

Edmund
Rise
Floorplans

Abbey Quay



London Road

Jasper Wharf

Edward Point

Edmund Rise

Loxford Plaza

Sutton Mill

Montagu Point

Segrave Reach

River Poding



Erken Plaza

Dunstan Place

Community Hub

Residential Hub

Abbey Green Walk

Morcar Green

Makers Yard

Edwin Park

Paston Yard

Abbey Road

Abbey Green

Abbey Ruins



Edmund Rise

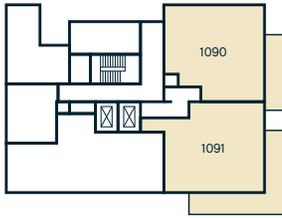
As you step inside your apartment in Edmund Rise, you'll find spacious, contemporary interiors with a designer kitchen and bespoke bathrooms, complete with built-in Smart technology. One and two bedroom apartments are available in this impressive building, all with their own private balcony or terrace and views of either London, the River Roding, Loxford Plaza or the attractive, landscaped podium garden.





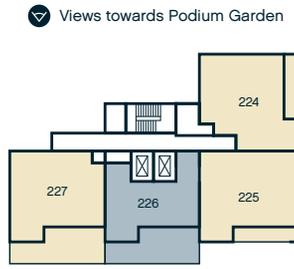
Edmund Rise

Floor 00



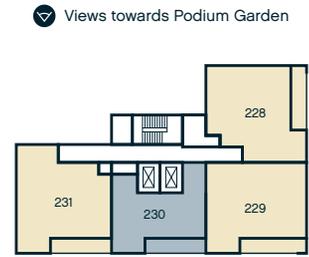
Views towards Loxford Plaza

Floor 01 DMS only



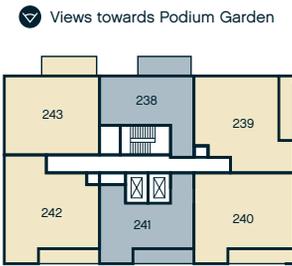
Views towards Loxford Plaza

Floor 02 DMS only



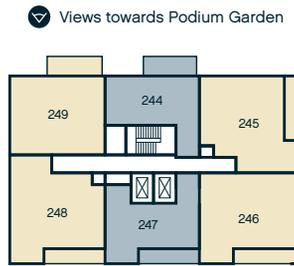
Views towards Loxford Plaza

Floor 04 DMS only



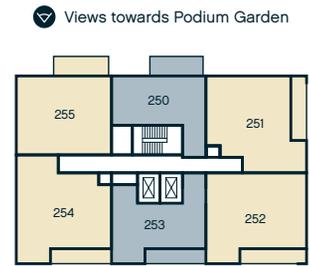
Views towards London, the River Roding and Loxford Plaza

Floor 05 DMS only



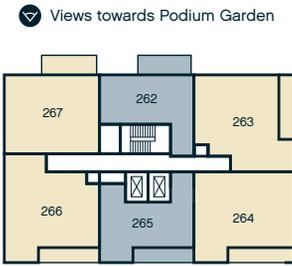
Views towards London, the River Roding and Loxford Plaza

Floor 06 DMS only



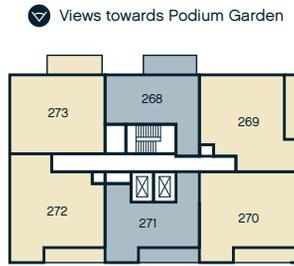
Views towards London, the River Roding and Loxford Plaza

Floor 08 DMS only



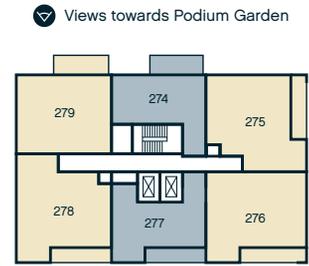
Views towards London, the River Roding and Loxford Plaza

Floor 09



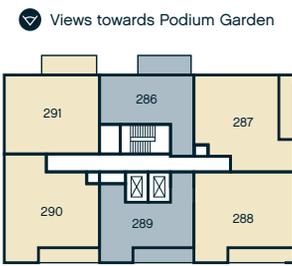
Views towards London, the River Roding and Loxford Plaza

Floor 10



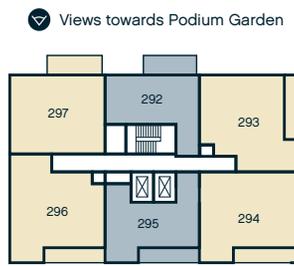
Views towards London, the River Roding and Loxford Plaza

Floor 12



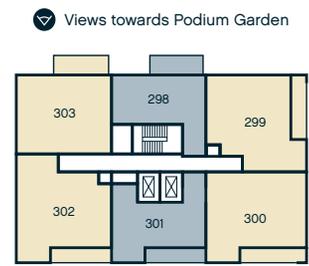
Views towards London, the River Roding and Loxford Plaza

Floor 13



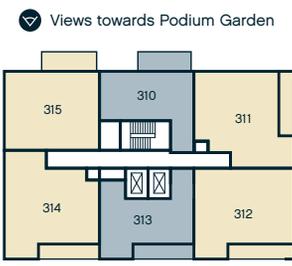
Views towards London, the River Roding and Loxford Plaza

Floor 14



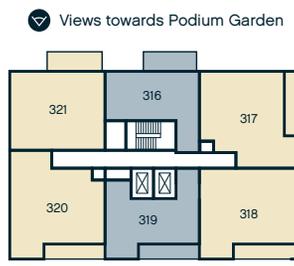
Views towards London, the River Roding and Loxford Plaza

Floor 16



Views towards London, the River Roding and Loxford Plaza

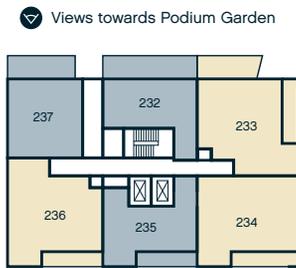
Floor 17



Views towards London, the River Roding and Loxford Plaza

Accommodation Finder

Floor 03 DMS only

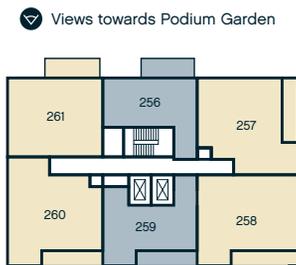


Views towards Podium Garden

Views towards London, the River Roding and Loxford Plaza

Views towards Abbey Green Walk

Floor 07 DMS only

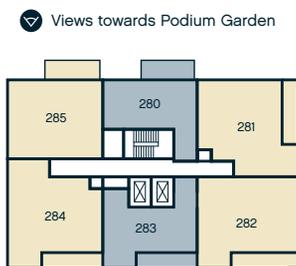


Views towards Podium Garden

Views towards London, the River Roding and Loxford Plaza

Views towards Abbey Green Walk

Floor 11

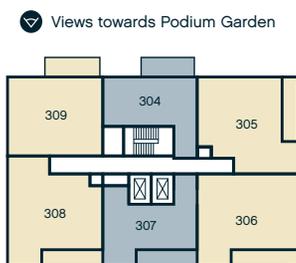


Views towards Podium Garden

Views towards London, the River Roding and Loxford Plaza

Views towards Abbey Green Walk

Floor 15



Views towards Podium Garden

Views towards London, the River Roding and Loxford Plaza

Views towards Abbey Green Walk



Key

- 1 Bedroom Apartments
- 2 Bedroom Apartments
- Services

Edmund Rise

Apartment No.	Floor	Bedrooms	Page No.
224 (DMS)	1	2	23
225 (DMS)	1	2	24
226 (DMS)	1	1	18
227 (DMS)	1	2	21
228 (DMS)	2	2	23
229 (DMS)	2	2	24
230 (DMS)	2	1	18
231 (DMS)	2	2	22
232 (DMS)	3	1	19
233 (DMS)	3	2	23
234 (DMS)	3	2	24
235 (DMS)	3	1	18
236 (DMS)	3	2	26
237 (DMS)	3	1	20
238 (DMS)	4	1	19
239 (DMS)	4	2	23
240 (DMS)	4	2	24
241 (DMS)	4	1	18
242 (DMS)	4	2	26
243 (DMS)	4	2	25
244 (DMS)	5	1	19
245 (DMS)	5	2	23
246 (DMS)	5	2	24
247 (DMS)	5	1	18
248 (DMS)	5	2	26
249 (DMS)	5	2	25
250 (DMS)	6	1	19
251 (DMS)	6	2	23
252 (DMS)	6	2	24
253 (DMS)	6	1	18
254 (DMS)	6	2	26
255 (DMS)	6	2	25
256 (DMS)	7	1	19
257 (DMS)	7	2	23
258 (DMS)	7	2	24
259 (DMS)	7	1	18
260 (DMS)	7	2	26
261 (DMS)	7	2	25
262 (DMS)	8	1	19
263 (DMS)	8	2	23
264 (DMS)	8	2	24
265 (DMS)	8	1	18
266 (DMS)	8	2	26
267 (DMS)	8	2	25
268	9	1	9
269	9	2	10
270	9	2	11
271	9	1	8
272	9	2	13
273	9	2	12
274	10	1	9
275	10	2	10
276	10	2	11
277	10	1	8
278	10	2	13
279	10	2	12
280	11	1	9

Apartment No.	Floor	Bedrooms	Page No.
281	11	2	10
282	11	2	11
283	11	1	8
284	11	2	13
285	11	2	12
286	12	1	9
287	12	2	10
288	12	2	11
289	12	1	8
290	12	2	13
291	12	2	12
292	13	1	9
293	13	2	10
294	13	2	11
295	13	1	8
296	13	2	13
297	13	2	12
298	14	1	9
299	14	2	10
300	14	2	11
301	14	1	8
302	14	2	13
303	14	2	12
304	15	1	9
305	15	2	10
306	15	2	11
307	15	1	8
308	15	2	13
309	15	2	12
310	16	1	9
311	16	2	10
312	16	2	11
313	16	1	8
314	16	2	13
315	16	2	12
316	17	1	9
317	17	2	10
318	17	2	11
319	17	1	8
320	17	2	13
321	17	2	12
1090	0	2	14
1091	0	2	15

1 Bedroom Apartment

Total Area	51.6 SQM	555 SQFT
Kitchen / Living / Dining	6.07m x 4.00m	19' 11" x 13' 2"
Bedroom	2.88m x 5.01m	9' 6" x 16' 6"
Balcony 1	1.45m x 5.41m	4' 9" x 17' 8"
Balcony 2	1.38m x 5.41m	4' 6" x 17' 8"

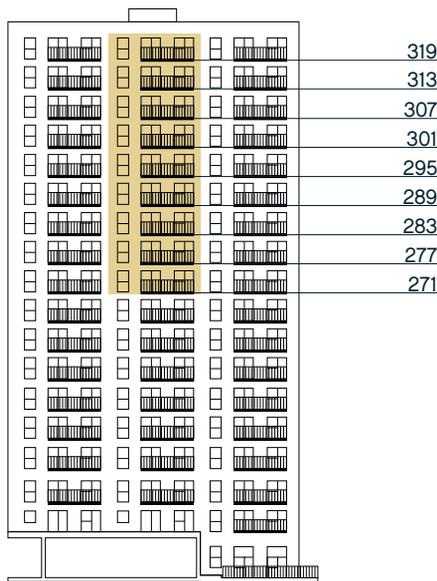
Type 03

Apartments: 271, 277, 283, 289, 295, 301, 307, 313 & 319

Floors: 09, 10, 11, 12, 13, 14, 15, 16 & 17



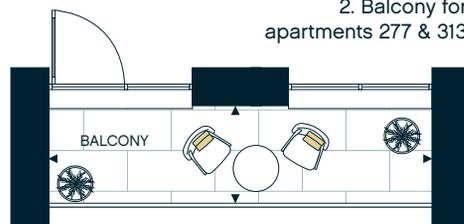
West Elevation



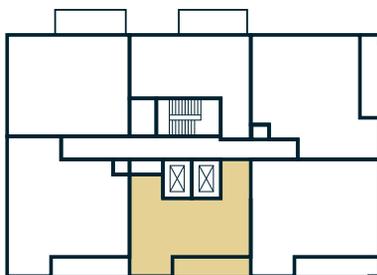
Views towards London, the River Roding and Loxford Plaza

1. Balcony for apartments 271, 283, 289, 295, 301, 307 & 319

2. Balcony for apartments 277 & 313



Floor 09 shown below



Views towards London, the River Roding and Loxford Plaza

Key

- ▶ Measurement Points
- ← TV Aerial Point
- W Wardrobe
- C Cupboard
- SW Space for Wardrobe

1 Bedroom Apartment

Total Area	51 SQM	549 SQFT
Kitchen / Living / Dining	6.47m x 4.63m	21' 3" x 15' 3"
Bedroom	2.75m x 4.63m	9' 0" x 15' 3"
Balcony	1.47m x 5.27m	4' 9" x 17' 3"

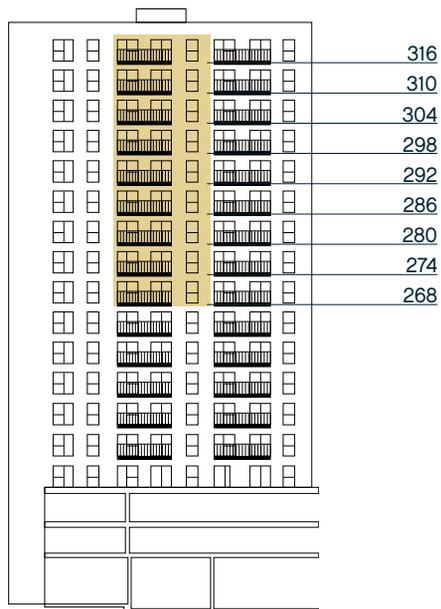
Type 05

Apartments: 268, 274, 280, 286, 292, 298, 304, 310 & 316

Floors: 09, 10, 11, 12, 13, 14, 15, 16 & 17



East Elevation

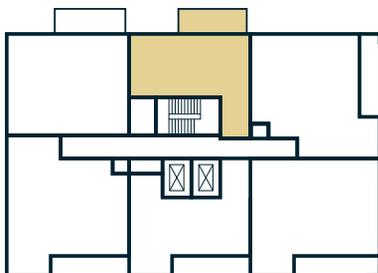


Views towards Podium Garden



Floor 09 shown below

Views towards Podium Garden



Key

- ▶ Measurement Points
- ← TV Aerial Point
- W Wardrobe
- C Cupboard
- SW Space for Wardrobe

2 Bedroom Apartment

Type 01

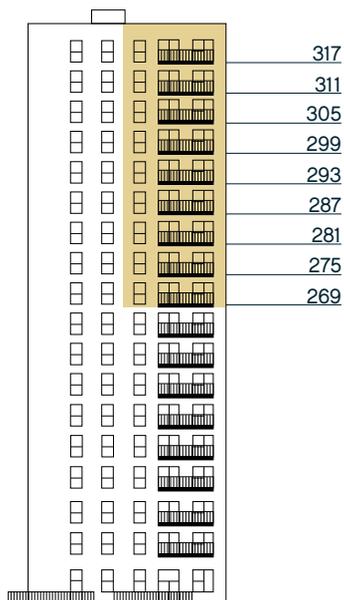
Apartments: 269, 275, 281, 287, 293, 299, 305, 311 & 317

Floors: 09, 10, 11, 12, 13, 14, 15, 16 & 17

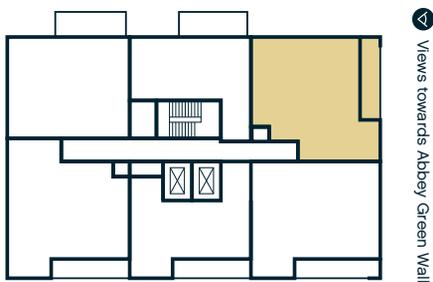
Total Area	70.5 SQM	759 SQFT
Kitchen / Living / Dining	7.68m x 3.28m	25' 2" x 10' 9"
Bedroom 1	4.50m x 2.87m	14' 9" x 9' 5"
Bedroom 2	3.76m x 3.02m	12' 4" x 9' 11"
Balcony 1	1.37m x 6.28m	4' 5" x 20' 7"
Balcony 2	1.45m x 6.28m	4' 9" x 20' 7"



South Elevation



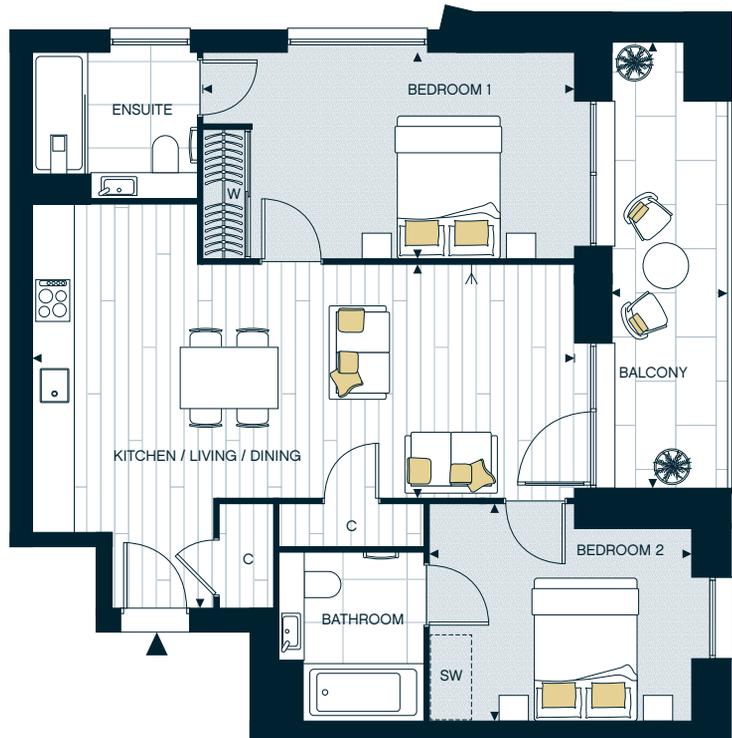
Floor 09 shown below



Key

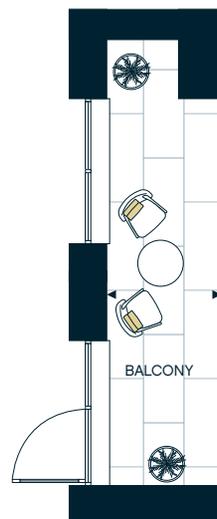
- ▶ Measurement Points
- ← TV Aerial Point
- W Wardrobe
- C Cupboard
- SW Space for Wardrobe

1. Balcony for apartments 275 & 311



Views towards Abbey Green Walk

2. Balcony for apartments 269, 281, 287, 293, 299, 305 & 317



2 Bedroom Apartment

Type 02

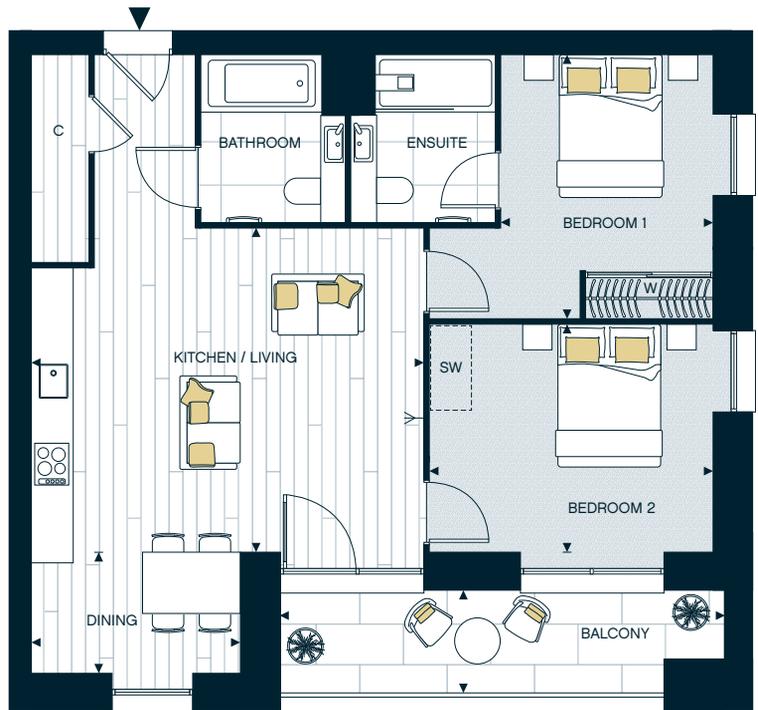
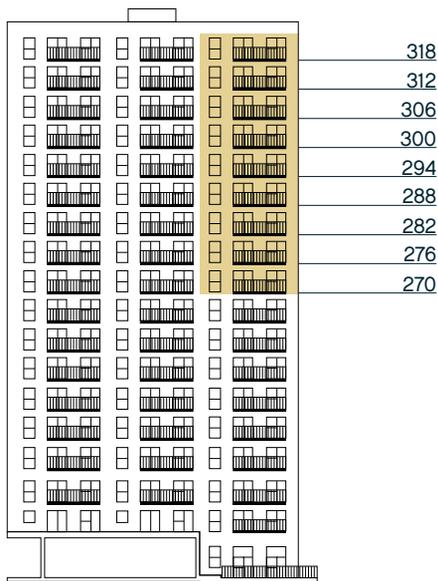
Apartments: 270, 276, 282, 288, 294, 300, 306, 312 & 318

Floors: 09, 10, 11, 12, 13, 14, 15, 16 & 17



Total Area	72.6 SQM	781 SQFT
Kitchen / Living	5.50m x 4.51m	18' 1" x 14' 10"
Dining	2.98m x 1.68m	9' 9" x 5' 6"
Bedroom 1	3.01m x 3.69m	9' 10" x 12' 1"
Bedroom 2	4.02m x 3.17m	13' 2" x 10' 5"
Balcony 1	1.45m x 6.28m	4' 9" x 20' 7"
Balcony 2	1.37m x 6.28m	4' 5" x 20' 7"

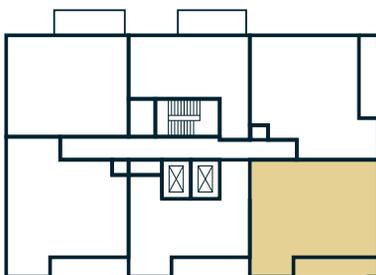
West Elevation



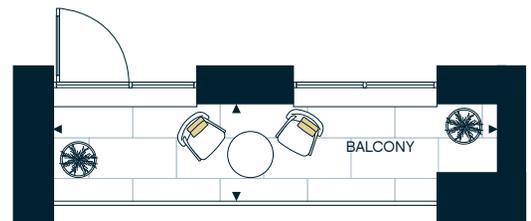
Views towards London, the River Roding and Loxford Plaza

1. Balcony for apartments 270, 282, 288, 294, 300, 306 & 318

Floor 09 shown below



Views towards London, the River Roding and Loxford Plaza



2. Balcony for apartments 276 & 312

Key

- ▶ Measurement Points
- ← TV Aerial Point
- W Wardrobe
- C Cupboard
- SW Space for Wardrobe

2 Bedroom Apartment

Total Area	72.6 SQM	781 SQFT
Kitchen / Living / Dining	4.97m x 7.77m	16' 4" x 25' 6"
Bedroom 1	2.77m x 5.40m	9' 1" x 17' 9"
Bedroom 2	2.75m x 4.21m	9' 0" x 13' 10"
Balcony	1.47m x 5.49m	4' 9" x 18' 0"

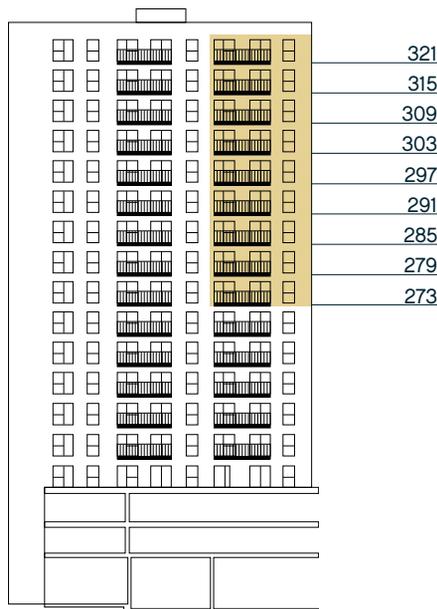
Type 08

Apartments: 273, 279, 285, 291, 297, 303, 309, 315 & 321

Floors: 09, 10, 11, 12, 13, 14, 15, 16 & 17



East Elevation

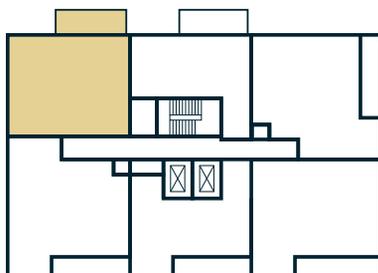


Views towards Podium Garden



Floor 09 shown below

Views towards Podium Garden



Key

- ▶ Measurement Points
- ← TV Aerial Point
- W Wardrobe
- C Cupboard
- SW Space for Wardrobe

2 Bedroom Apartment

Type 06

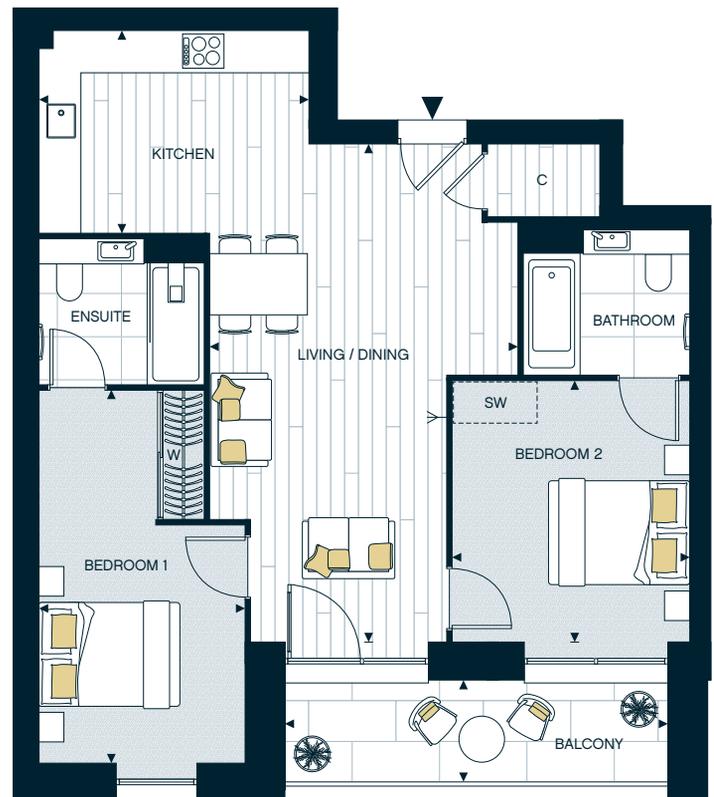
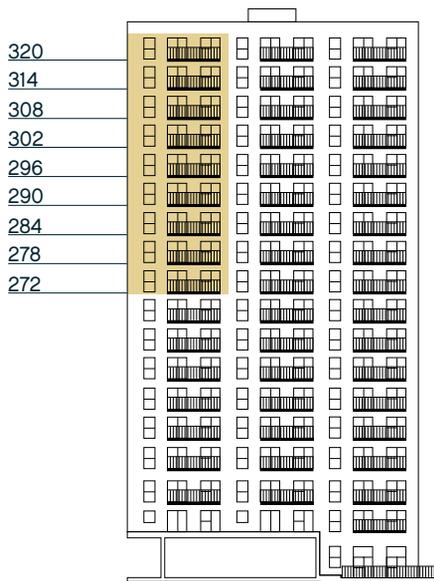
Apartments: 272, 278, 284, 290, 296, 302, 308, 314 & 320

Floors: 09, 10, 11, 12, 13, 14, 15, 16 & 17



Total Area	74.5 SQM	802 SQFT
Kitchen	3.88m x 2.80m	12' 9" x 9' 2"
Living / Dining	4.37m x 6.93m	14' 4" x 22' 9"
Bedroom 1	2.98m x 5.2m	9' 10" x 17' 0"
Bedroom 2	3.35m x 3.64m	11' 0" x 12' 0"
Balcony 1	1.45m x 5.41m	4' 9" x 17' 8"
Balcony 2	1.38m x 5.41m	4' 6" x 17' 8"

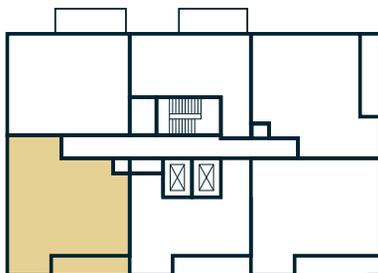
West Elevation



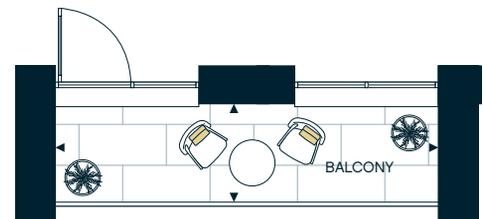
Views towards London, the River Roding and Loxford Plaza

1. Balcony for apartments 272, 284, 290, 296, 302, 308 & 320

Floor 09 shown below



Views towards London, the River Roding and Loxford Plaza



2. Balcony for apartments 278 & 314

Key

- ▶ Measurement Points
- ← TV Aerial Point
- W Wardrobe
- C Cupboard
- SW Space for Wardrobe

2 Bedroom Apartment

Type 09

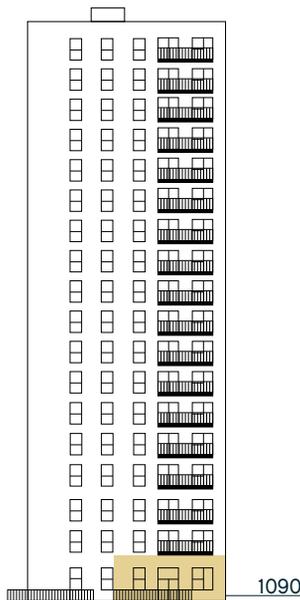
Apartment: 1090

Floor: 0



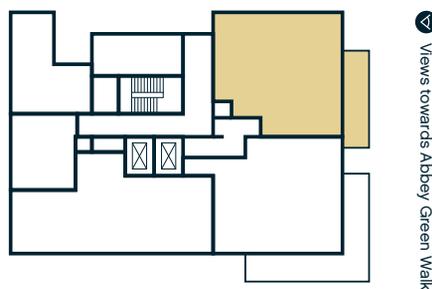
Total Area	82.9 SQM	892 SQFT
Kitchen / Dining	4.73m x 3.98m	15' 7" x 13' 0"
Living	4.86m x 3.26m	15' 11" x 10' 9"
Bedroom 1	7.82m x 2.75m	23' 11" x 9' 0"
Bedroom 2	3.54m x 3.20m	11' 7" x 10' 6"
Terrace	1.81m x 7.33m	5' 11" x 24' 0"

South Elevation



Views towards Abbey Green Walk

Floor 00 shown below



Views towards Abbey Green Walk

Key

- ▶ Measurement Points
- ← TV Aerial Point
- W Wardrobe
- C Cupboard
- SW Space for Wardrobe

2 Bedroom Apartment

Total Area	80.8 SQM	870 SQFT
Kitchen / Living / Dining	5.78m x 5.16m	19' 0" x 16' 11"
Bedroom 1	4.78m x 3.31m	15' 7" x 10' 10"
Bedroom 2	2.75m x 3.05m	9' 0" x 10' 0"
Terrace 1	9.62m x 1.89m	31' 6" x 6' 2"
Terrace 2	6.38m x 1.89m	20' 9" x 6' 2"

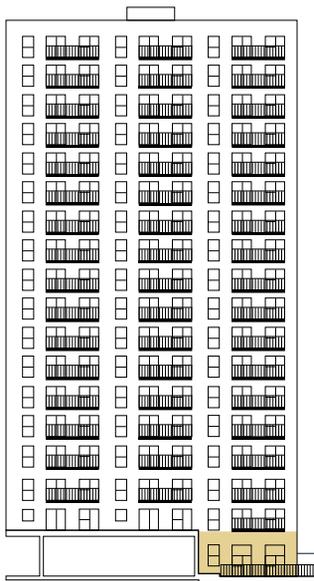
Type 10

Apartment: 1091

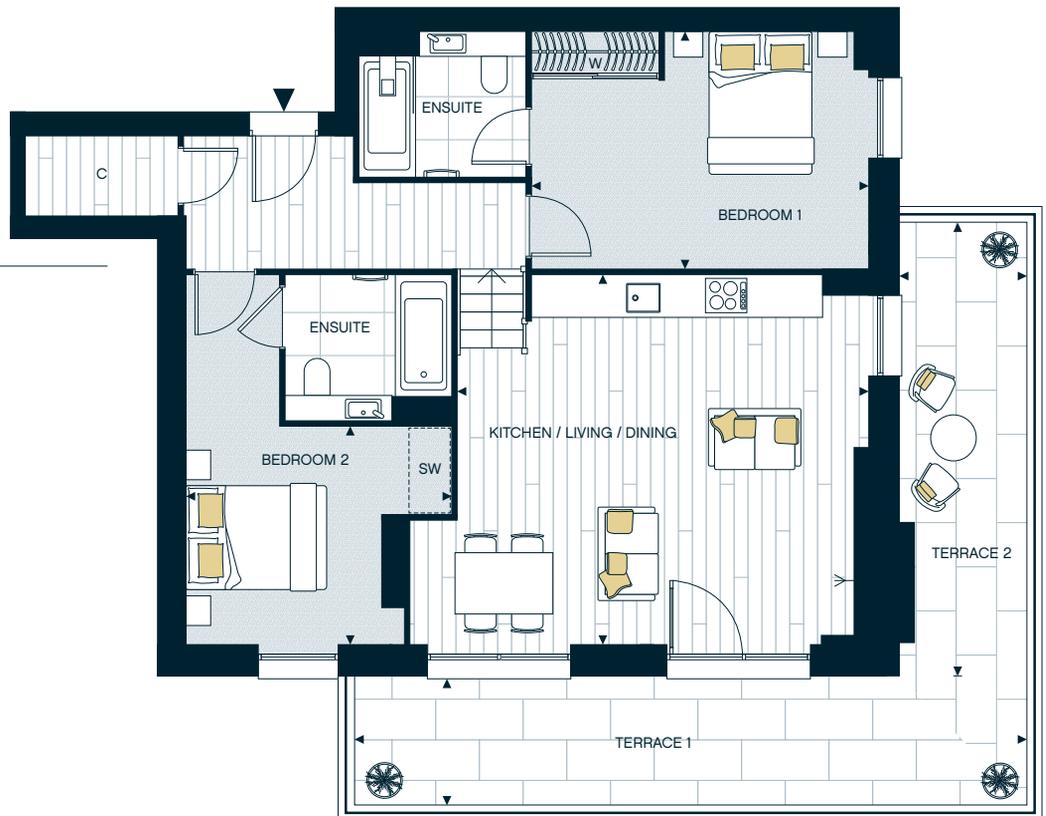
Floor: 0



West Elevation

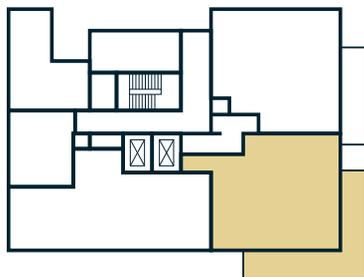


227



Views towards Loxford Plaza

Floor 00 shown below



Views towards Loxford Plaza

Key

- ▶ Measurement Points
- ← TV Aerial Point
- W Wardrobe
- C Cupboard
- SW Space for Wardrobe

Edmund Rise Discount Market Sale

Floorplans

1 Bedroom Apartment

Type 03

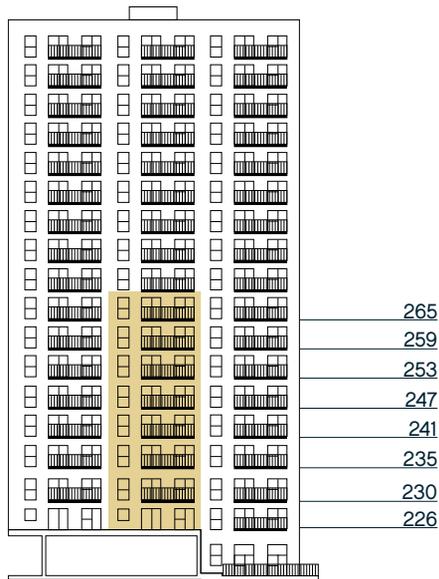
Apartments: 226, 230, 235, 241, 247, 253, 259 & 265

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

Total Area	51.6 SQM	555 SQFT
Kitchen / Living / Dining	6.07m x 4.00m	19' 11" x 13' 2"
Bedroom	2.88m x 5.01m	9' 6" x 16' 6"
Balcony 1	1.38m x 5.41m	4' 6" x 17' 8"
Balcony 2	1.45m x 5.41m	4' 9" x 17' 8"
Terrace	3.50m x 9.49m	11' 5" x 31' 1"

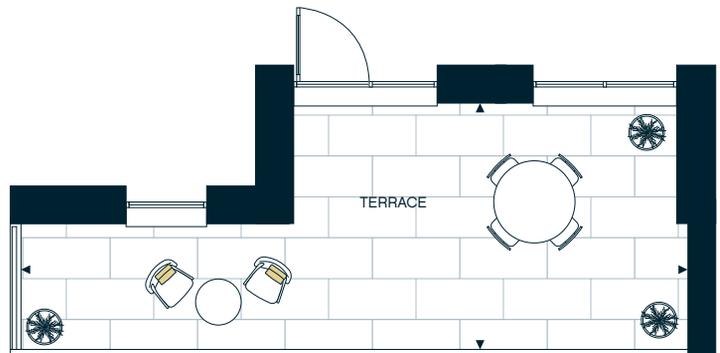


West Elevation

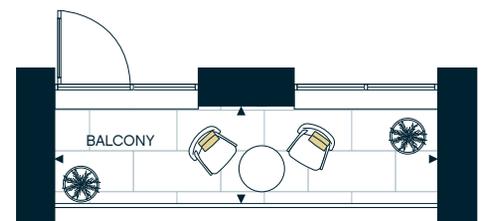


Views towards London, the River Roding and Loxford Plaza

1. Balcony for apartments 235, 247, 253, 259 & 265

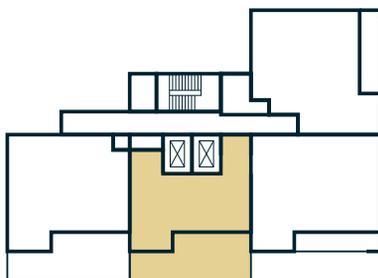


Terrace for apartment 226



2. Balcony for apartments 230 & 241

Floor 01 shown below



Views towards London, the River Roding and Loxford Plaza

Key

- ▶ Measurement Points
- ← TV Aerial Point
- W Wardrobe
- C Cupboard
- SW Space for Wardrobe

1 Bedroom Apartment

Type 05

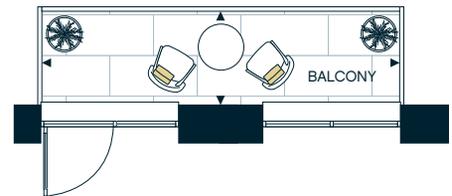
Apartments: 232, 238, 244, 250, 256, 262

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

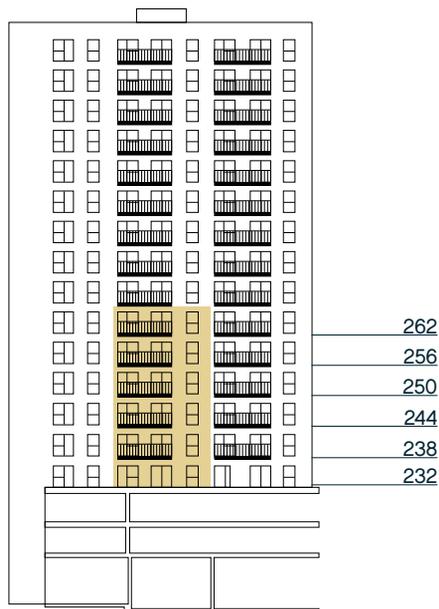


Total Area	51 SQM	549 SQFT
Kitchen / Living / Dining	6.47m x 4.63m	21' 3" x 15' 3"
Bedroom	2.75m x 4.63m	9' 0" x 15' 3"
Balcony	1.47m x 5.27m	4' 9" x 17' 3"
Terrace	1.85m x 9.42m	6' 0" x 30' 10"

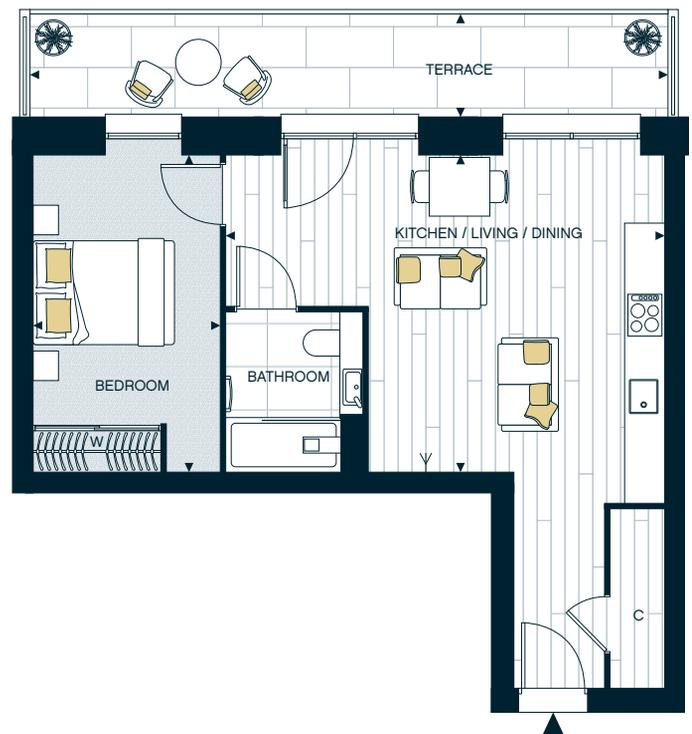
Balcony for apartments 238, 244, 250, 256 & 262



East Elevation

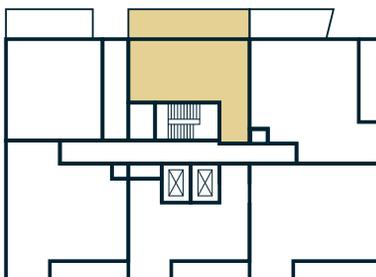


Views towards Podium Garden Terrace for apartment 232



Floor 03 shown below

Views towards Podium Garden



Key

- ▶ Measurement Points
- ← TV Aerial Point
- W Wardrobe
- C Cupboard
- SW Space for Wardrobe

1 Bedroom Apartment

Total Area	56.4 SQM	607 SQFT
Kitchen / Living / Dining	3.79m x 7.77m	12' 5" x 25' 6"
Bedroom	3.30m x 5.38m	10' 10" x 17' 8"
Terrace	1.85m x 6.47m	6' 0" x 21' 2"

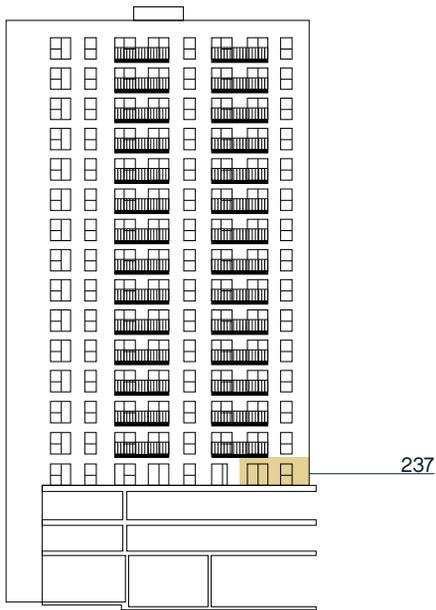
Type 07

Apartment: 237

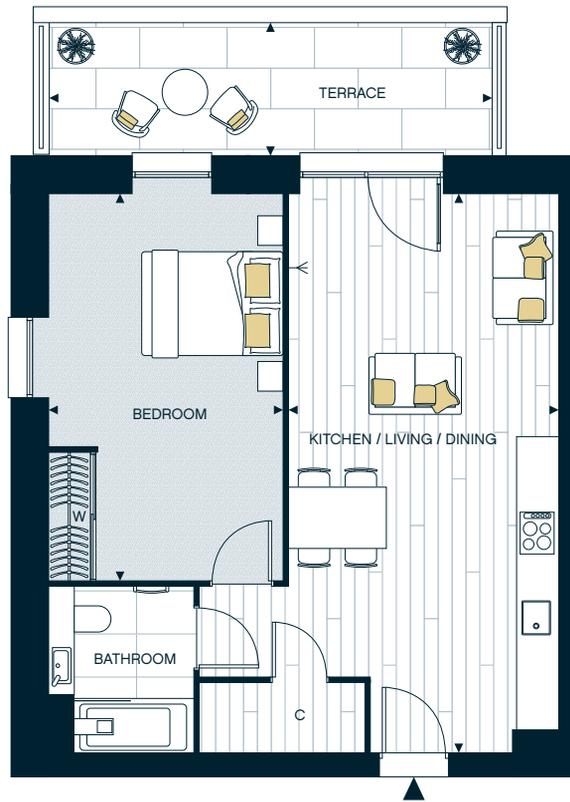
Floor: 03



East Elevation

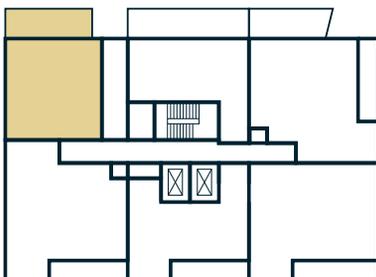


Views towards Podium Garden



Floor 03 shown below

Views towards Podium Garden



Key

- ▶ Measurement Points
- ← TV Aerial Point
- W Wardrobe
- C Cupboard
- SW Space for Wardrobe

2 Bedroom Apartment

Total Area	67.9 SQM	731 SQFT
Kitchen / Living / Dining	4.62m x 6.93m	15' 2" x 22' 9"
Bedroom 1	2.90m x 6.22m	9' 6" x 20' 4"
Bedroom 2	2.75m x 3.64m	9' 0" x 12' 0"
Terrace	3.50m x 9.23m	11' 5" x 30' 3"

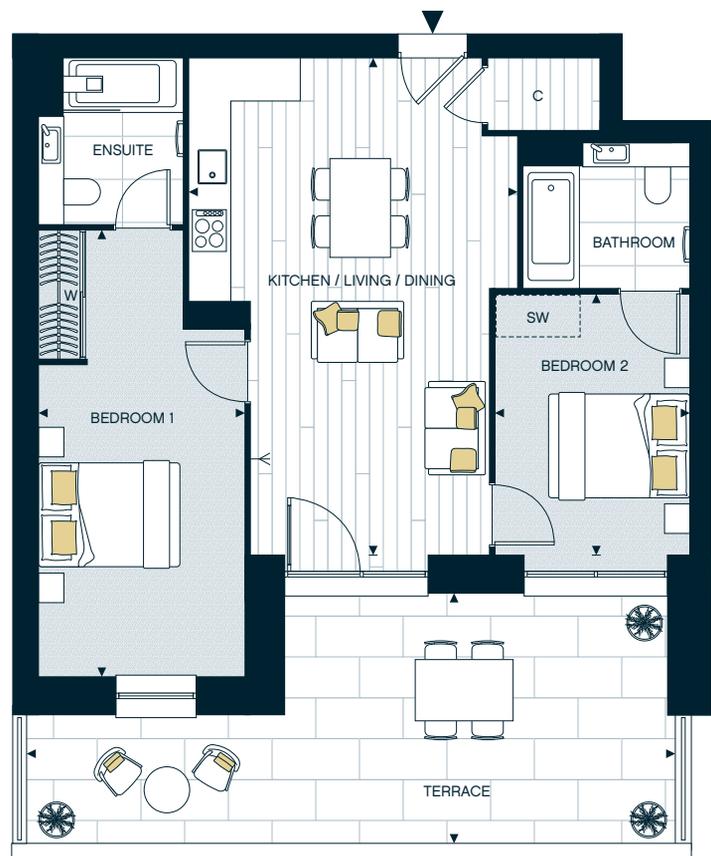
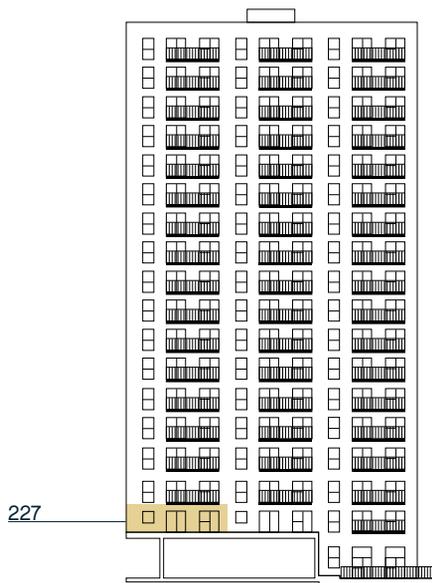
Type 04A

Apartment: 227

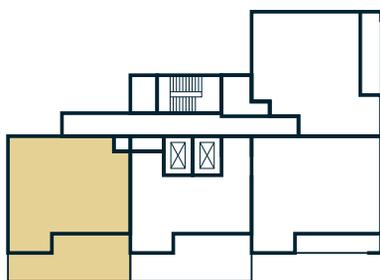
Floor: 01



West Elevation



Floor 01 shown below



Views towards Loxford Plaza

Views towards Loxford Plaza

Key

- ▶ Measurement Points
- ← TV Aerial Point
- W Wardrobe
- C Cupboard
- SW Space for Wardrobe

2 Bedroom Apartment

Type 04

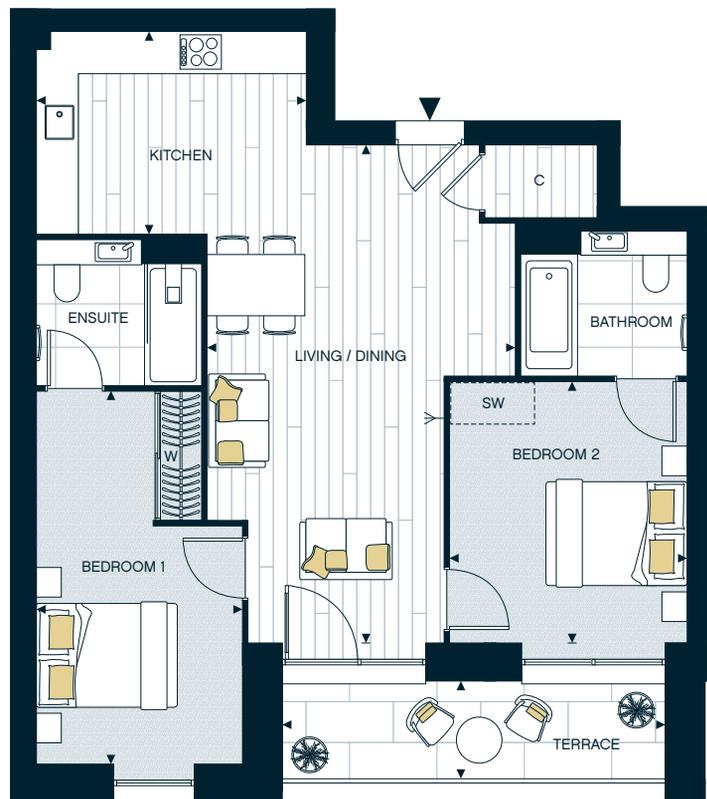
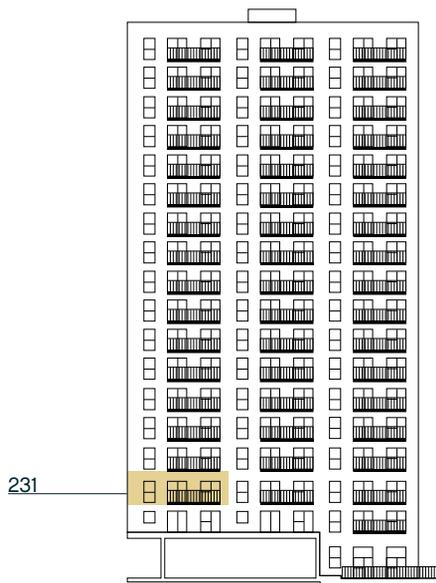
Apartment: 231

Floor: 02

Total Area	67.9 SQM	731 SQFT
Living / Dining	4.33m x 6.93m	14' 3" x 22' 9"
Kitchen	2.82m x 3.80m	9' 3" x 12' 5"
Bedroom 1	2.92m x 5.20m	9' 7" x 17' 0"
Bedroom 2	3.35m x 3.64m	11' 0" x 12' 0"
Terrace	1.38m x 5.41m	4' 6" x 17' 8"

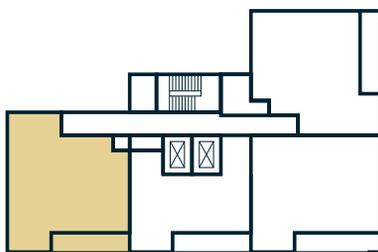


West Elevation



Floor 02 shown below

Views towards Loxford Plaza



Views towards Loxford Plaza

Key

- ▶ Measurement Points
- ← TV Aerial Point
- W Wardrobe
- C Cupboard
- SW Space for Wardrobe

2 Bedroom Apartment

Type 01A

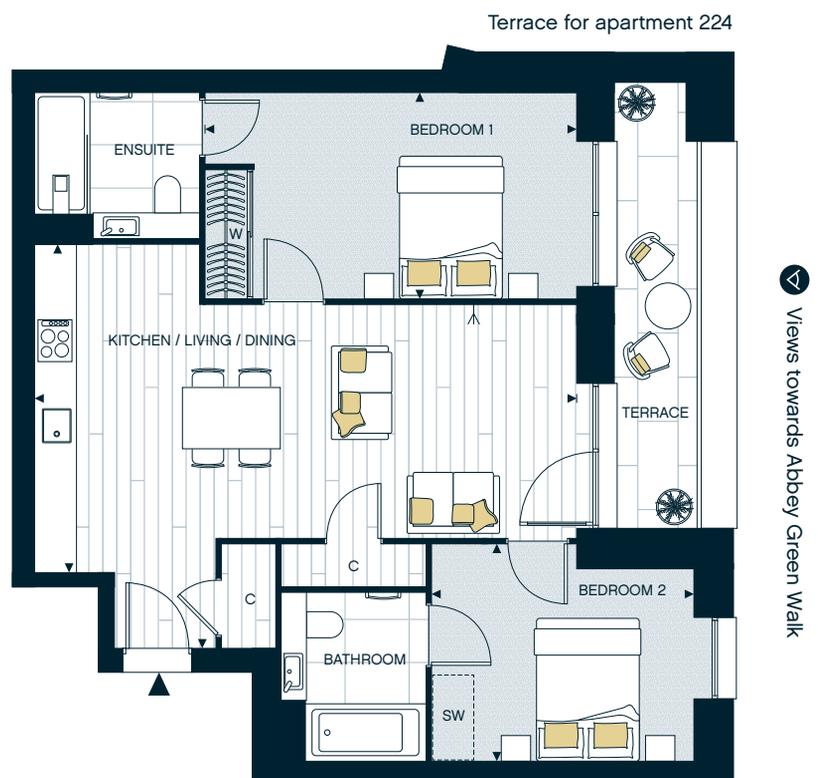
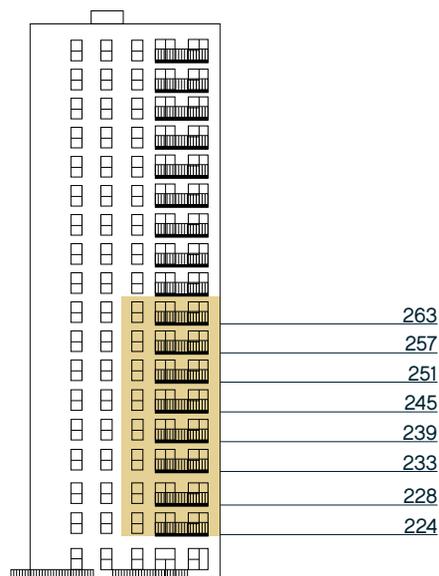
Apartments: 224, 228, 233, 239, 245, 251, 257 & 263

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

Total Area	70.5 SQM	759 SQFT
Kitchen / Living / Dining	7.65m x 4.57m	25' 1" x 15' 0"
Bedroom 1	4.49m x 2.87m	14' 9" x 9' 5"
Bedroom 2	3.70m x 2.68m	12' 2" x 8' 10"
Balcony 1	1.38m x 6.28m	4' 6" x 20' 7"
Balcony 2	1.45m x 6.28m	4' 9" x 20' 7"
Terrace	1.18m x 6.28m	3' 10" x 20' 7"

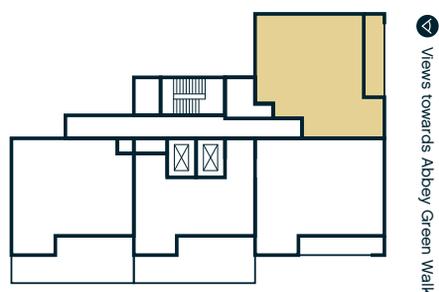


South Elevation



Views towards Abbey Green Walk

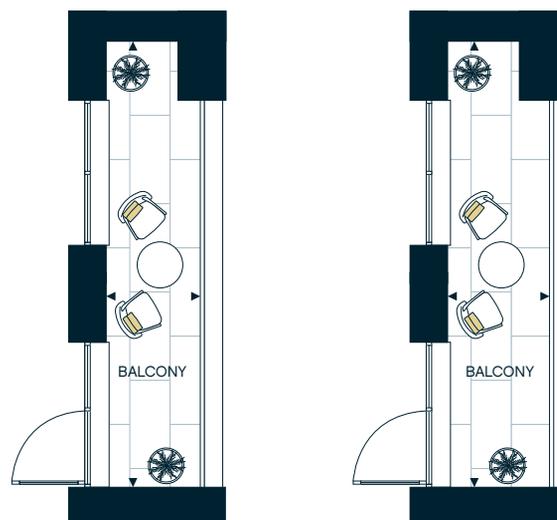
Floor 01 shown below



Views towards Abbey Green Walk

1. Balcony for apartments 228 & 239

2. Balcony for Floors 233, 245, 251, 257 & 263



Key

- ▶ Measurement Points
- ◀ TV Aerial Point
- W Wardrobe
- C Cupboard
- SW Space for Wardrobe

2 Bedroom Apartment

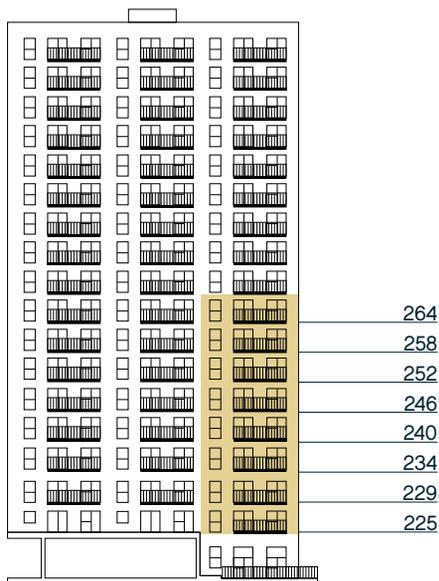
Type 02

Apartments: 225, 229, 234, 240, 246, 252, 258 & 264

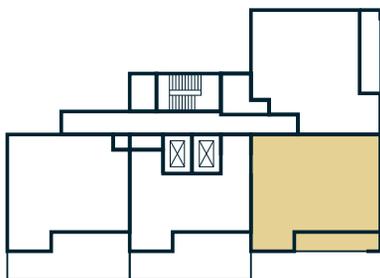
Floors: 01, 02, 03, 04, 05, 06, 07 & 08



West Elevation



Floor 01 shown below

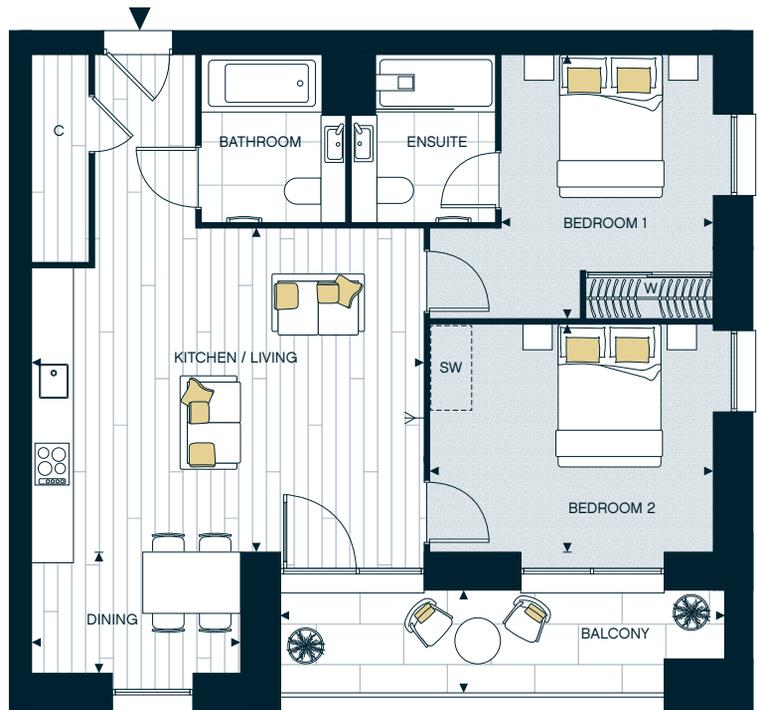


Views towards London, the River Roding and Loxford Plaza

Key

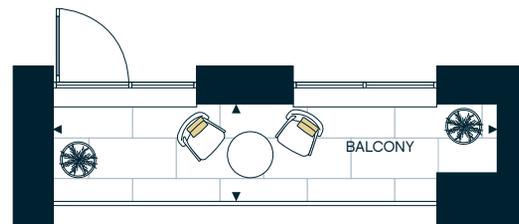
- ▶ Measurement Points
- ← TV Aerial Point
- W Wardrobe
- C Cupboard
- SW Space for Wardrobe

Total Area	72.6 SQM	781 SQFT
Kitchen / Living	5.50m x 4.51m	18' 1" x 14' 10"
Dining	2.97m x 1.68m	9' 7" x 5' 5"
Bedroom 1	3.00m x 3.69m	9' 10" x 12' 1"
Bedroom 2	4.02m x 3.17m	13' 2" x 10' 5"
Balcony 1	1.45m x 6.28m	4' 9" x 20' 7"
Balcony 2	1.38m x 6.28m	4' 6" x 20' 7"
Terrace	1.18m x 6.28m	3' 10" x 20' 7"

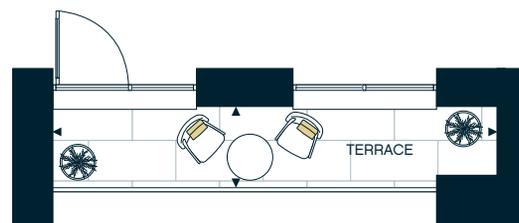


Views towards London, the River Roding and Loxford Plaza

1. Balcony for apartments 234, 246, 252, 258 & 264



2. Balcony for apartments 229 & 240



Terrace for apartment 225

Edmund Rise

2 Bedroom Apartment

Total Area	72.6 SQM	781 SQFT
Kitchen / Living / Dining	4.97m x 7.77m	16' 4" x 25' 6"
Bedroom 1	2.77m x 5.40m	9' 1" x 17' 9"
Bedroom 2	2.75m x 4.21m	9' 0" x 13' 10"
Balcony	1.47m x 5.49m	4' 9" x 18' 0"

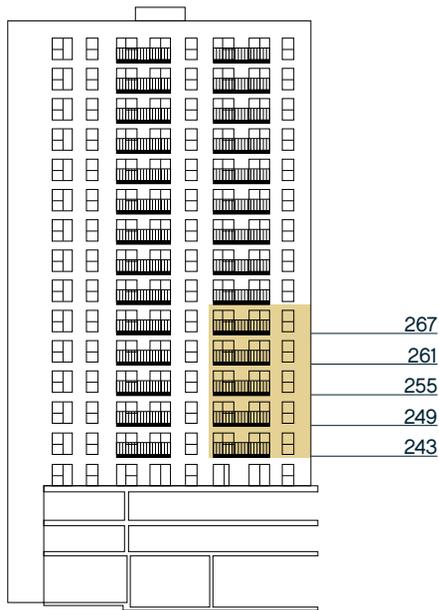
Type 08

Apartments: 243, 249, 255, 261 & 267

Floors: 04, 05, 06, 07 & 08



East Elevation

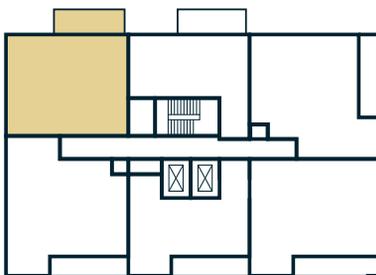


Views towards Podium Garden



Floor 04 shown below

Views towards Podium Garden



Key

- ▶ Measurement Points
- ← TV Aerial Point
- W Wardrobe
- C Cupboard
- SW Space for Wardrobe

2 Bedroom Apartment

Type 06

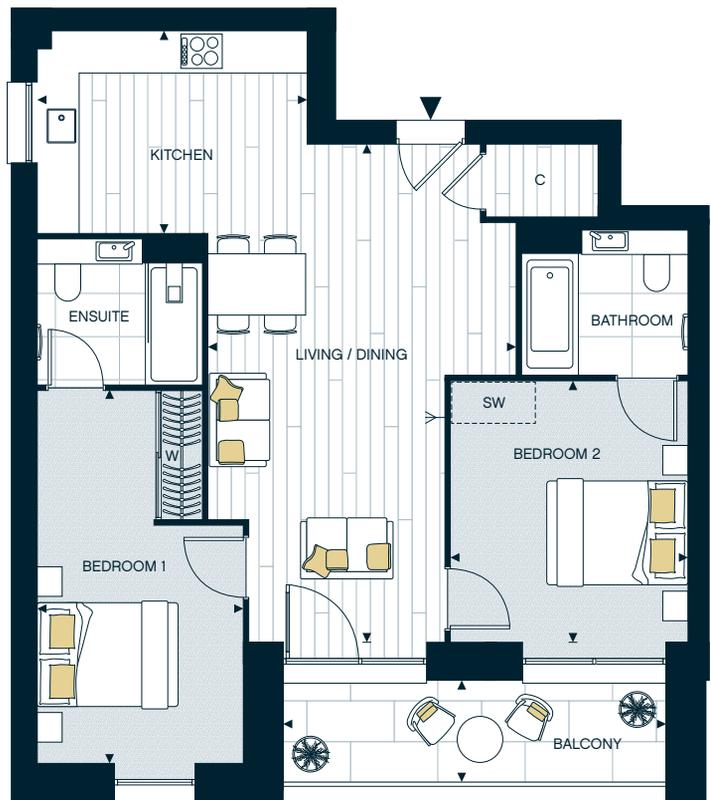
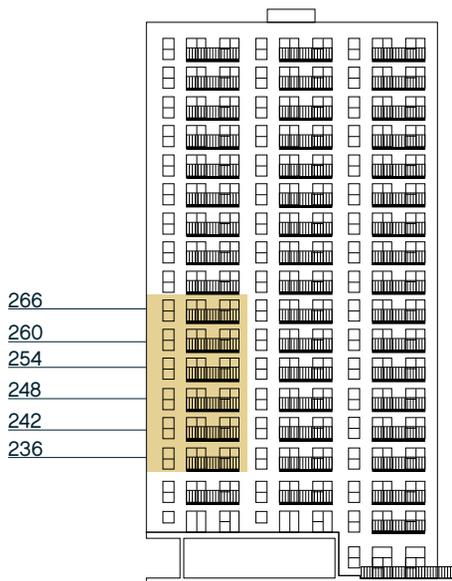
Apartments: 236, 242, 248, 254, 260 & 266

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



Total Area	74.5 SQM	802 SQFT
Kitchen	3.88m x 2.80m	12' 9" x 9' 2"
Living / Dining	4.37m x 6.93m	14' 4" x 22' 9"
Bedroom 1	2.98m x 5.20m	9' 10" x 17' 0"
Bedroom 2	3.35m x 3.64m	11' 0" x 12' 0"
Balcony 1	1.45m x 5.41m	4' 9" x 17' 8"
Balcony 2	1.38m x 5.41m	4' 6" x 17' 8"

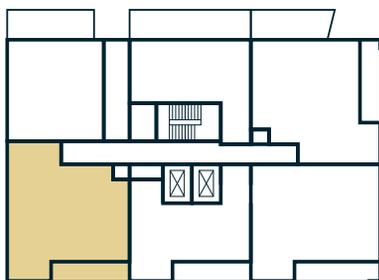
West Elevation



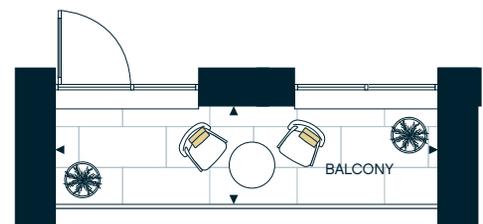
Views towards London, the River Roding and Loxford Plaza

1. Balcony for apartments 236, 248, 254, 260 & 266

Floor 03 shown below



Views towards London, the River Roding and Loxford Plaza



2. Balcony for apartment 242

Key

- ▶ Measurement Points
- ← TV Aerial Point
- W Wardrobe
- C Cupboard
- SW Space for Wardrobe



Weston Homes Plc
The Weston Group Business Centre
Parsonage Road, Takeley
Essex CM22 6PU
T: 01279 873300
E: sales@weston-homes.com
W: weston-homes.com

Former Abbey Retail Park,
Abbey Road (jct London Road),
Barking IG11 7AX
T: 020 4502 3079

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. Floor plans and dimensions can only be given as a guide and are indicative of the type only. The computer generated images, floor plans, 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 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 at time of going to print. Abbey Quay is the marketing name for use until a permanent postal address has been issued.

Sources for travel times: Google Maps and Transport for London

Images are indicative of typical properties by Weston Homes. Photography copyright is owned by Weston Homes Plc.


**Weston
Homes**