



NEW MARKET PLACE

EAST HAM



NEW BEGINNINGS AT NEW MARKET PLACE





WELCOME TO
NEW MARKET PLACE



An exciting future in East Ham

Built on the former site of the East Ham Market Hall and nestled at the heart of one of east London's most up-and-coming areas, we're proud to introduce New Market Place – an exciting new development coming to Newham.

New Market Place brings 227 new homes and a range of shops, cafés and restaurants to the well-connected and welcoming community of East Ham – ideal for those looking to

put down roots in a richly cultural and creative community, within easy reach of the City.

With a thriving high street on your doorstep and Zone 3 connections to central London just a short walk away, whether you're a first-time buyer or simply looking for a great investment, you'll find everything you're looking for at New Market Place.

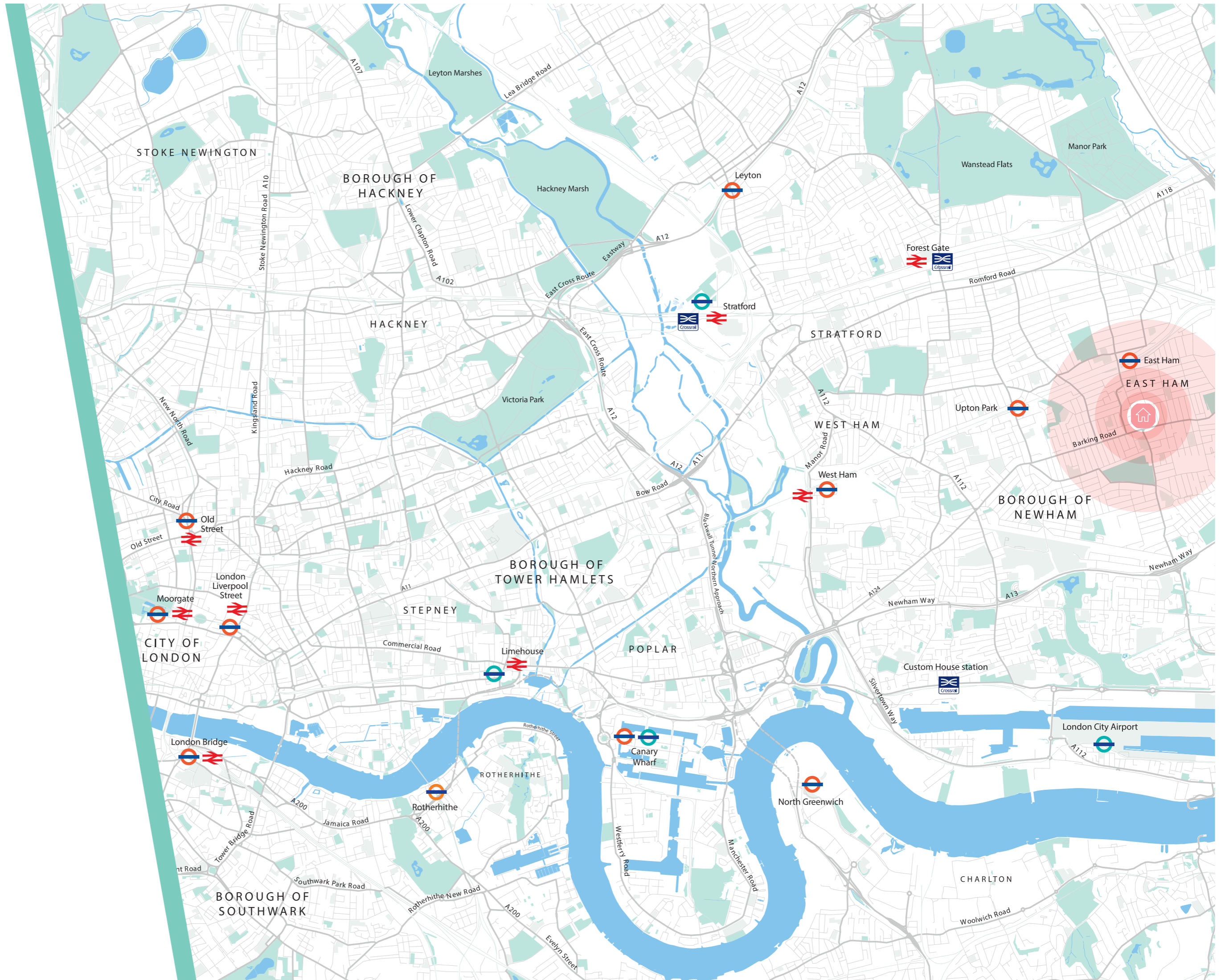
Connecting you with central London

With East Ham Underground Station (Zone 3) a 7-minute walk from the development, New Market Place is the ideal base for busy professionals. You could be in Liverpool Street station in 18 minutes or King's Cross & St Pancras in just over half an hour.

If you're travelling further afield, you'll find the North Circular only a 7-minute drive away. What's more, London City Airport and London Stansted Airport can be reached in just over half an hour by either car or Tube.

Walking distance	To London airports
2 minutes to East Ham High Street	33 minutes to London City Airport by Tube
6 minutes to East Ham Leisure Centre	33 minutes to London Stansted Airport by car
7 minutes to East Ham Underground Station	1 hour 6 minutes to London Heathrow Airport by car
7 minutes to Central Park	

By Tube from East Ham – District and Hammersmith & City lines
13 minutes to Stratford
16 minutes to Whitechapel
17 minutes to Canary Wharf
18 minutes to Liverpool Street
21 minutes to Shoreditch High Street
31 minutes to King's Cross & St Pancras



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



East Ham Leisure Centre
6-minute walk



'Greenway' cycle path
8-minute cycle



Canary Wharf
17-minute Tube



London City Airport
33-minute Tube

NEW MARKET PLACE
EAST HAM

WITHIN
20
MINS

WITHIN
40
MINS

East Ham High Street
2-minute walk



Central Park
7-minute walk



Stratford/Westfield Stratford City
13-minute Tube



Liverpool Street
18-minute Tube



King's Cross & St Pancras
31-minute Tube



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



An exciting future for East Ham

Situated in the London Borough of Newham, East Ham is developing fast. Having already benefitted from the major regeneration of east London following the 2012 Olympic Games, it's estimated that by 2025, £22 billion* will have been invested in the borough – making it a hugely exciting place to call home.

Centrally located in East Ham, New Market Place is just off the thriving high street which offers a variety of retail experiences, activities and parks on your doorstep.



*<https://www.newlondonarchitecture.org/nla-network/borough-partners/lb-newham>



Let there be light

Whether you choose a studio or a one, two or three-bedroom apartment, you'll enjoy a home 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 range of modern appliances, making cooking and entertaining a pleasure.

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

Each apartment offers access to either a private balcony or terrace, providing an outdoor extension of your living space that's ideal for soaking up the sun and the vibrant surroundings of East Ham.



Site plan




EAST HAM
UNDERGROUND
STATION
7-MINUTE WALK

*Travel times are approximate. Source: Maps.google.com

Specification

Kitchen

Individually designed German contemporary kitchens with soft-close doors and drawers

Colour choice of wall and base units*

Matching worktops and full-height upstands

Under-cabinet lighting

Stainless steel single bowl sink and chrome tap

Fully integrated Zanussi appliances including single oven, ceramic hob, dishwasher, fridge freezer and Electrolux extractor

Bathroom

Sottini brassware

White semi-recessed wash hand basin

Back-to-wall WC pan with soft-close WC seat

Concealed cistern and dual flushplate

White acrylic bath

Bath screen and shower above bath (where no en suite)

Heated towel rail

Shaver socket

Porcelain floor tiles

Porcelain wall tiles

En suite

Sottini brassware

White semi-recessed wash hand basin

Back-to-wall WC pan with soft-close WC seat

Concealed cistern and dual flushplate

White shower tray

Chrome shower doors

Heated towel rail

Shaver socket

Porcelain floor tiles

Porcelain wall tiles

Bedrooms

BT TV/FM connectivity to Bedroom 1

General

Video door entry

BT TV/Sky Q/FM connectivity to living area

CAT5e wiring from utility cupboard to living room media plate and bedroom 1 TV point

Superfast broadband (subject to subscription)



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.

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 and NHBC Guarantee or similar. Years three-ten covered by NHBC insurance or similar. Full exclusions and limitations can be found on the NHBC website.

*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.



Lombard Wharf SW11



Aldgate Place E1



Greenland Place SE8



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

