

L&Q at

BEAM PARK®

Floorplans and specification
Grenada House and Verona House

L&Q



Photography of showhome, indicative only.

Beautifully designed *and ready for living*

Welcome to L&Q at Beam Park, a stylish collection of Shared Ownership apartments situated in a transformational new development across Rainham and Dagenham, 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. So, if you are looking for an attractive, affordable new home in a welcoming neighbourhood, you need look no further.

Specification

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
- Shower screen over bath, chrome bath mixer tap and thermostatic shower valve with shower head

En Suites



- 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

Bedrooms



- 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
- Laminate flooring to hallways and living/kitchen/dining area
- 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 living/kitchen/dining area and bathrooms
- Pendant lights to bedrooms and hallways
- Brushed steel switches and chrome sockets
- Brushed steel 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 internal doors
- Polished chrome door furniture
- Private balcony or terrace to every home
- Video door entry system
- Communal bicycle storage for every home
- NHBC 12-year Warranty
- Car parking on selected plots







Photography of showhome, indicative only.


*Speak to Sales Associate for further details. The washing machine where possible is in the hallway storage cupboard. In some instances however it has needed to be fitted in the kitchen. The specification of the properties is correct at the date of print/publication but may change as building works progress. Images are of a previous phase and 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.

Siteplan



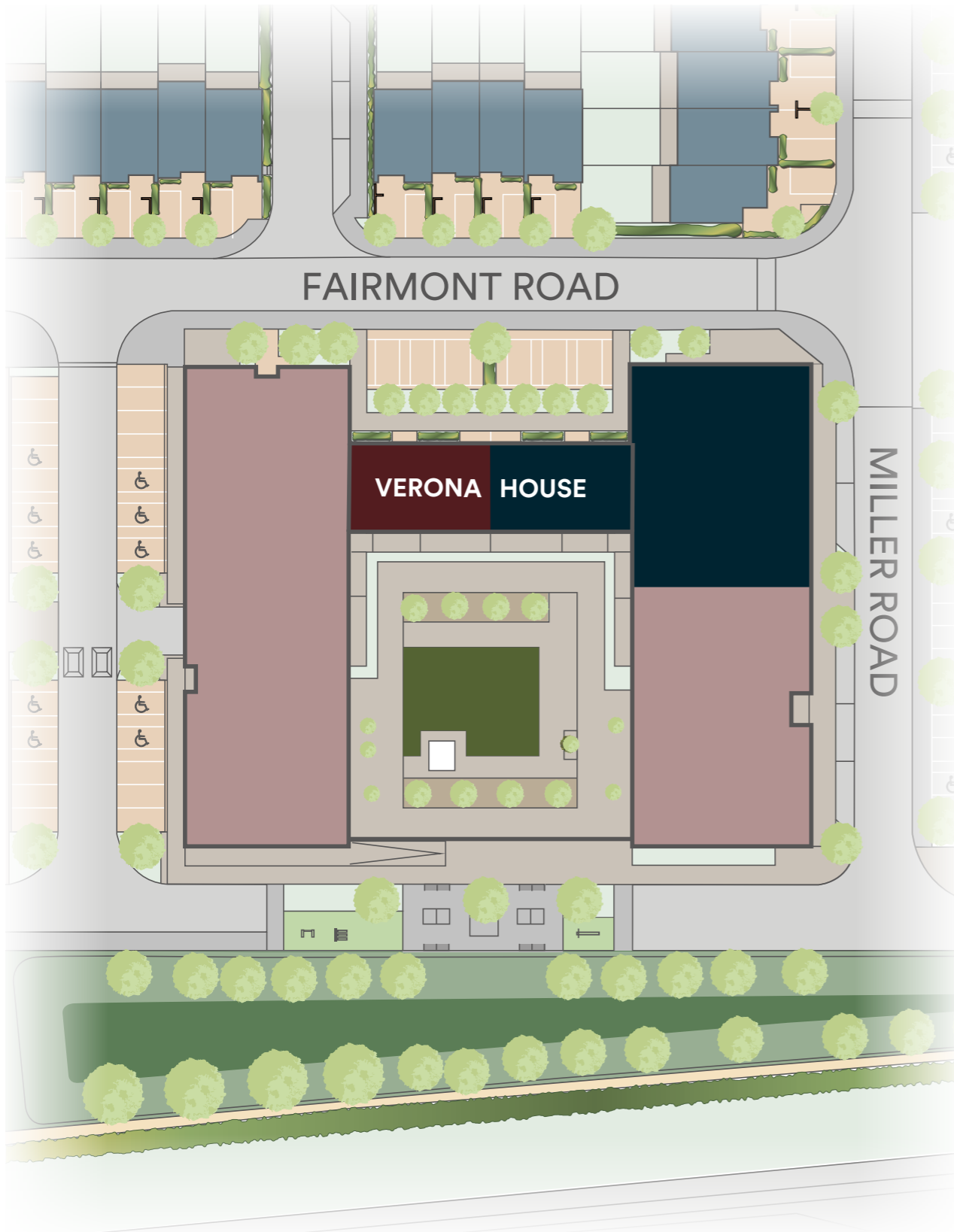
Property Key

	Shared Ownership
	Affordable Rent
	London Living Rent
	Market Sale

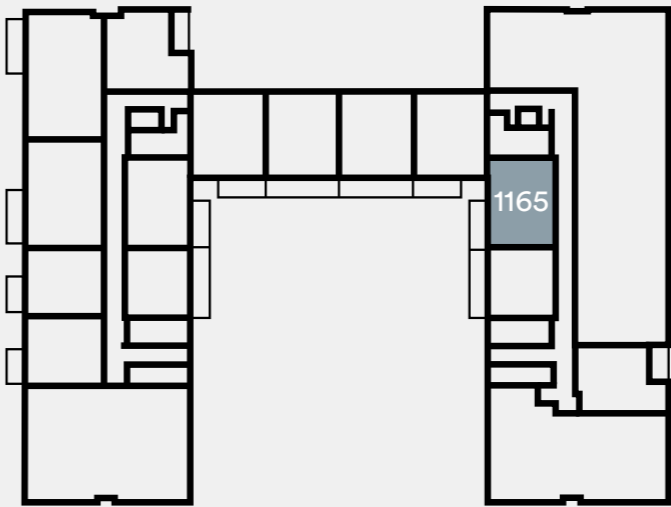
 Podium
Podium will be landscaped seating area

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, Private 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).

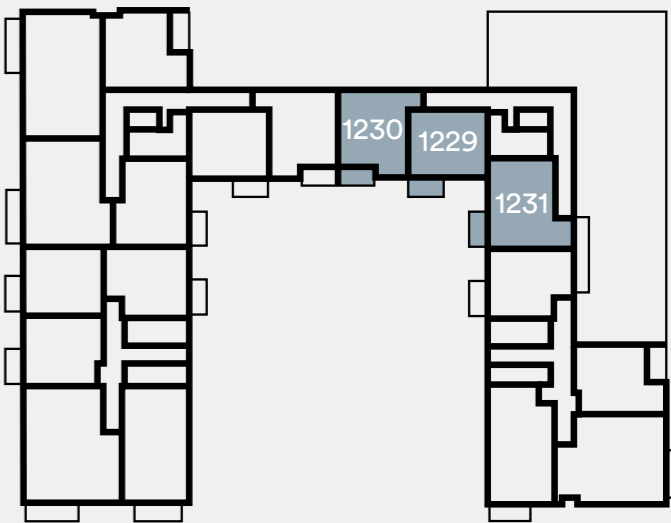
Verona House



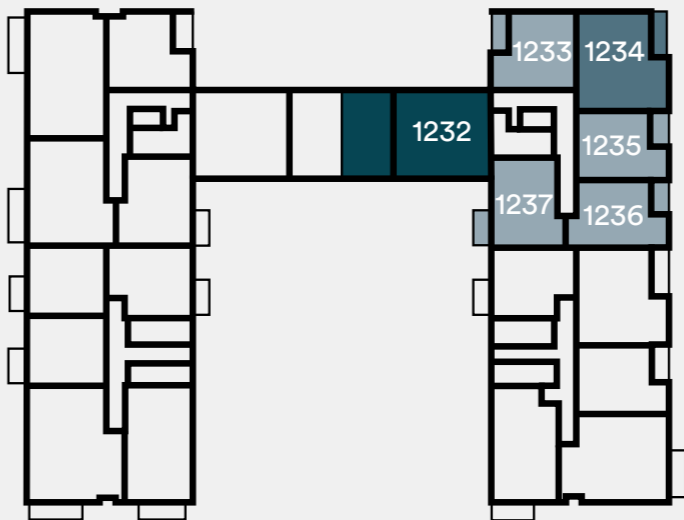
Verona House Plot locator



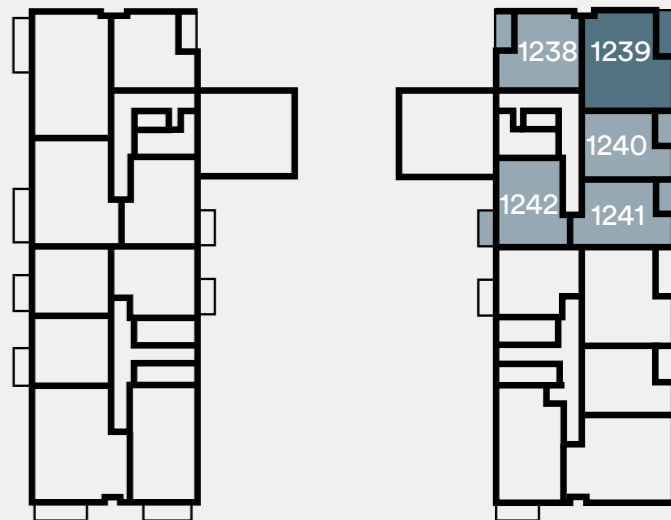
Verona House
First Floor



Verona House
Second Floor



Verona House
Third Floor



Verona House
Fourth Floor

Key

1 bedroom homes
2 bedroom homes
3 bedroom homes

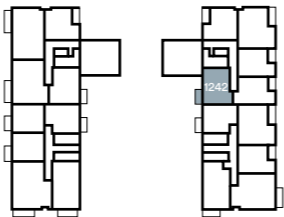
The floorplans provided are intended to only give a general indication of the proposed floor layout, are not drawn to scale and are not intended to form part of any offer, contract, warranty or representation. Please refer to individual floorplan pages for handed plots. Measurements are given to the 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.

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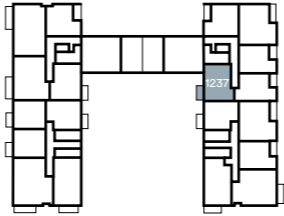
One bedroom homes

Type 2A

Plots 1237 & 1242



Fourth Floor
Plot 1242



Third Floor
Plot 1237



Accommodation

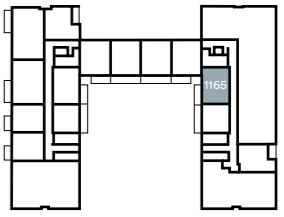
Living/Kitchen/Dining Area	7.07m x 4.40m	23'2" x 14'5"
Bedroom	4.07m x 4.00m	13'4" x 13'1"
Total internal area	56.0 sq. m.	602.8 sq. ft.
Balcony	3.48m x 1.50m	11'5" x 4'11"

- W – Wardrobe
- UC – Utility Cupboard
- FF – Fridge/Freezer
- WD – Washer/Dryer

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Type 2B

Plot 1165



First Floor
Plot 1165



Accommodation

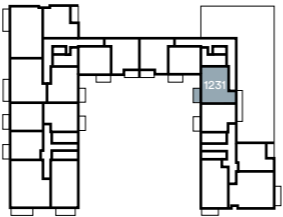
Living/Kitchen/Dining Area	6.33m x 4.42m	20'9" x 14'6"
Bedroom	4.08m x 4.07m	13'4" x 13'4"
Total internal area	54.0 sq. m.	581.2 sq. ft.
Terrace	4.71m x 1.63m	15'4" x 5'4"

- W – Wardrobe
- UC – Utility Cupboard
- FF – Fridge/Freezer
- WD – Washer/Dryer

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Type 2C

Plot 1231



Second Floor
Plot 1231



Accommodation

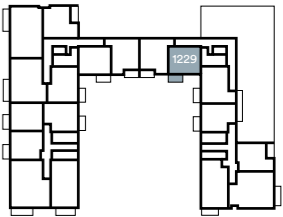
Living/Kitchen/Dining Area	8.21m x 4.40m	26'11" x 14'5"
Bedroom	4.08m x 4.08m	13'3" x 13'3"
Total internal area	59.0 sq. m.	635.0 sq. ft.
Balcony	3.48m x 1.50m	11'5" x 4'11"

- W – Wardrobe
- UC – Utility Cupboard
- FF – Fridge/Freezer
- WD – Washer/Dryer

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Type 2D

Plot 1229



Second Floor
Plot 1229



Accommodation

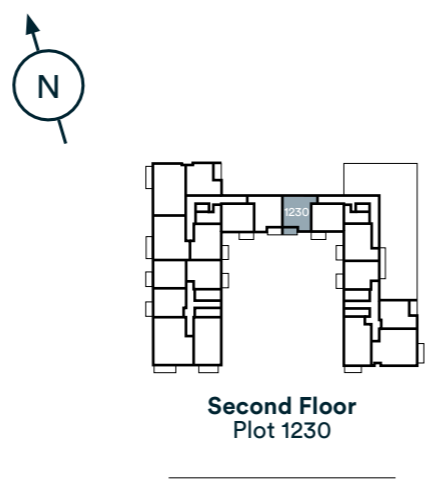
Living/Kitchen/Dining Area	6.65m x 4.09m	21'8" x 13'5"
Bedroom	4.20m x 3.45m	13'9" x 11'3"
Total internal area	50.0 sq. m.	538.2 sq. ft.
Balcony	3.48m x 1.5m	11'5" x 4'11"

- W – Wardrobe
- UC – Utility Cupboard
- FF – Fridge/Freezer
- WD – Washer/Dryer

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Type 2E

Plot 1230



Accommodation

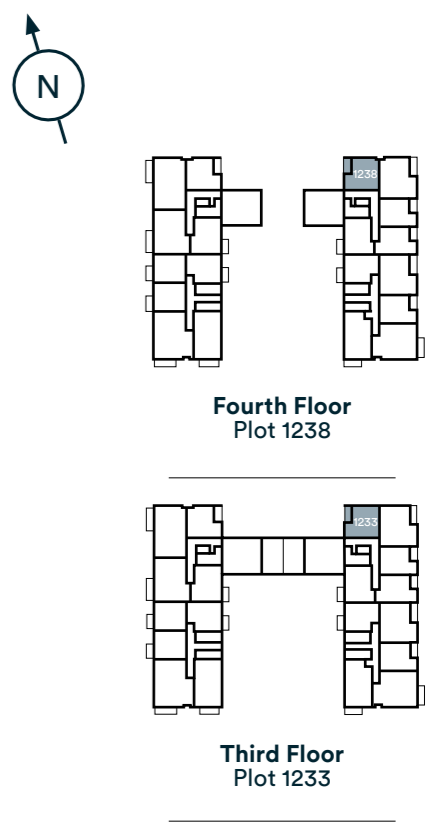
Kitchen/Dining Area	3.65m x 2.85m	11'9" x 9'3"
Living Area	3.56m x 3.46m	11'6" x 11'3"
Bedroom	3.74m x 3.49m	12'2" x 11'4"
Total internal area	53.0 sq. m.	570.5 sq. ft.
Balcony	3.33m x 1.60m	10'11" x 5'2"

- W – Wardrobe
- UC – Utility Cupboard
- FF – Fridge/Freezer
- WD – Washer/Dryer

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Type 2F

Plots 1233 & 1238



Accommodation

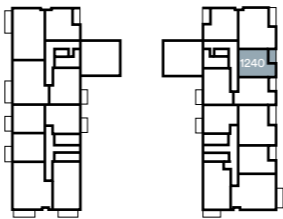
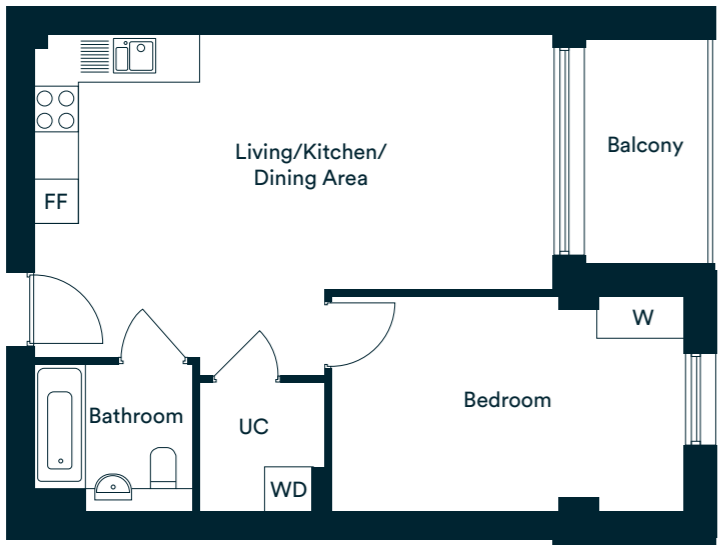
Living/Kitchen/Dining Area	6.47m x 5.42m	21'2" x 17'7"
Bedroom	4.70m x 3.58m	15'4" x 11'8"
Total internal area	55.0 sq. m.	592.0 sq. ft.
Balcony	3.61m x 1.50m	11'10" x 4'11"

- W – Wardrobe
- UC – Utility Cupboard
- FF – Fridge/Freezer
- WD – Washer/Dryer

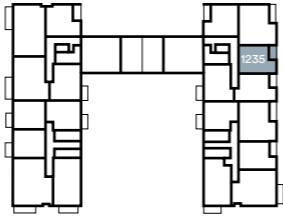
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Type 2G

Plots 1235 & 1240



Fourth Floor
Plot 1240



Third Floor
Plot 1235

Accommodation

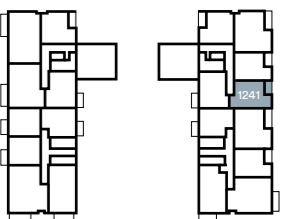
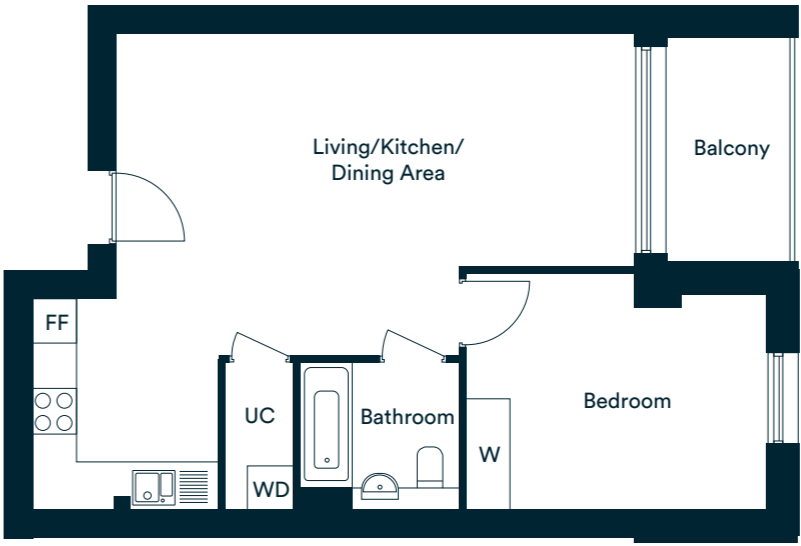
Living/Kitchen/Dining Area	7.11m x 4.43m	23'3" x 14'5"
Bedroom	4.85m x 2.97m	15'9" x 9'7"
Total internal area	51.0 sq. m.	548.9 sq. ft.
Balcony	3.05m x 1.60m	10'0" x 5'2"

- W – Wardrobe
- UC – Utility Cupboard
- FF – Fridge/Freezer
- WD – Washer/Dryer

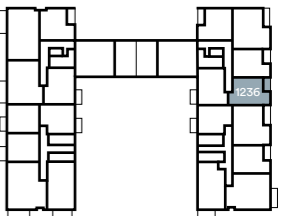
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Type 2H

Plots 1236 & 1241



Fourth Floor
Plot 1241



Third Floor
Plot 1236

Accommodation

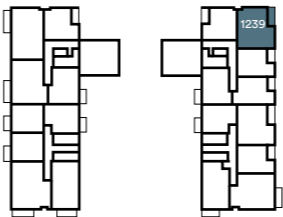
Living/Kitchen/Dining Area	7.11m x 6.54m	23'3" x 21'4"
Bedroom	4.14m x 3.26m	13'5" x 10'6"
Total internal area	54.0 sq. m.	581.2 sq. ft.
Balcony	3.05m x 1.60m	10'0" x 5'2"

- W – Wardrobe
- UC – Utility Cupboard
- FF – Fridge/Freezer
- WD – Washer/Dryer

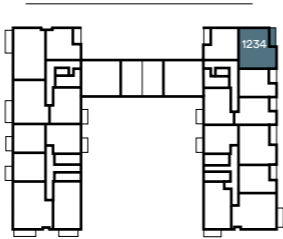
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Two bedroom homes Type 2I

Plots 1234 & 1239



Fourth Floor
Plot 1239



Third Floor
Plot 1234



Accommodation

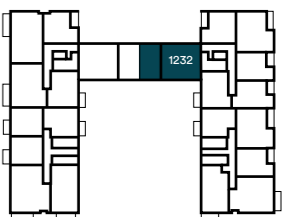
Living/Kitchen/Dining Area	7.11m x 4.47m	23'3" x 14'6"
Bedroom 1	4.30m x 3.09m	14'1" x 10'1"
Bedroom 2	5.40m x 2.66m	17'7" x 8'7"
Total internal area	75.0 sq. m.	807.3 sq. ft.
Balcony	4.44m x 1.60m	14'6" x 5'2"

W – Wardrobe
UC – Utility Cupboard
FF – Fridge/Freezer
WD – Washer/Dryer

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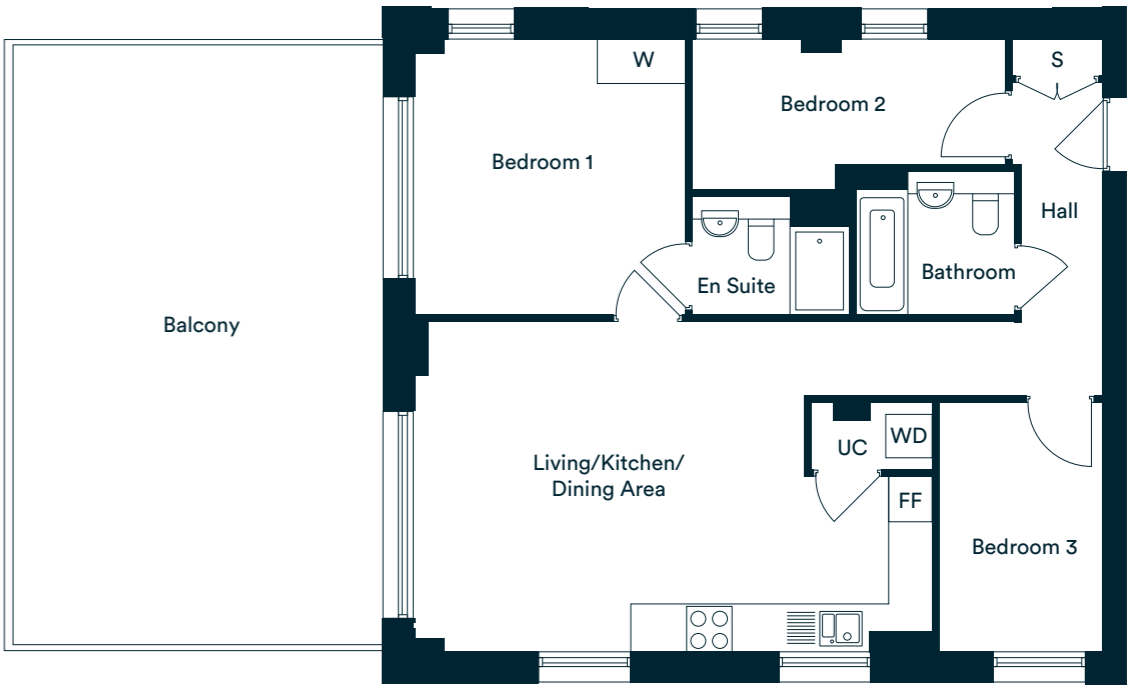
Three bedroom homes Type 2J

Plot 1232



Third Floor
Plot 1232

*Shared privacy screen



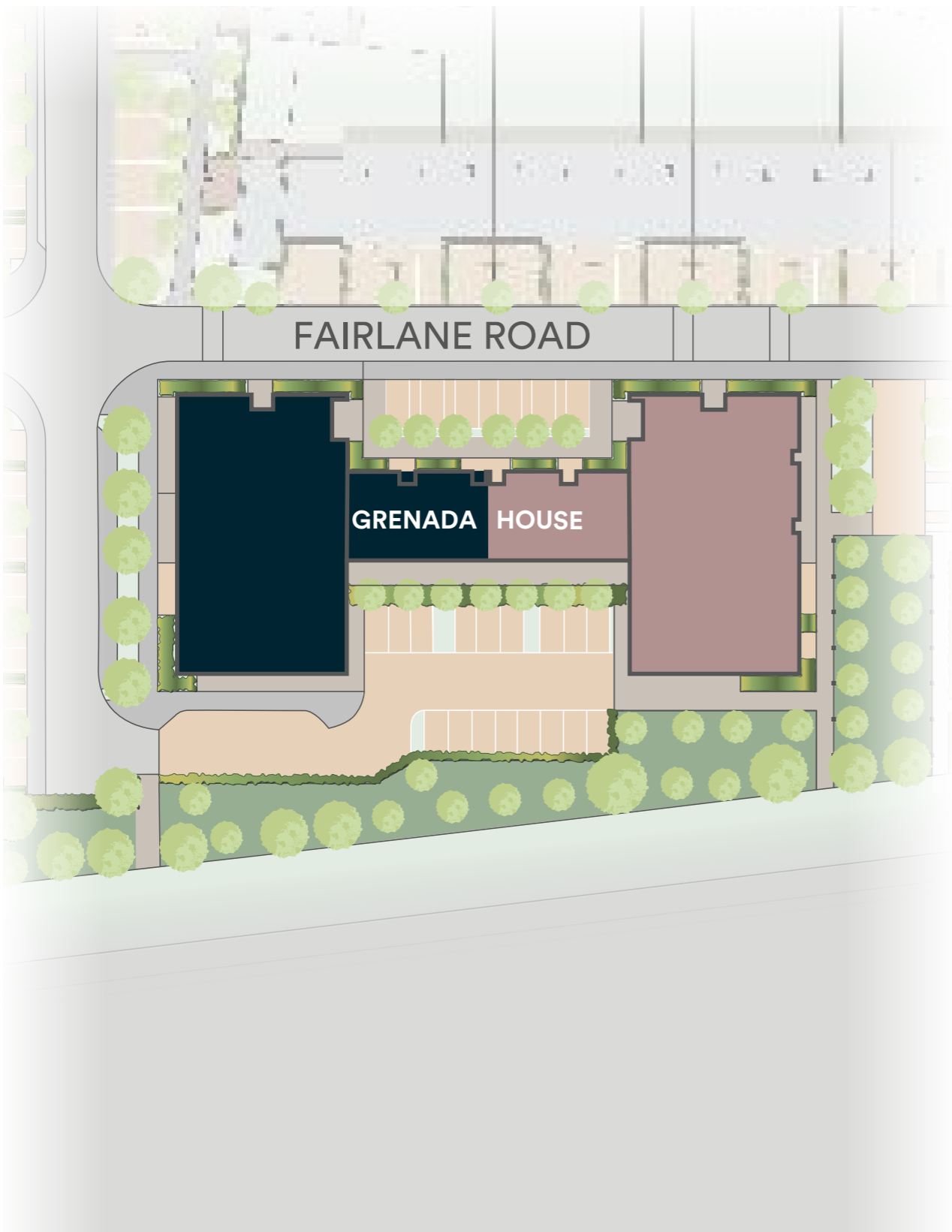
Accommodation

Living/Kitchen/Dining Area	7.03m x 4.47m	23'0" x 14'7"
Bedroom 1	3.80m x 3.72m	12'4" x 12'2"
Bedroom 2	4.28m x 2.10m	14'0" x 6'8"
Bedroom 3	3.42m x 2.27m	11'2" x 7'4"
Total internal area	77.0 sq. m.	828.8 sq. ft.
Balcony	8.17m x 5.00m	26'9" x 16'4"

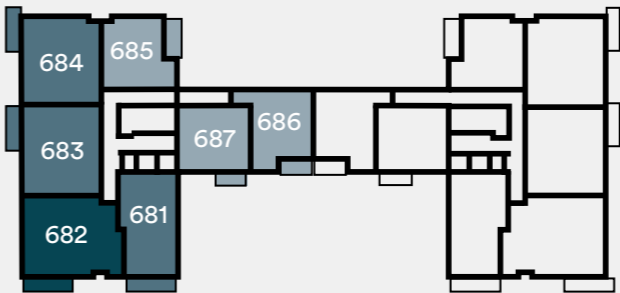
W – Wardrobe
UC – Utility Cupboard
FF – Fridge/Freezer
WD – Washer/Dryer

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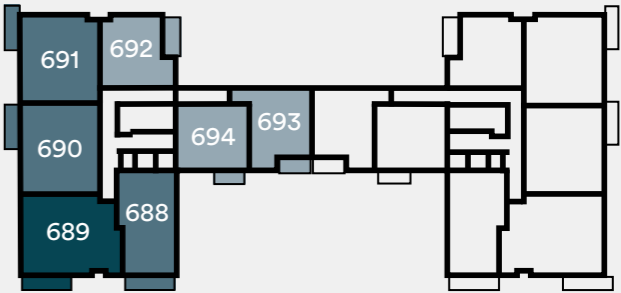
Grenada House



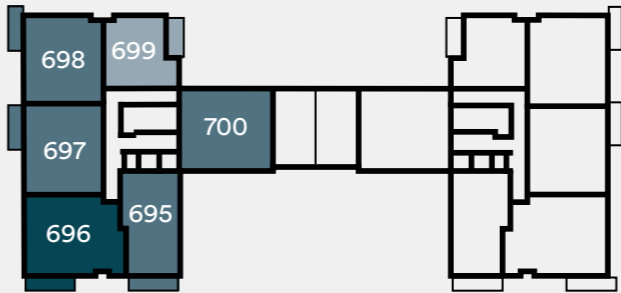
Grenada House Plot locator



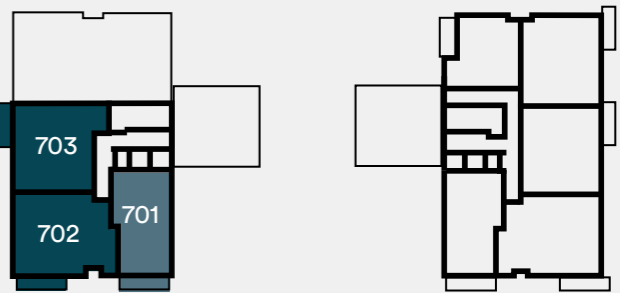
Grenada House
First Floor



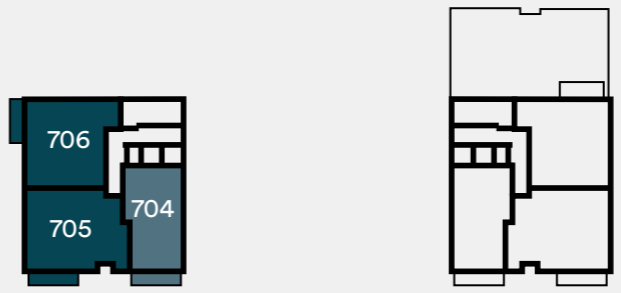
Grenada House
Second Floor



Grenada House
Third Floor



Grenada House
Fourth Floor



Grenada House
Fifth Floor

Key

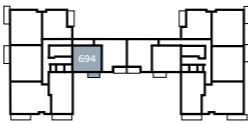
- 1 bedroom homes
- 2 bedroom homes
- 3 bedroom homes

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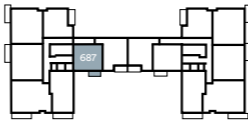
One bedroom homes

Type 2K

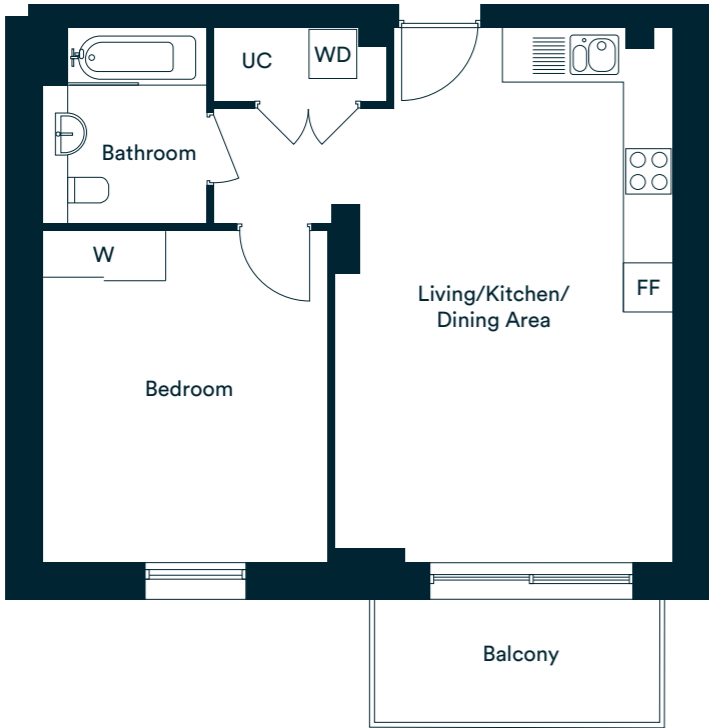
Plots 687 & 694



Second Floor
Plot 694



First Floor
Plot 687



Accommodation

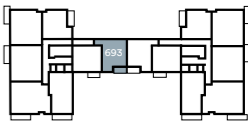
Living/Kitchen/Dining Area	6.56m x 4.14m	21'6" x 13'6"
Bedroom	4.01m x 3.47m	13'1" x 11'4"
Total internal area	51.0 sq. m.	548.9 sq. ft.
Balcony	3.50m x 1.50m	11'5" x 4'11"

W – Wardrobe
UC – Utility Cupboard
FF – Fridge/Freezer
WD – Washer/Dryer

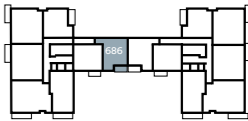
*Denotes apartments that are opposite handed/mirror image to the plans drawn. The floor plans provided are intended to only give a general indication of the proposed floor layout, are not drawn to scale and are not intended to form part of any offer, contract, warranty or representation. Measurements 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. Window sizes may vary. 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. For further clarification regarding specific individual plots, please ask our Sales Advisors.

Type 2L

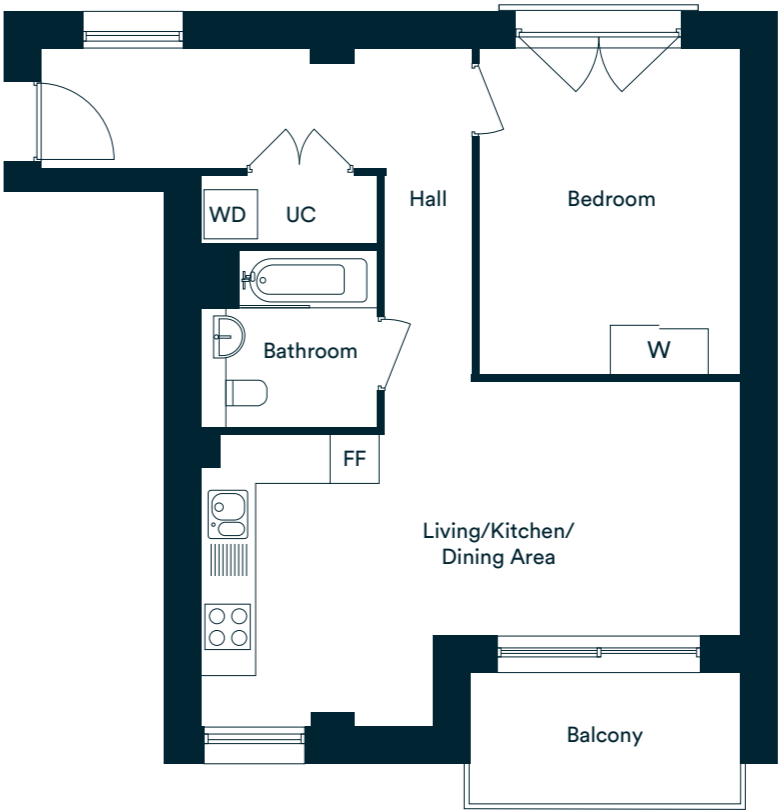
Plots 686 & 693



Second Floor
Plot 693



First Floor
Plot 686



Accommodation

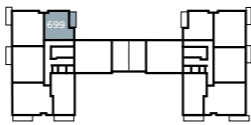
Living/Kitchen/Dining Area	6.59m x 3.59m	12'7" x 11'7"
Bedroom	4.00m x 3.19m	13'1" x 10'5"
Total internal area	54.0 sq. m.	581.2 sq. ft.
Balcony	3.27m x 1.60m	10'8" x 5'2"

W – Wardrobe
UC – Utility Cupboard
FF – Fridge/Freezer
WD – Washer/Dryer

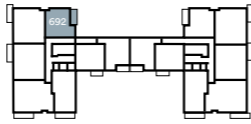
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Type 2M

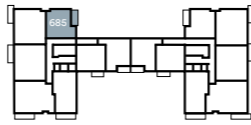
Plots 685, 692 & 699



Third Floor
Plot 699



Second Floor
Plot 692



First Floor
Plot 685

Accommodation

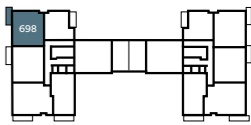
Living/Kitchen/Dining Area	6.65m x 3.86m	21'9" x 12'6"
Bedroom	3.96m x 3.63m	12'11" x 11'9"
Total internal area	55.0 sq. m.	592.0 sq. ft.
Balcony	4.17m x 1.65m	13'8" x 5'4"

W – Wardrobe
UC – Utility Cupboard
FF – Fridge/Freezer
WD – Washer/Dryer

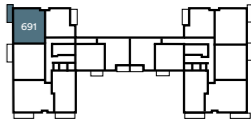
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Two bedroom homes Type 2N

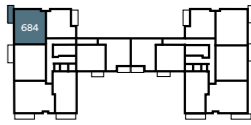
Plots 684, 691 & 698



Third Floor
Plot 698



Second Floor
Plot 691



First Floor
Plot 684

Accommodation

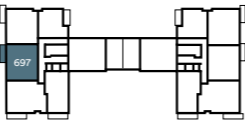
Living/Kitchen/Dining Area	6.17m x 4.61m	20'2" x 15'1"
Bedroom 1	4.95m x 3.13m	16'2" x 10'3"
Bedroom 2	3.60m x 3.11m	11'9" x 10'2"
Total internal area	78.0 sq. m.	839.6 sq. ft.
Balcony	4.73m x 1.50m	15'6" x 4'11"

W – Wardrobe
UC – Utility Cupboard
FF – Fridge/Freezer
WD – Washer/Dryer

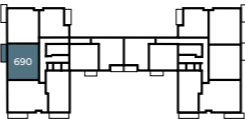
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Type 2O

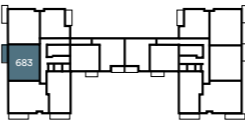
Plots 683, 690 & 697



Third Floor
Plot 697



Second Floor
Plot 690



First Floor
Plot 683

Accommodation

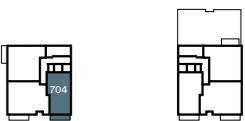
Living/Kitchen/Dining Area	8.30m x 3.22m	27'2" x 10'6"
Bedroom 1	5.07m x 3.30m	16'6" x 10'9"
Bedroom 2	5.35m x 2.75m	17'5" x 9'0"
Total internal area	79.0 sq. m.	850.3 sq. ft.
Balcony	4.73m x 1.50m	15'6" x 4'11"

W – Wardrobe
UC – Utility Cupboard
FF – Fridge/Freezer
WD – Washer/Dryer

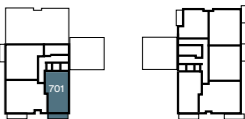
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Type 2P

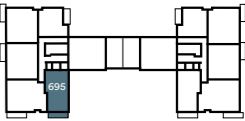
Plots 681, 688, 695, 701 & 704



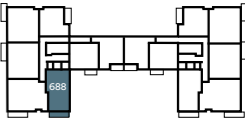
Fifth Floor
Plot 704



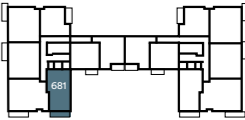
Fourth Floor
Plot 701



Third Floor
Plot 695



Second Floor
Plot 688



First Floor
Plot 681

Accommodation

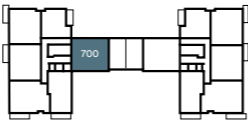
Living/Kitchen/Dining Area	5.53m x 4.99m	18'1"x 16'4"
Bedroom 1	4.05m x 3.36m	13'3" x 11'0"
Bedroom 2	3.00m x 2.51m	9'10" x 8'2"
Total internal area	65.0 sq. m.	699.6 sq. ft.
Balcony	5.40m x 1.50m	17'8" x 4'11"

W – Wardrobe
UC – Utility Cupboard
FF – Fridge/Freezer
WD – Washer/Dryer

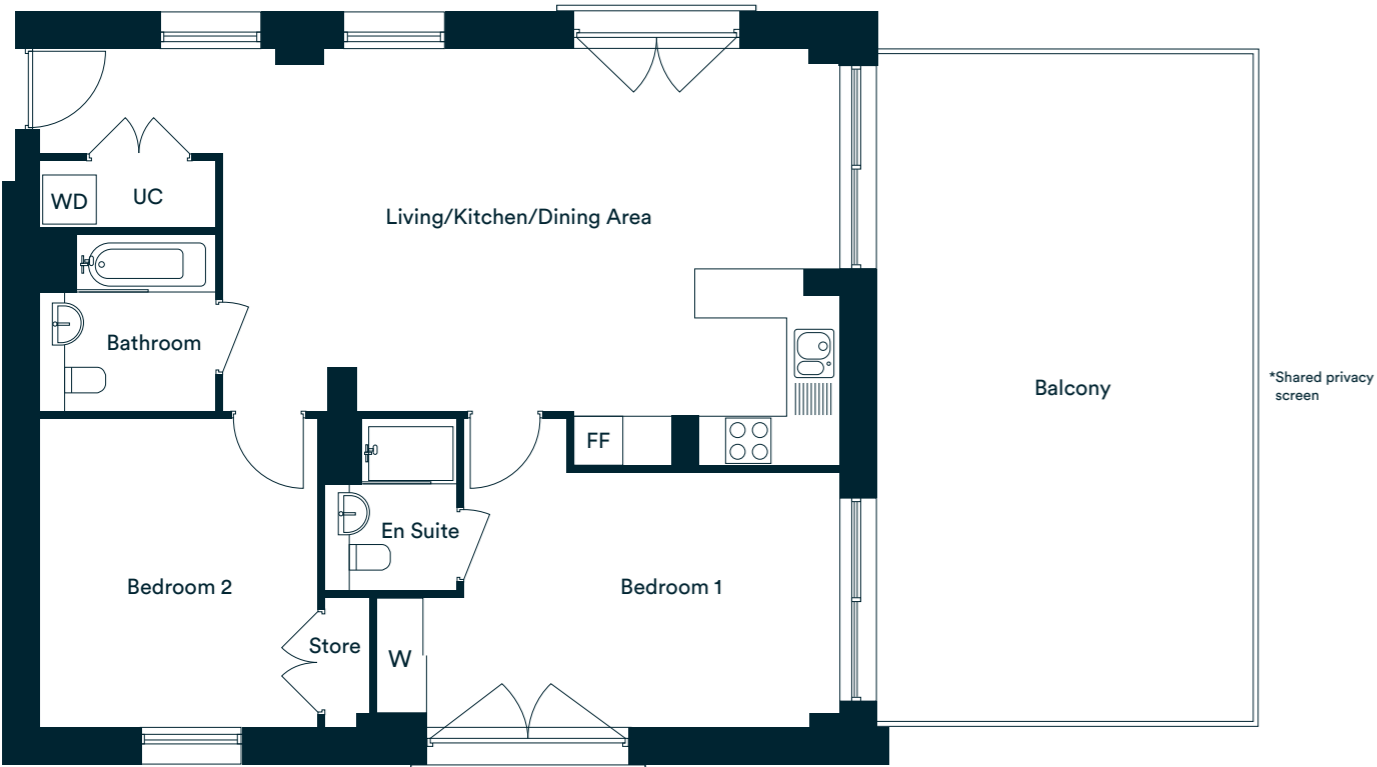
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Type 2Q

Plot 700



Third Floor
Plot 700



Accommodation

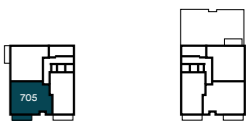
Living/Kitchen/Dining Area	7.55m x 5.11m	24'9" x 16'7"
Bedroom 1	4.60m x 3.12m	15'1" x 10'2"
Bedroom 2	3.79m x 3.40m	12'5" x 11'1"
Total internal area	82.0 sq. m.	882.6 sq. ft.
Balcony	8.15m x 4.62m	26'8" x 15'1"

W – Wardrobe
UC – Utility Cupboard
FF – Fridge/Freezer
WD – Washer/Dryer

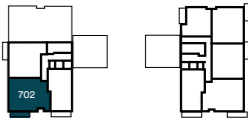
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Three bedroom homes Type 2R

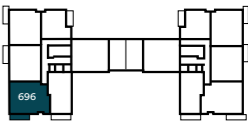
Plots 682, 689, 696, 702 & 705



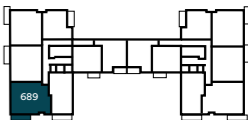
Fifth Floor
Plot 705



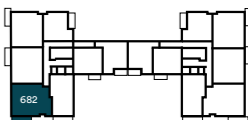
Fourth Floor
Plot 702



Third Floor
Plot 696



Second Floor
Plot 689



First Floor
Plot 682

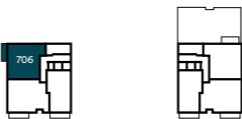


Accommodation

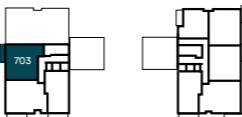
Living/Kitchen/Dining Area	5.77m x 4.74m	18'11" x 15'6"
Bedroom 1	3.66m x 3.45m	12'0" x 11'3"
Bedroom 2	4.74m x 2.74m	15'5" x 8'11"
Bedroom 3	4.72m x 2.15m	15'4" x 7'0"
Total internal area	87.0 sq. m.	936.4 sq. ft.
Balcony	5.39m x 1.50m	17'8" x 4'11"

W – Wardrobe
UC – Utility Cupboard
FF – Fridge/Freezer
WD – Washer/Dryer

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Fifth Floor
Plot 706



Fourth Floor
Plot 703



Accommodation

Living/Kitchen/Dining Area	6.95m x 3.43m	22'9" x 11'3"
Bedroom 1	5.04m x 3.30m	16'5" x 10'9"
Bedroom 2	4.91m x 2.98m	16'1" x 9'9"
Bedroom 3	3.74m x 2.53m	12'2" x 8'3"
Total internal area	84.0 sq. m.	904.2 sq. ft.
Balcony	4.72m x 1.50m	15'5" x 4'11"

W – Wardrobe
UC – Utility Cupboard
FF – Fridge/Freezer
WD – Washer/Dryer

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Photography of showhome, indicative only.



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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.

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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 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



L&Q at Alexandra Gate
Haringey
lqhomes.com/alexandragate



Prime Point
Greenwich
lqhomes.com/primepoint

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L&Q at Beam Park



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