

EXCALIBUR

SE6



L&Q



Urban charm

and convenient living

Excalibur debuts a new collection of 1 & 2 bedroom apartments, thoughtfully designed to offer you unparalleled modern living, comfort and style. This exciting new phase will join an existing community and offer homes to suit a range of lifestyles.

Part of a multi-million-pound regeneration, Catford is a blossoming location in South East London, providing you with the perfect balance of suburban tranquillity against the colourful backdrop of city living.

The thrilling London lifestyle is made possible at Excalibur. Nestled between Catford, Grove Park, Hither Green and Bellingham, find yourself home, with the peaceful ambience of a close community seamlessly integrated within the vibrancy of the capital.

Excalibur will be somewhere you'll love calling home.



Computer generated image. Please note that the properties are currently under construction. For further clarification regarding specific individual plots, please ask our Sales Associates. Any depiction of the layout does not show details of gradients of land, boundary treatments, local authority street lighting or landscaping. It is our current intention to build in accordance with this layout including the locations of Market Sale, Shared Ownership, private rent and other tenures shown. However, there may be occasions when house designs, boundaries, landscaping and positions of roads and footpaths, play areas and other facilities or amenities, or the type of tenure or tenure location, may change as the development proceeds and as properties are marketed. The layout shown and type of tenures included is subject to amendments resulting from changes to the planning permission and planning obligations for the development. Depictions of the layout should be used as guidance only. No site map (whether computer generated or otherwise) forms part of any offer, contract, warranty, or representation and are for illustrative and guidance purposes only, quality of this technology may vary. In relation to computer generated images, minimum dimensions have been used to generate this image and as a result dimensions may vary (and should not be relied on by you).



Where convenience meets connection.

Explore the beating heart of South East London with Excalibur.

Set in the flourishing location of Catford, Excalibur brings the vibrant city lifestyle right to your door. This charming urban collection is part of the dynamic community of Catford.

Meander through the newly refurbished shopping centre, stroll along the recently pedestrianised Broadway and select from an array of independent shops, cafés and eateries. Enjoy a glass at the eccentric Bottle Bar And Shop, try the delicious and quintessentially Italian La Pizzeria Italiana, and immerse yourself in local performance at Catford's historic Broadway Theatre.

Combining comfort with contemporary design, every home features spacious rooms bathed in natural light and a private outside space to relax in.

Each apartment is laid out to accommodate a modern lifestyle, and finished to a contemporary specification with fully integrated appliances.

Connecting the thrilling energy of London with all the comforts of home, Excalibur is a place where you can truly live.



The essentials you need
all close at hand



Suburban living within a
Zone 3 London location



Parking to
every home



Surrounded by
4 train stations



Paths and cycle routes
on your doorstep



Pet-friendly homes



An abundance of green
space and tranquillity



Homes with the space
you need to grow



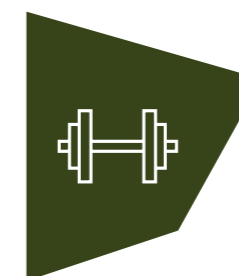
Nurseries, schools and further
education all nearby



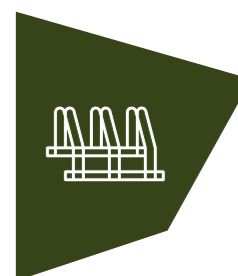
Local supermarkets
close to home



Popular restaurants,
coffee shops and bars



Several leisure centres, sports
pitches, tracks and pools



Cycle storage
to every block

New roots and your routes



Well connected



By rail from Grove Park Station

London Bridge	18-min
London Cannon Street	23-min
London Waterloo East	26-min
London Charing Cross	27-min

By rail from Catford Bridge Station

Lower Sydenham	3-min
Lewisham	7-min
London Bridge	15-min
London Waterloo East	20-min
London Charing Cross	24-min



By bus to Excalibur Drive

Route 124

Grove Park Station	15-min
Catford Bridge Station	16-min
Hither Green Station	22-min

Route 336

Bellingham Station	22-min
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By road from Excalibur Drive

Greenwich Park	21-min
Dartford Crossing	29-min
ExCel London	39-min
London City Airport	42-min



By cycle from Excalibur Drive

Bellingham Station	5-min
Hither Green Station	6-min
Grove Park Station	8-min
Catford Bridge Station	9-min

Perfectly positioned



Education

- 1. Downderry Primary School
- 2. Greenvale School
- 3. Forster Park Primary School
- 4. Little Rainbow Day Nursery Corbett
- 5. Torridon Primary School

Health & Wellbeing

- 6. Torridon Road Medical Practice
- 7. Yoga House London
- 8. Abbotshall Healthy Lifestyle Centre
- 9. Oakview Family Practice
- 10. Anytime Fitness London Grove Park
- 11. Goldsmiths Community Centre

Shopping

- 12. Lidl
- 13. B&M Store
- 14. Sainsbury's
- 15. Vantage Pharmacy
- 16. Iceland Supermarket Downham
- 17. Servesmiths Coffee
- 18. Catford Bridge Tavern

Parks

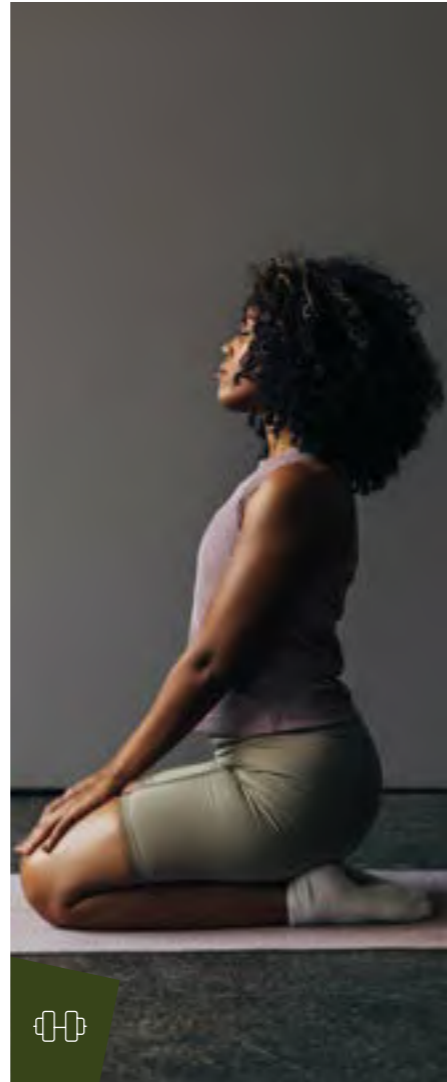
- 19. Forster Memorial Park
- 20. Reigate Road Open Space
- 21. Farmstead Road Community Garden

Transport

- 22. Catford
- 23. Grove Park
- 24. Beckenham Hill
- 25. Catford Bridge

Bars & Restaurant

- 26. Turkuaz Restaurant
- 27. La Pizzeria Italiana
- 28. Mekan
- 29. Bottle Bar and Shop
- 30. Dole Dessert & Cafe



Convenient & close-by

Excalibur finds itself settled among a vibrant local community. The area has everything from parks including the Grove Park Nature Reserve and a variety of shops, cafés and restaurants such as Mekan and the Turkuaz Restaurant.

Turkuaz Restaurant	5-min drive
Mekan	7-min drive
Bottle Bar And Shop	8-min drive

Shopping

Catford has a diverse offering of independent eateries and restaurants with the Turkish Kitchen and Deli Nene local favourites, also on your doorstep is the array of retail outlets in Catford Broadway and Catford Centre.

Catford Centre	9-min drive
Sainsbury's, Sydenham	13-min drive
Catford Broadway	14-min drive

Sport & Leisure

Discover opportunities to stay fit and active with The Gym, St Dunstan's Enterprise, and Yoga House London, all of which are easily reachable on foot or just a short drive away.

The Gym Group	7-min drive
St Dunstan's Enterprises	9-min drive
Yoga House London	12-min drive

Schools

There are local schools that cater to all age groups. Torridon Primary is rated 'good' by Ofsted and is just around the corner, while Little Rainbow Day Nursery caters for children from 3 months to 5 years.

Little Rainbow Day Nursery	3-min drive
Torridon Primary School	3-min drive

Green spaces

Enjoy the outdoors with Mountsfield Park close by, offering impressive views of the city. Additionally, the thriving 100-year-old Foster Memorial Park serves as a central and active hub for the local community.

Foster Memorial Park	8-min drive
Mountsfield Park	9-min drive
Ladywell Fields	13-min drive

Culture

Explore flavours from around the globe at the Catford Food Market, held on the last Sunday of each month. Alternatively, discover the Catford Mews, the multi use cinema that transforms into a community space with food stands and film screenings.

Catford Mews	12-min drive
Catford Food Market	12-min drive
Catford Library	12-min drive

Siteplan



Every part of Excalibur has been thoughtfully designed for your enjoyment. From private outdoor spaces to the development's serene, landscaped surroundings, each detail has been perfectly curated to help you thrive in this vibrant city.

As we aim to contribute to the biodiversity of our local environment, the landscaping of the communal gardens to the flats will take some time to fully mature and reach their full potential. The gardens will also include wildflower meadows, seating and shady trees.

Key

- Market Sale Homes
- Shared Ownership Homes
- Affordable Rented Homes
- BS** Bin Store
- CS** Cycle Store
- SS** Sub Station
- Main Entrance



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Image is representative of a two bed show home at Excalibur.

Specification

General



- Free-standing washer/dryer located in store cupboard
- White ladder internal doors
- Chrome door furniture
- Balcony, terrace or garden to every home
- Video door entry system to apartments only
- Checkmate 10 Year Warranty
- Allocated parking & cycle storage to all homes

Kitchen



- Modern kitchen cabinets with a contemporary 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

Bedrooms



- Fitted carpet
- Fitted wardrobe with mirrored sliding door to bedroom 1

Heating, Electrical & Lighting



- Radiators sourced by onsite District heating system (subject to supply agreement)
- Low energy white LED downlights to kitchen/dining/living area, bathrooms and hallways
- Pendant lights to bedrooms & bulkhead lamp store cupboards
- White sockets and switches throughout except kitchens & bathrooms which have screwless chrome
- Chrome shaver point in bathrooms
- Provision for Sky (subscription will be required)
- Ceiling mounted smoke detector

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 contemporary bath panel
- Chrome towel radiator
- Homes will include a shower screen over the bath, chrome bath mixer tap, thermostatic shower valve with overhead shower, and hair wash attachment

Wall & Floor Finishes



- White emulsion painted walls and ceilings
- White satinwood architraves and skirting boards
- Laminate flooring to kitchen/living/dining area
- Tiles to floor and wall in bathroom

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.

1 Tristan Close

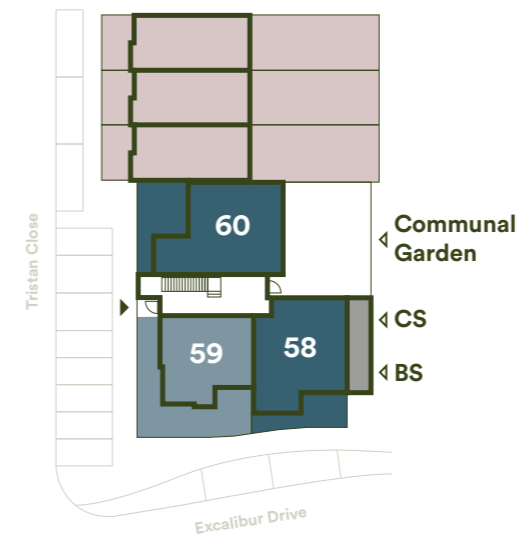


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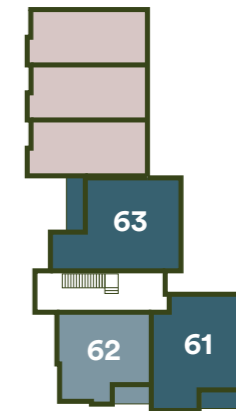
Plot locators 1 Tristan Close



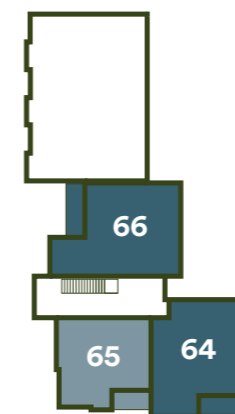
Ground Floor



First Floor




Second Floor



Key

 1 Bedroom Apartment

 2 Bedroom Apartment

 Affordable Rented Homes

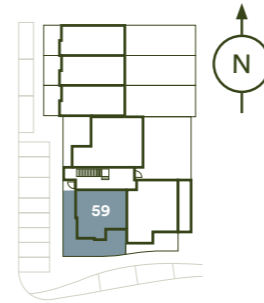
CS Cycle Store

BS Bin Store

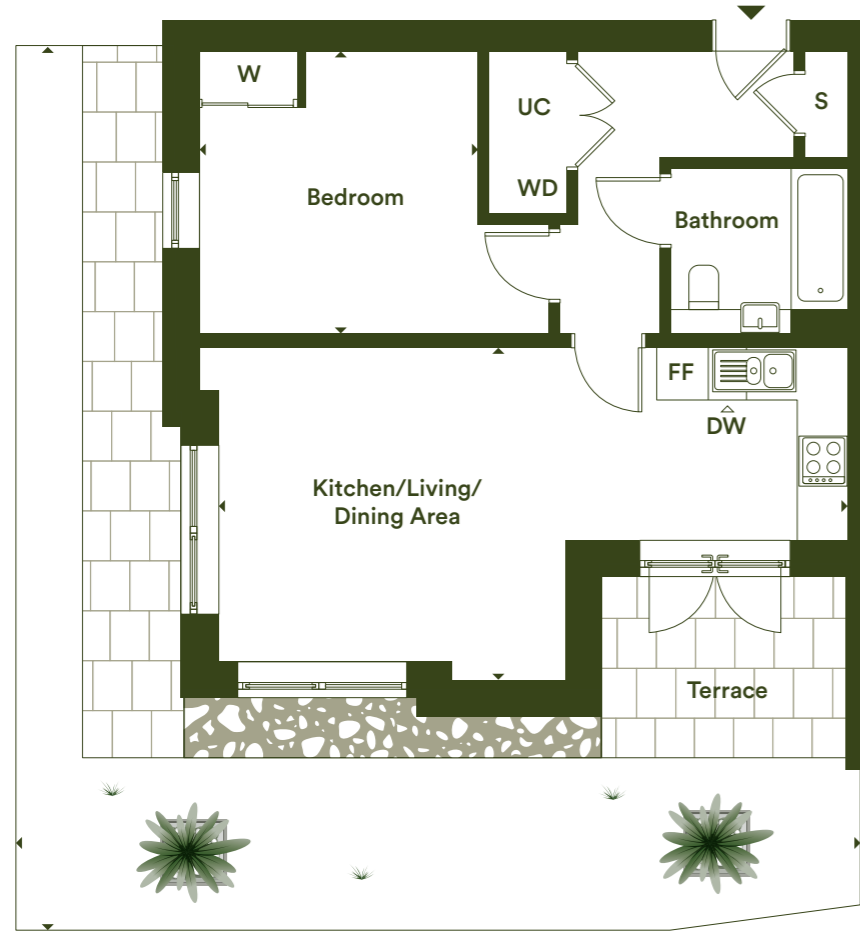
 Main Entrance

1 bedroom apartment

Type 07
Plot 59



Ground Floor



Dimensions		
Kitchen/Living/Dining Area	7.61m x 4.03m	24'11" x 13'2"
Bedroom	3.41m x 3.36m	11'2" x 11'0"
Total Internal Area	53 m²	570.51 ft²
Terrace	10.50m x 3.90m	34'5" x 12'9"

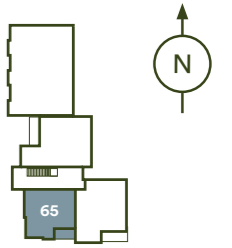
Floor	Plot
Ground	59

S – Storage | UC – Utility Cupboard | W – Wardrobe | WD – Washer/Dryer | FF – Fridge Freezer | DW – Dishwasher

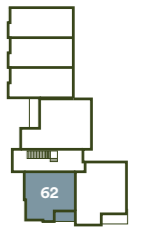
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1 bedroom apartment

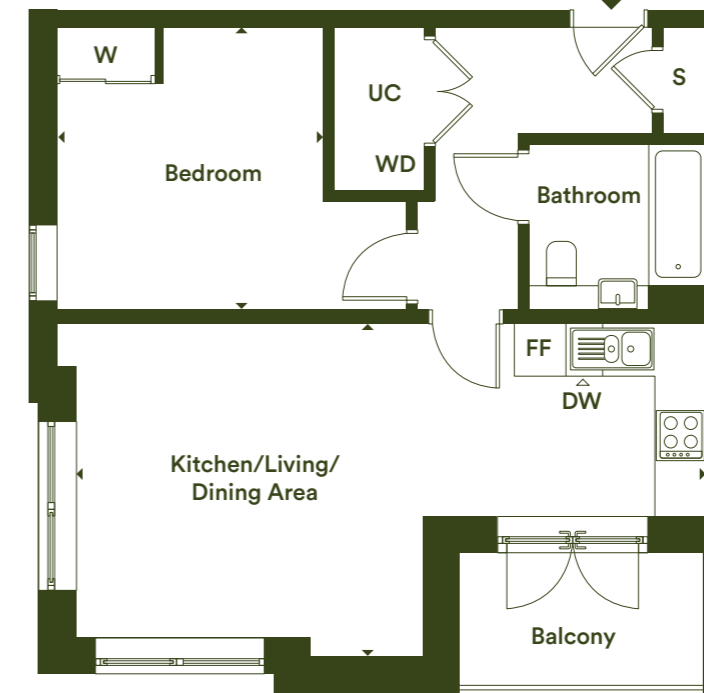
Type 07
Plots 62 & 65



Second Floor



First Floor



Dimensions		
Kitchen/Living/Dining Area	7.61m x 4.03m	24'11" x 13'2"
Bedroom	3.41m x 3.36m	11'2" x 11'0"
Total Internal Area	53 m²	570.51 ft²
Balcony	2.93m x 1.60m	9'7" x 5'2"

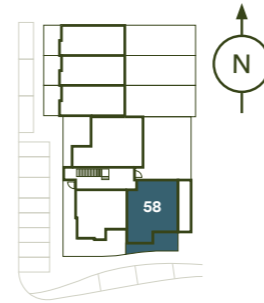
Floor	Plot
1st	62
2nd	65

S – Storage | UC – Utility Cupboard | W – Wardrobe | WD – Washer/Dryer | FF – Fridge Freezer | DW – Dishwasher

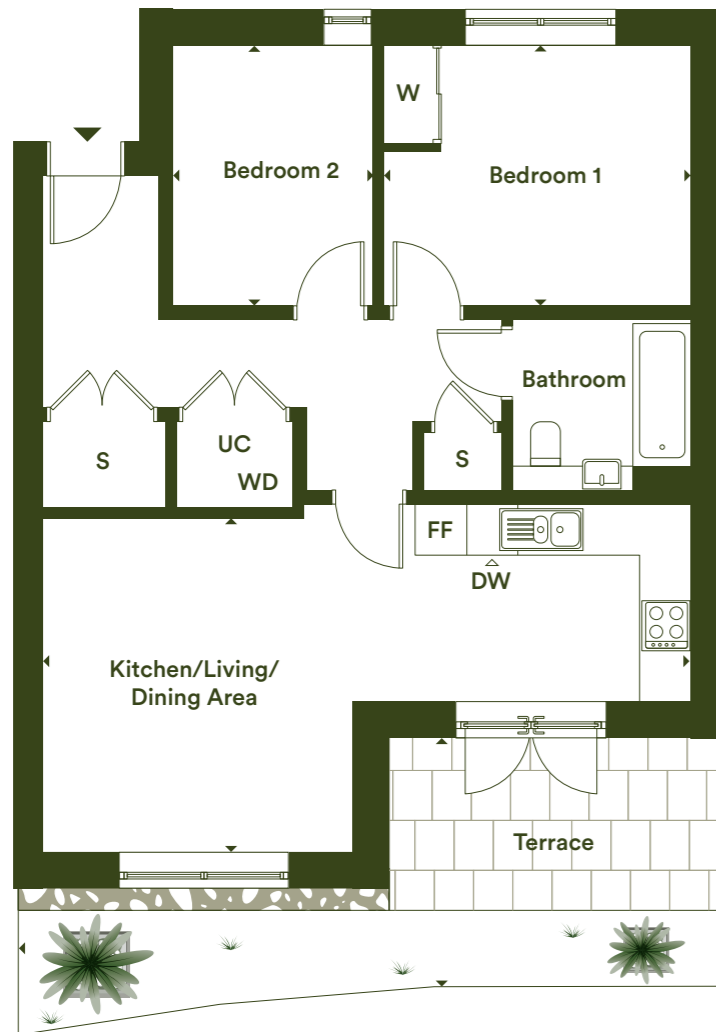
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2 bedroom apartment

Type 10
Plot 58



Ground Floor



Dimensions		
Kitchen/Living/Dining Area	7.80m x 4.02m	25'7" x 13'2"
Bedroom 1	3.69m x 3.16m	12'1" x 10'4"
Bedroom 2	3.16m x 2.42m	10'4" x 7'11"
Total Internal Area	66 m²	710.44 ft²
Terrace	8.40m x 2.90m	27'6" x 9'6"

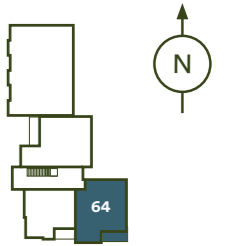
Floor	Plot
Ground	58

S – Storage | UC – Utility Cupboard | W – Wardrobe | WD – Washer/Dryer | FF – Fridge Freezer | DW – Dishwasher

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2 bedroom apartment

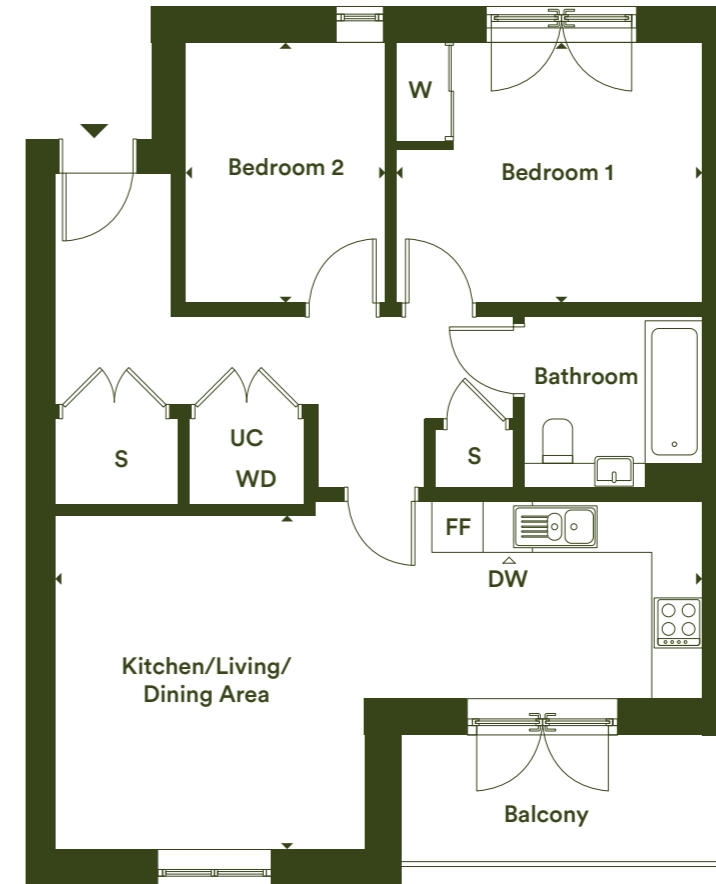
Type 10
Plots 61 & 64



Second Floor



First Floor



Dimensions		
Kitchen/Living/Dining Area	7.81m x 4.02m	25'7" x 13'2"
Bedroom 1	3.69m x 3.16m	12'1" x 10'4"
Bedroom 2	3.16m x 2.42m	10'4" x 7'11"
Total Internal Area	66 m²	710.44 ft²
Balcony	3.82m x 1.53m	12'6" x 5'0"

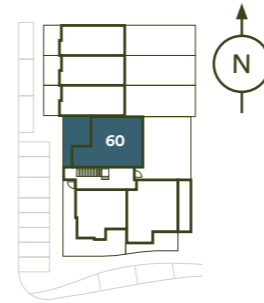
Floor	Plot
1st	61
2nd	64

S – Storage | UC – Utility Cupboard | W – Wardrobe | WD – Washer/Dryer | FF – Fridge Freezer | DW – Dishwasher

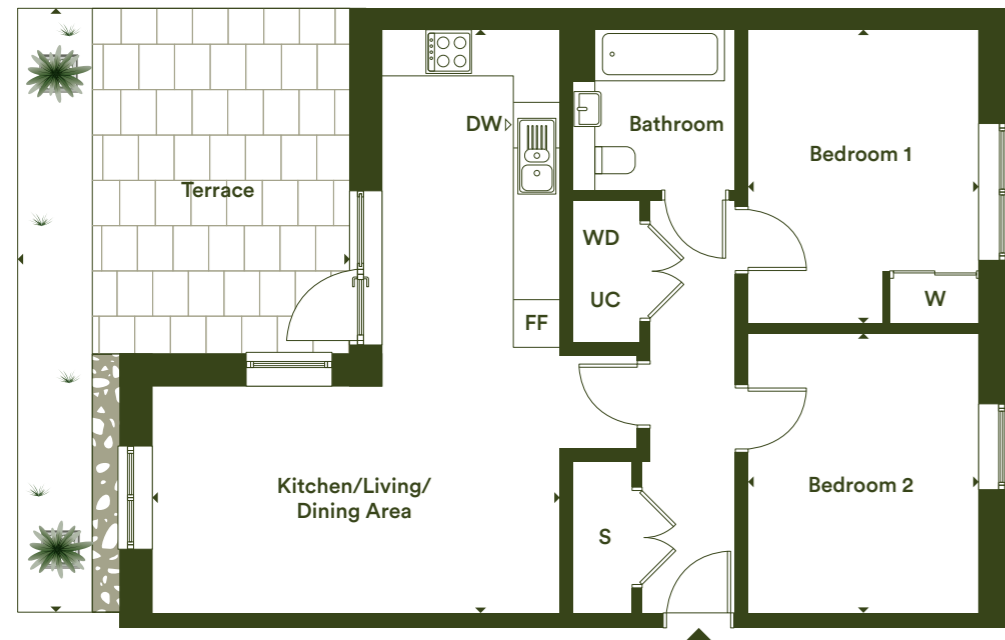
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2 bedroom apartment

Type 11
Plot 60



Ground Floor



Dimensions

Kitchen/Living/Dining Area	7.75m x 5.40m	25'5" x 17'8"
Bedroom 1	3.90m x 3.07m	12'9" x 10'0"
Bedroom 2	3.78m x 3.07m	12'4" x 10'0"
Total Internal Area	71 m²	764.26 ft²
Terrace	7.80m x 4.30m	25'7" x 14'1"

Floor Plot

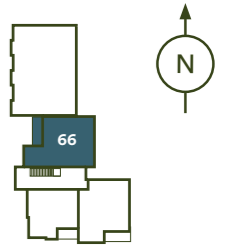
Ground	60
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S – Storage | UC – Utility Cupboard | W – Wardrobe | WD – Washer/Dryer | FF – Fridge Freezer | DW – Dishwasher

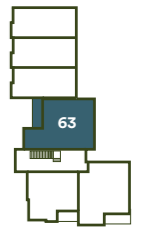
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2 bedroom apartment

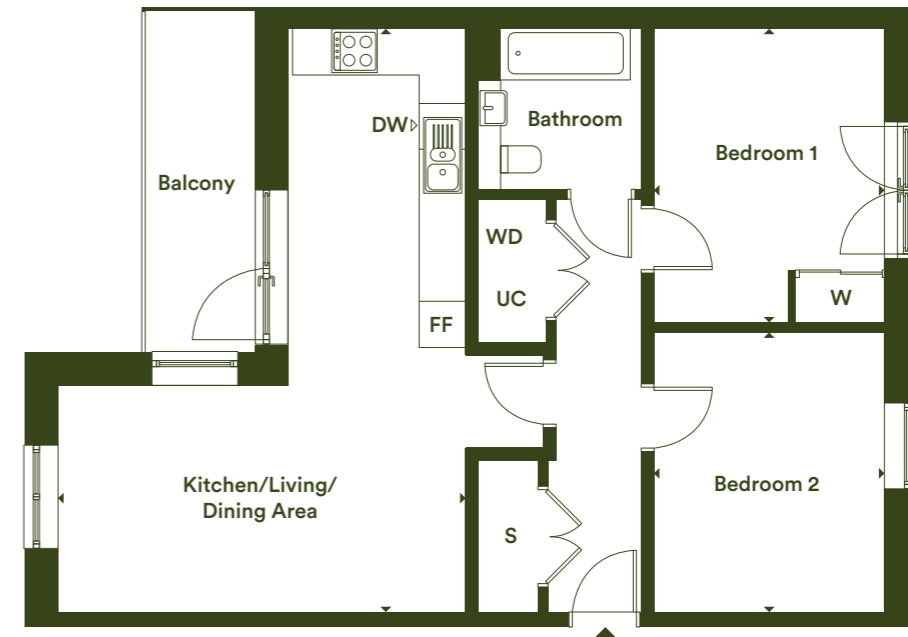
Type 11
Plots 63 & 66



Second Floor



First Floor



Dimensions

Kitchen/Living/Dining Area	7.75m x 5.40m	25'5" x 17'8"
Bedroom 1	3.90m x 3.07m	12'9" x 10'0"
Bedroom 2	3.78m x 3.07m	12'4" x 10'0"
Total Internal Area	71 m²	764.26 ft²
Balcony	4.51m x 1.50m	14'9" x 4'11"

Floor Plot

1st	63
2nd	66

S – Storage | UC – Utility Cupboard | W – Wardrobe | WD – Washer/Dryer | FF – Fridge Freezer | DW – Dishwasher

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20 Tristan Close

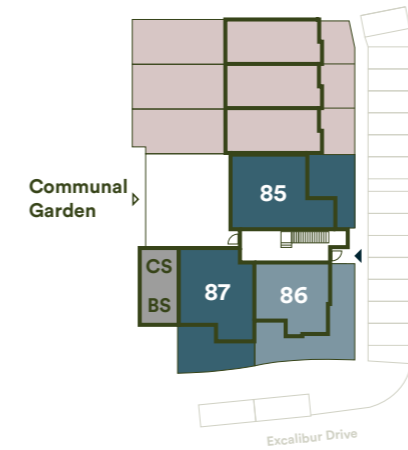


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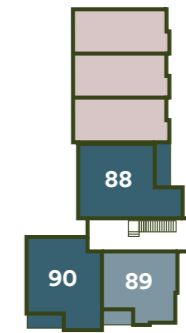
Plot locators 20 Tristan Close



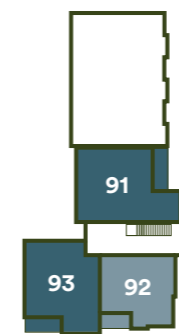
Ground Floor



First Floor




Second Floor



Key

 1 Bedroom Apartment

 2 Bedroom Apartment

 Affordable Rented Homes

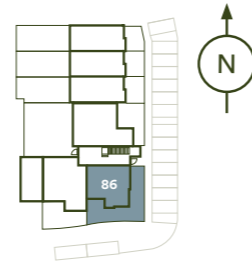
CS Cycle Store

BS Bin Store

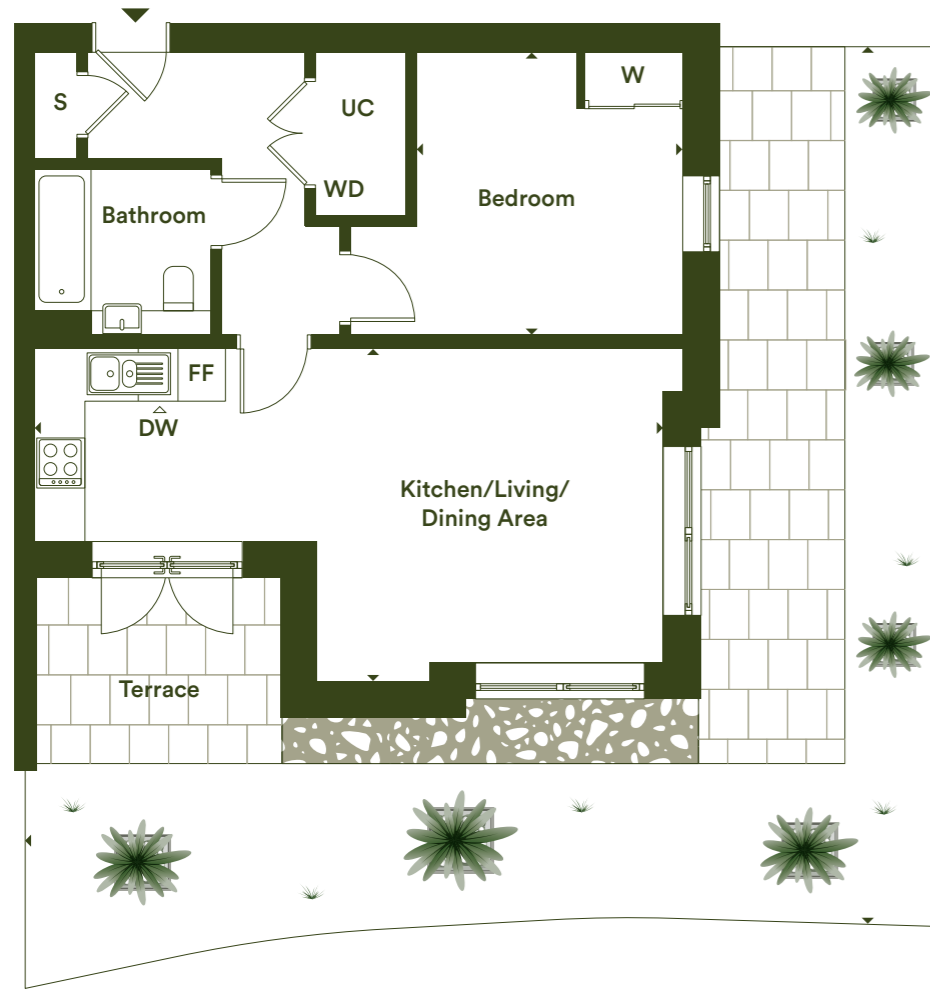
 Main Entrance

1 bedroom apartment

Type 07
Plot 86



Ground Floor



Dimensions		
Kitchen/Living/Dining Area	7.60m x 4.02m	24'11" x 13'2"
Bedroom	3.41m x 3.36m	11'2" x 11'0"
Total Internal Area	53 m²	570.51 ft²
Terrace	10.50m x 4.70m	34'5" x 15'5"

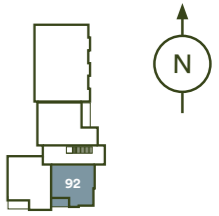
Floor	Plot
Ground	86

S – Storage | UC – Utility Cupboard | W – Wardrobe | WD – Washer/Dryer | FF – Fridge Freezer | DW – Dishwasher

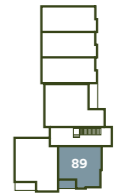
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1 bedroom apartment

Type 07
Plots 89 & 92



Second Floor



First Floor

Dimensions		
Kitchen/Living/Dining Area	7.60m x 4.02m	24'11" x 13'2"
Bedroom	3.41m x 3.36m	11'2" x 11'0"
Total Internal Area	53 m²	570.51 ft²
Balcony	2.93m x 1.60m	9'7" x 5'2"

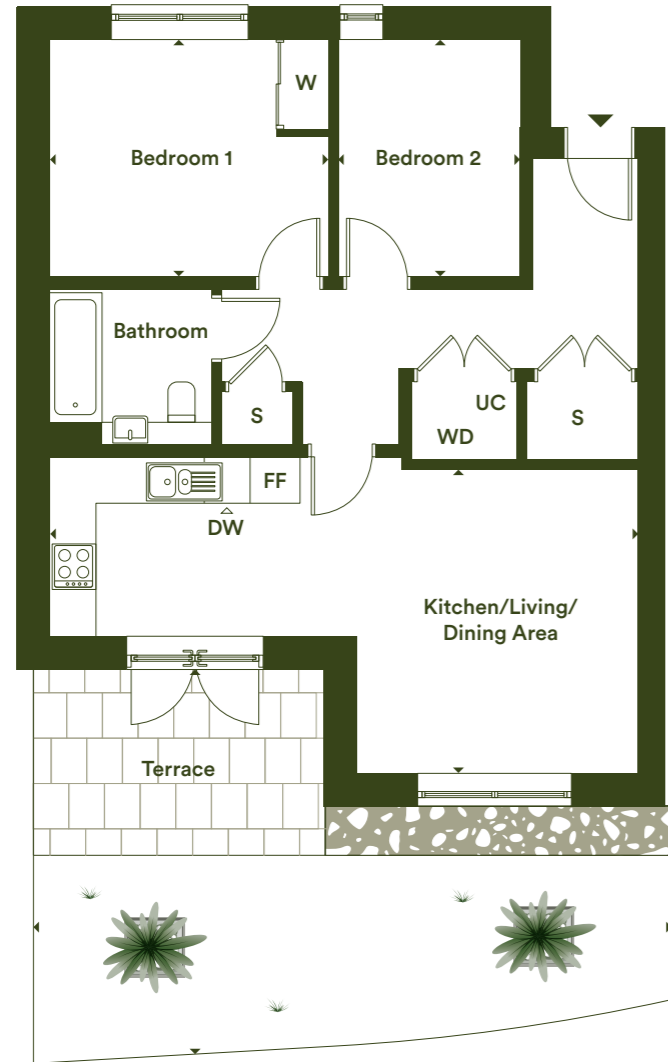
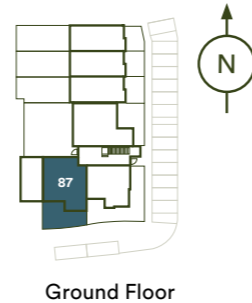
Floor	Plot
1st	89
2nd	92

S – Storage | UC – Utility Cupboard | W – Wardrobe | WD – Washer/Dryer | FF – Fridge Freezer | DW – Dishwasher

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. Please be aware the storage/utility cupboard may include heating and electrical controls, which may reduce the storage available. For further clarification regarding specific individual plots, please ask our Sales Associates.

2 bedroom apartment

Type 10
Plot 87



Dimensions		
Kitchen/Living/Dining Area	7.81m x 4.02m	25'7" x 13'2"
Bedroom 1	3.69m x 3.16m	12'1" x 10'4"
Bedroom 2	3.16m x 2.42m	10'4" x 7'11"
Total Internal Area	66 m²	710.44 ft²
Terrace	8.30m x 5.10m	27'2" x 16'8"

Floor	Plot
Ground	87

S – Storage | UC – Utility Cupboard | W – Wardrobe | WD – Washer/Dryer | FF – Fridge Freezer | DW – Dishwasher

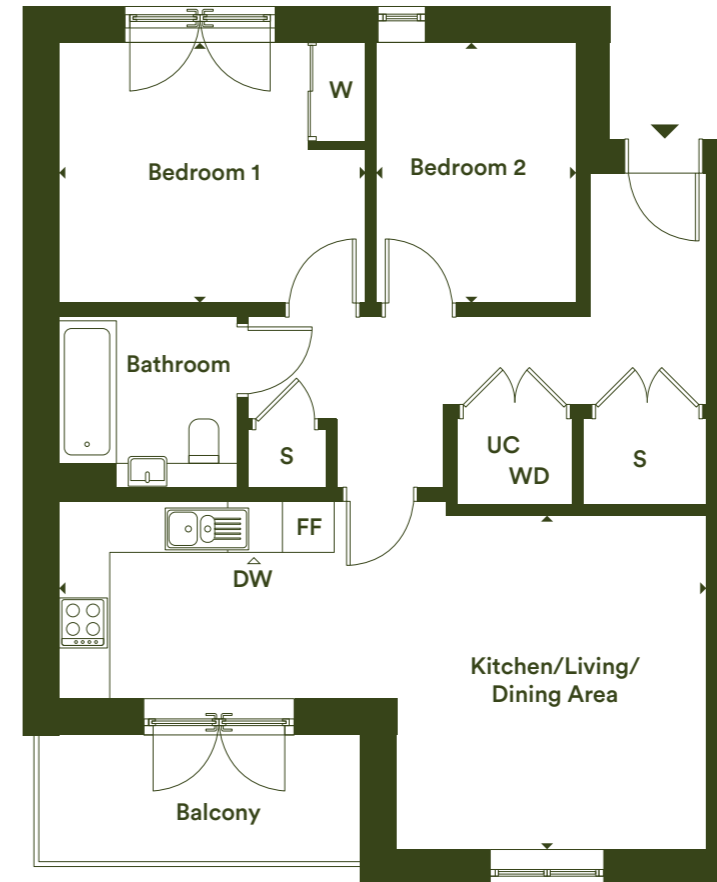
The floor plans provided are intended to only give a general indication of the proposed floor layout, are not drawn to scale and are not intended to form part of any offer, contract, warranty or representation. Measurements are given to the widest point, are approximate and are given as a guide only. 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. Please be aware the storage/utility cupboard may include heating and electrical controls, which may reduce the storage available. For further clarification regarding specific individual plots, please ask our Sales Associates.

2 bedroom apartment

Type 10
Plots 90 & 93



Second Floor



First Floor

Dimensions		
Kitchen/Living/Dining Area	7.81m x 4.02m	25'7" x 13'2"
Bedroom 1	3.69m x 3.16m	12'1" x 10'4"
Bedroom 2	3.16m x 2.42m	10'4" x 7'11"
Total Internal Area	66 m²	710.44 ft²
Balcony	3.82m x 1.53m	12'6" x 5'0"

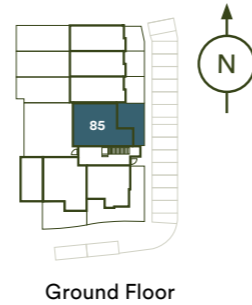
Floor	Plot
1st	90
2nd	93

S – Storage | UC – Utility Cupboard | W – Wardrobe | WD – Washer/Dryer | FF – Fridge Freezer | DW – Dishwasher

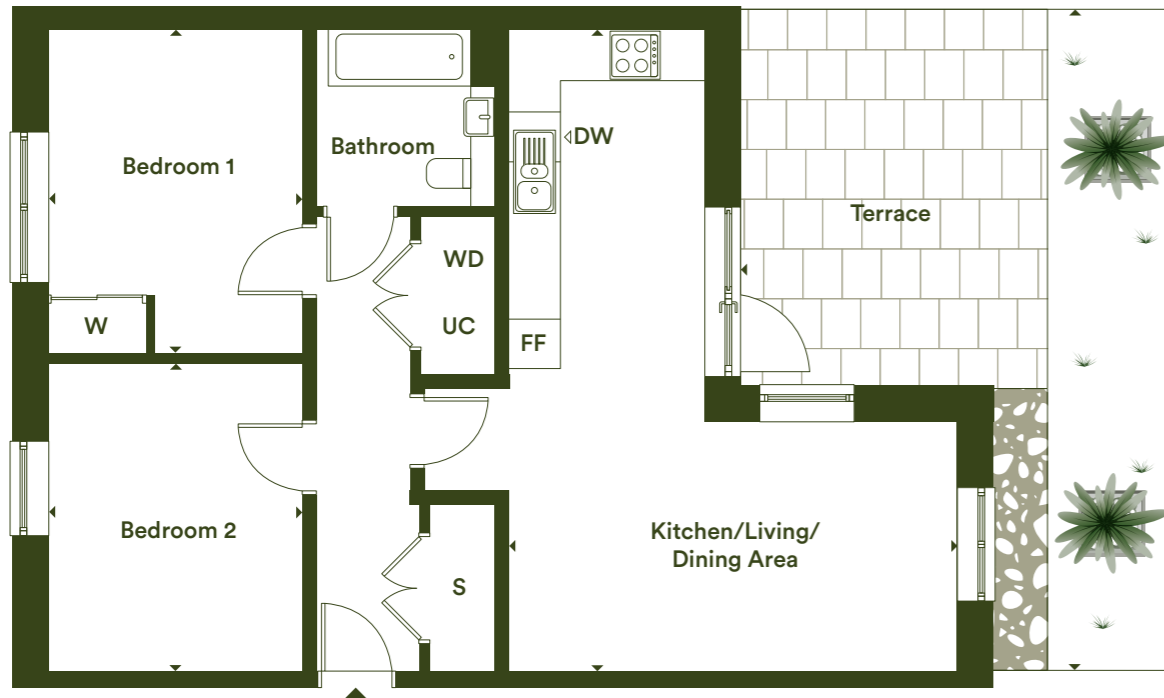
The floor plans provided are intended to only give a general indication of the proposed floor layout, are not drawn to scale and are not intended to form part of any offer, contract, warranty or representation. Measurements are given to the widest point, are approximate and are given as a guide only. 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. Please be aware the storage/utility cupboard may include heating and electrical controls, which may reduce the storage available. For further clarification regarding specific individual plots, please ask our Sales Associates.

2 bedroom apartment

Type 11
Plot 85



Ground Floor



Dimensions

Kitchen/Living/Dining Area	7.77m x 5.40m	25'5" x 17'8"
Bedroom 1	3.90m x 3.07m	12'9" x 10'0"
Bedroom 2	3.78m x 3.07m	12'4" x 10'0"
Total Internal Area	71 m²	764.26 ft²
Terrace	7.80m x 4.50m	25'7" x 14'9"

Floor Plot

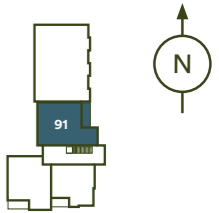
Ground	85
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S – Storage | UC – Utility Cupboard | W – Wardrobe | WD – Washer/Dryer | FF – Fridge Freezer | DW – Dishwasher

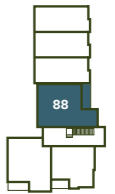
The floor plans provided are intended to only give a general indication of the proposed floor layout, are not drawn to scale and are not intended to form part of any offer, contract, warranty or representation. Measurements are given to the widest point, are approximate and are given as a guide only. 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. Please be aware the storage/utility cupboard may include heating and electrical controls, which may reduce the storage available. For further clarification regarding specific individual plots, please ask our Sales Associates.

2 bedroom apartment

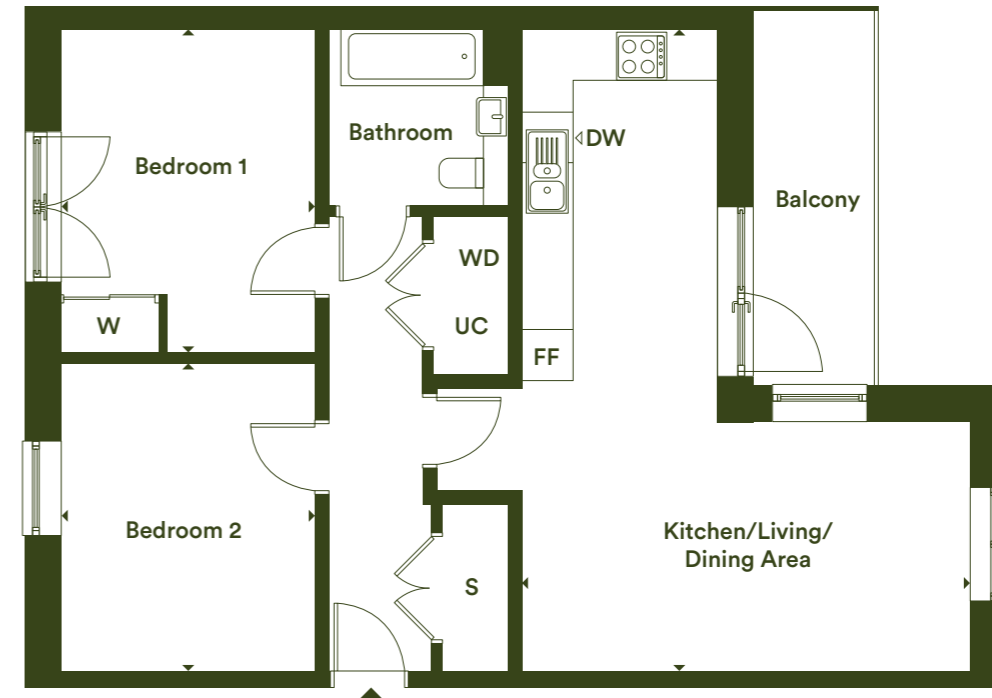
Type 11
Plots 88 & 91



Second Floor



First Floor



Dimensions

Kitchen/Living/Dining Area	7.77m x 5.40m	25'5" x 17'8"
Bedroom 1	3.90m x 3.07m	12'9" x 10'0"
Bedroom 2	3.78m x 3.07m	12'4" x 10'0"
Total Internal Area	71 m²	764.26 ft²
Balcony	4.51m x 1.50m	14'9" x 4'11"

Floor Plot

1st	88
2nd	91

S – Storage | UC – Utility Cupboard | W – Wardrobe | WD – Washer/Dryer | FF – Fridge Freezer | DW – Dishwasher

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. Please be aware the storage/utility cupboard may include heating and electrical controls, which may reduce the storage available. For further clarification regarding specific individual plots, please ask our Sales Associates.

1 Hector Crescent

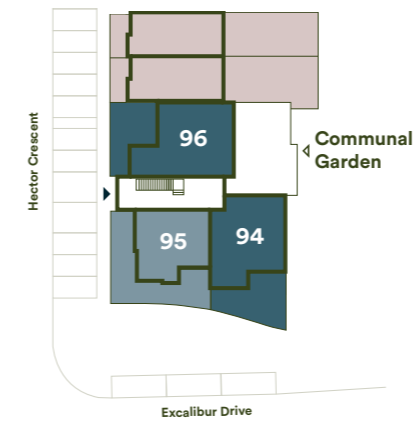


Image is representative of a two bed show home at Excalibur.

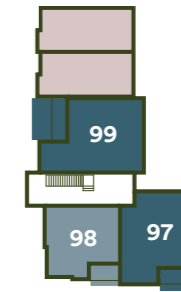
Plot locators 1 Hector Crescent



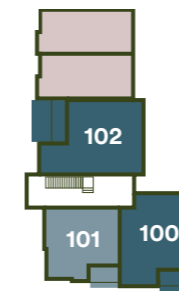
Ground Floor



First Floor



Second Floor



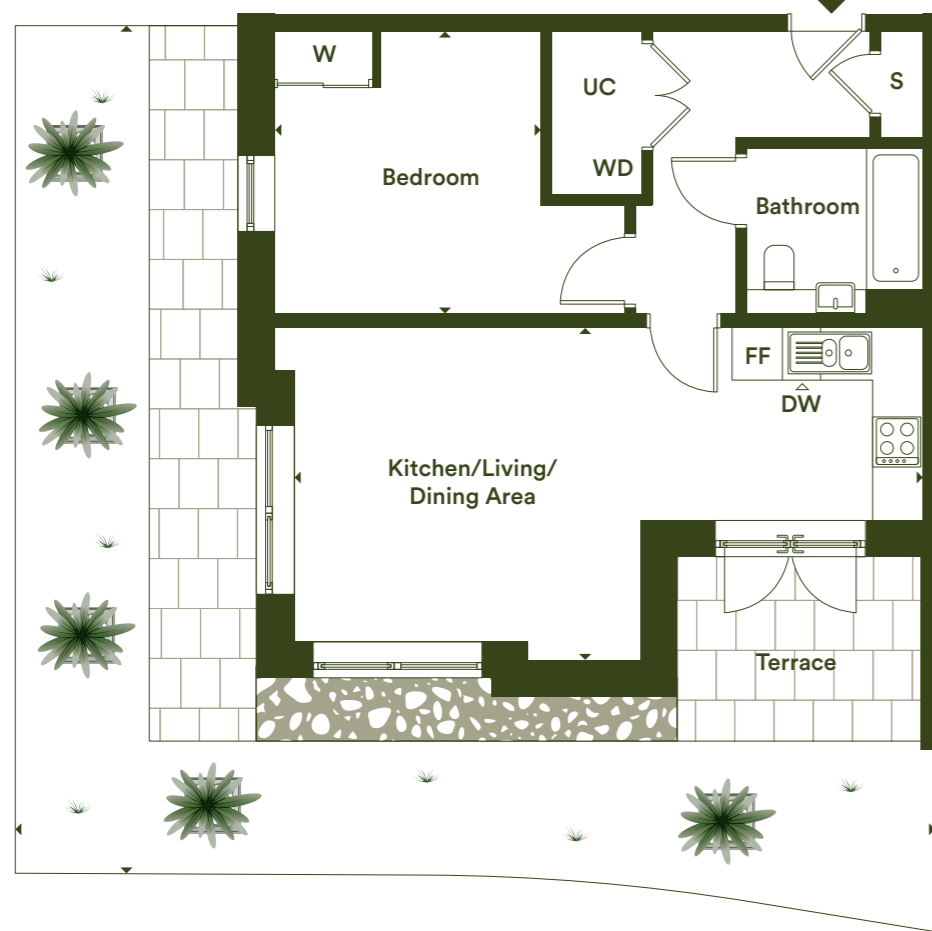
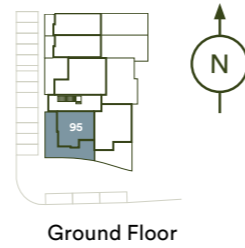
Key

- 1 Bedroom Apartment
- 2 Bedroom Apartment
- Affordable Rented Homes
- Main Entrance

Please note that the cycle store for 1 Hector Crescent is located at the end of 10 Hector Crescent. You can find visual representations of these locations on the site plan (pages 15 & 16).

1 bedroom apartment

Type 07
Plot 95



Dimensions		
Kitchen/Living/Dining Area	7.60m x 4.02m	24'11" x 13'2"
Bedroom	3.41m x 3.36m	11'2" x 11'0"
Total Internal Area	53 m²	570.51 ft²
Terrace	10.70m x 4.40m	35'1" x 14'5"

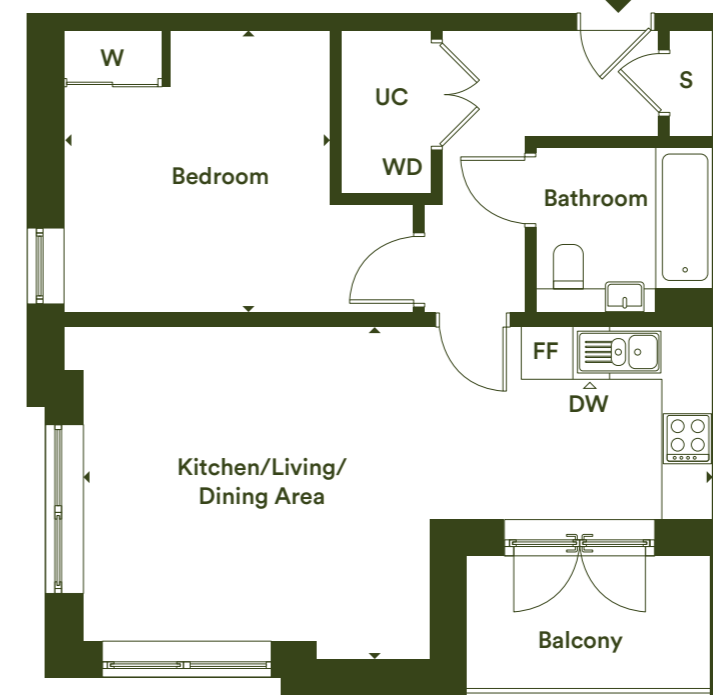
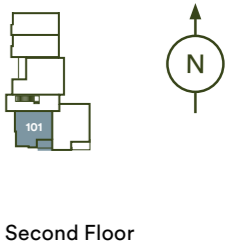
Floor	Plot
Ground	95

S – Storage | UC – Utility Cupboard | W – Wardrobe | WD – Washer/Dryer | FF – Fridge Freezer | DW – Dishwasher

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1 bedroom apartment

Type 07
Plots 98 & 101



Dimensions		
Kitchen/Living/Dining Area	7.60m x 4.02m	24'11" x 13'2"
Bedroom	3.41m x 3.36m	11'2" x 11'0"
Total Internal Area	53 m²	570.51 ft²
Balcony	2.93m x 1.60m	9'7" x 5'2"

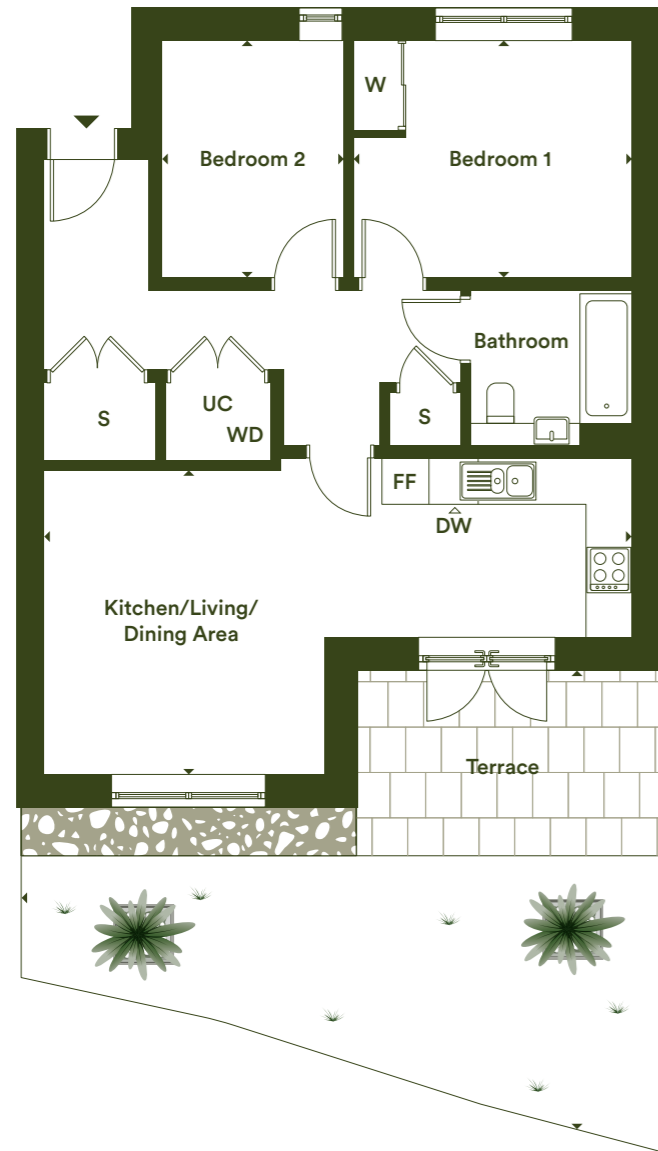
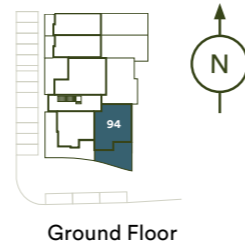
Floor	Plot
1st	98
2nd	101

S – Storage | UC – Utility Cupboard | W – Wardrobe | WD – Washer/Dryer | FF – Fridge Freezer | DW – Dishwasher

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. Please be aware the storage/utility cupboard may include heating and electrical controls, which may reduce the storage available. For further clarification regarding specific individual plots, please ask our Sales Associates.

2 bedroom apartment

Type 10
Plot 94



Dimensions		
Kitchen/Living/Dining Area	7.81m x 4.02m	25'7" x 13'2"
Bedroom 1	3.69m x 3.16m	12'1" x 10'4"
Bedroom 2	3.16m x 2.42m	10'4" x 7'11"
Total Internal Area	66 m²	710.44 ft²
Terrace	9.00m x 6.20m	29'6" x 20'4"

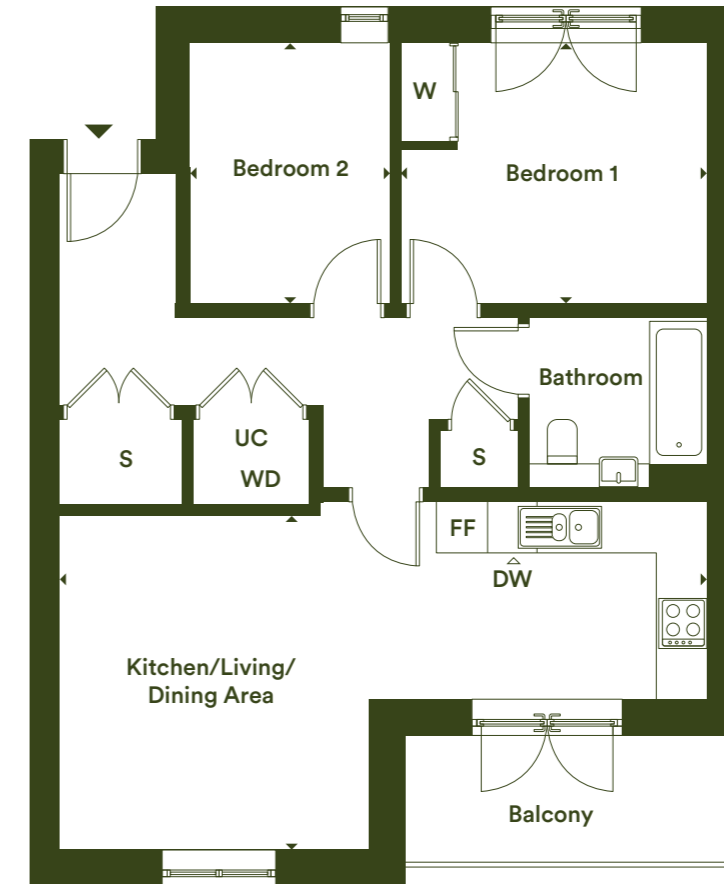
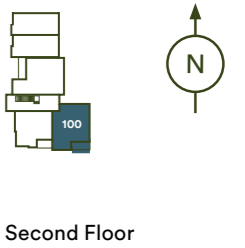
Floor	Plot
Ground	94

S – Storage | UC – Utility Cupboard | W – Wardrobe | WD – Washer/Dryer | FF – Fridge Freezer | DW – Dishwasher

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2 bedroom apartment

Type 10
Plots 97 & 100



Dimensions		
Kitchen/Living/Dining Area	7.81m x 4.02m	25'7" x 13'2"
Bedroom 1	3.69m x 3.16m	12'1" x 10'4"
Bedroom 2	3.16m x 2.42m	10'4" x 7'11"
Total Internal Area	66 m²	710.44 ft²
Balcony	3.82m x 1.53m	12'6" x 5'0"

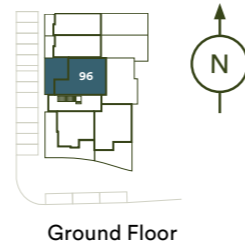
Floor	Plot
1st	97
2nd	100

S – Storage | UC – Utility Cupboard | W – Wardrobe | WD – Washer/Dryer | FF – Fridge Freezer | DW – Dishwasher

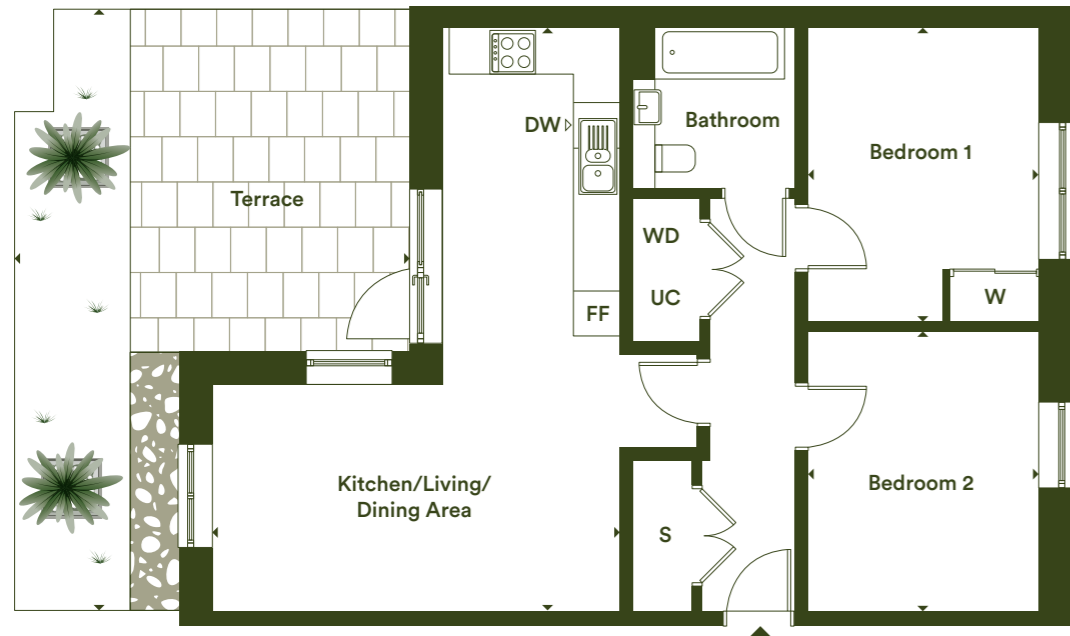
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2 bedroom apartment

Type 11
Plot 96



Ground Floor



Dimensions

Kitchen/Living/Dining Area	7.76m x 5.40m	25'5" x 17'8"
Bedroom 1	3.90m x 3.07m	12'9" x 10'0"
Bedroom 2	3.78m x 3.07m	12'4" x 10'0"
Total Internal Area	71 m²	764.26 ft²
Terrace	7.80m x 4.60m	25'7" x 15'1"

Floor Plot

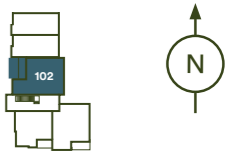
Ground	96
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S – Storage | UC – Utility Cupboard | W – Wardrobe | WD – Washer/Dryer | FF – Fridge Freezer | DW – Dishwasher

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2 bedroom apartment

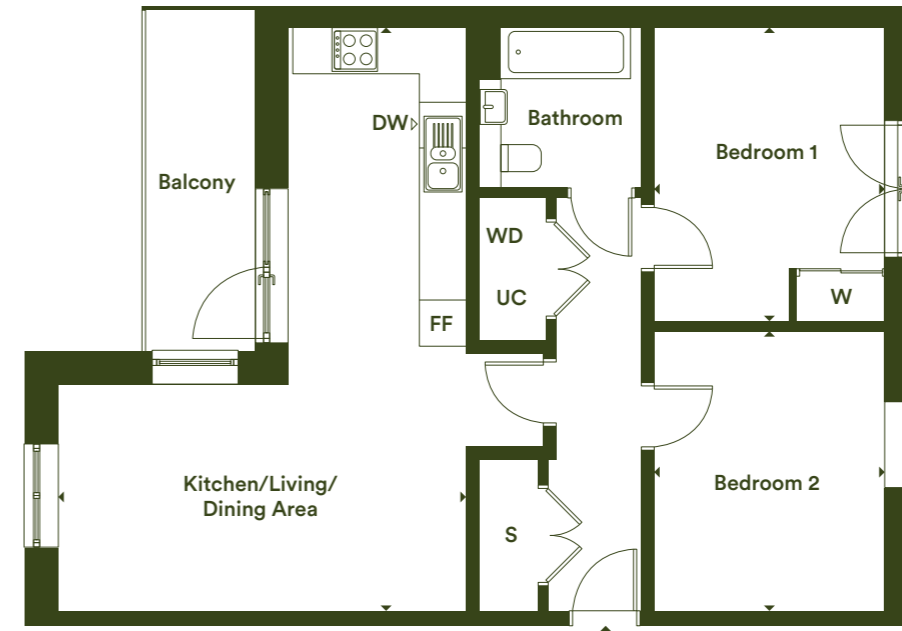
Type 11
Plots 99 & 102



Second Floor



First Floor



Dimensions

Kitchen/Living/Dining Area	7.76m x 5.40m	25'5" x 17'8"
Bedroom 1	3.90m x 3.07m	12'9" x 10'0"
Bedroom 2	3.78m x 3.07m	12'4" x 10'0"
Total Internal Area	71 m²	764.26 ft²
Balcony	4.51m x 1.50m	14'9" x 4'11"

Floor Plot

1st	99
2nd	102

S – Storage | UC – Utility Cupboard | W – Wardrobe | WD – Washer/Dryer | FF – Fridge Freezer | DW – Dishwasher

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5 & 7 Excalibur Drive

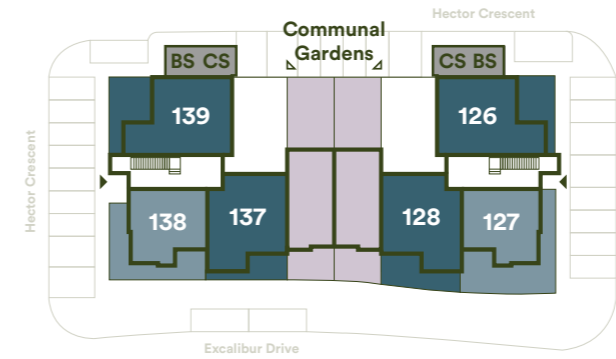


Image is representative of a two bed show home at Excalibur.

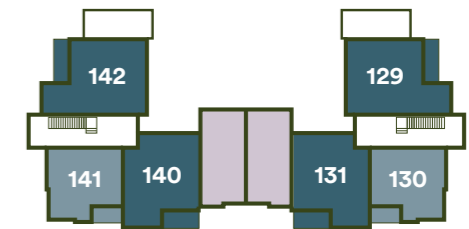
Plot locators 5 & 7 Excalibur Drive



Ground Floor



First Floor



Second Floor



Key

1 Bedroom Apartment

2 Bedroom Apartment

Shared Ownership Homes

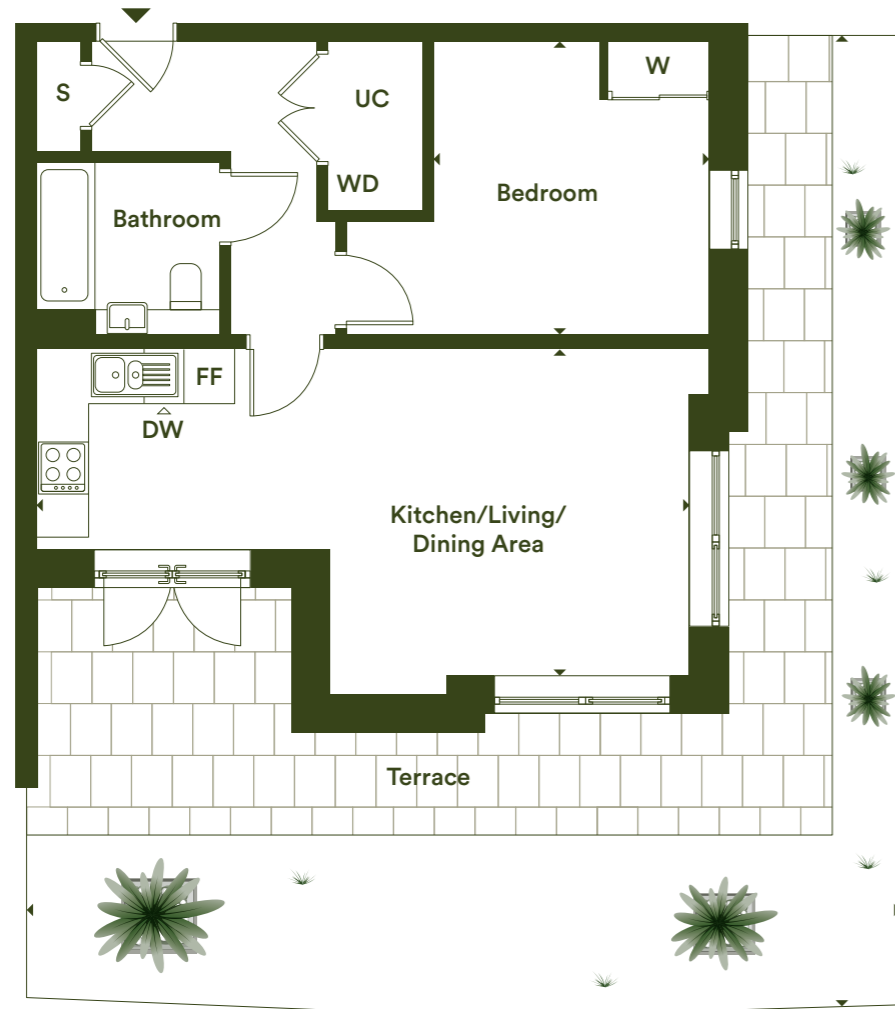
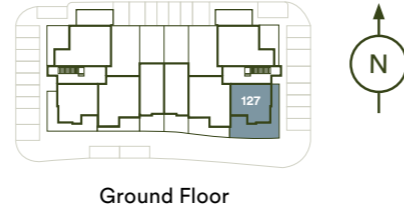
CS Cycle Store

BS Bin Store

Main Entrance

1 bedroom apartment

Type 07
Plot 127



Dimensions		
Kitchen/Living/Dining Area	7.61m x 4.02m	24'11" x 13'2"
Bedroom	3.41m x 3.36m	11'2" x 11'0"
Total Internal Area	53 m²	570.51 ft²
Terrace	11.00m x 4.60m	36'1" x 15'1"

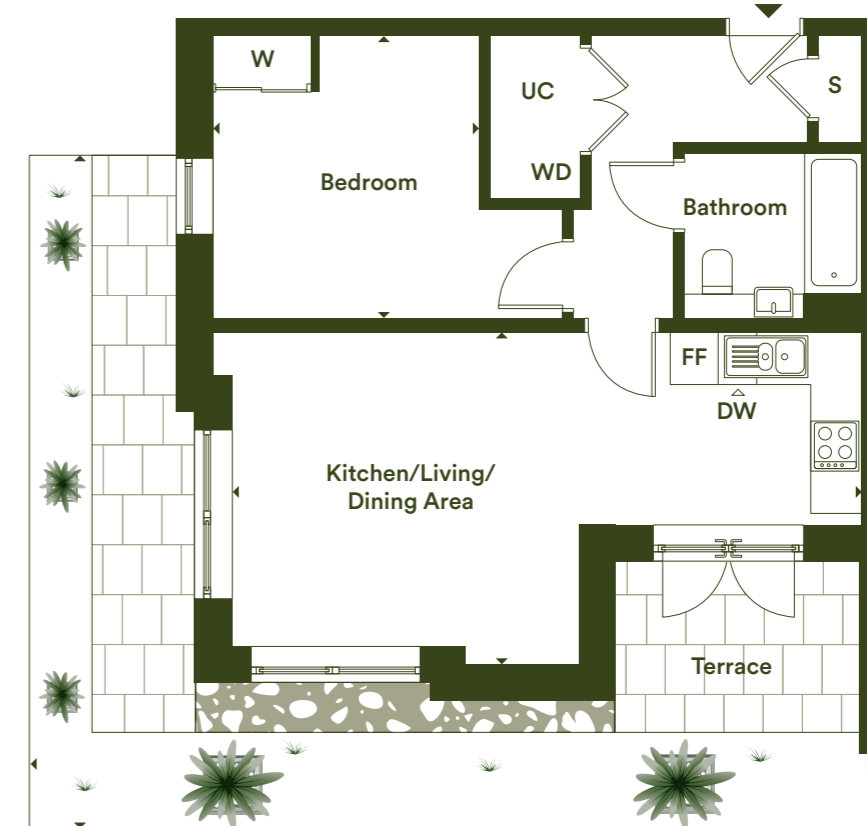
Floor	Plot
Ground	127

S – Storage | UC – Utility Cupboard | W – Wardrobe | WD – Washer/Dryer | FF – Fridge Freezer | DW – Dishwasher

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1 bedroom apartment

Type 07
Plot 138



Dimensions		
Kitchen/Living/Dining Area	7.60m x 4.02m	24'11" x 13'2"
Bedroom	3.41m x 3.36m	11'2" x 11'0"
Total Internal Area	53 m²	570.51 ft²
Terrace	9.90m x 3.00m	32'5" x 9'10"

Floor	Plot
Ground	138

S – Storage | UC – Utility Cupboard | W – Wardrobe | WD – Washer/Dryer | FF – Fridge Freezer | DW – Dishwasher

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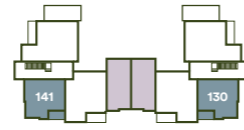
1 bedroom apartment

Type 07

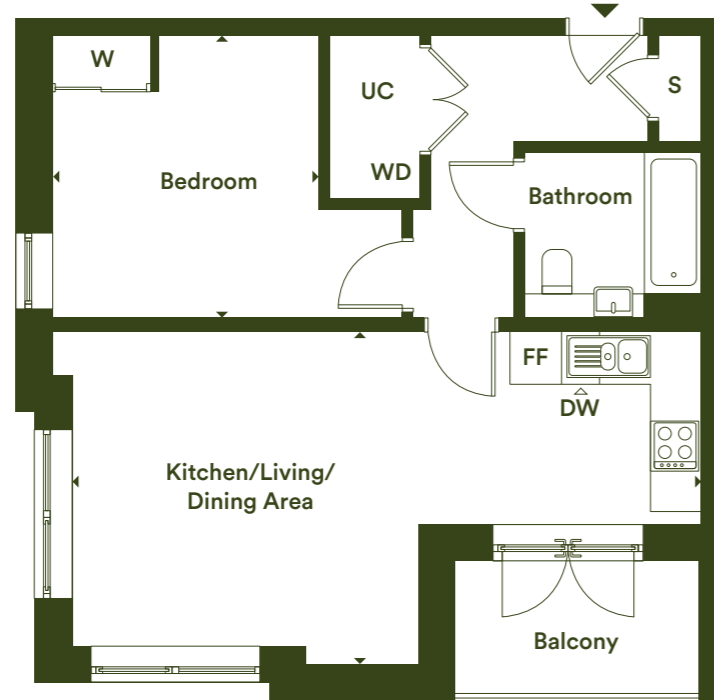
Plots 130*, 133*, 141 & 144



Second Floor



First Floor



Dimensions

Kitchen/Living/Dining Area	7.61m x 4.02m	24'11" x 13'2"
Bedroom	3.41m x 3.36m	11'2" x 11'0"
Total Internal Area	53 m²	570.51 ft²
Balcony	2.93m x 1.60m	9'7" x 5'2"

Floor

1st	130 & 141
2nd	133 & 144

Plot

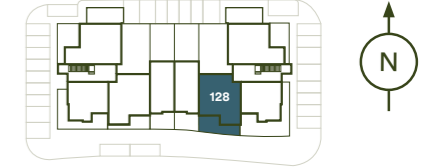
S – Storage | UC – Utility Cupboard | W – Wardrobe | WD – Washer/Dryer | FF – Fridge Freezer | DW – Dishwasher

*Indicates plots are handed. 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. Please be aware the storage/utility cupboard may include heating and electrical controls, which may reduce the storage available. For further clarification regarding specific individual plots, please ask our Sales Associates.

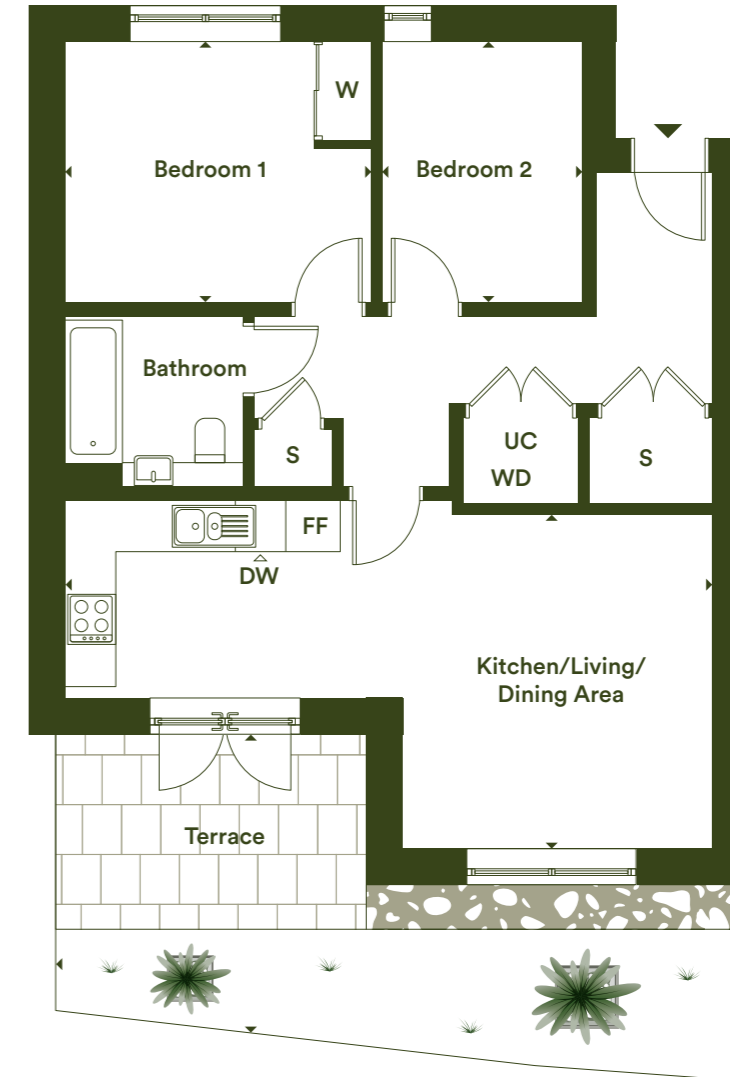
2 bedroom apartment

Type 10

Plot 128



Ground Floor



Dimensions

Kitchen/Living/Dining Area	7.81m x 4.02m	25'7" x 13'2"
Bedroom 1	3.69m x 3.16m	12'1" x 10'4"
Bedroom 2	3.16m x 2.41m	10'4" x 7'11"
Total Internal Area	65 m²	699.68 ft²
Terrace	8.30m x 3.20m	27'2" x 10'5"

Floor

Ground	128
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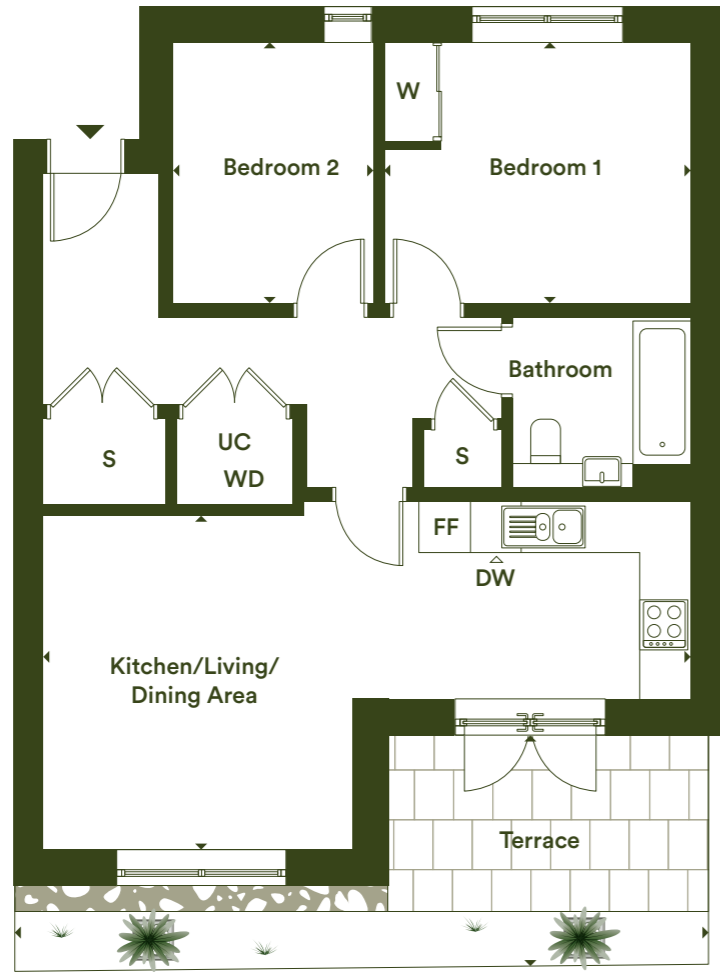
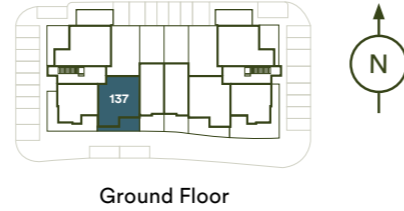
Plot

S – Storage | UC – Utility Cupboard | W – Wardrobe | WD – Washer/Dryer | FF – Fridge Freezer | DW – Dishwasher

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2 bedroom apartment

Type 10
Plot 137



Dimensions		
Kitchen/Living/Dining Area	7.81m x 4.02m	25'7" x 13'2"
Bedroom 1	3.69m x 3.16m	12'1" x 10'4"
Bedroom 2	3.16m x 2.42m	10'4" x 7'11"
Total Internal Area	66 m²	710.44 ft²
Terrace	8.40m x 2.60m	27'6" x 8'6"

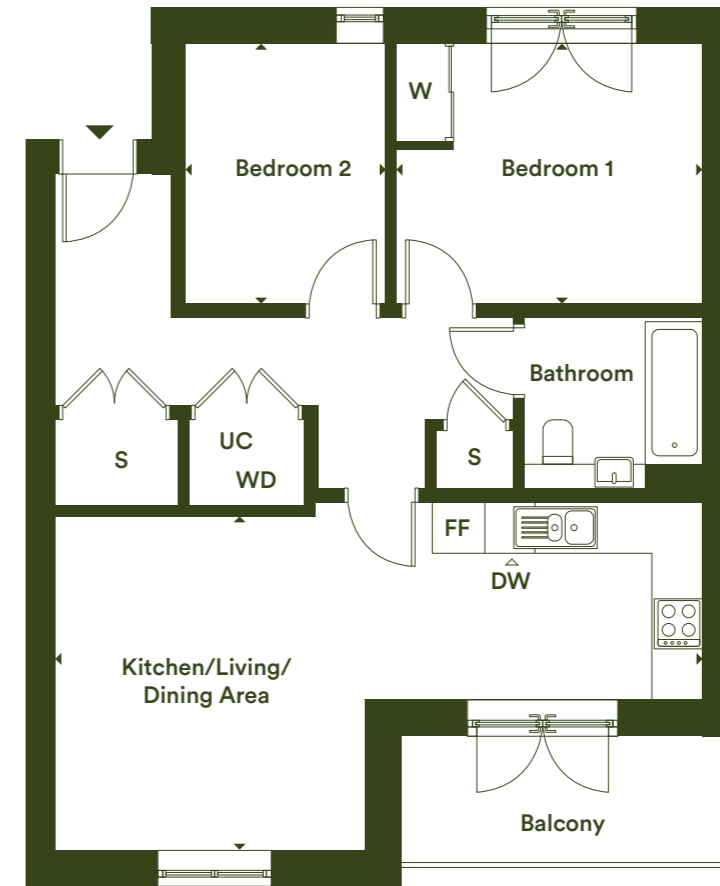
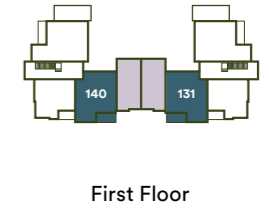
Floor	Plot
Ground	137

S – Storage | UC – Utility Cupboard | W – Wardrobe | WD – Washer/Dryer | FF – Fridge Freezer | DW – Dishwasher

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. Please be aware the storage/utility cupboard may include heating and electrical controls, which may reduce the storage available. For further clarification regarding specific individual plots, please ask our Sales Associates.

2 bedroom apartment

Type 10
Plots 131*, 134*, 140 & 143



Dimensions		
Kitchen/Living/Dining Area	7.81m x 4.02m	25'7" x 13'2"
Bedroom 1	3.69m x 3.16m	12'1" x 10'4"
Bedroom 2	3.16m x 2.42m	10'4" x 7'11"
Total Internal Area	65 m²	699.68 ft²
Balcony	3.82m x 1.53m	12'6" x 5'0"

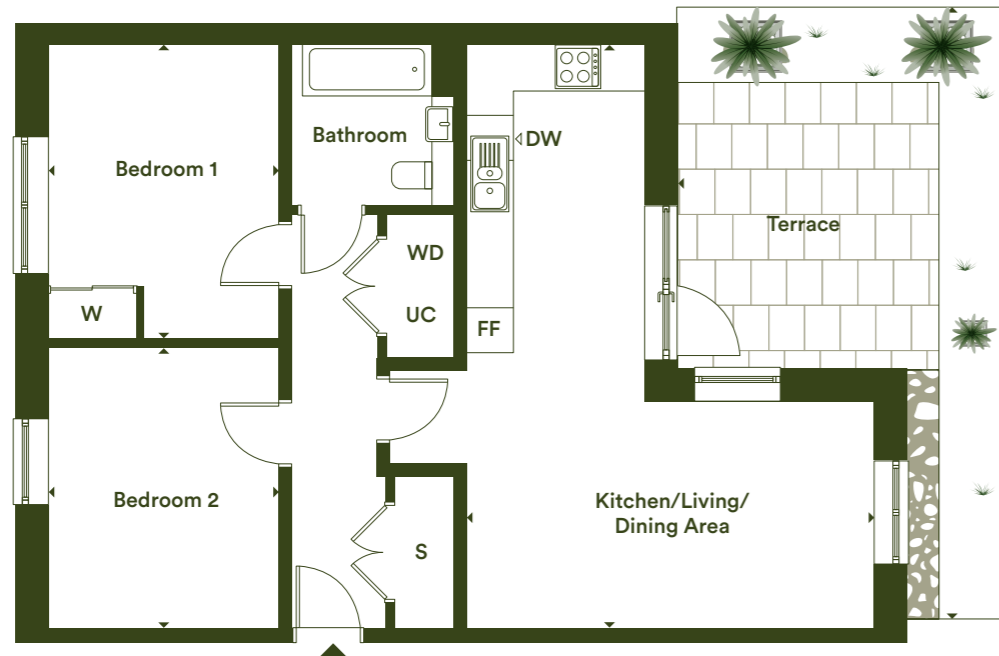
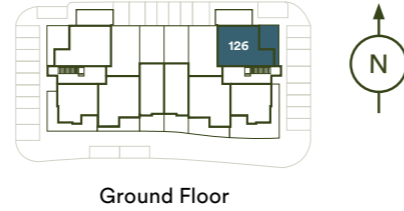
Floor	Plot
1st	131 & 140
2nd	134 & 143

S – Storage | UC – Utility Cupboard | W – Wardrobe | WD – Washer/Dryer | FF – Fridge Freezer | DW – Dishwasher

*Indicates plots are handed. 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. Please be aware the storage/utility cupboard may include heating and electrical controls, which may reduce the storage available. For further clarification regarding specific individual plots, please ask our Sales Associates.

2 bedroom apartment

Type 11
Plot 126



Dimensions

Kitchen/Living/Dining Area	7.76m x 5.40m	25'5" x 17'8"
Bedroom 1	3.90m x 3.07m	12'9" x 10'0"
Bedroom 2	3.90m x 3.07m	12'9" x 10'0"
Total Internal Area	72 m²	775.03 ft²
Terrace	7.90m x 4.20m	25'11" x 13'9"

Floor Plot

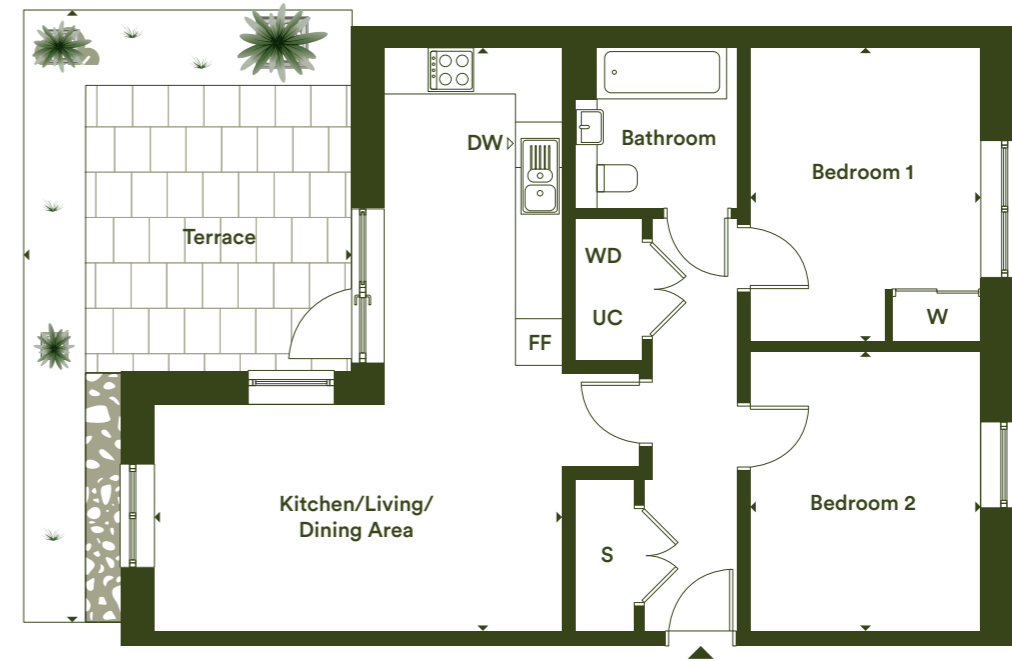
Ground	126
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S – Storage | UC – Utility Cupboard | W – Wardrobe | WD – Washer/Dryer | FF – Fridge Freezer | DW – Dishwasher

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2 bedroom apartment

Type 11
Plot 139



Dimensions

Kitchen/Living/Dining Area	7.76m x 5.40m	25'5" x 17'8"
Bedroom 1	3.90m x 3.07m	12'9" x 10'0"
Bedroom 2	3.78m x 3.07m	12'4" x 10'0"
Total Internal Area	71 m²	764.26 ft²
Terrace	7.90m x 4.20m	25'11" x 13'9"

Floor Plot

Ground	139
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S – Storage | UC – Utility Cupboard | W – Wardrobe | WD – Washer/Dryer | FF – Fridge Freezer | DW – Dishwasher

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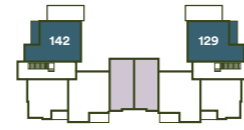
2 bedroom apartment

Type 11

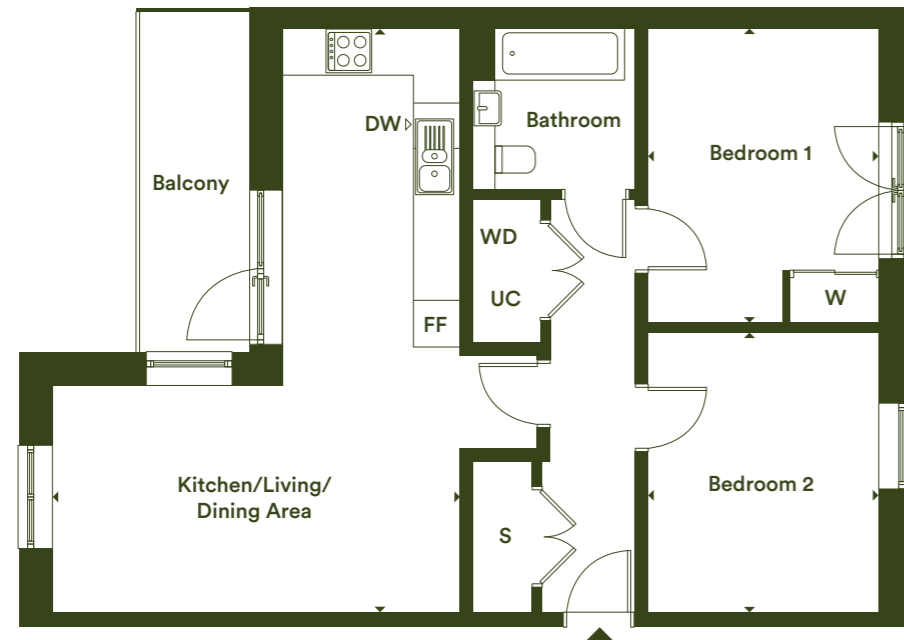
Plots 129*, 132*, 142 & 145



Second Floor



First Floor



Dimensions

Kitchen/Living/Dining Area	7.76m × 5.40m	25'1" × 17'8"
Bedroom 1	3.90m × 3.07m	12'9" × 10'0"
Bedroom 2	3.78m × 3.07m	12'4" × 10'0"
Total Internal Area	72 m²	775.03 ft²
Balcony	4.51m × 1.50m	14'9" × 4'11"

Floor

Floor	Plot
1st	129 & 142
2nd	132 & 145

S – Storage | UC – Utility Cupboard | W – Wardrobe | WD – Washer/Dryer | FF – Fridge Freezer | DW – Dishwasher

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Image is representative of a two bed show home at Excalibur



Image is representative of a two bed show home at Excalibur.



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Your sales associate can provide you with more details on the L&Q warranty and Checkmate cover. You can also access the full terms and conditions on our website: lqgroup.org.uk



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