

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 1, 2 and 3 bedroom Shared Ownership apartments in this stunning development.

Acton Gardens is a major redevelopment that has evolved and continues to do so with the latest phase. To summarise, 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





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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 a nine 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 2022, 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.



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

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 South Acton Station

Willesden Junction	9 mins
Richmond	13 mins
Highbury & Islington	36 mins
Euston	40 mins
Liverpool Street	51 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 foot from Acton Gardens

Acton Town	5 mins
South Acton	9 mins
Acton Central	20 mins
Acton Main Line	28 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, a nearby riverside location 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, handleless 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 washer/dryer 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

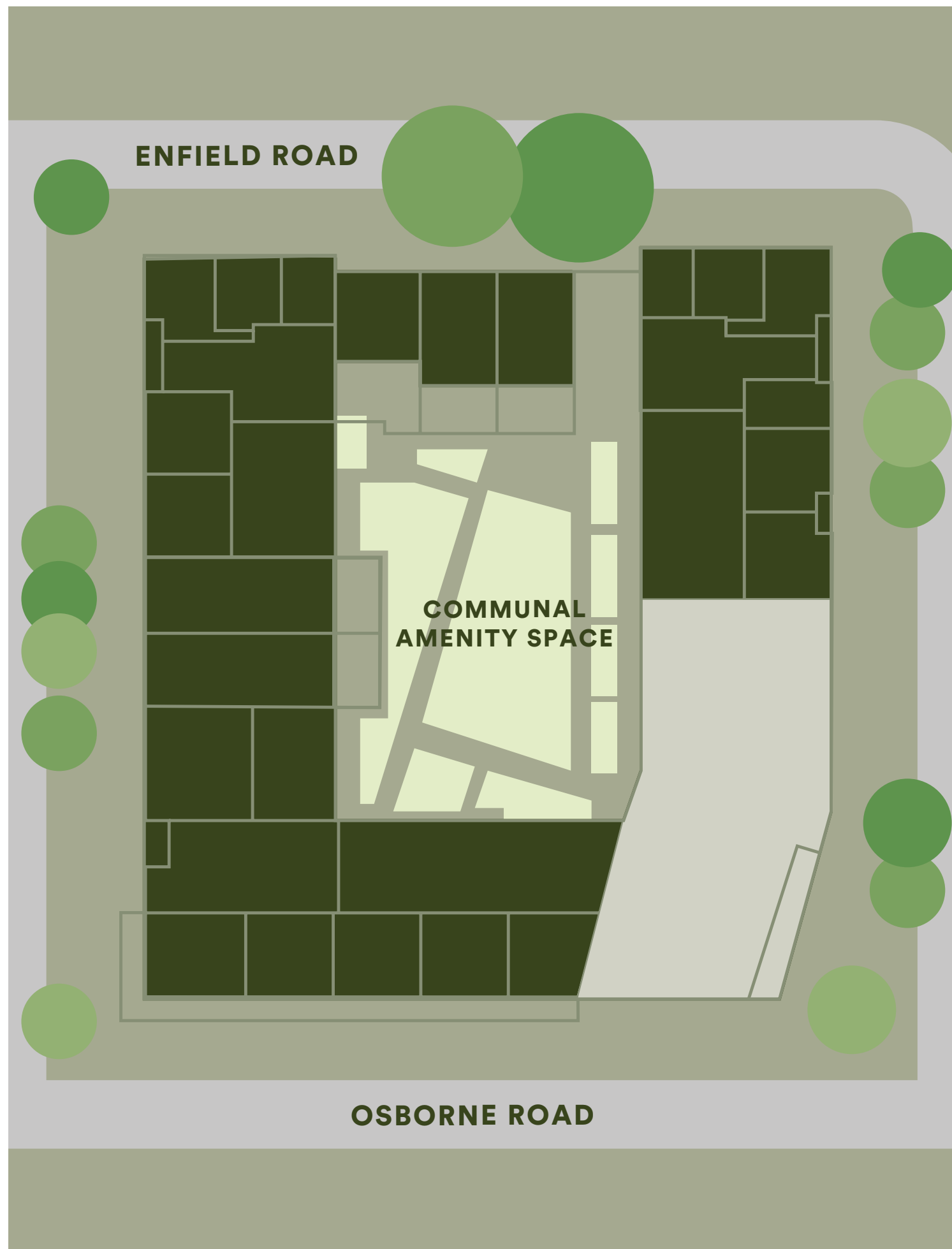
Site Plan



Acton
Town



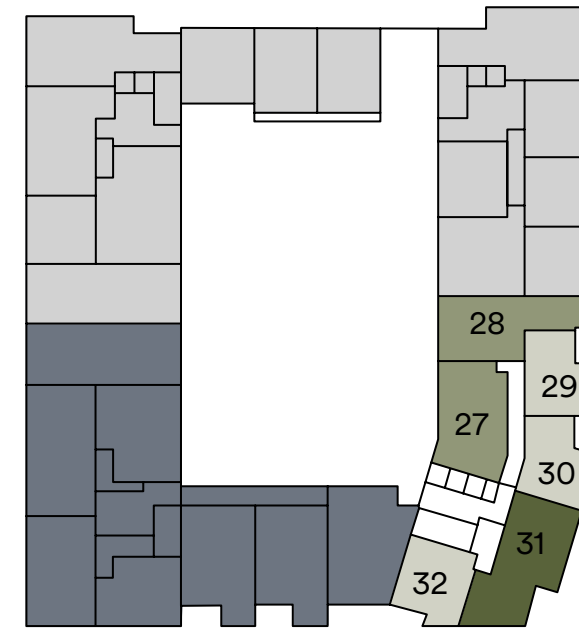
South
Acton



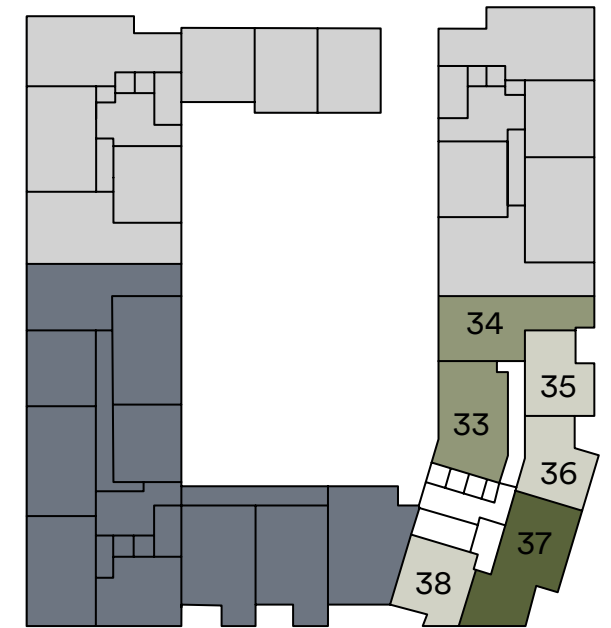
Plot Locators



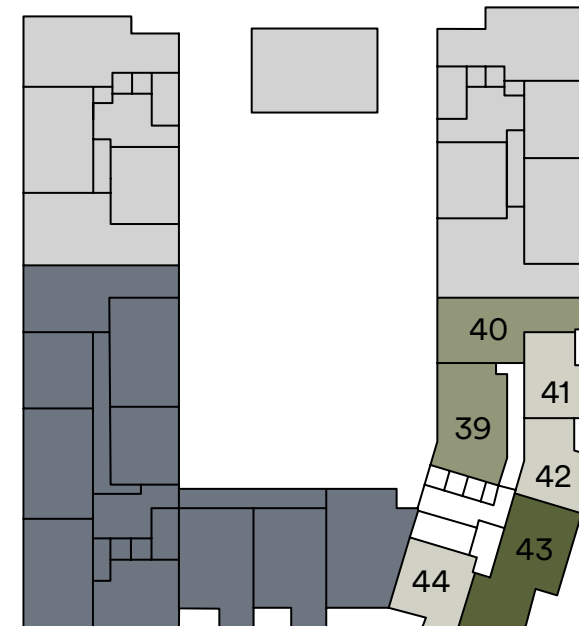
First Floor



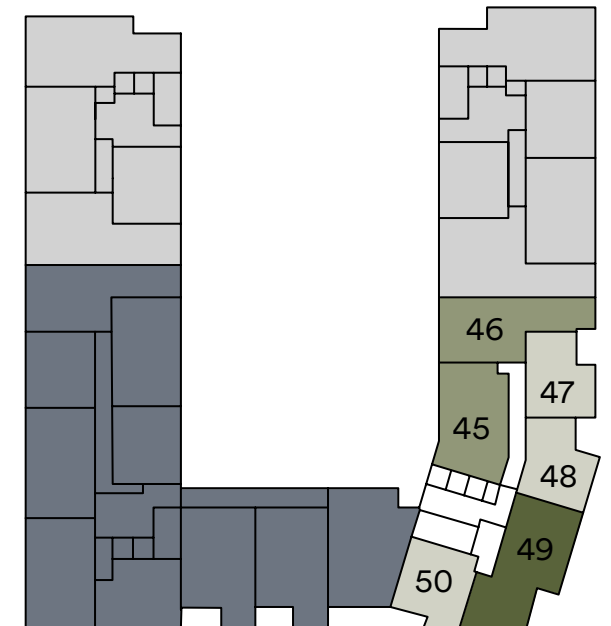
Second Floor



Third Floor



Fourth Floor



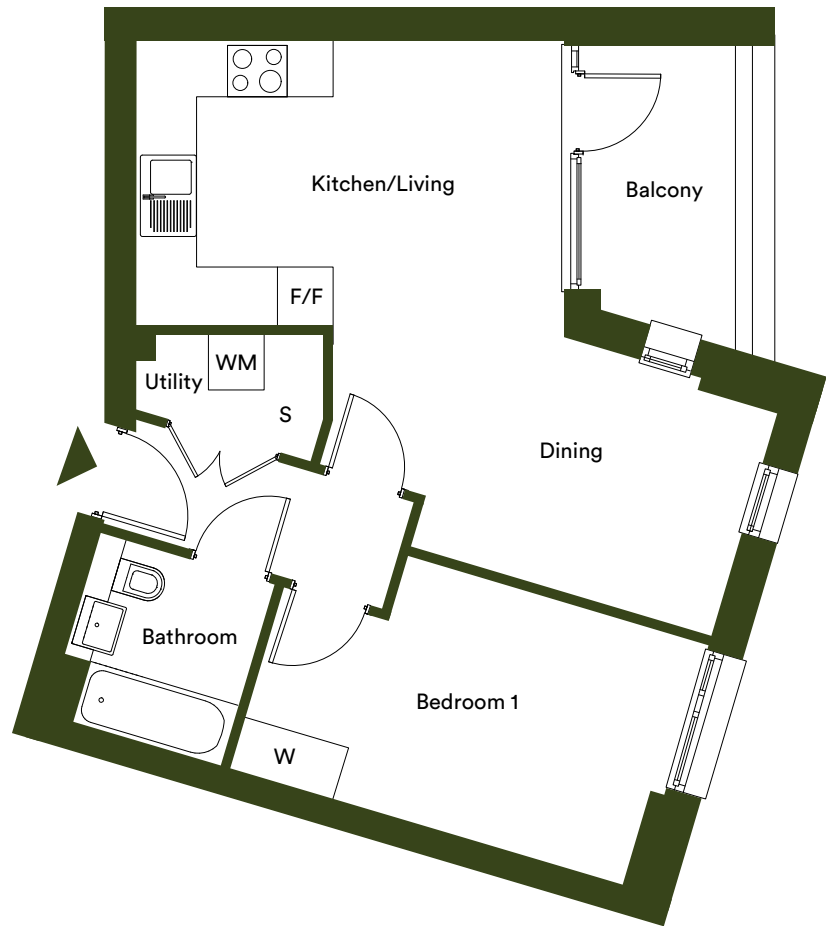
Key

- One bedroom apartments
- Two bedroom apartments
- Three bedroom apartments

- Affordable Rent
- Private Rent

One bedroom apartment

Plots 30, 36, 42, 48



Dimensions

Kitchen/Living	3.15m x 4.71m	10'4" x 15'6"
Dining	4.66m x 2.69m	15'3" x 8'10"
Bedroom 1	4.68m x 2.81m	15'4" x 9'3"
Total Internal Area	51.4m²	553ft²
Balcony	3.23m x 1.49m	10'7" x 5'2"

Floors

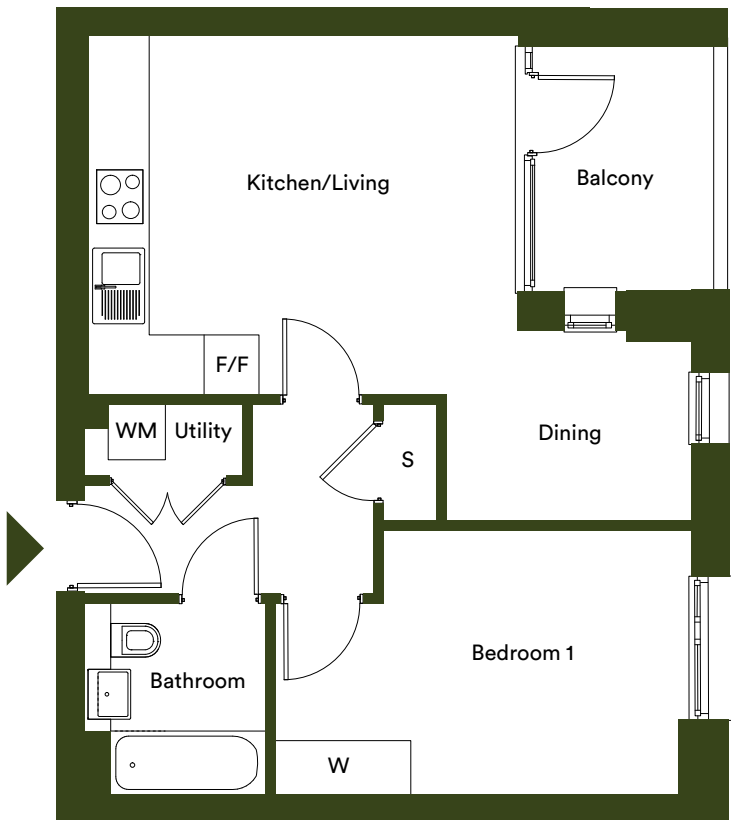
1	Plot 30
2	Plot 36
3	Plot 42
4	Plot 48

W – Wardrobe | F/F – Fridge/Freezer | S – Storage | WM – Washing Machine

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.

One bedroom apartment

Plots 29, 35, 41, 47



Dimensions

Kitchen/Living	3.95m x 4.71m	13'0" x 15'6"
Dining	2.69m x 2.13m	8'10" x 7'0"
Bedroom 1	4.59m x 2.91m	15'1" x 9'7"
Total Internal Area	49.7m²	535ft²
Balcony	1.49m x 2.71m	4'11" x 8'11"

Floors

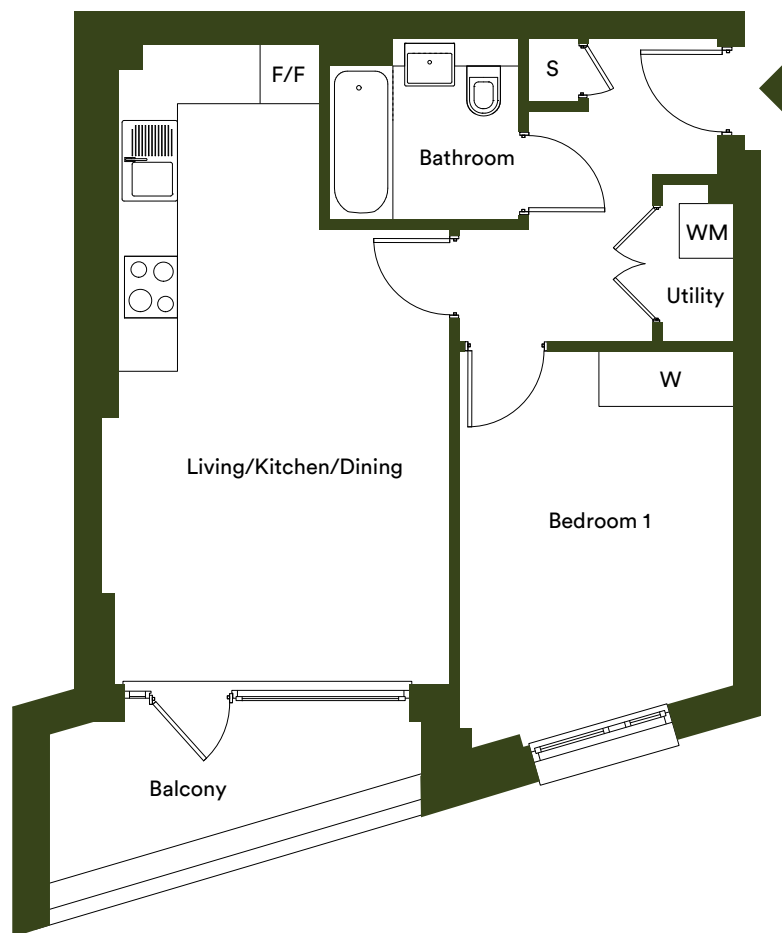
1	Plot 29
2	Plot 35
3	Plot 41
4	Plot 47

W – Wardrobe | F/F – Fridge/Freezer | S – Storage | WM – Washing Machine

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.

One bedroom apartment

Plots 32, 38, 44, 50



Dimensions

Living/Dining/ Kitchen	3.83m x 7.05m	12'7" x 23'1"
Bedroom 1	3.04m x 4.04m	10'0" x 12'0"
Total Internal Area	51.1m²	550ft²
Balcony	4.10m x 1.80m	13'5" x 5'11"

Floors

1	Plot 32
2	Plot 38
3	Plot 44
4	Plot 50

W – Wardrobe | F/F – Fridge/Freezer | S – Storage | WM – Washing Machine

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 apartment

Plots 27, 33, 39, 45



Dimensions

Living/Dining/ Kitchen	6.63m x 4.36m	21'9" x 14'4"
Bedroom 1	4.92m x 3.07m	16'2" x 10'1"
Bedroom 2	3.05m x 2.99m	10'0" x 9'10"
Total Internal Area	74.4m²	801ft²
Balcony (Plot 27)	9.62m x 2.21m	30'1" x 7'3"
Balcony (Plots 33, 39, 45)	4.98m x 1.65m	16'4" x 5'5"

Floors

1	Plot 27
2	Plot 33
3	Plot 39
4	Plot 45

W – Wardrobe | F/F – Fridge/Freezer | S – Storage | WM – Washing Machine

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 apartment

Plots 28, 34, 40, 46



Dimensions

Living/Dining/ Kitchen	7.97m x 3.49m	26'2" x 11'5"
Bedroom 1	6.29m x 2.80m	20'8" x 9'2"
Bedroom 2	4.10m x 3.17m	10'5" x 13'5"
Total Internal Area	77.4m²	833ft²
Balcony (Plot 28)	2.21m x 6.71m	7'3" x 22'4"
Balcony (Plots 34, 40, 46)	1.65m x 4.98m	5'5" x 16'4"

Floors

1	Plot 28
2	Plot 34
3	Plot 40
4	Plot 46

W – Wardrobe | F/F – Fridge/Freezer | S – Storage | WM – Washing Machine

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 apartment

Plots 31, 37, 43, 49



Dimensions

Living/Dining/ Kitchen	4.60m x 5.96m	15'1" x 19'7"
Bedroom 1	2.97m x 4.68m	9'9" x 15'4"
Bedroom 2	2.71m x 4.43m	8'11" x 14'6"
Bedroom 3	2.47m x 3.48m	8'1" x 11'5"
Total Internal Area	87.4m²	941ft²
Balcony	3.61m x 1.94m	12'3" x 6'8"

Floors

1	Plot 31
2	Plot 37
3	Plot 43
4	Plot 49

W – Wardrobe | F/F – Fridge/Freezer | S – Storage | WM – Washing Machine

Please be aware the storage cupboard may include heating and electrical controls, which may reduce the storage available.
Please be aware the exact location of the wardrobe may vary. 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 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 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 associate 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



L&Q Achievements



A selection of other L&Q developments



**L&Q at Hayes Village
Hayes**
lqhomes.com/hayesvillage



**L&Q at High Street Quarter
Hounslow**
lqhomes.com/hsquarter



**L&Q at Deptford Landings
Lewisham**
lqhomes.com/deptfordlandings

L&Q at Acton Gardens Acton, W3 8NE

@ actongardens@lqgroup.org.uk
☎ 0333 003 3636
🌐 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

lqhomes.com/actongardens

0333 003 3636

actongardens@lqgroup.org.uk

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