

L&Q at



**CHOBHAM  
MANOR**  
E20

Floor Plans & Specification

L&Q

# 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  
Stainless steel bowl sink with accompanying chrome mixer tap  
Fully integrated appliances including oven, electric hob, fridge/freezer and dishwasher.

## Bathroom

Modern white sanitaryware including semi-recessed basin with chrome basin tap  
Wall hung WC with concealed cistern  
Chrome dual flush plate for water efficiency  
Full height mirror  
Steel bath with reinforced bath panel  
Chrome towel radiator  
Shower screen over the bath, chrome bath mixer tap, thermostatic shower valve with overhead shower

## En Suites

Modern white sanitaryware including semi-recessed basin with chrome basin tap  
Wall hung WC with concealed cistern  
Chrome dual flush plate  
Fitted mirror  
Chrome towel radiator  
White shower tray with shower screen  
Thermostatic mixer valve with shower head

## Bedroom

Fitted carpet  
Fitted wardrobe with sliding doors  
(Bedroom one only)

## Wall & Floor Finishes

White emulsion painted walls and ceilings  
White satin architraves and skirting boards  
Laminate 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 District heating system (subject to supply agreement)\*  
Low energy white LED downlights to kitchen/dining/living area and bathrooms  
Pendant lights to bedrooms, hallways & store cupboards  
White switches and sockets throughout, unless separate kitchens where these are chrome  
White shaver point in bathrooms  
Mains operated ceiling mounted smoke/heat detector

## General

Free standing washer/dryer located in store cupboard where possible.  
White internal doors  
Chrome door furniture  
Private garden, balcony or terrace to every home  
Video door entry system  
Bicycle storage for every home  
SKY + TV provision (subject to subscription)  
NHBC 12-year Warranty

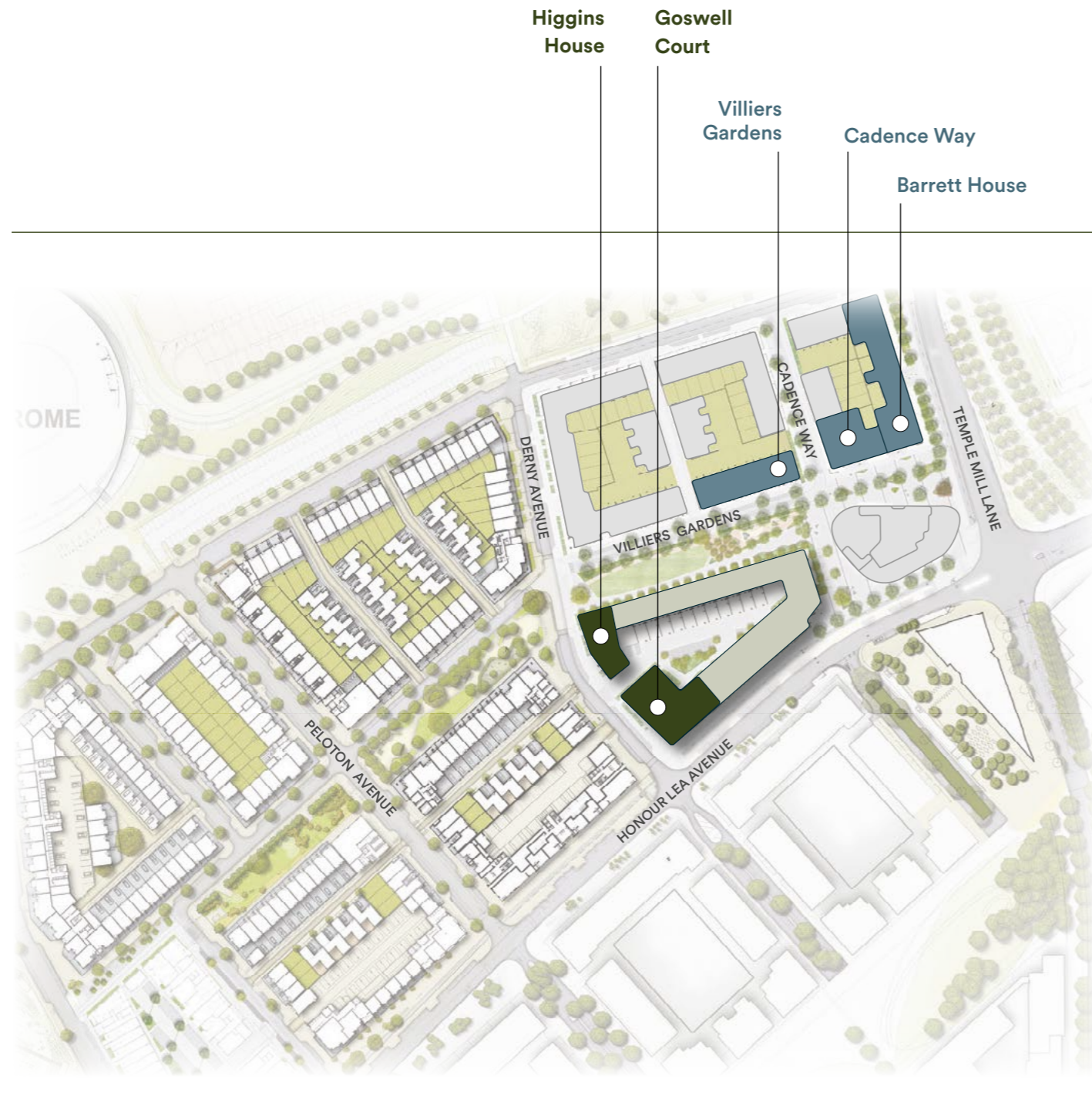


Beautifully designed  
*and ready for living*

\*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. 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



**Key**

- Shared Ownership - Available now
- Future Shared Ownership release

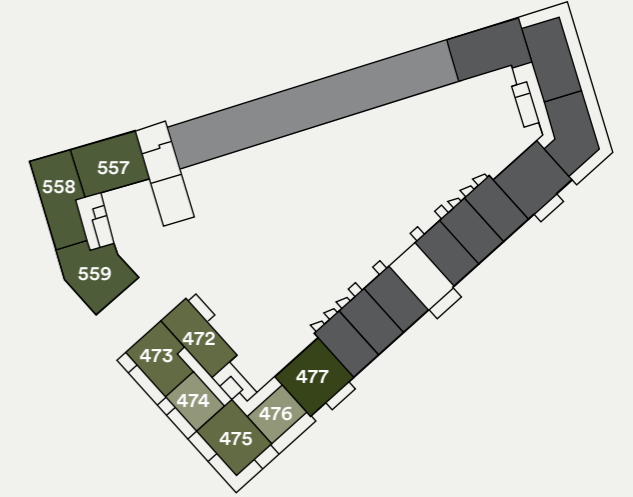
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# Plot locator

Ground Floor



First Floor



Second Floor



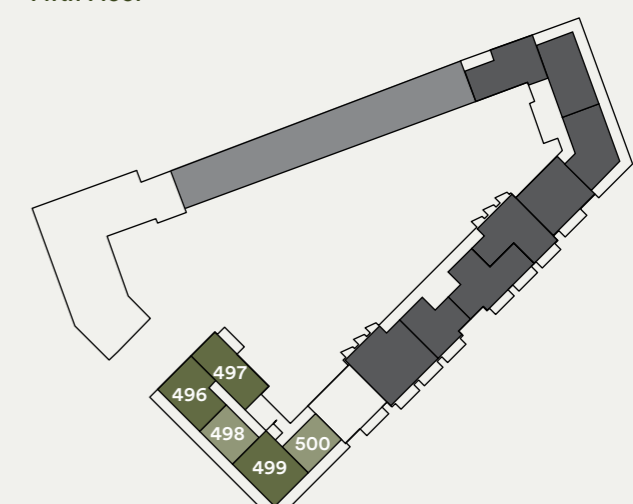
Third Floor



Fourth Floor



Fifth Floor



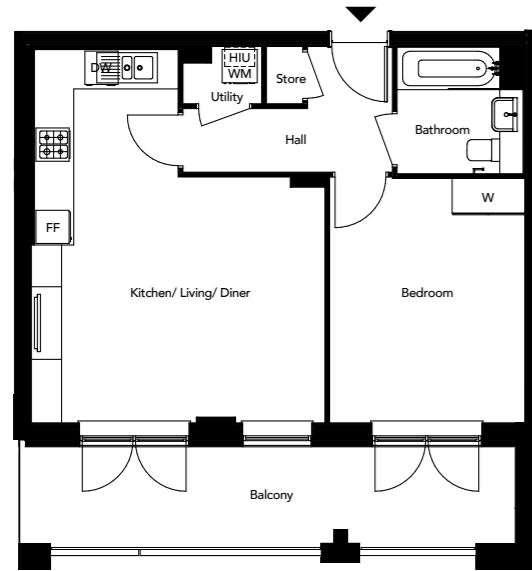
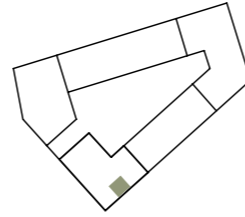
**Key**

- 1 bedroom homes
- 2 bedroom homes
- 3 bedroom homes
- Market sale
- Affordable rent

# One bedroom homes

## Apartment Type A

Plot 471, 476, 482, 488, 494, 500



Dimensions	m	ft
Kitchen/Living Room	6.17 x 4.85	20'2" x 15'9"
Bed 1	4.06 x 3.23	13'3" x 10'6"
<b>Total internal area</b>	<b>50.7 sq m</b>	<b>545.6 sq ft</b>
GF flat Patio	8.11 x 2.84	26'6" x 9'3"
Upper floor Balcony	8.30 x 1.59	27'2" x 5'2"

◀ Note: applies to ground floor plot only

◀ Note: applies to upper floors plots only

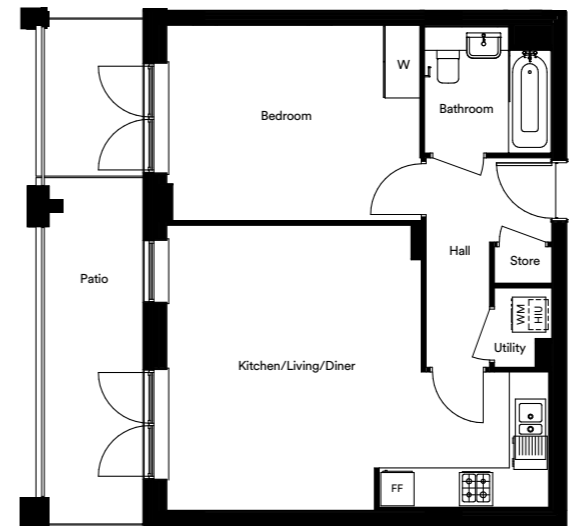
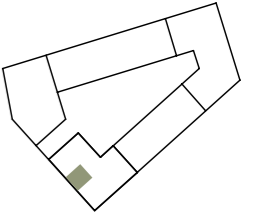
FF | Fridge Freezer    WM | Washing Machine    W | Wardrobe    — | Juliette Balcony

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Floor	Plot
G	471
1	476
2	482
3	488
4	494
5	500

## Apartment type B

Plot 469, 474, 480, 486, 492, 498



Dimensions	m	ft
Kitchen/Living Room	6.31 x 4.71	20'7" x 15'5"
Bed 1	4.18 x 3.23	13'7" x 10'6"
<b>Total internal area</b>	<b>51.0 sq m</b>	<b>548.8 sq ft</b>
GF flat Patio	8.56 x 3.99	28'1" x 13'1"
Upper floor Balcony	8.10 x 1.59	26'6" x 5'2"

◀ Note: applies to ground floor plot only

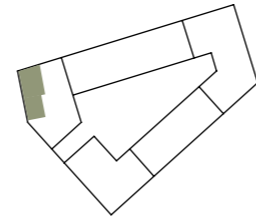
◀ Note: applies to upper floors plots only

FF | Fridge Freezer    WM | Washing Machine    W | Wardrobe    — | Juliette Balcony

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Floor	Plot
G	469
1	474
2	480
3	486
4	492
5	498

Apartment type C  
Plot 564



Dimensions	m	ft
Kitchen/Living Room	5.33 x 5.15	17'5" x 16'9"
Bed 1	3.64 x 3.58	11'9" x 11'7"
<b>Total internal area</b>	<b>54.8 sq m</b>	<b>589.5 sq ft</b>
Patio long section	13.29 x 1.63	43'6" x 5'3"
Patio short section	6.94 x 2.87	22'8" x 9'4"

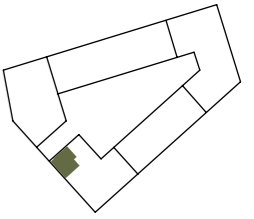
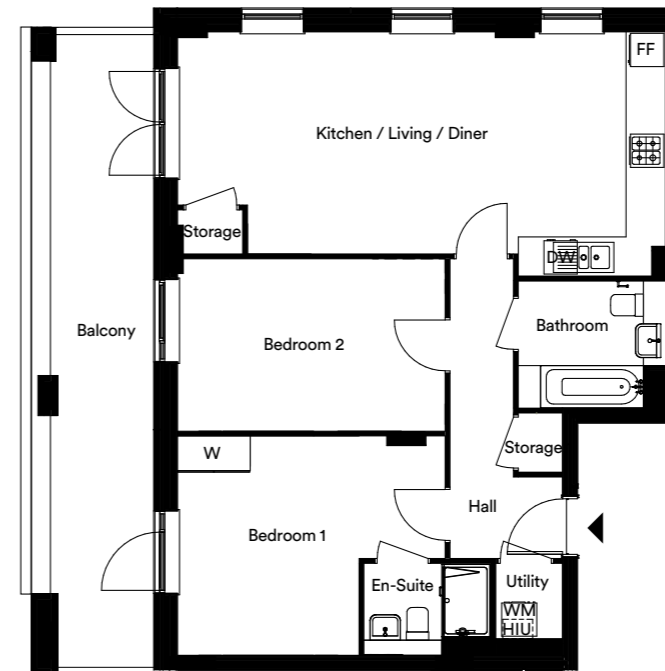
◀ Note: L shape terrace  
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FF | Fridge Freezer    WM | Washing Machine    W | Wardrobe    — | Juliette Balcony

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Two bedroom homes

Apartment type D1  
Plot 473, 479, 485, 491, 496



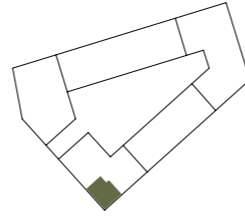
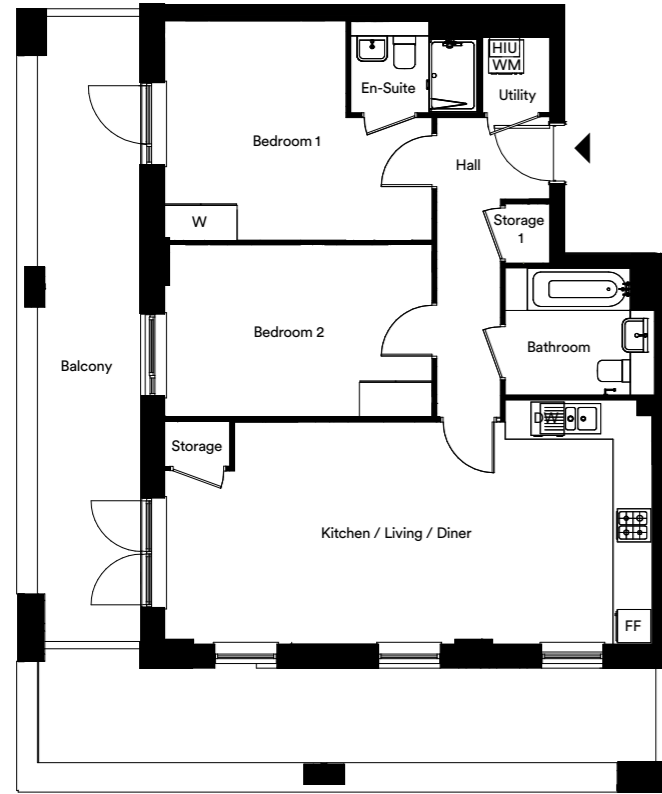
Dimensions	m	ft
Kitchen/Living Room	8.6 x 4.04	26'4" x 13'3"
Bed 1	4.42 x 3.63	14'5" x 11'9"
Bed 2	4.42 x 2.85	14'5" x 9'3"
<b>Total internal area</b>	<b>76.4 m<sup>2</sup></b>	<b>822.6 sq ft</b>
Balcony	10.36 x 1.59	34'0" x 5'2"

Floor	Plot
1	473
2	479
3	485
4	491
5	496

FF | Fridge Freezer    WM | Washing Machine    W | Wardrobe    — | Juliette Balcony

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Apartment type D2  
Plot 475, 481, 487, 493, 499

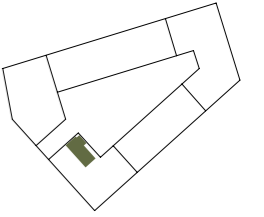
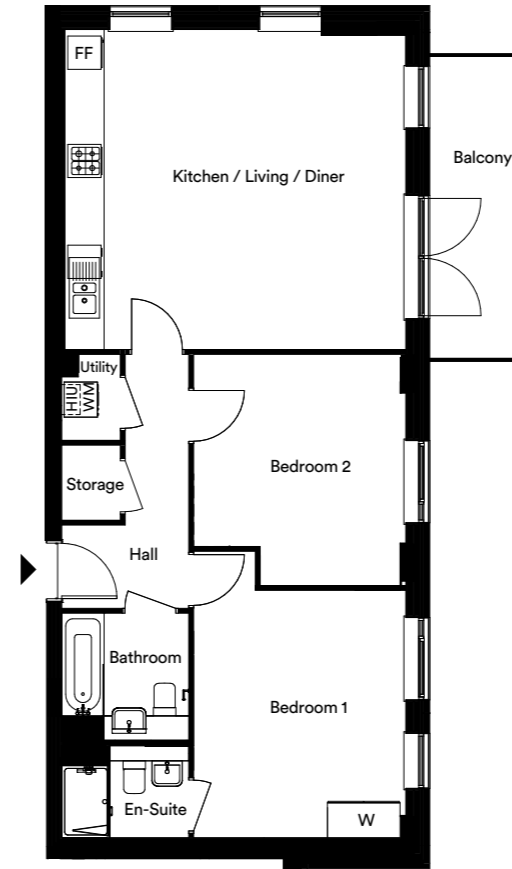


Dimensions	m	ft
Kitchen/Living Room	8.1 x 4.0	26'4" x 13'3"
Bed 1	4.4 x 3.6	14'5" x 11'9"
Bed 2	4.4 x 2.8	14'5" x 9'3"
<b>Total internal area</b>	<b>76.4 sq m</b>	<b>822.6 sq ft</b>
Balcony long section	10.8 x 1.6	35'4" x 5'2"
Balcony short section	10.0 x 1.6	32'9" x 5'1"

FF | Fridge Freezer    WM | Washing Machine    W | Wardrobe    — | Juliette Balcony

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Apartment type E  
Plot 472, 478, 484, 490, 497

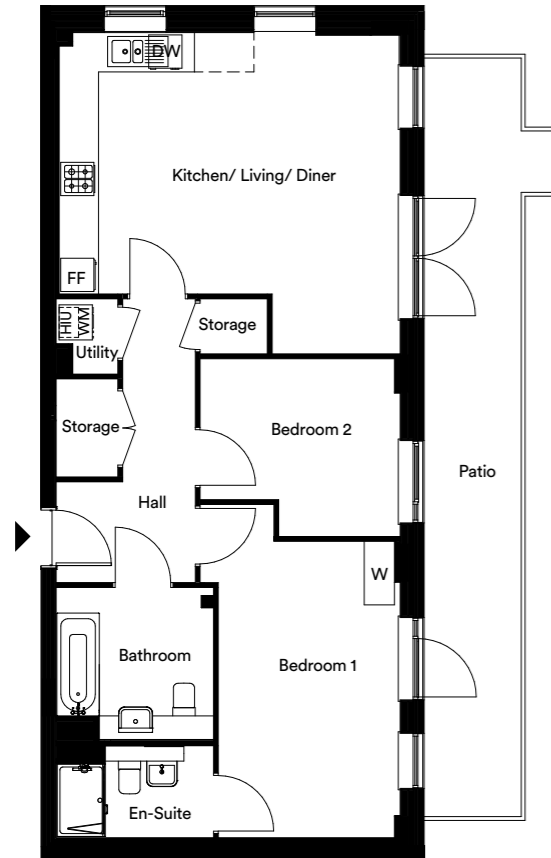
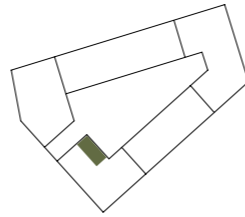


Dimensions	m	ft
Kitchen/Living Room	5.64 x 5.29	18'5" x 17'4"
Bed 1	4.09 x 3.51	13'4" x 11'5"
Bed 2	3.82 x 3.51	12'5" x 11'5"
<b>Total internal area</b>	<b>75.9 sq m</b>	<b>817.4 sq ft</b>
Balcony	4.99 x 1.64	16'4" x 5'4"

FF | Fridge Freezer    WM | Washing Machine    W | Wardrobe    — | Juliette Balcony

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Apartment type F  
Plot 467

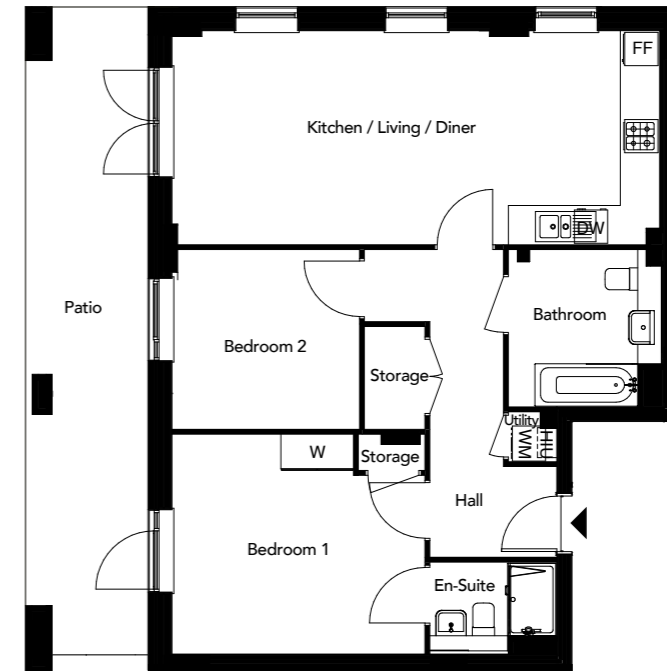
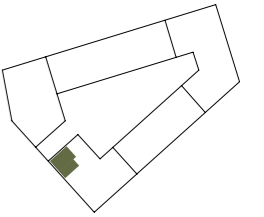


Dimensions	m	ft
Kitchen/Living Room	5'64" x 5'27"	18'5" x 17'3"
Bed 1	4.90 x 3.01	16'1" x 9'9"
Bed 2	3.31 x 2.94	10'8" x 9'6"
<b>Total internal area</b>	<b>76.1 sq m</b>	<b>819.1 sq ft</b>
Patio	13.77 x 2.21	45'2" x 7'2"

FF | Fridge Freezer    WM | Washing Machine    W | Wardrobe    — | Juliette Balcony

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Apartment type G  
Plot 468



Dimensions	m	ft
Kitchen/Living Room	8.06 x 3.54	26'4" x 11'6"
Bed 1	4.18 x 3.64	13'7" x 11'9"
Bed 2	3.10 x 2.97	10'2" x 9'7"
<b>Total internal area</b>	<b>76.4 sq m</b>	<b>822.6 sq ft</b>
Patio	10.25 x 3.99	33'6" x 13'1"

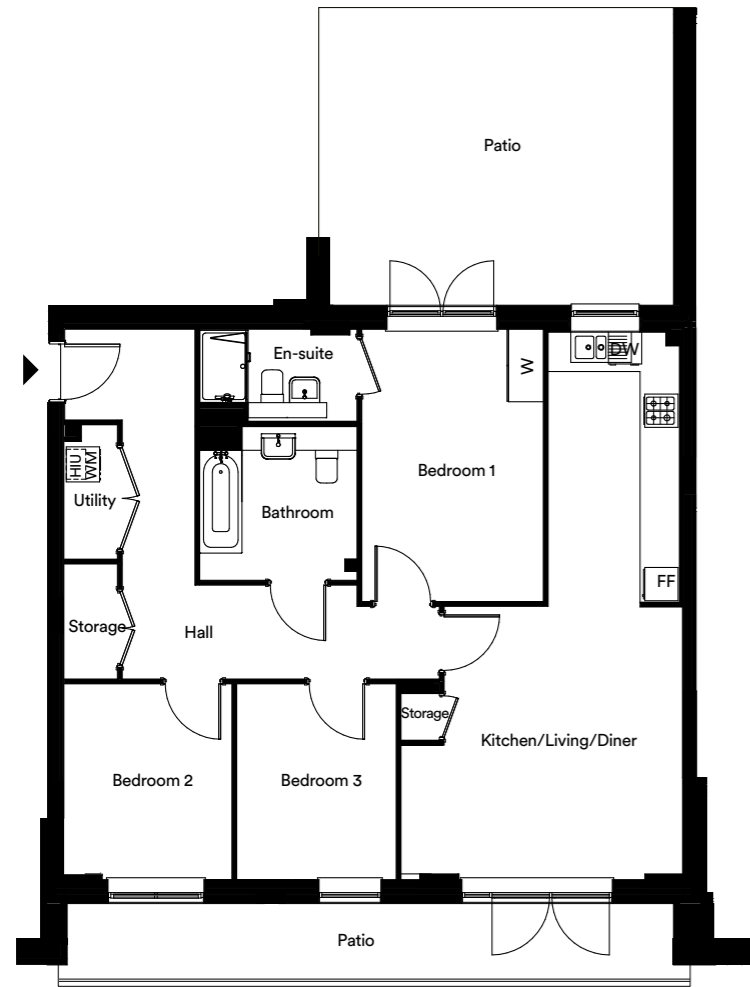
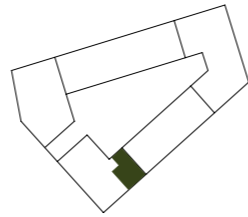
FF | Fridge Freezer    WM | Washing Machine    W | Wardrobe    — | Juliette Balcony

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# Three bedroom homes

## Apartment type H Plot 470

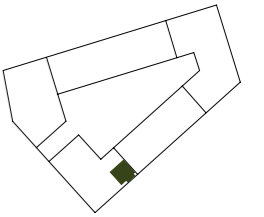


Dimensions	m	ft
Kitchen/Living Room	9.05 x 4.65	29'7" x 15'3"
Bed 1	4.20 x 3.00	13'8" x 9'8"
Bed 2	3.24 x 2.76	10'6" x 9'1"
Bed 3	3.24 x 2.64	10'6" x 8'6"
<b>Total internal area</b>	<b>92.9 sq m</b>	<b>1000.2 sq ft</b>
Front Patio	10.02 x 1.83	32'9" x 6'0"
Rear Patio	5.75 x 4.47	18'9" x 14'7"

FF | Fridge Freezer    WM | Washing Machine    W | Wardrobe    — | Juliette Balcony

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## Apartment type J Plot 477, 483, 489, 495



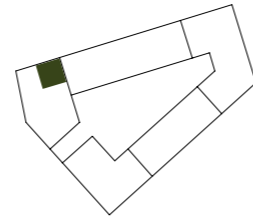
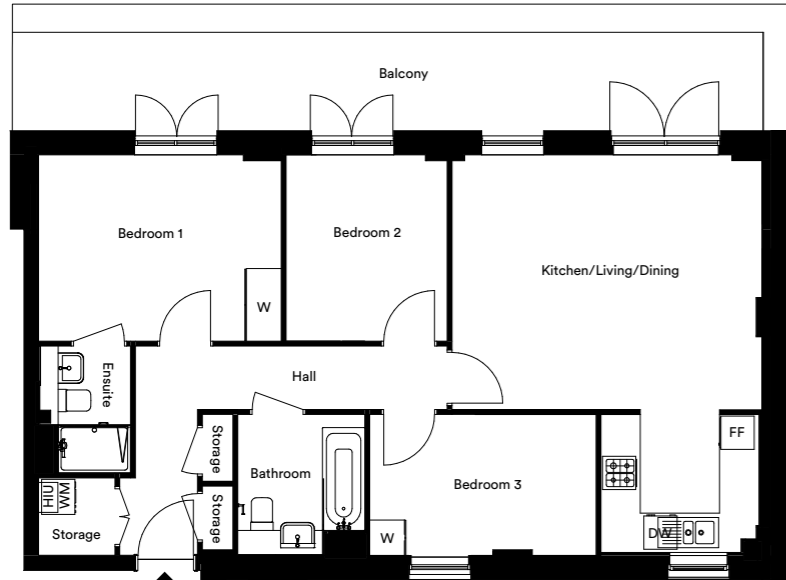
Dimensions	m	ft
Kitchen/Living Room	9.05 x 4.23	29'7" x 13'9"
Bed 1	3.71 x 3.42	12'2" x 11'2"
Bed 2	4.18 x 3.52	13'7" x 11'5"
Bed 3	4.18 x 2.32	13'7" x 7'6"
<b>Total internal area</b>	<b>92.9 sq m</b>	<b>1000 sq ft</b>
Balcony / Patio	5.48 x 1.50	18'0" x 4'92"

FF | Fridge Freezer    WM | Washing Machine    W | Wardrobe    — | Juliette Balcony

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Apartment type K  
Plot 563



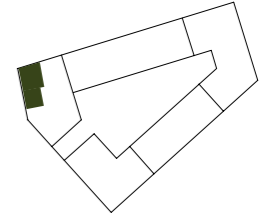
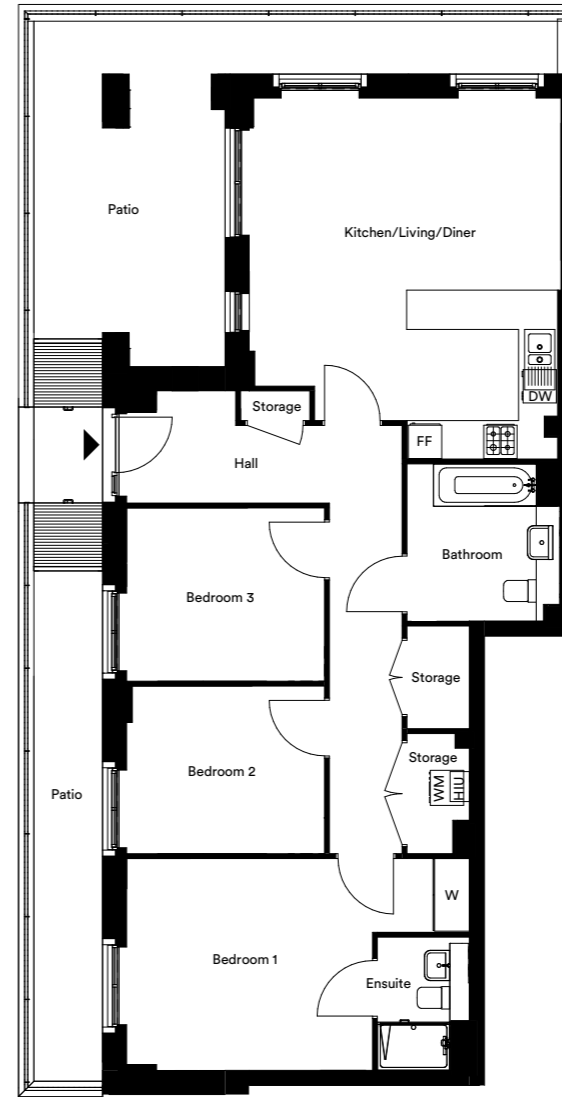
Dimensions	m	ft
Kitchen/Living Room	6.57 x 5.12	21'6" x 16'8"
Bed 1	4.01 x 3.08	13'2" x 10'1"
Bed 2	3.08 x 2.66	10'1" x 8'7"
Bed 3	3.74 x 2.33	12'3" x 7'6"
<b>Total internal area</b>	<b>79.3 sq m</b>	<b>853.3 sq ft</b>
Balcony	12.29 x 1.63	40'3" x 5'3"

Floor	Plot
3	563

FF | Fridge Freezer WM | Washing Machine W | Wardrobe — | Juliette Balcony

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Apartment type L  
Plot 556



Dimensions	m	ft
Kitchen/Living Room	5.96 x 5.15	19'6" x 16'9"
Bed 1	4.07 x 3.50	13'3" x 11'5"
Bed 2	3.27 x 2.77	10'7" x 9'1"
Bed 3	3.27 x 2.87	10'7" x 9'4"
<b>Total internal area</b>	<b>94.3 sq m</b>	<b>1015.3 sq ft</b>
Patio outside (Bedrooms)	8.43 x 1.14	27'7" x 3'7"
Patio long section	8.69 x 0.91	28'5" x 3'0"
Patio short section	4.84 x 3.16	15'9" x 10'4"

Floor	Plot
G	556

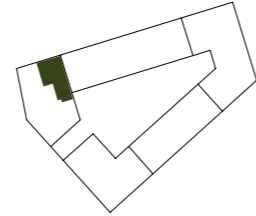
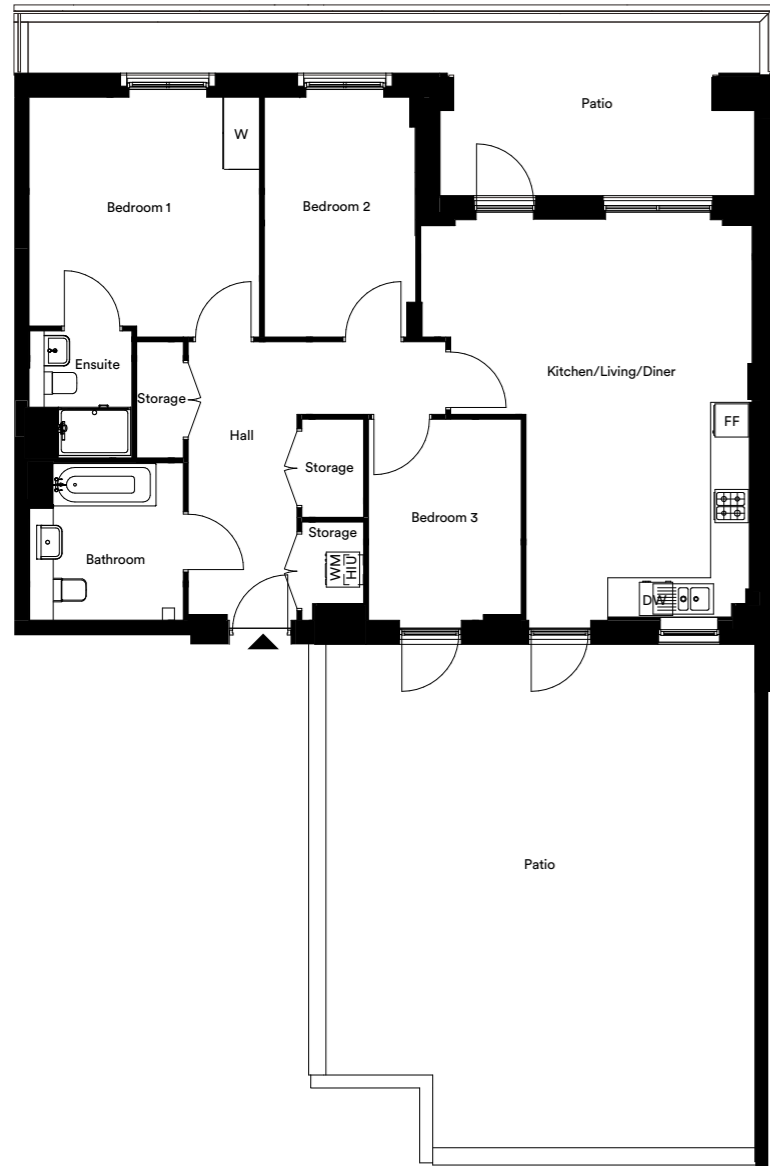
◀ Note: L shape patio

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FF | Fridge Freezer WM | Washing Machine W | Wardrobe — | Juliette Balcony

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Apartment type M  
Plot 555



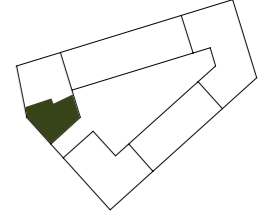
Dimensions	m	ft
Kitchen/Living Room	6.62 x 5.48	21'7" x 18'0"
Bed 1	3.96 x 3.81	13'0" x 12'5"
Bed 2	3.96 x 2.50	13'0" x 8'2"
Bed 3	3.32 x 2.53	10'9" x 8'3"
<b>Total internal area</b>	<b>92.1 sq m</b>	<b>991.4 sq ft</b>
Front Patio	5.21 x 2.94	17'1" x 9'6"
Front Patio (Bedrooms)	7.07 x 0.91	23'2" x 3'0"
Rear Patio	8.34 x 7.11	27'3" x 23'3"

Floor	Plot
G	555

FF | Fridge Freezer    WM | Washing Machine    W | Wardrobe    — | Juliette Balcony

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Apartment type N  
Plot 559 & Plot 562



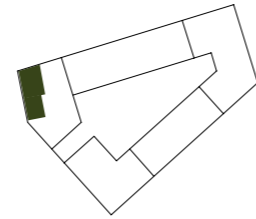
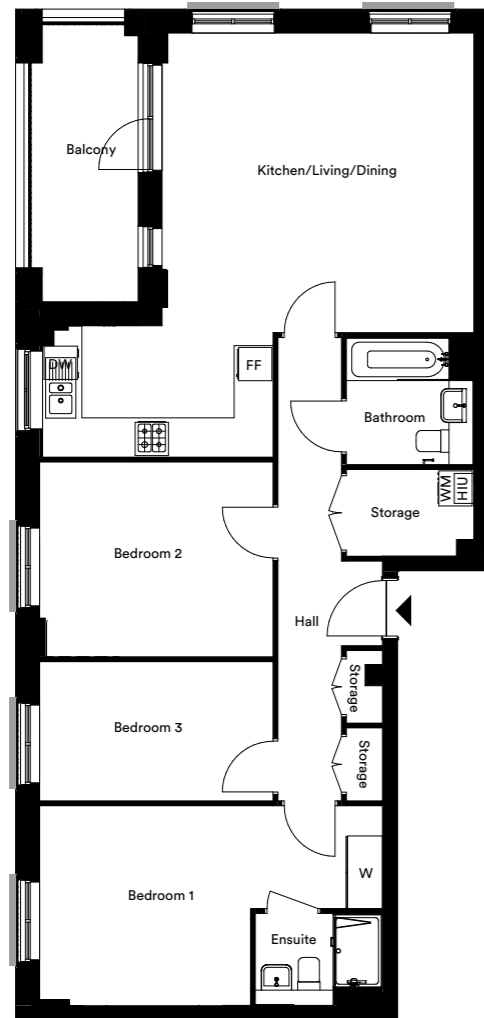
Dimensions	m	ft
Kitchen	4.81 x 3.59	15'8" x 11'8"
Living Room	4.89 x 4.47	16'1" x 14'7"
Bed 1	3.77 x 3.43	12'4" x 11'2"
Bed 2	3.86 x 3.33	12'7" x 10'9"
Bed 3	3.77 x 1.97	12'4" x 6'5"
<b>Total internal area</b>	<b>95.6 sq m</b>	<b>1028.6 sq ft</b>
Balcony	4.44 x 1.59	14'6" x 5'2"

Floor	Plot
1	559
2	562

FF | Fridge Freezer    WM | Washing Machine    W | Wardrobe    — | Juliette Balcony

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Apartment type P  
Plot 558 & Plot 561



Dimensions	m	ft
Kitchen	3.81 x 2.17	12'5" x 7'1"
Living Room	5.15 x 4.95	16'9" x 16'2"
Bed 1	3.49 x 3.30	11'4" x 10'8"
Bed 2	3.86 x 3.22	12'7" x 10'6"
Bed 3	3.86 x 2.30	12'7" x 7'5"
<b>Total internal area</b>	<b>94.2 sq m</b>	<b>1013.5 sq ft</b>
Balcony/Patio	4.43 x 1.59	14'5" x 5'2"

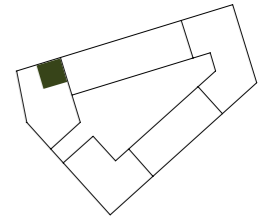
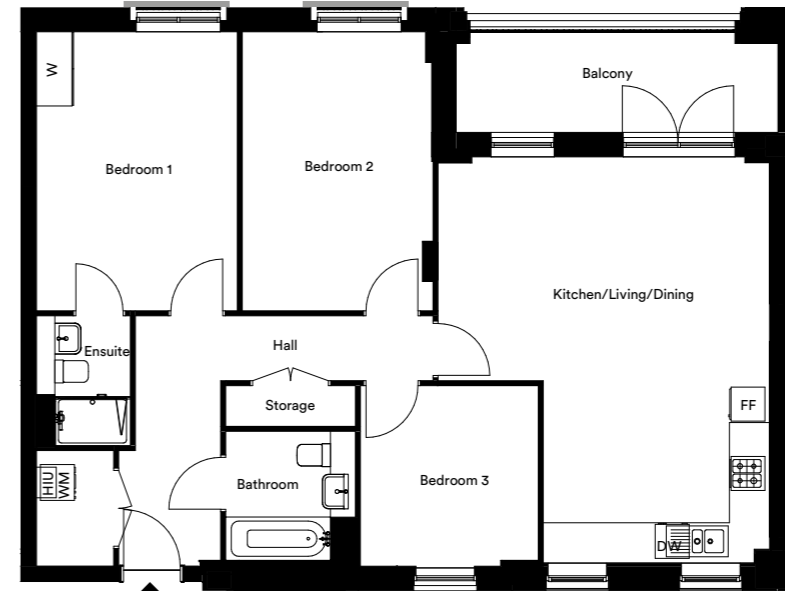
Floor	Plot
1	558
2	561

◀ Note: room length including space in front of ensuite is 5.7 metre

FF | Fridge Freezer    WM | Washing Machine    W | Wardrobe    — | Juliette Balcony

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Apartment type Q  
Plot 557 & Plot 560



Dimensions	m	ft
Kitchen/Living Room	6.56 x 5.37	21'5" x 17'6"
Bed 1	4.52 x 3.25	14'8" x 10'7"
Bed 2	4.52 x 3.06	14'8" x 10'1"
Bed 3	2.92 x 2.88	9'6" x 9'4"
<b>Total internal area</b>	<b>92.0sq m</b>	<b>990.8 sq ft</b>
Balcony/Patio	5.21 x 1.60	17'1" x 5'2"

Floor	Plot
1	557
2	560

FF | Fridge Freezer    WM | Washing Machine    W | Wardrobe    — | Juliette Balcony

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Apartment type R  
Plot 565



Dimensions	m	ft
Kitchen	4.93 x 3.59	16'2" x 11'8"
Living Room	4.09 x 3.07	13'4" x 10'1"
Bed 1	3.62 x 3.58	11'9" x 11'7"
Bed 2	3.66 x 2.37	12'0" x 7'8"
Bed 3	3.58 x 1.78	11'7" x 5'8"
<b>Total internal area</b>	<b>79.4 sq m</b>	<b>854.8 sq ft</b>
Terrace	13.34 x 1.63	43'8" x 5'3"

Floor	Plot
3	565

FF | Fridge Freezer    WM | Washing Machine    W | Wardrobe    — | Juliette Balcony

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Please be aware the utility cupboard may include heating and electrical controls, which may reduce the storage available. Please ask sales associate for more information.

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

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



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[lqhomes.com/chobham-manor](https://lqhomes.com/chobham-manor)  
0208 8189 7588  
[chobhammanor@lqgroup.org.uk](mailto:chobhammanor@lqgroup.org.uk)

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