

**CHALLINGSWORTH
HOUSE**

BARKING IG11



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That stylish apartment you've always dreamed about owning.

Offering a contemporary kitchen, spacious open plan living and floor to ceiling windows. You've found it.

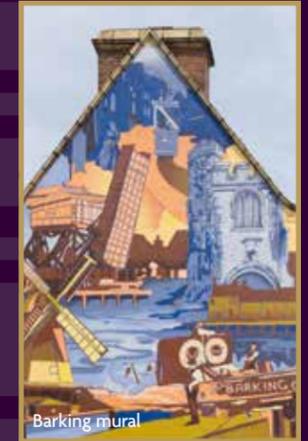
Challingsworth House is a stunning new development of contemporary 1 & 2 bed apartments in the heart of Barking. Many of the 2 bedroom homes have ensuite bathrooms and spectacular views. Some are dual aspect. All offer a private outside space. Block B has a selection of homes available for Shared Ownership.



Christina's Steakhouse



Vicarage Field shopping mall



Barking mural

LIVING IN BARKING

This historic part of London is enjoying a renaissance. Thanks to a huge rejuvenation investment, Barking and the new waterfront area are quickly becoming a vibrant, exciting and highly desirable place to live

Take the Town Hall Square. It's just down the road and has been revitalised into an attractive area to meet up with friends among leafy trees, a stylish arcade and imaginative design touches. New shops, cafés and businesses are popping up all around. Transport connections are excellent, with Barking Station just 3 minutes walk away from Challingsworth House and the new Barking Riverside station just a 7 minute train journey away opening up a whole new side of Barking. You'll have an ASDA superstore just down the road. There are Ofsted rated 'Good' schools and a doctors' surgery within walking distance.

When you want to escape the urban scene for some peace and quiet, it's simple to get to the open green spaces. As well as local Barking Park, Parsloes and Mayesbrook Park, RSPB Fairlop Waters Country Park is only 6 miles away and RSPB Rainham Marshes, 9 miles. Yet, if you work in the centre of London, it's an easy commute to the City, West End and Canary Wharf. This is true London living, without the high London prices.

Travel source: [google.co.uk/maps](https://www.google.co.uk/maps)

PLACES TO GO, THINGS TO SEE

Living at Challingsworth House you're right in the heart of modern day Barking with everything you need close by.

The Vicarage Field Shopping Centre is handy and so is the thriving open air market on East Street. The picnic-friendly parkland of Barking Abbey Green is a short walk.

The Abbey itself dates to the 7th century and, these days, the ruins provide an enchanting open air venue for classical music. Barking Park is another local green space, complete with splash park, wildflower meadows and boating lake.

There's a choice of Barking cinemas and a theatre hosting live dance, drama and comedy. You'll have cafés, pubs and a good choice of Indian, Chinese and Turkish cuisines as well as old-school fish & chips. With so much mouthwatering food, it's good to know there's also a local leisure centre, complete with 25 metre pool, well-equipped gym and spa. London's largest skatepark is also in Barking.



Wood Oven Turkish Restaurant



Local street food



Barking Town Hall



The Boathouse Cafe and Bar



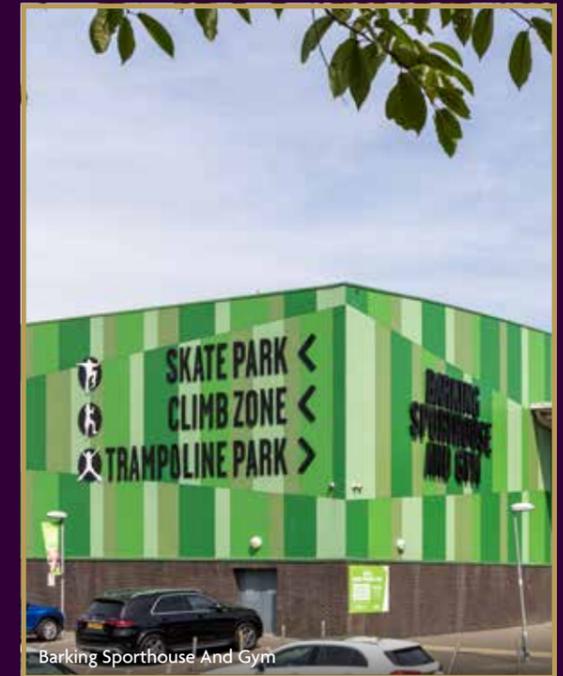
Abbey Leisure Centre



Barking Learning Centre



Barking Market



Barking Sporthouse And Gym

BARKING UP THE RIGHT TREE

Barking is full of history. The church goes back to the 13th century and Eastbury Manor was built in Elizabethan times. Yet it's the future that's even more exciting.

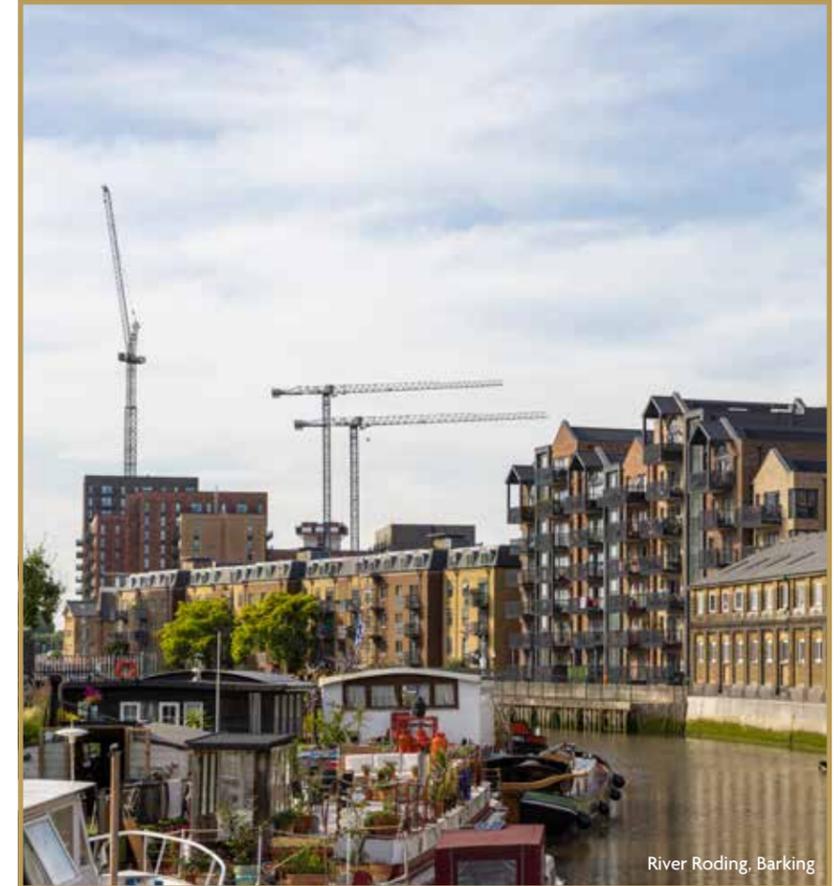
Head down to Barking Riverside and you'll see a new area of London taking shape, with riverside walks, shops, restaurants and a Thames Clipper link to central London.

Or make the short journey to Stratford where you can enjoy many of the sporting facilities made famous by the 2012 games, feel the thrill of the tunnel slide and browse the big name stores and fashion shops in the giant Westfield. Talking of shopping centres, Gallions Reach Retail Park is also easy to reach from Barking.

Head just a little further to enjoy a spectacular event at the O2, the delights of Canary Wharf, a curry in Brick Lane or to take in an exhibition at the Whitechapel Gallery. And when you fancy a night at the theatre in the West End or a meal in Covent Garden, the centre of town is within easy reach.



Barking Abbey



River Roding, Barking



The folly wall, Barking



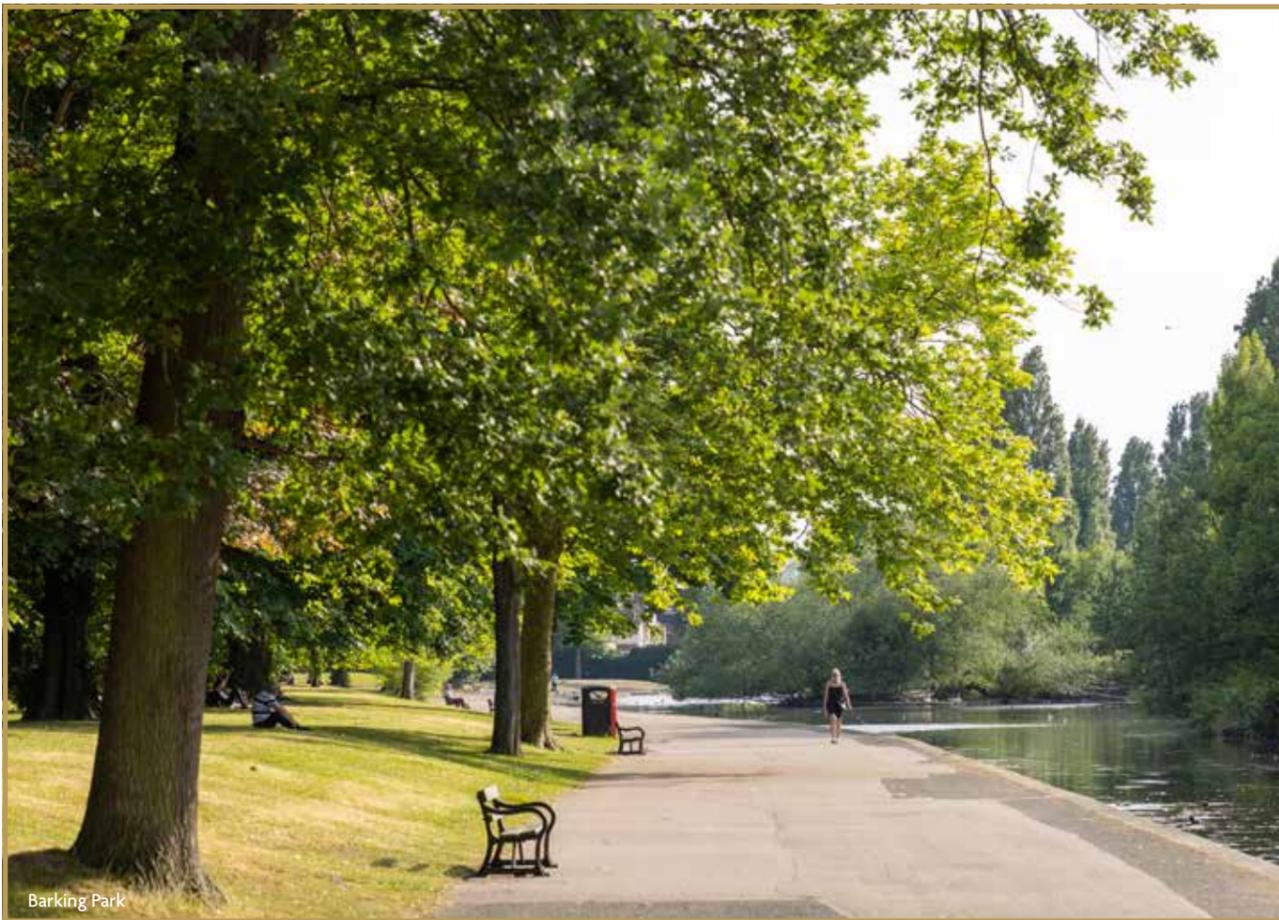
Valence House



Parsoles Park



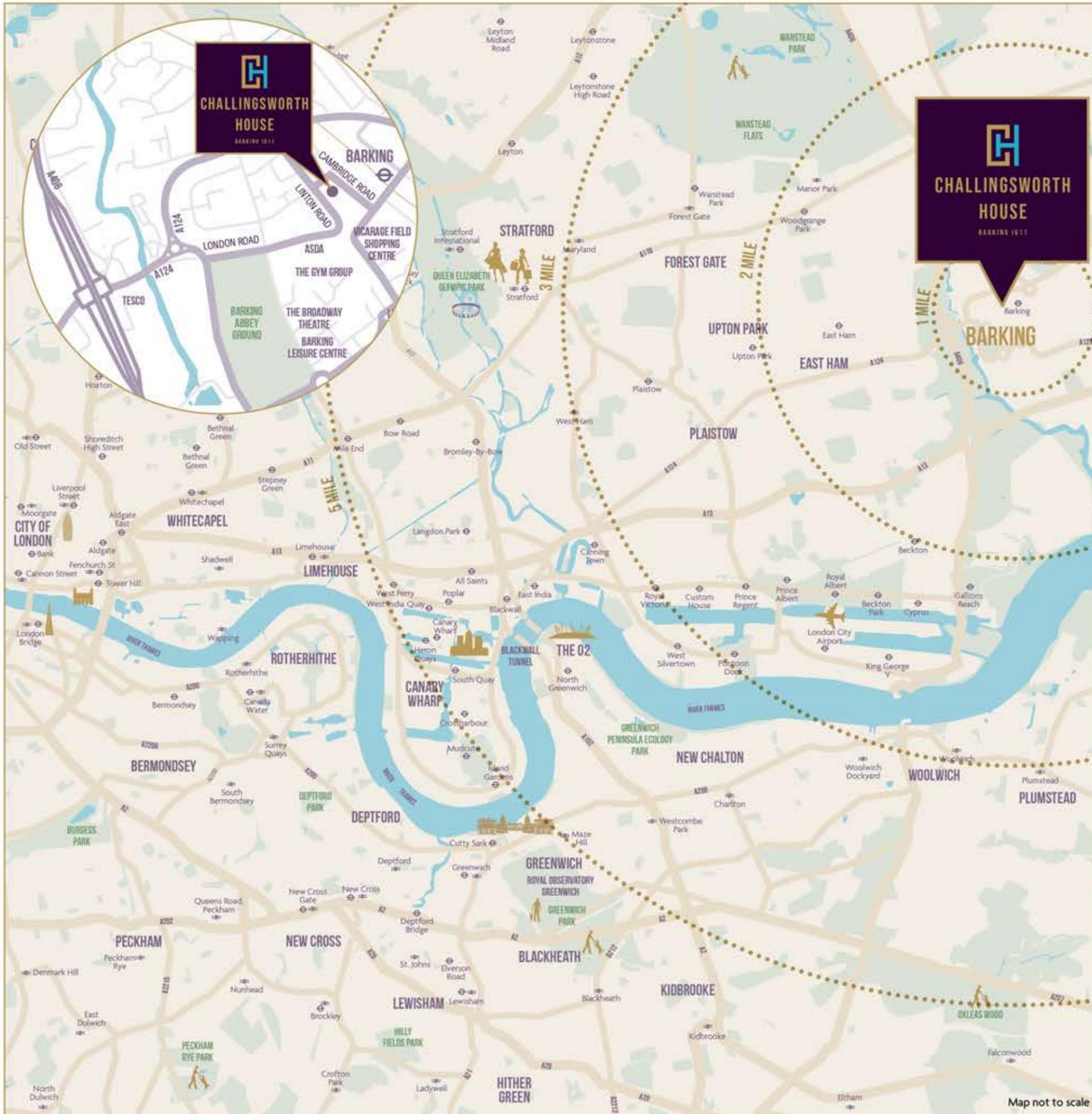
Parsoles Park



Barking Park



Mayesbrook Park



LONDON LIVING

With great road and train links, cycle superhighways and even a local airport, Barking is one of the best connected places in East London.

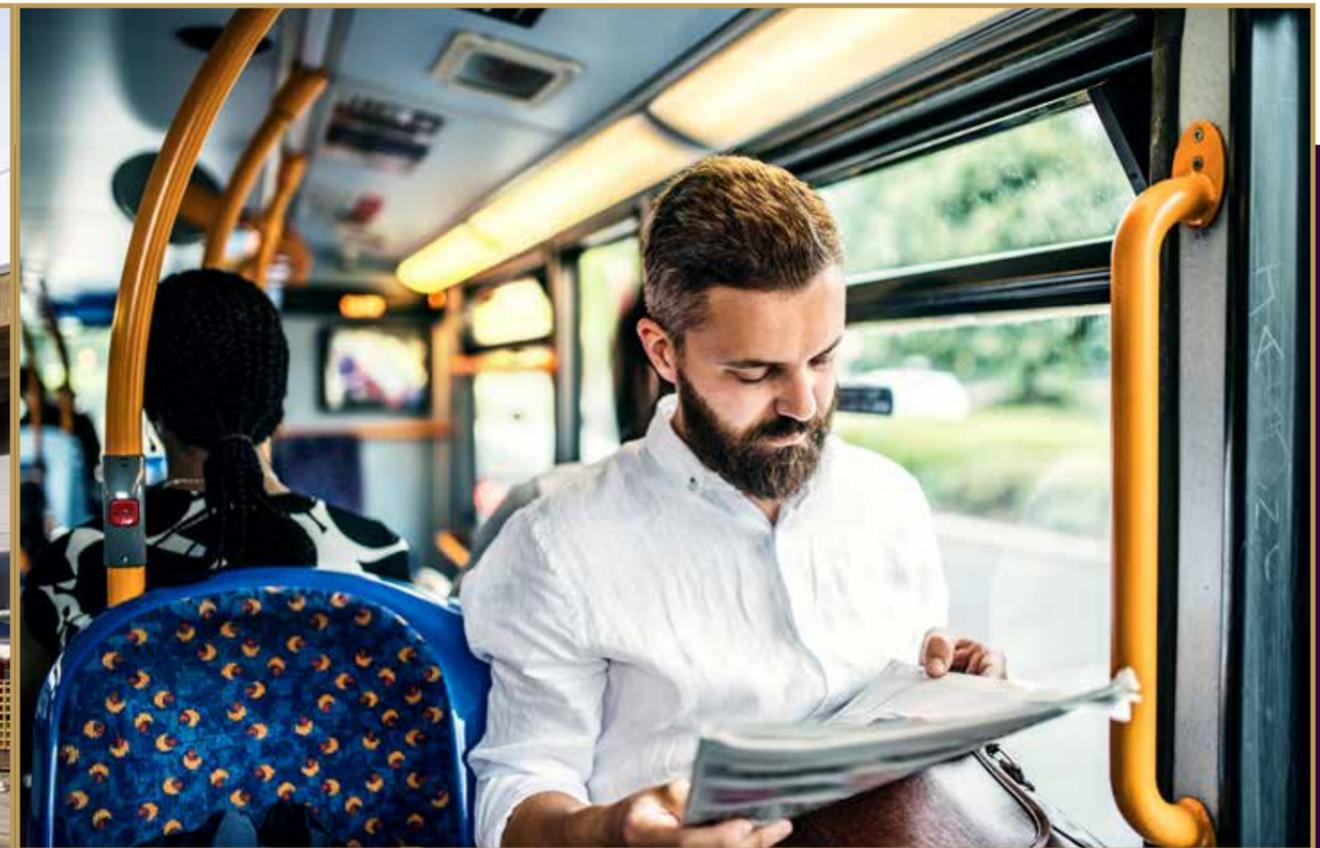
In fact, Barking Station is only a few minutes' walk away, providing regular services into London Fenchurch Street and out to Shoeburyness and Grays. It's also an underground station, providing direct District and Hammersmith & City line access right across the capital.

Whether you're cycling along the river or into town, Barking is a great place to own a bike. And you're well placed for driving too. The North Circular is nearby, connecting you with destinations around London and linking you to the national motorway network. To head for Southend and the coast, just take the A13.

Southend has its own airport and London City is nearer still. Heading to the office for a day's work or off abroad to relax on the beach, Challingsworth House is the perfect starting point.

LONDON CALLING

Travel source: google.co.uk/maps





STYLISH SPECIFICATION

KITCHEN

- Choice of contemporary Moores kitchen units
- Stainless steel sink with shallow bowl
- Beko electric oven with Grundig ceramic hob and Beko cooker hood
- Grundig fridge freezer
- Grundig Dishwasher (on a selection of 2 beds only)
- Beko washing Machine

BATHROOM & EN-SUITES

- Contemporary white sanitaryware
- Full height Johnsons Kerastar tiling to bath side walls and all of floor
- Sandringham basin with chrome mixer tap
- Bath with hinged bath glass screen
- Crome bar shower mixer with shower screen
- Wall mounted mirror
- Chrome heated towel rail

ELECTRICAL / LIGHTING

- Sky/Sky Q outlets in living room
- Incoming fibre optic provision
- Pendant lights to living/dining room & bedrooms
- Low energy downlighters to kitchen, hall, bathroom & en-suites
- Mains operated smoke/heat detectors
- Sprinkler system to all homes



HEATING & COOLING

- Radiators to living, dining, hallway and bedrooms
- Heating provided throughout property

FLOORING

- Vinyl flooring to kitchen
- Quick Step laminate flooring to living room
- Carpets to bedrooms
- Johnsons tiling to bathroom / shower area with co-ordinating floor tiles

GENERAL

- Resident lift to all floors
- Doorbell to individual front doors
- On-site CCTV

BUILDING AMENITIES

- On-site CCTV
- Communal play area
- Secure cycle store

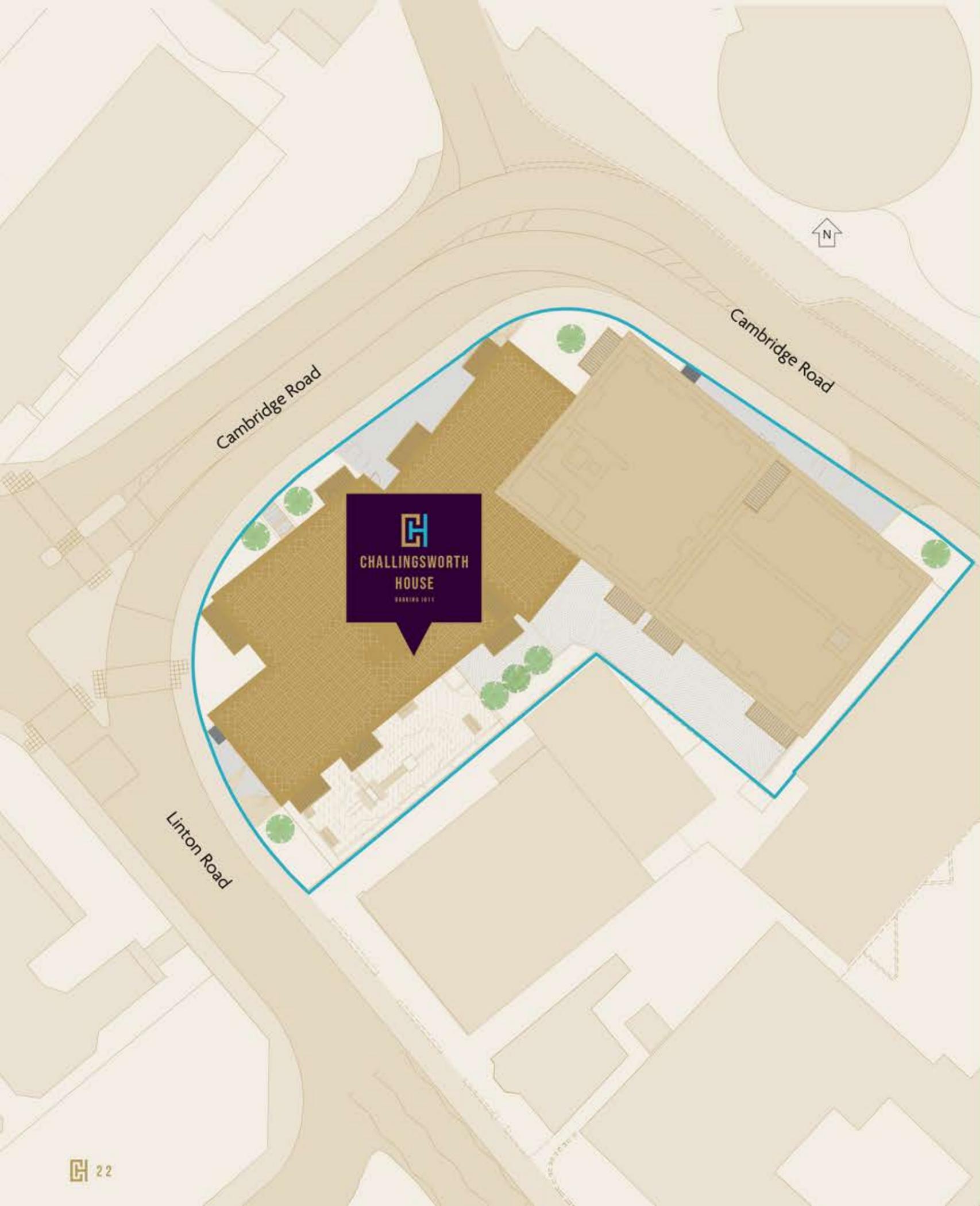
WARRANTY

- BLP 10 year warranty

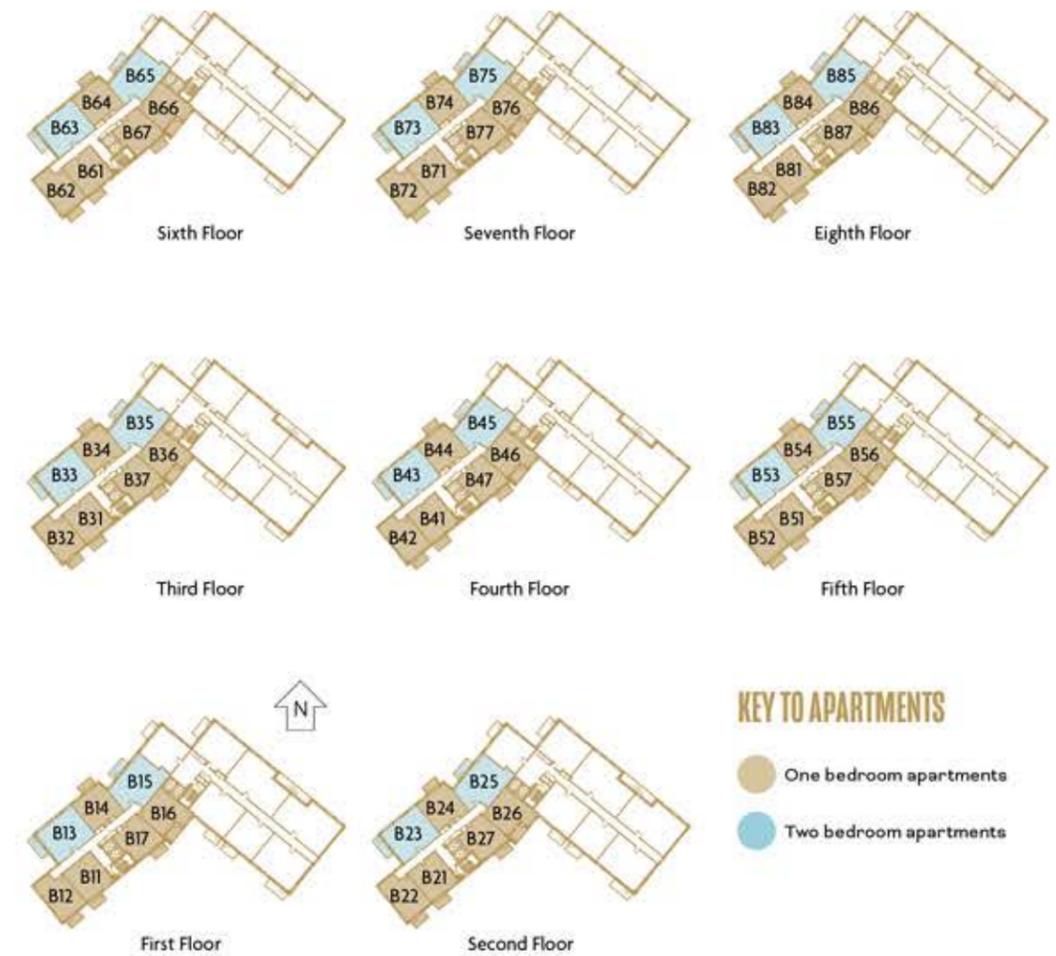
Please Note :

Only some apartments have built in wardrobes. Please ask your sales advisor for details.



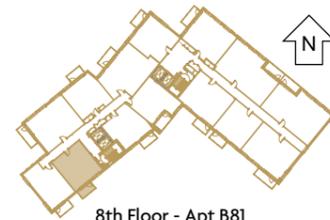
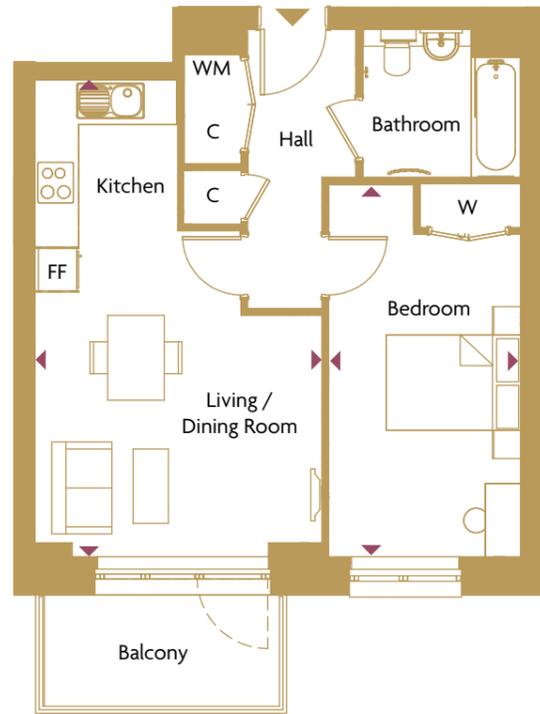


SITE PLAN & PLOT LOCATOR



ONE BEDROOM APARTMENTS

PLOTS B11, B21, B31, B41, B51, B61, B71 & B81



8th Floor - Apt B81
 7th Floor - Apt B71
 6th Floor - Apt B61
 5th Floor - Apt B51
 4th Floor - Apt B41
 3rd Floor - Apt B31
 2nd Floor - Apt B21
 1st Floor - Apt B11

DIMENSIONS

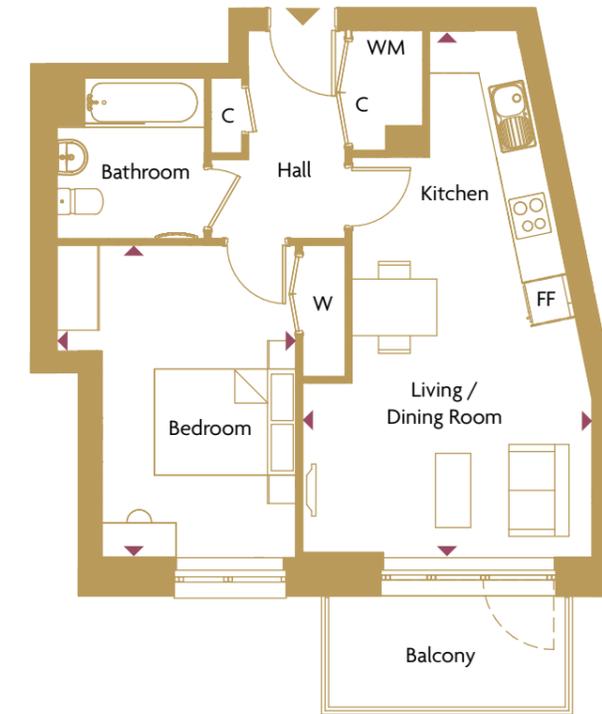
LIVING/DINING/KITCHEN	6.76m x 4.09m	22' 2" x 13' 5"
BEDROOM	5.28m x 2.71m	17' 4" x 8' 11"
TOTAL AREA	49.8 - 51.1 sq.m.	536 - 550 sq.ft.

KEY

- FF Fridge/Freezer
- C Cupboard
- W Wardrobe
- WM Washing Machine

ONE BEDROOM APARTMENTS

PLOTS B17, B27, B37, B47, B57, B67, B77 & B87



8th Floor - Apt B87
 7th Floor - Apt B77
 6th Floor - Apt B67
 5th Floor - Apt B57
 4th Floor - Apt B47
 3rd Floor - Apt B37
 2nd Floor - Apt B27
 1st Floor - Apt B17

DIMENSIONS

LIVING/DINING/KITCHEN	7.46m x 4.10m	24' 6" x 13' 6"
BEDROOM	4.42m x 3.38m	14' 6" x 11' 1"
TOTAL AREA	51.1 sq.m.	550 sq.ft.

KEY

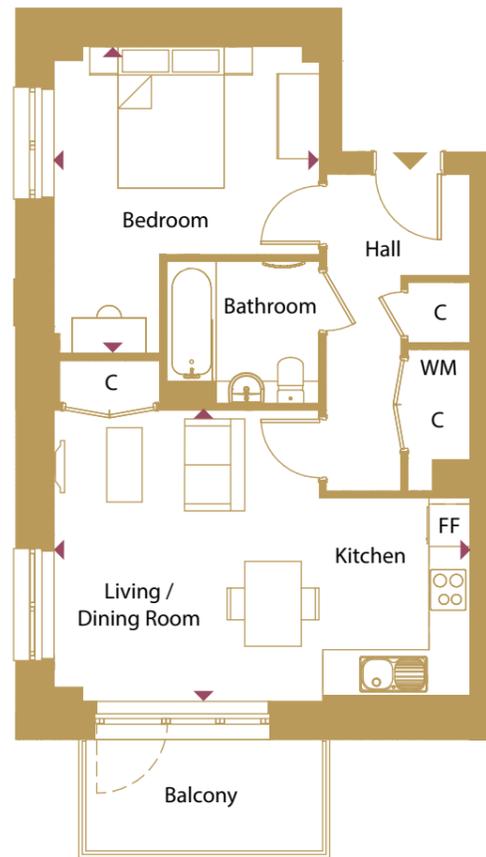
- FF Fridge/Freezer
- C Cupboard
- W Wardrobe
- WM Washing Machine

Floor plans represent typical layouts of the design of the apartments. They are not shown to scale. All measurements and areas may vary within a tolerance of 5%. Plot specification, internal and external finishes, dimensions and differences to plots should be checked with the Sales Team before reservation. B&D Reside terms and conditions apply. All content within this document is indicative only. B&D Reside reserves the right to make any changes at any time. Please speak to a member of our Sales Team for up-to-date information when reserving your new home. Information is correct at the time of print.

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ONE BEDROOM APARTMENTS

PLOTS B12, B22, B32, B42, B52, B62, B72 & B82



8th Floor - Apt B82
 7th Floor - Apt B72
 6th Floor - Apt B62
 5th Floor - Apt B52
 4th Floor - Apt B42
 3rd Floor - Apt B32
 2nd Floor - Apt B22
 1st Floor - Apt B12

DIMENSIONS

LIVING/DINING/KITCHEN	6.01m x 4.12m	19' 9" x 13' 6"
BEDROOM	4.14m x 3.95m	13' 7" x 13' 0"
TOTAL AREA	51.9 sq.m.	558 sq.ft.

KEY

- FF Fridge/Freezer
- C Cupboard
- W Wardrobe
- WM Washing Machine

ONE BEDROOM APARTMENTS

PLOTS B14, B24, B34, B44, B54, B64, B74 & B84



8th Floor - Apt B84
 7th Floor - Apt B74
 6th Floor - Apt B64
 5th Floor - Apt B54
 4th Floor - Apt B44
 3rd Floor - Apt B34
 2nd Floor - Apt B24
 1st Floor - Apt B14

DIMENSIONS

LIVING/DINING/KITCHEN	7.54m x 3.73m	24' 9" x 12' 3"
BEDROOM	4.59m x 2.93m	15' 1" x 9' 0"
TOTAL AREA	52.0 sq.m.	559 sq.ft.

KEY

- FF Fridge/Freezer
- C Cupboard
- W Wardrobe
- WM Washing Machine

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ONE BEDROOM APARTMENTS

PLOTS B16, B26, B36, B46, B56, B66, B76 & B86



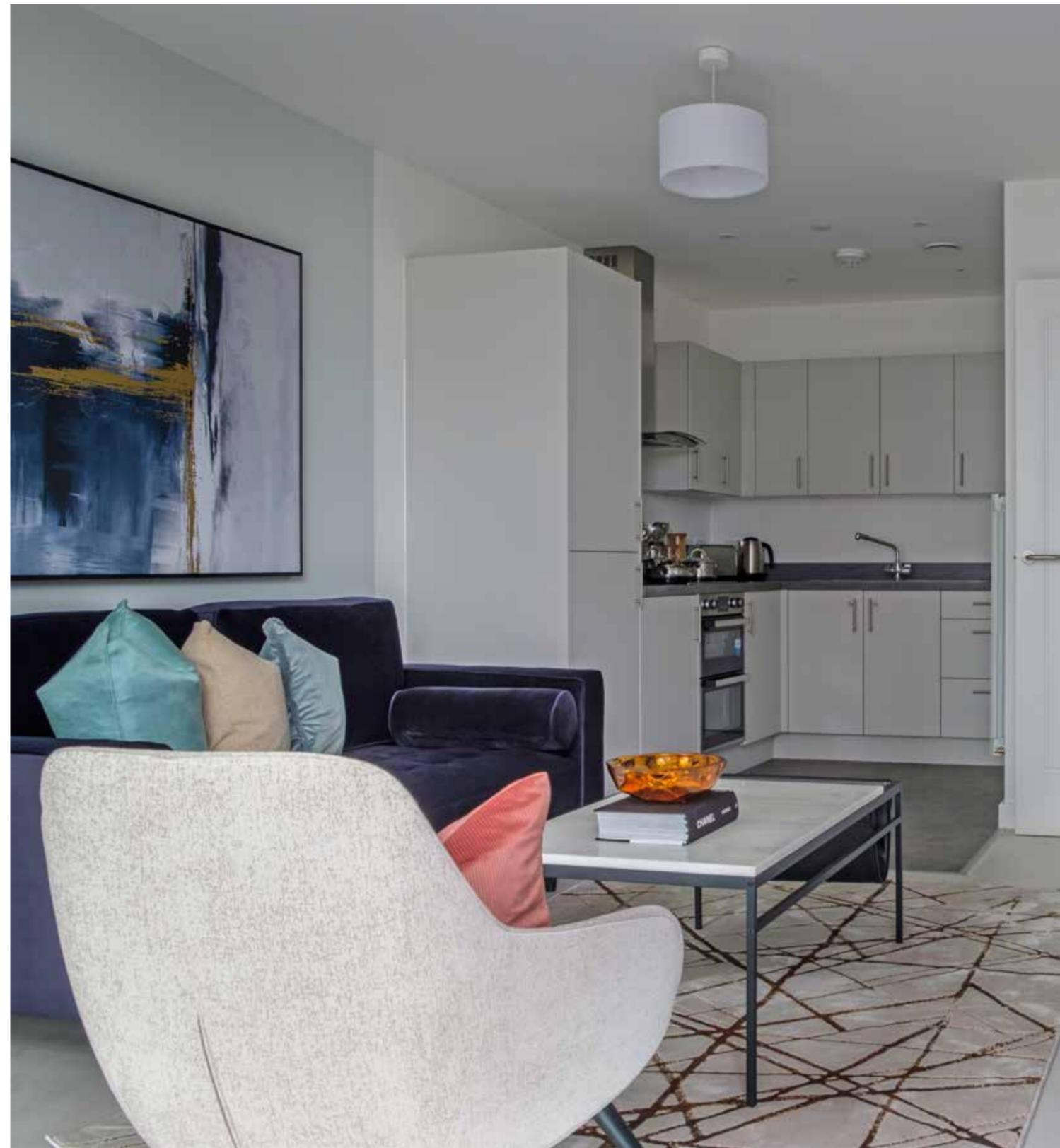
- 8th Floor - Apt B86
- 7th Floor - Apt B76
- 6th Floor - Apt B66
- 5th Floor - Apt B56
- 4th Floor - Apt B46
- 3rd Floor - Apt B36
- 2nd Floor - Apt B26
- 1st Floor - Apt B16

DIMENSIONS

LIVING/DINING/KITCHEN	8.40m x 2.83m	27' 7" x 9' 3"
BEDROOM	3.84m x 3.01m	12' 7" x 9' 11"
TOTAL AREA	53 sq.m.	570 sq.ft.

KEY

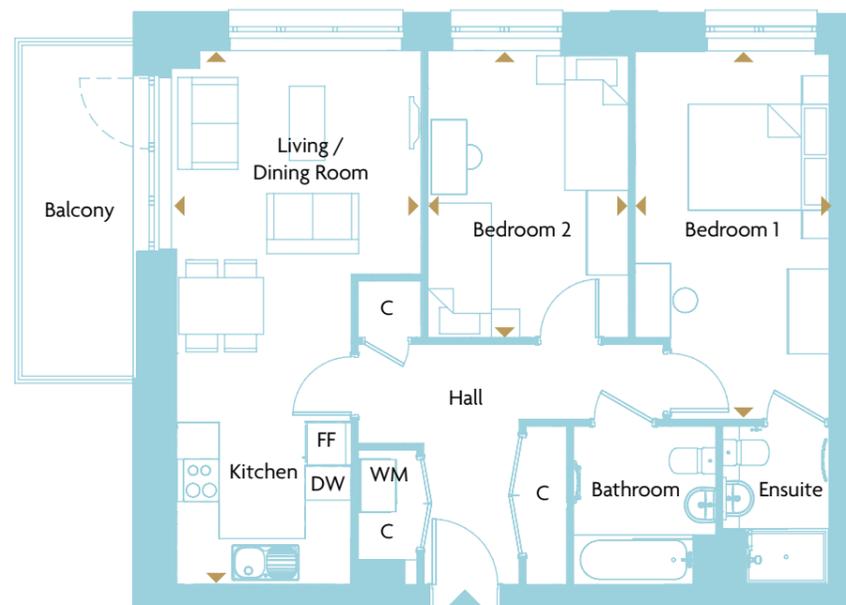
- FF Fridge/Freezer
- C Cupboard
- W Wardrobe
- WM Washing Machine



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TWO BEDROOM APARTMENTS

PLOTS B13, B23, B33, B43, B53, B63, B73 & B83



8th Floor - Apt B83
 7th Floor - Apt B73
 6th Floor - Apt B63
 5th Floor - Apt B53
 4th Floor - Apt B43
 3rd Floor - Apt B33
 2nd Floor - Apt B23
 1st Floor - Apt B13

KEY
 FF Fridge/Freezer
 C Cupboard
 W Wardrobe
 WM Washing Machine
 DW Dishwasher

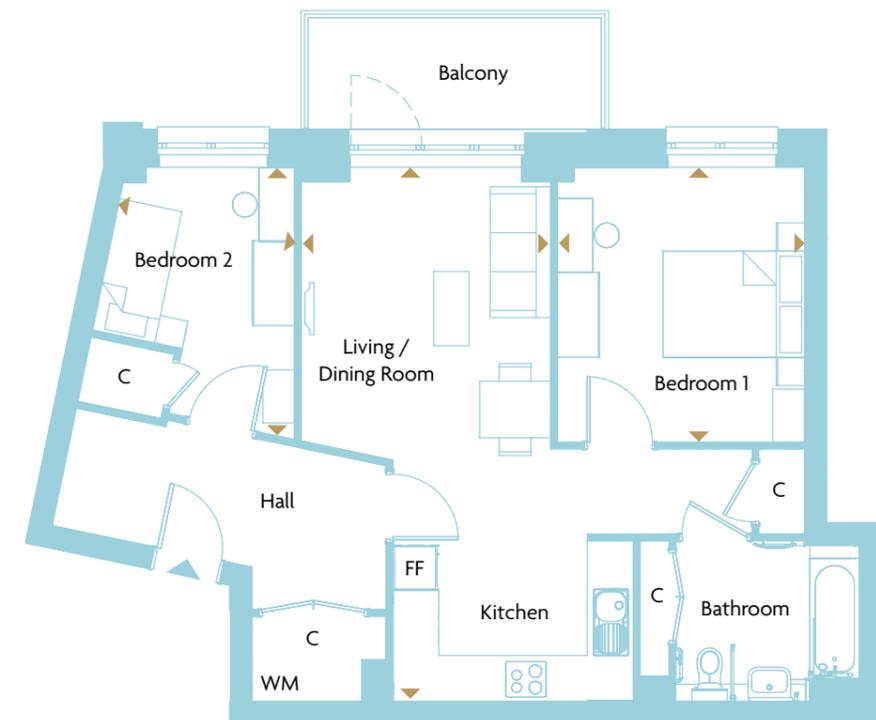
DIMENSIONS

LIVING/DINING/KITCHEN	7.54m x 3.53m	24' 9" x 11' 7"
BEDROOM 1	5.22m x 2.74m	17' 2" x 9' 0"
BEDROOM 2	4.05m x 2.84m	13' 4" x 9' 4"
TOTAL AREA	72.1 sq.m.	776 sq.ft.

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TWO BEDROOM APARTMENTS

PLOTS B15, B25, B35, B45, B55, B65, B75 & B85



8th Floor - Apt B85
 7th Floor - Apt B75
 6th Floor - Apt B65
 5th Floor - Apt B55
 4th Floor - Apt B45
 3rd Floor - Apt B35
 2nd Floor - Apt B25
 1st Floor - Apt B15

KEY
 FF Fridge/Freezer
 C Cupboard
 W Wardrobe
 WM Washing Machine

DIMENSIONS

LIVING/DINING/KITCHEN	6.48m x 3.52m	21' 3" x 11' 7"
BEDROOM 1	3.89m x 3.50m	12' 9" x 11' 6"
BEDROOM 2	3.85m x 2.56m	12' 8" x 8' 5"
TOTAL AREA	74.3 sq.m.	799 sq.ft.

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Working in partnership


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