A collection of 1 & 2 bedroom apartments and 4 bedroom houses available through L&Q’s Shared Ownership scheme
Erith Baths delivers everything you need for contemporary urban living. The homes are equipped with streamlined, fully equipped kitchens, spacious open plan living areas and modern bathrooms.

Located close by the Thames, on the site of Erith’s old swimming baths, this brand new development of apartments and mews houses offers you an exceptional opportunity to get onto the property ladder.

All homes have a balcony or other outside space, there are ample storage areas and the entire building benefits from advanced eco features.
The place to be

Erith is located in that ideal place where bustling London meets the peaceful green of the Kent countryside. Even better, it’s right next to the River Thames and within easy reach of the charming, historic resorts of the Kent coast.

The whole Thames Gateway region is benefitting from a massive regeneration scheme and, when Crossrail opens, the nearby Abbey Wood station will provide even quicker access to Canary Wharf, the City and West End, as well as destinations to the East and West of London.

There has never been a better time to choose Erith as your home.

From your front door, it’s a swift walk to Erith Station. Here you will enjoy zone 6 access to the centre of town, reaching Cannon Street or London Bridge Stations in under 40 minutes.

London City Airport is only a few miles upriver and the Eurostar terminus at St Pancras International is a quick journey by train. When Crossrail opens, there will also be a fast connection to London Heathrow.

*Due to be completed late 2019

Times taken from tfl.gov.uk

CROSSRAIL
From nearby Abbey Wood station. With Canary Wharf, 11 minutes away. Available from December 2019*
So much to see and do

Living at Erith Baths you’re less than 2 minutes from the local ‘corner’ shop and Chinese takeaway. Erith has its own shopping centre and there are local schools, a brand new library and you even have a golf club just down the road.

Whenever you fancy a night on the town among the glittering lights of the West End, just hop on the train to central London. Or if you want to relax in the peace and quiet of the country, the beautiful Kentish downs and weald await. The historic Medway towns are great for a day out – make sure to visit the historic naval dockyard at Chatham – and Gravesend is also within easy reach.

Yet there’s also a great deal to do closer to home. From riverside strolls to theatre visits, you’ll find everything you need locally.

SPORTS
Erith has an impressive sports and leisure centre with a 25m swimming pool, well equipped gym, athletics track and tennis courts. There’s also a local football club and golf course, with sailing and rowing on the river.
ERITH LEISURE CENTRE
0.4 mile walk*

EAT & DRINK
With its redevelopment, Erith has developed a café and restaurant culture, offering a choice of excellent pubs, bars and restaurants to choose from. Erith Kitchen is a pop-up regular, serving delicious food accompanied by live music.
NEAREST RESTAURANT
0.1 mile walk*

RIVERSIDE
Back in the 19th century, Erith was a fashionable place to visit and the area has been recently revitalised with riverside walks and a park. You will also find the world’s longest pier – complete with an annual festival.
ERITH RIVERSIDE GARDENS
0.1 mile walk*

PARKS
Whether it’s enjoying the playground at Erith Recreation Ground, exploring the woodlands of the Dell, strolling round the lake at Danson Park or cycling the Thames Path, there are plenty of ways to enjoy the great outdoors.
ERITH RECREATION GROUND
2.6 mile cycle*

CULTURE
Erith has its own theatre and there’s another nearby in Crayford. If there’s nothing on that takes your fancy, head for the multiplex cinema in Bexleyheath. Or visit the riverside to enjoy the latest pop-up event.
ERITH THEATRE
0.1 mile walk*

SHOPPING
Erith has its own retail arcade – Erith Riverside – and you don’t need to travel far to find the famous shopping centres at Lakeside and Bluewater. London’s Oxford Street and the King’s Road are also easy to reach.
BLUEWATER SHOPPING CENTRE
22 minute drive**

* Source: www.google.co.uk/maps
Stylish interiors

**SPECIFICATION**

**KITCHEN**
- Modern kitchen cabinets with a complementary worktop and matching upstand
- Under cupboard lighting
- Stainless steel kitchen sink
- Chrome mixer tap
- Fully integrated kitchen appliances to include an oven, ceramic hob, extractor hood, fridge freezer and dishwasher

**BATHROOM**
- Ceramic tiled walls and floors in a contemporary colour palette
- Contemporary white sanitary-ware with anti-slip bath, semi recessed sink and WC
- Chrome dual flush plate
- Fitted mirror
- Chrome ladder towel radiator
- Glass shower screen over bath
- Chrome mixer taps to basin and bath
- Thermostatic shower

**ELECTRICAL & HEATING**
- Homes with separate kitchens have recessed downlights to kitchen/dining areas with pendent lighting to living room, bedrooms and hallways
- Homes with open plan layouts have recessed downlights to kitchen/dining/living areas and pendent lighting to bedrooms and hallways
- White switches and sockets.
- Provision for Sky Q (subscription will be required)
- White shaver point in bathrooms
- Mains operated ceiling mounted smoke/heat detector
- Radiators sourced by CHP heating system

**BEDROOMS**
- Fitted carpets
- Fitted wardrobe with hinged doors to master bedroom

**GENERAL**
- Free standing washing machine, location may vary
- Laminate flooring to hallway and living room, kitchen/dining/living areas
- Oak coloured internal doors
- Video door entry system to flats
- Secure cycle storage to flats
- White emulsion on smooth plaster finish to walls and ceilings
- White satin woodwork
- Private garden, balcony or terrace to every home
- Feature light fittings to private external areas
- 12 year NHBC warranty
- Parking available at additional cost to specific plots

The specification of the properties are correct at the date of print but may change as necessary as building works progresses. The images are indicative of quality and style of the specification and may not necessarily represent in entirety 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 contract or warranty.
L&Q
New Home Warranty

When you’re ready to move in, our Quality Team will give you a personal introduction to your new L&Q home.

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 personal Homeowners Manual. We are confident that you will be delighted with your new L&Q home, but for added peace of mind, all our homes come with an L&Q new homes warranty.

This lasts for 2 years from the date of legal completion and covers additional items not included in the NHBC Buildmark cover. 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 Associate can provide you with more details on the L&Q Guarantee and the NHBC Buildmark choice cover.

You can also access the full terms and conditions on our website: www.lqgroup.org.uk

BECAUSE HOMES MATTER

Since its beginnings in 1963, L&Q has established an enviable track record for creating high quality homes in London and the South East. We are one of the largest property developers in the capital, with a reputation for excellence and a growing portfolio of homes.

GREENWICH PENINSULA LONDON SE10
1 & 2 bedroom homes

L&Q at Greenwich Peninsula is the latest phase of homes located in Upper Riverside, providing a collection of 1 and 2 bedroom apartments with some boasting views directly onto the River Thames.
lqpricedin.co.uk/greenwich

THE QUARRY LONDON DA8
2 & 3 bedroom homes

The Quarry is a truly impressive eco-development set to breathe new life into the disused Erith Quarry site which has lain neglected for the past 40 years, and will be transformed into a collection of new brand new homes. Located in Erith, The Quarry will become a commuter’s paradise, located just 30 minutes by train from central London and easily accessible for the planned Crossrail line from Abbey Wood and Woolwich stations commuting to London will be easy.
lqpricedin.co.uk/the-quarry
ONE BEDROOM APARTMENTS

BLOCK A1

PLOTS 2, 7 & 12

PLOT 12 - 3RD FLOOR
PLOT 7 - 2ND FLOOR
PLOT 2 - 1ST FLOOR

W - Wardrobe
ST - Store
UT - Utility

Living/Dining room 5.10m x 2.90m 10'11" x 9'6"
Kitchen 3.10m x 1.90m 10'2" x 6'3"
Bedroom 3.46m x 3.40m 11'4" x 11'2"
Total internal area 30 m² 338 ft²

BLOCK A1

PLOTS 4, 9, 14 & 18

PLOT 10 - 4TH FLOOR
PLOT 9 - 3RD FLOOR
PLOT 14 - 2ND FLOOR
PLOT 1 - 1ST FLOOR

W - Wardrobe
ST - Store
 UT - Utility

Living/Dining room 5.10m x 2.90m 10'11" x 9'6"
Kitchen 3.10m x 1.90m 10'2" x 6'3"
Bedroom 3.46m x 3.40m 11'4" x 11'2"
Total internal area 30 m² 338 ft²

The floor plans provided are intended only to give a general indication of the proposed floor layout and are not drawn to scale. Measurements are given to the nearest point, are approximate and are given as a guide only. All areas and sizes may vary within a tolerance of 3%. Do not use these measurements for carpet sizes, appliance spaces or items of furniture. Kitchen, bathroom and utility layouts may differ to build. For further clarification regarding the treatment of individual plots, please see our Sales Brochure. Unless specifically incorporated in the sales contract the specification is not intended to form part of any contract or warranty.
ONE BEDROOM APARTMENTS

BLOCK A
PLOTS 26, 27, 30, 31, 34 & 35

The floor plans provided are intended to only give a general indication of the proposed floor layout and are not drawn to scale. Measurements are given to the widest point, are approximate and are given as a guide only. All measures and areas may vary within a tolerance of 5%. Do not use these measurements for carpet sizes, appliance spaces or items of furniture. Kitchen, bathroom and utility layouts may differ to build. For further clarification regarding the treatment of individual plots, please ask our Sales Advisors. Unless specifically incorporated in writing into the sales contract the specification is not intended to form part of any contract or warranty.

BLOCK A1
PLOTS 16 & 20
TWO BEDROOM APARTMENTS

BLOCK A1
PLOT 22

BLOCK A1
PLOTS 1, 6 & 11

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TWO BEDROOM APARTMENTS

BLOCK A1
PLOT 3

<table>
<thead>
<tr>
<th>PLOT 3 - 1ST FLOOR</th>
<th>Metric</th>
<th>Imperial</th>
</tr>
</thead>
<tbody>
<tr>
<td>Living/Dining room</td>
<td>3.96m x 3.85m</td>
<td>13’ 0” x 12’ 8”</td>
</tr>
<tr>
<td>Kitchen</td>
<td>3.70m x 2.60m</td>
<td>12’ 4” x 8’ 2”</td>
</tr>
<tr>
<td>Bedroom 1</td>
<td>4.10m x 3.70m</td>
<td>13’ 5” x 12’ 2”</td>
</tr>
<tr>
<td>Bedroom 2</td>
<td>3.86m x 2.65m</td>
<td>12’ 8” x 7’ 9”</td>
</tr>
<tr>
<td>Total internal area</td>
<td>72 m²</td>
<td>775 ft²</td>
</tr>
</tbody>
</table>

WEST - Wardrobe
ST - Store
UT - Utility
# - Structural Column

The floor plans provided are intended only to give a general indication of the proposed floor layout and are not drawn to scale. Measurements are given to the nearest point, are approximate and are given as a guide only. All rooms and areas are within a tolerance of ±5%. Do not use these measurements for carpet sizes, appliance spaces or items of furniture, kitchen, bathroom and utility layouts may differ to build. For further clarification regarding the treatment of individual plots, please ask our Sales Advisor. Unless specifically incorporated in writing into the sales contract the specification is not intended to form part of any contract or warranty.
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### PLOT 23 - 6TH FLOOR

- **Living/Dining room**: 5.10m x 4.55m (16' 9" x 14' 11"")
- **Kitchen**: 4.55m x 3.00m (14' 11" x 9' 10")
- **Bedroom 1**: 6.10m x 3.00m (20' 0" x 9' 10")
- **Bedroom 2**: 5.00m x 2.75m (16' 5" x 9' 00")
- **Total internal area**: 79 m² (850 ft²)

### PLOT 38 - 4TH FLOOR

- **Living/Dining room**: 5.35m x 3.85m (17' 7" x 12' 8")
- **Kitchen**: 5.35m x 1.80m (17' 7" x 5' 11")
- **Bedroom 1**: 4.00m x 3.40m (13' 1" x 11' 2")
- **Bedroom 2**: 3.65m x 3.55m (12' 0" x 11' 8")
- **Total internal area**: 78 m² (839 ft²)
TWO BEDROOM APARTMENT
BLOCK A1
PLOT 24

Living/Dining room: 6.15m x 3.85m (20' 2'' x 12' 8'')
Kitchen: 3.95m x 1.55m (13' 0'' x 5' 1'')
Bedroom 1: 4.40m x 3.00m (14' 5'' x 9' 10'')
Bedroom 2: 5.00m x 2.90m (16' 5'' x 9' 6'')
Total internal area: 79 m² (850 ft²)
FOUR BEDROOM HOUSE

BLOCK C - FOUR BEDROOM HOUSE

PLOT 72

The floor plans provided are intended to only give a general indication of the proposed floor layout and are not drawn to scale. Measurements are given to the nearest centimetre and are approximate and are given as a guide only. All measures and areas may vary within a tolerance of 3%. Do not use these measurements for carpet sizes, appliance spaces or items of furniture, kitchens, bathrooms and utility layouts may differ to build. For further clarification regarding the treatment of individual plots, please see our Sales Advisor. Unless specifically incorporated in writing into the sales contract, the specification is not intended to form part of any contract or warranty.
FOUR BEDROOM HOUSE

BLOCK C - FOUR BEDROOM HOUSE

PLOT 73

GROUND FLOOR

- Living Room
- Kitchen/Dining Room
- Patio
- Garden
- WC
- Bin Store
- Restricted Access
- Bike Shed

FIRST FLOOR

- Bedroom 1
- Bedroom 2
- Bedroom 3
- Bathroom
- Terrace

SECOND FLOOR

- Bedroom 4
- Bedroom 5

The floor plans provided are intended to only give a general indication of the proposed floor layout and are not drawn to scale. Measurements are given to the nearest centimeter and are approximate. All areas vary within a tolerance of 3%. Do not use these measurements for mortgage or valuation purposes. For further clarification regarding the treatment of individual plots, please see our Sales Advice. Unless specifically incorporated in writing into the sales contract, the specification is not intended to form part of any contract or warranty.
FOUR BEDROOM HOUSE

BLOCK B - FOUR BEDROOM HOUSE

PLOT 70

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Disclaimer

All information in this document is correct at the time publication/going to print 11/18. Computer generated images are for illustrative purposes only and dimensions are not intended to form part of any contract or warranty. Furniture and landscaping are shown for illustrative purposes only. Individual features such as windows bricks and other materials’ colours may vary as may heating and electrical layouts.

We aim to build according to the layout, but occasionally we do have to change property designs, boundaries, landscaping and the position of roads, footpaths, street lighting and other features as the development proceeds. All services and facilities may not be available on completion of the property. Should you have any queries, please direct them through to your legal representatives. The contents of this brochure should not be considered material information for the purposes of purchasing a home.

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For further clarification please ask our Sales Associates.

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Registered office: 29-35 West Ham Lane London E15 PH. Homes & Communities Agency L4517. Registered Society 30441R Exempt charity. Details correct at the time of going to print 11/18 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.