



PLAISTOW
Hub

London Road, Plaistow



About Populo Living

Who are we?

Populo Homes is part of Populo Living Group, Newham Council's wholly owned housing company. We build quality homes for rent and look after the buildings and outdoor spaces, conduct and coordinate any maintenance needed and generally ensure all properties are kept in top condition.

Why rent with us?

We provide great homes, with great service, in great neighbourhoods.

From the moment you first get in touch with us, you'll find renting with Populo Living is a bit different. Because we understand the everyday challenges of living in and looking after a rented home, we've shaped the way we work to make things as easy as possible for our residents.

Dedicated service

Companies build houses; people make homes. When you're looking for a new place, our customer service team will be your first point of contact. They'll answer your queries, and help you deal with the paperwork. Once you move in, you'll find our team on-hand to look after the building and communal areas to a high professional standard.

Always transparent

When you rent with us, you'll know exactly what you're signing up to: straightforward contracts and paperwork, no hidden extras, no nasty surprises. You can see all our tenant fees in one place. We also promise regular communications to keep you informed of any work going on that might affect you or your home.

There when you need us

Your friendly property manager is on site regularly and will respond to all queries within one working day. If we can't solve them immediately, we'll be clear about what we propose to do and when.

Ensuring you peace of mind at all hours of the day and over the weekend, we provide emergency hotline for afterhours care, should an emergency arise you will have an out of hours point of contact. In addition to this we also guarantee alternative accommodation is provided in emergencies where necessary.

Sustainable and ethical

We know there's no Planet B, so we're determined to do things properly from the start. We'll always meet, or exceed, all green building standards now and in the future. We're minimising waste, noise, pollution and disruption when we build, and incorporating features that help our residents live greener – needing less energy to run their homes.

Customer Focussed

We want to make your letting experience as positive as possible for you and have therefore created additional offerings for residents at Plaistow Hub.

All our residents can sign up to Credit Ladder – this scheme reports rent payments to the four biggest UK credit reference agencies. This assists you to build up a high credit score which can help you to access finance at better rates and secure a mortgage should you wish to purchase your own home in the future.

We provide access to RentCafe our app which gives you the ability to access all of your documents within one location. You can also contact our team via the app aswell as by telephone or email.

We understand the moving process can be stressful and we aim to make this as smooth as possible for you. We offer bespoke furniture packs providing you with stylish furniture for your home which will be in the flat for when you move in. In addition the cost of the furniture is spread across your first years tenancy meaning no big outlay is required at the start of your tenancy.

We provide great homes, with great service, in great neighbourhoods.



Travel times

Travel times are shown in minutes



From Plaistow Hub

| | | | | | |
|---|----------|----|----------|----|-----------|
| 1 | Plaistow | 18 | West Ham | 28 | Stratford |
|---|----------|----|----------|----|-----------|



From Plaistow Hub

| | | | | | | | | | | | | | |
|---|----------|---|-----------|----|--------------|----|----------|----|---------|----|------------------|----|------------|
| 6 | West Ham | 8 | Stratford | 20 | Canary Wharf | 20 | Mile End | 21 | Barking | 34 | Liverpool Street | 35 | Tower Hill |
|---|----------|---|-----------|----|--------------|----|----------|----|---------|----|------------------|----|------------|



From Plaistow Station District Line

| | | | | | |
|---|----------|----|------------|----|------------|
| 2 | West Ham | 16 | Tower Hill | 25 | Embankment |
|---|----------|----|------------|----|------------|



From Plaistow Station Hammersmith and City Line

| | | | | | | | | | |
|---|---------|---|----------|----|------------------|----|------------|----|-------------|
| 7 | Barking | 8 | Mile end | 20 | Liverpool street | 25 | Farringdon | 28 | Kings Cross |
|---|---------|---|----------|----|------------------|----|------------|----|-------------|



From West Ham Station Jubilee Line

| | | | | | | | |
|---|-----------|---|--------------|----|---------------|----|----------|
| 3 | Stratford | 6 | Canary Wharf | 13 | London Bridge | 16 | Waterloo |
|---|-----------|---|--------------|----|---------------|----|----------|



From West Ham Station DLR

| | |
|----|--------------|
| 10 | City Airport |
|----|--------------|



Communal area

Specification



Kitchen

Matt kitchens with Silestone worktops and full height under unit laminate upstand

Under unit lighting

Undermounted stainless steel sink with Hansgrohe mixer tap

Beko electric oven, microwave, induction hob and Smeg integrated cooker hood

Integrated Beko fridge freezer

Beko integrated dishwasher

Beko freestanding washer / dryer located in store cupboard

Bathroom & Ensuite

Contemporary white bathroom suite comprising bath (to main bathroom), wall hung WC with soft close seat, semi recessed basin with Hansgrohe chrome mixer tap

Mirrored cabinet with shelving unit where possible

Chrome flush plate

Hansgrohe chrome thermostatic shower mixer and bath tap

Single glass shower screen to bath

Sliding shower enclosure door to ensuite

Large format wall tiling to bath and tiled upstand

Heated black towel rail

Specification



Flooring

Wood effect laminate flooring to hall, living areas and kitchen

Large ceramic format tiling to bathrooms and ensuites

Carpets to bedrooms and stairs/ landings (where relevant)

General

Ceilings, architraves, and skirtings painted white

Walls painted in white

Graphite grey internal doors with satin stainless steel ironmongery

Built in handleless wardrobes to master bedroom/ all bedrooms

Underfloor heating

Roller blinds to all windows

Electrical

Downlighting to Kitchen, bathroom, hallway, living areas and bedrooms

White sockets and switches throughout

Mixed media outlet to living room and all bedrooms

Smoke and heat detectors

Audio/video door entry system

Shaver socket to bathroom



Communal area





PLAISTOW
Hub

London Road, Plaistow

Apartments 1, 4, 8, 13, 18, 23, 28, 33, 38, 43, 48, 53, 58, 63, 68, 73, 78, 83, 88 and 94

One bedroom apartment

Internal area 51.2m² / 551ft²

Dimensions

| | | |
|---------------------------|------------|---------------|
| Kitchen/Living/ Dining | 5.2 x 5.1m | 17'0" x 16'8" |
| Bedroom 1 | 3.9 x 3.1m | 12'9" x 10'2" |

Levels

Upper Ground, 1, 2, 3, 4, 5, 6, 7, 8, 9,
10, 11, 12, 13, 14, 15, 16, 17 & 18



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PLAISTOW
Hub

London Road, Plaistow

Apartments 3, 6, 10, 15, 20, 25, 30, 35, 40,
45, 50, 55, 60, 65, 70, 75, 80, 85, 90 and 96

One bedroom apartment

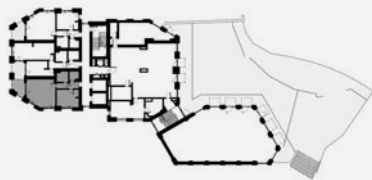
Internal area 51.5m² / 555ft²

Dimensions

| | | |
|---------------------------|------------|---------------|
| Kitchen/Living/ Dining | 5.2 x 5.1m | 17'0" x 16'8" |
| Bedroom 1 | 4.1 x 3.3m | 13'5" x 10'9" |

Levels

Upper Ground, 1, 2, 3, 4, 5, 6, 7, 8, 9,
10, 11, 12, 13, 14, 15, 16, 17, 18 & 19



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PLAISTOW

Hub

London Road, Plaistow

Apartments 2, 5, 9, 14, 19, 24, 29, 34, 39, 44, 49, 54, 59, 64, 69, 74, 79, 84, 89 and 95

One bedroom apartment

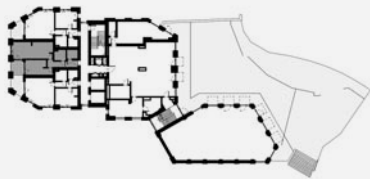
Internal area 50.7m² / 545ft²

Dimensions

| | | |
|---------------------------|------------|---------------|
| Kitchen/Living/ Dining | 7.2 x 3.1m | 23'7" x 10'2" |
| Bedroom I | 5.0 x 2.8m | 16'4" x 9'2" |

Levels

Upper Ground, 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18 & 19



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PLAISTOW
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London Road, Plaistow

Apartment 7

One bedroom apartment

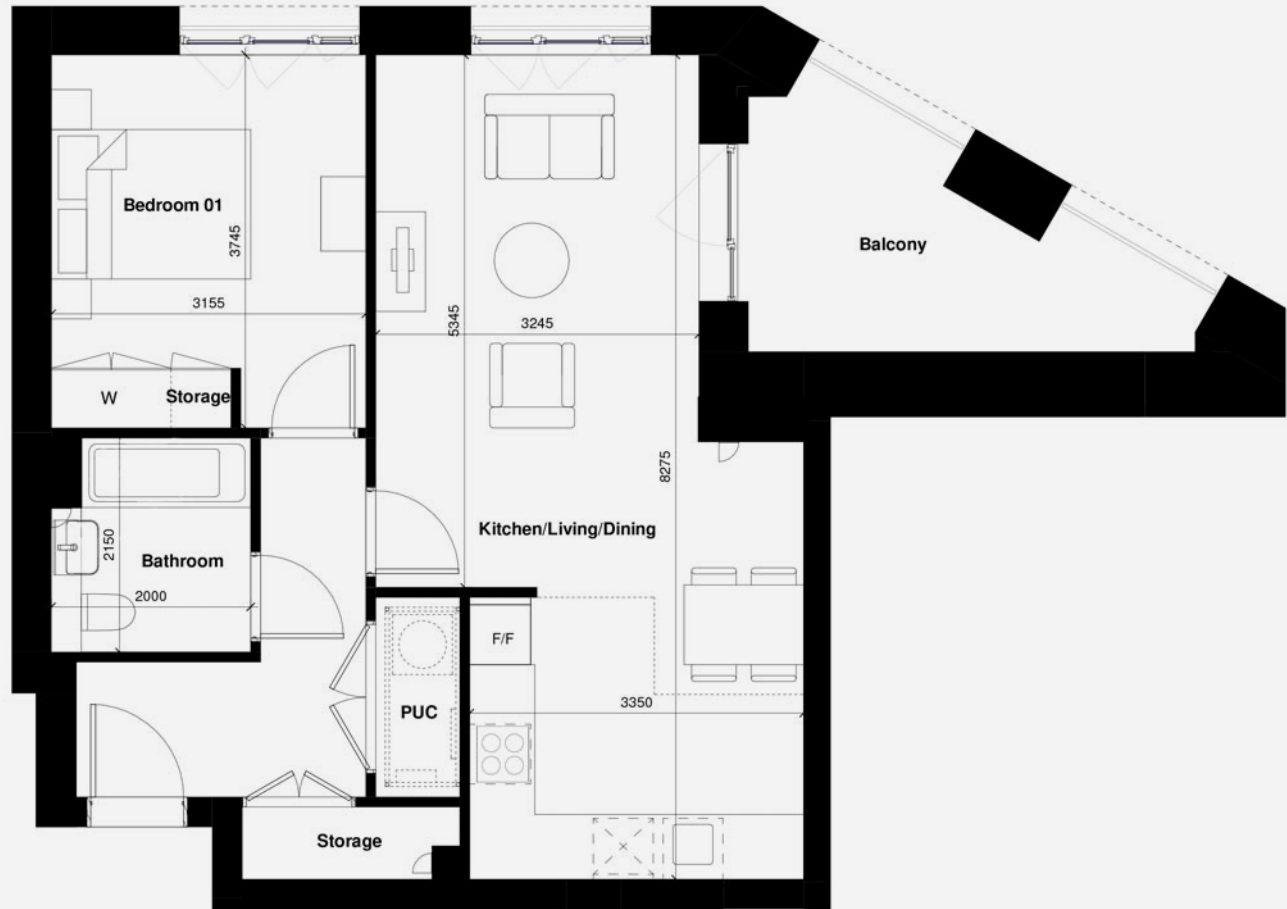
Internal area 56.4m² / 607ft²

Dimensions

| | | |
|---------------------------|------------|---------------|
| Kitchen/Living/ Dining | 3.6 × 8.3m | 11'9" × 27'2" |
| Bedroom I | 3.2 × 3.7m | 10'5" × 12'1" |

Level

I



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London Road, Plaistow

Apartments 12, 17, 22, 27, 32, 37, 42, 47, 52, 57, 62, 67, 72, 77, 82, 87

Two bedroom apartment

Internal area 77.6m² / 835ft²

Dimensions

| | | |
|---------------------------|------------|---------------|
| Kitchen/Living/ Dining | 5.3 x 4.8m | 17'4" x 15'8" |
| Bedroom 1 | 3.3 x 3.7m | 10'9" x 12'1" |
| Bedroom 2 | 2.9 x 3.4m | 9'6" x 11'1" |

Levels

2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16 & 17



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London Road, Plaistow

Apartments 11, 16, 21, 26, 31, 36, 41, 46, 51, 56, 61, 66, 71, 76, 81 and 86

Two bedroom apartment

Internal area 78.0m² / 840ft²

Dimensions

| | | |
|---------------------------|------------|---------------|
| Kitchen/Living/ Dining | 6.0 × 4.8m | 19'8" × 15'8" |
| Bedroom 1 | 3.7 × 4.8m | 12'1" × 15'8" |
| Bedroom 2 | 2.7 × 4.8m | 8'10" × 15'8" |

Levels

2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16 & 17



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London Road, Plaistow

Apartments 93

Two bedroom apartment

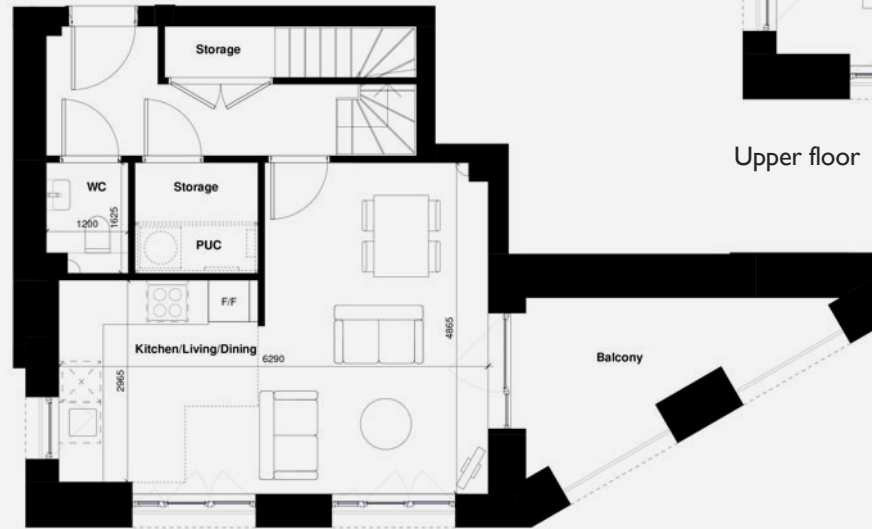
Internal area 84.2m² / 906ft²

Dimensions

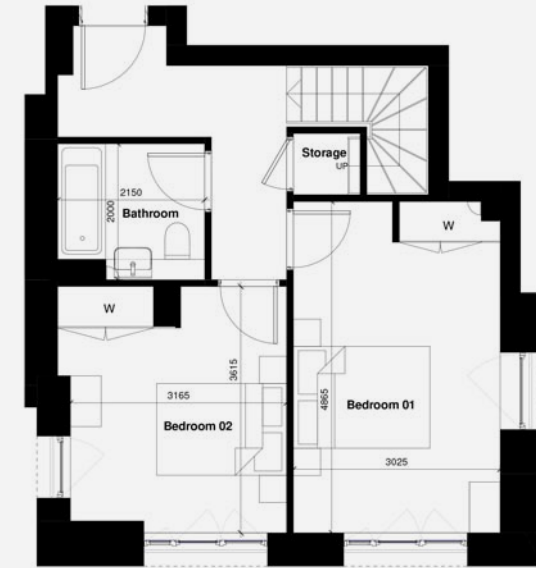
| | | |
|---------------------------|------------|---------------|
| Kitchen/Living/ Dining | 6.3 x 4.9m | 20'8" x 16'0" |
| Bedroom 1 | 3.0 x 4.9m | 9'10" x 16'0" |
| Bedroom 2 | 3.2 x 3.6m | 10'5" x 10'9" |

Level

18



Lower floor



Upper floor

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London Road, Plaistow

Apartments 92

Two bedroom apartment

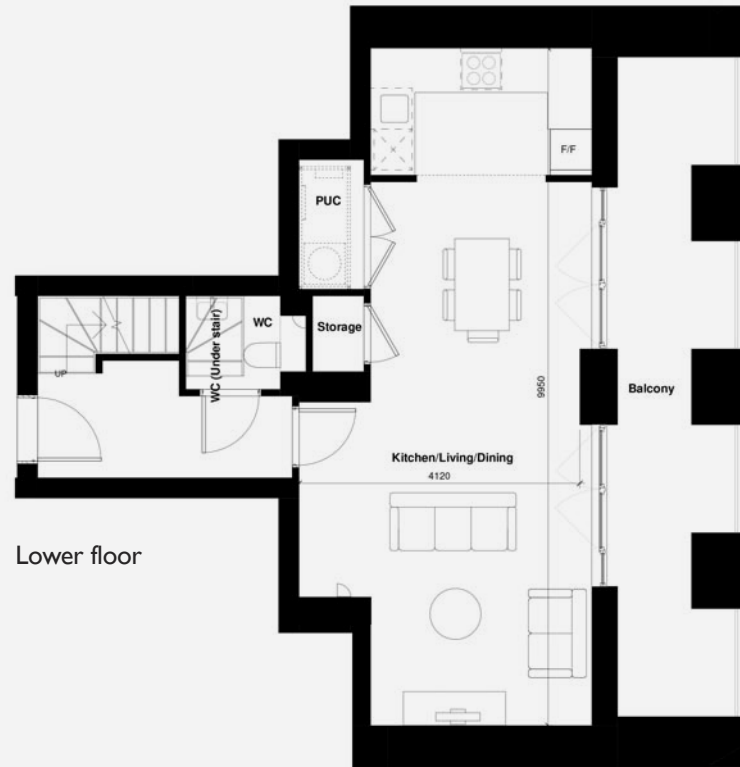
Internal area 99.1m² / 1066ft²

Dimensions

| | | |
|---------------------------|-------------|---------------|
| Kitchen/Living/ Dining | 4.1 x 10.0m | 13'5" x 32'9" |
| Bedroom 1 | 3.2 x 3.5m | 11'5" x 11'5" |
| Bedroom 2 | 3.2 x 3.5m | 11'5" x 11'5" |

Level

18



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London Road, Plaistow

Apartments 91

Two bedroom apartment

Internal area 85.4m² / 919ft²

Dimensions

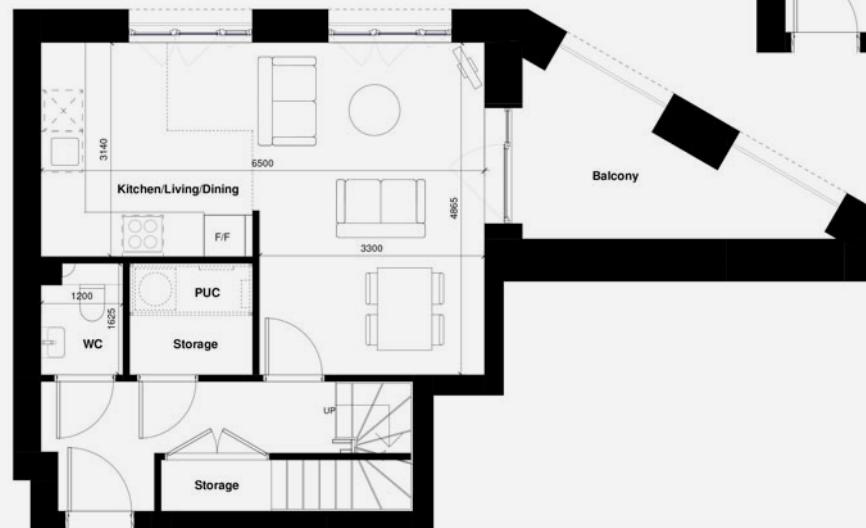
| | | |
|---------------------------|------------|---------------|
| Kitchen/Living/ Dining | 6.5 × 4.9m | 21'3" × 16'0" |
| Bedroom 1 | 3.0 × 4.9m | 9'10" × 16'0" |
| Bedroom 2 | 3.4 × 3.6m | 11'1" × 11'9" |

Level

18



Upper floor



Lower floor

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London Road, Plaistow

Apartments 97

Two bedroom apartment

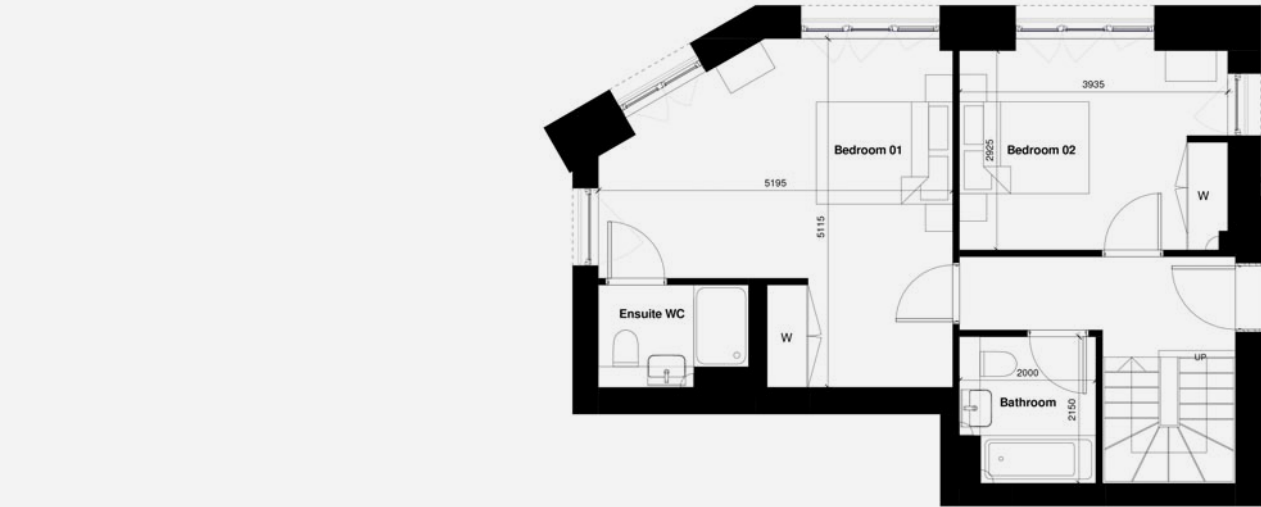
Internal area 102.2m² / 1100ft²

Dimensions

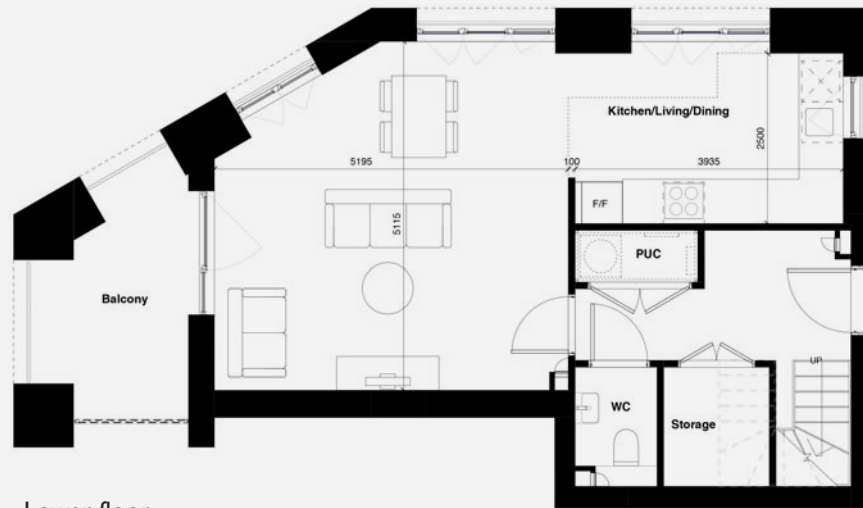
| | | |
|---------------|------------|---------------|
| Kitchen | 3.4 x 2.5m | 11'1" x 8'2" |
| Living/dining | 5.1 x 5.1m | 16'8" x 16'8" |
| Bedroom 1 | 5.2 x 5.1m | 17'0" x 16'8" |
| Bedroom 2 | 3.9 x 2.9m | 12'9" x 9'6" |

Level

20



Upper floor



Lower floor

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London Road, Plaistow

Apartments 98

Two bedroom apartment

Internal area 87.9m² / 946ft²

Dimensions

| | | |
|---------------------------|------------|---------------|
| Kitchen/Living/ Dining | 5.0 x 6.0m | 16'4" x 19'8" |
| Bedroom 1 | 5.0 x 2.8m | 16'4" x 9'2" |
| Bedroom 2 | 3.4 x 3.1m | 11'1" x 10'2" |

Level

20



Upper floor



Lower floor

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London Road, Plaistow

Apartments 99

Two bedroom apartment

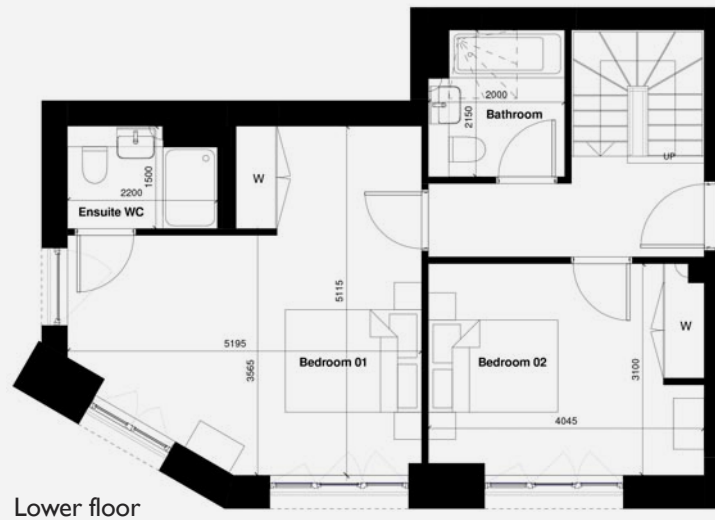
Internal area 103.3m² / 556ft²

Dimensions

| | | |
|---------------|------------|---------------|
| Kitchen | 3.4 x 2.5m | 11'1" x 8'2" |
| Living/dining | 5.1 x 5.1m | 16'8" x 16'8" |
| Bedroom 1 | 5.2 x 5.1m | 17'0" x 16'8" |
| Bedroom 2 | 4.0 x 3.1m | 13'1" x 10'2" |

Level

20



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London Road, Plaistow

Apartments 100

Three bedroom apartment

Internal area 145.6m² / 1567ft²

Dimensions

| | | |
|--------------|------------|----------------|
| Kitchen area | 3.6 × 2.4m | 11'9" × 7'10" |
| Dining area | 9.1 × 2.7m | 29'10" × 8'10" |
| Living area | 4.1 × 5.3m | 13'5" × 17'4" |
| Bedroom 1 | 4.8 × 3.3m | 15'8" × 10'9" |
| Bedroom 2 | 4.8 × 3.3m | 15'8" × 10'9" |
| Bedroom 3 | 3.9 × 3.1m | 12'9" × 10'2" |

Level

20



Upper floor



Lower floor

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For further information call
0204 587 2445

