



THE  
QUARRY  
ERITH

An aerial photograph of Erith, showing a large river on the left, a dense residential area with red-tiled roofs, and a new, modern residential development in the center. The new development features multi-story apartment blocks with balconies and green spaces. The text 'THE QUARRY ERITH' is overlaid in the top left corner.

# THE QUARRY ERITH

The perfect  
place to lay  
down your  
foundations

CGI is indicative only and subject to change

# Contemporary homes within a new community



The Quarry will weave together a new community through its contemporary homes and wealth of open space, providing an ecology area, play area and eco corridors and a village green to enjoy. The ground-breaking new three-form entry primary school lies at the heart of the development, creating a playful and aspirational learning environment.

Homes at The Quarry are entwined with the natural surroundings and pedestrian and cycle routes. They complement the green space with high quality, low maintenance construction materials and generous windows to maximise the natural light and scenic views.

All homes are built to an excellent standard with a high quality specification throughout. Special attention has been paid to the private outdoor space that all homes enjoy, preserving sight-lines of the natural scenery.

# Getting around



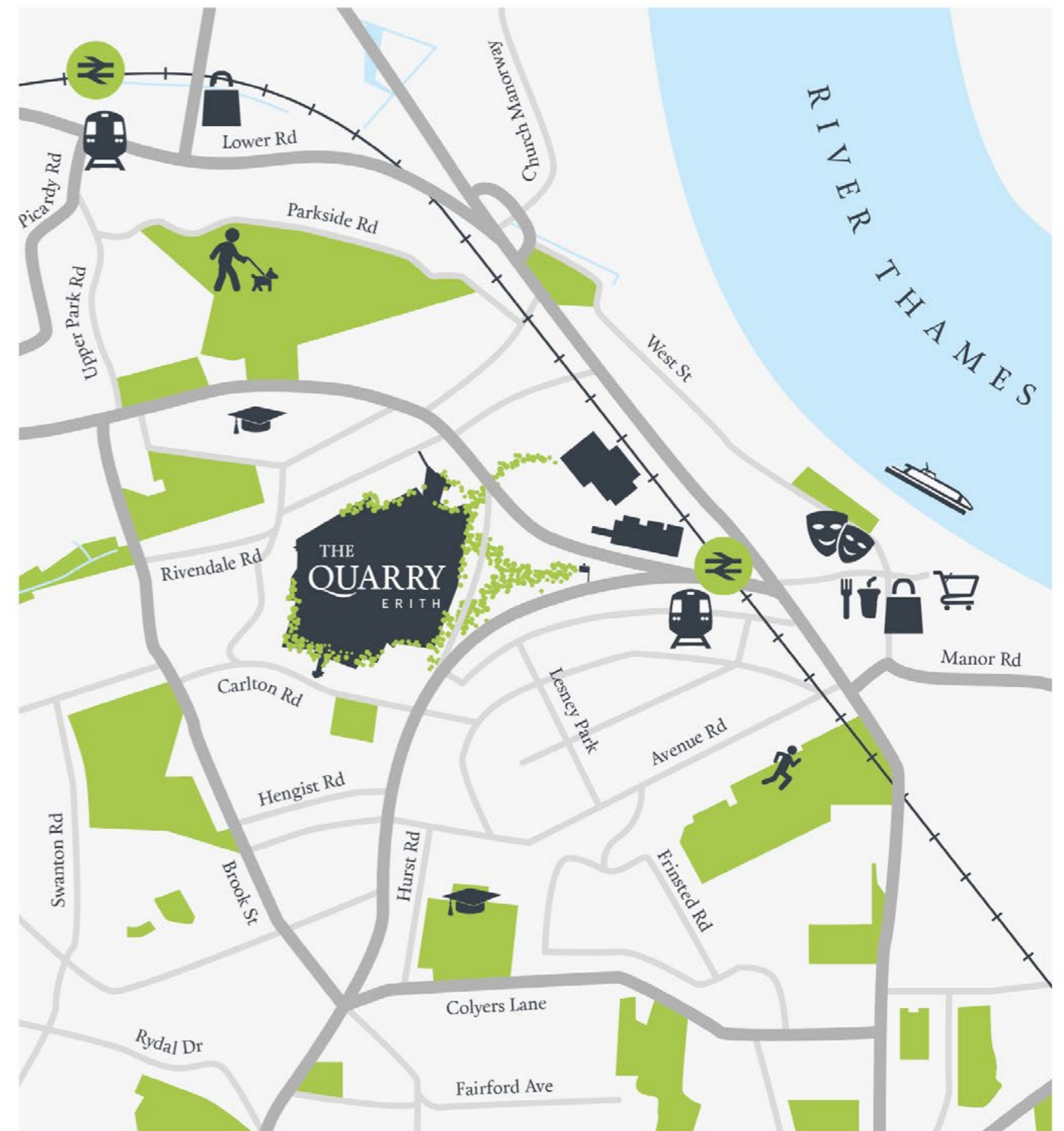
The Quarry benefits from good transport connections including rail travel from Erith train station, served by Southeastern rail services, with regular trains to London Cannon Street, Dartford and Crayford. During commuting times, trains also run to London Bridge.

In addition there are a number of bus routes in Erith providing transport across the town and the surrounding areas. Additionally, a night bus service provides a direct link to and from Central London.

High-speed Crossrail services will be available in the nearby town of Abbey Wood, halving journey times into Central London.

## Travel times

FOOT		CAR		RAIL		CROSSRAIL	
ERITH TRAIN STATION	14 MINS	ERITH RIVERSIDE SHOPPING CENTRE	1 MILE	<b>FROM ERITH STATION</b>		<b>FROM ABBEY WOOD</b>	
FRANK'S PARK	16 MINS	BELVEDERE TRAIN STATION	1.8 MILES	CANNON STREET STATION	37 MINS	CANARY WHARF	11 MINS
BEXLEY COLLEGE	17 MINS	ASDA SUPERMARKET	1.8 MILES	LONDON BRIDGE STATION	38 MINS		
ERITH LEISURE CENTRE	18 MINS	ABBAY WOOD STATION	3 MILES	LIVERPOOL STREET STATION	53 MINS		
ABBAY WOOD	25 MINS						



### THE QUARRY ERITH

- Erith Pier
- Erith train station
- Erith Riverside Shopping Centre
- Erith Playhouse Ltd.

- Superstore
- Erith Leisure Centre
- Erith School
- Bexley College
- Frank's Park

- Superstore
- Belvedere train station
- The Exchange

# Specification

## Kitchen

- Individually designed contemporary kitchens with soft close doors and drawers
- Under Cabinet LED lighting
- Laminate worktop with matching upstands.
- Stainless steel splashback behind hob
- Stainless steel 1½ bowl sink with chrome mixer tap
- Fully integrated appliances including oven, induction hob, integrated extractor, fridge freezer, dishwasher and washer dryer
- Houses include combi-microwave/oven
- The Elms house type has a separate washer, dryer, fridge and freezer

## Bathroom

- Chrome bath, shower and basin taps
- Wall mounted white hand basin
- Wall hung WC with soft close seat
- Concealed cistern and dual flushplate
- White bath with fixed shower screen
- Chrome dual fuel electric and wet heated towel rail
- Made to measure mirror
- Chrome shaver socket
- Porcelain wall tiles in a contemporary colour palette
- Amtico flooring

## Ensuite

- Chrome shower and basin taps
- Wall mounted white hand basin
- Wall hung WC with soft close seat
- Concealed cistern and dual flush plate
- White shower tray with contemporary fixed shower screen and swivel panel
- Chrome dual fuel electric and wet heated towel rail
- Made to measure mirror above basin or WC
- Chrome shaver socket
- Porcelain wall tiles in a contemporary colour palette
- Amtico flooring

## Electrical & Heating

- Underfloor heating throughout including bathrooms provided by Air Source Heat Pump
- White sockets throughout, certain sockets with USB ports
- LED downlights to kitchen, WC, bathroom, ensuite, hallways, landings and open plan kitchen/dining areas
- Pendant lighting to all bedrooms and living rooms in The Evergreens and The Willows house types
- TV/SAT/FM media plate and BT outlet in living room
- Mains operated ceiling mounted smoke/heat detectors with battery powered back up
- Homes are pre-wired for terrestrial aerial installation (homeowners responsibility to fit terrestrial aerial)
- Sky Q enabled to Sky dish installation (homeowners responsibility to arrange Sky dish installation)
- All homes are fiber optic enabled (subject to subscription)

## Finishes

- Amtico flooring to kitchens, bathrooms, ensuites, hallways & living rooms.
- Fitted carpets to all bedrooms, landings and stairs
- Fitted wardrobe to master bedrooms with chrome hanging rails
- White emulsion to all walls and ceilings
- White switches and sockets throughout

## General

- Secure cycle storage and bin stores to every home
- 10 year NHBC warranty
- Stone patio paving slabs to rear gardens,
- Allocated car parking to every home.

The specification of the properties are correct at the date of print but may change as necessary as building works progresses. The images are indicative of quality and style of the specification and may not necessarily represent in entirety 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 contract or warranty.



THE  
QUARRY  
ERITH

The  
Houses

# Site Plan



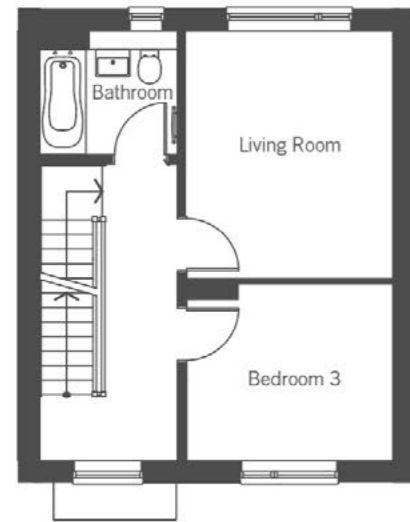


GROUND FLOOR

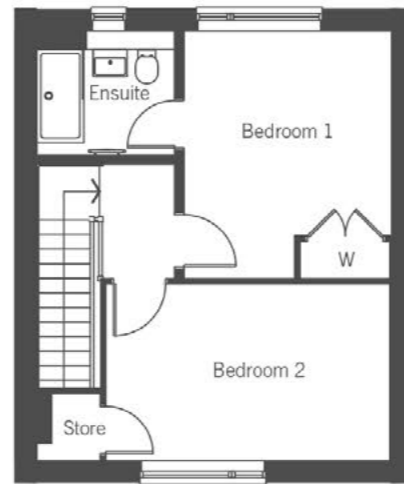
# The Evergreens

## 3 Bedroom house

Plots - 97, 99, 101, 103, 107, 109, 111, 113, 117, 119, 121, 123, 125 & 127



FIRST FLOOR



SECOND FLOOR

### Dimensions

Living Room	4.00m x 3.33m	13' 1" x 10' 11"
Kitchen/Dining Room	6.93m x 3.33m	22' 9" x 10' 11"
Bedroom 1	4.00m x 3.33m	13' 1" x 10' 11"
Bedroom 2	4.59m x 2.85m	15' 1" x 9' 4"
Bedroom 3	3.33m x 2.85m	10' 11" x 9' 4"
<b>TOTAL</b>	<b>113.2 sq.m.</b>	<b>1,218 sq.ft.</b>

#### KEY

FF Fridge/Freezer W/D Washer/Dryer S Store  
 ASHP Air Source Heat Pump W Wardrobe  
 HW Hot Water Cylinder

\*The floor plans provided are intended to only give a general indication of the proposed floor lay out and are not drawn to scale. Measurements are given to the widest point, are approximate and are given as a guide only. All measures and areas may vary within a tolerance of 5%. Do not use these measurements for carpet sizes, appliance spaces or items of furniture. Kitchen, bathroom and utility layout may differ to build. For further clarification regarding the layout of individual plots, please ask our Sales Associate. Unless specifically incorporated in writing into the sales contract the specification is not intended to form part of any contract or warranty. These are example floor plans for each house type, every individual plan may vary. Parking spaces for each plot are to be discussed individually. Size of gardens and balconies may differ. Please speak to a Sales Associate for details. Location of external ASHP can be subject to change. Patio flooring configuration will vary.

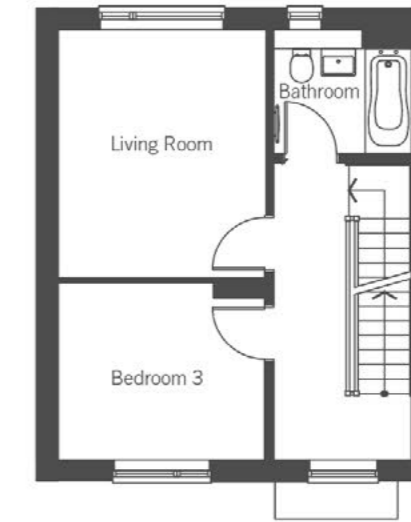


GROUND FLOOR

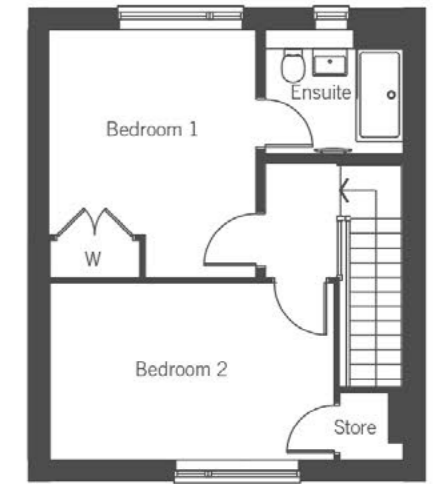
# The Evergreens

## 3 Bedroom house

Plots - 96, 100, 102, 104, 106, 110, 112, 114, 116, 120, 122, 124 & 128



FIRST FLOOR



SECOND FLOOR

### Dimensions

Living Room	4.00m x 3.33m	13' 1" x 10' 11"
Kitchen/Dining Room	6.93m x 3.33m	22' 9" x 10' 11"
Bedroom 1	4.00m x 3.33m	13' 1" x 10' 11"
Bedroom 2	4.59m x 2.85m	15' 1" x 9' 4"
Bedroom 3	3.33m x 2.85m	10' 11" x 9' 4"
<b>TOTAL</b>	<b>113.2 sq.m.</b>	<b>1,218 sq.ft.</b>

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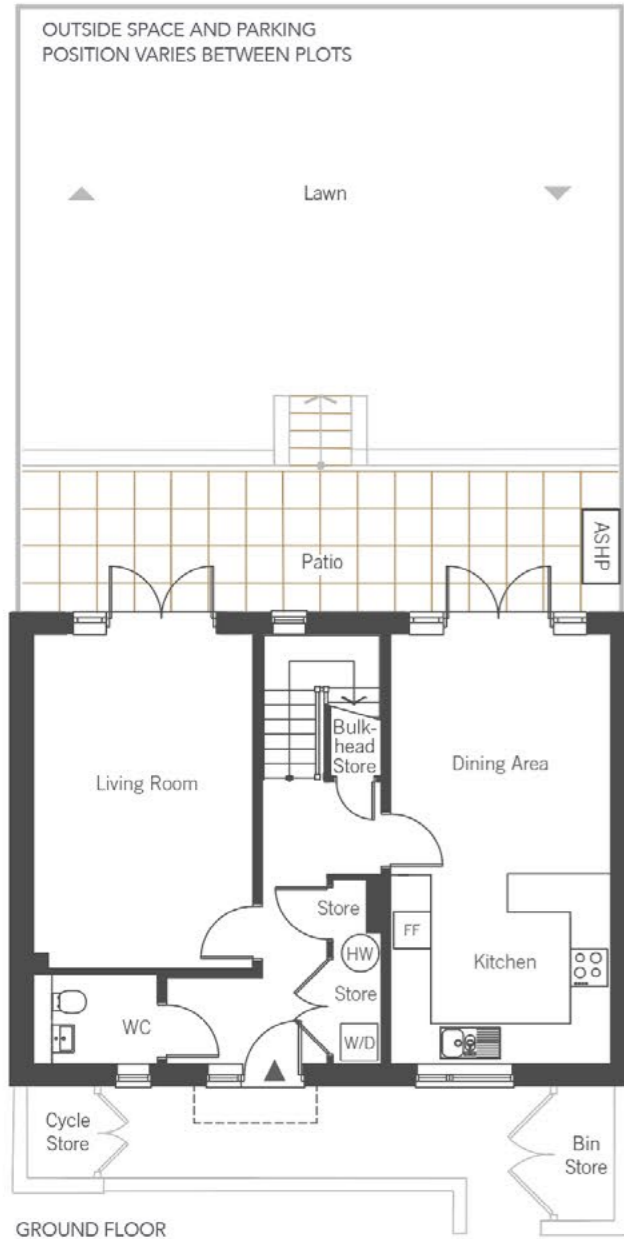
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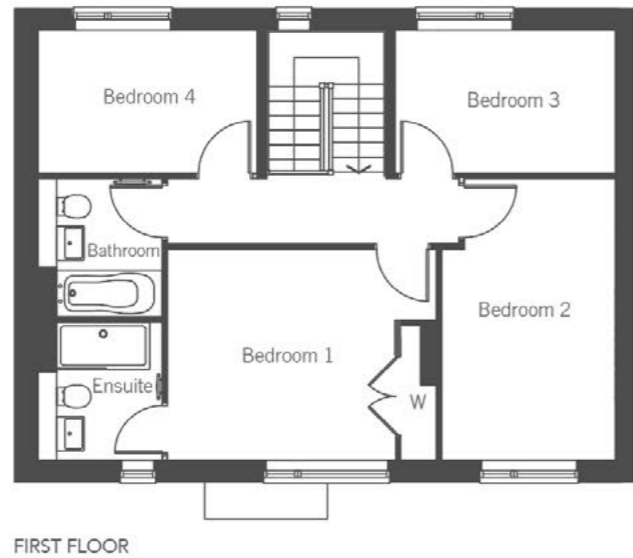
# The Willows | 4 Bedroom house

Plots - 98, 118 & 126



## Dimensions

Living Room	5.40m x 3.54m	17' 8" x 11' 7"
Kitchen/Dining Room	6.93m x 3.55m	22' 9" x 11' 8"
Bedroom 1	4.33m x 3.40m	14' 3" x 11' 2"
Bedroom 2	4.54m x 2.80m	14' 11" x 9' 2"
Bedroom 3	3.55m x 2.31m	11' 8" x 7' 7"
Bedroom 4	3.54m x 2.31m	11' 7" x 7' 7"
<b>TOTAL</b>	<b>123.0 sq.m.</b>	<b>1,323 sq.ft.</b>



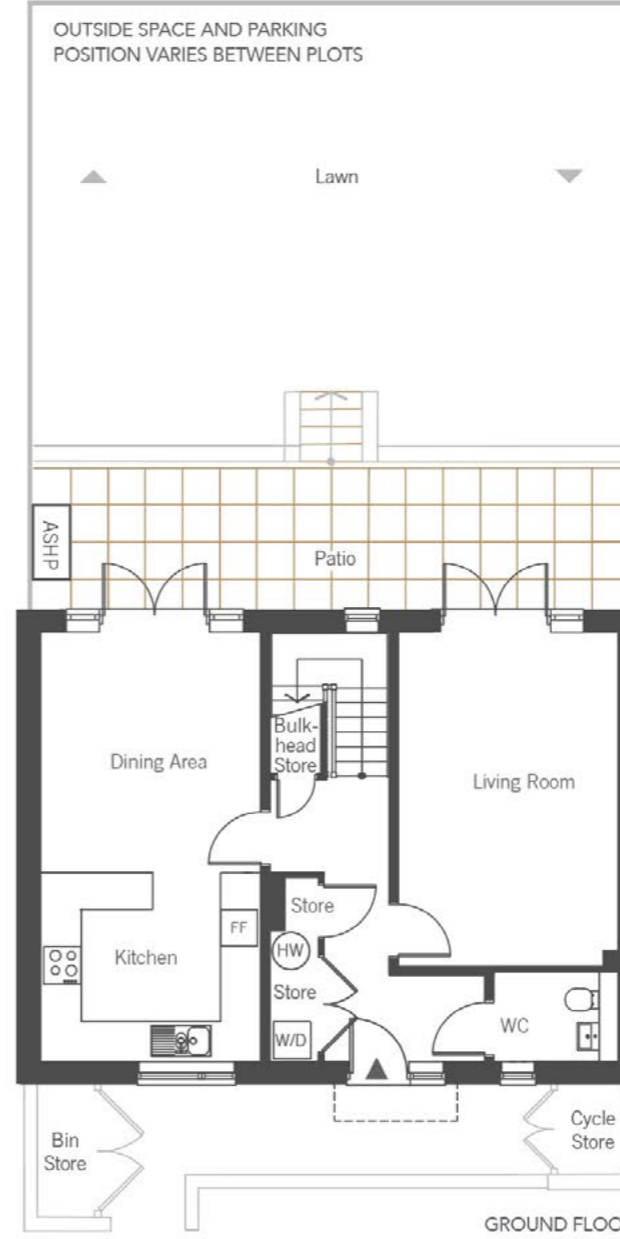
## KEY

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 ASHP Air Source Heat Pump W Wardrobe HW Hot Water Cylinder

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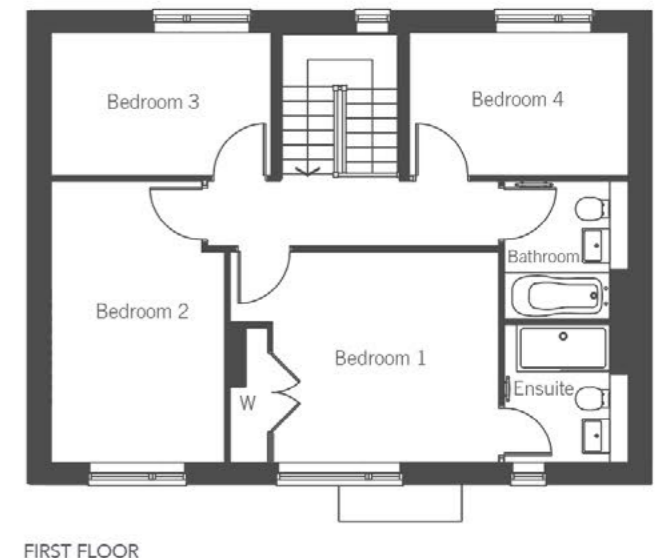
# The Willows | 4 Bedroom house

Plot - 105



## Dimensions

Living Room	5.40m x 3.54m	17' 8" x 11' 7"
Kitchen/Dining Room	6.93m x 3.55m	22' 9" x 11' 8"
Bedroom 1	4.33m x 3.40m	14' 3" x 11' 2"
Bedroom 2	4.54m x 2.80m	14' 11" x 9' 2"
Bedroom 3	3.55m x 2.31m	11' 8" x 7' 7"
Bedroom 4	3.54m x 2.31m	11' 7" x 7' 7"
<b>TOTAL</b>	<b>123.0 sq.m.</b>	<b>1,323 sq.ft.</b>



## KEY

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# The Elms

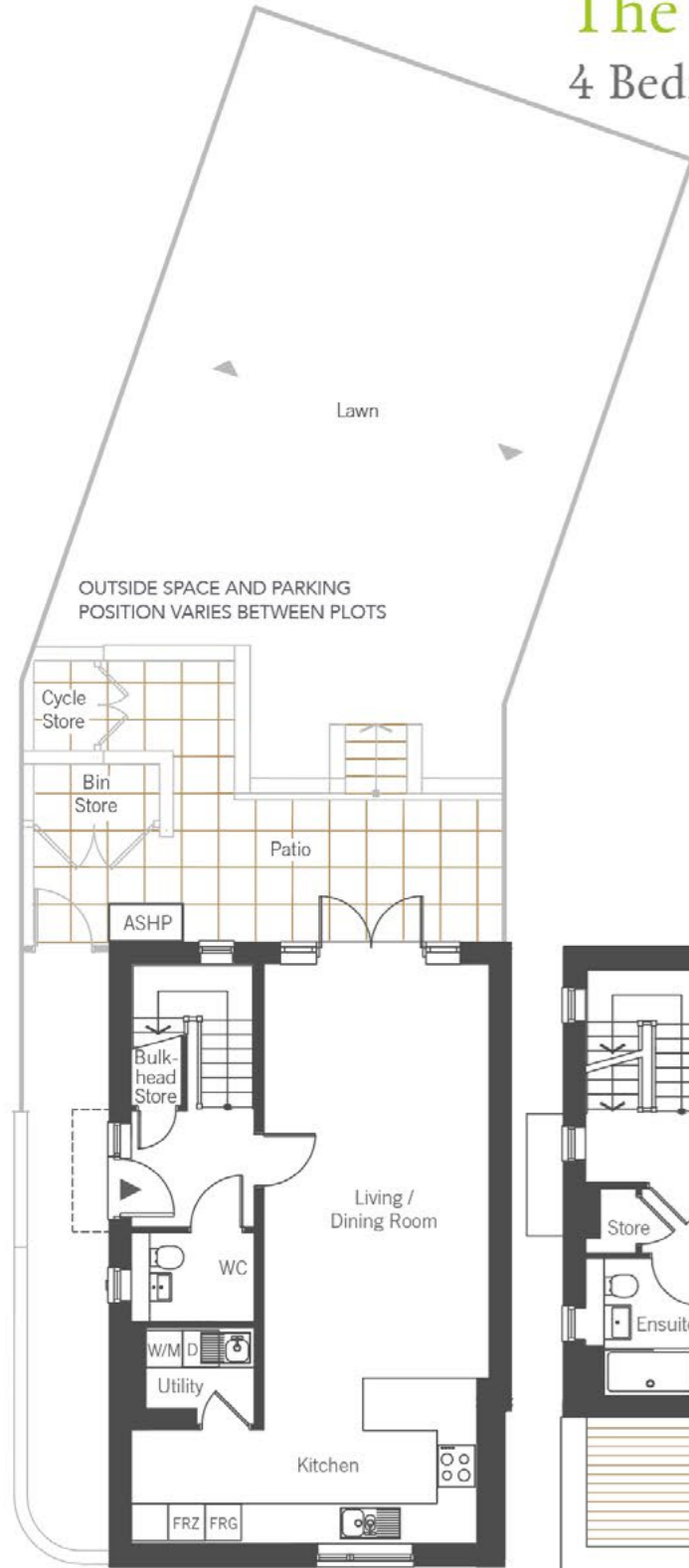
## 4 Bedroom house

Plot - 115

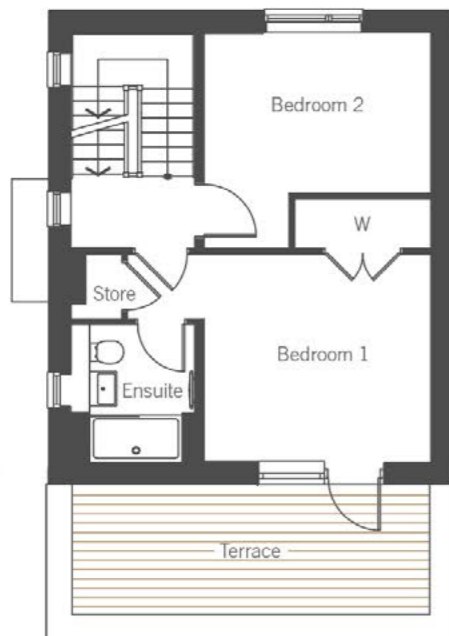


### Dimensions

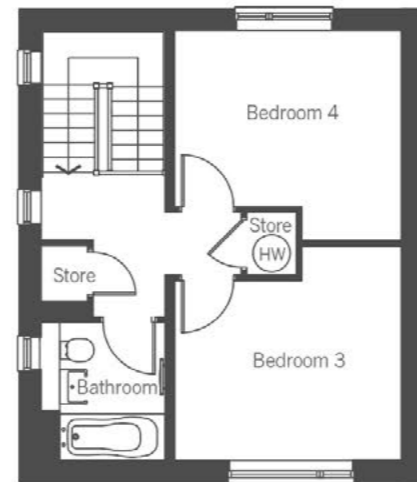
Living / Dining Area	6.51m x 3.66m	21' 4" x 12' 0"
Kitchen	5.61m x 2.90m	18' 4" x 9' 6"
Bedroom 1	3.66m x 3.36m	12' 0" x 11' 0"
Bedroom 2	3.66m x 3.39m	12' 0" x 11' 2"
Bedroom 3	3.66m x 3.45m	12' 0" x 11' 4"
Bedroom 4	3.66m x 3.48m	12' 0" x 11' 5"
<b>TOTAL</b>	<b>129.9 sq.m.</b>	<b>1,398 sq.ft.</b>



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

### KEY

FRG Fridge FRZ Freezer W/M Washing Machine D Dryer S Store  
 ASHP Air Source Heat Pump W Wardrobe HW Hot Water Cylinder

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# The Elms

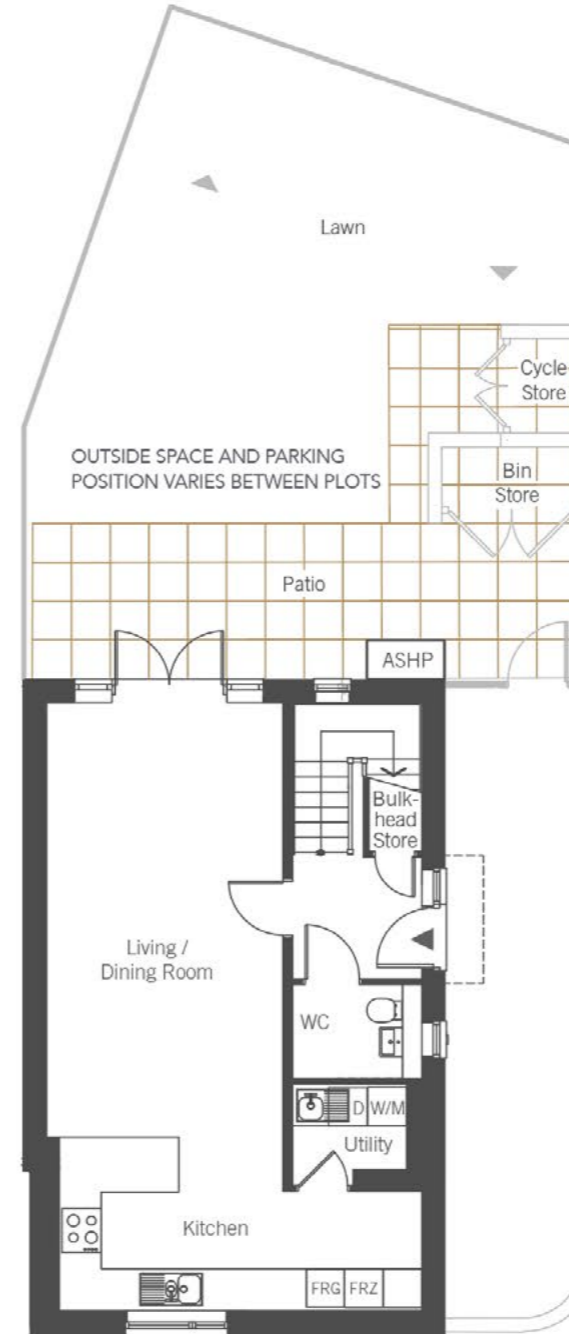
## 4 Bedroom house

Plot - 108

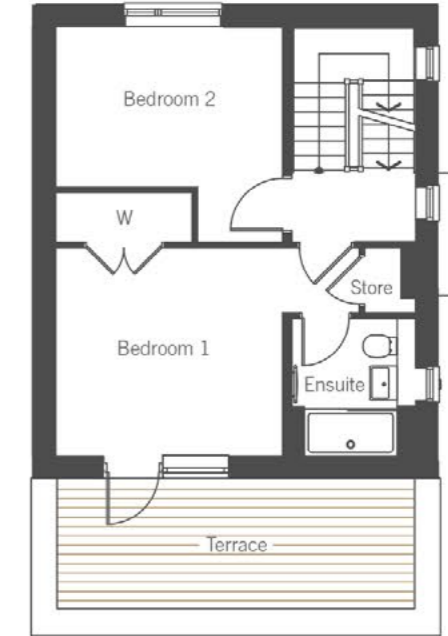


### Dimensions

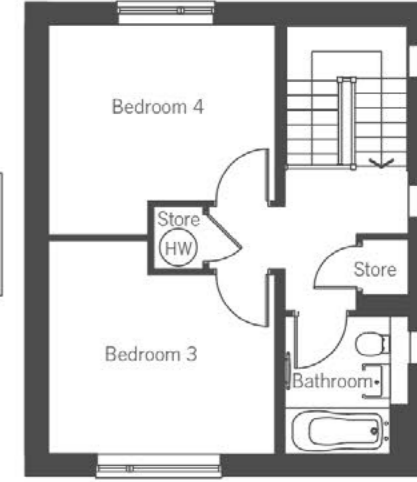
Living / Dining Area	6.51m x 3.66m	21' 4" x 12' 0"
Kitchen	5.61m x 2.90m	18' 4" x 9' 6"
Bedroom 1	3.66m x 3.36m	12' 0" x 11' 0"
Bedroom 2	3.66m x 3.39m	12' 0" x 11' 2"
Bedroom 3	3.66m x 3.45m	12' 0" x 11' 4"
Bedroom 4	3.66m x 3.48m	12' 0" x 11' 5"
<b>TOTAL</b>	<b>129.9 sq.m.</b>	<b>1,398 sq.ft.</b>



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

### KEY

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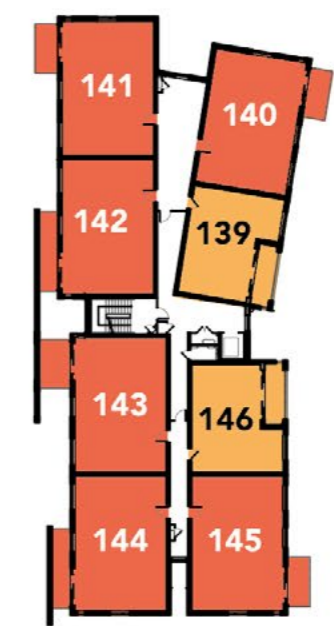
Image depicts typical L&Q show homes.



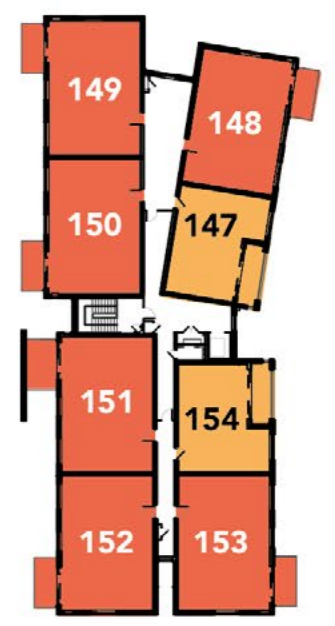
THE  
**QUARRY**  
 ERITH  
 The  
 Apartments



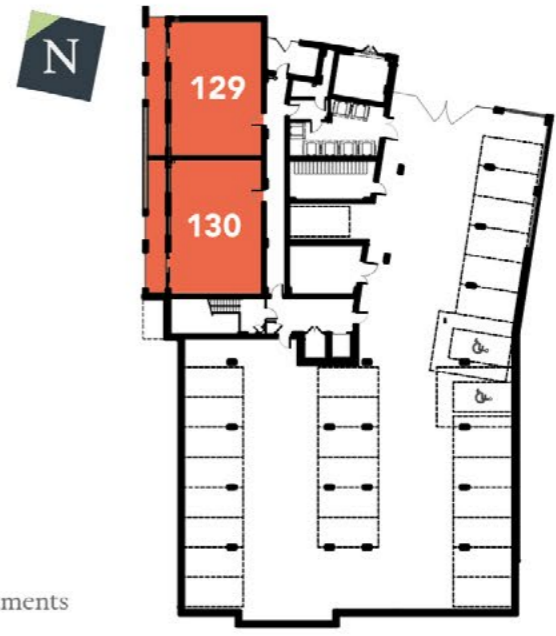
Plot  
 Locator



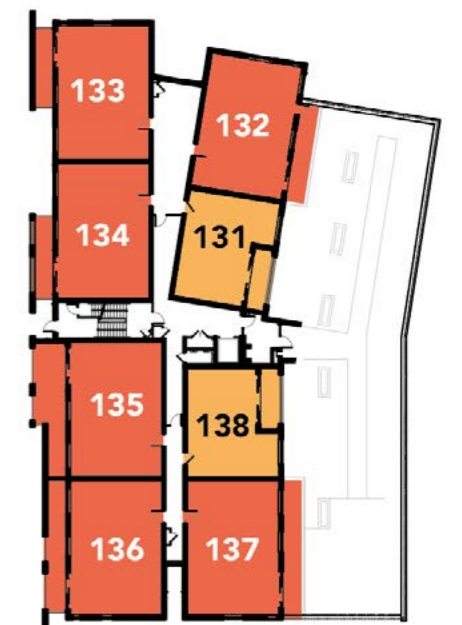
SECOND FLOOR



THIRD FLOOR



GROUND FLOOR



FIRST FLOOR

- KEY**
- One Bedroom Apartments
  - Two Bedroom Apartments

# Site Plan

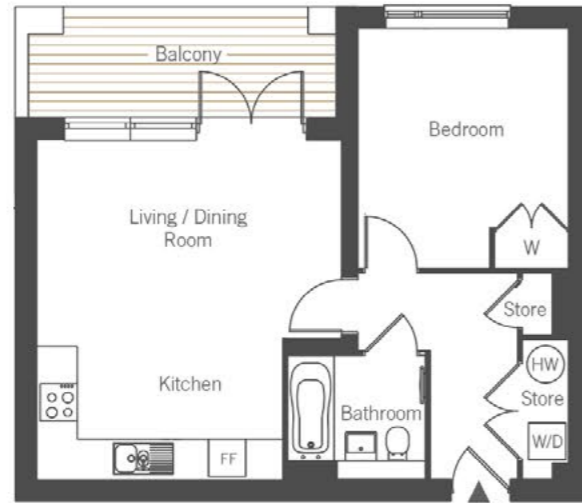




## Type 1

### 1 Bedroom apartment

Plots - 138, 146 & 154



#### Dimensions

Kitchen/Living / Dining Area	5.47m x 4.91m	17' 11" x 16' 1"
Bedroom	3.87m x 3.40m	12' 8" x 11' 2"
<b>TOTAL</b>	<b>50.9 sq.m.</b>	<b>548 sq.ft.</b>

#### KEY

FF Fridge/Freezer W/D Washer/Dryer  
ASHP Air Source Heat Pump W Wardrobe S Store  
HW Hot Water Cylinder

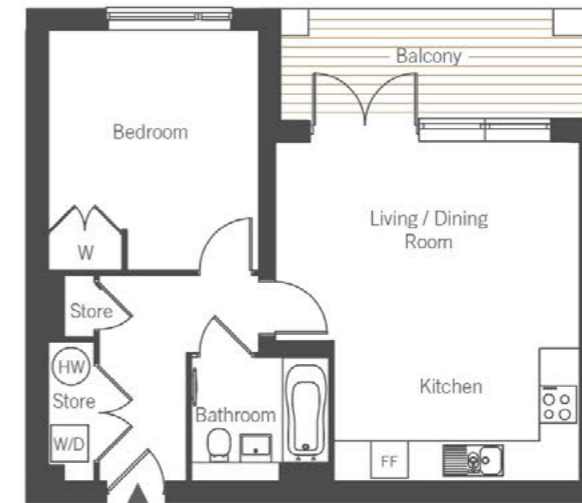
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## Type 1h

### 1 Bedroom apartment

Plots - 131, 139 & 147



#### Dimensions

Kitchen/Living / Dining Area	5.47m x 4.91m	17' 11" x 16' 1"
Bedroom	3.87m x 3.40m	12' 8" x 11' 2"
<b>TOTAL</b>	<b>50.9 sq.m.</b>	<b>548 sq.ft.</b>

#### KEY

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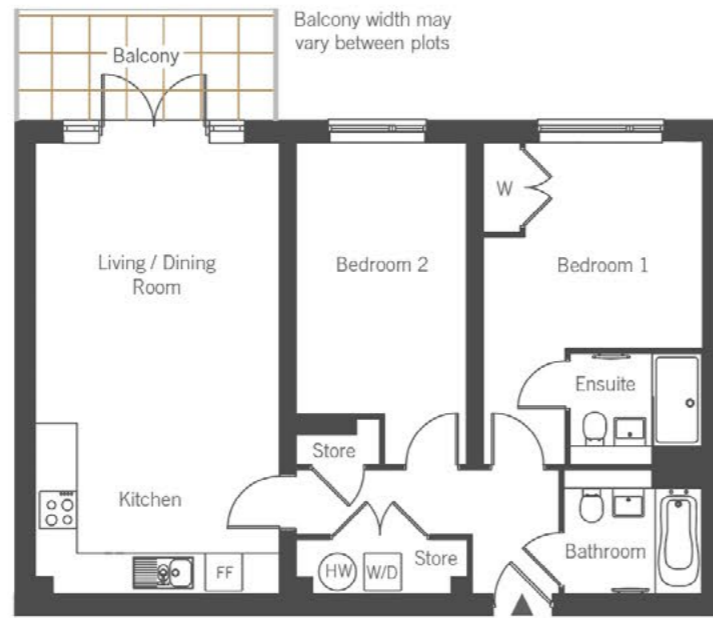
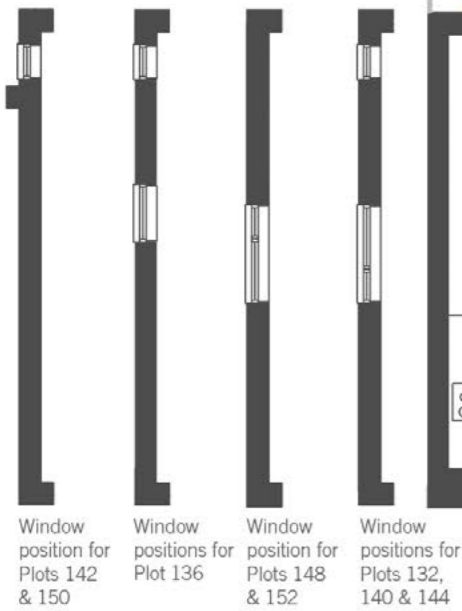
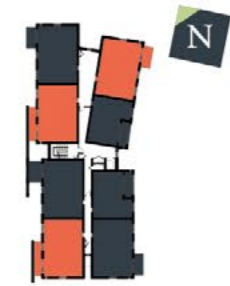


## Type 2

### 2 Bedroom apartment

Plots - 132, 134, 136, 140, 142, 144, 148, 150 & 152

- Plot 152 3RD FLOOR
- Plot 150 3RD FLOOR
- Plot 148 3RD FLOOR
- Plot 144 2ND FLOOR
- Plot 142 2ND FLOOR
- Plot 140 2ND FLOOR
- Plot 136 1ST FLOOR
- Plot 134 1ST FLOOR
- Plot 132 1ST FLOOR



#### KEY

FRG Fridge FRZ Freezer W/D Washer/Dryer  
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#### Dimensions

Kitchen/Living / Dining Area	7.27m x 3.92m	23' 10" x 12' 10"
Bedroom 1	5.20m x 3.52m	17' 1" x 11' 7"
Bedroom 2	5.20m x 2.75m	17' 1" x 9' 0"
<b>TOTAL</b>	<b>73.2 sq.m.</b>	<b>788 sq.ft.</b>

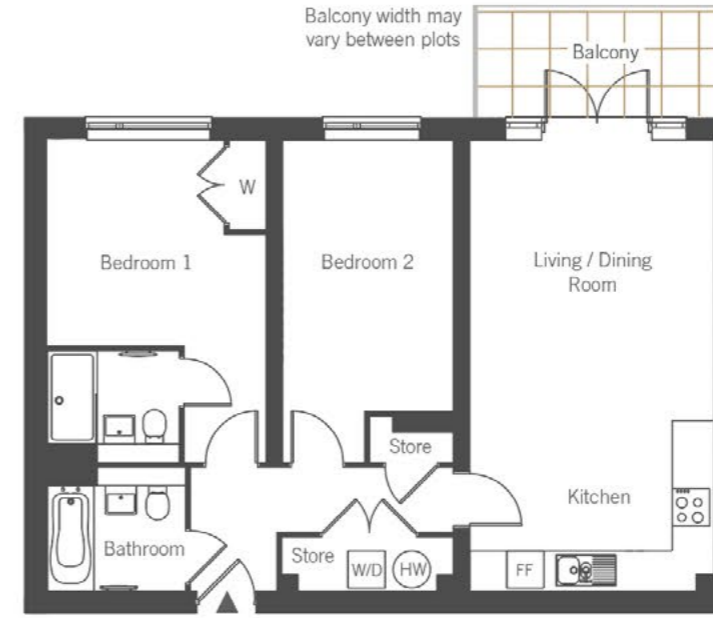
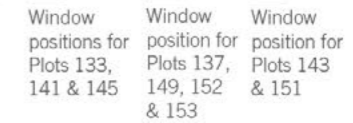
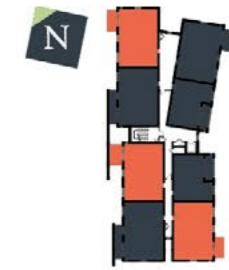
## Type 2h

### 2 Bedroom apartment

Plots - 133, 135, 137, 141, 143, 145, 149, 151 & 153



- Plot 153 3RD FLOOR
- Plot 151 3RD FLOOR
- Plot 149 3RD FLOOR
- Plot 145 2ND FLOOR
- Plot 143 2ND FLOOR
- Plot 141 2ND FLOOR
- Plot 137 1ST FLOOR
- Plot 135 1ST FLOOR
- Plot 133 1ST FLOOR



#### KEY

FRG Fridge FRZ Freezer W/D Washer/Dryer  
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#### Dimensions

Kitchen/Living / Dining Area	7.27m x 3.92m	23' 10" x 12' 10"
Bedroom 1	5.20m x 3.52m	17' 1" x 11' 7"
Bedroom 2	5.20m x 2.75m	17' 1" x 9' 0"
<b>TOTAL</b>	<b>73.2 sq.m.</b>	<b>788 sq.ft.</b>

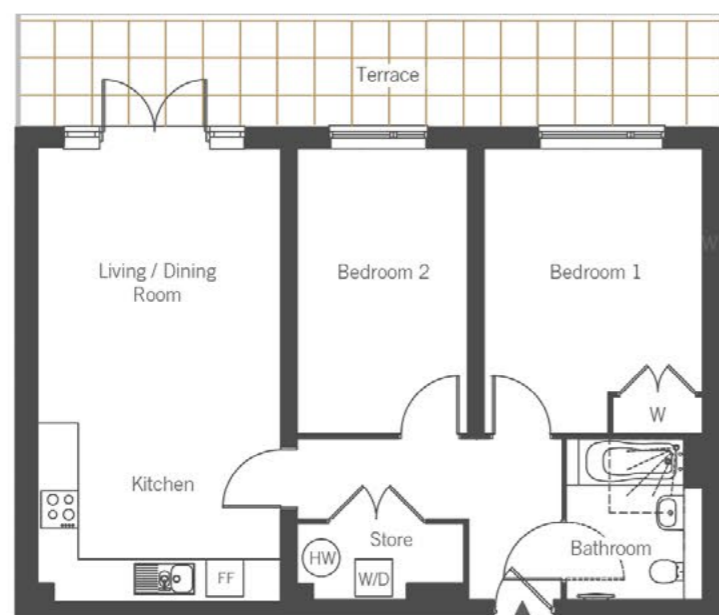
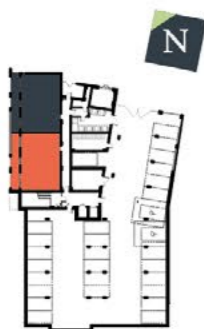


## Type 3

### 2 Bedroom apartment

Plot - 130

Plot 130 GROUND FLOOR



#### KEY

FF Fridge/Freezer W/D Washer/Dryer  
 ASHP Air Source Heat Pump W Wardrobe S Store  
 HW Hot Water Cylinder

\*The floor plans provided are intended to only give a general indication of the proposed floor lay out and are not drawn to scale. Measurements are given to the widest point, are approximate and are given as a guide only. All measures and areas may vary within a tolerance of 5%. Do not use these measurements for carpet sizes, appliance spaces or items of furniture. Kitchen, bathroom and utility layout may differ to build. For further clarification regarding the layout of individual plots, please ask our Sales Associate. Unless specifically incorporated in writing into the sales contract the specification is not intended to form part of any contract or warranty. These are example floor plans for each house type, every individual plan may vary. Parking spaces for each plot are to be discussed individually. Size of balconies may differ. Please speak to a Sales Associate for details. Location of external ASHP can be subject to change.

#### Dimensions

Kitchen/Living / Dining Area	7.27m x 3.92m	23' 10" x 12' 10"
Bedroom 1	4.60m x 3.52m	15' 1" x 11' 7"
Bedroom 2	4.60m x 2.75m	15' 1" x 9' 0"
<b>TOTAL</b>	<b>73.4 sq.m.</b>	<b>790 sq.ft.</b>

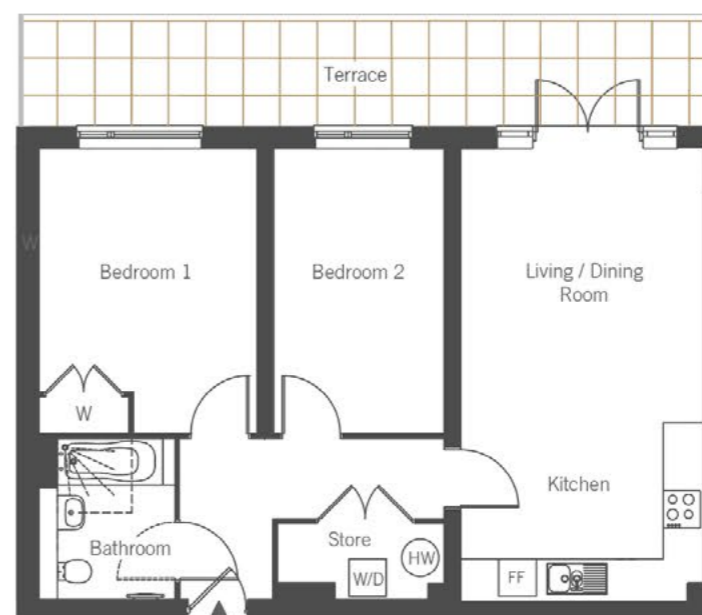
## Type 3h

### 2 Bedroom apartment

Plot - 129



Plot 129 GROUND FLOOR



#### KEY

FRG Fridge FRZ Freezer W/D Washer/Dryer  
 ASHP Air Source Heat Pump W Wardrobe S Store  
 HW Hot Water Cylinder

\*The floor plans provided are intended to only give a general indication of the proposed floor lay out and are not drawn to scale. Measurements are given to the widest point, are approximate and are given as a guide only. All measures and areas may vary within a tolerance of 5%. Do not use these measurements for carpet sizes, appliance spaces or items of furniture. Kitchen, bathroom and utility layout may differ to build. For further clarification regarding the layout of individual plots, please ask our Sales Associate. Unless specifically incorporated in writing into the sales contract the specification is not intended to form part of any contract or warranty. These are example floor plans for each house type, every individual plan may vary. Parking spaces for each plot are to be discussed individually. Size of balconies may differ. Please speak to a Sales Associate for details. Location of external ASHP can be subject to change.

#### Dimensions

Kitchen/Living / Dining Area	7.27m x 3.92m	23' 10" x 12' 10"
Bedroom 1	4.60m x 3.52m	15' 1" x 11' 7"
Bedroom 2	4.60m x 2.75m	15' 1" x 9' 0"
<b>TOTAL</b>	<b>73.4 sq.m.</b>	<b>790 sq.ft.</b>



# Erith Hills Homes Warranty

We build to high standards and we sincerely hope that nothing will go wrong. But you'll have peace of mind from the first day you live in your new home, thanks to the Erith Hills Warranty.

The Erith Hills Warranty lasts for two years from the date of legal completion and covers additional items not included in the NHBC Buildmark cover. For that period, we guarantee items supplied as part of your new home, covering repairs caused by faulty workmanship or materials.

## Working in partnership

### L&Q

#### BECAUSE HOMES MATTER

L&Q is a leading residential developer, founded over 50 years ago. We create high quality homes and places people love to live. Our award-winning approach designs thriving communities to suit a whole range of aspirations, incomes and stages of life.

We lead major residential and mixed-use developments, and are committed to working with like-minded partners to help solve the housing crisis and meet its vision to deliver 100,000 new homes.

### ANDERSON

#### BRINGING LIFE TO LOST LAND

Anderson is a construction company specialising in the redevelopment of problematic sites and land.

Our partnership with L&Q has brought about the construction of The Quarry's 800 much-needed houses and apartments on the once neglected site, proving that even the most challenging of locations can be restored when in the hands of specialists dealing with lost land.

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### Disclaimer

All information in this document is correct at the time publication/ going to print 09/19. Computer generated images are for illustrative purposes only and dimensions are not intended to for part of any contract or warranty. Furniture and landscaping are shown for illustrative purposes only. Individual features such as windows bricks and other materials' colours may vary as may heating and electrical layouts. Images provided of the proposed development do not show final details of gradients of land, boundary treatments, local authority street lighting or landscaping. 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 and other features as the development proceeds. All services and facilities may not be available on completion of the property. Should you have any queries, please direct them through your legal representatives.



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