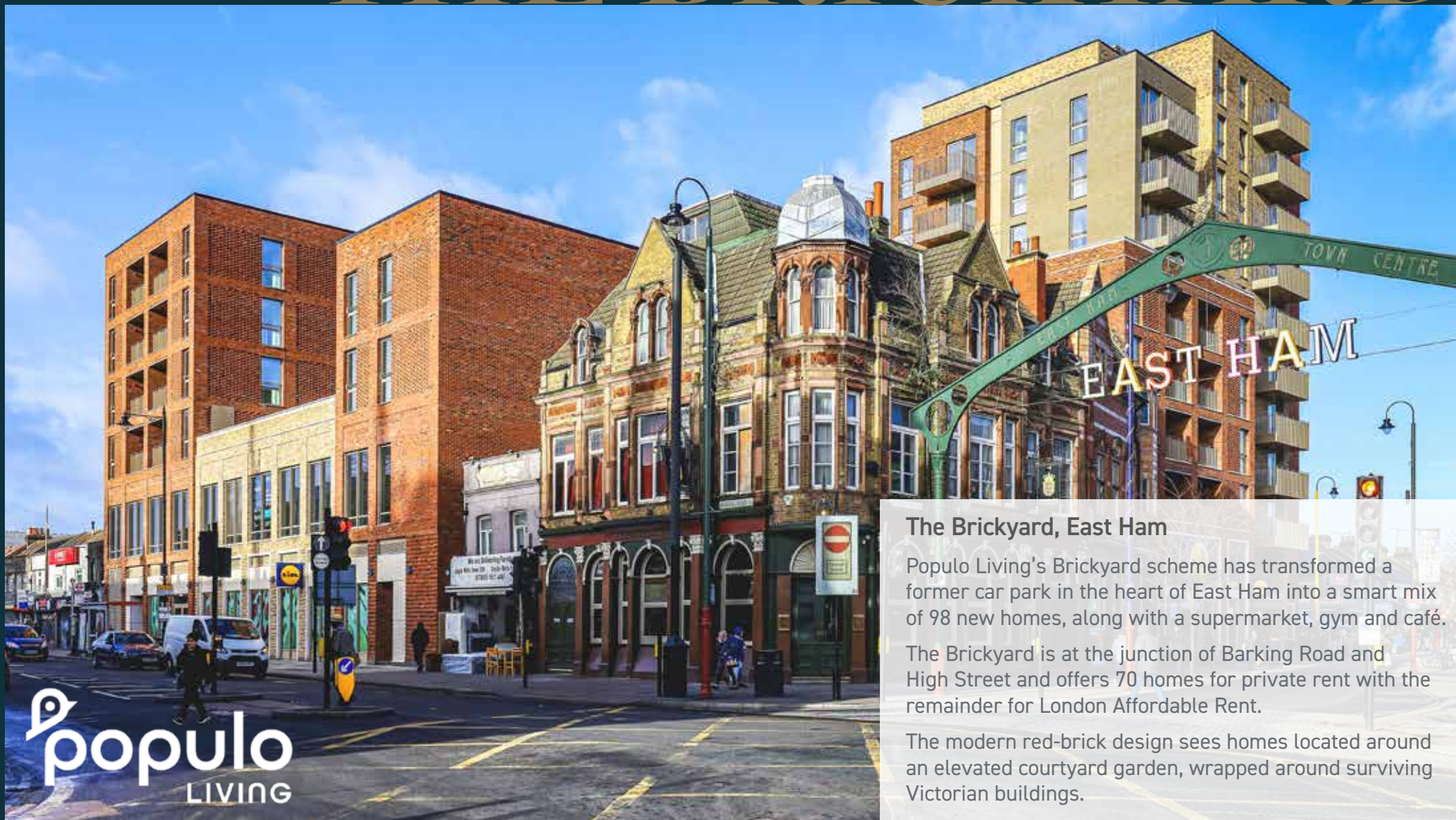


THE BRICKYARD



The Brickyard, East Ham

Populo Living's Brickyard scheme has transformed a former car park in the heart of East Ham into a smart mix of 98 new homes, along with a supermarket, gym and café.

The Brickyard is at the junction of Barking Road and High Street and offers 70 homes for private rent with the remainder for London Affordable Rent.

The modern red-brick design sees homes located around an elevated courtyard garden, wrapped around surviving Victorian buildings.



About Populo Living

Who are we?

Populo Living 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 The Brickyard. 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.

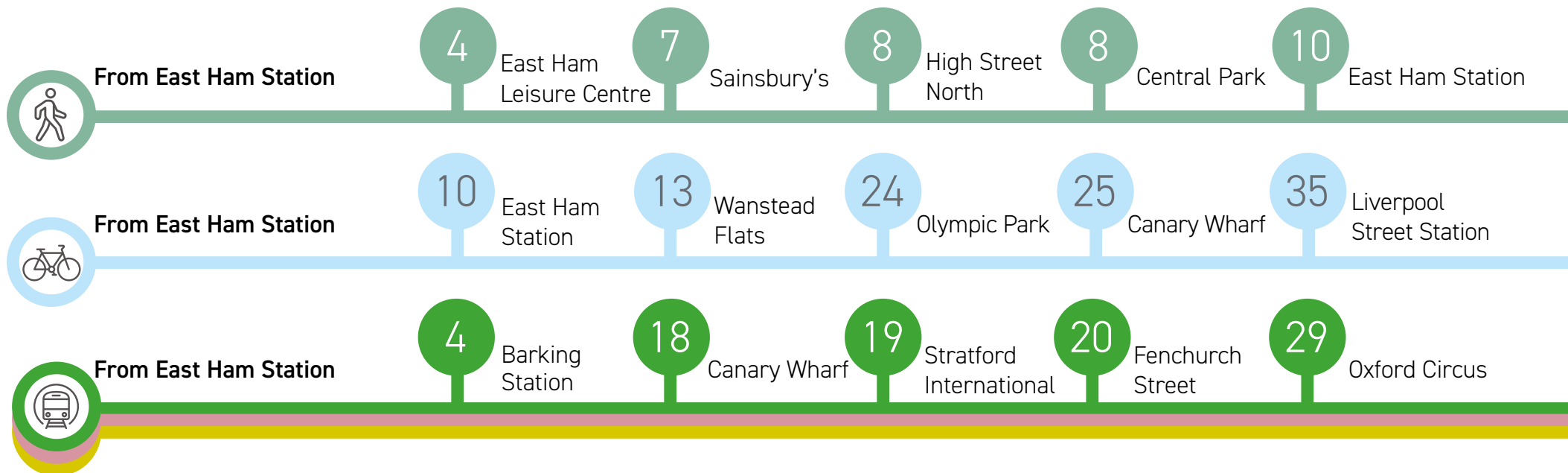
We understand the moving process can be stressful and we aim to make this as smooth as possible for you. We offer bespoke furniture packs providing you with stylish furniture for your home which will be in the flat for when you move in. In addition the cost of the furniture is spread across your first 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





Communal podium terrace, The Brickyard



Specification

Kitchen

Matt grey kitchens with composite stone worktops and full height under unit upstand

Under unit lighting

Undermounted stainless steel sink with Hansgrohe mixer tap

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

Integrated Beko fridge freezer

Beko integrated dishwasher

Beko washer / dryer located integrated in kitchen or freestanding if 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

Standard basin to W / C

Mirrored cabinet with shelving unit if 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



Flooring

Wood effect laminate flooring to hall, living areas and kitchen

Large ceramic format tiling to bathrooms and ensuites

Carpets to bedrooms

General

Ceilings, architraves, and skirtings painted white

Walls painted in white

White satin internal doors with satin stainless steel ironmongery

Built in handleless wardrobes to master bedroom/ all bedrooms

Freestanding wardrobes to studio apartments

Electrical

Downlighting to bathroom

Downlighting, pendant lighting or Four Ball lighting to kitchen, depending on type

Pendant lighting to bedroom, hallway and living areas

White sockets and switches throughout

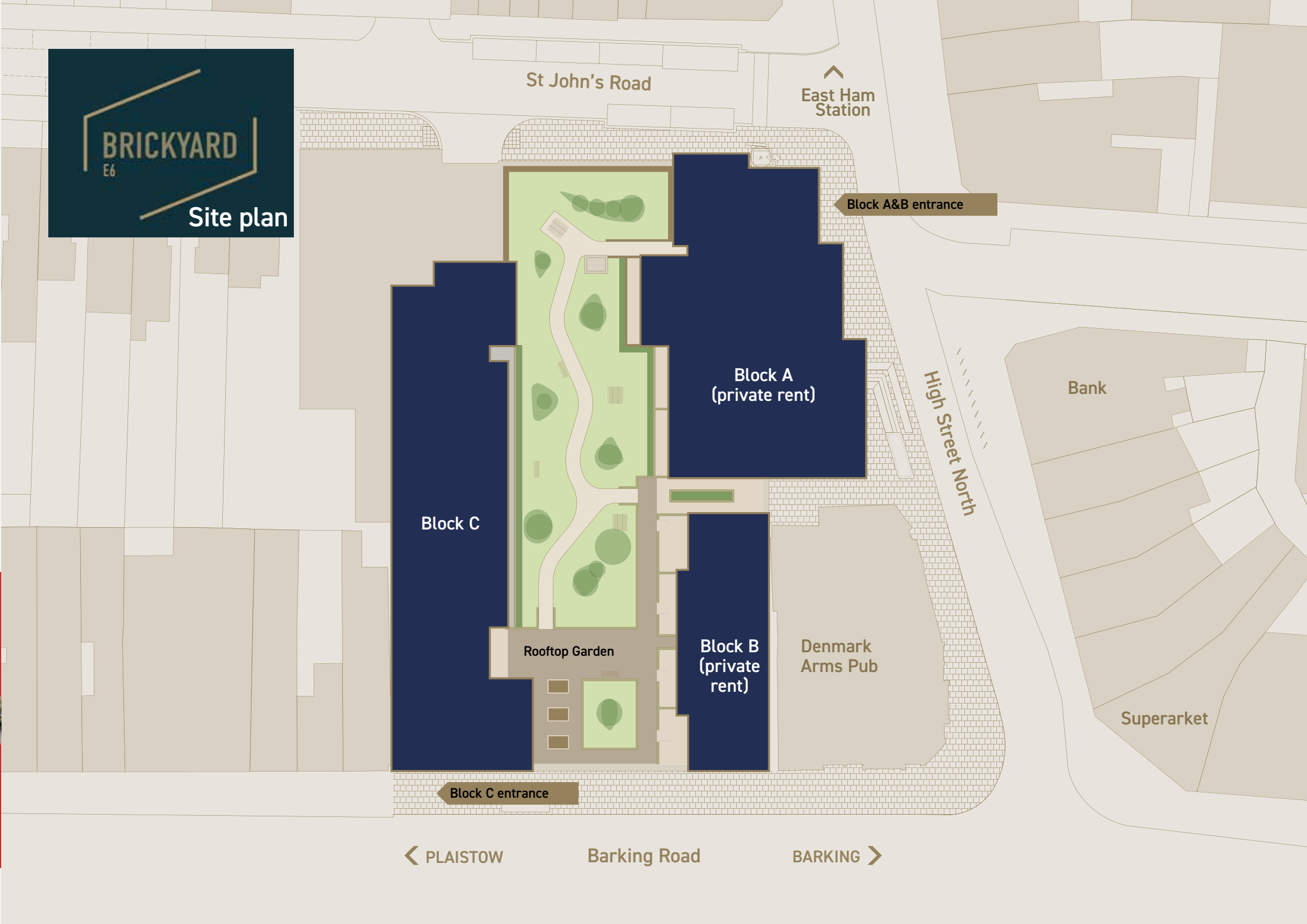
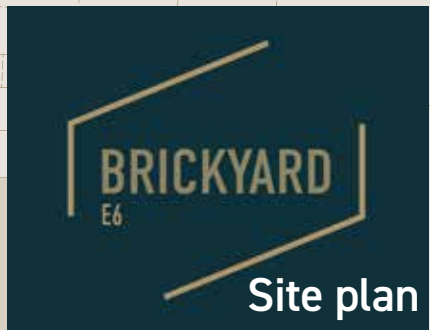
Mixed media outlet to living room and bedrooms

Smoke and heat detectors

Audio/video door entry system

Shaver socket to bathroom





BRICKYARD

Block A Apartments: 1 & 6

2 bedroom apartment

Internal area 80.2m² / 863'3ft²

Dimensions

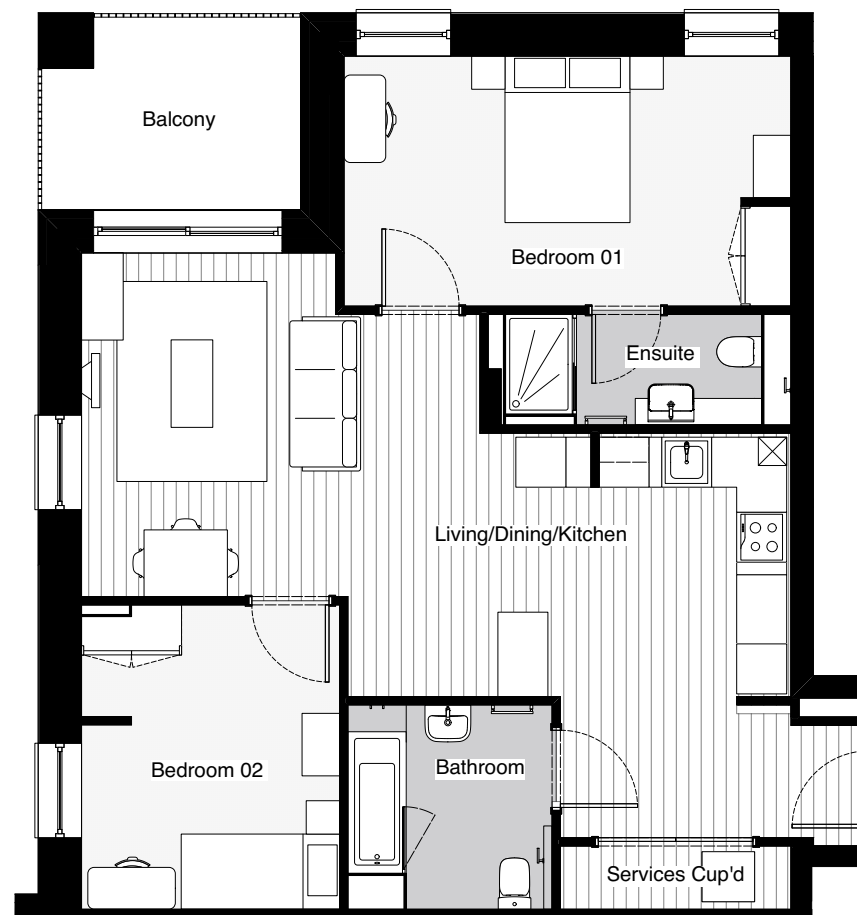
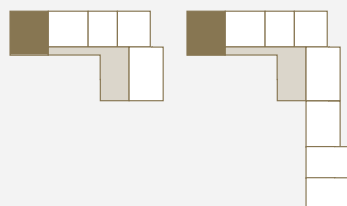
Living 4.3m x 3.9m 14'1ft x 12'9ft

Bedroom 1 3.7m x 3m 12'8ft x 9'1ft

Bedroom 2 5.3m x 3m 17'5ft x 9'1ft

Levels

1, 2



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Block A Apartments: 2 & 7

2 bedroom apartment

Internal area 62.8m² / 676ft²

Dimensions

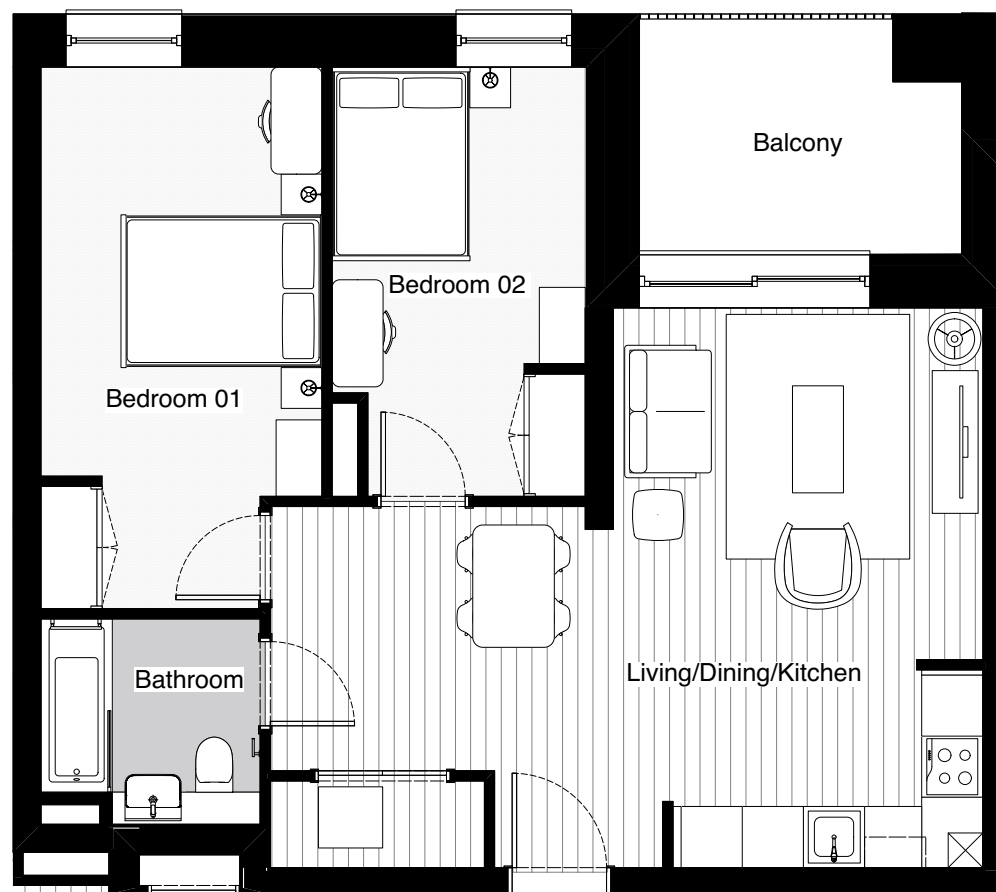
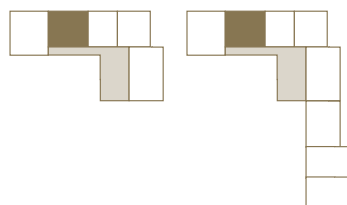
Living 6.9m x 4.1m 22'8ft x 13'5ft

Bedroom 1 4.2m x 2.8m 13'9ft x 9'2ft

Bedroom 2 4.2m x 2.5m 13'9ft x 8'2ft

Levels

1 & 2



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BRICKYARD

Block A Apartments: 3, 8, 14, 22, 30,
38, 44, 50, 56 & 62

1 bedroom apartment

Internal area 50.1m² / 539ft²

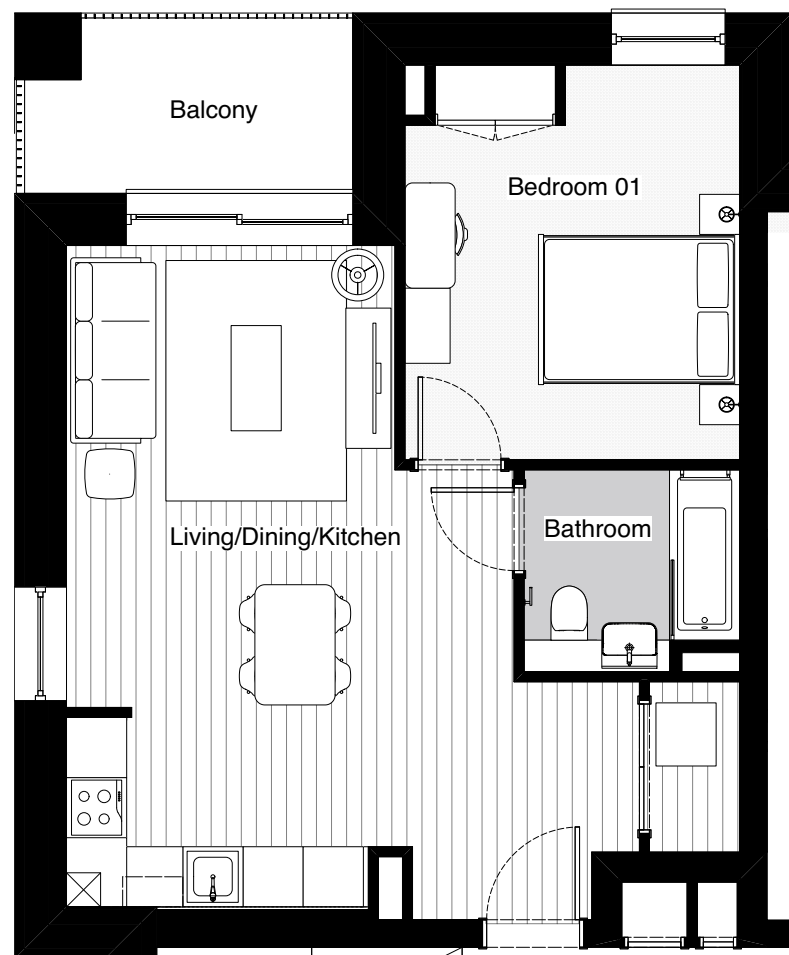
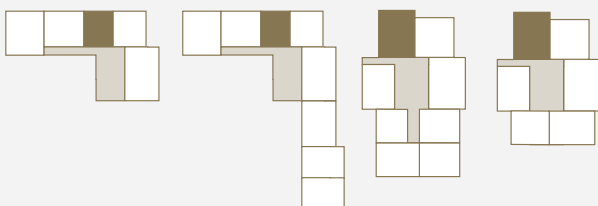
Dimensions

Living 6.6m x 5.7m 21'7ft x 16'8

Bedroom 1 3.9m x 3.3m 12'9ft x 10'9

Levels

1, 2, 3, 4, 5, 6, 7, 8, 9 & 10



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Block A Apartments: 9, 15, 23, 31, 39,
45, 51, 57, 63

1 bedroom apartment

Internal area 50.5m² / 543ft²

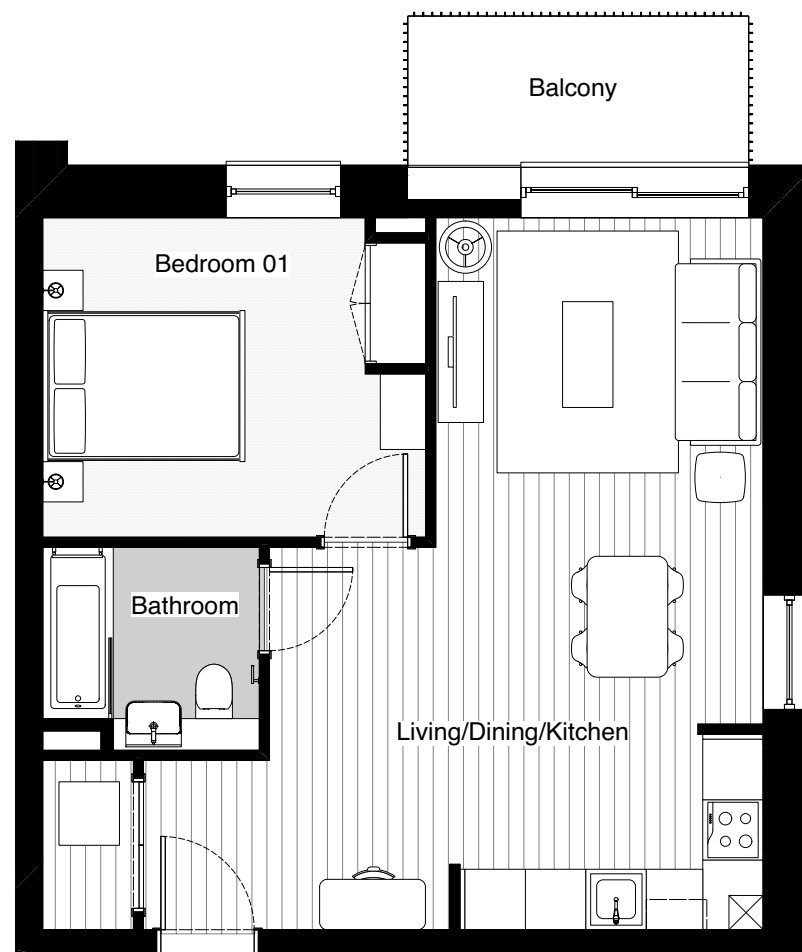
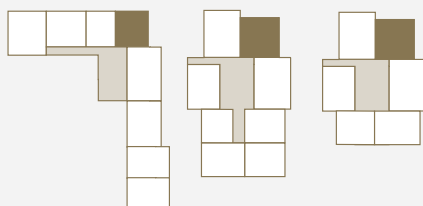
Dimensions

Living 7m x 3.7m 21'11ft x 12'1

Bedroom 1 3.8m x 3.1m 12'5ft x 10'2

Levels

2, 3, 4, 5, 6, 7, 8, 9 & 10



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BRICKYARD

Block A Apartments: 10, 16, 24, 32, 40, 46, 52, 58 & 64

2 bedroom apartment

Internal area 70.2m² / 755'9ft²

Dimensions

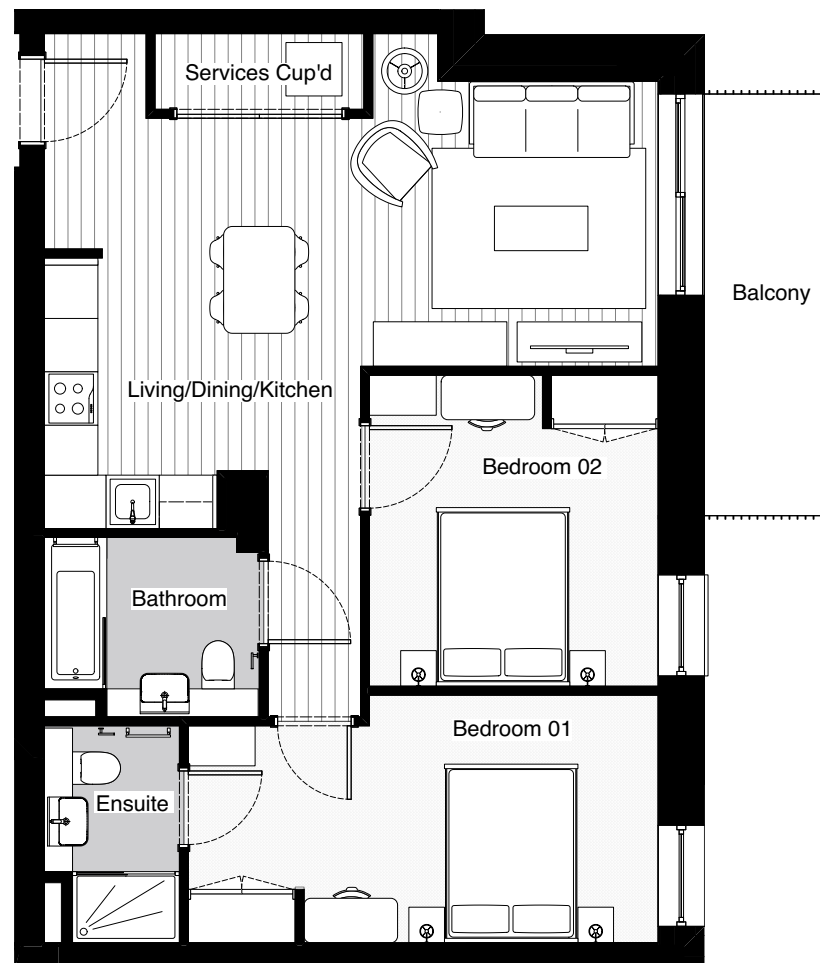
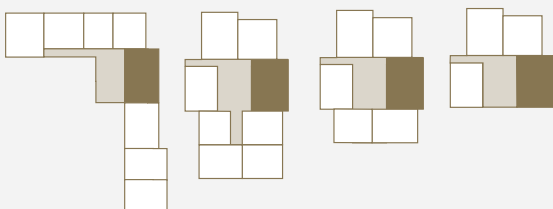
Living 6.9m x 4m 22'8ft x 13'6ft

Bedroom 1 5.3m x 2.8m 17'4ft x 9'2ft

Bedroom 2 3.2m x 3.5m 10'6ft x 11'5ft

Levels

2, 3, 4, 5, 6, 7, 8, 9 & 10



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BRICKYARD

Block A Apartments: 11, 17, 25 & 33

1 bedroom apartment

Internal area 53.9m² / 580ft²

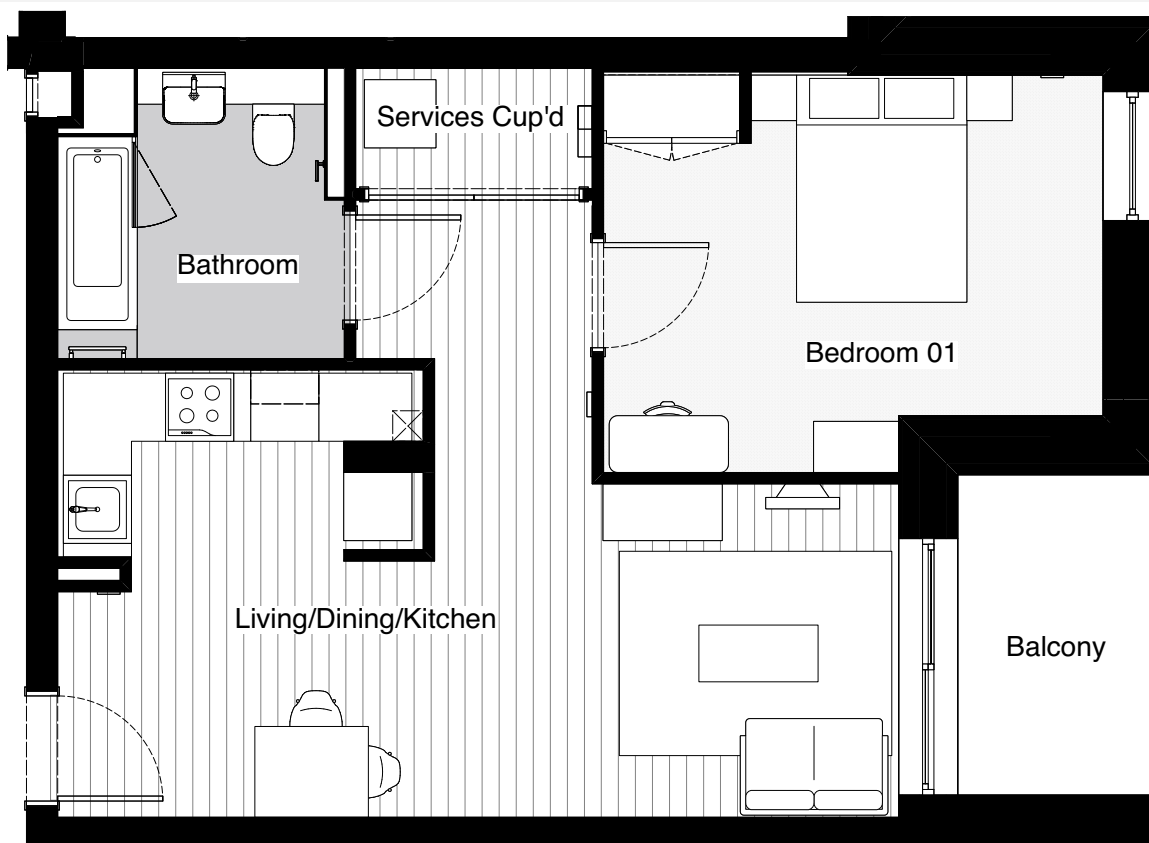
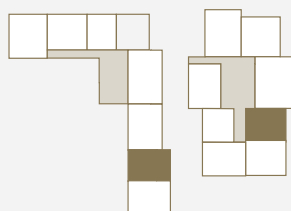
Dimensions

Living 4.3m x 3.9m 14'1ft x 12'9"

Bedroom 1 4.4m x 3.5m 14'5ft x 11'5"

Levels

2, 3, 4 & 5



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BRICKYARD

Block A Apartments: 19, 27 & 35

1 bedroom apartment

Internal area 53.8m² / 579ft²

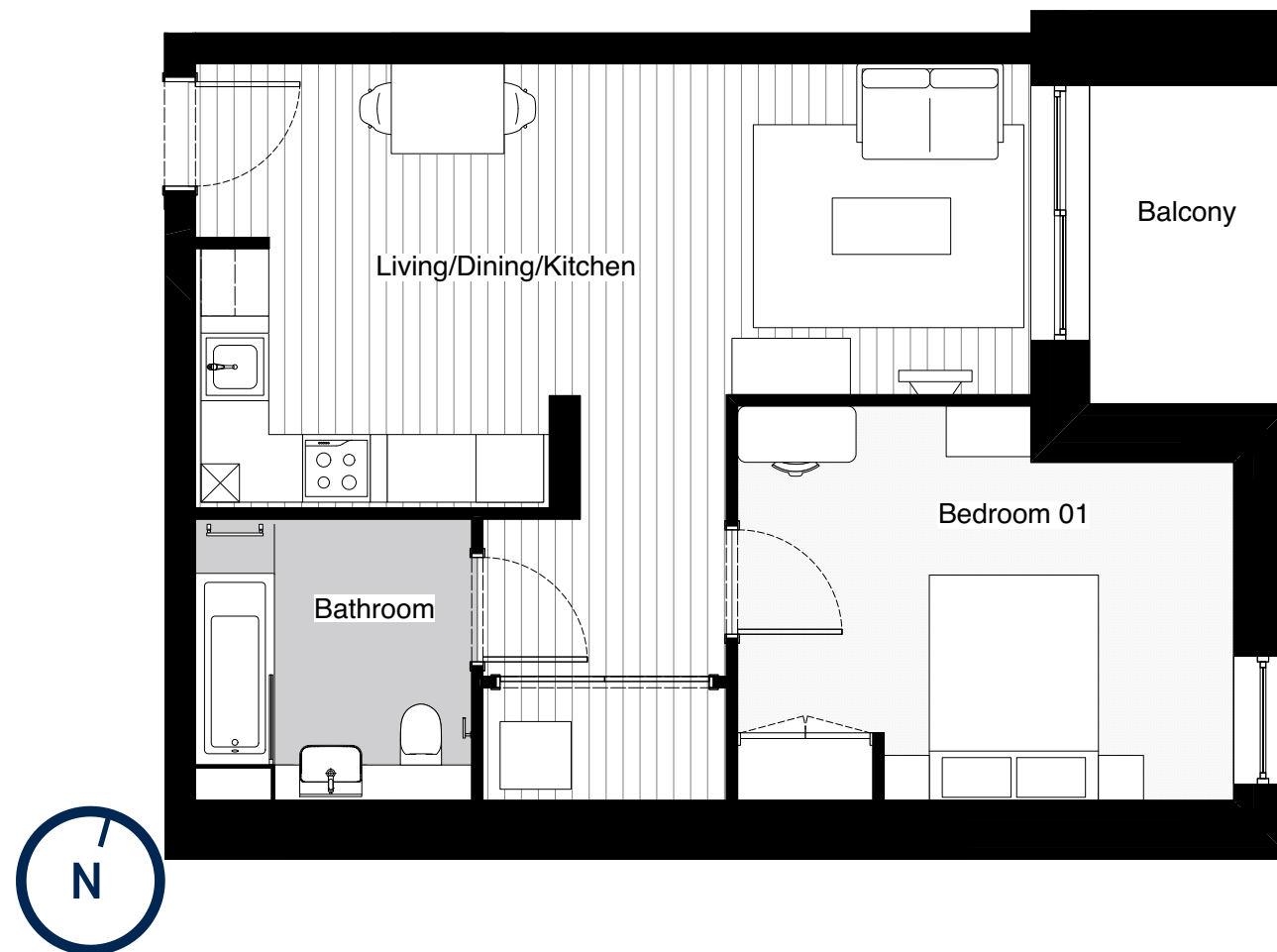
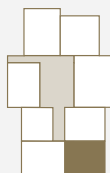
Dimensions

Living 7.4m x 3.9m 24'3ft x 12'9

Bedroom 1 4.4m x 3.5m 14'5ft x 11'5

Levels

3, 4 & 5



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BRICKYARD

Block A Apartments: 12

1 bedroom apartment

Internal area 53.8m² / 579ft²

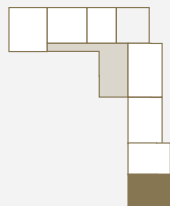
Dimensions

Living 7.3m x 3.8m 23'11ft x 12'5"

Bedroom 1 4.4m x 3.5m 12'5ft x 11'5"

Levels

2



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Block A Apartments: 13 (courtyard balcony), 21, 29, 37, 43, 49, 55 & 61

1 bedroom apartment

Internal area 50.4m² / 542ft²

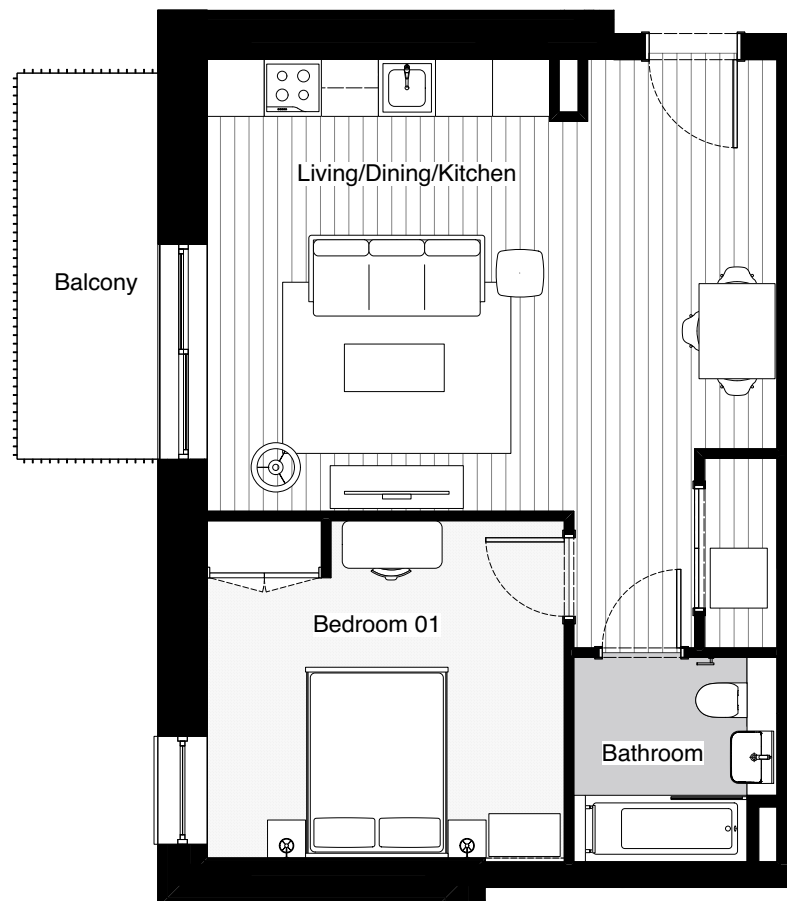
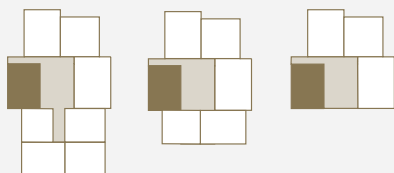
Dimensions

Living 5.9m x 4.7m 19'4ft x 15'4

Bedroom 1 3.7m x 3.5m 12'1ft x 11'5

Levels

3, 4, 5, 6, 7, 8, 9 & 10



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BRICKYARD

Block A Apartments: 20 (with courtyard balcony), 28 & 36

2 bedroom apartment

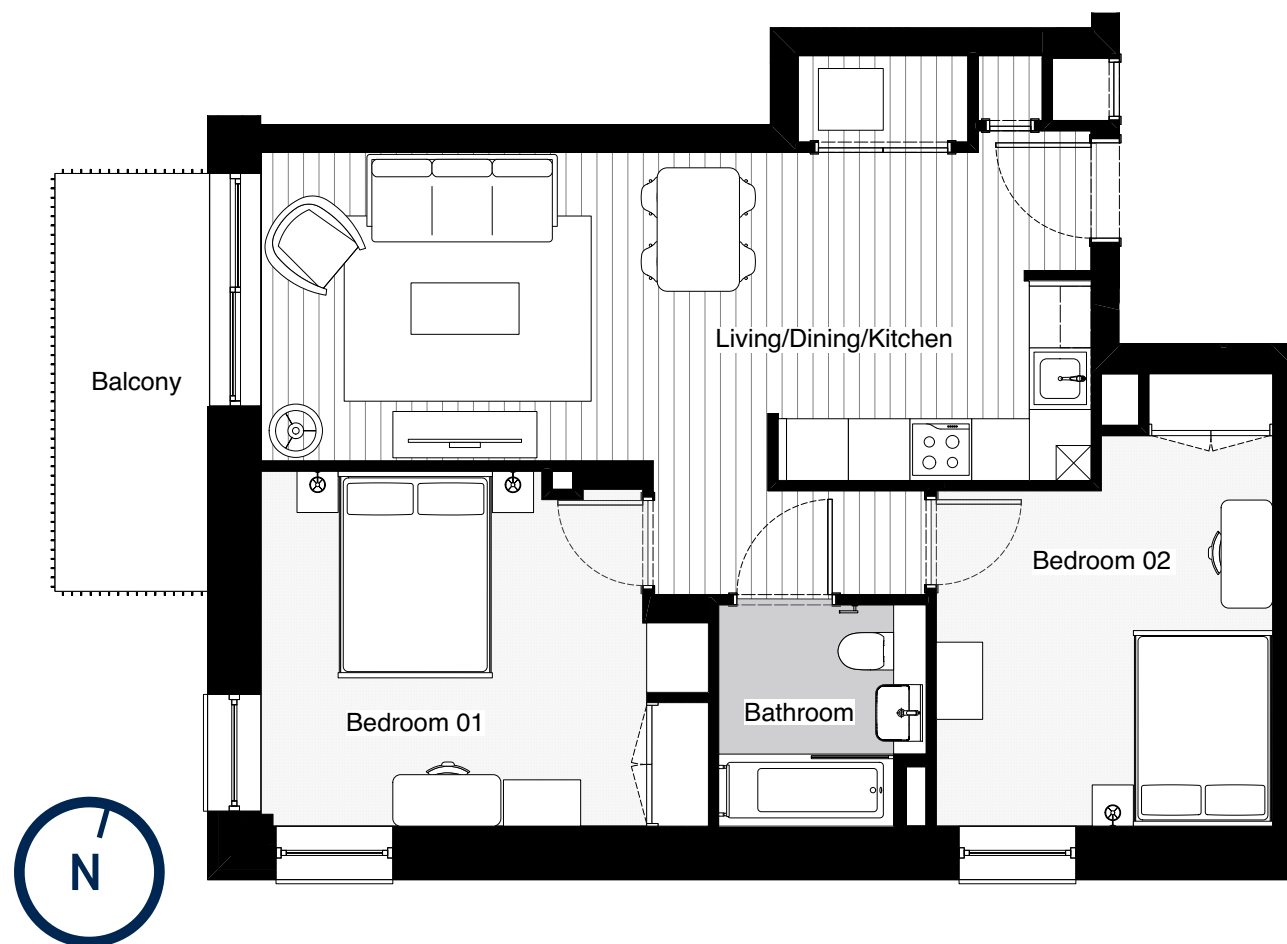
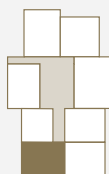
Internal area 62.9m² / 677ft²

Dimensions

Living	8m x 3m	26'3ft x 9'1ft
Bedroom 1	4.3m x 3.5m	14'1ft x 11'6ft
Bedroom 2	3.3m x 4.4m	10'10ft x 14'5ft

Levels

2, 3 & 4



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BRICKYARD

Block A Apartments: 18 (courtyard balcony), 26 & 34

1 bedroom apartment

Internal area 50.1m² / 539ft²

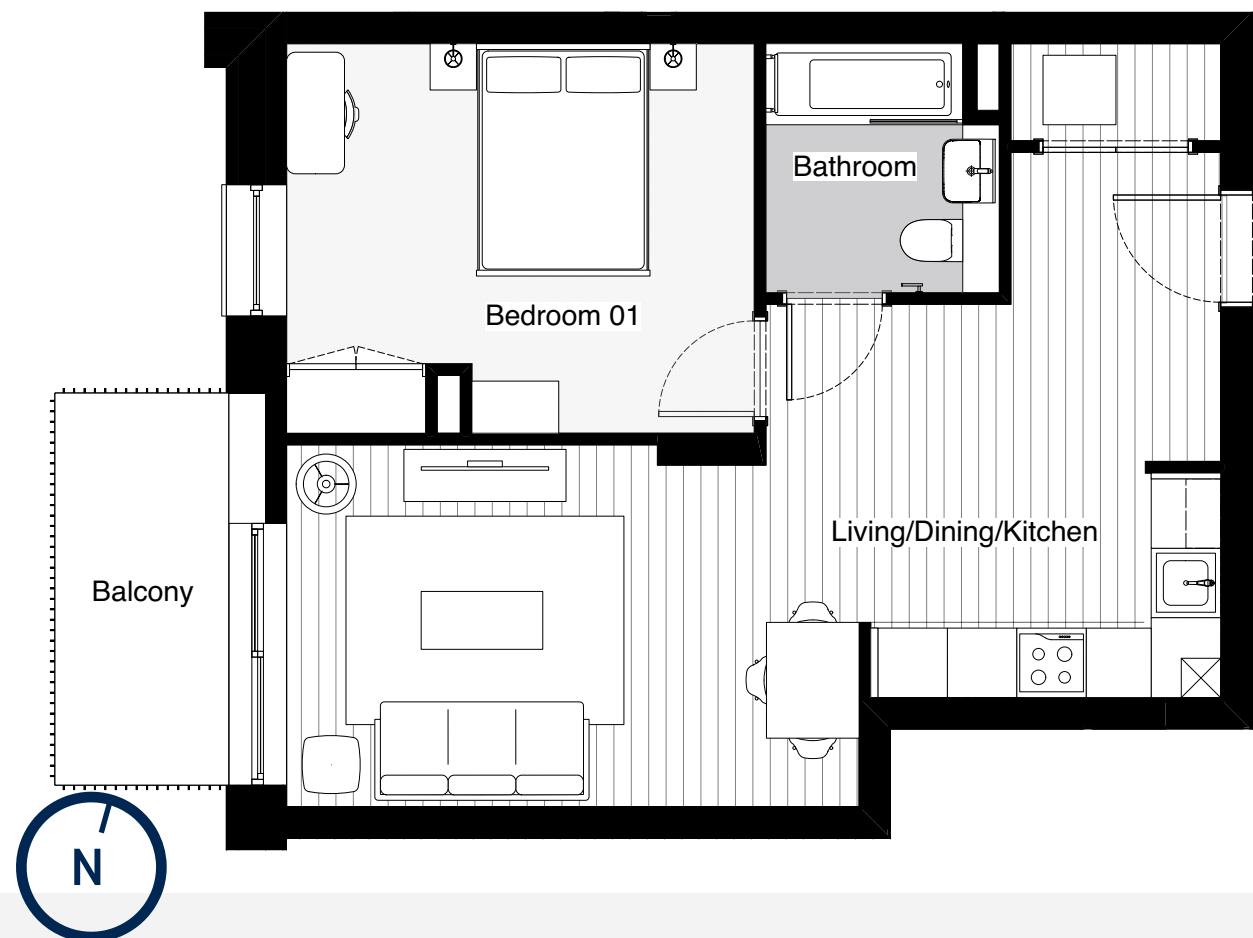
Dimensions

Living 8m x 4.7m 26'2ft x 15'5

Bedroom 1 4m x 3.3m 13'1ft x 10'9

Levels

3, 4, & 5



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BRICKYARD

Block A Apartments: 42, 48, 54 & 60

1 bedroom apartment

Internal area 51.4m² / 553ft²

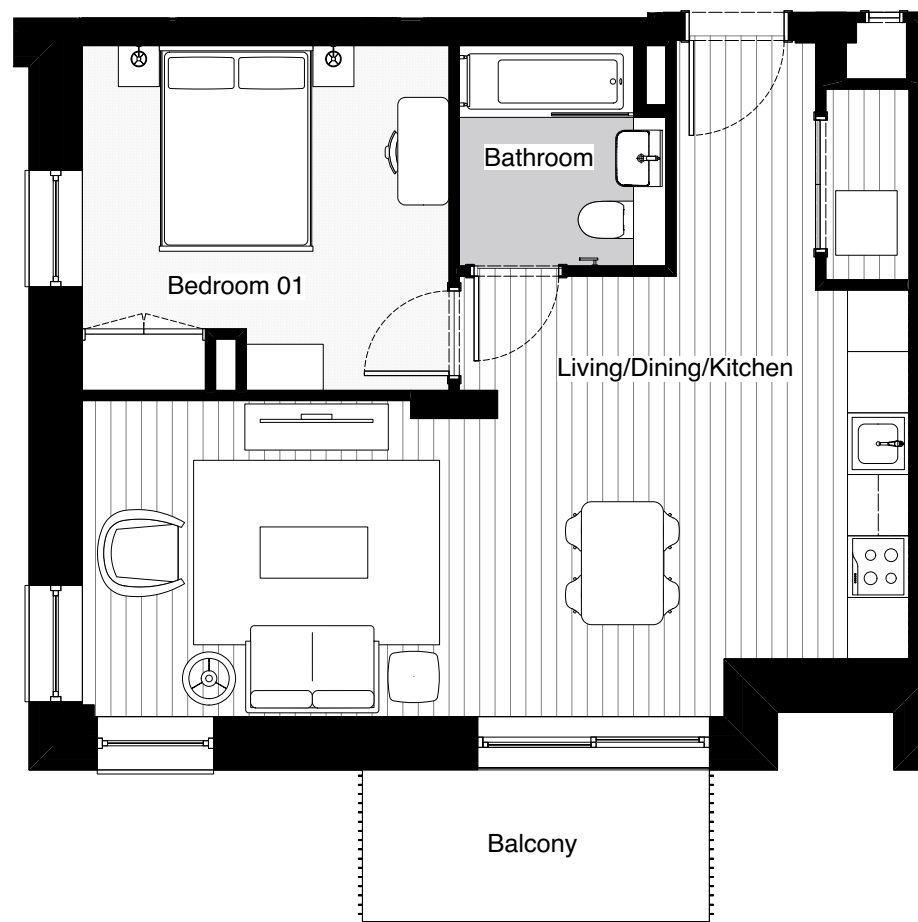
Dimensions

Living 8m x 4.3m 26'2ft x 14'1

Bedroom 1 3.5m x 3.3m 11'5ft x 10'9

Levels

6, 7, 8 & 9



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BRICKYARD

Block A Apartments: 41, 47, 53 & 59

1 bedroom apartment

Internal area 50.4m² / 542ft²

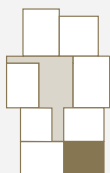
Dimensions

Living 7.7m x 4.4m 25'3ft x 14'5

Bedroom 1 3.6m x 3.4m 11'9ft x 11'1

Levels

6, 7, 8 & 9



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BRICKYARD

Block A Apartments: 5

2 bedroom apartment

Internal area 61.2m² / 658'8ft²

Dimensions

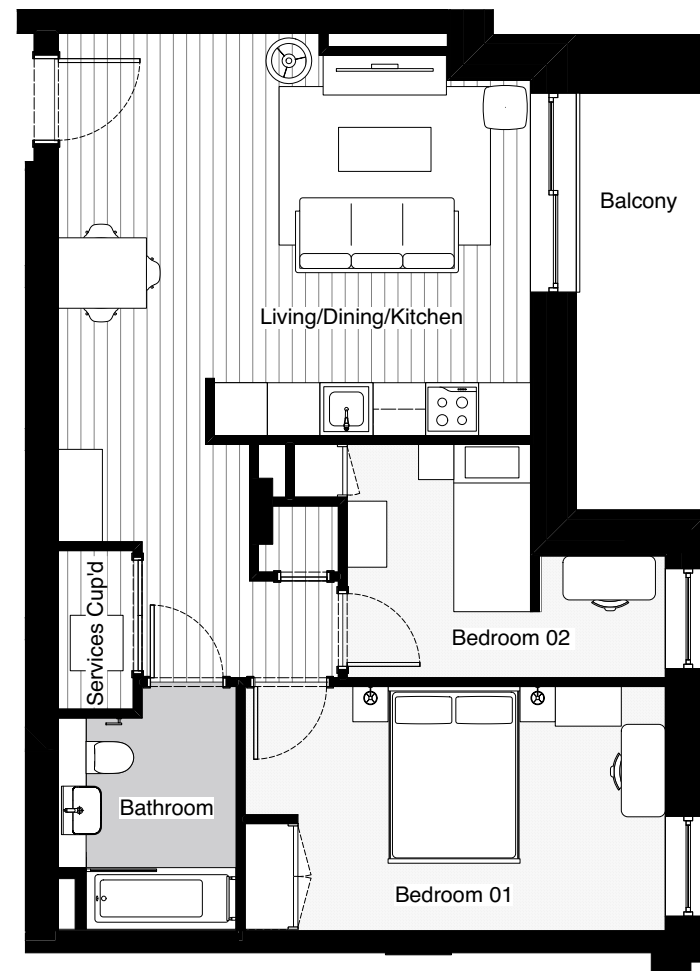
Living 5.8m x 5.4m 19ft x 17'7"1ft

Bedroom 1 4.8m x 2.8m 15'9ft x 9'2ft

Bedroom 2 3.6m x 2.2m 11'8ft x 7'3ft

Levels

1



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Block A Apartment: 4

1 bedroom apartment

Internal area 39.4m² / 424ft²

Dimensions

Living 6.1m x 5.7m 11'1ft x 18'8

Bedroom 1 3.6m x 3.1m 11'9ft x 10'2

Levels

1



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BRICKYARD

Block B Apartments: 65 & 68

2 bedroom duplex, courtyard balcony

Internal area 84.4m² / 908ft²

Lower floor 42.2m² 454ft²

Upper floor 42.2m² 454ft²

Dimensions

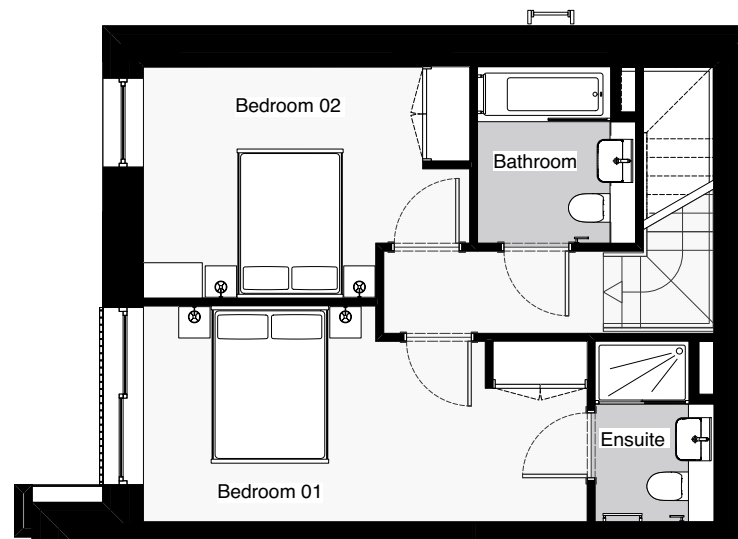
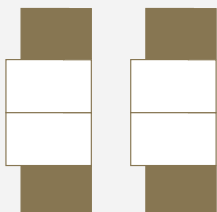
Living 7.3m x 5.8m 23'9ft x 19ft

Bedroom 1 5.7m x 2.7m 18'7ft x 8'8ft

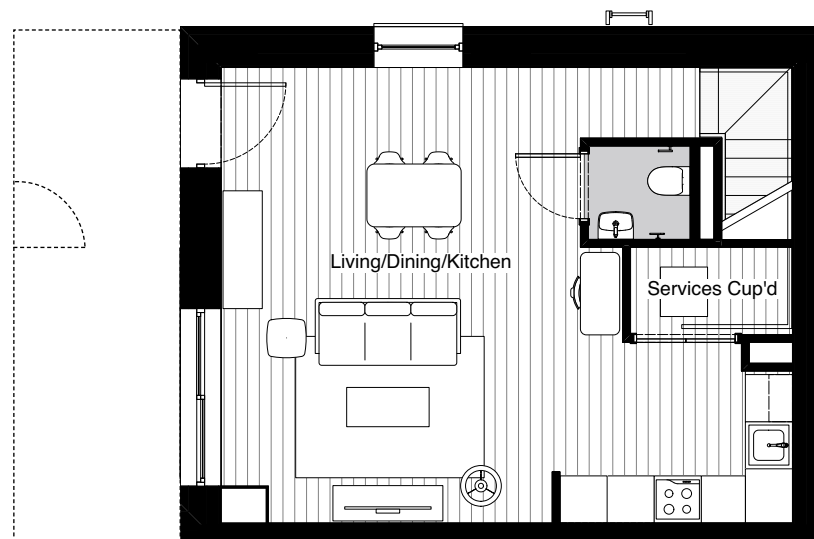
Bedroom 2 4.2m x 3m 13'7ft x 9'8ft

Levels

3/4



Upper floor



Lower floor



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BRICKYARD

Block B Apartment: 66

1 bedroom apartment, courtyard balcony

Internal area 50.1m² / 544ft²

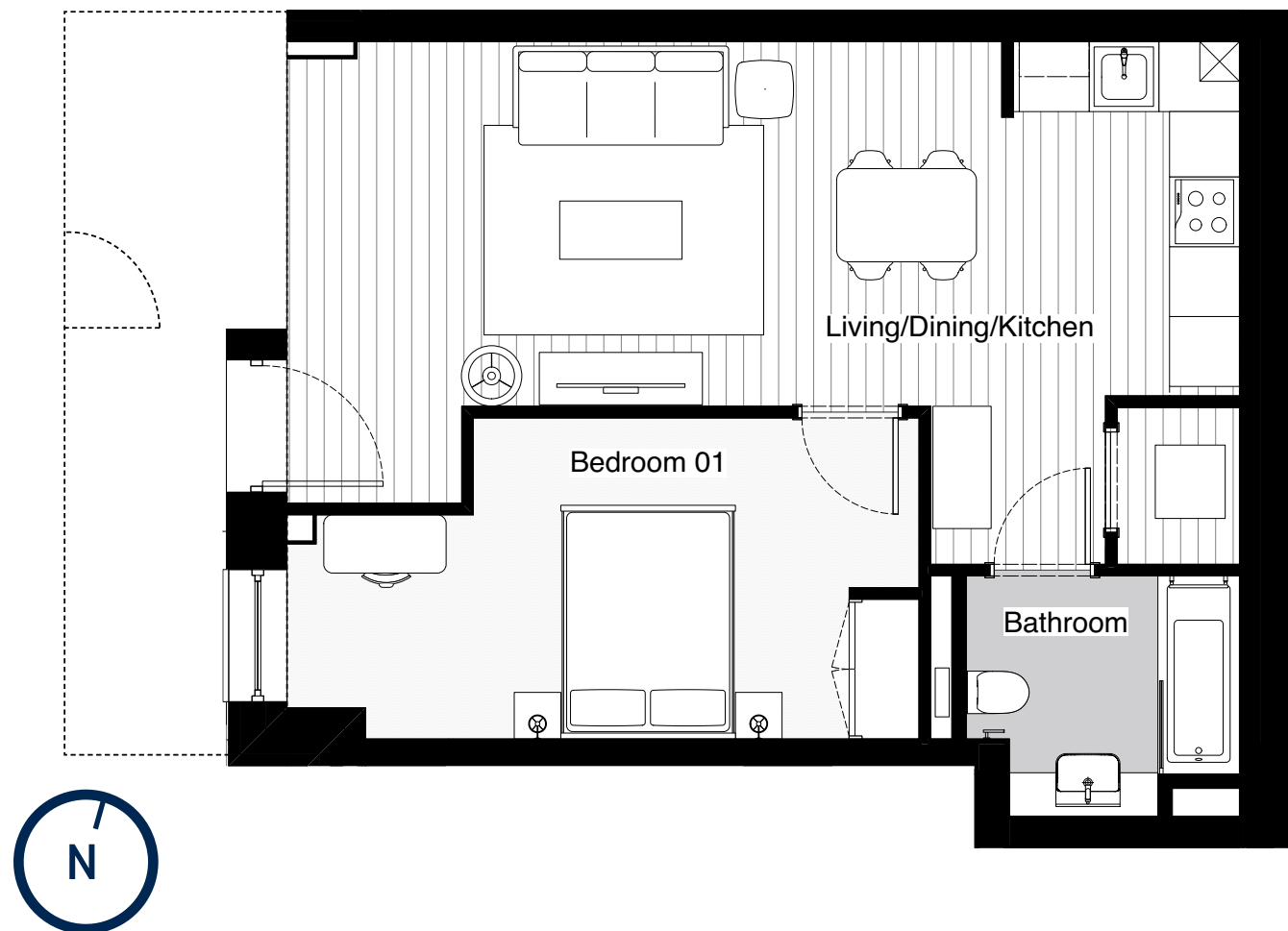
Dimensions

Living 8.2xm x 3.1m 26'9ft x 10'1ft

Bedroom 1 5.4m x 2.7m 17'7ft x 8'8ft

Levels

3



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BRICKYARD

Block B Apartment: 69

1 bedroom apartment

Internal area 50.1m² / 544ft²

Dimensions

Living 8.2m x 3.3m 26'9ft x 10'8ft

Bedroom 1 4.5m x 3.3m 14'7ft x 10'8ft

Levels

4



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BRICKYARD

Block B Apartment: 67

1 bedroom apartment

Internal area 50.1m² / 544ft²

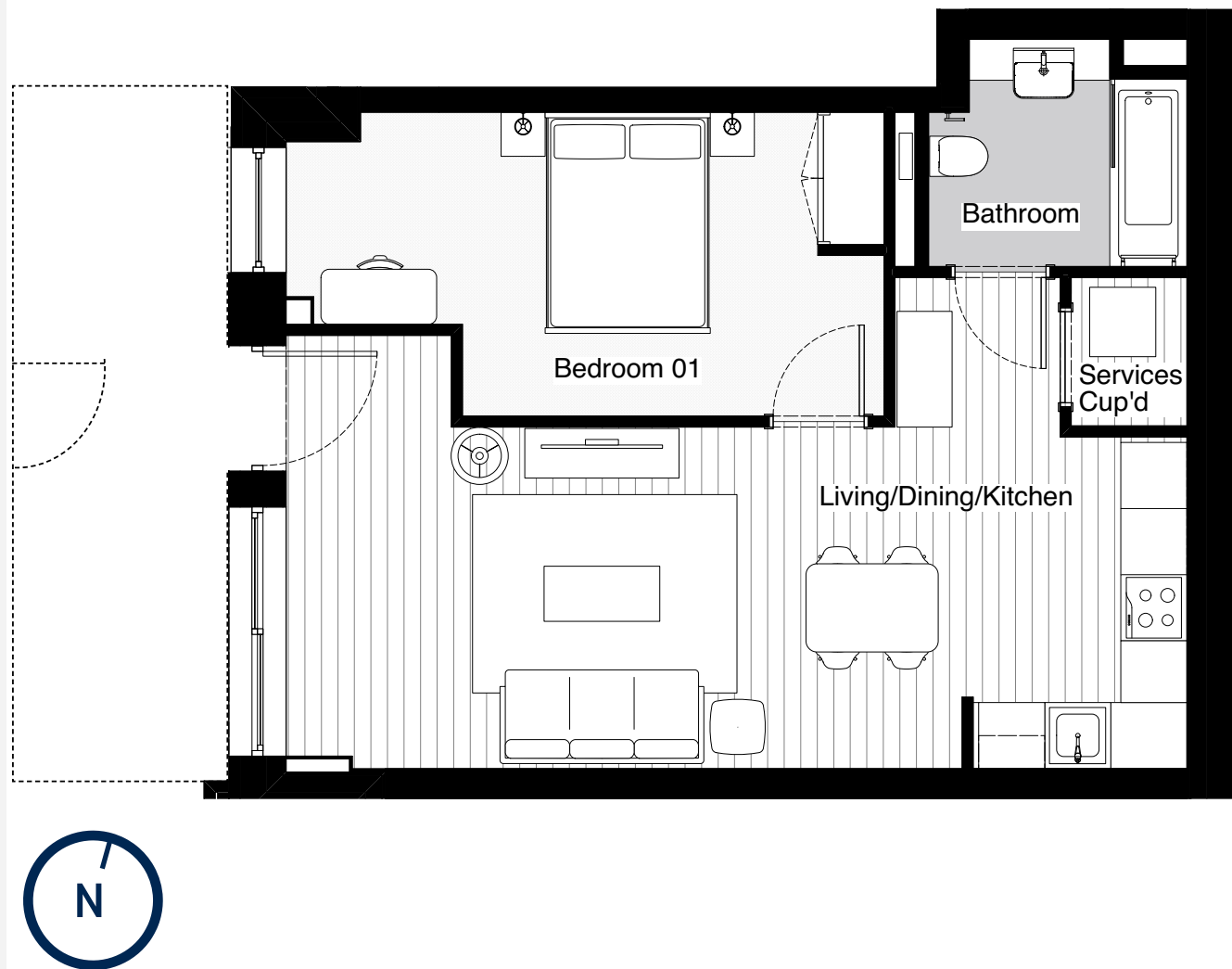
Dimensions

Living 8.2xm x 3.1m 26'9ft x 10'1ft

Bedroom 1 5.4m x 2.7m 17'7ft x 8'8ft

Levels

3



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BRICKYARD

Block B Apartments: 70

1 bedroom apartment

Internal area 50.1m² / 544ft²

Dimensions

Living 8.2m x 3.3m 26'9ft x 10'8ft

Bedroom 1 4.5m x 3.3m 14'7ft x 10'8ft

Levels

4



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