

L&Q at
**ELEPHANT
PARK**



L&Q

Welcome to Beck House

This Floorplan and Specification guide is designed with detail to help you choose the perfect Shared Ownership apartment at Elephant Park.

Specification	09
Siteplan	10
Floorplans	12

Park side homes *and vibrant city living*



Computer Generated Image



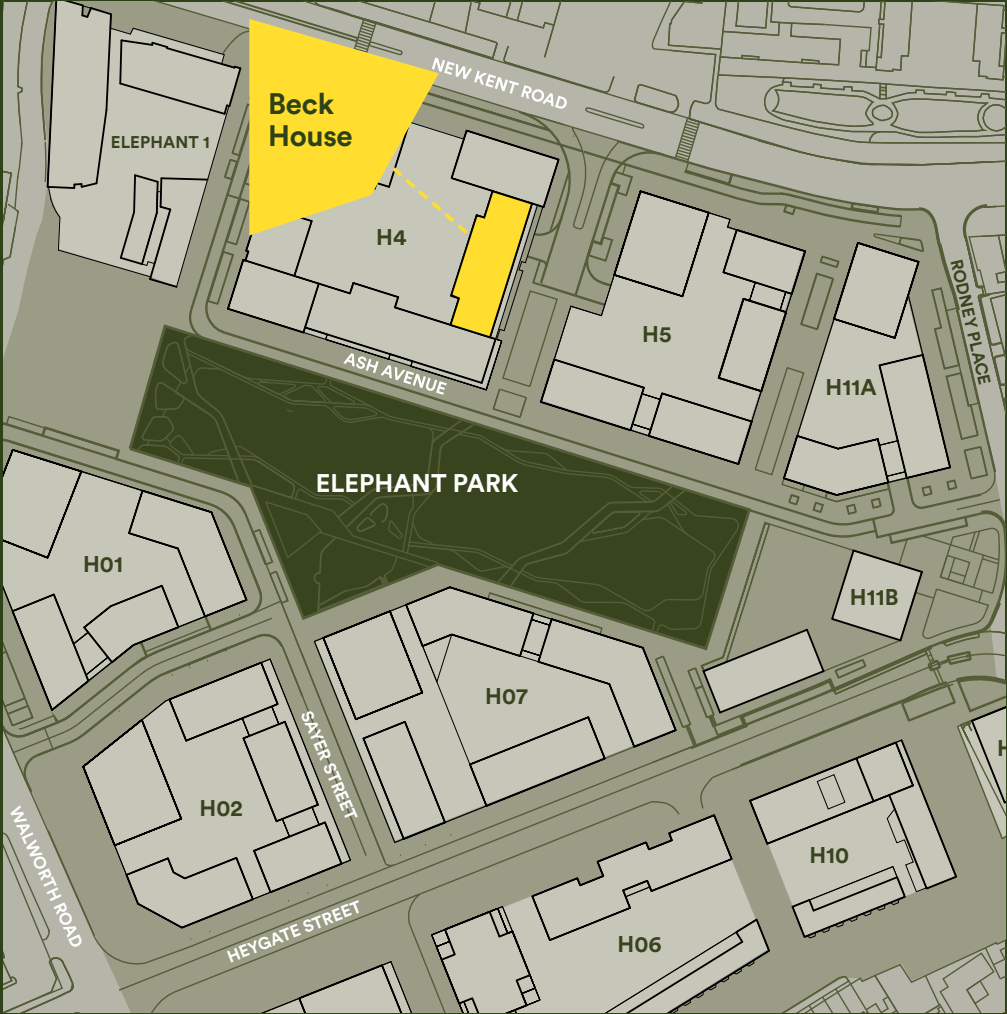
At Elephant Park you can buy a stylish 1 or 2 bed apartment in an exciting new neighbourhood at the heart of zone 1.

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.



Computer Generated Image

A leafy and diverse location





Images depict show home within the previous phase of Elephant Park.

Specification

Every home at Elephant Park has been designed to invite natural light into the contemporary living spaces. The décor is simple and elegant allowing you to make your personal style statement.

Kitchen

Contemporary gloss kitchens with silestone worktop and tiled upstand to underside of wall units

Integrated appliances include; fridge freezer, oven with induction hob and integrated extractor hood, microwave, dishwasher and recycle bin

Undermounted stainless steel 1 ½ bowl sink with chrome mixer tap

Bathroom

Stone vanity unit top with semi-recessed white basin and W/C

Contemporary white bath

Thermostatic shower over bath with shower screen

Chrome electric towel rail

Ceramic wall tiles over shower/bath areas and ceramic floor tiles

Mirrored wall cabinet with downlight and shaver socket

General

White roller blinds fitted to all windows

Built-in wardrobe to all bedrooms

Balcony / and or Terrace to all apartments

Satin white internal doors throughout

Engineered wood flooring to kitchen/hallway/living/dining areas

Carpet to bedrooms

Washer/dryer located in utility cupboard

Secure cycle store

Communal Garden

12 year NHBC warranty and 2 year L&Q warranty

Heating & Electrical

CHP heating

Underfloor heating throughout

Spotlights to kitchen & bathroom and Pendants to hallway, lounge and bedroom

Video entry system

The specification of the properties is correct at the date of print/publication 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.

Site plan and plot locators

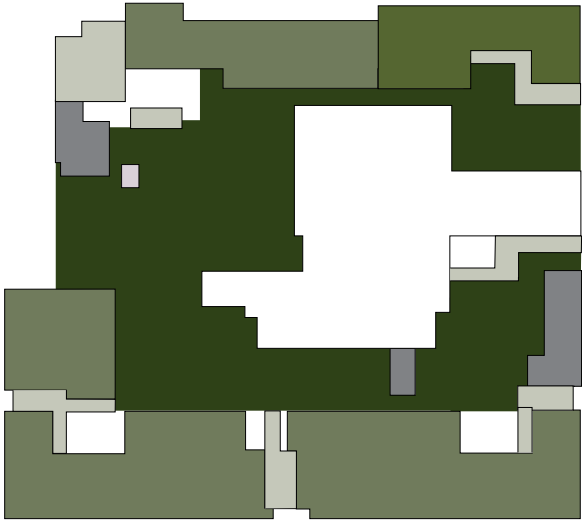


Key

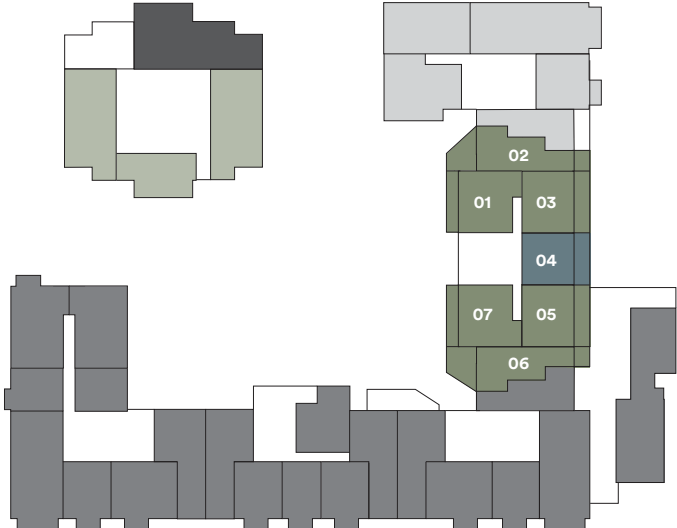
- One bedroom apartments
- Two bedroom apartments
- Market sale
- Affordable rent
- Residential amenity
- Residential lobby
- Retail
- Leisure
- Service plant
- Business

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 and may vary from the build. 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. 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.

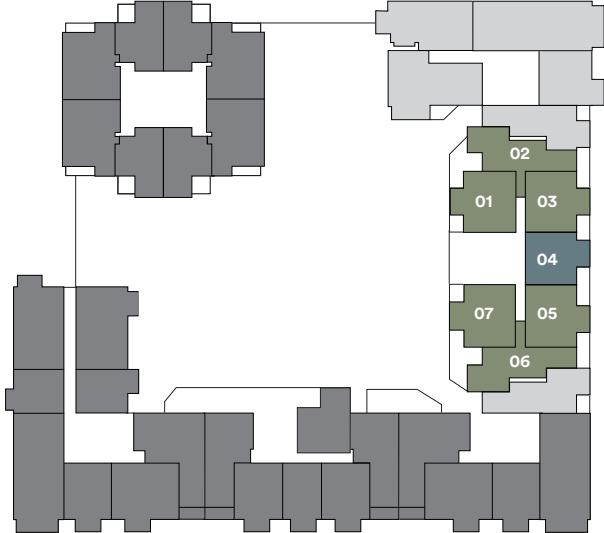
Ground floor



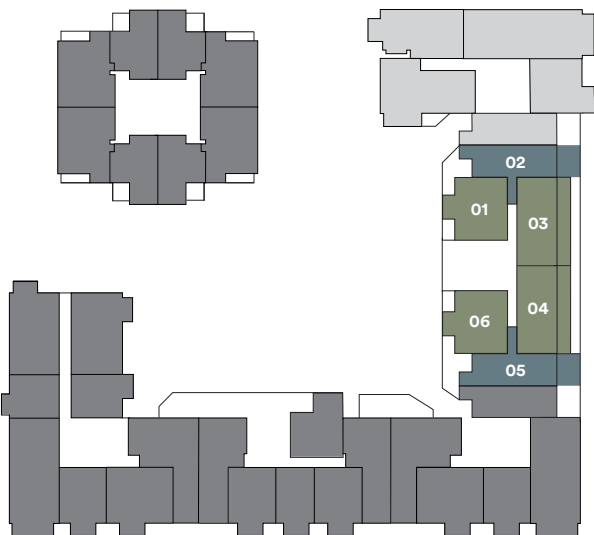
Floor 1



Floors 2 - 6

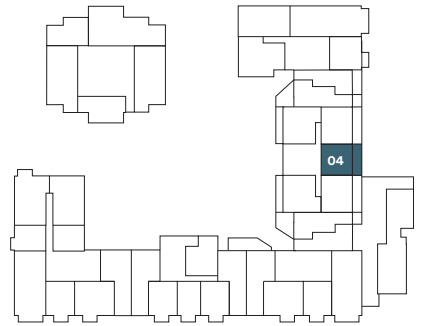


Floor 7



One bedroom apartment

Plot 01.04



Dimensions	Metric	Imperial
Living/Dining/Kitchen	7.05m x 4.14m	23'1" x 13'7"
Bedroom 1	3.68m x 3.28m	12'1" x 10'9"
Total Internal Area	51.4m²	553ft²
Terrace	7.57m x 1.65m	24'10" x 5'5"

Floor	Plot
-------	------

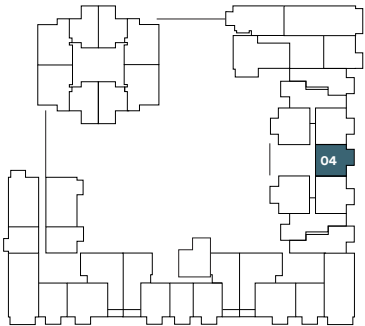
101.04

Key: C = Cupboard / W/D = Washer Dryer / HEC = Heating and Electrical Controls / FF = Fridge/Freezer / ST = Storage / W = Wardrobe

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.

One bedroom apartment

Plots 02.04, 03.04, 04.04, 05.04, 06.04



Dimensions	Metric	Imperial
Living/Dining/Kitchen	7.05m x 4.14m	23'1" x 13'7"
Bedroom 1	3.68m x 3.28m	12'1" x 10'9"
Total Internal Area	51.4m²	553ft²
Balcony	3.5m x 1.84m	11'6" x 6'1"

Floor	Plot
-------	------

202.04

303.04

404.04

505.04

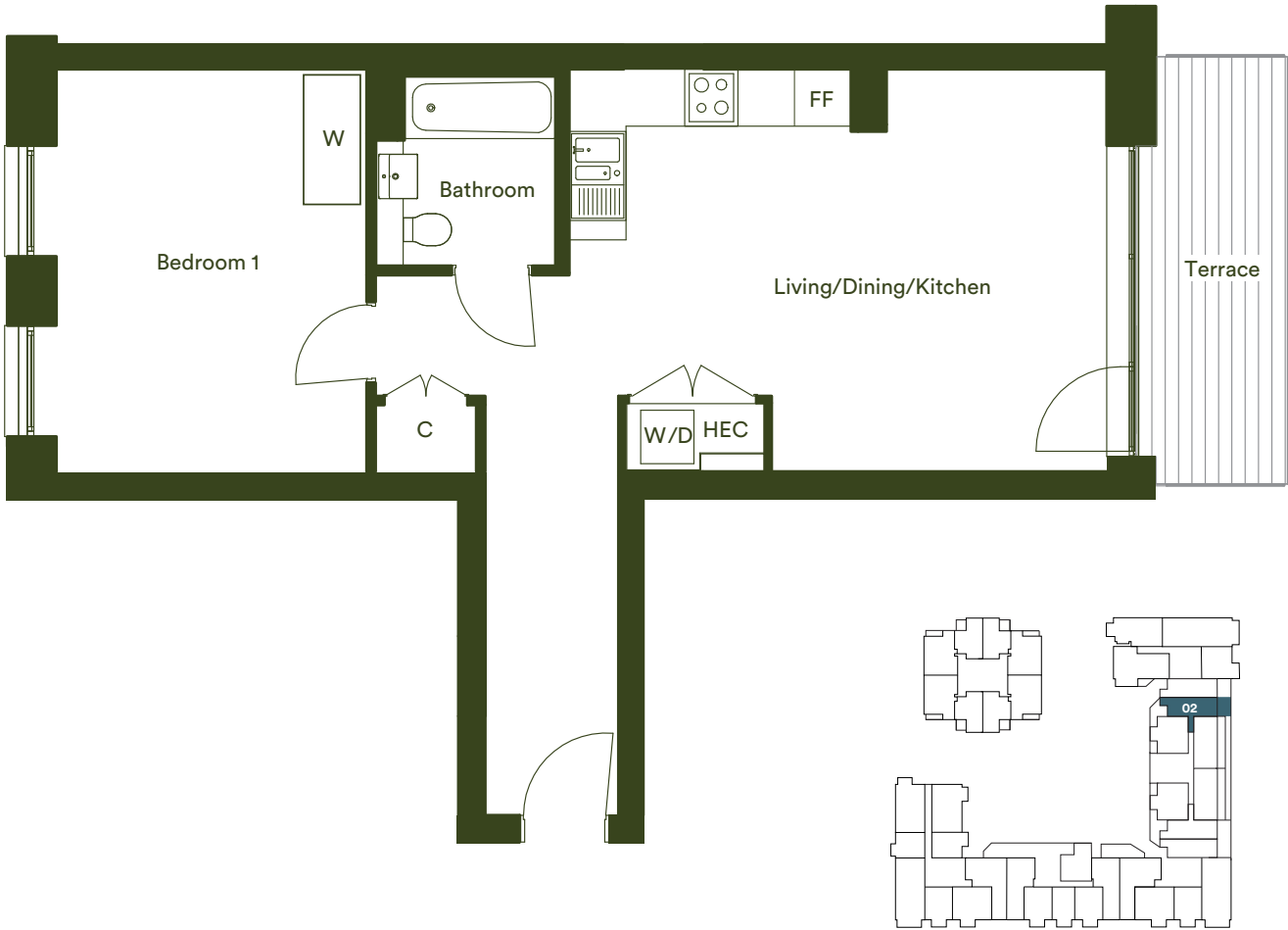
606.04

Key: C = Cupboard / W/D = Washer Dryer / HEC = Heating and Electrical Controls / FF = Fridge/Freezer / ST = Storage / W = Wardrobe

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.

One bedroom apartment

Plot 07.02



Dimensions	Metric	Imperial
Living/Dining/Kitchen	6.05m x 4.52m	19'10" x 14'10"
Bedroom 1	4.52m x 3.49m	14'10" x 11'6"
Total Internal Area	59.3m ²	638ft ²
Terrace	4.8m x 1.7m	15'9" x 5'7"

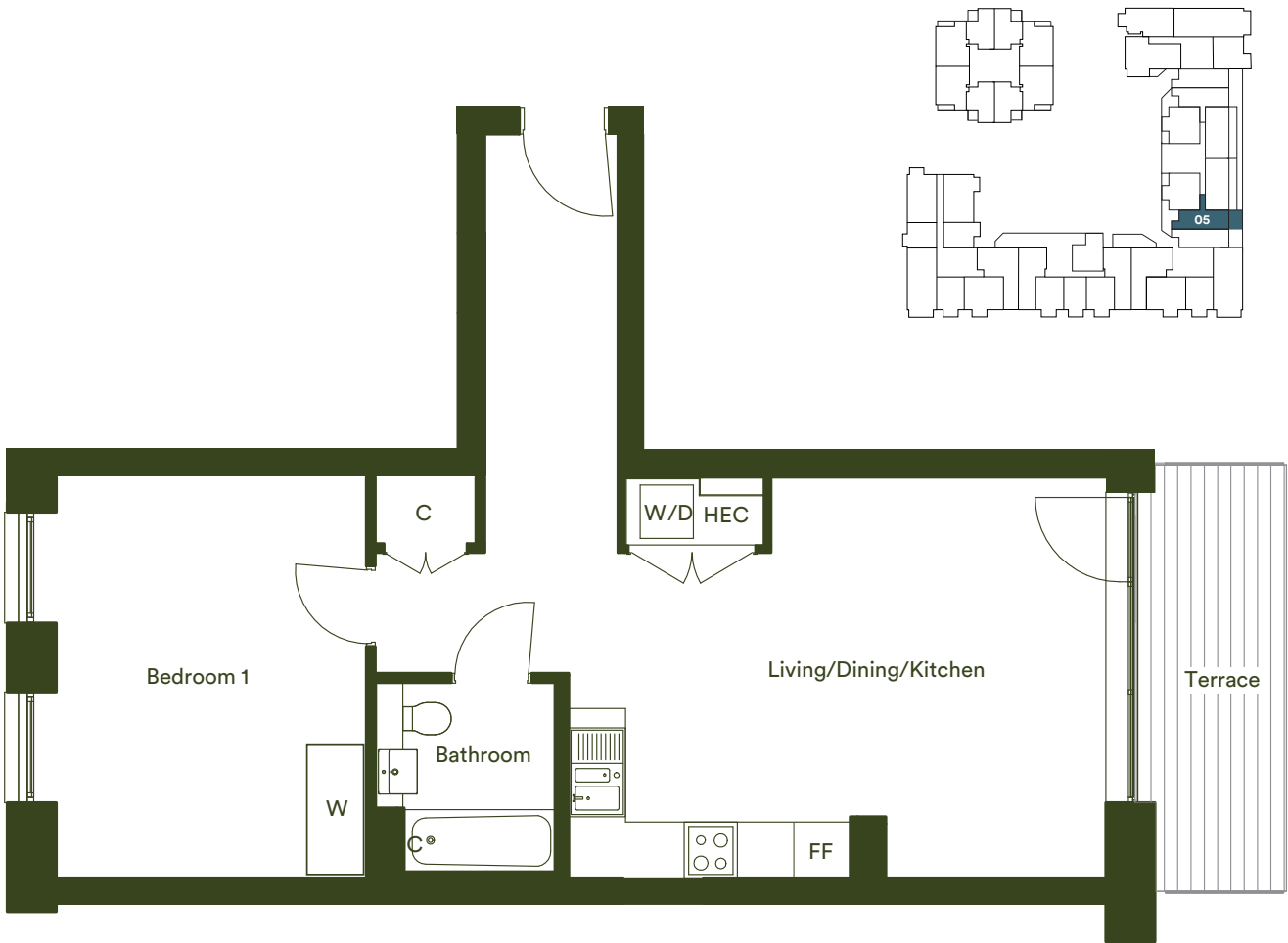
Floor	Plot
-------	------

707.02

Key: C = Cupboard / W/D = Washer Dryer / HEC = Heating and Electrical Controls / FF = Fridge/Freezer / ST = Storage / W = Wardrobe
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.

One bedroom apartment

Plot 07.05



Dimensions	Metric	Imperial
Living/Dining/Kitchen	6.05m x 4.52m	19'10" x 14'10"
Bedroom 1	4.52m x 3.49m	14'10" x 11'6"
Total Internal Area	59.3m ²	638ft ²
Terrace	4.8m x 1.7m	15'9" x 5'7"

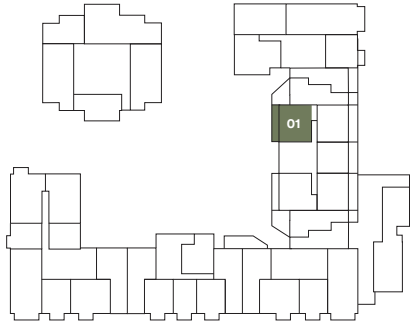
Floor	Plot
-------	------

707.05

Key: C = Cupboard / W/D = Washer Dryer / HEC = Heating and Electrical Controls / FF = Fridge/Freezer / ST = Storage / W = Wardrobe
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 apartment

Plot 01.01



Dimensions	Metric	Imperial
Living/Dining/Kitchen	7.05m x 5.06m	23'1" x 16'7"
Bedroom 1	4.84m x 2.75m	15'11" x 9'0"
Bedroom 2	3.61m x 2.25	11'10" x 7'5"
Total Internal Area	61.6m ²	663ft ²
Terrace	8.93m x 1.87m	29'4" x 6'2"

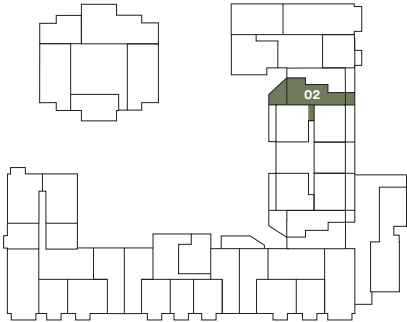
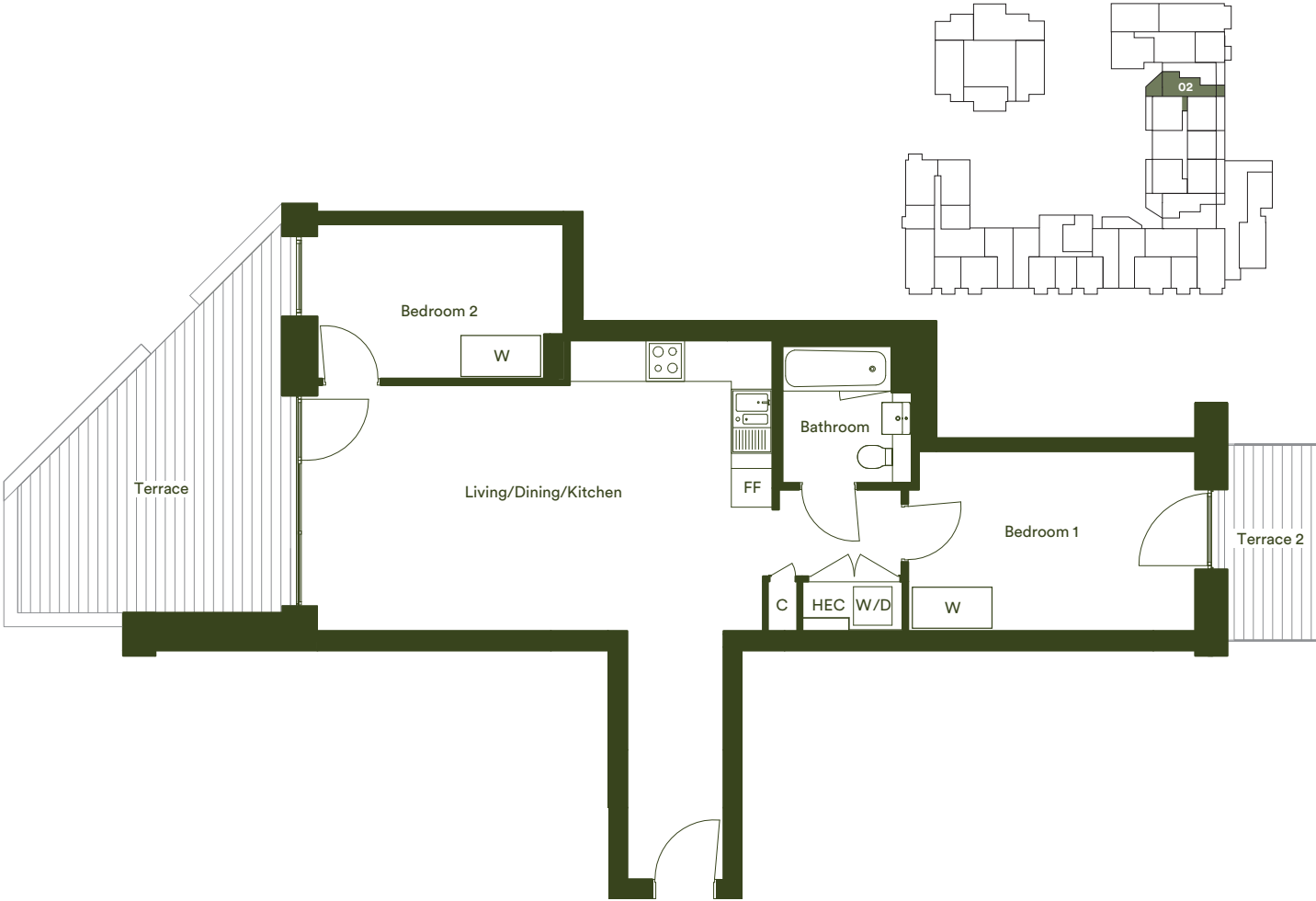
Floor	Plot
-------	------

101.01

Key: C = Cupboard / W/D = Washer Dryer / HEC = Heating and Electrical Controls / FF = Fridge/Freezer / ST = Storage / W = Wardrobe
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 apartment

Plot 01.02



Dimensions	Metric	Imperial
Living/Dining/Kitchen	7.09m x 4.52m	23'3" x 14'10"
Bedroom 1	4.47m x 2.8m	14'8" x 9'2"
Bedroom 2	3.83m x 2.4m	12'7" x 7'10"
Total Internal Area	67.1m ²	722ft ²
Terrace	6.07m x 4.34m	19'11" x 14'3"
Terrace 2	3.03m x 1.65m	9'11" x 5'5"

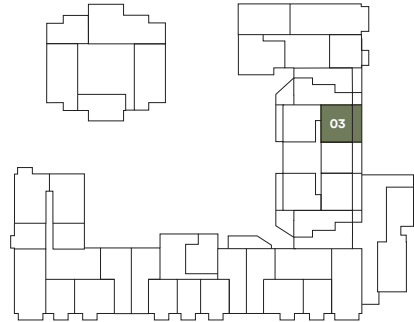
Floor	Plot
-------	------

101.02

Key: C = Cupboard / W/D = Washer Dryer / HEC = Heating and Electrical Controls / FF = Fridge/Freezer / ST = Storage / W = Wardrobe
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 apartment

Plot 01.03



Dimensions	Metric	Imperial
Living/Dining/Kitchen	7.05m x 5.06m	23'2" x 16'7"
Bedroom 1	4.84m x 2.75m	15'11" x 9'0"
Bedroom 2	3.61m x 2.25m	11'10" x 7'5"
Total Internal Area	61.6m ²	663ft ²
Terrace	9.02m x 1.65m	29'7" x 5'5"

Floor	Plot
-------	------

101.03

Key: C = Cupboard / W/D = Washer Dryer / HEC = Heating and Electrical Controls / FF = Fridge/Freezer / ST = Storage / W = Wardrobe

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 apartment

Plot 01.05



Dimensions	Metric	Imperial
Living/Dining/Kitchen	7.05m x 5.06m	23'2" x 16'7"
Bedroom 1	4.84m x 2.75m	15'11" x 9'0"
Bedroom 2	3.61m x 2.25m	11'10" x 7'5"
Total Internal Area	61.6m ²	663ft ²
Terrace	9.02m x 1.65m	29'7" x 5'5"

Floor	Plot
-------	------

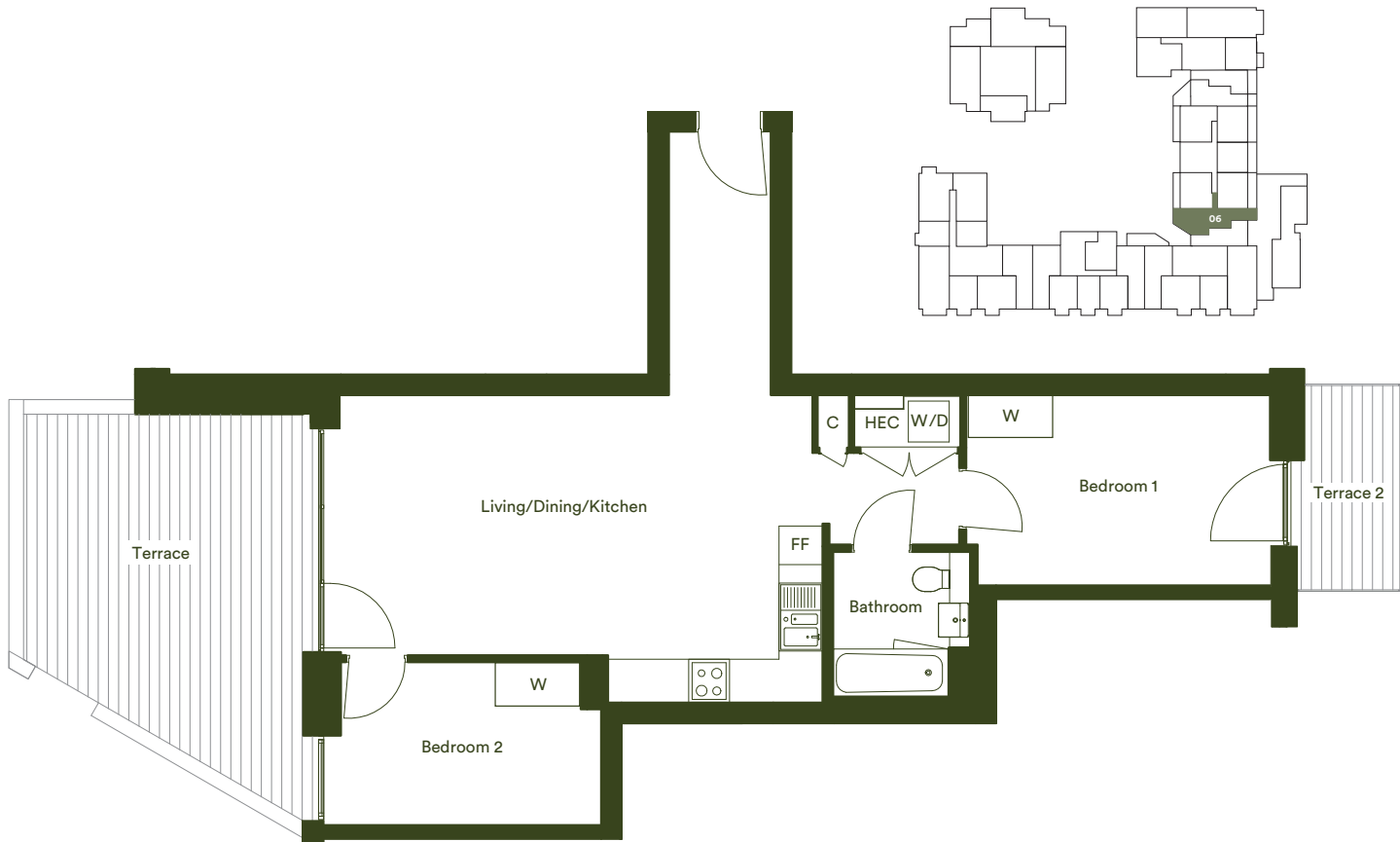
101.05

Key: C = Cupboard / W/D = Washer Dryer / HEC = Heating and Electrical Controls / FF = Fridge/Freezer / ST = Storage / W = Wardrobe

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 apartment

Plot 01.06



Dimensions	Metric	Imperial
Living/Dining/Kitchen	7.09m x 4.52m	23'3" x 14'10"
Bedroom 1	4.47m x 2.8m	14'8" x 9'2"
Bedroom 2	3.83m x 2.4m	12'7" x 7'10"
Total Internal Area	67.1m ²	722ft ²
Terrace	5.97m x 4.34m	19'7" x 14'3"
Terrace 2	3.03m x 1.65m	9'11" x 5'5"

Key: C = Cupboard / W/D = Washer Dryer / HEC = Heating and Electrical Controls / FF = Fridge/Freezer / ST = Storage / W = Wardrobe

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 apartment

Plot 01.07



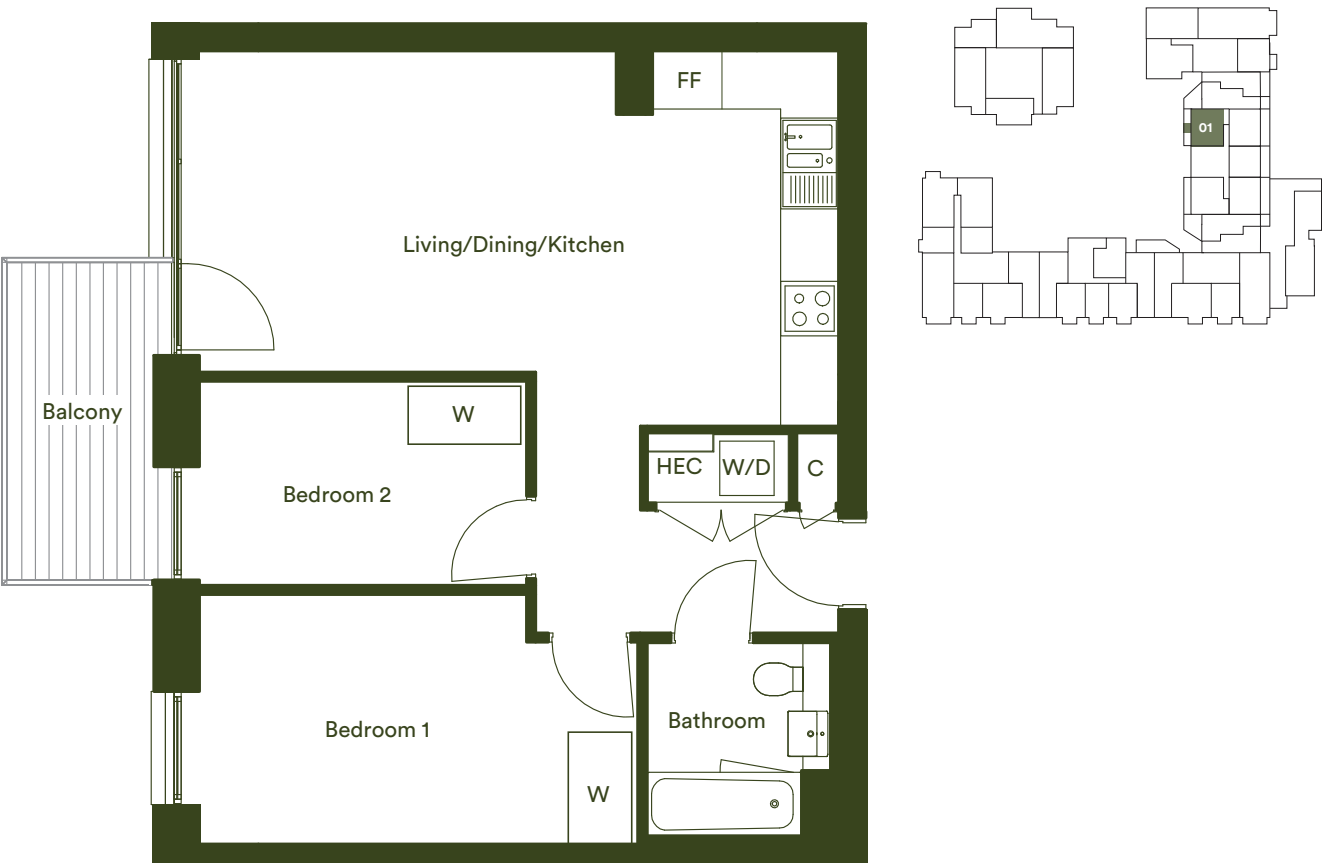
Dimensions	Metric	Imperial
Living/Dining/Kitchen	7.05m x 5.06m	23'2" x 16'7"
Bedroom 1	4.84m x 2.75m	15'11" x 9'0"
Bedroom 2	3.61m x 2.25m	11'10" x 7'5"
Total Internal Area	61.6m ²	663ft ²
Terrace	8.93m x 1.87m	29'4" x 6'2"

Key: C = Cupboard / W/D = Washer Dryer / HEC = Heating and Electrical Controls / FF = Fridge/Freezer / ST = Storage / W = Wardrobe

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 apartment

Plots 02.01, 03.01, 04.01, 05.01, 06.01



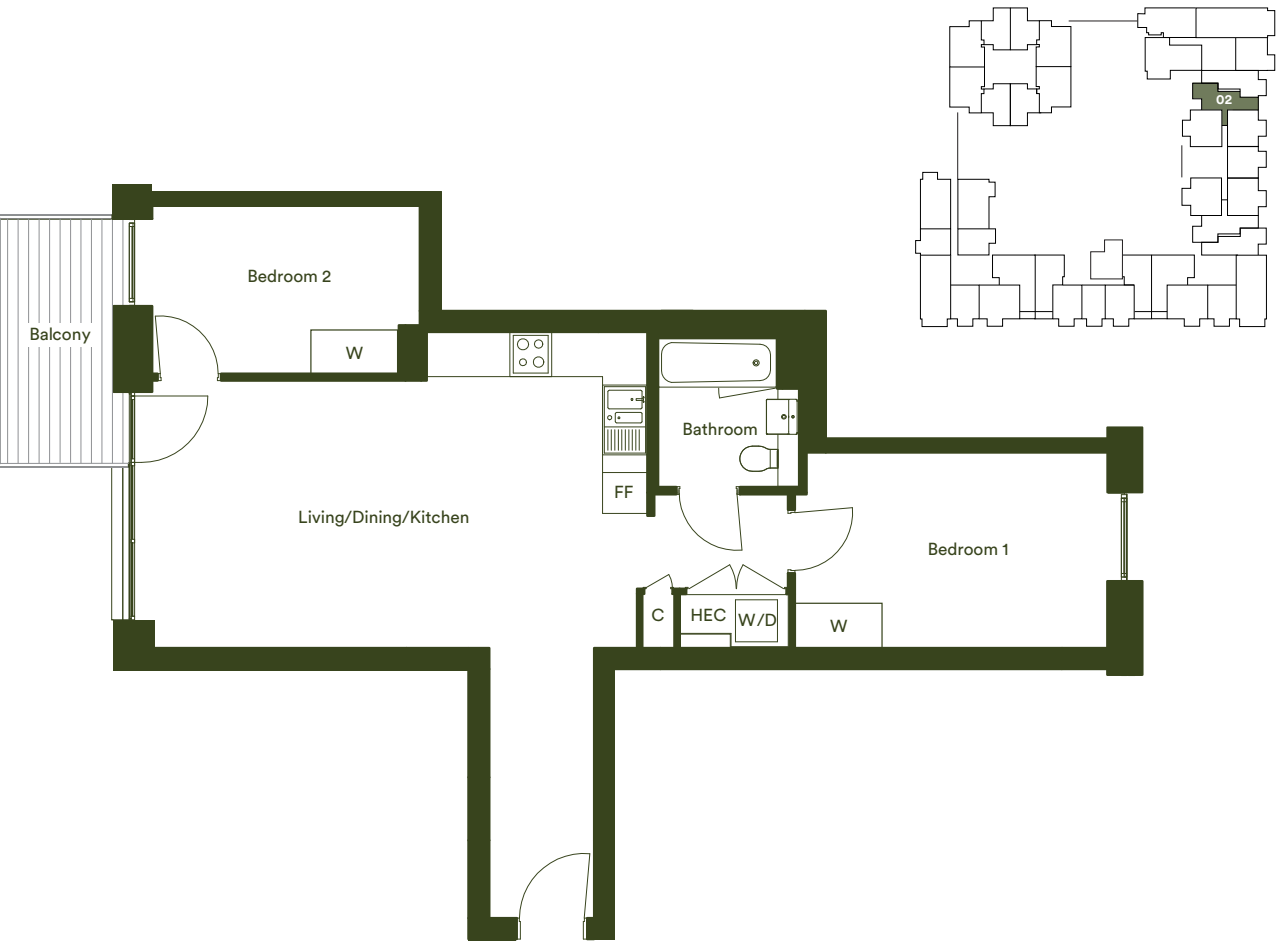
Dimensions	Metric	Imperial	Floor	Plot
Living/Dining/Kitchen	7.05m x 5.06m	23'2" x 16'7"	2	02.01
Bedroom 1	4.84m x 2.75m	15'11" x 9'0"	3	03.01
Bedroom 2	3.61m x 2.25m	11'10" x 7'5"	4	04.01
Total Internal Area	61.6m ²	663ft ²	5	05.01
Balcony	3.5m x 1.84m	11'6" x 6'1"	6	06.01

Key: C = Cupboard / W/D = Washer Dryer / HEC = Heating and Electrical Controls / FF = Fridge/Freezer / ST = Storage / W = Wardrobe

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 apartment

Plots 02.02, 03.02, 04.02, 05.02, 06.02



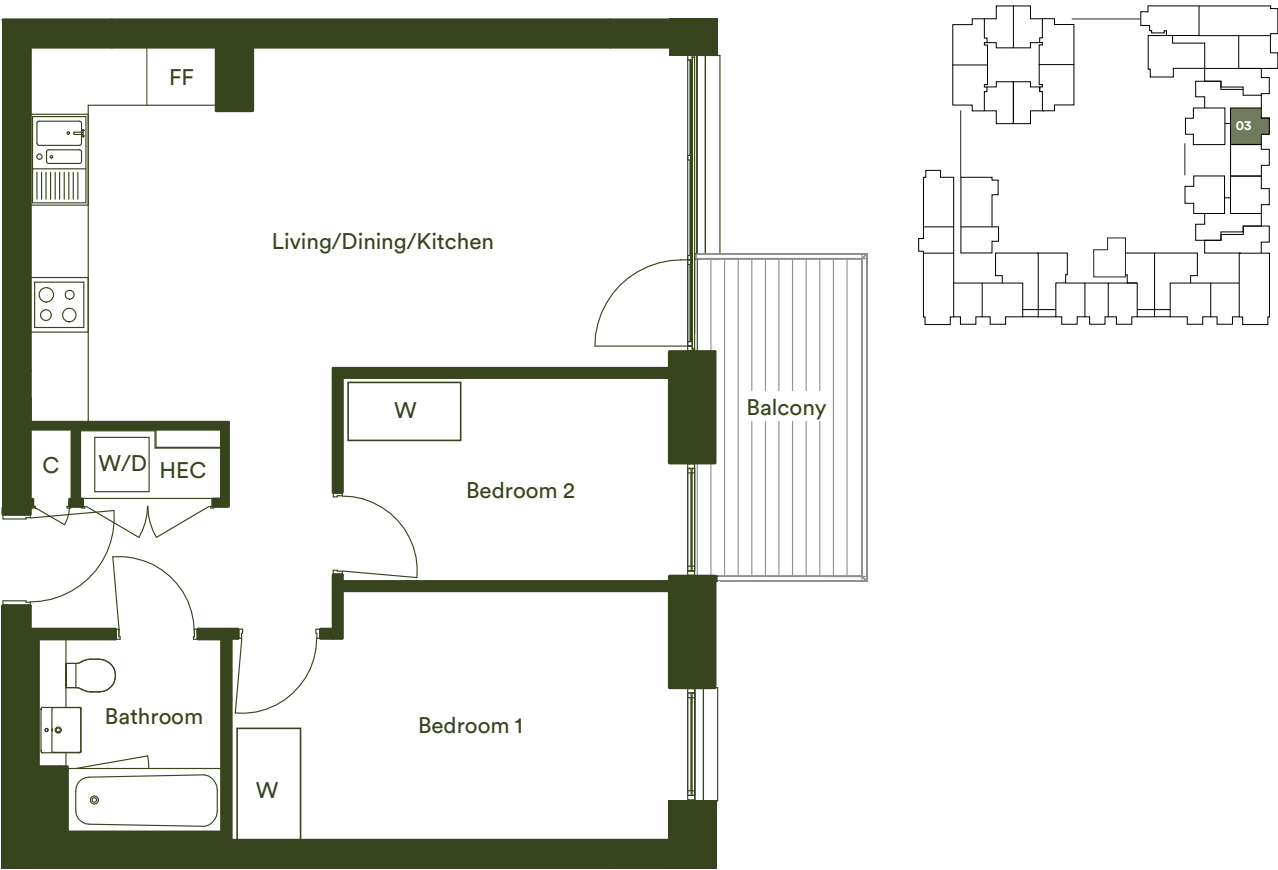
Dimensions	Metric	Imperial	Floor	Plot
Living/Dining/Kitchen	7.09m x 4.52m	23'3" x 14'10"	2	02.02
Bedroom 1	4.47m x 2.8m	14'8" x 9'2"	3	03.02
Bedroom 2	3.83m x 2.4m	12'7" x 7'10"	4	04.02
Total Internal Area	67.1m ²	722ft ²	5	05.02
Balcony	3.5m x 1.84m	11'6" x 6'1"	6	06.02

Key: C = Cupboard / W/D = Washer Dryer / HEC = Heating and Electrical Controls / FF = Fridge/Freezer / ST = Storage / W = Wardrobe

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 apartment

Plots 02.03, 03.03, 04.03, 05.03, 06.03



Dimensions	Metric	Imperial
Living/Dining/Kitchen	7.05m x 5.06m	23'2" x 16'7"
Bedroom 1	4.84m x 2.75m	15'11" x 9'0"
Bedroom 2	3.61m x 2.25m	11'10" x 7'5"
Total Internal Area	61.6m ²	663ft ²
Balcony	3.5m x 1.84m	11'6" x 6'1"

Key: C = Cupboard / W/D = Washer Dryer / HEC = Heating and Electrical Controls / FF = Fridge/Freezer / ST = Storage / W = Wardrobe

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 apartment

Plots 02.05, 03.05, 04.05, 05.05, 06.05



Dimensions	Metric	Imperial	Floor	Plot
Living/Dining/Kitchen	7.05m x 5.06m	23'2" x 16'7"	2	02.05
Bedroom 1	4.84m x 2.75m	15'11" x 9'0"	3	03.05
Bedroom 2	3.61m x 2.25m	11'10" x 7'5"	4	04.05
Total Internal Area	61.6m ²	663ft ²	5	05.05
Balcony	3.5m x 1.84m	11'6" x 6'1"	6	06.05

Key: C = Cupboard / W/D = Washer Dryer / HEC = Heating and Electrical Controls / FF = Fridge/Freezer / ST = Storage / W = Wardrobe

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 apartment

Plots 02.06, 03.06, 04.06, 05.06, 06.06



Dimensions	Metric	Imperial	Floor	Plot
Living/Dining/Kitchen	7.09m x 4.52m	23'3" x 14'10"	2	02.06
Bedroom 1	4.47m x 2.8m	14'8" x 9'2"	3	03.06
Bedroom 2	3.83m x 2.4m	12'7" x 7'10"	4	04.06
Total Internal Area	67.1m ²	722ft ²	5	05.06
Balcony	3.5m x 1.84m	11'6" x 6'1"	6	06.06

Key: C = Cupboard / W/D = Washer Dryer / HEC = Heating and Electrical Controls / FF = Fridge/Freezer / ST = Storage / W = Wardrobe

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 apartment

Plots 02.07, 03.07, 04.07, 05.07, 06.07



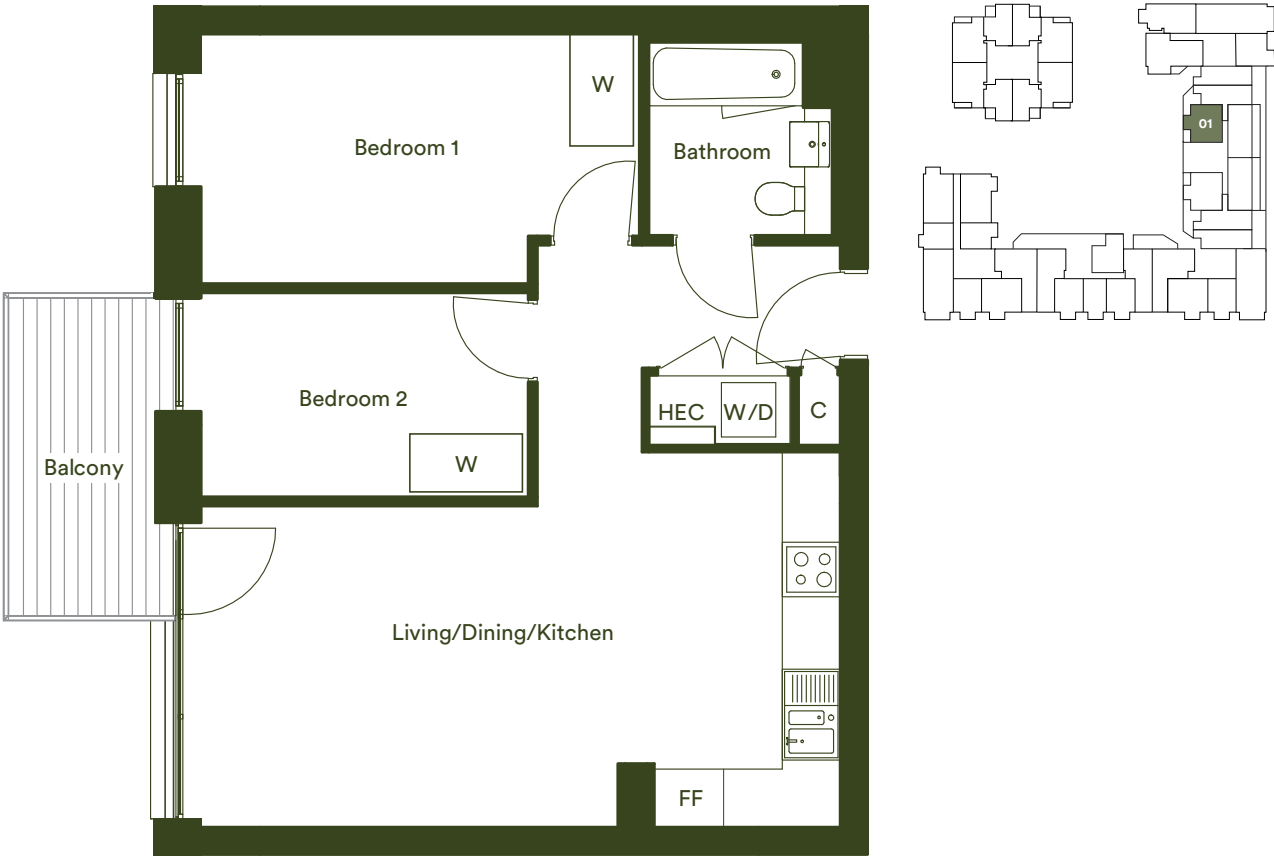
Dimensions	Metric	Imperial	Floor	Plot
Living/Dining/Kitchen	7.05m x 5.06m	23'2" x 16'7"	2	02.07
Bedroom 1	4.84m x 2.75m	15'11" x 9'0"	3	03.07
Bedroom 2	3.61m x 2.25m	11'10" x 7'5"	4	04.07
Total Internal Area	61.6m ²	663ft ²	5	05.07
Balcony	3.5m x 1.84m	11'6" x 6'1"	6	06.07

Key: C = Cupboard / W/D = Washer Dryer / HEC = Heating and Electrical Controls / FF = Fridge/Freezer / ST = Storage / W = Wardrobe

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 apartment

Plot 07.01



Dimensions	Metric	Imperial
Living/Dining/Kitchen	7.05m x 5.06m	23'2" x 16'7"
Bedroom 1	4.84m x 2.75m	15'11" x 9'0"
Bedroom 2	3.61m x 2.25m	11'10" x 7'5"
Total Internal Area	61.6m ²	663ft ²
Balcony	3.5m x 1.84m	11'6" x 6'1"

Floor	Plot
-------	------

707.01

Key: C = Cupboard / W/D = Washer Dryer / HEC = Heating and Electrical Controls / FF = Fridge/Freezer / ST = Storage / W = Wardrobe
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 apartment

Plots 07.03, 07.04



Dimensions	Metric	Imperial
Living/Dining/Kitchen	5.65m x 5.2m	18'6" x 17'1"
Bedroom 1	4.29m x 3.58m	14'1" x 11'9"
Bedroom 2	3.58m x 2.4m	11'9" x 7'10"
Total Internal Area	65.2m ²	701ft ²
Terrace	12.81m x 1.7m	42'0" x 5'7"

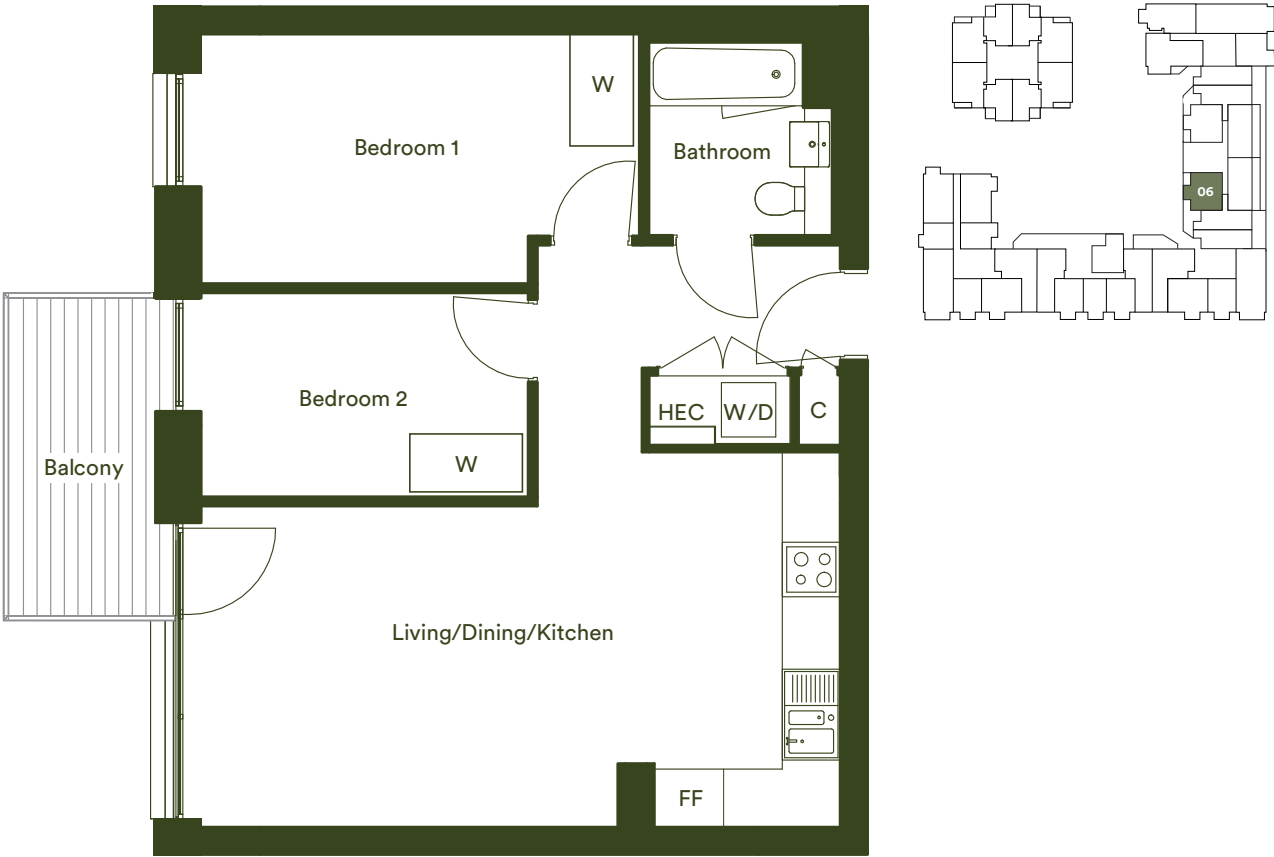
Floor	Plot
-------	------

707.03
707.04

Key: C = Cupboard / W/D = Washer Dryer / HEC = Heating and Electrical Controls / FF = Fridge/Freezer / ST = Storage / W = Wardrobe
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 apartment

Plot 07.06



Dimensions	Metric	Imperial
Living/Dining/Kitchen	7.05m x 5.06m	23'2" x 16'7"
Bedroom 1	4.84m x 2.75m	15'11" x 9'0"
Bedroom 2	3.61m x 2.25m	11'10" x 7'5"
Total Internal Area	61.6m²	663ft²
Balcony	3.5m x 1.84m	11'6" x 6'1"

Floor	Plot
7	07.06

Key: C = Cupboard / W/D = Washer Dryer / HEC = Heating and Electrical Controls / FF = Fridge/Freezer / ST = Storage / W = Wardrobe
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.



L&Q at ELEPHANT PARK



lqhomes.com/elephantpark
0208 189 7584
elephantpark@lqgroup.org.uk

All information in this document is correct at the time of publication, 06/2020. Computer generated images are for illustrative purposes only. Typical L&Q show apartment / home photography.

L&Q