

L&Q at
KIDBROOKE
VILLAGE

ROYAL BOROUGH OF GREENWICH
SE3

L&Q

Gardener House
Floorplans & Specification

Be part of something new
and the start of something great



The highest standard of home

and a place to call your own

Flooded with light and each with its own private balcony or terrace, a stylish new apartment with L&Q at Kidbrooke Village is a place you'll be proud to call home.

Kitchen

- Contemporary handleless kitchen cabinets with soft close doors and drawers
- LED under cabinet lighting
- Silestone work surfaces with matching upstand and full height stainless-steel splashback behind hob
- Under mounted stainless-steel sink with accompanying chrome mixer tap
- Fully integrated appliances including multifunction oven, combination microwave oven (2 & 3 beds only), touch control induction hob, dishwasher, fridge/freezer and integrated extractor

Bathroom/En-suite

- Modern white sanitaryware including semi-recessed basin with chrome basin tap
- Floor mounted WC with concealed cistern
- Chrome dual flush plate for water efficiency
- Custom made countertop around sink
- Steel bath with bespoke bath panel
- Chrome square edged towel radiator
- Homes without a separate shower in bathroom will include a shower screen over the bath, a concealed three-way thermostatic mixer valve, bath spout, hair wash attachment and overhead shower to the bath
- Homes with a separate shower will include a concealed two-way thermostatic mixer valve with bath spout and hair wash attachment mounted at low level to the bath
- White shower tray with fixed shower screen/sliding door
- Two-way thermostatic valve with fixed shower head and separate hair wash attachment
- Bespoke mirrored bathroom cabinet with lighting, shaver socket within and shelving either side (main bathroom only)

Bedroom(s)

- Wool mix carpet
- Bespoke mirrored wardrobe with chrome hangings rails (Bedroom 1 only)

Wall and floor finishes

- White emulsion painted walls and ceilings
- White satin architraves and skirting boards
- Amtico flooring to hallways and kitchen/living/ dining areas
- Large format floor and wall tiles to bathrooms and en-suites

Heating, electrical and lighting

- Thermostatically zonal controlled radiators sourced by on site CHP system (subject to supply agreement)
- Low energy white LED downlights to kitchen/ dining/living area and bathrooms
- Pendant lights to bedrooms, hallways and store cupboards
- Polished 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 internal doors
- Chrome door furniture
- Private balcony or terrace to every home
- Video door entry system
- Secure cycle storage
- 12-year Premier Warranty
- Secure car parking (available with selected plots)

Bespoke countertops and chrome finishes in bathrooms provide a stylish, modern and practical finish.

CGI of main bathroom



Style of flooring creates an elegant feel, leaving you to add all the homely details.

Your open-plan kitchen and living space is ideal for entertaining as well as relaxing.

CGI of kitchen/living/dining area



Site map

Gardener House

Gardener House is perfectly located in the heart of Pegler Square.



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. Details correct at time of going to print.

KEY

Shopping

- 1. Sainsbury's
- 2. Kidbrooke Village Farmer's Market

Food & Drink

- 3. Albi's Café & Delicatessen
- 4. Back-a-Yard Grill at the Village Restaurant
- 5. Kidbrooke Village Street Food
- 6. The Depot – Restaurant/bar

Health & Wellbeing

- 7. Chemcare Pharmacy
- 8. David Lloyd Gym
- 9. Dencross (Kidbrooke Village Dentist)
- 10. PureGym

Parks

- 11. Cator Park
- 12. Sutcliffe Park

Primary Schools

- 13. Holy Family Catholic Primary School
- 14. Wingfield Primary School

- B** Bombardier House
- G** Gardener House
- Market sale**



Living here

Being part of something
and creating it with people
just like you

Kidbrooke Village has been created with community in mind. The parks, facilities and amenities are spaces for likeminded people to come together – a feeling that's hard to find elsewhere. With the transformation of Kidbrooke Village still ongoing, more will be added and that sense of community will only grow stronger.



Amenities

Pegler Square, is a focal point for the community with a good range of amenities already there. These include Sainsbury's, The Depot Pub and Dining, David Lloyd Leisure Centre, PureGym and a coffee shop, and over time, more will be available.



Events

In previous years Pegler Square has hosted a range of different events from tea tasting as part of Chinese New Year celebrations to street food festivals. Details of events can be found on the Kidbrooke Village Facebook page. And if you're into nature, London Wildlife Trust run regular volunteering and educational activities to connect people closer with their natural surroundings.



Schools

There are several schools local to Kidbrooke Village. Wingfield Primary and Holy Family Catholic Primary are both on site and rated Ofsted Good. Thomas Tallis Secondary and Colfe's School are within 1 mile and rated Ofsted Good and ISI* Excellent respectively.

*Independent School Inspectorate. Ofsted and ISI ratings are correct at the time of publication.

There is also a wide selection of thriving clubs and groups from Kidbrooke Cricket and Coyotes running clubs, to baby yoga, JK Performing Arts Club and many more.

facebook.com/kidbrookevillage

1. The Depot Pub – Pegler Square
2. PureGym
3. Wingfield Primary School
4. Pegler Square

A convenient location *and great connections*

Convenience is a big part of living at Kidbrooke Village, so if the vibrancy of our capital city is more your thing, that's in easy reach too. Kidbrooke train station is integral to Pegler square (2 minutes walk from Bombardier and Gardener House) and next to your new home, with regular services taking you to London Bridge in only 16 minutes. Whether it's work or play, it's quick and easy to get to where you want.

By rail



Lewisham	7 mins
London Bridge	16 mins
Waterloo East	19 mins
Charing Cross	25 mins
Victoria	28 mins

Trains connect to Lewisham, providing DLR to Greenwich, Canary Wharf, Stratford, the Isle of Dogs and London City Airport.

By bike



Lewisham	16 mins
Greenwich	21 mins
London Bridge	52 mins
Waterloo East	56 mins

By bus



If it's a bus you want, two bus services run every 15 minutes, seven days a week.

Route

- B16** to Bexleyheath
- 178** to Woolwich and Lewisham

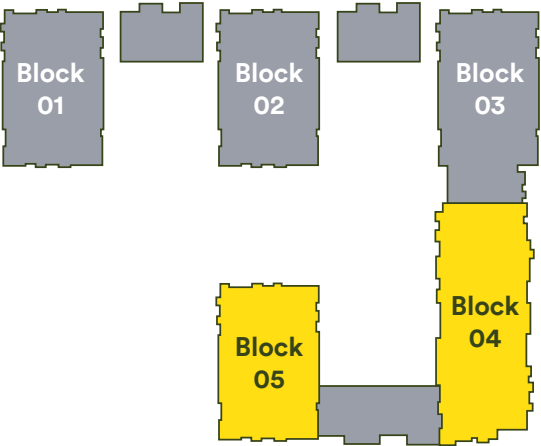
By car



Excellent road links to:

14 mins	22 mins	37 mins
Blackwall Tunnel	M25	Dartford Crossing

Site plan



- Block 01 Larkin House
- Block 02 Cobham House
- Block 03 Loder House
- Block 04 Gardener House
- Block 05 Bombardier House

KEY

- Market sale
- Shared Ownership

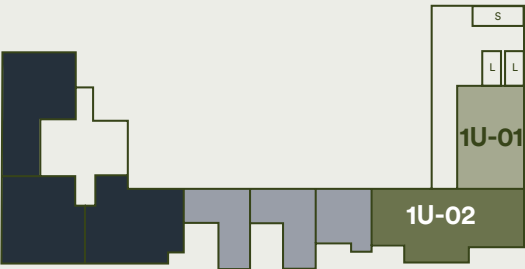
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Plot locator overview

Gardener House
Find your perfect apartment.



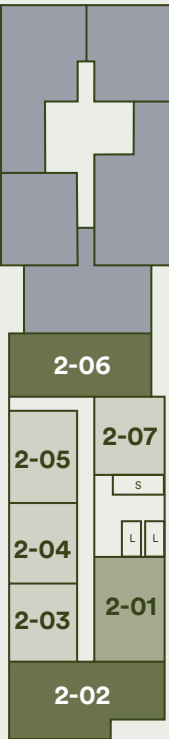
FIRST FLOOR UPPER



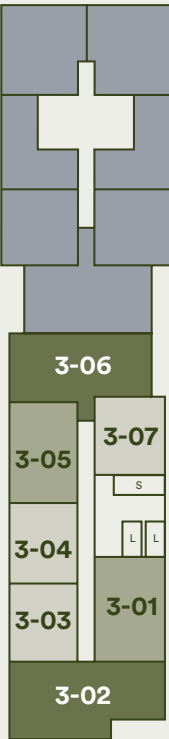
KEY

- One bedroom apartments
- Two bedroom apartments
- Three bedroom apartments
- Bombardier House Shared Ownership
- Market sale
- Lifts
- Stairs

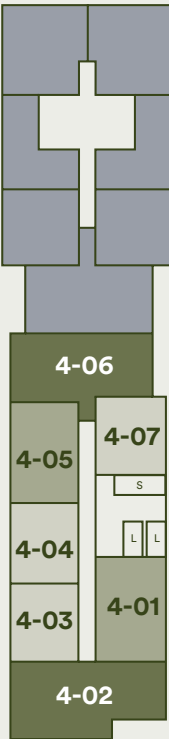
SECOND FLOOR



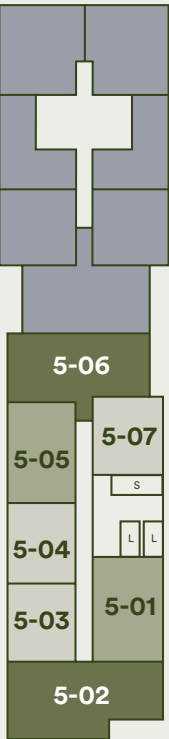
THIRD FLOOR



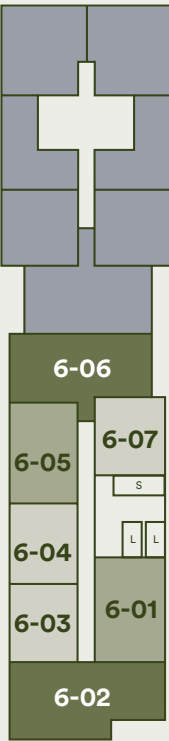
FOURTH FLOOR



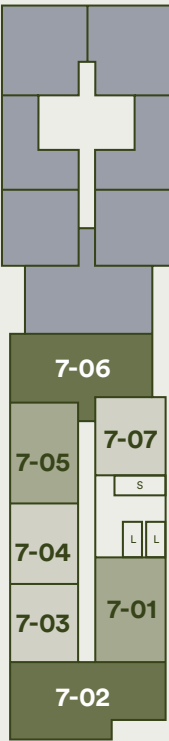
FIFTH FLOOR



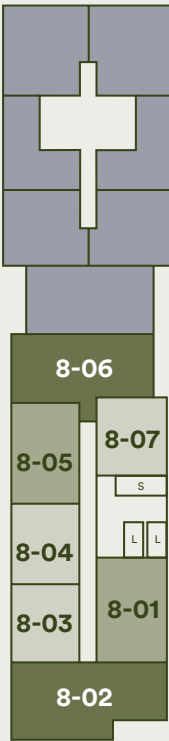
SIXTH FLOOR



SEVENTH FLOOR



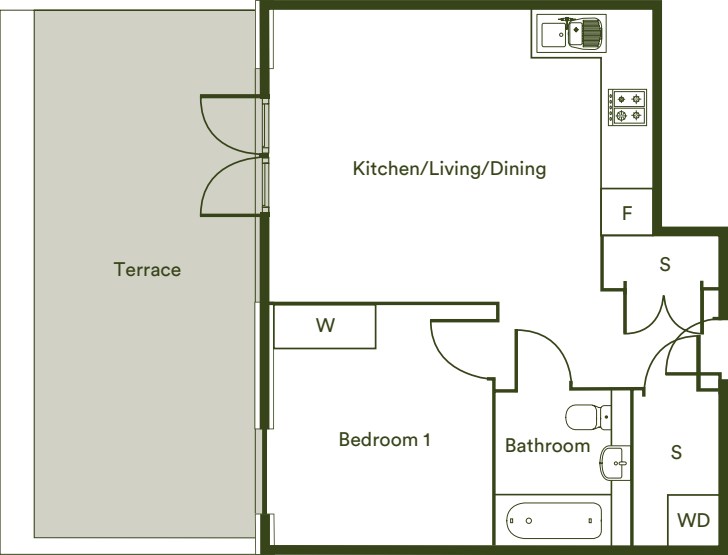
EIGHTH FLOOR



One bedroom homes

TYPE 13

PLOT 2-05

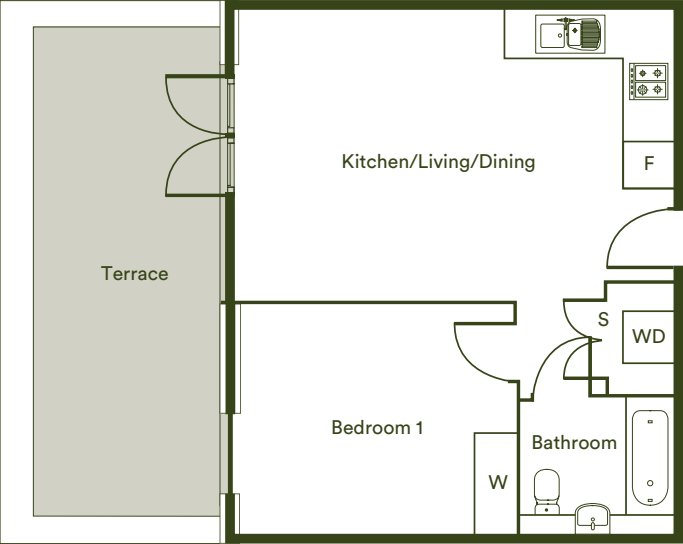


Room	Metric	Imperial
Kitchen/Living/Dining	5.74m x 4.40m	18'10" x 14'5"
Bedroom 1	3.29m x 3.61m	10'10" x 11'10"
Total internal space	50m²	538ft²
Terrace	2.03m x 7.27m	6'8" x 23'10"
(Size excludes planted areas)		

ES Ensuite S Storage W Wardrobe F Fridge/Freezer WD Washer/Dryer
Please be aware the storage cupboard may include heating and electrical controls, which may reduce the storage available. Please ask a Sales Associate for more information.

TYPE 15A

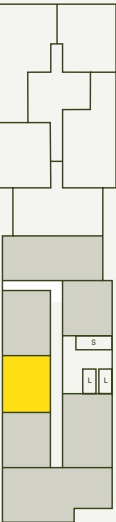
PLOT 2-04



Room	Metric	Imperial
Kitchen/Living/Dining	6.47m x 4.39m	21'3" x 14'5"
Bedroom 1	4.29m x 3.41m	14'1" x 11'2"
Total internal space	52m²	560ft²
Terrace	2.03m x 7.04m	6'8" x 23'10"
(Size excludes planted areas)		

ES Ensuite S Storage W Wardrobe F Fridge/Freezer WD Washer/Dryer
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PLOT LOCATOR



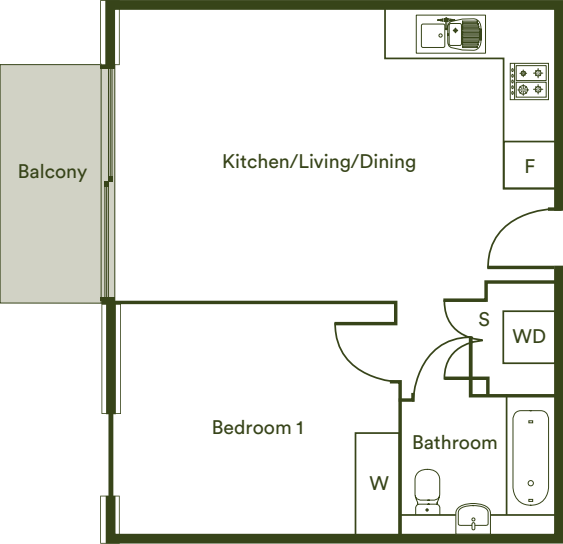
Floor 2 (Plot 04)

Floor Plot

2 2-04

TYPE 15B

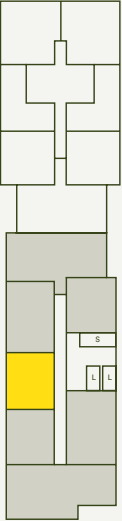
PLOTS 3-04, 4-04, 5-04, 6-04, 7-04, 8-04



Room	Metric	Imperial
Kitchen/Living/Dining	6.47m x 4.39m	21'3" x 14'5"
Bedroom 1	4.29m x 3.41m	14'1" x 11'2"
Total internal space	52m ²	560ft ²
Balcony	1.50m x 3.35m	5'0" x 11'0"

ES Ensuite S Storage W Wardrobe F Fridge/Freezer WD Washer/Dryer
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PLOT LOCATOR

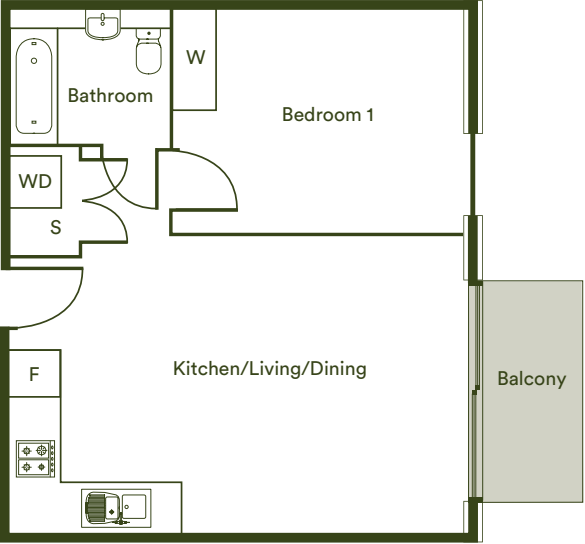


Floors 3-8 (Plot 04)

Floor	Plot
8	8-04
7	7-04
6	6-04
5	5-04
4	4-04
3	3-04

TYPE 16

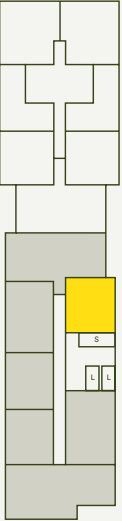
PLOTS 2-07, 3-07, 4-07, 5-07, 6-07, 7-07, 8-07



Room	Metric	Imperial
Kitchen/Living/Dining	6.58m x 4.44m	21'7" x 14'7"
Bedroom 1	4.45m x 3.28m	14'7" x 10'9"
Total internal space	52m ²	560ft ²
Balcony	1.90m x 3.38m	6'3" x 11'1"

ES Ensuite S Storage W Wardrobe F Fridge/Freezer WD Washer/Dryer
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PLOT LOCATOR



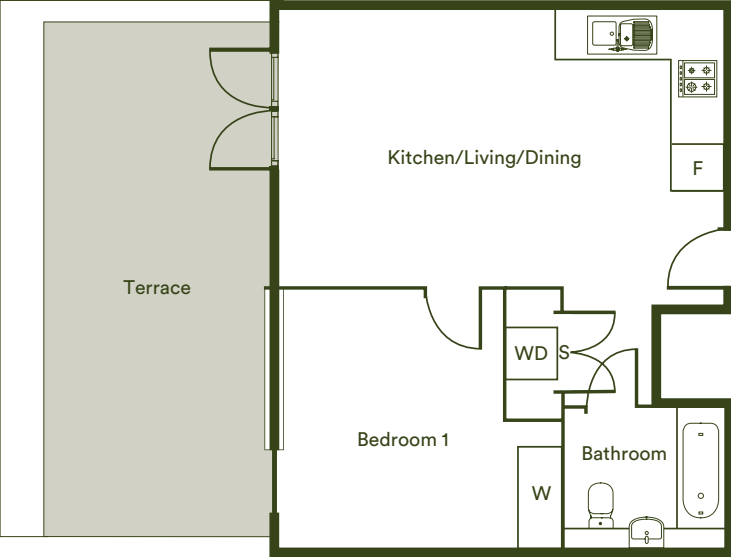
Floors 2-8 (Plot 07)*

Floor	Plot
8	8-07
7	7-07
6	6-07
5	5-07
4	4-07
3	3-07
2	2-07

* Floor 2 includes an additional corridor as per plot locator overview

TYPE 20A

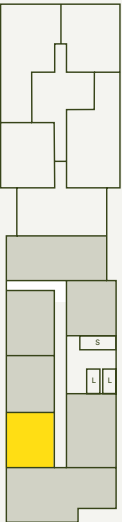
PLOT 2-03



Room	Metric	Imperial
Kitchen/Living/Dining	6.47m x 4.17m	21'3" x 13'8"
Bedroom 1	4.29m x 3.80m	14'1" x 12'6"
Total internal space	52m ²	560ft ²
Terrace	2.03m x 7.84m	6'8" x 25'9"
(Size excludes planted areas)		

ES Ensuite S Storage W Wardrobe F Fridge/Freezer WD Washer/Dryer
Please be aware the storage cupboard may include heating and electrical controls, which may reduce the storage available. Please ask a Sales Associate for more information.

PLOT LOCATOR

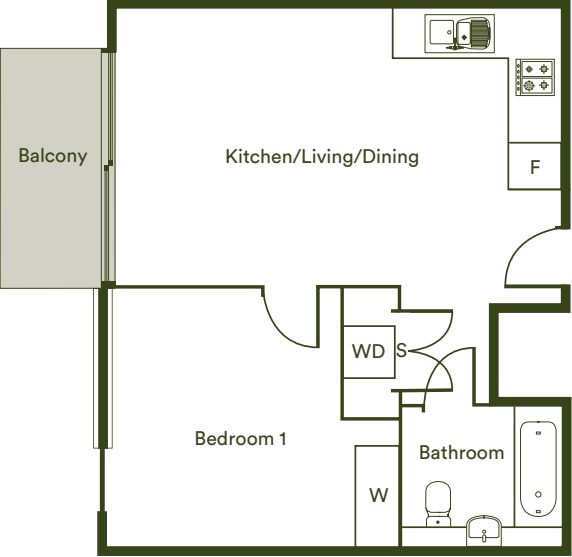


Floor 2 (Plot 03)

Floor	Plot
2	2-03

TYPE 20B

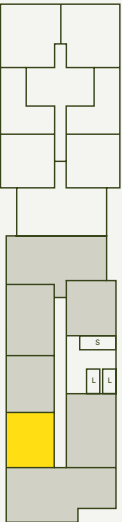
PLOTS 3-03, 4-03, 5-03, 6-03, 7-03, 8-03



Room	Metric	Imperial
Kitchen/Living/Dining	6.47m x 4.17m	21'3" x 13'8"
Bedroom 1	4.29m x 3.80m	14'1" x 12'6"
Total internal space	52m ²	560ft
Balcony	1.50m x 3.40m	5'0" x 11'1"

ES Ensuite S Storage W Wardrobe F Fridge/Freezer WD Washer/Dryer
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PLOT LOCATOR



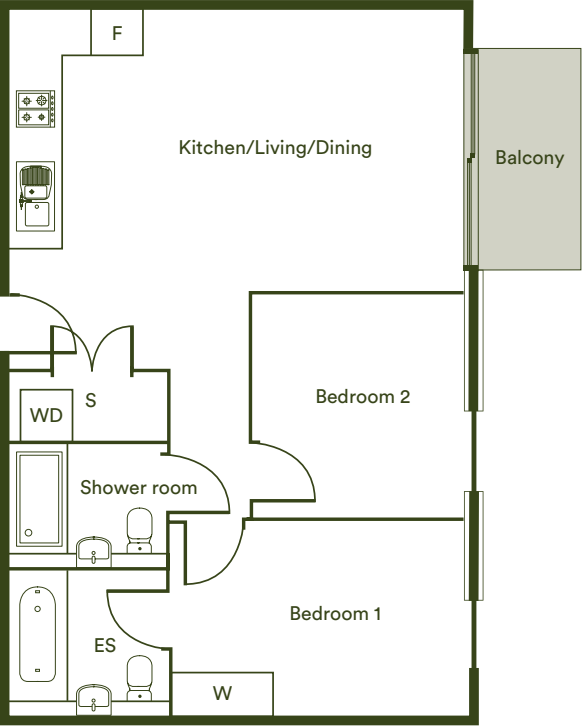
Floors 3-8 (Plot 03)

Floor	Plot
8	8-03
7	7-03
6	6-03
5	5-03
4	4-03
3	3-03

Two bedroom homes

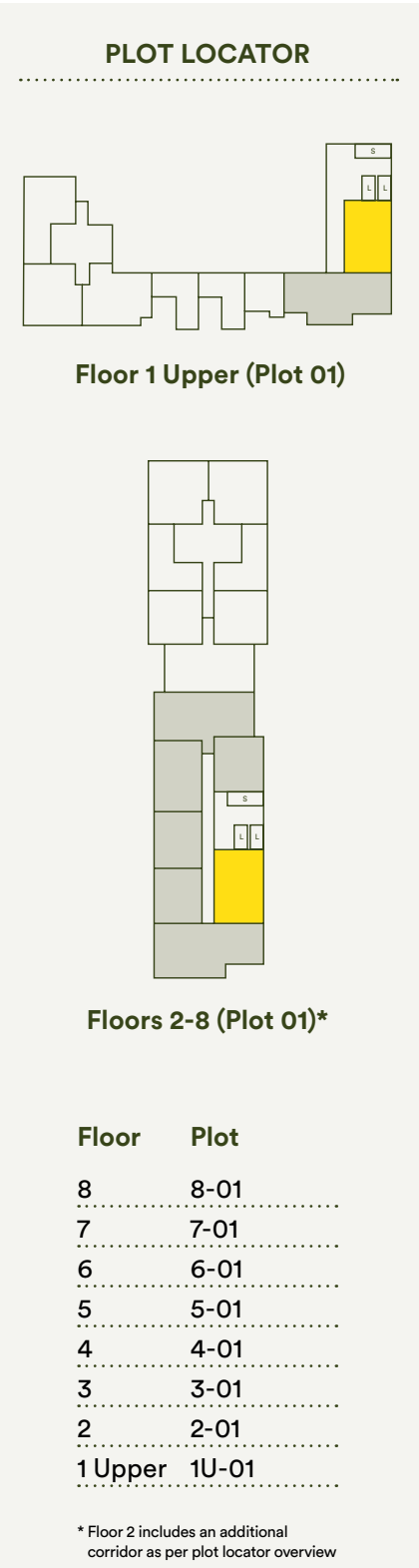
TYPE 18

PLOTS 1U-01, 2-01, 3-01, 4-01, 5-01, 6-01, 7-01, 8-01



Room	Metric	Imperial
Kitchen/Living/Dining	6.62m x 4.11m	21'9" x 13'6"
Bedroom 1	4.45m x 2.75m	14'7" x 9'0"
Bedroom 2	3.19m x 3.43m	10'6" x 11'3"
Total internal space	71m ²	764ft ²
Balcony	1.90m x 3.40m	6'3" x 11'1"

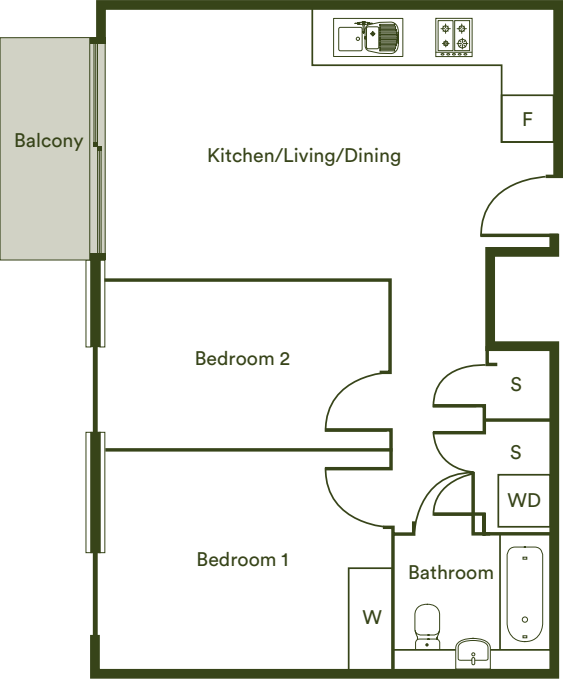
ES Ensuite S Storage W Wardrobe F Fridge/Freezer WD Washer/Dryer
Please be aware the storage cupboard may include heating and electrical controls, which may reduce the storage available. Please ask a Sales Associate for more information.



Floor	Plot
8	8-01
7	7-01
6	6-01
5	5-01
4	4-01
3	3-01
2	2-01
1 Upper	1U-01

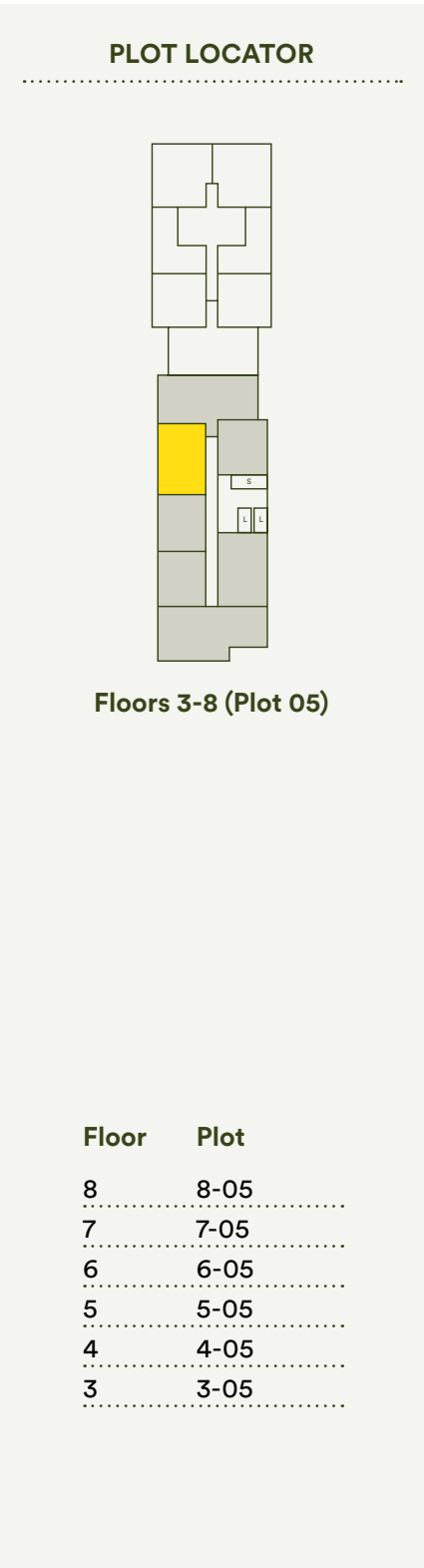
TYPE 19

PLOTS 3-05, 4-05, 5-05, 6-05, 7-05, 8-05



Room	Metric	Imperial
Kitchen/Living/Dining	6.47m x 3.93m	21'3" x 12'11"
Bedroom 1	4.29m x 3.23m	14'1" x 10'7"
Bedroom 2	4.29m x 2.55m	14'1" x 8'4"
Total internal space	64m ²	689ft ²
Balcony	1.77m x 3.38m	5'10" x 11'1"

ES Ensuite S Storage W Wardrobe F Fridge/Freezer WD Washer/Dryer
Please be aware the storage cupboard may include heating and electrical controls, which may reduce the storage available. Please ask a Sales Associate for more information.

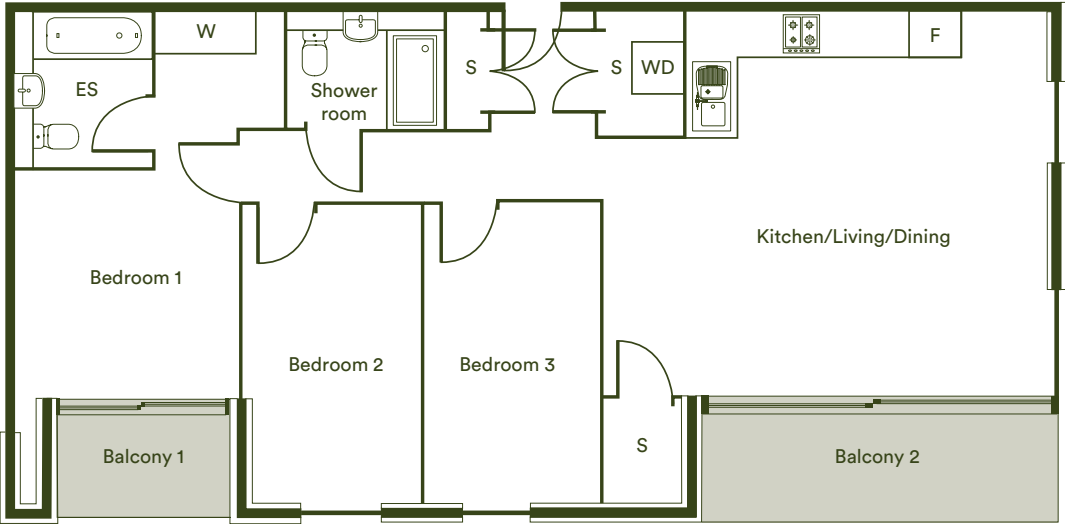
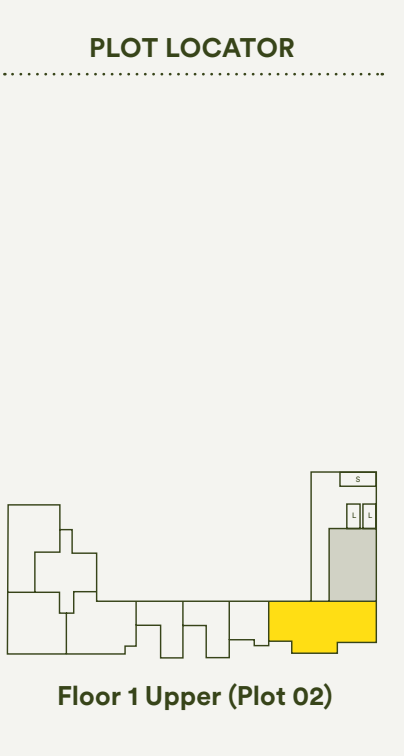


Floor	Plot
8	8-05
7	7-05
6	6-05
5	5-05
4	4-05
3	3-05

Three bedroom homes

TYPE 12

PLOT 1U-02

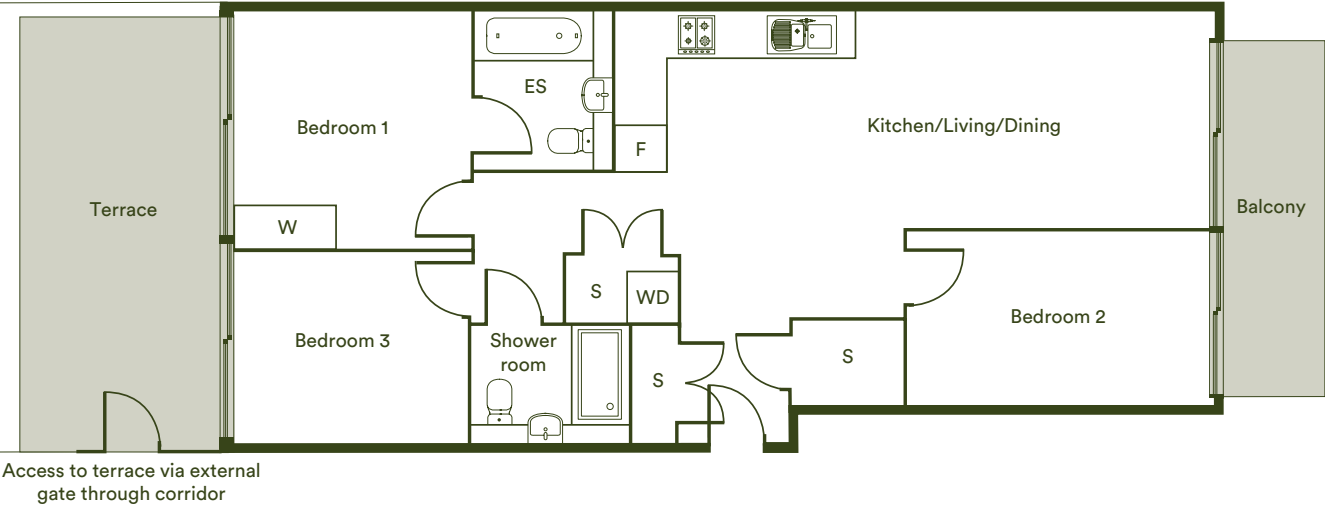
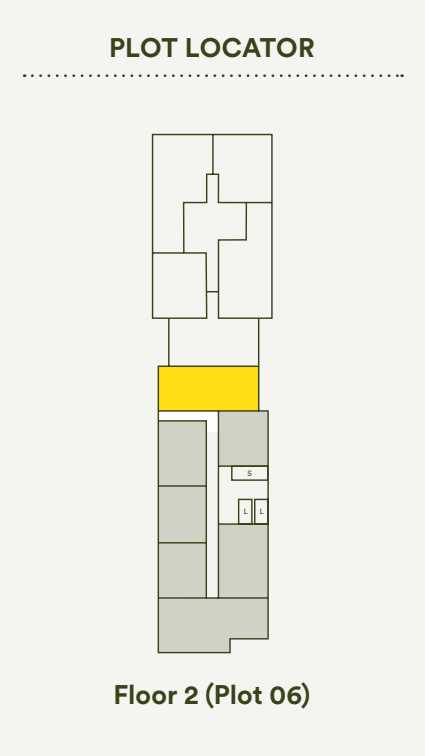


Room	Metric	Imperial
Kitchen/Living/Dining	6.72m x 5.67m	22'1" x 18'7"
Bedroom 1	3.29m x 3.28m	10'9" x 10'9"
Bedroom 2	2.65m x 4.41m	8'8" x 14'6"
Bedroom 3	2.65m x 4.41m	8'8" x 14'6"
Total internal space	101m ²	1,087ft ²
Balcony 1	2.70m x 1.64m	8'11" x 5'5"
Balcony 2	5.40m x 1.64m	17'9" x 5'5"

ES Ensuite S Storage W Wardrobe F Fridge/Freezer WD Washer/Dryer
Please be aware the storage cupboard may include heating and electrical controls, which may reduce the storage available. Please ask a Sales Associate for more information.

TYPE 14A

PLOT 2-06



Access to terrace via external gate through corridor

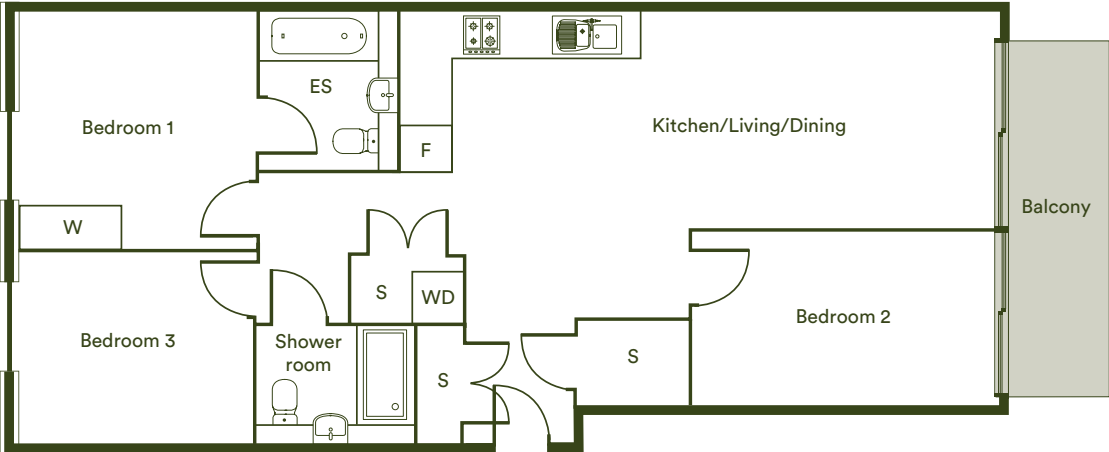
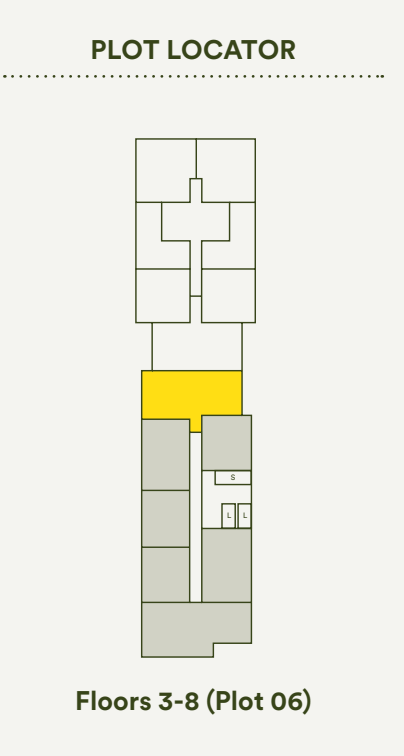
Room	Metric	Imperial
Kitchen/Living/Dining	9.05m x 3.24m	29'8" x 10'7"
Bedroom 1	3.60m x 3.50m	11'10" x 11'6"
Bedroom 2	4.51m x 2.55m	14'9" x 8'4"
Bedroom 3	3.60m x 2.88m	11'10" x 9'5"
Total internal space	93m ²	1,001ft ²
Balcony	5.63m x 1.63m	18'6" x 5'4"
Terrace	2.03m x 5.61m	18'5" x 6'8"

(Size excludes planted areas)

ES Ensuite S Storage W Wardrobe F Fridge/Freezer WD Washer/Dryer
Please be aware the storage cupboard may include heating and electrical controls, which may reduce the storage available. Please ask a Sales Associate for more information.

TYPE 14B

PLOTS 3-06, 4-06, 5-06, 6-06, 7-06, 8-06

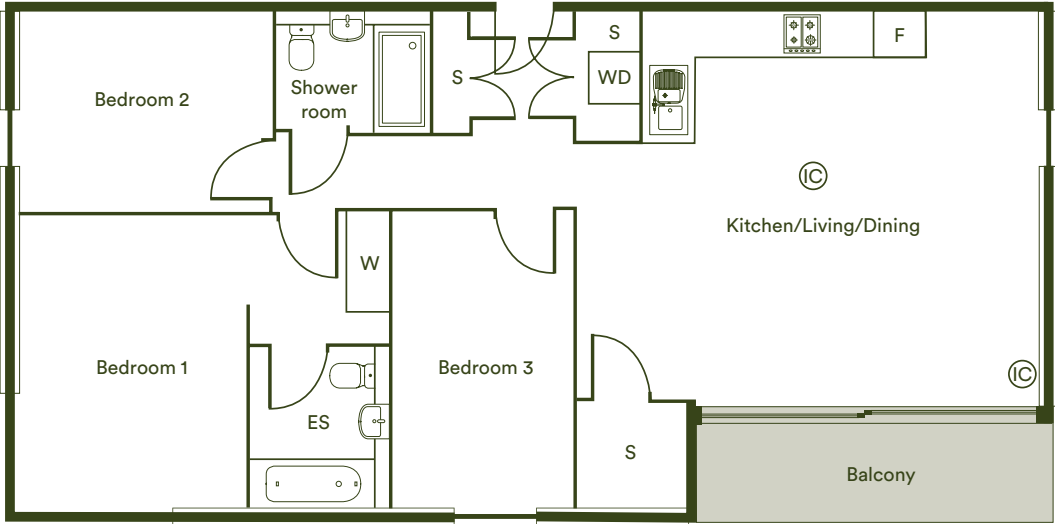
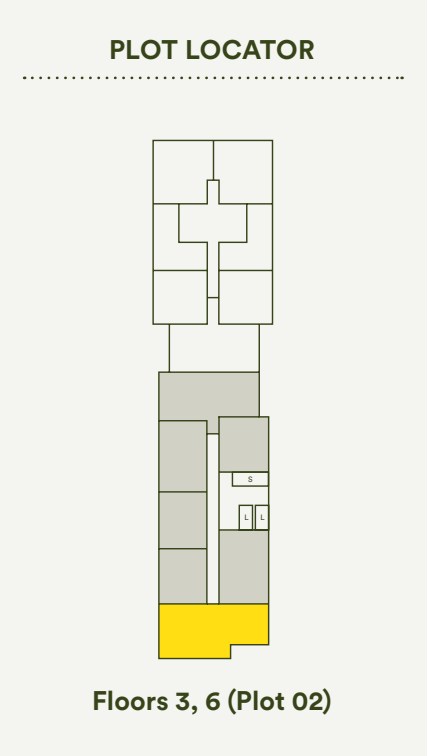


Room	Metric	Imperial
Kitchen/Living/Dining	9.05m x 3.24m	29'8" x 10'7"
Bedroom 1	3.29m x 3.28m	10'9" x 10'9"
Bedroom 2	4.51m x 2.55m	14'10" x 8'4"
Bedroom 3	3.60m x 2.88m	11'10" x 9'5"
Total internal space	96m ²	1,033ft ²
Balcony	1.63m x 5.63m	18'6" x 5'4"

ES Ensuite S Storage W Wardrobe F Fridge/Freezer WD Washer/Dryer
Please be aware the storage cupboard may include heating and electrical controls, which may reduce the storage available. Please ask a Sales Associate for more information.

TYPE 17

PLOTS 3-02, 6-02



Room	Metric	Imperial
Kitchen/Living/Dining	7.12m x 5.68m	23'4" x 18'8"
Bedroom 1	5.66m x 4.35m	18'7" x 14'3"
Bedroom 2	3.78m x 2.93m	12'5" x 9'7"
Bedroom 3	2.65m x 4.35m	8'8" x 14'3"
Total internal space	106m ²	1,141ft ²
Balcony	1.66m x 5.50m	18'0" x 5'5"

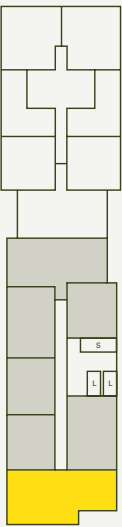
ES Ensuite S Storage W Wardrobe F Fridge/Freezer WD Washer/Dryer IC Internal column
Please be aware the storage cupboard may include heating and electrical controls, which may reduce the storage available. Please ask a Sales Associate for more information.

TYPE 17

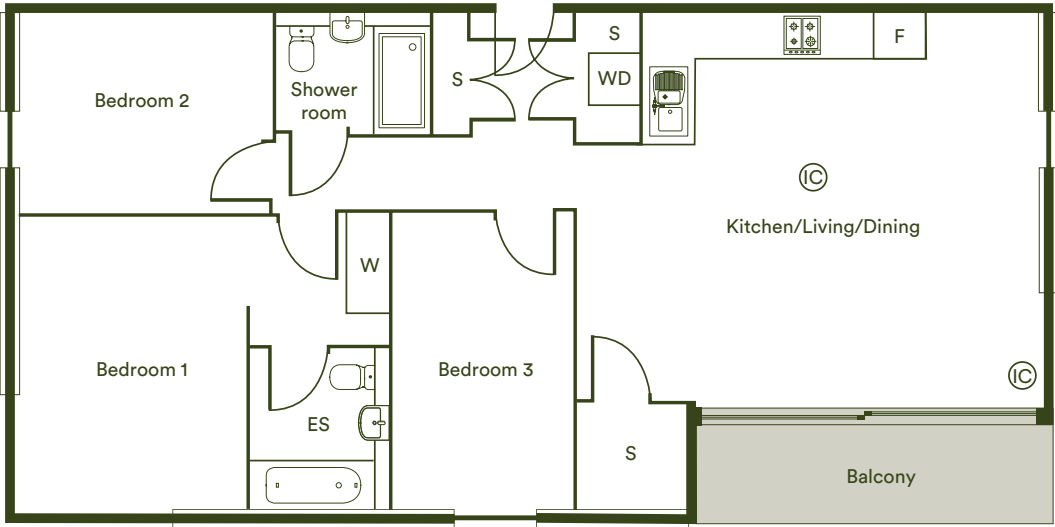
PLOTS 2-02, 4-02, 5-02, 7-02, 8-02



PLOT LOCATOR



Floors 2, 4, 5, 7, 8 (Plot 02)*



Room	Metric	Imperial
Kitchen/Living/Dining	7.12m x 5.68m	23'4" x 18'8"
Bedroom 1	5.66m x 4.35m	18'7" x 14'3"
Bedroom 2	3.78m x 2.93m	12'5" x 9'7"
Bedroom 3	2.65m x 4.35m	8'8" x 14'3"
Total internal space	106m ²	1,141ft ²
Balcony	1.66m x 5.50m	18'0" x 5'5"

ES Ensuite S Storage W Wardrobe F Fridge/Freezer WD Washer/Dryer IC Internal column
Please be aware the storage cupboard may include heating and electrical controls,
which may reduce the storage available. Please ask a Sales Associate for more information.

Floor	Plot
8	8-02
7	7-02
5	5-02
4	4-02
2	2-02

* Floor 2 includes an additional
corridor as per plot locator overview

CGI of
Gardener House





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.

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



L&Q Achievements



A selection of other L&Q developments



Queens Quarter – Croydon
lqhomes.com/queensquarter



The Timberyard – Deptford
lqhomes.com/timberyard



Elephant Park – Southwark
lqhomes.com/elephantpark

L&Q at Kidbrooke Village
Pegler Square, Greenwich, SE3 9FD

@ kidbrookevillage@lqgroup.org.uk
☎ 0208 189 7590
🌐 lqhomes.com/kidbrookevillage

Disclaimer
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L&Q at Kidbrooke Village

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