

L&Q at

Q Queen's
Quarter

L&Q



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

Everyone deserves to own their dream home, and with London Living Rent you are on the path towards Shared Ownership from L&Q... it's easier than you think.

With L&Q at Queen's Quarter, you could rent a brand new 1, 2 or 3 bedroom home while you are saving towards a deposit, with the aim to purchase through Shared Ownership. Built for every kind of lifestyle, our homes bring tranquil private living space to a thriving destination that's growing into the future.

This is your chance to move into a beautiful new home in a rapidly evolving neighbourhood that keeps on giving, all just a 15-minute train ride from central London. And if you think it sounds too good to be true, think again. RENT, SAVE & BUY with London Living Rent from L&Q, you can make it happen.

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 less than the market rent
- 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 and stylish home and benefit from:



Generous sized homes



Amenities and shops within walking distance



Green open spaces nearby



Excellent transport links close by



A variety of bars and restaurants on your doorstep



Local supermarkets close to home



We provide the home
*and you make it
your own*



Perfectly
positioned

Centrale

Reeves Corner
Tram Stop

Church Street

CENTRALE
SHOPPING CENTRE

George Street

East
Croydon

FAIRFIELD
GARDENS

QUEEN'S
GARDENS

L&Q at
Q Queen's
Quarter

PARK
HILL
PARK

A212

GEORGE STREET

ADDISCOMBE GROVE

KATHARINE STREET

PARK LANE

A232

A232

OLD TOWN

A232

HIGH STREET

EDRIDGE ROAD

BEECH HOUSE ROAD

CHATSWORTH ROAD

WOODSTOCK ROAD

MULGRAVE ROAD

EDEN ROAD

LOWER COOMBE ST

COOMBE ROAD

A236

A232



Entertainment

Fairfield Halls is an arts, entertainment and conference centre. It opened on 2 November 1962 and houses a theatre and gallery. The large concert hall has been regularly used for BBC television, radio and orchestral recordings.

Fairfield Halls
3 mins by foot*



Parks

The Queen's Gardens is a public garden in the centre of Croydon. In their resent form the gardens and their central fountain were opened by Queen Elizabeth II in 1983. The gardens were refurbished and reopened in 2022. There are areas of lawn, water features and a children's playground.

Queen's Gardens
2 mins by foot*



Culture

The Museum of Croydon is located within the Croydon Clocktower arts facility in Central Croydon. The museum showcases historical and cultural artefacts relating to the London Borough of Croydon and its people.

Museum of Croydon
5 mins by foot*



Eat & Drink

At BOXPARK almost every cuisine is available under one roof. There are also bars to choose a drink to enjoy your meal. Some of the options include The Breakfast Club, Meat Liquor, Thai Express and What the Pitta!

BOXPARK
8 mins by foot*



Shopping

A host of retailers, leisure and food and drink options sit inside the Centrale Shopping Centre; one of the largest covered retail developments in London.

Centrale Shopping Centre
12 mins by foot*

*Times taken from google.com/maps



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Places to visit *and neighbourhoods to explore*

When you live just 15 minutes from central London and 15 minutes from Gatwick airport by train, you can go anywhere.

L&Q at Queen's Quarter is just moments from East Croydon Station, which enjoys a regular service into London Victoria and London Bridge as well as connecting to The London Overground which travels through New Cross, and up into East London. Additionally, East Croydon provides quick transport links into Gatwick Airport and Brighton. Or for moving around more locally, hop on London's only tram line which links central and West Croydon to Beckenham, New Addington and Wimbledon.

Well Connected



By tube from George Street Stop

Mitcham Junction	13 mins*
Wimbledon	27 mins*
New Addington	33 mins*
Beckenham Junction	34 mins*



By train from East Croydon Station

London Bridge	15 mins*
Gatwick Airport	15 mins*
London Victoria	20 mins*
Farringdon	25 mins*
Brighton	48 mins*



By bus from Queen's Quarter

Selhurst	17 mins*
Purley	30 mins*
Morden	60 mins*
Lewisham	70 mins*



By bike from Queens Quarter

Wimbledon (6.9 miles)	40 mins*
London Bridge Station (10.7 miles)	58 mins*

*Times are rough estimates and taken from tfl.gov.uk

The town that has it all

A go-to dining destination, major shopping hub, foodie paradise, creative arts, home to beautiful parklands and more. With so much to see and do, what’s not to love?

Historically a leisure destination however, the recent regeneration of Croydon has put the area back on the map. Today it’s a thriving mix of the new and the old, where one of London’s oldest street markets rubs shoulders with the 7 days a week food court at BOXPARK, and the independent boutique stores of Croydon Old Town live alongside big brand high street shopping.

If you’re looking for culture then you’re spoilt for choice. Expect independent theatre pubs, art cafes, live music, museums and even a board game cafe bar. And if you’re looking for the perfect picnic spot you can wander through the Wandle, a 21-acre park complete with a river, bandstand and ornamental garden.

- 1. The Water Tower
- 2. Ponte Nuovo Restaurant
- 3. BOXPARK Croydon
- 4. Fairfield Halls
- 5. Park Hill Park





Mid morning
bites and
afternoon
delights



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.

Specification

Kitchen



- Modern handle-less kitchen cabinets with a complementary worktop and matching upstand
- Full height stainless steel splashback behind the hob
- Under cupboard lighting
- Stainless steel single bowl sink with accompanying mixer tap
- Fully integrated appliances including microwave, oven, ceramic hob, fridge/freezer, dishwasher and integrated 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 height mirror
- Steel bath with bespoke bath panel
- Chrome towel radiator
- Homes without an en suite will include a shower screen over the bath, chrome bath mixer tap, thermostatic shower valve with overhead shower and hair wash attachment
- Homes with an en suite will include a bath mixer tap with hair wash attachment mounted at low level.

En Suite



- Modern white sanitaryware including semi-recessed basin with chrome basin tap
- Floor mounted WC with concealed cistern
- Chrome dual flush plate
- Full height mirror
- Chrome towel radiator
- White shower tray with fixed shower screen/sliding door
- Thermostatic mixer valve with shower head and hair wash attachment

Heating, Electrical & Lighting



- Radiators 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, hallways & store cupboards
- White switches and sockets.
- White shaver point in bathrooms
- Provision for Sky Q (subscription will be required)
- Mains operated ceiling mounted smoke/heat detector

Bedroom



- Fitted carpet
- Fitted wardrobe to master bedrooms

Wall & Floor Finishes



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

General



- Free standing washer/dryer located in store cupboard
- White internal doors
- Chrome door furniture
- Outdoor space to every home
- Video door entry system
- Communal bicycle storage for every home
- NHBC 12-year Warranty
- Car parking available for 4 x 3 bedroom apartments. Please note parking permits will not be issued and you will not be entitled to apply for a parking permit.

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 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 50 years’ experience, L&Q has streamlined the lettings process for our tenants to ensure a responsive and hassle-free 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 our dedicated maintenance service, which means support is only ever a phone call away.

As a long-term investor in housing, L&Q wants to de-clutter the rental process and give you more time and energy to get on with your life. 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 maintenance response team on the end of a phone



Hassle-free service from an experienced, responsible and reliable landlord

L&Q at Queen's Quarter

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