



ROCKCLIFFE SQUARE

Floor Plans and Specification
Shared Ownership

L&Q



Perfectly placed *for vibrant city living*

Living in London means making the most of everything on offer. If you need incredible connections that bring work and play as close as possible, how about Canary Wharf in 7 minutes, the City in 14 or London Bridge in 26? Welcome to Rockcliffe Square, West Plumstead.

Enjoy a stylish new Manhattan studio, 1, 2 or 3 bedroom home in the Royal Borough of Greenwich, situated between well connected Woolwich and up-and-coming Plumstead, just a stroll away from the Thames.

The timing couldn't be better. Undergoing significant regeneration, Plumstead is on the cusp of change. This is your chance to get in early and make a smart investment, owning a home that gives you everything you're looking for.

With National Rail, the Elizabeth Line and the DLR at three nearby stations, you'll have quick access to the City, East London, the West End and beyond.

A vibrant community
and a place to grow

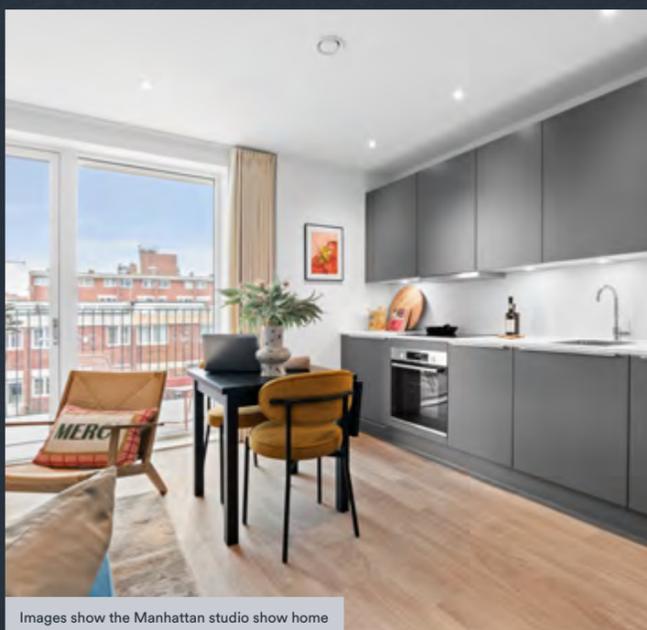




1. Woolwich Ferry
2. River Thames/Thames Path
3. Waterfront Leisure Centre
4. Woolwich Farmers Market
5. Plumstead High Street
6. Herongate Primary School
7. London South East Colleges
8. Woolwich Arsenal Station
9. Woolwich Station
10. Woolwich Works
11. Plumstead Common
12. PureGym Woolwich
13. Plumstead Station
14. London City Airport



This map is for indicative purpose only.



Images show the Manhattan studio show home

Specification

Kitchen



- Bespoke designed soft-closing matt cabinetry with handleless wall units
- Contemporary worktop with full height splashback to the underside of wall units
- Stainless-steel sink and chrome single lever tap
- Bosch single multifunction oven (3 bedroom homes have a double oven)
- Bosch 4 burner induction hob
- Bosch integrated dishwasher (Manhattan studios have a slimline dishwasher)
- Bosch full height fridge freezer (Manhattan studios have an undercounter fridge with ice compartment)

Bathrooms



- Bespoke bathroom furniture including mirrored cabinet with complementary bath panel, countertop and recessed shelf under sink
- Fitted white bath with chrome thermostatic shower valve, bath-filler and showerhead fitted on a riser rail
- Floor mounted WC with concealed cistern and chrome dual flush plate
- Semi-recessed sink with chrome mixer tap and overflow
- Heated chrome towel rail
- Split panel shower screen finished with a chrome trim
- Matt wall tiles to wet areas

Ensuite*



- Bespoke bathroom furniture including mirrored cabinet with complementary countertop and recessed shelf under sink
- Fitted white shower tray with chrome thermostatic shower valve, overhead shower and hair wash attachment fitted on riser rail
- Floor mounted WC with concealed cistern and chrome dual flush plate
- Semi-recessed sink with chrome mixer tap and overflow
- Heated chrome towel rail
- Sliding door shower screen finished with a chrome trim
- Matt wall tiles to wet areas

Interior finishes



- Painted walls and ceilings finished in white matt emulsion
- White satinwood finish woodwork architraves and square-edge skirting
- Multi-point locking front entrance doors PAS24
- Flush internal doors with chrome ironmongery
- Fitted sliding mirrored wardrobes to bedroom 1 only
- Karndean flooring to kitchen/living/dining, halls and bathrooms/ensuites
- Fitted carpets in bedrooms (Manhattan studios have Karndean flooring throughout)
- Bosch washer-dryer in hallway utility cupboard

Private balconies



- Private balconies to all apartments
- Outward opening glazed balcony door
- Powder coated metal balustrades
- Aluminium decking to balcony

Lighting and electrical



- Chrome sockets with white inserts to kitchens, some with USB & USB-C provision
- White switches and sockets to other rooms, USB & USB-C provision applicable to bedside sockets in all bedrooms
- White shaver socket to all bathrooms
- Internal energy-efficient white LED downlights to kitchen, living, dining and hallways
- Pendant lights to bedrooms (some Manhattan studios will have downlights throughout due to layout)
- Integrated under-unit lighting to high level kitchen cabinets, where applicable
- Energy-efficient LED lighting to balconies

* Applicable to Manhattan studios as main bathroom

The specification of the properties is correct at the date of publication but may change as building work progresses. Any images are indicative of the anticipated quality and style of the specification only and, unless specifically incorporated in writing into the sales contract, are 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. Please speak to our Sales Associates for further details.

Telecommunications



- High speed Hyperoptic connections to all apartments (subject to individual connection/subscription)
- Openreach available with more than 650 providers including Sky, BT and EE services (subject to individual connection/subscription)
- Media plates in living areas and TV outlets in bedroom 1

Heating



- Under-floor heating to kitchen/living/dining, halls and bedrooms
- Heating and hot water from the building's centralised energy centre, individually metered
- All apartments benefit from high efficiency MVHR units (Mechanical Ventilation Heat Recovery), which will maintain fresh air and ventilation throughout subject to agreement

Security and peace of mind

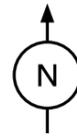


- Audio-visual entry phone system to all apartments
- Secure by design communal main entrance doors and flat entrance doors PAS24
- CCTV surveillance in selected areas
- Robust fire safety system including sprinkler fire protection system to all apartments
- Mains powered smoke and heat detectors (with battery back-up)
- Checkmate 10-year build warranty

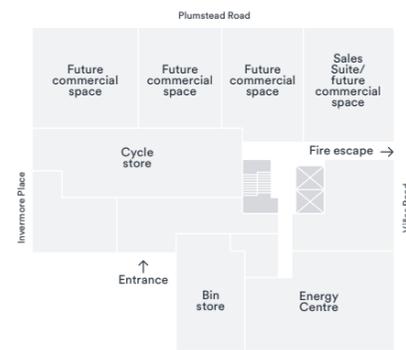
Communal space and amenities

- Secure gated entrance
- First floor landscaped communal podium courtyard
- Bicycle storage

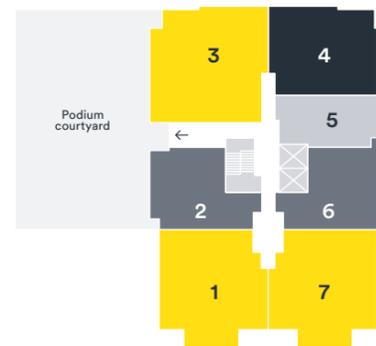
Plot locators



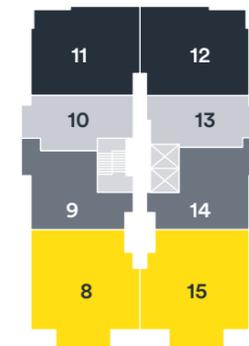
Ground floor



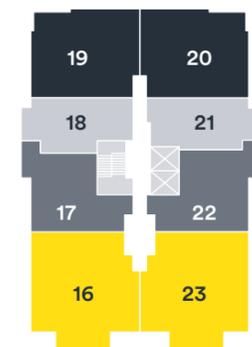
First floor



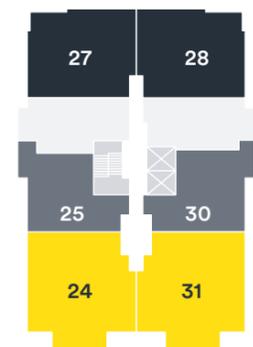
Second floor



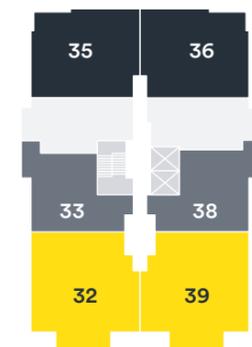
Third floor



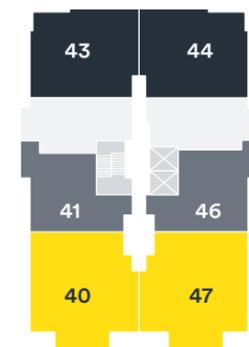
Fourth floor



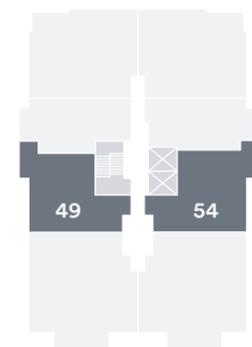
Fifth floor



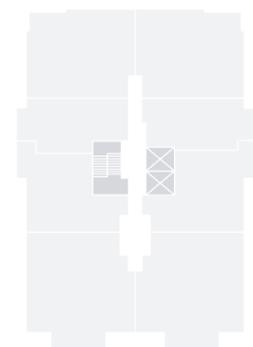
Sixth floor



Seventh floor



Eighth floor



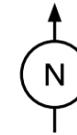
Ninth floor



Key

- Three bedroom apartment
- Two bedroom apartment
- One bedroom apartment
- Manhattan studio

Site Plan



Key

- Phase 1
- Phase 2*
- Sales Suite

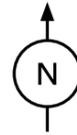
* Phase 2 is subject to planning.

Please note that the properties are currently under construction. For further clarification regarding specific individual plots, please ask our Sales Associates. Any depiction of the layout does not show details of gradients of land, boundary treatments, local authority street lighting or landscaping. It is our current intention to build in accordance with this layout including the locations of Market Sale, Shared Ownership, private rent and other tenures shown. However, there may be occasions when house designs, boundaries, landscaping and positions of roads and footpaths, play areas and other facilities or amenities, or the type of tenure or tenure location, may change as the development proceeds and as properties are marketed. The layout shown and type of tenures included is subject to amendments resulting from changes to the planning permission and planning obligations for the development. Depictions of the layout should be used as guidance only. No site map (whether computer generated or otherwise) forms part of any offer, contract, warranty, or representation and are for illustrative and guidance purposes only, quality of this technology may vary. In relation to computer generated images, minimum dimensions have been used to generate this image and as a result dimensions may vary (and should not be relied on by you).

The floor plans are provided for illustrative purposes only (and are not to scale) and should not be relied on as part of any offer or your contract with us. All measurements are approximate and are given as a guide only. No measurements should be relied on as part of any offer or contract with us. We always recommend you make your own measurements before purchasing any furnishings or utilities for your property. Please be advised that this site is subject to amendments due to changing planning permission for the development, and outdoor space may be based on estimated measurements (and should be used as guidance only). Due to HIU heating controls storage space in the utility room may be reduced. For further clarification regarding specific individual plots, please ask our Sales Associates.

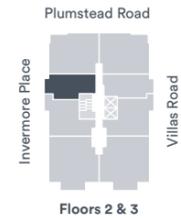
Manhattan studio Type 01

Plots 10 & 18



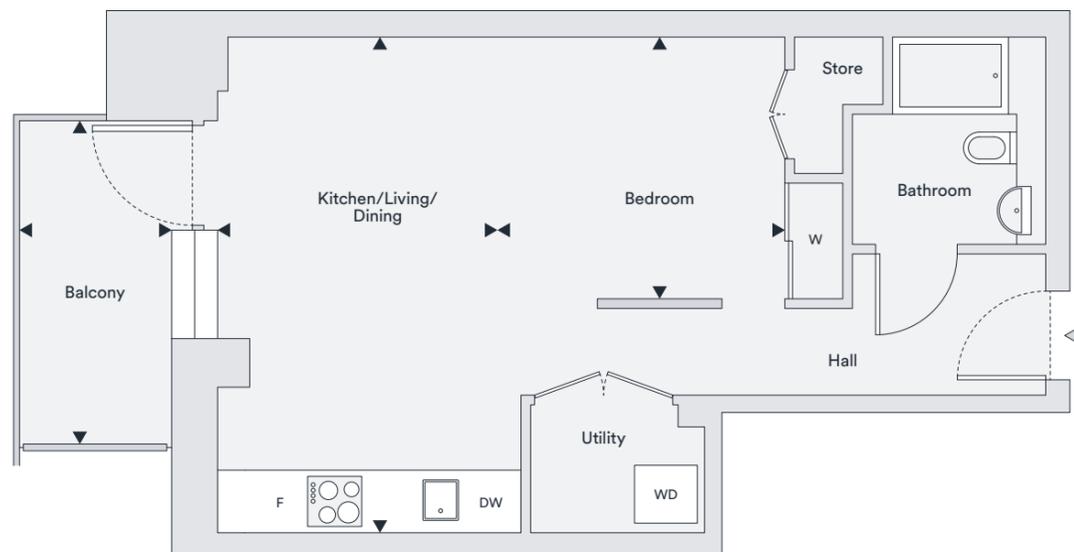
Dimensions

Kitchen/Living/Dining	3.14m x 4.49m	10' 4" x 14' 9"
Bedroom	2.71m x 2.21m	8' 11" x 7' 3"
Total Internal Area	38.8 m²	417.8 ft²
Balcony/Terrace	3.35m x 1.56m	11' 0" x 5' 1"



Floor/Plots

2	10
3	18

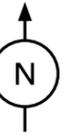


F – Fridge/Freezer | DW - Dishwasher | WD - Washer/dryer | W – Wardrobe

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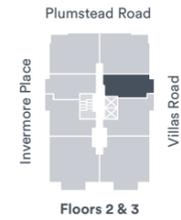
Type 02

Plots 5, 13 & 21



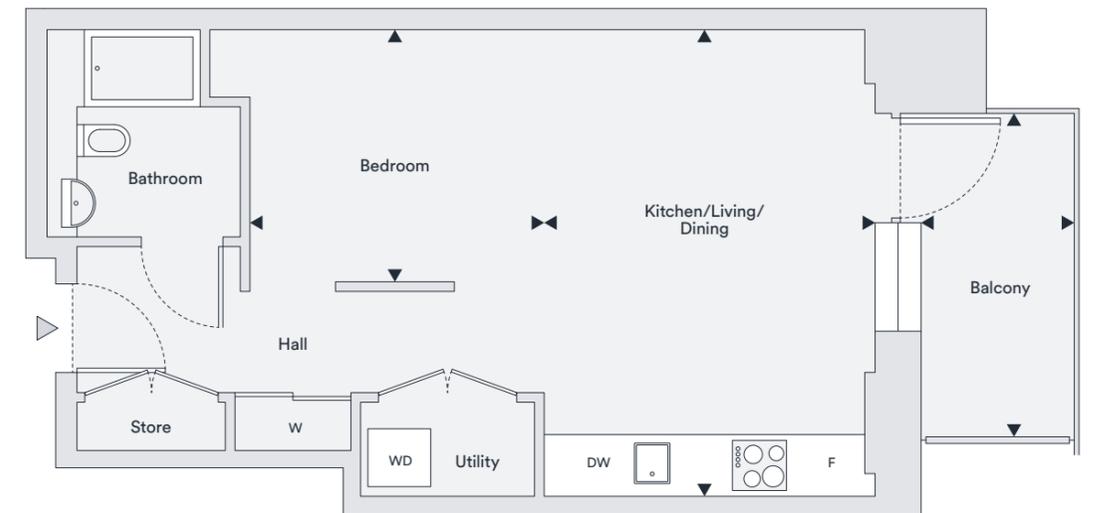
Dimensions

Kitchen/Living/Dining	3.31m x 4.19m	10' 10" x 13' 9"
Bedroom	3.05m x 2.61m	10' 0" x 8' 7"
Total Internal Area	39.1 m²	420.8 ft²
Balcony	3.35m x 1.56m	11' 0" x 5' 1"



Floor/Plots

1	5
2	13
3	21

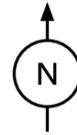


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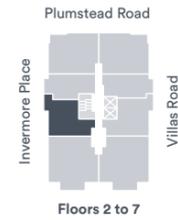
One bedroom apartments Type 03

Plots 9, 17, 25, 33, 41 & 49



Dimensions

Kitchen/Living/Dining	5.71m x 4.54m	18' 9" x 14' 11"
Bedroom	3.82m x 2.75m	12' 6" x 9' 0"
Total Internal Area	50.6 m²	544.6 ft²
Balcony	3.35m x 1.56m	11' 0" x 5' 1"



Floor/Plots

2	9
3	17
4	25
5	33
6	41
7	49

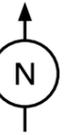


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Type 03a

Plot 2



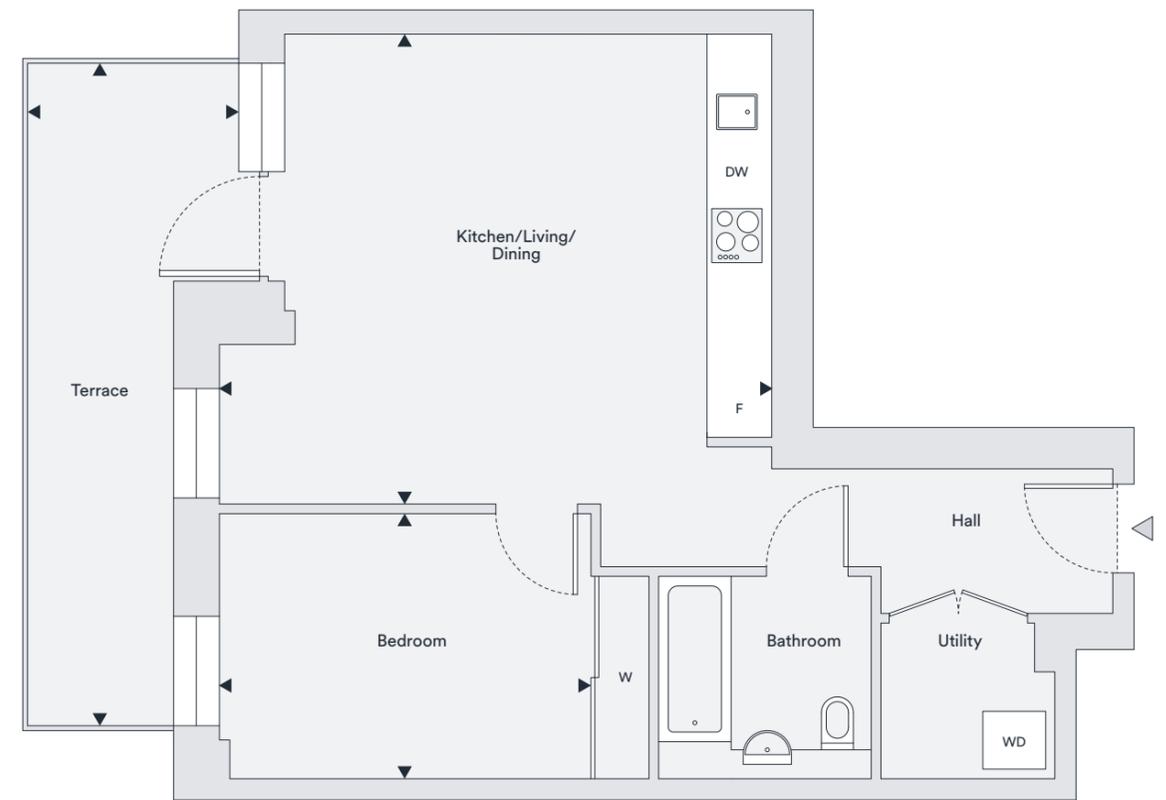
Dimensions

Kitchen/Living/Dining	5.71m x 4.87m	18' 9" x 16' 0"
Bedroom	3.84m x 2.75m	12' 7" x 9' 0"
Total Internal Area	52.6 m²	566.3 ft²
Terrace	6.86m x 2.18m	22' 6" x 7' 2"



Floor/Plots

1	2
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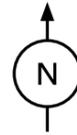


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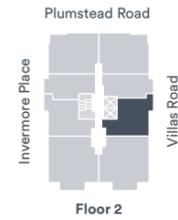
Type 04

Plots 6 & 14



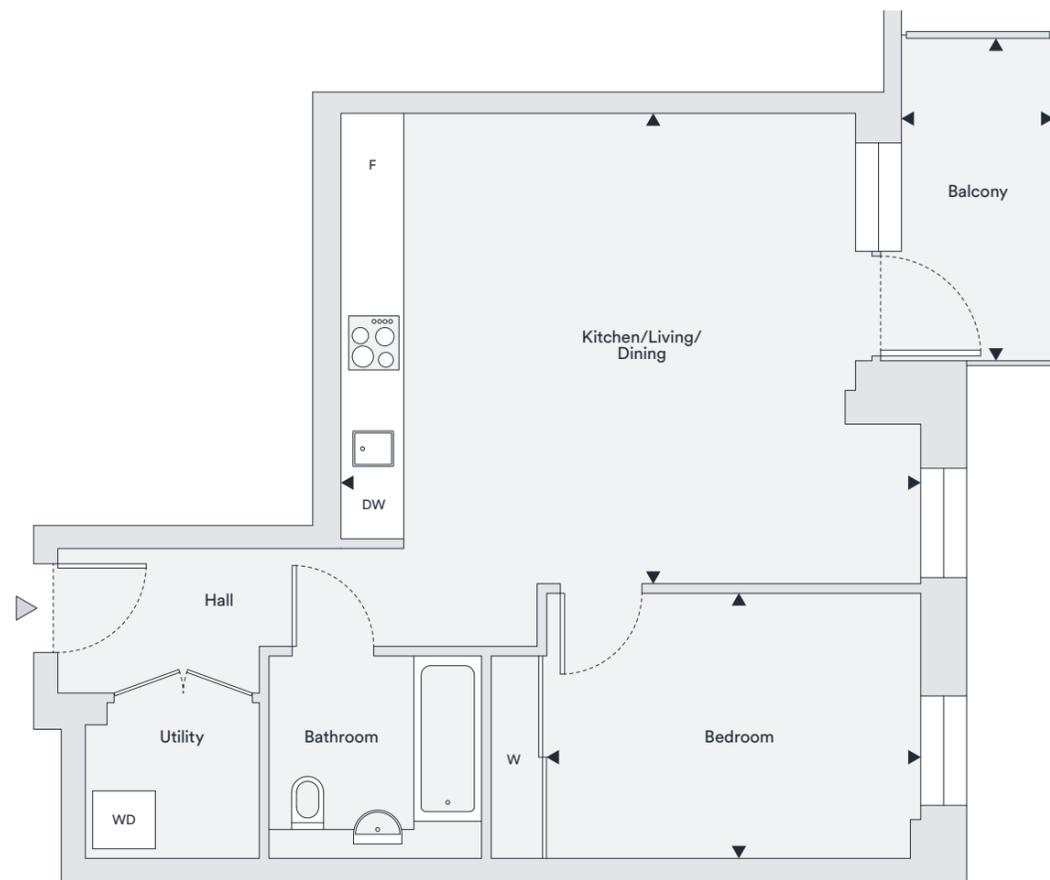
Dimensions

Kitchen/Living/Dining	6.00m x 4.88m	19' 8" x 16' 0"
Bedroom	3.82m x 2.75m	12' 6" x 9' 0"
Total Internal Area	53.1 m²	571.5 ft²
Balcony	3.35m x 1.56m	11' 0" x 5' 1"



Floor/Plots

1	6
2	14

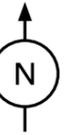


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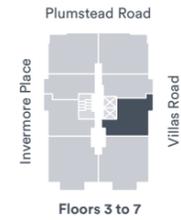
Type 05

Plots 22, 30, 38, 46 & 54



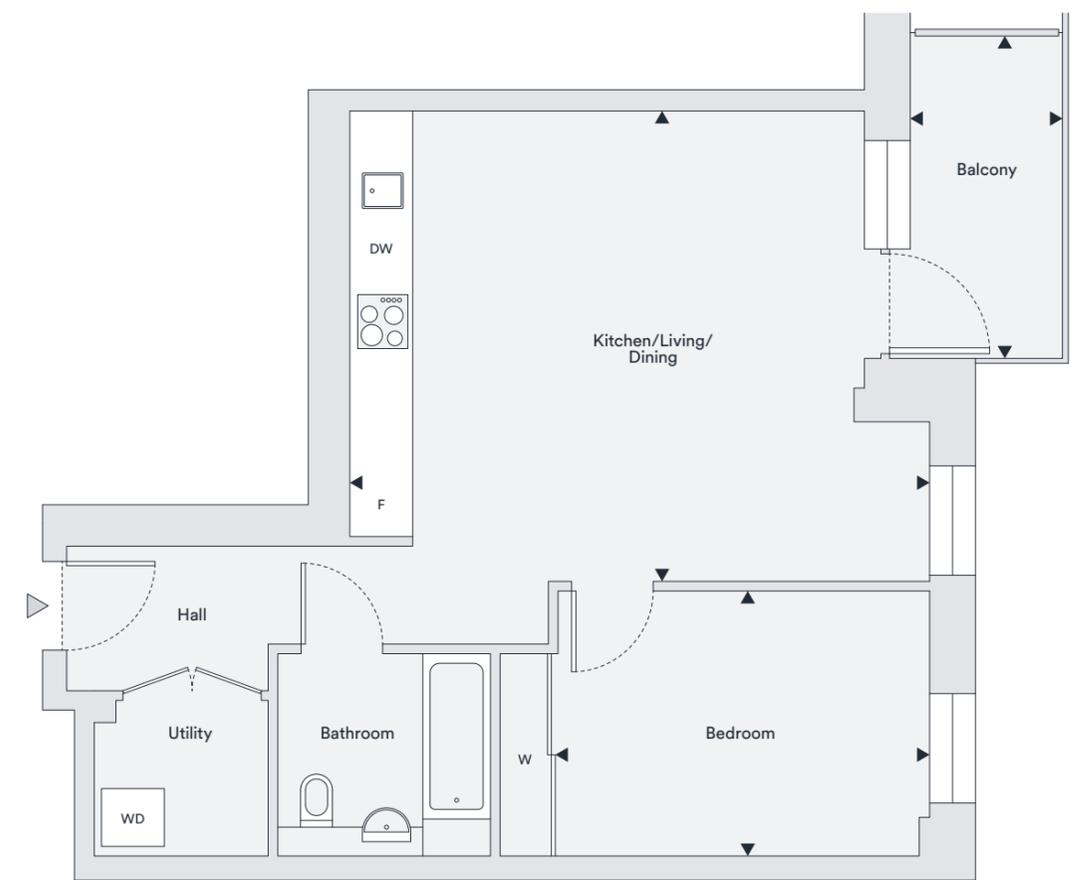
Dimensions

Kitchen/Living/Dining	6.00m x 4.87m	19' 8" x 16' 0"
Bedroom	3.84m x 2.75m	12' 7" x 9' 0"
Total Internal Area	53.1 m²	571.3 ft²
Balcony	3.35m x 1.56m	11' 0" x 5' 1"



Floor/Plots

3	22
4	30
5	38
6	46
7	54

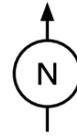


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Two bedroom apartments Type 18

Plots 4 & 12



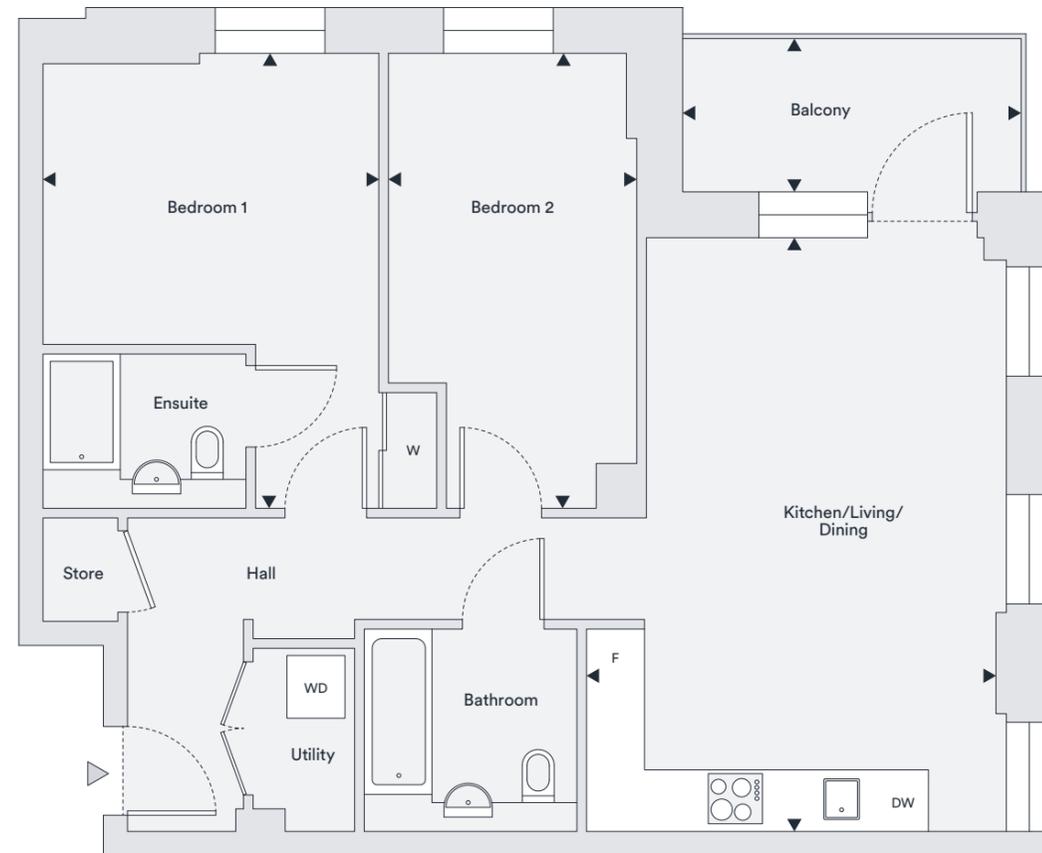
Dimensions

Kitchen/Living/Dining	6.15m x 4.35m	20' 2" x 14' 3"
Bedroom 1	4.71m x 3.47m	15' 5" x 11' 5"
Bedroom 2	4.71m x 2.57m	15' 5" x 8' 5"
Total Internal Area	70.8 m²	761.1 ft²
Balcony	3.49m x 1.56m	11' 5" x 5' 1"



Floor/Plots

1	4
2	12

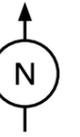


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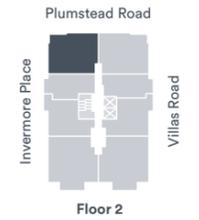
Type 19

Plot 11



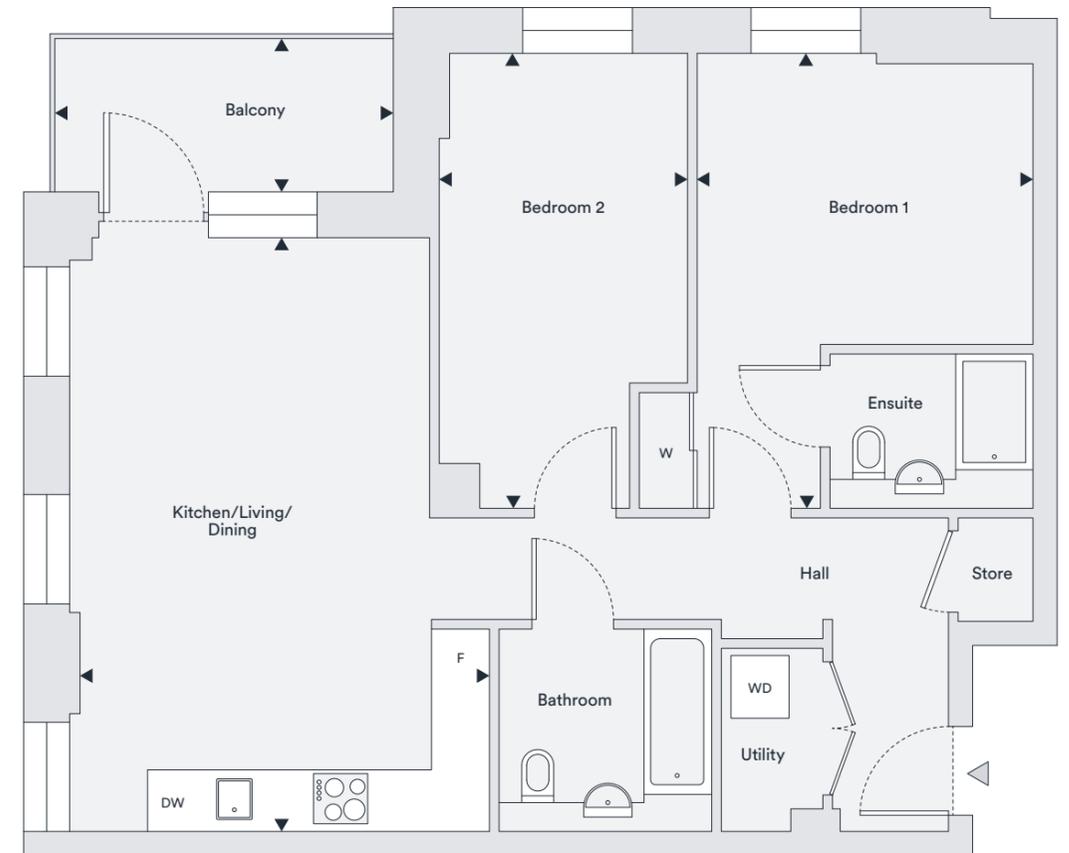
Dimensions

Kitchen/Living/Dining	6.15m x 4.35m	20' 2" x 14' 3"
Bedroom 1	4.71m x 3.47m	15' 5" x 11' 5"
Bedroom 2	4.71m x 2.57m	15' 5" x 8' 5"
Total Internal Area	70.8 m²	761.1 ft²
Balcony	3.49m x 1.56m	11' 5" x 5' 1"



Floor/Plots

2	11
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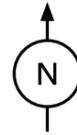


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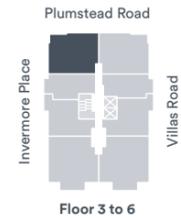
Type 20

Plots 19, 27, 35 & 43



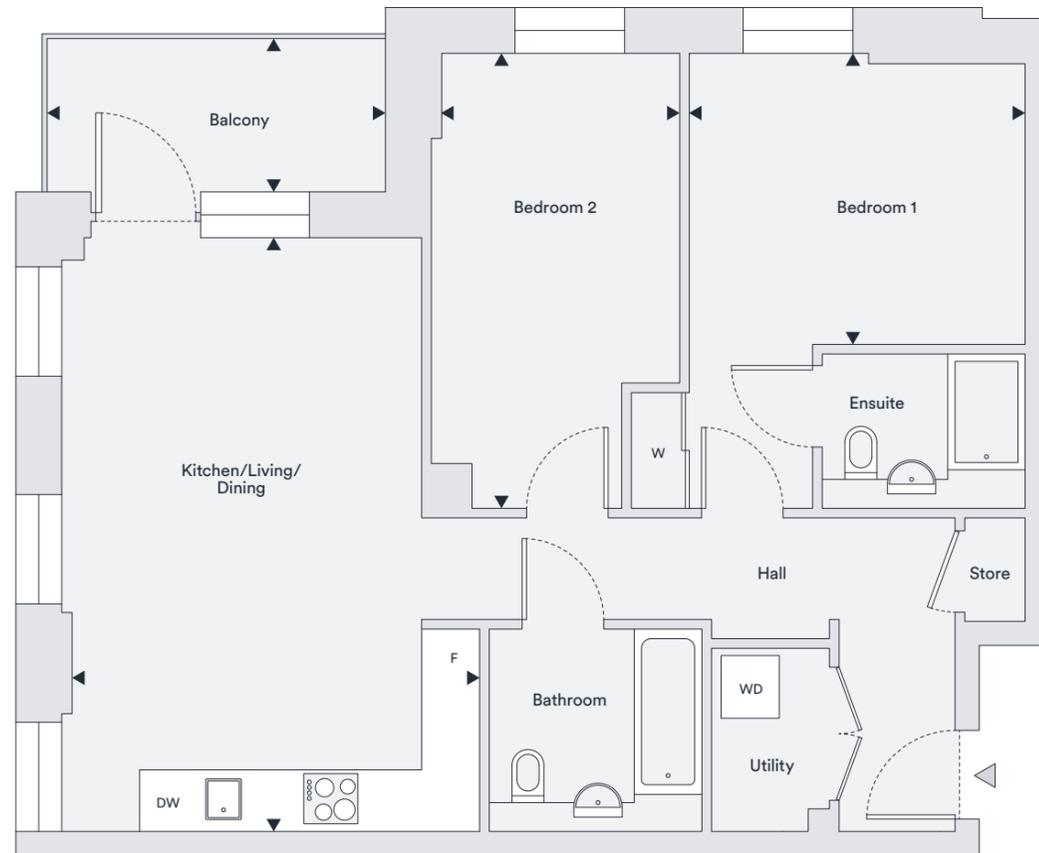
Dimensions

Kitchen/Living/Dining	6.00m x 4.87m	19' 8" x 16' 0"
Bedroom 1	4.72m x 3.47m	15' 6" x 11' 5"
Bedroom 2	4.72m x 2.75m	15' 6" x 9' 0"
Total Internal Area	71.1 m²	764.9 ft²
Balcony	3.49m x 1.56m	11' 5" x 5' 1"



Floor/Plots

3	19
4	27
5	35
6	43

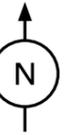


F – Fridge/Freezer | DW - Dishwasher | WD - Washer/dryer | W – Wardrobe

The floor plans provided are intended to only give a general indication of the proposed floor layout, are not drawn to scale and are not intended to form part of any offer, contract, warranty or representation. Measurements are given to the widest point, are approximate and are given as a guide only. They must not be relied upon as a statement or representation of fact. Do not use these measurements for carpet sizes, appliance spaces or items of furniture. Kitchen, bathroom and utility layouts may differ to build, and specific plot sizes and layouts may vary within the same unit type. Please be aware the utility cupboard will include the washing/dryer, mechanical and electrical controls which will reduce the storage available. Window sizes may vary. For further clarification regarding specific individual plots, please ask our Sales Associates.

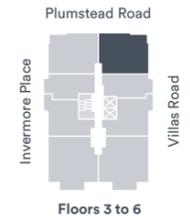
Type 21

Plots 20, 28, 36 & 44



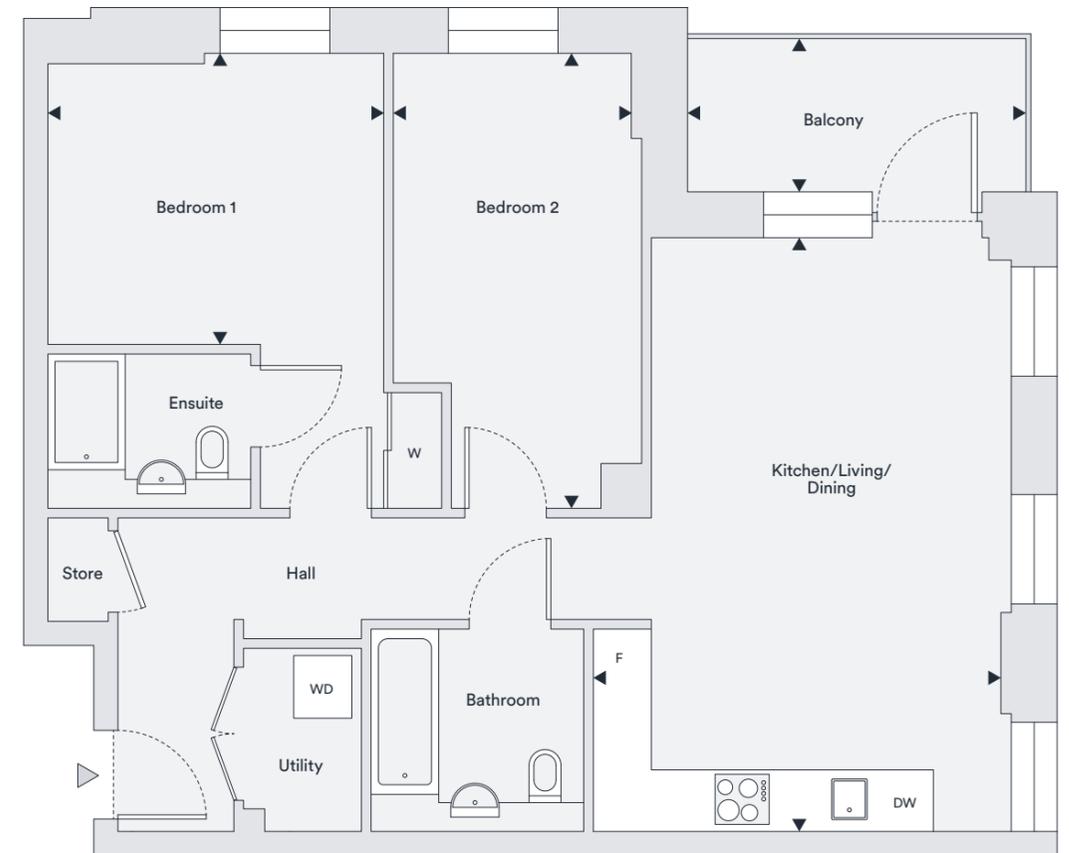
Dimensions

Kitchen/Living/Dining	6.00m x 4.87m	19' 8" x 16' 0"
Bedroom 1	4.72m x 3.47m	15' 6" x 11' 5"
Bedroom 2	4.72m x 2.75m	15' 6" x 9' 0"
Total Internal Area	71.1 m²	764.9 ft²
Balcony	3.49m x 1.56m	11' 5" x 5' 1"



Floor/Plots

3	20
4	28
5	36
6	44

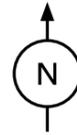


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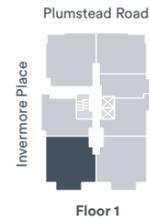
Three bedroom apartments Type 24

Plots 1, 8, 16, 24, 32 & 40

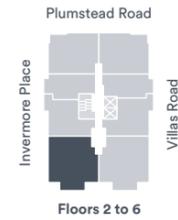


Dimensions

Living/Dining	6.00m x 4.87m	19' 8" x 16' 0"
Kitchen	2.50m x 2.10m	8' 2" x 6' 11"
Bedroom 1	4.61m x 2.79m	15' 1" x 9' 2"
Bedroom 2	4.65m x 2.80m	15' 3" x 9' 2"
Bedroom 3	4.46m x 2.30m	14' 8" x 7' 7"
Total Internal Area	87.1 m²	937.4 ft²
Balcony	5.26m x 1.56m	17' 3" x 5' 1"



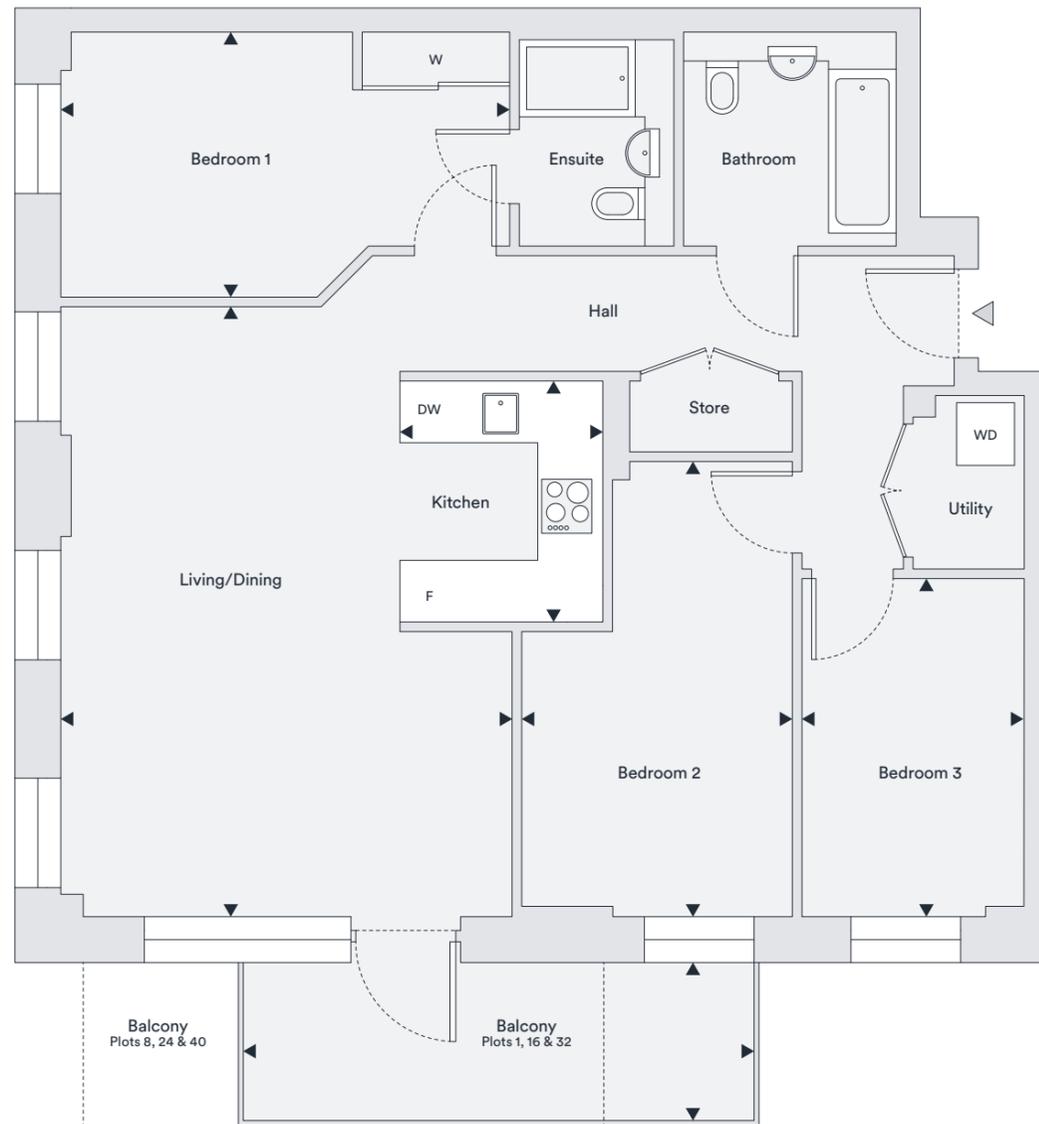
Floor 1



Floors 2 to 6

Floor/Plots

1	1
2	8
3	16
4	24
5	32
6	40

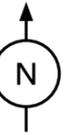


F – Fridge/Freezer | DW - Dishwasher | WD - Washer/dryer | W – Wardrobe

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Type 25

Plots 7, 15, 23, 31, 39 & 47

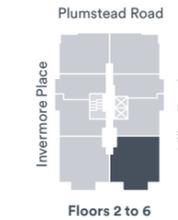


Dimensions

Living/Dining	6.00m x 4.87m	19' 8" x 16' 0"
Kitchen	2.50m x 2.10m	8' 2" x 6' 11"
Bedroom 1	4.61m x 2.79m	15' 1" x 9' 2"
Bedroom 2	4.65m x 2.80m	15' 3" x 9' 2"
Bedroom 3	4.46m x 2.30m	14' 8" x 7' 7"
Total Internal Area	87.1 m²	937.4 ft²
Balcony	5.26m x 1.56m	17' 3" x 5' 1"



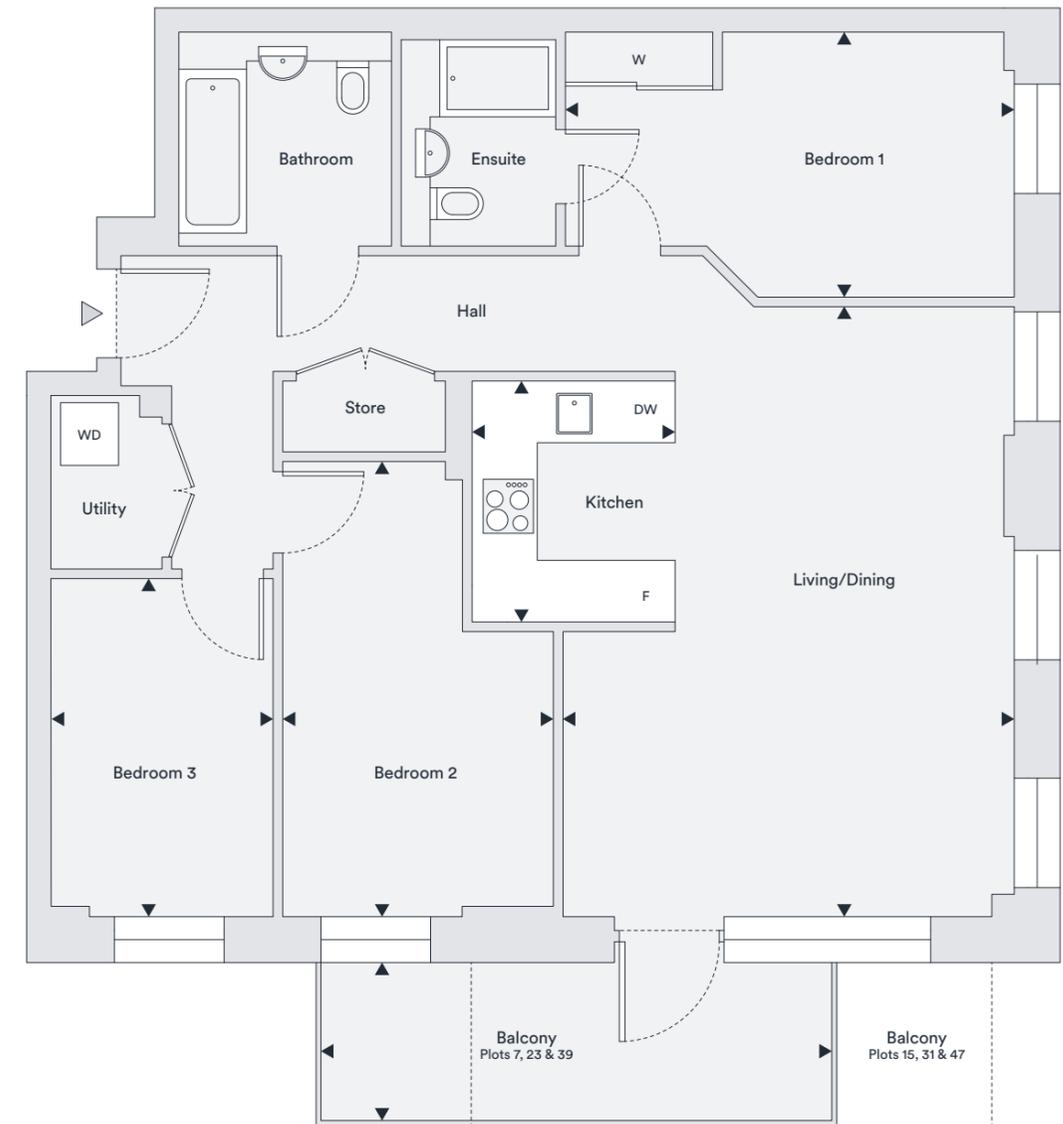
Floor 1



Floors 2 to 6

Floor/Plots

1	7
2	15
3	23
4	31
5	39
6	47

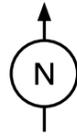


F – Fridge/Freezer | DW - Dishwasher | WD - Washer/dryer | W – Wardrobe

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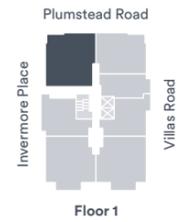
Type 26

Plot 3



Dimensions

Living/Dining	6.39m x 4.08m	21' 0" x 13' 5"
Kitchen	2.70m x 2.10m	8' 10" x 6' 11"
Bedroom 1	5.18m x 2.91m	17' 0" x 9' 7"
Bedroom 2	4.64m x 3.12m	15' 2" x 10' 3"
Bedroom 3	4.97m x 2.50m	16' 4" x 8' 2"
Total Internal Area	93.9 m²	1,010.9 ft²
Balcony	3.49m x 1.40m	11' 5" x 4' 7"
Terrace	9.44m x 2.17m	31' 0" x 7' 1"



Floor/Plots

1 3



F – Fridge/Freezer | DW - Dishwasher | WD - Washer/dryer | W – Wardrobe

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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 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 own home

L&Q offer an extensive range of Shared Ownership homes across the country. We can help you buy a home in a way that works for you.

Shared Ownership makes it possible to own your home – even if you feel priced out of the property market. It's an affordable home ownership scheme designed as a stepping-stone to outright ownership if you can't afford to buy a home on the open market.

To find out more scan the QR code and read: **Our Complete Guide to Shared Ownership**



Buying a Shared Ownership home with L&Q

With Shared Ownership you start by buying a share in your home and then progress to full ownership by buying more shares. Your deposit will usually be 5% to 10% of the share you are buying. You pay a mortgage on the share you own and a rent to L&Q on the share you don't own.

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.

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.

If you have any questions about the application form please contact the Homebuy Application Team at applications@lqgroup.org.uk or call 0300 456 9997 opt 1, Monday to Friday 9am-5pm
You can learn all about Shared Ownership at lqhomes.com/shared-ownership

Getting started with L&Q Shared Ownership



Step 1: Confirm your eligibility

Complete the online L&Q Shared Ownership application form at lqhomes.com/apply. If you're purchasing a home with a friend or partner, remember to complete the Joint application section of the form.



Step 2: Reserve your home

Browse our website and find a home that's right for you. Book a viewing and visit the show home, once you've chosen your home reserve it with a payment of £500. Homes will be allocated based on priority.



Step 3: We make you an offer

Once you have paid your reservation fee, we will verify your identity. If the result of this check is satisfactory, we'll contact you to make an offer of a home.

Buying a Shared Ownership home After we have made you an offer



Step 1: Meet a mortgage advisor

When you accept the offer, it will be subject to a financial assessment with an independent mortgage advisor (IMA). They will assess what share you can afford to purchase and arrange your mortgage application for you.



Step 2: You appoint a solicitor

Everyone who buys a home needs to appoint a conveyancing solicitor to work on their behalf. We can provide details of solicitors who specialise in shared ownership.



Step 3: We exchange contracts

The Memorandum of Sale (MOS) will give a date by which to exchange contracts. This makes your intention to buy a home through L&Q a legally binding agreement.



Step 4: Completion day arrives!

Your mortgage lender will give your solicitor the money to buy your home and complete the sale. Congratulations on purchasing your new home!



Step 5: Time to collect your keys

We will make arrangements to meet you at your home and hand over your keys. We will also walk you through your new home and talk you through your Home User Guide.

We're here and ready to help

When you're ready to move in, L&Q will give you a personal introduction to your new L&Q home.

The L&Q new homes warranty

We will demonstrate how to operate your appliances and heating and talk you through any special features, all of which will be detailed in your Home User Guide.

We are confident that you will be delighted with your new L&Q home, but for added peace of mind, all of our homes also come with an L&Q new homes warranty.

This lasts for two years from the date of legal completion. For the 2-year period, we guarantee items supplied as part of your new home, covering repairs needed due to faulty workmanship or materials. The Checkmate cover is valid for 10 years from the date the building was finished.

Your sales associate can provide you with more details on the L&Q warranty and Checkmate cover. You can also access the full terms and conditions on our website: lqgroup.org.uk



L&Q achievements



A selection of other L&Q developments



Prime Point
Greenwich, London
lqhomes.com/primepoint



L&Q at Alexandra Gate
Haringey, London
lqhomes.com/alexandragate



Kidbrooke Village
Greenwich, London
lqhomes.com/kidbrookevillage

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We aim to build according to the layout, but occasionally we do have to change property designs, boundaries, landscaping and the position of roads, footpaths, street lighting, tenures and other features as the development proceeds. All services and facilities may not be available on completion of the property. We will inform you any significant changes that affect the property you are looking to purchase.

Whilst we pride ourselves in providing you with accurate and informative representations relating to all of our properties, the information contained within this brochure is for guidance purposes only and should not be considered material information for the purposes of purchasing a home. You should make sure you are satisfied with all details of any of our homes by carrying out your own enquiries before going ahead with any purchase.

For the avoidance of doubt, the information contained within this brochure does not form part of the contract between you and us. Should you have any queries, please direct them through your legal representatives.

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L&Q

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