



QUAY QUARTER







# WELCOME TO AN EXCITING WATERFRONT COMMUNITY

Situated on the Barking waterfront overlooking the River Roding, Quay Quarter at Fresh Wharf is an exciting and dynamic new mixed-use development brought to you by Countryside and Notting Hill Genesis. Creating a highly desirable, new destination with direct links to the City and beyond.

Designed for the future, Quay Quarter at Fresh Wharf provides a sustainable landscape led environment focused on creating a community that will continue to grow for years to come.



Images depict a typical Countryside Homes interior








# FRESH WHARF MASTER PLAN

Set within the riverside neighbourhood of Fresh Wharf, Quay Quarter presents a collection of energy-efficient homes designed to offer the perfect balance of London living and riverside tranquility.

This exclusive collection of three-bedroom homes set over three floors, provides open plan living finished to the highest specification with integrated appliances and luxury flooring throughout. Each home boasts views of the river or beautifully landscaped gardens, along with an elevated private terrace that perfectly complements contemporary living.

## KEY

	<b>Rope Walk Way</b>	The Levee - Three bedroom triplexes
	<b>Central Park View</b>	The Levee - Three bedroom triplexes
	<b>Future release</b>	Quay Way & Park Mews
		Basement level secure gated allocated parking
		Proposed Bus Route

This plan has been produced for home identification purposes only and is not to scale. The development layout, landscaping and tenure of all dwellings may be subject to change throughout the course of the development. Finishes and materials may vary from those shown on the plan. Please check the details of your chosen plot and house type with the sales consultant. Development layout plan correct at time of production.

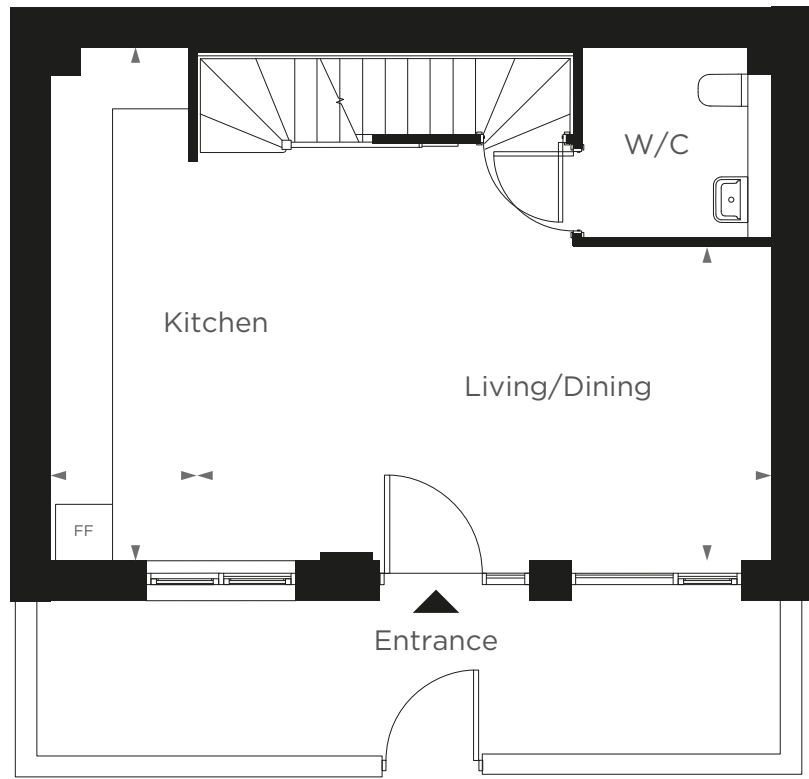
## QUAY QUARTER AT FRESH WHARF



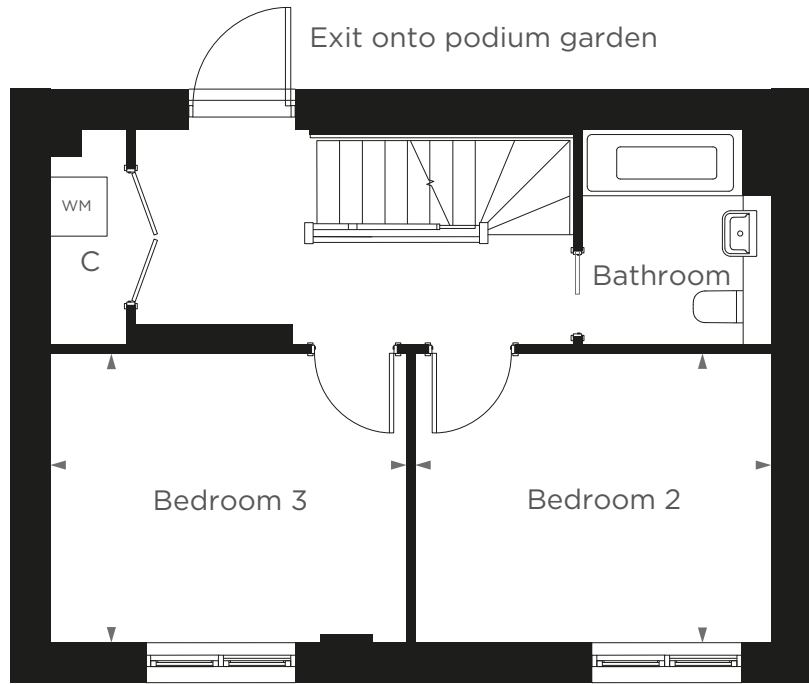


CENTRAL PARK VIEW

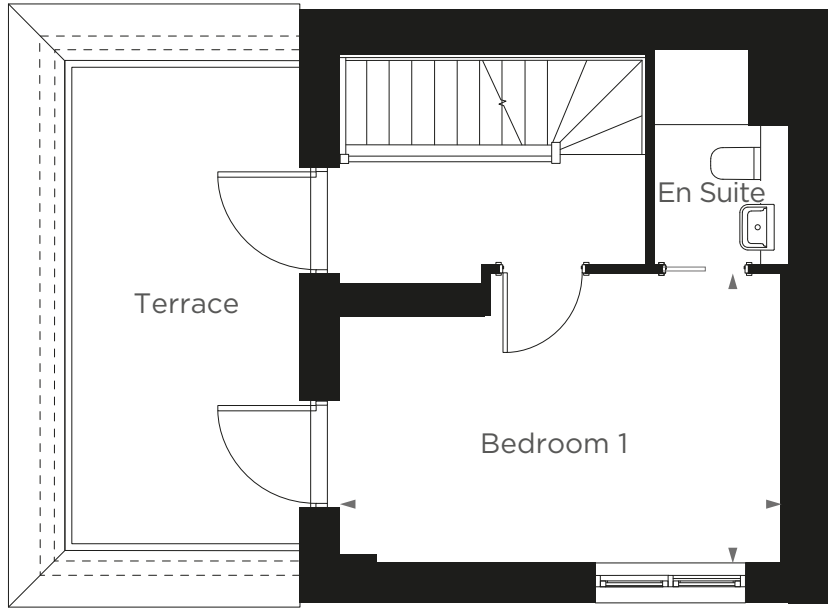
THE LEVEE - HOMES 737, 738, 739, 740 & 741



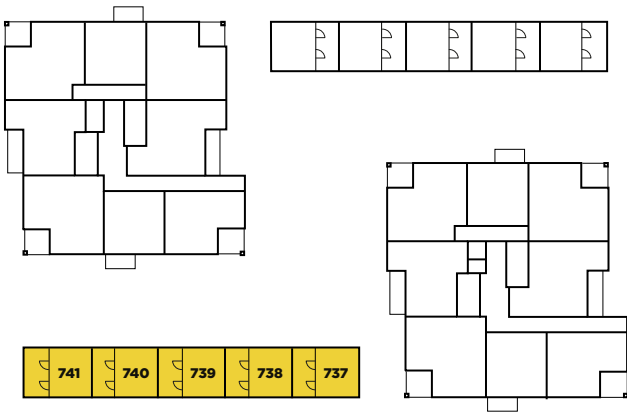
Ground Floor		
Living & Dining	6.18m x 3.34m	20'3" x 10'9"
Kitchen	5.44m x 1.47m	17'10" x 4'10"



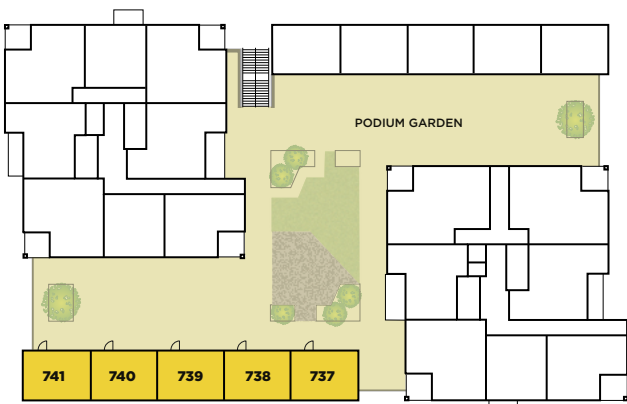
First Floor		
Bedroom 2	3.76m x 3.06m	12'4" x 10'0"
Bedroom 3	3.78m x 3.06m	12'5" x 10'0"



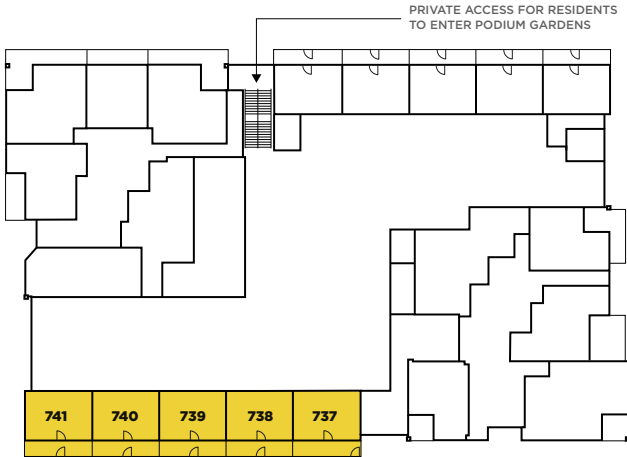
Second Floor		
Bedroom 1	4.65m x 3.03m	15'3" x 9'9"
* Terrace	5.05m x 2.42m	16'6" x 7'9"
*Dimensions vary for terrace plots, speak to a sales consultant for more details.		
Total Internal Area	109 sq m	1173 sq ft



Second Floor



First Floor



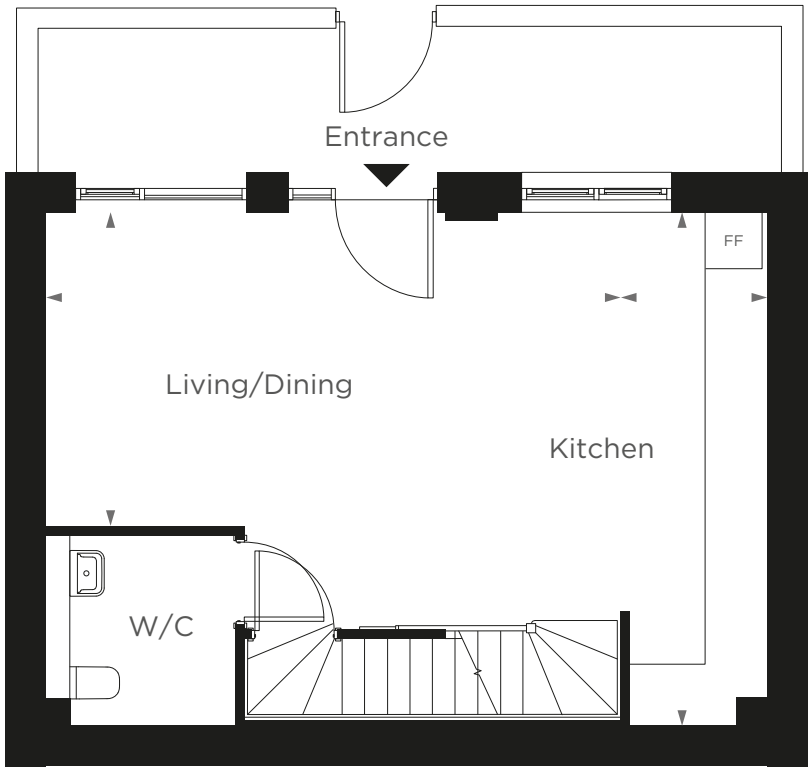
Ground Floor

The floorplan has been produced for illustrative purposes only. Room sizes shown are between arrow points as indicated on plan. The dimensions have tolerances of + or -50mm and should not be used other than for general guidance. If specific dimensions are required, enquiries should be made to the sales consultant. The floor plans shown are not to scale. Measurements are based on the original drawings. Slight variations may occur during construction.

# ROPE WALK WAY

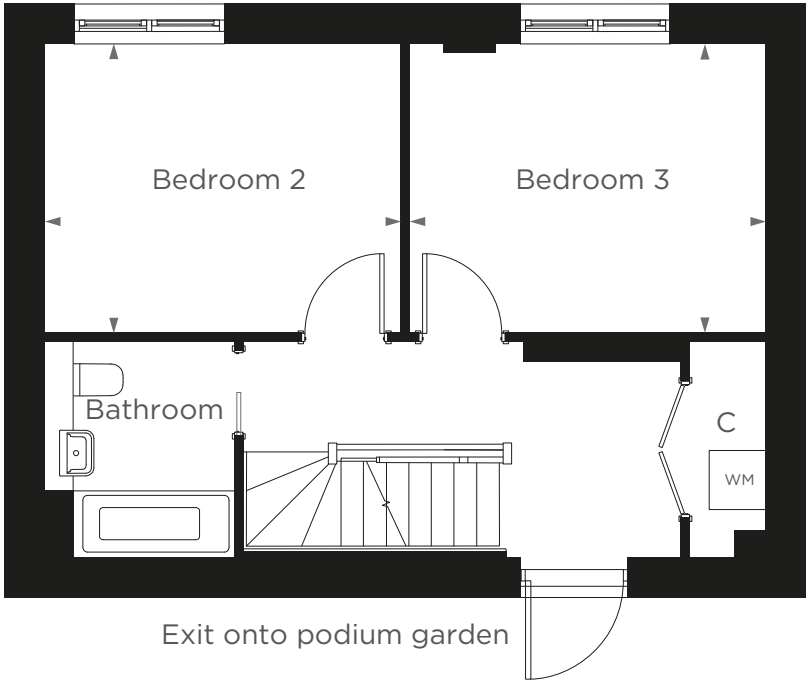
## THE LEVEE - HOMES 675, 676, 677, 678 & 679

8



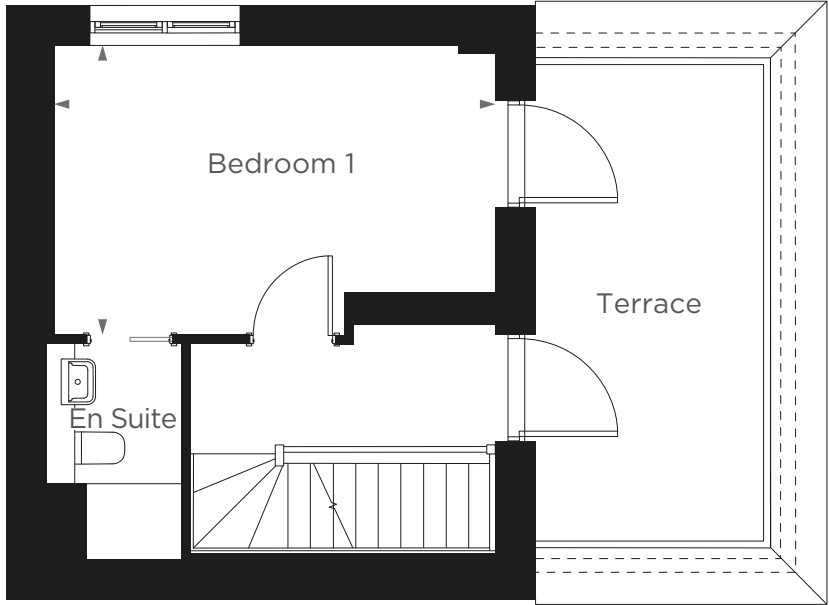
Ground Floor

Living & Dining	6.18m x 3.34m	20'3" x 10'9"
Kitchen	5.44m x 1.47m	17'10" x 4'10"



First Floor

Bedroom 2	3.76m x 3.06m	12'4" x 10'0"
Bedroom 3	3.78m x 3.06m	12'5" x 10'0"



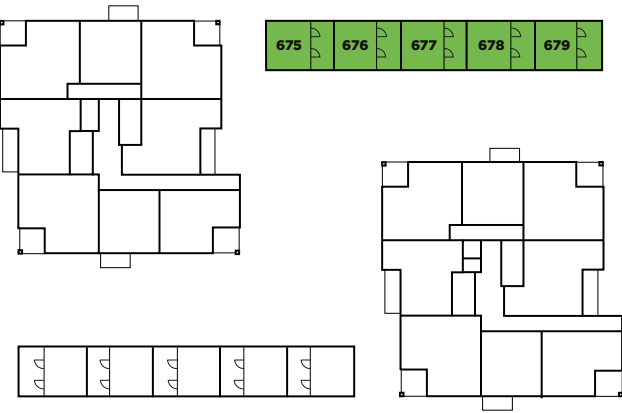
Second Floor

Bedroom 1	4.65m x 3.03m	15'3" x 9'9"
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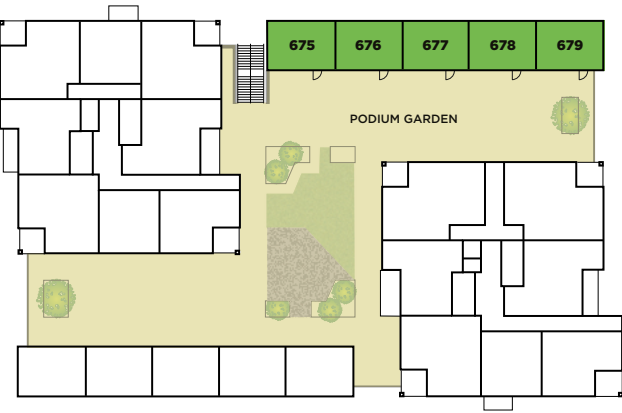
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Total Internal Area	109 sq m	1173 sq ft
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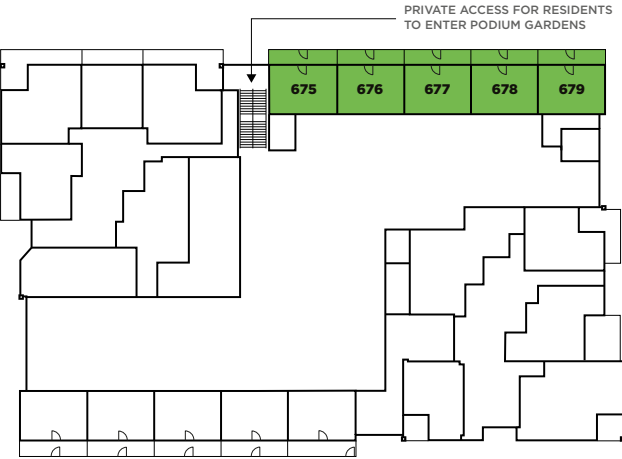
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Second Floor



First Floor



Ground Floor

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# STYLISH & CHIC SPECIFICATION

## KITCHEN

- Contemporary fitted kitchen with handles
- Laminate worktop with matching upstand
- Stainless steel one and a half bowl sink and drainer with stainless steel mixer tap
- Integrated single electric oven and combi microwave
- Induction hob with full height upstand
- Integrated recirculating extractor hood
- Integrated fridge/freezer
- Integrated dishwasher
- Freestanding washer/dryer in cupboard
- Energy efficient, white recessed downlighters to ceilings and under wall units

## BATHROOM & EN SUITE

- White semi-recessed hand basin with chrome mixer tap
- Dual flush operating plate for concealed cistern with basic L tank low height
- Ideal Standard bath filler to bathrooms with shower mixer and slider rail set to bathrooms and en suites - All in Chrome
- Amtico flooring provided with porcelain wall tiles around bath/shower
- Single ended bath with bath panel in driftwood (bathrooms only)
- Shower tray and framed shower screen (en suites only)
- Chrome towel warmer
- Shaver point
- White recessed energy efficient downlighters

## DECORATION

- Amtico flooring to kitchen, living, dining and hallway
- Carpet fitted to bedrooms
- Skirtings & architraves painted white
- All walls and ceilings painted white
- Internal doors painted satin white with brushed chrome ironmongery

## HEATING, LIGHTING & ELECTRICAL

- Power points and electrical fittings conveniently positioned throughout
- Radiators with thermostatic valves
- Sky Q wired to main lounge plate
- TV points to living area, master bedroom and all other bedrooms
- BT points provided to living area and master bedroom
- Pendant lighting to bedrooms
- Energy efficient, white recessed downlighters to all other rooms
- USB sockets to kitchen and master bedroom
- External light to terraces

## SAFETY

- Sprinklers to all properties
- Smoke and heat detectors to be provided to rooms conveniently located throughout



The specification shown is correct at the time of production. Countryside Homes is continually reviewing and updating the specification on all house types and therefore reserves the right to change specification details. Photographs depict typical [brand] interiors and may include optional upgrades. For full details regarding the current specification and finishes, please speak to our sales consultant.

Images depict a typical Countryside Homes interior



# ABOUT NOTTING HILL GENESIS

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As a leading London property developer, we are one of the most experienced and financially secure housing associations in the UK. Ideas have always been our strength and we have won awards for creative, sustainable and high-quality designs. We develop high-quality homes and vibrant communities that are designed to last.

We have ambitious plans to build 1,400 much-needed homes for London every year. With projects ranging from large community regeneration schemes to supported housing properties, we are hard at work.



# ABOUT COUNTRYSIDE HOMES

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Countryside Homes 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.

We create places people love.







# CUSTOMER SERVICE

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Our whole team is guided by our Customer Charter, ensuring we're always there for you. From our designers and skilled construction specialists to our trained Sales Consultants, we're committed to being transparent at every step so you always feel fully informed about your purchase.

We take great pride in creating homes that people truly love, building sustainable communities designed to endure. With outstanding customer service and a 10-year New Home Warranty, we're here to support you throughout the entire buying journey. We're also thrilled to have earned a 5-Star Rating from the Home Builders Federation, based on the latest Customer Satisfaction Survey within the home-building industry.

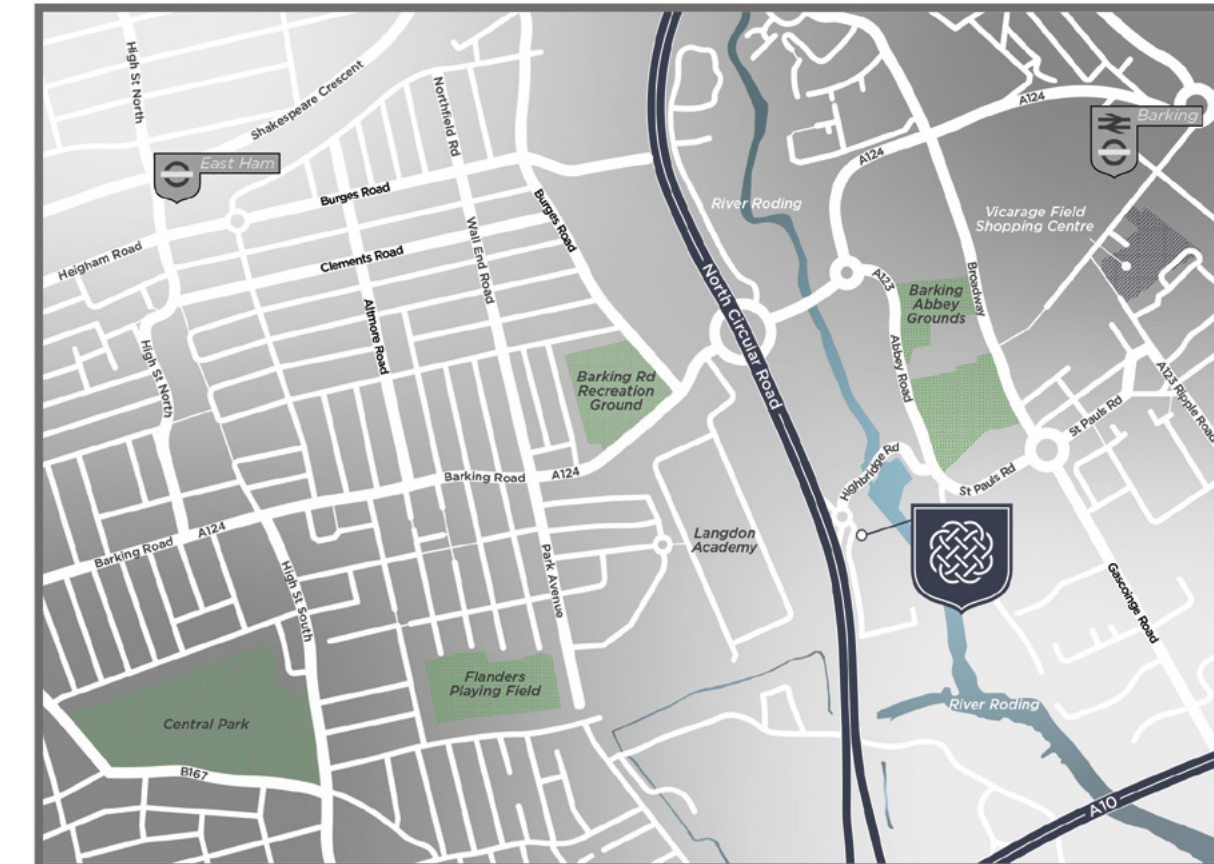


Images depict a typical Countryside Homes interior





**Selling from Beam Park Marketing Suite**  
Cortina Dr, Rainham, Dagenham RM13 8DH



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**020 3797 6955**



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**020 3797 6955**

Notting Hill  
Genesis



**COUNTRYSIDE**  
Homes