

L&Q at

# BLACKHORSE VIEW

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Floor plans and specification  
Alder Point

L&Q



Photography of showhome, indicative only.

## Hi-spec homes *and vibrant city living*

If you have set your heart on a new home in one of London's most thriving creative and cultural hubs, then Blackhorse View could be for you.

Conveniently situated opposite Blackhorse Road tube station, L&Q is offering just 36 one-bedroom and 72 two-bedroom apartments on a Shared Ownership basis.

With inspiring views over Walthamstow Wetland and the Lee Valley, these contemporary homes are spacious, attractive and designed for modern living. With excellent transport connections plus a wealth of new

facilities on the way, Blackhorse View gives you a valuable chance to finally get onto the property ladder – in one of the capital's most thriving and welcoming communities.



# Specification

## Kitchen



- Modern kitchen cabinets with a complementary worktop and matching upstand
- Full height glass splashback behind the hob
- Under wall unit 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 height and width mirror
- Steel bath with standard white bath panel
- Chrome towel radiator
- Bathrooms will include a glass shower screen, chrome thermostatic bath/shower mixer, with overhead shower and hair wash attachment and riser rail
- Homes with an en suite will include a thermostatic shower mixer with hair wash attachment and riser rail

## En Suites



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

## Bedrooms



- Fitted carpet
- Fitted wardrobe with sliding mirror doors to bedroom 1 only

## Wall & floor finishes



- White emulsion painted walls and ceilings
- White satin architraves and skirting boards
- Amtico laminate wood flooring to hallways and kitchen/bathroom/living/dining areas
- Ceramic wall tiles to bathrooms and en suites

## Heating, Electrical & Lighting



- Radiators sourced by on-site HIU via district heating system (subject to supply agreement)
- Thermostat controlled central heating
- Low energy white LED down-lights to kitchen/dining/living area and bathrooms
- Pendant lights to hallways and bedrooms
- White switches and sockets
- Chrome shaver point in bathrooms
- Provision for Sky Q and Virgin Media (subscription will be required)
- Mains operated ceiling mounted smoke/heat detector

## General



- White Ash Pore Wood Grain Laminate internal doors
- Satin chrome door furniture
- Private balcony or terrace to every home
- Video door entry system
- Communal bicycle storage for every home
- NHBC 12-year Warranty



Photography of showhome, indicative only.

# Site plan



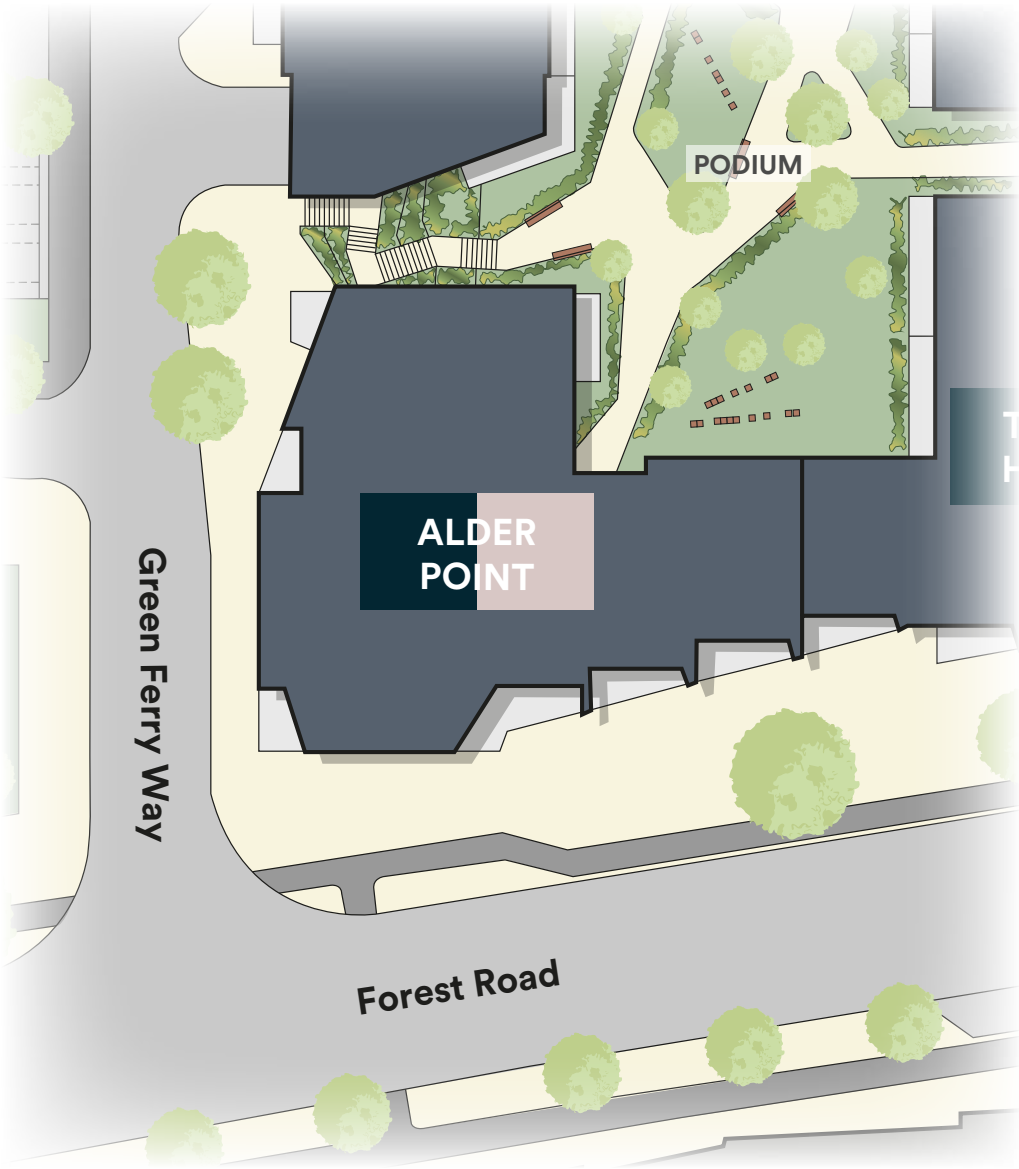
## Property Key

<div></div>	Shared Ownership
<div></div>	Private Sale
<div></div>	Affordable Rent
<div></div>	Podium



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.

# Alder Point



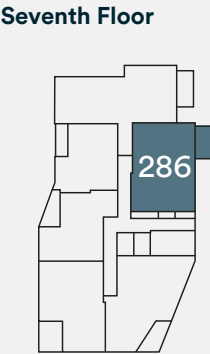
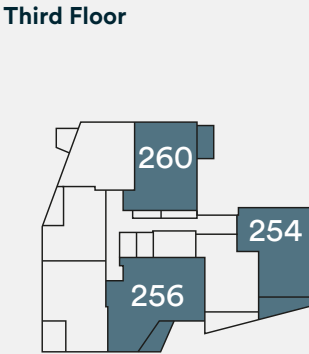
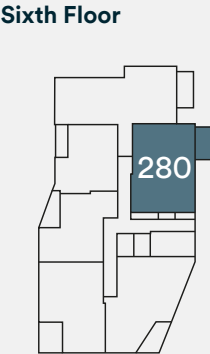
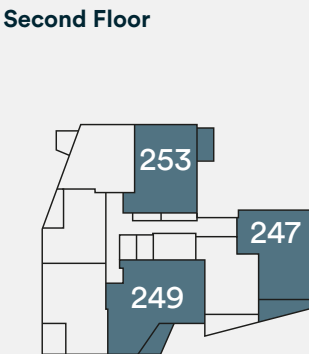
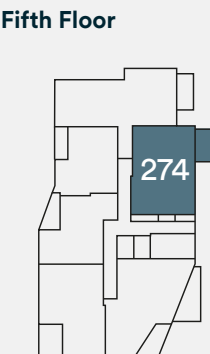
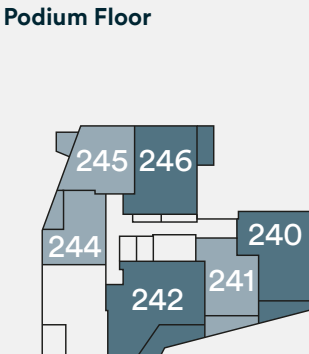
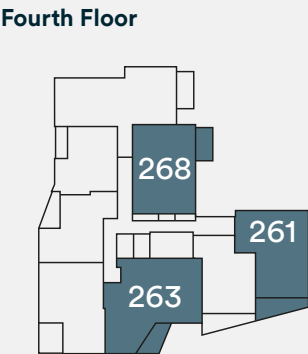
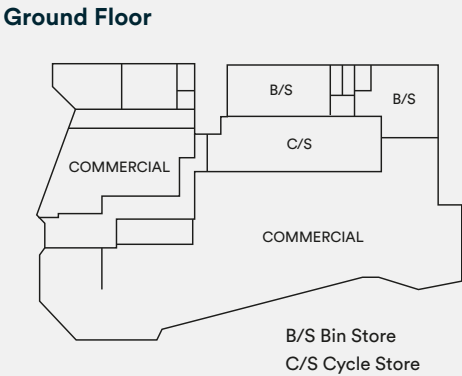
Key

1 bedroom homes

2 bedroom homes

Podium

# Plot locator

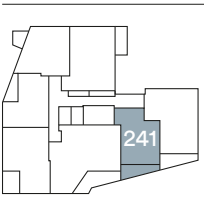




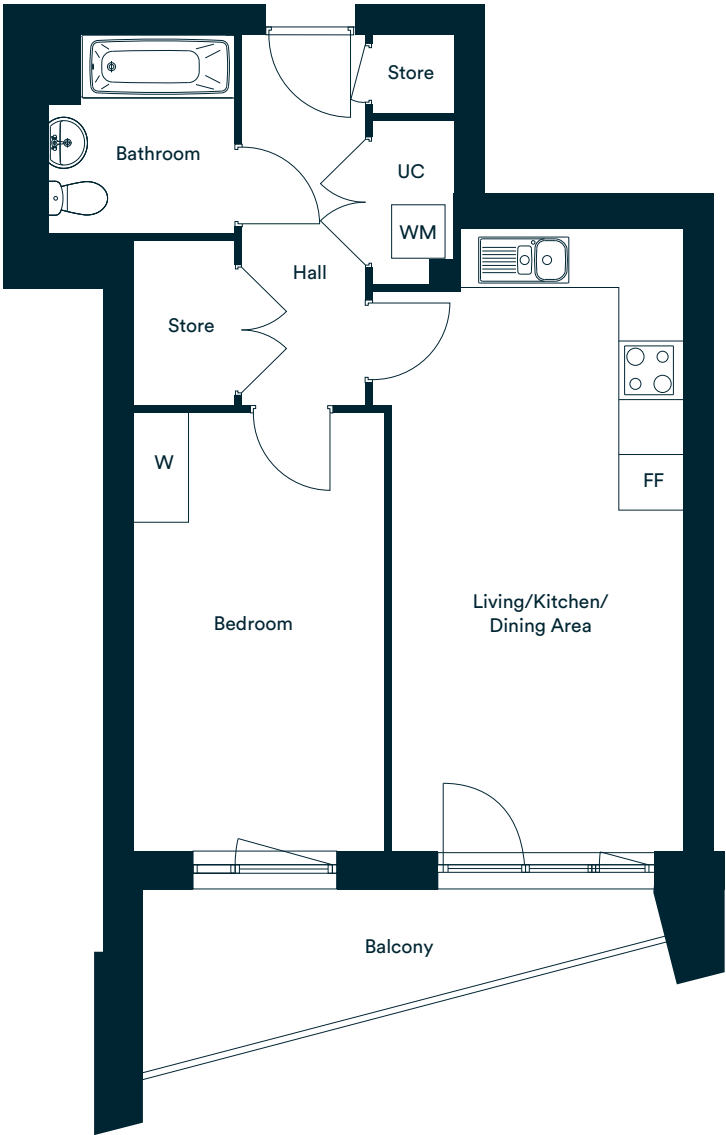
# One bedroom homes

## Type A

Plot 241



Podium Floor  
Plot 241



### Accommodation

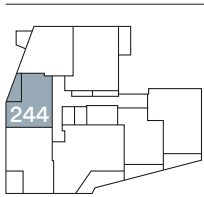
Living/Kitchen/Dining Area	6.87m x 3.21m	22'5" x 10'6"
Bedroom	4.83m x 2.75m	15'9" x 9'0"
<b>Total internal area</b>	<b>52 sq. m.</b>	<b>560 sq. ft.</b>
Balcony	5.63m x 1.66m	18'5" x 5'5"

W – Wardrobe  
UC – Utility Cupboard  
FF – Fridge/Freezer  
WM – Washing Machine

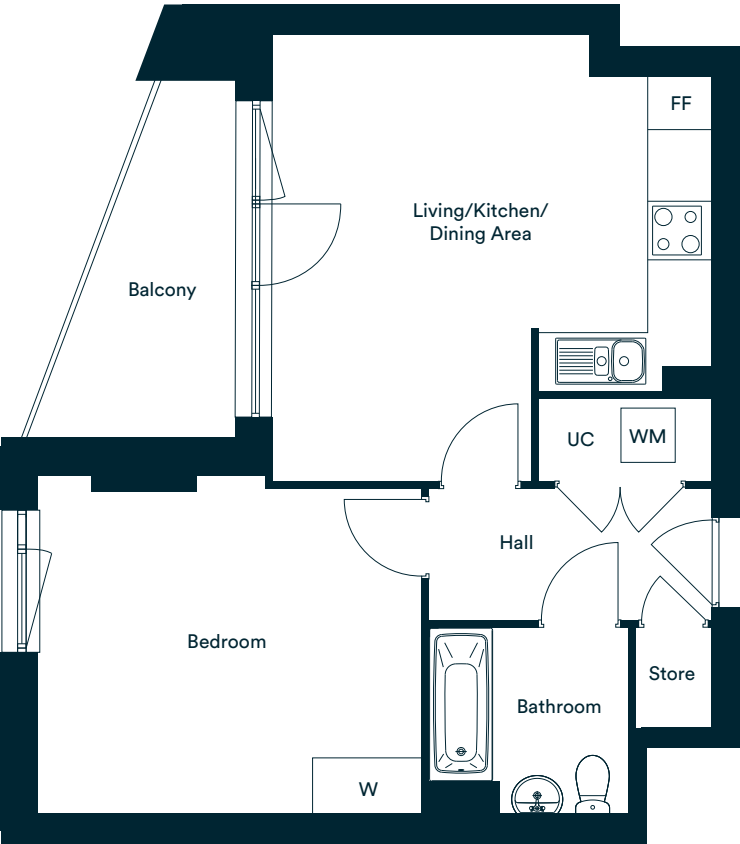
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# Type B

Plot 244



Podium Floor  
Plot 244



### Accommodation

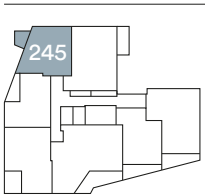
Living/Kitchen/Dining Area	4.92m x 4.77m	16'1" x 15'7"
Bedroom	3.74m x 4.22m	12'2" x 13'10"
<b>Total internal area</b>	<b>50 sq. m.</b>	<b>538 sq. ft.</b>
Balcony	3.94m x 1.65m	12'11" x 5'5"

W – Wardrobe  
UC – Utility Cupboard  
FF – Fridge/Freezer  
WM – Washing Machine

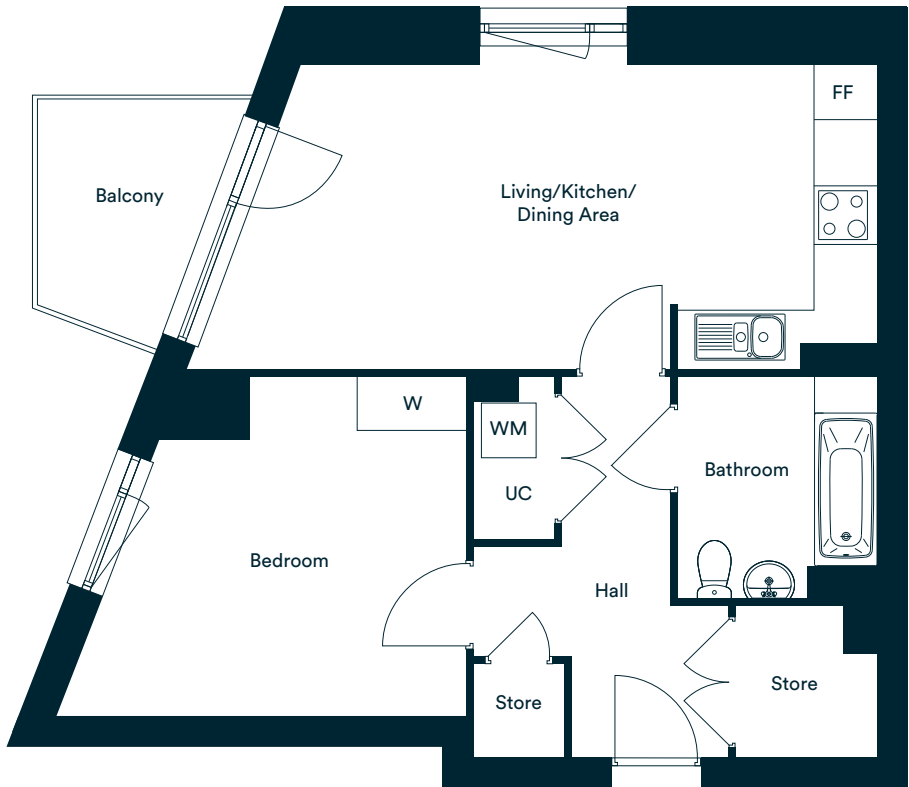
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# Type C

Plot 245



Podium Floor  
Plot 245



### Accommodation

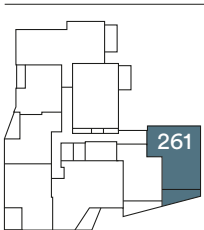
Living/Kitchen/Dining Area	6.90m x 3.55m	22'7" x 11'7"
Bedroom	3.94m x 3.75m	12'10" x 12'3"
<b>Total internal area</b>	<b>58.4 sq. m.</b>	<b>629 sq. ft.</b>
Balcony	2.42m x 1.88m	7'11" x 6'2"

W – Wardrobe  
UC – Utility Cupboard  
FF – Fridge/Freezer  
WM – Washing Machine

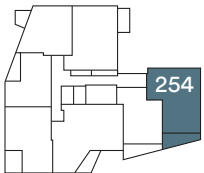
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# Two bedroom homes Type D

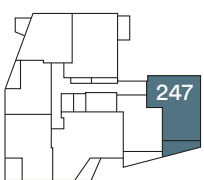
Plot 247, 254 & 261



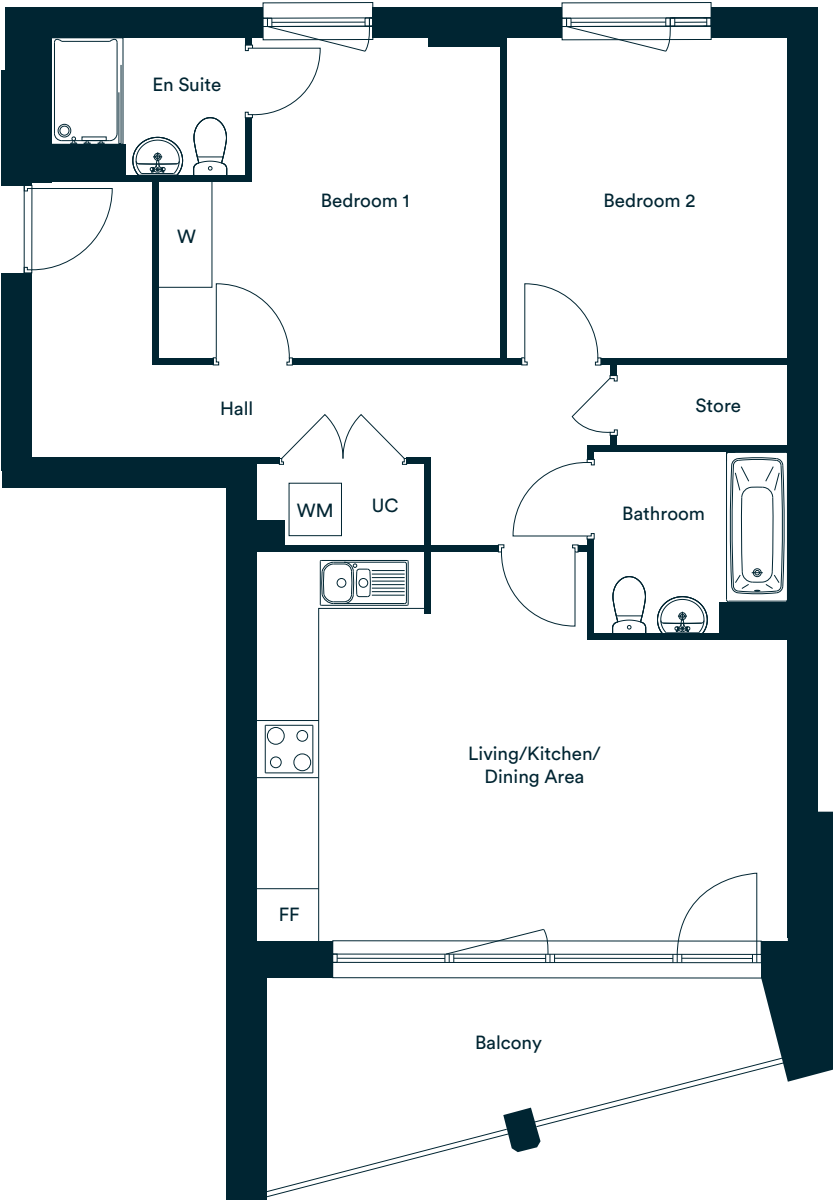
Fourth Floor  
Plot 261



Third Floor  
Plot 254



Second Floor  
Plot 247



### Accommodation

Living/Kitchen/Dining Area	4.40m x 5.96m	14'4" x 19'6"
Bedroom 1	3.63m x 3.80m	11'10" x 12'5"
Bedroom 2	3.63m x 3.30m	11'10" x 10'9"
<b>Total internal area</b>	<b>74.3 sq. m.</b>	<b>800 sq. ft.</b>
Balcony	1.92m x 5.60m	6'3" x 18'4"

W – Wardrobe  
UC – Utility Cupboard  
FF – Fridge/Freezer  
WM – Washing Machine

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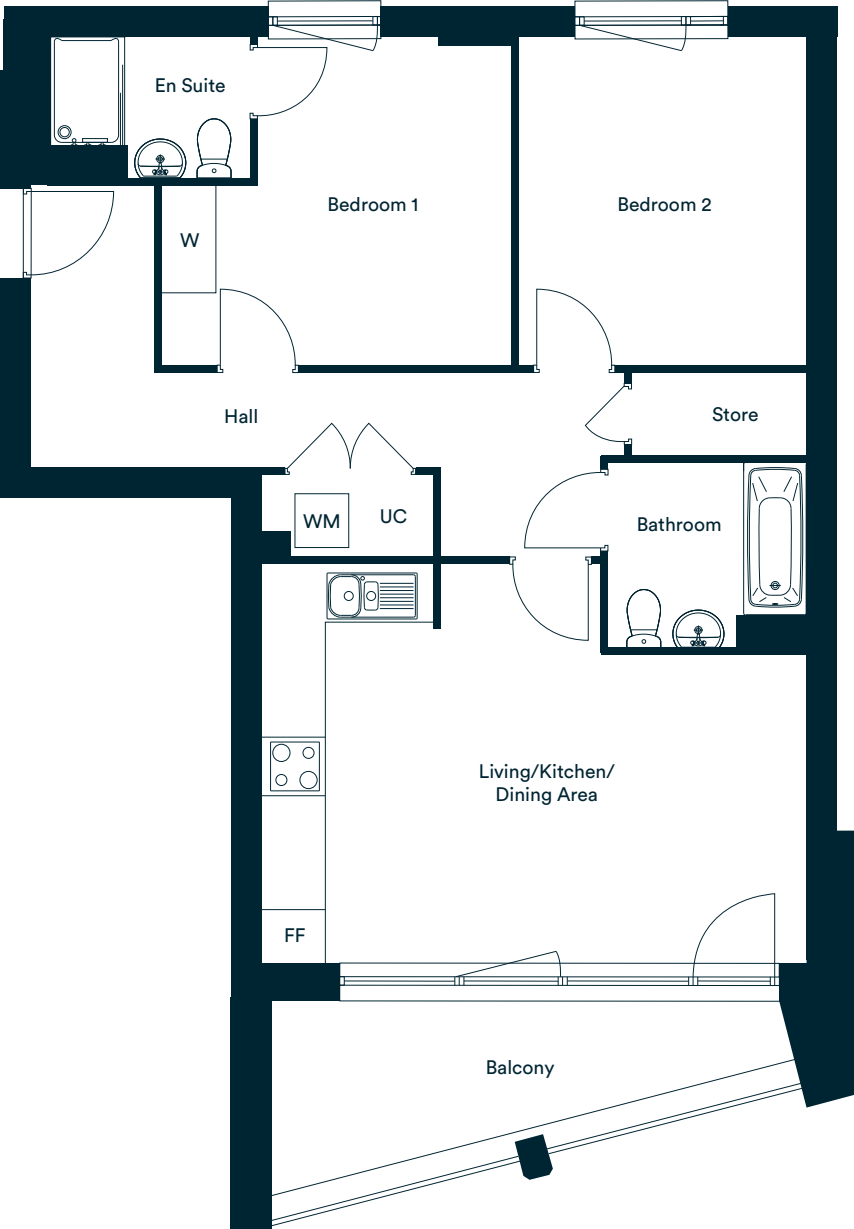






# Type D1

Plot 240



## Accommodation

Living/Kitchen/Dining Area	4.40m x 5.96m	14'4" x 19'6"
Bedroom 1	3.63m x 3.80m	11'10" x 12'5"
Bedroom 2	3.63m x 3.30m	11'10" x 10'9"
<b>Total internal area</b>	<b>74.3 sq. m.</b>	<b>800 sq. ft.</b>
Balcony	1.75m x 5.60m	5'8" x 18'4"

W – Wardrobe  
UC – Utility Cupboard  
FF – Fridge/Freezer  
WM – Washing Machine

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Podium Floor  
Plot 240

# Type E

Plot 246\*, 253 & 260

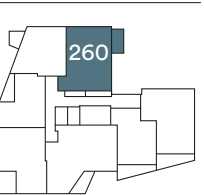


## Accommodation

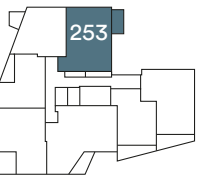
Living/Kitchen/Dining Area	3.73m x 7.15m	12'2" x 23'5"
Bedroom 1	3.33m x 3.52m	10'10" x 11'6"
Bedroom 2	2.88m x 3.92m	9'5" x 12'10"
<b>Total internal area</b>	<b>77.5 sq. m.</b>	<b>834 sq. ft.</b>
Balcony	3.90m x 1.83m	12'9" x 5'11"

W – Wardrobe  
UC – Utility Cupboard  
FF – Fridge/Freezer  
WM – Washing Machine

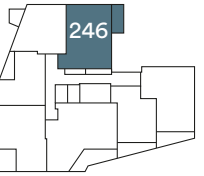
\*Terrace to plot 246. The floor plans provided are intended to only give a general indication of the proposed floor layout, are not drawn to scale and are not intended to form part of any offer, contract, warranty or representation. Measurements are given to the widest point, are approximate and are 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.



Third Floor  
Plot 260



Second Floor  
Plot 253

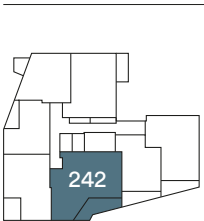


Podium Floor  
Plot 246



# Type F

Plot 242



Podium Floor  
Plot 242



## Accommodation

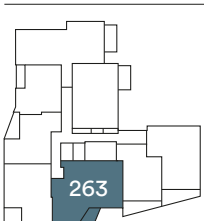
Living/Kitchen/Dining Area	8.16m x 3.89m	26'8" x 12'9"
Bedroom 1	5.06m x 3.67m	16'6" x 12'0"
Bedroom 2	3.78m x 3.64m	12'4" x 11'11"
<b>Total internal area</b>	<b>96.9 sq. m.</b>	<b>1043 sq. ft.</b>
Balcony	2.56m x 5.58m	9'1" x 18'4"

W – Wardrobe  
UC – Utility Cupboard  
FF – Fridge/Freezer  
WM – Washing Machine

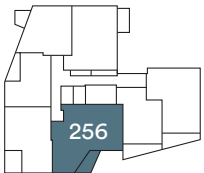
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# Type F1

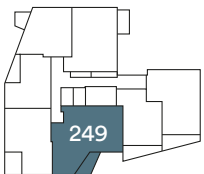
Plot 249, 256 & 263



Fourth Floor  
Plot 263



Third Floor  
Plot 256



Second Floor  
Plot 249



## Accommodation

Living/Kitchen/Dining Area	8.16m x 3.89m	26'8" x 12'9"
Bedroom 1	5.06m x 3.67m	16'6" x 12'0"
Bedroom 2	3.78m x 3.64m	12'4" x 11'11"
<b>Total internal area</b>	<b>96.9 sq. m.</b>	<b>1043 sq. ft.</b>
Balcony	2.78m x 2.08m	9'1" x 6'9"

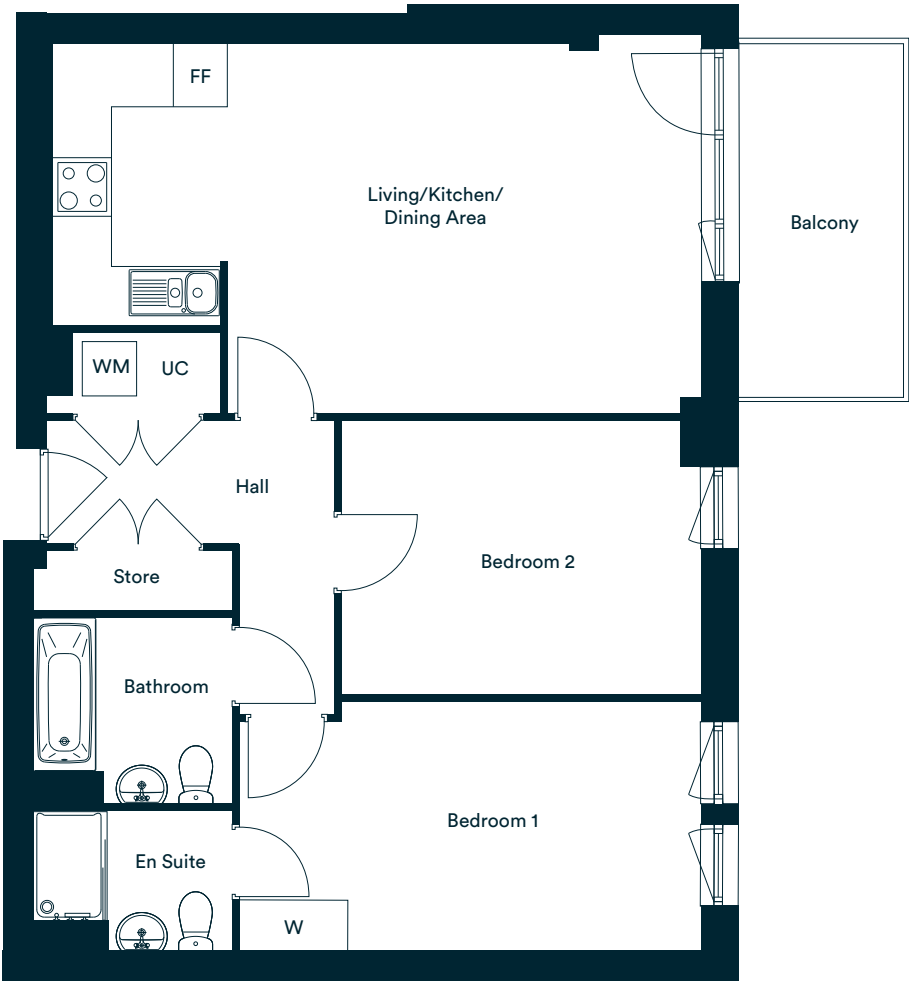
W – Wardrobe  
UC – Utility Cupboard  
FF – Fridge/Freezer  
WM – Washing Machine

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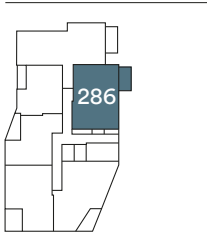
# Type G

Plot 268, 274, 280 & 286

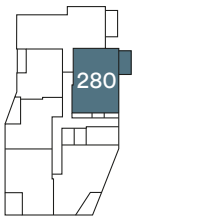


## Accommodation

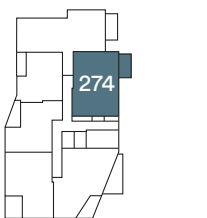
Living/Kitchen/Dining Area	4.08m x 7.15m	13'4" x 23'4"
Bedroom 1	2.75m x 5.08m	9'0" x 16'7"
Bedroom 2	3.01m x 3.94m	9'10" x 12'10"
<b>Total internal area</b>	<b>72.8 sq. m.</b>	<b>784 sq. ft.</b>
Balcony	3.90m x 1.83m	12'9" x 5'11"



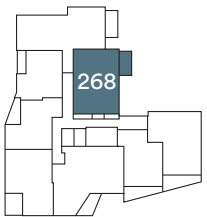
Seventh Floor  
Plot 286



Sixth Floor  
Plot 280



Fifth Floor  
Plot 274



Fourth Floor  
Plot 268

W – Wardrobe  
UC – Utility Cupboard  
FF – Fridge/Freezer  
WM – Washing Machine

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Floor plan has been rotated, north arrow is for block plan only.



External photography of development, indicative only.





## 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](mailto: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](https://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](https://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](http://lqgroup.org.uk)



## A selection of other L&Q developments



**New Union Wharf**  
Isle of Dogs  
[lqhomes.com/newunionwharf](http://lqhomes.com/newunionwharf)



**The Chain**  
Walthamstow  
[lqhomes.com/thechain](http://lqhomes.com/thechain)



**L&Q at The Silk District**  
Whitechapel  
[lqhomes.com/thesilkdistrict](http://lqhomes.com/thesilkdistrict)

**Disclaimer**  
All information in this document is correct at the time of publication going to print February 2023. 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 Blackhorse View**



[lqhomes.com/blackhorseview](http://lqhomes.com/blackhorseview)



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