

BARKING RIVERSIDE

Iris Quarter

For Private Rent

L&Q



Beautifully designed *and ready for living*

Iris Quarter presents a collection of two and three-bedroom duplexes and townhouses located at the heart of London's most ambitious residential project, available to rent through L&Q's Private Rented Scheme.

These spacious and contemporary homes showcase an extensive open-plan kitchen and dining area, ideal for both modern family lifestyles and entertaining. Outdoor spaces are a standard feature, with duplexes featuring private terraces and townhouses offering garden areas.

Enhance your living space effortlessly with our exclusive furniture packages available to rent. For an additional monthly fee, tenants can rent furniture specifically selected for homes at Barking Riverside. Our Lettings Negotiators are ready to provide

detailed information and assist you in creating the perfect ambience for your new home.

Connected to central London via the recently extended Overground and River bus services, Barking Riverside is ideal for those who want fast and easy access to London as well as an abundance of green and blue spaces.

Nestled amongst an array of green open spaces, schools, amenities and its new transport networks, Barking Riverside makes for the perfect location choice for your home.

Private Rented Scheme from L&Q

L&Q's **Private Rented Scheme** 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.

What is Private Rented Sector?

As one of London's most experienced landlord, 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.

Private Rented Sector 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:



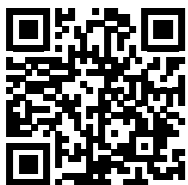
Generously sized homes



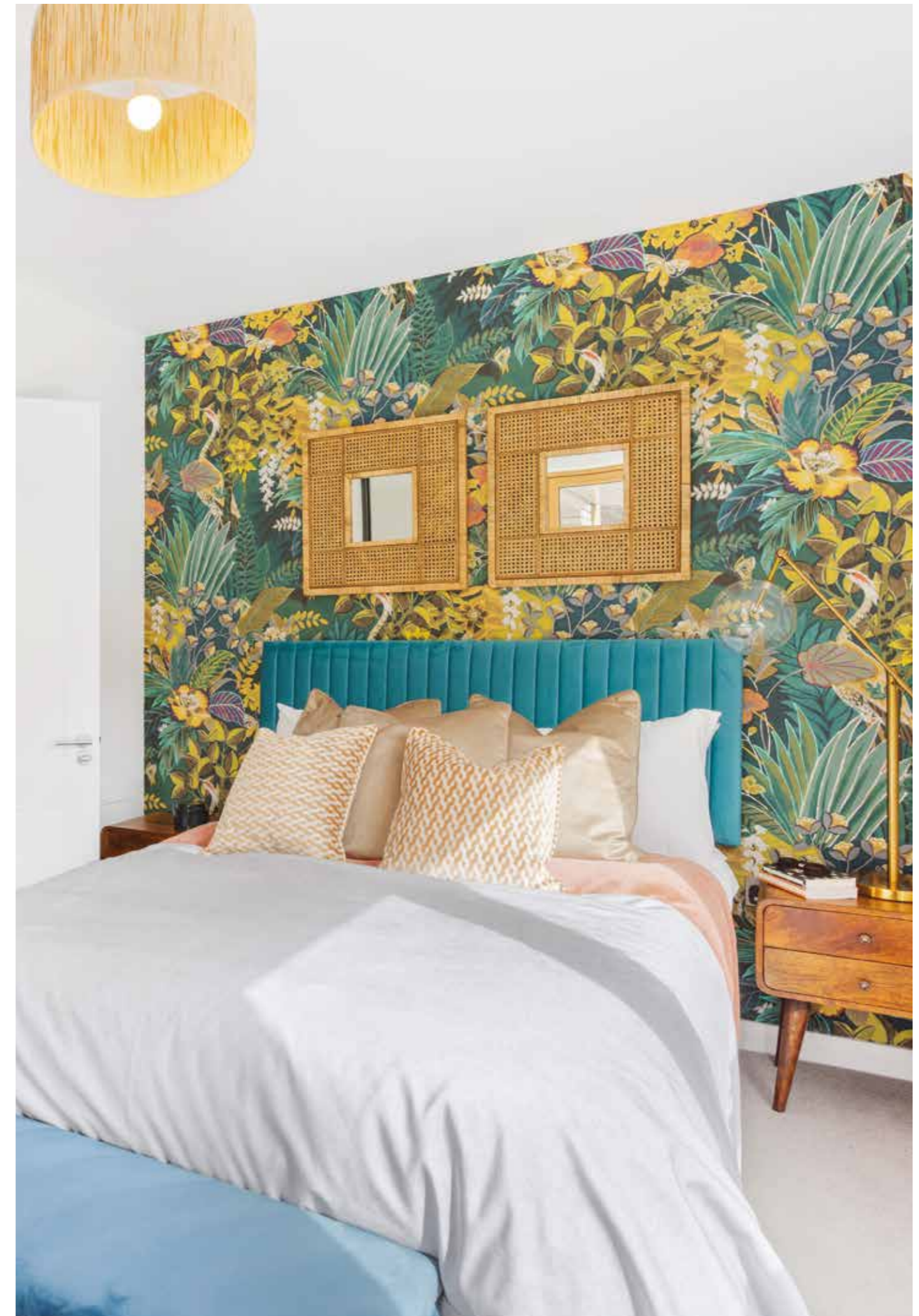
Amenities and shops within walking distance

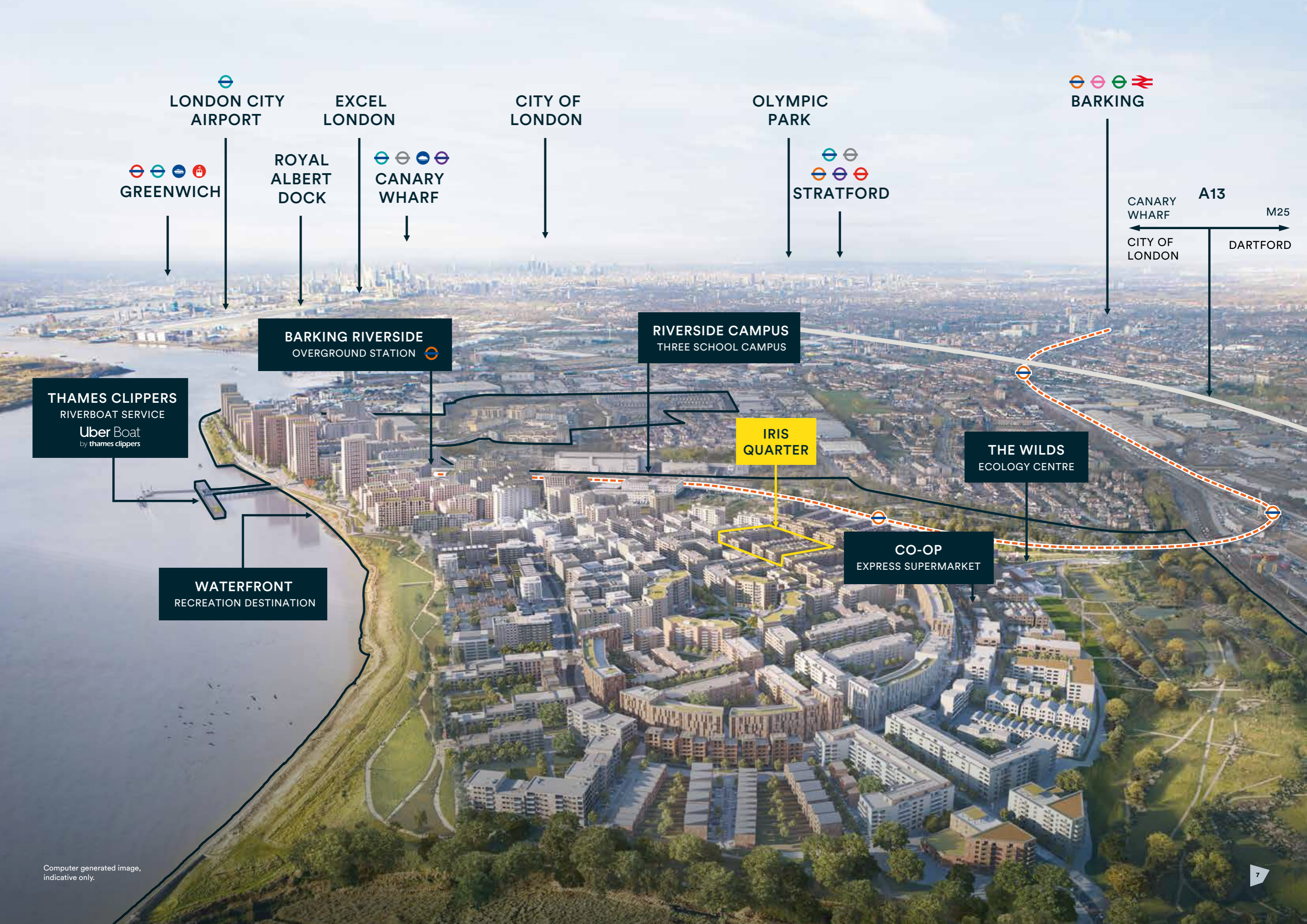


Excellent transport links close by



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





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

IRIS QUARTER

THE WILDS ECOLOGY CENTRE

WATERFRONT RECREATION DESTINATION

CO-OP EXPRESS SUPERMARKET



Reach central London in 22 minutes*

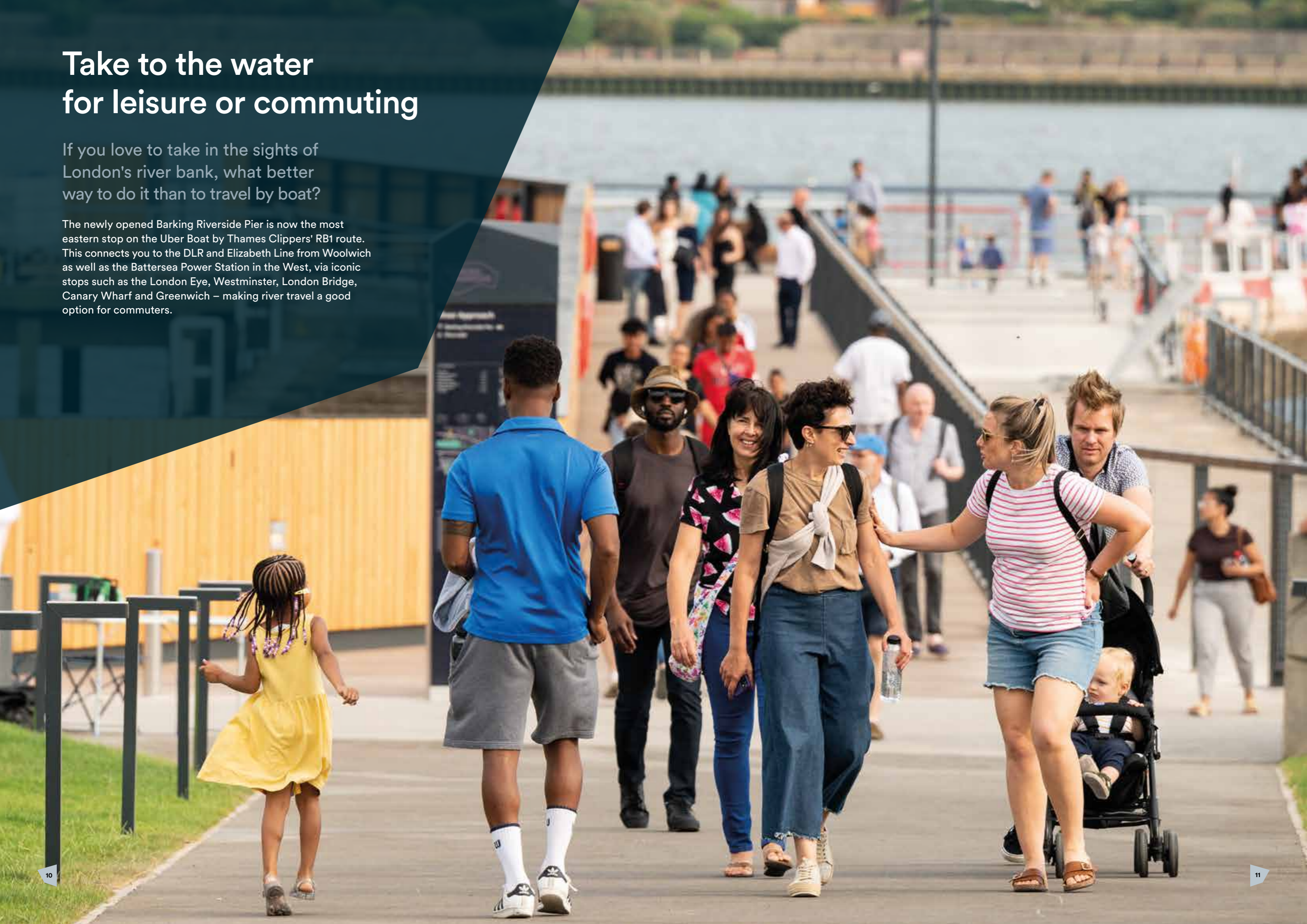
The brand-new Barking Riverside Overground station is now open, connecting Barking to Gospel Oak London Overground route.

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.



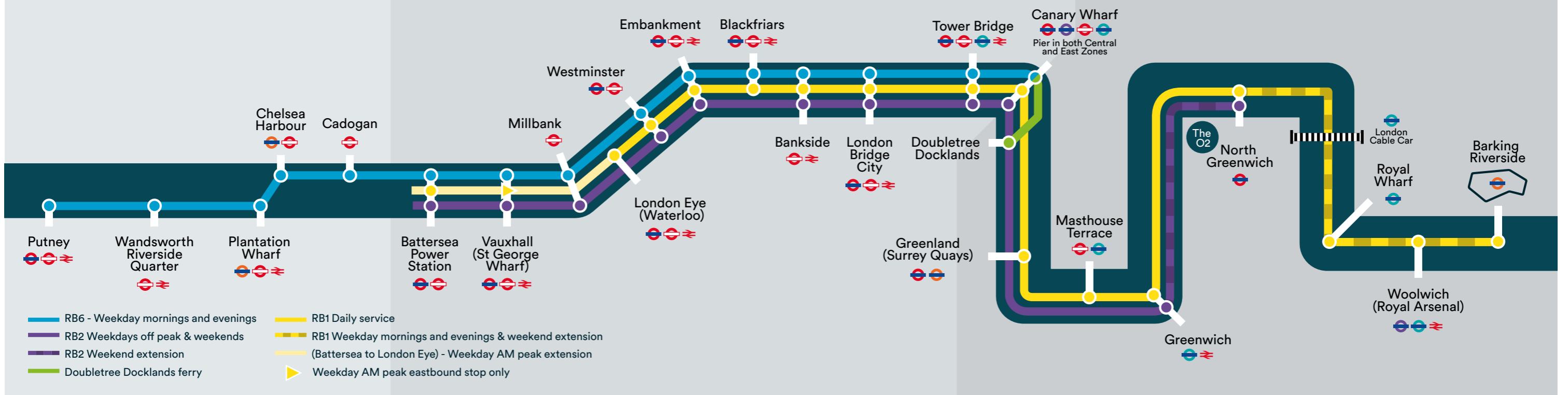


Uber Boat by Thames Clipper from Barking Riverside Pier

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
Heathrow	1hr 43 mins
Gatwick	1hr 32 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.
Distances taken from 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 benefiting 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 the other high performing primaries; Sydney Russell School† which is also rated 'Good' and Thames View Infants††, which is rated 'Outstanding'.

*Riverside Campus Ofsted Outstanding 2022 **George Carey Ofsted Good 2017 †Sydney Russel Ofsted Good 2022 ††Thames View Infants Ofsted Outstanding 2014. Future facilities mentioned are in planning and are subject to change. Please speak to a Lettings Negotiator for more information.



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

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



- Radiator heating to all homes
- Low energy white LED downlights to kitchen/dining/living area and bathrooms and hallways
- Pendant lights to bedrooms and store cupboard
- 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 cupboard**
- White ladder internal doors
- Brushed steel door furniture
- Private garden, balcony, or terrace to every home
- 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 show home 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.

*Fitted wardrobe location may vary between homes. **Washer/dryer location may vary between homes.

Siteplan



Property Key

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

C/S Cycle Store

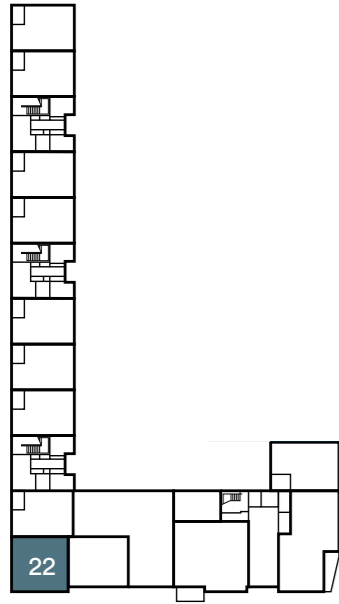
Please note that the properties are currently under construction. For further clarification regarding specific individual properties, please ask your Lettings Negotiator. Any depiction of the layout does not show details of gradients of land, boundary treatments, local authority street lighting or landscaping. 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).

Duplex locator

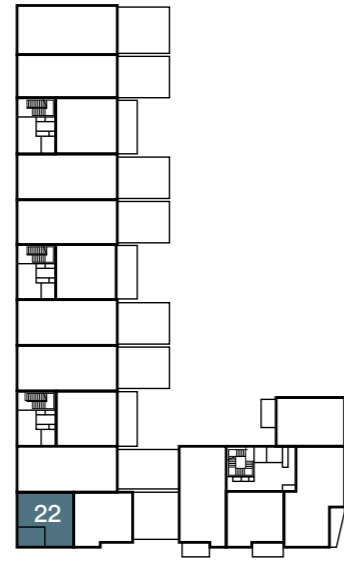
Fairweather House



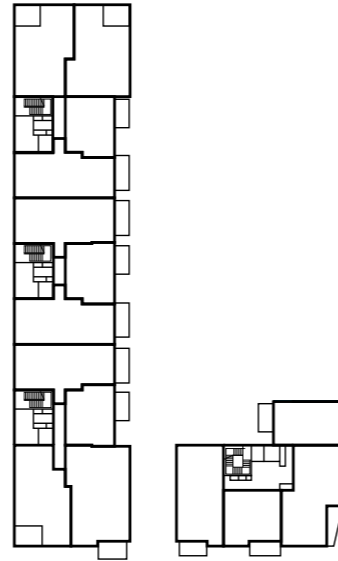
Ground Floor



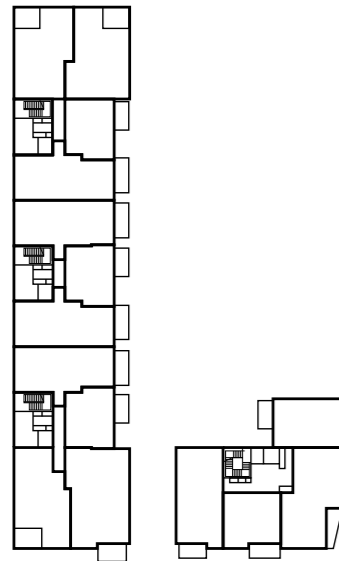
First Floor



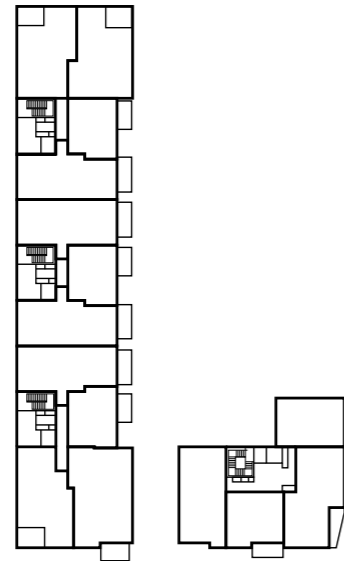
Second Floor



Third Floor



Fourth Floor



Key

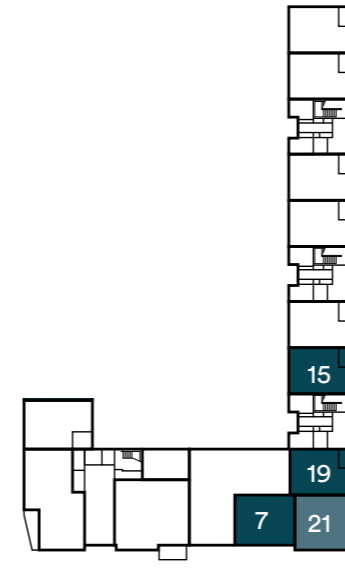
■ Two bedroom

Duplex locator

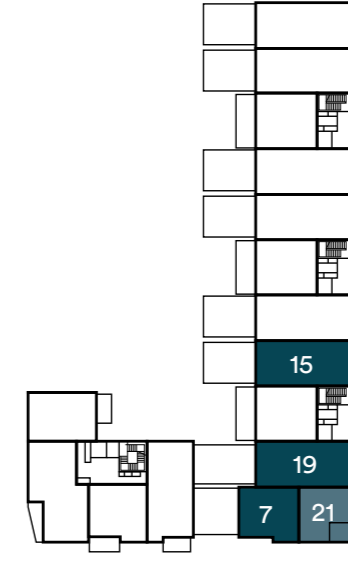
Rodman House



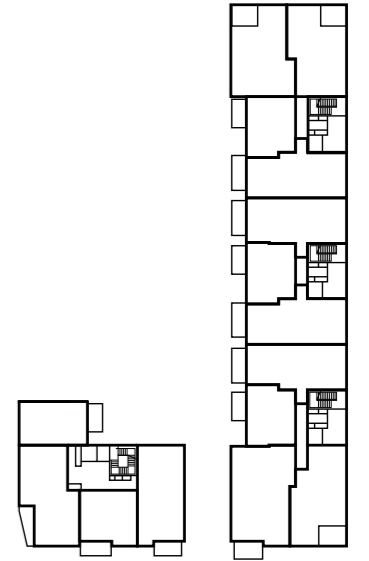
Ground Floor



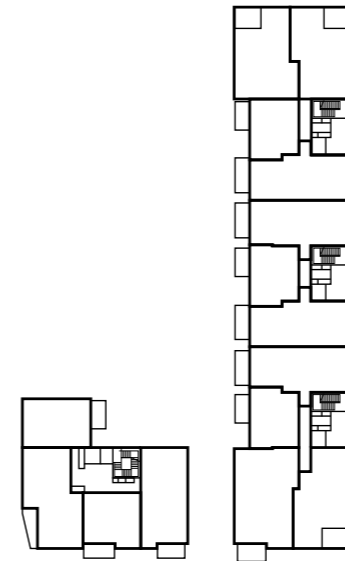
First Floor



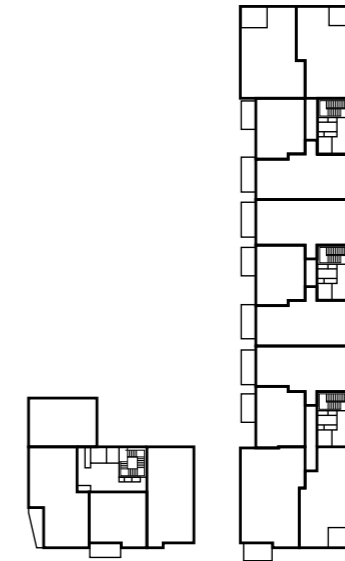
Second Floor



Third Floor



Fourth Floor



Key

■ Two bedroom

■ Three bedroom

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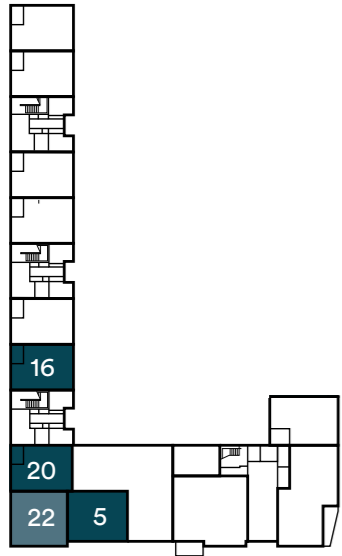
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Duplex locator

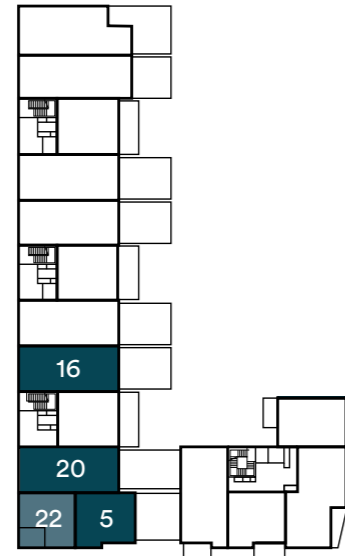
Willoughby House



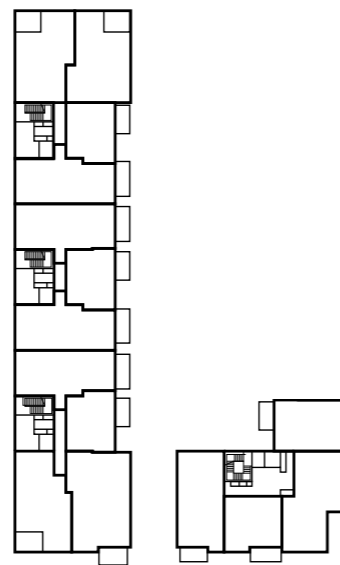
Ground Floor



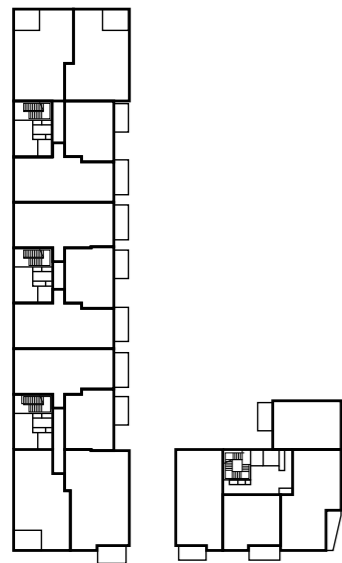
First Floor



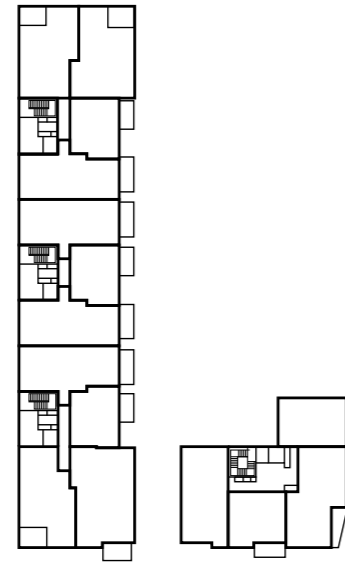
Second Floor





Third Floor

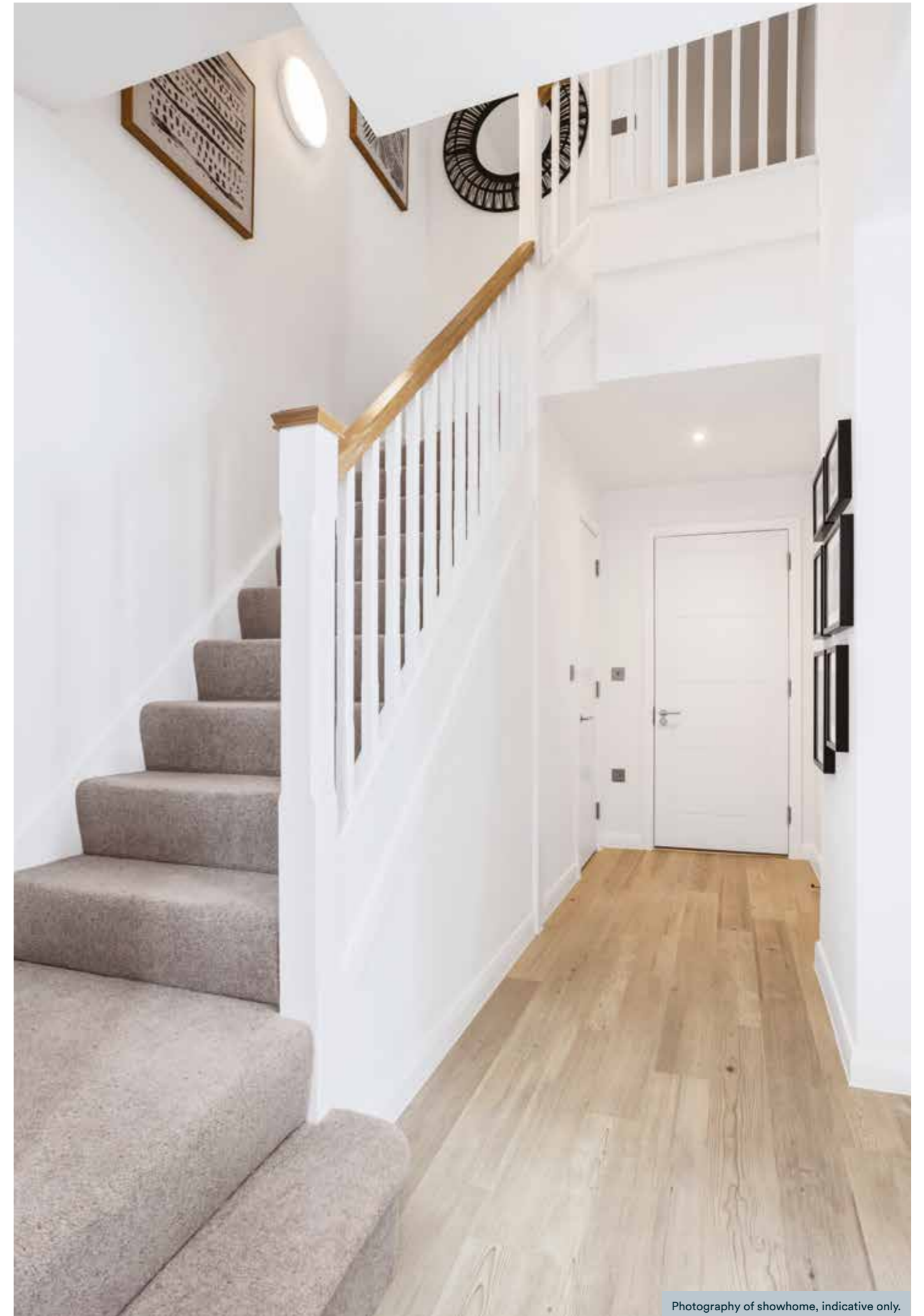


Fourth Floor



Key

-  Two bedroom
-  Three bedroom



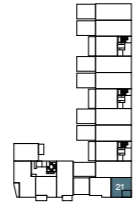
Photography of showhome, indicative only.

Two bedroom

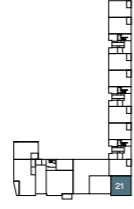
21 Podd Street
22 Podd Street
22 Kentfield Street



Rodman House

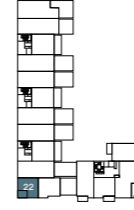


First Floor

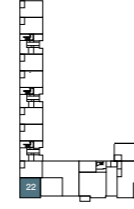


Ground Floor

Willoughby House

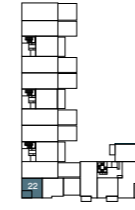


First Floor

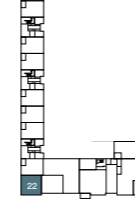


Ground Floor

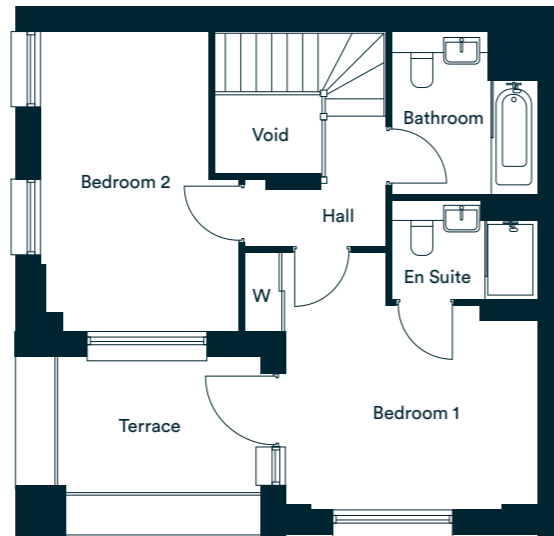
Fairweather House



First Floor



Ground Floor



Accommodation

Living/Kitchen/Dining	7.46m x 4.85m	24'6" x 15'11"
Bedroom 1	3.90m x 3.81m	12'9" x 12'6"
Bedroom 2	4.54m x 3.00m	14'11" x 9'10"
Total internal area	98.7 sq. m.	1062.4 sq. ft.
Terrace	3.05m x 2.04m	10'0" x 6'8"

C – Cupboard
W – Fitted Wardrobe
UC – Utility Cupboard
FF – Fridge/Freezer
WD – Washer/Dryer
DW – Dishwasher
TS – Tall Storage

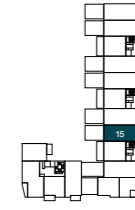
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Three bedroom

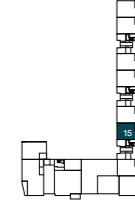
15 Podd Street
16 Podd Street



Rodman House

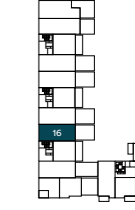


First Floor

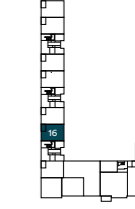


Ground Floor

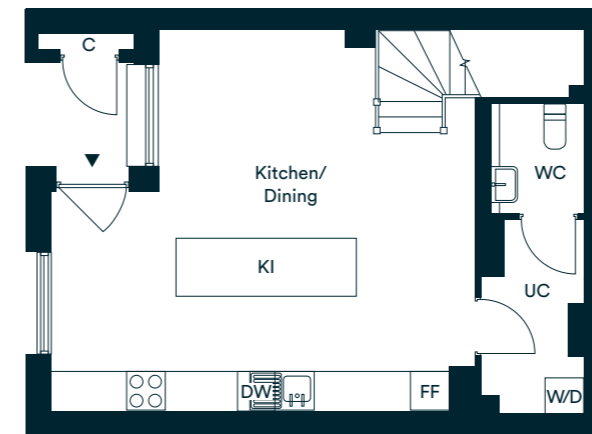
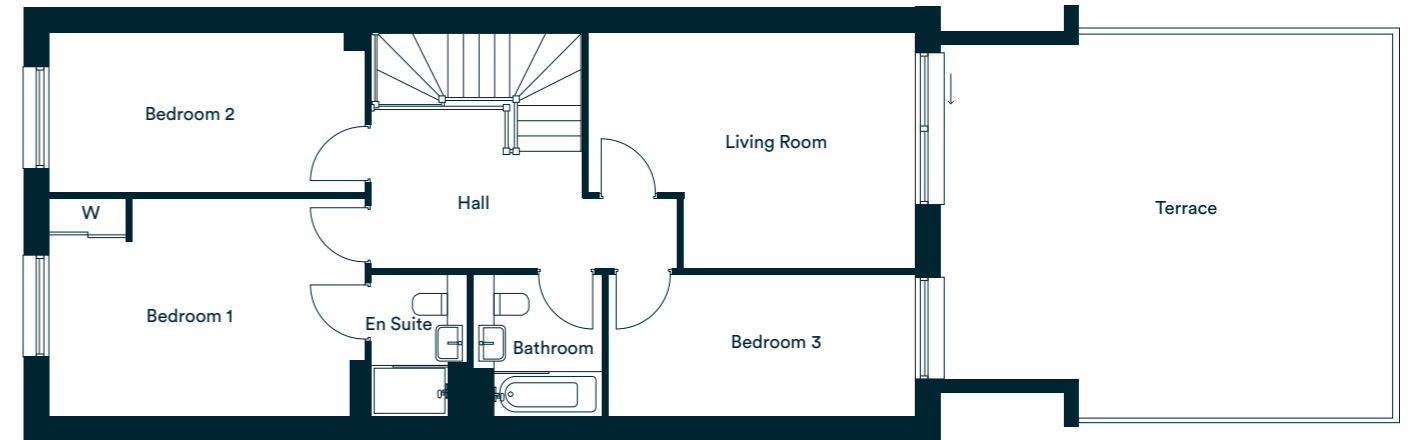
Willoughby House



First Floor



Ground Floor



Accommodation

Kitchen/Dining	6.60m x 5.96m	21'8" x 19'1"
Living Room	5.08m x 3.69m	16'8" x 12'1"
Bedroom 1	4.91m x 3.39m	16'1" x 11'1"
Bedroom 2	4.91m x 2.50m	16'1" x 8'2"
Bedroom 3	4.76m x 2.20m	15'8" x 7'3"
Total internal area	126.1 sq. m.	1357.3 sq. ft.
Terrace	6.99m x 5.88m	22'11" x 19'3"

C – Cupboard
W – Fitted Wardrobe
UC – Utility Cupboard
FF – Fridge/Freezer
WD – Washer/Dryer
DW – Dishwasher
KI – Kitchen Island

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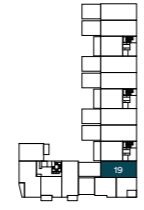
Three bedroom

19 Podd Street
20 Podd Street

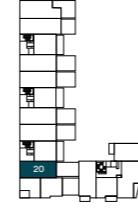


Rodman House

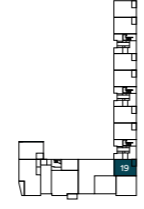
Willoughby House



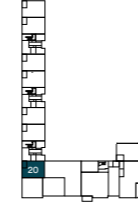
First Floor



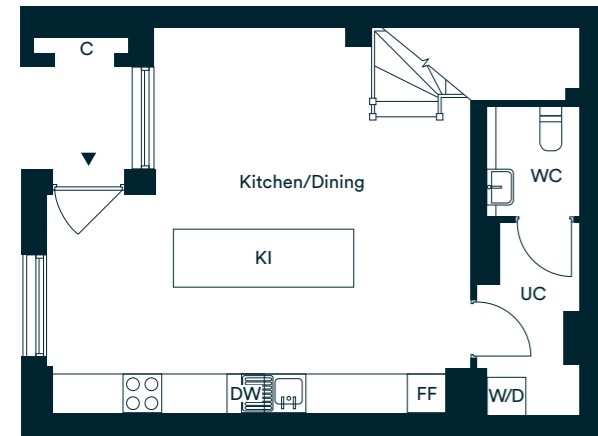
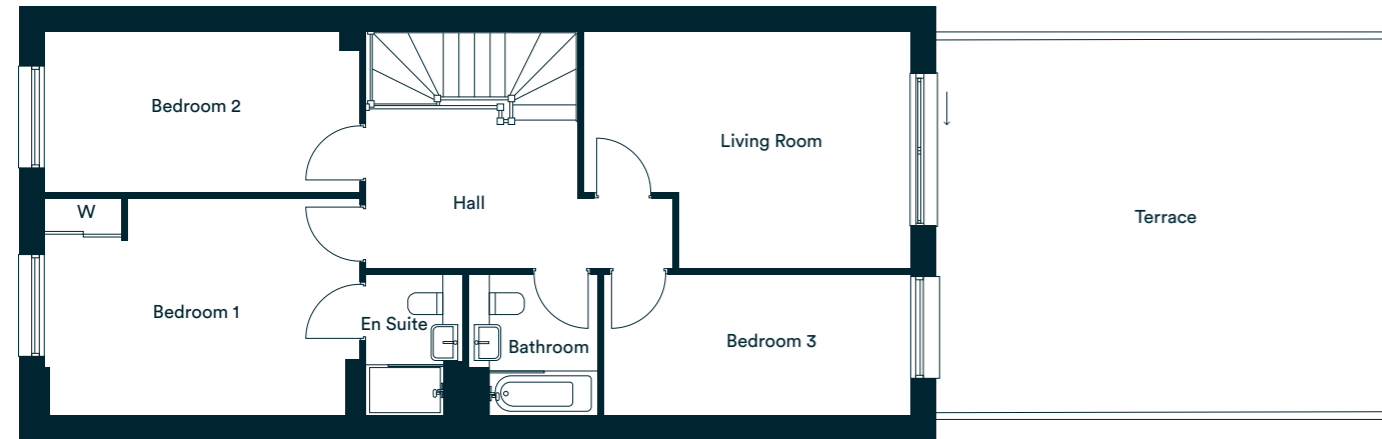
First Floor



Ground Floor



Ground Floor



Accommodation

Kitchen/Dining	6.58m x 5.99m	21'7" x 19'8"
Living Room	5.08m x 3.70m	16'8" x 12'2"
Bedroom 1	4.91m x 3.41m	16'1" x 11'2"
Bedroom 2	4.91m x 2.49m	16'1" x 8'2"
Bedroom 3	4.76m x 2.16m	15'8" x 7'1"
Total internal area	126.1 sq. m.	1357.3 sq. ft.
Terrace	6.99m x 5.72m	22'11" x 18'9"

C – Cupboard
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UC – Utility Cupboard
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DW – Dishwasher
KI – Kitchen Island

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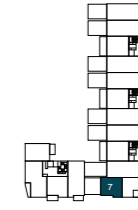
Three bedroom

5 Frogley Park
7 Frogley Park

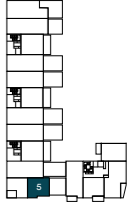


Rodman House

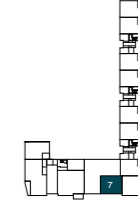
Willoughby House



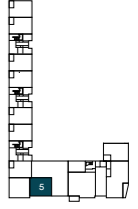
First Floor



First Floor



Ground Floor



Ground Floor



Accommodation

Living/Kitchen/Dining	6.56m x 4.84m	21'6" x 15'10"
Bedroom 1	5.50m x 3.18m	18'0" x 10'5"
Bedroom 2	4.27m x 3.25m	14'0" x 10'8"
Bedroom 3	3.43m x 2.66m	11'3" x 8'9"
Total internal area	105.6 sq. m.	1136.7 sq. ft.
Terrace	6.45m x 5.97m	21'2" x 19'7"

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

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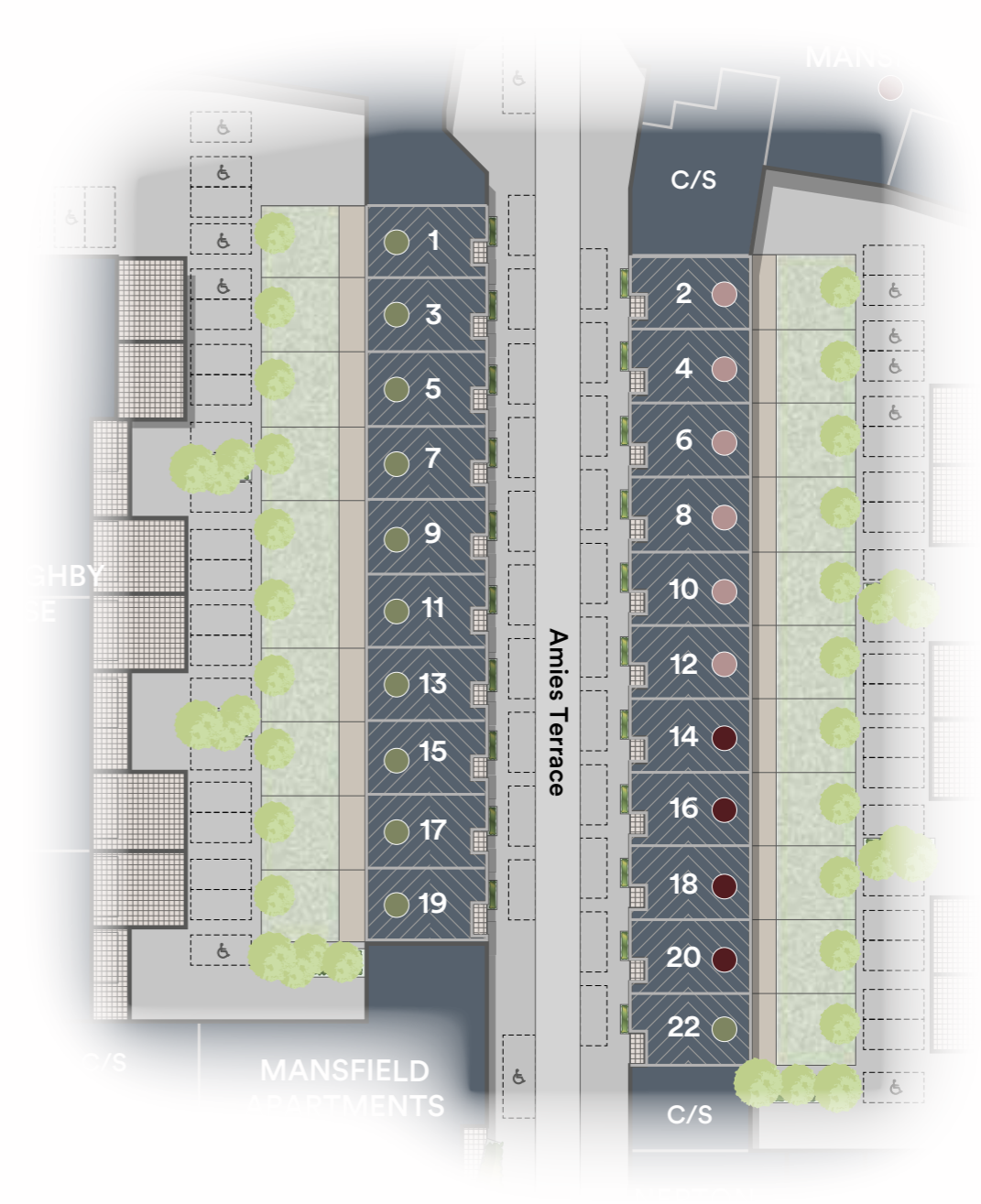
Townhouses locator

Hume Terrace



Townhouses locator

Amies Terrace



Property Key

Private Rent

Shared Ownership

London Living Rent

Affordable Rent

C/S Cycle Store

Please note that the properties are currently under construction. For further clarification regarding specific individual properties, please ask your Lettings Negotiator. 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, Private Rent, London Living 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).

Three bedroom

Hume Terrace - Townhouses 1, 3, 7, 19, 21, 14, 16 & 20
Amies Terrace - Townhouses 1, 3, 7, 9, 13, 15, 19 & 20



Accommodation

Living/Kitchen/Dining	9.06m x 5.48m	29'9" x 18'0"
Bedroom 1	6.14m x 5.48m	20'2" x 18'0"
Bedroom 2	5.48m x 2.91m	18'0" x 9'7"
Bedroom 3	3.77m x 3.18m	12'4" x 10'5"
Total Internal Area	129.1 sq. m.	1389.6 sq. ft.
Terrace	5.56m x 2.46m	18'3" x 8'1"
Garden	8.11m x 5.73m	26'8" x 18'10"

C – Cupboard
W – Fitted Wardrobe
UC – Utility Cupboard
OV – Oven
FF – Fridge/Freezer
WM – Washing Machine
DW – Dishwasher

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Four bedroom

Hume Terrace - Townhouses 5, 17 & 18
Amies Terrace - Townhouses 5, 11 & 17



Accommodation

Living/Kitchen/Dining	9.06m x 5.48m	29'9" x 18'0"
Bedroom 1	5.48m x 4.16m	18'0" x 13'8"
Bedroom 2	5.48m x 4.81m	18'0" x 15'10"
Bedroom 3	5.48m x 2.91m	18'0" x 9'7"
Bedroom 4	3.77m x 3.19m	12'4" x 10'6"
Total Internal Area	145.1 sq. m.	1561.8 sq. ft.
Garden	8.11m x 5.68m	26'8" x 18'8"

C – Cupboard
W – Fitted Wardrobe
UC – Utility Cupboard
OV – Oven
FF – Fridge/Freezer
WM – Washing Machine
DW – Dishwasher

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Photography of show home, 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 benefiting 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 Letting Team are ready to provide all the information - and take care of the details for you.

Photography of show home, 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 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), tenancy documents with your Property Manager 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



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Disclaimer

All information in this document is correct at the time of publication going to print January 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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