

L&Q at

BLACKHORSE VIEW

FLOOR PLANS AND
SPECIFICATION
ROSEBAY HOUSE

L&Q



Hi-spec homes And vibrant city living

If you have set your heart on a new home in one of London's most thriving creative and cultural hubs, then Blackhorse View could be for you.

Conveniently situated opposite Blackhorse Road tube station, L&Q is offering just 36 one-bedroom and 72 two-bedroom apartments on a shared ownership basis.

With inspiring views over Walthamstow Wetland and the Lee Valley, these contemporary homes are spacious, attractive and designed for modern living. With excellent transport connections plus a wealth of new facilities on the way, Blackhorse View gives you a valuable chance to finally get on the property ladder – in one of the capital's most thriving and welcoming communities.

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 glass splashback behind the hob
Under pelmet 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 sanitary-ware including semi-recessed basin with chrome basin tap
Floor mounted WC with concealed cistern
Chrome dual flush plate for water efficiency
Full height and width mirror
Steel bath with standard white bath panel
Chrome towel radiator
Bathrooms will include a glass shower screen, chrome thermostatic bath/shower mixer, with overhead shower and hair wash attachment and riser rail
Homes with an en suite will include a thermostatic shower mixer with hair wash attachment and riser rail

En suites

Modern white sanitary ware including semi-recessed basin with chrome basin tap
Floor mounted WC with concealed cistern
Chrome dual flush plate
Fitted full height and width mirror
Chrome towel radiator
White shower tray with pivot door shower screen
Thermostatic mixer valve with shower head and hair wash attachment

Bedroom

Fitted carpet
Fitted wardrobe with sliding mirror doors to master bedroom (Bedroom 1 only)

Wall & floor finishes

White emulsion painted walls and ceilings
White satin architraves and skirting boards
Amtico laminate wood flooring to hallways and kitchen/bathroom/living/dining areas
Ceramic wall tiles to bathrooms and en-suites

Heating, electrical & lighting

Radiators sourced by on-site HIU via district heating system (subject to supply agreement)
Low energy white LED down-lights to kitchen/dining/living area and bathrooms
Pendant lights to bedrooms
White switches and sockets. Double sockets to include USB charging where applicable
Chrome shaver point in bathrooms
Provision for Sky Q and Virgin Media (subscription will be required)
Mains operated ceiling mounted smoke/heat detector

General

White Ash Pore Wood Grain Laminate internal doors
Satin chrome door furniture
Private 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

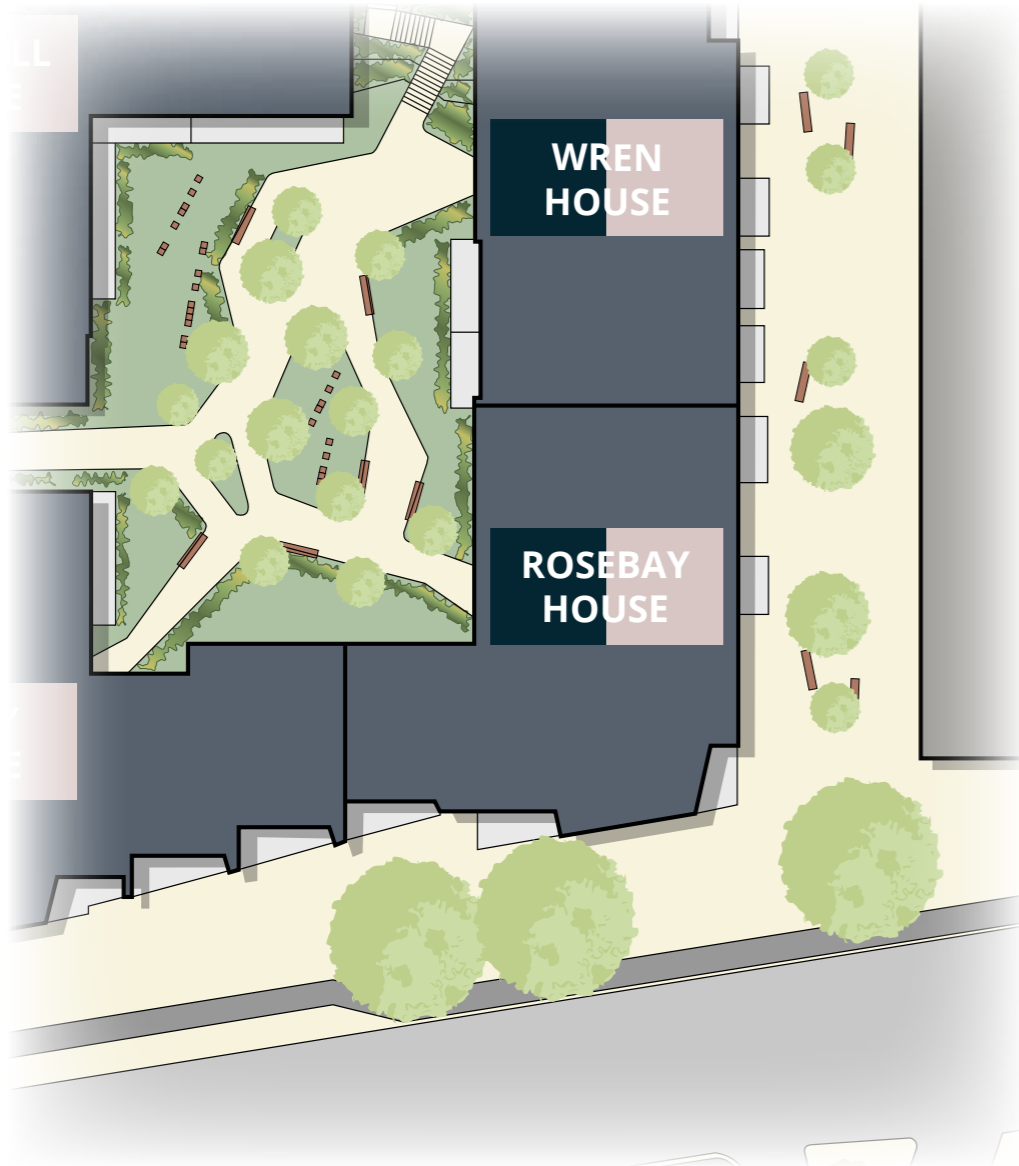


Key

- Shared Ownership homes available now
- Future Shared Ownership releases
- Private Sale
- Social Rent
- Podium

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.

Rosebay House



Key

- 1 bedroom homes
- 2 bedroom homes
- Podium

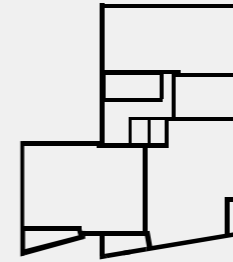
The development layout does not show details of gradients of land, boundary treatments, local authority street lighting or landscaping. It is our intention to build in accordance with this layout. However, there may be occasions when the house designs, boundaries, landscaping and positions of roads and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

Plot locator

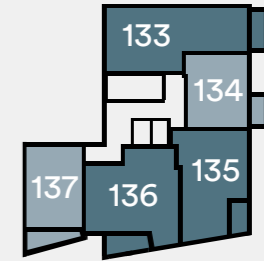


Ground Floor

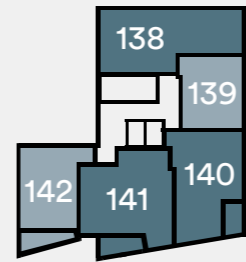
B/S Bin Store
C/S Cycle Store



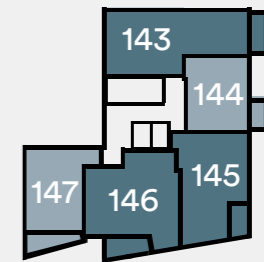
First Floor



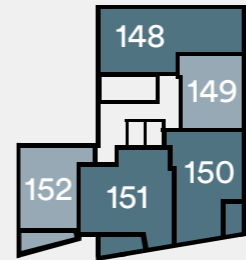
Second Floor



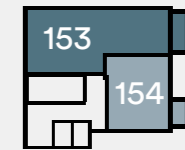
Third Floor



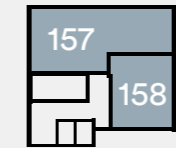
Fourth Floor



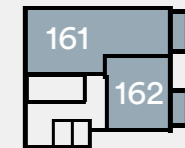
Fifth Floor



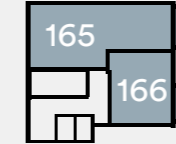
Sixth Floor



Seventh Floor



Eighth Floor

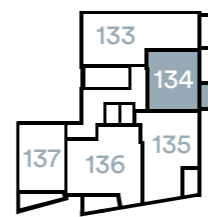
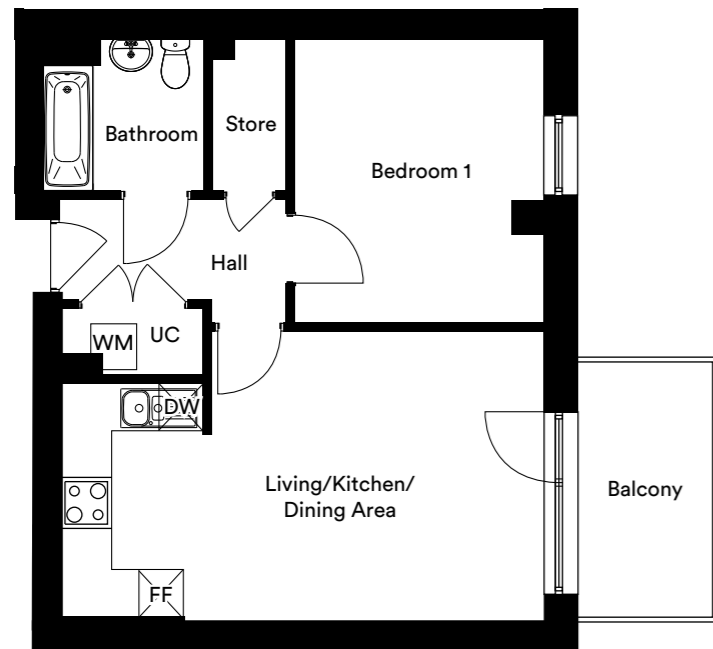


The floorplans provided are intended to only give a general indication of the proposed floor layout, are not drawn to scale and are not intended to form part of any offer, contract, warranty or representation. Measurements are given to the widest point, are approximate and are given as a guide only.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

Plot 134



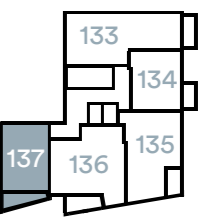
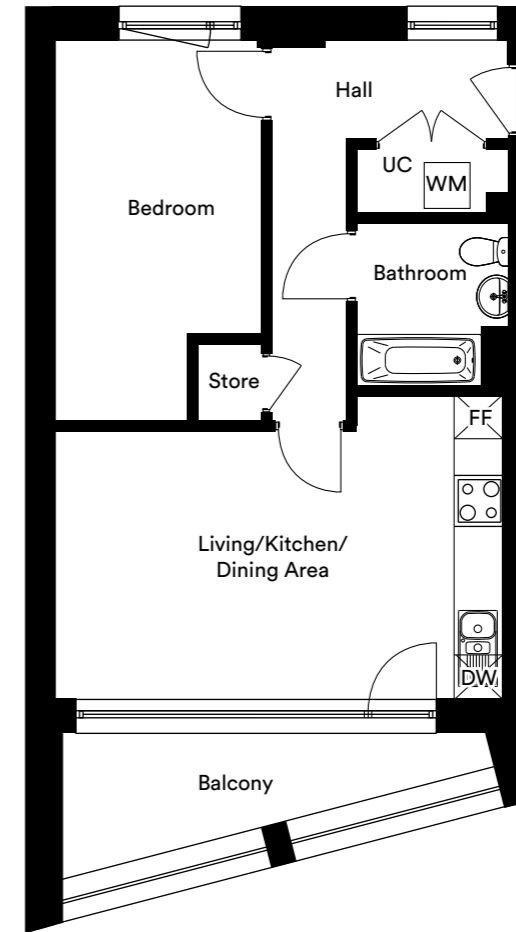
First Floor
Plot 134

Room	Metric	Imperial
Living/Kitchen/Dining Area	6.38m x 3.87m	20'11" x 12'9"
Bedroom 1	3.80m x 3.35m	12'5" x 10'11"
Balcony	3.37x 1.83m	11'1" x 5'1"
Total overall	50.6 sqm	545sq ft

FF Fridge/Freezer UC Utility cupboard DW Dishwasher W Fitted Wardrobe WM Washer/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 B

Plot 137



First Floor
Plot 137

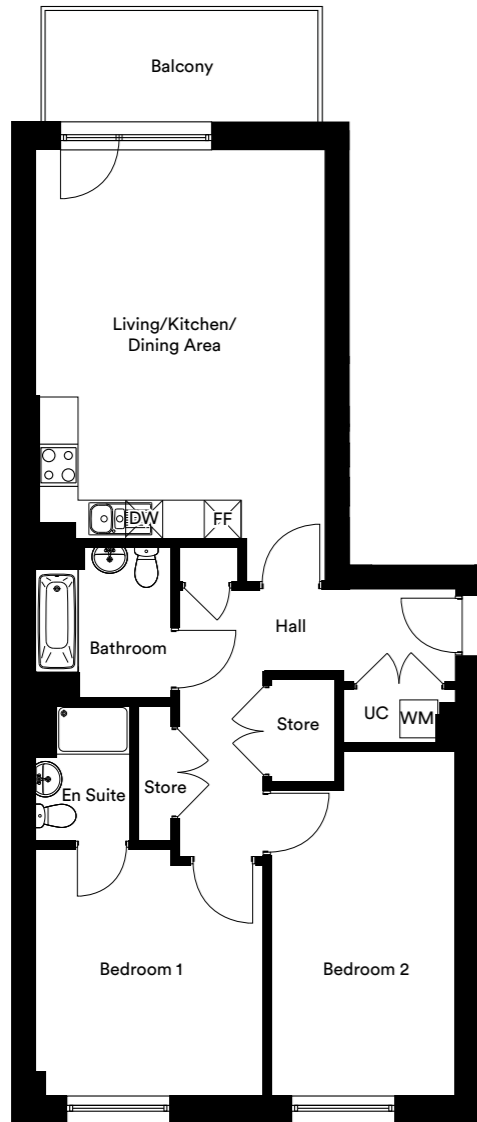
Room	Metric	Imperial
Living/Kitchen/Dining Area	5.99m x 3.61m	19'7" x 11'9"
Bedroom 1	5.07m x 2.77m	16'7" x 9'0"
Balcony	5.63m x 1.53m	18'5" x 5'0"
Total overall	53.5 sqm	576sq ft

FF Fridge/Freezer UC Utility cupboard DW Dishwasher W Fitted Wardrobe WM Washer/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.

Two bedroom homes

Type C

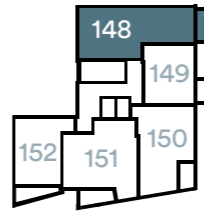
Plots 133, 138, 143 & 148



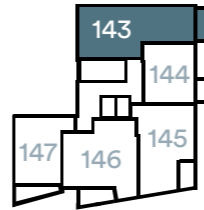
Room	Metric	Imperial
Living/Kitchen/Dining Area	6.26m x 4.68m	20'5" x 15'4"
Bedroom 1	4.01m x 3.66m	13'1" x 11'11"
Bedroom 2	5.56m x 3.00m	18'2" x 9'9"
Balcony	3.90m x 1.83	12'9" x 5'11"
Total overall	88.0 sqm	947sq ft

FF Fridge/Freezer UC Utility cupboard DW Dishwasher W Fitted Wardrobe WM Washer/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.

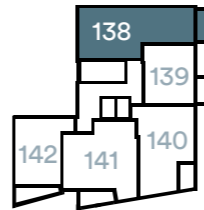
* Floor plan has been rotated, north arrow is for block plan only.



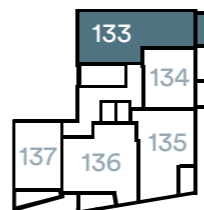
Fourth Floor
Plot 148



Third Floor
Plot 143



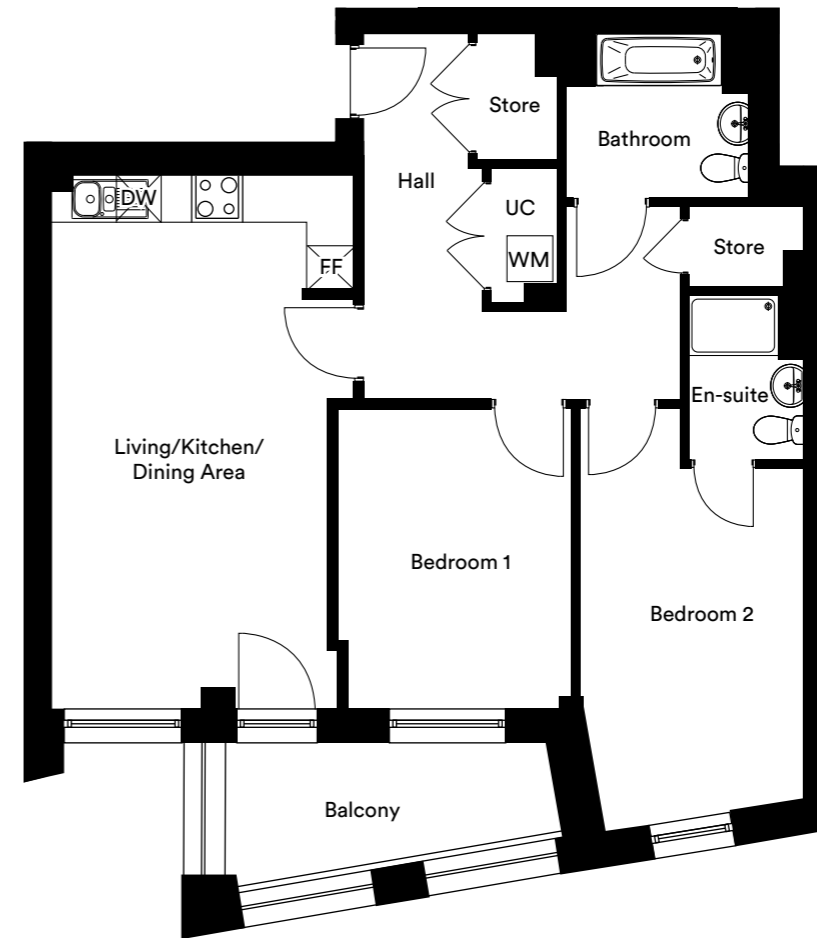
Second Floor
Plot 138



First Floor
Plot 133

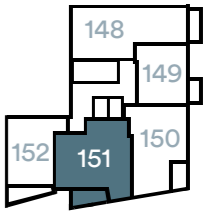
Type D

Plots 141, 146 & 151

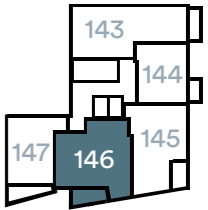


Room	Metric	Imperial
Living/Kitchen/Dining Area	7.15m x 3.68m	23'5" x 12'0"
Bedroom 1	5.57m x 3.00m	18'3" x 9'9"
Bedroom 2	4.01m x 3.15m	13'1" x 10'3"
Balcony	4.65m x 1.71m	15'2" x 5'7"
Total overall	85.9 sqm	925sq ft

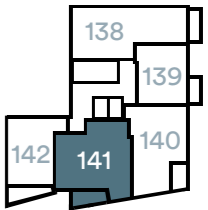
FF Fridge/Freezer UC Utility cupboard DW Dishwasher W Fitted Wardrobe WM Washer/Machine
Please be aware the storage cupboard may include heating and electrical controls, which may reduce the storage available. Please ask sales associate for more information.



Fourth Floor
Plot 151



Third Floor
Plot 146

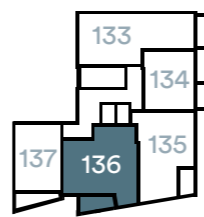
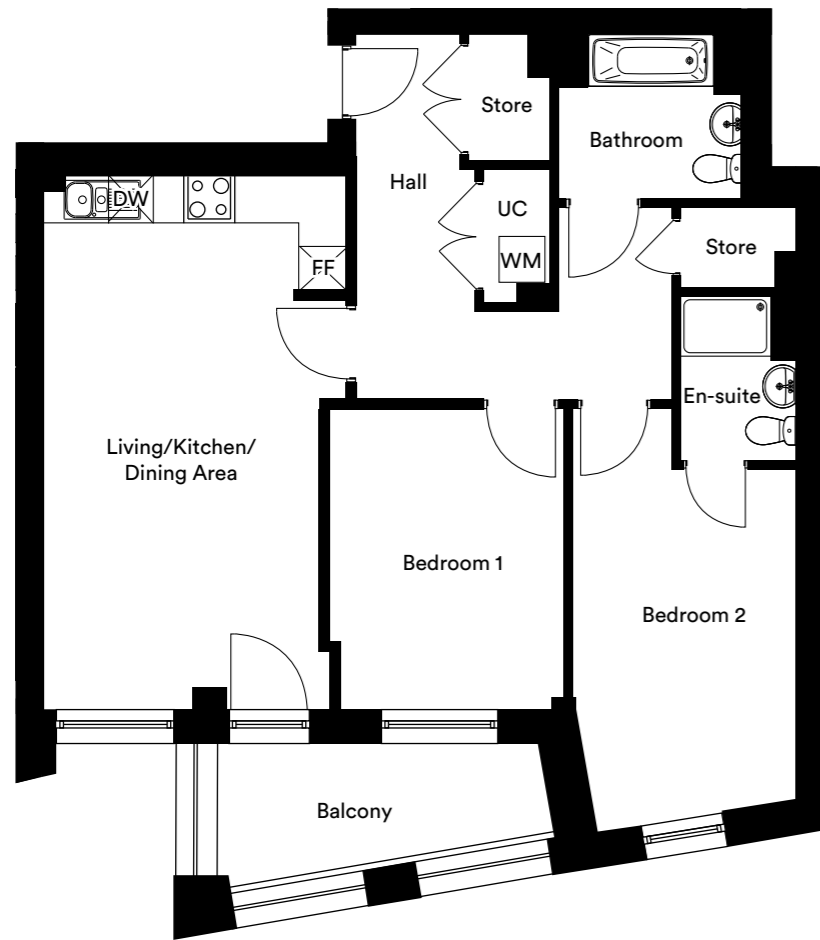


Second Floor
Plot 141

Two bedroom homes

Type D1

Plot 136



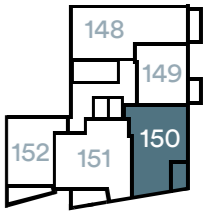
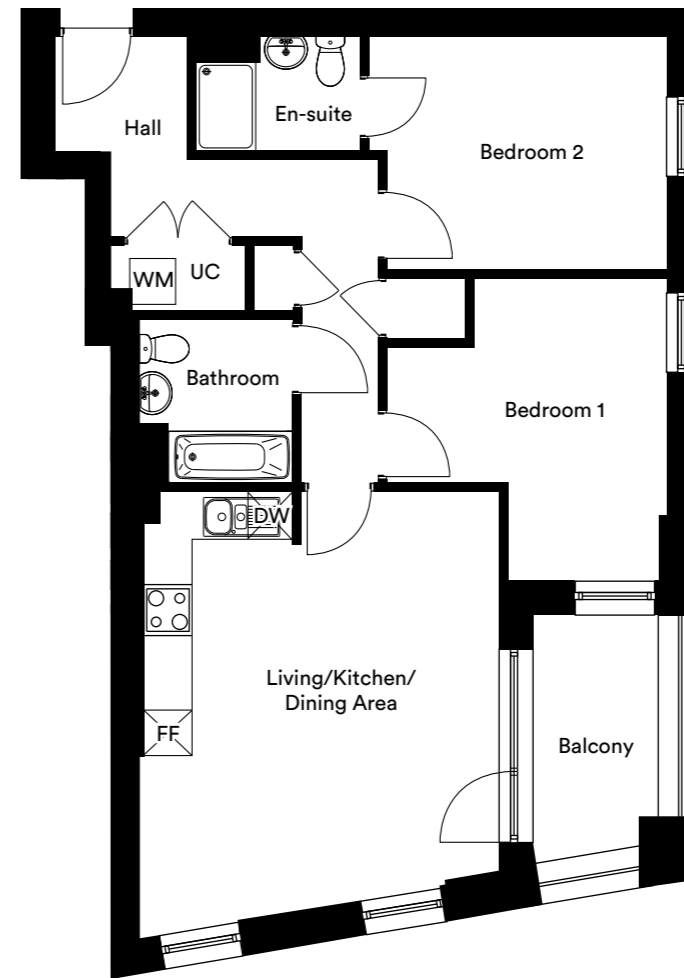
First Floor
Plot 136

Room	Metric	Imperial
Living/Kitchen/Dining Area	7.15m x 3.68m	23'5" x 12'0"
Bedroom 1	5.57m x 3.00m	18'3" x 9'9"
Bedroom 2	4.01m x 3.15m	13'1" x 10'3"
Balcony	4.28m x 1.63m	14'0" x 5'4"
Total overall	85.9 sqm	925sq ft

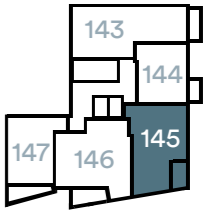
FF Fridge/Freezer UC Utility cupboard DW Dishwasher W Fitted Wardrobe WM Washer/Machine
Please be aware the storage cupboard may include heating and electrical controls, which may reduce the storage available. Please ask sales associate for more information.

Type E

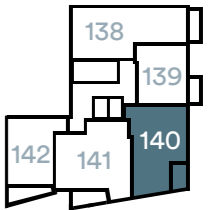
Plots 140, 145 & 150



Fourth Floor
Plot 150



Third Floor
Plot 145



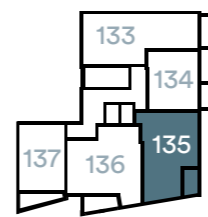
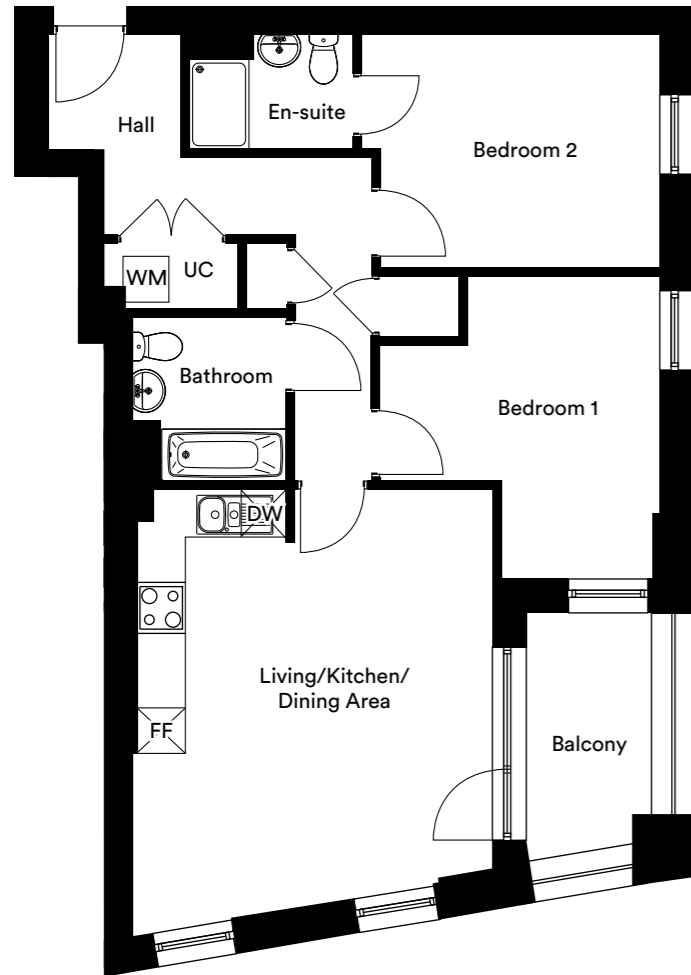
Second Floor
Plot 140

Room	Metric	Imperial
Living/Kitchen/Dining Area	5.47m x 4.74m	17'11" x 15'6"
Bedroom 1	3.98m x 3.12m	13'0" x 10'2"
Bedroom 2	4.17m x 3.75m	13'8" x 12'3"
Balcony	3.40m x 1.94m	11'1" x 6'4"
Total overall	75.0 sqm	807sq ft

FF Fridge/Freezer UC Utility cupboard DW Dishwasher W Fitted Wardrobe WM Washer/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 E1

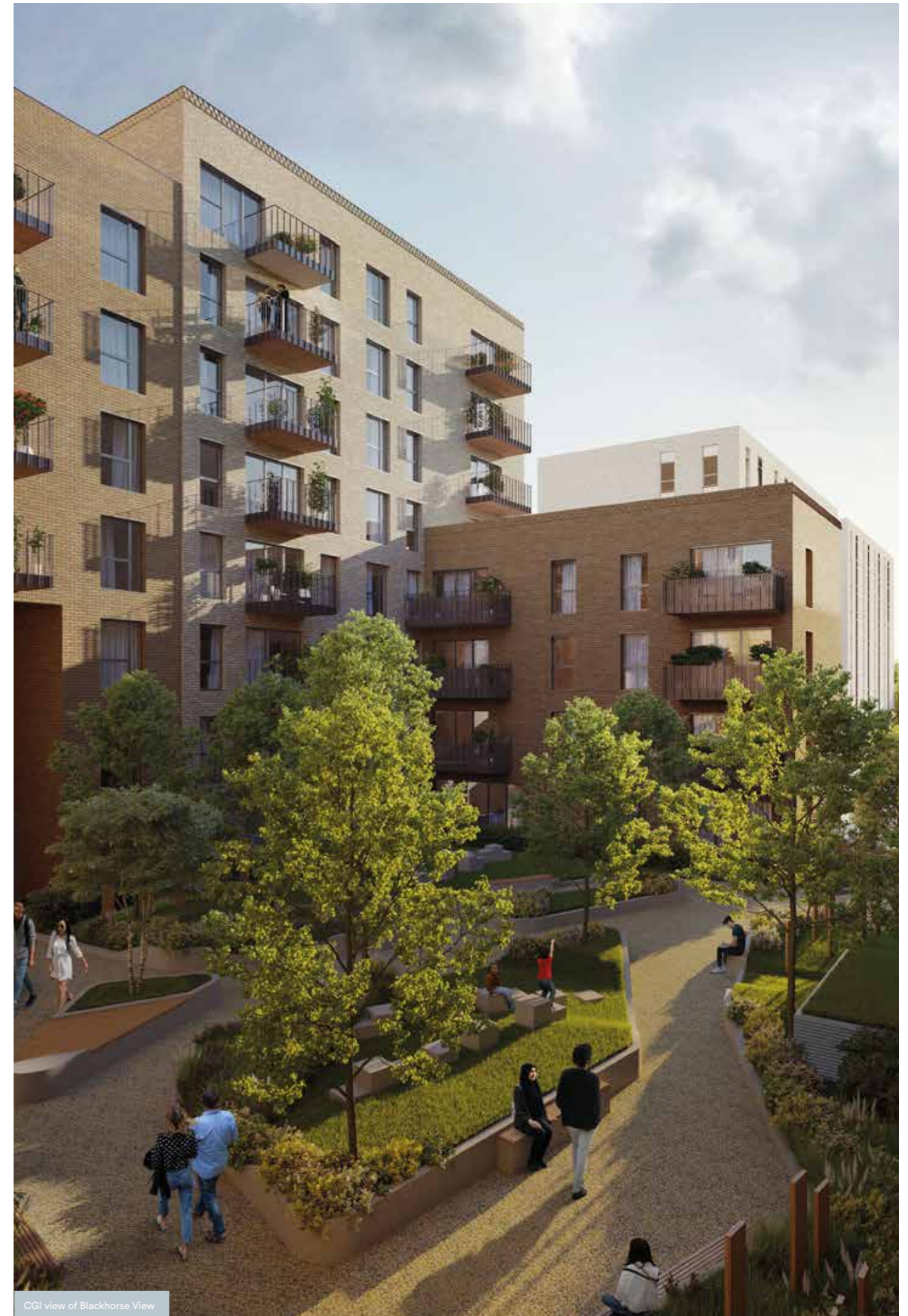
Plot 135



First Floor
Plot 135

Room	Metric	Imperial
Living/Kitchen/Dining Area	5.47m x 4.74m	17'11" x 15'6"
Bedroom 1	3.98m x 3.12m	13'0" x 10'2"
Bedroom 2	4.17m x 3.75m	13'8" x 12'3"
Balcony	3.14m x 1.68m	10'3" x 5'6"
Total overall	75.0 sqm	807sq ft

FF Fridge/Freezer UC Utility cupboard DW Dishwasher W Fitted Wardrobe WM Washer/Machine
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CGI view of Blackhorse View



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.



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 Beam Park - Rainham
lqhomes.com/beampark



The Chain - Walthamstow
lqhomes.com/thechain





L&Q at The Silk District - Whitechapel
lqhomes.com/thesilkdistrict


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. 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.

L&Q at Blackhorse View

 [lqhomes.com/Blackhorse view](https://lqhomes.com/Blackhorseview)

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 blackhorseview@lqgroup.org.uk

L&Q