



**MAIDEN
LANE**

L&Q



An exciting place to live *and a home to call your own*

Everyone deserves to own their dream home and, with Shared Ownership from L&Q, it's easier than you think

Situated alongside the River Cray, Maiden Lane is a stunning collection of 2 bedroom apartments, 2 bedroom coach houses and 2, 3 and 4 bedroom houses. Exclusively available through Shared Ownership, the homes are perfect for first time buyers and families alike.

Designed to meet your lifestyle and located at the edge of London where town meets countryside, this is the perfect place to put down roots. The homes are bright, modern and contemporary. They boast sleek interiors and feature private outdoor space and parking with each home

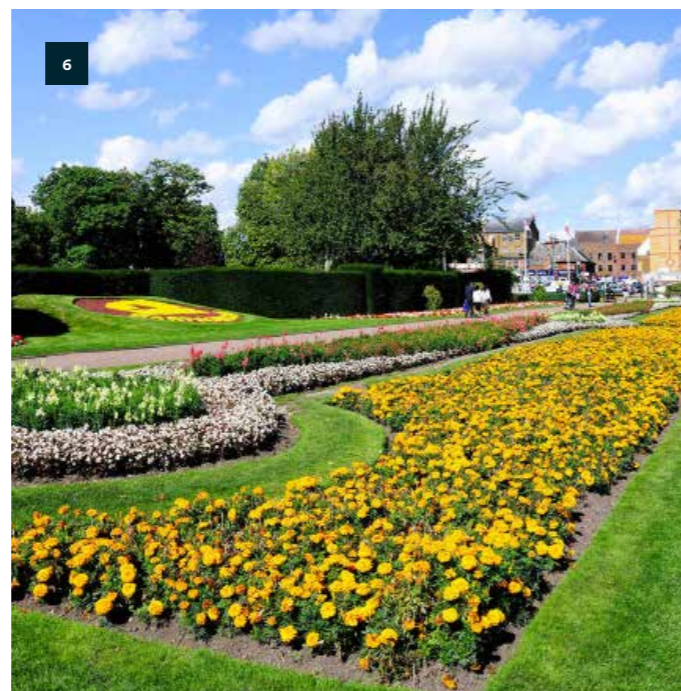
This is your chance to move into a modern-spec home that combines quiet privacy with lively community, beautiful riverside views and an authentic London lifestyle, perfectly situated between London and Kent. And if you think it all sounds too good to be true, think again. With Shared Ownership from L&Q, you can make it happen.

Beautifully designed homes
and a riverside location



A waterside location with convenient connections





Quality homes *in a tranquil location*

With a gentle river running beside your home and the Kent weald within easy reach, this is a relaxed and quiet place to live. Yet the centre of London is just 40 minutes away by train from Crayford station. Whether you're commuting to the City or off to enjoy the nightlife of the West End, there's a direct train link.

Road connections are excellent too. The A2 and M25 are within easy distance, making it easy to reach the seaside towns of Thanet and the South Coast, the Channel Tunnel and the countryside of Essex (just across the Queen Elizabeth II Bridge).

There are excellent schools, shops and medical facilities within easy distance and Bluewater Shopping Centre is just a bus ride away.

Living on the borders of Kent there's so much to discover. You could find a new Kentish village to explore every weekend, complete with thatched pub and village green. Or take some time to check out the naval dockyards at Chatham and the cobbled streets of Canterbury.

1. Brooklands Lake, Dartford
2. Crayford Clock Tower (1903)
3. Bluewater Shopping Centre
4. Chatham dockyards
5. Dartford Town Centre
6. Central Park, Dartford



Shopping

This is a part of London that's great for shopping. As well as local supermarkets and stores, you have the Tower Retail Park and Orchards Shopping Centre in nearby Dartford. Bluewater offers a cinema and restaurants as well as shopping and Lakeside is also within reach.

- Crayford Retail Park
0.9 miles
- Broadway Shopping Centre - Bexleyheath
2.5 miles
- Bluewater Shopping Centre - Greenhithe
6.1 miles



Nature at its best

Surrounded by the open spaces by the River Cray, private allotments next door and the charming Crayford Waterside Gardens nearby, you almost feel like you're in the country. And you don't need to travel far until you find yourself in the beautiful countryside of the Weald and Downs.

- Crayford Marshes
2 mins walk
- Hall Place Park
1.7 miles
- Danson Park & Splashpark
3.7 miles



Culture

With your own local theatre and another just down the road in Dartford, this is a great area for live entertainment. The nearest cinema is in Bexley and it's easy to get to historic Eltham Palace and the art galleries of Blackheath. Greenwich offers everything from a famous observatory to the O2 Arena.

- Geoffrey Whitworth Theatre
0.3 miles
- The Orchard Theatre
2.1 miles
- Cineworld - Bexleyheath
2.3 miles



Eat & Drink

Whether you fancy burgers in Bexley or curry in Crayford, you'll find the world's greatest cuisines on hand, including excellent fish and chips. There are charming tearooms, traditional pubs and trendy bars. And when you fancy some fresh seafood, just head to towns like Whitstable along the coast.

- Penny Farthing
0.7 miles
- Assos Restaurant
0.8 miles
- Vintage Lindy Lou Tea Room
0.8 miles



Sports & Leisure

The closest gym is just a couple of minutes down the road and the town has its own football team. You'll find cricket and golf nearby in Dartford and sailing on the Thames at Erith Yacht Club. Charlton Athletic are the local football team, with men's, women's and junior squads.

- PureGym
0.7 miles
- Barnehurst Golf Course
1.7 miles
- Charlton Athletic Women's Football Club
1.2 miles



Schools

There are some excellent local schools and colleges in the area, such as the highly recommended Wentworth School, Dartford Bridge Community Primary, Dartford Grammar, that goes up to A levels and the Dartford Science & Technology College where students can do a choice of A Levels or Applied subjects to help them project into the next stage of their career.

- Wentworth Primary School
0.9 miles
- Dartford Grammar School
1.3 miles
- Dartford Science & Technology College
1.8 miles
- Dartford Bridge Community Primary
2 miles

Get Connected



Bluewater Shopping Centre



Crayford Library Town Hall Square



Five Arches Bridge, Foots Cray Meadows



Crayford Marshes



By rail from Cambridge Station

Lewisham	31 mins
London Bridge	45 mins
Charing Cross	45 mins
Cannon Street	49 mins



By road from Maiden Lane

Barnehurst Golf Course	6 mins
Dartford Town Centre	9 mins
Bexleyheath	11 mins
Bluewater Shopping Centre	16 mins



By cycle from Maiden Lane

Crayford Town Centre	0.8 miles
Slade green Station	0.9 miles
Crayford Station	1.3 miles
Hall Place & Gardens	1.6 miles
Bexley Butterfly House	1.7 miles
Dartford Central Park	2.3 miles
Brooklands Lake, Dartford	2.6 miles



By foot from Maiden Lane

Crayford Station	1 mile / 20mins
Crayford Marshes	0.5 miles
Europa Centre	0.8 miles
Crayford Town Centre	0.8 miles

Train times taken from nationalrail.co.uk
Distances taken from google.co.uk/maps



**Everyday fun
and weekend
rewards**



Specification

Kitchen



- Modern kitchen cabinets with a complementary worktop and matching upstand
- Full height stainless steel splashback behind the hob
- Stainless steel 1 1/2 bowl sink with accompanying chrome mixer tap
- Fully integrated appliances including oven, ceramic hob, fridge/freezer, dishwasher and integrated extractor
- Washing machine/dryer and Eco Bins provided to all kitchens (within kitchen base unit)

Bathroom



- Modern white sanitaryware including semi-basin with chrome basin tap
- Floor mounted WC with concealed cistern
- Chrome dual flush plate for water efficiency
- Mirrors to wet areas over basin
- Steel bath with bath panel
- Homes without an en suite will include a shower screen over the bath, chrome bath mixer tap, thermostatic shower valve with overhead shower
- Homes with an en suite will include a bath mixer tap

En Suites



- Modern white sanitaryware including pedestal basins to the downstairs WC's and en-suites of plots 11, 12, 13, 35 with chrome basin tap, semi recessed sinks in all other plots
- Floor mounted WC with concealed cistern
- Chrome dual flush plate
- White shower tray with bi-fold shower door
- Thermostatic mixer valve with shower head and hair wash attachment

Bedroom



- Fitted carpet
- Fitted wardrobe with sliding doors to master bedroom rails (selected rooms only)

Wall and floor finishes



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

Heating, Electrical & Lighting



- Heating provided through individual gas heating system with radiators
- Low energy white LED downlights to kitchen/dining/living area and bathrooms
- Pendant lights to bedrooms, hallways, separate living rooms & store cupboards
- White switches and sockets
- Provision for Sky+ (subject to individual subscription)
- Mains operated ceiling mounted smoke/heat detector and CO detector

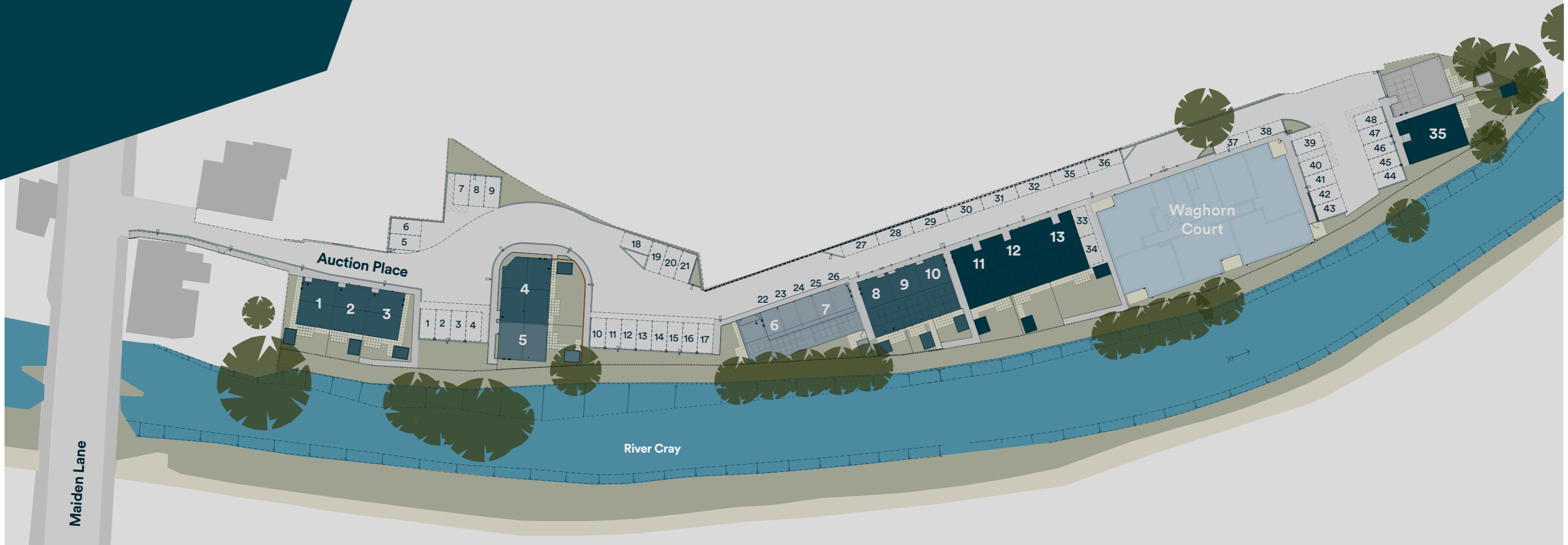
General



- White internal doors
- Chrome door furniture
- Private balcony, terrace or Garden to every home
- Video door entry system to apartments only
- NHBC 12-year Warranty
- Allocated car parking to all homes

Siteplan

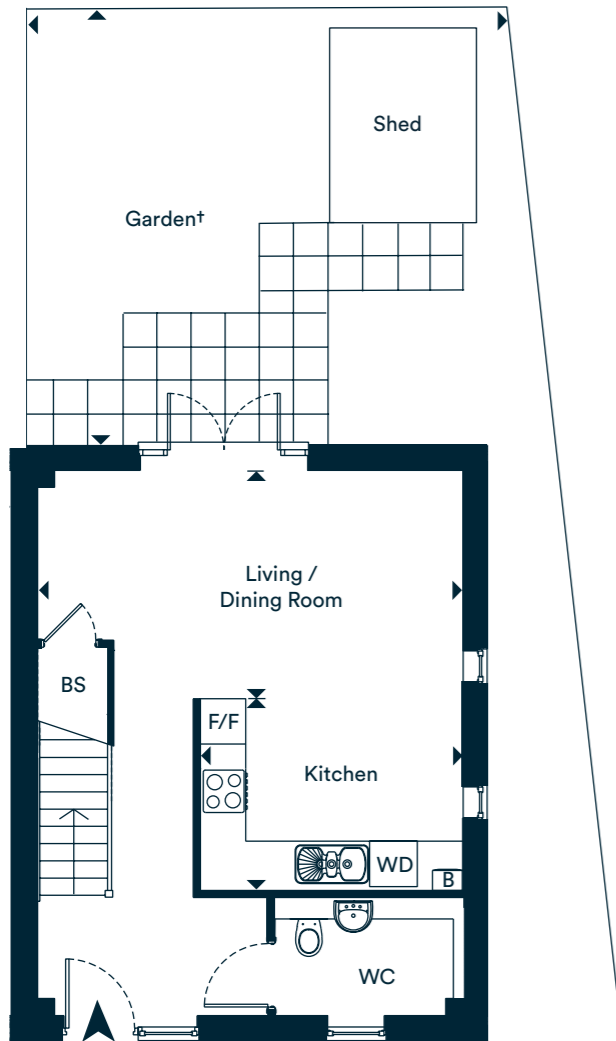
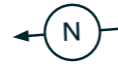
Find your
new home



- Key**
- Two Bedroom Apartments
 - Two Bedroom Coach Houses
 - Two Bedroom House
 - Three Bedroom Houses
 - Four Bedroom Houses
 - Rented Homes

Two bedroom house

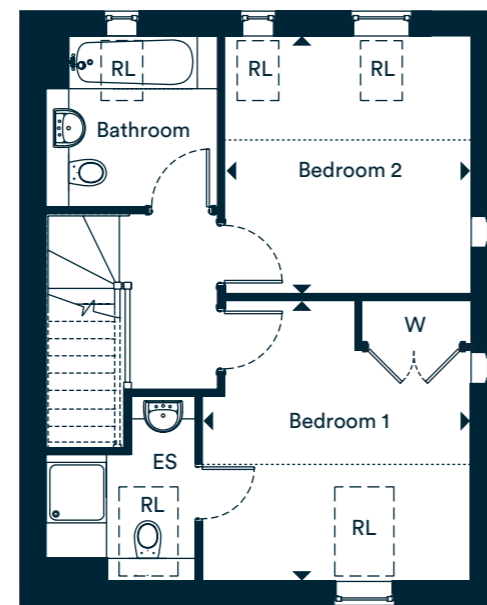
House Type - The Iris
Plot 5



Ground Floor

Dimensions

Living/Dining Room	5.62m x 3.25m	18'4" x 10'6"
Kitchen	3.47m x 2.53m	11'3" x 8'3"
Bedroom 1	3.71m x 3.55m	12'2" x 11'6"
Bedroom 2	3.41m x 3.26m	11'2" x 10'7"
Total Internal Area	81 m²	872 ft²



First Floor

Garden		
Plot 5	6.27m x 5.35m	20'7" x 17'7"

..... Due to gradient of the roof, there is a gradual reduction in ceiling height outwards from this approximate point. Please take this into consideration when planning for furniture

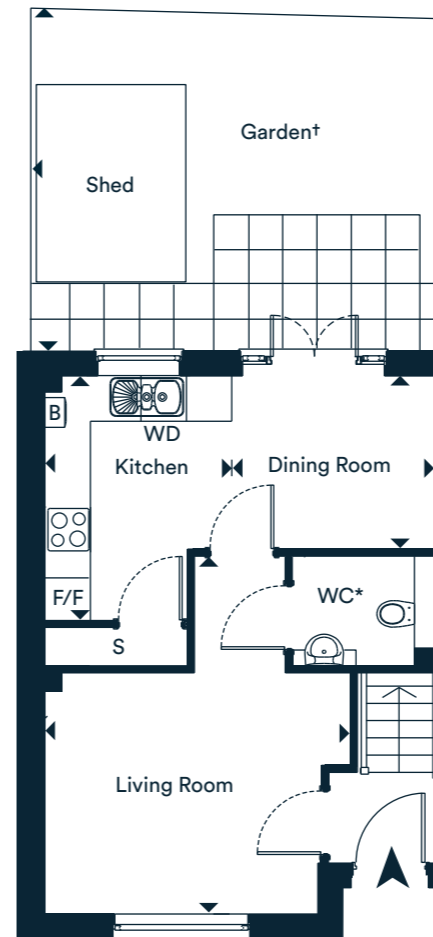
ES – Ensuite | F/F – Fridge/Freezer | S – Storage | B – Boiler | W – Wardrobe | WD – Washer Dryer | RL – Roof Light
BS – Bulkhead Storage | WC – Cloakroom

* Garden depths sizes & layouts may vary †Plots are handed

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Three bedroom houses

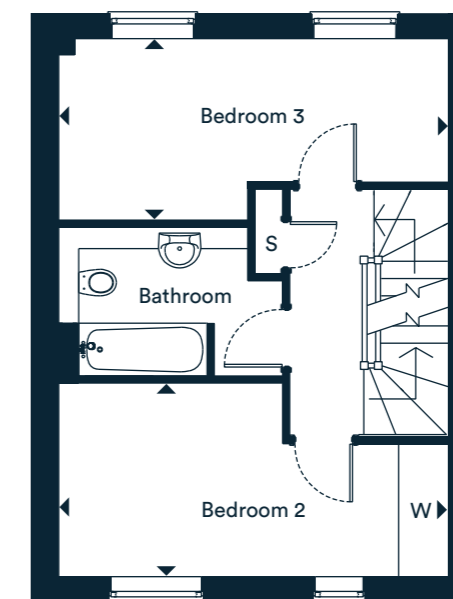
House Type - The Water Lily
Plots. 1, 2 & 3



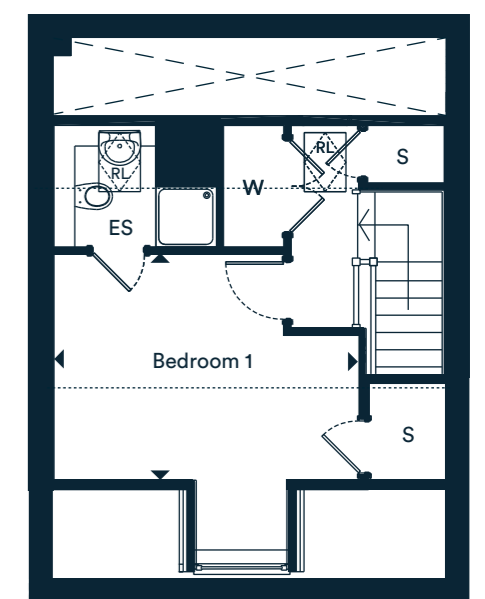
Ground Floor

Dimensions

Living Room	4.73m x 4.04m	15'5" x 13'2"
Dining Room	2.69m x 2.29m	8'8" x 7'5"
Kitchen	3.23m x 2.47m	10'6" x 8'1"
Bedroom 1	4.03m x 3.24m	13'2" x 10'6"
Bedroom 2	5.16m x 2.56m	16'9" x 8'4"
Bedroom 3	5.16m x 2.40m	16'9" x 7'9"
Total Internal Area	95.2 m²	1,024 ft²



First Floor



Second Floor

Garden		
Plot 1	6.91m x 4.28m	22'8" x 14'1"
Plot 2	5.45m x 4.40m	17'1" x 14'5"
Plot 3	8.55m x 3.43m	28'1" x 11'3"

..... Due to gradient of the roof, there is a gradual reduction in ceiling height outwards from this approximate point. Please take this into consideration when planning for furniture

ES – Ensuite | F/F – Fridge/Freezer | S – Storage | B – Boiler | W – Wardrobe | WD – Washer Dryer | RL – Roof Light
WC – Cloakroom | *WC under the stair has a reduced ceiling height † Garden depths sizes & layouts may vary

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Three bedroom houses

House Type - The Willow
Plots 8*, 9 & 10



* House 8 is handed from the plans drawn



Ground Floor
Dimensions

Living Room	4.52m x 3.32m	14'8" x 10'9"
Dining Room	3.09m x 2.55m	10'1" x 8'4"
Kitchen	4.17m x 1.89m	13'7" x 6'2"
Bedroom 1	4.44m x 3.65m	14'6" x 11'9"
Bedroom 2	4.44m x 2.78m	14'6" x 9'1"
Bedroom 3	5.27m x 3.27	17'3" x 10'8"
Total Internal Area	101 m²	1,087 ft²

First Floor

Second Floor

Garden

Plot 8	6.31m x 4.18m	20'9" x 13'8"
Plot 9	5.12m x 4.71m	16'10" x 15'6"
Plot 10	4.99m x 4.90m	16'4" x 16'1"

..... Due to gradient of the roof, there is a gradual reduction in ceiling height outwards from this approximate point. Please take this into consideration when planning for furniture

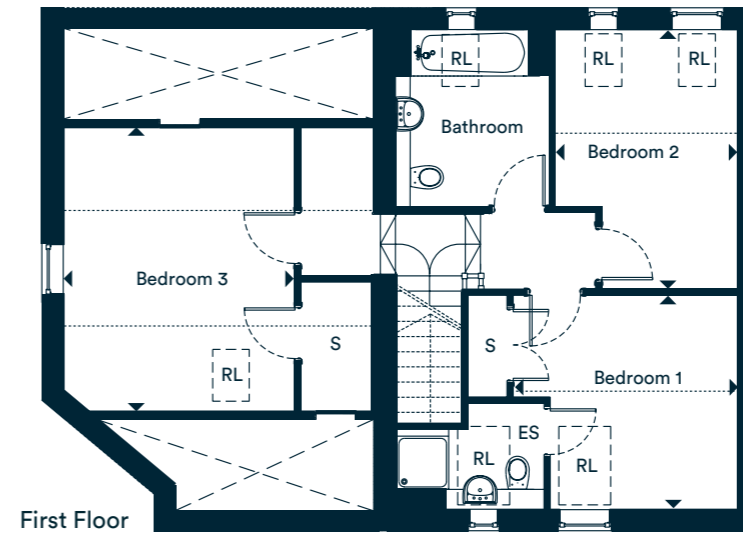
ES – Ensuite | F/F – Fridge/Freezer | S – Storage | B – Boiler | W – Wardrobe | WD – Washer Dryer | WC – Cloakroom

† Garden depths sizes & layouts may vary

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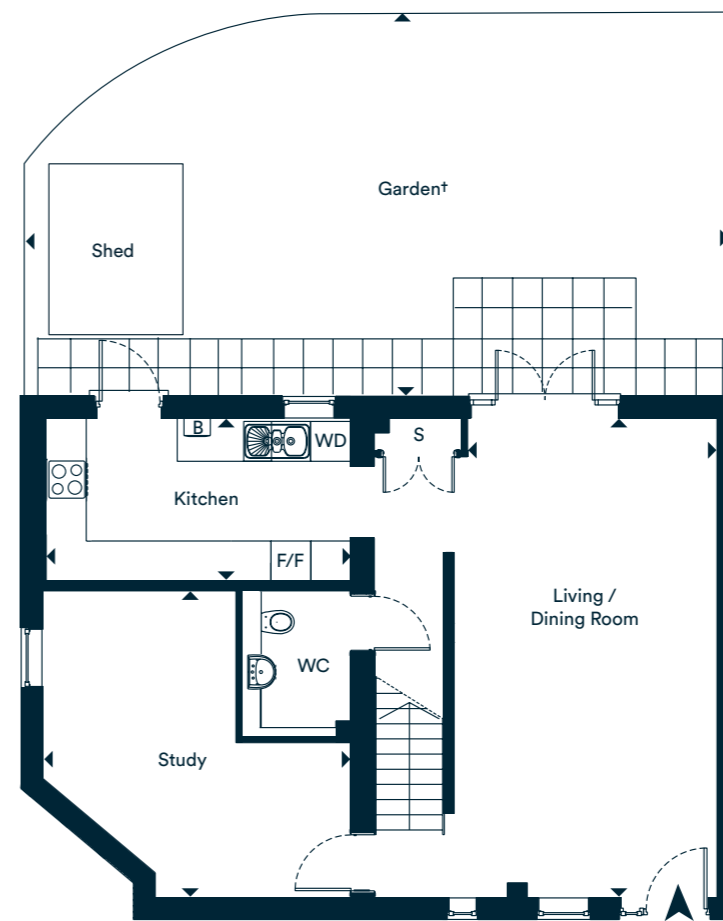
Three bedroom house

House Type - The Angelica
Plot 4



First Floor

..... Due to gradient of the roof, there is a gradual reduction in ceiling height outwards from this approximate point. Please take this into consideration when planning for furniture



Ground Floor

ES – Ensuite | F/F – Fridge/Freezer | S – Storage | B – Boiler | W – Wardrobe | WD – Washer Dryer | WC – Cloakroom

† Garden depths sizes & layouts may vary

Dimensions

Living/Dining	5.94m x 5.15m	19'4" x 16'9"
Kitchen	4.63m x 2.45m	15'1" x 8'0"
Study	4.63m x 4.61m	15'1" x 15'1"
Bedroom 1	3.90m x 3.09m	12'8" x 10'2"
Bedroom 2	3.38m x 3.22m	11'1" x 10'6"
Bedroom 3	4.26m x 3.47m	13'9" x 11'4"
Total Internal Area	127.5 m²	1,372 ft²

Garden

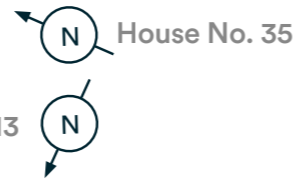
Plot 4	10.54m x 5.41m	34'7" x 17'9"
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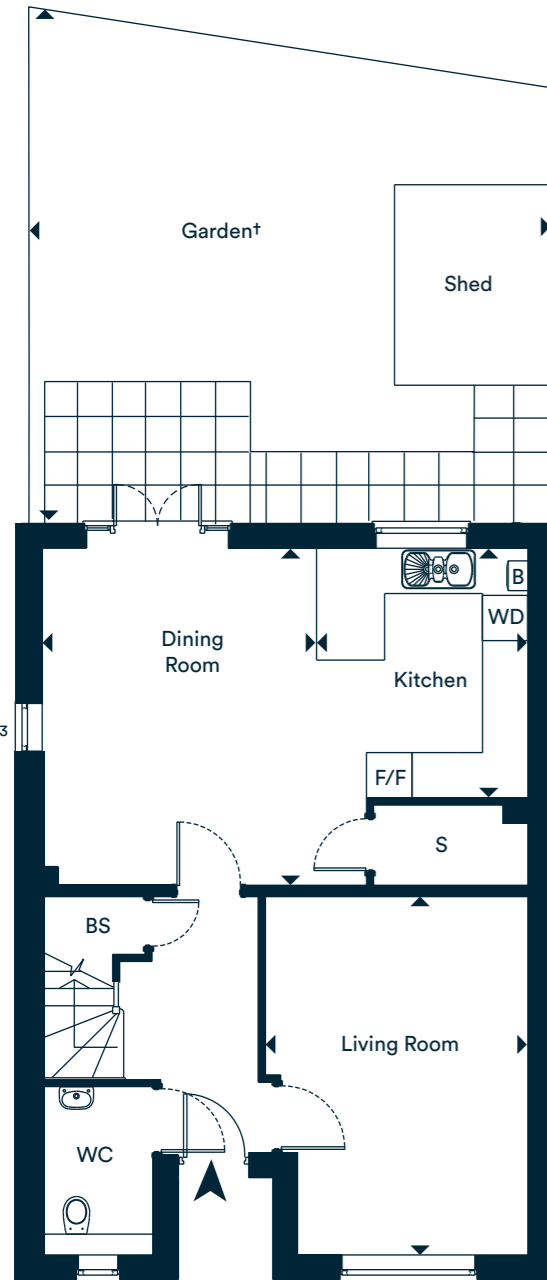
Four bedroom houses

House Type - The Chestnut
Plots 11, 12*, 13 & 35

House No's 11, 12* & 13



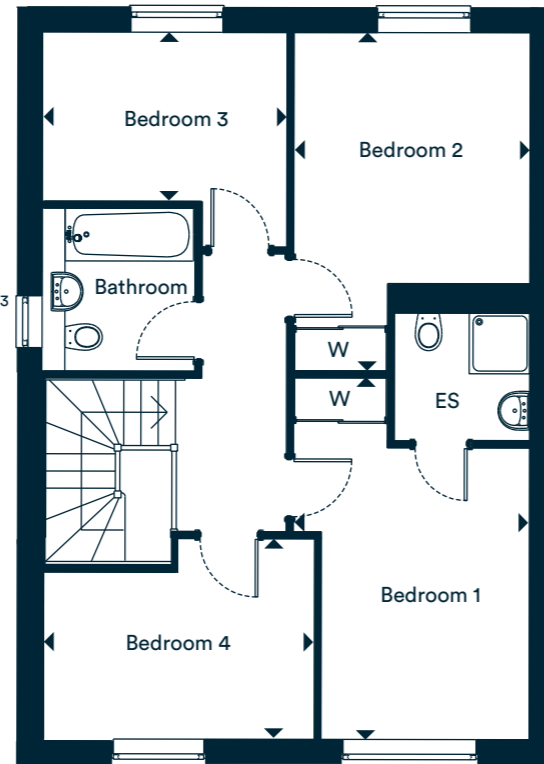
* House 12 is handed from the plans drawn



Ground Floor

ES – Ensuite | F/F – Fridge/Freezer | S – Storage |
B – Boiler | W – Wardrobe | WD – Washer Dryer |
BS – Bulkhead Storage | WC – Cloakroom

† Garden depths sizes & layouts may vary Pedestal to wash basins in Ensuite and WC



First Floor

Dimensions

Living Room	4.74m x 3.47m	15'5" x 11'4"
Dining Room	4.46m x 3.78m	14'6" x 12'4"
Kitchen	4.46m x 2.79m	14'6" x 9'1"
Bedroom 1	4.78m x 3.12m	15'7" x 10'2"
Bedroom 2	4.48m x 3.12m	14'6" x 10'2"
Bedroom 3	3.21m x 2.84m	10'5" x 9'3"
Bedroom 4	3.60m x 2.65m	11'8" x 8'7"
Total Internal Area	117.5 m²	1,264 ft²

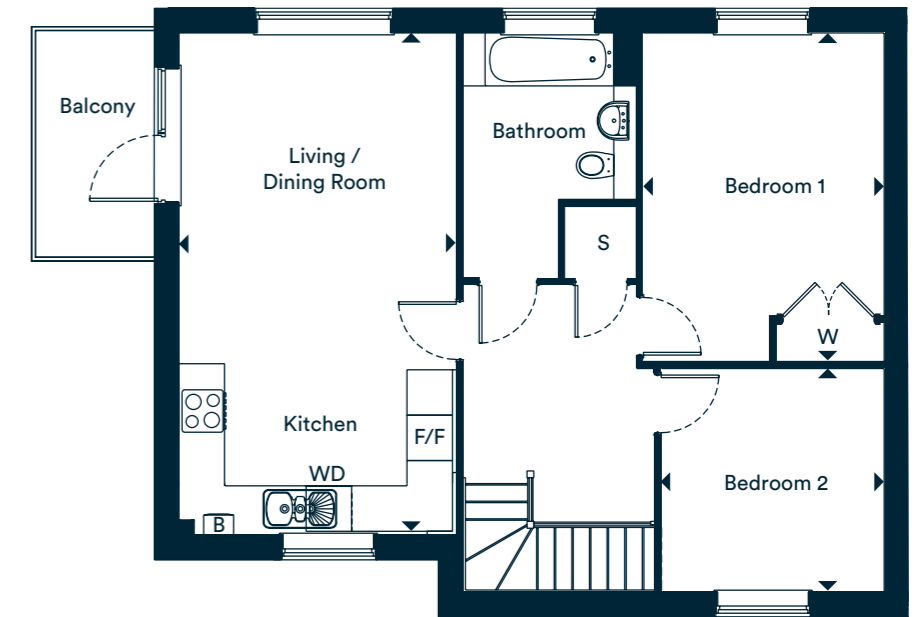
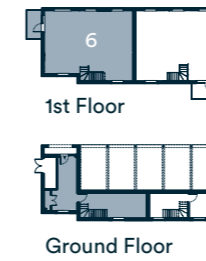
Garden

Plot 11	6.90m x 6.52m	22'8" x 21'5"
Plot 12	7.19m x 6.85m	23'7" x 22'6"
Plot 13	6.86m x 6.22m	22'6" x 20'5"
Plot 35	10.0m x 7.07m	32'10" x 23'2"

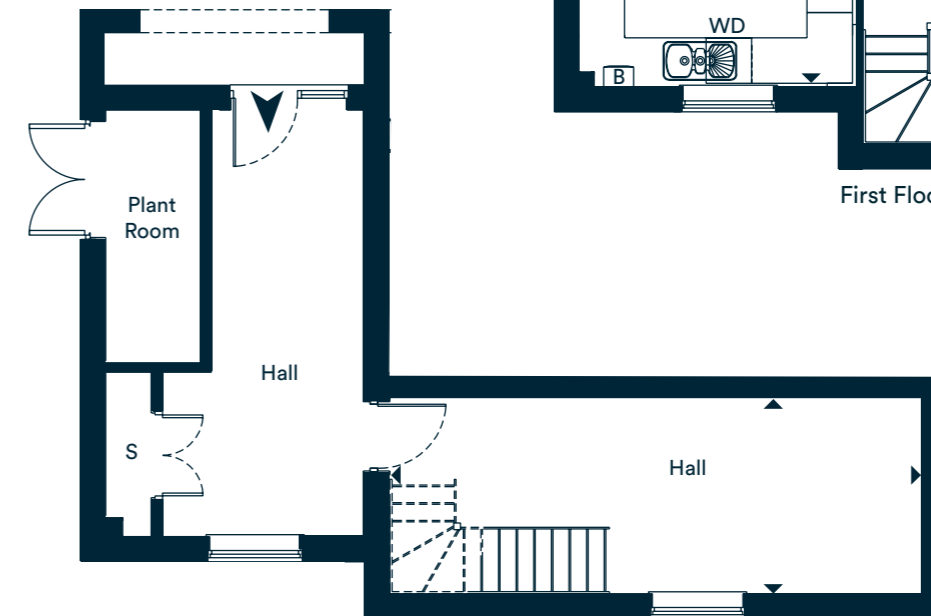
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Two bedroom coach house

House Type - The Sycamore
Plot 6



First Floor



Ground Floor

Dimensions

Hall	7.03m x 1.03m	23'1" x 3'4"
Living/Dining Room	4.37m x 3.64m	14'4" x 11'9"
Kitchen	3.66m x 2.26m	12'0" x 7'4"
Bedroom 1	4.34m x 3.18m	14'3" x 10'4"
Bedroom 2	2.96m x 2.95m	9'7" x 9'7"
Total Internal Area	102 m²	1,098 ft²
Balcony	3.10m x 1.05m	10'2" x 3'2"

ES – Ensuite | F/F – Fridge/Freezer | S – Storage | B – Boiler | W – Wardrobe | WD – Washer Dryer

* Garden depths sizes & layouts may vary †Plots are handed

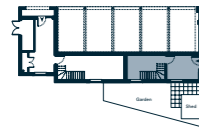
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Two bedroom coach house

House Type - The Reed
Plot 7



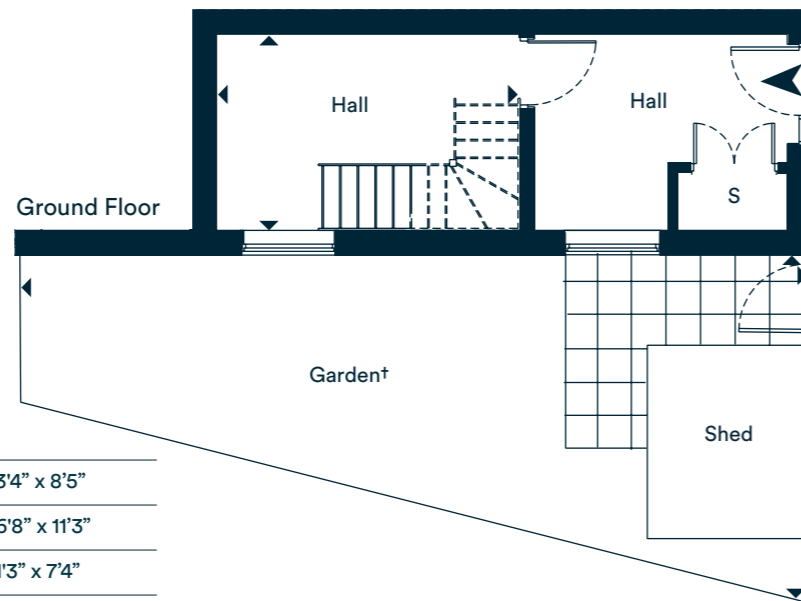
1st Floor



Ground Floor



First Floor



Ground Floor

Dimensions

Hall	4.08m x 2.59m	13'4" x 8'5"	
Living/Dining Room	5.13m x 3.44m	16'8" x 11'3"	
Kitchen	3.44m x 2.26m	11'3" x 7'4"	
Bedroom 1	4.34m x 3.18m	14'3" x 10'4"	
Bedroom 2	3.18m x 2.96m	10'4" x 9'7"	
Total Internal Area	86.1 m²	926 ft²	
Balcony	3.10m x 1.64m	10'2" x 5'4"	
			Garden
			Plot 7 10.5m x 4.47m 34'6" x 14'8"

ES – Ensuite | F/F – Fridge/Freezer | S – Storage | B – Boiler | W – Wardrobe | WD – Washer Dryer | WC – Cloakroom

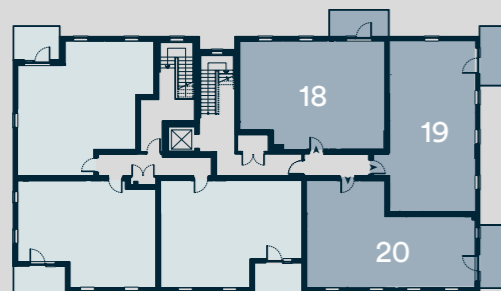
* Garden depths sizes and layout may vary Plot 7 will not be supplied with a water buttand. The garden is not accessible from the property, but has access via a side gate

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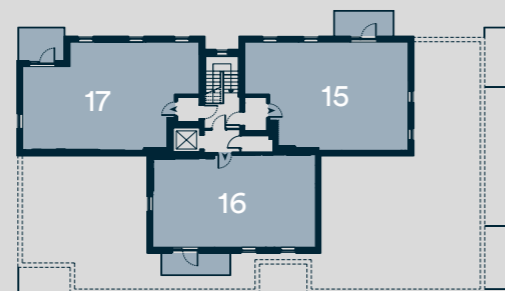


Apartment Plot Locator

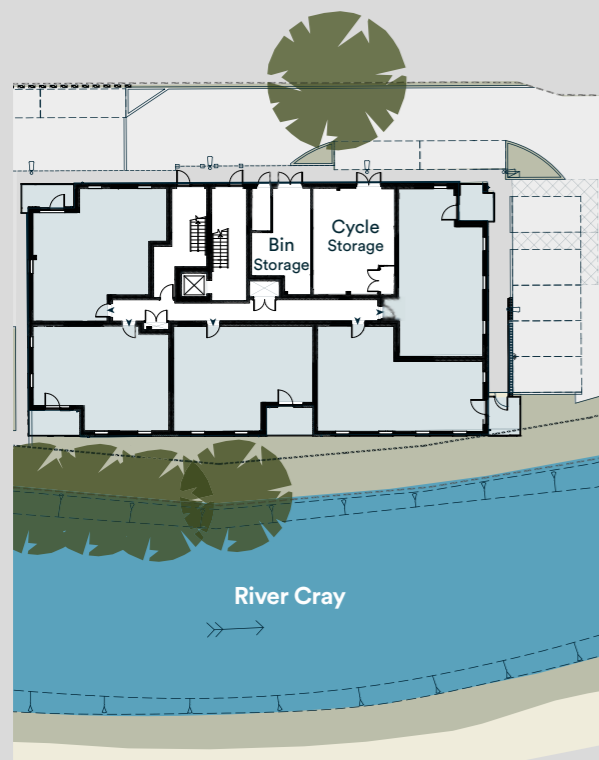
Find your new home



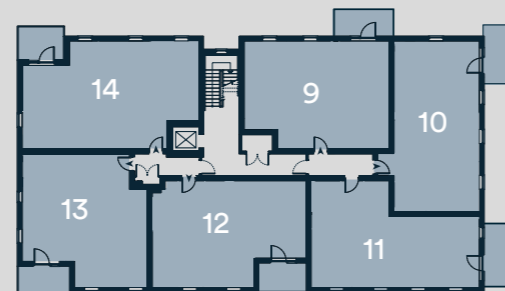
1st Floor



3rd Floor



Ground Floor



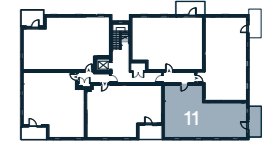
2nd Floor

Key

- Shared Ownership
- Affordable Rent

Two bedroom apartment

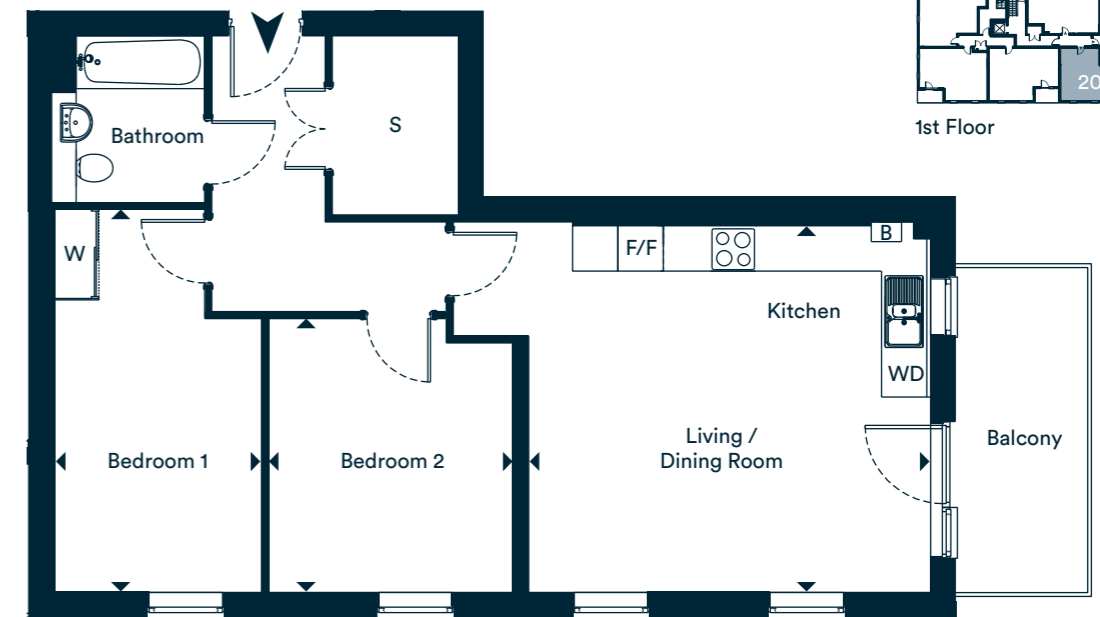
Apartments No's 20 & 11



2nd Floor



1st Floor



Dimensions

Living/Dining	5.31m x 4.28m	17'5" x 14'0"
Kitchen	6.31m x 2.32m	20'9" x 7'7"
Bedroom 1	5.07m x 2.75m	16'8" x 9'0"
Bedroom 2	3.62m x 3.25m	11'11" x 10'8"
Total Internal Area	70 m²	753 ft²
Balcony	1.75m x 4.3m	5' 8" x 16'2"

ES – Ensuite | F/F – Fridge/Freezer | S – Storage | B – Boiler | W – Wardrobe | WD – Washer Dryer

* Garden depths may vary †Plots are handed

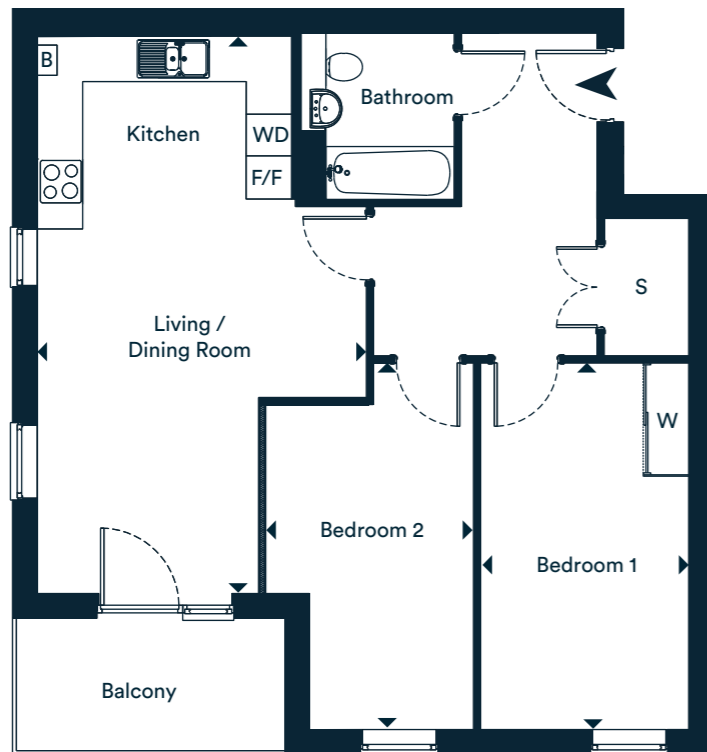
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Two bedroom apartment

Apartment No. 13



2nd Floor



Dimensions

Living/Dining	4.85m x 4.35m	15'11" x 14'3"
Kitchen	3.41m x 2.59m	11'2" x 8'6"
Bedroom 1	4.85m x 2.75m	15'11" x 9'0"
Bedroom 2	4.85m x 2.75m	15'11" x 9'0"
Total Internal Area	70 m²	753 ft²
Balcony	1.75m x 3.55m	5' 8" x 11' 7"

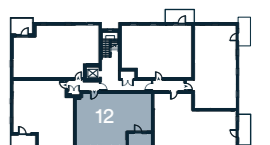
ES – Ensuite | F/F – Fridge/Freezer | S – Storage | B – Boiler | W – Wardrobe | WD – Washer Dryer

* Garden depths may vary †Plots are handed

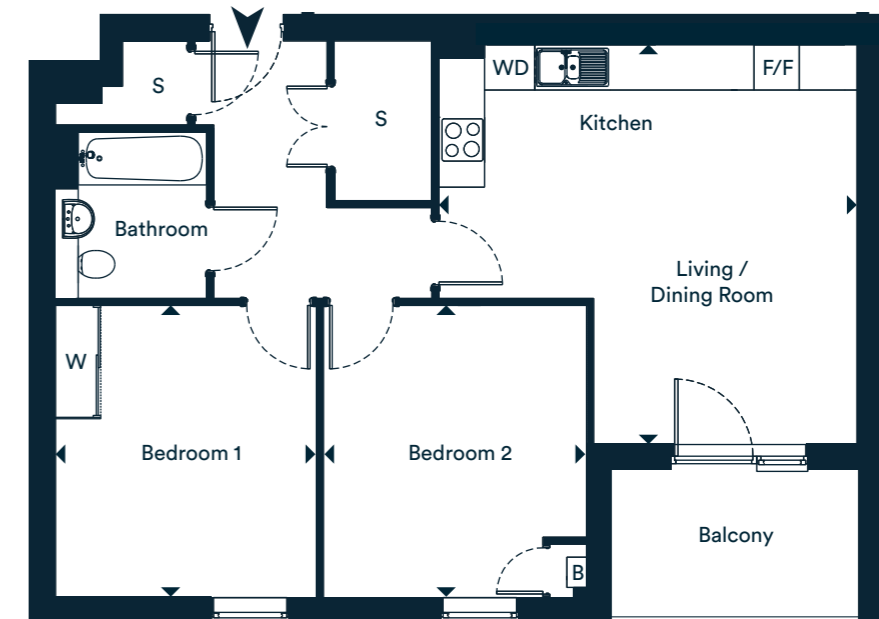
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Two bedroom apartment

Apartment No. 12



2nd Floor



Dimensions

Living/Dining	4.93m x 4.69m	16'2" x 15'5"
Kitchen	5.53m x 1.94m	18'2" x 6'4"
Bedroom 1	3.85m x 3.45m	12'8" x 11'4"
Bedroom 2	3.85m x 3.48m	12'8" x 11'5"
Total Internal Area	70 m²	753 ft²
Balcony	1.98m x 3.27m	6' 5" x 10' 8"

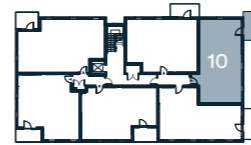
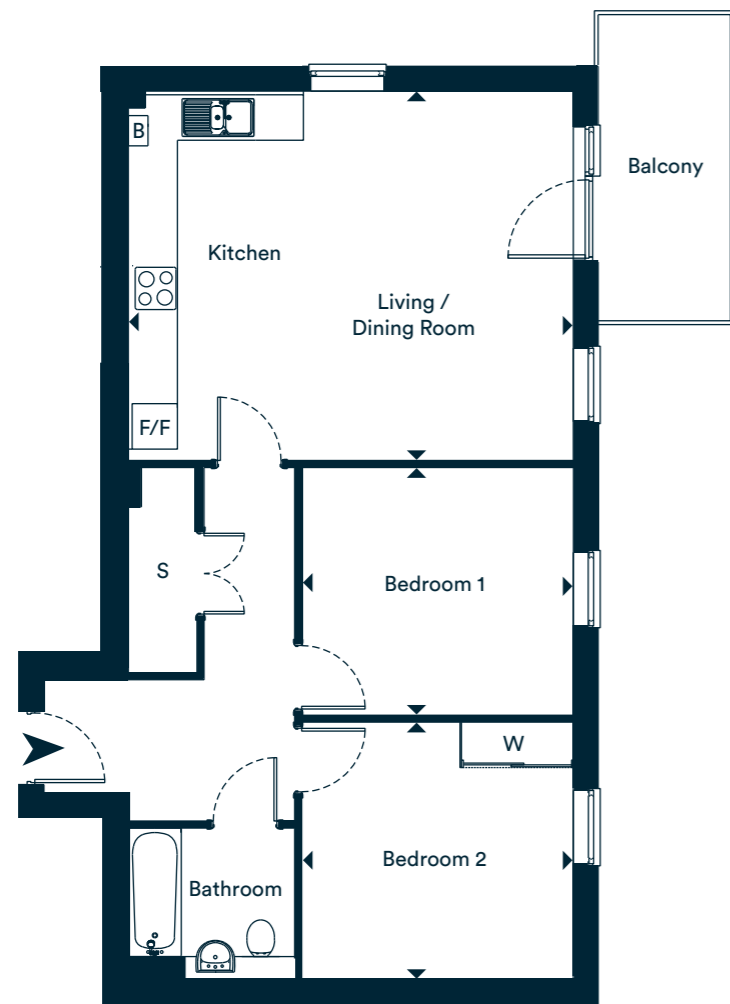
ES – Ensuite | F/F – Fridge/Freezer | S – Storage | B – Boiler | W – Wardrobe | WD – Washer Dryer

* Garden depths may vary †Plots are handed

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Two bedroom apartments

Apartment No's 19 & 10



2nd Floor



1st Floor

Dimensions

Living/Dining	5.24m x 4.89m	17'2" x 16'0"
Kitchen	4.89m x 2.32m	16'0" x 7'7"
Bedroom 1	3.82m x 3.40m	12'6" x 11'2"
Bedroom 2	3.82m x 3.28m	12'6" x 10'9"
Total Internal Area	70.8 m²	762 ft²
Balcony	1.75m x 4.05m	5' 8" x 13' 3"

ES – Ensuite | F/F – Fridge/Freezer | S – Storage | B – Boiler | W – Wardrobe | WD – Washer Dryer

* Garden depths may vary †Plots are handed

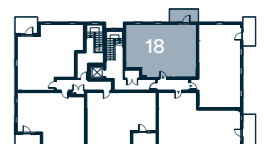
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Two bedroom apartments

Apartments No's 18 & 9



2nd Floor



1st Floor

Dimensions

Living/Dining	5.23m x 3.97m	17'2" x 13'0"
Kitchen	3.84m x 3.03m	12'7" x 9'11"
Bedroom 1	6.11m x 2.93m	20'1" x 9'7"
Bedroom 2	4.00m x 2.90m	13'2" x 9'6"
Total Internal Area	71.1 m²	765 ft²
Balcony	1.80m x 4.05m	5'10" x 13'3"

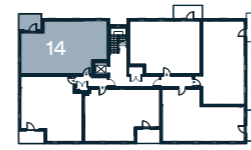
ES – Ensuite | F/F – Fridge/Freezer | S – Storage | B – Boiler | W – Wardrobe | WD – Washer Dryer

* Garden depths may vary †Plots are handed

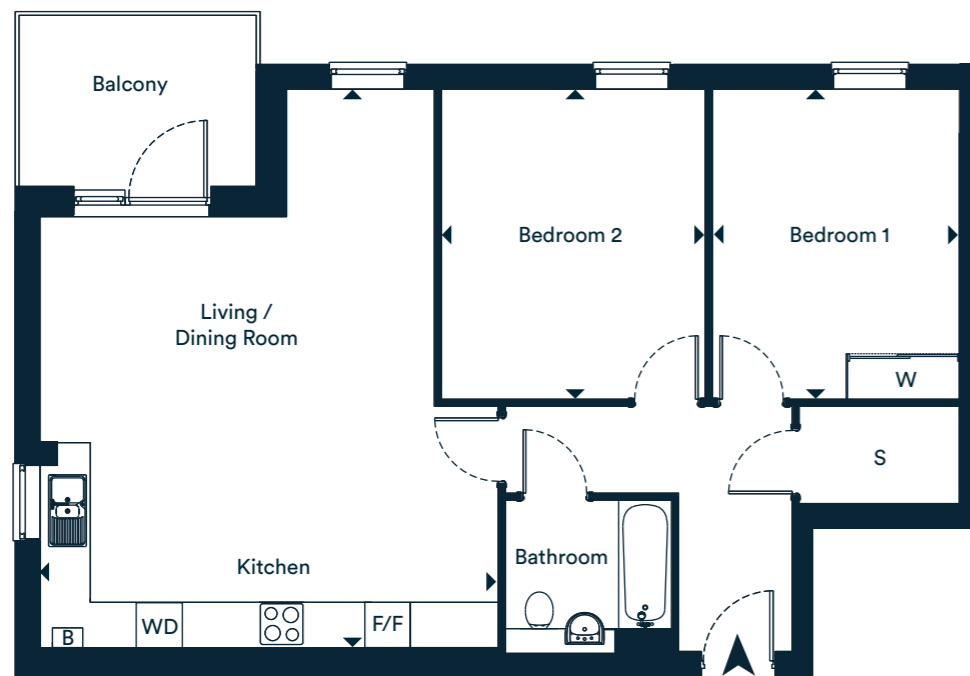
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Two bedroom apartment

Apartment No 14



2nd Floor



Dimensions

Living/Dining	5.21m x 4.68m	17'1" x 15'4"
Kitchen	6.06m x 2.76m	19'11" x 9'1"
Bedroom 1	4.09m x 3.49m	13'5" x 11'6"
Bedroom 2	4.09m x 3.27m	13'5" x 10'9"
Total Internal Area	80.6 m²	867 ft²
Balcony	2.26m x 3.14m	7' 4" x 10' 3"

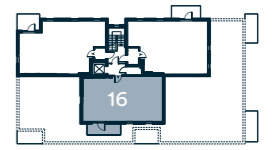
ES – Ensuite | F/F – Fridge/Freezer | S – Storage | B – Boiler | W – Wardrobe | WD – Washer Dryer

* Garden depths may vary †Plots are handed

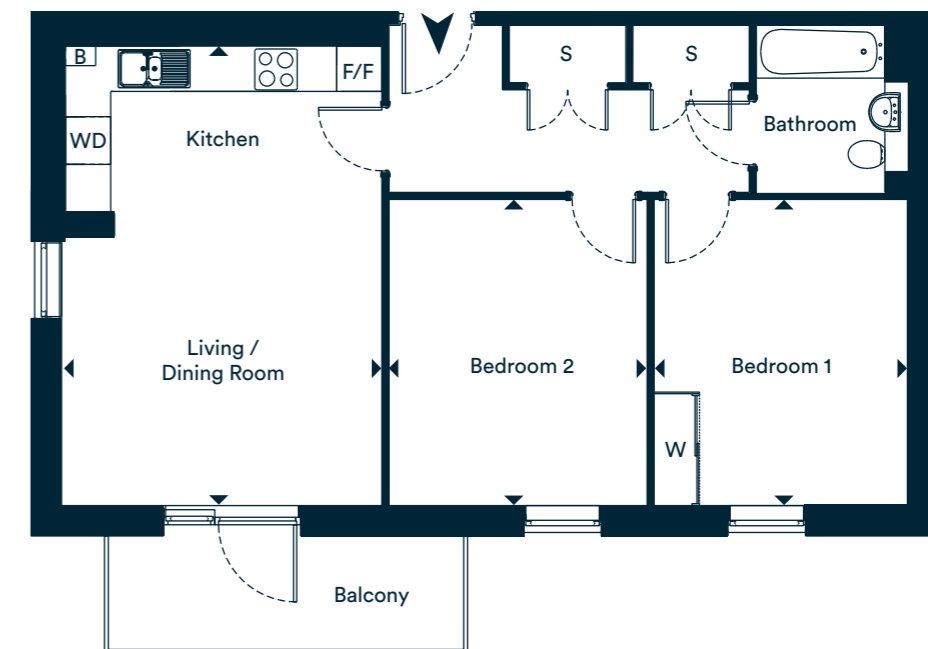
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Two bedroom apartment

Apartment No. 16



3rd Floor



Dimensions

Living/Dining	4.24m x 3.88m	13'10" x 12'9"
Kitchen	4.24m x 2.25m	13'10" x 7'5"
Bedroom 1	4.05m x 3.35m	13'3" x 11'0"
Bedroom 2	4.05m x 3.42m	13'3" x 11'2"
Total Internal Area	70 m²	753 ft²
Balcony	1.60m x 4.50m	5'2" x 14'9"

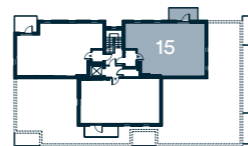
ES – Ensuite | F/F – Fridge/Freezer | S – Storage | B – Boiler | W – Wardrobe | WD – Washer Dryer

* Garden depths may vary †Plots are handed

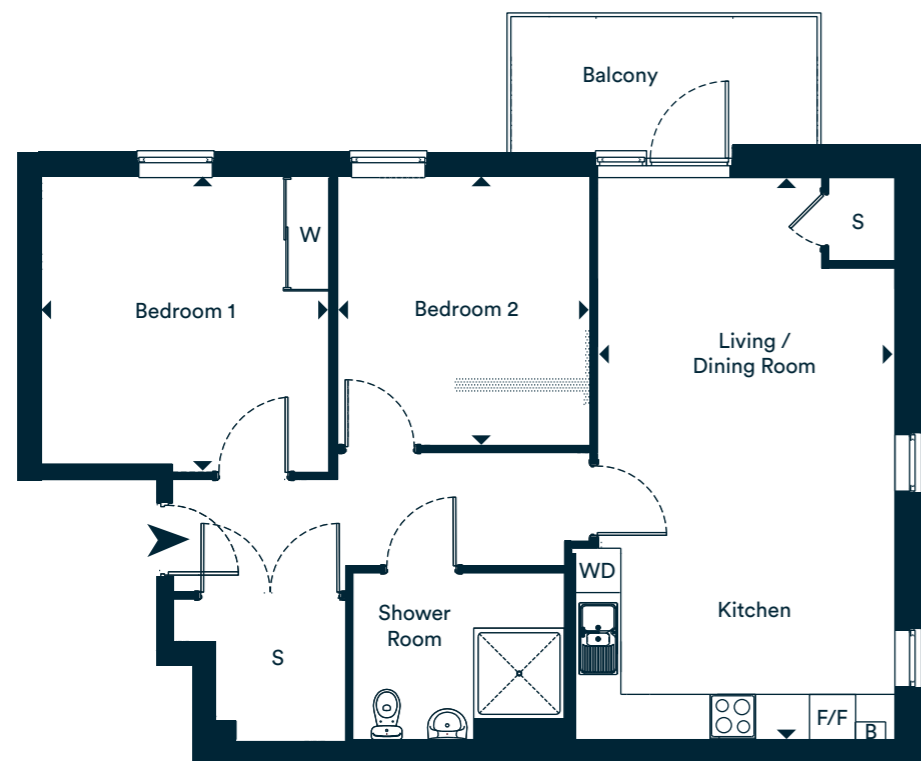
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Two bedroom apartment

Apartment No 15



3rd Floor



Dimensions

Living/Dining	6.79m x 3.93m	22'3" x 12'11"
Kitchen	4.29m x 2.52m	14'0" x 8'3"
Bedroom 1	3.66m x 3.59m	12'0" x 11'9"
Bedroom 2	3.59m x 3.48m	11'9" x 11'5"
Total Internal Area	75.9 m²	817 ft²
Balcony	1.80m x 4.05m	5'10" x 13'3"

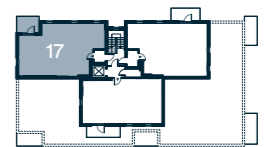
ES – Ensuite | F/F – Fridge/Freezer | S – Storage | B – Boiler | W – Wardrobe | WD – Washer Dryer

* Garden depths may vary †Plots are handed

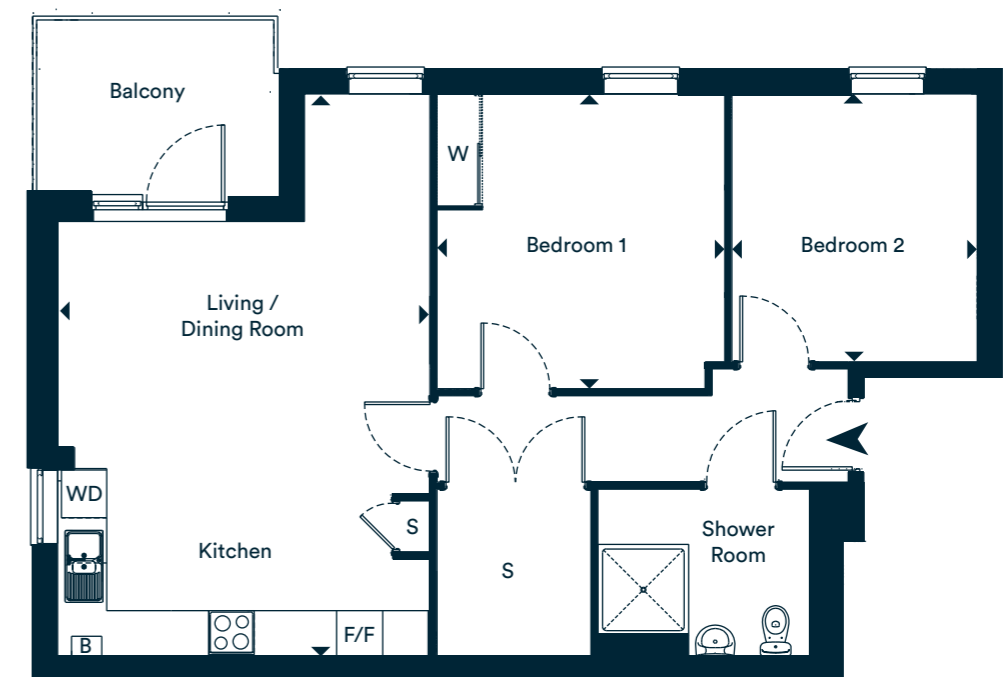
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Two bedroom apartment

Apartment No. 17



3rd Floor



Dimensions

Living/Dining	6.79m x 4.92m	16'2" x 15'3"
Kitchen	4.93m x 2.32m	16'1" x 12'1"
Bedroom 1	3.65m x 3.59m	12'2" x 11'8"
Bedroom 2	3.59m x 3.40m	11'8" x 10'9"
Total Internal Area	77.2 m²	831 ft²
Balcony	2.26m x 3.14m	7' 4" x 10' 3"

ES – Ensuite | F/F – Fridge/Freezer | S – Storage | B – Boiler | W – Wardrobe | WD – Washer Dryer

* Garden depths may vary †Plots are handed

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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 are able to progress to full ownership by buying more shares. Your deposit will usually be 5% to 10% of the share you are buying. You pay a mortgage on the share you own and a subsidised rent to L&Q on the share you don't own.

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?

If you are successfully allocated a home you will be required to meet with our appointed financial advisor to check the purchase is affordable for you. 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, our dedicated resales team will be able to assist.

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.

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



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 your financial 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



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



L&Q Achievements



A selection of other L&Q developments



The Quarry
Erith
lqhomes.com/thequarry



L&Q at Kidbrooke Village
Greenwich
lqhomes.com/kidbrookevillage



L&Q at Eastside Quarter
Bexley
lqhomes.com/eastsidequarter

Maiden Lane, Crayford DA1 4LX

✉ maidenlane@lqgroup.org.uk

☎ 0208 189 7515

🌐 lqhomes.com/maidenlane

Disclaimer

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