

L&Q at

BEAM PARK®

FLOORPLANS AND
SPECIFICATION
COMMODORE HOUSE

L&Q



Computer generated image, indicative only.



Welcome to L&Q at Beam Park, a stylish collection of Shared Ownership apartments situated in a transformational new development in Rainham, East London.

Beam Park is a purpose-built, fully modern community that is being shaped near the banks of the Thames, where Rainham and Dagenham meet. Offering the perfect opportunity to get your feet on the property ladder, these 1, 2 and 3 bedroom homes are ideal for professionals, couples and families alike.

Beam Park is set to become one of East London's most desirable communities. Within easy reach of central London, journey times are set to be slashed further with a brand-new rail station coming soon. So, if you are looking for an attractive, affordable new home in a welcoming neighbourhood, you need look no further.

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
- 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 width wall mounted mirror
- Steel bath with 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 hair wash attachment
- Homes with an en suite will include a shower screen over the bath, chrome bath mixer tap with hair wash attachment

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 fixed shower sliding door
- Thermostatic mixer valve with shower head and hair wash attachment

Bedroom

- Fitted carpet
- Fitted wardrobe with sliding portico style doors to master bedroom rails (Bedroom 1 only)

Wall & floor finishes

- White emulsion painted walls and ceilings
- White satin architraves and skirting boards
- Sensa Solidio Elite 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/ living area and bathrooms
- Pendant lights to bedrooms, hallways & store cupboards
- White switches and sockets.
- White shaver point in bathrooms
- Provision for Sky Q (subscription will be required)
- Mains operated ceiling mounted smoke/heat detector

General

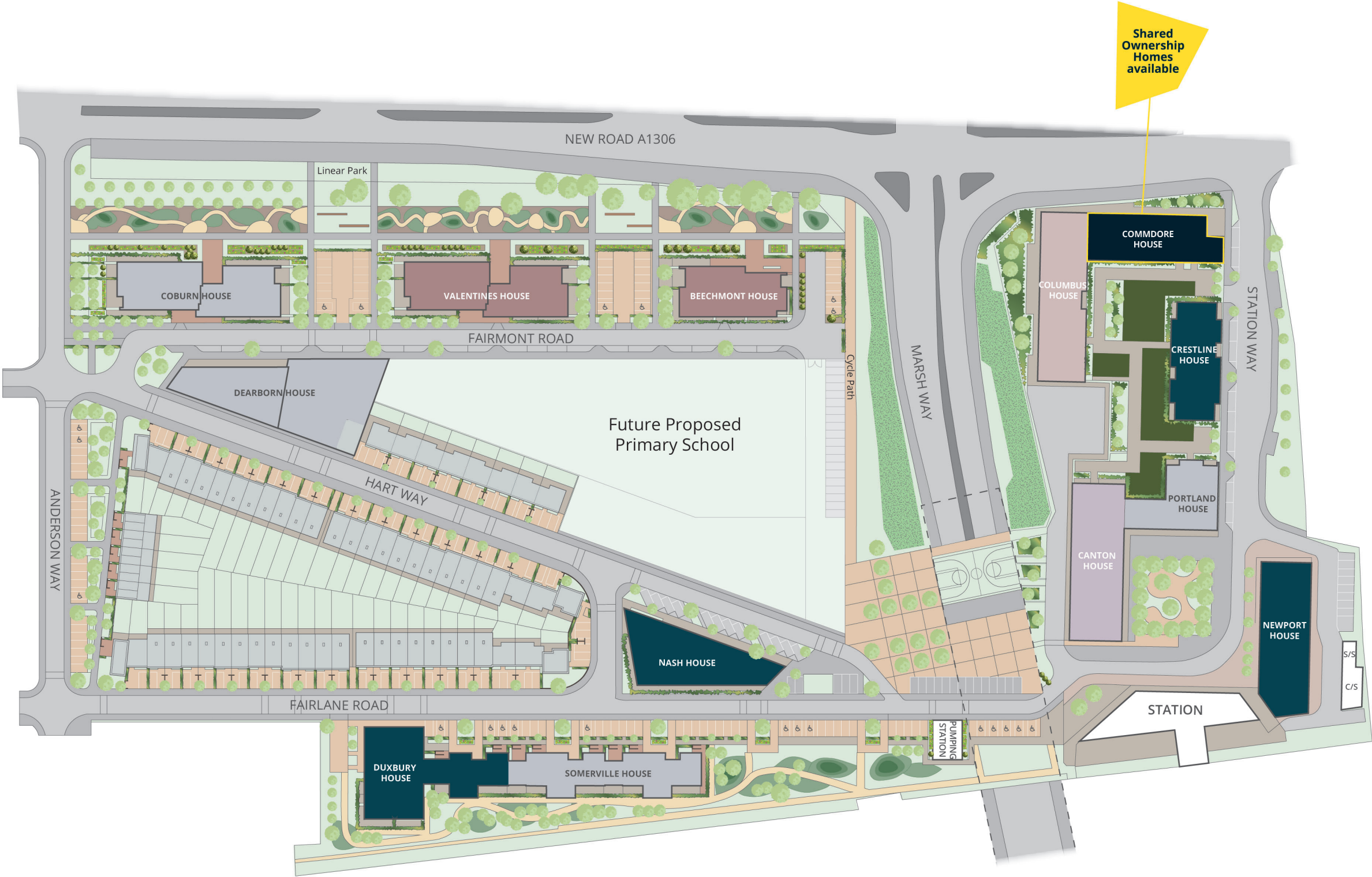
- Free standing washer/dryer located in store cupboard*
- White internal doors
- Polished Chrome door furniture
- Private garden, balcony or terrace to every home
- Video door entry system
- Communal bicycle storage for every home
- NHBC 12-year Warranty
- Secure car parking on selected plots



Beautifully designed and ready for living

*Speak to sales associate for further details. Fitted wardrobes are present in all 1 bed properties but in some instances in the second bedroom.
The specification of the properties is correct at the date of print/publication but may change as building works progress. Computer generated image, indicative only. 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



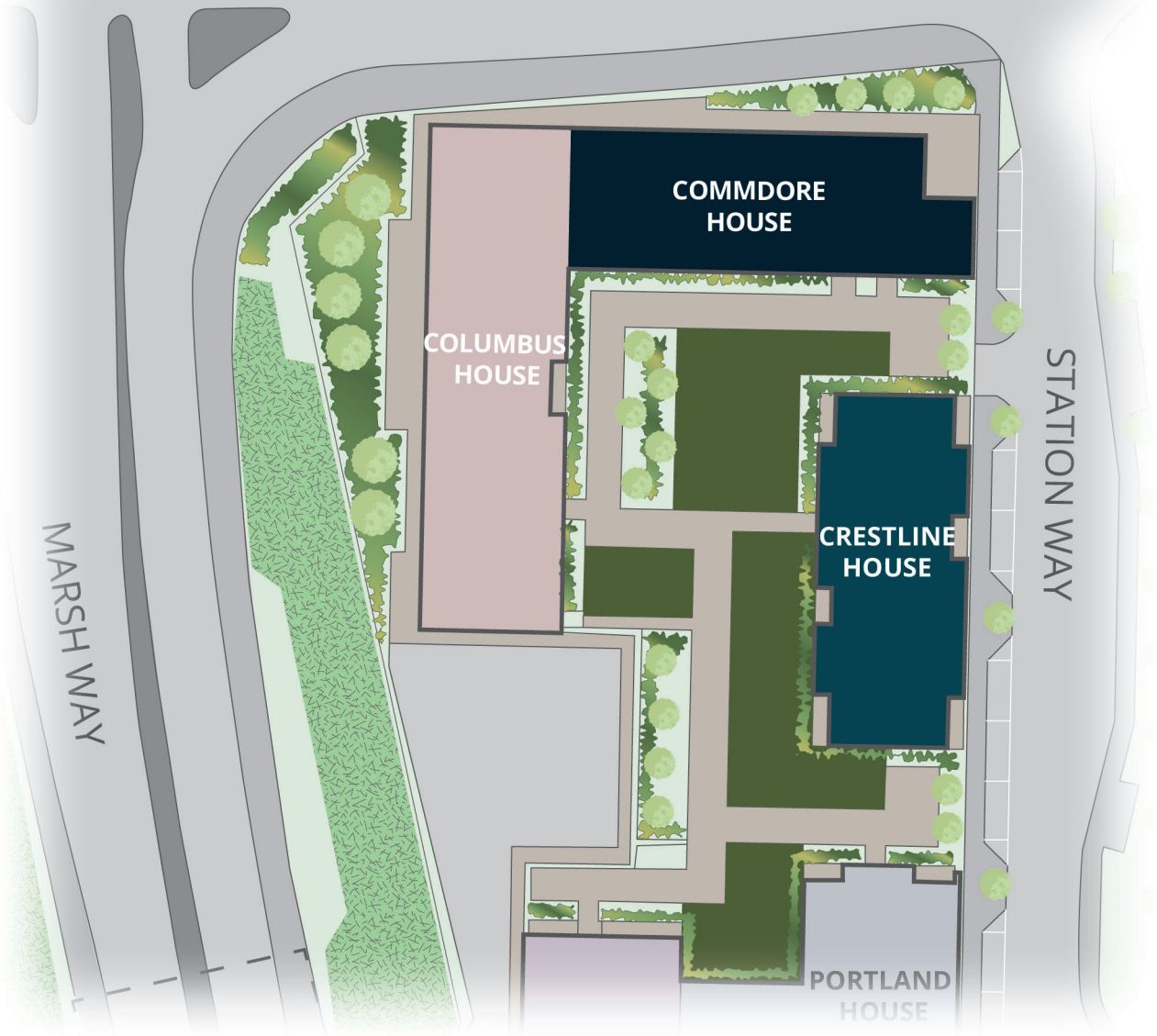
Key

- Future Shared Ownership releases
- London Living Rent
- Private Rent
- Affordable Rent

- Market Sale
- Podium
Podium will be landscaped seating area

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. Proposed new train station and primary school are subject to planning.

Commdore house



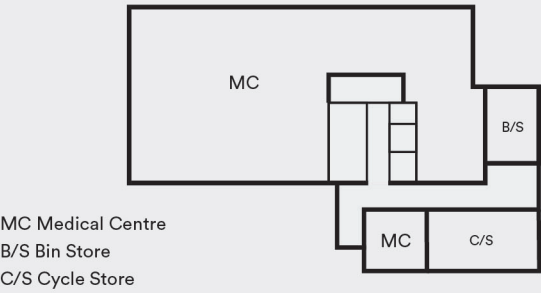
- Key**
- 1 bedroom homes
 - 2 bedroom homes

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.

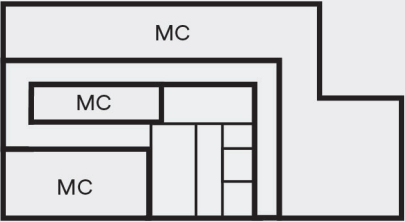
Plot locator



Ground Floor



First Floor



Second Floor



Third Floor



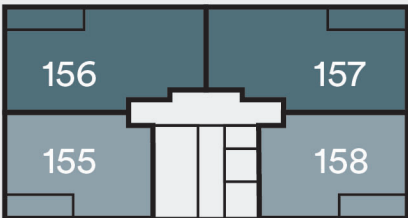
Fourth Floor



Fifth Floor



Sixth Floor



Seventh Floor

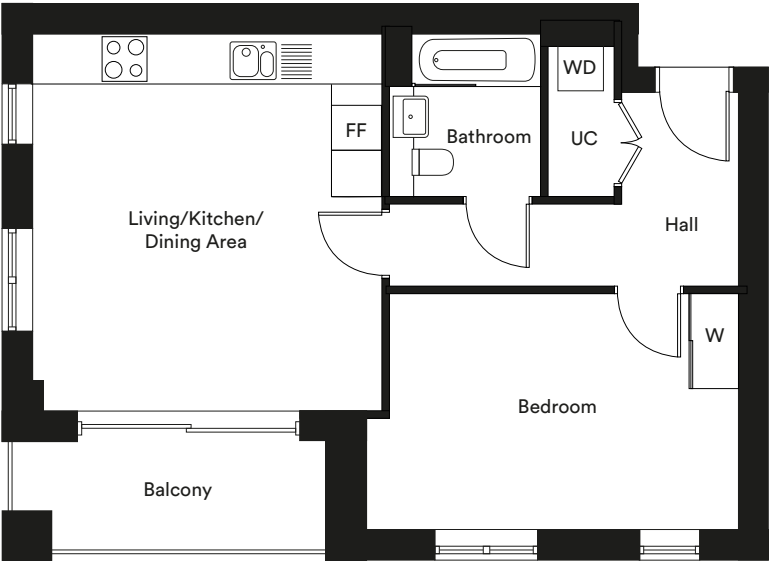


The floorplans provided are intended to only give a general indication of the proposed floor layout, are not drawn to scale and are not intended to form part of any offer, contract, warranty or representation. Measurements are given to the widest point, are approximate and are given as a guide only. 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, 139, 143, 147, 151, 155 & 159

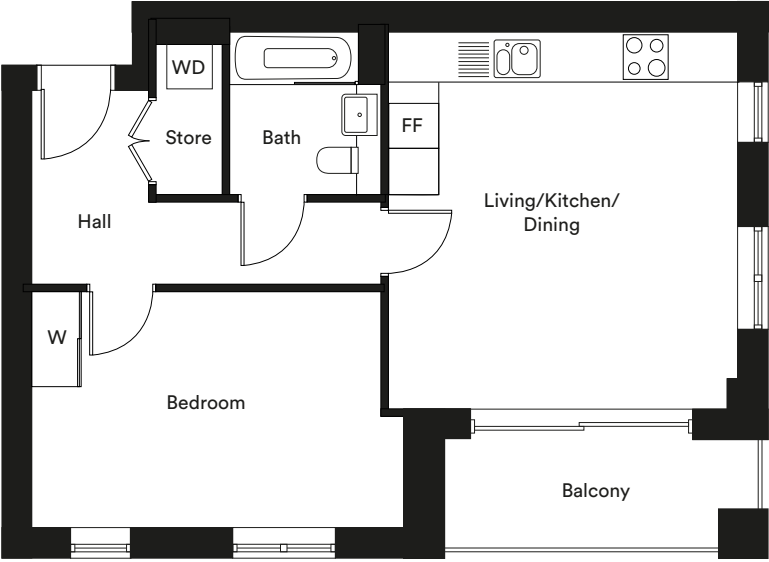


Room	Metric	Imperial
Kitchen/Living/Dining Area	5.00m x 4.67m	16'4" x 15'1"
Bedroom	4.80m x 3.17m	15'8" x 10'2"
Total internal area	54.8 sq. m.	589.8 sq. ft.
Balcony	4.00m x 1.50m	13'1" x 4'11"

FF Fridge/Freezer UC Utility cupboard W Fitted Wardrobe WD Washer/Dryer
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 B

Plots, 142, 146, 150, 154, 158 & 162



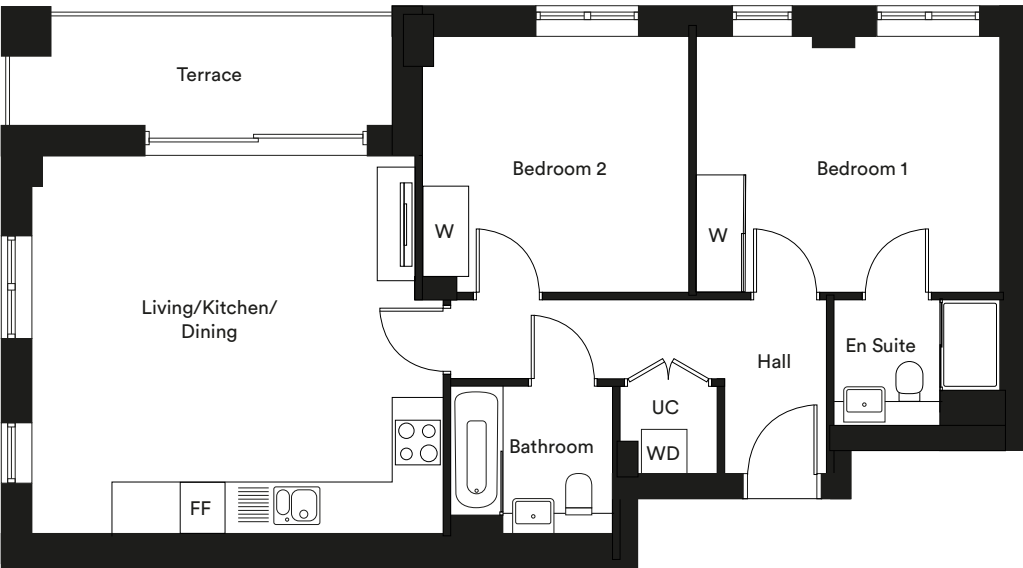
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Two bedroom homes

Type C

Plots, 140, 144, 148, 152, 156 & 160

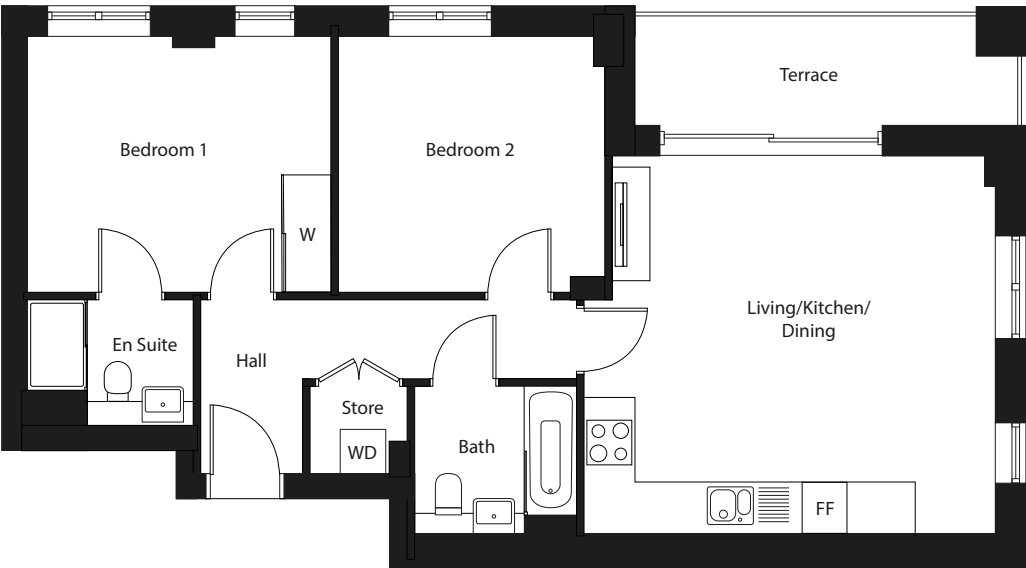


Room	Metric	Imperial
Kitchen/Living/Dining Area	5.50m x 5.10m	17'11" x 16'8"
Bedroom 1	4.00m x 3.40m	13'11" x 11'1"
Bedroom 2	3.50m x 3.40m	11'5" x 11'1"
Total internal area	72.3sq. m.	778.2sq. ft.
Terrace	4.00m x 1.50m	13'1" x 4'11"

FF Fridge/Freezer UC Utility cupboard W Fitted Wardrobe WD Washer/Dryer
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 D

Plots, 141, 145, 149, 153, 157 & 161



Room	Metric	Imperial
Kitchen/Living/Dining Area	5.50m x 5.10m	17'11" x 16'8"
Bedroom 1	4.00m x 3.40m	13'11" x 11'1"
Bedroom 2	3.50m x 3.40m	11'5" x 11'1"
Total internal area	72.3sq. m.	778.2sq. ft.
Terrace	4.00m x 1.50m	13'1" x 4'11"

FF Fridge/Freezer UC Utility cupboard W Fitted Wardrobe WD Washer/Dryer
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.



Better places *and better lives*

At L&Q we believe passionately that people's health, security and happiness depend on where they live.

With nearly 60 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 of the money that we make into our homes and services.

We create better places to live by delivering homes, neighbourhoods and housing services that people can afford.

We are L&Q.

A young man and woman are sitting on a wooden floor in a room filled with cardboard boxes, suggesting they are moving. The man is wearing a blue and white striped t-shirt and blue jeans, gesturing with his hands as he speaks. The woman is wearing a blue denim shirt over a white top and blue jeans, holding a white mug and smiling at him. Another white mug sits on the floor near her. The background shows more boxes and a window with wooden frames. The overall atmosphere is warm and hopeful.

Invest for the future
and own your home

L&Q offer an extensive range of Shared Ownership homes across the country. We can help you buy a home in a way that works for you.

Shared Ownership makes it possible to own your home – even if you feel priced out of the property market. It's an affordable home ownership scheme designed as a stepping-stone to outright ownership if you can't afford to buy a home on the open market.

To find out more visit
lqhomes.com/shared-ownership

We're here and ready to help

When you're ready to move in, L&Q will give you a personal introduction to your new L&Q home.

The L&Q new homes warranty
We will demonstrate how to operate your appliances and heating and talk you through any special features, all of which will be detailed in your Home User Guide.

We are confident that you will be delighted with your new L&Q home, but for added peace of mind, all of our homes also come with an L&Q new homes warranty.

This lasts for two years from the date of legal completion. For the 2-year period, we guarantee items supplied as part of your new home, covering repairs needed due to faulty workmanship or materials. The NHBC Buildmark cover is valid for 10 years from the date the building was finished.

Your sales negotiator can provide you with more details on the L&Q warranty and NHBC Buildmark cover. You can also access the full terms and conditions on our website: lqgroup.org.uk



A selection of other L&Q developments



L&Q at Barking Riverside - Barking
lqhomes.com/barkingriverside



The Chain - Walthamstow
lqhomes.com/thechain



L&Q at Blackhorse View - Walthamstow
lqhomes.com/blackhorseview

Disclaimer
All information in this document is correct at the time of publication going to print March 2021. The contents of this brochure should not be considered material information for the purposes of purchasing a home. No image or photograph (whether computer generated or otherwise) is taken as a statement or representation of fact, and no image or photograph (whether computer generated or otherwise) forms part of any offer, contract, warranty or representation. Registered office: L&Q, 29-35 West Ham Lane, Stratford, London E15 4PH. Homes & Communities Agency L4517. Registered Society 30441R Exempt charity. Details correct at the time of going to print August 2020. Your home is at risk if you fail to keep up repayments on a mortgage, rent or other loan secured on it. Please make sure you can afford the repayments before you take out a mortgage.
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