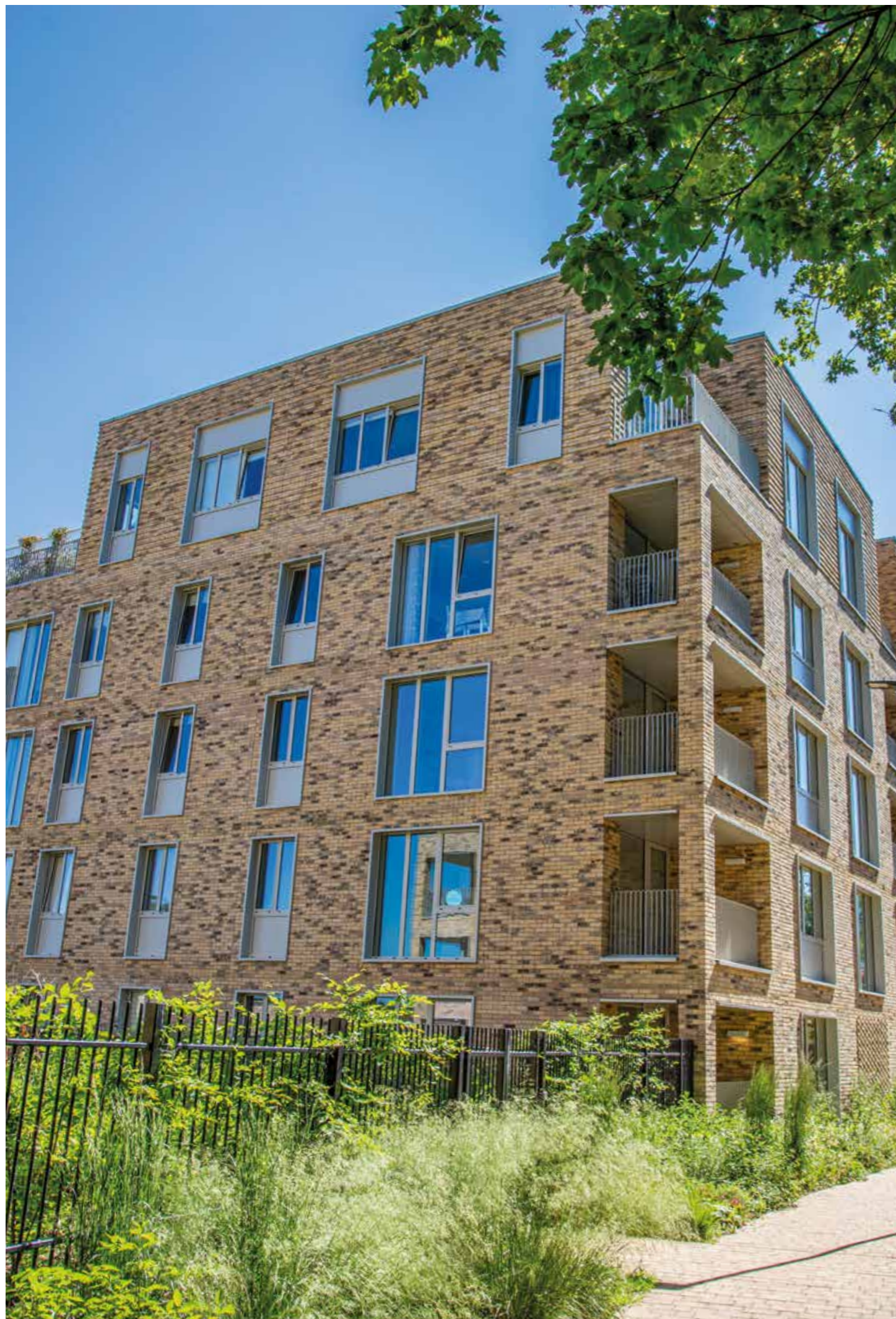


L&Q at
**RIDGEWAY
VIEWS**

CALLOW
HOUSE
&
ISAACS
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 from L&Q, one of London's leading residential developers

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 to master bedroom (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
- Ceramic 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



Mill Hill East Station	Camden	Euston	Tottenham Court Road	Embankment	Bank	Waterloo
	M1	Osterley Park & House	Hampstead Heath	Wembley	M25	St Albans
	Mill Hill Village	Mill Hill East Station	Mill Hill Park	Virgin Active	Mill Hill Broadway	Artsdepot

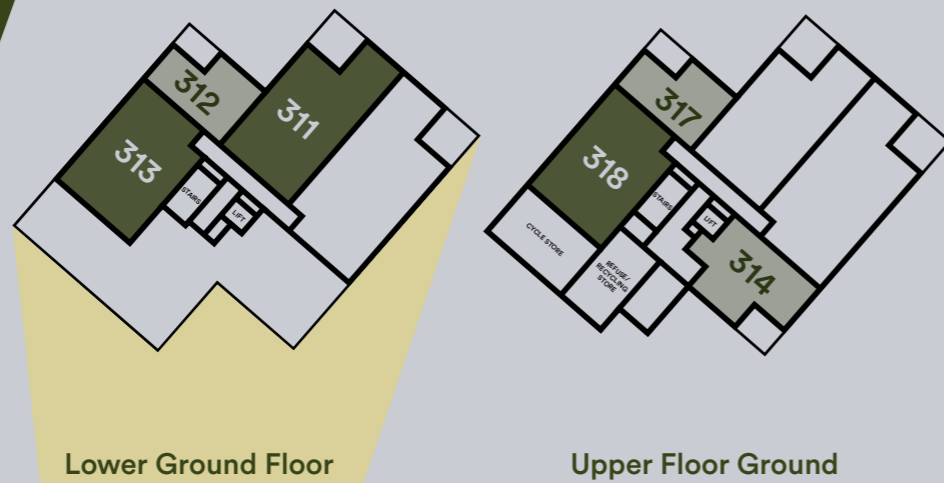
Siteplan

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.

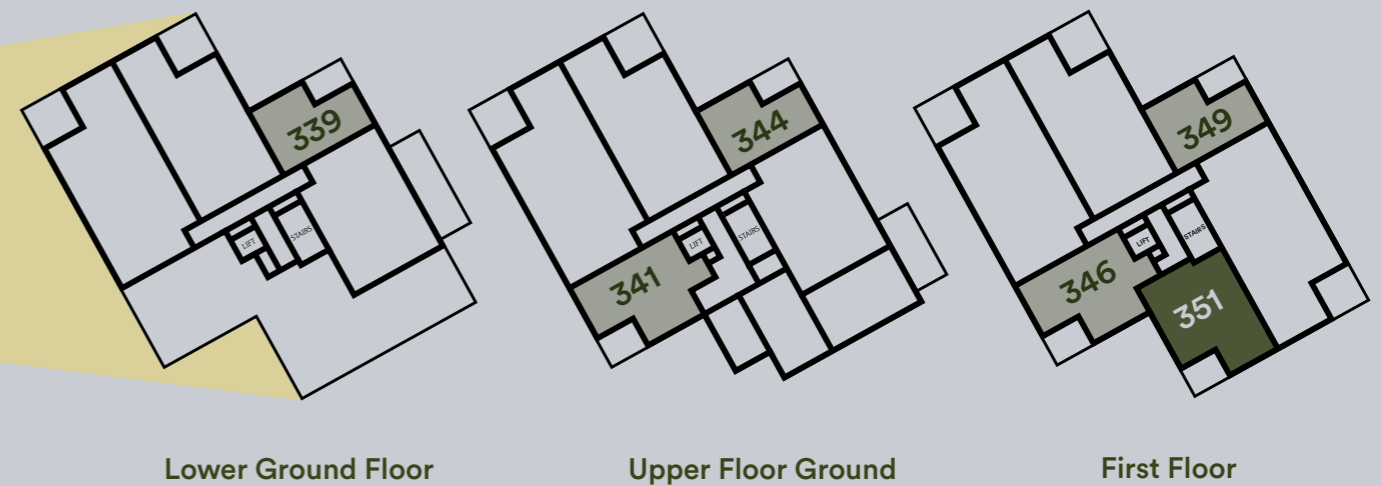


- Key**
- Shared Ownership
 - Market Sale
 - Market Sale / Shared Ownership
 - Affordable Rent

Callow House



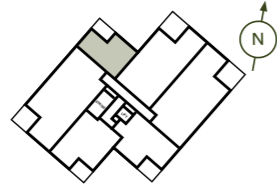
Isaacs House



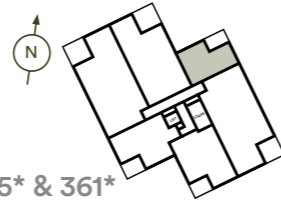
- Key**
- One bedroom
 - Two bedroom
 - Private Sale

One bedroom

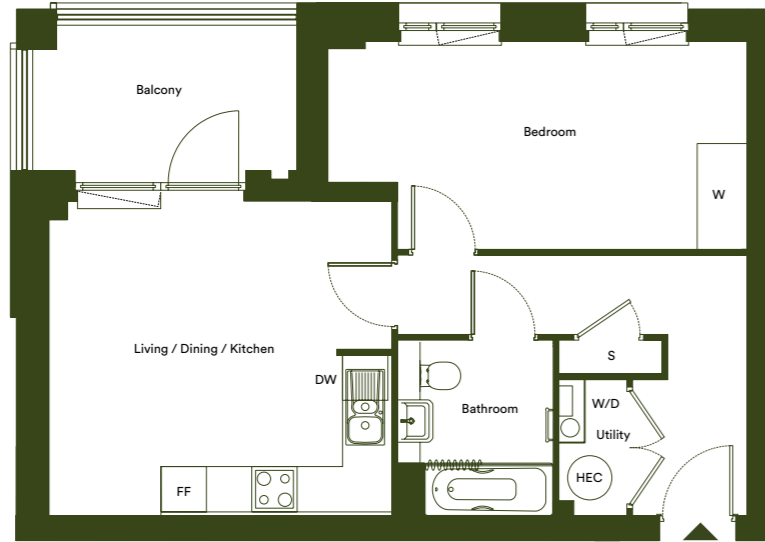
Callow House
Plots 312, 317, 322, 328 & 334



Isaacs House
Plots 339*, 344*, 349*, 355* & 361*



*These apartments are handed



Dimensions

Living / Dining / Kitchen	4.53m x 4.16m	14'10" x 13'7"
Bedroom	5.54m x 2.75m	18'2" x 9'0"
Total internal area	50.0 m²	538 ft²
Balcony	3.47m x 2.05m	11'4" x 6'9"

Floors

3	Apartments 334 & 361*
2	Apartments 328 & 355*
1	Apartments 322 & 349*
UG	Apartments 317 & 344*
LG	Apartments 312 & 339*

W – Fitted Wardrobe | F/F – Fridge/Freezer | DW – Dish Washer | S – Storage | W/D – Washer Dryer | HEC – Heat Exchange Cylinder

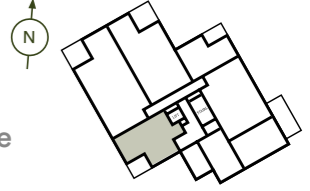
*Denotes apartments that are opposite handed/mirror image to the plans drawn. The floor plans provided are intended to only give a general indication of the proposed floor layout, are not drawn to scale and are not intended to form part of any offer, contract, warranty or representation. Measurements 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

Callow House
Plot 314



Isaacs House
Plot 341*



*These apartments are handed



Dimensions

Living / Dining / Kitchen	7.66m x 4.81m	25'1" x 15'9"
Bedroom	5.54m x 3.00m	18'2" x 9'10"
Total internal area	67.9 m²	731 ft²
Balcony	3.63m x 2.76m	11'11" x 9'0"

Floor

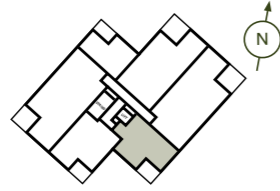
UG	Apartments 317 & 341*
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W – Fitted Wardrobe | F/F – Fridge/Freezer | DW – Dish Washer | S – Storage | W/D – Washer Dryer | HEC – Heat Exchange Cylinder

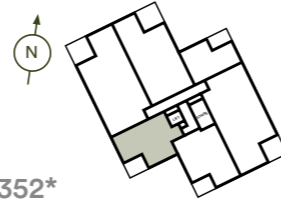
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One bedroom

Callow House
Plots 319, 325 & 331



Isaacs House
Plots 346* & 352*



*These apartments are handed



Dimensions

Living / Dining / Kitchen	7.66m x 4.81m	25'1" x 15'9"
Bedroom	5.54m x 3.00m	18'2" x 9'10"
Total internal area	67.9 m²	731 ft²
Balcony	3.55m x 2.68m	11'7" x 8'9"

Floors

3	Apartment 331
2	Apartments 325 & 352*
1	Apartments 319 & 346*

W – Fitted Wardrobe | F/F – Fridge/Freezer | DW – Dish Washer | S – Storage | W/D – Washer Dryer | HEC – Heat Exchange Cylinder

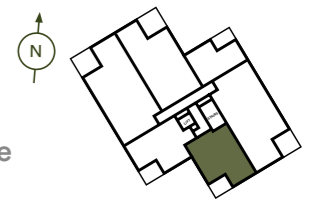
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Two bedroom

Callow House
Plots 324 & 336



Isaacs House
Plots 351*



*These apartments are handed



Dimensions

Living / Dining Room	5.50m x 4.57m	18'0" x 14'12"
Kitchen	2.45m x 2.35m	8'0" x 7'8"
Bedroom 1	4.63m x 3.64m	15'2" x 11'11"
Bedroom 2	3.64m x 3.16m	11'11" x 10'4"
Total internal area	75.5 m²	813 ft²
Balcony	3.57m x 2.54m	11'8" x 8'4"

Floor

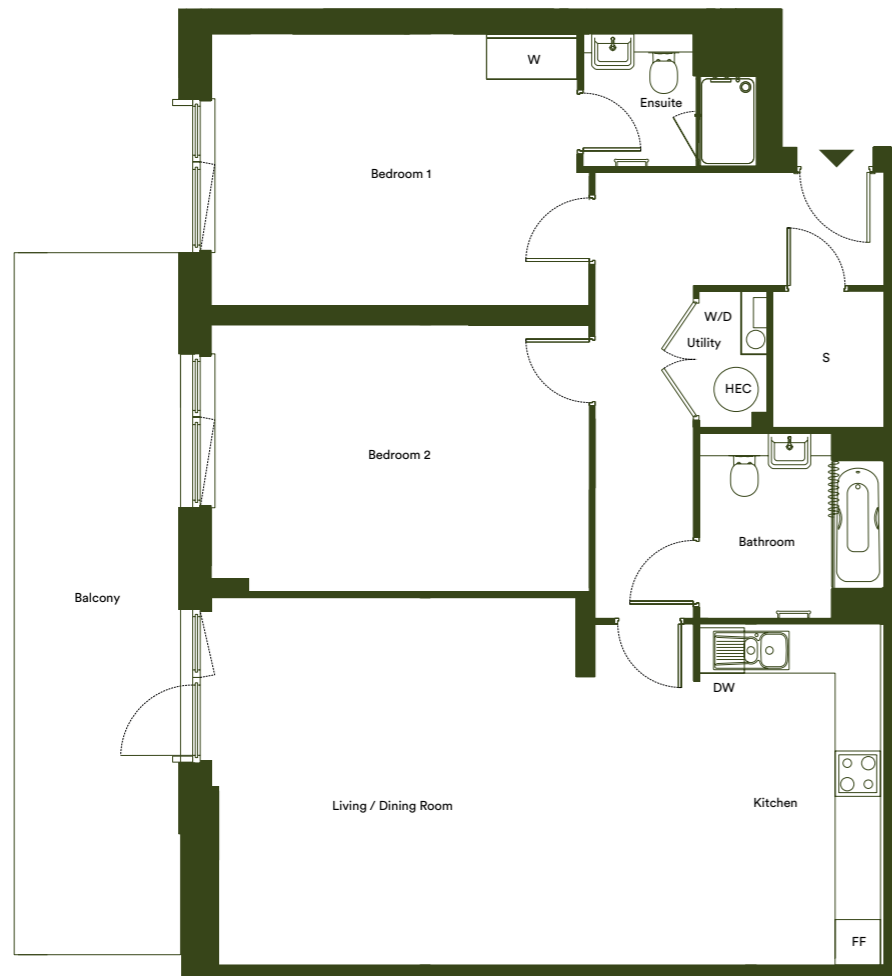
3	Apartment 336
1	Apartments 324 & 351*

W – Fitted Wardrobe | F/F – Fridge/Freezer | DW – Dish Washer | S – Storage | W/D – Washer Dryer | HEC – Heat Exchange Cylinder

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Two bedroom

Callow House
Plot 313



Dimensions

Living / Dining Room	6.35m x 4.85m	20'10" x 15'11"
Kitchen	4.51m x 2.45m	14'9" x 8'0"
Bedroom 1	5.00m x 3.60m	16'4" x 11'9"
Bedroom 2	5.00m x 3.53m	16'4" x 11'7"
Total internal area	106.2 m²	1,143 ft²
Terrace	9.28m x 2.20m	30'5" x 7'2"

Floor

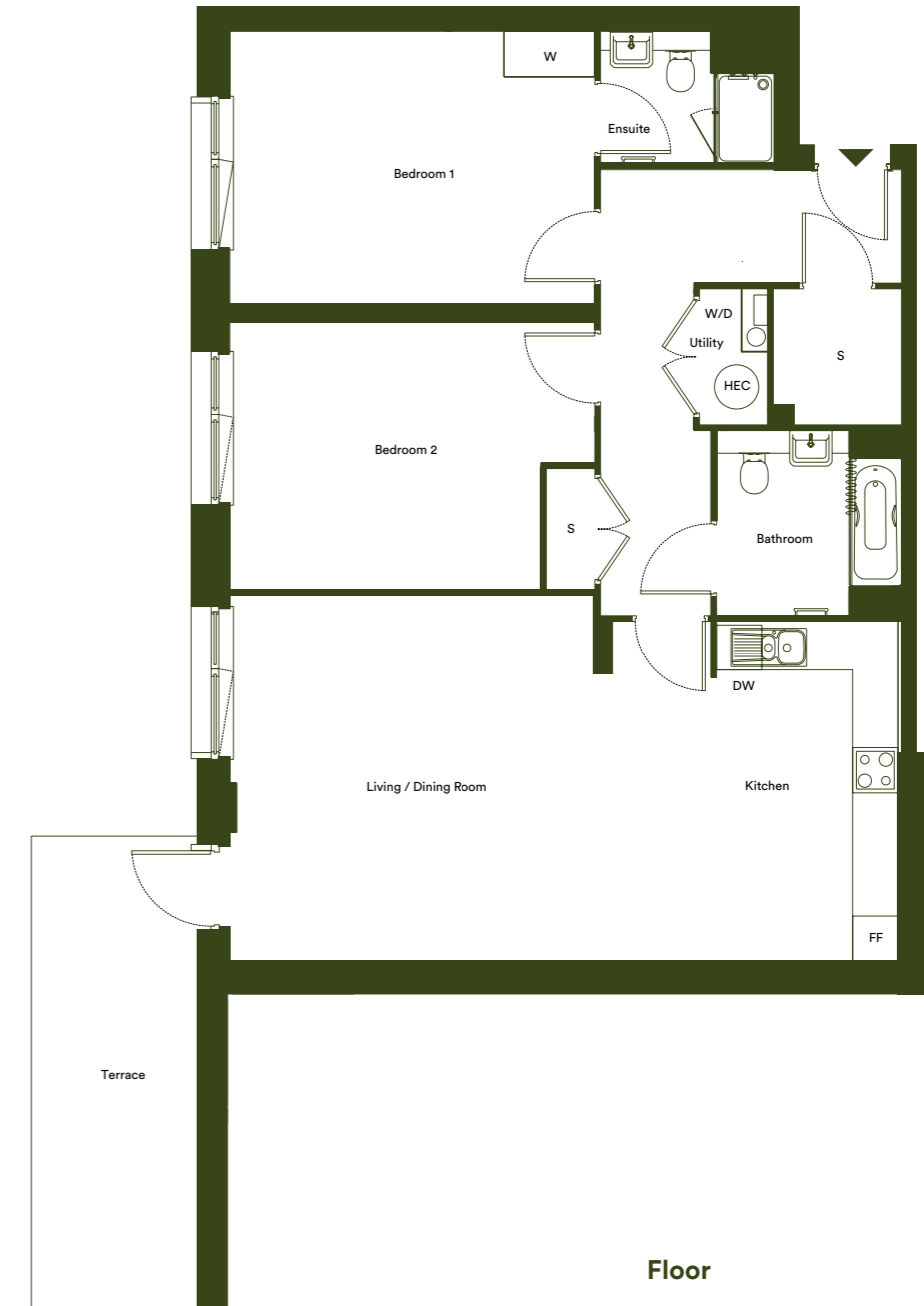
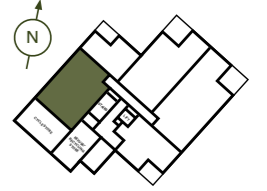
LG Apartment 313

W – Fitted Wardrobe | F/F – Fridge/Freezer | DW – Dish Washer | S – Storage | W/D – Washer Dryer | HEC – Heat Exchange Cylinder

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Two bedroom

Callow House
Plot 318



Dimensions

Living / Dining Room	6.45m x 4.85m	21'1" x 15'11"
Kitchen	4.51m x 2.45m	14'9" x 8'0"
Bedroom 1	4.84m x 3.60m	15'10" x 11'9"
Bedroom 2	4.84m x 3.53m	15'10" x 11'7"
Total internal area	106.5 m²	1,146 ft²
Terrace	7.56m x 2.20m	24'9" x 7'2"

Floor

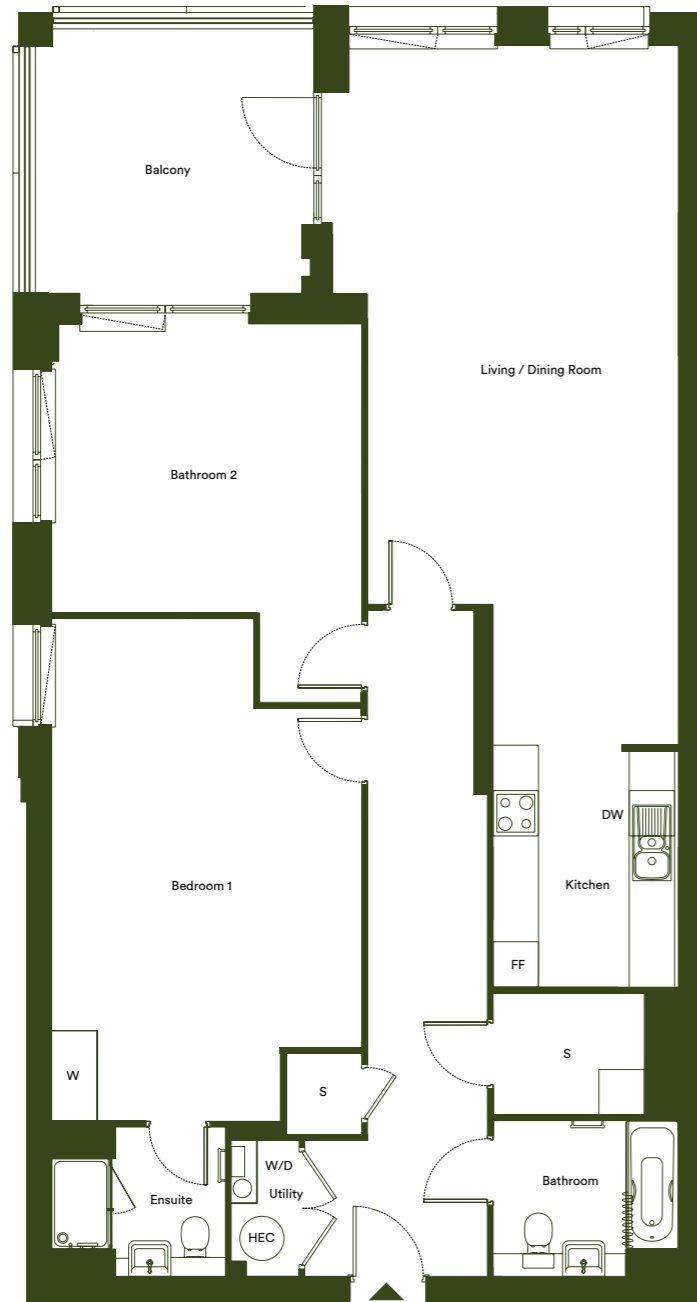
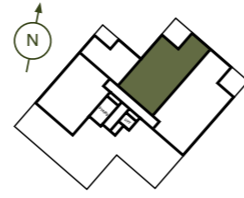
UG Apartment 318

W – Fitted Wardrobe | F/F – Fridge/Freezer | DW – Dish Washer | S – Storage | W/D – Washer Dryer | HEC – Heat Exchange Cylinder

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Two bedroom

Callow House
Plot 311



Dimensions

Living / Dining Room	7.40m x 4.57m	24'3" x 14'12"
Kitchen	5.06m x 2.45m	16'7" x 8'0"
Bedroom 1	6.65m x 4.10m	21'9" x 13'5"
Bedroom 2	4.10m x 3.82m	13'5" x 12'6"
Total internal area	121.0 m²	1,302 ft²
Balcony	3.65m x 3.63m	11'12" x 11'11"

Floor

LG Apartment 311

W – Fitted Wardrobe | F/F – Fridge/Freezer | DW – Dish Washer | S – Storage | W/D – Washer Dryer | HEC – Heat Exchange Cylinder

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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.

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 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.

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
Ridgeway Views, Mill Hill, NW7 1AA

✉ ridgewayviews@lqgroup.org.uk

☎ 0208 189 7592

🌐 lqhomes.com/ridgewayviews

Disclaimer

All information in this document is correct at the time of publication going to print March 2022. The contents of this brochure should not be considered material information for the purposes of renting 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.

The logo consists of the letters 'L&Q' in a bold, white, sans-serif font, centered on a yellow rectangular background.