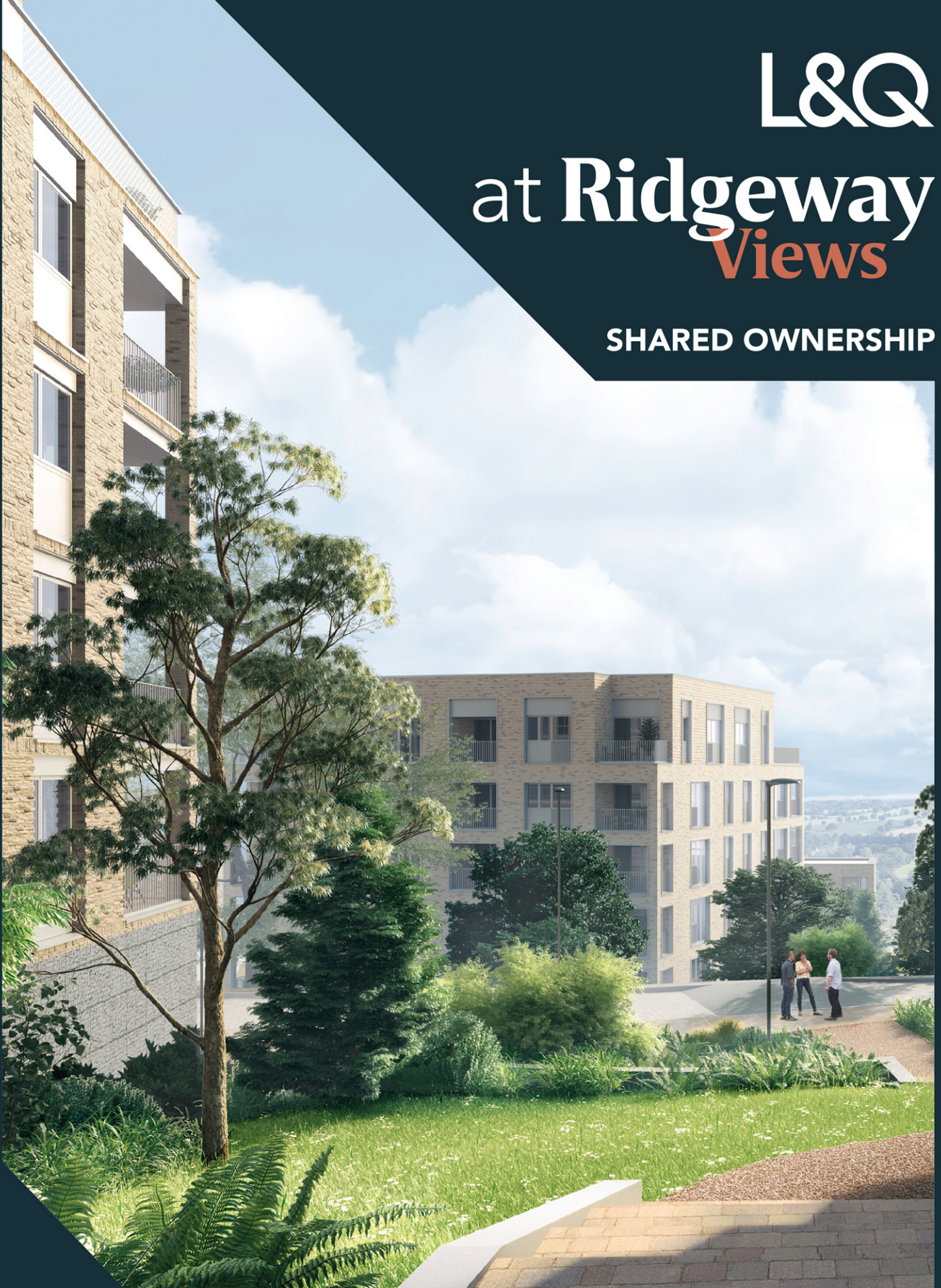


# L&Q at Ridgeway Views

SHARED OWNERSHIP



## ANDREWES HOUSE & LAIDLAW HOUSE

A collection of 1, 2 & 3 bedroom  
apartments available through L&Q's  
Shared Ownership scheme





Introducing Shared  
Ownership in Mill Hill...

# Take the next step. **Own** in Mill Hill.

Introducing Ridgeway Views, a collection of 1, 2 and 3 bedroom Shared Ownership apartments from L&Q, one of London's leading residential developers.

Through L&Q Shared Ownership, Ridgeway Views opens the door to owning your own home where you want to live, in a prime location in north west London.

One of London's original villages is still here, and the area has lost little of its green appeal. Visibly rooted in its twin histories of 18th-century hamlet and vibrant Victorian suburb, today's Mill Hill has a genuine homegrown community. It offers places to explore, amenities to enjoy, hidden delights to discover, and good transport links.

Shared Ownership with L&Q at Ridgeway Views gives you the opportunity to settle in an area where you really want to be.



# A home where you want to live



Ridgeway Views is located within the Mill Hill Conservation Area, a designated area with a unique character driven by special architectural or historic interest. It has an elevated position on The Ridgeway, an ancient highway and the highest point of Mill Hill.

Our vision is to make quality living accessible through Shared Ownership. Light and airy apartments, each with a private balcony or terrace. Well-designed buildings in materials that complement the natural environment, and buildings that sit happily in the landscape. An abundance of space, peace, 360-degree views and gardens for everyone to enjoy.



# Enjoy putting down roots in Mill Hill



Buying with L&Q at Ridgeway Views opens the door to owning in Mill Hill, offering the chance to buy an affordable home in this green, serene and well-connected part of town.

Shared Ownership with L&Q is a great way to get onto the property ladder. We are an award winning developer and experts in Shared Ownership, with over 50 years' experience creating high-quality homes across London and the South-East.

Here in Mill Hill, you will be well placed for work, play and getting away. Mill Hill East underground station, on the Northern Line, is just 15 minutes' walk away. Stroll west to the shops, cafés and restaurants of Mill Hill Broadway: the area's social hub, with everything you need for the day-to-day. The ThamesLink station is also here, offering fast access into the City.

Road links are excellent. The M1 is minutes away. The M25 is just as accessible. Luton and Heathrow airports can be reached in around half an hour.



Mill Hill Broadway's shopping strip lies to the west of Ridgeway Views

The charms of Mill Hill Village are just down the road.

Just north of Ridgeway Views is Mill Hill Village, the original Hertfordshire country village with a duck pond, cricket green and three local pubs that you'll want to sink a pint in. There is a great community spirit throughout the area waiting to welcome you.

Mill Hill is bordered by the Green Belt and peppered with parks and open spaces. It has fantastic 180-degree views, of both city and countryside. If you love sports and the joys of the outdoors, this is the place. Explore Darlands Lake

Nature Reserve – an ornamental lake surrounded by woodland, crisscrossed by trails, and home to many species of wetland wildlife.

Mill Hill Park has tennis courts, cricket and football pitches. Allianz Park is the home ground of the Saracens rugby team.



# Why choose Shared Ownership?

Shared Ownership makes the seemingly impossible possible. It allows you to buy a home, in an affordable way, in the area you know and love. It will help you fulfil your dream of owning your first home, with far lower up-front costs than both private sale and Help to Buy.

For first-time buyers who feel priced out of the market, Shared Ownership gives you a vital step on the ladder and all the benefits that being an owner-occupier brings. These include the security of home ownership, the pleasure of creating a home from scratch, and the chance to enjoy what's truly yours.

Shared Ownership is also a stepping stone to full ownership. It allows you to buy a share of your home – anything between 25% and 75%. You pay a mortgage on the share you own, and rent the remaining share at a subsidised rate.



The beauty of Shared Ownership is its low upfront fees and long-term scalability. To get on the property ladder, you can put down as little as a 5% deposit on the share you buy.

Over time, you can increase your stake in the property and 'staircase up' to a larger share, and eventually full ownership, whenever it best suits you.

So what's the difference between Shared Ownership and Help to Buy equity loans, the other key initiative for first-time buyers?

The deposit and mortgage needed to get on the property ladder through Shared Ownership are lower than for Help to Buy.

With a Help to Buy equity loan, the government loans residents up to 40% of the total value of the property. You will not pay interest on this loan for the first 5 years. This means you need to fund the remaining 60% of the property's value, which requires a bigger mortgage, a larger deposit (5% of the total property price), and a correspondingly higher income.

## Shared Ownership vs Help To Buy

Taking one £400,000 home as an example, here's how deposits and mortgages compare under both schemes.

Shared Ownership: 25% share of a £400,000 home	Help To Buy: 5% deposit on a £400,000 home
25% share = £100,000	Government loan @ 40% = £160,000
Mortgage = £95,000	Mortgage = £220,000
5% deposit = £5,000	5% deposit = £20,000





**Purchased:** One-bedroom flat

**Name:** Sean Clifford and Laura Renaud

**Age:** Sean – 27 / Laura – 29

**Occupations:** Secondary School Teacher / Recruitment Consultant

**Share Purchased:** 25% – £117,000

**Full Market Value:** £468,000

**Deposit:** £11,700

**Rent:** £590

**Mortgage:** £430

**Service Charge:** £145

**Bills:** £80

**Total monthly spend:** £1,115



# Meet Sean and Laura

After four years of dating, Sean and Laura made the decision to live together - they found an ideal flat to rent in Ealing and moved in straight away. Sean says:

"We were very happy in our rental flat. We'd been living there for about a year and then one day the landlord told us he was selling the property. It came as a real surprise to us, and we just weren't sure what to do next."

Sean and Laura have just bought a 25% share of one bedroom apartment with a

balcony through L&Q's Shared Ownership scheme at Acton Gardens.

Sean explains why they decided to buy through the affordable home ownership scheme:

"We knew that we didn't want to keep jumping around rentals, and decided we wanted to buy somewhere. We knew we couldn't afford to buy on the open market, so thought we would look into whether we could qualify for Shared Ownership."

"My brother and sister have both bought their homes through Shared Ownership and it's worked really well for them – my sister has even staircased to 100%, so she now owns the whole property. It was seeing them both so happy after buying through the scheme that really sold it to us."

Sean continues: "We registered on the Share to Buy website and soon came across L&Q's homes at Acton Gardens. We knew that we wanted to stay in Ealing, so we registered straight away. The process was really straightforward – we got an email about a week or so before the homes launched and easily organised a viewing for the launch weekend. We went to look around and really liked the whole development, so we put our name down straightaway."

"The eligibility process was nice and easy too – we'd both been living in Ealing for a year and Laura worked in Ealing at the time so we met all the criteria. It was only three months between our first viewing and actually getting the keys!"

After loving their year renting in nearby Ealing, Sean and Laura wanted to make sure that Acton was right for them:

"Before we registered, we did a lot of research into the area to make sure it was a good fit for us. We love being just a ten minute walk from Chiswick – we go there every couple of weekends and it's such a lovely place to be near."

Sean says: "We're just five minutes from Acton Town station – Laura works in central now which is really convenient on the Piccadilly Line. I teach at a school in Paddington and cycle along the canal to and from work every day!"

Happily settled in Acton, Sean and Laura are enjoying life in their new home.

"We won't be moving anywhere anytime soon! We might consider staircasing but right now it's too soon to say. Either way, we're definitely happy staying here for a good few years."



# Things to do, places to go

Shared Ownership at Ridgeway Views gives you the chance to own in a much-loved part of north London. Your new home is perfectly placed for everything Mill Hill has to offer.

Enjoy the ease of nearby stations, and the rare joy of boarding an empty train. Walk into the village for a pint or some good wine in one of its three lovely pubs. Tick off all your shopping list, from everyday groceries to urban luxuries, on the Broadway and not very far beyond.

The area is packed with great little cafés and good quality restaurants. It has walks, rides and views to enjoy, every day of the week. Here are a few of the things we like.



**Bluebelles, Mill Hill Broadway**

Bluebelles on the Broadway: the essential **pre-commute coffee stop**. Loved for its customisable brews (hotter, stronger), oat milk lattes and gluten-free cakes.

**Platform**

**Mill Hill East**: first stop on this branch of the Tube. Everyone looks forward to getting a seat.

**Mill Hill Broadway high street**

The Broadway, for the **midweek half-hour shop**. Everything you need for everyday living, plus the vital inessentials (food treats, nail bars, barbers etc).

**The Arch North climbing wall**

Actual rock climbers hit **The Arch North** to build their power, finesse and confidence. Everyone else comes for a hard workout.

**Five-a-side football**

**Saturday morning footie** at Powerleague Mill Hill. Book a pitch and take your mates, or join a league for weekly games.

**Adam & Eve pub**

Saturday late afternoon. Time to **join the locals for a pint** at Adam & Eve in the village.





Mill Hill Broadway is a community hub with loads of amenities, and the jumping off point to London, St.Albans and beyond.



# Great days out

Venture out a little further and you'll find all kinds of places to explore.

Mill Hill is a springboard into Hertfordshire and its grand country houses, quintessentially English villages, and towns – like St Albans and Welwyn – with a surprising Roman past.

North London's suburbs have their surprises too. Who would have thought that the Harry Potter film sets are intact down to the last prop, and open to tour in Watford? Or that Hendon has hangars full of fighter jets?

These places and many more are all a short drive, Tube or train trip away. Go and explore, and have some great days out.

Indulge your inner wizard on the **Harry Potter** tour at Warner Bros Studio in Watford. The Great Hall is so real it's eerie.

Visit **Hatfield House**, a lavish Jacobean house, park and the childhood home of Elizabeth I. Stay over at Lawn House in the grounds, a super-glam B&B.

**St Albans**, AKA the old Roman city of Verulamium, has ruins to explore and a dizzy cathedral tower to climb. Great café culture too.

Just up from St Albans is **Wheathampstead**. This chocolate-box village on the River Lea is perfect for a country ramble. Follow its heritage trails.

Nip down to **Highgate** for a walk on Hampstead Heath and tea at Kenwood House. Have a drink at The Flask in Highgate Village before you Tube back.

There's always something happening at **Ally Pally** (Alexandra Palace): world-class music, a fantastically random selection of events and the best fireworks ever.



The **Royal Air Force Museum** is in Hendon's old aerodrome. There are fighter jets in the hangars, and flight simulators you can take off in.

The **Dollis Valley Greenwalk** goes from Mill Hill to Hampstead Garden Suburb, snaking between Barnet and the Green Belt. The full walk is 10 miles long.



The magnificent **St. Albans Cathedral** is a short train ride away.





# Get anywhere and everywhere

Enjoy fast access into the city and out to the country. Mill Hill is well connected by Tube, rail and road. And everything's easy to get to from Ridgeway Views.

The area is in Zone 4 and is served by underground and overground stations. From Mill Hill East, Northern Line trains take you into the West End in 20 minutes and the City in 30. Or board the ThamesLink at Mill Hill Broadway: it's two stops and 24 minutes to Farringdon.

The M1 and M25 are minutes away, gateways to all of the UK. And Luton or Heathrow airports can be reached in around half an hour.

## Vital statistics

- 

Rail  
Mill Hill Broadway
- 

Car  
Ridgeway Views
- 

St Pancras  
19 minutes
- 

M1  
8 minutes
- 

Farringdon  
24 minutes
- 

Brent Cross centre  
12 minutes
- 

City Thameslink  
26 minutes
- 

M25  
14 minutes
- 

Luton Airport  
28 minutes
- 

Heathrow Airport  
34 minutes
- 

Tube  
Mill Hill East
- 

Walking  
Ridgeway Views
- 

Tottenham Court Road  
20 minutes
- 

Mill Hill Village  
6 minutes
- 

Bank  
24 minutes
- 

The Broadway  
18 minutes
- 

Waterloo  
29 minutes
- 

Mill Hill East Tube  
19 minutes





**Mani & Nick's**

From breakfast on-the-go to dinners out, Mani & Nick's showcases a menu highlighting **locally sourced ingredients** with the best from the Mediterranean.

**artsdepot**

**Friday night at the artsdepot.**

An outpost of the National Theatre, this North Finchley venue runs an attention-worthy programme of theatre, dance, comedy, music and art.

**Local Butcher.**

**Boucherie Gerard, Daws Lane**

Swap shrink-wrapped for local produce, good cuts and ready-to-cook. The **local butcher** is a carnivorous crush waiting to be discovered.

**Mill Hill view point**

From the **high point of the village** [or Ridgeway], there are panoramic views of London, and miles of Hertfordshire Green Belt.

**Mill Hill Golf Club**

Spend a **green and serene Sunday** at Mill Hill Golf Club. Learn how to play from a PGA pro, then hit the 18 holes.

**Hudsons Brasserie**

A slice of Americana on the Broadway. Hudsons Brasserie is the place to get your **weekly posh burger** and baby ribs fix.







Mill Hill Park is a beautiful 35 acre public park with copious space in which to relax, and an impressive list of recreational facilities.



# Apartment specs, fittings, and design



## Kitchen/living area

- Oak effect Amtico flooring
- Modern kitchen cabinets with chrome handles
- White glass splashback
- Chrome mixer tap
- Single lever chrome taps
- Polished stainless steel kitchen sink
- Fully integrated Zanussi appliances
- Built-in combination oven with ceramic electric hob and extractor hood
- Integrated fridge freezer
- LED downlights

## Bedroom

- 80% wool carpet
- Sliding wardrobe to master bedroom
- Pendant lighting

## Bathroom

- Contemporary white sanitaryware
- Chrome basin and bath mixer taps
- Overhead shower and shower screen
- Mirror above basin
- Chrome thermostatic towel rail







En-suites

- Contemporary white sanitaryware
- Chrome basin and shower mixer taps
- Overhead shower and shower screen
- Mirror above basin
- Chrome thermostatic towel rail

Electrical & heating

- Chrome power sockets with white insets
- Mains operated ceiling mounted smoke/heat detectors
- Radiators sourced by CHP heating system
- Recessed downlights in kitchen, dining and living areas
- White pendant lights in bedrooms

General

- Freestanding washer dryer in storage cupboard
- Video door entry system
- Each apartment has private outdoor balcony or terrace
- Secure cycle storage
- Feature light fittings to private external areas



\*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. For further clarification please ask our Sales Advisors.



Mill Hill weekday cycling

Get from A to B and Z on your bike. Village stops, Broadway shops, or a **fresh new commute** into town.

Virgin Active gym

**After-work workouts** are somehow easier close to home. Your local gym and swim is Virgin Active Mill Hill.

Brunch at Bob's cafe

**Saturday brunch** at Bob's Café, a Mill Hill institution. Serving everything from blueberry pancakes to a full English.

Shopping in Brent Cross

Skip West End **weekend shopping** for Brent Cross. It has 120 shops, and is set to become a mega retail destination.

Sunday roast Rising Sun

The Rising Sun is a quaint 17th-century village pub that's famous for its **Sunday roasts**.

Bentley Priory Museum

**Bentley Priory in Stanmore** is a quirky day out. The Grade II-listed mansion was HQ in the Battle of Britain. It's a beautiful estate with a great British story.

Mill Hill Wines

Treat yourself to a hand-picked bottle at Mill Hill wines, an **independent merchant** who have been trading on the same site for over 30 years.





# Ridgeway Views overview



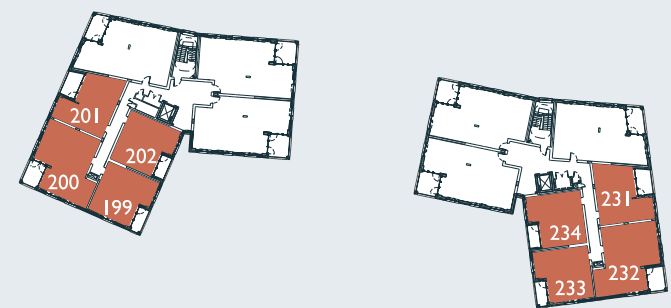
## Accommodation Plan Plot Location



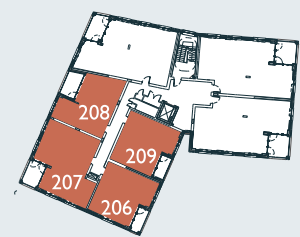
Ground Floor



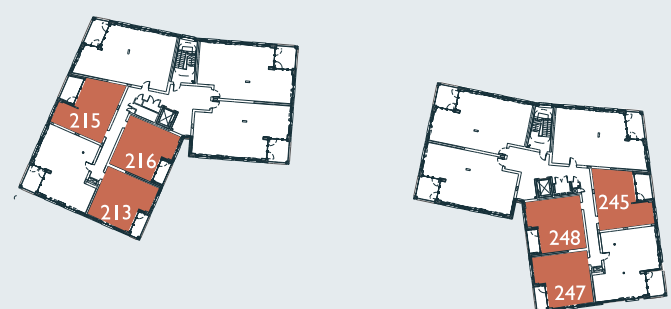
First Floor



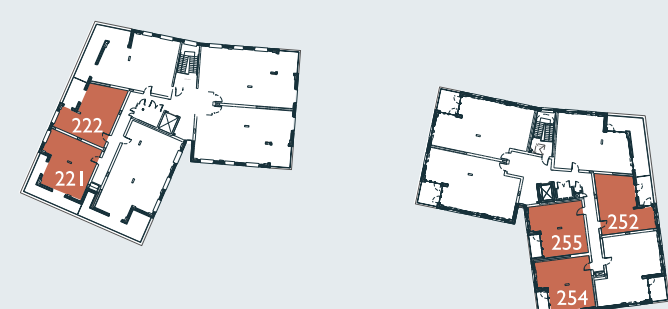
Second Floor



Third Floor



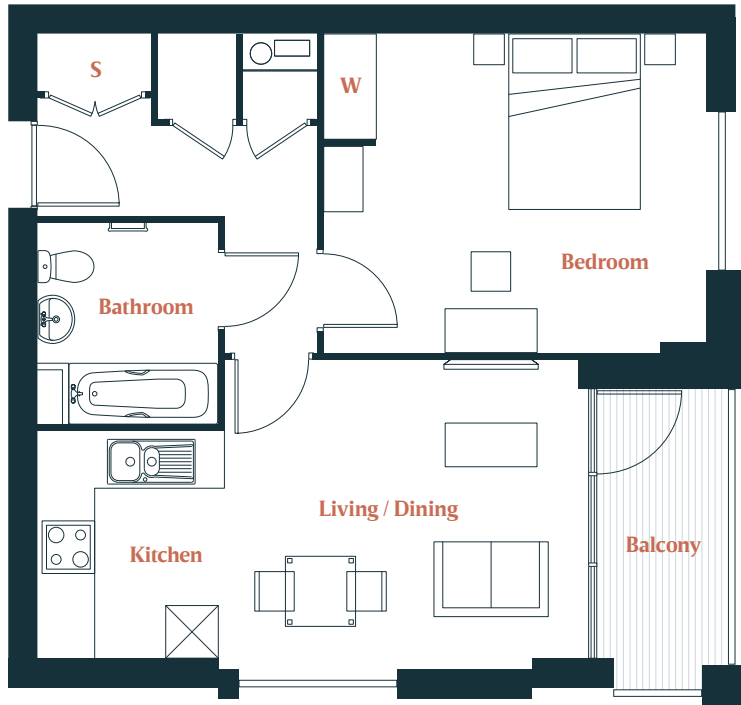
Fourth Floor





Andrewes House

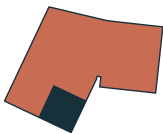
1 Bedroom Apartment – Plots 193, 199, 206, 213



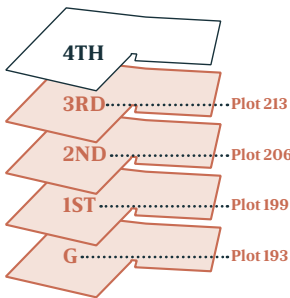
Key  
S=Storage  
W=Wardrobe

Room		
Living / Dining	4.1m x 3.5m	13'5" x 11'7"
Kitchen	2.6m x 2.1m	8'6" x 6'12"
Bedroom	4.4m x 3.6m	14'4" x 11'11"
Balcony	3.5m x 1.5m	11'4" x 4'11"
Flat Area	50.0 sq m	538 sq ft

Site Location

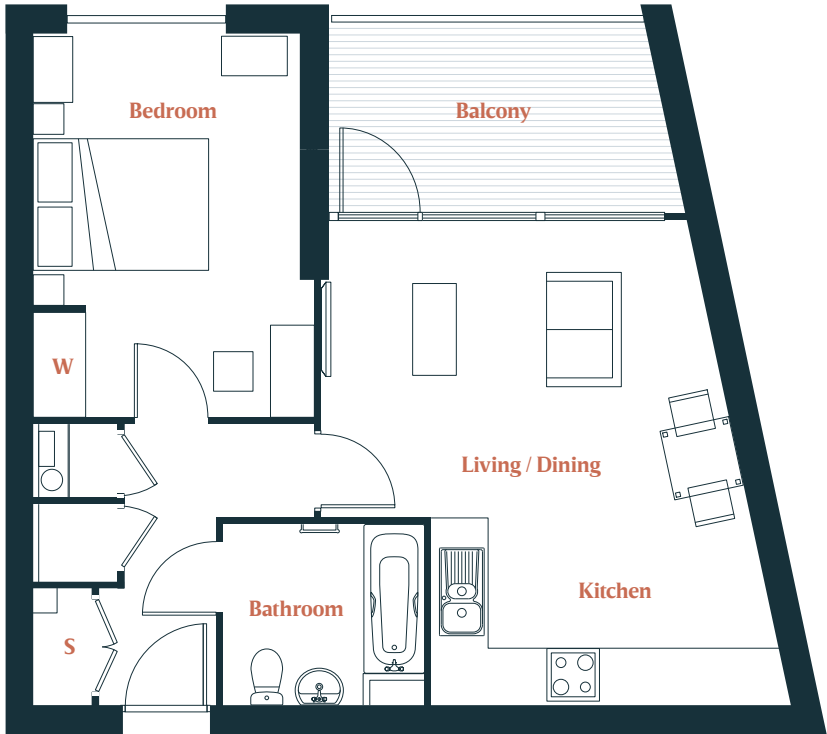


Floor Locator



Andrewes House

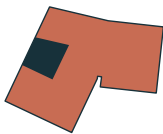
1 Bedroom Apartment – Plots 195, 201, 208 & 215



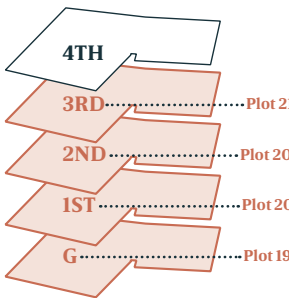
Key  
S=Storage  
W=Wardrobe

Room		
Living / Dining	4.6m x 3.3m	14'11" x 10'11"
Kitchen	3.9m x 2.1m	12'9" x 6'12"
Bedroom	4.3m x 3.2m	14'3" x 10'6"
Balcony	3.5m x 2.1m	11'6" x 6'11"
Flat Area	50.7 sq m	546 sq ft

Site Location



Floor Locator

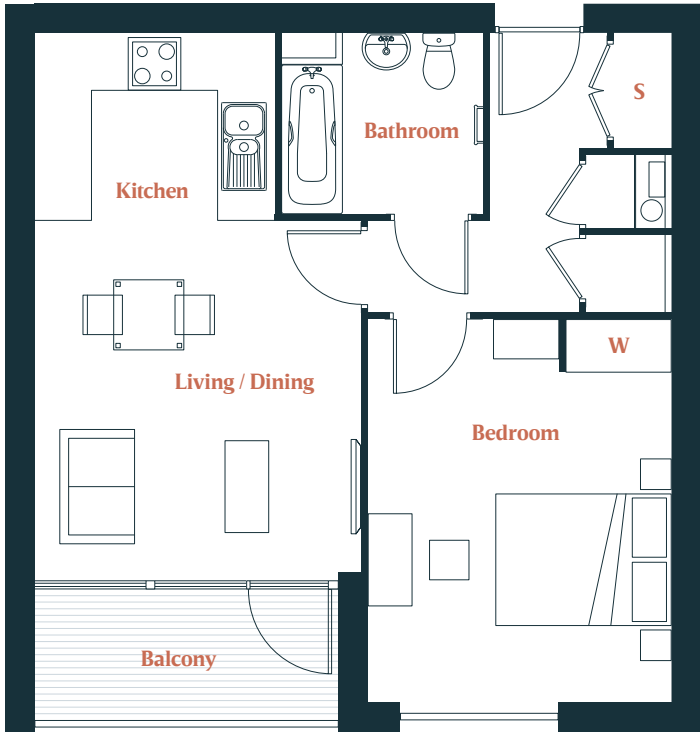


\*The floor plans provided are intended to only give a general indication of the proposed floor layout, are not drawn to scale and are not intended to form part of any offer, contract, warranty or representation. Measurements are given to the widest point, are approximate and are given as a guide only. 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. For further clarification regarding specific individual plots, please ask our Sales Advisors.



Andrewes House

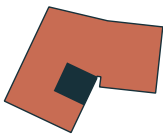
1 Bedroom Apartment – Plots 202, 209 & 216



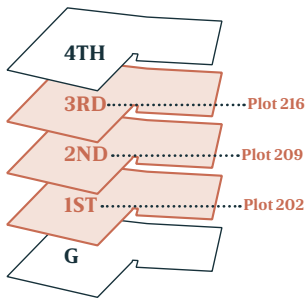
Key  
S=Storage  
W=Wardrobe

Room		
Living / Dining	4.1m x 3.7m	13'5" x 12'2"
Kitchen	2.7m x 2.1m	8'11" x 6'12"
Bedroom	4.4m x 3.5m	14'4" x 11'4"
Balcony	3.2m x 1.5m	10'4" x 4'11"
Flat Area	50.0 sq m	538 sq ft

Site Location



Floor Locator



Andrewes House

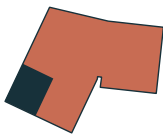
1 Bedroom Apartment – Plot 221



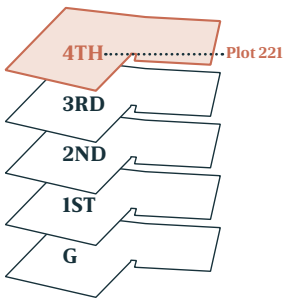
Key  
S=Storage  
W=Wardrobe

Room		
Living / Dining	4.2m x 4.0m	13'7" x 13'2"
Kitchen	3.0m x 2.1m	9'8" x 6'12"
Bedroom	4.3m x 3.4m	14'3" x 11'0"
Balcony	8.1m x 5.8m	26'4" x 18'10"
Flat Area	51.6 sq m	555 sq ft

Site Location



Floor Locator

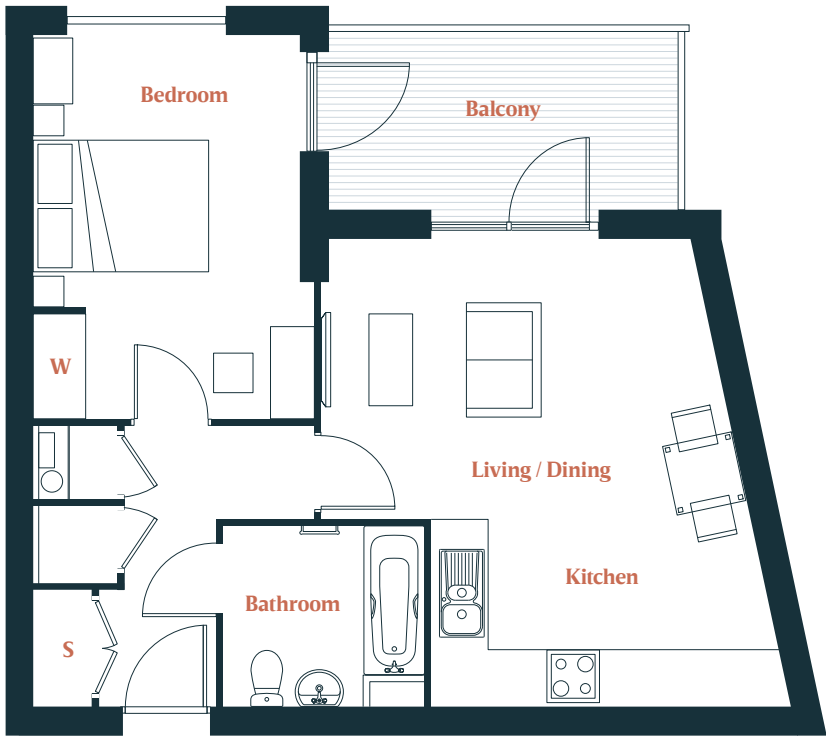


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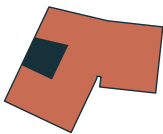
1 Bedroom Apartment – Plot 222



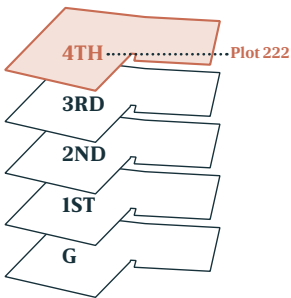
Key  
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W=Wardrobe

Room		
Living / Dining	4.6m x 3.2m	14'11" x 10'5"
Kitchen	3.9m x 2.1m	12'9" x 6'12"
Bedroom	4.3m x 3.2m	14'3" x 10'6"
Balcony	3.9m x 2.0m	12'10" x 6'6"
Flat Area	50.7 sq m	546 sq ft

Site Location

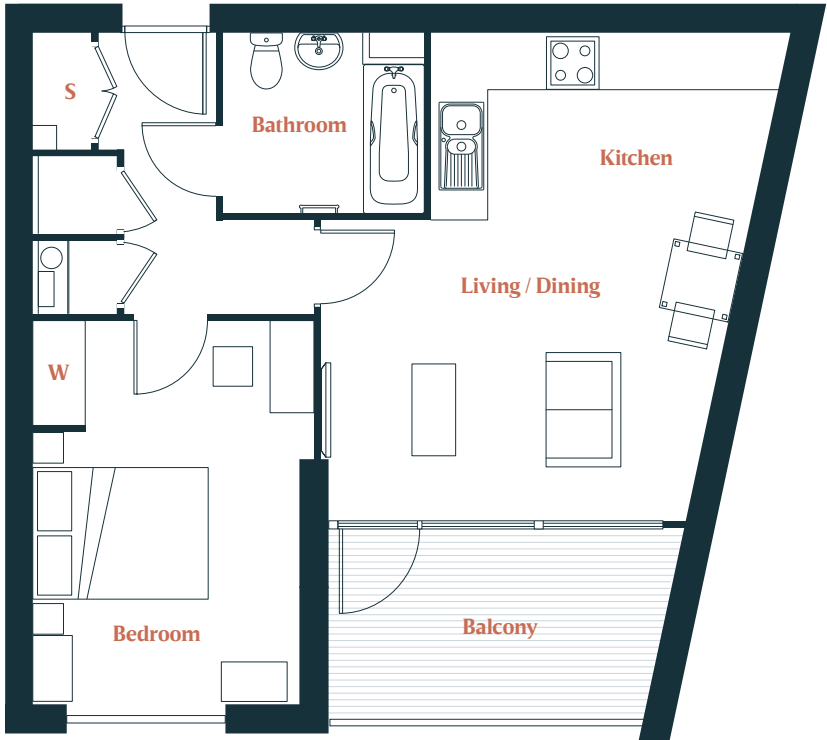


Floor Locator



Laidlaw House

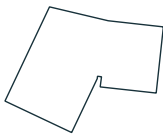
1 Bedroom Apartment – Plots 225, 231, 238 & 245



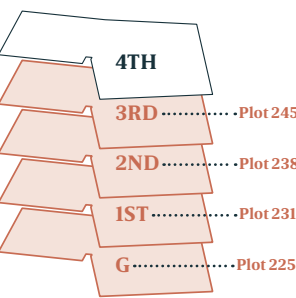
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Room		
Living / Dining	4.6m x 3.3m	14'11" x 10'11"
Kitchen	3.9m x 2.1m	12'9" x 6'12"
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Balcony	3.5m x 2.1m	11'6" x 6'11"
Flat Area	50.7 sq m	546 sq ft

Site Location



Floor Locator

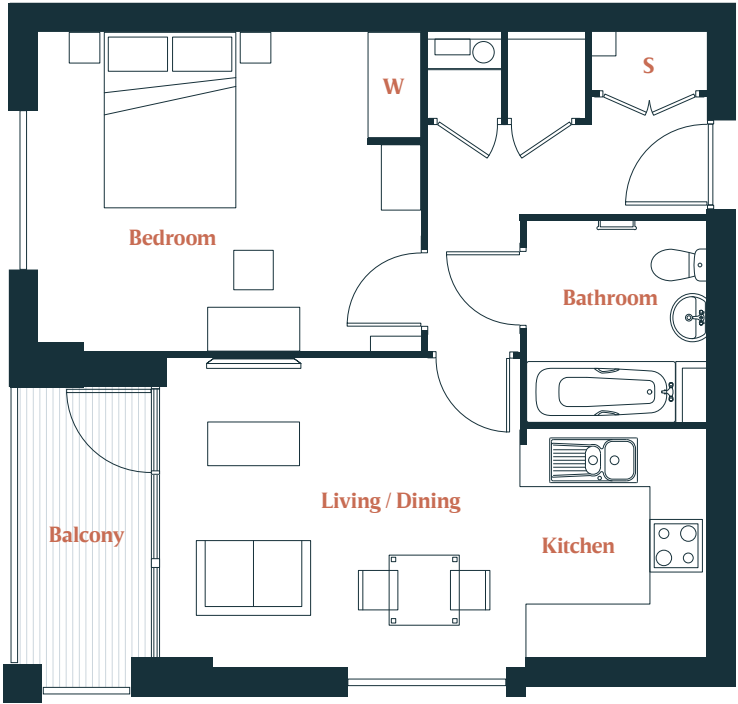


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Laidlaw House

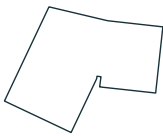
1 Bedroom Apartment – Plots 227, 233, 240, 247 & 254



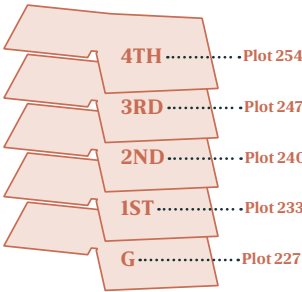
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Room		
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Kitchen	2.6m x 2.1m	8'6" x 6'12"
Bedroom	4.4m x 3.6m	14'4" x 11'11"
Balcony	3.5m x 1.5m	11'4" x 4'11"
Flat Area	50.0 sq m	538 sq ft

Site Location

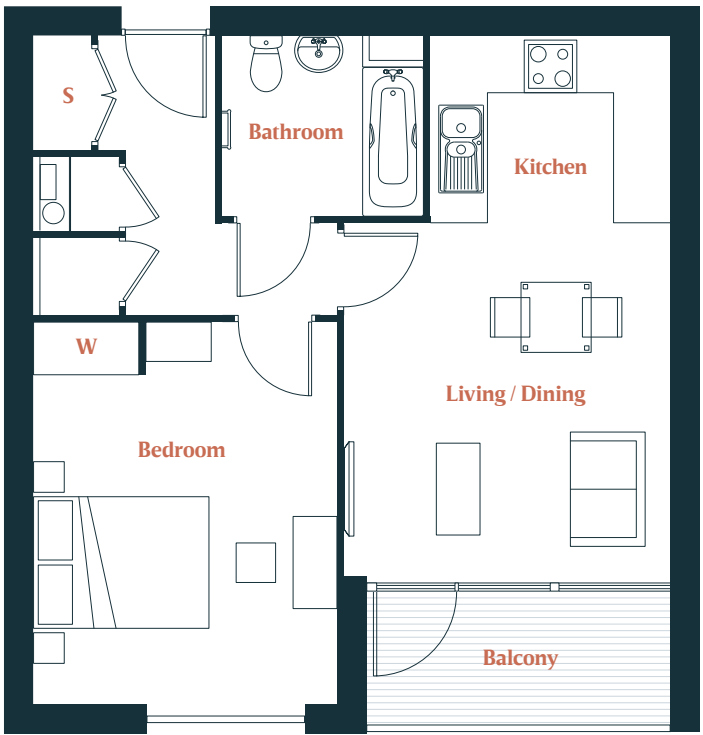


Floor Locator



Laidlaw House

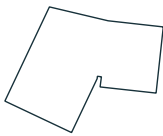
1 Bedroom Apartment – Plots 234, 241, 248 & 255



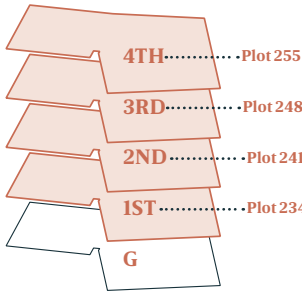
Key  
S=Storage  
W=Wardrobe

Room		
Living / Dining	4.1m x 3.7m	13'5" x 12'2"
Kitchen	2.7m x 2.1m	8'11" x 6'12"
Bedroom	4.4m x 3.5m	14'4" x 11'4"
Balcony	3.2m x 1.5m	10'4" x 4'11"
Flat Area	50.0 sq m	538 sq ft

Site Location



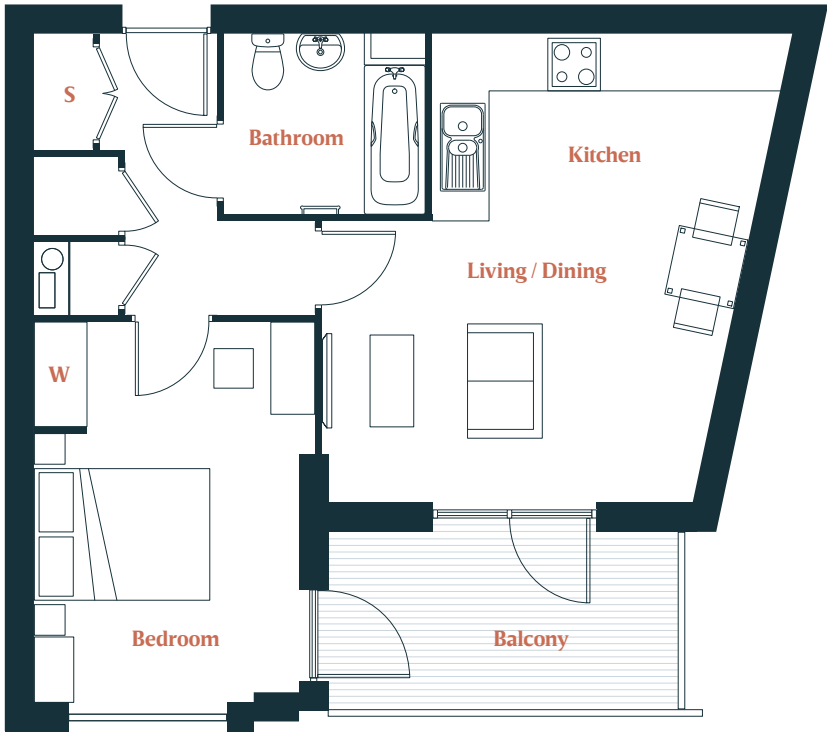
Floor Locator





Laidlaw House

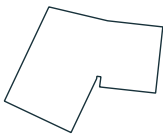
1 Bedroom Apartment – Plot 252



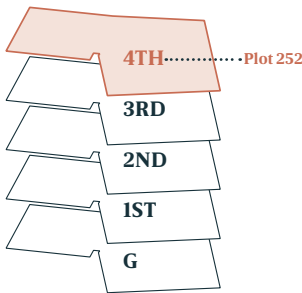
Key  
S=Storage  
W=Wardrobe

Room		
Living / Dining	4.6m x 3.2m	14'11" x 10'5"
Kitchen	3.9m x 2.1m	12'9" x 6'10"
Bedroom	4.3m x 3.2m	14'3" x 10'6"
Balcony	3.9m x 2.0m	12'10" x 6'6"
Flat Area	50.0 sq m	538 sq ft

Site Location



Floor Locator



Andrewes House

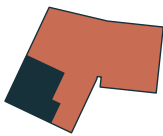
2 Bedroom Apartment – Plots 194, 200, 207



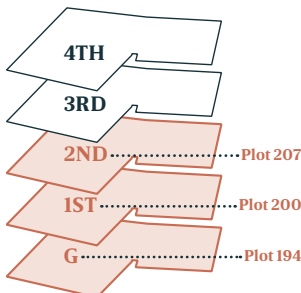
Key  
S=Storage  
W=Wardrobe

Room		
Kitchen	3.8m x 2.7m	12'4" x 8'11"
Living / Dining	4.4m x 3.2m	14'6" x 10'7"
Bedroom 1	5.5m x 2.8m	17'12" x 9'0"
Bedroom 2	3.3m x 3.1m	10'9" x 10'2"
Balcony	3.5m x 2.3m	11'4" x 7'8"
Flat Area	70.6 sq m	760 sq ft

Site Location



Floor Locator



\*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. For further clarification regarding specific individual plots, please ask our Sales Advisors.



Laidlaw House

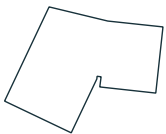
2 Bedroom Apartment – Plots 226, 232 & 239



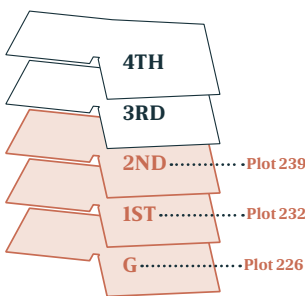
Key  
S=Storage  
W=Wardrobe

Room		
Living / Dining	4.4m x 3.3m	14'6" x 10'11"
Kitchen	3.8m x 2.7m	12'4" x 8'11"
Bedroom 1	5.5m x 2.8m	17'12" x 9'0"
Bedroom 2	3.2m x 3.1m	10'6" x 10'2"
Balcony	3.3m x 2.3m	10'9" x 7'8"
Flat Area	70.5 sq m	759 sq ft

Site Location

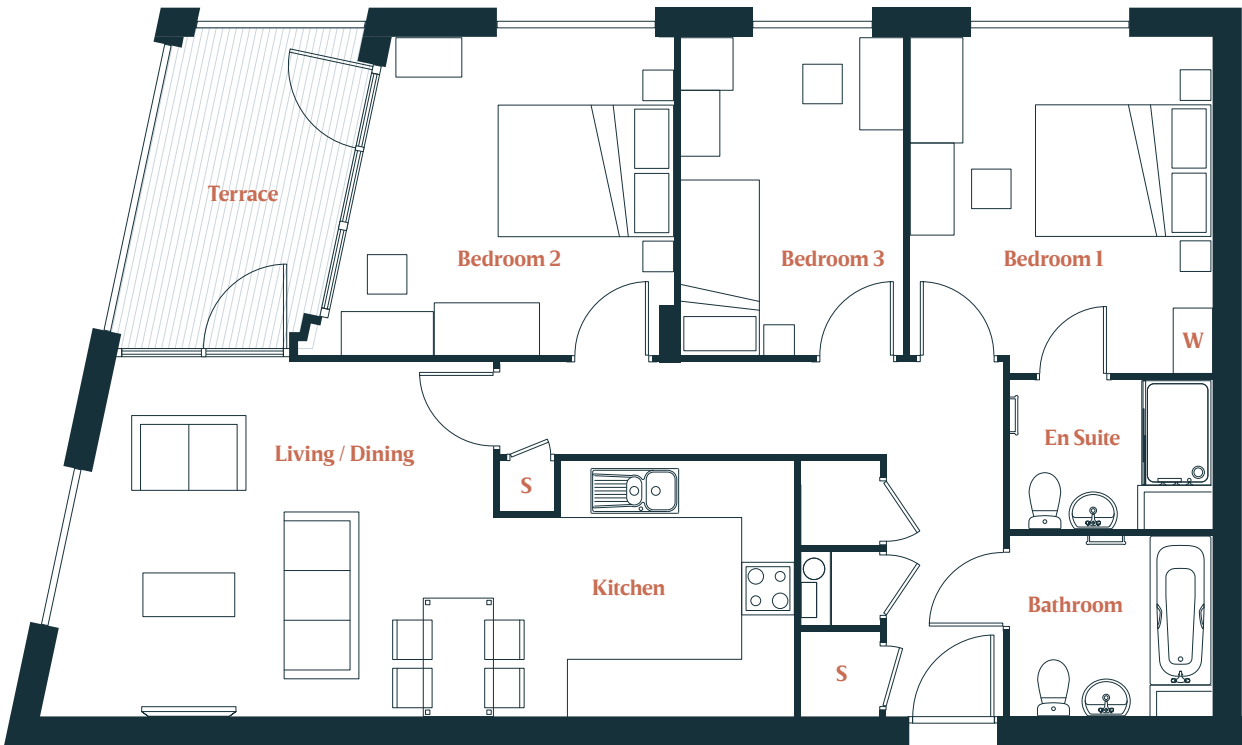


Floor Locator



Andrewes House

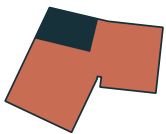
3 Bedroom Apartment – Plot 190



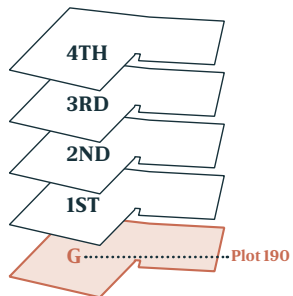
Key  
S=Storage  
W=Wardrobe

Room		
Living / Dining	5.4m x 4.0m	17'9" x 13'3"
Kitchen	2.9m x 2.7m	9'7" x 8'9"
Bedroom 1	3.8m x 3.4m	12'6" x 11'3"
Bedroom 2	3.6m x 3.6m	11'10" x 11'9"
Bedroom 3	3.6m x 2.5m	11'9" x 8'4"
Terrace	3.7m x 2.4m	12'1" x 7'9"
Flat Area	87.3 sq m	940 sq ft

Site Location



Floor Locator

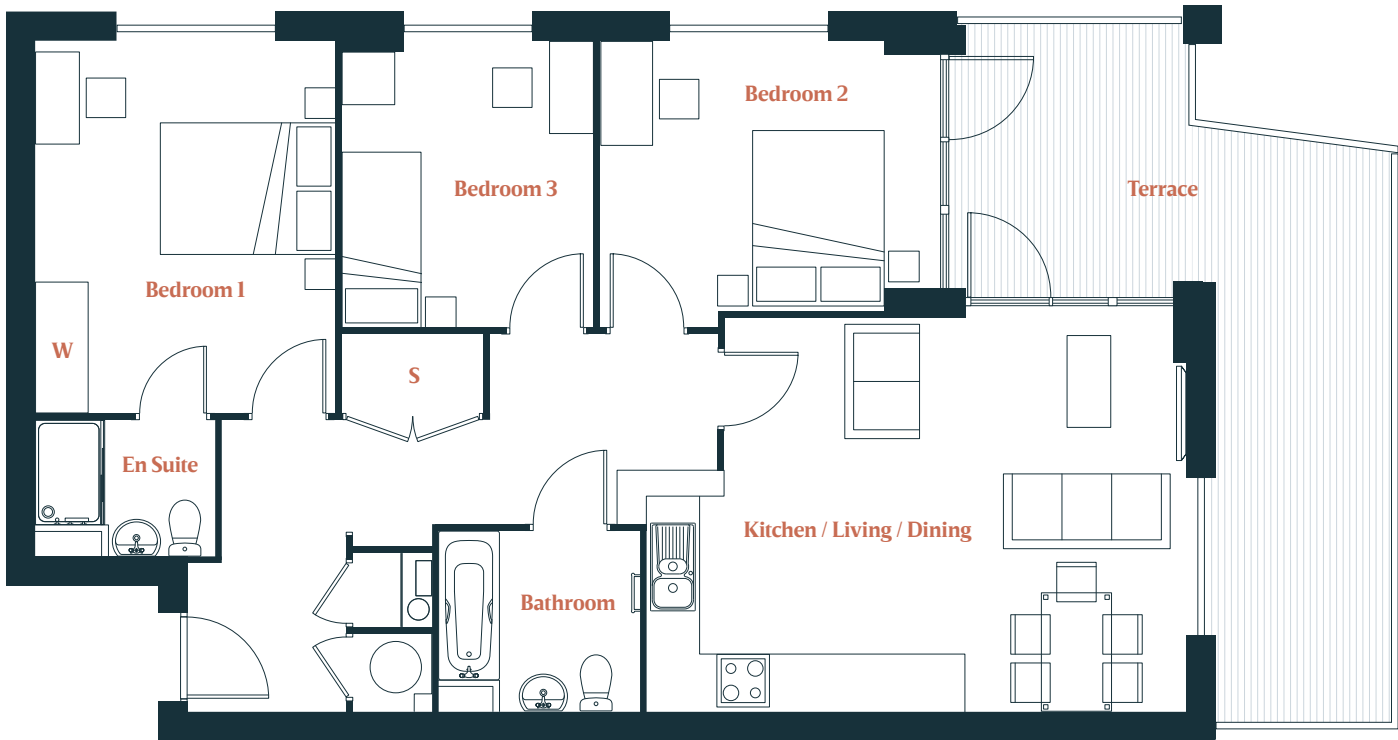


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# Andrewes House & Laidlaw House

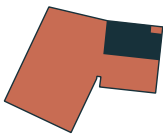
## 3 Bedroom Apartment – Plots 191 & 228



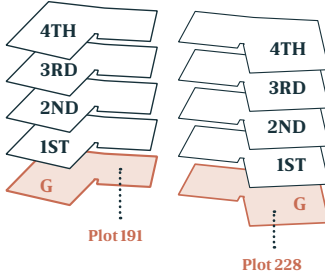
**Key**  
S=Storage  
W=Wardrobe

Room		
Kitchen / Living / Dining	6.2m x 4.6m	20'2" x 14'11"
Bedroom 1	3.4m x 4.2m	11'2" x 13'11"
Bedroom 2	3.8m x 3.0m	12'6" x 9'10"
Bedroom 3	2.9m x 3.3m	9'5" x 10'8"
Terrace	5.1m x 6.7m	16'7" x 21'9"
Flat Area	87.9 sq m	946 sq ft

Site Location

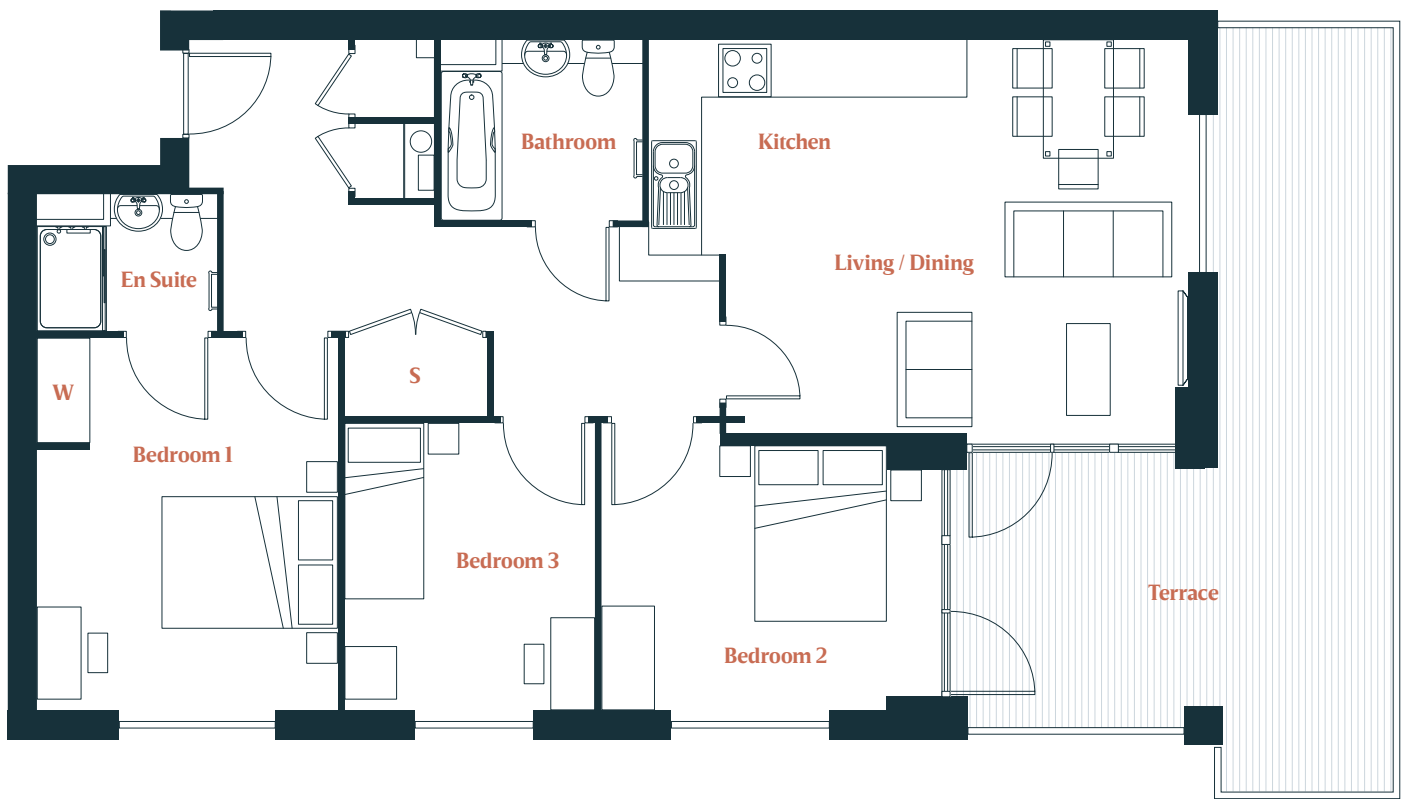


Floor Locator



# Andrewes House

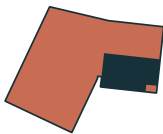
## 3 Bedroom Apartment – Plot 192



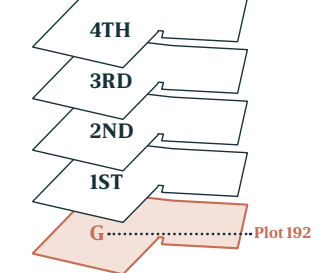
**Key**  
S=Storage  
W=Wardrobe

Room		
Kitchen / Living / Dining	6.2m x 4.6m	20'2" x 14'11"
Bedroom 1	3.4m x 4.2m	11'2" x 13'11"
Bedroom 2	3.8m x 3.0m	12'6" x 9'10"
Bedroom 3	2.9m x 3.3m	9'5" x 10'8"
Terrace	5.1m x 8.7m	16'7" x 28'7"
Flat Area	87.9 sq m	946 sq ft

Site Location



Floor Locator



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**Purchased:** One-bedroom flat  
**Name:** Jonathan Geoghegan  
**Age:** 29  
**Occupation:** Music teacher  
**Share Purchased:** 45% – £210,375  
**Full Market Value:** £467,500  
**Deposit:** £48,000  
**Rent:** £600  
**Mortgage:** £550 a month  
**Service Charge:** £100 a year  
**Bills:** £200  
**Total monthly spend:** £1,350



# Meet Jonathan

After renting in London for six years, 29 year old Jonathan had decided he wanted to buy a place of his own.

“Renting is great, and I loved my house share in Hammersmith, but I kept feeling like I needed to do something more sensible with my money. Paying rent every month didn’t seem like the best use of my income, and I knew that home ownership was a solid investment.”

Jonathan, a music teacher in Hammersmith, considered buying his first home on the open market but soon realised that it was out of budget.

“I would definitely recommend Shared Ownership. It’s a really good scheme if you’re looking to get on the housing ladder, and fantastic if you’re buying on your own. It’s also a great alternative way of investing in a property, if that’s something you want to do.”

He says: “I briefly looked into buying on the open market but pretty quickly realised that there was just no way I could afford somewhere on my own. London house prices are crazy. I thought that I could maybe afford to buy if I was prepared to move out to the suburbs, but I like living in central London. All of my friends are in London and I wanted to stay just a tube or bus ride away from them.”

Not knowing much about alternative home ownership options, Jonathan began looking at other ways to get onto the property ladder.

“A friend had recently bought a home through L&Q’s Shared Ownership scheme in Elephant & Castle, and she was the one that told me all about it. She was really happy with her new home so suggested I had a look. I was really keen to stay in west London and be close to work, so I did a search online and found L&Q’s Acton Gardens.”

“The thing that really drew me to Acton Gardens was how flexible the eligibility

criteria was – I’d seen a couple of other schemes from different developers that had very strict requirements about where you had to live and work, but I qualified for Acton despite the fact that I didn’t live or work in Ealing.”

“I went for a viewing and really liked the flat, so I just thought – why not! It was a really easy process and such a quick turnaround; I looked around the show home on Saturday, chose which apartments I was interested in on Monday, and within under two weeks I’d heard that I had met the eligibility criteria and secured an apartment!”

“The sales team were helpful – they explained the whole process and talked me through everything step by step. I found the mortgage interview and application a bit daunting – it’s nerve-racking having to break down all of your finances and discuss how much money you have each month – but thankfully L&Q’s team were there to advise and help me through.”

Now moved in, Jonathan is busy settling in to his new home and exploring the local area further.

“Location was really the main thing that sold me - I love west London! I like that Acton is close to Chiswick and all the lovely things that Chiswick has to offer, so there is plenty to do nearby. Acton is also really well-connected – I’m a music teacher so I spend a lot of my time in central London going to concerts, opera and the theatre. Crossrail is also launching next year, so I knew that the area would be a sensible investment.”

“I would definitely recommend Shared Ownership. It’s a really good scheme if you’re looking to get on the housing ladder, and fantastic if you’re buying on your own. It’s also a great alternative way of investing in a property, if that’s something you want to do.”





# New Homes Warranty

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

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 2 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 guarantee and NHBC buildmark cover.

You can also access the full terms and conditions on our website: [lqgroup.org.uk](http://lqgroup.org.uk)





# About L&Q

L&Q is a leading residential developer, founded over 50 years ago because homes matter to everyone. It plays a key part in helping shape some of the most exciting, diverse and dynamic regions in the country, including London and the south east.

L&Q creates high quality homes and places people love to live. Its award-winning approach designs thriving communities to suit a whole range of aspirations,

incomes and stages of life. It leads major residential and mixed-use developments and is committed to working with like-minded partners to help solve the housing crisis and meet its vision to deliver 100,000 new homes.

L&Q invests in places for the long term. Its Community Foundation aims to build opportunity and confidence in each area and helps local people into sustainable careers. As a charitable housing association, every penny of any surplus is invested back into providing more new homes and services for its residents.



## Churchfield Quarter

This development offers a collection of 1, 2 & 3 bedroom apartments in the heart of Acton  
[lqhomes.com/churchfieldquarter](http://lqhomes.com/churchfieldquarter)



## L&Q at Acton Gardens

A collection of 1 & 2 bedroom apartments available through Shared Ownership  
[lqhomes.com/actongardens](http://lqhomes.com/actongardens)

All information in this document is correct at the time of publication going to print 09/2019. Computer generated images are for illustrative purposes only and dimensions are not intended to form part of any contract or warranty. Individual features such as windows, bricks and other material 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. The contents of this brochure should not be considered material information for the purposes of purchasing a home.



[millhillsharedownership.co.uk](http://millhillsharedownership.co.uk)

