



WEAVERS QUARTER

B A R K I N G

A tapestry of excellence

A STYLISH COLLECTION OF 2 BEDROOM
SHARED OWNERSHIP HOMES



WEAVERS QUARTER, BARKING,
IS MORE THAN A COLLECTION OF
HIGH-QUALITY SHARED OWNERSHIP
HOMES. THIS DYNAMIC DEVELOPMENT
IS A WHOLE NEW COMMUNITY,
BUILT IN PARTNERSHIP WITH THE
LONDON BOROUGH OF BARKING AND
DAGENHAM. THE MASTERPLAN WILL
BRING A NEW PARK, LANDSCAPED
AREAS AND TWO NEW SCHOOLS
TO THE AREA.

WEAVERS QUARTER

B A R K I N G

A tapestry of excellence

INTRODUCTION

PAGE SIX

LOCAL AREA

PAGE EIGHT

LOCATION & TRANSPORT

PAGE TWELVE

SPECIFICATIONS

PAGE FOURTEEN

SITE MAP

EIGHTEEN

PROPERTY LADDER

TWENTY



WEAVERS QUARTER

BARKING

A tapestry of excellence

Computer generated image. For illustrative purposes.





**CHOOSE A NEW HOME AT
WEAVERS QUARTER AND BECOME
A PART OF BARKING'S EXCITING
FUTURE... WHERE WE KNOW YOU'RE
SURE TO PLANT YOUR ROOTS.**

With a name inspired by the Jute mills that once flourished in this area, Weavers Quarter is set to become an exciting, vibrant neighbourhood with new schools and amenities. The contemporary, high-quality homes are sleek, modern and aspirational. There's certainly plenty of choice with a stylish selection of two bedroom homes offering a variety of layouts. All homes are designed with singles, couples and young families in mind. What's more, these new homes are affordable, offered on a shared ownership basis by L&Q in partnership with the London Borough of Barking and Dagenham.

Shared ownership is designed for first-time buyers who are able to secure a mortgage but are unable to afford the full cost of home ownership. Shares range from 30% to 75% - you buy the maximum shares you can afford and then pay a subsidised rent on the shares you don't own. In future, you'll be able to buy more shares until you own your own home outright.





THE FUTURE IS DEFINITELY BRIGHT FOR BARKING. WEAVERS QUARTER WILL REGENERATE THE EXISTING DEVELOPMENT AND FEATURE A NEW COMMUNITY CENTRE, PIAZZA AND TWO NEW SCHOOLS, WHICH WILL SUPPLEMENT THE AREA'S ALREADY PLENTIFUL SCHOOLS.

In addition plans are underway that will bring a new promenade, bars, restaurants, public squares, Ecology centre and a marina to Barking Riverside.

Barking's great for shopping, with the 65 stores at Vicarage Field Shopping Centre, a traditional East London market held four times a week which reflects the town's multicultural society, a large Sunday market in River Road and a special Christmas market. For a day out and a touch of retail therapy, head to Westfield at Stratford City, one of Europe's largest shopping centres.

If you enjoy working out, there's a great selection of leisure centres and gyms within a couple of miles — the nearest is the Abbey Sports Centre with a gym, two pools, a spa, café, aerobic classes and a children's play centre.

There is a strong community within Weavers Quarter, as well as a total of over 1,500 new homes, the project will include community facilities, and public art.

We are long-term partners in the neighbourhoods where we work and in addition to the regeneration, our Community Counts fund has provided grants to a number of individuals and groups who work with people living on the estate. The grants have so far been used for a range of activities and events including social events for the elderly, art exhibitions, talent shows, a carnival showcase, and a talk show giving young people in Barking a platform to voice their opinions.

**YOU COULD SPEND LAZY SUNDAYS
STROLLING IN ONE OF THE 30 PARKS,
COUNTRY PARKS AND WILDLIFE
RESERVES ACROSS THE BOROUGH
OF BARKING AND DAGENHAM.**

For an evening out, there's a cinema in Barking and the Broadway Theatre is very popular, putting on a range of events from pantomimes to comedy nights. Restaurants in the area reflect the diverse cuisines of the multi-cultural community – so you're sure to find something to your taste.

For outdoor sports enthusiasts, Ilford Golf Club offers a newly redesigned 18-hole parkland course, Barking Cricket Club encourages young players and has an abundance of outdoor sporting activities for all ages.

Stanford is also moments away from Weavers Quarter. There's a multi-screen cinema and bowling alley making Stratford a great night out and an easy trip home afterwards. Designed for all abilities, the London Aquatics Centre and the Lee Valley VeloPark are open to the public.



FROM BARKING STATION, LESS THAN ½ MILE AWAY, MAINLINE TRAINS TAKE LESS THAN 20 MINUTES TO REACH LONDON FENCHURCH STREET. BARKING UNDERGROUND STATION PROVIDES ACCESS TO BOTH THE DISTRICT AND HAMMERSMITH & CITY LINES. THE A13 AND NORTH CIRCULAR ROAD ARE ON HAND, PROVIDING ROAD LINKS WITH CANARY WHARF, LONDON CITY AIRPORT, ALL AREAS OF LONDON AND OUT TO SOUTHEND. THERE IS ALSO AN EXCELLENT NETWORK OF BUS ROUTES.

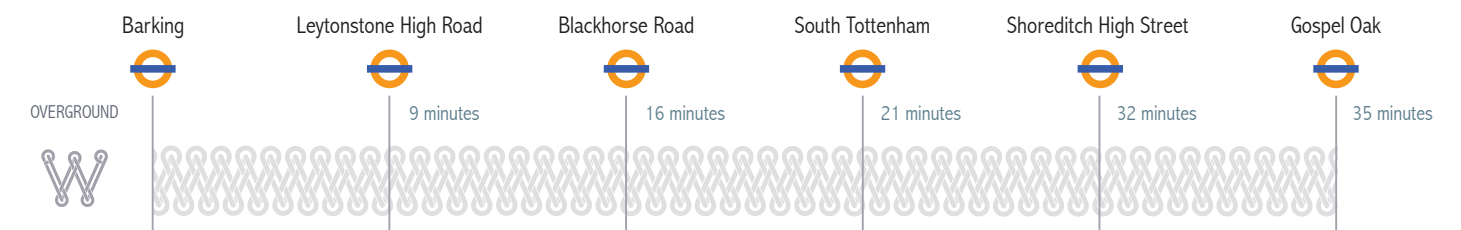
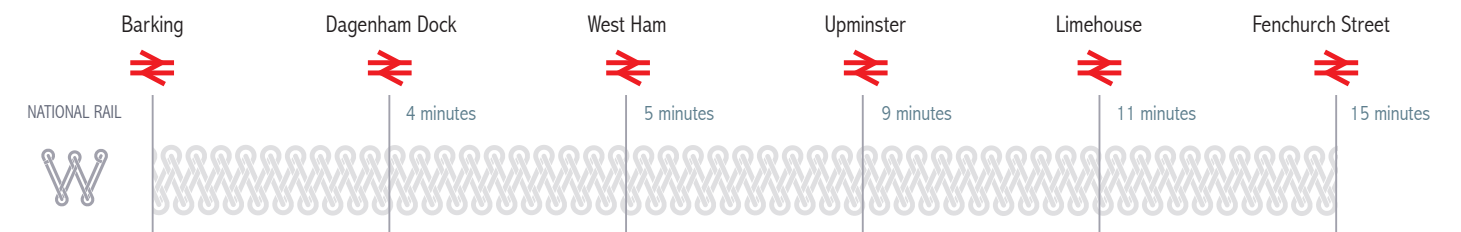
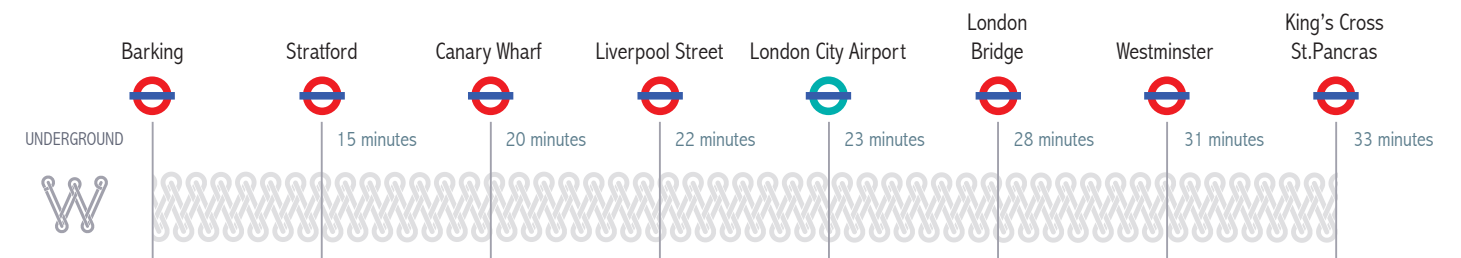


Public transport links into London are regular and will improve further with the planned extension of the London Overground to Barking Riverside.

Barking station, in Zone 4, provides regular overground services, with the rail journey to London Fenchurch Street taking between 15 and 20 minutes. London underground services also stop at Barking station providing access to the District and Hammersmith & City lines.

The area offers an excellent network of bus routes with the three main routes – numbers 5, 86 and 238, providing links further east to Stratford and Canning Town with route 62 running from south to north of the Borough.

Residents also benefit from access to Barking Riverside via the EL1 & EL2 bus routes. Barking Riverside will provide, new schools, parks and River Thames frontage, as well as, cycle networks and coming soon: an Ecology Centre.



Data supplied by tfl.gov.uk

SPECIFICATIONS

KITCHEN

- Handleless fitted kitchen from Moore's Luna range in a light grey gloss finish, with under unit LED light
- Limed wenge kitchen worktop
- Integrated appliances from Electrolux including electric oven, electric hob and hood
- Integrated Electrolux fridge freezer
- Bowl and a half sink with Blanco Peak tap
- White back-painted glass splashback above hob
- Solido Elite timber flooring or Boulevard grey matt ceramic to separate kitchens
- Space and plumbing for buyer's own dishwasher

LIVING ROOM

- Solido Elite timber flooring
- Stelrad radiator

BEDROOM

- Milan Granola wool-mix carpet to bedroom(s)
- Stelrad radiator

BATHROOM

- Tiled flooring (Boulevard Grey Matt)
- Tiled walls (White Matt Field)
- Egger Grey-Beige Zebrano laminate vanity unit with a Roca semi-recessed basin
- Roca Carla bath
- Glass bath screen
- Shower mixer with slide rail
- Roca Laura back-to-wall pan with concealed cistern
- Richmond electric towel radiator
- Wall-mounted mirror above vanity unit from tile splash back, full height to ceiling
- Shaver socket

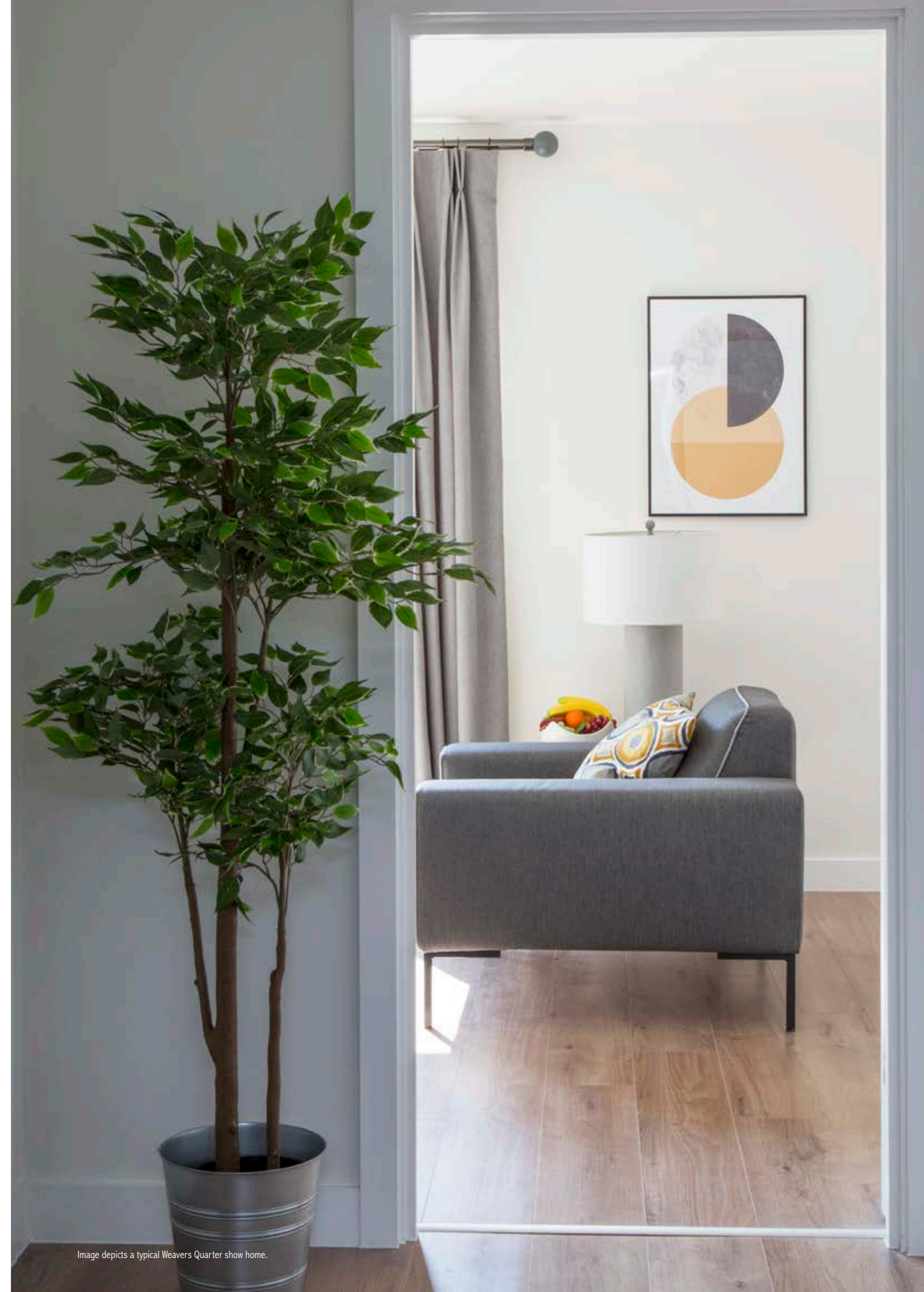
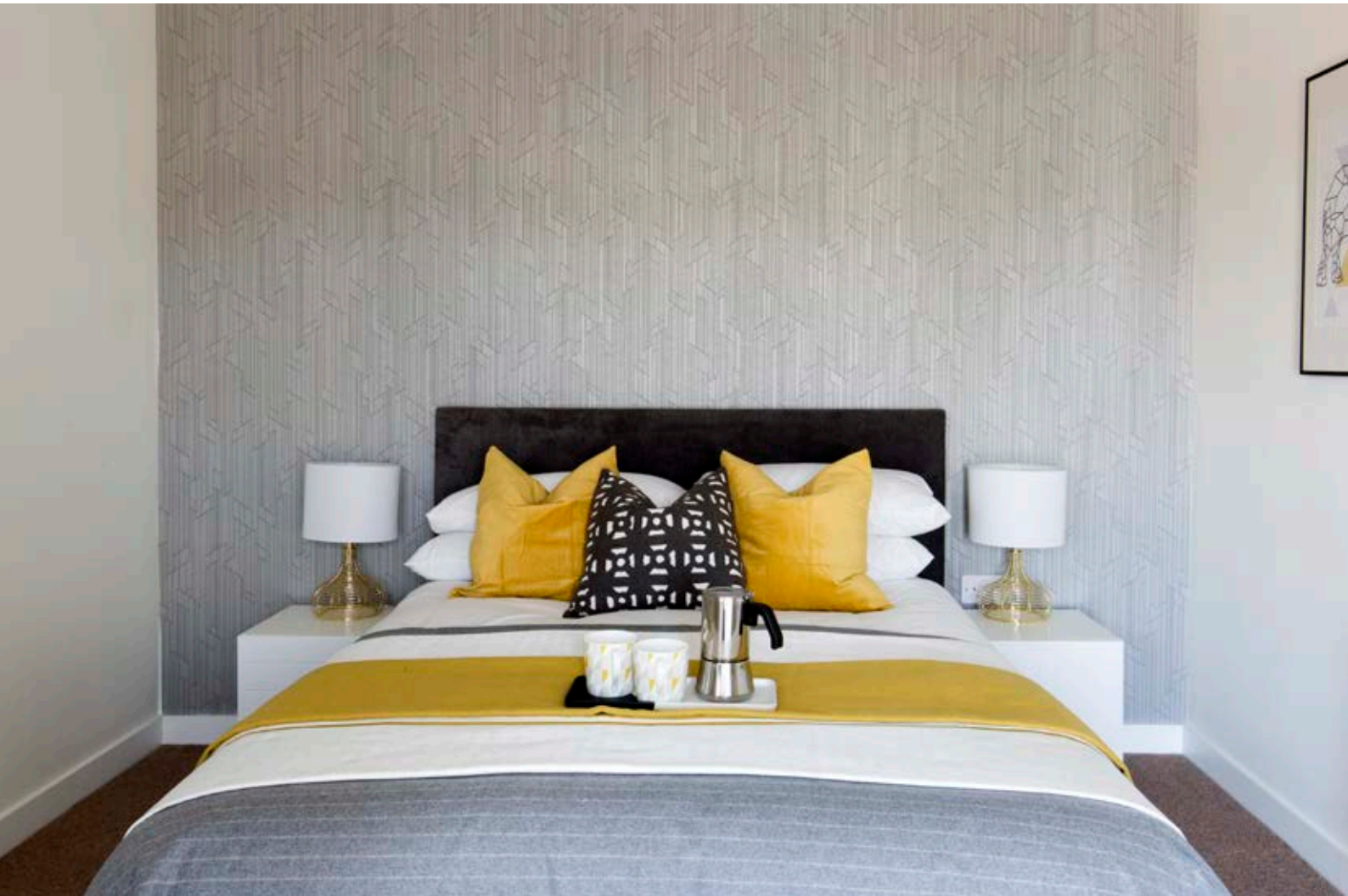


Image depicts a typical Weavers Quarter show home.



Image depicts a typical Weavers Quarter show home.



SPECIFICATIONS

SEPARATE WC

- Tiled flooring (Boulevard Grey Matt)
- Tiled walls (White Matt Field)
- Roca Laura WC and hand wash basin

HALLWAY

- Solido Elite timber flooring
- Store cupboard
- Stelrad radiator

SECURITY AND CONNECTIVITY

- Video entry phones to access communal blocks
- CCTV to all entrances, bin stores and car parking
- Designed to Secure by Design standards
- Mains powered smoke detectors and heat detector to kitchen
- TV/ satellite / cable, DAB/FM points to living room, master bedroom (subject to owners contract)
- BT points to living room and all bedrooms
- Sockets and controls – appropriate Schneider range

GENERAL

- 12 year NHBC Warranty
- Balcony/terrace to all maisonettes and apartments
- Private front and rear gardens to maisonettes
- Access to communal landscaped space
- Lifts to all floors
- Composite aluminum double-glazed windows
- Zanussi washer dryer in the utility cupboard where possible
- White satin doors

Specifications provided are indicative, actual finishes may vary from those shown.

SITEMAP

Sitemap is indicative only, based upon design information which may be superseded before completion of construction.



WEAVERS QUARTER

BARKING

A tapestry of excellence





GET ON THE PROPERTY LADDER WITH SHARED OWNERSHIP



Image depicts a typical Weavers Quarter home

L&Q HAS BEEN PROVIDING HIGH-QUALITY SHARED OWNERSHIP HOMES SINCE 1989 TO HELP PEOPLE GET A FOOT ON THE HOUSING LADDER.

We have won numerous awards for the quality of these homes and also the service provided by our in-house team of Shared Ownership experts. We have been voted Housing Association of the Year and in response to the housing and affordability crisis, we will build 100,000 new homes over ten years. As a not-for-profit organisation, we reinvest

all the money we make into new and existing homes, creating successful communities and providing excellent services. We are a long-term partner in the neighbourhoods we serve. The homes we provide are well designed, well built, well maintained and well managed.

TO FIND OUT MORE VISIT LQPRICEDIN.CO.UK

THE L&Q NEW HOMES WARRANTY

WHEN YOU'RE READY TO MOVE IN, L&Q WILL GIVE YOU A PERSONAL INTRODUCTION TO YOUR NEW L&Q HOME.

We will demonstrate how to operate your appliances and heating and talk you through any special features, all of which will be detailed in your Home User Guide.

We are confident that you will be delighted with your new L&Q home, but for added peace of mind, all of our homes also come with an L&Q new homes warranty. This lasts for 2 years from the date of legal completion. For the 2 year period, we guarantee items supplied as part of your new home, covering repairs needed due to faulty workmanship or materials.

The NHBC buildmark cover is valid for 10 years from the date the building was finished. Your sales negotiator can provide you with more details on the L&Q guarantee and NHBC buildmark cover.

YOU CAN ALSO ACCESS THE FULL TERMS AND CONDITIONS ON OUR WEBSITE: LQGROUP.ORG.UK



DISCLAIMER

All information in this document is correct at the time publication/going to print 06/2019. Computer generated images are for illustrative purposes only and dimensions are not intended to form part of any contract or warranty. Furniture and landscaping are shown for illustrative purposes only. Individual features such as windows bricks and other materials' colours may vary as may heating and electrical layouts. Images provided of the proposed development do not show final details of gradients of land, boundary treatments, local authority street lighting or landscaping. We aim to build according to the layout, but occasionally we do have to change property designs, boundaries, landscaping and the position of roads, footpaths, street lighting and other features as the development proceeds. All services and facilities may not be available on completion of the property. Should you have any queries, please direct them through your legal representatives.

A SELECTION OF OTHER L&Q DEVELOPMENTS



BARKING RIVERSIDE, IG11

barkingriverside.london



THE FORGE, E6

lqpricedin.co.uk/the-forge



LANSBURY SQUARE, E14

lqpricedin.co.uk/lansburysquare



Computer generated image



WEAVERS QUARTER

B A R K I N G

A tapestry of excellence

F L O O R P L A N S



WEAVERS QUARTER

B A R K I N G

A tapestry of excellence

weaversquarter.co.uk

