

L&Q at

ACTON  
GARDENS

LONDON W3

L&Q





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## Invest in the future *and own your own home*

L&Q are delighted to offer a selection of 2 and 3 bedroom Shared Ownership duplexes in this stunning development.

Acton Gardens is a major redevelopment that has evolved and continues to do so with the latest phase. In simple terms, the vision for Acton Gardens is to effect an urban transformation and create an idyllic and highly desirable place to live. This development sets out to become a model for 21st century urban living, to successfully encompass the key issues of social cohesiveness, transport, environment, technology, and to become an exemplar for the finest architecture.

Acton Gardens is much more than a showcase for beautiful architecture and social responsibility. It is the creation of a vibrant new urban quarter, a complete community, reconnected to its surroundings. For far too long this area has been cut-off from its neighbours, unable to enjoy the benefit of its West London location.



Stylish living

*and a wonderful  
location*





Perfectly positioned

L&Q at  
ACTON  
GARDENS





## Shopping

Explore Westfield, London's largest shopping destination. Apple, House of Fraser and Marks and Spencer are popular occupants along with designer brands such as Gucci and Mulberry.

Westfield London  
13 mins by bike\*



## Parks

Meet friends, go for a run, enjoy a Sunday afternoon stroll, try boating on the lake or wander around the museum. Opened in 1929 it's a showcase for local history and archaeology, costume and fine art. There's plenty to see and do at Gunnersbury Park.

Gunnersbury Park  
6 mins by bike\*



## Culture

The Riverside studios has undergone a major refurbishment, while the Hammersmith Lyric is known for its innovative theatre, comedy and musicals. Eventim Apollo and O2 Shepherd's Bush Empire are close by while the West End is just half an hour away by tube.

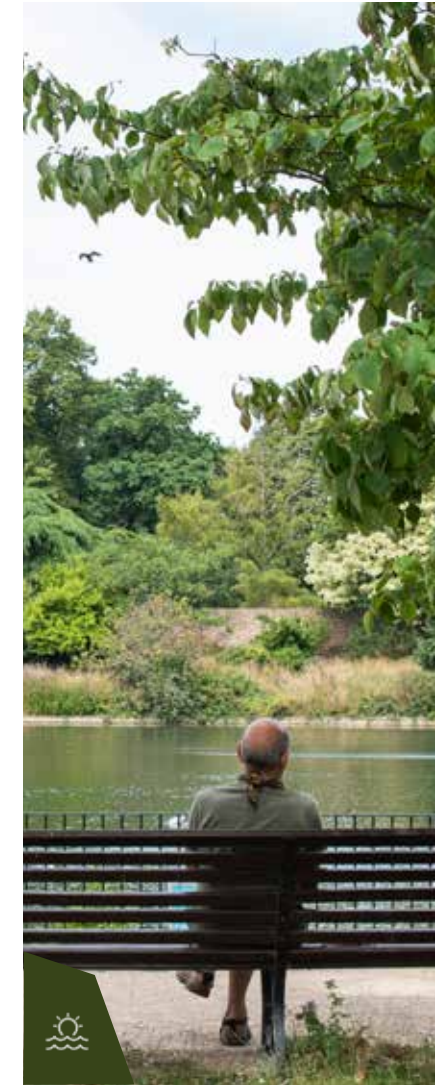
Hammersmith  
18 mins by tube\*



## Eat and Drink

Fine dining, gastro pubs and cafes – Chiswick is full of an appealing mix of eateries. Acton is popular for its cosmopolitan cuisine – Lebanese, French, Thai and Chinese to name just a few.

Chiswick High Road:  
15 mins by foot\*



## Riverside

Explore the beautiful riverside of Kew and Richmond, walk or cycle ride along the Thames. There are several rowing clubs along this stretch of the river, or relax at one of the riverside pubs.

Kew Riverside:  
8 mins by bike\*



## Sports

See the biggest stars in tennis when they descend on Wimbledon, or pick a spot by the river to view the Boat Race. Twickenham Stadium, the home of English Rugby, is the place to enjoy national and international fixtures.

Twickenham Stadium  
45 mins by train\*

\*Distances taken from google.co.uk/maps





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## Places to visit *and neighbourhoods to explore*

**In addition to benefiting from local amenities, Acton Gardens also benefits from excellent transport connections, providing easy access to the rest of London.**

Acton Gardens is situated between five key rail connections: South Acton, Acton Central, Acton Main Line, Acton Town and Chiswick Park. The nearest tube station is Acton Town (Piccadilly & District Lines) approximately nine a minutes' walk (0.5 miles). South Acton Overground Station is about a four minutes' walk (0.2 miles).

Public transport will soon become even better, as Crossrail will be operating from Acton Main Line station, bringing speedy new connections to key destinations when service begins. From 2019, Acton Gardens will enjoy direct connections between all of London's main employment centres from Heathrow to Paddington, the West End to the City and Canary Wharf.

Crossrail is Europe's largest infrastructure project. Stretching from Reading and Heathrow in the west, across to Shenfield and Abbey Wood in the east, the new railway will cover over 100km of track including 21km of new twin-bore rail tunnels and 10 new stations.



# Well Connected



## By tube from Acton Town Tube

Earls Court	11 mins
Green Park	21 mins
Heathrow T1/2/3	24 mins
Holborn	28 mins
Waterloo	31 mins



## By train from Acton Central Station

Willesden Junction	4 mins
Richmond	14 mins
Highbury & Islington	30 mins
Euston	34 mins
Stratford	51 mins
Liverpool Street	54 mins



## By train from Acton Main Line Station

Bond Street	28 mins
Liverpool Street	39 mins
Canary Wharf	39 mins
Heathrow T1/2/3	40 mins



## By bike from Acton Gardens

Acton Town (0.5 miles)	3 mins
Acton Central (1.0 miles)	7 mins
Acton Main Line (1.4 miles)	9 mins

Train times taken from [google.co.uk/maps](https://www.google.co.uk/maps)  
Distances taken from [google.co.uk/maps](https://www.google.co.uk/maps)



# The town that has it all

For interesting shops, restaurants, parks and pavement cafés, the riverside offers a lifestyle where you can stroll, browse, and meet up with friends, Acton has no equal. All the fun of this desirable London village is on your doorstep at Acton Gardens.

The parks of West London offer a range of enjoyable outdoor activities. Close to home, in Acton Park you can enjoy a round of golf at Putt in the Park or maybe even a game of tennis.

Connoisseurs of historic architecture will be entranced by Chiswick House, whose gardens are full of classical statuary, and Gunnersbury Park also has its share of intriguing historic buildings as well as lakes and an Italian Garden.

- 1. The Red Lion and Pineapple
- 2. Fed and Watered Restaurant
- 3. Italian Gardens
- 4. JG Contemporary Art
- 5. Putt In The Park, Acton Park

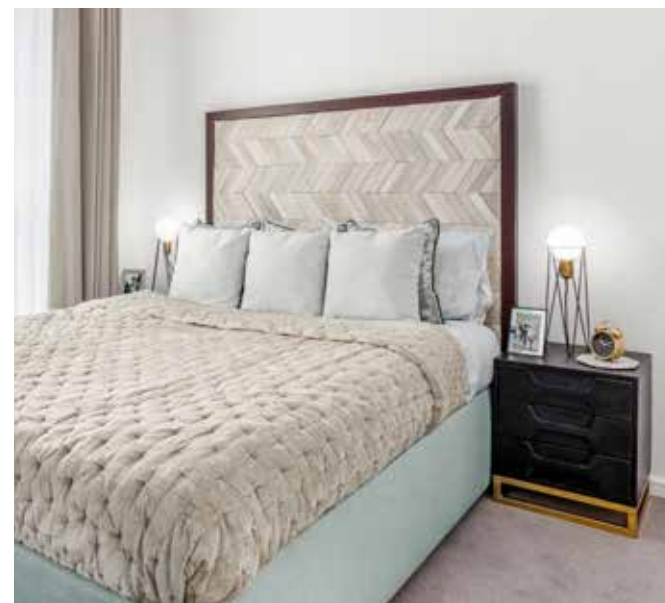






A lifestyle you love, in a well connected location





# Specification

## Kitchen



- Modern handle-less kitchen cabinets with a complementary worktop and matching upstand
- Full height stainless steel splashback behind the hob
- Under cupboard lighting
- Stainless steel single bowl sink with accompanying chrome mixer tap
- Fully integrated appliances including oven, ceramic hob, fridge/freezer, dishwasher and integrated extractor

## Bathroom/En Suite



- Ceramic tiled walls and floors in a contemporary colour palette
- Chrome ladder towel radiator
- Contemporary white sanitary ware with anti-slip, handles bath
- Semi recessed sink and WC
- Chrome basin mixer tap
- Bathrooms - bath screen fitted over bath
- En suites - shower enclosure with white shower tray
- Thermostatic shower mixers to bathrooms and en suites
- Mirrors provided to bathroom and en suites

## Bedroom



- Carpet flooring to bedrooms
- Built in sliding door wardrobe to master bedroom only

## Heating, Electrical & Lighting



- Underfloor heating
- LED downlights to hallway/kitchen/dining/living areas
- Pendant lighting to bedrooms
- Provision for Sky Q (subscription will be required)
- Video door entry system

## General



- Wood effect Amtico flooring to kitchen/dining/living areas and hallways
- Free standing washing machine in either kitchen or store cupboard
- White emulsion to walls and ceilings
- White satin woodwork
- Painted internal doors with stainless steel ironmongery
- Multipoint locking front entrance door with hardwood façade
- Private balcony of terrace to every home
- NHBC 12 year warranty
- Secure ground floor cycle storage



# Site Plan



L&Q at  
ACTON  
GARDENS



**Acton  
Town**

**BOLLO LANE**

OSBORNE ROAD

HAMBURY ROAD

**BOLLO BRIDGE ROAD**

STANLEY ROAD

PALMERSTON ROAD

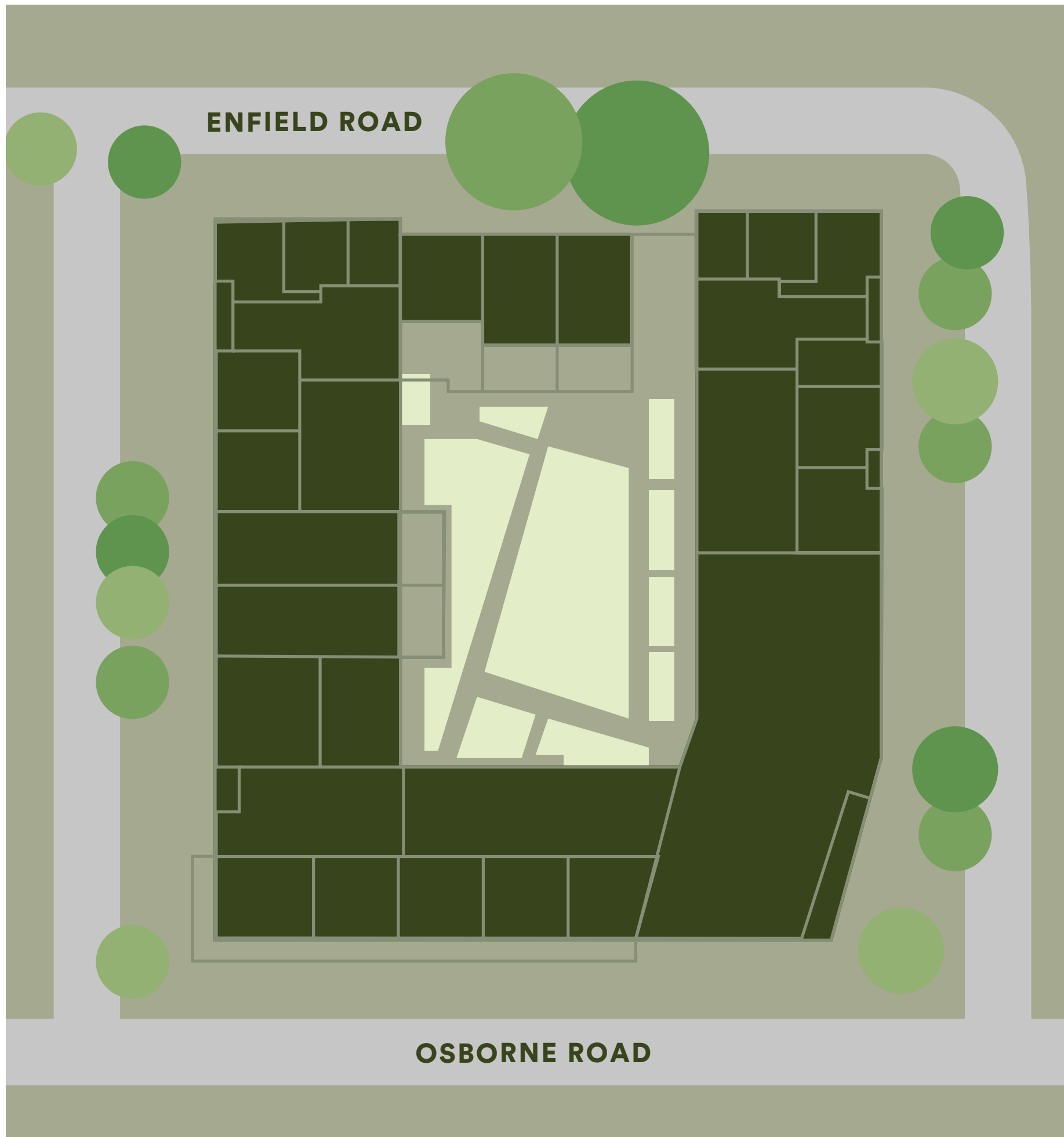
ALL SAINTS ROAD

CAULFIEND ROAD



**South  
Acton**





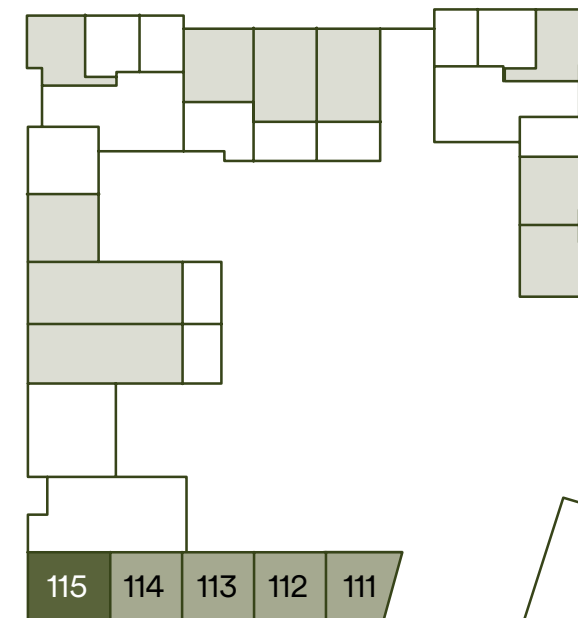
# Plot Locators



## Lower Ground Floor



## Upper Ground Floor



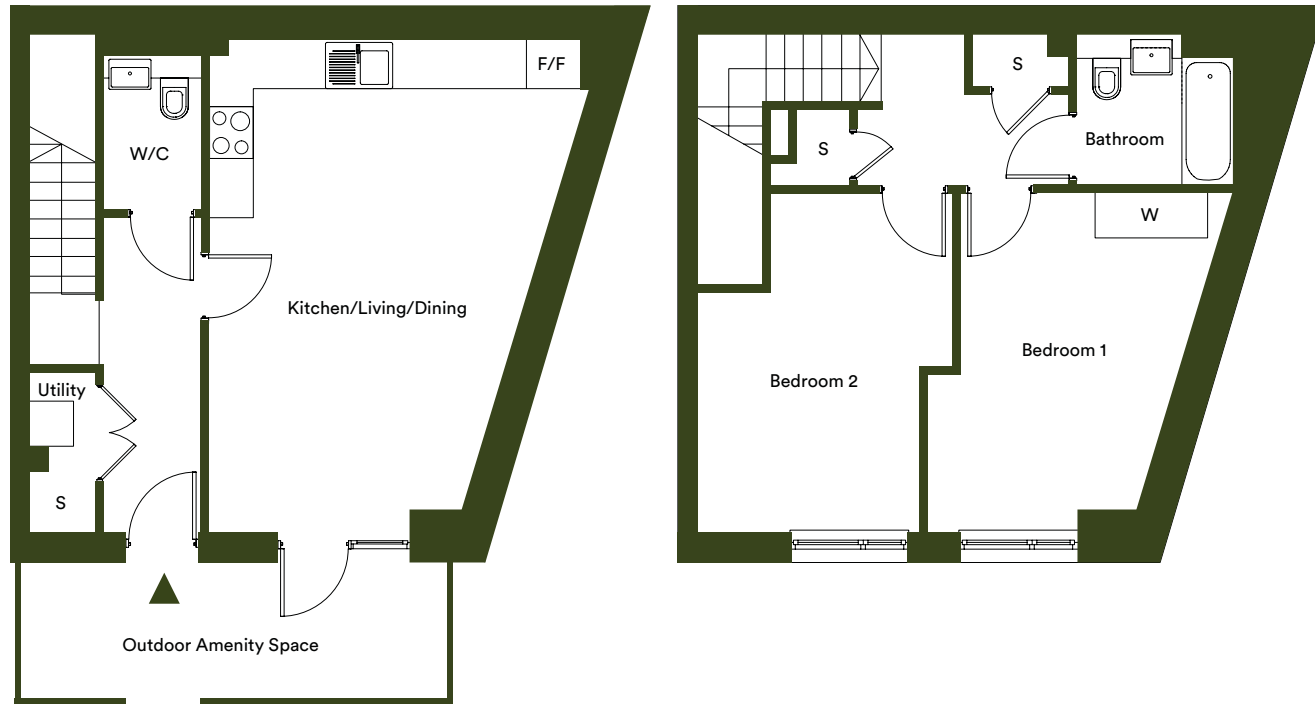
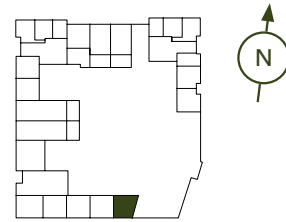
### Key

- Two bedroom Duplexes
- Three bedroom Duplex
- Affordable Rent



# Two bedroom duplex

Plot 111



## Dimensions

Living/Dining/ Kitchen	4.59m x 6.55m	15'0" x 21'6"
Bedroom 1	3.28m x 4.51m	10'9" x 14'10"
Bedroom 2	3.44m x 4.51m	11'3" x 14'10"
<b>Total Internal Area</b>	<b>90.5m<sup>2</sup></b>	<b>974ft<sup>2</sup></b>
Outdoor Amenity	5.74m x 1.84m	18'10" x 6'0"

## Floors

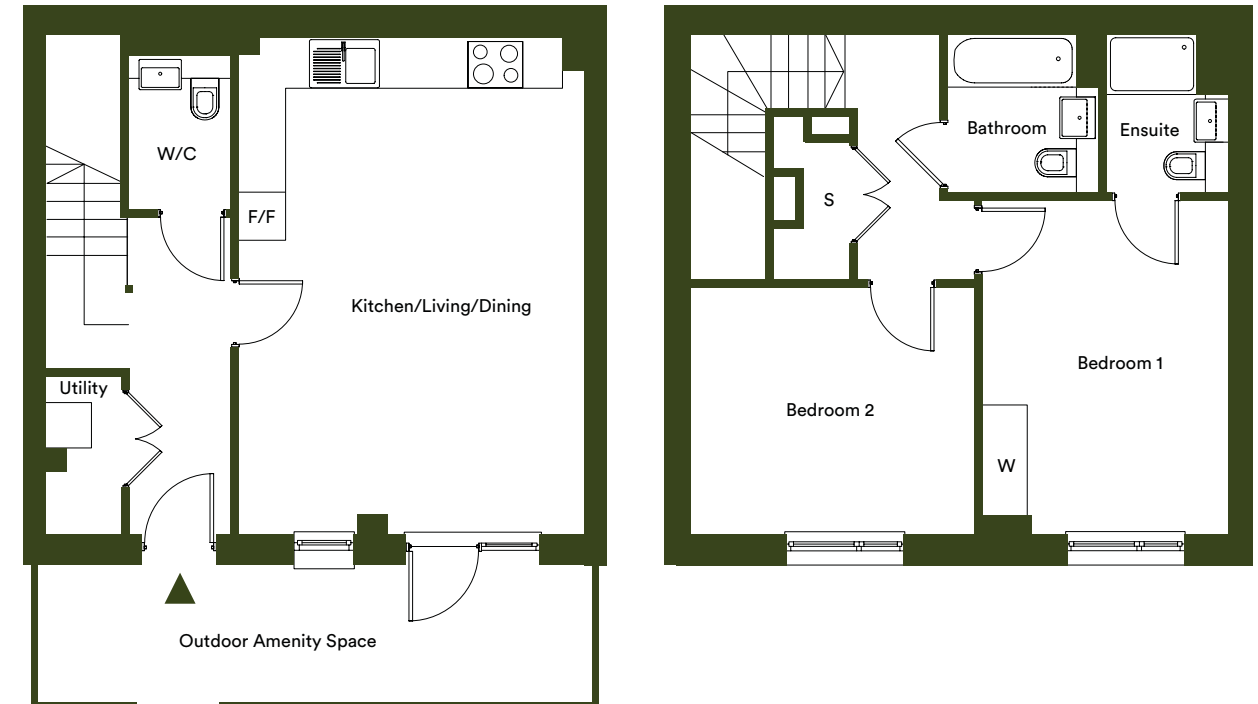
**LG & UG** Plot 111

W – Wardrobe | F/F – Fridge/Freezer | S – Storage

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.

# Two bedroom duplex

Plots 112, 113



## Dimensions

Living/Dining/ Kitchen	4.56m x 6.61m	15'0" x 21'8"
Bedroom 1	3.25m x 4.41m	10'8" x 14'6"
Bedroom 2	3.76m x 3.26m	12'4" x 10'8"
<b>Total Internal Area</b>	<b>94.3m<sup>2</sup></b>	<b>1015ft<sup>2</sup></b>
Outdoor Amenity	7.41m x 1.84m	24'4" x 6'0"

## Floors

**LG & UG** Plots 112, 113

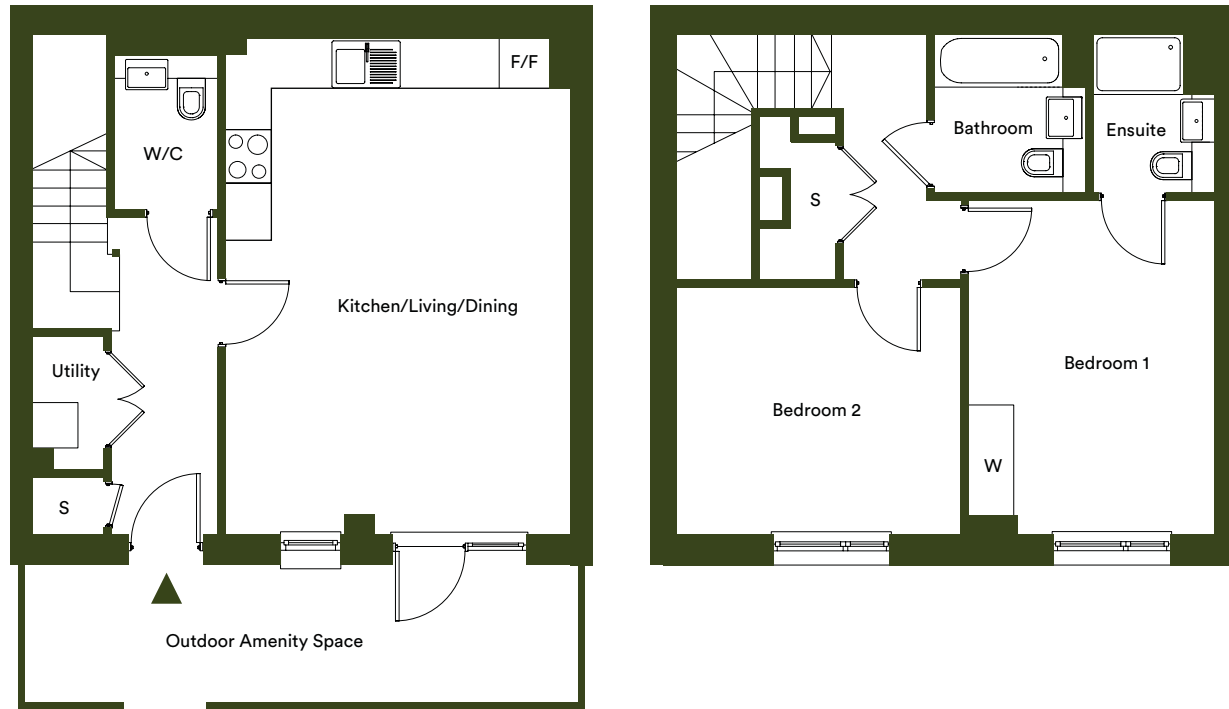
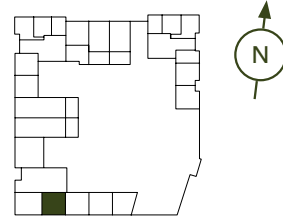
W – Wardrobe | F/F – Fridge/Freezer | S – Storage

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.



# Two bedroom duplex

Plot 114



## Dimensions

Living/Dining/ Kitchen	4.56m x 6.61m	15'0" x 21'8"
Bedroom 1	3.25m x 4.41m	10'8" x 14'6"
Bedroom 2	3.76m x 3.26m	12'4" x 10'8"
<b>Total Internal Area</b>	<b>94.3m<sup>2</sup></b>	<b>1015ft<sup>2</sup></b>
Outdoor Amenity	7.40m x 1.83m	24'4" x 6'0"

## Floors

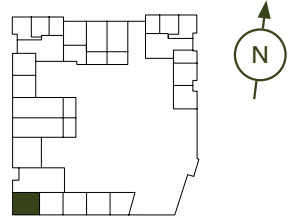
**LG & UG** Plot 114

W – Wardrobe | F/F – Fridge/Freezer | S – Storage

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.

# Three bedroom duplex

Plot 115



## Dimensions

Living/Dining/ Kitchen	6.55m x 5.56m	21'6" x 18'3"
Bedroom 1	5.01m x 2.75m	16'5" x 9'0"
Bedroom 2	5.26m x 2.70m	17'3" x 8'10"
Bedroom 3	3.36m x 2.31m	11'0" x 7'7"
<b>Total Internal Area</b>	<b>105.3m<sup>2</sup></b>	<b>1133ft<sup>2</sup></b>
Outdoor Amenity	10.55m x 9.25m	34'7" x 30'4"

## Floors

**LG & UG** Plot 115

W – Wardrobe | F/F – Fridge/Freezer | S – Storage

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.





## **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 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 subsidised 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 desposit 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](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](http://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](http://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 your financial advisor

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



### Step 2: You appoint a solicitor

Everyone who buys a home needs to appoint a solicitor to work on their behalf throughout the conveyancing process.



### 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



L&Q at Hayes Village  
Hayes  
[lqhomes.com/hayesvillage](http://lqhomes.com/hayesvillage)



L&Q at Kidbrooke Village  
Greenwich  
[lqhomes.com/kidbrookevillage](http://lqhomes.com/kidbrookevillage)



L&Q at Greenwich Square  
Greenwich  
[lqhomes.com/greenwichsquare](http://lqhomes.com/greenwichsquare)

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📞 0208 189 7480

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

### 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. 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 Acton Gardens

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