

L&Q at

BRUNEL

LDN

STREET

E16

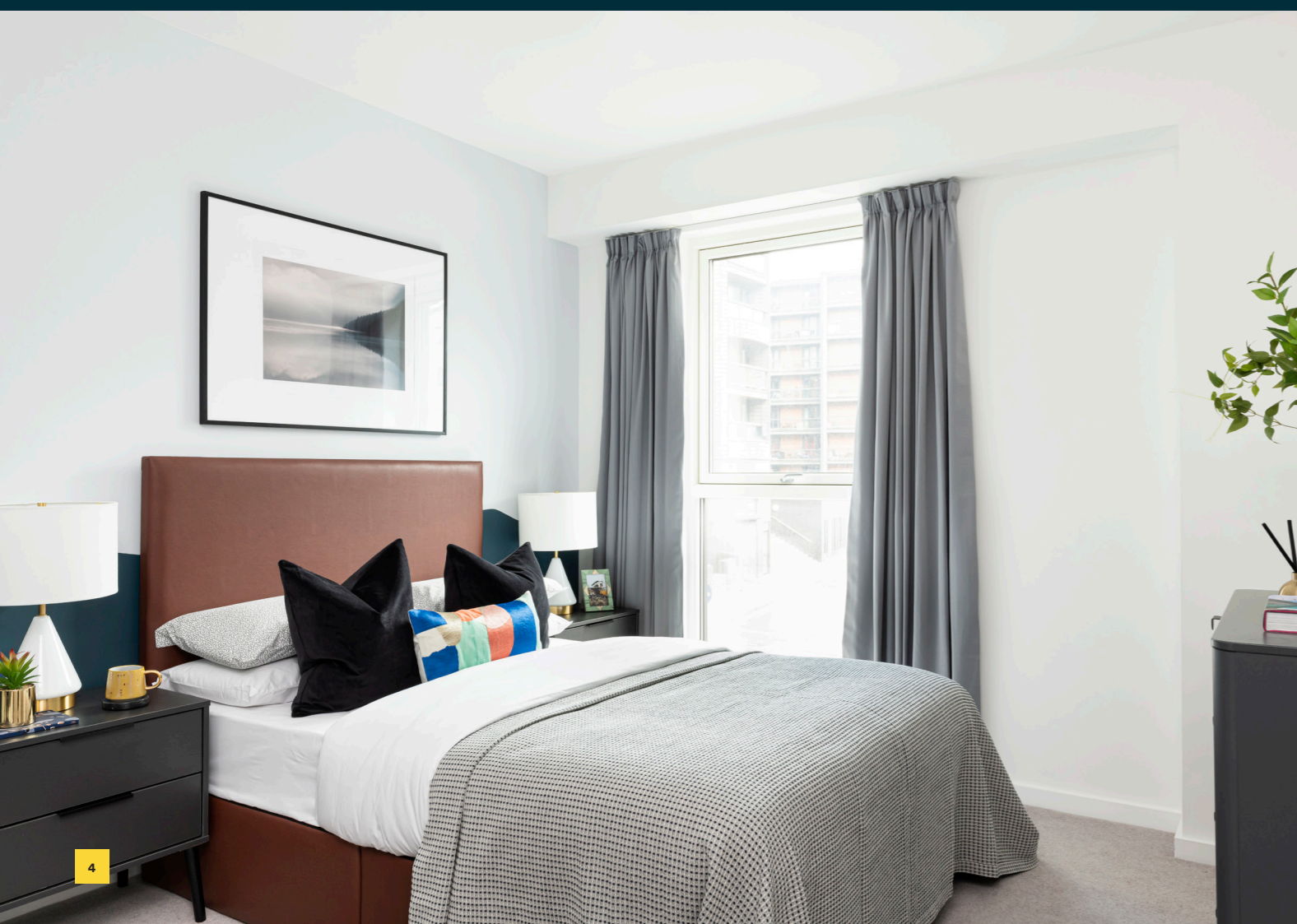
WORKS

FLOORPLANS AND
SPECIFICATION
EFFRA GARDENS

L&Q

A rich history

and a very promising future



Prepared for your arrival *and personal finishing touches*

All the homes at Effra Gardens come finished with everything you need to move in and start enjoying life in your new home at Brunel Street Works. Simply bring your furniture, style and get ready to celebrate.

Kitchen

- Contemporary kitchen cabinets with soft close doors and drawers
- LED under cabinet lighting
- Silestone work surfaces with matching upstand and full height Silestone splashback behind hob
- Under mounted stainless-steel sink with accompanying chrome mixer tap
- Fully integrated appliances including multifunction oven, hob, dishwasher, 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 with shaver socket
- Tiled countertop around sink
- Steel bath with bath panel
- Chrome towel radiator
- Homes without an en suite or separate shower in bathroom will include a shower screen over the bath, a concealed three-way thermostatic mixer valve, bath spout and overhead shower to the bath
- Homes with an en suite or separate shower will include a concealed two-way thermostatic mixer valve with bath spout,

En suites

- Modern white sanitaryware including semi-recessed basin with chrome basin tap
- Back to wall WC pan with concealed cistern
- Chrome dual flush plate
- Full height mirror with shaver socket
- Tiled countertop around sink
- White shower tray with fixed /sliding door
- Two-way thermostatic valve with fixed shower head

Bedroom

- 80/20% wool carpet
- Mirrored wardrobe with hangings rails (Bedroom 1 only)

Wall & floor finishes

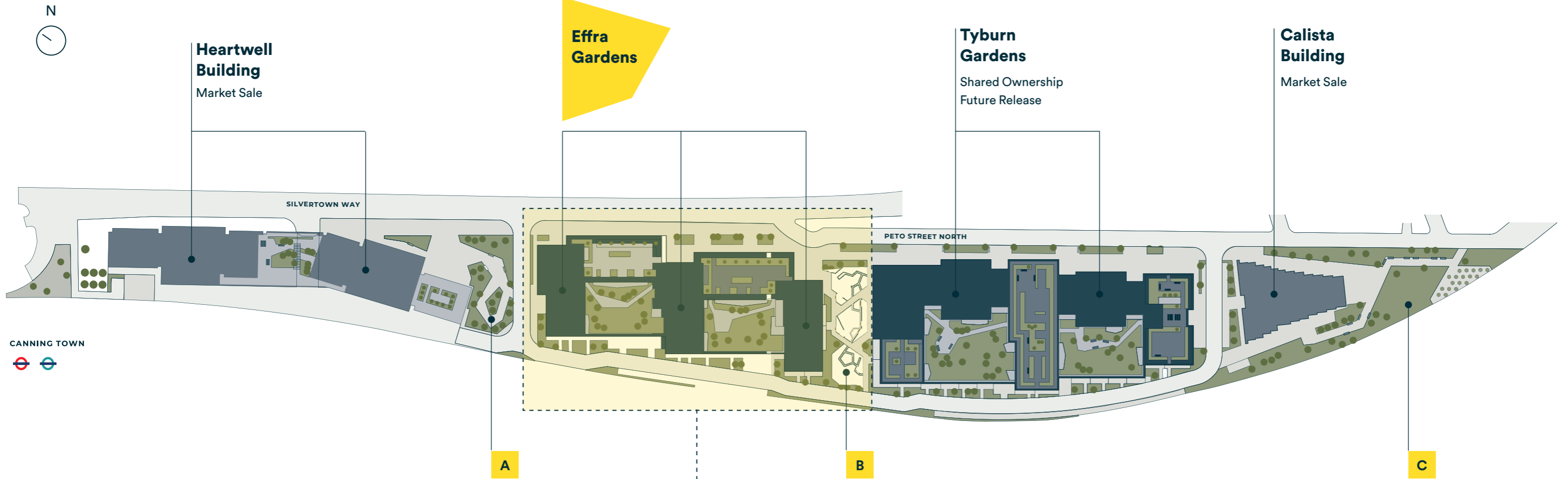
- White emulsion painted walls and ceilings
- White satin architraves and skirting boards
- Flooring to hallways and kitchen/living/dining areas
- Porcelain large format floor and wall tiles to bathrooms and en-suites & enclosed kitchens.

Heating, electrical & lighting

- Thermostatically zonal controlled underfloor heating sourced by on site CHP system. (subject to supply agreement)
- Low energy white LED downlights to kitchen/dining/living area/bathrooms/hallways
- Pendant lights to bedrooms
- Chrome switches and sockets
- Provision for Sky Q (subscription will be required)
- Mains operated ceiling mounted smoke/heat detector

General

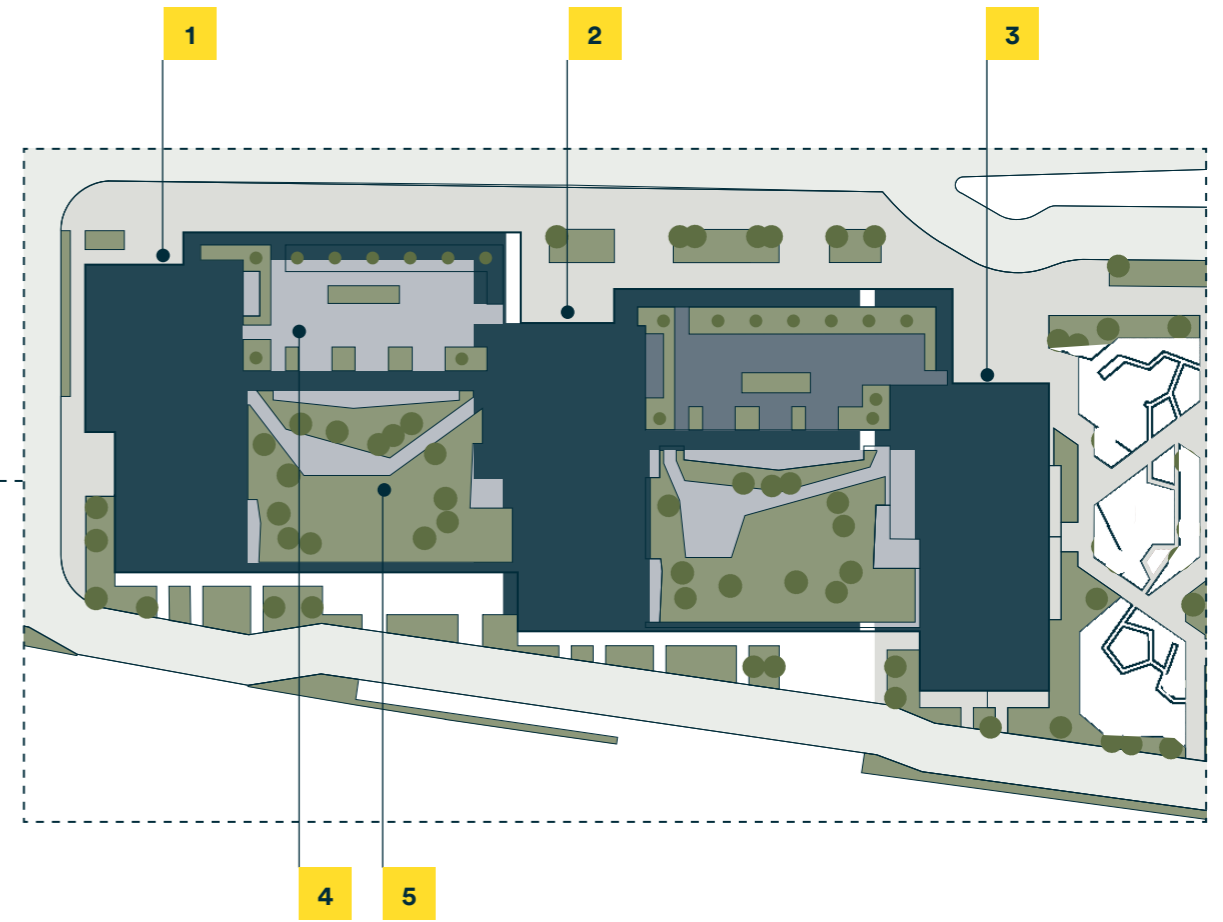
- Free standing washer/dryer located in store cupboard
- White ladder doors
- Chrome door furniture
- Private balcony or terrace to every home
- Communal Roof Terrace
- Video door entry system
- Communal bicycle storage for every home
- Concierge Service
- NHBC 10-year Warranty
- Secure car parking (available at separate negotiation to selected plots)



CANNING TOWN

- A. Piazza
- B. Children's play area
- C. Communal garden

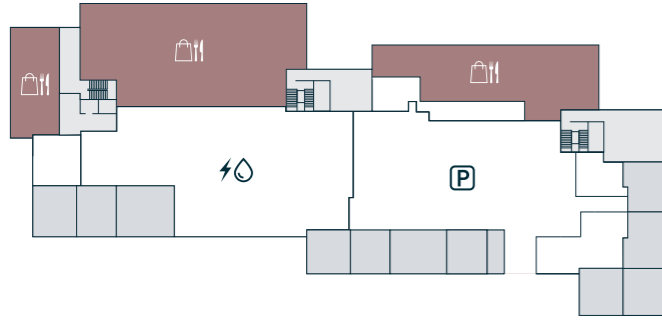
- 1. C1 - Shared Ownership and Market Sale
- 2. C2 - Shared Ownership and Market Sale
- 3. C3 - Affordable Rent
- 4. Effra Gardens roof terrace (level 9)
- 5. Effra Gardens podium garden (level 2)



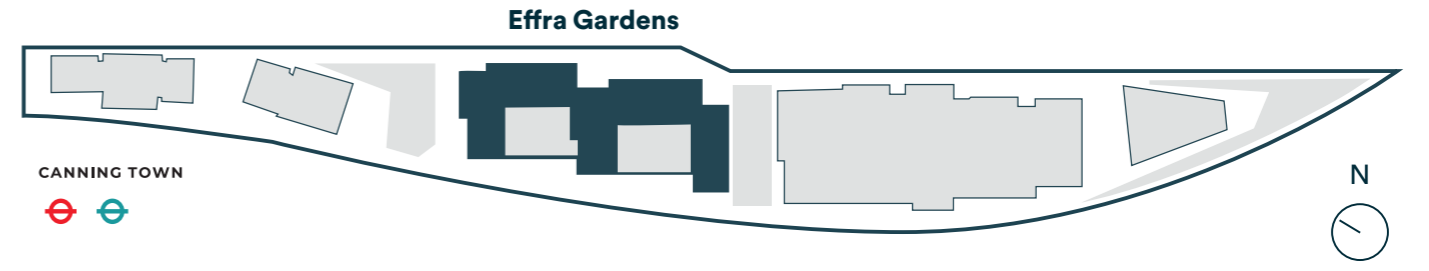
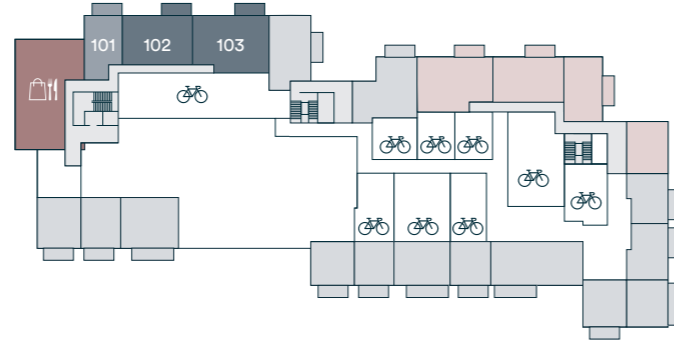
Not to scale. Trees and landscaping are indicative only and may alter during construction. The trees, shrubs and gardens shown are illustrative only.

Effra Gardens Building

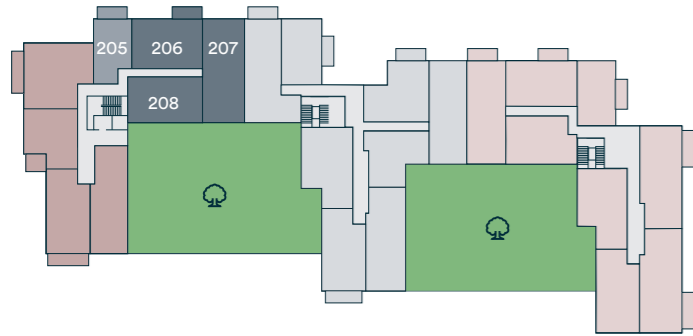
Ground floor



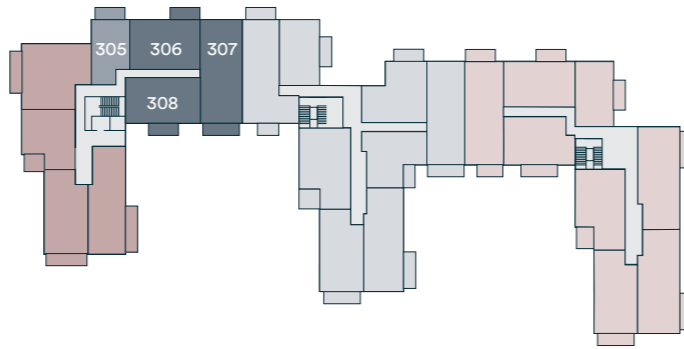
First floor



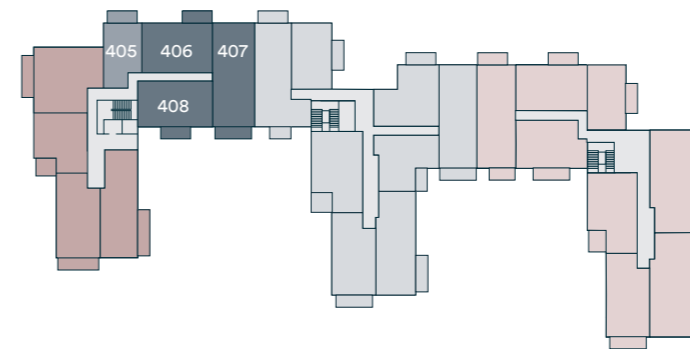
Second floor



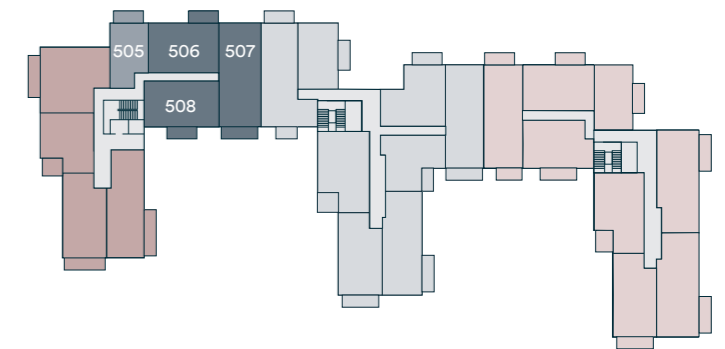
Third floor



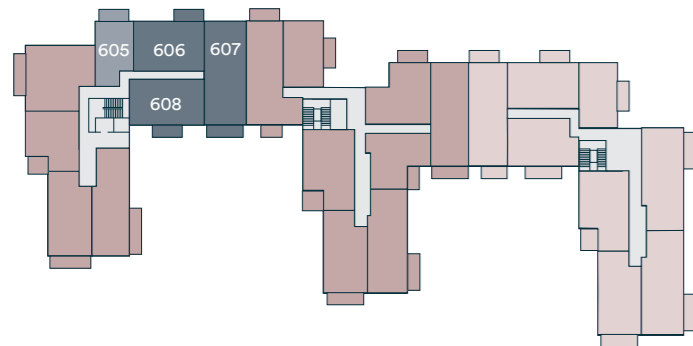
Fourth floor



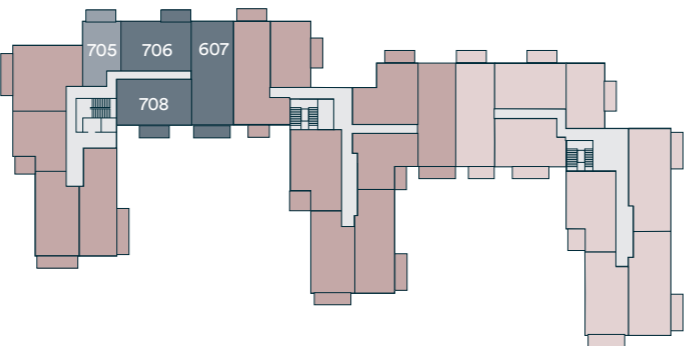
Fifth floor



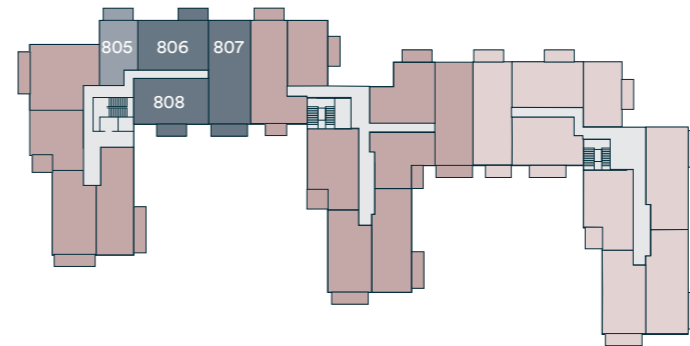
Sixth floor



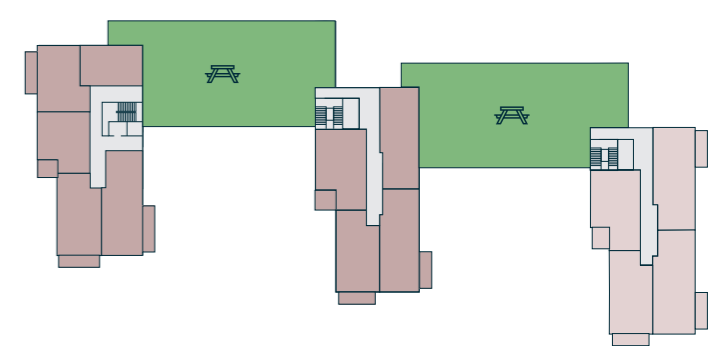
Seventh floor



Eighth floor



Ninth floor



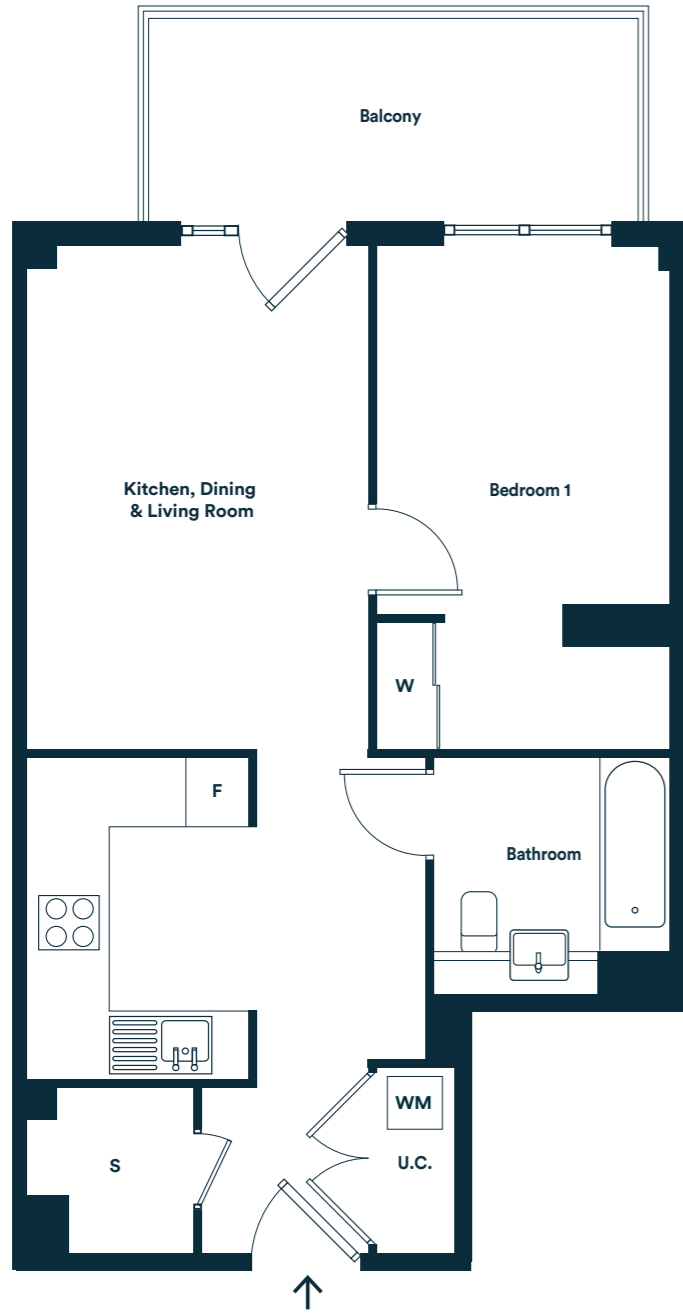
- One Bedroom Homes (Page 10)
- Two Bedroom Homes (Pages 11-13)
- Three Bedroom Homes (Pages 14-16)
- Shared Ownership Future Release
- Affordable Rent
- Market Sale

- Podium Gardens
- Roof Terrace
- Shops and Restaurants
- Parking
- Cycle Store
- Energy Center

One Bedroom Homes

Apartment Layout A

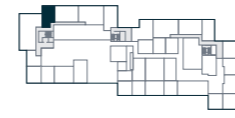
Plots 101, 205, 305, 405, 505, 605, 705, 805



Room	Metric	Imperial
Kitchen/Living/Dining	7.79m x 3.31m	25'4" x 10'10"
Bedroom 1	4.80m x 2.87m	15'9" x 9'4"
Total internal area	55.54 m²	597.83 ft²
Balcony	4.59m x 1.86m	15'0" x 6'1"

S Storage F Fridge/Freezer WM Washer/Dryer U.C. Utility Cupboard W Wardrobe with sliding door
Please be aware the utility cupboard may include heating and electrical controls, which may reduce the storage available. Please ask a sales associate for more information.

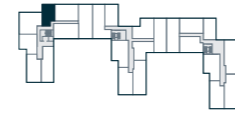
Available on:
First floor: 101



Second floor: 205



Third floor: 305
Fourth floor: 405
Fifth floor: 505
Sixth floor: 605
Seventh floor: 705
Eighth floor: 805

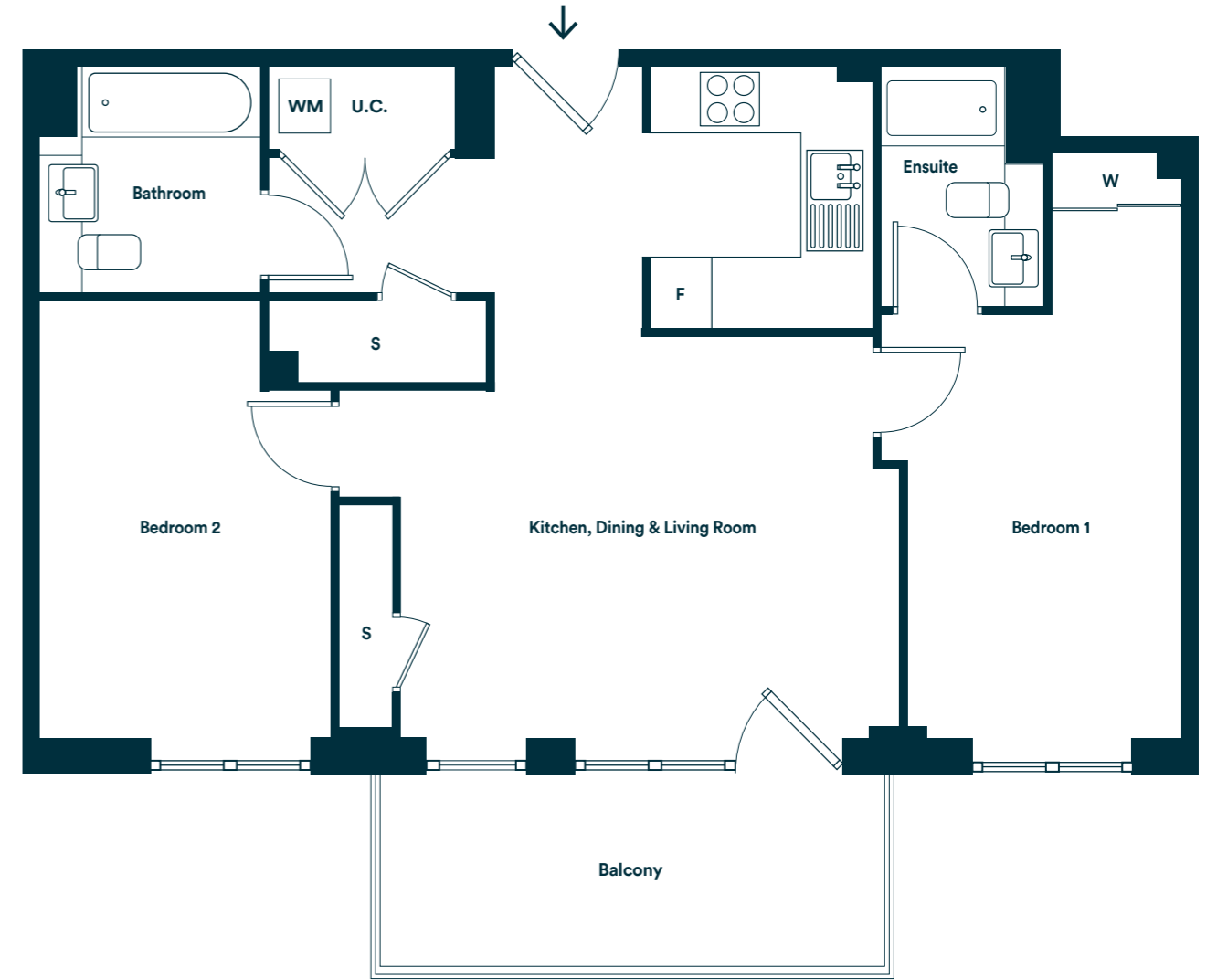
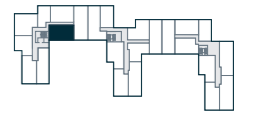


Two Bedroom Homes

Apartment Layout B

Plots 308, 408, 508, 608, 708, 808

Available on:
Third floor: 308
Fourth floor: 408
Fifth floor: 508
Sixth floor: 608
Seventh floor: 708
Eighth floor: 808



Room	Metric	Imperial
Kitchen/Living/Dining	6.58m x 4.88m	21'7" x 16'0"
Bedroom 1	4.10m x 2.99m	13'5" x 9'9"
Bedroom 2	4.22m x 2.89m	13'10" x 9'5"
Total internal area	76.63 m²	824.84 ft²
Balcony	4.90m x 1.86m	16'0" x 6'1"

S Storage F Fridge/Freezer WM Washer/Dryer U.C. Utility Cupboard W Wardrobe with sliding door
Please be aware the utility cupboard may include heating and electrical controls, which may reduce the storage available. Please ask a sales associate for more information.

Apartment Layout C

Plots 102, 206, 306, 406, 506, 606, 706, 806

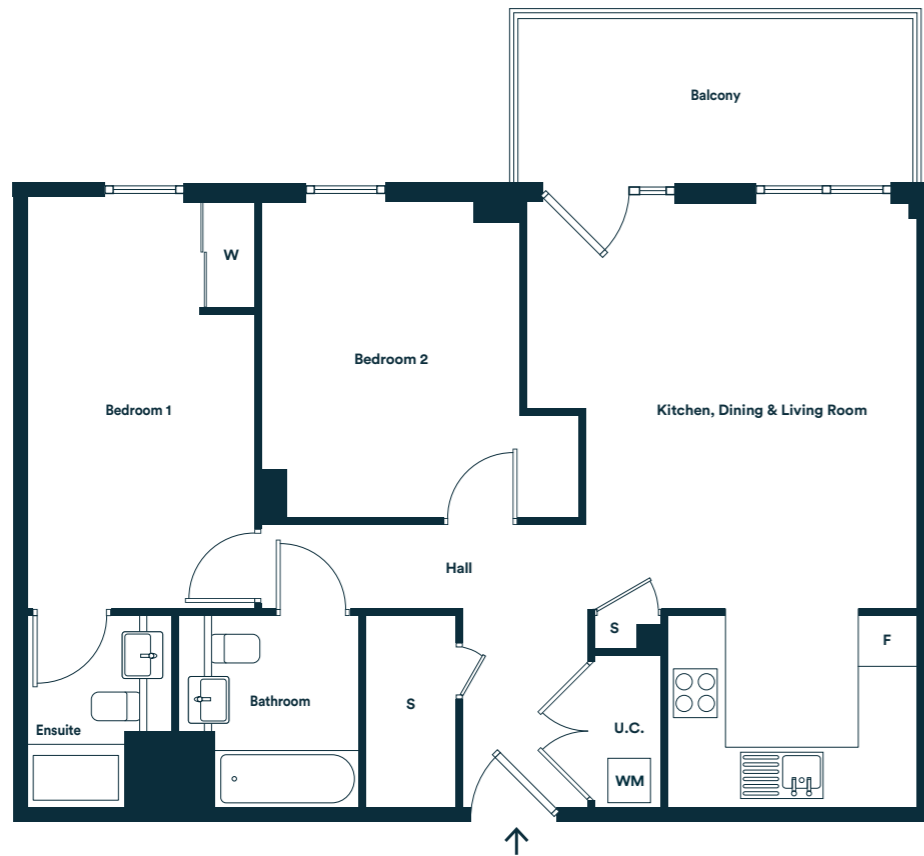
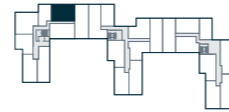
Available on:
First floor: 102



Second floor: 206



Third floor: 306
Fourth floor: 406
Fifth floor: 506
Sixth floor: 606
Seventh floor: 706
Eighth floor: 806



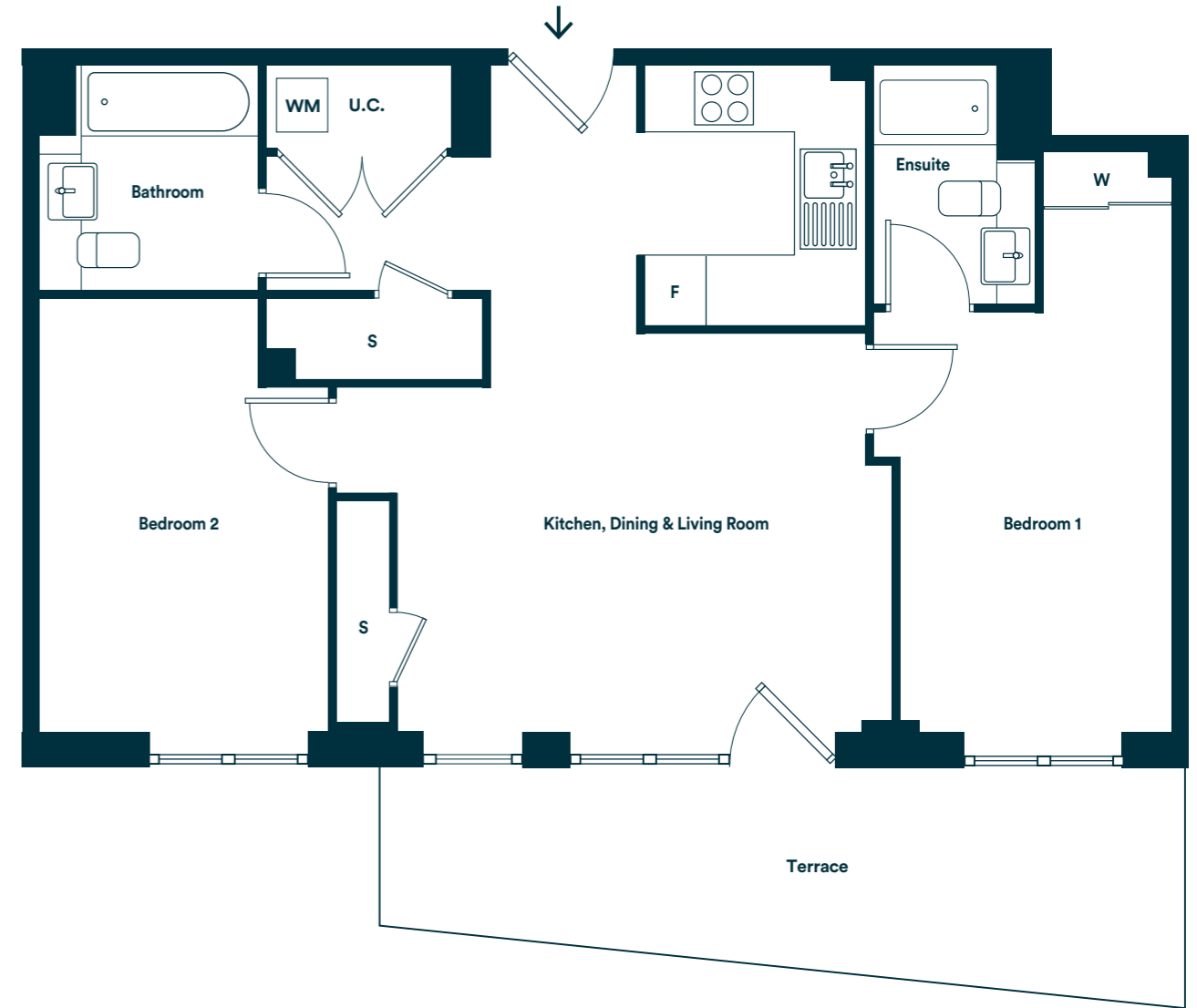
Room	Metric	Imperial
Kitchen/Living/Dining	7.11m x 4.68m	23'3" x 15'4"
Bedroom 1	4.78m x 2.75m	15'8" x 9'
Bedroom 2	3.71m x 3.09m	12'1" x 10'1"
Total internal area	77.13 m²	830.22 ft²
Balcony	4.59m x 1.86m	24'6" x 5'10"

S Storage F Fridge/Freezer WM Washer/Dryer U.C. Utility Cupboard W Wardrobe with sliding door
Please be aware the utility cupboard may include heating and electrical controls, which may reduce the storage available. Please ask a sales associate for more information.

Apartment Layout D

Plot 208

Available on:
Second floor: 208



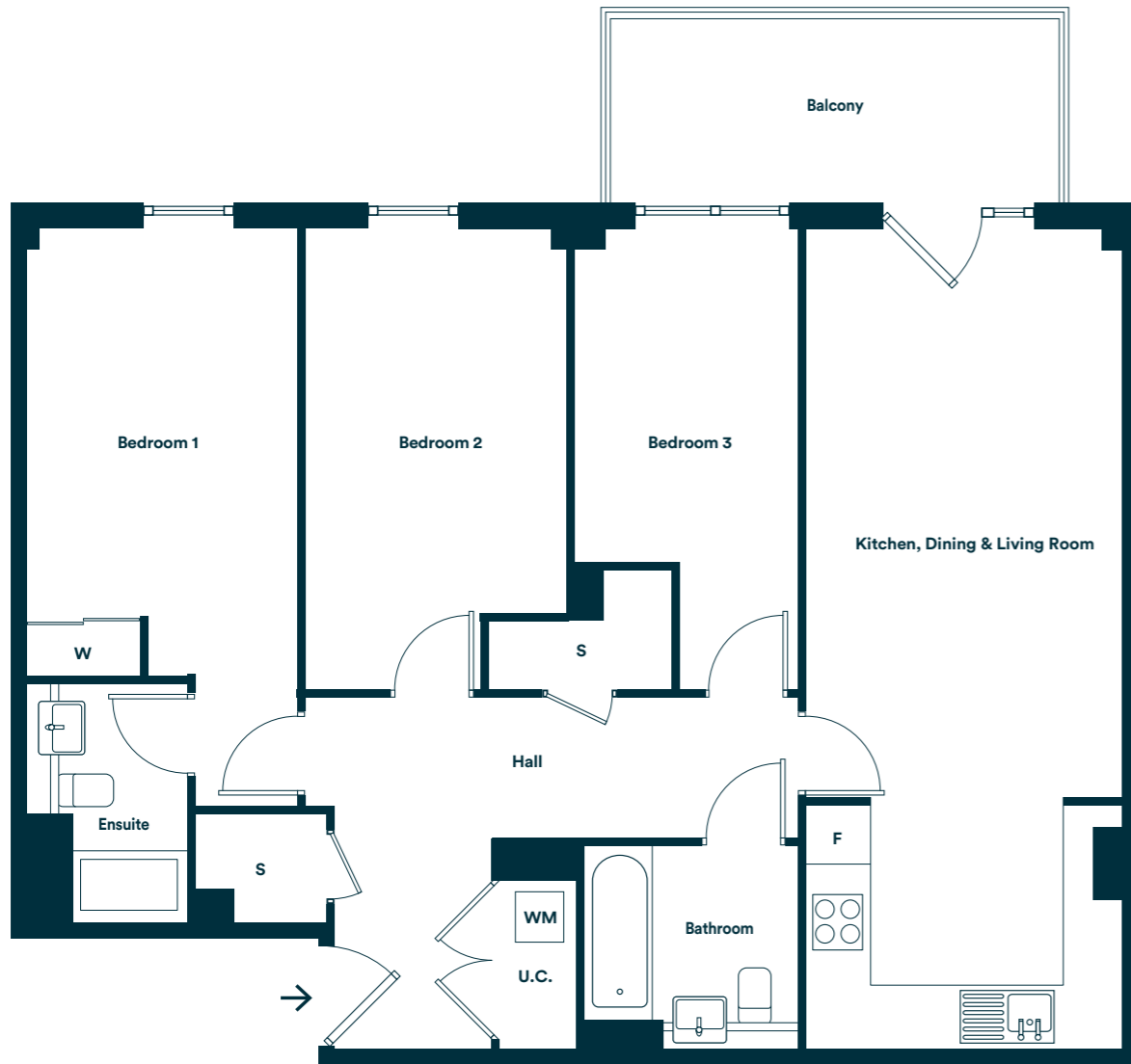
Room	Metric	Imperial
Kitchen/Living/Dining	6.58m x 4.88m	21'7" x 16'0"
Bedroom 1	4.10m x 2.99m	13'5" x 9'9"
Bedroom 2	4.22m x 2.89m	13'10" x 9'5"
Total internal area	76.63 m²	824.84 ft²
Terrace	15.2 m ²	49.86 ft ²

S Storage F Fridge/Freezer WM Washer/Dryer U.C. Utility Cupboard W Wardrobe with sliding door
Please be aware the utility cupboard may include heating and electrical controls, which may reduce the storage available. Please ask a sales associate for more information.

Three Bedroom Homes

Apartment Layout E Plot 103

Available on:
First floor: 103

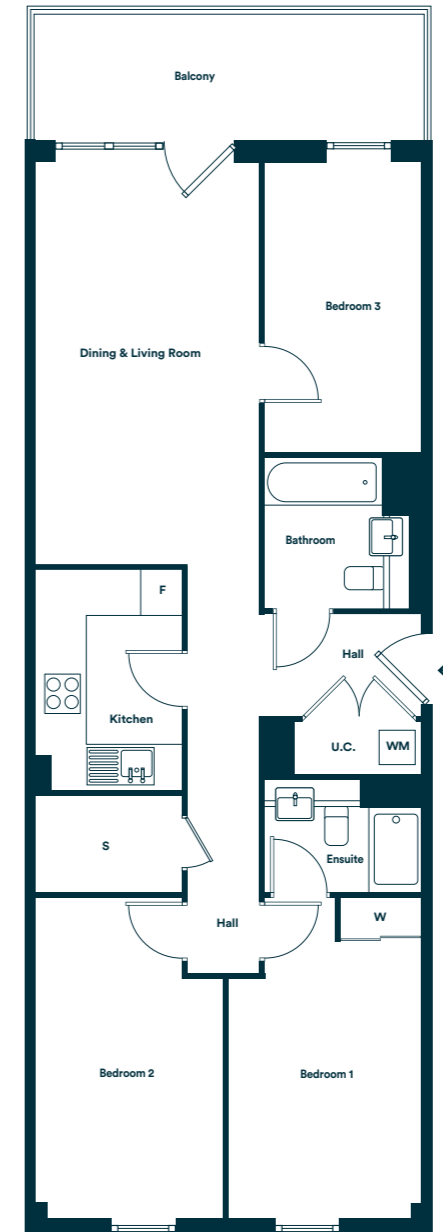
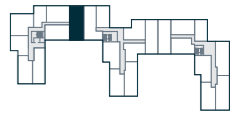


Room	Metric	Imperial
Kitchen/Living/Dining	8.61m x 3.46m	28'3" x 11'4"
Bedroom 1	4.65m x 2.86m	15'3" x 9'4"
Bedroom 2	4.81m x 2.73m	15'9" x 8'11"
Bedroom 3	4.81m x 2.34m	15'9" x 7'8"
Total internal area	96.5 m²	1038.72 ft²
Balcony	4.68m x 1.86m	15'4" x 6'1"

S Storage F Fridge/Freezer WM Washer/Dryer U.C. Utility Cupboard W Wardrobe with sliding door
Please be aware the utility cupboard may include heating and electrical controls, which may reduce the storage available. Please ask a sales associate for more information.

Apartment Layout F Plots 307, 407, 507, 607, 707, 807,

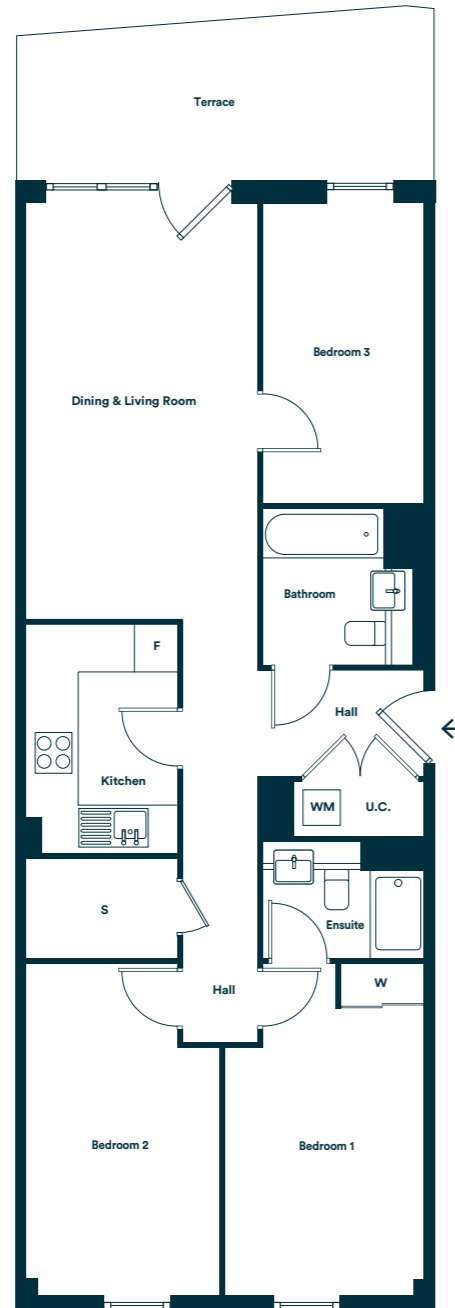
Available on:
Third floor: 307
Fourth floor: 407
Fifth floor: 507
Sixth floor: 607
Seventh floor: 707
Eighth floor: 807



Room	Metric	Imperial
Kitchen/Living/Dining	5.91m x 3.34m	19'4" x 10'11"
Bedroom 1	4.72m x 2.85m	15'5" x 9'4"
Bedroom 2	4.72m x 2.80m	15'5" x 9'2"
Bedroom 3	4.25m x 2.30m	13'11" x 7'6"
Total internal area	89.36 m²	1006.53 ft²
Balcony	5.90m x 1.86m	19'4" x 6'1"

S Storage F Fridge/Freezer WM Washer/Dryer U.C. Utility Cupboard W Wardrobe with sliding door
Please be aware the utility cupboard may include heating and electrical controls, which may reduce the storage available. Please ask a sales associate for more information.

Apartment Layout G Plot 207



Available on:
Second floor: 207



Room	Metric	Imperial
Kitchen/Living/Dining	5.91m x 3.34m	19'4" x 10'11"
Bedroom 1	4.72m x 2.85m	15'5" x 9'4"
Bedroom 2	4.72m x 2.80m	15'5" x 9'2"
Bedroom 3	4.25m x 2.30m	13'11" x 7'6"
Total internal area	89.36 m²	1006.53 ft²
Terrace	12.97m ²	42.66ft ²

S Storage F Fridge/Freezer W Washer/Dryer U.C. Utility Cupboard

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



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. 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.

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.

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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WORKS

L&Q

lqhomes.com/brunel-street-works

020 8189 7591

BrunelStreetWorks@lqgroup.org.uk