

An architectural rendering of a modern residential development at dusk. The scene features two tall apartment buildings with balconies, some of which have people and plants. In the foreground, a row of young trees with green leaves stands in a landscaped area with people walking and sitting on benches. The sky is a mix of purple, pink, and orange.

# L&Q at **ELEPHANT PARK**



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Floorplan and  
Specification Brochure  
MARSON APARTMENTS

**L&Q**





CGI image and cover image is for illustrative purposes only

## Parkside homes *and vibrant city living*

This floorplan and specification guide is designed with detail to help you choose the perfect 1 or 2 bedroom Shared Ownership apartment at Elephant Park.

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*





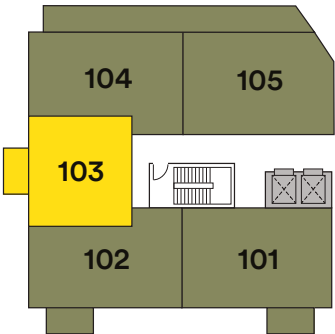
# Site Plan



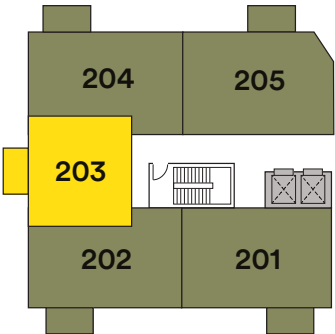
# Plot Locators



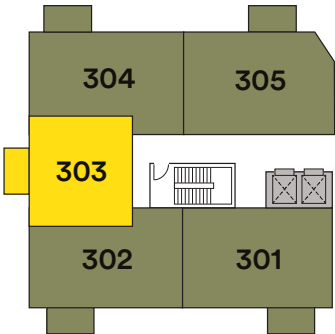
First Floor



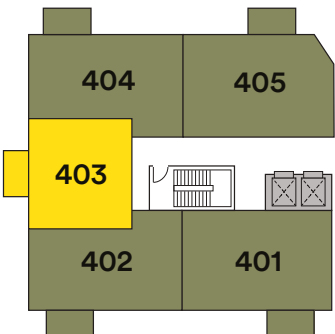
Second Floor



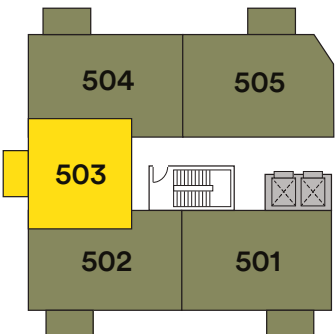
Third Floor



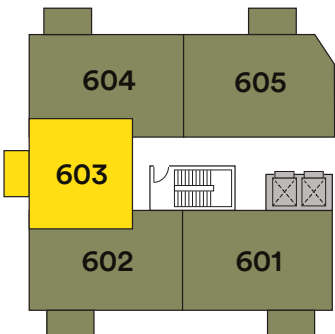
Fourth Floor



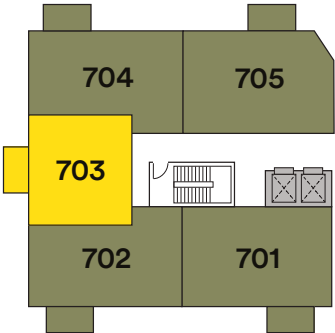
Fifth Floor



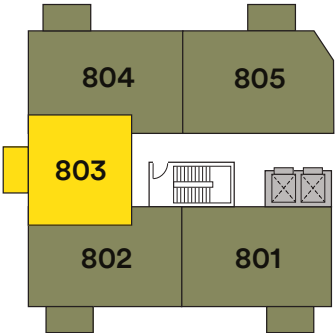
Sixth Floor



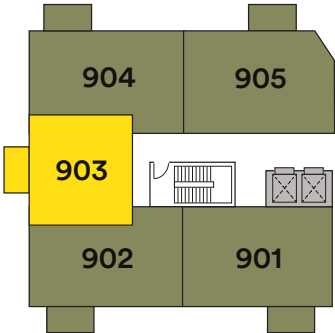
Seventh Floor



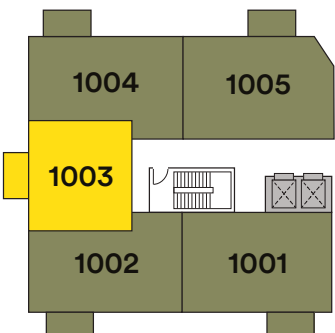
Eighth Floor



Ninth Floor



Tenth Floor



Key

- One Bedroom apartments
- Two Bedroom apartments
- Lifts

Please note that the properties are currently under construction. For further clarification regarding specific individual plots, please ask our Sales Associates. Any depiction of the layout does not show details of gradients of land, boundary treatments, local authority street lighting or landscaping. It is our intention to build in accordance with this layout including the locations of Market Sale, Shared Ownership, London Living Rent, Private Rent and Affordable Rent properties (known as tenures). However, there may be occasions when the tenure location, house designs, boundaries, landscaping and positions of roads and footpaths, play areas and other facilities or amenities may change as the development proceeds and as properties are marketed. The layout (including tenure locations) is subject to amendments due to changing planning permission for the development, and depictions of the layout should be used as guidance only. No site map including tenure locations (whether computer generated or otherwise) forms part of any offer, contract, warranty, or representation and are for illustrative and guidance purposes only, quality of this technology may vary. In relation to computer generated images, minimum dimensions have been used to generate this image and as a result dimensions may vary (and should not be relied on by you).



# Specification

## Kitchen



- Modern kitchen cabinets with a complementary silestone worktop and tiled splashback
- Under cupboard lighting
- Stainless steel 1.5 bowl sink with accompanying chrome mixer tap
- Fully integrated appliances including oven, induction hob, microwave, fridge/freezer, dishwasher and integrated extractor

## Bathroom



- Modern white sanitaryware including semi-recessed basin with chrome basin tap
- Floor mounted WC with concealed cistern
- Chrome dual flush plate for water efficiency
- Wall mounted mirror cabinet with integrated shave socket and LED downlight
- Steel bath with bespoke bath panel
- Chrome towel radiator
- Shower screen over the bath, chrome bath mixer tap, thermostatic shower valve with overhead shower and hair wash attachment

## Bedroom



- Fitted carpet
- Fitted wardrobe with sliding doors to bedroom

## Wall & Floor Finishes



- White emulsion painted walls and ceilings
- White satin architraves and skirting boards
- Laminate flooring to hallways and kitchen/living/dining areas
- Ceramic floor and wall tiles to bathrooms
- Carpet to bedrooms

## Heating, Electrical & Lighting



- Underfloor heating sourced by onsite CHP heating system (subject to supply agreement)
- Low energy white LED downlights to kitchen and bathrooms
- Pendant lights to living / dining area, bedrooms & hallways
- Polished chrome switches and sockets within the kitchens
- Selected double sockets to include USB charging
- Silver shaver point in bathrooms
- Provision for Sky Q (subscription will be required)
- Mains operated ceiling mounted smoke/heat detector

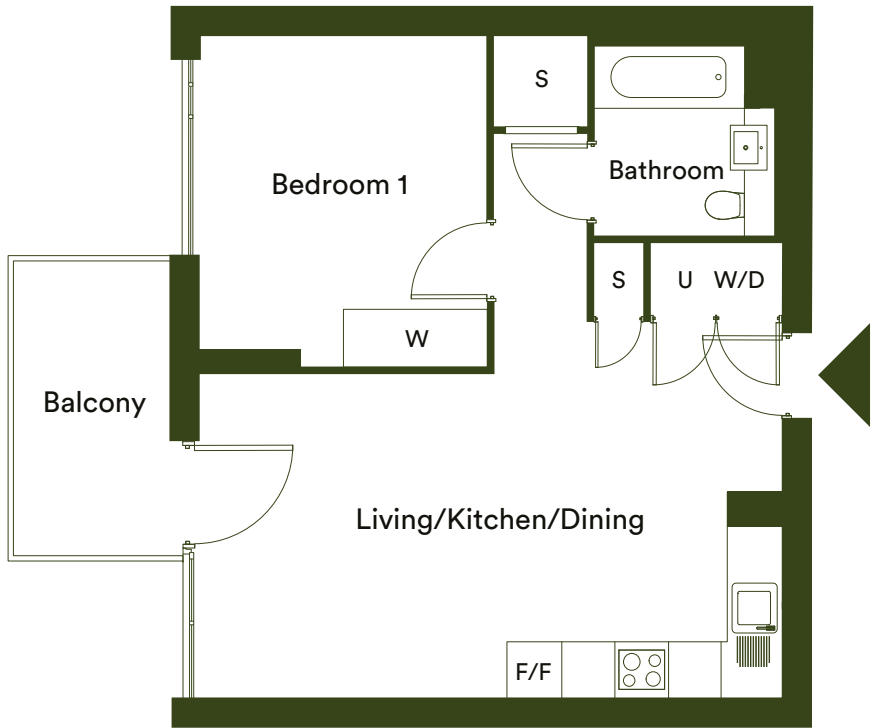
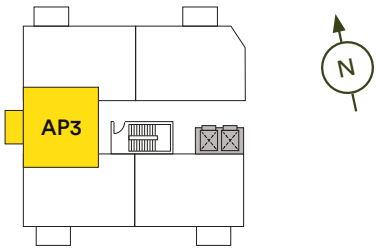
## General



- Free standing washer/dryer located in utility cupboard
- White internal doors
- Polished chrome door furniture
- Private balcony or terrace to every home
- Video door entry system
- Communal bicycle storage for every home
- NHBC 12-year Warranty
- Blinds to every apartment

# One bedroom apartment

Type 01  
Plots 103, 203, 303, 403, 503, 603, 703, 803, 903, 1003



Dimensions		
Living/Kitchen/Dining	3.73m x 6.71m	12'3" x 22'0"
Bedroom 1	3.79m x 3.30m	12'5" x 10'10"
Total Internal Area	51.70m <sup>2</sup>	556ft <sup>2</sup>
Balcony	2.00m x 3.34m	6'6" x 10'11"

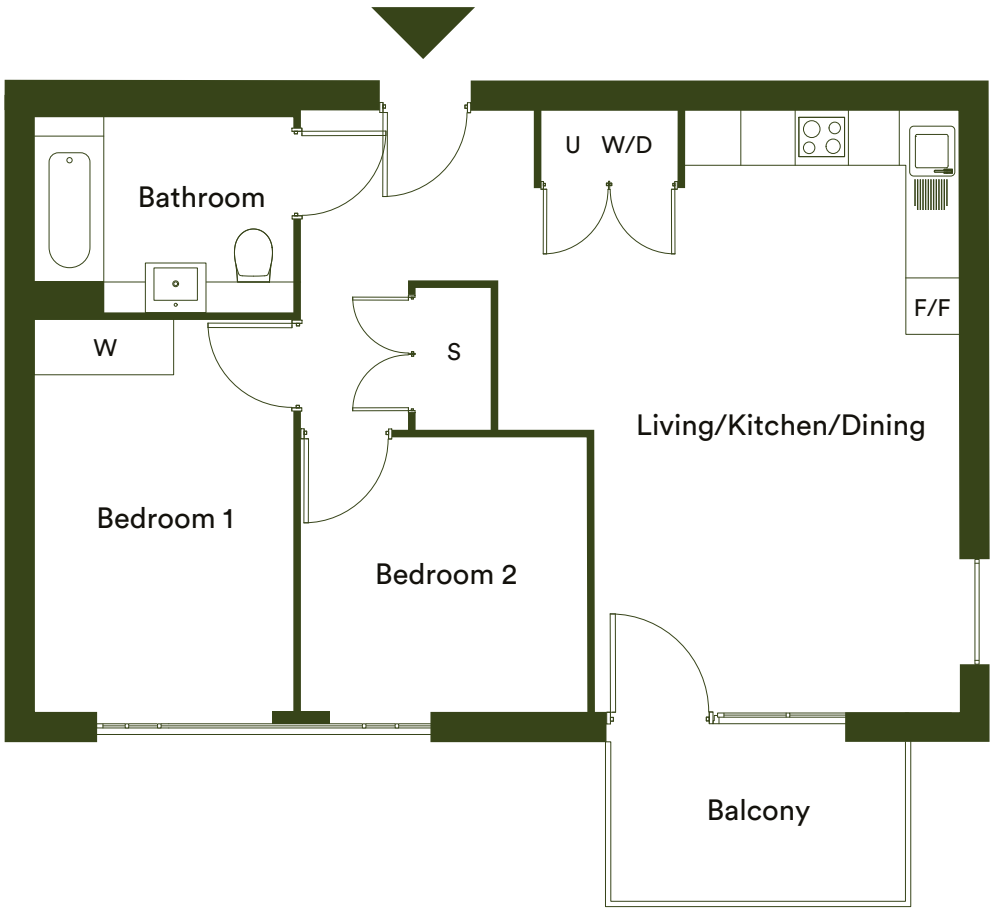
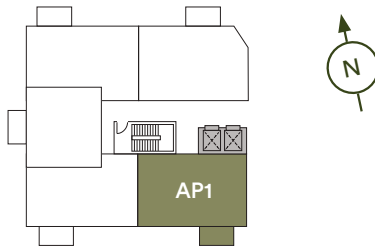
Floor	Plot	Floor	Plot
1	103	6	603
2	203	7	703
3	303	8	803
4	403	9	903
5	503	10	1003

W – Wardrobe | F/F – Fridge/Freezer | S – Storage | WD – Washer Dryer | U – Utility | L – Lifts

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. Please be aware the utility cupboard will include mechanical and electrical controls which will reduce the storage available. Window sizes may vary. For further clarification regarding specific individual plots, please ask our Sales Advisors.

# Two bedroom apartment

Type 04  
Plots 101, 201, 301, 401, 501, 601, 701, 801, 901, 1001



Dimensions		
Living/Kitchen/Dining	6.82m x 4.15m	22'4" x 13'7"
Bedroom 1	4.49m x 3.00m	14'9" x 9'10"
Bedroom 2	3.14m x 3.29m	10'4" x 10'10"
Total Internal Area	75.20m <sup>2</sup>	808ft <sup>2</sup>
Balcony	2.00m x 3.40m	6'6" x 10'11"

Floor	Plot	Floor	Plot
1	101	6	601
2	201	7	701
3	301	8	801
4	401	9	901
5	501	10	1001

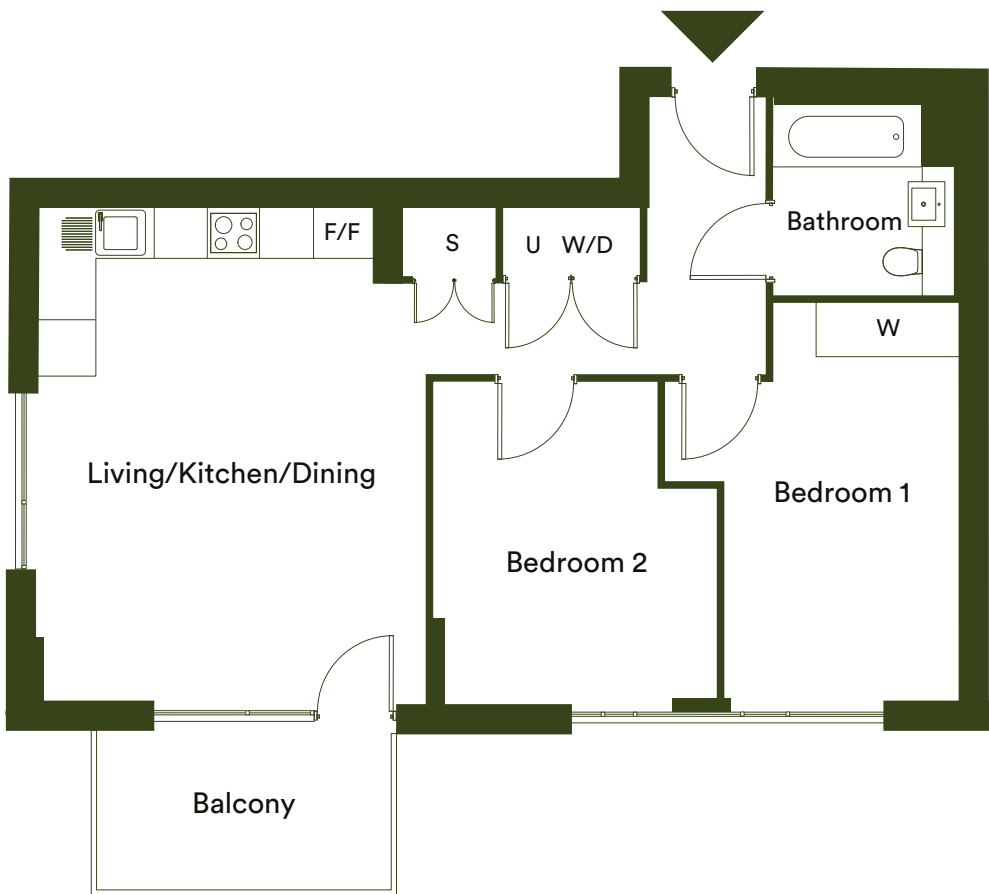
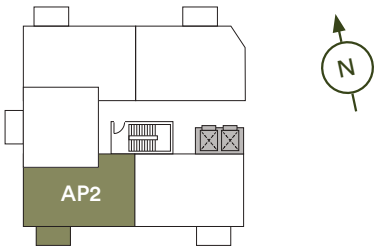
W – Wardrobe | F/F – Fridge/Freezer | S – Storage | WD – Washer Dryer | U – Utility | L – Lifts

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Two bedroom apartment

Type 02

Plots 102, 202, 302, 402, 502, 602, 702, 802, 902, 1002



Dimensions		
Living/Kitchen/Dining	5.72m x 4.47m	18 '9" x 14'8"
Bedroom 1	4.54m x 2.75m	14'11" x 9'0"
Bedroom 2	3.64m x 2.58m	11'11" x 8'6"
Total Internal Area	66.10m <sup>2</sup>	711ft <sup>2</sup>
Balcony	2.00m x 3.34m	6'6" x 10'11"

Floor	Plot	Floor	Plot
1	102	6	602
2	202	7	702
3	302	8	802
4	402	9	902
5	502	10	1002

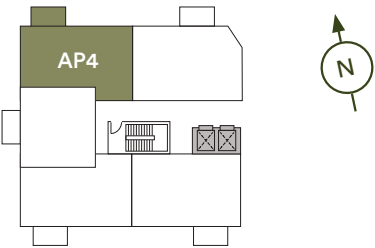
W – Wardrobe | F/F – Fridge/Freezer | S – Storage | WD – Washer Dryer | U – Utility | L – Lifts

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Two bedroom apartment

Type 02

Plots 104, 204, 304, 404, 504, 604, 704, 804, 904, 1004



Dimensions		
Living/Kitchen/Dining	4.47m x 5.72m	14'8" x 18'9"
Bedroom 1	4.58m x 2.75m	15'0" x 9'0"
Bedroom 2	3.64m x 3.23m	11'11" x 11'5"
Total Internal Area	66.10m <sup>2</sup>	712ft <sup>2</sup>
Balcony	2.00m x 3.34m	6'6" x 10'11"
Terrace (Plot 104)	10.37m x 1.61m	34'0" x 5'3"

Floor	Plot	Floor	Plot
1	104	6	604
2	204	7	704
3	304	8	804
4	404	9	904
5	504	10	1004

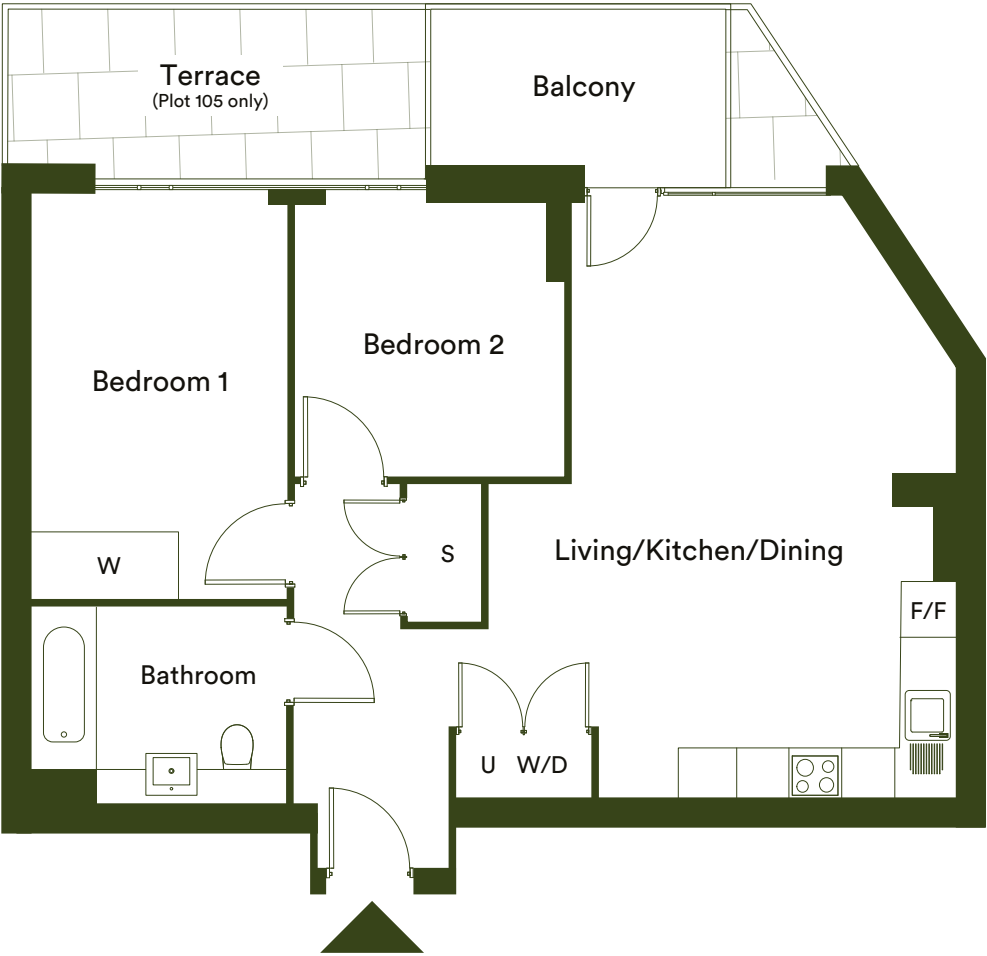
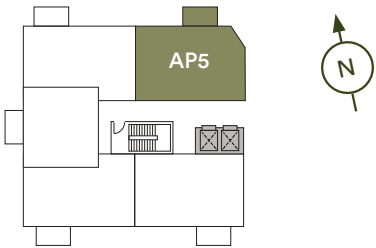
W – Wardrobe | F/F – Fridge/Freezer | S – Storage | WD – Washer Dryer | U – Utility | L – Lifts

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# Two bedroom apartment

Type 05  
Plots 105, 205, 305, 405, 505, 605, 705, 805, 905, 1005



### Dimensions

Living/Kitchen/Dining	6.96m x 5.40m	22'10" x 17'9"
Bedroom 1	4.53m x 3.01m	14'10" x 9'11"
Bedroom 2	3.14m x 3.08m	10'4" x 10'1"
<b>Total Internal Area</b>	<b>75.07m²</b>	<b>808ft²</b>
Balcony	2.00m x 3.34m	6'6" x 10'11"
Terrace (Plot 105)	9.49m x 1.61m	31'2" x 5'3"

Floor	Plot	Floor	Plot
1	105	6	605
2	205	7	705
3	305	8	805
4	405	9	905
5	505	10	1005

W – Wardrobe | F/F – Fridge/Freezer | S – Storage | WD – Washer Dryer | U – Utility | L – Lifts

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CGI for illustrative purposes only



We provide the home  
and you make  
it your own







## 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](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](https://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](https://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



**The Quarry  
Bexley**  
[lqhomes.com/thequarry](http://lqhomes.com/thequarry)



**L&Q at Kidbrooke Village  
Greenwich**  
[lqhomes.com/kidbrookevillage](http://lqhomes.com/kidbrookevillage)



**L&Q at Clarendon  
Haringey**  
[lqhomes.com/clarendon](http://lqhomes.com/clarendon)

**L&Q at Elephant Park**  
Heygate Street, London, SE17 1FU

✉ [elephantpark@lqgroup.org.uk](mailto:elephantpark@lqgroup.org.uk)  
☎ 0208 189 7584  
🌐 [lqhomes.com/elephantpark](http://lqhomes.com/elephantpark)

**Disclaimer**  
All information in this document is correct at the time of publication going to print October 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