."*

Architects, Metropolitan Workshop



A mix of 1, 2 & 3 bedroom apartments and 3 bedroom family houses



Newly created pedestrian walkways and cyclepaths



Buildings ranging in height between 3 to 15 storeys



206 parking spaces underneath discreet landscaped podiums



Over 16,000 square metres of open space



679 square metres of new commercial space



Computer generated image of Fresh Wharf, indicative only.

Computer generated image of Fresh Wharf, indicative only.





View from the 13th Floor of The Teal Apartment Building



# A VIBRANT TOWN SET FOR GROWTH

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The London borough of Barking and Dagenham offers an excellent property investment opportunity, with the lowest prices and highest price growth in the capital. It is the only London borough where the average property price is below £300,000 and this affordability is attracting an increasing number of commuters, many of whom are young professionals, into the area.

The proactive council has set up the Be First regeneration company to accelerate and implement its ambitious borough-wide regeneration plans. These are already well underway, and on target to deliver over 50,000 new homes and 10,000 new jobs over the next 20 years alongside public realm and infrastructure improvements.

Barking is an active town centre with fast road, rail and underground links into London (18 minutes by train to Canary Wharf). An ambitious new masterplan promises a new shopping centre, revamped station and 2,200 high-rise homes, linked by a series of courtyards and garden squares. This is an emerging creative community, building on the tradition of makers and the area's rich industrial heritage.

Fresh Wharf is an exciting new neighbourhood in a picturesque location on Barking Waterfront, just a 10 minute walk from the town centre. This new community will include over 900 high quality new homes in addition to a range of retail and leisure facilities. It offers residents the opportunity to live in a high specification new riverside home set amidst landscaped gardens, yet close to all the amenities of the town centre.





# A BRIGHT FUTURE FOR A HISTORIC TOWN

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A historic town with a colourful heritage of boat building, fishing and textiles, Barking is now a bustling centre with ambitious investment plans to deliver new jobs and housing. This will help to boost the area's growing reputation as an exciting East London retail and cultural destination.

Located approximately one mile from Fresh Wharf, the town centre is set within a conservation area where elements of the historic past blend with a host of modern amenities. This includes the Vicarage Fields Shopping Centre, being redeveloped to provide up to 200,000 sq ft of retail space, a music venue, hotel and restaurants.

Other key amenities include a selection of cafés and coffee shops, convenience stores, Asda and Tesco Superstores, the Broadway performance venue, Abbey Leisure Centre (with two pools and a spa) and a street market four times a week. The town also offers a wide choice of 'Good' Ofsted rated infant, primary and secondary schools within the catchment area.

Information taken from [www.homesandproperty.co.uk/property-news](http://www.homesandproperty.co.uk/property-news)

**1,000**  
new jobs 

 **650**  
seat cinema

**150**   
bedroom hotel

 **Bars**

**Cafés** 

Waterside   
**restaurants**

 **Schools**

Community 

**Gardens**

**Gym** 

**200,000**  
sq ft of retail space





# THREE UNIQUE CHARACTER AREAS



**KEY**

<b>A</b>	<b>The Halcyon</b>	12 storey apartment building
<b>B</b>	<b>The Teal</b>	15 storey apartment building
<b>B1</b>	<b>The Houses</b>	3 bedroom townhouses
<b>C</b>	<b>The Swift</b>	9 storey apartment building
<b>I-L</b>	<b>Private Rented Apartments</b> through Folio London	

Development layout is not to scale and is intended for illustrative purposes only. All road and paving surface colours and landscaping are indicative and layouts are given as a guide only. Roof finishes may vary from the illustration. Please speak to a sales consultant for details.

At Fresh Wharf residents benefit from a series of communal spaces each designed to have its own identity and characteristics for the community to enjoy. These landscaped elements play a key role in linking the various areas and facilities at Fresh Wharf and ensure all homes have views and access to open green parkland. Dedicated cycle and footpaths provide direct routes through and between these spaces and ensure easy access to and from Fresh Wharf.

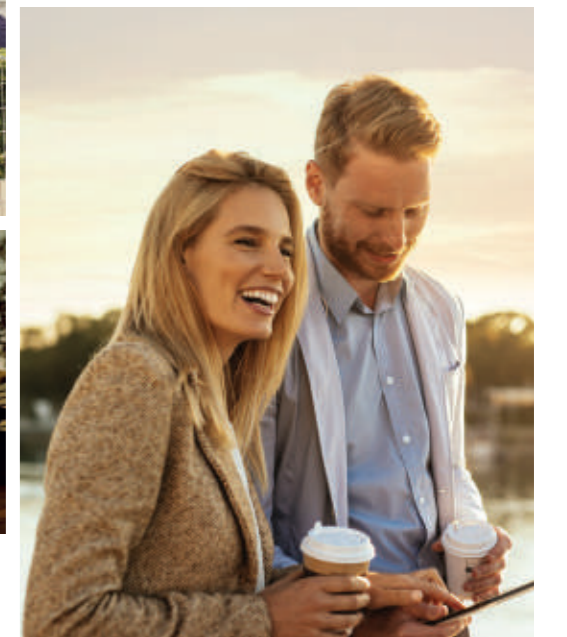
As well as benefiting from these extensive communal areas, all apartments include private external space. The apartments feature either recessed or projecting balconies, whilst the riverside townhouses enjoy a ground floor amenity space as well as a second floor terrace.



**THE DRYDOCK SQUARE**  
The gateway to Fresh Wharf; clusters of soft landscaping create an attractive pedestrian environment. Adjacent to the historical Town Quay, Drydock Square will provide a number of retail and commercial units including cafés, restaurants and shops.



**CENTRAL PARK**  
The recreational hub of Fresh Wharf, this significant green open space includes a large lawn with picnic and seating areas for residents and their guests to relax or socialise.



**ROPE WALK**  
Making the River Roding accessible for both pedestrians and cyclists, Rope Walk provides connections between the buildings into Central Park and to crossings over the river, while water-level reed beds provide a habitat for local wildlife.





# CANARY WHARF IN 18 MINUTES

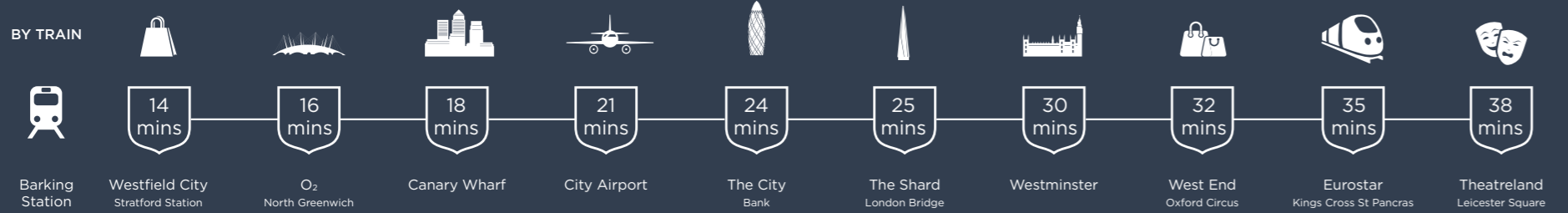
# THE CITY IN 24 MINUTES

Fresh Wharf, Barking's location and access to superb commuter links make it an ideal and affordable place to live for both those working in London's key business districts - or just for those wanting to visit the best leisure and retail destinations in the capital.

Barking station is just 1 mile from Fresh Wharf and offers connections to the District and Hammersmith & City underground lines, as well as overground rail links via the C2C and National Rail services.

In addition, London City Airport is just 21 minutes away by train and excellent road links provide easy access to the A406, A13 and M25.

## BY TRAIN



## BY CAR



## BY BIKE



Times shown represent fastest peak journey times from Barking station, courtesy of tfl.co.uk. Distances taken from googlemaps.com.







# OUT & ABOUT

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Barking has always loved to express its distinctive individuality, and today it still offers new perspectives, new experiences and new ways to enjoy town living.

Usually found only in the most prestigious five-star hotels and tropical island havens, indulge in bamboo and hot-stone massage, reflexology and beauty treatments at the Bath Haus in Town Square. Combining the luxury spa experience with a traditional East End bathhouse, this is a unique venue where people can meet, unwind, or even join a workshop - all just half a mile from Fresh Wharf.

Overlooking the Barking Creek, a former warehouse has been converted into The Boathouse arts venue - an exciting addition to the fast emerging arts culture based at the new Icehouse Creative Quarter in Abbey Road. Next door, The Boathouse Café and Bar is the place to sit with a coffee or cocktail, catch a fashion shoot, or some live jazz at this hidden gem on an enlivened and energised Roding Riverside.

Making the most of outdoors and green space is easy in Barking - ride on the light railway's gauge trains in Barking Park, or take a rowing boat or pedalo out on the lake. Families and youngsters will love the Splash Park on hot sunny days, while wildflower meadows and wildlife habitats offer walks through the seasons.





**1.4 MILES BARKING PARK**

Barking Park is the oldest park in Barking and includes a basketball court, a 5 aside football pitch and public tennis courts.



**3.9 MILES THE ROYAL DOCKS**

Experience open space of a different kind on the Thames at the Royal Docks with opportunities to learn to row, kayak, dragon boat and canoe.

**5.6 MILES**

**WANSTEAD FLATS**

Wanstead Flats is famous for its 60 pitches which attract teams each week to play. The Flats offer open grassland, walks around Jubilee Pond and through Bush Wood.



**6.2 MILES EASTBROOKEND COUNTRY PARK**

Eastbrookend Country Park and Chase Nature Reserve in Dagenham offer countryside to walk, bike and horse-ride in a lakeside setting.



# FEEL FAR AWAY FROM IT ALL

You needn't travel far from home for some escapism from the every day – Fresh Wharf has unrivalled spots for rest and relaxation on it's doorstep. Whether it is a stroll through a country park, or bit of outdoor sports to get your blood pumping, or just somewhere to sit and watch the world go by – you can do it all at the drop of a hat.







# BARKING & BEYOND

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Not only is Fresh Wharf conveniently connected to the rest of the Capital, it is also superbly placed for going further afield. For world class entertainment, travel and retail therapy, you are perfectly located.



**5.0 MILES** **O2 ARENA**

One of the world's top-rated venues for entertainment. With direct routes via Tube, River Bus and cable car as well as convenient road links, it is now the world's busiest music arena.

**5.0 MILES** **LONDON CITY AIRPORT**

London City Airport provides world wide connections to over 45 destinations perfect for work, city breaks or family holidays.



**5.4 MILES** **WESTFIELD**

Westfield Stratford City now offers over 300 high street and designer stores. Stay for a film at the Vue Cinema or relax with friends on the lanes of All Star Bowls.



**8.9 MILES** **GREENWICH PARK**

Greenwich Park is set in 183 acres and has something for everyone. Visit the tranquil flower, herb and orchard gardens then stop for tea at the Pavilion Café.

Distances taken from googlemaps.com, shortest driving distance to Fresh Wharf. Information correct at time of printing.





# IT'S ALL IN THE DETAIL

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Countryside take pride in creating homes to be proud of. The beautifully designed interiors are finished to the highest standard, neutral tones and natural textures provide a luxurious finish and the perfect canvas to complement any style.

Stylish kitchens benefit from energy efficient integrated appliances. Bathrooms and en suites boast tiled walls, floors and sleek chrome accessories, whilst fitted wardrobes are in every master bedroom and luxury flooring is included throughout.

Every care has been taken in the preparation of this brochure. The details contained therein are for guidance only and should not be relied upon as exactly describing any particular material illustrated or written by any order under the Consumer Protection from Unfair Trading Regulations 2008. This information does not constitute a contract, part of a contract or warranty. Countryside reserves the right to amend the specification as necessary. Countryside operates a programme of continuous product development. Features, internal and external, may vary from time to time and may differ from those shown in the brochure. Please ask a Sales Consultant for more details. Photography used is of a typical apartment and indicative only.





# WHY BUY NEW

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With no chain and no waiting for previous owners to move out, moving to your brand new home at Fresh Wharf will be a breeze. It's also built to a much higher specification than older properties. According to research carried out by the Home Builders Federation, the cost of upgrading an older property to the same standard as a new build home could be as much as £50,000\*. Other benefits of a new home include:

- The peace of mind that comes with a 10-year NHBC guarantee.
- They're designed from the ground up for modern living with a lower environmental impact and running costs, and low maintenance.
- Energy-saving appliances and more efficient insulation, heating systems and double-glazed windows help to lower utility bills.
- Contemporary-styled kitchens with a full range of modern, integrated appliances, plus luxurious bathrooms and en-suites.
- They're constructed to higher building standards including ventilation, sound insulation, electrical and fire safety, giving you reassurance and a safer environment.
- They're the perfect blank canvas, ready for you to add your own personality and make your home your own.
- You're not inheriting the previous owner's DIY disasters. This means more time to enjoy your new home - and more money in your pocket.



# CUSTOMER SERVICE

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The customer service team at Countryside is committed to providing you, our customers, with quality homes.

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 nominated solicitors and mortgage advisors.

Every home at Fresh Wharf carries our commitment to quality. You have the added assurance of every Countryside home coming with a National House Building Council Warranty.

Each property is quality checked and commissioned by our dedicated Customer Service team before handover to you. That's why from the moment you reserve your plot, 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.

All of our homes carry the NHBC Builders Warranty plus a comprehensive two-year

Customer Service Warranty as standard, giving you 24-hour emergency cover for your heating, plumbing and electrical items.

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

The whole team is working to achieve one common goal: to ensure that you are satisfied and happy with your new home at Fresh Wharf 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 queries, questions or complaints 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)





# ABOUT NOTTING HILL GENESIS

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As a leading London property developer, we are one of the most experienced and financially secure housing associations in the UK. Ideas have always been our strength and we have won awards for creative, sustainable and high-quality designs. We develop high-quality homes and vibrant communities that are designed to last.

We have ambitious plans to build 1,400 much-needed homes for London every year. With projects ranging from large community regeneration schemes to supported housing properties, we are hard at work.



Royal Albert Wharf, E16



Elements, EN3

# ABOUT COUNTRYSIDE

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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.

We create places people love.



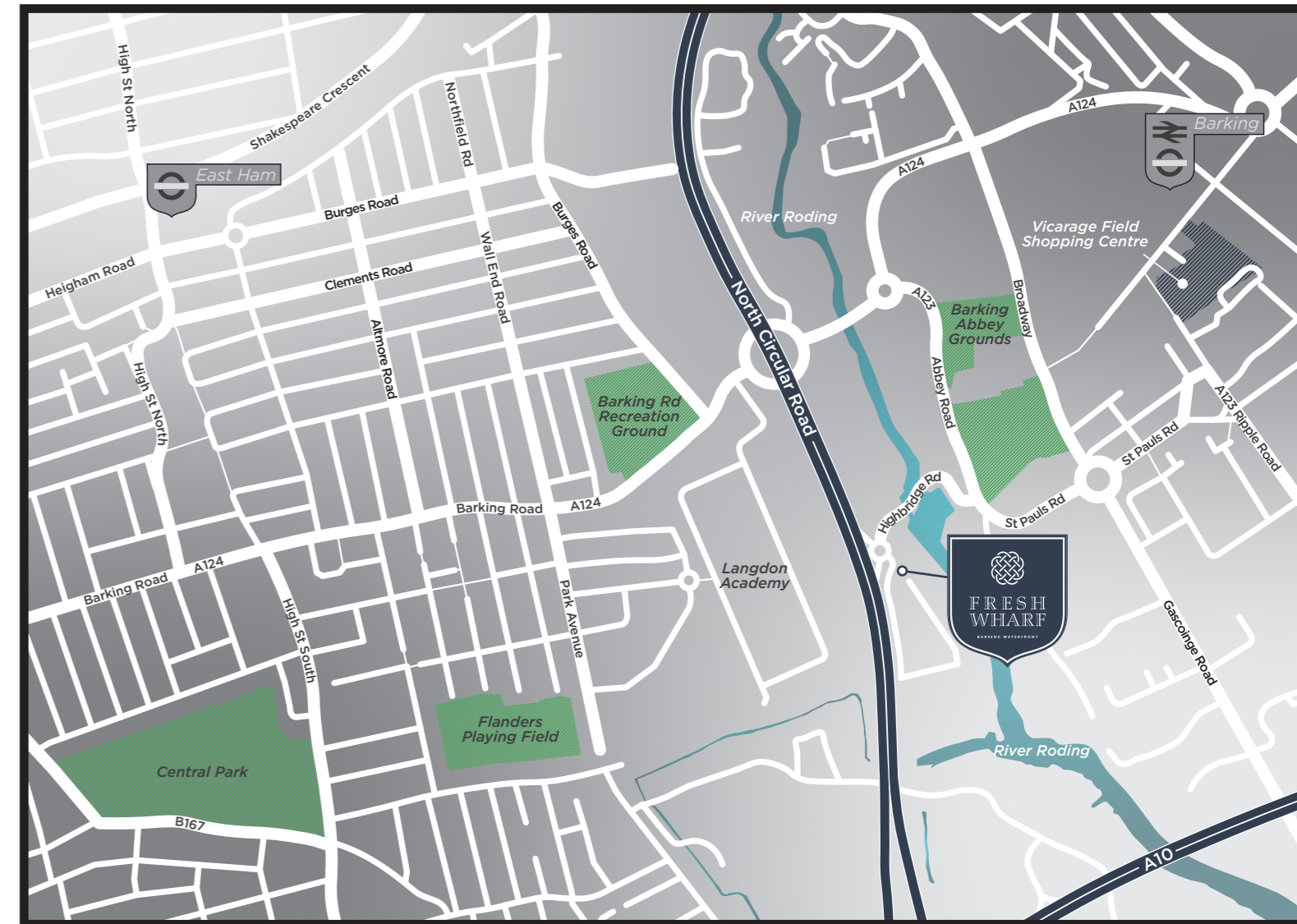
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