

**BARKING  
RIVERSIDE**

# **FIELDERS QUARTER**

Shared Ownership Homes

**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 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  
Amtico 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 onsite 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

Free standing 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



# 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



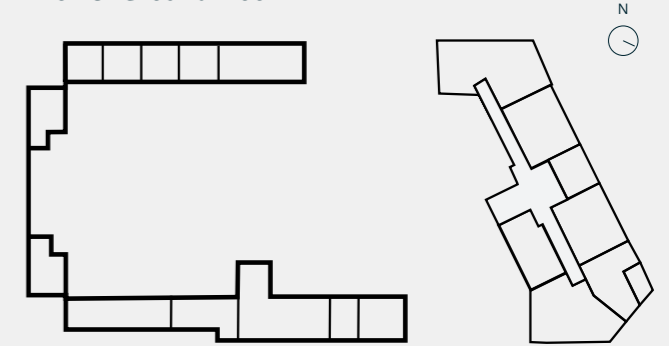
## Key

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

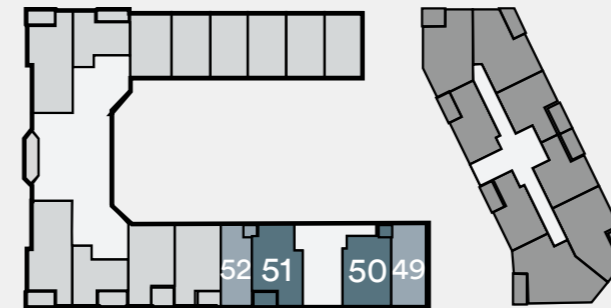
The development layout does not show details of gradients of land, boundary treatments, local authority street lighting or landscaping. It is our intention to build in accordance with this layout. However, there may be occasions when the house designs, boundaries, landscaping and positions of roads and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

# Plot locator

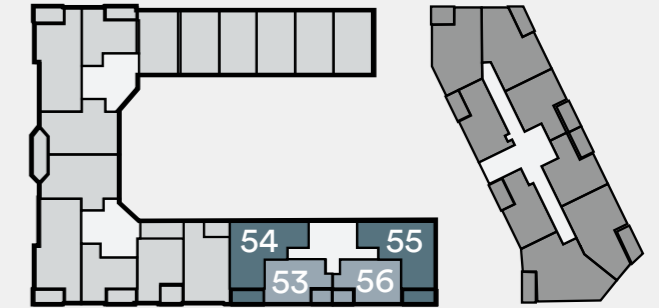
Lower Ground Floor



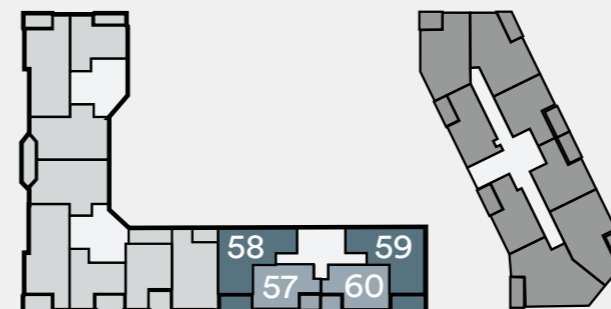
Ground Floor



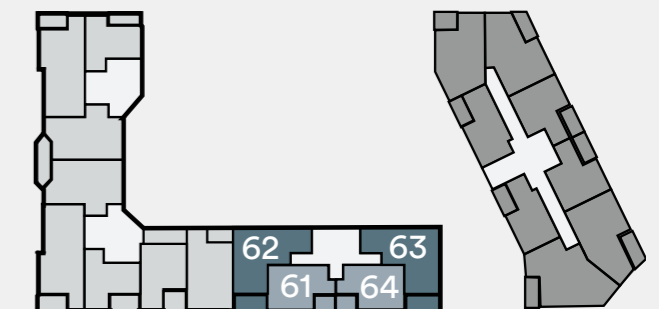
First Floor



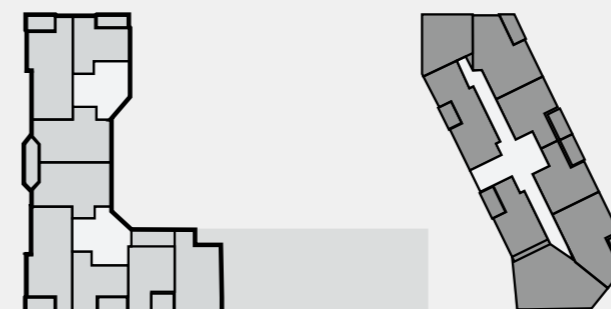
Second Floor



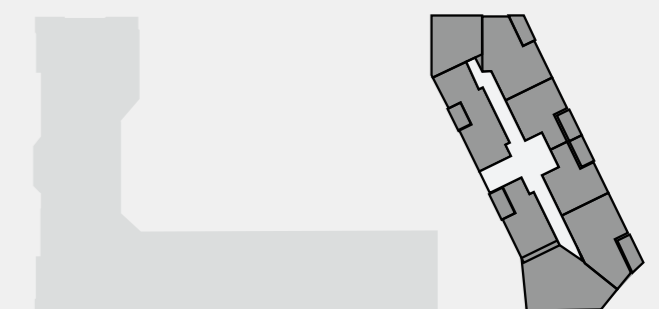
Third Floor



Fourth Floor



Fifth Floor

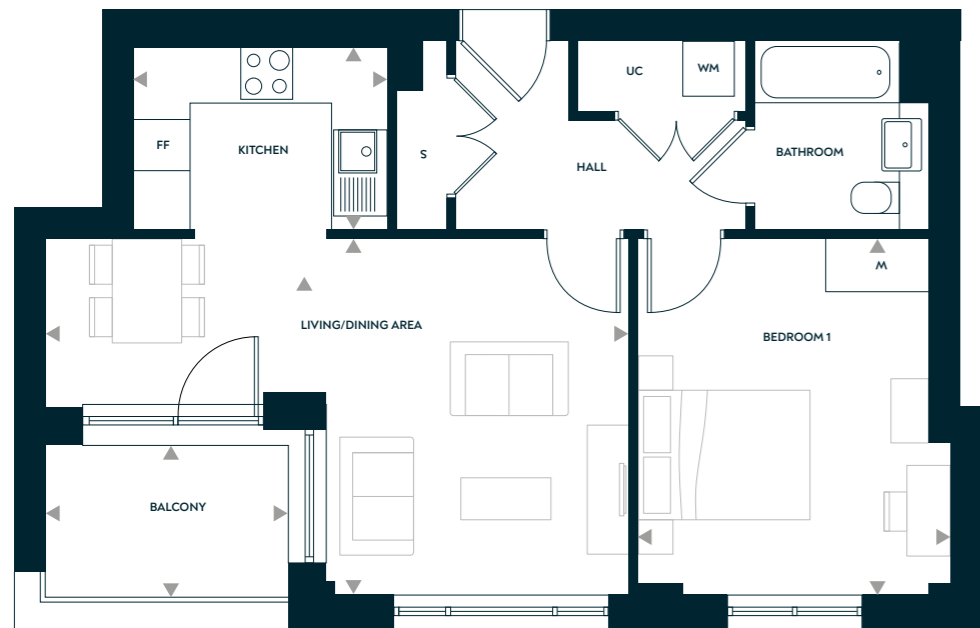


The floorplans provided are intended to only give a general indication of the proposed floor layout, are not drawn to scale and are not intended to form part of any offer, contract, warranty or representation. Measurements are given to the widest point, are approximate and are given as a guide only. 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

## Type A

Plots 53\*, 56, 57\*, 60, 61\* & 64



Room	Metric	Imperial
Kitchen	2.98m x 2.25m	9' 9" x 7' 4"
Living/Dining Area	6.84m x 4.12m	22' 5" x 13' 6"
Bedroom 1	4.13m x 3.66m	13' 6" x 12' 0"
<b>Total internal area</b>	<b>55.9 sq. m.</b>	<b>601.72 sq. ft.</b>
Balcony	2.82m x 1.78m	9' 3" x 5' 10"

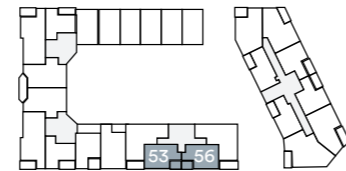
F Fridge/Freezer S Storage UC Utility cupboard WM Washing machine  
 Please be aware the storage cupboard may include heating and electrical controls, which may reduce the storage available. Please ask sales associate for more information.  
 \*Plots are handed.



**Third floor**  
Plots 61 & 64



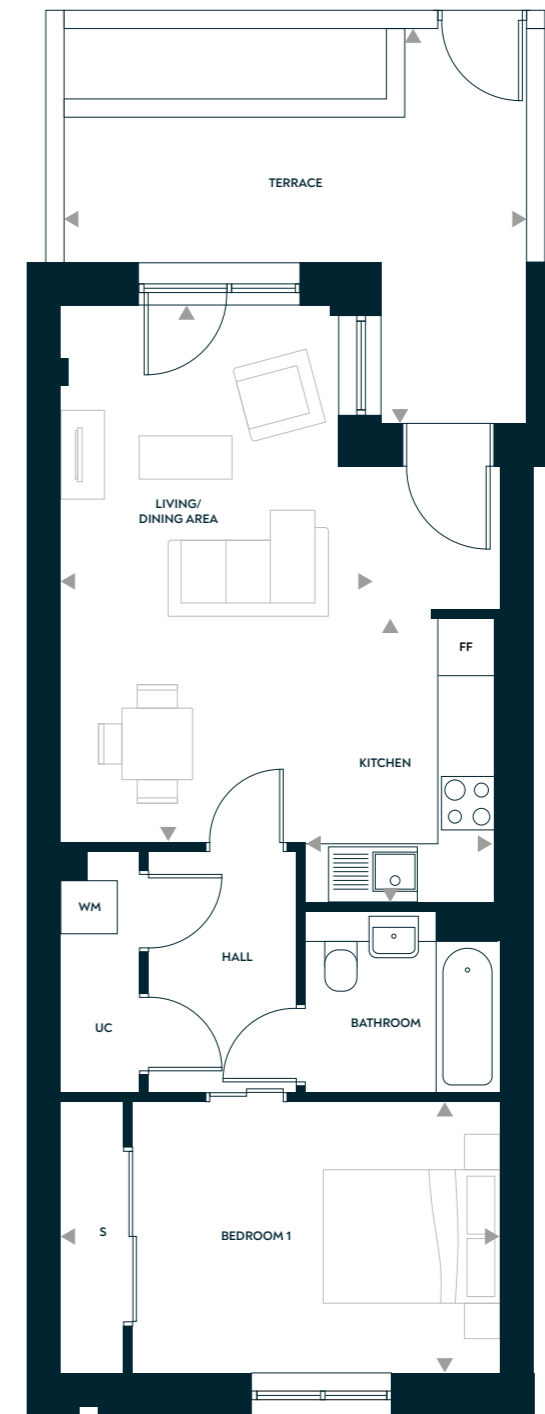
**Second floor**  
Plots 57 & 60



**First floor**  
Plot 53 & 56

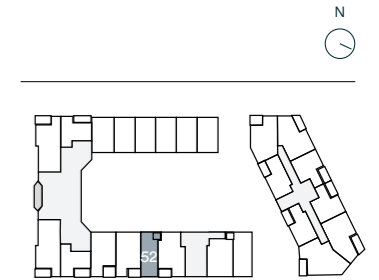
Floor	Plot
1	53 & 56
2	57 & 60
3	61 & 64

## Type B Plot 52



Room	Metric	Imperial
Kitchen	3.28m x 2.13m	10' 9" x 6' 11"
Living/Dining Area	5.60m x 3.33m	18' 4" x 10' 11"
Bedroom 1	4.17m x 3.14m	13' 8" x 10' 3"
<b>Total internal area</b>	<b>56 sq. m.</b>	<b>602.80 sq. ft.</b>
Terrace	0.00m x 0.00m	00' 0" x 00' 0"

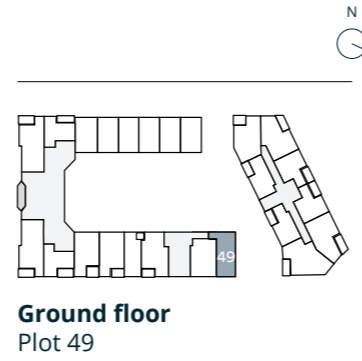
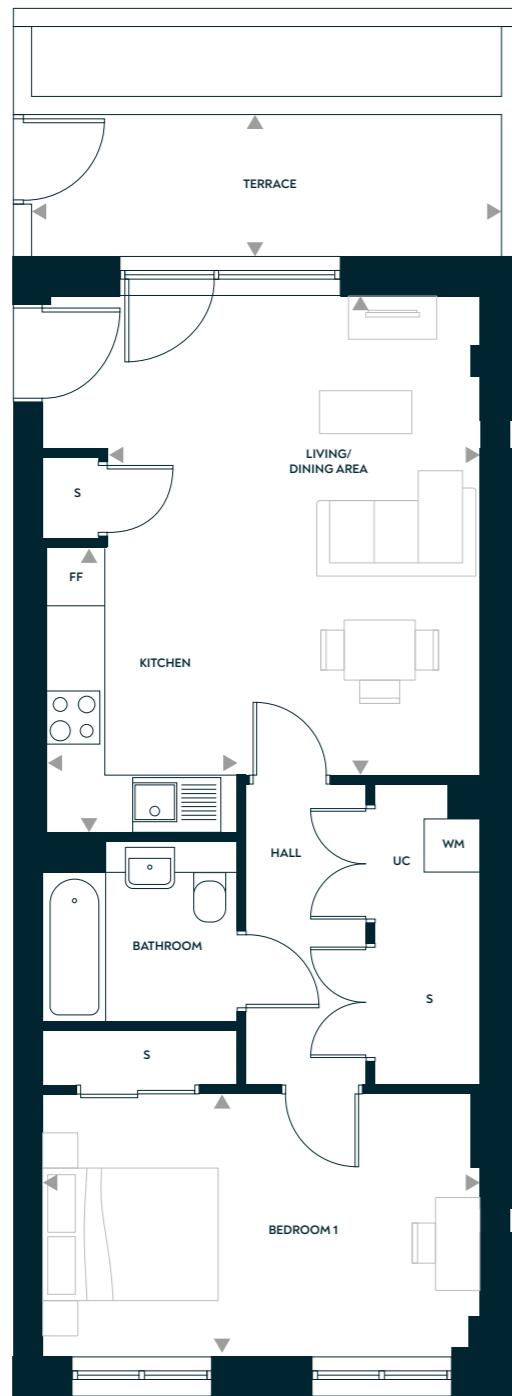
F Fridge/Freezer S Storage UC Utility cupboard WM Washing machine  
 Please be aware the storage cupboard may include heating and electrical controls, which may reduce the storage available. Please ask sales associate for more information.



**Ground floor**  
Plot 52

Floor	Plot
Ground	52

**Type C**  
Plot 49

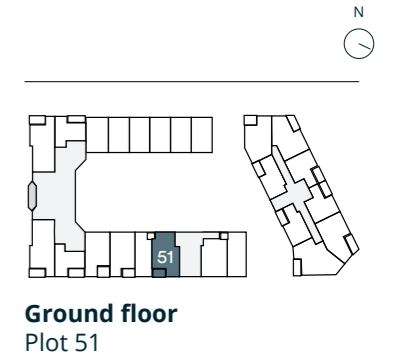


Room	Metric	Imperial
Kitchen	3.23m x 2.24m	10' 7" x 7'4"
Living/Dining Area	5.46m x 4.25m	17' 10" x 13'11"
Bedroom 1	4.87m x 3.04m	15' 11" x 9' 11"
<b>Total internal area</b>	<b>59.2 sq. m.</b>	<b>637.24 sq. ft.</b>
Terrace	5.24m x 1.58m	17'2" x 5'2"

F Fridge/Freezer S Storage UC Utility cupboard WM Washing machine  
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## Two bedroom homes

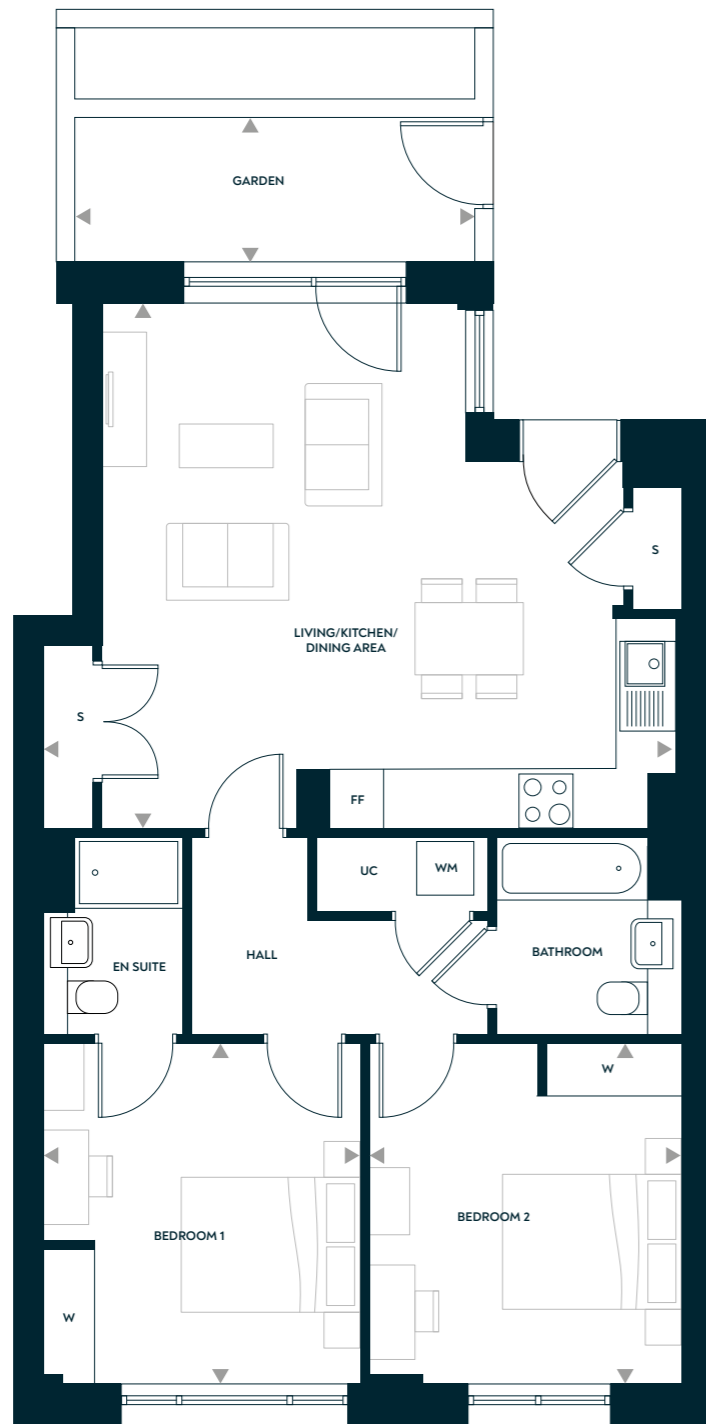
**Type D**  
Plot 51



Room	Metric	Imperial
Kitchen	4.29m x 2.63m	14' 0" x 11'11"
Living/Dining Area	8.00m x 2.99m	26' 2" x 9'9"
Bedroom 1	3.75m x 3.40m	12' 3" x 11' 1"
Bedroom 2	3.99m x 3.40m	13' 11" x 11' 1"
<b>Total internal area</b>	<b>74.2 sq. m.</b>	<b>798.71 sq. ft.</b>
Garden	6.10m x 1.58m	20'0" x 5'2"

F Fridge/Freezer S Storage UC Utility cupboard 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.

**Type E**  
Plot 50



**Ground floor**  
Plot 50



Room	Metric	Imperial
Kitchen	3.82m x 2.47m	12' 6" x 8' 1"
Living/Dining Area	5.89m x 4.13m	19' 3" x 13' 6"
Bedroom 1	3.84m x 2.98m	12' 7" x 9' 9"
Bedroom 2	3.84m x 3.51m	12' 7" x 11' 6"
<b>Total internal area</b>	<b>78.1 sq. m.</b>	<b>840.69 sq. ft.</b>
Garden	4.43m x 1.58m	14' 6" x 5' 2"

F Fridge/Freezer S Storage UC Utility cupboard WM Washing machine  
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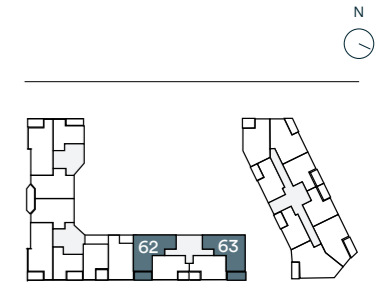
**Type F**  
Plots 54\*, 55, 58\*, 59, 62\* & 63



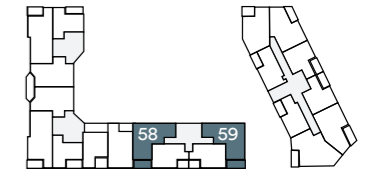
Room	Metric	Imperial
Kitchen	3.62m x 2.14m	11' 10" x 7' 0"
Living/Dining Area	5.17m x 4.30m	16' 11" x 14' 1"
Bedroom 1	4.22m x 3.41m	13' 10" x 11' 2"
Bedroom 2	3.98m x 3.62m	13' 0" x 11' 10"
<b>Total internal area</b>	<b>78.6 sq. m.</b>	<b>846.07 sq. ft.</b>
Balcony	4.73m x 1.73m	15' 6" x 5' 8"

F Fridge/Freezer S Storage UC Utility cupboard WM Washing machine  
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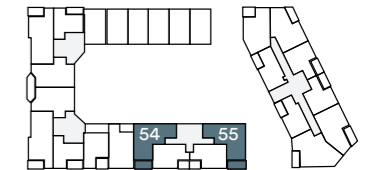
**Third floor**  
Plots 62 & 63



**Second floor**  
Plots 58 & 59



**First floor**  
Plots 54 & 55



Floor	Plot
1	54 & 55
2	58 & 59
3	62 & 63

# Shared Ownership at Fielders Quarter

Enjoy all the benefits of home ownership, with a lower upfront cost.

We know that buying a home in London – especially if you're a first time buyer – can often seem unachievable. Shared Ownership through L&Q at Fielders Quarter is a way to get on the ladder that's more affordable than a traditional purchase.

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. During your ownership, you can do this 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.



# Getting to know L&Q

We've been building homes since 1963 and are committed to creating homes and neighbourhoods ever one 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 ten-year warranty – the first two years of which are covered by us. 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 Guarantee and the NHBC Buildmark Choice.

## 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.



All information in this document is correct at the time of publication 10/2020. Computer generated images are for illustrative purposes only and dimensions are not intended to form part of any contract or warranty. Individual features such as windows, bricks and other material colours may vary, as may heating and electrical layouts. Images provided of the proposed development do not show final details of gradients of land, boundary treatments, local authority street lighting or landscaping. We aim to build according to the layout, but occasionally we do have to change property designs, boundaries, landscaping and the position of roads, footpaths, street lighting and other features as the development proceeds. All services and facilities may not be available on completion of the property. Should you have any queries, please direct them through your legal representatives. The contents of this brochure should not be considered material information for the purposes of purchasing a home.



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