

L&Q at

Q Queen's  
Quarter

L&Q



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

Everyone deserves to own their dream home,  
and with Shared Ownership from L&Q it's  
easier than you think.

With L&Q at Queen's Quarter, you could  
own a brand new 1, 2 or 3 bedroom Shared  
Ownership home in Croydon. Built for every  
kind of lifestyle, our homes bring tranquil  
private living space to a thriving destination  
that's growing into the future.

This is your chance to move into a beautiful  
home in a rapidly evolving neighbourhood  
that keeps on giving, all just a 20-minute train  
ride from Central London. And if you think it  
sounds too good to be true, think again. With  
Shared Ownership from L&Q, you can make  
it happen.



We provide the home  
*and you make it  
your own*

Perfectly positioned

Centrale

Reeves Corner  
Tram Stop

Church Street

CENTRALE  
SHOPPING CENTRE

George Street

East  
Croydon

FAIRFIELD  
GARDENS

KATHARINE STREET

QUEEN'S  
GARDENS

L&Q at  
QUEEN'S  
QUARTER

A232

OLD TOWN

A232

HIGH STREET

EDRIDGE ROAD

BEECH HOUSE ROAD

CHATSWORTH ROAD

WOODSTOCK ROAD

MULGRAVE ROAD

EDEN ROAD

A232

A236

LOWER COOMBE ST

COOMBE ROAD

PARK LANE

PARK  
HILL  
PARK

ADDISCOMBE GROVE

A212

GEORGE STREET

GEORGE STREET

PARK LANE

A232



## Entertainment

Fairfield Halls is an arts, entertainment and conference centre. It opened on 2 November 1962 and houses a theatre and gallery, and the large concert hall has been regularly used for BBC television, radio and orchestral recordings.

**Fairfield Halls**  
3 mins by foot\*



## Parks

The Queen's Gardens is a public garden in the centre of Croydon. In their present form the gardens and their central fountain were opened by Queen Elizabeth II in 1983. The gardens have areas of lawn, a central fountain, and a sunken garden.

**Queen's Gardens**  
2 mins by foot\*



## Culture

The Museum of Croydon is located within the Croydon Clocktower arts facility in Central Croydon. The museum showcases historical and cultural artefacts relating to the London Borough of Croydon and its people.

**Museum of Croydon**  
5 mins by foot\*



## Eat and Drink

At Boxpark almost every cuisine is available under one roof. There are also bars to choose a drink to enjoy your meal. Some of the options include The Breakfast Club, Meat Liquor, Thai Express and What the Pitta!

**Boxpark**  
8 mins by foot\*



## Shopping

A host of retailers, leisure and food and drink options sit inside the Centrale Shopping Centre; one of the largest covered retail developments in London.

**Centrale Shopping Centre**  
12 mins by foot\*

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



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## Places to visit *and neighbourhoods to explore*

**When you live just 20 minutes from London and 15 minutes from Gatwick airport by train, you can go anywhere.**

L&Q at Queen's Quarter is just moments from East Croydon Station, which enjoys a regular service into London Victoria and London Bridge as well as connecting to The London Overground which travels through New Cross, and up into East London. Or for moving around more locally, hop on London's only tram line which links central and West Croydon to Beckenham, New Addington and Wimbledon.

# Well Connected



## By tram from George Street Stop

Canada Water	3 mins
London Bridge	5 mins
Peckham Rye	6 mins
Whitechapel	21 mins
Clapham Junction	45 mins



## By train from East Croydon Station

Canary Wharf	2 mins
London Bridge	3 mins
North Greenwich	4 mins
Waterloo	6 mins
Westminster	8 mins
Bond Street	12 mins
Stratford	14 mins



## By bus from Queen's Quarter

Greenwich	2 mins
London Bridge	6 mins
Cannon Street	11 mins
Waterloo East	17 mins
King's Cross / St Pancras International	21 mins



## By bike from Queen's Quarter

East Croydon Station (0.4 miles)	3 mins
West Croydon Station (1.0 miles)	5 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

A go-to dining destination, major shopping hub, foodie paradise, creative arts, home to beautiful parklands and more. With so much to see and do, what's not to love?

Historically a leisure destination, the recent regeneration and planned arrival of a new Westfield means that Croydon has been put back on the map. Today it's a thriving mix of the new and the old, where one of London's oldest street markets rubs shoulders with the 7 days a week food court at Boxpark, and the independent boutique stores of Croydon Old Town live alongside big brand high street shopping.

If you're looking for culture then you're spoilt for choice. Expect independent theatre pubs, art cafes, live music, museums and even a board game cafe bar. And if you're looking for the perfect picnic spot you can wander through the Wandle, a 21-acre park complete with a river, bandstand and ornamental garden.



1. The Water Tower
2. Ponte Nuovo Restaurant
3. BOXPARK Croydon
4. Fairfield Halls
5. Park Hill Park





Mid morning bites  
and afternoon  
delights



# 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



- 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
- Steel bath with bespoke bath panel
- Chrome towel radiator
- Homes without an en suite will include a 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
- Full height mirror
- Chrome towel radiator
- White shower tray with fixed shower screen/sliding door
- Thermostatic mixer valve with shower head and hair wash attachment

## Heating, Electrical & Lighting



- Radiators 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, hallways & store cupboards
- White switches and sockets.
- White shaver point in bathrooms
- Provision for Sky Q (subscription will be required)
- Mains operated ceiling mounted smoke/heat detector

## Bedroom



- Fitted carpet
- Fitted wardrobe to master bedrooms

## 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



- Free standing washer/dryer located in store cupboard
- White internal doors
- Chrome door furniture
- Outdoor space to every home
- Video door entry system
- Communal bicycle storage for every home
- NHBC 12-year Warranty
- Car parking available on selected homes. Please note parking permits will not be issued and you will not be entitled to apply for a parking permit.

# Site Plan

FELL ROAD

Bloom House

PARK LANE

## Key

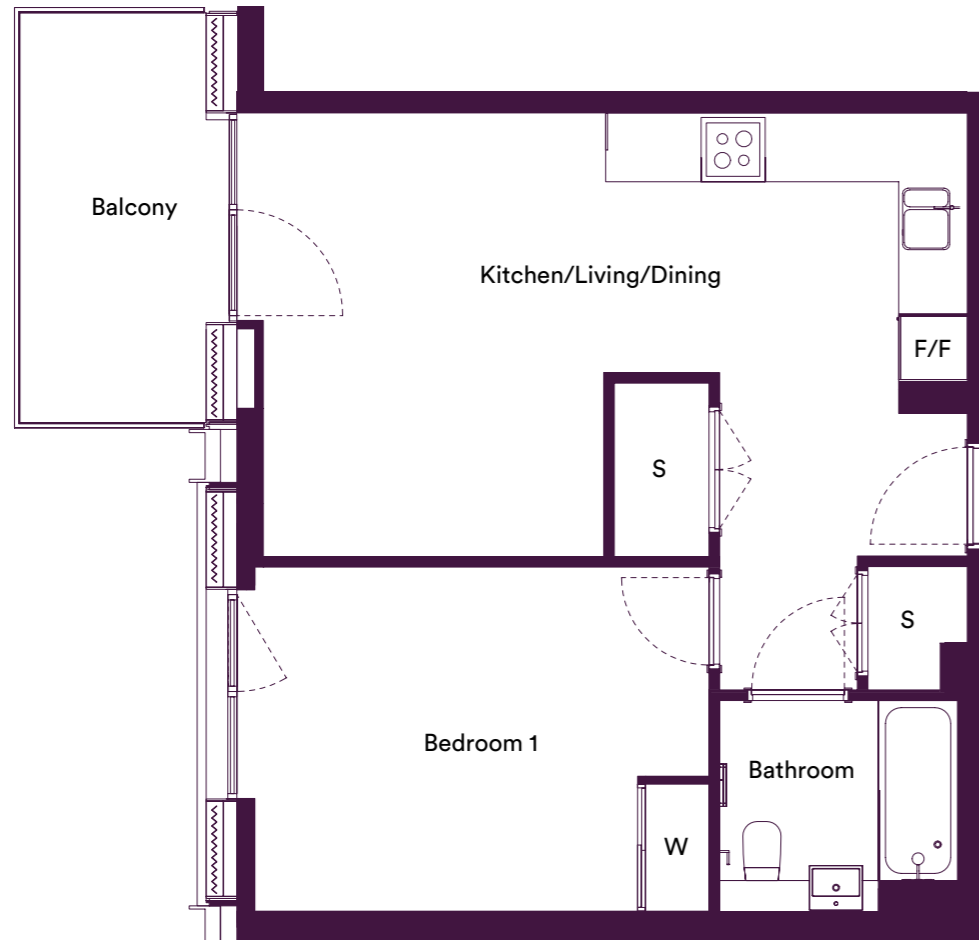
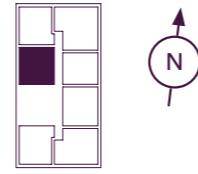
- Shared Ownership
- London Living Rent
- Build To Rent
- Affordable Rent



# One bedroom apartment

Type IS1

Plots 1, 8, 15, 22, 29, 36, 43, 50, 57, 64, 71, 78



## Dimensions

Living/Dining/ Kitchen	6.65m x 4.19m	21'8" x 13'7"
Bedroom	4.27m x 3.25m	14'1" x 10'7"
<b>Total Internal Area</b>	<b>51.23m<sup>2</sup></b>	<b>551ft<sup>2</sup></b>
Balcony	3.88m x 1.76m	12'7" x 5'8"

## Floors

<b>1</b>	Plot 1	<b>5</b>	Plot 29	<b>9</b>	Plot 57
<b>2</b>	Plot 8	<b>6</b>	Plot 36	<b>10</b>	Plot 64
<b>3</b>	Plot 15	<b>7</b>	Plot 43	<b>11</b>	Plot 71
<b>4</b>	Plot 22	<b>8</b>	Plot 50	<b>12</b>	Plot 78

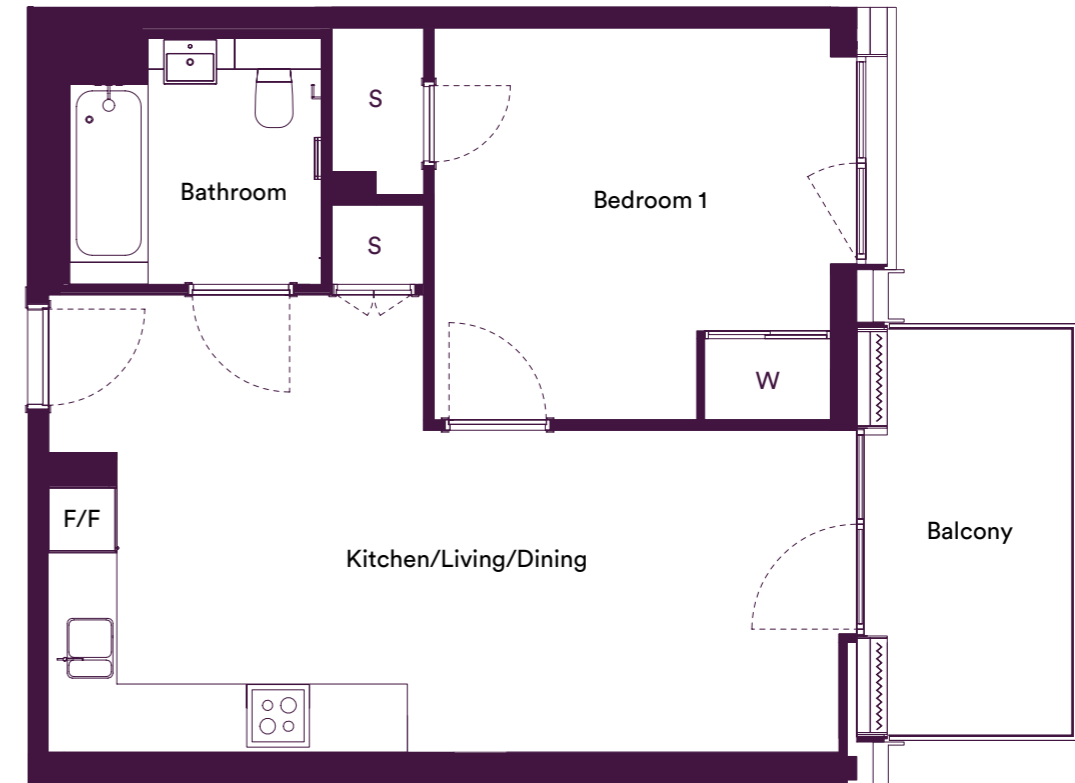
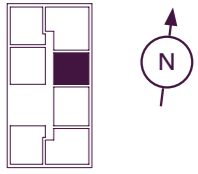
W – Wardrobe | F/F – Fridge/Freezer | S – Storage

\*Denotes houses 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.

# One bedroom apartment

Type IS1a

Plots 4, 11, 18, 25, 32, 39, 46, 53, 60, 67, 74, 81



## Dimensions

Living/Dining/ Kitchen	7.53m x 3.06m	24'7" x 10'1"
Bedroom	3.77m x 3.73m	12'4" x 12'2"
<b>Total Internal Area</b>	<b>52.38m<sup>2</sup></b>	<b>564ft<sup>2</sup></b>
Balcony	3.87m x 1.76m	12'7" x 5'8"

## Floors

<b>1</b>	Plot 4	<b>5</b>	Plot 32	<b>9</b>	Plot 60
<b>2</b>	Plot 11	<b>6</b>	Plot 39	<b>10</b>	Plot 67
<b>3</b>	Plot 18	<b>7</b>	Plot 46	<b>11</b>	Plot 74
<b>4</b>	Plot 25	<b>8</b>	Plot 53	<b>12</b>	Plot 81

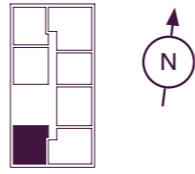
W – Wardrobe | F/F – Fridge/Freezer | S – Storage

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# One bedroom apartment

Type IS6

Plots 7, 14, 21, 28, 35, 42, 49, 56, 63, 70, 77, 84



## Dimensions

Living/Dining/ Kitchen	5.97m x 3.54m	20'0" x 11'6"
Bedroom	4.45m x 2.79m	14'6" x 9'2"
<b>Total Internal Area</b>	<b>51.36 m<sup>2</sup></b>	<b>553ft<sup>2</sup></b>
Balcony	3.23m x 1.76m	10'6" x 5'8"

## Floors

<b>1</b>	Plot 7	<b>5</b>	Plot 35	<b>9</b>	Plot 63
<b>2</b>	Plot 14	<b>6</b>	Plot 42	<b>10</b>	Plot 70
<b>3</b>	Plot 21	<b>7</b>	Plot 49	<b>11</b>	Plot 77
<b>4</b>	Plot 28	<b>8</b>	Plot 56	<b>12</b>	Plot 84

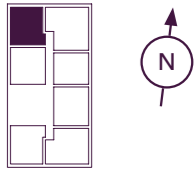
W – Wardrobe | F/F – Fridge/Freezer | S – Storage

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# Two bedroom apartment

Type IS3

Plots 2, 9, 16, 23, 30, 37, 44, 51, 58, 65, 72, 79



## Dimensions

Living/Dining/ Kitchen	6.2m x 3.48m	20'4" x 11'4"
Bedroom 1	3.43m x 3.2m	11'3" x 10'5"
Bedroom 2	3.43m x 2.46m	11'3" x 8'1"
<b>Total Internal Area</b>	<b>61.46 m<sup>2</sup></b>	<b>662 ft<sup>2</sup></b>
Balcony	3.23m x 1.76m	10'6" x 5'8"

## Floors

<b>1</b>	Plot 2	<b>5</b>	Plot 30	<b>9</b>	Plot 58
<b>2</b>	Plot 9	<b>6</b>	Plot 37	<b>10</b>	Plot 65
<b>3</b>	Plot 16	<b>7</b>	Plot 44	<b>11</b>	Plot 72
<b>4</b>	Plot 23	<b>8</b>	Plot 51	<b>12</b>	Plot 79

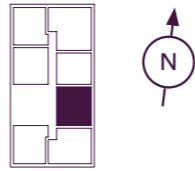
W – Wardrobe | F/F – Fridge/Freezer | S – Storage

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# Two bedroom apartment

Type IS4

Plots 5, 12, 19, 26, 33, 40, 47, 54, 61, 68, 75, 82



### Dimensions

Living/Dining/ Kitchen	7.33m x 3.2m	24'1" x 10'5"
Bedroom 1	5.1m x 2.7m	16'7" x 8'9"
Bedroom 2	3.3m x 3.18m	10'8" x 10'4"
<b>Total Internal Area</b>	<b>70.52 m<sup>2</sup></b>	<b>759 ft<sup>2</sup></b>
Balcony	3.87m x 1.76m	12'7" x 5'8"

### Floors

<b>1</b>	Plot 5	<b>5</b>	Plot 33	<b>9</b>	Plot 61
<b>2</b>	Plot 12	<b>6</b>	Plot 40	<b>10</b>	Plot 68
<b>3</b>	Plot 19	<b>7</b>	Plot 47	<b>11</b>	Plot 75
<b>4</b>	Plot 26	<b>8</b>	Plot 54	<b>12</b>	Plot 82

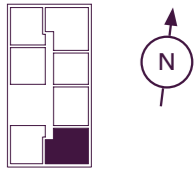
W – Wardrobe | F/F – Fridge/Freezer | S – Storage

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# Two bedroom apartment

Type IS5

Plots 6, 13, 20, 27, 34, 41, 48, 55, 62, 69, 76, 83



### Dimensions

Living/Dining/ Kitchen	7.6m x 3.34m	24'9" x 11'0"
Bedroom 1	3.8m x 3.47m	12'5" x 11'4"
Bedroom 2	4.04m x 2.88m	13'3" x 9'5"
<b>Total Internal Area</b>	<b>72.27 m<sup>2</sup></b>	<b>778 ft<sup>2</sup></b>
Balcony	3.87m x 2.01m	12'7" x 6'6"

### Floors

<b>1</b>	Plot 6	<b>5</b>	Plot 34	<b>9</b>	Plot 62
<b>2</b>	Plot 13	<b>6</b>	Plot 41	<b>10</b>	Plot 69
<b>3</b>	Plot 20	<b>7</b>	Plot 48	<b>11</b>	Plot 76
<b>4</b>	Plot 27	<b>8</b>	Plot 55	<b>12</b>	Plot 83

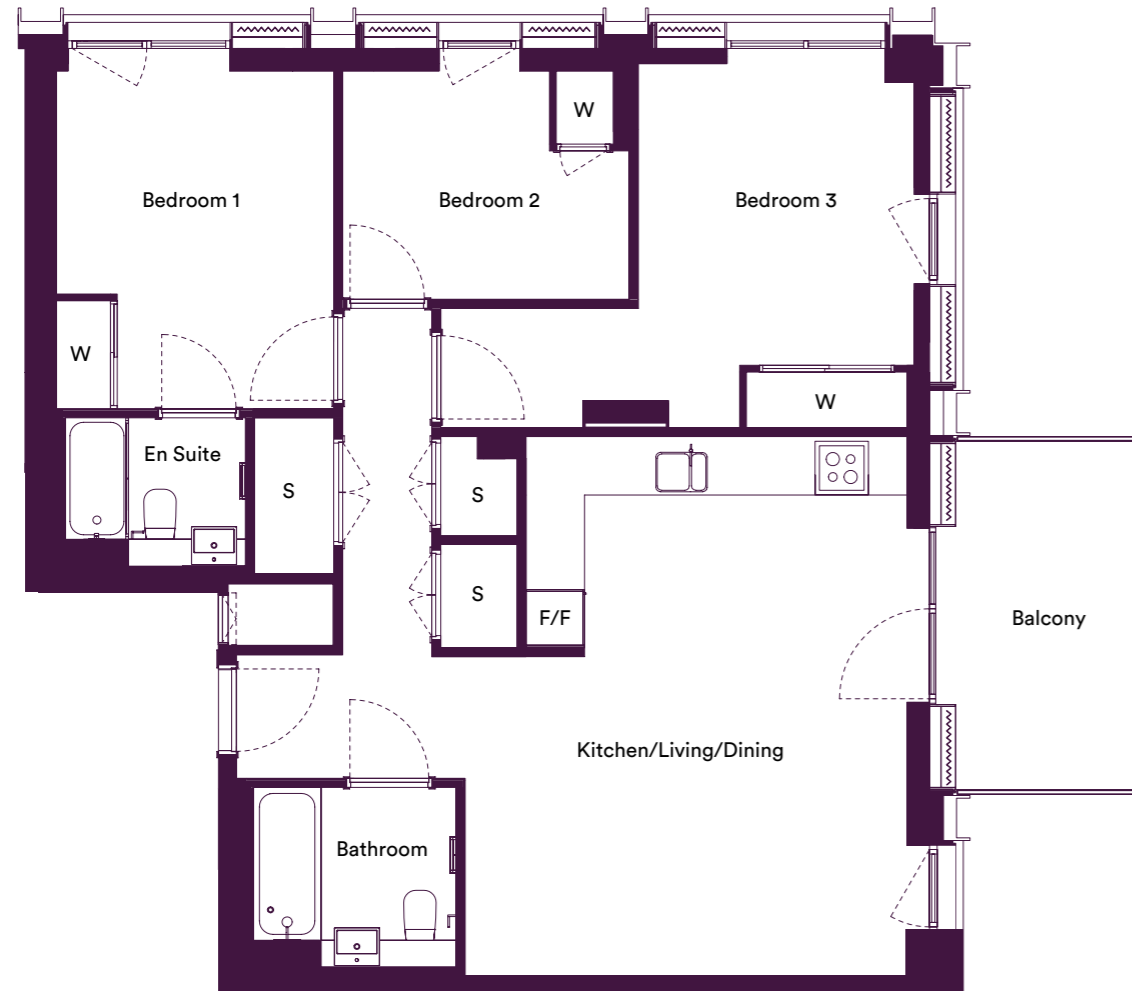
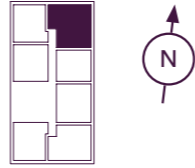
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# Three bedroom apartment

Type IS2

Plots 3, 10, 17, 24, 31, 38, 45, 52, 59, 66, 73, 80



## Dimensions

Living/Dining/ Kitchen	5.98m x 4.9m	19'6" x 16'1"
Bedroom 1	3.08m x 3.73m	10'1" x 12'2"
Bedroom 2	3.06m x 4.04m	10'0" x 13'3"
Bedroom 3	3.18m x 2.53m	10'4" x 8'3"
<b>Total Internal Area</b>	<b>86.87 m<sup>2</sup></b>	<b>935 ft<sup>2</sup></b>
Balcony	3.87m x 2.01m	12'7" x 6'6"

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

## Floors

1	Plot 3	5	Plot 31	9	Plot 59
2	Plot 10	6	Plot 38	10	Plot 66
3	Plot 17	7	Plot 45	11	Plot 73
4	Plot 24	8	Plot 52	12	Plot 80

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## 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.



# 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)



## 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)

## L&Q at Queen's Quarter Croydon, CR9 3JS

- ✉ [queensquarter@lqgroup.org.uk](mailto:queensquarter@lqgroup.org.uk)
- ☎ 0208 189 7602
- 🌐 [lqhomes.com/queensquarter](http://lqhomes.com/queensquarter)

### Disclaimer

All information in this document is correct at the time of publication going to print December 2020. 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 Queen's Quarter

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

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

**L&Q**