



**MERRIELANDS**

Dagenham

**Your kind of place. Your kind of people.**

# WELCOME TO MERRIELANDS

## *A vibrant new way of life.*

Merrieland is a contemporary collection of studio, one, two and three bedroom apartments in the heart of Dagenham, a diverse and vibrant town with a strong sense of community, exclusively available for Shared Ownership.

With a prime location on the fringes of the city, Merrieland is within easy reach of everything this welcoming community has to offer while ensuring you stay excellently connected to the rest of London.

Each apartment has been designed to offer modern comfort and relaxed style, offering spacious accommodation that is as versatile as it is attractive, with balconies or terraces to all apartments. Merrieland provides the perfect affordable London home that's your kind of place.









Computer generated image is indicative only.

# INVEST IN THE FUTURE

## Discover your Dagenham.

Merrielands sits at the heart of an exciting regeneration scheme that will transform the Barking and Dagenham area. This fresh new community features 325 contemporary apartments set around landscaped open spaces and children's play areas, and includes over 1,500 sq m of commercial space.

As part of the wider London Riverside Opportunity Area - a regeneration zone that spans 3,000 hectares and promises to bring 26,500 new homes across the district - Merrielands shapes the future of London. Designed with 21st century living in mind, a home here makes the perfect base for modern city life.



# CHOOSE FROM 4 DIFFERENT HOME SIZES

**Studio**  
Apartments

**01** Bedroom  
Apartments

**02** Bedroom  
Apartments

**03** Bedroom  
Apartments





**HEARN HOUSE**

**BATTS HOUSE**

Computer generated image is indicative only.





# DAGENHAM AND BEYOND

Something for everyone.

Dagenham has the amenities to cater for everyone, whatever you're into. Aside from a great selection of supermarkets, pharmacies and grocers to cover all the essentials, you can find a whole world of flavours on the high street, fitness centres for the energetic and plenty of open spaces for those who like to enjoy some fresh air.





# 5 THINGS TO DO IN DAGENHAM

01

---

## LONDON EAST LEISURE PARK

---

Offering a nine-screen cinema, bowling alley and fitness centre, this leisure park has all the makings for a great day or night.

02

---

## VALENCE HOUSE

---

This museum, art gallery, activity centre and café is set within the last surviving manor house in Dagenham and offers fun for all the family.

03

---

## CENTRAL PARK

---

A huge open space that not only offers a wide variety of sports facilities, but also some of the world's best house music at the annual Defected London FSTVL.

04

---

## BEAM VALLEY COUNTRY PARK

---

This haven for local wildlife is the perfect place to escape the hustle and bustle of the capital and reconnect with nature.

05

---

## EASTBURY MANOR

---

Explore the grounds, enjoy afternoon tea or keep the kids entertained with a long list of activities at this historic Elizabethan house and gardens.

# CONNECTED TO LONDON

The beauty of Dagenham is its balance of affordable London living whilst still within easy reach of all the delights that the rest of the Capital has to offer. Dagenham Heathway Underground Station is less than a mile\* walk away or under 10 minutes\* by bus, and offers District Line services, whilst Dagenham Dock railway station is located a short\* walk from Merrielands and operates regular services to Fenchurch Street station in the City of London.



**Dagenham  
Heathway  
Underground**

---

18 MINUTES\*

---



**Dagenham  
Dock Railway  
Station**

---

7 MINUTES\*

---





# A PLACE FOR GROWTH

## Great education on your doorstep.

Barking and Dagenham is an excellent place to learn and grow. The local area offers a variety of schooling options across all levels, that will ensure that your children benefit from the education that they deserve.

1

2 3

### St Peter's R.C. Primary School

0.3 MILES\*

Ofsted report: Good

### Thomas Arnold Primary School

0.7 MILES\*

Ofsted report: Good

### Godwin Primary School

1.6 MILES\*

Ofsted report: Good



### Dagenham Park CofE School

0.7 MILES\*

Ofsted report: Good

### Jo Richardson Community School

1 MILE\*

Ofsted report: Good

### The Sydney Russell School

1.5 MILES\*

Ofsted report: Outstanding





# IT'S THE INSIDE THAT COUNTS

---

**Built for both form and function.**

The apartments at Merrilands have been designed to cater for all lifestyles, providing versatile, integrated living spaces that find the perfect balance between practicality and style.



Computer generated image is indicative only.



---

## **OPEN PLAN KITCHEN, LIVING AND DINING AREA**

- ✓ Grey gloss handleless kitchen units with soft close hinges
- ✓ Under pelmet kitchen downlights
- ✓ Laminate worktop in Basalt Slate with matching upstand
- ✓ Stainless steel 1.5 bowl integrated basin with chrome mono mixer tap
- ✓ Zanussi integrated single fan oven
- ✓ Zanussi Integrated induction hob with stainless steel extractor hood and white glass splashback
- ✓ Zanussi Integrated 70:30 fridge freezer
- ✓ Plumbing and power for dishwasher
- ✓ Laminate flooring in natural varnished oak
- ✓ White emulsion walls with white satin woodwork

## **BATHROOM AND EN-SUITE**

- ✓ Basin with chrome surface-mounted mixer tap
- ✓ White Twyford's bathroom suite
- ✓ Contemporary bath with Chrome Mono-Mixer tap and glass shower screen
- ✓ Porcelanosa Madagascar Natural Ceramic full height tiling around bath/shower enclosures and tiling to WC basin splash back area
- ✓ WC with dual flush function

- ✓ Wall mounted mirror over vanity shelf
- ✓ Softwood vanity shelf painted white with wooden finish
- ✓ Wall mounted shaver socket
- ✓ Chrome electric heated towel rail

## **GENERAL**

- ✓ Laminate flooring in natural varnished oak to entrance hall, cupboards living, kitchen and dining areas
- ✓ Tomkinson Twist wool mix carpets in Smoke to bedrooms
- ✓ White emulsion walls throughout with white satin woodwork
- ✓ Recessed LED spotlights to living, kitchen & dining areas and bathrooms
- ✓ Pendant lighting to bedrooms and entrance halls
- ✓ White Satin internal doors with brushed chrome handles
- ✓ Heat recovery ventilation (MVHR) system
- ✓ HIU operated communal heating system
- ✓ Entrotec video entry system
- ✓ SkyQ and TV points to living room and master bedroom linked to a communal Sky dish and aerial
- ✓ Balcony with timber decking or paved terrace to all apartments
- ✓ Access to private residents podium garden and landscaped roof terrace



Computer generated image is indicative only.





# THE LOCAL AREA

## PUBLIC TRANSPORT

- 1 | Dagenham Dock railway station - 0.4 miles
- 2 | Dagenham Heathway underground station - 0.9 miles
- 3 | Dagenham East underground station - 1.6 miles
- 4 | Becontree underground station - 1.4 miles
- 5 | Merrielands Crescent (stop X) bus route 145 - 0.1 miles
- 6 | Chequers Lane Merrielands Retail Park (stop C) bus routes 173 & 287 - 0.2 miles

## RESTAURANTS, PUBS & BARS

- 7 | Chequers Corner Brewers Fayre - 0.2 miles
- 8 | Vida & Sons Bistro - 0.3 miles
- 9 | Sure Deal African Restaurant & Bar - 0.2 miles
- 10 | The Balti Cottage - 0.3 miles

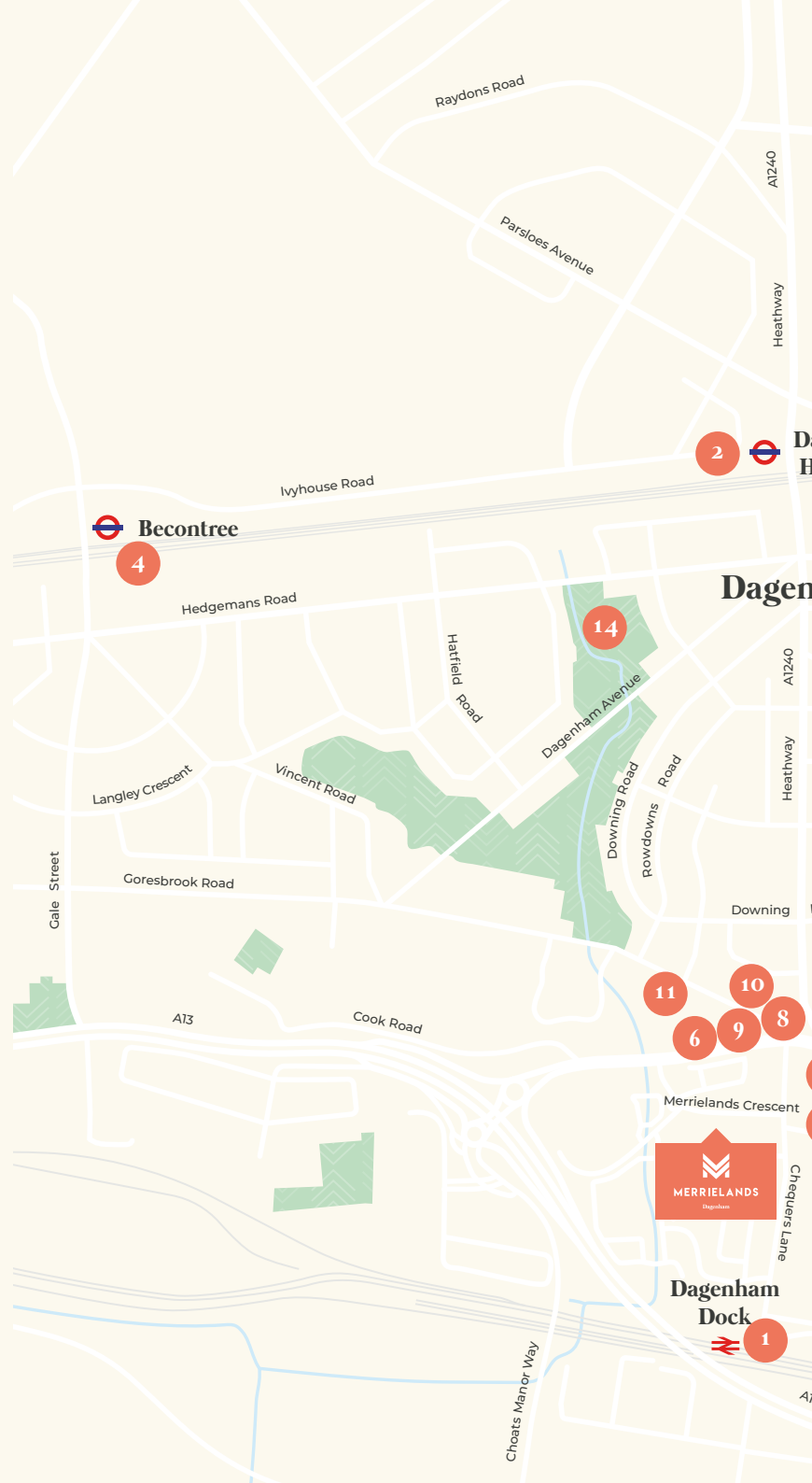
## SCHOOLS

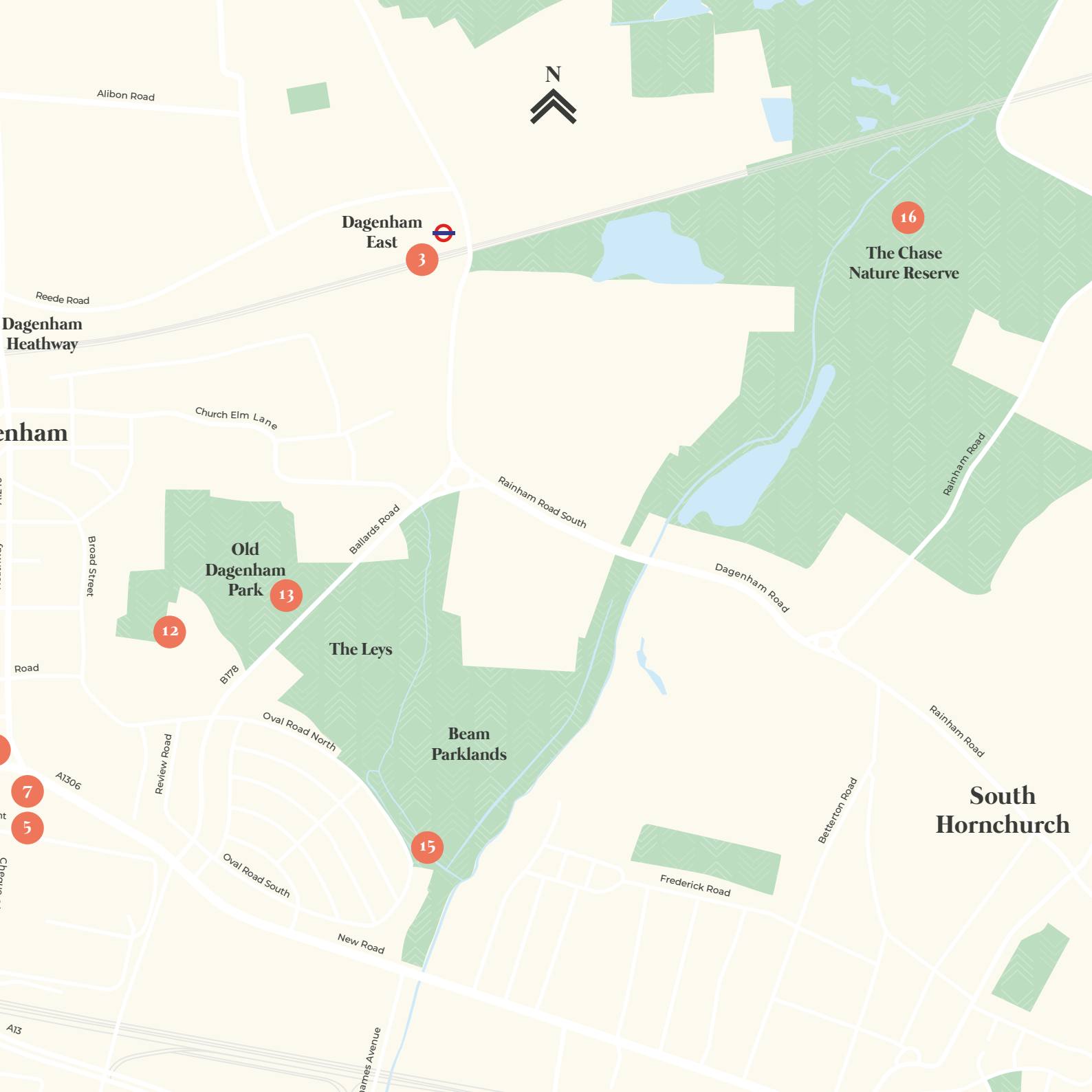
- 11 | St Peter's R.C. Primary School - 0.3 miles
- 12 | Dagenham Park C of E School - 0.7 miles

## PARKS

- 13 | Old Dagenham Park - 1.0 miles
- 14 | Goresbrook Park - 0.9 miles
- 15 | Beam Parklands - 1.1 miles
- 16 | The Chase Nature Reserve - 3.3 miles

Map not to scale. Distances taken from [google.co.uk/maps](http://google.co.uk/maps).





Alibon Road

Dagenham East

3

16

The Chase Nature Reserve

Dagenham Heathway

Reede Road

Dagenham

Church Elm Lane

Old Dagenham Park

13

12

Ballards Road

Rainham Road South

The Leys

Beam Parklands

Dagenham Road

Rainham Road

Road

B178

Oval Road North

Rainham Road

7

A1306

5

Review Road

Oval Road South

Betterton Road

South Hornchurch

15

Frederick Road

New Road

James Avenue

A13





# SHARED OWNERSHIP WITH CLARION HOUSING

## What is Shared Ownership?

Shared Ownership is an excellent way for people to take their first step onto the property ladder. You can buy a share, usually between 25% and 75% of the property's value, and pay a subsidised rent on the remaining share. A key advantage is that, as part-owner, you have a security of tenure that renting cannot offer. Over time, you can buy more of the property until you own 100%.

You will need a small deposit at the outset – generally a minimum of 5% of your share, subject to conditions – and you will need to raise a mortgage on the rest of the sum required. In line with government priorities, priority for Shared Ownership homes is awarded to serving military personnel and former members of the British Armed Forces honourably discharged in the last two years. People who live or work in the local area also receive priority.

## Am I eligible?

There are certain conditions to be eligible for a Shared Ownership property:

- Your annual household income must be no more than £90,000
- You must be unable to purchase a home suitable for your needs on the open market without assistance
- You should not have any outstanding credit issues (i.e. unsatisfied defaults or county court judgments)
- You cannot own another property in the UK or abroad. If you already own a home and need to move but cannot afford to, or you have equity from a recent sale, please contact us as there are some circumstances under which you may still be eligible.



# ABOUT CLARION HOUSING

## Building homes, Developing futures

Clarion Housing Group is a charitable housing association with more than 100 years' experience of developing and selling new homes.

We combine award-winning, well-designed properties with excellent pre-sale and aftercare services.

Developing new private and Shared Ownership homes, we provide options for a range of customers at varying price points. Clarion Housing Group owns and manages 125,000 homes across 176 local authorities, and is the largest housing association in the UK.



**CLARION**  
HOUSING

All floor plans in this brochure are for general guidance only. Measurements are from plans and 'as built' dimensions may vary. Any dimensions shown are not intended to be used for carpet sizes, appliances, spaces or items of furniture. These particulars do not constitute any part of an offer or contract. Clarion Housing has taken all reasonable care in the preparation of the information given in this brochure. However, this information is subject to change and has been prepared solely for the purpose of providing general guidance. Therefore, Clarion Housing does not warrant the accuracy or completeness of this information. Particulars are given for illustrative purposes only. Clarion Housing undertakes continuous product development and any information given relating to our products may vary from time to time. As a result, information on such products is given for general guidance only and does not constitute any form of warranty or contract on our part. The information and particulars set out within this brochure do not constitute, nor constitute part of, a formal offer, invitation or contract (whether from Clarion Housing or any of its related subsidiaries or affiliates) to acquire the relevant property. For the reasons mentioned above, no information contained in this brochure is to be relied upon. In particular, all plans, perspectives, descriptions, dimensions and measurements are approximate and provided for guidance only. Such information is given without responsibility on the part of Clarion Housing. Clarion Housing supports the development of mixed tenure developments and is proud to provide homes for Shared Ownership. We may change the tenure of some homes subject to demand. January 2021.



Computer generated image is indicative only.





Computer generated image is indicative only.



**CLARION**  
HOUSING

**020 3151 3711**

**MERRIELANDS.CO.UK**