

L&Q at

ACTON
GARDENS

LONDON W3

Clavering House

Shared Ownership

L&Q



CGI image is for illustrative purposes only

Invest in the future *and own your own home*

L&Q are delighted to offer a selection of 1, 2 and 3 bedroom Shared Ownership apartments in this stunning development.

Acton Gardens is an award-winning regeneration that has transformed this part of West London into a welcoming, well-connected community. Designed with modern living in mind, it combines contemporary homes with landscaped green spaces, local shops, cafés and community facilities, creating a place where people can truly put down roots.

Residents enjoy beautifully designed public spaces, new parks and play areas, alongside easy access to highly regarded schools and everyday amenities.

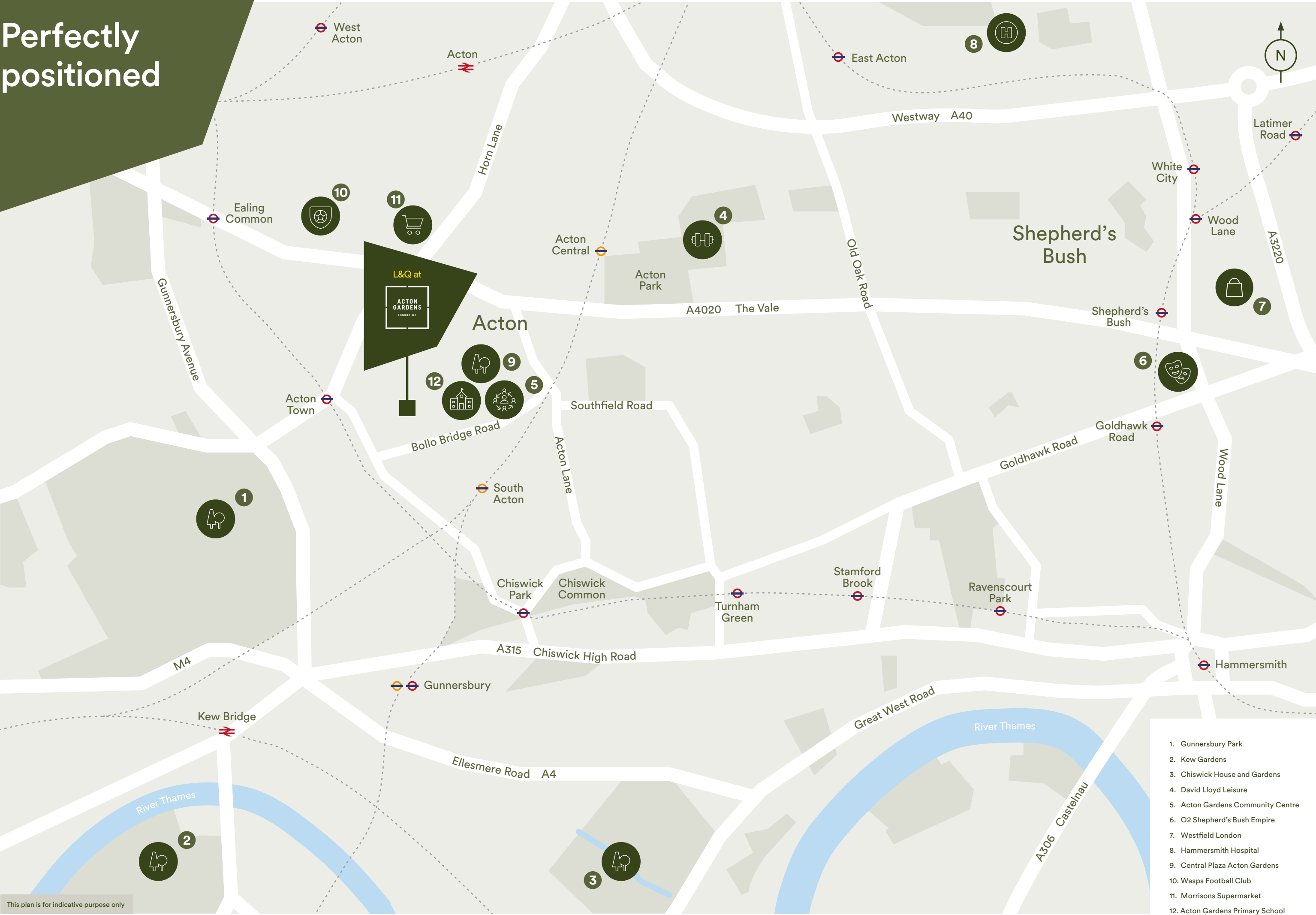
Strong transport links to around Acton, Chiswick, Ealing and central London make exploring and commuting a breeze.

Whether you're taking your first step onto the property ladder or looking for a home that offers exceptional value in Zone 3, L&Q at Acton Gardens provides the opportunity to become part of one of West London's most exciting and established neighbourhoods.

A vibrant community
and a place to grow



Perfectly
positioned



This plan is for indicative purpose only



CGI image is for illustrative purposes only

Places to visit and neighbourhoods to explore

Acton Gardens benefits from a wide array of local amenities and excellent transport connections, providing easy access to the rest of London.

Life at Acton Gardens means enjoying the best of West London. From the cafés and restaurants of Chiswick to the shopping, entertainment and cultural attractions of Ealing, there's plenty to explore close to home. Nearby parks, leisure facilities and local markets make it easy to enjoy weekends without travelling far.

With five stations nearby, travelling across the capital couldn't be easier. The Elizabeth line provides fast connections to the West End, the City, Canary Wharf and Heathrow Airport, while the Piccadilly, District, London Overground and Mildmay lines offer convenient routes across London.

Whether you're commuting, meeting friends or heading away for the weekend, Acton Gardens is perfectly placed to keep you connected.



Shopping

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

Westfield London
13 mins by bike*



Parks

Opened in 1888, Acton Park is a much-loved local green space, perfect for a run, leisurely stroll, tennis, game of football or mini golf at Putt in the Park, followed by coffee and cake at the café. Beautiful Gunnersbury Park is also less than a 20-minute walk away.

Acton Park
18 mins by foot*



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 Shepherd's Bush Empire are close by while the West End is just half an hour away by tube.

Hammersmith
18 mins by tube*



Eat and Drink

Acton is popular for its cosmopolitan cuisine - Lebanese, French, Thai and Chinese to name just a few. Whilst Chiswick, 15 minutes away, offers a mix of fine dining, gastro pubs and cafes.

Acton High Street
10 mins by foot*



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
8 mins by bike*



Sports

Enjoy a host of sporting facilities at nearby David Lloyd Leisure, including swimming pool, tennis courts and spa. For something more fast-paced, try go-karting at TeamSport or enjoy Premier League football at Brentford F.C.

TeamSport Go-Karting
18 mins by foot*

Well connected



By tube from Acton Town Station

Earls Court	11 mins
Green Park	21 mins
Heathrow T1/T2/T3	24 mins
Holborn	28 mins
Waterloo	31 mins



By train from South Acton Station

Willesden Junction	9 mins
Richmond	13 mins
Highbury & Islington	36 mins
Euston	40 mins
Liverpool Street	51 mins



By train from Acton Main Line Station (Elizabeth Line)

Bond Street	6 mins
Liverpool Street	7 mins
Canary Wharf	43 mins
Heathrow T1/T2/T3	47 mins



By foot from Acton Gardens

Acton Town	5 mins
South Acton	9 mins
Acton Central	20 mins
Acton Main Line	28 mins

Train times taken from [nationalrail.co.uk](https://www.nationalrail.co.uk)
Distances taken from [google.co.uk/maps](https://www.google.co.uk/maps)

We are not responsible for the accuracy of this information – you should make your own enquires in respect of time/distances relating to the property. All quoted distances are provided for ease of reference and are approximate only. The links to these websites are provided for information purposes only and we take no responsibility for the content of these sites. No information is to be taken as a statement or representation of fact, and does not form part of any offer, contract, warranty, or representation

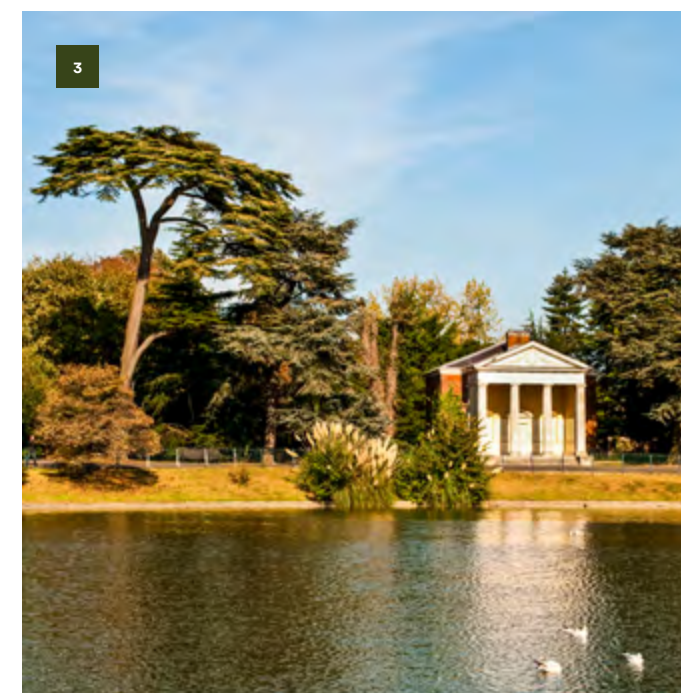
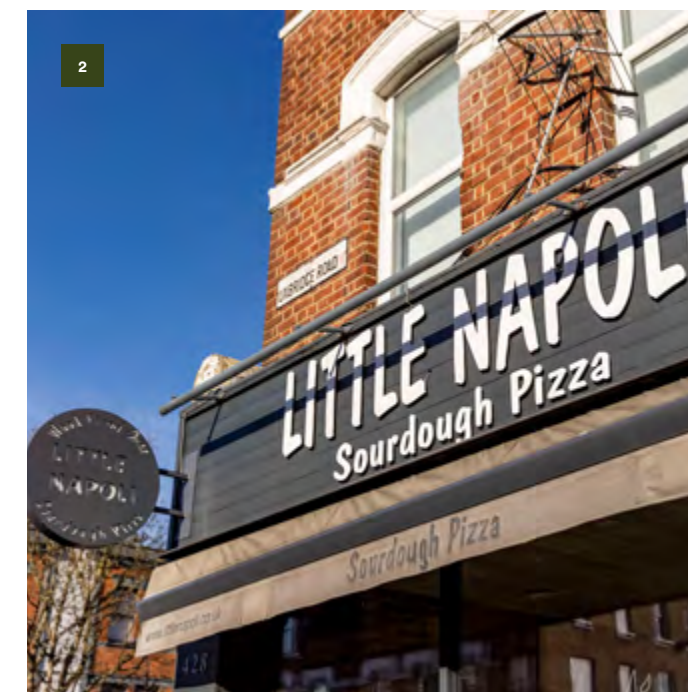
The town that has it all

A blend of period character and modern development with a strong community feel, Acton is a vibrant and well-connected place to call home. Enjoy the perfect mix of generous green spaces, independent shops alongside popular cafés and restaurants right 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.

1. ActOne Cinema & Café
2. Little Napoli Sourdough Pizza
3. The Temple, Gunnersbury Park
4. Happy Sky Japanese Artisan Bakery
5. The Kings Head Hotel & Pub





Images depict a typical L&Q show home

Specification

Kitchen



- Modern handleless kitchen cabinets with a complementary worktop and matching upstand
- Full height stainless steel splashback behind the hob
- Integrated under-unit lighting to high level kitchen cabinets, where applicable
- Stainless steel single bowl sink with a chrome single level mixer tap
- Fully integrated appliances including single oven, 4 burner ceramic hob, dishwasher, full height fridge-freezer

Bathroom



- Ceramic tiled walls and floors
- Chrome ladder towel radiator
- Floor mounted WC with concealed cistern and chrome dual flush plate
- Fitted white bath with chrome thermostatic shower valve, bath-filler and showerhead fitted on a riser rail
- Semi-recessed white sink with chrome mixer tap
- Bath screen fitted over bath
- Thermostatic shower mixers
- Mirrored cabinet

En suite



- Ceramic tiled walls and floors
- Chrome ladder towel radiator
- Floor mounted WC with concealed cistern and chrome dual flush plate
- Semi-recessed white sink with chrome mixer tap
- Fitted white shower tray with chrome thermostatic shower valve and hair wash attachment fitted on riser rail
- Mirrored cabinet

Bedrooms



- Fitted carpet in bedrooms
- Fitted sliding mirrored wardrobes to bedroom 1 only

Heating, electrical and lighting



- Under-floor heating to kitchen, living, dining areas, halls and bedrooms
- White LED downlights to to kitchen, living, dining areas and halls
- Pendant lighting to bedrooms
- LED downlights to balconies
- White switches and sockets to all rooms

Telecommunications^



- High speed Hyperoptic connections to every home
- Openreach available to every home
- Provision for Sky Q to every home

General



- Amtico flooring to kitchen, dining, living areas and hallways
- Free standing washer/dryer in utility cupboard
- White emulsion to walls and ceilings
- White satin woodwork
- Painted internal doors with chrome ironmongery
- Private balcony or terrace to every home
- Video door entry system
- Mains powered smoke and heat detectors
- Secure ground floor cycle storage
- NHBC 12 year warranty

^ Subject to individual connection and subscription

The specification of the properties is correct at the time of publication 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. 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

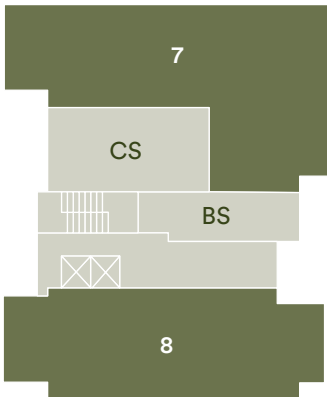


Please note that the properties are currently under construction. For further clarification regarding specific individual plots, please ask our Sales Associates. Any depiction of the layout does not show details of gradients of land, boundary treatments, local authority street lighting or landscaping. It is our current intention to build in accordance with this layout including the locations of Market Sale, Shared Ownership, private rent and other tenures shown. However, there may be occasions when house designs, boundaries, landscaping and positions of roads and footpaths, play areas and other facilities or amenities, or the type of tenure or tenure location, may change as the development proceeds and as properties are marketed. The layout shown and type of tenures included is subject to amendments resulting from changes to the planning permission and planning obligations for the development. Depictions of the layout should be used as guidance only. No site map (whether computer generated or otherwise) forms part of any offer, contract, warranty, or representation and are for illustrative and guidance purposes only, quality of this technology may vary. In relation to computer generated images, minimum dimensions have been used to generate this image and as a result dimensions may vary (and should not be relied on by you).

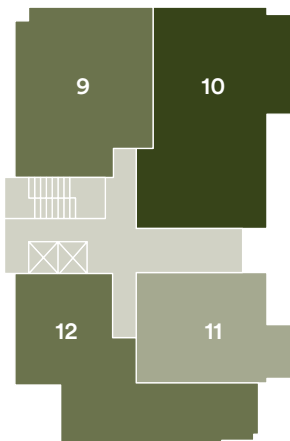
Plot locators



Ground Floor



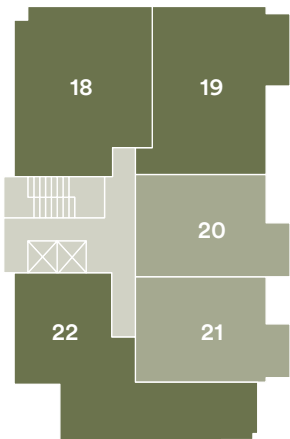
First Floor



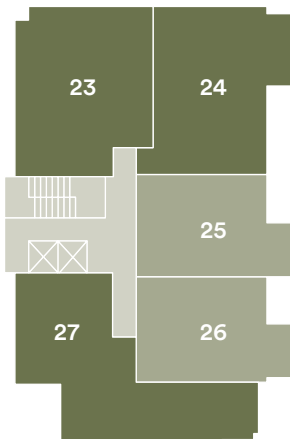
Second Floor



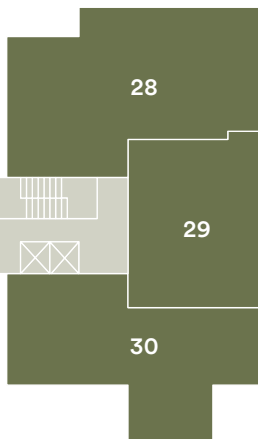
Third Floor



Fourth Floor



Fifth Floor



Property Key

- One bedroom apartment
- Two bedroom apartment
- Three bedroom apartment

BS - Bin Store | CS - Cycle store

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One bedroom apartments
Type A

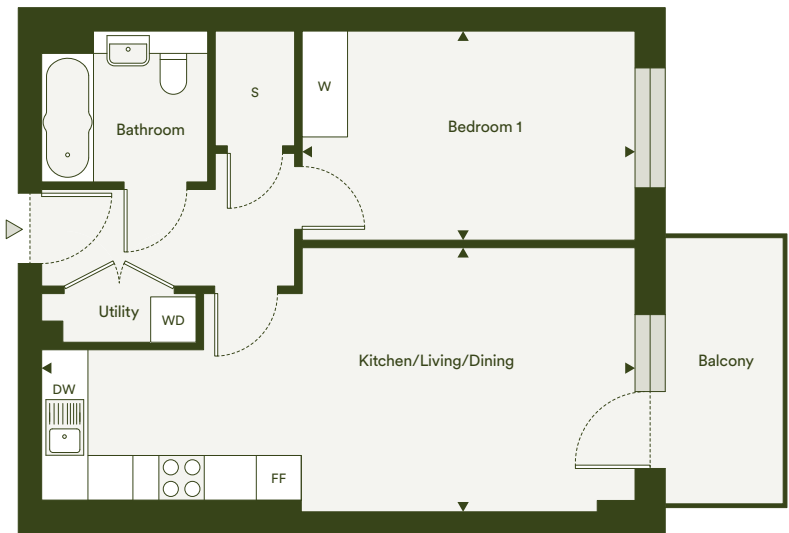
Plots 11, 16, 21, 26



Floor 1



Floors 2 to 4



Dimensions

Kitchen/Living/Dining	7.84m x 3.50m	25' 8" x 11' 5"
Bedroom 1	4.41m x 2.78m	14' 5" x 9' 1"
Total Internal Area	50.9m ²	548.1ft ²
Balcony	5.8m ²	62ft ²

Floors

1	Plot 11
2	Plot 16
3	Plot 21
4	Plot 26

FF - Fridge/Freezer | DW - Dishwasher | WD - Washer/Dryer | W - Wardrobe | S - Storage

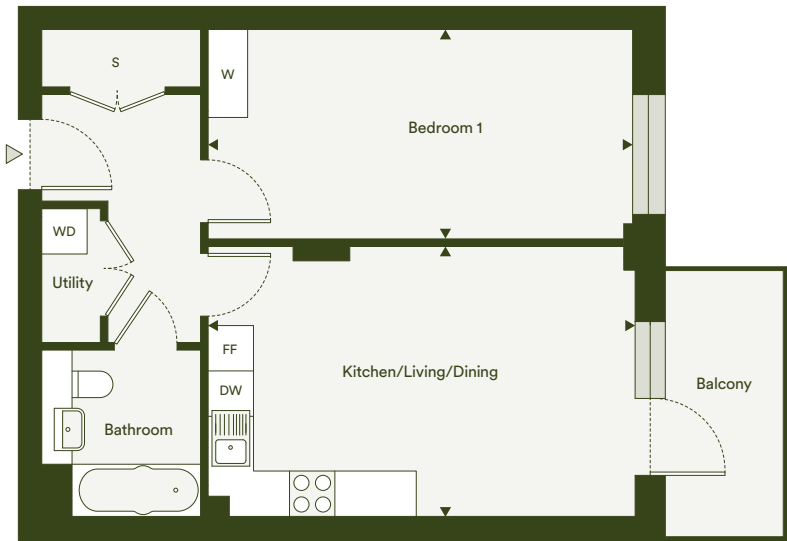
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Type B

Plots 15, 20, 25



Floors 2 to 4



Dimensions

Kitchen/Living/Dining	5.66m x 3.58m	18' 6" x 11' 8"
Bedroom 1	5.66m x 2.78m	18' 6" x 9' 1"
Total Internal Area	51.0m²	548.5ft²
Balcony	5.8m²	62ft²

FF - Fridge/Freezer | DW - Dishwasher | WD - Washer/Dryer | W - Wardrobe | S - Storage

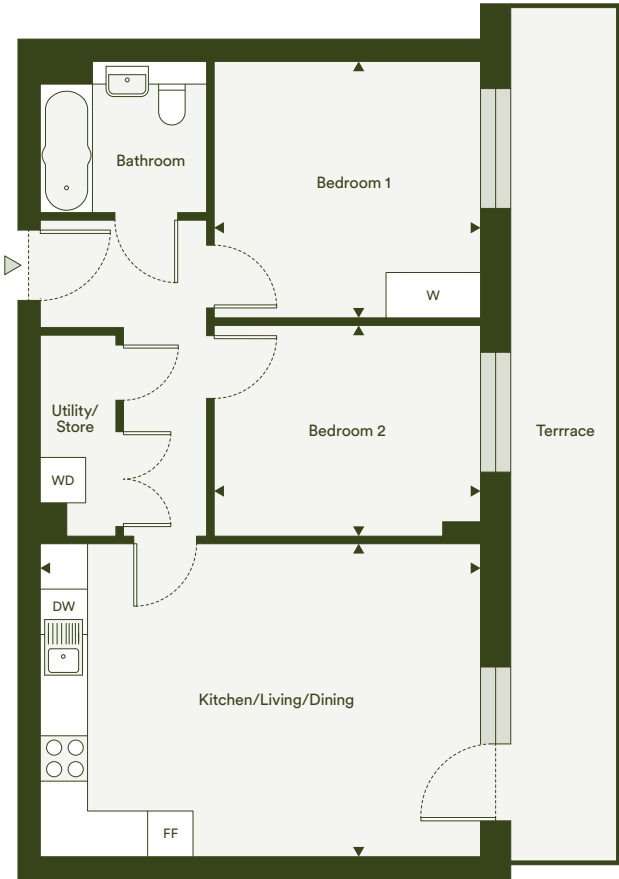
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Two bedroom apartments Type C

Plot 29



Fifth Floor



Dimensions

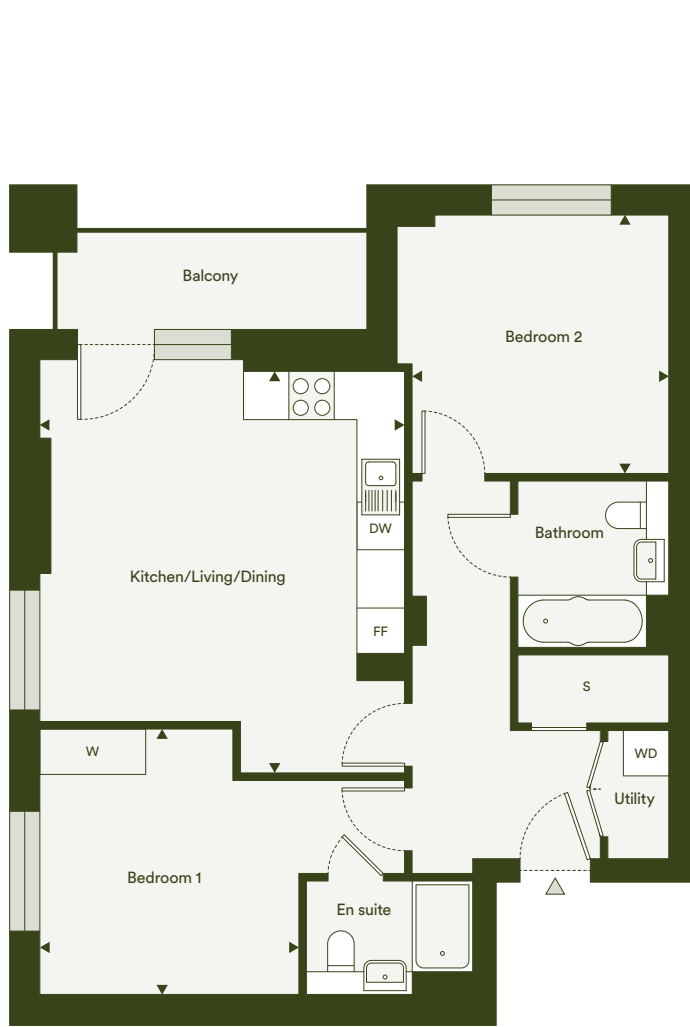
Kitchen/Living/Dining	3.80m x 4.15m	12' 5" x 13' 7"
Bedroom 1	3.53m x 3.40m	11' 6" x 11' 1"
Bedroom 2	3.53m x 2.81m	11' 6" x 9' 2"
Total Internal Area	61.1m²	657.3ft²
Terrace	17.4m²	187ft²

FF - Fridge/Freezer | DW - Dishwasher | WD - Washer/Dryer | W - Wardrobe | S - Storage

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Type D

Plots 9, 13, 18, 23



Dimensions

Kitchen/Living/Dining	4.83m x 5.35m	15' 10" x 17' 6"
Bedroom 1	3.44m x 3.52m	11' 3" x 11' 6"
Bedroom 2	3.40m x 3.43m	11' 1" x 11' 3"
Total Internal Area	72.1m²	775.6ft²
Balcony	5.8m²	62ft²

FF - Fridge/Freezer | DW - Dishwasher | WD - Washer/Dryer | W - Wardrobe | S - Storage

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Type E

Plots 14, 19, 24



Dimensions

Kitchen/Living/Dining	3.58m x 6.75m	11' 8" x 22' 1"
Bedroom 1	3.38m x 3.82m	11' 1" x 12' 6"
Bedroom 2	3.58m x 3.47m	11' 8" x 11' 4"
Total Internal Area	73.4m²	790.0ft²
Balcony	7.9m²	85ft²

FF - Fridge/Freezer | DW - Dishwasher | WD - Washer/Dryer | W - Wardrobe | S - Storage

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Type F

Plot 28



Fifth Floor



Dimensions

Kitchen/Living/Dining	5.83m x 4.29m	19' 1" x 14' 0"
Bedroom 1	3.75m x 4.07m	12' 3" x 13' 4"
Bedroom 2	3.91m x 3.08m	12' 9" x 10' 1"
Total Internal Area	74.2m²	798.6ft²
Terrace	50.5m²	534.5ft²

FF - Fridge/Freezer | DW - Dishwasher | WD - Washer/Dryer | W - Wardrobe | S - Storage

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Type G

Plot 30



Fifth Floor



Dimensions

Kitchen/Living/Dining	6.02m x 4.51m	19' 9" x 14' 9"
Bedroom 1	3.60m x 4.22m	11' 9" x 13' 10"
Bedroom 2	3.87m x 3.04m	12' 8" x 9' 11"
Total Internal Area	76.4m²	822.7ft²
Terrace 1	30.3m²	326.1ft²
Terrace 2	6.6m²	71.0ft²

FF - Fridge/Freezer | DW - Dishwasher | WD - Washer/Dryer | W - Wardrobe | S - Storage

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Type H

Plots 12, 17, 22, 27



Dimensions

Kitchen/Living/Dining	9.59m x 3.60m	31' 5" x 11' 9"
Bedroom 1	4.29m x 3.50m	14' 0" x 11' 5"
Bedroom 2	4.29m x 3.50m	14' 0" x 11' 5"
Total Internal Area	77.4m²	833.1ft²
Terrace	8.9m²	95.7ft²

Floors

1	Plot 12
2	Plot 17
3	Plot 22
4	Plot 27

FF - Fridge/Freezer | DW - Dishwasher | WD - Washer/Dryer | W - Wardrobe | S - Storage

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Type I

Plot 8



Dimensions

Kitchen/Living/Dining	7.24m x 6.48m	23' 9" x 21' 3"
Bedroom 1	6.05m x 3.00m	19' 10" x 9' 10"
Bedroom 2	4.23m x 3.39m	13' 10" x 11' 1"
Total Internal Area	97.7m²	1,051.6ft²
Terrace 1	11.6m²	124.8ft²
Terrace 2	15.5m²	166.8ft²

Floors

G	Plot 8
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FF - Fridge/Freezer | DW - Dishwasher | WD - Washer/Dryer | W - Wardrobe | S - Storage

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Type J

Plot 7



Dimensions		
Kitchen/Living/Dining	9.01m x 4.77m	29' 6" x 15' 7"
Bedroom 1	4.73m x 3.38m	15' 6" x 11' 1"
Bedroom 2	5.23m x 3.10m	17' 1" x 10' 2"
Total Internal Area	99.9m²	1,075ft²
Terrace	59.1m²	636.1ft²

FF - Fridge/Freezer | DW - Dishwasher | WD - Washer/Dryer | W - Wardrobe | S - Storage

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Three bedroom apartment Type K

Plot 10



Dimensions		
Kitchen/Living/Dining	7.04m x 5.54m	23' 1" x 18' 2"
Bedroom 1	5.66m x 3.12m	18' 6" x 10' 2"
Bedroom 2	3.81m x 3.45m	12' 6" x 11' 3"
Bedroom 3	3.81m x 2.79m	12' 6" x 9' 1"
Total Internal Area	99.9m²	1,075.7ft²
Balcony	10.7m²	115.1ft²

FF - Fridge/Freezer | DW - Dishwasher | WD - Washer/Dryer | W - Wardrobe | S - Storage

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Investing in homes *and neighbourhoods*

At L&Q, we believe that everyone deserves a quality home that gives them the chance to live a better life.

Social purpose is central to everything we do. As a not-for-profit organisation, all the money we make is reinvested into helping house those in greatest need.

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.

We create better places to live by delivering homes, neighbourhoods and housing services that people can afford.

We are L&Q.



Invest for the future
and own your own home

L&Q offer an extensive range of Shared Ownership homes across the country. We can help you buy a home in a way that works for you.

Shared Ownership makes it possible to own your home – even if you feel priced out of the property market. It's an affordable home ownership scheme designed as a stepping-stone to outright ownership if you can't afford to buy a home on the open market.

To find out more scan the QR code and read:
Our Complete Guide to Shared Ownership



Buying a Shared Ownership home with L&Q

With Shared Ownership you start by buying a share in your home and then progress to full ownership by buying more shares. Your deposit will usually be 5% to 10% of the share you are buying. You pay a mortgage on the share you own and a rent to L&Q on the share you don't own.

Am I Eligible?

To buy a home under the Shared Ownership scheme you must meet these basic requirements:

- have a combined annual household income under £80,000, or £90,000 in London
- not own a property, or part of a property, at the time of completing on your purchase
- be 18 years or older and be able to obtain a mortgage

Complete our Shared Ownership Application form to confirm your eligibility.

Are some applicants prioritised?

Some developments may initially be reserved for those who live or work locally, but in most cases the development is open to everyone so please register if you are interested. You can find out more about the development eligibility criteria on our website or by speaking to the Sales Team.

Is Shared Ownership really affordable?

The best way to find out if Shared Ownership is affordable for you is to speak to an independent mortgage advisor about your finances. They will help you determine what is affordable and help you make the right decision. You will need a deposit and will also need to cover the costs of buying a home. These costs include things like the reservation fee, mortgage valuation fee, removal costs and utility connection charges.

Can I buy more shares in my home?

Yes, this process is known as staircasing. You can also sell the share you own at any time, either via the L&Q Resales team or on the open market.

If you have any questions about the application form please contact the Homebuy Application Team at applications@lqgroup.org.uk or call **0300 456 9997** opt 1, Monday to Friday 9am-5pm
You can learn all about Shared Ownership at lqhomes.com/shared-ownership

Getting started with L&Q Shared Ownership



Step 1: Confirm your eligibility

Complete the online L&Q Shared Ownership application form at lqhomes.com/apply. If you're purchasing a home with a friend or partner, remember to complete the Joint application section of the form.



Step 2: Reserve your home

Browse our website and find a home that's right for you. Book a viewing and visit the show home, once you've chosen your home reserve it with a payment of £500. Homes will be allocated based on priority.



Step 3: We make you an offer

Once you have paid your reservation fee, we will verify your identity. If the result of this check is satisfactory, we'll contact you to make an offer of a home.

Buying a Shared Ownership home After we have made you an offer



Step 1: Meet a mortgage advisor

When you accept the offer, it will be subject to a financial assessment with an independent mortgage advisor (IMA). They will assess what share you can afford to purchase and arrange your mortgage application for you.



Step 2: You appoint a solicitor

Everyone who buys a home needs to appoint a conveyancing solicitor to work on their behalf. We can provide details of solicitors who specialise in shared ownership.



Step 3: We exchange contracts

The Memorandum of Sale (MOS) will give a date by which to exchange contracts. This makes your intention to buy a home through L&Q a legally binding agreement.



Step 4: Completion day arrives!

Your mortgage lender will give your solicitor the money to buy your home and complete the sale. Congratulations on purchasing your new home!



Step 5: Time to collect your keys

We will make arrangements to meet you at your home and hand over your keys. We will also walk you through your new home and talk you through your new Home User Guide.

We're here and ready to help

When you're ready to move in, L&Q will give you a personal introduction to your new L&Q home.

The L&Q new homes warranty
We will demonstrate how to operate your appliances and heating and talk you through any special features, all of which will be detailed in your Home User Guide.

We are confident that you will be delighted with your new L&Q home, but for added peace of mind, all of our homes also come with an L&Q new homes warranty.

This lasts for two years from the date of legal completion. For the 2-year period, we guarantee items supplied as part of your new home, covering repairs needed due to faulty workmanship or materials. The NHBC Buildmark cover is valid for 12 years from the date the building was finished.

Your sales associate can provide you with more details on the L&Q warranty and Checkmate cover. You can also access the full terms and conditions on our website: lqgroup.org.uk



L&Q achievements



A selection of other L&Q developments



Kew Bridge Rise
Brentford
lqhomes.com/kewbridgerise



Prime Point
Greenwich, London
lqhomes.com/primepoint



Rockcliffe Square
Plumstead
lqhomes.com/rockcliffesquare

Disclaimers

All information in this document is correct at the time of publication and is subject to change. Computer (or other advanced technology) generated images are for illustrative purposes only and dimensions are not intended to form part of any contract or warranty. Individual features such as windows, bricks and other material colours may vary, as may heating and electrical layouts. Images provided of the proposed development do not show final details of gradients of land, boundary treatments, local authority street lighting or landscaping.

We aim to build according to the layout, but occasionally we do have to change property designs, boundaries, landscaping and the position of roads, footpaths, street lighting, tenures and other features as the development proceeds. All services and facilities may not be available on completion of the property. We will inform you any significant changes that affect the property you are looking to purchase.

Whilst we pride ourselves in providing you with accurate and informative representations relating to all of our properties, the information contained within this brochure is for guidance purposes only and should not be considered material information for the purposes of purchasing a home. You should make sure you are satisfied with all details of any of our homes by carrying out your own enquiries before going ahead with any purchase.

For the avoidance of doubt, the information contained within this brochure does not form part of the contract between you and us. Should you have any queries, please direct them through your legal representatives.

Registered office: L&Q, 29-35 West Ham Lane, Stratford, London E15 4PH. Homes & Communities Agency L4517. Registered Society 30441R Exempt charity. Your home is at risk if you fail to keep up repayments on a mortgage, rent or other loan secured on it. Please make sure you can afford the repayments before you take out a mortgage.



L&Q at Acton Gardens
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