



ADDISCOMBE OAKS

Shared Ownership

L&Q



BOXPARK in Croydon

Thriving city *and convenient living*

Addiscombe Oaks presents a new collection of Market Sale and Shared Ownership homes in a desirable and leafy neighbourhood just minutes from the shops, restaurants and entertainment of East Croydon's charming and historic streets.

This collection of contemporary homes is the perfect choice for couples, small families and young professionals looking for a home that offers everything on the wish list – a great location, speedy transport links and plenty of space.

Each brand-new home has sleek fully-equipped fitted kitchens and bathrooms, with bright living spaces designed for getting together.

If it's connectivity, character and a close-knit community atmosphere you're looking for, you've come to the right place.

Close to London yet with the great outdoors and vibrant Croydon on your doorstep, Addiscombe Oaks is an address that really does tick all the boxes. From Addiscombe Oaks you can have the best of city life and country charm, all within easy reach of your front door.

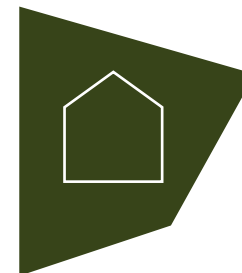
We provide the home
*and you make
it your own*



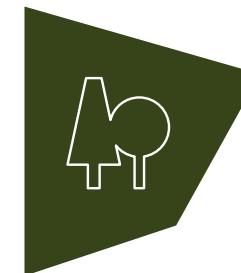


The essentials you need

and all close at hand



Homes with plenty
of space to grow



Beautiful countryside
in the surrounding area



Paths and cycle routes
on your doorstep



Restaurants
and bars close by



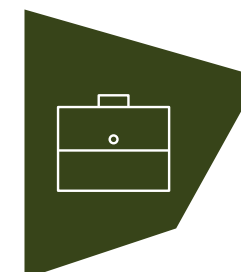
In the catchment of Ofsted
Outstanding primary schools



Five local supermarkets
close to home



Three shopping
centres in the area

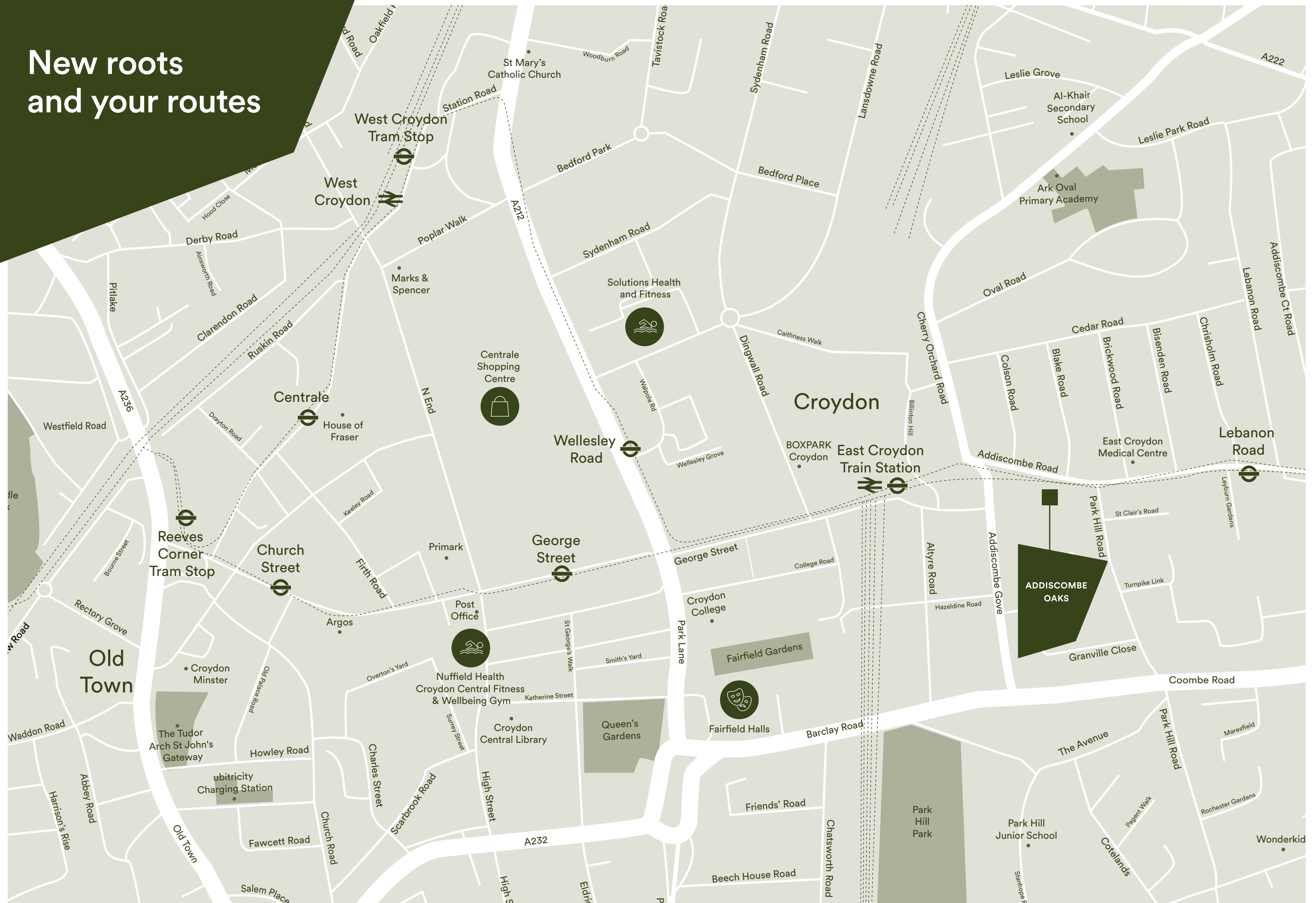


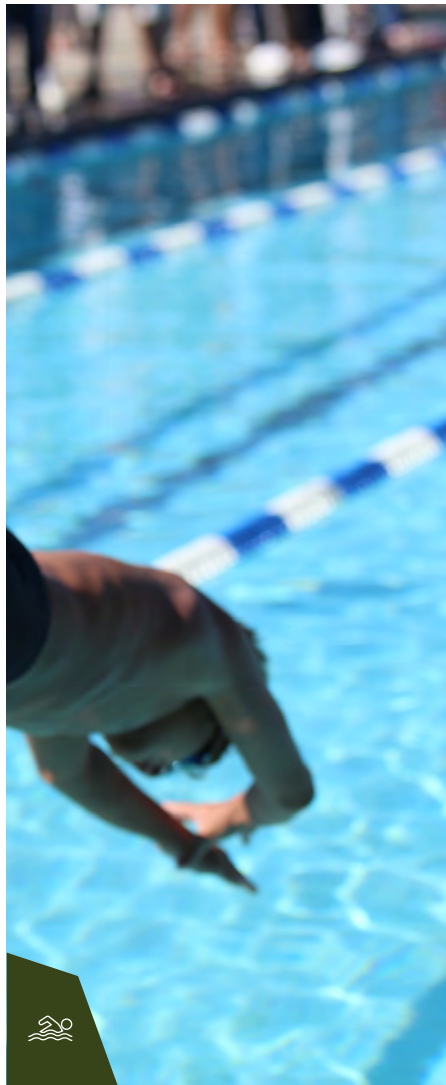
Several business
centres locally



Connectivity to many of the
landmark destinations in London
and also has quick connections
into Gatwick

New roots and your routes





Sports

The university's world-class sports centres are available for everyone to use, with membership and pay-as-you-go options for a range of fitness classes and facilities.

Croydon College
0.4 miles by bike
0.3 miles (6 min) by walking

Nuffield Health Croydon Central Fitness & Wellbeing Gym
0.7 miles by bike/car*
0.5 miles (11 min) by walking

Connections

Whether you're driving, walking, cycling or using public transport, getting around couldn't be easier. Addiscombe Oaks has great connections into London terminal stations but also has quick connections into Gatwick and Brighton via train.

East Croydon Station
0.2 miles by bike/car*
0.2 miles (3 min) by walking

Lebanon Road
0.3 miles by bike/car*
0.2 miles (4 min) by walking

Culture

The Museum of Croydon is located within the Croydon Clocktower arts facility in Central Croydon. The museum showcases historical and cultural artefacts relating to the London Borough of Croydon and its people.

Croydon Central Library
0.7 miles by bike*
0.6 miles (12 min) by walking

Museum of Croydon
1.8 miles by bike*
0.6 miles (11 min) by walking

Eat & Drink

At BOXPARK almost every cuisine is available under one roof. There are also bars to choose a drink to enjoy your meal. Some of the options include The Breakfast Club, Meat Liquor, Thai Express and What the Pitta!

BOXPARK
0.2 miles by bike*
0.2 miles (4 min) by walking

Croydon High Street
0.7 miles by bike*
0.7 miles (14 min) by walking

Parks

The Queen's Gardens is a public garden in the centre of Croydon. In their recent form the gardens and their central fountain were opened by Queen Elizabeth II in 1983. The gardens have areas of lawn, a central fountain, and a play area.

Fairfield Gardens
0.5 miles by bike*
0.4 miles (7 min) by walking

Queen's Gardens
0.7 miles by bike*
0.5 miles (10 min) by walking

Shopping

A host of retailers, leisure and food and drink options sit inside the Centrale & Whitgift Shopping Centre; one of the largest covered retail developments in London.

Centrale & Whitgift Shopping Centre
0.4 miles by bike*
0.7 miles (13 min) by walking

New routes and fast commutes



East Croydon Train Station



Queen's Gardens



Surrey Street Market



The Water Tower

Addiscombe Oaks benefits from exceptional connectivity to many of the landmark destinations in London and beyond.

Situated just moments from East Croydon Station, one of the busiest public transport interchanges in the UK.

Addiscombe Oaks is perfect for anyone needing to commute into London with regular and fast services providing direct access into London Victoria and London Bridge, linking users to the London Underground network. Train services include Thameslink, Southern Rail and East Croydon Station also provides quick links to Brighton and Gatwick Airport.

For travel via tram, East Croydon has three tram routes linking residents at Addiscombe Oaks to Elmers End, Beckenham Junction and, Wimbledon to New Addington.

And, of course, this being Croydon, those who'd rather travel by bike are well taken care of, with a choice of cycle routes to make getting around on two wheels safer and more efficient.



**By bike from
Addiscombe Oaks**

BOXPARK Croydon	2 mins
Centrale & Whitgift Shopping Centre	3 mins
Queen’s Gardens	5 mins
Croydon University Centre	5 mins
Wandle Park	7 mins



**By rail from
East Croydon Station**

Gatwick Airport	19 mins
Victoria Station	23 mins
London Bridge	28 mins
King’s Cross	37 mins
Wimbledon	47 mins
Brighton	53 mins



**To the airports by car
from Addiscombe Oaks**

Gatwick	33 mins
London City	59 mins
Heathrow	59 mins



**By road from
Addiscombe Oaks**

Museum of Croydon	4 mins
Park Hill	5 mins
Lloyd Park	5 mins
Centrale & Whitgift Centre	7 mins
The Addington Golf Club	9 mins
IKEA Croydon	12 mins

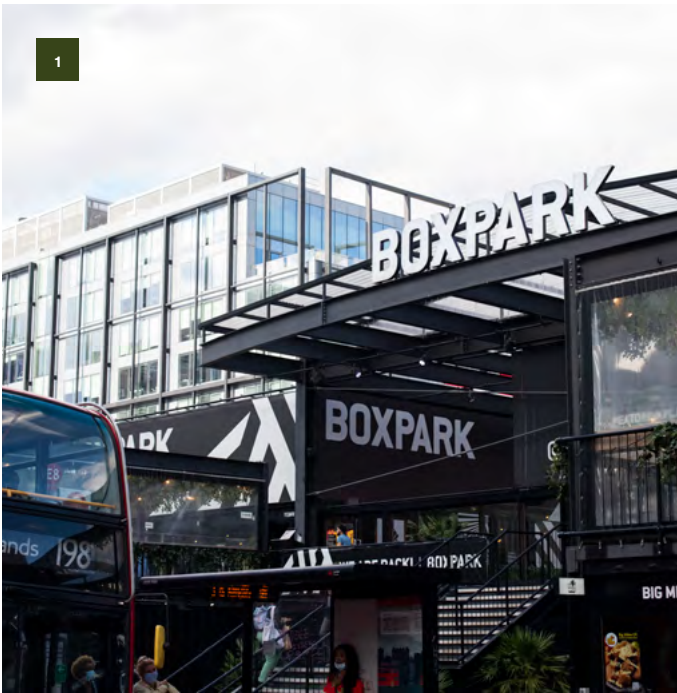
City and country

Is there any wonder that Croydon is regularly voted one of the best places in Britain to live and work?

Homes at Addiscombe Oaks are well placed for those who love the vibrant and exciting neighbourhood of Croydon, South London. With BOXPARK Croydon, the Centrale & Whitgift Shopping Centre and the Surrey Street Market on your doorstep, there's something for everyone. For trips further afield, East Croydon station is only a short walk away from Addiscombe Oaks, offering fast transport links into London Bridge, London Victoria, Brighton and Gatwick Airport.

Aside from the communal gardens at Addiscombe Oaks, Croydon is well served by stunning green spaces, providing a piece of calm and tranquillity away from busy urban life. Park Hill, Lloyd Park, Wandle Park, the Queen's Gardens and South Norwood Country Park are all within easy reach.

- 1. BOXPARK Croydon
- 2. Centrale Shopping Centre
- 3. Basil & Grape
- 4. Fairfield Halls
- 5. Queen's Gardens
- 6. Museum of Croydon





High quality spec
*and a good
work-life balance*



Specification

Kitchen



- Modern contemporary kitchen cabinets with soft close doors and drawers with brushed bronze arched bridge handle
- Pelmet under cabinet lighting
- Complementary work surfaces with a stainless-steel splashback behind the hob and then a 100mm upstand to the rest which matches the worktop
- Stainless steel 1.5 bowl sink with accompanying chrome mixer tap
- Fully integrated appliances including oven, ceramic hob, fridge/freezer, dishwasher and integrated extractor



Bathroom

- Modern white sanitary ware including semi-recessed basin with chrome basin tap
- Floor mounted WC with concealed cistern
- Chrome dual flush plate for water efficiency
- Full height and width mirror
- Steel bath with bespoke bath panel
- Chrome towel radiator
- Homes without an en suite will include a shower screen to the bath, chrome bath mixer tap, thermostatic shower valve with overhead shower and hair wash attachment
- Homes with an en suite will include a bath mixer tap with hair wash attachment mounted at low level



En Suite

- Modern white sanitaryware including semi-recessed basin with chrome basin tap
- Floor mounted WC with concealed cistern
- Chrome dual flush plate
- Full height and width mirror
- Chrome towel radiator
- White shower tray with fixed sliding door
- Thermostatic mixer valve with shower head and hair wash attachment

Bedroom



- Fitted carpet
- Fitted wardrobe with sliding doors to master bedroom rails (Master bedroom only)



Heating, Electrical & Lighting

- Underfloor heating sourced from Energy Centre comprising high efficiency gas boilers and air source heat pumps (ASHP) located externally (Subject to supply agreement)
- Low energy white LED downlights to kitchen/dining/living area, hallways and bathrooms
- Pendant lights to bedrooms
- Polished chrome switches and sockets. A selection of sockets within living room and bedroom will include USB charging
- Chrome shaver point in bathrooms
- Provision for Sky Q (subscription will be required)
- Mains operated ceiling mounted smoke/heat detector



General

- Free standing washer/dryer located in store cupboard
- White ladder internal doors
- Chrome door furniture
- Private garden, balcony or terrace to every home with lighting incorporating photo cell technology
- Video door entry system
- Communal bicycle storage for every home
- NHBC 12-year Warranty

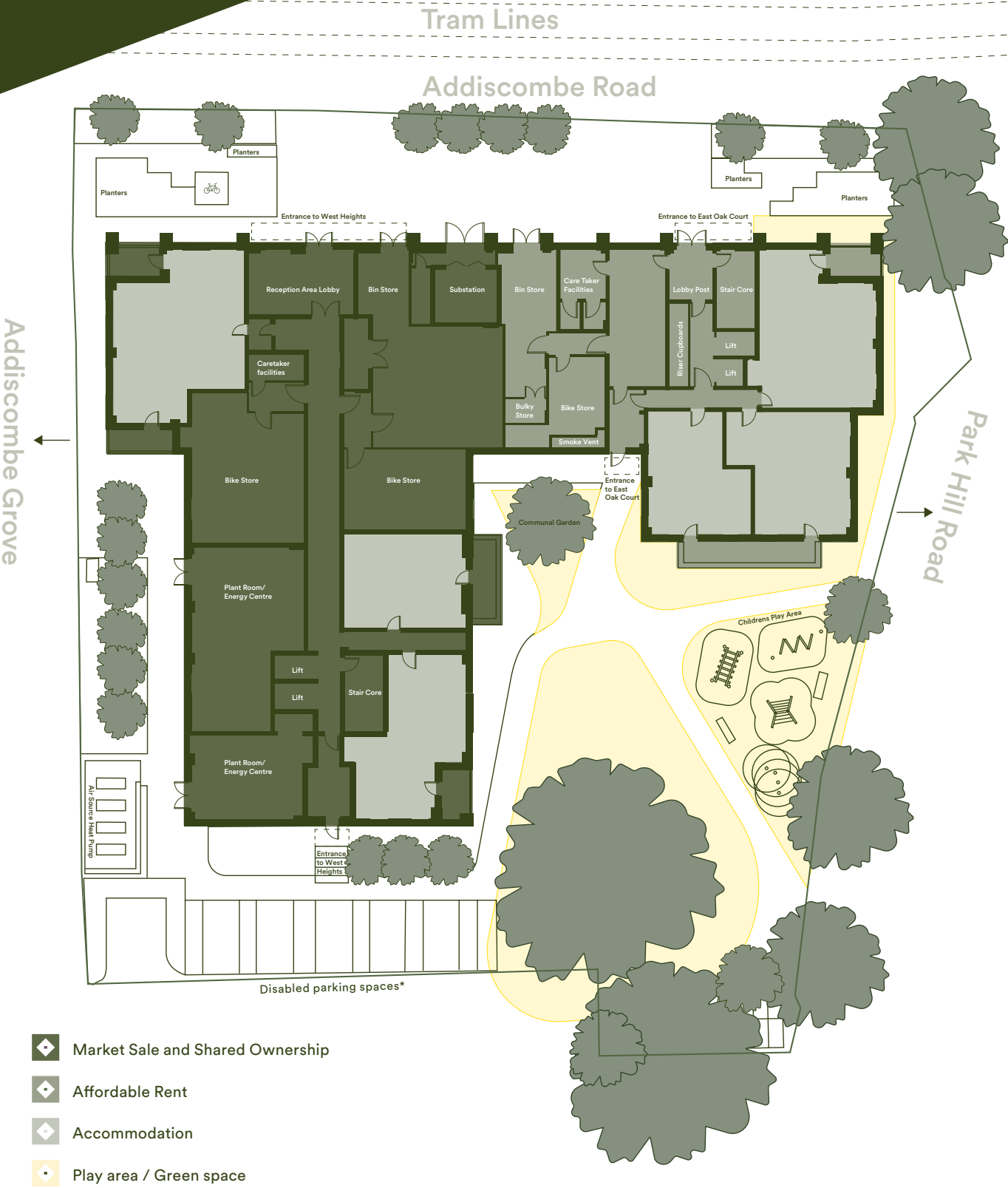


Wall & Floor Finishes

- White emulsion painted walls and ceilings
- White satin architraves and skirting boards
- Karndean flooring to hallways and kitchen/living/dining areas
- Ceramic large format floor and wall tiles to bathrooms and en suites

Siteplan

Each home in this impressive new development has been perfectly considered. With communal gardens to enjoy and personal outdoor space in the form of balconies or terraces to each apartment, there is no better place to call home.



Building homes
and growing communities

*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 intention to build in accordance with this layout including the locations of Market Sale, Shared Ownership, London Living Rent and Affordable Rent properties (known as tenures). However, there may be occasions when the tenure location, house designs, boundaries, landscaping and positions of roads and footpaths, play areas and other facilities or amenities may change as the development proceeds and as properties are marketed. The layout (including tenure locations) is subject to amendments due to changing planning permission for the development, and depictions of the layout should be used as guidance only. No site map including tenure locations (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

Shared Ownership

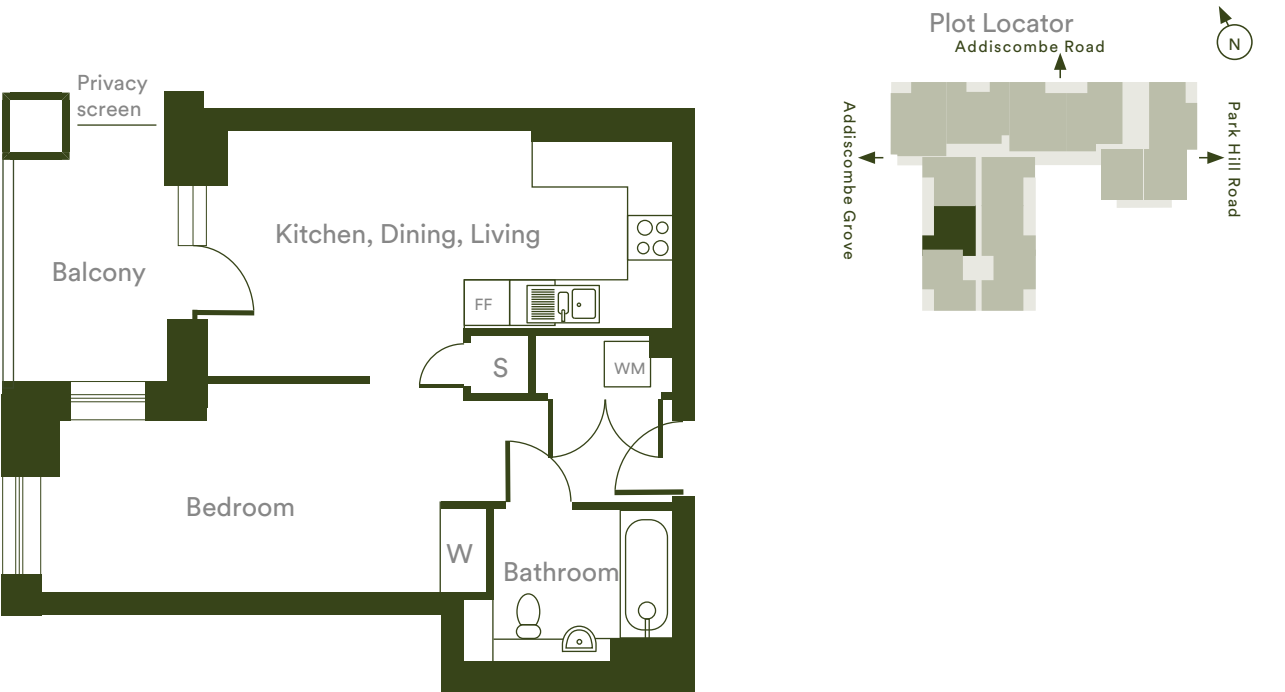


Please note: Homes available on floors 0 – 6 within West Heights are Shared Ownership homes
Homes available on floors 0 – 7 within East Oak Court are Affordable Rent homes
Homes available on floors 7 – 17 within West Heights are available for Market Sale



Studio apartments

Plots C1-40, C1-49



Dimensions

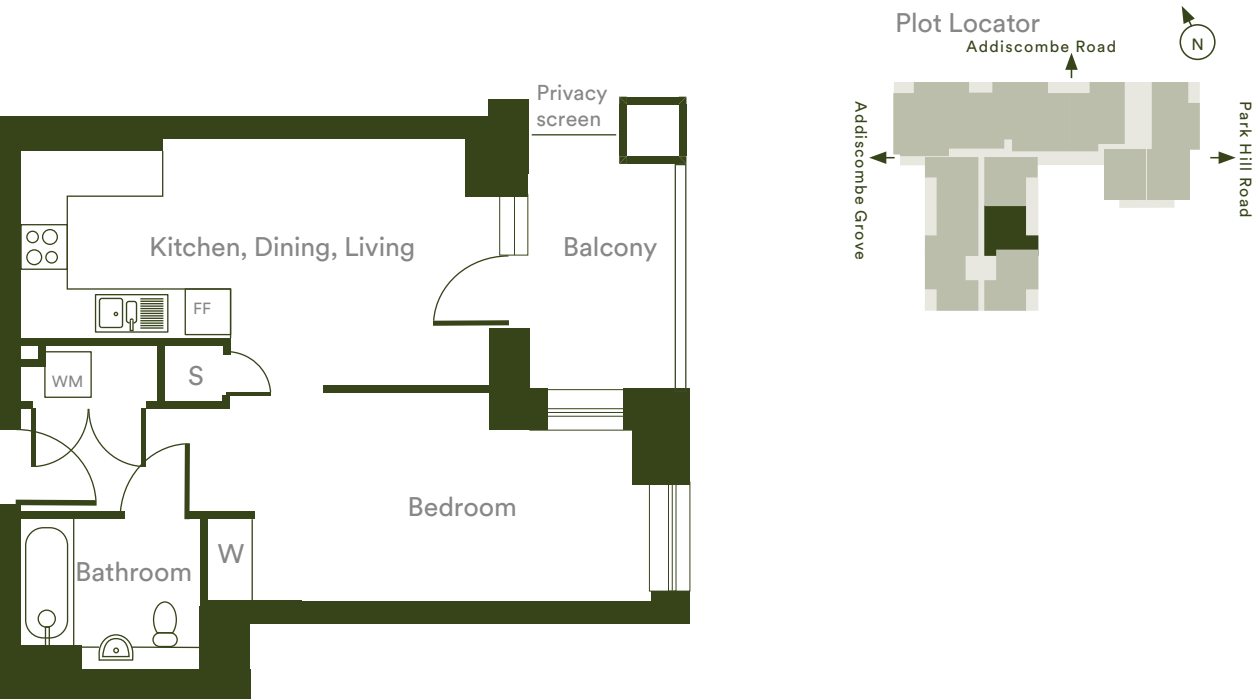
Dining/Living Room	3.45m x 3.24m	11' 4" x 10' 8"
Kitchen	2.75m x 2.61m	9' x 8' 7"
Bedroom	5.25m x 2.75m	17' 3" x 9'
Total	45m ²	484ft ²
Balcony	3.37m x 1.90m	11' 1" x 6' 3"

Floor	Plot No.	Flat No.
5	C1-40	40
6	C1-49	49

WM – Washing Machine | W – Wardrobe | F/F – Fridge/Freeze | S – Storage

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Plots C1-46, C1-54



Dimensions

Dining/Living Room	3.45m x 3.24m	11' 4" x 10' 8"
Kitchen	2.75m x 2.61m	9' x 8' 7"
Bedroom	5.25m x 2.75m	17' 3" x 9'
Total	45.0m ²	484ft ²
Balcony	3.37m x 1.90m	6' 3" x 11' 1"

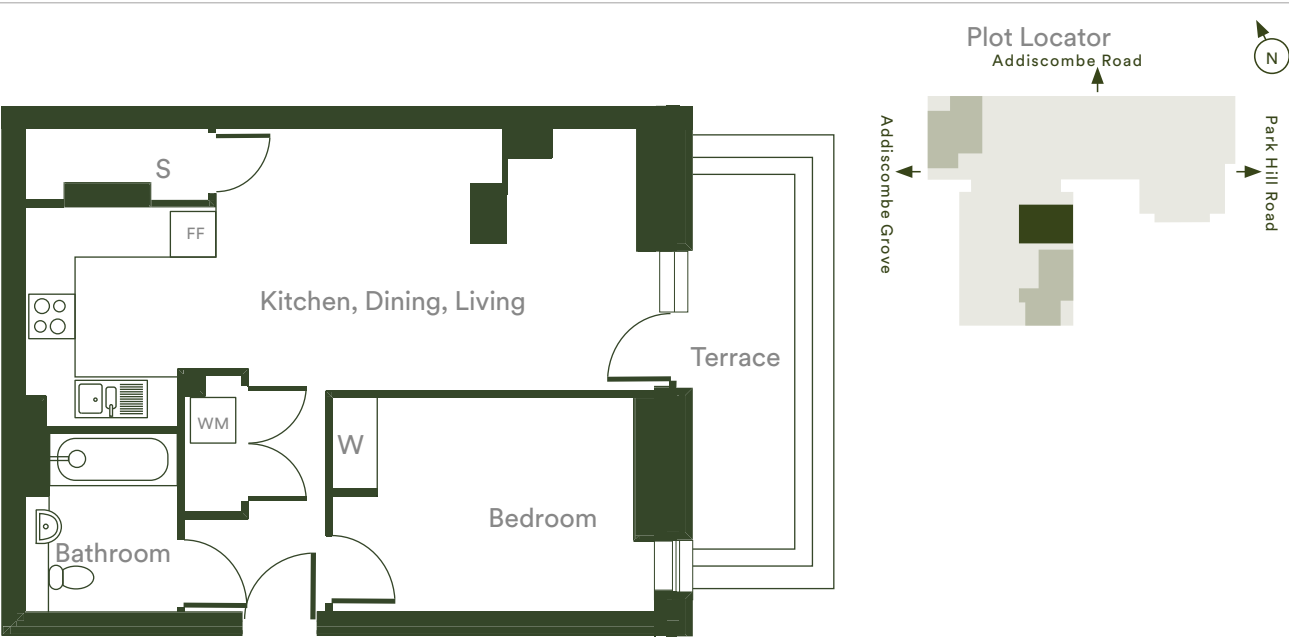
Floor	Plot No.	Flat No.
5	C1-46	46
6	C1-54	54

WM – Washing Machine | W – Wardrobe | F/F – Fridge/Freeze | S – Storage

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One bedroom apartments

Plot C1-02



Dimensions

Dining/Living Room	5.82m x 3.47m	19' 1" x 11' 4"
Kitchen	2.89m x 2.51m	9' 6" x 8' 3"
Bedroom	4.25m x 2.82m	13' 11" x 9' 3"
Total	51.5m ²	554ft ²
Terrace	4.96m x 1.35m	16' 3" x 4' 5"

Floor

Plot No.

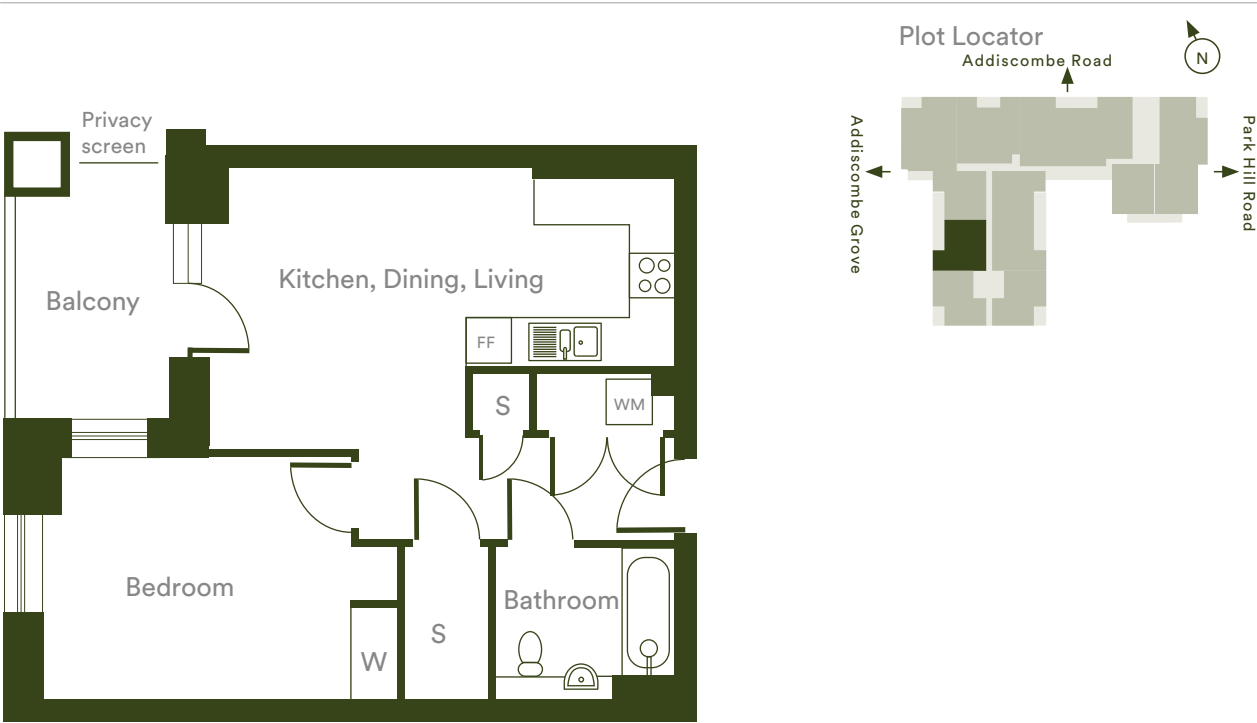
Flat No.

0	C1-02	02
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WM – Washing Machine | W – Wardrobe | F/F – Fridge/Freeze | S – Storage

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Plots C1-04, C1-13, C1-22, C1-31



Dimensions

Dining/Living	3.73m x 3.44m	12' 3" x 11' 4"
Kitchen	2.75m x 2.61m	9' 0" x 8' 7"
Bedroom	4.67m x 3.18m	15' 4" x 10' 5"
Total	50.1 m ²	539ft ²
Balcony	3.37m x 1.90m	11' 1" x 6' 3"

Floor

Plot No.

Flat No.

1	C1-04	04
2	C1-13	13
3	C1-22	22
4	C1-31	31

WM – Washing Machine | W – Wardrobe | F/F – Fridge/Freeze | S – Storage

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Plots C1-10, C1-19, C1-28,C1-37



Dimensions

Kitchen/Dining/Living	3.73m x 3.44m	12' 3" x 11' 4"
Kitchen	2.75m x 2.61m	9' x 8' 7"
Bedroom	4.67m x 3.18m	15' 04" x 10' 5"
Total	50.1m²	539ft²
Balcony	3.37m x 1.90m	11' 1" x 6' 3"

Floor Plot No. Flat No.

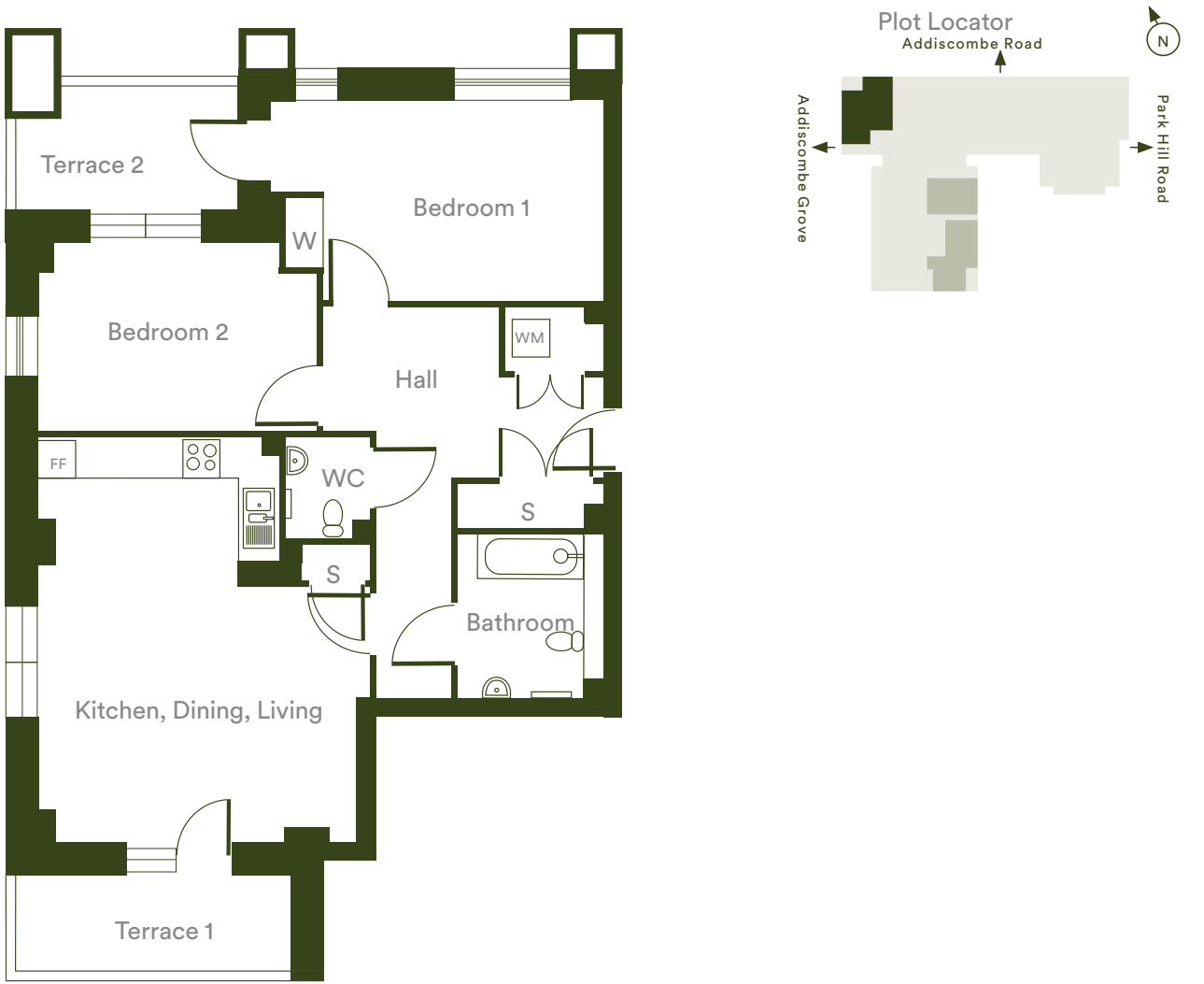
1	C1-10	10
2	C1-19	19
3	C1-28	28
4	C1-37	37

WM – Washing Machine | W – Wardrobe | F/F – Fridge/Freeze | S – Storage

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Two bedroom apartments

Plot C1-01



Dimensions

Dining/Living Room	5.09m x 4.46m	16' 8" x 14' 7"
Kitchen	3.85m x 1.99m	12' 8" x 6' 6"
Bedroom 1	5.28m x 3.16m	17' 4" x 10' 5"
Bedroom 2	4.45m x 2.99m	14' 7" x 9' 10"
Total	89.7m²	965ft²
Terrace 1	4.37m x 1.47m	14' 4" x 4' 10"
Terrace 2	3.45m x 1.99m	14' 7" x 6' 6"

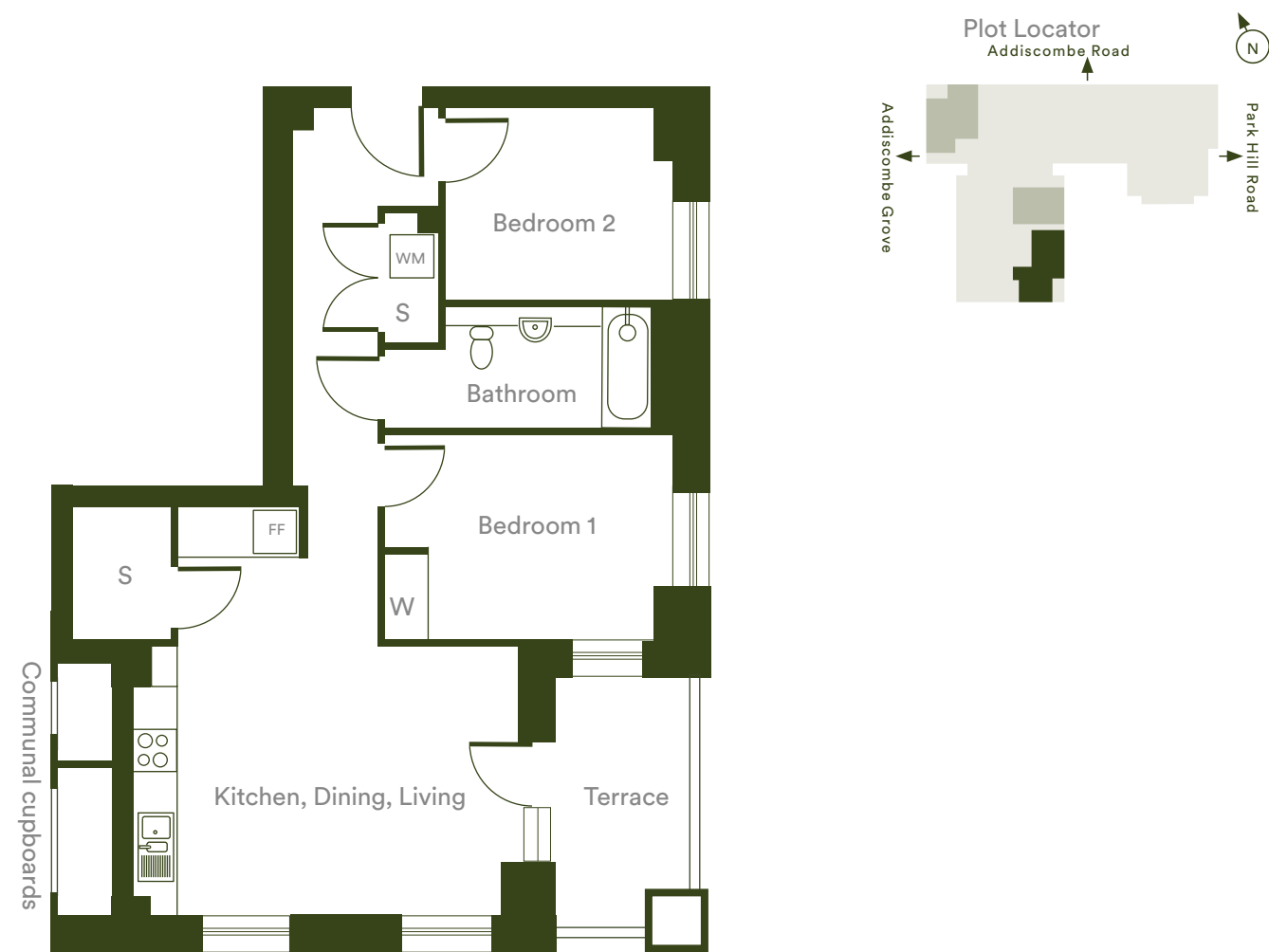
Floor Plot No. Flat No.

0	C1-01	01
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WM – Washing Machine | W – Wardrobe | F/F – Fridge/Freeze | S – Storage

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Plot C1-03



Dimensions

Dining/Living	3.72m x 3.07m	12' 3" x 10' 1"
Kitchen	5.58m x 2.34m	18' 4" x 7' 8"
Bedroom 1	4.01m x 2.87m	13' 2" x 9' 5"
Bedroom 2	3.16m x 2.62m	10' 4" x 8' 7"
Total	65.7 m ²	707ft ²
Terrace	3.56m x 1.87m	11' 8" x 6' 2"

Floor

Plot No.

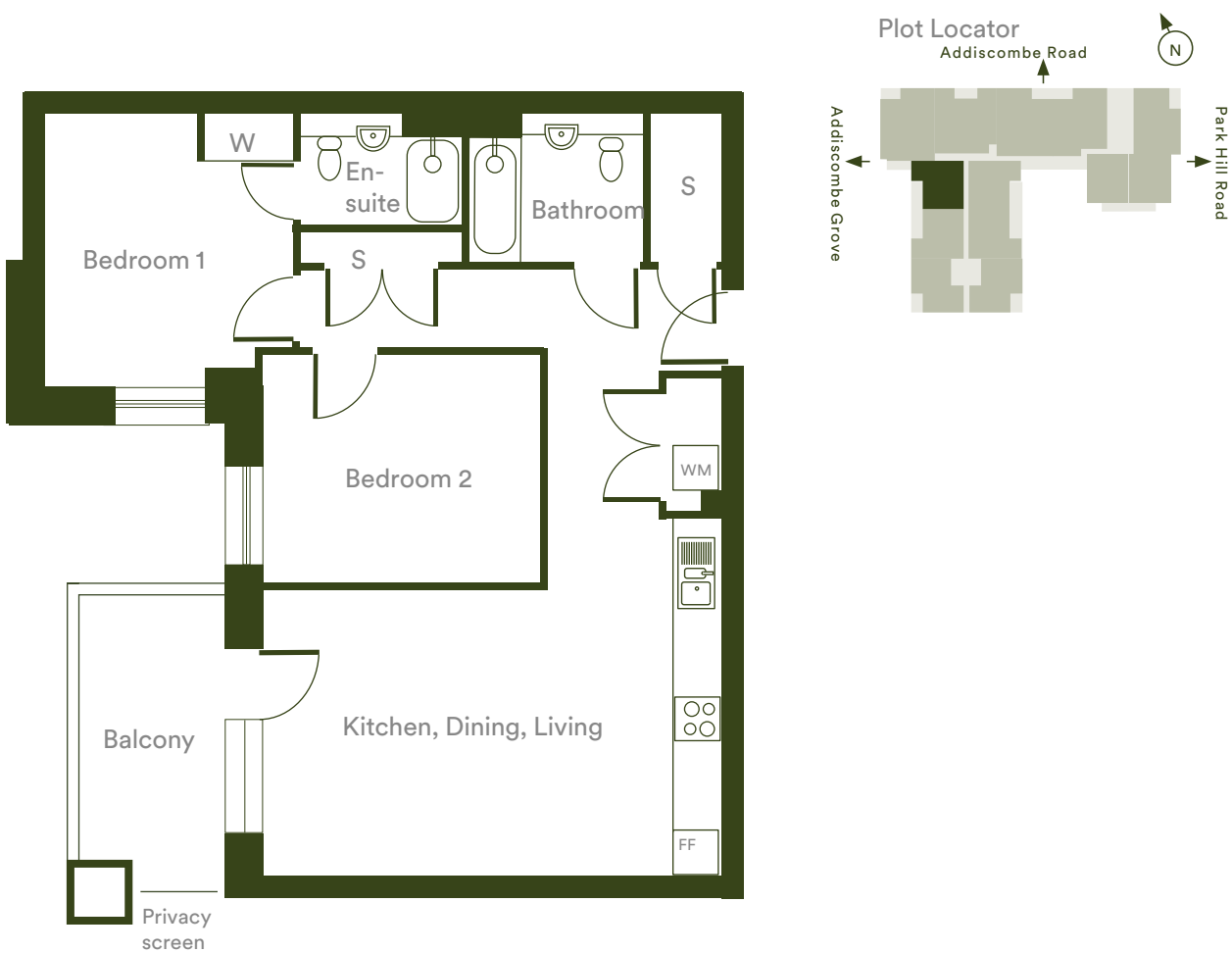
Flat No.

0	C1-03	03
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WM – Washing Machine | W – Wardrobe | F/F – Fridge/Freeze | S – Storage

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Plots C1-05, C1-14, C1-23, C1-32, C1-41, C1-50



Dimensions

Dining/Living Room	3.84m x 3.84m	12' 7" x 12' 7"
Kitchen	4.80m x 2.35m	15' 9" x 7' 9"
Bedroom 1	3.67m x 3.33m	12' 1" x 10' 11"
Bedroom 2	3.74m x 3.07m	12' 3" x 10' 1"
Total	75.1m ²	808ft ²
Balcony	3.99m x 1.90m	13' 1" x 6' 3"

Floor

Plot No.

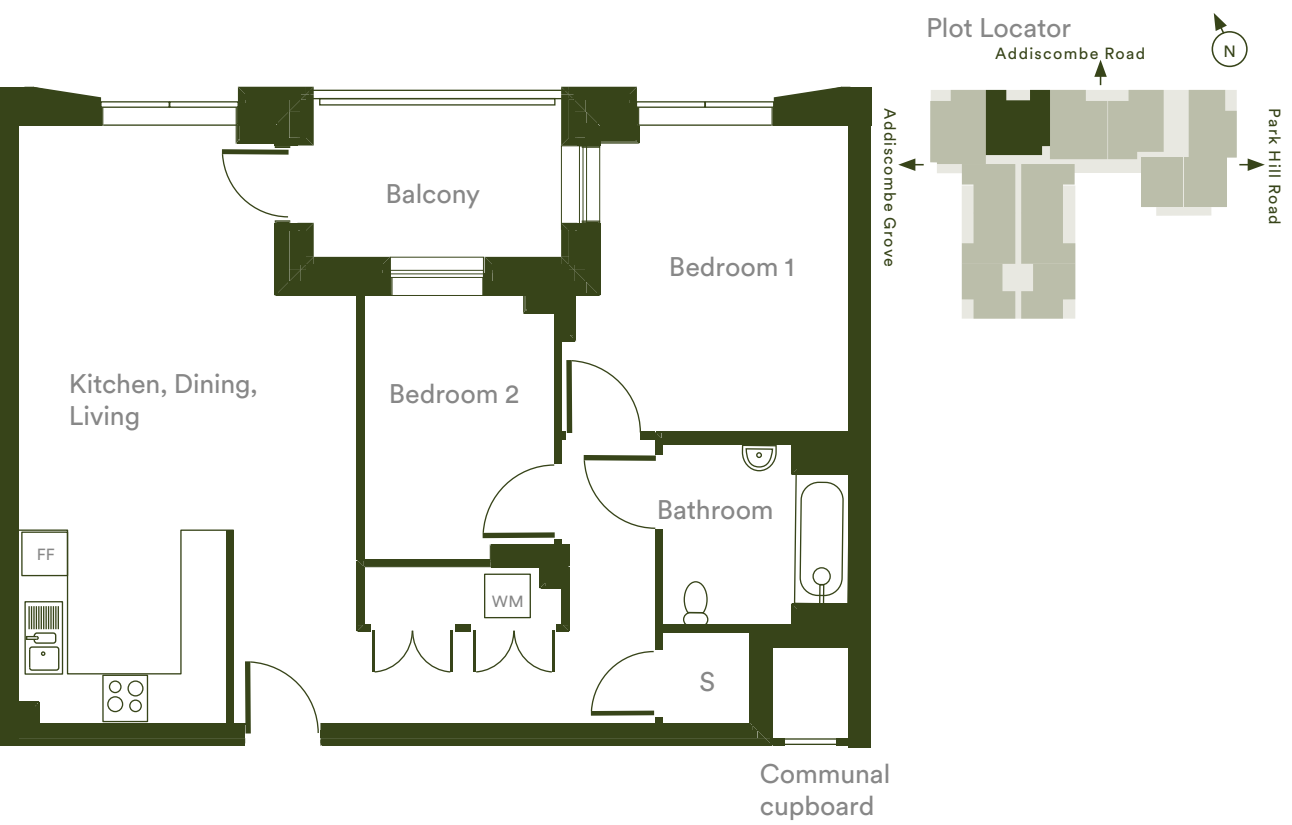
Flat No.

1	C1-05	5
2	C1-14	14
3	C1-23	23
4	C1-32	32
5	C1-41	41
6	C1-50	50

WM – Washing Machine | W – Wardrobe | F/F – Fridge/Freeze | S – Storage

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Plots C1-07, C1-16, C1-25, C1-34, C1-43, C1-52



Dimensions

Dining/Living Room	5.87m x 4.48m	19' 3" x 14' 8"
Kitchen	2.75m x 2.55m	9' x 8' 4"
Bedroom 1	4.05m x 3.79m	13' 3" x 12' 5"
Bedroom 2	3.49m x 2.51m	11' 5" x 8' 3"
Total	76.1m²	819ft²
Balcony	3.27m x 2.01m	10' 9" x 6' 7"

Floor Plot No. Flat No.

1	C1-07	7
2	C1-16	16
3	C1-25	25
4	C1-34	34
5	C1-43	43
6	C1-52	52

WM – Washing Machine | W – Wardrobe | F/F – Fridge/Freeze | S – Storage

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Plots C1-09, C1-18, C1-27, C1-36, C1-45, C1-53



Dimensions

Dining/Living Room	3.84m x 3.84m	12' 7" x 12' 7"
Kitchen	4.80m x 2.35m	15' 9" x 7' 9"
Bedroom 1	3.67m x 3.33m	12' 1" x 10' 11"
Bedroom 2	3.74m x 3.07m	12' 3" x 10' 1"
Total	74.4m²	801ft²
Balcony	3.99m x 1.90m	13' 1" x 6' 3"

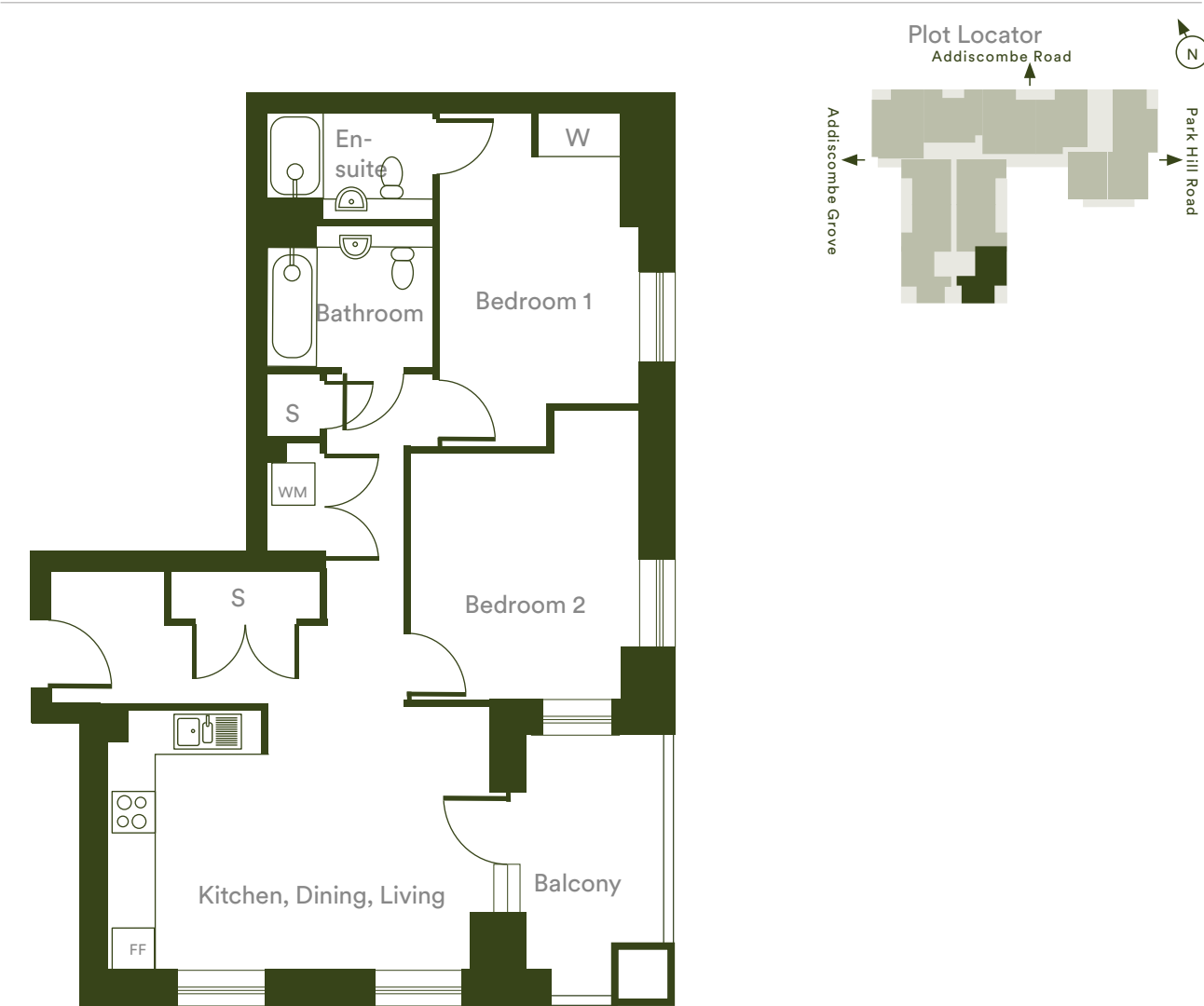
Floor Plot No. Flat No.

1	C1-09	9
2	C1-18	18
3	C1-27	27
4	C1-36	36
5	C1-45	45
6	C1-53	53

WM – Washing Machine | W – Wardrobe | F/F – Fridge/Freeze | S – Storage

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Plots C1-47, C1-55



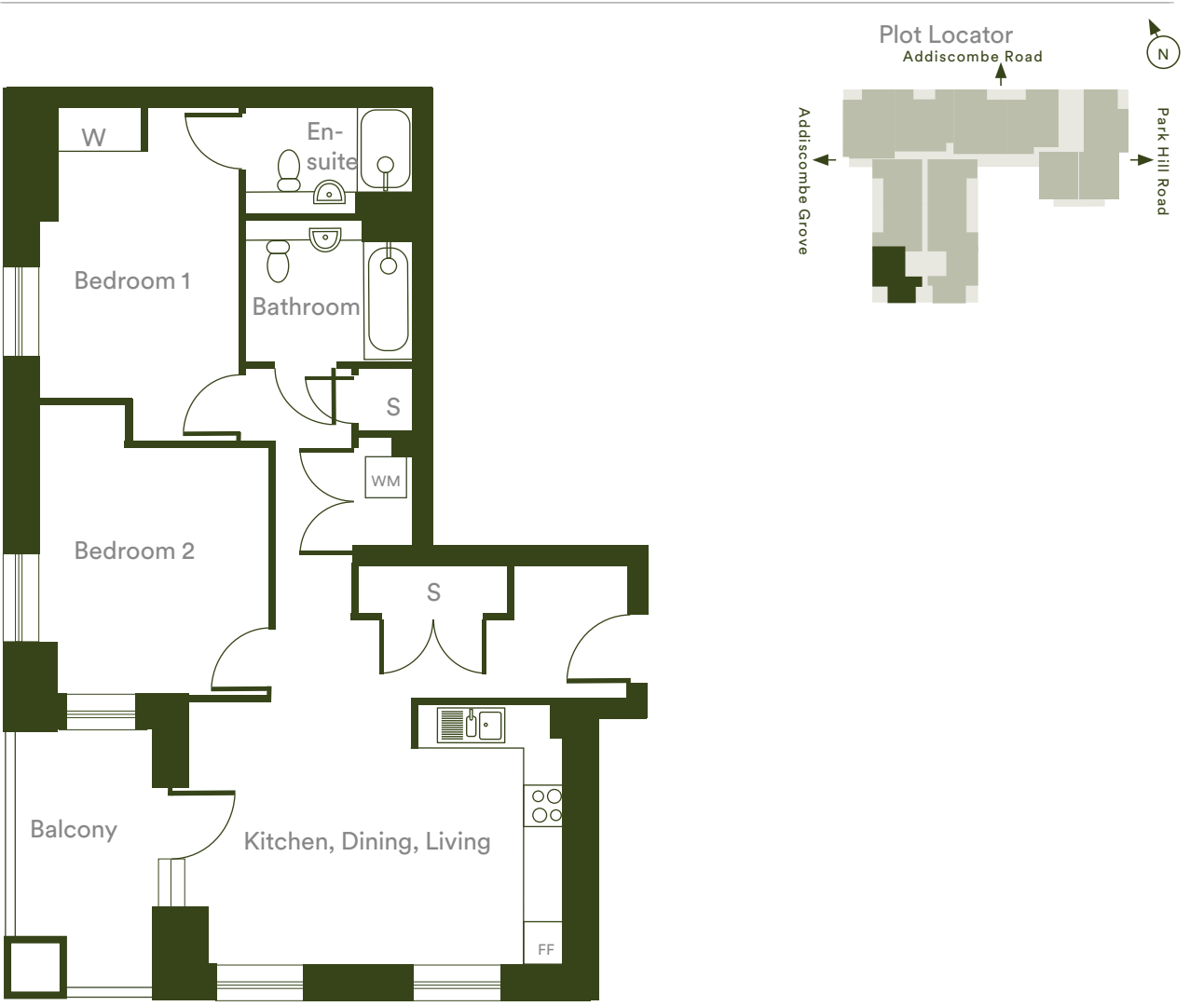
Dimensions

Dining/Living Room	3.73m x 3.21m	12' 3" x 10' 6"
Kitchen	3.73m x 2.19m	12' 3" x 7' 2"
Bedroom 1	4.72m x 2.83m	15' 6" x 9' 4"
Bedroom 2	3.50m x 3.23m	11' 6" x 10' 7"
Total	70.7m²	761ft²
Balcony	3.59m x 1.9m	11' 9" x 6' 3"

WM – Washing Machine | W – Wardrobe | F/F – Fridge/Freeze | S – Storage

*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. Please be aware the utility cupboard will include mechanical and electrical controls which will reduce the storage available. Window sizes may vary. For further clarification regarding specific individual plots, please ask our Sales Associates.

Plots C1-48, C1-56



Dimensions

Dining/Living Room	3.73m x 3.21m	12' 3" x 10' 3"
Kitchen	3.73m x 2.19m	12' 3" x 7' 2"
Bedroom 1	4.72m x 2.83m	15' 6" x 9' 4"
Bedroom 2	3.50m x 3.23m	11' 6" x 10' 7"
Total	70.7m²	761ft²
Balcony	3.59m x 1.9m	11' 9" x 6' 3"

WM – Washing Machine | W – Wardrobe | F/F – Fridge/Freeze | S – Storage

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Plots C1-11, C1-20, C1-29, C1-38



Dimensions

Dining/Living Room	3.73m x 3.21m	12' 3" x 10' 6"
Kitchen	3.72m x 2.19m	12' 3" x 7' 2"
Bedroom 1	3.70m x 3.29m	12' 2" x 10' 9"
Bedroom 2	3.60m x 3.13m	11' 10" x 10' 3"
Total	66m²	710ft²
Balcony	3.59m x 1.90m	11' 9" x 6' 3"

WM – Washing Machine | W – Wardrobe | F/F – Fridge/Freeze | S – Storage

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Plots C1-12, C1-21, C1-30, C1-39



Dimensions

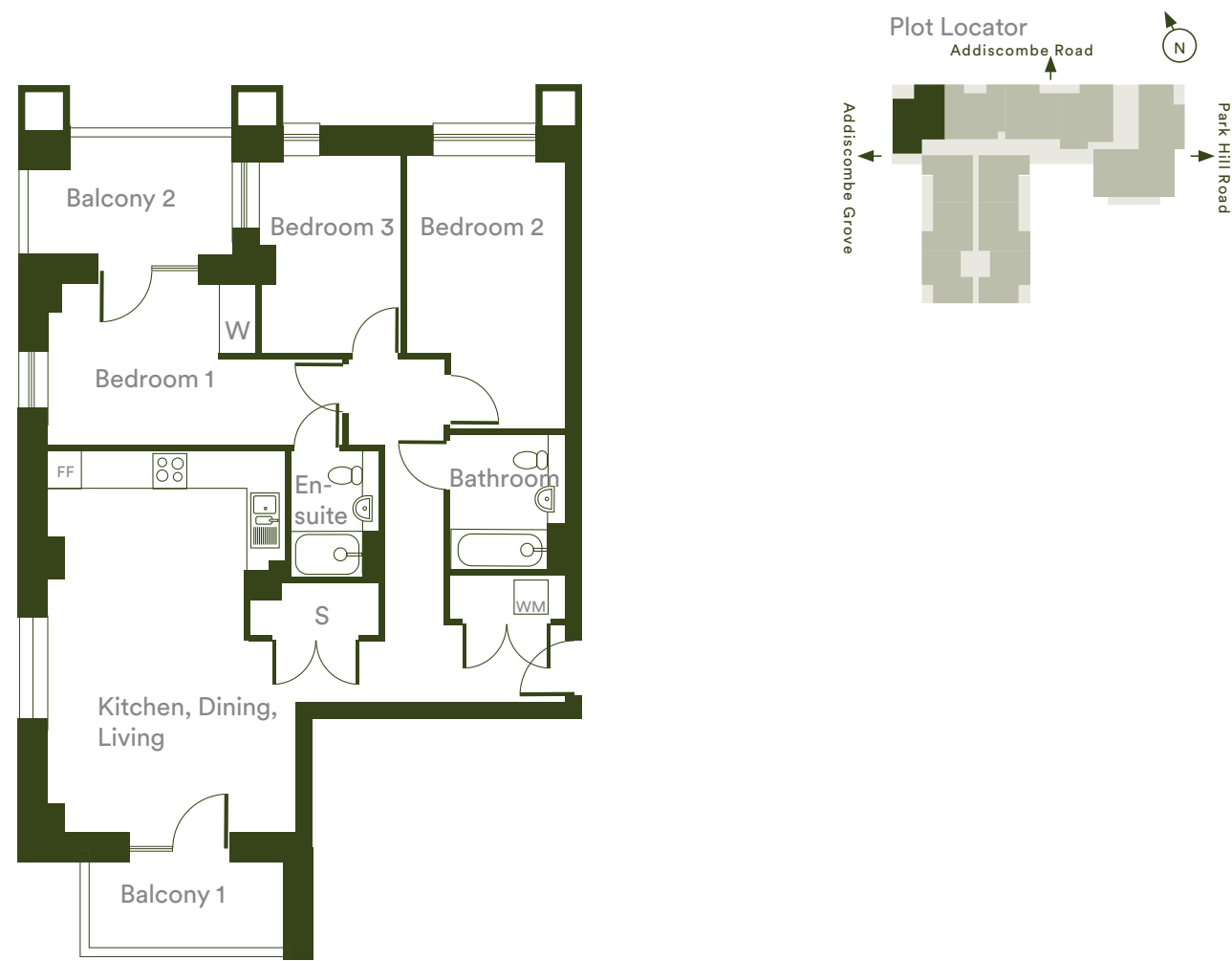
Dining/Living Room	3.73m x 3.21m	12' 3" x 10' 6"
Kitchen	3.72m x 2.19m	12' 3" x 7' 2"
Bedroom 1	3.70m x 3.29m	12' 2" x 10' 9"
Bedroom 2	3.60m x 3.13m	11' 10" x 10' 3"
Total	66m²	710ft²
Balcony	3.59m x 1.88m	11' 8" x 6' 2"

WM – Washing Machine | W – Wardrobe | F/F – Fridge/Freeze | S – Storage

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Three bedroom apartments

Plots C1-06, C1-15, C1-24, C1-33, C1-42, C1-51



Dimensions

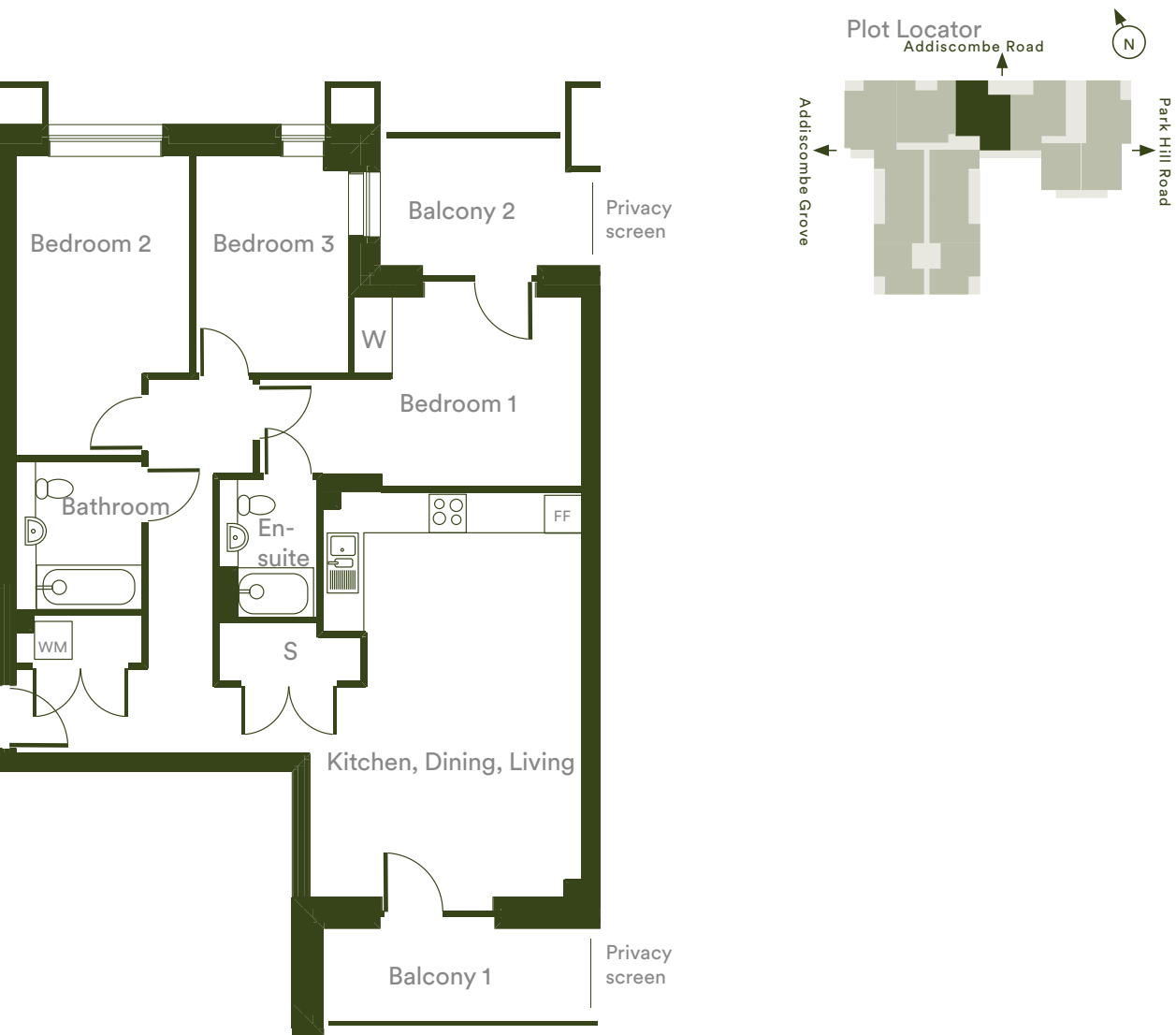
Dining/Living Room	4.45m x 4.31m	14' 7" x 14' 2"
Kitchen	4.11m x 2.18m	13' 6" x 7' 2"
Bedroom 1	5.13m x 2.80m	16' 10" x 9' 2"
Bedroom 2	4.76m x 2.75m	15' 8" x 9'
Bedroom 3	3.45m x 2.43m	11' 4" x 8'
Total	88m²	947ft²
Balcony 1	3.31m x 1.45m	10' 10" x 4' 9"
Balcony 2	3.48m x 2.01m	11' 5" x 6' 7"

Floor	Plot No.	Flat No.
1	C1-06	6
2	C1-15	15
3	C1-24	24
4	C1-33	33
5	C1-42	42
6	C1-51	51

WM – Washing Machine | W – Wardrobe | F/F – Fridge/Freeze | S – Storage

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Plots C1-08, C1-17, C1-26, C1-35, C1-44



Dimensions

Dining/Living Room	4.31m x 4.22m	14' 2" x 13' 10"
Kitchen	4.11m x 2.22m	13' 6" x 7' 3"
Bedroom 1	5.13m x 3.00m	16' 10" x 9' 10"
Bedroom 2	4.76m x 2.75m	15' 8" x 9'
Bedroom 3	3.45m x 2.43m	11' 4" x 8'
Total	88.1m²	948ft²
Balcony 1	4.24m x 1.46m	13' 11" x 4' 9"
Balcony 2	3.38m x 2.01m	11' 1" x 6' 7"

Floor	Plot No.	Flat No.
1	C1-08	8
2	C1-17	17
3	C1-26	26
4	C1-35	35
5	C1-44	44

WM – Washing Machine | W – Wardrobe | F/F – Fridge/Freeze | S – Storage

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Investing in homes *and neighbourhoods*

At L&Q we believe passionately that people's health, security and happiness depend on where they live.

With nearly 60 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 of the money that we make into our homes and services.

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

We are L&Q.

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 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 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 NHBC Buildmark cover. You can also access the full terms and conditions on our website: lqgroup.org.uk



A selection of other L&Q developments



L&Q at Queen's Quarter -
Croydon
Shared Ownership
lqhomes.com/queensquarter



L&Q Kidbrooke Village -
Greenwich
Shared Ownership
lqhomes.com/kidbrookevillage



The Quarry -
Erith
Shared Ownership
lqhomes.com/thequarry

West Heights
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💻 lqhomes.com/addiscombeoaks

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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.

