



BRENT TERRACE

Floorplan Brochure

L&Q



Brent Cross Shopping Centre

An exciting place to live *and a home to call your own*

Introducing Brent Terrace, a stunning collection of 2 & 3 bedroom apartments and 3 bedroom terraced houses for Shared Ownership located in Brent Cross.

Take a step onto the property ladder through Shared Ownership in Brent Cross, North London.

Nestled in the heart of North London, Brent Terrace is set to become part of one of the biggest regeneration projects in Europe, providing over 7,000 homes in Brent Cross. Positioned in the London Borough of Barnet, residents can expect easy access into the city, brilliant connections to the North and beyond with the opening of the brand new station Brent Cross West.

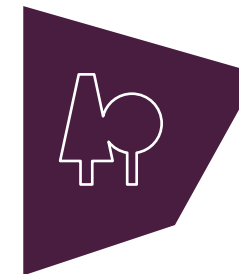
The area comes with an abundance of exceptional options of shops, fine dining restaurants, local parks plus plenty of other leisure activities. The first release of homes includes a stunning collection of 2 & 3 bedroom apartments and 3 bedroom terraced houses, available to buy with Shared Ownership.



The essentials you need *and all close at hand*



Contemporary homes
with modern convenience



Beautiful green open spaces
in the surrounding area



Cycle storage available
to all residents



Brent Cross shopping centre
and high street shops nearby



Children's playground
on-site



Private outdoor space
to every home



Forthcoming new station Brent
Cross West is going to provide
access to King's Cross St
Pancras in under 15 minutes*



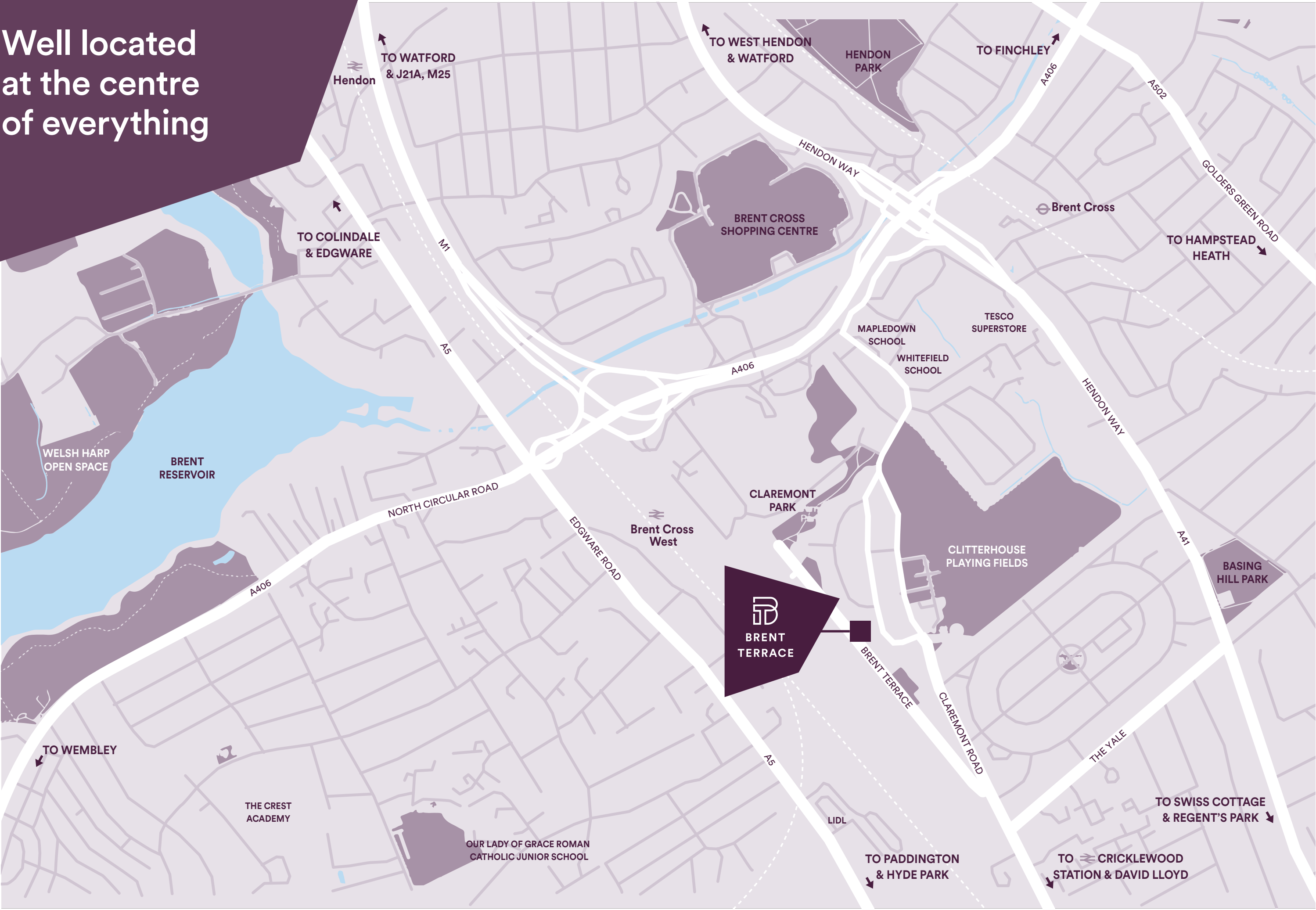
Excellent restaurants, cafes
and bars close by



One allocated parking
bay per household

* Train times taken from nationalrail.co.uk

Well located
at the centre
of everything



Brand new homes
and a vibrant neighbourhood





Brent Reservoir (Welsh Harp) Canalside

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
3.0 miles by car*
3.3 miles 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
0.6 mile by bike*
1.3 miles by bus*
1.2 miles by car*



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 rejuvenation.

Hendon Leisure Centre
0.6 mile by bike*
1.3 miles by bus*
1.3 miles by car*



Eat & Drink

The location is a great area for takeaways, bars and restaurants, with the pubs of Hampstead also in easy reach. With a family friendly gem - Our Yard cafe which serves Cricklewood Coffee Roasters coffee alongside delicious home cooked sweet and savoury treats.

Our Yard at Clitterhouse Farm
0.7 mile by bike*
0.7 mile by bus*
0.7 mile by car*

* Distances taken from google.co.uk/maps



Open spaces

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

Clitterhouse Fields
0.5 mile by bike*
0.7 mile by bus*
0.9 mile by car*



Shopping

The famous Brent Cross shopping centre – with its big name stores. There's a major IKEA along the North Circular and local shops on your doorstep.

Brent Cross Shopping Centre
1.4 miles by bike*
2.5 miles by bus*
1.9 miles by car*

Well connected



By rail from Cricklewood Station

West Hampstead Thameslink Station	12 mins**
St Albans Station	22 mins**
London St Pancras Station	28 mins**
Sutton Station	59 mins**

By rail from Brent Cross West Station

Due to open Autumn 2023, and will take as little as 12 minutes to travel to King’s Cross St Pancras.



By tube from Brent Cross

Edgware Road Station	9 mins**
Euston Station	19 mins**
Charing Cross Station	24 mins**
Leicester Square Station	27 mins**
Waterloo Station	28 mins**



By road from Brent Terrace

Tesco Super Store	1.6 miles*
Hampsted Heath	2.8 miles*
Wembley Stadium	6.0 miles*
City of London	8.5 miles*
Heathrow Airport	17.7 miles*



By foot from Brent Terrace

Tesco Super Store	0.2 miles*
Cricklewood Station	0.6 miles*
Brent Cross Station	1.4 miles*



By bike from Brent Terrace

Tesco Super Store	0.2 miles*
Brent South Shopping Ctr	0.8 miles*
David Lloyd	0.9 miles*
Waitrose	1.4 miles*

Now's the perfect time to move to Brent Cross

Brent Terrace sits at the heart of Brent Cross, with everything you need on your doorstep.

With a regeneration scheme that's set to transform Brent Cross into one of the most desirable areas in London, Brent Terrace is the ideal, affordable way to be part of the area's transformation.

Brent Terrace 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





Enjoy putting down roots

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.

The whole of London is waiting for you to explore, with its famous clubs and restaurants, world class architecture and galleries, top sports venues and live entertainment. Then, when you want to escape the city, the M1 motorway starts a few miles from your front door. Or hop on a train to Paris from nearby St Pancras.

When you put down roots at Brent Terrace, you can choose your own directions and live life your way.



Images from the Brent Terrace show home

Specification

Kitchen



- Modern kitchen cabinets with a complementary worktop and stainless steel splashback
- Under cupboard lighting
- Stainless steel 1.5 bowl sink
- Chrome mixer tap
- Fully integrated appliances including oven, induction hob, microwave, 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 mirror to main bathroom
- Steel bath with white bath panel
- Chrome towel radiator
- Shower screen over the bath, chrome bath mixer tap, thermostatic shower valve with overhead shower and hair wash attachment

Bedroom



- Fitted carpet
- Fitted wardrobe to master bedrooms

Heating, Electrical & Lighting



- Radiator sourced by on-site CHP heating system (subject to supplier agreement)
- Low energy white LED downlights to bathrooms, open-plan kitchen, living/dining and hallway.
- Satin chrome switches and sockets within the kitchens
- Shaver point in bathrooms
- Provision for Sky Q (subscription will be required)
- Mains operated ceiling mounted smoke/heat detector

Wall & Floor Finishes



- White emulsion painted walls and ceilings
- White satin architraves and skirting boards
- Laminate Flooring to Halls and Living/Dining Rooms
- Ceramic floor and wall tiles to bathrooms
- Carpet to bedrooms

General



- Free standing washer/dryer located in utility cupboard
- 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
- Blinds to every home

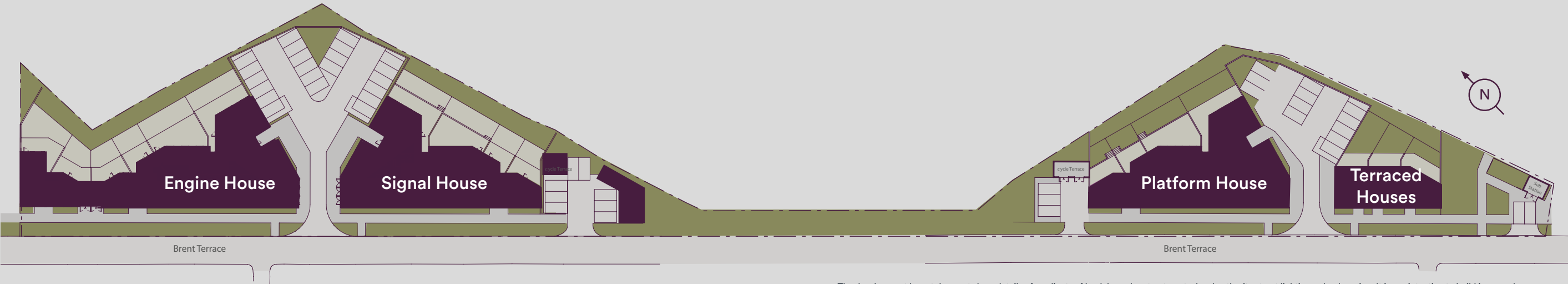
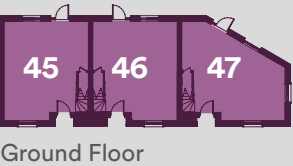
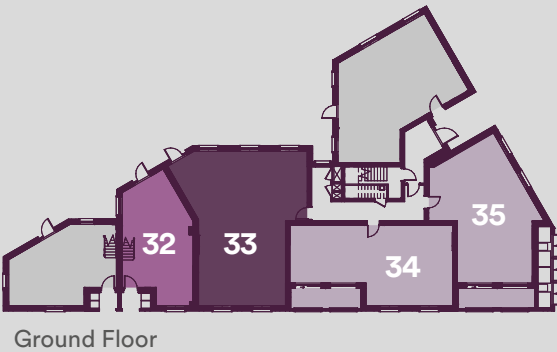
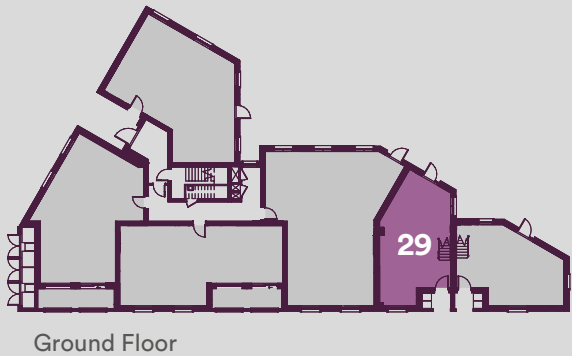
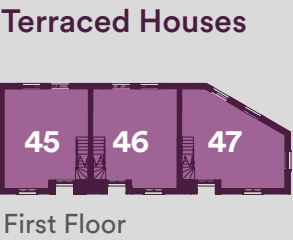
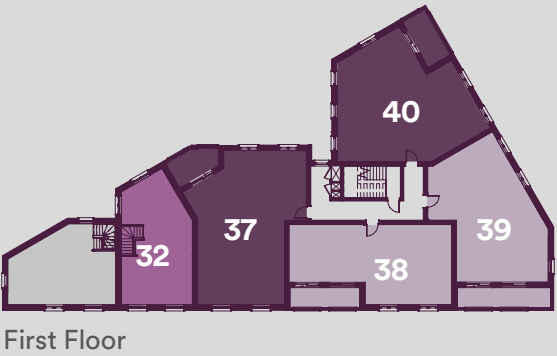
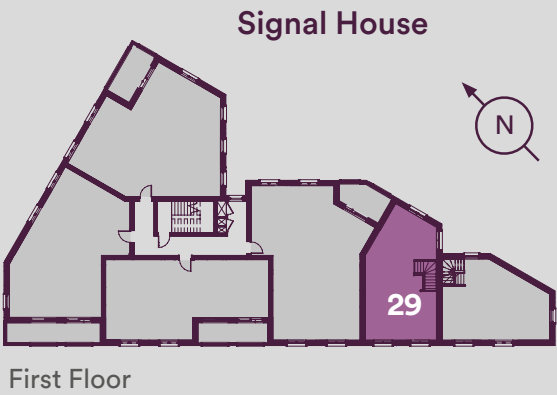
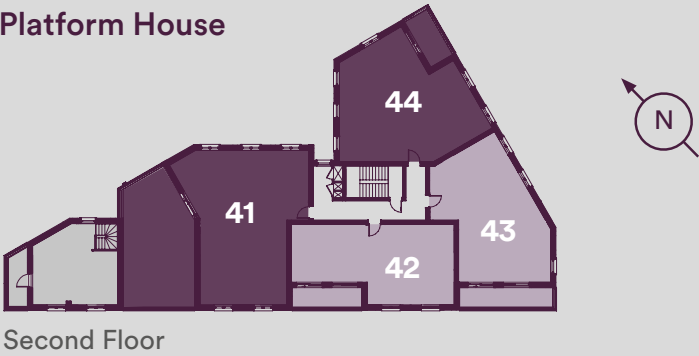
*3 bed houses only

The specification of the properties is correct at the date of print but may change as building works progress. Any images 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

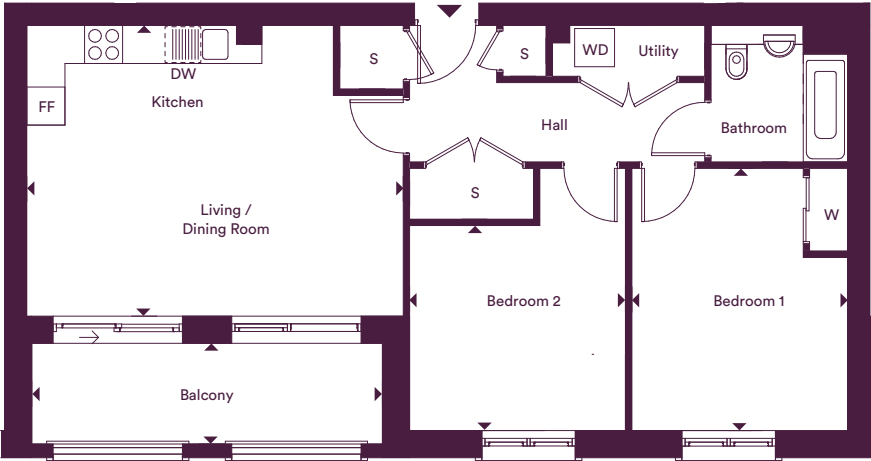
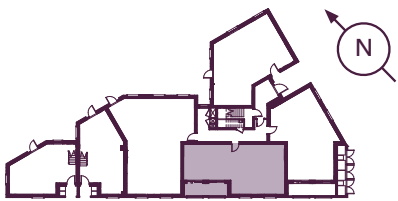
- Shared Ownership 2 Bedroom Apartments
- Shared Ownership 3 Bedroom Apartments
- Shared Ownership 3 Bedroom Terraced Houses
- Affordable Homes



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 including the locations of market sale, shared ownership, London Living Rent and Affordable Rent properties (known as tenures). However, there may be occasions when the tenure location, house designs, boundaries, landscaping and positions of roads and footpaths change as the development proceeds and as properties are marketed. The layout indicated (including tenure locations) is not intended to form part of any offer, contract, warranty or representation. Please speak to a Sales Associate for more details.

2 bedroom apartment

Type FT-01
Plots 34, 38 & 42



Dimensions		
Kitchen / Living / Dining	5.93m x 4.58m	19' 5" x 15' 0"
Bedroom 1	4.13m x 3.40m	13' 6" x 11' 2"
Bedroom 2	3.40m x 3.23m	11' 2" x 10' 7"
Total Internal Area	71 m²	770 ft²
Balcony	5.53m x 1.59m	18' 1" x 5' 2"

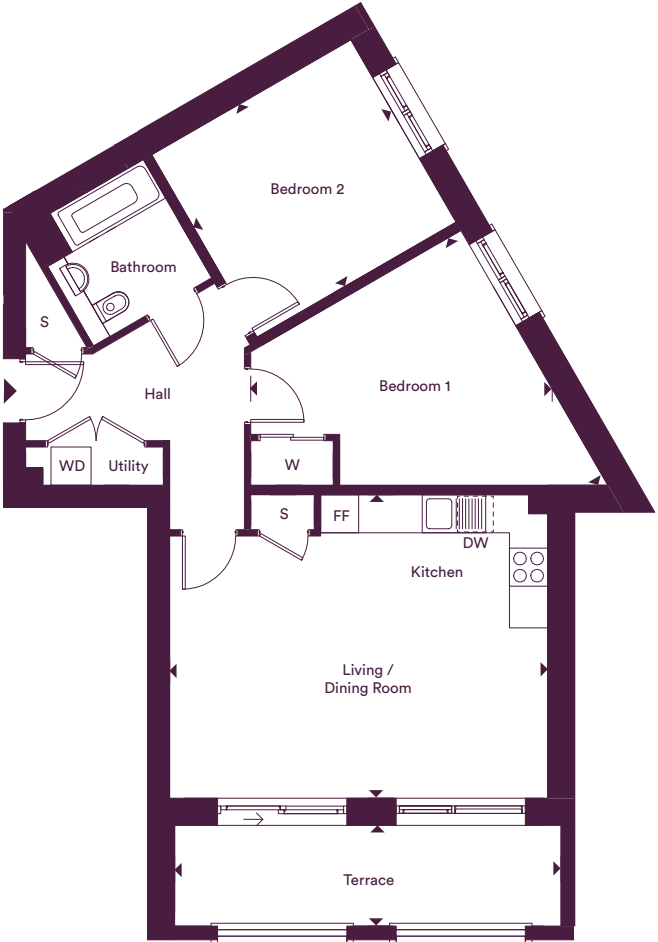
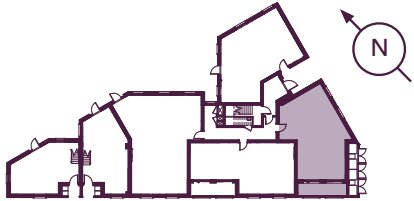
Floor	Plot
1st	34
2nd	38
3rd	42

WD – Washer / Dryer | W – Wardrobe | F/F – Fridge/Freezer | S – Storage | DW – Dishwasher

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2 bedroom apartment

Type FT-03
Plot 35



Dimensions		
Kitchen / Living / Dining	5.95m x 4.78m	19' 6" x 15' 8"
Bedroom 1	4.63m x 4.47m	15' 2" x 14' 7"
Bedroom 2	3.62m x 3.32m	11' 10" x 10' 10"
Total Internal Area	71 m²	773 ft²
Terrace	6.09m x 1.59m	19' 11" x 5' 2"

Floor	Plot
Ground	35

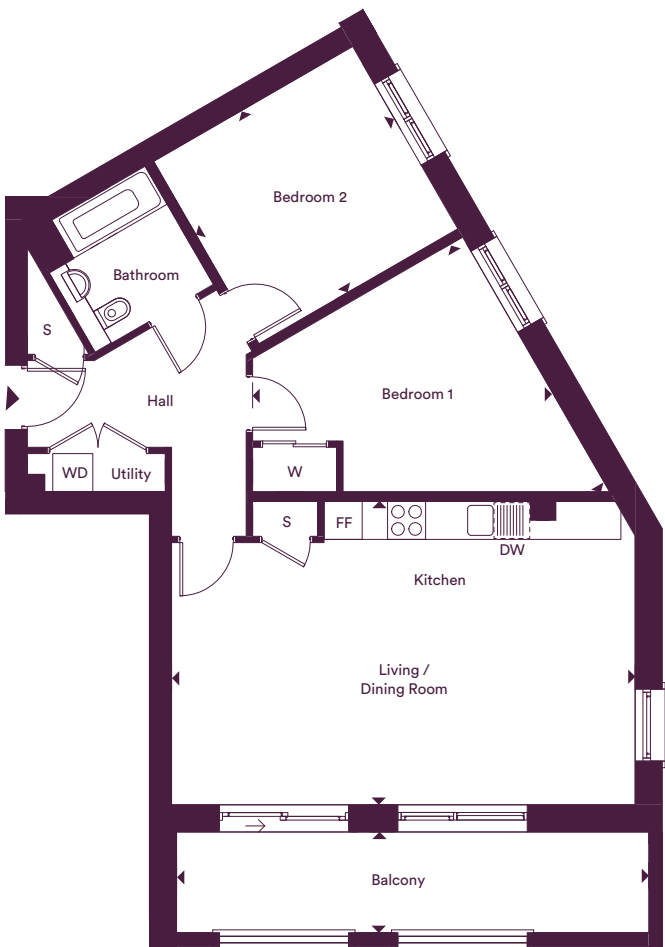
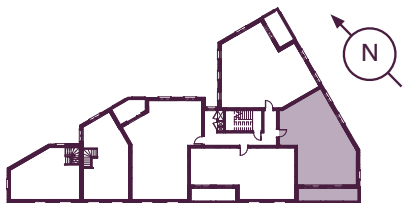
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2 bedroom apartment

Type FT-03a

Plots 39 & 43



Dimensions		
Kitchen / Living / Dining	5.95m x 4.78m	19’ 6” x 15’ 8”
Bedroom 1	4.63m x 4.47m	15’ 2” x 14’ 7”
Bedroom 2	3.62m x 3.32m	11’ 10” x 10’ 10”
Total Internal Area	78 m²	844 ft²
Balcony	7.44m x 1.59m	24’ 4” x 5’ 2”

Floor	Plot
1st	39
2nd	43

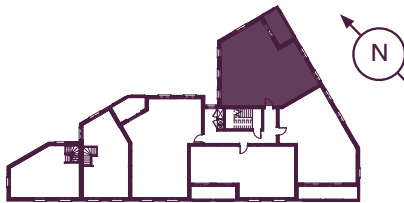
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3 bedroom apartment

Type FT-05

Plots 40 & 44



Dimensions		
Living/Dining	5.81m x 3.76m	19’ 1” x 12’ 4”
Kitchen	2.99m x 2.84m	12’ 8” x 6’ 8”
Bedroom 1	4.65m x 3.00m	15’ 3” x 9’ 10”
Bedroom 2	3.85m x 3.23m	12’ 7” x 10’ 7”
Bedroom 3	3.85m x 2.85m	12’ 7” x 9’ 4”
Total Internal Area	89 m²	965 ft²
Balcony	4.17m x 2.04m	13’ 8” x 6’ 8”

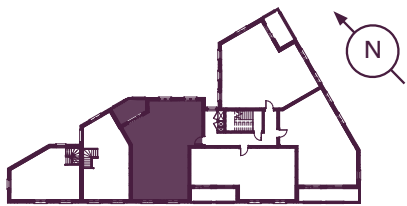
Floor	Plot
1st	40
2nd	44

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3 bedroom apartment

Type FT-02a
Plot 37



Dimensions

Kitchen / Living / Dining	8.23m x 5.84m	22' 10" x 19' 1"
Bedroom 1	3.90m x 3.34m	12' 9" x 11' 8"
Bedroom 2	3.90m x 3.34m	12' 9" x 11' 8"
Bedroom 3	4.03m x 2.76m	13' 2" x 9' 0"
Total Internal Area	91 m²	985 ft²
Balcony	4.25m x 2.26m	13' 11" x 7' 5"

Floor

1st

Plot

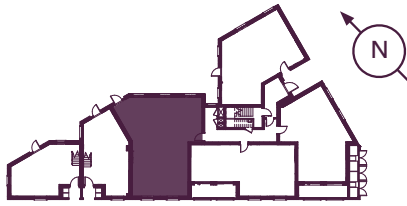
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3 bedroom apartment

Type FT-02
Plot 33



Dimensions

Kitchen / Living / Dining	8.24m x 5.84m	27' 0" x 19' 1"
Bedroom 1	3.90m x 3.40m	12' 9" x 11' 8"
Bedroom 2	3.90m x 3.40m	12' 9" x 11' 8"
Bedroom 3	4.03m x 2.76m	13' 2" x 9' 0"
Total Internal Area	100 m²	1086 ft²
Balcony	11.81m x 9.98m	38' 9" x 32' 9"

Floor

Ground

Plot

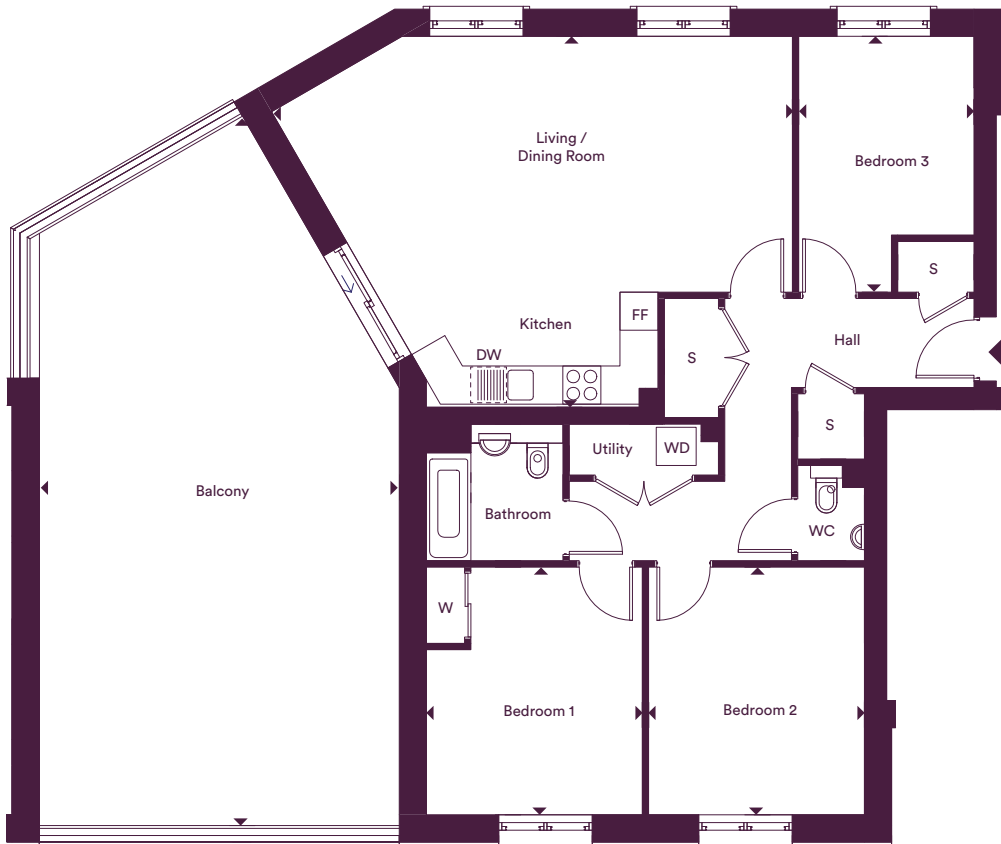
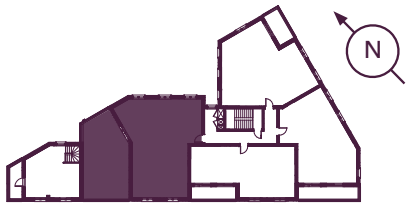
33

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3 bedroom apartment

Type FT-02b
Plot 41



Dimensions		
Kitchen / Living / Dining	8.24m x 5.84m	27' 0" x 19' 1"
Bedroom 1	3.90m x 3.40m	12' 9" x 11' 8"
Bedroom 2	3.90m x 3.40m	12' 9" x 11' 8"
Bedroom 3	4.03m x 2.76m	13' 2" x 9' 0"
Total Internal Area	100 m ²	1086 ft ²
Balcony	11.16m x 5.67m	36' 7" x 18' 7"

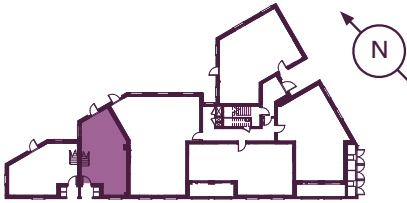
Floor	Plot
2nd	41

WD – Washer / Dryer | W – Wardrobe | F/F – Fridge/Freezer | S – Storage | DW – Dishwasher

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3 bedroom terraced house

Type HT-06
Plot 32



Dimensions		
Living/Dining	7.64m x 5.63m	25' 1" x 18' 5"
Kitchen	3.10m x 2.93m	10' 2" x 9' 7"
Bedroom 1	5.04m x 3.13m	16' 6" x 10' 3"
Bedroom 2	3.86m x 3.29m	12' 8" x 10' 9"
Bedroom 3	3.86m x 2.24m	12' 8" x 7' 4"
Total Internal Area	102 m ²	1099 ft ²
Patio / Garden	7.19m x 6.19m	23' 7" x 20' 3"

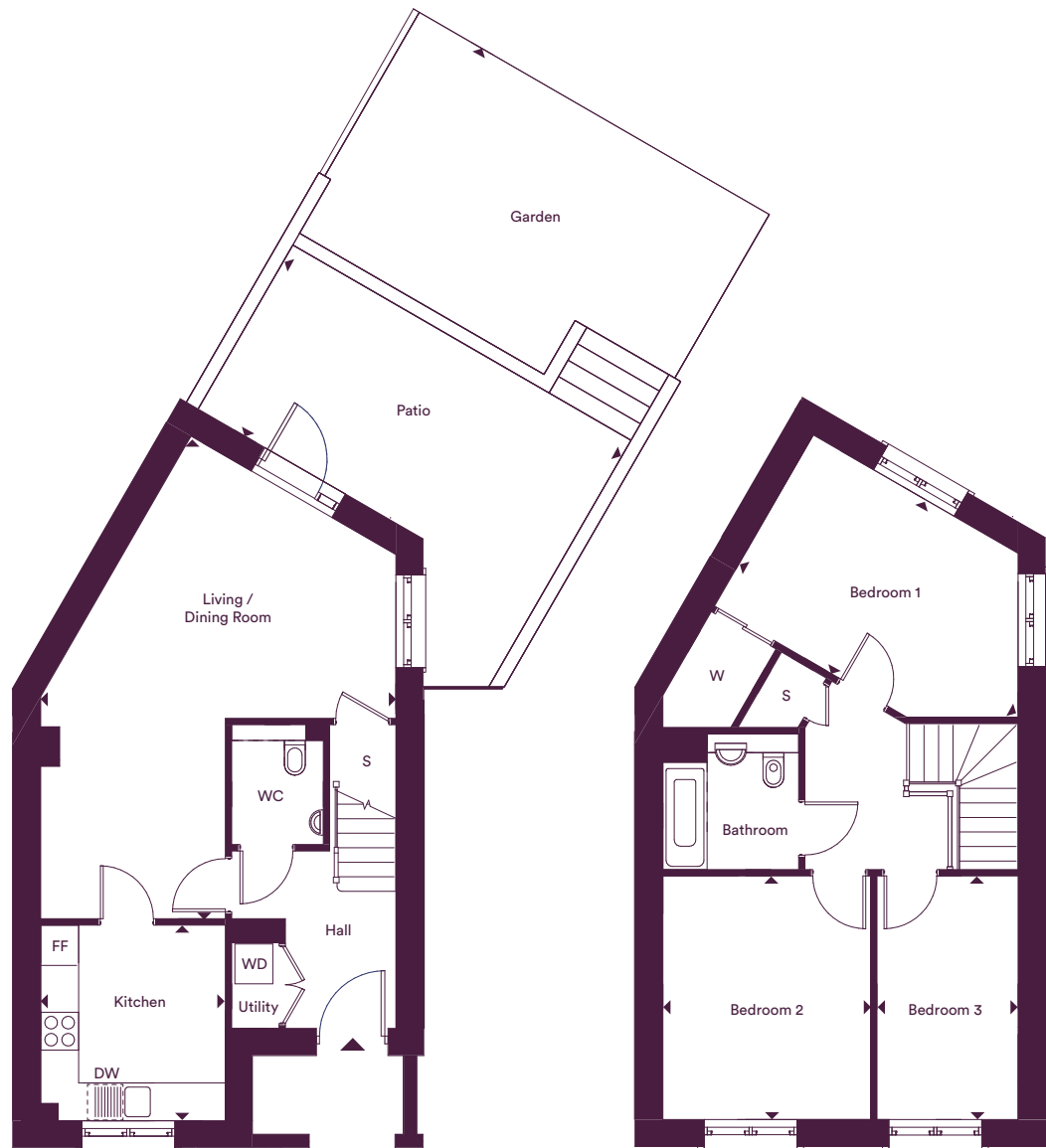
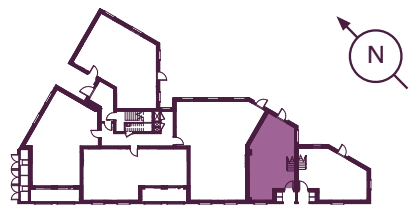
Floor	Plot
Ground & 1st	32

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3 bedroom terraced house

Type HT-06
Plot 29



Dimensions		
Living/Dining	7.64m x 5.63m	25' 1" x 18' 5"
Kitchen	3.10m x 2.93m	10' 2" x 9' 7"
Bedroom 1	5.04m x 3.13m	16' 6" x 10' 3"
Bedroom 2	3.86m x 3.29m	12' 8" x 10' 9"
Bedroom 3	3.86m x 2.24m	12' 8" x 7' 4"
Total Internal Area	102 m²	1099 ft²
Patio / Garden	7.19m x 6.19m	23' 7" x 20' 3"

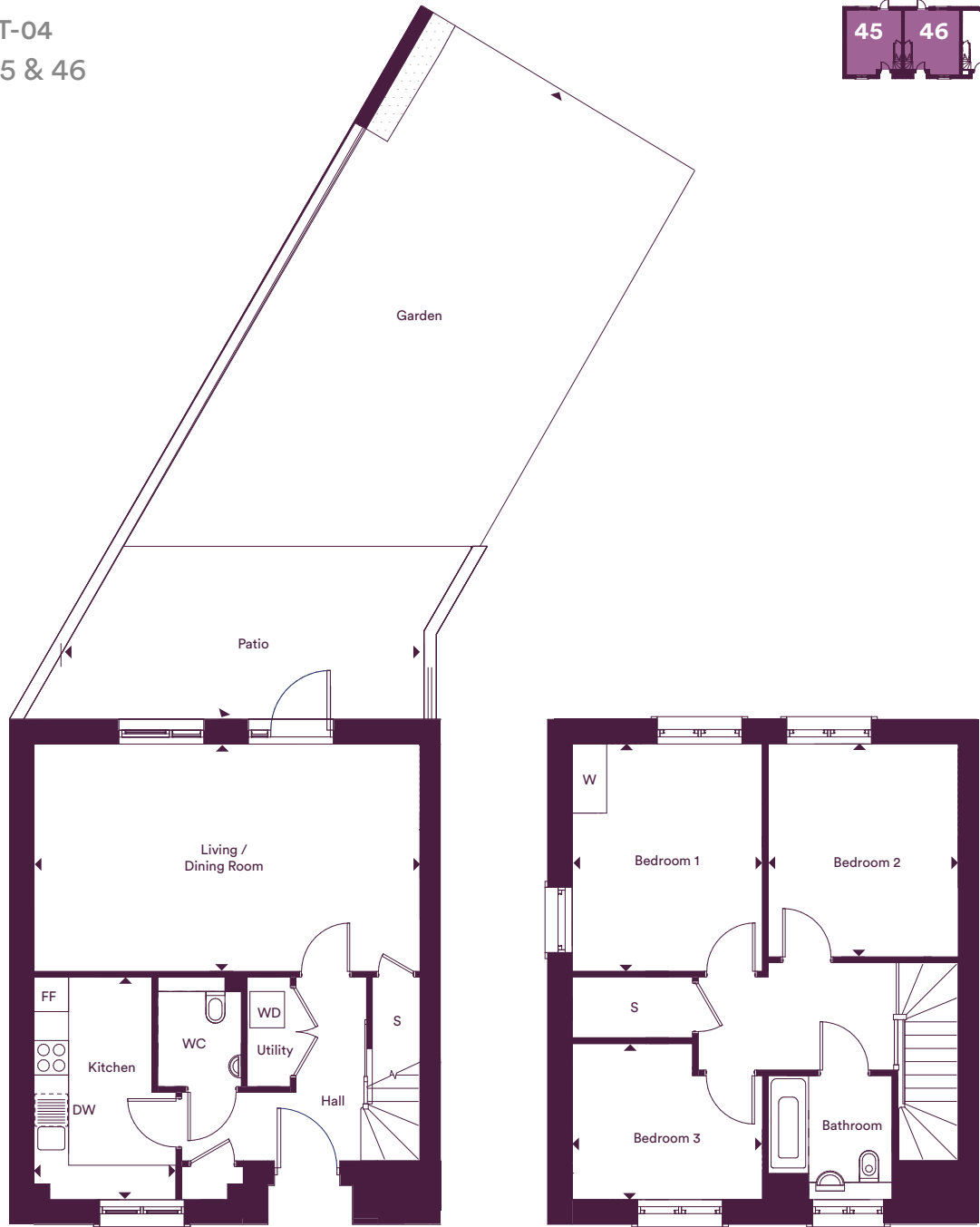
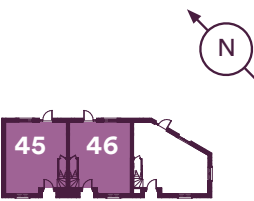
Floor	Plot
Ground & 1st	29

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3 bedroom terraced house

Type HT-04
Plots 45 & 46



Dimensions		
Living/Dining	6.70m x 3.96m	21' 12" x 12' 11"
Kitchen	3.87m x 2.05m	12' 8" x 6' 8"
Bedroom 1	3.95m x 3.30m	12' 11" x 10' 10"
Bedroom 2	3.70m x 3.30m	12' 1" x 10' 10"
Bedroom 3	2.71m x 3.30m	8' 10" x 10' 10"
Total Internal Area	104 m²	1124 ft²
Patio / Garden	12.36m x 6.31m	40' 6" x 20' 8"

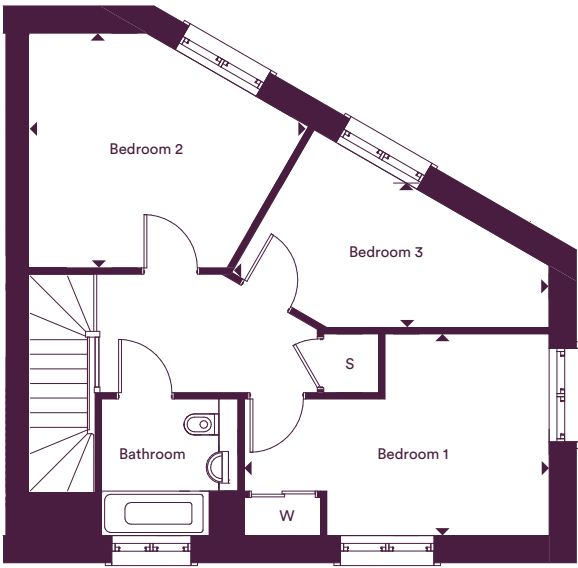
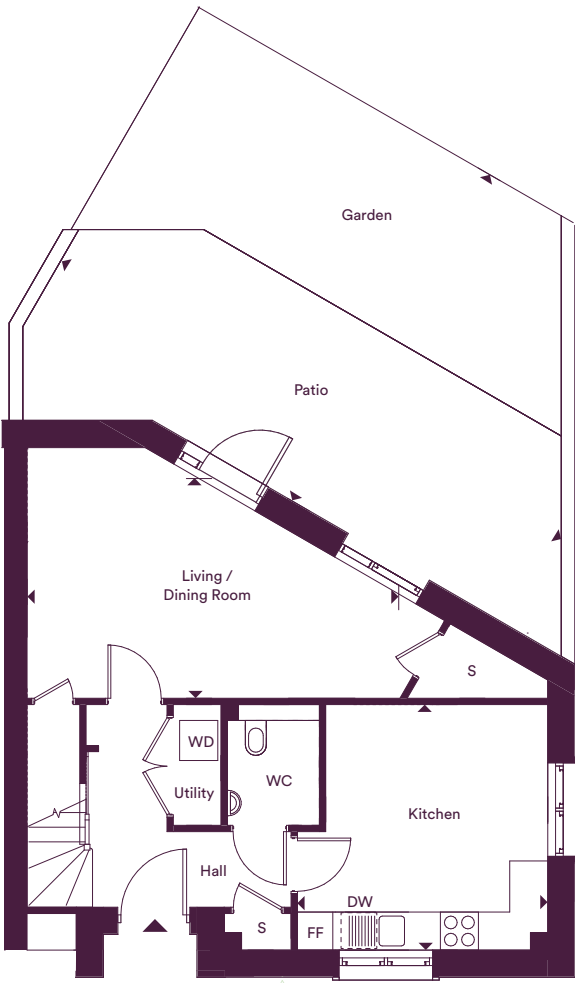
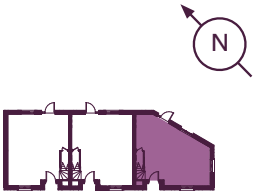
Floor	Plot
Ground & 1st	46
Ground & 1st	45

WD – Washer / Dryer | W – Wardrobe | F/F – Fridge/Freezer | S – Storage | DW – Dishwasher

*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.

3 bedroom terraced house

Type HT-05
Plot 47



Dimensions		
Living Room	6.58m x 3.95m	21' 7" x 12' 11"
Kitchen/Dining	3.87m x 3.50m	12' 8" x 11' 5"
Bedroom 1	4.80m x 3.18m	15' 9" x 10' 5"
Bedroom 2	4.41m x 3.70m	14' 5" x 12' 1"
Bedroom 3	5.00m x 2.60m	16' 4" x 8' 6"
Total Internal Area	105 m ²	1129 ft ²
Patio / Garden	9.04m x 6.00m	29' 8" x 19' 8"

Floor	Plot
Ground & 1st	47

WD – Washer / Dryer | W – Wardrobe | F/F – Fridge/Freezer | S – Storage | DW – Dishwasher

*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.



External image at the Brent Terrace development



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.

Invest for the future
and own your own home

L&Q offer an extensive range of Shared Ownership homes across the country. We can help you buy a home in a way that works for you.

Shared Ownership makes it possible to own your home – even if you feel priced out of the property market. It's an affordable home ownership scheme designed as a stepping-stone to outright ownership if you can't afford to buy a home on the open market.

To find out more scan the QR code and read:
Our Complete Guide to Shared Ownership



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 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 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 associate can provide you with more details on the L&Q warranty and NHBC Buildmark cover. You can also access the full terms and conditions on our website: lqgroup.org.uk



L&Q achievements



A selection of other L&Q developments



L&Q at Regency Heights
West London
lqhomes.com/regencyheights



L&Q at Clarendon
North London
lqhomes.com/clarendon



L&Q at Western Circus
West London
lqhomes.com/westerncircus

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All information in this document is correct at the time of publication going to print. 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. 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.



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🌐 lqhomes.com/brentterrace