

L&Q at
KIDBROOKE
VILLAGE

ROYAL BOROUGH OF GREENWICH
SE3

Petter House
and
Cipher House

L&Q



CGI image is for illustrative purposes only

The home you always wanted *and a place to relax*

L&Q are delighted to offer our final phase of beautiful one, two & three bedroom Shared Ownership apartments in the Royal Borough of Greenwich

Kidbrooke Village is a groundbreaking housing project that is transforming this part of London to create idyllic and desirable places to live. Imaginatively built, with lifestyle in mind, this visionary development already has an established and thriving community. The sense of like-minded people coming together is set to grow stronger still over the next few years.

Kidbooke Village brings together everything you need and is set to define the model for contemporary urban living. You will have good transport links, handy shops, local schools and other amenities on your doorstep, together with all the benefits of living in a beautifully built, stylish new home, with open plan living spaces that are ideal for entertaining as well as relaxing.

We provide the home
and you make it your own



Perfectly positioned

Kidbrooke Village has been created with community in mind. The parks, facilities and amenities are spaces for like minded people to come together – a feeling that’s hard to find elsewhere. With the transformation of Kidbrooke Village still ongoing, more will be added and the sense of community will only grow stronger.

Amenities

Pegler Square is a focal point for the community with a good range of amenities already in place. These include Sainsbury’s, Tesco, Independant food store, YOHOME Oriental Supermarket The Depot Pub and Dining, David Lloyd Leisure Centre, PureGym and a Starbucks, with more amenities available over time.

Schools

There are several schools local to Kidbrooke Village. Wingfield Primary and Holy Family Catholic Primary are both on site and rated Ofsted Good. Thomas Tallis Secondary and Colfe’s School are within 1 mile and rated Ofsted Good and ISI* Excellent respectively.

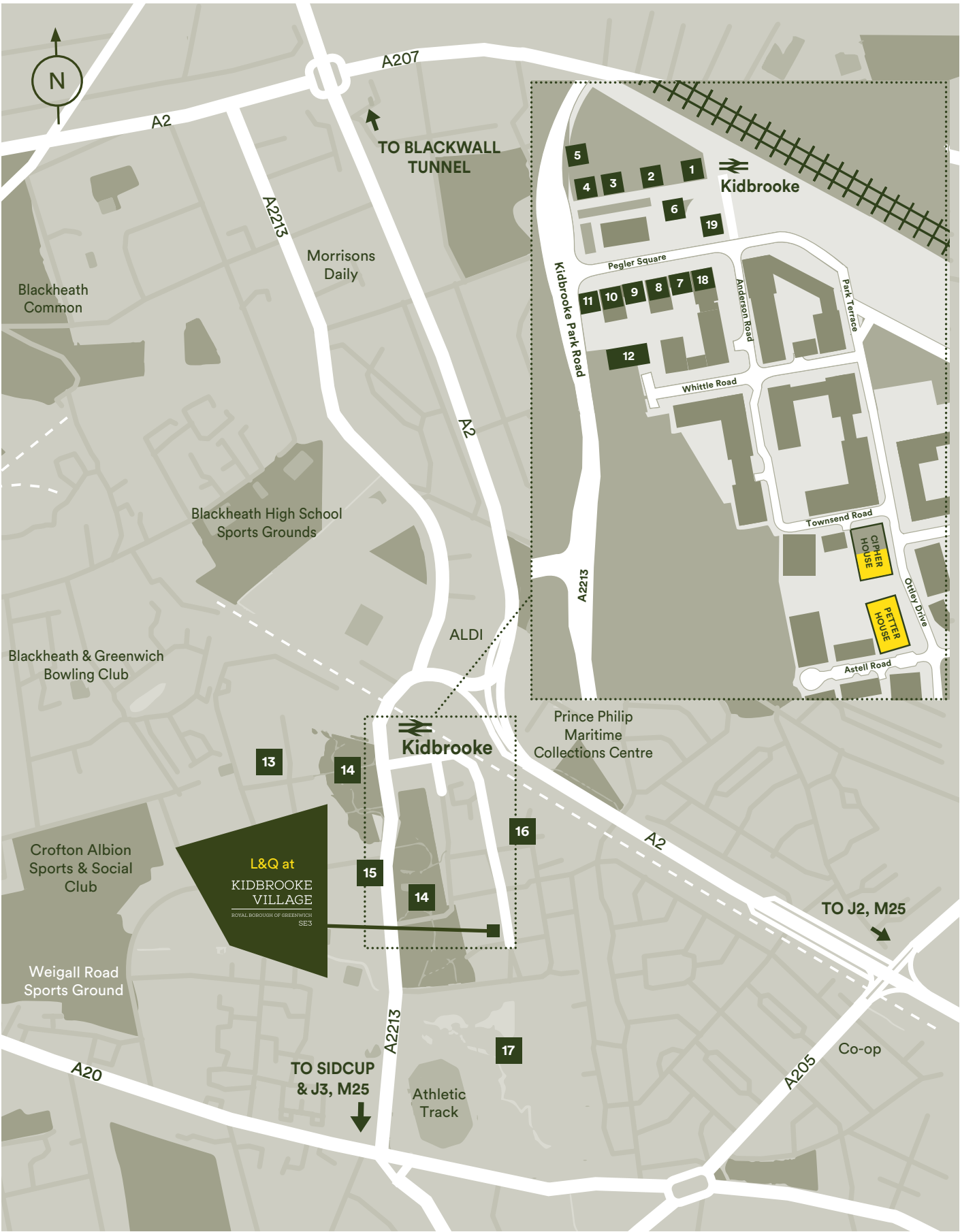
*Independent School Inspectorate. Ofsted and ISI ratings are correct at the time of publication.

Events

In previous years Pegler Square has hosted a range of different events from tea tasting as part of Chinese New Year celebrations to street food festivals. Details of events can be found on the Kidbrooke Village Facebook page. And if you’re into nature, London Wildlife Trust run regular volunteering and educational activities to connect people closer with their natural surroundings.

There is also a wide selection of thriving clubs and groups from Kidbrooke Cricket and Coyotes running clubs, to baby yoga, JK Performing Arts Club and many more.

facebook.com/kidbrookevillage



Offices

- 1 Concierge office
- 9 Kidbrooke Medical Centre
- 10 L&Q Sales and Marketing Suite

Shopping

- 2 Sainsbury’s Local
- 6 Kidbrooke Village Street Food Market*
- 11 YOHOME
- 18 Tesco
- 19 Kidbrooke Food Market Store*

Food & Drink

- 3 Starbucks
- 4 The Depot

Health & Wellbeing

- 5 PureGym
- 7 Dentcross (Kidbrooke Village Dentist)
- 8 Chemcare Pharmacy
- 15 David Lloyd Gym

Nursery/Primary schools

- 12 Fennies Nursery School
- 13 Wingfield Primary School
- 16 Holy Family Catholic Primary School

Parks

- 14 Cator Park
- 17 Sutcliffe Park and Sports Centre

* First Saturday of the month: 10am to 3pm

Details correct at time of going to print



Kidbrook Food Market - Peglar Square



PureGym, Kidbrooke



Wingfield Primary School



Greenwich Peninsula's elevated walkway - The Tide

Surrounded by great places to visit and explore

Whether you're commuting to work or planning a night on the town, Kidbrooke Station is only a few steps away.

Blackheath, with its charming streets and alleyways, is the perfect place to head for a flat white, craft beer or romantic meal. It has an excellent farmers' market and watch out for the funfairs and festivals that regularly visit the wide open spaces of the heath.

Greenwich is home to so much of Britain's history. From the Royal Observatory to the Maritime Museum, from Queen Anne's House to the Cutty Sark, you'll never run out of things to see. The view across the water to Canary Wharf is worth a trip in itself and the O2 Arena, just along the river, means you have one of the world's great music venues on hand.

Kidbrooke Village is also perfectly located for weekends away. The A2 and A20 take you directly into the beautiful Kent countryside and down to the coast. You can head down to Whitstable for a seafood lunch or relax on the golden sands of Broadstairs and Margate. Kidbrooke is a location that offers the best of all worlds.

Blackheath

Walk for 15 minutes (or take a 3-minute train journey) and you're in Blackheath with its elegant Georgian streets. It was part of London's first conservation area and the Common is one of the

largest areas of common land in the capital. It's an alternative outdoor space to the many available at Kidbrooke Village. With its high vantage point beside the Thames you get great views over the capital. In Blackheath Village, there's a variety of independent shops and an excellent range of cafés and restaurants.

Greenwich

A mile further still and you're in the world heritage site of Greenwich. Here you can visit one of the many tourist attractions, soak up the buzz of the quirky market, or have a drink in a café or pub next to the river. Alternatively, you have the O2 on the Greenwich Peninsula, one of Europe's best entertainment complexes hosting concerts and events from the world's top stars and sporting events at your fingertips. The Tide, London's first-ever elevated riverside linear park on Greenwich Peninsula.

Further afield

A bit further afield, there is plenty to see and do. Whether that is going on a shopping spree at Bluewater, one of the country's leading shopping and leisure destinations, visiting the Kent seaside towns such as Whitstable and Margate for their famous oysters, or visiting historic Canterbury and Dover Castle.



Shopping

There's a Sainsbury's and Tesco located in Kidbrooke Village and an Aldi within easy distance of your front door. There are also plenty of nearby places for a spot of retail therapy. The boutiques of Blackheath, for example, and the designer label discount outlet to be found at The O2.

Sainsbury's Local and Tesco

0.1 miles

Kidbrooke Village Street Food Stalls*

0.1 miles

ALDI

0.3 miles

* On selected days



Outdoors

This is one of the greenest parts of London and the perfect place for a summer walk or picnic. Cator Park and Sutcliffe Park are just down the road and the open expanses of Blackheath and Greenwich Park not much further. Be sure to see Greenwich's famous red and fallow deer.

Cator Park

0.3 miles

Sutcliffe Park

0.7 miles

Greenwich Park

3.1 miles



Culture

Greenwich Theatre is a well-known off-West End venue. Local cinemas include the Greenwich Picturehouse, which features five screens and a café. Explore the 19th-century tea clipper Cutty Sark or visit the Royal Observatory to stand between two hemispheres.

Prince Philip Maritime Collections Centre

0.6 miles

Blackheath Halls

1 mile

Cutty Sark

3 miles



Eat & Drink

Pegler Square, a focal point for the community, boasts of a variety of popular eateries such as Starbucks and The Depot, a well-liked bar and restaurant, weekly street food stalls, and many more. This part of town is full of great places to meet up with friends or enjoy a romantic evening a deux.

The Depot – Restaurant/bar

0.1 miles

Starbucks

0.1 miles

Kidbrooke Village Street Food Stalls*

0.1 miles

* On selected days



Sports & Leisure

Kidbrooke has excellent gyms, and nearby Blackheath is home to England's oldest golf club. You'll also find football, cricket, rugby, and tennis clubs nearby. The London Marathon starts on Blackheath, and Crystal Palace, Millwall, and Charlton football clubs are all local.

PureGym London Kidbrooke Village

0.1 miles

David Lloyd Kidbrooke Village

0.3 miles

Sutcliffe Park Sports Centre

0.7 miles



Education

This area offers excellent schools, including the award-winning Fennies Nursery, rated Outstanding and Good by Ofsted. Wingfield Primary and Holy Family Catholic Primary also hold Good ratings. Moreover, Greenwich is home to a popular and respected university located on the banks of the Thames.

Fennies Nursery School

0.1 miles

Wingfield Primary School

0.2 miles

Holy Family Primary School

0.2 miles

Well connected



By rail from Kidbrooke Station

Lewisham	17 mins
London Bridge	21 mins
Waterloo East	22 mins
Charing Cross	26 mins
Victoria	33 mins



On foot from Kidbrooke Village

Kidbrooke Station	0.1 mile
Sainsbury's Local	0.1 mile
Cator Park	0.3 miles
Blackheath Park	0.7 miles
Sutcliffe Park Sports Centre	0.7 miles



By road from Kidbrooke Village

Greenwich Park	8 mins
Blackwall Tunnel	12 mins
London City Airport	19 mins
Dartford Crossing	40 mins



By cycle from Kidbrooke Village

Lewisham	16 mins
Greenwich	21 mins
London Bridge	52 mins
Waterloo East	56 mins

A new community that has it all

The award winning Kidbrooke Village development offers a welcoming community, excellent parkland, shops, schools, gyms, a restaurant, café and other amenities at your disposal without having to leave the area.

Pegler Square serves as a central hub where you can meet up with neighbours and feel a real sense of belonging. There is a host of special events such as street food festivals, Chinese New Year celebrations and tea tastings.

Whatever your passion, there is also a wide selection of local clubs and groups to join and get involved with.

You'll be surprised at how much nature there is to enjoy in this city environment and the London Wildlife Trust organises a range of activities. With so much on your doorstep, and the whole of London within easy reach, this is a great place to put down roots.





A lifestyle you
love, in a well
connected
location



Image is representative of the Rocket House two bedroom show home at Kidbrooke Village. Specification may vary.

Specification

Kitchen



- Contemporary handleless kitchen cabinets with soft close doors and drawers
- LED under cabinet lighting
- Laminate work surfaces with coordinating full height and width splashback
- Surface mounted brushed stainless-steel sink with accompanying matt black mixer tap
- Fully integrated appliances including multifunction oven, combination microwave oven (2 & 3 beds only), touch control induction hob, dishwasher, fridge/freezer and integrated extractor

Bathroom / En-suite



- Modern white sanitaryware including semi-recessed basin with Chrome basin tap
- Floor mounted WC with concealed cistern
- Chrome dual flush plate for water efficiency
- Custom made countertop around sink
- Steel bath with bespoke bath panel
- Chrome square edged towel radiator
- Bathrooms include a steel bath with bespoke bath panel, bath screen, a concealed two-way thermostatic mixer valve, bath filler and hand shower
- Shower rooms include a round shower head, hand shower, a concealed two-way thermostatic mixer valve and a white shower tray with fixed shower screen
- Bespoke mirrored bathroom cabinet with shelving, shaver socket within and shelving either side (main bathroom only)

Bedroom



- Carpet to bedroom in a neutral colour

Heating, Electrical & Lighting



- Thermostatically controlled radiators throughout apartments linked to district heat network
- Low energy white LED downlights to kitchen/dining/living area and bathrooms
- Pendant lights to bedrooms with LED surface mounted arrangement to store cupboards and spot lights to hallways
- Matt black switches and sockets in kitchen areas. White switches and sockets elsewhere. Selected sockets are USB compatible
- Provision for SkyQ (subscription will be required)
- Mains operated ceiling mounted smoke/heat detector

Wall & Floor Finishes



- White painted walls and ceilings
- White architraves and skirting boards
- Amtico flooring to hallways and kitchen/living/dining areas
- Large format floor and wall tiles to bathrooms and en-suites

General



- Free standing washer/dryer located in utility cupboard
- White internal doors
- Chrome door furniture
- Private balcony or terrace to every home
- Only wheelchair adaptable units have video monitor with handset, both in the living room and main bedroom
- Secure cycle storage
- 12-year Premier Guarantee*
- Secure car parking (available with selected plots)

* From date of build completion. 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.

Site plan

Each home in this impressive new development has been perfectly considered, from manageable gardens, allocated parking and a contemporary design inside and out, there is no better place to call home.

- Key
- Petter House Shared Ownership Apartments
 - Cipher House Shared Ownership and London Living Rent Apartments
 - Market Sale Homes

The development 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 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 change as the development proceeds and as properties are marketed. The layout indicated (including tenure locations) is not intended to form part of any offer, contract, warranty or representation. Please speak to a Sales Associate for more details.



Petter House Plot Locators



Key

Shared Ownership Apartments

- One Bedroom
- Two Bedroom
- Three Bedroom
- Market Sale
- Lift

ST Storage

BT BT Room

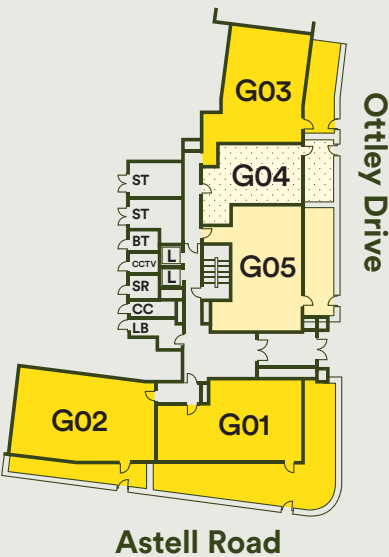
CCTV

SR Supply Room

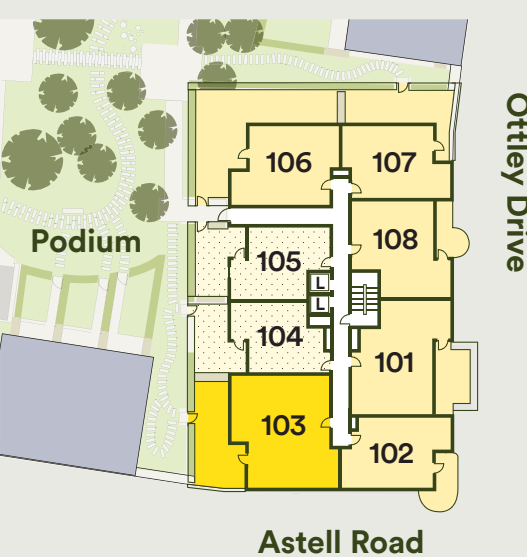
CC Cleaning Cupboard

LB Lobby

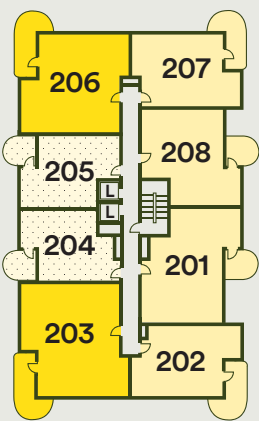
Ground Floor



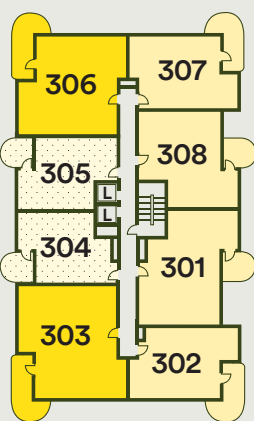
First Floor



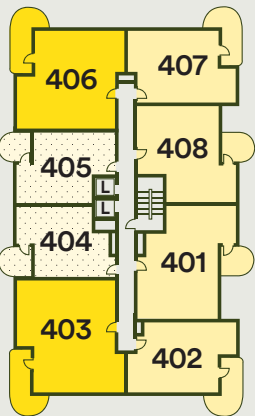
Second Floor



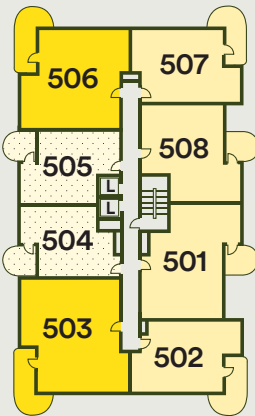
Third Floor



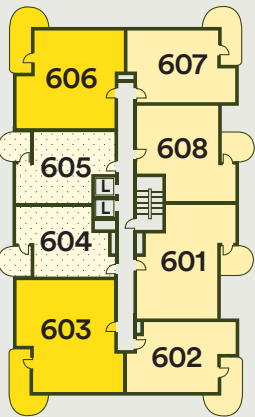
Fourth Floor



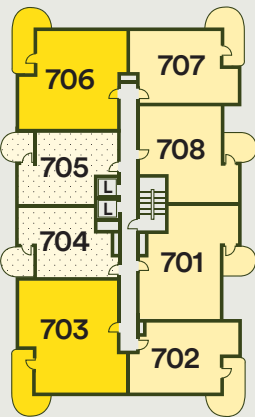
Fifth Floor



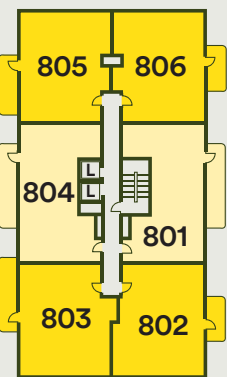
Sixth Floor



Seventh Floor



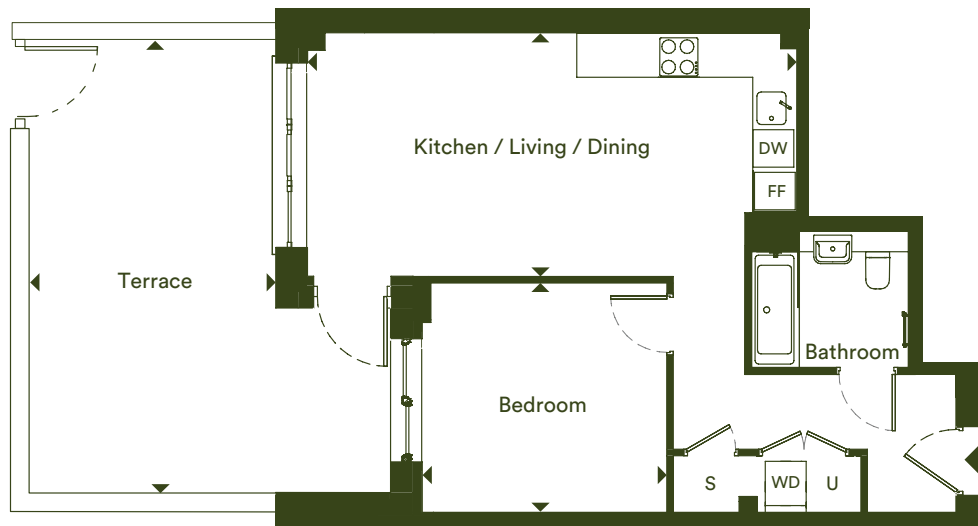
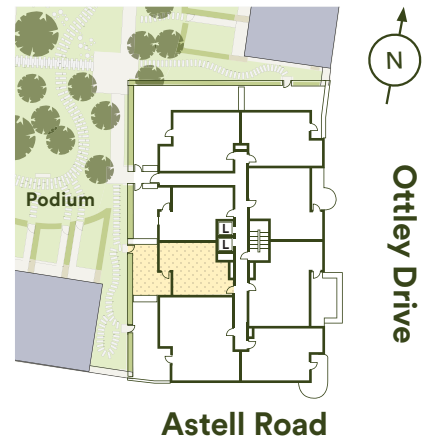
Eighth Floor



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. Due to HIU heating controls storage space in the utility cupboard may be reduced. Window sizes may vary. For further clarification regarding specific individual plots, please ask our Sales Associates.

One Bedroom Apartment

TYPE BMv
Plot 104



Dimensions

Kitchen / Living / Dining	7.26m x 3.59m	23' 10" x 11' 9"
Bedroom	3.63m x 3.41m	11' 11" x 11' 2"
Total Internal Area	53.4 m²	575 ft²
Terrace	6.65m x 2.83m	21' 9" x 9' 3"

Floor

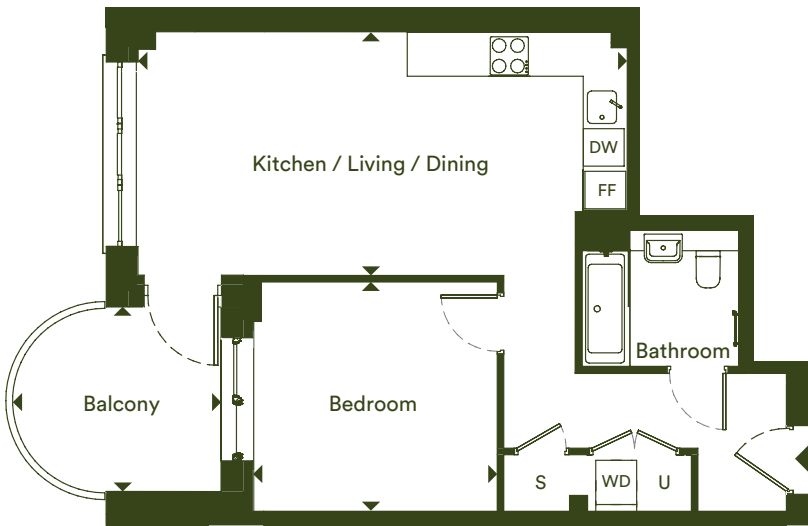
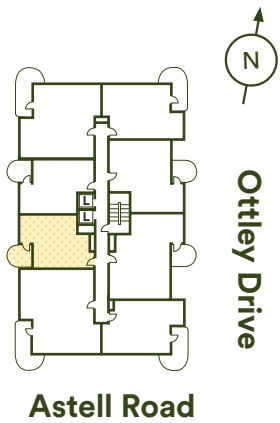
1st	Plot 104
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F/F – Fridge/Freezer | DW – Dishwasher | WD – Washer Dryer | S – Storage | U – Utility Cupboard

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One Bedroom Apartment

TYPE BM
Plots 204, 304, 404, 504, 604, 704



Dimensions

Kitchen / Living / Dining	7.26m x 3.59m	23' 10" x 11' 9"
Bedroom	3.63m x 3.41m	11' 11" x 11' 2"
Total Internal Area	53.4 m²	575 ft²
Balcony	3.06m x 2.71m	10' 0" x 8' 11"

Floor

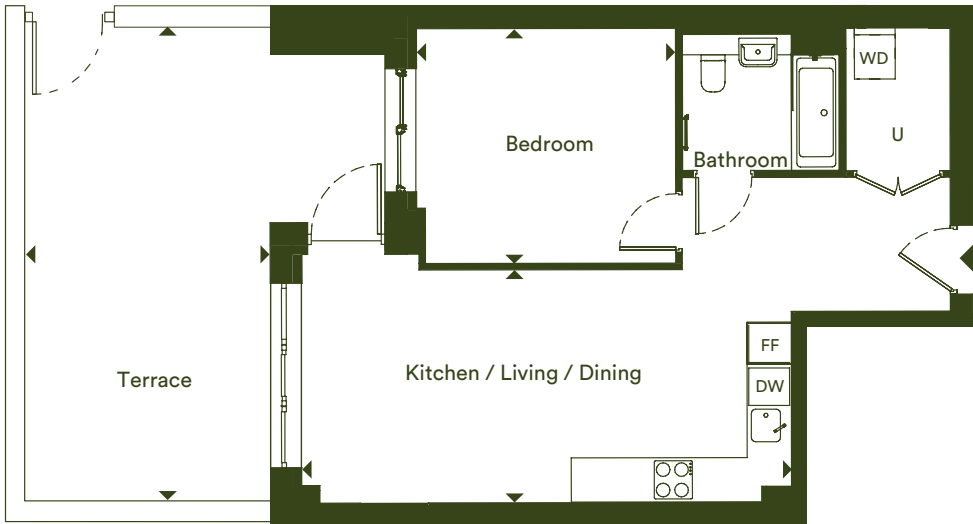
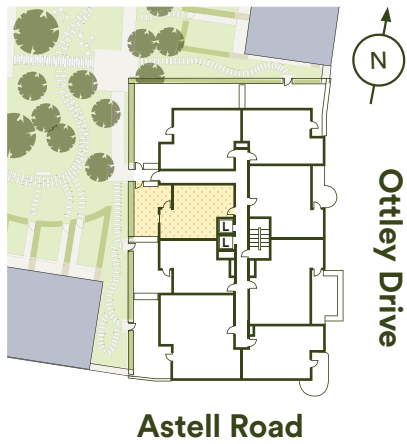
2nd	Plot 204
3rd	Plot 304
4th	Plot 404
5th	Plot 504
6th	Plot 604
7th	Plot 704

F/F – Fridge/Freezer | DW – Dishwasher | WD – Washer Dryer | S – Storage | U – Utility Cupboard

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One Bedroom Apartment

TYPE BSv
Plot 105



Dimensions

Kitchen / Living / Dining	7.24m x 3.43m	23' 9" x 11' 4"
Bedroom	3.84m x 3.49m	12' 7" x 11' 6"
Total Internal Area	54.2 m²	583 ft²
Terrace	6.36m x 2.83m	20' 10" x 9' 3"

Floor

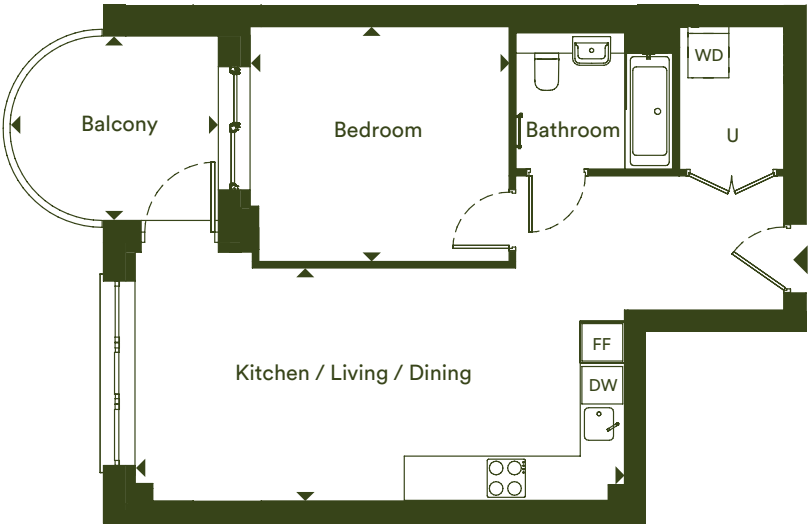
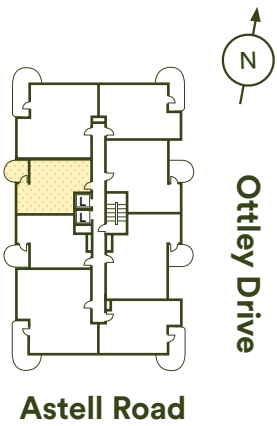
1st	E3.01.05
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F/F – Fridge/Freezer | DW – Dishwasher | WD – Washer Dryer | S – Storage | U – Utility Cupboard

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One Bedroom Apartment

TYPE BS
Plots 105, 205, 305, 405, 505, 605, 705



Dimensions

Kitchen / Living / Dining	7.24m x 3.43m	23' 9" x 11' 4"
Bedroom	3.84m x 3.49m	12' 7" x 11' 5"
Total Internal Area	54.2 m²	583 ft²
Balcony	3.06m x 2.71m	10' 0" x 8' 11"

Floor

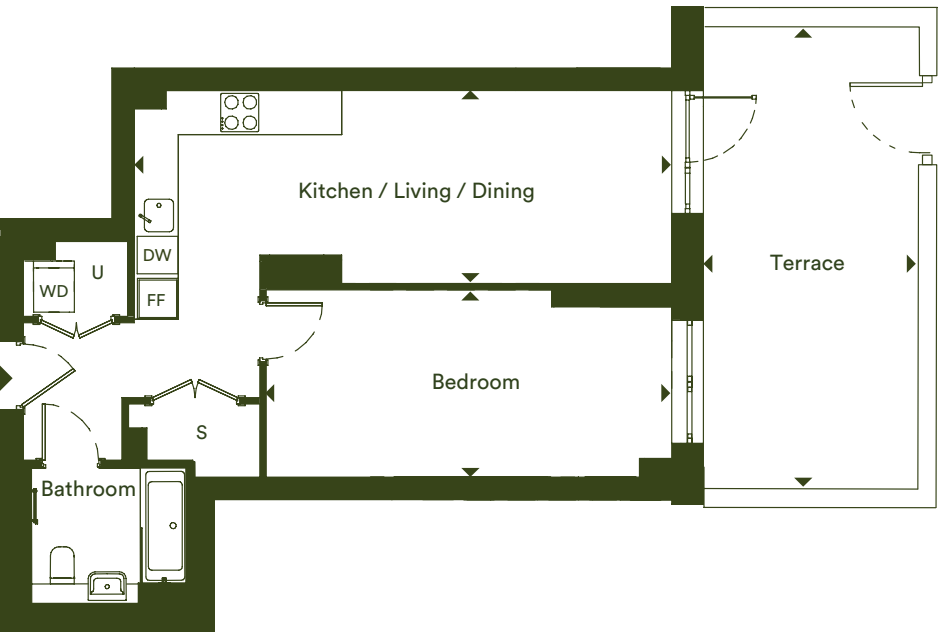
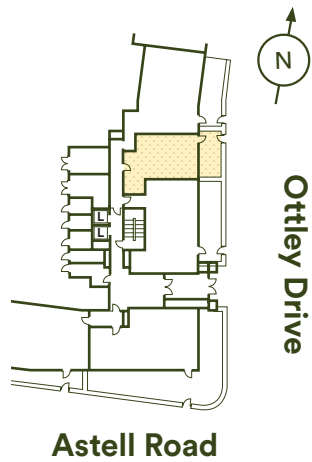
1st	Plot 105
2nd	Plot 205
3rd	Plot 305
4th	Plot 405
5th	Plot 505
6th	Plot 605
7th	Plot 705

F/F – Fridge/Freezer | DW – Dishwasher | WD – Washer Dryer | S – Storage | U – Utility Cupboard

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One Bedroom Apartment

TYPE BH
Plots G04



Dimensions

Kitchen / Living / Dining	7.88m x 2.88m	25' 10" x 9' 5"
Bedroom	5.99m x 2.79m	19' 8" x 9' 2"
Total Internal Area	54.9 m²	591 ft²
Terrace	6.12m x 2.82m	20' 1" x 9' 3"

Floor

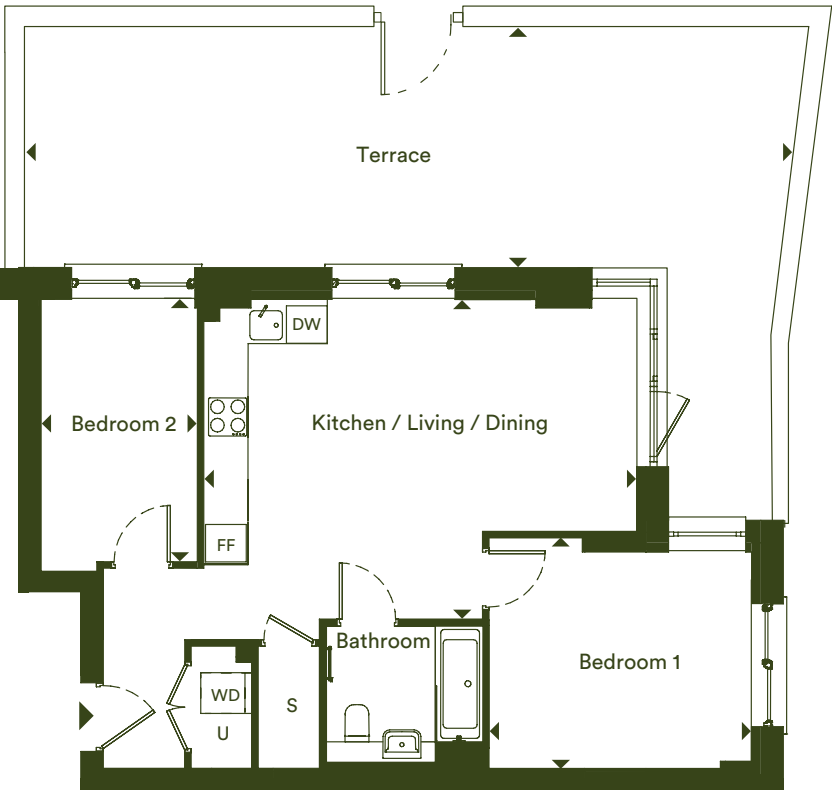
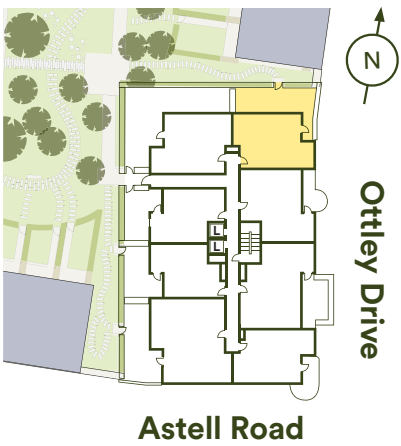
Ground	Plot G04
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F/F – Fridge/Freezer | DW – Dishwasher | WD – Washer Dryer | S – Storage | U – Utility Cupboard

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Two Bedroom Apartment

TYPE BKvh
Plot 107



Dimensions

Kitchen / Living / Dining	6.33m x 4.73m	20' 9" x 15' 6"
Bedroom 1	3.88m x 3.43m	12' 9" x 11' 3"
Bedroom 2	3.89m x 2.34m	12' 9" x 7' 8"
Total Internal Area	62.6 m²	674 ft²
Terrace	10.20m x 3.16m	33' 6" x 10' 4"

Floor

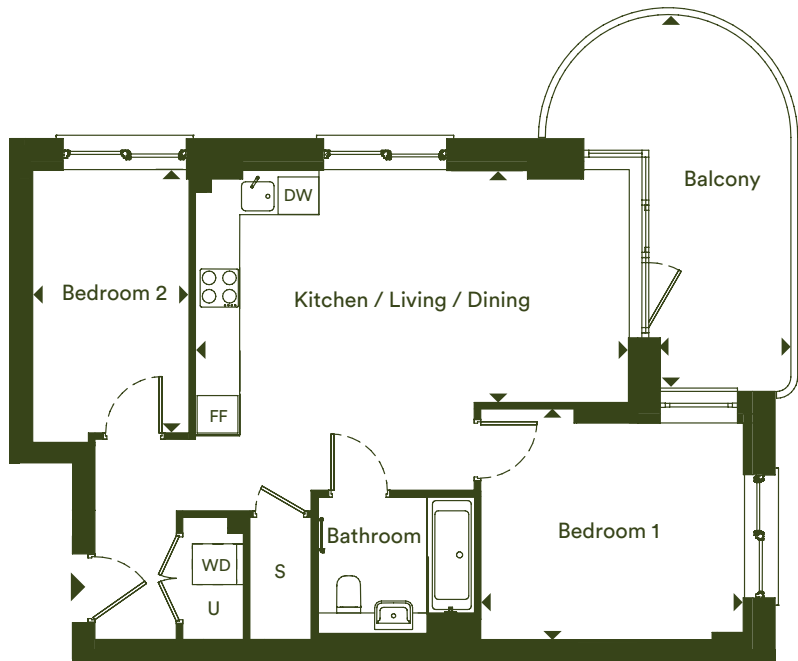
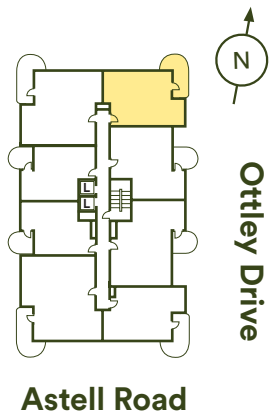
1st	Plot 107
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F/F – Fridge/Freezer | DW – Dishwasher | WD – Washer Dryer | S – Storage | U – Utility Cupboard

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Two Bedroom Apartment

TYPE BK_h
Plots 207, 307, 407, 507, 607, 707



Dimensions

Kitchen / Living / Dining	6.46m x 3.44m	21' 2" x 11' 4"
Bedroom 1	3.88m x 3.43m	12' 9" x 11' 3"
Bedroom 2	3.89m x 2.34m	12' 9" x 7' 8"
Total Internal Area	62.6 m ²	674 ft ²
Balcony	5.54m x 1.92m	18' 2" x 6' 4"

Floor

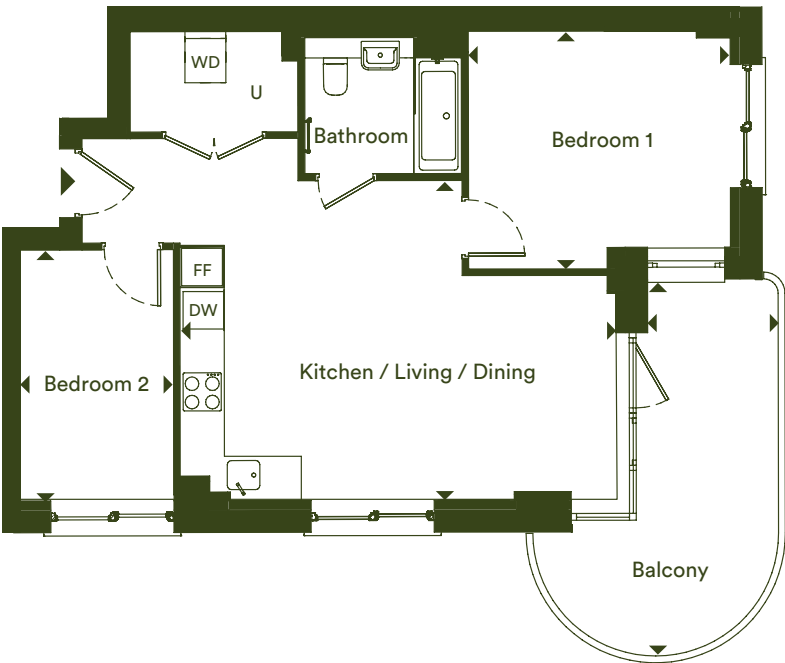
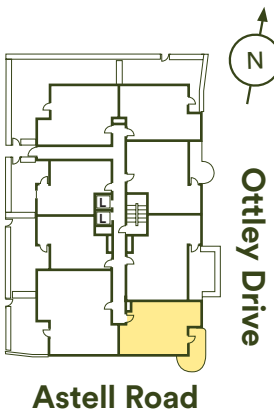
2nd	Plot 207
3rd	Plot 307
4th	Plot 407
5th	Plot 507
6th	Plot 607
7th	Plot 707

F/F – Fridge/Freezer | DW – Dishwasher | WD – Washer Dryer | S – Storage | 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. Due to HIU heating controls storage space in the utility cupboard may be reduced. Window sizes may vary. For further clarification regarding specific individual plots, please ask our Sales Associates.

Two Bedroom Apartment

TYPE BP_v
Plots 102



Dimensions

Kitchen / Living / Dining	6.44m x 4.74m	21' 2" x 15' 6"
Bedroom 1	3.89m x 3.54m	12' 9" x 11' 7"
Bedroom 2	3.73m x 2.30m	12' 3" x 7' 7"
Total Internal Area	61.4 m ²	661 ft ²
Balcony	5.54m x 1.92m	18' 2" x 6' 4"

Floor

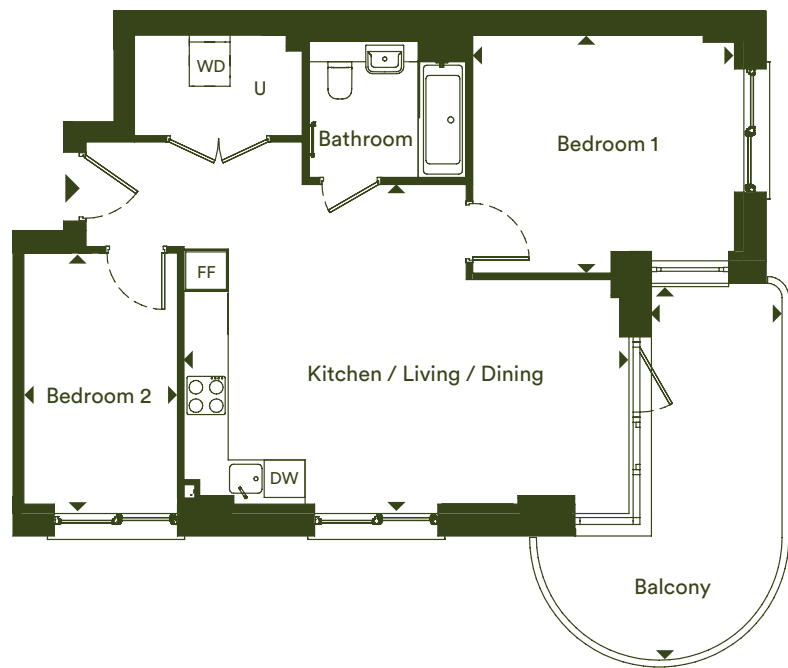
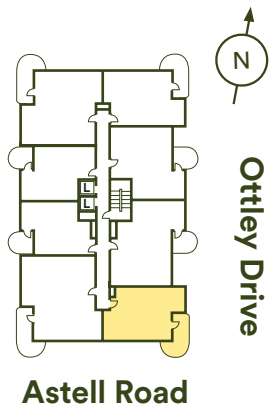
1st	Plot 102
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F/F – Fridge/Freezer | DW – Dishwasher | WD – Washer Dryer | S – Storage | U – Utility Cupboard

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. Due to HIU heating controls storage space in the utility cupboard may be reduced. Window sizes may vary. For further clarification regarding specific individual plots, please ask our Sales Associates.

Two Bedroom Apartment

TYPE BP
Plots 202, 302, 402, 502, 602, 702



Dimensions

Kitchen / Living / Dining	6.44m x 4.74m	21' 2" x 15' 6"
Bedroom 1	3.89m x 3.54m	12' 9" x 11' 7"
Bedroom 2	3.73m x 2.30m	12' 3" x 7' 7"
Total Internal Area	61.4 m²	661 ft²
Balcony	5.54m x 1.92m	18' 2" x 6' 4"

Floor

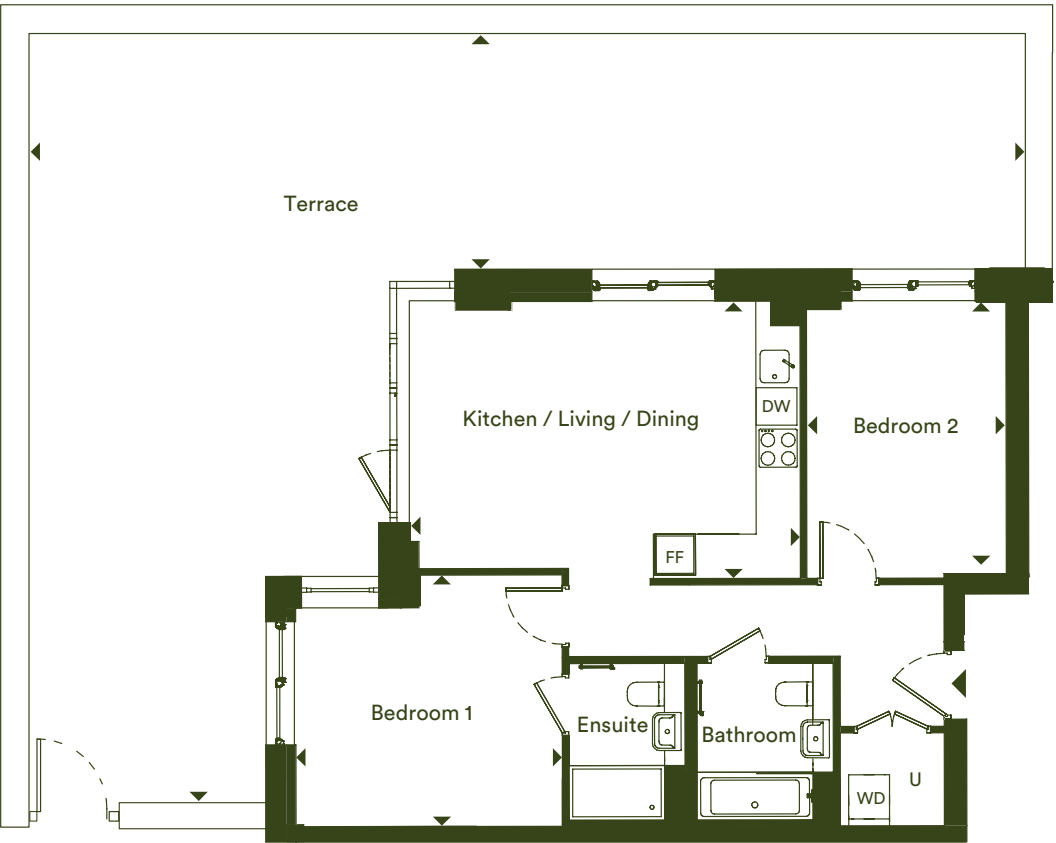
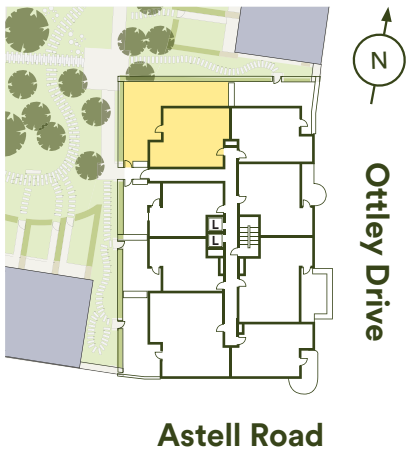
2nd	Plot 202
3rd	Plot 302
4th	Plot 402
5th	Plot 502
6th	Plot 602
7th	Plot 702

F/F – Fridge/Freezer | DW – Dishwasher | WD – Washer Dryer | S – Storage | U – Utility Cupboard

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Two Bedroom Apartment

TYPE BT
Plot 106



Dimensions

Kitchen / Living / Dining	5.87m x 4.11m	19' 3" x 13' 6"
Bedroom 1	3.95m x 3.73m	13' 0" x 12' 3"
Bedroom 2	4.11m x 2.97m	13' 6" x 9' 9"
Total Internal Area	69.2 m²	745 ft²
Terrace	13.68m x 3.16m	44' 10" x 10' 4"

Floor

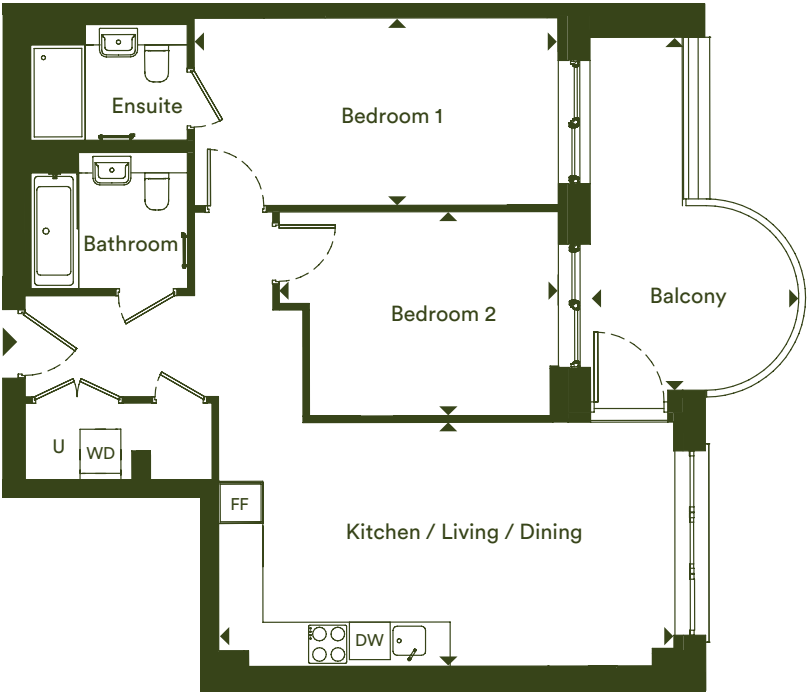
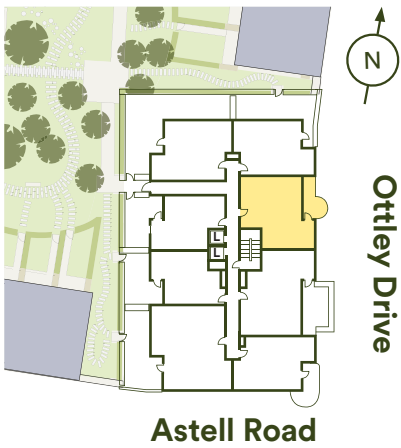
1st	Plot 106
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F/F – Fridge/Freezer | DW – Dishwasher | WD – Washer Dryer | S – Storage | U – Utility Cupboard

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. Due to HIU heating controls storage space in the utility cupboard may be reduced. Window sizes may vary. For further clarification regarding specific individual plots, please ask our Sales Associates.

Two Bedroom Apartment

TYPE BABv
Plot 108



Dimensions

Kitchen / Living / Dining	6.68m x 3.62m	21' 11" x 11' 11"
Bedroom 1	5.38m x 2.79m	17' 8" x 9' 2"
Bedroom 2	3.70m x 3.02m	12' 2" x 9' 11"
Total Internal Area	72.9 m²	784 ft²
Balcony	5.18m x 3.05m	17' 0" x 10' 0"

Floor

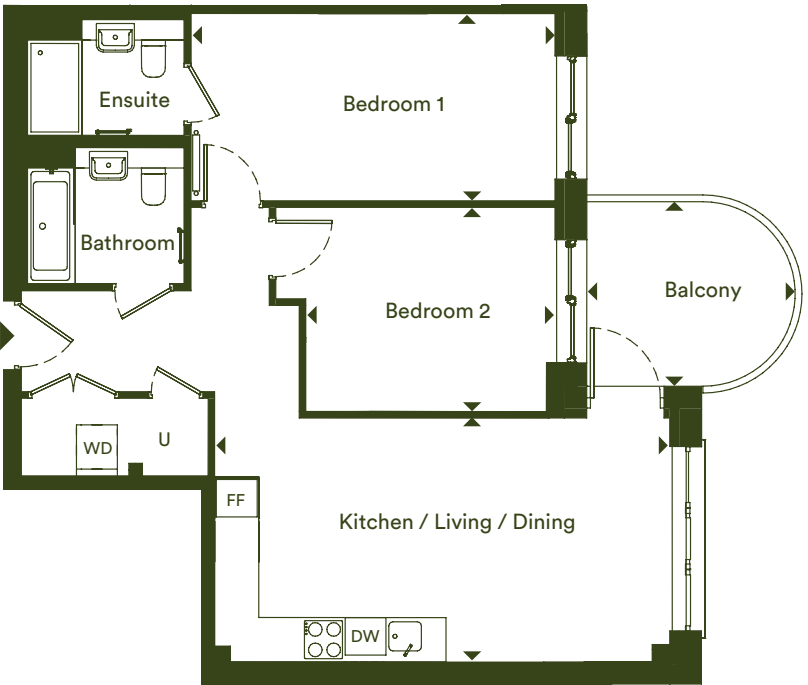
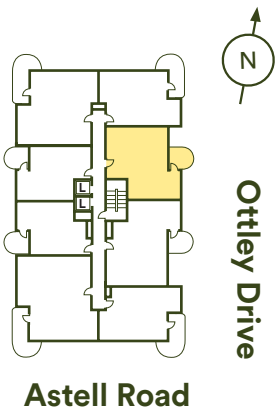
1st	Plot 108
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F/F – Fridge/Freezer | DW – Dishwasher | WD – Washer Dryer | S – Storage | U – Utility Cupboard

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. Due to HIU heating controls storage space in the utility cupboard may be reduced. Window sizes may vary. For further clarification regarding specific individual plots, please ask our Sales Associates.

Two Bedroom Apartment

TYPE BAB
Plots 208, 308, 408, 508,608, 708



Dimensions

Kitchen / Living / Dining	6.68m x 3.62m	21' 11" x 11' 11"
Bedroom 1	5.38m x 2.79m	17' 8" x 9' 2"
Bedroom 2	3.70m x 3.02m	12' 2" x 9' 11"
Total Internal Area	72.9 m²	784 ft²
Balcony	3.06m x 2.71m	10' 0" x 8' 11"

Floor

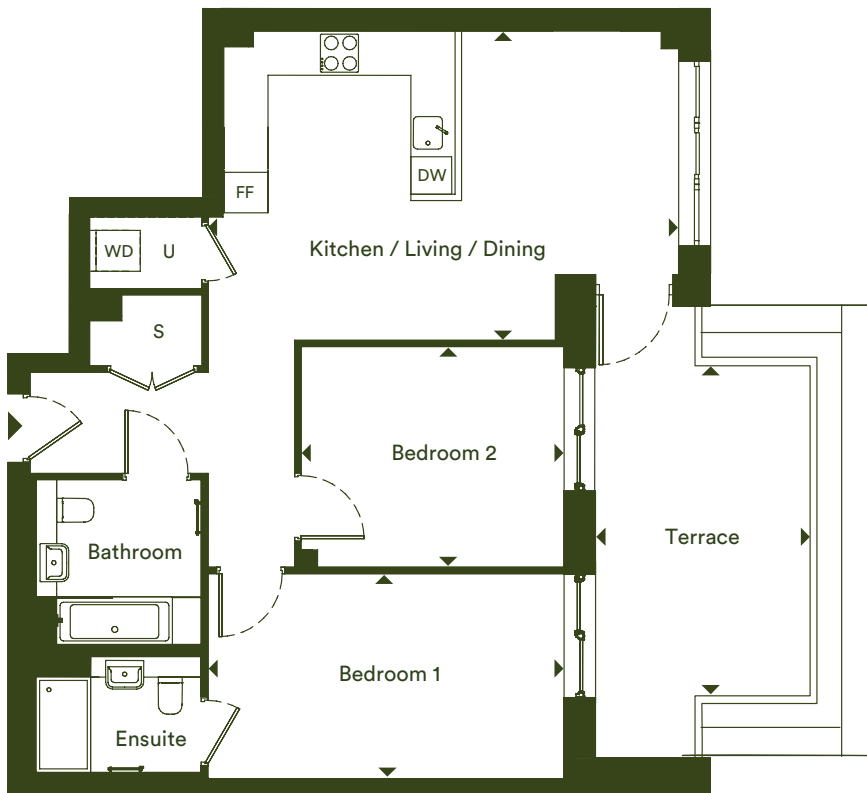
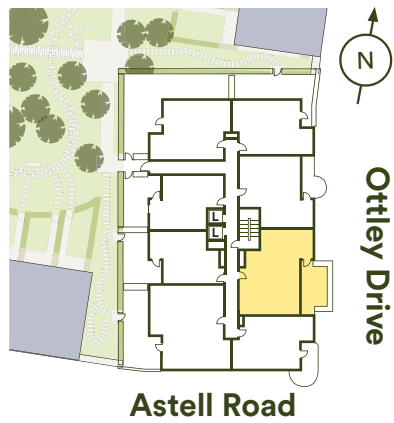
2nd	Plot 208
3rd	Plot 308
4th	Plot 408
5th	Plot 508
6th	Plot 608
7th	Plot 708

F/F – Fridge/Freezer | DW – Dishwasher | WD – Washer Dryer | S – Storage | U – Utility Cupboard

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Two Bedroom Apartment

TYPE BJv
Plot 101



Dimensions

Kitchen / Living / Dining	6.73m x 4.58m	22' 1" x 15' 0"
Bedroom 1	5.27m x 3.04m	17' 3" x 10' 0"
Bedroom 2	3.90m x 3.26m	12' 10" x 10' 9"
Total Internal Area	82.3 m²	886 ft²
Terrace	4.90m x 3.16m	16' 1" x 10' 4"

Floor

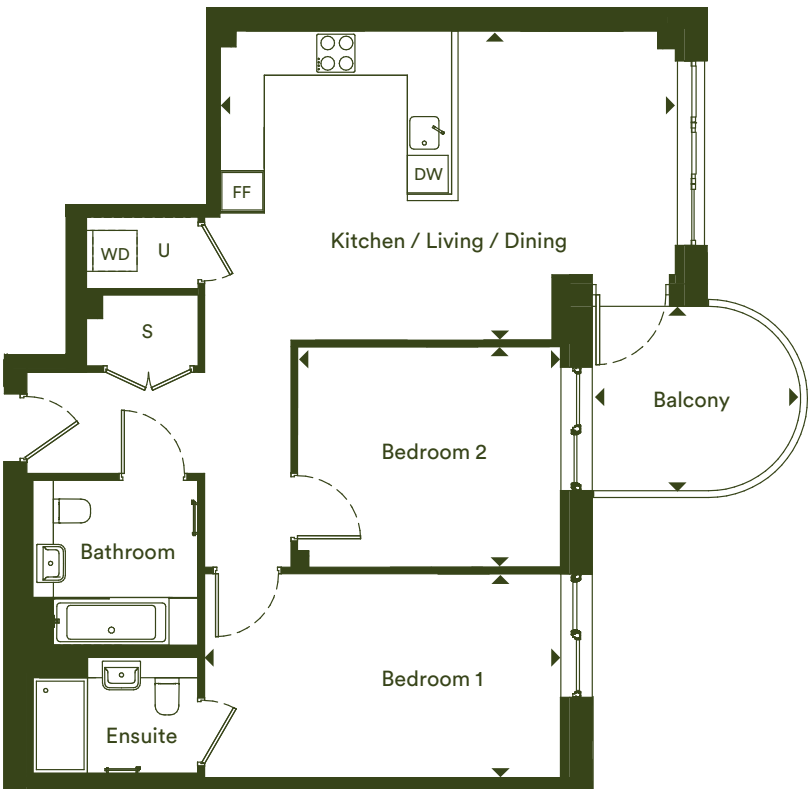
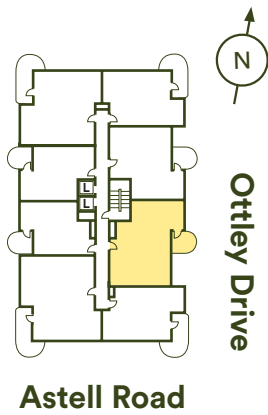
1st	Plot 101
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F/F – Fridge/Freezer | DW – Dishwasher | WD – Washer Dryer | S – Storage | U – Utility Cupboard

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Two Bedroom Apartment

TYPE BJ
Plots 201, 301, 401, 501, 601, 701



Dimensions

Kitchen / Living / Dining	6.73m x 4.58m	22' 1" x 15' 0"
Bedroom 1	5.27m x 3.04m	17' 3" x 10' 0"
Bedroom 2	3.90m x 3.26m	12' 10" x 10' 9"
Total Internal Area	82.3 m²	886 ft²
Balcony	3.06m x 2.71m	10' 0" x 8' 11"

Floor

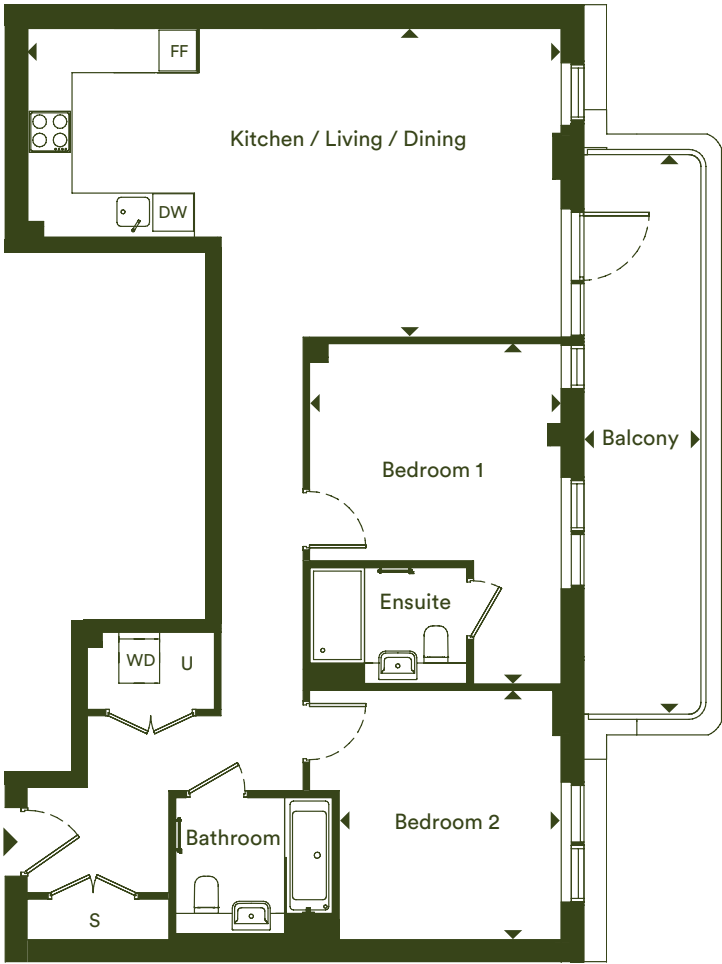
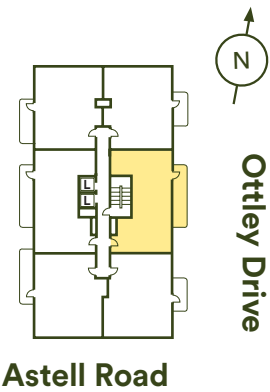
2nd	Plot E3.02.01
3rd	Plot E3.03.01
4th	Plot E3.04.01
5th	Plot E3.05.01
6th	Plot E3.06.01
7th	Plot E3.07.01

F/F – Fridge/Freezer | DW – Dishwasher | WD – Washer Dryer | S – Storage | U – Utility Cupboard

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Two Bedroom Apartment

TYPE BV
Plot 801



Dimensions

Kitchen / Living / Dining	7.90m x 4.58m	25' 11" x 15' 0"
Bedroom 1	5.02m x 3.71m	16' 6" x 12' 2"
Bedroom 2	3.71m x 3.30m	12' 2" x 10' 11"
Total Internal Area	86.2 m²	928 ft²
Balcony	8.22m x 1.71m	27' 0" x 5' 7"

Floor

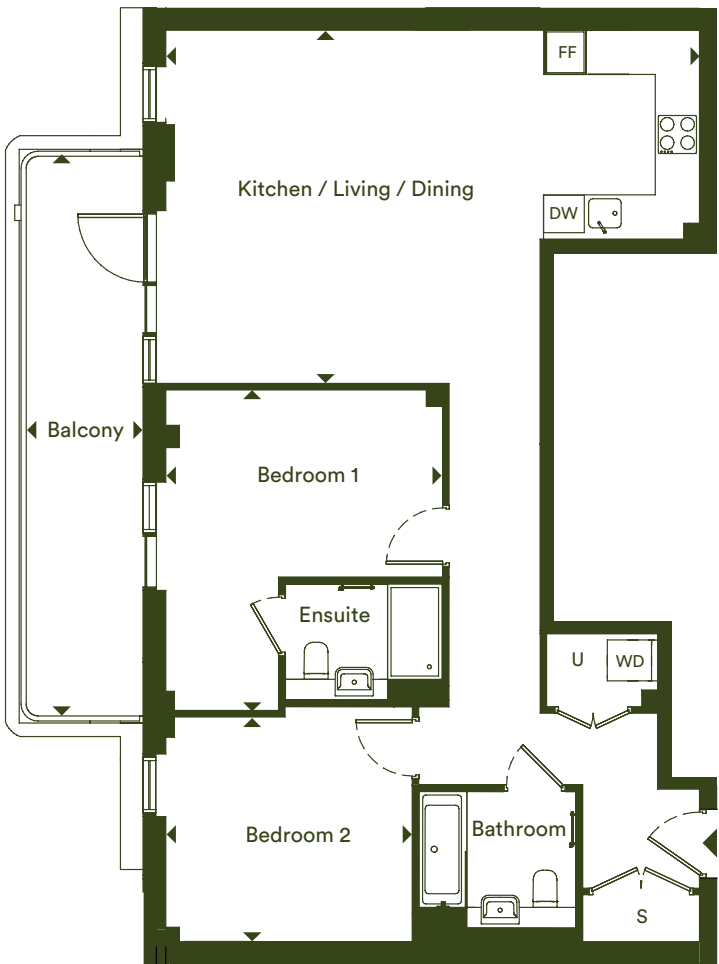
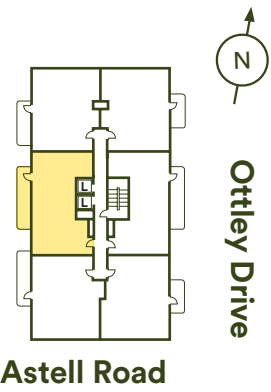
8th	Plot 801
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F/F – Fridge/Freezer | DW – Dishwasher | WD – Washer Dryer | S – Storage | U – Utility Cupboard

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Two Bedroom Apartment

TYPE BY
Plot 804



Dimensions

Kitchen / Living / Dining	7.89m x 5.23m	25' 11" x 17' 2"
Bedroom 1	4.73m x 4.10m	15' 6" x 13' 6"
Bedroom 2	3.66m x 3.49m	12' 0" x 11' 5"
Total Internal Area	89.7 m²	965 ft²
Balcony	8.22m x 1.71m	27' 0" x 5' 7"

Floor

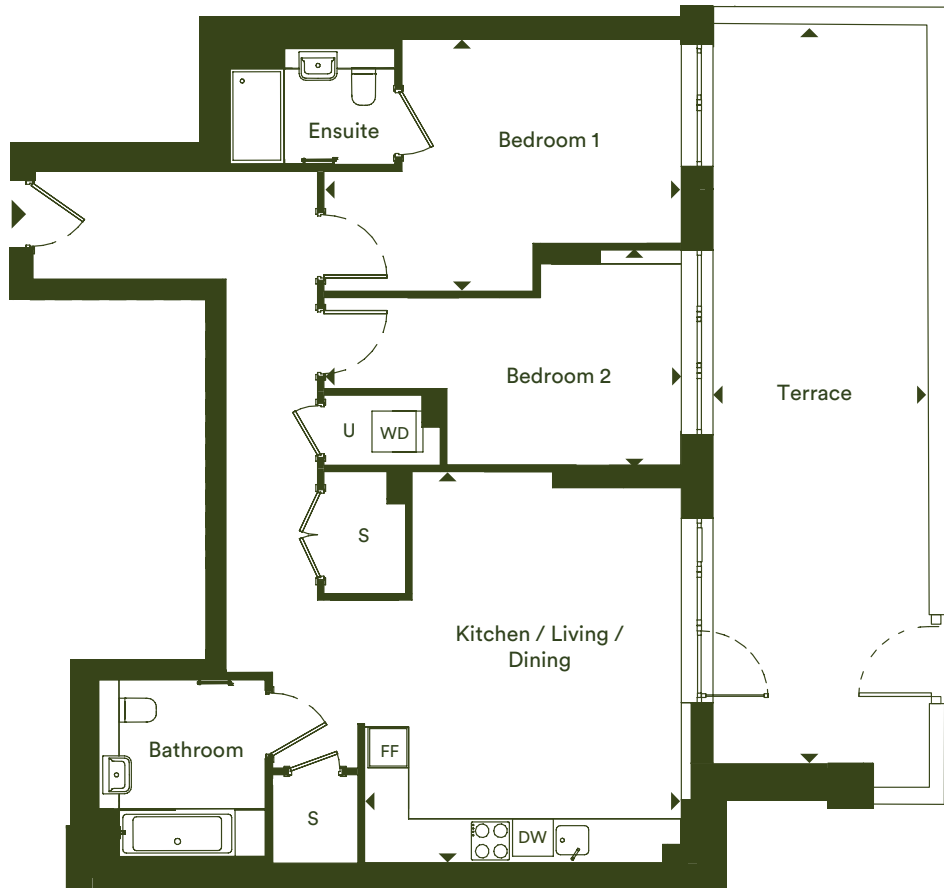
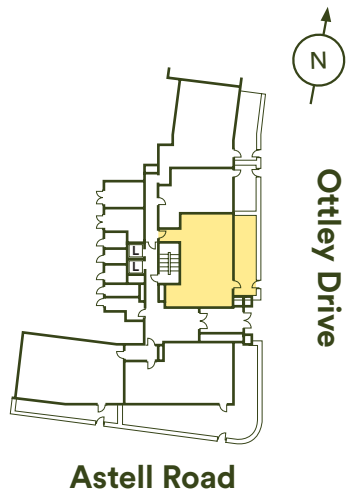
8th	Plot 804
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F/F – Fridge/Freezer | DW – Dishwasher | WD – Washer Dryer | S – Storage | U – Utility Cupboard

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. Due to HIU heating controls storage space in the utility cupboard may be reduced. Window sizes may vary. For further clarification regarding specific individual plots, please ask our Sales Associates.

Two Bedroom Apartment

TYPE BG
Plot G05



Dimensions

Kitchen / Living / Dining	5.79m x 4.65m	19' 0" x 15' 3"
Bedroom 1	5.28m x 3.04m	17' 4" x 10' 0"
Bedroom 2	5.28m x 3.19m	17' 4" x 10' 6"
Total Internal Area	90.5 m²	974 ft²
Terrace	10.76m x 2.80m	35' 4" x 9' 2"

Floor

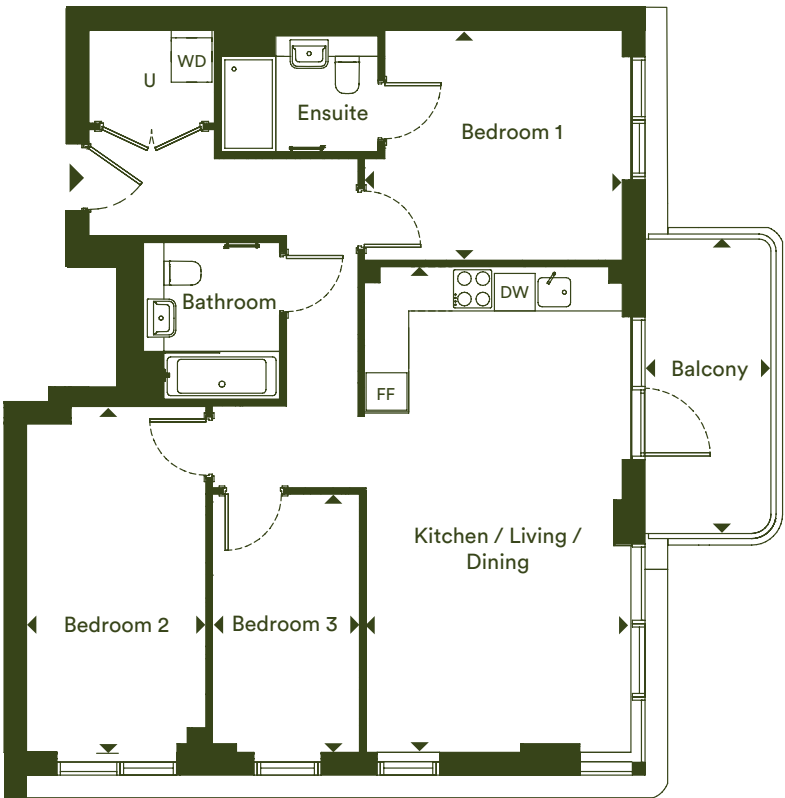
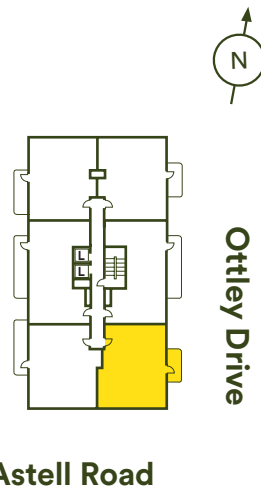
Ground	Plot G05
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F/F – Fridge/Freezer | DW – Dishwasher | WD – Washer Dryer | S – Storage | U – Utility Cupboard

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Three Bedroom Apartment

TYPE BAC
Plot 802



Dimensions

Kitchen / Living / Dining	7.17m x 3.81m	23' 6" x 12' 6"
Bedroom 1	3.83m x 3.49m	12' 7" x 11' 5"
Bedroom 2	5.12m x 2.68m	16' 10" x 8' 10"
Bedroom 3	3.83m x 2.18m	12' 7" x 7' 2"
Total Internal Area	86.0 m²	925 ft²
Balcony	4.32m x 1.85m	14' 2" x 6' 1"

Floor

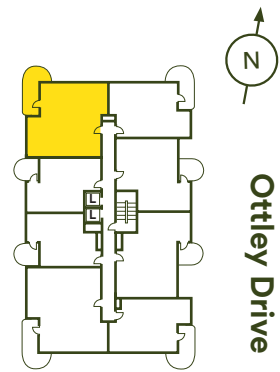
8th	Plot 802
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F/F – Fridge/Freezer | DW – Dishwasher | WD – Washer Dryer | S – Storage | U – Utility Cupboard

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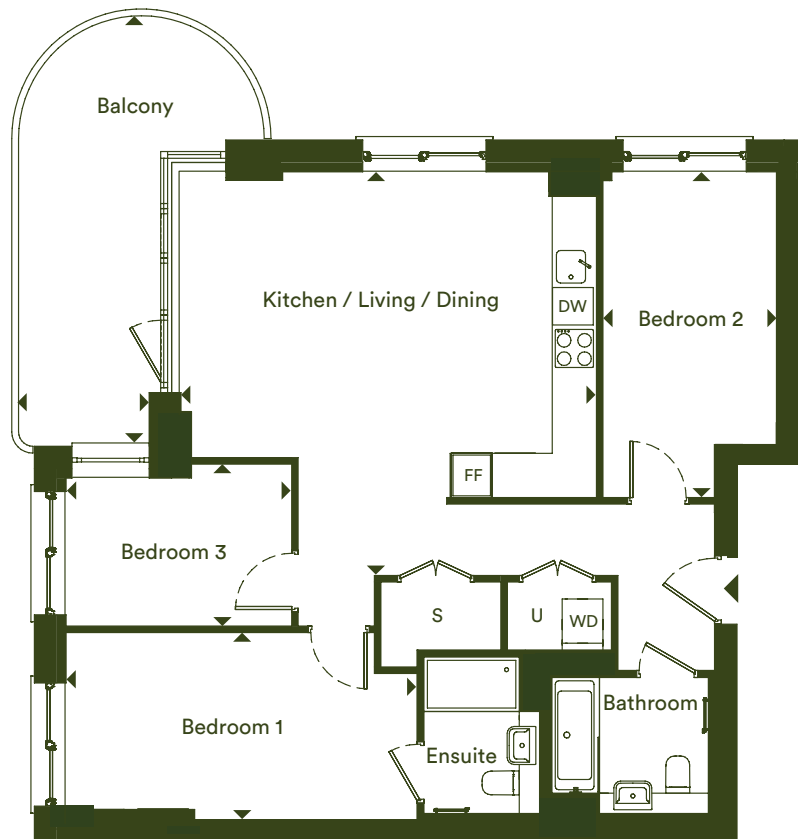
Three Bedroom Apartment

TYPE BU
Plots 206, 306, 406, 506, 606, 706



Astell Road

Otley Drive



Dimensions

Kitchen / Living / Dining	6.14m x 5.94m	20' 2" x 19' 6"
Bedroom 1	4.57m x 2.79m	15' 0" x 9' 2"
Bedroom 2	4.83m x 2.59m	15' 10" x 8' 6"
Bedroom 3	3.35m x 2.40m	11' 0" x 7' 11"
Total Internal Area	86.1 m²	926 ft²
Balcony	6.32m x 1.92m	20' 9" x 6' 4"

Floor

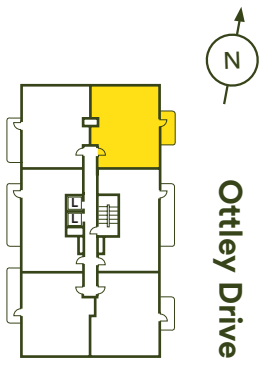
2nd	Plot 206
3rd	Plot 306
4th	Plot 406
5th	Plot 506
6th	Plot 606
7th	Plot 706

F/F – Fridge/Freezer | DW – Dishwasher | WD – Washer Dryer | S – Storage | U – Utility Cupboard

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Three Bedroom Apartment

TYPE BZh
Plot 806



Astell Road

Otley Drive



Dimensions

Kitchen / Living / Dining	7.16m x 3.62m	23' 6" x 11' 11"
Bedroom 1	4.35m x 3.44m	14' 3" x 11' 3"
Bedroom 2	4.21m x 2.89m	13' 10" x 9' 6"
Bedroom 3	4.21m x 2.17m	13' 10" x 7' 2"
Total Internal Area	88.4 m²	951 ft²
Balcony	4.32m x 1.85m	14' 2" x 6' 1"

Floor

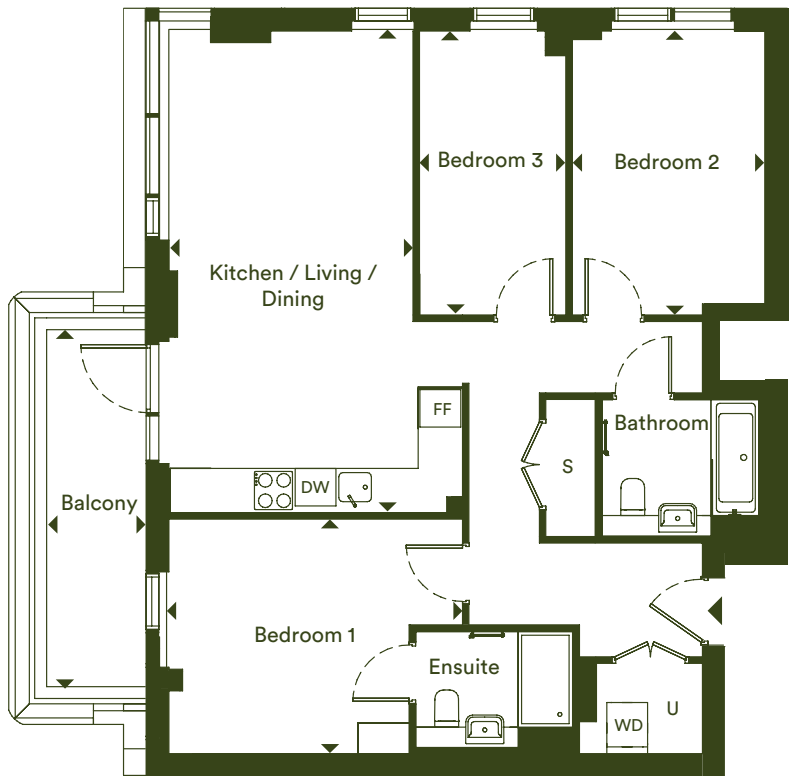
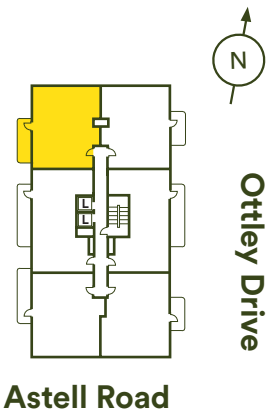
8th	Plot 806
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F/F – Fridge/Freezer | DW – Dishwasher | WD – Washer Dryer | S – Storage | U – Utility Cupboard

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. Due to HIU heating controls storage space in the utility cupboard may be reduced. Window sizes may vary. For further clarification regarding specific individual plots, please ask our Sales Associates.

Three Bedroom Apartment

TYPE BAA
Plot 805



Dimensions

Kitchen / Living / Dining	7.11m x 3.62m	23' 4" x 11' 11"
Bedroom 1	4.35m x 3.49m	13' 11" x 11' 5"
Bedroom 2	4.21m x 2.89m	13' 10" x 9' 6"
Bedroom 3	4.21m x 2.17m	13' 10" x 7' 2"
Total Internal Area	88.5 m²	952 ft²
Balcony	5.75m x 1.71m	18' 11" x 5' 7"

Floor

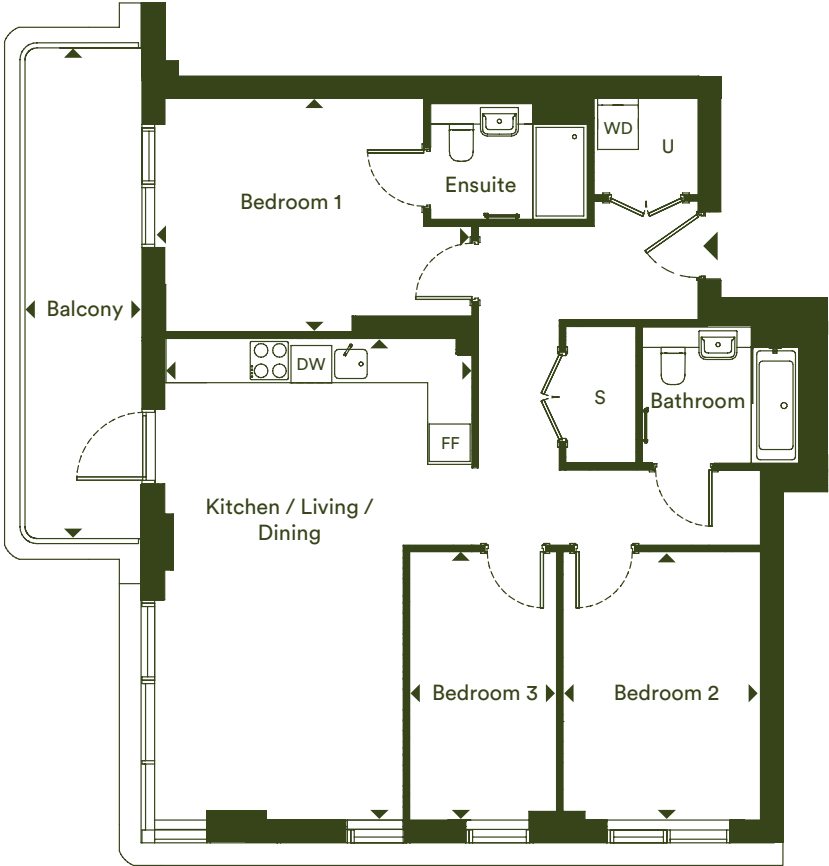
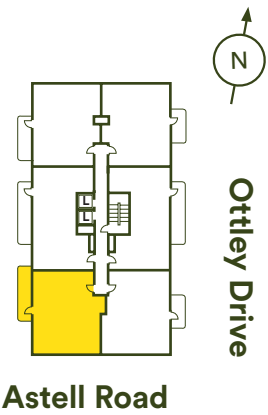
8th	Plot 805
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F/F – Fridge/Freezer | DW – Dishwasher | WD – Washer Dryer | S – Storage | U – Utility Cupboard

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Three Bedroom Apartment

TYPE BAD
Plot 803



Dimensions

Kitchen / Living / Dining	7.11m x 4.51m	23' 4" x 14' 10"
Bedroom 1	4.55m x 3.48m	14' 11" x 11' 5"
Bedroom 2	3.98m x 2.96m	13' 1" x 9' 9"
Bedroom 3	3.98m x 2.19m	13' 1" x 7' 2"
Total Internal Area	90.7 m²	803 ft²
Balcony	7.21m x 1.71m	23' 8" x 5' 7"

Floor

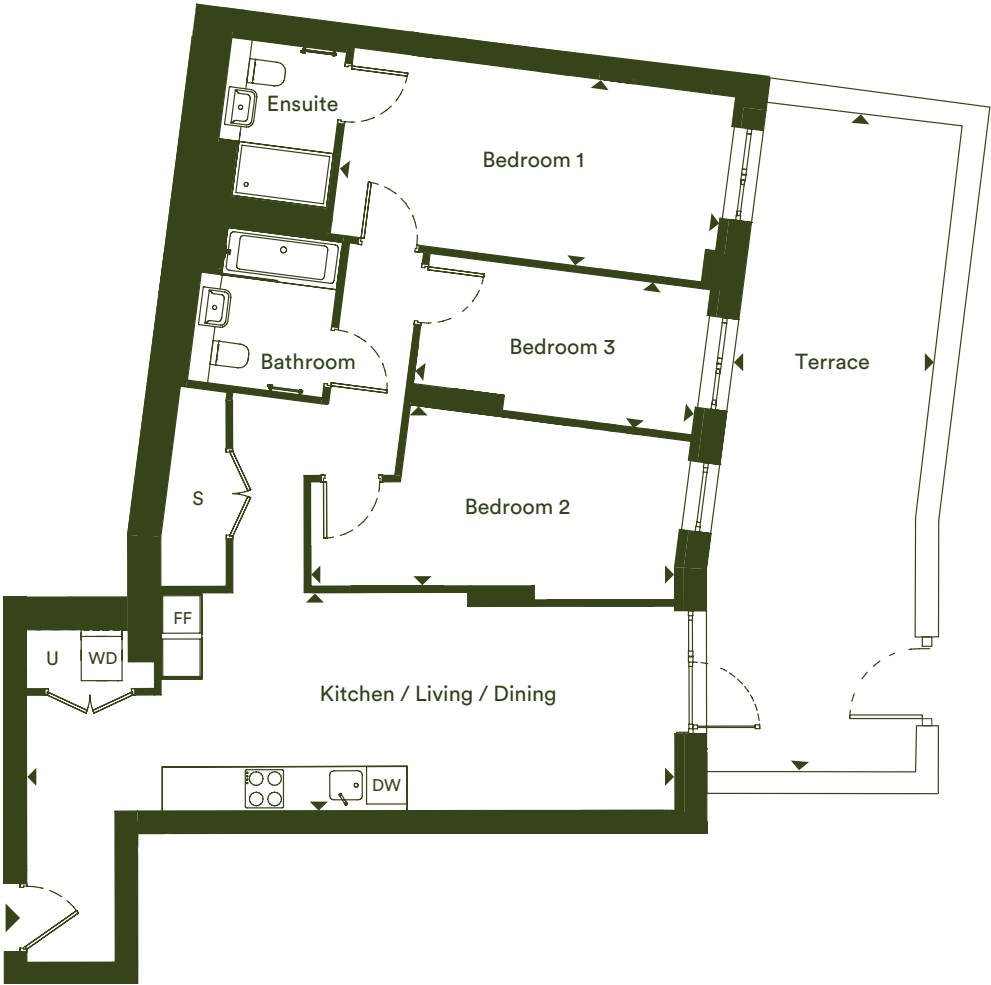
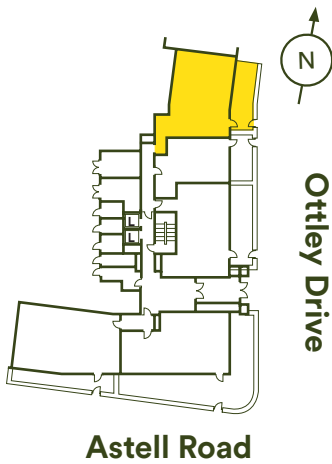
8th	Plot 803
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F/F – Fridge/Freezer | DW – Dishwasher | WD – Washer Dryer | S – Storage | U – Utility Cupboard

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Three Bedroom Apartment

TYPE BF
Plot G03



Dimensions

Kitchen / Living / Dining	7.59m x 3.25m	24' 11" x 10' 8"
Bedroom 1	5.68m x 2.80m	18' 8" x 9' 2"
Bedroom 2	5.39m x 2.66m	17' 8" x 8' 9"
Bedroom 3	4.19m x 2.17m	13' 9" x 7' 2"
Total Internal Area	90.9 m²	978 ft²
Terrace	8.72m x 2.65m	28' 7" x 8' 8"

Floor

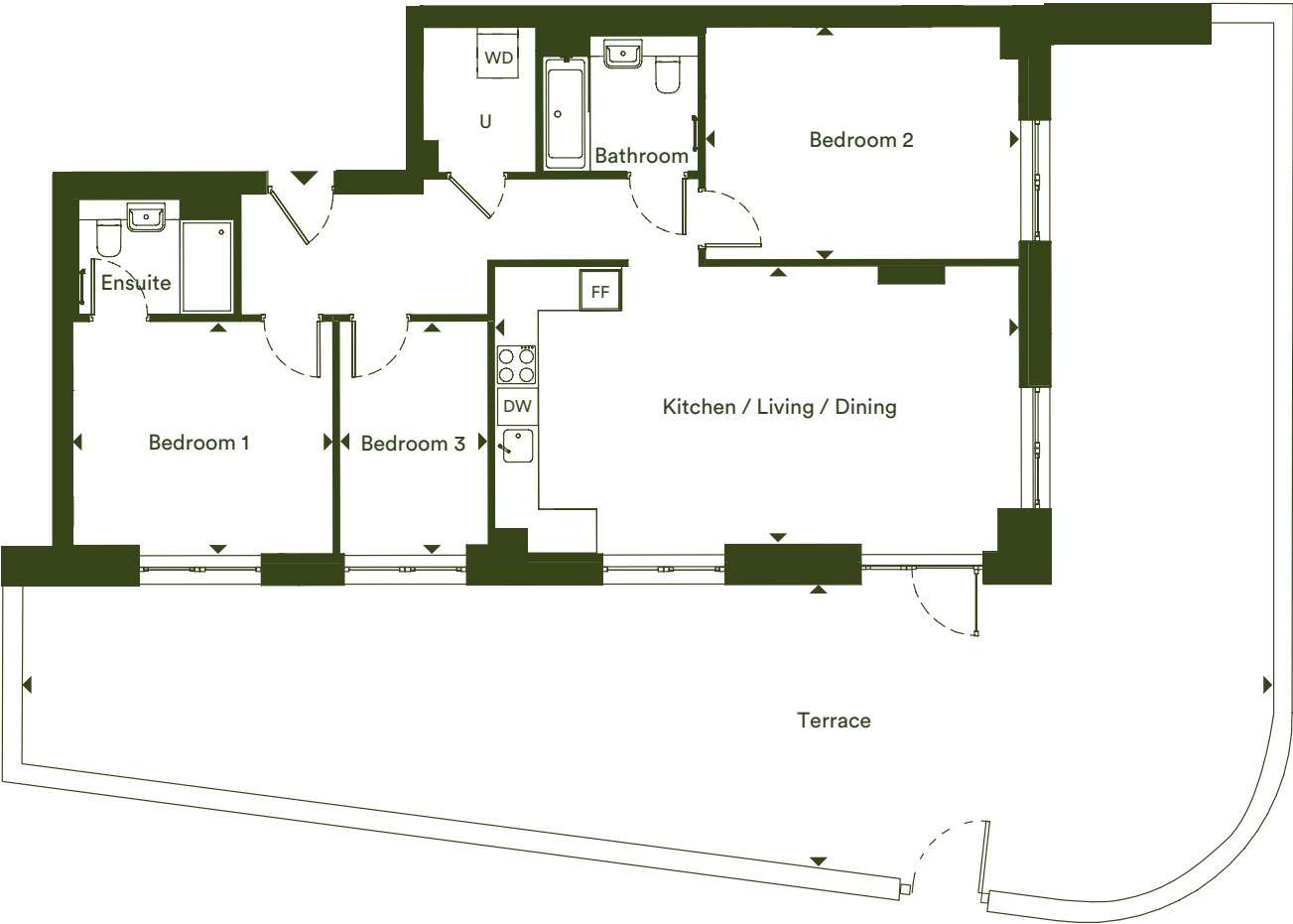
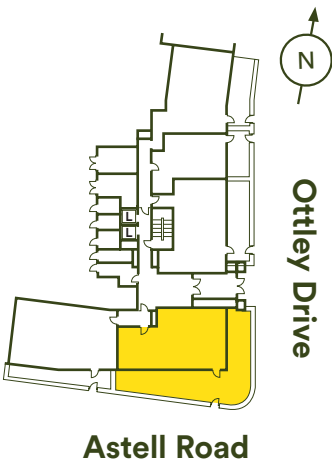
Ground	Plot G03
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F/F – Fridge/Freezer | DW – Dishwasher | WD – Washer Dryer | S – Storage | U – Utility Cupboard

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. Due to HIU heating controls storage space in the utility cupboard may be reduced. Window sizes may vary. For further clarification regarding specific individual plots, please ask our Sales Associates.

Three Bedroom Apartment

TYPE BD
Plot G01



Dimensions

Kitchen / Living / Dining	7.80m x 4.24m	25' 7" x 13' 11"
Bedroom 1	3.89m x 3.48m	12' 9" x 11' 5"
Bedroom 2	4.68m x 3.48m	15' 4" x 11' 5"
Bedroom 3	3.48m x 2.22m	11' 5" x 7' 4"
Total Internal Area	95.5 m²	1,028 ft²
Terrace	17.89m x 3.72m	58' 8" x 12' 2"

Floor

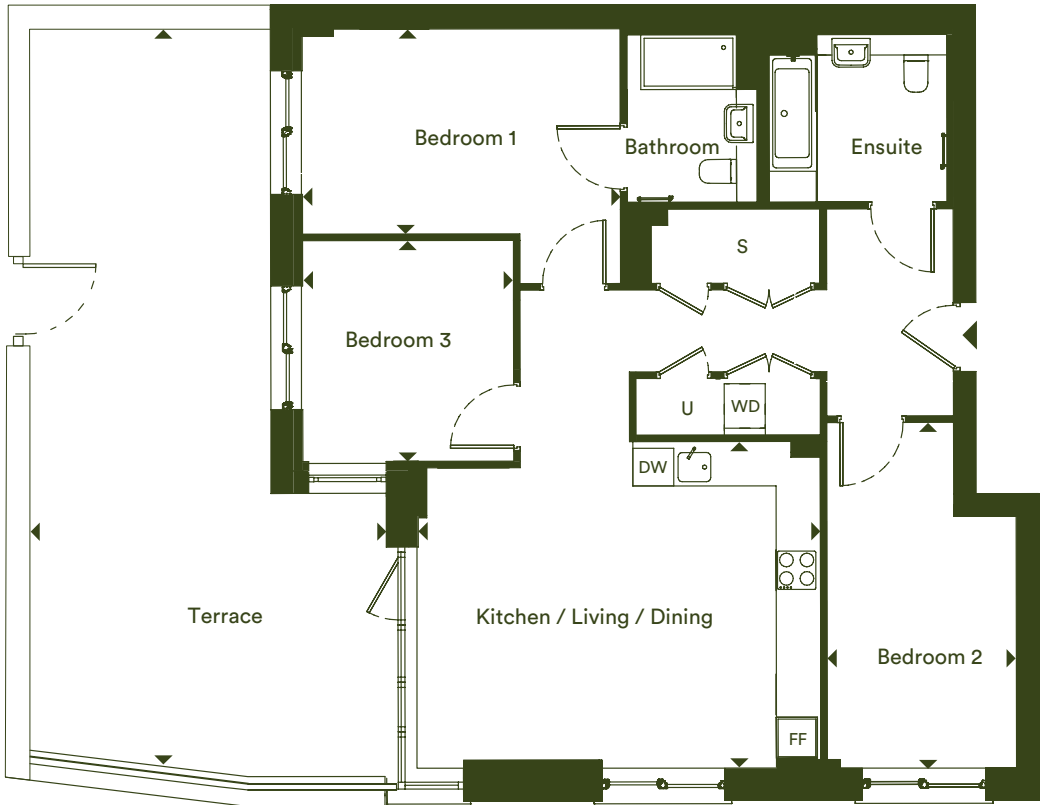
Ground	Plot G01
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F/F – Fridge/Freezer | DW – Dishwasher | WD – Washer Dryer | S – Storage | U – Utility Cupboard

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Three Bedroom Apartment

TYPE BRv
Plot 103



Dimensions

Kitchen / Living / Dining	5.94m x 4.82m	19' 6" x 15' 10"
Bedroom 1	4.69m x 3.04m	15' 3" x 10' 0"
Bedroom 2	5.10m x 2.83m	16' 9" x 9' 3"
Bedroom 3	3.26m x 3.13m	10' 8" x 10' 3"
Total Internal Area	98.6 m²	1,061 ft²
Terrace	9.60m x 4.51m	31' 5" x 14' 10"

Floor

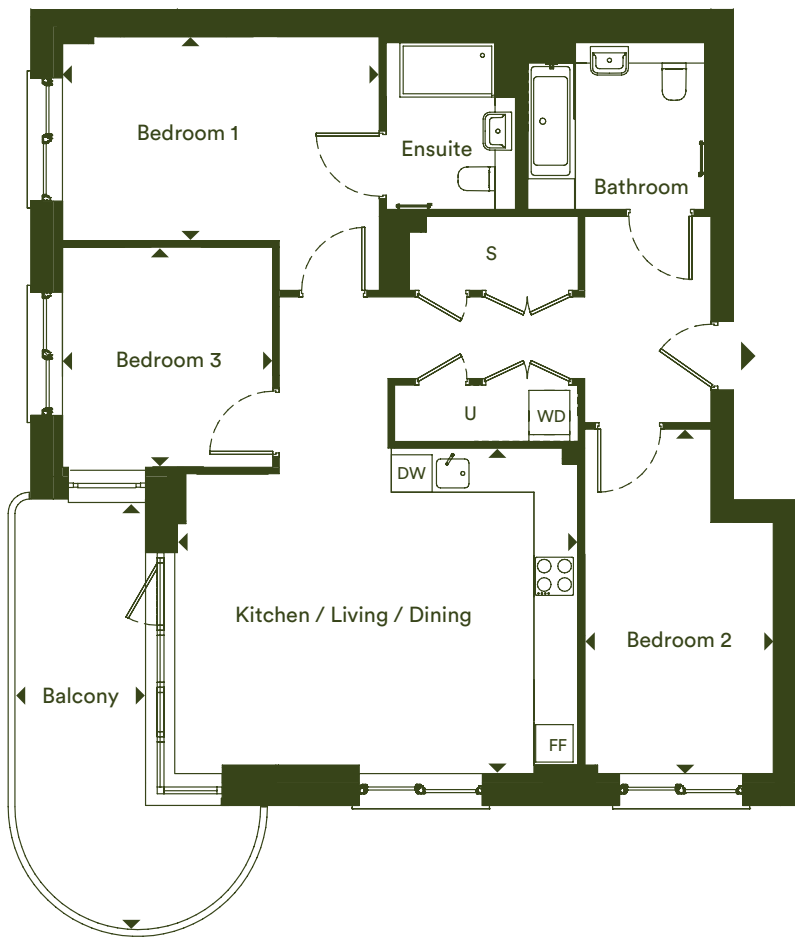
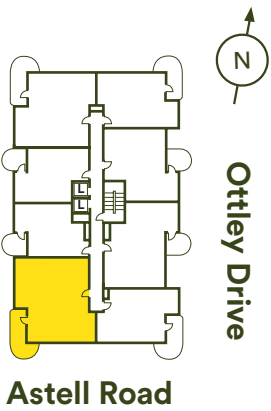
1st	Plot 103
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F/F – Fridge/Freezer | DW – Dishwasher | WD – Washer Dryer | S – Storage | U – Utility Cupboard

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. Due to HIU heating controls storage space in the utility cupboard may be reduced. Window sizes may vary. For further clarification regarding specific individual plots, please ask our Sales Associates.

Three Bedroom Apartment

TYPE BR
Plots 203, 303, 403, 503, 603, 703



Dimensions

Kitchen / Living / Dining	5.94m x 4.82m	19' 6" x 15' 10"
Bedroom 1	4.69m x 3.04m	15' 5" x 10' 0"
Bedroom 2	5.10m x 2.83m	16' 9" x 9' 3"
Bedroom 3	3.26m x 3.13m	10' 8" x 10' 3"
Total Internal Area	98.6 m²	1,061 ft²
Balcony	6.32m x 1.92m	20' 9" x 6' 4"

Floor

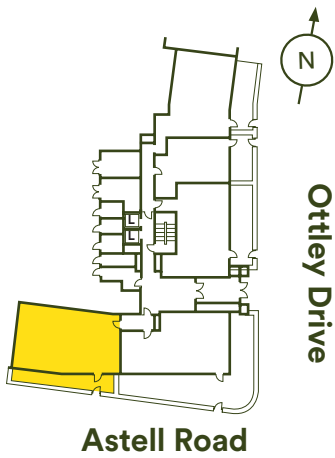
2nd	Plot 203
3rd	Plot 303
4th	Plot 403
5th	Plot 503
6th	Plot 603
7th	Plot 703

F/F – Fridge/Freezer | DW – Dishwasher | WD – Washer Dryer | S – Storage | 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. Due to HIU heating controls storage space in the utility cupboard may be reduced. Window sizes may vary. For further clarification regarding specific individual plots, please ask our Sales Associates.

Three Bedroom Apartment

TYPE BE
Plot G02



Dimensions

Kitchen / Living / Dining	7.54m x 5.05m	24' 9" x 16' 7"
Bedroom 1	6.11m x 2.97m	20' 1" x 9' 9"
Bedroom 2	4.77m x 3.01m	15' 8" x 9' 11"
Bedroom 3	4.40m x 2.90m	14' 5" x 9' 6"
Total Internal Area	108.3 m ²	1,165 ft ²
Terrace	13.69m x 2.00m	44' 11" x 6' 7"

Floor

Ground	Plot G02
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F/F – Fridge/Freezer | DW – Dishwasher | WD – Washer Dryer | S – Storage | U – Utility Cupboard

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Image is representative of the Rocket House one bedroom show home at Kidbrooke Village. Specification may vary.

Cipher House Plot Locators



Key

Three Bedroom Shared Ownership Apartments

London Living Rent (LLR)

Market Sale

L

 Lift

CS

 Cycle Store

LV

 LV Switch

CC

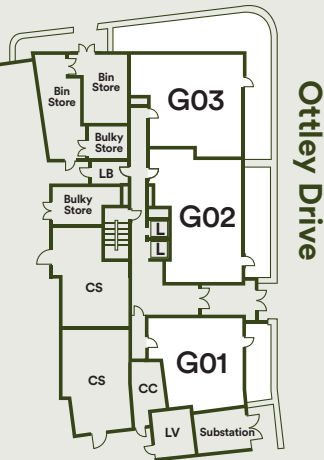
 Car Charge

LB

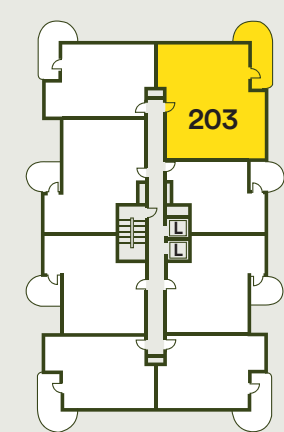
 Lobby

Ground Floor

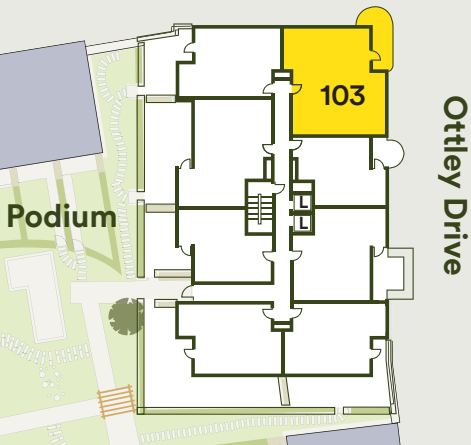
Townsend Road



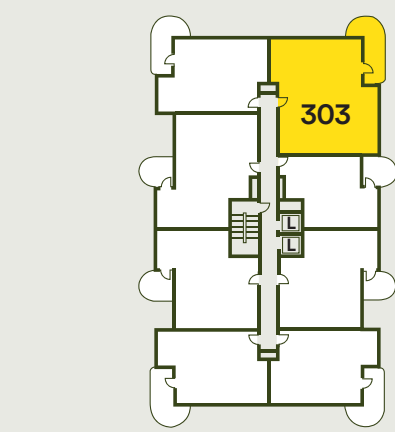
Second Floor



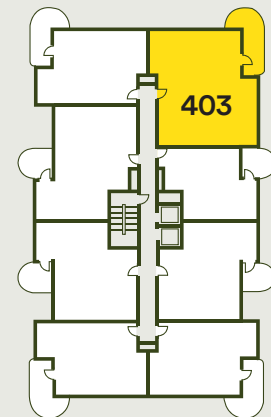
First Floor



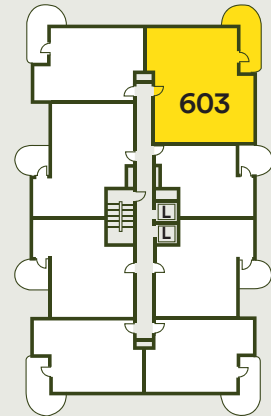
Third Floor



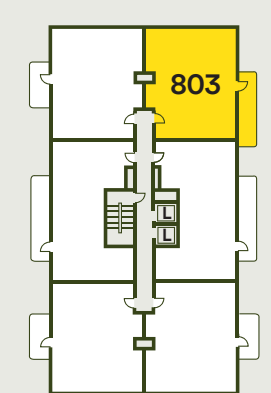
Fourth Floor



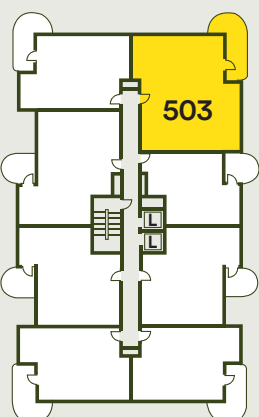
Sixth Floor



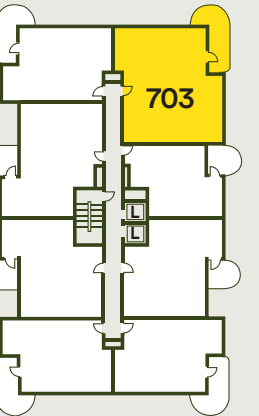
Eighth Floor



Fifth Floor



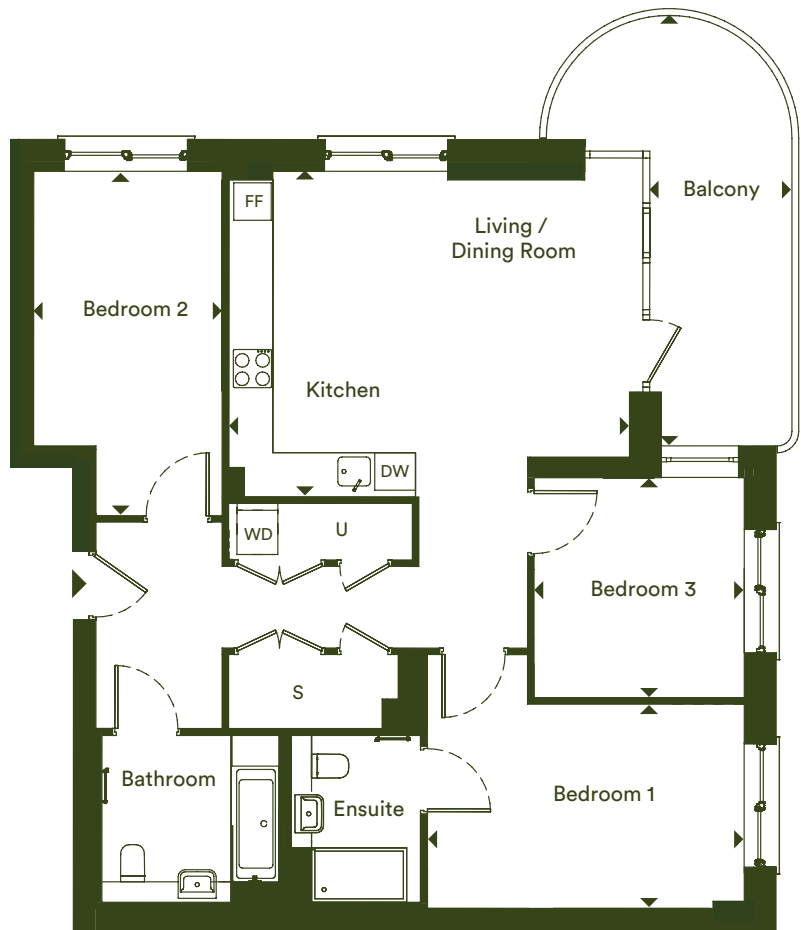
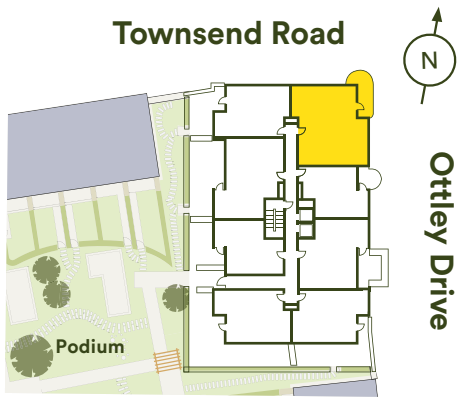
Seventh Floor



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Three Bedroom Apartment

TYPE BLv
Plot 103



Dimensions

Living / Dining / Kitchen	5.94m x 4.82m	19' 6" x 15' 10"
Bedroom 1	4.69m x 3.04m	15' 5" x 10' 0"
Bedroom 2	5.10m x 2.83m	16' 9" x 9' 3"
Bedroom 3	3.26m x 3.13m	10' 8" x 10' 3"
Total Internal Area	99.0 m²	1,065 ft²
Balcony	6.32m x 1.92m	20' 9" x 6' 4"

Floor

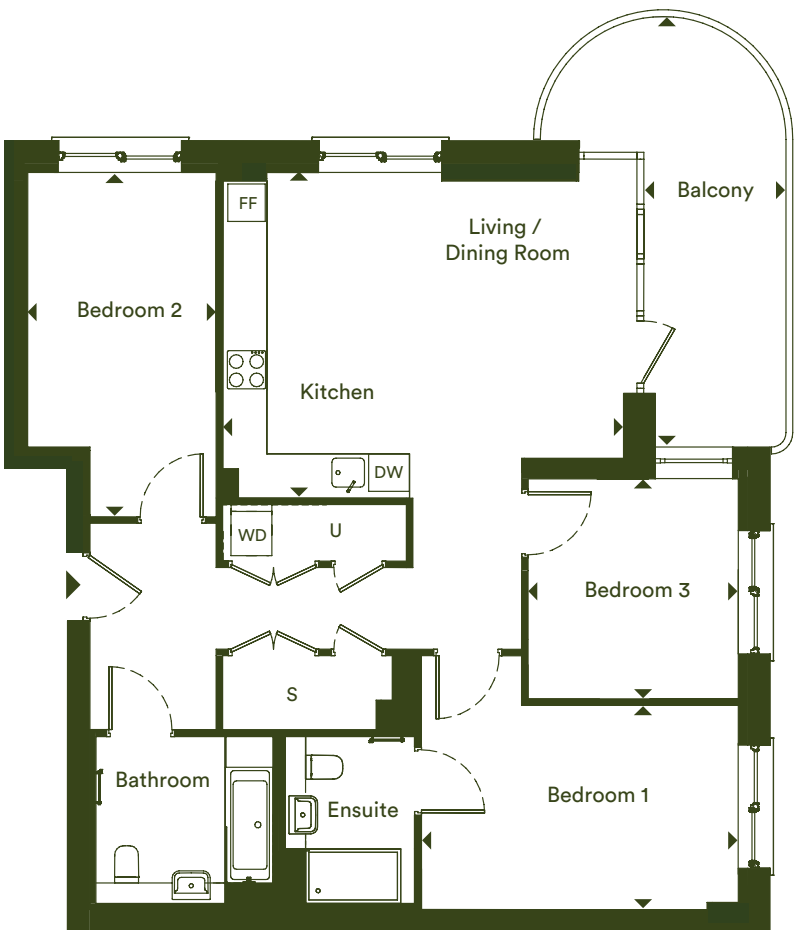
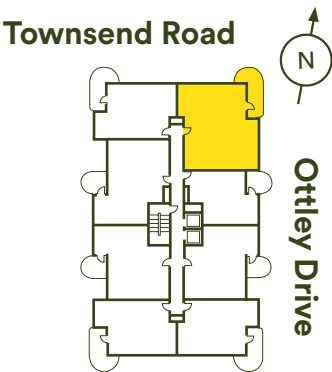
1st	Plot 103
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F/F – Fridge/Freezer | DW – Dishwasher | WD – Washer Dryer | S – Storage | U – Utility Cupboard

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Three Bedroom Apartment

TYPE BL
Plots 203, 303, 403, 503, 603, 703



Dimensions

Living / Dining / Kitchen	5.94m x 4.82m	19' 6" x 15' 10"
Bedroom 1	4.69m x 3.04m	15' 5" x 10' 0"
Bedroom 2	5.10m x 2.83m	16' 9" x 9' 3"
Bedroom 3	3.26m x 3.13m	10' 8" x 10' 3"
Total Internal Area	99.0 m²	1,065 ft²
Balcony	6.32m x 1.92m	20' 9" x 6' 4"

Floor

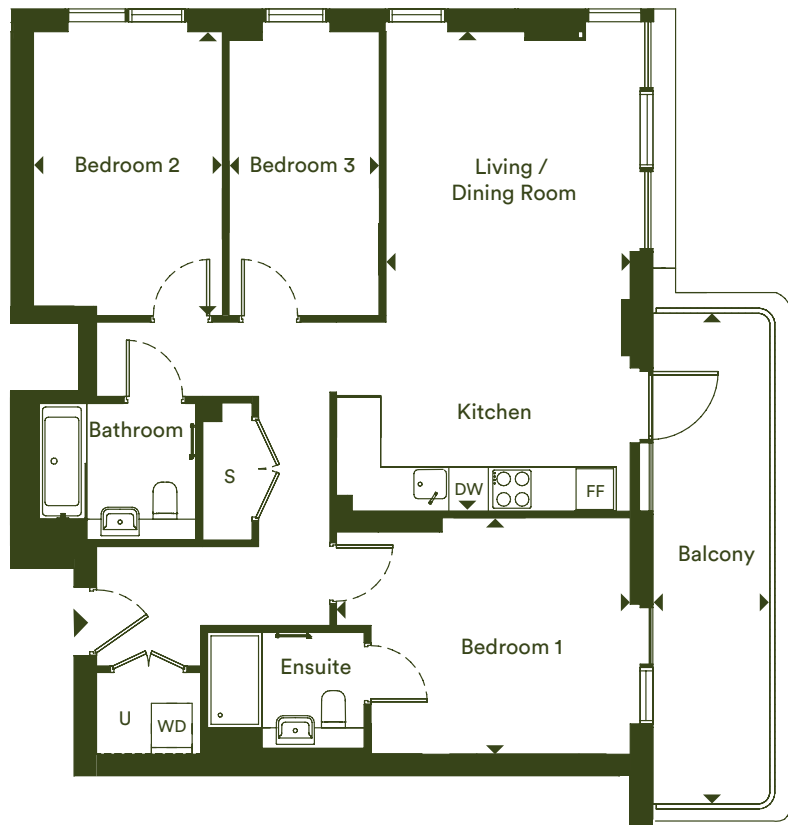
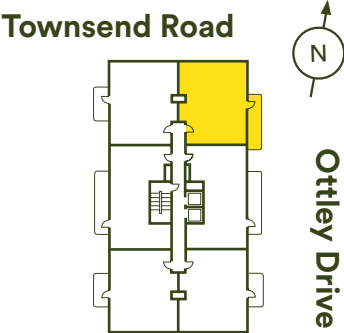
2nd	Plot 203
3rd	Plot 303
4th	Plot 403
5th	Plot 503
6th	Plot 603
7th	Plot 703

F/F – Fridge/Freezer | DW – Dishwasher | WD – Washer Dryer | S – Storage | U – Utility Cupboard

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Three Bedroom Apartment

TYPE BX
Plot 803



Dimensions

Living / Dining / Kitchen	7.08m x 3.62m	23' 3" x 11' 11"
Bedroom 1	4.35m x 3.52m	14' 3" x 11' 7"
Bedroom 2	4.21m x 2.82m	13' 10" x 9' 3"
Bedroom 3	4.21m x 2.24m	13' 10" x 7' 4"
Total Internal Area	88.6 m ²	955 ft ²
Balcony	7.21m x 1.71m	23' 8" x 5' 7"

Floor

8th	Plot 803
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F/F – Fridge/Freezer | DW – Dishwasher | WD – Washer Dryer | S – Storage | U – Utility Cupboard

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Investing in homes *and neighbourhoods*

At L&Q, we believe that everyone deserves a quality home that gives them the chance to live a better life.

Social purpose is central to everything we do. As a not-for-profit organisation, all the money we make is reinvested into helping house those in greatest need.

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.

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 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 a more affordable home ownership option 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 visit
lqhomes.com/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 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 Premier Guarantee 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 warranty and Premier Guarantee 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



Prime Point –
Greenwich
lqhomes.com/primepoint



Rockcliffe Square –
Plumstead
lqhomes.com/rockcliffesquare



L&Q at Elephant Park –
Southwark
lqhomes.com/elephantpark

L&Q at Kidbrooke Village
Pegler Square, Greenwich, SE3 9GR

@ kidbrookevillage@lqgroup.org.uk
☎ 0208 189 7590
🌐 lqhomes.com/kidbrookevillage

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L&Q at
KIDBROOKE
VILLAGE

ROYAL BOROUGH OF GREENWICH
SE3

L&Q