

BEAM PARK[®]

A BRIGHT NEW ADDRESS

THE APARTMENT COLLECTION

PORTLAND HOUSE

L&Q



COUNTRYSIDE

Places People Love

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

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



BEAM PARK®

You belong here

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



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



BEAM PARK. YOU BELONG HERE.

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

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

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

Computer generated images and photography, indicative only.

PORTLAND HOUSE

Portland House provides high specification 1 and 2 bedroom apartments with sleek interiors, private balconies and access to the first floor tranquil podium garden. Situated moments from the proposed train station, homes have been designed to provide convenient living spaces for all lifestyles.



Computer generated image of Portland House, indicative only.

Explore

A BEAUTIFULLY PLANNED NEW NEIGHBOURHOOD



Medical Centre

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



Beam Square

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



School

There will be a brand new primary school, ensuring the community's education needs are catered for.



Nursery

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



South Gardens

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



Park View

On the edge of the new community park, apartments and homes set amongst open spaces offer shared spaces for residents to meet and children to play.



The Square

Positioned at the heart of the development, a bustling colonnade on three sides and the proposed new station on the other, this is the new local centre with shops as well as new facilities including restaurants.



Linear Park

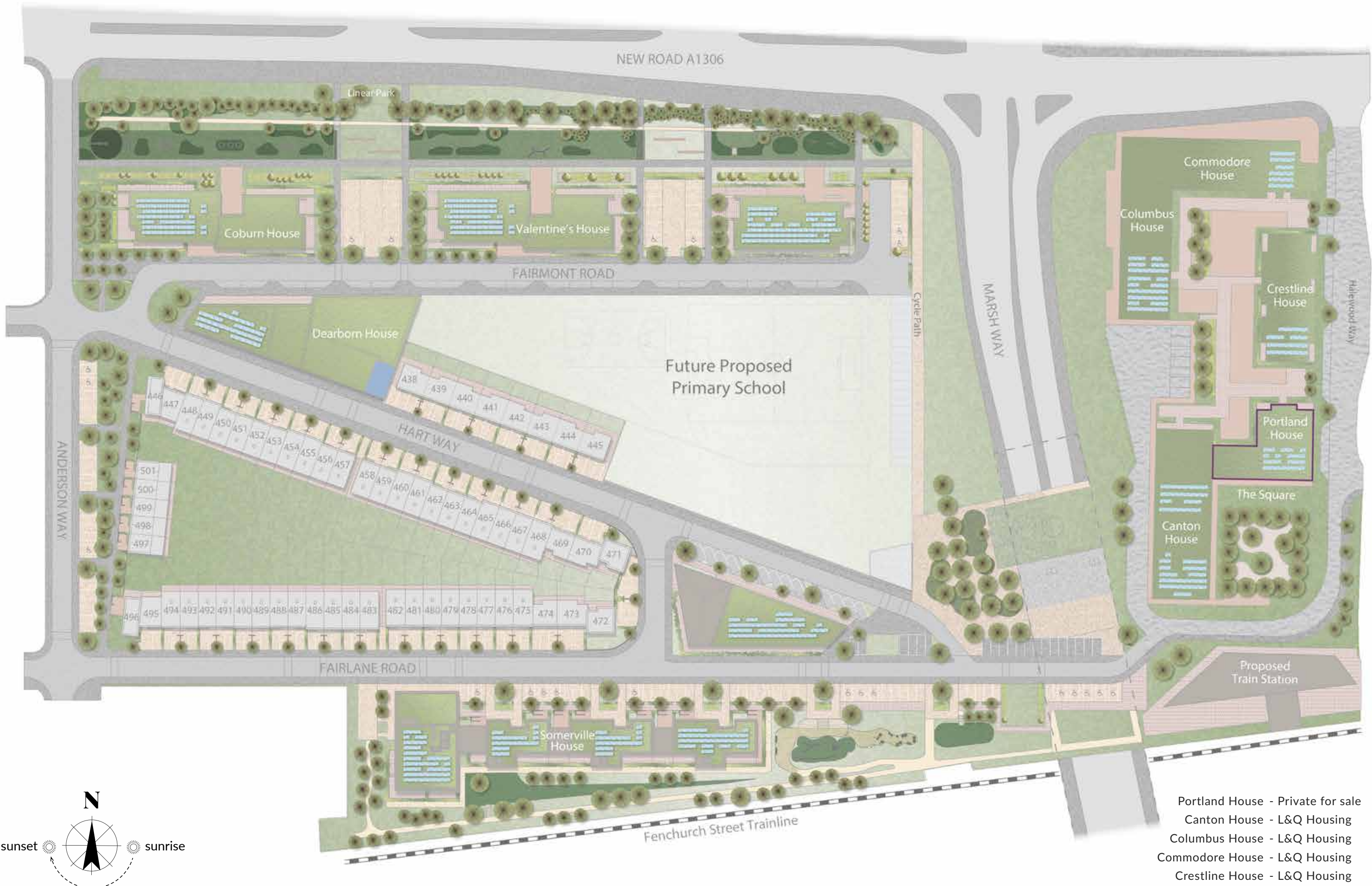
A boulevard style green corridor and linear park with pedestrian and cycling routes, creating a new strategic route along Beam Parkway to connect Beam Park and Rainham Village.



Central Park

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





- Portland House - Private for sale
- Canton House - L&Q Housing
- Columbus House - L&Q Housing
- Commodore House - L&Q Housing
- Crestline House - L&Q Housing



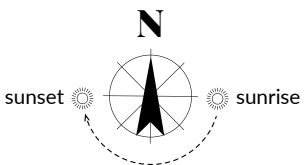
Portland House

Situated at the East side of the development and at the heart of The Square, Portland House is complete with a collection of brand new amenities including new restaurant, cafe and convenience store.



KEY | 2 Bedroom 1 Bedroom

Indicates where dimensions have been taken from and are +/- 50mm. W denotes wardrobe. C denotes cupboard. W/D denotes washer/dryer. Plot 203 has a low level wall height within the kitchen, please liaise with one of our Sales Consultants for further details



199
1 bedroom apartment

Kitchen, Living & Dining	4995mm x 4379mm	16'4" x 14'4"
Bedroom	3900mm x 3320mm	12'9" x 10'11"
Balcony	4546mm x 1525mm	14'11" x 5'0"
Internal Area	50.0 sq m	538.2 sq ft

202
2 bedroom apartment

Kitchen, Living & Dining	6606mm x 3749mm	21'8" x 12'4"
Master Bedroom	5256mm x 3200mm	17'3" x 10'6"
Bedroom 2	3493mm x 3325mm	11'6" x 10'11"
Balcony	4735mm x 1526mm	15'6" x 5'0"
Internal Area	84.4 sq m	908.5 sq ft

200
2 bedroom apartment

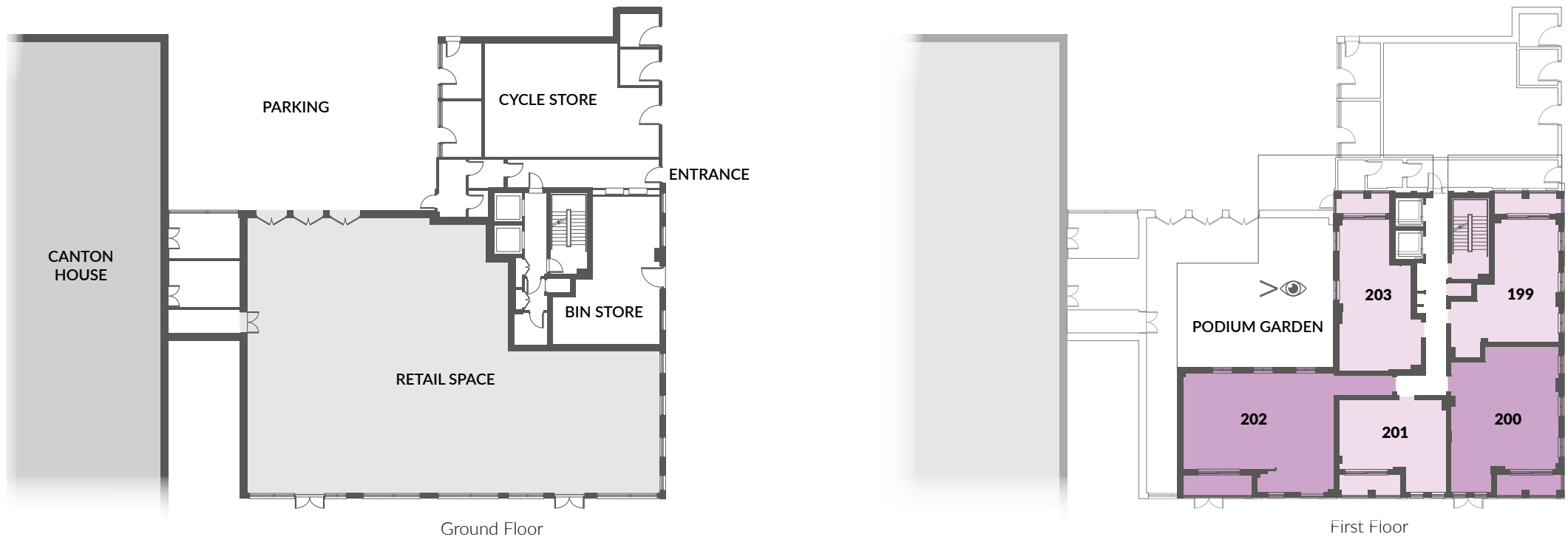
Kitchen, Living & Dining	6166mm x 4035mm	20'3" x 13'3"
Master Bedroom	4071mm x 3250mm	13'4" x 10'8"
Bedroom 2	4035mm x 2150mm	13'3" x 7'1"
Balcony	4433mm x 1526mm	14'7" x 5'0"
Internal Area	65.6 sq m	706.1 sq ft

203
1 bedroom apartment

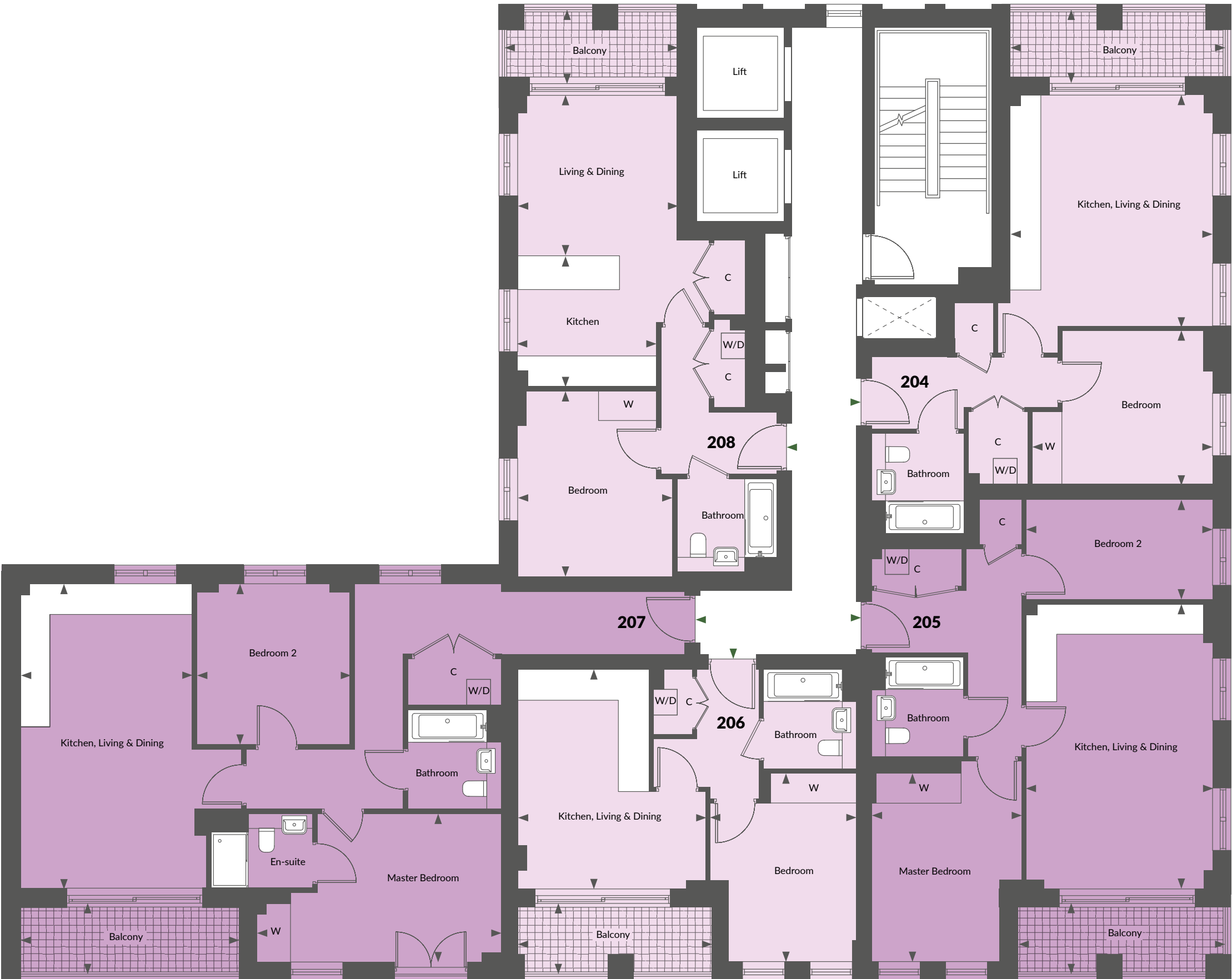
Kitchen	3000mm x 2900mm	9'11" x 9'2"
Living & Dining	3478mm x 3412mm	11'5" x 11'2"
Bedroom	4000mm x 3358mm	13'1" x 11'0"
Balcony	3691mm x 1526mm	12'1" x 5'0"
Internal Area	50.3 sq m	541.4 sq ft

201
1 bedroom apartment

Kitchen, Living & Dining	4747mm x 4067mm	15'7" x 13'4"
Bedroom	4073mm x 3315mm	13'4" x 10'11"
Balcony	4173mm x 1526mm	13'8" x 5'0"
Internal Area	39.7 sq m	427.3 sq ft

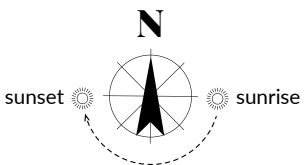


All room sizes are approximate with maximum finished dimensions. They are not intended for carpet sizes or items of furniture. Countryside operates a policy of continuous product development and all room layouts may be subject to minor modifications. Fitted wardrobe positions are indicative only. Kitchen and bathroom layouts shown are indicative only. Please ask your Sales Consultant for detailed information regarding specific properties. Canton House consists of affordable rental properties. Plans indicate views from balconies and windows up to 10th floor.



KEY | 2 Bedroom 1 Bedroom

Indicates where dimensions have been taken from and are +/- 50mm. W denotes wardrobe. C denotes cupboard. W/D denotes washer/dryer. Plot 208 has a low level wall height within the kitchen, please liaise with one of our Sales Consultants for further details



204
1 bedroom apartment

Kitchen, Living & Dining	4995mm x 4379mm	16'4" x 14'4"
Bedroom	3900mm x 3320mm	12'9" x 10'11"
Balcony	4546mm x 1525mm	14'11" x 5'0"
Internal Area	50.0 sq m	538.2 sq ft

205
2 bedroom apartment

Kitchen, Living & Dining	6166mm x 4035mm	20'3" x 13'3"
Master Bedroom	4071mm x 3250mm	13'4" x 10'8"
Bedroom 2	4035mm x 2150mm	13'3" x 7'1"
Balcony	4433mm x 1526mm	14'7" x 5'0"
Internal Area	65.6 sq m	706.1 sq ft

206
1 bedroom apartment

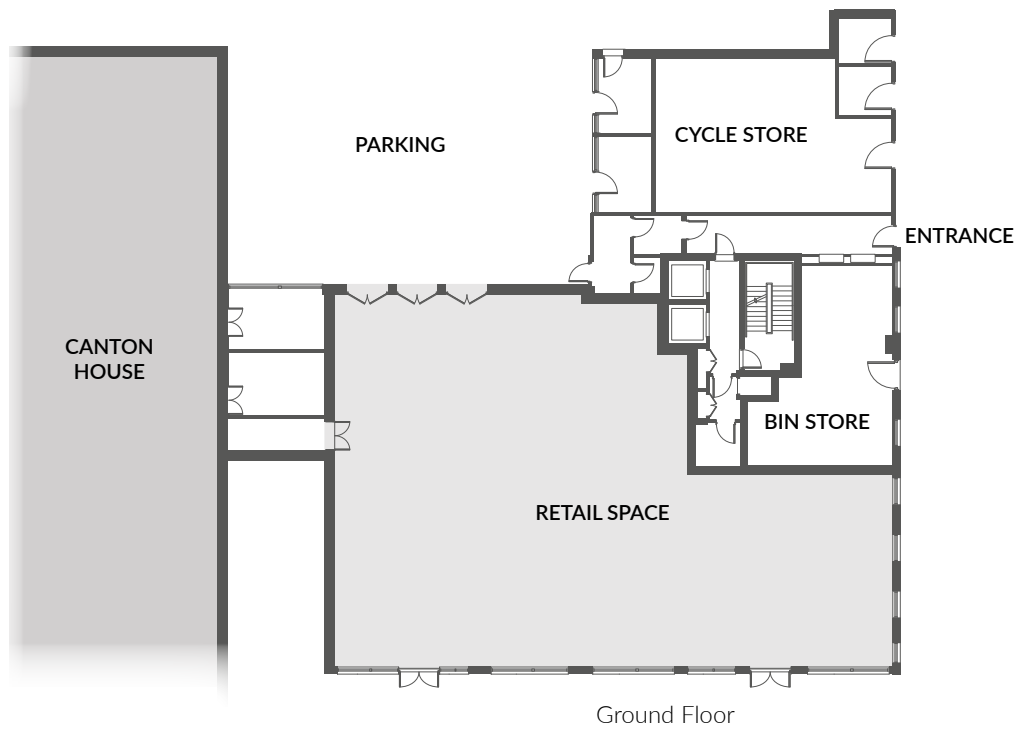
Kitchen, Living & Dining	4747mm x 4067mm	15'7" x 13'4"
Bedroom	4073mm x 3315mm	13'4" x 10'11"
Balcony	4173mm x 1526mm	13'8" x 5'0"
Internal Area	39.7 sq m	427.3 sq ft

207
2 bedroom apartment

Kitchen, Living & Dining	6606mm x 3749mm	21'8" x 12'4"
Master Bedroom	5256mm x 3200mm	17'3" x 10'6"
Bedroom 2	3493mm x 3325mm	11'6" x 10'11"
Balcony	4735mm x 1526mm	15'6" x 5'0"
Internal Area	84.4 sq m	908.5 sq ft

208
1 bedroom apartment

Kitchen	3000mm x 2900mm	9'11" x 9'2"
Living & Dining	3478mm x 3412mm	11'5" x 11'2"
Bedroom	4000mm x 3358mm	13'1" x 11'0"
Balcony	3691mm x 1526mm	12'1" x 5'0"
Internal Area	50.3 sq m	541.4 sq ft

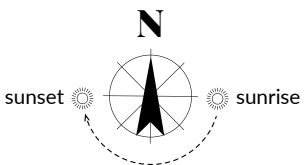


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KEY | 2 Bedroom 1 Bedroom

◀▶ Indicates where dimensions have been taken from and are +/- 50mm. W denotes wardrobe. C denotes cupboard. W/D denotes washer/dryer.
Plot 213 has a low level wall height within the kitchen, please liaise with one of our Sales Consultants for further details



209
1 bedroom apartment

Kitchen, Living & Dining	4995mm x 4379mm	16'4" x 14'4"
Bedroom	3900mm x 3320mm	12'9" x 10'11"
Balcony	4546mm x 1525mm	14'11" x 5'0"
Internal Area	50.0 sq m	538.2 sq ft

210
2 bedroom apartment

Kitchen, Living & Dining	6166mm x 4035mm	20'3" x 13'3"
Master Bedroom	4071mm x 3250mm	13'4" x 10'8"
Bedroom 2	4035mm x 2150mm	13'3" x 7'1"
Balcony	4433mm x 1526mm	14'7" x 5'0"
Internal Area	65.6 sq m	706.1 sq ft

211
1 bedroom apartment

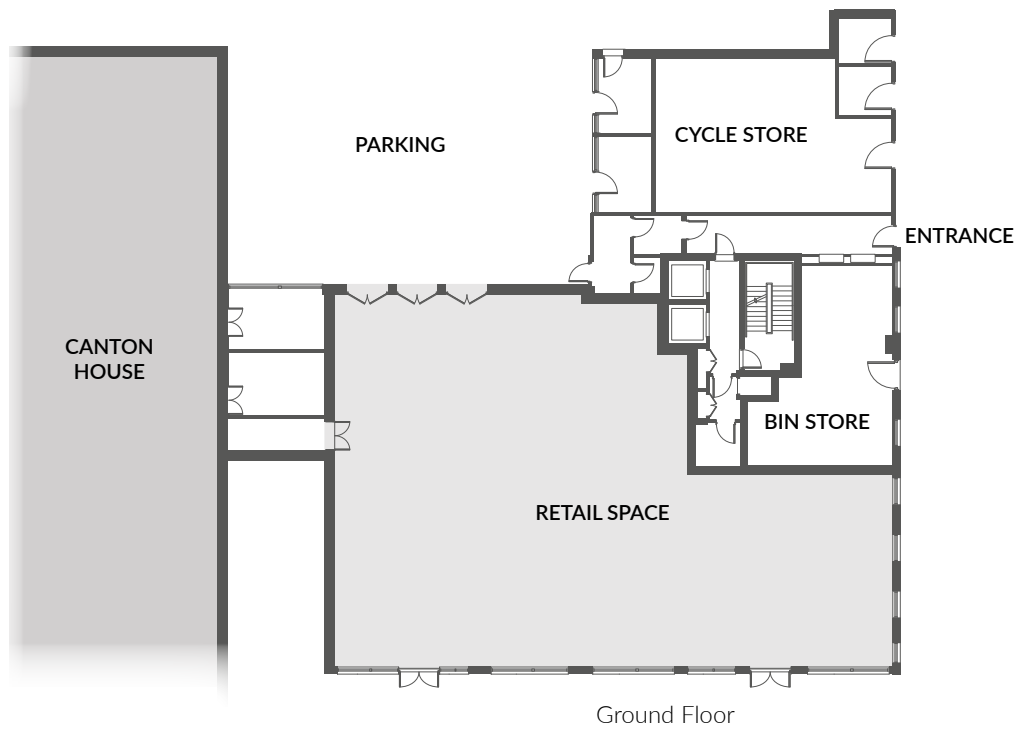
Kitchen, Living & Dining	4747mm x 4067mm	15'7" x 13'4"
Bedroom	4073mm x 3315mm	13'4" x 10'11"
Balcony	4173mm x 1526mm	13'8" x 5'0"
Internal Area	39.7 sq m	427.3 sq ft

212
2 bedroom apartment

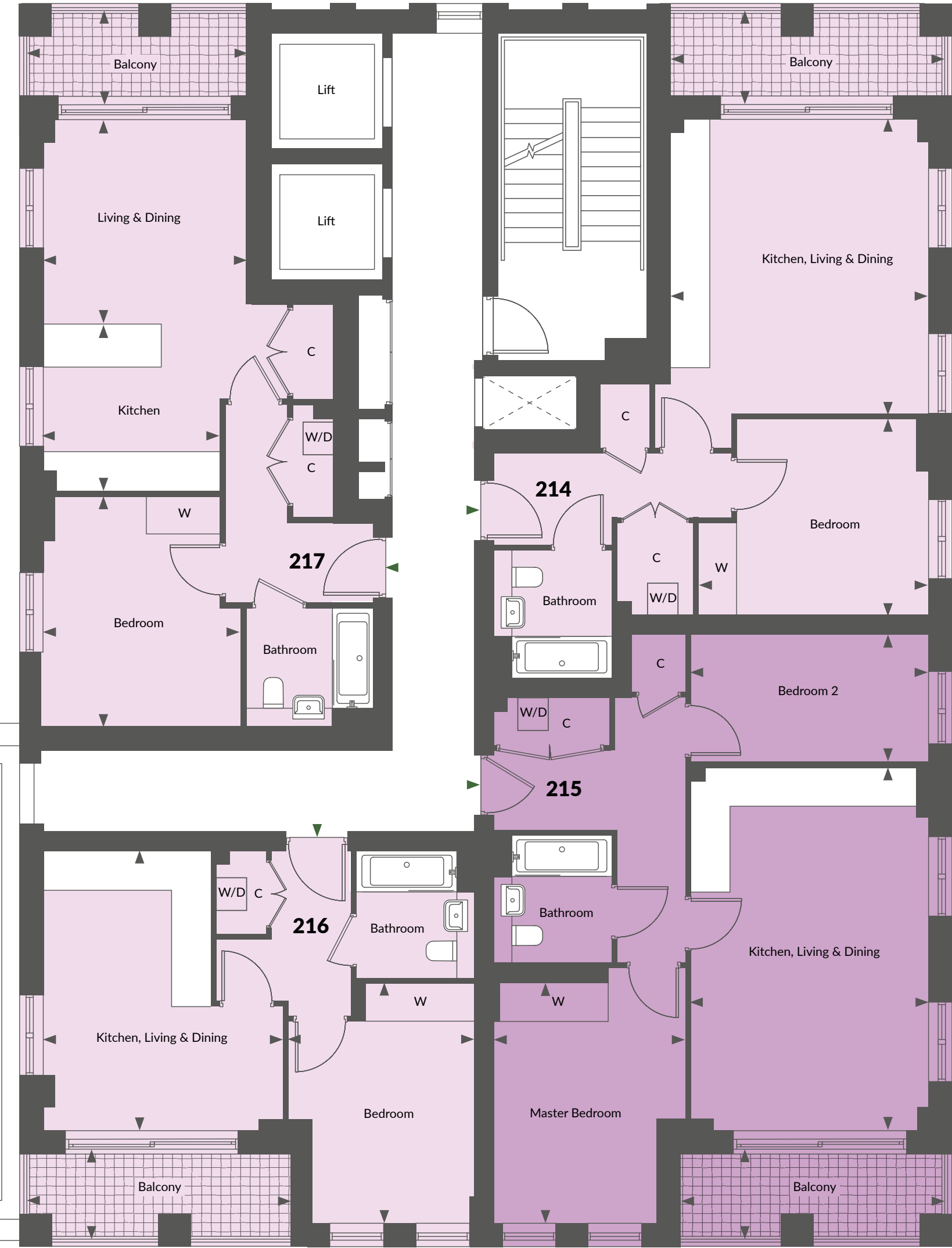
Kitchen, Living & Dining	6606mm x 3749mm	21'8" x 12'4"
Master Bedroom	5256mm x 3200mm	17'3" x 10'6"
Bedroom 2	3493mm x 3325mm	11'6" x 10'11"
Balcony	4735mm x 1526mm	15'6" x 5'0"
Internal Area	84.4 sq m	908.5 sq ft

213
1 bedroom apartment

Kitchen	3000mm x 2900mm	9'11" x 9'2"
Living & Dining	3478mm x 3412mm	11'5" x 11'2"
Bedroom	4000mm x 3358mm	13'1" x 11'0"
Balcony	3691mm x 1526mm	12'1" x 5'0"
Internal Area	50.3 sq m	541.4 sq ft

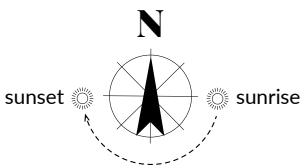


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KEY | 2 Bedroom 1 Bedroom

◀▶ Indicates where dimensions have been taken from and are +/- 50mm. W denotes wardrobe. C denotes cupboard. W/D denotes washer/dryer. Plot 217 has a low level wall height within the kitchen, please liaise with one of our Sales Consultants for further details

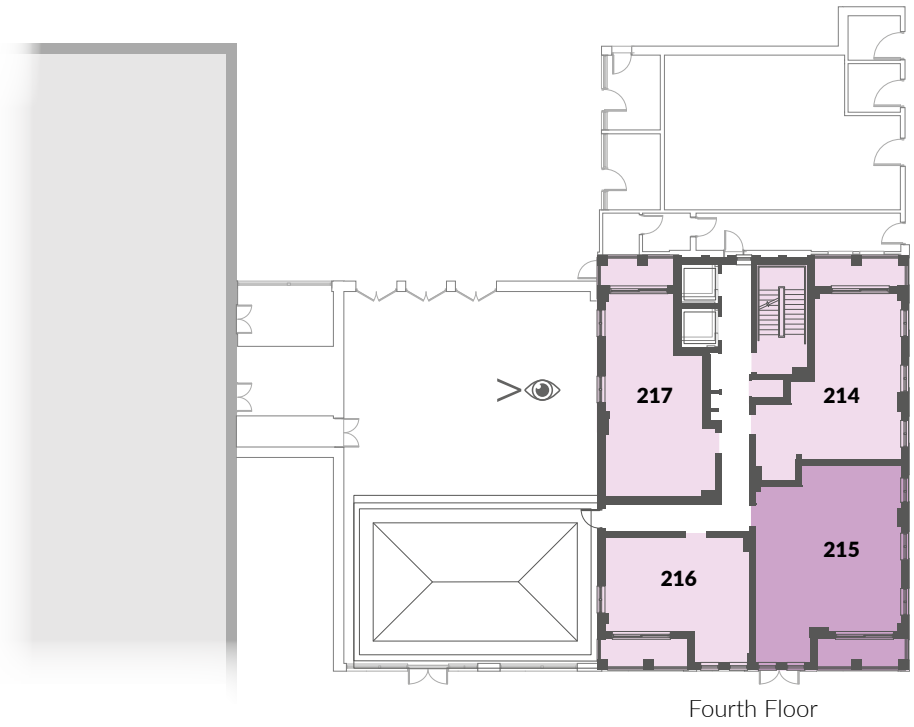


214 1 bedroom apartment		
Kitchen, Living & Dining	4995mm x 4379mm	16'4" x 14'4"
Bedroom	3900mm x 3320mm	12'9" x 10'11"
Balcony	4546mm x 1525mm	14'11" x 5'0"
Internal Area	50.0 sq m	538.2 sq ft

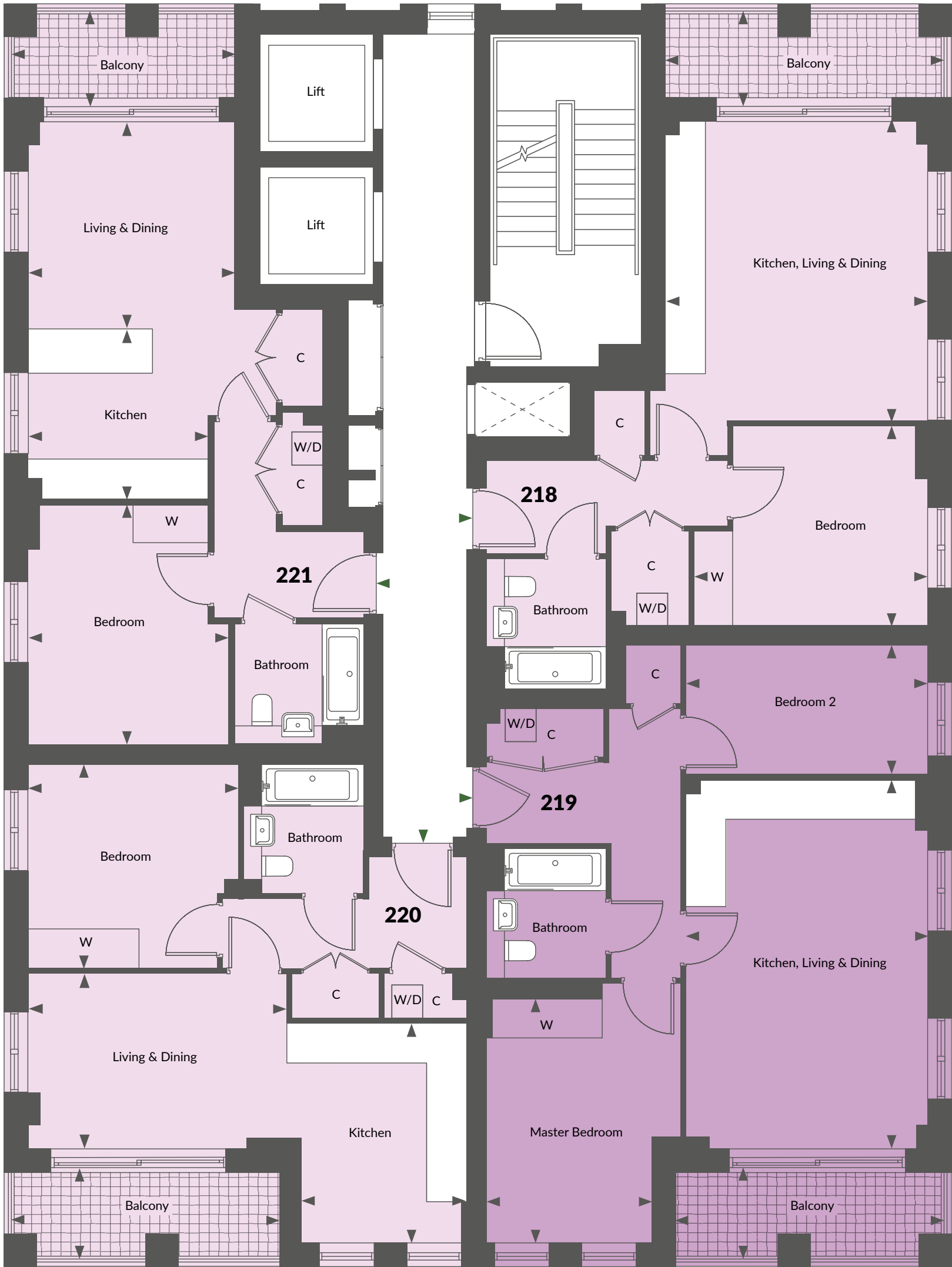
216 1 bedroom apartment		
Kitchen, Living & Dining	4747mm x 4067mm	15'7" x 13'4"
Bedroom	4073mm x 3315mm	13'4" x 10'11"
Balcony	4173mm x 1526mm	13'8" x 5'0"
Internal Area	Ww39.7 sq m	427.3 sq ft

215 2 bedroom apartment		
Kitchen, Living & Dining	6166mm x 4035mm	20'3" x 13'3"
Master Bedroom	4071mm x 3250mm	13'4" x 10'8"
Bedroom 2	4035mm x 2150mm	13'3" x 7'1"
Balcony	4433mm x 1526mm	14'7" x 5'0"
Internal Area	65.6 sq m	706.1 sq ft

217 1 bedroom apartment		
Kitchen	3000mm x 2900mm	9'11" x 9'2"
Living & Dining	3478mm x 3412mm	11'5" x 11'2"
Bedroom	4000mm x 3358mm	13'1" x 11'0"
Balcony	3691mm x 1526mm	12'1" x 5'0"
Internal Area	50.3 sq m	541.4 sq ft

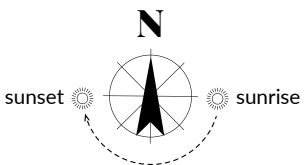


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KEY | 2 Bedroom 1 Bedroom

Indicates where dimensions have been taken from and are +/- 50mm. W denotes wardrobe. C denotes cupboard. W/D denotes washer/dryer. Plot 221 has a low level wall height within the kitchen, please liaise with one of our Sales Consultants for further details



218 1 bedroom apartment		
Kitchen, Living & Dining	4995mm x 4379mm	16'4" x 14'4"
Bedroom	3900mm x 3320mm	12'11" x 10'11"
Balcony	4592mm x 1526mm	15'0" x 5'0"
Internal Area	50.0 sq m	538.2 sq ft

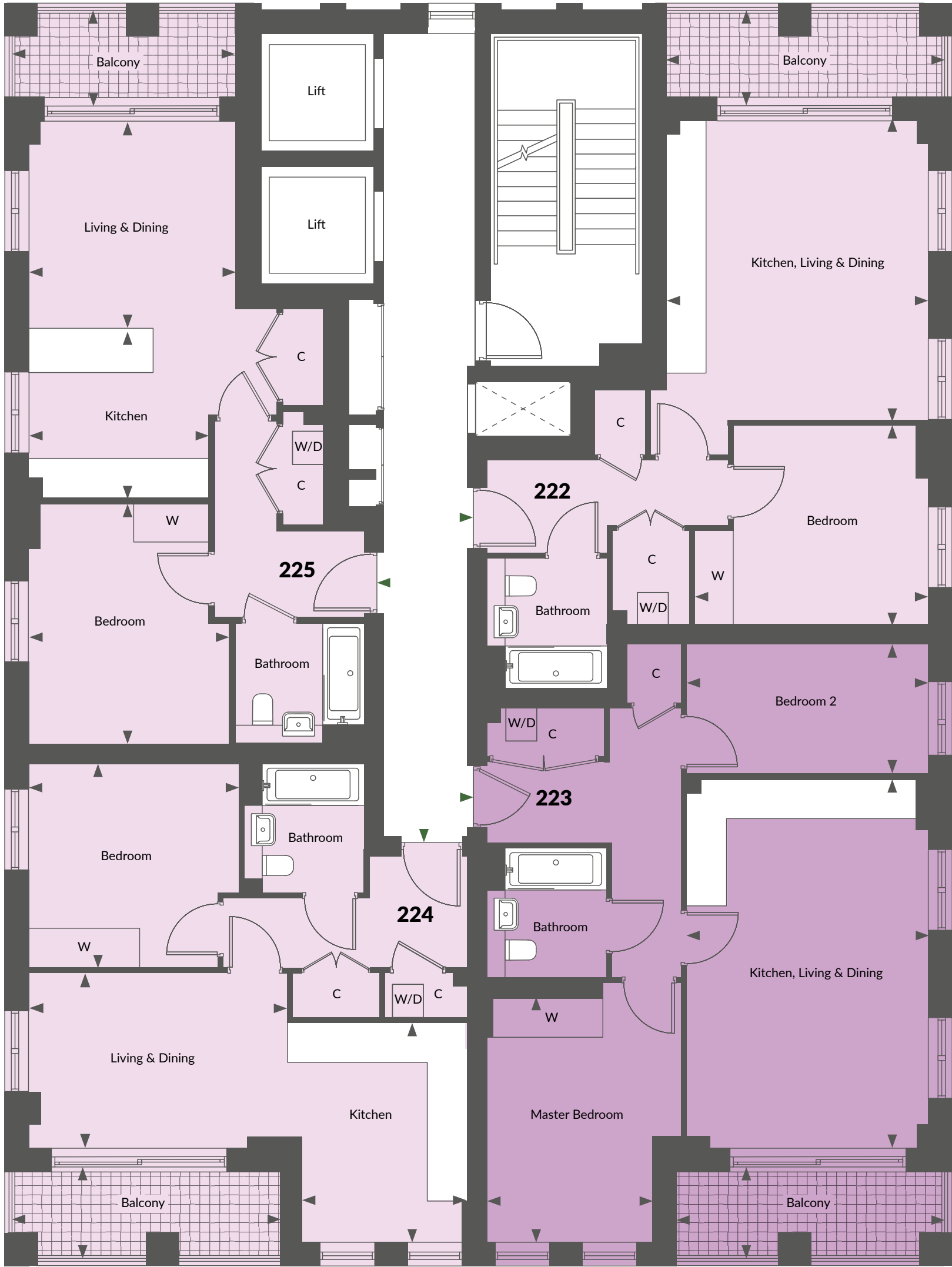
220 1 bedroom apartment		
Kitchen	3666mm x 2716mm	12'0" x 8'11"
Living & Dining	4318mm x 2920mm	14'2" x 9'7"
Bedroom	3508mm x 3400mm	11'6" x 11'2"
Balcony	4479mm x 1526mm	14'8" x 5'0"
Internal Area	50.0 sq m	538.2 sq ft

219 2 bedroom apartment		
Kitchen, Living & Dining	6166mm x 4035mm	20'3" x 13'3"
Master Bedroom	4071mm x 3250mm	13'4" x 10'8"
Bedroom 2	4035mm x 2150mm	13'3" x 7'1"
Balcony	4479mm x 1526mm	14'8" x 5'0"
Internal Area	65.6 sq m	706.1 sq ft

221 1 bedroom apartment		
Kitchen	3000mm x 2870mm	9'11" x 9'1"
Living & Dining	3478mm x 3442mm	11'5" x 11'4"
Bedroom	4000mm x 3358mm	13'1" x 11'0"
Balcony	3691mm x 1526mm	12'1" x 5'0"
Internal Area	50.3 sq m	541.4 sq ft

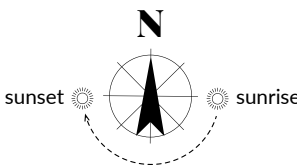


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KEY | 2 Bedroom 1 Bedroom

◄► Indicates where dimensions have been taken from and are +/- 50mm. W denotes wardrobe. C denotes cupboard. W/D denotes washer/dryer. Plot 225 has a low level wall height within the kitchen, please liaise with one of our Sales Consultants for further details

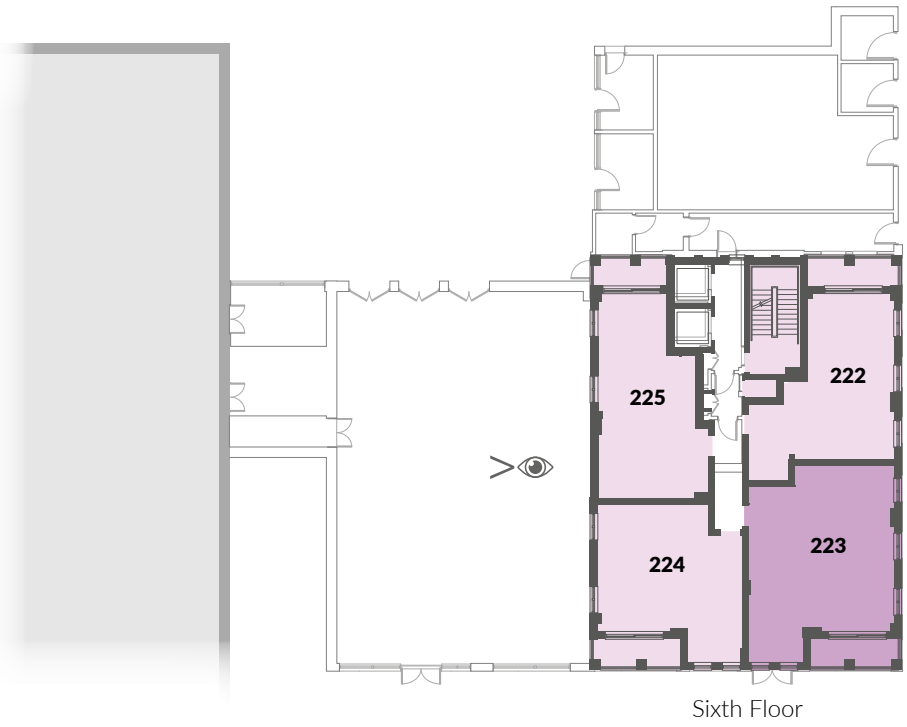


222 1 bedroom apartment		
Kitchen, Living & Dining	4995mm x 4379mm	16'4" x 14'4"
Bedroom	3900mm x 3320mm	12'11" x 10'11"
Balcony	4592mm x 1526mm	15'0" x 5'0"
Internal Area	50.0 sq m	538.2 sq ft

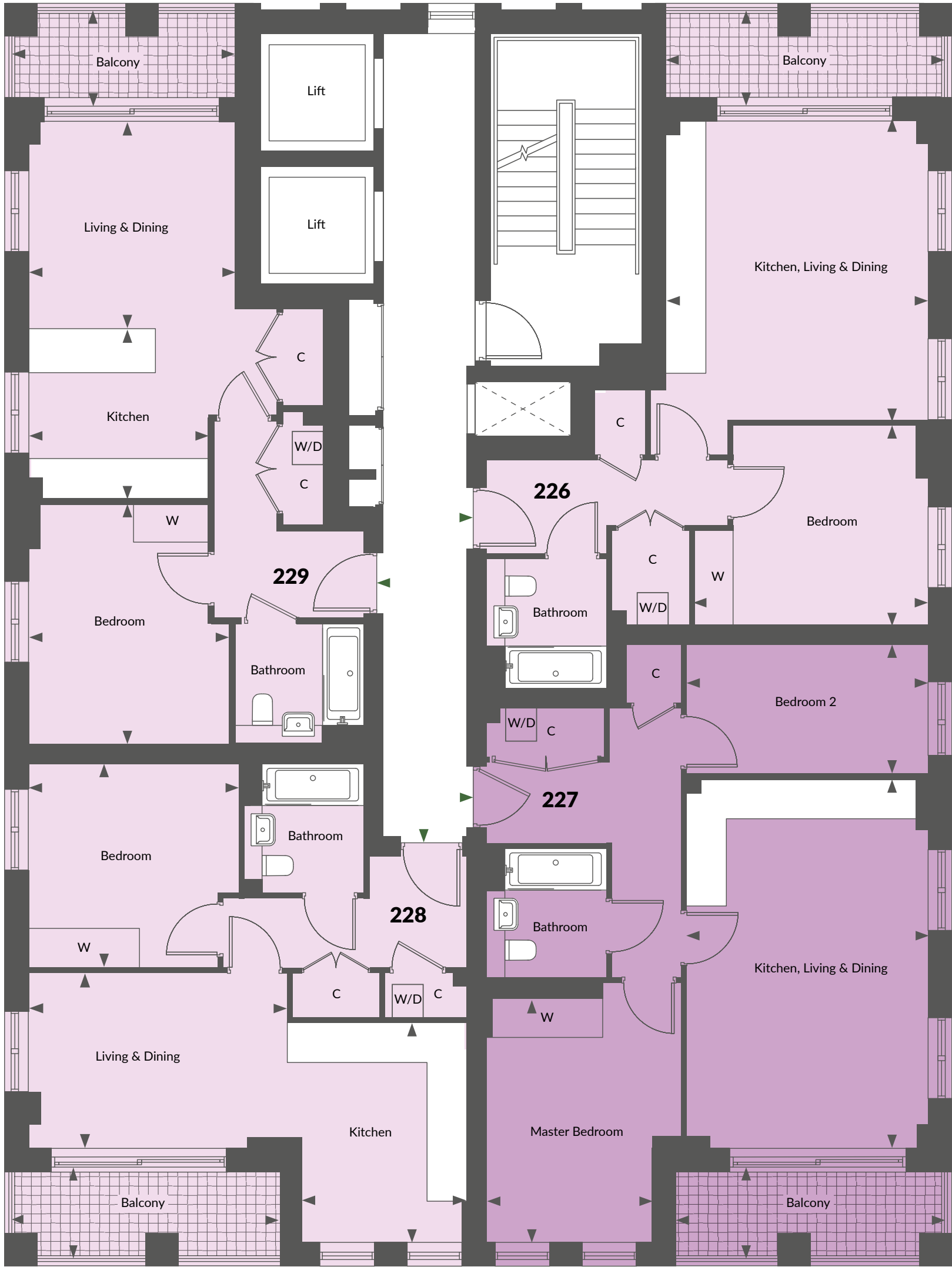
224 1 bedroom apartment		
Kitchen	3666mm x 2716mm	12'0" x 8'11"
Living & Dining	4318mm x 2920mm	14'2" x 9'7"
Bedroom	3508mm x 3400mm	11'6" x 11'2"
Balcony	4479mm x 1526mm	14'8" x 5'0"
Internal Area	50.0 sq m	538.2 sq ft

223 2 bedroom apartment		
Kitchen, Living & Dining	6166mm x 4035mm	20'3" x 13'3"
Master Bedroom	4071mm x 3250mm	13'4" x 10'8"
Bedroom 2	4035mm x 2150mm	13'3" x 7'1"
Balcony	4479mm x 1526mm	14'8" x 5'0"
Internal Area	65.6 sq m	706.1 sq ft

225 1 bedroom apartment		
Kitchen	3000mm x 2870mm	9'11" x 9'1"
Living & Dining	3478mm x 3442mm	11'5" x 11'4"
Bedroom	4000mm x 3358mm	13'1" x 11'0"
Balcony	3691mm x 1526mm	12'1" x 5'0"
Internal Area	50.6 sq m	541.4 sq ft

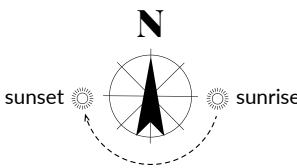


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KEY | 2 Bedroom 1 Bedroom

Indicates where dimensions have been taken from and are +/- 50mm. W denotes wardrobe. C denotes cupboard. W/D denotes washer/dryer. Plot 229 has a low level wall height within the kitchen, please liaise with one of our Sales Consultants for further details

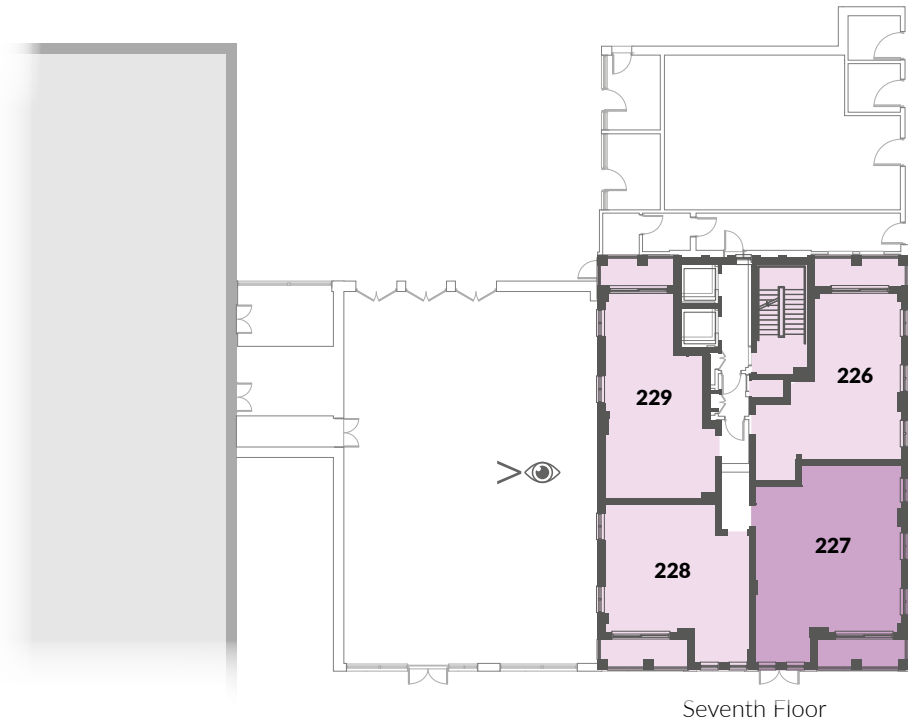


226 1 bedroom apartment		
Kitchen, Living & Dining	4995mm x 4379mm	16'4" x 14'4"
Bedroom	3900mm x 3320mm	12'11" x 10'11"
Balcony	4592mm x 1526mm	15'0" x 5'0"
Internal Area	50.0 sq m	538.2 sq ft

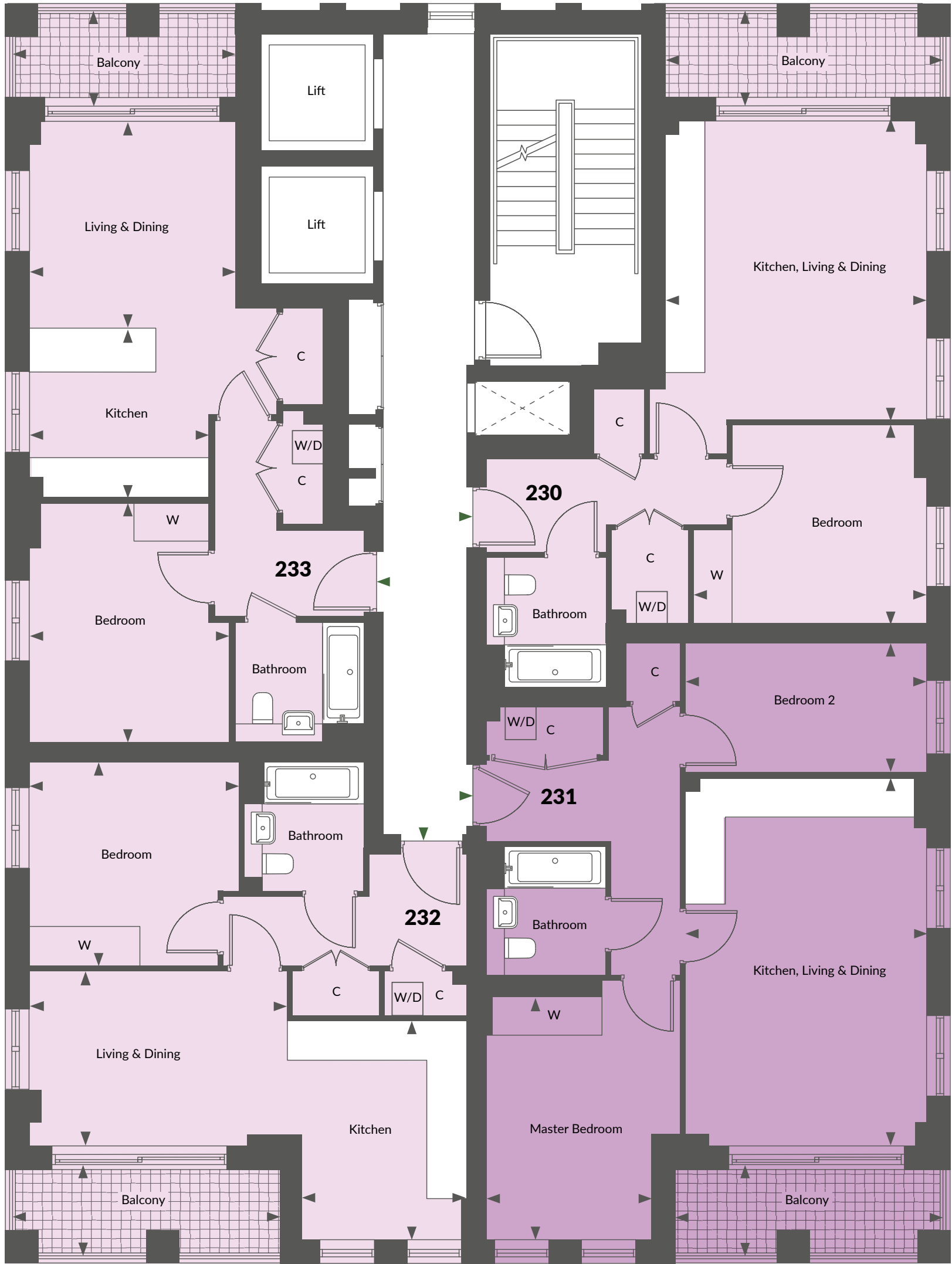
228 1 bedroom apartment		
Kitchen	3666mm x 2716mm	12'0" x 8'11"
Living & Dining	4318mm x 2920mm	14'2" x 9'7"
Bedroom	3508mm x 3400mm	11'6" x 11'2"
Balcony	4479mm x 1526mm	14'8" x 5'0"
Internal Area	50.0 sq m	538.2 sq ft

227 2 bedroom apartment		
Kitchen, Living & Dining	6166mm x 4035mm	20'3" x 13'3"
Master Bedroom	4071mm x 3250mm	13'4" x 10'8"
Bedroom 2	4035mm x 2150mm	13'3" x 7'1"
Balcony	4479mm x 1526mm	14'8" x 5'0"
Internal Area	65.6 sq m	706.1 sq ft

229 1 bedroom apartment		
Kitchen	3000mm x 2870mm	9'11" x 9'1"
Living & Dining	3478mm x 3442mm	11'5" x 11'4"
Bedroom	4000mm x 3358mm	13'1" x 11'0"
Balcony	3691mm x 1526mm	12'1" x 5'0"
Internal Area	50.6 sq m	541.4 sq ft

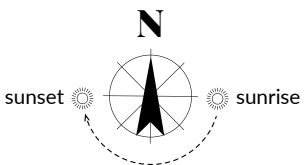


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KEY | 2 Bedroom 1 Bedroom

Indicates where dimensions have been taken from and are +/- 50mm. W denotes wardrobe. C denotes cupboard. W/D denotes washer/dryer. Plot 233 has a low level wall height within the kitchen, please liaise with one of our Sales Consultants for further details

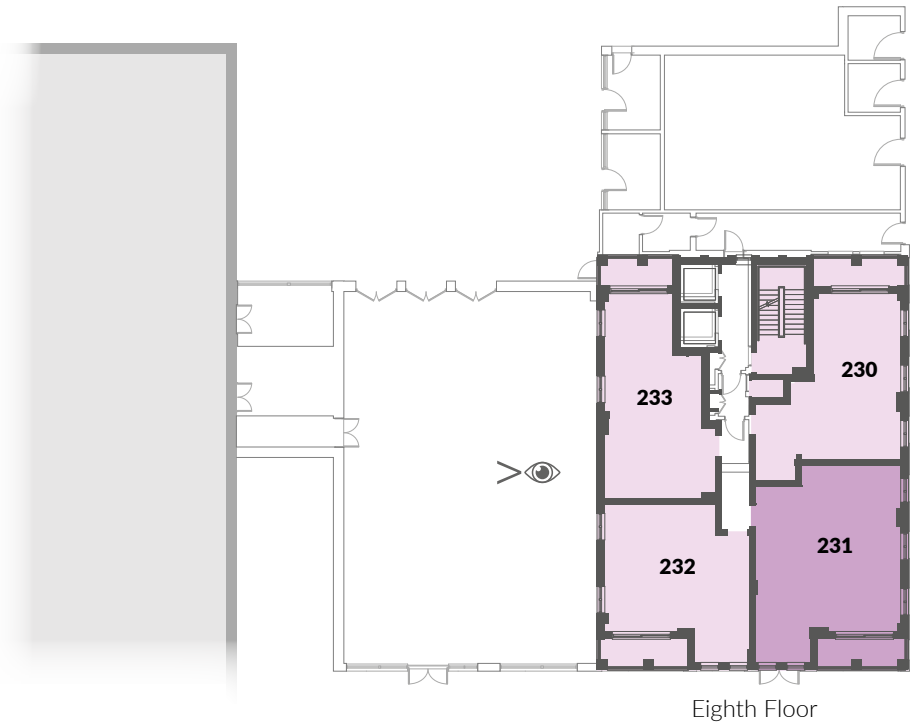


230 1 bedroom apartment		
Kitchen, Living & Dining	4995mm x 4379mm	16'4" x 14'4"
Bedroom	3900mm x 3320mm	12'11" x 10'11"
Balcony	4592mm x 1526mm	15'0" x 5'0"
Internal Area	50.0 sq m	538.2 sq ft

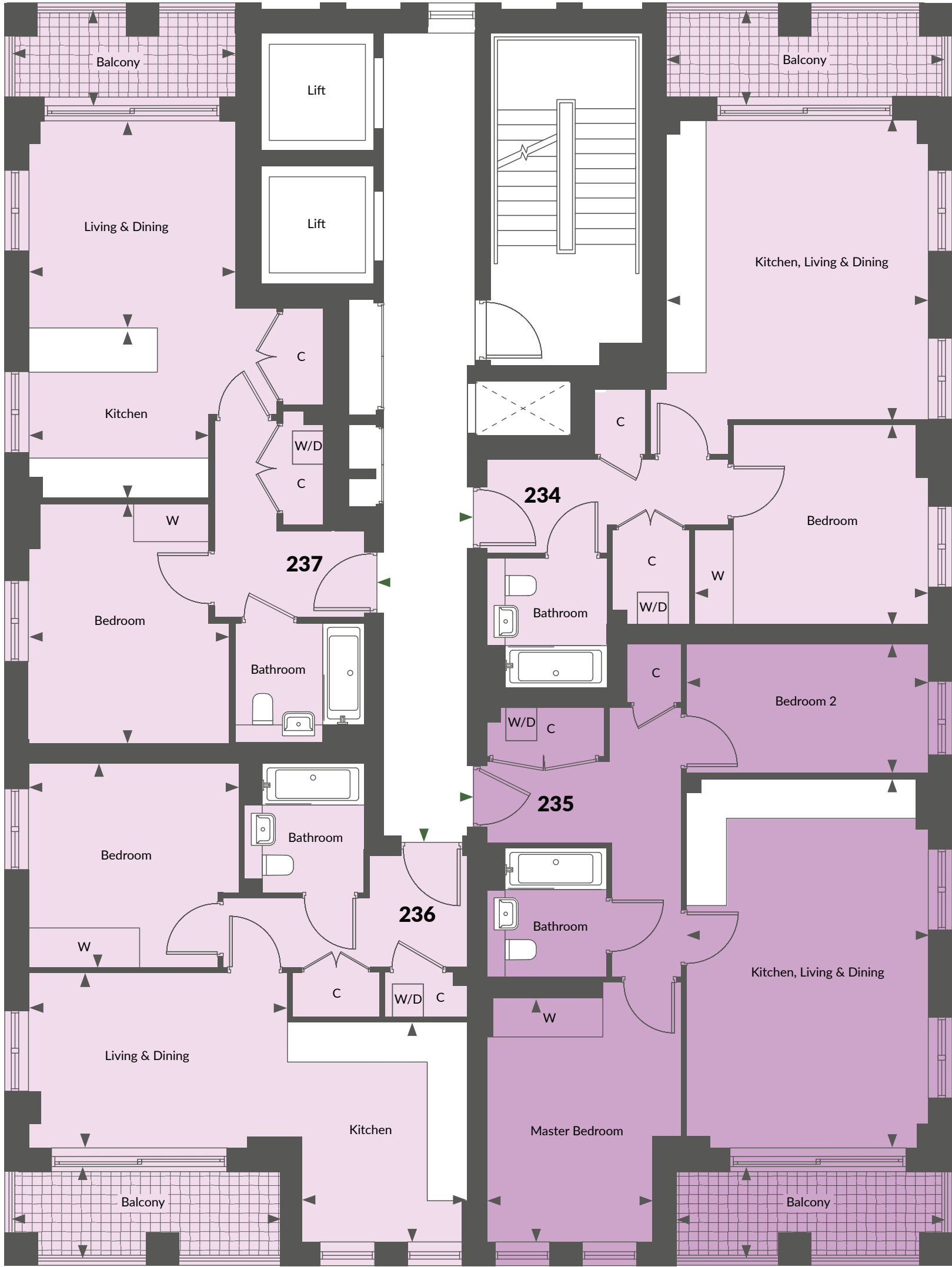
232 1 bedroom apartment		
Kitchen	3666mm x 2716mm	12'0" x 8'11"
Living & Dining	4318mm x 2920mm	14'2" x 9'7"
Bedroom	3508mm x 3400mm	11'6" x 11'2"
Balcony	4479mm x 1526mm	14'8" x 5'0"
Internal Area	50.0 sq m	538.2 sq ft

231 2 bedroom apartment		
Kitchen, Living & Dining	6166mm x 4035mm	20'3" x 13'3"
Master Bedroom	4071mm x 3250mm	13'4" x 10'8"
Bedroom 2	4035mm x 2150mm	13'3" x 7'1"
Balcony	4479mm x 1526mm	14'8" x 5'0"
Internal Area	65.6 sq m	706.1 sq ft

233 1 bedroom apartment		
Kitchen	3000mm x 2870mm	9'11" x 9'1"
Living & Dining	3478mm x 3442mm	11'5" x 11'4"
Bedroom	4000mm x 3358mm	13'1" x 11'0"
Balcony	3691mm x 1526mm	12'1" x 5'0"
Internal Area	50.6 sq m	541.4 sq ft

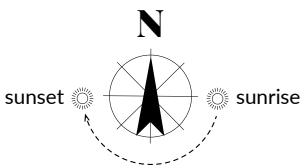


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KEY | 2 Bedroom 1 Bedroom

Indicates where dimensions have been taken from and are +/- 50mm. W denotes wardrobe. C denotes cupboard. W/D denotes washer/dryer. Plot 237 has a low level wall height within the kitchen, please liaise with one of our Sales Consultants for further details

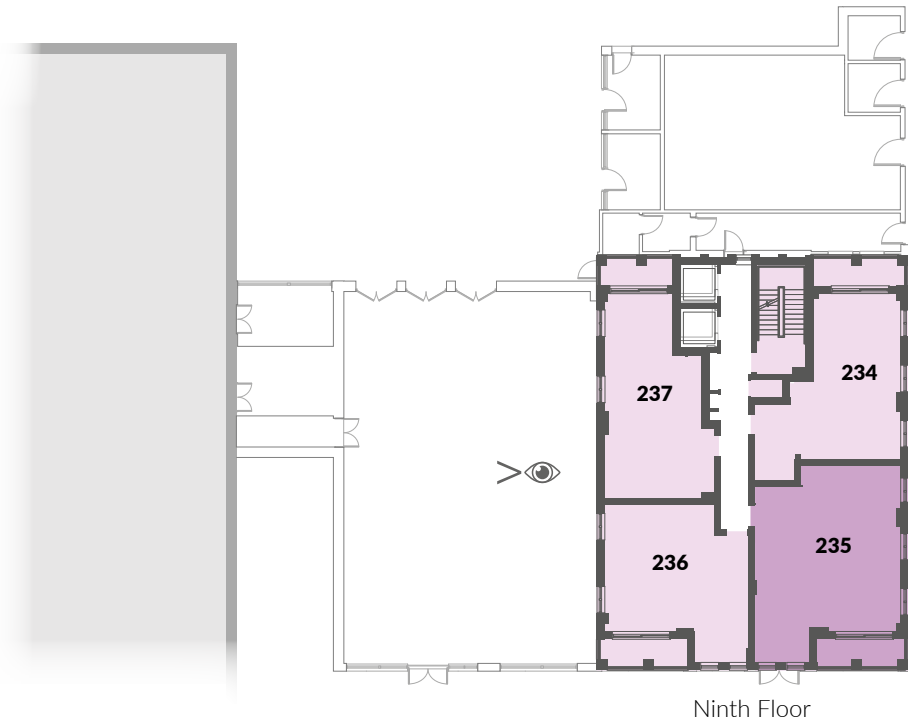


234		
1 bedroom apartment		
Kitchen, Living & Dining	4995mm x 4379mm	16'4" x 14'4"
Bedroom	3900mm x 3320mm	12'11" x 10'11"
Balcony	4592mm x 1526mm	15'0" x 5'0"
Internal Area	50.0 sq m	538.2 sq ft

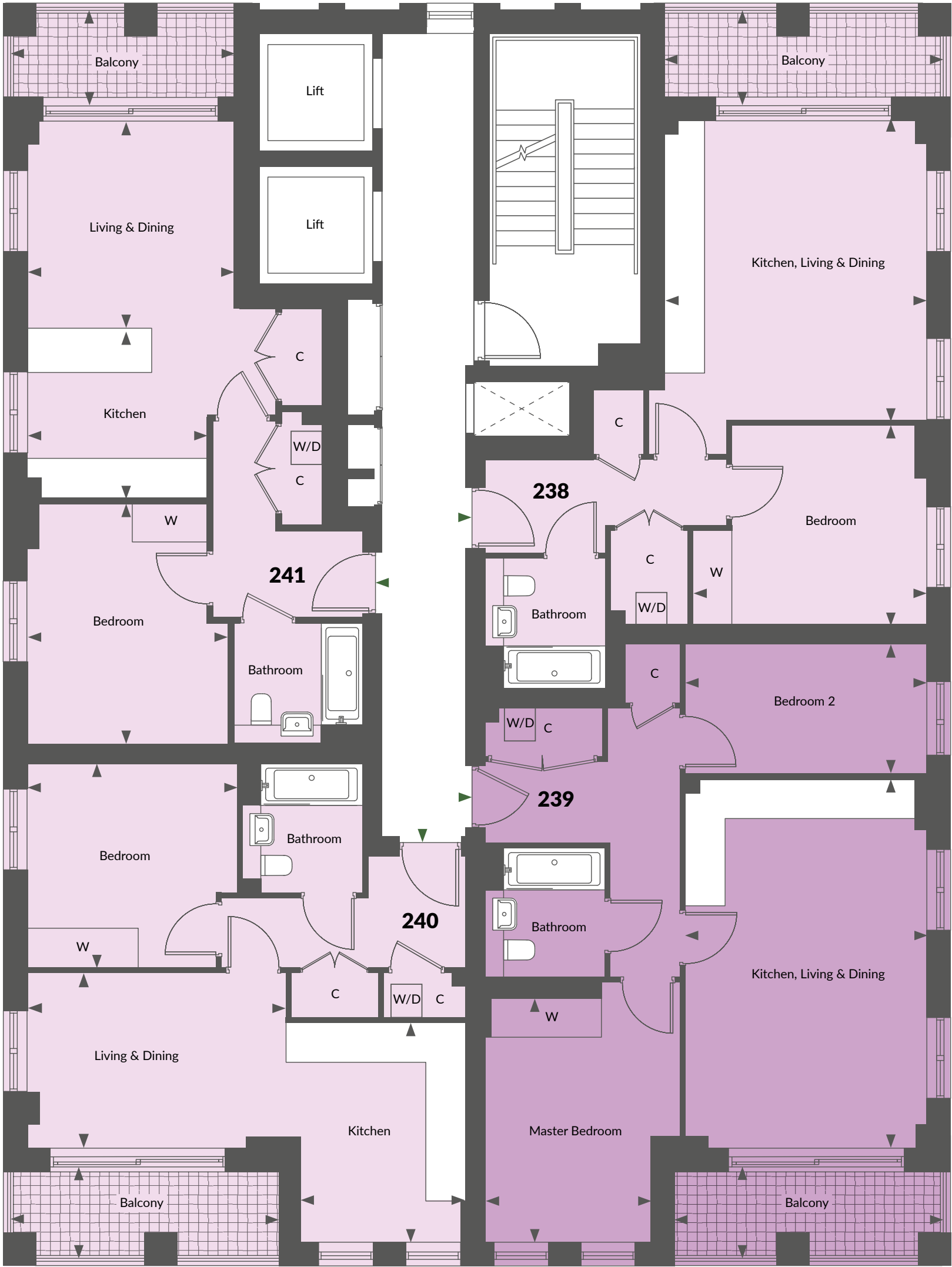
236		
1 bedroom apartment		
Kitchen	3666mm x 2716mm	12'0" x 8'11"
Living & Dining	4318mm x 2920mm	14'2" x 9'7"
Bedroom	3508mm x 3400mm	11'6" x 11'2"
Balcony	4479mm x 1526mm	14'8" x 5'0"
Internal Area	50.0 sq m	538.2 sq ft

235		
2 bedroom apartment		
Kitchen, Living & Dining	6166mm x 4035mm	20'3" x 13'3"
Master Bedroom	4071mm x 3250mm	13'4" x 10'8"
Bedroom 2	4035mm x 2150mm	13'3" x 7'1"
Balcony	4479mm x 1526mm	14'8" x 5'0"
Internal Area	65.6 sq m	706.1 sq ft

237		
1 bedroom apartment		
Kitchen	3000mm x 2870mm	9'11" x 9'1"
Living & Dining	3478mm x 3442mm	11'5" x 11'4"
Bedroom	4000mm x 3358mm	13'1" x 11'0"
Balcony	3691mm x 1526mm	12'1" x 5'0"
Internal Area	50.6 sq m	541.4 sq ft

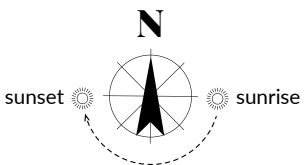


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KEY | 2 Bedroom 1 Bedroom

◀▶ Indicates where dimensions have been taken from and are +/- 50mm. W denotes wardrobe. C denotes cupboard. W/D denotes washer/dryer.
Plot 241 has a low level wall height within the kitchen, please liaise with one of our Sales Consultants for further details



238 1 bedroom apartment		
Kitchen, Living & Dining	4995mm x 4379mm	16'4" x 14'4"
Bedroom	3900mm x 3320mm	12'11" x 10'11"
Balcony	4592mm x 1526mm	15'0" x 5'0"
Internal Area	50.0 sq m	538.2 sq ft

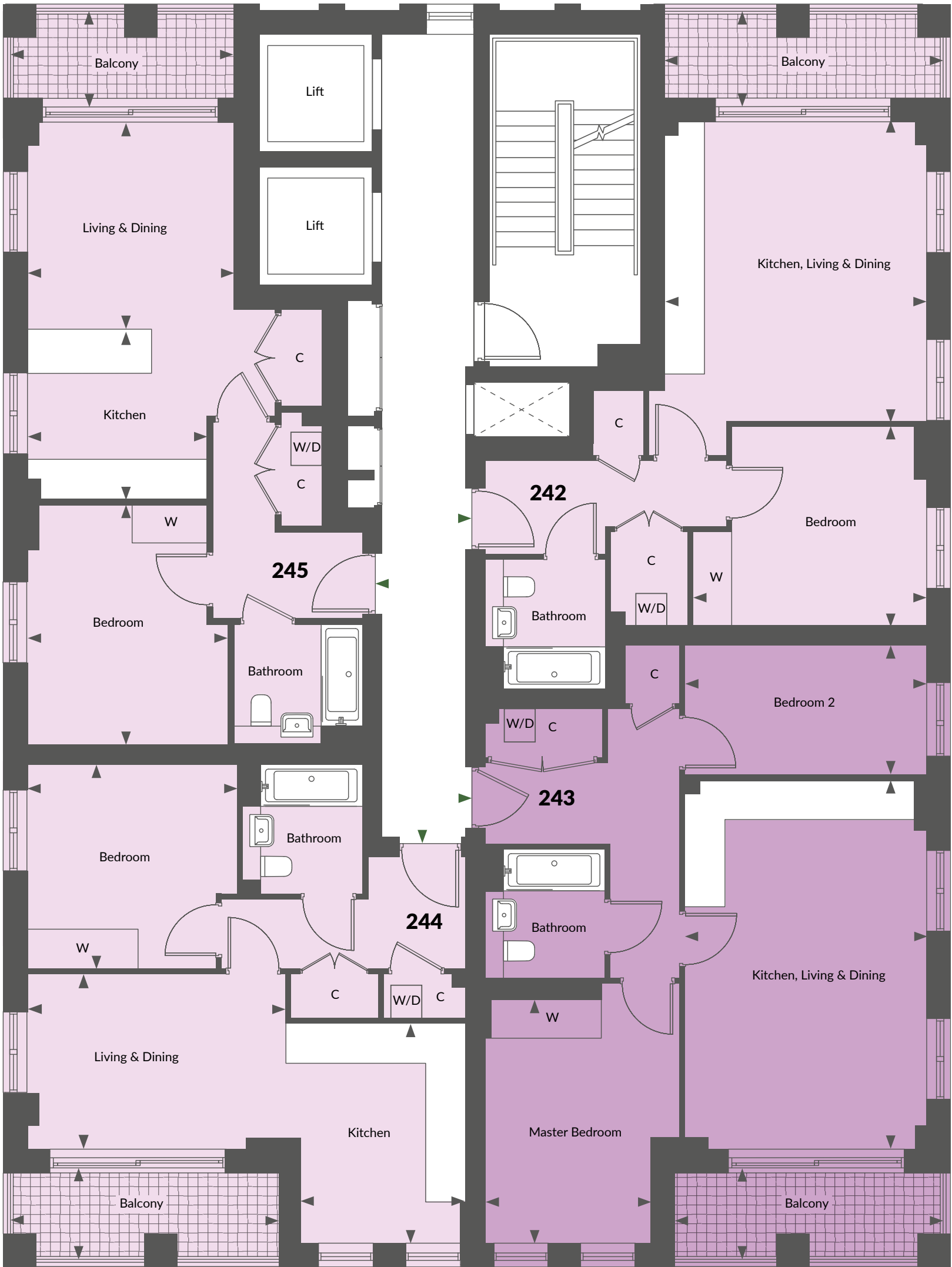
240 1 bedroom apartment		
Kitchen	3666mm x 2716mm	12'0" x 8'11"
Living & Dining	4318mm x 2920mm	14'2" x 9'7"
Bedroom	3508mm x 3400mm	11'6" x 11'2"
Balcony	4479mm x 1526mm	14'8" x 5'0"
Internal Area	50.0 sq m	538.2 sq ft

239 2 bedroom apartment		
Kitchen, Living & Dining	6166mm x 4035mm	20'3" x 13'3"
Master Bedroom	4071mm x 3250mm	13'4" x 10'8"
Bedroom 2	4035mm x 2150mm	13'3" x 7'1"
Balcony	4479mm x 1526mm	14'8" x 5'0"
Internal Area	65.6 sq m	706.1 sq ft

241 1 bedroom apartment		
Kitchen	3000mm x 2870mm	9'11" x 9'1"
Living & Dining	3478mm x 3442mm	11'5" x 11'4"
Bedroom	4000mm x 3358mm	13'1" x 11'0"
Balcony	3691mm x 1526mm	12'1" x 5'0"
Internal Area	50.6 sq m	541.4 sq ft

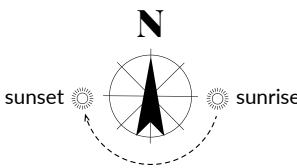


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KEY | 2 Bedroom 1 Bedroom

◄► Indicates where dimensions have been taken from and are +/- 50mm. W denotes wardrobe. C denotes cupboard. W/D denotes washer/dryer.
Plot 245 has a low level wall height within the kitchen, please liaise with one of our Sales Consultants for further details



242 1 bedroom apartment		
Kitchen, Living & Dining	4995mm x 4379mm	16'4" x 14'4"
Bedroom	3900mm x 3320mm	12'11" x 10'11"
Balcony	4592mm x 1526mm	15'0" x 5'0"
Internal Area	50.0 sq m	538.2 sq ft

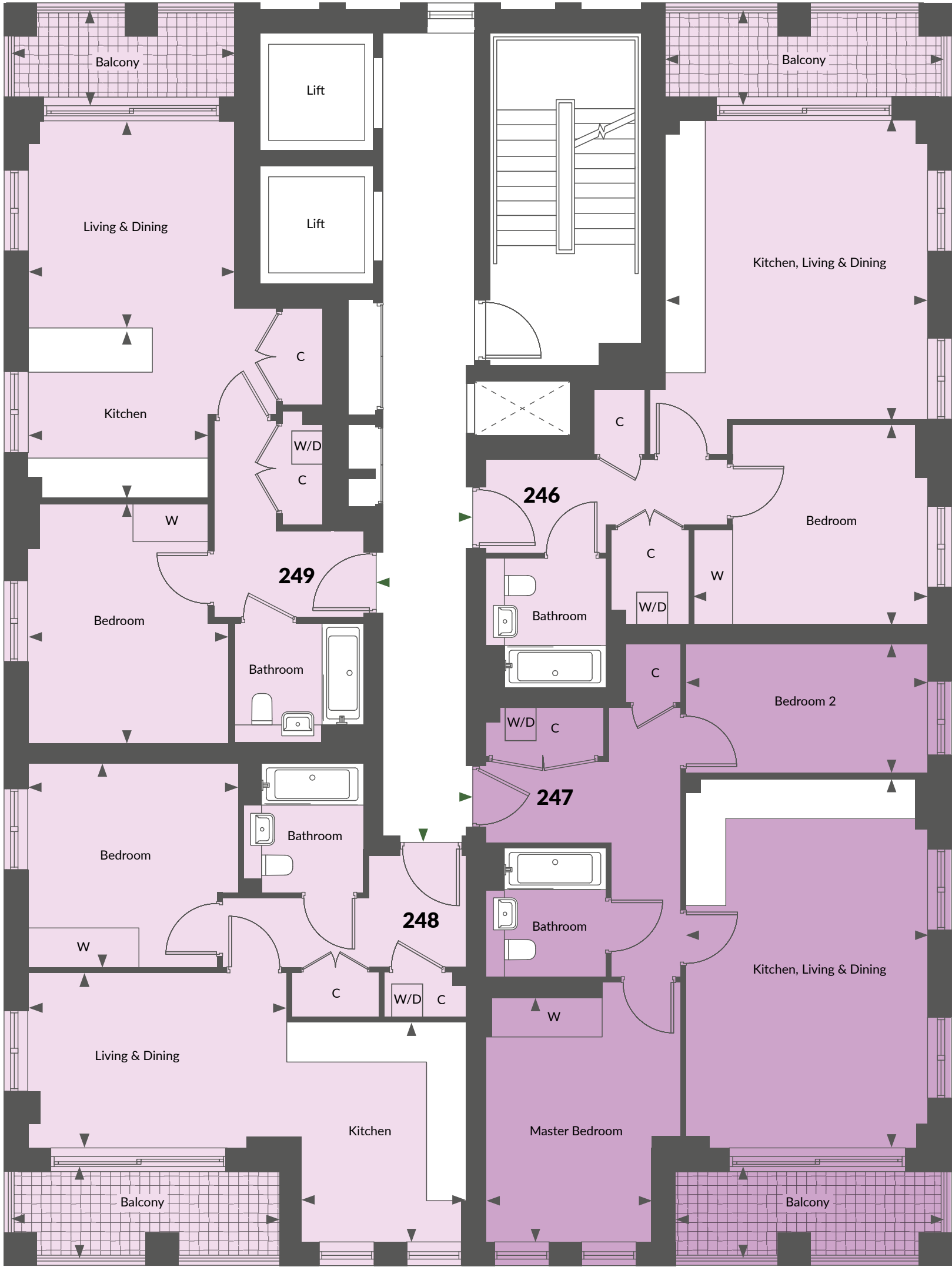
244 1 bedroom apartment		
Kitchen	3666mm x 2716mm	12'0" x 8'11"
Living & Dining	4318mm x 2920mm	14'2" x 9'7"
Bedroom	3508mm x 3400mm	11'6" x 11'2"
Balcony	4479mm x 1526mm	14'8" x 5'0"
Internal Area	50.0 sq m	538.2 sq ft

243 2 bedroom apartment		
Kitchen, Living & Dining	6166mm x 4035mm	20'3" x 13'3"
Master Bedroom	4071mm x 3250mm	13'4" x 10'8"
Bedroom 2	4035mm x 2150mm	13'3" x 7'1"
Balcony	4479mm x 1526mm	14'8" x 5'0"
Internal Area	65.6 sq m	706.1 sq ft

245 1 bedroom apartment		
Kitchen	3000mm x 2870mm	9'11" x 9'1"
Living & Dining	3478mm x 3442mm	11'5" x 11'4"
Bedroom	4000mm x 3358mm	13'1" x 11'0"
Balcony	3691mm x 1526mm	12'1" x 5'0"
Internal Area	50.6 sq m	541.4 sq ft

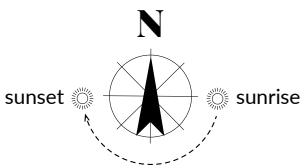


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KEY | 2 Bedroom 1 Bedroom

◄► Indicates where dimensions have been taken from and are +/- 50mm. W denotes wardrobe. C denotes cupboard. W/D denotes washer/dryer.
Plot 249 has a low level wall height within the kitchen, please liaise with one of our Sales Consultants for further details



246 1 bedroom apartment		
Kitchen, Living & Dining	4995mm x 4379mm	16'4" x 14'4"
Bedroom	3900mm x 3320mm	12'11" x 10'11"
Balcony	4592mm x 1526mm	15'0" x 5'0"
Internal Area	50.0 sq m	538.2 sq ft

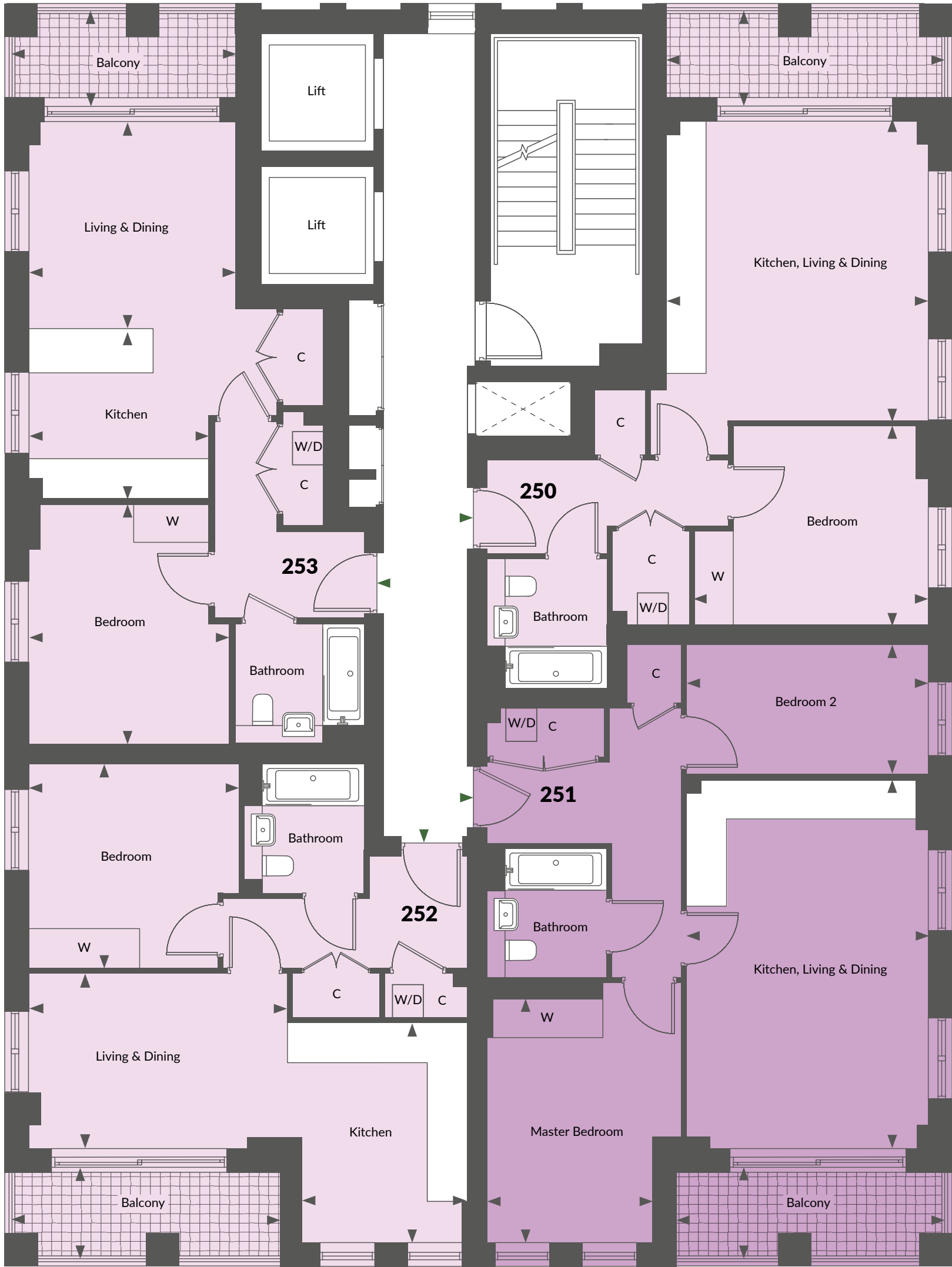
248 1 bedroom apartment		
Kitchen	3666mm x 2716mm	12'0" x 8'11"
Living & Dining	4318mm x 2920mm	14'2" x 9'7"
Bedroom	3508mm x 3400mm	11'6" x 11'2"
Balcony	4479mm x 1526mm	14'8" x 5'0"
Internal Area	50.0 sq m	538.2 sq ft

247 2 bedroom apartment		
Kitchen, Living & Dining	6166mm x 4035mm	20'3" x 13'3"
Master Bedroom	4071mm x 3250mm	13'4" x 10'8"
Bedroom 2	4035mm x 2150mm	13'3" x 7'1"
Balcony	4479mm x 1526mm	14'8" x 5'0"
Internal Area	65.6 sq m	706.1 sq ft

249 1 bedroom apartment		
Kitchen	3000mm x 2870mm	9'11" x 9'1"
Living & Dining	3478mm x 3442mm	11'5" x 11'4"
Bedroom	4000mm x 3358mm	13'1" x 11'0"
Balcony	3691mm x 1526mm	12'1" x 5'0"
Internal Area	50.6 sq m	541.4 sq ft

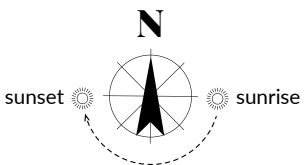


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KEY | 2 Bedroom 1 Bedroom

◄► Indicates where dimensions have been taken from and are +/- 50mm. W denotes wardrobe. C denotes cupboard. W/D denotes washer/dryer.
Plot 253 has a low level wall height within the kitchen, please liaise with one of our Sales Consultants for further details

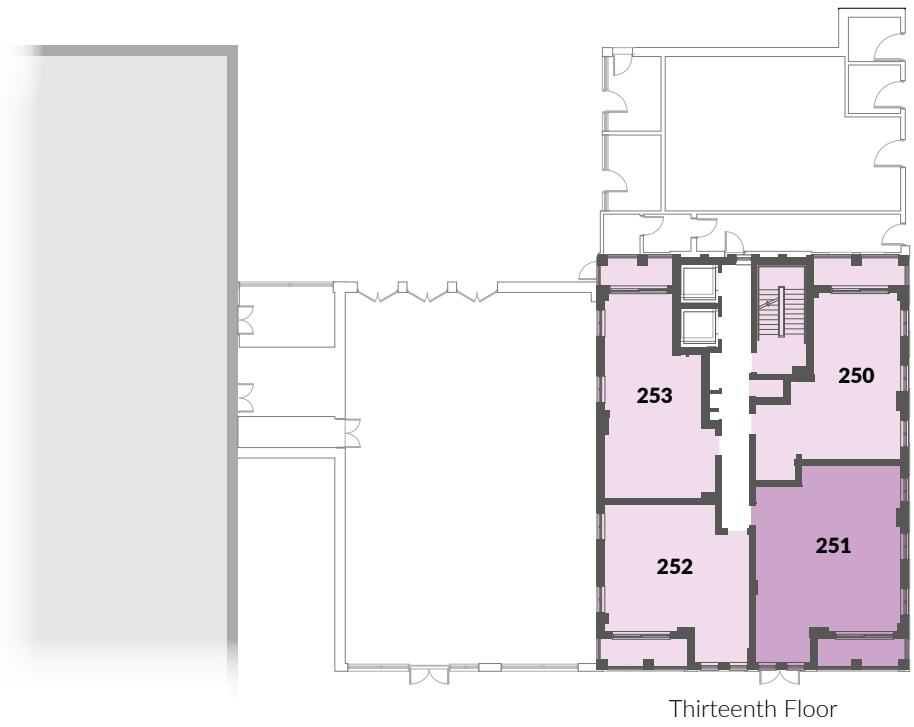


250 1 bedroom apartment		
Kitchen, Living & Dining	4995mm x 4379mm	16'4" x 14'4"
Bedroom	3900mm x 3320mm	12'11" x 10'11"
Balcony	4592mm x 1526mm	15'0" x 5'0"
Internal Area	50.0 sq m	538.2 sq ft

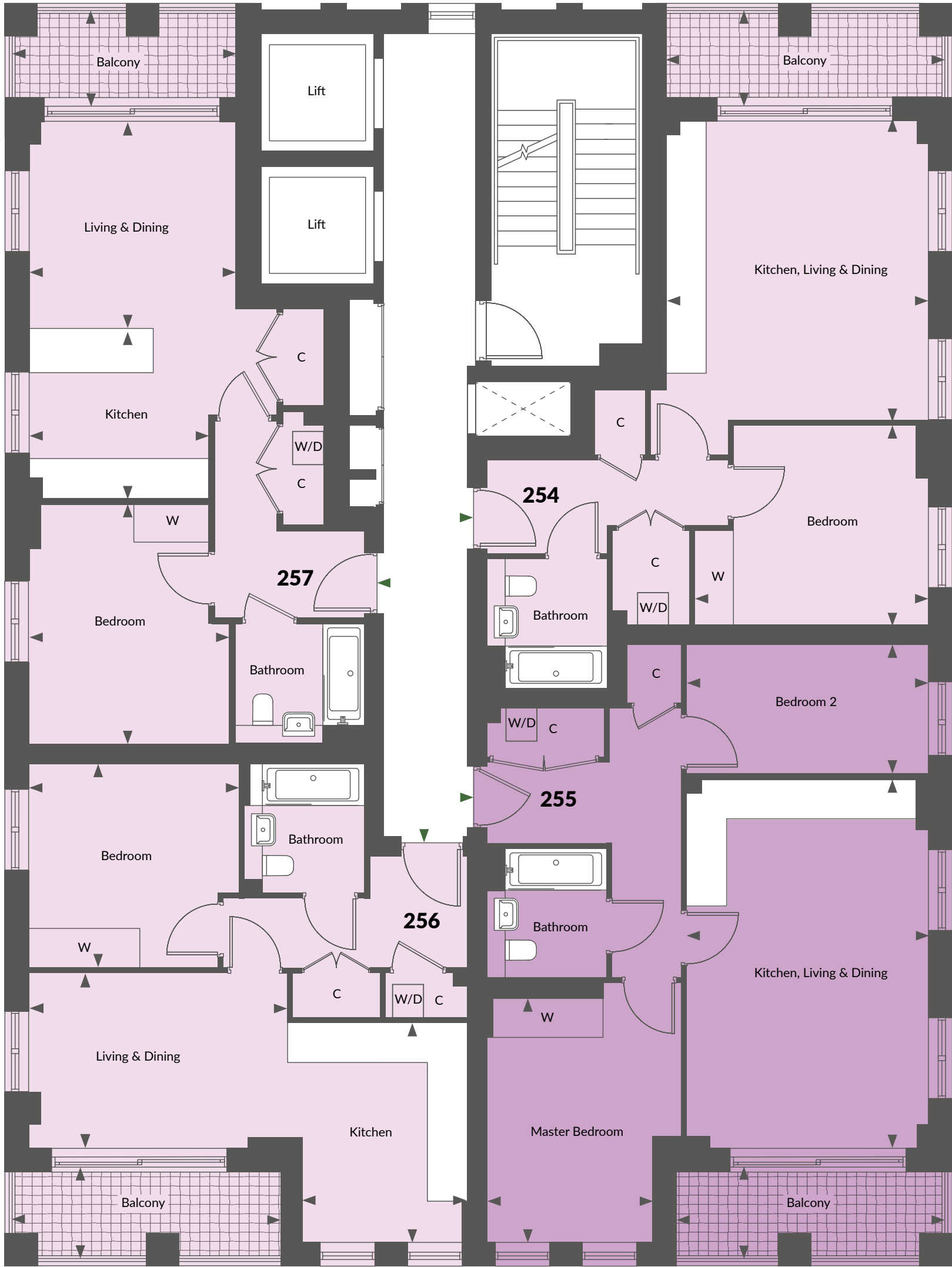
252 1 bedroom apartment		
Kitchen	3666mm x 2716mm	12'0" x 8'11"
Living & Dining	4318mm x 2920mm	14'2" x 9'7"
Bedroom	3508mm x 3400mm	11'6" x 11'2"
Balcony	4479mm x 1526mm	14'8" x 5'0"
Internal Area	50.0 sq m	538.2 sq ft

251 2 bedroom apartment		
Kitchen, Living & Dining	6166mm x 4035mm	20'3" x 13'3"
Master Bedroom	4071mm x 3250mm	13'4" x 10'8"
Bedroom 2	4035mm x 2150mm	13'3" x 7'1"
Balcony	4479mm x 1526mm	14'8" x 5'0"
Internal Area	65.6 sq m	706.1 sq ft

253 1 bedroom apartment		
Kitchen	3000mm x 2870mm	9'11" x 9'1"
Living & Dining	3478mm x 3442mm	11'5" x 11'4"
Bedroom	4000mm x 3358mm	13'1" x 11'0"
Balcony	3691mm x 1526mm	12'1" x 5'0"
Internal Area	50.6 sq m	541.4 sq ft

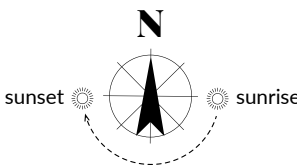


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KEY | 2 Bedroom 1 Bedroom

◄► Indicates where dimensions have been taken from and are +/- 50mm. W denotes wardrobe. C denotes cupboard. W/D denotes washer/dryer.
Plot 257 has a low level wall height within the kitchen, please liaise with one of our Sales Consultants for further details

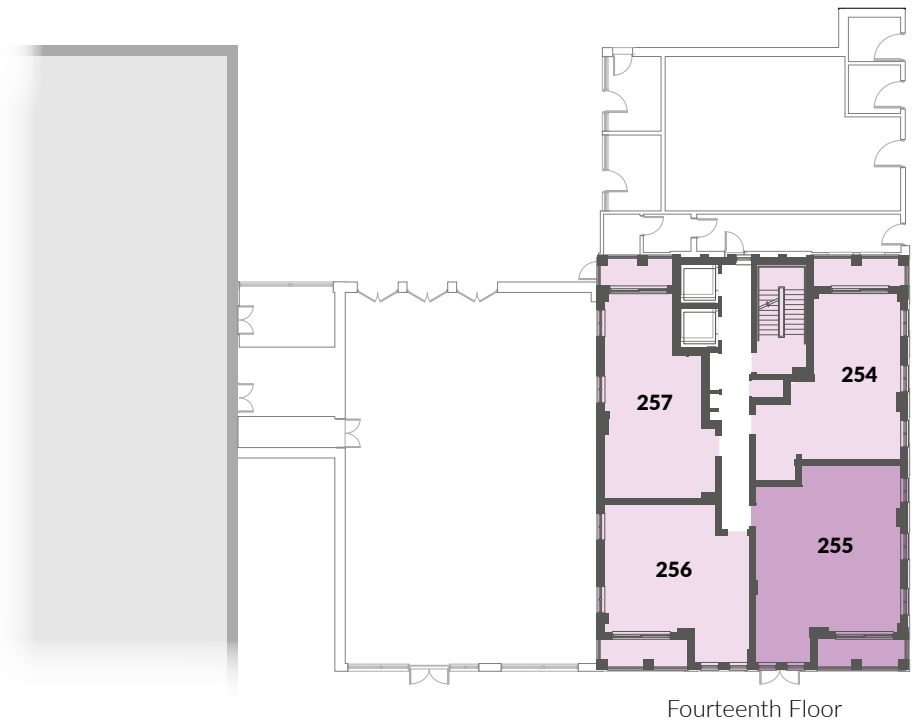


254 1 bedroom apartment		
Kitchen, Living & Dining	4995mm x 4379mm	16'4" x 14'4"
Bedroom	3900mm x 3320mm	12'11" x 10'11"
Balcony	4592mm x 1526mm	15'0" x 5'0"
Internal Area	50.0 sq m	538.2 sq ft

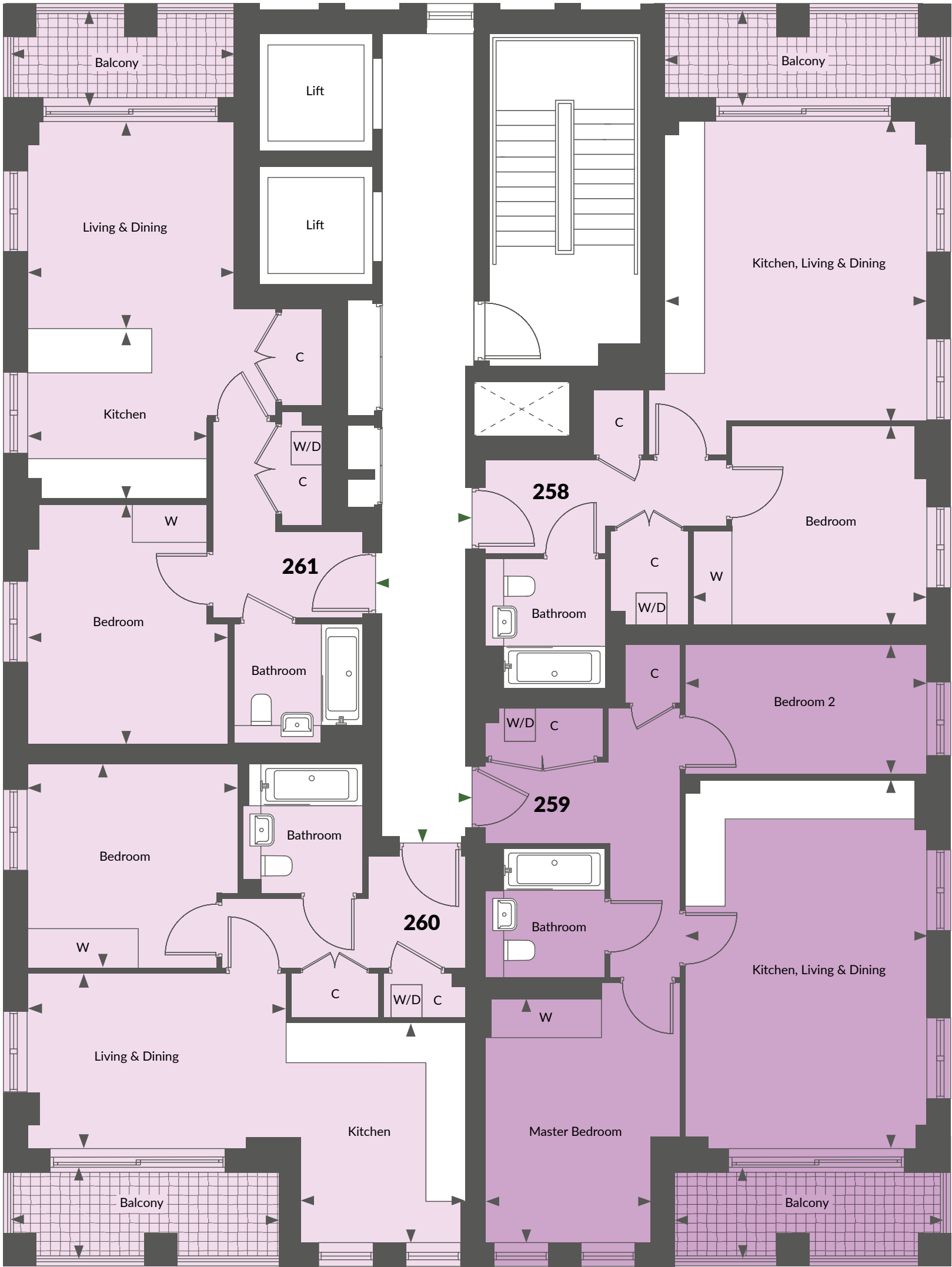
256 1 bedroom apartment		
Kitchen	3666mm x 2716mm	12'0" x 8'11"
Living & Dining	4318mm x 2920mm	14'2" x 9'7"
Bedroom	3508mm x 3400mm	11'6" x 11'2"
Balcony	4479mm x 1526mm	14'8" x 5'0"
Internal Area	50.0 sq m	538.2 sq ft

255 2 bedroom apartment		
Kitchen, Living & Dining	6166mm x 4035mm	20'3" x 13'3"
Master Bedroom	4071mm x 3250mm	13'4" x 10'8"
Bedroom 2	4035mm x 2150mm	13'3" x 7'1"
Balcony	4479mm x 1526mm	14'8" x 5'0"
Internal Area	65.6 sq m	706.1 sq ft

257 1 bedroom apartment		
Kitchen	3000mm x 2870mm	9'11" x 9'1"
Living & Dining	3478mm x 3442mm	11'5" x 11'4"
Bedroom	4000mm x 3358mm	13'1" x 11'0"
Balcony	3691mm x 1526mm	12'1" x 5'0"
Internal Area	50.6 sq m	541.4 sq ft

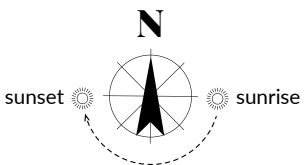


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KEY | 2 Bedroom 1 Bedroom

◄► Indicates where dimensions have been taken from and are +/- 50mm. W denotes wardrobe. C denotes cupboard. W/D denotes washer/dryer.
Plot 261 has a low level wall height within the kitchen, please liaise with one of our Sales Consultants for further details

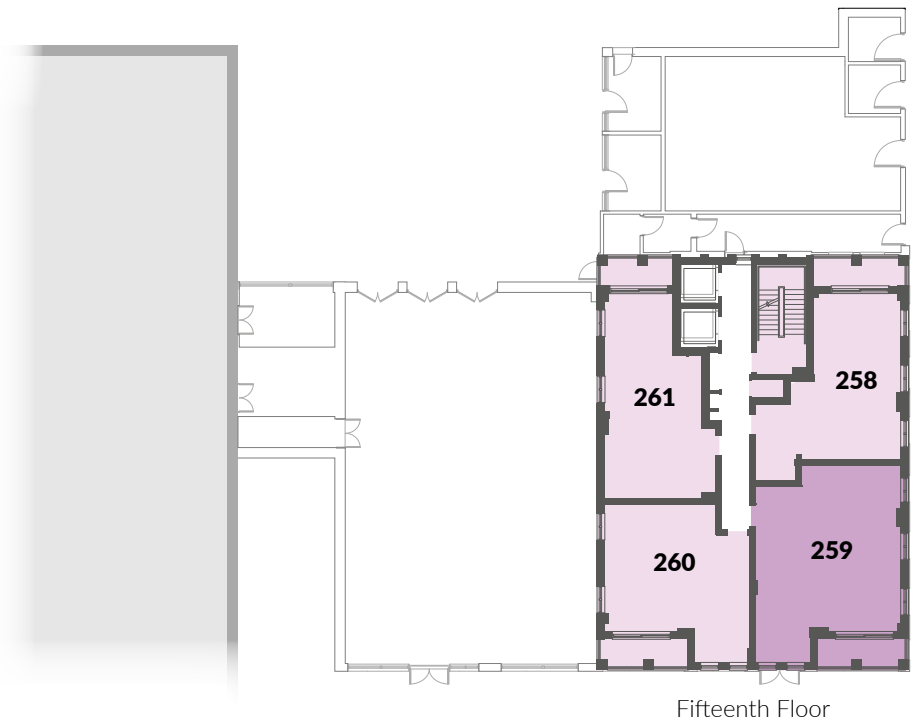


258 1 bedroom apartment		
Kitchen, Living & Dining	4995mm x 4379mm	16'4" x 14'4"
Bedroom	3900mm x 3320mm	12'11" x 10'11"
Balcony	4592mm x 1526mm	15'0" x 5'0"
Internal Area	50.0 sq m	538.2 sq ft

260 1 bedroom apartment		
Kitchen	3666mm x 2716mm	12'0" x 8'11"
Living & Dining	4318mm x 2920mm	14'2" x 9'7"
Bedroom	3508mm x 3400mm	11'6" x 11'2"
Balcony	4479mm x 1526mm	14'8" x 5'0"
Internal Area	50.0 sq m	538.2 sq ft

259 2 bedroom apartment		
Kitchen, Living & Dining	6166mm x 4035mm	20'3" x 13'3"
Master Bedroom	4071mm x 3250mm	13'4" x 10'8"
Bedroom 2	4035mm x 2150mm	13'3" x 7'1"
Balcony	4479mm x 1526mm	14'8" x 5'0"
Internal Area	65.6 sq m	706.1 sq ft

261 1 bedroom apartment		
Kitchen	3000mm x 2870mm	9'11" x 9'1"
Living & Dining	3478mm x 3442mm	11'5" x 11'4"
Bedroom	4000mm x 3358mm	13'1" x 11'0"
Balcony	3691mm x 1526mm	12'1" x 5'0"
Internal Area	50.6 sq m	541.4 sq ft



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The Specification



Kitchens

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

Bathrooms and En Suites

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

Heating, Lighting & Electrical

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



Master Bedroom

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

Decoration

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

Communal Areas

- Tiled finish to all ground floor communal areas
- Matwell to entrance
- Carpet to upper floor lobbies, corridors and stairs
- Driftwood finish internal doors
- External lighting operating on dawn to dusk sensor
- Lift to all floors
- Individual apartments post boxes



The beauty of buying NEW

Building a better future

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

Make your home your own

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

No nasty surprises

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



Customer Service

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

The whole team is working to achieve one common goal: to ensure that you are satisfied and happy with your new home, from the moment you make your reservation, to the day you move in and beyond. No matter who you are dealing with, or what queries, questions or complaints you may have, you can be confident that our people and procedures will adhere to the terms of our charter and the 'Consumer Code for Home Builders'. Copies of the 'Consumer Code for Home Builders' are available from our sales offices and via our website; a copy (also identifying where further guidance can be found) will always be provided to you upon reservation.

For further information please visit www.consumercode.co.uk

Our customer service begins at the outset, with our trained Sales Consultants who offer guidance on the legal process involved in buying a home and help with arranging mortgage finance through independent financial advisors.

Every home at Beam Park carries our commitment to quality and improvement. All of our homes are built to National House- Building Council (NHBC) standards, the technical benchmark for all newly-built homes. The standards provide guidance on every part of the building process from foundations to decoration including tolerances, performance and technical standards. To obtain a copy of the standards visit www.nhbc.co.uk. Each new home also carries the NHBC Warranty (Buildmark) against structural defects for a 10-year period following the date of legal completion.

Each property is quality checked and commissioned by our dedicated customer service team before handover to its new owner.

Countryside Properties Partnerships South has won a 2020 Gold Award for Customer Satisfaction.





Acton Gardens, London

Countryside in Partnership with L&Q

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

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

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

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

WE CREATE PLACES PEOPLE LOVE



QUALITY In everything we do

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

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

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

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

We create places people love.



