

L&Q at

BEAM
PARK®

FLOORPLANS AND
SPECIFICATION
NEWPORT HOUSE

L&Q



Photography of showhome, indicative only.



Welcome to L&Q at Beam Park, a stylish collection of Shared Ownership apartments situated in a transformational new development in Rainham, East London.

Beam Park is a purpose-built, fully modern community that is being shaped near the banks of the Thames, where Rainham and Dagenham meet. Offering the perfect opportunity to get your feet on the property ladder, these 1, 2 and 3 bedroom homes are ideal for professionals, couples and families alike.

Beam Park is set to become one of East London's most desirable communities. Within easy reach of central London, journey times are set to be slashed further with a brand-new proposed rail station. So, if you are looking for an attractive, affordable new home in a welcoming neighbourhood, you need look no further.

The details

Your apartment is fitted with everything you need to move in and get on with living.

Kitchen

- Modern kitchen cabinets with a complementary worktop and matching upstand
- Stainless steel splashback behind the hob
- Under cupboard lighting
- 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 sanitaryware including semi-recessed basin with chrome basin tap
- Floor mounted WC with concealed cistern
- Chrome dual flush plate for water efficiency
- Full width wall mounted mirror
- Steel bath with bath panel
- Chrome towel radiator
- Homes without an en suite will include a shower screen over the bath, chrome bath mixer tap, thermostatic shower valve with hair wash attachment
- Homes with an en suite will include a shower screen over the bath, chrome bath mixer tap with hair wash attachment

En suite

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

Bedroom

- Fitted carpet
- Fitted wardrobe with sliding portico style doors to master bedroom rails (Bedroom 1 only)

Wall & floor finishes

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

Heating, electrical & lighting

- Radiators sourced by onsite CHP heating system (subject to supply agreement)
- Low energy white LED downlights to kitchen/dining/living area and bathrooms
- Pendant lights to bedrooms, hallways & store cupboards
- White switches and sockets
- White shaver point in bathrooms
- Provision for Sky Q (subscription will be required)
- Mains operated ceiling mounted smoke/heat detector

General

- Free standing washing machine located in store cupboard*
- White internal doors
- Polished Chrome door furniture
- Private garden, balcony or terrace to every home
- Video door entry system
- Communal bicycle storage for every home
- NHBC 12-year Warranty
- Secure car parking on selected plots*

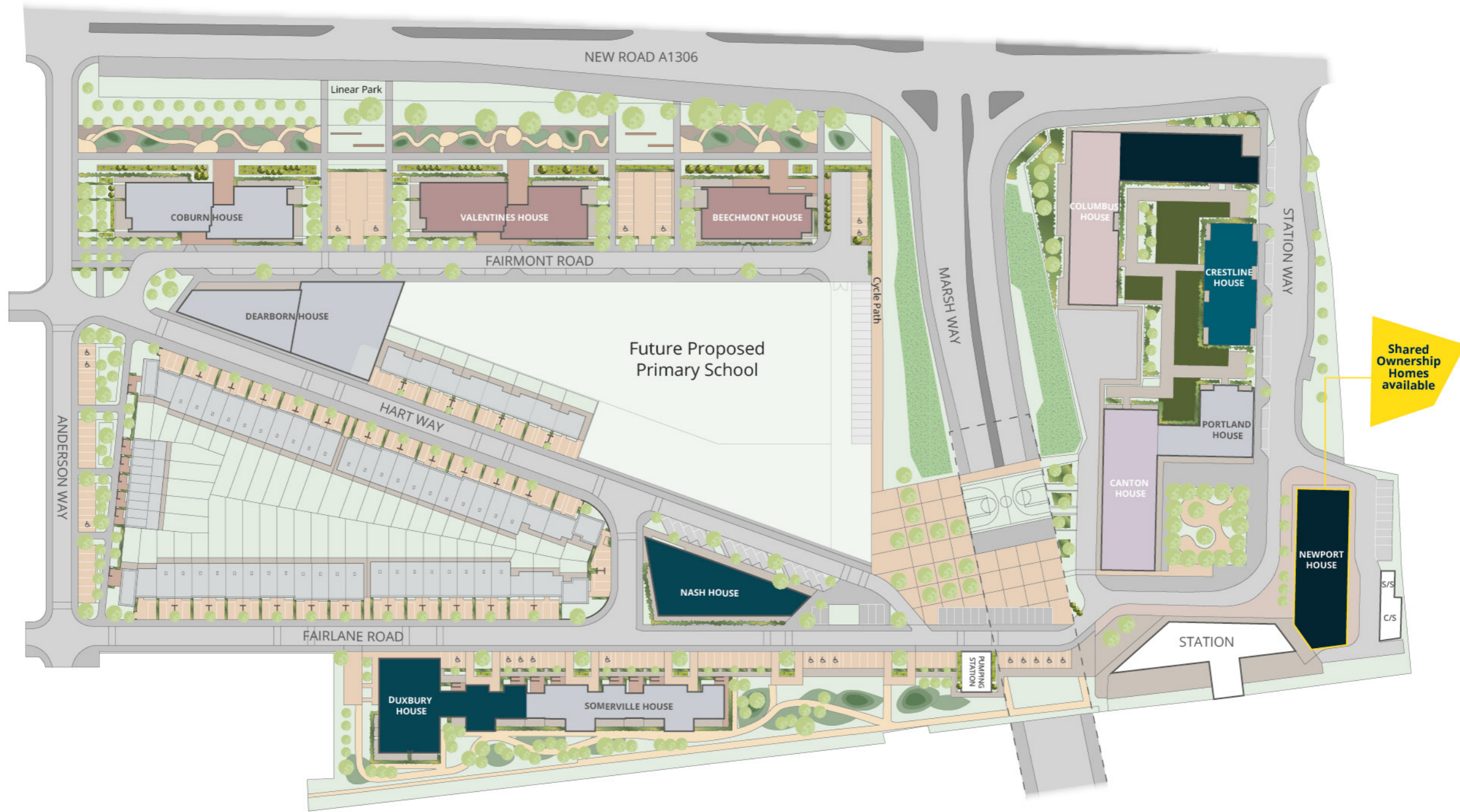


Beautifully designed and ready for living

*Speak to Sales Associate for further details. Fitted wardrobes are present in all 1 bedroom properties but in some instances in the second bedroom.

The specification of the properties is correct at the date of print/publication but may change as building works progress. Photography, indicative only. 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



Key

- Previous Shared Ownership release
- Future Shared Ownership releases
- London Living Rent
- Private Rent
- Affordable Rent

- Market Sale
- Podium
Podium will be landscaped seating area

The development 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. However, there may be occasions when the house designs, boundaries, landscaping and positions of roads and footpaths change as the development proceeds. Please speak to a Sales Associate for more details. Proposed new train station and primary school are subject to planning.

Newport House



Key

- 1 bedroom homes
- 2 bedroom homes
- 3 bedroom homes

The development 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. However, there may be occasions when the house designs, boundaries, landscaping and positions of roads and footpaths change as the development proceeds. Please speak to a Sales Associate for more details.

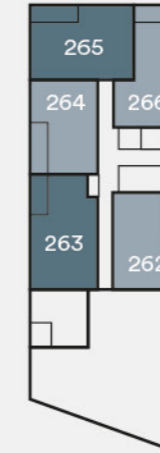
Plot locator



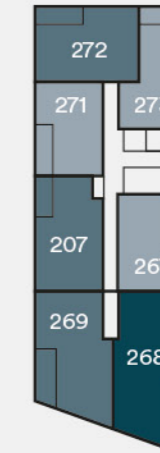
Ground Floor



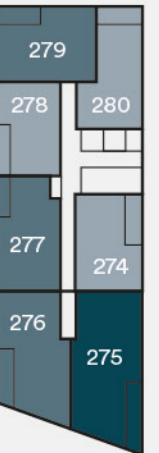
First Floor



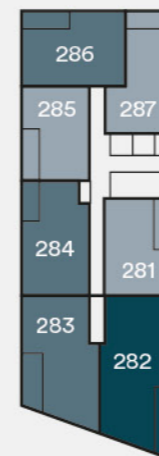
Second Floor



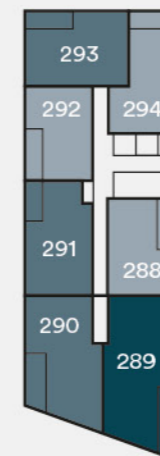
Third Floor



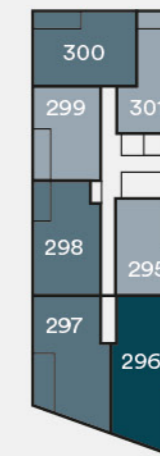
Fourth Floor



Fifth Floor



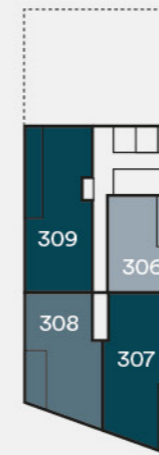
Sixth Floor



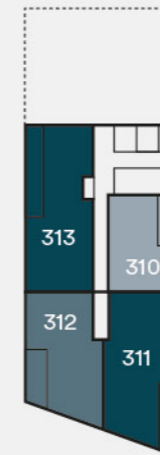
Seventh Floor



Eighth Floor



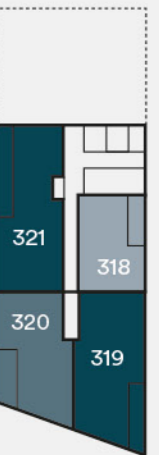
Ninth Floor



Tenth Floor



Eleventh Floor



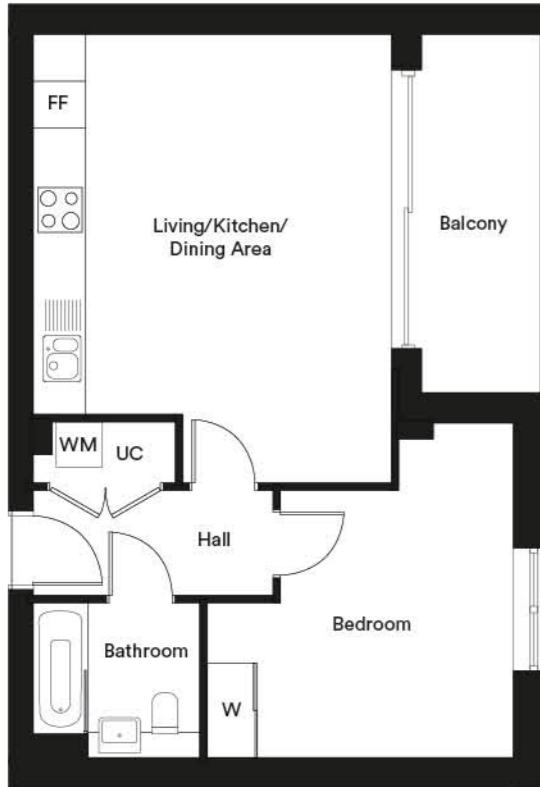
B/S Bin Store

The floorplans 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.

One bedroom homes

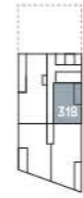
Type A

Plots, 262*, 267, 274, 281, 288, 295, 302, 306, 310, 314 & 318



Room	Metric	Imperial
Living/Kitchen/Dining Area	4.94m x 4.09m	13'5" x 16'2"
Bedroom	4.25m x 2.07m	13'11" x 6'9"
Total internal area	50.7 sq. m.	545.7 sq. ft.
Terrace/Balcony	4.50m x 1.40m	14'9" x 4'7"

FF Fridge/Freezer UC Utility cupboard W Fitted Wardrobe WM Washing Machine
 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.
 * Terrace to plot 262



Eleventh Floor Plot 318



Ninth Floor Plot 310



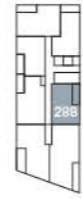
Tenth Floor Plot 314



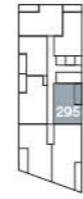
Seventh Floor Plot 302



Eighth Floor Plot 306



Fifth Floor Plot 288



Sixth Floor Plot 295



Third Floor Plot 274



Fourth Floor Plot 281



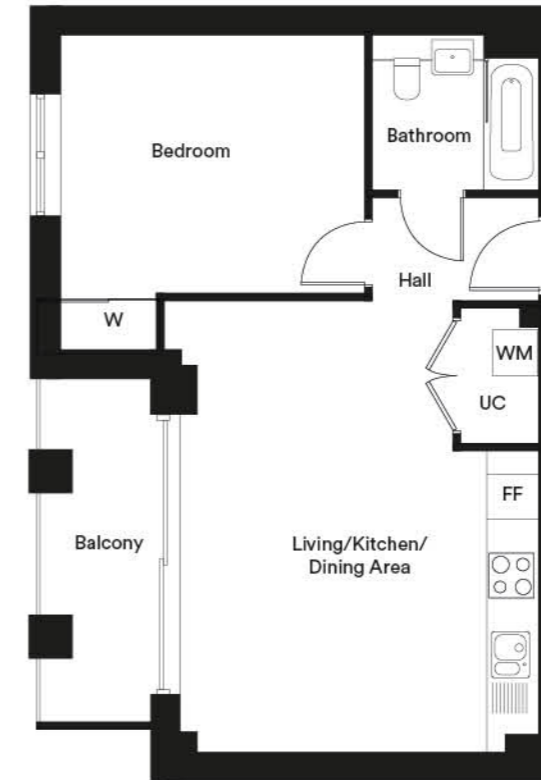
First Floor Plot 262



Second Floor Plot 267

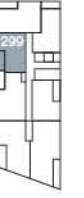
Type B

Plots, 264*, 271, 278, 285, 292 & 299

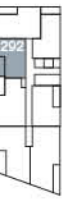


Room	Metric	Imperial
Living/Kitchen/Dining Area	5.80m x 4.60m	19'0" x 15'1"
Bedroom	3.90m x 3.30m	12'9" x 10'9"
Total internal area	50.0 sq. m.	538.2 sq. ft.
Terrace/Balcony	4.30m x 1.41m	14'1" x 4'7"

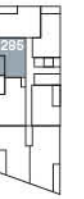
FF Fridge/Freezer UC Utility cupboard W Fitted Wardrobe WM Washing Machine
 Please be aware the storage cupboard may include heating and electrical controls, which may reduce the storage available. Please ask sales associate for more information.
 * Terrace to plot 264



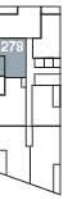
Sixth Floor Plot 299



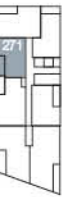
Fifth Floor Plot 292



Fourth Floor Plot 285



Third Floor Plot 278



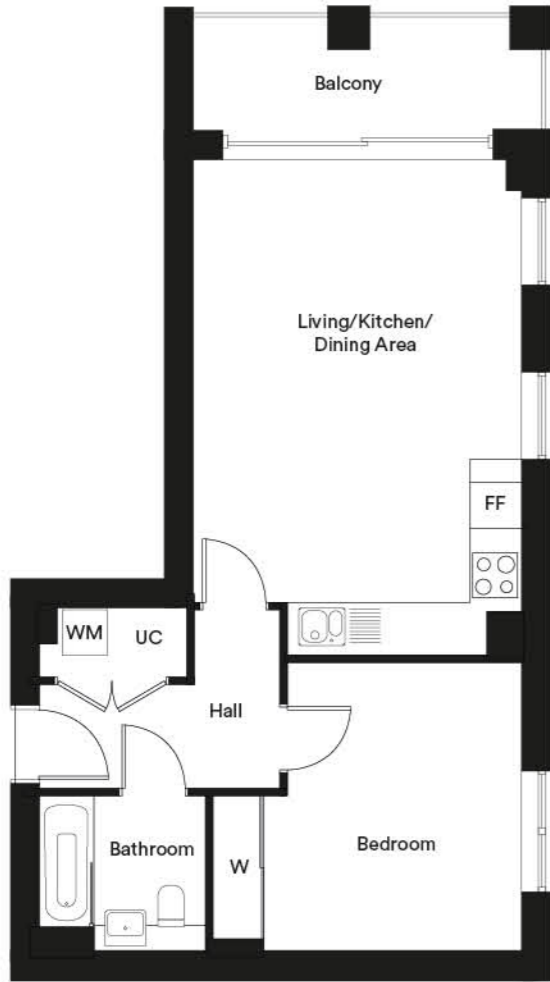
Second Floor Plot 271



First Floor Plot 264

Type C

Plots, 266*, 273, 280, 287, 294 & 301

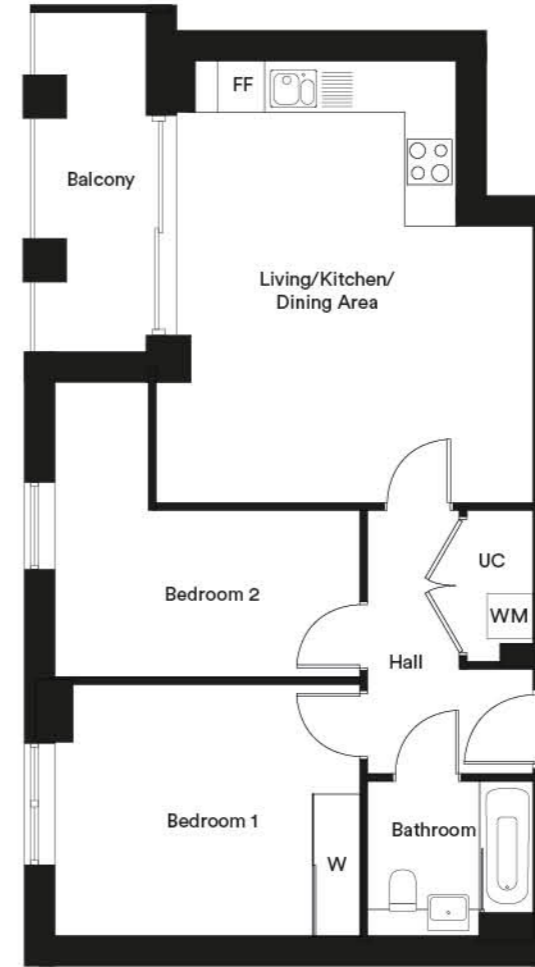


Room	Metric	Imperial
Living/Kitchen/Dining Area	5.70m x 4.30m	18'8" x 14'1"
Bedroom	4.00m x 3.80m	13'1" x 12'5"
Total internal area	53.5 sq. m.	575.8 sq. ft.
Terrace/Balcony	4.30m x 1.41m	14'1" x 4'7"

FF Fridge/Freezer UC Utility cupboard W Fitted Wardrobe WM Washing Machine
 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.
 * Terrace to plot 266

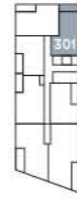
Two bedroom homes Type D

Plots, 263*, 270, 277, 284, 291 & 298

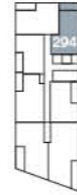


Room	Metric	Imperial
Living/Kitchen/Dining Area	5.70m x 4.70m	18'8" x 15'5"
Bedroom 1	4.00m x 3.10m	13'1" x 10'2"
Bedroom 2	3.90m x 2.20m	12'9" x 7'2"
Total internal area	62.3 sq. m.	670.6 sq. ft.
Terrace/Balcony	4.30m x 1.40m	14'1" x 4'7"

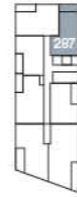
FF Fridge/Freezer UC Utility cupboard W Fitted Wardrobe WM Washing Machine
 Please be aware the storage cupboard may include heating and electrical controls, which may reduce the storage available. Please ask sales associate for more information.
 * Terrace to plot 263



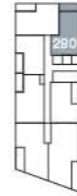
Sixth Floor Plot 301



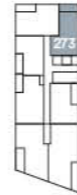
Fifth Floor Plot 294



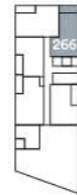
Fourth Floor Plot 287



Third Floor Plot 280



Second Floor Plot 273



First Floor Plot 266



Sixth Floor Plot 298



Fifth Floor Plot 291



Fourth Floor Plot 284



Third Floor Plot 277



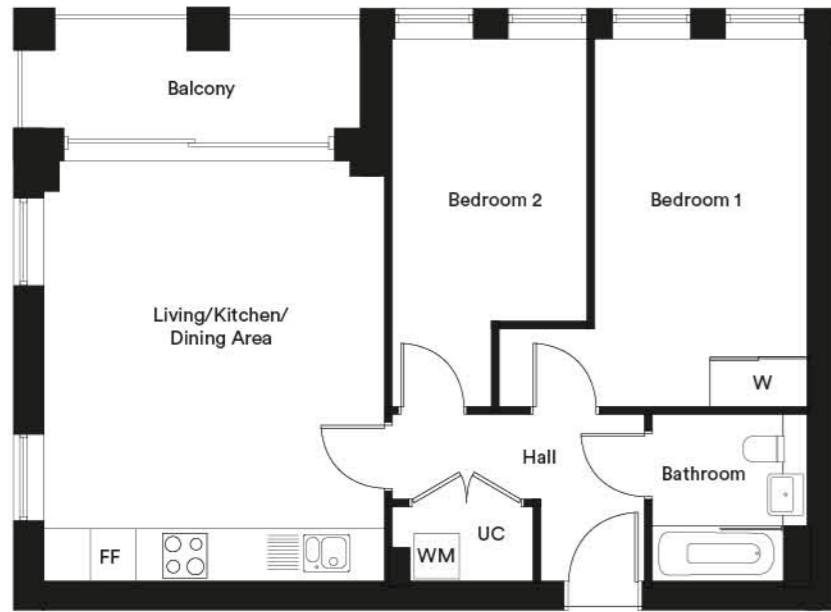
Second Floor Plot 270



First Floor Plot 263

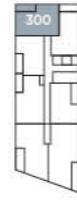
Type E

Plots, 265*, 272, 279, 286, 293 & 300

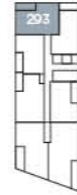


Room	Metric	Imperial
Living/Kitchen/Dining Area	5.50m x 4.40m	18'0" x 14'5"
Bedroom 1	4.80m x 2.80m	15'8" x 9'2"
Bedroom 2	3.60m x 2.50m	11'9" x 8'2"
Total internal area	63.6 sq. m.	684.6 sq. ft.
Terrace/Balcony	4.30m x 1.41m	14'1" x 4'7"

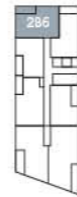
FF Fridge/Freezer UC Utility cupboard W Fitted Wardrobe WM Washing Machine
 Please be aware the storage cupboard may include heating and electrical controls, which may reduce the storage available. Please ask sales associate for more information.
 * Terrace to plot 265



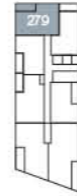
Sixth Floor Plot 300



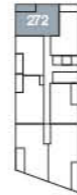
Fifth Floor Plot 293



Fourth Floor Plot 286



Third Floor Plot 279



Second Floor Plot 272



First Floor Plot 265

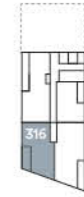
Type F

Plots, 269, 276, 283, 290, 297, 304, 308, 312, 316 & 320



Room	Metric	Imperial
Living/Kitchen/Dining Area	5.50m x 4.50m	18'0" x 14'9"
Bedroom 1	3.60m x 2.80m	11'9" x 9'2"
Bedroom 2	3.50m x 2.70m	11'5" x 8'10"
Total internal area	75.2 sq. m.	809.4 sq. ft.
Terrace/Balcony	8.20m x 1.40m	26'10" x 4'7"

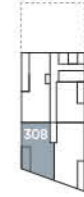
FF Fridge/Freezer UC Utility cupboard W Fitted Wardrobe WM Washing Machine
 Please be aware the storage cupboard may include heating and electrical controls, which may reduce the storage available. Please ask sales associate for more information.



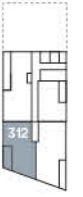
Tenth Floor Plot 316



Eleventh Floor Plot 320



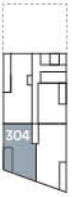
Eighth Floor Plot 308



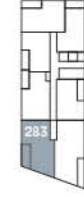
Ninth Floor Plot 312



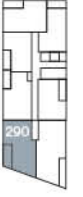
Sixth Floor Plot 297



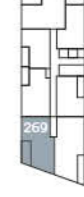
Seventh Floor Plot 304



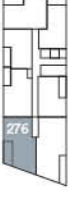
Fourth Floor Plot 283



Fifth Floor Plot 290



Second Floor Plot 269



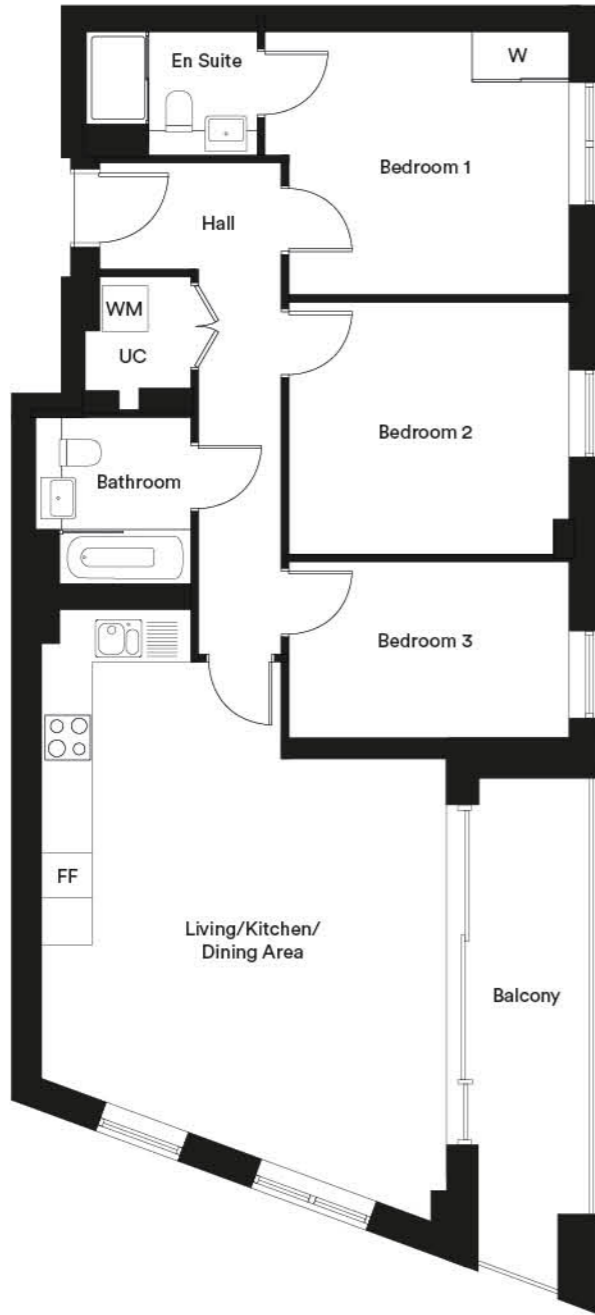
Third Floor Plot 276



Three bedroom homes

Type G

Plots, 268, 275, 282, 289, 296, 303, 307, 311, 315 & 319



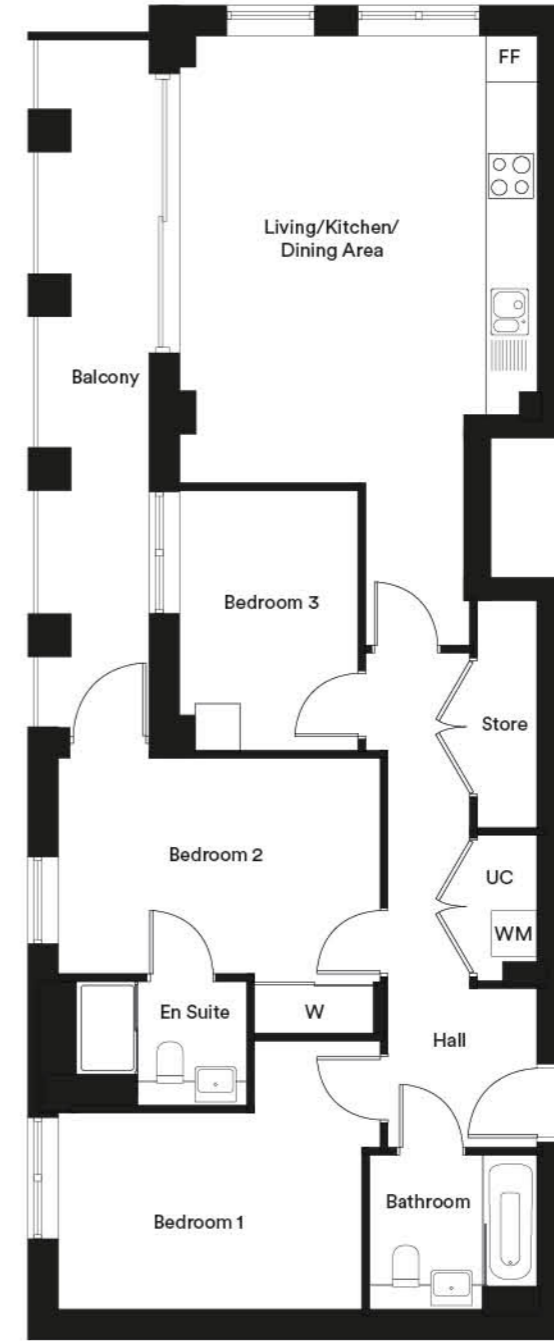
Room	Metric	Imperial
Living/Kitchen/Dining Area	5.90m x 5.20m	19'4" x 17'0"
Bedroom 1	3.60m x 3.40m	11'9" x 11'1"
Bedroom 2	3.60m x 3.10m	11'9" x 10'2"
Bedroom 3	3.60m x 2.20m	11'9" x 7'2"
Total internal area	89.4 sq. m.	962.3 sq. ft.
Terrace/Balcony	6.00m x 1.40m	19'8" x 4'7"

FF Fridge/Freezer UC Utility cupboard W Fitted Wardrobe WM Washing Machine
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.



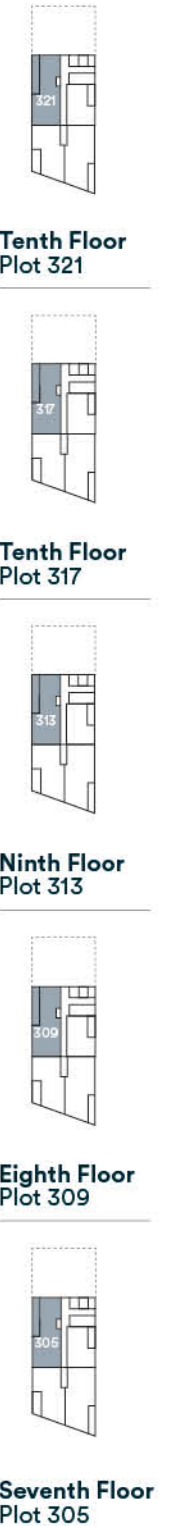
Type H

Plots, 305, 309, 313, 317 & 321



Room	Metric	Imperial
Living/Kitchen/Dining Area	5.80m x 4.60m	19'0" x 15'1"
Bedroom 1	3.90m x 2.50m	12'9" x 8'2"
Bedroom 2	4.20m x 2.70m	13'9" x 8'10"
Bedroom 3	3.30m x 2.30	10'9" x 7'6"
Total internal area	86.9 sq. m.	935.4 sq. ft.
Terrace/Balcony	8.80m x 1.50m	28'10" x 4'11"

FF Fridge/Freezer UC Utility cupboard W Fitted Wardrobe WM Washing Machine
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.





Better places *and better lives*

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.

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.

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.

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 10 years from the date the building was finished.

Your sales negotiator 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



Barking Riverside - Barking
lqhomes.com/barkingriverside



The Chain - Walthamstow
lqhomes.com/thechain



L&Q at Blackhorse View - Walthamstow
lqhomes.com/blackhorseview

Disclaimer

All information in this document is correct at the time of publication going to print March 2022. The contents of this brochure should not be considered material information for the purposes of purchasing a home. No image or photograph (whether computer generated or otherwise) is taken as a statement or representation of fact, and no image or photograph (whether computer generated or otherwise) forms part of any offer, contract, warranty or representation. 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.

Registered office: L&Q, 29-35 West Ham Lane, Stratford, London E15 4PH, Homes & Communities Agency L4517. Registered Society 30441R Exempt charity.

L&Q at Beam Park

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L&Q