

**BARKING
RIVERSIDE**

FIELDERS QUARTER

Shared Ownership

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, dishwasher 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
- Quick-Step Creo 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. Pendant light in the image is only available in split level units on the ground floor.
- 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
- Parking to selected plots



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



Masterplan Key

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

Plot locators Key

- 1 bedroom homes
- 2 bedroom homes
- 3 bedroom homes

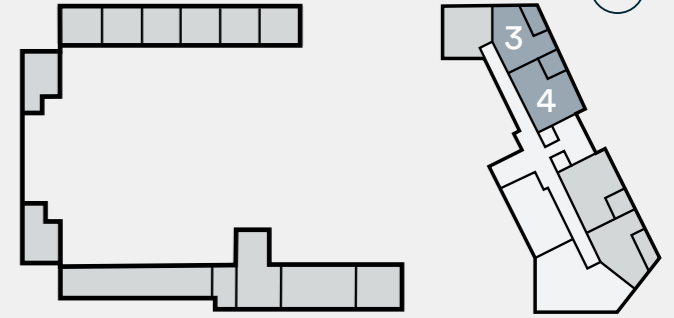
The development layout does not show details of gradients of land, boundary treatments, local authority street lighting or landscaping. It is our intention to build in accordance with this layout. However, there may be occasions when the house designs, boundaries, landscaping and positions of roads and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

Plot locator

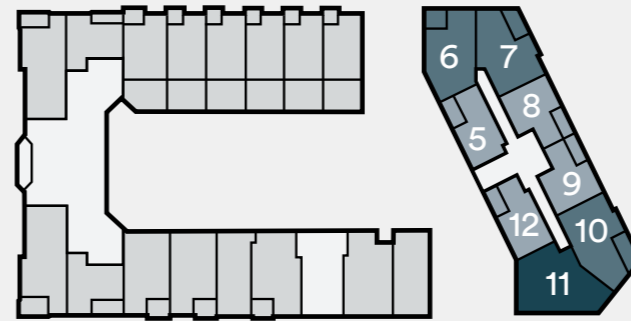
Chamberlin Mansions



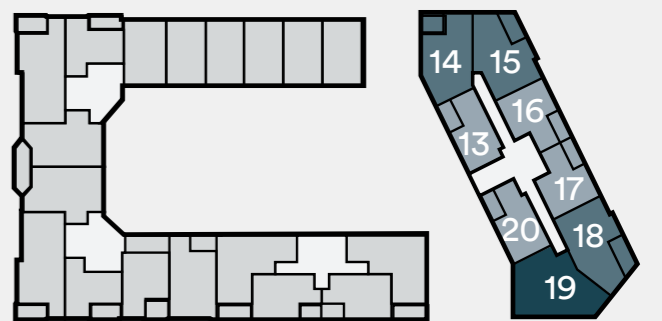
Lower Ground Floor



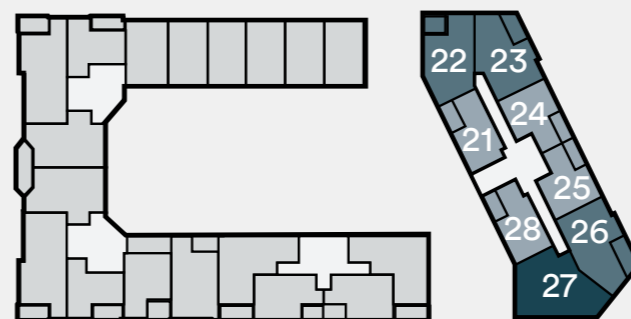
Upper Ground Floor



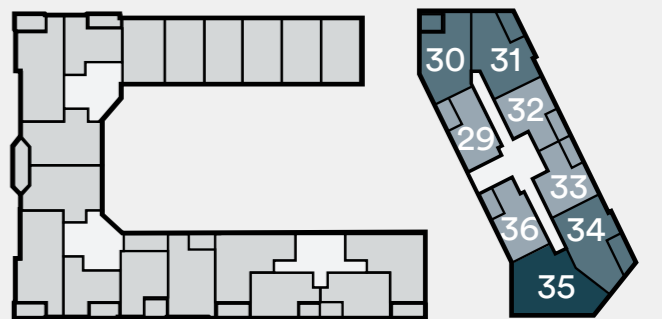
First Floor



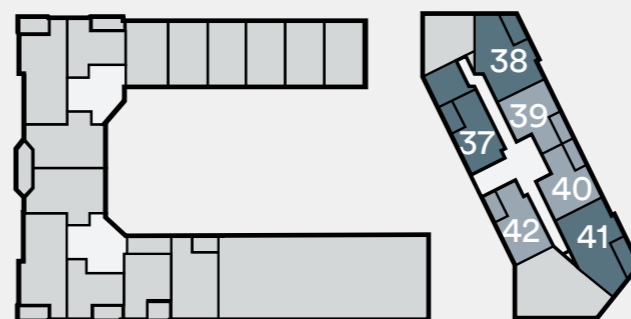
Second Floor



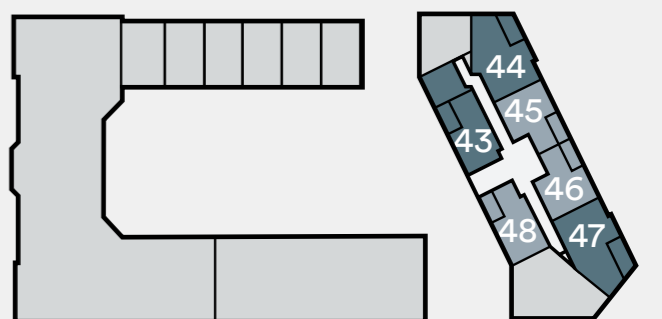
Third Floor



Fourth Floor



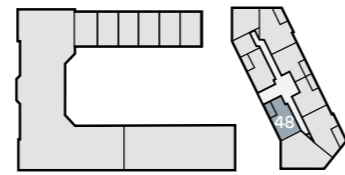
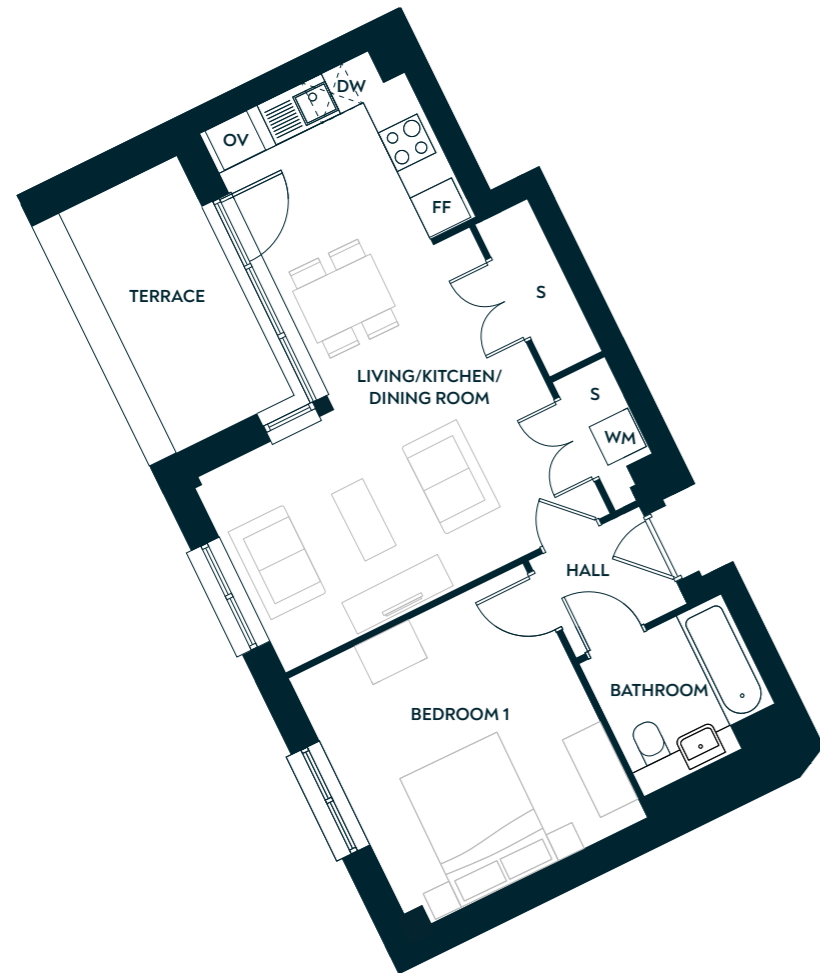
Fifth Floor



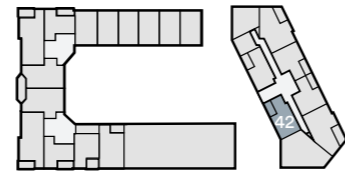
The floorplans provided are intended to only give a general indication of the proposed floor layout, are not drawn to scale and are not intended to form part of any offer, contract, warranty or representation. Measurements are given to the widest point, are approximate and are given as a guide only. 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 G
Plots 42 & 48



Fifth floor
Plot 48

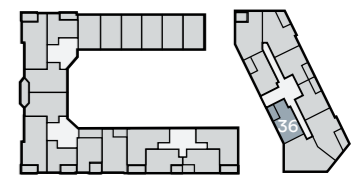
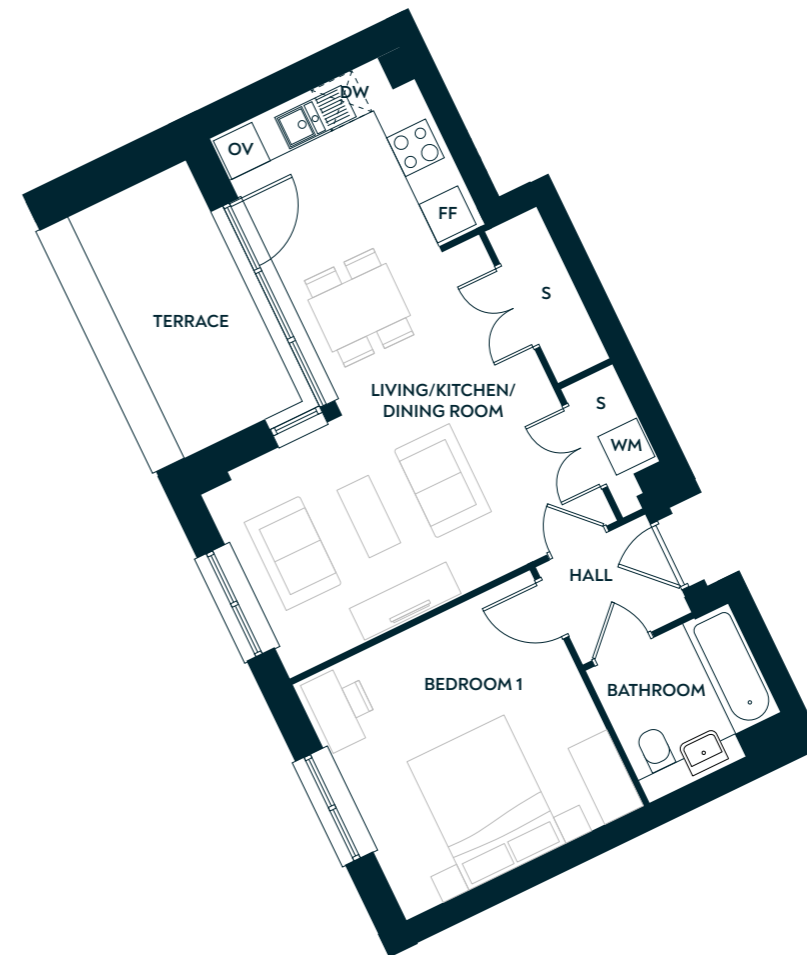


Fourth floor
Plot 42

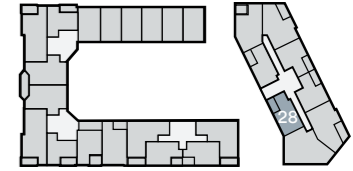
Room	Metric	Imperial
Kitchen/Dining Area	2.87m x 2.78m	9'4" x 9'1"
Living Room	5.08m x 2.97m	16'7" x 9'8"
Bedroom 1	3.70m x 3.69m	12'1" x 12'1"
Total internal area	53 sq. m.	561.89 sq. ft.
Terrace	3.72m x 2.25m	12'2" x 7'3"

DW Dishwasher 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.

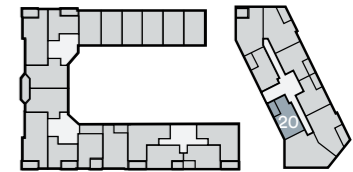
Type H
Plots 12, 20, 28 & 36



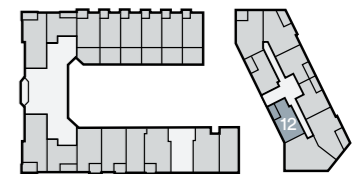
Third floor
Plot 36



Second floor
Plot 28



First floor
Plot 20

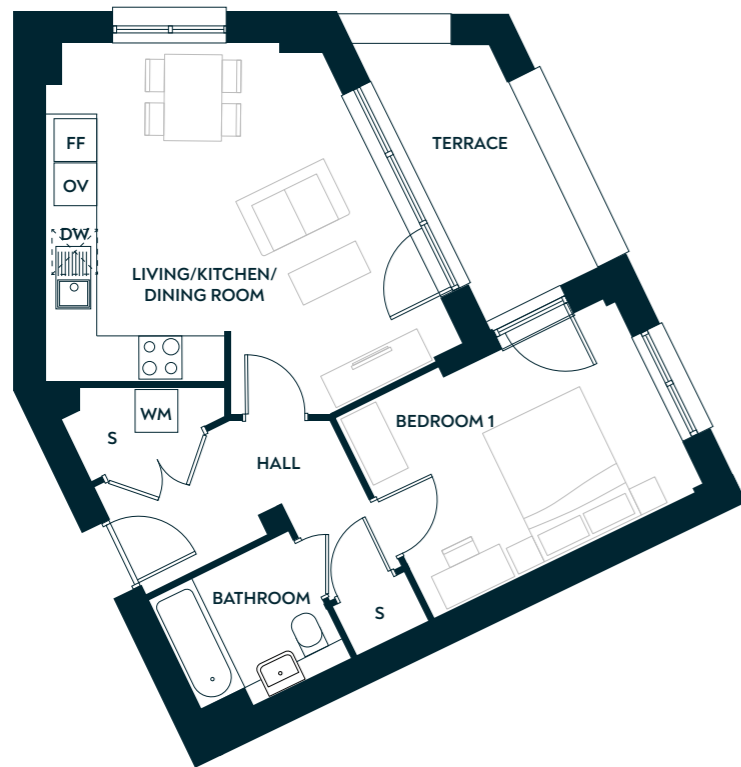
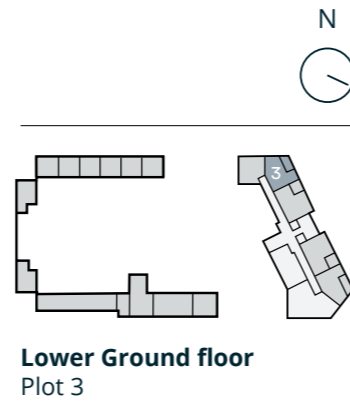


Upper Ground floor
Plot 12

Room	Metric	Imperial
Kitchen/Dining Area	2.87m x 2.78m	9'4" x 9'1"
Living Room	5.08m x 2.97m	16'7" x 9'8"
Bedroom 1	3.70m x 3.69m	12'1" x 12'1"
Total internal area	52 sq. m.	561.89 sq. ft.
Terrace	3.72m x 2.25m	12'2" x 7'3"

DW Dishwasher 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 I
Plot 3



Room	Metric	Imperial
Kitchen/Dining Area	3.71m x 2.45m	12'2" x 8'0"
Living Room	3.95m x 3.15m	12'11" x 10'4"
Bedroom 1	4.21m x 2.92m	13' 9" x 9'6"
Total internal area	51.6 sq. m.	555.44 sq. ft.
Terrace	3.71m x 2.48m	12'1" x 8'1"

DW Dishwasher 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.

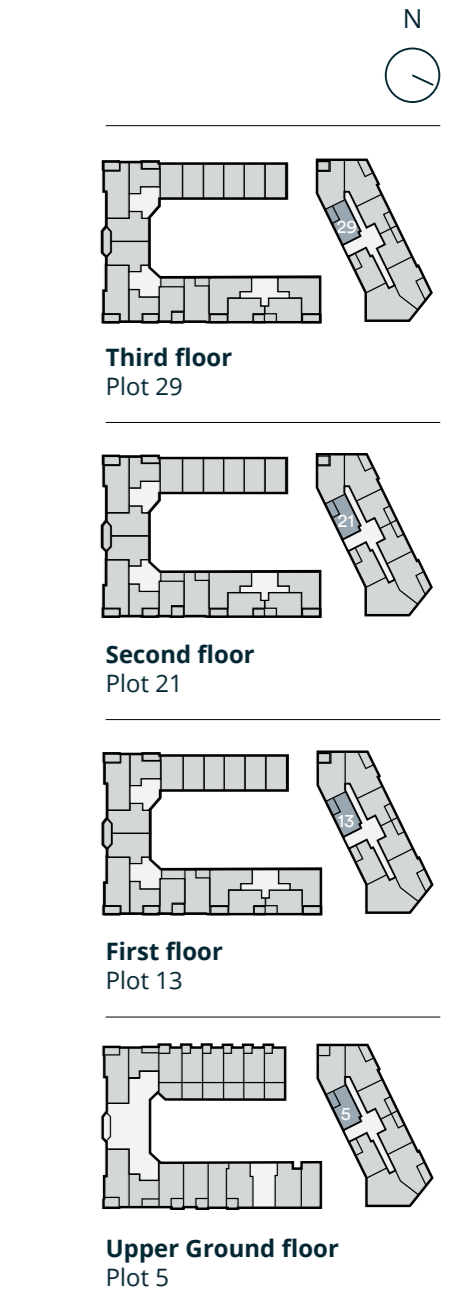
Floor	Plot
LG	3

Type J
Plots 5, 13, 21 & 29



Room	Metric	Imperial
Kitchen/Dining Area	3.60m x 2.65m	11'9" x 8'8"
Living Room	3.69m x 3.52m	12'1" x 11'6"
Bedroom 1	4.09m x 3.22m	13'5" x 10'6"
Total internal area	53.5 sq. m.	575.89 sq. ft.
Terrace	3.72m x 2.25m	12'2" x 7'3"

DW Dishwasher 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.



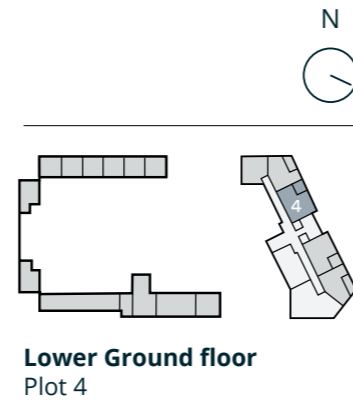
Floor	Plot
UG	5
1	13
2	21
3	29

Type K
Plots 4



Room	Metric	Imperial
Kitchen	4.36m x 0.65m	14'3" x 2'1"
Living/Dining Room	5.73m x 4.50m	18'9" x 14'9"
Bedroom 1	3.25m x 4.45m	10'7" x 14'7"
Total internal area	56.8 sq. m.	611.41 sq. ft.
Terrace	2.83m x 2.58m	9'2" x 8'4"

DW Dishwasher 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.



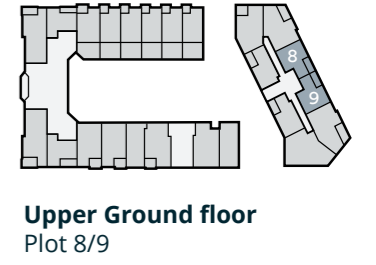
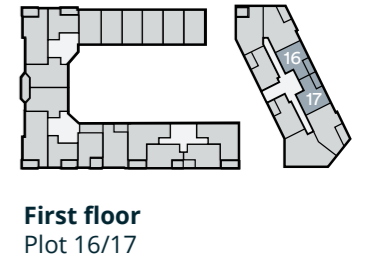
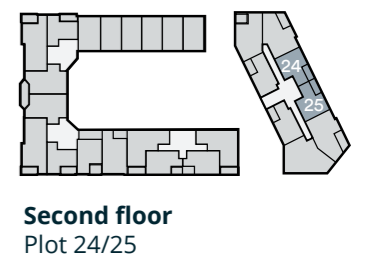
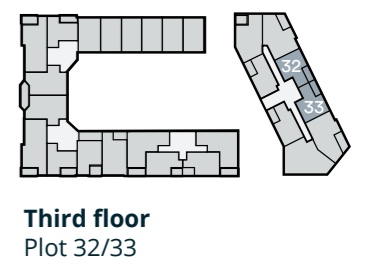
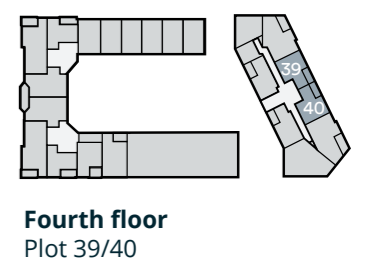
Type L
Plots 8, 9*, 16, 17*, 24, 25*, 32, 33*, 39, 40*, 45, 46*



Floor	Plot
UG	8/9
1	16/17
2	24/25
3	32/33
4	39/40
5	45/46

Room	Metric	Imperial
Kitchen	3.82m x 2.22m	12'6" x 7'3"
Living/Dining Room	4.33m x 3.16m	14'2" x 10'4"
Bedroom 1	4.9m x 3.41m	16'0" x 11'2"
Total internal area	54.0 sq. m.	581.27 sq. ft.
Terrace	3.83m x 1.69m	12'5" x 5'5"

DW Dishwasher F Fridge/Freezer S Storage UC Utility cupboard
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.



Two bedroom homes

Type M

Plots 7, 15, 23, 31, 38 & 44



Floor	Plot
UG	7
1	15
2	23
3	31
4	38
5	44

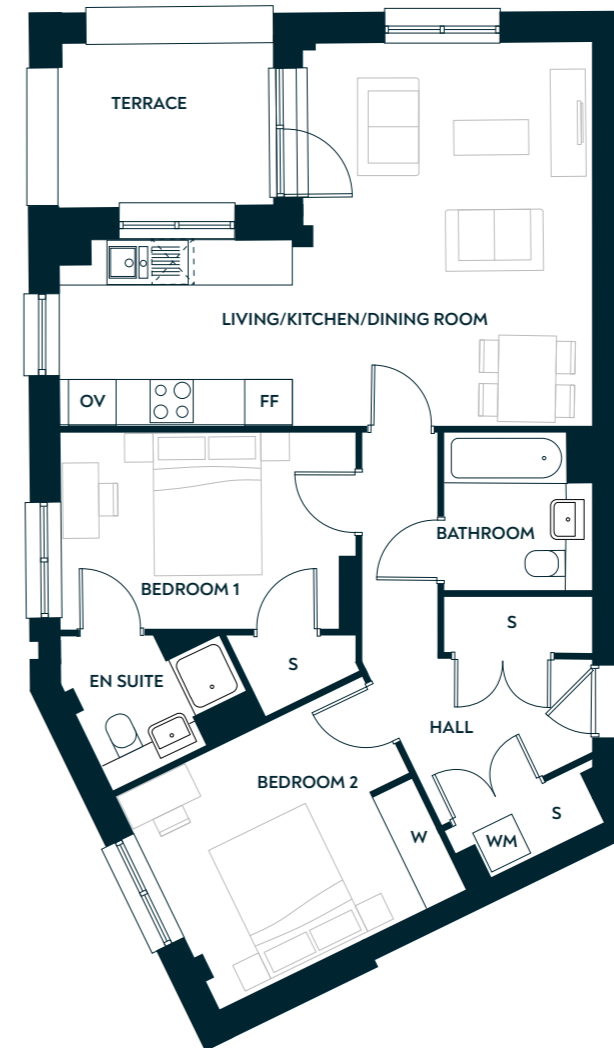
Room	Metric	Imperial
Kitchen	3.77m x 2.35m	12'4" x 7'8"
Living/Dining Room	4.56m x 3.70m	14'11" x 12'1"
Bedroom 1	4.97m x 3.24m	16'3" x 10'7"
Bedroom 2	4.22m x 3.11m	13'10" x 10'2"
Total internal area	76.5 sq. m.	823.47 sq. ft.
Terrace	4.12m x 1.77m	13'5" x 5'8"

DW Dishwasher 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.

Fielders Quarter Floorplans

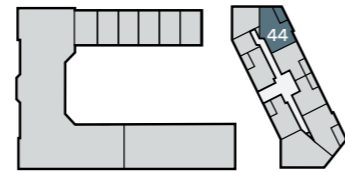
Type N

Plots 6, 14, 22 & 30

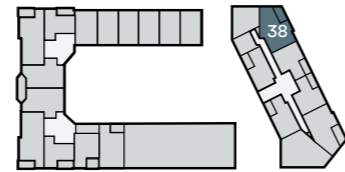


Room	Metric	Imperial
Kitchen	3.21m x 2.47m	10'6" x 8'1"
Living/Dining Room	5.37m x 3.93m	17'7" x 12'10"
Bedroom 1	3.80m x 2.76m	12'5" x 9'0"
Bedroom 2	4.13m x 2.53m	13'6" x 8'3"
Total internal area	77.6 sq. m.	835.31 sq. ft.
Balcony	3.02m x 2.23m	9'9" x 7'6"

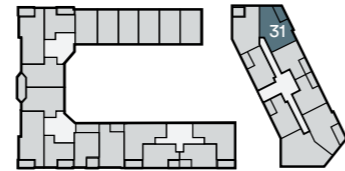
DW Dishwasher F Fridge/Freezer S Storage UC Utility cupboard WM Washing machine
Please be aware the storage cupboard may include heating and electrical controls, which may reduce the storage available. Please ask sales associate for more information.



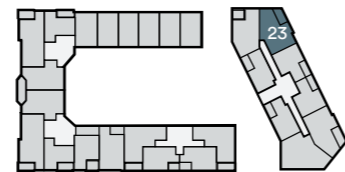
Fifth floor
Plot 44



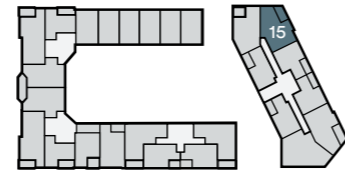
Fourth floor
Plot 38



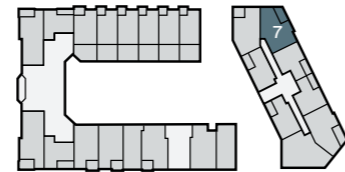
Third floor
Plot 31



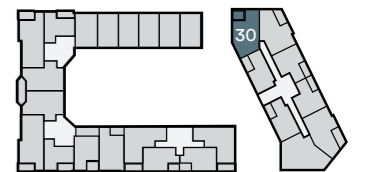
Second floor
Plot 23



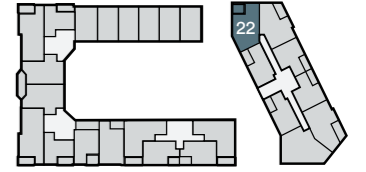
First floor
Plot 15



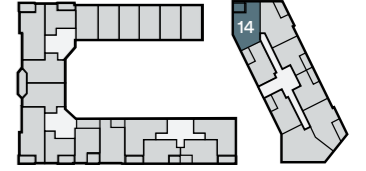
Upper Ground floor
Plot 7



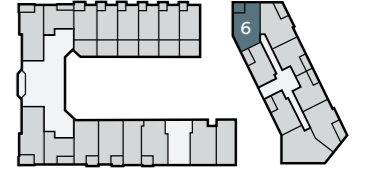
Third floor
Plot 30



Second floor
Plot 22



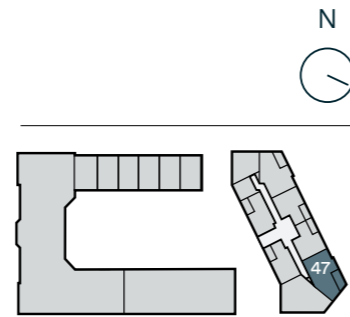
First floor
Plot 14



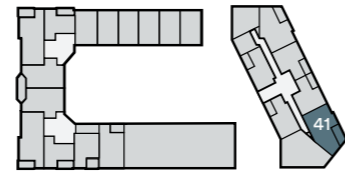
Upper Ground floor
Plot 6

Floor	Plot
UG	6
1	14
2	22
3	30

Type O
Plots 41 & 47



Fifth floor
Plot 47



Fourth floor
Plot 41

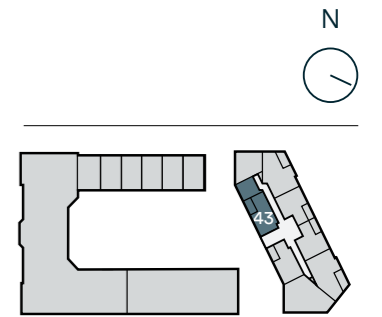
Room	Metric	Imperial
Kitchen	5.56m x 2.66m	18'2" x 8'8"
Living/Dining Room	6.93m x 2.80m	22'8" x 9'2"
Bedroom 1	4.55m x 3.40m	14'11" x 11'1"
Bedroom 2	4.94m x 2.52m	16'2" x 8'3"
Total internal area	78.9 sq. m.	849.30 sq. ft.
Terrace	5.41m x 1.78m	17'7" x 5'8"

DW Dishwasher F Fridge/Freezer S Storage UC Utility cupboard WM Washing machine
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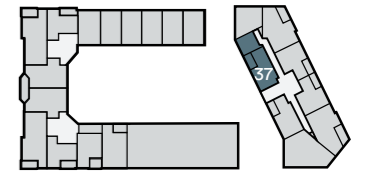
Floor	Plot
4	41
5	47

Fielders Quarter Floorplans

Type P
Plots 37 & 43



Fifth floor
Plot 43



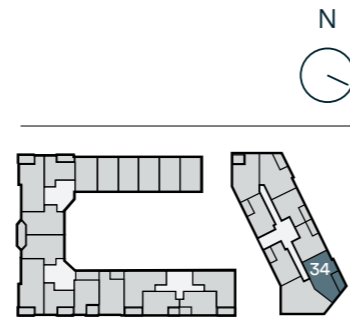
Fourth floor
Plot 37

Room	Metric	Imperial
Kitchen/Dining Area	3.68m x 3.59m	12'0" x 11'9"
Living Room	4.03m x 4.01m	13'2" x 13'1"
Bedroom 1	4.78m x 3.44m	15'8" x 11'3"
Bedroom 2	4.55m x 2.79m	14'11" x 9'1"
Total internal area	77.7 sq. m.	836.38 sq. ft.
Terrace	3.71m x 1.90m	12'1" x 6'2"

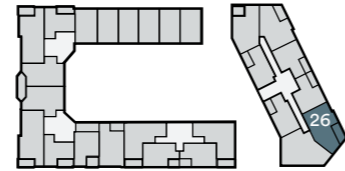
DW Dishwasher F Fridge/Freezer S Storage UC Utility cupboard WM Washing machine
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Floor	Plot
4	37
5	43

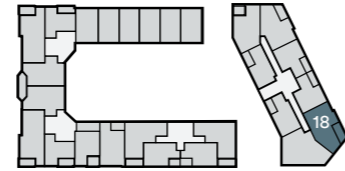
Type Q
Plots 10, 18, 26, 34



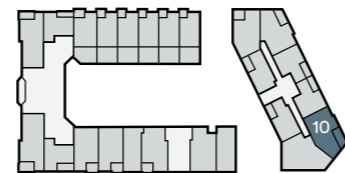
Third floor
Plot 34



Second floor
Plot 26



First floor
Plot 18



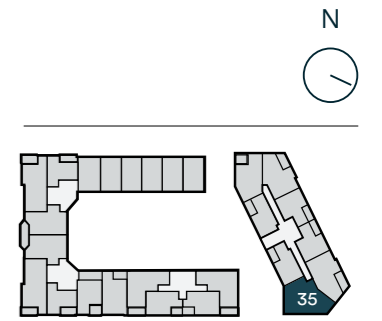
Upper Ground floor
Plot 10

Room	Metric	Imperial
Kitchen	4.56m x 2.37m	14'11" x 7'9"
Living/Dining Room	5.25m x 2.89m	17'2" x 9'5"
Bedroom 1	4.55m x 3.4m	14'11" x 11'1"
Bedroom 2	4.98m x 2.95m	16'4" x 9'8"
Total internal area	77.3 sq. m.	832.08 sq. ft.
Terrace	4.26m x 1.90m	13'9" x 6'2"

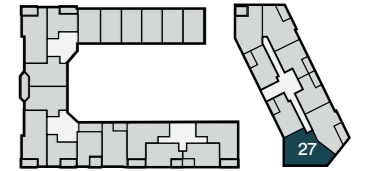
DW Dishwasher F Fridge/Freezer S Storage UC Utility cupboard WM Washing machine
Please be aware the storage cupboard may include heating and electrical controls, which may reduce the storage available. Please ask sales associate for more information.

Three bedroom homes

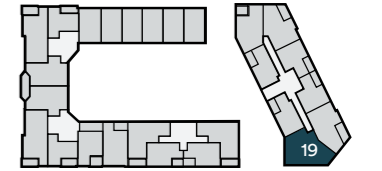
Type R
Plots 11, 19, 27 & 35



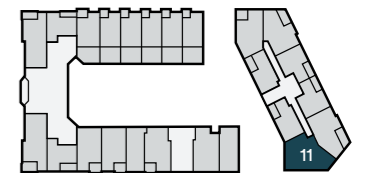
Third floor
Plot 35



Second floor
Plot 27



First floor
Plot 19



Upper Ground floor
Plot 11

Room	Metric	Imperial
Kitchen	3.65m x 1.87m	11'11" x 6'1"
Living/Dining Room	4.39m x 3.49m	14' 4" x 11' 5"
Bedroom 1	4.67m x 2.80m	15'3" x 9'2"
Bedroom 2	3.89m x 2.70m	12'9" x 8'10"
Bedroom 3	3.86m x 3.25m	12'7" x 10'7"
Total internal area	95.2 sq. m.	1,024.76 sq. ft.
Terrace	4.26m x 1.90m	13'9" x 6'2"

DW Dishwasher 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.

Floor	Plot
UG	11
1	19
2	27
3	35



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 homeownership 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. Please speak with our sales associates 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. Shared Ownership – Terms and conditions apply. This scheme is subject to qualifying criteria and status. Minimum and maximum share values will apply and rent is payable on the unsold share. Only available on selected properties. It is not offered with any other promotion unless by special arrangement by us. Please ask sales associate for more information.

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L&Q