



CAPSTONE GREEN

Floor Plans and Specification

Rent to Buy

L&Q



Photography represents a typical L&Q showhome

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

Everyone deserves to own their dream home,
and with Rent to Buy from L&Q it's easier than you think.

L&Q is delighted to offer a collection of 2 & 3 bedroom apartments and 3 & 4 bedroom homes located in Medway, Kent, available through Rent to Buy. Capstone Green offers the perfect mix of open green spaces set close to mature open woodland and the River Medway. This is a peaceful and attractive place that balances perfectly with a contemporary lifestyle. There are excellent shops and a choice of leisure opportunities close by, with all the facilities of the Medway Towns for residents to enjoy.

Rochester was on the old Roman Road that connected Dover to London and, living at Capstone Green, it's an easy weekday commute up to London or Sunday trips down to the coast by rail or road. The nearby M2 provides a quick link to the M25 and national motorway network. This means you can be in the Midlands or West Country within a few hours. Then, when you're heading abroad, it's straightforward to reach the Channel Tunnel, Dover Ferry Terminal and Gatwick Airport.

You will also have the whole of Kent at your disposal, from the cathedral city of Canterbury to the rolling hills of the Downs, this beautiful area has so much to offer.

Rent to Buy from L&Q

Rent to Buy (RtB) is a government scheme designed to transition you from a renter into a homeowner. The rents are often priced at 80% of a similar property on the open market. The savings you make on the discounted rent can then be used towards a deposit for your first home.

Rent to Buy lets you:

- Rent a home at a lower price compared to renting privately
- Save faster towards a deposit to buy your own home
- Rent the home you want to buy
- Buy a share of your home through Shared Ownership, or on the open market with L&Q within 5 years*

Rent a brand-new and stylish home and you can benefit from:



Generously sized homes



Amenities and shops within walking distance

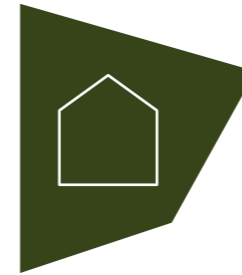


Excellent transport links close by

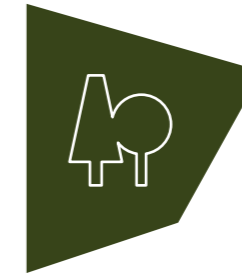




The essentials you need *and all close at hand*



Homes with plenty of space to grow



Walking distance to Capstone Farm Country Park



Riverside walks and cycle routes in easy reach



Excellent restaurants, cafés and bars close by



Great local nurseries, schools and further education



Local supermarkets and shops close to home



46 minutes to London Victoria from Chatham Station

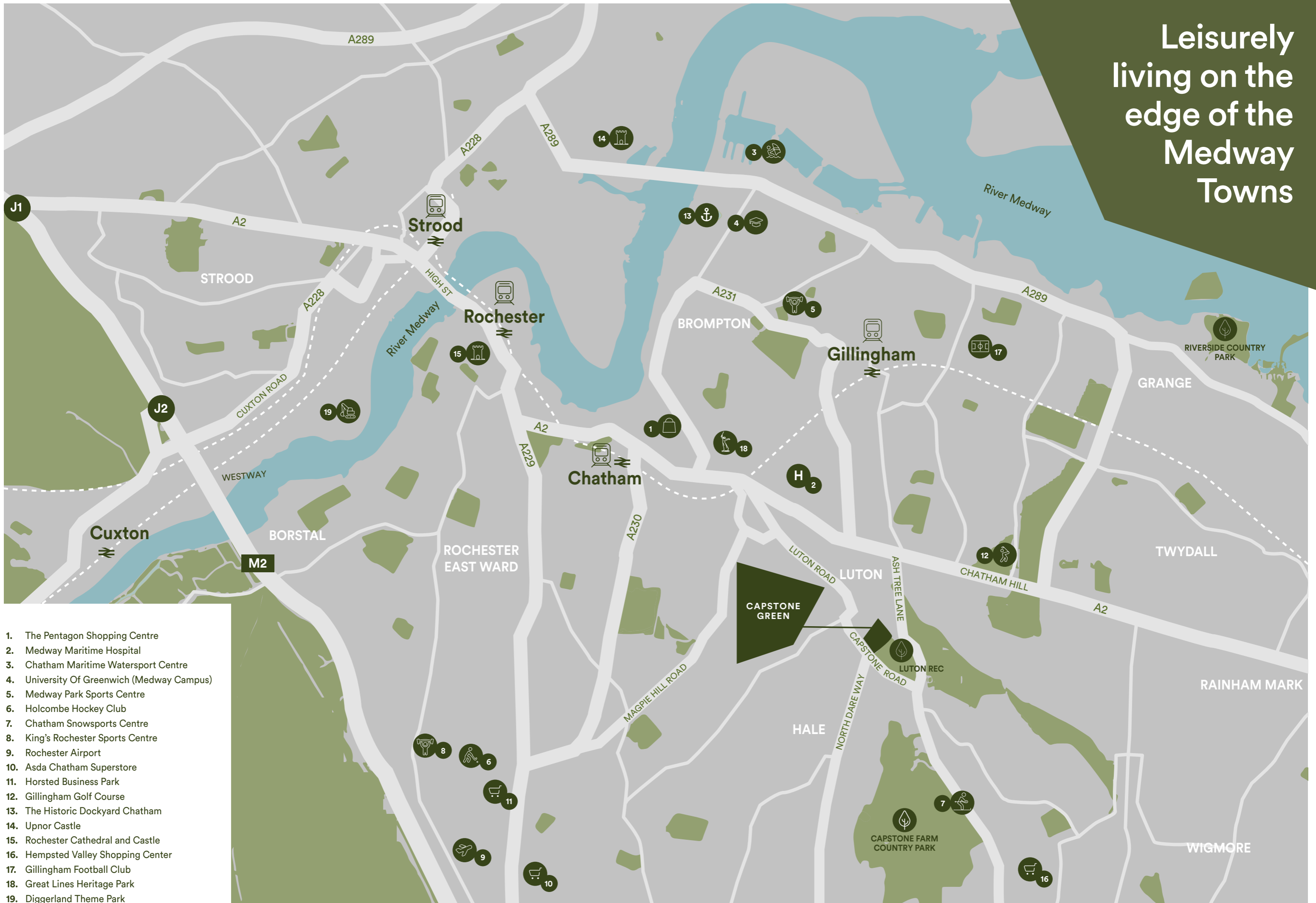


1.9 miles to Chatham historic town centre

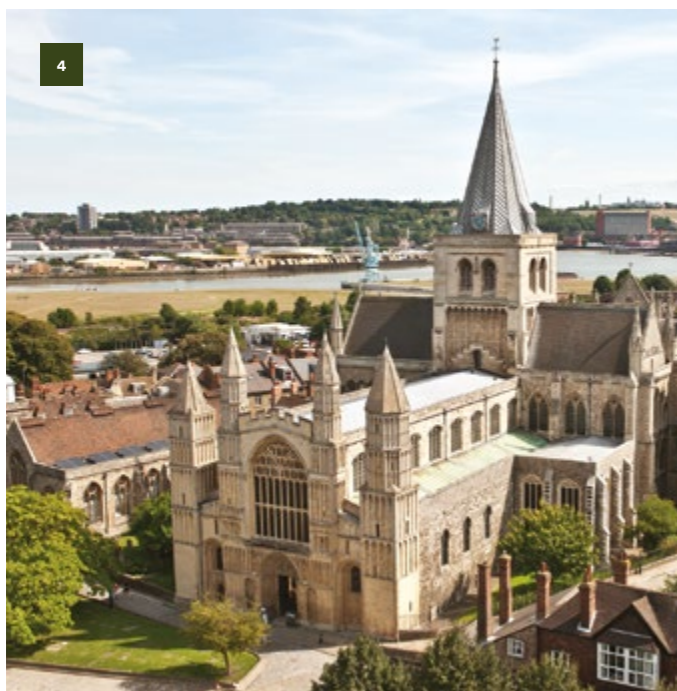
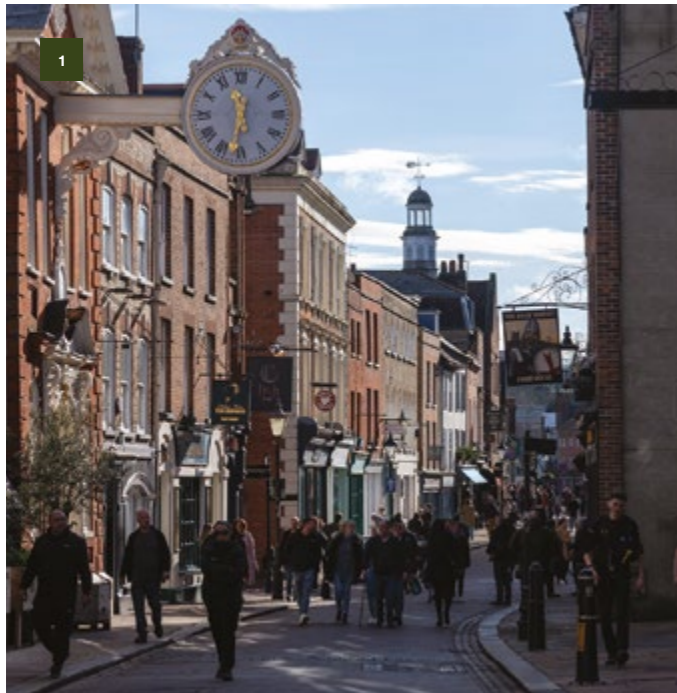


2.7 miles to The Historic Dockyard Chatham

Leisurely living on the edge of the Medway Towns



- 1. The Pentagon Shopping Centre
- 2. Medway Maritime Hospital
- 3. Chatham Maritime Watersport Centre
- 4. University Of Greenwich (Medway Campus)
- 5. Medway Park Sports Centre
- 6. Holcombe Hockey Club
- 7. Chatham Snowsports Centre
- 8. King's Rochester Sports Centre
- 9. Rochester Airport
- 10. Asda Chatham Superstore
- 11. Horsted Business Park
- 12. Gillingham Golf Course
- 13. The Historic Dockyard Chatham
- 14. Upnor Castle
- 15. Rochester Cathedral and Castle
- 16. Hempsted Valley Shopping Center
- 17. Gillingham Football Club
- 18. Great Lines Heritage Park
- 19. Diggerland Theme Park



A rich history and a promising future

Located on the edge of a country park, surrounded by history, Capstone Green is the perfect place to put down roots at an affordable price.

The Medway Towns have always played a key role in British life. The Romans considered Rochester one of their most important towns, building a fort and bridge over the river. The stone castle, located on the site of the previous fort, was built soon after the Norman conquest in 1088 and the adjacent cathedral is the second oldest in the country.

After defeating the Spanish Armada, the British fleet returned to the haven of Chatham Dockyard. Two centuries later, Nelson's flagship HMS Victory was built here and the docks continued to play a vital role in our national defence beyond World War II.

These days the dockyards are a major local attraction and make a great day out. There are plenty of other opportunities to get involved with the area's history too, including an annual Dickens festival. Charles Dickens lived in Rochester and the town is famously featured in his novels.

The area is enjoying an exciting regeneration, offering new homes, shops, businesses and roads that make this part of Kent increasingly desirable. With its excellent connections to London and the coast, great location on the banks of a famous river and buzzing local culture, residents can look to the future with confidence.

- 1. High Street, Rochester
- 2. The Historic Dockyard, Chatham
- 3. Rochester Castle and Bridge
- 4. Rochester Cathedral
- 5. Westgate Towers & Guildhall, Canterbury



Shopping

You'll have a choice of local supermarkets and shopping centres at Capstone Green. The Pentagon Centre and Chatham High Street are a good starting point. Rochester High Street is great for intriguing craft shops and art galleries. Dockside is the place to look for discounts while Bluewater is one of the most famous shopping centres in the country.

Pentagon Shopping Centre
8 mins drive

Rochester High Street
15 mins drive

Bluewater Shopping Centre
26 mins drive



Nature at its best

The Darland Banks offer stunning, panoramic views and wonderful walks among shrubland, woodland and farmland. A natural habitat for a wide variety of wildflowers and animals, right on your doorstep. There are handy playing fields nearby too. From the wonders of the weald to the rolling Downs, Kent is full of great countryside waiting to be explored.

Luton Recreation Ground
10 mins walk

Darland Banks
23 mins walk

Capstone Farm Country Park
30 mins walk



Culture

This is an area steeped in history. Charles Dickens spent much of his childhood here, celebrated with a twice-yearly festival. Rochester Castle looks out across the Medway to the dockyard at Chatham. Once home to Nelson's flagship, the dock is now open to the public. Of course, the area also offers a choice of cinemas and theatres, together with a museum.

The Brook Theatre
9 mins drive

Rochester Castle
15 mins drive

Canterbury Cathedral
40 mins drive



Eat and drink

From fine dining beside the river to fast food takeaways, from exotic eastern cuisine to traditional fish and chips, this is an area that will never leave you hungry. There are tea rooms full of Victorian charm together with trendy bars and clubs. Make sure to get out and explore Kent's rural gastropubs and the seafood restaurants of Whitstable.

Spice Fusion
10 mins drive

The Pumproom @ Copper Rivet Distillery
14 mins drive

The Boat House
19 mins drive



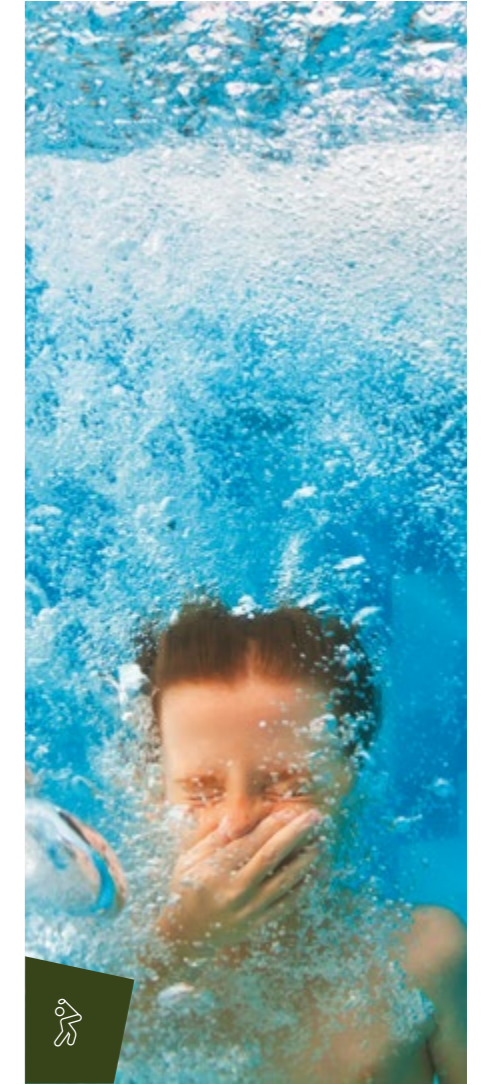
Sports

At Capstone Green you will be within walking distance of an extensive artificial ski slope. There are also local gyms and exercise studios. You'll also find football, cricket, sailing and tennis clubs on your doorstep. You can watch professional football at Priestfield Road, home to Gillingham FC and enjoy a range of watersports at Chatham Maritime Water Sports Centre.

Chatham Snowsports Centre
3 mins drive

Gillingham FC
10 mins drive

Elite Sailing
15 mins drive



Leisure

For more leisurely pursuits, there is a leisure park on the Strand with a lido that's great for children and Gillingham Golf Club is open to non-members.

Gillingham Golf Club
11 mins drive

Strand Leisure Park & Lido
11 mins drive

St Andrews Lakes Aqua Park
23 mins drive



The Vines Gardens in Rochester



HMS Gannet at Chatham Historic Dockyard



Gillingham Train Station



Chatham and Rochester viewed from the Heritage Park in Gillingham



Leeds Castle, Maidstone



Capstone Farm Country Park



By train from Chatham Station

Whitstable	35 mins
London St. Pancras	40 mins
Canterbury East	43 mins
London Victoria	46 mins



Driving from Capstone Green

Capstone Farm Country Park	4 mins
Medway Maritime Hospital	7 mins
Chatham Station	8 mins
Gillingham Station	9 mins
Leeds Castle	21 mins



By bike from Capstone Green

Gillingham	12 mins
Chatham	13 mins
The Historic Dockyard Chatham	15 mins
Rochester	16 mins
Chatham Maritime Marina	18 mins



On foot from Capstone Green

Luton Recreation Ground	10 mins
Darland Banks	23 mins
Gillingham Park	24 mins
Capstone Farm Country Park	30 mins

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



Everyday fun
and weekend
treats

Green open spaces and places to enjoy

The beautiful countryside of the Darland Banks and the 114 hectares of Capstone Farm Country Park is right on your doorstep. The shops, restaurants, bars, cinema and live theatre of Gillingham and Chatham are also on hand, together with a wide range of schools.

Capstone Farm Country Park has a variety of habitats to explore along with a freshwater lake. There's something for the whole family including a mountain bike course, visitor centre, children's play area, picnic facilities, horse riding trail, fishing and a Snowsports Centre.

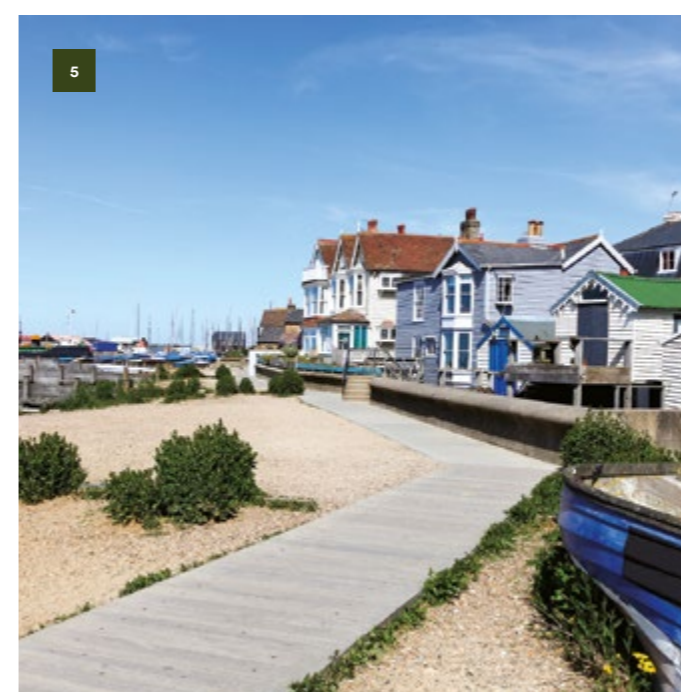
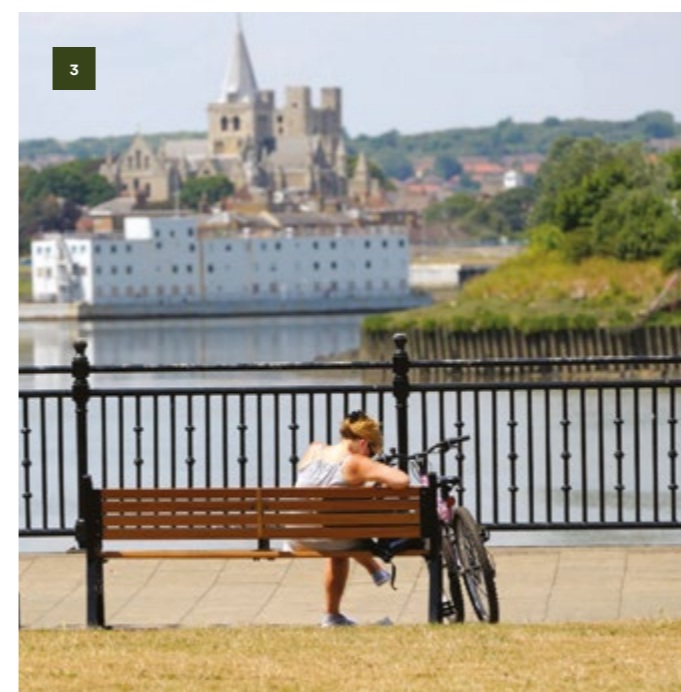
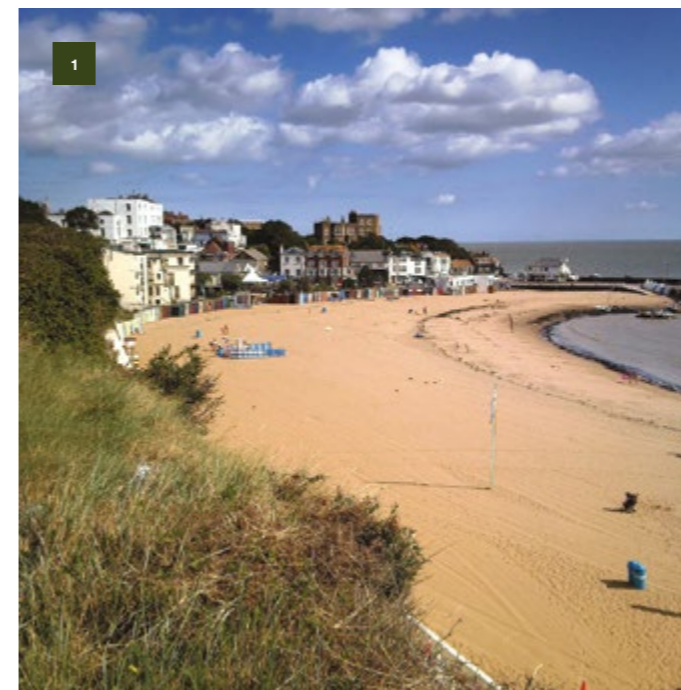
Gillingham boasts its famous Strand set along the banks of the river Medway. The Strand's Leisure Park & Lido are the perfect place to spend a summer's day offering saltwater swimming, tennis, crazy golf, a miniature railway, parkour and much more.

For an indulgent afternoon of retail therapy, head for Bluewater. As well as a fascinating selection of big name and independent stores, there's a world of leisure to enjoy, including a thrilling zipwire experience at Hangloose.

Kent is known as the Garden of England and you'll never tire of exploring its impressive towns, charming villages and inspiring countryside. One weekend you might be sampling the wines at one of the county's flourishing vineyards, the next driving a go-kart round the track in Sittingbourne. Then there's the coast with fabulous shellfish at Whitstable, golden beaches in Broadstairs and breathtaking views across the channel from Dover's cliff-top castle.

If you enjoy long rambling country walks by day and then dancing the night away, this is the place to be. It really does offer the best of all worlds.

1. Broadstairs Beach
2. Teston Bridge near Maidstone
3. Rochester Cathedral seen from Chatham
4. Great Lines Heritage Park
5. Whitstable Harbour
6. Chatham Riverside



Site Plan

Key

	2 & 3 Bedroom Apartments
	3 Bedroom Houses
	4 Bedroom Houses
	Affordable rent
	Development boundary
	Electric sub station
	Sprinkler pump and tank



For further clarification regarding specific individual plots, please ask our Lettings 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, Rent to Buy 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, [maximum/minimum] dimensions have been used to generate this image and as a result dimensions may vary (and should not be relied on by you).



Images depict a typical L&Q show home

Houses specification

Kitchen



- Modern cabinets with copper handles, complementary worktop and 100mm upstand
- Stainless steel splashback behind the hob
- Under cabinet lighting
- Stainless steel 1½ bowl sink with accompanying chrome mixer tap
- Fully integrated appliances including oven, induction hob, fridge/freezer, dishwasher, washer-dryer and integrated extractor

Ground Floor Cloakroom



- Modern white sanitaryware including wall hung basin, semi-pedestal and chrome mixer tap
- Floor mounted WC with concealed cistern
- Chrome dual flush
- Chrome towel radiator
- Full width wall mounted mirror above hand basin

Bathroom



- Modern white sanitaryware including semi-recessed basin with chrome mixer tap
- Steel bath with driftwood foil bath panel
- Floor mounted WC with concealed cistern
- Chrome dual flush plate for water efficiency
- Full width wall mounted mirror
- Chrome towel radiator
- Shower screen over the bath, chrome mixer tap, thermostatic shower valve with overhead shower attachment on adjustable rail

En Suite



- Modern white sanitaryware including semi-recessed basin with chrome basin tap
- Floor mounted WC with concealed cistern
- Chrome dual flush plate
- Full width wall mounted mirror
- Chrome towel radiator
- White shower tray with fixed shower screen/with pivot door
- Thermostatic mixer valve with overhead shower attachment on adjustable rail

Bedroom



- Fitted carpet
- Fitted wardrobe to master bedroom

Heating, Electrical & Lighting



- Electric radiators
- ASHP heating and hot water system*
- Megaflo heating and hot water system**
- Low energy LED downlighters to kitchen, living, dining room and bathroom
- Pendant lights to bedrooms, hallways and store cupboards
- Brushed steel above counter switches and sockets in kitchen
- White switches and sockets in living, dining room and bedrooms
- White shaver point in bathroom
- Mains ceiling mounted smoke/heat detector

Wall & Floor Finishes



- White painted walls and ceilings
- White satin architraves and skirting boards
- Amtico Spacia flooring to hallways, kitchen, living and dining room
- Carpet to all bedrooms, study and landing areas
- Ceramic tiles to floor and wall in bathroom, en-suite and cloakroom

General



- Oak veneered internal doors
- Chrome door furniture
- Turfed garden with textured patio slabs
- Garden shed
- Sprinkler system within the home
- Parking available

*Houses 1 – 5, 13 – 19, 50 – 63, 78 – 82 have been fitted with an Ecocent ASHP hot water cylinder.

**Houses 6 – 12, 64 – 77 have been fitted with a Megaflo Eco hot water cylinder and MVHR unit.

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Dartmouth Crab Apples



Rivers Early Plums



Cherry Kordia

Keeping it green

A select number of homes at Capstone Green have a fruit tree planted in the garden to help build, enhance and protect the biodiversity of the development.

Whilst these new trees will provide a welcome habitat for the native wildlife, attracting garden birds, they will also give autumn colour and shady summer spots to your new home. There is a requirement to maintain the trees*

The following fruit trees have been planted:

House 6 Malus 'Dartmouth Crab' / Dartmouth Crab Apple

House 18 Prunus avium 'Kordia' / Cherry Kordia

House 65 PaK - Prunus avium 'Kordia' / Cherry Kordia

House 66 Prunus domestica "Early River" / Rivers Early Plum

House 67 Prunus avium 'Kordia' / Cherry Kordia

House 70 Malus 'John Downie' / John Downie Crab Apple

House 72 Prunus domestica "Early River" / Rivers Early Plum

House 73 Malus 'Dartmouth Crab' / Dartmouth Crab Apple

House 77 Malus 'John Downie' / John Downie Crab Apple

Planning requirement on trees:

All planting, seeding and turfing comprised in the approved scheme of landscaping shall be implemented during the first planting season following occupation of the buildings or completion of the development, whichever is the earlier. Any trees or plants which within five years of planting are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species.

*Please speak to your Lettings Associate for more information.

Three bedroom houses The Chestnut

Houses 2*, 28 & 30*



Dimensions

Kitchen, Living & Dining	9.37m x 3.88m	30'9" x 12'8"
Bedroom 1	3.88m x 3.15m	12'8" x 10'4"
Bedroom 2	3.84 m x 3.14m	12'7" x 10'3"
Bedroom 3	3.88m x 2.80m	12'8" x 9'2"
Study	3.88m x 2.42m	12'8" x 7'11"
Total internal area	106.02 m²	1,141.23 ft²

Garden ¹	35.8 m ²	385.3 ft ²
Patio ¹	5.67 m ²	60.0 ft ²

¹As gardens and patio sizes may vary the smallest have been used.

F/F – Fridge/Freezer | HS – Heating System | S – Storage | BS – Bin Store
UC – Utility Cupboard | W – Wardrobe | WC – Guest Cloakroom

----- Denotes reduced ceiling Height

..... Denotes garden extended further

— Denotes reduced under stair ceiling height

*Denotes houses that are opposite handed/mirror image to the plans drawn. Garden sizes vary between plots, check the site plan and garden sizes for clarification. 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. Positions are indicative only and positions may vary. For further clarification regarding specific individual plots, please ask our Lettings Associates.

The Maple

Houses 3*, 4, 5, 6*, 7*, 8, 9, 10*, 11*, 12, 13*, 14*, 15, 16, 17, 18*, 19*, 20, 21, 22*, 23*, 24, 25, 26*, 31*, 32, 33, 34*, 35*, 36, 37, 38*, 39*, 40, 41, 42*, 43, 44, 45, 46* 47*, 49, 51*, 53,



Dimensions

Kitchen, Living & Dining	9.30m x 3.83m	30'6" x 12'6"
Bedroom 1	3.84m x 3.01m	12'7" x 9'10"
Bedroom 2	3.81m x 3.09m	12'6" x 10'1"
Bedroom 3	3.85m x 2.76m	12'7" x 9'0"
Study	3.84m x 2.37m	12'7" x 7'9"
Total internal area	104.25 m²	1,122.17 ft²

Garden ¹	35.8 m ²	358.4 ft ²
Patio ¹	5.67 m ²	60.0 ft ²

¹As gardens and patio sizes may vary the smallest have been used.

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Four bedroom houses

The Pine

Houses 1, 27* & 39



Dimensions

Kitchen, Living & Dining	9.30m x 4.45m	30'6" x 14'7"
Bedroom 1	4.44m x 3.01m	14'6" x 9'10"
Bedroom 2	4.45m x 3.09m	14'7" x 10'1"
Bedroom 3	4.45m x 2.76m	14'7" x 9'0"
Bedroom 4	4.44m x 2.38m	14'6" x 7'9"
Total internal area	122.67 m²	1,320.45 ft²

Garden ¹	48.5 m ²	522.0 ft ²
Patio ¹	7.69 m ²	82.7 ft ²

¹As gardens and patio sizes may vary the smallest have been used.

F/F – Fridge/Freezer | HS – Heating System | S – Storage | BS – Bin Store
UC – Utility Cupboard | W – Wardrobe | WC – Guest Cloakroom

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The Oak

House 48



Dimensions

Kitchen, Living & Dining	9.37m x 4.48m	30'9" x 14'8"
Bedroom 1	4.4m x 3.15m	14'8" x 10'4"
Bedroom 2	4.41m x 3.12m	14'6" x 10'3"
Bedroom 3	4.47m x 2.80m	14'8" x 9'2"
Bedroom 4	4.48m x 2.42m	14'8" x 7'11"
Total internal area	122.86 m²	1,322.50 ft²

Garden	54.2 m ²	583.4 ft ²
Patio	5.67 m ²	61.0 ft ²

F/F – Fridge/Freezer | HS – Heating System | S – Storage | BS – Bin Store
UC – Utility Cupboard | W – Wardrobe | WC – Guest Cloakroom

----- Denotes reduced ceiling Height

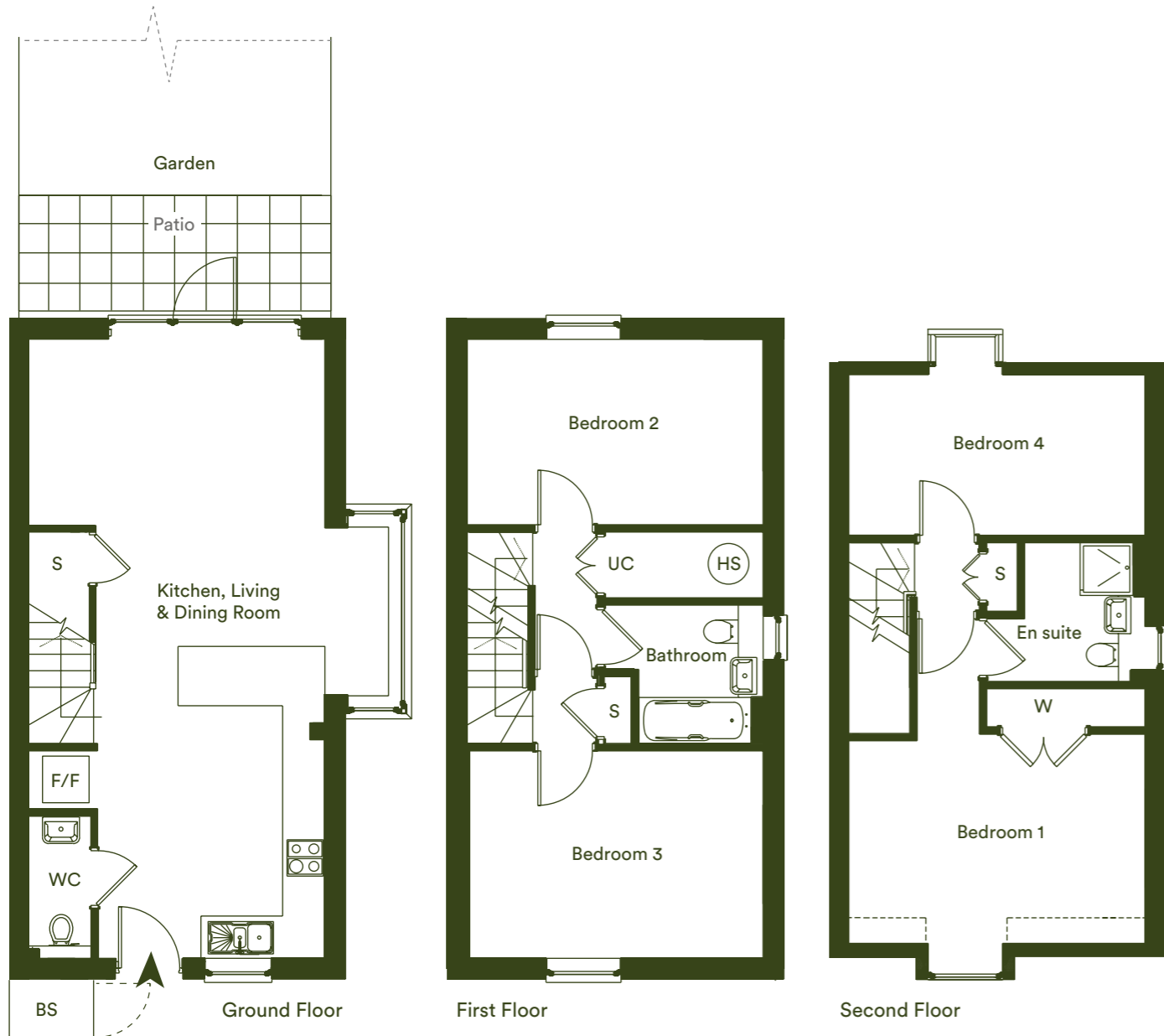
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The Walnut

House 55



Dimensions

Kitchen, Living & Dining	9.30m x 4.45m	30'6" x 14'7"	Garden	48.5 m ²	522.0 ft ²
Bedroom 1	4.44m x 3.01m	14'6" x 9'10"	Patio	7.69 m ²	82.7 ft ²
Bedroom 2	4.45m x 3.09m	14'7" x 10'1"			
Bedroom 3	4.45m x 2.76m	14'7" x 9'0"			
Bedroom 4	4.44m x 2.38m	14'6" x 7'9"			
Total internal area	122.67 m²	1,320.45 ft²			

F/F – Fridge/Freezer | HS – Heating System | S – Storage | BS – Bin Store
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Images depict a typical L&Q show home

Apartment specification

Kitchen



- Modern cabinets with copper handles, complementary worktop and 100mm upstand
- Stainless steel splashback behind the hob
- Under cabinet lighting
- Stainless steel 1½ bowl sink with accompanying chrome mixer tap
- Fully integrated appliances including oven, induction hob, fridge/freezer, dishwasher, washer-dryer and integrated extractor

Bathroom



- Modern white sanitaryware including semi-recessed basin with chrome mixer tap
- Steel bath with driftwood foil bath panel
- Floor mounted WC with concealed cistern
- Full width wall mounted mirror
- Chrome towel radiator
- Shower screen over the bath, chrome bath mixer tap, thermostatic shower value with hair wash attachment

En Suite



- Modern white sanitaryware including wall hung basin with semi-pedestal and chrome basin tap
- Floor mounted WC with concealed cistern
- Chrome towel radiator
- Full height wall mounted mirror
- White shower tray with bi-fold door
- Thermostatic mixer valve with overhead shower attachment on adjustable rail

Bedroom



- Fitted carpet
- Fitted wardrobe to one bedroom

Heating, Electrical & Lighting



- Electric radiators
- Megaflo Eco electric hot water cylinder
- Low energy chrome LED downlighters to kitchen, living, dining areas and bathroom
- Pendant lights to bedrooms
- Brushed steel above counter sockets and switches in kitchen
- White switches and sockets in living and dining areas, bedrooms and bathroom
- White shaver point in bathroom
- Mains ceiling mounted smoke/heat detector

Wall and Floor Finishes



- White painted walls and ceilings
- White satin architraves and skirting boards
- Amtico Spacia flooring to hallway, kitchen, living, dining areas and utility cupboard
- Ceramic floor and wall tiles to bathrooms and en-suite

General



- Oak veneered internal doors
- Chrome door furniture
- Private balcony or terrace to every home
- Video door entry system
- Sprinkler system within the home
- Communal bicycle storage

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Hosta House Apartment locator

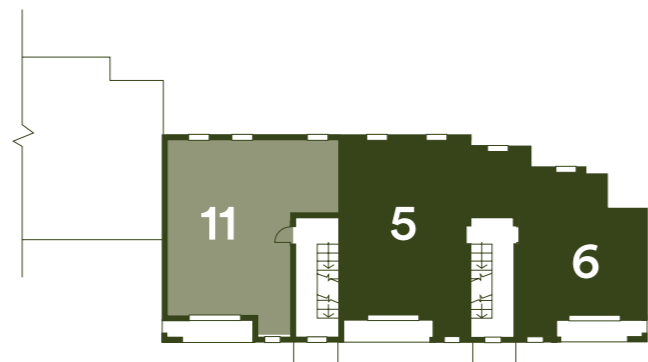


Property Key

- 2 Bedroom Apartments
- 3 Bedroom Apartments



Third Floor



Second Floor



First Floor

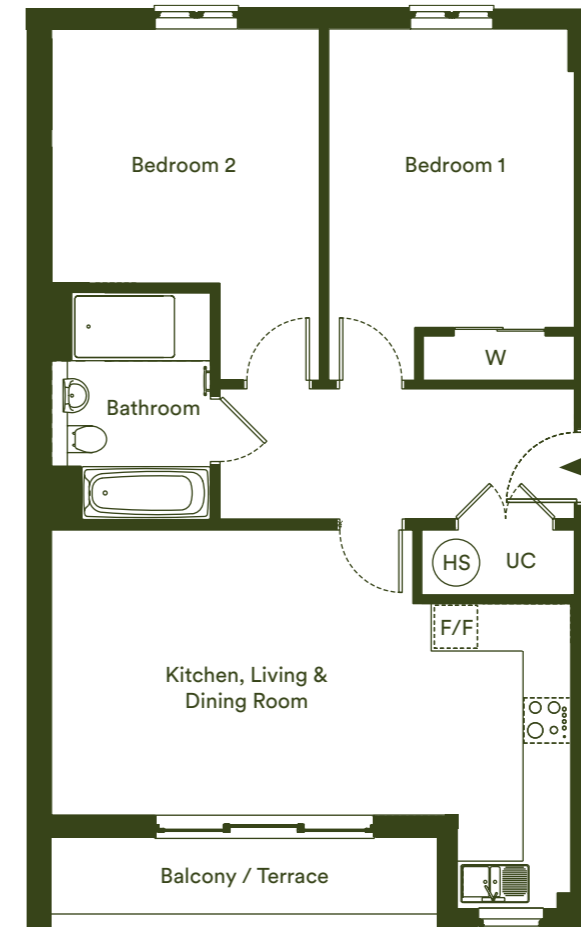
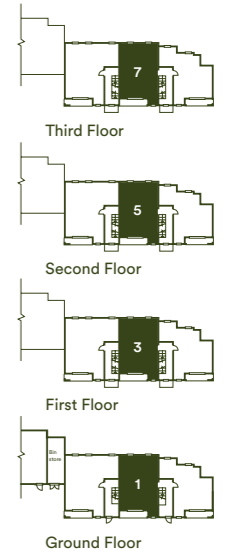


Ground Floor

Two bedroom apartments The Laurel



Apartments - 1, 3, 5 & 7



Dimensions

Kitchen, Living & Dining	6.86m x 4.03m	22'6" x 13'2"
Bedroom 1	4.51m x 3.55m	14'7" x 11'6"
Bedroom 2	4.51m x 3.25m	14'7" x 10'7"
Total internal area	72.70 m²	782.56 ft²
Balcony / Terrace	4.62m x 1.02m	15'2" x 3'4"

F/F – Fridge/Freezer | HS – Heating System | UC – Utility Cupboard | W – Wardrobe

Room dimensions for plots 99, 106 and 103 differ. Total apartment size is 73.7 sq m/ 793.33 sq ft. 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. Positions are indicative only and positions may vary. For further clarification regarding specific individual plots, please ask our Lettings Associates.

Two bedroom apartments The Hazel

Apartments - 2, 4, 6 & 8



Dimensions

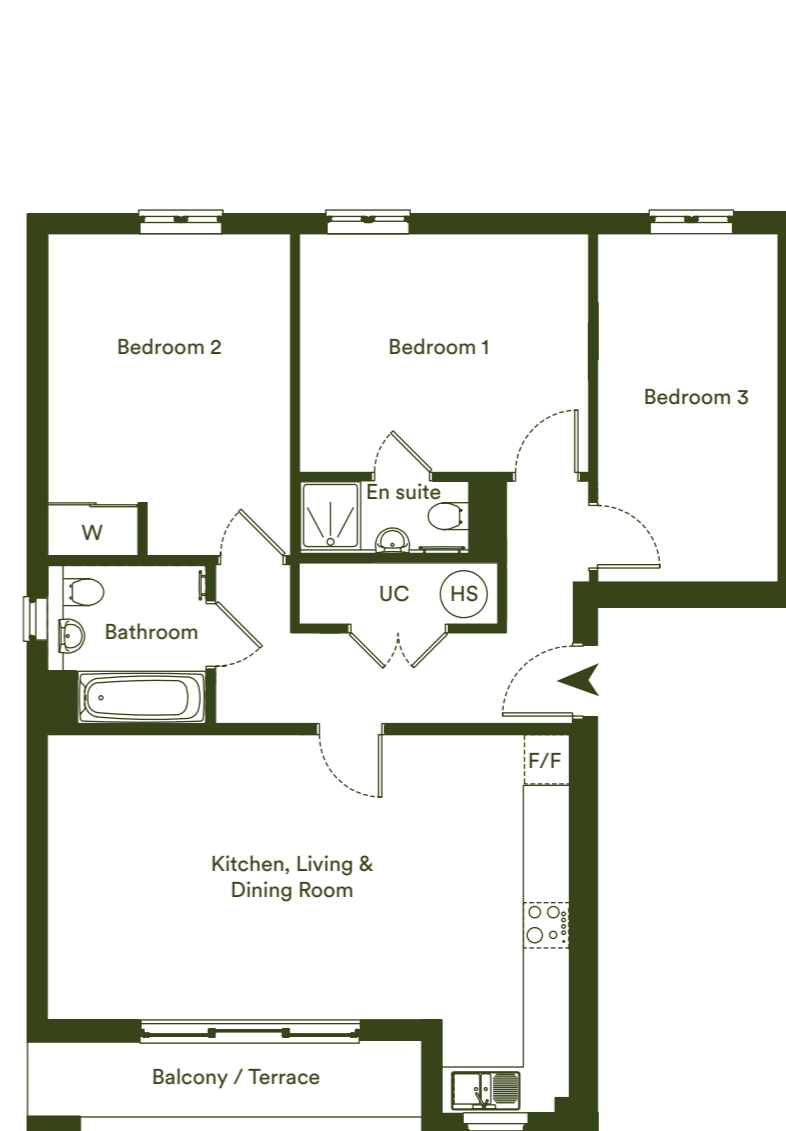
Kitchen, Living & Dining	7.31m x 3.90m	23'11" x 12'9"
Bedroom 1	4.29m x 4.24m	14'1" x 13'11"
Bedroom 2	3.19m x 2.94m	10'5" x 9'7"
Total internal area	66.70 m²	717.98 ft²
Balcony / Terrace	5.29m x 1.02m	17'4" x 3'4"

F/F – Fridge/Freezer | HS – Heating System | UC – Utility Cupboard | W – Wardrobe

Room dimensions for plots 100, 107 and 114 differ. Total apartment size is 70.2 sq m/ 755.65 sq ft. 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. Positions are indicative only and positions may vary. For further clarification regarding specific individual plots, please ask our Lettings Associates.

Three bedroom apartments The Elm

Apartments - 9, 10, 11 & 12



Dimensions

Kitchen, Living & Dining	6.91m x 5.01m	22'8" x 16'5"
Bedroom 1	3.82m x 3.02m	12'6" x 9'11"
Bedroom 2	4.13m x 3.22m	13'6" x 10'6"
Bedroom 3	4.47m x 2.39m	14'8" x 7'10"
Total internal area	86.10 m²	926.80 ft²
Balcony / Terrace	4.84m x 1.02m	15'10" x 3'4"

F/F – Fridge/Freezer | HS – Heating System | UC – Utility Cupboard | W – Wardrobe

Room dimensions for plots 98, 105 and 112 differ. Total apartment size is 86.7 sq m/ 933.26 sq ft. 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. Positions are indicative only and positions may vary. For further clarification regarding specific individual plots, please ask our Lettings Associates.

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*Note RtB is a stepping stone for those who are currently unable to purchase a home through the open market and wish to transition from renting to homeownership. [^]Please note L&Q are unable to confirm tenancy start dates prior to this stage.

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All information in this document is correct at the time of going to print. Computer generated images are for illustrative purposes only and dimensions are not intended to form part of any contract or warranty. Furniture and landscaping are shown for illustrative purposes only. Individual features such as windows, brick, materials and colours as may heating and electrical layouts. We aim to build according to the layout, but occasionally we do have to change property designs, boundaries, landscaping and the other positions of roads, footpaths, street lighting and other features as the development proceeds.

All services and facilities may not be available on completion of the property. For further clarification please ask our Lettings Associates. Registered office: L&Q, 29-35 West Ham Lane, Stratford, London E15 4PH. Homes & Communities Agency L4517. Registered Society 30441R Exempt charity.



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