



**EASTSIDE  
QUARTER**

B E X L E Y H E A T H

ABERLEIGH COURT



ABERLEIGH COURT AT EASTSIDE QUARTER IS A COLLECTION OF 1 AND 2 BEDROOM APARTMENTS IN THE HEART OF BEXLEYHEATH

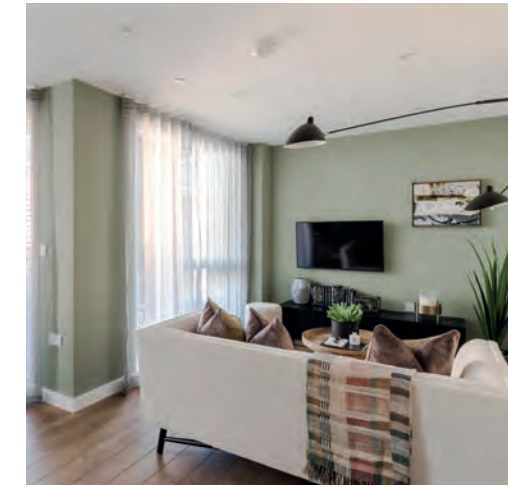
## CONTENTS

INTRODUCTION	2
LOCATION	4
TRAVEL CONNECTIONS	12
YOUR NEW HOME	14
THE PLANS	28
ABOUT BELLWAY	44
CONTACTS AND MAP	52

# LONDON LIVING BELLWAY STYLE



Photograph of Eastside Quarter communal garden and Show Apartment.



The next phase of apartments at Eastside Quarter is a collection of one and two bedroom homes offering a rare chance to position yourself at the very heart of this popular south-east London location. Eastside Quarter is situated in Bexleyheath's exciting town centre and has been designed to provide the very best in urban living with spacious interiors, a stylish modern specification and excellent connections to the city.



# AN UNRIVALLED LOCATION

Eastside Quarter is located on Bexleyheath's Broadway and couldn't be better placed for the fantastic amenities and entertainment that the town has to offer. There is a shopping centre, cinema, restaurants and more all within just a few minutes' walk, while a choice of spectacular local parks and open spaces are within easy reach. Add to this direct links to London and you have a truly unique opportunity.



Aerial image.

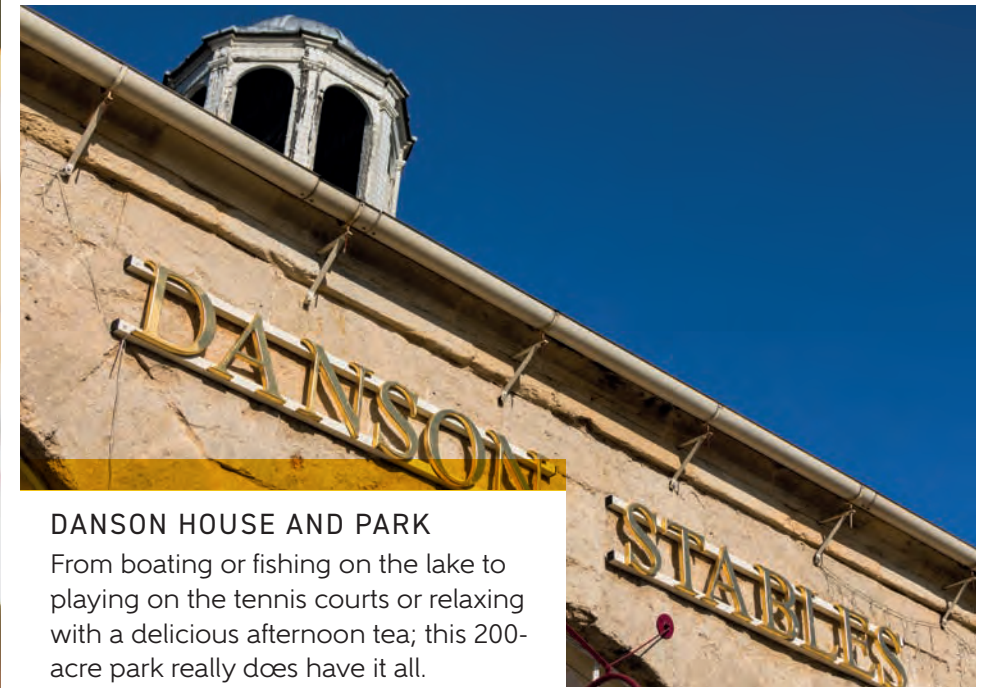
# DISCOVER BEXLEYHEATH

A THRIVING COMMUNITY AND A UNIQUE ATMOSPHERE MAKE IT EASY TO SEE WHY THIS AREA IS SO POPULAR

Bexleyheath has enjoyed a long and rich history, developing and evolving to become the commercial centre that it is today, but one thing that has remained constant throughout it all is the town's fantastic transport links to London.

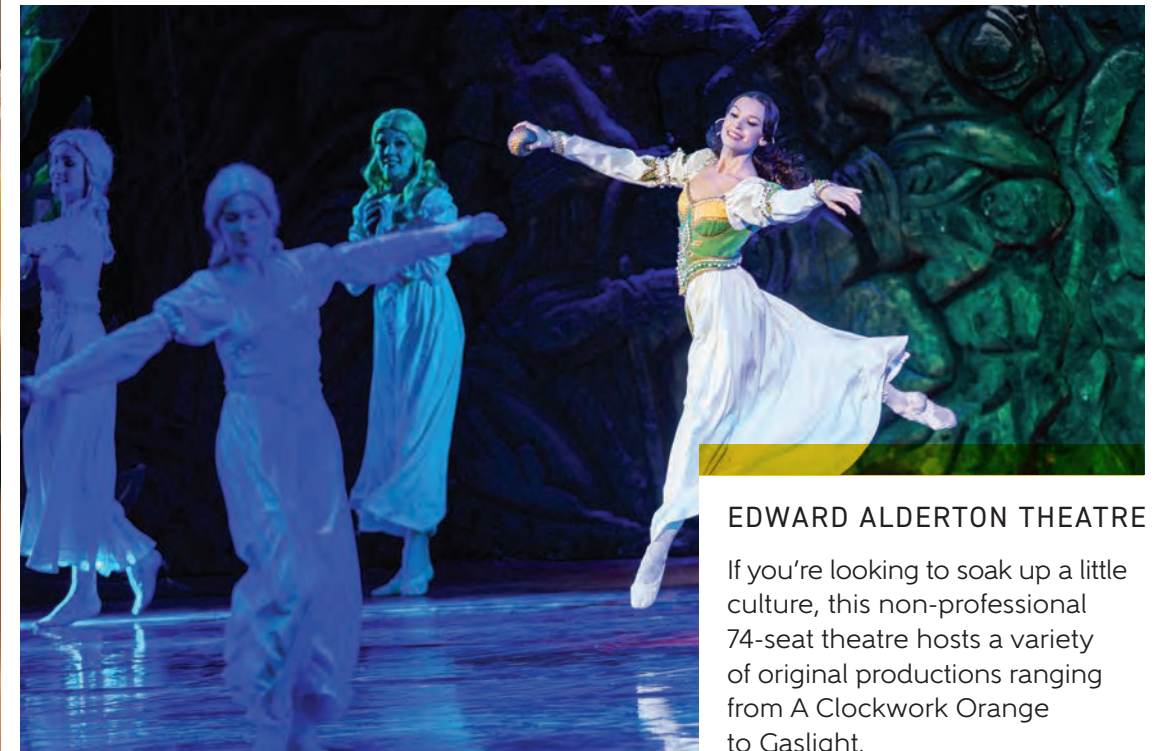
The area began life as nothing more than a collection of coaching inns along Watling Street, the ancient Roman road that ran a direct route between London and Dover. Development continued over time, attracting more and more people to the area and with the opening of the Bexleyheath railway line to complement its thriving local market, commercial premises began to set up shop.

Fast-forward a century to the Bexleyheath of today and you will find a modern and vibrant centre for shopping and entertainment that continues to develop into the future. Its strong travel connections still play an important part in the town's success, with direct links to the city popular with young professionals and families looking for a convenient commute.



### DANSON HOUSE AND PARK

From boating or fishing on the lake to playing on the tennis courts or relaxing with a delicious afternoon tea; this 200-acre park really does have it all.



### EDWARD ALDERTON THEATRE

If you're looking to soak up a little culture, this non-professional 74-seat theatre hosts a variety of original productions ranging from A Clockwork Orange to Gaslight.



### BUTTERFLY JUNGLES EXPERIENCE

Step into another world in this fascinating rainforest environment where you can roam among free-flying exotic butterflies and watch them at every stage of their life cycle.



### BEXLEYHEATH GOLF CLUB

This nine-hole parkland course offers the ideal escape from the hustle and bustle of urban life, offering not just fantastic golf, but a warm welcome to go with it.

# PARK LIFE

ENJOY AN ABUNDANCE OF PARKS AND GREEN  
OPEN SPACES ON YOUR DOORSTEP FOR  
BOTH ENERGETIC MORNINGS AND  
LAZY AFTERNOONS



RUSSELL PARK DA7 4LX

- 🚶 13 minutes on foot
- 🚲 4 minutes by bike

Close to home this 6-hectare Victorian park features 6 tennis courts, 2 bowling greens, junior football pitch and a children's playground.



MARTENS GROVE PARK  
DA7 6BD

- 🚶 16 minutes on foot
- 🚲 4 minutes by bike

Perfect for an early morning stroll or to take the children to let off some steam in the play areas. There is also a new skateboard pump track and bike club.



HALL PLACE & GARDENS  
DA5 1PQ

- 🚶 17 minutes on foot
- 🚲 4 minutes by bike

One of the South East's best-kept secrets on your doorstep. This historic Tudor mansion includes formal gardens and whimsical topiary bushes, a butterfly house and plant centre.



BEXLEYHEATH GOLF  
COURSE DA6 8JS

- 🚶 20 minutes on foot
- 🚲 6 minutes by bike

Improve your swing at this friendly golf club with 9-hole parkland course and clubhouse first established 100 years ago in 1921.



BURSTED WOODS  
DA7 6HW

- 🚶 21 minutes on foot
- 🚲 6 minutes by bike

Discover this nature conservation area with just over 12 hectares of grass and woodland which attracts butterflies, dragonflies and a wide range of resident species of birds.



DANSON PARK  
DA6 8HL

- 🚶 26 minutes on foot
- 🚲 8 minutes by bike

Danson Park is set around the stunning Grade 1 listed Danson House, facilities include fishing, canoeing, sailing and tennis with excellent options for refreshments.

# EVERYTHING ON YOUR DOORSTEP

THE CENTRE OF BEXLEYHEATH IS EXCELLENTLY APPOINTED, BENEFITTING FROM A WIDE RANGE OF AMENITIES THAT CATER FOR EVERY NEED

By day, you can browse all the latest fashion at Bexleyheath Shopping Centre, do the weekly shop at a choice of three supermarkets, take care of personal admin at a number of leading banks or enjoy brunch from a selection of cafés.

By night, check out the latest release at Cineworld, enjoy a drink at one of the many local bars, or take your pick from the likes of Bella Italia, Nando's and many others for dinner. At Eastside Quarter you have it all right on your doorstep.



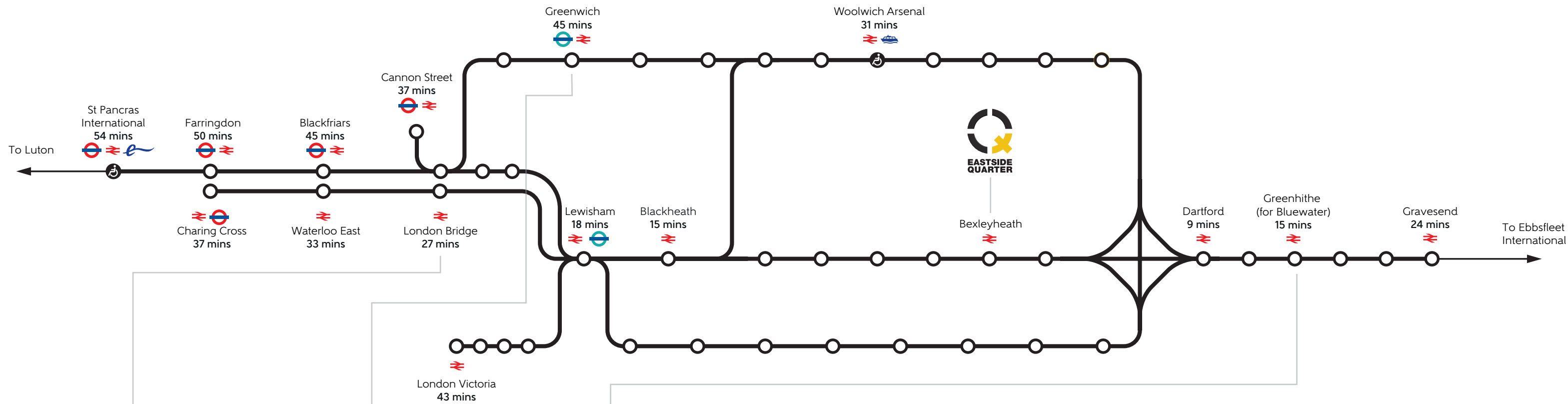
- AG Academy Gym
- AR Argos
- AS Asda
- BB Barclays Bank
- BI Bella Italia
- BCL Bexley Central Library
- BC Bexley Civic Offices
- MC Bexley Council Multi-Story Car Park
- BA Bexleyheath Academy
- CT Bexleyheath Clock Tower
- BGC Bexleyheath Golf Course
- BS Body Shop
- B Boots
- BCP Broadway Car Park
- BSCP Broadway Square Car Park
- CI Cast Iron Grill at The Marriott
- C Chinagaga
- CW Cineworld Cinema
- CC Costa Coffee
- DP Dorothy Perkins

- EL Early Learning Centre
- EJ Ernest Jones
- FB Frankie & Benny's
- FW Furze Wren
- GB Goals Bexleyheath
- GH Gravel Hill Primary School
- H&M H&M
- HS HSBC
- LB Lloyds Bank
- MS Marks & Spencer
- MB Metro Bank
- M Morleys

- N Nando's
- NW NatWest
- NL New Look
- PC Peacocks
- PP Pelham Primary School
- PE Pizza Express
- PI Premier Inn
- P Primark
- RI River Island
- RD Robert Dyers
- S Sainsbury's
- SA Santander

- SC Schuh
- SS Snappy Snaps
- SB Starbucks Coffee
- SCC St Columba's Catholic Boys' School
- SD Superdrug
- TB Tempin Bexleyheath
- TM The Meze
- TK TK Maxx
- TGS Townley Grammar School
- TU TUI Holiday Store
- ZZ Zizzi

# CONNECTED TO THE CITY AND BEYOND



BY ROAD OR BY RAIL, DARTFORD KEEPS THE CAPITAL AND THE COUNTRY WITHIN EASY REACH



LONDON BRIDGE

Mouth-watering cuisine, award-winning attractions and Europe's tallest building - it's all at London Bridge and it's all amazing.



GREENWICH

From its charming boutiques and eclectic market, right through to its world-famous attractions, what's not to love about Greenwich?



BLUEWATER

If you need a spot of retail therapy, there are few places better than Bluewater - one of the UK's most famous shopping centres.

	DISTANCE	BY CAR
A2	0.7 miles	2 minutes
M25	4.7 miles	7 minutes
DARTFORD CROSSING	5.0 miles	12 minutes
M20	8.7 miles	16 minutes
GREENWICH	8.8 miles	13 minutes
BLUEWATER	9.0 miles	15 minutes
THE O2	9.6 miles	14 minutes
CITY AIRPORT	13.4 miles	26 minutes
GATWICK AIRPORT	36.8 miles	44 minutes
STANSTED AIRPORT	43.1 miles	45 minutes

Travel distances and times are approximate only, taken from Google Maps. Travel times from the trainline.com taken from Bexleyheath train station.



# YOUR NEW HOME AWAITS

INTRODUCING ABERLEIGH COURT,  
OUR COLLECTION OF 1 AND 2  
BEDROOM APARTMENTS



Computer generated image.

# FIVE STAR FACILITIES

DISCOVER LUXURY LIVING AT EASTSIDE QUARTER WITH A PLETHORA OF FACILITIES AT YOUR FINGERTIPS

“ DON'T LIMIT YOUR CHALLENGES CHALLENGE YOUR LIMITS ”

“ YOU ARE A WINNER ”

Photograph of Eastside Quarter residents' gym.



## RESIDENTS' GYM

Keeping fit couldn't be easier with a state-of-the-art gym available for your use, just moments from your front door.



Photograph of Eastside Quarter concierge.



## CONCIERGE

From taking in parcels when you are out, to booking a taxi or helping you in with your bags, the concierge will be there for you.



## SECURE CAR PARKING

You'll rest easy knowing that when you return home every day there's car parking available for you, some spaces available with electric charging points (subject to purchase). Access to a car club scheme is also available.



**RESIDENTS' PODIUM GARDEN**

Relax and watch the sun setting from the landscaped podium garden on the first floor.

Photograph of Eastside Quarter roof garden from previous block.



**SECURE CYCLE STORAGE**

There's plenty of secure storage space on the ground floor to leave your bicycle with peace of mind.

# HOME WORKING THAT WORKS FOR YOU

WORKING FROM HOME IS MADE EASIER WITH DEDICATED WORKING SPACE AND HYPERFAST CONNECTIVITY FROM THE DAY YOU MOVE IN



DEDICATED HOME WORKING ZONE WITH ADDITIONAL SOCKETS AND USB PORTS



CONNECT TO HYPEROPTIC BROADBAND, THAT'S 12X FASTER\* THAN THE UK AVERAGE, FROM THE DAY YOU MOVE IN

The apartments at Eastside Quarter offer versatility to create a practical home-working environment. Spacious, open-plan interiors with additional sockets and USB ports for home working zones and the option of transforming a spare bedroom into a dedicated home office, makes it easy to create a healthy balance between personal and professional life.

Getting online couldn't be easier, your new home at Eastside Quarter will be connected to hyper-fast broadband and can be activated on the day you move in with a simple telephone call.

Photograph taken at nearby development. \*Broadband speed calculations: The UK's average broadband speeds are 71.8Mbps for downloads and 14.2Mbps for uploads, compared to Hyperoptic's top average speed of 900Mbps which is achieved through a wired connection. Average speeds taken from Ofcom's 'UK Home Broadband Performance' measurement period May 2020.



## THE LIVING SPACE

- 1 | Walls and ceilings finished in white
- 2 | Laminate wood flooring
- 3 | Pencil rounded skirting and architraves
- 4 | Media plate to living room with Sky Q/Sky+ HD (connection to Sky to be arranged by purchaser via communal satellite dish)
- 5 | LED downlights to living rooms with dimmer switch
- 6 | Mains linked smoke detector with battery backup
- 7 | Aluminium composite doors and windows
- 8 | Video door entry system
- 9 | Heating and hot water provided via central boiler



## THE KITCHEN

- 1 | Soft close doors and drawers
- 2 | Handle-less wall units
- 3 | Built in stainless steel oven, ceramic hob and hood
- 4 | Integrated fridge/freezer
- 5 | Removable cupboard with space for a dishwasher and microwave (to selected apartments where space allows)
- 6 | Feature LED lighting
- 7 | Satin chrome sockets and switches

All appliances come complete with manufacturer warranties for your peace of mind.



## THE BEDROOMS

- 1 | Fitted wardrobes to bedroom 1
- 2 | BT socket and TV/data point to bedroom 1
- 3 | Carpets to all bedrooms
- 4 | Energy efficient pendant light to all bedrooms



## THE BATHROOM AND EN SUITE

- 1 | White Roca sanitaryware
- 2 | Chrome Bristan fittings
- 3 | Floor mounted WC with concealed cistern
- 4 | Roca dual chrome flush
- 5 | Fully ceramic tiled walls around bath/shower (half tiled to remaining walls)
- 6 | Ceramic tiles to floor
- 7 | Armarii slot-in shelving (to selected apartments)
- 8 | Mira 'Agile ERD' thermostatic shower
- 9 | Heated chrome towel rail
- 10 | Wall mirror over hand basin and WC

# UPGRADE AND PERSONALISE YOUR HOME

TAILOR YOUR INTERIORS TO REFLECT YOUR TASTE

Every Bellway home has been lovingly designed and crafted to provide a versatile living space that is simply begging to be turned from a blank canvas into a place to call home. It's for this reason that Bellway Additions offers you the opportunity to upgrade your interior specification to reflect your own personality.

We have a range of options available, from adding integrated appliances to upgrading your flooring and bathroom tiles. Once you have chosen your Additions we'll ensure they are all expertly fitted and finished by the time you move in, giving you the peace of mind that your new home will reflect your own personal taste from day one.

## FLOORING

Completely transform your interior by selecting from a variety of Amtico, laminate and carpets.



## BEDROOMS

Additional fitted wardrobes can be installed to spare bedrooms providing extra made-to-measure storage.



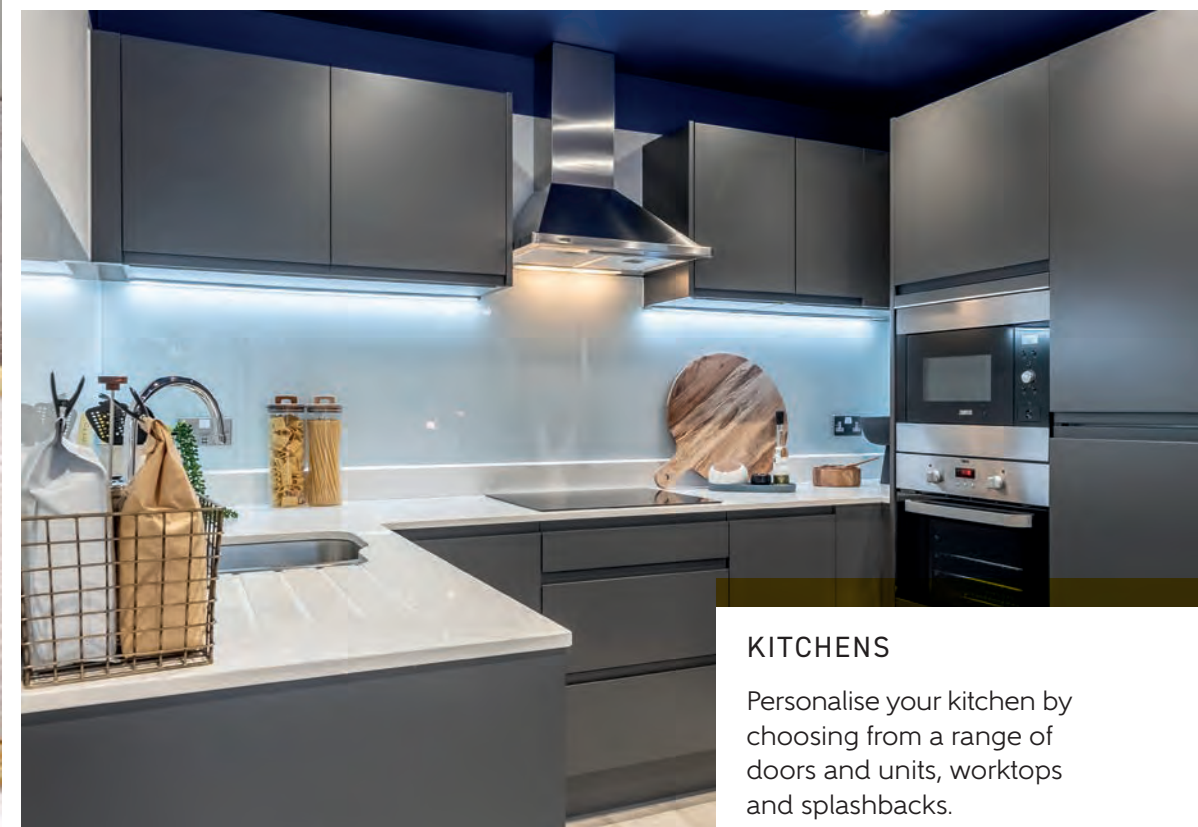
## BATHROOMS

Choose from a range of high quality floor and wall tiles, with the option to go full height on all walls.



## APPLIANCES

In addition to the appliances included as standard, we can supply and install an A+ rated dishwasher or microwave in your kitchen or a washer dryer in hall cupboard (to selected apartments where space allows).



## KITCHENS

Personalise your kitchen by choosing from a range of doors and units, worktops and splashbacks.

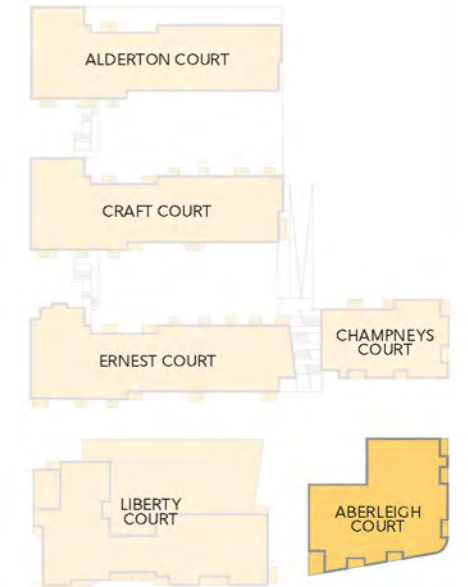
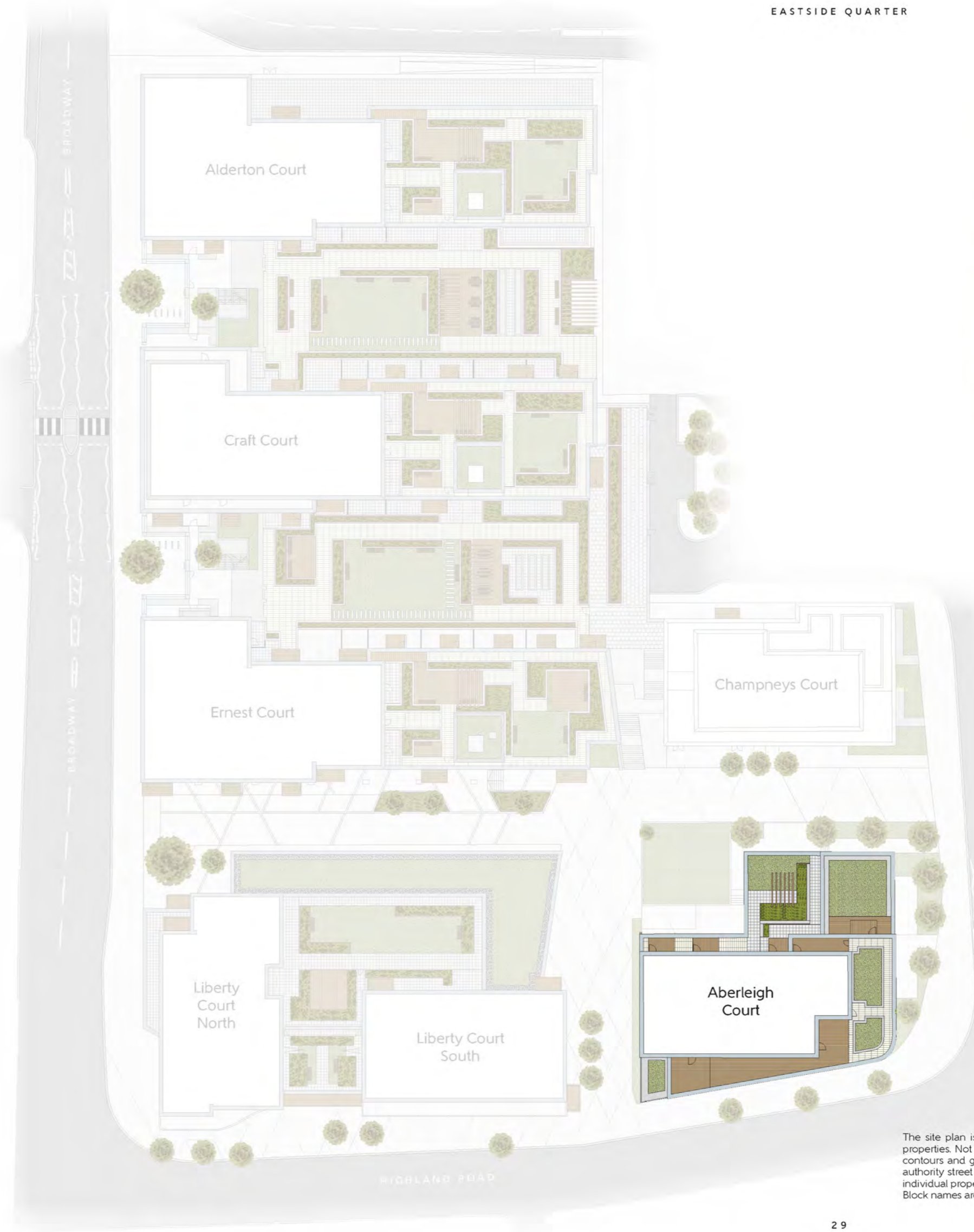


The options available may vary by development and orders can only be accepted up to certain stages of the construction process. Please ask your Sales Advisor to show you the full range of product upgrades available on your development and chosen home.



**EASTSIDE QUARTER**  
BEXLEY HEATH

**DEVELOPMENT PLAN**

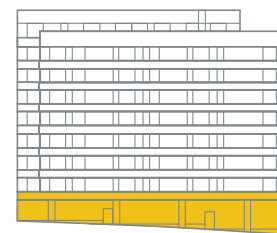
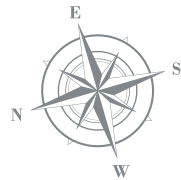


The site plan is drawn to show the relative position of individual properties. Not to scale. These are drawings and will not show land contours and gradients, boundary treatments, landscaping or local authority street lighting. Footpaths subject to change. For details of individual properties and availability please refer to our Sales Advisor. Block names are for marketing purposes only.

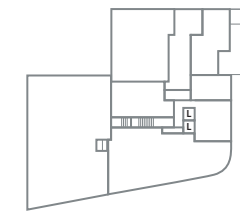




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Elevation



Ground Floor

KEY

-  Affordable Homes

# ABERLEIGH COURT

Two bedroom apartment  
UPPER GROUND FLOOR Plot 414

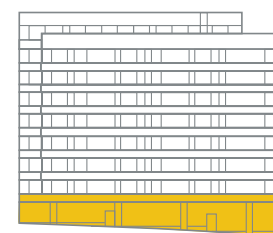
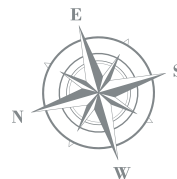
**PLOT 414** TYPE EQ2.19

Kitchen/Living/Dining Room	5.740m x 4.006m	18'10" x 13'2"
Bedroom 1	3.800m x 3.571m	12'6" x 11'9"
Bedroom 2	3.871m x 3.600m	12'8" x 11'10"
<b>Total Area</b>	<b>68.5 sq.m.</b>	<b>737.3 sq.ft.</b>



**PLOT 414**  
TYPE EQ2.19

Some items shown in this key may be subject to change, and positions could vary from those indicated on this floorplan. Please refer to Sales Advisor for details of your selected plot. External finishes, landscaping and configuration may vary from plot to plot. Please refer to Sales Advisor for further details. All dimensions are approximate and should not be used for carpet sizes, appliance spaces or furniture. Furniture not to scale and all positions are indicative. **Kitchen layouts are subject to change.** We operate a policy of continuous improvement and individual features such as kitchen and bathroom layouts, doors, windows, garages and elevational treatments may vary from time to time. Consequently these particulars should be treated as general guidance only and do not constitute a contract, part of a contract or a warranty.



Elevation



Upper Ground Floor

**KEY**

- 2 Bedroom Apartment
- Affordable Homes
- W Fitted Wardrobe
- Indicates where dimensions are taken from
- Suggested working from home area with home office twin sockets, USB ports and data connections

# ABERLEIGH COURT

One and two bedroom apartments  
FIRST FLOOR Plots 415-422

### PLOT 415 TYPE EQ2.20

Kitchen/Dining Room	3.810m x 3.593m	12'6" x 11'9"
Living Room	4.824m x 4.360m	15'10" x 14'4"
Bedroom 1	5.005m x 2.750m	16'5" x 9'0"
Bedroom 2	4.110m x 3.327m	13'6" x 10'11"
<b>Total Area</b>	<b>74.6 sq.m.</b>	<b>802.9 sq.ft.</b>

### PLOT 416 TYPE EQ2.21

Kitchen/Living/Dining Room	5.476m x 4.661m	18'0" x 15'4"
Bedroom 1	5.193m x 2.750m	17'0" x 9'0"
Bedroom 2	5.293m x 2.656m	17'4" x 8'9"
<b>Total Area</b>	<b>70.9 sq.m.</b>	<b>763.6 sq.ft.</b>

### PLOT 417 TYPE EQ2.22

Kitchen/Living/Dining Room	5.734m x 4.205m	18'10" x 13'10"
Bedroom 1	6.817m x 2.750m	22'4" x 9'0"
Bedroom 2	5.094m x 2.656m	16'9" x 8'9"
<b>Total Area</b>	<b>72.4 sq.m.</b>	<b>779.1 sq.ft.</b>

### PLOT 418 TYPE EQ2.23 WCH

Kitchen/Living/Dining Room	6.603m x 5.209m	21'8" x 17'1"
Bedroom 1	4.556m x 3.608m	14'11" x 11'10"
Bedroom 2	4.509m x 3.003m	14'10" x 9'10"
<b>Total Area</b>	<b>86.3 sq.m.</b>	<b>928.8 sq.ft.</b>

### PLOT 419 TYPE EQ1.22

Kitchen/Living/Dining Room	7.246m x 3.849m	23'9" x 12'8"
Bedroom	4.996m x 3.550m	16'5" x 11'8"
<b>Total Area</b>	<b>54.6 sq.m.</b>	<b>588.2 sq.ft.</b>

### PLOT 420 TYPE EQ1.23

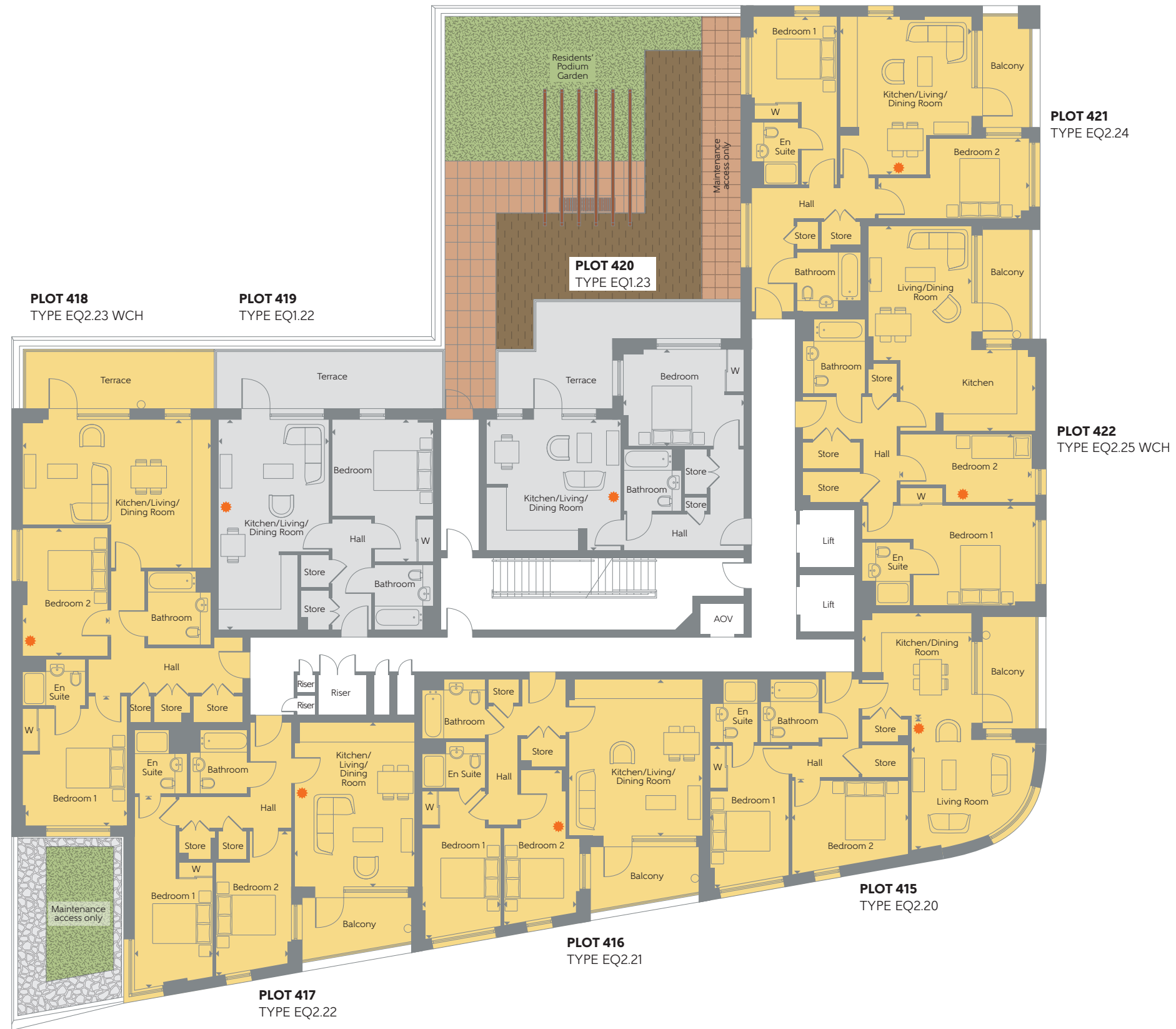
Kitchen/Living/Dining Room	4.687m x 4.521m	15'5" x 14'10"
Bedroom	4.170m x 3.396m	13'8" x 11'2"
<b>Total Area</b>	<b>50.7 sq.m.</b>	<b>546.1 sq.ft.</b>

### PLOT 421 TYPE EQ2.24

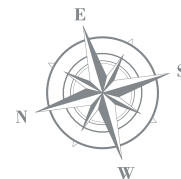
Kitchen/Living/Dining Room	5.565m x 4.508m	18'3" x 14'9"
Bedroom 1	5.915m x 2.890m	19'5" x 9'11"
Bedroom 2	5.300m x 2.790m	17'5" x 9'2"
<b>Total Area</b>	<b>71.9 sq.m.</b>	<b>773.5 sq.ft.</b>

### PLOT 422 TYPE EQ2.25 WCH

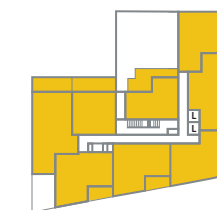
Kitchen	4.710m x 2.878m	15'5" x 9'5"
Living/Dining Room	4.685m x 3.610m	15'4" x 11'10"
Bedroom 1	6.060m x 3.500m	19'11" x 11'6"
Bedroom 2	4.760m x 2.400m	15'7" x 7'10"
<b>Total Area</b>	<b>82.7 sq.m.</b>	<b>889.8 sq.ft.</b>



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Elevation



First Floor

#### KEY

- 1 Bedroom Apartment
- 2 Bedroom Apartment
- WCH Wheelchair Adaptable
- W Fitted Wardrobe
- ▶ Indicates where dimensions are taken from
- Suggested working from home area with home office twin sockets, USB ports and data connections

# ABERLEIGH COURT

One and two bedroom apartments  
SECOND TO THIRD FLOORS Plots 423-438

### PLOTS 423 & 431 TYPE EQ2.20

Kitchen/Dining Room	3.810m x 3.593m	12'6" x 11'9"
Living Room	4.824m x 4.360m	15'10" x 14'4"
Bedroom 1	5.005m x 2.750m	16'5" x 9'0"
Bedroom 2	4.110m x 3.327m	13'6" x 10'11"
<b>Total Area</b>	<b>74.6 sq.m.</b>	<b>802.9 sq.ft.</b>

### PLOTS 424 & 432 TYPE EQ2.21

Kitchen/Living/Dining Room	5.476m x 4.661m	18'0" x 15'4"
Bedroom 1	5.193m x 2.750m	17'0" x 9'0"
Bedroom 2	5.293m x 2.656m	17'4" x 8'9"
<b>Total Area</b>	<b>70.9 sq.m.</b>	<b>763.6 sq.ft.</b>

### PLOTS 425 & 433 TYPE EQ2.22

Kitchen/Living/Dining Room	5.734m x 4.205m	18'10" x 13'10"
Bedroom 1	6.817m x 2.750m	22'4" x 9'0"
Bedroom 2	5.094m x 2.656m	16'9" x 8'9"
<b>Total Area</b>	<b>72.4 sq.m.</b>	<b>779.1 sq.ft.</b>

### PLOTS 426 & 434 TYPE EQ2.23 WCH

Kitchen/Living/Dining Room	6.603m x 5.209m	21'8" x 17'1"
Bedroom 1	4.556m x 3.608m	14'11" x 11'10"
Bedroom 2	4.509m x 3.003m	14'10" x 9'10"
<b>Total Area</b>	<b>86.3 sq.m.</b>	<b>928.8 sq.ft.</b>

### PLOTS 427 & 435 TYPE EQ2.26

Kitchen/Living/Dining Room	7.252m x 3.610m	23'10" x 11'10"
Bedroom 1	4.521m x 2.850m	14'10" x 9'4"
Bedroom 2	3.921m x 2.400m	12'10" x 7'10"
<b>Total Area</b>	<b>61.8 sq.m.</b>	<b>665.7 sq.ft.</b>

### PLOTS 428 & 436 TYPE EQ1.23

Kitchen/Living/Dining Room	4.687m x 4.521m	15'5" x 14'10"
Bedroom	4.170m x 3.396m	13'8" x 11'2"
<b>Total Area</b>	<b>50.7 sq.m.</b>	<b>546.1 sq.ft.</b>

### PLOTS 429 & 437 TYPE EQ2.24

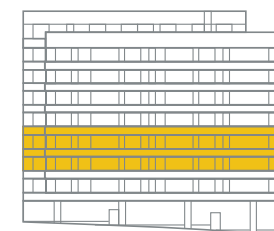
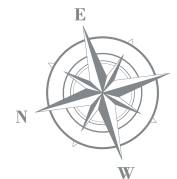
Kitchen/Living/Dining Room	5.565m x 4.508m	18'3" x 14'9"
Bedroom 1	5.915m x 2.890m	19'5" x 9'11"
Bedroom 2	5.300m x 2.790m	17'5" x 9'2"
<b>Total Area</b>	<b>71.9 sq.m.</b>	<b>773.5 sq.ft.</b>

### PLOTS 430 & 438 TYPE EQ2.25 WCH

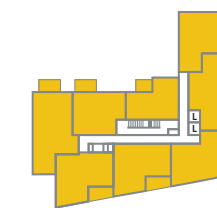
Kitchen	4.710m x 2.878m	15'5" x 9'5"
Living/Dining Room	4.685m x 3.610m	15'4" x 11'10"
Bedroom 1	6.060m x 3.500m	19'11" x 11'6"
Bedroom 2	4.760m x 2.400m	15'7" x 7'10"
<b>Total Area</b>	<b>82.7 sq.m.</b>	<b>889.8 sq.ft.</b>



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Elevation



Second to Third Floors

#### KEY

- 1 Bedroom Apartment
- 2 Bedroom Apartment
- WCH Wheelchair Adaptable
- W Fitted Wardrobe
- ▶ Indicates where dimensions are taken from
- Suggested working from home area with home office twin sockets, USB ports and data connections

# ABERLEIGH COURT

One and two bedroom apartments  
FOURTH FLOOR Plots 439-445

### PLOT 439 TYPE EQ2.20

Kitchen/Dining Room	3.810m x 3.593m	12'6" x 11'9"
Living Room	4.824m x 4.360m	15'10" x 14'4"
Bedroom 1	5.005m x 2.750m	16'5" x 9'0"
Bedroom 2	4.110m x 3.327m	13'6" x 10'11"
<b>Total Area</b>	<b>74.6 sq.m.</b>	<b>802.9 sq.ft.</b>

### PLOT 440 TYPE EQ2.21

Kitchen/Living/Dining Room	5.476m x 4.661m	18'0" x 15'4"
Bedroom 1	5.193m x 2.750m	17'0" x 9'0"
Bedroom 2	5.293m x 2.656m	17'4" x 8'9"
<b>Total Area</b>	<b>70.9 sq.m.</b>	<b>763.6 sq.ft.</b>

### PLOT 441 TYPE EQ2.22

Kitchen/Living/Dining Room	5.734m x 4.205m	18'10" x 13'10"
Bedroom 1	6.817m x 2.750m	22'4" x 9'0"
Bedroom 2	5.094m x 2.656m	16'9" x 8'9"
<b>Total Area</b>	<b>72.4 sq.m.</b>	<b>779.1 sq.ft.</b>

### PLOT 442 TYPE EQ2.23 WCH

Kitchen/Living/Dining Room	6.603m x 5.209m	21'8" x 17'1"
Bedroom 1	4.556m x 3.608m	14'11" x 11'10"
Bedroom 2	4.509m x 3.003m	14'10" x 9'10"
<b>Total Area</b>	<b>86.3 sq.m.</b>	<b>928.8 sq.ft.</b>

### PLOT 443 TYPE EQ2.26

Kitchen/Living/Dining Room	7.302m x 3.649m	23'11" x 12'0"
Bedroom 1	4.521m x 2.850m	14'10" x 9'4"
Bedroom 2	3.921m x 2.400m	12'10" x 7'10"
<b>Total Area</b>	<b>61.8 sq.m.</b>	<b>665.7 sq.ft.</b>

### PLOT 444 TYPE EQ1.23

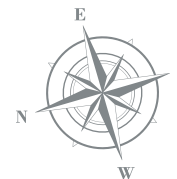
Kitchen/Living/Dining Room	4.687m x 4.521m	15'5" x 14'10"
Bedroom	4.170m x 3.396m	13'8" x 11'2"
<b>Total Area</b>	<b>50.7 sq.m.</b>	<b>546.1 sq.ft.</b>

### PLOT 445 TYPE EQ2.27

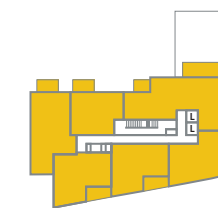
Kitchen/Living/Dining Room	5.850m x 5.458m	19'2" x 17'11"
Bedroom 1	5.020m x 3.760m	16'6" x 12'4"
Bedroom 2	4.040m x 3.858m	13'3" x 12'8"
<b>Total Area</b>	<b>74.9 sq.m.</b>	<b>806.2 sq.ft.</b>



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Elevation



Fourth Floor

#### KEY

- 1 Bedroom Apartment
- 2 Bedroom Apartment
- WCH Wheelchair Adaptable
- W Fitted Wardrobe
- ▶ Indicates where dimensions are taken from
- Suggested working from home area with home office twin sockets, USB ports and data connections

# ABERLEIGH COURT

One and two bedroom apartments  
FIFTH TO SEVENTH FLOORS Plots 446-466

### PLOTS 446, 453 & 460 TYPE EQ2.20

Kitchen/Dining Room	3.810m x 3.593m	12'6" x 11'9"
Living Room	4.824m x 4.360m	15'10" x 14'4"
Bedroom 1	5.005m x 2.750m	16'5" x 9'0"
Bedroom 2	4.110m x 3.327m	13'6" x 10'11"
<b>Total Area</b>	<b>74.6 sq.m.</b>	<b>802.9 sq.ft.</b>

### PLOTS 447, 454 & 461 TYPE EQ2.21

Kitchen/Living/Dining Room	5.476m x 4.661m	18'0" x 15'4"
Bedroom 1	5.193m x 2.750m	17'0" x 9'0"
Bedroom 2	5.293m x 2.656m	17'4" x 8'9"
<b>Total Area</b>	<b>70.9 sq.m.</b>	<b>763.6 sq.ft.</b>

### PLOTS 448, 455 & 462 TYPE EQ2.22

Kitchen/Living/Dining Room	5.734m x 4.205m	18'10" x 13'10"
Bedroom 1	6.817m x 2.750m	22'4" x 9'0"
Bedroom 2	5.094m x 2.656m	16'9" x 8'9"
<b>Total Area</b>	<b>72.4 sq.m.</b>	<b>779.1 sq.ft.</b>

### PLOTS 449, 456 & 463 TYPE EQ2.23 WCH

Kitchen/Living/Dining Room	6.603m x 5.209m	21'8" x 17'1"
Bedroom 1	4.556m x 3.608m	14'11" x 11'10"
Bedroom 2	4.509m x 3.003m	14'10" x 9'10"
<b>Total Area</b>	<b>86.3 sq.m.</b>	<b>928.8 sq.ft.</b>

### PLOTS 450, 457 & 464 TYPE EQ2.26

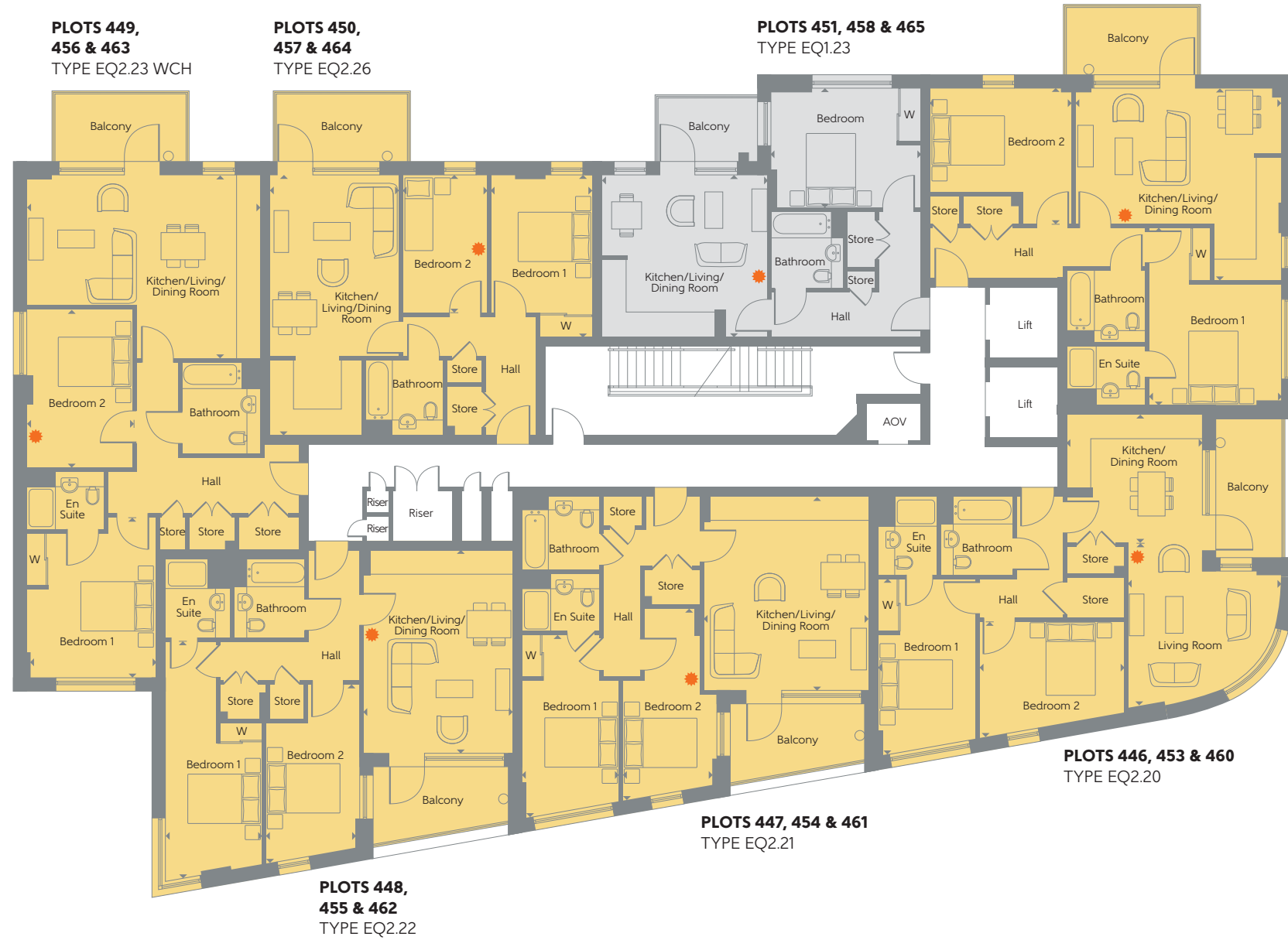
Kitchen/Living/Dining Room	7.302m x 3.649m	23'11" x 12'0"
Bedroom 1	4.521m x 2.850m	14'10" x 9'4"
Bedroom 2	3.921m x 2.400m	12'10" x 7'10"
<b>Total Area</b>	<b>61.8 sq.m.</b>	<b>665.7 sq.ft.</b>

### PLOTS 451, 458 & 465 TYPE EQ1.23

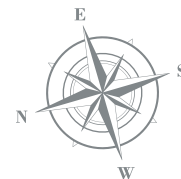
Kitchen/Living/Dining Room	4.687m x 4.521m	15'5" x 14'10"
Bedroom	4.170m x 3.396m	13'8" x 11'2"
<b>Total Area</b>	<b>50.7 sq.m.</b>	<b>546.1 sq.ft.</b>

### PLOTS 452, 459 & 466 TYPE EQ2.27

Kitchen/Living/Dining Room	5.850m x 5.458m	19'2" x 17'11"
Bedroom 1	5.020m x 3.760m	16'6" x 12'4"
Bedroom 2	4.040m x 3.858m	13'3" x 12'8"
<b>Total Area</b>	<b>74.9 sq.m.</b>	<b>806.2 sq.ft.</b>



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Elevation



Fifth to Seventh Floors

#### KEY

- 1 Bedroom Apartment
- 2 Bedroom Apartment
- WCH Wheelchair Adaptable
- W Fitted Wardrobe
- Indicates where dimensions are taken from
- Suggested working from home area with home office twin sockets, USB ports and data connections

# ABERLEIGH COURT

One and two bedroom apartments  
EIGHTH FLOOR Plots 467-470

### PLOT 467 TYPE EQ2.28

Kitchen/Living/Dining Room	6.587m x 5.060m	21'7" x 16'7"
Bedroom 1	4.200m x 3.579m	13'9" x 11'9"
Bedroom 2	3.295m x 2.770m	10'10" x 9'1"
<b>Total Area</b>	<b>69.2 sq.m.</b>	<b>744.5 sq.ft.</b>

### PLOT 468 TYPE EQ2.29 WCH

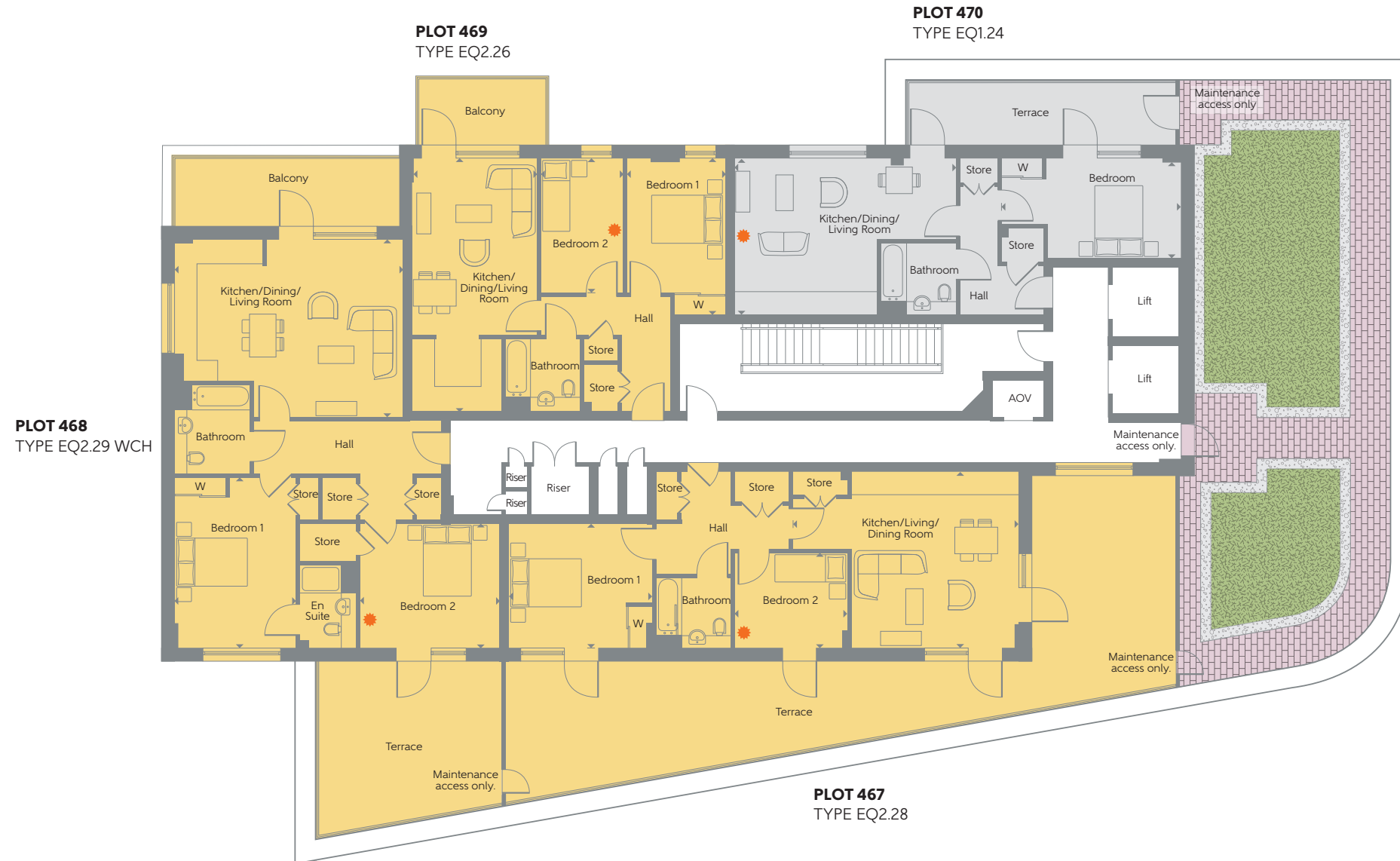
Kitchen/Living/Dining Room	6.553m x 5.163m	21'6" x 16'11"
Bedroom 1	4.980m x 3.645m	16'4" x 12'0"
Bedroom 2	3.949m x 3.579m	12'11" x 11'9"
<b>Total Area</b>	<b>92.1 sq.m.</b>	<b>991.4 sq.ft.</b>

### PLOT 469 TYPE EQ2.26

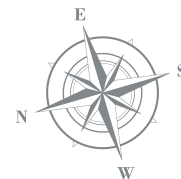
Kitchen/Living/Dining Room	7.302m x 3.649m	23'11" x 12'0"
Bedroom 1	4.521m x 2.850m	14'10" x 9'4"
Bedroom 2	3.921m x 2.400m	12'10" x 7'10"
<b>Total Area</b>	<b>61.8 sq.m.</b>	<b>665.7 sq.ft.</b>

### PLOT 470 TYPE EQ1.24

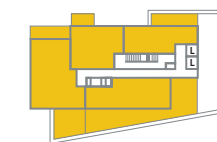
Kitchen/Living/Dining Room	6.437m x 4.471m	21'1" x 14'8"
Bedroom	5.221m x 2.871m	17'2" x 9'5"
<b>Total Area</b>	<b>51.8 sq.m.</b>	<b>557.6 sq.ft.</b>



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Elevation



Eighth Floor

#### KEY

- 1 Bedroom Apartment
- 2 Bedroom Apartment
- WCH Wheelchair Adaptable
- W Fitted Wardrobe
- Indicates where dimensions are taken from
- ★ Suggested working from home area with home office twin sockets, USB ports and data connections

# A REPUTATION BUILT ON SOLID FOUNDATIONS

BELLWAY LONDON HAS BEEN BUILDING EXCEPTIONAL QUALITY NEW HOMES THROUGHOUT THE UK FOR OVER 75 YEARS, CREATING OUTSTANDING PROPERTIES IN DESIRABLE LOCATIONS

Bellway London has earned a strong reputation for high standards of design, build quality and customer service. From the location of the site, to the design of the home, to the materials selected, we ensure that our impeccable attention to detail is at the forefront of our build process.

We create developments which foster strong communities and integrate seamlessly with the local area. Each year, Bellway London commits to supporting education initiatives, providing transport and highways improvements, healthcare facilities and preserving - as well as creating - open spaces for everyone to enjoy.

Our high standards are reflected in our dedication to customer service and we believe that the process of buying and owning a Bellway London home is a pleasurable and straightforward one. Having the knowledge, support and advice from a committed Bellway London team member will ensure your home-buying experience is seamless and rewarding, at every step of the way.

Bellway London abides by the New Homes Quality Code, an independent industry code established to champion quality new homes and deliver better outcomes for consumers.



## OUR PASSION FOR GREAT CUSTOMER CARE

FROM THE FIRST DAY YOU VISIT ONE OF OUR SALES CENTRES TO THE DAY YOU MOVE IN, WE AIM TO PROVIDE A LEVEL OF SERVICE AND AFTER-SALES CARE THAT IS SECOND TO NONE

Each home is quality checked by our site managers and sales advisors, after which we invite our customers to a pre-occupation visit. These personalised visits provide a valuable opportunity for homeowners to understand the various running aspects of their new home. On the move-in day our site and sales personnel will be there to ensure that the move-in is achieved as smoothly as possible.

Providing high levels of customer care and building quality homes is our main priority. However, we are aware that errors do sometimes occur and where this happens, it has always been our intention to minimise inconvenience and resolve any outstanding issues at the earliest opportunity. In managing

this process we have after sales support that is specifically tasked to respond to all customer enquiries. We have a 24 hour emergency helpline and provide a comprehensive information pack that details the working aspects of a new home. Our homes come with a 10-year NHBC Buildmark policy which includes deposit protection from exchange of contracts, a two-year builder warranty from legal completion, and then eight years of structural defects insurance cover.\*

We are confident that our approach to building and selling new homes coupled with our Customer Care programme will provide you with many years of enjoyment in your new home.

\*For more details, we advise you to visit the NHBC website at [www.nhbc.co.uk/homeowners](http://www.nhbc.co.uk/homeowners) and take a look at the 'Welcome to NHBC warranty and insurance' brochure.



Bellway | London

# OUR PORTFOLIO

BELLWAY LONDON HAS BEEN DELIVERING HOMES OF UNRIVALLED QUALITY IN LONDON FOR OVER 75 YEARS. WE HAVE BUILT COMMUNITIES, SHAPED SKYLINES AND CONTRIBUTED TO INFRASTRUCTURE UPGRADES TO HELP BUILD A GREATER LONDON



Photograph of Explorers Wharf, Limehouse.

## COMPLETED DEVELOPMENTS

### THE RESIDENCE

NINE ELMS



Photograph of The Residence.

- 1, 2 and 3 bedroom apartments & penthouses
- Podium gardens
- 24 hour concierge
- Private residents' gym
- Meeting suite
- Media room
- Secure car parking
- Opposite the new US Embassy
- Walking distance to new Nine Elms Zone 1 station
- Completed in 2020

### LEGACY WHARF

STRATFORD



Photograph of Legacy Wharf.

- 1, 2 and 3 bedroom apartments
- Concierge
- Fitness centre
- Communal gardens and play areas
- Part of the regeneration of Stratford
- Walking distance of Pudding Mill Lane DLR
- First phase completed in 2019

### EXPLORERS WHARF

LIMEHOUSE

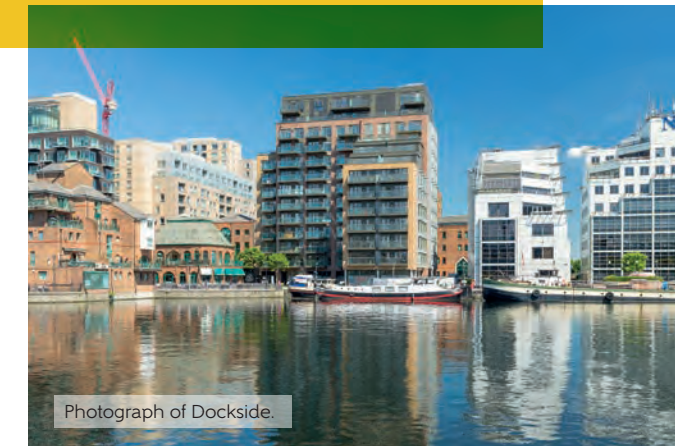


Photograph of Explorers Wharf.

- 1, 2 and 3 bedroom waterside apartments
- Residents' gym
- Concierge
- Landscaped podium and roof gardens
- Walking distance to Westferry DLR
- Completed in 2020

### DOCKSIDE

TURNBERRY QUAY



Photograph of Dockside.

- 1, 2 and 3 bedroom apartments with panoramic views of Canary Wharf
- Concierge
- Parking
- Commercial space
- Walking distance to Crossharbour DLR
- Completed in 2018

# BUILDING COMMUNITIES

Our contribution extends beyond building new HBF-awarded five star homes. We are proud to support local community projects and invest in facilities and infrastructure. This includes improvements towards transport connections, green open spaces and leisure facilities, funding towards education and providing affordable new homes. In turn, this also helps to create new jobs for local people and help boost the local economy.



## OLD ISLEWORTH OVER £1.1 MILLION

including  
£319k towards local infrastructure  
£318k towards local employment

## NINE ELMS OVER £29 MILLION

including  
£10 million towards affordable housing  
£109k towards local employment

## CROYDON OVER £1 MILLION

including  
£242k towards carbon offset  
£239k towards local employment and training

## SYDENHAM OVER £1.5 MILLION

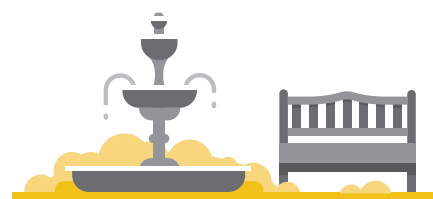
including  
£591k towards local infrastructure  
£532k towards employment

## FOREST HILL £624K

including  
£253k towards local infrastructure  
£167k towards Crossrail

## GREENWICH OVER £2.5 MILLION

including  
£1.5 million towards education and community projects



## HAYES £395K

including  
£175k towards improving public open space  
£175k towards carbon offset



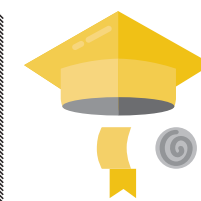
## POPLAR OVER £1 MILLION

including  
£932k towards local infrastructure  
£62k towards local employment



## BECKTON OVER £2 MILLION

including  
£2.1 million towards local infrastructure  
£150k towards local workplace contribution



## HORNCHURCH OVER £6 MILLION

including  
£3.4 million towards local infrastructure  
£1.5 million towards education



## WOOLWICH £612K

including  
£408k towards local infrastructure  
£97k towards carbon offset



## DARTFORD OVER £6 MILLION

towards local infrastructure

## BEXLEYHEATH £4.9 MILLION

towards local infrastructure

## STRATFORD OVER £1.5 MILLION

including  
£1.1 million towards local infrastructure  
£400k towards public realm

# TOTAL CONTRIBUTIONS £58,847,989



Beckton Parkside Show Apartment.

# SHARMIN & GERGO

SHARMIN AND GERGO RECENTLY FOUND THEIR DREAM TWO-BEDROOM APARTMENT AT BELLWAY LONDON'S NEARBY BECKTON PARKSIDE DEVELOPMENT.



"It was only when we looked around Beckton Parkside that we were sure of what we wanted - it ticked all the boxes. There was also something about owning a new-build home that was really attractive to us," says Sharmin.

"We are really looking forward to the summer when the weather gets a bit better, so we can take full advantage of the garden and meet more of our neighbours."

Describing how their lives have changed since moving in, Sharmin said: "I think the main thing is how happy we are. Having our own space was a really big thing for us and we feel much more content now that we have achieved it.

"The customer service we received was amazing. I have already recommended Bellway to my friends and family who are also looking to purchase their first property soon."



## AWARDED HIGHEST RATING BY HBF

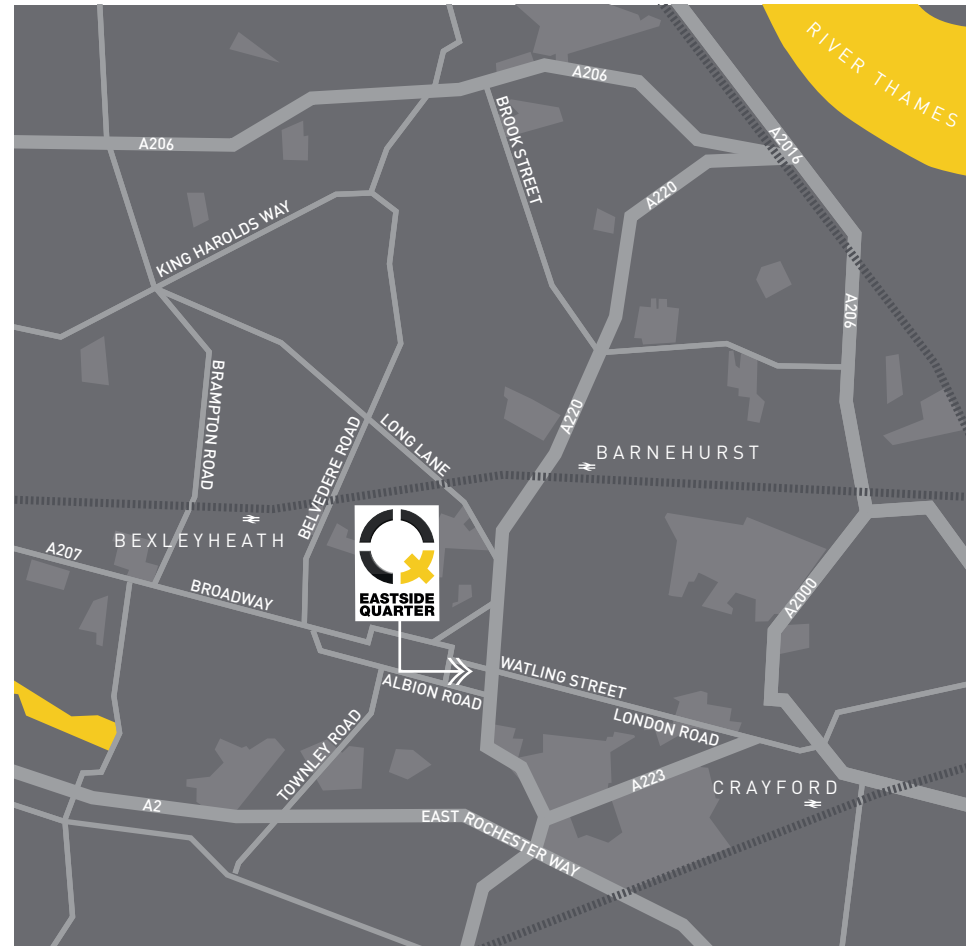
9/10 WOULD RECOMMEND US TO A FRIEND

Bellway London has been awarded five-star status by the Home Builders Federation (HBF), confirming the developer's place among the country's elite house-builders. More than nine out of ten customers said they would recommend Bellway London to a friend.

The award is the highest accolade a new homes developer can receive. HBF ratings are based on feedback from customers in the weeks after they move into their new home. Only a small handful of housebuilders achieved five-star status this year.



2 WATLING STREET, BEXLEYHEATH DA6 7AT



**Bellway** | London

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Anchor Boulevard, Crossways Business Park, Dartford, Kent DA2 6QH

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Please note that while every effort has been taken to ensure the accuracy of the information provided within this brochure, particulars regarding local amenities and their proximity should be considered as general guidance only. Computer generated images are shown for illustrative purposes only. The identification of schools and other educational establishments is intended to demonstrate the relationship to the development only and does not represent a guarantee of eligibility or admission. Journey times are representative of journeys made by car unless stated otherwise and may vary according to travel conditions and time of day. Sources: Google, The AA, National Rail and Transport for London. The particulars in this brochure are for illustration only. We operate a policy of continuous improvement and individual features such as kitchen and bathroom layouts, doors, windows, garages and elevational treatments may vary from time to time. Consequently, these particulars should be treated as general guidance only and do not constitute a contract, part of a contract or a warranty. All maps are for illustrative purposes only and not to scale. 00525-26/01/23.

