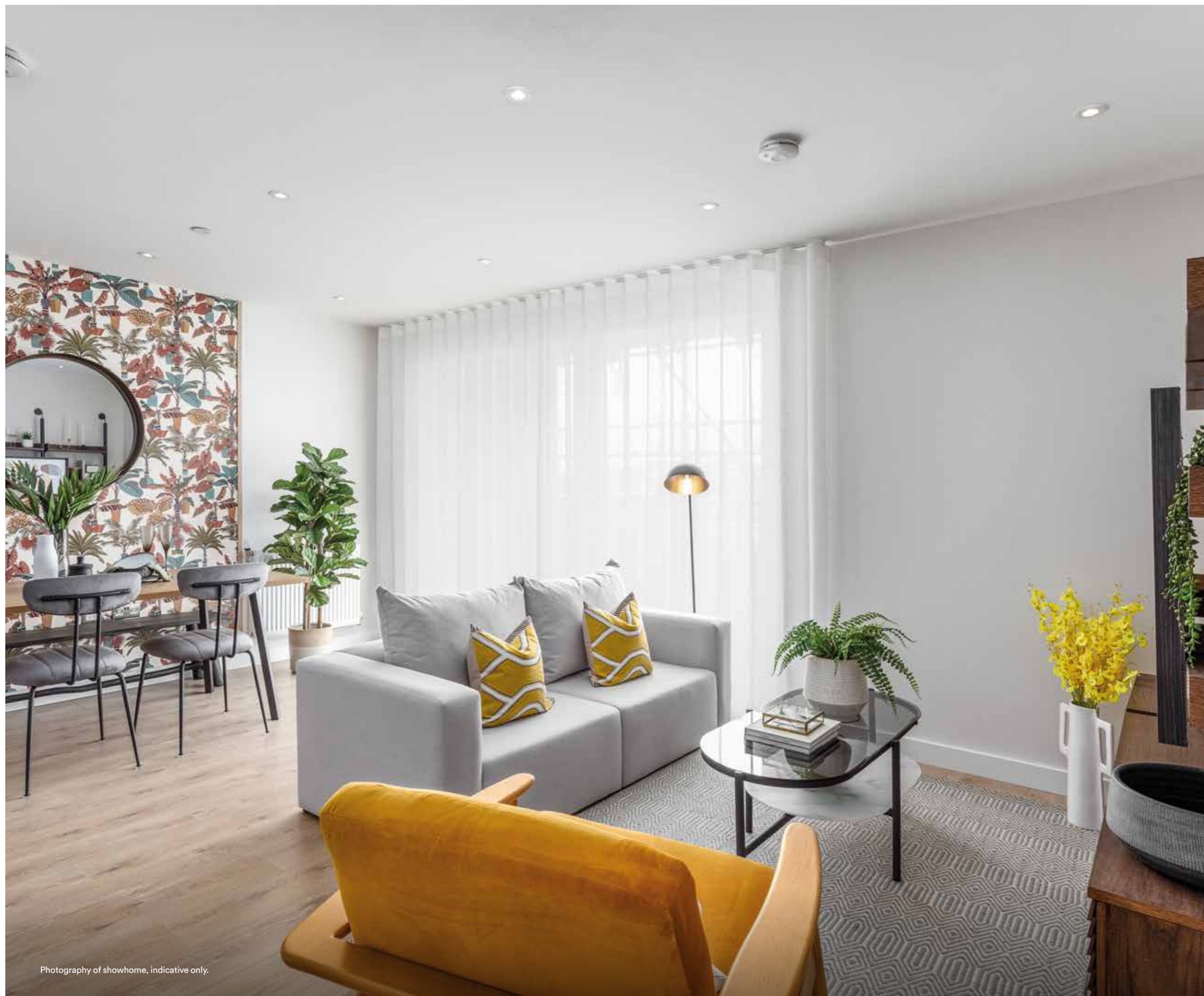


L&Q at

BEAM  
PARK®

FLOORPLANS AND  
SPECIFICATION  
COMMODORE HOUSE

L&Q



Photography of showhome, indicative only.



**Welcome to L&Q at Beam Park, a stylish collection of Shared Ownership apartments situated in a transformational new development in Rainham, East London.**

Beam Park is a purpose-built, fully modern community that is being shaped near the banks of the Thames, where Rainham and Dagenham meet. Offering the perfect opportunity to get your feet on the property ladder, these 1, 2 and 3 bedroom homes are ideal for professionals, couples and families alike.

Beam Park is set to become one of East London's most desirable communities. Within easy reach of central London, journey times are set to be slashed further with a brand-new proposed rail station. So, if you are looking for an attractive, affordable new home in a welcoming neighbourhood, you need look no further.

# 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
- Stainless steel splashback behind the hob
- Under cupboard 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 sanitaryware including semi-recessed basin with chrome basin tap
- Floor mounted WC with concealed cistern
- Chrome dual flush plate for water efficiency
- Full width wall mounted mirror
- Steel bath with bath panel
- Chrome towel radiator
- Homes without an en suite will include a shower screen over the bath, chrome bath mixer tap, thermostatic shower valve with hair wash attachment
- Homes with an en suite will include a shower screen over the bath, chrome bath mixer tap with hair wash attachment

## En suite

- Modern white sanitaryware including semi-recessed basin with chrome basin tap
- Floor mounted WC with concealed cistern
- Chrome dual flush plate
- Chrome towel radiator
- White shower tray with fixed shower sliding door
- Thermostatic mixer valve with shower head and hair wash attachment

## Bedroom

- Fitted carpet
- Fitted wardrobe with sliding portico style doors to master bedroom rails (Bedroom 1 only)

## Wall & floor finishes

- White emulsion painted walls and ceilings
- White satin architraves and skirting boards
- Sensa Solido Elite flooring to hallways and living/kitchen/dining areas
- Ceramic large format floor and wall tiles to bathrooms and en suites

## Heating, electrical & lighting

- Radiators sourced by onsite CHP heating system (subject to supply agreement)
- Low energy white LED downlights to living/kitchen/dining area and bathrooms
- Pendant lights to bedrooms, hallways & store cupboards
- White switches and sockets.
- White shaver point in bathrooms
- Provision for Sky Q (subscription will be required)
- Mains operated ceiling mounted smoke/heat detector

## General

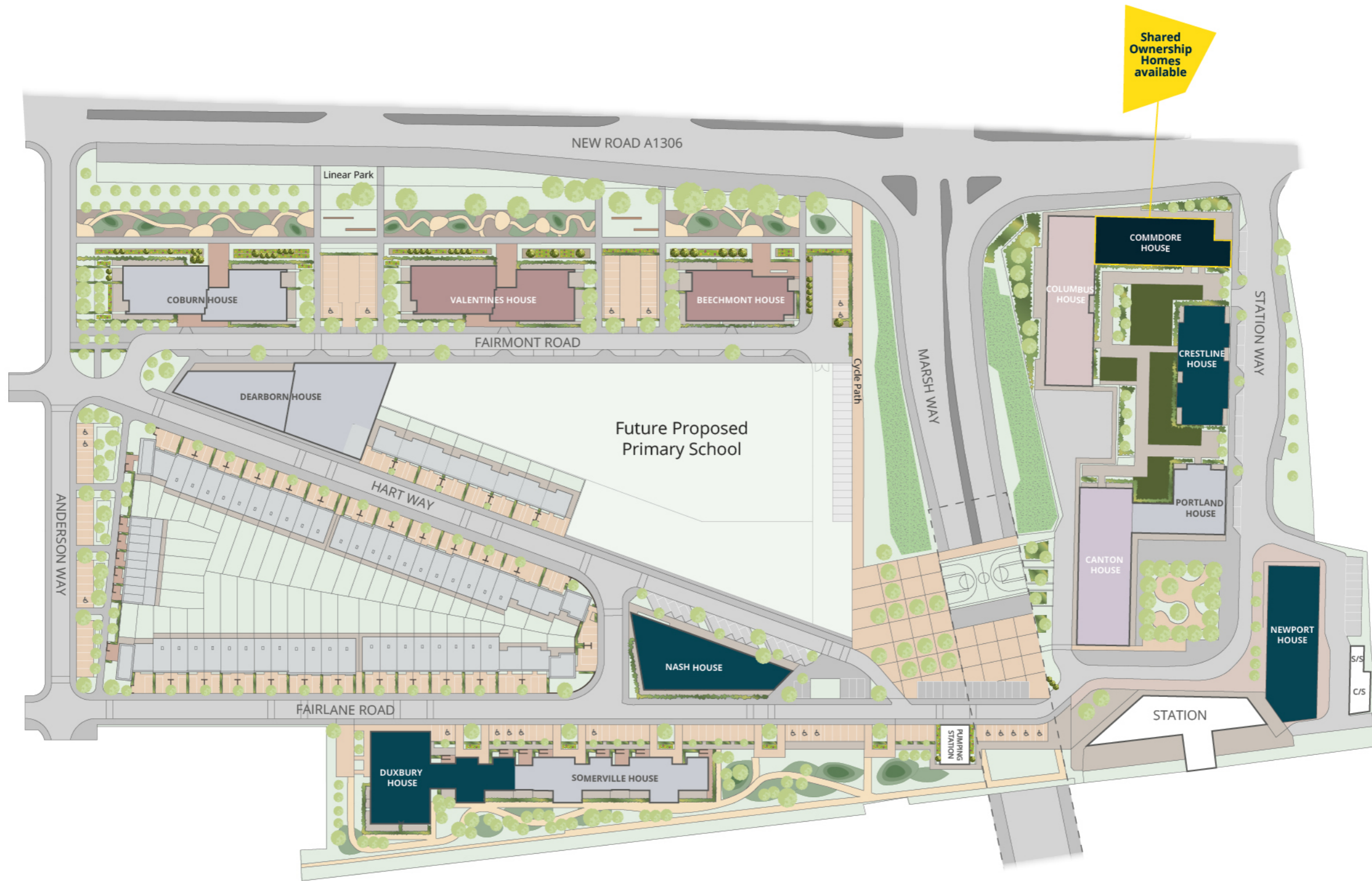
- Free standing washer/dryer located in store cupboard\*
- White internal doors
- Polished Chrome door furniture
- Private garden, balcony or terrace to every home
- Video door entry system
- Communal bicycle storage for every home
- NHBC 12-year Warranty
- Secure car parking on selected plots



# Beautifully designed and ready for living

\*Speak to Sales Associate for further details. Fitted wardrobes are present in all 1 bedroom properties but in some instances in the second bedroom. The specification of the properties is correct at the date of print/publication but may change as building works progress. Photography of showhome, indicative only. 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



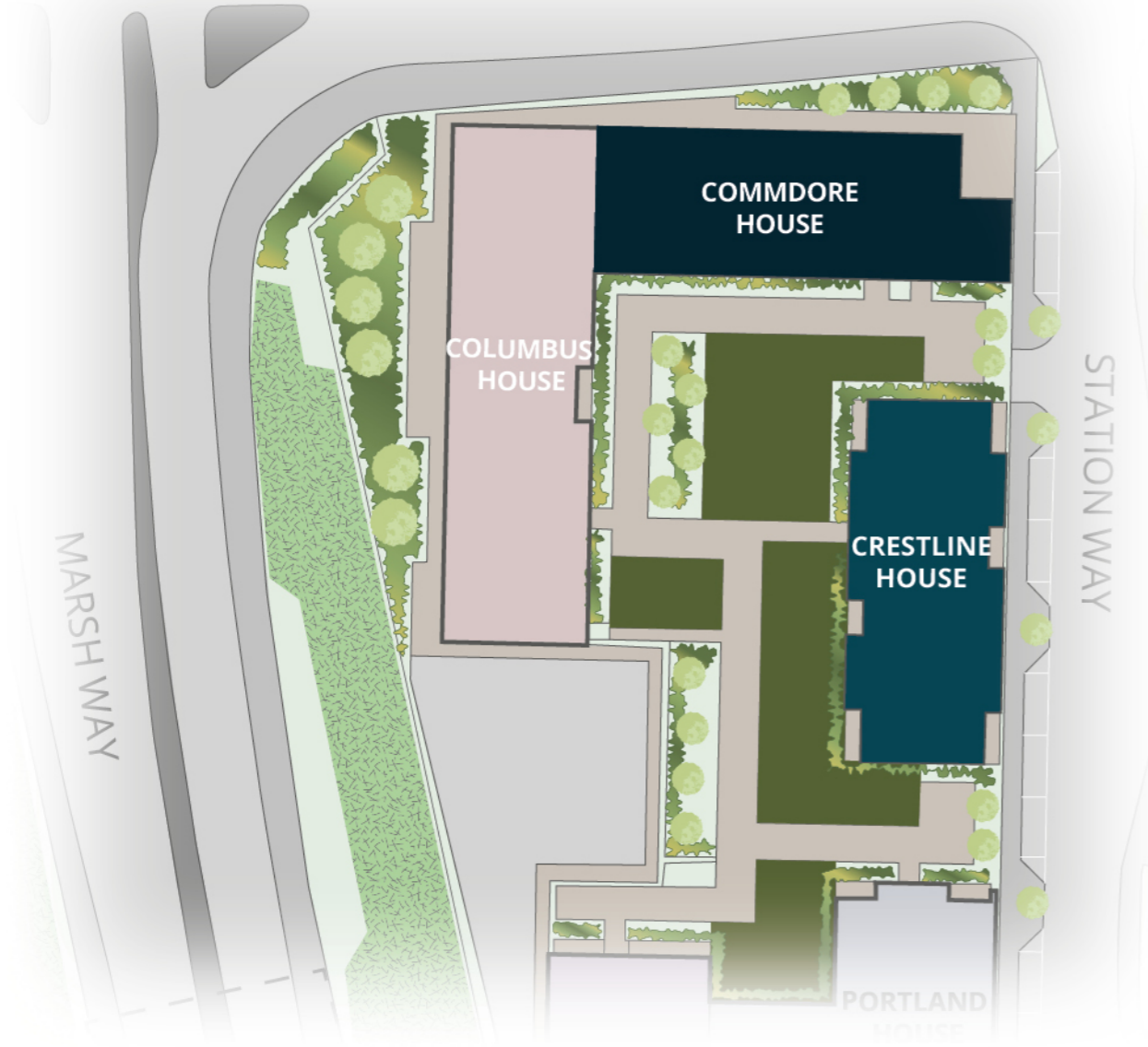
## Key

- Future Shared Ownership releases
- London Living Rent
- Private Rent
- Affordable Rent

- Market Sale
- Podium  
Podium will be landscaped seating area

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. Proposed new train station and primary school are subject to planning.

# Commdore house



**Key**

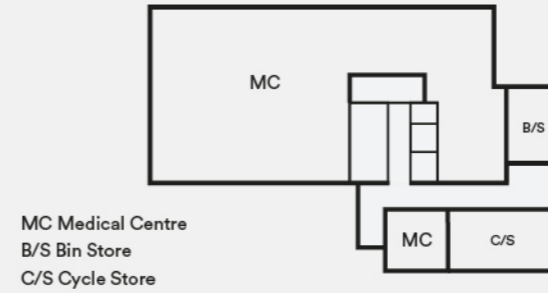
- 1 bedroom homes
- 2 bedroom homes

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.

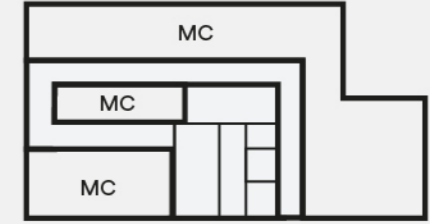
# Plot locator



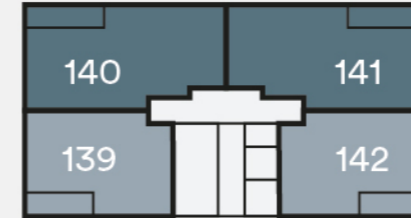
**Ground Floor**



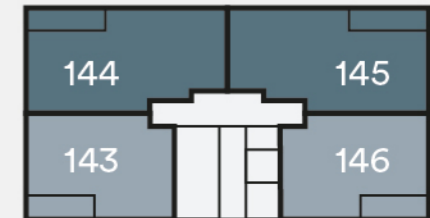
**First Floor**



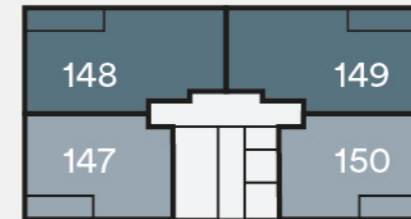
**Second Floor**



**Third Floor**



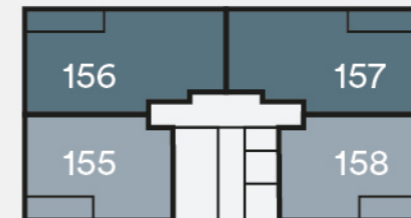
**Fourth Floor**



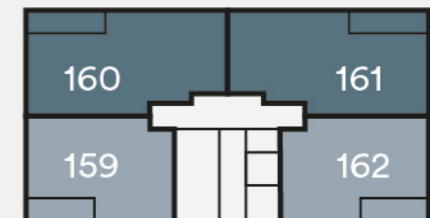
**Fifth Floor**



**Sixth Floor**



**Seventh 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

Plots, 139, 143, 147, 151, 155 & 159

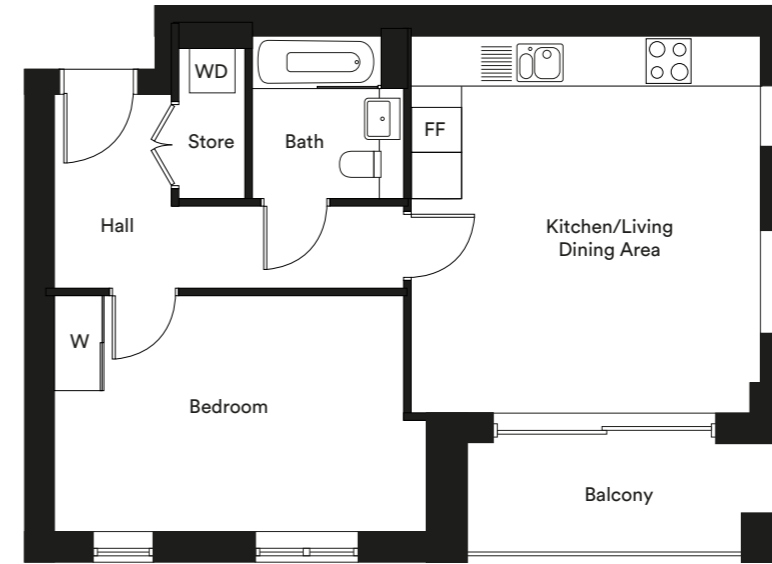


Room	Metric	Imperial
Kitchen/Living/Dining Area	5.00m x 4.67m	16'4" x 15'1"
Bedroom	4.80m x 3.17m	15'8" x 10'2"
<b>Total internal area</b>	<b>54.8 sq. m.</b>	<b>589.8 sq. ft.</b>
Balcony	4.00m x 1.50m	13'1" x 4'11"

FF Fridge/Freezer UC Utility cupboard W Fitted Wardrobe WD Washer/Dryer  
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.

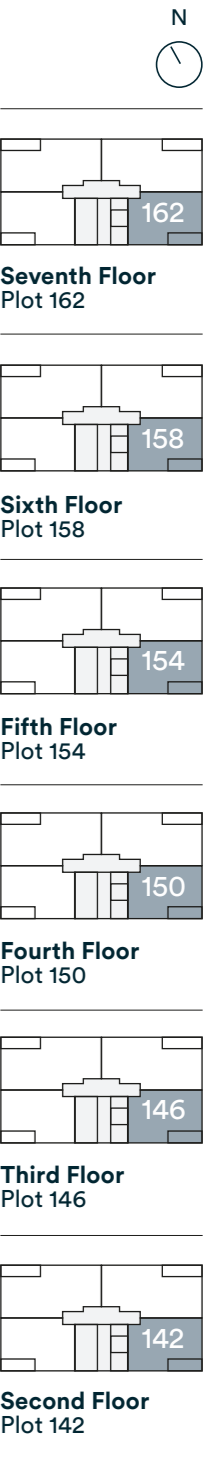
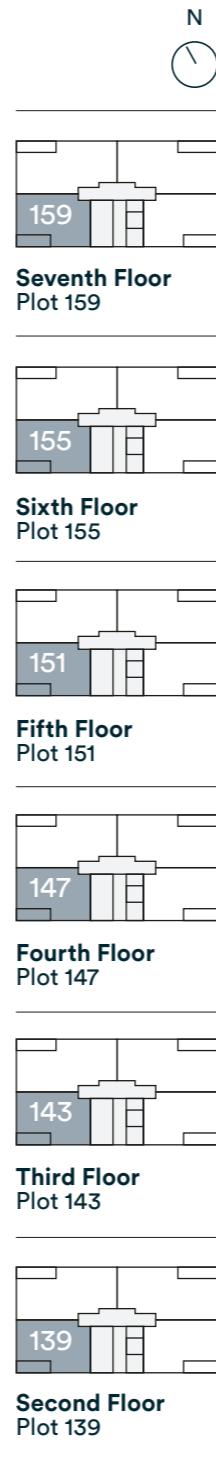
## Type B

Plots, 142, 146, 150, 154, 158 & 162



Room	Metric	Imperial
Kitchen/Living/Dining Area	5.00m x 4.67m	16'4" x 15'1"
Bedroom	4.80m x 3.17m	15'8" x 10'2"
<b>Total internal area</b>	<b>54.8 sq. m.</b>	<b>589.8 sq. ft.</b>
Balcony	4.00m x 1.50m	13'1" x 4'11"

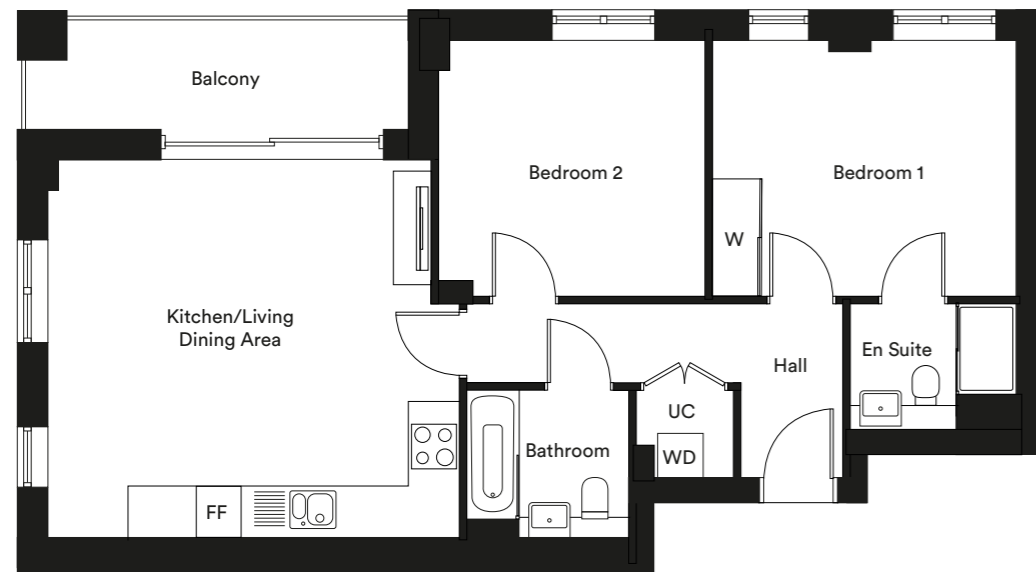
FF Fridge/Freezer UC Utility cupboard W Fitted Wardrobe WD Washer/Dryer  
Please be aware the storage cupboard may include heating and electrical controls, which may reduce the storage available. Please ask sales associate for more information.



# Two bedroom homes

## Type C

Plots, 140, 144, 148, 152, 156 & 160

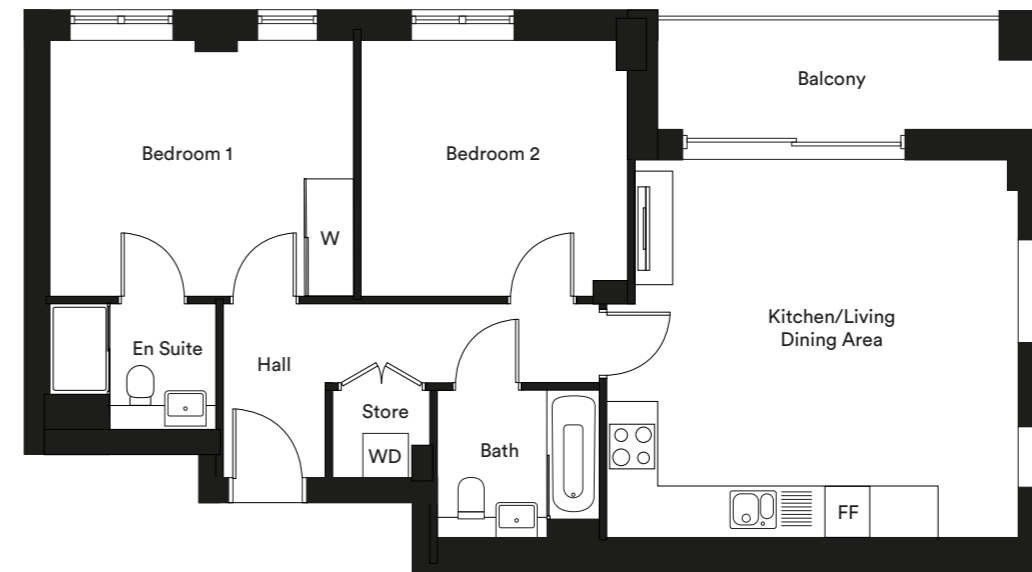


Room	Metric	Imperial
Kitchen/Living/Dining Area	5.50m x 5.10m	17'11" x 16'8"
Bedroom 1	4.00m x 3.40m	13'11" x 11'1"
Bedroom 2	3.50m x 3.40m	11'5" x 11'1"
<b>Total internal area</b>	<b>72.3sq. m.</b>	<b>778.2sq. ft.</b>
Balcony	4.00m x 1.50m	13'1" x 4'11"

FF Fridge/Freezer UC Utility cupboard W Fitted Wardrobe WD Washer/Dryer  
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.

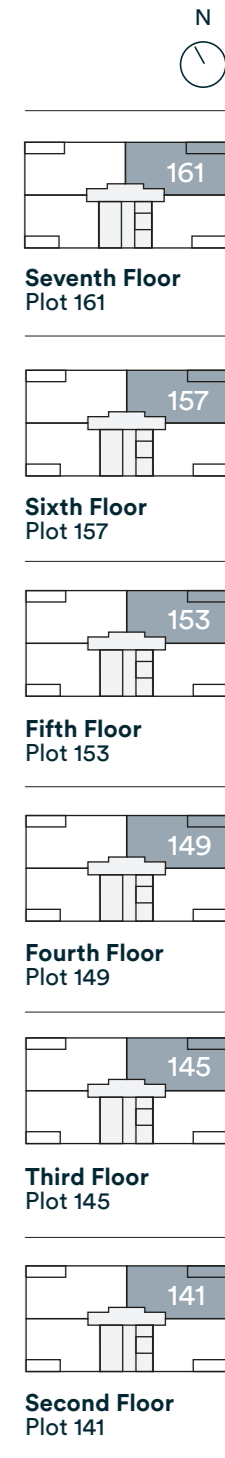
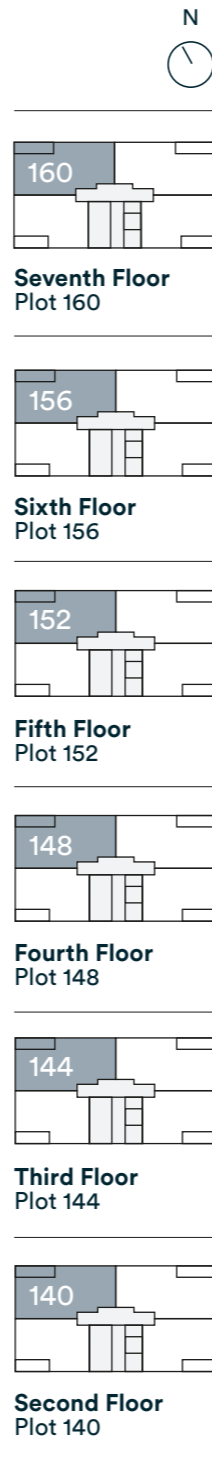
## Type D

Plots, 141, 145, 149, 153, 157 & 161



Room	Metric	Imperial
Kitchen/Living/Dining Area	5.50m x 5.10m	17'11" x 16'8"
Bedroom 1	4.00m x 3.40m	13'11" x 11'1"
Bedroom 2	3.50m x 3.40m	11'5" x 11'1"
<b>Total internal area</b>	<b>72.3sq. m.</b>	<b>778.2sq. ft.</b>
Balcony	4.00m x 1.50m	13'1" x 4'11"

FF Fridge/Freezer UC Utility cupboard W Fitted Wardrobe WD Washer/Dryer  
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.



# Buying a Shared Ownership home with L&Q

With Shared Ownership you start by buying a share in your home and then progress to full ownership by buying more shares. Your deposit will be 5% to 10% of the share you are buying. You pay a mortgage on the share you own and a rent to L&Q on the share you don't own.

## Am I Eligible?

To buy a home under the Shared Ownership scheme you must meet these basic requirements:

- have a combined annual household income under £80,000, or £90,000 in London
- not own a property, or part of a property, at the time of completing on your purchase
- be 18 years or older and be able to obtain a mortgage

Complete our Shared Ownership Application form to confirm your eligibility.

## Are some applicants prioritised?

Some developments may initially be reserved for those who live or work locally, but in most cases the development is open to everyone so please register if you are interested. You can find out more about the development eligibility criteria on our website or by speaking to the Sales Team.

## Is Shared Ownership really affordable?

The best way to find out if Shared Ownership is affordable for you is to speak to an independent mortgage advisor about your finances. They will help you determine what is affordable and help you make the right decision. You will need a deposit and will also need to cover the costs of buying a home. These costs include things like the reservation fee, mortgage valuation fee, removal costs and utility connection charges.

## Can I buy more shares in my home?

Yes, this process is known as staircasing. You can also sell the share you own at any time, either via the L&Q Resales team or on the open market.

If you have any questions about the application form please contact the Homebuy Application Team at [applications@lqgroup.org.uk](mailto:applications@lqgroup.org.uk) or call **0300 456 9997** opt 1, Monday to Friday 9am-5pm  
You can learn all about Shared Ownership at [lqhomes.com/shared-ownership](http://lqhomes.com/shared-ownership)

## Getting started with L&Q Shared Ownership



### Step 1: Confirm your eligibility

Complete the online L&Q Shared Ownership Application form at [lqhomes.com/apply](http://lqhomes.com/apply). If you're purchasing a home with a friend or partner, remember to complete the Joint Application section of the form.



### Step 2: Reserve your home

Browse our website and find a home that's right for you. Book a viewing and visit the show home, once you've chosen your home reserve it with a payment of £500. Homes will be allocated based on priority.



### Step 3: We make you an offer

Once you have paid your reservation fee, we will verify your identity. If the result of this check is satisfactory, we'll contact you to make an offer of a home.

## Buying a Shared Ownership home After we have made you an offer



### Step 1: Meet a mortgage advisor

When you accept the offer, it will be subject to a financial assessment with an independent mortgage advisor (IMA). They will assess what share you can afford to purchase and arrange your mortgage application for you.



### Step 2: You appoint a solicitor

Everyone who buys a home needs to appoint a conveyancing solicitor to work on their behalf. We can provide details of solicitors who specialise in shared ownership.



### Step 3: We exchange contracts

The Memorandum of Sale (MOS) will give a date by which to exchange contracts. This makes your intention to buy a home through L&Q a legally binding agreement.



### Step 4: Completion day arrives!

Your mortgage lender will give your solicitor the money to buy your home and complete the sale. Congratulations on purchasing your new home!



### Step 5: Time to collect your keys

We will make arrangements to meet you at your home and hand over your keys. We will also walk you through your new home and talk you through your Home User Guide.

# 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](http://lqgroup.org.uk)



## A selection of other L&Q developments



**Barking Riverside - Barking**  
[lqhomes.com/barkingriverside](http://lqhomes.com/barkingriverside)



**The Chain - Walthamstow**  
[lqhomes.com/thechain](http://lqhomes.com/thechain)



**L&Q at Blackhorse View - Walthamstow**  
[lqhomes.com/blackhorseview](http://lqhomes.com/blackhorseview)


### Disclaimer


All information in this document is correct at the time of publication going to print February 2022. 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. 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.

**L&Q at Beam Park**

 [lqhomes.com/Beampark](https://lqhomes.com/Beampark)

 0208 189 7502

 [BeamPark@lqgroup.org.uk](mailto:BeamPark@lqgroup.org.uk)

**L&Q**