

L&Q at

**ELEPHANT
PARK**



L&Q



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Parkside homes *and vibrant city living*

Welcome to L&Q at Elephant Park in the heart of London's Zone 1. L&Q are proud to offer a range of 1 & 2 bedroom Shared Ownership apartments in this contemporary development.

Already a lively London neighbourhood, Elephant & Castle offers all the convenience of a zone 1 location. Known affectionately to locals as 'The Elephant', the area has a rich history stretching back to medieval times – and much more to offer to its residents.

Capturing the colour, flavour & energy of a place that was once known as the 'Piccadilly of the South', life at Elephant Park is all about great community, good living and finding a place that really feels like home.

Room to grow
and space to relax



More than just a place to live

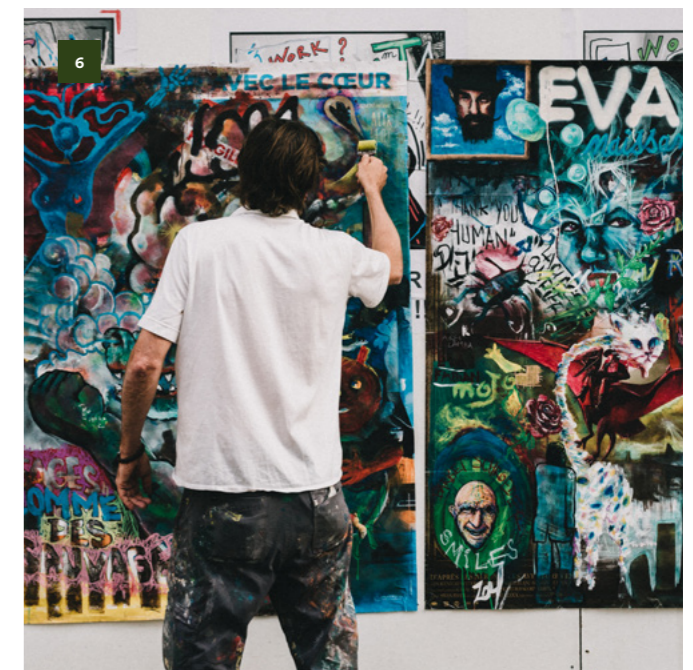
The people of Elephant & Castle have always been proud of their home. It is a diverse community of parkside homes, local businesses, creative enterprises, meeting places and space to relax.

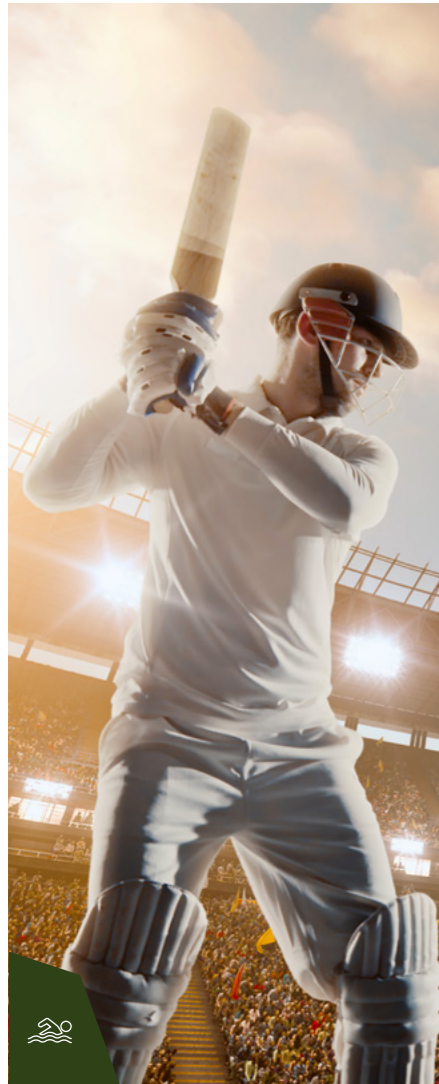
Capturing the colour, flavour & energy of a place that was once known as the 'Piccadilly of the South', life at Elephant Park is all about great community, good living and finding a place that really feels like home.

Elephant Park puts beautiful parkland on your doorstep, bringing people together with space for everyone to cycle, walk, meet and enjoy.

London's always been a magnet for creativity where no two districts feel the same and Elephant Park has a unique identity of its own. A lively community of local artisans, creative independents, cafes, bars, restaurants and more. Whatever you're looking for it's right on your doorstep and with Shared Ownership from L&Q, you could be one of the locals.

- 1. The Rosy Hue Pub and Restaurant
- 2. Mercato Metropolitano
- 3. Kokoro Restaurant
- 4. Bobo Social
- 5. Change Please Coffee Shop
- 6. Local artists at work





Sports

The Oval was the first UK cricket ground to host international Test cricket, back in 1880. It has evolved into a popular sports ground with the opportunity to watch world class cricket, including the summer's final Test match.

The Oval
1.1 miles*

Parks

Spanning 56 hectares, Burgess Park is Southwark's largest park. It is widely renowned for its heritage, sports facilities, lake, wildlife, design and horticultural excellence and even barbecues. Elephant Park features a large, open lawn for relaxing and playing games, with vibrant and colourful planting beds and rain gardens along the edges.

Burgess Park
1.3 miles*

Culture

The Imperial War Museum offers a rare insights into family life in wartime Britain, espionage and more. A major restoration in July 2014 paved the way for the largest exhibition of British First World War art for nearly a century.

Imperial War Museum
0.5 miles*

Eat and Drink

Foodie haven for chefs and enthusiastic cooks, Borough Market brings together some of the country's finest food and drink producers under its wrought-iron roof.

Borough Market
1.2 miles*

Shopping

Take a trip to Covent Garden, a shopping and entertainment hub, that is home to a combination of high street and luxury fashion, beauty and lifestyle stores, craft stalls and more.

Covent Garden
1.9 miles*

Community

Elephant Park is committed to creating spaces for the community to use. Whether it's a fun day in the park, a business networking event or a charity fundraiser, there's space for everyone. Local hotspots such as The Tree House, Hej coffee shop and The Living Room @ Sayer Street will make you feel right at home in Elephant Park.

Elephant Park
100 metres

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

From the City to Canary Wharf you can reach all of London's major business destinations inside 20 mins.



By tube from Elephant & Castle Station

Waterloo	4 mins
Embankment	5 mins
Piccadilly	8 mins
Oxford Circus	10 mins
Tottenham Court Road*	12 mins
Euston	15 mins
Paddington*	18 mins



By bus from Elephant Park

Waterloo	13 mins
Embankment	22 mins
Piccadilly Circus	25 mins
Oxford Circus	32 mins
Tottenham Court Road*	34 mins



By bike from Elephant Park

Elephant & Castle	5 mins
Southwark	6 mins
Waterloo	8 mins
Blackfriars	10 mins
Farringdon	15 mins



By foot from Elephant Park

Bobo Social	40 secs
Elephant & Castle Underground	5 mins
South Bank	23 mins
Borough Market	24 mins
The Shard	26 mins
London Eye	29 mins

Well located
at the centre
of everything





**Belfield
Mansions**

**Livery
House**



Investing in homes *and neighbourhoods*

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

With nearly 60 years' experience, we have what it takes to do things right. We aim to deliver great service to every customer, every time, and we're always looking for ways to improve ourselves.

Our relationships are built on trust, transparency and fairness and we're there when we're needed – locally responsive and working hard to keep the communities we serve safe and vibrant.

Because our social purpose is at the core of what we do, we reinvest all of the money that we make into our homes and services.

We create better places to live by delivering homes, neighbourhoods and housing services that people can afford.

We are L&Q.

Buying a Shared Ownership home with L&Q

With Shared Ownership you start by buying a share in your home and then progress to full ownership by buying more shares. Your deposit will be 5% to 10% of the share you are buying. You pay a mortgage on the share you own and a 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 Brunel Street Works
Canning Town
lqhomes.com/brunel-street-works



L&Q at Kidbrooke Village
Greenwich
lqhomes.com/kidbrookevillage



L&Q at Queens Quarter
Croydon
lqhomes.com/queensquarter

L&Q at Elephant Park
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🌐 lqhomes.com/elephantpark

Disclaimer

All information in this document is correct at the time of publication going to print December 2022. 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