

L&Q at

BEAM  
PARK®

---

Floorplans and specification  
Crestline House

L&Q



Photography of showhome, indicative only.

## Beautifully designed and ready for living

Welcome to L&Q at Beam Park, a stylish collection of Shared Ownership apartments situated in a transformational new development in Rainham, East London.

Beam Park is a purpose-built, fully modern community that is being shaped near the banks of the Thames, where Rainham and Dagenham meet. Offering the perfect opportunity to get your feet on the property ladder, these 1, 2 and 3 bedroom homes are ideal for professionals, couples and families alike.

Beam Park is set to become one of East London's most desirable communities. Within easy reach of central London, journey times are set to be slashed further with a brand-new proposed rail station. So, if you are looking for an attractive, affordable new home in a welcoming neighbourhood, you need look no further.

# Specification

## Kitchen



- Modern kitchen cabinets with a complementary worktop and matching upstand
- Stainless steel splashback behind the hob
- Under cupboard lighting
- Stainless steel 1.5 bowl sink with accompanying chrome mixer tap
- Fully integrated appliances including 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 width wall mounted mirror
- Steel bath with 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 hair wash attachment
- Homes with an en suite will include a shower screen over the bath, chrome bath mixer tap with hair wash attachment

## En Suites



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

## Bedrooms



- Fitted carpet
- Fitted wardrobe with sliding doors to bedroom 1
- Walk in style cupboard with storage space and hanging rail (Type B only)

## Wall & floor finishes



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

## Heating, electrical & lighting



- Radiators sourced by onsite CHP heating system (subject to supply agreement)
- Low energy white LED downlights to living/kitchen/dining area and bathrooms
- Pendant lights to bedrooms, hallways and store cupboards
- White switches and chrome sockets
- White shaver point in bathrooms
- Provision for Sky Q (subscription will be required)
- Mains operated ceiling mounted smoke/heat detector

## General



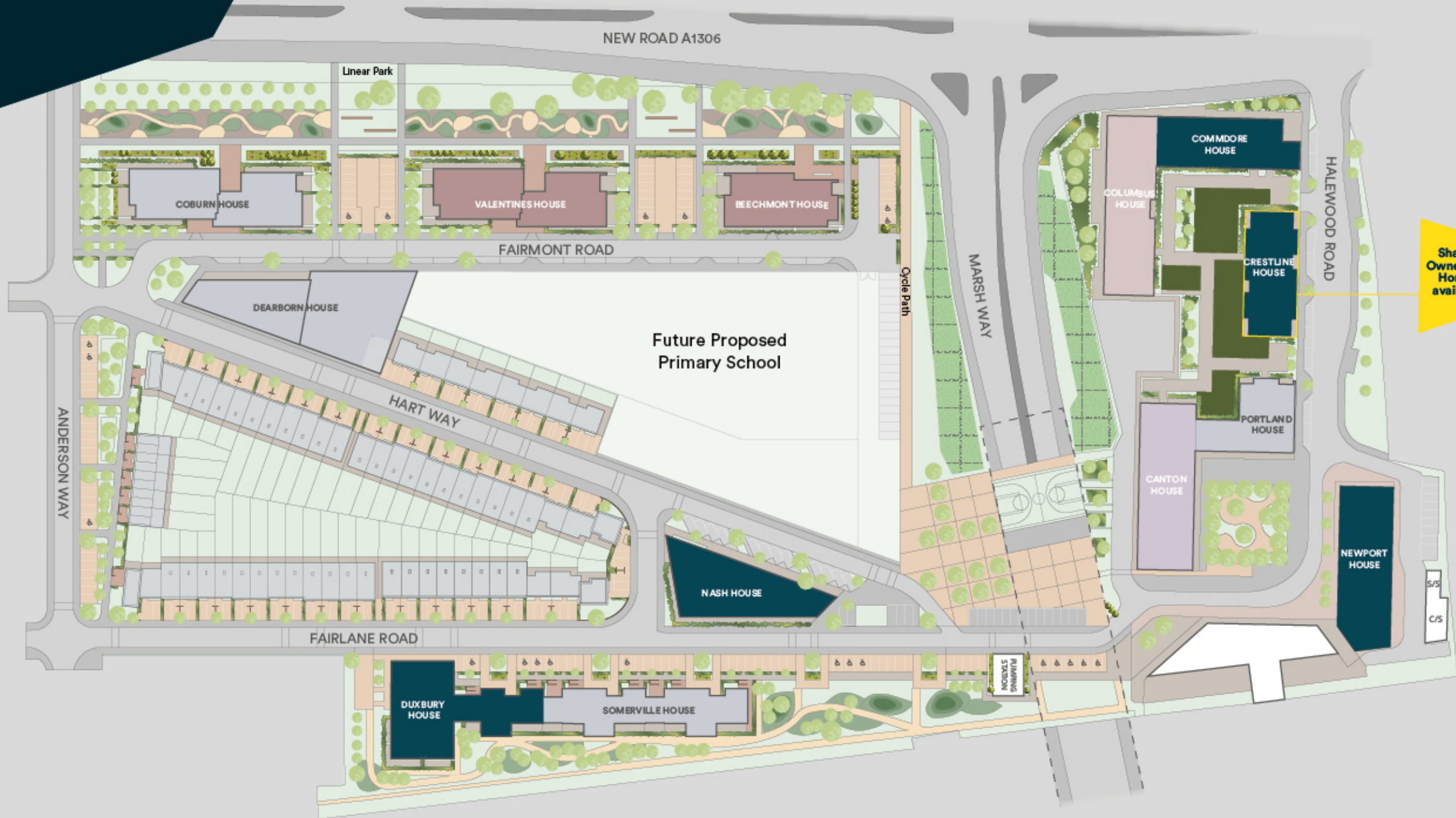
- Free standing washing machine located in store cupboard\*
- White internal doors
- Polished Chrome door furniture
- Private garden, balcony or terrace to every home
- Video door entry system
- Communal bicycle storage for every home
- NHBC 12-year Warranty
- Car parking on selected plots



Photography of showhome, indicative only.

\*Speak to Sales Associate for further details. The washing machine where possible is in the hallway storage cupboard. In some instances however it has needed to be fitted in the kitchen. The specification of the properties is correct at the date of print/publication but may change as building works progress. Computer generated images, indicative only. 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

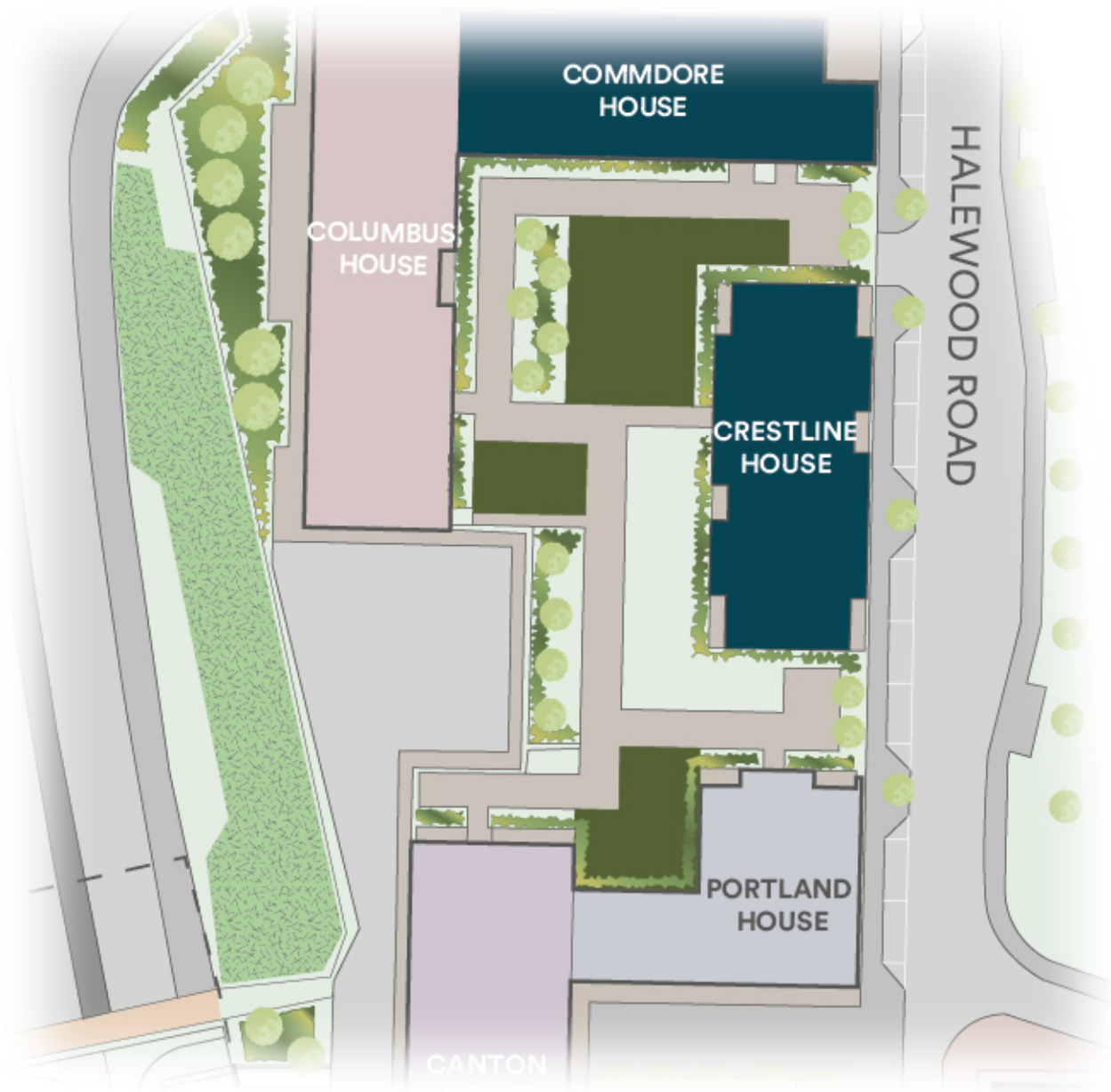


### Property Key

- Shared Ownership
- London Living Rent
- Private Rent
- Affordable Rent
- Market Sale
- Podium  
Podium will be landscaped seating area

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 intention to build in accordance with this layout including the locations of Market Sale, Shared Ownership, London Living Rent, Private 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, play areas and other facilities or amenities may change as the development proceeds and as properties are marketed. The layout (including tenure locations) is subject to amendments due to changing planning permission for the development, and depictions of the layout should be used as guidance only. No site map including tenure locations (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).

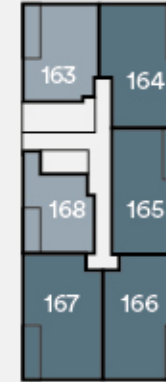
# Crestline House



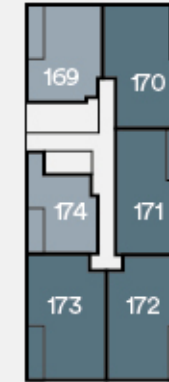
# Plot locator



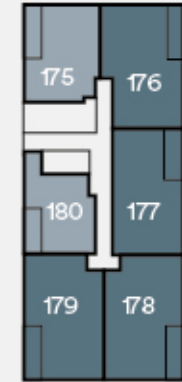
First Floor



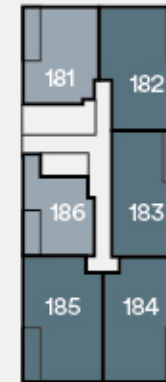
Second Floor



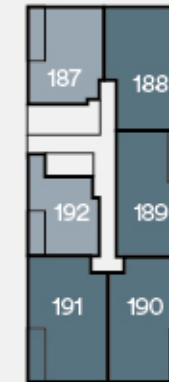
Third Floor



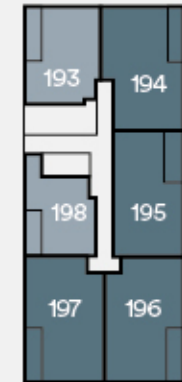
Fourth Floor



Fifth Floor



Sixth Floor



## Key

- 1 bedroom homes
- 2 bedroom 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. However, there may be occasions when the house designs, boundaries, landscaping and positions of roads and footpaths change as the development proceeds. Please speak to a Sales Associate for more details.

The floorplans 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. For further clarification regarding specific individual plots, please ask our Sales Associates.

# One bedroom homes

## Type A

Plots 163, 169, 175, 181, 187 & 193



### Accommodation

Living/Kitchen/Dining Area	5.20m x 5.10m	17'0" x 16'8"
Bedroom	3.90m x 3.40m	12'9" x 11'0"
<b>Total internal area</b>	<b>50.9 sq. m.</b>	<b>547.9 sq. ft.</b>
Terrace/Balcony	4.00m x 1.50m	13'1" x 4'11"

W – Wardrobe  
 UC – Utility Cupboard  
 FF – Fridge/Freezer  
 WM – Washing Machine

First Floor  
Plot 163

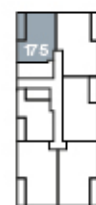
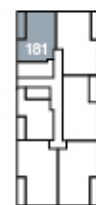
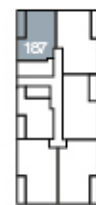
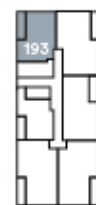
Second Floor  
Plot 169

Third Floor  
Plot 175

Fourth Floor  
Plot 181

Fifth Floor  
Plot 187

Sixth Floor  
Plot 193



\*Denotes apartments that are opposite handed/mirror image to the plans drawn. 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. Window sizes may vary. Please be aware the storage cupboard may include heating and electrical controls, which may reduce the storage available. Please ask sales associate for more information. For further clarification regarding specific individual plots, please ask our Sales Advisors.

## Type B

Plots 168, 174, 180, 186, 192 & 198



### Accommodation

Living/Kitchen/Dining Area	3.91m x 2.81m	12'10" x 9'2"
Bedroom	3.43m x 3.42m	11'3" x 11'2"
<b>Total internal area</b>	<b>39.9 sq. m.</b>	<b>429.4 sq. ft.</b>
Terrace/Balcony	3.00m x 1.50m	9'10" x 4'11"

W – Wardrobe  
 UC – Utility Cupboard  
 FF – Fridge/Freezer  
 WM – Washing Machine

First Floor  
Plot 168

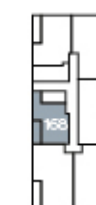
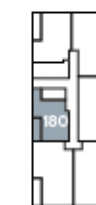
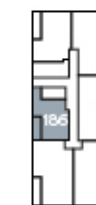
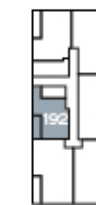
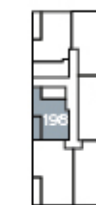
Second Floor  
Plot 174

Third Floor  
Plot 180

Fourth Floor  
Plot 186

Fifth Floor  
Plot 192

Sixth Floor  
Plot 198

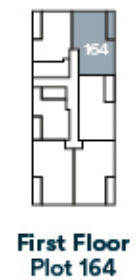
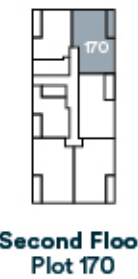
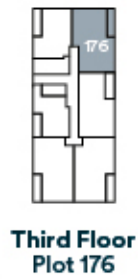
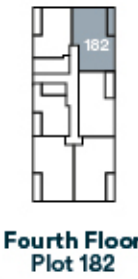
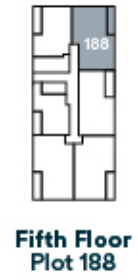
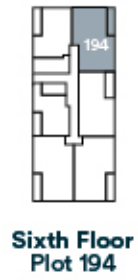


\*Denotes apartments that are opposite handed/mirror image to the plans drawn. The floor plans provided are intended to only give a general indication of the proposed floor layout, are not drawn to scale and are not intended to form part of any offer, contract, warranty or representation. Measurements 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. Window sizes may vary. Please be aware the storage cupboard may include heating and electrical controls, which may reduce the storage available. Please ask sales associate for more information. For further clarification regarding specific individual plots, please ask our Sales Advisors.

# Two bedroom homes

## Type C

Plots 164, 170, 176, 182, 188 & 194



### Accommodation

Living/Kitchen/Dining Area	5.90m x 4.60m	19'4" x 15'1"
Bedroom 1	3.90m x 3.40m	12'9" x 11'1"
Bedroom 2	3.90m x 3.20m	12'9" x 10'5"
<b>Total internal area</b>	<b>72.3 sq. m.</b>	<b>778.2 sq. ft.</b>
Terrace/Balcony	4.00m x 1.50m	13'1" x 4'11"

W – Wardrobe  
 UC – Utility Cupboard  
 FF – Fridge/Freezer  
 WM – Washing Machine

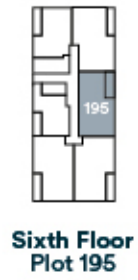
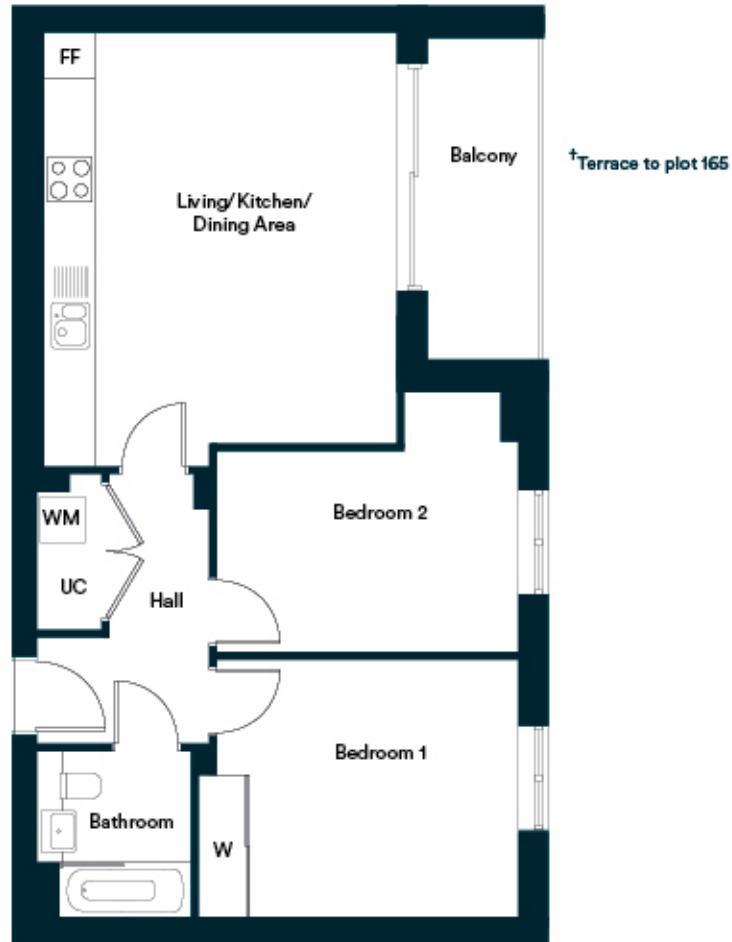
\*Denotes apartments that are opposite handed/mirror image to the plans drawn. The floor plans provided are intended to only give a general indication of the proposed floor layout, are not drawn to scale and are not intended to form part of any offer, contract, warranty or representation. Measurements 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. Window sizes may vary. Please be aware the storage cupboard may include heating and electrical controls, which may reduce the storage available. Please ask sales associate for more information. For further clarification regarding specific individual plots, please ask our Sales Advisors.



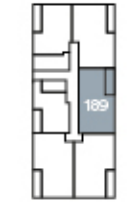
Photography of showhome, indicative only.

# Type D

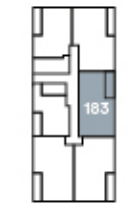
Plots, 165, 171, 177, 183, 189 & 195



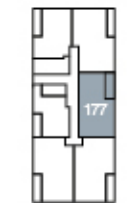
Sixth Floor Plot 195



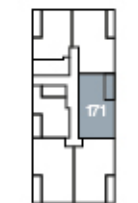
Fifth Floor Plot 189



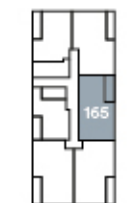
Fourth Floor Plot 183



Third Floor Plot 177



Second Floor Plot 171



First Floor Plot 165

## Accommodation

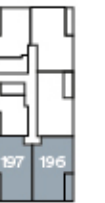
Living/Kitchen/Dining Area	5.37m x 4.77m	17'7" x 15'7"
Bedroom 1	3.94m x 3.38m	12'11" x 11'11"
Bedroom 2	3.20m x 2.60m	10'5" x 8'6"
<b>Total internal area</b>	<b>64.7 sq. m.</b>	<b>696.4 sq. ft.</b>
Terrace/Balcony	3.45m x 1.50m	11'3" x 4'11"

W – Wardrobe  
 UC – Utility Cupboard  
 FF – Fridge/Freezer  
 WM – Washing Machine

\*Denotes apartments that are opposite handed/mirror image to the plans drawn. 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. Window sizes may vary. Please be aware the storage cupboard may include heating and electrical controls, which may reduce the storage available. Please ask sales associate for more information. For further clarification regarding specific individual plots, please ask our Sales Advisors.

# Type E

Plots, 166, 167\*, 172, 173\*, 178, 179\*, 184, 185\*, 190, 191\*, 196 & 197\*



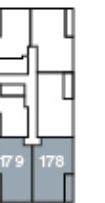
Sixth Floor Plots 197 & 196



Fifth Floor Plots 191 & 190



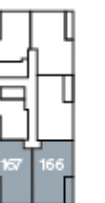
Fourth Floor Plots 185 & 184



Third Floor Plots 179 & 178



Second Floor Plots 173 & 172



First Floor Plots 167 & 166

## Accommodation

Living/Kitchen/Dining Area	5.56m x 4.59m	18'2" x 15'0"
Bedroom 1	3.80m x 3.4m	12'5" x 11'3"
Bedroom 2	3.80m x 3.28m	12'5" x 10'9"
<b>Total internal area</b>	<b>71.0 sq. m.</b>	<b>764.2 sq. ft.</b>
Terrace/Balcony	4.20m x 1.50m	13'9" x 4'11"

W – Wardrobe  
 UC – Utility Cupboard  
 FF – Fridge/Freezer  
 WM – Washing Machine

\*Denotes apartments that are opposite handed/mirror image to the plans drawn. 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. Window sizes may vary. Please be aware the storage cupboard may include heating and electrical controls, which may reduce the storage available. Please ask sales associate for more information. For further clarification regarding specific individual plots, please ask our Sales Advisors.







## Investing in homes *and neighbourhoods*

At L&Q we believe passionately that people's health, security and happiness depend on where they live.

With nearly 60 years experience, we have what it takes to do things right. We aim to deliver great service to every customer, every time, and we're always looking for ways to improve ourselves.

Our relationships are built on trust, transparency and fairness and we're there when we're needed – locally responsive and working hard to keep the communities we serve safe and vibrant.

Because our social purpose is at the core of what we do, we reinvest all of the money that we make into our homes and services.

We create better places to live by delivering homes, neighbourhoods and housing services that people can afford.

We are L&Q.

# Buying a Shared Ownership home with L&Q

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

## Am I Eligible?

To buy a home under the Shared Ownership scheme you must meet these basic requirements:

- have a combined annual household income under £80,000, or £90,000 in London
- not own a property, or part of a property, at the time of completing on your purchase
- be 18 years or older and be able to obtain a mortgage

Complete our Shared Ownership Application form to confirm your eligibility.

## Are some applicants prioritised?

Some developments may initially be reserved for those who live or work locally, but in most cases the development is open to everyone so please register if you are interested. You can find out more about the development eligibility criteria on our website or by speaking to the Sales Team.

## Is Shared Ownership really affordable?

The best way to find out if Shared Ownership is affordable for you is to speak to an independent mortgage advisor about your finances. They will help you determine what is affordable and help you make the right decision. You will need a deposit and will also need to cover the costs of buying a home. These costs include things like the reservation fee, mortgage valuation fee, removal costs and utility connection charges.

## Can I buy more shares in my home?

Yes, this process is known as staircasing. You can also sell the share you own at any time, either via the L&Q 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](mailto: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](http://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](http://lqhomes.com/apply). If you're purchasing a home with a friend or partner, remember to complete the Joint Application section of the form.



### Step 2: Reserve your home

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



### Step 3: We make you an offer

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

## Buying a Shared Ownership home

After we have made you an offer



### Step 1: Meet a mortgage advisor

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



### Step 2: You appoint a solicitor

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



### Step 3: We exchange contracts

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



### Step 4: Completion day arrives!

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



### Step 5: Time to collect your keys

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

# We're here and ready to help

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

## The L&Q new homes warranty

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

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

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

Your sales negotiator can provide you with more details on the L&Q warranty and NHBC Buildmark cover. You can also access the full terms and conditions on our website: [lqgroup.org.uk](http://lqgroup.org.uk)



## A selection of other L&Q developments



**Barking Riverside**  
Barking  
[lqhomes.com/barkingriverside](http://lqhomes.com/barkingriverside)



**The Chain**  
Walthamstow  
[lqhomes.com/thechain](http://lqhomes.com/thechain)



**L&Q at Blackhorse View**  
Walthamstow  
[lqhomes.com/blackhorseview](http://lqhomes.com/blackhorseview)

### Disclaimer

\*New proposed train station is subject to planning.


All information in this document is correct at the time of going to print October 2023. The contents of this brochure should not be considered material information for the purposes of purchasing a home. No image or photograph (whether computer generated or otherwise) is taken as a statement or representation of fact, and no image or photograph (whether computer generated or otherwise) forms part of any offer, contract, warranty or representation. Your home is at risk if you fail to keep up repayments on a mortgage, rent or other loan secured on it. Please make sure you can afford the repayments before you take out a mortgage.


Registered office: L&Q, 29-35 West Ham Lane, Stratford, London E15 4PH. Homes & Communities Agency L4517. Registered Society 30441R Exempt charity.

L&Q

**L&Q** at Beam Park

 [lqhomes.com/beam park](https://lqhomes.com/beam park)

 020 8189 7502

 [beam park@lqgroup.org.uk](mailto:beam park@lqgroup.org.uk)