

Aston House at Academy Central



Computer generated image

A selection of
1 & 2 bedroom
apartments in
Barking, available
through L&Q's
UpToYou scheme



Welcome to Aston House

We're pleased to present Aston House, a selection of one and two bedroom shared ownership, eco-friendly apartments in an exciting new development near Barking town centre.



Local Area

Aston House is part of Academy Central, a major new residential development of nearly 1,000 homes designed by award winning Assael Architecture. It is located between Goodmayes Park and Mayesbrook Park, which are well known for their range of sporting, fitness, boating and children's facilities.

Aston House is superbly placed for shopping, leisure and travel. Vicarage Field, in the heart of Barking town centre, offers well over fifty shops in a modern setting with high street names and local independent stores.

In addition to an Asda superstore in Barking, nearby Ilford has a Sainsbury's plus the popular Exchange Mall, with its impressive food hall and more than a hundred shops including M&S and Debenhams.

Travel

Academy Central is close to both Barking and Goodmayes Stations.

Barking station is on the District and Hammersmith & City tube lines and gives easy access to the City. The West End's shops, restaurants and theatres can also be reached in under 40 minutes by Tube. Barking is also on the London Overground and National Rail.



Travel times

Trains from Goodmayes station to Liverpool Street take only 23 minutes; and it's only 13 minutes to Stratford for the Olympic Park, Westfield and the DLR to Docklands. Goodmayes will be on Crossrail too, when completed.

The M25 and M11 are easily accessible by car, with Stansted Airport just 34 miles away.



London Bridge

Borough Market

Southbank

* Travel times are taken from TFL journey planner www.tfl.gov.uk



Specification

General

- Carpeted living room, bedrooms and hallways
- Balconies to all apartments
- TV – Tel entry system
- Washing machine in hallway
- Hallway cupboard including linen store with shelving
- Lifts/step free access to all floors
- Cycle storage
- Parking with selected apartments

- Separate utility room in apartments 440 and 441

Kitchen

- Stainless steel oven, hob and extractor fan included
- Stainless steel splash backs to hob
- Graphite finish washing machine
- Hard wearing Amtico flooring

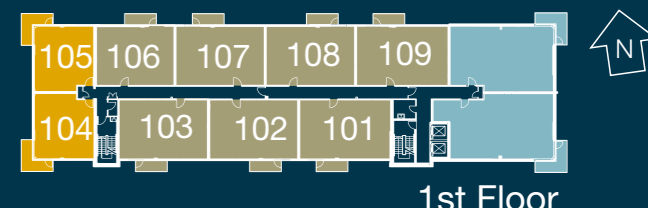
Bathroom

- Ensuite to master bedrooms in two bedroom apartments
 - Tiled flooring
 - Chrome heated towel rails
 - Hardwearing Amtico flooring
- *See floor plans for individual bathroom and ensuite layouts

Typical L&Q show homes images



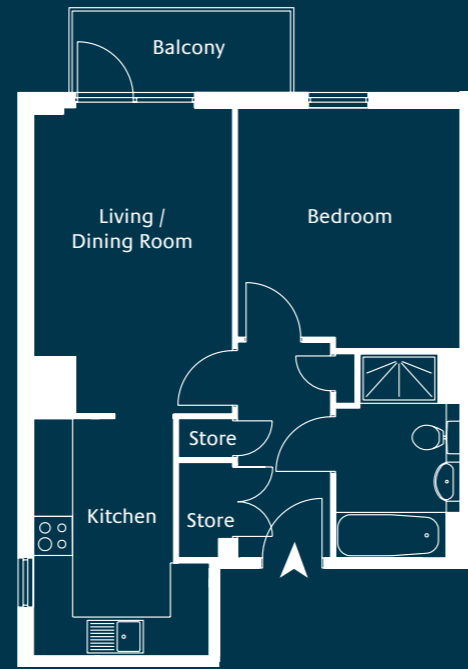
Aston House at Academy Central



ONE BEDROOM APARTMENTS
 TWO BEDROOM APARTMENTS
 AFFORDABLE HOUSING

Aston House

One bedroom apartments



Apartment 601

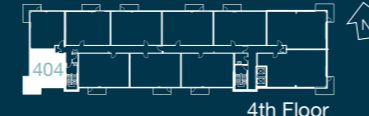
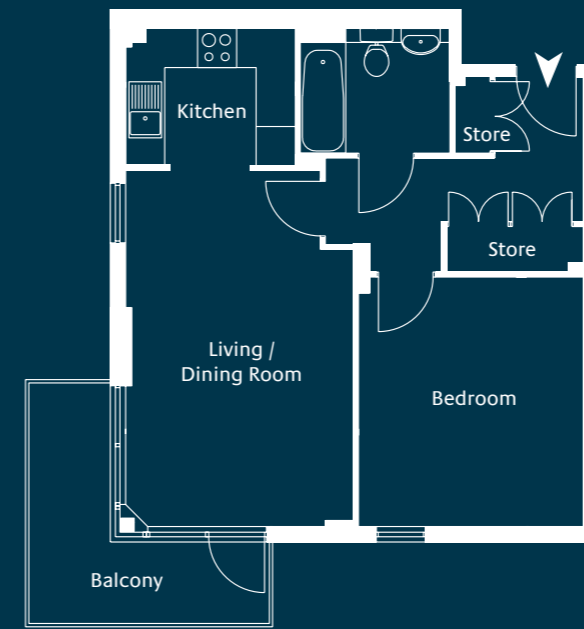
45.8 sq.m. (493 sq.ft.)

Living / Dining Room 4.70m x 3.05m
(15' 4" x 10' 0")

Kitchen 3.64m x 2.70
(11' 11" x 8' 10")

Bedroom 3.70m x 3.42
(12' 1" x 11' 2")

North facing - 601



Apartments 104, 204, 304 & 404

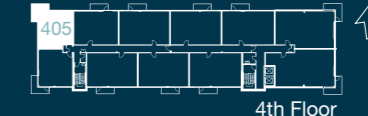
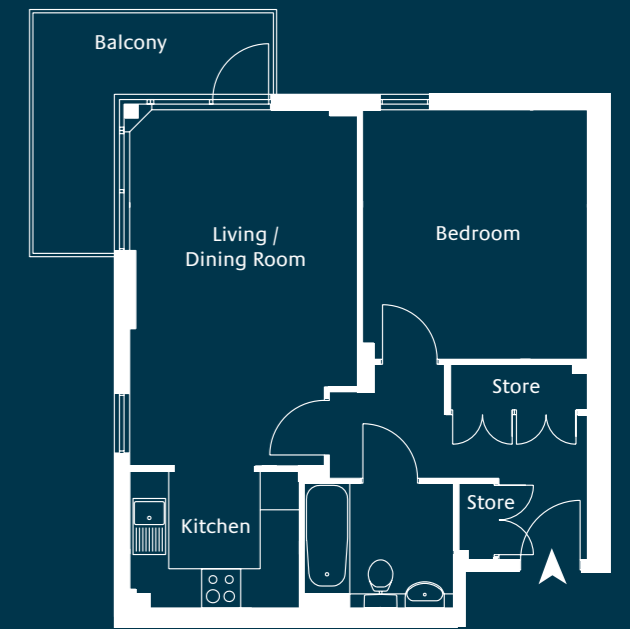
46.0 sq.m. (495 sq.ft.)

Living / Dining Room 5.46m x 3.50m
(17' 11" x 11' 5")

Kitchen 2.60m x 2.10
(8' 6" x 6' 10")

Bedroom 3.83m x 3.45
(12' 6" x 11' 3")

South facing - 104, 204, 304, 404



Apartments 105, 205, 305 & 405

46.0 sq.m. (495 sq.ft.)

Living / Dining Room 5.46m x 3.50m
(17' 11" x 11' 5")

Kitchen 2.60m x 2.10
(8' 6" x 6' 10")

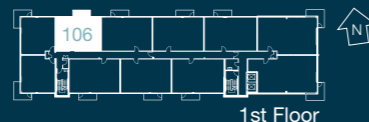
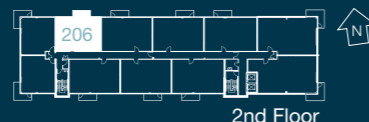
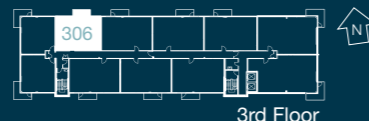
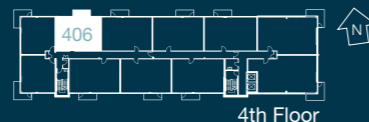
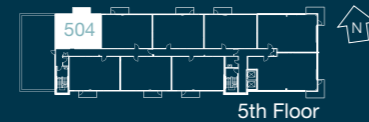
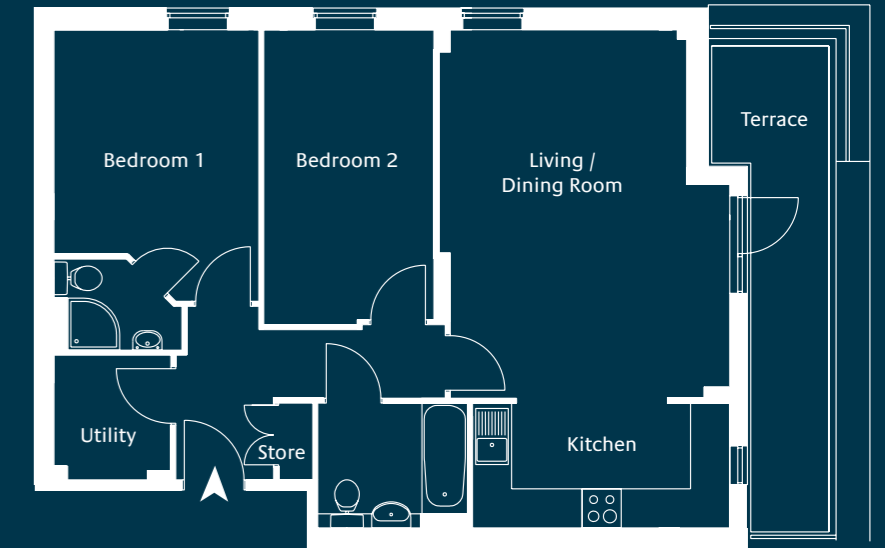
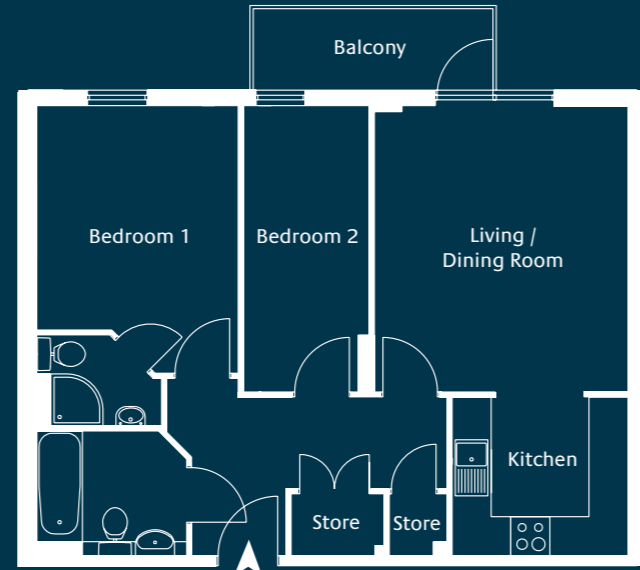
Bedroom 3.83m x 3.45
(12' 6" x 11' 3")

North facing - 105, 205, 305, 405

The properties are under construction and the details have not been verified. Furniture shown is indicative only and not provided with the home. Some internal positions may change as building work progresses. Room and site layouts are not drawn to scale. Measurements are given to the widest point, are approximate and are given as a guide only. Do not use these measurements when ordering carpets etc and please note they do not form part of the purchase contract. Details have been supplied by Taylor Wimpey.

Aston House

Two bedroom apartments



Apartments 106, 206, 306, 406 & 504

59.0 sq.m. (635 sq.ft.)

Living / Dining Room 4.40m x 3.89m
(14' 5" x 12' 9")

Kitchen 2.70m x 2.44
(8' 10" x 7' 11")

Bedroom 1 4.11m x 3.09
(13' 5" x 10' 1")

Bedroom 2 4.40m x 1.94
(14' 5" x 6' 4")

North facing - 106, 206, 306, 406, 504



Apartment 603

62.4 sq.m. (672 sq.ft.)

Living / Dining Room 5.65m x 4.46m
(18' 6" x 14' 7")

Kitchen 3.95m x 1.91
(12' 11" x 6' 3")

Bedroom 1 4.17m x 3.15
(13' 8" x 10' 4")

Bedroom 2 4.59m x 2.61
(15' 1" x 8' 6")

South facing - 603



Apartment 602

72.0 sq.m. (775 sq.ft.)

Living / Dining Room 5.65m x 4.46m
(18' 6" x 14' 7")

Kitchen 3.95m x 1.91
(12' 11" x 6' 3")

Bedroom 1 4.17m x 3.15
(13' 8" x 10' 4")

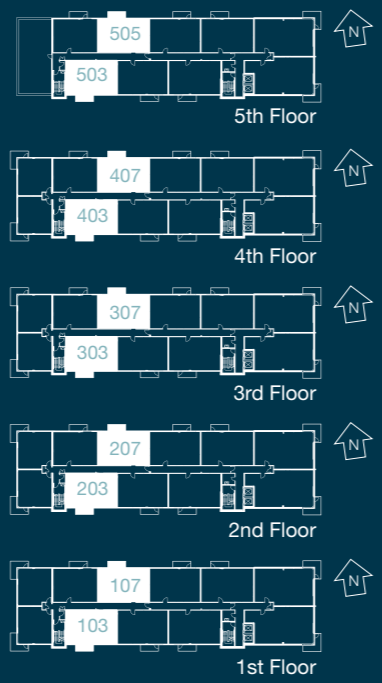
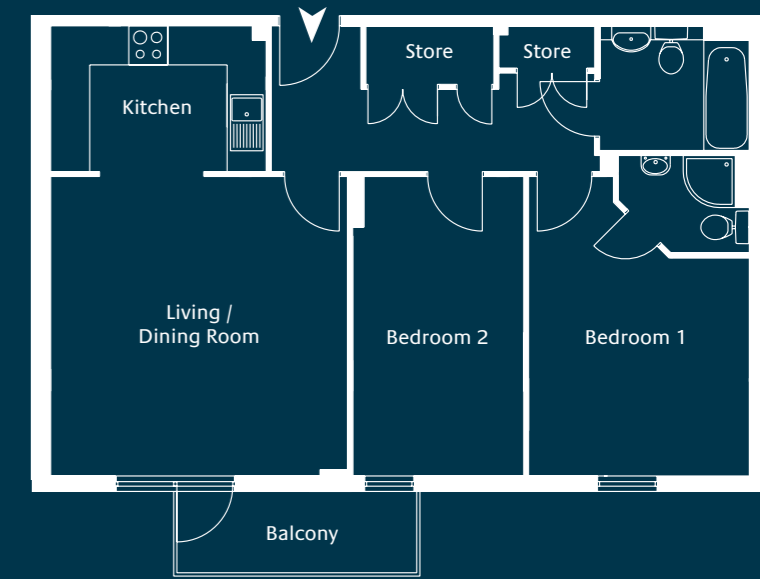
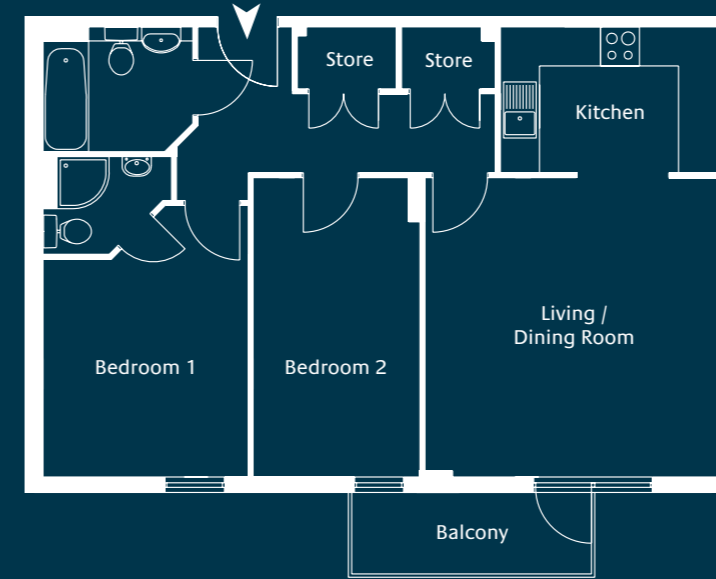
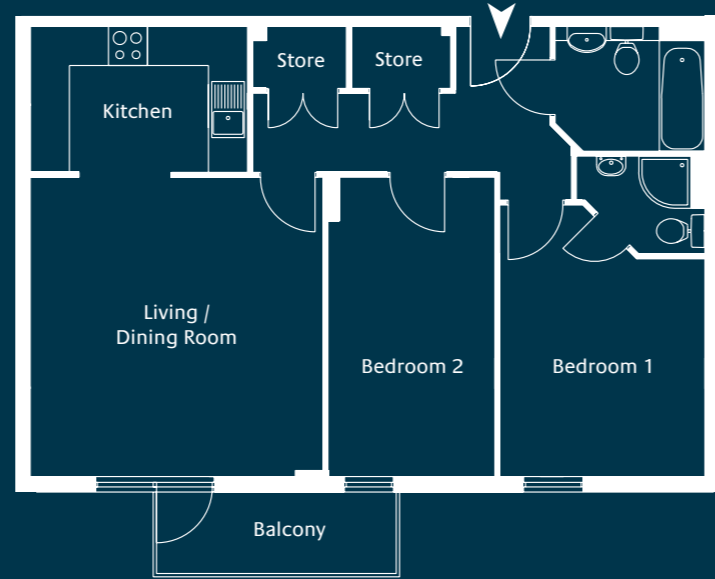
Bedroom 2 4.52m x 2.61
(14' 10" x 8' 6")

North facing - 602

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Aston House

Two bedroom apartments



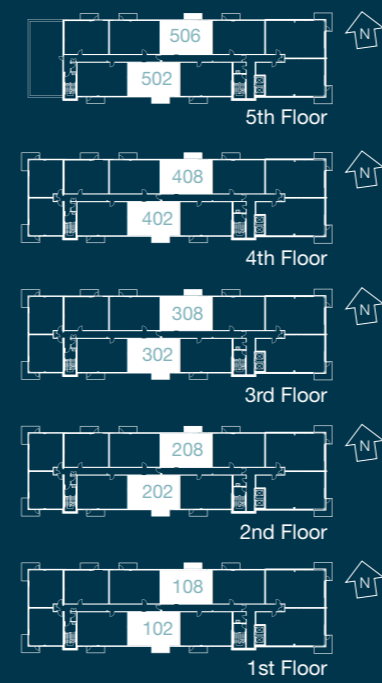
Apartments 103, 107*, 203, 207*, 303, 307*, 403, 407*, 503 & 505*

72.3 sq.m. (778 sq.ft.)

Living / Dining Room	4.59m x 4.49m (15' 0" x 14' 8")
Kitchen	3.33m x 2.24 (10' 11" x 7' 4")
Bedroom 1	4.17m x 3.15 (13' 8" x 10' 4")
Bedroom 2	4.59m x 2.56 (15' 0" x 8' 4")

North facing - 107, 207, 307, 407, 505
South facing - 103, 203, 303, 403, 503

* Denotes handed apartment to the plan drawn



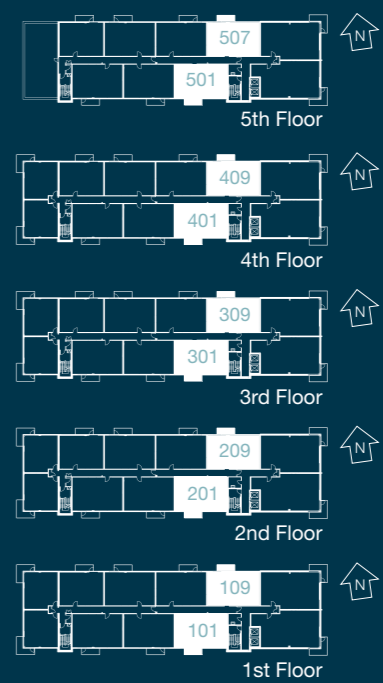
Apartments 102, 108*, 202, 208*, 302, 308*, 402, 408*, 502 & 506*

72.3 sq.m. (778 sq.ft.)

Living / Dining Room	4.59m x 4.49m (15' 0" x 14' 8")
Kitchen	3.33m x 2.24 (10' 11" x 7' 4")
Bedroom 1	4.17m x 3.15 (13' 8" x 10' 4")
Bedroom 2	4.59m x 2.56 (15' 0" x 8' 4")

North facing - 108, 208, 308, 408, 506
South facing - 102, 202, 302, 402, 502

* Denotes handed apartment to the plan drawn



Apartments 101, 109*, 201, 209*, 301, 309*, 401, 409*, 501 & 507*

72.7 sq.m. (782 sq.ft.)

Living / Dining Room	4.59m x 4.56m (15' 0" x 14' 11")
Kitchen	3.31m x 2.24 (10' 10" x 7' 4")
Bedroom 1	4.59m x 3.39 (15' 0" x 11' 1")
Bedroom 2	4.59m x 2.62 (15' 0" x 8' 7")

North facing - 109, 209, 309, 409, 507
South facing - 101, 201, 301, 401, 501

* Denotes handed apartment to the plan drawn

* Apartment 507 is handed to the plan shown

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L&Q at Aston House

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