

L&Q at

ACTON  
GARDENS

LONDON W3

L&Q

# Invest in the future

*and own your own home*

**L&Q are delighted to offer a selection of 1 and 2 bedroom Shared Ownership apartments in this stunning development.**

Acton Gardens is a major redevelopment that has evolved and continues to do so with the latest phase. In simple terms, the vision for Acton Gardens is to affect an urban transformation and create an idyllic and highly desirable place to live. This development sets out to become a model for 21st century urban living, to successfully encompass the key issues of social cohesiveness, transport, environment, technology, and to become an exemplar for the finest architecture.

Acton Gardens is much more than a showcase for beautiful architecture and social responsibility. It is the creation of a vibrant new urban quarter, a complete community, reconnected to its surroundings. For far too long this area has been cut-off from its neighbours, unable to enjoy the benefit of its West London location.

Stylish living  
*and a wonderful location*



# So much to see and do

For interesting shops, restaurants, parks and pavement cafés, the riverside offers a lifestyle where you can stroll, browse, and meet up with friends, Chiswick has no equal. All the fun of this desirable London village is on your doorstep at Acton Gardens.

The parks of West London offer a range of enjoyable outdoor activities. Close to home, in Acton Park you can enjoy a round of golf at Putt in the Park or maybe even a game of tennis.

Connoisseurs of historic architecture will be entranced by Chiswick House, whose gardens are full of classical statuary, and Gunnersbury Park also has its share of intriguing historic buildings as well as lakes and an Italian Garden.



Putt In The Park, Acton Park



Fed and Watered Restaurant



Italian Gardens



Gunnersbury Park



Acton High Street



JG Contemporary Art



Places to visit  
and neighbourhoods to explore

Computer generated image

Local area



**Culture**

The Riverside studios has undergone a major refurbishment, while the Hammersmith Lyric is known for its innovative theatre, comedy and musicals. Eventim Apollo and O2 Shepherds Bush Empire are close by while the West End is just half an hour away by tube.

Hammersmith:  
2.8 Miles\*



**Riverside**

Explore the beautiful riverside of Kew and Richmond, walk or cycle ride along the Thames. There are several rowing clubs along this stretch of the river, or relax at one of the riverside pubs.

Kew Riverside:  
1.5 Miles\*



**Eat and Drink**

Fine dining, gastro pubs and cafes – Chiswick is full of an appealing mix of eateries. Acton is popular for its cosmopolitan cuisine – Lebanese, French, Thai and Chinese to name just a few.

Chiswick High Road:  
0.8 Miles\*



**Parks**

Meet friends, go for a run, enjoy a Sunday afternoon stroll, try boating on the lake or wander around the museum. Opened in 1929 it's a showcase for local history and archaeology, costume and fine art. There's plenty to see and do at Gunnersbury Park.

Gunnersbury Park  
1.0 Miles\*



**Shopping**

Explore Westfield, London's largest shopping destination. Apple, House of Fraser and Marks and Spencer are popular occupants along with designer brands such as Gucci and Mulberry.

Westfield:  
2.8 Miles\*



**Sports**

See the biggest stars in tennis when they descend on Wimbledon, or pick a spot by the river to view the Boat Race. Twickenham Stadium, the home of English Rugby, is the place to enjoy national and international fixtures.

Wimbledon:  
8.4 Miles\*

# Well connected location

**In addition to benefiting from local amenities, Acton Gardens also benefits from excellent transport connections, providing easy access to the rest of London.**

Acton Gardens is situated between five key rail connections: South Acton, Acton Central, Acton Main Line, Acton Town and Chiswick Park. The nearest tube station is Acton Town (Piccadilly & District Lines) approximately nine a minutes' walk (0.5 miles). South Acton Overground Station is about a four minutes' walk (0.2 miles).

Public transport will soon become even better, as Crossrail will be operating from Acton Main Line station, bringing speedy new connections to key destinations when service begins. From 2019, Acton Gardens will enjoy direct connections between all of London's main employment centres from Heathrow to Paddington, the West End to the City and Canary Wharf.

Crossrail is Europe's largest infrastructure project. Stretching from Reading and Heathrow in the west, across to Shenfield and Abbey Wood in the east, the new railway will cover over 100km of track including 21km of new twin-bore rail tunnels and 10 new stations.

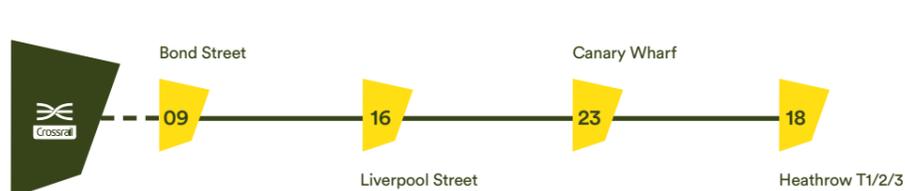
### Acton Town Tube Station - 9 mins walk



### South Acton Overground Station - 5 mins walk



### Acton Main Line Station - 20 mins bus ride



Train times taken from [tfl.gov.uk](http://tfl.gov.uk)  
Distances taken from [www.google.co.uk/maps](http://www.google.co.uk/maps)



With a lifestyle you will love, in a well connected location. Acton Gardens is perfectly situated in the heart of Acton. With Shared Ownership at L&Q, you could make it possible.





# Specification

Every apartment at Acton Gardens has an internal specification of the highest quality. This is to ensure long lasting elegance, ideal for busy city lifestyles, which make a perfect home.

## Kitchen

Modern kitchen cabinets with a complementary laminate worktop and matching upstand  
Under cupboard lighting  
Stainless steel 1½ bowl sink  
Chrome mixer tap  
Full suite of kitchen appliances including oven, ceramic hob, integrated fridge freezer, extractor hood and dishwasher

## Bathroom/En suite

Ceramic tiled walls and floors in a contemporary colour palette  
Chrome ladder towel radiator  
Contemporary white sanitary ware with anti-slip, handleless bath  
Semi recessed sink and WC  
Chrome basin mixer tap  
Bathrooms – bath screen fitted over bath  
En-suites - shower enclosure with white shower tray  
Thermostatic shower mixers to bathrooms and en suites  
Mirrors provided to bathroom and ensuites

## Bedroom

Carpet flooring to bedrooms  
Built in sliding door wardrobe to master bedroom only

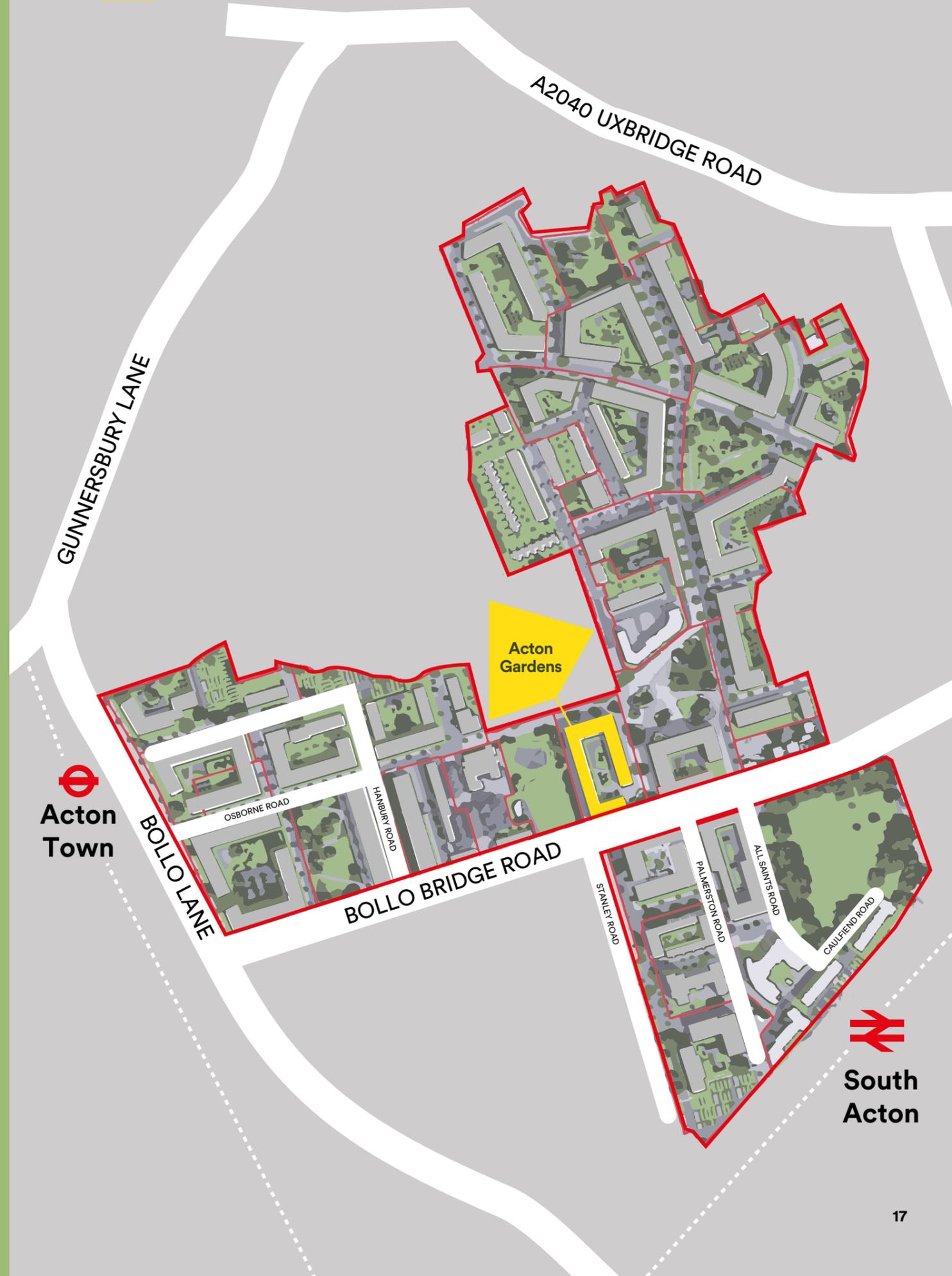
## General

Wood effect Amtico flooring to kitchen/dining/living areas and hallways  
Free standing washing machine in either kitchen or store cupboard  
White emulsion to walls and ceilings  
White satin woodwork  
Flush painted internal doors with stainless steel ironmongery  
Hardwood front entrance door  
Private balcony of terrace to every home  
NHBC 12 year warranty  
Secure basement cycle storage

## Heating & Electrical

Underfloor heating  
LED downlights to hallway/kitchen/dining/living areas  
Pendant lighting to bedrooms  
Provision for Sky Q (subscription will be required)  
Video door entry system

The specification of the properties is correct at the date of print but may change as building works progress. Any images are indicative of the anticipated quality and style of the specification and may not represent the actual furnishings and fittings of the properties. Unless specifically incorporated in writing into the sales contract the specification is not intended to form part of any offer, contract, warranty or representation and should not be relied upon as a statement or representation of fact.



# Site plan and plot locators

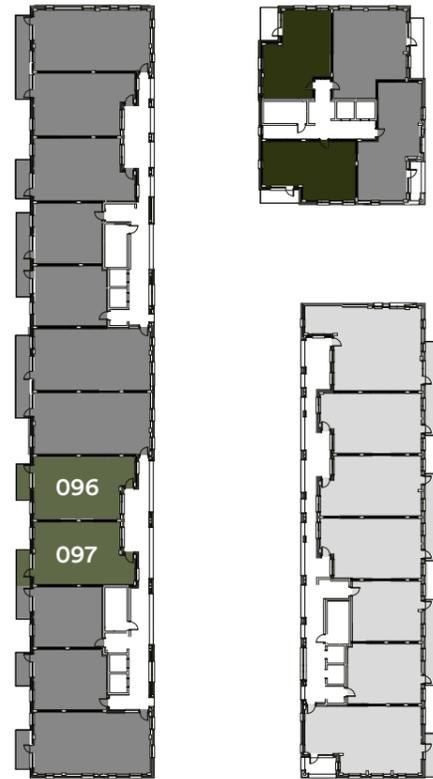


**Key**

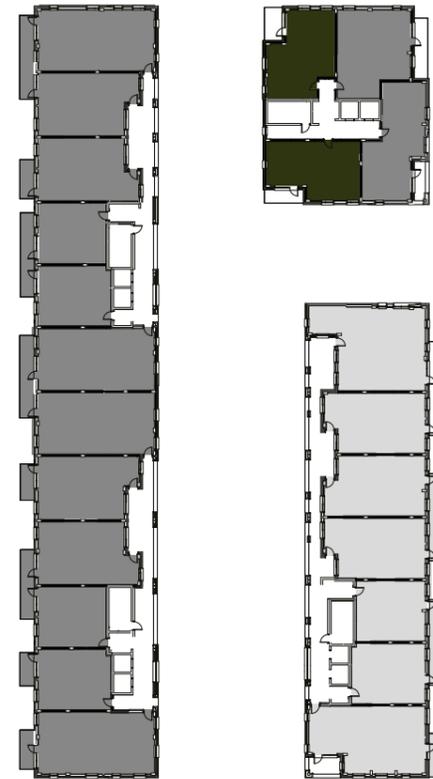
- One bedroom apartments
- Two bedroom apartments
- Shared Equity
- Market sale
- Affordable rent

The floor plans provided are intended to only give a general indication of the proposed floor layout, are not drawn to scale and are not intended to form part of any offer, contract, warranty or representation. Measurements are given to the widest point, are approximate and are given as a guide only. They must not be relied upon as a statement or representation of fact. Do not use these measurements for carpet sizes, appliance spaces or items of furniture. Kitchen, bathroom and utility layouts may differ to build, and specific plot sizes and layouts may vary within the same unit type. For further clarification regarding specific individual plots, please ask our Sales Associates.

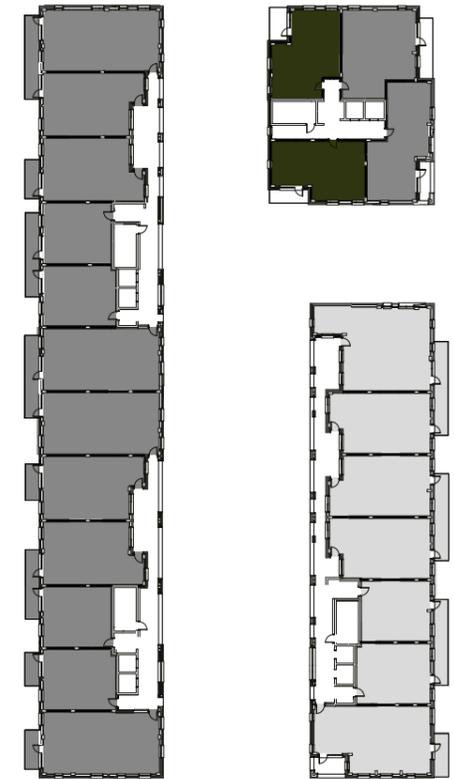
Fourth Floor



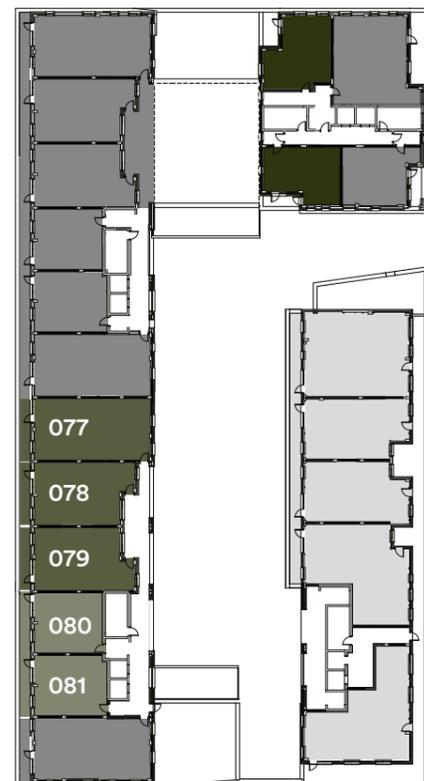
Fifth Floor



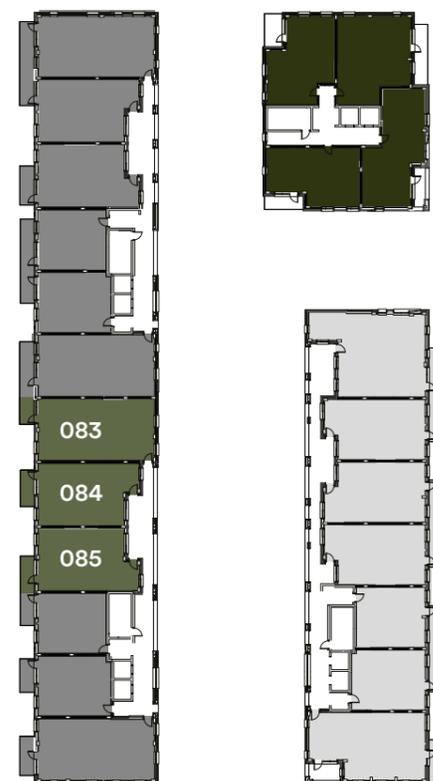
Sixth Floor



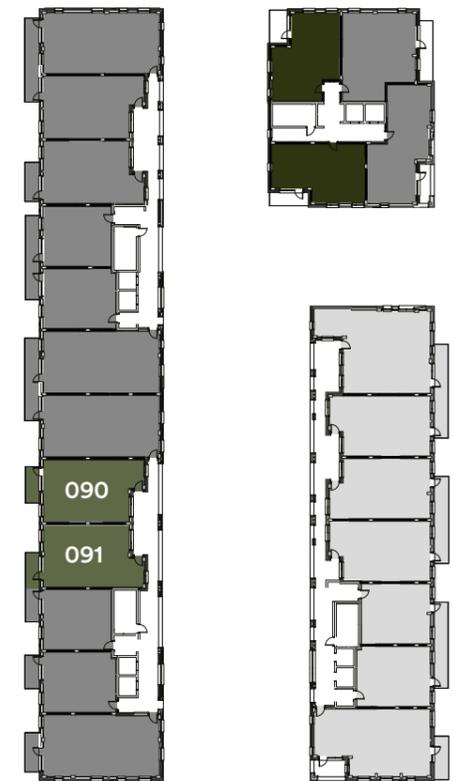
First Floor



Second Floor



Third Floor



# One bedroom apartment

Plot 081

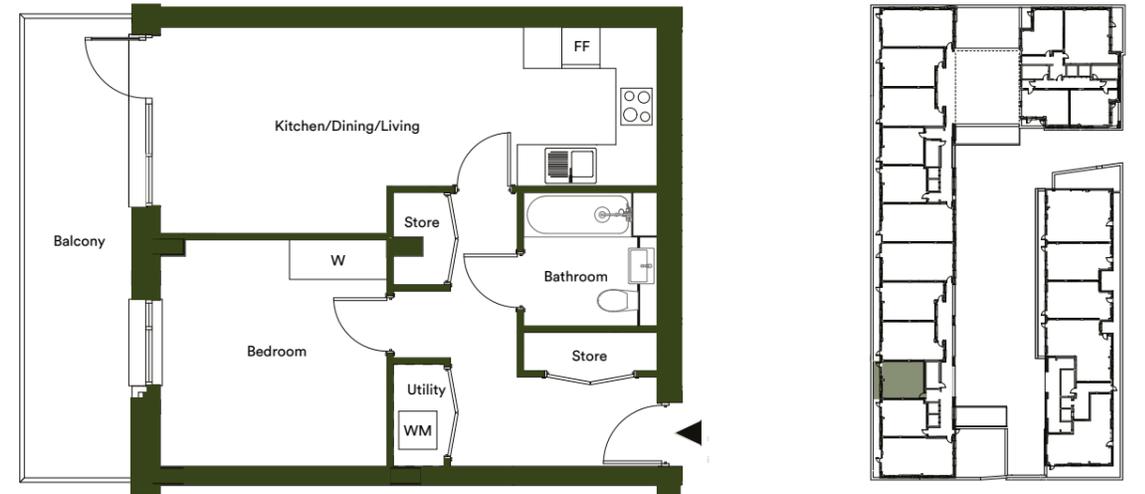


Dimensions	Metric	Imperial	Floor	Plot
Living/Dining/Kitchen	8.41m x 3.34m	27'6" x 11'0"	1	081
Bedroom	3.55m x 4.00m	11.6'X" x 13'1"		
<b>Total Internal Area</b>	<b>57.27m<sup>2</sup></b>	<b>616ft<sup>2</sup></b>		
Terrace	1.26m x 7.16m	4'1" x 23'4"		

Key: W - Wardrobe \ FF - Fridge freezer \ WM - Washing Machine \ HEC - Heating and electrical controls  
 Please be aware the storage cupboard may include heating and electrical controls, which may reduce the storage available.  
 Please ask sales associate for more information.

# One bedroom apartment

Plot 080

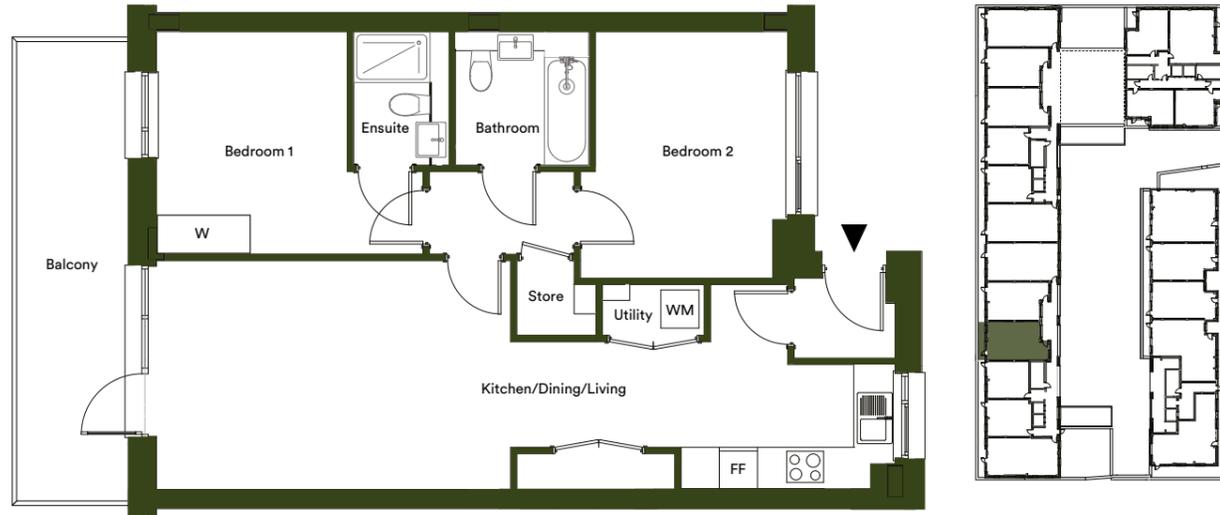


Dimensions	Metric	Imperial	Floor	Plot
Living/Dining/Kitchen	7.86m x 3.29m	25'7" x 10'8"	1	080
Bedroom	3.60m x 3.61m	11'8" x 11'8"		
<b>Total Internal Area</b>	<b>53.89 m<sup>2</sup></b>	<b>580ft<sup>2</sup></b>		
Terrace	1.26m x 7.24m	4'1" x 23'7"		

Key: W - Wardrobe \ FF - Fridge freezer \ WM - Washing Machine \ HEC - Heating and electrical controls  
 Please be aware the storage cupboard may include heating and electrical controls, which may reduce the storage available.  
 Please ask sales associate for more information.

# Two bedroom apartment

Plot 079, 085, 091, 097

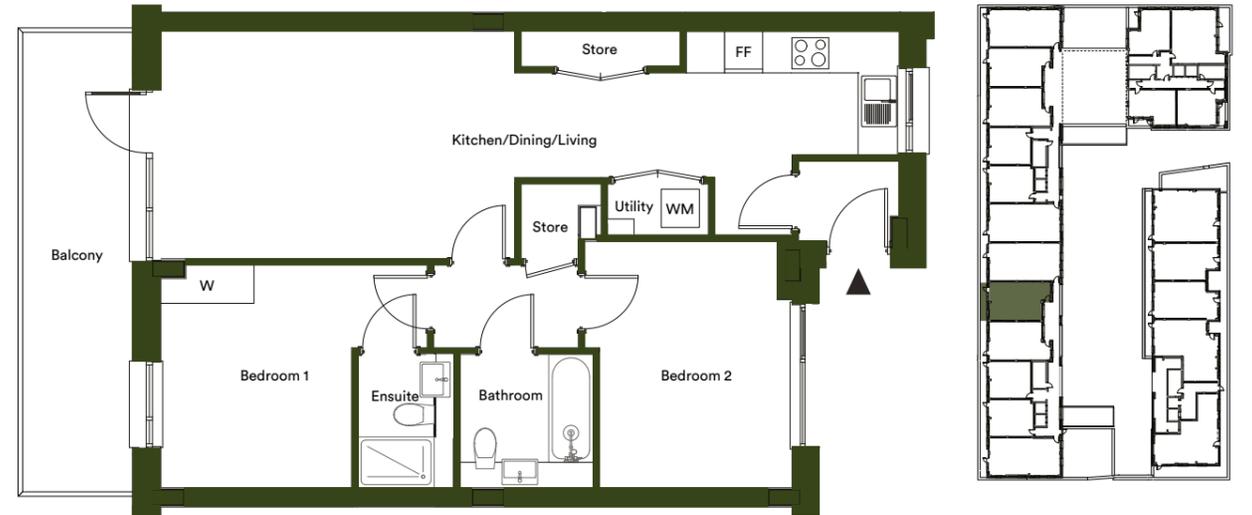


Dimensions	Metric	Imperial	Floor	Plot
Living/Dining/Kitchen	5.61m x 3.64m	18'4" x 11'9"	1	079
Bedroom 1	3.04m x 3.54m	10'0" x 11'6"	2	085
Bedroom 2	3.07m x 3.92m	10'1" x 12'8"	3	091
<b>Total Internal Area</b>	<b>77.0m<sup>2</sup></b>	<b>829ft<sup>2</sup></b>	4	097
Terrace	1.26m x 7.44m	4'1" x 24'4"		

Key: W - Wardrobe \ FF - Fridge freezer \ WM - Washing Machine \ HEC - Heating and electrical controls  
 Please be aware the storage cupboard may include heating and electrical controls, which may reduce the storage available.  
 Please ask sales associate for more information.

# Two bedroom apartment

Plot 078, 084, 090, 096

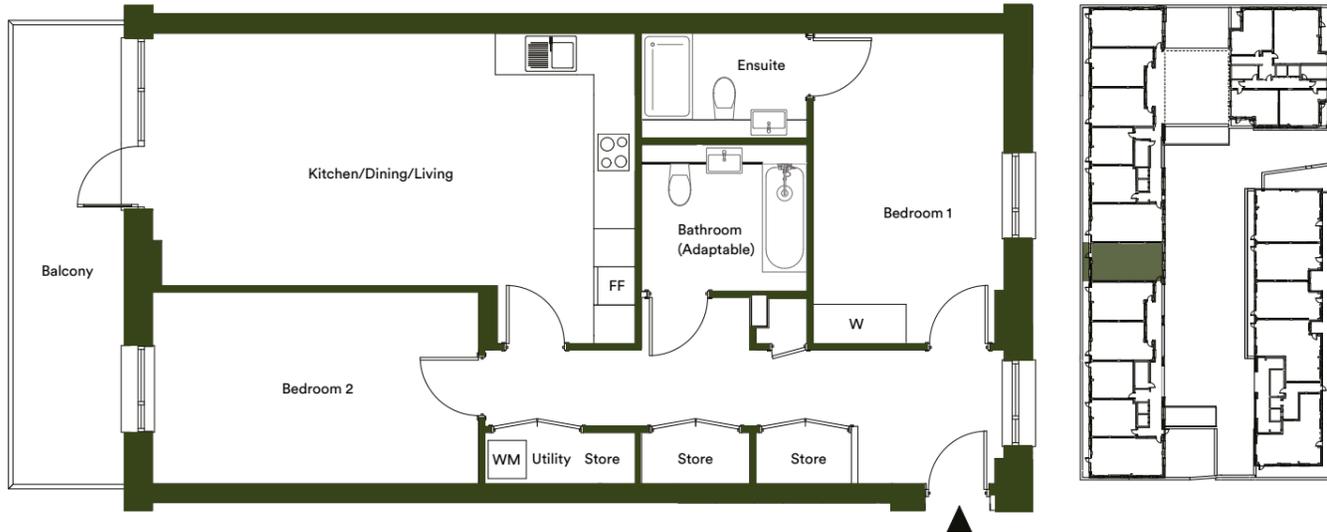


Dimensions	Metric	Imperial	Floor	Plot
Living/Dining/Kitchen	5.61m x 3.64m	18'4" x 11'9"	1	078
Bedroom 1	3.04m x 3.54m	10'0" x 11'6"	2	084
Bedroom 2	3.07m x 3.92m	10'1" x 12'8"	3	090
<b>Total Internal Area</b>	<b>77.0m<sup>2</sup></b>	<b>829ft<sup>2</sup></b>	4	096
Terrace	1.26m x 7.52m	4'1" x 24'6"		

Key: W - Wardrobe \ FF - Fridge freezer \ WM - Washing Machine \ HEC - Heating and electrical controls  
 Please be aware the storage cupboard may include heating and electrical controls, which may reduce the storage available.  
 Please ask sales associate for more information.

# Two bedroom apartment

Plot 077, 083



Dimensions	Metric	Imperial	Floor	Plot
Living/Dining/Kitchen	7.83m x 4.01m	25'6" x 13'2"	1	077
Bedroom 1	3.04m x 4.86m	10'0" x 15'9"	2	083
Bedroom 2	5.17m x 3.05m	16'9" x 10'0"		
<b>Total Internal Area</b>	<b>94.73m<sup>2</sup></b>	<b>1020ft<sup>2</sup></b>		
Terrace	1.26m x 7.41m	4'1" x 24'3"		

Key: W - Wardrobe \ FF - Fridge freezer \ WM - Washing Machine \ HEC - Heating and electrical controls  
 Please be aware the storage cupboard may include heating and electrical controls, which may reduce the storage available.  
 Please ask sales associate for more information.



Computer generated image



# Make it Happen

## Shared Ownership at Acton Gardens

When buying a home in London, Shared Ownership at Acton Gardens is a stepping stone to get you on the ladder.

You can buy a 25% -75% share of your new home. You'll then pay a mortgage on this and subsidised rent to us on the remaining share. Usually you need a deposit of just 10% of the value of your share, meaning you can enjoy the stability of home ownership with a much lower upfront cost.

As time goes on and your income rises, you'll have the option to 'staircase' – to increase the amount you own by buying extra shares. You can do this up to three times, with prices based on the market value of your home at the time, and some fees involved. Eventually, you can own 100% of your home, and no longer pay rent.

Eligibility criteria applies. You must have a maximum household income of £90,000. Speak with our sales associate for more information.

# Better homes *and better lives*

**We've been building homes since 1963 and are committed to creating homes and neighbourhoods everyone can be proud of.**

At L&Q we believe passionately that people's health, security and happiness depend on where they live. We create better places to live by delivering high quality homes, neighbourhoods and housing services that people can afford.

With over 50 years' experience, we have what it takes to do things right. We aim to deliver great service to every customer, every time, and we're always looking for ways to improve ourselves.

Our relationships are built on trust, transparency and fairness and we're there when we're needed – locally responsive and working hard to keep the communities we serve safe and vibrant.

Because our social purpose is at the core of what we do, we reinvest all the money we make into our homes and services.

We are dedicated to quality homes and quality services – we are L&Q.

## **A relationship built on trust**

We know that trusting your seller is essential to feeling safe and happy in your new home. That's why we aim to be as clear as possible on things such as maintenance, safety, responsiveness and future reinvestment. After legal completion, your property benefits from a twelve-year warranty — the first two years of which are covered by us. Your Customer Care Manager will also be on hand to make sure you're happy with your new home and help with any issues that may arise.

Your sales associate can provide you with more details on the L&Q New Home Warranty and the NHBC Buildmark Choice Cover.

## **Building better homes and communities**

We remain fully committed to tackling the housing crisis and have the land, the skills and the ambition to enable the delivery of 100,000 quality new homes nationwide.

At least half of our new homes will be genuinely affordable to people on average and lower incomes, with the rest available for private rent or sale.



The Consumer Code sets mandatory Requirements that all Home Builders must meet in their marketing and selling of Homes and their after-sales customer service. The Consumer Code for Home Builders (the Code) is an industry-led scheme which gives protection and rights to the purchasers of new homes, ensuring that new home buyers are treated fairly and are fully informed about their purchase before and after they sign the contract. London & Quadrant Housing Trust agree to comply with the Code requirements. The Code benefits both home builders and buyers by aiming to improve on the already high levels of customer satisfaction and therefore enhancing the reputation of the industry.

All information in this document is correct at the time of publication, July 2020. Computer generated images are for illustrative purposes only. Typical L&Q show apartment / home photography

**L&Q at**

**ACTON  
GARDENS**

LONDON W3

**L&Q**

[lqhomes.com/actongardens](https://lqhomes.com/actongardens)

0208 189 7480

[actongardens@lqgroup.org.uk](mailto:actongardens@lqgroup.org.uk)