

BARKING RIVERSIDE

Iris Quarter

Floor Plans and Specification
Shared Ownership

L&Q



Computer generated image, indicative only.

A place to be, become and belong

Overlooking London's iconic River Thames, Barking Riverside is founded on an ambitious vision for what placemaking can achieve. One of the most exciting new developments in Europe, the project will help transform a 443-acre former industrial site into a new London district that everyone can be proud of.

Co-created in close partnership with residents, the area is growing to become an exciting and vibrant neighbourhood of over 10,000 homes, commercial and leisure space, new schools and facilities, public open spaces and riverside walks. Connectivity will be enhanced by a new London Overground station and an Uber Boat by Thames Clippers pier.

The project is being delivered by master developers Barking Riverside Limited (BRL), a joint venture between L&Q and the Mayor of London. BRL are partnering with the community, stakeholders, plot developers and a range of experts and professionals to help create a place that is 'Barking Made', with pride and purpose for everyone.

Specification

Kitchen



- Modern kitchen cabinets with a complementary worktop and matching upstand
- Full height glass 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
- Pressed 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
- Fitted mirror
- Chrome towel radiator
- White shower tray with fixed shower screen
- Thermostatic mixer valve with shower head and hair wash attachment

Bedrooms



- Fitted carpet
- Fitted wardrobe with sliding doors to bedroom 1

Wall & Floor Finishes



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

Heating, Electrical & Lighting



- Underfloor heating to all apartments
- Low energy white LED downlights to kitchen/dining/living area and bathrooms and hallways
- Pendant lights to bedrooms, hallways and store cupboards
- Satin chrome switches and sockets
- Satin 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/utility cupboard
- White ladder internal doors
- Brushed steel door furniture
- Private garden, balcony, or terrace to every home
- Fob secure access to communal gardens
- Video door entry system
- Cycle storage
- NHBC 10-year Warranty
- Secure car parking (available at separate negotiation to selected plots)



Photography of showhome, indicative only.

The specification of the properties is correct at the date of print/publication but may change as building works progress. Images are of a typical L&Q show home 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



Property Key

Shared Ownership

Market Sale

Private Rent

Affordable Rent

C/S Cycle Store

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

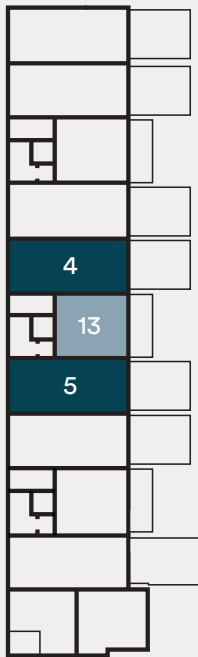
Fairweather House and Willoughby House



Ground Floor



First Floor



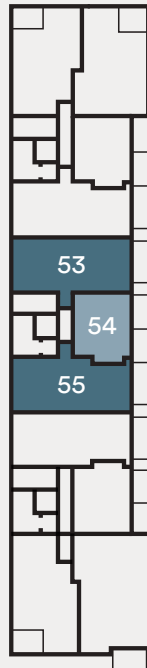
Second Floor



Third Floor



Fourth Floor



Key

- 1 bedroom homes
- 2 bedroom homes
- 3 bedroom homes

Plot locator

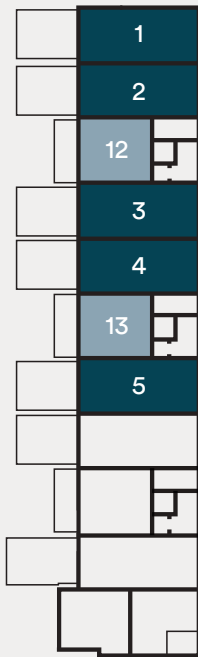
Rodman House and Godfrey House



Ground Floor



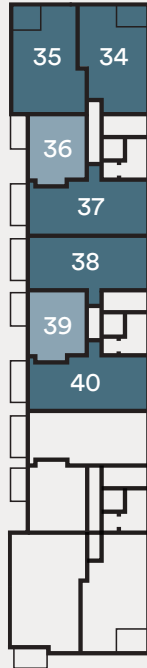
First Floor



Second Floor



Third Floor



Fourth Floor



Key

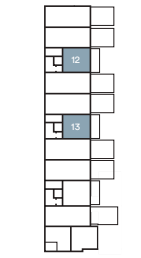
- 1 bedroom homes
- 2 bedroom homes
- 3 bedroom homes

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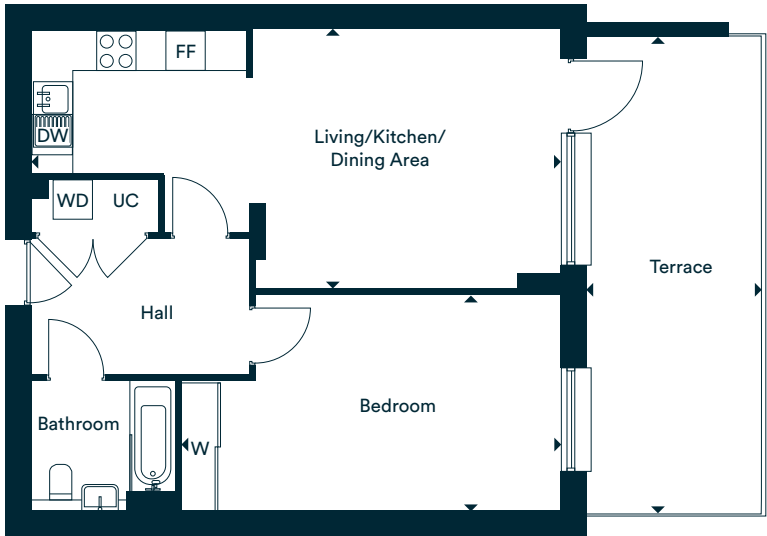
One bedroom apartments

The Allen

Fairweather House - Plot 13
*Rodman House - Plot 13
Willoughby House - Plot 13
*Godfrey House - Plots 12 & 13



First Floor
Plots 12 & 13



Accommodation

Living/Kitchen/Dining Area	8.07m x 3.97m	26'6" x 13'0"
Bedroom	5.81m x 3.30m	19'1" x 10'10"
Total internal area	59.9 sq. m.	644.8 sq. ft.
Terrace	7.27m x 2.71m	23'10" x 8'11"

* Plots for Rodman House and Godfrey House are handed to plans shown

- W – Wardrobe
UC – Utility Cupboard
FF – Fridge/Freezer
WD – Washer Dryer

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The Anderson

Fairweather House - Plots 24, 39 & 54
*Rodman House - Plots 24, 39 & 54
Willoughby House - Plots 24, 39 & 54
*Godfrey House - Plots 21, 24, 36, 39, 51 & 54



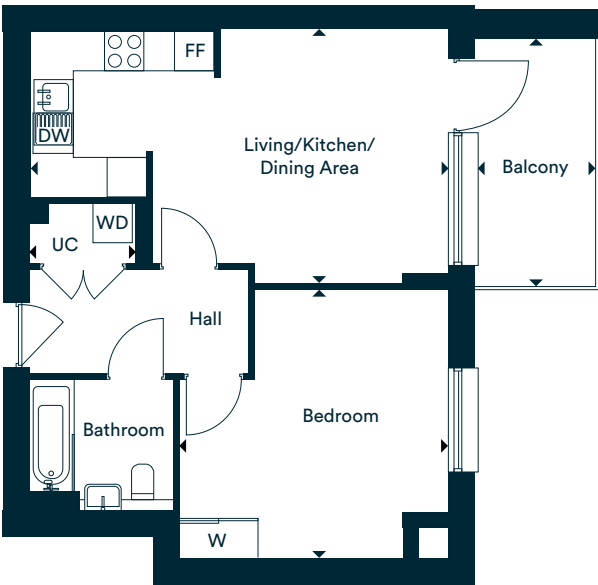
Second Floor
Plots 21 & 24



Third Floor
Plots 36 & 39



Fourth Floor
Plots 51 & 54



Accommodation

Living/Kitchen/Dining Area	6.42m x 3.88m	21'1" x 12'9"
Bedroom	4.16m x 4.10m	13'8" x 13'5"
Total internal area	50.1 sq. m.	539.3 sq. ft.
Balcony	3.80m x 1.84m	12'5" x 6'0"

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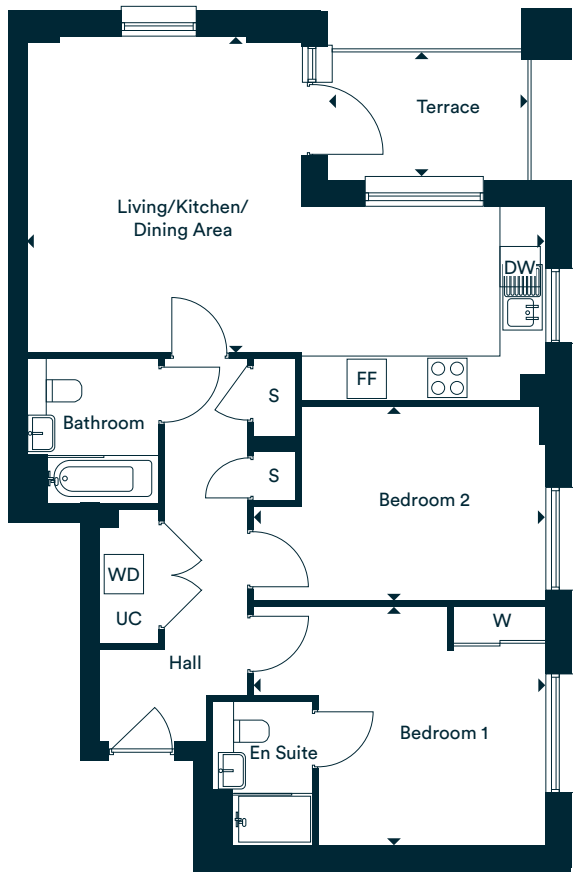
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Two bedroom apartments

The Arlett

Godfrey House - Plots 19, 34 & 49



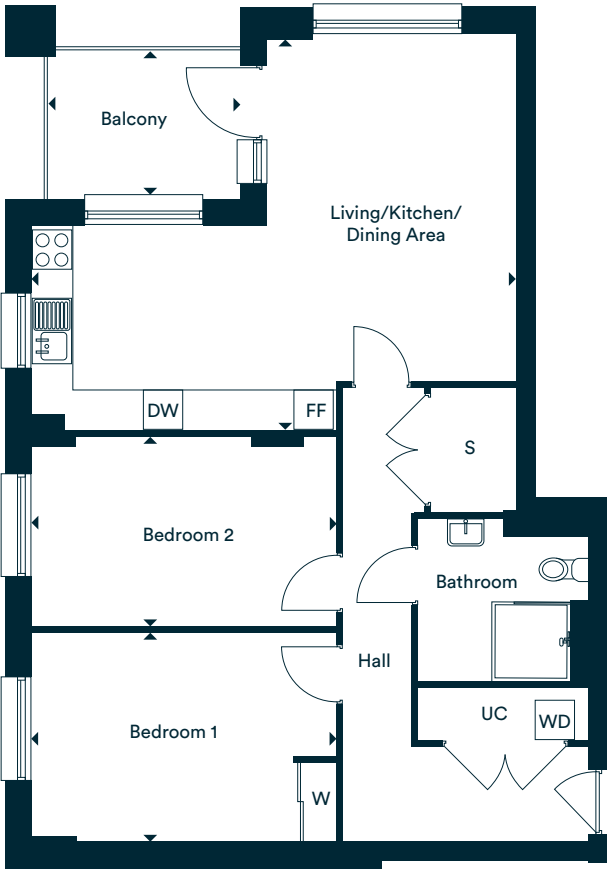
Accommodation

Living/Kitchen/Dining Area	7.91m x 4.80m	25'11" x 15'9"
Bedroom 1	4.45m x 3.65m	14'7" x 12'0"
Bedroom 2	4.45m x 2.98m	14'7" x 9'8"
Total internal area	79.4 sq. m.	854.7 sq. ft.
Terrace	3.05m x 1.93m	10'0" x 6'4"

- W – Wardrobe
UC – Utility Cupboard
FF – Fridge/Freezer
WD – Washer Dryer
DW – Dish Washer

The Baxter

Godfrey House - Plots 20, 35 & 50



Accommodation

Living/Kitchen/Dining Area	7.40m x 5.98m	24'3" x 19'7"
Bedroom 1	4.67m x 3.20m	15'4" x 10'6"
Bedroom 2	4.67m x 2.90m	15'4" x 9'6"
Total internal area	86.3 sq. m.	928.9 sq. ft.
Balcony	2.94m x 2.27m	9'8" x 7'5"

Wheelchair adaptable

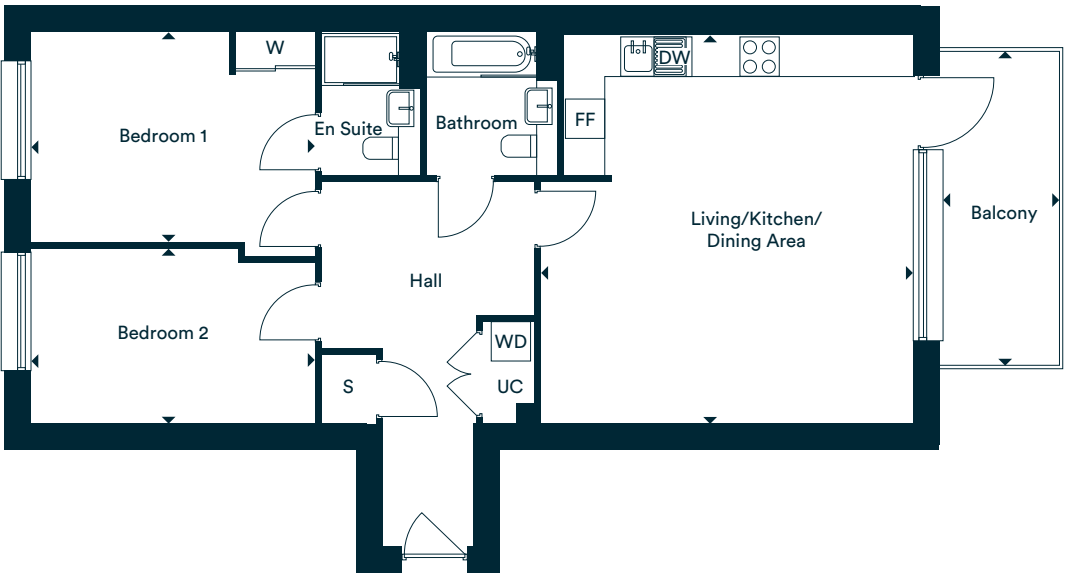
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The Collins

Fairweather House - Plots 23, 38 & 53
*Rodman House - Plot 23, 38 & 53
Willoughby House - Plots 23, 38 & 53
*Godfrey House - Plots 23, 38 & 53



Accommodation

Living/Kitchen/Dining Area	5.95m x 5.68m	19'6" x 18'8"
Bedroom 1	4.33m x 3.21m	14'3" x 10'6"
Bedroom 2	4.33m x 2.68m	14'3" x 8'10"
Total internal area	80.6 sq. m.	867.6 sq. ft.
Balcony	4.80m x 1.84m	15'9" x 6'0"

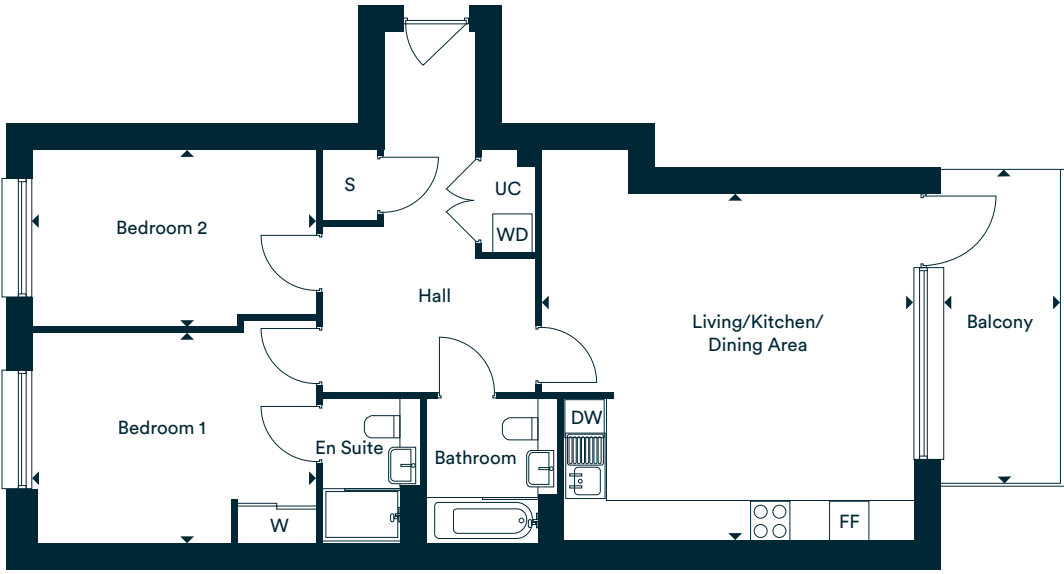
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The Emberson

Fairweather House - Plots 25, 40 & 55
*Rodman House - Plots 25, 40 & 55
Willoughby House - Plots 25, 40 & 55
*Godfrey House - Plots 22, 25, 37, 40, 52 & 55



Accommodation

Living/Kitchen/Dining Area	5.68m x 5.30m	18'8" x 17'5"
Bedroom 1	4.33m x 3.20m	14'3" x 10'6"
Bedroom 2	4.33m x 2.69m	14'3" x 8'10"
Total internal area	80.5 sq. m.	859.2 sq. ft.
Balcony	4.80m x 1.84m	15'9" x 6'0"

* Plots for Rodman House and Godfrey House are handed to plans shown

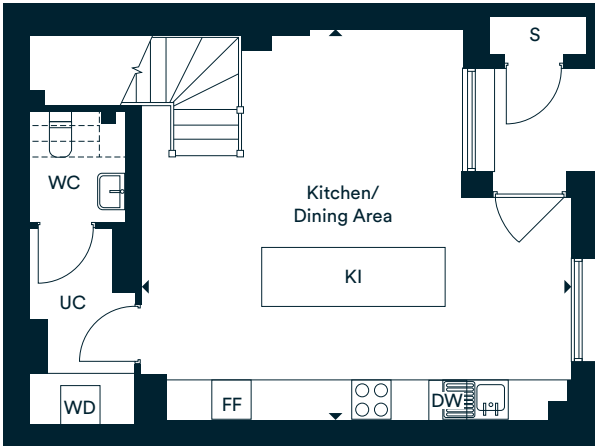
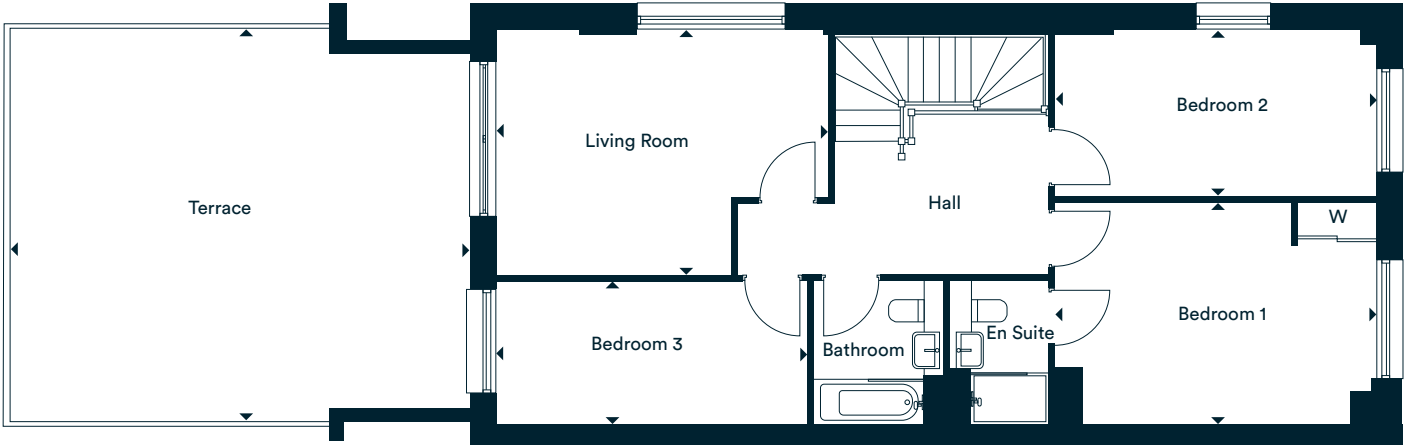
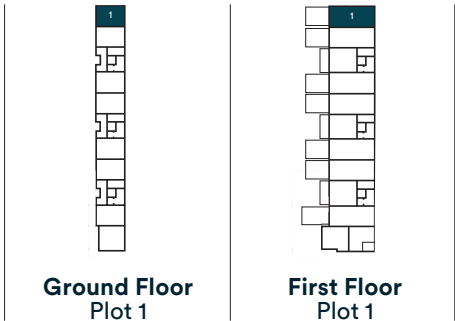
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Three bedroom duplexes

The Farrow

Godfrey House - Plot 1



Accommodation

Kitchen/Dining Area	6.60m x 6.05m	21'8" x 19'10"
Living Room	5.07m x 3.75m	16'7" x 12'4"
Bedroom 1	4.91m x 3.32m	16'1" x 10'11"
Bedroom 2	4.91m x 2.55m	16'1" x 8'4"
Bedroom 3	4.76m x 2.20m	15'8" x 7'3"
Total internal area	127.3 sq. m.	1370.2 sq. ft.
Terrace	6.99m x 5.90m	22'11" x 19'4"

KI – Kitchen Island
W – Wardrobe
UC – Utility Cupboard
FF – Fridge/Freezer
WD – Washer Dryer
DW – Dish Washer

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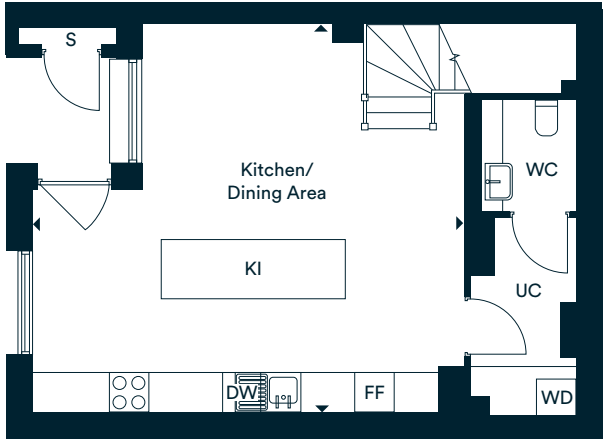
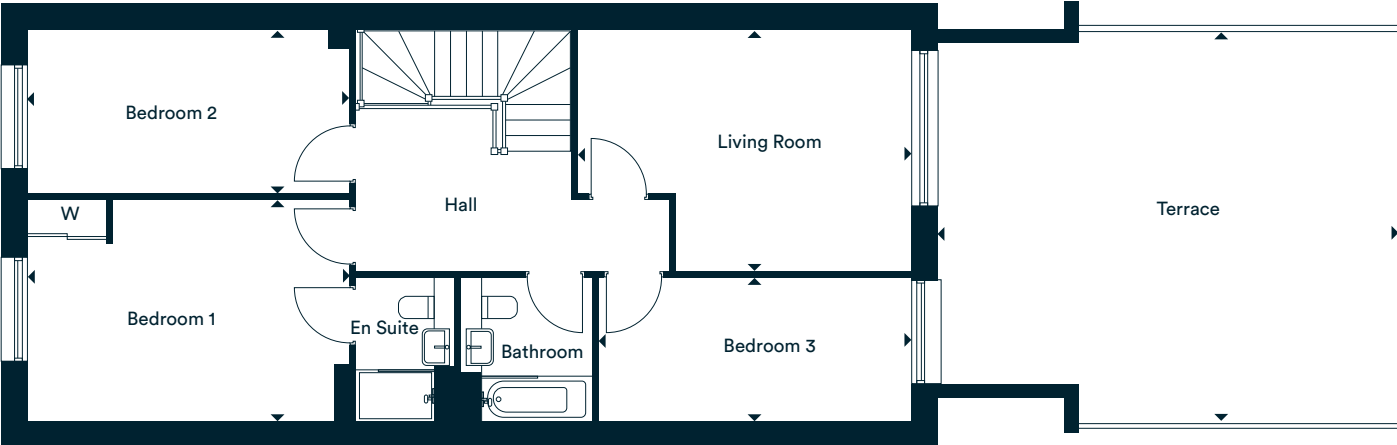
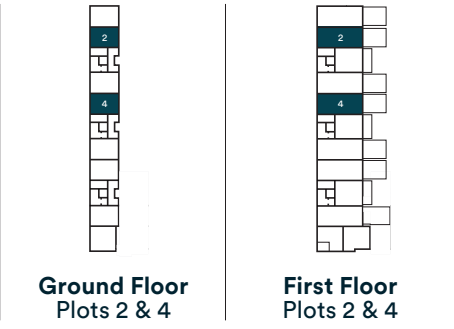
The Fearnley

Fairweather House - Plot 4

*Rodman House - Plot 4

Willoughby House - Plots 4

*Godfrey House - Plots 2 & 4



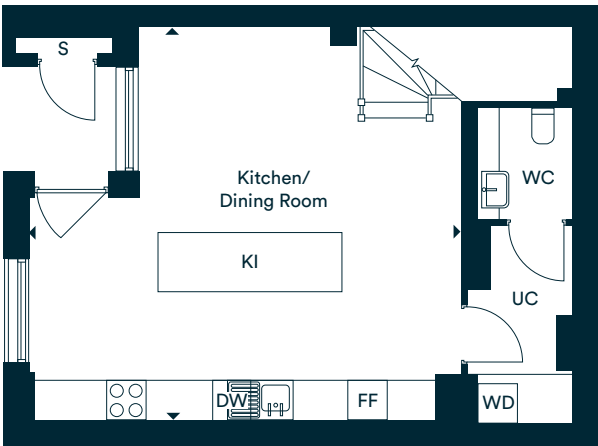
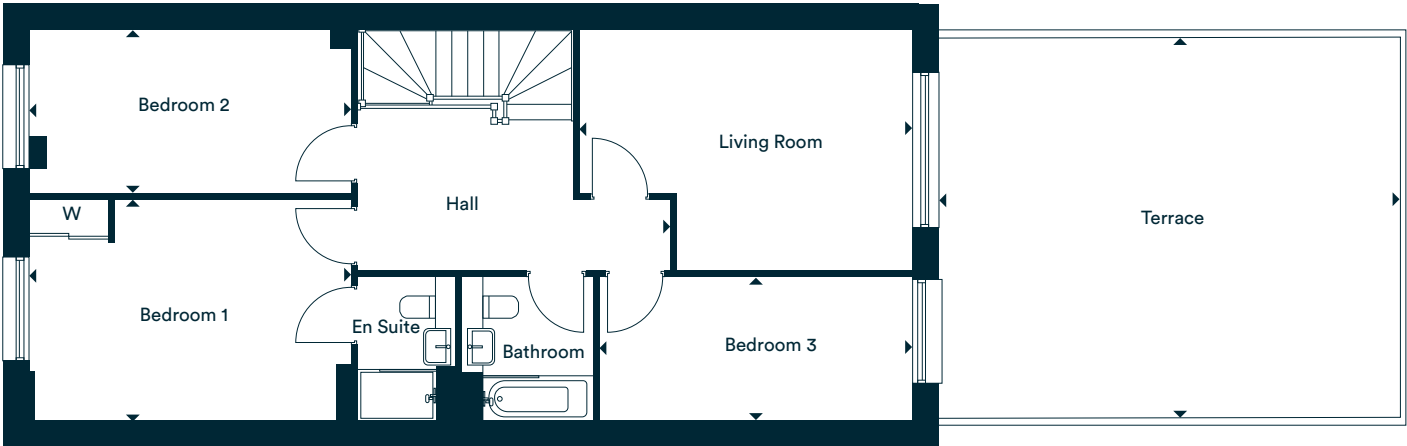
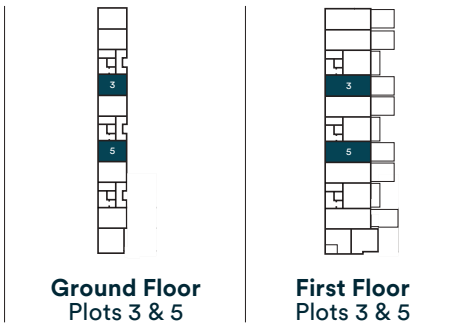
* Plots for Rodman House and Godfrey House are handed to plans shown

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The Hadley

Fairweather House - Plot 5
*Rodman House - Plot 5
Willoughby House - Plot 5
*Godfrey House - Plots 3 & 5



* Plots for Rodman House and Godfrey House are handed to plans shown

KI – Kitchen Island
W – Wardrobe
UC – Utility Cupboard
FF – Fridge/Freezer
WD – Washer Dryer
DW – Dish Washer

Accommodation

Kitchen/Dining Room	6.58m x 5.99m	21'7" x 19'8"
Living Room	5.08m x 3.70m	16'8" x 12'2"
Bedroom 1	4.91m x 3.41m	16'1" x 11'2"
Bedroom 2	4.91m x 2.49m	16'1" x 8'2"
Bedroom 3	4.76m x 2.16m	15'8" x 7'1"
Total internal area	126.1 sq. m.	1357.3 sq. ft.
Terrace	6.99m x 5.72m	22'11" x 18'9"

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Photography of showhome, indicative only.



Investing in homes *and neighbourhoods*

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 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.



Invest for the future
and own your home

L&Q offer an extensive range of Shared Ownership homes across the country. We can help you buy a home in a way that works for you.

Shared Ownership makes it possible to own your home- even if you feel priced out of the property market. It's an affordable home ownership scheme designed as a stepping-stone to outright ownership if you can't afford to buy a home on the open market

To find out more visit
lqhomes.com/shared-ownership

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



A selection of other L&Q developments



L&Q at Beam Park
Rainham
lqhomes.com/beampark



The Chain
Walthamstow
lqhomes.com/thechain



L&Q at Beaulieu
Chelmsford
lqhomes.com/beaulieu

Disclaimer

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