

EXCALIBUR

SE6

Shared Ownership



L&Q



Urban charm *and convenient living*

Excalibur debuts a new collection of 1 & 2 bedroom apartments available through Shared Ownership. These homes are thoughtfully designed to offer you unparalleled modern living, comfort and style. This exciting new phase will join an existing community and offer homes to suit a range of lifestyles.

Part of a multi-million-pound regeneration, Catford is a blossoming location in South East London, providing you with the perfect balance of suburban tranquillity against the colourful backdrop of city living.

The thrilling London lifestyle is made possible at Excalibur. Nestled between Catford, Grove Park, Hither Green and Bellingham, find yourself home, with the peaceful ambience of a close community seamlessly integrated within the vibrancy of the capital.

Excalibur will be somewhere you'll love calling home.



Computer generated image.
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 current intention to build in accordance with this layout including the locations of Market Sale, Shared Ownership, private rent and other tenures shown. However, there may be occasions when house designs, boundaries, landscaping and positions of roads and footpaths, play areas and other facilities or amenities, or the type of tenure or tenure location, may change as the development proceeds and as properties are marketed. The layout shown and type of tenures included is subject to amendments resulting from changes to the planning permission and planning obligations for the development. Depictions of the layout should be used as guidance only. No site map (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).



Where convenience meets connection.

Explore the beating heart of South East London with Excalibur.

Set in the flourishing location of Catford, Excalibur brings the vibrant city lifestyle right to your door. This charming urban collection is part of the dynamic community of Catford.

Meander through the newly refurbished shopping centre, stroll along the recently pedestrianised Broadway and select from an array of independent shops, cafés and eateries. Enjoy a glass at the eccentric Bottle Bar And Shop, try the delicious and quintessentially Italian La Pizzeria Italiana, and immerse yourself in local performance at Catford's historic Broadway Theatre.

Combining comfort with contemporary design, every home features spacious rooms bathed in natural light and a private outside space to relax in.

Each apartment is laid out to accommodate a modern lifestyle, and finished to a contemporary specification with fully integrated appliances.

Connecting the thrilling energy of London with all the comforts of home, Excalibur is a place where you can truly live.



The essentials you need *all close at hand*



Suburban living within a Zone 3 London location.



Parking available on selected homes



Surrounded by 4 train stations



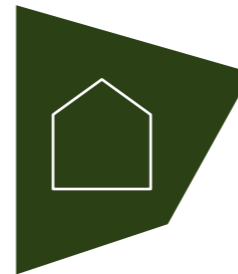
Paths and cycle routes on your doorstep



Pet-friendly homes



An abundance of green space and tranquillity



Homes with the space you need to grow



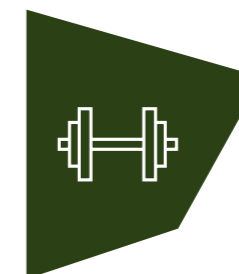
Nurseries, schools and further education all nearby



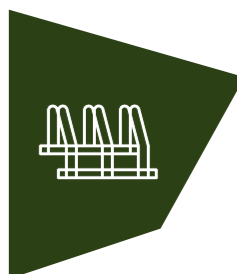
Local supermarkets close to home



Popular restaurants, coffee shops and bars



Several leisure centres, sports pitches, tracks and pools



Cycle storage to every block

New roots and your routes



Well connected



By rail from Grove Park Station

London Bridge	18-min
London Cannon Street	23-min
London Waterloo East	26-min
London Charing Cross	27-min

By rail from Catford Bridge Station

Lower Sydenham	3-min
Lewisham	7-min
London Bridge	15-min
London Waterloo East	20-min
London Charing Cross	24-min



By bus to Excalibur Drive

Route 124

Grove Park Station	15-min
Catford Bridge Station	16-min
Hither Green Station	22-min

Route 336

Bellingham Station	22-min
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By road from Excalibur Drive

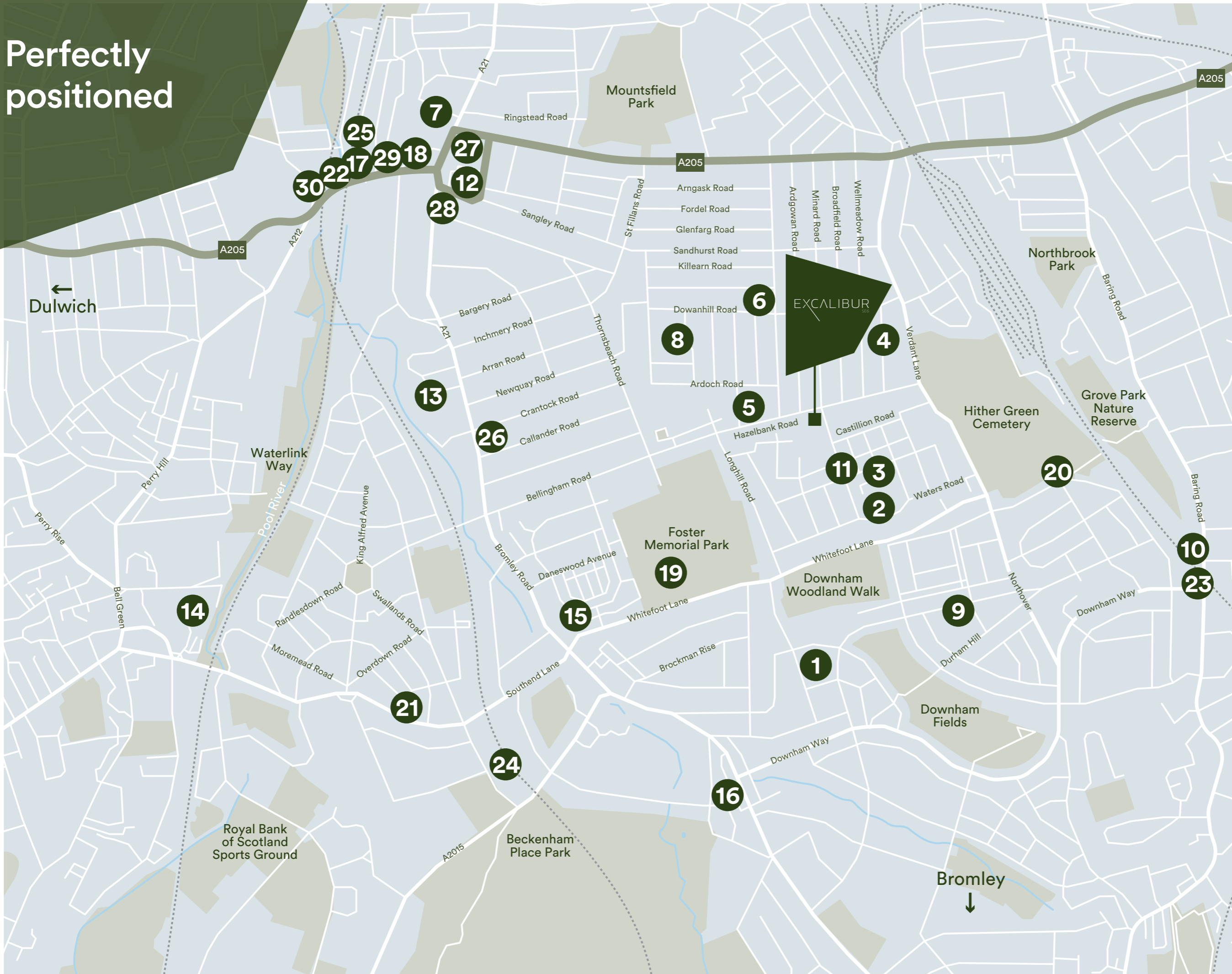
Greenwich Park	21-min
Dartford Crossing	29-min
ExCel London	39-min
London City Airport	42-min



By cycle from Excalibur Drive

Bellingham Station	5-min
Hither Green Station	6-min
Grove Park Station	8-min
Catford Bridge Station	9-min

Perfectly positioned



Education

- 1. Downderry Primary School
- 2. Greenvale School
- 3. Forster Park Primary School
- 4. Little Rainbow Day Nursery Corbett
- 5. Torridon Primary School

Health & Wellbeing

- 6. Torridon Road Medical Practice
- 7. Yoga House London
- 8. Abbotshall Healthy Lifestyle Centre
- 9. Oakview Family Practice
- 10. Anytime Fitness London Grove Park
- 11. Goldsmiths Community Centre

Shopping

- 12. Lidl
- 13. B&M Store
- 14. Sainsbury's
- 15. Vantage Pharmacy
- 16. Iceland Supermarket Downham
- 17. Servesmiths Coffee
- 18. Catford Bridge Tavern

Parks

- 19. Forster Memorial Park
- 20. Reigate Road Open Space
- 21. Farmstead Road Community Garden

Transport

- 22. Catford
- 23. Grove Park
- 24. Beckenham Hill
- 25. Catford Bridge

Bars & Restaurant

- 26. Turkuaz Restaurant
- 27. La Pizzeria Italiana
- 28. Mekan
- 29. Bottle Bar and Shop
- 30. Dole Dessert & Cafe



Convenient & close-by

Excalibur finds itself settled among a vibrant local community. The area has everything from parks including the Grove Park Nature Reserve and a variety of shops, cafés and restaurants such as Mekan and the Turkuaz Restaurant.

Turkuaz Restaurant	5-min drive
Mekan	7-min drive
Bottle Bar And Shop	8-min drive

Shopping

Catford has a diverse offering of independent eateries and restaurants with the Turkish Kitchen and Deli Nene local favourites, also on your doorstep is the array of retail outlets in Catford Broadway and Catford Centre.

Catford Centre	9-min drive
Sainsbury's, Sydenham	13-min drive
Catford Broadway	14-min drive

Sport & Leisure

Discover opportunities to stay fit and active with The Gym, St Dunstan's Enterprise, and Yoga House London, all of which are easily reachable on foot or just a short drive away.

The Gym Group	7-min drive
St Dunstan's Enterprises	9-min drive
Yoga House London	12-min drive

Schools

There are local schools that cater to all age groups. Torridon Primary is rated 'good' by Ofsted and is just around the corner, while Little Rainbow Day Nursery caters for children from 3 months to 5 years.

Little Rainbow Day Nursery	3-min drive
Torridon Primary School	3-min drive

Green spaces

Enjoy the outdoors with Mountsfield Park close by, offering impressive views of the city. Additionally, the thriving 100-year-old Foster Memorial Park serves as a central and active hub for the local community.

Foster Memorial Park	8-min drive
Mountsfield Park	9-min drive
Ladywell Fields	13-min drive

Culture

Explore flavours from around the globe at the Catford Food Market, held on the last Sunday of each month. Alternatively, discover the Catford Mews, the multi use cinema that transforms into a community space with food stands and film screenings.

Catford Mews	12-min drive
Catford Food Market	12-min drive
Catford Library	12-min drive

Siteplan



Key

- Shared Ownership Homes
- Market Sale Homes
- Affordable Rented Homes
- BS** Bin Store
- CS** Cycle Store
- SS** Sub Station
- Main Entrance

Every part of Excalibur has been thoughtfully designed for your enjoyment. From private outdoor spaces to the development's serene, landscaped surroundings, each detail has been perfectly curated to help you thrive in this vibrant city.

As we aim to contribute to the biodiversity of our local environment, the landscaping of the communal gardens to the flats will take some time to fully mature and reach their full potential. The gardens will also include wildflower meadows, seating and shady trees.



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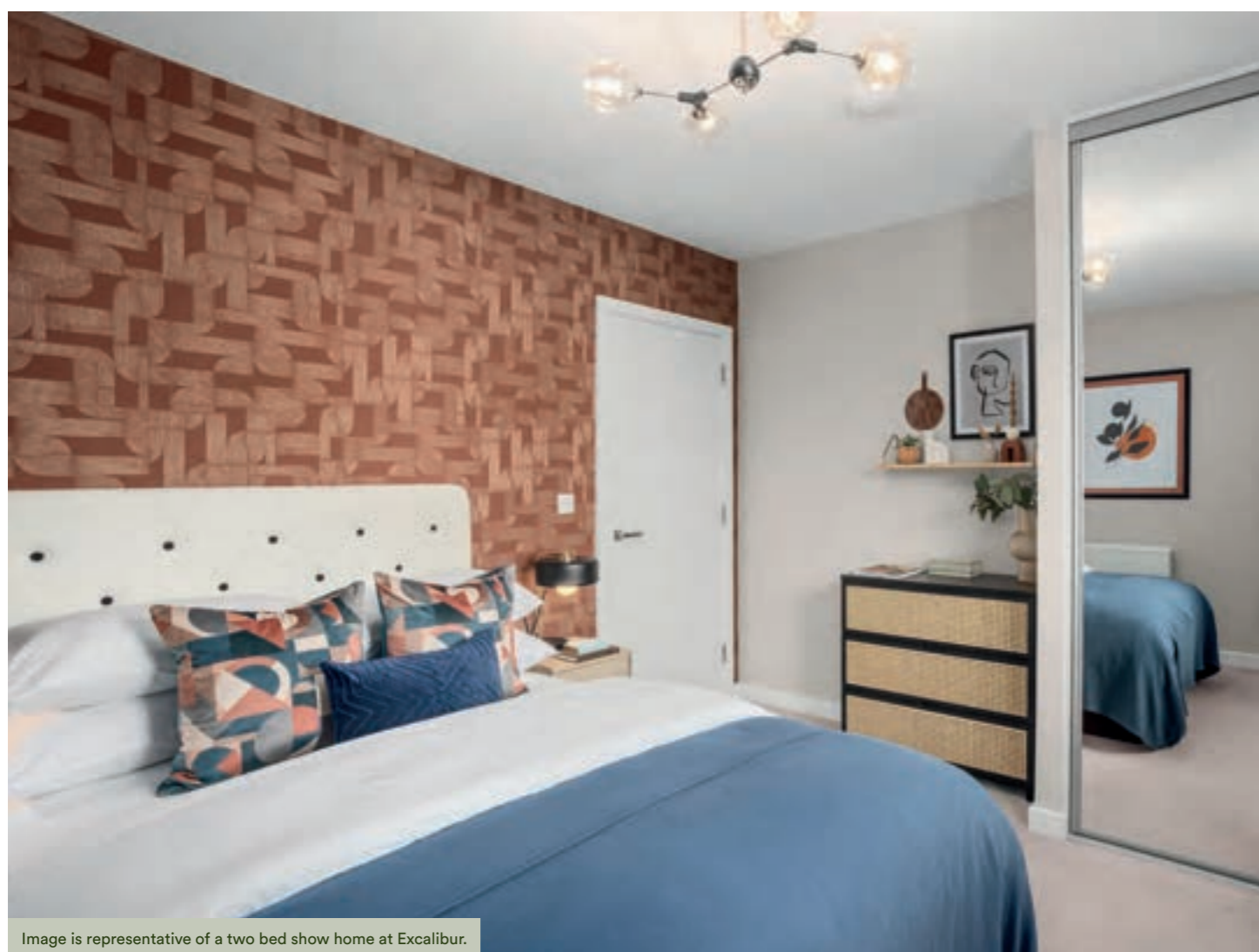


Image is representative of a two bed show home at Excalibur.

Specification

General



- Free-standing washer/dryer located in store cupboard
- White ladder internal doors
- Chrome door furniture
- Balcony, terrace or garden to every home
- Video door entry system to apartments only
- Checkmate 10 Year Warranty

Kitchen



- Modern kitchen cabinets with a contemporary worktop and matching upstand
- Full-height stainless steel splashback behind the hob
- Under cupboard lighting
- Stainless steel 1.5 bowl sink with accompanying chrome mixer tap
- Fully integrated appliances including oven, ceramic hob, fridge/freezer, dishwasher and integrated extractor

Bedrooms



- Fitted carpet
- Fitted wardrobe with mirrored sliding door to bedroom 1

Heating, Electrical & Lighting



- Radiators sourced by onsite District heating system (subject to supply agreement)
- Low energy white LED downlights to kitchen/dining/living area, bathrooms and hallways
- Pendant lights to bedrooms & bulkhead lamp store cupboards
- White sockets and switches throughout except kitchens & bathrooms which have screwless chrome
- Chrome shaver point in bathrooms
- Provision for Sky (subscription will be required)
- Ceiling mounted smoke detector

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
- Full-height mirror
- Steel bath with contemporary bath panel
- Chrome towel radiator
- Homes will include a shower screen over the bath, chrome bath mixer tap, thermostatic shower valve with overhead shower, and hair wash attachment

Wall & Floor Finishes



- White emulsion painted walls and ceilings
- White satinwood architraves and skirting boards
- Laminate flooring to kitchen/living/dining area
- Tiles to floor and wall in bathroom

The specification of the properties is correct at the date of print 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.

5, 7 & 8 Hector Crescent



Computer generated images are for illustrative purposes only.

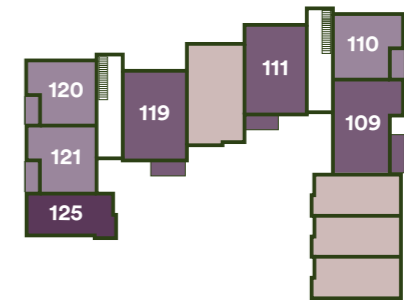
Plot locators



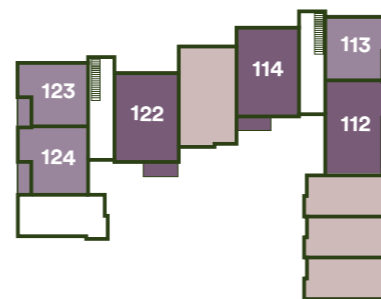
Ground Floor



First Floor



Second Floor



Key

- 1 Bedroom Apartment
- 2 Bedroom Apartment
- 2 Bedroom House
- Affordable Rented Homes

BS Bin Store

▶ Main Entrance

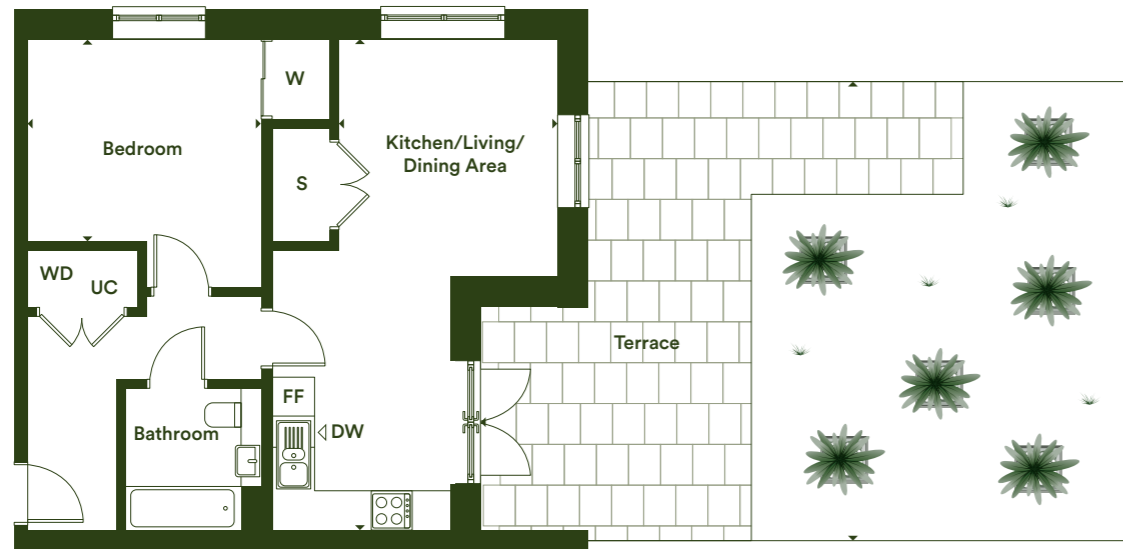
Please note that the cycle store for 5 & 7 Hector Crescent is located at the end of 10 Hector Crescent. You can find visual representations of these locations on the site plan (pages 15 & 16).

1 bedroom apartment

Type 09
Plot 107



Ground Floor



Dimensions

Kitchen/Living/Dining Area	7.30m x 3.23m	23'11" x 10'7"
Bedroom	3.40m x 3.00m	11'1" x 9'10"
Total Internal Area	52 m²	557.8 ft²
Terrace	7.90m x 6.50m	25'11" x 21'3"

Floor Plot

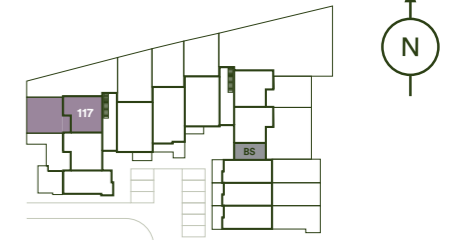
Ground	107
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S – Storage | UC – Utility Cupboard | W – Wardrobe | WD – Washer/Dryer | FF – Fridge Freezer | DW – Dishwasher

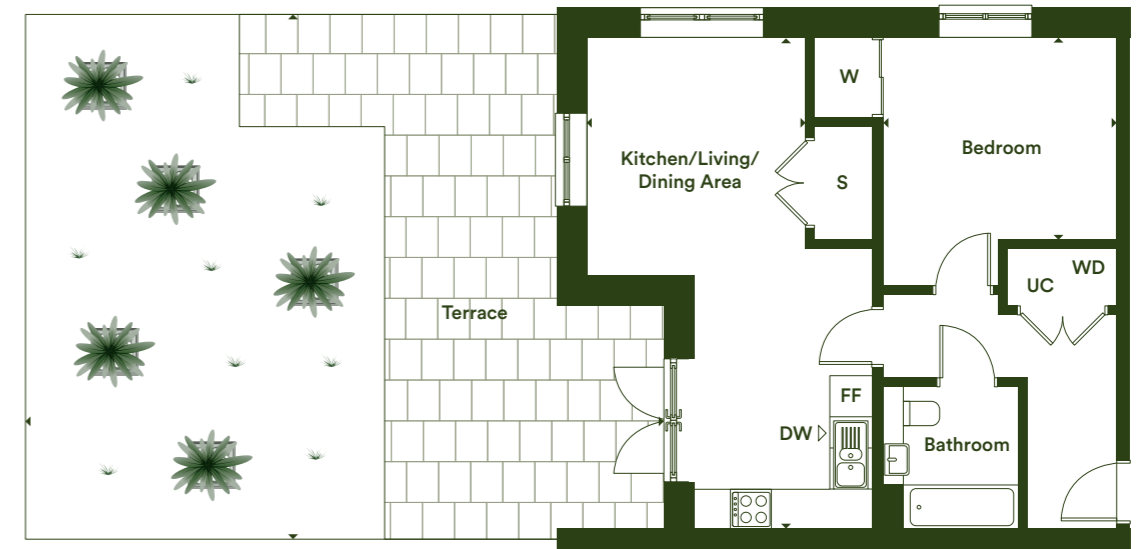
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1 bedroom apartment

Type 09
Plot 117



Ground Floor



Dimensions

Kitchen/Living/Dining Area	7.28m x 3.20m	23'10" x 10'5"
Bedroom	3.40m x 3.00m	11'1" x 9'10"
Total Internal Area	52 m²	557.8 ft²
Terrace	7.79m x 7.50m	25'6" x 24'7"

Floor Plot

Ground	117
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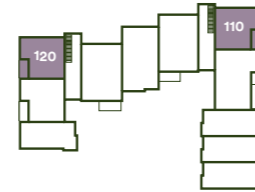
1 bedroom apartment

Type 09

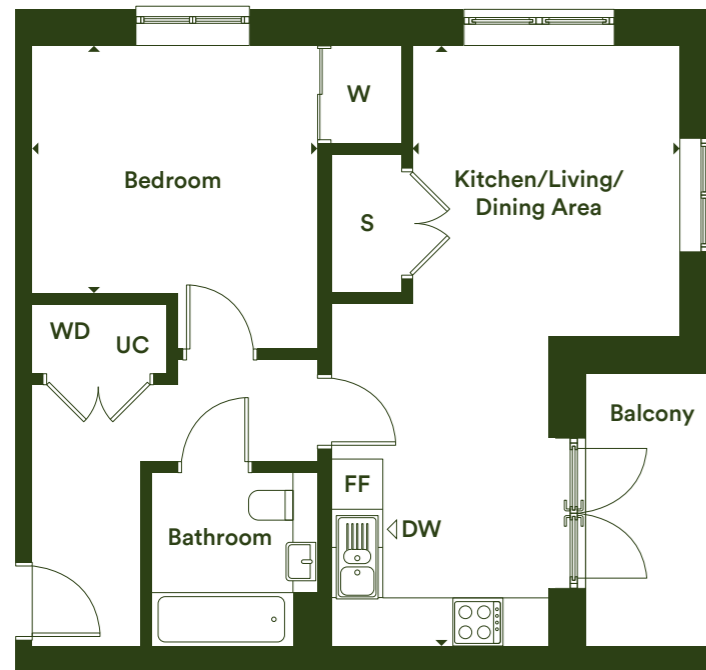
Plots 110, 113, 120* & 123*



Second Floor



First Floor



Dimensions

Kitchen/Living/Dining Area	7.30m x 3.23m	23'11" x 10'7"
Bedroom	3.40m x 3.00m	11'1" x 9'10"
Total Internal Area	52 m²	557.8 ft²
Balcony	3.27m x 1.56m	10'8" x 5'1"

Floor

1st	110 & 120
2nd	113 & 123

Plot

S – Storage | UC – Utility Cupboard | W – Wardrobe | WD – Washer/Dryer | FF – Fridge Freezer | DW – Dishwasher

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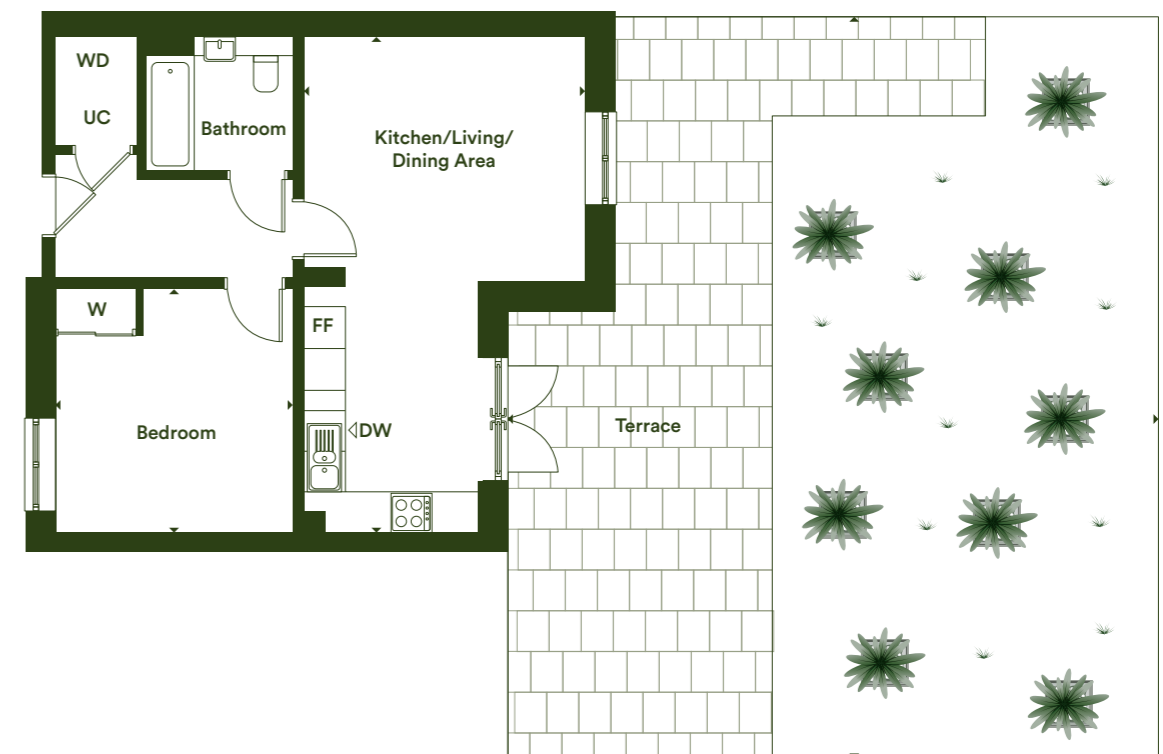
1 bedroom apartment

Type 08

Plot 106



Ground Floor



Dimensions

Kitchen/Living/Dining Area	7.22m x 4.20m	23'8" x 13'9"
Bedroom	3.60m x 3.40m	11'9" x 11'1"
Total Internal Area	52 m²	556.9 ft²
Terrace	10.90m x 7.90m	35'9" x 25'11"

Floor

Ground	106
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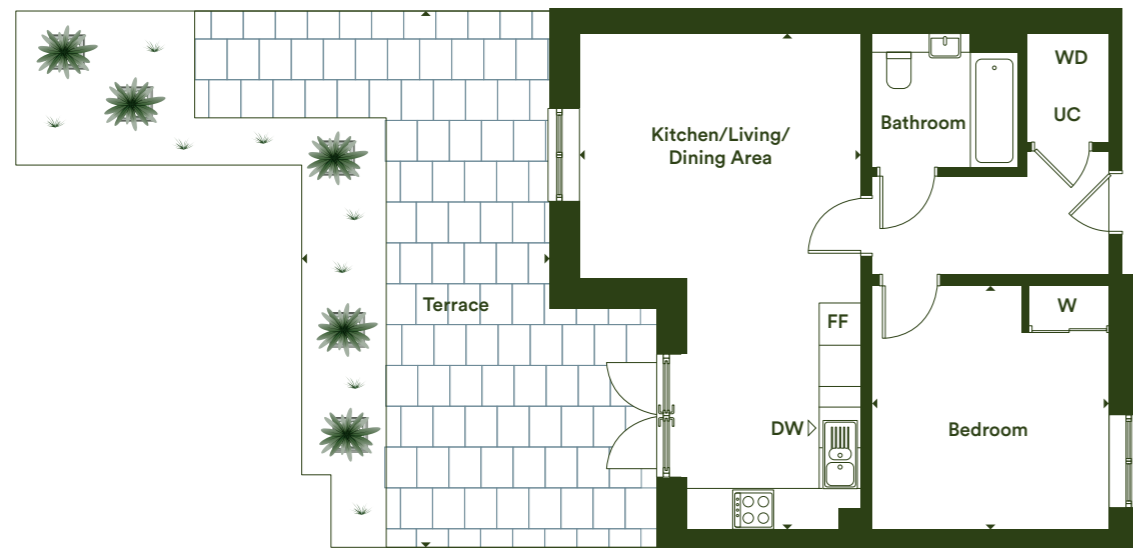
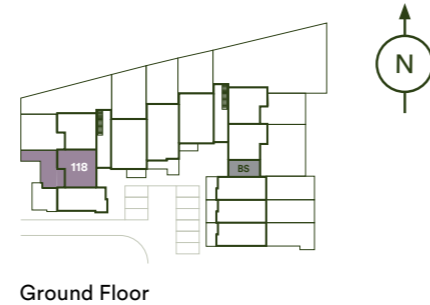
Plot

S – Storage | UC – Utility Cupboard | W – Wardrobe | WD – Washer/Dryer | FF – Fridge Freezer | DW – Dishwasher

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1 bedroom apartment

Type 08
Plot 118



Dimensions		
Kitchen/Living/Dining Area	7.33m x 4.15m	24'0" x 13'7"
Bedroom	3.60m x 3.40m	11'9" x 11'1"
Total Internal Area	52 m²	556.9 ft²
Terrace	7.88m x 3.64m	25'10" x 11'11"

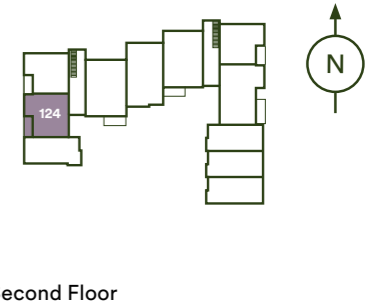
Floor	Plot
Ground	118

S – Storage | UC – Utility Cupboard | W – Wardrobe | WD – Washer/Dryer | FF – Fridge Freezer | DW – Dishwasher

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1 bedroom apartment

Type 08
Plots 121 & 124



Dimensions		
Kitchen/Living/Dining Area	7.33m x 4.15m	24'0" x 13'7"
Bedroom	3.60m x 3.40m	11'9" x 11'1"
Total Internal Area	52 m²	556.9 ft²
Balcony	3.47m x 1.50m	11'4" x 4'11"

Floor	Plot
1st	121
2nd	124

S – Storage | UC – Utility Cupboard | W – Wardrobe | WD – Washer/Dryer | FF – Fridge Freezer | DW – Dishwasher

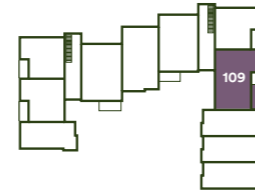
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2 bedroom apartment

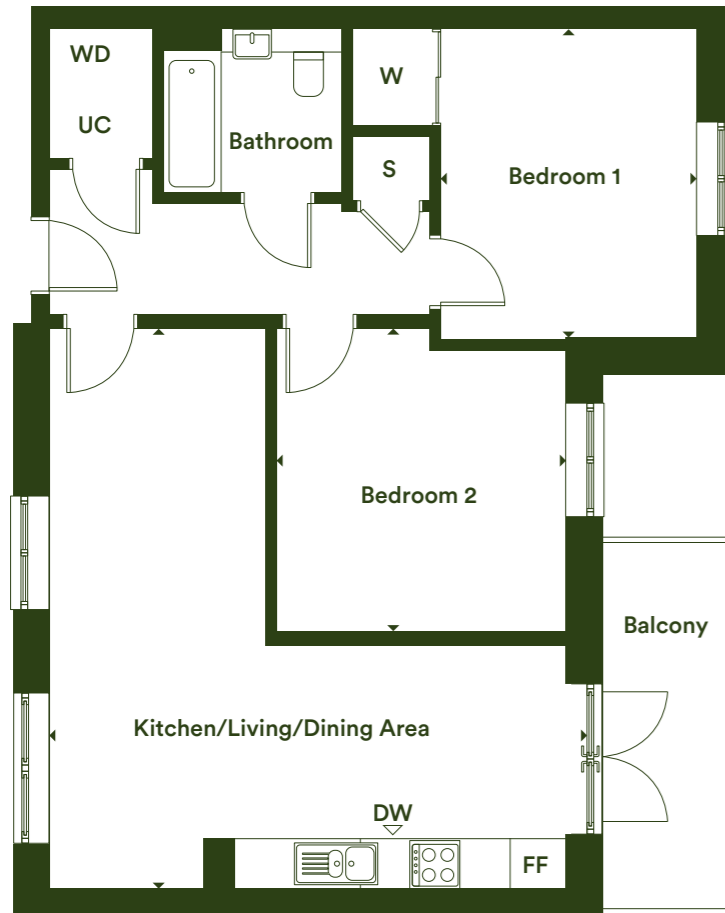
Type 13
Plots 109 & 112



Second Floor



First Floor



Dimensions		
Kitchen/Living/Dining Area	6.75m x 6.26m	22'1" x 20'6"
Bedroom 1	3.76m x 3.10m	12'4" x 10'2"
Bedroom 2	3.64m x 3.50m	11'11" x 11'5"
Total Internal Area	70 m²	758.4 ft²
Balcony	4.40m x 1.50m	14'5" x 4'11"

Floor	Plot
1st	109
2nd	112

S – Storage | UC – Utility Cupboard | W – Wardrobe | WD – Washer/Dryer | FF – Fridge Freezer | DW – Dishwasher

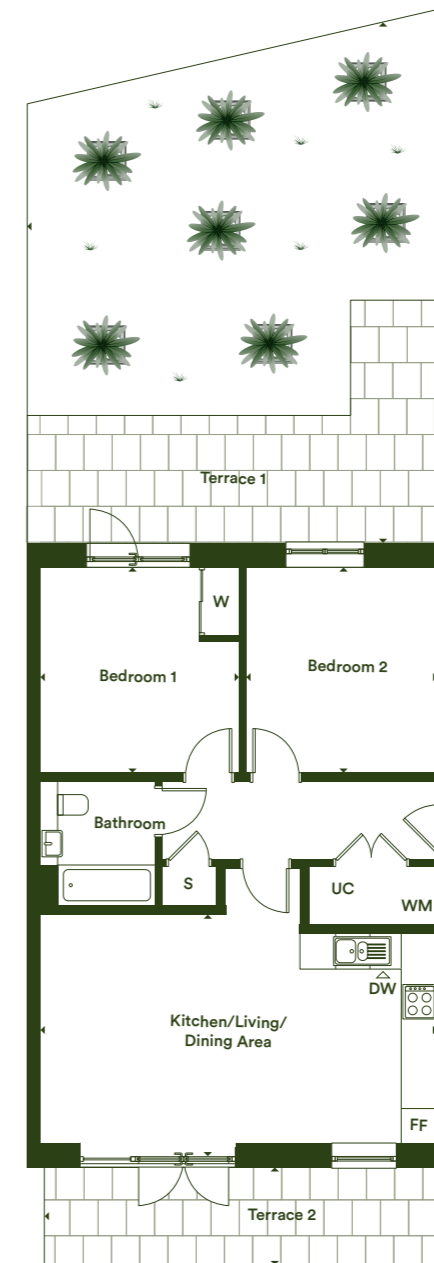
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2 bedroom apartment

Type 12
Plot 108



Ground Floor



Dimensions		
Kitchen/Living/Dining Area	6.92m x 4.00m	22'8" x 13'1"
Bedroom 1	3.59m x 3.46m	11'9" x 11'4"
Bedroom 2	3.46m x 3.34m	11'4" x 10'11"
Total Internal Area	70 m²	748.2 ft²
Terrace 1	7.60m x 7.30m	24'11" x 23'11"
Terrace 2	7.30m x 1.60m	23'11" x 5'2"

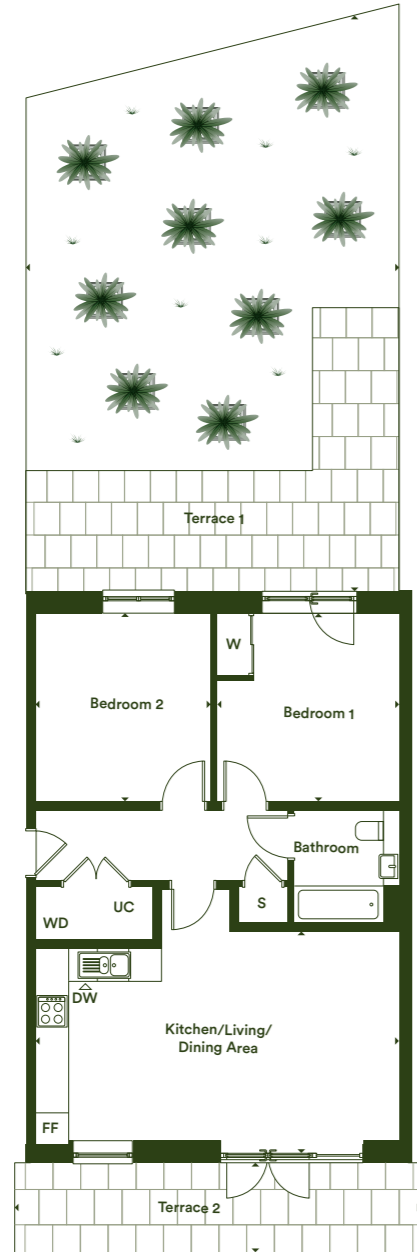
Floor	Plot
Ground	108

S – Storage | UC – Utility Cupboard | W – Wardrobe | WD – Washer/Dryer | FF – Fridge Freezer | DW – Dishwasher

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2 bedroom apartment

Type 12
Plot 116



Ground Floor

Dimensions

Kitchen/Living/Dining Area	6.91m x 4.06m	22'8" x 13'3"
Bedroom 1	3.59m x 3.46m	11'9" x 11'4"
Bedroom 2	3.46m x 3.34m	11'4" x 10'11"
Total Internal Area	70 m²	748.2 ft²
Terrace 1	11.40m x 6.60m	37'4" x 21'7"
Terrace 2	7.40m x 1.60m	24'3" x 5'2"

Floor Plot

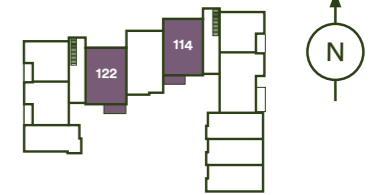
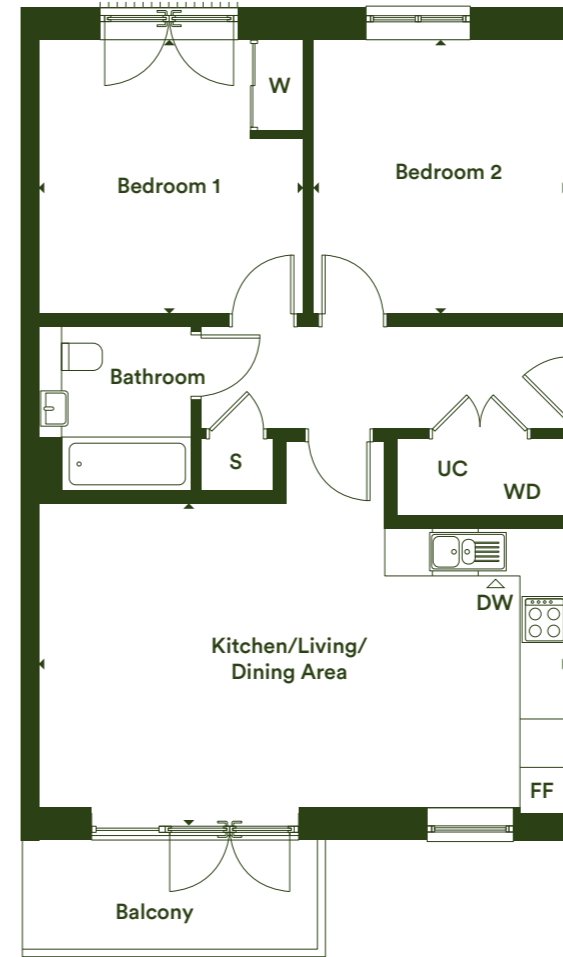
Ground	116
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S – Storage | UC – Utility Cupboard | W – Wardrobe | WD – Washer/Dryer | FF – Fridge Freezer | DW – Dishwasher

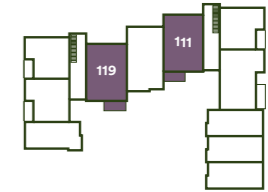
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2 bedroom apartment

Type 12
Plots 111, 114, 119* & 122*



Second Floor



First Floor

Dimensions

Kitchen/Living/Dining Area	6.92m x 4.00m	22'8" x 13'1"
Bedroom 1	3.59m x 3.46m	11'9" x 11'4"
Bedroom 2	3.46m x 3.34m	11'4" x 10'11"
Total Internal Area	70 m²	748.2 ft²
Balcony	3.90m x 1.50m	12'9" x 4'11"

Floor Plot

1st	111 & 119
2nd	114 & 122

S – Storage | UC – Utility Cupboard | W – Wardrobe | WD – Washer/Dryer | FF – Fridge Freezer | DW – Dishwasher

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 storage/utility cupboard may include heating and electrical controls, which may reduce the storage available. For further clarification regarding specific individual plots, please ask our Sales Associates.



Image is representative of a two bed show home at Excalibur.



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 own 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 scan the QR code and read: **Our Complete Guide to 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 usually 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 Checkmate 10 Year Warranty cover is valid for 10 years from the date the building was finished.

Your sales associate can provide you with more details on the L&Q warranty and Checkmate 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



The Quarry
Bexley
lqhomes.com/thequarry



Addiscombe Oaks
Croydon
lqhomes.com/addiscombeoaks



Kidbrooke Village
Greenwich
lqhomes.com/kidbrookevillage

Disclaimer

All information in this document is correct at the time of publication going to print. Computer generated images are for illustrative purposes only and dimensions are not intended to form part of any contract or warranty. Individual features such as windows, bricks and other material colours may vary, as may heating and electrical layouts. Images provided of the proposed development do not show final details of gradients of land, boundary treatments, local authority street lighting or landscaping. 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 your legal representatives. The contents of this brochure should not be considered material information for the purposes of purchasing a home. Shared Ownership – Terms and conditions apply. Shared Ownership with L&Q is subject to status and fitting criteria. Please speak to a member of our Sales Team for more details.

Registered office: L&Q, 29–35 West Ham Lane, Stratford, London, E15 4PH. Homes & Communities Agency L4517. Registered Society 30441R Exempt charity. Details correct at the time of going to print March 2024. 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.



Excalibur
Excalibur Drive, SE6 1RN

© excalibur@lqgroup.org.uk

☎ 020 8189 7528

🌐 lqhomes.com/excalibur