

L&Q at

ACTON
GARDENS

LONDON W3

Crayle House

L&Q



CGI image is for illustrative purposes only

Invest in the future *and own your own home*

L&Q are delighted to offer a selection of 1, 2 and 3 bedroom Shared Ownership apartments and maisonettes in this stunning development.

Acton Gardens is a major redevelopment that has evolved and continues to do so with the latest phase. To summarise, the vision for Acton Gardens is to effect an urban transformation and create an idyllic and highly desirable place to live. This development sets out to become a model for 21st century urban living, to successfully encompass the key issues of social cohesiveness, transport, environment, technology, and to become an exemplar for the finest architecture.

Acton Gardens is much more than a showcase for beautiful architecture and social responsibility. It is the creation of a vibrant new urban quarter, a complete community, reconnected to its surroundings. For far too long this area has been cut-off from its neighbours, unable to enjoy the benefit of its West London location.

Stylish living
*and a wonderful
location*



Perfectly
positioned





Places to visit and neighbourhoods to explore

In addition to benefiting from local amenities, Acton Gardens also benefits from excellent transport connections, providing easy access to the rest of London.

Acton Gardens is situated between five key rail connections: South Acton, Acton Central, Acton main Line, Acton Town and Chiswick Park. The nearest tube station is Acton Town (Piccadilly & District Lines) approximately a nine minutes' walk (0.5miles). South Acton Overground Station is about a four minutes' walk (0.2miles).

Public transport has become even better, as the Elizabeth Line operates from Acton main Line station, bringing speedy new connections to key destinations. Acton Gardens now enjoys direct connections between all of London's main employment centres from Heathrow to Paddington, the West End to the City and Canary Wharf.

The Elizabeth Line is Europe's largest infrastructure project. Stretching from Reading and Heathrow in the west, across to Shenfield and Abbey Wood in the east, the new railway will cover over 100km of track including 21km of new twin-bore rail tunnels and 10 new stations.



Shopping

Explore Westfield, London's largest shopping destination. Apple, House of Fraser and marks and Spencer are popular occupants along with designer brands such as Gucci and mulberry.

Westfield London
13 mins by bike*



Parks

Meet friends, go for a run, enjoy a Sunday afternoon stroll, try boating on the lake or wander around the museum. Opened in 1929 it's a showcase for local history and archaeology, costume and fine art. There's plenty to see and do at Gunnersbury Park.

Gunnersbury Park
6 mins by bike*



Culture

The Riverside studios has undergone a major refurbishment, while the Hammersmith Lyric is known for its innovative theatre, comedy and musicals. Eventim Apollo and O2 Shepherds Bush Empire are close by while the West End is just half an hour away by tube.

Hammersmith
18 mins by tube*



Eat and Drink

Fine dining, gastropubs and cafes – Chiswick is full of an appealing mix of eateries. Acton is popular for its cosmopolitan cuisine – Lebanese, French, Thai and Chinese to name just a few.

Chiswick High Road
15 mins by foot*



Riverside

Explore the beautiful riverside of Kew and Richmond, walk or cycle ride along the Thames. There are several rowing clubs along this stretch of the river, or relax at one of the riverside pubs.

Kew Riverside
8 mins by bike*



Sports

See the biggest stars in tennis when they descend on Wimbledon, or pick a spot by the river to view the Boat Race. Twickenham Stadium, the home of English Rugby, is the place to enjoy national and international fixtures.

Twickenham Stadium
45 mins by train*

Well Connected



By tube from Acton Town Station

Earls Court	11 mins
Green Park	21 mins
Heathrow T1/2/3	24 mins
Holborn	28 mins
Waterloo	31 mins



By train from South Acton Station

Willesden Junction	9 mins
Richmond	13 mins
Highbury & Islington	36 mins
Euston	40 mins
Liverpool Street	51 mins



By train from Acton main Line Station (Elizabeth Line)

Bond Street	12 mins
Liverpool Street	17 mins
Canary Wharf	25 mins
Heathrow T1/2/3	25 mins



By foot from Acton Gardens

South Acton	5 mins
Acton Town	9 mins
Acton Central	20 mins
Acton main Line	28 mins

Train times taken from [google.co.uk/maps](https://www.google.co.uk/maps)
Distances taken from [google.co.uk/maps](https://www.google.co.uk/maps)

The town that has it all

For interesting shops, restaurants, parks and pavement cafés, a nearby riverside location offers a lifestyle where you can stroll, browse, and meet up with friends, Acton has no equal. All the fun of this desirable London village is on your doorstep at Acton Gardens.

The parks of West London offer a range of enjoyable outdoor activities. Close to home, in Acton Park you can enjoy a round of golf at Putt in the Park or maybe even a game of tennis.

Connoisseurs of historic architecture will be entranced by Chiswick House, whose gardens are full of classical statuary, and Gunnersbury Park also has its share of intriguing historic buildings as well as lakes and an Italian Garden.

- 1. The Red Lion and Pineapple
- 2. Art of Chimney Cake
- 3. Italian Gardens
- 4. JG Contemporary Art
- 5. Fed and Watered Restaurant



A lifestyle you
love, in a well
connected
location





Specification

Kitchen



- Modern handle-less kitchen cabinets with a complementary worktop and matching upstand
- Full height laminate splashback and worktop grey beige colour
- Under cupboard lighting
- Stainless steel 1 1/2 bowl sink accompanying mixer tap
- Fully integrated appliances including oven, ceramic hob, fridge/freezer, dishwasher and integrated extractor

Heating, Electrical & Lighting



- Underfloor heating
- LED downlights to hallway/kitchen/dining/living areas
- Pendant lighting to bedrooms
- Provision for Sky Q (subscription will be required)
- Video door entry system

Bathroom/En Suite



- Ceramic tiled walls and floors
- Chrome ladder towel radiator
- Contemporary white sanitary ware with anti-slip, handless bath
- Semi recessed basin 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
- Mirrored cabinets provided to bathrooms and mirrors to ensuite

General



- Amtico flooring to kitchen/dining/living areas and hallways
- Free standing washer/dryer in either kitchen or utility cupboard
- White emulsion to walls and ceilings
- White satin woodwork
- Painted internal doors with ironmongery
- Outdoor space to every home
- NHBC 12 year warranty
- Secure ground floor cycle storage

Bedroom



- Carpet flooring to bedrooms
- Built in mirrored sliding door wardrobe to bedroom 1 only
- Flat type 8 has wardrobe in bedroom 2 only

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. Images are representative of the Acton Gardens showhome. Please speak to our Sales Associates for further details

Site Plan



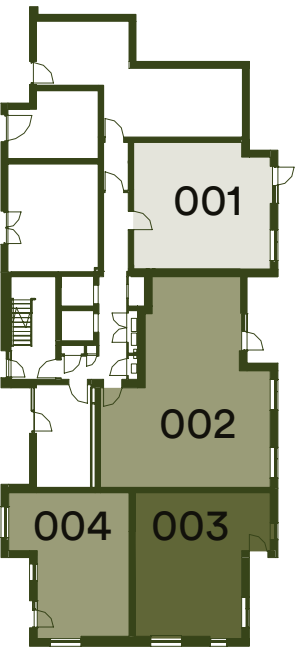


The floor plans provided are intended to only give a general indication of the proposed floor layout, are not drawn to scale and are not intended to form part of any offer, contract, warranty or representation. Measurements are given to the widest point, are approximate and are given as a guide only. 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.

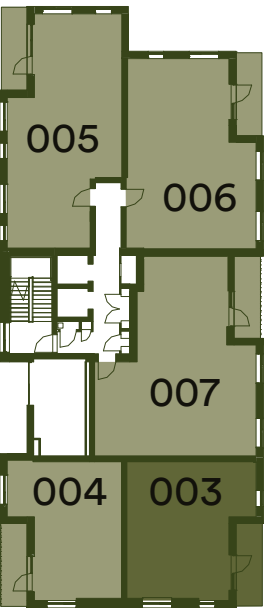
Plot Locators



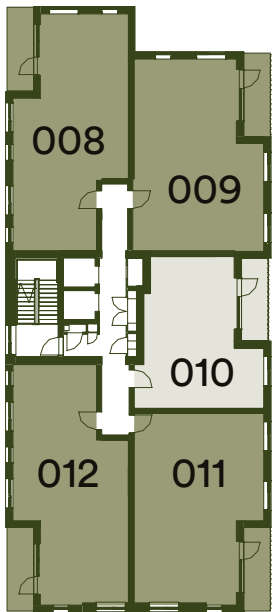
Ground Floor



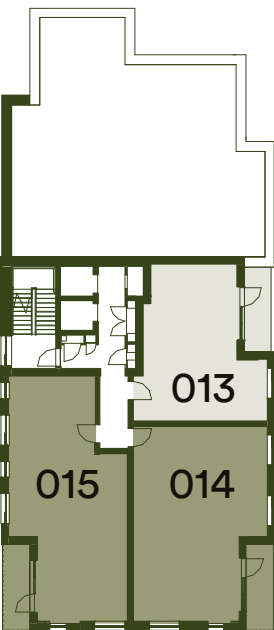
First Floor



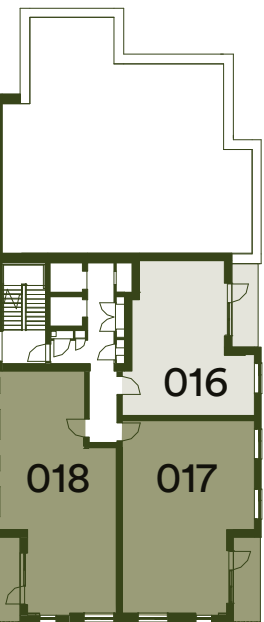
Second Floor



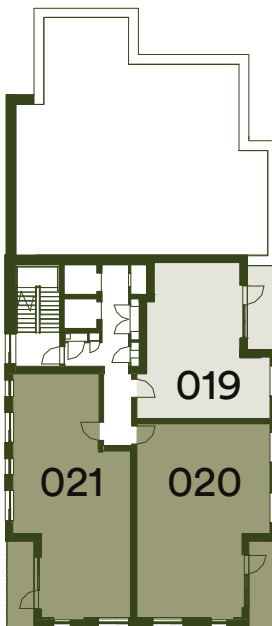
Third Floor



Fourth Floor



Fifth Floor



Key

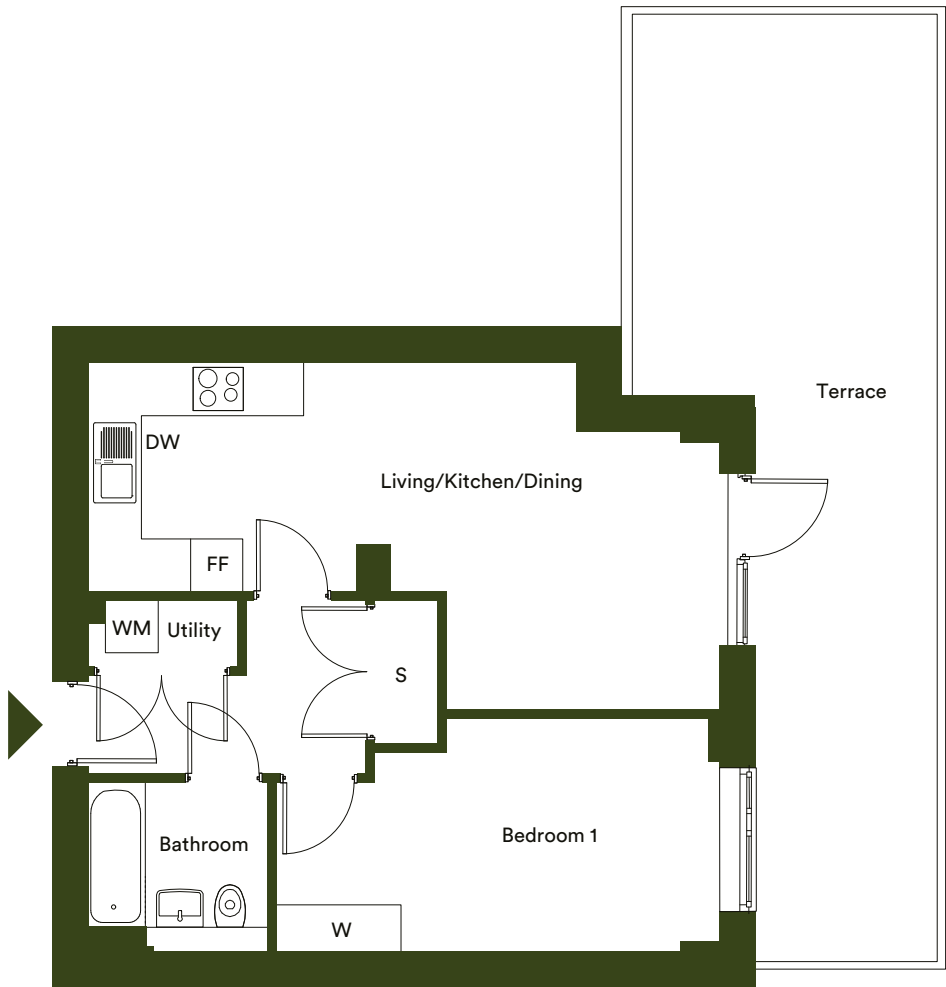
- One bedroom apartments
- Two bedroom apartments
- Three bedroom apartment

- Communal Areas

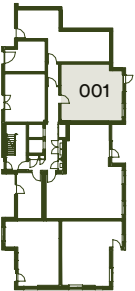
One bedroom apartment

Type 1

Plot 001



Ground Floor



Dimensions

Living/Kitchen/Dining	4.11m x 7.49m	13'6" x 24'7"
Bedroom	2.75m x 5.26m	9'0" x 17'3"
Total Internal Area	51.4m²	553ft²
Terrace	11.37m x 3.83m	37'4" x 12'7"

Floors

G	Plot 001
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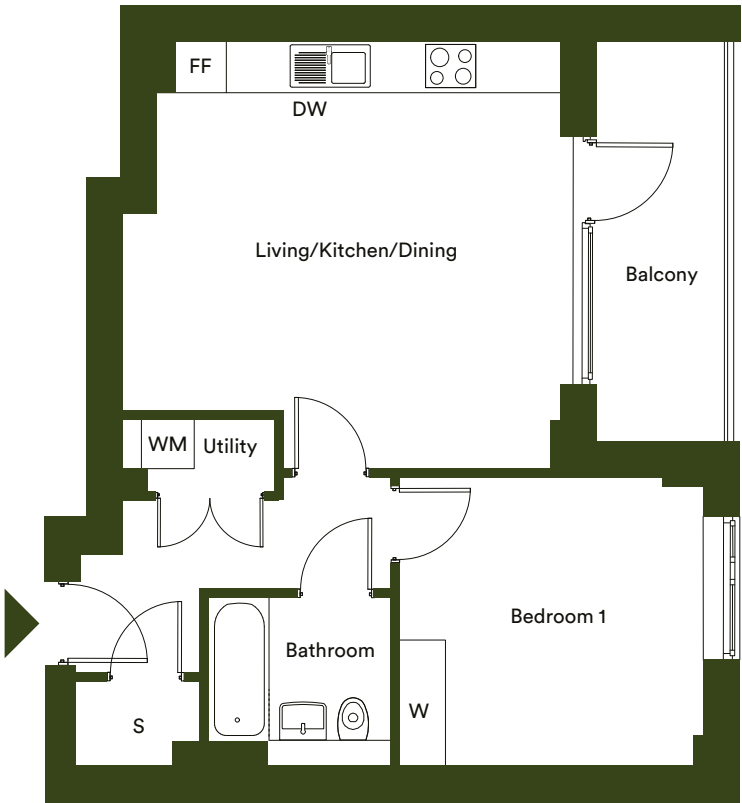
W – Wardrobe | F/F – Fridge/Freezer | S – Storage | WM – Washing Machine | DW – Dishwasher

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.

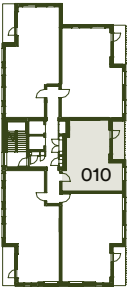
One bedroom apartment

Type 2a

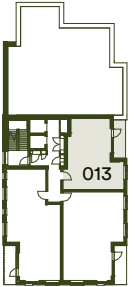
Plots 010, 013



Second Floor



Third Floor



Dimensions

Living/Kitchen/Dining	5.09m x 5.20m	16'8" x 17'1"
Bedroom	3.42m x 3.61m	11'3" x 11'10"
Total Internal Area (Plot 010)	51.4m²	553ft²
Total Internal Area (Plot 013)	51.5m²	554ft²
Balcony	4.74m x 1.52m	15'6" x 5'0"

Floors

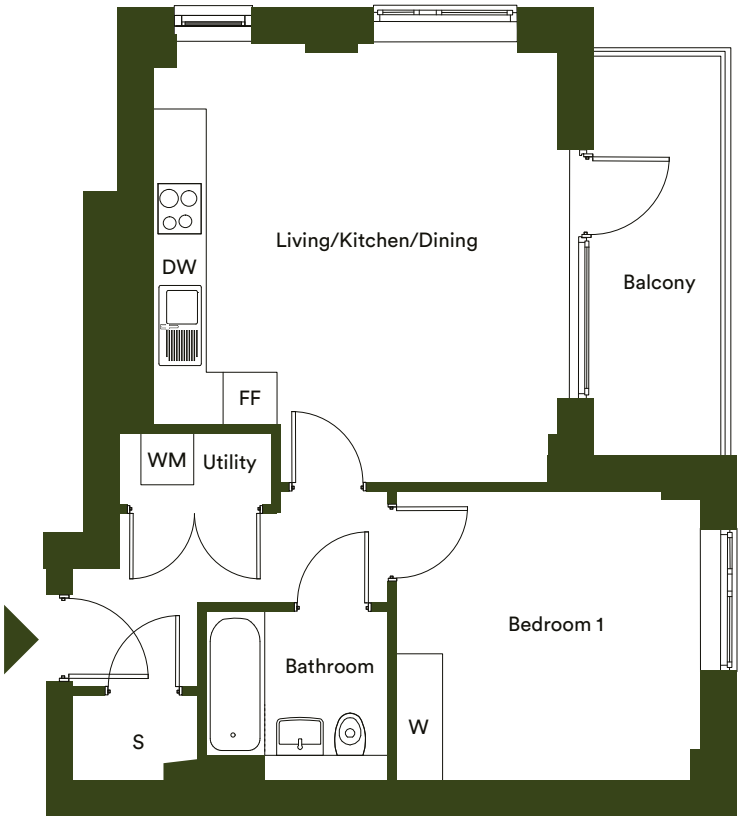
2	Plot 010
3	Plot 013

W – Wardrobe | F/F – Fridge/Freezer | S – Storage | WM – Washing Machine | DW – Dishwasher

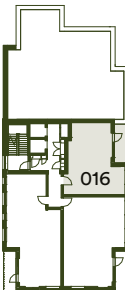
Please be aware the storage cupboard may include heating and electrical controls, which may reduce the storage available.
Please ask sales associate for more information.

One bedroom apartment

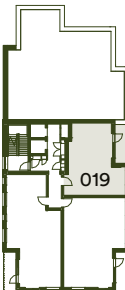
Type 2b
Plots 016, 019



Fourth Floor



Fifth Floor



Dimensions

Living/Kitchen/Dining	5.21m x 4.79m	17'1" x 15'9"
Bedroom	3.42m x 3.61m	11'3" x 11'10"
Total Internal Area (Plot 016)	51.4m²	553ft²
Total Internal Area (Plot 019)	51.7m²	556ft²
Balcony	4.73m x 1.52m	15'6" x 5'0"

Floors

4	Plot 016
5	Plot 019

W – Wardrobe | F/F – Fridge/Freezer | S – Storage | WM – Washing Machine | DW – Dishwasher

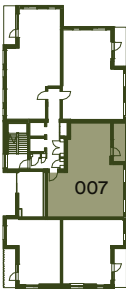
Please be aware the storage cupboard may include heating and electrical controls, which may reduce the storage available.
Please ask sales associate for more information.

Two bedroom apartment

Type 3b
Plot 007



First Floor



Dimensions

Living/Kitchen/Dining	5.42m x 5.20m	17'9" x 17'1"
Bedroom 1	3.00m x 5.08m	9'10" x 16'8"
Bedroom 2	2.91m x 3.32m	9'6" x 10'11"
Total Internal Area	83m²	893ft²
Balcony	4.74m x 1.52m	15'6" x 5'0"

Floors

1	Plot 007
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W – Wardrobe | F/F – Fridge/Freezer | S – Storage | WM – Washing Machine | DW – Dishwasher

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 apartment

Type 3a
Plot 002



Dimensions			Floors	
Living/Kitchen/Dining	5.44m x 5.20m	17'10" x 17'1"	G	Plot 002
Bedroom 1	3.00m x 5.08m	9'10" x 16'8"		
Bedroom 2	2.91m x 3.32m	9'6" x 10'11"		
Total Internal Area	82.8m²	891ft²		
Terrace	11.57m x 3.94m	38'0" x 12'11"		

W – Wardrobe | F/F – Fridge/Freezer | S – Storage | WM – Washing Machine | DW – Dishwasher

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 apartment

Type 5
Plots 006, 009



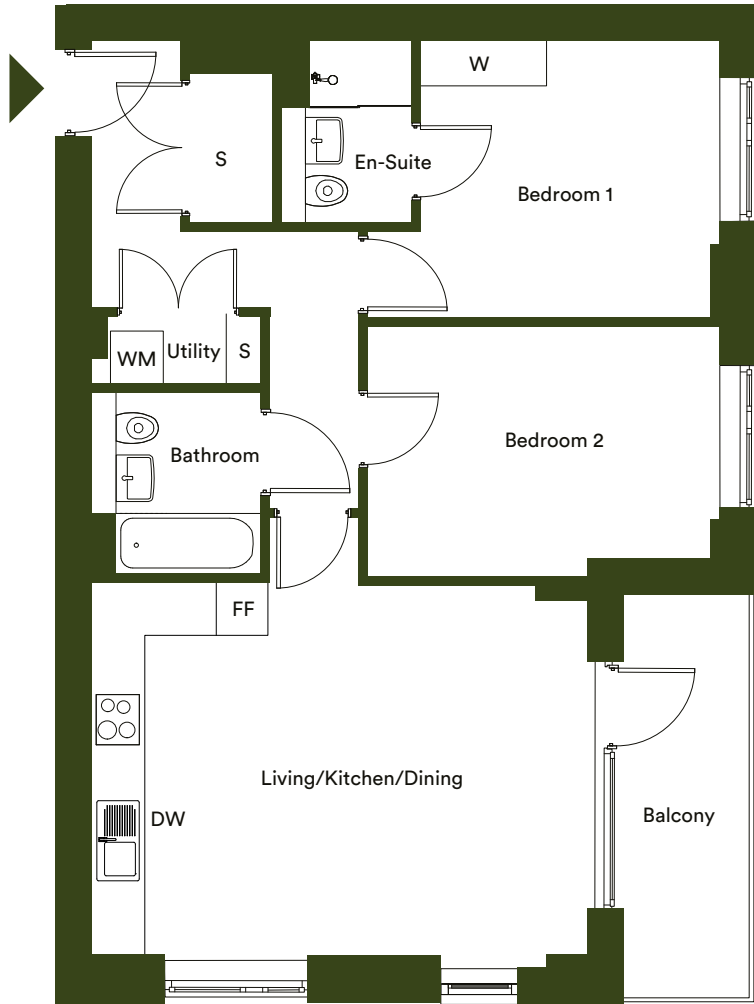
Dimensions			Floors	
Living/Kitchen/Dining	4.71m x 5.86m	15'5" x 19'3"	1	Plot 006
Bedroom 1	3.33m x 3.61m	10'11" x 11'10"	2	Plot 009
Bedroom 2	2.75m x 5.23m	9'0" x 17'2"		
Total Internal Area	74.7m²	804ft²		
Balcony	4.79m x 1.52m	15'8" x 5'0"		

W – Wardrobe | F/F – Fridge/Freezer | S – Storage | WM – Washing Machine | DW – Dishwasher

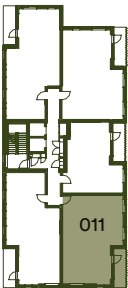
Please be aware the storage cupboard may include heating and electrical controls, which may reduce the storage available.
Please ask sales associate for more information.

Two bedroom apartment

Type 6
Plots 011, 014, 017, 020



Second Floor



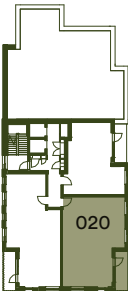
Third Floor



Fourth Floor



Fifth Floor



Dimensions

Living/Kitchen/Dining	4.39m x 5.86m	14'5" x 19'3"
Bedroom 1	3.27m x 4.19m	10'9" x 13'9"
Bedroom 2	2.97m x 4.19m	9'9" x 13'9"
Total Internal Area (Plot 011)	74m²	797ft²
Total Internal Area (Plot 014)	73.9m²	795ft²
Total Internal Area (Plots 017/020)	73.7m2	793ft2
Balcony	4.78m x 1.52m	15'8" x 5'0"

Floors

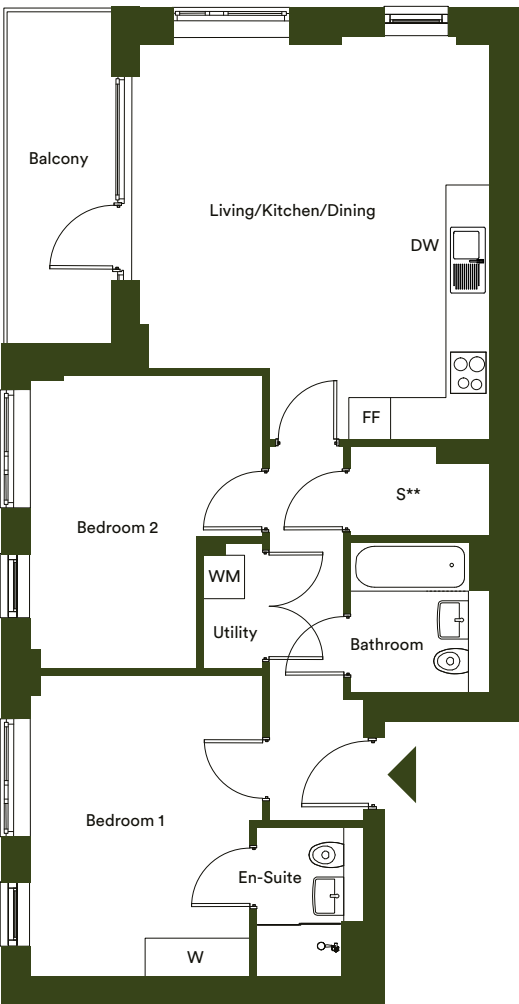
2	Plot 011
3	Plot 014
4	Plot 017
5	Plot 020

W – Wardrobe | F/F – Fridge/Freezer | S – Storage | WM – Washing Machine | DW – Dishwasher

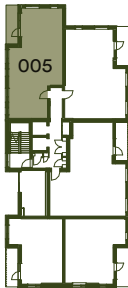
Please be aware the storage cupboard may include heating and electrical controls, which may reduce the storage available. Please ask sales associate for more information.

Two bedroom apartment

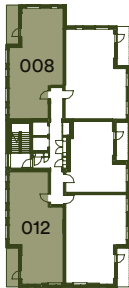
Type 7
Plots 005, 008, 012*, 015*, 018*, 021*



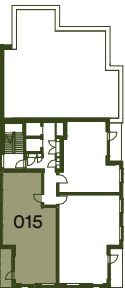
First Floor



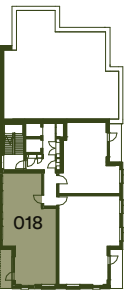
Second Floor



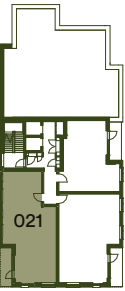
Third Floor



Fourth Floor



Fifth Floor



Dimensions

Living/Kitchen/Dining	5.03m x 5.82m	16'6" x 19'1"
Bedroom 1	3.34m x 4.33m	11'0" x 14'3"
Bedroom 2	3.34m x 4.20m	11'0" x 13'9"
Total Internal Area (Plot 005)	75m²	807ft²
Total Internal Area (Plot 008)	74.8m²	805ft²
Total Internal Area (Plots 012, 015, 018, 021)	74.3m²	800ft²
Balcony	1.52m x 4.81m	5'0" x 15'9"

Floors

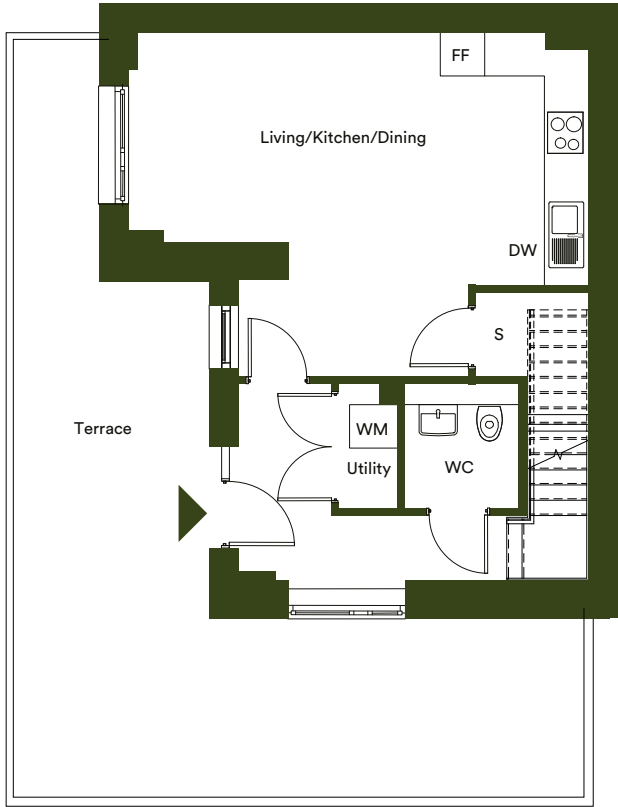
1	Plot 005
2	Plots 008, 012*
3	Plot 015*
4	Plot 018*
5	Plot 021*

W – Wardrobe | F/F – Fridge/Freezer | S – Storage | WM – Washing Machine | DW – Dishwasher

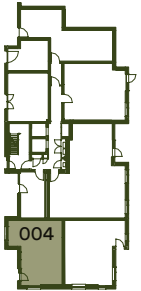
*Denotes houses that are opposite handed/mirror image to the plans drawn. Please be aware the storage cupboard may include heating and electrical controls, which may reduce the storage available. **Position of store duct varies across the units. Please ask sales associate for more information.

Two bedroom maisonette

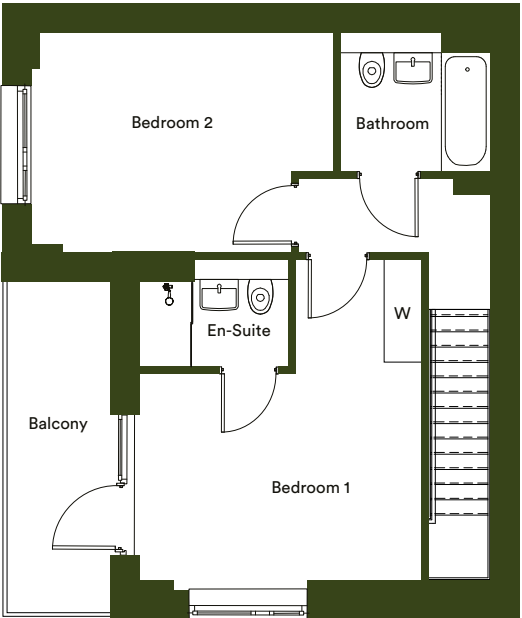
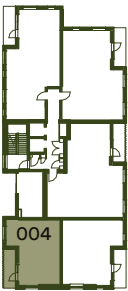
Type 4
Plot 004



Ground Floor



First Floor



Dimensions

Living/Kitchen/Dining	4.95m x 6.62m	16'3" x 21'9"
Bedroom 1	4.62m x 4.07m	15'2" x 13'4"
Bedroom 2	3.16m x 4.37m	10'5" x 14'4"
Total Internal Area	90m²	969ft²
Balcony	4.78m x 1.52m	15'8" x 5'0"
Terrace	11.13m x 8.44m	36'6" x 27'8"

Floors

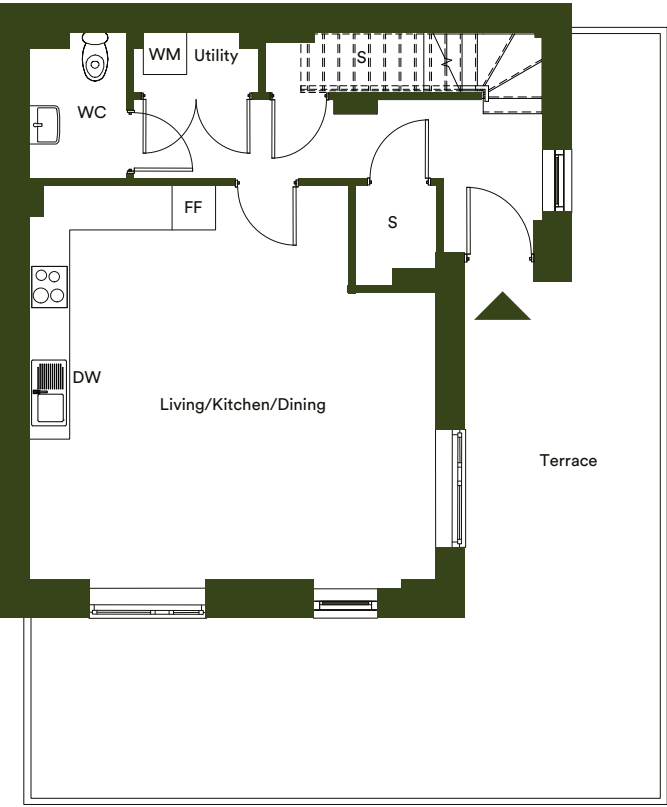
G	Plot 004
1	Plot 004

W – Wardrobe | F/F – Fridge/Freezer | S – Storage | WM – Washing Machine | DW – Dishwasher

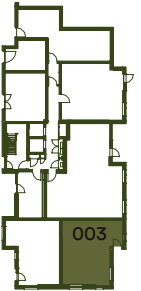
Please be aware the storage cupboard may include heating and electrical controls, which may reduce the storage available.
Please ask sales associate for more information.

Three bedroom maisonette

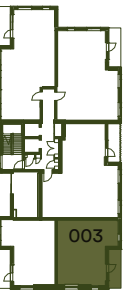
Type 8
Plot 003



Ground Floor



First Floor



Dimensions

Living/Kitchen/Dining	5.70m x 5.88m	18'8" x 19'3"
Bedroom 1	5.80m x 2.86m	19'0" x 9'5"
Bedroom 2	4.27m x 2.91m	14'0" x 9'7"
Bedroom 3	2.68m x 3.44m	8'10" x 11'3"
Total Internal Area	103.9m²	1118ft²
Terrace	11.18m x 10.14m	36'8" x 33'3"
Balcony	4.78m x 1.52m	15'8" x 5'0"

Floors

G	Plot 003
1	Plot 003

W – Wardrobe | F/F – Fridge/Freezer | S – Storage | WM – Washing Machine | DW – Dishwasher

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.



Investing in homes *and neighbourhoods*

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 or call **0300 456 9997** opt 1, Monday to Friday 9am-5pm
You can learn all about Shared Ownership at 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. 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 associate 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



L&Q at Western Circus Acton
lqhomes.com/westerncircus



L&Q at Regency Heights Park Royal
lqhomes.com/regencyheights



L&Q at Hayes Village Hayes
lqhomes.com/hayesvillage

L&Q at Acton Gardens
Crayle House, Washboard Close, W3 8DW

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☎ 0333 003 3636
🌐 lqhomes.com/actongardens

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