



# Welcome

**Abbey Quay is a development set in Barking's exciting new riverside quarter. Combining the convenience of city life with the neighbourhood feel of a friendly village, Abbey Quay brings you the best of both worlds.**

A collection of one, two or three bedroom apartments, all with their own private balcony or terrace, in this beautifully designed urban village. With its tree-lined avenues and stunning vistas, Abbey Quay combines modern living with on-site shops, cafés, restaurants\* and welcoming communal spaces. Working from home never felt so good!

Abbey Quay is the new heart of Barking. This is riverside living at its very best.

  
Weston  
Homes

\*Proposed commercial usage.



Computer generated image, indicative only.



# A Proud Past

**Named after an ancient monastery, Abbey Quay is proud of its vibrant and varied history. In the nearby leafy park of Abbey Green, you will find the 17th century ruins of Barking Abbey alongside the pretty St Margaret's church.**

With the River Roding flowing past the west side of the site, London's maritime history is a central part of Abbey Quay's heritage. Royal ships were repaired here during the reign of Henry VIII and by the time the 19th century arrived, the riverside had been transformed into a flourishing fishing port.

Abbey Quay marks the latest chapter in Barking's colourful history. Grab your opportunity to be part of this exciting new phase of East London's regeneration.



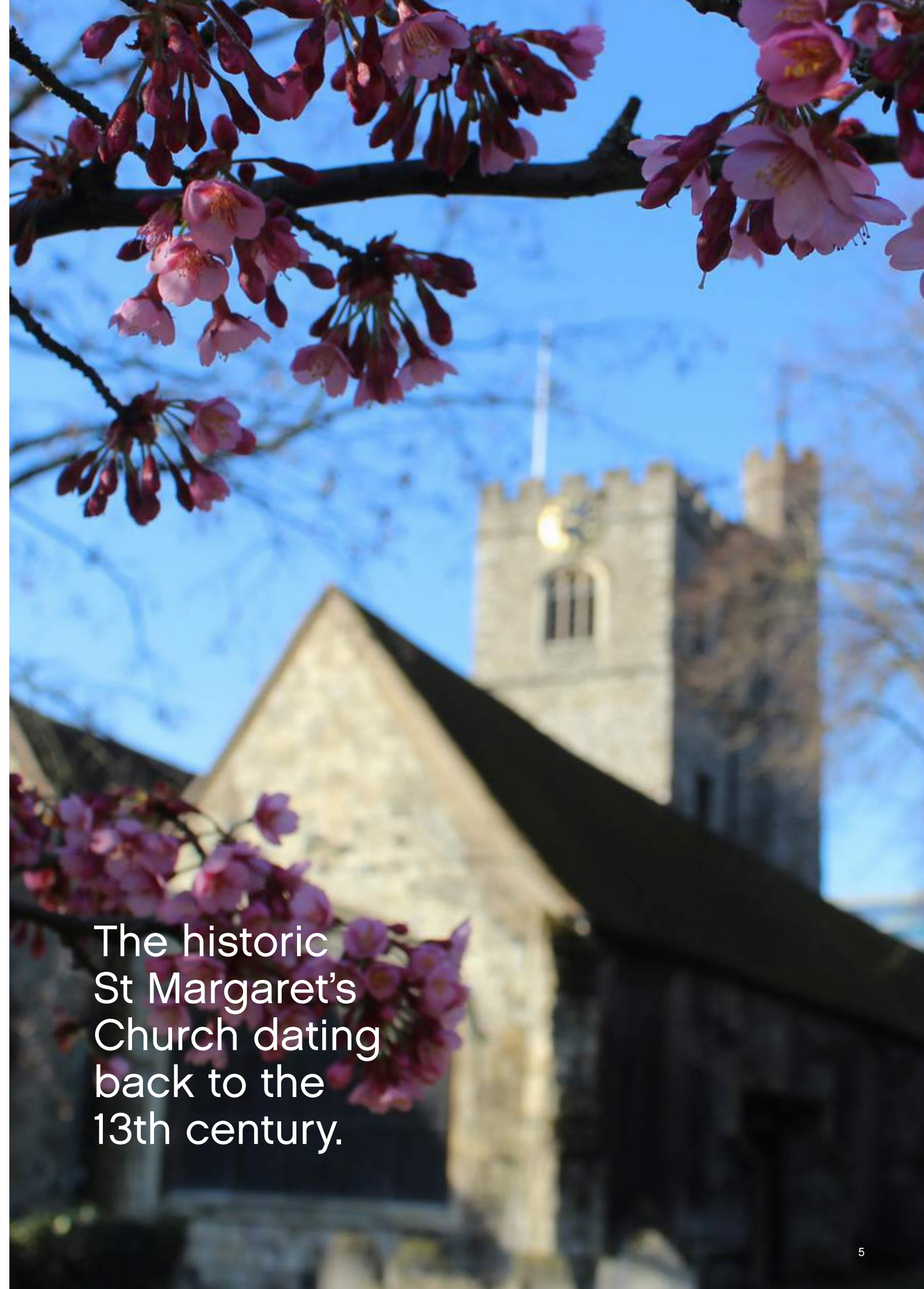
Captain James Cook who married Elizabeth Batts at St. Margaret's Church on 21 December 1762



Ruins of Barking Abbey



St. Erkenwald later Bishop of London founded Barking Abbey in 666AD



The historic St Margaret's Church dating back to the 13th century.

# Creating a New Legacy

If you thought you knew Barking, it's time to think again. This London borough is in the middle of a regeneration project seeing the creation of 20,000 new jobs and 50,000 new homes over the next two decades. By investing in a property at Abbey Quay, you're becoming part of one of London's most exciting new opportunities. One that will see an area transformed and a vibrant new community emerging.



Abbey Quay is proud to be part of this renaissance, bringing the buzz of aspirational waterfront living to Barking.

## Dagenham Film Studios

New homes are not the only thing booming in Barking. Businesses have also recognised the area's potential and are flooding in – particularly in the creative sector. Dagenham Studios will become one of London's largest film and TV venues with six world-class sound stages and cutting edge office space for related creative industries.

It looks like Barking is set to become East London's new creative hotspot. Is it time you became part of the action?



# Abbey Quay

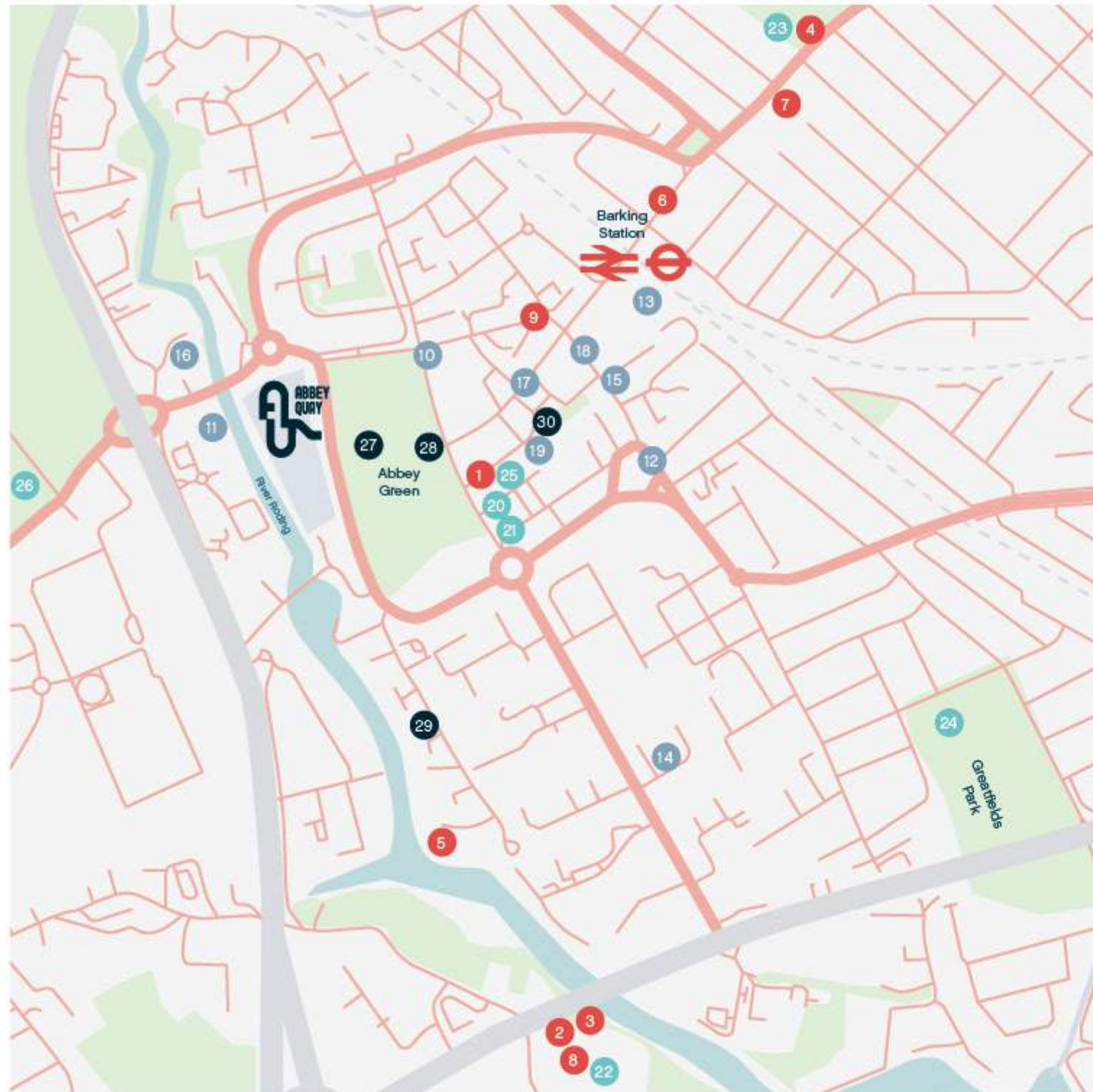
Dunstan Place and Erken Plaza are the first two apartment buildings to be built in phase one of the development.

- 1 Dunstan Place
- 2 Erken Plaza
- 3 Community Hub
- 4 Loxford Plaza
- 5 Makers Yard
- 6 Abbey Green Walk
- 7 Abbey Road
- 8 River Roding



# Close at Hand

Barking has everything you need within a 15 minute walk of your doorstep. Bars, cafés, restaurants, parks, supermarkets, arts, leisure and transport links.



## Food & Drink

- 1 Cristina's Steak House
- 2 Big Moe's Diner
- 3 My Lahore
- 4 Royal Oak
- 5 Boathouse Café
- 6 Nando's
- 7 Ariana Restaurant
- 8 Black & White Lounge
- 9 Amira's Cakes & Bakes



## Essentials

- 10 Asda Superstore
- 11 Tesco Superstore
- 12 Lidl Superstore
- 13 Post Office
- 14 Orchards Health & Family Centre
- 15 Abbey Dental
- 16 Doki-Med Pharmacy
- 17 Specstore Opticians
- 18 Vicarage Field Shopping Centre
- 19 East Street Market



## Arts & Leisure

- 20 Abbey Leisure Centre
- 21 Abbey Spa & Wellness
- 22 Showcase Cinema
- 23 Splash Park
- 24 Greatfields Park
- 25 The Broadway Theatre
- 26 Barking Recreation Ground



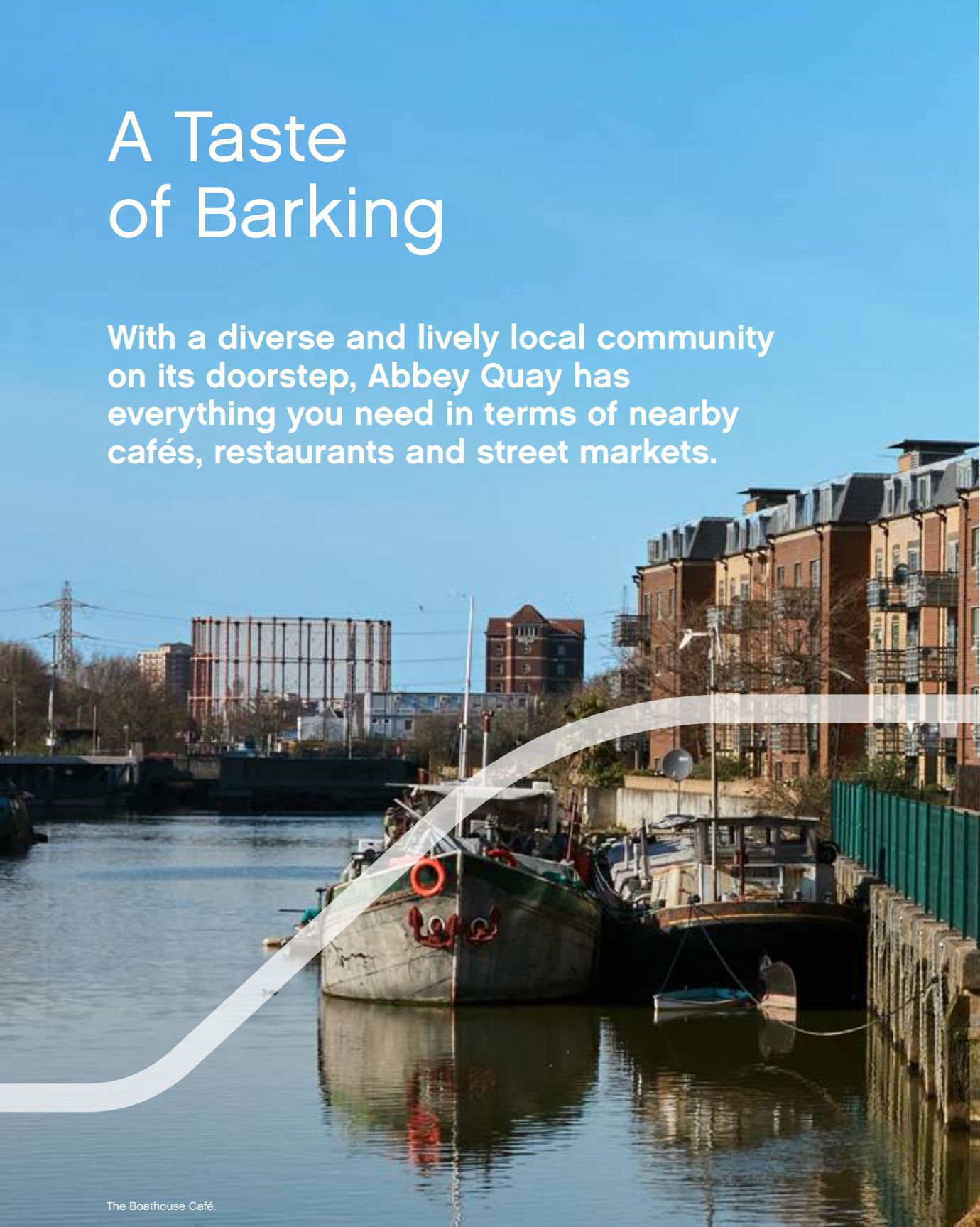
## Historical Sites

- 27 Abbey Ruins
- 28 St Margaret's Church
- 29 The Granary
- 30 The Folly Wall

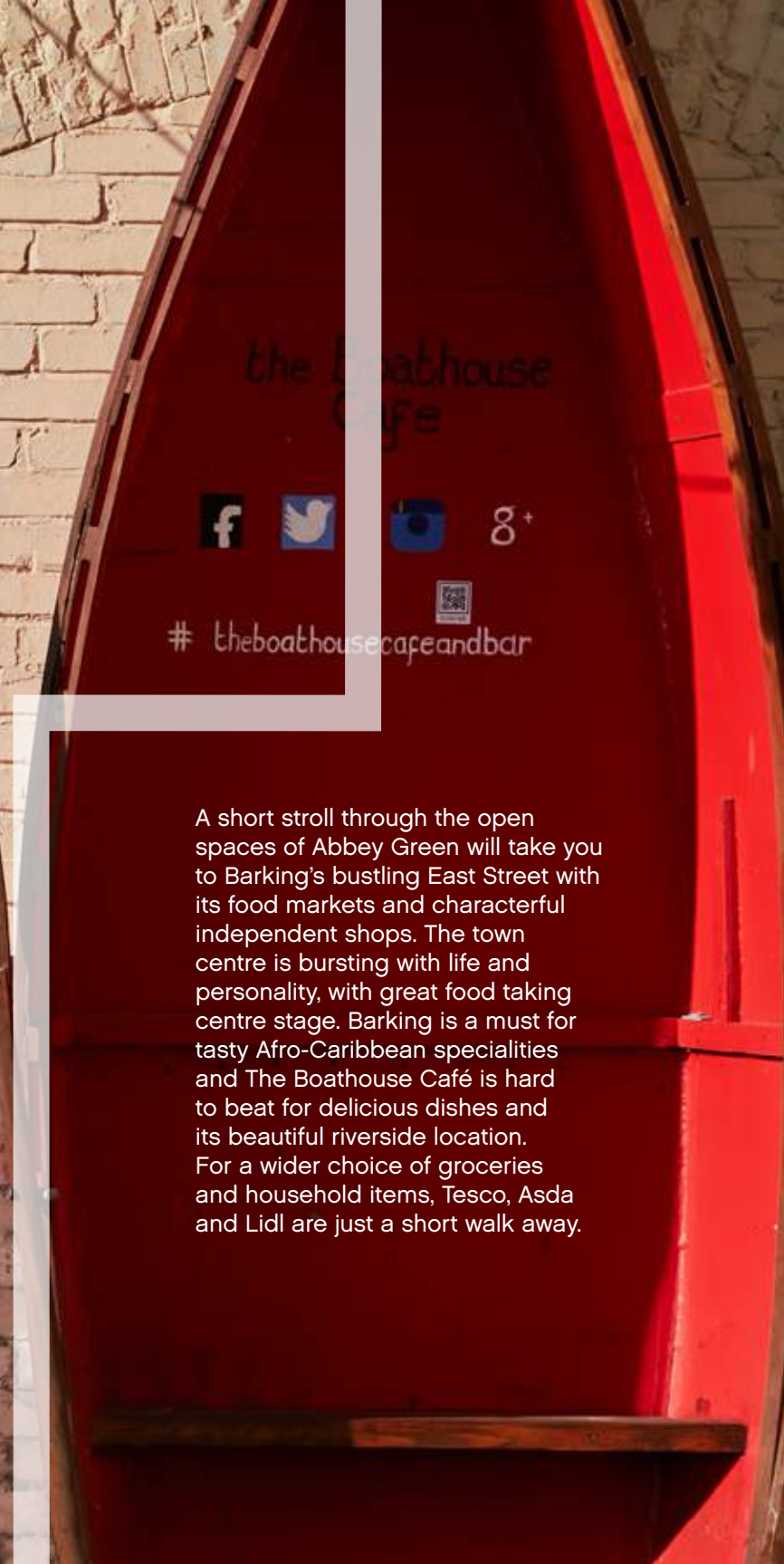


# A Taste of Barking

With a diverse and lively local community on its doorstep, Abbey Quay has everything you need in terms of nearby cafés, restaurants and street markets.



The Boathouse Café.



A short stroll through the open spaces of Abbey Green will take you to Barking's bustling East Street with its food markets and characterful independent shops. The town centre is bursting with life and personality, with great food taking centre stage. Barking is a must for tasty Afro-Caribbean specialities and The Boathouse Café is hard to beat for delicious dishes and its beautiful riverside location. For a wider choice of groceries and household items, Tesco, Asda and Lidl are just a short walk away.

Local markets bursting with fresh ingredients are a stroll away from Abbey Quay.



Barking Fish Centre.



East Street Market.



# On Your Doorstep

With a theatre, leisure centre and cinema in the heart of Barking you will never be short of things to do. For something different, look out for the outdoor classical concerts in the ruins of the Abbey.



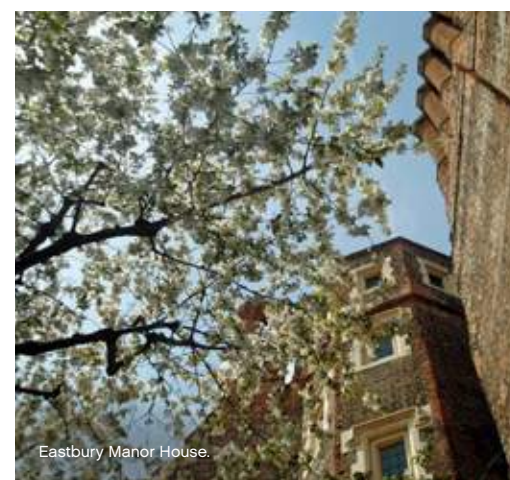
Work up a sweat at Abbey Leisure Centre, relax and see a show at The Broadway Theatre or catch a film at Showcase Cinema. The choice is yours.



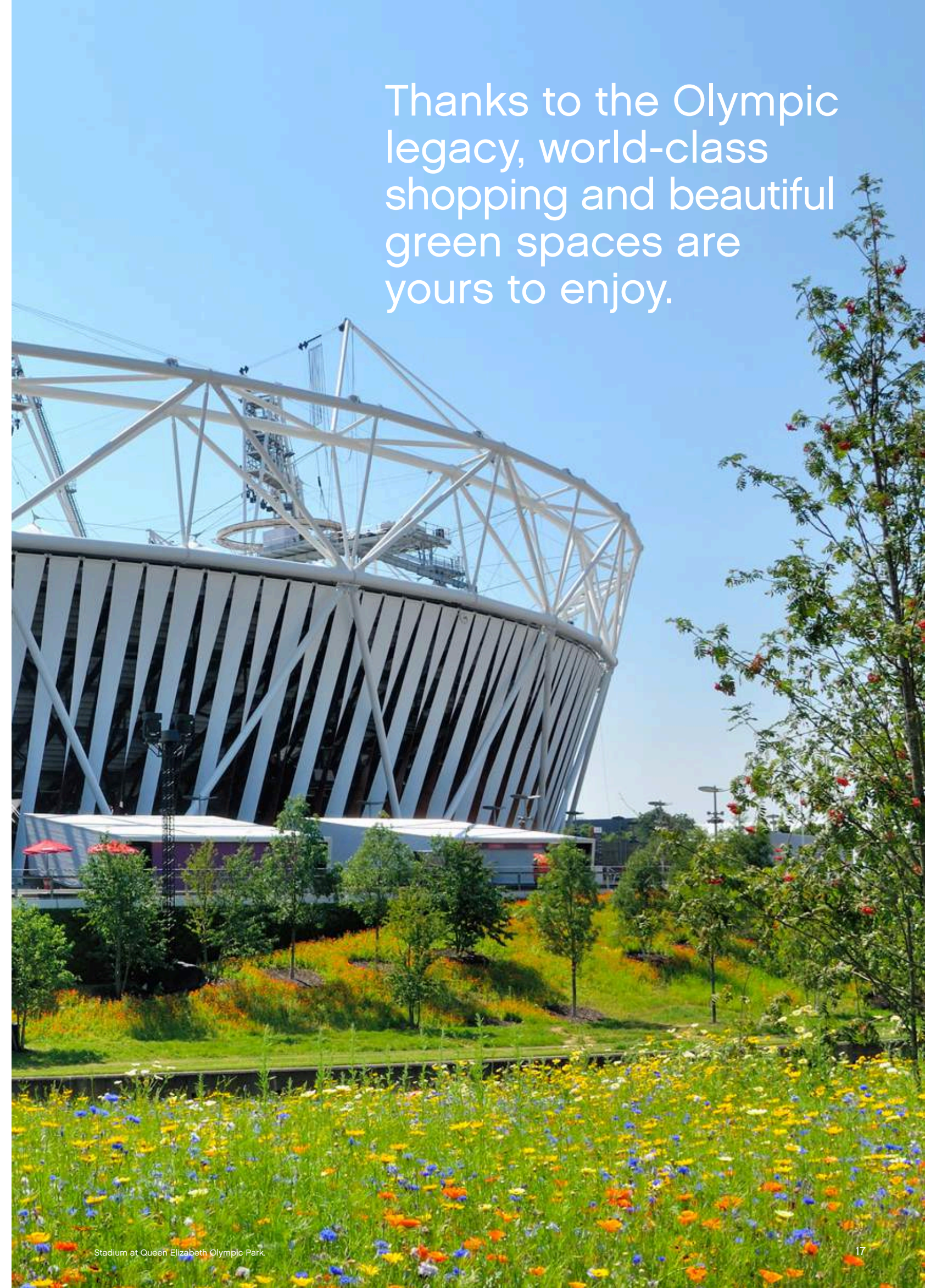
# So Much to Explore

**If shopping's your thing, you'll be spoilt for choice at Westfield Stratford City, Europe's largest shopping mall, which is just a short car or train journey away. For some time to reflect why not visit Eastbury Manor House or The Chase Nature Reserve, less than a 30 minute drive away.**

The Queen Elizabeth Olympic Park in Stratford is also well worth a visit with its riverside promenades, open green spaces and state-of-the-art sports facilities. If you're hankering for the great outdoors, head east to The Chase Nature Reserve where you will find 120 acres of lush meadows and wild marshland. Enjoy country walks with the family and the chance to spot water voles, kingfishers and skylarks. Discover the extraordinary history of Eastbury Manor House set in tranquil gardens. Part of The National Trust, its history spans more than 450 years.



Thanks to the Olympic legacy, world-class shopping and beautiful green spaces are yours to enjoy.



# A Bright Future

A great education is on hand here in Barking with some of the borough's best schools lying within easy reach of Abbey Quay. When it comes to higher education, London's world-class universities are within easy reach.



## Nurseries

Playaway Nursery (BLC)	8 Mins	🚶
Royal Gate Kids Pre-School	5 Mins	🚶
Westbury Day Nursery	15 Mins	🚶

## Primary Schools

St Margaret's CE Primary School	4 Mins	🚶
Northbury Primary School *	5 Mins	🚶
St Joseph's Catholic Primary School *	5 Mins	🚶
Gascoigne Primary School	11 Mins	🚶
Ripple Primary School	18 Mins	🚶 5 Mins 🚲

## Secondary Schools

Greatfields School	15 Mins	🚶	4 Mins	🚲
Langdon Academy	16 Mins	🚶	4 Mins	🚲
Riverside School	19 Mins	🚲	34 Mins	🚗
Eastbury Community School	20 Mins	🚶	6 Mins	🚲

## Colleges

Newham College London	6 Mins	🚲
Barking & Dagenham College - School Of Performing Arts	6 Mins	🚶
Technical Skills College	10 Mins	🚶

## Universities

University of East London	16 Mins	🚲	30 Mins	🚗
Queen Mary, University of London	32 Mins	🚶	22 Mins	🚗
University Square	37 Mins	🚶	20 Mins	🚗
King's College London	43 Mins	🚶	29 Mins	🚗
London School of Economics (LSE)	51 Mins	🚶	30 Mins	🚗
University College London (UCL)	54 Mins	🚶	33 Mins	🚗
Imperial College London	60 Mins	🚶	42 Mins	🚗

(\* = also a Nursery)

Journey times and distances are approximate only.  
Source: tf.gov.uk, Google maps.












St. Margaret's CE Primary School.

Barking & Dagenham College is renowned for its teaching of STEM subjects at Higher Education.



# The Ideal Location

With Barking Station just a 10-minute walk away from Abbey Quay, your commute could not be easier. Hop on the tube to reach Canary Wharf or the City in less than 20 minutes.

14	Minutes Westfield Shopping Centre	
15	Minutes Fenchurch Street	
16	Minutes London City Airport	 
17	Minutes Canary Wharf	
20	Minutes Tower Hill	
21	Minutes Liverpool Street	
28	Minutes King's Cross	
39	Minutes Victoria Station	
50	Minutes Paddington Station	
58	Minutes Gatwick Airport	 





# The Great Outdoors

The beautifully landscaped green spaces at Abbey Quay have been designed with your wellbeing in mind. Tree-lined walkways wind their way down to the river's edge and elegant, raised podium gardens create a calming oasis between the apartment buildings.

A stroll down Abbey Green Walk takes you from the ruins of Barking Abbey to the banks of the River Roding – an ancient waterway linking rural Essex with the Thames. It's here you'll find Loxford Plaza, the beating heart of Abbey Quay. With its restaurant, outdoor seating and lovely river views it's the perfect place to gather with friends in the sunshine for a drink and watch the sun go down\*.



Waking up to see green spaces has proven positive effects on our health and wellbeing.



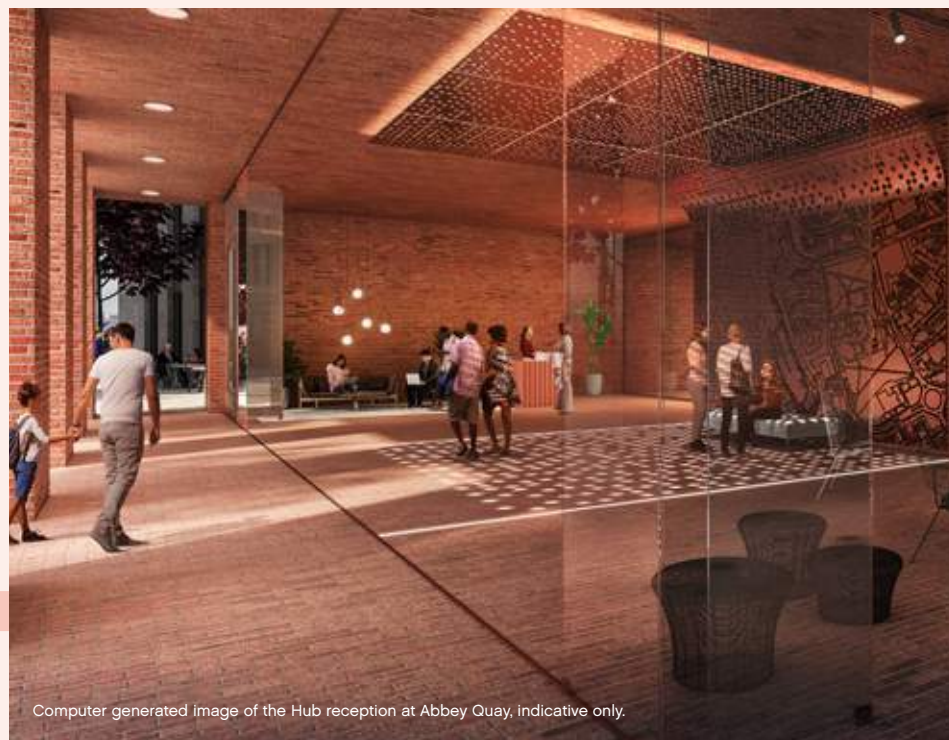
Computer generated image of Abbey Green Walk, indicative only.

Computer generated image of the podium gardens at Abbey Quay, indicative only.

\*Proposed commercial usage.

# A Place to Gather

Central to life at Abbey Quay is our Community Hub with its concierge service and comfy seating areas. Bring your laptop down if you need a change of scene while working from home, or join in with a yoga class or wine tasting event. Whatever you need, you're bound to find a friendly face and a warm welcome at the Hub.

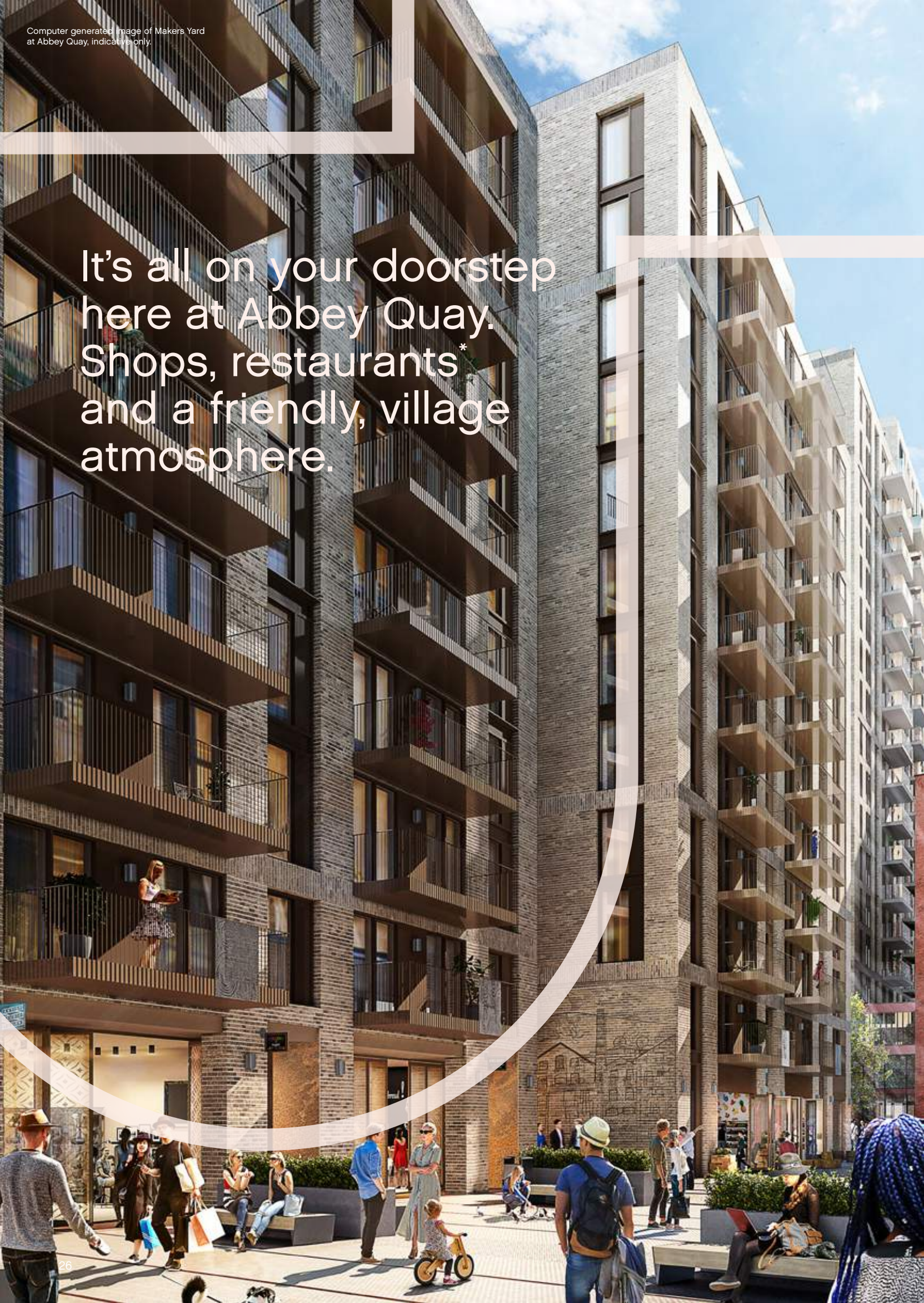


If you have an event to host, you can hire the Hub's dedicated event facility. A bright and stylish space that's perfect for everything from children's parties to charity fundraisers to formal board meetings.



Our Community Hub is the perfect spot to meet friends or colleagues.

It's all on your doorstep here at Abbey Quay. Shops, restaurants\* and a friendly, village atmosphere.



# A Vibrant Community

Everything's on hand at Abbey Quay. Grab a coffee on your way down to the river for your morning walk, or pop out in your lunch hour to meet a friend.

## Village Feel

Our 'village within a city' has been carefully designed with your needs taking centre stage. There's a friendly atmosphere and a real buzz about the place. Meet up with friends for a casual bite to eat at lunchtime or for a more formal dinner in the evening. It's over to you.



Computer generated image of the proposed cafe at Abbey Quay, indicative only.

## Creative Spaces

With a nod to Barking's industrial heritage, one of the key community spaces at Abbey Quay is an artists' zone called Makers Yard'. Local artists and craftspeople will make and display their work here and you can get involved in a range of creative workshops.

\*Proposed commercial usage

# Living in Style

Large windows offer light-filled apartments, with every thoughtful design built-in.





# Stylish Kitchens

Attractive, functional spaces  
are what we know you want  
from a kitchen.



# Dreamy Bedrooms

Make your bedroom  
a sanctuary with  
luxury and comfort  
in every detail.



# Specification

The elegant homes at Abbey Quay all feature contemporary, open-plan living areas, superb bespoke designer kitchens and luxury bathrooms, all finished to the highest standards with modern living in mind.

Designed to offer ease of maintenance and running efficiency, these homes provide a fully comprehensive specification to enable you to start enjoying your new lifestyle from the moment you move in. With Hyperoptic superfast broadband to each home, Abbey Quay is perfectly placed to remain fully connected, both inside and out. Choose from a wide range of options to personalise your home and make it truly your own.

## Designer Kitchens:

- Wide choice of designer units by Oakwood Kitchens\*
- Choice of quartz stone worktops and upstands\*
- Stainless steel splashback to hob

Full range of integrated appliances from Zanussi:

- Stainless steel electric fan oven
- Ceramic hob
- Fridge/freezer
- Washer/dryer
- Dishwasher
- Caple stainless steel chimney extractor
- Fascino stainless steel sink with oversized single bowl and integrated removable chopping board
- Fascino designer curved tap with clipped hose-spray extension
- Fascino instant boiling water tap
- Integrated stainless steel soap dispenser
- LED lighting under kitchen wall units

## Luxury Bathrooms & Ensuites:

- Fascino digitally controlled smart tap
- Smart mirror with LED lighting, shaver socket, digital clock and de-mist pad
- Vanity units with integrated storage space in a choice of three finishes\*
- Sleek arctic white sinks, beautifully finished with a silky matt feel
- Arctic white shower trays and baths in matt finish with sleek stainless steel waste cover
- RAK Ceramics Hygiene+ WC with RAKRimless™ pan and soft-close ergonomic design seat
- Fascino smart shower and smart bath
- Heated chrome towel rails
- Choice of RAK Ceramics porcelain wall and floor tile colour with polished and matt finishes\*
- Low-level LED strip lighting to bath



# Specification

## General Finishes:

- Forest oak doors with polished chrome ironmongery, matching door-linings, architraves and skirtings
- Choice of strip flooring to entrance hall, living area, dining area, kitchen and cloakrooms/cupboards\*
- Choice of carpets with underlay to bedrooms\*
- Fitted wardrobes to master bedroom
- Television and telephone points to living area and master bedroom
- USB double power sockets to living room, kitchen and master bedroom
- Smoke alarm and CO<sup>2</sup> detectors
- Aluminium framed double glazed windows and doors
- Audio/visual entry system to apartments accessed via communal entrance doors

## Connectivity:

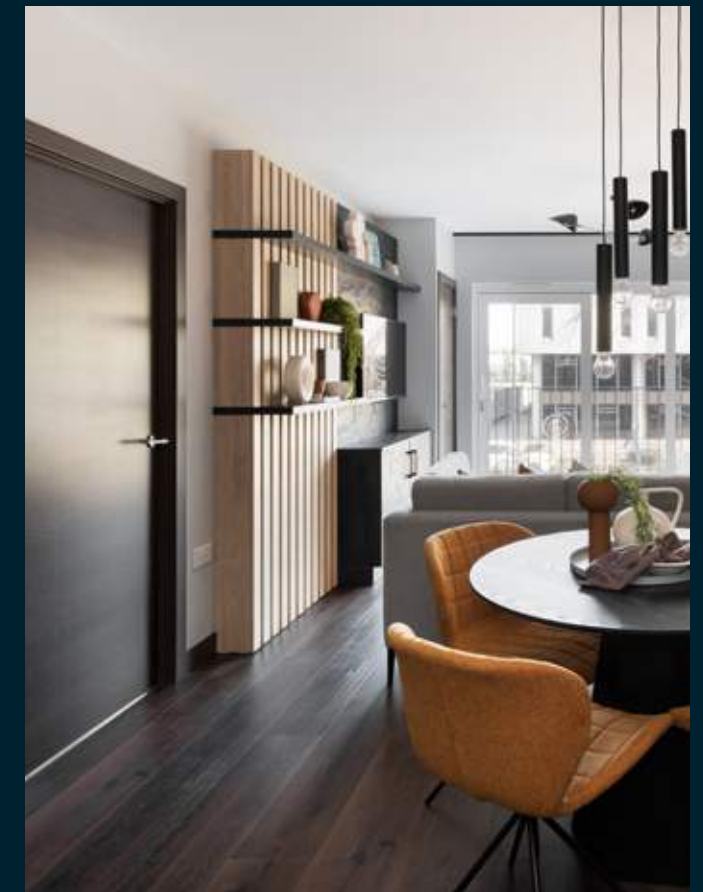
- Hyperoptic Broadband enabled - subject to contract

## Heating:

- Each apartment at Abbey Quay will be connected into a District Heating network, provided by B&D (Barking & Dagenham) Energy
- Each apartment will have a Heat Interface Unit and meter, to pay for heating/hot water directly to B&D
- B&D Energy Ltd is a provider of District Energy in the Barking & Dagenham area. It is wholly owned by Barking & Dagenham Council

## The scheme's benefits include:

- Constant heating and hot water
- The satisfaction of knowing your energy comes from a low carbon energy source
- Peace of mind that the tariff you pay is competitive and fair
- District Energy is the term that is used to describe energy (heat or electricity) that is locally produced and distributed within a comparatively small area
- B&D Energy produce our energy in Barking Town Centre and the Dagenham borough. The supply is exclusively produced, only for customers connected to their networks



# Always Connected

**We've all learnt that staying connected matters now more than ever. Whether you're working from home or keeping in touch with friends and family, Abbey Quay brings you super-fast broadband.**

Not only are the apartments here perfect work-from-home spaces thanks to their generous layouts and easy access to local facilities, but the high-speed internet access is second to none. Zoom calls are a breeze, and when it's time to take a break, you can step out onto your private balcony or terrace for a change of scene or take your laptop down to one of the community spaces within Abbey Quay.

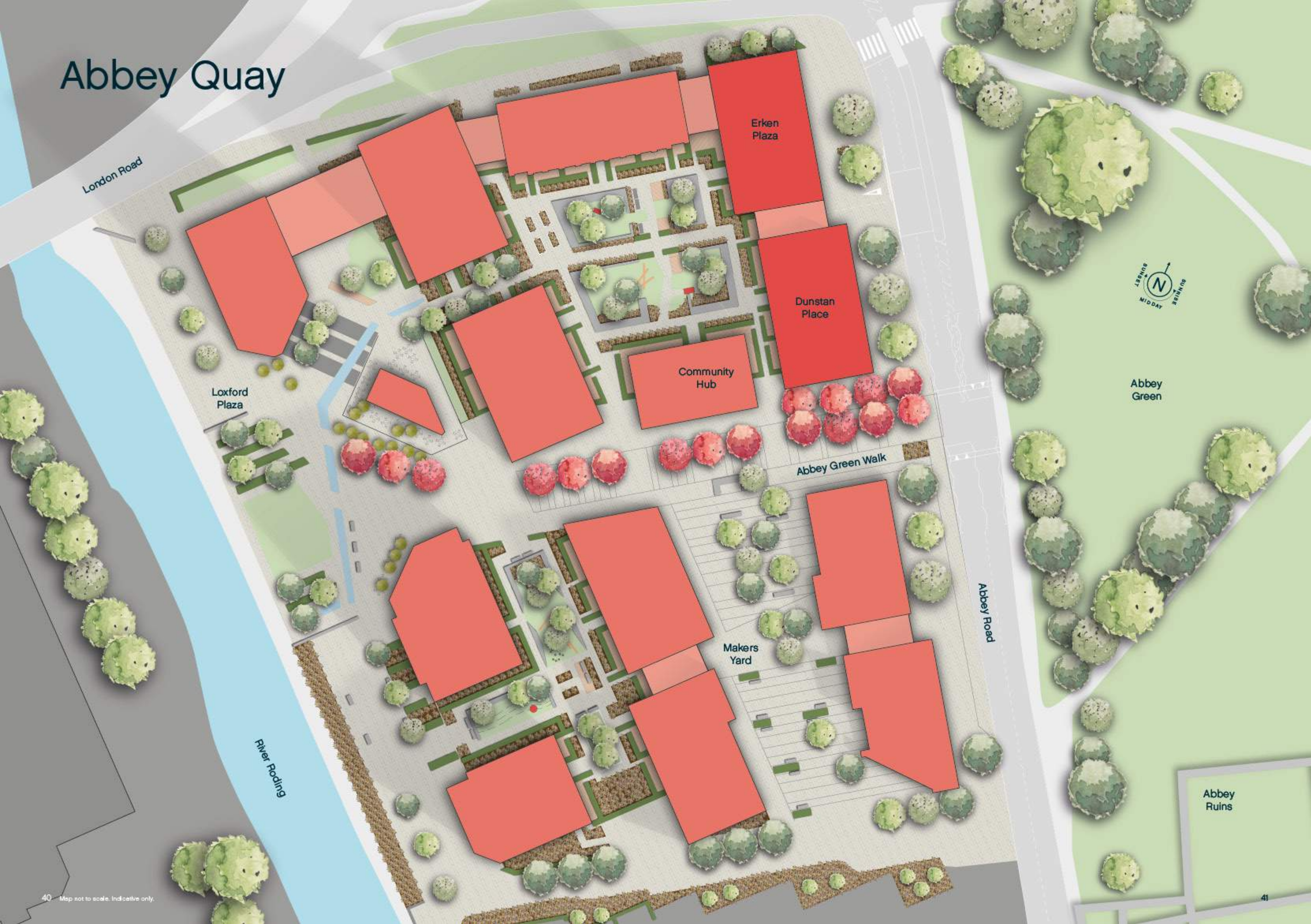


**Super-fast broadband makes working from home a breeze!**



If you've got kids they'll love having high-speed broadband on tap. So, they want to stream a film? Not an issue. Or maybe gaming's their thing? No problem. Hours of fun await them in your new apartment at Abbey Quay. And we all know that happy kids means happy parents.

# Abbey Quay



London Road

Loxford Plaza

Erken Plaza

Dunstan Place

Community Hub

Abbey Green Walk

Makers Yard

Abbey Road

Abbey Green

Abbey Ruins



# Dunstan Place

Floorplans

## Dunstan Place

As you step inside your apartment in Dunstan Place, you'll find spacious, contemporary interiors with a designer kitchen and bespoke bathrooms complete with built-in Smart technology. One, two and three bedroom apartments are available in this impressive building, all with their own private balcony or terrace and view of either Abbey Green or the attractive, landscaped podium garden.





# Dunstan Place

Floor 01



Floor 02



Floor 03



Floor 04



Floor 05



Floor 06



Floor 07



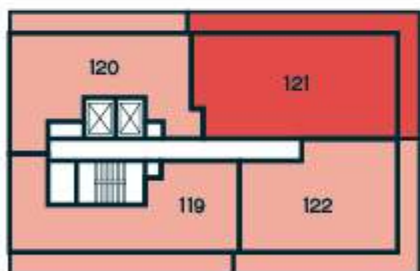
Floor 08



Floor 09



Floor 10



Floor 11



Key

- 1 Bedroom Apartments
- 2 Bedroom Apartments
- 3 Bedroom Apartments
- Services

Accommodation Finder

Dunstan Place

Apartment No.	Floor	Bedrooms	Page No.
69	1	1 Bedroom	50
70	1	2 Bedrooms	51
71	1	2 Bedrooms	54
72	1	2 Bedrooms	58
73	2	1 Bedroom	50
74	2	2 Bedrooms	51
75	2	2 Bedrooms	54
76	2	2 Bedrooms	58
77	3	1 Bedroom	48
78	3	1 Bedroom	50
79	3	2 Bedrooms	51
80	3	2 Bedrooms	54
81	3	2 Bedrooms	55
82	3	1 Bedroom	49
83	4	1 Bedroom	48
84	4	1 Bedroom	50
85	4	2 Bedrooms	51
86	4	2 Bedrooms	54
87	4	2 Bedrooms	55
88	4	2 Bedrooms	52
89	5	1 Bedroom	48
90	5	1 Bedroom	50
91	5	2 Bedrooms	51
92	5	2 Bedrooms	54
93	5	2 Bedrooms	55
94	5	2 Bedrooms	52
95	6	1 Bedroom	48
96	6	1 Bedroom	50
97	6	2 Bedrooms	51
98	6	2 Bedrooms	54
99	6	2 Bedrooms	55
100	6	2 Bedrooms	52
101	7	1 Bedroom	48
102	7	1 Bedroom	50
103	7	2 Bedrooms	51
104	7	2 Bedrooms	54
105	7	2 Bedrooms	55
106	7	2 Bedrooms	52
107	8	1 Bedroom	48
108	8	1 Bedroom	50
109	8	2 Bedrooms	51
110	8	2 Bedrooms	54
111	8	2 Bedrooms	55
112	8	2 Bedrooms	52
113	9	1 Bedroom	48
114	9	1 Bedroom	50
115	9	2 Bedrooms	51
116	9	2 Bedrooms	54
117	9	2 Bedrooms	55
118	9	2 Bedrooms	52
119	10	2 Bedrooms	56
120	10	2 Bedrooms	57
121	10	3 Bedrooms	59
122	10	2 Bedrooms	53
123	11	2 Bedrooms	56
124	11	2 Bedrooms	57
125	11	3 Bedrooms	59
126	11	2 Bedrooms	53

# 1 Bedroom Apartment

Total Area	50.8 SQM	547 SQFT
Kitchen / Living / Dining	5.71m x 5.75m	18' 9" x 18' 10"
Bedroom	3.51m x 4.20m	11' 6" x 13' 8"
Balcony	9.75m x 2.03m	32' 0" x 6' 8"

Apartments: 77, 83, 89, 95, 101, 107 & 113

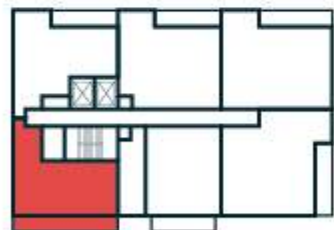
Floors: 03, 04, 05, 06, 07, 08 & 09



Views over Landscaped Podium Gardens



Floor 03 shown below



South Elevation



Key

- ↔ Measurement Points
- ◀ TV Aerial Point
- W Wardrobe
- C Cupboard
- U Utility Cupboard
- SW Space for Wardrobe

# 1 Bedroom Apartment

Total Area	52 SQM	560 SQFT
Kitchen / Living / Dining	3.25m x 7.99m	10' 8" x 26' 3"
Bedroom	3.17m x 4.41m	10' 5" x 14' 6"
Balcony	6.42m x 2.03m	21' 1" x 6' 8"

Apartment: 82

Floor: 03



Views over Landscaped Podium Gardens



Floor 03 shown below



South Elevation



Key

- ↔ Measurement Points
- ◀ TV Aerial Point
- W Wardrobe
- C Cupboard
- U Utility Cupboard
- SW Space for Wardrobe

# 1 Bedroom Apartment

Total Area	54.2 SQM	583 SQFT
Kitchen / Dining	2.58m x 7.59m	8' 6" x 24' 11"
Living	3.30m x 3.88m	10' 10" x 12' 9"
Bedroom	3.13m x 4.24m	10' 3" x 13' 11"
Balcony	5.39m x 1.43m	17' 8" x 4' 8"

Apartments: 69, 73, 78, 84, 90, 96, 102, 108 & 114

Floors: 01, 02, 03, 04, 05, 06, 07, 08 & 09



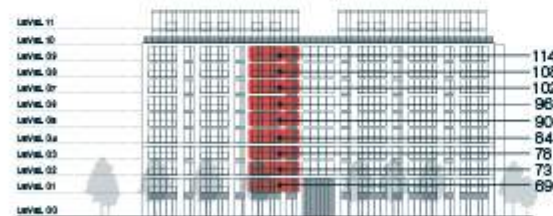
Views over Abbey Green



Floor 01 shown below



North Elevation



Key

- ↔ Measurement Points
- ◀ TV Aerial Point
- W Wardrobe
- C Cupboard
- U Utility Cupboard
- SW Space for Wardrobe

# 2 Bedroom Apartment

Total Area	66.3 SQM	730 SQFT
Kitchen / Living / Dining	3.22m x 7.14m	10' 7" x 23' 5"
Bedroom 1	2.96m x 5.03m	9' 9" x 16' 6"
Bedroom 2	2.75m x 4.58m	9' 0" x 15' 0"
Balcony	5.41m x 1.43m	17' 9" x 4' 8"

Apartments: 70, 74, 79, 85, 91, 97, 103, 109 & 115

Floors: 01, 02, 03, 04, 05, 06, 07, 08 & 09



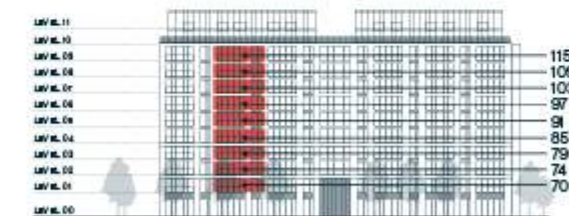
Views over Abbey Green



Floor 03 shown below



North Elevation



Key

- ↔ Measurement Points
- ◀ TV Aerial Point
- W Wardrobe
- C Cupboard
- U Utility Cupboard
- SW Space for Wardrobe

# 2 Bedroom Apartment

Total Area	68.8 SQM	741 SQFT
Kitchen / Living / Dining	3.22m x 7.99m	10' 7" x 26' 3"
Bedroom 1	2.75m x 5.60m	9' 0" x 18' 4"
Bedroom 2	2.75m x 4.83m	9' 0" x 15' 10"
Balcony	5.31m x 1.45m	17' 5" x 4' 9"

Apartments: 88, 94, 100, 106, 112 & 118

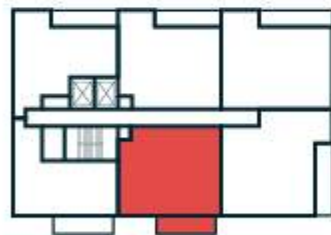
Floors: 04, 05, 06, 07, 08 & 09



Views over Landscaped Podium Gardens



Floor 04 shown below



South Elevation



Key

- ↔ Measurement Points
- ◀ TV Aerial Point
- W Wardrobe
- C Cupboard
- U Utility Cupboard
- SW Space for Wardrobe

# 2 Bedroom Apartment

Total Area	71.4 SQM	769 SQFT
Kitchen / Living / Dining	7.98m x 4.54m	26' 2" x 14' 11"
Bedroom 1	3.83m x 3.26m	12' 7" x 10' 8"
Bedroom 2	2.88m x 3.91m	9' 5" x 12' 10"
Terrace (Apt 122)	12.54m x 1.13m	41' 2" x 3' 8"

Apartments: 122 & 126

Floors: 10 & 11

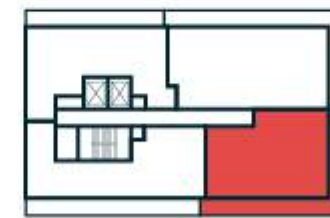


Views over Landscaped Podium Gardens



Apartment 126 has two balconies in place of terrace as detailed here

Floor 10 shown below



South Elevation



Key

- ↔ Measurement Points
- ◀ TV Aerial Point
- W Wardrobe
- C Cupboard
- U Utility Cupboard
- SW Space for Wardrobe

# 2 Bedroom Apartment

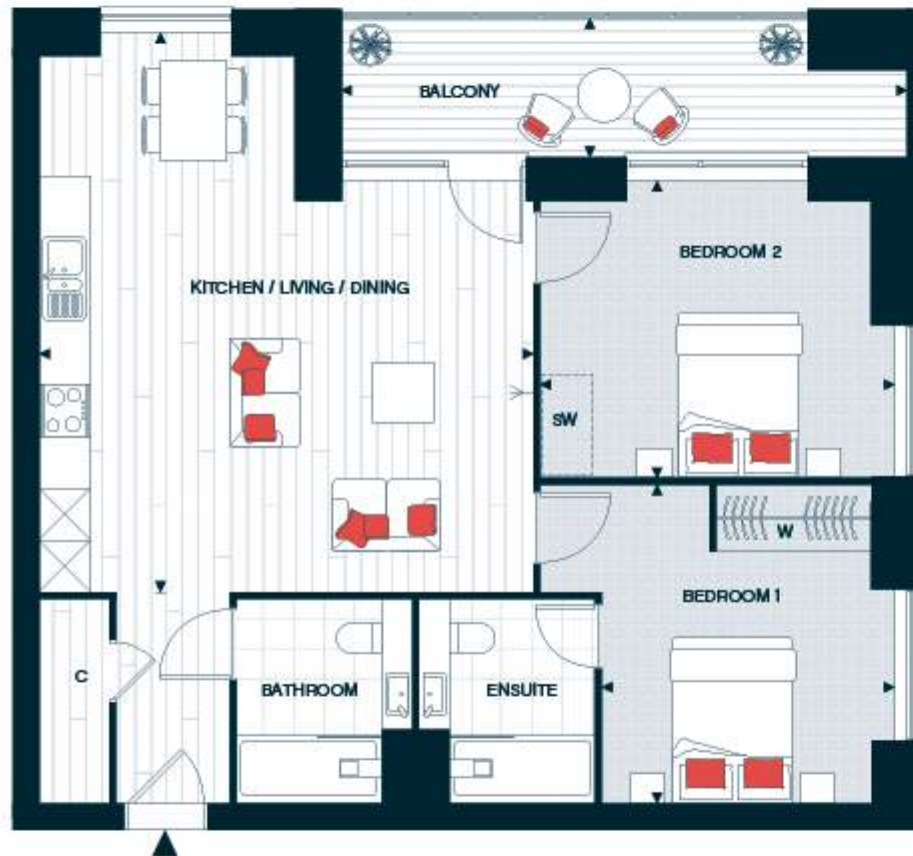
Total Area	71.7 SQM	772 SQFT
Kitchen / Living / Dining	5.72m x 6.43m	18' 9" x 21' 1"
Bedroom 1	3.23m x 3.46m	10' 7" x 11' 4"
Bedroom 2	4.01m x 3.40m	13' 2" x 11' 2"
Balcony	6.25m x 1.37m	20' 6" x 4' 6"

Apartments: 71, 75, 80, 86, 92, 98, 104, 110 & 116

Floors: 01, 02, 03, 04, 05, 06, 07, 08 & 09



Views over Abbey Green



Floor 01 shown below

North Elevation

Key



- ↔ Measurement Points
- ◀ TV Aerial Point
- W Wardrobe
- C Cupboard
- U Utility Cupboard
- SW Space for Wardrobe

# 2 Bedroom Apartment

Total Area	72.9 SQM	785 SQFT
Kitchen / Living / Dining	5.27m x 6.11m	17' 3" x 20' 1"
Bedroom 1	3.02m x 3.15m	9' 11" x 10' 4"
Bedroom 2	2.83m x 4.42m	9' 3" x 14' 6"
Balcony	1.50m x 6.28m	4' 11" x 20' 7"

Apartments: 81, 87, 93, 99, 105, 111 & 117

Floors: 03, 04, 05, 06, 07, 08 & 09



Views over Abbey Green Walk

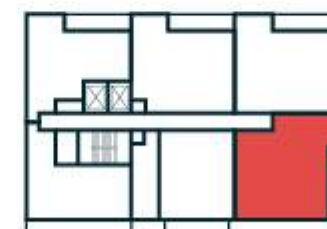


Views over Landscaped Podium Gardens

Floor 03 shown below

South Elevation

Key



- ↔ Measurement Points
- ◀ TV Aerial Point
- W Wardrobe
- C Cupboard
- U Utility Cupboard
- SW Space for Wardrobe

# 2 Bedroom Apartment

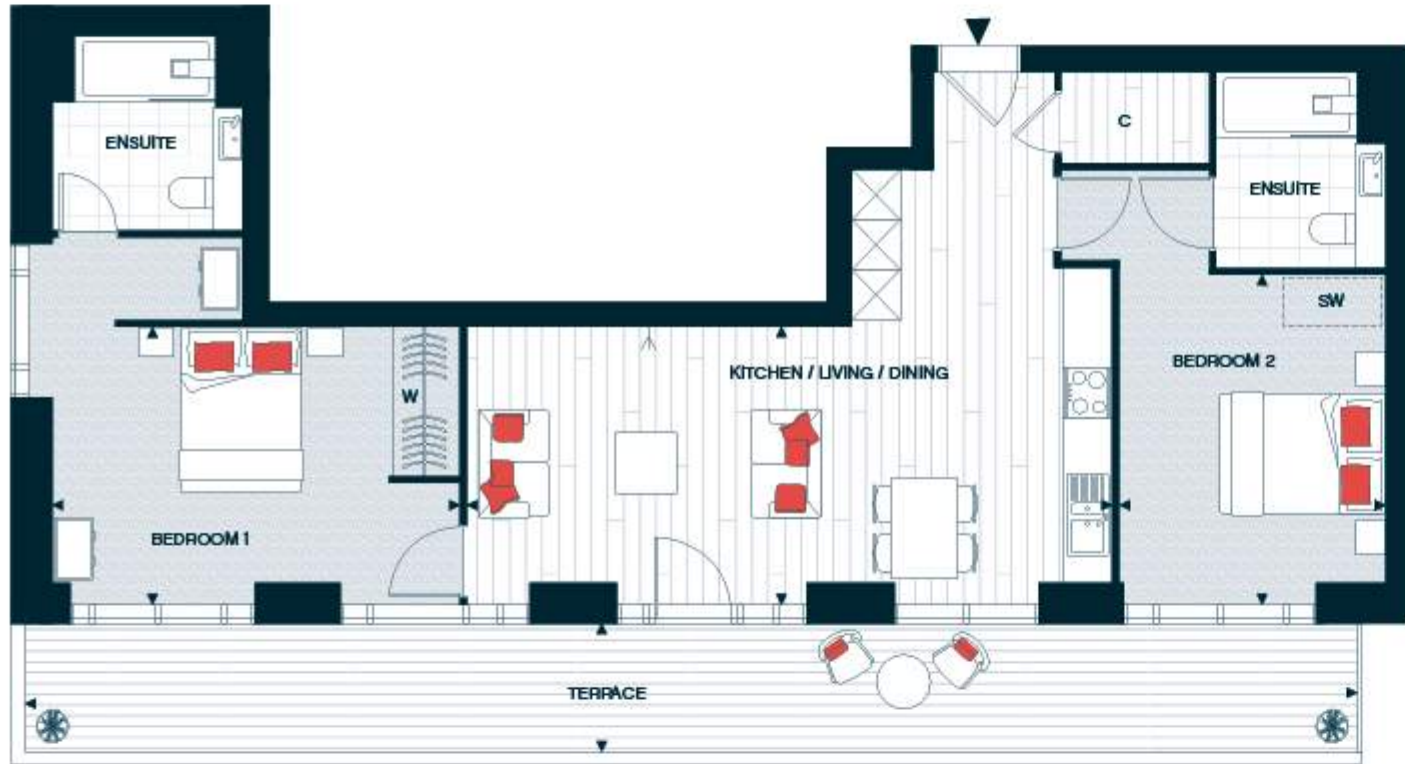
Apartments: 119 & 123

Floors: 10 & 11



Total Area	74 SQM	797 SQFT
Kitchen / Living / Dining	7.57m x 3.19m	24' 10" x 10' 6"
Bedroom 1	4.88m x 3.19m	16' 0" x 10' 6"
Bedroom 2	3.16m x 3.91m	10' 4" x 12' 10"
Terrace (Apt 119)	15.81m x 1.24m	51' 10" x 4' 1"

Apartment 123 has three balconies in place of terrace as detailed here



Views over Landscaped Podium Gardens



Floor 10 shown below



South Elevation



Key

- ↔ Measurement Points
- ◀ TV Aerial Point
- W Wardrobe
- C Cupboard
- U Utility Cupboard
- SW Space for Wardrobe

# 2 Bedroom Apartment

Apartments: 120 & 124

Floors: 10 & 11



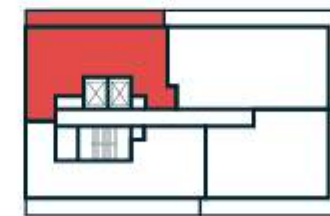
Total Area	74 SQM	797 SQFT
Kitchen / Living / Dining	6.08m x 6.12m	19' 11" x 20' 1"
Bedroom 1	2.73m x 5.54m	8' 11" x 18' 2"
Bedroom 2	3.41m x 2.76m	11' 2" x 9' 1"
Terrace (Apt 120)	12.57m x 1.19m	41' 3" x 3' 11"

Apartment 124 has two balconies in place of terrace as detailed here

Views over Abbey Green



Floor 10 shown below



North Elevation



Key

- ↔ Measurement Points
- ◀ TV Aerial Point
- W Wardrobe
- C Cupboard
- U Utility Cupboard
- SW Space for Wardrobe

# 2 Bedroom Apartment

Total Area	83.2 SQM	896 SQFT
Kitchen / Living / Dining	9.36m x 3.06m	30' 9" x 10' 0"
Bedroom 1	5.32m x 2.96m	17' 5" x 9' 9"
Bedroom 2	3.60m x 3.12m	11' 10" x 10' 3"
Balcony	1.43m x 6.25m	4' 8" x 20' 6"

Apartments: 72 & 76

Floors: 01 & 02



Views over Abbey Green Walk

Floor 02 shown below



South Elevation



Key

- ↔ Measurement Points
- ◀ TV Aerial Point
- W Wardrobe
- C Cupboard
- U Utility Cupboard
- SW Space for Wardrobe

# 3 Bedroom Apartment

Total Area	95.3 SQM	1,026 SQFT
Kitchen / Living / Dining	4.81m x 7.11m	15' 9" x 23' 4"
Bedroom 1	3.30m x 5.03m	10' 10" x 16' 6"
Bedroom 2	3.27m x 3.91m	10' 9" x 12' 10"
Bedroom 3	2.73m x 3.91m	8' 11" x 12' 10"
Terrace (Apt 121)	16.01m x 1.24m	52' 6" x 4' 1"

Apartments: 121 & 125

Floors: 10 & 11



Apartment 125 has three balconies in place of terrace as detailed here

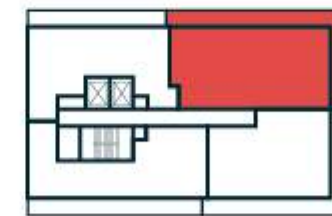


Views over Abbey Green



Views over Abbey Green Walk

Floor 10 shown below



North Elevation



Key

- ↔ Measurement Points
- ◀ TV Aerial Point
- W Wardrobe
- C Cupboard
- U Utility Cupboard
- SW Space for Wardrobe

# Erken Plaza

Floorplans



## Erken Plaza

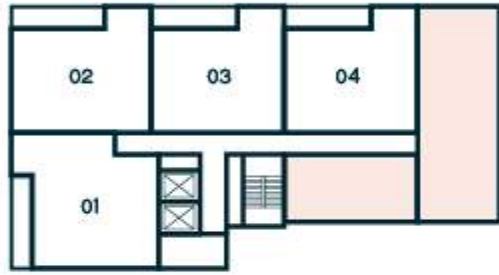
In the first phase of our luxury homes at Abbey Quay, you can choose from a one, two or three bedroom apartment in this impressive, 12-storey building. All of the apartments have their own private balcony or terrace and enjoy views towards Abbey Green to the east or across the attractive podium garden to the west.



# Erken Plaza

## Accommodation Finder

Floor 01



Floor 02



Floor 03



Floor 04



Floor 05



Floor 06



Floor 07



Floor 08



Floor 09



Floor 10



Floor 10



### Key

- 1 Bedroom Apartments
- 2 Bedroom Apartments
- 3 Bedroom Apartments
- DMS - Discount Market Sale Apartments
- Services

## Erken Plaza

Apartment No.	Floor	Bedrooms	Page No.
01 (DMS)	1	2 Bedrooms	87
02 (DMS)	1	2 Bedrooms	85
03 (DMS)	1	2 Bedrooms	82
04 (DMS)	1	2 Bedrooms	82
05 (DMS)	2	2 Bedrooms	87
06 (DMS)	2	2 Bedrooms	85
07 (DMS)	2	2 Bedrooms	82
08 (DMS)	2	2 Bedrooms	82
09 (DMS)	2	1 Bedroom	81
10 (DMS)	3	3 Bedrooms	88
11 (DMS)	3	2 Bedrooms	86
12 (DMS)	3	2 Bedrooms	85
13 (DMS)	3	2 Bedrooms	82
14 (DMS)	3	2 Bedrooms	82
15 (DMS)	3	2 Bedrooms	83
16 (DMS)	3	1 Bedroom	80
17 (DMS)	4	3 Bedrooms	88
18 (DMS)	4	2 Bedrooms	86
19 (DMS)	4	2 Bedrooms	85
20 (DMS)	4	2 Bedrooms	82
21 (DMS)	4	2 Bedrooms	82
22 (DMS)	4	2 Bedrooms	83
23 (DMS)	4	2 Bedrooms	84
24 (DMS)	5	3 Bedrooms	88
25 (DMS)	5	2 Bedrooms	86
26 (DMS)	5	2 Bedrooms	85
27 (DMS)	5	2 Bedrooms	82
28 (DMS)	5	2 Bedrooms	82
29 (DMS)	5	2 Bedrooms	83
30 (DMS)	5	2 Bedrooms	84
31	6	3 Bedrooms	78
32	6	2 Bedrooms	73
33	6	2 Bedrooms	74
34	6	2 Bedrooms	70
35	6	2 Bedrooms	70
36	6	2 Bedrooms	71
37	6	2 Bedrooms	72
38	7	3 Bedrooms	78
39	7	2 Bedrooms	73
40	7	2 Bedrooms	74
41	7	2 Bedrooms	70
42	7	2 Bedrooms	70
43	7	2 Bedrooms	71
44	7	2 Bedrooms	72
45	8	3 Bedrooms	78
46	8	2 Bedrooms	73
47	8	2 Bedrooms	74
48	8	2 Bedrooms	70
49	8	2 Bedrooms	70
50	8	2 Bedrooms	71
51	8	2 Bedrooms	72
52	9	3 Bedrooms	78
53	9	2 Bedrooms	73
54	9	2 Bedrooms	74
55	9	2 Bedrooms	70
56	9	2 Bedrooms	70
57	9	2 Bedrooms	71
58	9	2 Bedrooms	72
59	10	1 Bedroom	68
60	10	1 Bedroom	67
61	10	2 Bedrooms	69
62	10	2 Bedrooms	75
63	10	1 Bedroom	68
64	11	1 Bedroom	68
65	11	1 Bedroom	67
66	11	2 Bedrooms	69
67	11	2 Bedrooms	75
68	11	1 Bedroom	68

# 1 Bedroom Apartment

Total Area	55 SQM	592 SQFT
Kitchen / Living / Dining	5.75m x 6.41m	18' 10" x 21' 0"
Bedroom	3.43m x 3.98m	11' 3" x 13' 1"
Terrace (Apt 63)	14.00m x 1.10m	45' 11" x 3' 7"

Apartments: 63 & 68

Floors: 10 & 11



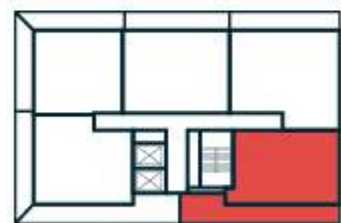
Apartment 68 has two balconies in place of terrace as detailed below



Views over Landscaped Podium Gardens



Floor 10 shown below



South Elevation



Key

- ↔ Measurement Points
- ◀ TV Aerial Point
- W Wardrobe
- C Cupboard
- U Utility Cupboard
- SW Space for Wardrobe

# 1 Bedroom Apartment

Total Area	56 SQM	603 SQFT
Kitchen / Living / Dining	4.42m x 7.40m	14' 6" x 24' 3"
Bedroom	3.26m x 3.84m	10' 8" x 12' 7"
Terrace (Apt 60)	9.24m x 1.13m	30' 4" x 3' 8"

Apartments 60 & 65

Floors: 10 & 11



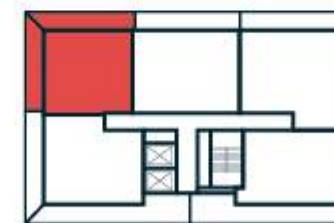
Apartment 65 has a balcony in place of terrace as detailed below



Views over Abbey Green



Floor 10 shown below



North Elevation



Key

- ↔ Measurement Points
- ◀ TV Aerial Point
- W Wardrobe
- C Cupboard
- U Utility Cupboard
- SW Space for Wardrobe

# 1 Bedroom Apartment

Total Area	62 SQM	667 SQFT
Kitchen / Living / Dining	4.87m x 7.80m	16' 0" x 25' 7"
Bedroom	3.87m x 4.11m	12' 8" x 13' 6"
Terrace (Apt 59)	14.40m x 1.35m	47' 3" x 4' 5"

Apartments: 59 & 64

Floors: 10 & 11



Apartment 64 has a balcony in place of terrace as detailed below



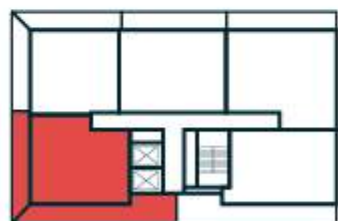
Views over Landscaped Podium Gardens



Floor 10 shown below

South Elevation

Key



- ↔ Measurement Points
- ◀ TV Aerial Point
- W Wardrobe
- C Cupboard
- U Utility Cupboard
- SW Space for Wardrobe

# 2 Bedroom Apartment

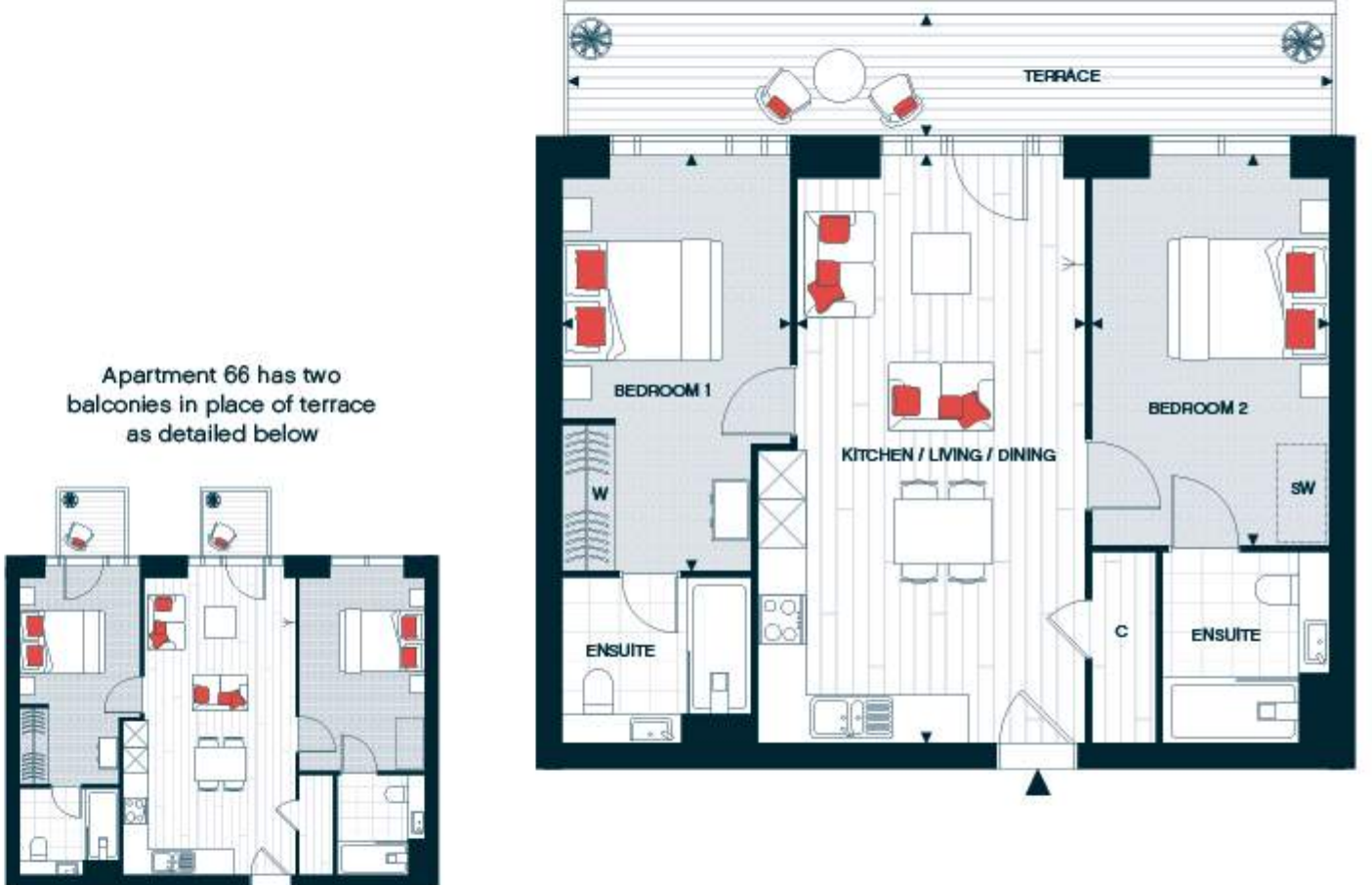
Total Area	67 SQM	721 SQFT
Kitchen / Living / Dining	3.55m x 7.23m	11' 8" x 23' 9"
Bedroom 1	2.85m x 5.12m	9' 4" x 16' 10"
Bedroom 2	2.91m x 4.80m	9' 7" x 15' 9"
Terrace (Apt 61)	9.80m x 1.15m	32' 2" x 3' 9"

Apartments: 61 & 66

Floors: 10 & 11



Views over Abbey Green



Apartment 66 has two balconies in place of terrace as detailed below



Floor 10 shown below

North Elevation

Key



- ↔ Measurement Points
- ◀ TV Aerial Point
- W Wardrobe
- C Cupboard
- U Utility Cupboard
- SW Space for Wardrobe

# 2 Bedroom Apartment

Total Area	71 SQM	764 SQFT
Kitchen / Living / Dining	3.49m x 7.34m	11' 5" x 24' 1"
Bedroom 1	2.69m x 5.65m	8' 10" x 18' 6"
Bedroom 2	2.75m x 4.92m	9' 0" x 16' 2"
Balcony	5.38m x 1.43m	17' 8" x 4' 8"

Apartments 34, 35, 41, 42, 48, 49, 55 & 56

Floors: 06, 07, 08 & 09



Views over Abbey Green



Floor 06 shown below

South Elevation

Key



- ↔ Measurement Points
- ◀ TV Aerial Point
- W Wardrobe
- C Cupboard
- U Utility Cupboard
- SW Space for Wardrobe

# 2 Bedroom Apartment

Total Area	72 SQM	775 SQFT
Kitchen / Living / Dining	5.79m x 4.50m	19' 0" x 14' 9"
Bedroom 1	2.85m x 5.51m	9' 4" x 18' 1"
Bedroom 2	2.86m x 3.53m	9' 5" x 11' 7"
Balcony	5.62m x 1.52m	18' 5" x 5' 0"

Apartments: 36, 43, 50 & 57

Floors: 06, 07, 08 & 09



Views over Abbey Green



Floor 06 shown below

North Elevation

Key



- ↔ Measurement Points
- ◀ TV Aerial Point
- W Wardrobe
- C Cupboard
- U Utility Cupboard
- SW Space for Wardrobe

# 2 Bedroom Apartment

Apartments: 37, 44, 51 & 58

Floors: 06, 07, 08 & 09



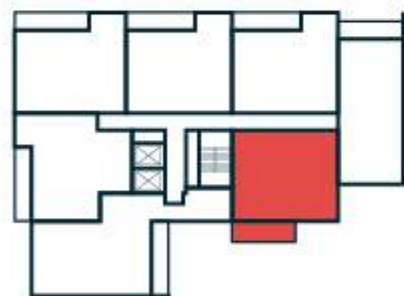
Total Area	72 SQM	775 SQFT
Kitchen / Living / Dining	3.33m x 8.17m	10' 11" x 26' 10"
Bedroom 1	2.91m x 5.75m	9' 7" x 18' 10"
Bedroom 2	2.80m x 5.73m	9' 2" x 18' 10"
Balcony	8.33m x 1.54m	27' 4" x 5' 1"



Views over Landscaped Podium Gardens



Floor 06 shown below



South Elevation



Key

- ↔ Measurement Points
- ◀ TV Aerial Point
- W Wardrobe
- C Cupboard
- U Utility Cupboard
- SW Space for Wardrobe

# 2 Bedroom Apartment

Apartments: 32, 39, 46 & 53

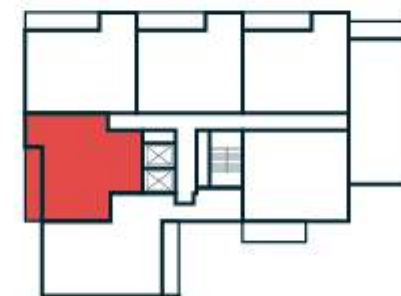
Floors: 06, 07, 08 & 09



Total Area	75 SQM	807 SQFT
Kitchen / Living / Dining	8.91m x 3.33m	29' 3" x 10' 11"
Bedroom 1	4.33m x 3.00m	14' 2" x 9' 10"
Bedroom 2	3.82m x 3.06m	12' 6" x 10' 0"
Balcony	1.51m x 6.25m	4' 11" x 20' 6"



Floor 06 shown below



West Elevation



Key

- ↔ Measurement Points
- ◀ TV Aerial Point
- W Wardrobe
- C Cupboard
- U Utility Cupboard
- SW Space for Wardrobe

# 2 Bedroom Apartment

Apartments: 33, 40, 47 & 54

Floors: 06, 07, 08 & 09



Total Area	75 SQM	807 SQFT
Kitchen / Dining	2.41m x 4.90m	7' 11" x 16' 1"
Living	4.13m x 5.23m	13' 7" x 17' 2"
Bedroom 1	3.95m x 3.52m	13' 0" x 11' 7"
Bedroom 2	3.37m x 3.74m	11' 1" x 12' 3"
Balcony	6.25m x 1.50m	20' 6" x 4' 11"

Views over Abbey Green



# 2 Bedroom Apartment

Apartments: 62 & 66

Floors: 10 & 11



Total Area	75 SQM	807 SQFT
Kitchen / Living / Dining	6.74m x 5.23m	22' 1" x 17' 2"
Bedroom 1	2.75m x 4.81m	9' 0" x 15' 9"
Bedroom 2	3.35m x 3.52m	11' 0" x 11' 7"
Terrace (Apt 62)	9.41m x 1.16m	30' 10" x 3' 10"

Views over Abbey Green



Apartment 66 has two balconies in place of terrace as detailed below



Floor 06 shown below

North Elevation

Key

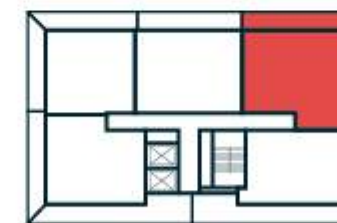


- ↔ Measurement Points
- ◀ TV Aerial Point
- W Wardrobe
- C Cupboard
- U Utility Cupboard
- SW Space for Wardrobe

Floor 10 shown below

North Elevation

Key



- ↔ Measurement Points
- ◀ TV Aerial Point
- W Wardrobe
- C Cupboard
- U Utility Cupboard
- SW Space for Wardrobe

# 3 Bedroom Apartment

Apartments: 31, 38, 45 & 52

Floors: 06, 07, 08 & 09



Total Area	93 SQM	1,001 SQFT
Kitchen / Living / Dining	3.76m x 8.35m	12' 4" x 27' 5"
Bedroom 1	4.37m x 3.34m	14' 4" x 10' 11"
Bedroom 2	4.37m x 2.75m	14' 4" x 9' 0"
Bedroom 3	3.36m x 3.03m	11' 0" x 9' 11"
Balcony	1.38m x 6.13m	4' 6" x 20' 1"



Floor 06 shown below



West Elevation



Key

- ↔ Measurement Points
- ◀ TV Aerial Point
- W Wardrobe
- C Cupboard
- U Utility Cupboard
- SW Space for Wardrobe





# Erken Plaza Discount Market Sale

Floorplans

# 1 Bedroom Apartment

Total Area	53 SQM	570 SQFT
Kitchen / Living / Dining	3.76m x 8.17m	12' 4" x 26' 10"
Bedroom	2.86m x 5.72m	9' 5" x 18' 9"
Balcony	6.62m x 1.62m	21' 9" x 5' 4"

Apartment: 16

Floor: 03



Views over Landscaped Podium Gardens



Floor 03 shown below



South Elevation



Key

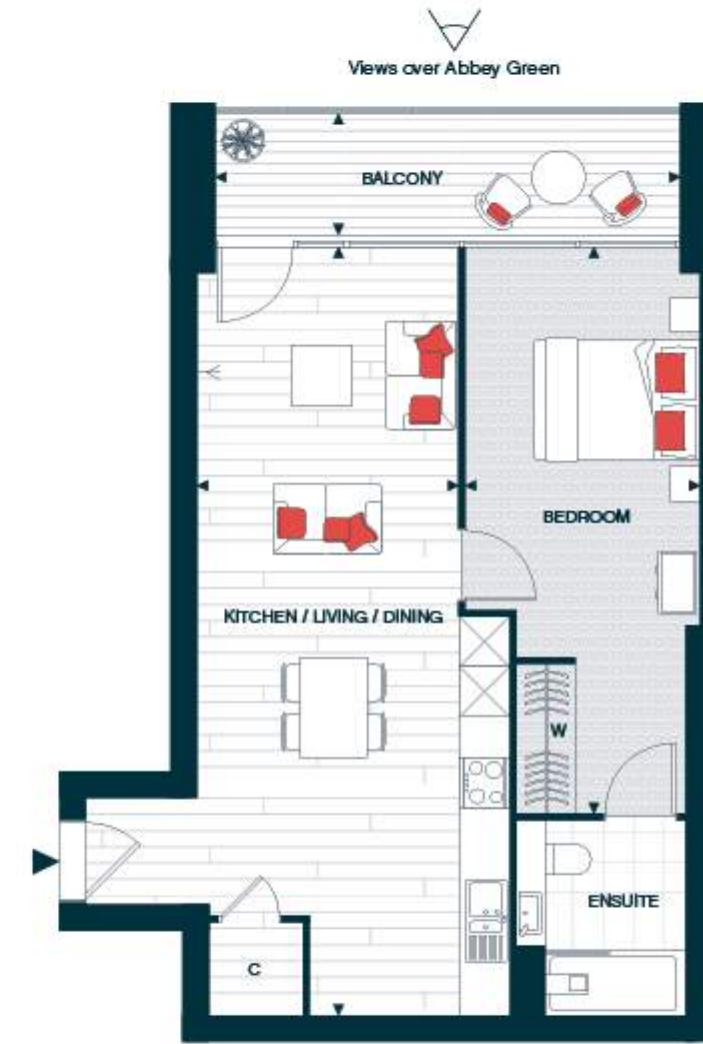
- ↔ Measurement Points
- ◀ TV Aerial Point
- W Wardrobe
- C Cupboard
- U Utility Cupboard
- SW Space for Wardrobe

# 1 Bedroom Apartment

Total Area	57 SQM	614 SQFT
Kitchen / Living / Dining	3.15m x 9.19m	10' 4" x 30' 2"
Bedroom	2.76m x 6.79m	9' 1" x 22' 3"
Balcony	5.61m x 1.62m	18' 5" x 5' 4"

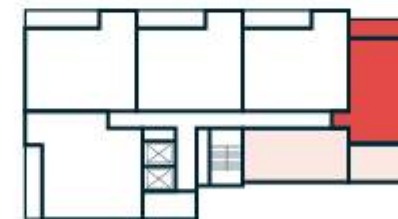
Apartment: 09

Floor: 02



Views over Abbey Green

Floor 02 shown below



North Elevation



Key

- ↔ Measurement Points
- ◀ TV Aerial Point
- W Wardrobe
- C Cupboard
- U Utility Cupboard
- SW Space for Wardrobe

# 2 Bedroom Apartment

Total Area	71 SQM	764 SQFT
Kitchen / Living / Dining	3.37m x 7.13m	11' 1" x 23' 5"
Bedroom 1	2.80m x 5.40m	9' 2" x 17' 9"
Bedroom 2	2.73m x 4.75m	8' 11" x 15' 7"
Balcony	5.41m x 1.38m	17' 9" x 4' 6"

Apartments: 03, 04, 07, 08, 13, 14, 20, 21, 27 & 28

Floors: 01, 02, 03, 04 & 05



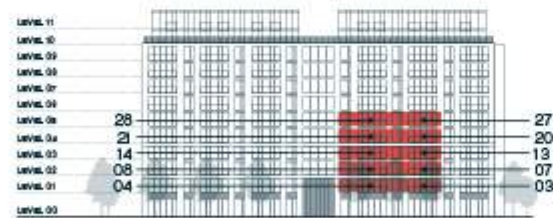
Views over Abbey Green



Floor 01 shown below

North Elevation

Key



- ↔ Measurement Points
- ◀ TV Aerial Point
- W Wardrobe
- C Cupboard
- U Utility Cupboard
- SW Space for Wardrobe

# 2 Bedroom Apartment

Total Area	72 SQM	775 SQFT
Kitchen / Living / Dining	5.99m x 4.18m	19' 8" x 13' 9"
Bedroom 1	2.95m x 5.66m	9' 8" x 18' 7"
Bedroom 2	2.96m x 3.55m	9' 9" x 11' 8"
Balcony	5.60m x 1.62m	18' 4" x 5' 4"

Apartments: 15, 22 & 29

Floors: 03, 04 & 05



Views over Abbey Green

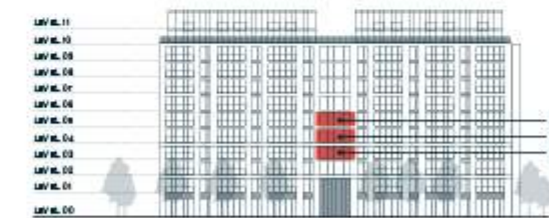
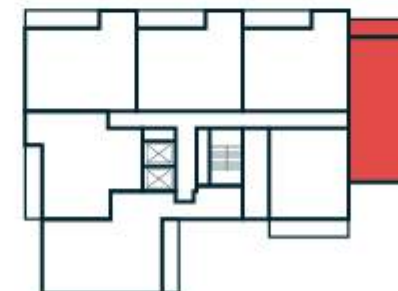


Views over Landscaped Podium Gardens

Floor 03 shown below

North Elevation

Key



- ↔ Measurement Points
- ◀ TV Aerial Point
- W Wardrobe
- C Cupboard
- U Utility Cupboard
- SW Space for Wardrobe

# 2 Bedroom Apartment

Apartments: 23 & 30

Floors: 04 & 05



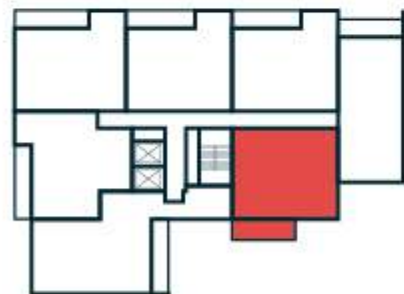
Total Area	72 SQM	775 SQFT
Kitchen / Living / Dining	3.32m x 7.93m	10' 11" x 26' 0"
Bedroom 1	2.89m x 5.60m	9' 6" x 18' 4"
Bedroom 2	2.75m x 5.60m	9' 0" x 18' 4"
Balcony	5.36m x 1.44m	17' 7" x 4' 9"



Views over Landscaped Podium Gardens



Floor 04 shown below



South Elevation



Key

- ↔ Measurement Points
- ◀ TV Aerial Point
- W Wardrobe
- C Cupboard
- U Utility Cupboard
- SW Space for Wardrobe

# 2 Bedroom Apartment

Apartments: 02, 06, 12, 19 & 26

Floors: 01, 02, 03, 04 & 05

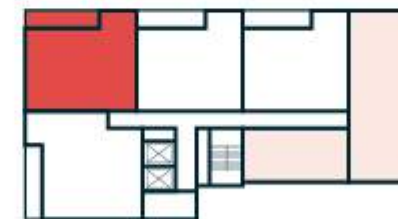


Total Area	75 SQM	807 SQFT
Kitchen / Dining	2.37m x 4.62m	7' 9" x 15' 2"
Living	4.15m x 5.03m	13' 7" x 16' 6"
Bedroom 1	3.94m x 3.42m	12' 11" x 11' 3"
Bedroom 2	3.23m x 3.61m	10' 7" x 11' 10"
Balcony	6.25m x 1.42m	20' 6" x 4' 8"



Views over Abbey Green

Floor 01 shown below



North Elevation



Key

- ↔ Measurement Points
- ◀ TV Aerial Point
- W Wardrobe
- C Cupboard
- U Utility Cupboard
- SW Space for Wardrobe

# 2 Bedroom Apartment

Total Area	75 SQM	807 SQFT
Kitchen / Living / Dining	8.77m x 3.32m	28' 9" x 10' 11"
Bedroom 1	4.20m x 3.03m	13' 9" x 9' 11"
Bedroom 2	3.64m x 2.80m	11' 11" x 9' 2"
Balcony	1.50m x 6.23m	4' 11" x 20' 5"

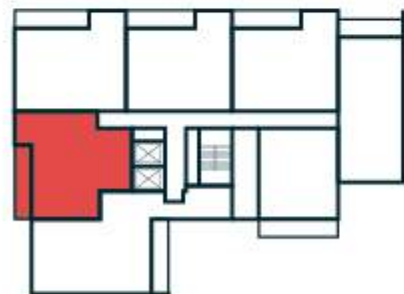
Apartments: 11, 18 & 25

Floors: 03, 04 & 05



Floor 03 shown below

West Elevation



Key

- ↔ Measurement Points
- ◀ TV Aerial Point
- W Wardrobe
- C Cupboard
- U Utility Cupboard
- SW Space for Wardrobe

# 2 Bedroom Apartment

Total Area	83 SQM	893 SQFT
Kitchen / Living / Dining	8.72m x 3.20m	28' 7" x 10' 6"
Bedroom 1	4.91m x 2.80m	16' 1" x 9' 2"
Bedroom 2	4.86m x 3.03m	15' 11" x 9' 11"
Balcony	1.42m x 6.28m	4' 8" x 20' 7"

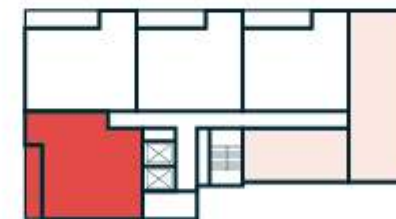
Apartments: 01 & 05

Floors: 01 & 02



Floor 01 shown below

West Elevation



Key

- ↔ Measurement Points
- ◀ TV Aerial Point
- W Wardrobe
- C Cupboard
- U Utility Cupboard
- SW Space for Wardrobe

# 3 Bedroom Apartment

Apartments: 10, 17 & 24

Floors: 03, 04 & 05

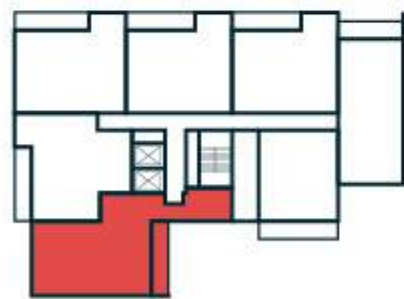


Total Area	93 SQM	1,001 SQFT
Kitchen / Living / Dining	3.59m x 8.98m	11' 9" x 29' 6"
Bedroom 1	4.23m x 3.22m	13' 11" x 10' 7"
Bedroom 2	4.23m x 3.23m	13' 11" x 10' 7"
Bedroom 3	3.27m x 2.84m	10' 9" x 9' 4"
Balcony	1.48m x 6.18m	4' 10" x 20' 3"



Views over Landscaped Podium Gardens

Floor 03 shown below



West Elevation



Key

- ↔ Measurement Points
- ◀ TV Aerial Point
- W Wardrobe
- C Cupboard
- U Utility Cupboard
- SW Space for Wardrobe



Photography of previous Weston Homes development.

## Built with Passion, Delivered with Pride

**Weston Homes was formed in 1987 by Bob Weston, establishing what has now become one of the major property developers in the South East of England.**

Weston Homes has established a reputation for high quality design and build standards, delivered with a passionate desire to make a genuine difference to the lives of our customers and to leave a legacy of which we are justly proud.

Continually re-assessing the marketplace, Weston Homes has combined the traditional skills of house-building with the ever-expanding opportunities created by new technology. The company has taken a revolutionary approach to property development - many of our properties' components are now pre-manufactured and tested in our own carefully controlled Weston-run factory, rather than on site. This enables the efficient fitting at a late stage of construction of fixtures such as kitchen worktops, wardrobes and bathroom vanity units which incorporate bespoke basins, storage cabinets and associated plumbing. This minimises wasted materials whilst maximising the quality of your brand new home.

Weston Homes provides properties to exceed the expectations of purchasers both in terms of quality and value for money. Projects are hugely varied, ranging from select housing developments to large-scale city apartment complexes of many hundreds of homes. As well as new-build, the company has extensive experience of refurbishment and restoration work, breathing new life into historic and Listed buildings to give new purpose to Britain's architectural heritage.





## Terms & Conditions

**DEPOSIT:** A deposit of £1,000 is required to be paid, on reservation, subject to contract, which will be retained if the purchaser withdraws before exchange of contracts.

**RESERVATION:** On reservation, we will require details of the purchaser's solicitor who must be instructed immediately.

**EXCHANGE OF CONTRACTS:** The exchange of contracts date will be strictly adhered to. If contracts are not exchanged on or by the appropriate date, Weston Homes Plc reserves the right to re-offer the property. It is therefore in the purchaser's interest to keep in close contact with us.

**COMPLETION:** On reservation an anticipated completion date will be given and we will keep you informed as to the progress of construction. The appropriate notice of completion will be given as soon as possible wherein the purchaser will be invited to view their home. Upon completion, after the full payment has been received, the keys may be collected from the sales suite.

**Please note:** (i) The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract;

(ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibilities and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;

The information contained in this brochure is for guidance only. Weston Homes Plc operates a policy of continuous product development and features may therefore vary from time to time. Floorplans and dimensions can only be given as a guide and are indicative of the type only. The computer generated images, floorplans, configuration and layouts are included for guidance only, please refer to drawings in sales suite. It should be noted that the representations of Abbey Quay whilst similar to the development, may not necessarily be accurate in every respect.

These particulars should not be relied on as accurately describing any of the specific matters described by any order under the Consumer Protection from Unfair Trading Regulations (2008). This information does not constitute a contract of warranty. All details correct as above at time of going to press. Abbey Quay is the marketing name for use until a permanent postal address has been issued.



Weston  
Homes 

 BPC LAND  
& NEW HOMES