

L&Q at
EASTSIDE
QUARTER

L&Q

Life at the centre of everything

and a place to call your own

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

Eastside Quarter, Bexleyheath, is your chance to buy a stylish 1, 2 or 3 bedroom home at the heart of one of London's best-loved towns. There's a thriving community, great amenities and every kind of entertainment on your doorstep, whilst central London, the east coast and the countryside are all within easy reach.

Shop-til-you-drop, dinner and a date, easy commutes, daytrips to the seaside, tranquil country walks. When you move to Eastside Quarter you're at the centre of everything. 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.**

Inspired by the prominent red brick and art-deco buildings of Bexleyheath, Eastside Quarter fits right into the local character, but stands out from the crowd.



Eastside Quarter. Life with character.

From attractive architecture to independent local businesses, Bexleyheath is filled with character.

Eastside Quarter is an exciting new neighbourhood with its own unique personality, right at the centre of town. More than just spacious new homes, it's part of the community, bringing people together with a beautiful new piazza, shops, cafes and restaurants. It's a whole new way to enjoy a town that everyone loves to live in. And with Shared Ownership from L&Q, you could be a part of it.



Franks Park



Broadway, Bexleyheath



The Bookstore Café



Riverside Gardens



The Bookstore Café



The White Hart

Places to visit

and neighbourhoods to explore



Computer generated image

Local area



Shopping

Broadway Shopping Centre is Bexleyheath's premier shopping destination, with more than 60 stores including favourites such as H&M, JD Sports and River Island.

Broadway Shopping Centre
0.4 miles*



Culture

The Orchard Theatre in nearby Dartford shows new theatre productions, music and stand-up comedy from established and emerging talent.

The Orchard Theatre
3.4 miles*



Sports

Bexleyheath Golf Club is a member owned 9-hole parkland course, that is challenging for both new and experienced players.

Bexleyheath Golf Club
1.2 miles*



Parks

Nearby Danson Park has 200 acres of sprawling open-space, and is one of London's best parklands. The park includes Danson House, the Old English Garden, Rock Garden and Peace Garden, fishing/boating lake, bowls, sports facilities, picnic area, children's playground, cafes and restaurants.

Danson House & Park
1.6 miles on foot*



Eat and Drink

A neighbourhood hangout that specialises in cocktails, craft beer and street food. Tanyard Lane Bar & Restaurant sits proudly on Bexley High Street, serving favourites such as burgers, wings and bottomless brunch.

Tanyard Lane Bar & Restaurant
1.2 miles on foot*

Perfectly placed

With direct trains into the capital and a border with Kent, Bexleyheath is one of the capital's finest examples of country-city living.

A thriving community with a lively town centre in one of London's greenest boroughs, it's easy to see why the area is so popular. From the city to the countryside it's the perfect place for every kind of lifestyle.

Bexleyheath Station - 22 mins walk



By Car



Cycle



All numbers are travel times in minutes.

Train and car travel times taken from tfl.gov.uk and www.google.co.uk/maps



**Thriving community,
great amenities and every
kind of entertainment on
your doorstep**





Specification

Flooded with light and each with its own private balcony, a stylish new apartment at Eastside Quarter is a place you'll be proud to call home.

Kitchen

- Modern kitchen cabinets with a complementary worktop and matching upstand
- Full height 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-basin with chrome basin tap
- Floor mounted WC with concealed cistern
- Chrome dual flush plate for water efficiency
- Sink to ceiling mirror
- Steel bath with bespoke 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 overhead shower and hair wash attachment
- Homes with an en-suite will include a bath mixer tap with hair wash attachment mounted at low level.

En Suites

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

Bedroom

- Fitted carpet
- Fitted wardrobe with sliding doors to Bedroom 1

Wall & 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

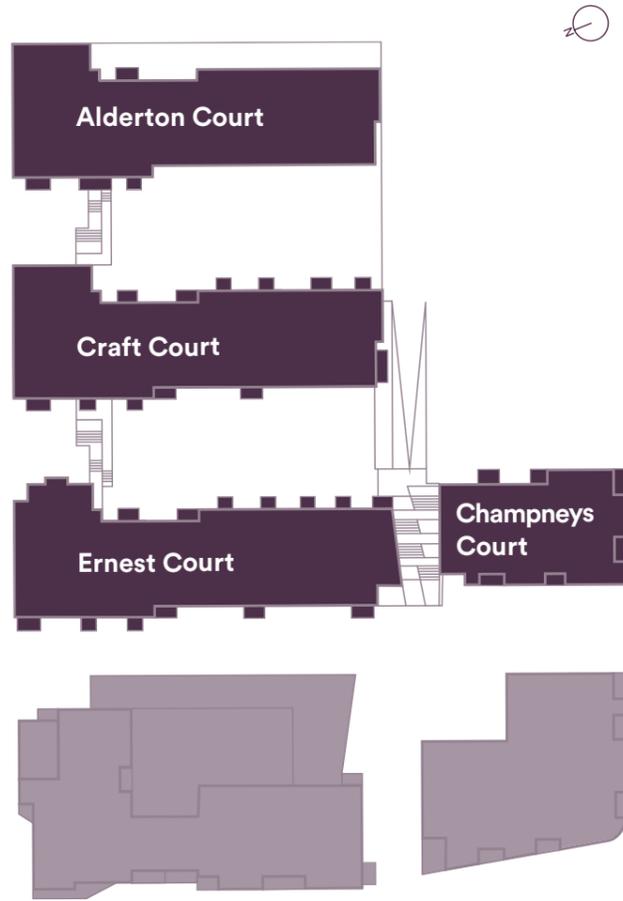
- Radiators sourced by onsite CHP heating system (subject to supply agreement)
- Low energy white LED downlights to kitchen/dining/living area and bathrooms
- Pendant lights to bedrooms, hallways & store cupboards
- White switches and sockets
- Provision for Sky Q (subscription will be required)
- Mains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

General

- Free standing washer machine located in store cupboard
- White internal doors
- Chrome door furniture
- Private balcony or terrace to every home
- Video door entry system
- Communal bicycle storage for every home
- NHBC 12-year Warranty
- Secure car parking (selected plots only)

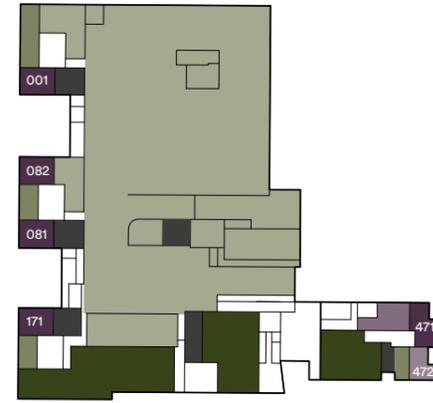
The specification of the properties is correct at the date of print but may change as building works progress. Any images are indicative of the anticipated quality and style of the specification and may not represent the actual furnishings and fittings of the properties. Unless specifically incorporated 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.

Site plan

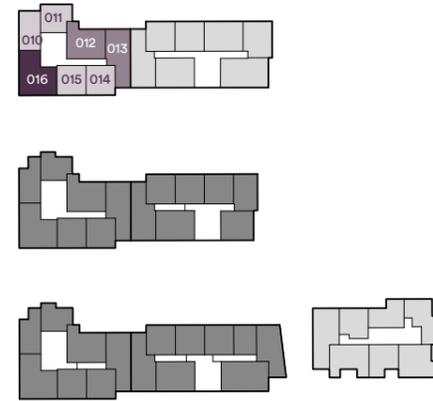


Plot locators

Ground Floor



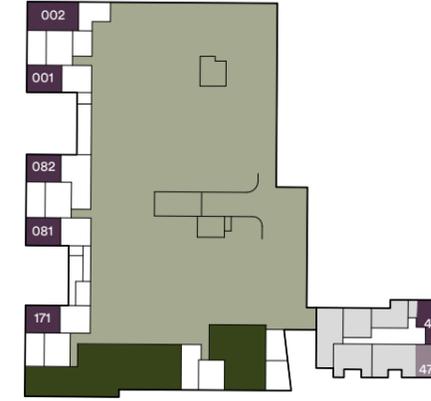
Second Floor



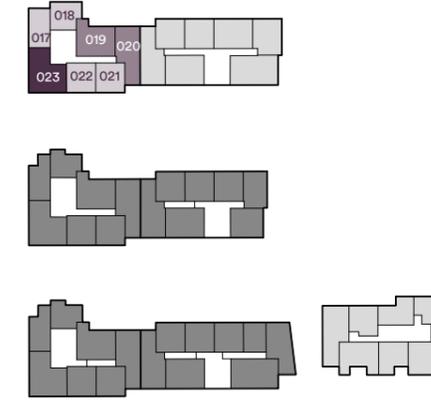
Fifth Floor



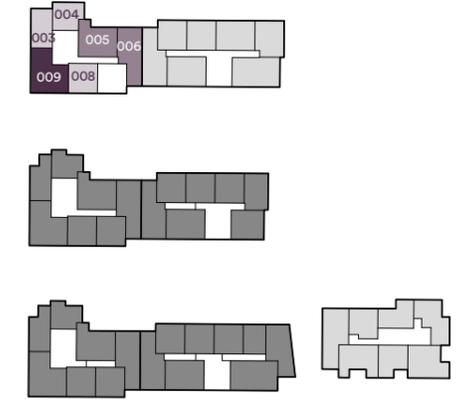
Upper Ground Floor



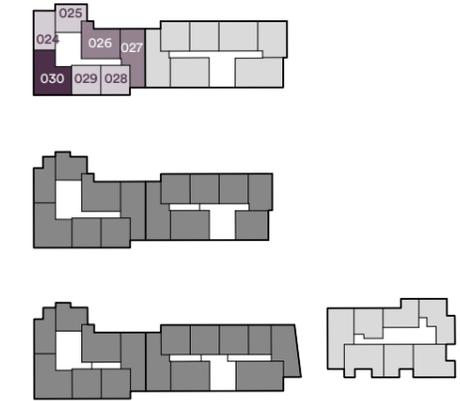
Third Floor



First Floor



Forth Floor



Key

- One bedroom apartments
- Two bedroom apartments
- Three bedroom apartments
- Market Sale
- Affordable Rent
- Commercial Unit
- Residential lobby
- Car Park & Cycle Store
- Refuse Area

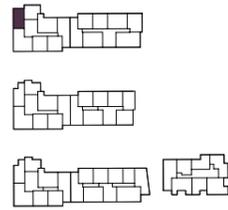
Plots 081, 082, 171, 471 & 472 will be available in future releases.

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 and may vary from the build. 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. 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 homes

Type 1_01

Plots 003, 010, 017, 024, 031



Type 1_02

Plots 011, 018, 025



Dimensions	Metric	Imperial	Floor	Plot
Living/Dining/Kitchen	5.18m x 5.2m	17'0" x 17'1"	1	003
Bedroom 1	4.5m x 3.03m	14'8" x 9'9"	2	010
Total Internal Area	50.5m²	543.9ft²	3	017
Balcony	5.35m x 1.52m	17'6" x 5'0"	4	024
			5	031

Dimensions	Metric	Imperial	Floor	Plot
Living/Dining/Kitchen	6.91m x 4.23m	22'7" x 13'9"	2	011
Bedroom 1	4.66m x 3.53m	15'3" x 11'6"	3	018
Total Internal Area	50.2m²	540.8ft²	4	025
Balcony	4.22m x 1.52m	13'8" x 5'0"		

Key: W - Wardrobe \ F/F - Fridge freezer \ WM - Washing Machine

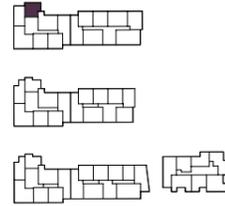
Please be aware the storage cupboard may include heating and electrical controls, which may reduce the storage available. Please ask sales associate for more information.

Key: W - Wardrobe \ F/F - Fridge freezer \ WM - Washing Machine

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 1_02

Plots 004



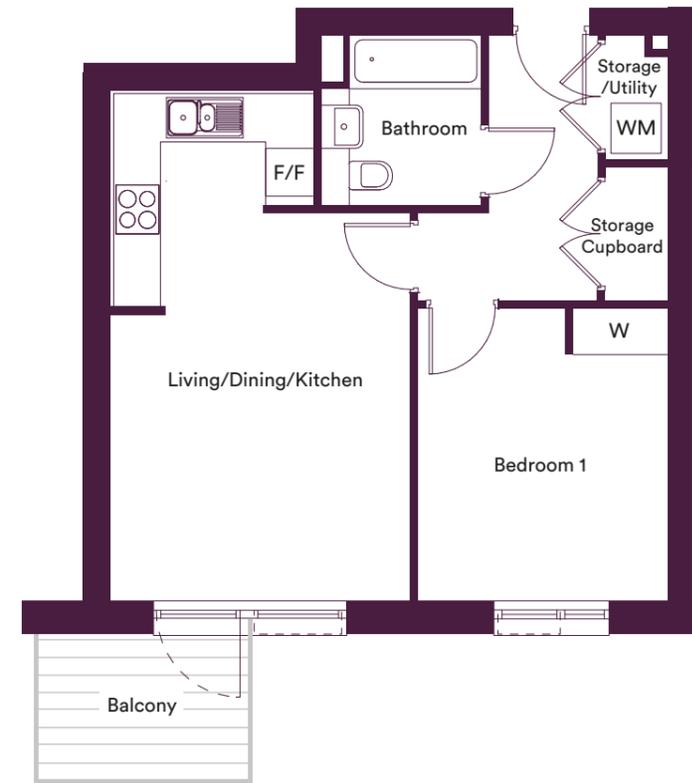
Dimensions	Metric	Imperial	Floor	Plot
Living/Dining/Kitchen	6.91m x 4.23m	22'7" x 13'9"	1	004
Bedroom 1	4.66m x 3.53m	15'3" x 11'6"		
Total Internal Area	50.2m²	540.8ft²		
Terrace	3.73m x 4.73m	12'2" x 15'5"		

Key: W - Wardrobe \ F/F - Fridge freezer \ WM - Washing Machine

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 1_03

Plots 008, 015, 022, 029



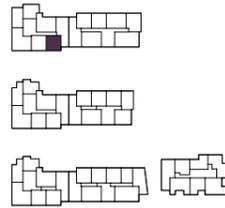
Dimensions	Metric	Imperial	Floor	Plot
Living/Dining/Kitchen	6.52m x 3.87m	21'4" x 12'7"	1	008
Bedroom 1	3.77m x 3.2m	12'4" x 10'5"	2	015
Total Internal Area	50.3m²	541ft²	3	022
Balcony	1.9m x 2.7m	6'2" x 8'9"	4	029

Key: W - Wardrobe \ F/F - Fridge freezer \ WM - Washing Machine

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 1_04

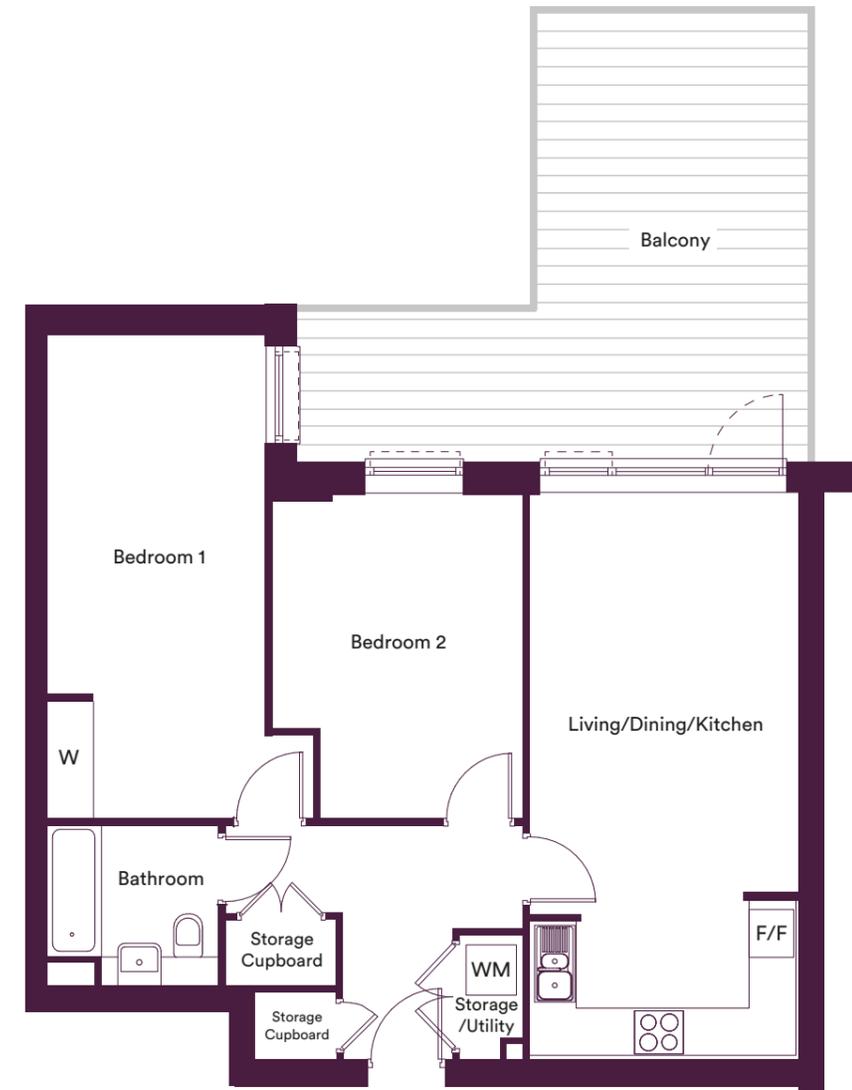
Plots 014, 021, 028



Two bedroom homes

Type 2_01

Plots 005



Dimensions	Metric	Imperial	Floor	Plot
Living/Dining/Kitchen	3.56m x 7.24m	11'7" x 23'8"	2	014
Bedroom 1	3.51m x 4.99m	11'5" x 16'4"	3	021
Total Internal Area	52.4m²	564.3ft²	4	028
Balcony	2.7m x 1.9m	8'9" x 6'2"		

Key: W - Wardrobe \ F/F - Fridge freezer \ WM - Washing Machine

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.

Dimensions	Metric	Imperial	Floor	Plot
Living/Dining/Kitchen	7.29m x 3.4m	23'9" x 11'2"	1	005
Bedroom 1	6.21m x 2.81m	20'4" x 9'2"		
Bedroom 2	4.19m x 3.21m	13'7" x 10'5"		
Total Internal Area	73.5m²	791.5ft²		
Balcony	5.76m x 6.59m	18'9" x 21'6"		

Key: W - Wardrobe \ F/F - Fridge freezer \ WM - Washing Machine

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 2_01

Plots 012, 019, 026



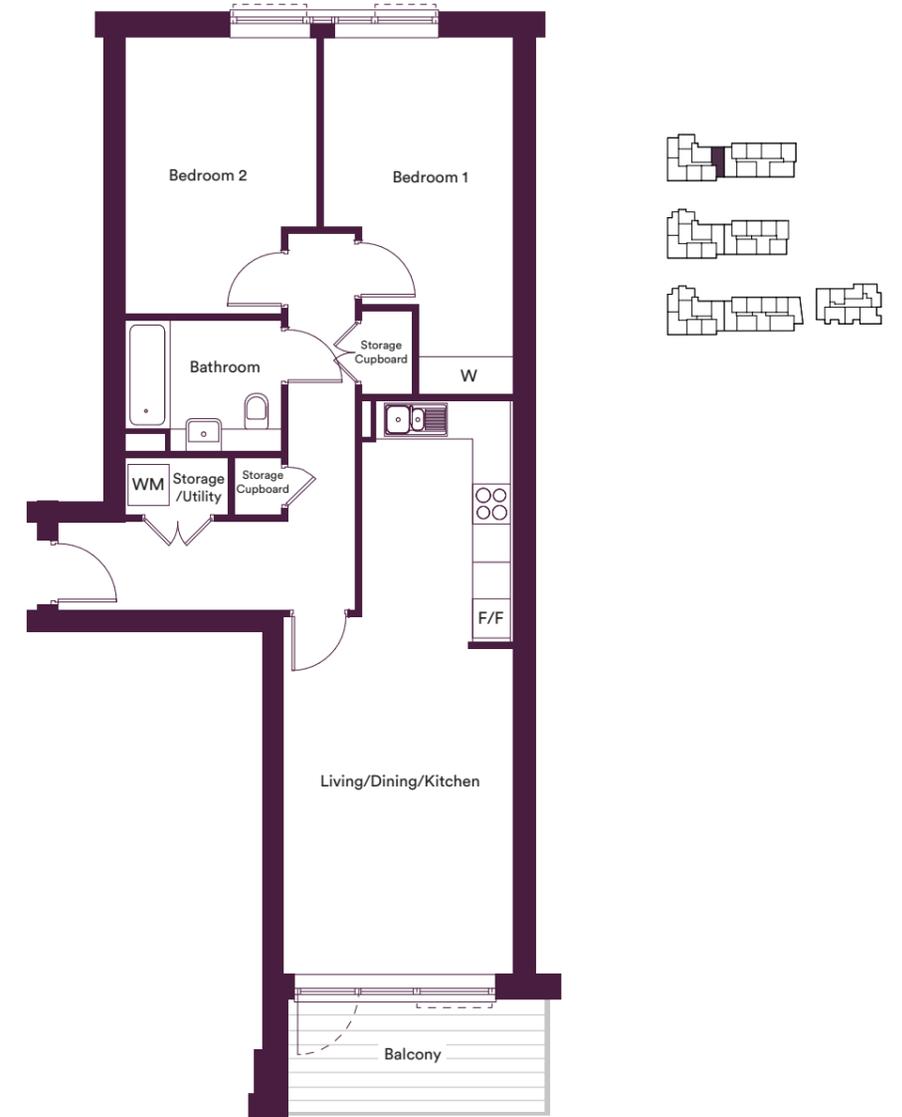
Dimensions	Metric	Imperial	Floor	Plot
Living/Dining/Kitchen	7.29m x 3.4m	23'9" x 11'2"	2	012
Bedroom 1	6.21m x 2.81m	20'4" x 9'2"	3	019
Bedroom 2	4.19m x 3.21m	13'8" x 10'5"	4	026
Total Internal Area	73.5m²	791.5ft²		
Balcony	4.01m x 1.75m	13'2" x 5'7"		

Key: W - Wardrobe \ F/F - Fridge freezer \ WM - Washing Machine

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 2_02

Plots 013, 020, 027

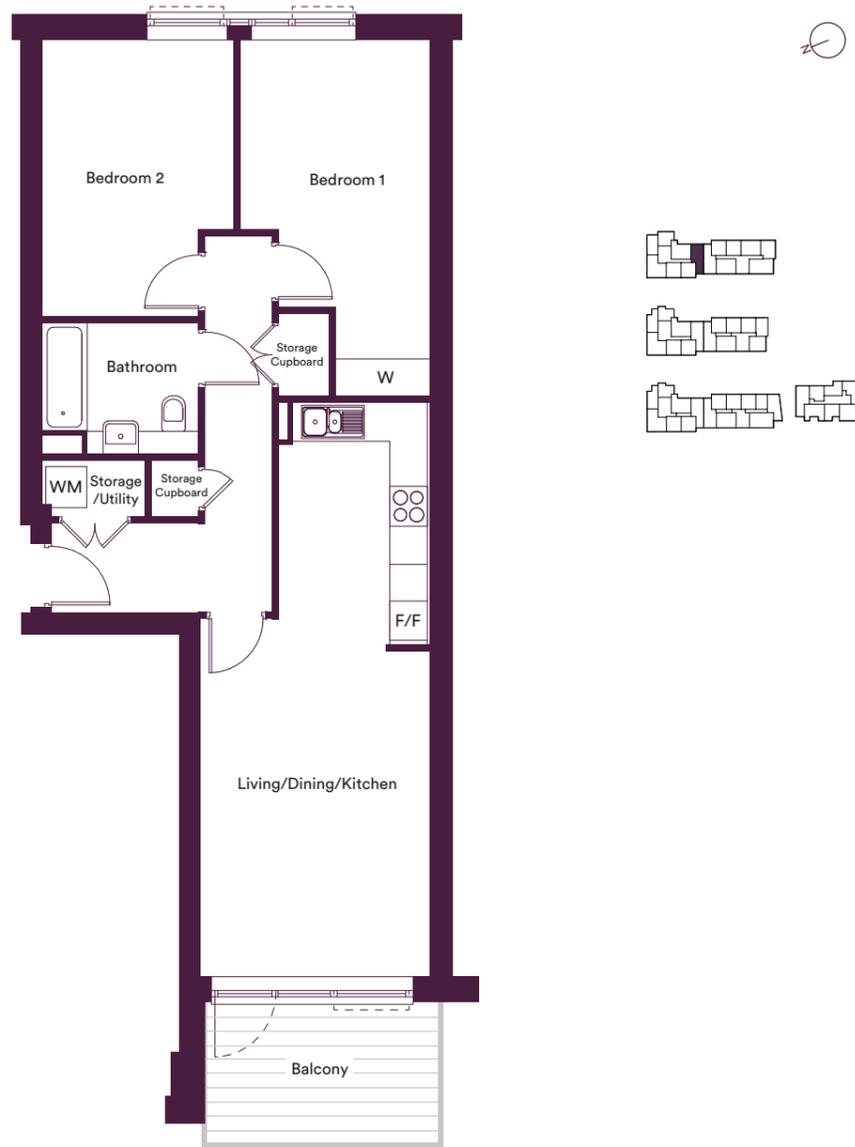


Dimensions	Metric	Imperial	Floor	Plot
Living/Dining/Kitchen	9.0m x 3.62m	29'5" x 11'9"	2	013
Bedroom 1	5.61m x 3.0m	18'4" x 9'8"	3	020
Bedroom 2	4.36m x 3.0m	14'3" x 9'8"	4	027
Total Internal Area	77.1m²	830.1ft²		
Balcony	4.04m x 1.74m	13'3" x 5'7"		

Key: W - Wardrobe \ F/F - Fridge freezer \ WM - Washing Machine

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 2_02
Plots 006



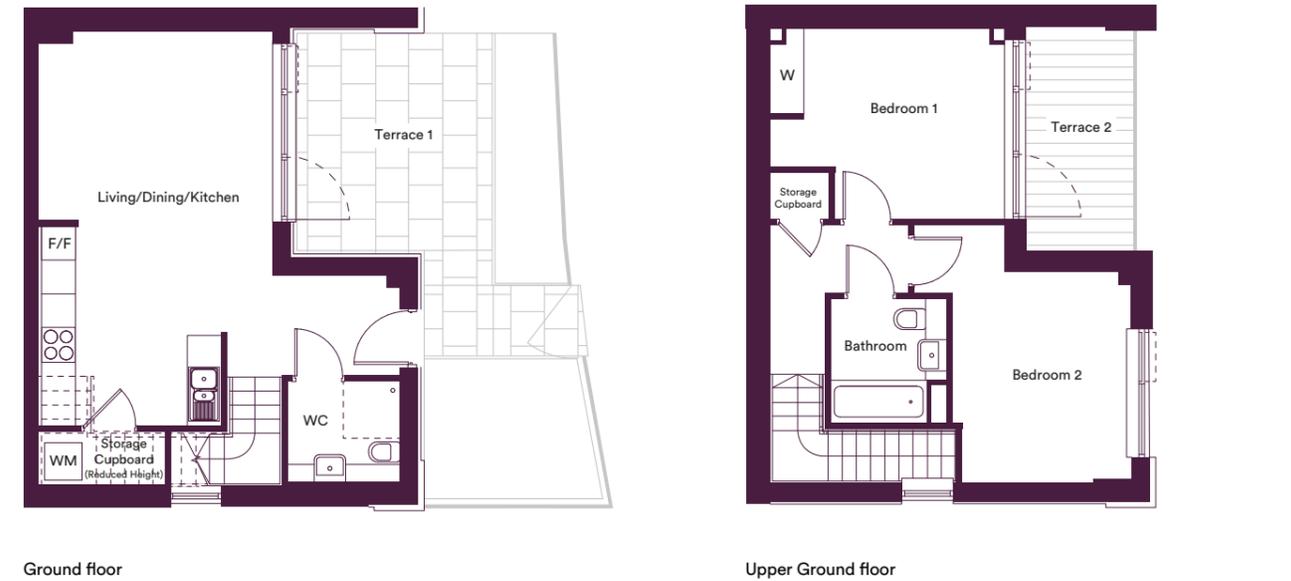
Dimensions	Metric	Imperial	Floor	Plot
Living/Dining/Kitchen	9.0m x 3.62m	29'5" x 11'9"	1	006
Bedroom 1	5.61m x 3.0m	18'4" x 9'8"		
Bedroom 2	4.36m x 3.0m	14'3" x 9'8"		
Total Internal Area	77.1m²	830.1ft²		
Balcony	2.27m x 3.72m	7'4" x 12'2"		

Key: W - Wardrobe \ F/F - Fridge freezer \ WM - Washing Machine

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 Duplex

Type 2_30_DUP
Plot 472 (Future Release)



Dimensions	Metric	Imperial	Floor	Plot
Living/Dining/Kitchen	4.15m x 6.96m	13'6" x 22'8"	GF	472
Bedroom 1	4.15m x 3.36m	13'6" x 11'0"	UG	472
Bedroom 2	3.18m x 3.74m	10'4" x 12'3"		
Total Internal Area	41.6m²	447.9ft²		
Terrace 1 (Size includes planted areas)	16.45m x 9.58m	54'0" x 31'4"		
Terrace 2	1.92m x 3.97m	6'9" x 13'0"		

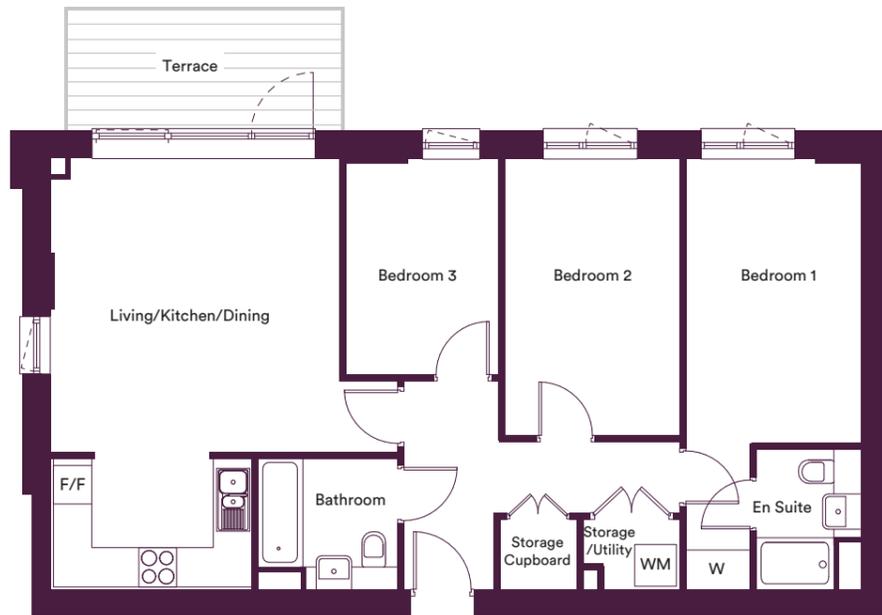
Key: W - Wardrobe \ F/F - Fridge freezer \ WM - Washing Machine

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 homes

Type 3_02

Plots 002



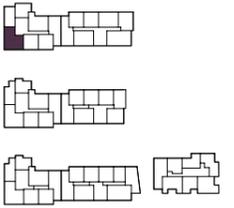
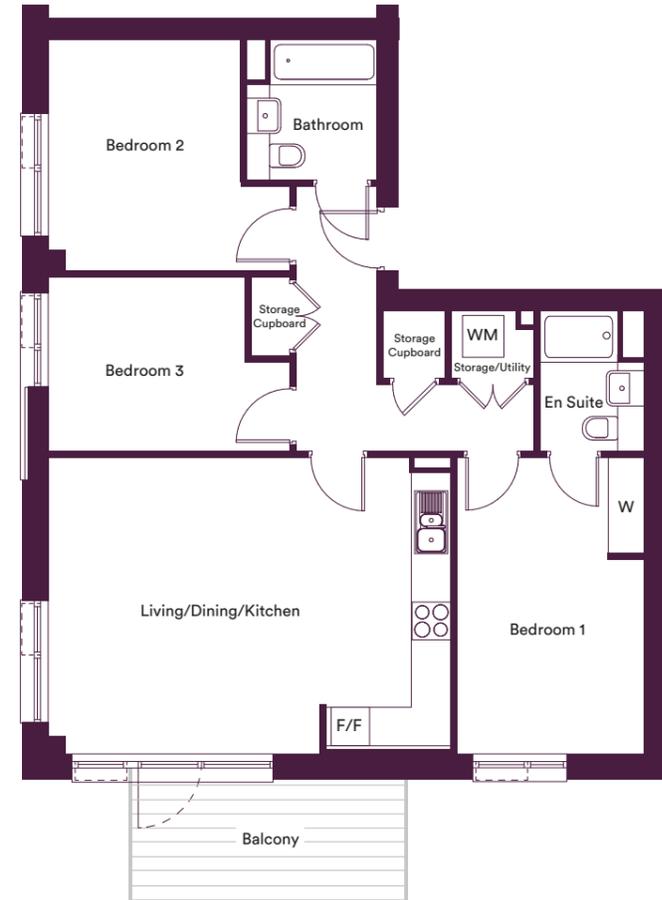
Dimensions	Metric	Imperial	Floor	Plot
Living/Dining/Kitchen	6.72m x 4.56m	22'0" x 15'0"	UG	002
Bedroom 1	4.47m x 2.75m	14'7" x 9'0"		
Bedroom 2	4.35m x 2.75m	14'3" x 9'0"		
Bedroom 3	3.4m x 2.4m	11'2" x 7'9"		
Total Internal Area	86.4m²	930.5ft²		
Terrace	1.9m x 4.3m	6'2" x 14'1"		

Key: W - Wardrobe \ F/F - Fridge freezer \ WM - Washing Machine

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 3_03

Plots 009, 016, 023, 030



Dimensions	Metric	Imperial	Floor	Plot
Living/Dining/Kitchen	6.33m x 4.66m	20'8" x 15'3"	1	009
Bedroom 1	2.97m x 4.66m	9'7" x 15'3"	2	016
Bedroom 2	3.8m x 3.63m	12'5" x 11'9"	3	023
Bedroom 3	3.8m x 2.74m	12'5" x 9'0"	4	030
Total Internal Area	87.2m²	939.1ft²		
Balcony	4.3m x 1.9m	14'1" x 6'2"		

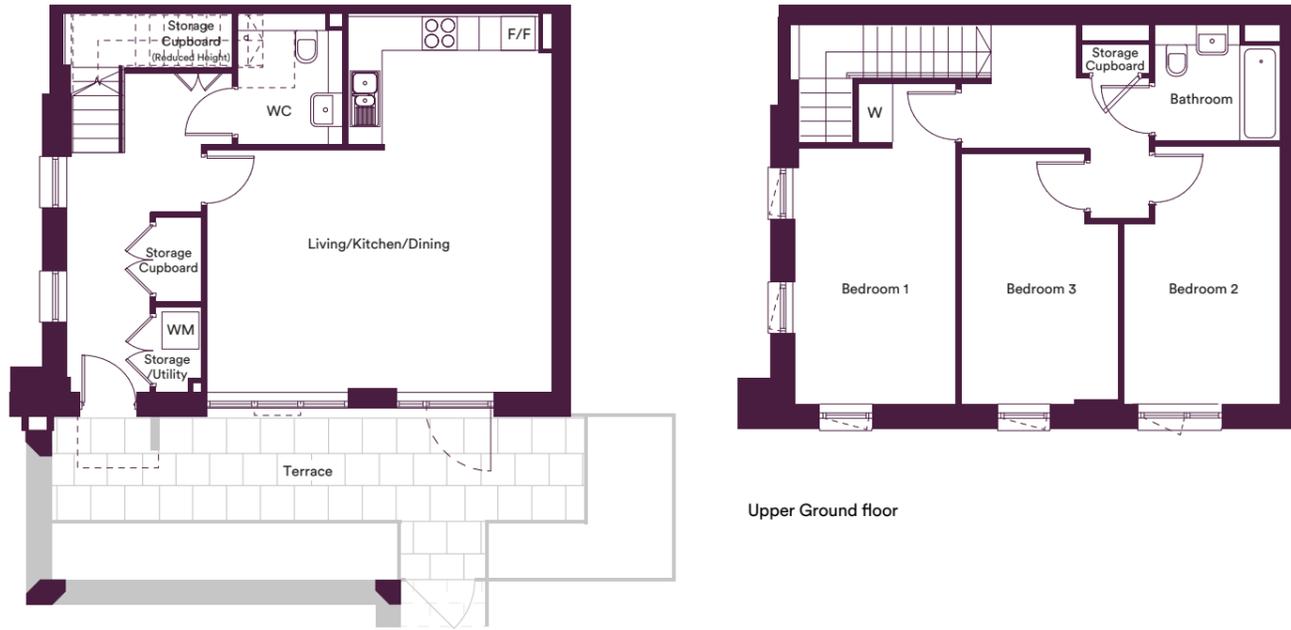
Key: W - Wardrobe \ F/F - Fridge freezer \ WM - Washing Machine

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 Duplex

Type 3_11_DUP

Plots 081 (Future Release), 171 - Handed (Future Release)



Ground floor



Dimensions	Metric	Imperial
Living/Dining/Kitchen	6.09m x 6.65m	20'0" x 21'8"
Bedroom 1	2.88m x 5.65m	9'5" x 18'5"
Bedroom 2	4.41m x 2.79m	14'5" x 9'2"
Bedroom 3	2.79m x 4.41m	9'2" x 14'5"
Total Internal Area	114.3m²	1230.1ft²
Terrace (Plot 081) (Size includes planted areas)	10.95m x 2.85m	35'9" x 9'4"
Terrace (Plot 171) (Size includes planted areas)	10.66m x 2.85m	35'0" x 9'4"

Floor	Plot
GF	081
GF	171 (Handed)
UG	081
UG	171 (Handed)

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 3_01_DUP

Plots 001, 082 - Handed (Future Release)



Ground floor



Dimensions	Metric	Imperial
Living/Dining/Kitchen	6.09m x 6.65m	20'0" x 21'8"
Bedroom 1	2.89m x 5.65m	9'5" x 18'5"
Bedroom 2	4.55m x 2.74m	14'6" x 9'0"
Bedroom 3	2.79m x 4.41m	9'2" x 14'5"
Total Internal Area	114.8m²	1236.1ft²
Terrace	10.97m x 2.87m	36'0" x 9'4"

Floor	Plot
GF	001
GF	082 (Handed)
UG	001
UG	082 (Handed)

Key: W - Wardrobe \ F/F - Fridge freezer \ WM - Washing Machine

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 3_10_DUP

Plot 471 (Future Release)



Ground floor

Upper Ground floor

Dimensions	Metric	Imperial
Living/Dining/Kitchen	4.68m x 6.74m	15'4" x 22'1"
Bedroom 1	4.68m x 4.49m	15'4" x 14'7"
Bedroom 2	3.34m x 3.21m	11'0" x 10'5"
Bedroom 3	2.3m x 3.58m	7'6" x 11'7"
Total Internal Area	56.4m²	607.4ft²
Terrace 1 (Size includes planted areas)	23.45m x 7.46m	76'9" x 24'5"
Terrace 2	1.7m x 4.0m	5'6" x 13'1"

Floor	Plot
GF	471
UG	471

Key: W - Wardrobe \ F/F - Fridge freezer \ WM - Washing Machine

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.

Beautiful design

and a home to be proud of



Make it Happen

Shared Ownership at Eastside Quarter

When buying a home in London - especially as a first time buyer, Shared Ownership at Eastside Quarter is a stepping stone to get you on the ladder.

You can buy a 25% - 75% share of your new home. You'll then pay a mortgage on this and subsidised rent to us on the remaining share. Usually you need a deposit of just 10% of the value of your share, meaning you can enjoy the stability of home ownership with a much lower upfront cost.

As time goes on and your income rises, you'll have the option to 'staircase' - to increase the amount you own by buying extra shares. You can do this up to three times, with prices based on the market value of your home at the time, and some fees involved. Eventually, you can own 100% of your home, and no longer pay rent.

Eligibility criteria applies. You must have a maximum household income of £90,000. Speak with our sales associate for more information.



Better homes and better lives

We've been building homes since 1963 and are committed to creating homes and neighbourhoods everyone can be proud of.

At L&Q we believe passionately that people's health, security and happiness depend on where they live. We create better places to live by delivering high quality homes, neighbourhoods and housing services that people can afford.

With over 50 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 the money we make into our homes and services.

We are dedicated to quality homes and quality services – we are L&Q.

A relationship built on trust

We know that trusting your seller is essential to feeling safe and happy in your new home. That's why we aim to be as clear as possible on things such as maintenance, safety, responsiveness and future reinvestment. After legal completion, your property benefits from a twelve-year warranty — the first two years of which are covered by the Developer and also by the L&Q warranty. Your Customer Care Manager will also be on hand to make sure you're happy with your new home and help with any issues that may arise.

Your sales associate can provide you with more details on the L&Q New Home Warranty and the NHBC Buildmark Choice Cover.

Building better homes and communities

We remain fully committed to tackling the housing crisis and have the land, the skills and the ambition to enable the delivery of 100,000 quality new homes nationwide.

At least half of our new homes will be genuinely affordable to people on average and lower incomes, with the rest available for private rent or sale.



The Consumer Code sets mandatory Requirements that all Home Builders must meet in their marketing and selling of Homes and their after-sales customer service. The Consumer Code for Home Builders (the Code) is an industry-led scheme which gives protection and rights to the purchasers of new homes, ensuring that new home buyers are treated fairly and are fully informed about their purchase before and after they sign the contract. London & Quadrant Housing Trust agree to comply with the Code requirements. The Code benefits both home builders and buyers by aiming to improve on the already high levels of customer satisfaction and therefore enhancing the reputation of the industry.

All information in this document is correct at the time of publication, September 2020. Computer generated images are for illustrative purposes only. Typical L&Q show apartment / home photography

L&Q at
EASTSIDE
QUARTER

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L&Q