

L&Q at



**HIGH STREET  
QUARTER**

**L&Q**



## An exciting place to live *and a home to call your own*

L&Q at High Street Quarter in Hounslow offers the perfect opportunity to buy a contemporary one, two or three bedroom home in an exciting new community, now available through shared ownership.

Built around a new public square, in the middle of this vibrant part of London, you'll have shops, cinema, bars, restaurants and green spaces within easy walking distance. The nearest tube station – Hounslow East – is also close by, offering quick Piccadilly Line access out to Heathrow and into the centre of London.

All homes are beautifully designed and built to the highest standards with a fully fitted kitchen, open plan living area and large windows to let

in ample natural light. The bedrooms are well proportioned with storage space and you'll have a contemporary bathroom featuring a powerful shower and stylish fittings.

Whether you work in the city or out at the airport, this is a great place to get on the housing ladder in a home of your own.

# Specification



## Kitchen

- Modern kitchen cabinets with stainless steel handles and a complementary worktop and matching upstand
- Full height stainless steel splashback behind the hob
- Under cupboard lighting
- Stainless steel 1 1/2 bowl sink with accompanying mixer tap
- Fully integrated appliances including oven, ceramic hob, fridge/freezer, dishwasher and 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 mirror
- Steel bath with bespoke bath panel
- Chrome towel radiator
- Shower screen over the bath, chrome bath mixer tap, thermostatic shower valve and overhead shower

## Bedroom

- Fitted carpet
- Fitted wardrobe to master bedrooms

## Heating, Electrical & Lighting

- Under floor heating powered 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 and store cupboards
- Spotlights in hallways
- Free standing washer/dryer located in store cupboard
- White switches and sockets.
- White shaver point in bathrooms
- Video door entry system
- Provision for Sky Q (subscription will be required)
- Mains operated ceiling mounted smoke/heat detector

## Wall & Floor Finishes

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

## General

- White internal doors
- Chrome door furniture
- Communal bicycle storage for every home
- NHBC 12-year Warranty

# Well connected location



# Siteplan

L&Q at High Street Quarter has been carefully designed to create a pedestrianised area between the buildings and retail and leisure facilities where residents can meet up with friends and neighbours.

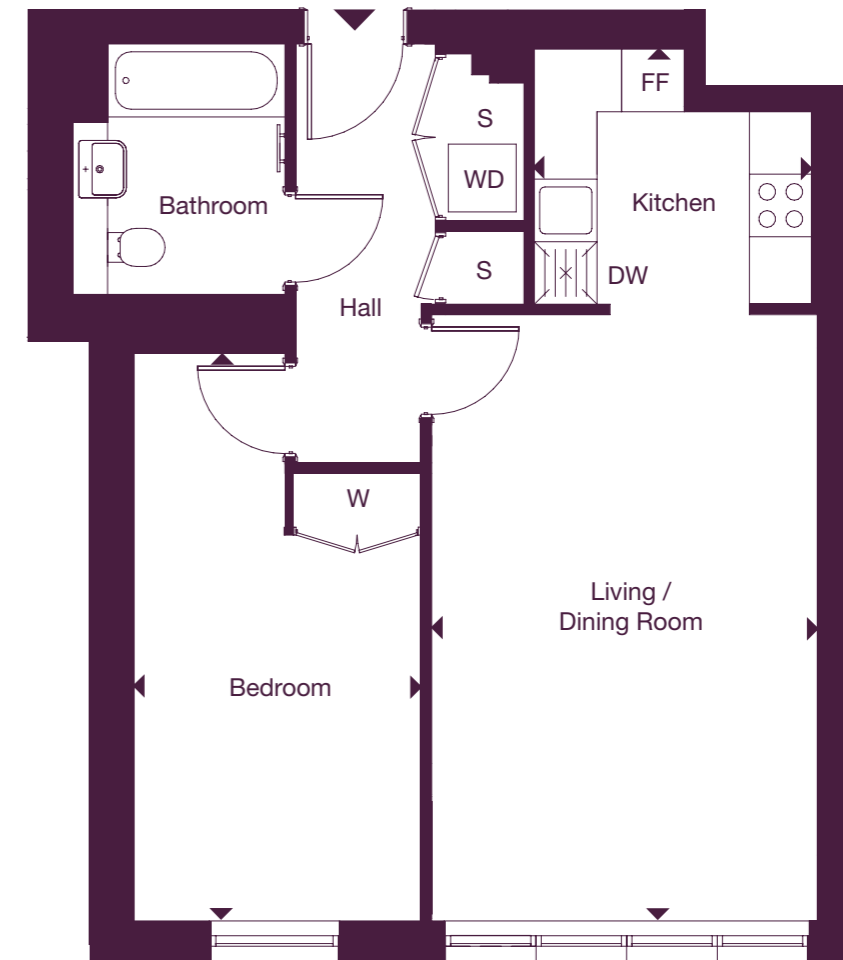
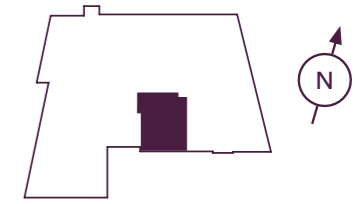


## Key

- Private Sale
- Shared Ownership
- Affordable Rented

## 1 bedroom apartment

Type 08  
Flat No. 8 - FIRST FLOOR



### Dimensions

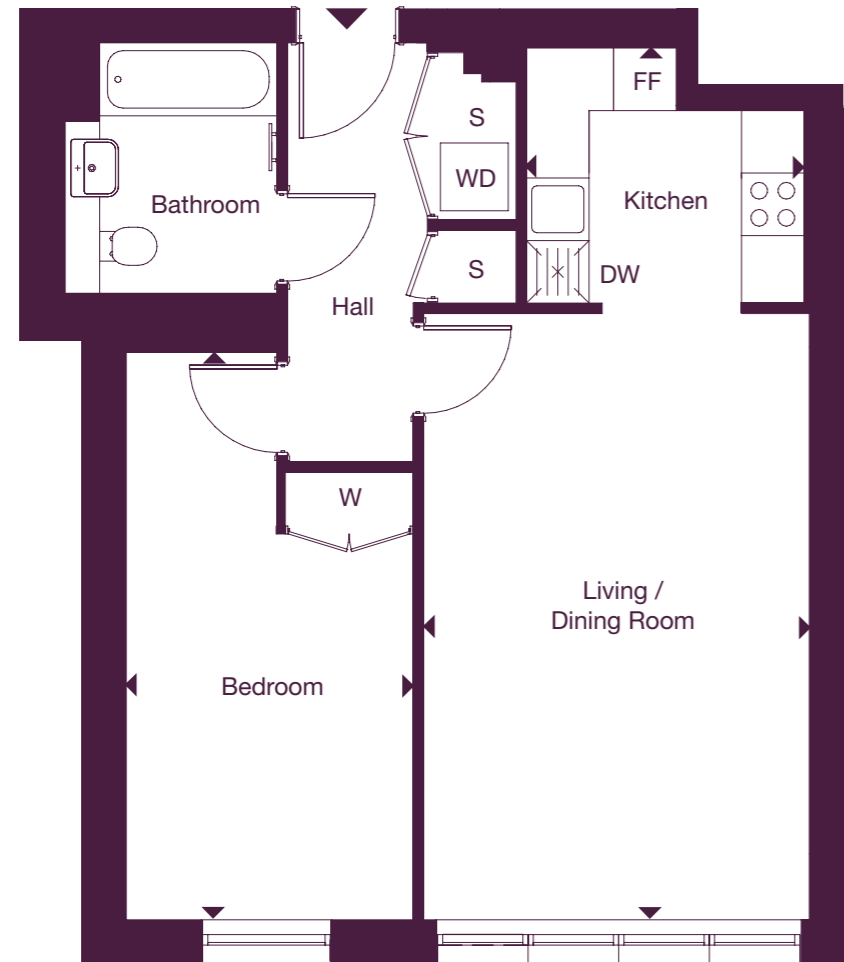
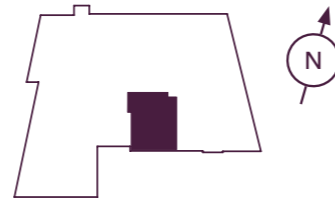
Living/Dining	5.81m x 3.69m	19' 1" x 12' 1"
Kitchen	2.66m x 2.54m	8' 9" x 8' 4"
Bedroom	5.44m x 2.75m	17' 10" x 9' 0"
<b>Total</b>	<b>54.3 m<sup>2</sup></b>	<b>585 ft<sup>2</sup></b>

WD – Washer / Dryer | W – Wardrobe | F/F – Fridge/Freezer | DW – Dish Washer | S – Storage

\*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 Sales Advisors.

# 1 bedroom apartment

Type 08  
Flat No. 16 - SECOND FLOOR



## Dimensions

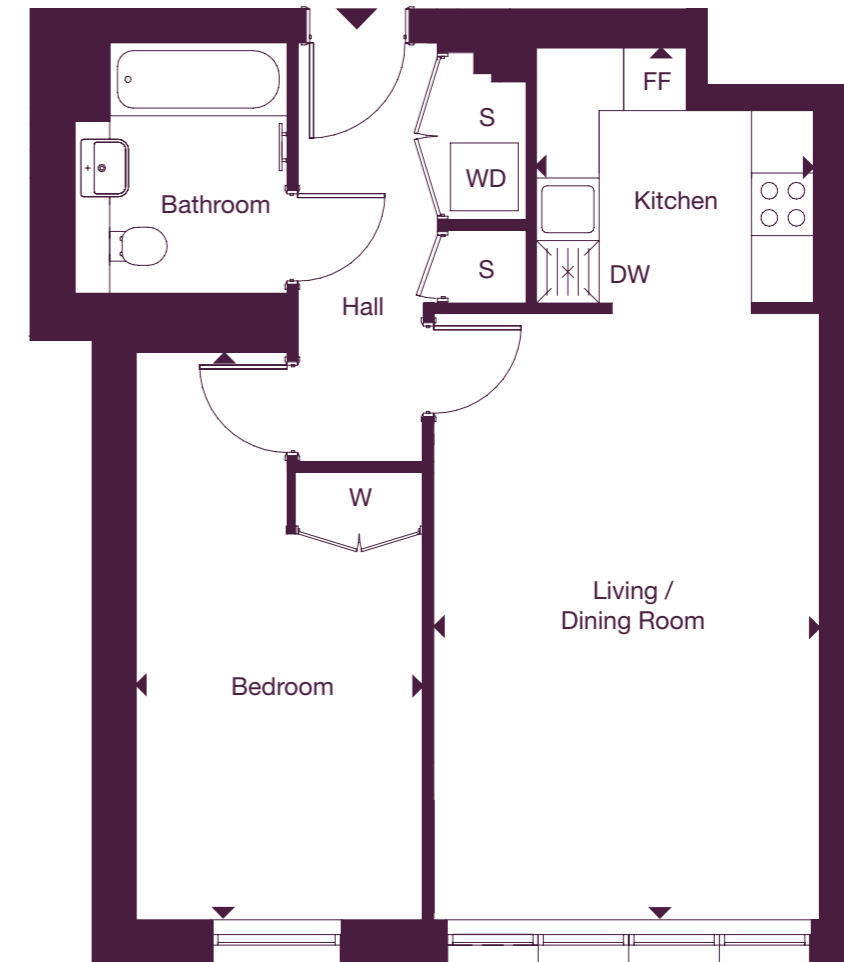
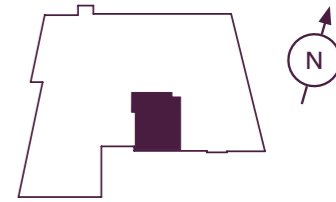
Living/Dining	5.81m x 3.69m	19' 1" x 12' 1"
Kitchen	2.66m x 2.54m	8' 9" x 8' 4"
Bedroom	5.44m x 2.75m	17' 10" x 9' 0"
<b>Total</b>	<b>54.3 m<sup>2</sup></b>	<b>585 ft<sup>2</sup></b>

WD – Washer / Dryer | W – Wardrobe | F/F – Fridge/Freezer | DW – Dish Washer | S – Storage

\*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 Sales Advisors.

# 1 bedroom apartment

Type 08  
Flat No. 24 - THIRD FLOOR



## Dimensions

Living/Dining	5.81m x 3.69m	19' 1" x 12' 1"
Kitchen	2.66m x 2.54m	8' 9" x 8' 4"
Bedroom	5.44m x 2.75m	17' 10" x 9' 0"
<b>Total</b>	<b>54.2 m<sup>2</sup></b>	<b>584 ft<sup>2</sup></b>

WD – Washer / Dryer | W – Wardrobe | F/F – Fridge/Freezer | DW – Dish Washer | S – Storage

\*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 Sales Advisors.



## **Better places** *and better lives*

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 are able to progress to full ownership by buying more shares. Your deposit will usually be 5% to 10% of the share you are buying. You pay a mortgage on the share you own and a subsidised 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?

If you are successfully allocated a home you will be required to meet with our appointed financial advisor to check the purchase is affordable for you. 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

## 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, our dedicated resales team will be able to assist.

## 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](mailto:applications@lqgroup.org.uk) or call 0300 456 9997 opt 1, Monday to Friday 9am-5pm  
You can learn all about Shared Ownership at [lqhomes.com/shared-ownership](https://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](https://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 and you are considered the highest priority.

## Buying a Shared Ownership home

After we have made you an offer



### Step 1: Meet your financial advisor

When you accept the offer, we will arrange an interview with an independent financial advisor (IFA). They can help you choose a solicitor and decide on the right mortgage for you.



### Step 2: You appoint a solicitor and apply for your mortgage

Everyone who buys a home needs to appoint a solicitor to work on their behalf throughout the conveyancing process. You will also submit your mortgage application at this initial stage



### 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

An L&Q Quality Inspector will make an appointment to meet you at your home and hand over your keys. They will also walk you through your new home and talk you through your Home User Guide

# We're here and ready to help

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

## The L&Q new homes warranty

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

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

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

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



## L&Q Achievements



## A selection of other L&Q developments



Ridgeway Views – North West London  
[lqhomes.com/ridgewayviews](http://lqhomes.com/ridgewayviews)



Hayes Village – Middlesex  
[lqhomes.com/hayesvillage](http://lqhomes.com/hayesvillage)



Acton Gardens – West London  
[lqhomes.com/actongardens](http://lqhomes.com/actongardens)

L&Q at High Street Quarter  
London TW3 1EH, United Kingdom

✉ [highstreetquarter@lqgroup.org.uk](mailto:highstreetquarter@lqgroup.org.uk)

☎ 0333 999 8387

🌐 [lqhomes.com/highstreetquarter](http://lqhomes.com/highstreetquarter)

### Disclaimer

All information in this document is correct at the time of publication going to print May 2021. 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. Registered office: L&Q, 29-35 West Ham Lane, Stratford, London E15 4PH. Homes & Communities Agency L4517. Registered Society 30441R Exempt charity. Details correct at the time of going to print August 2020. Your home is at risk if you fail to keep up repayments on a mortgage, rent or other loan secured on it. Please make sure you can afford the repayments before you take out a mortgage.

Registered office: L&Q, 29-35 West Ham Lane, Stratford, London E15 4PH. Homes & Communities Agency L4517. Registered Society 30441R Exempt charity. Details correct at the time of going to print May 2021. 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.



L&Q at High Street Quarter

[lqhomes.com/highstreetquarter](http://lqhomes.com/highstreetquarter)

0333 003 2326

[highstreetquarter@lqgroup.org.uk](mailto:highstreetquarter@lqgroup.org.uk)

The L&Q logo is displayed in a bold, black, sans-serif font on a bright yellow rectangular background.