

L&Q at

**ELEPHANT
PARK**



Floor plan and
Specification Brochure
LIVERY HOUSE AND
BELFIELD MANSIONS

L&Q



Belfield
Mansions

Livery
House

Parkside homes

and vibrant city living

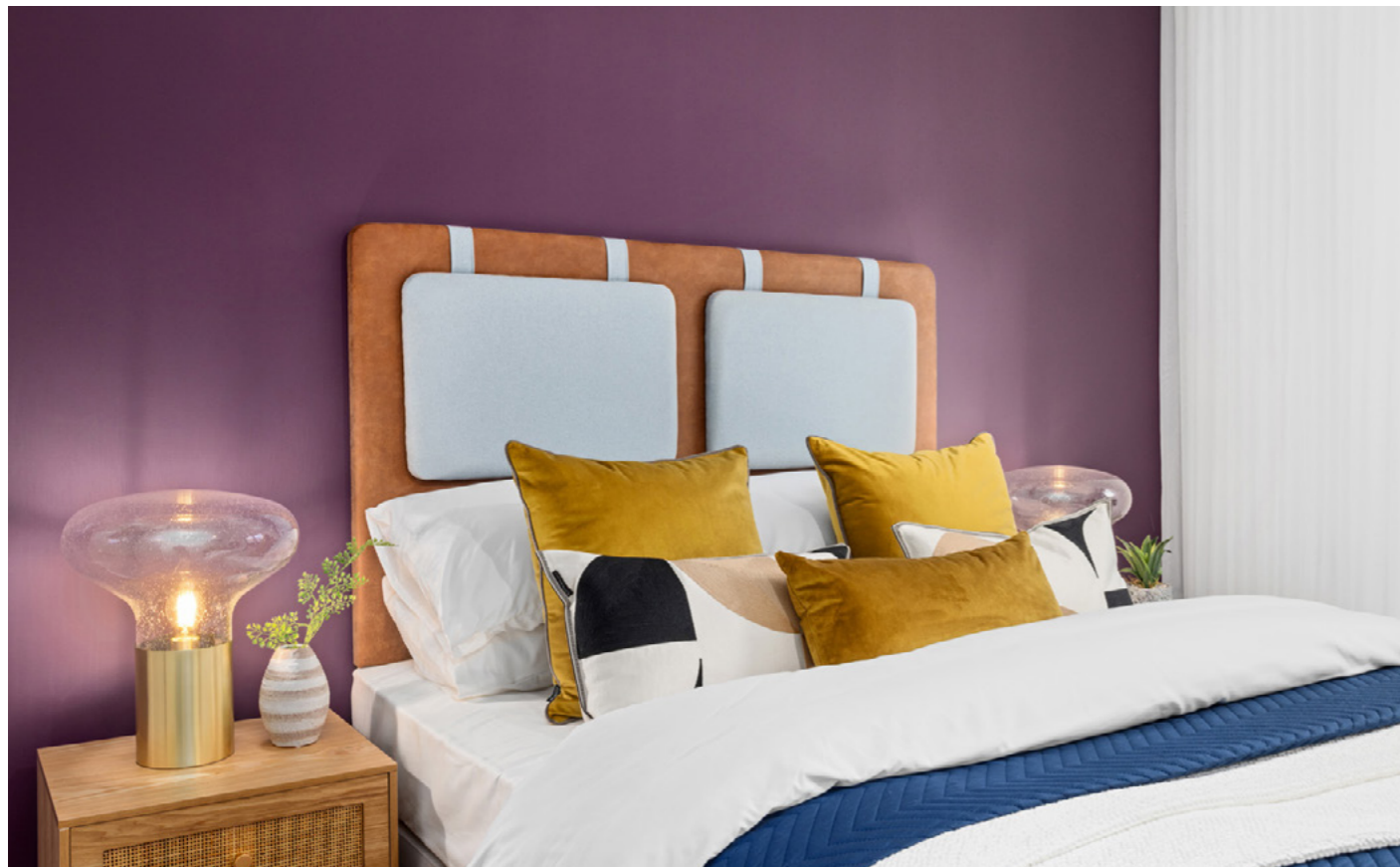
This floorplan and specification guide is designed with detail to help you choose the perfect 1, 2 or 3 bedroom Shared Ownership apartment at Elephant Park.

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 and 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





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 shaver socket and LED downlight
- 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 to bedroom 1

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*
- Chrome switches and sockets within the kitchens
- Selected double sockets to include USB charging
- 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
- 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

The specification of the properties is correct at the date of print/publication but may change as building works progress. Any images are indicative of the anticipated quality and style of the specification and may not represent the actual furnishings and fittings of the properties. Unless specifically incorporated in writing into the sales contract the specification is not intended to form part of any offer, contract, warranty or representation and should not be relied upon as a statement or representation of fact. Images are representative of the Elephant Park show home. Please speak to our Sales Associates for further details

*Subject to plot layout

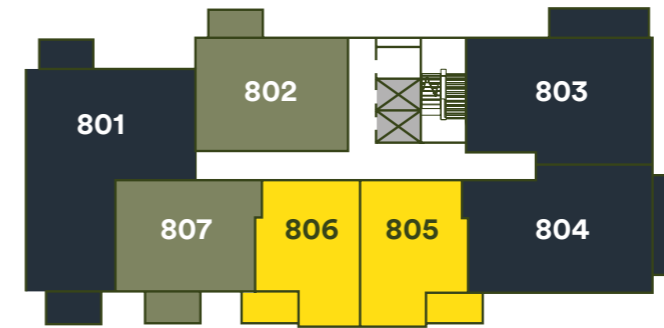
Site Plan



Plot Locators - Livery House

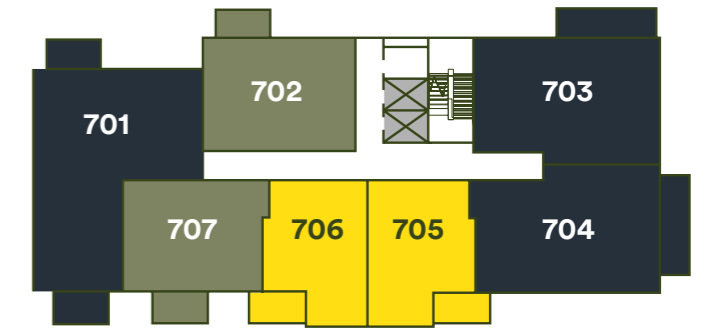


Eighth Floor



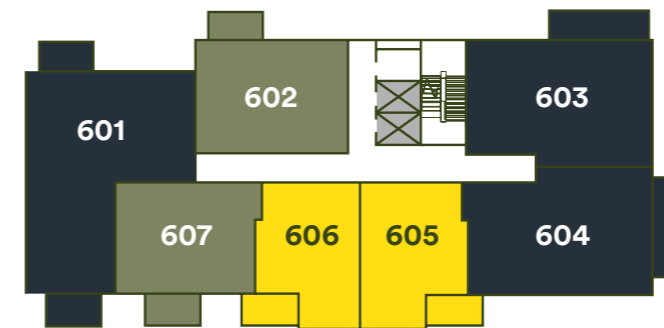
Heygate Street

Seventh Floor



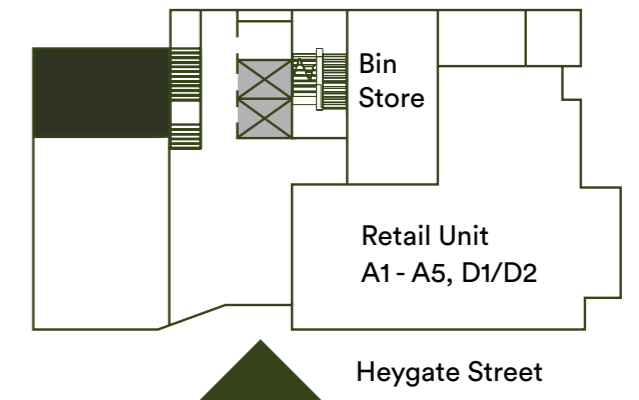
Heygate Street

Sixth Floor



Heygate Street

Ground Floor



Heygate Street

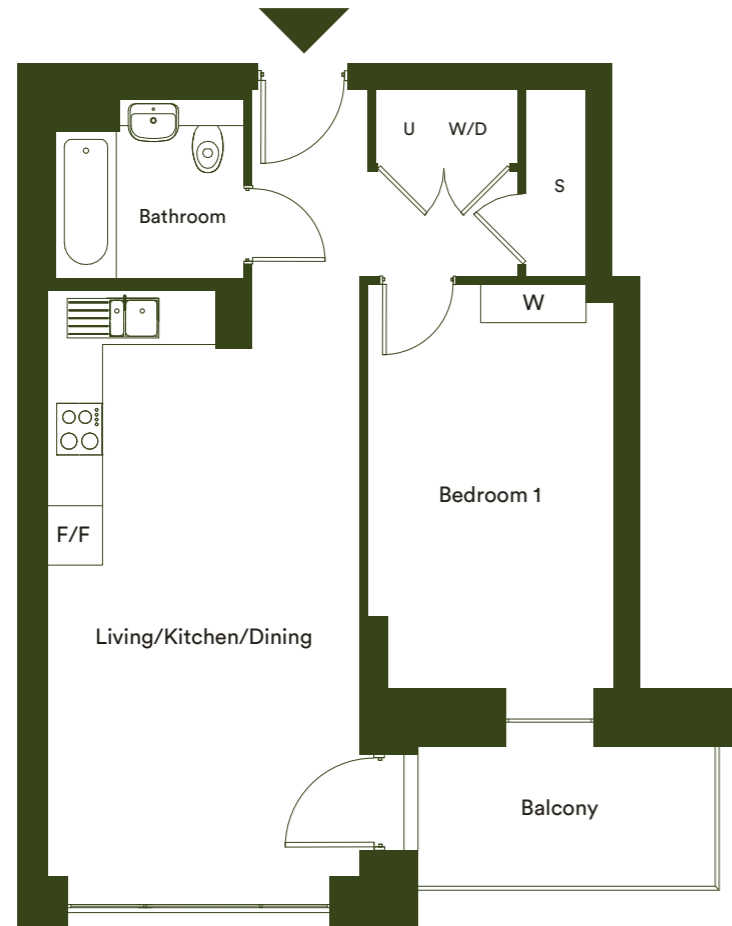
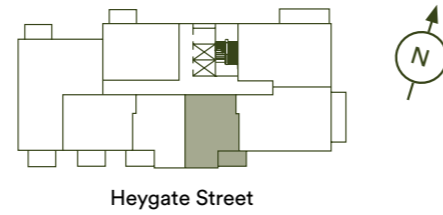
Key

- One Bedroom apartments
- Two Bedroom apartments
- Three Bedroom apartments
- Lifts
- Cycle Store

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One bedroom apartment

Type B5
Plots 605, 705, 805



Dimensions

Kitchen/Living/Dining	6.8m x 3.6m	22'4" x 11'10"
Bedroom	2.9m x 4.7m	9'6" x 15'5"
Total Internal Area	53.0m²	570.6ft²
Balcony	6.4m ²	68.6ft ²

Floor Plot

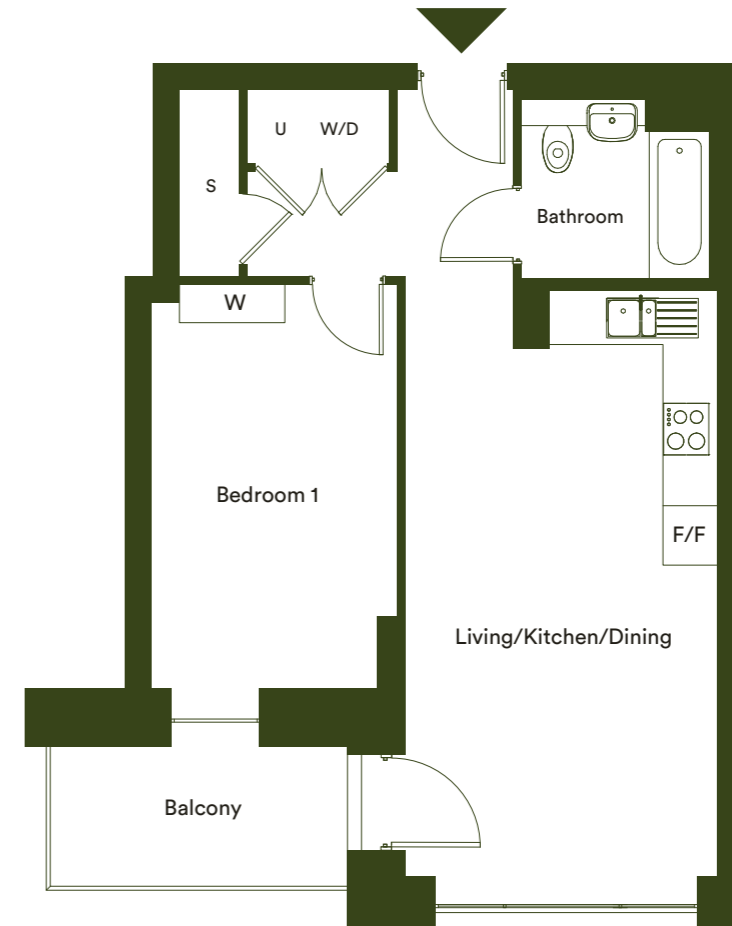
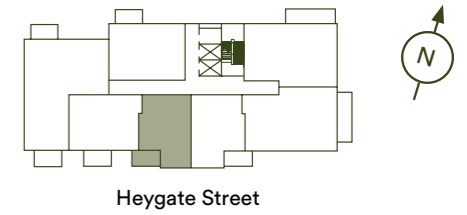
6	605
7	705
8	805

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

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One bedroom apartment

Type B5v1
Plots 606, 706, 806



Dimensions

Kitchen/Living/Dining	6.7m x 3.6m	22'0" x 11'10"
Bedroom	2.9m x 4.7m	9'6" x 15'5"
Total Internal Area	52.8m²	567.8ft²
Balcony	6.4m ²	68.6ft ²

Floor Plot

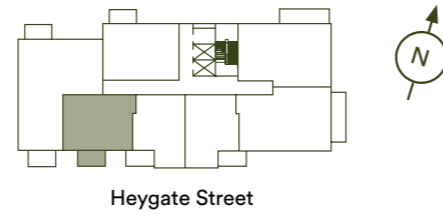
6	606
7	706
8	806

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

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Two bedroom apartment

Type B6
Plots 607, 707, 807



Dimensions

Kitchen/Living/Dining	6.9m x 3.5m	22'8" x 11'6"
Bedroom 1	2.9m x 3.5m	9'6" x 11'6"
Bedroom 2	2.4m x 3.5m	7'10" x 11'6"
Total Internal Area	64.6m²	695.0ft²
Balcony	5.9m ²	63.9ft ²

Floor

6	607
7	707
8	807

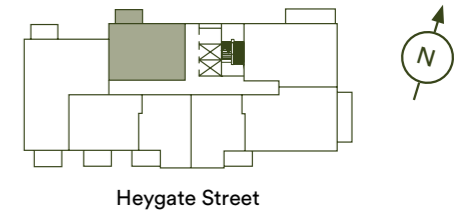
Plot

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

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Two bedroom apartment

Type B7
Plots 602, 702, 802



Dimensions

Kitchen/Living/Dining	6.1m x 4.2m	20'0" x 13'9"
Bedroom 1	2.8m x 4.6m	9'2" x 15'1"
Bedroom 2	3.2m x 2.3m	10'6" x 7'7"
Total Internal Area	65.9m²	709.8ft²
Balcony	6.1m ²	65.7ft ²

Floor

6	602
7	702
8	802

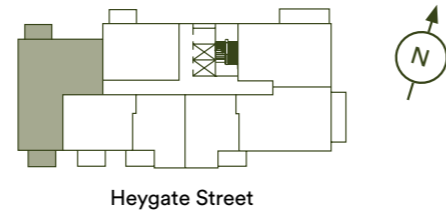
Plot

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

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Three bedroom apartment

Type B1a
Plots 601, 701, 801



Dimensions

Kitchen/Living/Dining	6.1m x 5.4m	20'0" x 17'9"
Bedroom 1	4.2m x 3.8m	13'9" x 12'6"
Bedroom 2	2.9m x 4.5m	9'6" x 14'9"
Bedroom 3	2.5m x 5.1m	8'2" x 16'9"
Total Internal Area	113.5m²	1221.4ft²
Balcony 1	6.0m ²	64.8ft ²
Balcony 2	6.0m ²	64.8ft ²

Floor

6	601
7	701
8	801

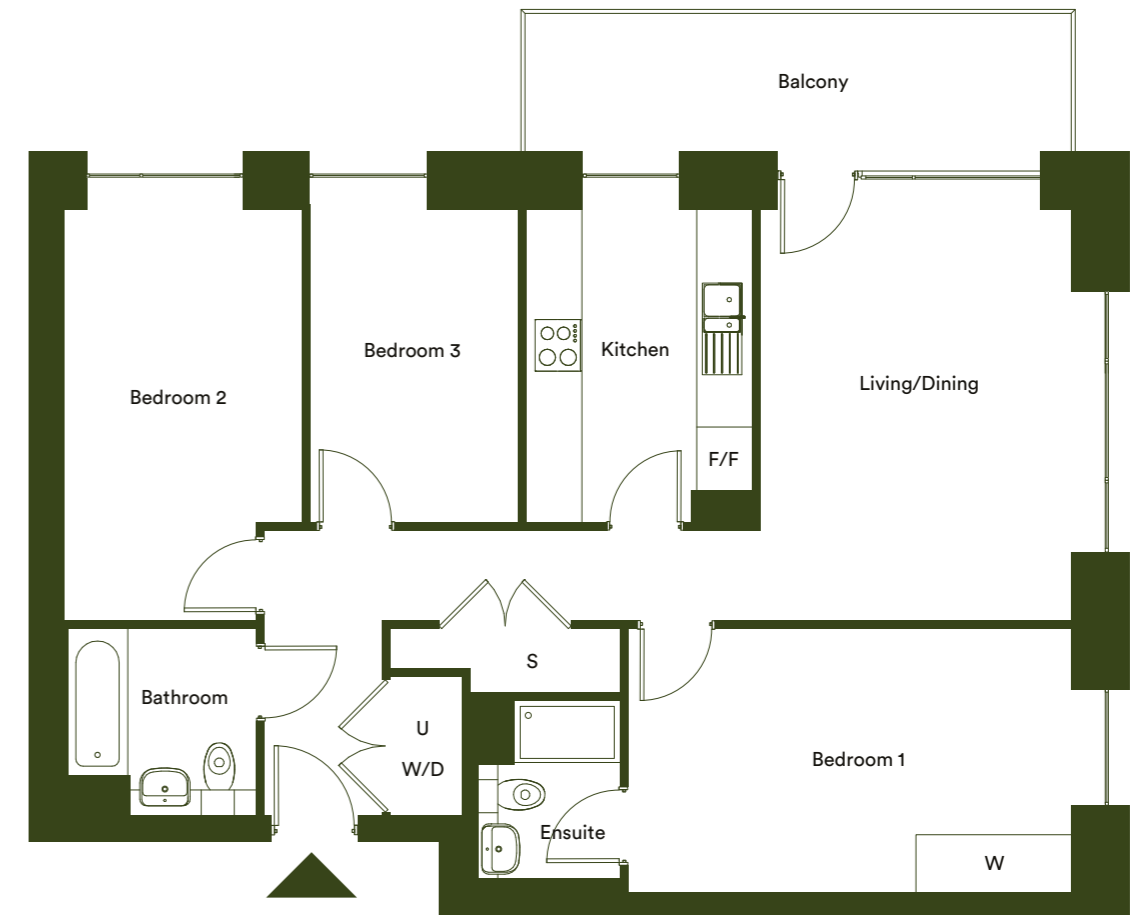
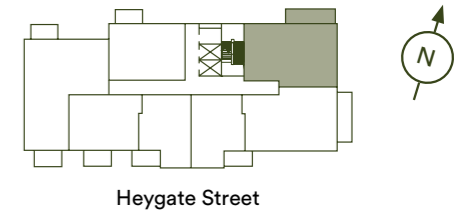
Plot

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

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Three bedroom apartment

Type B3
Plots 603, 703, 803



Dimensions

Living/Dining	4.70m x 3.60m	15'5" x 11'10"
Kitchen	3.60m x 2.60m	11'10" x 8'6"
Bedroom 1	3.0m x 5.1m	9'10" x 16'9"
Bedroom 2	2.8m x 4.7m	9'2" x 15'5"
Bedroom 3	2.4m x 3.6m	7'10" x 11'10"
Total Internal Area	90.6m²	975.6ft²
Balcony	11.0m ²	118.4ft ²

Floor

6	603
7	703
8	803

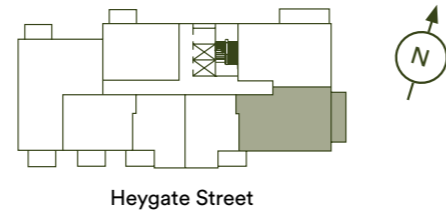
Plot

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

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Three bedroom apartment

Type B4
Plots 604, 704, 804



Dimensions

Living/Dining	5.00m x 3.50m	16'5" x 11'6"
Kitchen	3.60m x 2.60m	11'10" x 8'6"
Bedroom 1	2.8m x 3.6m	9'2" x 11'10"
Bedroom 2	2.8m x 4.7m	9'2" x 15'5"
Bedroom 3	2.5m x 3.6m	8'2" x 11'10"
Total Internal Area	90.4m²	973.3ft²
Balcony	11.0m ²	118.4ft ²

Floor

6	604
7	704
8	804

Plot

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

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Image of typical L&Q show home.

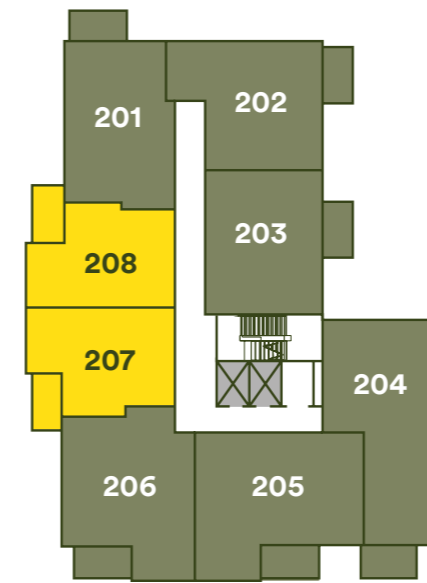
Site Plan



Plot Locators - Belfield Mansions

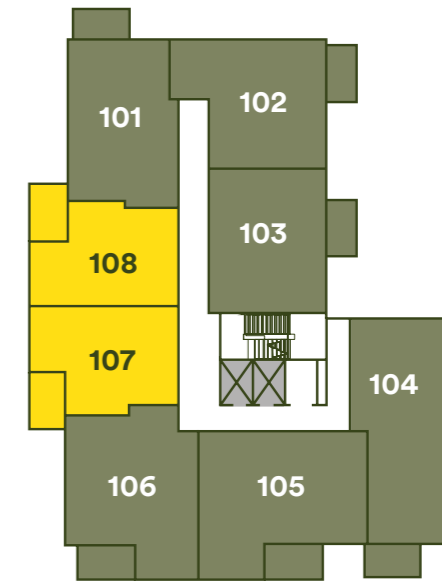


Second Floor



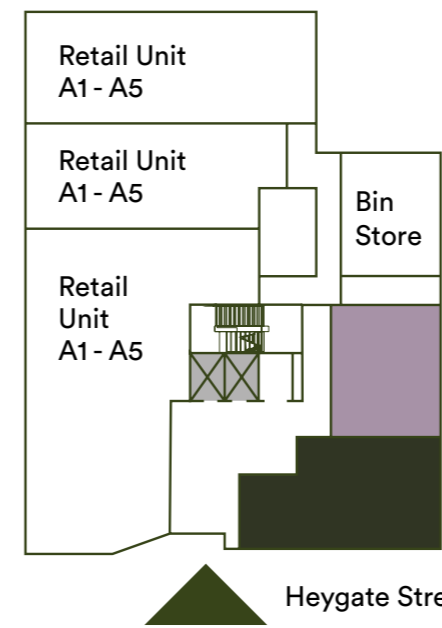
Heygate Street

First Floor



Heygate Street

Ground Floor



Heygate Street

Key

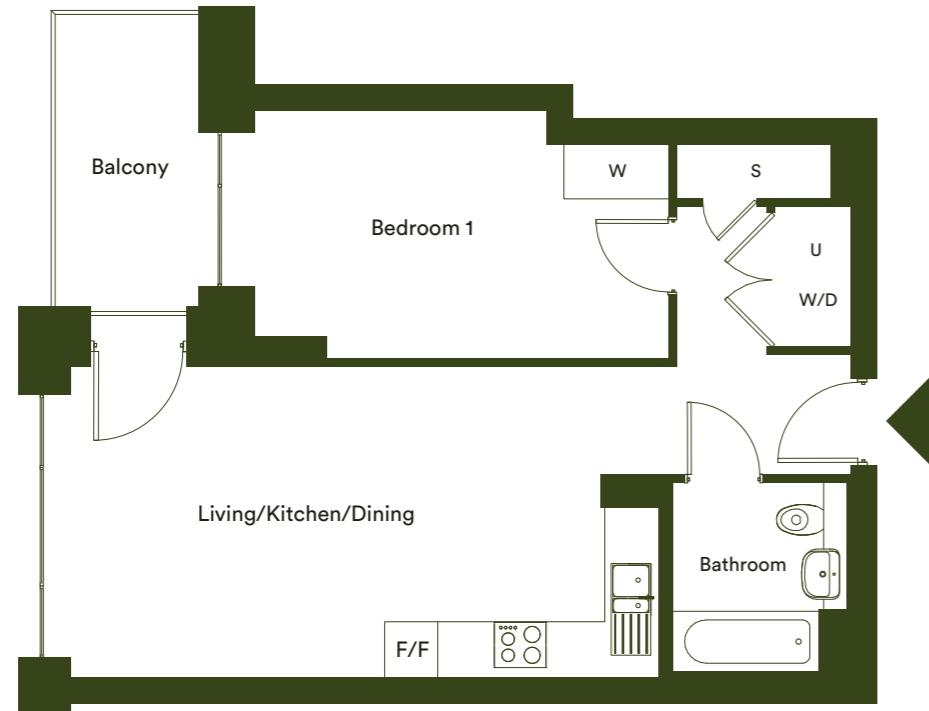
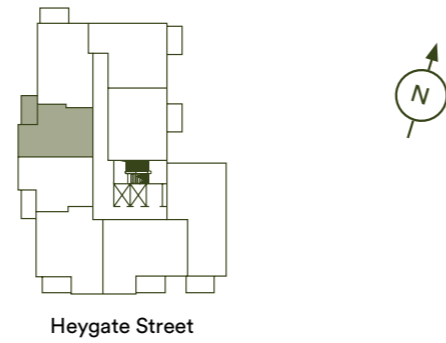
- One Bedroom apartments
- Two Bedroom apartments

- Lifts
- Substation
- Cycle Store

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One bedroom apartment

Type C7
Plots 108, 208



Dimensions

Kitchen/Living/Dining	6.8m x 3.6m	22'4" x 11'10"
Bedroom	2.9m x 4.8m	9'6" x 15'9"
Total Internal Area	52.8m²	568.7ft²
Balcony	6.3m ²	67.3ft ²

Floor Plot

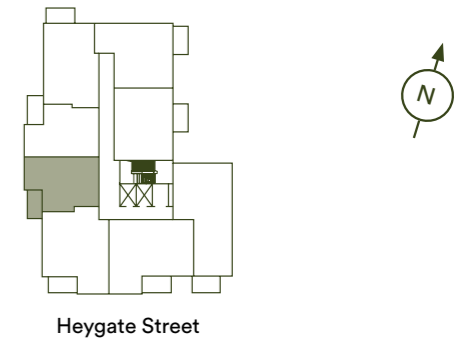
1	108
2	208

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

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One bedroom apartment

Type C7v1
Plots 107, 207



Dimensions

Kitchen/Living/Dining	6.8m x 3.6m	22'4" x 11'10"
Bedroom	2.9m x 4.8m	9'6" x 15'9"
Total Internal Area	53.4m²	574.6ft²
Balcony	6.3m ²	67.3ft ²

Floor Plot

1	107
2	207

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

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Two bedroom apartment

Type C1
Plots 101, 201



Dimensions	Floor	Plot
Kitchen/Living/Dining	1	101
Bedroom 1	2	201
Bedroom 2		
Total Internal Area		
Terrace (101)*		
Balcony (201)		

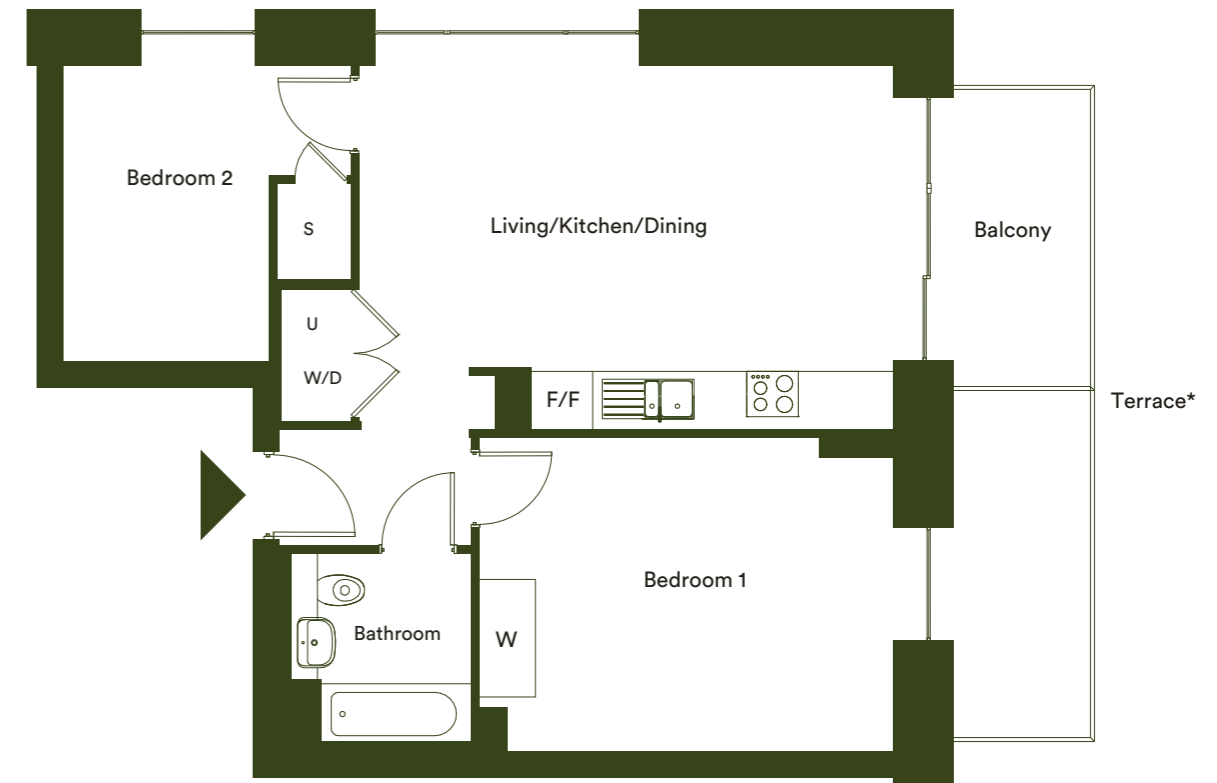
*Terrace to the first floor only. Balconies are to the second floor only. Terrace size is the full area of external space, including the balcony.

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

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Two bedroom apartment

Type C2
Plots 102, 202



Dimensions	Floor	Plot
Kitchen/Living/Dining	1	102
Bedroom 1	2	202
Bedroom 2		
Total Internal Area		
Terrace (102)*		
Balcony (202)		

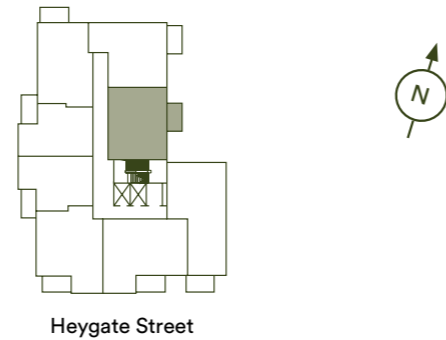
*Terrace to the first floor only. Balconies are to the second floor only. Terrace size is the full area of external space, including the balcony.

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

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Two bedroom apartment

Type C3
Plots 103, 203



Dimensions	Floor	Plot
Kitchen/Living/Dining	7.0m x 3.6m	23'0" x 11'10"
Bedroom 1	2.8m x 4.8m	9'2" x 15'9"
Bedroom 2	2.5m x 3.7m	8'2" x 12'2"
Total Internal Area	64.2m²	691.2ft²
Terrace (103)*	13.1m ²	141.0ft ²
Balcony (203)	6.0m ²	64.5ft ²

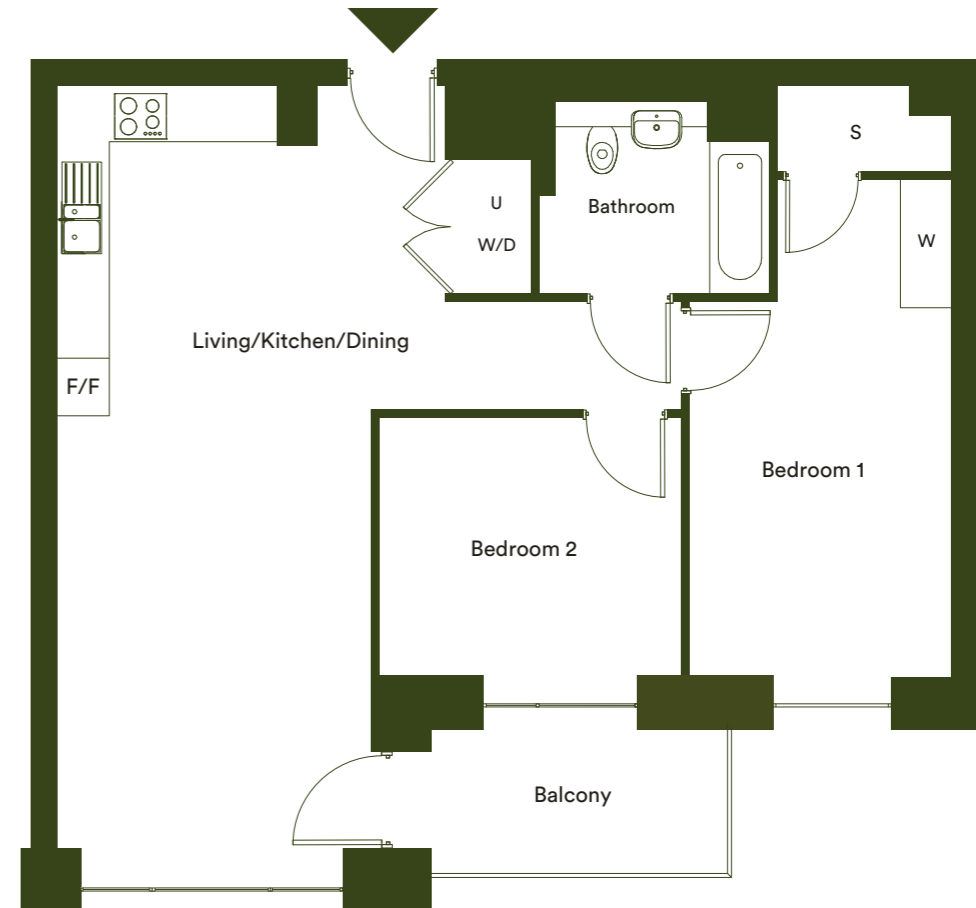
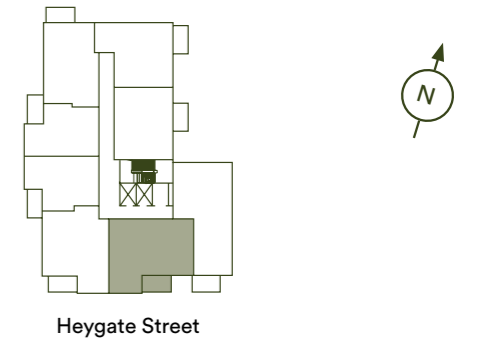
*Terrace to the first floor only. Balconies are to the second floor only. Terrace size is the full area of external space, including the balcony.

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

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Two bedroom apartment

Type C5
Plots 105, 205



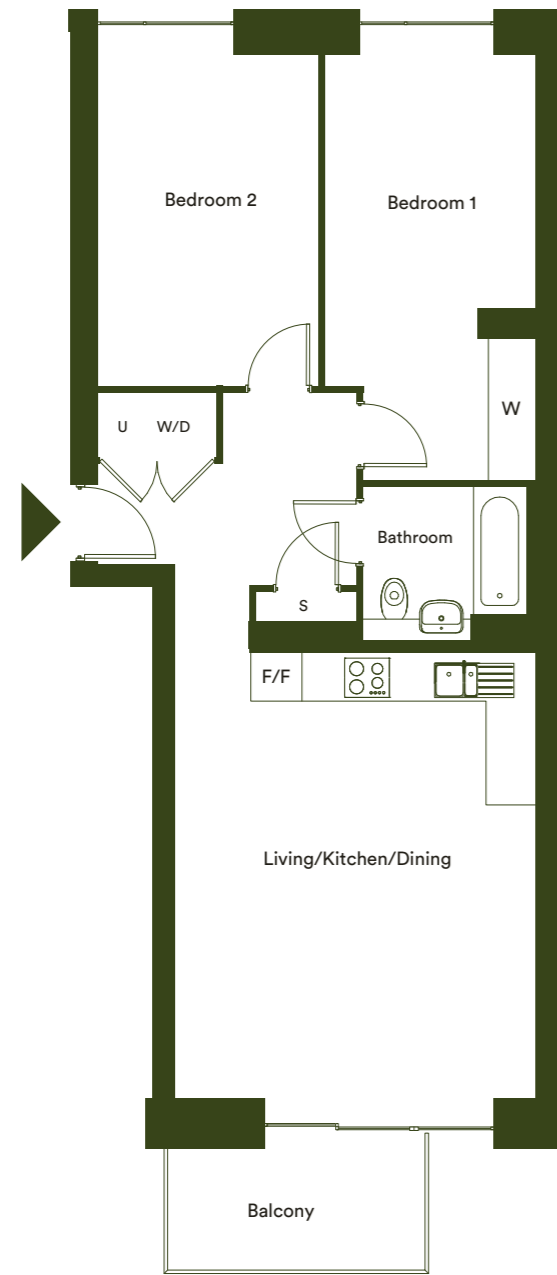
Dimensions	Floor	Plot
Kitchen/Living/Dining	8.8m x 3.7m	28'10" x 12'2"
Bedroom 1	3.0m x 4.3m	9'10" x 14'1"
Bedroom 2	3.0m x 3.5m	9'10" x 11'6"
Total Internal Area	77.9m²	838.9ft²
Balcony	6.2m ²	67.1ft ²

W – Wardrobe | F/F – Fridge/Freezer | S – Storage | WD – Washer Dryer | U – Utility | X – 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 C4
Plot 104



Dimensions

Kitchen/Living/Dining	5.9m x 4.8m	19'4" x 15'9"
Bedroom 1	2.8m x 5.6m	9'2" x 18'4"
Bedroom 2	3.0m x 4.4m	9'10" x 14'5"
Total Internal Area	75.1m²	808.4ft²
Balcony	5.9m ²	63.5ft ²

Floor Plot

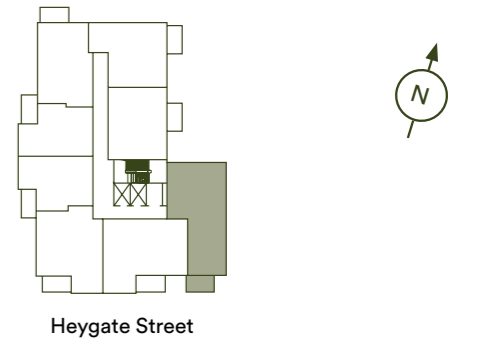
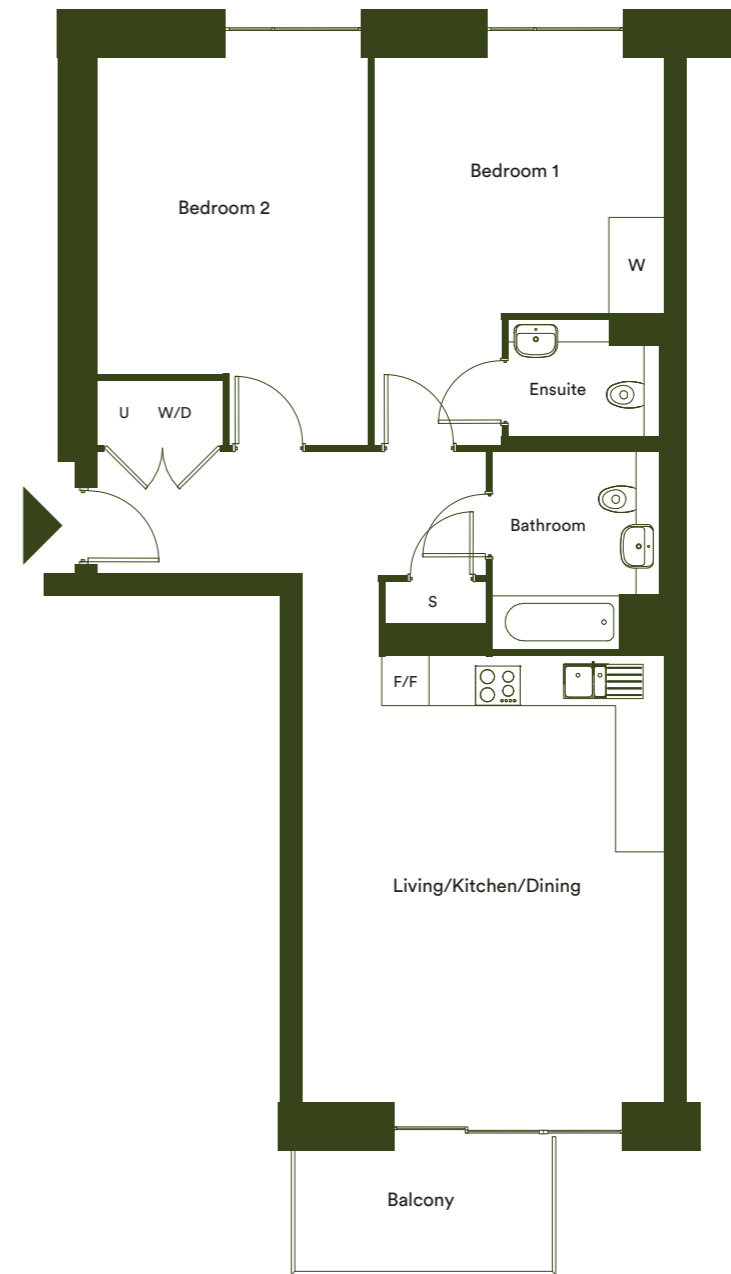
1 104

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

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Two bedroom apartment

Type C14
Plot 204



Dimensions

Kitchen/Living/Dining	5.9m x 4.8m	19'4" x 15'9"
Bedroom 1	3.9m x 3.3m	12'10" x 10'10"
Bedroom 2	3.6m x 4.2m	11'10" x 13'9"
Total Internal Area	87.1m²	937.9ft²
Balcony	5.9m ²	63.4ft ²

Floor Plot

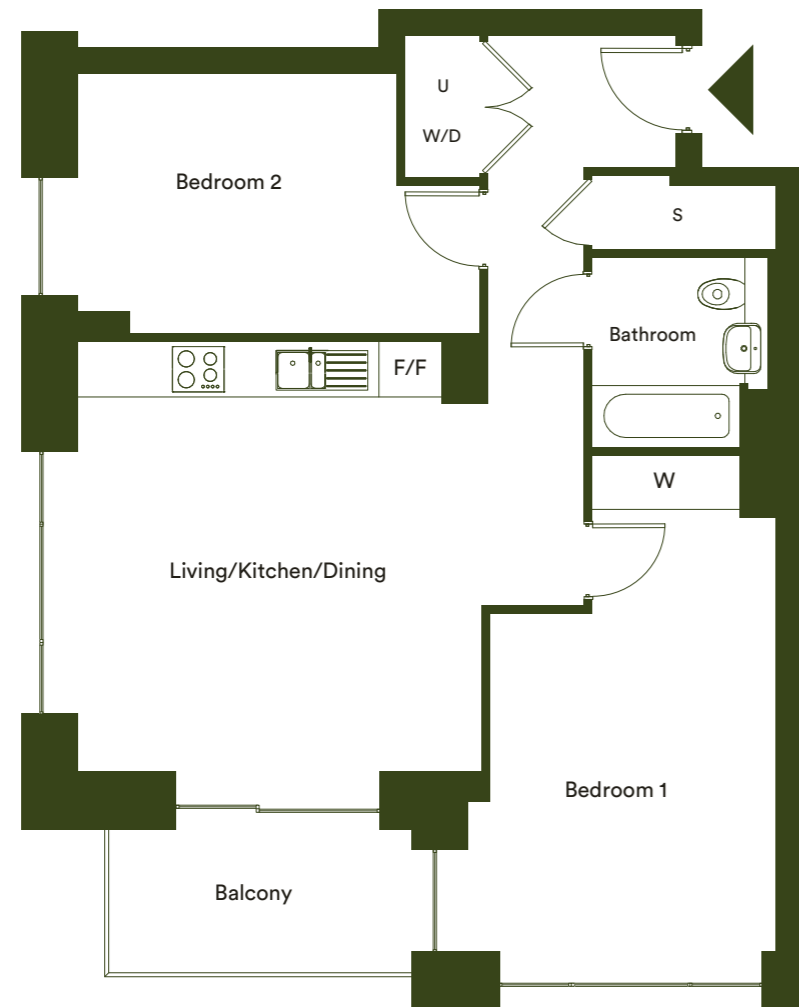
2 204

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

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Two bedroom apartment

Type C6
Plots 106, 206



Dimensions

Kitchen/Living/Dining	5.0m x 4.7m	16'5" x 15'5"
Bedroom 1	3.3m x 3.9m	10'10" x 12'10"
Bedroom 2	3.0m x 3.7m	9'10" x 12'2"
Total Internal Area	74.6m²	802.9ft²
Balcony	6.3m ²	67.8ft ²

Floor

1	106
2	206

Plot

W – Wardrobe | F/F – Fridge/Freezer | S – Storage | WD – Washer Dryer | U – Utility | X – 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.



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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 over 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 12 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



Proud Winners of Affordable Housing Provider of the Year



A selection of other L&Q developments



The Quarry
Bexley
lqhomes.com/thequarry



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



Excalibur
Catford
lqhomes.com/excalibur

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.

The logo consists of the letters 'L&Q' in a bold, black, sans-serif font, centered on a bright yellow rectangular background.

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☎ 0208 189 7584

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