

L&Q at  
**CLARENDON**

Cutler House



**L&Q**



CGI image is for illustrative purposes only

## 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.



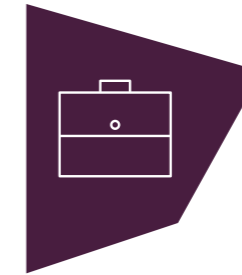
We provide the home  
*and you make it your own*



## So much to do *and everywhere to explore*



Contemporary homes with modern convenience and sustainable living



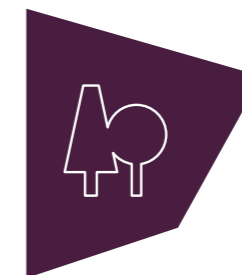
Wood Green station 22 mins from Central London, making travel to work easy



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*

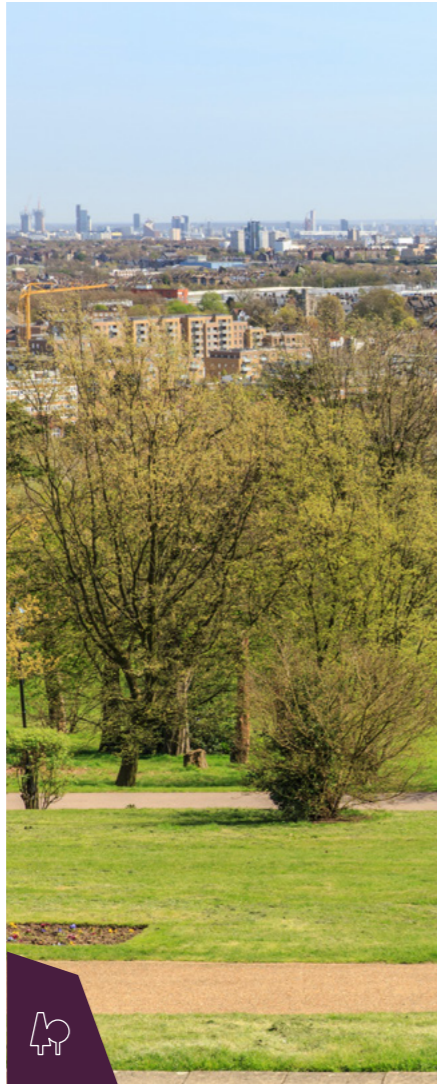




## Shopping

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.

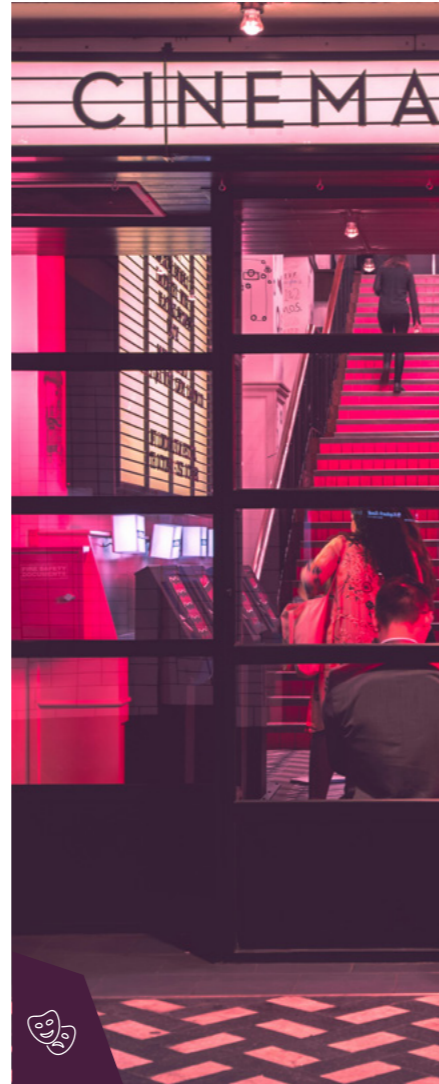
Wood Green Mall  
10 mins by foot\*



## 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.

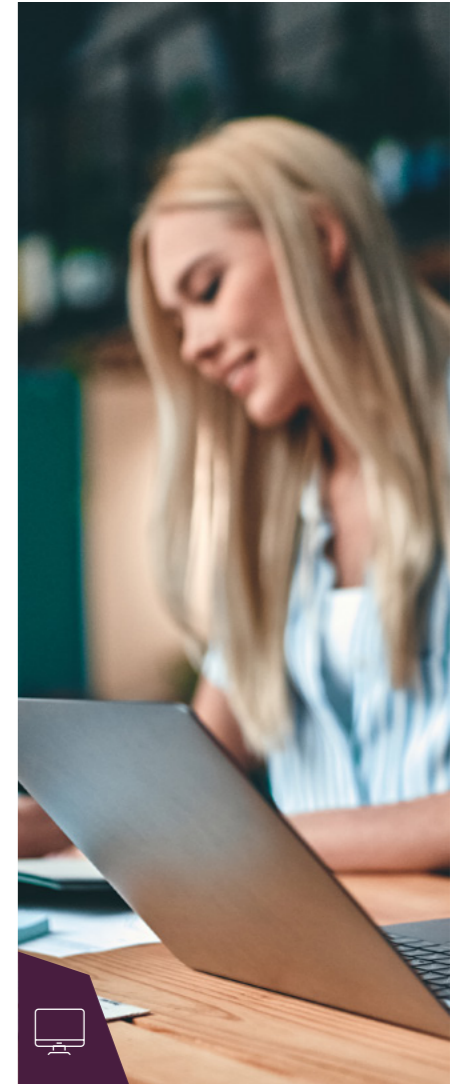
Kervan Sofrasi Restaurant  
11 mins by foot\*



## 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)

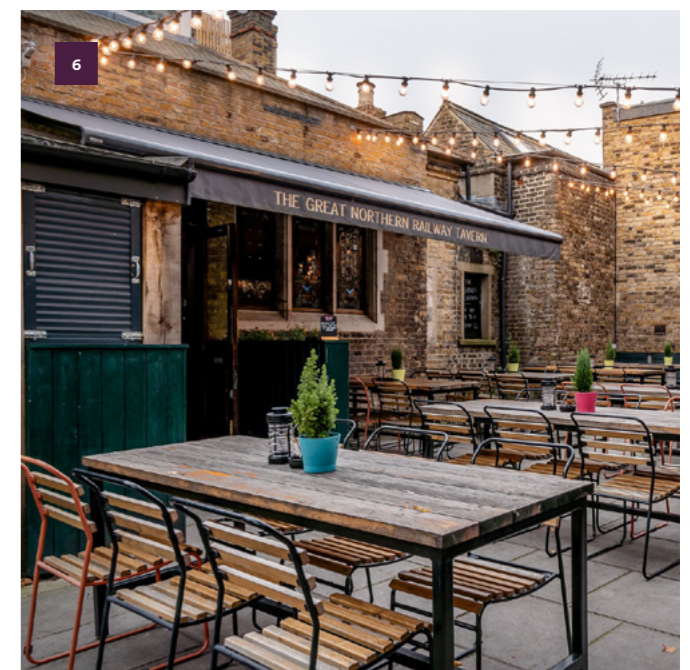
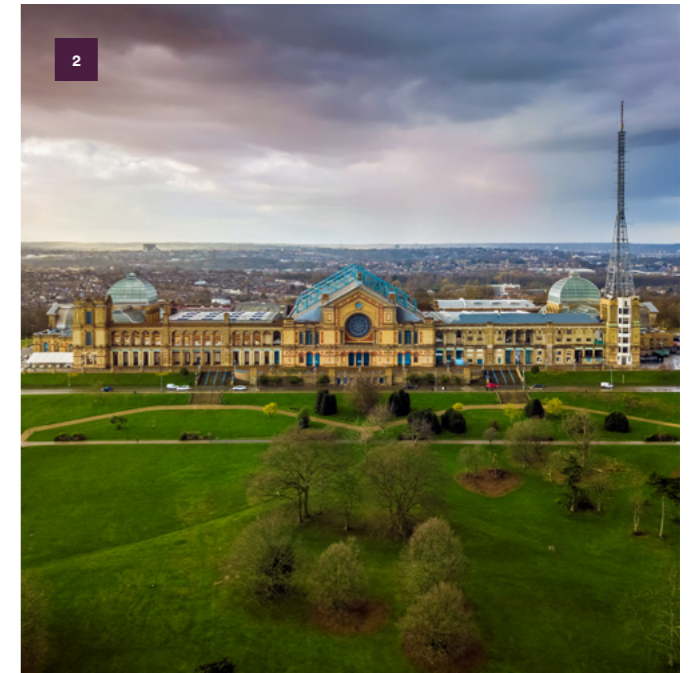
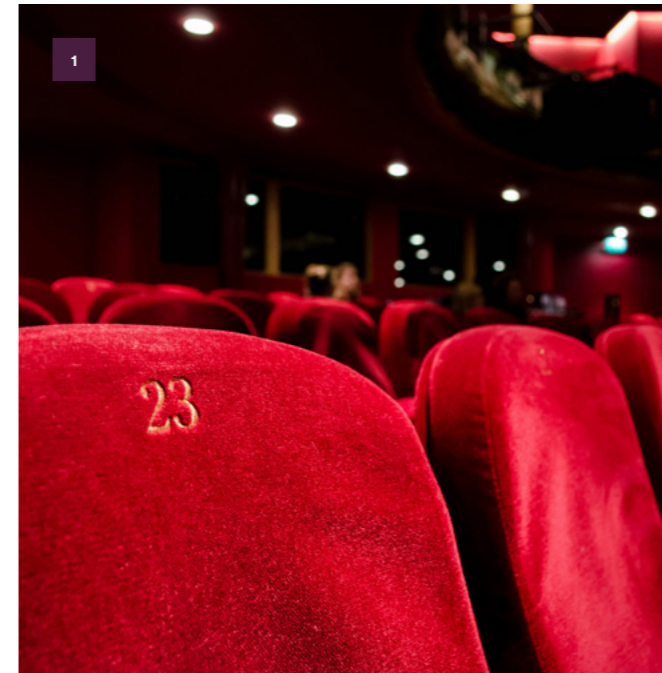
# So much to do and everywhere to explore

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).



CGI image is for illustrative purposes only

# Plot Locators



Ground Floor



First Floor



Second Floor



Third Floor



Fourth Floor



Fifth Floor



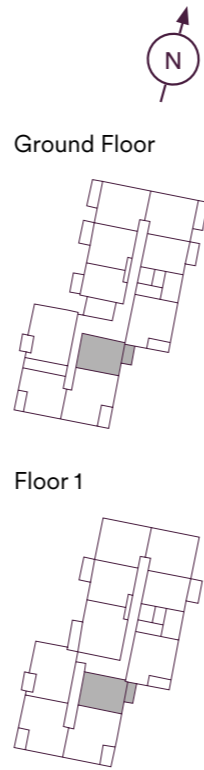
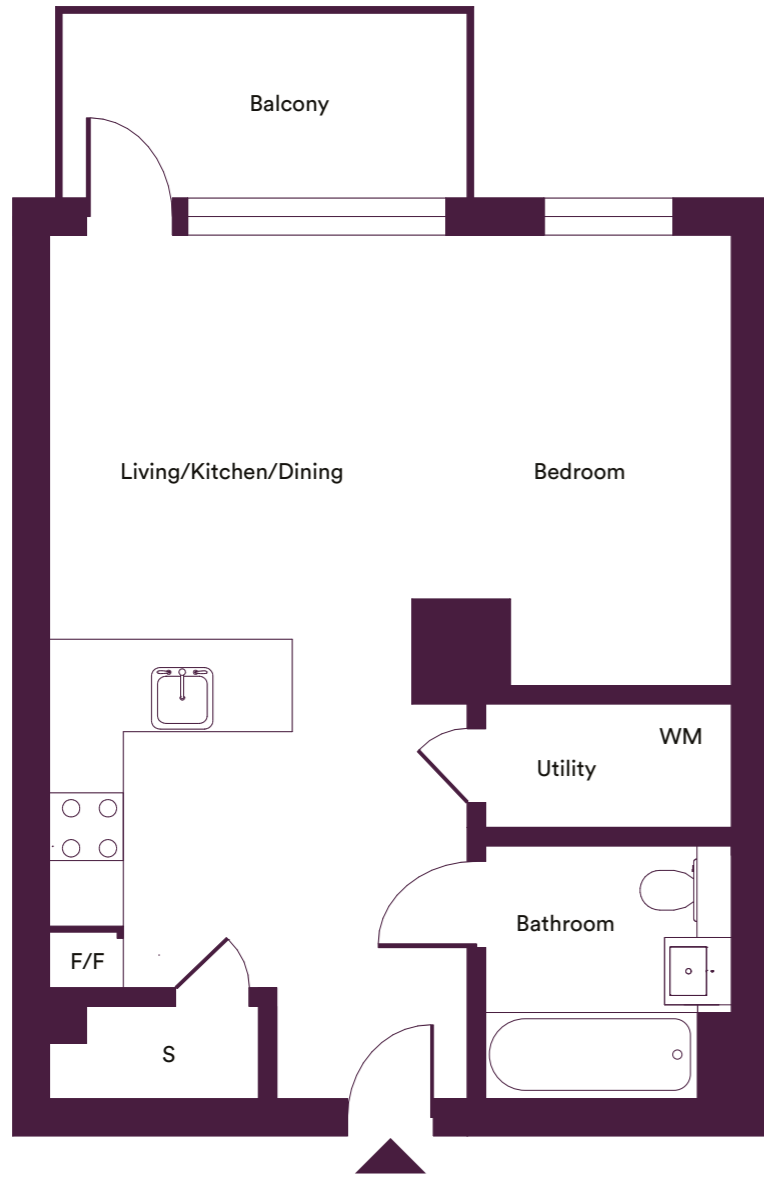
**Key**

- Studio apartments
- One bedroom apartments
- Two bedroom apartments
- Three bedroom apartments

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

# Studio apartment

Type 27i  
Plot B3.00.02, B3.01.02



Dimensions		
Kitchen/Living/Dining	7.19m x 3.48m	23'7" x 11'5"
Bedroom	3.71m x 1.88m	12'2" x 6'2"
<b>Total Internal Area</b>	<b>40m<sup>2</sup></b>	<b>429ft<sup>2</sup></b>
Balcony*	3.33m x 1.52m	10'11" x 5'0"

\*ground floor properties will have a terrace.

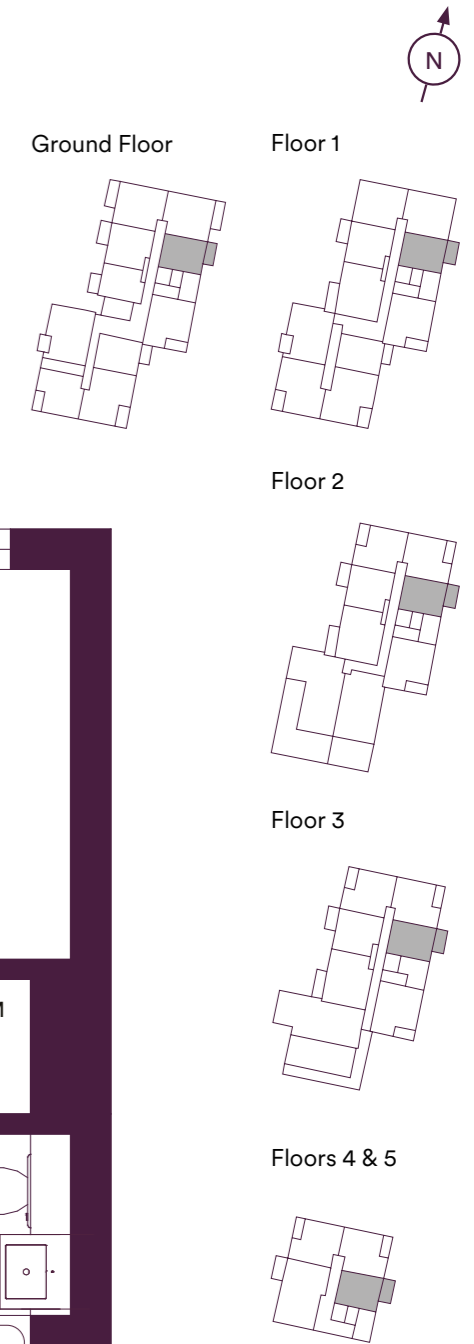
F/F – Fridge/Freezer | S – Storage | WM – Washing Machine

\*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	Plot
G	B3.00.02
1	B3.01.02

# Studio apartment

Type 27  
Plots B3.00.10, B3.01.08, B3.02.08, B3.03.07,  
B3.04.04, B3.05.04



Dimensions		
Kitchen/Living/Dining	7.19m x 3.48m	23'7" x 11'5"
Bedroom	3.71m x 1.88m	12'2" x 6'2"
<b>Total Internal Area</b>	<b>40m<sup>2</sup></b>	<b>429ft<sup>2</sup></b>
Balcony*	3.33m x 1.52m	10'11" x 5'0"

\*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	Plot
G	B3.00.10
1	B3.01.08
2	B3.02.08
3	B3.03.07
4	B3.04.04
5	B3.05.04

# Studio apartment

Type 27c  
Plot B3.00.06



## Dimensions

Kitchen/Living/Dining	5.59m x 3.43m	18'4" x 11'3"
Bedroom	4.14m x 1.88m	13'0" x 6'2"
<b>Total Internal Area</b>	<b>38m<sup>2</sup></b>	<b>407ft<sup>2</sup></b>
Terrace	3.40m x 1.83m	11'2" x 6'0"

## Floor

G	B3.00.06
---	----------

## Plot

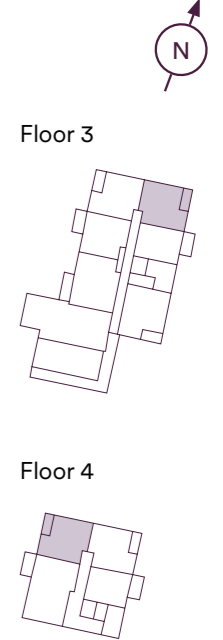
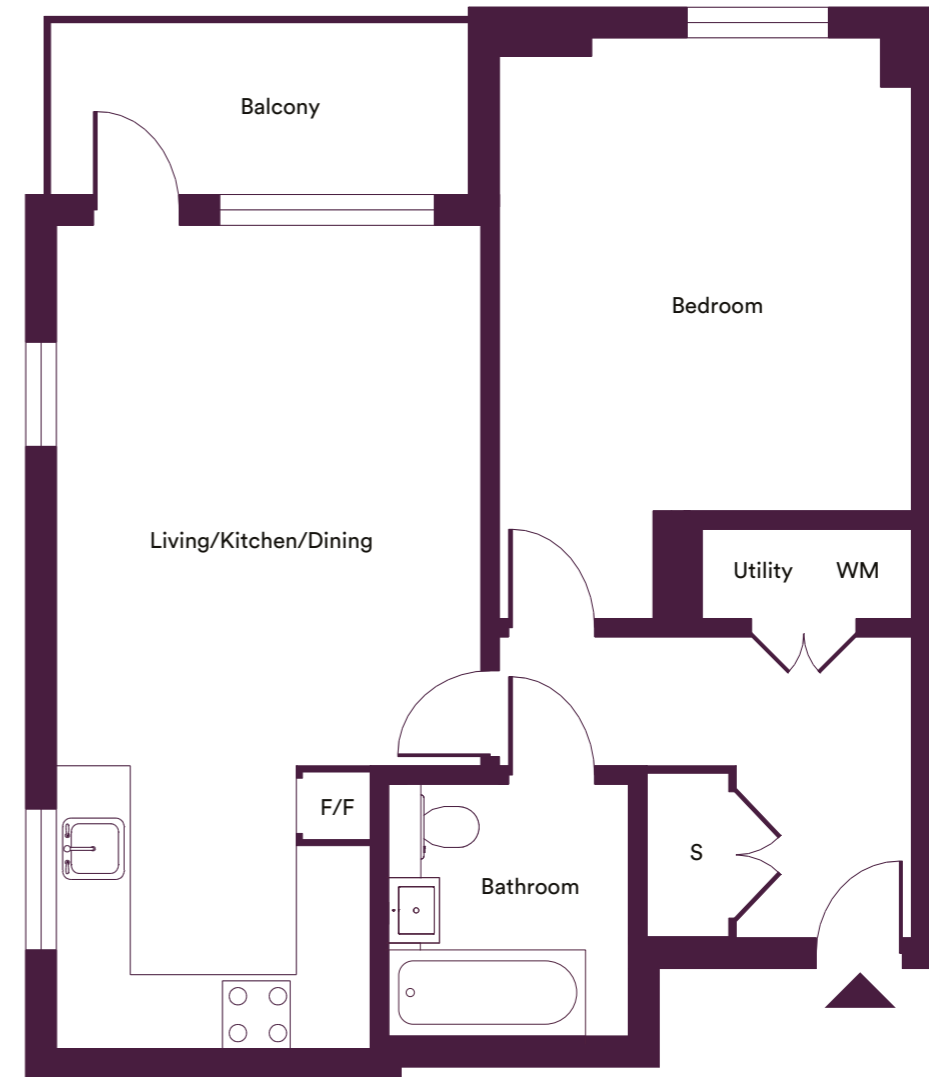
B3.00.06
----------

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.

# One bedroom apartment

Type 26  
Plots B3.03.06, B3.04.02



## Dimensions

Kitchen/Living/Dining	6.81m x 3.48m	22'4" x 11'5"
Bedroom	4.75m x 3.38m	15'7" x 11'1"
<b>Total Internal Area</b>	<b>51m<sup>2</sup></b>	<b>546ft<sup>2</sup></b>
Balcony	3.43m x 1.42m	11'3" x 4'8"

## Floor

3	B3.03.06
4	B3.04.02

## Plot

B3.03.06
B3.04.02

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.

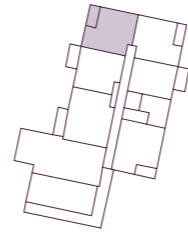


# One bedroom apartment

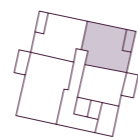
Type 26d  
Plots B3.03.05, B3.04.03



Floor 3



Floor 4



## Dimensions

Kitchen/Living/Dining	6.68m x 3.33m	21'11" x 10'11"
Bedroom	4.78m x 3.53m	15'8" x 11'7"
<b>Total Internal Area</b>	<b>51m<sup>2</sup></b>	<b>544ft<sup>2</sup></b>
Balcony	3.40m x 1.52m	11'2" x 5'0"

## Floor

3	B3.03.05
4	B3.04.03

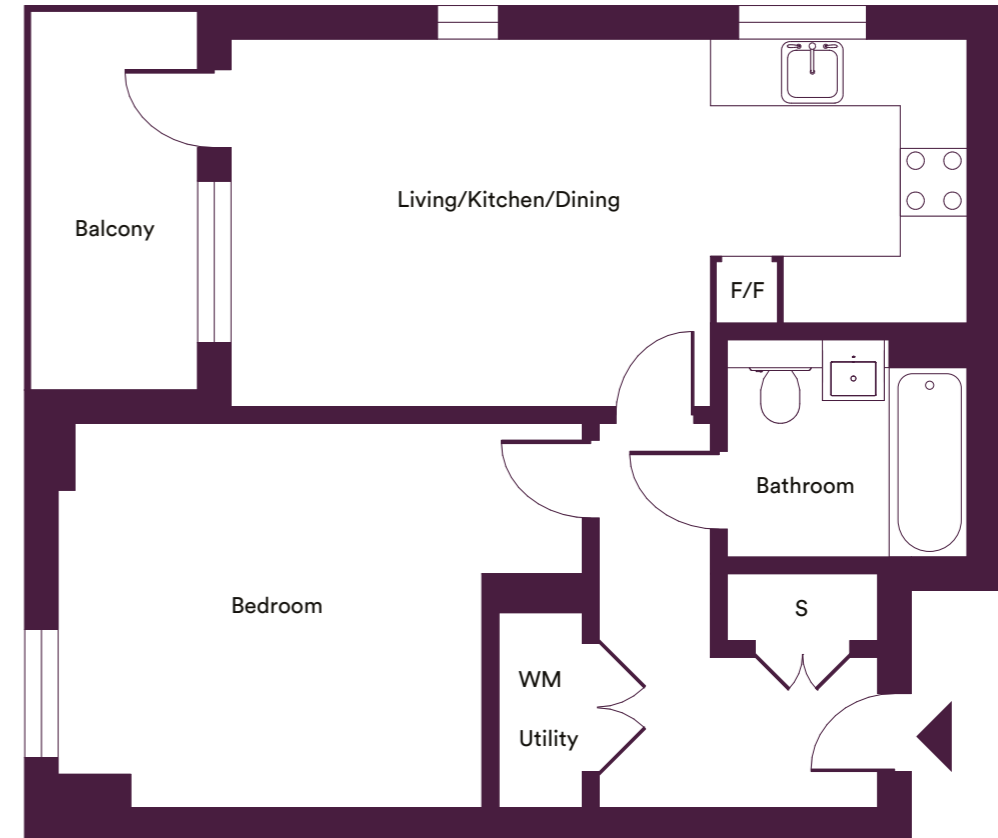
## Plot

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

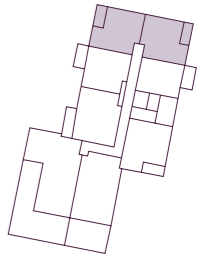
\*Denotes houses that are opposite handed/mirror image to the plans drawn. Garden sizes vary between plots, check the site plan and garden sizes for clarification. The floor plans provided are intended to only give a general indication of the proposed floor layout, are not drawn to scale and are not 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.

# One bedroom apartment

Type 26e  
Plots B3.02.06, B3.02.07



Floor 2



## Dimensions

Kitchen/Living/Dining	6.68m x 3.35m	21'11" x 11'0"
Bedroom	4.75m x 3.51m	15'7" x 11'6"
<b>Total Internal Area</b>	<b>51m<sup>2</sup></b>	<b>545ft<sup>2</sup></b>
Balcony	3.40m x 1.52m	11'2" x 5'0"

## Floor

2	B3.02.06
2	B3.02.07

## Plot

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

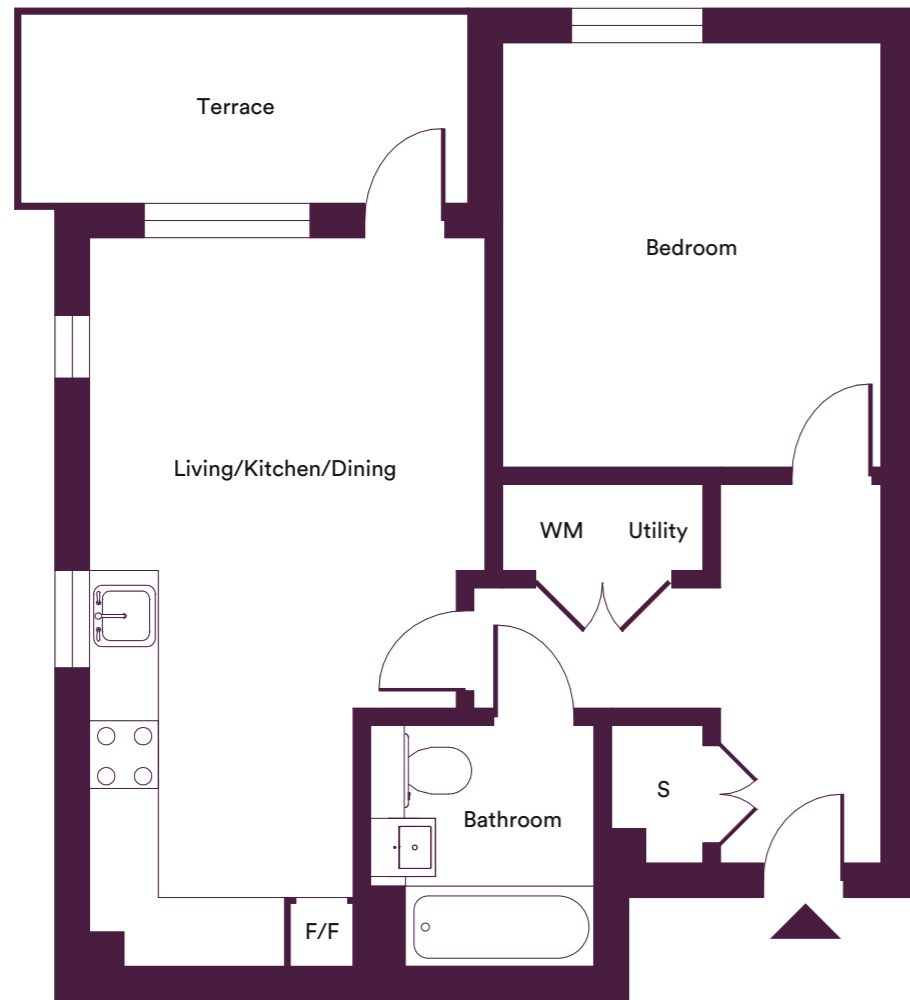
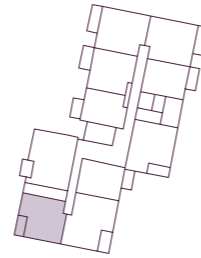
\*Denotes houses that are opposite handed/mirror image to the plans drawn. Garden sizes vary between plots, check the site plan and garden sizes for clarification. The floor plans provided are intended to only give a general indication of the proposed floor layout, are not drawn to scale and are not 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.

# One bedroom apartment

Type 79  
Plot B3.00.04



Ground Floor



## Dimensions

Kitchen/Living/Dining	6.45m x 3.48m	21'2" x 11'5"
Bedroom	3.73m x 3.33m	12'3" x 10'11"
<b>Total Internal Area</b>	<b>49m<sup>2</sup></b>	<b>524ft<sup>2</sup></b>
Terrace	3.33m x 1.85m	10'11" x 6'1"

## Floor

G

## Plot

B3.00.04

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

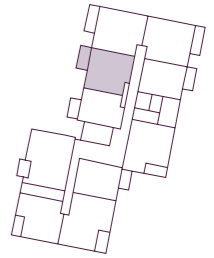
\*Denotes houses that are opposite handed/mirror image to the plans drawn. Garden sizes vary between plots, check the site plan and garden sizes for clarification. The floor plans provided are intended to only give a general indication of the proposed floor layout, are not drawn to scale and are not 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.

# One bedroom apartment

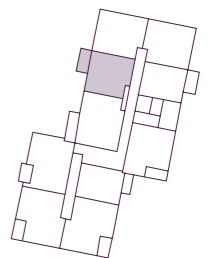
Type 81  
Plots B3.00.07, B3.01.07, B3.02.05



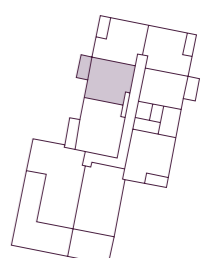
Ground Floor



Floor 1



Floor 2



## Dimensions

Kitchen/Living/Dining	7.19m x 4.14m	23'7" x 13'7"
Bedroom	4.29m x 2.74m	14'1" x 9'0"
<b>Total Internal Area</b>	<b>49m<sup>2</sup></b>	<b>526ft<sup>2</sup></b>
Balcony*	3.71m x 2.01m	12'2" x 6'7"

## Floor

G

## Plot

B3.00.07

1

B3.01.07

2

B3.02.05

\*ground floor properties will have a terrace.

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

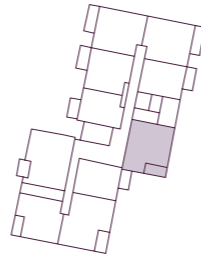
\*Denotes houses that are opposite handed/mirror image to the plans drawn. Garden sizes vary between plots, check the site plan and garden sizes for clarification. The floor plans provided are intended to only give a general indication of the proposed floor layout, are not drawn to scale and are not 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.

# One bedroom apartment

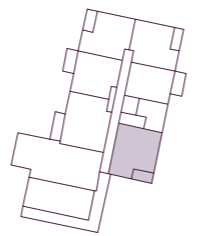
Type 83  
Plots B3.01.01, B3.03.01



Floor 1



Floor 3



## Dimensions

Kitchen/Living/Dining	6.99m x 3.56m	22'11" x 11'8"
Bedroom	4.78m x 3.53m	15'8" x 11'7"
<b>Total Internal Area</b>	<b>57m<sup>2</sup></b>	<b>610ft<sup>2</sup></b>
Balcony	3.33m x 1.50m	10'11" x 4'11"

## Floor

1	B3.01.01
3	B3.03.01

## Plot

B3.01.01	B3.03.01
----------	----------

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

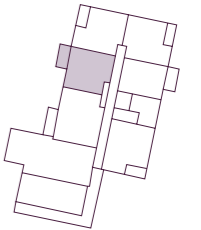
\*Denotes houses that are opposite handed/mirror image to the plans drawn. Garden sizes vary between plots, check the site plan and garden sizes for clarification. The floor plans provided are intended to only give a general indication of the proposed floor layout, are not drawn to scale and are not 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.

# One bedroom apartment

Type 81b  
Plot B3.03.04



Floor 3



## Dimensions

Kitchen/Living/Dining	7.36m x 4.09m	24'2" x 13'5"
Bedroom	4.45m x 2.74m	14'7" x 9'0"
<b>Total Internal Area</b>	<b>50m<sup>2</sup></b>	<b>536ft<sup>2</sup></b>
Balcony	3.99m x 2.08m	13'1" x 6'10"

## Floor

3	B3.03.04
---	----------

## Plot

B3.03.04	
----------	--

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.

# One bedroom apartment

Type 83c  
Plot B3.00.01



## Dimensions

Kitchen/Living/Dining	6.99m x 3.53m	22'11" x 11'7"
Bedroom	4.57m x 3.53m	15'0" x 11'7"
<b>Total Internal Area</b>	<b>55m<sup>2</sup></b>	<b>597ft<sup>2</sup></b>
Terrace	3.33m x 1.57m	10'11" x 5'2"

## Floor

G

## Plot

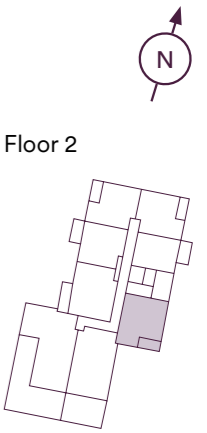
B3.00.01

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.

# One bedroom apartment

Type 83b  
Plot B3.02.01



## Dimensions

Kitchen/Living/Dining	6.99m x 3.58m	22'11" x 11'9"
Bedroom	4.78m x 3.53m	15'8" x 11'7"
<b>Total Internal Area</b>	<b>56m<sup>2</sup></b>	<b>602ft<sup>2</sup></b>
Balcony	3.53m x 1.52m	11'7" x 5'0"

## Floor

2

## Plot

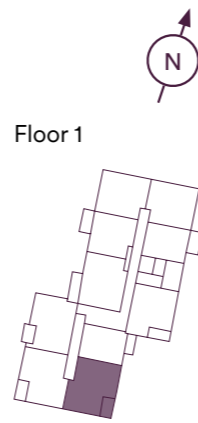
B3.02.01

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.

# Two bedroom apartment

Type 67d  
Plot B3.01.03



## Dimensions

Kitchen/Living/Dining	6.45m x 5.31m	21'2" x 17'5"
Bedroom 1	5.00m x 2.74m	16'5" x 9'0"
Bedroom 2	3.73m x 2.64m	12'3" x 8'8"
<b>Total Internal Area</b>	<b>64m<sup>2</sup></b>	<b>694ft<sup>2</sup></b>
Balcony	3.40m x 1.75m	11'2" x 5'9"

## Floor

1	B3.01.03
---	----------

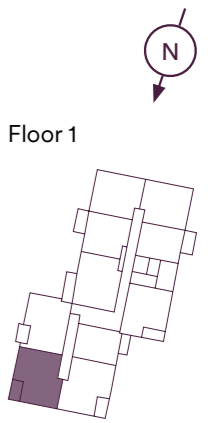
## Plot

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.

# Two bedroom apartment

Type 67  
Plot B3.01.04



## Dimensions

Kitchen/Living/Dining	6.45m x 4.60m	21'2" x 15'1"
Bedroom 1	5.00m x 2.74m	16'5" x 9'0"
Bedroom 2	3.73m x 2.64m	12'3" x 8'8"
<b>Total Internal Area</b>	<b>66m<sup>2</sup></b>	<b>706ft<sup>2</sup></b>
Balcony	3.40m x 1.75m	11'2" x 5'9"

## Floor

1	B3.01.04
---	----------

## Plot

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.

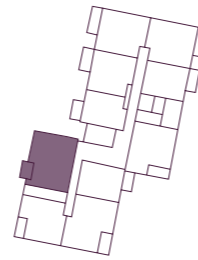
# Two bedroom apartment

Type 80

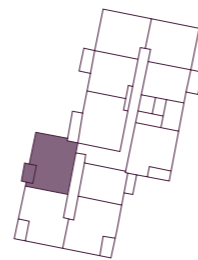
Plots B3.00.05, B3.01.05



Ground Floor



Floor 1



## Dimensions

Kitchen	2.57m x 2.49m	8'5" x 8'2"
Reception Room	3.58m x 3.51m	11'9" x 11'6"
Bedroom 1	4.85m x 2.74m	15'11" x 9'0"
Bedroom 2	3.68m x 2.44m	12'1" x 8'0"
<b>Total Internal Area</b>	<b>61m<sup>2</sup></b>	<b>653ft<sup>2</sup></b>
Balcony*	2.84m x 2.03m	9'4" x 6'8"

Floor	Plot
G	B3.00.05
1	B3.01.05

\*ground floor properties will have a terrace.

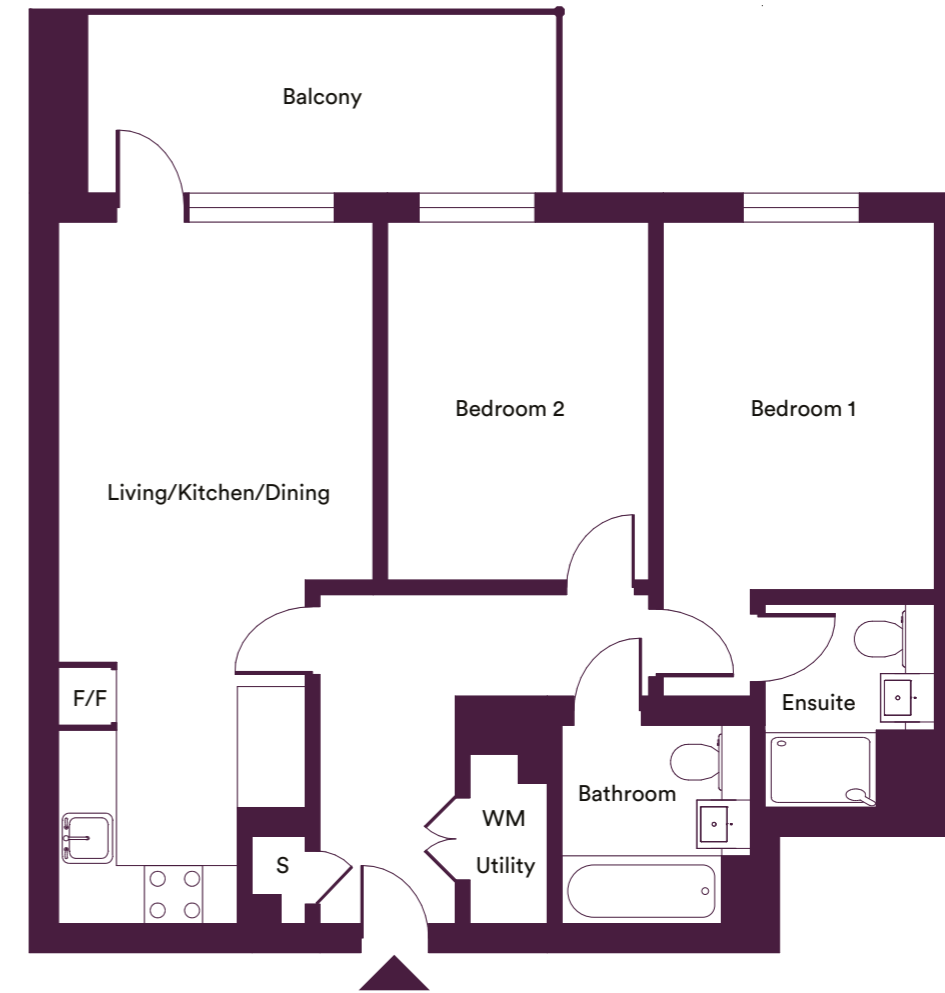
F/F – Fridge/Freezer | S – Storage | WM – Washing Machine

\*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.

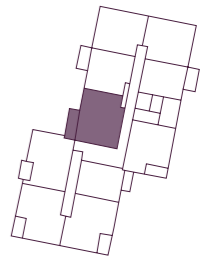
# Two bedroom apartment

Type 80b

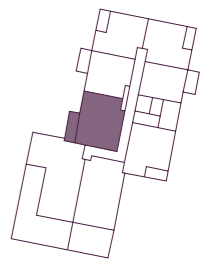
Plots B3.01.06, B3.02.04, B3.03.03



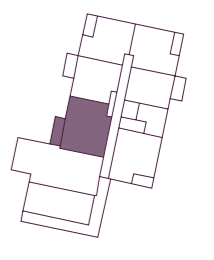
Floor 1



Floor 2



Floor 3



## Dimensions

Kitchen/Living/Dining	7.36m x 3.30m	24'2" x 10'10"
Bedroom 1	3.84m x 2.84m	12'7" x 9'4"
Bedroom 2	3.76m x 2.72m	12'4" x 8'11"
<b>Total Internal Area</b>	<b>65m<sup>2</sup></b>	<b>703ft<sup>2</sup></b>
Balcony	4.93m x 1.88m	16'2" x 6'2"

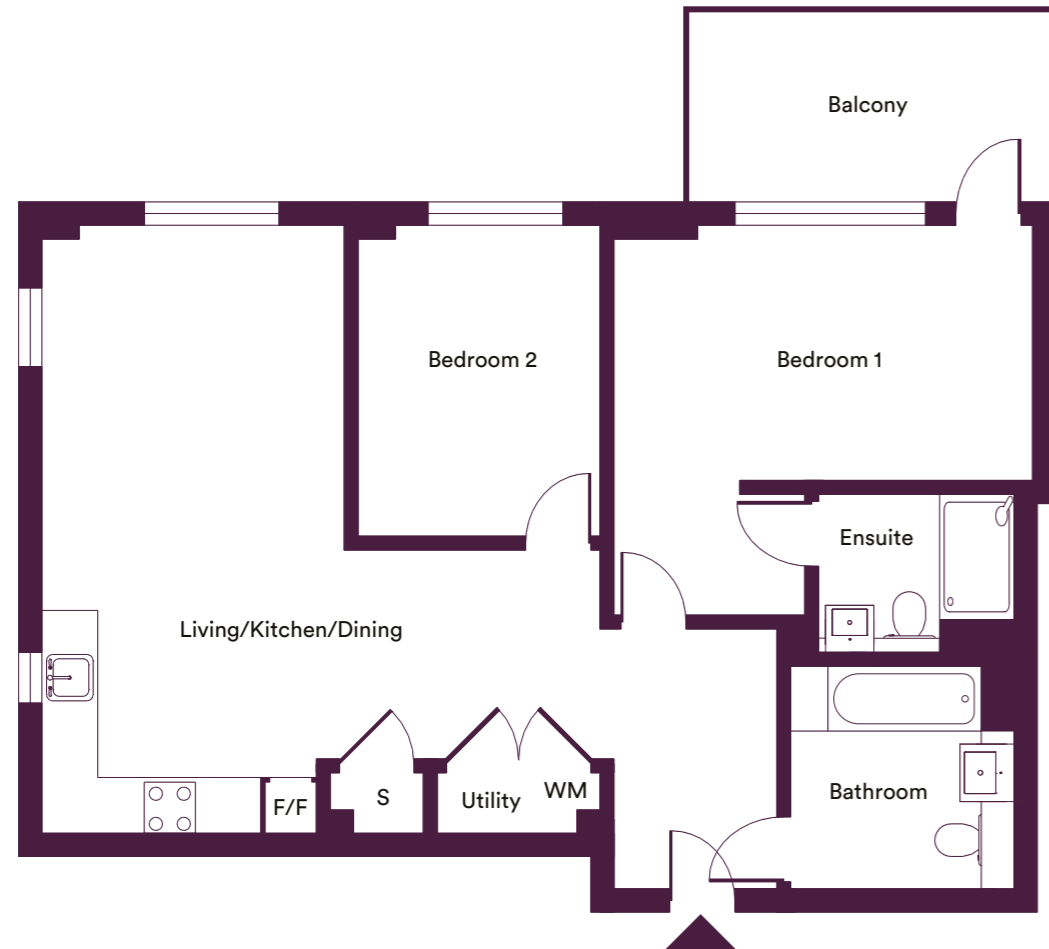
Floor	Plot
1	B3.01.06
2	B3.02.04
3	B3.03.03

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.

# Two bedroom apartment

Type 87b  
Plot B3.05.01



## Dimensions

Kitchen/Living/Dining	6.65m x 6.05m	21'10" x 19'10"
Bedroom 1	4.55m x 4.24m	14'11" x 13'11"
Bedroom 2	3.40m x 2.64m	11'2" x 8'8"
<b>Total Internal Area</b>	<b>73m<sup>2</sup></b>	<b>789ft<sup>2</sup></b>
Balcony	3.99m x 2.08m	13'1" x 6'10"

## Floor

5

## Plot

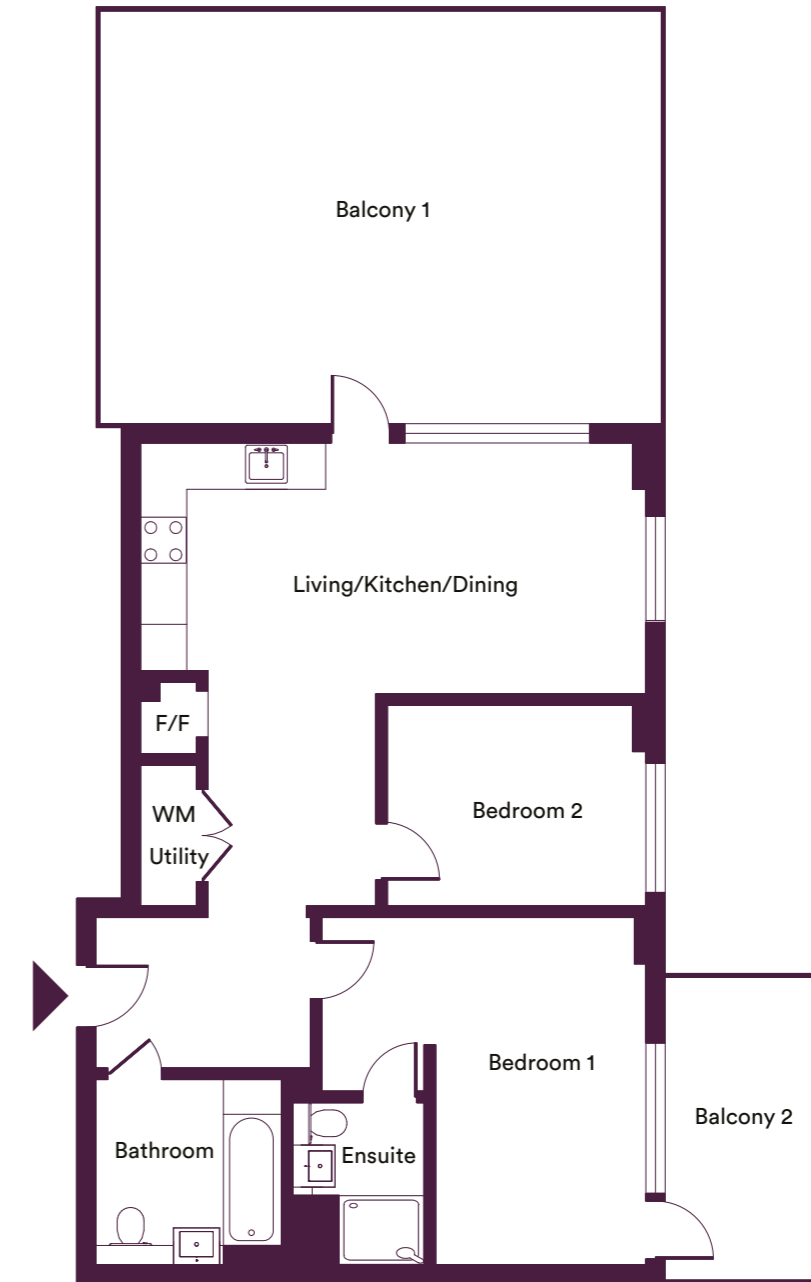
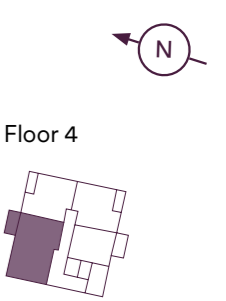
B3.05.01

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.

# Two bedroom apartment

Type 87  
Plot B3.04.01



## Dimensions

Kitchen/Living/Dining	6.65m x 6.07m	21'10" x 19'11"
Bedroom 1	4.57m x 4.27m	15'0" x 14'0"
Bedroom 2	3.40m x 2.64m	11'2" x 8'8"
<b>Total Internal Area</b>	<b>75m<sup>2</sup></b>	<b>804ft<sup>2</sup></b>
Balcony 1	7.24m x 5.44m	23'9" x 17'10"
Balcony 2	3.99m x 2.08m	13'1" x 6'10"

## Floor

4

## Plot

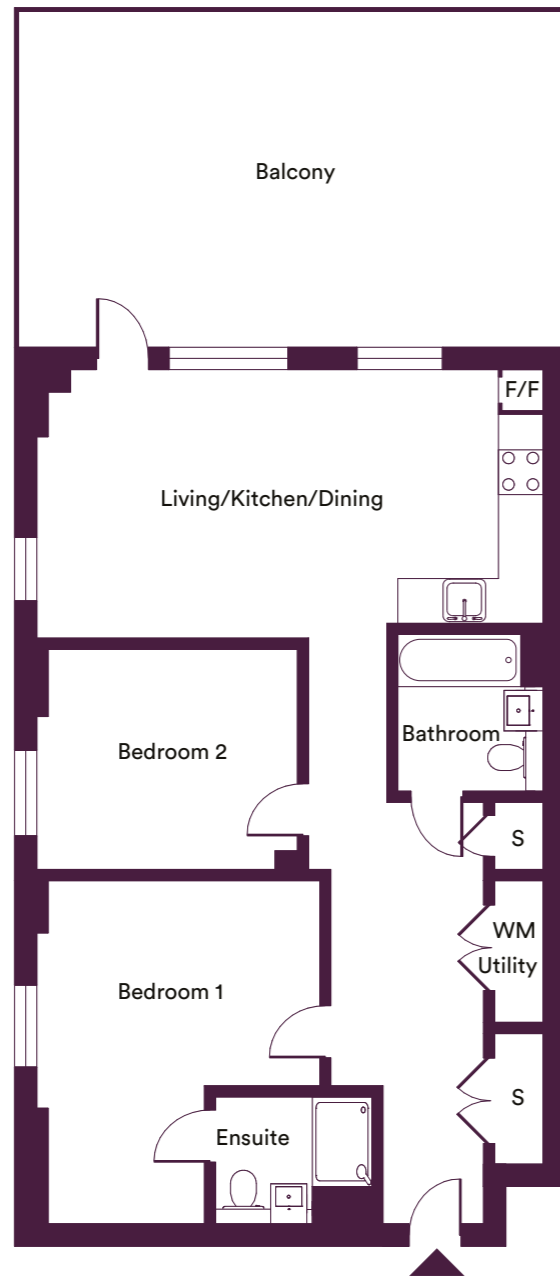
B3.04.01

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

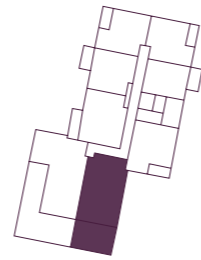
\*Denotes houses that are opposite handed/mirror image to the plans drawn. Garden sizes vary between plots, check the site plan and garden sizes for clarification. The floor plans provided are intended to only give a general indication of the proposed floor layout, are not drawn to scale and are not 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.

# Two bedroom apartment

Type 84  
Plot B3.02.02



Floor 2



## Dimensions

Kitchen/Living/Dining	6.88m x 3.66m	22'7" x 12'0"
Bedroom 1	4.67m x 3.84m	15'4" x 12'7"
Bedroom 2	3.53m x 3.00m	11'7" x 9'10"
<b>Total Internal Area</b>	<b>80m<sup>2</sup></b>	<b>858ft<sup>2</sup></b>
Balcony	7.19m x 4.57m	23'7" x 15'0"

## Floor

2

## Plot

B3.02.02

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

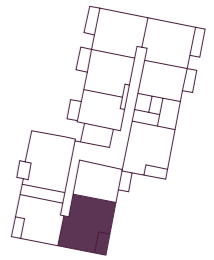
\*Denotes houses that are opposite handed/mirror image to the plans drawn. Garden sizes vary between plots, check the site plan and garden sizes for clarification. The floor plans provided are intended to only give a general indication of the proposed floor layout, are not drawn to scale and are not 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.

# Two bedroom apartment

Type 67b  
Plot B3.00.03



Ground Floor



## Dimensions

Kitchen/Dining	5.28m x 3.02m	17'4" x 9'11"
Living	3.56m x 3.30m	11'8" x 10'10"
Bedroom 1	4.83m x 2.74m	15'10" x 9'0"
Bedroom 2	3.63m x 2.64m	11'11" x 8'8"
<b>Total Internal Area</b>	<b>63m<sup>2</sup></b>	<b>679ft<sup>2</sup></b>
Terrace	3.35m x 1.80m	11'0" x 5'11"

## Floor

G

## Plot

B3.00.03

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.



# Three bedroom apartment

Type 85  
Plot B3.02.03



## Dimensions

Kitchen/Living/Dining	6.10m x 4.95m	20'0" x 16'3"
Bedroom 1	5.94m x 3.38m	19'6" x 11'1"
Bedroom 2	4.80m x 2.84m	15'9" x 9'4"
Bedroom 3	4.80m x 2.82m	15'9" x 9'3"
<b>Total Internal Area</b>	<b>97m<sup>2</sup></b>	<b>1041ft<sup>2</sup></b>
Balcony	13.14m x 9.37m	43'1" x 30'9"

## Floor

2

## Plot

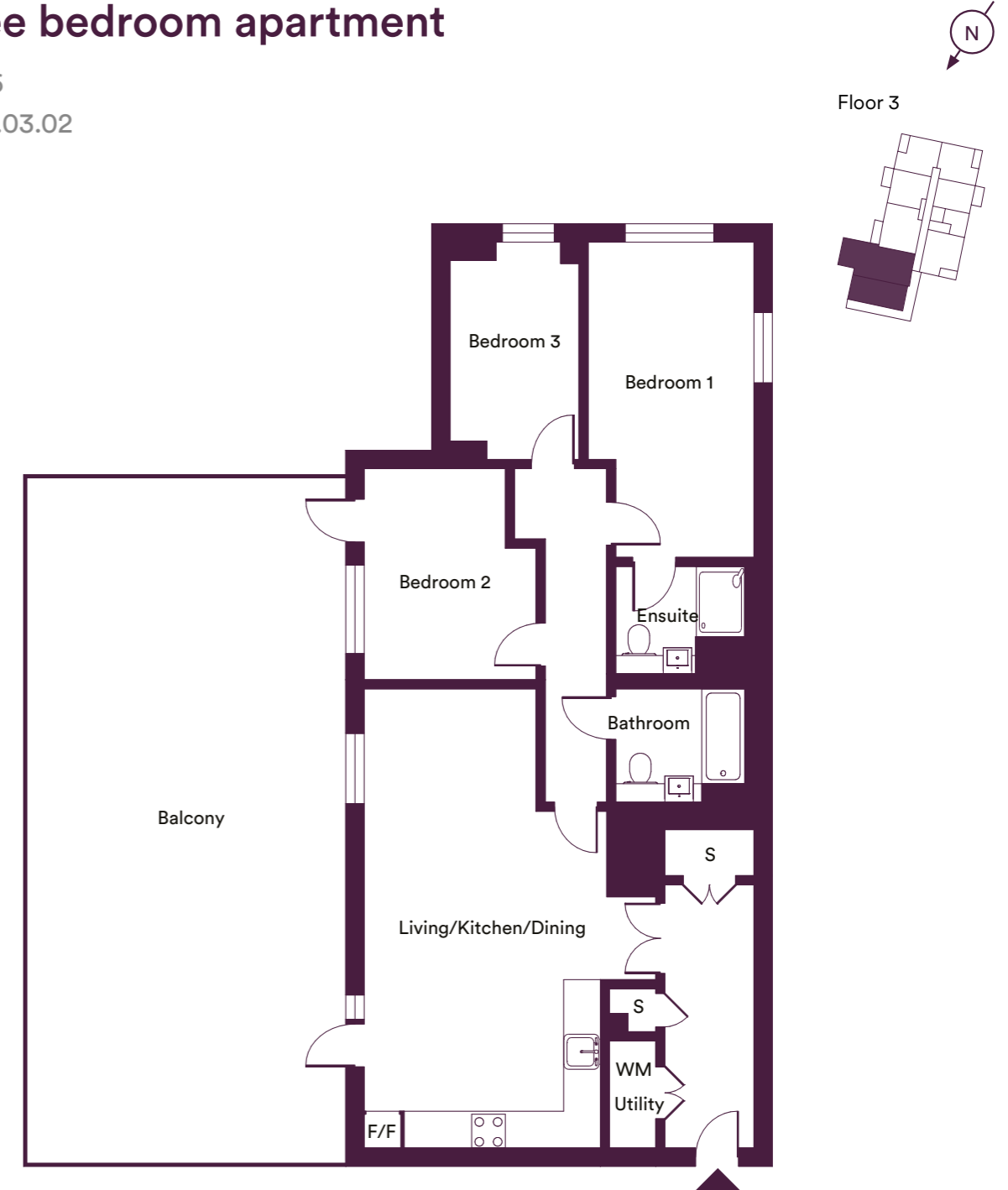
B3.02.03

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.

# Three bedroom apartment

Type 86  
Plot B3.03.02



## Dimensions

Kitchen/Living/Dining	7.59m x 4.72m	24'11" x 15'6"
Bedroom 1	5.21m x 2.74m	17'1" x 9'0"
Bedroom 2	3.48m x 2.82m	11'5" x 9'3"
Bedroom 3	3.58m x 2.11m	11'9" x 6'11"
<b>Total Internal Area</b>	<b>91m<sup>2</sup></b>	<b>979ft<sup>2</sup></b>
Balcony	11.35m x 5.31m	37'3" x 17'5"

## Floor

3

## Plot

B3.03.02

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.

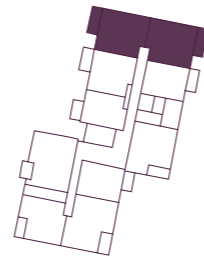
# Three bedroom duplex

Type 82

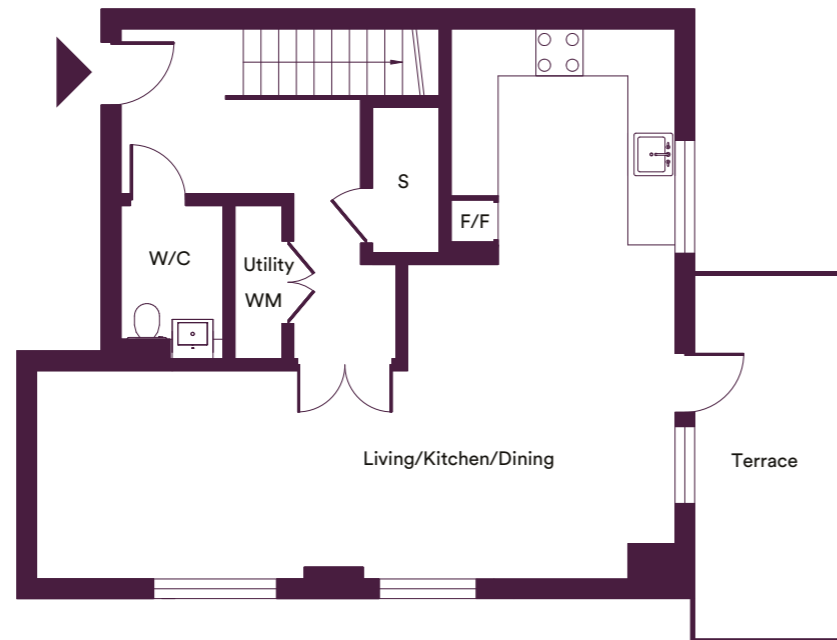
Plots B3.00.08, B3.00.09



Ground Floor



First Floor



## Dimensions

Kitchen/Living/Dining	8.10m x 6.93m	26'7" x 22'9"
Bedroom 1	4.70m x 3.20m	15'5" x 10'6"
Bedroom 2	3.81m x 3.05m	12'6" x 10'0"
Bedroom 3	3.45m x 3.18m	11'4" x 10'5"
<b>Total Internal Area</b>	<b>109m<sup>2</sup></b>	<b>1171ft<sup>2</sup></b>
Terrace	4.70m x 1.88m	15'5" x 6'2"

## Floor

Floor	Plot
G	B3.00.08
G	B3.00.09

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.

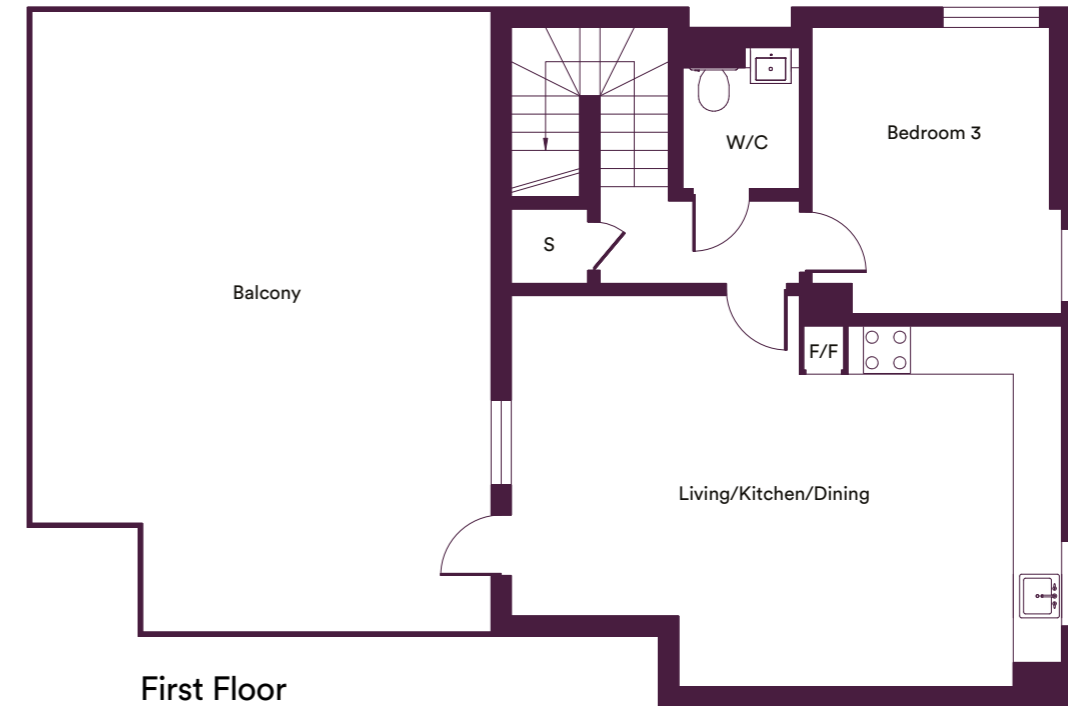
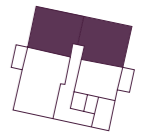
# Three bedroom duplex

Type 88

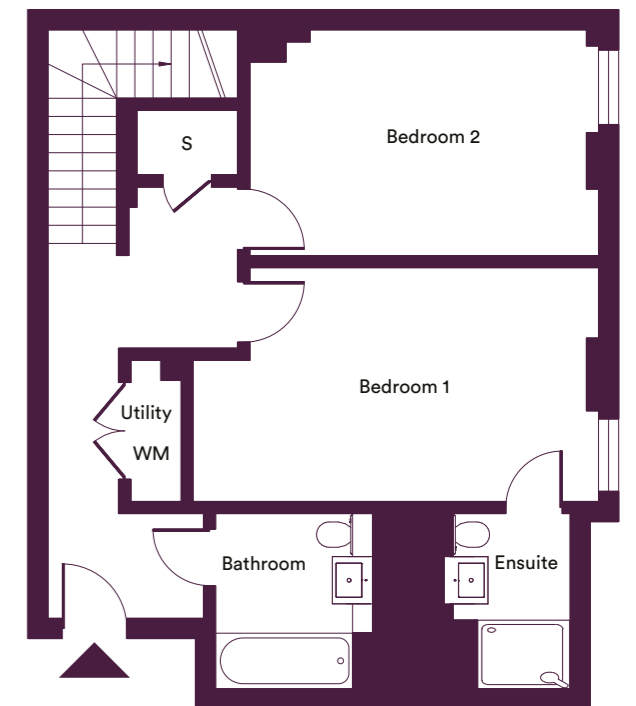
Plots B3.05.02, B3.05.03



Floor 5



First Floor



## Dimensions

Kitchen/Living/Dining	6.93m x 4.93m	22'9" x 16'2"
Bedroom 1	5.11m x 2.95m	16'9" x 9'8"
Bedroom 2	4.39m x 2.84m	14'5" x 9'4"
Bedroom 3	3.61m x 3.15m	11'10" x 10'4"
<b>Total Internal Area</b>	<b>110m<sup>2</sup></b>	<b>1186ft<sup>2</sup></b>
Balcony	7.70m x 5.79m	25'3" x 19'0"

## Floor

Floor	Plot
5	B3.05.02
5	B3.05.03

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.



## 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](https://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](mailto: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](http://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](http://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](http://lqgroup.org.uk)



## L&Q Achievements



## A selection of other L&Q developments



L&Q at Ridgeway Views  
Mill Hill  
[lqhomes.com/ridgewayviews](http://lqhomes.com/ridgewayviews)



The Chain  
Waltham Forest  
[lqhomes.com/thechain](http://lqhomes.com/thechain)



Brent Terrace  
Hendon  
[lqhomes.com/brentterrace](http://lqhomes.com/brentterrace)

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

✉ [clarendon@lqgroup.org.uk](mailto:clarendon@lqgroup.org.uk)

☎ 0208 189 7527

🌐 [lqhomes.com/clarendon](http://lqhomes.com/clarendon)

### Disclaimer

All information in this document is correct at the time of publication going to print. The contents of this brochure should not be considered material information for the purposes of purchasing a home. No image or photograph (whether computer generated or otherwise) is taken as a statement or representation of fact, and no image or photograph (whether computer generated or otherwise) forms part of any offer, contract, warranty or representation. Registered office: L&Q, 29-35 West Ham Lane, Stratford, London E15 4PH. Homes & Communities Agency L4517. Registered Society 30441R Exempt charity. Your home is at risk if you fail to keep up repayments on a mortgage, rent or other loan secured on it. Please make sure you can afford the repayments before you take out a mortgage.

L&Q