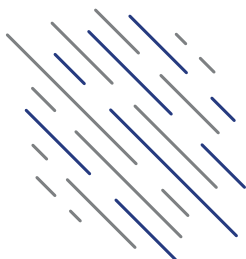


LAUNCHING
MARCH 2023



60 - 62 Barking Road, Eastham, London

Ideal first time
purchase or
Buy to Let.



CH

CREIGHTON HOUSE

BARKING ROAD | LONDON E6 3BP

1, 2 & 3 Bedroom Apartments **For Sale**

Contemporary
living spaces
Modern Kitchens
Luxury fitted
bathrooms

REGISTER YOUR INTEREST



0203 325 7239

samsonhomes.co.uk/creighton

Creighton House is nestled in-between East Ham and Upton Lane and is perfectly positioned near East Ham's main shopping centre where there are branches of High Street chains like Lidl, Wilko, Argos, Primark and Sainsbury's.

East Ham and Upton Lane have a wide selection of Asian grocers, many with impressive displays of fruit and vegetables, Indian sweets and cake shops, cafés and restaurants notably vegetarian Vasanta Bhavan and Thattukada, specialising in Keralan food.



*Computer generated images for illustrative purposes only.



*Computer generated images for illustrative purposes only.

Sought-after location in walking distance to Upton Park underground station (District Line and Hammersmith & City Line).





Upton Parktube Station



Upton Park station is just a brief ten minute walk from Creighton House, providing access to the central line and speedy connections to the rest of the capital.



Just 10 Minutes

By Road

Creighton House is close to A406. This is a perfectly placed near the motoway network including the M11 for Stansted Airport or the M22.



By Bus

Upton Park / Priory Road towards Forest Gate or Plaistow

Bus routes near Creighton House includes No 5, 58, 115, 147 and N15 all of them service this route 24/7.



Leisure & the arts

Red Door Studios tucked away in Masterman Road at the back of 120 High Street South runs artists' studios, classes, events and pop-up cafes.

East Ham Leisure Centre in Barking Road has the local council-owned swimming pool.

Open Space

Central Park is a ten minute walk and has a children's playground, bowling green, tennis courts, history trail and a café. Plashet Park in Plashet Grove has a children's playground, bowling green, tennis courts and cricket nets.





Educational Institution

Primary School

With one exception all of East Ham's state primary schools are rated "good" or better by Ofsted.

Those rated "outstanding" are: Cleves in Arragon Road; Kensington in Kensington Avenue; St Stephen's in Whitfield Road; Brampton in Brampton Road; St Winefride's RC in Church Road; St Edward's RC in Green Street and Shaftesbury in Shaftesbury Road.

Comprehensive

The comprehensive schools rated "outstanding" are: Plashet (girls, ages 11 to 16) in Plashet Grove; Little Ilford (co-ed, ages 11 to 16) in Rectory Road; Brampton Manor (co-ed, ages 11 to 18) in Roman Road; St Angela's Ursuline RC (girls, ages 11 to 18); Forest Gate (co-ed, ages 11 to 16) in Forest Lane; and St Bonaventure's (boys, ages 11 to 18) in Boleyn Road, the last three being in Forest Gate.

Higher Education

Newham College (co-ed, age 16-plus) has one of its two main campuses in High Street South which includes the Samsung Digital Academy.

Newham Collegiate Sixth Form Centre – known as The NCS (co-ed, ages 11 to 18) is a selective Free School which opened in 2014 in a listed Edwardian building in Barking Road and has not yet been inspected by Ofsted.





Customize your property



1. Kitchen

Choose from our range of bespoke kitchens, the style and colour of your kitchen best suited for living style.

2. Floor Finishes

Choose from our range of flooring types and colour for the living room, bedrooms and hallways.

3. Wall Finishes

Choose upto 3 colours from Crown or Dulux paint chart to personalise your home.

A stylish & contemporary

Specification

General

- Brushed Door Furniture
- Brushed Stainless Steel Sockets and Switches
- PELMET LED Lights under Kitchen units.
- LED Light strip for drop down Ceiling in Living Area.
- Grooved Crown Cut Engineered Walnut Internal Doors, White Softwood Painted Architraves, Skirting, Walls and Ceilings in Dulux White
- Hard Wood Engineered Wooden HERRINGBONE Flooring in Living Area, Hallways and Kitchens
- Main Entrance Doors : White Composite(SBD) Secure By Design Approved entrance doors Staircase Area: Durable Grey Carpet
- Secure Cycle Storage and Bin Storage on Ground Floor with Approved SBD SR2 (Secure Rating 2) Steel Doors
- Brushed Stainless Steel Up & Down Wall Light for Internal Staircases
- Feature Step Lights in Communal Staircases
- CM4T Discreet Ceiling White Speaker with Low Impedance Mixer and Bluetooth – Only in Bathroom and Kitchen/Living Area.

Kitchen

- Mirror Gloss White Kitchen with Concrete Effect Doors
- Soft-close Drawers and Doors
- Granite Kitchen Worktop and Upstand (Casper)
- Bosch Stainless Steel Electric Double Oven
- Bosch Stainless Steel Gas Hob
- Bosch Telescopic Hood
- Bosch Integrated White Washer/Dryer
- Bosch Integrated Dishwasher
- Bosch Integrated White Fridge Freezer
- Bosch Built-In Black Microwave
- Lamona Stainless Steel Cooker Hood

Computer generated images for illustrative purposes only.



A stylish & contemporary

Specification

Bathroom

Contemporary sanitary ware with complementing taps and showers used to create beautiful bathrooms and en-suites, while vanity tops and recessed downlights add a touch of elegance.

- Contemporary Sanitaryware
- Modern Taps, Fittings/Shower Valves with Chrome Finish
- High Glossy Smooth Grey Porcelain Tiles on Bathroom/En-Suite Walls
- Matt Smooth Dark Anthracite Porcelain Tiles on bathroom/En-Suite Floors
- Double Door LED Demisting, Recessed Mirror Cabinet with Soft Close Double-Sided Mirror Doors with Two Shaver Sockets and Temperature Colour Change. (Only in Bathrooms)

External

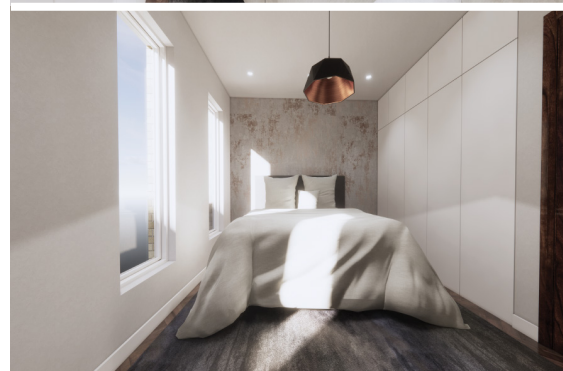
- Marshalls Drivesett Coppice mix Grey/Cream/Burnt Ochre to outside spaces.
- Approved SBD Wall Mounted Lighting Scheme to Outside Spaces

Security

- Approved VIDEX Main entry system: Keypad Call Point System
- Approved SBD LPS 2081 Standard Development Entrance Door
- CCTV Coverage
- Fully Integrated Smoke Detectors and Fire Alarm System to all Units
- Ten Year Warranty provided by ICW

Miscellaneous Items

- Pluto 30mm Artificial Grass 2 External – Garden Space



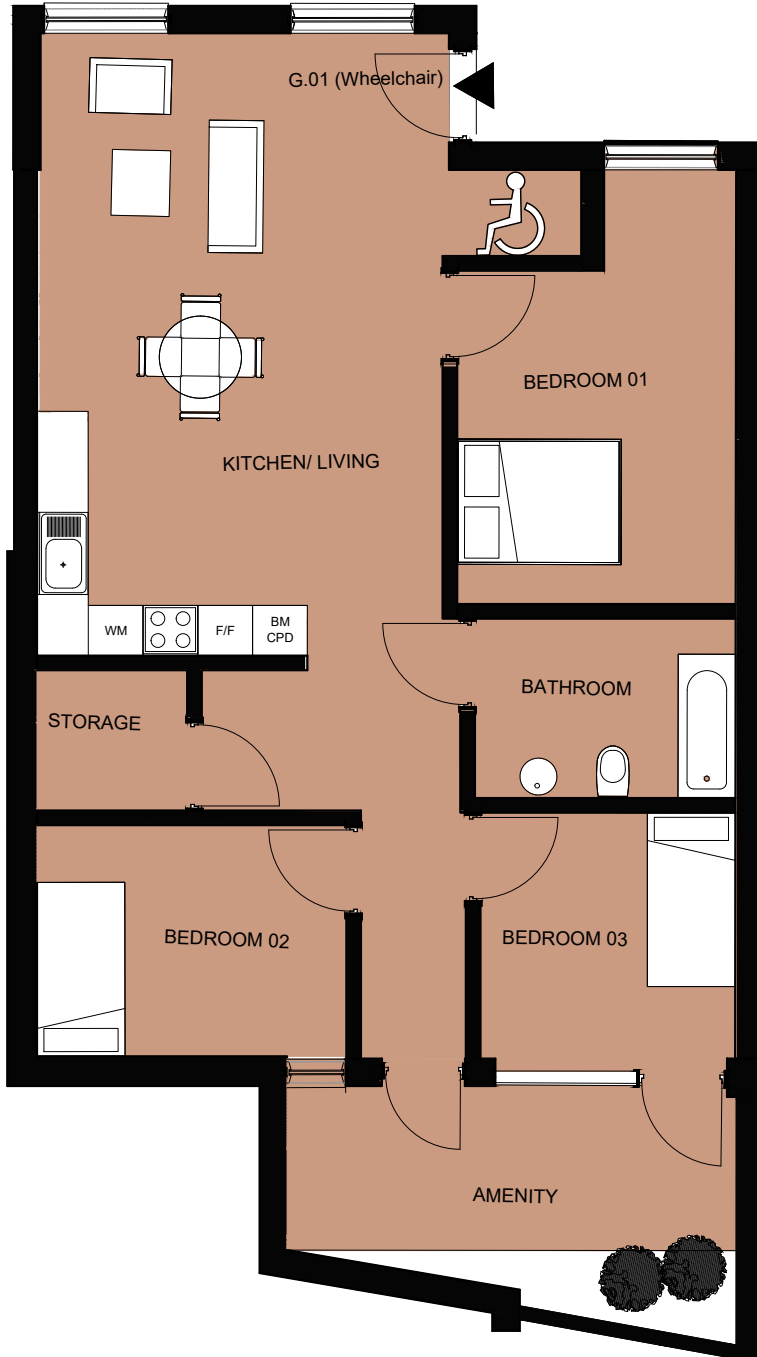
Plans & Availability



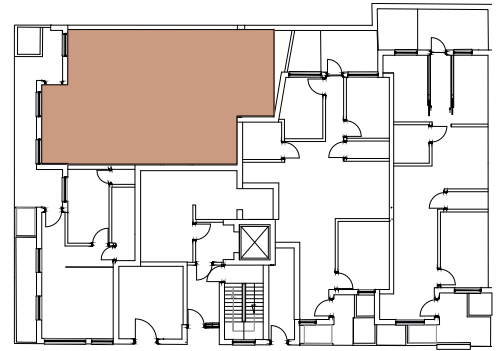
UNIT	TYPE	EXTRA	SQ. MT	SQ. FT	£/SQ. FT	MARKETING PRICE	TENURE
GROUND FLOOR							
G.01	3 Bed Flat	Balcony	78	839	£596	£500,000	Leasehold
G.02	1 Bed Flat	Balcony	50	538	£632	£340,000	Leasehold
G.03	3 Bed Flat	Balcony	84	904	£603	£545,000	Leasehold
G.04	3 Bed Flat	Balcony	75	807	£613	£495,000	Leasehold
FIRST FLOOR							
1.05	2 Bed Flat	Balcony	64	689	£624	£430,000	Leasehold
1.06	1 Bed Flat	Balcony	52	560	£616	£345,000	Leasehold
1.07	3 Bed Flat	Balcony	76	819	£623	£510,000	Leasehold
1.08	1 Bed Flat	Study & Balcony	59	635	£614	£390,000	Leasehold
1.09	3 Bed Flat	Balcony	88	915	£607	£555,000	Leasehold
SECOND FLOOR							
2.10	2 Bed Flat	Balcony	63	678	£642	£435,000	Leasehold
2.11	1 Bed Flat	Balcony	52	560	£625	£350,000	Leasehold
2.12	3 Bed Flat	Balcony	76	818	£630	£515,000	Leasehold
2.13	1 Bed Flat	Study & Balcony	59	635	£622	£395,000	Leasehold
2.14	3 Bed Flat	Balcony	85	915	£612	£560,000	Leasehold
THIRD FLOOR							
3.15	2 Bed Flat	Balcony	63	678	£649	£440,000	Leasehold
3.16	1 Bed Flat	Balcony	52	560	£634	£355,000	Leasehold
3.17	3 Bed Flat	Balcony	76	818	£636	£520,000	Leasehold
3.18	1 Bed Flat	Balcony	50	538	£651	£350,000	Leasehold
3.19	2 Bed Flat	Balcony	61	656	£671	£440,000	Leasehold
FOURTH FLOOR							
4.20	2 Bed Flat	Balcony	63	678	£656	£445,000	Leasehold
4.21	1 Bed Flat	Balcony	52	560	£643	£360,000	Leasehold
4.22	3 Bed Flat	Balcony	76	818	£642	£525,000	Leasehold
4.23	1 Bed Flat	Balcony	50	538	£660	£355,000	Leasehold
4.24	2 Bed Flat	Balcony	61	656	£678	£445,000	Leasehold

LAYOUTS

All measurements are approximate.
Plans are drawn to scale at a design phase and may vary during build.



Ground Floor Plan



Spaces	sqm
Kitchen/Living	30.5
Bathroom	5.6
Bedroom 01	12.4
Bedroom 02	8.3
Bedroom 03	8.6
Amenity	12
GIA (sqm)	81

1

APARTMENT
GROUND FLOOR

CAPACITY
3B4P

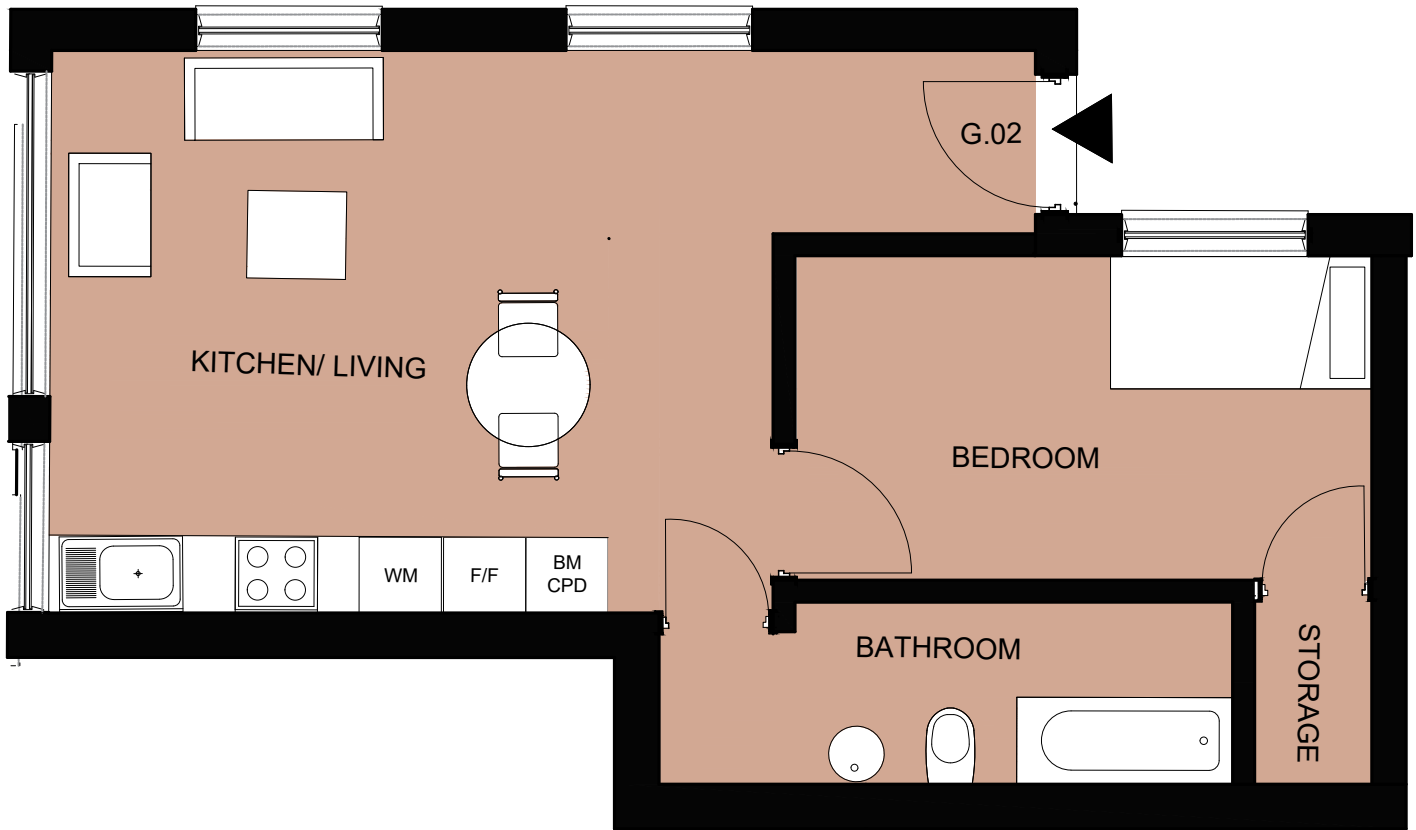
AREA
78 SQM/839 SQ.FT

EXTRA
BALCONY

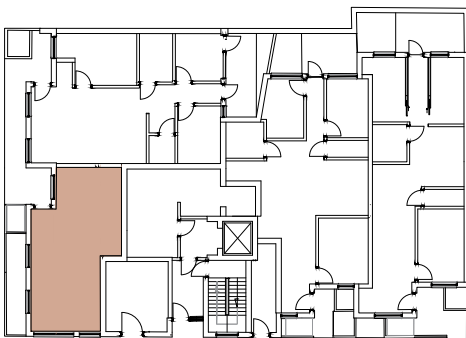
3 BED FLAT

LAYOUTS

All measurements are approximate.
Plans are drawn to scale at a design phase and may vary during build.



Ground Floor Plan



Spaces	sqm
Kitchen/Living	24
Bathroom	5
Bedroom 01	10.5
<hr/>	
GIA (sqm)	42.4

2

APARTMENT
GROUND FLOOR

CAPACITY
1B1P

AREA
50 SQM/538 SQ.FT

EXTRA
BALCONY

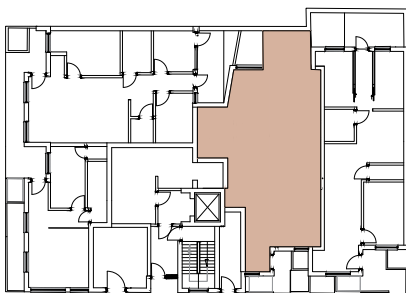
1 BED FLAT

LAYOUTS

All measurements are approximate.
Plans are drawn to scale at a design phase and may vary during build.



Ground Floor Plan



Spaces	sqm
Kitchen/Living	46.2
Bathroom	4.4
Bedroom 01	11.5
Bedroom 02	8.4
Bedroom 03	8
Amenity	12
GIA (sqm)	84.7

3

APARTMENT
GROUND FLOOR

CAPACITY
3B4P

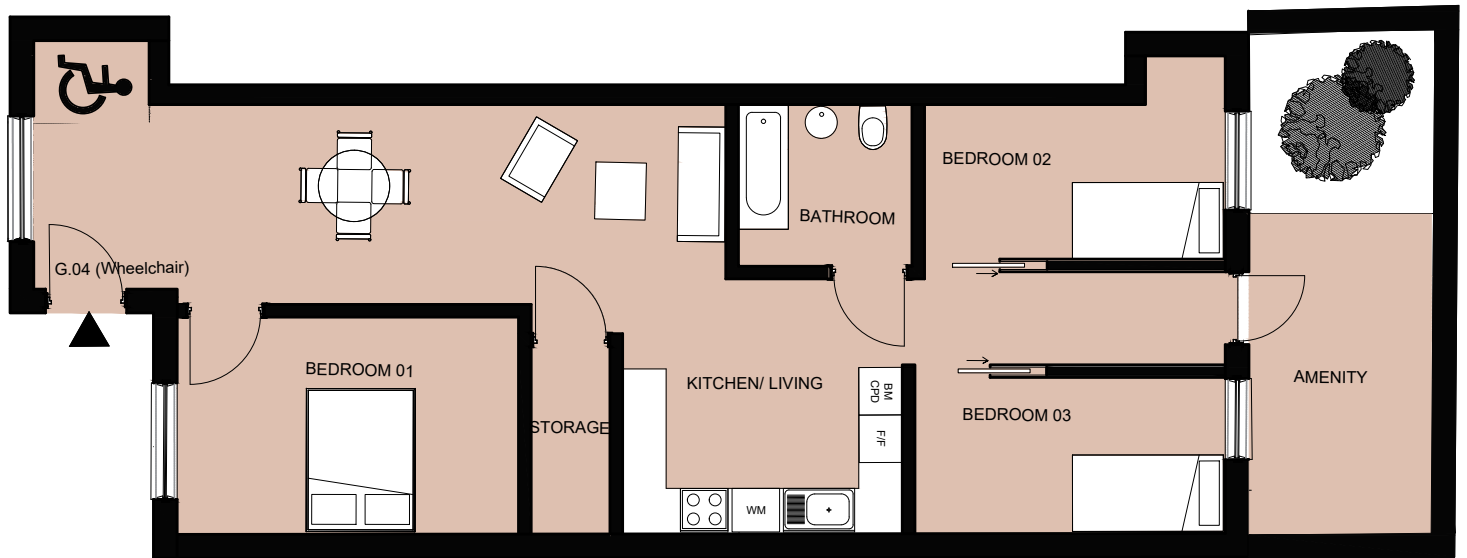
AREA
84 SQM/904 SQ.FT

EXTRA
BALCONY

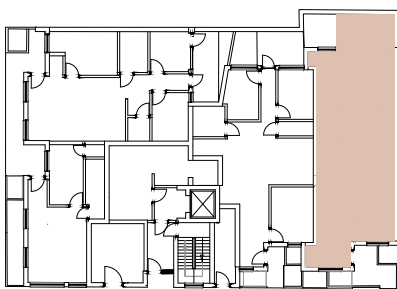
3 BED FLAT

LAYOUTS

All measurements are approximate.
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Ground Floor Plan



Spaces	sqm
Kitchen/Living	38.4
Bathroom	4.5
Bedroom 01	12
Bedroom 02	8
Bedroom 03	8
Amenity	15
GIA (sqm)	77

4

APARTMENT
GROUND FLOOR

CAPACITY
3B4P

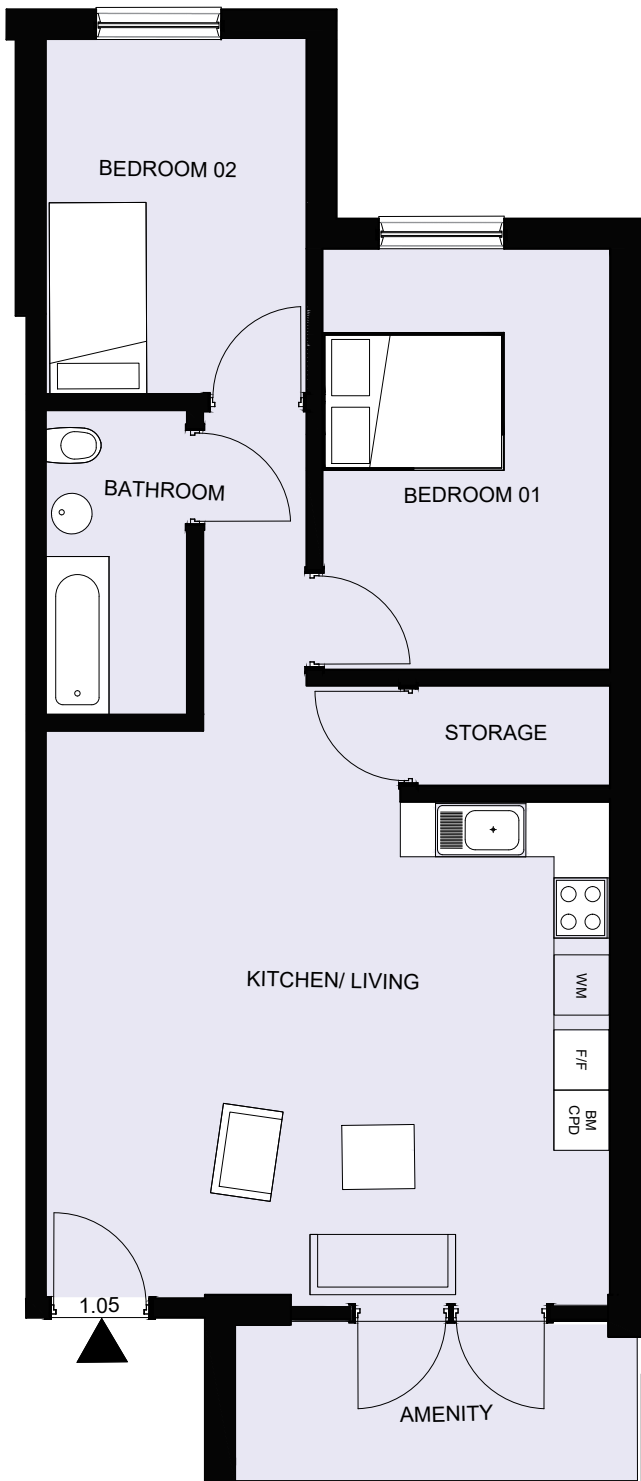
AREA
75 SQM/807 SQ.FT

EXTRA
BALCONY

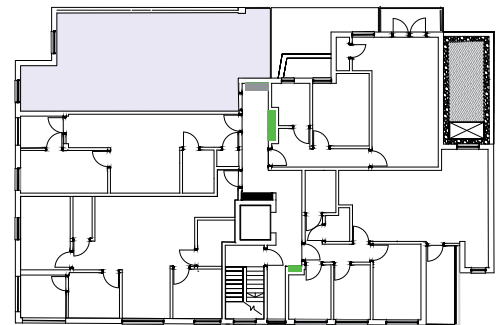
3 BED FLAT

LAYOUTS

All measurements are approximate.
Plans are drawn to scale at a design phase and may vary during build.



First Floor Plan



Spaces	sqm
Kitchen/Living	34
Bathroom	4.4
Bedroom 01	12
Bedroom 02	8.7
Amenity	6.5
GIA (sqm)	64.5

5

APARTMENT
FIRST FLOOR

CAPACITY
2B3P

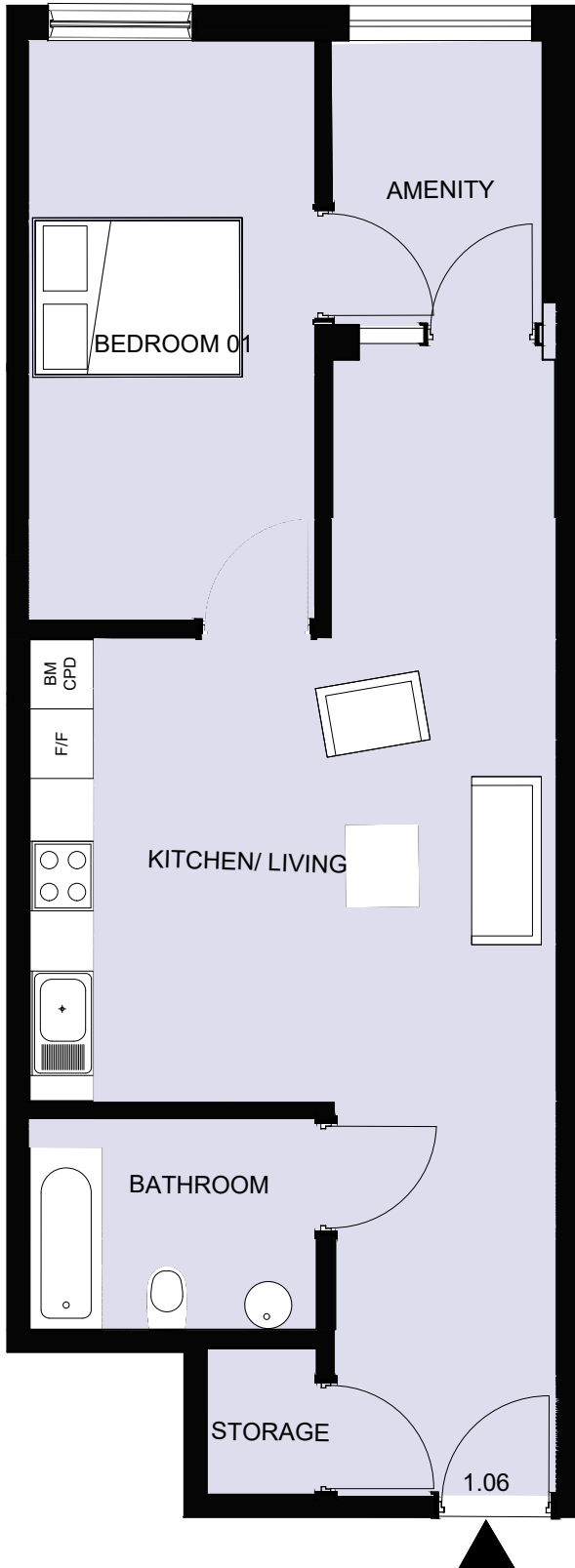
AREA
64 SQM/689 SQ.FT

EXTRA
BALCONY

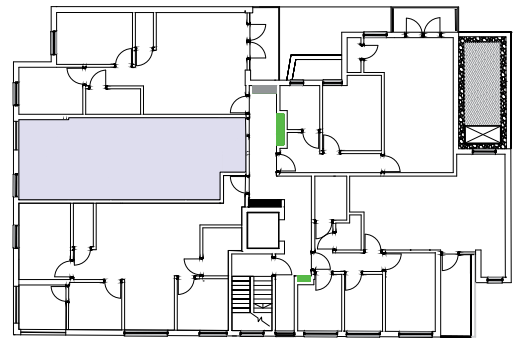
2 BED FLAT

LAYOUTS

All measurements are approximate.
Plans are drawn to scale at a design phase and may vary during build.



First Floor Plan



Spaces	sqm
Kitchen/Living	31.6
Bathroom	4.5
Bedroom 01	12
Amenity	5
<hr/>	
GIA (sqm)	48.9

6

APARTMENT
FIRST FLOOR

CAPACITY
1B1P

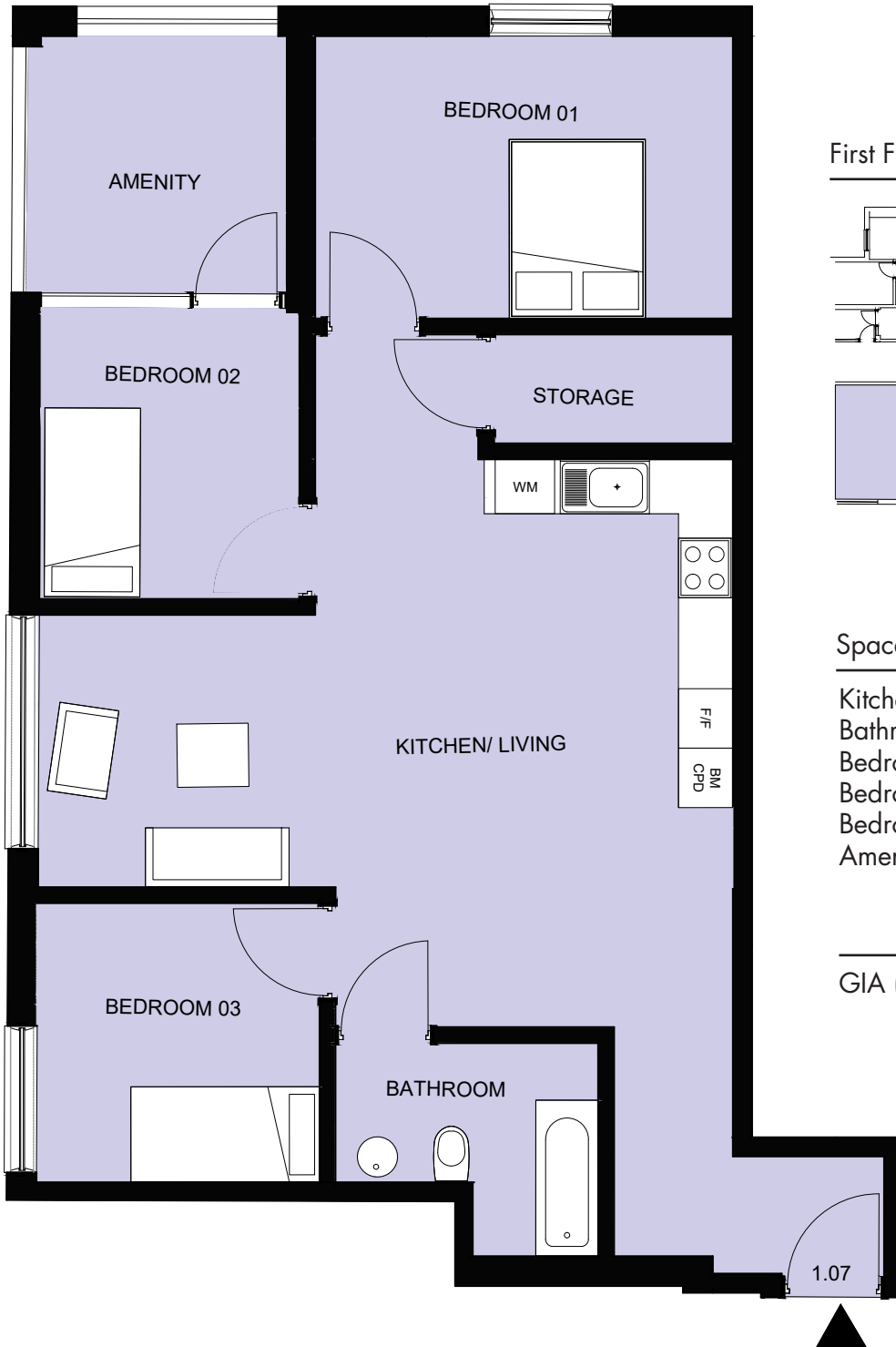
AREA
52 SQM/560 SQ.FT

EXTRA
BALCONY

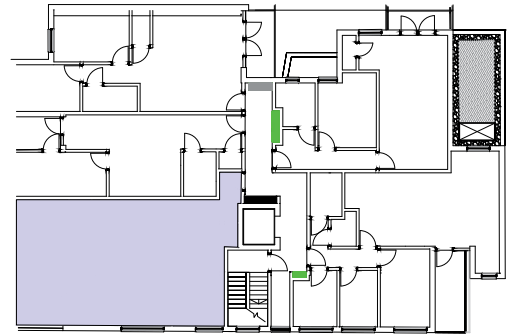
1 BED FLAT

LAYOUTS

All measurements are approximate.
Plans are drawn to scale at a design phase and may vary during build.



First Floor Plan



Spaces	sqm
Kitchen/Living	32
Bathroom	4.6
Bedroom 01	12
Bedroom 02	8
Bedroom 03	8
Amenity	7
<hr/>	
GIA (sqm)	78

7

APARTMENT
FIRST FLOOR

CAPACITY
3B4P

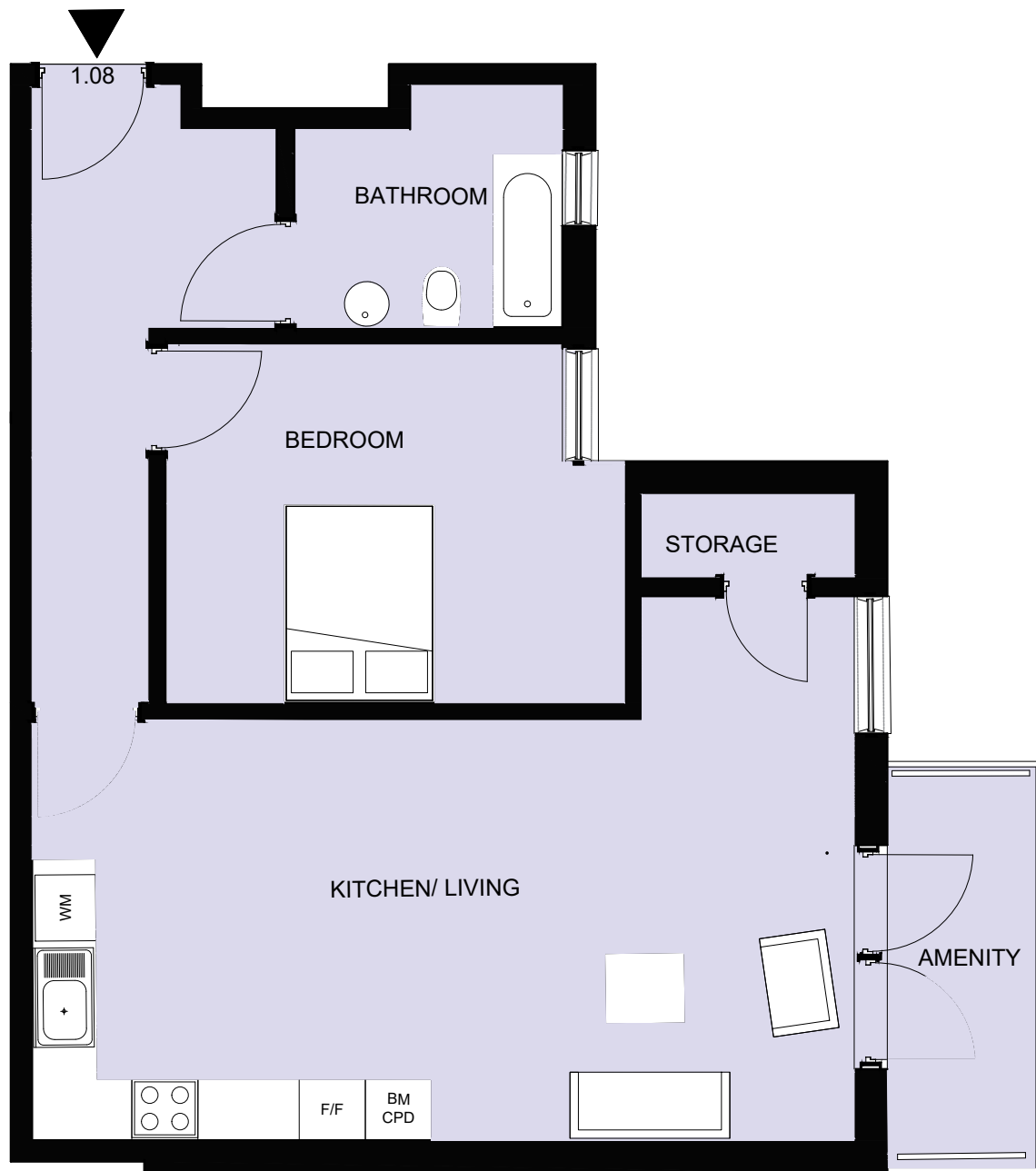
AREA
76 SQM/819 SQ.FT

EXTRA
BALCONY

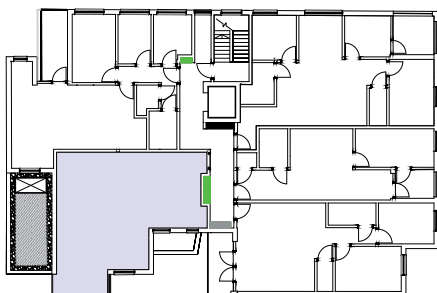
3 BED FLAT

LAYOUTS

All measurements are approximate.
Plans are drawn to scale at a design phase and may vary during build.



First Floor Plan



Spaces	sqm
Kitchen/Living	34
Bathroom	4.5
Bedroom 01	12
Amenity	5
GIA (sqm)	60.4



APARTMENT
FIRST FLOOR

CAPACITY
1B2P

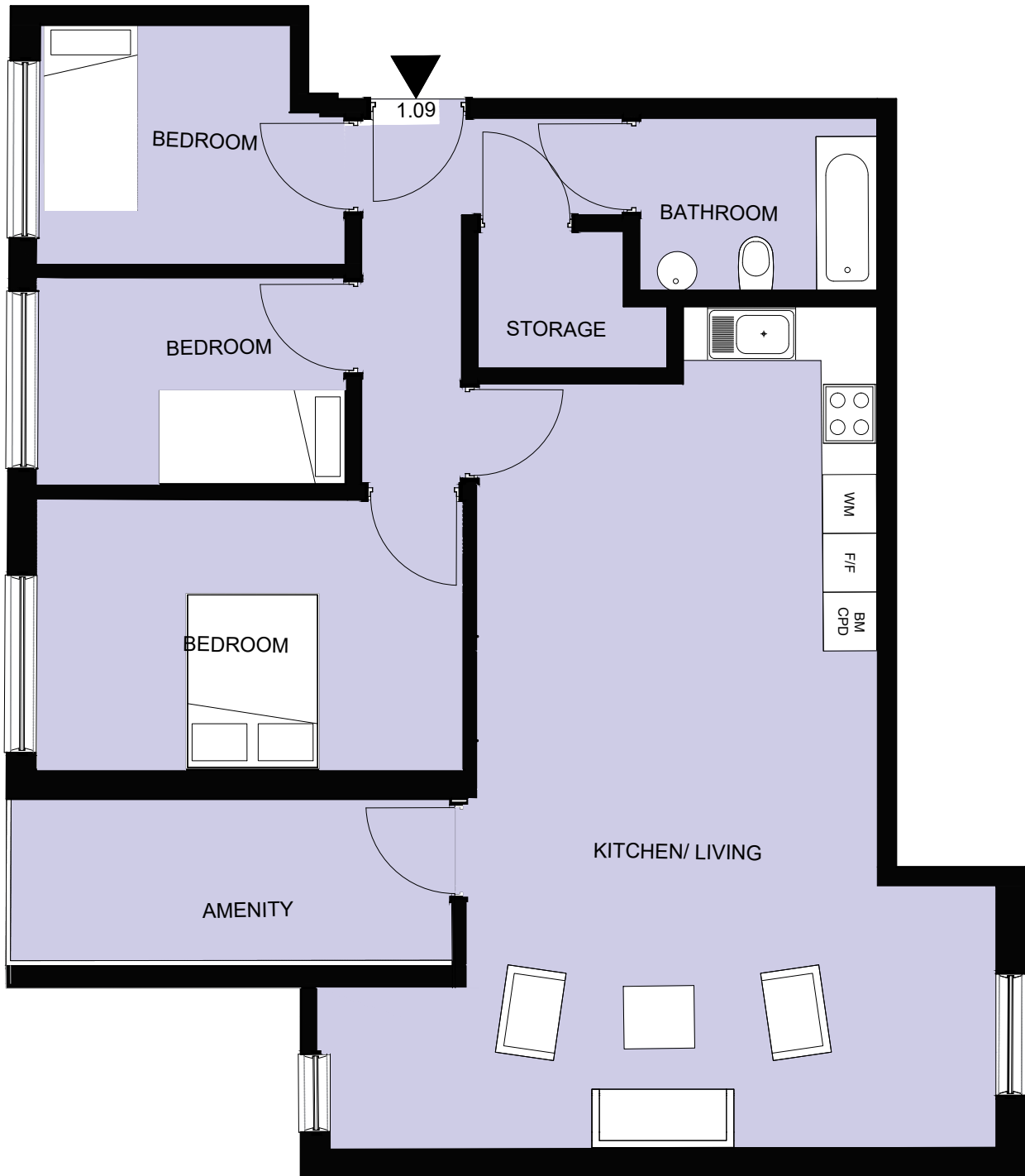
AREA
59 SQM/635 SQ.FT

EXTRA
STUDY & BALCONY

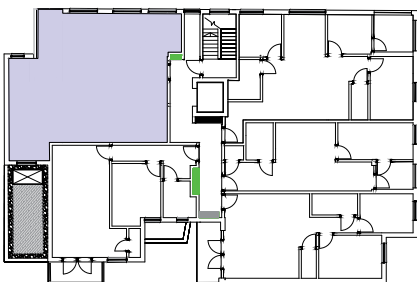
1 BED FLAT

LAYOUTS

All measurements are approximate.
Plans are drawn to scale at a design phase and may vary during build.



First Floor Plan



Spaces	sqm
Kitchen/Living	39.2
Bathroom	4.5
Bedroom 01	12
Bedroom 02	7.5
Bedroom 03	7.5
Amenity	7.7
GIA (sqm)	81.3

9

APARTMENT
GROUND FLOOR

CAPACITY
3B4P

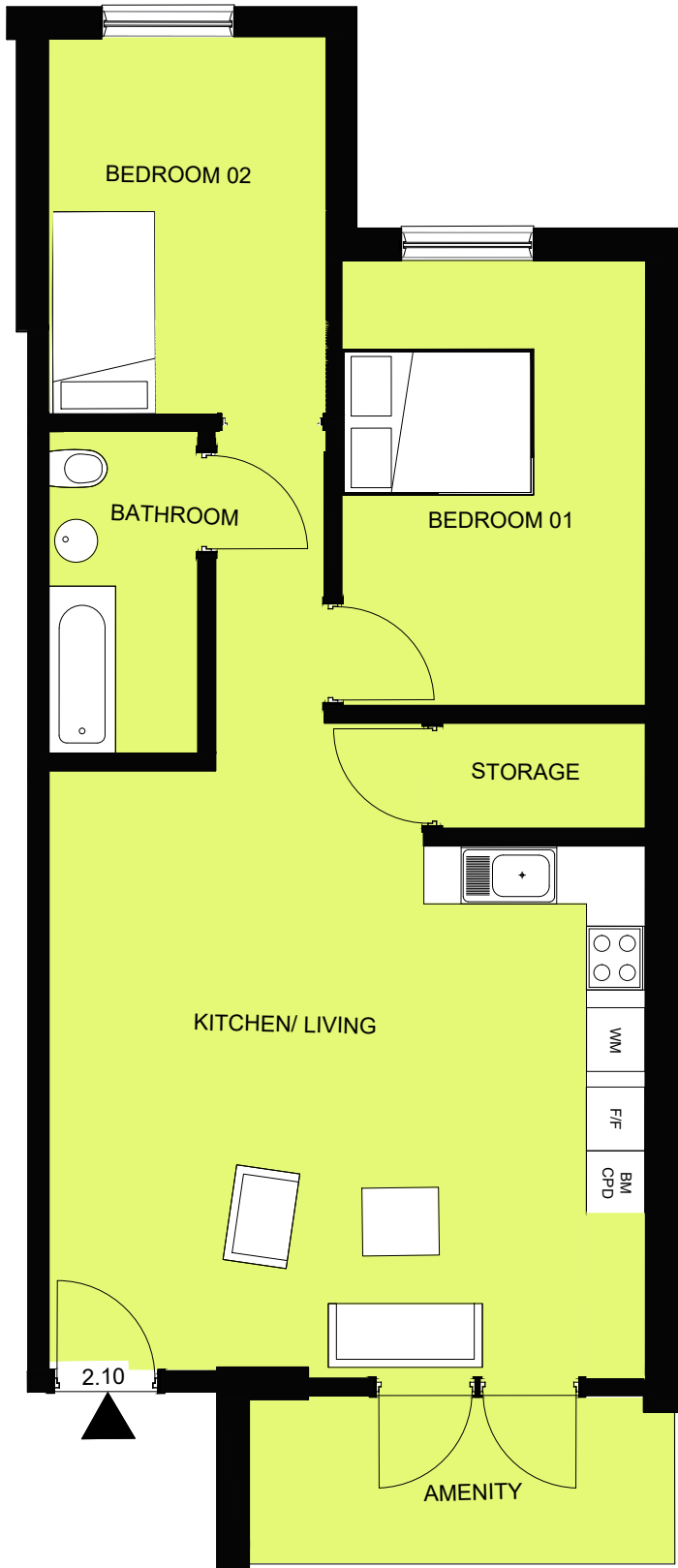
AREA
85 SQM/915 SQ.FT

EXTRA
BALCONY

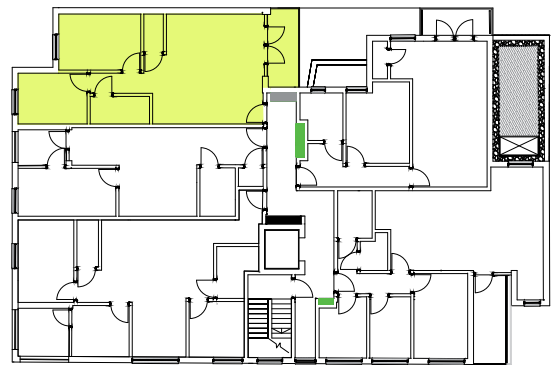
3 BED FLAT

LAYOUTS

All measurements are approximate.
Plans are drawn to scale at a design phase and may vary during build.



Second Floor Plan



Spaces	sqm
Kitchen/Living	34
Bathroom	4.4
Bedroom 01	12
Bedroom 02	8.7
Amenity	6.5
GIA (sqm)	64.5

10
2 BED FLAT

APARTMENT
SECOND FLOOR

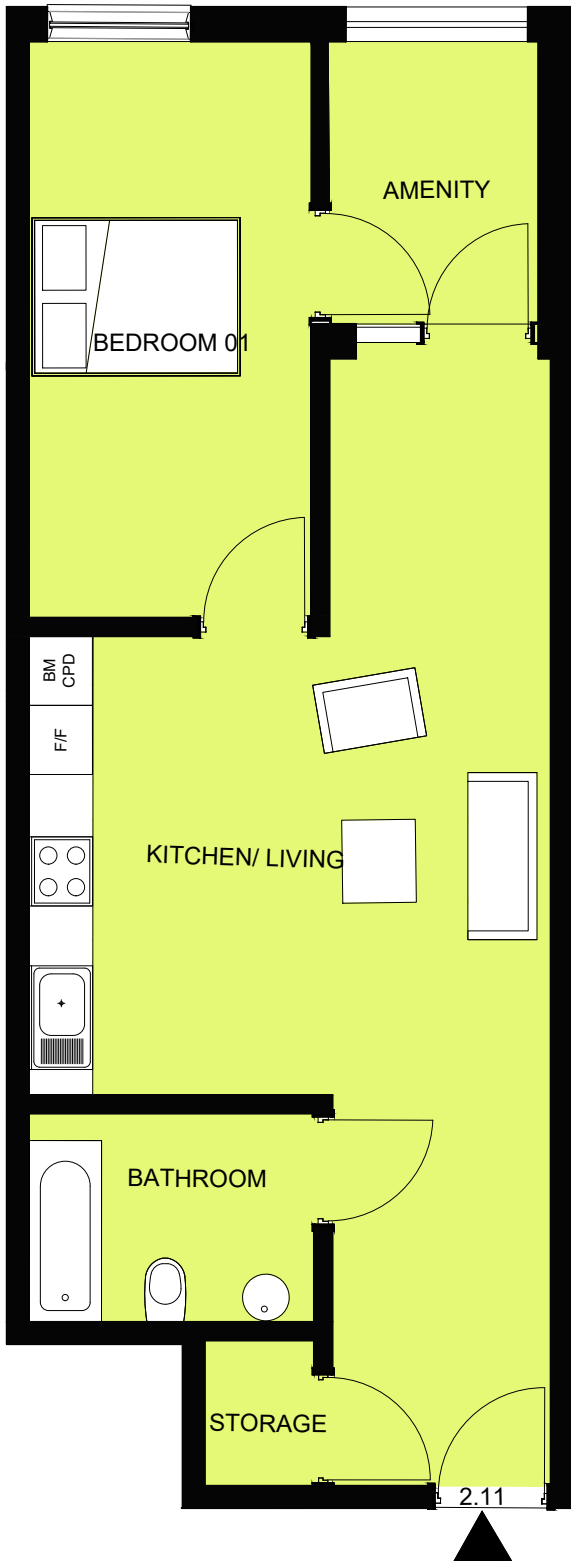
CAPACITY
2B3P

AREA
63 SQM/678 SQ.FT

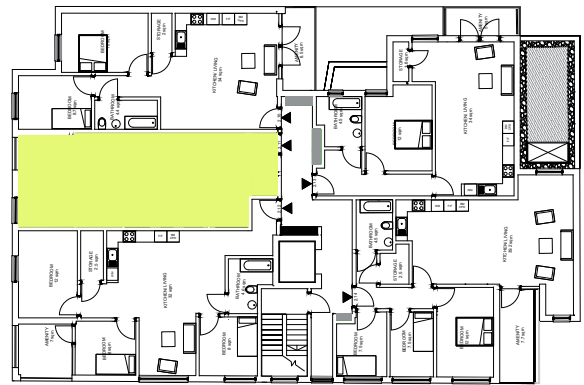
EXTRA
BALCONY

LAYOUTS

All measurements are approximate.
Plans are drawn to scale at a design phase and may vary during build.



Second Floor Plan



Spaces	sqm
Kitchen/Living	31.6
Bathroom	4.5
Bedroom 01	12
Amenity	5
<hr/>	
GIA (sqm)	48.9

11

APARTMENT
SECOND FLOOR

CAPACITY
1B1P

AREA
52 SQM/560 SQ.FT

EXTRA
BALCONY

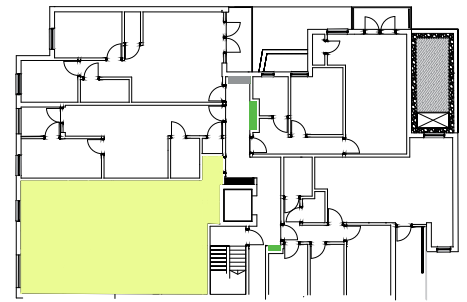
1 BED FLAT

LAYOUTS

All measurements are approximate.
Plans are drawn to scale at a design phase and may vary during build.



Second Floor Plan



Spaces	sqm
Kitchen/Living	32
Bathroom	4.6
Bedroom 01	12
Bedroom 02	8
Bedroom 03	8
Amenity	7
<hr/>	
GIA (sqm)	78

12

3 BED FLAT

APARTMENT
SECOND FLOOR

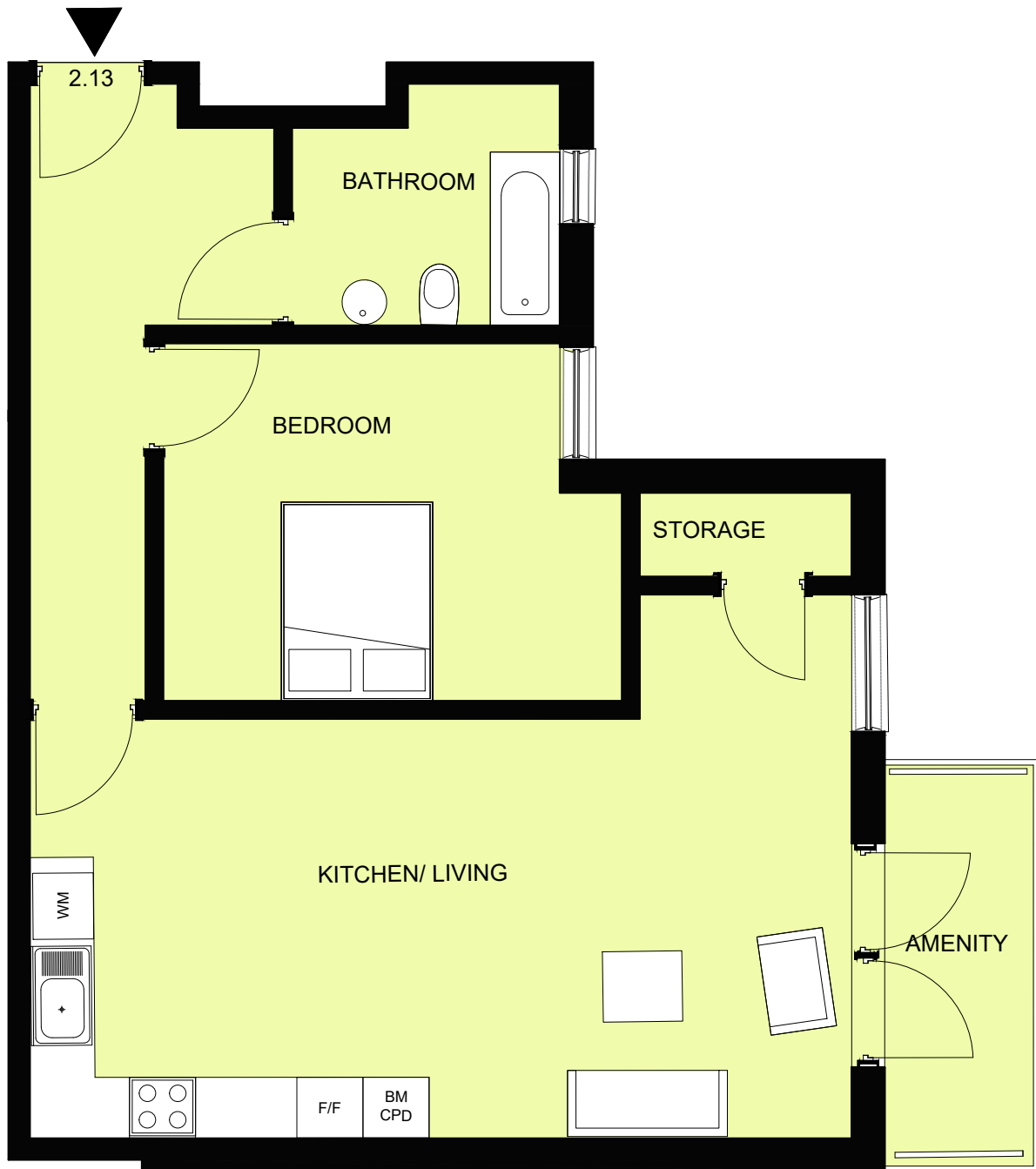
CAPACITY
3B4P

AREA
76 SQM/818 SQ.FT

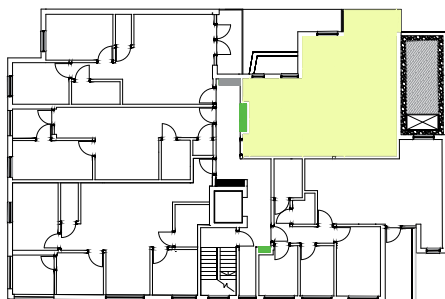
EXTRA
BALCONY

LAYOUTS

All measurements are approximate.
Plans are drawn to scale at a design phase and may vary during build.



Second Floor Plan



Spaces	sqm
Kitchen/Living	34
Bathroom	4.5
Bedroom 01	12
Amenity	5
<hr/>	
GIA (sqm)	60.4

13

APARTMENT
SECOND FLOOR

CAPACITY
1B2P

AREA
59 SQM/635 SQ.FT

EXTRA
STUDY & BALCONY

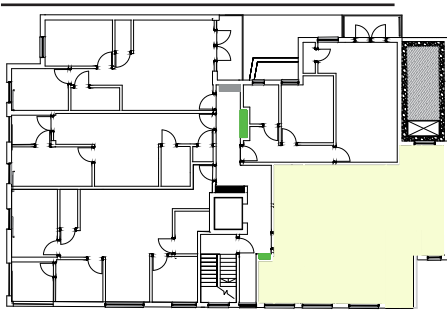
1 BED FLAT

LAYOUTS

All measurements are approximate.
Plans are drawn to scale at a design phase and may vary during build.



Second Floor Plan



Spaces	sqm
Kitchen/Living	39.2
Bathroom	4.5
Bedroom 01	12
Bedroom 02	7.5
Bedroom 03	7.5
Amenity	7.7
GIA (sqm)	81.3

14

3 BED FLAT

APARTMENT
SECOND FLOOR

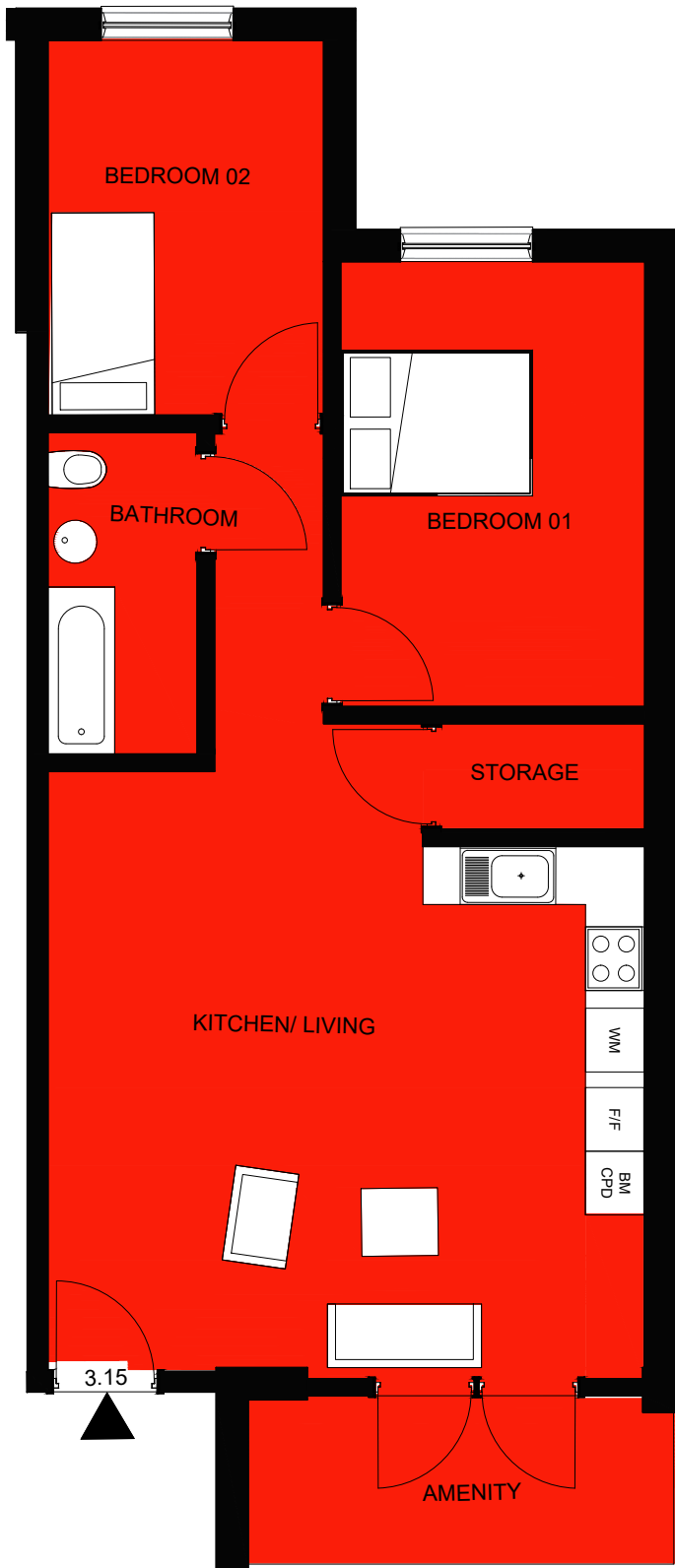
CAPACITY
3B4P

AREA
85 SQM/915 SQ.FT

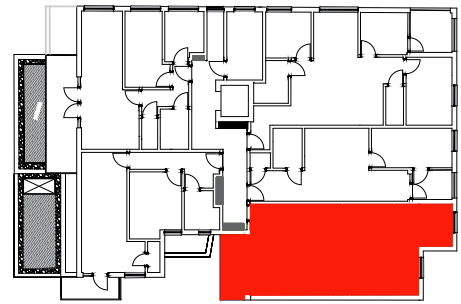
EXTRA
BALCONY

LAYOUTS

All measurements are approximate.
Plans are drawn to scale at a design phase and may vary during build.



Third Floor Plan



Spaces	sqm
Kitchen/Living	34
Bathroom	4.4
Bedroom 01	12
Bedroom 02	8.7
Amenity	6.5
<hr/>	
GIA (sqm)	64.5

15
2 BED FLAT

APARTMENT
THIRD FLOOR

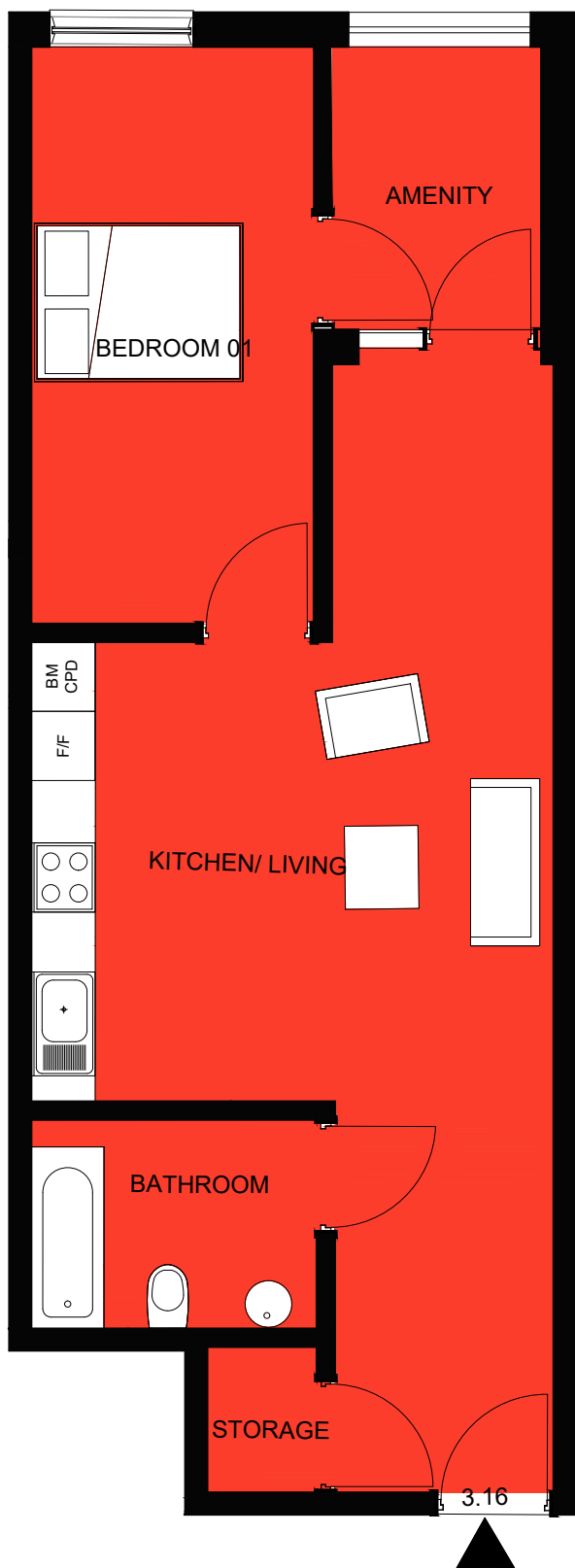
CAPACITY
2B3P

AREA
63 SQM/678 SQ.FT

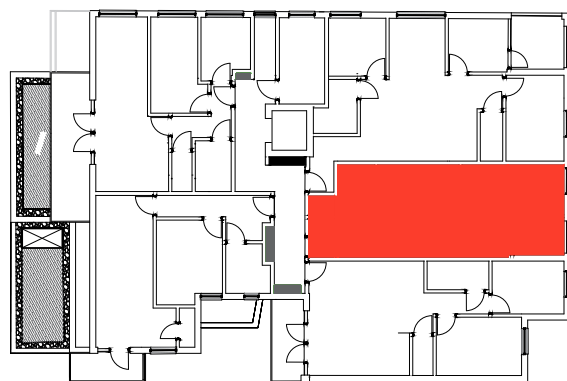
EXTRA
BALCONY

LAYOUTS

All measurements are approximate.
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Third Floor Plan



Spaces	sqm
Kitchen/Living	31.6
Bathroom	4.5
Bedroom 01	12
Amenity	5
<hr/>	
GIA (sqm)	48.9

16

1 BED FLAT

APARTMENT
THIRD FLOOR

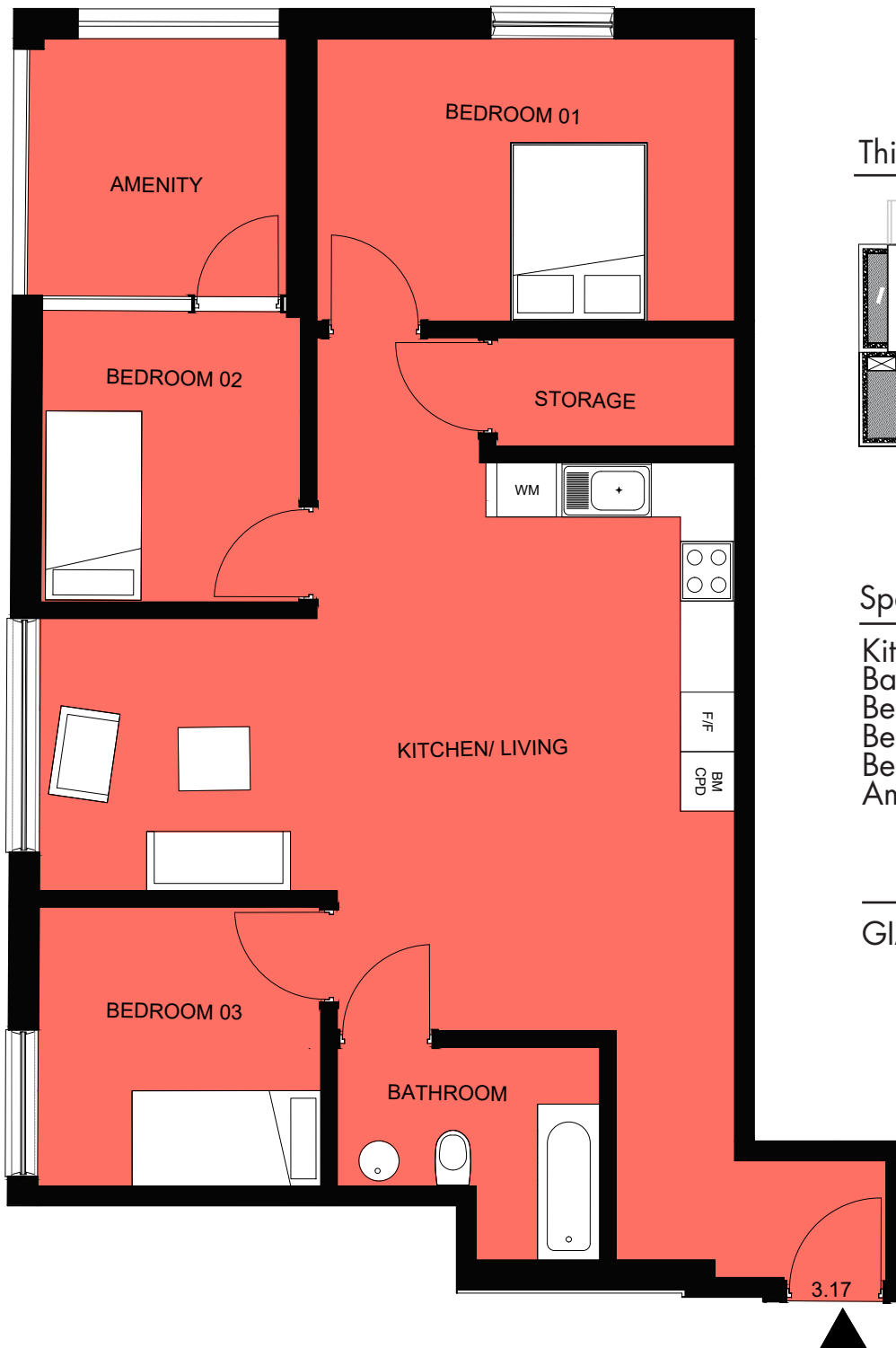
CAPACITY
1B1P

AREA
52 SQM/560 SQ.FT

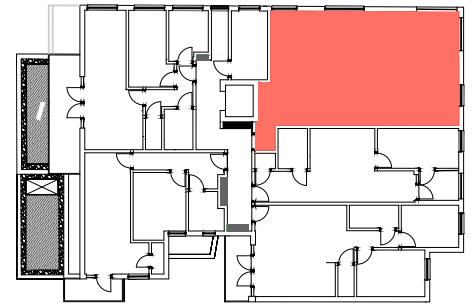
EXTRA
BALCONY

LAYOUTS

All measurements are approximate.
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Third Floor Plan



Spaces	sqm
Kitchen/Living	32
Bathroom	4.6
Bedroom 01	12
Bedroom 02	8
Bedroom 03	8
Amenity	7
<hr/>	
GIA (sqm)	78

17
3 BED FLAT

APARTMENT
THIRD FLOOR

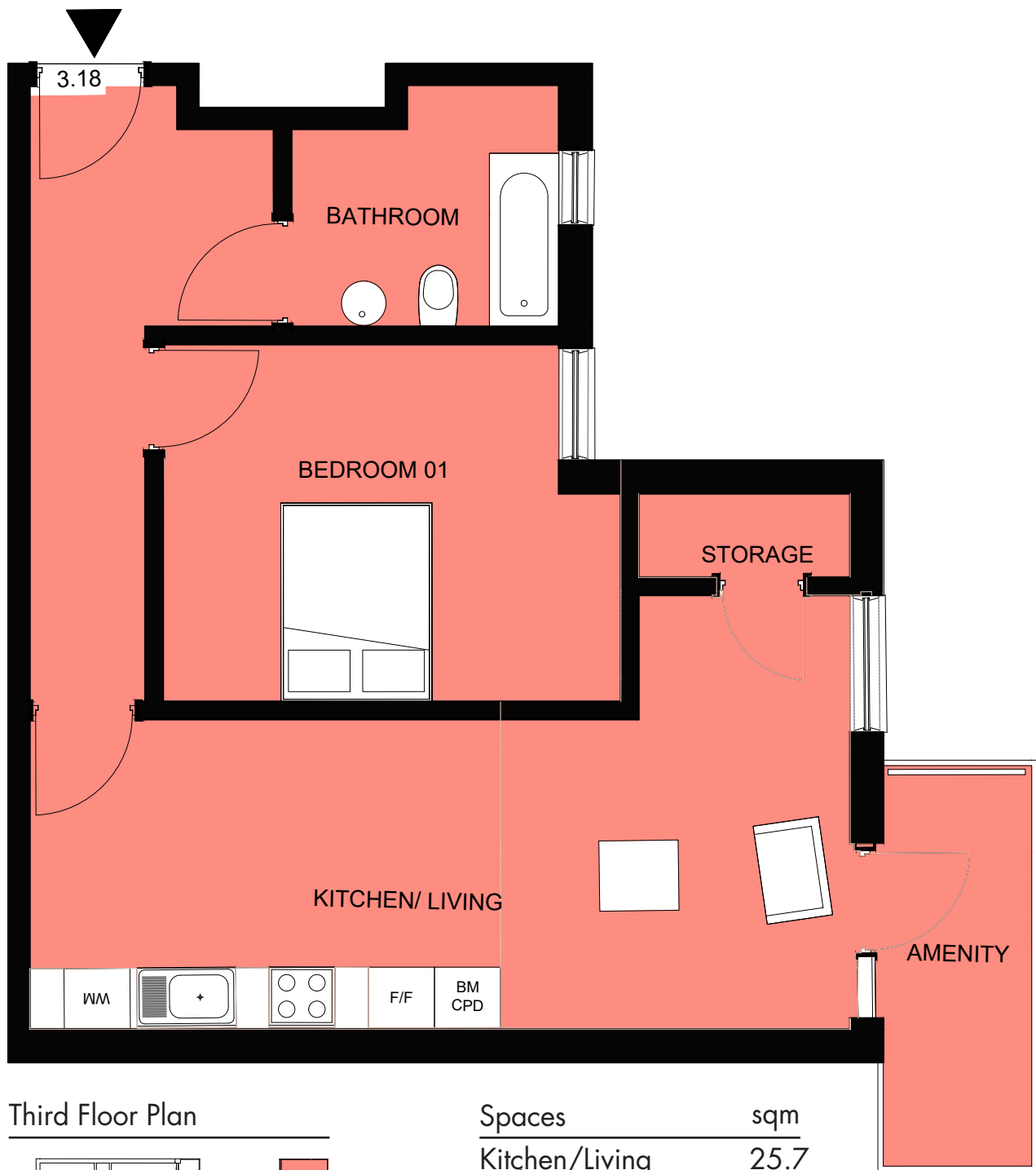
CAPACITY
3B4P

AREA
76 SQM/818 SQ.FT

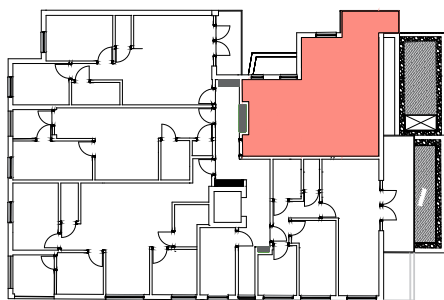
EXTRA
BALCONY

LAYOUTS

All measurements are approximate.
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Third Floor Plan



Spaces	sqm
Kitchen/Living	25.7
Bathroom	4.5
Bedroom 01	12
Amenity	5
GIA (sqm)	53

18

APARTMENT
THIRD FLOOR

CAPACITY
1B2P

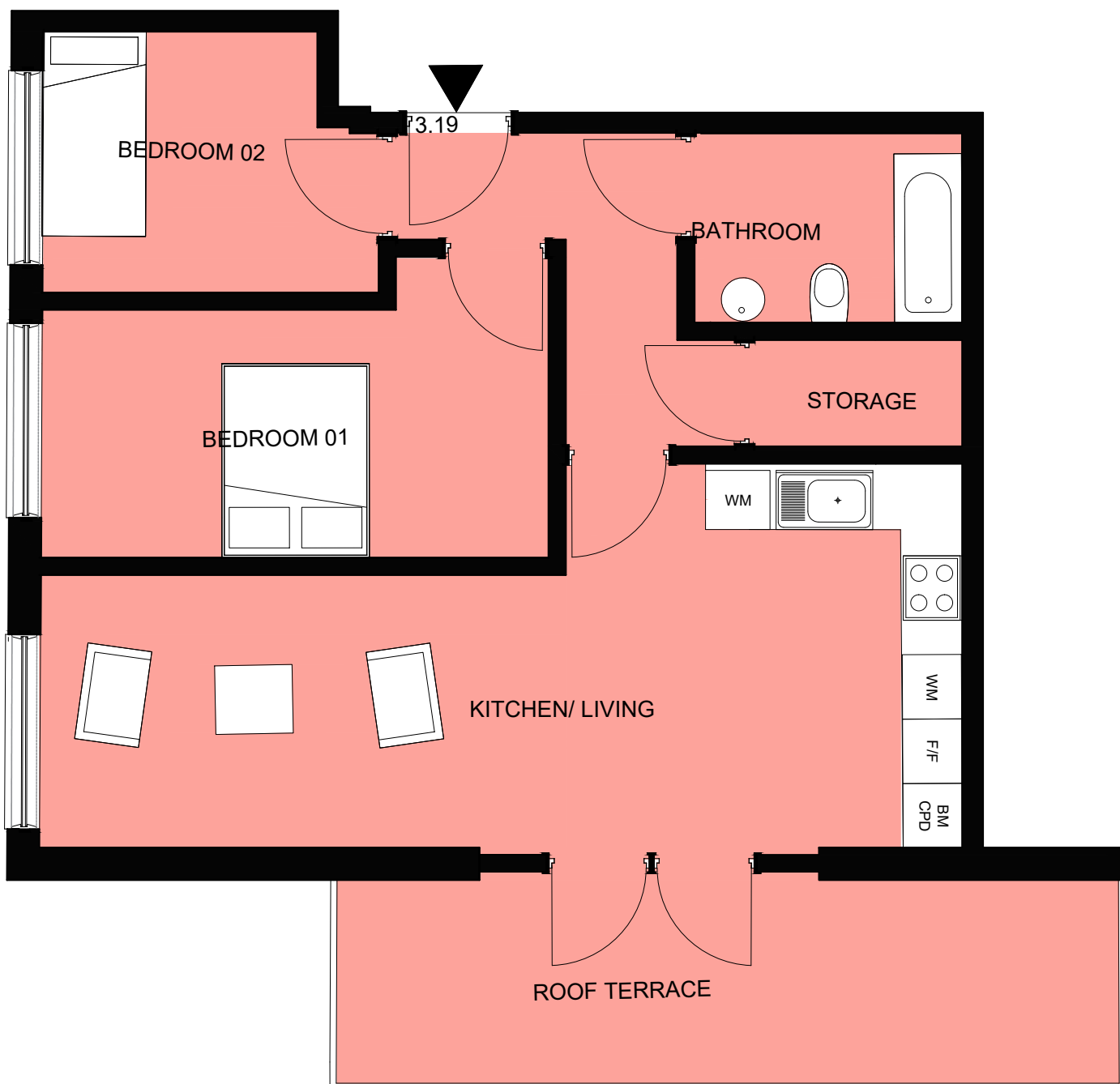
AREA
50 SQM/538 SQ.FT

EXTRA
BALCONY

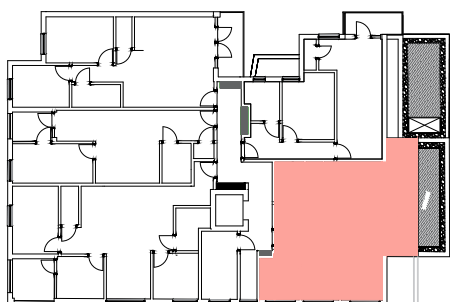
1 BED FLAT

LAYOUTS

All measurements are approximate.
Plans are drawn to scale at a design phase and may vary during build.



Third Floor Plan



Spaces	sqm
Kitchen/Living	26
Bathroom	4.5
Bedroom 01	11.6
Bedroom 02	7.5
Amenity	14
<hr/>	
GIA (sqm)	60

19

APARTMENT
THIRD FLOOR

CAPACITY
2B3P

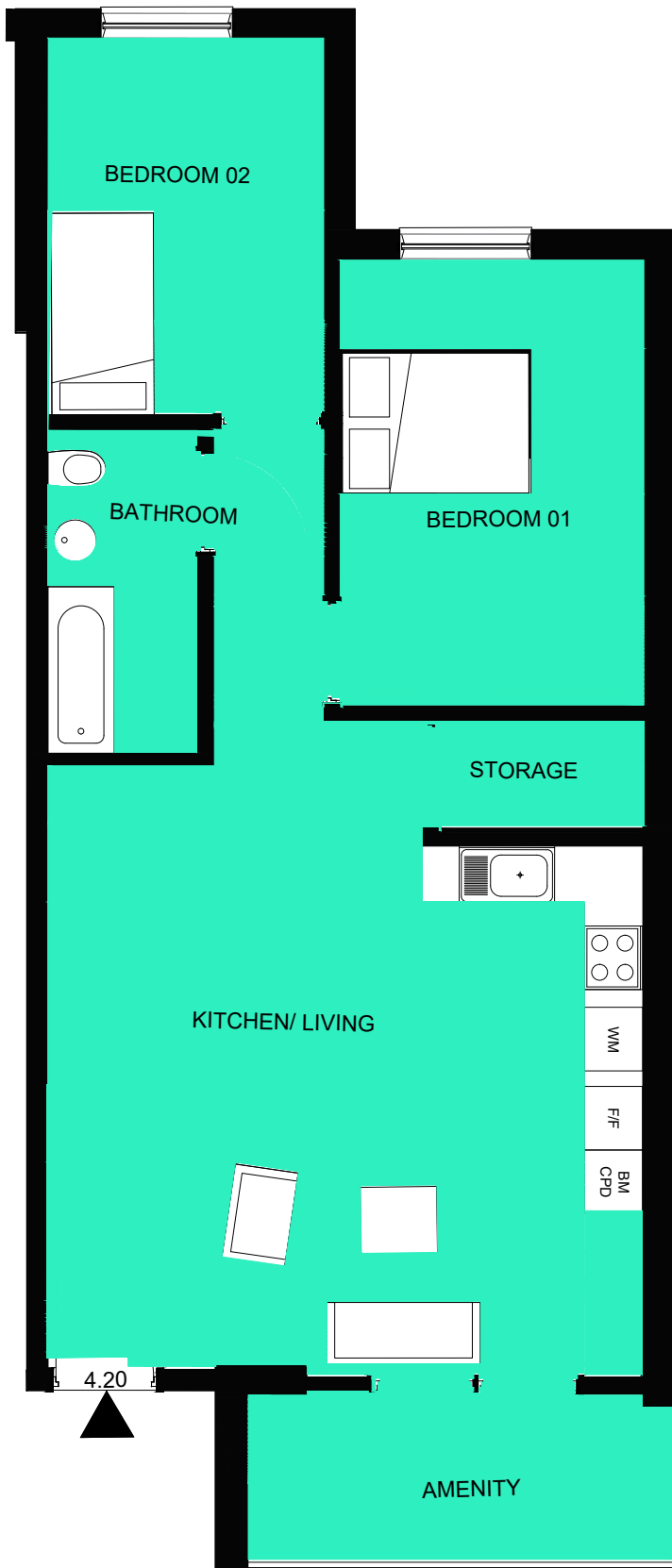
AREA
61 SQM/656 SQ.FT

EXTRA
BALCONY

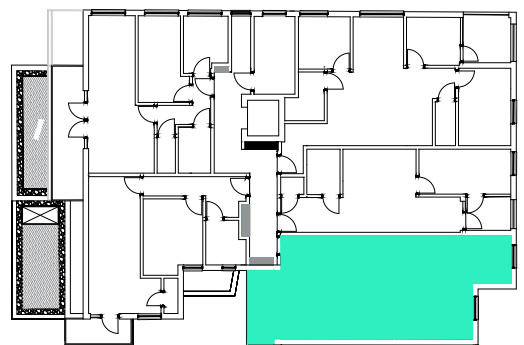
2 BED FLAT

LAYOUTS

All measurements are approximate.
Plans are drawn to scale at a design phase and may vary during build.



Fourth Floor Plan



Spaces	sqm
Kitchen/Living	34
Bathroom	4.4
Bedroom 01	12
Bedroom 02	8.7
Amenity	6.5
GIA (sqm)	64.5

20

APARTMENT
FOURTH FLOOR

CAPACITY
2B3P

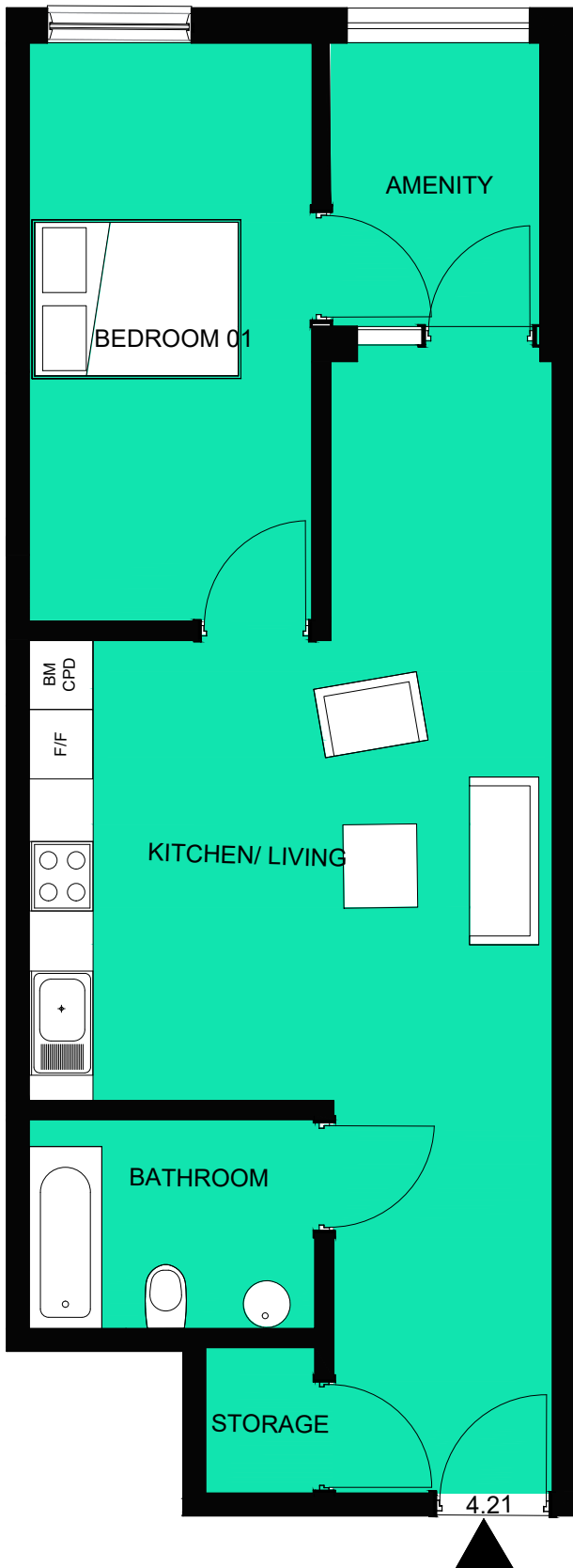
AREA
63 SQM/678SQ.FT

EXTRA
BALCONY

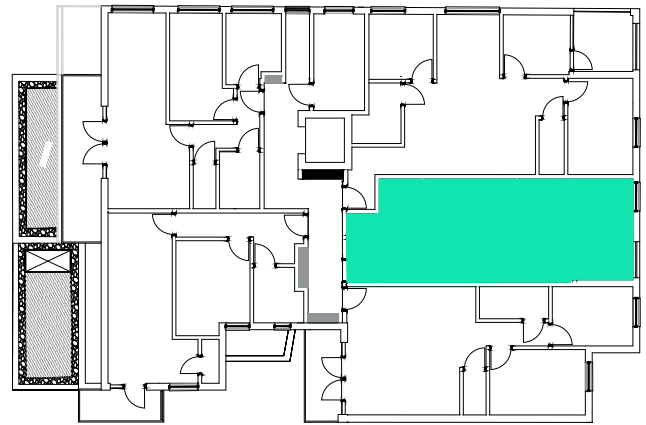
2 BED FLAT

LAYOUTS

All measurements are approximate.
Plans are drawn to scale at a design phase and may vary during build.



Fourth Floor Plan



Spaces	sqm
Kitchen/Living	31.6
Bathroom	4.5
Bedroom 01	12
Amenity	5
GIA (sqm)	48.9

21

APARTMENT
FOURTH FLOOR

CAPACITY
1B1P

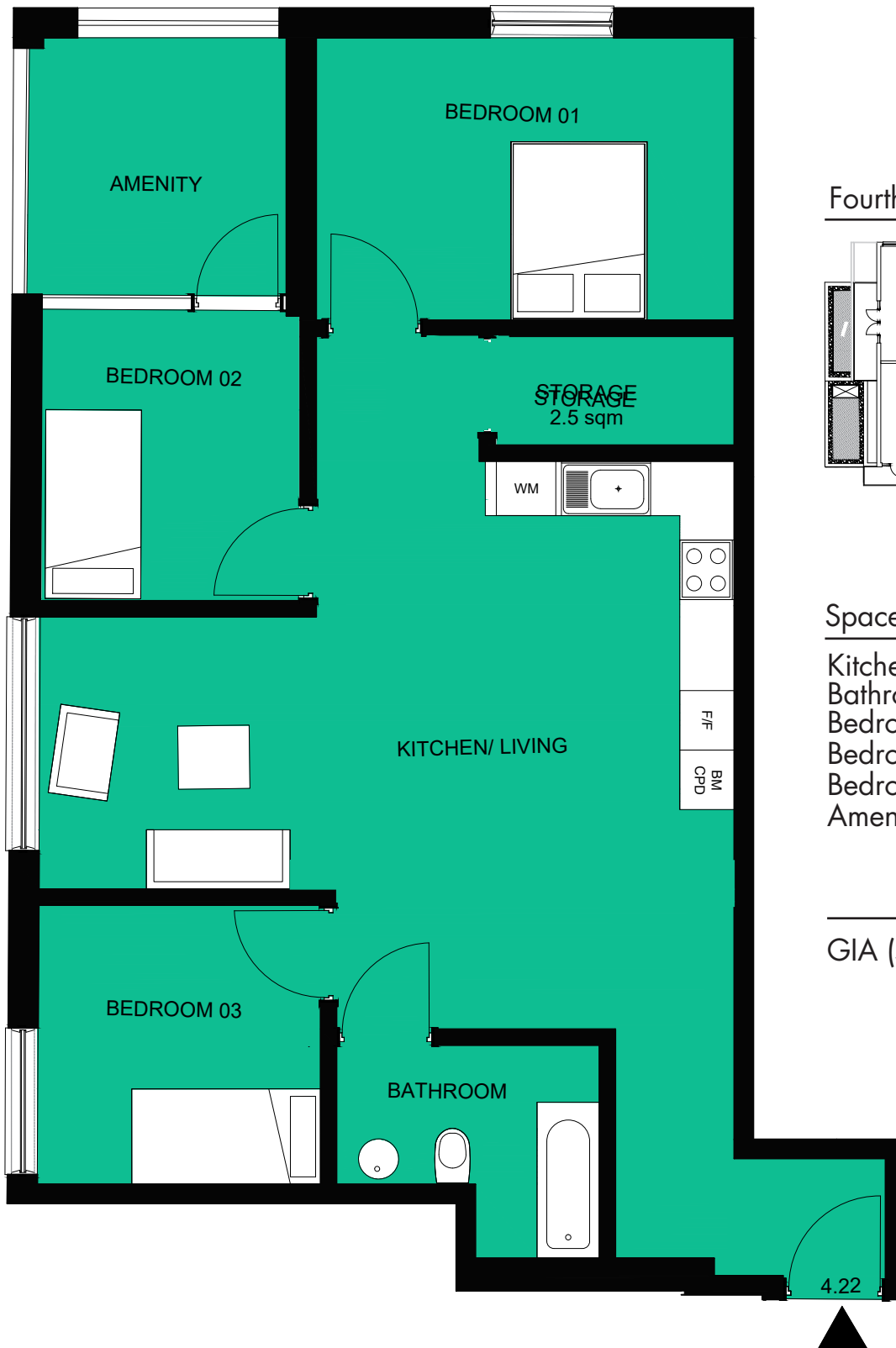
AREA
52 SQM/560 SQ.FT

EXTRA
BALCONY

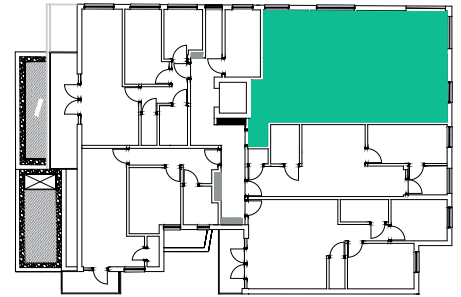
1 BED FLAT

LAYOUTS

All measurements are approximate.
Plans are drawn to scale at a design phase and may vary during build.



Fourth Floor Plan



Spaces	sqm
Kitchen/Living	32
Bathroom	4.6
Bedroom 01	12
Bedroom 02	8
Bedroom 03	8
Amenity	7
<hr/>	
GI A (sqm)	78

22

APARTMENT
FOURTH FLOOR

CAPACITY
3B4P

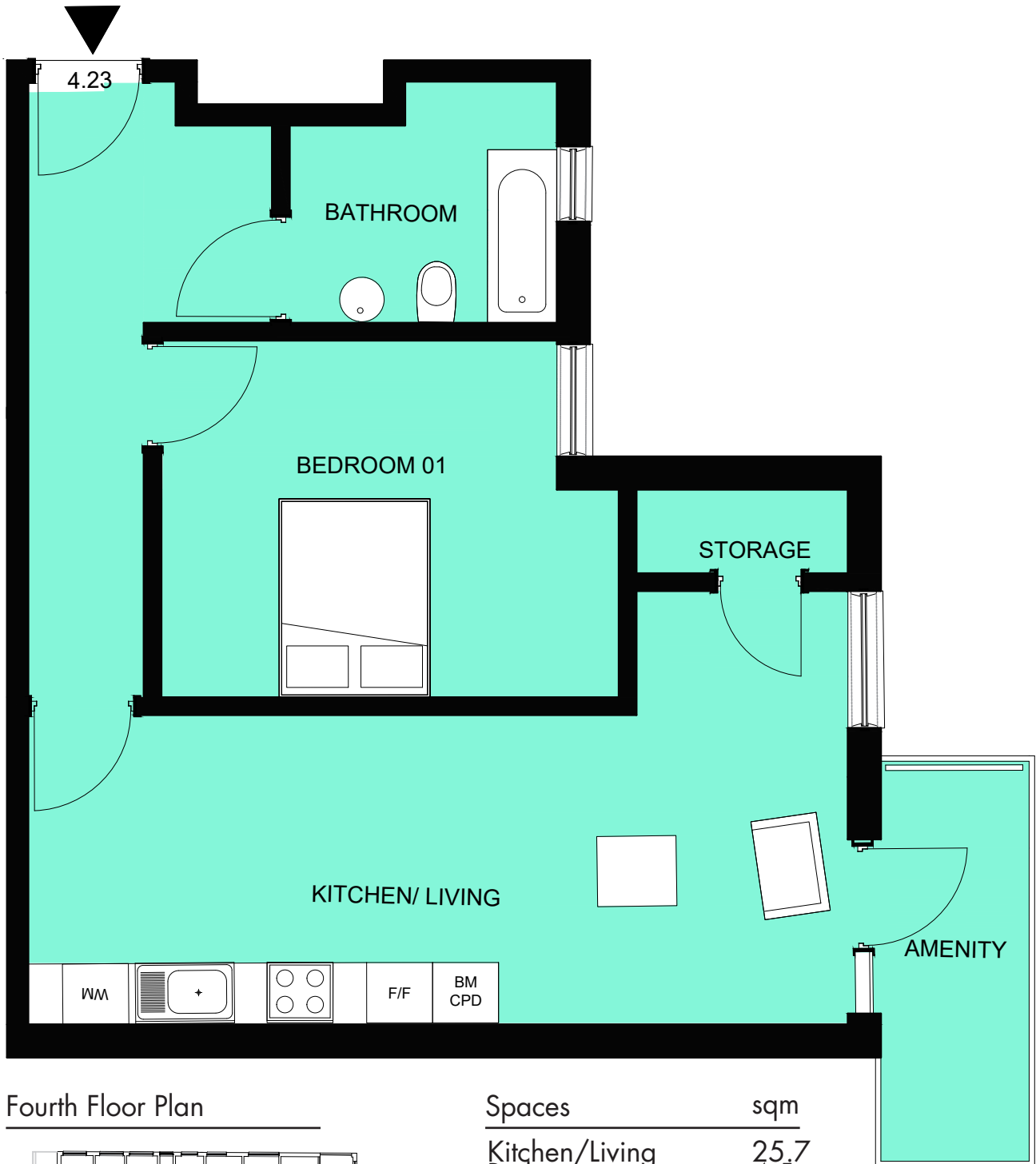
AREA
76 SQM/818 SQ.FT

EXTRA
BALCONY

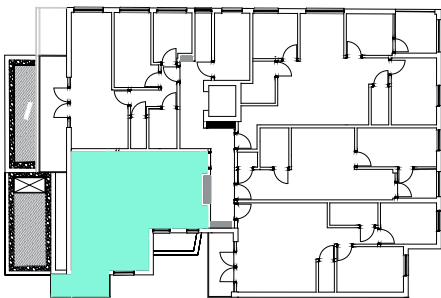
3 BED FLAT

LAYOUTS

All measurements are approximate.
Plans are drawn to scale at a design phase and may vary during build.



Fourth Floor Plan



Spaces	sqm
Kitchen/Living	25.7
Bathroom	4.5
Bedroom 01	12
Amenity	5
<hr/>	
GIA (sqm)	53

23

APARTMENT
FOURTH FLOOR

CAPACITY
1B2P

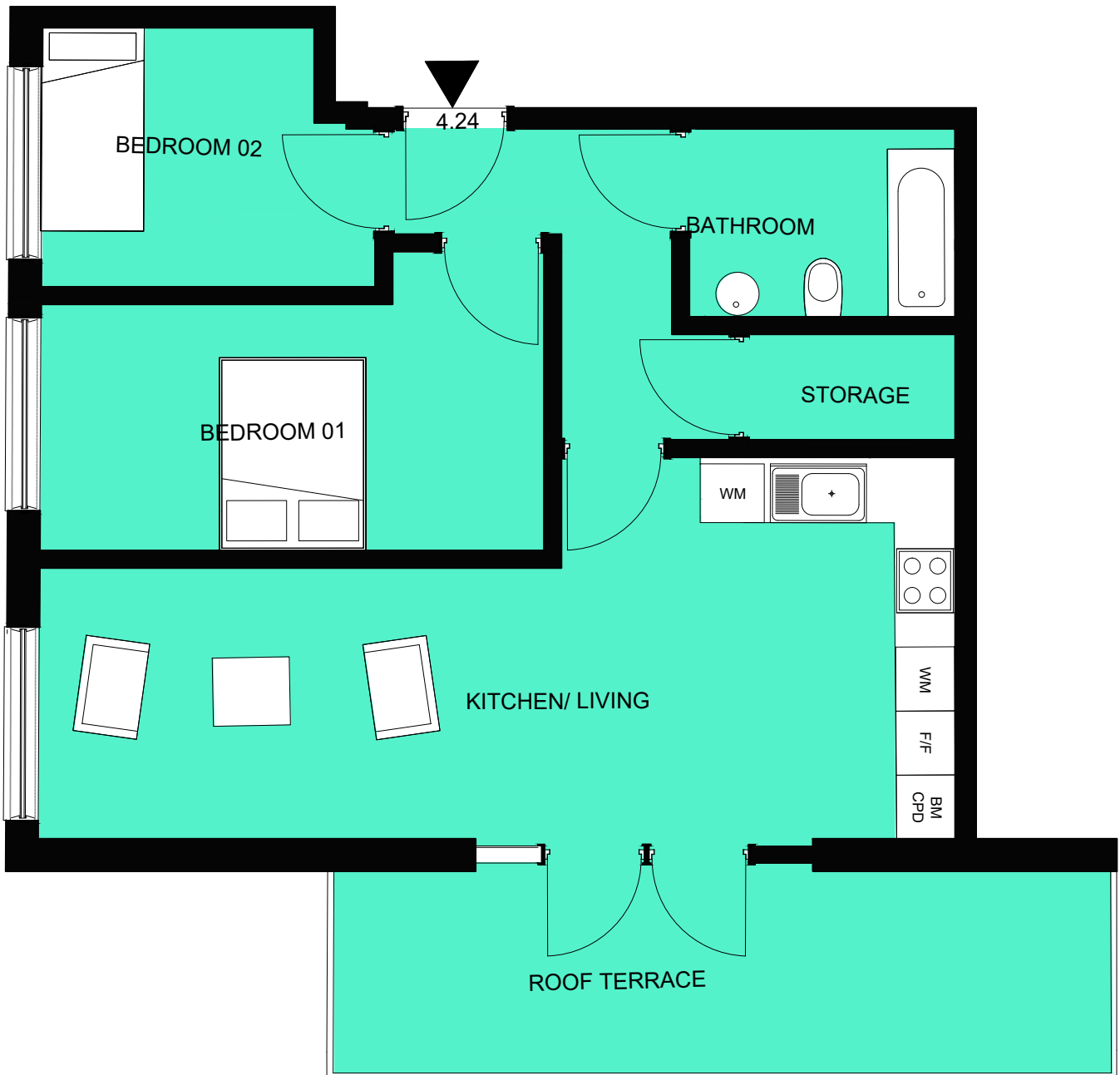
AREA
50 SQM/538 SQ.FT

EXTRA
BALCONY

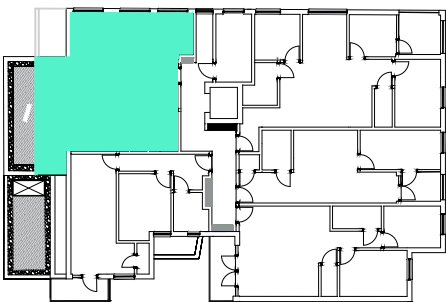
1 BED FLAT

LAYOUTS

All measurements are approximate.
Plans are drawn to scale at a design phase and may vary during build.



Fourth Floor Plan



Spaces	sqm
Kitchen/Living	26
Bathroom	4.5
Bedroom 01	11.6
Bedroom 02	7.5
Amenity	14
<hr/>	
GIA (sqm)	60

24

APARTMENT
FOURTH FLOOR

CAPACITY
2B3P

AREA
61 SQM/656 SQ.FT

EXTRA
BALCONY

2 BED FLAT



Lease

Each Flat will
be sold on a
125 Years Lease.

Register
your
interest

Bilal Khan
Senior Executive

bilal@samsonhomes.co.uk
T: 0203 325 7239
M: 07786 000 004



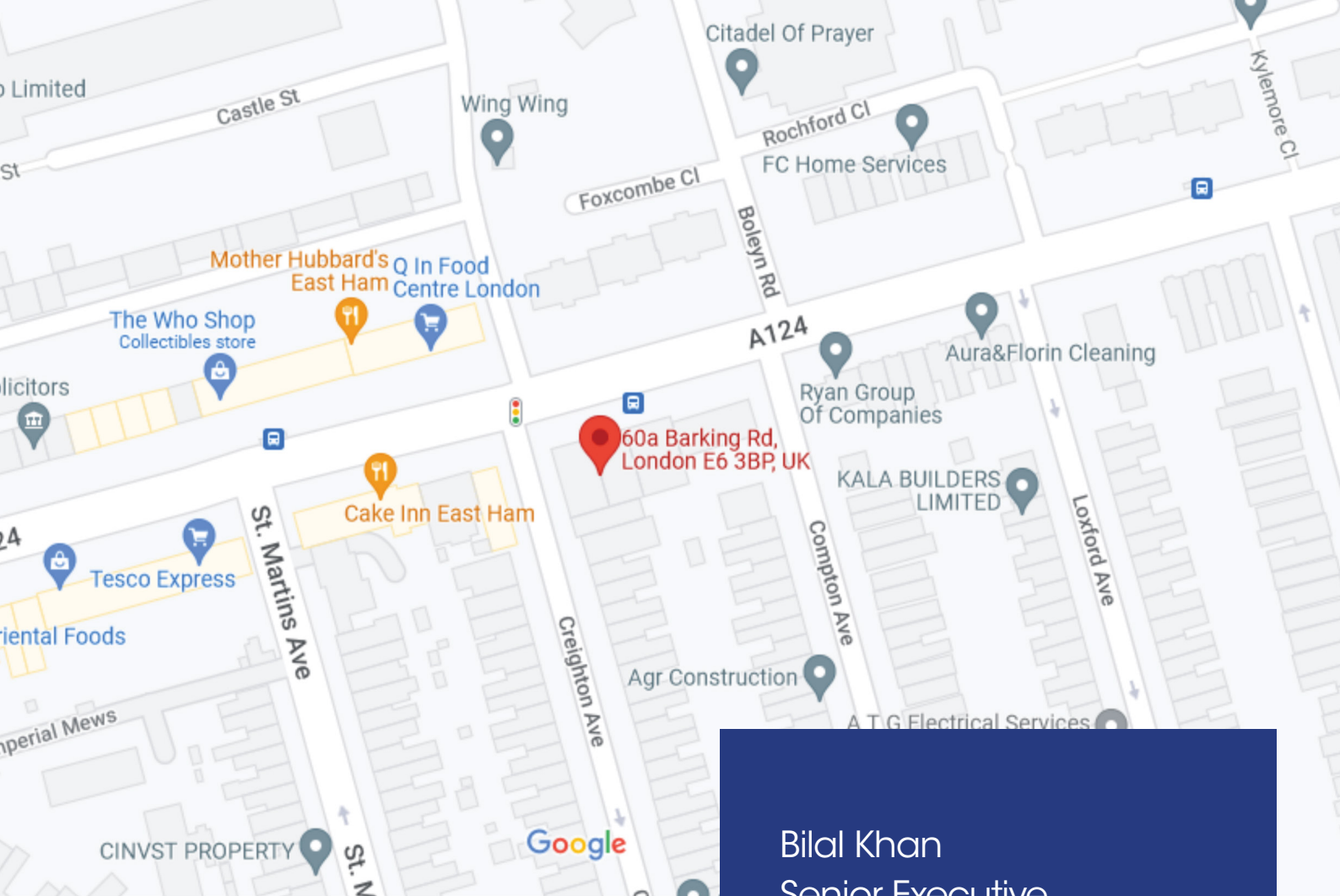
Built to last, building beautifully designed new homes for the past decade, in prime locations nationwide and internationally, Samson Homes is proud to be the one of the UK's inspirational house builders, committed to the highest standards of design, construction and service. Samson Homes take their environmental responsibilities very seriously and are passionate about designing homes that are sensitive to the environment in which they are built.

Our mantra is "people remember those who help them achieve impressive results" and we live by it. Samson Estates is part of a large dynamic group of businesses all ranging around the property and property investments sector.

Currently they are a leading expert in the estates sector, managing land transactions, several hundred properties and conducting JV structures with international property investors.

Being part of the Samson Group, Samson Space have been able to inherently develop as a practice of Planning Consultants, Architects, Designers and Structural Engineers with a reputation for creating attractive, contemporary architecture. The practice's projects are broad undertaking housing and commercial developments across the country. Our aims are always to maximize growth and make the best use of each and every opportunity. Having experience in conservation areas, conversions and new builds enables us to produce effective proposals for each and every site.





Bilal Khan
Senior Executive

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T: 0203 325 7239
M: 07786 000 004



Additional Information

For further information including floor plans and feasibility email enquiries to

bilal@samsohomes.co.uk

Further Information or Viewings

To discuss any aspect of this property or the disposal process, please contact the Seller's sole agents:



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269-271 High Street,
Stratford, London, E15-2TF.

info@samsonhomes.co.uk

0203 325 7239

Monday – Friday 10 AM – 6 PM

