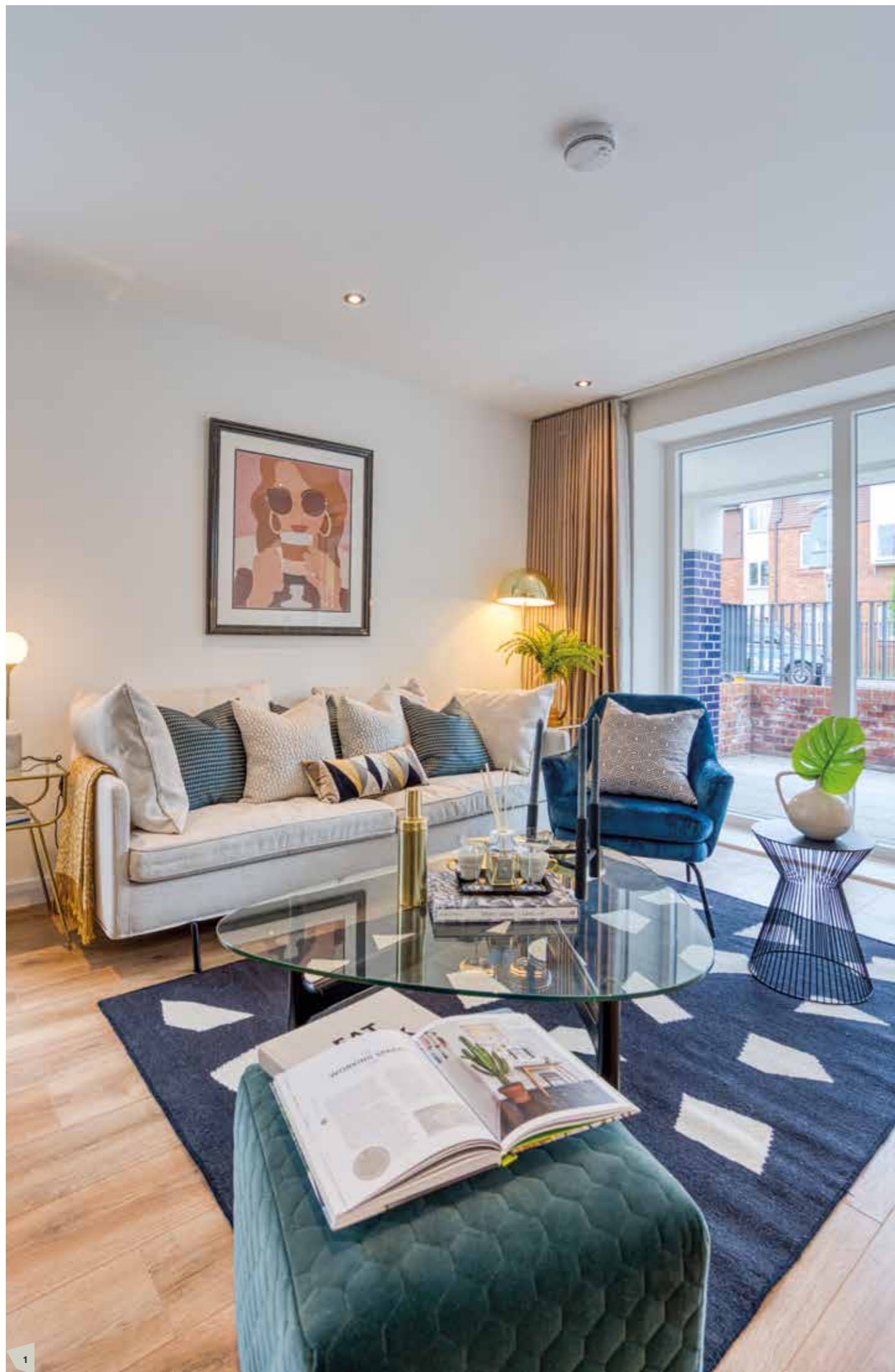




**ST AUGUSTIN
COURT**

L&Q



A step on the ladder

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.

St Augustin Court opens the door to a home of your own in a leafy suburb within easy reach of the centre of London.

Located in the heart of Mitcham, in an eye-catching new development, St Augustin Court offers a range of one and two bedroom apartments, all available on a shared ownership basis. Every home includes a well equipped fitted kitchen, open plan living area and attractive bathroom and contemporary fittings.

The bold architectural design features large windows to create light, bright interiors with a real sense of freedom and space. Bedrooms are well proportioned and there is clever use of storage. Each home has a private balcony or terrace.

Located in a highly sought after part of South West London, St Augustin Court offers the ideal opportunity to put down roots. Whether you work locally, in the West End or City, this is the ideal base.

**Dedicated to
quality of design**

and quality of life



**Conveniently
located**



ST AUGUSTIN COURT



Exploring Mitcham & beyond

Living in Mitcham you have everything you need on your doorstep, and you're surrounded by the best of South West London.

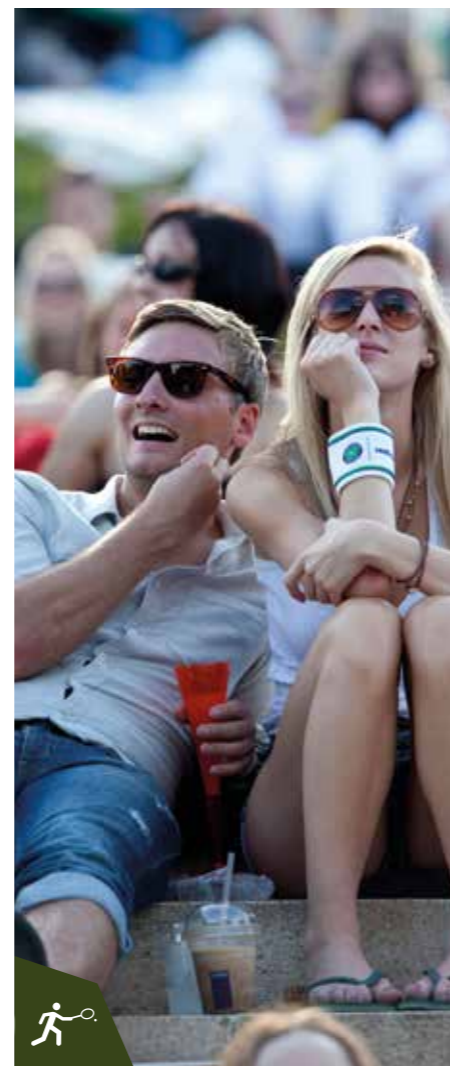
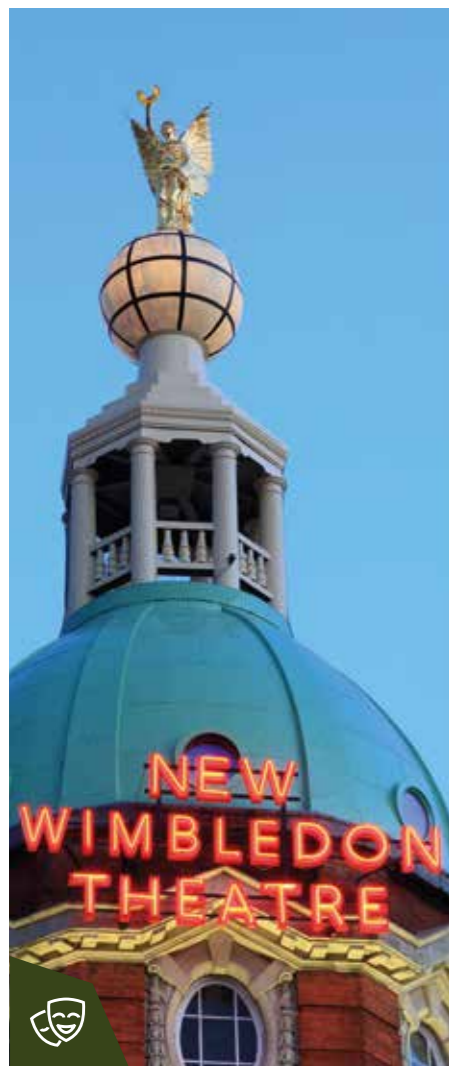
Mitcham is one of the best parts of London for green spaces. You have parkland on your doorstep of course, but make sure to explore the expanses of Wimbledon and the riverside walks along the Thames.

It's also good to know you'll have supermarkets and other shops, gyms and playing fields, restaurants and bars, schools and medical facilities handily close. The best of Colliers Wood and Wimbledon is also on hand, with their excellent shopping malls.

Wimbledon is the home of tennis but it's also a great place for golf, cricket and sailing on Wimbledon pond.

Colliers Wood underground station is just 10 minutes from St Augustin Court, with quick Northern Line connections to the centre of town. It's also easy to get out into the open countryside of Surrey and Sussex. Whether you're after a day of shopping in the West End or a walk among open fields and lunch in a country pub, you've found the ideal place to put down roots.

1. Centre Court Wimbledon
2. The Wandle Trail
3. Merton Abbey Mills Market
4. Plant-Based Restaurant at Merton Abbey Mills
5. Wimbledon Tennis
6. Wrought iron lattice bridge over the river Wandle



Entertainment

With local cinemas, theatres and world famous sports venues on hand, this is a part of London where you'll never be short of things to do. There's an excellent choice of multiplex cinemas in the area and the New Wimbledon Theatre has been an iconic local landmark for over a century attracting big name celebrities. Don't miss the annual Christmas pantomime.

- Polish Film Club**
18 mins bus ride
- Odeon Cinema, Wimbledon**
22 mins bus ride
- New Wimbledon Theatre**
24 mins bus ride
- All England Tennis Club**
40 mins bus ride

Green Spaces

The Morden Hall Park, with its charming meadows, stable yard and lush Watermeads, is on hand whenever you need to connect with nature, as well as Lavender Park. Mitcham Common is another wide open space to explore and make sure to check out the ponds. You can follow the river Wandle from its twin sources all the way up to where it joins the Thames at Wandsworth.

- Stable Yard**
17 mins walk / 0.9 miles
- Morden Hall Park**
20 mins walk / 1 mile
- Wandle Trail**
22 mins walk / 1.1 miles
- Mitcham Common**
33 mins walk / 1.6 miles

Culture

A great area for art galleries. Not surprisingly, Wimbledon hosts the Lawn Tennis Museum and the Whitehall Historic House in Cheam is well worth a visit. Merton Abbey Mills, with its long history and colourful mix of events, shopping and food, is a popular local attraction.

- Colour House Children's Theatre**
4 mins / 0.8 miles cycle
- Merton Abbey Mills**
4 mins / 0.8 miles (by car)
- Polka Theatre**
10 mins / 1.8 miles cycle
- Whitehall House**
26 mins / 4.6 miles (by car)

Eat & Drink

From quick meals to fine dining, you'll be spoiled for choice living at St Augustin Court. In fact the nearest takeaway options are minutes from your front door. Wimbledon has a great choice of venues for special occasions and this is an area that offers everything to match your mood. Whether you're after a traditional tea room, pulsating bar or gastro-pub, you can find it.

- Liqui Liqui Venezuelan Restaurant**
4 mins / 0.7 miles (by car)
- The Woodman**
13 mins / 2.4 miles (by car)
- The Dog & Fox**
14 mins / 2.8 miles (by car)
- Windmill Tea Rooms**
20 mins / 4.1 miles (by car)

Shopping

Nearby in the local area, there are supermarkets and food stores together with two shopping centres in Colliers Wood – the Priory Retail Park and Tandem Centre. The Centre Court shopping centre in Wimbledon offers a wide range of shops and, of course, you have the boutiques of the King's Road and large stores of Oxford Street available whenever you want to head further afield.

- Tandem Centre**
8 mins walk / 0.4 miles
- Priory Retail Park**
11 mins walk / 0.5 miles
- Centre Court Shopping Centre**
13 mins / 2.4 miles cycle
- Wimbledon Farmers' Market**
15 mins / 2.6 miles (by car)

Get Connected



Morden Hall Park



South Wimbledon



Jubilee Clock Tower - Mitcham



River Wandle



By tube from Colliers Wood Station

South Wimbledon	5 mins
Clapham North	15 mins
Stockwell	25 mins
Waterloo	25 mins
London Bridge	28 mins
Charring Cross	39 mins



By bus from St Augustin Court

Mitcham Town Centre	12 mins
Tooting Broadway	13 mins
Tooting Bec	20 mins
Centre Court Wimbledon	21 mins
Balham	25 mins



By bike from St Augustin Court

Mitcham	5 mins / 1 mile
Morden Hall Park	6 mins / 1.1 miles
Polka Theatre Wimbledon	10 mins / 1.8 miles
Seven Islands Pond - Mitcham Common	11 mins / 1.9 miles
Watermeads Nature Reserve	13 mins / 2.3 miles
Wimbledon Park	23 mins / 4.2 miles



On foot from St Augustin Court

Church Road Childrens Centre	1 min / 85 yards
Tandum Centre	9 min / 0.4 miles
Nuffield Gym	12 min / 0.6 miles
Merton Abbey Mills	12 min / 0.6 miles
Colliers Wood Station	14 min / 0.7 miles
River Wandle	14 min / 0.7 miles

Train times taken from nationalrail.co.uk
Distances taken from google.co.uk/maps

Specification

Kitchen



- Modern handles to kitchen cabinets with a complementary worktop and matching upstand
- Full height stainless steel splashback behind the hob
- Under cupboard LED lighting
- Stainless steel 1½ bowl sink with accompanying chrome mono mixer tap
- Fully integrated appliances including oven, ceramic hob, fridge/freezer, dishwasher and integrated glass canopy hood

Bathroom



- Modern white sanitaryware including wall hung 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 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 wall hung 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

Bedroom



- Fitted carpet
- Fitted wardrobe to master bedrooms

Heating, Electrical & Lighting



- Heating - electric only scheme with hot water cylinder
- Low energy white LED downlights to kitchen/dining/living area and bathrooms
- Pendant lights to bedrooms and hallways
- Chrome or brushed stainless steel switches and sockets
- White shaver point in bathrooms
- Provision for Sky multiroom to living room and master bedroom
- TV/telephone and internet points located in main reception and all bedrooms
- Mains operated ceiling mounted smoke/heat detector

Wall & Floor Finishes



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

General

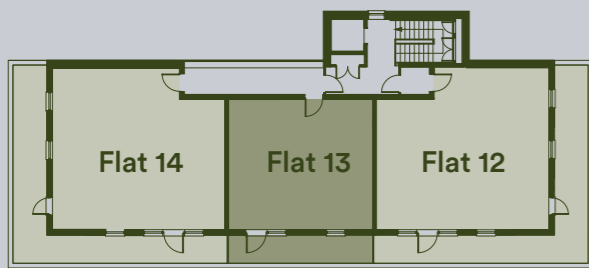


- Free standing washer/dryer located in store cupboard
- Veneered wooden internal doors
- Chrome finish door furniture
- Outdoor space to every home
- Video door entry system
- Communal bicycle storage for every home
- Premier 10 year cover

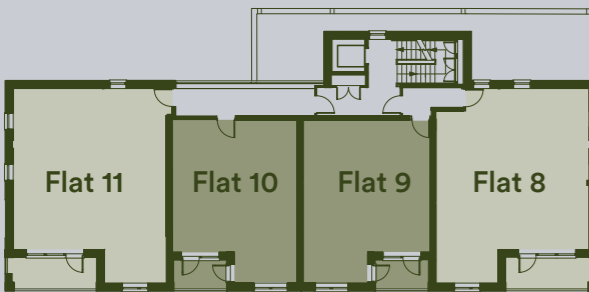


The specification of the properties is correct at the date of print but may change as building works progress. Any images are indicative of the anticipated quality and style of the specification and may not represent the actual furnishings and fittings of the properties. Unless specifically incorporated in writing into the sales contract the specification is not intended to form part of any offer, contract, warranty or representation and should not be relied upon as a statement or representation of fact.

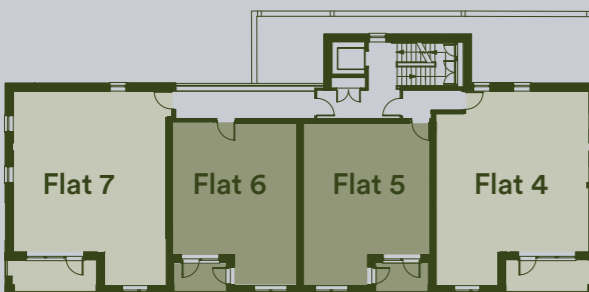
Siteplan find your new home



Third Floor



Second Floor



First Floor



Ground Floor

Key

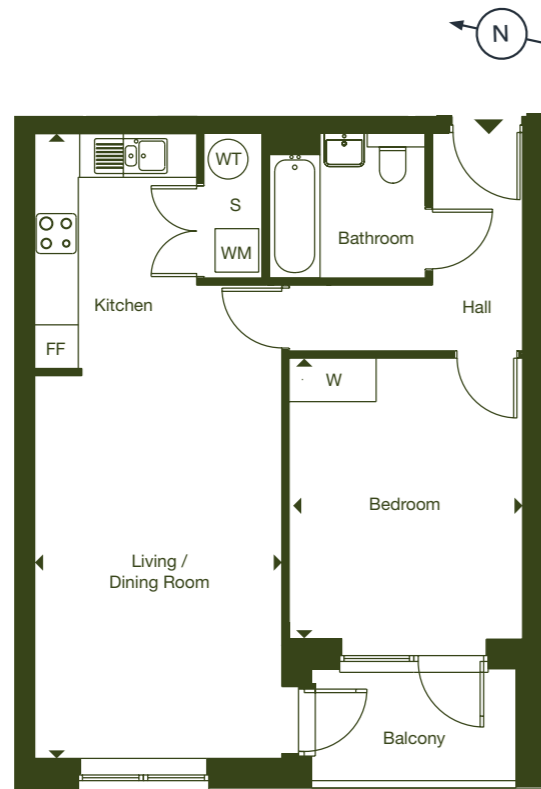
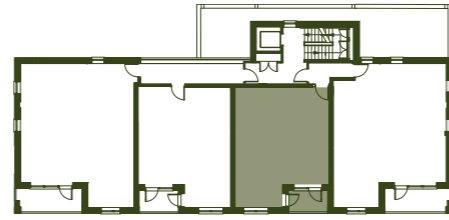
- One Bedroom Apartments
- Two Bedroom Apartments

HAWTHORNE AVENUE

CHURCH ROAD

One bedroom apartment

St Augustin Court
Plots 5 & 9



Dimensions

Living/Dining/ Kitchen	3.40m x 8.60m	11' 1" x 28' 2"
Bedroom	3.21m x 3.87m	10' 5" x 12' 6"
Total	52 m²	559 ft²

Floors

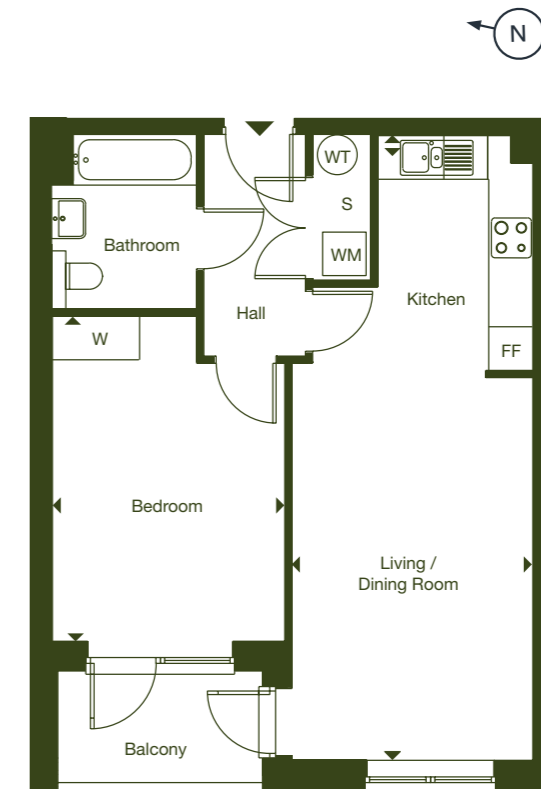
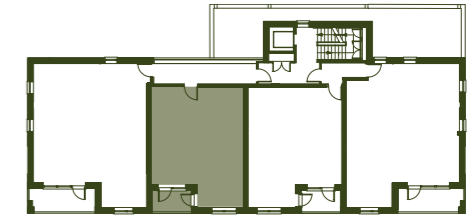
1	Plot 5
2	Plot 9

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

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One bedroom apartment

St Augustin Court
Plots 6 & 10



Dimensions

Living/Dining/ Kitchen	3.31m x 8.60m	10' 10" x 28' 2"
Bedroom	3.20m x 4.47m	10' 5" x 14' 7"
Total	51 m²	548 ft²

Floors

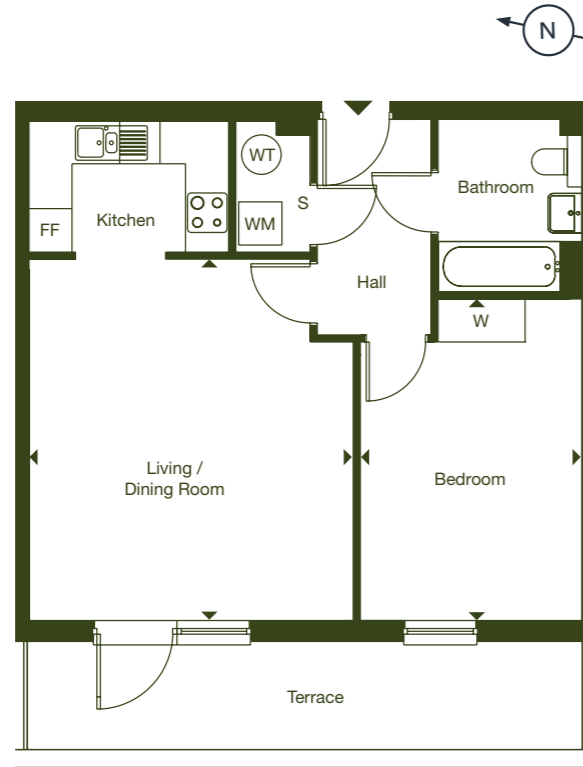
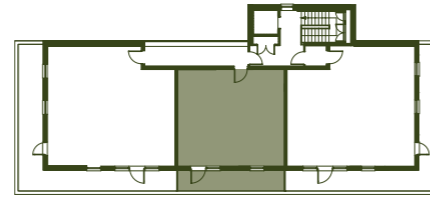
1	Plot 6
2	Plot 10

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

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One bedroom apartment

St Augustin Court
Plot 13



Dimensions

Living/Dining/ Kitchen	4.51m x 6.95m	11' 1" x 28' 2"
Bedroom	3.08m x 4.47m	10' 5" x 12' 6"
Total	53 m²	570 ft²

Floors

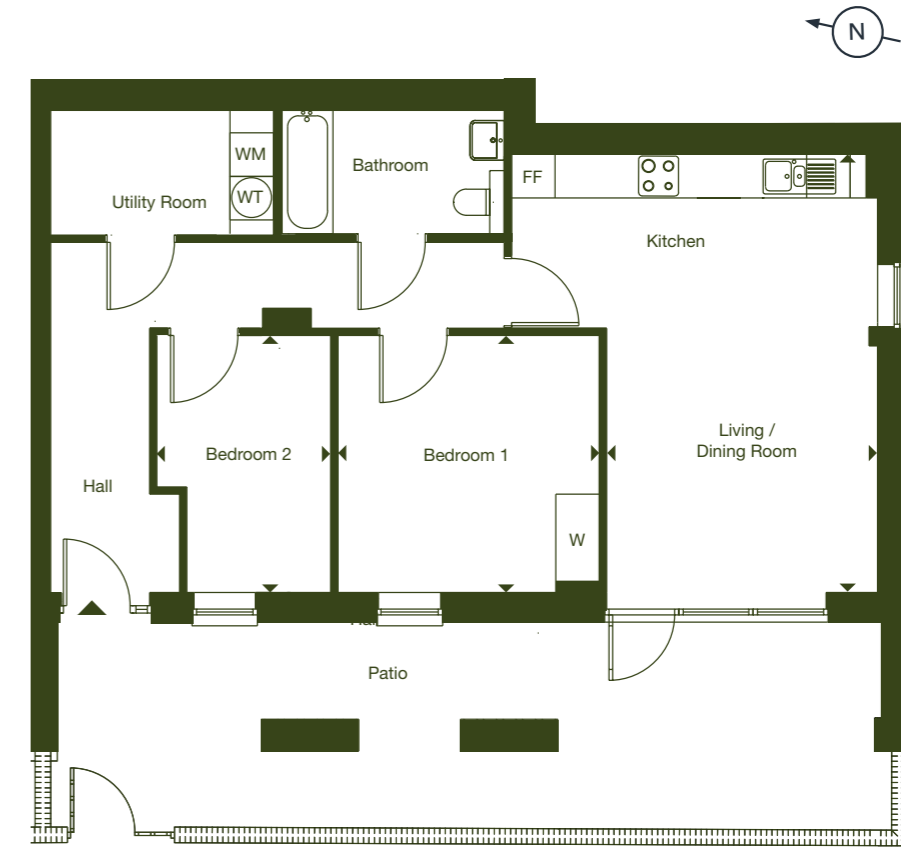
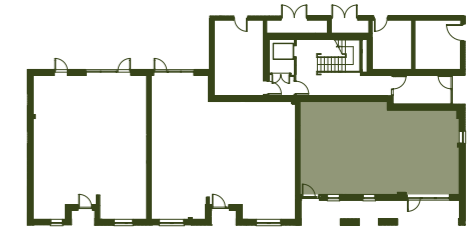
3 Plot 13

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

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Two bedroom apartment

St Augustin Court
Plot 1



Dimensions

Living/Dining/ Kitchen	3.73m x 6.03m	12' 2" x 19' 7"
Bedroom 1	3.60m x 3.54m	11' 9" x 11' 6"
Bedroom 2	2.39m x 3.54m	7' 8" x 11' 6"
Total	72 m²	775 ft²

Floors

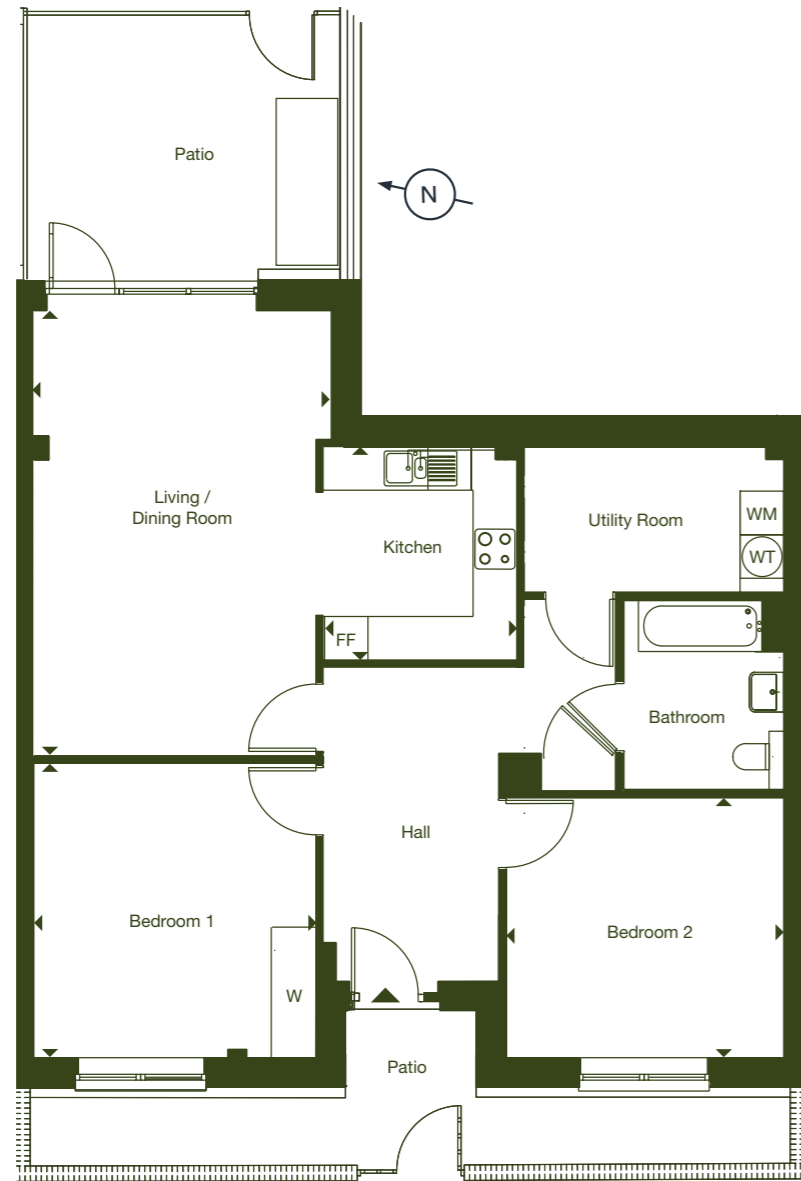
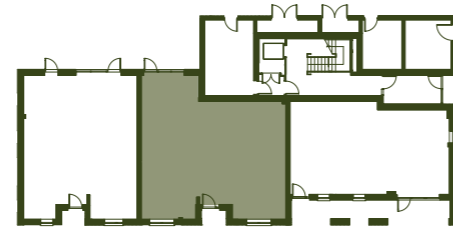
Gd Plot 1

WM – Washing Machine | W – Wardrobe | F/F – Fridge/Freezer | WT – Water Tank

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Two bedroom apartment

St Augustin Court
Plot 2



Dimensions

Living/Dining/ Kitchen	6.65m x 6.13m	21' 8" x 20' 11"
Bedroom 1	3.88m x 4.05m	12' 7" x 13' 2"
Bedroom 2	3.82m x 3.57m	12' 5" x 11' 7"
Total	91 m²	979 ft²

Floors

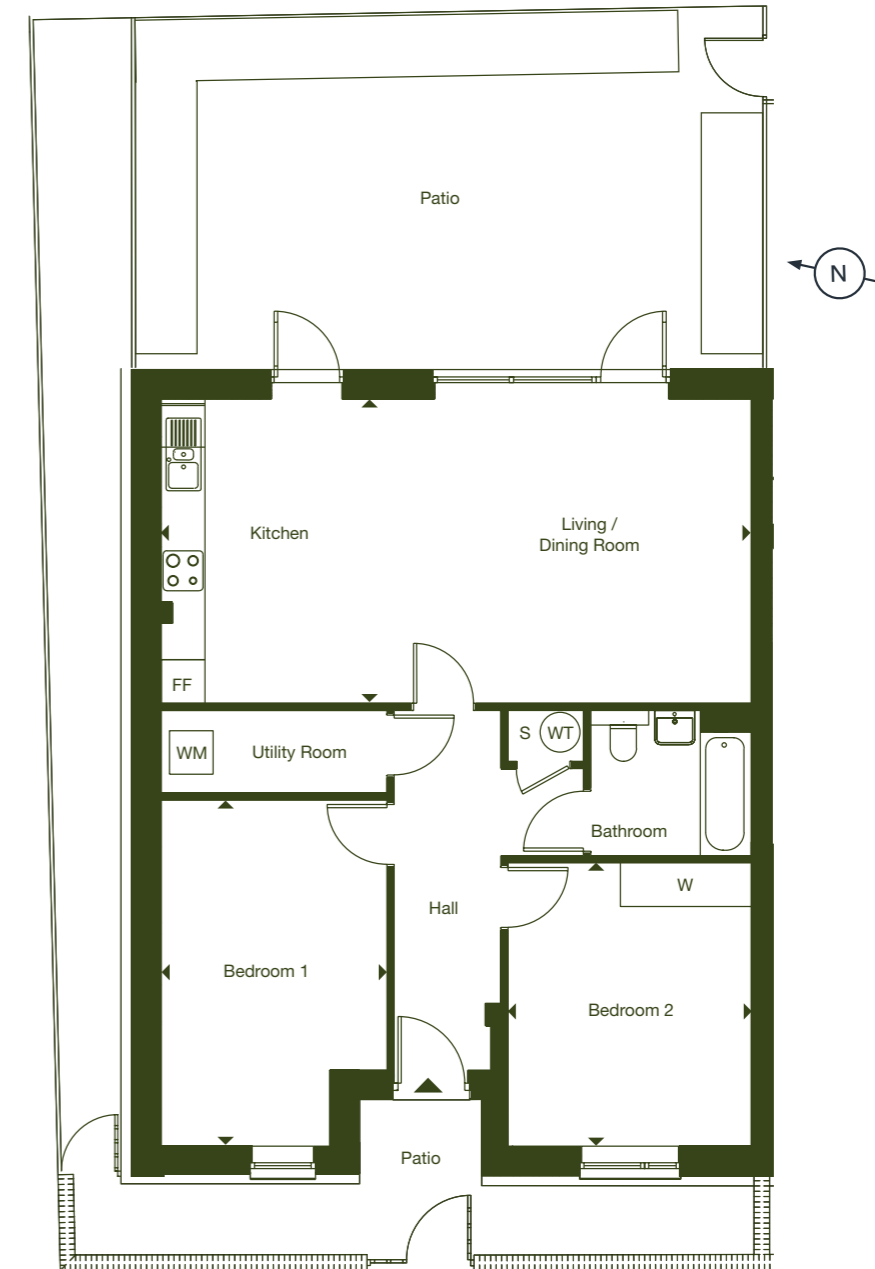
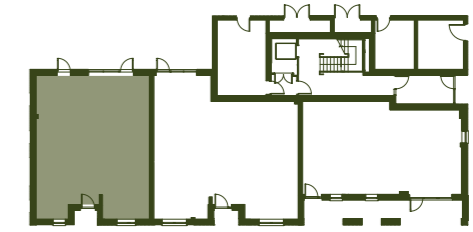
Gd Plot 2

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

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Two bedroom apartment

St Augustin Court
Plot 3



Dimensions

Living/Dining/ Kitchen	8.12m x 4.18m	26' 6" x 13' 7"
Bedroom 1	3.10m x 4.76m	10' 1" x 15' 6"
Bedroom 2	3.34m x 3.90m	10' 9" x 12' 7"
Total	81 m²	871 ft²

Floors

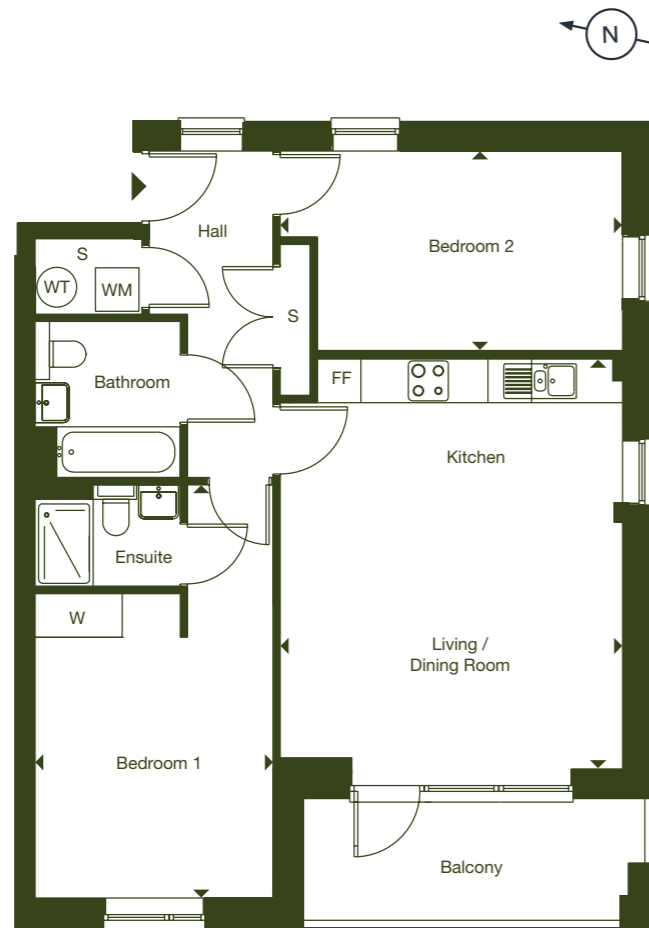
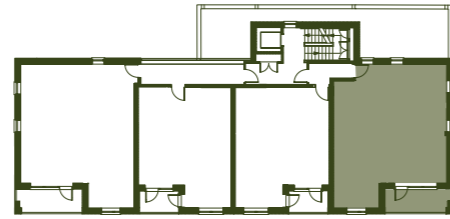
Gd Plot 3

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

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Two bedroom apartment

St Augustin Court
Plots 4 & 8



Dimensions

Living/Dining/ Kitchen	4.71m x 5.64m	15' 4" x 18' 5"
Bedroom 1	3.27m x 3.59m	10' 7" x 11' 7"
Bedroom 2	4.20m x 2.74m	13' 7" x 8' 9"
Total	72 m²	775 ft²

Floors

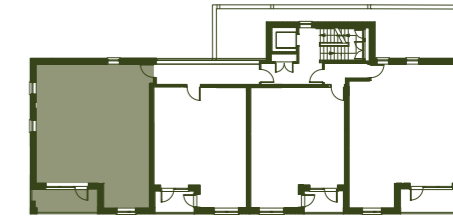
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| 1 | Plot 4 |
| 2 | Plot 8 |

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

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Two bedroom apartment

St Augustin Court
Plots 7 & 11



Dimensions

Living/Dining/ Kitchen	4.72m x 5.64m	15' 5" x 18' 5"
Bedroom 1	3.28m x 3.59m	10' 9" x 11' 7"
Bedroom 2	4.23m x 2.74m	13' 10" x 8' 9"
Total	75 m²	805 ft²

Floors

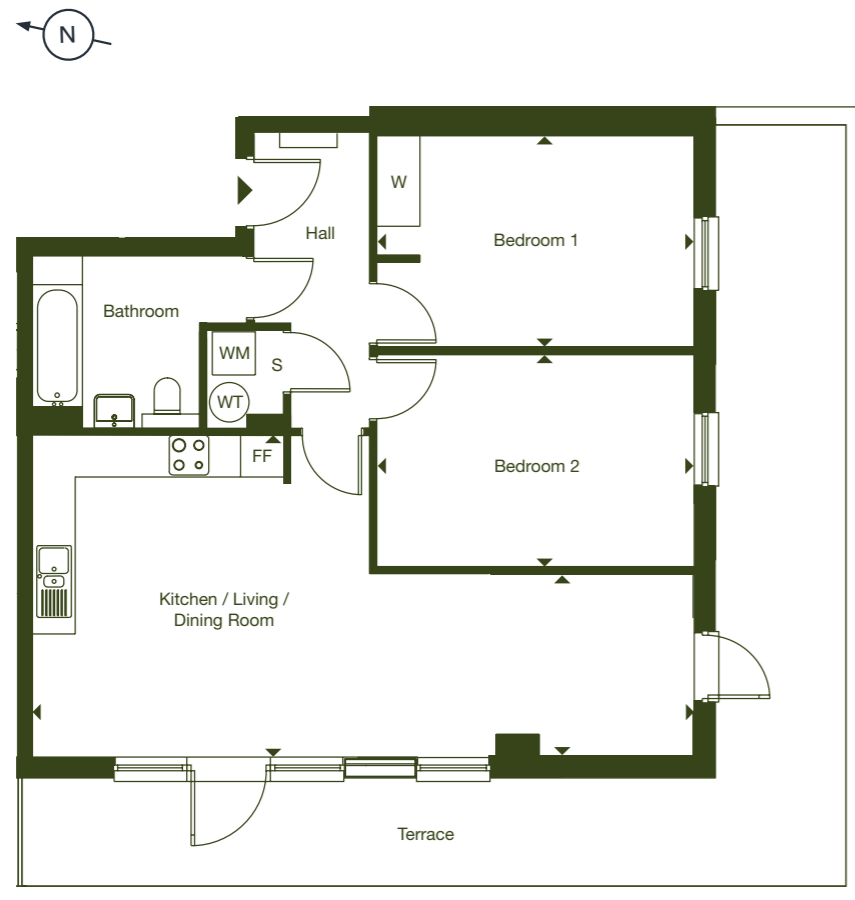
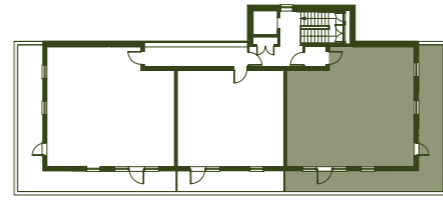
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|----------|---------|
| 1 | Plot 7 |
| 2 | Plot 11 |

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

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Two bedroom apartment

St Augustin Court
Plot 12



Dimensions

Living/Dining/ Kitchen	9.22m x 4.48m	30' 2" x 14' 6"
Bedroom 1	4.42m x 3.05m	14' 5" x 10' 0"
Bedroom 2	4.42m x 2.95m	14' 5" x 9' 6"
Total	75 m²	807 ft²

Floors

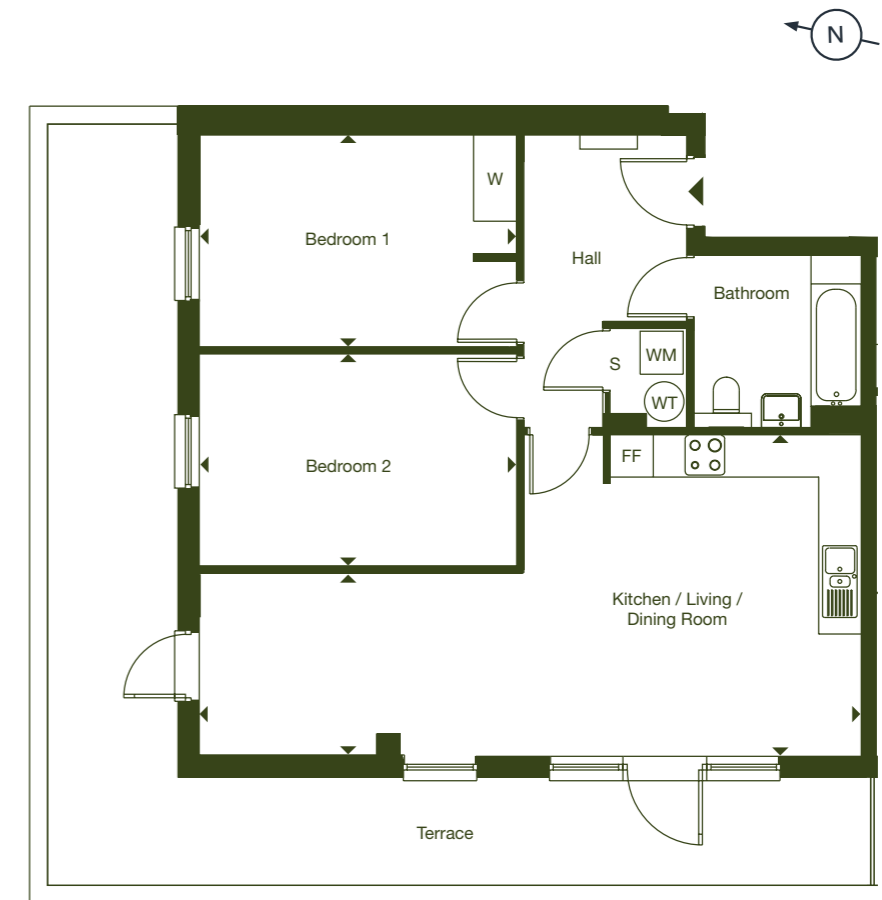
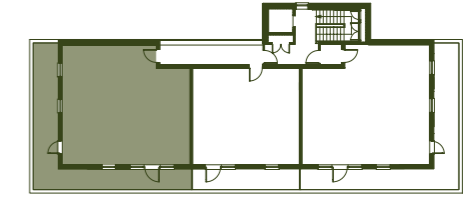
3 Plot 12

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

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Two bedroom apartment

St Augustin Court
Plot 14



Dimensions

Living/Dining/ Kitchen	9.22m x 4.48m	30' 2" x 14' 6"
Bedroom 1	4.42m x 3.05m	14' 5" x 10' 0"
Bedroom 2	4.42m x 2.95m	14' 5" x 9' 6"
Total	75 m²	807 ft²

Floors

3 Plot 14

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

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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.

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. PREMIER cover is valid for 10 years from the date the building was finished.

Your sales negotiator can provide you with more details on PREMIER 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



Queens Quarter – London
lqhomes.com/queens-quarter



Acton Gardens – Acton
lqhomes.com/actongardens



Kidbrooke – Greenwich
lqhomes.com/kidbrooke

St Augustin Court
260 Church Road, Mitcham, Merton CR4 3BW

✉ augustincourt@lqgroup.org.uk

☎ 020 8189 4107

🌐 lqhomes.com/staugustincourt

Disclaimer

All information in this document is correct at the time of publication going to print May 2022. 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