

L&Q at

BEAM
PARK[®]

Floorplans and specification
Nash House

L&Q



Photography of showhome, indicative only.

Better homes *and a vibrant neighbourhood*

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. So, if you are looking for an attractive, affordable new home in a welcoming neighbourhood within easy reach of central London, 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 kitchen/dining/living area and bathrooms
- Pendant lights to bedrooms, hallways and store cupboards
- White switches and chrome socket
- White shaver point in bathrooms
- Provision for Sky Q (subscription will be required)
- Mains operated ceiling mounted smoke/heat detector

General



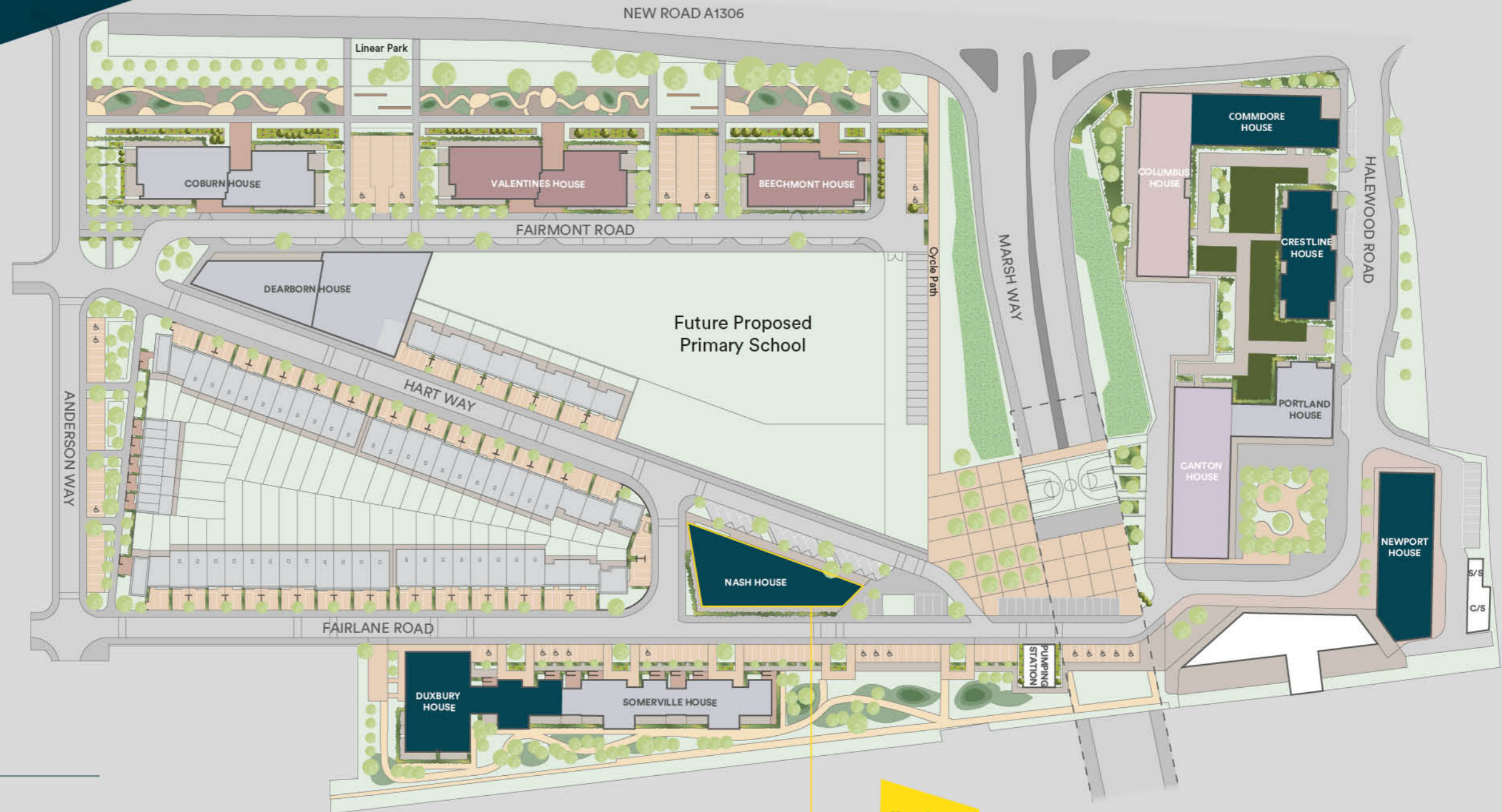
- Free standing washing machine located in store cupboard*
- White internal doors
- Polished Chrome door furniture
- Private garden, balcony or terrace to every home
- Video door entry system
- Communal bicycle storage for every home
- NHBC 12-year Warranty



Photography of showhome, indicative only.

*Washing machines are located in the kitchen for a few homes, speak to Sales Associate for further details. Fitted wardrobes are present in properties within bedroom 1 but in some instances in the second bedroom. The specification of the properties is correct at the date of print/publication but may change as building works progress. Photography of showhome, 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

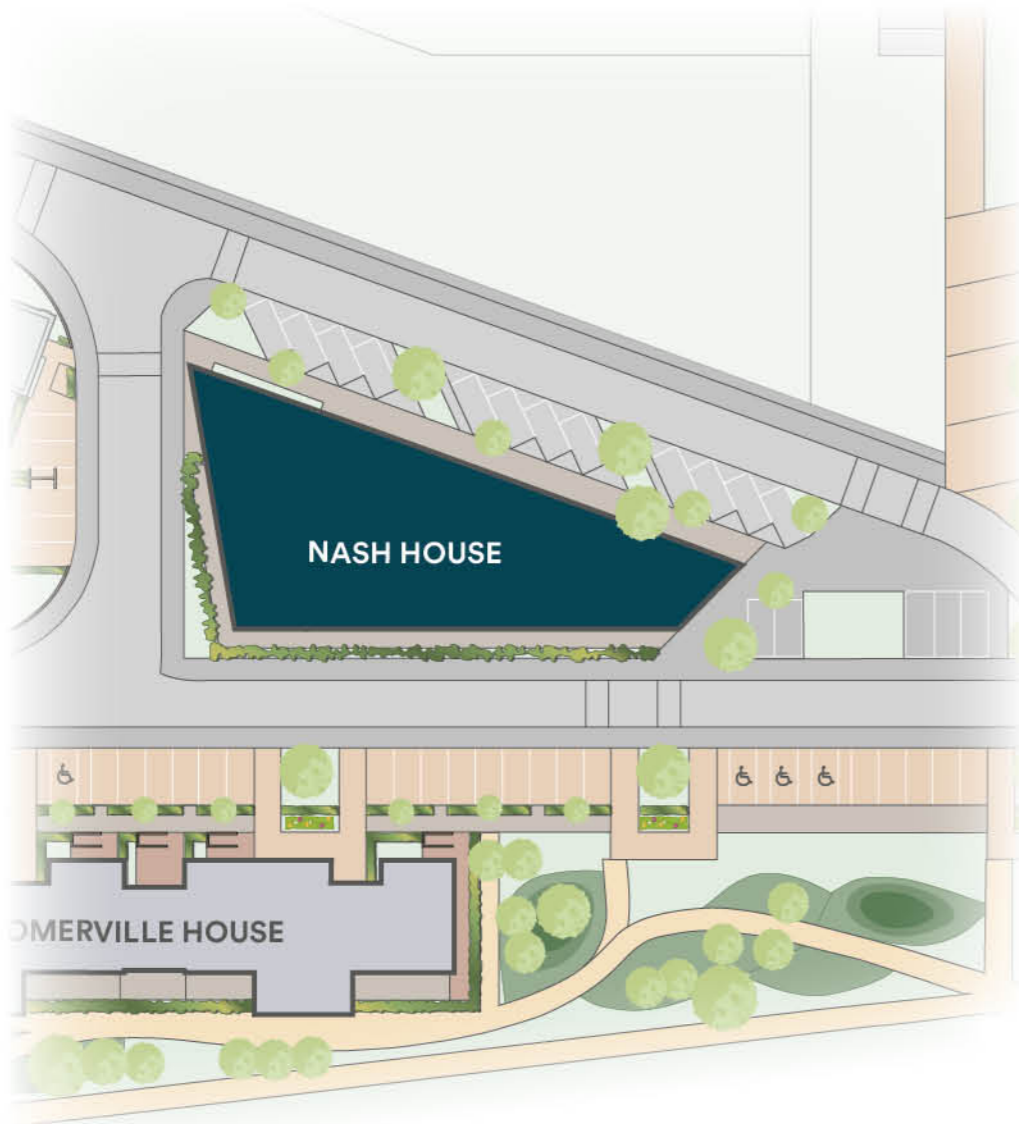
Podium

Podium will be landscaped seating area

Shared Ownership Homes available

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.

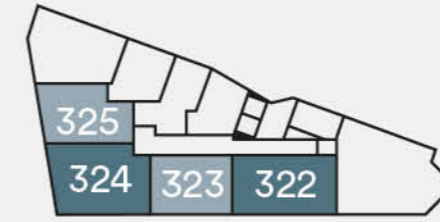
Nash House



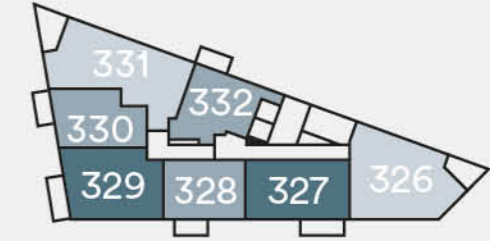
Key

- 1 bedroom homes
- 2 bedroom homes
- 3 bedroom homes

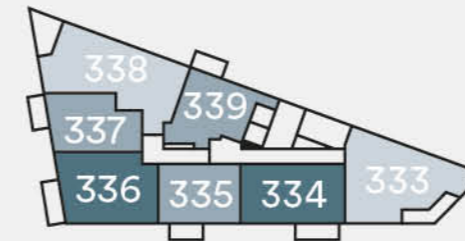
Plot locator



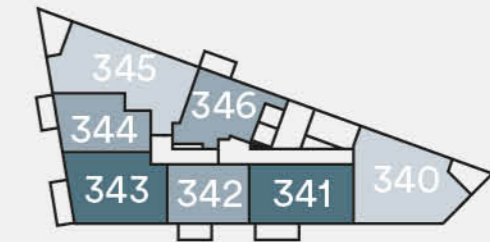
Ground Floor



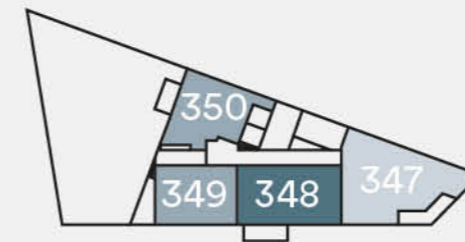
First Floor



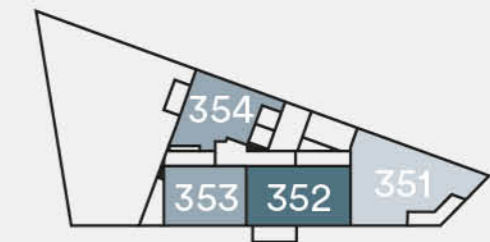
Second Floor



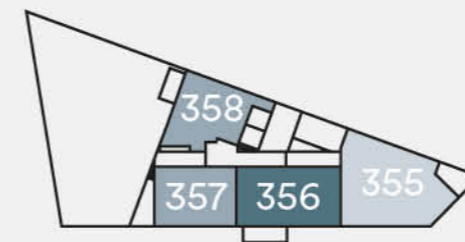
Third Floor



Fourth Floor



Fifth Floor

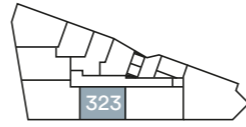


Sixth Floor

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

Plot 323



Ground Floor
Plot 323



Accommodation

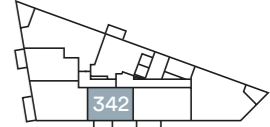
Living/Kitchen/Dining Area	5.98m x 5.00m	19'7" x 16'4"
Bedroom	3.71m x 3.55m	12'2" x 11'8"
Total internal area	50.4 sq. m.	542.52 sq. ft.
Patio	3.40m x 1.83m	5'11" x 11'1"

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

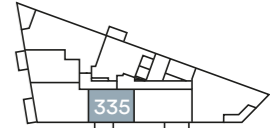
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Type A1

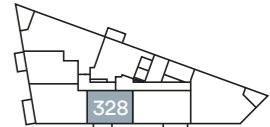
Plots 328, 335 & 342



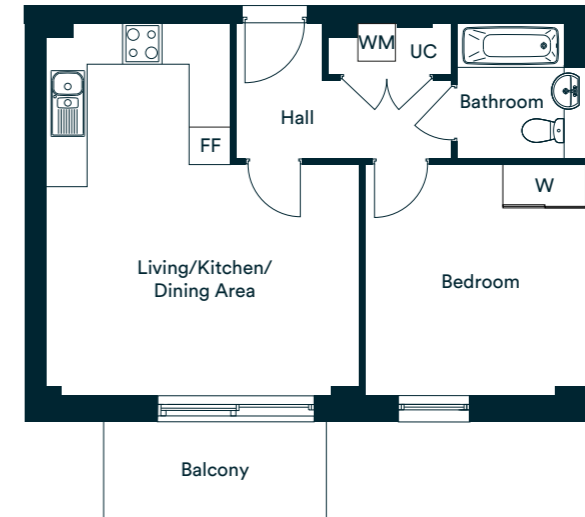
Third Floor
Plot 342



Second Floor
Plot 335



First Floor
Plot 328



Accommodation

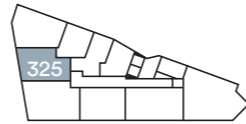
Living/Kitchen/Dining Area	5.98m x 5.00m	19'7" x 16'4"
Bedroom	3.71m x 3.55m	12'2" x 11'8"
Total internal area	50.4 sq. m.	542.52 sq. ft.
Balcony	3.40m x 1.83m	5'11" x 11'1"

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

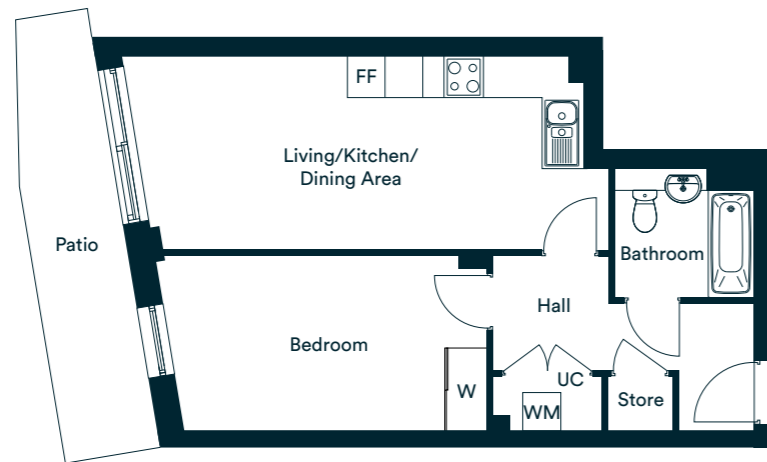
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Type B

Plot 325



Ground Floor
Plot 325



Accommodation

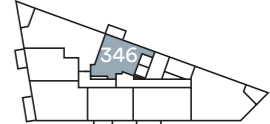
Living/Kitchen/Dining Area	7.40m x 3.12m	24'3" x 10'2"
Bedroom	5.31m x 2.81m	17'5" x 9'2"
Total internal area	52 sq. m.	559.74 sq. ft.
Patio	7.03m x 1.60m	23'0" x 5'2"

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

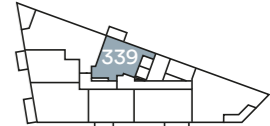
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Type C

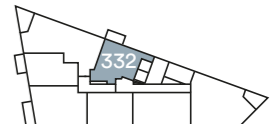
Plots 332, 339 & 346



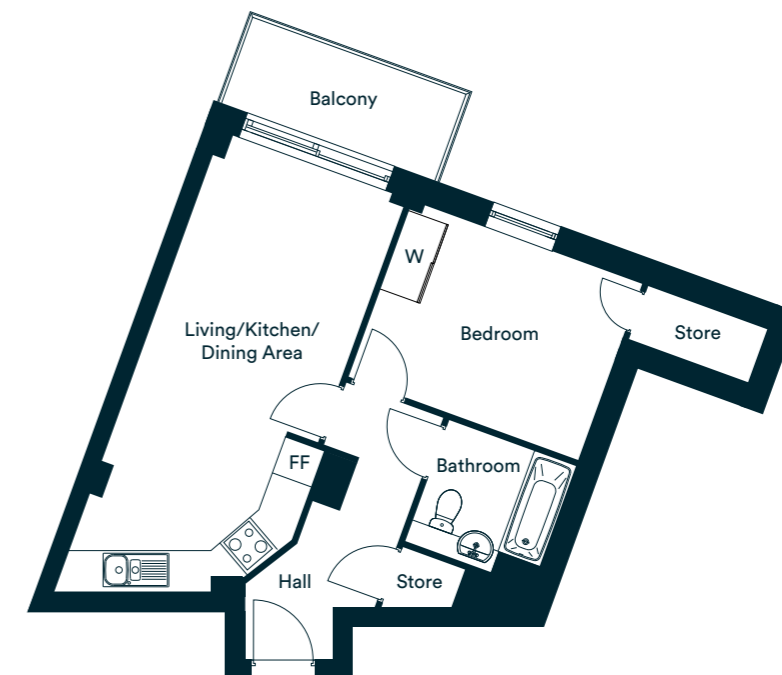
Third Floor
Plot 346



Second Floor
Plot 339



First Floor
Plot 332



Accommodation

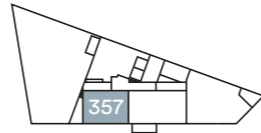
Living/Kitchen/Dining Area	7.65m x 3.18m	25'1" x 10'5"
Bedroom	3.93m x 3.01m	12'10" x 9'10"
Total internal area	50.4 sq. m.	542.52 sq. ft.
Balcony	3.66m x 1.50m	12'0" x 4'11"

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

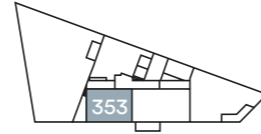
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Type D

Plots 349, 353* & 357*



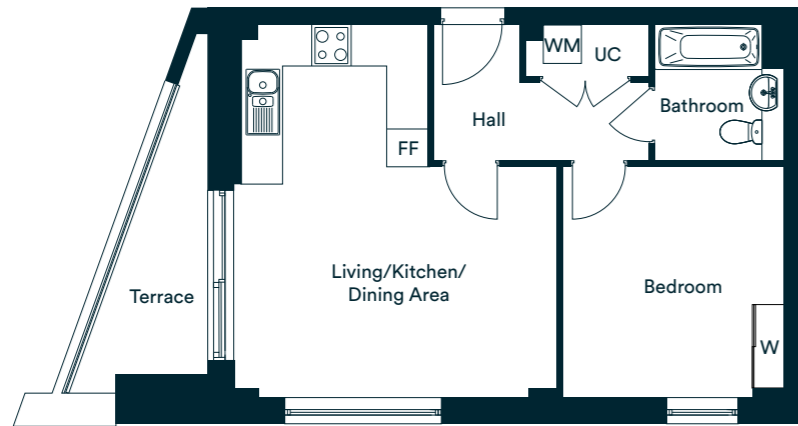
Sixth Floor
Plot 357



Fifth Floor
Plot 353



Fourth Floor
Plot 349



Accommodation

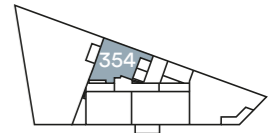
Living/Kitchen/Dining Area	5.98m x 5.17m	19'7" x 16'11"
Bedroom	3.71m x 3.55m	12'2" x 11'8"
Total internal area	51.1 sq. m.	550.05sq. ft.
Terrace	5.42m x 1.40m	17'9" x 4.7"

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

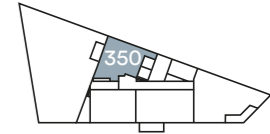
*Balcony to plots 353 & 357. The floor plans provided are intended to only give a general indication of the proposed floor layout, are not drawn to scale and are not intended to form part of any offer, contract, warranty or representation. Measurements are given to the widest point, are approximate and 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

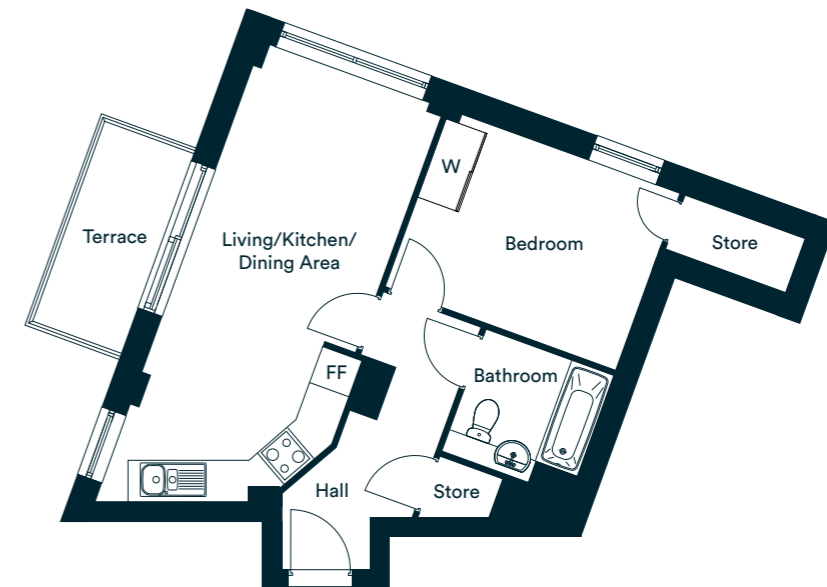
Plots 350 & 354*



Fifth Floor
Plot 354



Fourth Floor
Plot 350



Accommodation

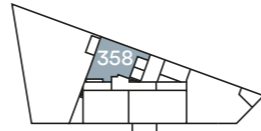
Living/Kitchen/Dining Area	7.83m x 3.12m	25'8" x 10'3"
Bedroom	3.93m x 3.02m	12'10" x 9'11"
Total internal area	50.6 sq. m.	544.67sq. ft.
Terrace	3.48m x 1.57m	11'55" x 5'1"

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

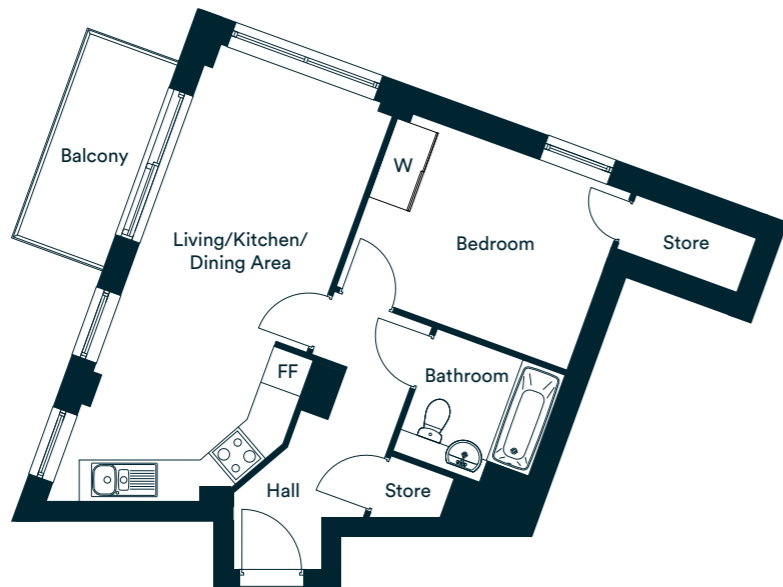
*Balcony to plot 354. The floor plans provided are intended to only give a general indication of the proposed floor layout, are not drawn to scale and are not intended to form part of any offer, contract, warranty or representation. Measurements are given to the widest point, are approximate and are 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 F

Plot 358



Sixth Floor
Plot 358



Accommodation

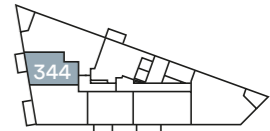
Living/Kitchen/Dining Area	7.83m x 3.25m	25'8" x 10'8"
Bedroom	3.93m x 3.02m	12'10" x 9'11"
Total internal area	51 sq. m.	548.98 sq. ft.
Balcony	3.50m x 1.53m	11'5" x 5'0"

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

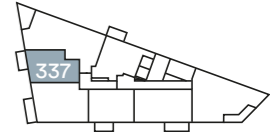
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Type G

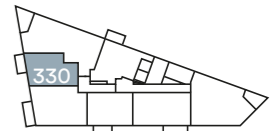
Plots 330, 337 & 344



Third Floor
Plot 344



Second Floor
Plot 337



First Floor
Plot 330



Accommodation

Living/Kitchen/Dining Area	7.42m x 3.26m	24'4" x 10'8"
Bedroom	5.31m x 2.81m	17'5" x 9'2"
Total internal area	52.5 sq. m.	565.12 sq. ft.
Balcony	5.50m x 1.53m	11'5" x 5'0"

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

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Two bedroom homes Type H

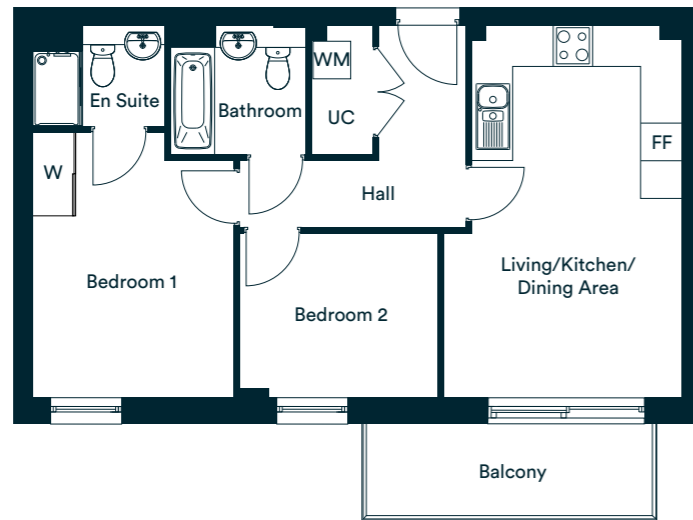
Plots 327 & 334



Second Floor
Plot 334



First Floor
Plot 327



Accommodation

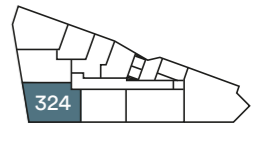
Living/Kitchen/Dining Area	5.98m x 3.81m	19'7" x 12'6"
Bedroom 1	4.26m x 3.24m	13'11" x 10'7"
Bedroom 2	3.17m x 2.66m	10'4" x 8'8"
Total internal area	61.5 sq. m.	662 sq. ft.
Balcony	4.60m x 1.50m	15'1" x 4'11"

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

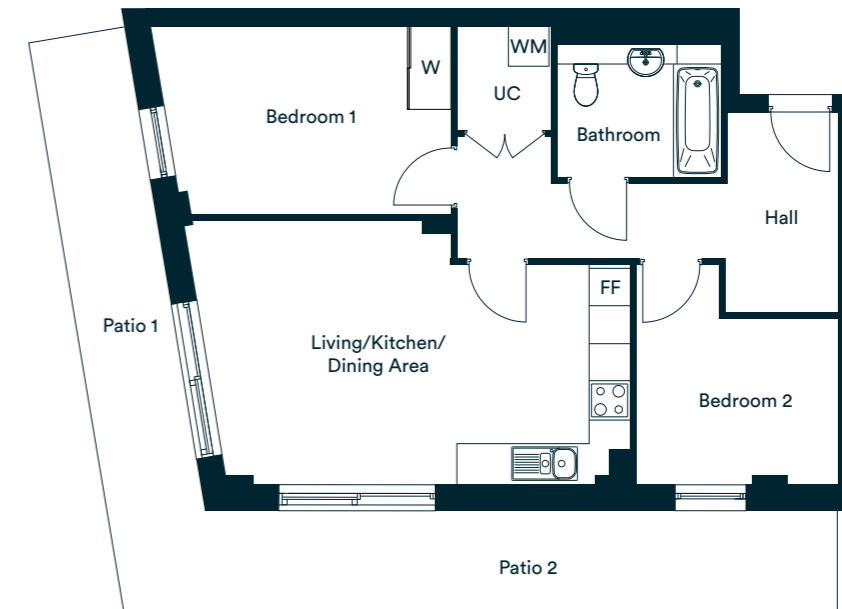
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Type I

Plot 324



Ground Floor
Plot 324



Accommodation

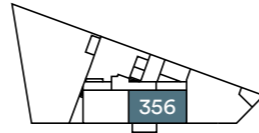
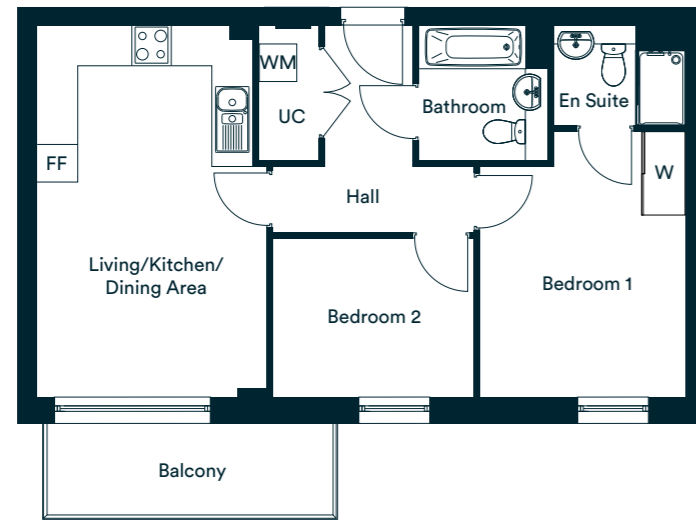
Living/Kitchen/Dining Area	6.37m x 4.23m	20'10" x 13'10"
Bedroom 1	4.82m x 3.04m	15'9" x 9'11"
Bedroom 2	3.53m x 3.35m	11'7" x 11'0"
Total internal area	72.9 sq. m.	784.71 sq. ft.
Patio 1	9.23m x 1.70m	30'3" x 5'6"
Patio 2	11.40m x 1.60m	37'5" x 5'3"

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

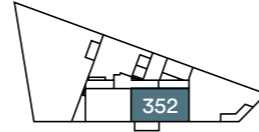
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Type J

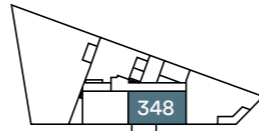
Plots 341, 348, 352 & 356



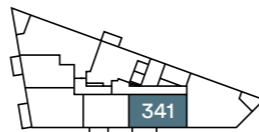
Sixth Floor
Plot 356



Fifth Floor
Plot 352



Fourth Floor
Plot 348



Third Floor
Plot 341

Accommodation

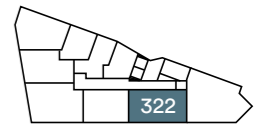
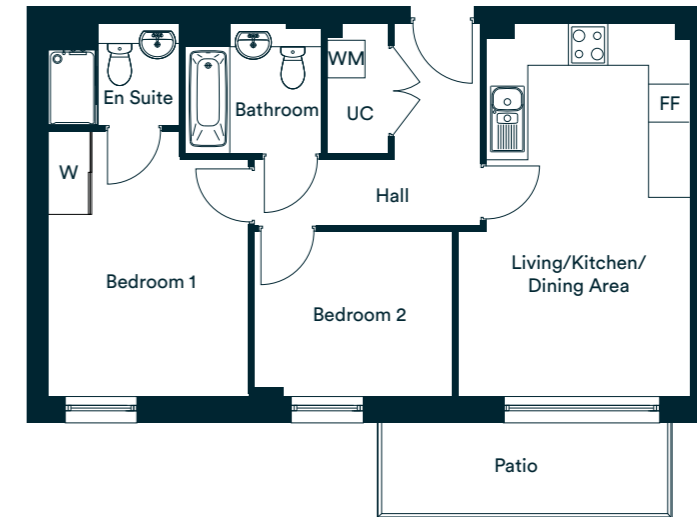
Living/Kitchen/Dining Area	5.98m x 3.69m	19'7" x 12'1"
Bedroom 1	4.26m x 3.34m	13'11" x 10'11"
Bedroom 2	3.23m x 2.56m	10'7" x 8'4"
Total internal area	61.3 sq. m.	659.85 sq. ft.
Balcony	4.61m x 1.40m	15'1" x 4'7"

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

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 K

Plot 322



Ground Floor
Plot 322

Accommodation

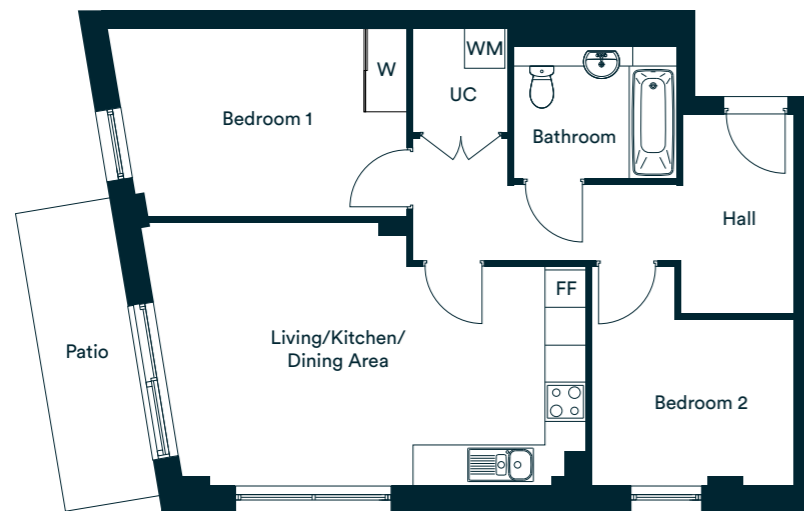
Living/Kitchen/Dining Area	5.98m x 3.72m	29'7" x 12'2"
Bedroom 1	4.26m x 3.24m	13'11" x 10'7"
Bedroom 2	3.17m x 2.66m	10'4" x 8'8"
Total internal area	61 sq. m.	656.62 sq. ft.
Patio	3.50m x 1.53m	11'5" x 5'0"

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

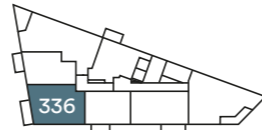
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Type L

Plots 329, 336 & 343



Third Floor
Plot 343



Second Floor
Plot 336



First Floor
Plot 329

Accommodation

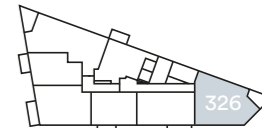
Living/Kitchen/Dining Area	6.36m x 4.23m	20'10" x 13'10"
Bedroom 1	4.82m x 3.04m	15'9" x 9'11"
Bedroom 2	3.53m x 3.35m	11'7" x 11'0"
Total internal area	72.9 sq. m.	784.71 sq. ft.
Balcony	4.80m x 1.50m	15'8" x 4'11"

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

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Three bedroom homes Type M

Plot 326



First Floor
Plot 326



Accommodation

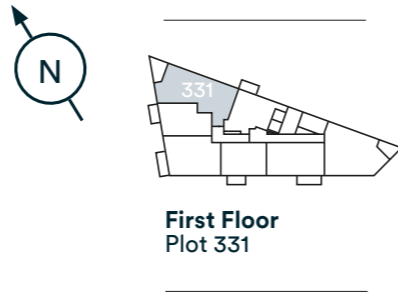
Living/Kitchen/Dining Area	6.90m x 3.46m	22'7" x 11'4"
Bedroom 1	3.44m x 3.09m	11'3" x 10'1"
Bedroom 2	4.52m x 2.80m	14'10" x 9'2"
Bedroom 3	3.80m x 2.42m	12'5" x 7'11"
Total internal area	87.4 sq. m.	940.80 sq. ft.
Balcony	4.40m x 3.40m	14'5" x 11'1"

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

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 N

Plot 331



First Floor
Plot 331



Accommodation

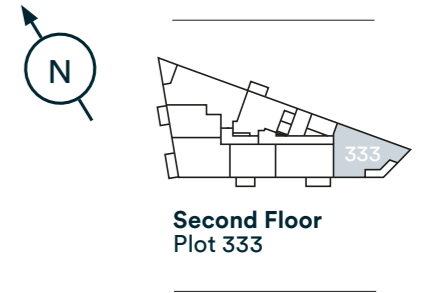
Living/Kitchen/Dining Area	7.55m x 3.88m	24'9" x 12'8"
Bedroom 1	3.75m x 3.72m	12'3" x 12'2"
Bedroom 2	3.72m x 3.38m	12'2" x 11'1"
Bedroom 3	4.29m x 3.01m	14'0" x 9'10"
Total internal area	92.8 sq. m.	998.92 sq. ft.
Terrace	3.70m x 3.70m	12'1" x 12'1"

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

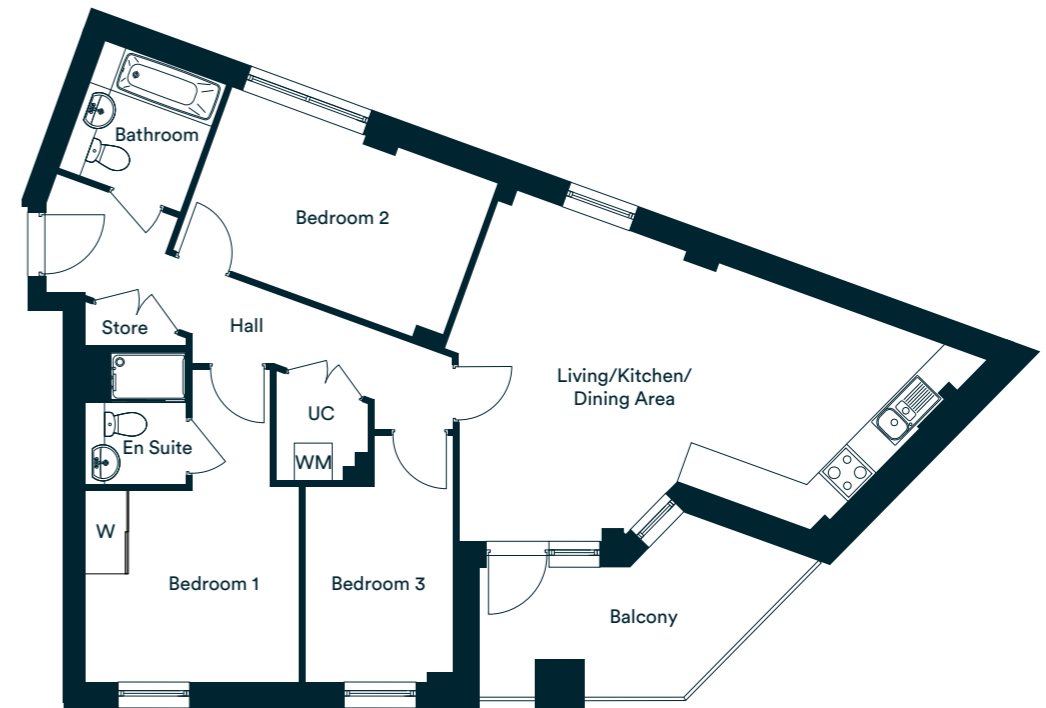
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Type O

Plot 333



Second Floor
Plot 333



Accommodation

Living/Kitchen/Dining Area	4.83m x 3.50m	15'10" x 11'5"
Bedroom 1	3.44m x 3.09m	11'3" x 10'1"
Bedroom 2	4.52m x 2.80m	14'10" x 9'2"
Bedroom 3	3.14m x 2.38m	10'3" x 7'9"
Total internal area	86.4 sq. m.	930.03 sq. ft.
Terrace	3.00m x 2.12m	9'10" x 6'11"

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

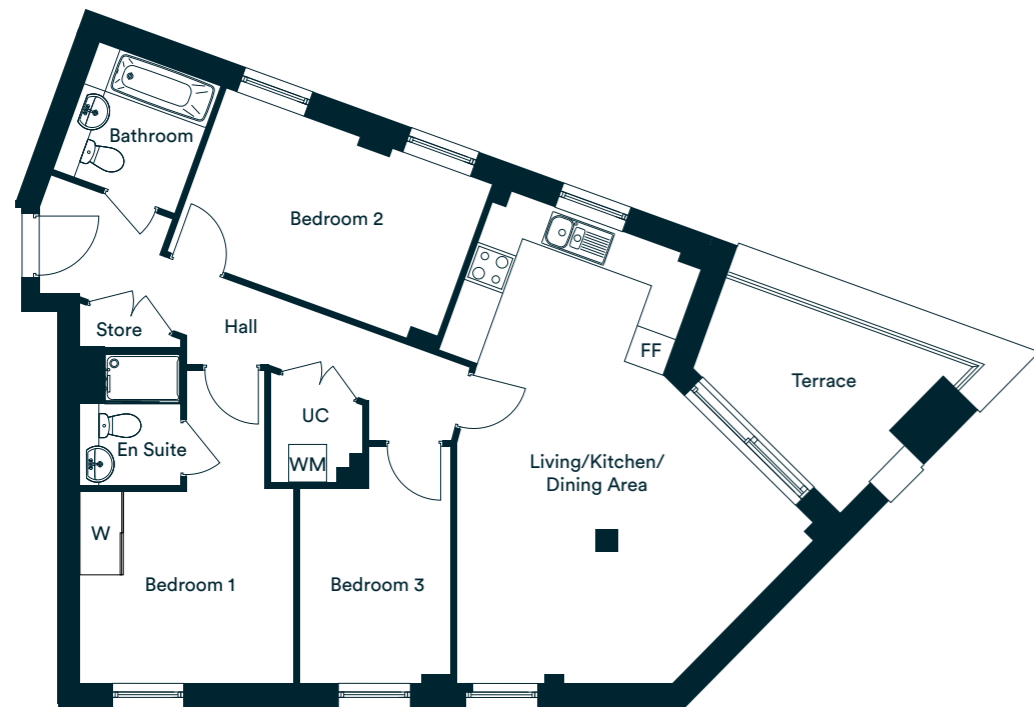
The floor plans provided are intended to only give a general indication of the proposed floor layout, are not drawn to scale and are not intended to form part of any offer, contract, warranty or representation. Measurements are given to the widest point, are approximate and are given as a guide only. 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 P

Plot 340



Third Floor
Plot 340



Accommodation

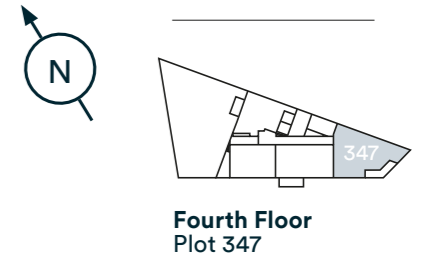
Living/Kitchen/Dining Area	3.46m x 3.34m	11'4" x 10'11"
Bedroom 1	3.44m x 3.09m	11'3" x 10'1"
Bedroom 2	4.52m x 2.80m	14'10" x 9'2"
Bedroom 3	3.80m x 2.42m	12'5" x 7'11"
Total internal area	87.5 sq. m.	941.87 sq. ft.
Terrace	3.26m x 3.10m	10'5" x 7'7"

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

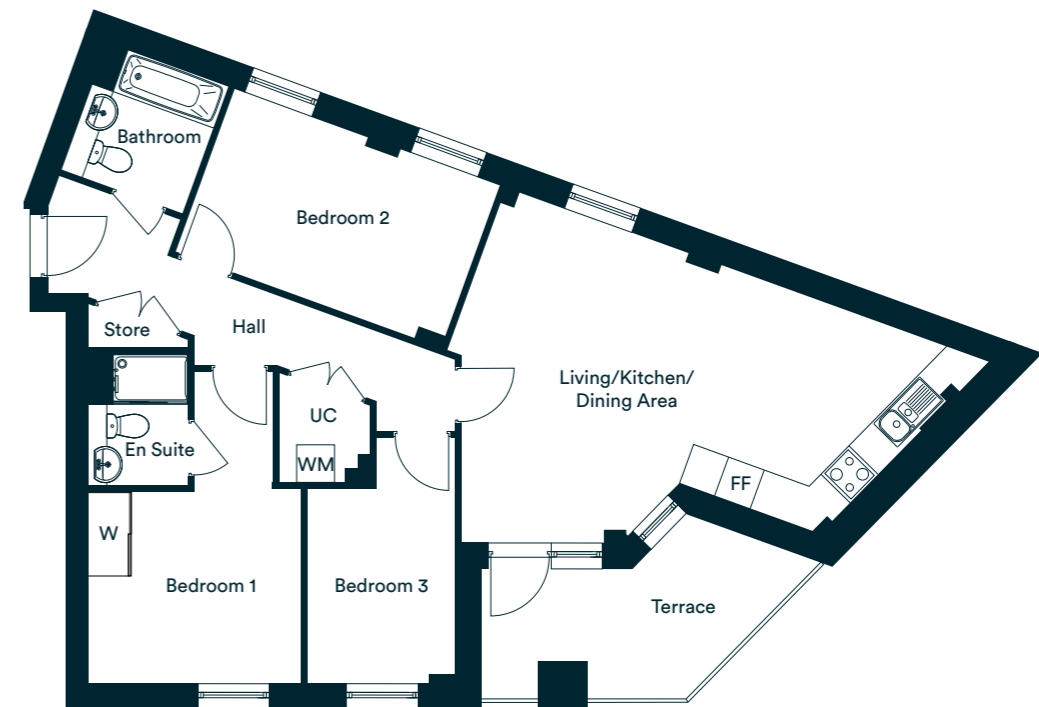
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Type Q

Plot 347



Fourth Floor
Plot 347



Accommodation

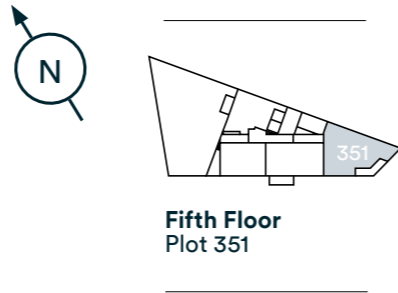
Living/Kitchen/Dining Area	6.62m x 3.51m	21'8" x 11'7"
Bedroom 1	3.44m x 3.09m	11'3" x 10'1"
Bedroom 2	4.52m x 2.80m	14'10" x 9'2"
Bedroom 3	3.14m x 2.38m	10'3" x 7'9"
Total internal area	86.4 sq. m.	930.03 sq. ft.
Terrace	3.20m x 2.33m	10'5" x 7'7"

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

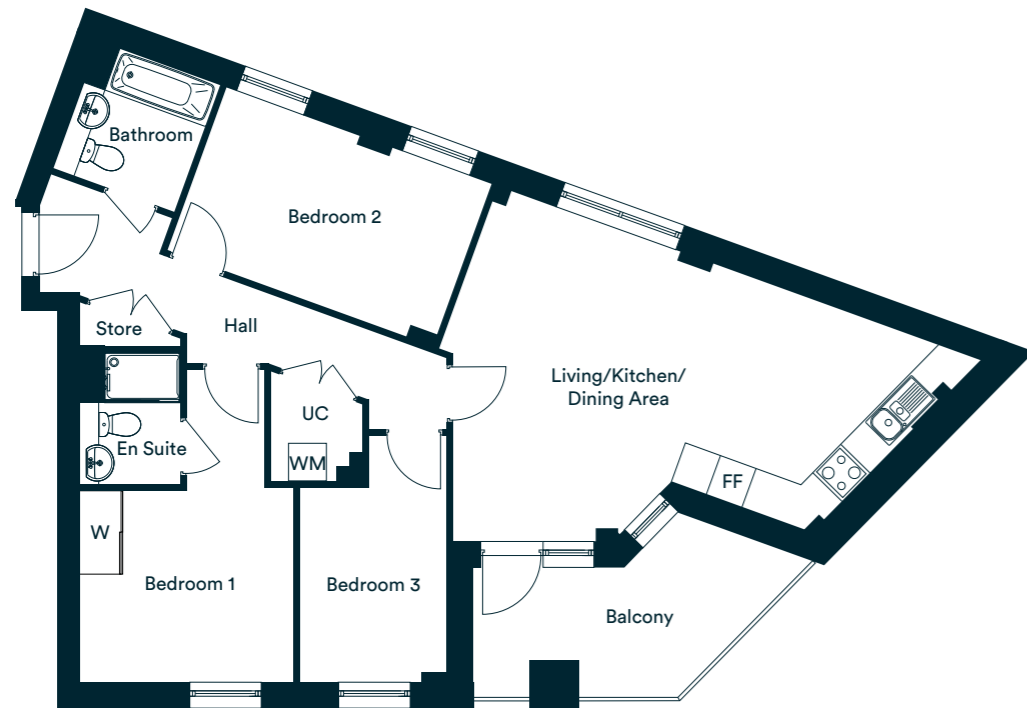
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Type R

Plot 351



Fifth Floor
Plot 351



Accommodation

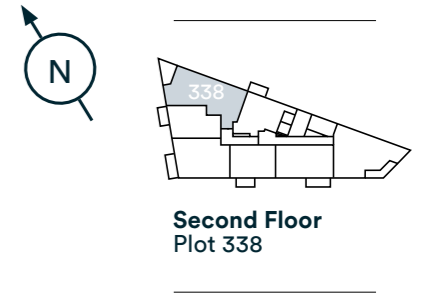
Living/Kitchen/Dining Area	6.62m x 3.51m	21'8" x 11'7"
Bedroom 1	3.44m x 3.09m	11'3" x 10'1"
Bedroom 2	4.52m x 2.80m	14'10" x 9'2"
Bedroom 3	3.14m x 2.38m	10'3" x 7'9"
Total internal area	86.4 sq. m.	930.03 sq. ft.
Terrace	3.20m x 2.33m	10'5" x 7'7"

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

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Type S

Plot 338



Second Floor
Plot 338



Accommodation

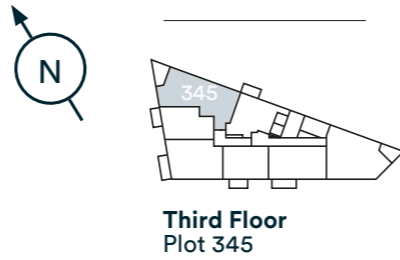
Living/Kitchen/Dining Area	7.55m x 3.88m	24.9" x 12'8"
Bedroom 1	3.75m x 3.72m	12'3" x 12'2"
Bedroom 2	3.72m x 3.38m	12'2" x 11'1"
Bedroom 3	4.29m x 3.01m	14'0" x 9'10"
Total internal area	92.84 sq. m.	998.92 sq. ft.
Balcony	3.50m x 1.53m	11'5" x 5'0"

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

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 S1

Plot 345



Third Floor
Plot 345



Accommodation

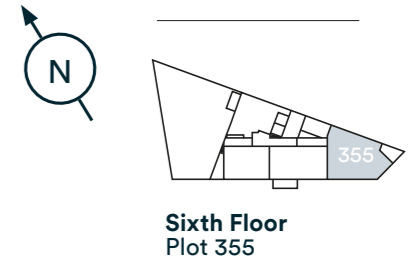
Living/Kitchen/Dining Area	7.55m x 3.88m	24.9" x 12'8"
Bedroom 1	3.75m x 3.72m	12'3" x 12'2"
Bedroom 2	3.72m x 3.38m	12'2" x 11'1"
Bedroom 3	4.29m x 3.01m	14'0" x 9'10"
Total internal area	92.84 sq. m.	998.92 sq. ft.
Balcony	3.50m x 1.53m	11'5" x 5'0"

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

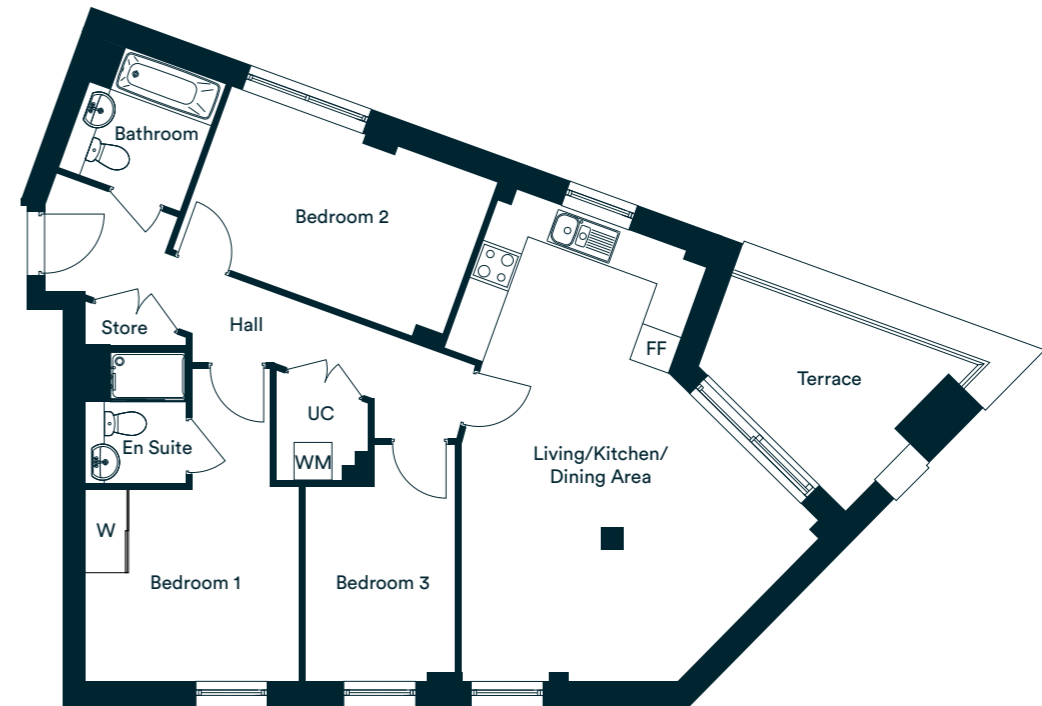
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Type T

Plot 355



Sixth Floor
Plot 355



Accommodation

Living/Kitchen/Dining Area	3.46m x 3.43m	11'4" x 11'3"
Bedroom 1	3.44m x 3.09m	11'3" x 10'1"
Bedroom 2	4.52m x 2.80m	14'10" x 9'2"
Bedroom 3	3.80m x 2.42m	12,5" x 7'11"
Total internal area	87.5 sq. m.	998.92 sq. ft.
Terrace	4.17m x 3.18m	13'8" x 10'5"

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

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Invest for the future
and own your 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 visit
lqhomes.com/shared-ownership



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.

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 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



A selection of other L&Q developments



Barking Riverside
Barking
lqhomes.com/barkingriverside



The Chain
Walthamstow
lqhomes.com/thechain



L&Q at Blackhorse View
Walthamstow
lqhomes.com/blackhorseview

Disclaimer

All information in this document is correct at the time of publication going to print December 2022. 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.

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L&Q

L&Q at Beam Park



lqhomes.com/beampark



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beampark@lqgroup.org.uk