



London Road, Plaistow

London Road is part of Plaistow Hub, one of Populo Living's largest developments providing 100 one, two and three bedroom homes, all for private rent, next to a new community hub around Plaistow Underground Station.

Set over 23 floors many flats have stunning views across the city and residents have access to a furnished roof terrace, and the public park at the rear of the building.

Discover the heart of Plaistow, with a new library, supermarket, gym and cafe to make you feel at home.



About Populo Living

Who are we?

Populo Homes is part of Populo Living Group, Newham Council's wholly owned housing company. We build quality homes for rent and look after the buildings and outdoor spaces, conduct and coordinate any maintenance needed and generally ensure all properties are kept in top condition for you.

Why rent with us?

We provide great homes, with great service, in great neighbourhoods.

From the moment you first get in touch with us, you'll find renting with Populo Living is a bit different. Because we understand the everyday challenges of living in and looking after a rented home, we've shaped the way we work to make things as easy as possible for our residents.

Dedicated service

Companies build houses; people make homes. When you're looking for a new place our customer service team will be your first point of contact. They'll answer your queries, and help you deal with the paperwork. Once you move in, you'll find our team on-hand to look after the building and communal areas to a high professional standard.

Always transparent

When you rent with us, you'll know exactly what you're signing up to: straightforward contracts and paperwork, no hidden extras, no nasty surprises. You can see all our tenant fees in one place and we also promise regular communications to keep you informed of any work going on that might affect you or your home.

There when you need us

Your friendly property manager is on site regularly and will respond to all queries within one working day. If we can't solve them immediately, we'll be clear about what we propose to do and when. Ensuring you peace of mind at all hours of the day and over the weekend, we provide an emergency hotline for afterhours care, should an emergency arise you will have an out of hours point of contact.

Sustainable and ethical

We know there's no Planet B, so we're determined to do things properly from the start. We'll always meet, or exceed, green building standards now and in the future. We're minimising waste, noise, pollution and disruption when we build, and incorporating features that help our residents live greener – needing less energy to run their homes.

Customer Focussed

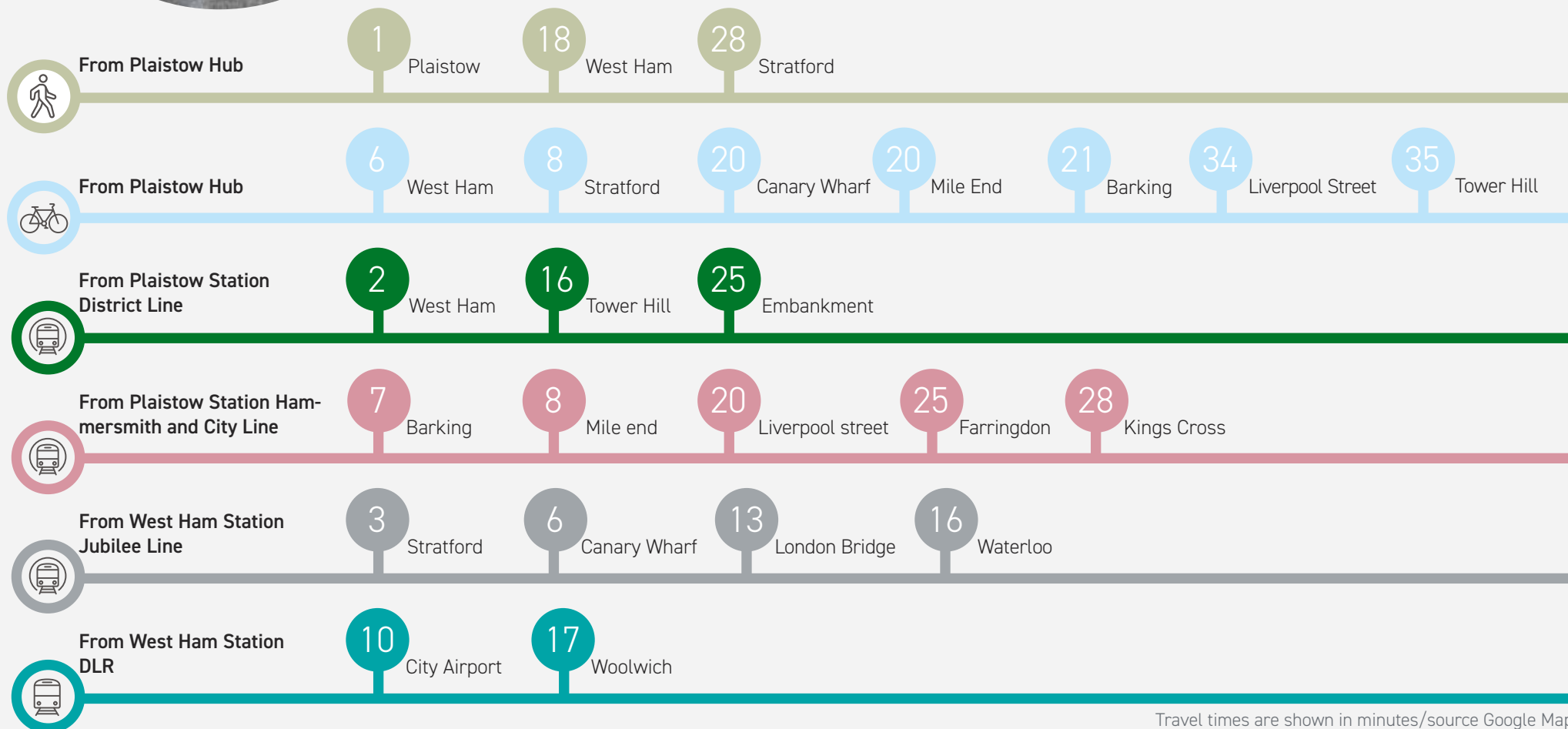
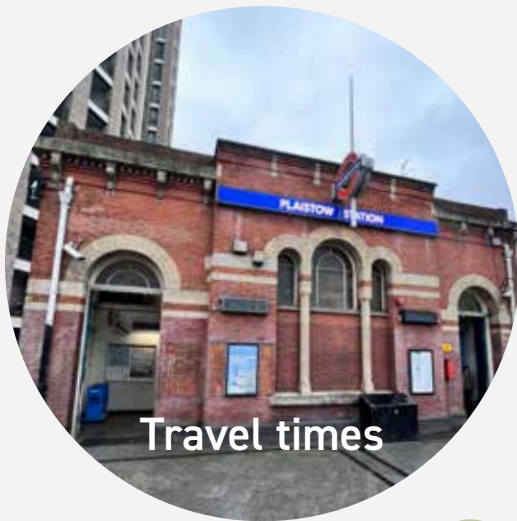
We want to make your letting experience as positive as possible for you and have therefore created additional offerings for residents at Plaistow Hub. Plus, you can contact our team via the app as well as by telephone or email.

All our residents can sign up to Credit Ladder – this scheme reports rent payments to the four biggest UK credit reference agencies. This assists you to build up a high credit score which can help you to access finance at better rates and secure a mortgage should you wish to purchase your own home in the future.

We understand the moving process can be stressful and we aim to make this as smooth as possible for you. We offer bespoke furniture packs providing you with stylish furniture for your home which will be in the flat for when you move in. In addition the cost of the furniture is spread across your first years tenancy meaning no big outlay is required at the start of your tenancy.



We provide great homes, with great service, in great neighbourhoods.



Travel times are shown in minutes/source Google Maps



Specification



Kitchen

Matt kitchens with Silestone worktops and full height under unit laminate upstand

Under unit lighting

Undermounted stainless steel sink with Hansgrohe mixer tap

Beko electric oven, microwave, induction hob and Smeg integrated cooker hood

Integrated Beko fridge freezer

Beko integrated dishwasher

Beko freestanding washer / dryer located in store cupboard

Bathroom & Ensuite

Contemporary white bathroom suite comprising bath (to main bathroom), wall hung WC with soft close seat, semi recessed basin with Hansgrohe chrome mixer tap

Mirrored cabinet with shelving unit where possible

Chrome flush plate

Hansgrohe chrome thermostatic shower mixer and bath tap

Single glass shower screen to bath

Sliding shower enclosure door to ensuite

Large format wall tiling to bath and tiled upstand

Heated black towel rail



Specification



Flooring

Wood effect laminate flooring to hall, living areas and kitchen

Large ceramic format tiling to bathrooms and ensuites

Carpets to bedrooms and stairs/ landings (where relevant)

General

Ceilings, architraves, and skirtings painted white

Walls painted in white

Graphite grey internal doors with satin stainless steel ironmongery

Built in handleless wardrobes to master bedroom/ all bedrooms

Underfloor heating

Roller blinds to all windows

Electrical

Downlighting to Kitchen, bathroom, hallway, living areas and bedrooms

White sockets and switches throughout

Mixed media outlet to living room and all bedrooms

Smoke and heat detectors

Audio/video door entry system

Shaver socket to bathroom





London Road, Plaistow

Apartments 1, 4, 8, 13, 18, 23, 28, 33, 38, 43, 48, 53, 58, 63, 68, 73, 78, 83, 88 and 94

One bedroom apartment

Internal area 51.2m² / 551ft²

Dimensions

Kitchen/Living/ Dining	5.2 x 5.1m	17'0" x 16'8"
Bedroom 1	3.9 x 3.1m	12'9" x 10'2"

Levels

Upper Ground, 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17 & 18



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London Road, Plaistow

Apartments 3, 6, 10, 15, 20, 25, 30, 35, 40, 45, 50, 55, 60, 65, 70, 75, 80, 85, 90 and 96

One bedroom apartment

Internal area 51.5m² / 555ft²

Dimensions

Kitchen/Living/ Dining	5.2 x 5.1m	17'0" x 16'8"
Bedroom 1	4.1 x 3.3m	13'5" x 10'9"

Levels

Upper Ground, 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18 & 19



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London Road, Plaistow

Apartments 2, 5, 9, 14, 19, 24, 29, 34, 39, 44, 49, 54, 59, 64, 69, 74, 79, 84, 89 and 95

One bedroom apartment

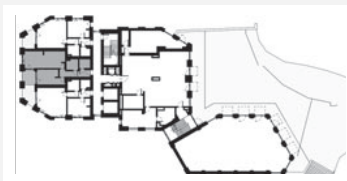
Internal area 50.7m² / 545ft²

Dimensions

Kitchen/Living/ Dining	7.2 x 3.1m	23'7" x 10'2"
Bedroom 1	5.0 x 2.8m	16'4" x 9'2"

Levels

Upper Ground, 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18 & 19



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London Road, Plaistow

Apartment 7

One bedroom apartment

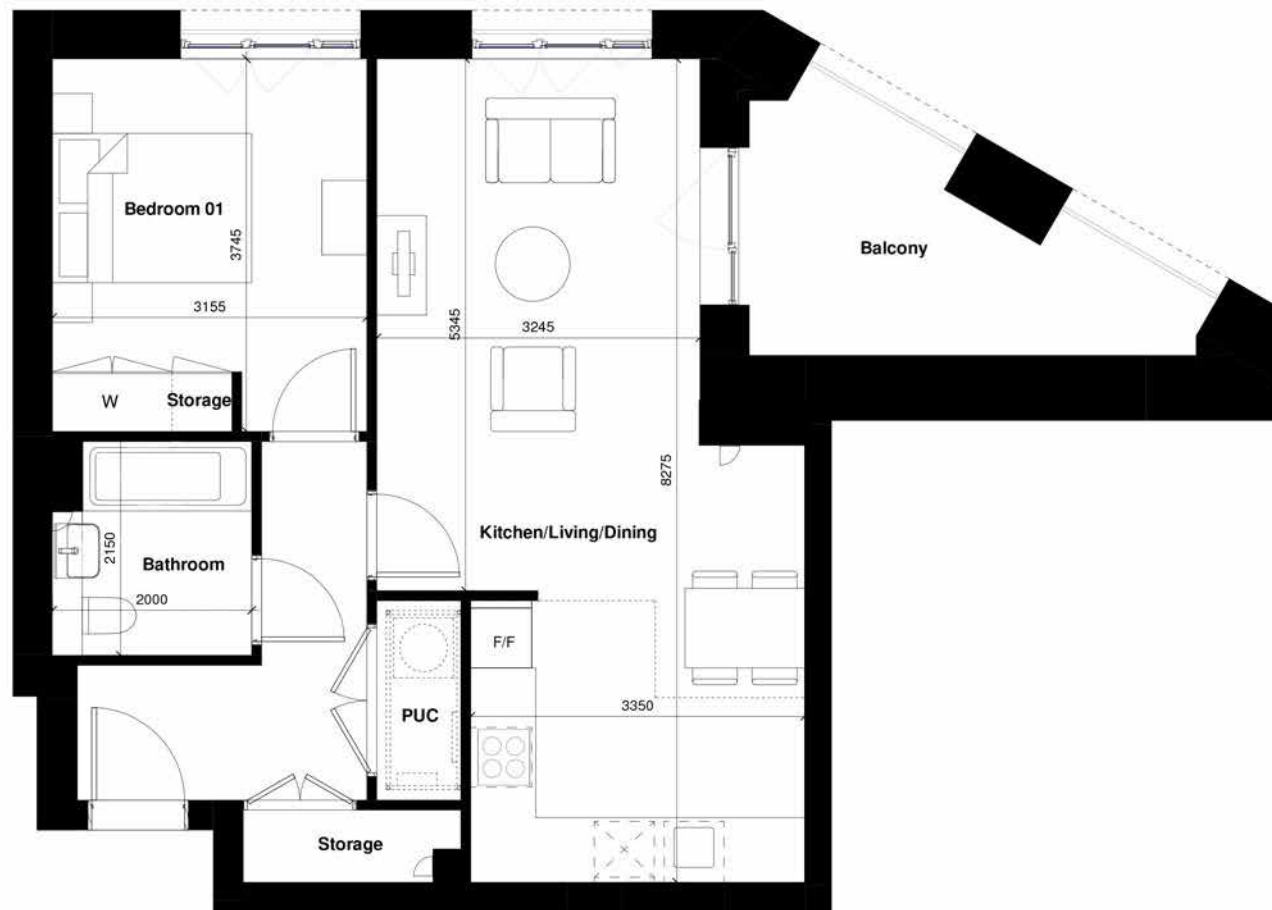
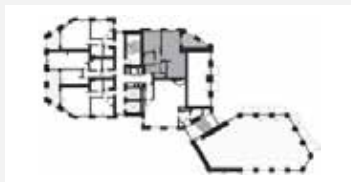
Internal area 56.4m² / 607ft²

Dimensions

Kitchen/Living/ Dining	3.6 x 8.3m	11'9" x 27'2"
Bedroom 1	3.2 x 3.7m	10'5" x 12'1"

Level

1



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London Road, Plaistow

Apartments 12, 17, 22, 27, 32, 37, 42, 47, 52, 57, 62, 67, 72, 77, 82, 87

Two bedroom apartment

Internal area 77.6m² / 835ft²

Dimensions

Kitchen/Living/ Dining	5.3 x 4.8m	17'4" x 15'8"
Bedroom 1	3.3 x 3.7m	10'9" x 12'1"
Bedroom 2	2.9 x 3.4m	9'6" x 11'1"

Levels

2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16 & 17



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London Road, Plaistow

Apartments 11, 16, 21, 26, 31, 36, 41, 46, 51, 56, 61, 66, 71, 76, 81 and 86

Two bedroom apartment

Internal area 78.0m² / 840ft²

Dimensions

Kitchen/Living/ Dining	6.0 x 4.8m	19'8" x 15'8"
Bedroom 1	3.7 x 4.8m	12'1" x 15'8"
Bedroom 2	2.7 x 4.8m	8'10" x 15'8"

Levels

2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16 & 17



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London Road, Plaistow

Apartment 93

Two bedroom apartment

Internal area 84.2m² / 906ft²

Dimensions

Kitchen/Living/ Dining		
	6.3 x 4.9m	20'8" x 16'0"
Bedroom 1	3.0 x 4.9m	9'10" x 16'0"
Bedroom 2	3.2 x 3.6m	10'5" x 10'9"

Level

18



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London Road, Plaistow

Apartment 92

Two bedroom apartment

Internal area 99.1m² / 1066ft²

Dimensions

Kitchen/Living/ Dining	4.1 x 10.0m	13'5" x 32'9"
Bedroom 1	3.2 x 3.5m	11'5" x 11'5"
Bedroom 2	3.2 x 3.5m	11'5" x 11'5"

Level

18



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London Road, Plaistow

Apartment 91

Two bedroom apartment

Internal area 85.4m² / 919ft²

Dimensions

Kitchen/Living/ Dining	6.5 x 4.9m	21'3" x 16'0"
Bedroom 1	3.0 x 4.9m	9'10" x 16'0"
Bedroom 2	3.4 x 3.6m	11'1" x 11'9"

Level

18



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London Road, Plaistow

Apartment 97

Two bedroom apartment

Internal area 102.2m² / 1100ft²

Dimensions

Kitchen 3.4 x 2.5m 11'1" x 8'2"

Living/
dining 5.1 x 5.1m 16'8" x 16'8"

Bedroom 1 5.2 x 5.1m 17'0" x 16'8"

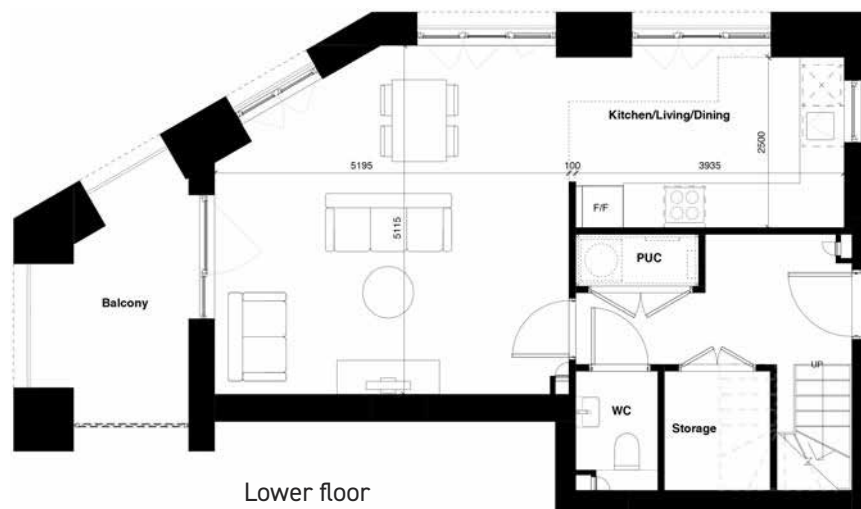
Bedroom 2 3.9 x 2.9m 12'9" x 9'6"

Level

20



Upper floor



Lower floor

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London Road, Plaistow

Apartment 98

Two bedroom apartment

Internal area 87.9m² / 946ft²

Dimensions

Kitchen/Living/
Dining 5.0 x 6.0m 16'4" x 19'8"

Bedroom 1 5.0 x 2.8m 16'4" x 9'2"

Bedroom 2 3.4 x 3.1m 11'1" x 10'2"

Level

20



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London Road, Plaistow

Apartment 99

Two bedroom apartment

Internal area 103.3m² / 556ft²

Dimensions

Kitchen 3.4 x 2.5m 11'1" x 8'2"

Living/
dining 5.1 x 5.1m 16'8" x 16'8"

Bedroom 1 5.2 x 5.1m 17'0" x 16'8"

Bedroom 2 4.0 x 3.1m 13'1" x 10'2"

Level

20



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London Road, Plaistow

Apartment 100

Three bedroom apartment

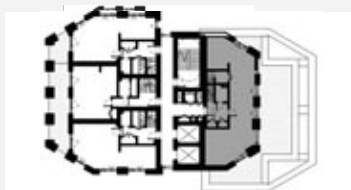
Internal area 145.6m² / 1567ft²

Dimensions

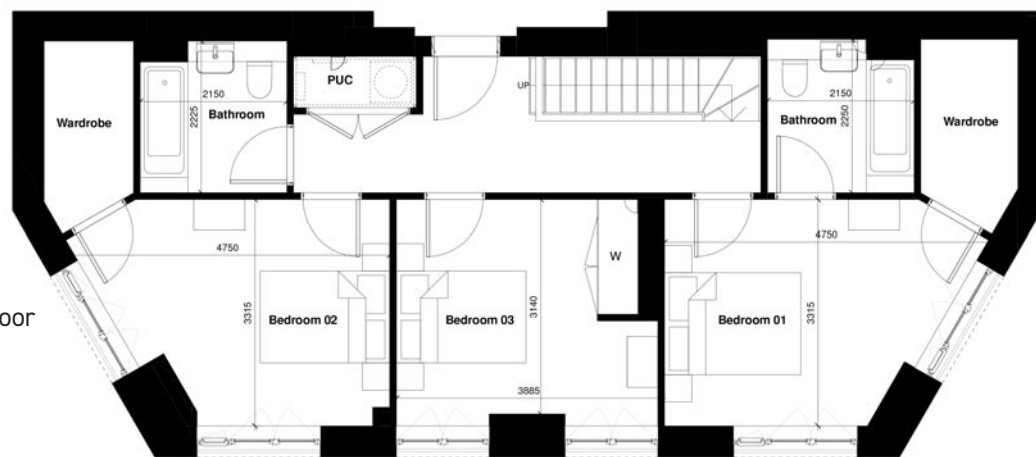
Kitchen area	3.6 x 2.4m	11'9" x 7'10"
Dining area	9.1 x 2.7m	29'10" x 8'10"
Living area	4.1 x 5.3m	13'5" x 17'4"
Bedroom 1	4.8 x 3.3m	15'8" x 10'9"
Bedroom 2	4.8 x 3.3m	15'8" x 10'9"
Bedroom 3	3.9 x 3.1m	12'9" x 10'2"

Level

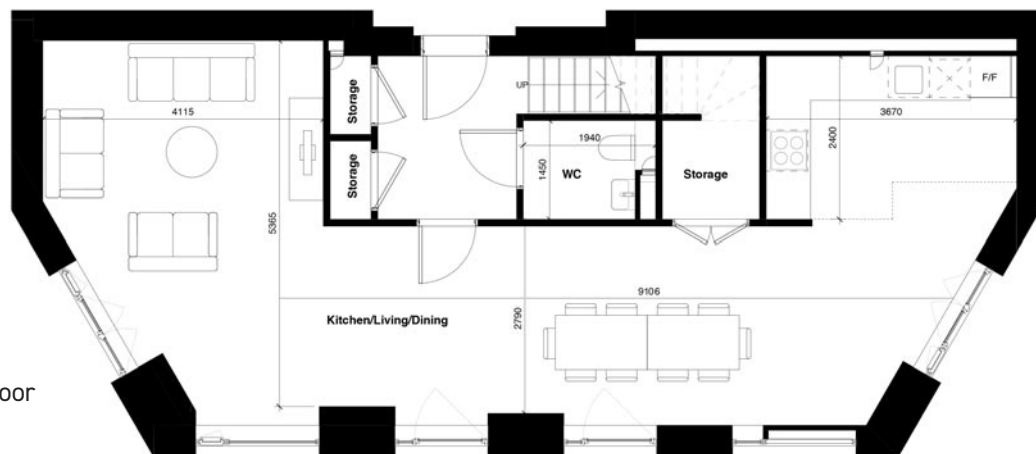
20



Upper floor



Lower floor



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