



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**







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.



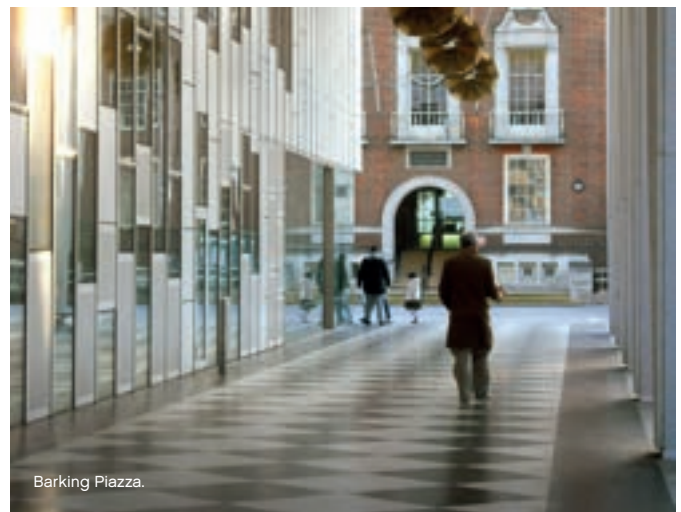
St. Erkenwald later Bishop of London founded Barking Abbey in 666AD.

A photograph of St Margaret's Church, a historic stone building with a prominent square tower and a smaller spire. The church is set against a clear blue sky. In the foreground, there are several branches of cherry blossoms in various stages of bloom, from buds to fully open pink flowers. The lighting suggests a bright, sunny day.

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

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





Jasper Wharf

Edward Point

Montagu Point

Edmund Rise

7

3

Sutton Mill

Erken Plaza

2

Dunstan Place

Paston Yard

5

Morcar Green

1

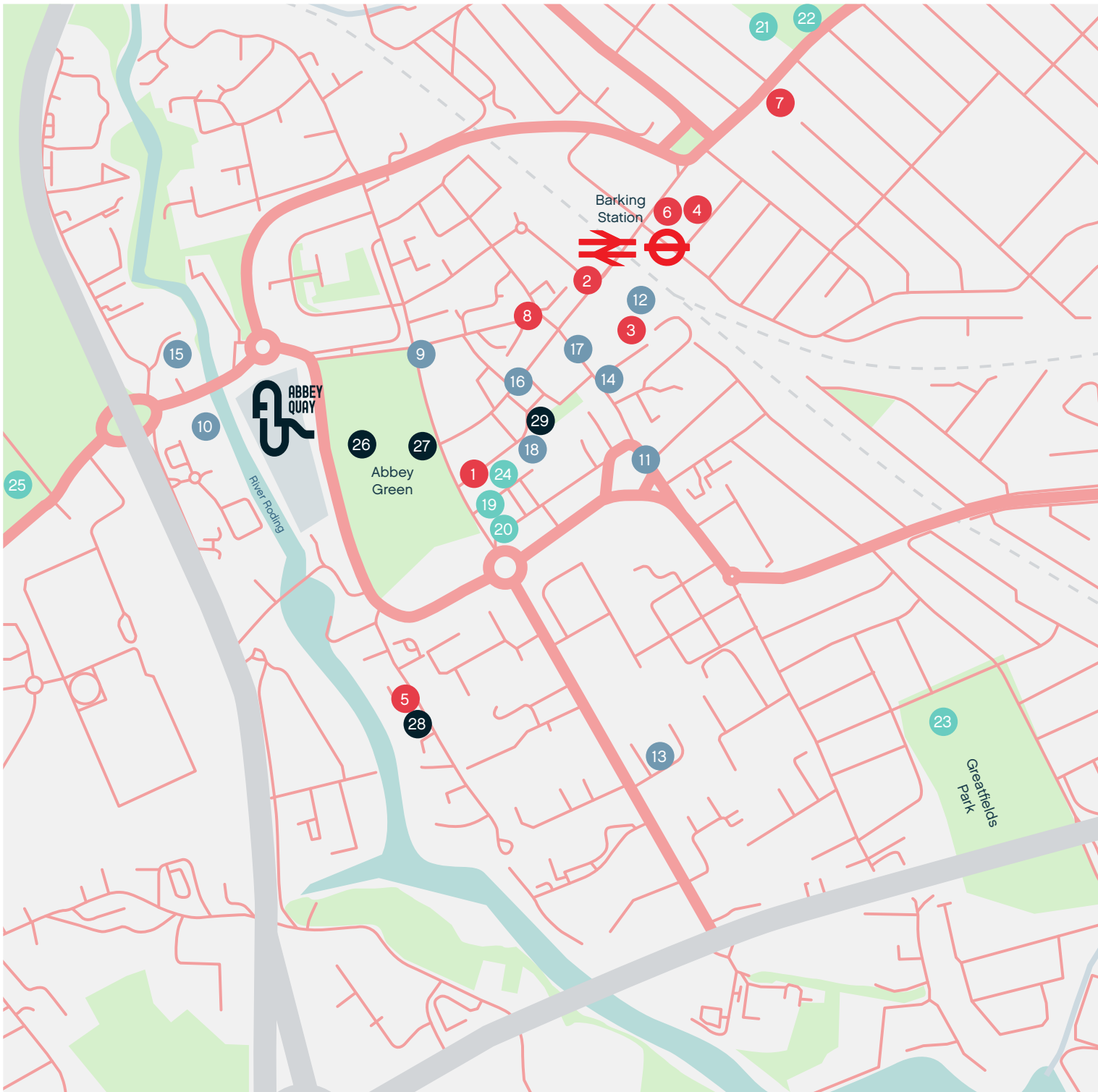
Edwin Park

4

6

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 Wood Oven
- 3 Caffe Latte
- 4 Spotted Dog
- 5 Boathouse Café
- 6 Nando's
- 7 Ariana Restaurant
- 8 Amirah Cakes & Bakes



Essentials

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



Vicarage Field Shopping Centre.

Arts & Leisure

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



Splash Park.

Historical Sites

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



The Folly Wall.

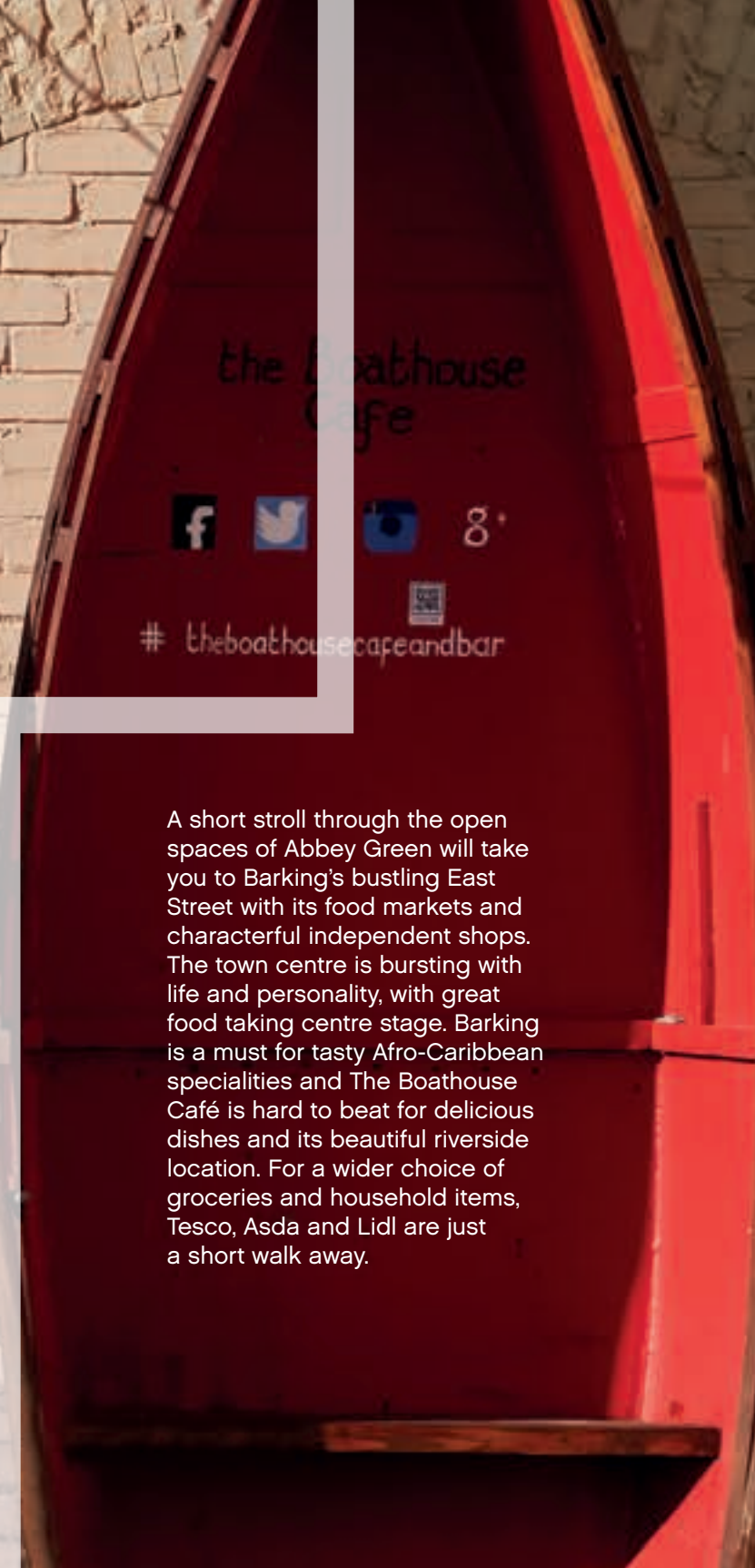
A Taste of Barking

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.

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



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.



Barking Fish Centre.



East Street Market.

On Your Doorstep

With a theatre, leisure centre and spa 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.



Abbey Spa and Wellness.

Work up a sweat at Abbey Leisure Centre, relax and see a show at The Broadway Theatre or spend an afternoon relaxing at Abbey Spa and Wellness. The choice is yours.

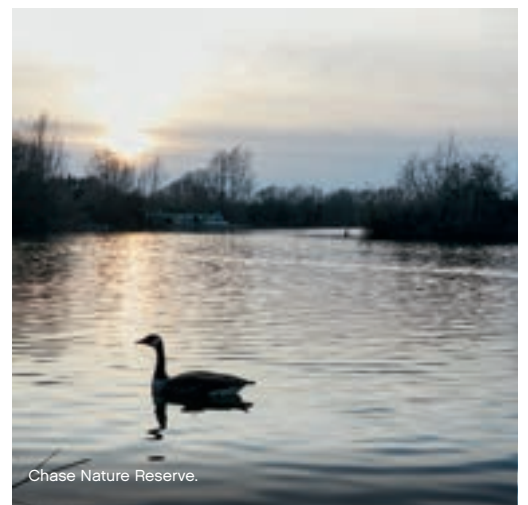


The Broadway Theatre.

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.

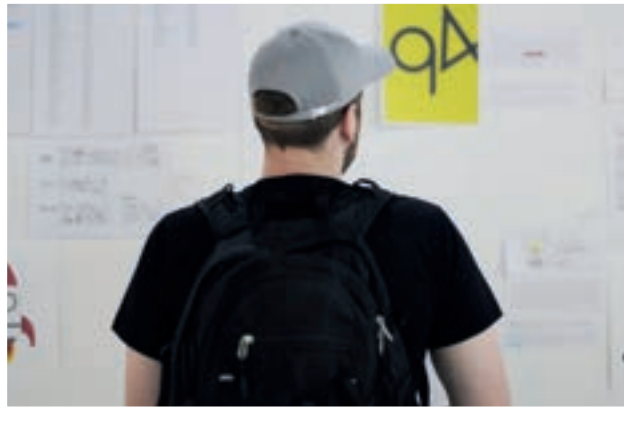


Thanks to the Olympic legacy, world-class shopping and beautiful green spaces are yours to enjoy.



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

| | | |
|----------------------------|---------|---|
| Royal Gate Kids Pre-School | 10 Mins | 🚶 |
| Playaway Nursery (BLC) | 6 Mins | 🚶 |
| Westbury Day Nursery | 13 Mins | 🚶 |

Primary Schools

| | | | | |
|---------------------------------------|--------------|---|--------|---|
| St Margaret's CE Primary School | 3 Mins | 🚶 | | |
| Northbury Primary School * | 9 Mins | 🚶 | | |
| St Joseph's Catholic Primary School * | 1 Hr 11 Mins | 🚶 | | |
| Gascoigne Primary School | 9 Mins | 🚶 | | |
| Ripple Primary School | 18 Mins | 🚶 | 5 Mins | 🚲 |

Secondary Schools

| | | | | |
|---------------------------|---------|---|---------|---|
| Greatfields School | 15 Mins | 🚶 | 4 Mins | 🚲 |
| Langdon Academy | 15 Mins | 🚶 | 4 Mins | 🚲 |
| Riverside School | 17 Mins | 🚲 | 20 Mins | 🚗 |
| Eastbury Community School | 20 Mins | 🚶 | 5 Mins | 🚲 |

Colleges

| | | |
|---|--------|---|
| Newham College London | 6 Mins | 🚲 |
| Barking & Dagenham College - School Of Performing Arts | 5 Mins | 🚶 |
| Technical Skills College | 6 Mins | 🚶 |

Universities

| | | | | |
|----------------------------------|---------|---|---------|---|
| University of East London | 16 Mins | 🚲 | 25 Mins | 🚗 |
| Queen Mary, University of London | 32 Mins | 🚶 | 22 Mins | 🚗 |
| University Square | 45 Mins | 🚶 | 20 Mins | 🚗 |
| King's College London | 45 Mins | 🚶 | 37 Mins | 🚗 |
| London School of Economics (LSE) | 51 Mins | 🚶 | 43 Mins | 🚗 |
| University College London (UCL) | 48 Mins | 🚶 | 33 Mins | 🚗 |
| Imperial College London | 60 Mins | 🚶 | 60 Mins | 🚗 |

(* = also a Nursery)

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



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 Fenchurch Street | |
| 17 | Minutes London City Airport | |
| 18 | Minutes Tower Hill | |
| 20 | Minutes Stratford | |
| 20 | Minutes Canary Wharf | |
| 25 | Minutes Liverpool Street | |
| 27 | Minutes Victoria Station | |
| 30 | Minutes King's Cross | |
| 40 | Minutes Paddington Station | |
| 58 | Minutes Gatwick Airport | |



Canary Wharf

West End

The Shard

The City

Liverpool St.

Queen Elizabeth Stadium
Westfield Stratford



Abbey Ruins

Abbey Green



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.

A Place to Gather

Central to life at Abbey Quay are our Residents' and Community Hubs with their comfy seating areas and quiet corners to relax. The Residents' Hub offers a concierge service where you can get more information on local events, collect your deliveries or bring your laptop down if you need a change of scene while working from home.

You're bound to find a friendly face and a warm welcome in the Community Hub which is accessible to the wider community.

If you have an event to host, you can hire the Community 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.



Photography of the Residents' Hub at Abbey Quay.



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 café 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.

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.



Specification

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

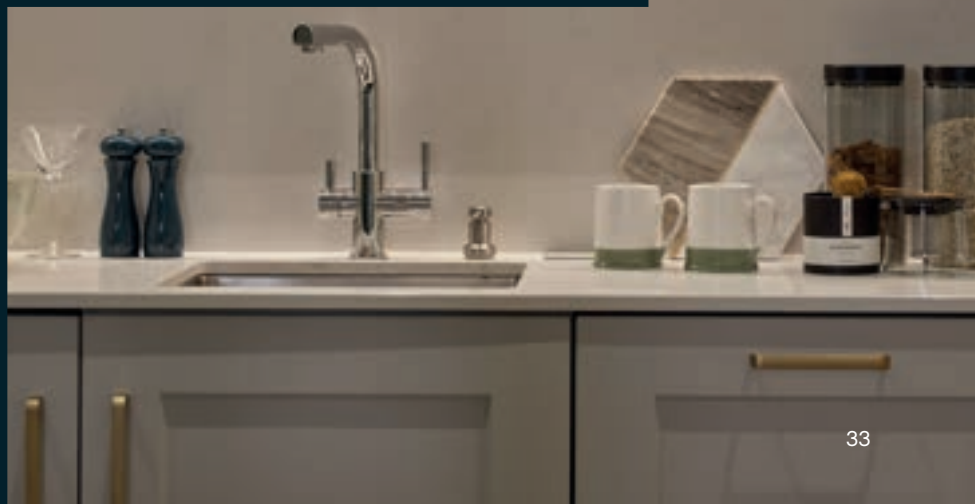
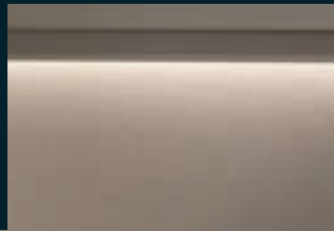
Designed to offer ease of maintenance and running efficiency, these homes provide a fully inclusive specification to enable you to start enjoying your new lifestyle from the moment you move in. With Hyperoptic superfast broadband to each home, Abbey Quay is perfectly placed to remain fully connected, 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 with full height and width quartz stone splashback*
- Select range of integrated appliances:
 - Stainless steel electric fan oven
 - Black glass electric hob
 - Microwave
 - Fridge/freezer
 - Washer/dryer
 - Dishwasher
- Electrolux stainless steel integrated extractor hood
- Fascino inset stainless steel sink
- Fascino designer tap with integrated instant boiling and cold filtered water facility
- 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
- Bespoke 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 bedroom 1
- Television and telephone points to living area and bedroom 1
- USB double power sockets to living room, kitchen and bedroom 1
- Smoke alarm and CO² detectors
- Aluminium framed double glazed windows and doors
- Audio/visual entry system to apartments accessed via communal entrance doors
- Sprinkler system installed to all homes

Connectivity:

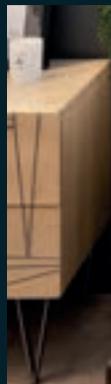
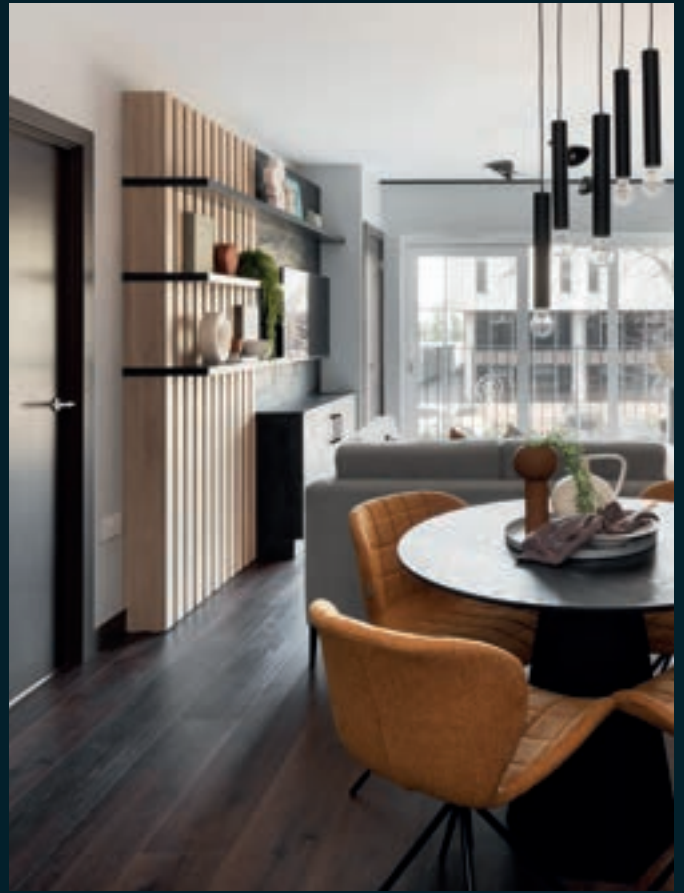
- Hyperoptic Broadband enabled
- subject to contract

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.



A photograph of a woman with dark hair and red eye makeup, seen in profile from the side, looking at a computer monitor. The monitor displays a blue screen with some text. The background is slightly blurred, showing a green plant and a desk with a keyboard. A large, light pink decorative shape is overlaid on the left side of the image, extending from the top left towards the bottom right.

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.

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.





Photography of another Weston Homes development.





Photography of another Weston Homes development.



Committed to our Customers

The entire Weston Homes team is committed to providing you, our customers, with quality homes. We are working to achieve one common goal: to ensure that you are satisfied and happy with your new home, from the moment that 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 customer charter and the 'New Homes Quality Code'. Copies of the 'New Homes Quality Code' are available from our sales office and via our website; a copy (also identifying where further guidance can be found) will always be provided to you upon reservation.

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

Your home will come with a 10-year NHBC policy which includes:

- Deposit protection from exchange of contracts
- A two-year builder warranty from legal completion directly with Weston Homes
- Eight years of structural defects insurance cover

For more details, please visit www.nhbc.co.uk/homeowners



Sustainability

Discover a greener standard of living. At Weston Homes, we prioritise solutions that are both budget-conscious and ecologically responsible. From the preservation of local biodiversity along the River Roding to energy efficient systems in your home, Abbey Quay is where innovation brings us closer to harmony with nature.

Keeping your running costs down

With rising pressure on the cost of living, the expense of running your new home is a factor that's just as important as the purchase price. At Weston Homes we understand that our customers want assurance that their homes will be as budget-friendly as possible. For example, at Abbey Quay we are combining the best traditional construction methods with newer technologies, to ensure the apartments meet the highest levels of energy efficiency. We're doing this by using our own UNipanel system. It's made by British Offsite, part of the Weston Group and uses assembly techniques found in the automotive industry. Based on a concrete core, the UNipanel system reaches higher quality production standards than traditional construction methods.

The benefits of 'fabric first'

We call it our 'fabric first' concept. Very strict quality controls are applied to the building materials and construction methods used for walls, floors, roofs, windows and doors, through to internal features including kitchens. At all points in the production process, we're looking at reducing heat loss, energy use and in turn, carbon emissions. For you, the homeowner, it means better levels of insulation than other new homes on the market today. Your home is comfortable to live in, cheaper to run and maintain, as well as being better for the planet and your pocket.

From rooftop to riverside

Other modern methods at Abbey Quay include green and brown roofs on the apartment buildings. A green roof is partly or completely covered with vegetation, while a brown roof has a surface that encourages small plants to establish themselves over time. Both help with insulation, rainwater absorption and make a positive contribution to the natural ecosystem.

We're also committed to preserving and enhancing local biodiversity at Abbey Quay. This starts at the River Roding, where we've introduced a special planting scheme that works with the varying tidal levels to produce a new natural habitat.





Photography of another Weston Homes development.

These 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.

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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.

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