



An exciting place to live

and a home to call your own

Introducing L&Q at Brent Cross Town, a stunning collection of two and three-bedroom Shared Ownership apartments.

Take your first step onto the property ladder with Shared Ownership at Brent Cross Town. Located in North London, this exciting new neighbourhood is part connections to central London in just 12 minutes. of a £7 billion regeneration project, one of the largest in Europe. The transformation will deliver over 7,000 homes, 3 million square feet of office space, new schools, and 50 acres of green spaces, including the beautifully enhanced Clitterhouse Playing Fields, set to of-the-art amenities, and a strong sense of community. become a hub for sports and outdoor activities.

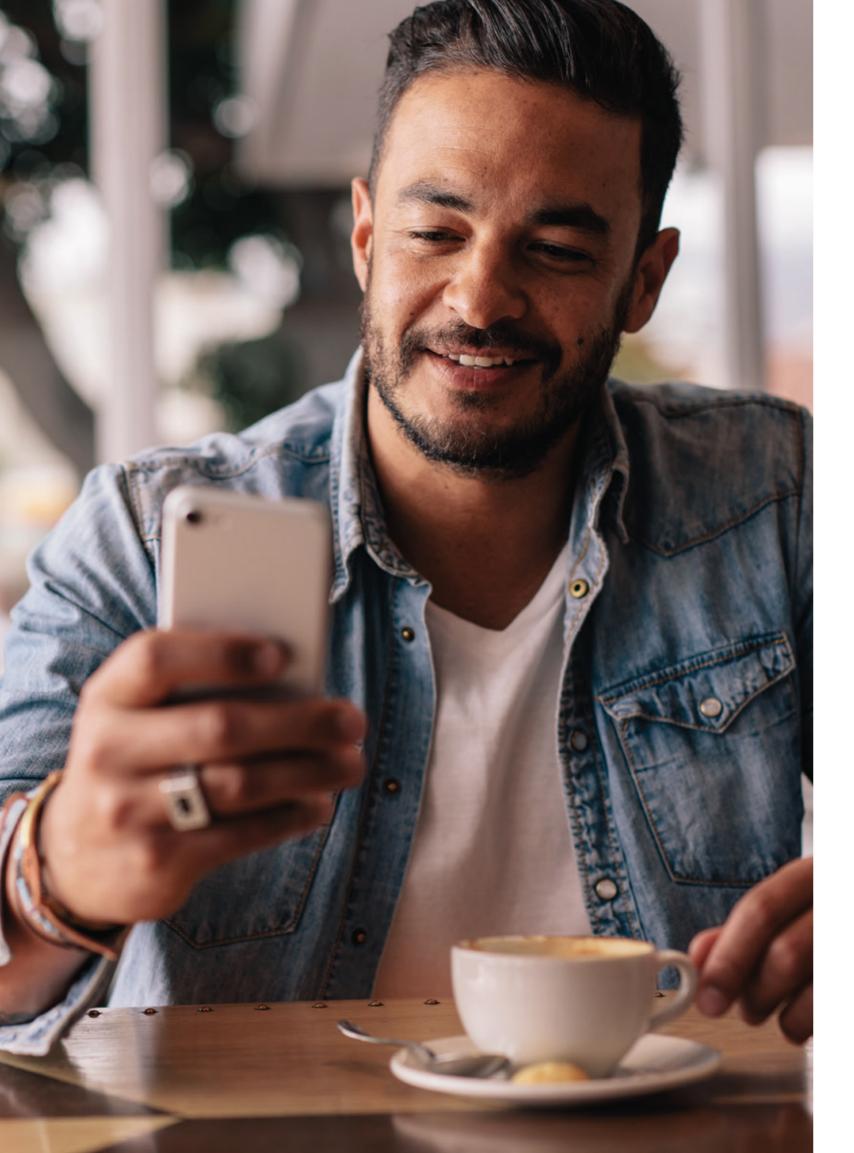
aims to achieve net zero carbon by 2030, with new cycling routes, improved public spaces, and modern infrastructure. Residents will also benefit from the brand-new Brent Cross West station, offering fast

Already known for its excellent shopping, dining, and leisure facilities, Brent Cross is undergoing a transformation to add a vibrant new high street, state-

This latest release features a selection of thoughtfully As part of its focus on sustainability, Brent Cross Town designed two and three-bedroom apartments Shared Ownership apartments.

Please note that redevelopment work, including improvements to the shopping centre, will continue until 2026 as part of this ambitious project





The essentials you need

and all close at hand



Contemporary homes with a quality specification



Beautiful green open spaces in the surrounding area



Cycle storage available to all residents



Brent Cross shopping centre and high street shops nearby



Claremont Park along Parkview Avenue



Private outdoor space to every home



Brent Cross West to London St Pancras in under 15 minutes*



Excellent restaurants, cafés and bars close by

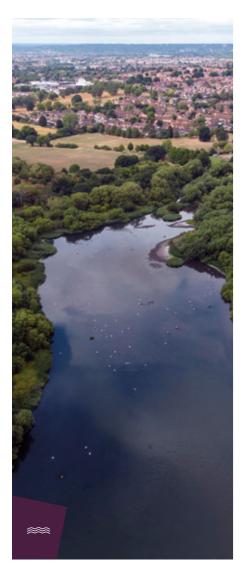


New bus routes to take you to many more destinations



















Brent Reservoir

Pack a picnic, go sailing, take out a canoe or just bring along your binoculars to check out the wildlife. It's great to have open water so close by.

Welsh Harp Open Space 1.8 miles / 9 mins by car* 1.8 miles / 9 mins by bike*

Sports

The well established local football, basketball and cycling clubs will soon be joined by new facilities, including netball courts, skateboarding and parkour.

Brent Cross Football Academy
0.3 miles / 6 mins by walking*
0.3 miles / 2 mins by car*
0.4 miles / 2 mins by bike*

Leisure

With a nearby leisure centre and a world of entertainment down the road at Wembley, there's so much to do... and more to come with the area's regeneration.

Hendon Leisure Centre
0.3 miles / 8 mins by walking*
0.4 miles / 2 mins by car*
0.4 miles / 2 mins by bike*

Eat & Drink

A great area for bars and restaurants, with Hampstead eateries in easy reach. Our Yard Café overlooks Clitterhouse Fields and serves home cooked food, freshly baked treats, and barista coffee.

Our Yard at Clitterhouse Farm
0.6 miles / 3 mins by bike*
0.7 miles / 6 mins by bus*
0.4 miles / 10 mins by walking*

Open spaces

The football pitches of Clitterhouse
Playing Fields are nearby. So is Hendon
Park with its café and tennis courts.
Hampstead Heath is also handy for a
weekend walk.

Clitterhouse Fields
0.4 miles / 8 mins by bike*
0.3 miles / 8 mins by walking*

Shopping

The famous Brent Cross shopping centre is on the doorstep, with big name stores. There's a major IKEA along the North Circular and local shops within easy reach.

Brent Cross Shopping Centre
0.8 miles / 5 mins by bike*
2.5 miles / 9 mins by bus*
0.6 miles / 16 mins by walking*









By rail (Thameslink) from Brent Cross West Station

West Hampstead	5 mins**
London St Pancras International	16 mins**
St Albans Station	19 mins**
Blackfriars	25 mins**



By tube from Brent Cross Station

Camden Town	12 mins**
Euston Underground Station	15 mins**
Tottenham Court Road	19 mins**
Leicester Square Station	20 mins**
Waterloo Station	24 mins**



By bike from L&Q at Brent Cross Town

Brent South Shopping Ctr	0.2 miles
Tesco Superstore	0.4 miles
Hendon Leisure Centre	0.4 miles
David Lloyd Cricklewood	1.1 miles



By foot from L&Q at Brent Cross Town

Brent Cross West Station	0.3 miles*
Tesco Superstore	0.4 miles*
Brent Cross Station	0.7 miles*

Train times taken from nationalrail.co.uk Distances taken from google.co.uk/maps



Distances taken from google.co.uk/maps **Train times taken from nationalrail.co.uk

Now's the perfect time to move to Brent Cross

L&Q at Brent Cross Town sits at the heart of the Brent Cross regeneration scheme that's set to transform the area into one of the most desirable in London.

L&Q at Brent Cross Town is the ideal, affordable way to be part of the area's transformation, with everything you need on your doorstep. It offers more than a beautifully built, energy efficient home, light, spacious living areas and well proportioned bedrooms. It also gives you the chance to be part of a new community, with cleverly landscaped outside spaces, handy shops, cafés and restaurants. You'll be able to meet up with neighbours, enjoy the summer sunshine and take advantage of all the new facilities that are arriving throughout the surrounding area.

This is a great part of London to choose. You'll have the open spaces of Hampstead Heath in one direction, and all the entertainment and excitement of Wembley Village in the other. Best of all, with the new Brent Cross Thameslink station, you'll have the centre of London just minutes away.

- 1. Welsh Harp Reservoir
- 2. Our Yard at Clitterhouse Farm
- 3. Fryent Country Park
- 4. Brent Cross Shopping Centre
- 5. Kenwood House
- 6. The Crown Hotel
 Cricklewood Broadway





















Owning a home gives you the potential to choose the decor and furnishings that best reflects you, giving you the freedom to showcase your style and taste, creating a home that you love.

Whether you work locally or travel into the centre, commuting is easy. You'll have great shops and schools on your doorstep. There are excellent facilities for children, including clubs and events at Our Yard at Clitterhouse Farm.

All of London is ready for you to explore, with its renowned restaurants, world-class architecture and galleries, top sports venues, and live entertainment. From your new home at L&Q at Brent Cross Town, London is just a short journey away, thanks to the new Brent Cross West station. This provides seamless access into the city, making it easier than ever to experience everything London has to offer. And when you're in the mood for a change of scenery, enjoy the convenience of quick train connections from nearby St Pancras to Paris.

When you put down roots at L&Q at Brent Cross Town, you can choose your own directions and live life your way.





Specification

Kitchen



- Modern matt cabinetry with brushed chrome handles
- Contemporary worktop and matching upstand with a full height stainless steel splashback behind hob.
- Stainless steel 1.5 bowl sink with chrome single lever mixer tap
- Built-in single multifunction oven
- 4 burner induction hob and integrated overhead extractor
- Integrated dishwasher
- Full height fridge freezer

Bathroom



- Fitted white bath with separate bath mixer tap
- Chrome thermostatic shower valve, overhead shower, and hair wash attachment.
- Large wall-mounted mirror above basin,
 WC and worktop.
- Floor mounted WC with concealed cistern and white dual flush plate.
- Semi-recessed sink with chrome mixer tap and overflow
- Heated chrome towel rail
- Split panel shower screen finished with a chrome trim
- Ceramic wall tiles and large format floor tiles.

Interior Finishes



- Painted walls and ceilings finished in white matt emulsion
- White satinwood finish woodwork architraves and square-edge skirting
- Flush internal doors with brushed chrome ironmongery
- Fitted mirrored wardrobes to bedroom one only
- Woof effect flooring to kitchen/living/dining and halls
- Carpets in bedrooms
- Free standing washer-dryer to utility cupboard

Heating, Electrical & Lighting



- White switches and sockets to all rooms
- Internal energy-efficient white LED downlights to kitchen, living, dining and hallways
- Pendant lights to bedrooms
- LED lighting to underside of overhead kitchen cabinets, where applicable
- Heating and hot water from the building's centralised energy centre, individually metered
- Radiators sourced by onsite CHP heating system (subject to supply agreement)
- All apartments benefit from high efficiency MVHR units (Mechanical Ventilation Heat Recovery), which will maintain fresh air and ventilation throughout

Private Balconies



- Private balconies to all apartments
- Full height single leaf outward opening glazed balcony door
- Aluminium balustrades
- Decking to balcony floors

General



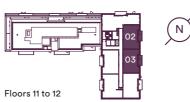
- High speed fibre optic connections to all apartments (subject to individual connection/ subscription)
- Provisions for satellite and terrestrial television including Sky Q
- Media plates in livings areas and bedroom
- Video-entry phone system to all apartments
- Secure by design communal main entrance doors and flat entrance doors
- Multi-point locking front entrance doors
- CCTV surveillance in selected areas throughout
- Robust fire safety system including sprinkler fire protection system to all apartments
- Mains powered smoke and heat detectors (with battery back-up)
- NHBC 12-year build warranty

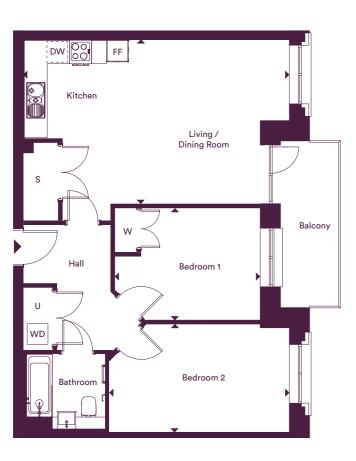
The specification is subject to change without notice. Any images are indicative of the anticipated quality and style of the specification only and, unless specifically incorporated in writing into the sales contract, are not intended to form part of any offer, contract, warranty or representation and should not be relied upon as a statement or representation of fact.



2 bedroom apartment

Plots 1102, 1103, 1202 & 1203





Dimensions

Kitchen / Living / Dining	6.30m x 4.40m	20' 8" x 14' 5"
Bedroom 1	3.30m x 3.00m	10' 9" x 9' 10"
Bedroom 2	4.90m x 2.90m	16' 1" x 9' 6"
Total Internal Area	73.0 m²	781 ft²
Balcony	7.2 m ²	77 ft²

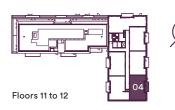
Floor	Plot
11th	1102, 1103
12th	1202, 1203

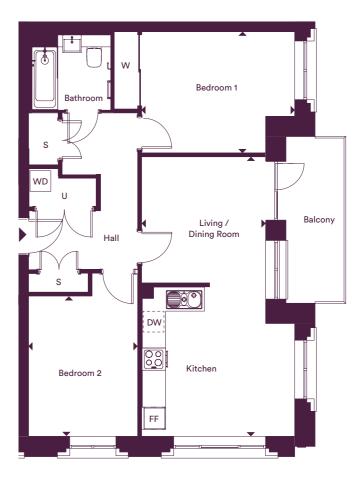
WD - Washer / Dryer | DW - Dishwasher | F/F - Fridge/Freezer | W - Wardrobe | S - Storage | U - Utility

*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. For further clarification regarding specific individual plots, please ask our Sales Advisors.

2 bedroom apartment

Plots 1104, 1204





Dimensions

Kitchen / Living / Dining	7.60m x 4.10m	24' 11" x 13' 5"
Bedroom 1	4.10m x 3.30m	13' 5" x 10' 10"
Bedroom 2	4.40m x 3.00m	14' 5" x 9' 10"
Total Internal Area	75.0 m ²	805 ft ²
Terrace	7.2 m ²	77 ft²

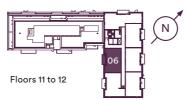
Floor	Plot
11th	1104
12th	1204

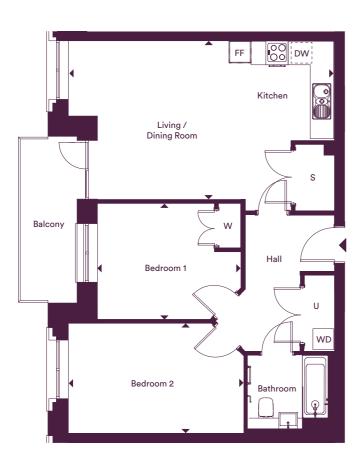
WD - Washer / Dryer | DW - Dishwasher | F/F - Fridge/Freezer | W - Wardrobe | S - Storage | U - Utility

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2 bedroom apartment

Plots 1106, 1206





Dimensions

Difficusions		
Kitchen / Living / Dining	7.20m x 4.30m	23' 7" x 14' 1"
Bedroom 1	3.80m x 3.10m	12' 5" x 10' 2"
Bedroom 2	4.80m x 3.00m	15' 9" x 9' 10"
Total Internal Area	71.0 m²	767 ft ²
Balcony	7.2 m ²	77 ft²

Floor	Plot
11th	1106
12th	1206

WD - Washer / Dryer | DW - Dishwasher | F/F - Fridge/Freezer | W - Wardrobe | S - Storage | U - Utility

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2 bedroom apartment

Plots 1105, 1205





Dimensions

Balcony	7.2 m ²	77 ft²
Total Internal Area	78.0 m ²	839 ft ²
Bedroom 2	4.40m x 3.80m	14' 5" x 12' 6"
Bedroom 1	4.90m x 2.80m	16' 0" x 9' 2"
Kitchen / Living / Dining	6.70m x 4.20m	22 0" x 13' 9"

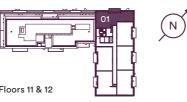
Floor	Plot
11th	1105
12th	1205

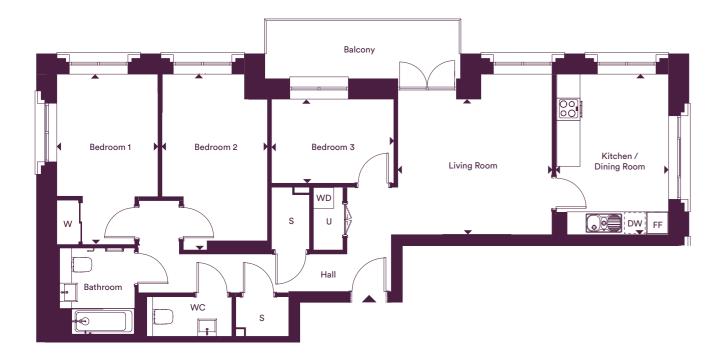
WD-Washer/Dryer | DW-Dishwasher | F/F-Fridge/Freezer | W-Wardrobe | S-Storage | U-Utility

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3 bedroom apartment

Plots 1101, 1201





Dimensions

Dillielisiolis		
Living Room	4.30m x 4.20m	14' 1" x 13' 8"
Kitchen / Dining Room	4.40m x 3.00m	14' 5" x 9' 10"
Bedroom 1	4.60m x 2.70m	15' 1" x 8' 10"
Bedroom 2	4.80m x 2.90m	15' 9" x 9' 6"
Bedroom 3	3.30m x 2.30m	10' 10" x 7' 7"
Total Internal Area	90.0 m²	970 ft²
Balcony	8.4 m ²	90 ft²

Floor	Plot	
11th	1101	
12th	1201	

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Investing in homes and neighbourhoods

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

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

We aim to deliver great service to every customer, every time, and we're always looking for ways to improve ourselves.

Our relationships are built on trust, transparency and fairness and we're there when we're needed - locally responsive and working hard to keep the communities we serve safe and vibrant.

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

We are L&Q.



Buying a Shared Ownership home with L&Q

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

Am I Eligible?

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

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

Complete our Shared Ownership Application form to confirm your eligibility.

Are some applicants prioritised?

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

Is Shared Ownership really affordable?

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

Can I buy more shares in my home?

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

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







L&Q achievements











A selection of other L&Q developments



L&Q at Kidbrooke South East London Iqhomes.com/kidbrooke



L&Q at Alexandra Gate
North London
Ighomes.com/alexandragate



Kew Bridge Rise
West London
Iqhomes.com/kewbridgerise

Disclaimer

Please note that these properties are currently under construction. All images and photographs are used for illustrative purposes only and depict typical L&Q interiors from previous developments, computer generated images and/or general local area photography. For further clarification, please ask our Sales Associates. Individual features such as windows, brick, other materials, heating and electrical layouts and internal positioning may vary.

Please note that any depiction of the layout does not show details of gradients of land, boundary treatments, local authority street lighting or landscaping. The house designs, boundaries landscaping and positions of roads and footpaths, play areas and other facilities or amenities may change as the development proceeds.

No image or photograph (whether computer generated or otherwise artificially generated) 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. All images (whether computer generated or otherwise artificially generated) are for illustrative and guidance purposes only and the quality of this technology may vary. In relation to computer generated images, dimensions have been used to generate this image and as a result dimensions may vary (and should not be relied on by you). In relation to real images, Brent Cross Town has been photographed as an example only and, the furniture in the photograph may differ from that shown.

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

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

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

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

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

L&Q

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9 Choral Street, London, NW2 8AS

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