



OYSTERMAN PLACE

BARKING



✦
A collection of
1, 2 & 3 bedroom
apartments

Welcome to Oysterman Place

Now's an exciting time to move into Barking. Steeped in maritime history, the area has recently benefitted from huge investment and regeneration, with plenty more to come – yet remains one of London's most affordable spots to put down roots... for now, at least.

Situated in the heart of the town, Oysterman Place is a brand-new development of 79 contemporary one, two- and three-bedroom homes, just 7 minutes' walk from Barking's rail and underground stations.

Built around a beautifully planned and planted central courtyard, all apartments come with their own private outdoor terrace or balcony, and high-quality interiors designed for modern living.



Make yourself at home.

Whether you're taking your first step onto the property ladder or looking to upsize on space, shared ownership at Oysterman Place makes for a smart investment – with a smaller deposit, manageable monthly mortgage payments and low-maintenance living from day one.

Large windows, chic handleless kitchens and clean, neutral interiors create bright and welcoming living and dining spaces, with cosy, carpeted bedrooms to escape to when the sun goes down.

Children of all ages won't believe their luck when they discover their very own playpark right outside, with clambering challenges, slippery slides and space to shoot hoops, all in one safe, central square.

Sociable wooden seating areas and a spacious lawn make it the perfect doorstep picnic spot on a sunny day, too – with a huge choice of other green spaces to explore close by.









Getting around

Oysterman Place is superbly located for commuting or day-tripping into the capital. Hop on a tube or train at Barking station – less than 10 minutes away on foot – and you’ll be in the heart of the capital in under half an hour.

And for those times when business or pleasure take you further afield, London City, Heathrow and Gatwick airports are all within easy reach from Barking overground.



- Key**
-  Oysterman Place
 -  London Underground
 -  London Overground
 -  National Rail

This map is not to scale.



Stop for brunch, sweet treats and the best coffee around at Caffee Latte, or head to the Triple Two just over the river, taking in views of Barking Quay on your way – well worth the short walk.

Hidden Gems of Barking

Whether you're a commuter, work-from-homer, a busy parent – or all three – Oysterman Place couldn't be better located for the things that matter most. Pick up the weekly shop (and then the bits you forgot) just across the road at Lidl, or something freshly prepared for lunch on your way to the station – a

route lined with independent eateries, convenience stores and coffee stops. Open every day except Wednesdays and Sundays, a weekly visit to the buzzing Barking Market on East Street is a must – with its huge variety of fresh produce and street food from cultures all over the world.



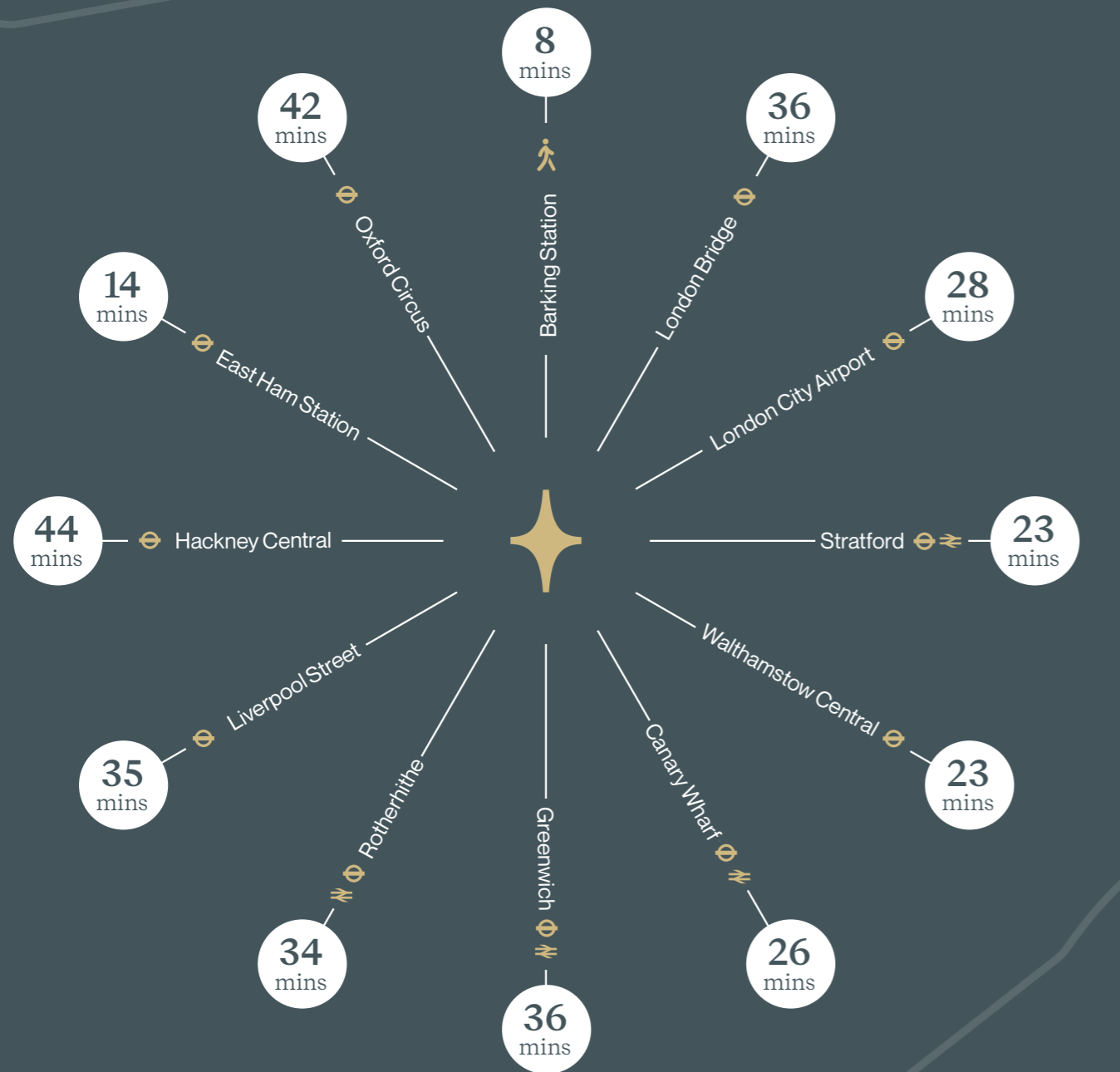
When a weekend treat calls your name, the Vicarage Field shopping centre is just a short wander away – with a selection of exciting independent eateries close by, too.

For something more substantial, we love The Boathouse café and bar, with its stunning riverside terrace and lovingly prepared mezze platters, or Cristina's steakhouse – unmissable not only for its quirky house cocktails and enticing menu, but the giant pink cow out front.



Well Connected

Oysterman Place, a car-free development, ensures convenient commuting with Barking station just under 10 minutes away on foot.



Approx travel times taken from Google maps.
Train times taken from Barking Station.

Key

Walking National Rail TFL





With the River Roding West of its centre and the Thames to the South, Barking is well known for its riverside walks, well maintained cycle routes and picturesque views.



On rainy days, the local Abbey Leisure Centre is an affordable all-rounder for fitness enthusiasts and families alike, with its two swimming pools, award-winning swimming lessons, 140-station gym, two group fitness studios and spa.



Children are also well served by Barking's selection of good schools and green spaces, with Barking Park just a short walk north of Oysterman Place – home to a fantastic splash park and giant inflatable play zone, as well as a café, tennis courts and skatepark for the older crew.



And keep your eye on the programme of events at The Broadway Theatre, in the heart of Barking, which hosts plays, concerts, dance, comedy and family events year-round.

Places to go

People to see



And when adventures beckon, you'll find plenty more family attractions just a couple of tube stops away – from go-karting and bowling in Dagenham to the Flip Out trampoline park over in East Ham.



Specification

Kitchen

- Light grey handleless kitchen cabinets
- Tiled splash back
- LED strip lights to underside of wall units
- Stainless steel sink
- Zanussi electric oven, hob & hood
- Zanussi fridge freezer
- Zanussi dishwasher
- Zanussi washer/dryer
- Integrated waste bins

Bathroom & Ensuites

- Contemporary white sanitaryware
- Full height Johnson Prismatic tiling to bathroom
- Armitage Shanks basin with chrome mixer tap
- Bath with hinged bath glass screen to bathrooms
- Bath/shower mixer to bathrooms & ensuites
- Shower tray and screen to ensuites
- Mirrored wall cabinet
- Heated towel rail

Electrical / Lighting

- Sky+/Sky Q outlets in living room & bedroom one (adaptor not provided)
- Incoming fibre optic provision
- Pendants to living/dining room & bedrooms
- Low energy downlighters to kitchen, hall, bathroom & ensuites
- Shaver sockets to bathrooms & ensuites
- Mains operated smoke/heat detectors
- Sprinkler system to all homes

Heating

- Underfloor heating to living, dining, hallway & bedrooms.
- Heated towel rail to bathroom & ensuite

Flooring

- Wood laminate flooring to kitchen, living room & hallway
- Carpet to bedrooms
- Johnsons Prismatic tiling to bathroom & ensuites

General

- Fitted wardrobe to all bedrooms
- Resident lift to all floors
- Each apartment has a balcony and ground floor apartments open onto courtyard

Building Amenities

- CCTV in the entrance, bin stores, bike stores & lifts
- Communal landscaped garden
- Secure cycle store
- Gated private courtyard

Car-Free

Oysterman Place is a car-free development. There is no parking available to any apartments and parking permits cannot be obtained from the council.

Warranty

TMS 12-year warranty

At Oysterman Place, style and affordability don't come at the expense of function, with plenty of practical touches included as standard. From hard wearing vinyl flooring in natural oak to hallways with hanging space and bathrooms with built-in towel rails and vanity units, we've considered every detail – creating flexible living, working and entertaining spaces that you can make your own.



Siteplan

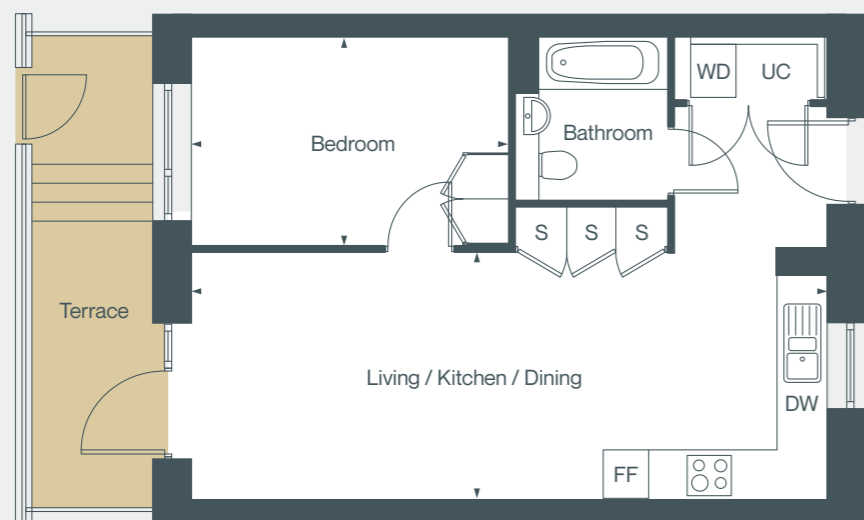
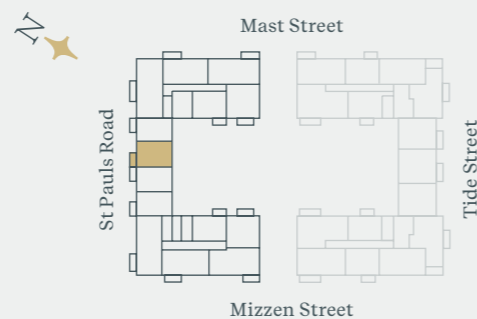


- Key**
- Ewars Marsh Court*
 - Sailor Court*
 - Future development phase subject to Planning
 - Existing & Future Blocks
 - Green Spaces

The final design, layout, colours, landscaping, and other details may be subject to change during the construction process. * This is based on 2nd to 6th floors, the ground floor layout is different.

Plans

Type A 1 Bedroom Apartment

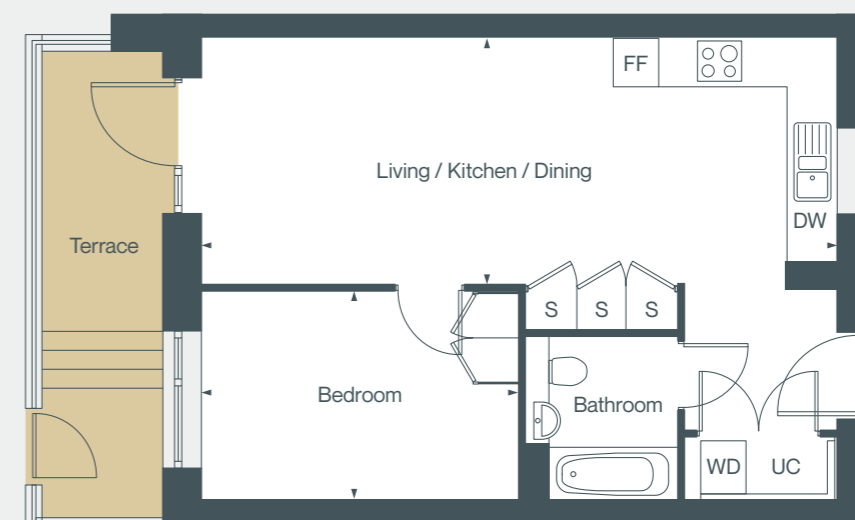
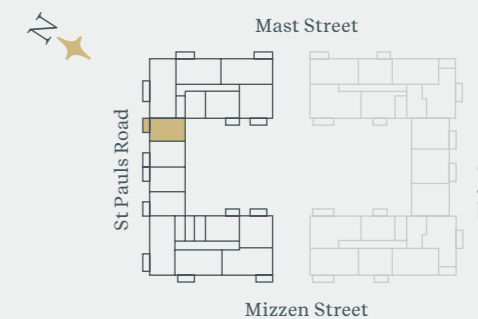


	Metric	Imperial	Number	Level
Living / Kitchen / Dining	8.38m x 3.24m	27'5" x 10'6"	003	G
Bedroom	4.17m x 2.77m	13'6" x 9'0"		
Internal Area	51.3m²	552 sq ft		

DW Dishwasher FF Fridge Freezer WD Washer/Dryer UC Utility Cupboard S Storage

Floor plans represent typical layouts of the design of the apartments. They are not shown to scale. All measurements and areas may vary within a tolerance of 5%. Plot specification, internal and external finishes, dimensions and differences to plots should be checked with the Sales Team before reservation. B&D Reside terms and conditions apply. All content within this document is indicative only. B&D Reside reserves the right to make any changes at any time. Please speak to a member of our Sales Team for up-to-date information when reserving your new home. Information is correct at the time of print.

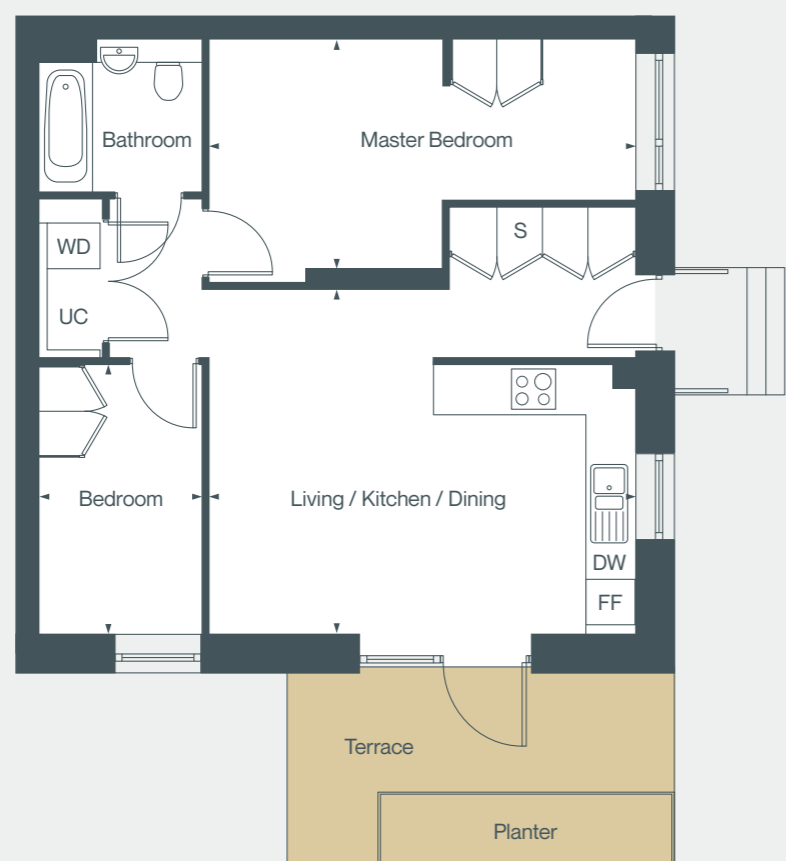
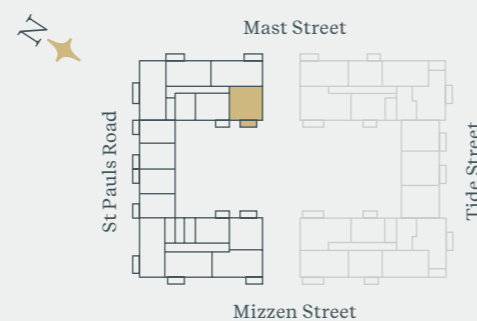
Type B 1 Bedroom Apartment



	Metric	Imperial	Number	Level
Living / Kitchen / Dining	8.38m x 3.24m	27'5" x 10'6"	002	G
Bedroom	4.17m x 2.77m	13'6" x 9'0"		
Internal Area	51.3m²	552 sq ft		

DW Dishwasher FF Fridge Freezer WD Washer/Dryer UC Utility Cupboard S Storage

Type C 2 Bedroom Apartment

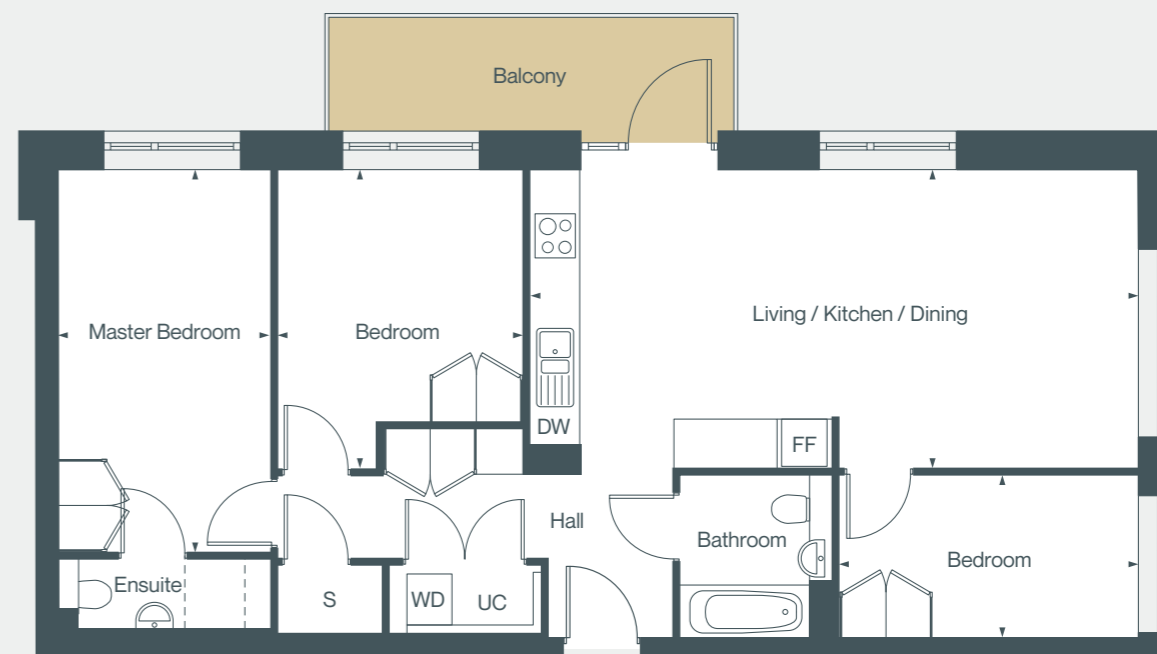
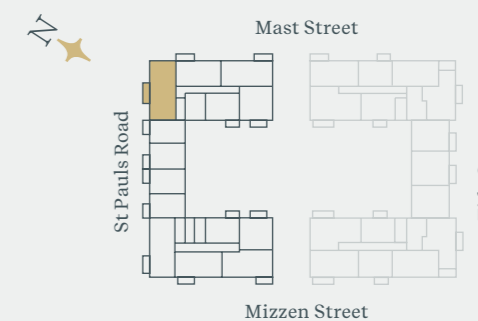


	Metric	Imperial	Number	Level
Living / Kitchen / Dining	5.62m x 4.57m	18'4" x 14'9"	001	G
Master Bedroom	5.62m x 3.02m	18'4" x 9'9"		
Bedroom	3.57m x 2.15m	11'7" x 7'0"		
Internal Area	62.1m²	668 sq ft		

DW Dishwasher **FF** Fridge Freezer **WD** Washer/Dryer **UC** Utility Cupboard **S** Storage

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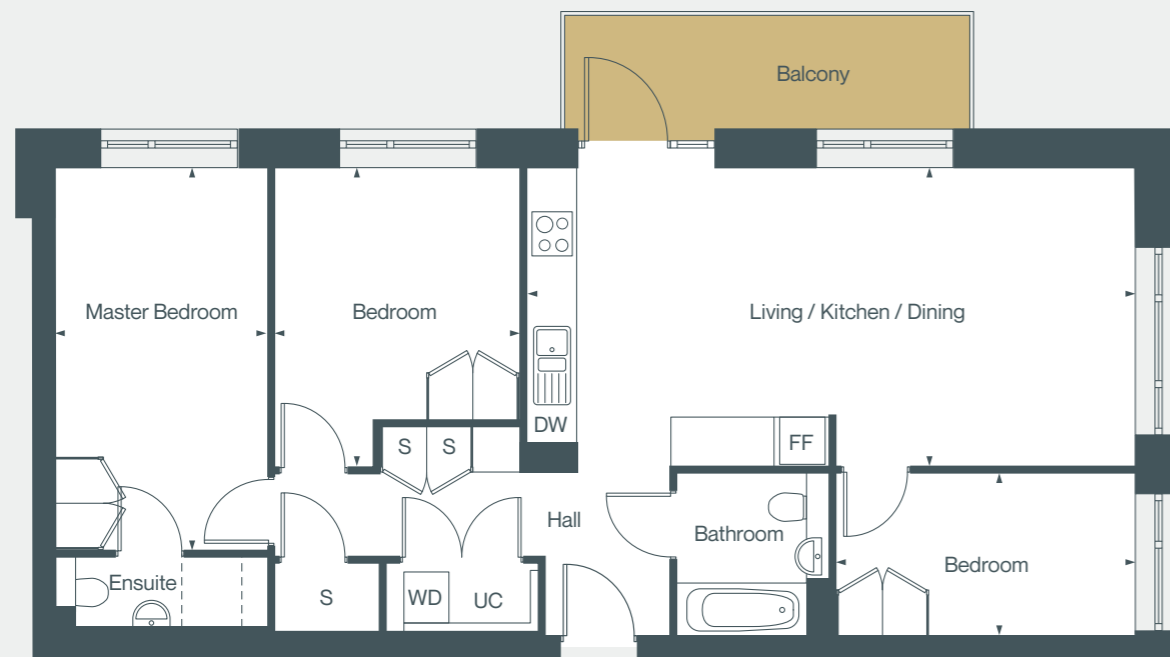
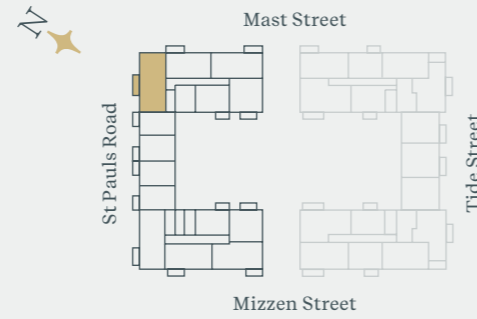
Type D 3 Bedroom Apartment



	Metric	Imperial	Number	Level
Living / Kitchen / Dining	8.01m x 3.92m	26'2" x 12'8"	101, 301, 501, 701, 901, 1101	1,3,5,7, 9,11
Master Bedroom	5.04m x 2.77m	16'5" x 9'0"		
Bedroom	3.92m x 3.25m	12'8" x 10'6"		
Bedroom	3.92m x 2.15m	12'8" x 7'0"		
Internal Area	87.8m²	945 sq ft		

DW Dishwasher **FF** Fridge Freezer **WD** Washer/Dryer **UC** Utility Cupboard **S** Storage

Type E 3 Bedroom Apartment

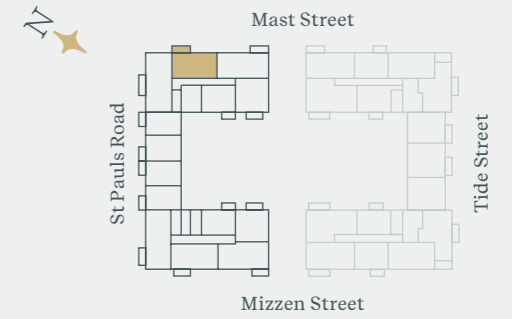


	Metric	Imperial	Number	Level
Living / Kitchen / Dining	8.01m x 3.92m	26'2" x 12'8"	201, 401, 601, 801, 1001, 1201	2, 4, 6, 8, 10, 12
Master Bedroom	5.04m x 2.77m	16'5" x 9'0"		
Bedroom	3.92m x 3.25m	12'8" x 10'6"		
Bedroom	3.92m x 2.15m	12'8" x 7'0"		
Internal Area	87.8m²	945 sq ft		

DW Dishwasher FF Fridge Freezer WD Washer/Dryer UC Utility Cupboard S Storage

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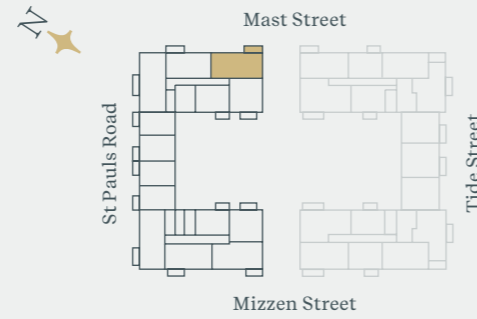
Type F 2 Bedroom Apartment



	Metric	Imperial	Number	Level
Living / Kitchen / Dining	6.08m x 4.42m	19'9" x 14'5"	102, 202, 302, 402, 502, 602, 702, 802, 902, 1002, 1102, 1202	1 – 12
Master Bedroom	3.99m x 3.74m	13'0" x 12'2"		
Bedroom	3.99m x 3.05m	13'0" x 10'0"		
Internal Area	70.7m²	761 sq ft		

DW Dishwasher FF Fridge Freezer WD Washer/Dryer UC Utility Cupboard S Storage

Type G 3 Bedroom Apartment

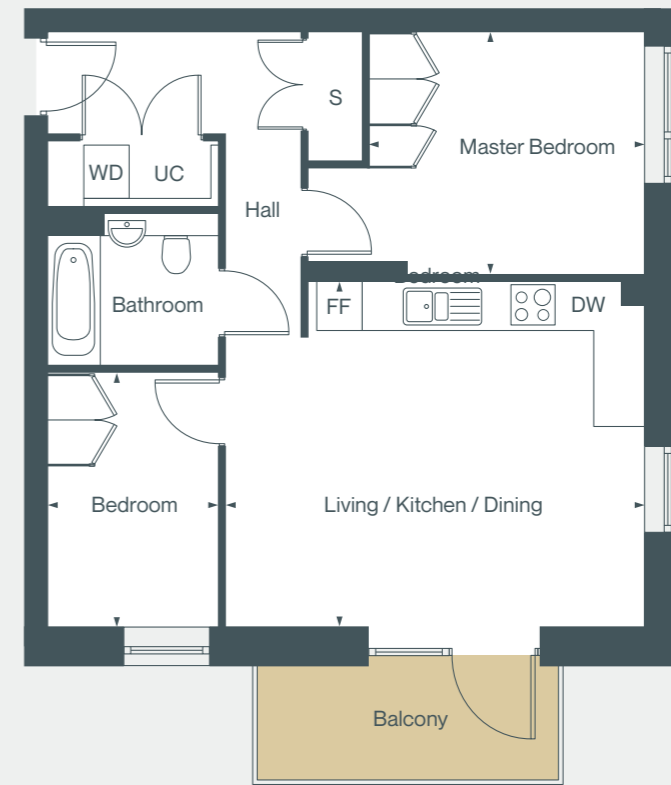
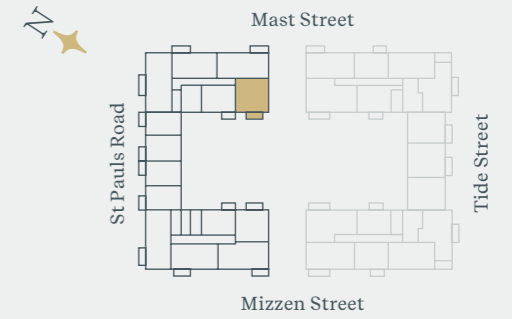


	Metric	Imperial	Number	Level
Living / Kitchen / Dining	6.08m x 4.01m	19'9" x 13'1"	103, 203, 303 403, 503,	1 – 12
Master Bedroom	3.99m x 3.75m	13'0" x 12'3"	603, 703, 803, 903,	
Bedroom	3.99m x 2.15m	13'0" x 7'0"	1003, 1103, 1203	
Bedroom	3.99m x 2.15m	13'0" x 7'0"		
Internal Area	76.5m²	823 sq ft		

DW Dishwasher FF Fridge Freezer WD Washer/Dryer UC Utility Cupboard S Storage

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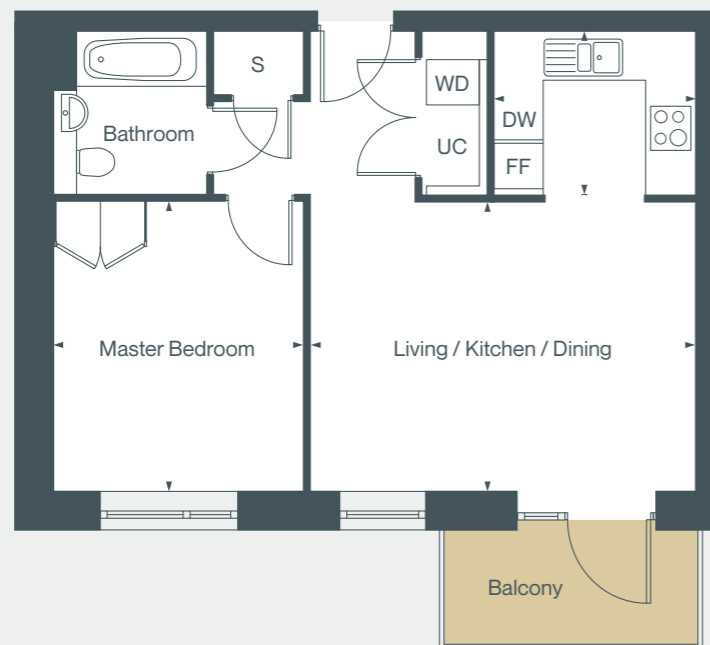
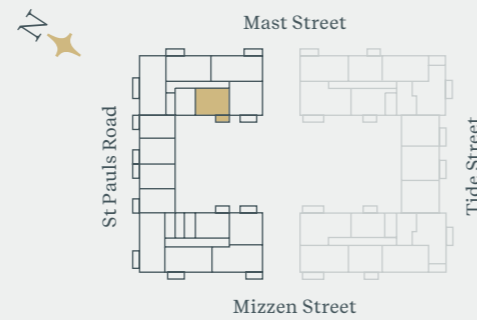
Type H 2 Bedroom Apartment



	Metric	Imperial	Number	Level
Living / Kitchen / Dining	5.52m x 4.57m	18'1" x 14'9"	104, 204, 304, 404, 504,	1 – 12
Master Bedroom	4.42m x 3.19m	14'5" x 10'4"	604, 704, 804, 904,	
Bedroom	3.36m x 2.25m	11'0" x 7'3"	1004, 1104, 1204	
Internal Area	62.1m²	668 sq ft		

DW Dishwasher FF Fridge Freezer WD Washer/Dryer UC Utility Cupboard S Storage

Type J 1 Bedroom Apartment

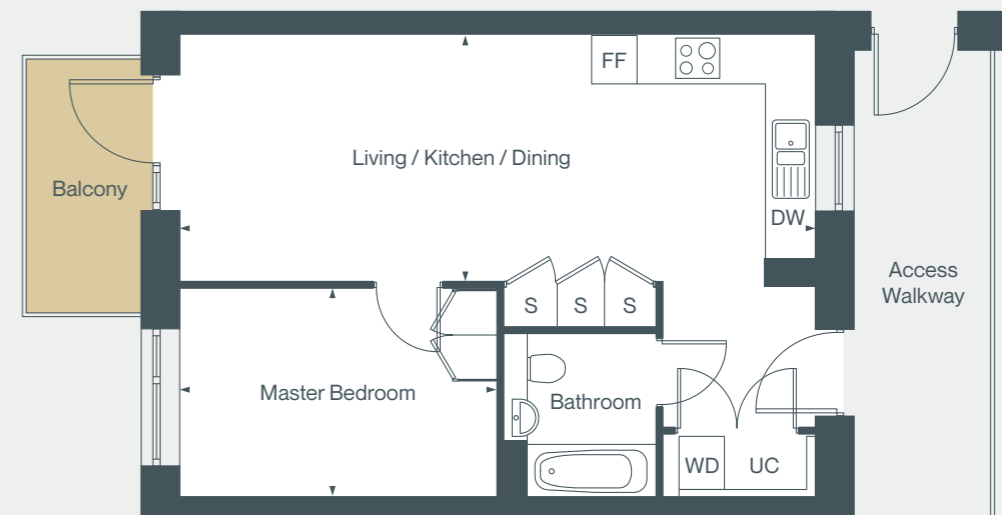
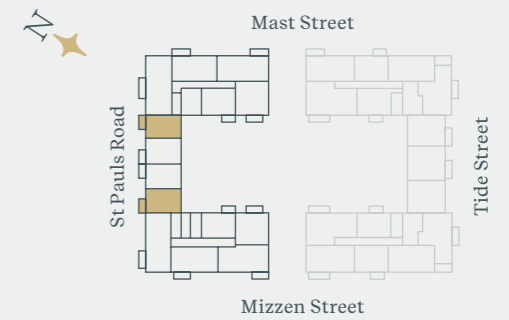


	Metric	Imperial	Number	Level
Living / Kitchen / Dining	5.07m x 3.82m	16'6" x 12'5"	105, 205, 305, 405,	1 – 12
Master Bedroom	3.83m x 3.30m	12'5" x 10'8"	505, 605, 705, 805, 905, 1005, 1105, 1205	
Internal Area	51.7m²	556 sq ft		

DW Dishwasher **FF** Fridge Freezer **WD** Washer/Dryer **UC** Utility Cupboard **S** Storage

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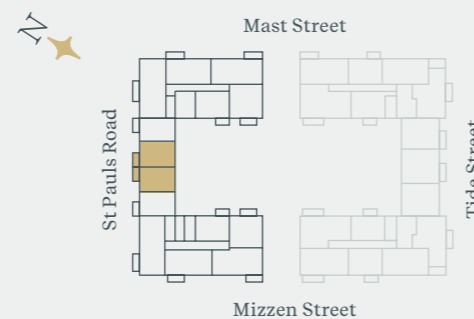
Type K 1 Bedroom Apartment



	Metric	Imperial	Number	Level
Living / Kitchen / Dining	8.38m x 3.24m	27'4" x 10'6"	206, 306, 406, 506	2 – 5
Master Bedroom	4.17m x 2.77m	13'6" x 9'0"	Handed	
Internal Area	51.4m²	553 sq ft	209, 309, 409, 509	2 – 5

DW Dishwasher **FF** Fridge Freezer **WD** Washer/Dryer **UC** Utility Cupboard **S** Storage

Type L 1 Bedroom Apartment



	Metric	Imperial	Number	Level
Living / Kitchen / Dining	8.38m x 3.24m	27'4" x 10'6"	207, 307, 407, 507	2 – 5
Master Bedroom	4.17m x 2.77m	13'6" x 9'0"	Handed	
Internal Area	51.4m²	553 sqft	208, 308, 408, 508	2 – 5

DW Dishwasher **FF** Fridge Freezer **WD** Washer/Dryer **UC** Utility Cupboard **S** Storage

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About



BD Reside is a housing provider working in partnership with the London Borough of Barking and Dagenham.

Our purpose is to provide good-quality homes and housing services in the local communities with the London Borough of Barking & Dagenham.

We aim to make a difference every day and have a positive impact on both the lives of our tenants and the communities in which we work.



Oysterman Place is the marketing name and does not form part of the postal address.

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