

# **BARKING RIVERSIDE**

## **Mansfield Apartments**

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For Private Rent

**L&Q**



Photography with computer generated landscaping, indicative only.

## A place to be, become and belong

Mansfield Apartments is a private rental complex that offers 16 beautifully designed apartments. All apartments feature a main bathroom, while the two-bedroom units boast an additional en suite to the primary bedroom.

Barking Riverside is a new development bringing housing, community facilities, amenities, transport links and green spaces to East London.

The development is delivered by master developer Barking Riverside Limited, a joint venture between the Mayor of London and L&Q, strengthened by its partnerships with organisations including Transport for London, Uber Boat by Thames Clippers, and the London Borough of Barking and Dagenham.

Benefitting from a unique location on the banks of the River Thames, Barking Riverside is set in an area as large as London's Hyde Park in an area once occupied by the iconic Barking Power Station. Once completed, Barking Riverside will deliver over 10,000 homes. A new planning application due to be submitted this year could uplift the number of homes to 20,000.

Connected via London Overground and an Uber Boat by Thames Clippers river bus service, Barking Riverside is ideal for those who want fast and easy access to central London; residents can reach Fenchurch Street via Barking Riverside Station in just 22 minutes.

Designed for the wellbeing of current and future residents, core to the development masterplan is the abundance of green space as well as access to the 2km of River Thames frontage.

Barking Riverside is already home to a diverse and active community of over 7,500 residents. Existing amenities include five schools - one of which is an Ofsted Outstanding secondary school - two community hubs, cycling and walking routes, 80 acres of ecology habitat, state-of-the-art recycling, and an automated waste management facility. Plus, residents enjoy a year-round calendar of social activities, such as resident-led events, workshops, markets, food and drink offerings as well as regular on-site community groups. Planned for the future are new community facilities, cultural events, and business opportunities that will be delivered within a new commercial zone at the heart of Barking Riverside.

Situated at the emerging frontier of East London, Barking Riverside stands out as one of the capital's most significant developments and as a key residential legacy for the future.

# Private Rented Scheme from L&Q

L&Q's Private Rented Scheme (PRS) offers London's widest selection of quality Private Rental homes, all of which are owned and managed by us as the landlord.

Located in numerous well-established neighbourhoods across the capital, L&Q's private rent properties are available to anyone, provided you meet the minimum eligibility criteria.

## The L&Q offer

As one of London's most experienced landlords, we offer good value, stability, quality, and choice to the Private Rented Sector, which has historically been dominated by individual landlords. We launch new build homes, as well as offer our preloved homes for rent across the capital.

## PRS lets you:

- Rent a new or preloved home
- Easily commute into the city with well-connected transport links
- Streamline your lettings process.

Rent a brand-new and stylish home at Barking Riverside and benefit from:



Generously sized homes



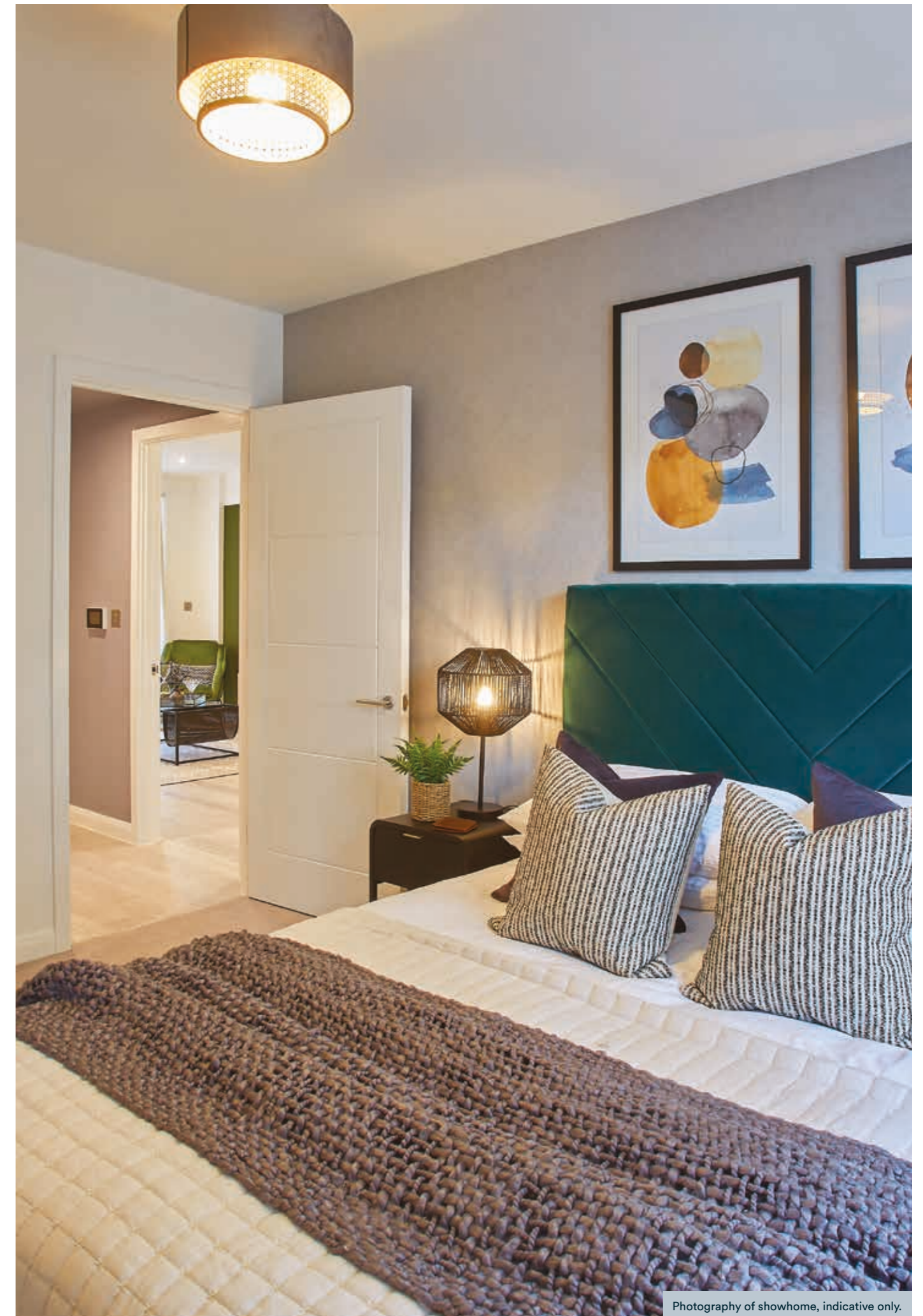
Amenities and shops within walking distance



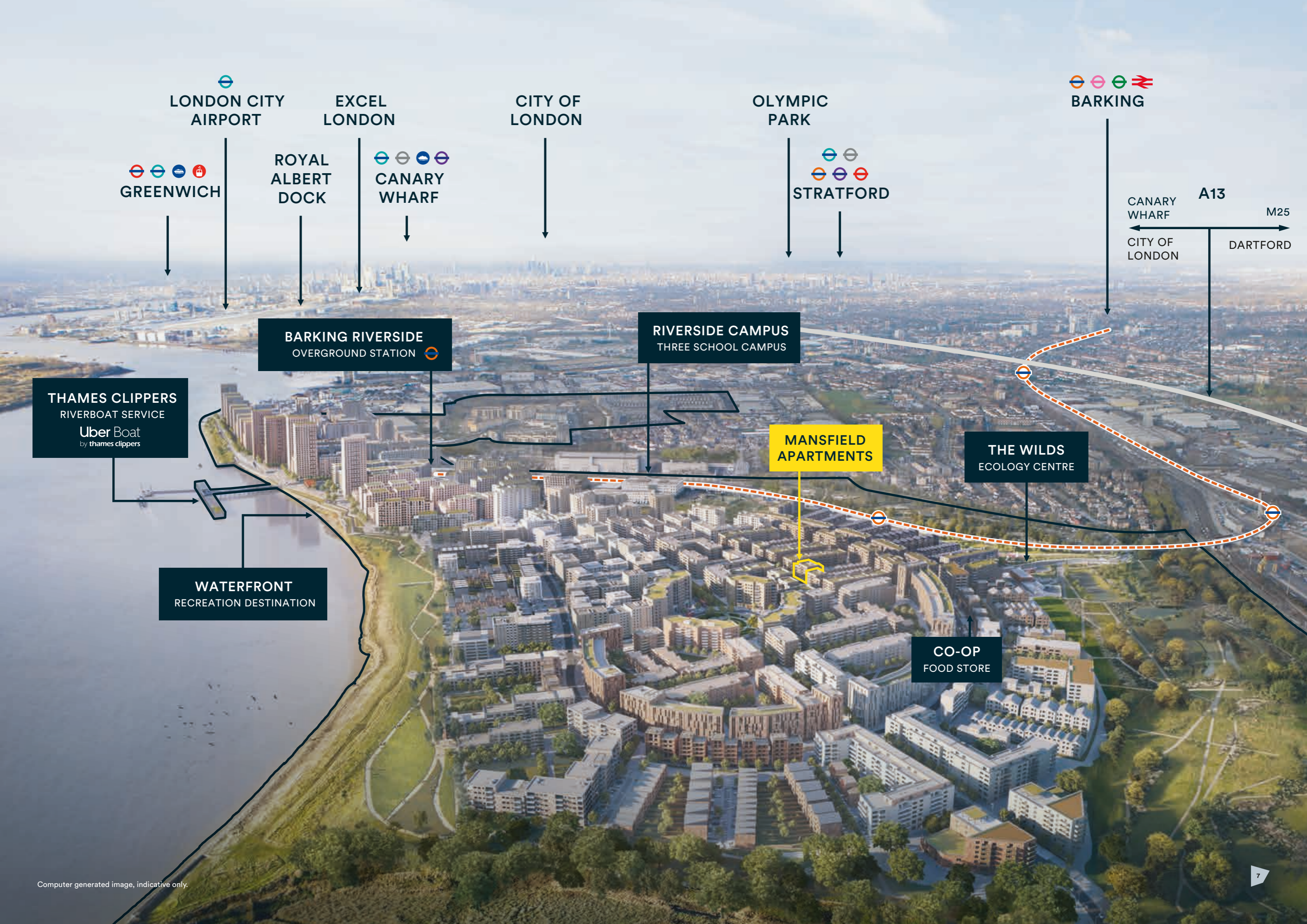
Excellent transport links close by



Please visit our website for full details relating to our eligibility criteria.



Photography of showhome, indicative only.



LONDON CITY AIRPORT

EXCEL LONDON

CITY OF LONDON

OLYMPIC PARK

BARKING

GREENWICH

ROYAL ALBERT DOCK

CANARY WHARF

STRATFORD

CANARY WHARF  
CITY OF LONDON

A13

M25

DARTFORD

BARKING RIVERSIDE OVERGROUND STATION

RIVERSIDE CAMPUS  
THREE SCHOOL CAMPUS

THAMES CLIPPERS RIVERBOAT SERVICE  
Uber Boat by thames clippers

MANSFIELD APARTMENTS

THE WILDS ECOLOGY CENTRE

WATERFRONT RECREATION DESTINATION

CO-OP FOOD STORE



## Reach central London in 22 minutes\*

The brand-new Barking Riverside Overground station is now open, connecting Barking to Gospel Oak London Overground route.

Offering regular trains, you'll be only 22 minutes from the centre of the capital. Fully step-free and accessible, the new station also has a secure bicycle store – making sustainable travel the right choice.

# Take to the water for leisure or commuting

If you love to take in the sights of London's river bank, what better way to do it than to travel by boat?

The newly opened Barking Riverside Pier is now the most eastern stop on the Uber Boat by Thames Clippers' RB1 route. This connects you to the DLR and Elizabeth Line from Woolwich as well as the Battersea Power Station in the West, via iconic stops such as the London Eye, Westminster, London Bridge, Canary Wharf and Greenwich – making river travel a good option for commuters.



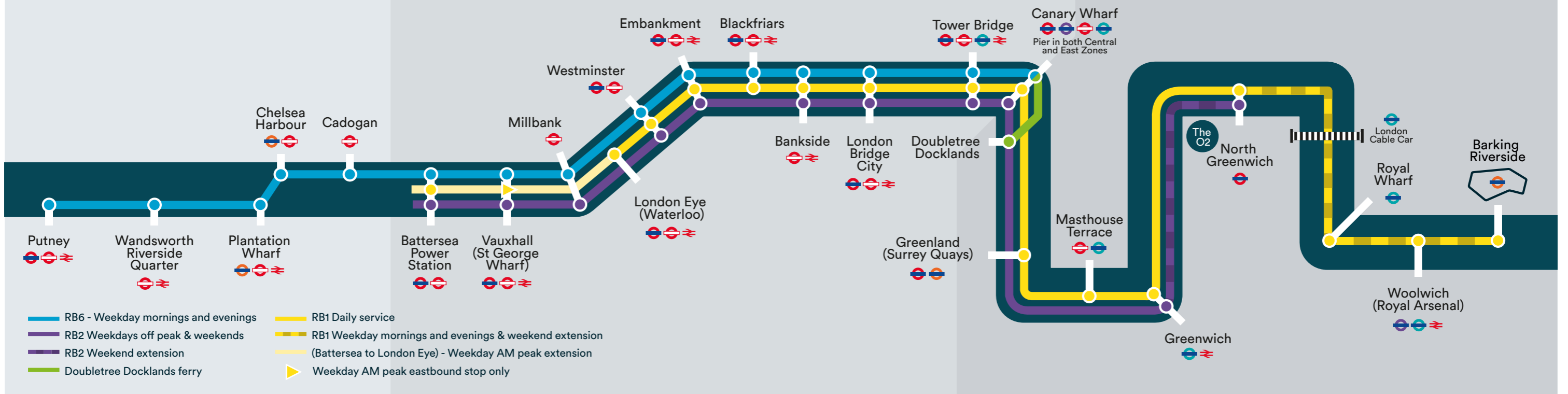


## Uber Boat by Thames Clippers from Barking Riverside Pier

North Greenwich (The O2)	20 mins
Greenwich	28 mins
Canary Wharf	40 mins
London Bridge	55 mins

## Travel across London by river

Uber Boat  
by thames clippers



# Well connected



## By train from Barking Riverside Overground station

Barking	7 mins
Stratford	14 mins
Canary Wharf	16 mins
Liverpool Street	25 mins



## By train to the airport from Barking Riverside Overground station

London City	48 mins
Gatwick	1hr 32 mins
Heathrow	1hr 43 mins



## By foot from Barking Riverside

Riverside School	4 mins
Barking Riverside Overground Station	10 mins
Barking Riverside Pier	13 mins



## By cycle from Barking Riverside

Castle Green	10 mins
Parsloes Park	15 mins
Beam Parklands Country Park	18 mins
Stratford	41 mins

Train times taken from [nationalrail.co.uk](http://nationalrail.co.uk).  
Distances taken from [google.co.uk/maps](http://google.co.uk/maps).  
Walking distances have been taken from current homes for rent.





## Community

The Wilds is an award-winning multi-purpose community, ecology and events space which opened its doors in July 2021. It offers a packed programme of workshops, exhibitions and special events, while residents can also hire the space for making, growing and learning. As well as an exhibition space, there's a meeting room, garden room, terrace and attractive garden. The Wilds is popular with people wanting an aesthetic environment in which to work – you can book a co-working space or hot-desk.



## Eat & Drink

Also at The Wilds, you'll find the excellent new GROUNDED café. Run by local residents, the café pioneers an environmental approach – such as by encouraging customers to bring reusable cups. Every GROUNDED team member has learnt about the art of coffee making by participating in Coffee: Works, a co-operative business incubation programme run by Every One Every Day. As you would expect, the coffee it serves is both varied and excellent.



## Environment Waste Disposal System

Barking Riverside has an innovative, automated underground waste disposal system which serves all the homes on the development. 460 special 'inlets' replace the 19,000 bins that would normally be needed. Residents put their waste and recycling into these inlets and it is automatically transported to a single collection point. This reduces pollution caused by waste removal vehicles by 90%. When the development is complete, the Envac system will be the largest single one of its kind in the world.



## Station Quarter

An exciting new district surrounding the Barking Riverside Overground station will bring a wealth of facilities to the area, ranging from shops and restaurants to cafés and bars. This commercial zone will also include the riverboat pier and will evolve to become a destination point for new community facilities, cultural events and business opportunities.



## Education

At Barking Riverside, you will have an impressive choice of seven high-quality brand new schools to choose from, all benefitting from state-of-the-art facilities. Three of which are already open and welcoming pupils.

One school already open is Riverside Campus – providing primary, secondary and special educational needs – which has a capacity of 2,600 students and occupies a £45 million complex. The school is already reporting excellent results and is Ofsted rated 'Outstanding'\*.

Further across the development is George Carey Church of England primary school\*\* rated 'Good' along with Thames View Infants †, which is rated 'Outstanding'.



## Local Shopping

As Barking Riverside grows, new shops are being attracted to the area. Among the first was a Co-op Food Store on Minter Road, at the heart of the development. Open 7am to 11pm daily, this store helps to minimise food waste by working with community organisations to donate to those in need.

Another Co-op has now opened its doors to Northgate residents, workers, visitors and the wider community. The new shop offers a fresh bakery and a full selection of groceries. The store will also focus on fresh, healthy products, as well as offering every day essentials, food-to-go, award winning wines and beers, ready meals and vegan and plant-based products.

We provide the home  
*and you make it your own*



# Specification

## Kitchen



- Modern kitchen cabinets with a complementary worktop and matching upstand
- Full height glass splashback behind the hob
- Under cupboard lighting
- Stainless steel 1.5 bowl sink with accompanying chrome mixer tap
- Fully integrated appliances including oven, ceramic hob, fridge/freezer, dishwasher, and integrated extractor

## Bathroom



- Modern white sanitaryware including semi-recessed basin with chrome basin tap
- Floor mounted WC with concealed cistern
- Chrome dual flush plate for water efficiency
- Mirror
- Pressed steel bath with bespoke bath panel
- Chrome towel radiator
- Homes without an en suite will include a shower screen over the bath, chrome bath mixer tap, thermostatic shower valve with overhead shower and hair wash attachment
- Homes with an en suite will include a bath mixer tap with hair wash attachment mounted at low level

## En Suites



- Modern white sanitaryware including semi-recessed basin with chrome basin tap
- Floor mounted WC with concealed cistern
- Chrome dual flush plate
- Fitted mirror
- Chrome towel radiator
- White shower tray with fixed shower screen
- Thermostatic mixer valve with shower head and hair wash attachment

## Bedrooms



- Fitted carpet
- Fitted wardrobe with sliding doors to bedroom 1

## Wall & Floor Finishes



- White emulsion painted walls and ceilings to bedrooms and hallways
- White satin architraves and skirting boards
- Vinyl flooring to hallways and kitchen/living/dining areas
- Ceramic large format floor and wall tiles to bathrooms and en suites

## Heating, Electrical & Lighting



- Underfloor heating to all apartments
- Low energy white LED downlights to kitchen/dining/living area and bathrooms and hallways
- Pendant lights to bedrooms, hallways and store cupboards
- Satin chrome switches and sockets
- Satin chrome shaver point in bathrooms
- Provision for Sky Q (subscription will be required)
- Mains operated ceiling mounted smoke/heat detector

## General



- Free standing washer/dryer located in utility cupboard
- White ladder internal doors
- Brushed steel door furniture
- Private balcony to every apartment
- Fob secure access to communal gardens
- Cycle storage



Photography of showhome, indicative only.

The specification of the properties is correct at the date of print/publication but may change as building works progress. Images are of a typical L&Q showhome and are indicative of the anticipated quality and style of the specification and may not represent the actual furnishings, fittings, fixtures, and appliances of the properties. Unless specifically incorporated in writing into the tenancy agreement the specification is not intended to form part of any offer, tenancy agreement, contract, warranty or representation and should not be relied upon as a statement or representation of fact.

# Siteplan



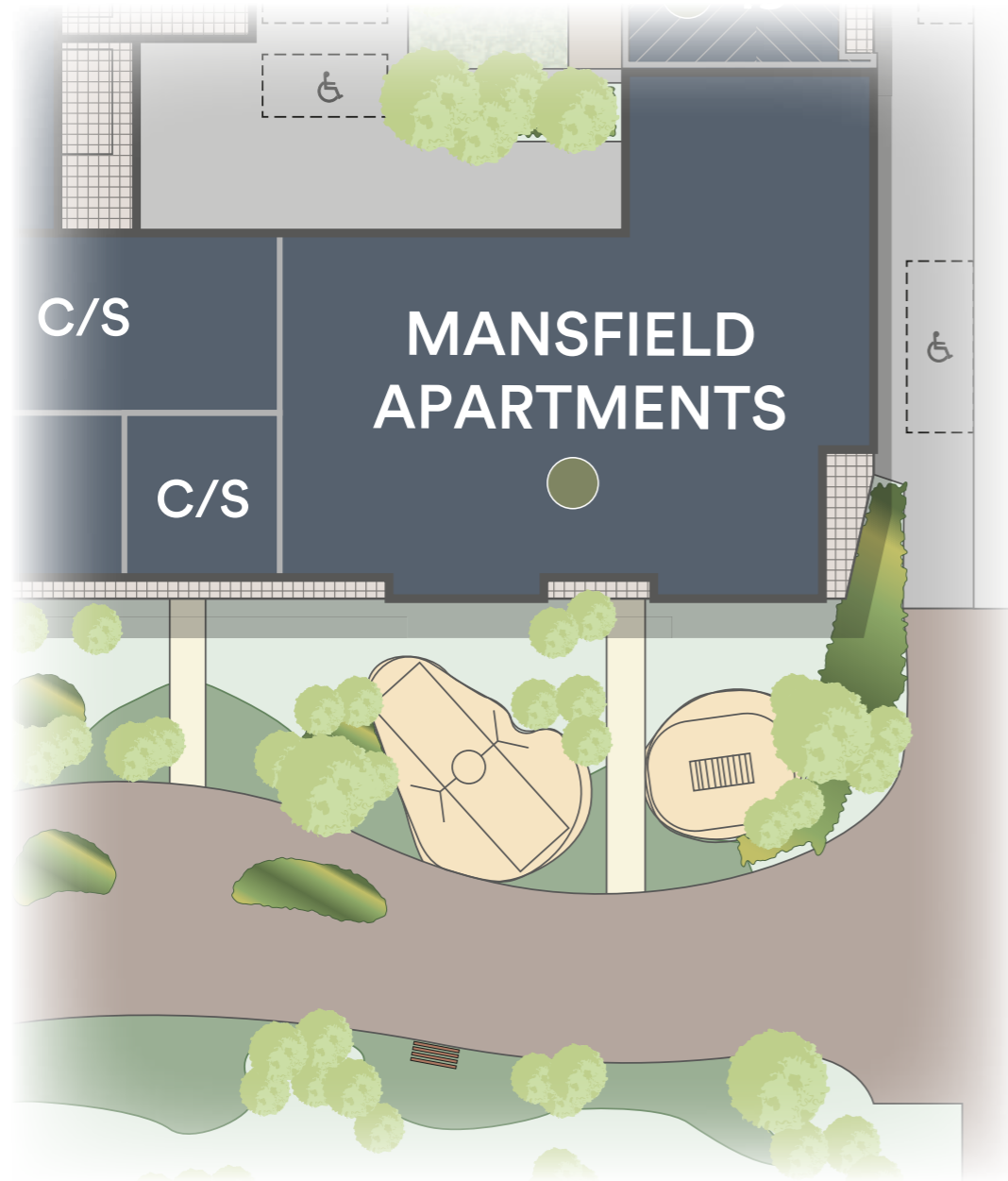
## Property Key

- Private Rent
- Shared Ownership
- London Living Rent
- Affordable Rent

C/S Cycle Store

Please note that the properties are currently under construction. Any depiction of the layout does not show details of gradients of land, boundary treatments, local authority street lighting or landscaping. It is our intention to build in accordance with this layout including the locations of Market Sale, Shared Ownership, London Living Rent, Private Rent and Affordable Rent properties (known as tenures). However, there may be occasions when the tenure location, house designs, boundaries, landscaping and positions of roads and footpaths, play areas and other facilities or amenities may change as the development proceeds and as properties are marketed. The layout (including tenure positions) is subject to amendments due to changing planning permission for the development, and depictions of the layout should be used as guidance only. No site map including tenure locations (whether computer generated or otherwise) forms part of any offer, tenancy agreement, contract, warranty, or representation and is for illustrative and guidance purposes only, the quality and this technology may vary. In relation to computer generated images, maximum dimensions have been used to generate this image and as a result dimensions may vary (and should not be relied on by you). For further clarification regarding specific individual properties, please ask your Lettings Negotiator.

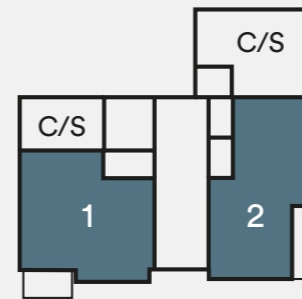
# Mansfield Apartments



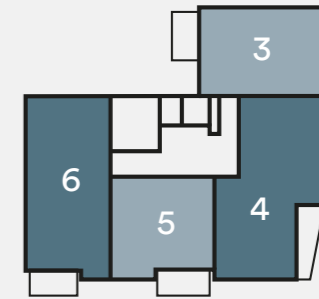
# Apartment locator



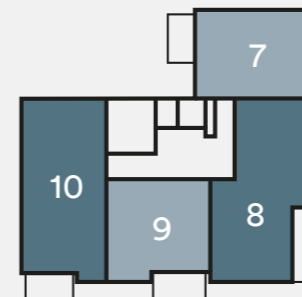
Ground Floor



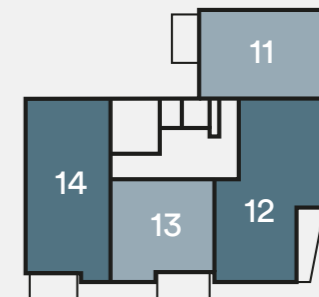
First Floor



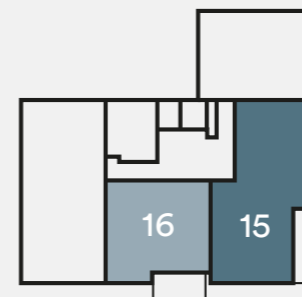
Second Floor



Third Floor



Fourth Floor



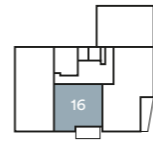
## Key

- 1 bedroom homes
- 2 bedroom homes

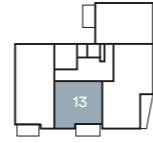
The floorplans provided are intended to only give a general indication of the proposed floor layout, are not drawn to scale and are not intended to form part of any offer, tenancy agreement, contract, warranty or representation. Measurements are given to the widest point, are approximate and are given as a guide only. They must not be relied upon as a statement or representation of fact. Do not use these measurements for carpet sizes, appliance spaces or items of furniture. Kitchen, bathroom and utility layouts, fittings and fixtures may differ to build, and specific property sizes and layouts, fittings and fixtures, appliances, balconies, and windows may vary within the same unit type. Please be aware the storage cupboard may include heating and electrical controls, which may reduce the storage available. For further clarification regarding specific individual properties, please ask your Lettings Negotiator.

# One bedroom

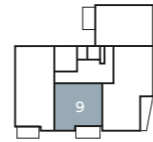
Apartments 5, 9, 13 & 16



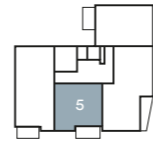
Fourth Floor  
Apartment 16



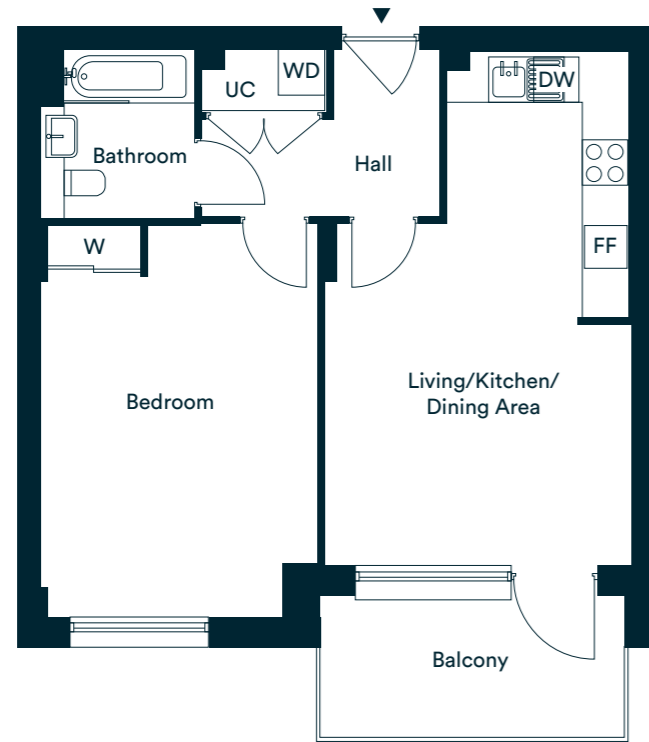
Third Floor  
Apartment 13



Second Floor  
Apartment 9



First Floor  
Apartment 5



## Accommodation

Living/Kitchen/Dining Area	6.66m x 3.96m	21'11" x 13'1"
Bedroom	5.59m x 3.61m	16'8" x 11'10"
<b>Total internal area</b>	<b>53.8 sq. m.</b>	<b>579.1 sq. ft.</b>
Balcony	1.84m x 3.95m	6'0" x 12'11"

W – Wardrobe  
 UC – Utility Cupboard  
 FF – Fridge/Freezer  
 WD – Washer/Dryer  
 DW – Dishwasher

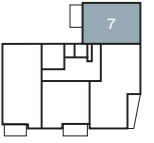
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# One bedroom

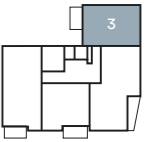
Apartments 3, 7 & 11



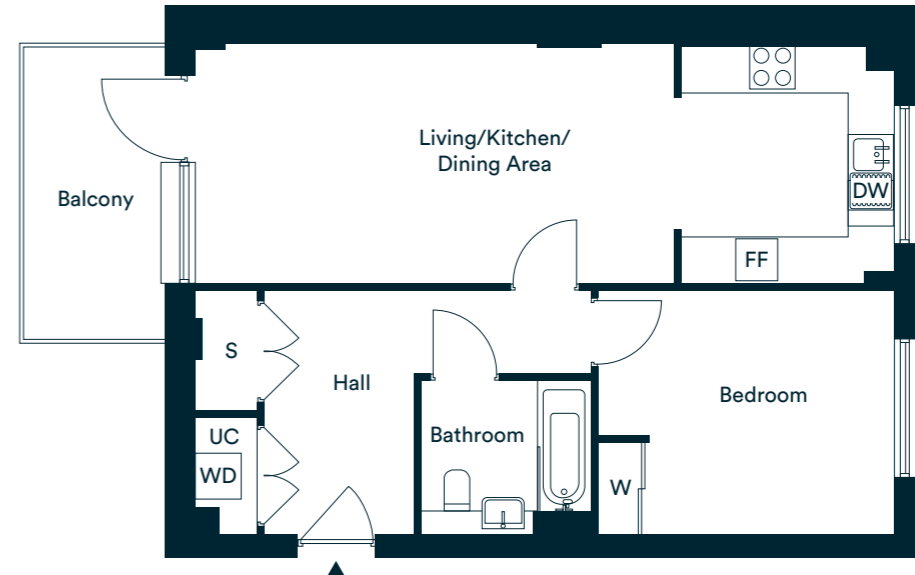
Third Floor  
Apartment 11



Second Floor  
Apartment 7



First Floor  
Apartment 3



## Accommodation

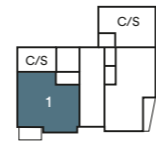
Living/Kitchen/Dining Area	3.11m x 9.86m	10'3" x 29'10"
Bedroom	3.18m x 3.85m	10'5" x 12'8"
<b>Total internal area</b>	<b>58.7 sq. m.</b>	<b>631.8 sq. ft.</b>
Balcony	3.80m x 1.84m	12'6" x 6'0"

W – Wardrobe  
 UC – Utility Cupboard  
 FF – Fridge/Freezer  
 WD – Washer/Dryer  
 DW – Dishwasher

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# Two bedroom

Apartment 1



Ground Floor  
Apartment 1



## Accommodation

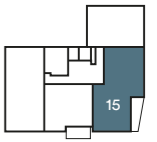
Living/Kitchen/Dining Area	8.77m x 3.80m	28'10" x 12'6"
Bedroom 1	5.38m x 3.20m	17'8" x 10'6"
Bedroom 2	5.38m x 2.98m	17'8" x 9'6"
<b>Total internal area</b>	<b>86.3 sq. m.</b>	<b>928.9 sq. ft.</b>
Balcony	1.84m x 3.61m	6'0" x 11'10"

W – Wardrobe  
 UC – Utility Cupboard  
 FF – Fridge/Freezer  
 WD – Washer/Dryer  
 DW – Dishwasher

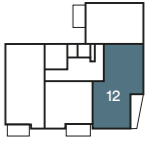
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# Two bedroom

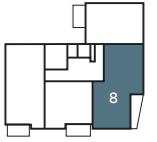
Apartment 2, 4, 8, 12 & 15



Fourth Floor  
Apartment 15



Third Floor  
Apartment 12



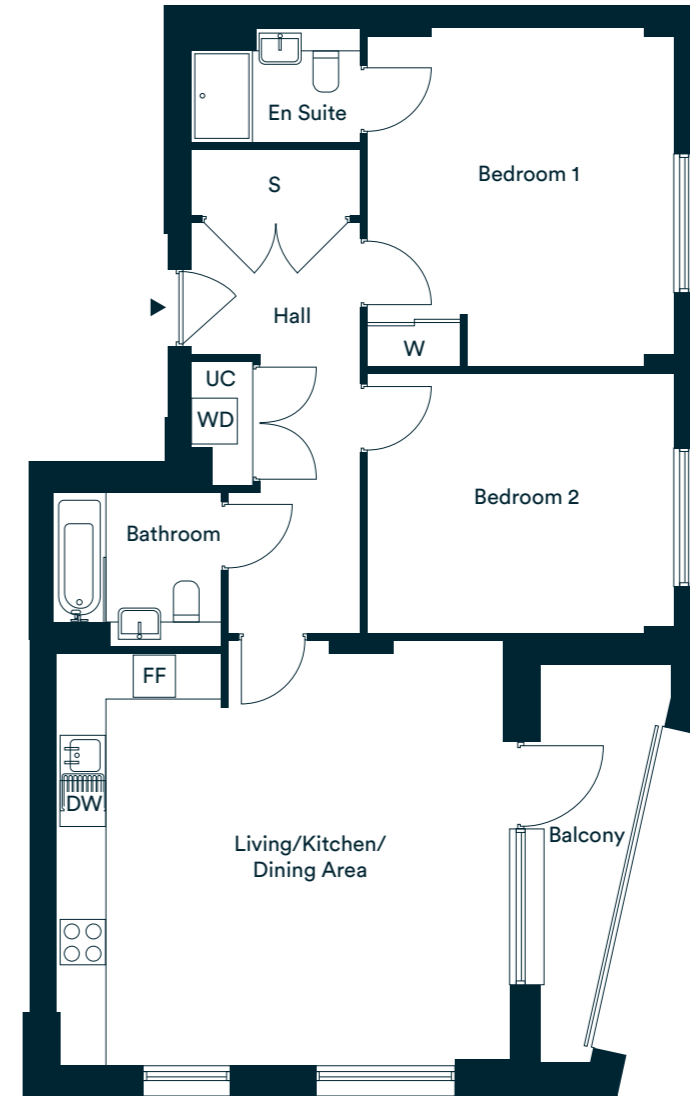
Second Floor  
Apartment 8



First Floor  
Apartment 4



Ground Floor  
Apartment 2



## Accommodation

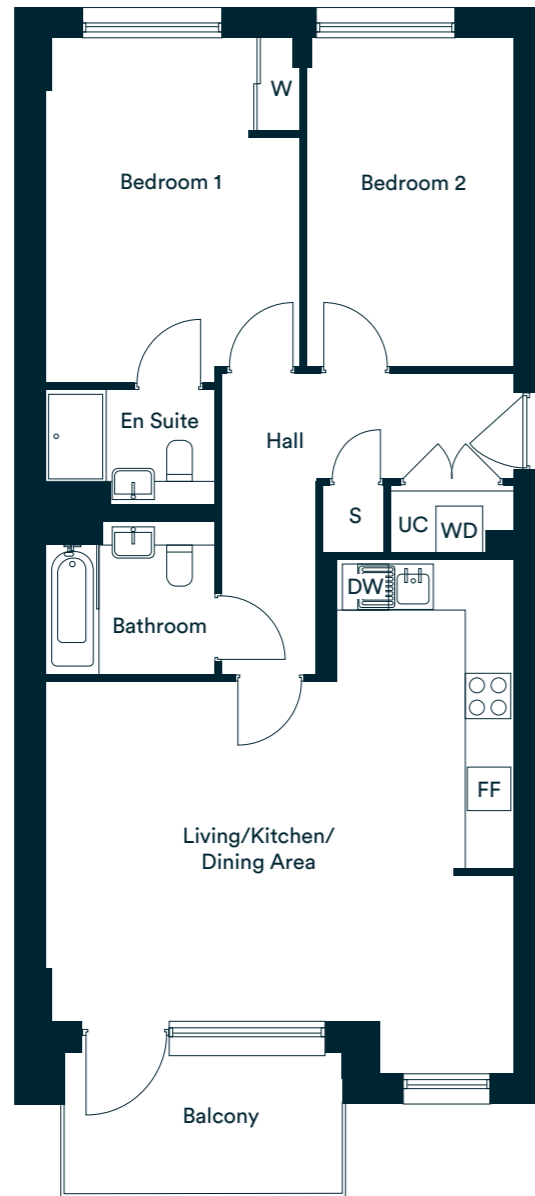
Living/Kitchen/Dining Area	5.53m x 5.94m	18'2" x 19'6"
Bedroom 1	4.41m x 3.98m	14'6" x 13'1"
Bedroom 2	3.38m x 3.98m	11'1" x 13'1"
<b>Total internal area</b>	<b>86.3 sq. m.</b>	<b>928.9 sq. ft.</b>
Balcony	5.18m x 1.69m	17'0" x 5'7"

W – Wardrobe  
 UC – Utility Cupboard  
 FF – Fridge/Freezer  
 WD – Washer/Dryer  
 DW – Dishwasher

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# Two bedroom

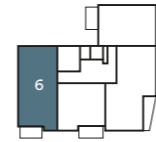
Apartments 6, 10 & 14



Third Floor  
Apartment 14



Second Floor  
Apartment 10



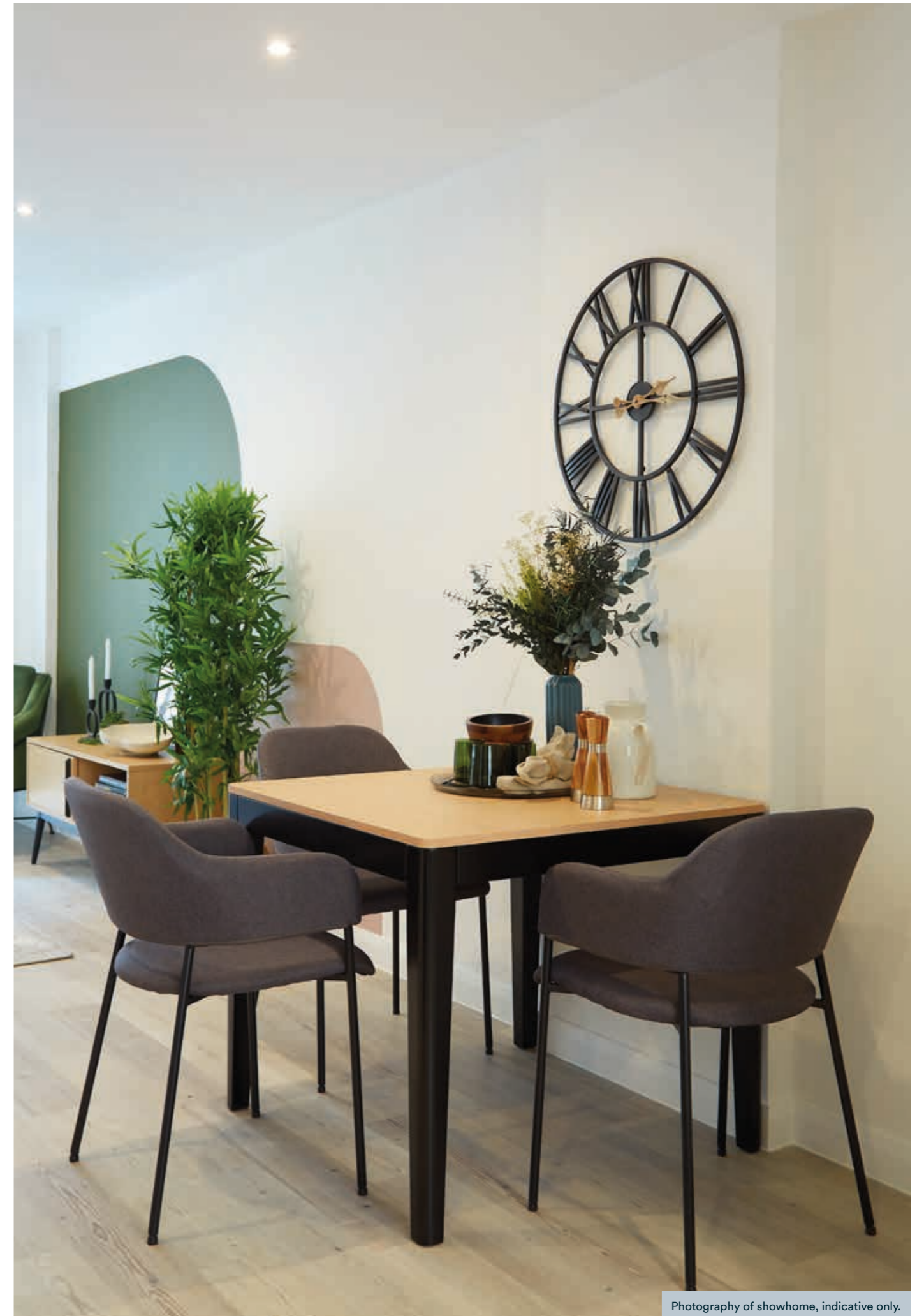
First Floor  
Apartment 6

## Accommodation

Living/Kitchen/Dining Area	6.01m x 6.10m	19'9" x 20'0"
Bedroom 1	4.48m x 3.31m	14'9" x 10'10"
Bedroom 2	4.26m x 2.69m	14'0" x 8'10"
<b>Total internal area</b>	<b>79.5 sq. m.</b>	<b>855.7 sq. ft.</b>
Balcony	1.84m x 3.61m	6'0" x 11'10"

W – Wardrobe  
 UC – Utility Cupboard  
 FF – Fridge/Freezer  
 WD – Washer/Dryer  
 DW – Dishwasher

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Photography of showhome, indicative only.





Photography of showhome, indicative only.



## A helping hand when it comes to furnishing your new home

All homes at Barking Riverside will be finished to a contemporary specification with a typical home benefitting from a modern living space, and spacious bathroom. Our homes are built so that you can move in straight away.

Though homes will be ready to move straight into when L&Q hands over the keys, we know it can be hard work – and expensive - to furnish a property from scratch. Which is why we've partnered with a selection of interior designers to offer bespoke furniture packages to all our tenants.

For an additional monthly fee, tenants can rent furniture specifically selected for homes at Barking Riverside. From comfy sofas to sink into, dining tables to enjoy new culinary experiences from and high quality beds to fall onto after a hard day's work, a furniture package could help make your new property really feel like home. Our Lettings Team are ready to provide all the information - and take care of the details for you.

Photography of showhome, indicative only.

# L&Q's portfolio of homes to rent

If you choose to rent, you want the pick of rental properties so you can find the one that best fits your needs, your lifestyle and your budget.

As one of London's most experienced landlords, L&Q understands what renters want and don't believe you should compromise any element of your new rental home, quality or service.

That is why we are creating the UK's widest choice of new purpose-built and newly refurbished homes to rent across London and the South East.

Based on our 60 years' experience, L&Q has streamlined the lettings process for our tenants to ensure a responsive and comprehensive letting service.

We offer our tenants the right locations, good value and great transport connections. All our brand new or newly refurbished apartments are well appointed, and each one is backed by our dedicated property manager, which means support is only ever a phone call away.

As a long-term investor in housing, L&Q wants to simplify the process to give you more time and energy to focus on what's important to you. We offer you the peace of mind that the standard you expect is what you receive when you rent with us.

## What you can expect when you choose to rent from L&Q



Excellent transport connections for easy commuting.



The right locations in established neighbourhoods.



No hidden costs, and good value for money.



New purpose-built or newly refurbished accommodation.



Well-appointed homes.



Dedicated maintenance response team on the end of a phone.



Hassle-free service from an experienced, responsible and reliable landlord.



Furniture packages available at an additional cost.

# Renting a home with L&Q



### Step 1.

Call our line and enquire about a property that you're interested in, and we will connect you to the relevant agent.



### Alternatively...

...you can send us an email through our website on [lqhomes.com](http://lqhomes.com) or our Rightmove portal. To find our listings, type the following on your Google search tab – 'L&Q Lettings Rightmove'.



### Step 2.

Once details are received an agent will get in touch and disclose viewing dates for your chosen property.



### Step 3.

Once satisfied with the property, you can email the agent a reservation form to officially register your interest.



### Step 4.

The agent will send you a formal offer subject to you agreeing to terms & conditions. A holding deposit equal to the week's rent, capped at £500 must be paid via our secured payment system in order to reserve the property.



### Step 5.

Referencing checks will be underway providing the relevant documents have been submitted. If successful, you will be given a moving date.



### Step 6.

Finally, you will receive L&Q's welcome pack which will include a Gas Safety Certificate, Energy Performance (EPC), and tenancy documents with your Property Manager's details.



## Investing in homes *and neighbourhoods*

At L&Q we believe passionately that people's health, security and happiness depend on where they live.

With nearly 60 years experience, we have what it takes to do things right. We aim to deliver great service to every customer, every time, and we're always looking for ways to improve ourselves.

Our relationships are built on trust, transparency and fairness and we're there when we're needed – locally responsive and working hard to keep the communities we serve safe and vibrant.

Because our social purpose is at the core of what we do, we reinvest all of the money that we make into our homes and services.

We create better places to live by delivering homes, neighbourhoods and housing services that people can afford.

We are L&Q.



## Barking Riverside



[lqhomes.com/barkingriverside](https://lqhomes.com/barkingriverside)



020 8853 6937



[tolet@lqgroup.org.uk](mailto:tolet@lqgroup.org.uk)

### Disclaimer

All information in this document is correct at the time of publication going to print April 2024. The contents of this brochure should not be considered material information for the purposes of renting a home. No image or photograph (whether computer generated or otherwise) is taken as a statement or representation of fact, and no image or photograph (whether computer generated or otherwise) forms part of any offer, contract, warranty or representation.

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