



Valetta Grove, Plaistow

Valetta Grove is part of Plaistow Hub, one of Populo Living's largest developments providing 82 one, two and three bedroom homes, all for private rent, opposite a new community hub around Plaistow Underground Station.

Set over 15 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

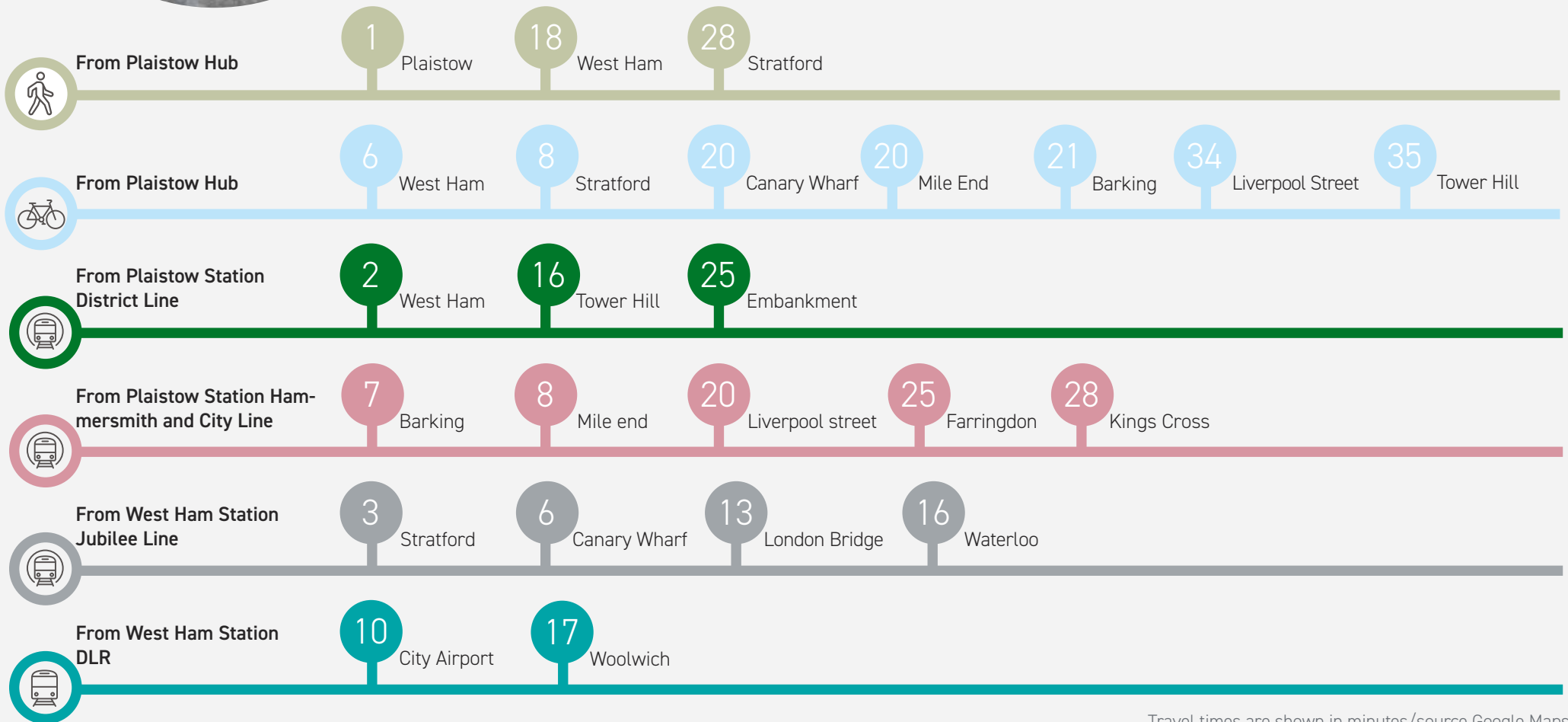
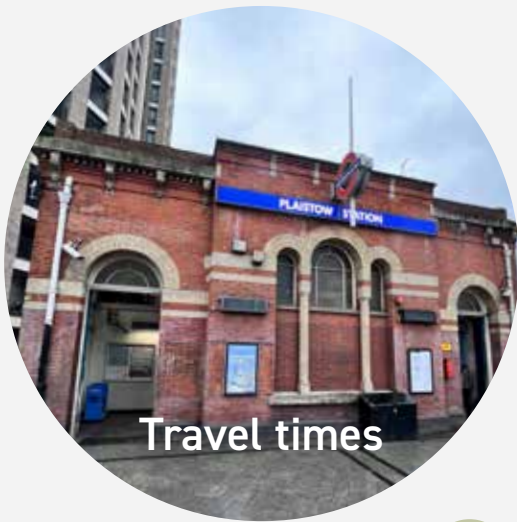
We want to make your letting experience as positive as possible for you and have therefore created additional offerings for residents at Plaistow Hub. Plus, you can contact our team via the app as well as by telephone or email.

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.**







Communal roof terrace, Valetta Grove



## 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



Communal area





## Valetta Grove, Plaistow

Apartments 1, 11, 21, 31

3 bedroom apartment

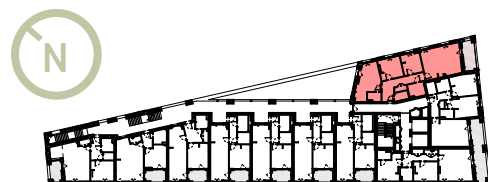
Internal area 100.2m<sup>2</sup> / 1,079ft<sup>2</sup>

### Dimensions

|                           |                    |                    |
|---------------------------|--------------------|--------------------|
| Kitchen/Living/<br>Dining | 29m <sup>2</sup>   | 312ft <sup>2</sup> |
| Bedroom 1                 | 16m <sup>2</sup>   | 174ft <sup>2</sup> |
| Bedroom 2                 | 11.5m <sup>2</sup> | 124ft <sup>2</sup> |
| Bedroom 3                 | 10m <sup>2</sup>   | 107ft <sup>2</sup> |

### Levels

1, 2, 3 & 4



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## Valetta Grove, Plaistow

Apartments 2, 12, 22, 32

2 bedroom apartment

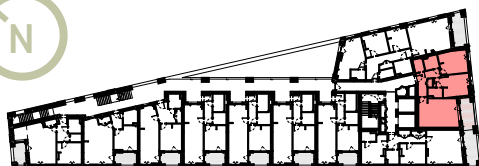
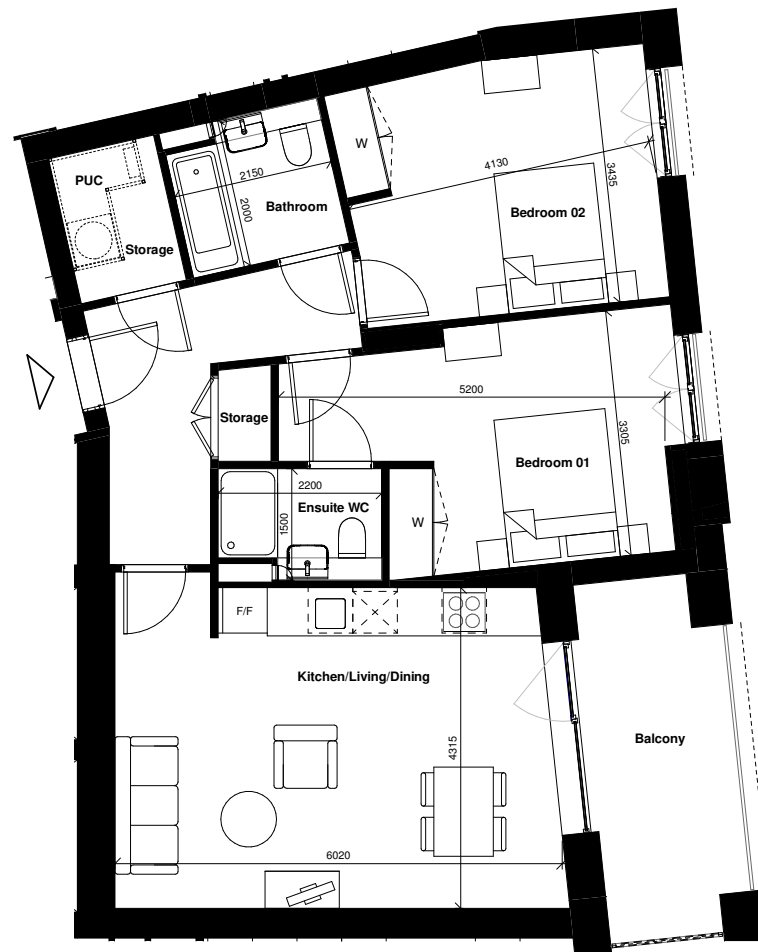
Internal area 76.8m<sup>2</sup> / 827ft<sup>2</sup>

### Dimensions

|                           |                    |                    |
|---------------------------|--------------------|--------------------|
| Kitchen/Living/<br>Dining | 25.6m <sup>2</sup> | 276ft <sup>2</sup> |
| Bedroom 1                 | 14.5m <sup>2</sup> | 156ft <sup>2</sup> |
| Bedroom 2                 | 14.1m <sup>2</sup> | 151ft <sup>2</sup> |

### Levels

1, 2, 3 & 4



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## Valetta Grove, Plaistow

Apartments 3, 13, 23, 33

2 bedroom apartment

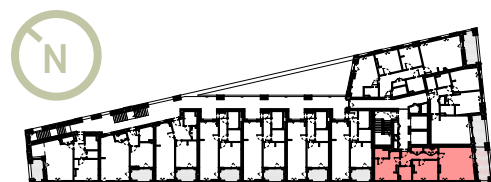
Internal area 74m<sup>2</sup> / 798ft<sup>2</sup>

### Dimensions

|                           |                    |                    |
|---------------------------|--------------------|--------------------|
| Kitchen/Living/<br>Dining | 26.5m <sup>2</sup> | 285ft <sup>2</sup> |
| Bedroom 1                 | 13.6m <sup>2</sup> | 146ft <sup>2</sup> |
| Bedroom 2                 | 11.8m <sup>2</sup> | 127ft <sup>2</sup> |

### Levels

1, 2, 3 & 4



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## Valetta Grove, Plaistow

Apartments 4, 5, 6, 7, 14, 15, 16, 17, 24, 25, 26, 27, 34, 35, 36, 37

1 bedroom apartment

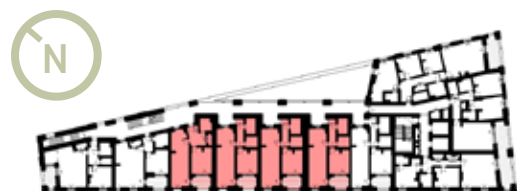
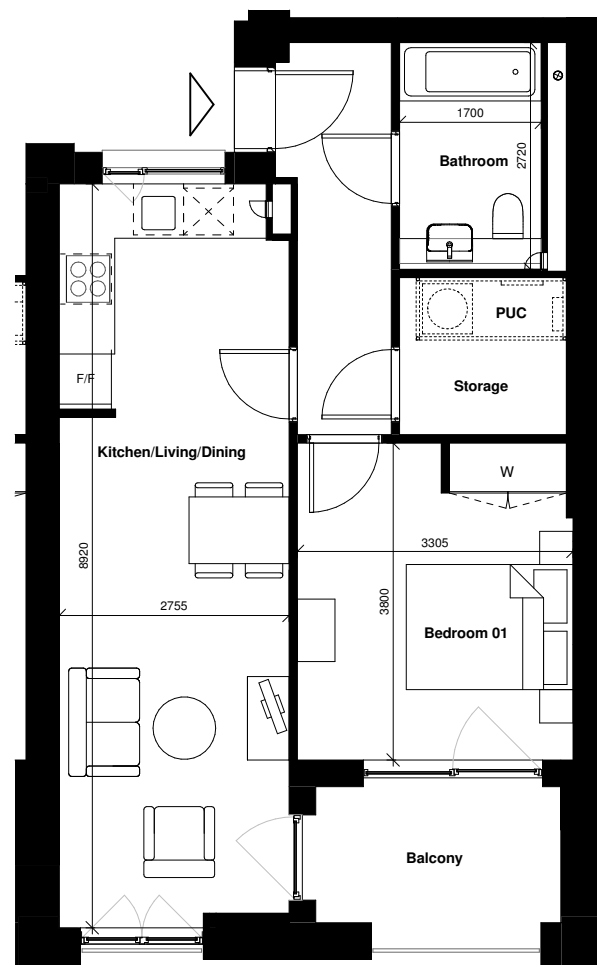
Internal area 53.5m<sup>2</sup> / 576ft<sup>2</sup>

### Dimensions

|                           |                    |                    |
|---------------------------|--------------------|--------------------|
| Kitchen/Living/<br>Dining | 24.2m <sup>2</sup> | 260ft <sup>2</sup> |
| Bedroom 1                 | 12.5m <sup>2</sup> | 134ft <sup>2</sup> |

### Levels

1, 2, 3 & 4



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## Valetta Grove, Plaistow

Apartments 8, 18, 28, 38

1 bedroom apartment

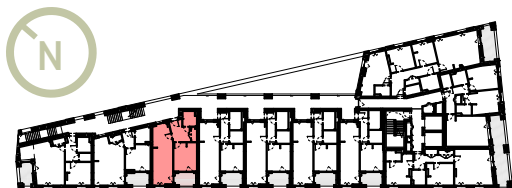
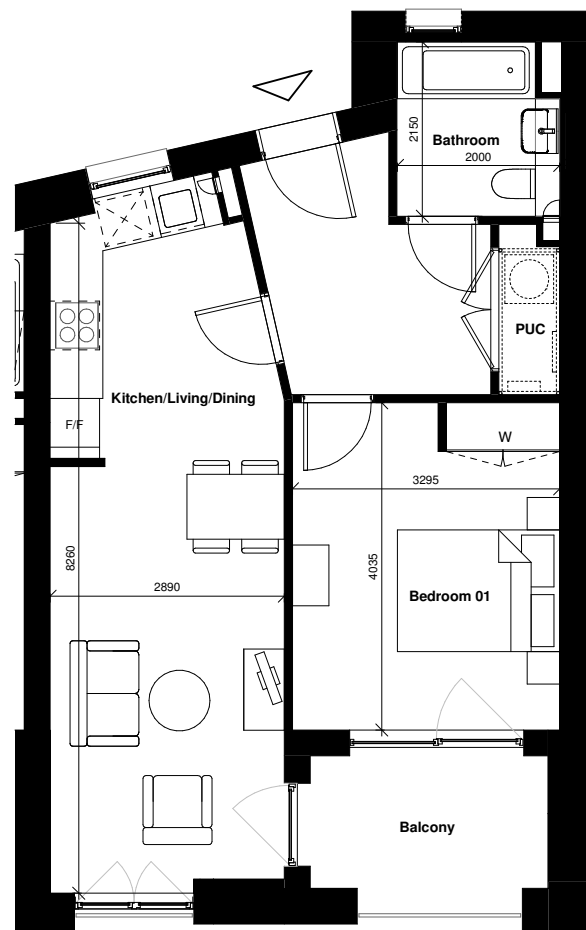
Internal area 52.2m<sup>2</sup> / 561ft<sup>2</sup>

### Dimensions

|                           |                    |                    |
|---------------------------|--------------------|--------------------|
| Kitchen/Living/<br>Dining | 23.8m <sup>2</sup> | 256ft <sup>2</sup> |
| Bedroom 1                 | 13.3m <sup>2</sup> | 143ft <sup>2</sup> |

### Levels

1, 2, 3 & 4



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## Valetta Grove, Plaistow

Apartments 9, 19, 29, 39

1 bedroom apartment

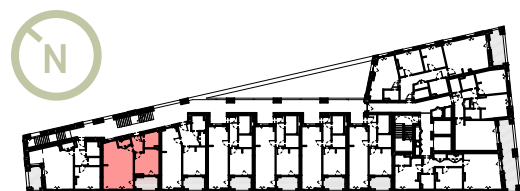
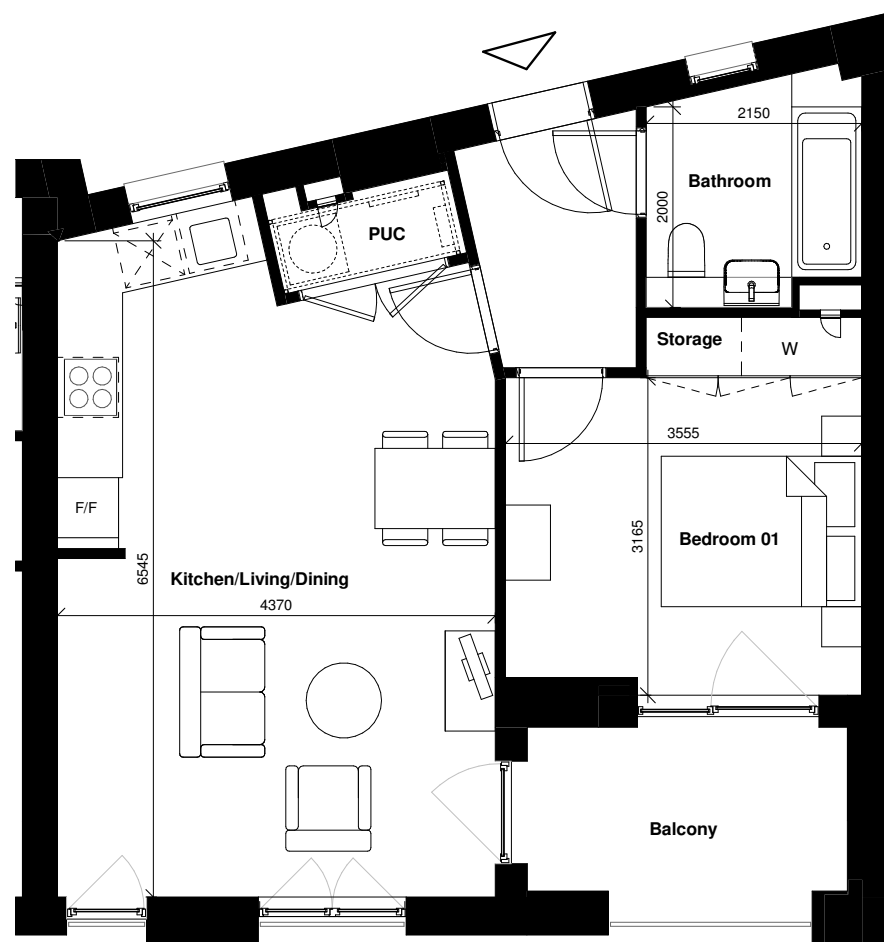
Internal area 52.4m<sup>2</sup> / 564ft<sup>2</sup>

### Dimensions

|                           |                    |                    |
|---------------------------|--------------------|--------------------|
| Kitchen/Living/<br>Dining | 27.9m <sup>2</sup> | 300ft <sup>2</sup> |
| Bedroom 1                 | 11.7m <sup>2</sup> | 126ft <sup>2</sup> |

### Levels

1, 2, 3 & 4



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## Valetta Grove, Plaistow

Apartments 10

1 bedroom apartment

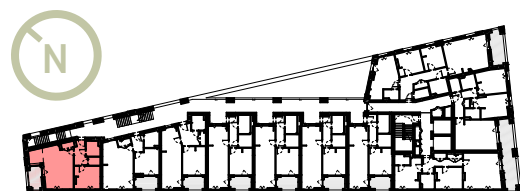
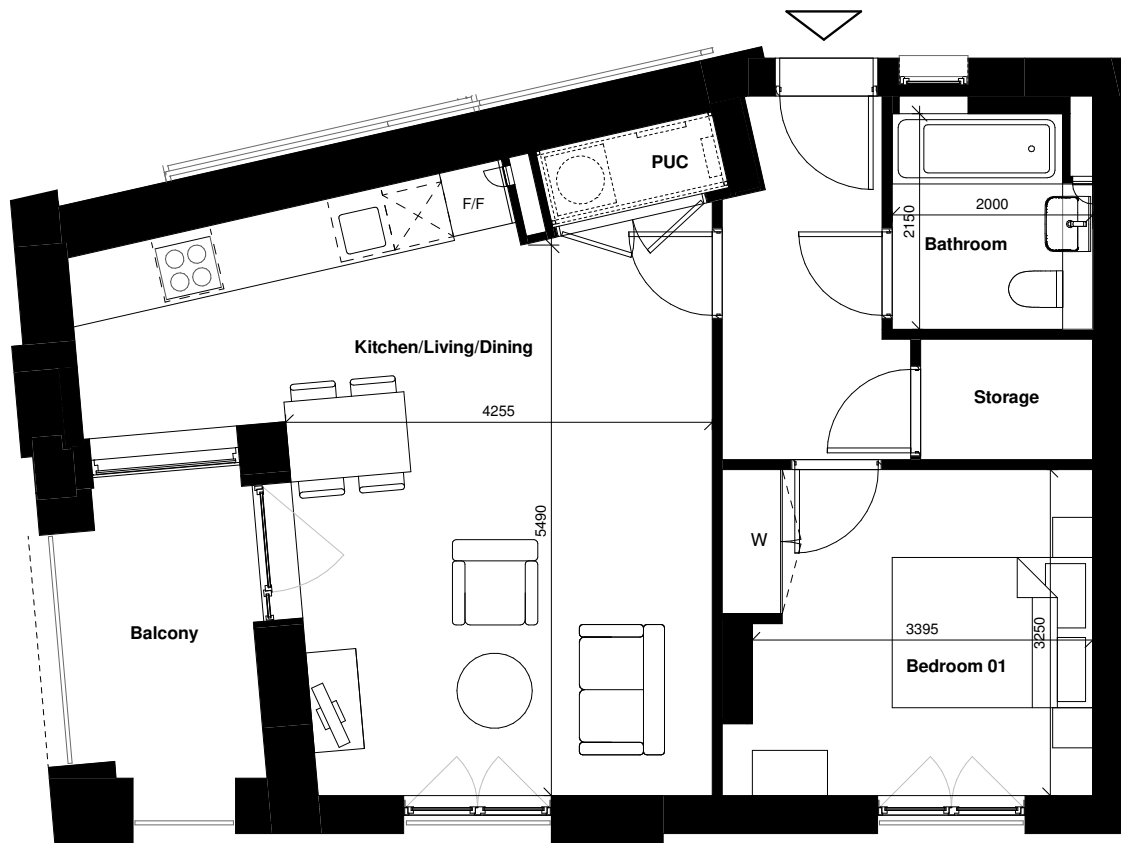
Internal area 56.9m<sup>2</sup> / 613ft<sup>2</sup>

### Dimensions

|                           |                    |                    |
|---------------------------|--------------------|--------------------|
| Kitchen/Living/<br>Dining | 24.7m <sup>2</sup> | 266ft <sup>2</sup> |
| Bedroom 1                 | 11.7m <sup>2</sup> | 126ft <sup>2</sup> |

### Levels

1



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## Valetta Grove, Plaistow

Apartments 20, 30, 40

2 bedroom apartment

Internal area 75.3m<sup>2</sup> / 810ft<sup>2</sup>

### Dimensions

|                           |                    |                    |
|---------------------------|--------------------|--------------------|
| Kitchen/Living/<br>Dining | 23m <sup>2</sup>   | 248ft <sup>2</sup> |
| Bedroom 1                 | 14.2m <sup>2</sup> | 152ft <sup>2</sup> |
| Bedroom 2                 | 14m <sup>2</sup>   | 150ft <sup>2</sup> |

### Levels

2, 3 & 4



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## Valetta Grove, Plaistow

Apartments 41, 46, 51, 56, 61, 66, 71, 75, 79

1 bedroom apartment

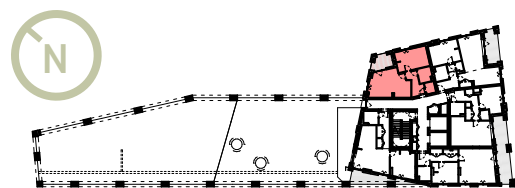
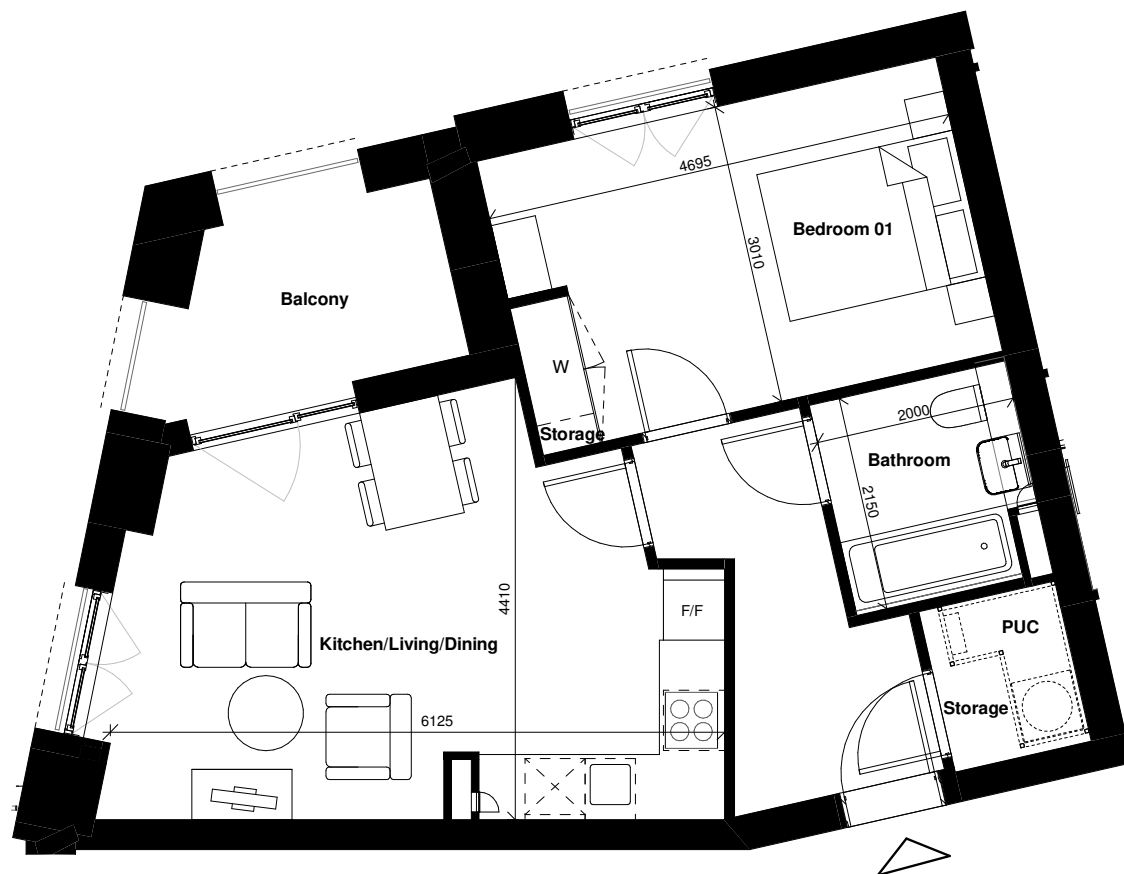
Internal area 51.1m<sup>2</sup> / 550ft<sup>2</sup>

### Dimensions

|                           |                    |                    |
|---------------------------|--------------------|--------------------|
| Kitchen/Living/<br>Dining | 22.2m <sup>2</sup> | 239ft <sup>2</sup> |
| Bedroom 1                 | 13.9m <sup>2</sup> | 150ft <sup>2</sup> |

### Levels

5, 6, 7, 8, 9, 10, 11, 12 & 13



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## Valetta Grove, Plaistow

Apartments 42, 47, 52, 57, 62, 67, 72, 76, 80

1 bedroom apartment

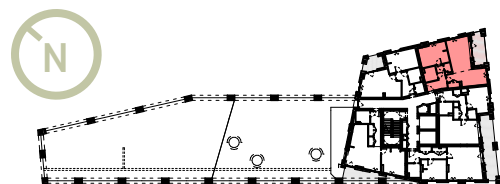
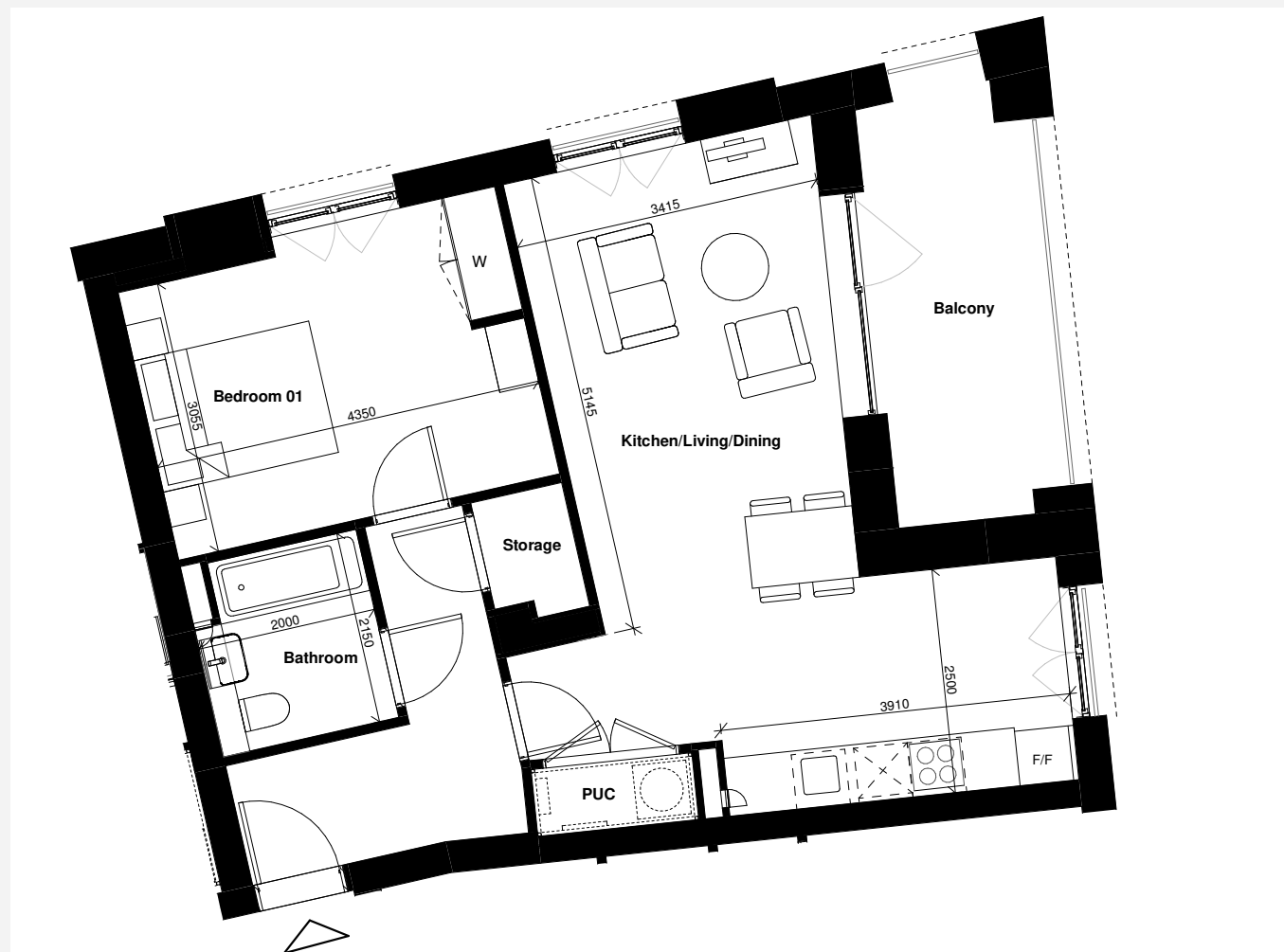
Internal area 59.2m<sup>2</sup> / 637ft<sup>2</sup>

### Dimensions

|                           |                    |                    |
|---------------------------|--------------------|--------------------|
| Kitchen/Living/<br>Dining | 16.5m <sup>2</sup> | 178ft <sup>2</sup> |
| Bedroom 1                 | 13.9m <sup>2</sup> | 149ft <sup>2</sup> |

### Levels

5, 6, 7, 8, 9, 10, 11, 12 & 13



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## Valetta Grove, Plaistow

Apartments 43, 48, 53, 58, 63, 68

1 bedroom apartment

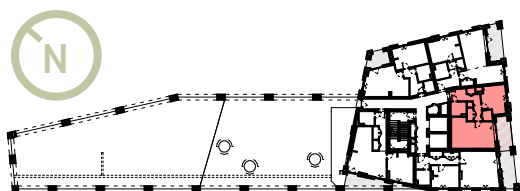
Internal area 56.7m<sup>2</sup> / 611ft<sup>2</sup>

### Dimensions

|                           |                    |                    |
|---------------------------|--------------------|--------------------|
| Kitchen/Living/<br>Dining | 23.4m <sup>2</sup> | 252ft <sup>2</sup> |
| Bedroom 1                 | 11.6m <sup>2</sup> | 125ft <sup>2</sup> |

### Levels

5, 6, 7, 8, 9 & 10



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## Valetta Grove, Plaistow

Apartments 44, 49, 54, 59, 64, 69

1 bedroom apartment

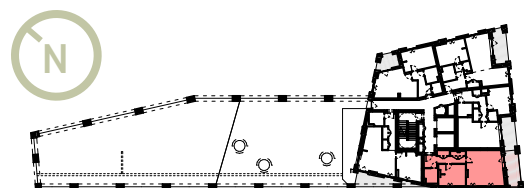
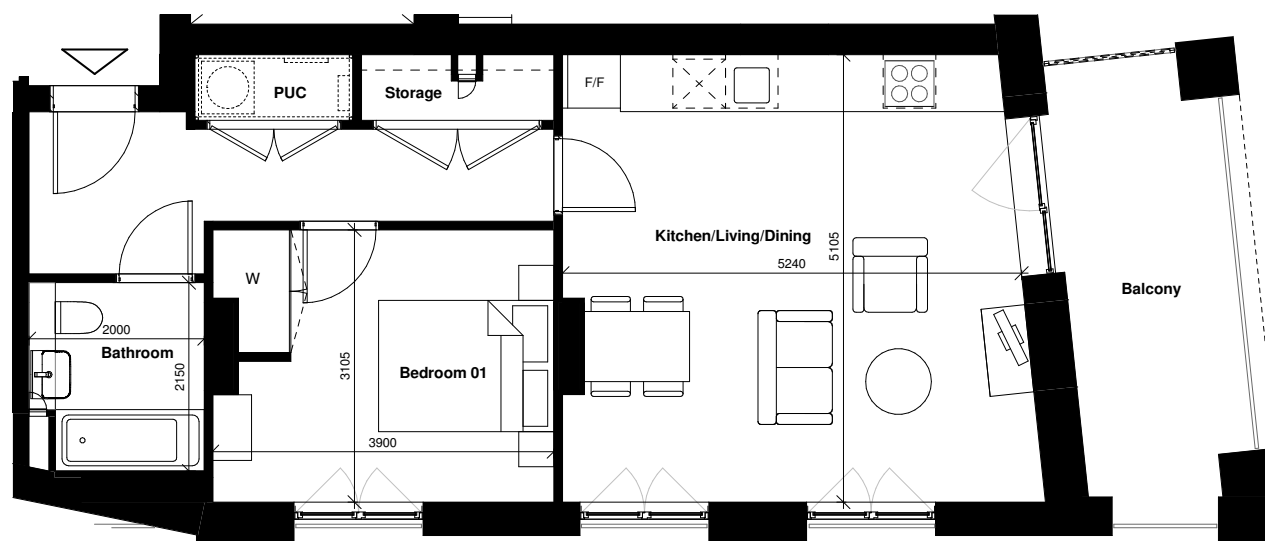
Internal area 56.3m<sup>2</sup> / 606ft<sup>2</sup>

### Dimensions

|                           |                    |                    |
|---------------------------|--------------------|--------------------|
| Kitchen/Living/<br>Dining | 26.5m <sup>2</sup> | 285ft <sup>2</sup> |
| Bedroom 1                 | 11.8m <sup>2</sup> | 127ft <sup>2</sup> |

### Levels

5, 6, 7, 8, 9 & 10



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## Valetta Grove, Plaistow

Apartments 65, 70, 74, 78, 82

1 bedroom apartment

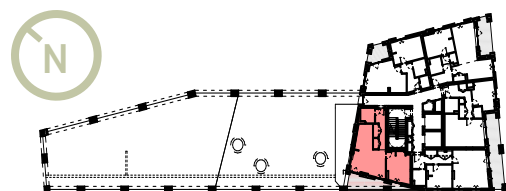
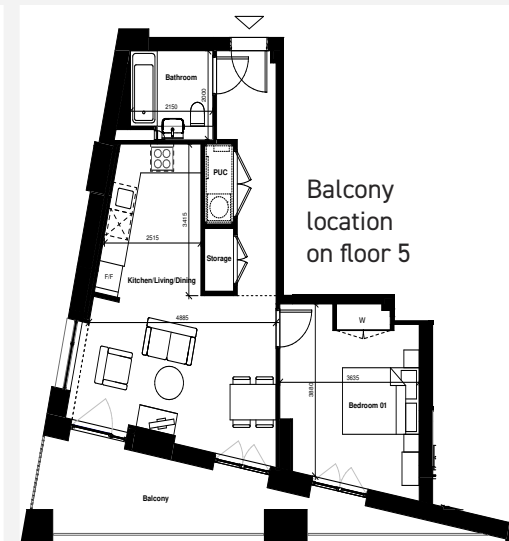
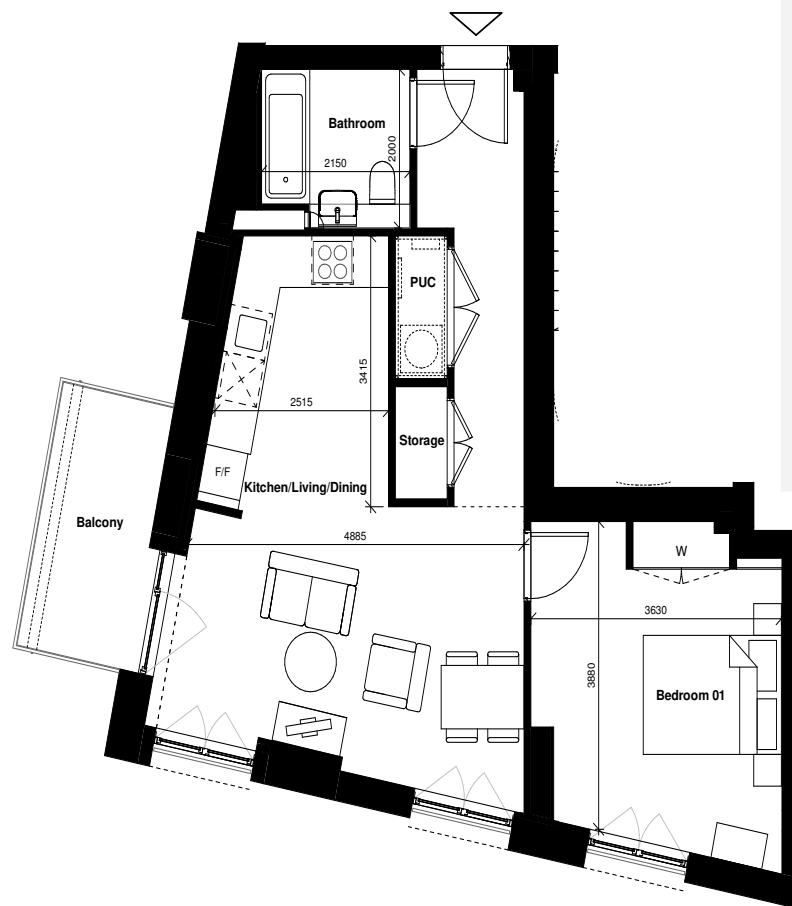
Internal area 56.2m<sup>2</sup> / 605ft<sup>2</sup>

### Dimensions

|                           |                    |                    |
|---------------------------|--------------------|--------------------|
| Kitchen/Living/<br>Dining | 25.4m <sup>2</sup> | 273ft <sup>2</sup> |
| Bedroom 1                 | 14m <sup>2</sup>   | 150ft <sup>2</sup> |

### Levels

5, 6, 7, 8, 9 & 10



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## Valetta Grove, Plaistow

Apartments 72

2 bedroom apartment

Internal area 79.3m<sup>2</sup> / 853ft<sup>2</sup>

### Dimensions

|                           |                    |                    |
|---------------------------|--------------------|--------------------|
| Kitchen/Living/<br>Dining | 29.7m <sup>2</sup> | 320ft <sup>2</sup> |
| Bedroom 1                 | 13.5m <sup>2</sup> | 145ft <sup>2</sup> |
| Bedroom 2                 | 13.3m <sup>2</sup> | 143ft <sup>2</sup> |

### Levels

11



Apartment layouts provide approximate measurements only. Furniture within the marketing plans is indicative and for guidance purposes only. Dimensions, which are taken from the indicated points of measurement, are for guidance only and are not intended to be used for carpet sizes, appliance space or items of furniture. Measurements are rounded down and we work towards 10% tolerance. Apartment areas are provided as gross internal areas and may vary. Bathroom and kitchen layouts are indicative only and are subject to change. Wardrobe size and position may vary. Ceiling heights may vary within select apartments. All private outdoor space dimensions and areas are approximate and may vary. The information contained within this document does not constitute part of any offer, contract or warranty. Whilst the plans have been prepared with all due care for the convenience of the intending purchaser, the information contained herein is a preliminary guide only. Ceiling height may vary within select apartments.





## Valetta Grove, Plaistow

Apartments 73

2 bedroom apartment

Internal area 84.9m<sup>2</sup> / 914ft<sup>2</sup>

### Dimensions

|                           |                    |                    |
|---------------------------|--------------------|--------------------|
| Kitchen/Living/<br>Dining | 22.7m <sup>2</sup> | 293ft <sup>2</sup> |
| Bedroom 1                 | 19.1m <sup>2</sup> | 206ft <sup>2</sup> |
| Bedroom 2                 | 11.8m <sup>2</sup> | 127ft <sup>2</sup> |

### Levels

11



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## Valetta Grove, Plaistow

Apartments 76, 80

1 bedroom apartment

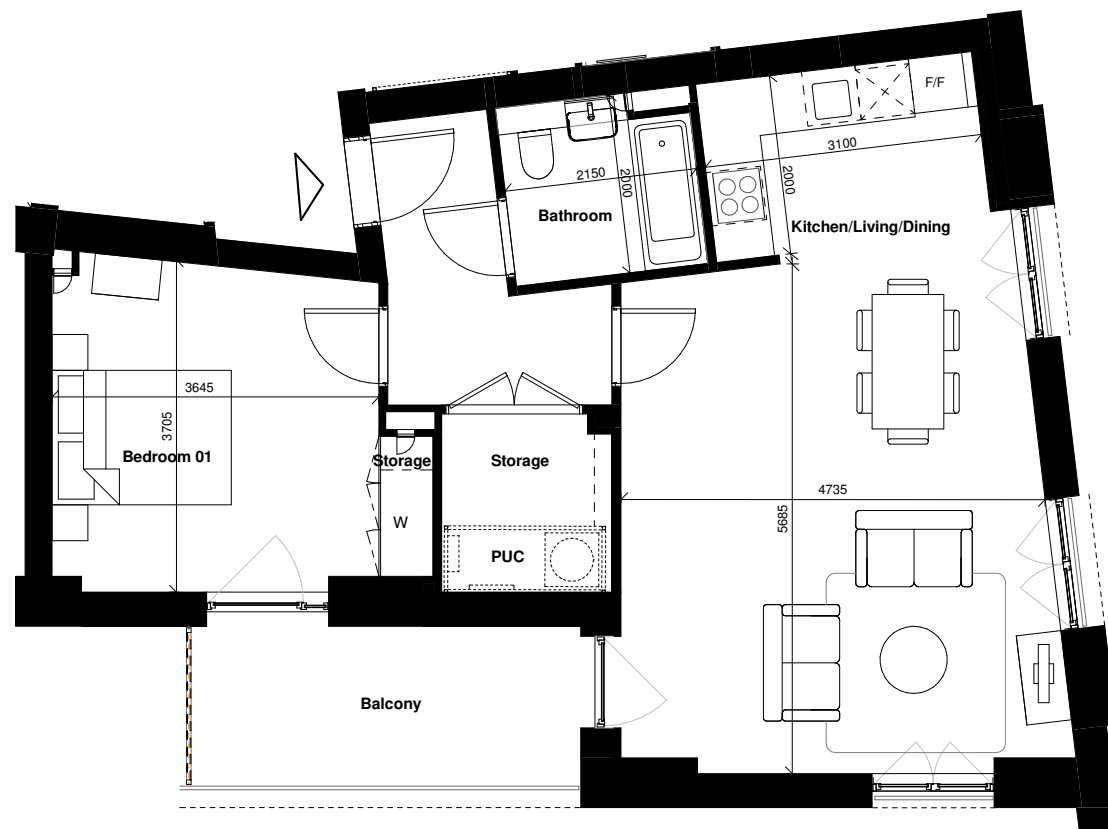
Internal area 63.4m<sup>2</sup> / 682ft<sup>2</sup>

### Dimensions

|                           |                    |                    |
|---------------------------|--------------------|--------------------|
| Kitchen/Living/<br>Dining | 33.5m <sup>2</sup> | 360ft <sup>2</sup> |
| Bedroom 1                 | 13.8m <sup>2</sup> | 148ft <sup>2</sup> |

### Levels

12



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## Valetta Grove, Plaistow

Apartments 77, 81

2 bedroom apartment

Internal area 80.7m<sup>2</sup> / 868ft<sup>2</sup>

### Dimensions

|                           |                    |                    |
|---------------------------|--------------------|--------------------|
| Kitchen/Living/<br>Dining | 28.5m <sup>2</sup> | 307ft <sup>2</sup> |
| Bedroom 1                 | 15.5m <sup>2</sup> | 167ft <sup>2</sup> |
| Bedroom 2                 | 11.8m <sup>2</sup> | 127ft <sup>2</sup> |

### Levels

12 & 13



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