

WEST HAM VILLAGE E16

Cherry Point

Studio, 1 & 2-bedroom apartments
available through Shared Ownership





**WEST HAM
VILLAGE**
E16

Quick Links



THE EAST END *has a new manor*

*Welcome to West Ham Village.
A remarkable collection of
Shared Ownership apartments
situated in Zone 2.*

Just moments from West Ham station in Berkeley's TwelveTrees Park, discover this exciting new neighbourhood. With 12 acres of parkland, shops and restaurants, this well-connected area of east London blends urban life with tranquillity. Isn't it time you came home to your peaceful oasis in the city?



EAST LONDON'S *best kept secret*

With its rich heritage, diverse creative scene and proximity to stunning green and blue spaces, West Ham combines urban convenience with a welcoming atmosphere. Discover the hidden gems and thriving energy that make West Ham an exceptional place to live, work and play.

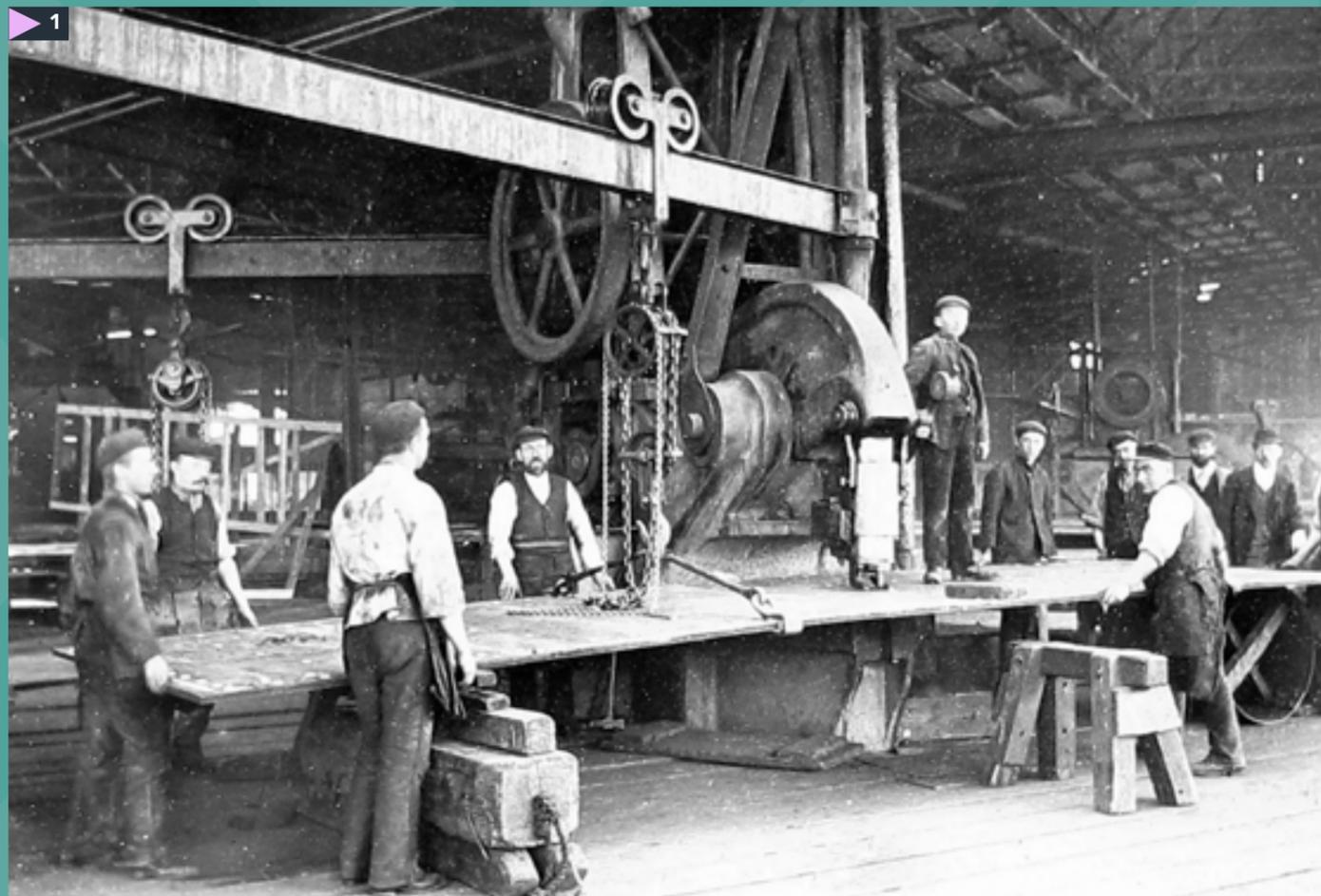


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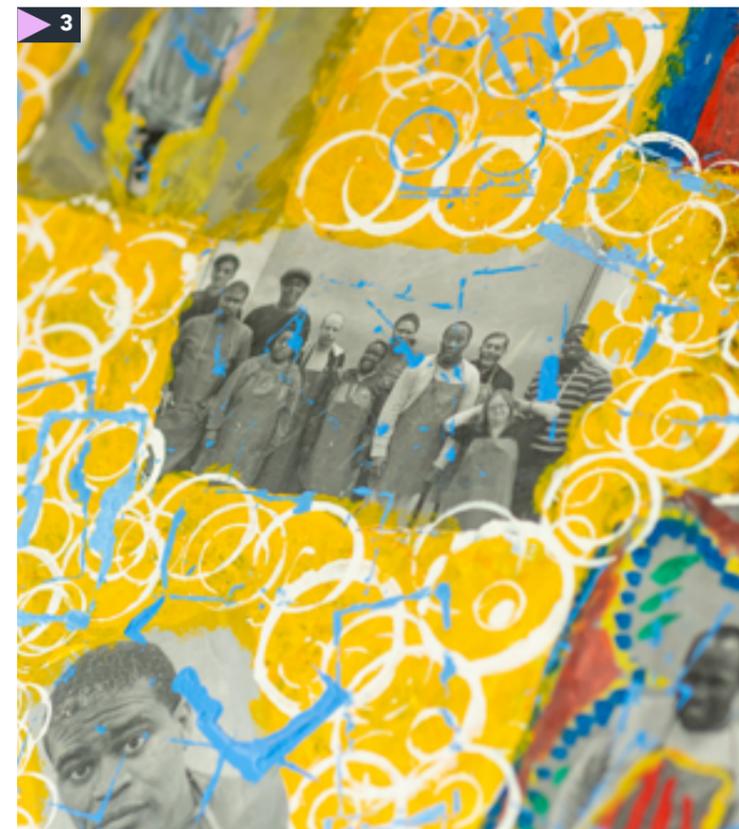
1 Shipping heritage

2 River Lea

3 Industrious Communities



1

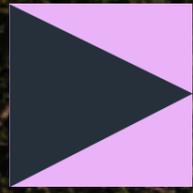


3

ROOTS & REVIVAL

On a map of London you'll find West Ham Village right in the middle of the 'golden triangle', perfectly situated between its top shopping, trading and travel landmarks: Stratford, Canary Wharf and City Airport.

Newham is experiencing a surge of investment in creative, residential, commercial and leisure spaces. For both newcomers and long-time residents, West Ham is set to become one of east London's most dynamic locations. With excellent transport links, vibrant culture and picturesque waterside walks, there's so much to explore and enjoy.



CITY LIVING WITH *nature at its core*



DESIGNED WITH *wellbeing in mind*

12 acres of new parkland and green spaces

Fully enabled Wi-Fi park invites remote workers to step outside.



3,800+ homes

A meticulously designed new neighbourhood destination arriving over 4 phases, for the community to enjoy.



Computer generated image is indicative only



New school

The new 1,000 pupil Science School will be a facility of inspiration for everyone, promising to host after-hours events and classes for both adults and children.

20,000 sqm of retail quarter

When you arrive home at West Ham station, everything you need is right at your doorstep. You'll find a Sainsbury's Local, coffee shop, restaurants and more.



“The vision was to create a well-connected city quarter with nature at its core — parkland living, with London at your doorstep.”

Andrew Taylor & Pankaj Patel,
Founding Directors, Patel Taylor Architects

The Cordova Building serves as a focal point for the neighbourhood. The perfect setting for al fresco evenings, it is alive with restaurants and cafés spilling out into the linear park. Central Square is a space where you will find seasonal markets, coffee stalls and street food vendors.

The transformation of this part of the city into 12 acres of green open space, gardens and ecological habitats is one of the most exciting aspects of the development.

- 1** TwelveTrees Park
- 2** The Cordova Building
- 3** Science Garden
- 4** Public square leading to West Ham Station
- 5** New station entrance
- 6** East London Science School
- 7** Office Hub





EAT & DRINK *like a local*



"We're all about good eats"

Michael Lodge, Starlane Pizza Bar



1 Star Lane Pizza Bar

12 Cody Road,
E16 4SR
Walking: 9mins
Cycling: 2mins

2 Studio Baristas

8 Cody Road,
E16 4SR
Walking: 10mins
Cycling: 2mins

3 yapix

15 Minnie Baldock
Street, E16 1YE
Walking: 22mins
Cycling: 7mins

Walking, cycling and
travel times sourced
from maps.google.co.uk
and tfl.gov.uk.

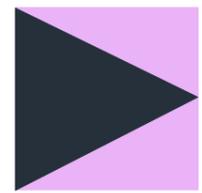
FOOD GLORIOUS FOOD

West Ham Village is evolving with new cafés, restaurants and bars, but even now, it offers a variety of local dining options.

Start your day at Studio Baristas, a charming walk-up coffee spot known for its fast, friendly service and tasty snacks. For weekends, yapix is perfect for lazy brunches, live music and wine tastings, offering fine coffee, sustainably sourced wine and cocktails.

Zzetta in Rathbone Market is a must for midweek dinners or special occasions, featuring Italian cuisine and excellent service. Starlane Pizza Bar is more than just a pizza place—it's also a music venue with a creative atmosphere, surrounded by recording studios.





ART IS PART OF *our identity*



1 Rosetta Arts

1 Hamilton Road,
E15 3AE
Walking: 16mins
Cycling: 5mins

2 Cody Dock

11c South Crec.
Cody Road, E16 4TL
Walking: 14mins
Cycling: 3mins

Walking, cycling and travel times sourced from maps.google.co.uk and tfl.gov.uk.



CREATIVE TO ITS CORE

West Ham has a rich history of experimental venues and projects that have helped to create a vibrant, inclusive culture.

Combining creativity and ecology along the Lower Lea River, Cody Dock takes (re)creation to the next level. The spirit of this inspiring creative industries quarter is underpinned by conservation and permaculture activities that anyone can get involved in. Delight in summer art exhibitions, food festivals and workshops. Meet friends at the café and bar for a riverside rendezvous.

Rosetta Arts, a charity providing inspiration to the local community for 30 years, is a welcoming creative facility where you can brush up on your rusty art school techniques, explore a new hobby, or catch an exhibition of emerging east London artists at The Humble Gallery.

▶ PRODUCING *from the heart*

VIBES ALL ROUND

Studios, production and performance spaces are part of E16's culture. Whatever you are into, ask around and you're sure to find your day or night-time tribe and vibe, be that an intimate evening gig, or an all-day DJ set.

Easy-going Arch1 is an authentic, cosy events venue showcasing live music, comedy nights, open mic and an indie film club.

Even the local night clubs do dance with extra artistry. Originally a scrap metal yard, LDN East is a creatively converted venue formed of shipping containers where you can party beneath the stars.

FOLD is a new institution for the arts, home to music and creative studios and a 600 capacity performance space with adventurous programming.



▶ 1 Arch1

Cranberry Lane, E16 4BJ
Walking: 11mins
Cycling: 4mins

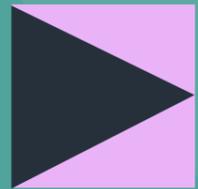
▶ 2 LDN East

30 Bidder Street, E16 4SH
Walking: 14mins
Cycling: 3mins

Walking, cycling and travel times sourced from maps.google.co.uk and tfl.gov.uk.



Experiences quite unlike anything else you'll find in other established London clubs



WHERE NATURE & *community blooms*



A neighbourhood to connect with yourself and others

BRINGING PEOPLE TOGETHER

Nearby gyms, parks and a climbing wall mean no excuses not to keep active. East London Rugby Football Club based at West Ham's Memorial Recreation Ground welcomes players regardless of background and equally encourages supporters at their home games!

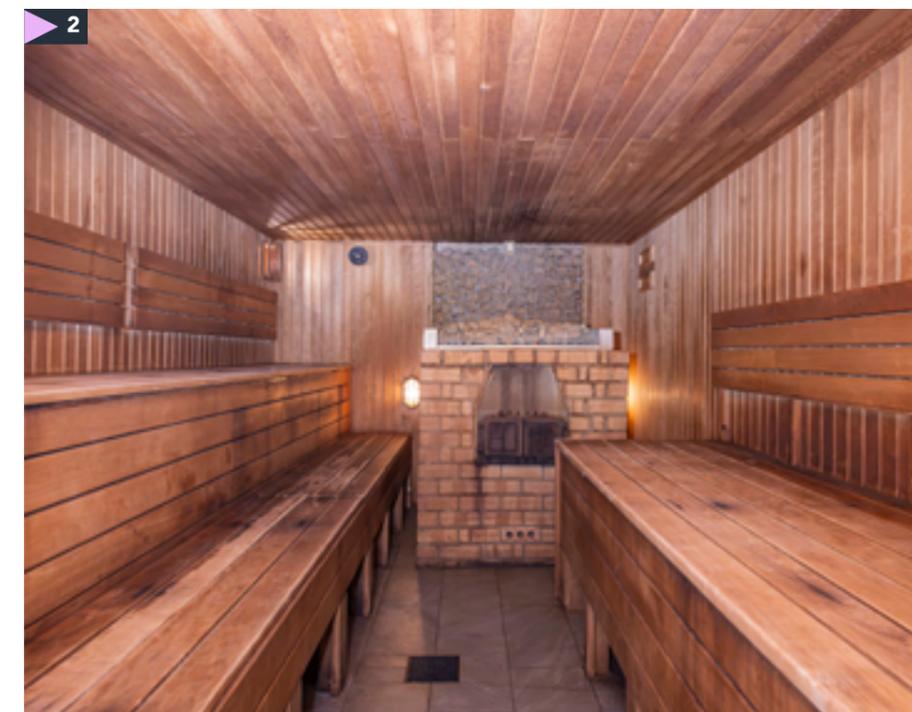
Switch-off after work with a stroll down to the Rolling Bridge at Cody Dock and along Bow Creek. You may even spot a seal if you head toward nearby City Island! The Greenway, a 7km cycle pathway provides elevated views of Stratford's Olympic skyline, enticing you towards the London Aquatics Centre and beyond.

Relax and unwind at New Docklands Steam Baths, one of the last remaining bath houses in London and the UK.

Enjoy a classic sauna, Hammam style steam rooms and indoor plunge pool. A spa loved by locals for its simplicity and strong feeling of community.



1



2

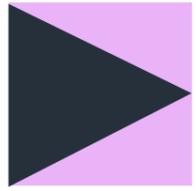
1 East London RFC

East London RFC
71 Holland Road, E15 3BP
Walking: 9mins
Cycling: 3mins

2 New Docklands Steam Baths

30a Stephenson St,
London E16 4SA,
Walking: 13mins
Cycling: 4mins

Walking, cycling and travel times sourced from maps.google.co.uk and tfl.gov.uk.



ON TREND *east end*

Perfectly positioned between 'the golden triangle' of Canary Wharf, Stratford and City Airport

West Ham's ultra-convenient location has excellent connectivity to every corner of London and beyond. With access to cycle paths, buses, tube and train, you can get around quickly, easily and sustainably.

ARTS & CULTURE

- ▶ 1 Eastbank Cultural Quarter
- ▶ 2 Theatre Royal, Stratford East
- ▶ 3 ABBA Arena
- ▶ 4 Rosetta Arts
- ▶ 5 FOLD
- ▶ 6 LDN East
- ▶ 7 English National Ballet
- ▶ 8 O2 Arena
- ▶ 9 ExCel

FOOD & DRINK

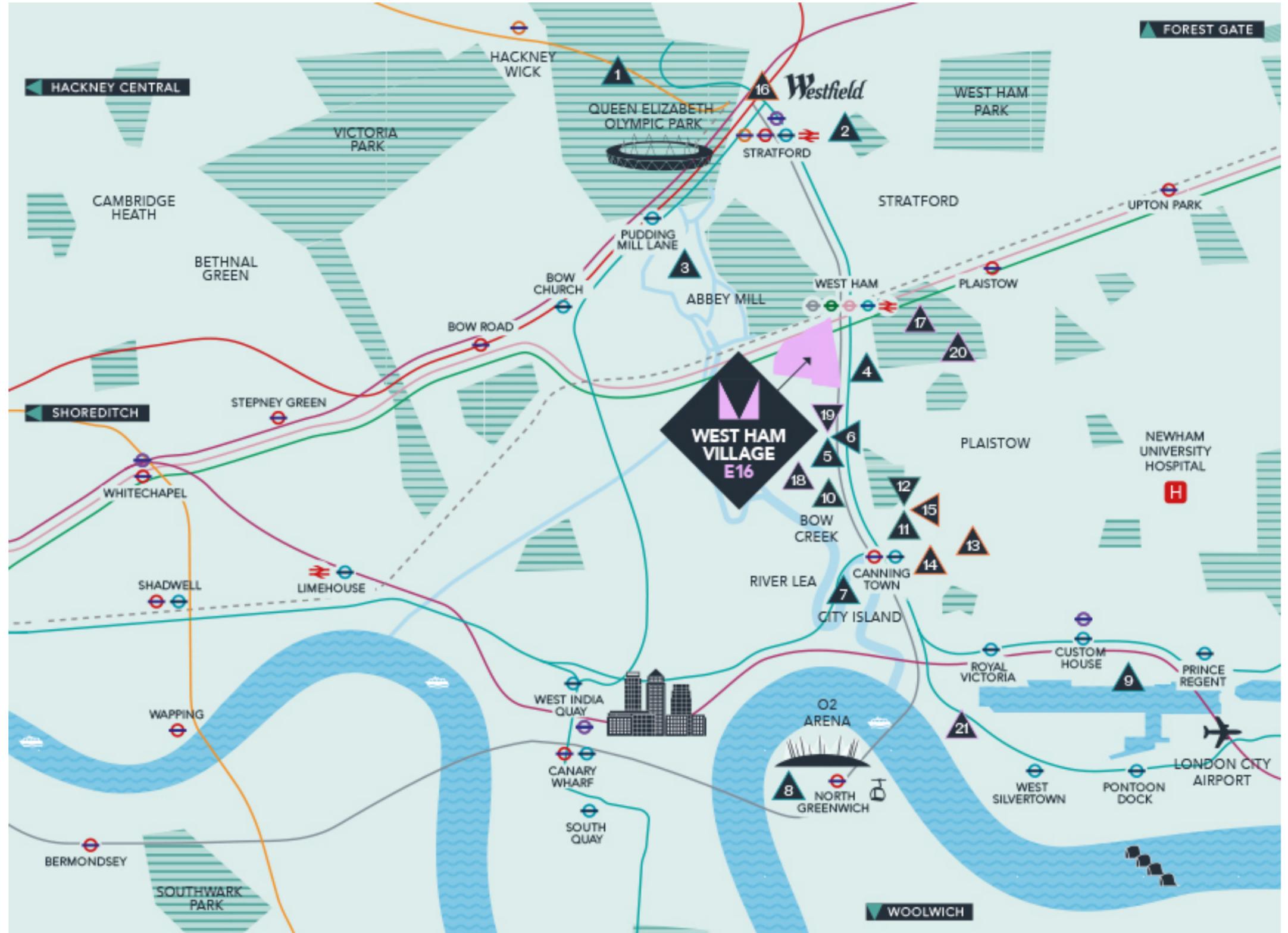
- ▶ 10 Starlane Pizza Bar and Studios
- ▶ 11 yapix
- ▶ 12 Zzetta

RETAIL

- ▶ 13 Hermit Road Shops
- ▶ 14 Morrisons, Canning Town
- ▶ 15 Tian Tian
- ▶ 16 Westfield Stratford

LEISURE

- ▶ 17 East London RFC
- ▶ 18 Cody Dock
- ▶ 19 New Docklands Steam Baths
- ▶ 20 Memorial Park
- ▶ 21 Royal Docks

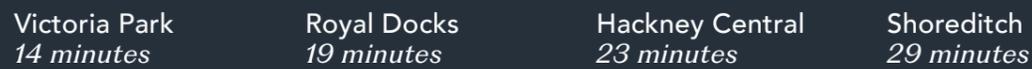


PLACES TO GO

people to see

Unparalleled connectivity, with 5 train lines for all major zone 1 destinations in under 30 minutes

Getting around couldn't be easier, with a whopping five key lines serving West Ham station: Jubilee, District, Hammersmith & City, Docklands Light Railway (DLR) and C2C rail.



WEST HAM STATION



WELCOME TO
your new home



Cherry Point

Life can be sweet at Cherry Point.

Welcome to your new sanctuary on a picturesque, landscaped avenue. Enjoy the convenience of a Sainsbury's Local and a coffee shop right on the ground floor, perfect for daily essentials and your morning coffee fix. Many apartments offer stunning views over The City, blending urban sophistication with serene surroundings. Experience a lifestyle that offers both comfort and convenience in one exceptional location.



Computer generated image is indicative only



The Shared Ownership studio, 1 and 2-bedroom apartments are located on floors two to fourteen of this impressive building. The apartments, along with the gardens and park, reflect a commitment to social and environmental responsibility, helping you save on bills while benefiting the planet.

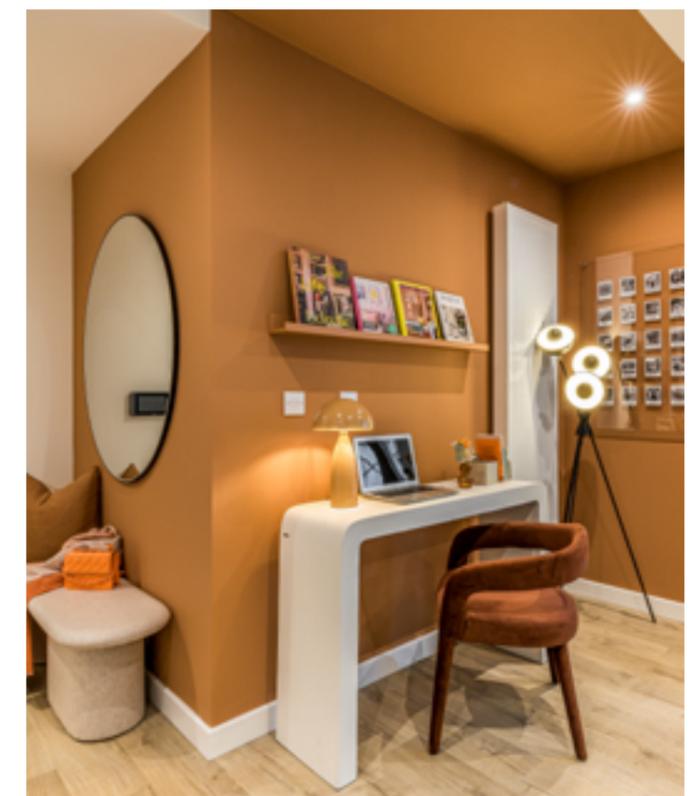
Each spacious apartment is designed for comfort and convenience, featuring practical details like full-height glass splashbacks, ample storage and built-in wardrobes. With elegant flooring, Juliet balconies and integrated appliances for your gorgeous modern kitchen, all that's left for you to do is move in.

1 bedroom apartment

**CLICK HERE AND
TAKE THE TOUR**

2 bedroom apartment

**CLICK HERE AND
TAKE THE TOUR**



EAST END GRIT

meet high-end spec

KITCHEN

Light Grey Matt Euro Cucina handleless kitchen

Dark Grey 22mm laminate worktops

Full height white glass splashback

Stainless steel sink

Stainless steel single level kitchen tap

Bosch integrated single oven

Bosch cooker hood

Bosch touch control Ceramic electric hob

Bosch fully integrated dishwasher

Zanussi integrated fridge/freezer

Washer Dryer (within utility cupboard)

BATHROOM

Hansgrohe chrome combined bath/shower mixer taps

Hansgrohe chrome wall mounted shower

Floor and wall mounted WC

Semi-recessed hand basin with Hansgrohe chrome mixer tap

Chrome electric heated towel rail with thermostatic element

BEDROOM

Built-in wardrobe to main bedroom

Grey carpet to bedrooms

INTERIOR FINISHES

Light Brown oak laminate flooring to hallways and kitchen/living/dining areas

Light Grey roller blinds to all windows

White paint finish to wall, ceilings and woodwork Mid-Grey

Mid-Grey wall and flooring tiling

ELECTRICAL

Recessed low energy LED downlighters throughout unit*

TV connection points to living room and bedrooms

Pre-wired for Sky Q**

Hyperoptic internet connection

SECURITY AND PEACE OF MIND

Fire rated and secure front entrance doors

Access to apartments via audio visual door entry system

Mains operated smoke detectors

12-year Premier warranty cover

2-year defect warranty from practical completion date

225-year lease

COMMUNAL

Mid-Grey tiled entrance lobby

Wi-Fi to entrance lobby



Show home photography

*With exception of Utility and Storage cupboards which have batten holder lighting. **This is a subscription service. 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 and without notice.



Cherry Point

FLOORPLANS



STUDIO

CHERRY POINT

WEST HAM VILLAGE



Plot 205



Total Internal Area 51.40m² 554 ft²

Kitchen 2.9 x 1.9 9' 4" x 6' 2"

Living/Dining 2.7 x 4.3 8' 11" x 14' 0"

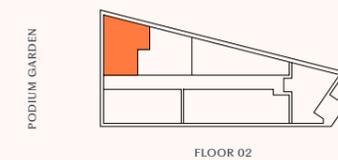
Bedroom 4.1 x 2.7 13' 4" x 8' 10"

Total Terrace Area 18.5m² 198 ft²

Apartment Location

Floor Plot

2 205



ST Storage
W Built-in wardrobe
U Utility
WD Washer Dryer

DW Dishwasher
FF Fridge Freezer
TU Tall Unit

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. Measurements are rounded down and we work towards 5% tolerance. 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. 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. Please speak to the sales team for more information.

ONE BEDROOM CHERRY POINT

Plots 201, 301, 401, 501, 601, 701, 801, 901,
1001, 1101, 1201, 1301 and 1401

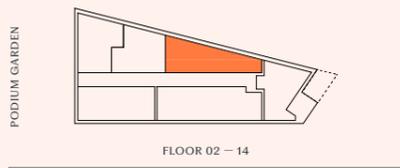
WEST HAM VILLAGE



Total Internal Area 58.40m² 629 ft²

Kitchen	3.7 x 1.9	12' 1" x 6' 0"
Living/Dining	8.7 x 3.6	28' 5" x 11' 8"
Bedroom	4.3 x 2.9	13' 11" x 9' 6"

Apartment Location



Floor Plot

2	201
3	301
4	401
5	501
6	601
7	701
8	801
9	901
10	1001
11	1101
12	1201
13	1301
14	1401

ST Storage	DW Dishwasher
W Built-in wardrobe	FF Fridge Freezer
U Utility	TU Tall Unit
WD Washer Dryer	

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ONE BEDROOM CHERRY POINT

Plot 202

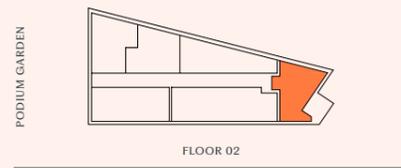
WEST HAM VILLAGE



Total Internal Area 59.10m² 637 ft²

Kitchen	2.2 x 3.2	7' 2" x 10' 5"
Living/Dining	5.8 x 4.0	19' 0" x 12' 11"
Bedroom	4.1 x 3.2	13' 5" x 10' 5"

Apartment Location



Floor Plot

2	202
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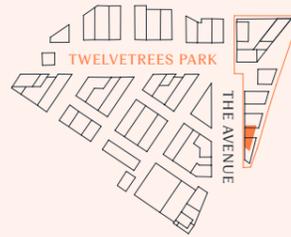
ST Storage	DW Dishwasher
W Built-in wardrobe	FF Fridge Freezer
U Utility	TU Tall Unit
WD Washer Dryer	

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ONE BEDROOM CHERRY POINT

Plots 305, 405, 505, 605, 705, 805,
905, 1005, 1105, 1205, 1305 and 1405

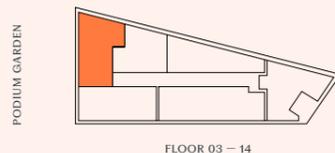
WEST HAM VILLAGE



Total Internal Area 60.70m² 653 ft²

Kitchen	3.7 x 2.9	12' 0" x 9' 7"
Living/Dining	2.9 x 6.8	9' 4" x 22' 4"
Bedroom	3.3 x 3.7	10' 8" x 12' 0"

Apartment Location



Floor	Plot
3	305
4	405
5	505
6	605
7	705
8	805
9	905
10	1005
11	1105
12	1205
13	1305
14	1405

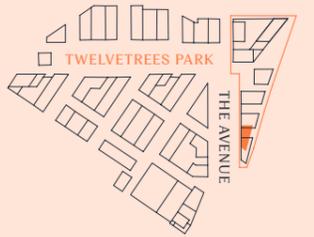
ST Storage	DW Dishwasher
W Built-in wardrobe	FF Fridge Freezer
U Utility	TU Tall Unit
WD Washer Dryer	

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TWO BEDROOM CHERRY POINT

Plots 203, 303, 403, 503, 603, 703, 803,
903, 1003, 1103, 1203, 1303 and 1403

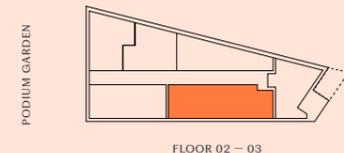
WEST HAM VILLAGE



Total Internal Area 77.40m² 833 ft²

Kitchen	4.4 x 1.9	14' 6" x 6' 2"
Living/Dining	6.3 x 3.6	20' 8" x 11' 9"
Bedroom 1	2.8 x 4.5	9' 1" x 14' 8"
Bedroom 2	3.7 x 3.3	12' 1" x 10' 8"

Apartment Location



Floor	Plot
2	203
3	303
4	403
5	503
6	603
7	703
8	803
9	903
10	1003
11	1103
12	1203
13	1303
14	1403

ST Storage	DW Dishwasher
W Built-in wardrobe	FF Fridge Freezer
U Utility	TU Tall Unit
WD Washer Dryer	

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TWO BEDROOM CHERRY POINT

WEST HAM VILLAGE



Plot 204



Total Internal Area 68.4m² 736 ft²

Room	Dimensions (m)	Dimensions (ft)
Kitchen/Dining	4.6 x 1.9	15' 0" x 6' 1"
Living	3.3 x 3.6	10' 9" x 11' 11"
Bedroom 1	3.9 x 3.3	12' 10" x 10' 8"
Bedroom 2	2.9 x 3.0	9' 4" x 9' 10"

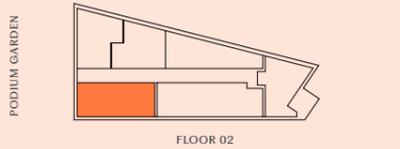
Total Terrace Area 8.5m² 92 ft²

ST	Storage	DW	Dishwasher
W	Built-in wardrobe	FF	Fridge Freezer
U	Utility	TU	Tall Unit
WD	Washer Dryer		

Apartment Location

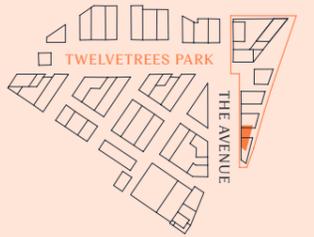
Floor Plot

2 204



TWO BEDROOM CHERRY POINT

WEST HAM VILLAGE



Plot 302



Total Internal Area 72.00m² 775 ft²

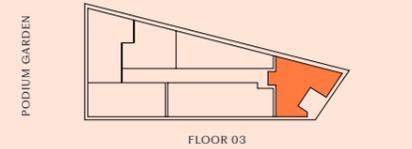
Room	Dimensions (m)	Dimensions (ft)
Kitchen/Dining	2.2 x 4.0	7' 3" x 12' 11"
Living	3.1 x 4.4	10' 2" x 14' 6"
Bedroom 1	4.0 x 4.0	13' 2" x 13' 0"
Bedroom 2	3.5 x 2.3	11' 5" x 7' 7"

ST	Storage	DW	Dishwasher
W	Built-in wardrobe	FF	Fridge Freezer
U	Utility	TU	Tall Unit
WD	Washer Dryer		

Apartment Location

Floor Plot

3 302



TWO BEDROOM CHERRY POINT

Plots 304, 404, 504, 604, 704, 804, 904,
1004, 1104, 1204, 1304 and 1404

WEST HAM VILLAGE

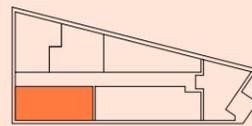


Total Internal Area 68.40m² 736 ft²

Kitchen/Dining	4.6 x 1.9	15' 0" x 6' 1"
Living	3.3 x 3.6	10' 9" x 11' 11"
Bedroom 1	3.9 x 3.3	12' 10" x 10' 8"
Bedroom 2	2.9 x 3.0	9' 4" x 9' 10"

Apartment Location

PODIUM GARDEN



FLOOR 03 - 14

Floor	Plot
3	304
4	404
5	504
6	604
7	704
8	804
9	904
10	1004
11	1104
12	1204
13	1304
14	1404

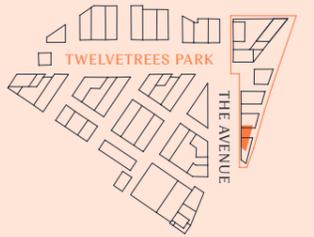
ST Storage	DW Dishwasher
W Built-in wardrobe	FF Fridge Freezer
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TWO BEDROOM CHERRY POINT

Plots 402, 502, 602, 702, 802, 902,
1002, 1102, 1202, 1302 and 1402

WEST HAM VILLAGE

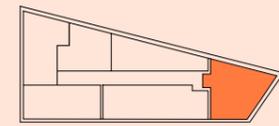


Total Internal Area 81.90m² 882 ft²

Kitchen	2.7 x 3.7	9' 0" x 12' 2"
Living/Dining	5.9 x 3.5	19' 5" x 11' 5"
Bedroom 1	3.1 x 4.0	10' 1" x 13' 0"
Bedroom 2	4.8 x 2.9	15' 10" x 9' 4"

Apartment Location

PODIUM GARDEN



FLOOR 02 - 14

Floor	Plot
4	402
5	502
6	602
7	702
8	802
9	902
10	1002
11	1102
12	1202
13	1302
14	1402

ST Storage	DW Dishwasher
W Built-in wardrobe	FF Fridge Freezer
U Utility	TU Tall Unit
WD Washer Dryer	

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. Measurements are rounded down and we work towards 5% tolerance. 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. 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. Please speak to the sales team for more information.

10 simple steps

to getting your foot on the property ladder through Shared Ownership with Peabody New Homes



1

Register your interest in one of our developments



2

Take a quick financial assessment



3

View the home and pay your reservation fee



4

Offering you a home



5

Full financial assessment & AML check completion



6

Appoint a Solicitor & apply for a mortgage



7

Secure a mortgage



8

The paperwork



9

Completion



10

Move in and start enjoying your new home!

Congrats!!!
you have just bought a home





More than just a place to live

We at Peabody have a proud legacy of helping generations of homebuyers and residents find their place in thriving neighbourhoods, communities and homes for over 160 years.

The team at Peabody New Homes is dedicated to finding you a home that is more than just a place to live. A place you can call your own. A place to belong. A place that you're proud to call home.

Find @PeabodyNewHomes on



BUILDING HISTORY

Formed over 160 years ago by the American financier and philanthropist George Peabody, Peabody is one of the UK's oldest and largest housing associations responsible for more than 107,000 homes and around 220,000 residents across London and the Home Counties.



CUSTOMER FOCUS

Whether it's your first or forever home, we know that buying a new place can be a demanding time. Our sales team is committed to guiding you through the process and helping you every step of the way. Rated "Excellent" on Trustpilot, we're proud to offer you a service that makes a difference.



QUALITY, DESIGN & SUSTAINABILITY

Peabody's reputation is one of the most respected in the housing industry renowned for quality, multi-award-winning and innovative design. We work with industry experts and continually monitor quality throughout the building process to reduce our impact on climate change, lessen our carbon footprint and create properties people are proud to call home.

Our Greener Homes Programme is our commitment to the environment and will aim to minimise our impact on the planet and support thriving neighbourhoods.

[Find out more >](#)



SOCIAL IMPACT

Our social purpose is why we exist. We re-invest the surplus made from the sale of our homes to provide more homes and services to those who need it most. We deliver services that support customers and the wider communities that we work in, and invest in local projects through our Community Foundation.

[Find out more >](#)

BE A PART OF
West Ham Village

VISIT
westhamvillage.co.uk

10 Avery Avenue
Newham, E16 4BF

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