

L&Q at
CLARENDON

Beeley House



L&Q



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London living

and a home that has it all

L&Q at Clarendon is your chance to own a stunning new Shared Ownership apartment at the heart of North London's newest cultural quarter.

A collection of studio, 1, 2 & 3 bedroom homes in a 12 acre city village that connects the incredible views of Alexandra Palace, with the family atmosphere and conservation areas of Hornsey and Wood Green. L&Q at Clarendon will bring an exciting mix of beautifully landscaped gardens, new business, retail and community spaces to an already special part of town.

This is your chance to move into a high-spec home that combines privacy within a lively community, beautiful green space and an authentic London lifestyle, all just minutes from the centre of the city. And if you think it all sounds too good to be true, think again. With Shared Ownership from L&Q, you can make it happen.



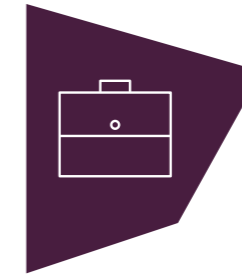
We provide the home
and you make it your own



So much to do *and everywhere to explore*



Contemporary homes with modern convenience and sustainable living



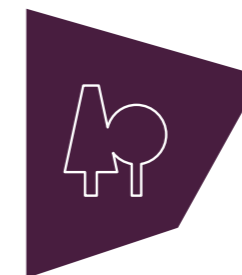
Wood Green station 22 mins from Central London, making travel to work easy



A short walk and within easy cycle distance of Alexandra Palace



A wealth of multi-cultural restaurants and bars



A beautiful new one acre park at the heart of the development



Nearby supermarkets and local shops



Pet-friendly environment



Wide choice of primary and secondary schools nearby



Easy access to the North Circular and M25



A view from the past and vision for the future

L&Q at Clarendon is a new lease of life for a once industrial hub. Replacing the 44 meter high, Victorian gasometers which have dominated the skyline for over 130 years, the site will always be known for its energy.

Initially a tobacco factory, in 1888 the site was absorbed by the nearby gas works to accommodate the needs of a rapidly developing local community. Eventually totaling four gas holders, the construction of each one marked a key point in the expansion of the gas industry as demand grew in the late 19th and early 20th centuries.

After several decades providing local households with their energy, the march of progress and the discovery of North Sea oil made the site obsolete and it was closed down.

Ever since then the remaining gas holders had dominated the skyline, an integral part of the urban landscape. Now the site is being reclaimed to serve the community once again, and bring a new kind of energy to the area.

Well located
at the centre
of everything



Brand new homes

and a vibrant neighbourhood

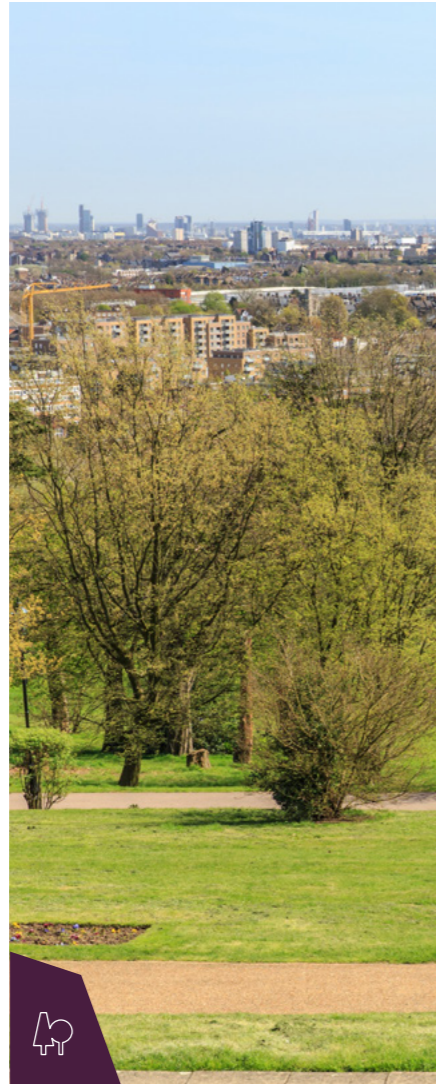




Shopping

Wood Green shopping centre is a short walk away with a host of retailers, eateries, and a cinema plus pop-up events, such as exhibitions and after school activities.

Wood Green Mall
10 mins by foot*



Parks

Parks are clustered all around the area, and the 196 acre 'Ally Pally' parkland, is only a short walk away.

Alexandra Palace
5 mins by bike*



Culture

Between the Muswell Hill Everyman and the Crouch End Picturehouse, you can catch everything from blockbusters to indies, documentaries and foreign language releases.

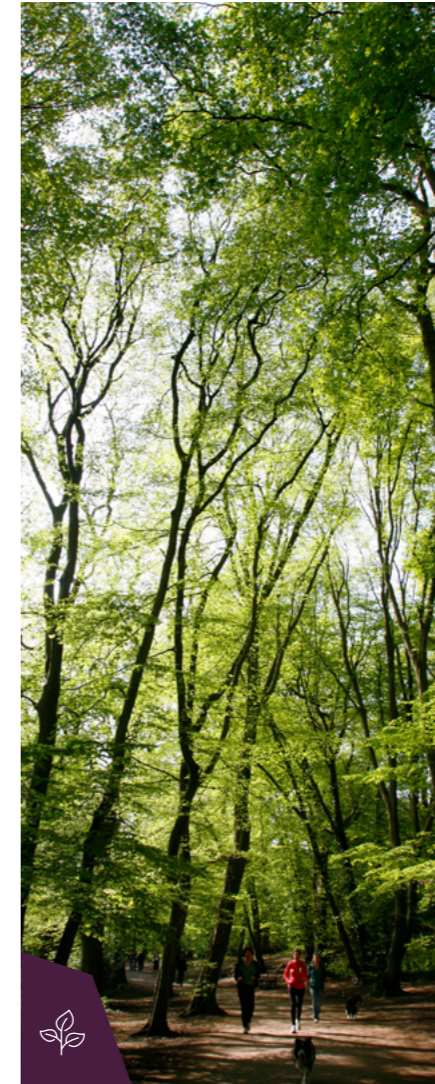
The Picturehouse
7 mins by bike*



Eat and Drink

Discover a world of flavour in your local area, with all kinds of different cafes, restaurants and bars to explore.

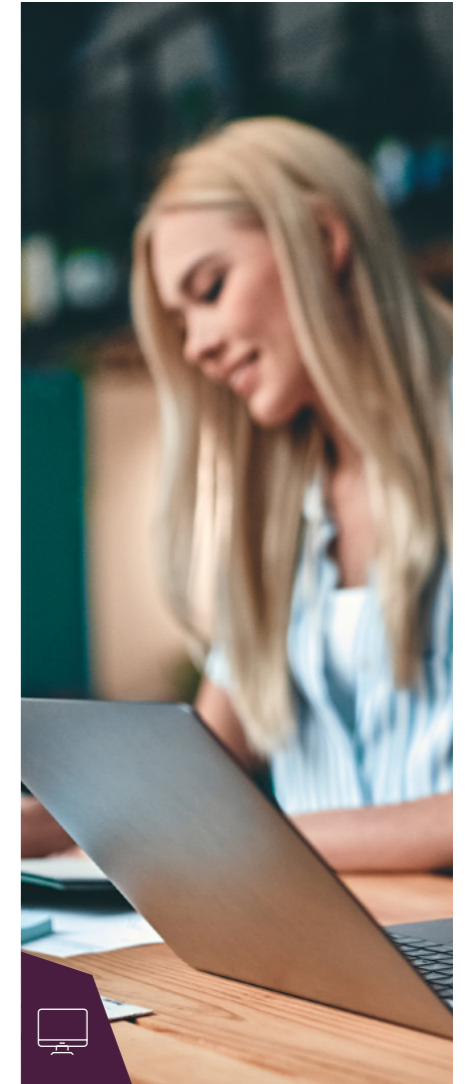
Kervan Sofrasi Restaurant
11 mins by foot*



Nature

A sanctuary for wildlife, containing a wide variety of plants and animal species, Highgate Wood is easy to reach.

Highgate Wood
20 mins by bus*



Coworking

The Chocolate Factory is a thriving local creative hub, with an on-site cafe, showers, parking, and cycle racks.

Chocolate Factory
7 mins by foot*

Well connected



By tube from Wood Green Underground Station

Finsbury Park	11 mins
St Pancras International	18 mins
Piccadilly Circus	24 mins



By train from Hornsey Station

Highbury & Islington	19 mins
King's Cross	22 mins
Essex Road	32 mins
Old Street	34 mins



By train from Harringay Green Lanes Station

Crouch Hill	16 mins
Hackney Central	30 mins
Shoreditch High Street	31 mins
Hampstead Heath	33 mins
Camden Road	33 mins



By foot from Clarendon

Hornsey Station	10 mins
Alexandra Palace Station	11 mins
Wood Green Underground	13 mins
Turnpike Lane Underground	14 mins
Alexandra Park & Palace	25 mins
Harringay Green Lanes Station	30 mins

Train times taken from [google.co.uk/maps](https://www.google.co.uk/maps)
Distances taken from [google.co.uk/maps](https://www.google.co.uk/maps)

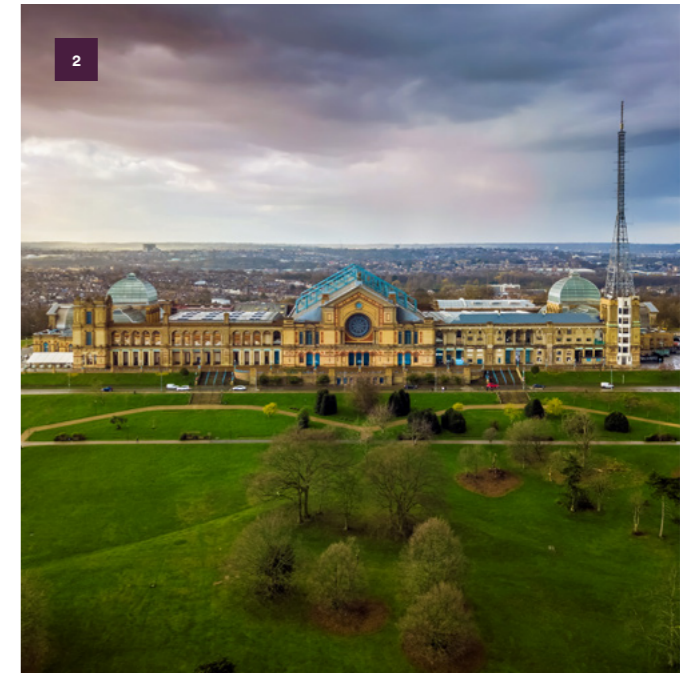
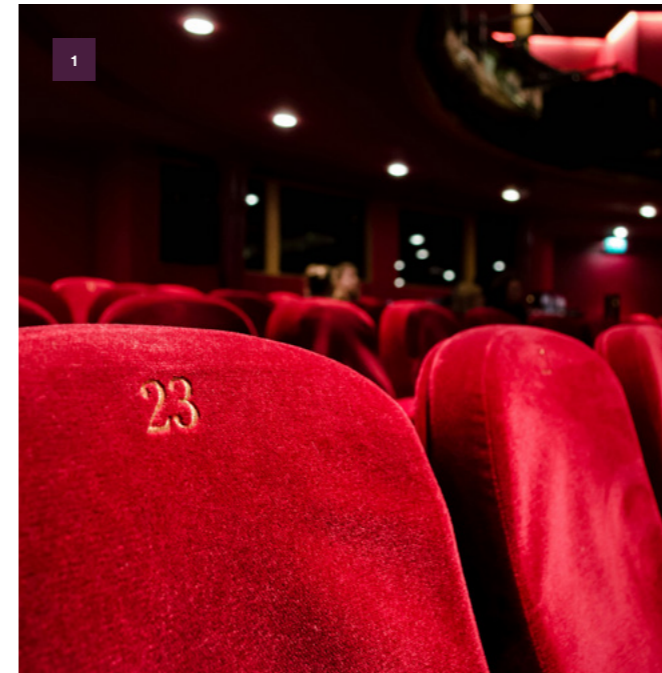
So much to do and everywhere to explore

With L&Q at Clarendon, your local area isn't limited to a new cultural quarter and an eclectic high street. You're part of a network of individual neighbourhoods and just minutes away from everything Central London has to offer.

For cafe culture, local delis and fashion boutiques turn to Muswell Hill and Crouch End, for nightlife look to Finsbury Park and if you're looking for world foods and international restaurants, your local high street has it all.

Whilst Alexandra Palace is one of London's best day's out with a lively events calendar and a boating lake, ice rink, garden centre, drinks terrace, theatre and restaurants.

- 1. Crouch End Picturehouse
- 2. Alexandra Park
- 3. Crouch End Clock Tower
- 4. Alexandra Palace Farmers' Market
- 5. The Green Rooms
- 6. Great Northern Railway Tavern





Green open spaces and places to enjoy

With multiple parks, expansive green space, leisure centres, outdoor and indoor gyms, it's easy to feel good with L&Q at Clarendon.

The development is built around nature, with a new park that helps connect the surrounding neighbourhoods, and plush green residential courtyards. Alexandra Palace has 196 acres of green space, Finsbury Park is nearby and Highgate Wood is a haven for walkers and runners.

For fitness there are plenty of gyms, outdoor facilities in the parks and a local leisure centre, as well as plenty of routes to walk, run or cycle.



Specification

Kitchen



- Modern kitchen cabinets with a complementary worktop and matching upstand
- Full height splashback behind the hob designed to match the worktop
- Under cupboard lighting
- Stainless steel single bowl sink with accompanying chrome mixer tap
- Fully integrated appliances including oven, ceramic hob, fridge/freezer, dishwasher and integrated extractor

Bathroom



- Modern white sanitaryware including semi-recessed basin with chrome basin tap
- Fully tiled bathroom
- Wall hung WC with concealed cistern
- Chrome dual flush plate for water efficiency
- Full height mirror
- Steel bath with bespoke bath panel
- Chrome towel radiator
- All bathrooms have a screen over bath

En Suite



- Modern white sanitaryware including semi-recessed basin with chrome basin tap
- Fully tiled en-suite bathroom
- Wall hung WC with concealed cistern
- Chrome dual flush plate
- Fitted mirror
- Chrome towel radiator
- White shower tray with fixed shower sliding door
- Thermostatic mixer valve with shower head and hair wash attachment
- Homes with an en suite will include a shower mixer with a shower head and handset/hose

Bedroom



- Fitted carpet

Heating, Electrical & Lighting



- Radiators sourced by onsite CHP heating system (subject to supply agreement)
- Low energy white LED downlights to kitchen/dining/living area and bathrooms
- Pendant lights to bedrooms only
- Lighting is provided to storage cupboards deeper than 1m. Hallways have spot lights
- Chrome switches and sockets
- Provision for Sky Q (subscription will be required)
- Mains operated ceiling mounted smoke/heat detector
- Provision for Fiber optic Internet

Wall & floor finishes



- White emulsion painted walls and ceilings
- White satin architraves and skirting boards
- Karndean flooring to hallways and kitchen/living/dining areas
- Porcelain floor and wall tiles to bathrooms and en-suites

General



- Free standing washer/dryer located in store cupboard
- White internal doors
- Chrome door furniture
- Private balcony or terrace to every home
- Video door entry system
- Communal bicycle storage for every home
- LABC 10 year warranty
- Secure car parking (selected plots only)
- Access to a residents only communal court yard

Site Plan



Key

- Shared Ownership
- Shared Ownership + Market Sale
- Affordable Homes
- Future Phases

Please note that the properties are currently under construction. For further clarification regarding specific individual plots, please ask our Sales Associates. 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.

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 dimensions have been used to generate this image and as a result dimensions may vary (and should not be relied on by you).



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Plot Locators



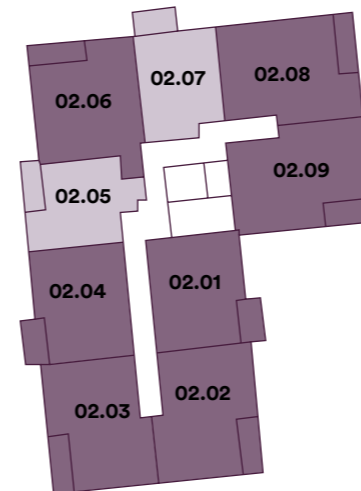
Ground Floor



First Floor



Second Floor



Third Floor



Key

- One bedroom apartments
- Two bedroom apartments
- Market Sale

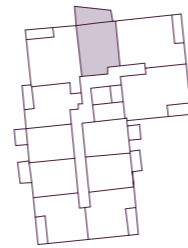
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One bedroom apartment

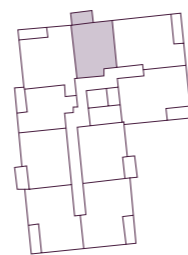
Type 16c
Plot B4.01.07, B4.02.07



Floor 1



Floor 2



Dimensions

Kitchen/Living/Dining	8.41m x 5.49m	27'7" x 18'0"
Bedroom	3.71m x 2.90m	12'2" x 9'6"
Total Internal Area	52m²	562ft²
Balcony	6.12m x 2.92m	20'1" x 9'7"

Floor

1	B4.01.07
2	B4.02.07

Plot

F/F – Fridge/Freezer | S – Storage | WM – Washing Machine

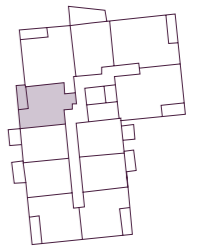
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One bedroom apartment

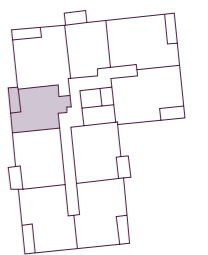
Type 18f
Plot B4.01.05, B4.02.05



Floor 1



Floor 2



Dimensions

Kitchen/Living/Dining	8.13m x 4.67m	26'8" x 15'4"
Bedroom	3.89m x 3.25m	12'9" x 10'8"
Total Internal Area	51m²	553ft²
Balcony	3.89m x 1.42m	12'9" x 4'8"

Floor

1	B4.01.05
2	B4.02.05

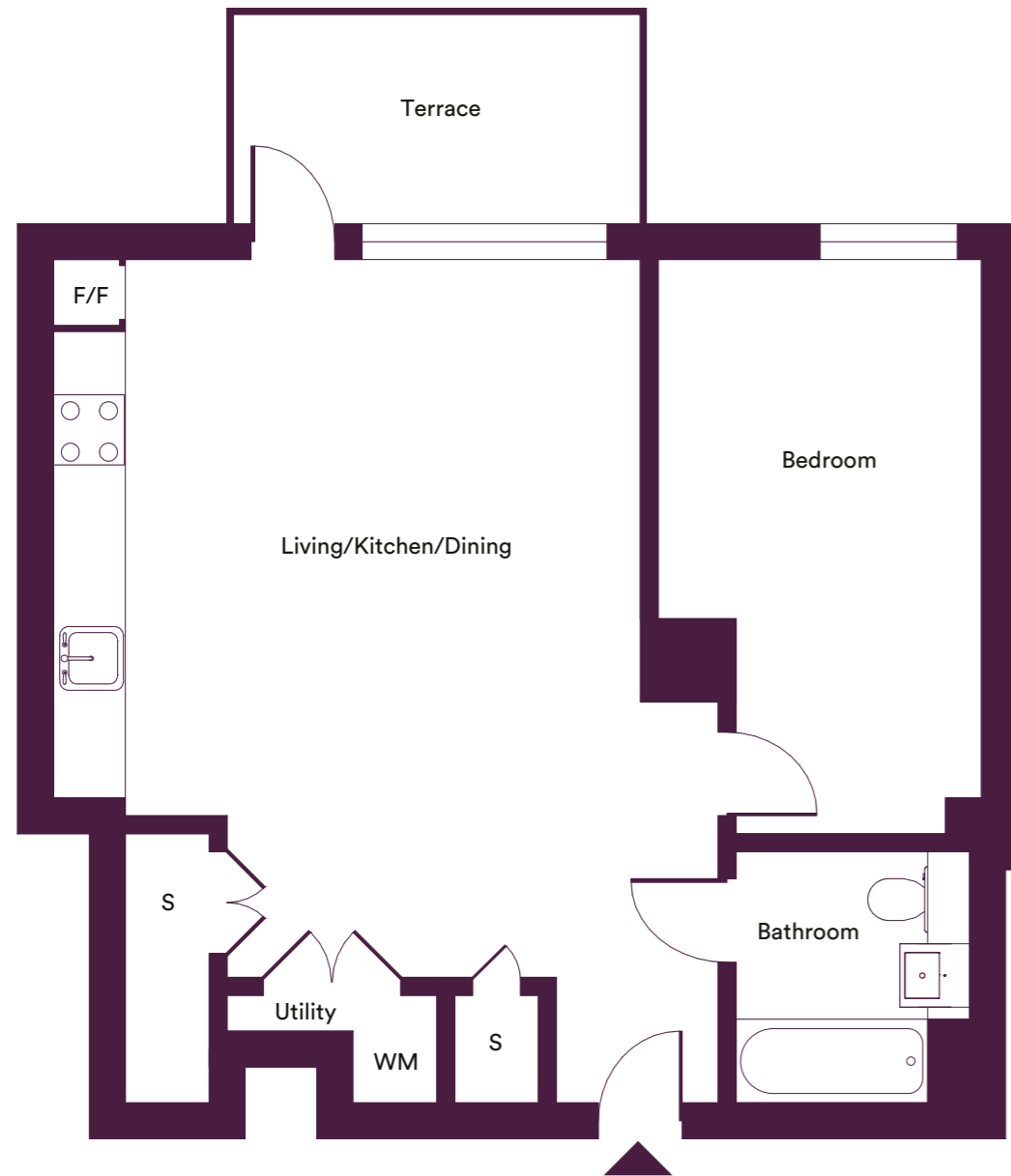
Plot

F/F – Fridge/Freezer | S – Storage | WM – Washing Machine

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One bedroom apartment

Type 51
Plot B4.00.01



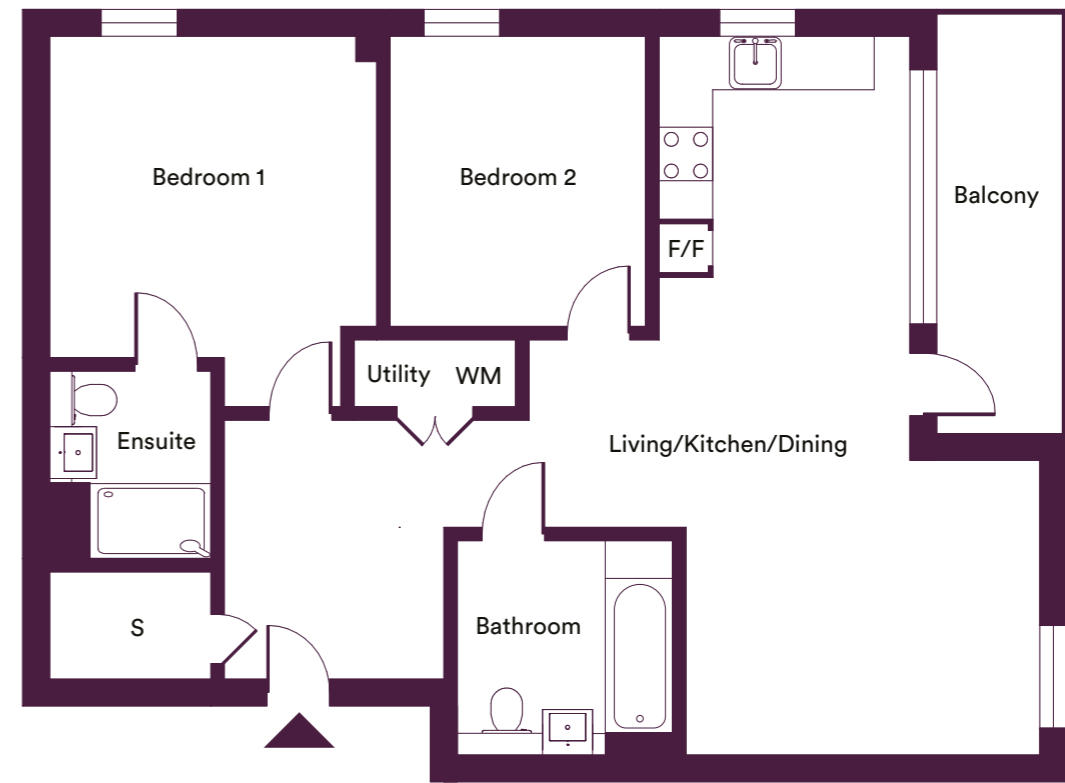
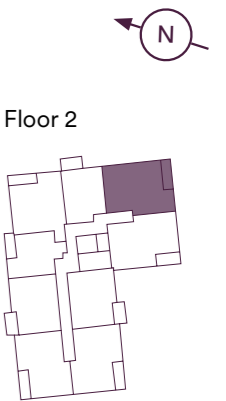
Dimensions	Floor	Plot
Kitchen/Living/Dining	7.21m x 5.64m	23'8" x 18'6"
Bedroom	4.85m x 2.72m	15'11" x 8'11"
Total Internal Area	54m²	579ft²
Terrace	3.45m x 1.78m	11'4" x 5'10"

F/F – Fridge/Freezer | S – Storage | WM – Washing Machine

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Two bedroom apartment

Type 42i
Plot B4.02.08



Dimensions	Floor	Plot
Kitchen/Living/Dining	8.13m x 4.11m	26'8" x 13'6"
Bedroom 1	4.17m x 3.68m	13'8" x 12'1"
Bedroom 2	3.30m x 2.90m	10'10" x 9'6"
Total Internal Area	81m²	868ft²
Balcony	4.65m x 1.42m	15'3" x 4'8"

F/F – Fridge/Freezer | S – Storage | WM – Washing Machine

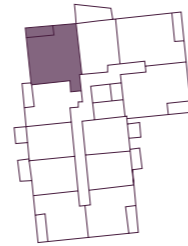
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Two bedroom apartment

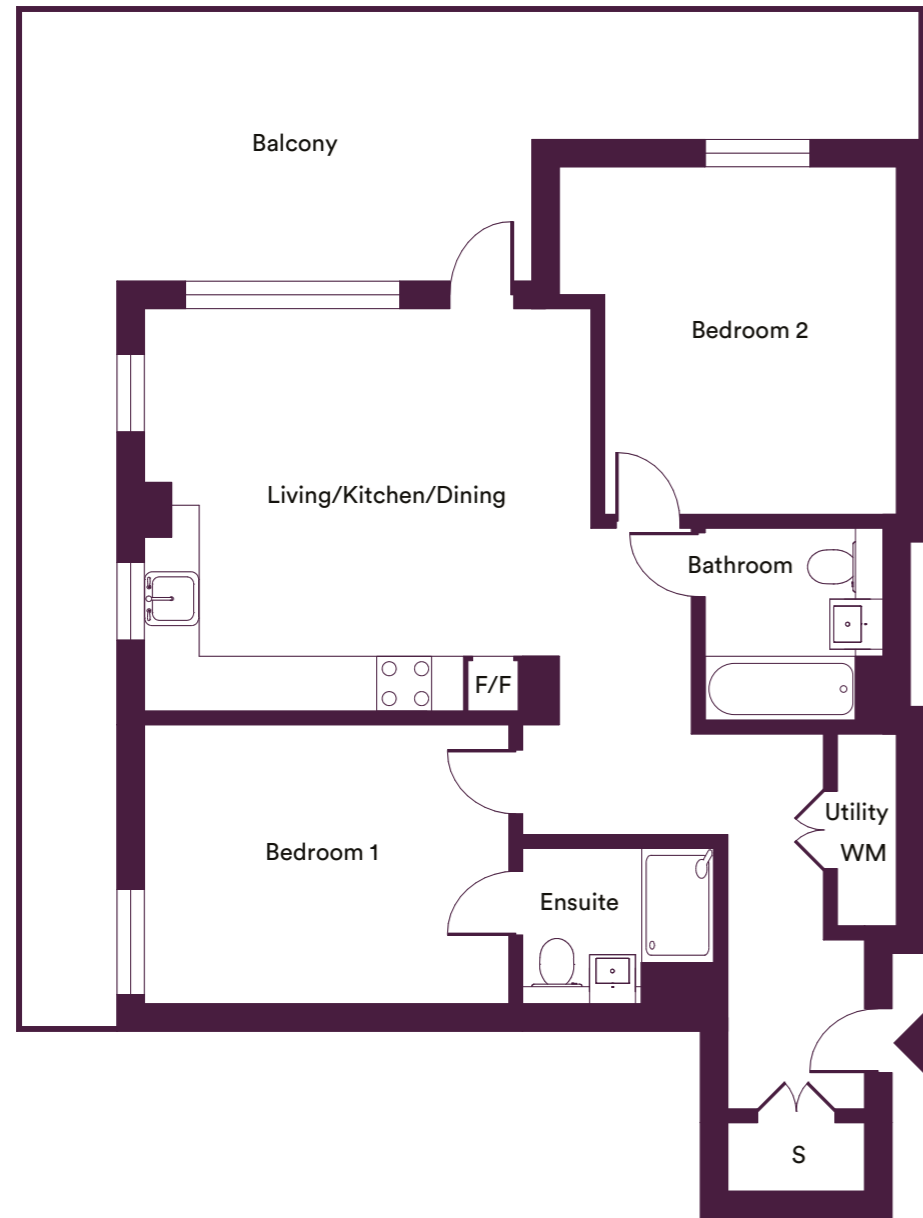
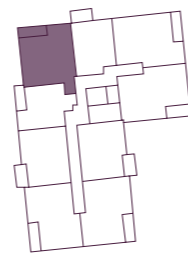
Type 17f
Plot B4.01.06, B4.02.06



Floor 1



Floor 2



Dimensions

Kitchen/Living/Dining	6.10m x 4.47m	20'0" x 14'8"
Bedroom 1	4.95m x 3.10m	13'4" x 10'2"
Bedroom 2	3.86m x 3.73m	12'8" x 12'3"
Total Internal Area	73m²	787ft²
Balcony	14.49m x 5.87m	47'6" x 19'3"

Floor

1	B4.01.06
2	B4.02.06

Plot

F/F – Fridge/Freezer | S – Storage | WM – Washing Machine

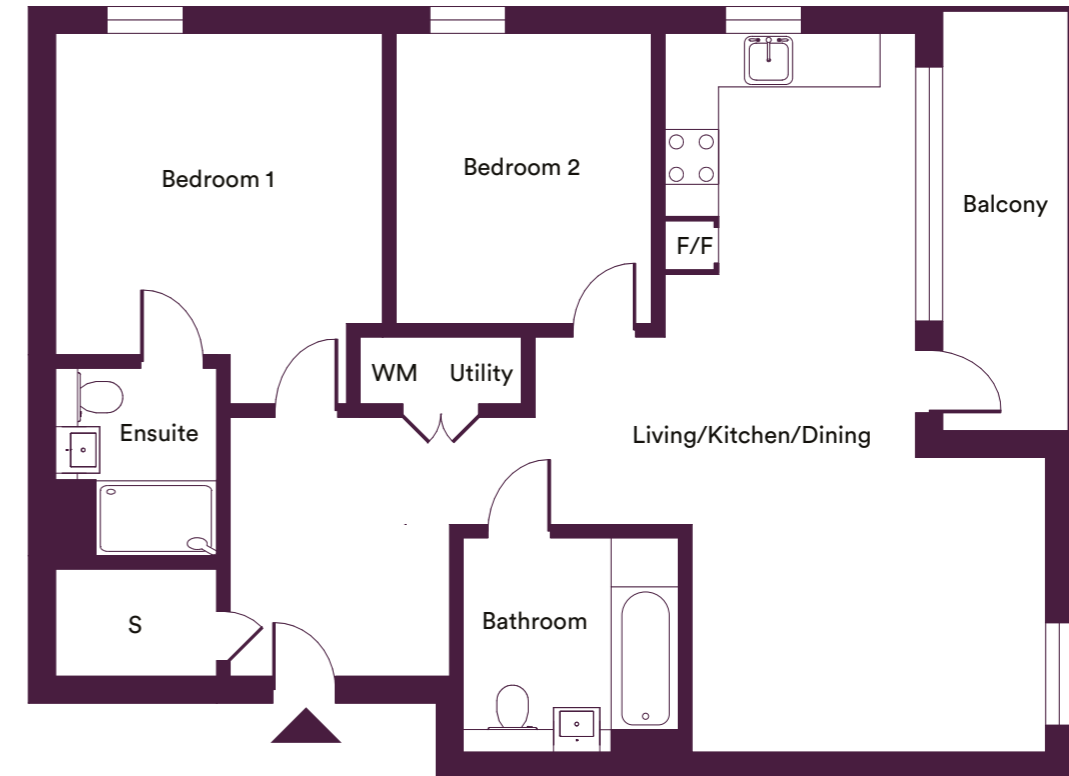
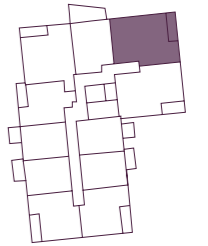
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Two bedroom apartment

Type 42h
Plot B4.01.08



Floor 1



Dimensions

Kitchen/Living/Dining	8.10m x 4.11m	26'7" x 13'6"
Bedroom 1	4.17m x 3.68m	13'8" x 12'1"
Bedroom 2	3.30m x 2.90m	10'10" x 9'6"
Total Internal Area	81m²	868ft²
Balcony	4.65m x 1.42m	15'3" x 4'8"

Floor

1	B4.01.08
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Plot

F/F – Fridge/Freezer | S – Storage | WM – Washing Machine

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Two bedroom apartment

Type 53c
Plot B4.02.01, B4.02.04



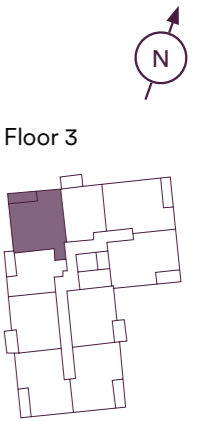
Dimensions	Floor	Plot
Kitchen/Living/Dining	2	B4.02.01
Bedroom 1	2	B4.02.04
Bedroom 2		
Total Internal Area		
Balcony		

F/F – Fridge/Freezer | S – Storage | WM – Washing Machine

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Two bedroom apartment

Type 17g
Plot B4.03.06



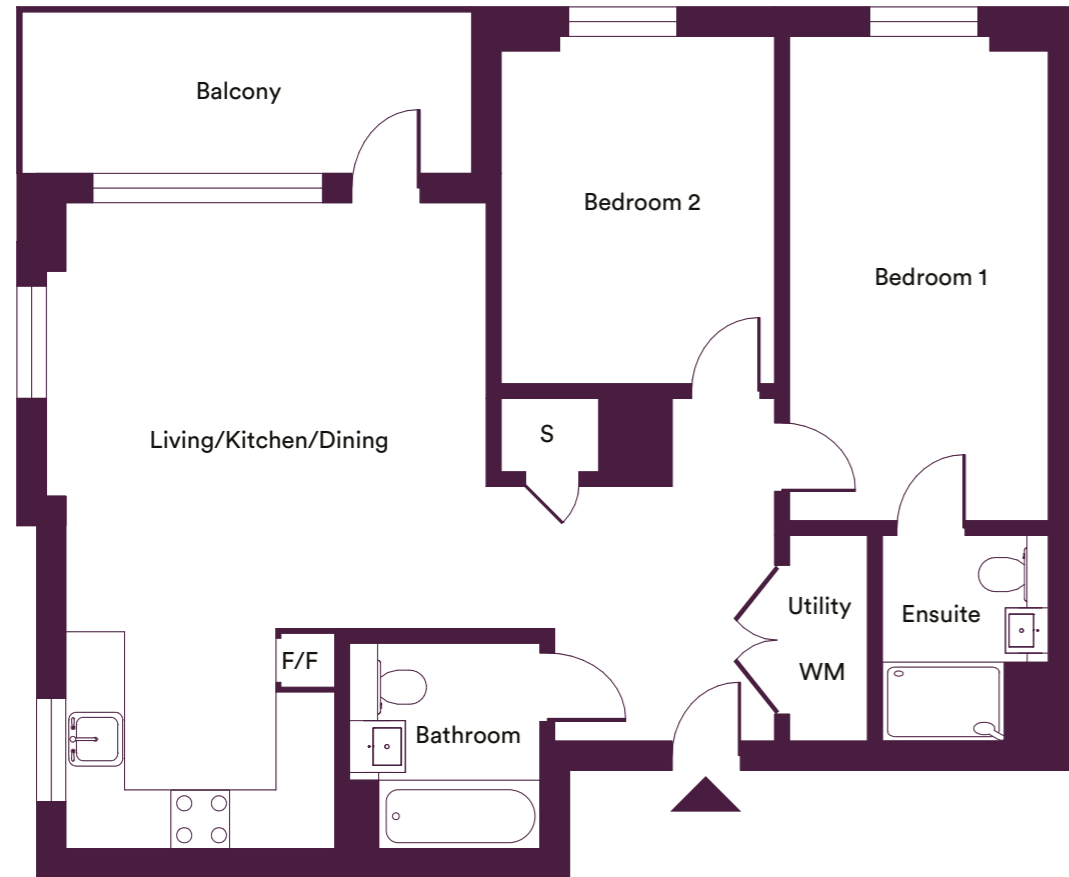
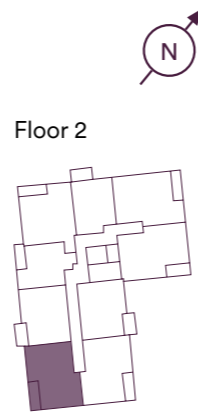
Dimensions	Floor	Plot
Kitchen/Living/Dining	1	B4.03.06
Bedroom 1		
Bedroom 2		
Total Internal Area		
Balcony		

F/F – Fridge/Freezer | S – Storage | WM – Washing Machine

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Two bedroom apartment

Type 23r
Plot B4.02.03



Dimensions

Kitchen/Living/Dining	6.71m x 4.50m	22'0" x 14'9"
Bedroom 1	5.03m x 2.69m	16'6" x 8'10"
Bedroom 2	3.58m x 2.82m	11'9" x 9'3"
Total Internal Area	72m²	779ft²
Balcony	4.52m x 1.65m	14'10" x 5'5"

Floor

2

Plot

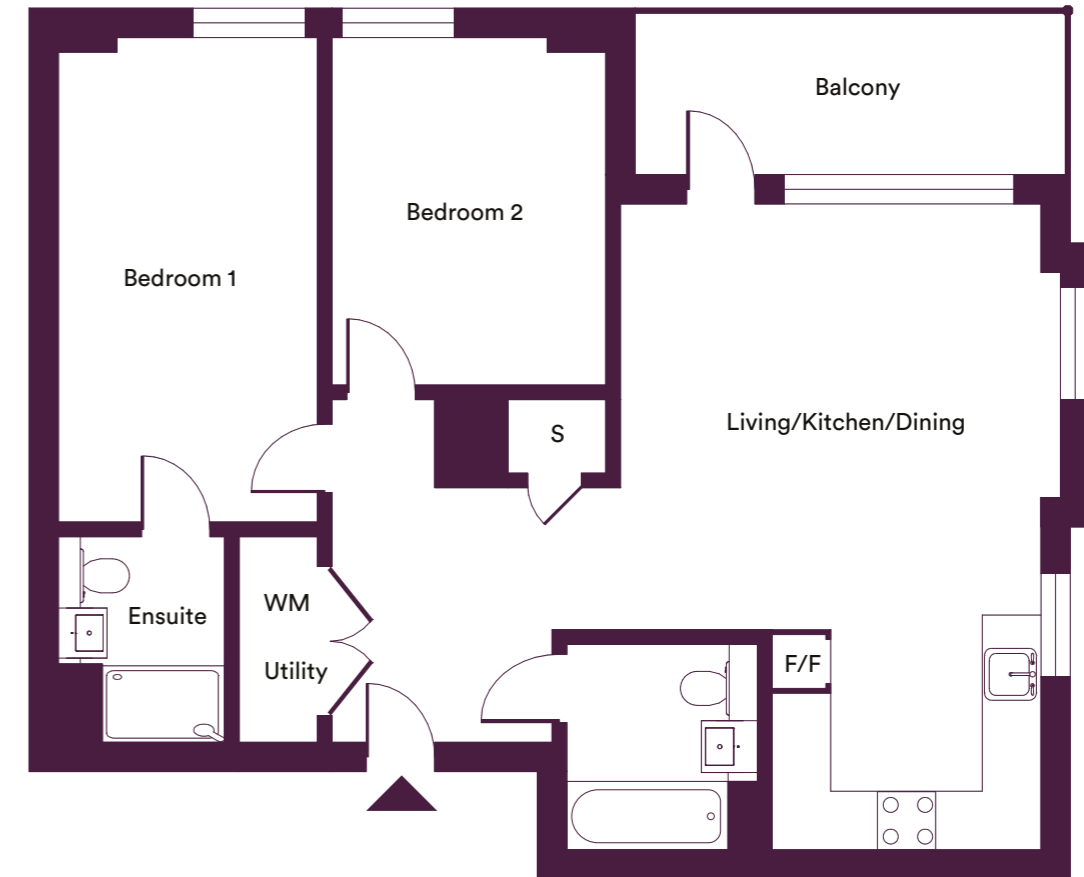
B4.02.03

F/F – Fridge/Freezer | S – Storage | WM – Washing Machine

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Two bedroom apartment

Type 23s
Plot B4.02.02



Dimensions

Kitchen/Living/Dining	6.71m x 4.50m	22'0" x 14'9"
Bedroom 1	5.03m x 2.69m	16'6" x 8'10"
Bedroom 2	3.58m x 2.82m	11'9" x 9'3"
Total Internal Area	72m²	779ft²
Balcony	4.52m x 1.65m	14'10" x 5'5"

Floor

2

Plot

B4.02.02

F/F – Fridge/Freezer | S – Storage | WM – Washing Machine

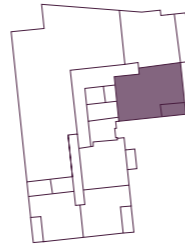
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Two bedroom apartment

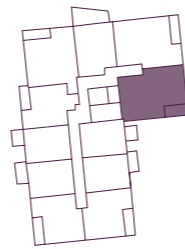
Type 42g
Plot B4.00.05, B4.01.09, B4.02.09



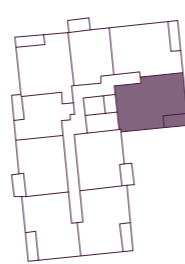
Ground Floor



Floor 1



Floor 2



Dimensions

Kitchen/Living/Dining	8.97m x 6.30m	19'5" x 20'8"
Bedroom 1	3.96m x 3.71m	13'0" x 12'2"
Bedroom 2	3.89m x 3.78m	12'9" x 12'5"
Total Internal Area	78m²	836ft²
Balcony*	3.78m x 1.80m	12'5" x 5'11"

*ground floor properties will have a terrace.

F/F – Fridge/Freezer | S – Storage | WM – Washing Machine

*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 Sales Advisors.

Floor

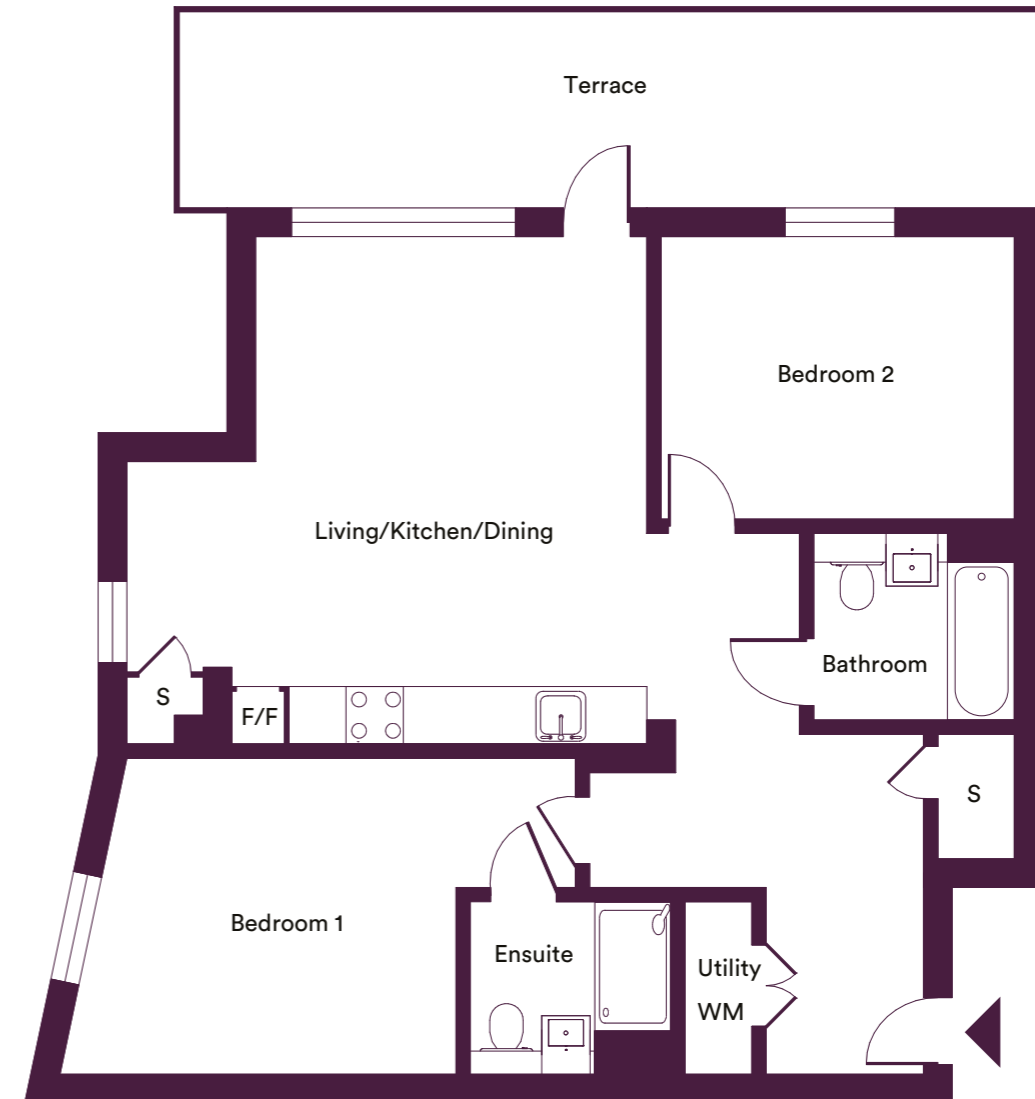
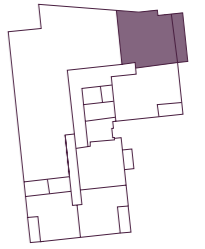
Floor	Plot
G	B4.00.05
1	B4.01.09
2	B4.02.09

Two bedroom apartment

Type 50
Plot B4.00.04



Ground Floor



Dimensions

Kitchen/Living/Dining	7.01m x 5.38m	23'0" x 17'8"
Bedroom 1	4.22m x 3.33m	13'10" x 10'11"
Bedroom 2	3.73m x 3.00m	12'3" x 9'10"
Total Internal Area	80m²	858ft²
Terrace	8.66m x 2.06m	28'5" x 6'9"

F/F – Fridge/Freezer | S – Storage | WM – Washing Machine

*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 Sales Advisors.

Floor

Floor	Plot
G	B4.00.04



Investing in homes *and neighbourhoods*

At L&Q we believe passionately that people's health, security and happiness depend on where they live.

With 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 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 visit lqhomes.com/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 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 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



L&Q Achievements



A selection of other L&Q developments



L&Q at Ridgeway Views
Mill Hill
lqhomes.com/ridgewayviews



The Chain
Waltham Forest
lqhomes.com/thechain



Brent Terrace
Hendon
lqhomes.com/brentterrace

L&Q at Clarendon
Clarendon, Mary Neuner Road, Haringey, N8 0FA

✉ clarendon@lqgroup.org.uk

☎ 0208 189 7527

🌐 lqhomes.com/clarendon

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L&Q