

**BARKING  
RIVERSIDE**

**FIELDERS QUARTER**

**L&Q**



Image is of a previous phase and is indicative of the anticipated quality and style of the specification and may not represent the actual furnishings and fittings of the properties.



**Fielders Quarter at Barking Riverside – a landmark development for London along the banks of the River Thames.**

Barking Riverside is a joint venture between L&Q and The Mayor of London, and is one of Europe's largest brownfield developments, covering an impressive 443 acres, alongside 2km of beautiful south-facing River Thames frontage. The master plan will deliver 10,800 new homes, the brand new Barking Riverside Overground station, as well as commercial, retail and leisure facilities. This pioneering project will incorporate Envac, one of Europe's largest automated waste disposal systems. New schools, parks and river walkways will all become home to an estimated 30,000 people at this former 1920's power station site.

Fielders Quarter has a collection of Shared Ownership homes available at this award-winning development. Offering a variety of layouts and styles, each home will bring together a perfect blend of comfort, architecture and design.

# The details

Your apartment is fitted with everything you need to move in and get on with living.

## Kitchen

- Modern kitchen cabinets with a complementary worktop and matching upstand
- Full-height stainless steel splashback behind the hob
- Under cupboard 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

## 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 shower screen over the bath, bath mixer tap, and hair wash attachment mounted at low level

## En suite

- Modern white sanitaryware including semi-recessed basin with chrome basin tap
- Floor mounted WC with concealed cistern
- Chrome dual flush plate
- Chrome towel radiator
- White shower tray with sliding door
- Thermostatic mixer valve with shower head

## Bedroom

- Fitted carpet

## Wall & floor finishes

- White emulsion painted walls and ceilings
- White satin architraves and skirting boards
- Quick Step 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 on-site CHP heating system (subject to supply agreement)
- Low energy white LED downlights to kitchen/dining areas and bathrooms
- Pendant lights to living areas, bedrooms, hallways & store cupboards
- White switches and sockets, with chrome sockets to kitchens. Double sockets where applicable
- White shaver point in bathrooms
- Provision for Sky Q (subscription will be required)
- Mains operated ceiling mounted smoke/heat detector

## General

- Freestanding washer/dryer within the kitchen or located in store cupboard \*
- White internal doors
- Chrome door furniture
- Balcony or terrace to every home
- Video door entry system
- Communal bicycle storage for every home
- NHBC 12-year Warranty
- Parking to selected plots



# Beautifully designed and ready for living

\*Speak to Sales Associate for further details.

The specification of the properties is correct at the date of print/publication but may change as building works progress. Images are of a previous phase and 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.

# Site plan



## Key

- Shared Ownership homes available now
- 1 bedroom homes
- 2 bedroom homes
- 3 bedroom homes
- 4 bedroom homes
- Future Shared Ownership releases
- Market sale
- Communal space

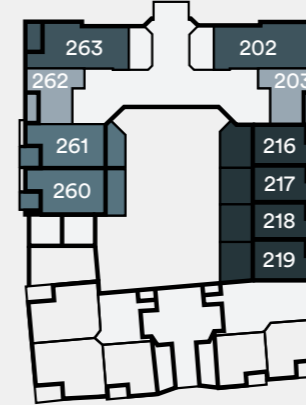
The development layout does not show details of gradients of land, boundary treatments, local authority street lighting or landscaping. It is our intention to build in accordance with this layout. However, there may be occasions when the house designs, boundaries, landscaping and positions of roads and footpaths change as the development proceeds. Please speak to a Sales Associate for more details.

# Plot locator

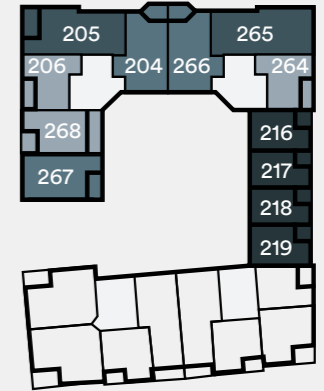


## BISHOP APARTMENTS

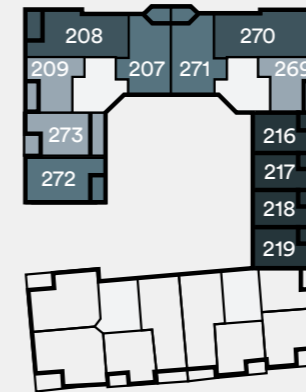
### Ground Floor



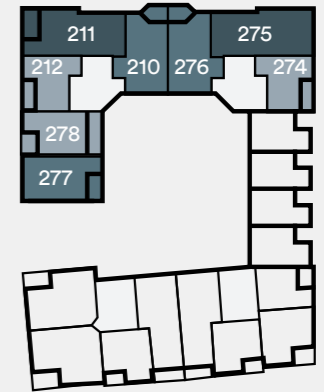
### First Floor



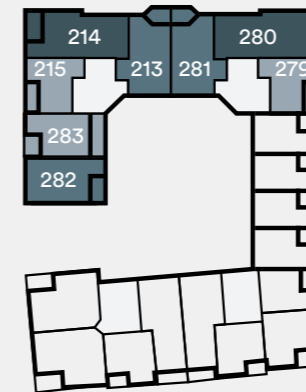
### Second Floor



### Third Floor

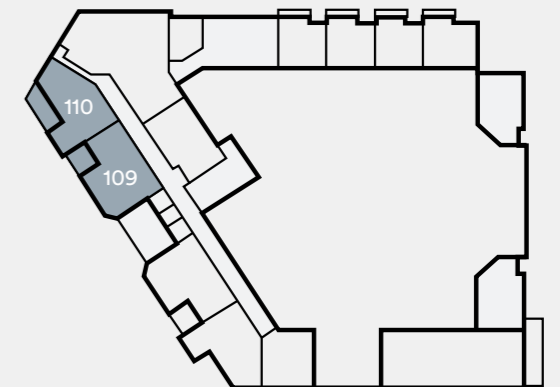


### Fourth Floor



## HAMILTON APARTMENTS

### Lower Ground Floor



The floorplans 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. For further clarification regarding specific individual plots, please ask our Sales Associates.

# One bedroom homes

## BISHOP APARTMENTS

### Type G

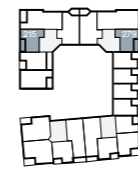
Plots 203, 206, 209, 212, 215, 262\*, 264\*, 269\*, 274\* & 279\*



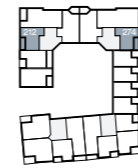
\*\*

Room	Metric	Imperial
Living/Kitchen/Dining Area†	4.79m x 4.65m	15'9" x 15'3"
Bedroom 1	3.38m x 3.42m	11'3" x 11'1"
<b>Total internal area</b>	<b>50.9 sq. m.</b>	<b>547.90 sq. ft.</b>
Terrace‡	4.28m x 1.64m	14'4" x 5'5"

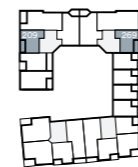
FF Fridge/Freezer OV Oven S Storage UC Utility cupboard W Wardrobe WM Washing machine  
 Please be aware the storage cupboard may include heating and electrical controls, which may reduce the storage available.  
 Please ask Sales Associate for more information. \*Plots are handed. \*\*Window to plots 212, 215, 274 & 279 only.  
 †Living/Kitchen/Dining Area – 4.85m x 4.65m to plots 212 & 215 only. Terrace extended on plots 206, 209, 212, 215.



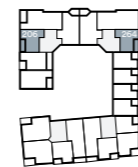
**Fourth floor**  
Plots 215 & 279



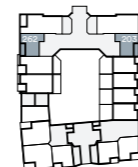
**Third floor**  
Plots 212 & 274



**Second floor**  
Plots 209 & 269



**First floor**  
Plots 206 & 264



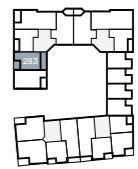
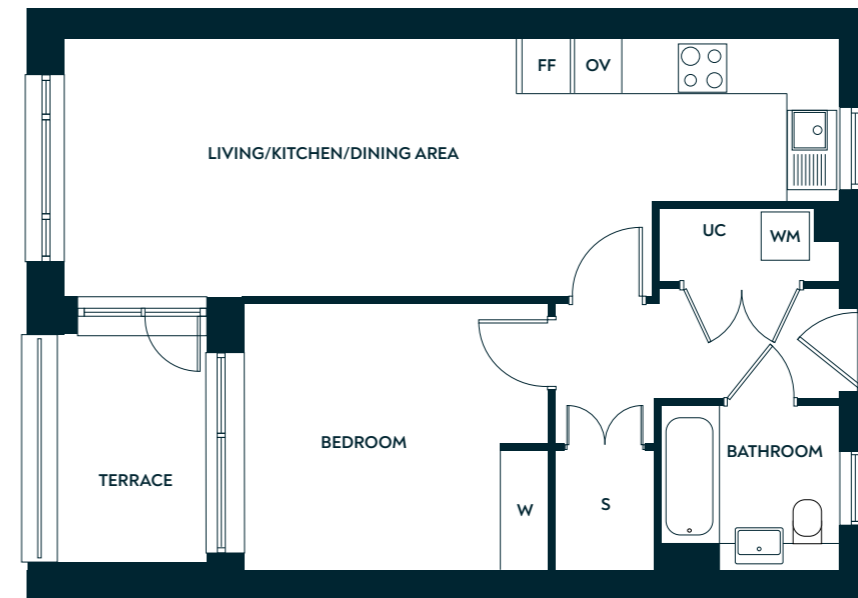
**Ground floor**  
Plots 203 & 262

Floor	Plot
Ground	203 & 262
1	206 & 264
2	209 & 269
3	212 & 274
4	215 & 279

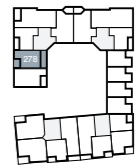
## BISHOP APARTMENTS

### Type H

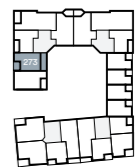
Plots 268, 273, 278 & 283



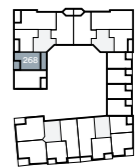
**Fourth floor**  
Plot 283



**Third floor**  
Plot 278



**Second floor**  
Plot 273



**First floor**  
Plot 268

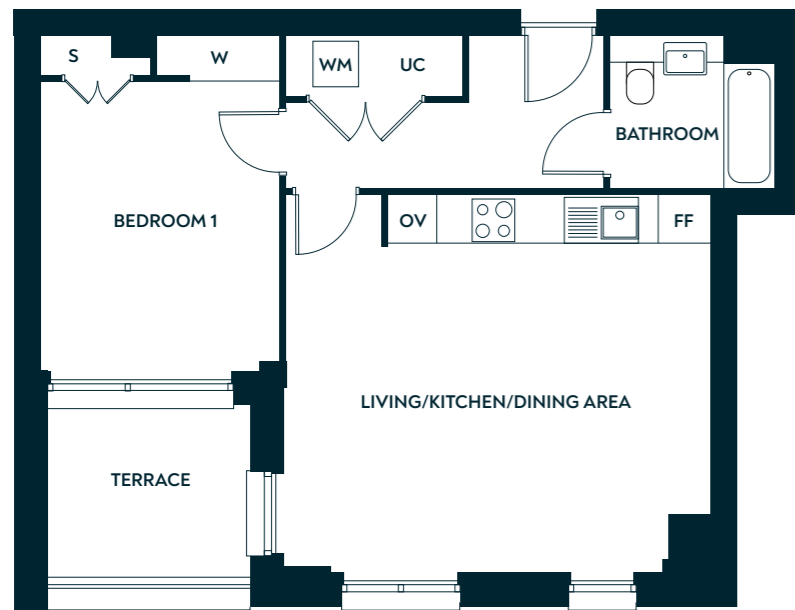
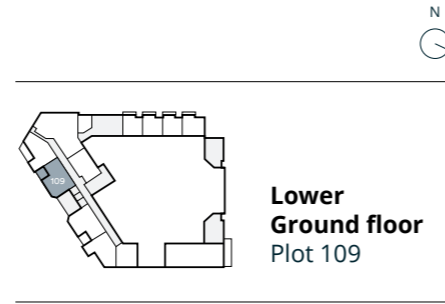
Room	Metric	Imperial
Living/Kitchen/Dining Area	9.61m x 3.20m	31'5" x 10'4"
Bedroom 1	3.75m x 3.31m	12'3" x 10'8"
<b>Total internal area</b>	<b>55.9 sq. m.</b>	<b>601.70 sq. ft.</b>
Terrace	2.82m x 1.87m	9'2" x 6'1"

FF Fridge/Freezer OV Oven S Storage UC Utility cupboard W Wardrobe 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.

Floor	Plot
1	268
2	273
3	278
4	283

**HAMILTON APARTMENTS**

**Type I**  
Plot 109

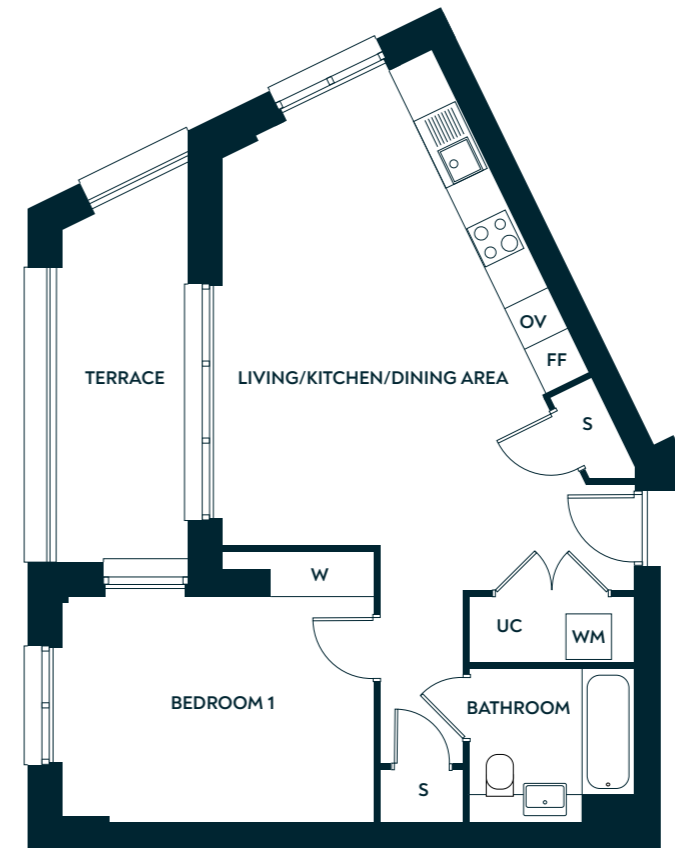
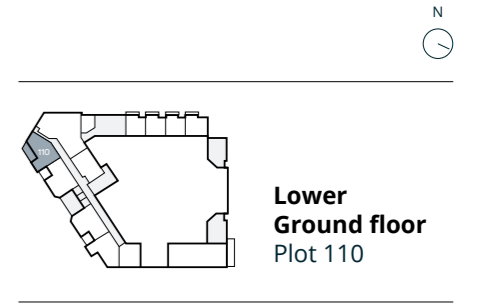


Room	Metric	Imperial
Living/Kitchen/Dining Area	5.69m x 5.05m	18'8" x 16'7"
Bedroom 1	3.90m x 3.21m	12'10" x 10'6"
<b>Total internal area</b>	<b>56.9 sq. m.</b>	<b>612.46 sq. ft.</b>
Terrace	2.71m x 2.32m	8'1" x 7'7"

FF Fridge/Freezer OV Oven S Storage UC Utility cupboard W Wardrobe WM Washing machine  
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**HAMILTON APARTMENTS**

**Type J**  
Plot 110



Room	Metric	Imperial
Living/Kitchen/Dining Area	6.98m x 5.53m	22'11" x 18'2"
Bedroom 1	4.20m x 2.99m	13'10" x 9'10"
<b>Total internal area</b>	<b>53.8 sq. m.</b>	<b>579.09 sq. ft.</b>
Terrace	5.34m x 1.76m	17'6" x 5'9"

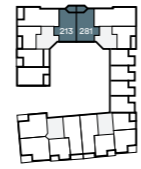
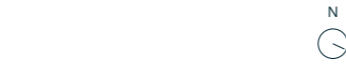
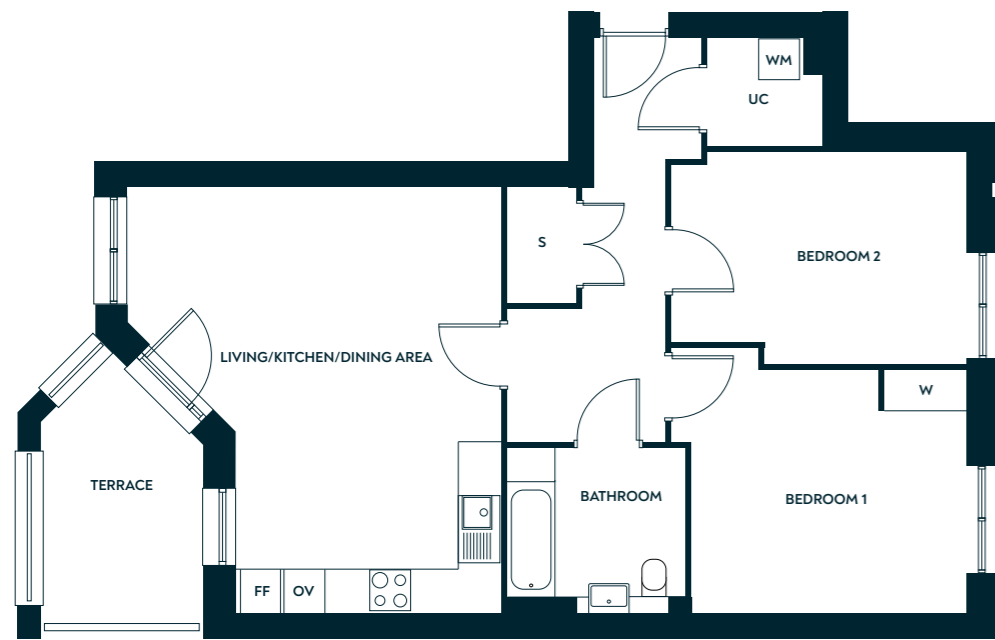
FF Fridge/Freezer OV Oven UC Utility cupboard W Wardrobe WM Washing machine  
Please be aware the storage cupboard may include heating and electrical controls, which may reduce the storage available. Please ask Sales Associate for more information.

# Two bedroom homes

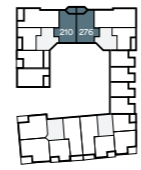
## BISHOP APARTMENTS

### Type K

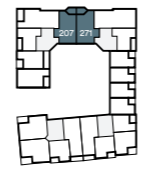
Plots 204, 207, 210, 213, 266\*, 271\*, 276\* & 281\*



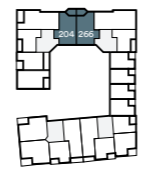
**Fourth floor**  
Plots 213 & 281



**Third floor**  
Plots 210 & 276



**Second floor**  
Plots 207 & 271



**First floor**  
Plots 204 & 266

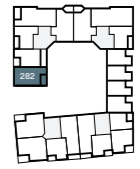
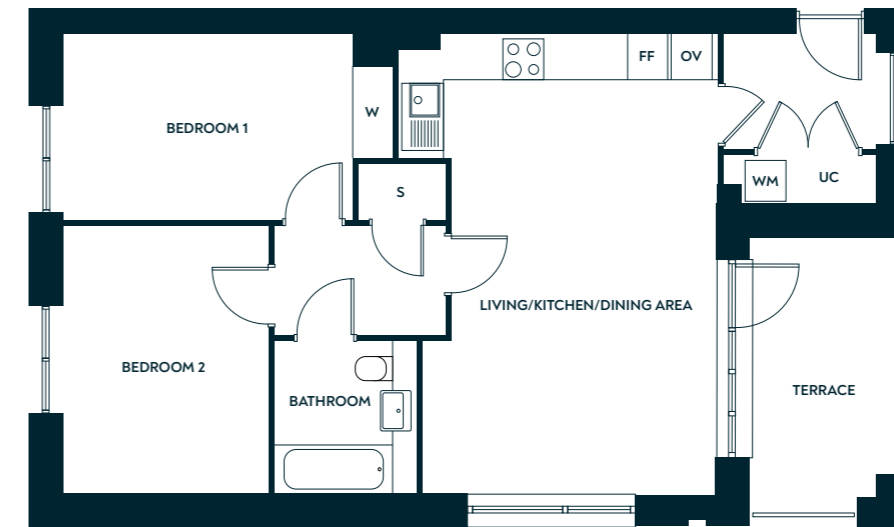
Room	Metric	Imperial
Living/Kitchen/Dining Area	6.23m x 5.48m	20'4" x 17'9"
Bedroom 1	4.03m x 3.59m	13'2" x 11'7"
Bedroom 2	4.33m x 3.08m	12'0" x 10'4"
<b>Total internal area</b>	<b>80.7 sq. m.</b>	<b>868.68 sq. ft.</b>
Terrace	3.95m x 2.30m	9'7" x 7'7"

FF Fridge/Freezer OV Oven S Storage UC Utility cupboard W Wardrobe 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. \*Plots are handed.

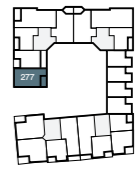
## BISHOP APARTMENTS

### Type L

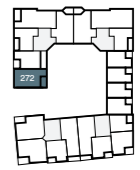
Plots 267, 272, 277 & 282



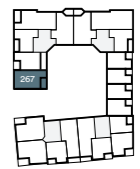
**Fourth floor**  
Plot 282



**Third floor**  
Plot 277



**Second floor**  
Plot 272



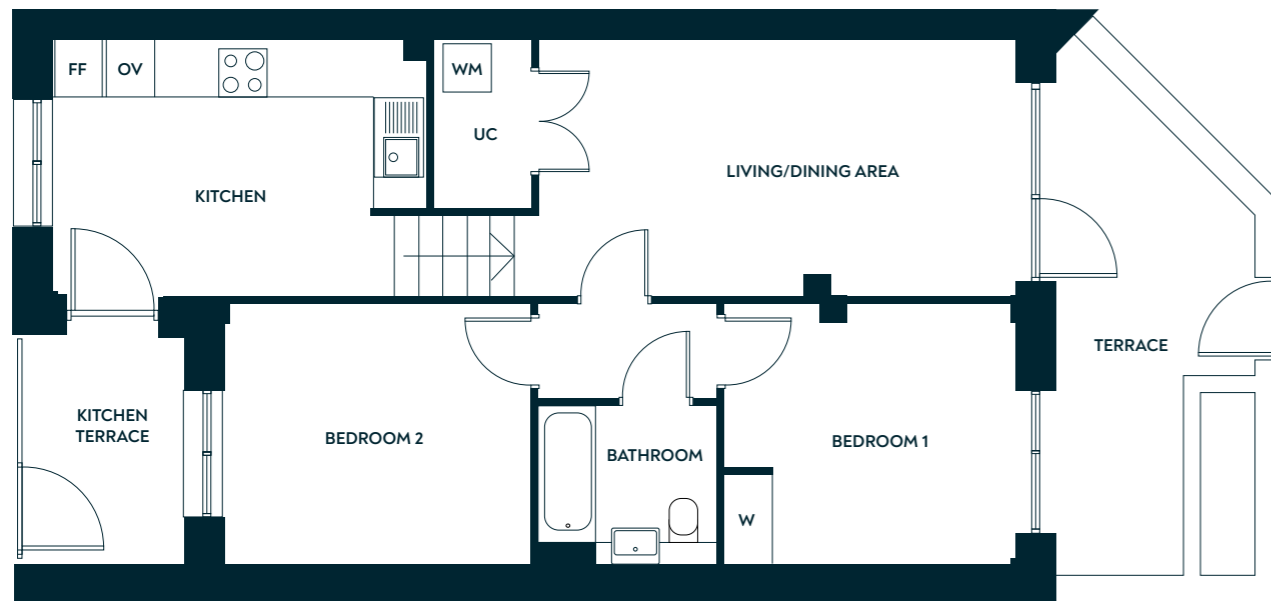
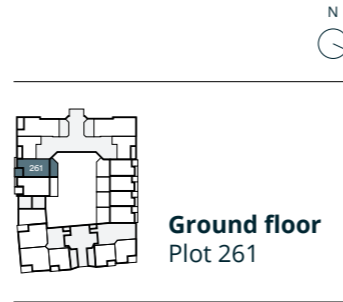
**First floor**  
Plot 267

Room	Metric	Imperial
Living/Kitchen/Dining Area	6.73m x 4.32m	22'0" x 14'1"
Bedroom 1	4.24m x 2.75m	14'2" x 9'0"
Bedroom 2	3.94m x 3.03m	12'9" x 9'9"
<b>Total internal area</b>	<b>71.4 sq. m.</b>	<b>768.54 sq. ft.</b>
Terrace	3.83m x 1.93m	12'9" x 6'4"

FF Fridge/Freezer OV Oven S Storage UC Utility cupboard W Wardrobe 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.

**BISHOP APARTMENTS**

**Type M**  
Plot 261

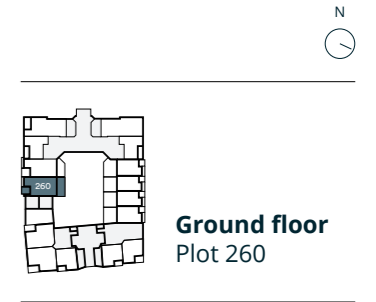


Room	Metric	Imperial
Kitchen	4.65m x 3.13m	15'2" x 10'2"
Living/Dining Area	5.92m x 3.20m	14'9" x 10'4"
Bedroom 1	3.62m x 3.31m	13'0" x 10'8"
Bedroom 2	3.81m x 3.31m	11'3" x 10'8"
<b>Total internal area</b>	<b>71.9 sq. m</b>	<b>773.95 sq. ft.</b>
Kitchen Terrace	2.82m x 2.03m	9'3" x 6'8"
Terrace	6.70m x 2.48m	22'0" x 8'2"

FF Fridge/Freezer OV Oven UC Utility cupboard W Wardrobe 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.

**BISHOP APARTMENTS**

**Type N**  
Plot 260



Room	Metric	Imperial
Kitchen	4.65m x 3.13m	15'2" x 10'2"
Living/Dining Area	5.90m x 3.20m	19'3" x 10'4"
Bedroom 1	3.63m x 3.31m	13'0" x 10'8"
Bedroom 2	3.81m x 3.31m	11'3" x 10'8"
<b>Total internal area</b>	<b>71.9 sq. m.</b>	<b>773.95 sq. ft.</b>
Kitchen Terrace	2.82m x 1.81m	9'3" x 5'1"
Terrace	6.93m x 2.48m	22'9" x 8'2"

FF Fridge/Freezer OV Oven UC Utility cupboard W Wardrobe 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.

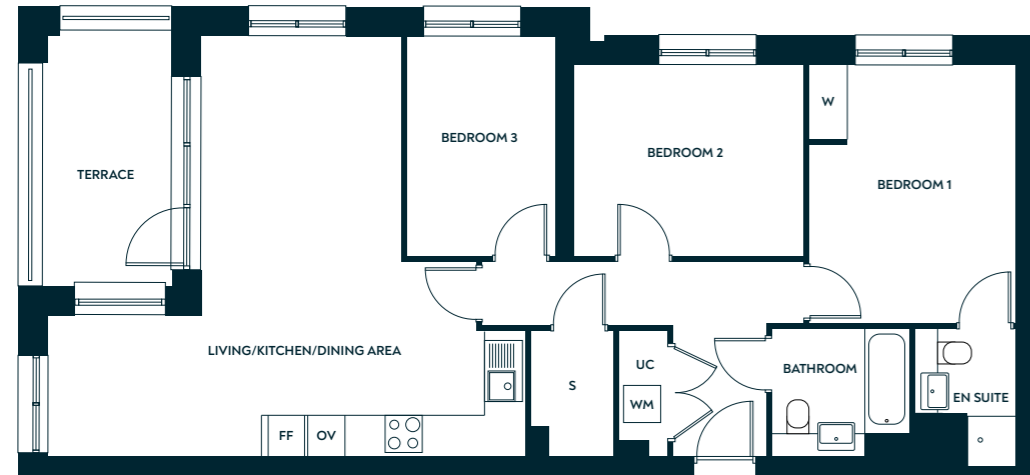


# Three bedroom homes

## BISHOP APARTMENTS

### Type O

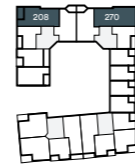
Plots 202\*, 205\*, 208\*, 211\*, 214\*, 263, 265, 270, 275 & 280



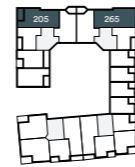
**Fourth floor**  
Plots 214 & 280



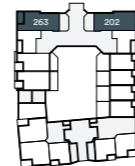
**Third floor**  
Plots 211 & 275



**Second floor**  
Plots 208 & 270



**First floor**  
Plots 205 & 265



**Ground floor**  
Plots 202 & 263

Room	Metric	Imperial
Living/Kitchen/Dining Area	7.69m x 6.70m	25'2" x 21'9"
Bedroom 1	4.17m x 3.35m	13'6" x 10'9"
Bedroom 2	3.72m x 3.09m	12'2" x 10'1"
Bedroom 3	3.54m x 2.40m	11'6" x 7'8"
<b>Total internal area</b>	<b>91.7 sq. m.</b>	<b>987.08 sq. ft.</b>
Terrace	4.06m x 2.04m	13'5" x 6'8"

FF Fridge/Freezer OV Oven S Storage UC Utility cupboard W Wardrobe 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. \*Plots are handed.

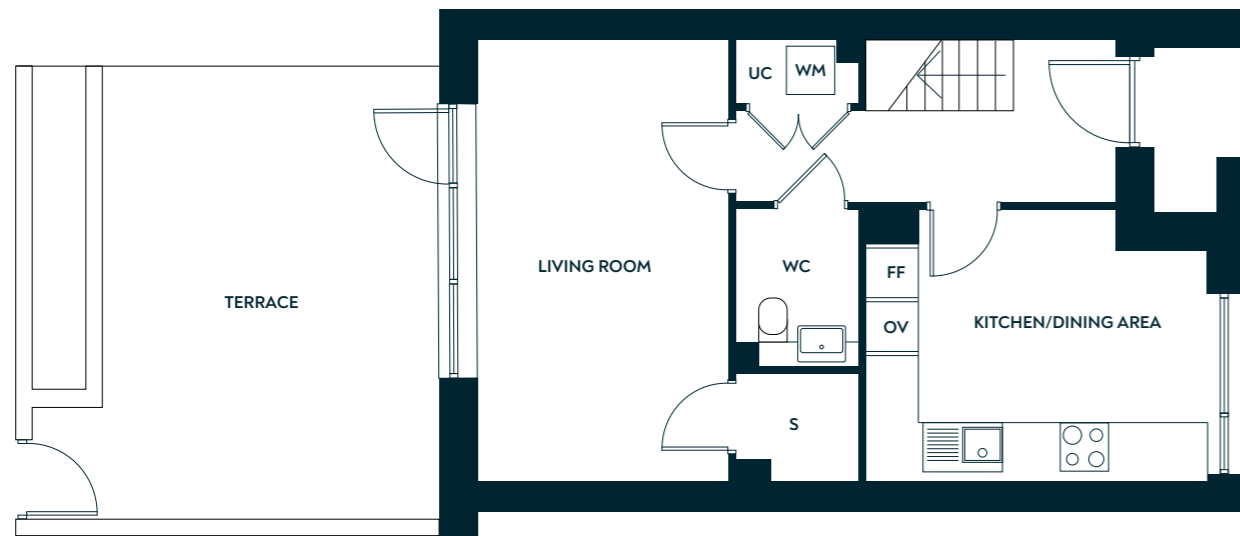


# Four bedroom homes

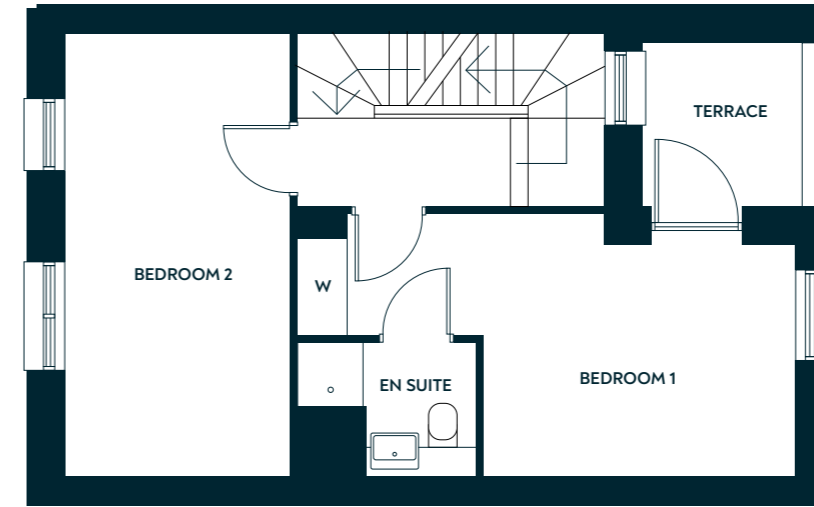
## BISHOP APARTMENTS

### Type P

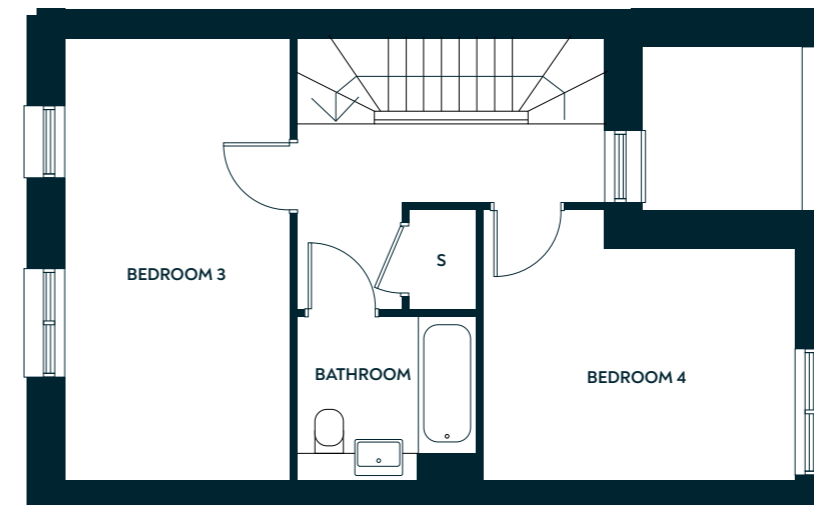
Plots 217, 218 & 219



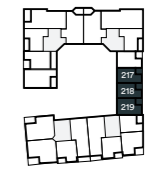
Ground Floor



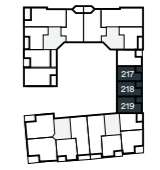
First Floor



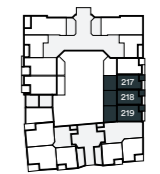
Second Floor



Second floor  
Plots 217,  
218 & 219



First floor  
Plots 217,  
218 & 219



Ground floor  
Plots 217,  
218 & 219

Room	Metric	Imperial
Kitchen/Dining Area	4.22m x 3.31m	13'8" x 10'5"
Living Room	5.49m x 3.12m	18'0" x 10'2"
Bedroom 1	3.87m x 2.86m	12'6" x 9'3"
Bedroom 2	5.49m x 2.78m	18'0" x 9'1"
Bedroom 3	5.49m x 2.78m	18'0" x 9'1"
Bedroom 4	3.87m x 2.86m	12'6" x 9'3"
Bedroom 1 Terrace	2.03m x 2.03m	6'6" x 6'6"
Terrace	5.63m x 5.05m (max)	18'6" x 16'7" (max)

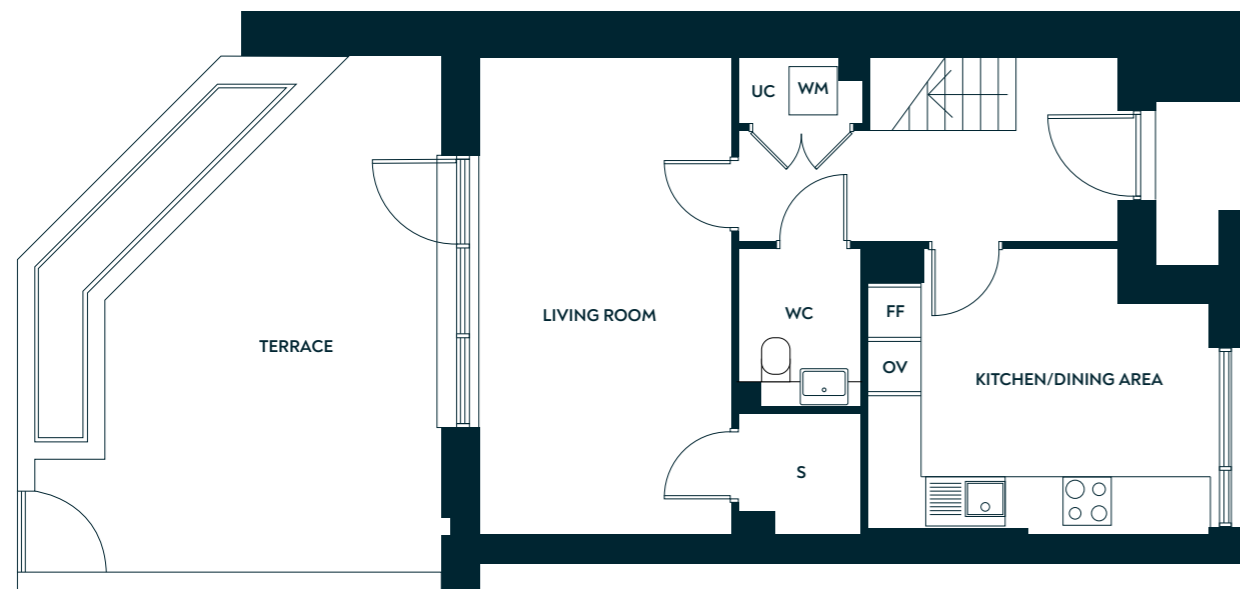
Floor	Plot
Ground	217, 218 & 219
1	217, 218 & 219
2	217, 218 & 219

Floor	Metric	Imperial
Ground	46.75 sq. m.	503.23 sq. ft.
1	43.5 sq. m.	468.23 sq. ft.
2	43.5 sq. m.	468.23 sq. ft.

FF Fridge/Freezer OV Oven S Storage UC Utility cupboard W Wardrobe WC Cloakroom 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.

## BISHOP APARTMENTS

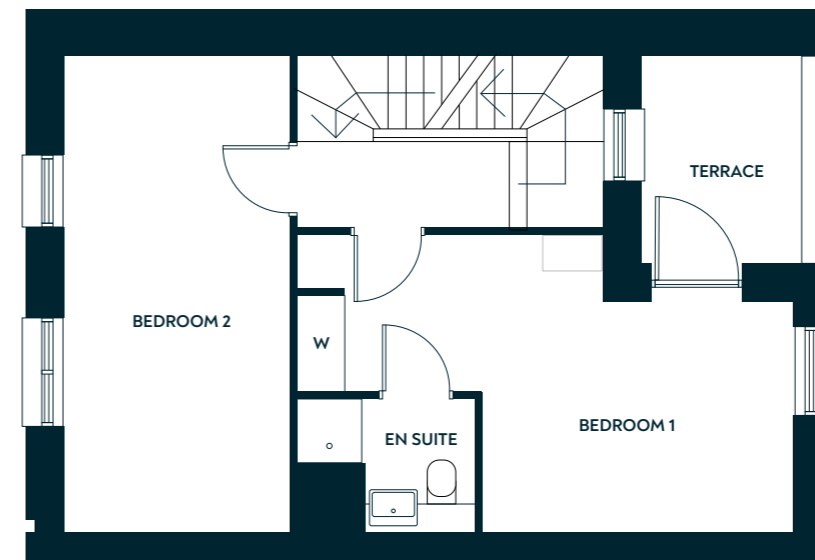
### Type Q Plot 216



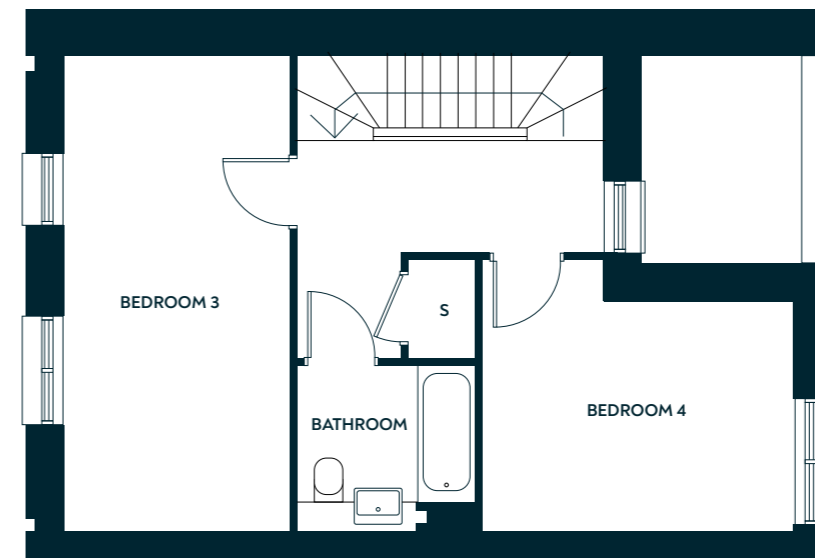
Ground Floor

Room	Metric	Imperial
Kitchen/Dining Area	4.22m x 3.53m	13'8" x 11'1"
Living Room	5.90m x 3.12m	19'3" x 10'2"
Bedroom 1	3.87m x 2.86m	12'6" x 9'3"
Bedroom 2	5.90m x 2.78m	19'3" x 9'1"
Bedroom 3	5.90m x 2.78m	19'3" x 9'1"
Bedroom 4	3.87m x 2.86m	12'6" x 9'3"
Bedroom 1 Terrace	2.59m x 1.98m	8'4" x 6'4"
Terrace	6.41m (max) x 5.05m (max)	21'0" (max) x 16'7" (max)

FF Fridge/Freezer OV Oven S Storage UC Utility cupboard WC Cloakroom 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.



First Floor

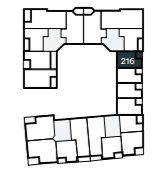


Second Floor

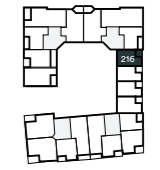
Floor	Plot
Ground	216
1	216
2	216

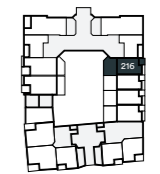
Floor	Metric	Imperial
Ground	50.0 sq. m.	538.19 sq. ft.
1	46.2 sq. m.	497.29 sq. ft.
2	46.2 sq. m.	497.29 sq. ft.



Second floor  
Plot 216



First floor  
Plot 216



Ground floor  
Plot 216



## 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)



Raising Standards. Protecting Homeowners

## L&Q Achievements



## A selection of other L&Q developments



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The Chain  
Walthamstow  
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L&Q at Brunel Street Works  
Canning Town  
[lqhomes.com/brunel-street-works](http://lqhomes.com/brunel-street-works)

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# BARKING RIVERSIDE

## FIELDERS QUARTER

Barking, IG11 OYP

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**L&Q**