



UPTON

GARDENS E13



EAST LONDON'S NEWEST HOTSPOT

BARRATT
— LONDON —

INTRODUCING
UPTON GARDENS



Introducing Upton Gardens

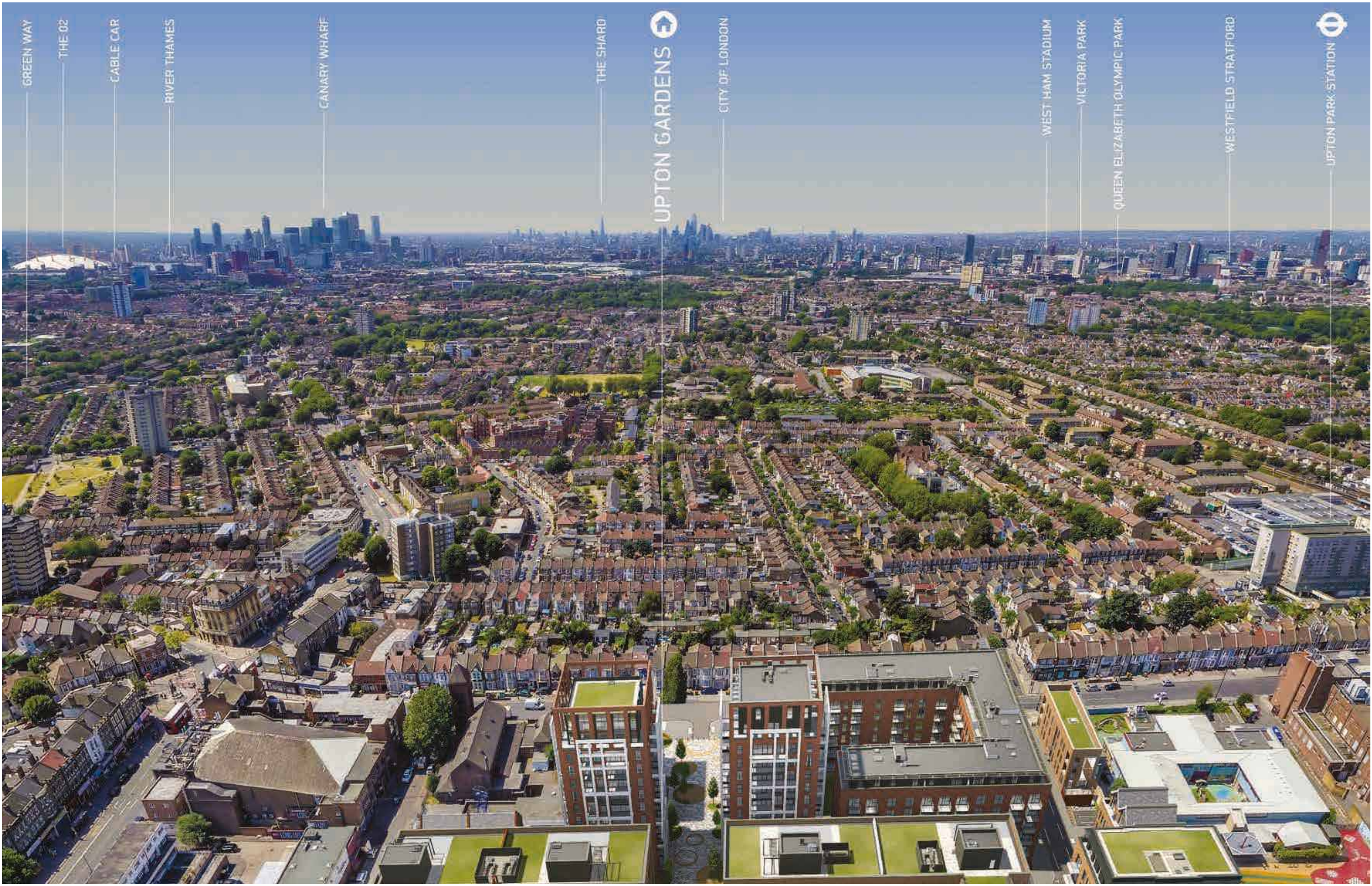
Discover 842 new homes, 6 minutes from a Zone 3 station. And one of them could be yours.

Contributing to the major regeneration of the area, Upton Gardens offers a range of new one, two, three and four-bedroom homes nestled in the heart of Newham.

Whether you're looking for a shorter commute or a retreat from the city, Upton Gardens offers the best of both worlds. Because here, you're not only connected to the city in less than 15 minutes, but to surrounding communities and culture too.

Occupying a site once home to Ann Boleyn Tower and more recently West Ham's football stadium, Upton Gardens has been designed to honour the former football ground upon which it is built. The layout of the buildings shadow the layout of the old stadium and the centre circle has been marked with circular landscaping. Making the most of open green space, this distinctive development features rooftop terraces, landscaped walkways and public art, as well as a range of on-site amenities – including a concierge service, residents' gym and family play areas.

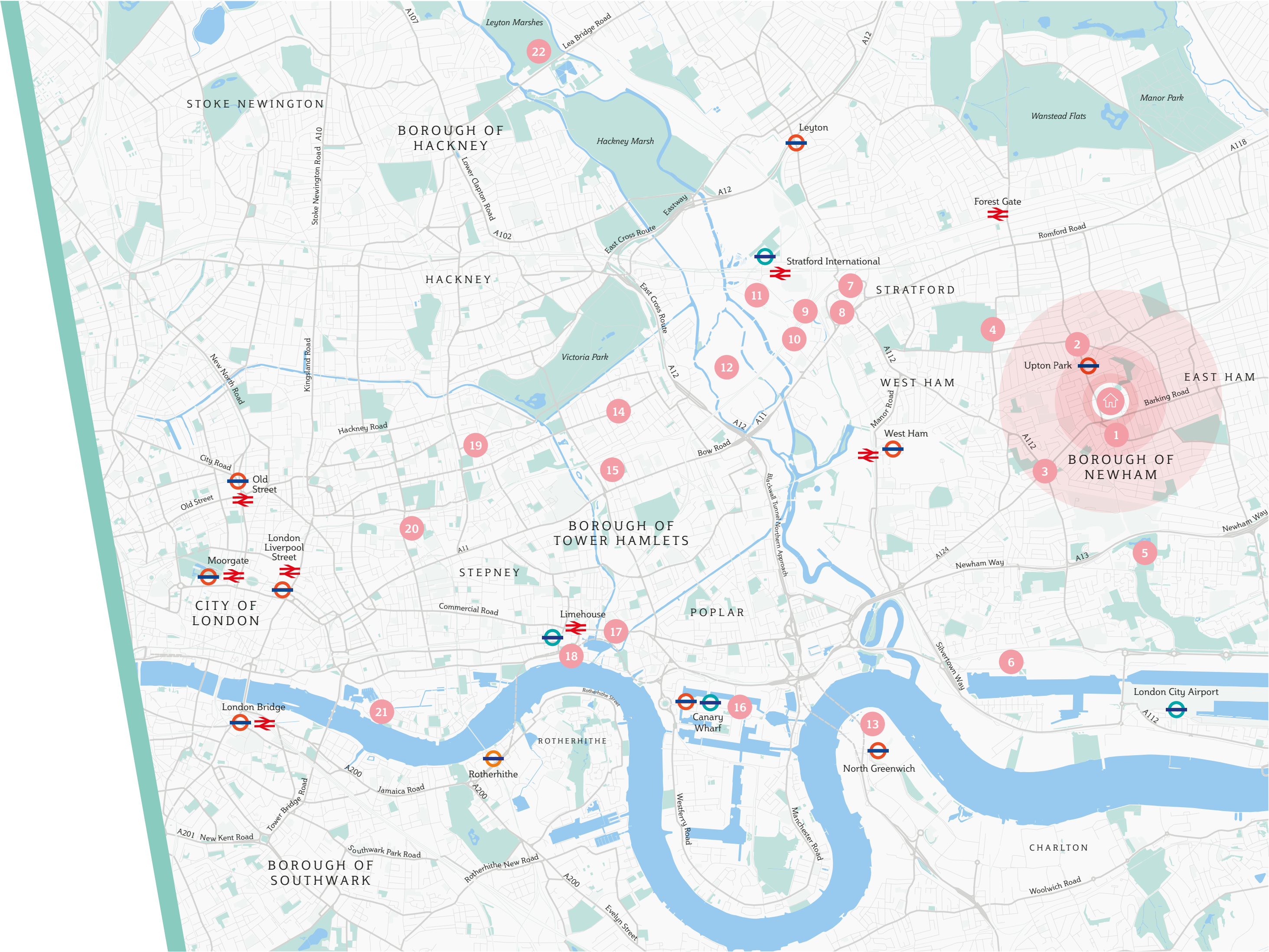
Don't miss this opportunity to own a piece of local history and create a home for your future in East London's newest hotspot.



The local area

Here's a quick guide to a few local hotspots you can discover in the area.

- 1 The Boleyn Tavern
- 2 Queen's Market
- 3 Ginny's Pie and Mash
- 4 West Ham Park
- 5 Beckton District Park
- 6 Excel Exhibition Centre
- 7 Theatre Royal Stratford East
- 8 Stratford Picture House
- 9 Westfield
- 10 London Aquatic Centre
- 11 Queen Elizabeth Olympic Park
- 12 West Ham Football Club
- 13 The O2 Arena
- 14 Roman Road Market
- 15 Greedy Cow
- 16 Canary Wharf
- 17 Limehouse Gallery
- 18 The Narrow
- 19 V&A Museum of Childhood
- 20 Brick Lane market
- 21 Smith's Brasserie
- 22 Lea Valley ice rink, riding school and park



Love local life

With the hustle and bustle of Green Street just seconds from Upton Gardens, you'll find all the local amenities you need right on your doorstep – from greengrocers and bakeries, to street food vendors at Queen's Market.

From here, public transport gives you easy access to nearby Stratford – home of the 2012 Olympics and East London's cultural hub. In fact, the London Aquatics Centre, the Copper Box Arena gym and Lee Valley VeloPark are all under 30 minutes away from Upton Gardens – giving you plenty of options for ways to spend your weekends.

Stratford is also home to Westfield shopping centre. Here, you'll find over 250 shops, 83 places to eat, All Star Lanes bowling and a 17-screen Vue Cinema – all within half an hour from your front door.

Explore the outdoors
If you love nothing more than getting outside and enjoying green space, there are a range of parks to explore within walking distance from Upton Gardens. Spanning 77 acres, West Ham Park is Newham's

largest and has been awarded Green Flag status – an internationally recognised standard for well maintained and safe green spaces with a range of facilities on site. Here you can enjoy tennis courts, cricket nets, a running track and a football pitch – making it the perfect place to spend a sunny day.

What's more, just a 14-minute cycle away you'll find the Docks Beach – a stretch of sandy beach that inspires the perfect family day out. The Royal Docks Cable car is also nearby, should you want to take to the air and see a different side to the city whilst you're in the area.

For the foodies
Not only is Upton Gardens surrounded by a variety of local restaurants along Barking Road, including Vietnamese, Chinese, Italian and Indian; but if you venture a little further out, you'll find the Forest Tavern, Corner 77 and The Red Lion Pub – all famous for their hearty pub grub. The Urban Chocolatier is well worth a visit too, if you're looking to treat yourself to something sweet.







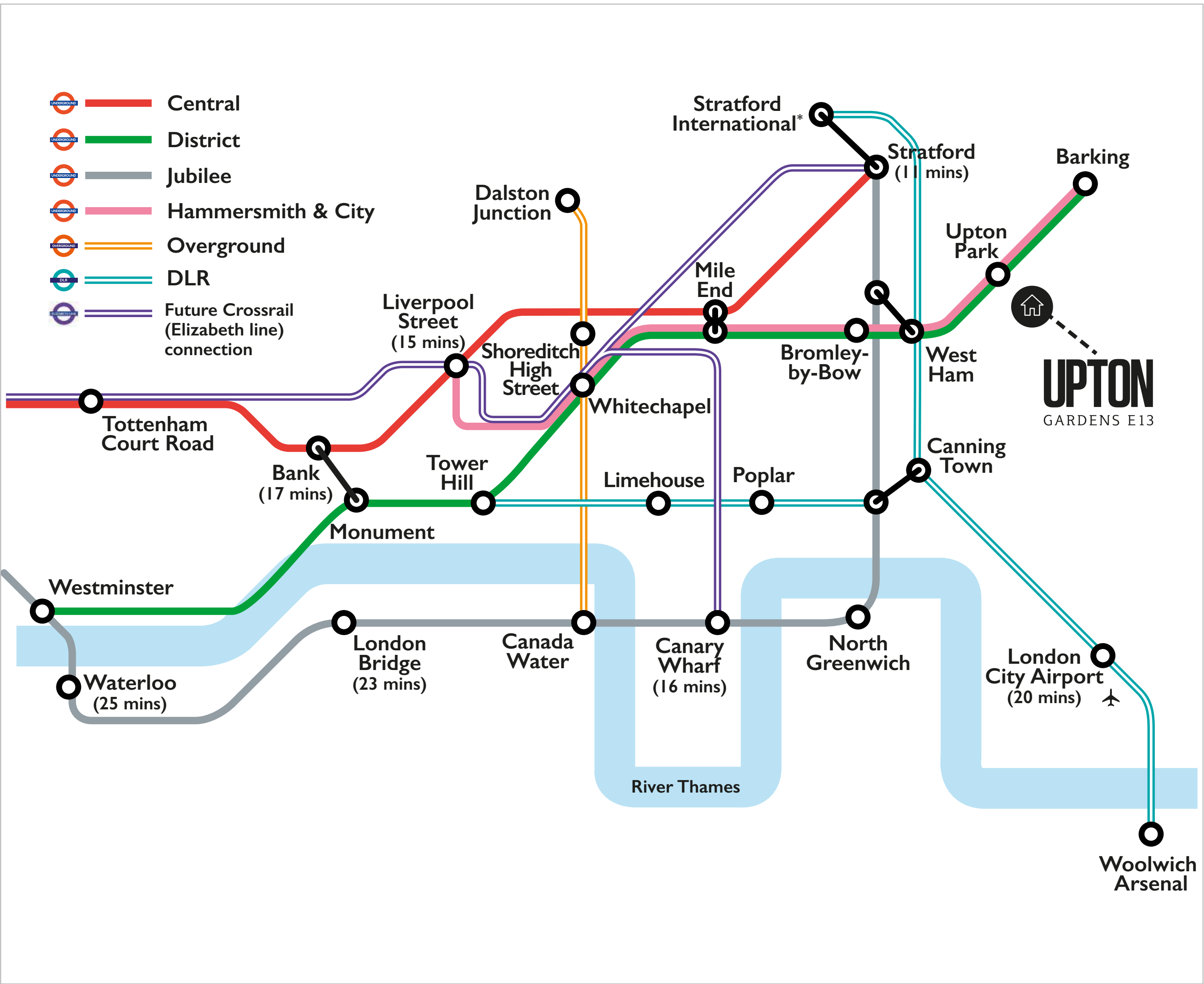
Great transport links on your doorstep

With quick connections to Central London, easy access to local amenities and a connected community-feel at its heart, Upton Gardens is perfectly placed for commuters and families alike.

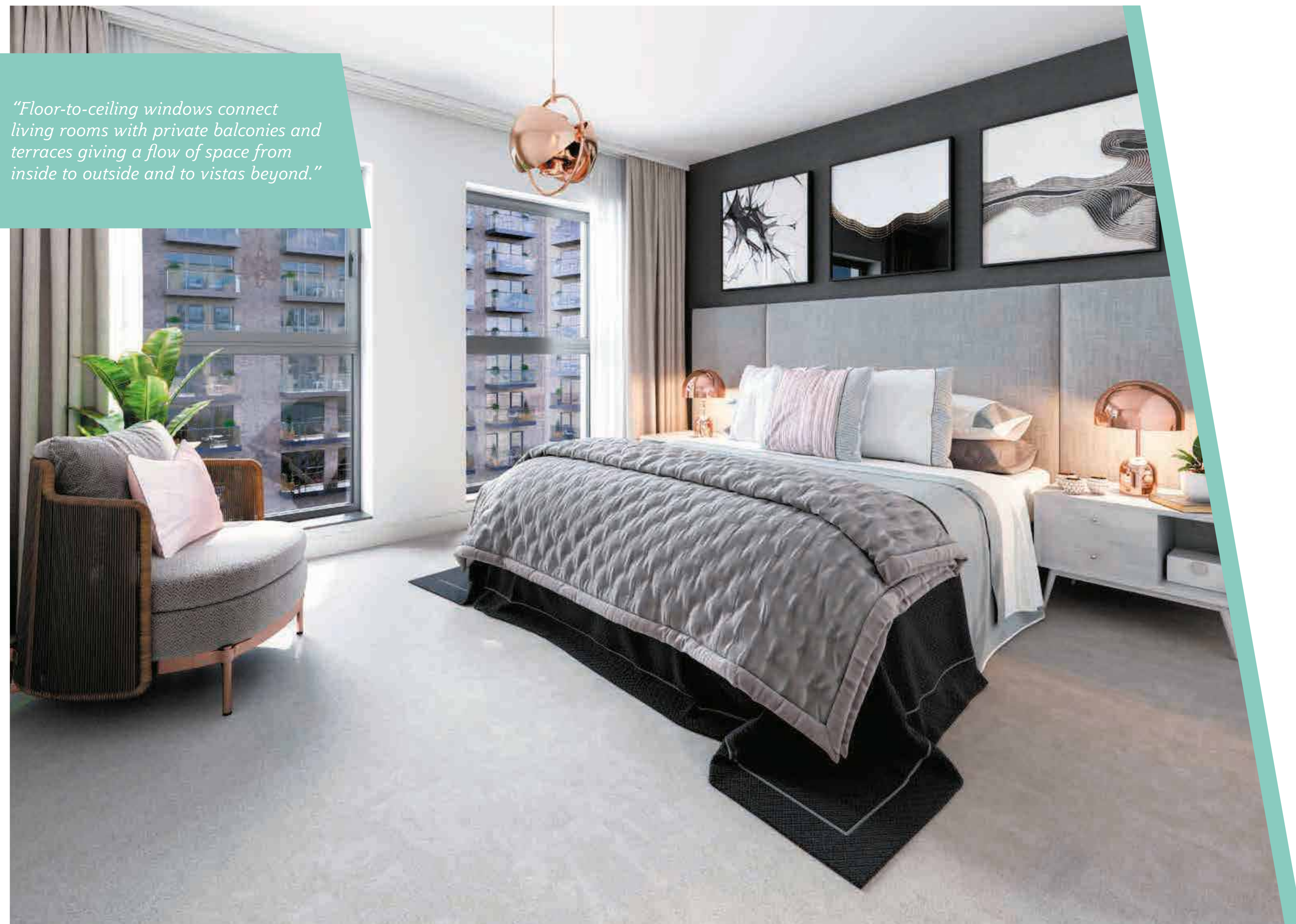
Providing a traffic-free alternative route through East London, the Greenway footpath and cycleway is also easily accessible from Upton Gardens. From here, you'll have easy off-road access to the Royal Docks Road in Beckton through Plaistow, West Ham, and Stratford to Wick Lane in Bow. However you like to travel, getting around couldn't be easier from Upton Gardens.

Just a 6-minute walk from the development, Upton Park Underground station operates District and Hammersmith & City lines with direct links to central London in less than 15 minutes – making it an exceptional location to call home.

- 
 - 11 minutes to Stratford
 - 15 minutes to Liverpool Street
 - 16 minutes to Canary Wharf
 - 29 minutes to King's Cross
 - 31 minutes to Piccadilly Circus
 - 32 minutes to Victoria
 - 1 hr to Heathrow Airport (via Heathrow Express)
 - 1 hr 05 minutes to Stansted Airport
 - 1 hr 10 minutes to Gatwick Airport
- 
 - 5 minutes to The Greenway cycling route
 - 10 minutes to Theatre Royal Stratford East
 - 10 minutes to Stratford Circus Picture House
 - 17 minutes to Westfield
 - 21 minutes to Roman Road Market
- 
 - 14 minutes to London City (3.8 miles)
 - 41 minutes to Stansted (31.5 miles)
 - 1 hr 8 minutes to Gatwick (48.3 miles)
 - 1 hr 14 minutes to Heathrow (34.5 miles)
- 
 - 5 minutes to Queen's Market
 - 6 minutes to Upton Park Underground station
 - 14 minutes to West Ham Park



Travel times are approximate.
Sources: tfl.gov.uk and
Maps.google.com
*Without traffic



“Floor-to-ceiling windows connect living rooms with private balconies and terraces giving a flow of space from inside to outside and to vistas beyond.”

Modern and stylish throughout

With a broad range of high-quality homes on offer, Upton Gardens will give you the space to thrive. Whether you're looking for your first home, or the next step for your growing family, you'll enjoy a space filled with light and style. Open-plan living areas feature floor-to-ceiling glazing allowing natural light to flood in, while kitchens are equipped with a full range of appliances, making cooking and entertaining a pleasure.

Contemporary bathrooms and en suites, complete with stylish fittings in white and chrome, are finished with attractive tiling.

All homes have their own private balcony or terrace, providing an outdoor extension of your living space.





“London is seen the world over as a centre of educational excellence, and nearly half a million students call it home.”



Smartly located

Whether you’re considering studying yourself or thinking about your child’s future, you can rest assured that Upton Gardens is surrounded by a wealth of schools and university campuses.

The local area contains several primary schools rated ‘Outstanding’ by OFSTED, including St Edward’s Primary School, which is adjacent to Upton Gardens. There are also a number of excellent secondary schools near the development, including Brampton Manor Academy and Plashet School.

Many of the UK’s top Russell Group Universities are within a short commute of Upton Gardens. Queen Mary University has a sterling reputation and is 18 minutes away. University College, Kings College and Imperial College are all within a 35- to 50-minute commute.

Universities	Secondary Schools
Cycling from Upton Gardens	Cycling from Upton Gardens
6 minutes to University of East London	5 minutes to St Angela’s Ursuline School
23 minutes to Queen Mary University of London	5 minutes to St Bonaventure’s RC School
41 minutes to University of London	7 minutes to Brampton Manor Academy
	8 minutes to Plashet School
Tube from Upton Park	
40 minutes to London Southbank University	
36 minutes to London School of Economics and Political Science	
43 minutes to London Metropolitan University	
Primary Schools	
Walking from Upton Gardens	
Adjacent to Upton Gardens St Edward’s R C Primary School	
5 minutes to Cleves Primary School	
11 minutes to Plaistow Primary School	
12 minutes to Upton Cross Primary School	
12 minutes to St Stephen’s Primary School	
16 minutes to Shaftesbury Primary School	
20 minutes to Selwyn Primary School	

Travel times are approximate.
Sources: tfl.gov.uk and
Maps.google.com





For your comfort and convenience

As an Upton Gardens resident, you will enjoy facilities such as a concierge, a fully equipped gym and underground parking. There will be storage for over 1,000 bikes, as the area benefits from good cycle links to central London – The Greenway runs directly from Beckton to Bow, where more routes can be picked up to Tower Hamlets and Hackney.

In addition, a new community space and café will be built as part of the site.

The development will have a number of eco-friendly features. All buildings have been designed with high thermal performance glass so you can stay cool in summer and warm in the winter. The on-site energy centre generates efficient energy for the site, which means you pay less for your energy bills. There will also be 64 electric vehicle charge points and eight Enterprise car club vehicles for use.



Images are for illustrative and indicative purposes only. Images have been digitally enhanced. The purpose of the community unit and interior specification is the responsibility of London Borough of Newham.



Images are from a previous Barratt London development and are indicative only.



Site plan

- 1

Sales Suite
- 2

Memorial Walk
- 3

Residents' gym
- 4

Commercial unit
- 5

Concierge
- 6

Community facility
- 7

Shared Ownership/Affordable Rent
- 8

Basement car park entrance/exit

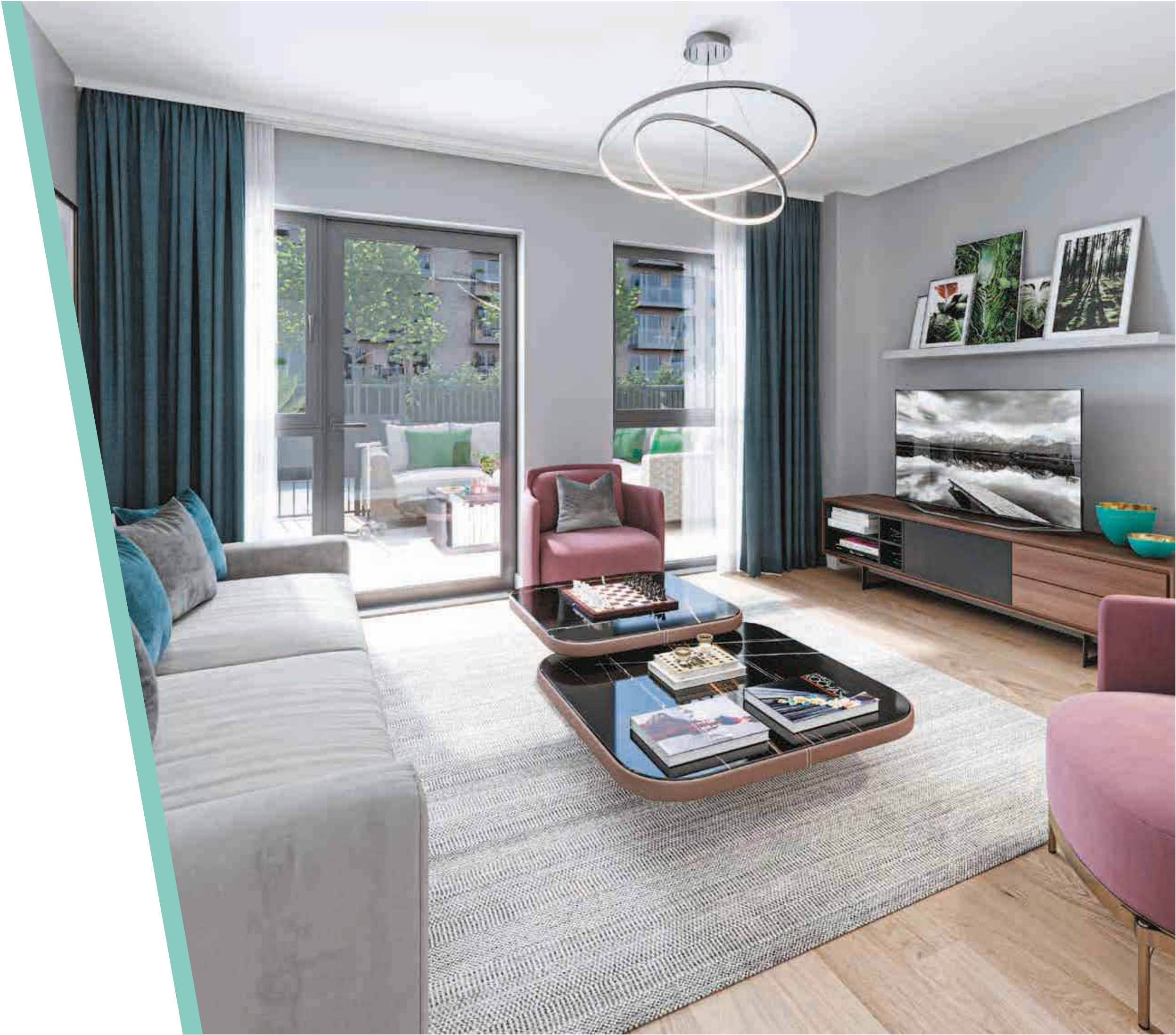


*Travel times stated are approximate and calculated from Upton Park Underground station. Source: tfl.gov.uk

Specification

Kitchen	En suite
Individually designed German contemporary kitchens with soft-close doors and drawers	Sottini brassware
Colour choice of wall and base units*	White semi-recessed wash hand basin
Matching worktops and full-height upstands	Back-to-wall WC pan with soft-close WC seat
Under-cabinet lighting	Concealed cistern and dual flushplate
Stainless steel single bowl sink and chrome tap	White shower tray
Fully integrated Zanussi appliances including single oven, ceramic hob, dishwasher, fridge freezer and Electrolux extractor	Chrome shower doors
	Towel rail
	Shaver socket
	Porcelain floor tiles
	Porcelain wall tiles
Bathroom	
Sottini brassware	Bedrooms
White semi-recessed wash hand basin	BT TV/FM connectivity to Bedroom 1
Back-to-wall WC pan with soft-close WC seat	Carpet
Concealed cistern and dual flushplate	
White acrylic bath	General
Bath screen and shower above bath	Video door entry
Towel rail	BT TV/Sky Q/FM connectivity to living area
Shaver socket	Downlighters to hallway, kitchen and bathroom(s)
Porcelain floor tiles	Cat5e wiring from utility cupboard to living room media plate
Porcelain wall tiles	Superfast broadband (subject to subscription)
	Flooring included throughout*

*Subject to stage of construction
*Amtico flooring to lounge, kitchen and hallway and carpet to bedrooms.



Why Barratt London?

Barratt London’s vision

Since the construction of our first London development in 1982, our goal has been to provide high-quality homes for all Londoners by focusing on excellence in design, construction and customer service. The supply of new housing is essential to the continued growth of London as a major global city and Barratt London is proud to be contributing to this with the delivery of 1,500 new homes each year.

Five-star customer service

As part of Barratt Developments PLC, the UK’s largest house builder by volume, we are fully committed to delivering a superior service for our customers and have been awarded the maximum five-star rating for customer satisfaction by the Home Builders Federation every year since 2010*. For our customers, this means that when you buy a Barratt London home, you can be confident you are buying a home of quality and receiving the very best in customer service.

*We are the only major national housebuilder to be awarded this award 10 years running. “we” refers to the Barratt Developments PLC group brands including Barratt London, Barratt Homes and David Wilson Homes.

Real peace of mind

Not only does every Barratt London home come with a ten-year structural guarantee from the NHBC, it also comes with a two-year fixtures and fittings warranty**, giving you added peace of mind from the moment you move in.

**First two years covered by Builder Warranty & NHBC Guarantee or similar. Years three-ten covered by NHBC insurance or similar. Full exclusions and limitations can be found on the NHBC website.



Lombard Wharf SW11



Aldgate Place E1



Camden Courtyards NW1



Nine Elms Point SW8



Enderby Wharf SE10

The Consumer Code

The Consumer Code for Home Builders ("the Code"), which came into effect in April 2010, applies to all home builders registered with the UK's main new Home Warranty Bodies: NHBC, Premier Guarantee and LABC Warranty.

The Code gives protection and rights to purchasers of new homes. It requires all new home buyers to be treated fairly and ensure they are fully informed about their purchase before and after they sign the contract.

The aim of the Code is for all new home buyers to:

- be treated fairly
- know what levels of service to expect
- be given reliable information about their purchase and their consumer rights before and after they move in
- know how to access speedy, low-cost dispute resolution arrangements to deal with complaints about breaches of the Code.

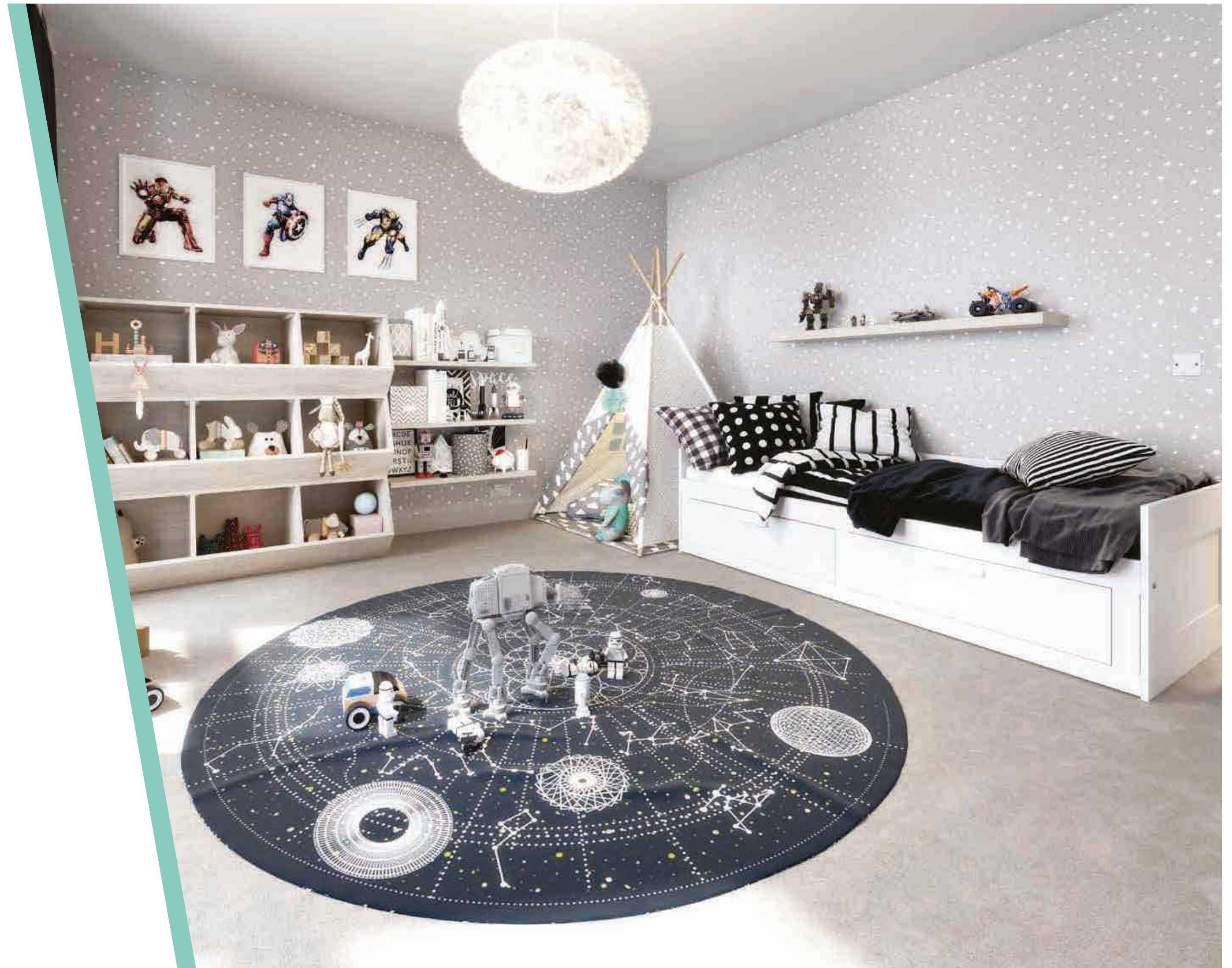
The Code reinforces best practice among home builders to encourage a consistently high level of information and customer service. It builds on successful efforts already made by the industry to improve consumer satisfaction in recent years.

The Code covers every stage of the home-buying purchase – pre-contract, exchange of contract and during occupation.

We are committed to the Consumer Code for Home Builders. For more information on the Consumer Code for Home Builders, please visit <http://www.consumercode.co.uk/>

**CONSUMER
CODE FOR
HOME BUILDERS**

www.consumercode.co.uk



FIND YOUR PIECE
OF LONDON

Computer generated images, maps and development layouts are intended for illustrative purposes and should be treated as general guidance only. The features, designs, materials and visual depictions of and in our Show Apartments and in our Show Apartment photography must be treated as general illustration and guidance. Images may also include upgrades which are available at extra cost. Furniture and furnishings are not included. Fixtures, fittings and specification may be subject to change as necessary and without notice and their accuracy or completeness is not guaranteed. Nor are they intended to form part of any contract or a warranty unless specifically incorporated into the contract. Please ask your Sales Adviser for the current specification. Individual features such as windows, brick and other materials' colours may vary, as may drainage, heating and electrical layouts. Floor plans are intended to give a general indication of the proposed floor layout only. The dimensions are accurate to within + or – 50mm. Dimensions should not be used for carpet or flooring sizes, appliance spaces or items of furniture. Please ask our Sales Adviser for details of the treatments specified for individual plots. Specification may be subject to change as necessary and without notice. Development layouts and landscaping, specification, dimensions and computer generated images are not intended to form part of any contract or warranty unless specifically incorporated in writing into the contract. The development name, Upton Gardens and building names are for marketing purposes only and may not be the designated postal address, which may be determined by The Post Office. All information in this document is correct to the best of our knowledge at the time of issue November 2019.

