East of the financial district and across the water from historic Greenwich, a vibrant but affordable Thames Gateway location is being reinvented for the roaring Twenties – and twentysomethings.

Available for Shared Ownership through Peabody, the Greenway residences are a mix of one, two and three-bedroom homes, tree-lined streets, a blend of architectural styles, a new public square and a gateway on to a huge park.

With excellent transport connections to Stratford and central London, close to London City Airport and just a short drive to the countryside, this is contemporary urban living at its finest and leafiest.
Over the next decade, Beckton will be transformed into one of the capital’s most dynamic and forward-thinking neighbourhoods, as this stretch of the Thames Gateway gets a whole new wave of upscale housing, retail, leisure and green space.

Bellway’s wider £100-million Beckton Parkside development is a major part of this neighbourhood’s exciting regeneration and Peabody’s 44 Shared Ownership homes here will allow you to become part of this area’s transformation.

Discover a new way of living – and enjoy the journey with us.
Welcome to Greenway

Built to the high standard you’d expect from a Peabody home, Greenway apartments benefit from large windows, private balconies to many homes, and high-spec interiors. There is secure bike storage for all and private parking for some residents. Beyond your walls are landscaped gardens and a stunning roof terrace with views to Canary Wharf, the river and beyond.
Acres of green space on your doorstep and the entire capital with its endless possibilities a short journey away. Living at Greenway gives you the best of both worlds.

Your nearest leafy hangouts are the small but perfectly formed Beckton Park right on your doorstep, and the larger Beckton District Park, just a few minutes away on foot with its playground, fishing lake, football pitches and basketball courts – as well as leafy woodland walks and bike trails. To the south the park merges into King George IV Park, home to Newham City Farm, a little slice of rural England in the heart of London with traditional farm animals and more exotic furry friends. Reconnect and learn about nature first hand.

North of Greenway, there is Central Park, a well-kept and traditional family space which hosts concerts in the summer and the joyous annual Newham Show. The Beckton Corridor is a mile-long stretch of the old gasworks railway that’s now a tree-lined public footway, perfect for jogging or cycling.

The wider borough boasts 50 parks and open spaces – not to mention the miles of waterways, so you’ll have lots of exploring to do. You’re minutes from the Excel Centre, home of sporting spectacles and geek-fest Comic Con. While London City Airport is a convenient short hop to whisk you away.

You are well served by local schools and a world-class hospital is just up the road. You won’t need to stray too far to shop either, with several superstores nearby and handy local shops for top-ups.
Feast from the East

Up in East Ham enjoy coffee and homemade baking at Central Park Café after a stroll round its quirky and historic park. Nearby there’s also the Red Lion, a revamped traditional boozer now serving pizzas, craft beers and cocktails. And if you love authentic Turkish food, Alex’s Place is one of the best grill houses in east London. East Ham high street is lined with a raft of authentic south Indian restaurants and cafés – eat your way from end to the other!

Nearby retail parks host their share of trusted family favourite chains, from Nando’s to Subway, but there are also some local independent gems.

If you’re after great homemade pizzas, you won’t want to miss Caloroso, while for mouthwatering burgers there’s the 1950s Americana-themed Big Moe’s diner.

The Black and White Lounge is one of the capital’s few Lithuanian restaurants – think delicious seafood, salads and grills – while Yi Ban by the old docks is all about authentic Chinese dim sum feasts. Minh is a tempting Vietnamese to rival anything in Shoreditch, and Tapa Tapa near Excel is a warm and welcoming Spanish kitchen. Or if you’re after a bit of old East End tradition, you can’t go wrong at top-rated Lucas Fish Bar or either BJ’s traditional pie and mash shops.

Gallions Reach Shopping Park

D&D Patisserie

Tonkotsu

Stratford

The Boathouse Café

D&D Patisserie

Sweet Treats, on your doorstep

BECKTON PARKSIDE

Caloroso

The Black and White Lounge

Minh

Tapa Tapa
Newham Leisure Centre

Beckton District Park

West Ham Park

Queen Elizabeth Olympic Park

D&D Patisserie

Newham Leisure Centre

Beckton Park Side

GREENWAY
As we’re near the river you might expect some historic inns and taverns – and you’re not wrong. Galyons Bar and Kitchen, marooned in a sea of new builds, was built in Victorian times as an overnight hotel for travellers taking P&O steam ships out to India. It is now a spacious and welcoming gastropub! Other great Docklands pubs include the pretty Fox @ Connaught the marina-view Pepper Saint Ontoid and the cheerful, octagonal Custom House Pub. Or get on board the Oiler Bar, a pub on a boat, with seats above or below deck weather-depending. If you’re an altogether classier evening, hit WXYZ bar for cocktails, but we also have to put in a good word for the rather faded Edwardian grandeur of the Boleyn Tavern in East Ham – visit for the longest bar in Britain alone!
Travel/Commuter Info

It’s a 15-minute walk or a 5-minute bike ride to Beckton, your nearest stop on the Docklands Light Railway (DLR). From here you can be at Canning Town in 12 minutes, with interchange on to the Jubilee Line.

Getting around by bike is your quickest and greenest option. The Jubilee Greenway offers excellent off-road cycling from Beckton, through Plaistow, West Ham and Stratford to Bow, where it connects to other cycle routes through Tower Hamlets and Hackney towards the West End.

### Distances and Travel Times

<table>
<thead>
<tr>
<th>Location</th>
<th>From Beckton DLR (DLR)</th>
<th>From Dove Approach bus stop</th>
<th>From Greenway (Walking)</th>
<th>From Greenway (Cycling)</th>
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</thead>
<tbody>
<tr>
<td>Gallions Reach Retail Park</td>
<td>13 mins</td>
<td>19 mins</td>
<td>4 mins</td>
<td>11 mins</td>
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<tr>
<td>East Ham</td>
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<td>Canning Town</td>
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<td>Stratford</td>
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<td>The O2</td>
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<td>Canary Wharf</td>
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<td>London City Airport</td>
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<td>Bank</td>
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<td>Roman Road Playing Fields</td>
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<td>Beckton District Park</td>
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<td>Newham City Farm</td>
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<td>Royal Docks</td>
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<td>Westfield Stratford</td>
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<td>The O2</td>
<td>35 mins</td>
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<td>35 mins</td>
<td>19 mins</td>
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</tbody>
</table>

Distances and travel times are approximate only and correct at time of print.
Journey times taken from Google Maps and TfL.gov.uk.
Homes at Greenway are situated in Verde Court, overlooking the lush, green landscaped podium garden area.
The Greenway apartments have been designed for laidback, contemporary living. Your sanctuary after a hard day's work. A place to put down roots. Finishes are understated and contemporary, with a neutral paint scheme to form a calming background to your colourful vibe. Features include oak grey Creo flooring and solid hardwood doors. Kitchens come complete with light-grey Manhattan units, white worktops with stainless steel effect and glass splashbacks. LED downlighters and undercounter strips keep the ambience chilled and perfect for entertaining guests.

Through in the master bedroom, soft wool carpeting in light grey complements fitted wardrobes with mirrored sliding doors and subtle lighting. Double-glazed windows throughout add to the energy efficiency that is paramount to the Greenway vision, while also soundproofing your pad. Many apartments have balconies with wonderful views over this new green oasis. All have access to bicycle storage for your quick getaway to pastures new.

Show home photography is indicative only.
**SPECIFICATION**

**KITCHENS**
- Dust grey Manhattan kitchen units
- Ipanema white kitchen worktops with stainless steel effect hardwear
- Glass splashback to rear of hob in white
- Leisure stainless steel bowl and a half stainless steel sink. Single bowl to 1 bed units
- Leisure ‘Aquadisc’ monobloc mixer tap
- LED down lighters to ceiling and LED under-counter strip lights
- Creo laminate flooring in oak grey

**BATHROOM**
- Large format ceramic tiles in beige to floors
- Ceramic tiles in beige to the bathroom walls
- Roca Contessa Eco bath in white with single panel bath screen and bath panel in driftwood
- Bristan chrome plated thermostatic shower valve with adjustable riser and single function handset to be fitted over bath
- Floor mounted WC with concealed cistern
- Roca Debba white wall-hung vitreous basin
- Shaver socket
- Down lighters to ceiling
- Chrome heated towel rail
- Driftwood counter top
- Full width landscape mirror

**BEDROOMS**
- Cormar Oaklands carpet in white pepper and suitable underlay
- Fitted wardrobe with mirror sliding doors to master bedroom

Imagery is indicative only. Whilst every effort has been taken to ensure the accuracy of the information provided it has been supplied as a guide and Peabody reserves the right to amend the specification as necessary.
UTILITY & ELECTRICALS
White switches and sockets throughout
Washer/dryer benefits all apartments
Electricity usage smart meter to hallway cupboard
Landline telephone and BT data points to living room

INTERIOR FINISHES
Creo laminate flooring in oak grey to hallways and hallway cupboard floor
Carlisle Brass chrome ironmongery in silver throughout
White gloss skirting boards and architrave
Solid core internal doors
Crown emulsion in white to walls and ceilings throughout
Crown gloss in white to finished woodwork

SECURITY & PEACE OF MIND
Front door with multi-point locking system, security chain and spyhole
Video entry system to apartments
12 year NHBC warranty

HEATING
Heating and hot water provided by a communal heating system

ENERGY EFFICIENCY
Predicted Energy Assessment (PEA) rating between 79 (C) and 83 (B)
Double glazed windows to their highest decibel (dB) rating

EXTERIOR
Balcony to some apartments
Secure residents’ cycle stores

Imagery is indicative only. Whilst every effort has been taken to ensure the accuracy of the information provided it has been supplied as a guide and Peabody reserves the right to amend the specification as necessary.
Show home photography is indicative only.
Apartment Type 9A
TWO BEDROOM APARTMENT: 203 | 208

KITCHEN | DINING | LIVING
6.37 m x 4.30 m  20'10" x 14'1"
MASTER BEDROOM
4.62 m x 2.80 m  15'1" x 9'2"
ENSUITE
2.20 m x 1.65 m  7'2" x 5'5"
BEDROOM 2
4.30 m x 2.81 m  14'1" x 9'2"
BATHROOM
2.20 m x 2.05 m  7'2" x 6'8"
BALCONY
3.41 m x 2.30 m  11'2" x 7'6"

GROSS INTERNAL AREA 73.9 sq m  795.5 sq ft

Apartment layouts provide approximate measurements 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. 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 height may vary within select apartments, please speak to the sales team for more information. All balcony/terrace 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.

Apartment Type 9B
TWO BEDROOM APARTMENT: 221

KITCHEN | DINING | LIVING
6.37 m x 4.30 m  20'10" x 14'1"
MASTER BEDROOM
4.62 m x 2.80 m  15'1" x 9'2"
ENSUITE
2.20 m x 1.65 m  7'2" x 5'5"
BEDROOM 2
4.30 m x 2.81 m  14'1" x 9'2"
BATHROOM
2.20 m x 2.05 m  7'2" x 6'8"
BALCONY
3.42 m x 2.30 m  11'2" x 7'6"

GROSS INTERNAL AREA 73.9 sq m  795.5 sq ft

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Apartment Type 9C
Two Bedroom Apartment: 222

- Kitchen | Dining | Living: 6.37 m x 4.30 m (20'10" x 14'1")
- Master Bedroom: 4.62 m x 2.80 m (15'1" x 9'2"
- Ensuite: 2.20 m x 1.65 m (7'2" x 5'5"
- Bedroom 2: 4.30 m x 2.81 m (14'1" x 9'2"
- Bathroom: 2.20 m x 2.05 m (7'2" x 6'8"
- Balcony: 3.42 m x 2.30 m (11'2" x 7'6"

Gross Internal Area: 73.9 sq m (792 sq ft)

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Apartment Type 10B
TWO BEDROOM
APARTMENT: 205 | 210

KITCHEN / DINING / LIVING 6.09 m x 5.43 m 19'11" x 17'10"
MASTER BEDROOM 3.08 m x 2.80 m 10'1" x 9'2"
ENSUITE 2.19 m x 1.65 m 7'2" x 5'4"
BEDROOM 2 3.74 m x 3.58 m 12'3" x 11'9"
BATHROOM 2.20 m x 2.05 m 7'2" x 6'8"
BALCONY 5.07 m x 1.58 m 16'7" x 5'2"

GROSS INTERNAL AREA 72.3 sq m 778 sq ft

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Apartment Type 10C
TWO BEDROOM
APARTMENT: 181 | 187 HANDED: 219

KITCHEN / DINING / LIVING 5.66 m x 5.43 m 18'7" x 17'10"
MASTER BEDROOM 5.58 m x 2.75 m 18'3" x 9'0"
ENSUITE 2.20 m x 1.65 m 7'2" x 5'4"
BEDROOM 2 3.79 m x 3.58 m 12'5" x 11'9"
BATHROOM 2.20 m x 2.05 m 7'2" x 6'8"
BALCONY 5.07 m x 1.58 m 16'7" x 5'2"

GROSS INTERNAL AREA 72.3 sq m 778 sq ft

Apartment layouts provide approximate measurements 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 fitting of furniture. Area sizes are approximate. All bedroom and bathroom layouts are indicative only and are subject to change. Wardrobe size and position may vary. Ceiling height may vary within select apartments, please speak to the sales team for more information. All balcony/terrace dimensions and areas are approximate and may vary.

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Three Bedroom Apartment: 204 | 209

- Kitchen | Dining | Living 7.97 m x 3.36 m 26'1" x 11'0"
- Master Bedroom 4.23 m x 3.36 m 13'10" x 11'0"
- Ensuite 2.20 m x 1.65 m 7'2" x 5'4"
- Bedroom 2 4.09 m x 2.20 m 13'5" x 7'2"
- Bedroom 3 5.38 m x 2.20 m 17'7" x 7'2"
- Bathroom 2.20 m x 2.05 m 7'2" x 6'8"
- Balcony 5.07 m x 1.58 m 16'7" x 5'2"

GROSS INTERNAL AREA 79.0 sq m 850 sq ft

Three Bedroom Apartment: 182 | 188 Handed: 220

- Kitchen | Dining | Living 8.01 m x 3.36 m 26'3" x 11'0"
- Master Bedroom 5.34 m x 2.75 m 17'6" x 9'0"
- Ensuite 2.20 m x 1.65 m 7'2" x 5'4"
- Bedroom 2 4.13 m x 2.81 m 13'6" x 9'2"
- Bedroom 3 3.86 m x 2.20 m 12'8" x 7'2"
- Bathroom 2.20 m x 2.05 m 7'2" x 6'8"
- Balcony 3.01 m x 2.30 m 9'10" x 7'6"

GROSS INTERNAL AREA 89.2 sq m 960 sq ft
Apartment Type 12
ONE BEDROOM
APARTMENT: 183 | 184 | 189 | 190

KITCHEN | DINING | LIVING 6.37 m x 5.21 m 20'10" x 17'1"
BEDROOM 4.12 m x 3.32 m 13'6" x 10'11"
BATHROOM 2.20 m x 2.05 m 7'2" x 6'8"
BALCONY 3.01 m x 2.30 m 9'10" x 7'6"

GROSS INTERNAL AREA 55.0 sq m 592 sq ft


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Apartment Type 13A
ONE BEDROOM
APARTMENT: 218

KITCHEN | DINING | LIVING 5.43 m x 4.49 m 17'10" x 14'8"
BEDROOM 3.68 m x 3.35 m 12'1" x 11'0"
BATHROOM 2.20 m x 2.05 m 7'2" x 6'8"
BALCONY 1.58 m x 3.94 m 5'2" x 12'11"

GROSS INTERNAL AREA 50.5 sq m 544 sq ft


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Apartment Type 14A
ONE BEDROOM APARTMENT: 201 | 202

KITCHEN | DINING | LIVING 6.98 m x 4.36 m 22'10" x 14'3"
BEDROOM 4.83 m x 3.00 m 15'10" x 9'10"
BATHROOM 2.20 m x 2.05 m 7'2" x 6'8"
BALCONY 7.54 m x 1.82 m 24'9" x 5'11"

GROSS INTERNAL AREA 51.8 sq m 558 sq ft

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THREE BEDROOM
APARTMENT: 177 | 179 | 185

KITCHEN | DINING | LIVING
7.05 m x 5.79 m | 23'1" x 19'11"

MASTER BEDROOM
3.61 m x 2.80 m | 11'10" x 9'2"

ENSUITE
2.20 m x 1.65 m | 7'2" x 5'4"

BEDROOM 2
3.60 m x 2.75 m | 11'9" x 9'0"

BEDROOM 3
3.60 m x 2.15 m | 11'9" x 7'0"

BATHROOM
2.20 m x 2.05 m | 7'2" x 6'8"

BALCONY
7.00 m x 1.58 m | 22'1" x 5'2"

GROSS INTERNAL AREA
87.4 sq m | 941 sq ft

ONE BEDROOM
APARTMENT: 200

KITCHEN | DINING | LIVING
8.07 m x 3.10 m | 16'8" x 10'2"

BEDROOM
3.90 m x 3.02 m | 12'11" x 9'11"

BATHROOM
2.20 m x 2.05 m | 7'2" x 6'8"

BALCONY
5.63 m x 1.58 m | 18'6" x 5'2"

GROSS INTERNAL AREA
50 sq m | 538 sq ft

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About Shared Ownership

SHARED OWNERSHIP MAKES IT POSSIBLE FOR MANY FIRST TIME BUYERS GET A FOOT ON THE HOUSING LADDER.

Buying a home in the current market is very difficult for many people. Shared Ownership makes it possible to buy a property which otherwise would not have been affordable.

You can usually buy an initial share of 25% to 75% of the value of a property, and you’ll need to take out a mortgage to pay for your share of the home’s purchase price. You will then pay a subsidised rent on the share you don’t buy, and there will also be a monthly service charge payable.

Register your interest
And complete a Shared Ownership application form

Eligibility
Get financially assessed and check you meet the eligibility criteria for Shared Ownership

View the property
And pay a £500 reservation fee

Exchange contracts
Within 28 days

Confirmation of offer
Within 7 days

Select a solicitor
Preferably with Shared Ownership knowledge

Completion
The money to buy your home is transferred to our solicitors

Move in
You are now a home owner

Congratulations!
You have just bought a home!

About Peabody

Peabody has over 150 years of history, experience and expertise. With over 66,000 homes, we are one of the largest housing providers in London and the south-east. We deliver services to 133,000 residents, 18,000 care and support customers, and the wider communities in which we work.

Our mission is to help people make the most of their lives. We focus on those who need our help the most and our ambition is to create communities that are healthier, wealthier and happier.

We build great quality places and have ambitious plans to deliver 3,300 new homes each year.

London has been our home for over 150 years. Make it yours.