

L&Q at

BLACKHORSE VIEW

FLOOR PLANS AND
SPECIFICATION
GADWALL 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

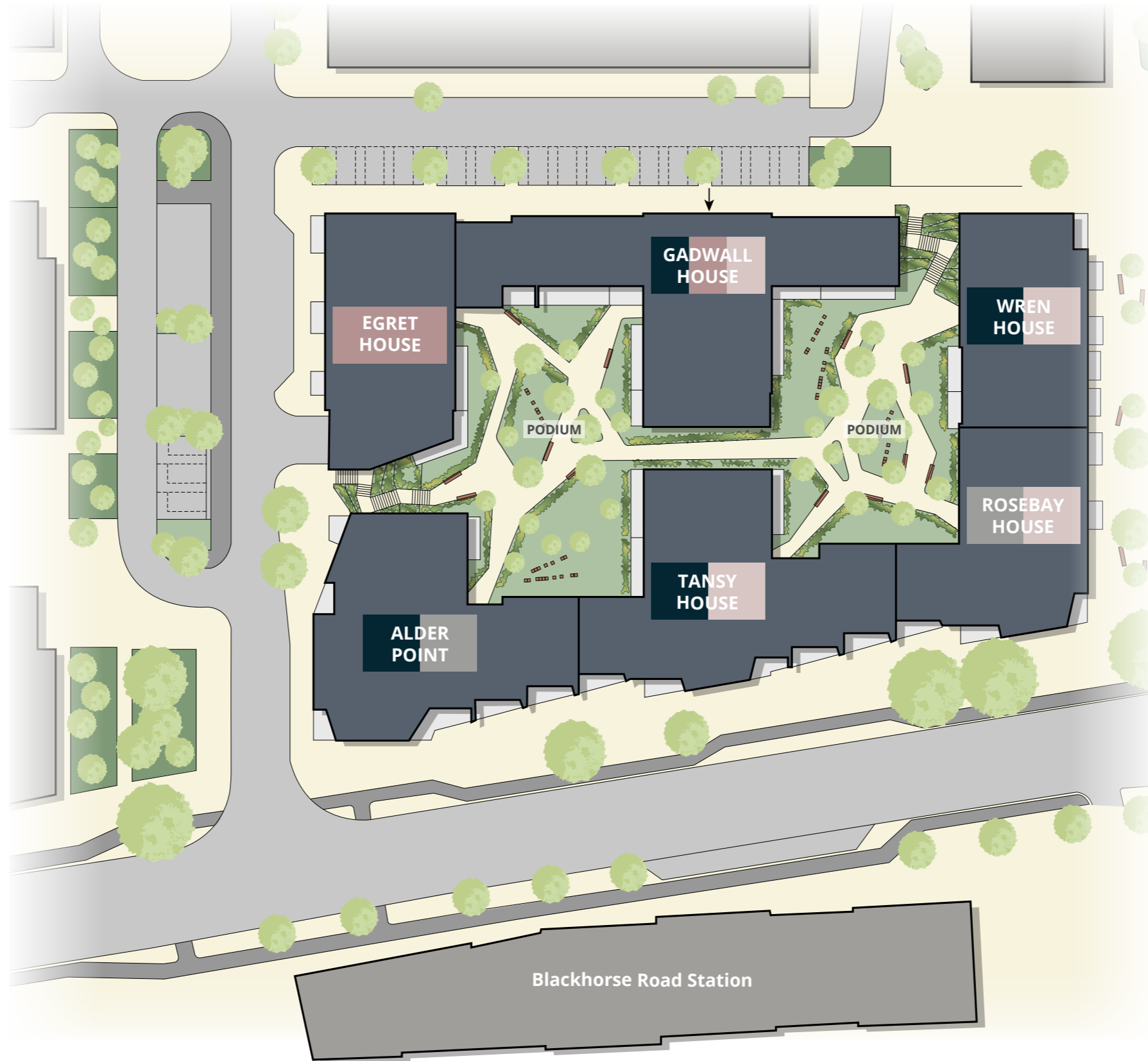
- White Ash Pore Wood Grain Laminate internal doors
- Satin chrome door furniture
- Private balcony or terrace to every home
- Video door entry system
- Communal bicycle storage for every home
- NHBC 12-year Warranty



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

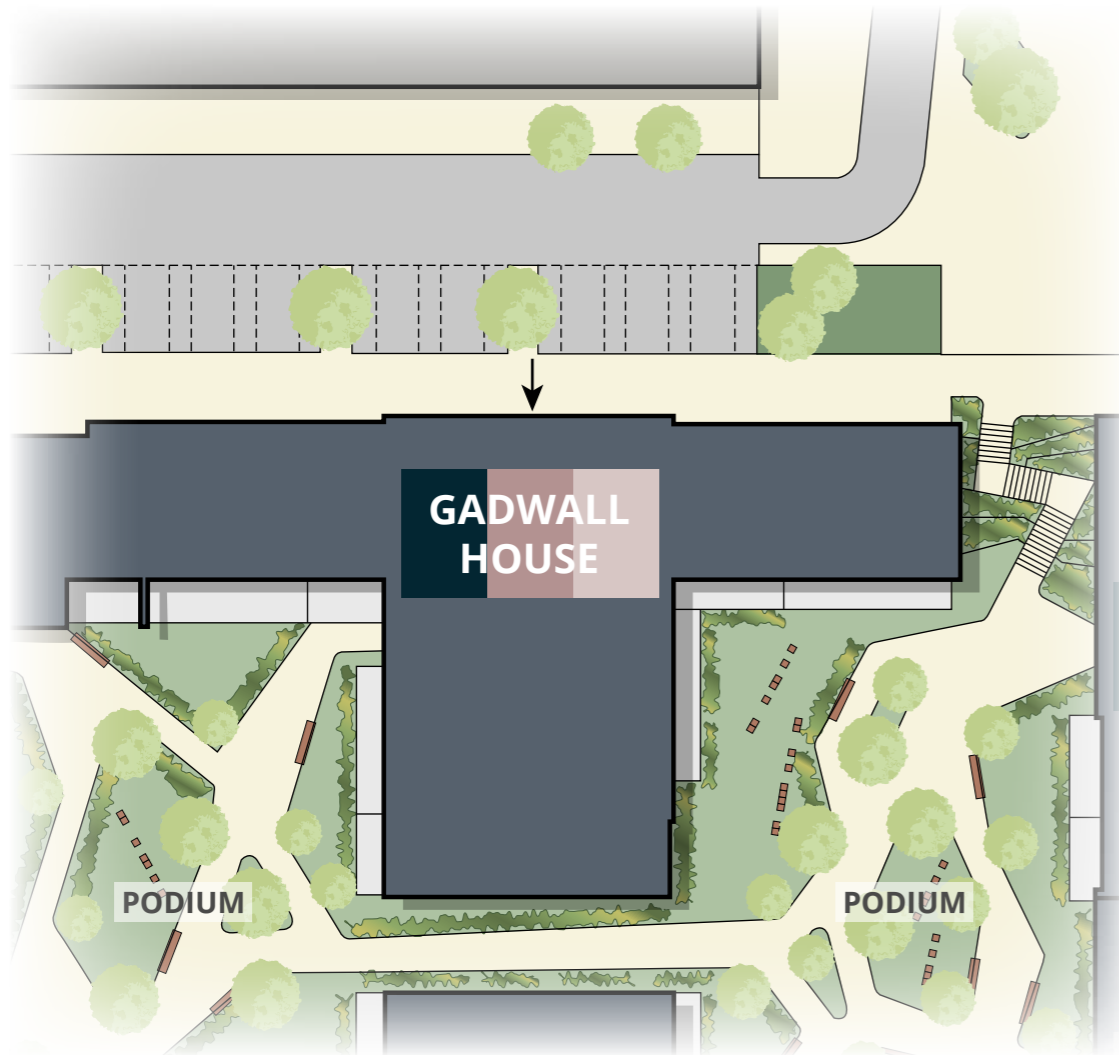


Key

- Shared Ownership homes available now
- Future Shared Ownership releases
- Private Sale
- Affordable 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.

Gadwall House



Key

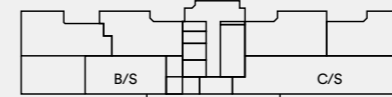
- 1 bedroom homes
- 2 bedroom homes
- Podium

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

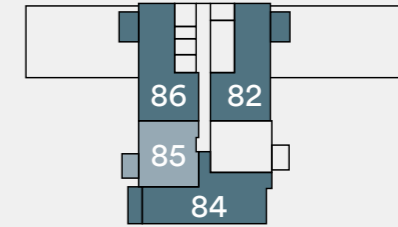


Ground Floor

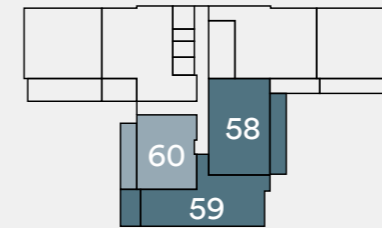


B/S Bin Store
C/S Cycle Store

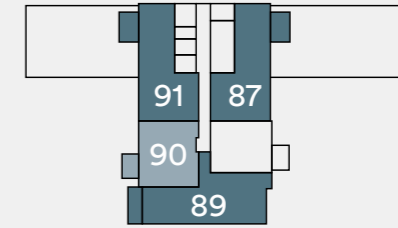
Fifth Floor



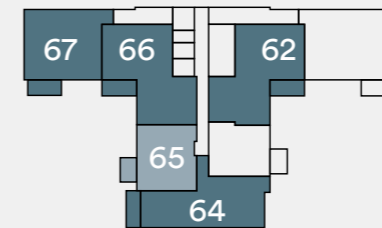
Podium Floor



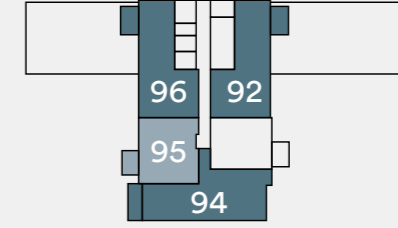
Sixth Floor



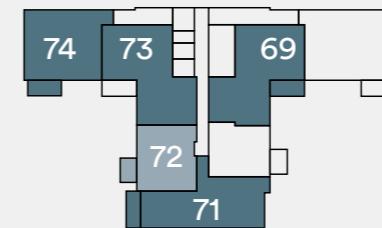
Second Floor



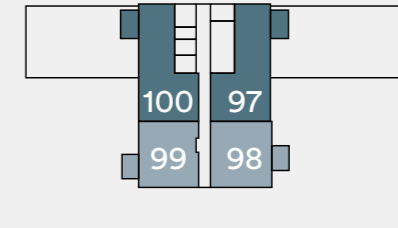
Seventh Floor



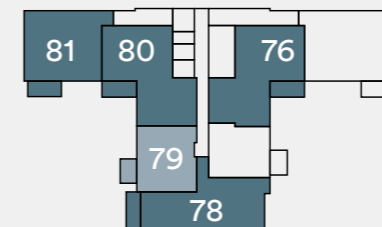
Third Floor



Eighth Floor



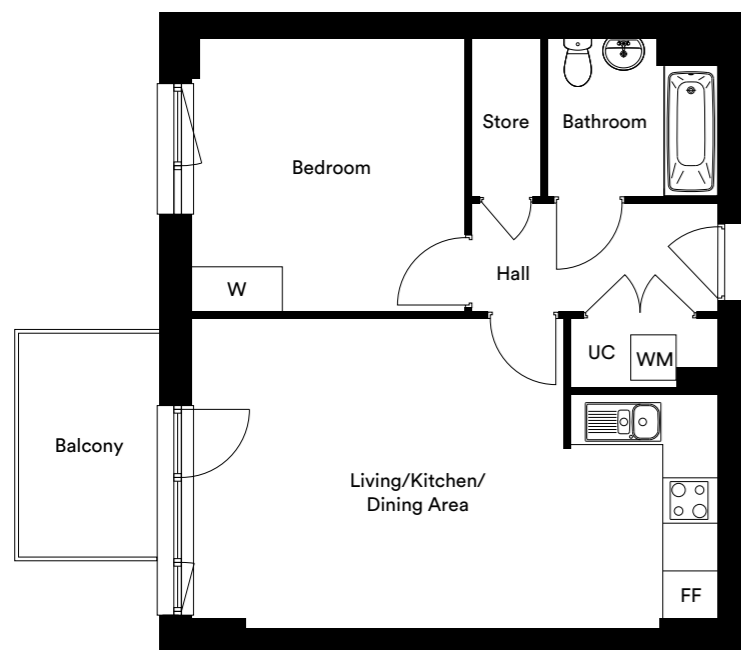
Fourth Floor



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.

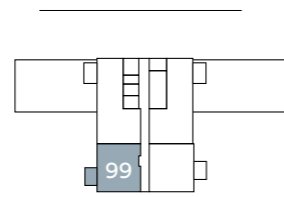
One bedroom homes Type A

Plot 65, 72, 79, 85, 90, 95 & 99

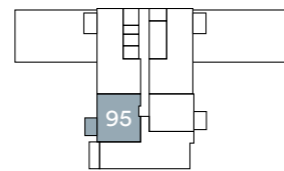


Room	Metric	Imperial
Living/Kitchen/Dining Area	6.74m x 4.05m	22'0" x 13'1"
Bedroom	3.54m x 3.54m	11'7" x 11'7"
Total internal area	53.0 sq. m.	570 sq. ft.
Balcony	2.90m x 1.83m	9'5" x 5'11"

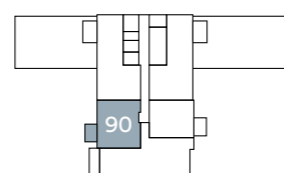
FF Fridge/Freezer UC Utility cupboard W Fitted Wardrobe WM Washer/Machine
Please be aware the storage cupboard may include heating and electrical controls, which may reduce the storage available. Please ask sales associate for more information.



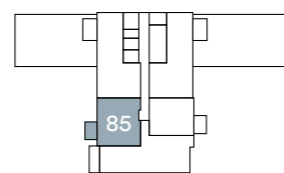
Eighth Floor
Plot 99



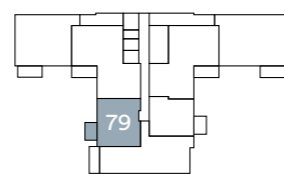
Seventh Floor
Plot 95



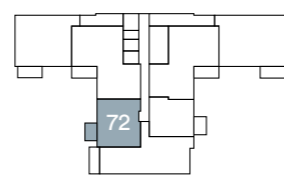
Sixth Floor
Plot 90



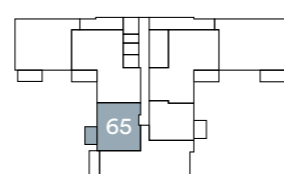
Fifth Floor
Plot 85



Fourth Floor
Plot 79



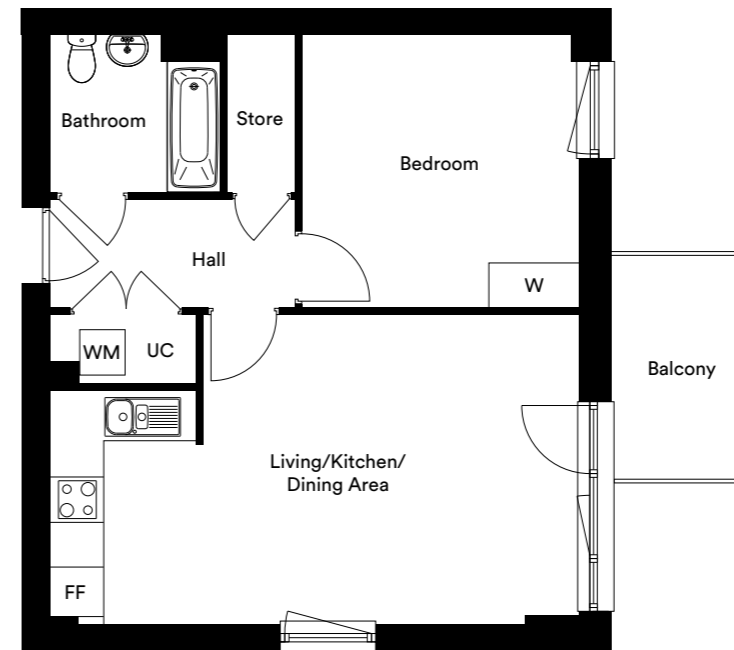
Third Floor
Plot 72



Second Floor
Plot 65

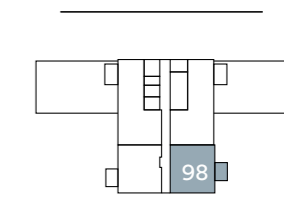
Type B

Plot 98



Room	Metric	Imperial
Living/Kitchen/Dining Area	6.80m x 3.98m	22'3" x 13'0"
Bedroom	3.59m x 3.53m	11'9" x 11'6"
Total internal area	52.6 sq. m.	566 sq. ft.
Balcony	2.90m x 1.83m	9'5" x 5'11"

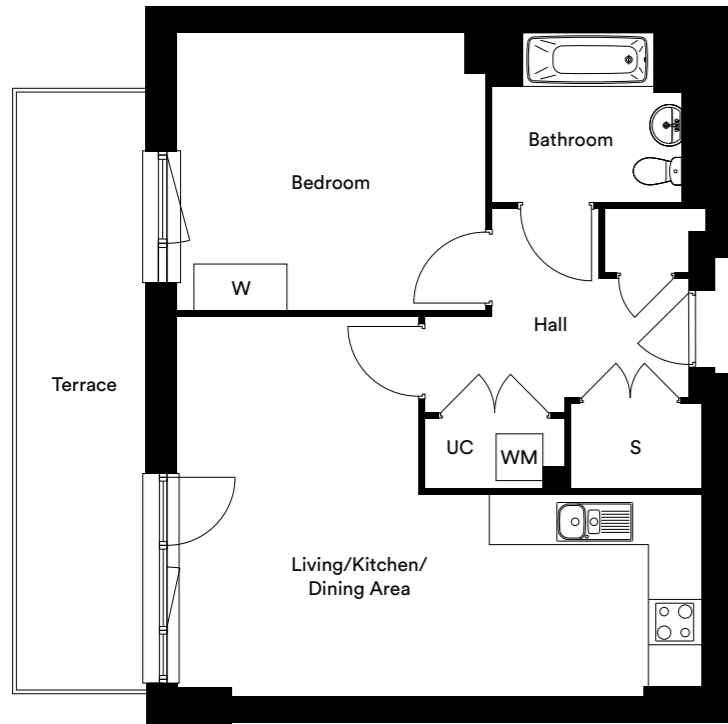
FF Fridge/Freezer UC Utility cupboard W Fitted Wardrobe WM Washer/Machine
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Eighth Floor
Plot 98

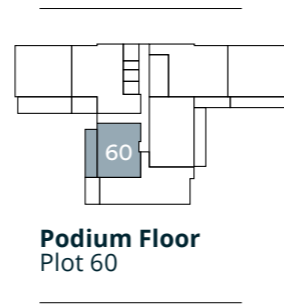
Type C

Plot 60



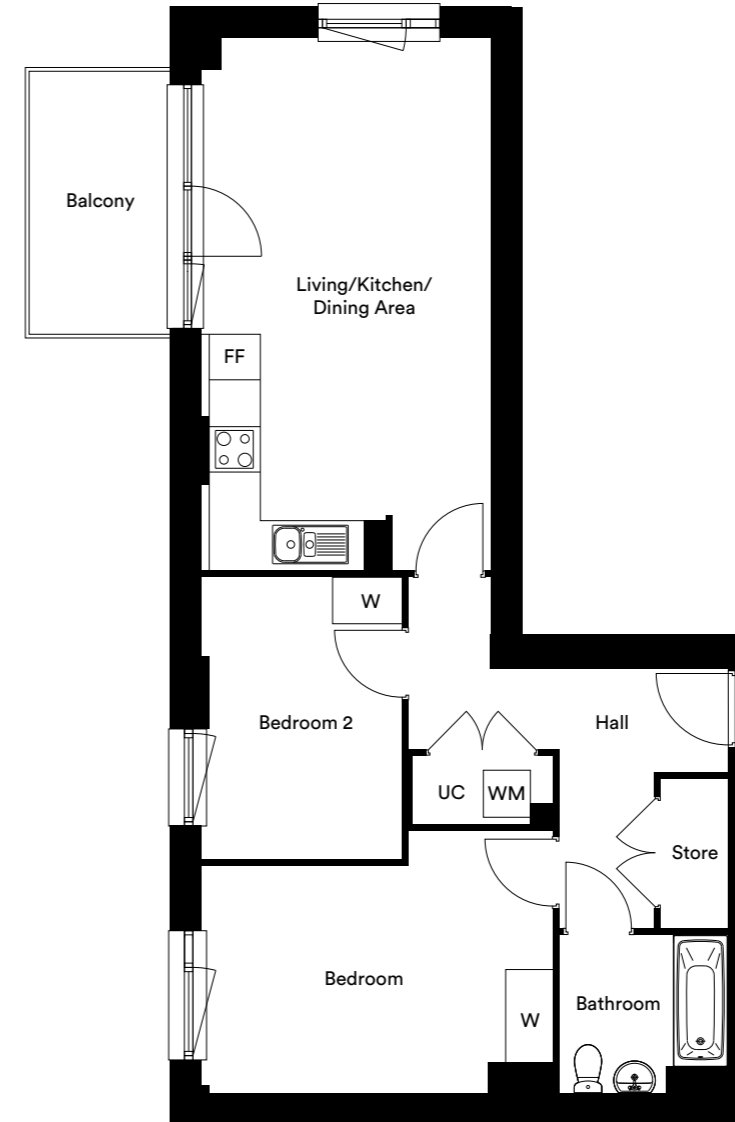
Room	Metric	Imperial
Living/Kitchen/Dining Area	6.74m x 4.90m	22'0" x 16'0"
Bedroom	3.87m x 3.60m	12'8" x 11'9"
Total internal area	58.0 sq. m.	624 sq. ft.
Terrace	7.22m x 1.67m	23'7" x 5'5"

FF Fridge/Freezer UC Utility cupboard W Fitted Wardrobe WM Washer/Machine
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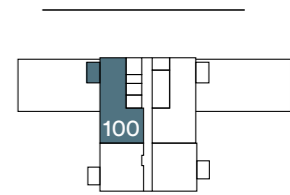
Two bedroom homes Type D

Plot 86, 91, 96 & 100

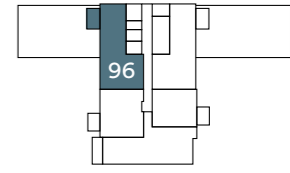


Room	Metric	Imperial
Living/Kitchen/Dining Area	6.89m x 3.73m	22'6" x 12'2"
Bedroom 1	4.51m x 3.39m	14'9" x 11'1"
Bedroom 2	3.65m x 2.59m	11'11" x 8'5"
Total internal area	67.7 sq. m.	729 sq. ft.
Balcony	3.40m x 1.83m	11'1" x 5'11"

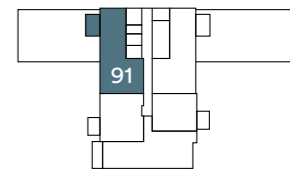
FF Fridge/Freezer UC Utility cupboard W Fitted Wardrobe WM Washer/Machine
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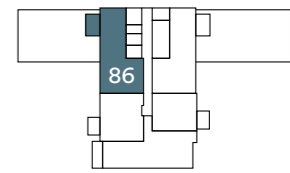
Eighth Floor
Plot 100



Seventh Floor
Plot 96



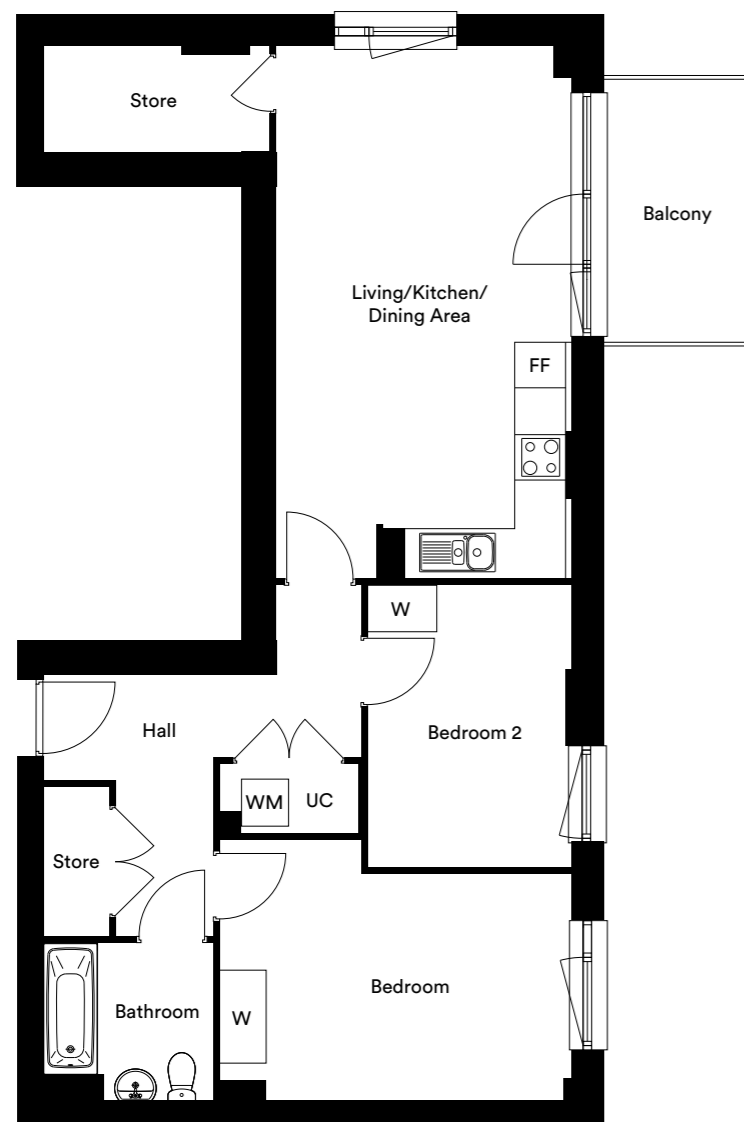
Sixth Floor
Plot 91



Fifth Floor
Plot 86

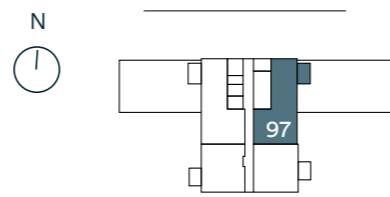
Type E

Plot 82, 87, 92 & 97

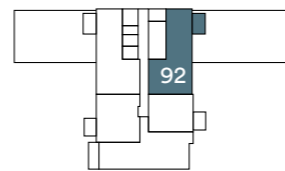


Room	Metric	Imperial
Living/Kitchen/Dining Area	6.89m x 3.73m	22'6" x 12'2"
Bedroom 1	4.51m x 3.39m	14'9" x 11'1"
Bedroom 2	3.65m x 2.59m	11'11" x 8'5"
Total internal area	67.7 sq. m.	729 sq. ft.
Balcony	3.40m x 1.83m	11'1" x 5'11"

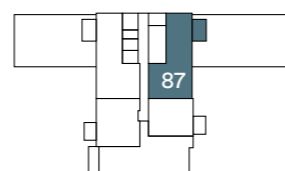
FF Fridge/Freezer UC Utility cupboard W Fitted Wardrobe WM Washer/Machine
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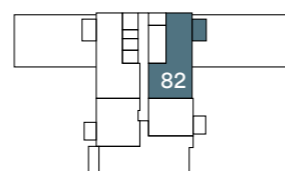
Eighth Floor
Plot 97



Seventh Floor
Plot 92



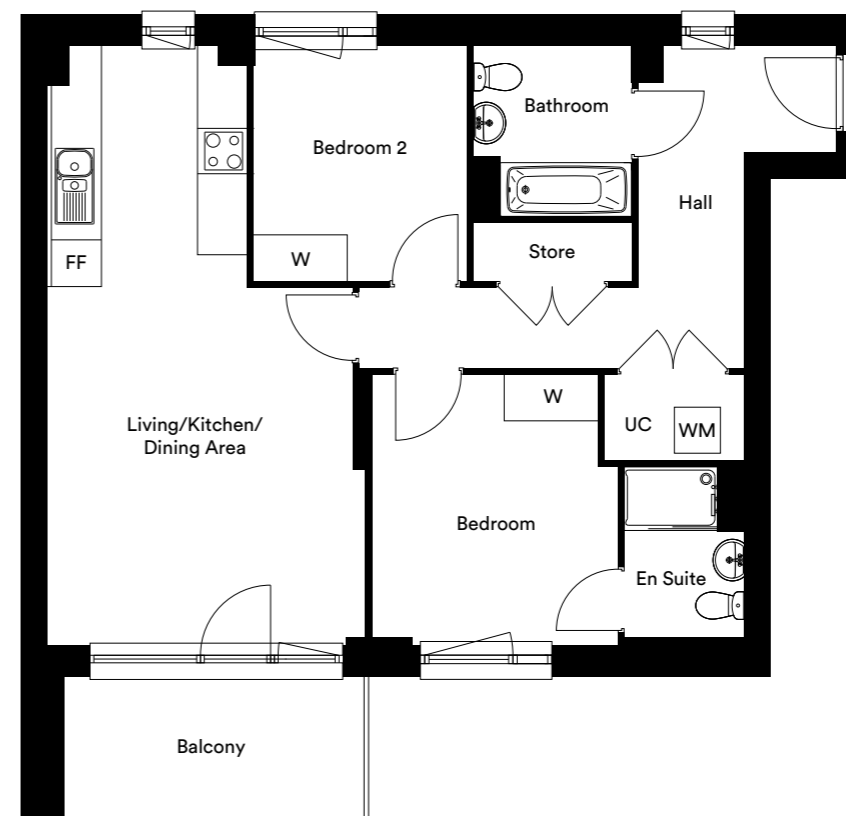
Sixth Floor
Plot 87



Fifth Floor
Plot 82

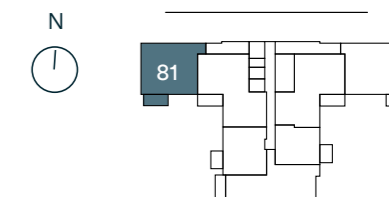
Type F

Plot 67, 74 & 81



Room	Metric	Imperial
Living/Kitchen/Dining Area	7.73m x 3.94m	25'3" x 12'10"
Bedroom 1	3.50m x 3.17m	11'5" x 10'4"
Bedroom 2	3.03m x 2.75m	9'11" x 9'0"
Total internal area	71.7 sq. m.	772 sq. ft.
Balcony	3.90m x 1.83m	12'9" x 5'11"

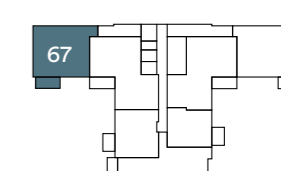
FF Fridge/Freezer UC Utility cupboard W Fitted Wardrobe WM Washer/Machine
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Fourth Floor
Plot 81



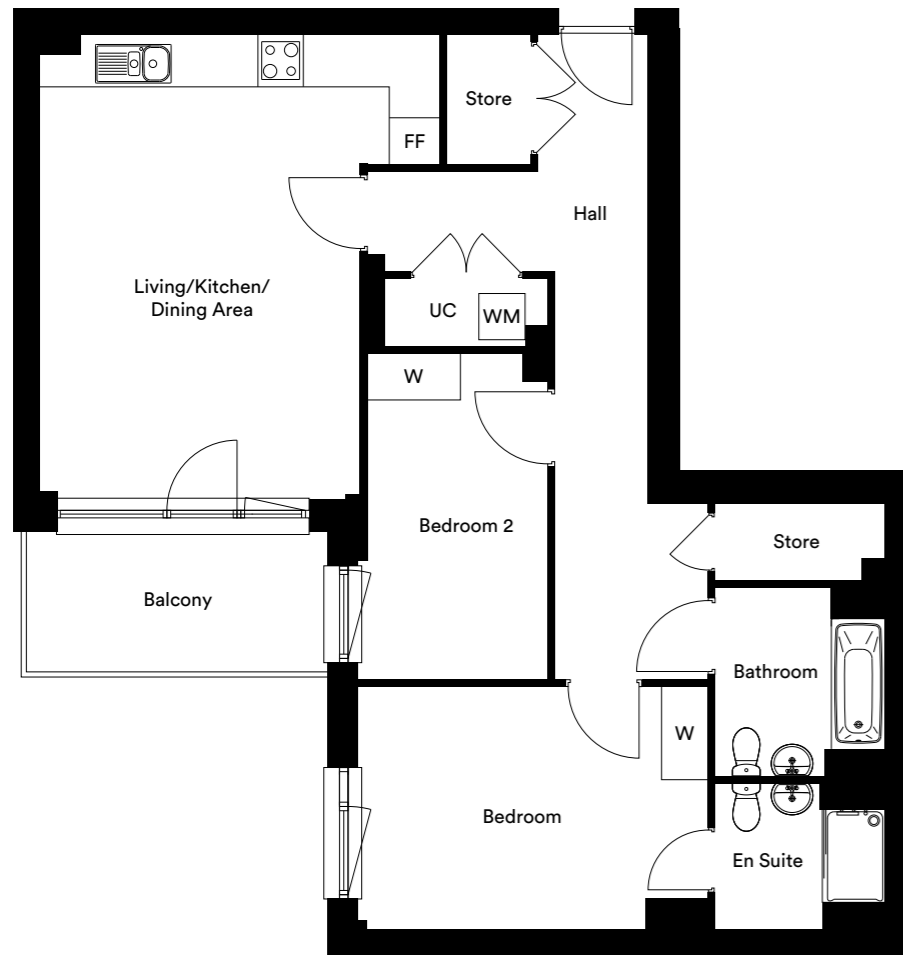
Third Floor
Plot 74



Second Floor
Plot 67

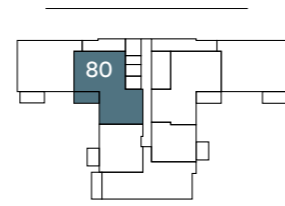
Type G

Plot 66, 73 & 80

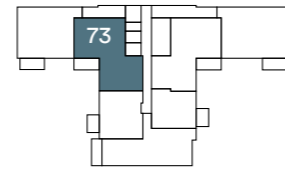


Room	Metric	Imperial
Living/Kitchen/Dining Area	3.90m x 1.83m	12'9" x 5'11"
Bedroom 1	4.51m x 3.14m	14'9" x 10'3"
Bedroom 2	4.22m x 2.45m	13'9" x 8'0"
Total internal area	85.7 sq. m.	922 sq. ft.
Balcony	3.90m x 1.83m	12'9" x 5'11"

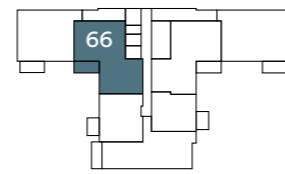
FF Fridge/Freezer UC Utility cupboard W Fitted Wardrobe WM Washer/Machine
Please be aware the storage cupboard may include heating and electrical controls, which may reduce the storage available. Please ask sales associate for more information.



Fourth Floor
Plot 80



Third Floor
Plot 73



Second Floor
Plot 66

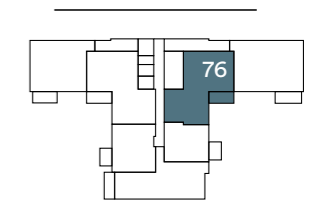
Type H

Plot 62, 69 & 76

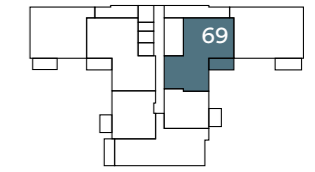


Room	Metric	Imperial
Living/Kitchen/Dining Area	6.26m x 4.68m	20'5" x 15'4"
Bedroom 1	4.01m x 3.66m	13'1" x 11'11"
Bedroom 2	5.56m x 3.00m	18'2" x 9'9"
Total internal area	85.6 sq. m.	921 sq. ft.
Balcony	3.90m x 1.83m	12'9" x 5'11"

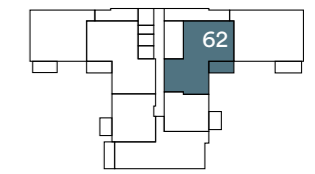
FF Fridge/Freezer UC Utility cupboard W Fitted Wardrobe WM Washer/Machine
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Fourth Floor
Plot 76



Third Floor
Plot 69



Second Floor
Plot 62

Type I

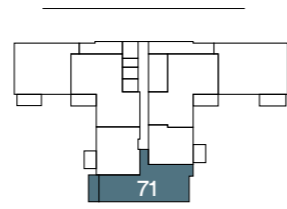
Plot 59



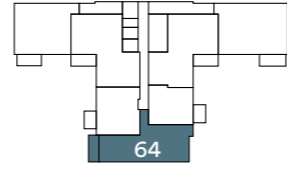
Room	Metric	Imperial
Living/Kitchen/Dining Area	6.11m x 3.92m	20'0" x 12'10"
Bedroom 1	4.30m x 2.92m	14'1" x 9'6"
Bedroom 2	4.18m x 2.75m	13'8" x 9'0"
Total internal area	74.0 sq. m.	797 sq. ft.
Terrace	4.64m x 2.17m	15'3" x 7'1"

FF Fridge/Freezer UC Utility cupboard 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.



Third Floor
Plot 71



Second Floor
Plot 64



Podium Floor
Plot 59

Type I1

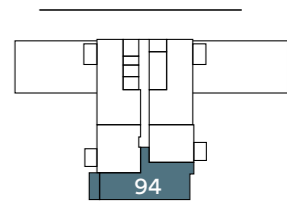
Plot 64, 71, 78,
84, 89 & 94



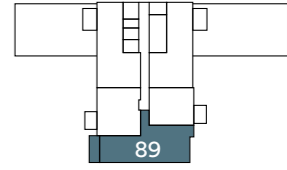
Room	Metric	Imperial
Living/Kitchen/Dining Area	6.11m x 3.78m	20'0" x 12'4"
Bedroom 1	4.30m x 2.75m	14'1" x 9'0"
Bedroom 2	4.18m x 2.75m	13'8" x 9'0"
Total internal area	74.0 sq. m.	797 sq. ft.
Balcony	3.90m x 1.83m	12'9" x 5'11"

FF Fridge/Freezer UC Utility cupboard W Fitted Wardrobe WM Washer/Machine
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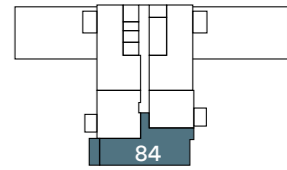
* Floor plan has been rotated, north arrow is for block plan only.



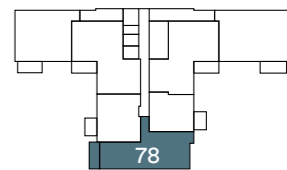
Seventh Floor
Plot 94



Sixth Floor
Plot 89



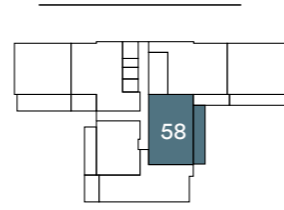
Fifth Floor
Plot 84



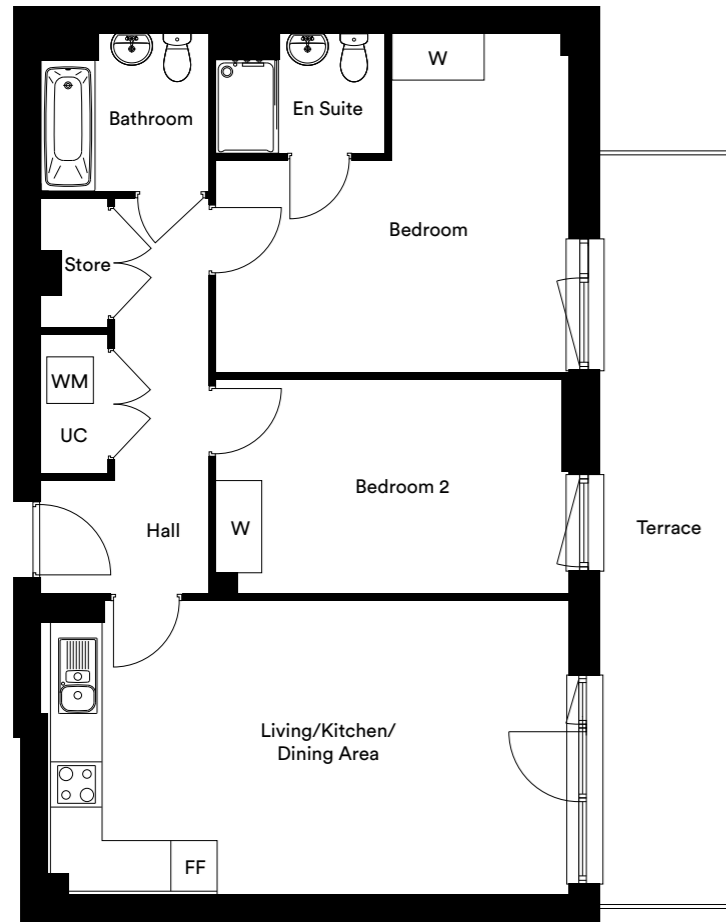
Fourth Floor
Plot 78

Type J

Plot 58

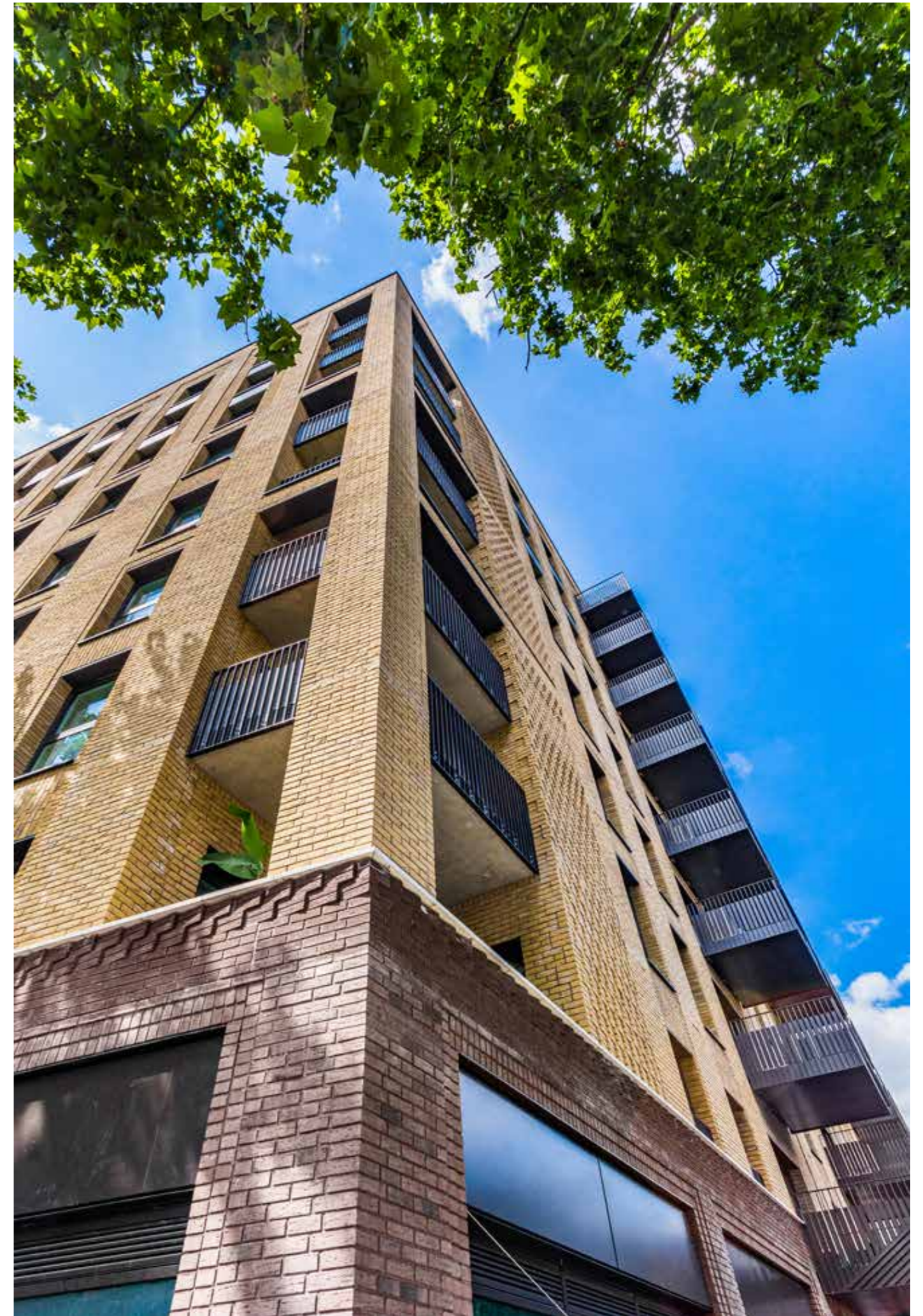


Podium Floor
Plot 58



Room	Metric	Imperial
Living/Kitchen/Dining Area	6.69m x 3.08m	31'8" x 5'5"
Bedroom 1	4.57m x 4.40m	14'11" x 9'0"
Bedroom 2	4.57m x 2.77m	14'5" x 9'0"
Total internal area	76.6 sq. m.	825 sq. ft.
Terrace	9.69m x 1.67m	31'8" x 5'5"

FF Fridge/Freezer UC Utility cupboard 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.





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 September 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. 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

L&Q at Blackhorse View

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