

L&Q at



**HIGH STREET
QUARTER**

Trebles House

L&Q



An exciting place to live *and a home to call your own*

L&Q at High Street Quarter in Hounslow offers the perfect opportunity to buy a contemporary one, two or three bedroom home in an exciting new community, now available through Shared Ownership.

Built around a new public square, in the middle of this vibrant part of London, you'll have shops, cinema, bars, restaurants and green spaces within easy walking distance. The nearest tube station – Hounslow East – is also close by, offering quick Piccadilly Line access out to Heathrow and into the centre of London.

All homes are beautifully designed and built to the highest standards with a fully fitted kitchen, open plan living area and large windows to let

in ample natural light. The bedrooms are well proportioned with storage space and you'll have a contemporary bathroom featuring a powerful shower and stylish fittings.

Whether you work in the city or out at the airport, this is a great place to step onto the housing ladder.

Specification



Kitchen

- Modern kitchen cabinets with stainless steel handles and a complementary worktop and matching upstand
- Full height stainless steel splashback behind the hob
- Under cupboard lighting
- Stainless steel 1 1/2 bowl sink with accompanying mixer tap
- Fully integrated appliances including oven, ceramic hob, fridge/freezer, dishwasher and 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
- Full width mirror
- Steel bath with bespoke bath panel
- Chrome towel radiator
- Shower screen over the bath, chrome bath mixer tap, thermostatic shower valve and overhead shower

Bedroom

- Fitted carpet
- Fitted wardrobe to master bedrooms

Heating, Electrical & Lighting

- Under floor heating powered by onsite CHP heating system (subject to supply agreement)
- Low energy white LED downlights to kitchen/dining/living area and bathrooms
- Pendant lights to bedrooms and store cupboards
- Spotlights in hallways
- Free standing washer/dryer located in store cupboard
- White switches and sockets
- White shaver point in bathrooms
- Video door entry system
- Provision for Sky Q (subscription will be required)
- Mains operated ceiling mounted smoke/heat detector

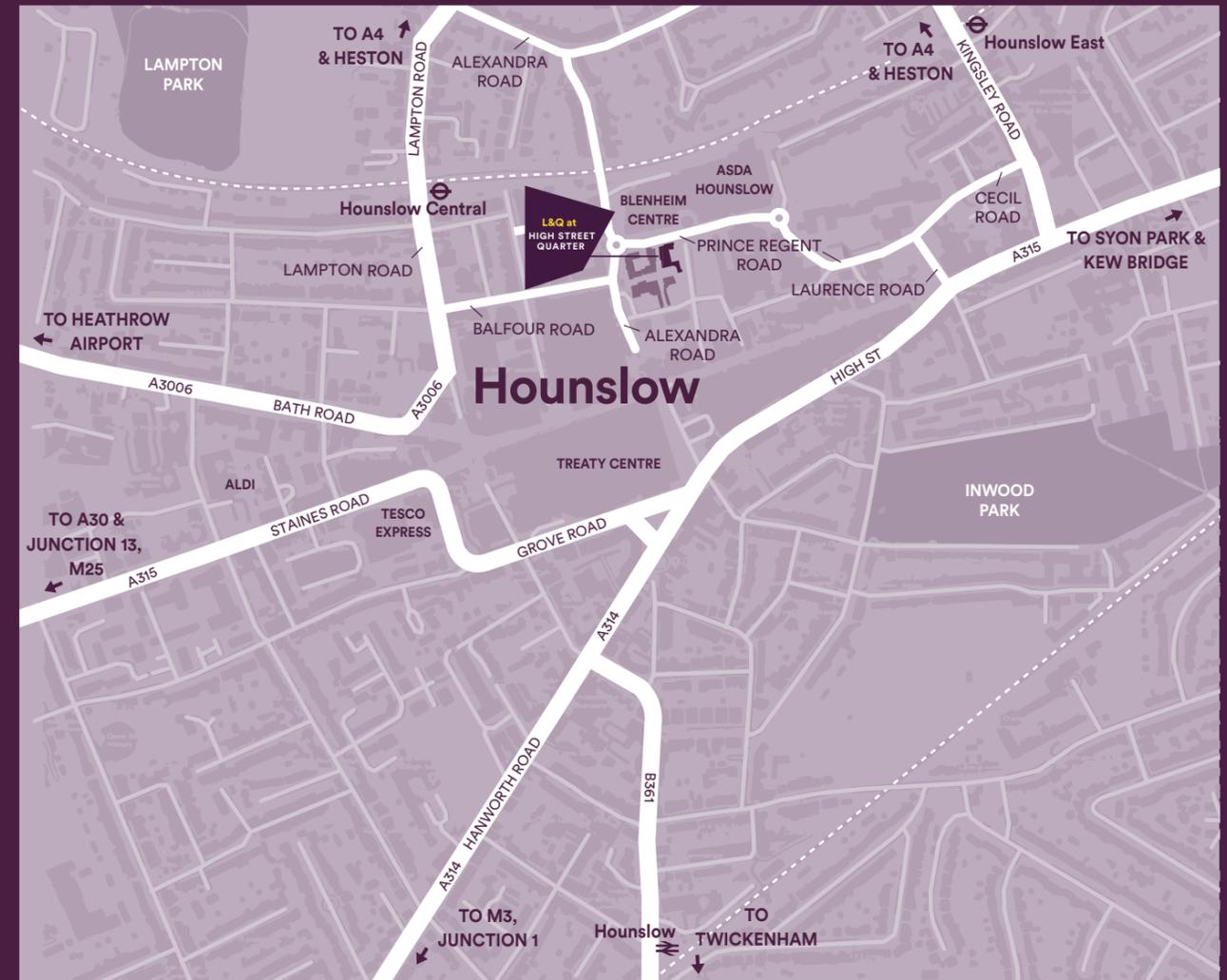
Wall & Floor Finishes

- White emulsion painted walls and ceilings
- White satin architraves and skirting boards
- Amitco flooring to hallways and kitchen/living/dining areas
- Ceramic large format floor and wall tiles to bathrooms and en-suites

General

- White internal doors
- Chrome door furniture
- Communal bicycle storage for every home
- NHBC 12-year Warranty

Well connected location



Siteplan

L&Q at High Street Quarter has been carefully designed to create a pedestrianised area between the buildings and retail and leisure facilities where residents can meet up with friends and neighbours.

Trebles House	Affordable Rent/Shared Ownership
Croxby House	Shared Ownership/Market Sale
Silverhall House	Shared Ownership/Market Sale
Crisp House	Shared Ownership/Market Sale
Mayger House	Shared Ownership/Market Sale
Barratt House	Market Sale
Curtis House	Market Sale
Hooper House	Shared Ownership/Market Sale
Platt House	Affordable Rent/Shared Ownership



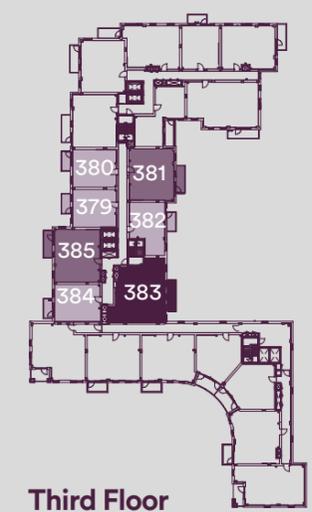
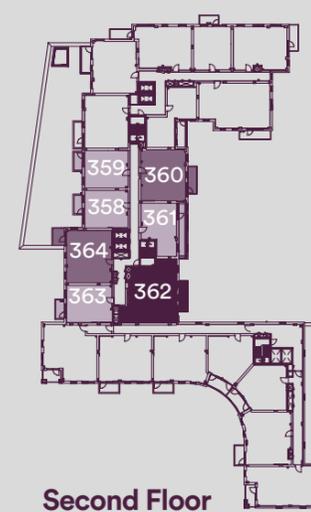
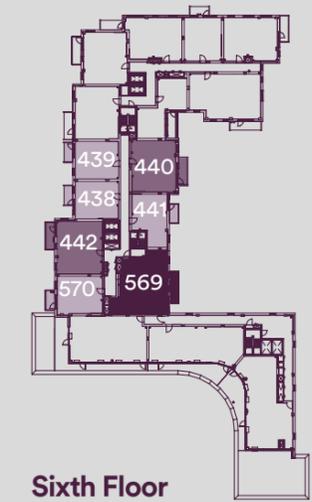
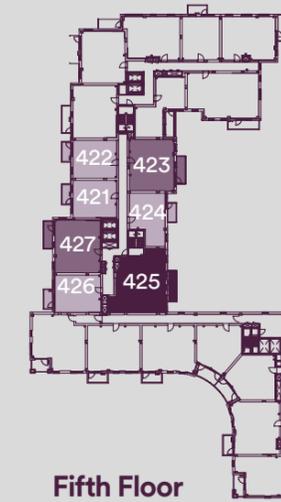
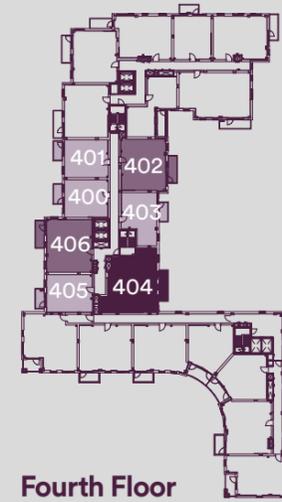
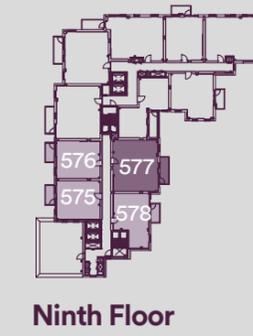
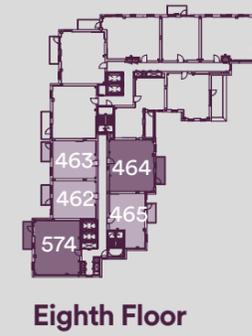
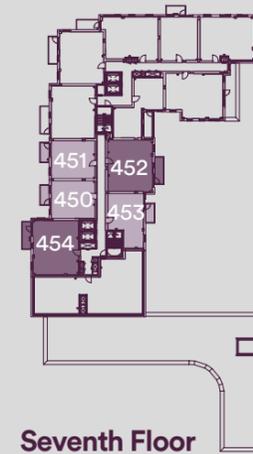
Key

 Market Sale	 Shared Ownership	 Affordable Rent
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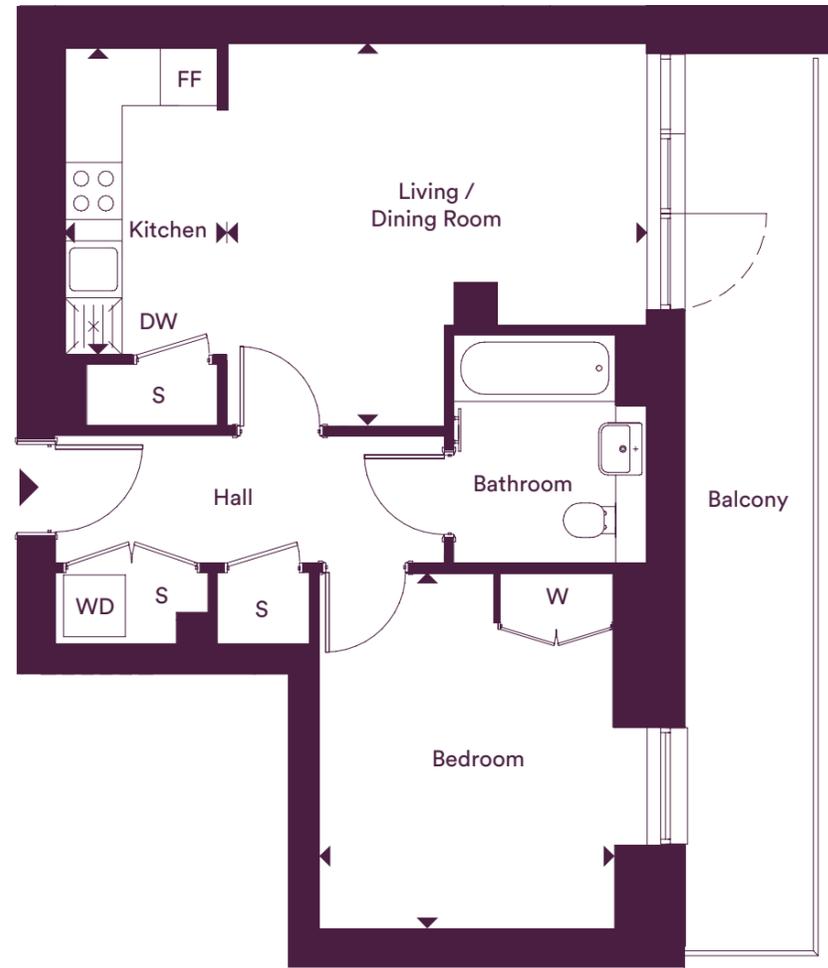
Key

	1 Bedroom Apartment Shared Ownership
	2 Bedroom Apartment Shared Ownership
	3 Bedroom Apartment Shared Ownership



1 bedroom apartment

Type 11
Plot No. 361



Dimensions

Living/Dining	4.37m x 4.02m	14' 4" x 13' 2"
Kitchen	3.22m x 1.75m	10' 7" x 5' 9"
Bedroom	3.75m x 3.10m	12' 4" x 10' 2"
Total Internal Area	47.7 m²	513 ft²
Balcony	9.44m x 1.38m	30' 11" x 4' 6"

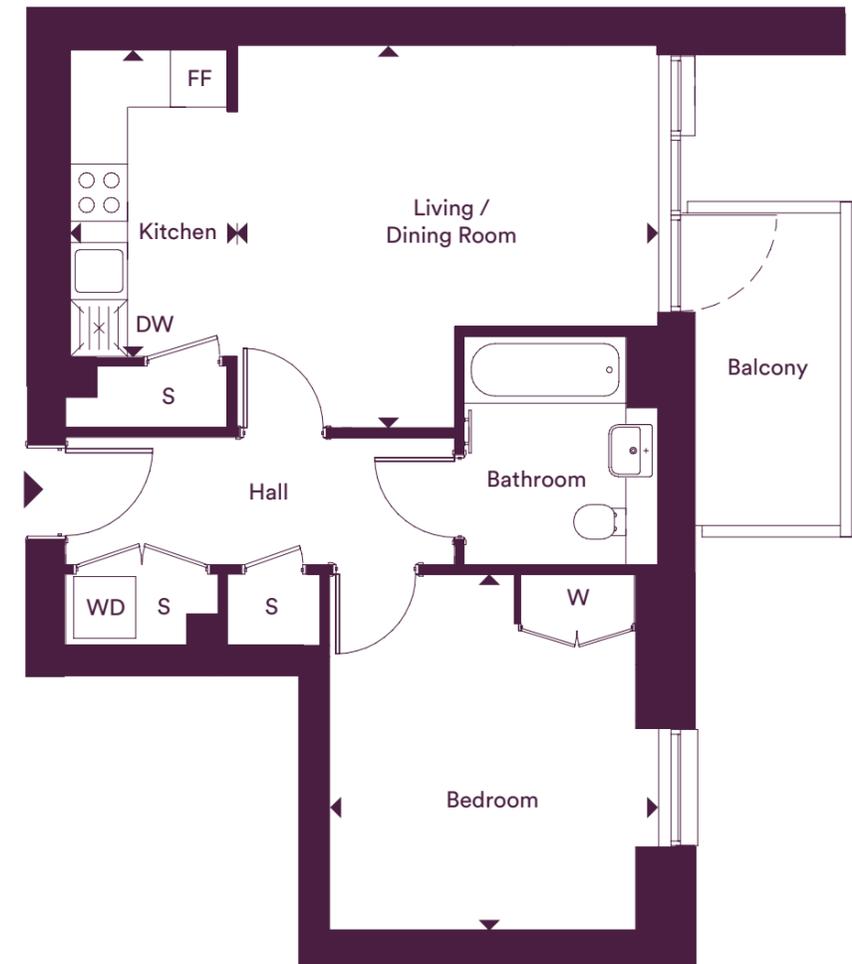
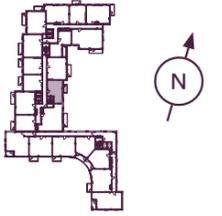
Plot No. 361 - LEVEL 02

WD – Washer / Dryer | W – Wardrobe | F/F – Fridge/Freezer | DW – Dish Washer | S – Storage

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1 bedroom apartments

Type 30
Plot Nos. 382, 403, 424, 441, 453, 465 & 578



Dimensions

Living/Dining	4.41m x 4.02m	14' 6" x 13' 2"
Kitchen	3.22m x 1.75m	10' 7" x 5' 9"
Bedroom	3.75m x 3.44m	12' 4" x 11' 4"
Total Internal Area	48.1 m²	518 ft²
Balcony	3.29m x 1.52m	10' 9" x 5' 0"

Plot No. 578 - LEVEL 09
Plot No. 465 - LEVEL 08
Plot No. 453 - LEVEL 07
Plot No. 441 - LEVEL 06
Plot No. 424 - LEVEL 05
Plot No. 403 - LEVEL 04
Plot No. 382 - LEVEL 03

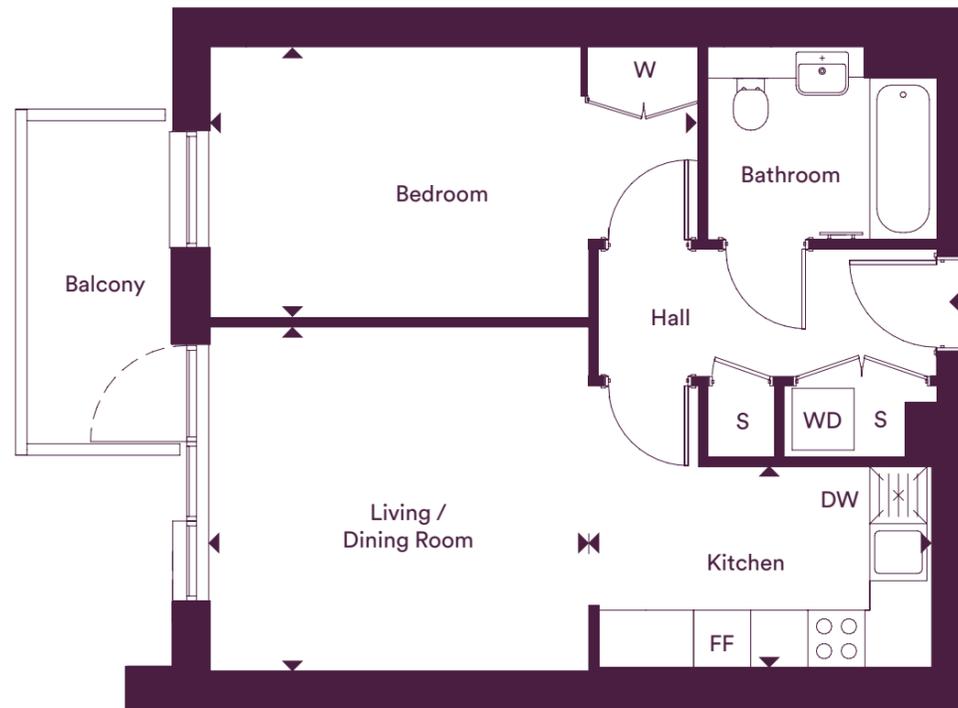
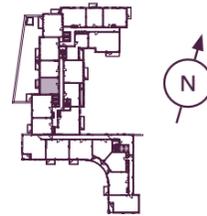
WD – Washer / Dryer | W – Wardrobe | F/F – Fridge/Freezer | DW – Dish Washer | S – Storage

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1 bedroom apartments

Type 7

Plot Nos. 358, 379, 400, 421, 438, 450 & 462



Dimensions

Living/Dining	3.98m x 3.63m	13' 1" x 11' 11"
Kitchen	3.60m x 2.11m	11' 10" x 6' 11"
Bedroom	5.13m x 2.85m	16' 10" x 9' 4"
Total Internal Area	49.4 m²	532 ft²
Balcony	3.39m x 1.52m	11' 1" x 5' 0"

Plot No. 462 - LEVEL 08
 Plot No. 450 - LEVEL 07
 Plot No. 438 - LEVEL 06
 Plot No. 421 - LEVEL 05
 Plot No. 400 - LEVEL 04
 Plot No. 379 - LEVEL 03
 Plot No. 358 - LEVEL 02

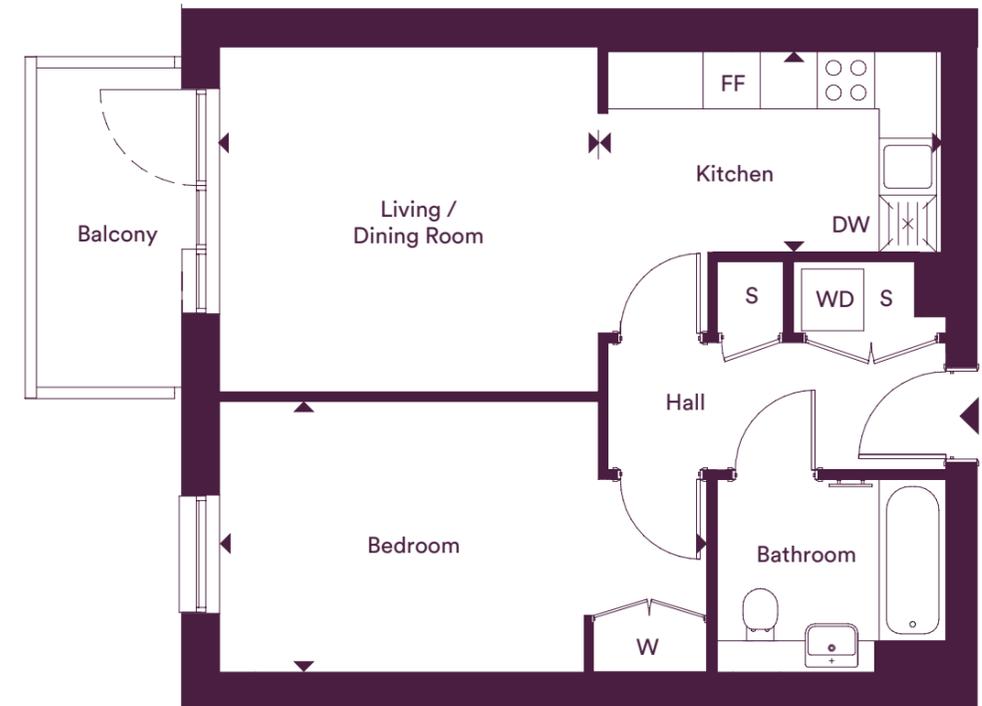
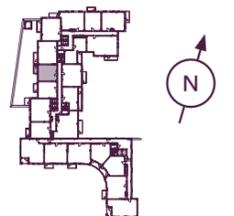
WD – Washer / Dryer | W – Wardrobe | F/F – Fridge/Freezer | DW – Dish Washer | S – Storage

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1 bedroom apartments

Type 6

Plot Nos. 359, 380, 401, 422, 439, 451, 463 & 576



Dimensions

Living/Dining	3.98m x 3.63m	13' 1" x 11' 11"
Kitchen	3.60m x 2.11m	11' 10" x 6' 11"
Bedroom	5.13m x 2.85m	16' 10" x 9' 4"
Total Internal Area	49.4 m²	532 ft²
Balcony	3.36m x 1.53m	11' 0" x 5' 0"

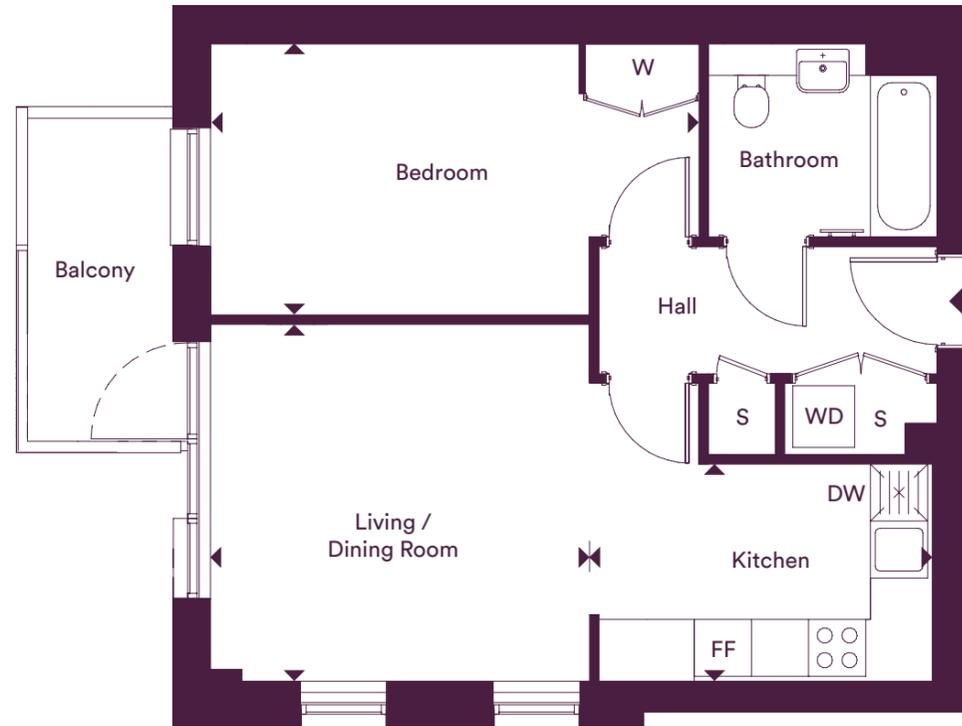
Plot No. 576 - LEVEL 09
 Plot No. 463 - LEVEL 08
 Plot No. 451 - LEVEL 07
 Plot No. 439 - LEVEL 06
 Plot No. 422 - LEVEL 05
 Plot No. 401 - LEVEL 04
 Plot No. 380 - LEVEL 03
 Plot No. 359 - LEVEL 02

WD – Washer / Dryer | W – Wardrobe | F/F – Fridge/Freezer | DW – Dish Washer | S – Storage

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1 bedroom apartment

Type 39
Plot No. 575



Dimensions

Living/Dining	3.98m x 3.75m	13' 1" x 12' 4"
Kitchen	3.60m x 2.28m	11' 10" x 7' 6"
Bedroom	5.13m x 2.84m	16' 10" x 9' 4"
Total Internal Area	50.8 m²	547 ft²
Balcony	3.38m x 1.52m	11' 1" x 5' 0"

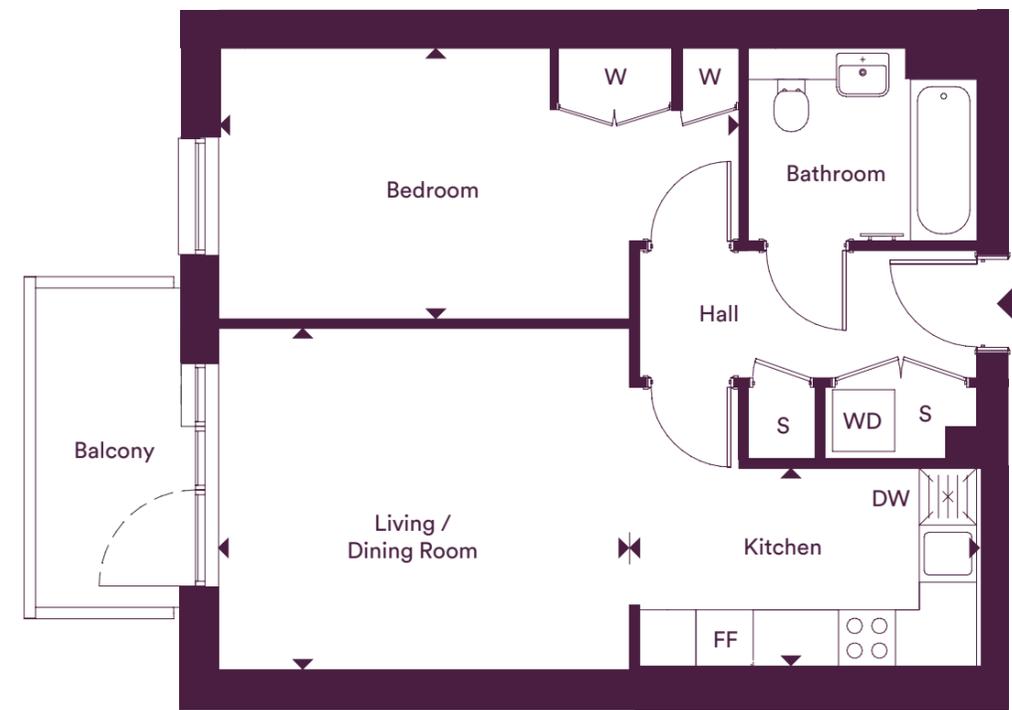
Plot No. 575 - LEVEL 09

WD – Washer / Dryer | W – Wardrobe | F/F – Fridge/Freezer | DW – Dish Washer | S – Storage

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1 bedroom apartments

Type 9
Plot Nos. 342, 363, 384, 405, 426 & 570



Dimensions

Living/Dining	4.31m x 3.61m	14' 2" x 11' 10"
Kitchen	3.69m x 2.09m	12' 1" x 6' 10"
Bedroom	5.46m x 2.85m	17' 11" x 9' 4"
Total Internal Area	51.6 m²	555 ft²
Balcony	3.36m x 1.52m	11' 0" x 5' 0"

Plot No. 570 - LEVEL 06
Plot No. 426 - LEVEL 05
Plot No. 405 - LEVEL 04
Plot No. 384 - LEVEL 03
Plot No. 363 - LEVEL 02
Plot No. 342 - LEVEL 01

WD – Washer / Dryer | W – Wardrobe | F/F – Fridge/Freezer | DW – Dish Washer | S – Storage

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1 bedroom apartment

Type 22
Plot No. 340



Dimensions

Living/Dining	4.94m x 3.58m	16' 2" x 11' 9"
Kitchen	2.65m x 2.49m	8' 8" x 8' 2"
Bedroom	5.02m x 2.75m	16' 6" x 9' 0"
Total Internal Area	51.8 m²	557 ft²
Balcony	3.36m x 1.52m	11' 0" x 5' 0"

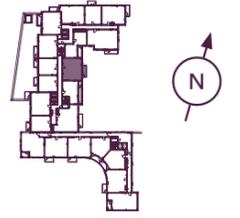
Plot No. 340 - LEVEL 01

WD – Washer / Dryer | W – Wardrobe | F/F – Fridge/Freezer | DW – Dish Washer | S – Storage

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2 bedroom apartments

Type 12
Plot Nos. 339, 360, 381, 402, 423, 440, 452, 464 & 577



Dimensions

Living/Dining	5.29m x 3.26m	17' 4" x 10' 8"
Kitchen	2.53m x 2.45m	8' 4" x 8' 0"
Bedroom 1	5.36m x 2.75m	17' 7" x 9' 0"
Bedroom 2	4.14m x 2.75m	13' 7" x 9' 0"
Total Internal Area	68.4 m²	736 ft²
Balcony	4.72m x 1.52m	15' 5" x 5' 0"

Plot No. 577 - LEVEL 09
Plot No. 464 - LEVEL 08
Plot No. 452 - LEVEL 07
Plot No. 440 - LEVEL 06
Plot No. 423 - LEVEL 05
Plot No. 402 - LEVEL 04
Plot No. 381 - LEVEL 03
Plot No. 360 - LEVEL 02
Plot No. 339 - LEVEL 01

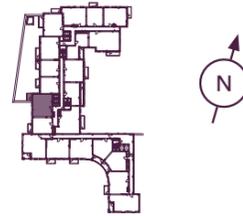
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2 bedroom apartments

Type 8

Plot Nos. 364, 385, 406, 427 & 442



* Window & terrace only to plot 364

Dimensions

Living/Dining	5.40m x 3.51m	17' 9" x 11' 6"
Kitchen	2.73m x 2.50m	9' 0" x 8' 2"
Bedroom 1	5.40m x 2.75m	17' 8" x 9' 0"
Bedroom 2	4.02m x 2.75m	13' 2" x 9' 0"
Total Internal Area	71.1 m²	765 ft²
Balcony	4.58m x 1.52m	15' 0" x 5' 0"

Plot No. 442 - LEVEL 06

Plot No. 427 - LEVEL 05

Plot No. 406 - LEVEL 04

Plot No. 385 - LEVEL 03

Plot No. 364 - LEVEL 02

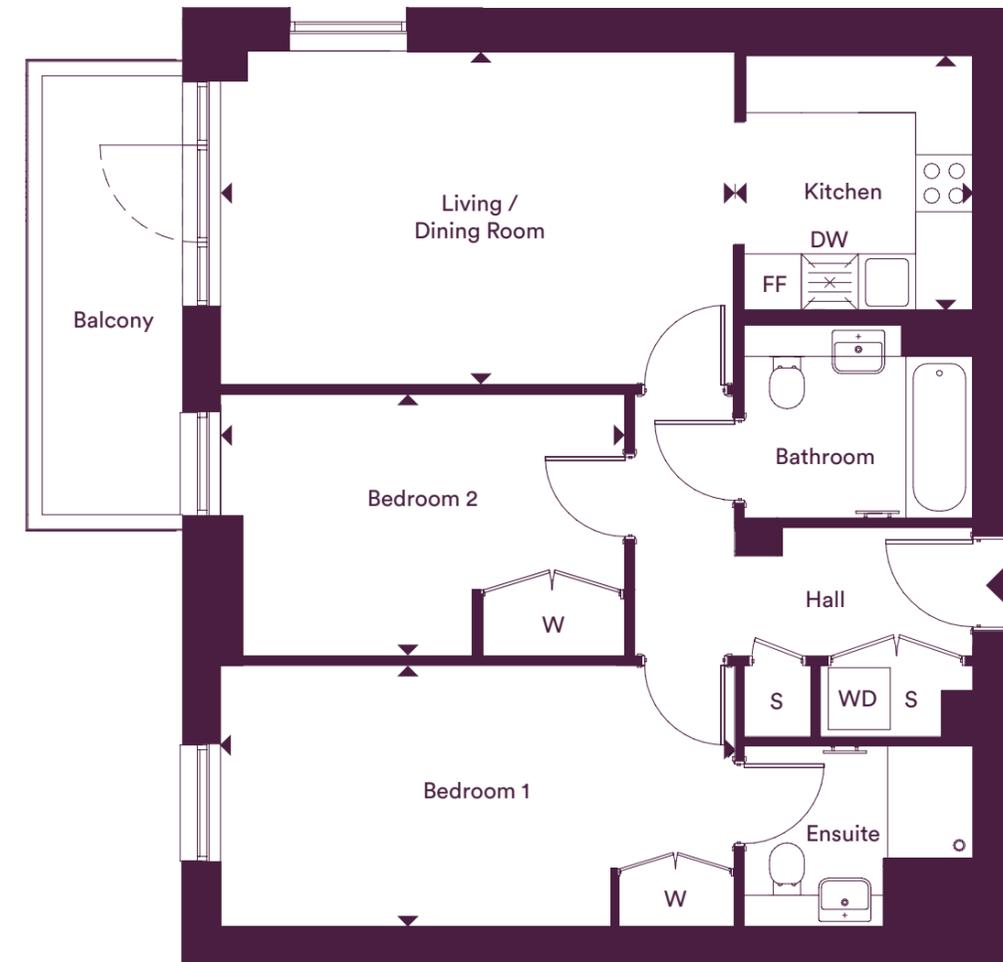
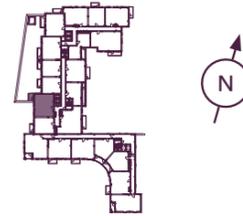
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2 bedroom apartments

Type 8

Plot Nos. 454 & 574



Dimensions

Living/Dining	5.40m x 3.51m	17' 9" x 11' 6"
Kitchen	2.73m x 2.50m	9' 0" x 8' 2"
Bedroom 1	5.40m x 2.75m	17' 8" x 9' 0"
Bedroom 2	4.02m x 2.75m	13' 2" x 9' 0"
Total Internal Area	72.2 m²	778 ft²
Balcony	4.58m x 1.52m	15' 0" x 5' 0"

Plot No. 574 - LEVEL 08

Plot No. 454 - LEVEL 07

WD – Washer / Dryer | W – Wardrobe | F/F – Fridge/Freezer | DW – Dish Washer | S – Storage

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3 bedroom apartments

Type 10
Plot Nos. 341, 362, 383, 404, 425 & 569



Dimensions

Living/Dining	6.62m x 3.20m	21' 9" x 10' 6"
Kitchen	3.23m x 2.62m	10' 7" x 8' 7"
Bedroom 1	5.70m x 2.75m	18' 8" x 9' 0"
Bedroom 2	4.32m x 2.75m	14' 2" x 9' 0"
Bedroom 3	3.84m x 2.19m	12' 7" x 7' 2"
Total Internal Area	87.4 m²	941 ft²
Balcony	5.28m x 1.52m	17' 3" x 5' 0"

Plot No. 569 - LEVEL 06
Plot No. 425 - LEVEL 05
Plot No. 404 - LEVEL 04
Plot No. 383 - LEVEL 03
Plot No. 362 - LEVEL 02
Plot No. 341 - LEVEL 01

WD – Washer / Dryer | W – Wardrobe | F/F – Fridge/Freezer | DW – Dish Washer | S – Storage

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L&Q

Better places
and better lives

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 Re-sales 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 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



L&Q Achievements



A selection of other L&Q developments



Hayes Village – Middlesex
lqhomes.com/hayesvillage



Acton Gardens – West London
lqhomes.com/actongardens



Western Circus – West London
lqhomes.com/westerncircus

L&Q at High Street Quarter
London TW3 1EH, United Kingdom

✉ highstreetquarter@lqgroup.org.uk

☎ 020 8189 7517

🌐 lqhomes.com/hsquarter

Disclaimer

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L&Q