



UPTON
GARDENS E13

ACADEMY HOUSE APARTMENTS

YOUR VERY OWN PIECE OF SPORTING HISTORY

BARRATT
— LONDON —

LUXURY LIVING
WITH A RICH
SPORTING HISTORY



Your very own piece of sporting history

The impressive new Upton Gardens development will be constructed on the former stadium of West Ham Football Club. Situated in Upton Park in the London Borough of Newham, East London, this historic location was home to the club from 1904 before it relocated to Stratford Olympic Park in 2016. With this impressive football heritage, owning a property in Upton Gardens is a once in a lifetime opportunity to secure your piece of British sporting history.

Fitness fans will be pleased to know that the sporting connection doesn't end there - nearby Stratford, home of the 2012 Olympics, boasts impressive facilities: the London Aquatics Centre, the Copper Box Arena gym and Lee Valley VeloPark are a mere 11 minutes away by public transport. On Upton Park's bustling thoroughfare, Green Street, the area's local Asian

culture is evident by the colourful sari shops, fruit and textile markets and bakeries. Away from the high street, you can also find a surprising amount of green spaces, such as West Ham Park and Beckton Park, both walking distance away.

Nearby Stratford has enjoyed a comprehensive and successful local area regeneration. By 2025 it is estimated that £22 billion will have been invested in the borough of Newham, creating more than 35,000 new homes and 100,000 new jobs.* With Crossrail coming to the area in 2019, Upton Gardens' already excellent transport options will be boosted further, making it an unrivalled location for both work and play.

*<https://www.newham.gov.uk/Pages/Services/Regeneration-projects.aspx>

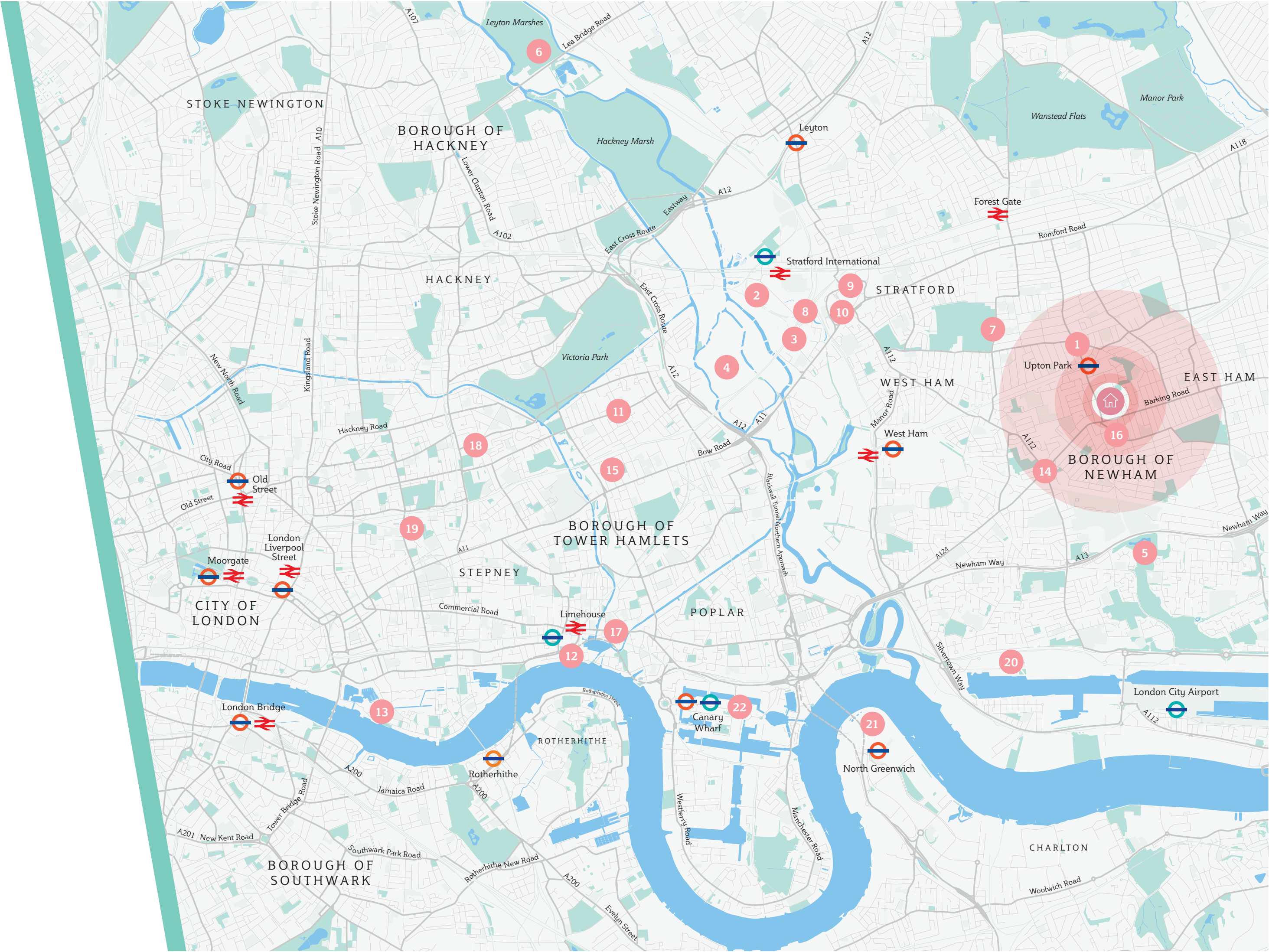
Great transport links on your doorstep

Conveniently located in Zone 3, Upton Gardens is a 6-minute walk from Upton Park Underground station, east of the busy shopping and entertainment centre of Stratford and the nearby Olympic Stadium. It is north-east of the O2 centre with its own shops, restaurants and of course, its huge event venue.

The local area

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

- 01 Queen's Market
- 02 Queen Elizabeth Olympic Park
- 03 London Aquatic Centre
- 04 West Ham Football Club
- 05 Beckton District Park
- 06 Lea Valley ice rink, riding school and park
- 07 West Ham Park
- 08 Westfield
- 09 Theatre Royal Stratford East
- 10 Stratford Circus Picture House
- 11 Roman Road Market
- 12 The Narrow
- 13 Smiths Brasserie
- 14 Ginny's Pie and Mash
- 15 Greedy Cow
- 16 The Boleyn Tavern
- 17 Limehouse Gallery
- 18 V&A museum of childhood
- 19 Brick Lane market
- 20 Excel Exhibition Centre
- 21 O2
- 22 Canary Wharf






Great transport links on your doorstep

“Upton Gardens is in Zone 3, with easy, quick connections to both Stratford and central London.”

Upton Park Underground station, 6 minutes from the development, operates on the District and Hammersmith & City lines with direct links to central London. Reach Liverpool Street in 15 minutes, Canary Wharf in 16 minutes and the West End in 31 minutes. When Crossrail arrives at nearby Forest Gate in 2019, the area will be even better connected – Canary Wharf will then just be 8 minutes away and Tottenham Court Road 17 minutes.


11 minutes to Stratford
15 minutes to Liverpool Street
16 minutes to Canary Wharf
17 minutes to Bank
20 minutes to London City Airport
23 minutes to London Bridge
25 minutes to Waterloo
25 minutes to Oxford Circus
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


6 minutes to Upton Park Underground station
9 minutes to Queen’s Market
14 minutes to West Ham Park


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)



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



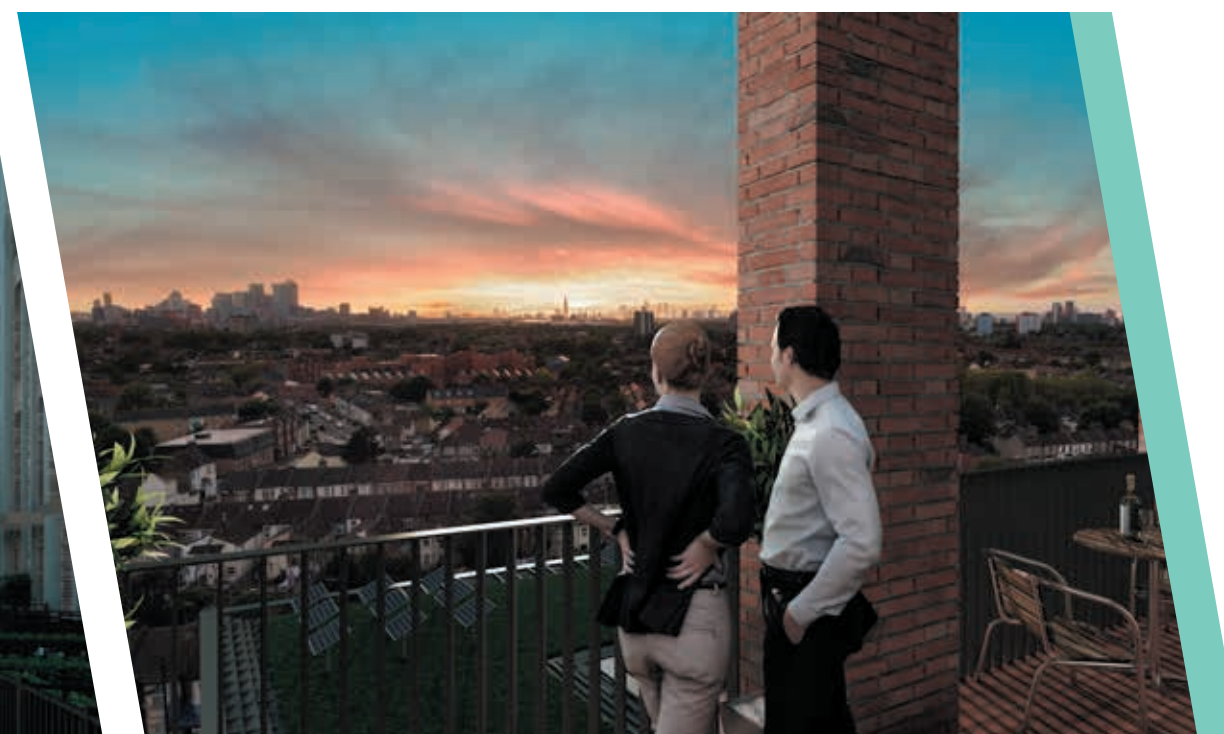
"The football legacy is referenced throughout the development. The buildings are being designed to follow the footprint of the stadium itself, from a small circus above the position of the pitch's centre circle, right down to the balcony latticework reflecting football goal nets."

An exciting new destination with sporting flavour

Upton Gardens is a new development in East London built on the site of the historic West Ham Football Club ground. It offers a mix of 842 one, two, three and four-bedroom homes. Boleyn Ground's name is derived from the area's royal connection, as Anne Boleyn (one of Henry VIII's 6 wives) was rumoured to have lived in a house that stood next to the ground called Boleyn Castle.

The development has been designed to maximise green areas - all homes will include private outdoor space, as well as access to communal gardens and landscaping, including a direct walkway to Priory Park behind the development.

The design of Upton Gardens strongly identifies with the former football ground it is built on, with the layout of the buildings shadowing the layout of the old stadium and a small circus exactly where the centre circle of the pitch was.

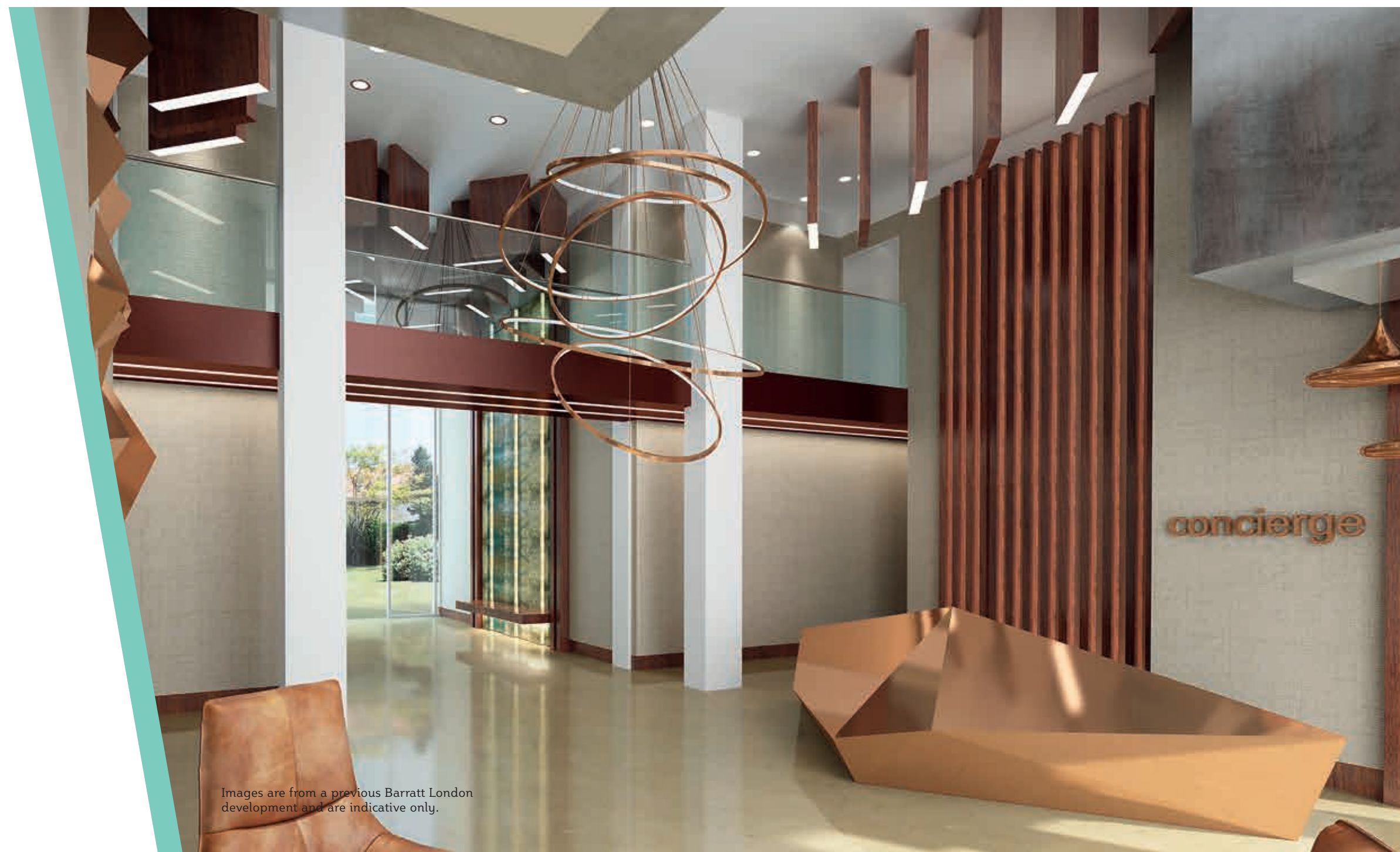


For your comfort and convenience

As an Upton Gardens resident, you will enjoy facilities such as a concierge, fully equipped gym and underground parking. There is storage for over 1000 bikes, and the area benefits from good cycle links to central London - Cycle Superhighway 2 runs directly from Stratford to Aldgate.

In addition, a number of new community amenities such as a large public library and cafés are being built as part of the site.

The development has a number of eco-friendly features. All buildings are 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, including solar panels on rooftops, all of which means you pay less for your energy bills. There are also 64 electric vehicle charge points and 8 car club vehicles for your use.



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

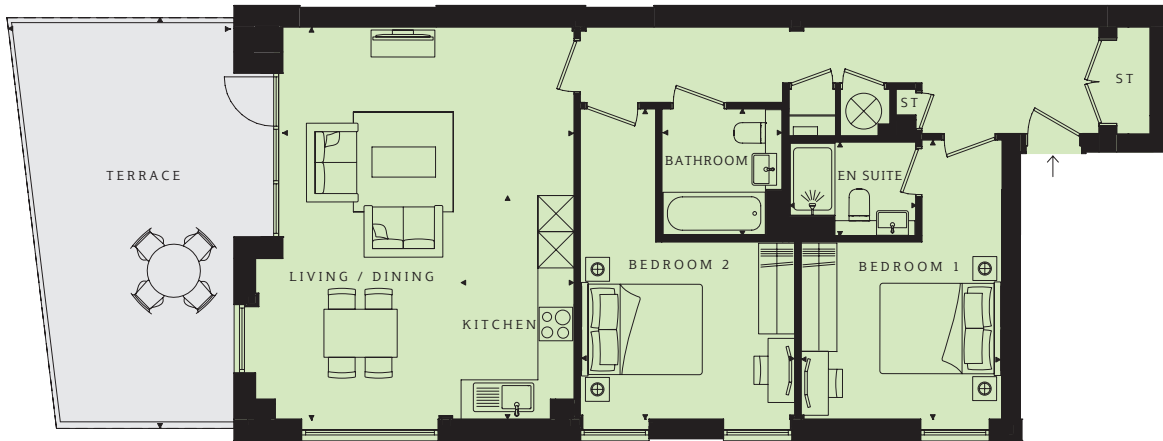
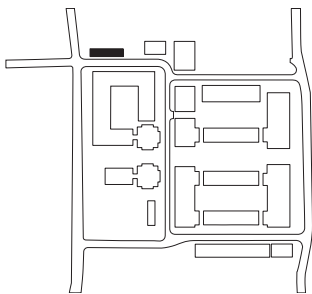


Site plan

- | | |
|-------------------|-------------------------------------|
| 1 Memorial Walk | 6 Community Facility |
| 2 Priory Park | 7 St Edwards RC Primary School |
| 3 Residents' Gym | 8 Affordable Rent/ Shared Ownership |
| 4 Commercial Unit | 9 Basement car park entrance/exit |
| 5 Concierge | |



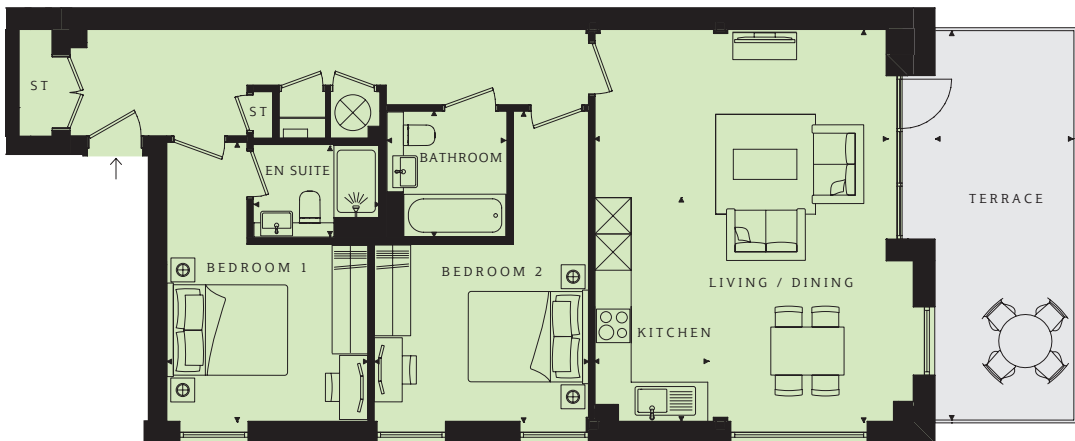
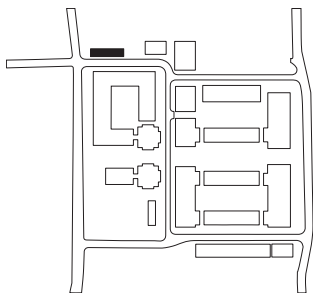
Academy House
2 bedroom
apartment



PLOT 1 (0)
Kitchen 12'2" x 6'1" (3700 x 1860mm)
Living/Dining 21'3" x 15'10" (6480 x 4820mm)
Bedroom 1 15'2" x 10'11" (4620 x 3320mm)
En suite 6'10" x 5'0" (2085 x 1535mm)
Bedroom 2 16'10" x 11'8" (5130 x 3550mm)
Bathroom 6'10" x 6'6" (2085 x 1985mm)
TOTAL AREA 888 sq ft (82.5 sq m)
Terrace 22'3" x 12'4" (6790 x 3750mm)



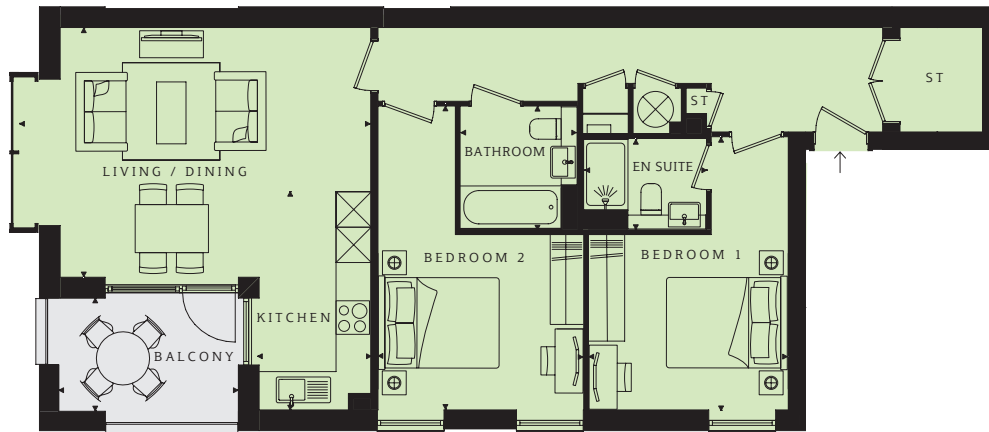
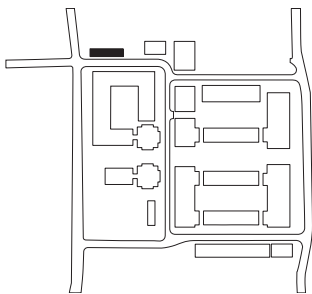
Academy House
2 bedroom
apartment



PLOT 2 (0)
Kitchen 12'2" x 6'1" (3700 x 1860mm)
Living/Dining 21'3" x 15'10" (6480 x 4820mm)
Bedroom 1 15'2" x 10'11" (4620 x 3320mm)
En suite 6'10" x 5'0" (2085 x 1535mm)
Bedroom 2 16'10" x 11'8" (5130 x 3550mm)
Bathroom 6'10" x 6'6" (2085 x 1985mm)
TOTAL AREA 888 sq ft (82.5 sq m)
Terrace 22'3" x 8'2" (6790 x 2490mm)



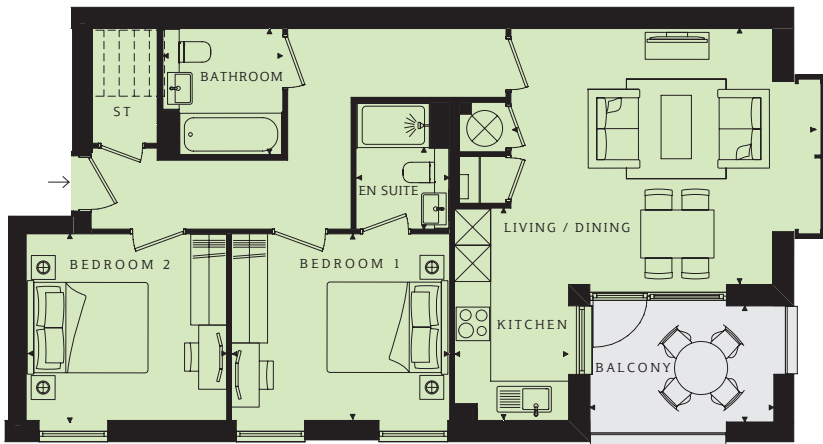
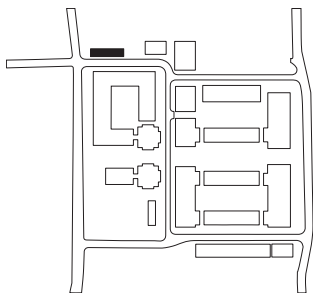
Academy House
2 bedroom
apartment



PLOT 3 (1)
Kitchen 12'2" x 6'2" (3700 x 1890mm)
Living/Dining 19'6" x 13'11" (5950 x 4230mm)
Bedroom 1 15'2" x 11'1" (4630 x 3390mm)
En suite 6'10" x 5'0" (2085 x 1535mm)
Bedroom 2 16'11" x 11'5" (5150 x 3480mm)
Bathroom 6'10" x 6'6" (2085 x 1985mm)
TOTAL AREA 861 sq ft (80 sq m)
Balcony 10'0" x 6'4" (3040 x 1920mm)



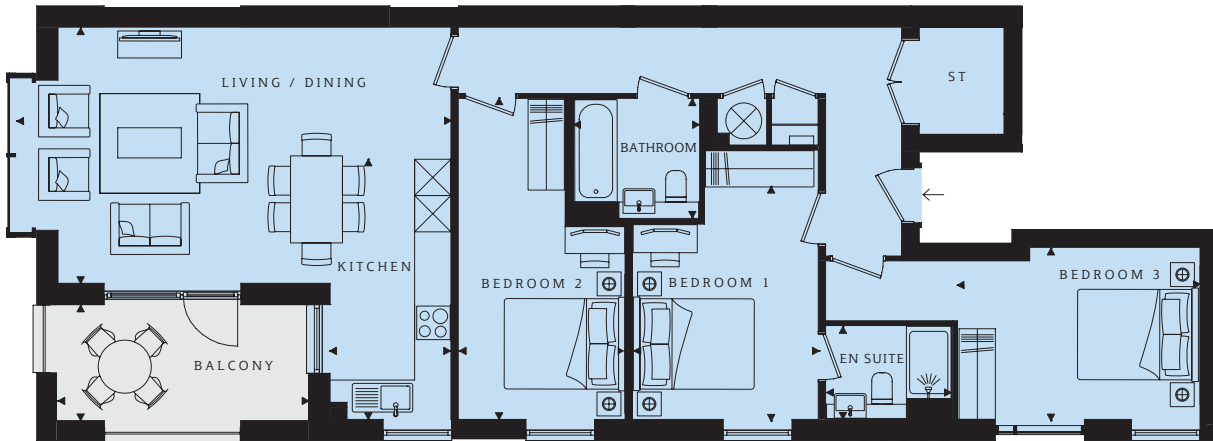
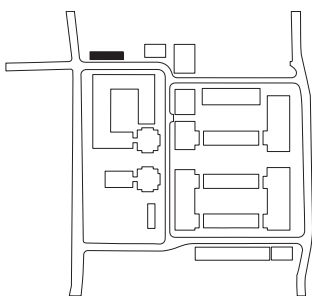
Academy House
2 bedroom
apartment



PLOT 4 (1)
Kitchen 11'6" x 6'2" (3510 x 1880mm)
Living/Dining 16'5" x 13'11" (5010 x 4230mm)
Bedroom 1 11'10" x 10'1" (3600 x 3080mm)
En suite 6'10" x 5'0" (2085 x 1535mm)
Bedroom 2 10'10" x 10'1" (3310 x 3080mm)
Bathroom 6'10" x 6'6" (2085 x 1985mm)
TOTAL AREA 759 sq ft (70.5 sq m)
Balcony 10'0" x 6'4" (3040 x 1920mm)



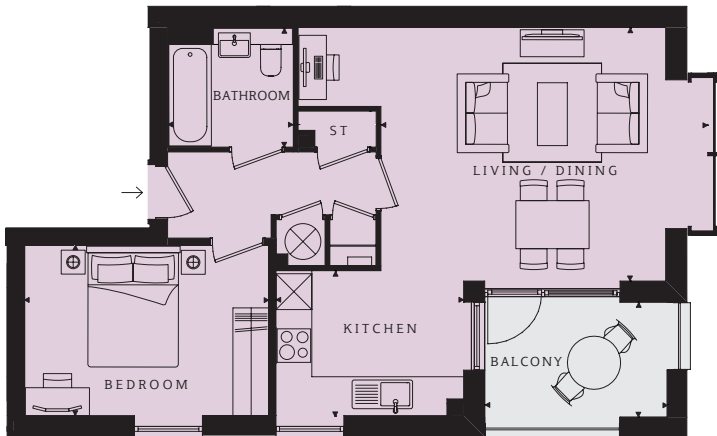
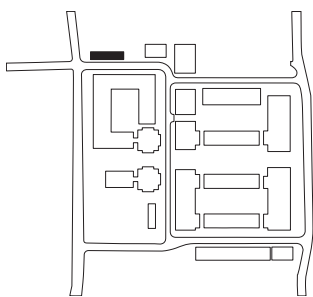
Academy House
3 bedroom
apartment



PLOT 5 (2)
Kitchen 14'1" x 6'6" (4300 x 1990mm)
Living/Dining 23'7" x 13'11" (7180 x 4230mm)
Bedroom 1 12'8" x 10'1" (3850 x 3070mm)
En suite 6'10" x 5'0" (2085 x 1535mm)
Bedroom 2 17'5" x 9'0" (5300 x 2750mm)
Bedroom 3 13'1" x 9'4" (4000 x 2840mm)
Bathroom 6'10" x 6'6" (2085 x 1985mm)
TOTAL AREA 1061 sq ft (98.6 sq m)
Balcony 13'8" x 6'4" (4170 x 1920mm)



Academy House
1 bedroom
apartment



PLOT 6 (2)
Kitchen 10'3" x 7'11" (3130 x 2420mm)
Living/Dining 17'10" x 13'11" (5440 x 4230mm)
Bedroom 1 13'4" x 9'4" (4070 x 2840mm)
Bathroom 6'10" x 6'6" (2085 x 1985mm)
TOTAL AREA 590 sq ft (54.8 sq m)
Balcony 10'0" x 6'4" (3040 x 1920mm)



Specification

Kitchen

- Individually designed German kitchens with soft close doors & drawers
- Colour choice of wall and base units*
- Matching worktops & full height upstands
- Under-cabinet lighting
- Integrated recycle bins
- Stainless steel single bowl sink and chrome tap to studios and one-bedroom apartments
- Stainless steel 1 ½ bowl sink and chrome tap to two and three-bedroom apartments
- Fully integrated appliances including single oven, ceramic hob, microwave, extractor, dishwasher and fridge/freezer
- Eye Level Cooking**

Bathroom

- Grohe brassware
- White semi-recessed wash hand basin
- Back to wall WC pan with soft close seat
- Concealed cistern & dual flushplate
- White steel bath
- Chrome hinged bath screen
- White heated towel rail
- Bespoke mirrored wall-mounted vanity units (size of units varies upon structural opening)
- Shaver socket (mounted within wall-mounted vanity unit)
- Porcelain floor tiles
- Wall tiles

Bedrooms

- Stainfree carpets with underlay to all bedrooms
- USB points to bedroom one
- BT TV/FM connectivity to bedroom one

*Subject to stage of construction
**Where possible

En Suite

- Grohe brassware
- White semi-recessed wash hand basin
- Back to wall WC pan with soft close seat
- Concealed cistern & dual flushplate
- White shower tray
- Chrome shower doors
- White heated towel rail
- Shaver socket
- Porcelain floor tiles
- Wall tiles

General

- Freestanding washer/dryer to hall cupboard
- Underfloor heating throughout
- Engineered flooring to kitchen, living area & hallway
- USB points to living area
- Video door entry
- BT TV/Sky+/FM connectivity to living area
- Downlighters to hallway, kitchen, living area and bathroom(s)
- Cat5e wiring
- Superfast broadband (subject to subscription)



Why Barratt London?

About Barratt London

Barratt London is one of the market-leading residential developers in the Capital. With over 30 years' experience we've helped shape one of the world's most exciting, diverse and dynamic cities. We've crafted our portfolio to provide homes for all Londoners, from state-of-the-art apartments and penthouses in Westminster to riverside communities in Fulham, and complex, mixed-use regeneration schemes in Hendon.

Five-star home builder

As part of Barratt Developments PLC, Barratt London is incredibly proud to have been recognised as a market leader for quality. We became the first major nationwide house builder to be awarded the maximum five-star rating, every year since 2009, in the annual Home Builders Federation Customer Satisfaction survey. For our customers, this gives peace of mind that when you buy a Barratt London home, you can be confident you are buying a high-quality home and you will receive unbeatable customer service.

Ten-year NHBC Buildmark Warranty

When you move into a new-build home, you expect everything to be pristine and in working order. With a new Barratt London home you can expect it to stay that way, with the ten-year structural NHBC Buildmark Warranty and a two-year fixtures and fittings warranty*.

On-site property management

Barratt London's on-site property management company, Barratt Residential Asset Management (BRAM), will manage and maintain our developments. This means we take care of all of the communal areas, long after you've moved in, allowing you total peace of mind when you buy a new Barratt London home.

*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. Available on virtually all of our developments. Your statutory rights are unaffected.



Lombard Wharf SW11



Aldgate Place E1



Camden Courtyards NW1



Nine Elms Point SW8



Enderby Wharf SE10

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