

L&Q at
**RIDGEWAY
VIEWS**

PEART HOUSE

L&Q



Dedicated to quality of design *and quality of life*

L&Q are proud to present Ridgeway Views,
a collection of 1 and 2 bedroom Shared
Ownership apartments

L&Q at 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.

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.

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



Specification

Kitchen



- Modern kitchen cabinets with a complementary worktop and matching upstand
- Full height glass splashback behind the hob
- Under wall unit 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

Bedroom



- Fitted 80% wool carpet
- Fitted wardrobe with rails and sliding mirrored doors (Bedroom 1 only)

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
- Fitted mirror
- Steel bath with bespoke bath panel
- Chrome electric towel rail
- Homes without an en suite will include a shower screen with hinged door over the bath, chrome bath mixer tap, thermostatic shower valve with overhead shower and 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
- Fitted mirror
- Chrome electric towel rail
- White shower tray with a shower screen with a hinged door
- Thermostatic mixer valve with overhead shower and hair wash attachment

Wall & Floor Finishes



- White emulsion painted walls and ceilings
- White satin architraves and skirting boards
- Amtico flooring to hallways and kitchen/living/dining areas
- Amtico 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 & store cupboards
- Chrome switches, sockets and media centre
- 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 cupboard
- White internal doors
- Chrome door furniture
- Private balcony or terrace to every home
- Video door entry system
- Communal bicycle storage for every home
- NHBC 12-year Warranty



Mill Hill Broadway



Mill Hill East station

Mill Hill Golf Club



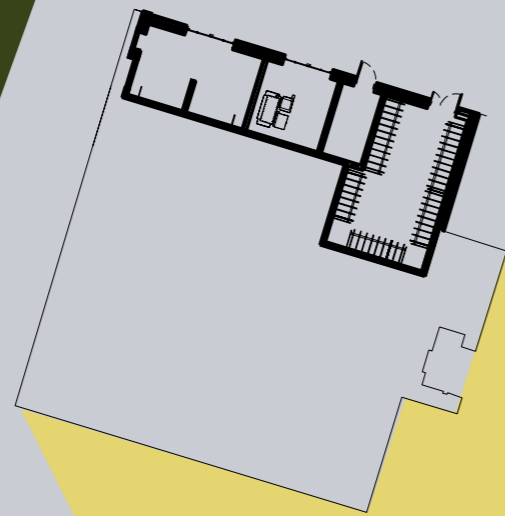
Well connected location



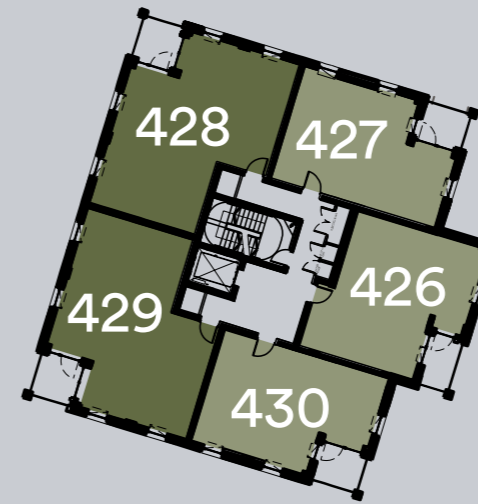
* Access to the Elizabeth Line

Siteplan

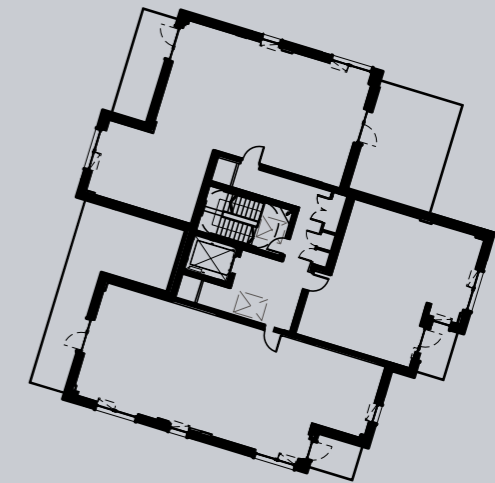
L&Q at Ridgeway Views has been designed to provide an oasis in the heart of North London. Located on a hilltop overlooking the green fields of Totteridge Valley, residents at Ridgeway Views have access to 24/7 concierge, on-site gym, parking and plenty of open space in a great location.



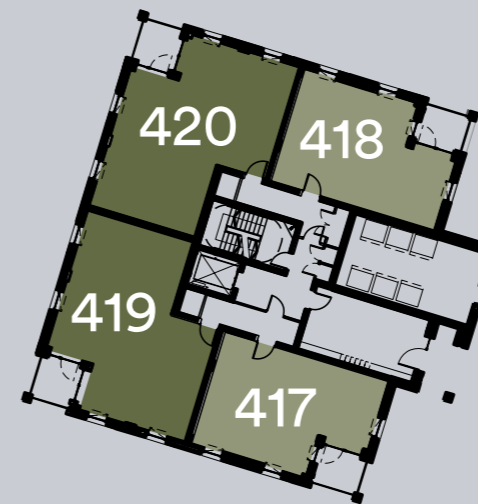
Lower Ground Floor



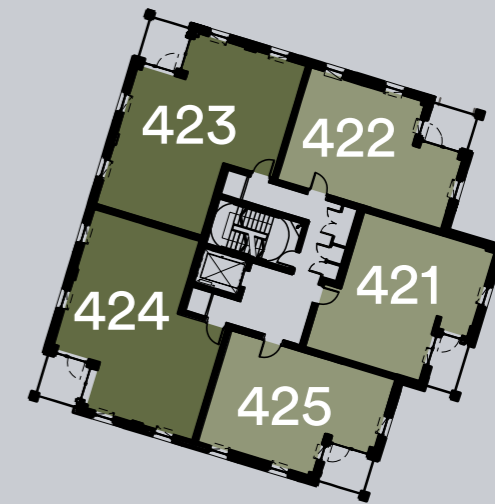
Second Floor



Third Floor



Upper Floor Ground



First Floor



Key

- Shared Ownership
- Market Sale
- Market Sale / Shared Ownership
- Affordable Rent

Key

- One bedroom
- Two bedroom
- Market Sale

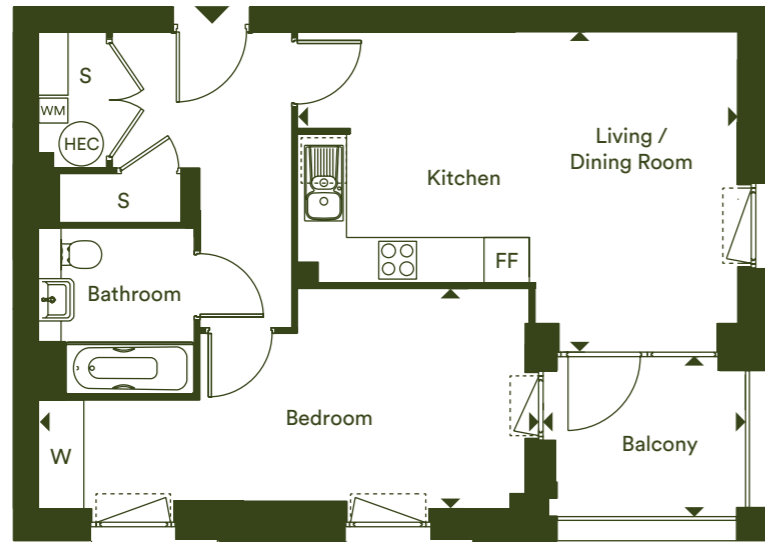
The development layout does not show details of gradients of land, boundary treatments, local authority street lighting or landscaping. It is our intention to build in accordance with this layout including the locations of market sale, shared ownership, London Living Rent and Affordable Rent properties (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.

One bedroom

Pearl House
Plot 417, 418*, 422*, 425, 427* & 430



*These apartments are handed



Dimensions

Living/Kitchen/Dining Room	5.82m x 4.23m	19' 1" x 13' 10"
Bedroom	6.61m x 2.91m	21' 8" x 9' 6"
Total internal area	52.1 m²	561 ft²
Balcony	2.67m x 2.11m	8' 9" x 6' 11"

Floor

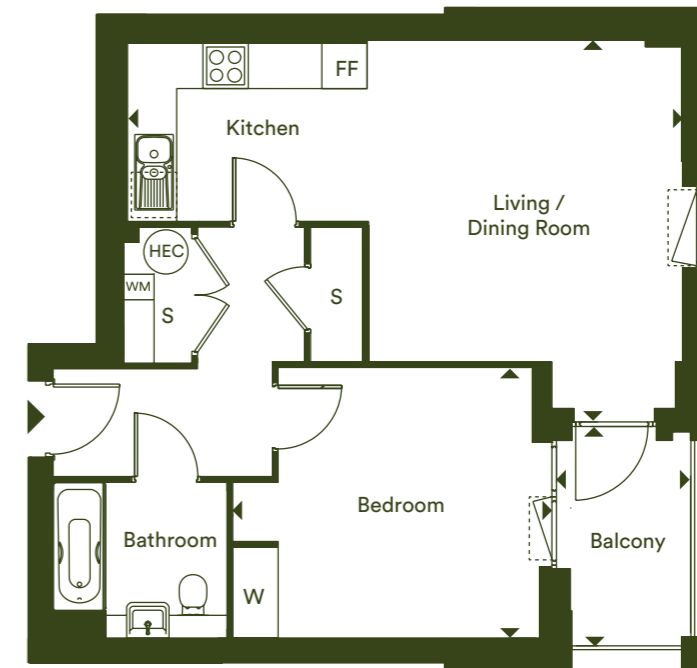
0	Plot 417	Apartment 1
0	Plot 418	Apartment 4
1	Plot 422	Apartment 6
1	Plot 425	Apartment 8
2	Plot 427	Apartment 11
2	Plot 430	Apartment 13

W – Fitted Wardrobe | F/F – Fridge/Freezer | S – Storage | WM – Washer Machine | HEC – Heat Exchange Cylinder

*Denotes apartments that are opposite handed/mirror image to the plans drawn. The floor plans provided are intended to only give a general indication of the proposed floor layout, are not drawn to scale and are not intended to form part of any offer, contract, warranty or representation. Measurements are given to the widest point, are approximate and are given as a guide only. They must not be relied upon as a statement or representation of fact. Do not use these measurements for carpet sizes, appliance spaces or items of furniture. Kitchen, bathroom and utility layouts may differ to build, and specific plot sizes and layouts may vary within the same unit type. Window sizes may vary. For further clarification regarding specific individual plots, please ask our Lettings Negotiators.

One bedroom

Pearl House
Plots 421 & 426



Dimensions

Living/Kitchen/Dining Room	5.06m x 7.38m	16' 7" x 24' 2"
Bedroom	4.24m x 3.58m	13' 11" x 11' 9"
Total internal area	56.2 m²	605 ft²
Balcony	2.90m x 1.77m	9' 6" x 5' 10"

Floor

1	Plot 421	Apartment 7
2	Plot 426	Apartment 12

W – Fitted Wardrobe | F/F – Fridge/Freezer | S – Storage | WM – Washer Machine | HEC – Heat Exchange Cylinder

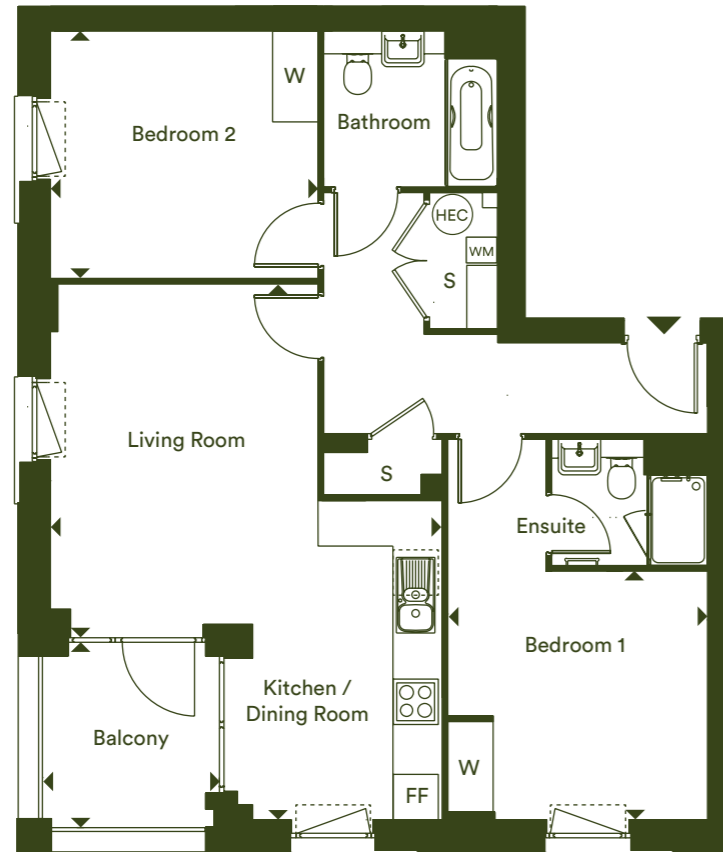
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Two bedroom

Pearl House
Plots 419, 420*, 423*, 424, 428* & 429



*These apartments are handed



Dimensions

Living/Kitchen/Dining Room	8.90m x 6.04m	28' 5" x 19' 9"
Bedroom 1	3.43m x 3.28m	11' 3" x 10' 9"
Bedroom 2	3.54m x 3.27m	11' 7" x 10' 8"
Total internal area	73.1 m²	787 ft²
Balcony	2.45m x 2.34m	8' 0" x 7' 8"

Floor

0	Plot 419	Apartment 2
0	Plot 420	Apartment 3
1	Plot 423	Apartment 5
1	Plot 424	Apartment 9
2	Plot 428	Apartment 10
2	Plot 429	Apartment 14

W – Fitted Wardrobe | F/F – Fridge/Freezer | S – Storage | WM – Washer Machine | HEC – Heat Exchange Cylinder

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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 Re-sales 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.



L&Q at Ridgeway Views
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🌐 lqhomes.com/ridgewayviews



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