

L&Q at

BRUNEL

LDN

STREET

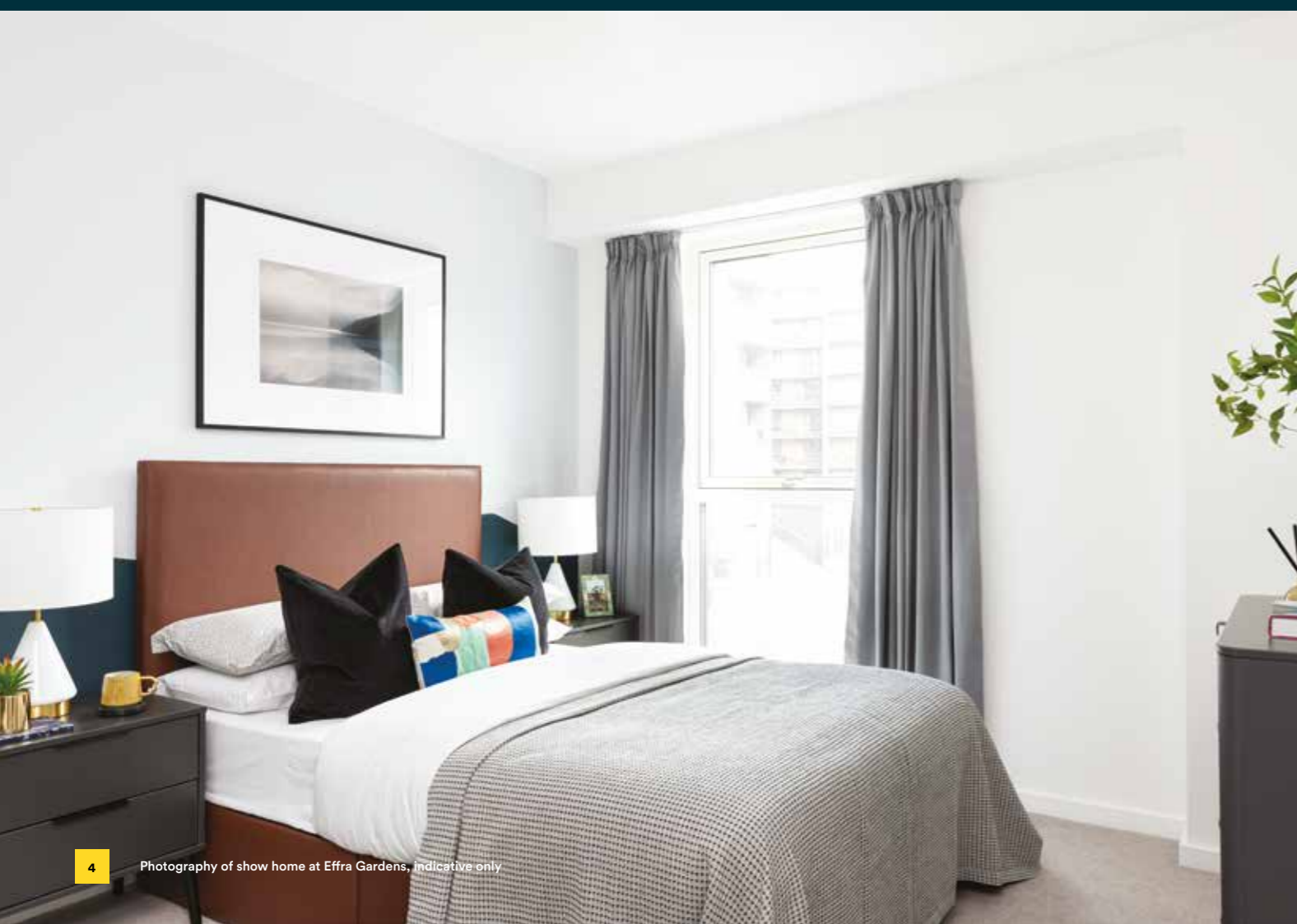
E16

WORKS

FLOORPLANS AND
SPECIFICATION
TYBURN GARDENS

L&Q

A rich history
and a very promising future



Prepared for your arrival *and personal finishing touches*

All the homes at Tyburn Gardens come finished with everything you need to move in and start enjoying life in your new home at Brunel Street Works. Simply bring your furniture, style and get ready to celebrate.

Kitchen

- Contemporary kitchen cabinets with soft close doors and drawers
- LED under cabinet lighting
- Silestone work surfaces with matching upstand and full height Silestone splashback behind hob
- Under mounted stainless-steel sink with accompanying chrome mixer tap
- Fully integrated appliances including multifunction oven, hob, dishwasher, fridge/freezer 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 with shaver socket
- Tiled countertop around sink
- Steel bath with bath panel
- Chrome towel radiator
- Homes without an en suite or separate shower in bathroom will include a shower screen over the bath, a concealed three-way thermostatic mixer valve, bath spout and overhead shower to the bath
- Homes with an en suite or separate shower will include a concealed two-way thermostatic mixer valve with bath spout

En suites

- Modern white sanitaryware including semi-recessed basin with chrome basin tap
- Back to wall WC pan with concealed cistern
- Chrome dual flush plate
- Full height mirror with shaver socket
- Tiled countertop around sink
- White shower tray with sliding door
- Two-way thermostatic valve with fixed shower head

Bedroom

- 80/20% wool carpet
- Mirrored wardrobe with hangings rails (Bedroom 1 only)

Wall & floor finishes

- White emulsion painted walls and ceilings
- White satin architraves and skirting boards
- Flooring to hallways and kitchen/living/dining areas
- Porcelain large format floor and wall tiles to bathrooms and en-suites & enclosed kitchens.

Heating, electrical & lighting

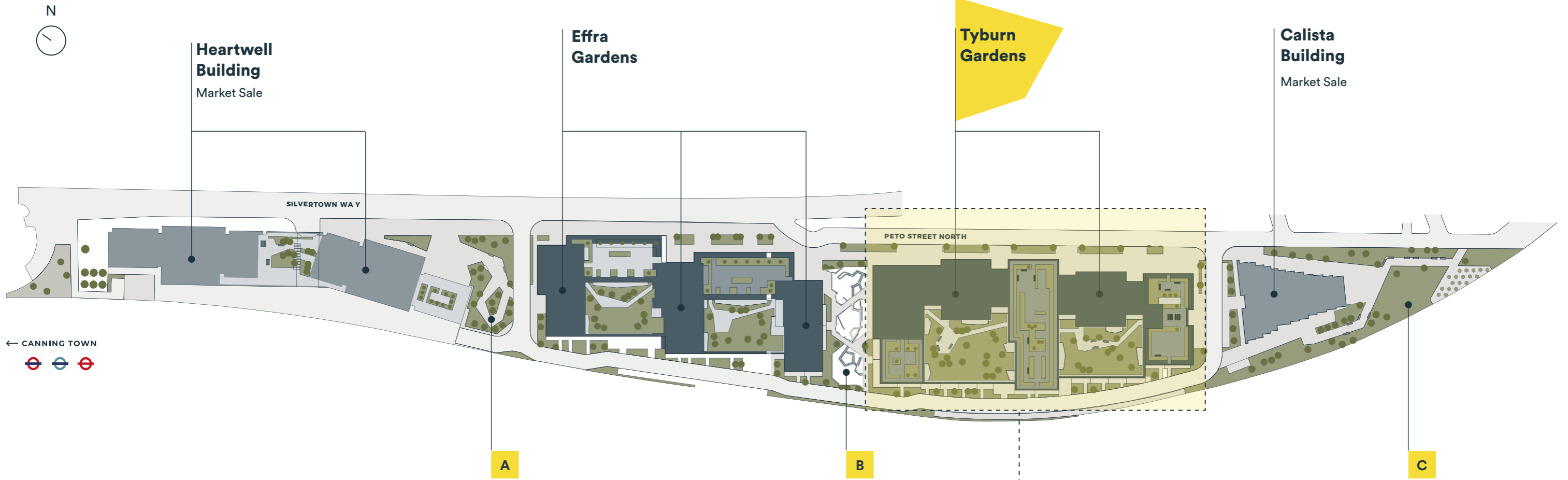
- Thermostatically zonal controlled underfloor heating sourced by on site CHP system. (subject to supply agreement)
- Low energy chrome LED downlights to kitchen/dining/living area/bathrooms/hallways
- Pendant lights to bedrooms
- Chrome switches and sockets
- Provision for Sky Q (subscription will be required)
- Mains operated ceiling mounted smoke/heat detector

General

- Free standing washer/dryer located in store cupboard
- White ladder doors
- Chrome door furniture
- Private balcony or terrace to every home
- Communal Roof Terrace
- Video door entry system operated via smart device
- Communal bicycle storage for every home
- Concierge Service
- NHBC 12-year warranty
- Secure car parking (available at separate negotiation to selected plots)

The specification of the properties is correct at the date of print/publication but may change as building works progress. Images are of a typical L&Q show home 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.

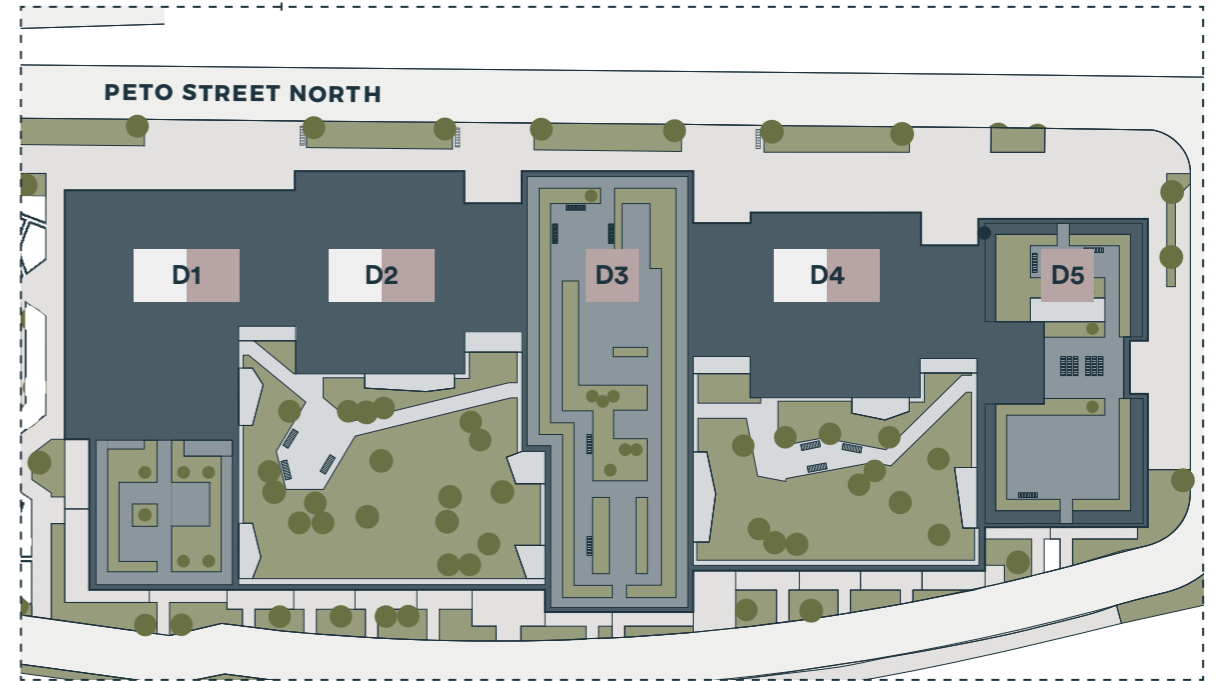




- A. Piazza
- B. Children's play area
- C. Communal garden

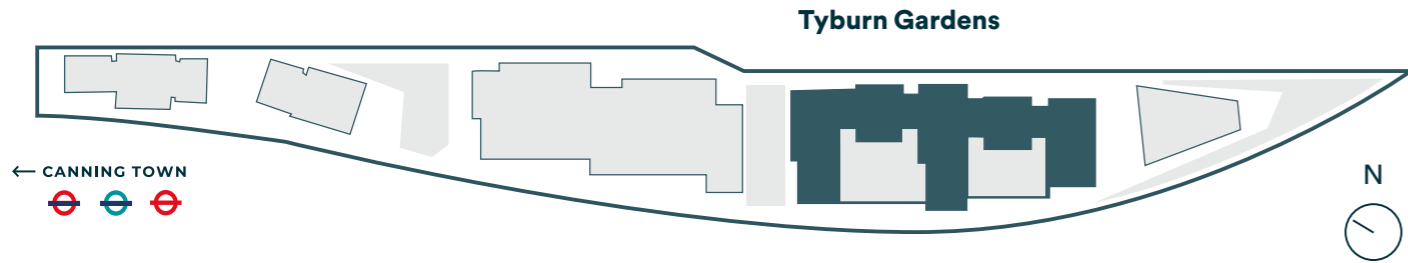
Property Key

- Shared Ownership
- Market Sale

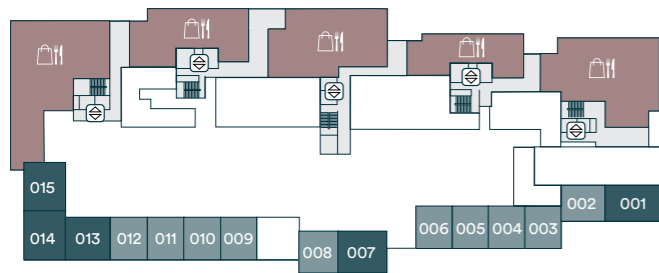


For further clarification regarding specific individual plots, please ask our Sales Associates. Any depiction of the layout does not show details of gradients of land, boundary treatments, local authority street lighting or landscaping. It is our intention to build in accordance with this layout including 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).

Tyburn Gardens Building



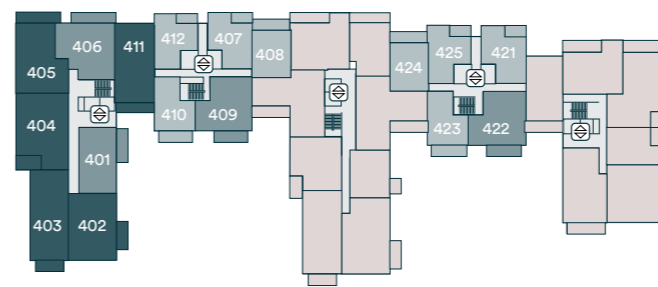
Ground floor



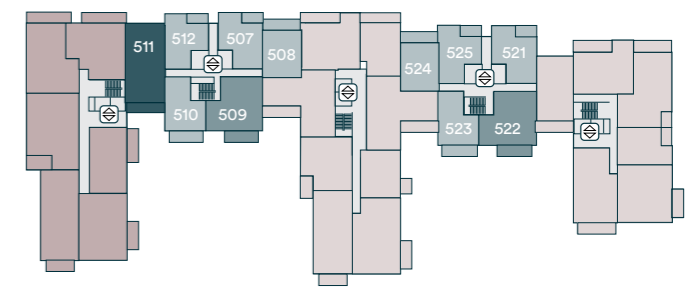
First floor



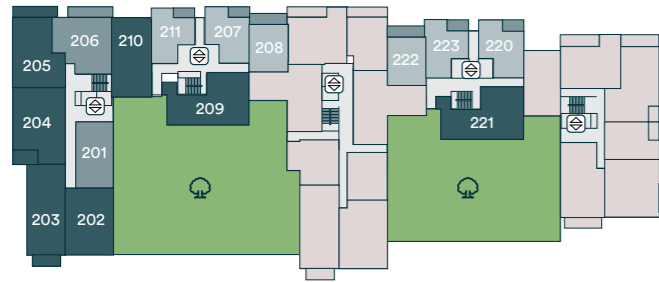
Fourth floor



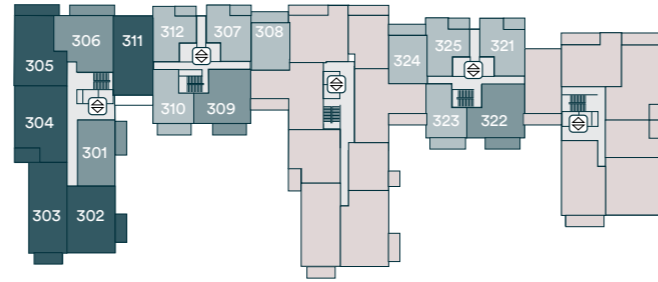
Fifth floor



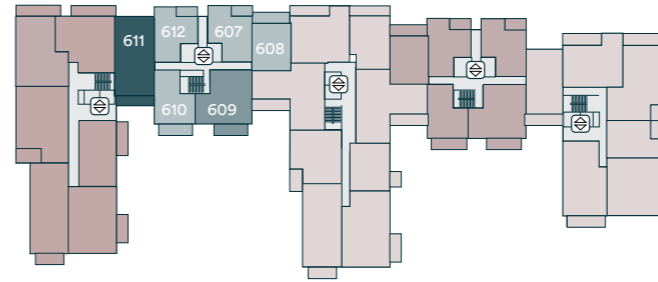
Second floor



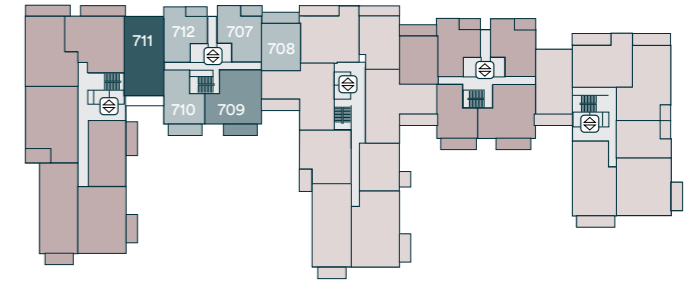
Third floor



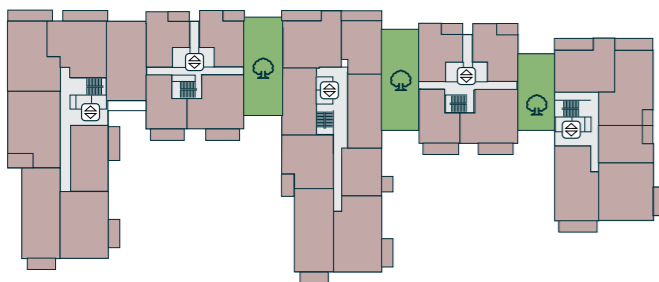
Sixth floor



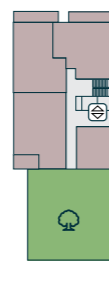
Seventh floor



Eighth floor



Twelfth floor



- One Bedroom Homes
- Two Bedroom Homes
- Three Bedroom Homes
- Shared Ownership Future Release
- Affordable Rent
- Market Sale
- Podium Gardens
- Roof Terrace
- Shops and Restaurants
- Parking
- Cycle Store
- Lifts

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. Please speak to a Sales Associate for more details.

One Bedroom Homes

Apartment Layout 1 Plot 102

Available on:
First floor: 102



Room	Metric	Imperial
Kitchen/Living/Dining	7.8m x 3.63m	25'7" x 11'10"
Bedroom 1	4.97m x 3.05m	16'3" x 10'0"
Total internal area	63.02 m²	678.34 ft²
Balcony	6.08m x 1.79m	19'11" x 5'10"

S Storage F Fridge/Freezer WM Washer/Dryer U.C. Utility Cupboard W Wardrobe with sliding door
Please be aware the utility cupboard may include heating and electrical controls, which may reduce the storage available. Please ask a sales associate for more information.

Apartment Layout 2 Plot 103

Available on:
First floor: 103



Room	Metric	Imperial
Kitchen/Living/Dining	7.33m x 3.89m	24'0" x 12'9"
Bedroom 1	3.65m x 3.40m	11'11" x 11'1"
Total internal area	54.27 m²	584.15 ft²
Balcony	5.19m x 1.44m	17'0" x 4'8"

S Storage F Fridge/Freezer WM Washer/Dryer U.C. Utility Cupboard W Wardrobe with sliding door
Please be aware the utility cupboard may include heating and electrical controls, which may reduce the storage available. Please ask a sales associate for more information.

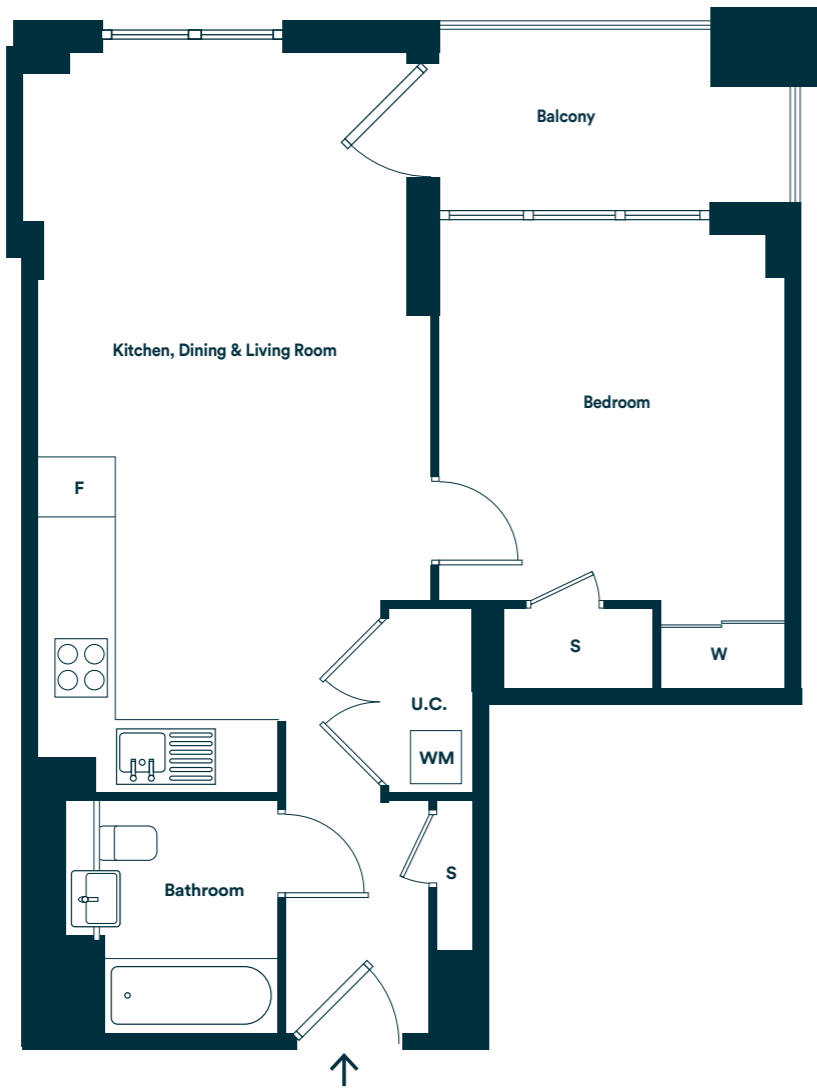
Apartment Layout 3

Plots 211, 223, 312, 325, 412, 425, 512, 525, 612, 712

Available on:
Second floor: 211, 223



Third floor: 312, 325
Fourth floor: 412, 425
Fifth floor: 512, 525
Sixth floor: 612
Seventh floor: 712



Room	Metric	Imperial
Kitchen/Living/Dining	7.33m x 3.88m	24'0" x 12'8"
Bedroom 1	3.65m x 3.40m	11'11" x 11'1"
Total internal area	54.27 m²	584.16 ft²
Balcony*	3.60m x 1.67m	11'9" x 4'8"

S Storage F Fridge/Freezer WM Washer/Dryer U.C. Utility Cupboard W Wardrobe with sliding door
Please be aware the utility cupboard may include heating and electrical controls, which may reduce the storage available. Please ask a sales associate for more information.
*Balcony sizes vary. Smallest dimensions shown.

Apartment Layout 4

Plots 101, 207, 307, 407, 507, 607, 707

Available on:
First floor: 101



Second floor: 207



Third floor: 307
Fourth floor: 407
Fifth floor: 507
Sixth floor: 607
Seventh floor: 707



Room	Metric	Imperial
Kitchen/Living/Dining	7.94m x 5.12m	26'0" x 16'9"
Bedroom 1	3.82m x 3.99m	12'6" x 13'1"
Total internal area	56.90 m²	612.47 ft²
Balcony*	3.54m x 1.55m	11'7" and 5'1"

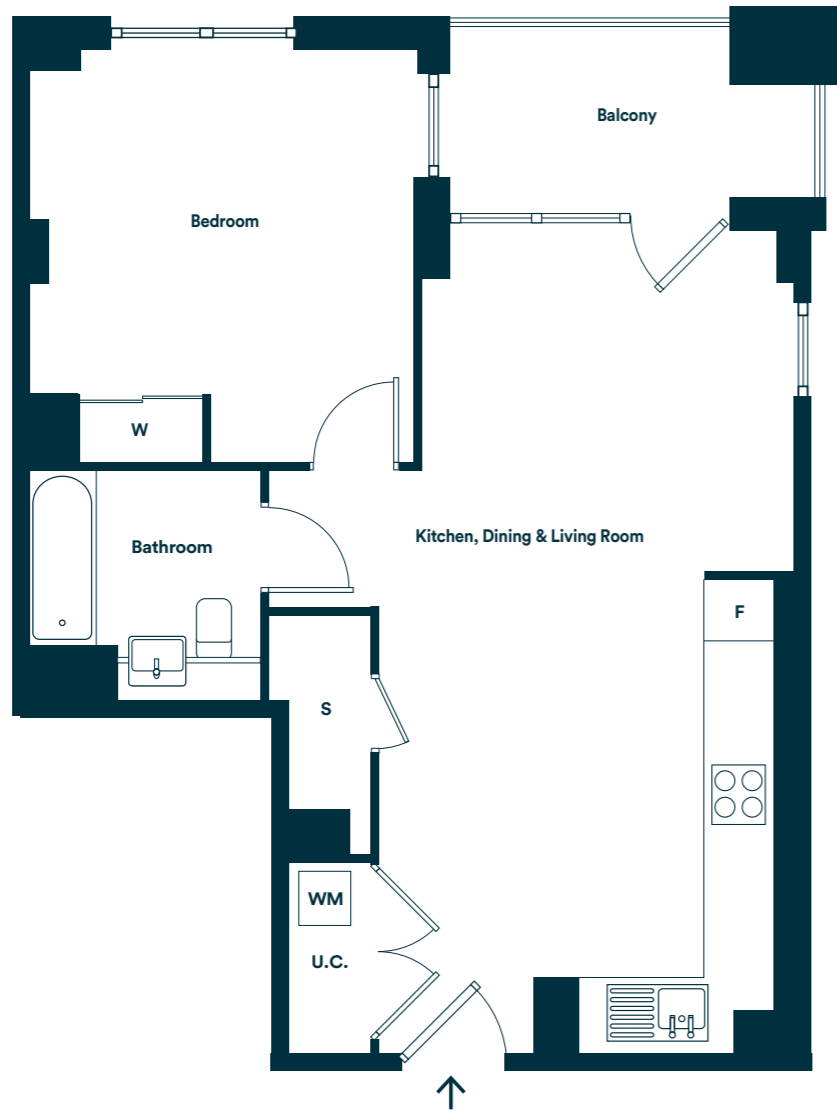
S Storage F Fridge/Freezer WM Washer/Dryer U.C. Utility Cupboard W Wardrobe with sliding door
Please be aware the utility cupboard may include heating and electrical controls, which may reduce the storage available. Please ask a sales associate for more information.
*Balcony sizes vary. Smallest dimensions shown.

Apartment Layout 5 Plots 220, 321, 421, 521

Available on:
Second floor: 220



Third floor: 321
Fourth floor: 421
Fifth floor: 521



Room	Metric	Imperial
Kitchen/Living/Dining	7.94m x 5.12m	26'0" x 16'9"
Bedroom 1	3.99m x 3.82m	13'1" x 12'6"
Total internal area	56.90 m²	612.46 ft²
Balcony	3.63m x 1.54m	11'10" x 5'0"

S Storage **F** Fridge/Freezer **WM** Washer/Dryer **U.C.** Utility Cupboard **W** Wardrobe with sliding door
Please be aware the utility cupboard may include heating and electrical controls, which may reduce the storage available. Please ask a sales associate for more information.

Apartment Layout 6 Plots 208, 308, 408, 508, 608, 708

Available on:
Second floor: 208



Third floor: 308
Fourth floor: 408
Fifth floor: 508
Sixth floor: 608
Seventh floor: 708



Room	Metric	Imperial
Kitchen/Living/Dining	6.43m x 3.31m	21'1" x 10'10"
Bedroom 1	4.21m x 3.17m	13'9" x 10'4"
Total internal area	53.57 m²	576.62 ft²
Balcony	6.08m x 1.65m	19'11" x 5'4"

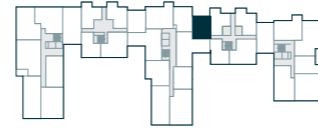
S Storage **F** Fridge/Freezer **WM** Washer/Dryer **U.C.** Utility Cupboard **W** Wardrobe with sliding door
Please be aware the utility cupboard may include heating and electrical controls, which may reduce the storage available. Please ask a sales associate for more information.

Apartment Layout 7 Plots 222, 324, 424, 524

Available on:
Second floor: 222



Third floor: 324
Fourth floor: 424
Fifth floor: 524

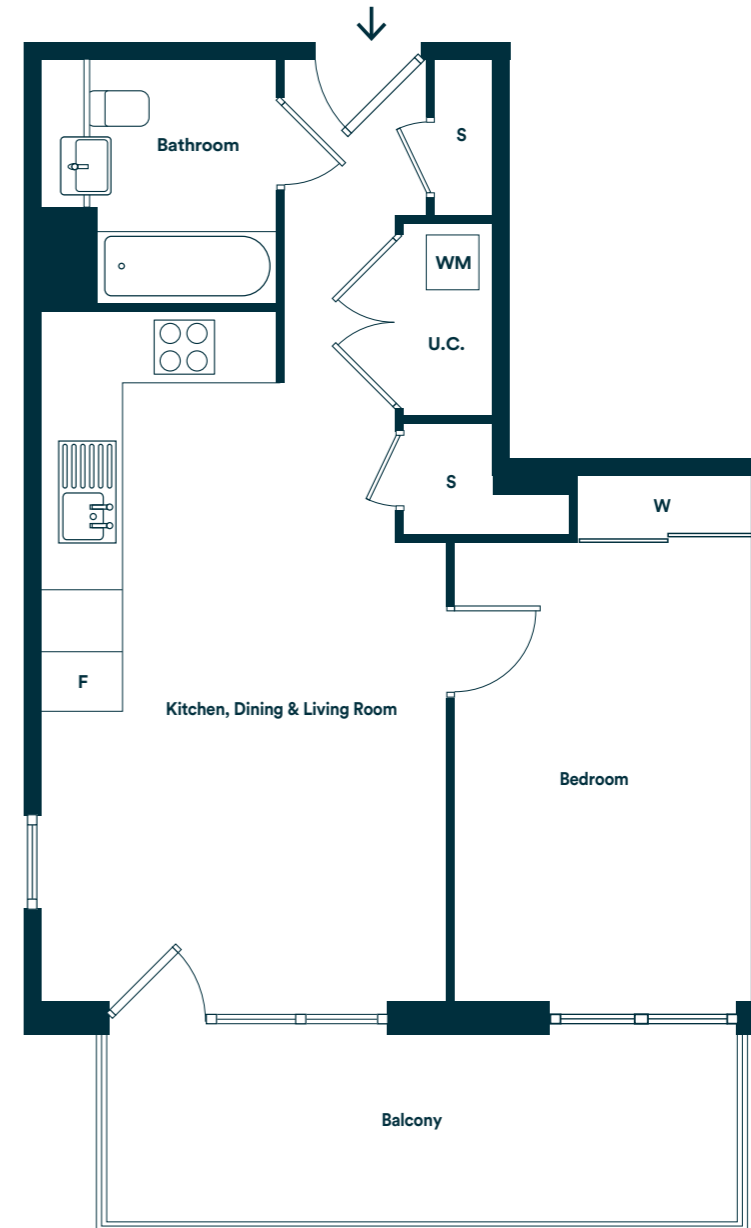


Room	Metric	Imperial
Kitchen/Living/Dining	6.59m x 3.39m	21'7" x 11'1"
Bedroom 1	4.39m x 3.04m	14'4" x 9'11"
Total internal area	53.92 m²	580.39 ft²
Balcony	6.08m x 1.64m	19'11" and 5'4"

S Storage F Fridge/Freezer W Washer/Dryer U.C. Utility Cupboard
Please be aware the utility cupboard may include heating and electrical controls, which may reduce the storage available. Please ask a sales associate for more information.

Apartment Layout 8 Plots 310, 323, 410, 423, 510, 523, 610, 710

Available on:
Third floor: 310, 323
Fourth floor: 410, 423
Fifth floor: 510, 523
Sixth floor: 610
Seventh floor: 710



Room	Metric	Imperial
Kitchen/Living/Dining	6.64m x 3.90m	21'9" x 12'9"
Bedroom 1	4.97m x 2.85m	16'3" x 9'4"
Total internal area	51.43 m²	553.59 ft²
Balcony	6.12m x 1.81m	20'0" x 5'11"

S Storage F Fridge/Freezer WM Washer/Dryer U.C. Utility Cupboard W Wardrobe with sliding door
Please be aware the utility cupboard may include heating and electrical controls, which may reduce the storage available. Please ask a sales associate for more information.

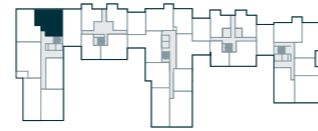
Two Bedroom Homes

Apartment Layout 9 Plots 206, 306, 406

Available on:
Second floor: 206



Third floor: 306
Fourth floor: 406

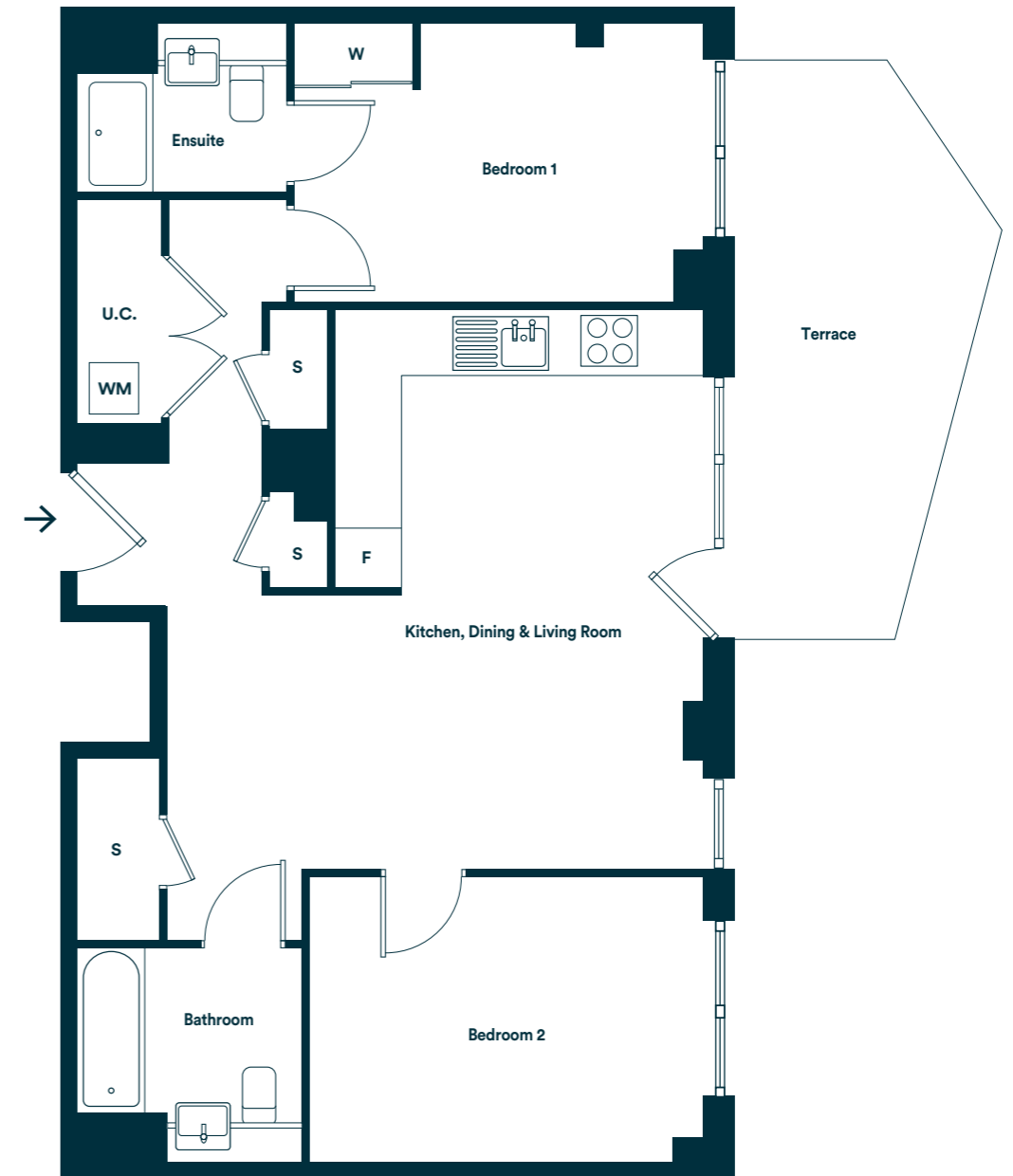


Room	Metric	Imperial
Kitchen/Living/Dining	9.56m x 3.69m	31'4" x 12'1"
Bedroom 1	4.27m x 3.23m	14'0" x 10'7"
Bedroom 2	4.90m x 3.00m	16'0" x 9'10"
Total internal area	86.15 m²	927.31 ft²
Balcony	8.04m x 1.77m	26'4" x 5'9"

S Storage F Fridge/Freezer W Washer/Dryer U.C. Utility Cupboard
Please be aware the utility cupboard may include heating and electrical controls, which may reduce the storage available. Please ask a sales associate for more information. This apartment has been designed to be wheelchair adaptable. Please speak with your sales representative for more information.

Apartment Layout 10 Plot 201

Available on:
Second floor: 201

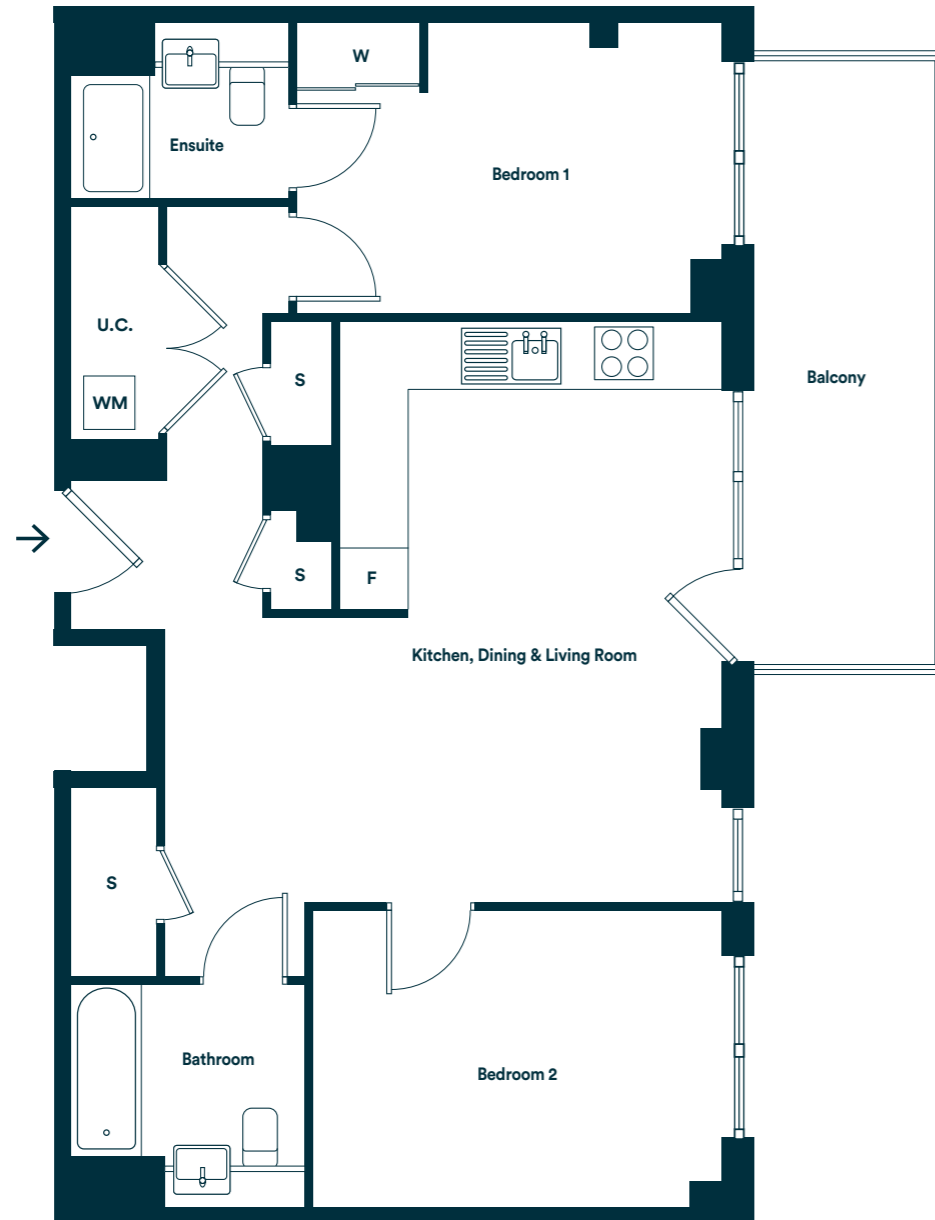


Room	Metric	Imperial
Kitchen/Living/Dining	5.75m x 5.48m	18'10" x 17'11"
Bedroom 1	4.18m x 2.84m	13'8" x 9'3"
Bedroom 2	4.03m x 2.95m	13'2" x 9'8"
Total internal area	73.52 m²	791.36 ft²
Terrace	5.97m x 2.76m	19'7" and 9'0"

S Storage F Fridge/Freezer WM Washer/Dryer U.C. Utility Cupboard W Wardrobe with sliding door
Please be aware the utility cupboard may include heating and electrical controls, which may reduce the storage available. Please ask a sales associate for more information.

Apartment Layout 11 Plots 301, 401

Available on:
Third floor: 301
Fourth floor: 401



Room	Metric	Imperial
Kitchen/Living/Dining	5.75m x 5.48m	18'10" x 17'11"
Bedroom 1	4.18m x 2.84m	13'8" x 9'3"
Bedroom 2	4.03m x 2.95m	13'2" x 9'8"
Total internal area	73.52 m²	791.36 ft²
Balcony	6.01m x 1.81m	19'8" x 5'11"

S Storage F Fridge/Freezer W Washer/Dryer U.C. Utility Cupboard
Please be aware the utility cupboard may include heating and electrical controls, which may reduce the storage available. Please ask a sales associate for more information.

Apartment Layout 12 Plots 309, 409, 509, 609, 709

Available on:
Third floor: 309
Fourth floor: 409
Fifth floor: 509
Sixth floor: 609
Seventh floor: 709



Room	Metric	Imperial
Kitchen/Living/Dining	8.97m x 2.68m	29'5" x 8'10"
Bedroom 1	4.47m x 2.74m	14'8" x 8'12"
Bedroom 2	3.61m x 3.17m	11'10" x 10'5"
Total internal area	77.96 m²	839.15 ft²
Balcony	6.12m x 1.81m	20'0" x 5'11"

S Storage F Fridge/Freezer WM Washer/Dryer U.C. Utility Cupboard W Wardrobe with sliding door
Please be aware the utility cupboard may include heating and electrical controls, which may reduce the storage available. Please ask a sales associate for more information.

Apartment Layout 13 Plots 322, 422, 522

Available on:
Third floor: 322
Fourth floor: 422
Fifth floor: 522



Room	Metric	Imperial
Kitchen/Living/Dining	8.97m x 2.68m	29'5" x 8'10"
Bedroom 1	4.47m x 2.74m	14'8" x 8'12"
Bedroom 2	3.61m x 3.17m	11'10" x 10'5"
Total internal area	77.96 m²	839.15ft²
Balcony	6.12m x 1.81m	20'0" x 5'11"

S Storage **F** Fridge/Freezer **W** Washer/Dryer **U.C.** Utility Cupboard
Please be aware the utility cupboard may include heating and electrical controls, which may reduce the storage available. Please ask a sales associate for more information.

Three Bedroom Homes

Apartment Layout 14 Plots 205, 305, 405

Available on:
Second floor: 205



Third floor: 305
Fourth floor: 405



Room	Metric	Imperial
Kitchen/Living/Dining	6.72m x 3.75m	22'0" x 12'3"
Bedroom 1	5.62m x 2.80m	18'5" x 9'2"
Bedroom 2	4.32m x 2.80m	14'2" x 9'2"
Bedroom 3	4.33m x 2.45m	14'2" x 8'0"
Total internal area	93.59 m²	1007.39ft²
Balcony	7.62m x 1.77m	24'11" x 5'9"

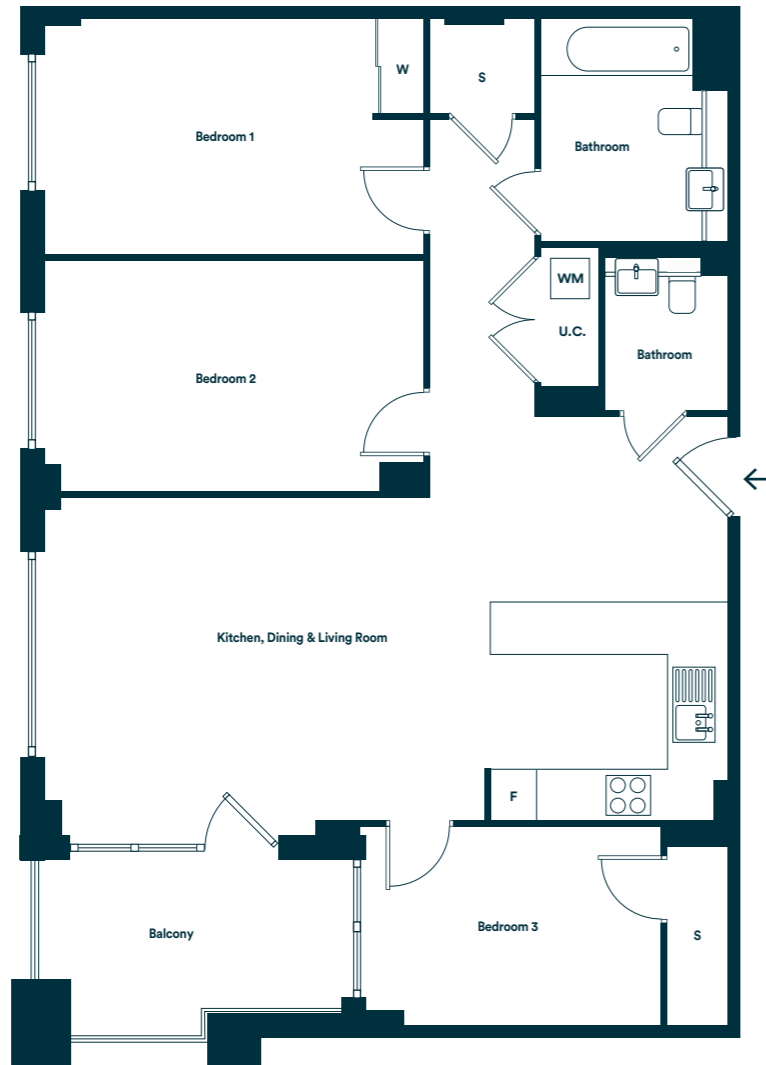
S Storage **F** Fridge/Freezer **WM** Washer/Dryer **U.C.** Utility Cupboard **W** Wardrobe with sliding door
Please be aware the utility cupboard may include heating and electrical controls, which may reduce the storage available. Please ask a sales associate for more information.

Apartment Layout 15 Plots 204, 304, 404

Available on:
Second floor: 204



Third floor: 304
Fourth floor: 404



Room	Metric	Imperial
Kitchen/Living/Dining	8.90m x 4.39m	29'2" x 14'4"
Bedroom 1	4.92m x 3.05m	16'1" x 10'0"
Bedroom 2	4.92m x 3.00m	16'1" x 9'10"
Bedroom 3	3.78m x 2.56m	12'4" x 8'4"
Total internal area	105.82 m²	1139.04 ft²
Balcony	4.07m x 2.36m	13'4" x 7'8"

S Storage F Fridge/Freezer WM Washer/Dryer U.C. Utility Cupboard W Wardrobe with sliding door
Please be aware the utility cupboard may include heating and electrical controls, which may reduce the storage available. Please ask a sales associate for more information.

Apartment Layout 16 Plot 202

Available on:
Second floor: 202



Room	Metric	Imperial
Kitchen/Living/Dining	4.64m x 4.59m	15'2" x 15'0"
Bedroom 1	4.70m x 3.54m	15'5" x 11'7"
Bedroom 2	4.67m x 3.00m	15'3" x 9'10"
Bedroom 3	3.51m x 2.51m	11'6" x 8'2"
Total internal area	92.99 m²	1000.94 ft²
Terrace	5.96m x 2.65m	19'6" x 8'8"

S Storage F Fridge/Freezer WM Washer/Dryer U.C. Utility Cupboard W Wardrobe with sliding door
Please be aware the utility cupboard may include heating and electrical controls, which may reduce the storage available. Please ask a sales associate for more information.

Apartment Layout 17 Plots 302, 402

Third floor: 302
Fourth floor: 402

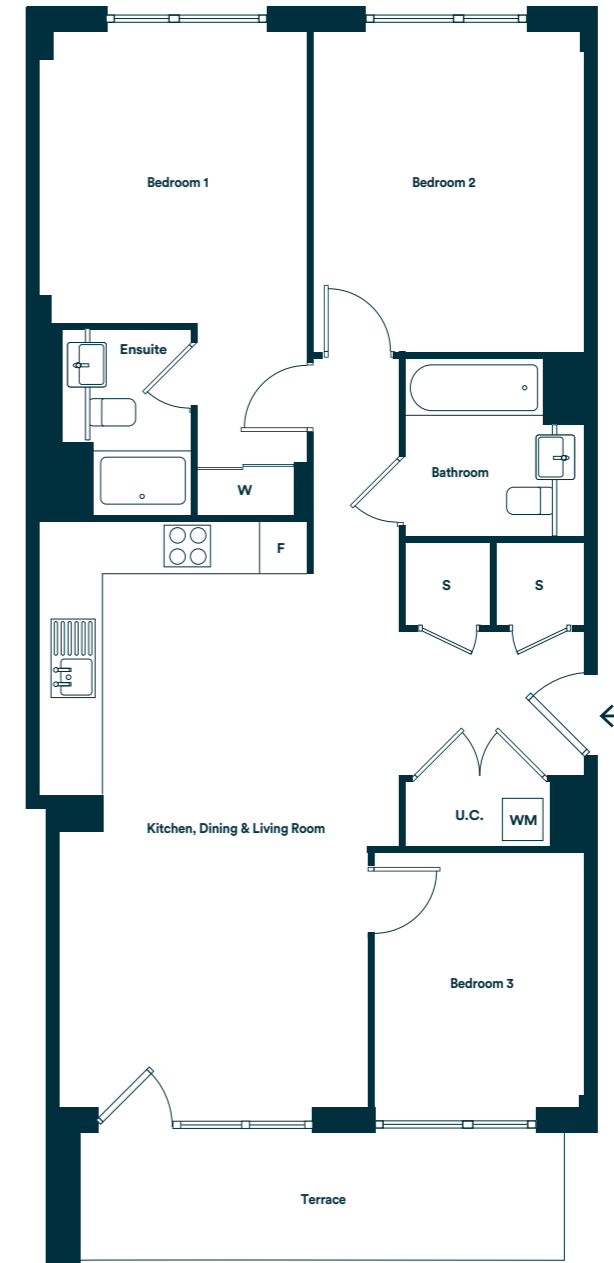


Room	Metric	Imperial
Kitchen/Living/Dining	4.64m x 4.59m	15'2" x 15'0"
Bedroom 1	4.70m x 3.54m	15'5" x 11'7"
Bedroom 2	4.67m x 3.00m	15'3" x 9'10"
Bedroom 3	3.51m x 2.51m	11'6" x 8'2"
Total internal area	92.99 m²	1000.94 ft²
Balcony	4.96m x 1.81m	16'27" x 5'93"

S Storage **F** Fridge/Freezer **WM** Washer/Dryer **U.C.** Utility Cupboard **W** Wardrobe with sliding door
Please be aware the utility cupboard may include heating and electrical controls, which may reduce the storage available. Please ask a sales associate for more information.

Apartment Layout 18 Plot 210

Available on:
Second floor: 210

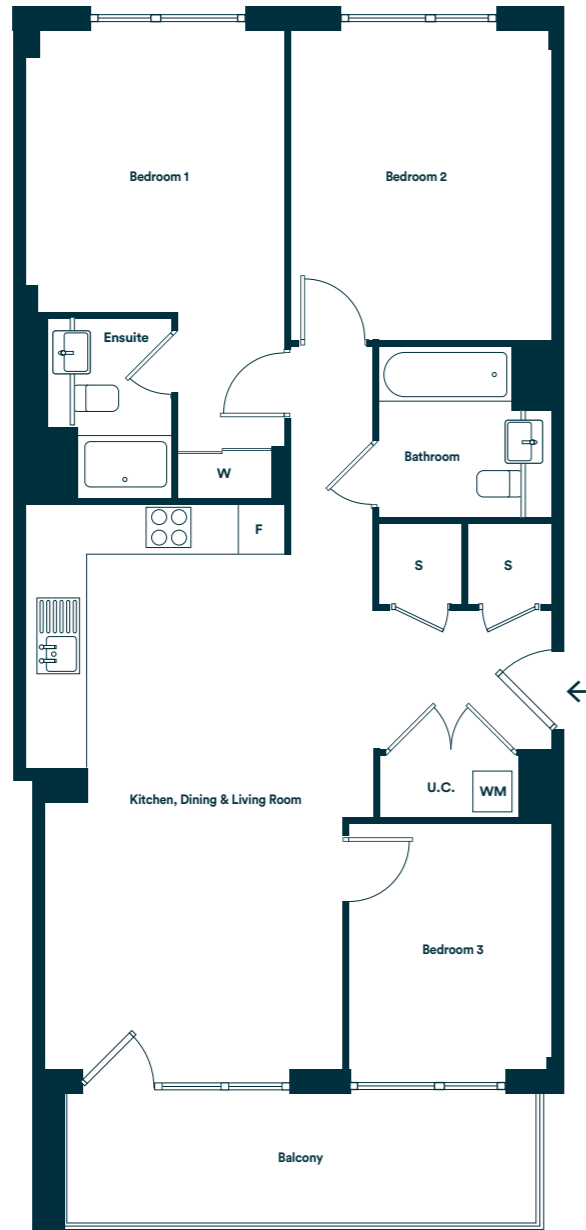
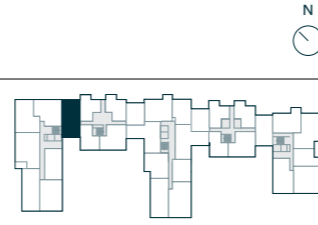


Room	Metric	Imperial
Kitchen/Living/Dining	7.31m x 3.82m	23'11" x 12'6"
Bedroom 1	3.61m x 3.32m	11'10" x 10'10"
Bedroom 2	3.98m x 3.35m	13'0" x 10'11"
Bedroom 3	3.16m x 2.59m	10'4" x 8'5"
Total internal area	90.01 m²	968.86 ft²
Terrace	6.16m x 1.58m	20'2" x 5'2"

S Storage **F** Fridge/Freezer **WM** Washer/Dryer **U.C.** Utility Cupboard **W** Wardrobe with sliding door
Please be aware the utility cupboard may include heating and electrical controls, which may reduce the storage available. Please ask a sales associate for more information.

Apartment Layout 19 Plots 311, 411, 511, 611, 711

Available on:
Third floor: 311
Fourth floor: 411
Fifth floor: 511
Sixth floor: 611
Seventh floor: 711



Room	Metric	Imperial
Kitchen/Living/Dining	7.31m x 3.82m	23'11" x 12'6"
Bedroom 1	3.61m x 3.32m	11'10" x 10'10"
Bedroom 2	3.98m x 3.35m	13'0" x 10'11"
Bedroom 3	3.16m x 2.59m	10'4" x 8'5"
Total internal area	90.01 m²	968.86 ft²
Balcony	6.16m x 1.68m	20'2" x 5'6"

S Storage **F** Fridge/Freezer **WM** Washer/Dryer **U.C.** Utility Cupboard **W** Wardrobe with sliding door
Please be aware the utility cupboard may include heating and electrical controls, which may reduce the storage available. Please ask a sales associate for more information.

Apartment Layout 20 Plots 203, 303, 403

Available on:
Second floor: 203
Third floor: 303
Fourth floor: 403

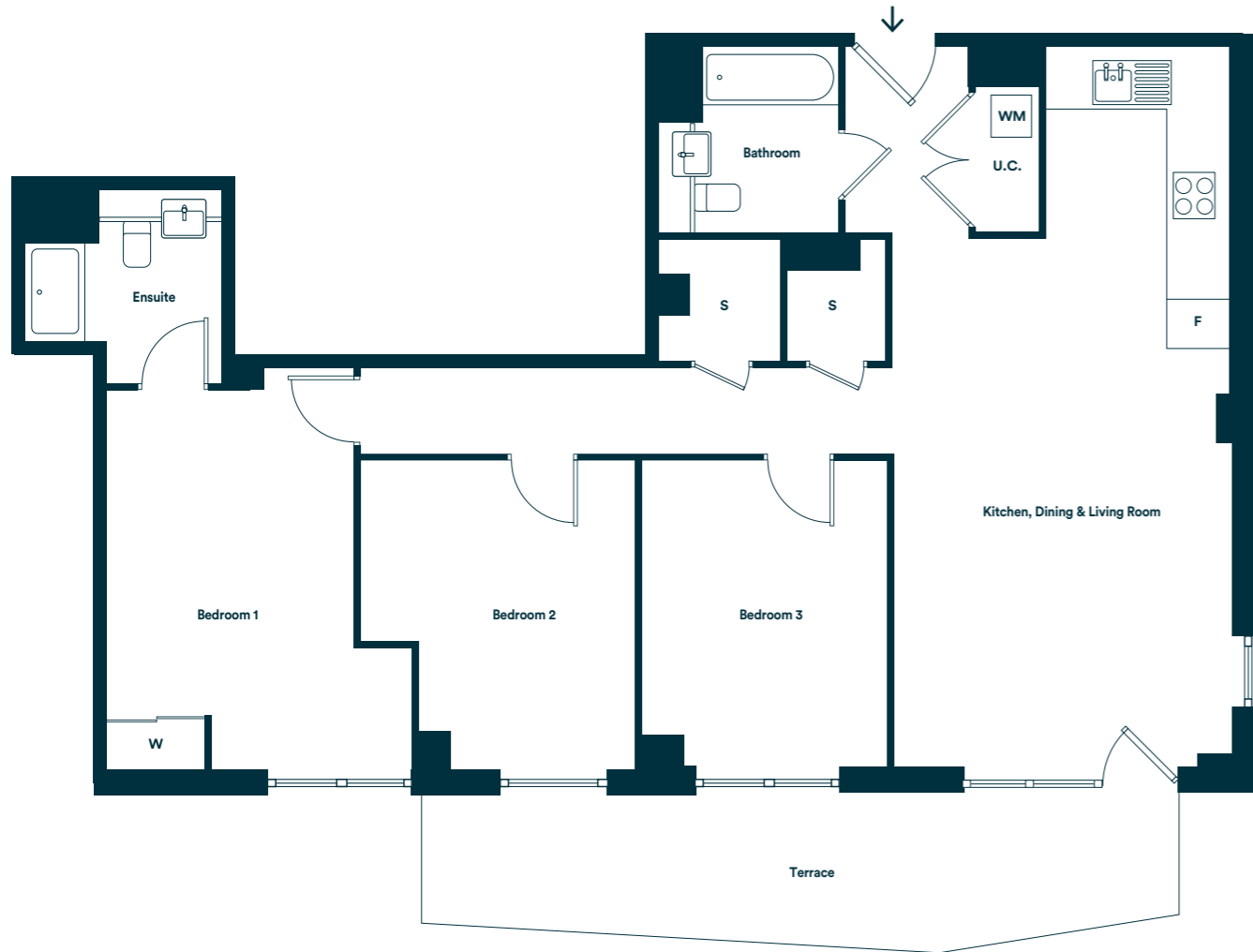


Room	Metric	Imperial
Kitchen/Living/Dining	6.24m x 5.38m	20'5" x 17'7"
Bedroom 1	4.59m x 4.19m	15'0" x 13'8"
Bedroom 2	4.20m x 2.78m	13'9" x 9'1"
Bedroom 3	4.19m x 2.75m	13'8" x 9'0"
Total internal area	99.13 m²	1067.03 ft²
Balcony	4.99m x 1.81m	16'4" x 5'11"

S Storage **F** Fridge/Freezer **WM** Washer/Dryer **U.C.** Utility Cupboard **W** Wardrobe with sliding door
Please be aware the utility cupboard may include heating and electrical controls, which may reduce the storage available. Please ask a sales associate for more information.

Apartment Layout 21 Plot 209

Available on:
Second floor: 209

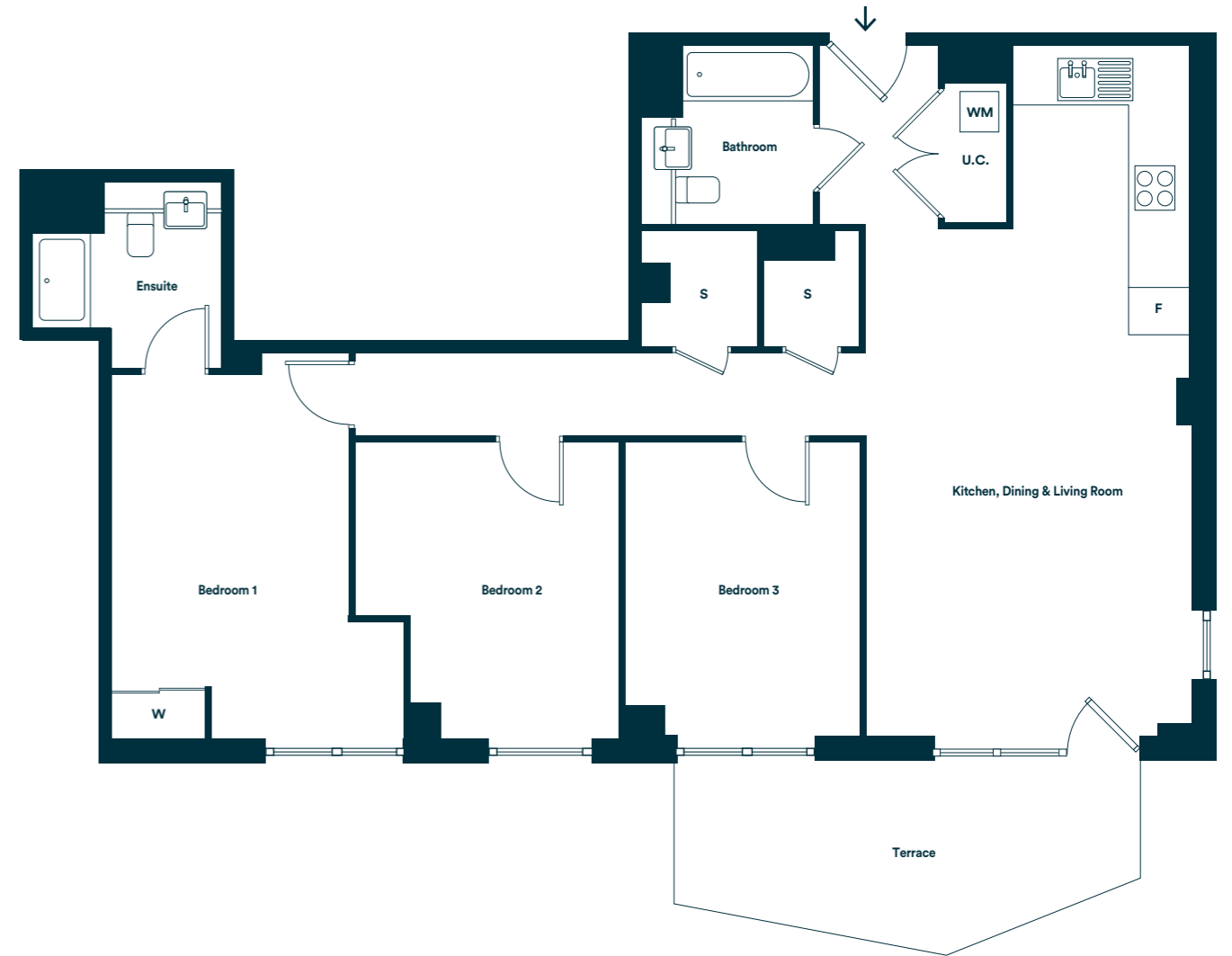


Room	Metric	Imperial
Kitchen/Living/Dining	8.96m x 4.23m	29'4" x 13'10"
Bedroom 1	5.00m x 3.80m	16'4" x 12'5"
Bedroom 2	3.85m x 3.45m	12'7" x 11'3"
Bedroom 3	3.85m x 3.05m	12'7" x 10'0"
Total internal area	103.82 m²	1117.51 ft²
Terrace	9.53m x 1.97m	31'3" x 6'5"

S Storage F Fridge/Freezer WM Washer/Dryer U.C. Utility Cupboard W Wardrobe with sliding door
Please be aware the utility cupboard may include heating and electrical controls, which may reduce the storage available. Please ask a sales associate for more information.

Apartment Layout 22 Plot 221

Available on:
Second floor: 221



Room	Metric	Imperial
Kitchen/Living/Dining	8.96m x 4.23m	29'4" x 13'10"
Bedroom 1	5.00m x 3.80m	16'4" x 12'5"
Bedroom 2	3.85m x 3.45m	12'7" x 11'3"
Bedroom 3	3.85m x 3.05m	12'7" x 10'0"
Total internal area	103.82 m²	1117.51 ft²
Terrace	6.09m x 2.52m	19'11" x 8'3"

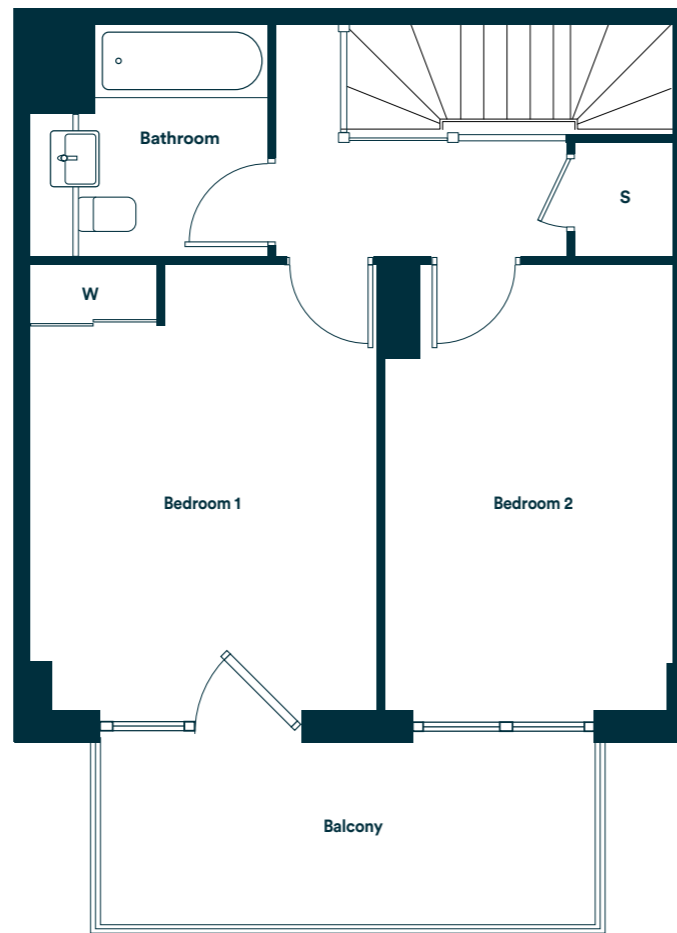
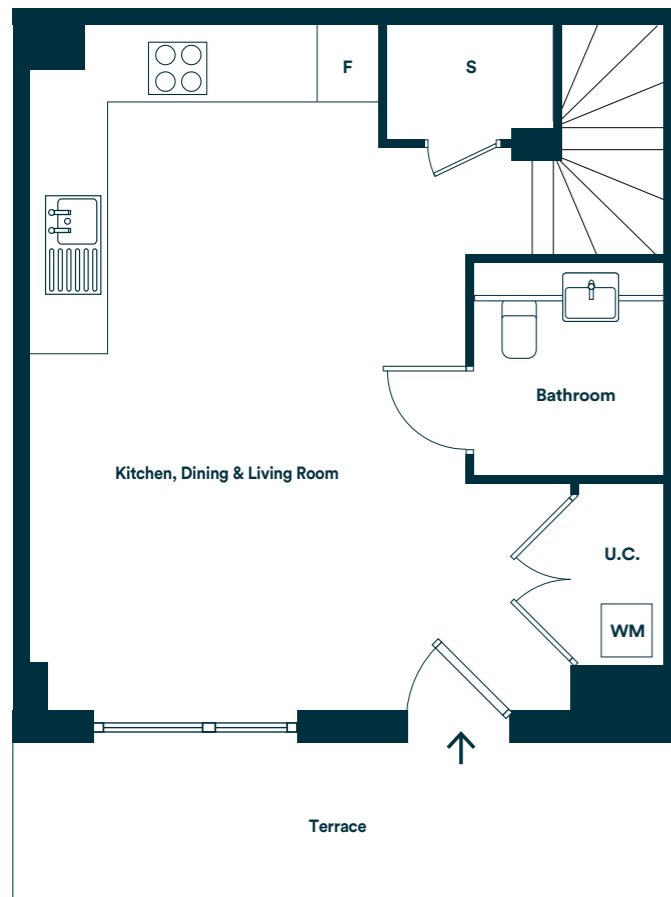
S Storage F Fridge/Freezer WM Washer/Dryer U.C. Utility Cupboard W Wardrobe with sliding door
Please be aware the utility cupboard may include heating and electrical controls, which may reduce the storage available. Please ask a sales associate for more information.

Duplex Layout 1 Plot 008

Available on:
Ground floor: 008



First floor: 008

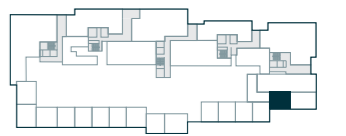


Room	Metric	Imperial
Kitchen/Living/Dining	6.70m x 5.38m	21'11" x 17'7"
Bedroom 1	4.40m x 3.43m	14'5" x 11'3"
Bedroom 2	4.37m x 2.83m	14'4" x 9'3"
Total internal area	85.86 m²	924.19 ft²
Balcony	4.98m x 1.81m	16'4" x 5'11"
Terrace	6.72m x 1.46m	22'0" x 4'9"

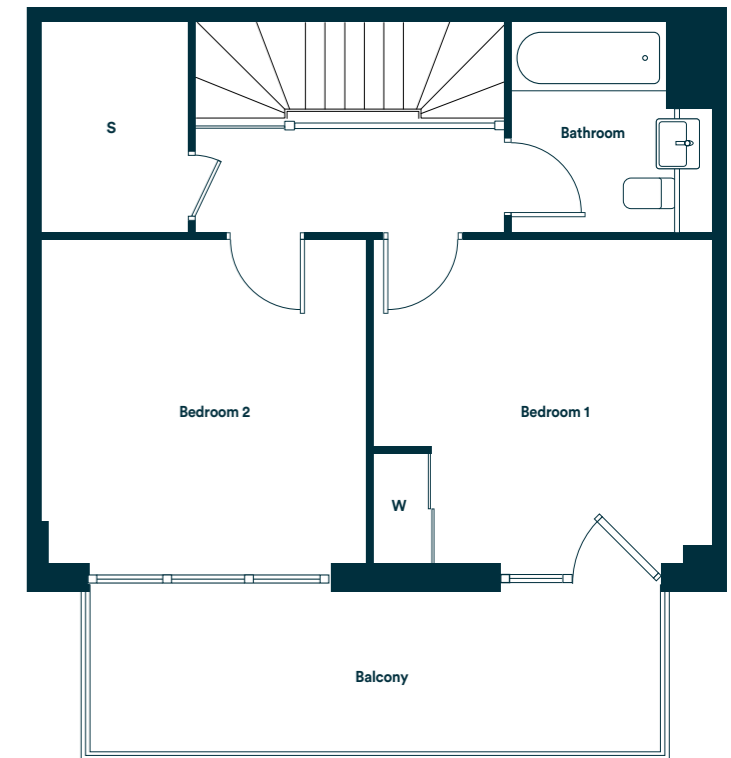
S Storage F Fridge/Freezer W Washer/Dryer U.C. Utility Cupboard
Please be aware the utility cupboard may include heating and electrical controls, which may reduce the storage available. Please ask a sales associate for more information.

Duplex Layout 2 Plot 002

Available on:
Ground floor: 002



First floor: 002



Room	Metric	Imperial
Kitchen/Living/Dining	6.57m x 5.92m	21'6" x 19'5"
Bedroom 1	3.59m x 3.75m	11'9" x 12'3"
Bedroom 2	3.59m x 3.58m	11'9" x 11'8"
Total internal area	89.12 m²	959.28 ft²
Balcony	6.45m x 1.81m	21'1" x 5'11"
Terrace	6.64m x 1.37m	21'9" x 4'5"

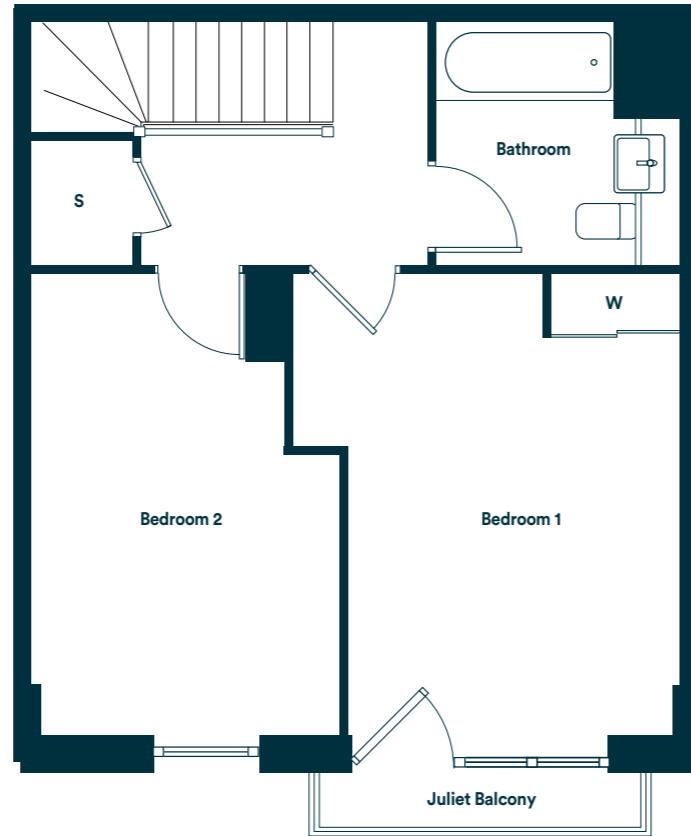
S Storage F Fridge/Freezer WM Washer/Dryer U.C. Utility Cupboard W Wardrobe with sliding door
Please be aware the utility cupboard may include heating and electrical controls, which may reduce the storage available. Please ask a sales associate for more information.

Duplex Layout 3 Plot 012

Available on:
Ground floor: 012



First floor: 012



Room	Metric	Imperial
Kitchen/Living/Dining	7.35m x 5.23m	24'1" x 17'1"
Bedroom 1	4.42m x 3.16m	14'6" x 10'4"
Bedroom 2	4.40m x 2.90m	14'5" x 9'6"
Total internal area	85.55 m²	920.85 ft²
Juliet Balcony	3.02m x 0.53m	9'10" x 1'8"
Terrace	6.32m x 2.05m	20'8" x 6'8"

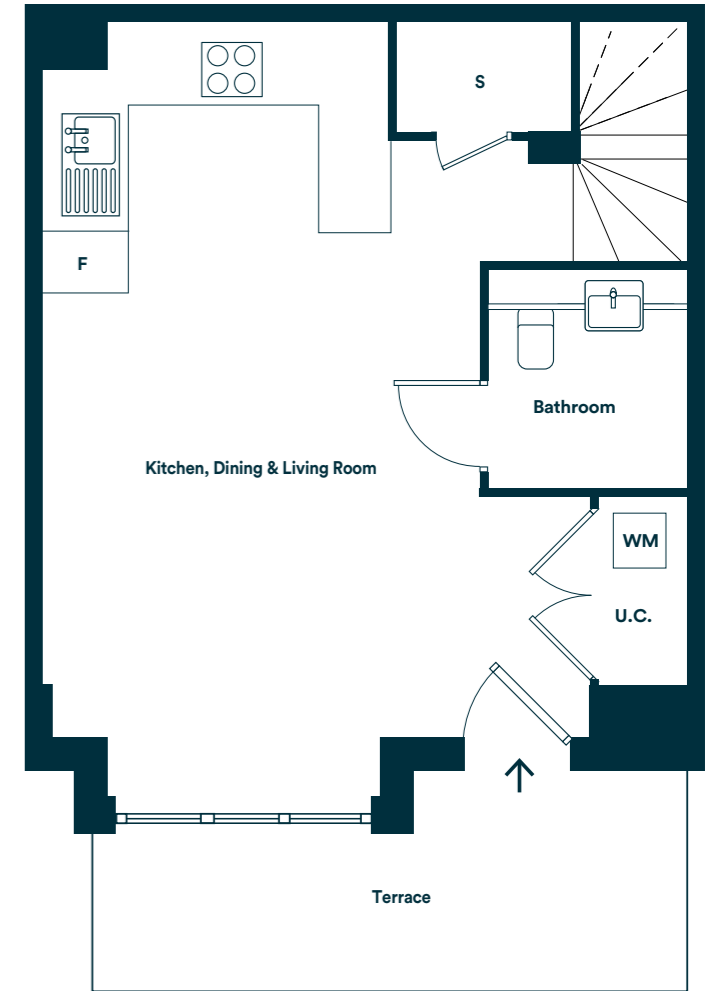
S Storage F Fridge/Freezer W Washer/Dryer U.C. Utility Cupboard
Please be aware the utility cupboard may include heating and electrical controls, which may reduce the storage available. Please ask a sales associate for more information.

Duplex Layout 4 Plot 006

Available on:
Ground floor: 006



First floor: 006



Room	Metric	Imperial
Kitchen/Living/Dining	7.35m x 5.23m	24'1" x 17'1"
Bedroom 1	4.42m x 3.16m	14'6" x 10'4"
Bedroom 2	4.40m x 2.90m	14'5" x 9'6"
Total internal area	85.55 m²	920.85 ft²
Juliet Balcony	3.02m x 0.53m	9'10" x 1'8"
Terrace	6.32m x 2.05m	20'8" x 6'8"

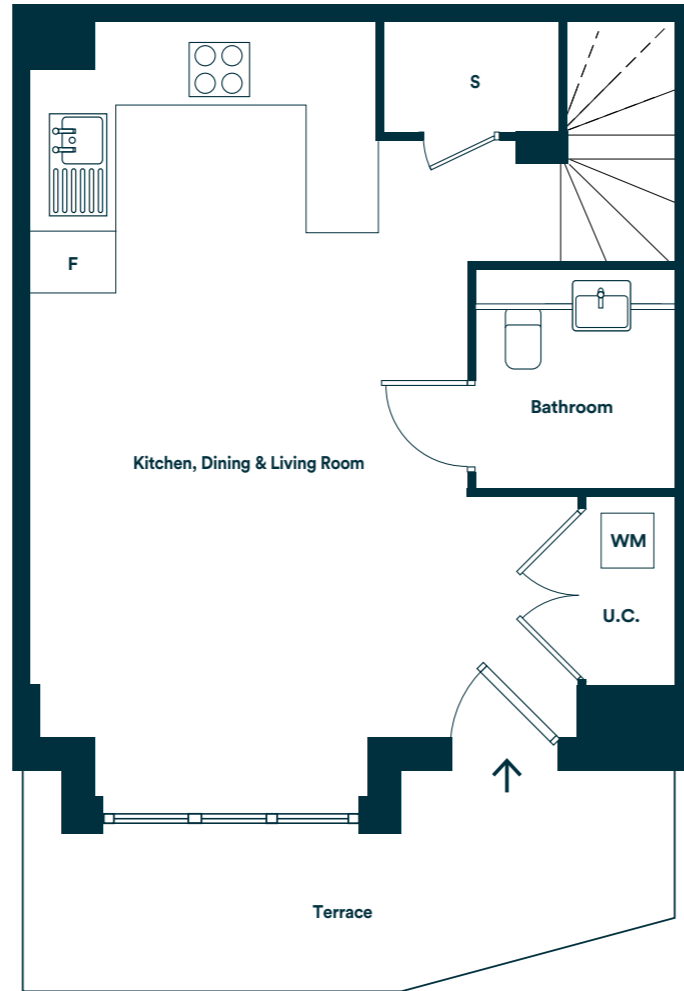
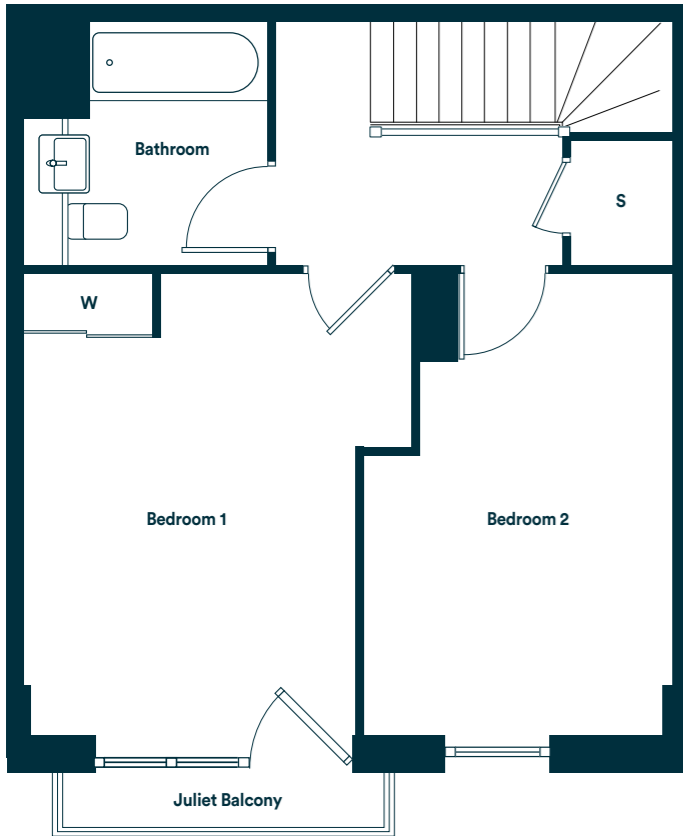
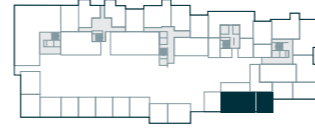
S Storage F Fridge/Freezer WM Washer/Dryer U.C. Utility Cupboard W Wardrobe with sliding door
Please be aware the utility cupboard may include heating and electrical controls, which may reduce the storage available. Please ask a sales associate for more information.

Duplex Layout 5 Plots 003

Available on:
Ground floor:
003



First floor:
003



Room	Metric	Imperial
Kitchen/Living/Dining	7.35m x 5.23m	24'1" x 17'1"
Bedroom 1	4.42m x 3.16m	14'6" x 10'4"
Bedroom 2	4.40m x 2.90m	14'5" x 9'6"
Total internal area	85.55 m²	920.85 ft²
Juliet Balcony	3.02m x 0.53m	9'10" x 1'8"
Terrace	6.32m x 2.05m	20'8" x 6'8"

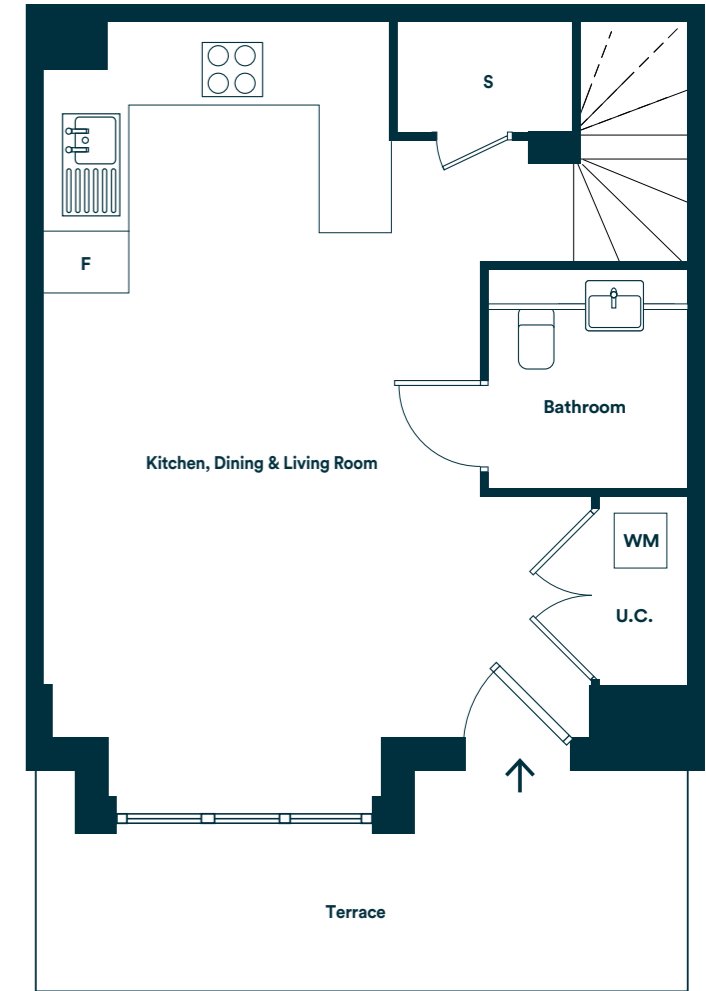
S Storage F Fridge/Freezer WM Washer/Dryer U.C. Utility Cupboard W Wardrobe with sliding door
Please be aware the utility cupboard may include heating and electrical controls, which may reduce the storage available. Please ask a sales associate for more information.

Duplex Layout 6 Plots 004, 005

Available on:
Ground floor:
004, 005



First floor:
004, 005



Room	Metric	Imperial
Kitchen/Living/Dining	7.35m x 5.23m	24'1" x 17'1"
Bedroom 1	4.42m x 3.16m	14'6" x 10'4"
Bedroom 2	4.40m x 2.90m	14'5" x 9'6"
Total internal area	85.55 m²	920.85 ft²
Juliet Balcony	3.02m x 0.53m	9'10" x 1'8"
Terrace	6.32m x 2.05m	20'8" x 6'8"

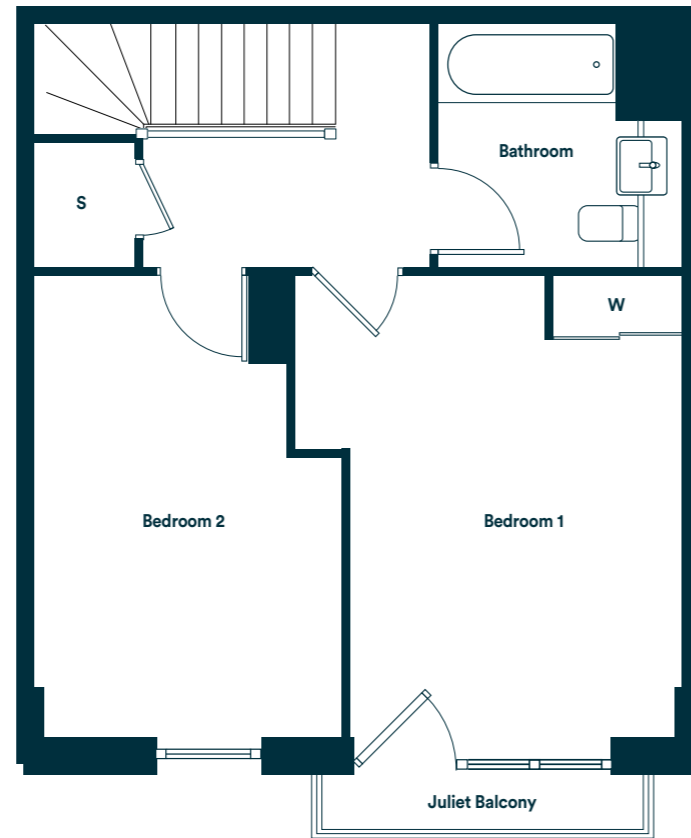
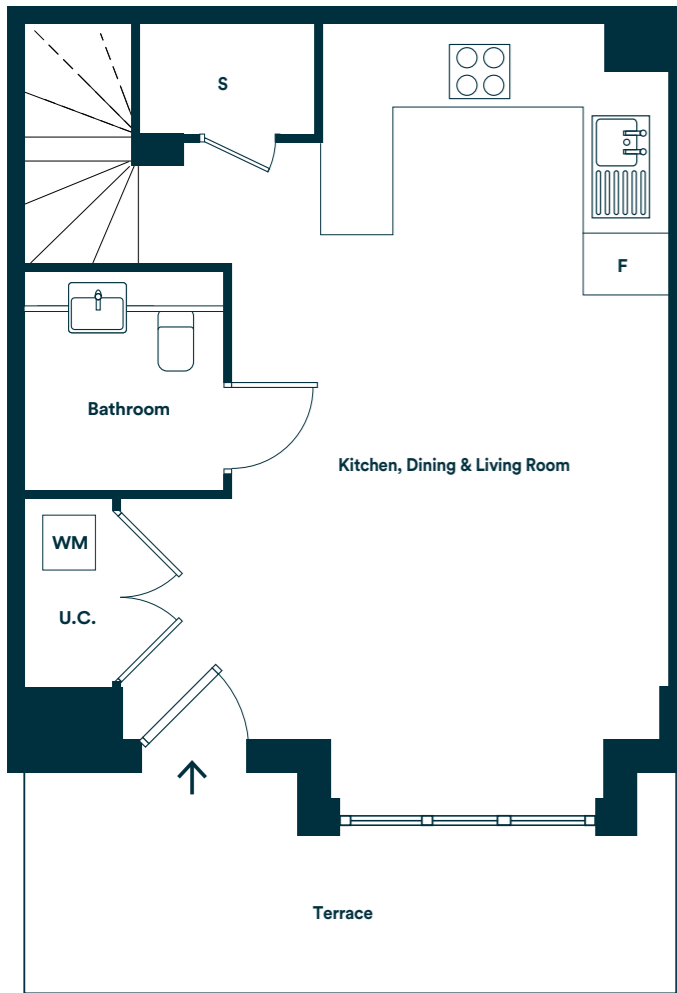
S Storage F Fridge/Freezer WM Washer/Dryer U.C. Utility Cupboard W Wardrobe with sliding door
Please be aware the utility cupboard may include heating and electrical controls, which may reduce the storage available. Please ask a sales associate for more information.

Duplex Layout 7 Plots 009, 010, 011

Available on:
Ground floor:
009, 010, 011



First floor:
009, 010, 011



Room	Metric	Imperial
Kitchen/Living/Dining	7.35m x 5.23m	24'1" x 17'1"
Bedroom 1	4.42m x 3.16m	14'6" x 10'4"
Bedroom 2	4.40m x 2.90m	14'5" x 9'6"
Total internal area	85.55 m²	920.85 ft²
Juliet Balcony	3.02m x 0.53m	9'10" x 1'8"
Terrace	6.32m x 2.05m	20'8" x 6'8"

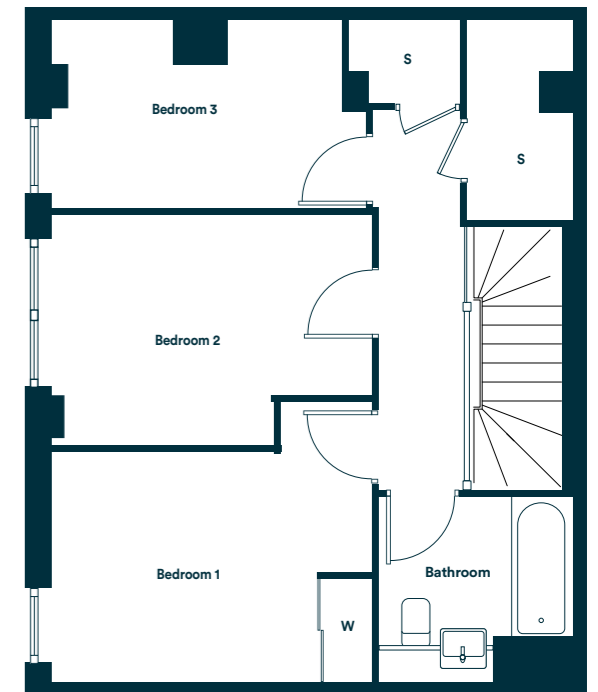
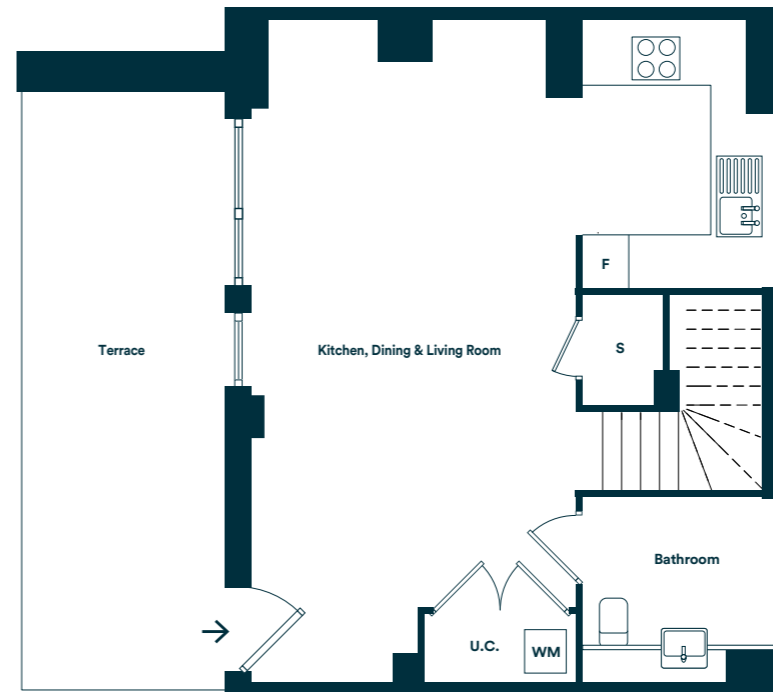
S Storage F Fridge/Freezer WM Washer/Dryer U.C. Utility Cupboard W Wardrobe with sliding door
Please be aware the utility cupboard may include heating and electrical controls, which may reduce the storage available. Please ask a sales associate for more information.

Duplex Layout 8 Plot 015

Available on:
Ground floor: 015



First floor: 015



Room	Metric	Imperial
Kitchen/Living/Dining	8.01m x 6.25m	26'3" x 20'6"
Bedroom 1	3.91m x 2.75m	12'9" x 9'0"
Bedroom 2	3.91m x 2.80m	12'9" x 9'2"
Bedroom 3	3.85m x 2.26m	12'63" x 7'41"
Total internal area	100.42 m²	1080.91 ft²
Terrace	7.32m x 2.37m	24'0" x 7'9"

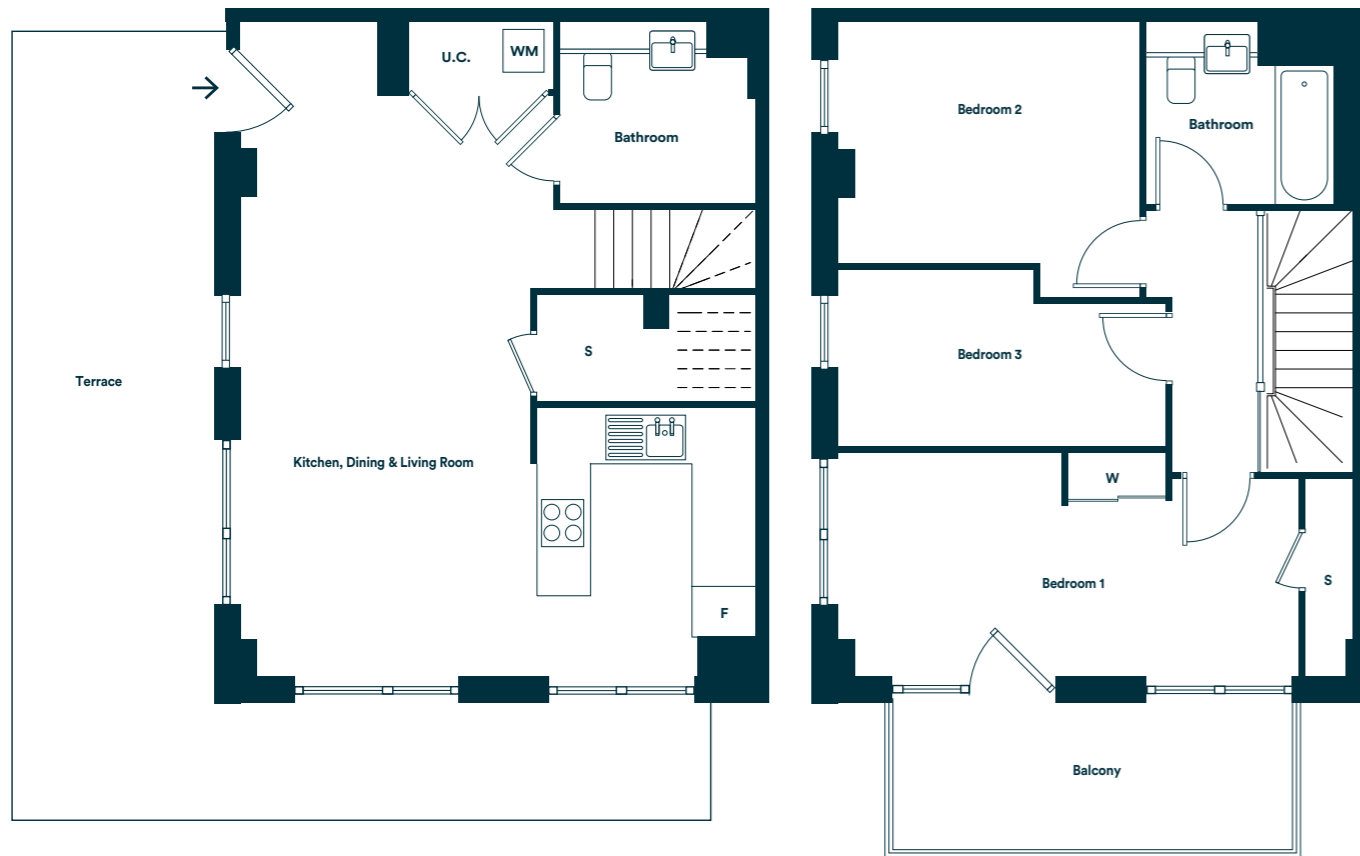
S Storage F Fridge/Freezer WM Washer/Dryer U.C. Utility Cupboard
Please be aware the utility cupboard may include heating and electrical controls, which may reduce the storage available. Please ask a sales associate for more information.

Duplex Layout 9 Plot 014

Available on:
Ground floor: 014



First floor: 014



Room	Metric	Imperial
Kitchen/Living/Dining	8.00m x 6.25m	26'2" x 20'6"
Bedroom 1	5.69m x 2.75m	18'8" x 9'0"
Bedroom 2	3.69m x 3.36m	12'1" x 11'0"
Bedroom 3	4.03m x 2.15m	13'2" x 7'0"
Total internal area	101.14 m²	1088.66 ft²
Balcony	4.99m x 1.81m	16'4" x 5'11"
Terrace	8.67m x 9.78m	28'5" x 32'1"

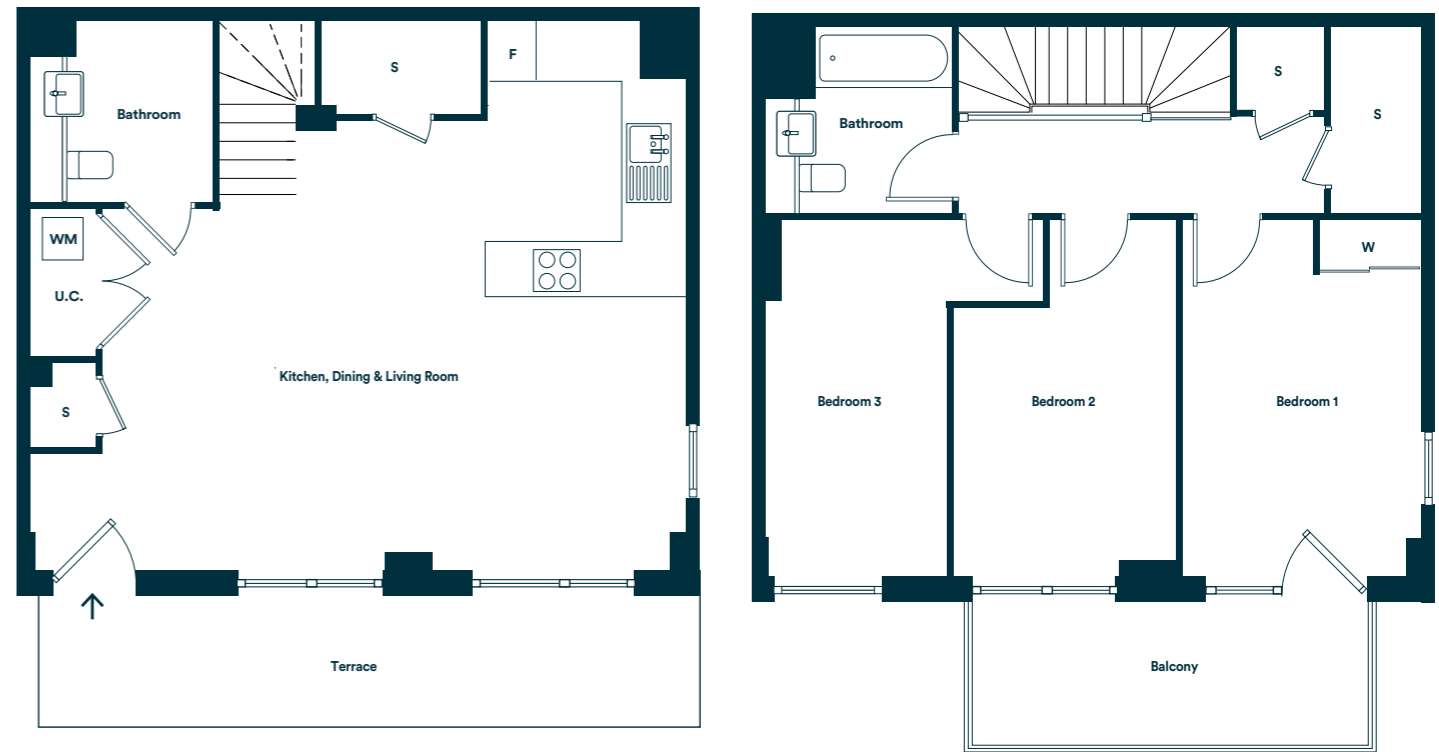
S Storage F Fridge/Freezer WM Washer/Dryer U.C. Utility Cupboard W Wardrobe with sliding door
Please be aware the utility cupboard may include heating and electrical controls, which may reduce the storage available. Please ask a sales associate for more information.

Duplex Layout 10 Plot 007

Available on:
Ground floor: 007



First floor: 007



Room	Metric	Imperial
Kitchen/Living/Dining	8.13m x 6.70m	26'8" x 21'11"
Bedroom 1	4.40m x 2.94m	14'5" x 9'7"
Bedroom 2	4.40m x 2.75m	14'5" x 9'0"
Bedroom 3	4.40m x 2.25m	14'5" x 7'4"
Total internal area	110.38 m²	1188.12 ft²
Balcony	4.99m x 1.81m	16'4" x 5'11"
Terrace	8.36m x 1.51m	27'5" x 4'11"

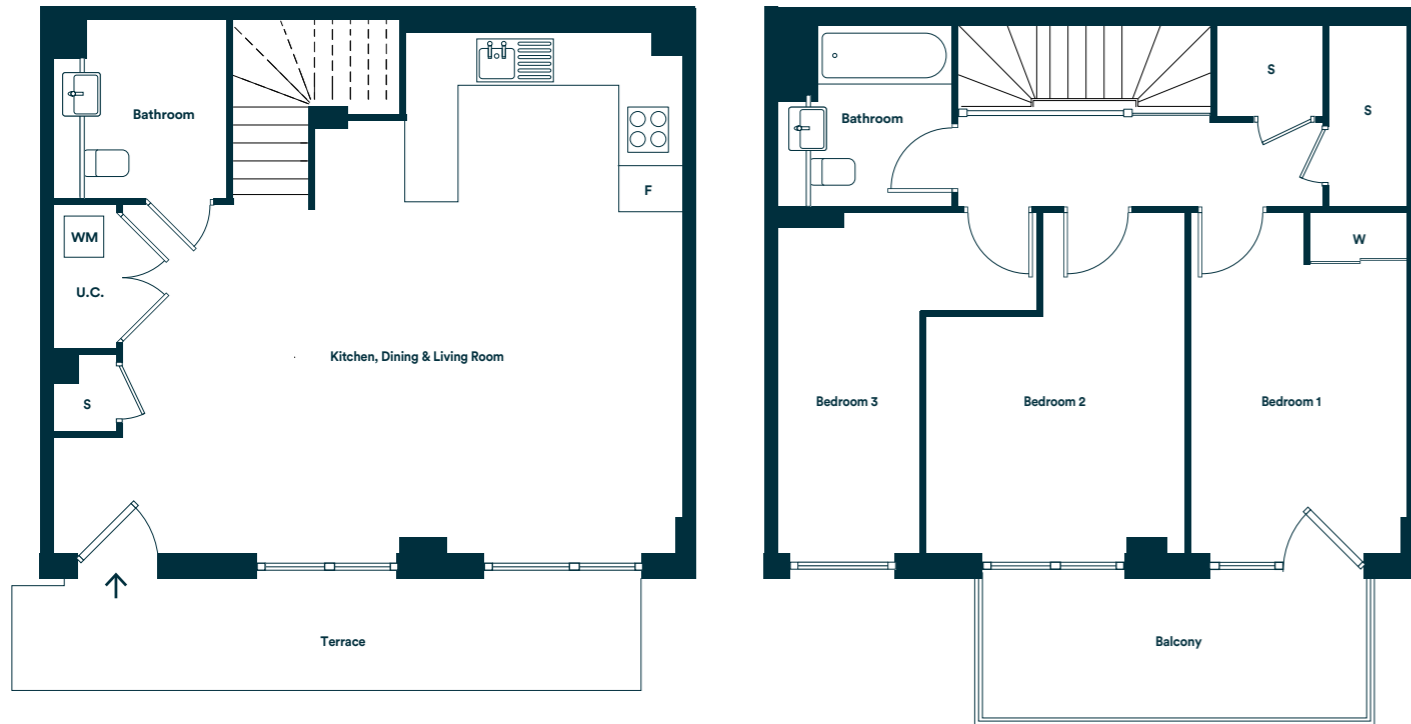
S Storage F Fridge/Freezer WM Washer/Dryer U.C. Utility Cupboard W Wardrobe with sliding door
Please be aware the utility cupboard may include heating and electrical controls, which may reduce the storage available. Please ask a sales associate for more information.

Duplex Layout 11 Plot 013

Available on:
Ground floor: 013



First floor: 013



Room	Metric	Imperial
Kitchen/Living/Dining	8.04m x 6.67m	26'4" x 21'10"
Bedroom 1	4.33m x 2.75m	14'2" x 9'0"
Bedroom 2	4.25m x 3.29m	13'11" x 10'9"
Bedroom 3	4.31m x 1.80m	14'14" x 5'90"
Total internal area	108.92m²	1172.41ft²
Balcony	4.99m x 1.81m	16'4" x 5'11"
Terrace	8.11m x 1.47m	26'7" x 4'9"

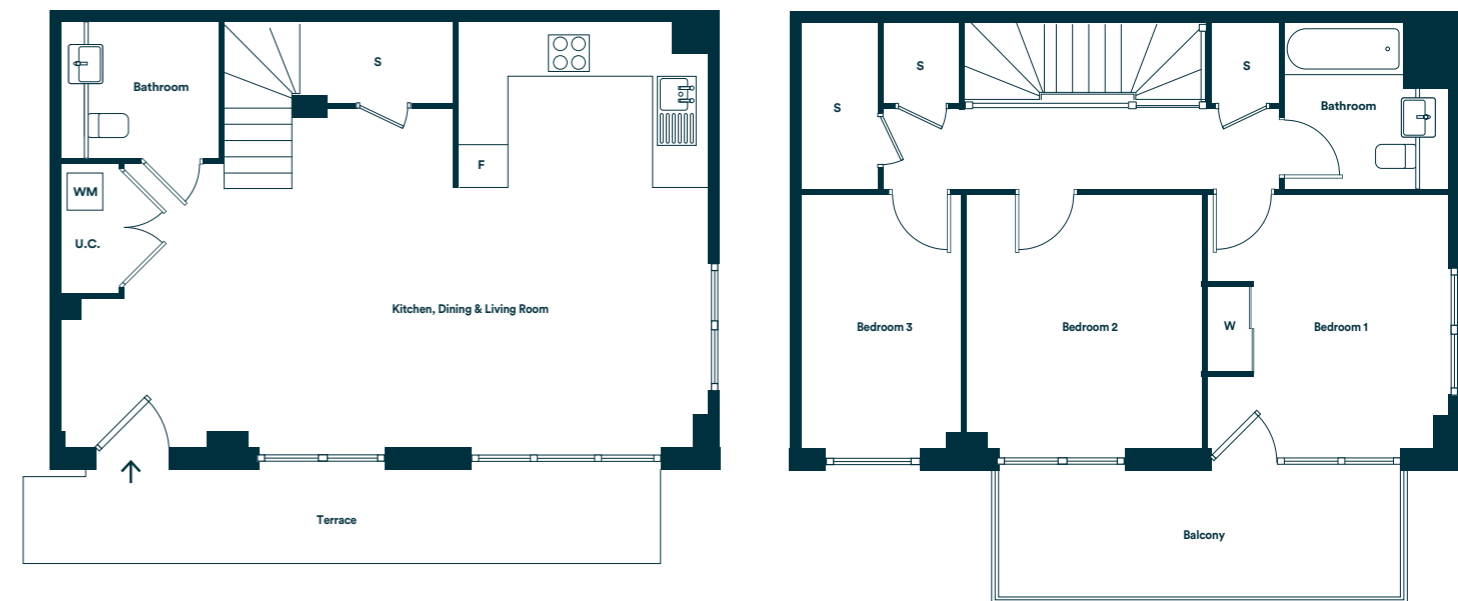
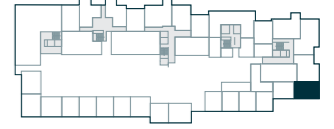
S Storage F Fridge/Freezer WM Washer/Dryer U.C. Utility Cupboard W Wardrobe with sliding door
Please be aware the utility cupboard may include heating and electrical controls, which may reduce the storage available. Please ask a sales associate for more information.

Duplex Layout 12 Plot 001

Available on:
Ground floor: 001



First floor: 001



Room	Metric	Imperial
Kitchen/Living/Dining	9.15m x 5.93m	30'0" x 19'5"
Bedroom 1	3.59m x 3.40m	11'9" x 11'1"
Bedroom 2	3.59m x 3.33m	11'9" x 10'11"
Bedroom 3	3.56m x 2.25m	11'67" x 7'38"
Total internal area	109.76m²	1181.45ft²
Balcony	5.78m x 1.81m	18'11" x 5'11"
Terrace	9.14m x 1.37m	29'11" x 4'5"

S Storage F Fridge/Freezer W Washer/Dryer U.C. Utility Cupboard
Please be aware the utility cupboard may include heating and electrical controls, which may reduce the storage available. Please ask a sales associate for more information.

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 subsidised 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 desposit 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 your financial advisor

When you accept the offer, we will arrange an interview with an independent financial advisor (IFA). They will help you choose a solicitor and decide on the right mortgage for you.



Step 2: You appoint a solicitor

Everyone who buys a home needs to appoint a solicitor to work on their behalf throughout the conveyancing process.



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

An L&Q Quality Inspector will make an appointment to meet you at your home and hand over your keys. They will also walk you through your new home and talk you through your Home User Guide

We're here and ready to help

When you're ready to move in, L&Q will give you a personal introduction to your new L&Q home.

The L&Q new homes warranty

We will demonstrate how to operate your appliances and heating and talk you through any special features, all of which will be detailed in your Home User Guide.

We are confident that you will be delighted with your new L&Q home, but for added peace of mind, all of our homes also come with an L&Q new homes warranty.

This lasts for two years from the date of legal completion. For the 2-year period, we guarantee items supplied as part of your new home, covering repairs needed due to faulty workmanship or materials. The NHBC Buildmark cover is valid for 10 years from the date the building was finished.

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



A selection of other L&Q developments



New Union Wharf
Isle of Dogs
lqhomes.com/newunionwharf



Barking Riverside
Barking
lqhomes.com/barkingriverside



L&Q at The Silk District
Whitechapel
lqhomes.com/thesilkdistrict

Disclaimer

All information in this document is correct at the time of publication going to print April 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. Registered office: L&Q, 29-35 West Ham Lane, Stratford, London E15 4PH. Homes & Communities Agency L4517. Registered Society 30441R Exempt charity. Details correct at the time of going to print April 2023. 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. Details correct at the time of going to print April 2023. 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 at Brunel Street Works

London, E16 1DQ

✉ BruneiStreetWorks@lqgroup.org.uk

☎ 020 8189 7591

🌐 lqhomes.com/brunel-street-works