

L&Q at
HAYES
VILLAGE

Floor plans and Specification
Arabica Court - Block B8
London Living Rent

L&Q



Image depicts the L&Q show home

A local landmark

and a piece of history

On the site of the former Nestle factory in Hayes, Middlesex, L&Q at Hayes Village is well positioned for easy access into Central London and Heathrow.

An iconic development and beautiful place to live, L&Q at Hayes Village offers a great quality of life and community spirit, just a short distance from Hayes & Harlington station.

Less than a 10 minute walk† from The Elizabeth Line, life here is about stunning green spaces, industrial-inspired apartments, and life-enriching amenities including a 200 metre running track and coffee shop.

With L&Q at Hayes Village you could rent a brand new studio, 1, 2 or 3 bedroom homes through London Living Rent.

London Living Rent is the perfect stepping stone to buying a home through Shared Ownership - with the discounted rent allowing customers to save extra money each month to put towards a deposit.*

*Shared Ownership eligibility criteria will apply on your Shared Ownership home, L&Q cannot guarantee you will meet future affordability requirements should you wish to buy a Shared Ownership home. † Distance taken from [google.co.uk/maps](https://www.google.co.uk/maps).

London Living Rent from L&Q

London Living Rent (LLR) is designed for people who are currently renting and want to get onto the property ladder but can't afford to do so yet – either through Shared Ownership or on the open market.

London Living Rent lets you:

- Rent a home at a lower price compared to renting privately
- Save faster towards a deposit to buy your own home
- Rent the home you want to buy
- Buy a share of your home through Shared Ownership with L&Q within 10 years*

Rent a brand-new, stylish home and you can benefit from:



Generous sized homes



Local supermarkets close to home



Green open spaces nearby





Computer generated image of Hayes Village

A home like you've never had before

L&Q at Hayes Village is not just about your beautiful apartment. It's also about a great quality of life and community spirit.

When you want to enjoy the outdoors, you'll find three hectares of stunning green space to explore. Bring a picnic to relax in the sun, surrounded by lush trees and the beauty of nature. Gather with friends and family in Sandow Square, an acre of community space designed for markets and events in the future.

Beyond just a beautiful place to live, L&Q at Hayes Village has been designed with everyday convenience in mind. That's why secure cycle storage is available throughout and applicants have the right to park within an underground car park at an additional cost*.



Computer generated image of Hayes Village

*Please speak to a Lettings Associate for more information.

With great road links, bus stops and the Elizabeth Line on your doorstep, getting around from L&Q at Hayes Village is quick and easy.



By Elizabeth Line from Hayes & Harlington Station

Tottenham Court Road	22 mins
Farringdon	25 mins
Liverpool Street	27 mins
Canary Wharf	34 mins



By bike from Hayes Village

Heathrow	22 mins
Uxbridge	30 mins
Ealing Broadway	32 mins



By road from Hayes Village

M4 (J3) for The West	7 mins
M25 (J4B)	10 mins



By bus from Hayes Village

There are several bus stops within 10 minutes walking distance, with routes in all directions for Uxbridge, Ruislip, Northolt, Greenford Station, Southall, Feltham, Hounslow and more.



Eat and Drink

Indulge in a vibrant dining scene, from charming cafes to international cuisines and trendy bars. Treat yourself to aromatic Indian dishes, hearty Italian classics, or the comforting favourites of a British pub.

Tikona
12 minutes by foot*



Sports

The area is a haven for sports enthusiasts and fitness lovers, offering state-of-the-art gyms, tennis courts and football pitches within easy reach. For a scenic workout, reconnect with nature with picturesque running trails.

Botwell Green Sports & Leisure Centre
15 minutes by foot*



Leisure

Catch the latest movie in the local cinemas or immerse yourself in captivating performances at The Beck Theatre. Enjoy socialising in pubs and live music venues where the stage is set for unforgettable evenings.

The Beck Theatre
20 mins via the 90 bus*



Shopping

Discover shopping at Hayes Town Centre's boutiques and markets. For a more extensive retail experience, venture to Ealing Broadway Shopping Centre or London Designer Outlet in Wembley.

Hayes Town Centre
10 minutes by foot*



Open spaces

Beautiful and serene regenerated canalside living. Nearby Minet Country Park, Lake Farm Country Park, and Cranford Park offer lush, green escapes.

Lake Farm Country Park
20 minutes by foot*



Schools

This area is ideal for families, offering excellent educational and childcare options. With two nurseries within a 15-minute walk and two primary and two secondary schools nearby, quality education is always within reach.

Cranford Park Academy
10 minutes by foot*

The history behind Hayes Village

Home to chocolate and coffee manufacturing for over 100 years, the place where Hayes Village stands has been a local landmark for decades.

The Hayes Village site is best known as the former Nestlé factory, but the original factory was actually built by Sandow's Cocoa Works in 1914.

No ordinary cocoa company, Sandow's Cocoa Works was founded by circus strongman and pioneering bodybuilder Eugen Sandow, who attributed his impressive strength to his daily cup of cocoa. Today, there are tributes to him across Hayes Village – from the name of Sandow Square to the stunning mural on the side one of the buildings.

Nestlé took over the factory in 1929 and manufactured coffee here for 85 years before moving production to Derbyshire. The factory doors closed for good in 2014, and an exciting new chapter began.

Hayes Village has been carefully designed to stay true to its rich heritage. Pieces of the original factory have been retained where possible – including the distinctive art deco factory entrance, the 19th Century railings that line the street, and the former canteen building that is being transformed into a community hub.

Across all the buildings, design touches nod back to Hayes Village's past. Windows and accent colours are inspired by the former factory buildings, and even the patterns on balconies are based on the shapes of coffee beans and chocolate pods.



Computer generated image of Hayes Village

Site plan



- Tenures**
- London Living Rent
 - London Affordable Rent
 - London Living Rent and London Affordable Rent
 - London Affordable Rent and Shared Ownership
 - London Living Rent, Shared Ownership and London Affordable Rent

For further clarification regarding specific individual plots, please ask our Lettings 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, [maximum/minimum] dimensions have been used to generate this image and as a result dimensions may vary (and should not be relied on by you).



Images depict the L&Q show home



Image depicts the L&Q show home

Specification

All the homes located within L&Q at Hayes Village have a high quality specification throughout.

Kitchen



- Modern kitchen cabinets with a white laminate worktop and matching upstand
- Full height stainless steel splashback behind the ceramic hob
- Under cupboard lighting supplied in most units
- Stainless steel 1.5 bowl sink with accompanying stainless-steel deck mixer taps
- Fully integrated appliances including oven, ceramic hob, fridge/freezer and dishwasher
- Integrated extractor and stainless-steel chimney hoods
- Brushed nickel door handles

Bathroom



- Modern white sanitaryware including wash hand basin with clicker waste and chrome plated mono mixer tap
- Back to floor WC with hidden cistern
- Chrome flush plate
- Fitted mirror
- Chrome towel radiator
- Chrome shower mixer tap complete with hair wash attachment and riser rail

En Suite



- Chrome dual flush plate
- Fitted mirror
- Chrome towel radiator
- White shower tray with fixed shower screen/sliding door
- Surface mounted thermostatic shower with bespoke sliding rail, kit and head

Electrical and Heating



- Radiators heated by onsite district heating from a centralised energy centre system (subject to supply agreement)
- White downlights to hallway, living room and kitchen areas and bathrooms
- Pendant lights to bedrooms
- Batten holder lights to storage areas
- Chrome sockets with white inserts
- Chrome shaver point in bathrooms with a dual voltage shaver light box
- Mains operated ceiling mounted smoke / heat detector

General



- Free standing washer/dryer located in store cupboard
- Fitted sliding wardrobe to bedroom 1
- Chrome finish internal door handles
- Private balcony or terrace to every home
- Video door entry system
- Communal bicycle storage

Finishes



- White walls and white ceilings
- White primed architraves and skirting boards
- Amtico flooring to hall/kitchen/living/dining room/utility room
- Fitted carpet to bedrooms
- Amtico flooring and glazed porcelain matt tiles to bathrooms and en-suites

The specification of the properties is correct at the time of 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. 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.

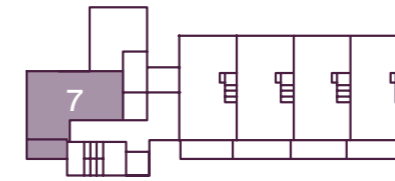
Floor plans



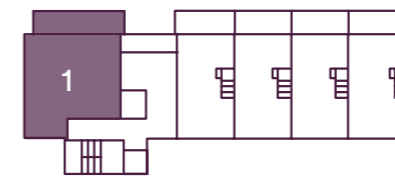
Image depicts the L&Q show home



Ground Floor



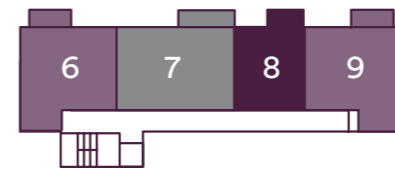
First Floor



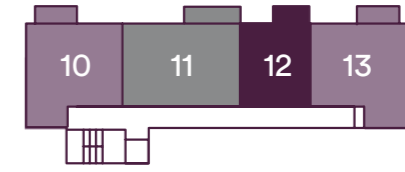
Second Floor



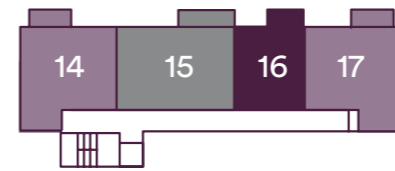
Third Floor



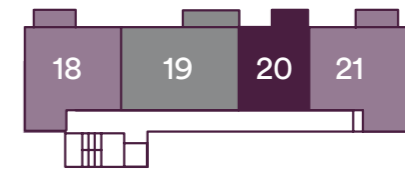
Fourth Floor



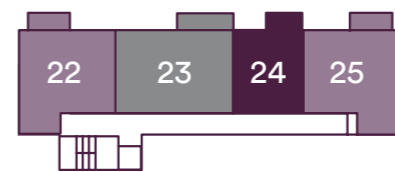
Fifth Floor



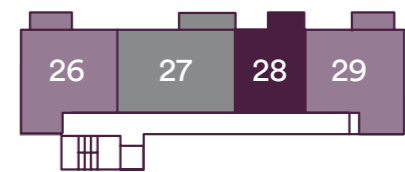
Sixth Floor



Seventh Floor



Eighth Floor



Key

- Studio apartments
- One bedroom apartments
- Two bedroom apartments
- Three bedroom apartments

Studio apartment

Studio Type D
Apartment 7



Dimensions		
Living / Dining	4.92m x 3.37m	16' 2" x 11' 1"
Kitchen	3.00m x 1.99m	9' 10" x 6' 7"
Bedroom	4.00m x 2.75m	13' 2" x 9' 1"
Total Internal Area	45.15 m²	486.02 ft²
Terrace	5.52 m ²	59.37 ft ²

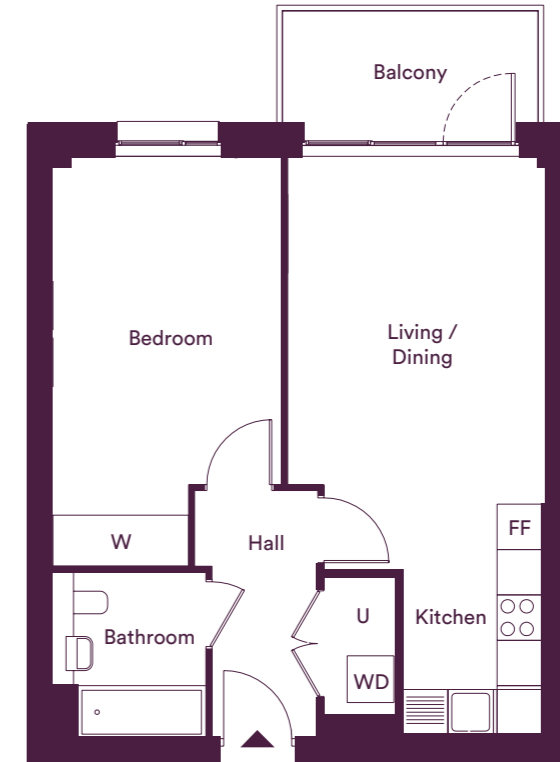
Floor	Apartment No.
Ground	7 Lion Walk

WD – Washer Dryer | FF – Fridge/Freezer | U – Utility Cupboard

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. Window sizes may vary. Positions are indicative only and positions may vary. For further clarification regarding specific individual plots, please ask our Lettings Associate.

One bedroom apartment

1B Type B
Apartments 4, 8, 12, 16, 20, 24 & 28



Dimensions		
Living / Dining	3.42m x 4.65m	11' 3" x 15' 3"
Kitchen	3.00m x 1.85m	9' 10" x 6' 1"
Bedroom	5.42m x 3.05m	17' 10" x 10' 0"
Total Internal Area	50.44 m²	542.95 ft²
Balcony	5.06 m ²	54.49 ft ²

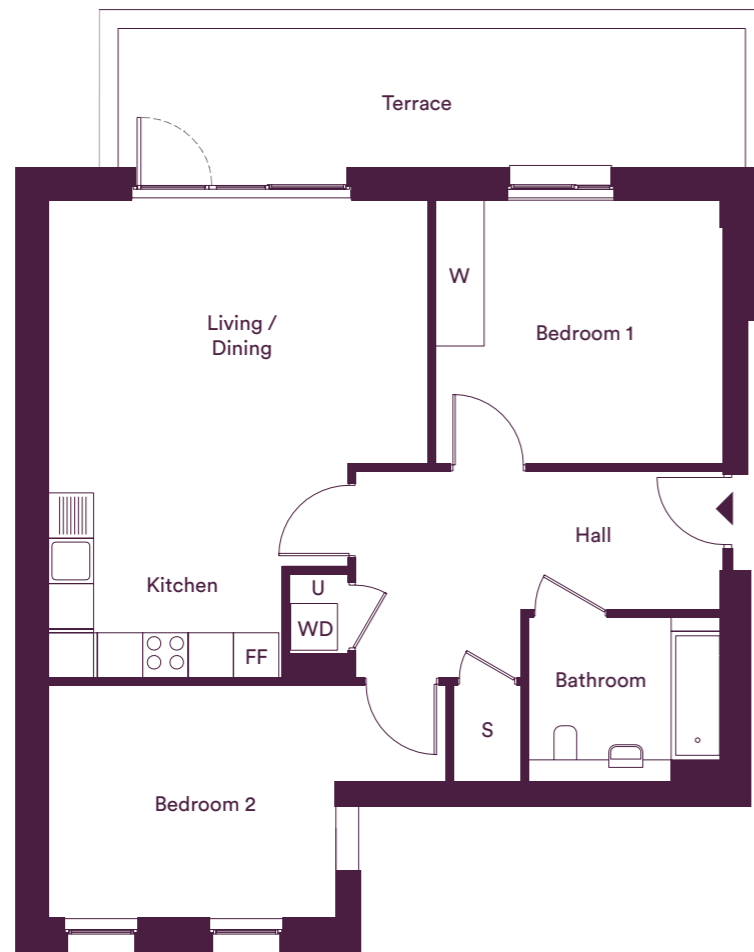
Floor	Apartment No.
2nd	4 Arabica Court
3rd	8 Arabica Court
4th	12 Arabica Court
5th	16 Arabica Court
6th	20 Arabica Court
7th	24 Arabica Court
8th	28 Arabica Court

WD – Washer Dryer | FF – Fridge/Freezer | U – Utility Cupboard | W – Wardrobe

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Two bedroom apartment

2B Type K3
Apartment 1



Dimensions		
Living / Dining	5.03m x 3.87m	16' 6" x 12' 9"
Kitchen	3.10m x 2.45m	10' 2" x 8' 1"
Bedroom 1	3.83m x 3.50m	12' 7" x 11' 6"
Bedroom 2	5.28m x 3.10m	17' 4" x 10' 2"
Total Internal Area	75.68 m²	814.66 ft²
Terrace	15.35 m ²	165.18 ft ²

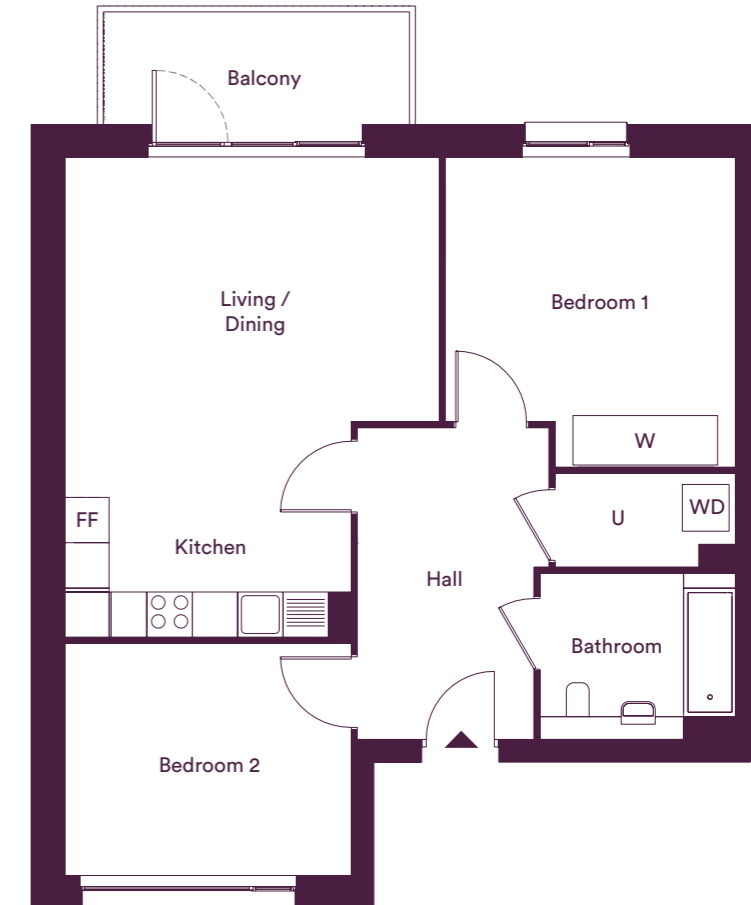
Floor	Apartment No.
1st	1 Arabica Court

WD – Washer Dryer | FF – Fridge/Freezer | S – Storage | U – Utility Cupboard | W – Wardrobe

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Two bedroom apartment

2B Type I2
Apartments 2, 6, 10, 14, 18, 22 & 26



Dimensions		
Living / Dining	4.97m x 4.50m	16' 4" x 14' 9"
Kitchen	3.81m x 1.85m	12' 6" x 6' 1"
Bedroom 1	3.85m x 4.10m	12' 8" x 13' 6"
Bedroom 2	3.80m x 3.07m	12' 6" x 10' 1"
Total Internal Area	75.17 m²	809.13 ft²
Balcony	6.08 m ²	65.39 ft ²

Floor	Apartment No.
2nd	2 Arabica Court
3rd	6 Arabica Court
4th	10 Arabica Court
5th	14 Arabica Court
6th	18 Arabica Court
7th	22 Arabica Court
8th	26 Arabica Court

WD – Washer Dryer | FF – Fridge/Freezer | U – Utility Cupboard | W – Wardrobe

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Two bedroom apartment

2B Type I3

Apartments 5, 9, 13, 17, 21, 25 & 29



Dimensions

Living / Dining	4.97m x 4.50m	16' 4" x 14' 9"
Kitchen	3.81m x 1.85m	12' 6" x 6' 1"
Bedroom 1	3.85m x 4.10m	12' 8" x 13' 6"
Bedroom 2	3.81m x 3.07m	12' 6" x 10' 1"
Total Internal Area	74.93 m²	804.52 ft²
Balcony	6.06 m ²	65.23 ft ²

Floor

Floor	Apartment No.
2nd	5 Arabica Court
3rd	9 Arabica Court
4th	13 Arabica Court
5th	17 Arabica Court
6th	21 Arabica Court
7th	25 Arabica Court
8th	29 Arabica Court

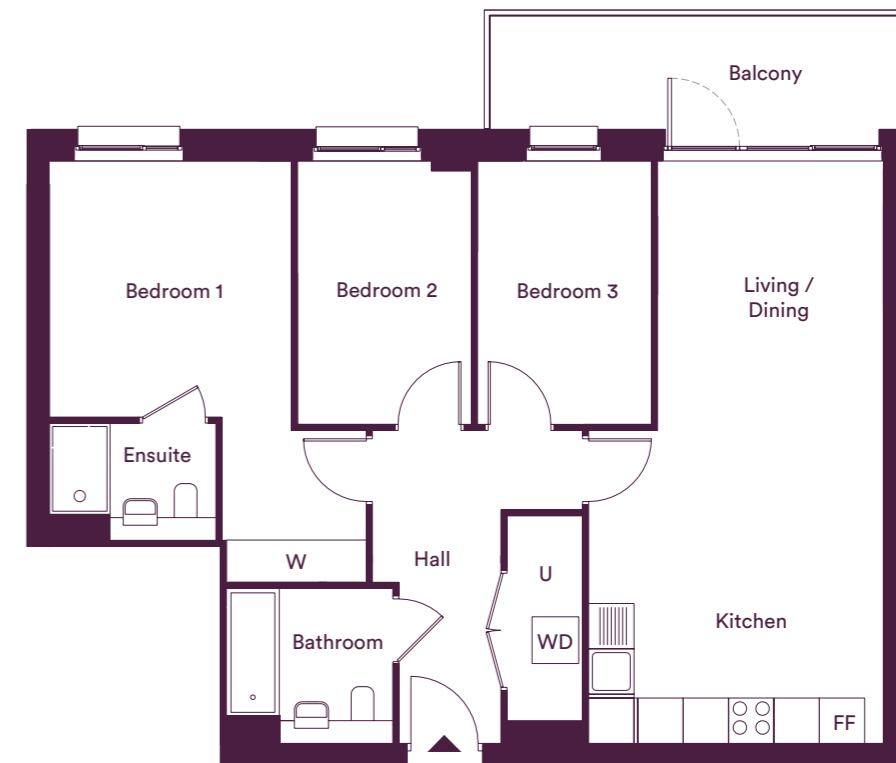
WD – Washer Dryer | FF – Fridge/Freezer | U – Utility Cupboard | W – Wardrobe

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Three bedroom apartment

3B Type D

Apartment 3, 7, 11, 15, 19, 23 & 27



Dimensions

Living / Dining	2.99m x 5.85m	9' 10" x 19' 3"
Kitchen	3.90m x 1.85m	12' 10" x 6' 1"
Bedroom 1	3.39m x 3.20m	11' 2" x 10' 6"
Bedroom 2	3.48m x 2.30m	11' 5" x 7' 7"
Bedroom 3	3.48m x 2.30m	11' 5" x 7' 7"
Total Internal Area	78.73 m²	847.40 ft²
Balcony	8.10 m ²	87.19 ft ²

Floor

Floor	Apartment No.
2nd	3 Arabica Court
3rd	7 Arabica Court
4th	11 Arabica Court
5th	15 Arabica Court
6th	19 Arabica Court
7th	23 Arabica Court
8th	27 Arabica Court

WD – Washer Dryer | FF – Fridge/Freezer | U – Utility Cupboard | W – Wardrobe

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L&Q's portfolio of homes to rent

If you choose to rent, you want the pick of rental properties so you can find the one that best fits your needs, your lifestyle and your budget.

As one of London's most experienced landlords, L&Q understands what renters want and don't believe you should compromise any element of your new rental home, quality or service.

That is why we are creating the UK's widest choice of new purpose-built and newly refurbished homes to rent across London and the South East.

Based on our 60 years' experience, L&Q has streamlined the lettings process for our tenants to ensure a responsive and comprehensive lettings service.

We offer our tenants the right locations, good value and great transport connections. All our brand new or newly refurbished apartments are well appointed, and everyone is backed by a dedicated property manager, which means support is only ever a phone call away.

As a long-term investor in housing, L&Q wants to simplify the process to give you more time and energy to focus on what's important to you. We offer you the peace of mind that the standard you expect is what you receive when you rent with us.

What you can expect when you choose to rent from L&Q



Excellent transport connections for easy commuting



The right locations in established neighbourhoods



No hidden costs, and good value for money



New purpose-built or newly refurbished accommodation



Well-appointed homes



Dedicated property manager on the end of a phone



Comprehensive letting service from an experienced, responsible and reliable landlord

Move into your LLR home in 10 easy steps:



*Note LLR is a stepping stone for those who are currently unable to purchase a home via Shared Ownership or through the open market and wish to transition from renting to homeownership.
[^]Please note L&Q are unable to confirm tenancy start dates prior to this stage.



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Disclaimer

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