

L&Q at
ELEPHANT
PARK



L&Q

A step on the ladder *and a foot in the door*

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

At Elephant Park you can buy a stylish 1 or 2 bed apartment in an exciting new neighbourhood at the heart of zone 1. With central London's newest park, a high street full of local favourites and transport to the best of London just minutes away, it's easy to live the life that suits you best.

When you move to Elephant Park life gets a lot more interesting. Enjoy drinks in a lively local, coffee and a catch-up in town, quick commutes or a stroll in the park. And if you think it all sounds too good to be true, think again. With Shared Ownership from L&Q, you can make it happen.

More than just a place to live

The people of Elephant & Castle have always been proud of their home. It is a diverse community of parkside homes, local businesses, creative enterprises, meeting places and space to relax.

Capturing the colour, flavour & energy of a place that was once known as the 'Piccadilly of the South', life at Elephant Park is all about great community, good living and finding a place that really feels like home.

Elephant Park puts beautiful parkland on your doorstep, bringing people together with space for everyone to cycle, walk, meet and enjoy.

London's always been a magnet for creativity where no two districts feel the same and Elephant Park has a unique identity of its own. A lively community of local artisans, creative independents, cafes, bars, restaurants and more. Whatever you're looking for it's right on your doorstep and with Shared Ownership from L&Q, you could be one of the locals.



The Elephant and Castle



Mercato Metropolitano



Dragon Castle Restaurant



Local cafe



Mercato Metropolitano



Local artists at work



Local area



Sports

The Oval was the first UK cricket ground to host international Test cricket, back in 1880. It has evolved into a popular sports ground with the opportunity to watch world class cricket, including the summer's final Test match.

The Oval
1.1 miles*



Culture

The Imperial War Museum offers a rare insights into family life in wartime Britain, espionage and more. A major restoration in July 2014 paved the way for the largest exhibition of British First World War art for nearly a century.

Imperial War Museum
0.5 miles*



Eat and Drink

Foodie haven for chefs and enthusiastic cooks, Borough Market brings together some of the country's finest food and drink producers under its wrought-iron roof.

Borough Market
1.2 miles



Parks

Spanning 56 hectares, Burgess Park is Southwark's largest park. It is widely renowned for its heritage, sports facilities, lake, wildlife, design and horticultural excellence and even barbecues. Elephant Park features a large, open lawn for relaxing and playing games, with vibrant and colourful planting beds and rain gardens along the edges.

Burgess Park
1.3 miles



Shopping

Take a trip to Covent Garden, a shopping and entertainment hub, that is home to a combination of high street and luxury fashion, beauty and lifestyle stores, craft stalls and more.

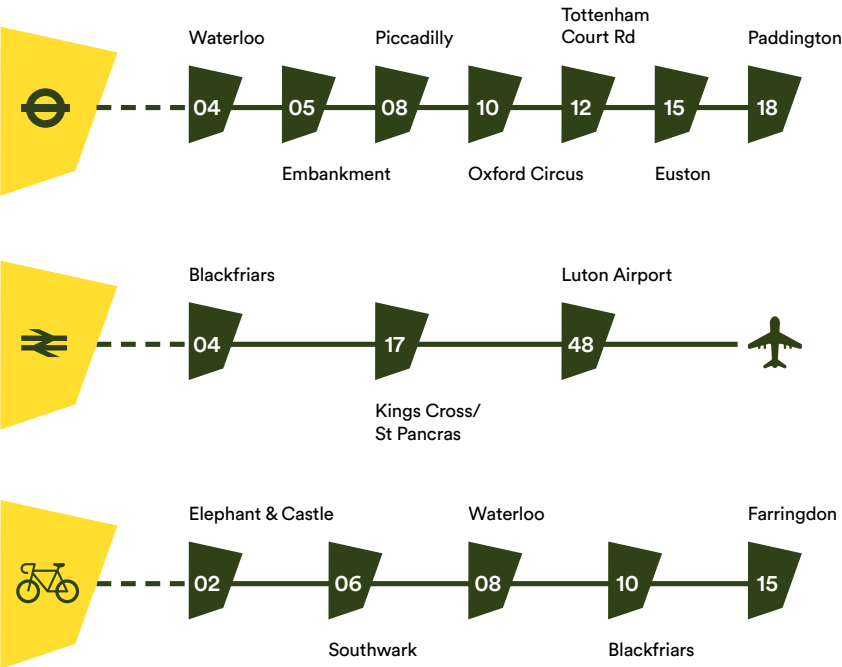
Covent Garden
1.9 miles*

Mercato Metropolitano

Thrive through the city

From the City to Canary Wharf you can reach all of London’s major business destinations inside 20 mins. Blessed with transport links Elephant Park puts you at the centre of a world of opportunity. With everything to inspire you all in one place, there’s no better place to make London work for you.

Elephant and Castle Underground Station - 4 mins walk



Train times taken from [tfl.gov.uk](https://www.tfl.gov.uk)
Distances and cycle times taken from www.google.co.uk/maps





Computer Generated Image showing Elephant Park as it is intended to look after construction is complete.



Parkside homes

and vibrant city living

Make it Happen

Shared Ownership at Elephant and Castle

When buying a home in London - especially as a first time buyer, Shared Ownership at Elephant Park is a stepping stone to get you on the ladder.

You can buy a 25% – 75% share of your new home. You'll then pay a mortgage on this and subsidised rent to us on the remaining share. Usually you need a deposit of just 10% of the value of your share, meaning you can enjoy the stability of home ownership with a much lower upfront cost.

As time goes on and your income rises, you'll have the option to 'staircase' – to increase the amount you own by buying extra shares. You can do this up to three times, with prices based on the market value of your home at the time, and some fees involved. Eventually, you can own 100% of your home, and no longer pay rent.

Eligibility criteria applies. You must have a maximum household income of £90,000. Speak with our sales associate for more information.



Better homes *and better lives*

We’ve been building homes since 1963 and are committed to creating homes and neighbourhoods everyone can be proud of.

At L&Q we believe passionately that people’s health, security and happiness depend on where they live. We create better places to live by delivering high quality homes, neighbourhoods and housing services that people can afford.

With over 50 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 the money we make into our homes and services.

We are dedicated to quality homes and quality services – we are L&Q.

A relationship built on trust

We know that trusting your seller is essential to feeling safe and happy in your new home. That’s why we aim to be as clear as possible on things such as maintenance, safety, responsiveness and future reinvestment. After legal completion, your property benefits from a twelve-year warranty — the first two years of which are covered by the Developer and also by the L&Q warranty. Your Customer Care Manager will also be on hand to make sure you’re happy with your new home and help with any issues that may arise.

Your sales associate can provide you with more details on the L&Q New Home Warranty and the NHBC Buildmark Choice Cover.

Building better homes and communities

We remain fully committed to tackling the housing crisis and have the land, the skills and the ambition to enable the delivery of 100,000 quality new homes nationwide.

At least half of our new homes will be genuinely affordable to people on average and lower incomes, with the rest available for private rent or sale.



The Consumer Code sets mandatory Requirements that all Home Builders must meet in their marketing and selling of Homes and their after-sales customer service. The Consumer Code for Home Builders (the Code) is an industry-led scheme which gives protection and rights to the purchasers of new homes, ensuring that new home buyers are treated fairly and are fully informed about their purchase before and after they sign the contract. London & Quadrant Housing Trust agree to comply with the Code requirements. The Code benefits both home builders and buyers by aiming to improve on the already high levels of customer satisfaction and therefore enhancing the reputation of the industry.

All information in this document is correct at the time of publication, 07/2020.
Computer generated images are for illustrative purposes only. Typical L&Q show apartment / home photography.

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