

BARKING RIVERSIDE

Fielders Quarter

Floor Plans and Specification
Shared Ownership

Chambers Apartments,
Norris Apartments and Frost House

L&Q



Computer generated image indicative only.

A place to be, become and belong

Barking Riverside – a landmark development for London along the banks of the River Thames. Barking Riverside is a joint venture between L&Q and The Mayor of London, and is one of Europe's largest brownfield developments, covering an impressive 443 acres, alongside 2km of beautiful south-facing River Thames frontage.

The masterplan will deliver 10,800 new homes, the newly opened Barking Riverside Overground station, as well as commercial, retail and leisure facilities. This pioneering project will incorporate Envac, one of Europe's largest automated waste disposal systems. New schools, parks and river walkways will all become

home to an estimated 30,000 people at this former 1920's power station site. L&Q has a collection of Shared Ownership homes available at this award-winning development. Offering a variety of layouts and styles, each home will bring together a perfect blend of comfort, architecture and design.

Specification

Kitchen



- Modern kitchen cabinets with a complementary worktop and matching upstand
- Full height 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 height mirror
- Pressed steel bath with bespoke bath panel
- Chrome towel radiator
- Homes without an en suite will include a hinged shower screen over the bath, chrome bath mixer tap, thermostatic shower valve with overhead shower and hair wash attachment
- Homes with an en suite will include a bath mixer tap with hair wash attachment mounted at low level

En Suites



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

Bedrooms



- Fitted carpet
- Fitted wardrobe with sliding doors to bedroom 1

Wall & Floor Finishes



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

Heating, Electrical & Lighting



- Low energy white LED downlights to kitchen/dining/living area and bathrooms and hallways
- Pendant lights to bedrooms, hallways and store cupboards
- Satin chrome switches and sockets
- Satin chrome shaver point in bathrooms
- Provision for Sky Q (subscription will be required)
- Mains operated ceiling mounted smoke/heat detector

General



- Free standing washer/dryer located in store/utility cupboard
- White ladder internal doors
- Brushed steel door furniture
- Private garden, balcony, or terrace to every home
- Fob secure access to communal gardens
- Video door entry system
- Cycle storage
- NHBC 12-year Warranty
- Secure car parking (available at separate negotiation to selected plots)



Photography of showhome, indicative only.

The specification of the properties is correct at the date of print/publication but may change as building works progress. Images are of a typical L&Q show home and 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.

Site plan



Property Key

Shared Ownership

Market Sale

C/S Cycle Store

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 including the locations of market sale, shared ownership, London Living 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 change as the development proceeds and as properties are marketed. The layout indicated (including tenure locations) is not intended to form part of any offer, contract, warranty or representation. Please speak to a Sales Associate for more details.

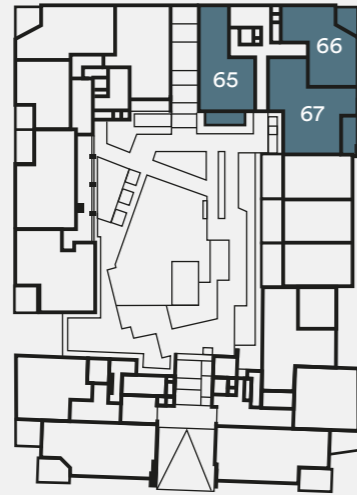
Plot locator Chambers Apartments



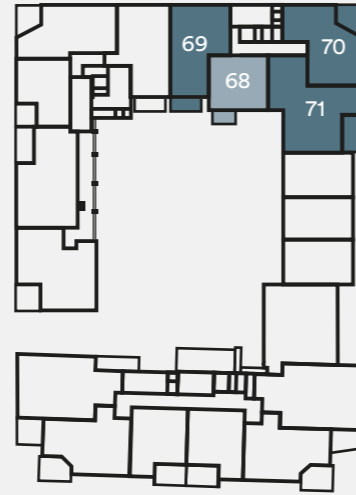
Lower Ground Floor



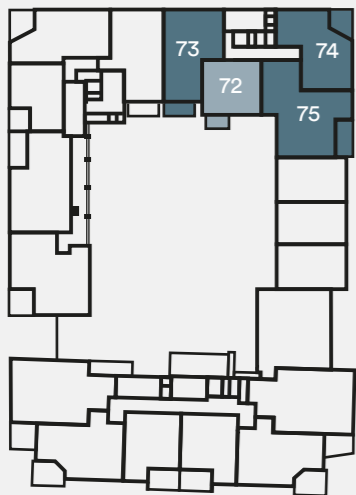
Ground Floor



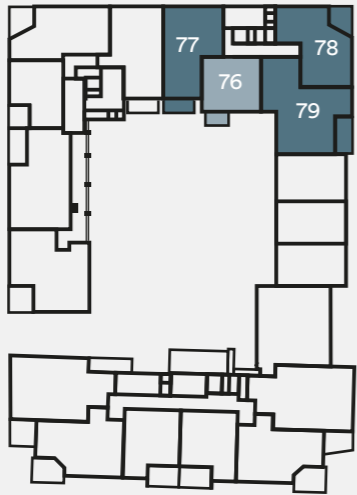
First Floor



Second Floor



Third Floor



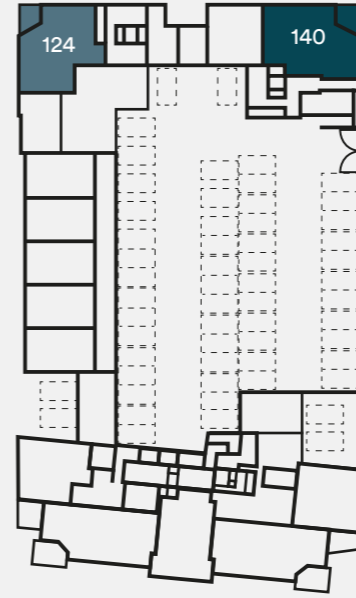
Key

- 1 bedroom homes
- 2 bedroom homes

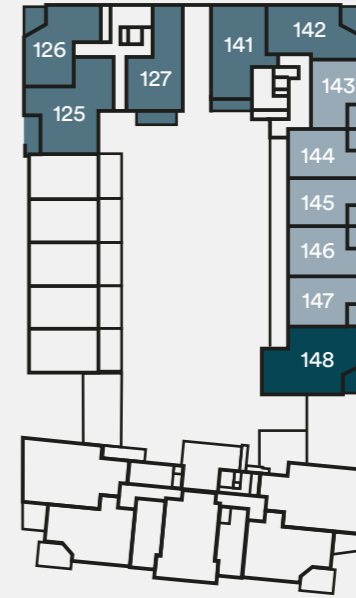
Plot locator Norris Apartments & Frost House



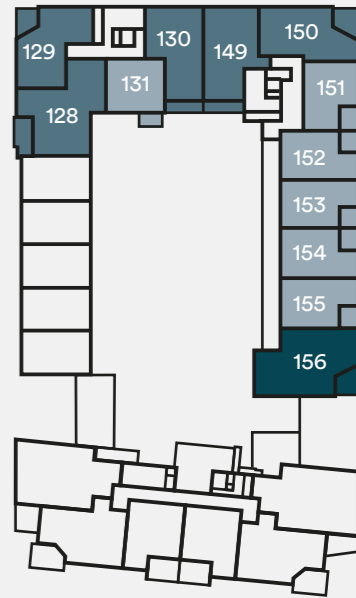
Lower Ground Floor



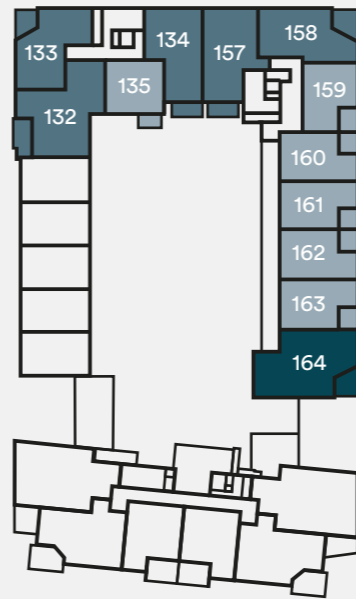
Ground Floor



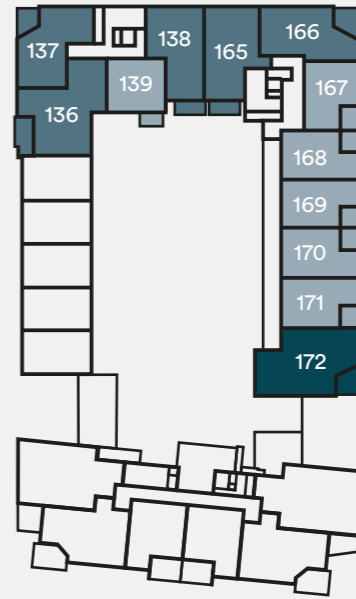
First Floor



Second Floor



Third Floor



Key

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

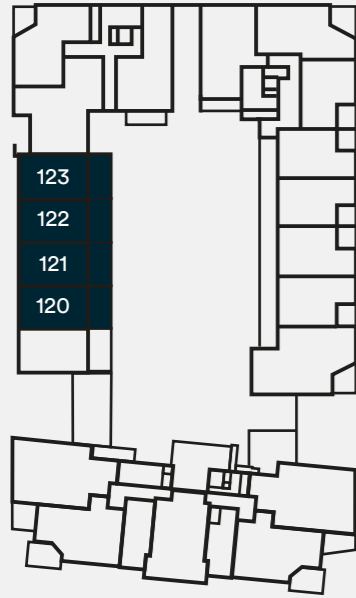
The floorplans provided are intended to only give a general indication of the proposed floor layout, are not drawn to scale and are not intended to form part of any offer, contract, warranty or representation. Measurements are given to the widest point, are approximate and are given as a guide only.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

Plot locator

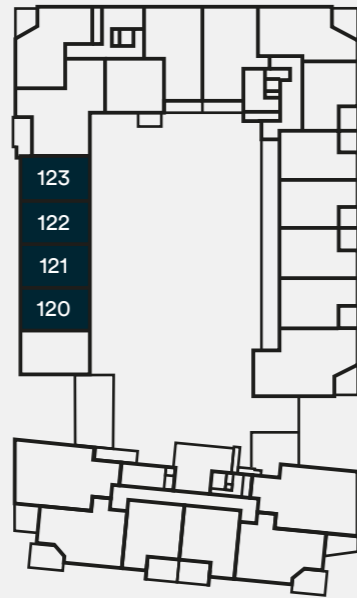
Hume Terrace townhouses



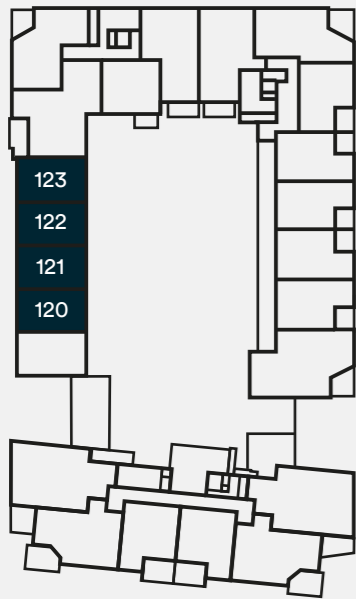
Ground Floor



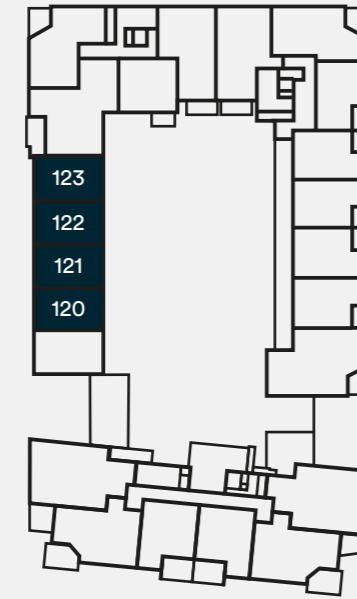
First Floor



Second Floor



Third Floor



Key

■ 4 bedroom homes

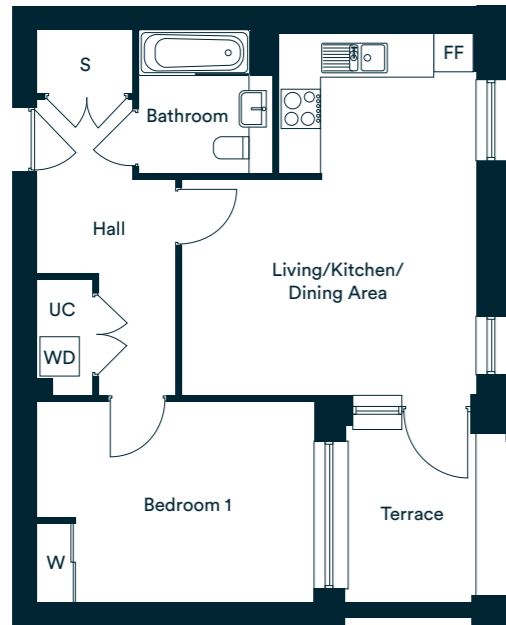
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Photography of showhome, indicative only.

One bedroom homes The Blackborne

Plots 143, 151, 159 & 167



Accommodation

Living/Kitchen/Dining Area	5.59m x 4.51m	18'4" x 14'10"
Bedroom	4.25m x 3.07m	13'11" x 10'1"
Total internal area	51.0 sq. m.	549.0 sq. ft.
Terrace	2.17m x 2.90m	7'2" x 9'6"



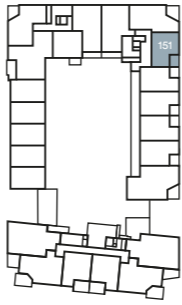
Frost House



Third Floor
Plot 167



Second Floor
Plot 159



First Floor
Plot 151



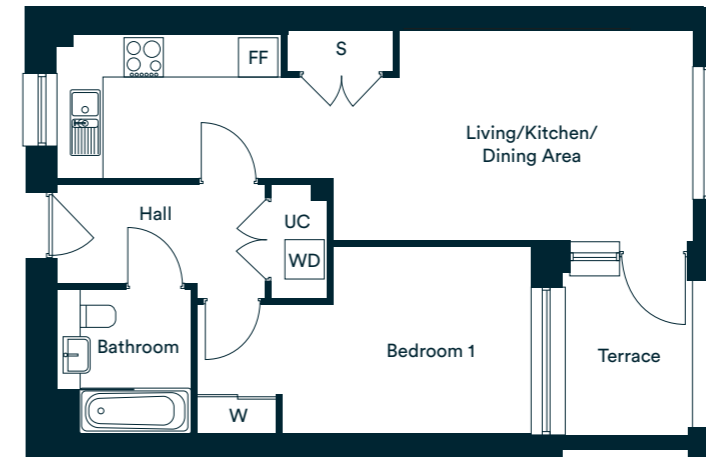
Ground Floor
Plot 143

W – Wardrobe
UC – Utility Cupboard
FF – Fridge/Freezer
WD – Washer/Dryer

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The Chilver

Plots 144*, 145, 146*, 147, 152*, 153, 154*, 155, 160*, 161, 162*, 163, 168*, 169, 170* & 171

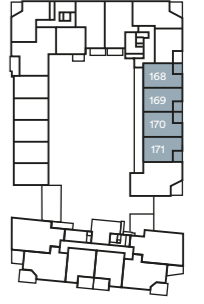


Accommodation

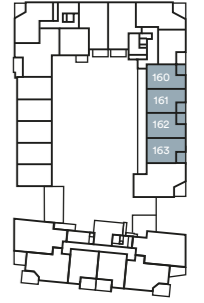
Living/Kitchen/Dining Area	9.67m x 3.21m	31'9" x 10'6"
Bedroom	5.11m x 2.86m	16'9" x 9'4"
Total internal area	52.7 sq. m.	567.3 sq. ft.
Terrace	2.17m x 2.67m	7'2" x 8'9"



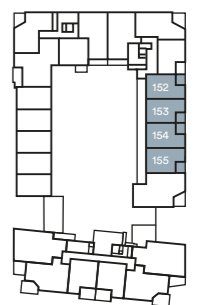
Frost House



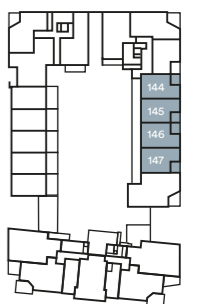
Third Floor
Plots 168, 169, 170 & 171



Second Floor
Plots 160, 161, 162 & 163



First Floor
Plots 152, 153, 154 & 155



Ground Floor
Plots 144, 145, 146 & 147

W – Wardrobe
UC – Utility Cupboard
FF – Fridge/Freezer
WD – Washer/Dryer

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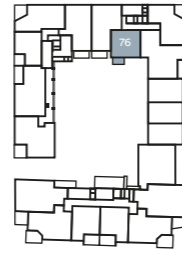
The Moore

Plots 68*, 72*, 76*, 131, 135 & 139



Chambers Apartments

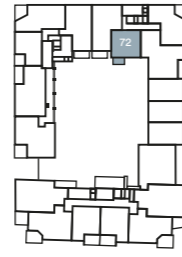
Norris Apartments



Third Floor
Plot 76



Third Floor
Plot 139



Second Floor
Plot 72



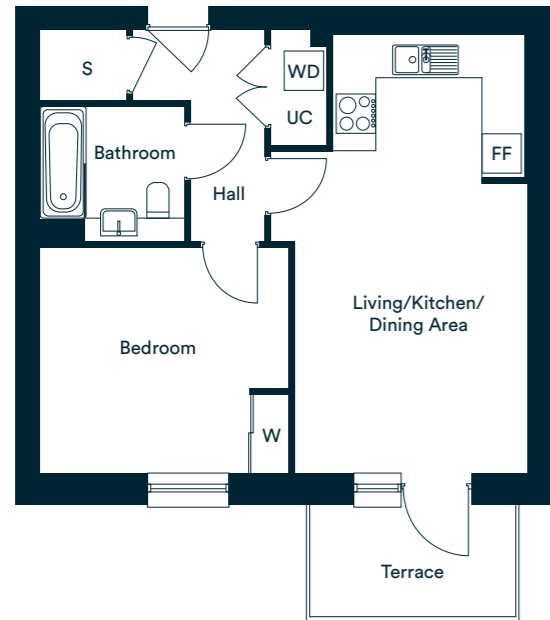
Second Floor
Plot 135



First Floor
Plot 68



First Floor
Plot 131



Accommodation

Living/Kitchen/Dining Area	6.77m x 3.93m	22'3" x 12'11"
Bedroom	3.80m x 3.45m	12'6" x 11'4"
Total internal area	50.5 sq. m.	543.6 sq. ft.
Terrace	3.14m x 1.73m	10'4" x 5'8"

W – Wardrobe
UC – Utility Cupboard
FF – Fridge/Freezer
WD – Washer/Dryer

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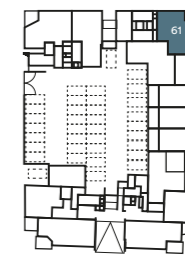
Two bedroom homes The Ramsey

61* & 124



Chambers Apartments

Norris Apartments



Lower Ground Floor
Plot 61



Lower Ground Floor
Plot 124



Accommodation

Living/Kitchen/Dining Area	6.11m x 4.93m	20'1" x 16'2"
Bedroom 1	4.58m x 3.35m	15'1" x 11'0"
Bedroom 2	3.69m x 2.94m	12'2" x 9'8"
Total internal area	92.9 sq. m.	1000.0 sq. ft.
Terrace	2.81m x 2.57m	9'2" x 8'5"

W – Wardrobe
UC – Utility Cupboard
FF – Fridge/Freezer
WD – Washer/Dryer

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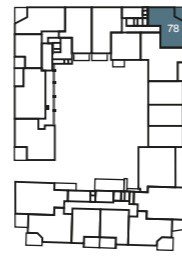
The Frost

Plots 66*, 70*, 74*, 78*, 126, 129, 133 & 137



Chambers Apartments

Norris Apartments



Third Floor
Plot 78



Third Floor
Plot 137



Second Floor
Plot 74



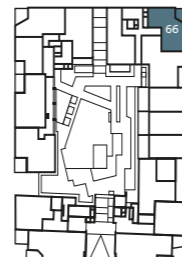
Second Floor
Plot 133



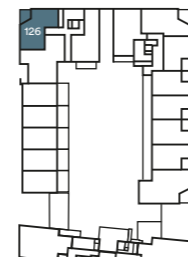
First Floor
Plot 70



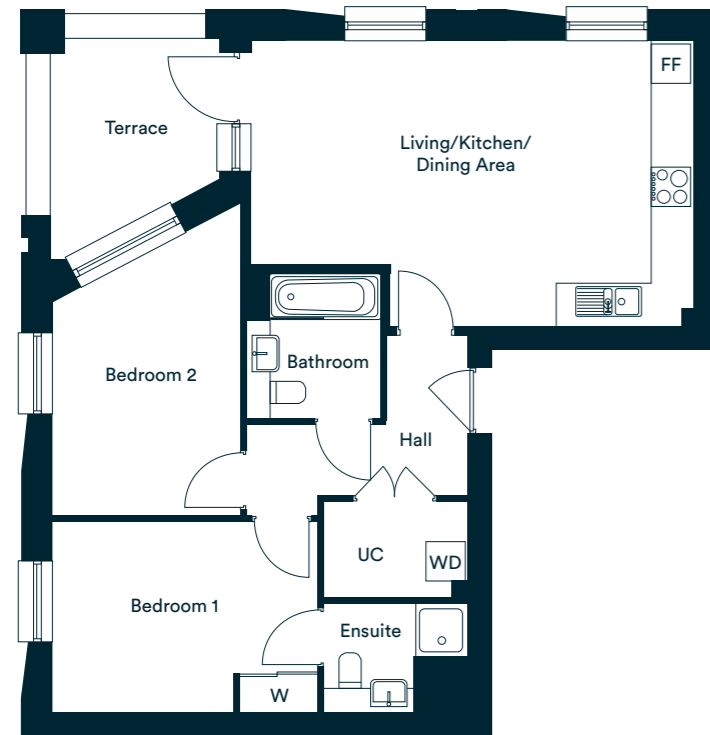
First Floor
Plot 129



Ground Floor
Plot 66



Ground Floor
Plot 126



Accommodation

Living/Kitchen/Dining Area	6.76m x 4.36m	22'2" x 14'4"
Bedroom 1	4.05m x 2.90m	13'4" x 9'6"
Bedroom 2	3.27m x 2.87m	11'9" x 9'5"
Total internal area	70.8 sq. m.	762.1 sq. ft.
Terrace	2.78m x 2.60m	9'2" x 8'6"

W – Wardrobe
UC – Utility Cupboard
FF – Fridge/Freezer
WD – Washer/Dryer

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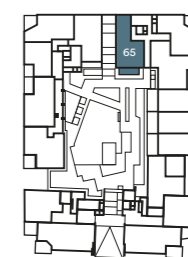
The Hart

Plot 65* & 127

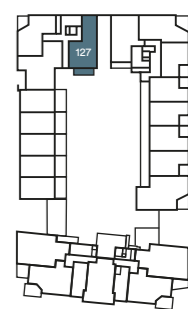


Chambers Apartments

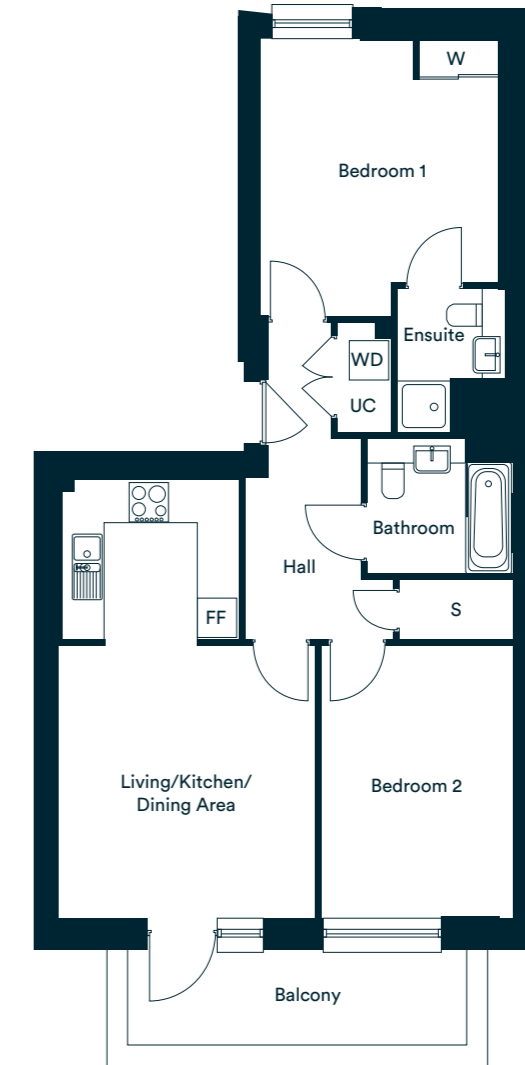
Norris Apartments



Ground Floor
Plot 65



Ground Floor
Plot 127



Accommodation

Living/Kitchen/Dining Area	6.71m x 3.94m	22'0" x 12'11"
Bedroom 1	4.24m x 3.63m	13'11" x 11'11"
Bedroom 2	4.17m x 2.91m	13'9" x 9'7"
Total internal area	71.3 sq. m.	767.5 sq. ft.
Terrace	1.65m x 5.19m	5'5" x 17'1"

W – Wardrobe
UC – Utility Cupboard
FF – Fridge/Freezer
WD – Washer/Dryer

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The Leonard

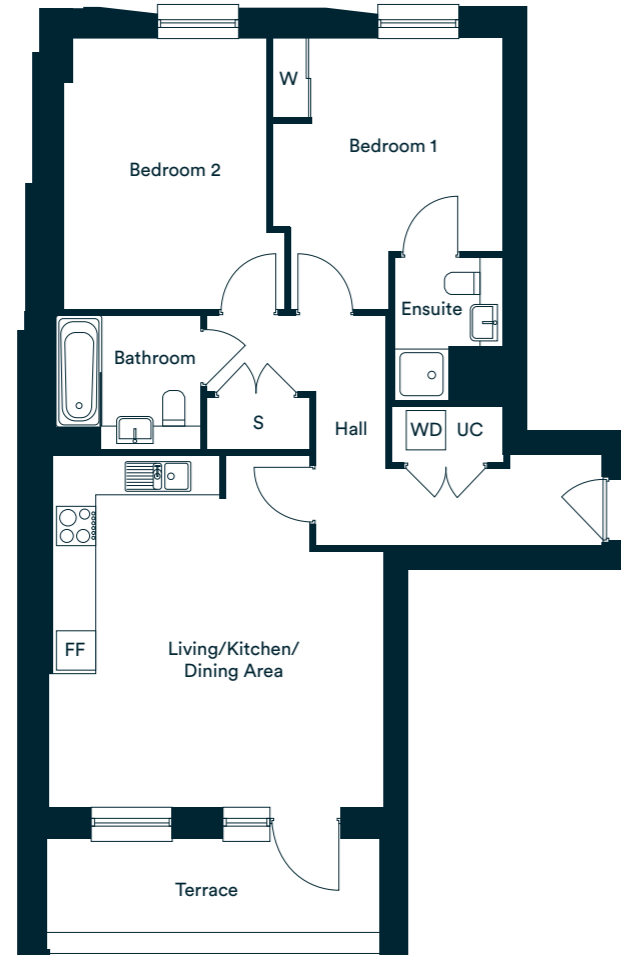
Plot 141



Frost House



Ground Floor
Plot 141



Accommodation

Living/Kitchen/Dining Area	5.39m x 5.13m	17'8" x 16'10"
Bedroom 1	4.14m x 3.54m	13'7" x 11'7"
Bedroom 2	4.14m x 3.37m	13'7" x 11'1"
Total internal area	75.2 sq. m.	809.5 sq. ft.
Terrace	1.44m x 5.07m	4'9" x 16'8"

W – Wardrobe
UC – Utility Cupboard
FF – Fridge/Freezer
WD – Washer/Dryer

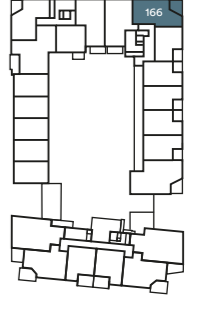
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The Vera

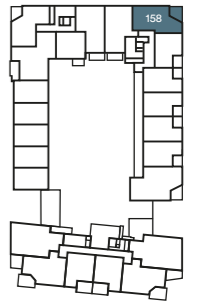
Plots 142, 150, 158 & 166



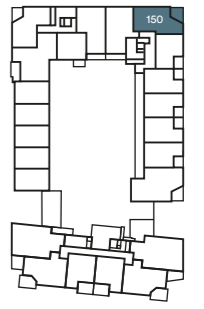
Frost House



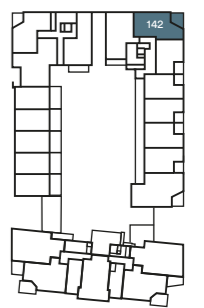
Third Floor
Plot 166



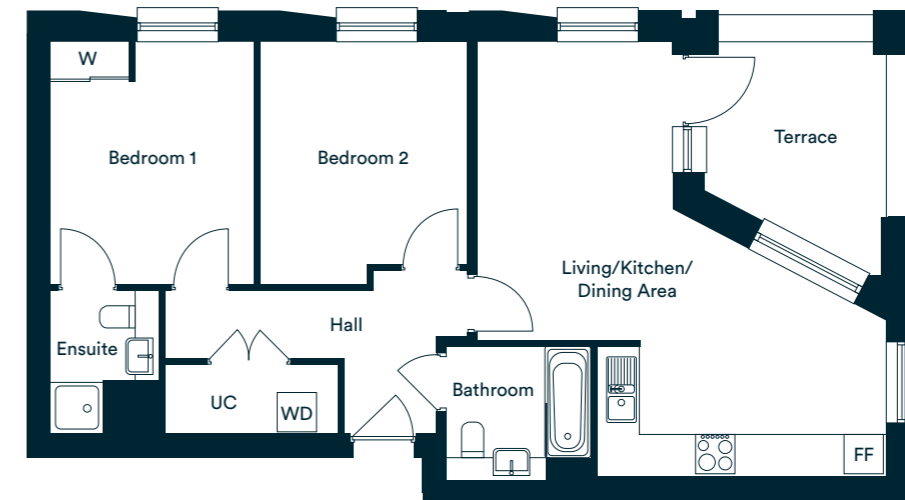
Second Floor
Plot 158



First Floor
Plot 150



Ground Floor
Plot 142



Accommodation

Living/Kitchen/Dining Area	6.65m x 6.25m	21'10" x 20'6"
Bedroom 1	3.70m x 3.14m	12'2" x 10'4"
Bedroom 2	3.70m x 3.16m	12'2" x 10'5"
Total internal area	70.3 sq. m.	756.7 q. ft.
Terrace	3.03m x 2.80m	9'11" x 9'2"

W – Wardrobe
UC – Utility Cupboard
FF – Fridge/Freezer
WD – Washer/Dryer

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The Norma

Plots 149, 157 & 165



Frost House



Third Floor
Plot 165



Second Floor
Plot 157



First Floor
Plot 149



Plots 157 & 65

Accommodation

Living/Kitchen/Dining Area	5.66m x 4.98m	18'7" x 16'4"
Bedroom 1	3.75m x 3.72m	12'4" x 12'2"
Bedroom 2	3.71m x 3.46m	12'2" x 11'4"
Total internal area	74.8 sq. m.	805.1 sq. ft.
Terrace – Plot 149	1.34m x 5.07m	4'5" x 16'8"
Terrace – Plots 157 & 165	1.73m x 4.03m	5'8" x 13'3"

W – Wardrobe
UC – Utility Cupboard
FF – Fridge/Freezer
WD – Washer/Dryer

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The Richardson

Plots 69*, 73*, 77*, 130, 134 & 138

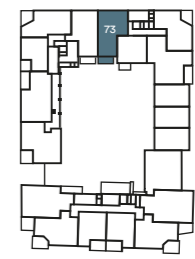


Chambers Apartments

Norris Apartments



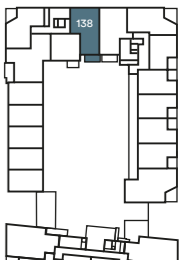
Third Floor
Plot 77



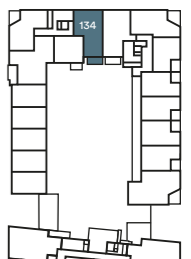
Second Floor
Plot 73



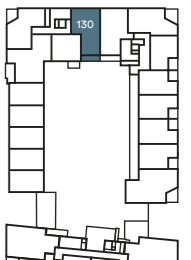
First Floor
Plot 69



Third Floor
Plot 138



Second Floor
Plot 134



First Floor
Plot 130



Plots 134 & 138

Accommodation

Living/Kitchen/Dining Area	6.12m x 4.77m	20'1" x 15'8"
Bedroom 1	3.68m x 3.24m	12'1" x 10'7"
Bedroom 2	3.86m x 3.60m	12'8" x 11'10"
Total internal area	74.0 sq. m.	796.5sq. ft.
Terrace – Plots 69 & 130	1.34m x 4.74m	4'5" x 15'7"
Terrace – Plots 73, 77, 134 & 138	1.73m x 4.03m	5'8" x 13'3"

W – Wardrobe
UC – Utility Cupboard
FF – Fridge/Freezer
WD – Washer/Dryer

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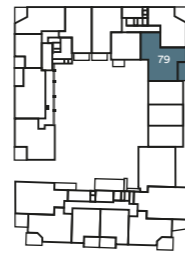
The Shaw

Plots 67*, 71*, 75*, 79*, 125, 128, 132 & 136

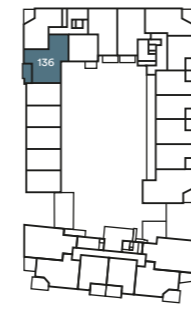


Chambers Apartments

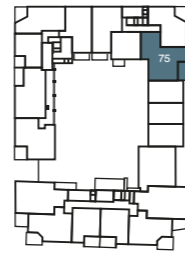
Norris Apartments



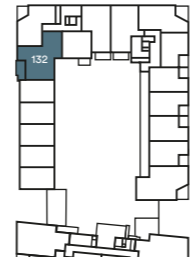
Third Floor
Plot 79



Third Floor
Plot 136



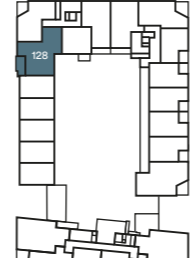
Second Floor
Plot 75



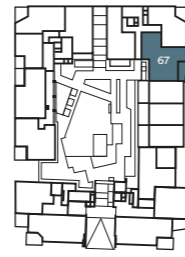
Second Floor
Plot 132



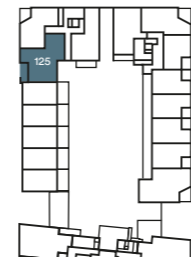
First Floor
Plot 71



First Floor
Plot 128



Ground Floor
Plot 67



Ground Floor
Plot 125

W – Wardrobe
UC – Utility Cupboard
FF – Fridge/Freezer
WD – Washer/Dryer



Accommodation

Living/Kitchen/Dining Area	7.26m x 5.49m	23'10" x 18'0"
Bedroom 1	4.37m x 3.41m	14'4" x 11'2"
Bedroom 2	3.93m x 3.49m	12'11" x 11'6"
Total internal area	95.0 sq. m.	1022.6 sq. ft.
Terrace	2.11m x 4.62m	6'11" x 15'2"

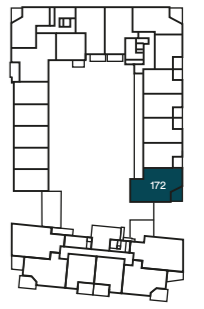
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The Winstone

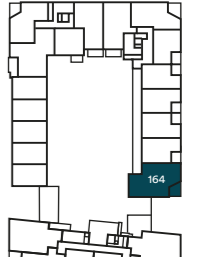
Plots 148, 156, 164, 172



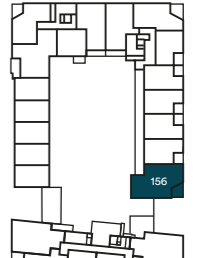
Frost House



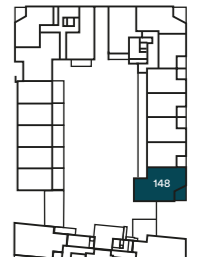
Third Floor
Plot 172



Second Floor
Plot 164



First Floor
Plot 156



Ground Floor
Plot 148

W – Wardrobe
UC – Utility Cupboard
FF – Fridge/Freezer
WD – Washer/Dryer



Accommodation

Living/Kitchen/Dining Area	5.87m x 5.51m	19'3" x 18'1"
Bedroom 1	5.57m x 3.39m	18'3" x 11'2"
Bedroom 2	4.15m x 3.36m	13'8" x 11'0"
Bedroom 3	3.36m x 2.44m	11'0" x 8'0"
Total internal area	91.6 sq. m.	986.0 sq. ft.
Terrace	2.67m x 2.95m	8'9" x 9'8"

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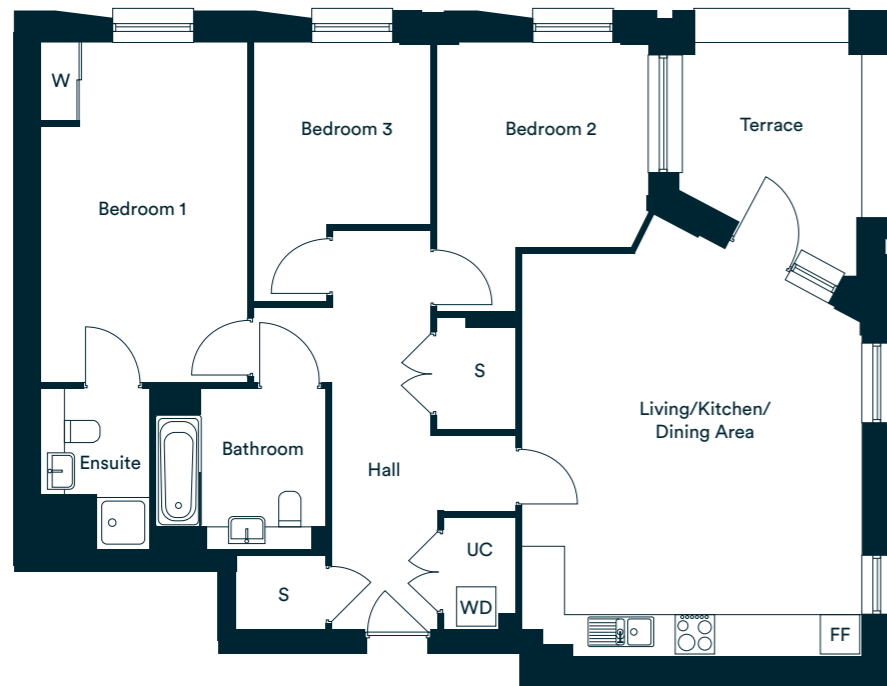
The Carey

Plots 140

Frost House



Lower Ground Floor
Plot 140



Accommodation

Living/Kitchen/Dining Area	5.75m x 5.19m	18'1" x 17'1"
Bedroom 1	5.20m x 3.15m	17'1" x 10'4"
Bedroom 2	4.11m x 3.24m	13'6" x 10'8"
Bedroom 3	3.96m x 2.70m	13'0" x 8'10"
Total internal area	99.7 sq. m.	1073.2 sq. ft.
Terrace	3.03m x 2.80m	9'11" x 9'2"

W – Wardrobe
UC – Utility Cupboard
FF – Fridge/Freezer
WD – Washer/Dryer

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Photography of showhome, indicative only.

Hume Terrace

Four bedroom townhouse

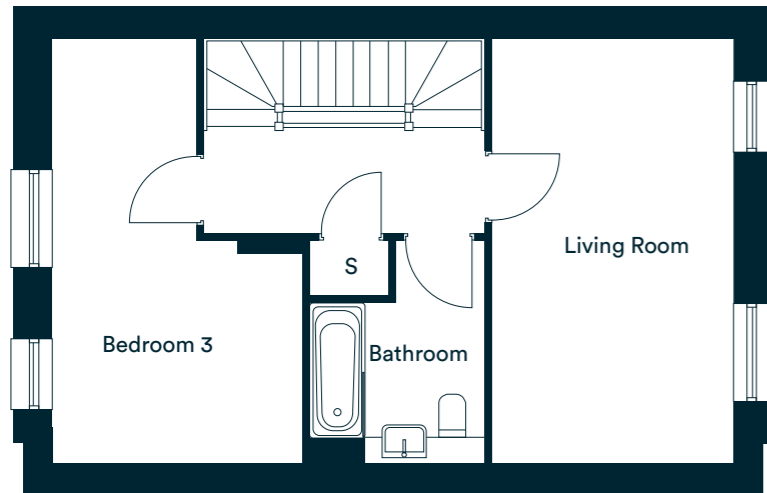
Plots 120, 121, 122 & 123



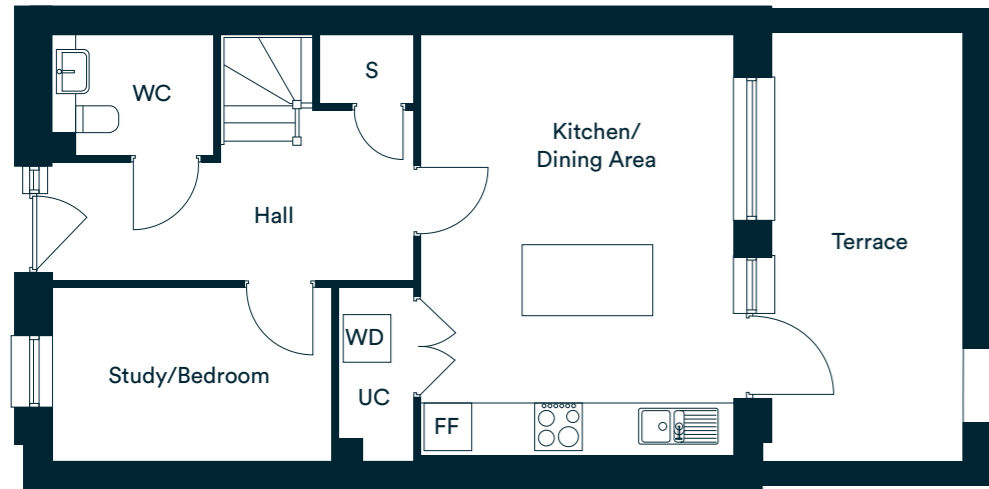
First Floor
Plots 120, 121,
122 & 123



Ground Floor
Plots 120, 121,
122 & 123



First Floor



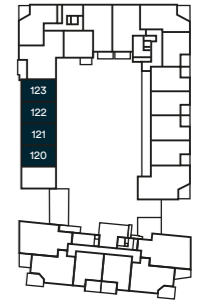
Ground Floor

Accommodation

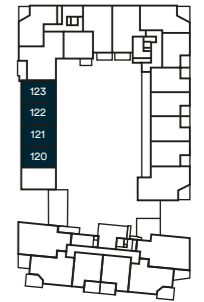
Kitchen/Dining Area	5.38m x 3.95m	17'8" x 13'0"
Study/Bedroom	3.52m x 2.18m	11'7" x 7'2"
Living Room	5.38m x 3.05m	17'8" x 10'0"
Bedroom 3	5.38m x 3.16m	17'8" x 10'5"
Terrace	5.43m x 2.45m	17'10" x 8'1"

W – Wardrobe
UC – Utility Cupboard
FF – Fridge/Freezer
WD – Washer/Dryer

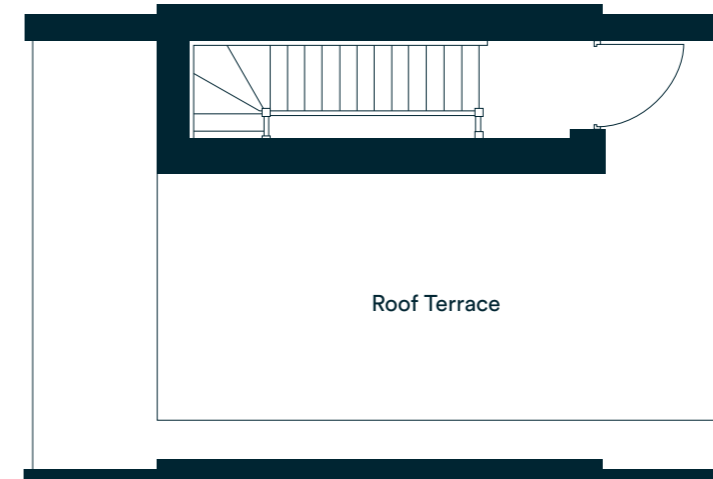
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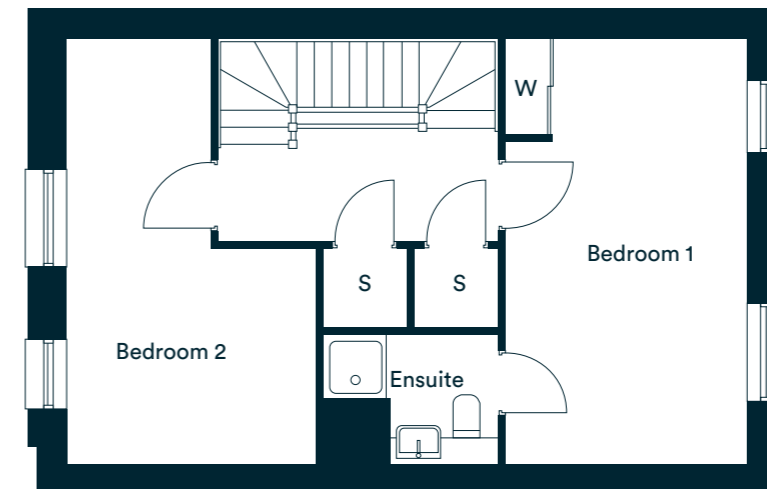
Roof Terrace
Plots 120, 121,
122 & 123



Second Floor
Plots 120, 121,
122 & 123



Roof Terrace



Second Floor

Accommodation

Bedroom 1	5.38m x 3.05m	17'8" x 10'0"
Bedroom 2	5.38m x 3.16m	17'8" x 10'5"
Total internal area	138 sq. m.	1485 sq. ft.
Roof Terrace	3.17m x 7.15m	10'3" x 23'6"

W – Wardrobe
UC – Utility Cupboard
FF – Fridge/Freezer
WD – Washer/Dryer

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We are L&Q.

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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 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



L&Q at Beam Park
Rainham
lqhomes.com/beampark



The Chain
Walthamstow
lqhomes.com/thechain



L&Q at Beaulieu
Chelmsford
lqhomes.com/beaulieu

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L&Q

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020 8617 1747



barkingriverside@lqgroup.org.uk