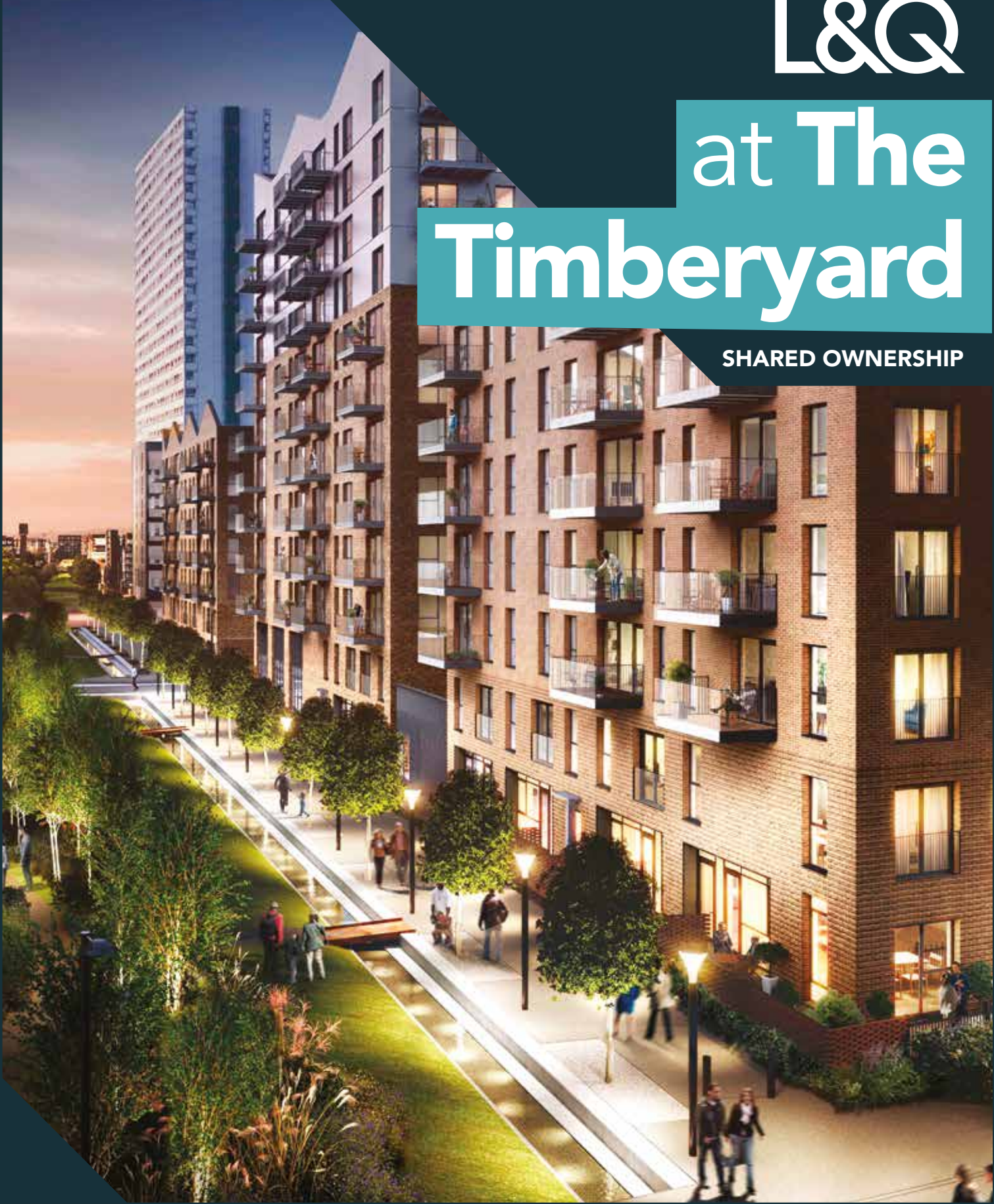


L&Q

at The Timberyard

SHARED OWNERSHIP



Lacewood Apartments: A collection of 1, 2, 3 & 4 bedroom homes available through L&Q's Shared Ownership scheme



lqpricedin.co.uk/timberyard

Breathtaking London

Lacewood
Apartments

Computer-generated image of L&Q at ~The Timberyard

Introducing L&Q at The Timberyard

L&Q at The Timberyard, features a new collection of 1, 2, 3 & 4 bedroom Shared Ownership homes located in a desirable Zone 2 location in Deptford.

L&Q at The Timberyard



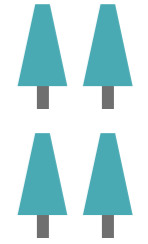
Computer generated images of L&Q at The Timberyard

LACEWOOD APARTMENTS

23 

1, 2, 3 & 4 bedroom homes

PARKS



4

Parks within walking distance

LONDON CYCLE NETWORK




Safe cycle route


EAT & DRINK



Restaurants and pubs nearby

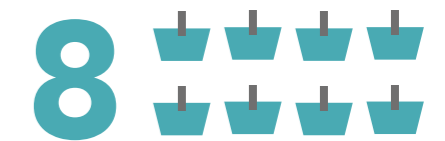
WELL CONNECTED

 Surrey Quays Overground station
12 mins walk*

 Canada Water Tube station
20 mins walk*

Deptford station
22 mins walk*

SUPERMARKETS



Supermarket retailers within 1 mile

Parkland Living

L&Q at The Timberyard is an exciting new residential community featuring a linear park - The Waterline, a water feature that captures the movement of the former Grand Surrey Canal running through the heart of the development, further enhancing your living experience. The development is closely connected to nature and there are a number of initiatives being introduced that will increase ecology and bring wildlife back into the area, including the planting of over 300 new trees, alongside

green and brown roofs. It is part of a larger development across 11 acres, made up of six thriving neighbourhoods, innovatively designed to complement the surrounding area, creating a cosmopolitan community steeped in history. There are communal courtyards and a number of shops and restaurants right on your doorstep. The development is also situated next to Deptford Park offering 17 acres of green open space and less than five minutes' walk from the River Thames. This will be an outstanding place to call home.





BUS ROUTES

- Route 47** Newquay Road to Shoreditch
- Route 188** North Greenwich to Russell Square
- Route 225** Hither Green to Canada Water
- Route 225** Canada Water Bus Station to Catford Garage

Well connected location

L&Q at The Timberyard is centrally positioned within Zone 2 and offers excellent transport links allowing you quick and easy access to destinations such as Canary Wharf, London Bridge or Waterloo.

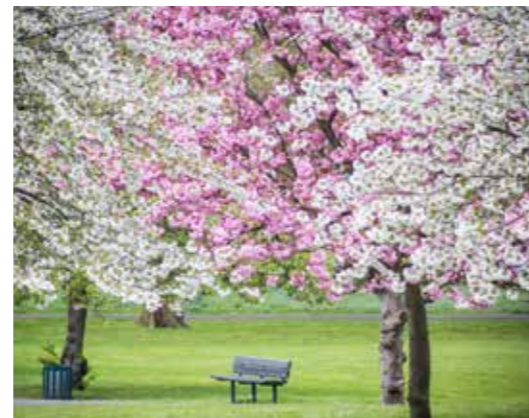
L&Q at The Timberyard is a 12-minute walk from Surrey Quays, 13 minutes from Deptford Rail and a 20 minutes walk from Canada Water. In addition, The River Thames is just a short walk away providing access to the Thames Clipper at Surrey Quays Pier for a more relaxing way to travel.

The area is served well by several bus routes with a journey time of just 4 minutes to Surrey Quays overground station and only 10 minutes to Canada Water tube station.

Alternatively, you can hop on your bike and follow one of the many cycle routes to Greenwich, one of just four Royal Boroughs filled with historic sights to explore. If you'd rather stay local, Deptford High Street and the weekend market offers all the amenities and convenience you could want for and is just a short stroll away.

KEY

- Piccadilly
- District
- Bakerloo
- Jubilee
- Central
- Northern
- Metropolitan
- Circle
- Victoria
- Waterloo & City
- Hammersmith & City
- DLR
- London Overground
- Thameslink
- South Eastern
- DLR



Explore Deptford

Deptford has a great variety of shops, popular, green open spaces, restaurants and leisure facilities to keep you occupied.

From independent deli's to bric-a-brac shops, traditional London cafés to sophisticated bars, Deptford is full of places to discover. The quirky market stalls and buzzing high street, cutting-edge cultural attractions such as the Laban Building – a contemporary dance theatre designed by the architects behind Tate Modern, position Deptford as one of the most culturally exciting pockets of London. What's more, there is a range of excellent primary and secondary schools nearby, including four rated as Ofsted Outstanding – not to mention two world-class universities, Greenwich and Goldsmiths.

SPORTS

Boast a 1km water sport dock, you can enjoy a huge number of watersports. Facilities include a state-of-the-art gym and group exercise studios that offer a huge range of classes.

SURREY DOCKS FITNESS & WATER SPORTS CENTRE
0.7 miles on foot*

RIVERSIDE

Located a mere 4 minutes from L&Q at The Timberyard is the River Thames where you can stroll and enjoy the sunset looking towards the towers of Canary Wharf.

THE THAMES RIVERSIDE
0.4 miles by foot*

CULTURE

The Albany Theatre is a fantastic community venue offering a range of music, theatre and spoken word as well as a café/bar, open seven days a week.

THE ALBANY THEATRE
1.1 miles by foot*

EAT & DRINK

A traditional pie and mash shop has been in the Manze family for over 100 years, still making the pies by hand and serving classic East End food such as jellied eels.

MANZE'S
0.8 miles by foot*

PARKS

One of the Royal Parks of London, and the first to be enclosed, it covers 74 hectares, and is part of the Greenwich World Heritage Site.

GREENWICH PARK
1.0 miles on foot*

SHOPPING

A host of retailers, eateries and gym beneath the railway arches of Deptford station, plus pop-up events, such as exhibitions and sample sales.

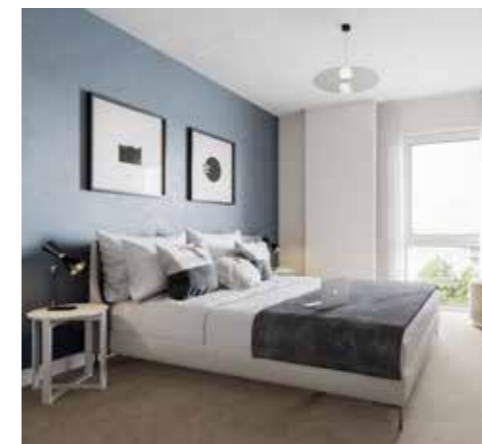
DEPTFORD MARKET YARD
1.0 miles on foot*



Interior computer generated images of L&Q at The Timberyard

Stylish interiors

At The Timberyard all apartments come with a balcony or terrace and have a high quality specification throughout. The new communal park with water feature creates the perfect place to relax and unwind.



SPECIFICATION

Kitchen

- Modern kitchen cabinets with a complementary laminate worktop and matching upstand
- Under cupboard lighting
- Stainless steel 1½ bowl sink
- Chrome mixer tap
- Full suite of kitchen appliances including oven, ceramic hob, integrated fridge freezer, extractor hood and dishwasher

Bathroom/En suite

- Ceramic tiled walls and floors in a contemporary colour palette
- Chrome ladder towel radiator
- Contemporary white sanitary-ware with anti-slip bath, semi recessed sink and WC
- Chrome basin mixer tap
- Bathrooms – bath screen fitted over bath
- En suites - shower enclosure with white shower tray
- Thermostatic shower mixers to bathrooms and en suites

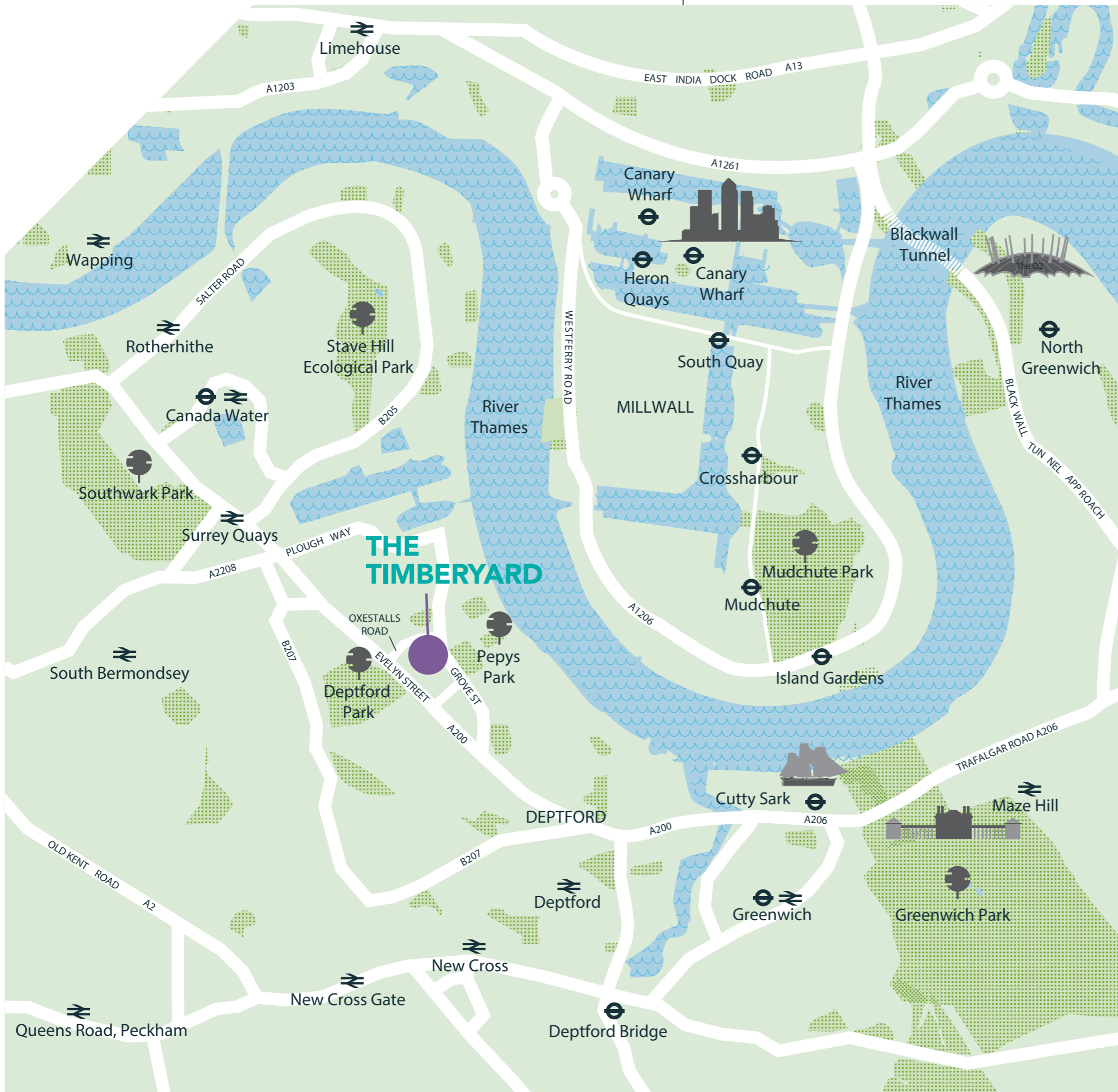
Bedroom

- Carpet flooring to bedrooms
- Built in sliding door wardrobe to master bedroom only

General

- Wood effect vinyl flooring to kitchen/dining/living areas and hallways
- LED downlights to kitchen/dining/living areas
- Pendant lighting to bedrooms and hallways
- Free standing washing machine in either kitchen or store cupboard
- Underfloor heating
- White emulsion to walls and ceilings
- White satin woodwork
- Flush painted internal doors with stainless steel ironmongery
- Hardwood front entrance door
- Provision for Sky Q (subscription will be required)
- Video door entry system
- Private balcony or terrace to every home
- NHBC 12 year warranty
- Secure cycle storage

The specification of the properties are correct at the date of print but may change as necessary as building works progresses. The images are indicative of quality and style of the specification and may not necessarily represent in entirety 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 contract or warranty.



Local area map



Map not to scale



Get on the property ladder with Shared Ownership



L&Q has been providing high-quality Shared Ownership homes since 1989 to help people get a foot on the housing ladder.

We have won numerous awards for the quality of these homes and also the service provided by our in-house team of Shared Ownership experts. We have been voted Housing Association of the Year and in response to the housing and affordability crisis, we will build 100,000 new homes over ten years. As a not-for-profit organisation, we reinvest all the money we make into new and existing homes, creating successful communities and providing excellent services. We are a long-term partner in the neighbourhoods we serve. The homes we provide are well designed, well built, well maintained and well managed.

To find out more visit lqpricedin.co.uk

THE L&Q NEW HOMES WARRANTY

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

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 2 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 Choice cover is valid for 12 years from the date the building was finished. Your sales associate can provide you with more details on the L&Q guarantee and NHBC cover.

You can also access the full terms and conditions on our website: lqgroup.org.uk



DISCLAIMER

All information in this document is correct at the time publication/going to print 05/19. Computer generated images are for illustrative purposes only and dimensions are not intended to form part of any contract or warranty. Furniture and landscaping are shown for illustrative purposes only. Individual features such as windows bricks and other materials' colours may vary as may heating and electrical layouts.

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.

The specifications of the properties are correct at the date of print but may change as necessary as building work progresses. The images are indicative of the quality and style of the specification and may not necessarily represent in entirety 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 contract or warranty.

For further clarification please ask our Sales associate.

A selection of other L&Q developments



Greenwich Square London SE10
lqpricedin.co.uk/greenwichsquare

Launching late 2019; L&Q at Greenwich Square boasts a collection of 1, 2 & 3 bedroom apartments in the heart of Greenwich following on from our popular previous phases. Greenwich Square has everything you could need on your doorstep making life that little bit more convenient. With every block distinct and individual, creating an intelligent balance between shared community and private space.



Elephant Park London SE17
lqpricedin.co.uk/elephantpark

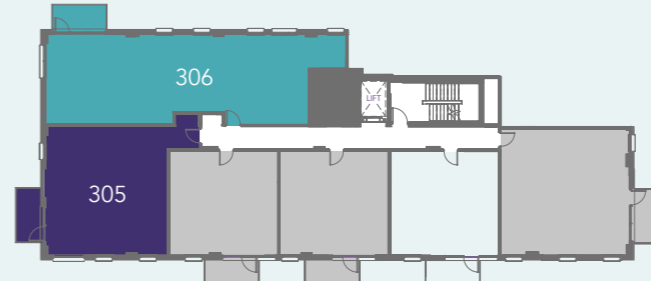
Elephant Park is a new residential development designed around a leafy landscape that boasts central London's largest new park in 70 years. The Zone 1 location makes it one of the best-connected places in the capital. The Elephant will become London's most exciting new neighbourhood in a £1.5bn transformation.

SITE PLAN

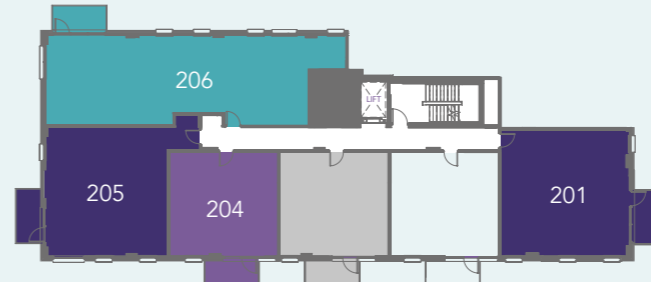


KEY

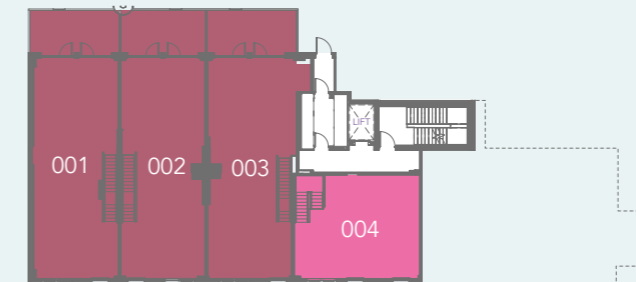
- One bedroom apartments
- Two bedroom apartments
- Three bedroom apartments
- Four bedroom apartments
- Three bedroom duplex apartments
- Four bedroom duplex apartments
- Private developers homes



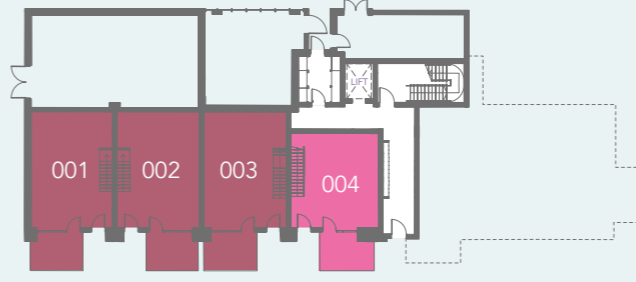
LACEWOOD APARTMENTS - 3rd Floor



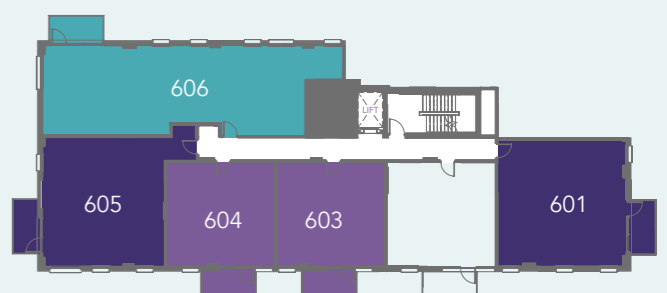
LACEWOOD APARTMENTS - 2nd Floor



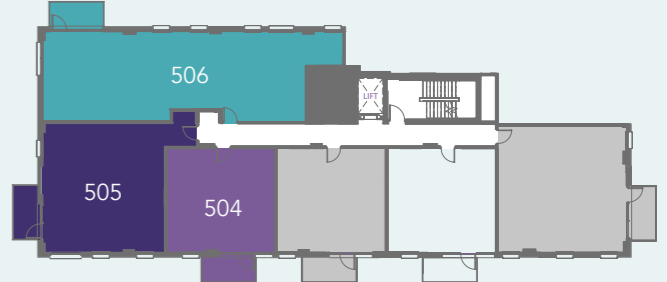
LACEWOOD APARTMENTS - 1st Floor



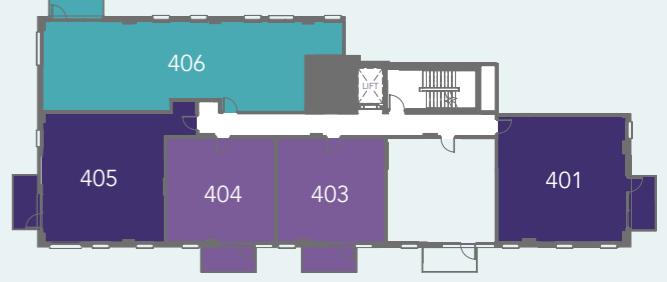
LACEWOOD APARTMENTS - Ground Floor



LACEWOOD APARTMENTS - 6th Floor



LACEWOOD APARTMENTS - 5th Floor



LACEWOOD APARTMENTS - 4th Floor

PLOT LOCATOR

ONE BEDROOM

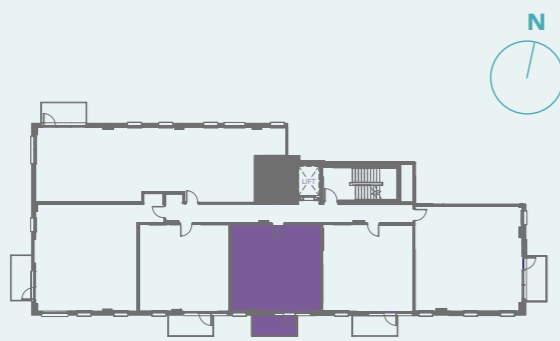
PLOTS 403 & 603



	Metric	Imperial
Living/Dining/Kitchen	7.1m x 3.9m	23'4" x 12'10"
Bedroom	3.8m x 3.4m	12'6" x 11'2"
Total internal area	52.0m ²	560 ft ²
Balcony	3.7m x 1.9m	12'2" x 6'3"

APARTMENT 403 - 4th floor
APARTMENT 603 - 6th floor

W - Wardrobe
ST - Store
HEC - Heating & Electrical Controls
W/M - Washing Machine



FOURTH, & SIXTH FLOORS

ONE BEDROOM

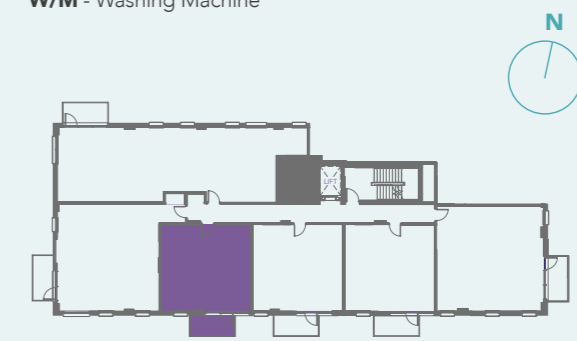
PLOTS 204, 404, 504 & 604



	Metric	Imperial
Living/Dining/Kitchen	7.1m x 3.9m	23'4" x 12'10"
Bedroom	3.8m x 3.4m	12'6" x 11'2"
Total internal area	52.0m ²	560 ft ²
Balcony	3.7m x 1.9m	12'2" x 6'3"

APARTMENT 204 - 2nd Floor
APARTMENT 404 - 4th Floor
APARTMENT 504 - 5th Floor
APARTMENT 604 - 6th Floor

W - Wardrobe
ST - Store
HEC - Heating & Electrical Controls
W/M - Washing Machine



SECOND, FOURTH, FIFTH & SIXTH FLOORS

The floor plans provided are intended to only give a general indication of the proposed floor lay out and are not drawn to scale. Measurements are given to the widest point, are approximate and are given as a guide only. The dimensions provided are for internal areas only. All measures and areas may vary within a tolerance of 5%. Do not use these measurements for carpet sizes, appliance spaces or items of furniture. Kitchen, bathroom and utility layouts may differ to build. For further clarification regarding the treatment of individual plots, please ask our Sales Advisors. Unless specifically incorporated in writing into the sales contract the specification is not intended to form part of any contract or warranty.

TWO BEDROOM

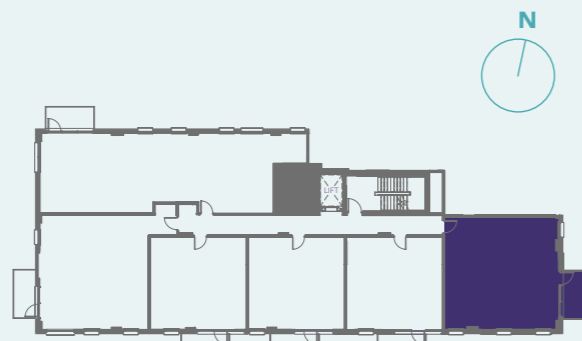
PLOTS 201, 401 & 601



	Metric	Imperial
Living/Dining/Kitchen	5.6m x 4.9m	18'4" x 16'1"
Bedroom 1	3.7m x 3.2m	12'2" x 10'6"
Bedroom 2	4.0m x 3.1m	13'1" x 10'2"
Total	74.2 m²	799 ft²
Balcony	3.7m x 1.9m	12'2" x 6'00"

APARTMENT 201 - 2nd Floor
APARTMENT 401 - 4th Floor
APARTMENT 601 - 6th Floor

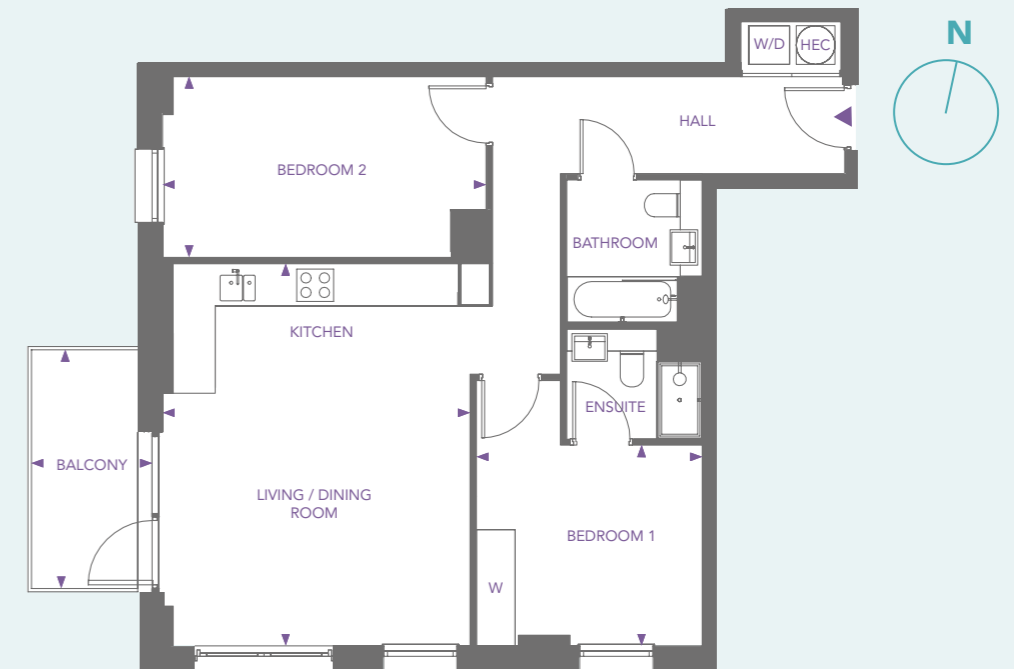
W - Wardrobe
HEC - Heating & Electrical Controls
W/M - Washing Machine



SECOND, FOURTH & SIXTH FLOORS

TWO BEDROOM

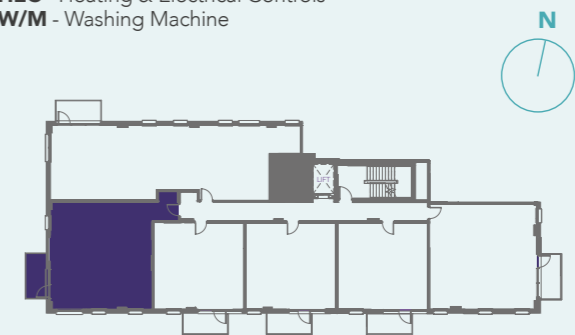
PLOTS 205, 305, 405, 505 & 605



	Metric	Imperial
Living/Dining/Kitchen	5.9m x 4.8m	19'4" x 15'9"
Bedroom 1	3.5m x 3.1m	11'6" x 10'2"
Bedroom 2	5.0m x 2.8m	16'5" x 9'2"
Total internal area	76.7 m²	826 ft²
Balcony	3.7m x 1.9m	12'2" x 6'3"

APARTMENT 205 - 2nd Floor
APARTMENT 305 - 3rd Floor
APARTMENT 405 - 4th Floor
APARTMENT 505 - 5th Floor
APARTMENT 605 - 6th Floor

W - Wardrobe
HEC - Heating & Electrical Controls
W/M - Washing Machine



SECOND, THIRD, FOURTH, FIFTH & SIXTH FLOORS

The floor plans provided are intended to only give a general indication of the proposed floor lay out and are not drawn to scale. Measurements are given to the widest point, are approximate and are given as a guide only. The dimensions provided are for internal areas only. All measures and areas may vary within a tolerance of 5%. Do not use these measurements for carpet sizes, appliance spaces or items of furniture. Kitchen, bathroom and utility layouts may differ to build. For further clarification regarding the treatment of individual plots, please ask our Sales Advisors. Unless specifically incorporated in writing into the sales contract the specification is not intended to form part of any contract or warranty.

THREE BEDROOM

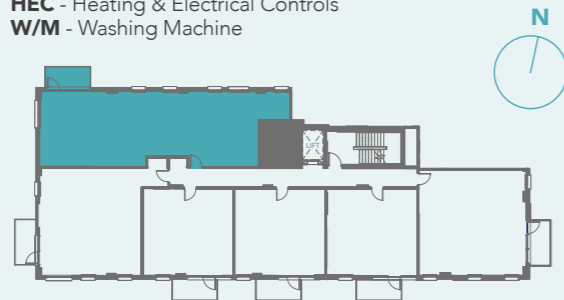
PLOTS 206, 306, 406, 506, 606



	Metric	Imperial
Living/Dining Room	6.4m x 6.2m	21'0" x 20'4"
Bedroom 1	6.2m x 5.4m	20'4" x 17'9"
Bedroom 2	4.2m x 3.2m	13'9" x 10'6"
Bedroom 3	4.2m x 3.2m	13'9" x 10'6"
Total internal area	113 m ²	1,216 ft ²
Balcony	3.7m x 1.9m	12'2" x 6'3"

- APARTMENT 206 - 2nd Floor**
- APARTMENT 306 - 3rd Floor**
- APARTMENT 406 - 4th Floor**
- APARTMENT 506 - 5th Floor**
- APARTMENT 606 - 6th Floor**

- W** - Wardrobe
- ST** - Store
- HEC** - Heating & Electrical Controls
- W/M** - Washing Machine



SECOND, THIRD, FOURTH, FIFTH & SIXTH FLOORS



Interior computer generated image of L&Q at The Timberyard

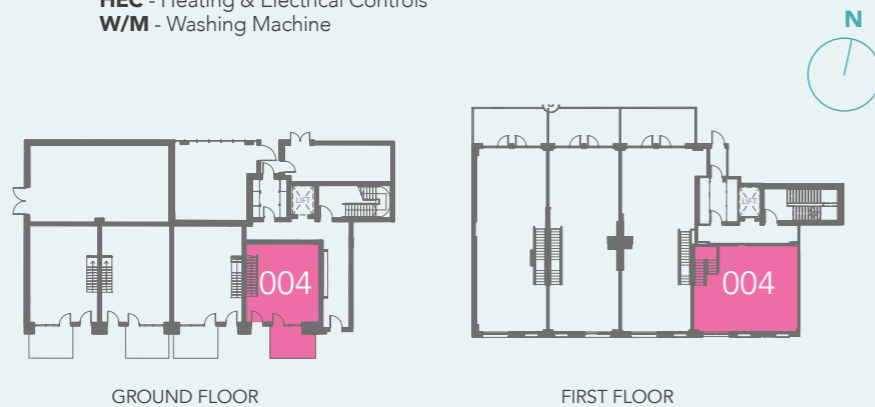
THREE BEDROOM DUPLEX
PLOT 004



	Metric	Imperial
Living/Dining Room	5.1m x 4.9m	16'9" x 16'1"
Bedroom 1	7.1m x 2.8m	23'4" x 9'2"
Bedroom 2	3.8m x 3.4m	12'6" x 11'2"
Bedroom 3	3.8m x 2.3m	12'6" x 7'7"
Total internal area	98.1 m ²	1,056 ft ²
Terrace	3.6m x 2.4m	11'10" x 7'10"

DUPLEX 004 - Ground & 1st Floors

W - Wardrobe
ST - Store
HEC - Heating & Electrical Controls
W/M - Washing Machine



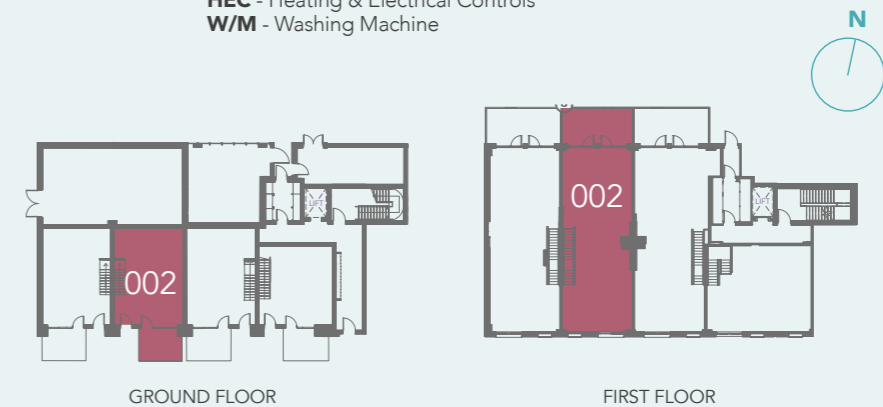
FOUR BEDROOM DUPLEX
PLOT 002

	Metric	Imperial
Living/Dining/Kitchen	6.5m x 5.7m	21'4" x 18'8"
Bedroom 1	6.0m x 2.9m	19'8" x 9'6"
Bedroom 2	5.0m x 2.9m	16'5" x 9'6"
Bedroom 3	4.9m x 2.8m	16'1" x 9'2"
Bedroom 4	3.8m x 2.8m	12'6" x 9'2"
Total internal area	126.5 m ²	1,362 ft ²
Terrace 1	3.5m x 2.4m	11'6" x 7'10"
Terrace 2	5.9m x 3.1m	19'4" x 10'2"



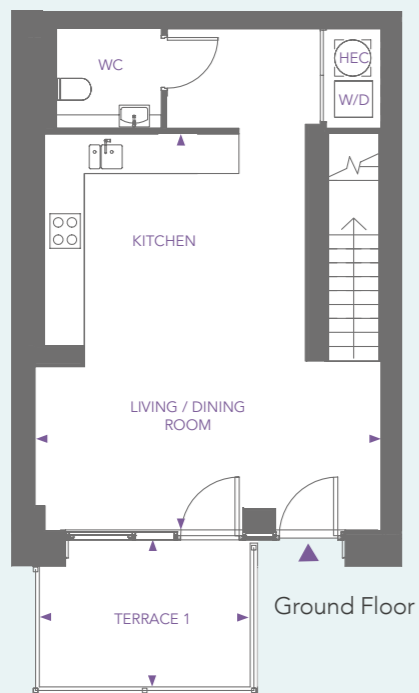
DUPLEX 002 - Ground & 1st Floors

W - Wardrobe
ST - Store
HEC - Heating & Electrical Controls
W/M - Washing Machine



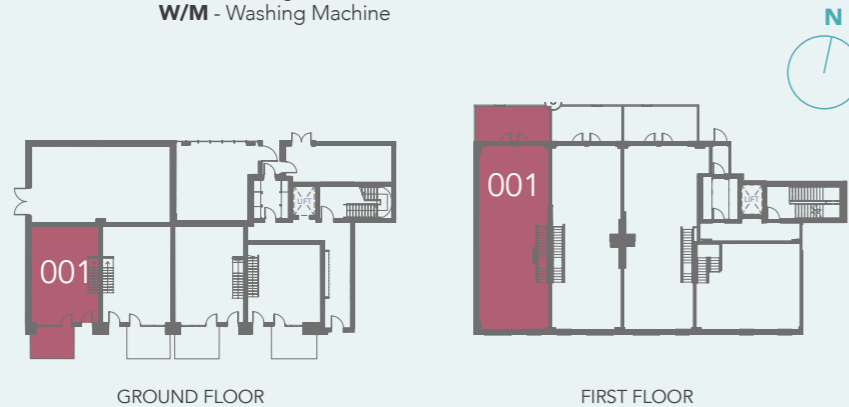
FOUR BEDROOM DUPLEX PLOT 001

	Metric	Imperial
Living/Dining/Kitchen	6.5m x 5.7m	21'4" x 18'8"
Bedroom 1	6.0m x 2.9m	19'8" x 9'6"
Bedroom 2	5.1m x 2.9m	16'9" x 9'6"
Bedroom 3	3.8m x 2.8m	12'6" x 9'2"
Bedroom 4	4.9m x 2.8m	16'1" x 9'2"
Total internal area	127.2 m²	1,369 ft²
Terrace 1	3.5m x 2.4m	11'6" x 7'10"
Terrace 2	6.1m x 3.1m	20'1" x 10'2"



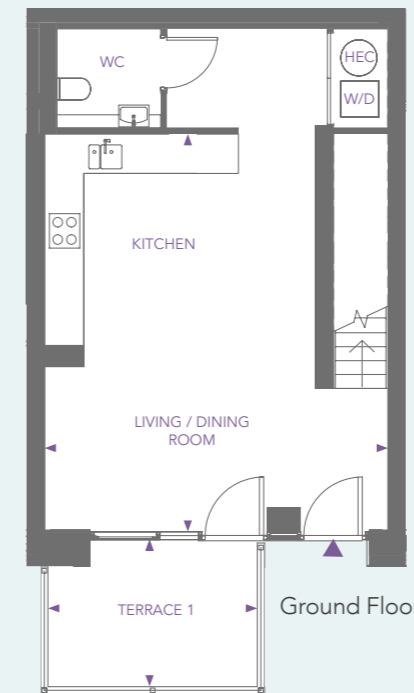
DUPLEX 001 - Ground & 1st Floors

W - Wardrobe
ST - Store
HEC - Heating & Electrical Controls
W/M - Washing Machine



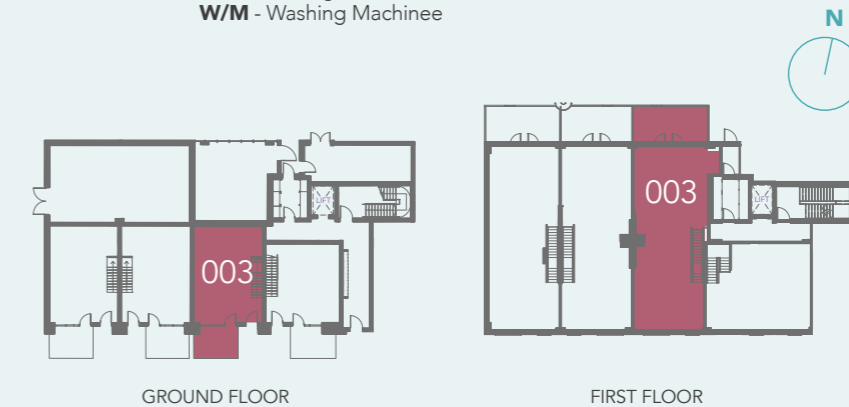
FOUR BEDROOM DUPLEX PLOT 003

	Metric	Imperial
Living/Dining/Kitchen	6.5m x 5.7m	21'4" x 18'8"
Bedroom 1	6.0m x 2.9m	19'8" x 9'6"
Bedroom 2	5.1m x 2.9m	16'9" x 9'6"
Bedroom 3	3.8m x 2.7m	12'6" x 8'10"
Bedroom 4	4.9m x 4.2m	16'1" x 13'9"
Total internal area	132.6 m²	1,427 ft²
Terrace 1	3.5m x 2.4m	11'6" x 7'10"
Terrace 2	6.1m x 3.1m	20'1" x 10'2"



DUPLEX 003 - Ground & 1st Floors

W - Wardrobe
ST - Store
HEC - Heating & Electrical Controls
W/M - Washing Machine



L&Q at The Timberyard

Evelyn Street,
London SE8 5DD

Email: thetimberyard@lqgroup.org.uk

Web: lqpricedin.co.uk/timberyard

Registered office: 29-35 West Ham Lane, Stratford E15 4PH. Homes & Communities Agency L4517. Registered Society 30441R
Exempt charity. Details correct at the time of going to print 08/19. 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.



BECAUSE HOMES MATTER