

L&Q at

BRUNEL

LDN

STREET

E16

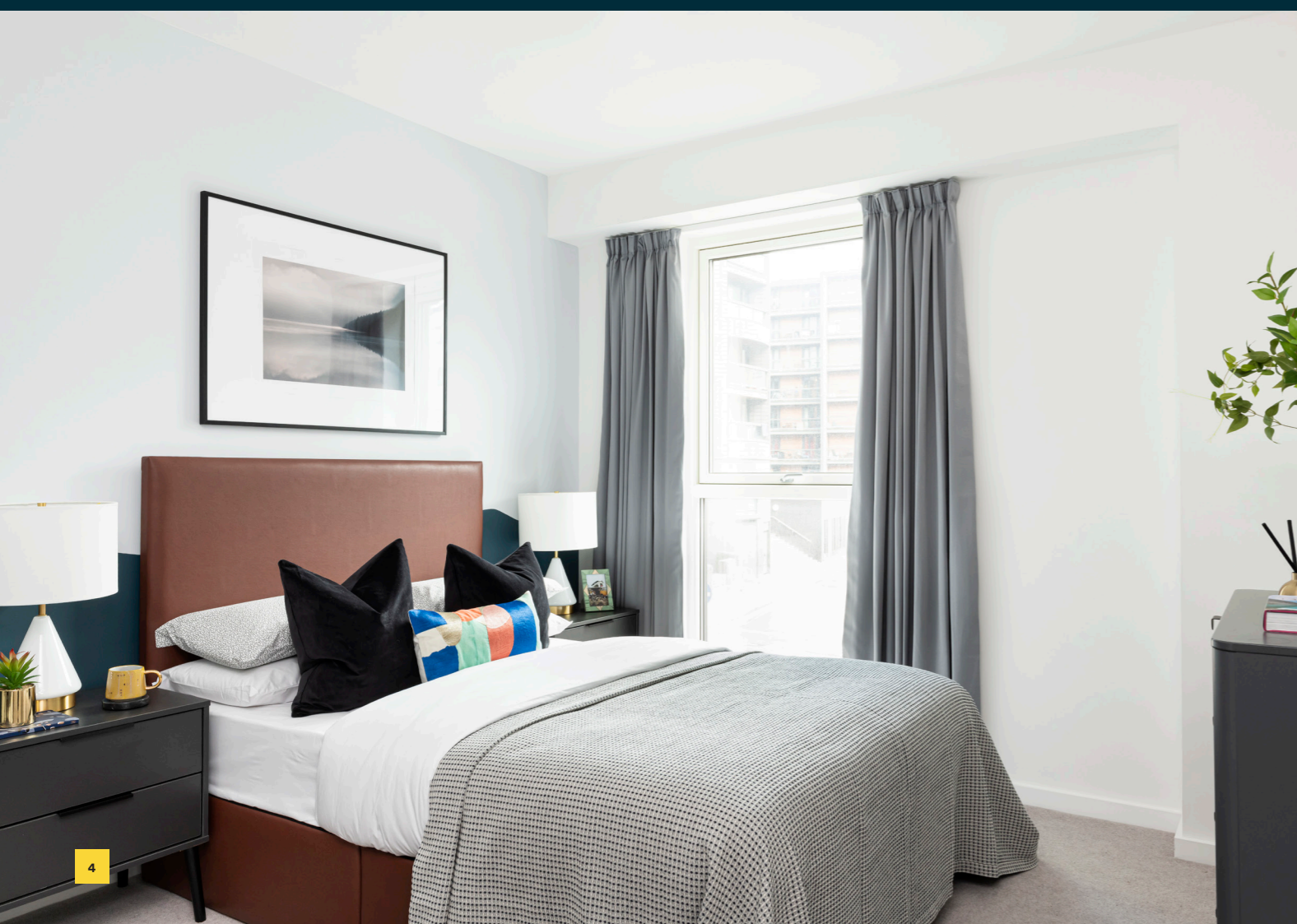
WORKS

FLOORPLANS AND
SPECIFICATION
EFFRA GARDENS

L&Q

A rich history

and a very promising future



Prepared for your arrival *and personal finishing touches*

All the homes at Effra Gardens come finished with everything you need to move in and start enjoying life in your new home at Brunel Street Works. Simply bring your furniture, style and get ready to celebrate.

Kitchen

- Contemporary kitchen cabinets with soft close doors and drawers
- LED under cabinet lighting
- Silestone work surfaces with matching upstand and full height silestone splashback behind hob
- Under mounted stainless-steel sink with accompanying chrome mixer tap
- Fully integrated appliances including multifunction oven, hob, dishwasher, fridge/freezer 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 with shaver socket
- Tiled countertop around sink
- Steel bath with bath panel
- Chrome towel radiator
- Homes without an en suite or separate shower in bathroom will include a shower screen over the bath, a concealed three-way thermostatic mixer valve, bath spout and overhead shower to the bath
- Homes with an en suite or separate shower will include a concealed two-way thermostatic mixer valve with bath spout

En suites

- Modern white sanitaryware including semi-recessed basin with chrome basin tap
- Back to wall WC pan with concealed cistern
- Chrome dual flush plate
- Full height mirror with shaver socket
- Tiled countertop around sink
- White shower tray with fixed /sliding door
- Two-way thermostatic valve with fixed shower head

Bedroom

- 80/20% wool carpet
- Mirrored wardrobe with hangings rails (Bedroom 1 only)

Wall & floor finishes

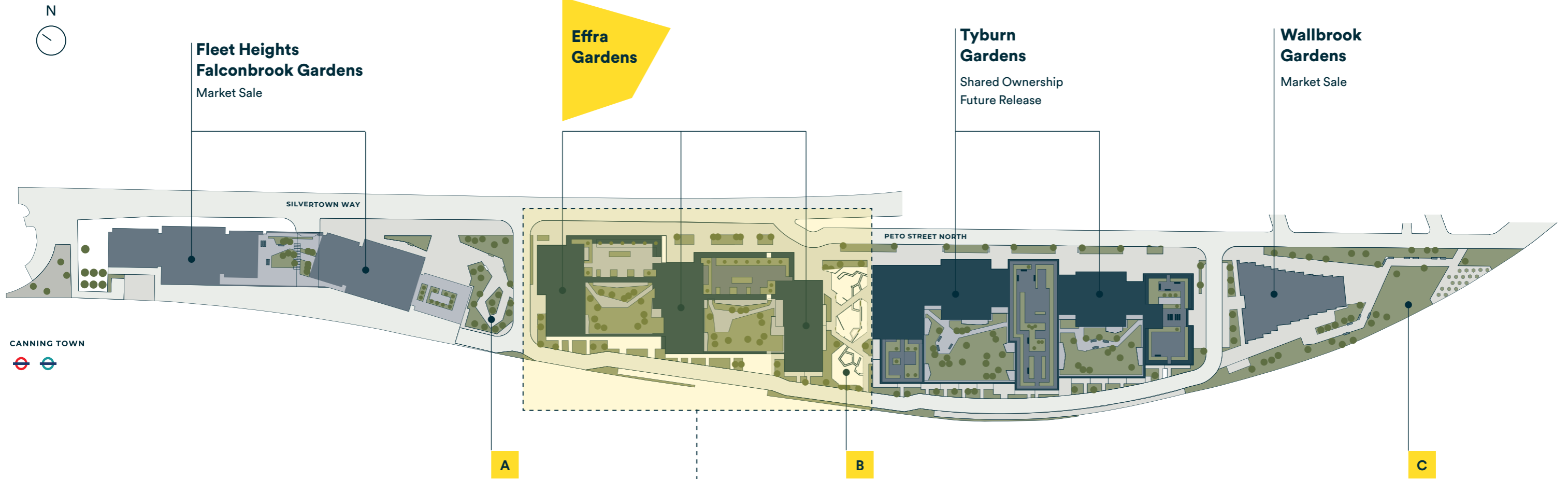
- White emulsion painted walls and ceilings
- White satin architraves and skirting boards
- Flooring to hallways and kitchen/living/dining areas
- Porcelain large format floor and wall tiles to bathrooms and en-suites & enclosed kitchens

Heating, electrical & lighting

- Thermostatically zonal controlled underfloor heating sourced by on site CHP system (subject to supply agreement)
- Low energy chrome LED downlights to kitchen/dining/living area/bathrooms/hallways
- Pendant lights to bedrooms
- Chrome switches and sockets
- Provision for Sky Q (subscription will be required)
- Mains operated ceiling mounted smoke/heat detector

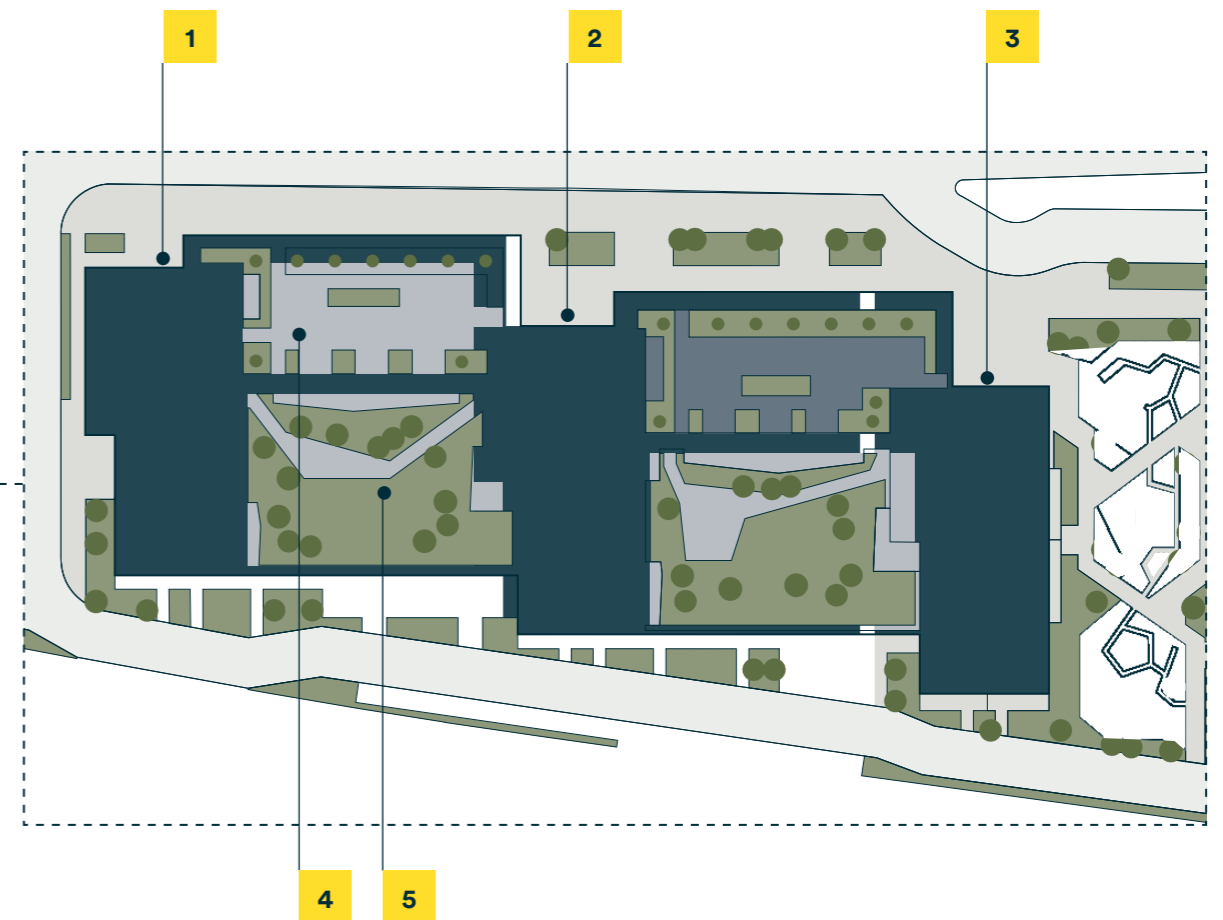
General

- Free standing washer/dryer located in store cupboard
- White ladder doors
- Chrome door furniture
- Private balcony or terrace to every home
- Communal Roof Terrace
- Video door entry system
- Communal bicycle storage for every home
- Concierge Service
- NHBC 10-year Warranty
- Secure car parking (available at separate negotiation to selected plots)



- A. Piazza
- B. Children's play area
- C. Communal garden

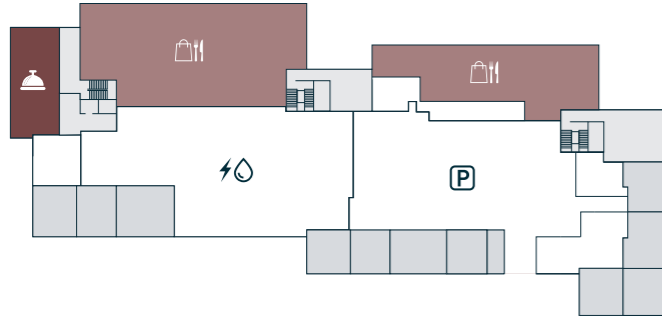
- 1. C1 - Shared Ownership and Market Sale
- 2. C2 - Shared Ownership and Market Sale
- 3. C3 - Affordable Rent
- 4. Effra Gardens roof terrace (level 9)
- 5. Effra Gardens podium garden (level 2)



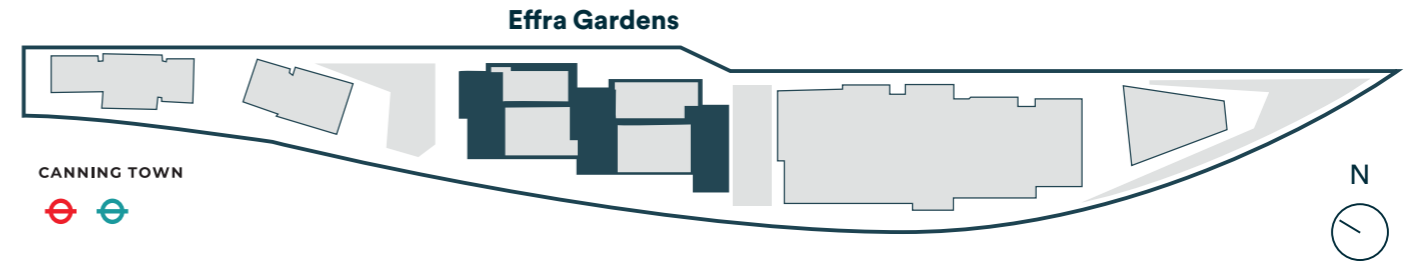
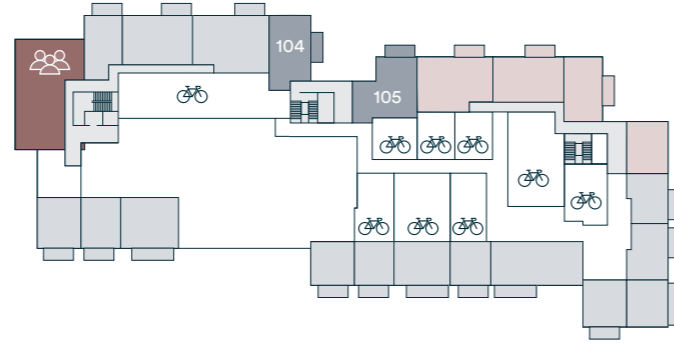
Not to scale. Trees and landscaping are indicative only and may alter during construction. The trees, shrubs and gardens shown are illustrative only.

Effra Gardens Building

Ground floor



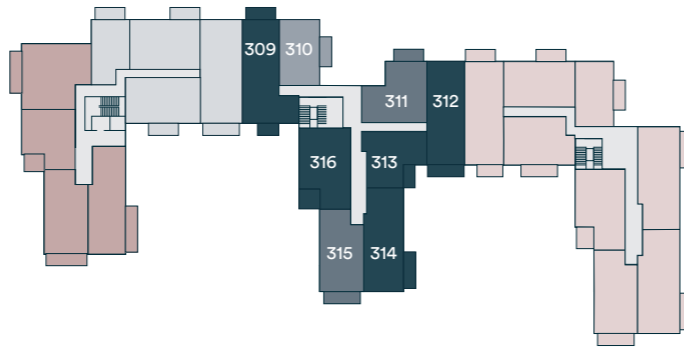
First floor



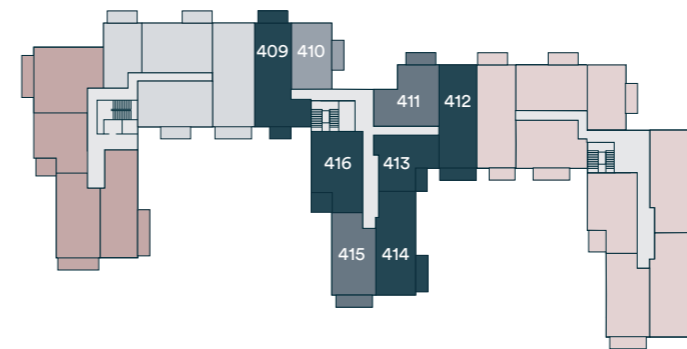
Second floor



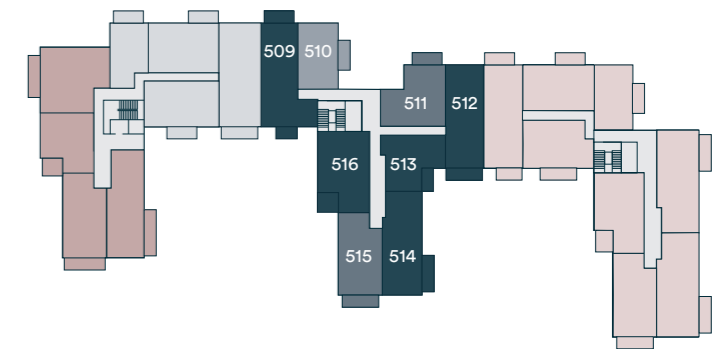
Third floor



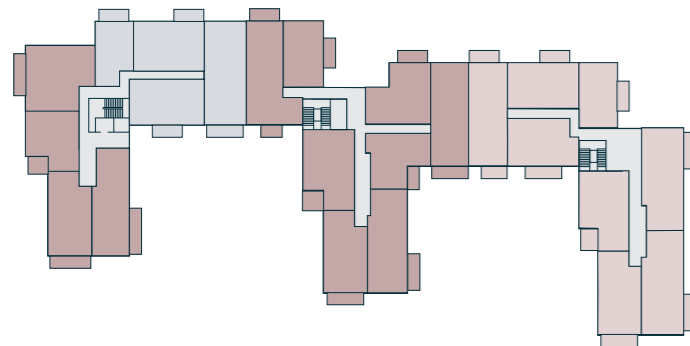
Fourth floor



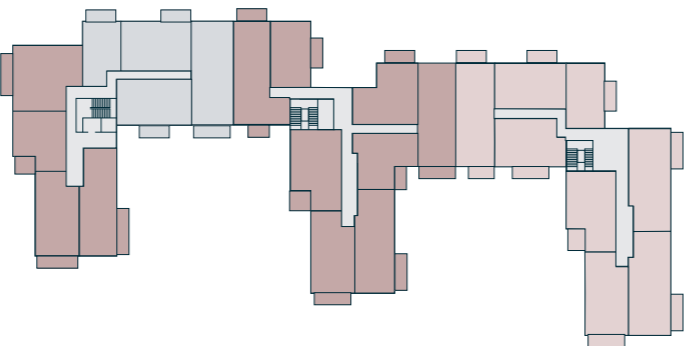
Fifth floor



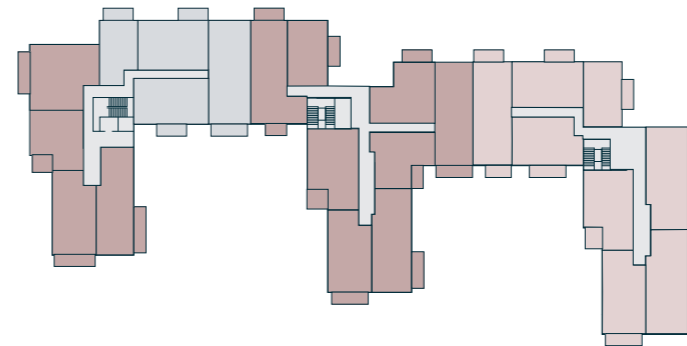
Sixth floor



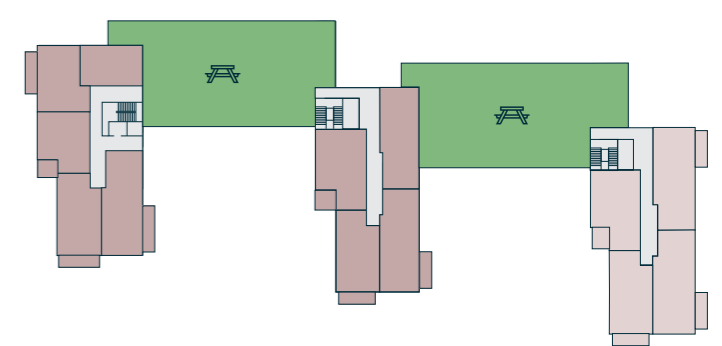
Seventh floor



Eighth floor



Ninth floor



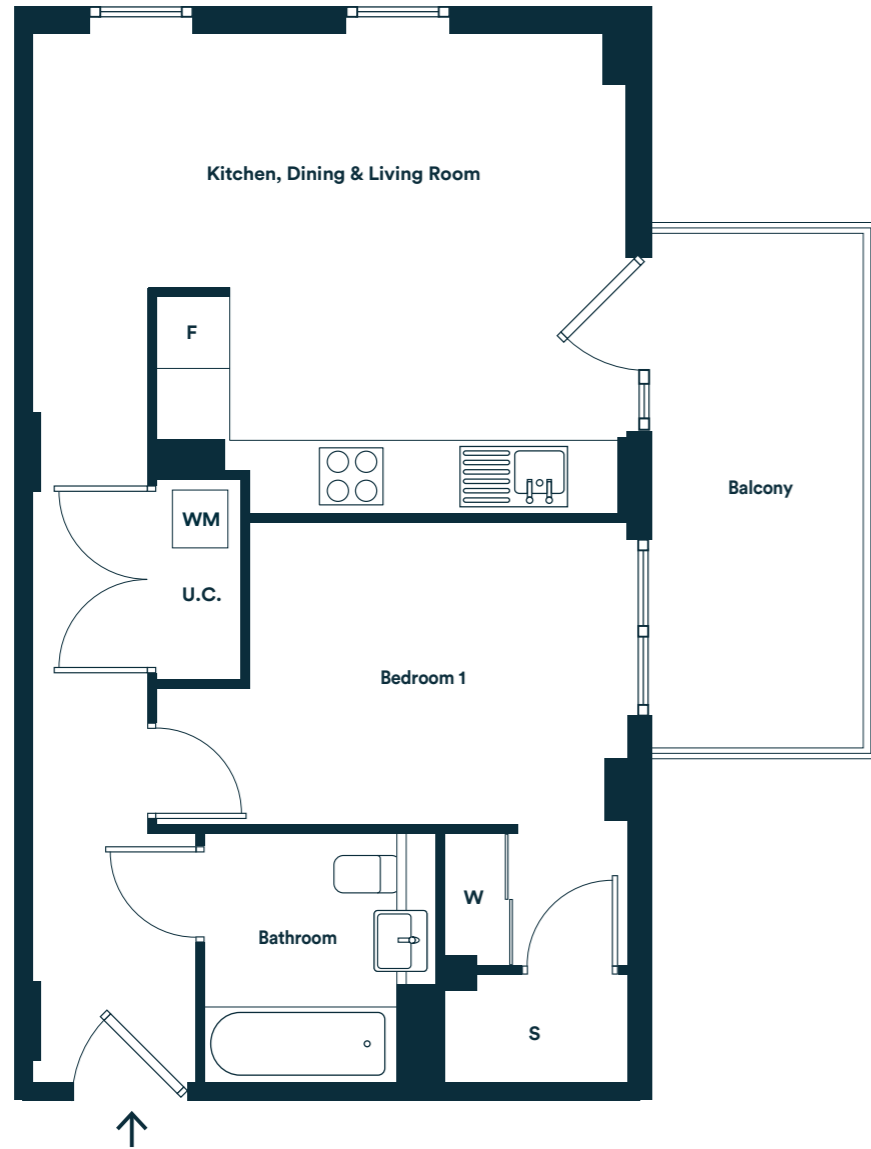
- One Bedroom Homes (Page 10-14)
- Two Bedroom Homes (Pages 15-16)
- Three Bedroom Homes (Pages 17-24)
- Shared Ownership Past Release
- Affordable Rent
- Market Sale

- Podium Gardens
- Roof Terrace
- Shops and Restaurants
- Community area
- Concierge
- Parking
- Cycle Store
- Energy Center

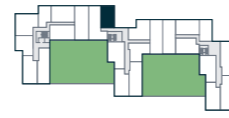
Floors ten to fifteen consist of market sale and affordable rent homes. There are no spaces accessible to shared ownership residents.

One Bedroom Homes

Apartment Layout A Plots 210, 310, 410, 510



Available on:
Second floor: 210



Third floor: 310
Fourth floor: 410
Fifth floor: 510

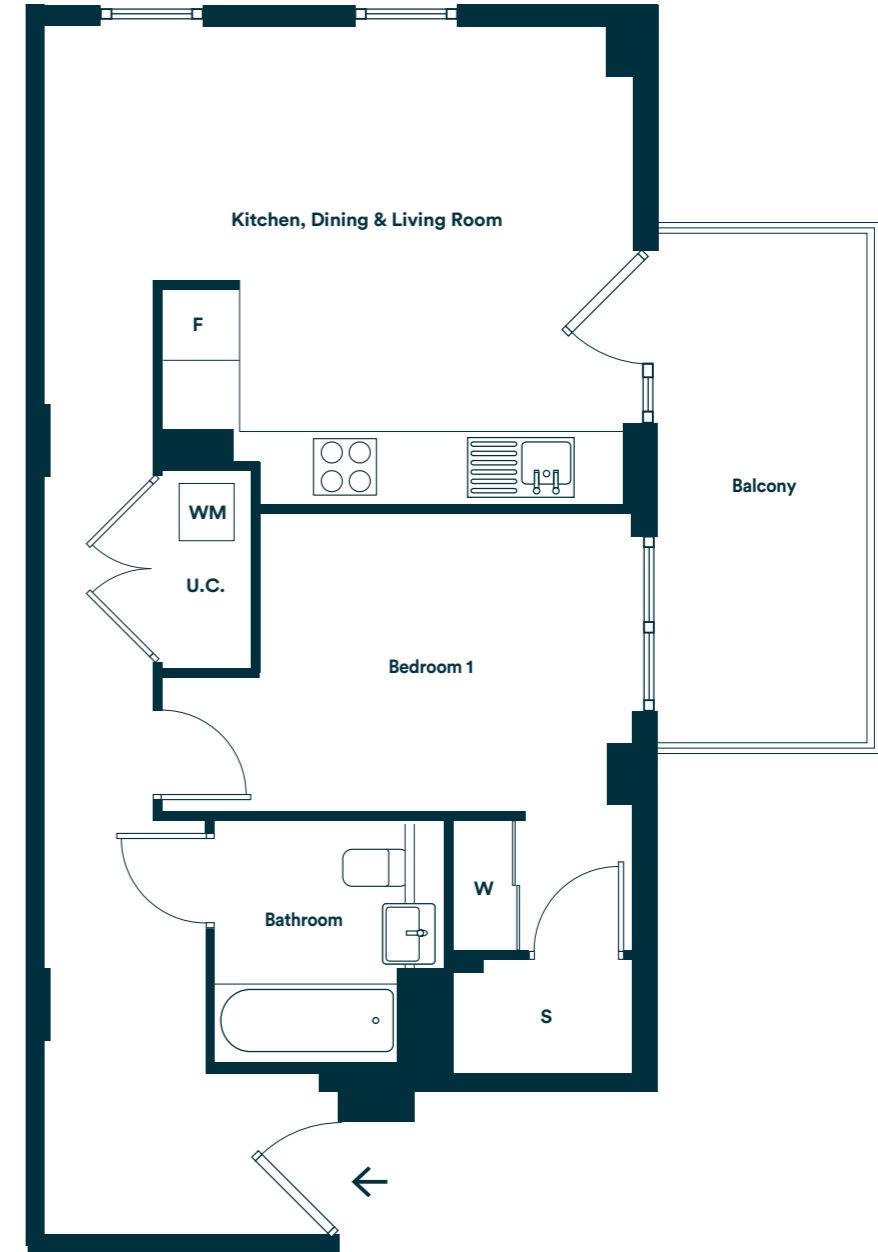


Room	Metric	Imperial
Kitchen/Living/Dining	5.43m x 4.36m	17'9" x 14'3"
Bedroom 1	3.41m x 2.76m	11'2" x 9'0"
Total internal area	52.05 m²	560.26 ft²
Balcony	4.68m x 1.86m	15'4" x 6'1"

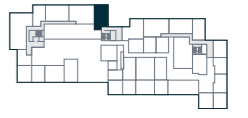
S Storage **F** Fridge/Freezer **WM** Washer/Dryer **U.C.** Utility Cupboard **W** Wardrobe with sliding door
Please be aware the utility cupboard may include heating and electrical controls, which may reduce the storage available. Please ask a sales associate for more information.

* Although the apartment location is accurate, layouts of the marked floors varies from the plot locator. Please see the Effra Gardens Building Map for specific floor layouts for these floors.

Apartment Layout B Plot 104



Available on:
First floor: 104

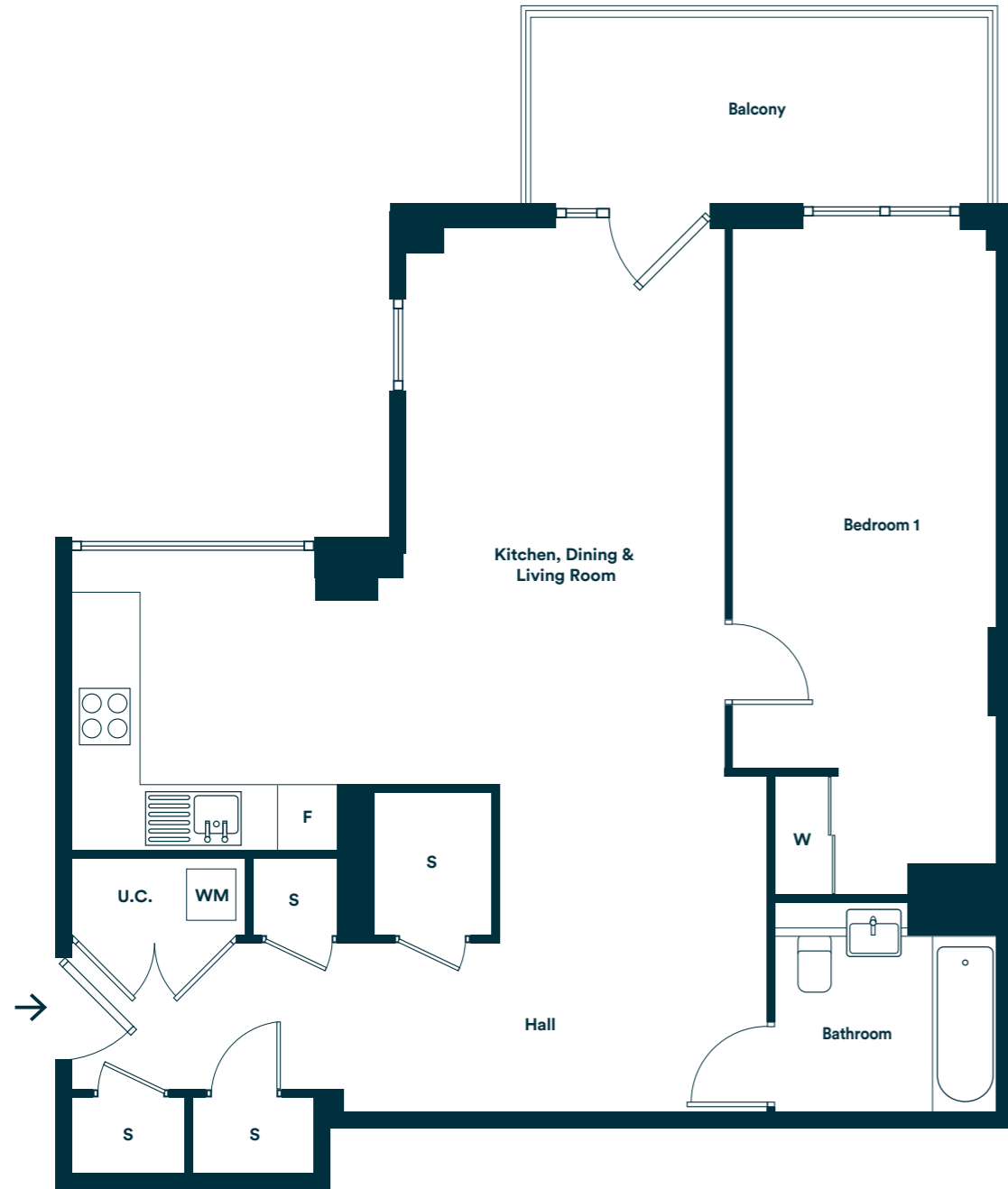


Room	Metric	Imperial
Kitchen/Living/Dining	5.43m x 4.37m	17'9" x 14'3"
Bedroom 1	3.41m x 2.75m	11'2" x 9'0"
Total internal area	56.27 m²	605.69 ft²
Balcony	4.70m x 1.86m	15'5" x 6'1"

S Storage **F** Fridge/Freezer **WM** Washer/Dryer **U.C.** Utility Cupboard **W** Wardrobe with sliding door
Please be aware the utility cupboard may include heating and electrical controls, which may reduce the storage available. Please ask a sales associate for more information.

Apartment Layout C Plot 105

Available on:
First floor: 105

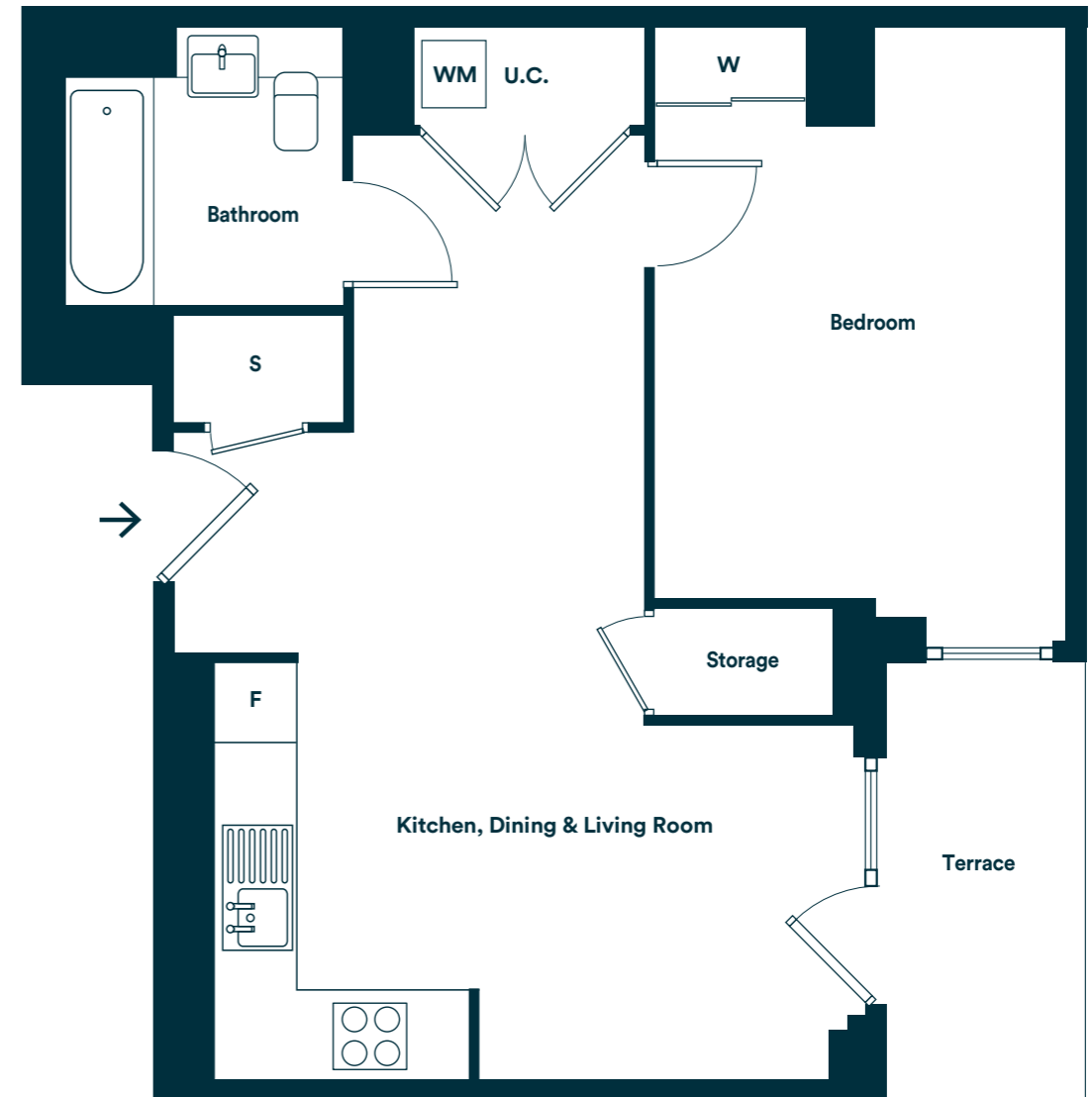
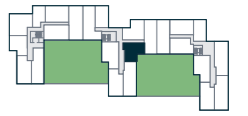


Room	Metric	Imperial
Kitchen/Living/Dining	6.70m x 2.77m	21'11" x 9'1"
Bedroom 1	6.82m x 2.75m	22'4" x 9'
Total internal area	76.63 m²	824.84ft²
Balcony	4.68m x 1.86m	15'4" x 6'10"

S Storage F Fridge/Freezer WM Washer/Dryer U.C. Utility Cupboard W Wardrobe with sliding door
Please be aware the utility cupboard may include heating and electrical controls, which may reduce the storage available. Please ask a sales associate for more information.

Apartment Layout D Plot 213

Available on:
Second floor: 213

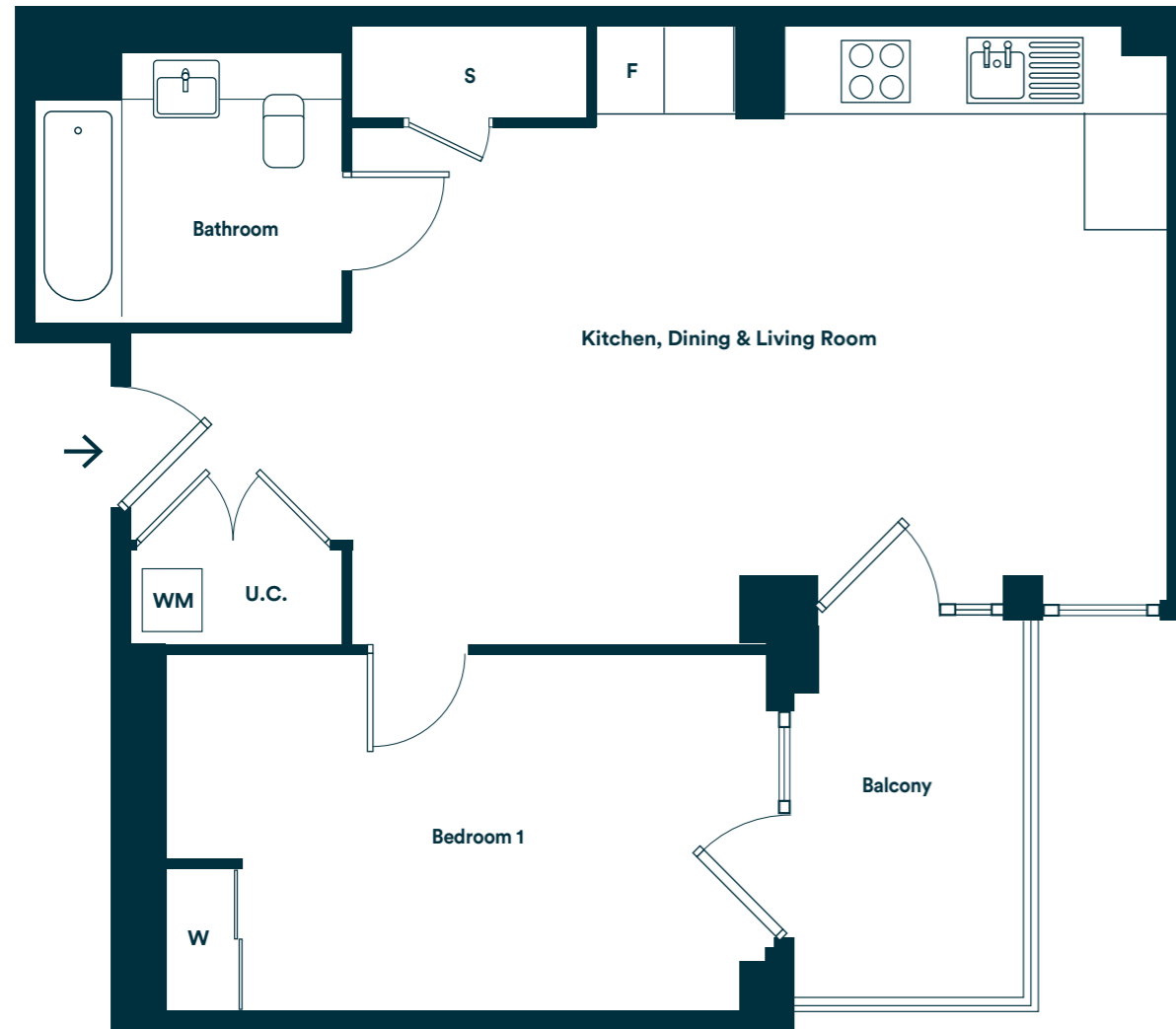
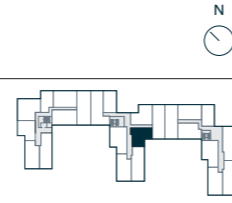


Room	Metric	Imperial
Kitchen/Living/Dining	7.49m x 5.07m	24'6" x 16'7"
Bedroom 1	4.64m x 3.30m	15'2" x 10'9"
Total internal area	55.9 m²	601.70ft²
Terrace	3.45m x 1.66m	11'3" x 5'5"

S Storage F Fridge/Freezer WM Washer/Dryer U.C. Utility Cupboard W Wardrobe with sliding door
Please be aware the utility cupboard may include heating and electrical controls, which may reduce the storage available. Please ask a sales associate for more information.

Apartment Layout E Plots 313, 413, 513

Available on:
Third floor: 313
Fourth floor: 413
Fifth floor: 513



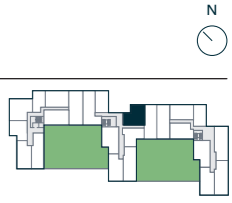
Room	Metric	Imperial
Kitchen/Living/Dining	7.00m x 4.55m	22'11" x 14'11"
Bedroom 1	5.07m x 3.02m	16'7" x 9'10"
Total internal area	64.13 m²	690.29 ft²
Balcony	3.13m x 1.86m	10'3" x 6'1"

S Storage **F** Fridge/Freezer **WM** Washer/Dryer **U.C.** Utility Cupboard **W** Wardrobe with sliding door
Please be aware the utility cupboard may include heating and electrical controls, which may reduce the storage available. Please ask a sales associate for more information.
This apartment has been designed to be wheelchair adaptable. Please speak with your sales representative for more information.

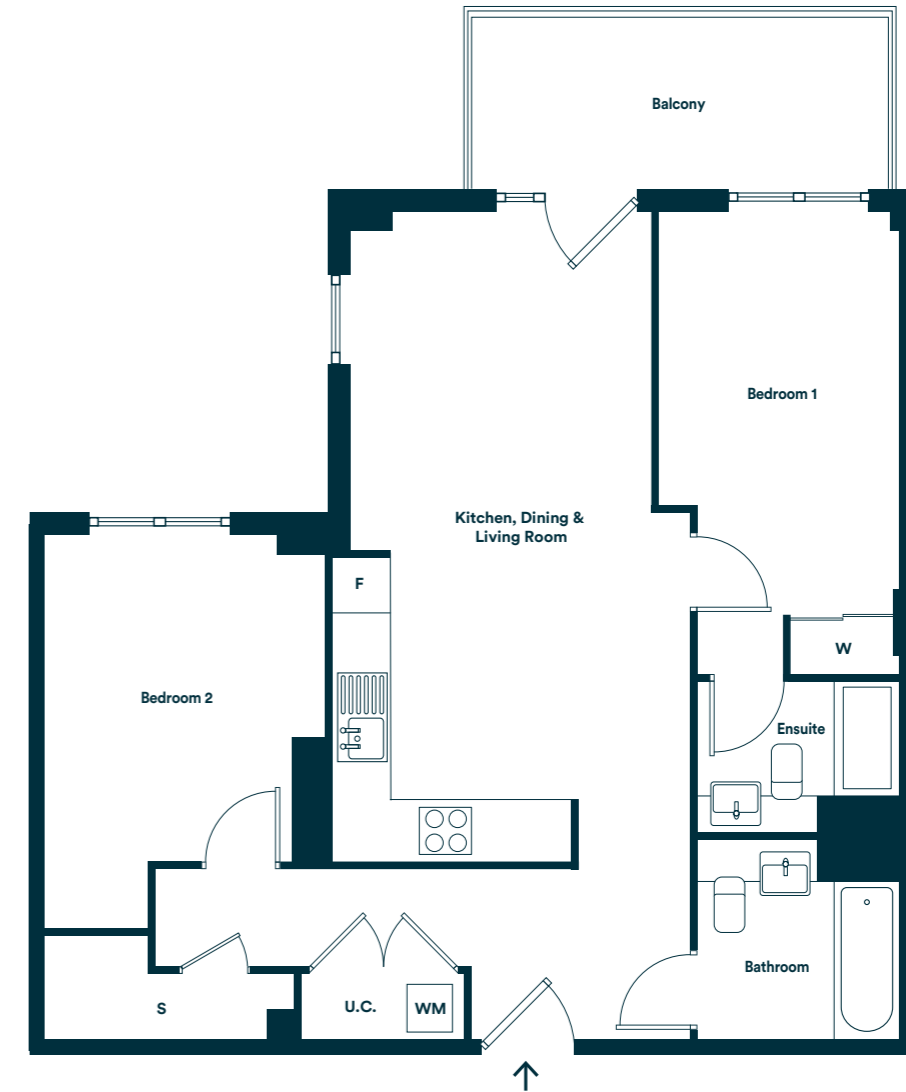
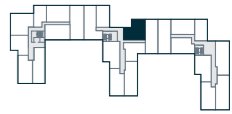
Two Bedroom Homes

Apartment Layout F Plots 211, 311, 411, 511

Available on:
Second floor: 211



Third floor: 311
Fourth floor: 411
Fifth floor: 511

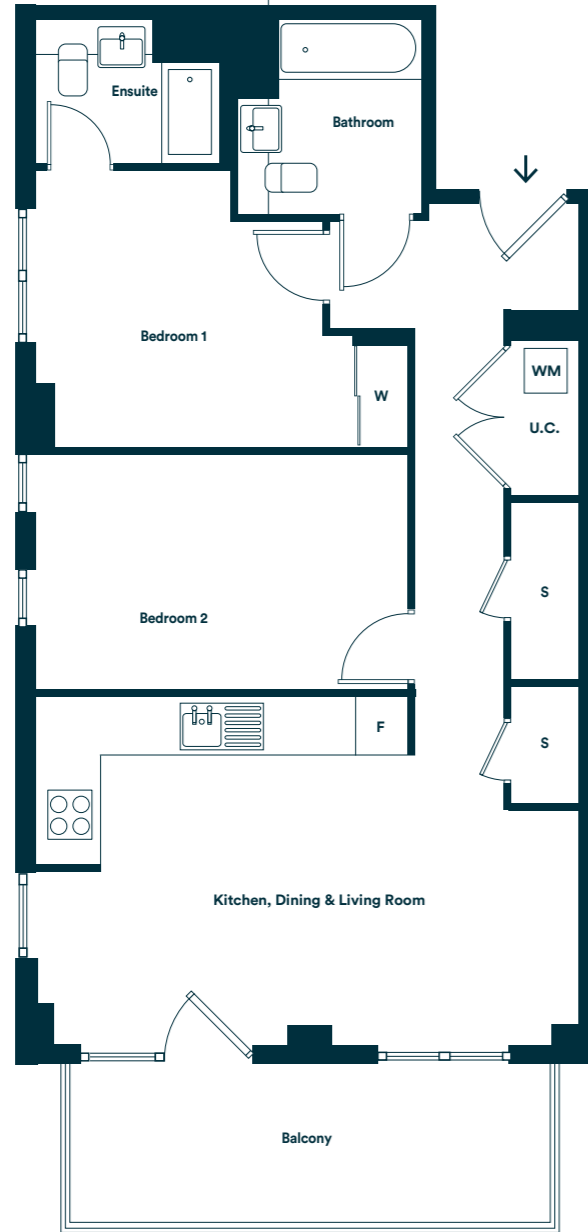


Room	Metric	Imperial
Kitchen/Living/Dining	7.17m x 3.32m	23'6" x 10'10"
Bedroom 1	5.09m x 2.75m	16'8" x 9'0"
Bedroom 2	3.57m x 3.17m	11'8" x 10'4"
Total internal area	76.09 m²	819.03 ft²
Balcony	4.68m x 1.86m	15'4" x 6'1"

S Storage **F** Fridge/Freezer **WM** Washer/Dryer **U.C.** Utility Cupboard **W** Wardrobe with sliding door
Please be aware the utility cupboard may include heating and electrical controls, which may reduce the storage available. Please ask a sales associate for more information.

* Although the apartment location is accurate, layouts of the marked floors varies from the plot locator. Please see the Effra Gardens Building Map for specific floor layouts for these floors.

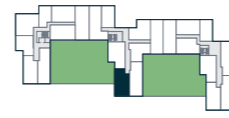
Apartment Layout G Plots 215, 315, 415, 515



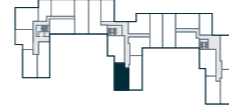
Room	Metric	Imperial
Kitchen/Living/Dining	6.41m x 4.07m	20'9" x 11'3"
Bedroom 1	4.39m x 3.25m	12'1" x 10'10"
Bedroom 2	4.39m x 2.78m	12'1" x 9'10"
Total internal area	73.18 m²	789.10 ft²
Balcony	5.85m x 1.86m	18'6" x 6'1"

S Storage F Fridge/Freezer WM Washer/Dryer U.C. Utility Cupboard W Wardrobe with sliding door
Please be aware the utility cupboard may include heating and electrical controls, which may reduce the storage available. Please ask a sales associate for more information.

Available on:
Second floor: 215

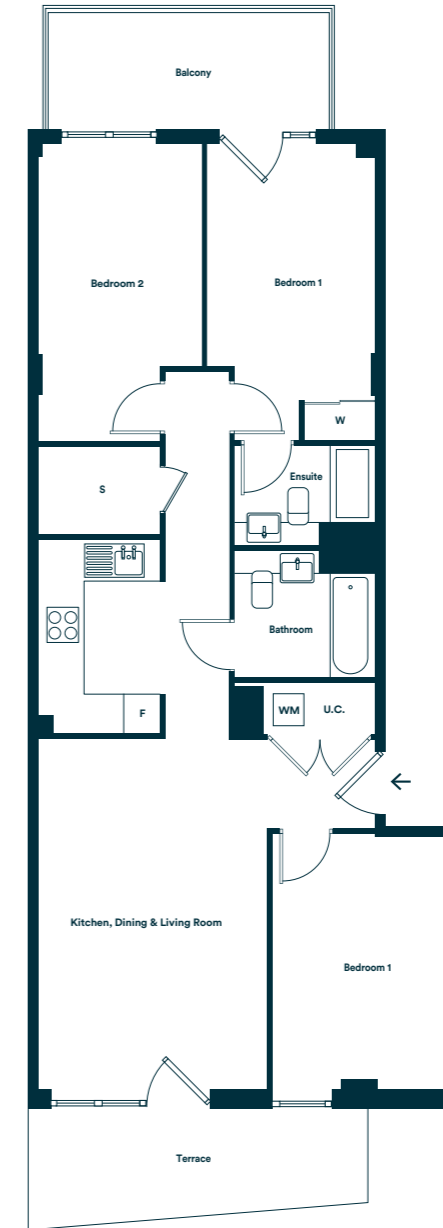


Third floor: 315
Fourth floor: 415
Fifth floor: 515



Three Bedroom Homes

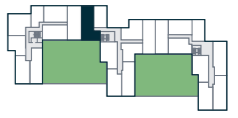
Apartment Layout H Plot 209



Room	Metric	Imperial
Kitchen/Living/Dining	9.05m x 3.84m	29'8" x 12'7"
Bedroom 1	4.85m x 2.81m	11'11" x 9'2"
Bedroom 2	4.86m x 2.75m	15'11" x 9'2"
Bedroom 3	4.17m x 3.05m	13'8" x 10'0"
Total internal area	93.51 m²	1006.53 ft²
Balcony	4.68m x 1.86m	15'4" x 6'1"
Terrace	5.68m x 1.86m	18'7" x 6'1"

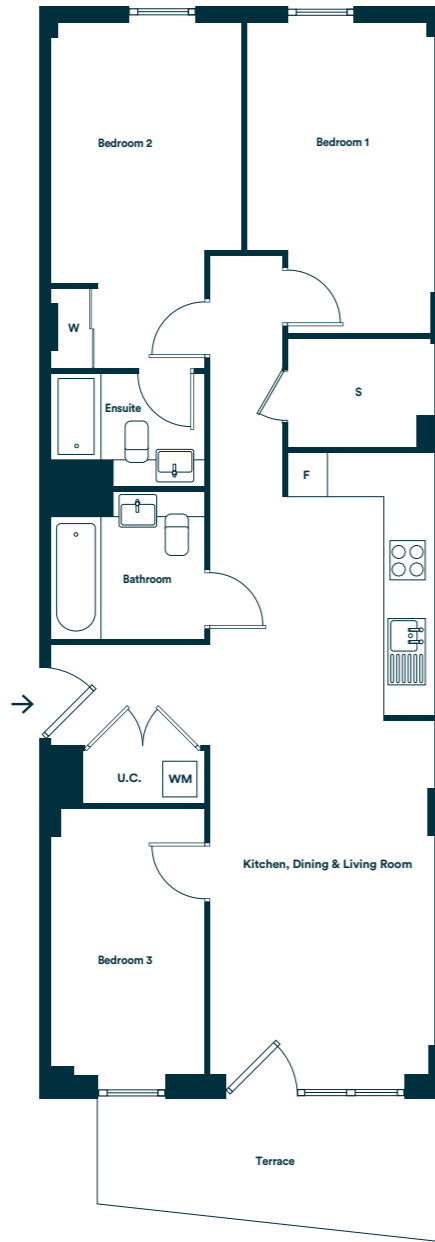
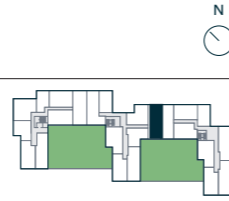
S Storage F Fridge/Freezer WM Washer/Dryer U.C. Utility Cupboard W Wardrobe with sliding door
Please be aware the utility cupboard may include heating and electrical controls, which may reduce the storage available. Please ask a sales associate for more information.

Available on:
Second floor: 209



Apartment Layout J Plot 212

Available on:
Second floor: 212



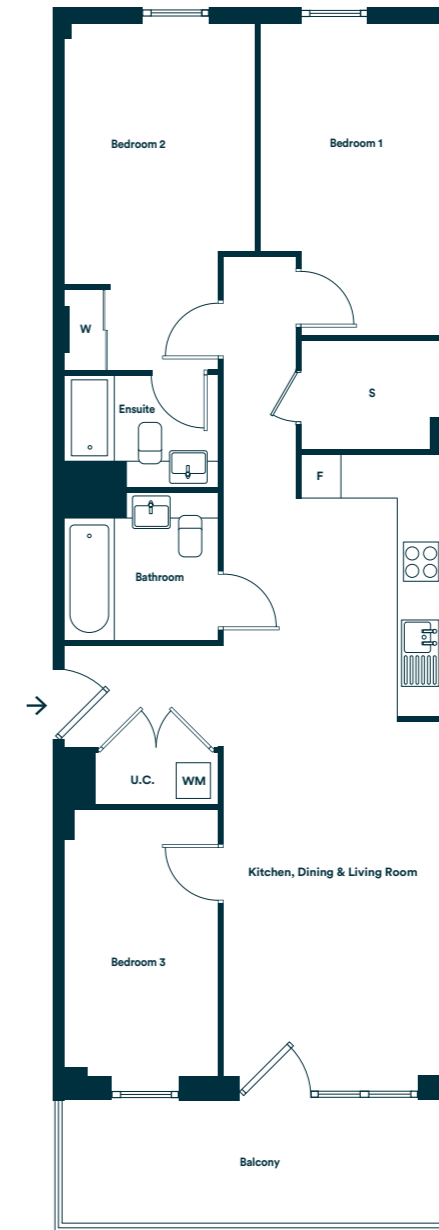
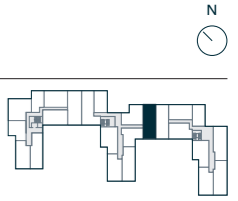
Room	Metric	Imperial
Kitchen/Living/Dining	9.19m x 3.34m	30'1" x 10'11"
Bedroom 1	5.09m x 2.85m	16'8" x 9'4"
Bedroom 2	4.58m x 2.80m	15'0" x 9'2"
Bedroom 3	3.90m x 2.31m	12'9" x 7'6"
Total internal area	89.38 m²	962.08 ft²
Terrace	5.14m x 2.10m	16'10" x 6'10"

S Storage F Fridge/Freezer W Washer/Dryer

Please be aware the utility cupboard may include heating and electrical controls, which may reduce the storage available. Please ask sales associate for more information.

Apartment Layout K Plots 312, 412, 512

Available on:
Third floor: 312
Fourth floor: 412
Fifth floor: 512



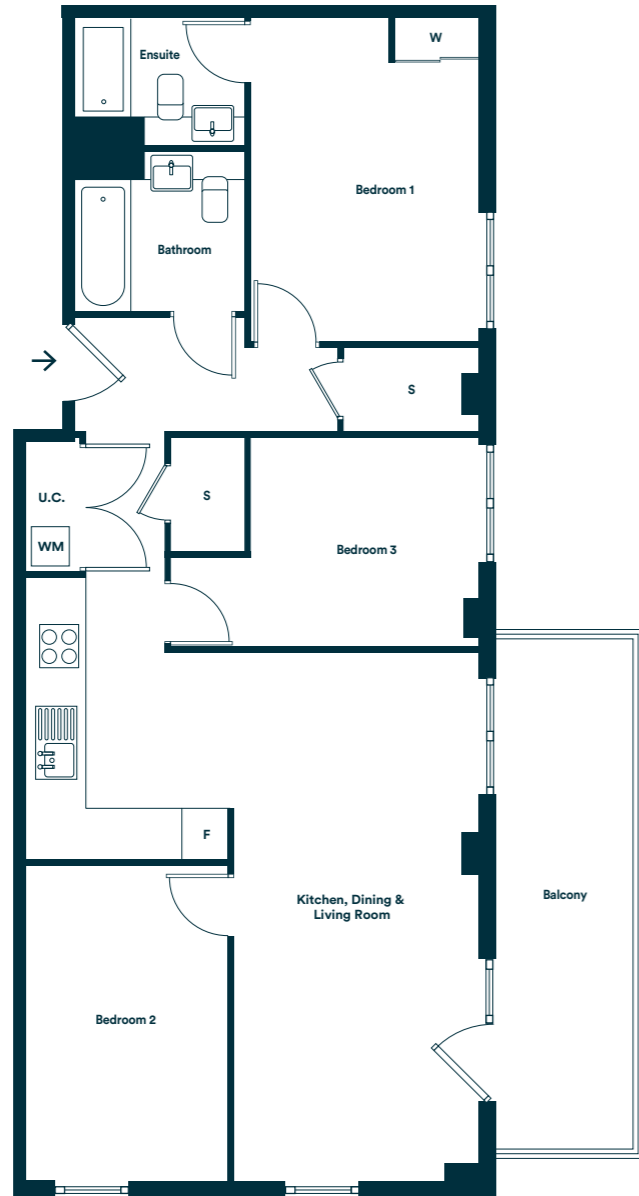
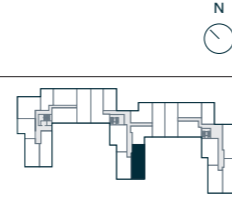
Room	Metric	Imperial
Kitchen/Living/Dining	9.19m x 3.34m	30'1" x 10'11"
Bedroom 1	5.09m x 2.85m	16'8" x 9'4"
Bedroom 2	4.58m x 2.80m	15'0" x 9'2"
Bedroom 3	3.90m x 2.30m	12'9" x 7'6"
Total internal area	89.38 m²	962.08 ft²
Balcony	5.81m x 1.86m	19'0" x 6'1"

S Storage F Fridge/Freezer W Washer/Dryer

Please be aware the utility cupboard may include heating and electrical controls, which may reduce the storage available. Please ask sales associate for more information.

Apartment Layout L Plots 314, 414, 514

Available on:
Third floor: 314
Fourth floor: 414
Fifth floor: 514

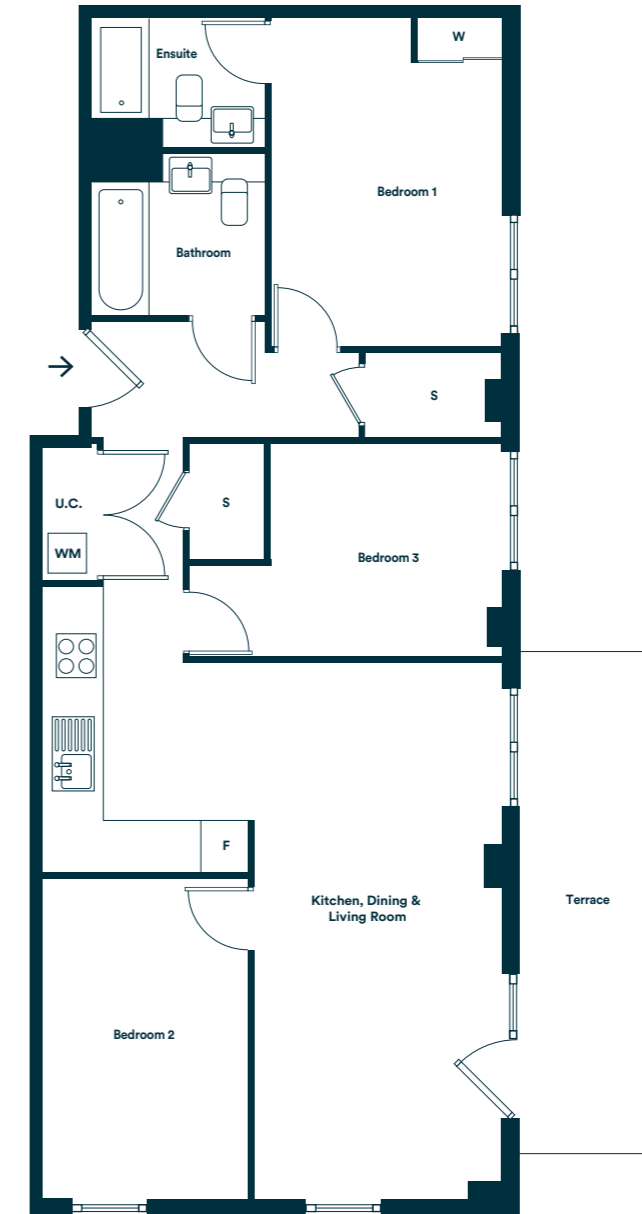
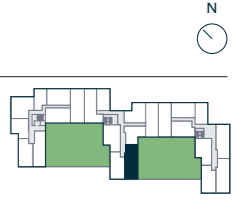


Room	Metric	Imperial
Kitchen/Living/Dining	7.04m x 3.24m	23'1" x 10'7"
Bedroom 1	4.39m x 3.02m	14'4" x 9'10"
Bedroom 2	4.19m x 2.75m	13'6" x 9'0"
Bedroom 3	3.00m x 2.83m	9'10" x 9'3"
Total internal area	91.16 m²	981.24 ft²
Balcony	6.94m x 1.86m	22'9" x 6'1"

S Storage **F** Fridge/Freezer **WM** Washer/Dryer **U.C.** Utility Cupboard **W** Wardrobe with sliding door
Please be aware the utility cupboard may include heating and electrical controls, which may reduce the storage available. Please ask a sales associate for more information.

Apartment Layout M Plot 214

Available on:
Second floor: 214

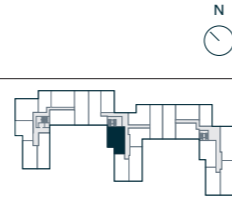


Room	Metric	Imperial
Kitchen/Living/Dining	7.04m x 3.24m	23'1" x 10'7"
Bedroom 1	4.39m x 3.02m	14'4" x 9'10"
Bedroom 2	4.19m x 2.75m	13'6" x 9'0"
Bedroom 3	3.00m x 2.83m	9'10" x 9'3"
Total internal area	91.16 m²	981.24 ft²
Terrace	6.76m x 1.92m	22'2" x 6'3" ft ²

S Storage **F** Fridge/Freezer **WM** Washer/Dryer **U.C.** Utility Cupboard **W** Wardrobe with sliding door
Please be aware the utility cupboard may include heating and electrical controls, which may reduce the storage available. Please ask a sales associate for more information.

Apartment Layout N Plots 316, 416, 516

Available on:
Third floor: 316
Fourth floor: 416
Fifth floor: 516

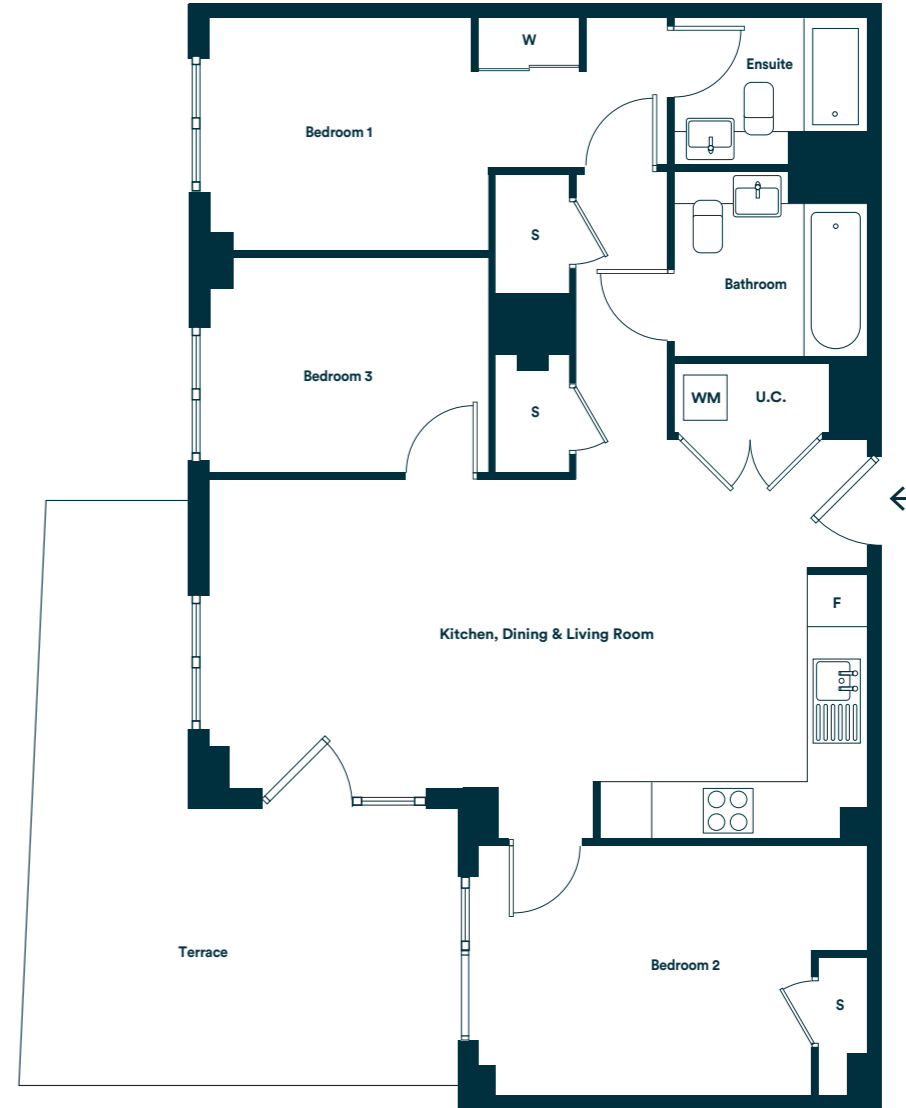
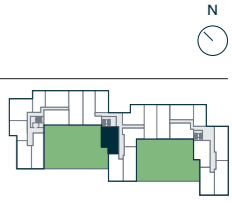


Room	Metric	Imperial
Kitchen/Living/Dining	7.64m x 4.69m	25'0" x 15'4"
Bedroom 1	5.30m x 2.75m	17'4" x 9'0"
Bedroom 2	4.44m x 2.95m	14'6" x 9'8"
Bedroom 3	3.22m x 2.50m	10'6" x 8'2"
Total internal area	86.02 m²	925 .91ft²
Balcony	3.25m x 2.68m	10'7" x 8'9"

S Storage **F** Fridge/Freezer **WM** Washer/Dryer **U.C.** Utility Cupboard **W** Wardrobe with sliding door
Please be aware the utility cupboard may include heating and electrical controls, which may reduce the storage available. Please ask a sales associate for more information.

Apartment Layout P Plot 216

Available on:
Second floor: 216

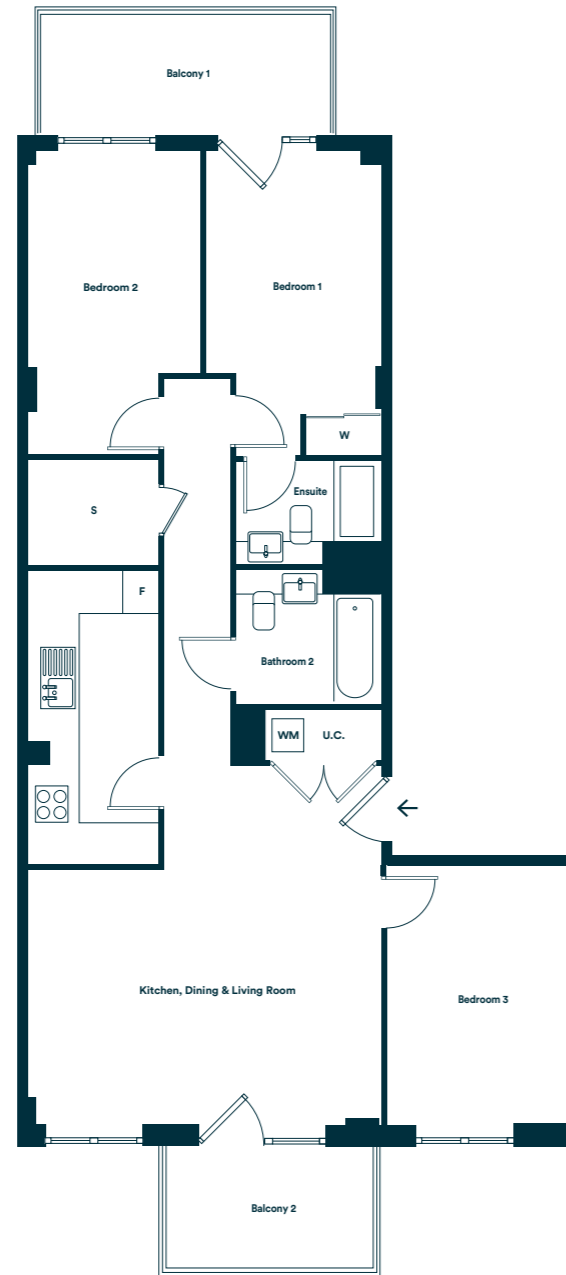
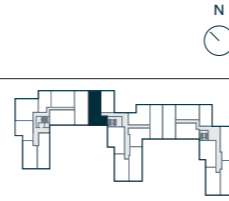


Room	Metric	Imperial
Kitchen/Living/Dining	7.64m x 4.69m	25'0" x 15'4"
Bedroom 1	5.30m x 2.75m	17'4" x 9'0"
Bedroom 2	4.44m x 2.95m	14'6" x 9'8"
Bedroom 3	3.22m x 2.50m	10'6" x 8'2"
Total internal area	86.02 m²	925 .91ft²
Terrace	4.96m x 6.93m	16'3" x 22'8"

S Storage **F** Fridge/Freezer **WM** Washer/Dryer **U.C.** Utility Cupboard **W** Wardrobe with sliding door
Please be aware the utility cupboard may include heating and electrical controls, which may reduce the storage available. Please ask a sales associate for more information.

Apartment Layout Q Plots 309, 409, 509

Available on:
Third floor: 309
Fourth floor: 409
Fifth floor: 509



Room	Metric	Imperial
Kitchen/Living/Dining	5.74m x 5.66m	18'9" x 18'6"
Bedroom 1	4.85m x 2.81m	15'10" x 9'2"
Bedroom 2	4.84m x 2.75m	15'10" x 9'0"
Bedroom 3	4.07m x 2.92m	13'4" x 9'6"
Total internal area	100.3 m²	1079.62 ft²
Balcony 1	4.68m x 1.86m	15'4" x 6'1"
Balcony 2	3.31m x 1.86m	10'10" x 6'1"

S Storage **F** Fridge/Freezer **WM** Washer/Dryer **U.C.** Utility Cupboard **W** Wardrobe with sliding door
Please be aware the utility cupboard may include heating and electrical controls, which may reduce the storage available. Please ask a sales associate for more information.



The floor plans 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.

The specification of the properties is correct at the date of print/publication but may change as building works progress. Any images 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.

All information in this document is correct at the time of publication, October 2020.
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