

L&Q at



**WESTERN
CIRCUS**

**TABBARD
APARTMENTS**

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.

Western Circus is an exciting new opportunity to put down roots in a contemporary one, two or three bed apartment. Now's the time to get involved.

Part of a major regeneration scheme in this sought after part of West London, the Western Circus development is eye-catching from the outside and even more attractive inside.

The bold use of bricks, distinctive balconies and large framed windows make a confident architectural statement. The large windows flood the living spaces with natural light and create

a sense of freedom and space. Kitchens offer ample workspace, with your dishwasher and other appliances tucked neatly away. Bathrooms feature a powerful shower.

Every home has its own outside space and you will have a dedicated cycle storage space. Western Circus will also have an on-site supermarket and community space.

High spec homes
and vibrant city living



Conveniently
located





Entertainment

As well as local cinemas, this is a great part of London for live entertainment. The O2 Shepherd's Bush Empire is just down the road and you also have the Eventim Apollo on hand. Then there's the Lyric Hammersmith, Riverside Studios and Troubadour venues. Wembley Stadium and Arena are also within easy distance.

Bush Theatre - Shepherd's Bush
12 mins bus ride

Troubadour White City Theatre
13 mins bus ride

Eventim Apollo - Hammersmith
26 mins bus ride

Green Spaces

There are several open spaces close by. Trinity Way, with its meadow and native shrubs, is a great place to go on a sunny afternoon. Acton Park is another much loved local area with a pond, café, tennis courts, games area and playground. The Thames, with its wonderful riverside walks, offers a different but equally attractive option.

Trinity Way Open Space
6 mins walk / 0.3 miles

Acton Park
11 mins walk / 0.5 miles

Culture

From live concerts to classical theatre, this is a part of London that's strong on performance. There's some great history here too. Chiswick House is a fine 18th century stately home set in 65 acres of ponds, fountains and wilderness. Syon Park goes back even further, with a house that was built in the time of Elizabeth the first.

Chiswick House & Garden
17 mins / 3.1 miles cycle

Eat & Drink

Whether you're after a pint and a sandwich in a traditional pub, or a truly special meal in a Michelin star restaurant, you're well served in this part of London. Acton offers every style of cuisine and a handy choice of takeaway and delivery options. There's a mouth watering selection of restaurants on Shepherd's Bush Green too.

Wembley Park / Boxpark
22 mins / 4.6 miles (by car)

Shopping

Western Circus is the perfect location for shopaholics. The famous Shepherd's Bush Market is as popular now as it was 100 years ago, while the equally famous Westfield offers a completely different shopping experience. A little further, Portobello Market is world famous for its antiques and vintage fashion.

Westfield Shopping Centre
6 mins / via Central Line
9 mins / 1.6 miles cycle

Portobello Road Market
22 mins / 4.6 miles (by car)

Get connected



Acton Park



By tube from East Acton Station

Shepherd's Bush	6 mins
Holland Park	13 mins
Oxford Circus	18 mins
Bank	26 mins
Liverpool Street	28 mins
Stratford	37 mins



By bus from Western Circus

Westfield Shopping Centre	12 mins
Chiswick High Street	18 mins
Portobello Road	22 mins
Regent Street	26 mins
Shepherd's Bush	17 mins



By bike from Western Circus

Linford Cristie Stadium	5 mins / 1 miles
Putt In The Park Acton	5 mins / 0.9 miles
Gunnersbury Park	13 mins / 2.1 miles
River Thames	15 mins / 2.4 miles
Holland Park	17 mins / 2.9 miles
Chiswick House & Garden	17 mins / 3.1 miles
Kew Bridge	21 mins / 3.6 miles

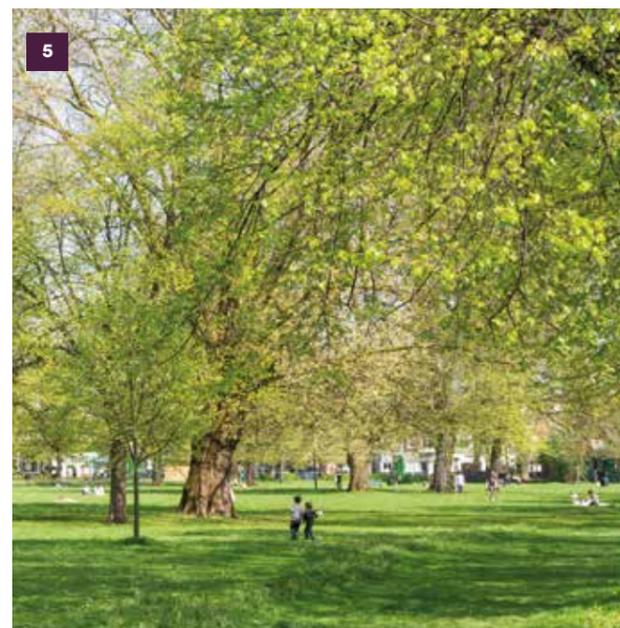


On foot from Western Circus

East Acton Station (Central Line)	3 mins
Acton Park	7 mins
Virgin Active Gym	10 mins
Churchfield Road cafe's & shops	15 mins
Acton Central Station (Overground)	16 mins
Acton Main Line Train Station (Elizabeth Line)	18 mins

**Everyday fun
and weekend
treats**





Thriving city *and convenient living*

With handy shops, bars and restaurants, Acton offers everything you need for contemporary living.

There's a local museum and trampoline park, together with gyms and sports clubs. You have a great choice of highly rated schools to choose from, and one of London's biggest hospitals.

Acton's well connected too. Nearby stations will give you easy access to Crossrail and the planned HS2 when they are complete.

Beyond, you have all the benefits of west London to enjoy. From exploring the beauty of Kew to exploring the intriguing shops of Turnham Green there's lots to do at weekends. If you enjoy live football you have QPR and Brentford to choose from. There's the annual boatrace and Premiership rugby too.

Then, when you fancy heading into the centre, Oxford Circus is just 18 mins away by tube. The whole of London, with its world class architecture, shops, galleries, theatres and museums, is available to you whenever you wish.

1. Churchfield Road
2. Ealing Broadway
3. Trendy cafes and bars in Shepherds Bush Market
4. Westfield Shopping Centre
5. Acton Green Common



Specification

Kitchen

- Modern kitchen cabinets with matt nickel bow handles and complementary worktop and upstand
- Full height glass splashback behind the hob
- Under cupboard lighting
- Stainless steel single 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 height 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

En Suites

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

Bedroom

- Fitted carpet
- Fitted wardrobe to master bedrooms

Heating, Electrical & Lighting

- Radiators powered by onsite CHP heating system (subject to supply agreement)
- Low energy white LED downlights to kitchen and bathrooms
- Pendant lights to dining/living areas
- Satin Chrome switches and sockets with white inserts
- Satin chrome shaver point in bathrooms
- Provision for Sky Q (subscription will be required)
- Mains operated ceiling mounted smoke/heat detector

Wall & Floor Finishes

- Supermatt white painted walls and ceilings
- White satin architraves and skirting boards
- Amtico flooring to hallways and kitchen/living/dining areas*
- Amtico flooring to bathrooms and ceramic large format floor and wall tiles to bathrooms and en-suites

General

- Free standing washer/dryer located in store cupboard
- White internal doors
- Chrome door furniture
- External space to every home
- Video door entry system
- Communal bicycle storage for every home
- NHBC 12-year Warranty
- No parking available

*Tap design may vary between plots, please speak to a sales associate for more details

*Flooring colour may vary between plots, please speak to a sales associate for more details

Siteplan

Western Circus has been carefully landscaped to establish the perfect balance between buildings and green spaces and create inviting areas where you can meet up with neighbours.

- Block A – Affordable Rent
- Block B – Shared Ownership
- Block C – Shared Ownership / Market Sale
- Block D – Shared Ownership / Market Sale
- Block E – Market Sale
- Block F – Market Sale

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 including the locations of market sale, shared ownership, London Living Rent and Affordable Rent properties (known as tenures). However, there may be occasions when the tenure location, house designs, boundaries, landscaping and positions of roads and footpaths change as the development proceeds and as properties are marketed. The layout indicated (including tenure locations) is not intended to form part of any offer, contract, warranty or representation. Please speak to a Sales Associate for more details.

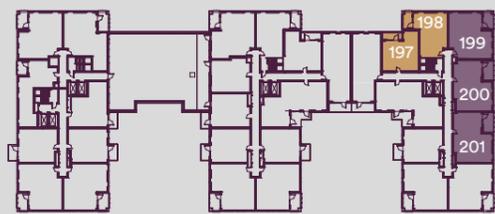


Keyplans

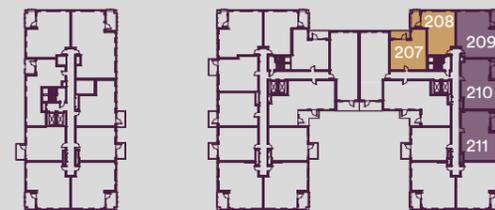
*find your
new home*



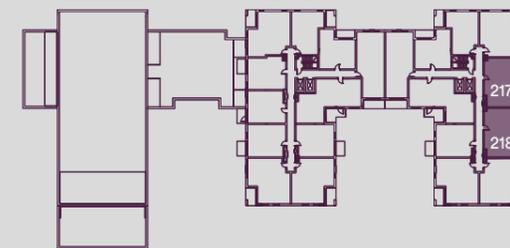
-  1 Bedroom Apartment Shared Ownership
-  2 Bedroom Apartment Shared Ownership
-  Market Sale



Sixth Floor



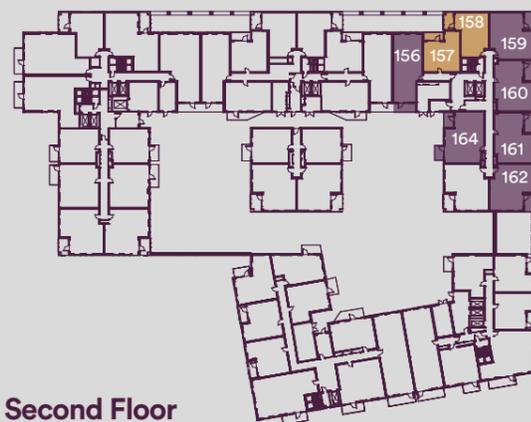
Seventh Floor



Eighth Floor



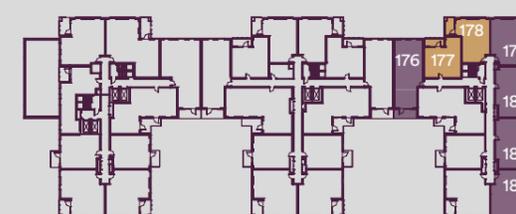
Ninth Floor



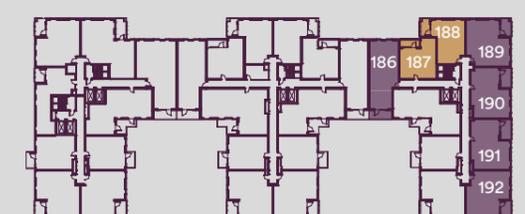
Second Floor



Third Floor



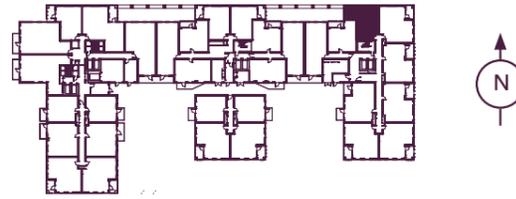
Fourth Floor



Fifth Floor

One bedroom apartments

Type S-G
Plots 158, 168, 178, 188, 198, 208



Dimensions

Living/Dining Room	3.87m x 3.76m	12' 8" x 12' 4"
Kitchen	2.90m x 2.10m	9' 6" x 6' 11"
Bedroom	4.80m x 2.75m	15' 9" x 9' 0"
Total Internal Area	50.1 m²	539 ft²
Winter Garden	3.55m x 1.97m	11' 8" x 6' 6"

WD – Washer/Dryer | F/F – Fridge/Freezer | S – Storage

NB. Window size and positions may vary slightly from the plan drawn

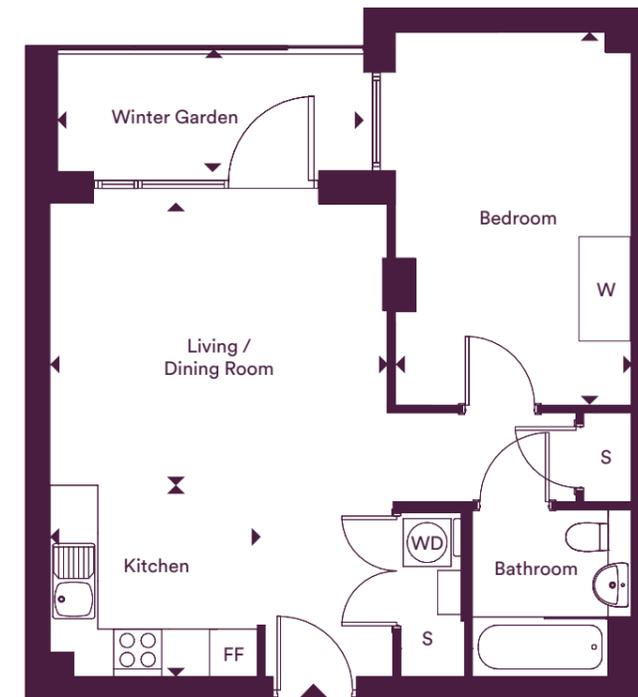
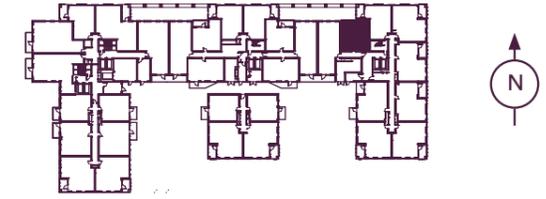
Floor / Plot No. / Flat No.

2	Plot 158	No. 3
3	Plot 168	No. 13
4	Plot 178	No. 23
5	Plot 188	No. 33
6	Plot 198	No. 43
7	Plot 208	No. 53

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One bedroom apartments

Type S-F
Plots 157, 167, 177, 187, 197, 207



Dimensions

Living/Dining Room	4.23m x 3.53m	13' 10" x 11' 7"
Kitchen	2.65m x 2.40m	8' 8" x 7' 10"
Bedroom	4.67m x 2.97m	15' 4" x 9' 9"
Total Internal Area	50.5 m²	543 ft²
Winter Garden	3.83m x 1.52m	12' 7" x 5' 0"

WD – Washer/Dryer | F/F – Fridge/Freezer | S – Storage

NB. Window size and positions may vary slightly from the plan drawn

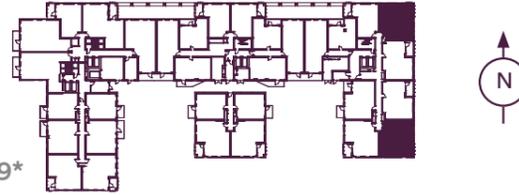
Floor / Plot No. / Flat No.

2	Plot 157	No. 2
3	Plot 167	No. 12
4	Plot 177	No. 22
5	Plot 187	No. 32
6	Plot 197	No. 42
7	Plot 207	No. 52

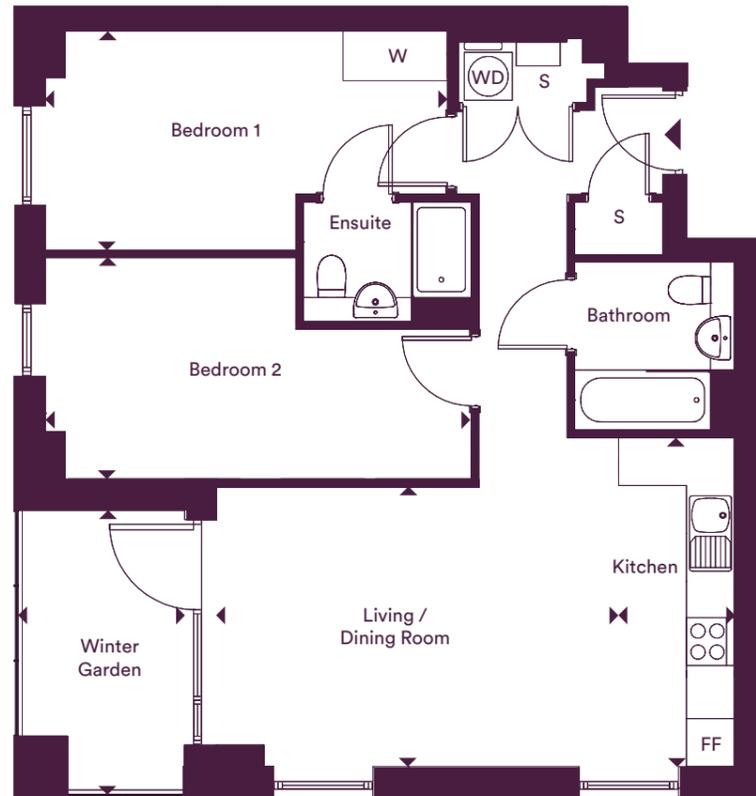
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Two bedroom apartments

Type S-H
Plot 159, 162*, 169, 172*, 179, 182*, 189, 192*, 199*, 209*



* Denotes plots that are handed



Dimensions

Living/Dining Room	5.04m x 3.50m	16' 6" x 11' 6"
Kitchen	4.12m x 1.45m	13' 6" x 4' 9"
Bedroom 1	5.03m x 2.75m	16' 6" x 9' 0"
Bedroom 2	5.33m x 2.77m	17' 6" x 9' 1"
Total Internal Area	70.2 m²	756 ft²
Winter Garden	3.55m x 2.09m	11' 8" x 6' 10"

WD – Washer/Dryer | F/F – Fridge/Freezer | S – Storage

NB. Window size and positions may vary slightly from the plan drawn

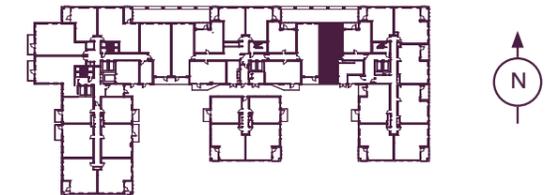
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Floor / Plot No. / Flat No.

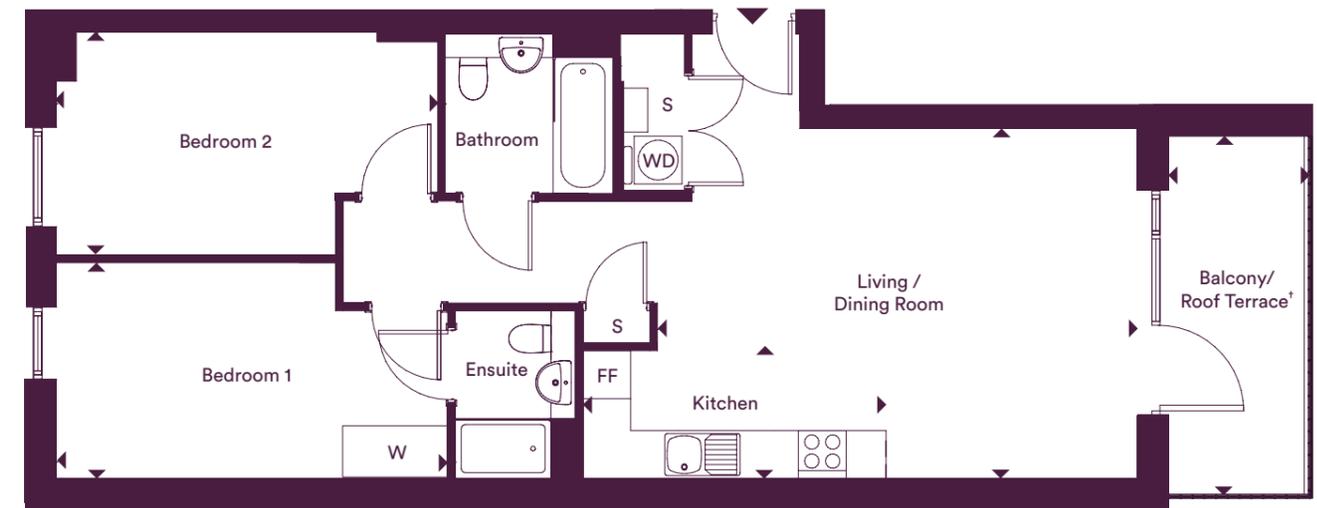
2	Plots 159 & 162*	No. 4 & 7
3	Plots 169 & 172*	No. 14 & 17
4	Plots 179 & 182*	No. 24 & 27
5	Plots 189 & 192*	No. 34 & 37
6	Plot 199*	No. 44
7	Plot 209*	No. 54

Two bedroom apartment

Type S-E
Plots 156*, 166, 176, 186



* Plot 156 have a roof terrace instead of a balcony



Dimensions

Living/Dining Room	6.01m x 4.38m	19' 8" x 14' 4"
Kitchen	3.80m x 1.65m	12' 6" x 5' 5"
Bedroom 1	4.89m x 2.70m	16' 1" x 8' 10"
Bedroom 2	4.77m x 2.77m	15' 8" x 9' 1"
Total Internal Area	71.0 m²	765 ft²
Balcony	4.48m x 1.75m	14' 8" x 5' 9"
Roof Terrace †	4.48m x 1.75m	14' 8" x 5' 9"

WD – Washer/Dryer | F/F – Fridge/Freezer | S – Storage

NB. Window size and positions may vary slightly from the plan drawn

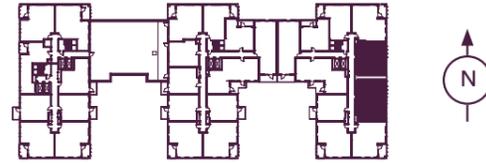
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Floor / Plot No. / Flat No.

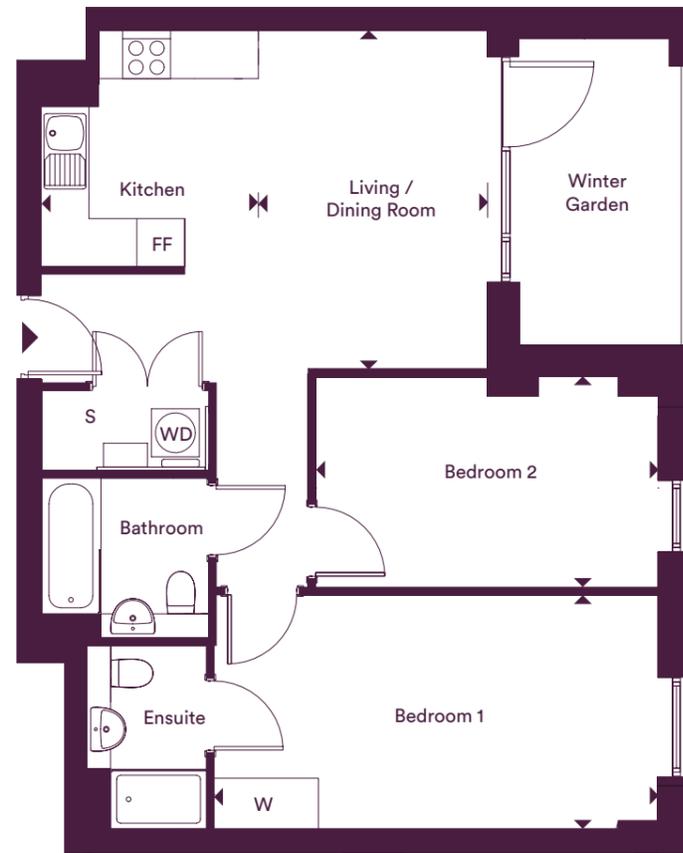
2	Plot 156*	No. 1
3	Plot 166	No. 11
4	Plot 176	No. 21
5	Plot 186	No. 31

Two bedroom apartment

Type S-J
Plot 160, 170, 180, 190, 200, 210, 217, & 225*



† Plot 225 has a balcony instead of a winter garden



Dimensions

Living/Dining Room	4.23m x 2.87m	13' 10" x 9' 5"
Kitchen	2.72m x 2.65m	8' 11" x 8' 8"
Bedroom 1	5.56m x 2.82m	18' 3" x 9' 3"
Bedroom 2	4.28m x 2.63m	14' 1" x 8' 8"
Total Internal Area	66.8 m²	720 ft²
Roof Terrace*	3.83m x 2.09m	12' 7" x 6' 10"
Winter Garden	3.83m x 2.09m	12' 7" x 6' 10"

Floor / Plot No. / Flat No.

2	Plot 160	No. 5
3	Plot 170	No. 15
4	Plot 180	No. 25
5	Plot 190	No. 35
6	Plot 200	No. 45
7	Plot 210	No. 55
8	Plot 217	No. 65
9	Plot 225†	No. 72

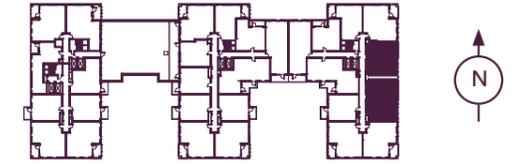
WD – Washer/Dryer | F/F – Fridge/Freezer | S – Storage | W – Wardrobe

NB. Window size and positions may vary slightly from the plan drawn * Plot 225 has a Roof Terrace instead of a Winter Garden

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Two bedroom apartment

Type S-J
Plot 161, 171, 181, 191, 201, 211 & 218



Dimensions

Living/Dining Room	4.23m x 2.87m	13' 10" x 9' 5"
Kitchen	2.72m x 2.65m	8' 11" x 8' 8"
Bedroom 1	5.56m x 2.82m	18' 3" x 9' 3"
Bedroom 2	4.28m x 2.63m	14' 1" x 8' 8"
Total Internal Area	66.8 m²	720 ft²
Roof Terrace*	3.83m x 2.09m	12' 7" x 6' 10"
Winter Garden	3.83m x 2.09m	12' 7" x 6' 10"

Floor / Plot No. / Flat No.

2	Plot 161	No. 6
3	Plots 17	No. 16
4	Plot 181	No. 26
5	Plot 191	No. 36
6	Plot 201	No. 46
7	Plot 211	No. 56
8	Plot 218	No. 66

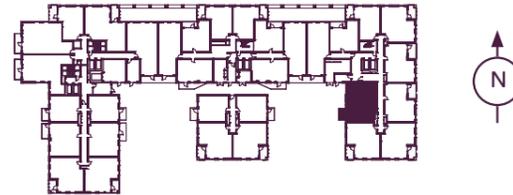
WD – Washer/Dryer | F/F – Fridge/Freezer | S – Storage | W – Wardrobe

NB. Window size and positions may vary slightly from the plan drawn * Plot 225 has a Roof Terrace instead of a Winter Garden

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Two bedroom apartments

Type S-W
Plots 164



Dimensions

Living/Dining/Kitchen	3.79m x 3.45m	12' 5" x 11' 4"
Kitchen	3.70m x 2.35m	12' 2" x 7' 9"
Bedroom 1	5.70m x 3.29m	18' 8" x 10' 9"
Bedroom 2	4.38m x 2.79m	14' 5" x 9' 2"
Total Internal Area	70.3 m²	757 ft²
Winter Garden 1	3.55m x 1.97m	9' 6" x 6' 6"
Winter Garden 2	3.55m x 1.97m	9' 7" x 5' 6"

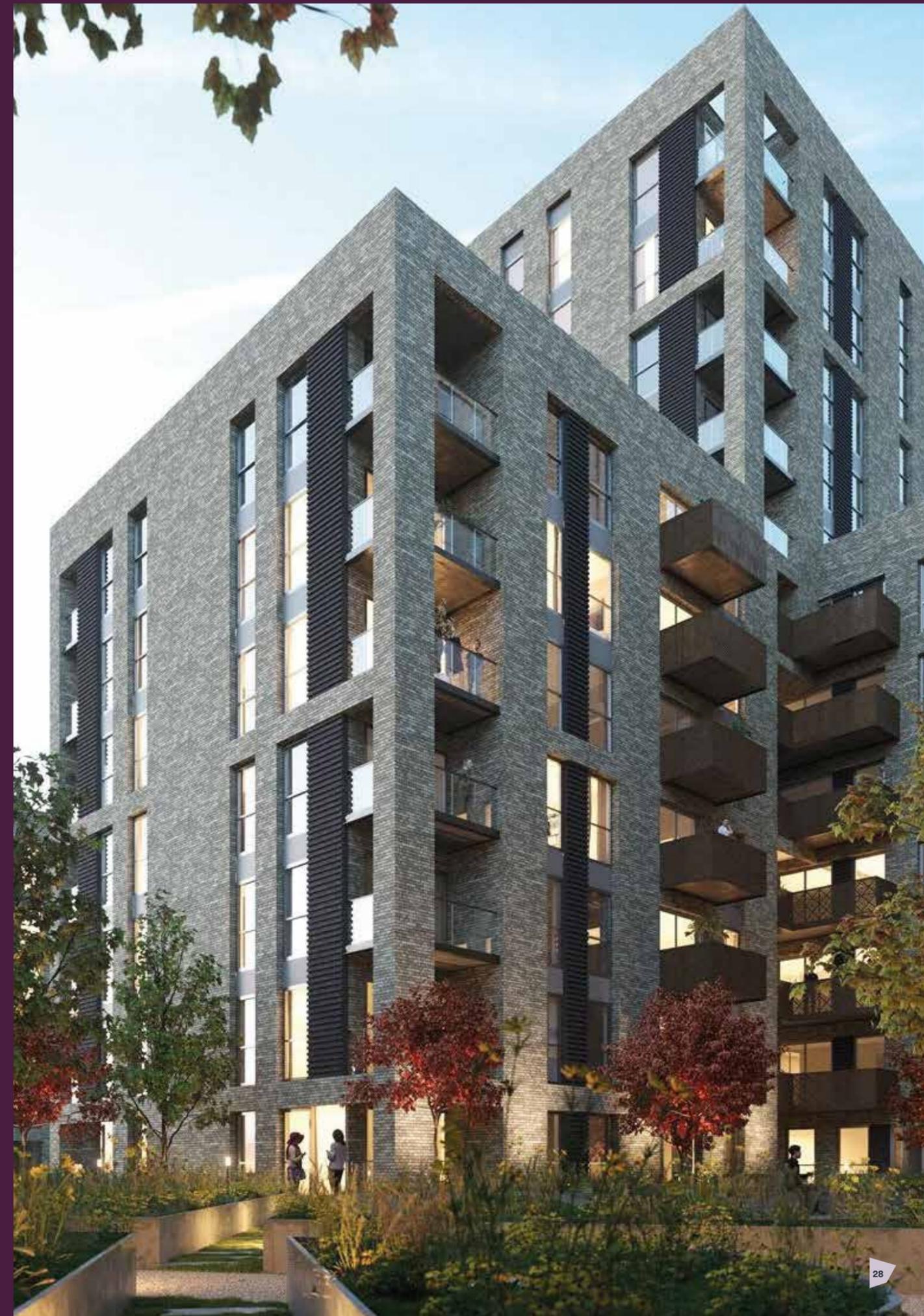
Floor / Plot No. / Flat No.

2	Plot 164	No. 9
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WD – Washer/Dryer | F/F – Fridge/Freezer | S – Storage | W – Wardrobe

NB. Window size and positions may vary slightly from the plan drawn

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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 Re-sales 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. PREMIER cover is valid for 10 years from the date the building was finished.

Your sales negotiator can provide you with more details on PREMIER 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 Acton Gardens –
West London
lqhomes.com/actongardens



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



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

L&Q at Western Circus

Western Avenue, Acton, London W3 7XX

westerncircus@lqgroup.org.uk

020 8189 7505

lqhomes.com/westerncircus



Disclaimer

All information in this document is correct at the time of publication going to print. 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. Registered office: L&Q, 29-35 West Ham Lane, Stratford, London E15 4PH. Homes & Communities Agency L4517. Registered Society 30441R Exempt charity. Details correct at the time of going to print August 2022. 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.

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