

**THE
CHAIN**
E17

RIDERS TOWER
FLOORPLANS & SPECIFICATION

L&Q



A greener home, a healthier lifestyle. Discover a new side of London at The Chain by L&Q.

Offering a collection of brand new homes with studios, 1, 2 and 3 bedroom apartments in a cycle-friendly development. Walthamstow is a lively neighbourhood that mixes a contemporary, exciting art scene with the best of traditional east London.

Each home benefits from personal outdoor space in the form of a balcony or terrace, whilst there are also communal gardens for residents to enjoy.

Specification

All the homes located within The Chain have a high-quality specification throughout. This vibrant development is designed for everyday easy living with private balconies or terraces to each home and communal outside space to enjoy.

Kitchen



- Contemporary handleless kitchen cabinets with soft-close doors and drawers
- LED under cabinet lighting
- Silestone work surfaces with matching upstand and full-height splashback behind hob
- Under mounted stainless steel sink with accompanying chrome mixer tap
- Fully integrated appliances including multifunction oven, combination microwave oven* touch control induction hob, dishwasher, fridge freezer and integrated extractor†

Bedrooms



- 80% wool/20% nylon carpet
- Bespoke mirrored wardrobe with chrome hanging rails (master bedroom only)

Bathrooms



- Modern white sanitaryware including semi-recessed basin with chrome basin tap
- Wall-hung WC with concealed cistern
- Chrome dual-flush plate for water efficiency
- Bespoke mirrored bathroom cabinet with lighting, shaver socket within and shelving
- Tiled countertop around sink
- Steel bath with bespoke bath panel
- Chrome square-edged towel radiator
- Homes without an en suite or separate shower in bathroom will include a shower screen over the bath, a concealed three-way thermostatic mixer valve, bath spout, hair wash attachment and overhead shower to the bath
- Homes with an en suite or separate shower will include a shower screen over the bath, a concealed three-way thermostatic mixer valve, bath spout, hair wash attachment and overhead shower to the bath

En Suite



- Modern white sanitaryware including semi-recessed basin with chrome basin tap
- Wall-hung WC with concealed cistern
- Chrome dual-flush plate
- Bespoke mirrored bathroom cabinet with lighting, shaver socket within and shelving
- Tiled countertop around sink
- White shower tray with fixed shower screen
- Two-way thermostatic valve with fixed shower head and hair wash attachment mounted at low level

Wall & Floor Finishes



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

Heating, Electrical & Lighting

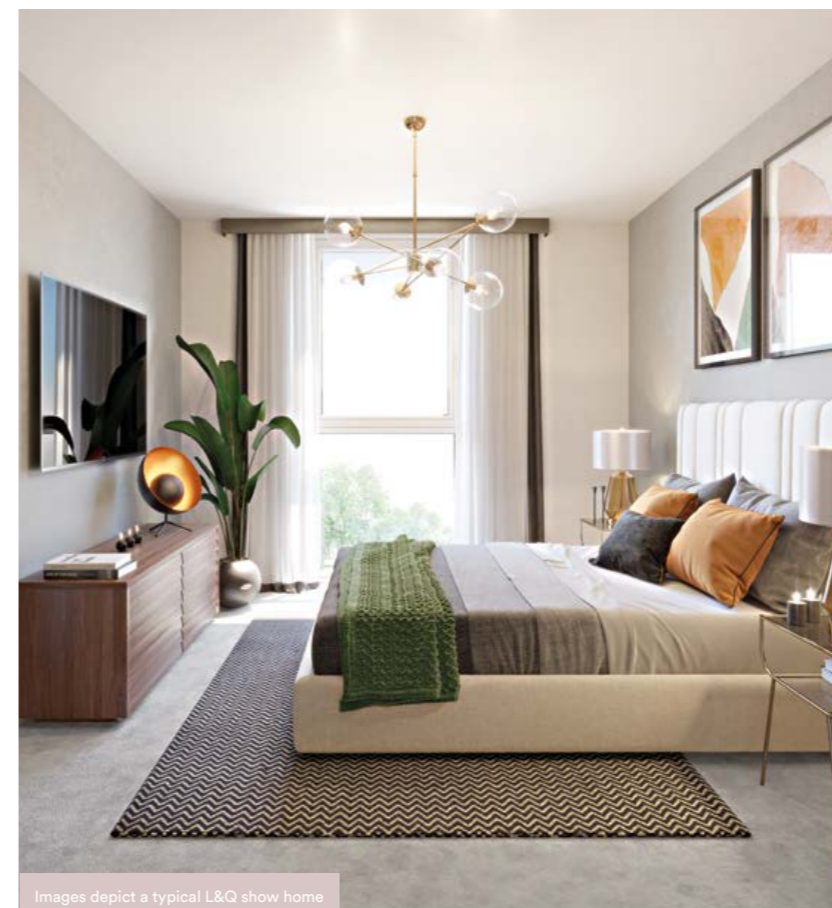


- Thermostatically zonal controlled radiator heating sourced by on-site CHP system
- Low energy chrome LED downlights to kitchen/living/dining area and bathrooms
- Pendant lights to bedrooms, hallways and store cupboards
- Polished chrome switches and sockets
- Provision for Sky Q (subscription will be required)
- Mains operated ceiling mounted smoke/heat detector

General



- Freestanding washer/dryer located in utility cupboard
- White ladder doors
- Chrome door furniture
- Private garden, balcony or terrace to every home
- Video door entry system
- Secure communal bicycle storage for every home
- LABC 10-year Warranty



Images depict a typical L&Q show home



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. *Selected plots will not have a combination microwave oven in addition to a multifunction oven. †Selected plots do not have an integrated extractor, speak to a Sales Associate for further details.

Siteplan

Each home in this impressive new development has been perfectly considered. With communal gardens to enjoy and personal outdoor space in the form of balconies or terraces to each apartment, there is no better place to call home.


Property Key

 Market Sale Releases

 Shared Ownership

 London Living Rent

 Affordable Rent

 Sales and Marketing Suite

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. However, there may be occasions when the house designs, boundaries, landscaping and positions of roads and footpaths change as the development proceeds. Please speak to a Sales Associate for more details.





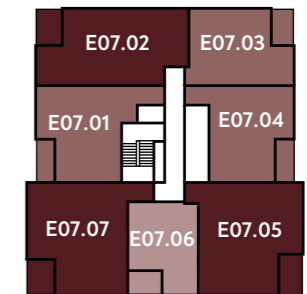
Plot locators



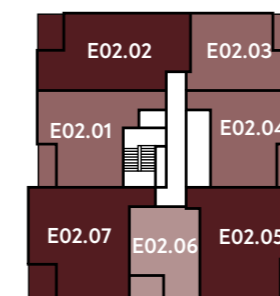
Third Floor



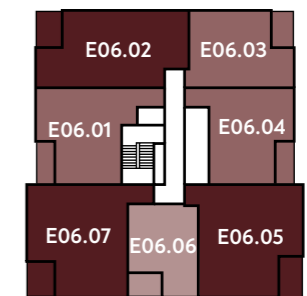
Seventh Floor



Second Floor



Sixth Floor



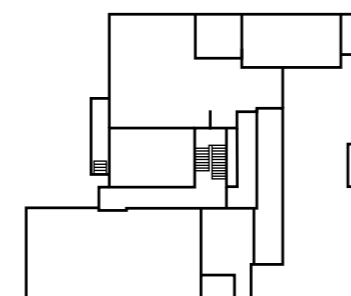
First Floor



Fifth Floor



Ground Floor



Fourth Floor



● 2 bedroom apartments

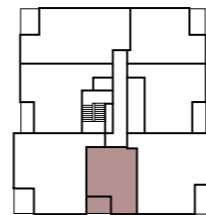
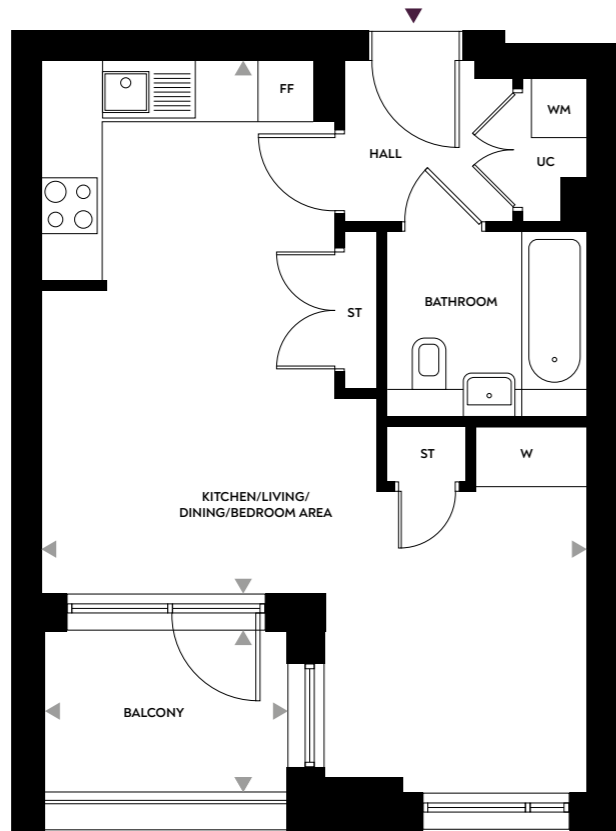
● 1 bedroom apartments

● Studio apartments

Studio apartments

Type A

Plots E01.06, E02.06, E03.06, E04.06, E05.06, E06.06 & E07.06



Room	Metric	Imperial
Kitchen/Living/Dining/Bedroom Area	7.86m x 5.85m	25'9" x 19'2"
Total internal area	39.3 sq m	423.02 sq ft
Balcony	2.78m x 1.92m	9'1" x 6'3"

Floor	Plot
1	E01.06
2	E02.06
3	E03.06
4	E04.06
5	E05.06
6	E06.06
7	E07.06

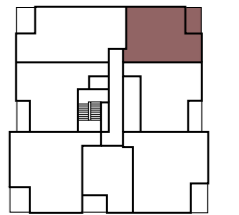
▼ – Entrance | FF – Fridge/Freezer | ST – Storage | UC – Utility Cupboard | W – Wardrobe | WM – Washing Machine

The floorplans 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. Window sizes may vary. For further clarification regarding specific individual plots, please ask our Sales Associate.

One bedroom apartments

Type B

Plots E01.03, E02.03, E03.03, E04.03, E05.03, E06.03 & E07.03



Room	Metric	Imperial
Kitchen/Living/Dining Area	6.44m x 4.94m	21'1" x 16'2"
Bedroom	3.87m x 3.05m	12'8" x 10'0"
Total internal area	51.4 sq m	553.26 sq ft
Balcony	2.92m x 1.87m	9'6" x 6'1"

Floor	Plot
1	E01.03
2	E02.03
3	E03.03
4	E04.03
5	E05.03
6	E06.03
7	E07.03

▶ – Entrance | FF – Fridge/Freezer | ST – Storage | UC – Utility Cupboard | W – Wardrobe | WM – Washing Machine

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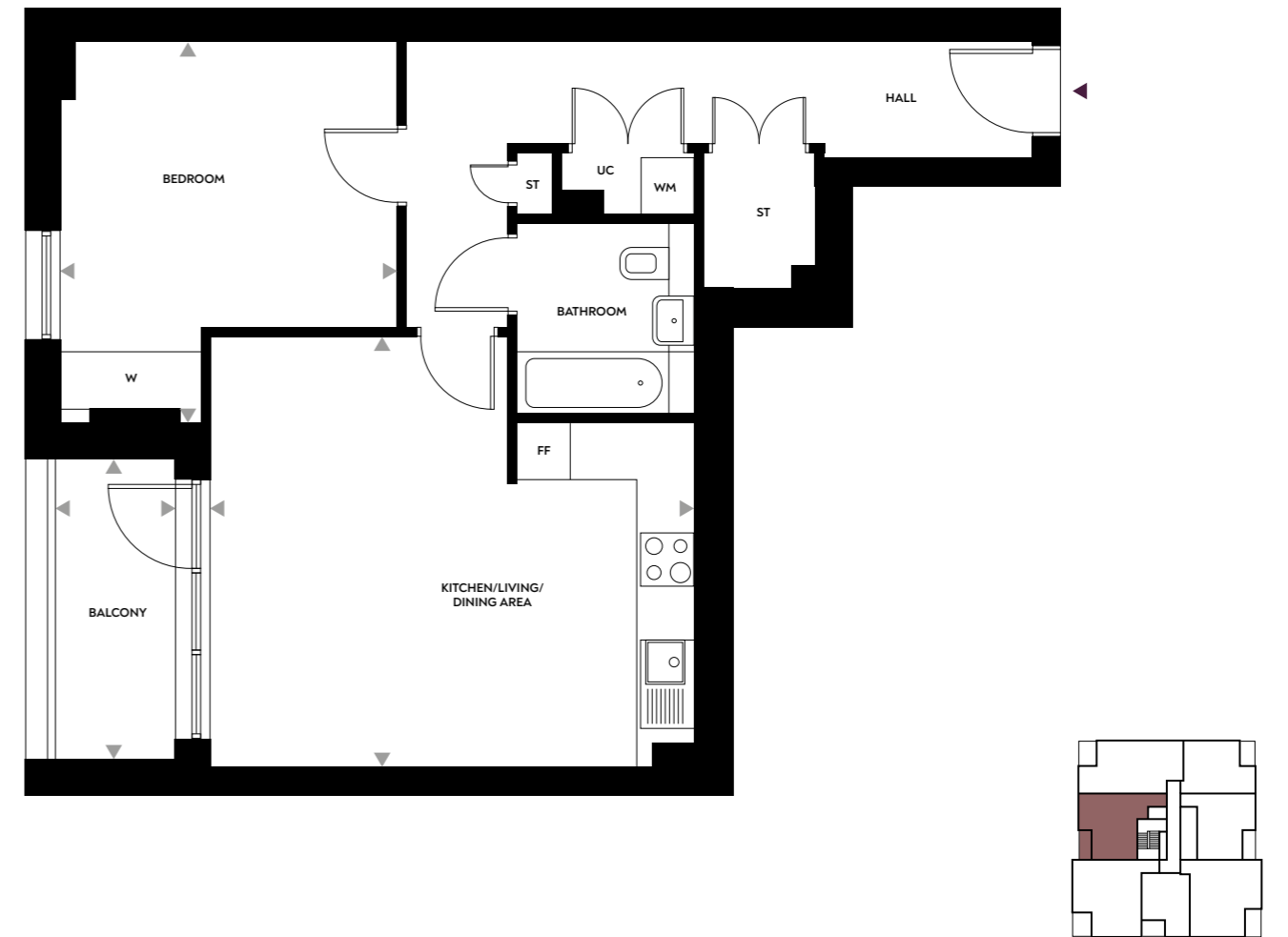
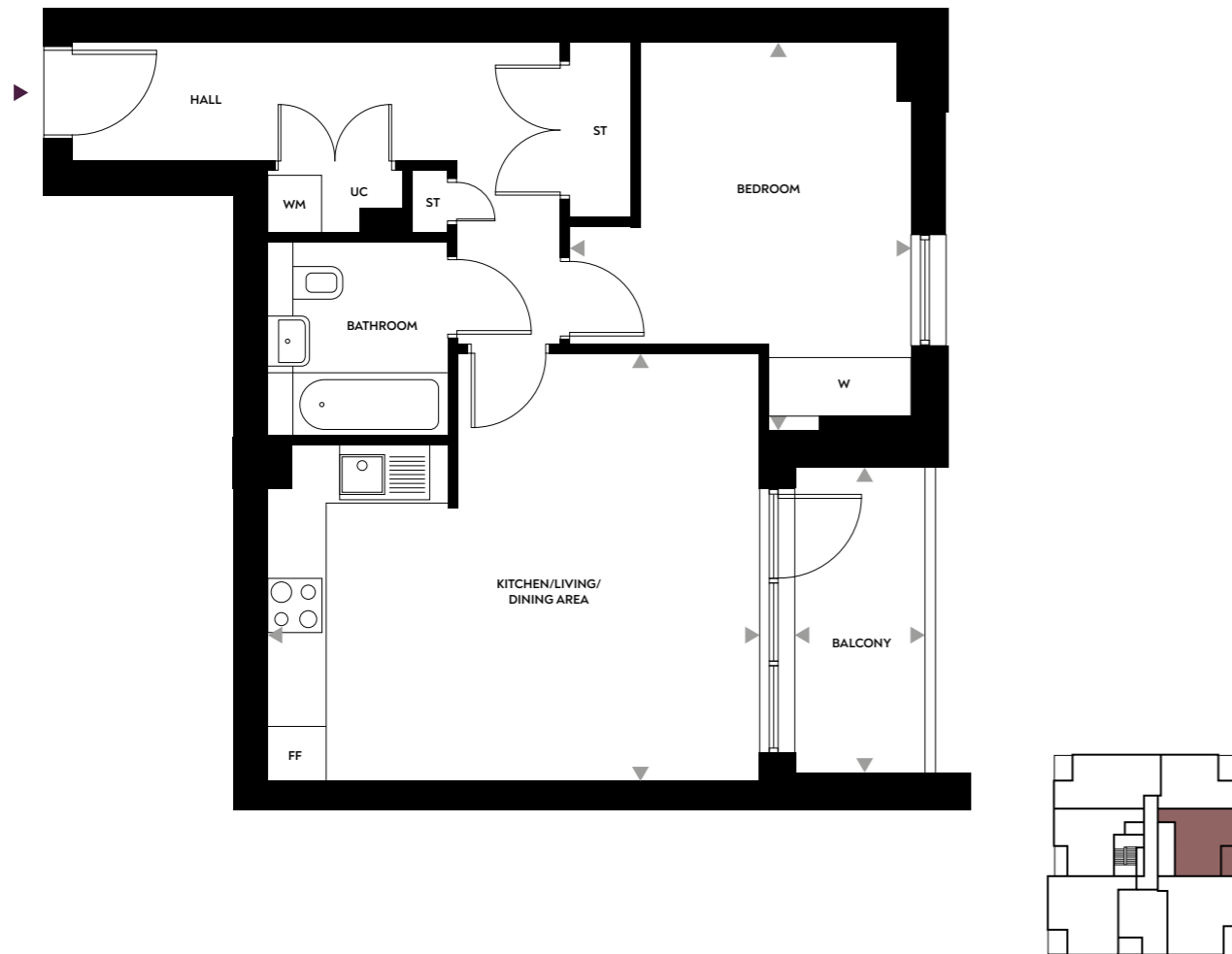
Type C

Plots E01.04, E02.04, E03.04, E04.04, E05.04, E06.04 & E07.04



Type D

Plots E01.01, E02.01, E03.01, E04.01, E05.01, E06.01 & E07.01



Room	Metric	Imperial
Kitchen/Living/Dining Area	5.44m x 4.74m	17'10" x 15'6"
Bedroom	4.31m x 3.78m	14'1" x 12'4"
Total internal area	54.7 sq m	588.78 sq ft
Balcony	3.38m x 1.62m	11'1" x 5'3"

Floor	Plot
1	E01.04
2	E02.04
3	E03.04
4	E04.04
5	E05.04
6	E06.04
7	E07.04

▶ – Entrance | FF – Fridge/Freezer | ST – Storage | UC – Utility Cupboard | W – Wardrobe | WM – Washing Machine

Room	Metric	Imperial
Kitchen/Living/Dining Area	5.45m x 4.86m	17'10" x 15'11"
Bedroom	4.31m x 3.79m	14'1" x 12'5"
Total internal area	59.0 sq m	635.07 sq ft
Balcony	3.38m x 1.53m	11'1" x 5'0"

Floor	Plot
1	E01.01
2	E02.01
3	E03.01
4	E04.01
5	E05.01
6	E06.01
7	E07.01

◀ – Entrance | FF – Fridge/Freezer | ST – Storage | UC – Utility Cupboard | W – Wardrobe | WC – Wheelchair Adaptable Unit | WM – Washing Machine

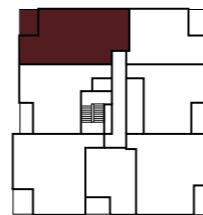
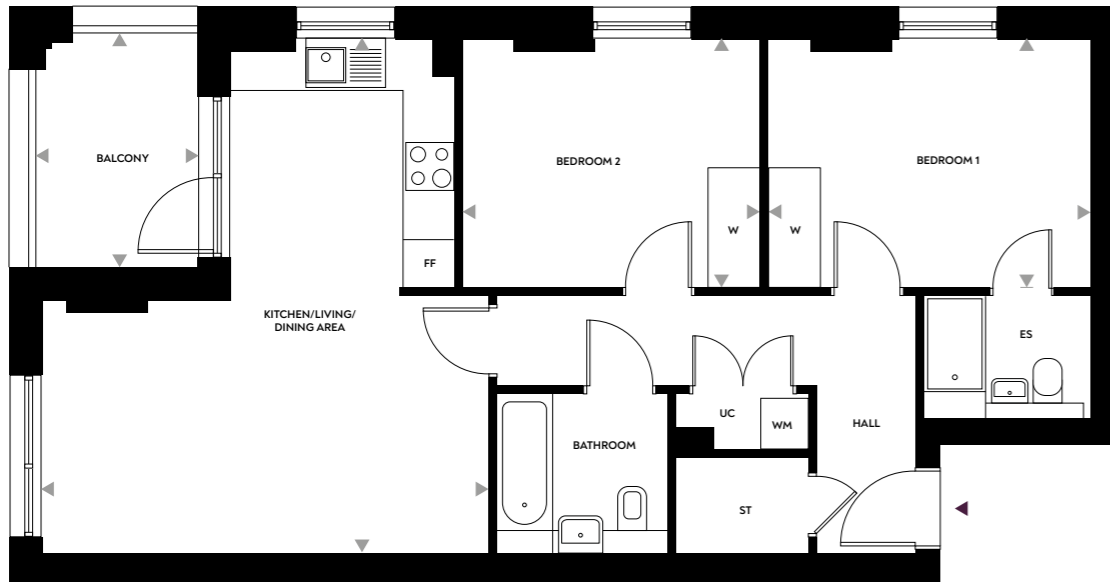
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Two bedroom apartments

Type E

Plots E01.02, E02.02, E03.02, E04.02, E05.02, E06.02 & E07.02



Room	Metric	Imperial
Kitchen/Living/Dining Area	6.44m x 5.60m	21'1" x 18'4"
Bedroom 1	3.72m x 3.11m	12'2" x 10'2"
Bedroom 2	3.72m x 3.11m	12'2" x 10'2"
Total internal area	73.3 sq m	788.99 sq ft
Balcony	2.92m x 2.21m	9'6" x 7'3"

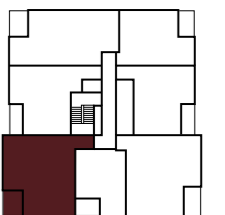
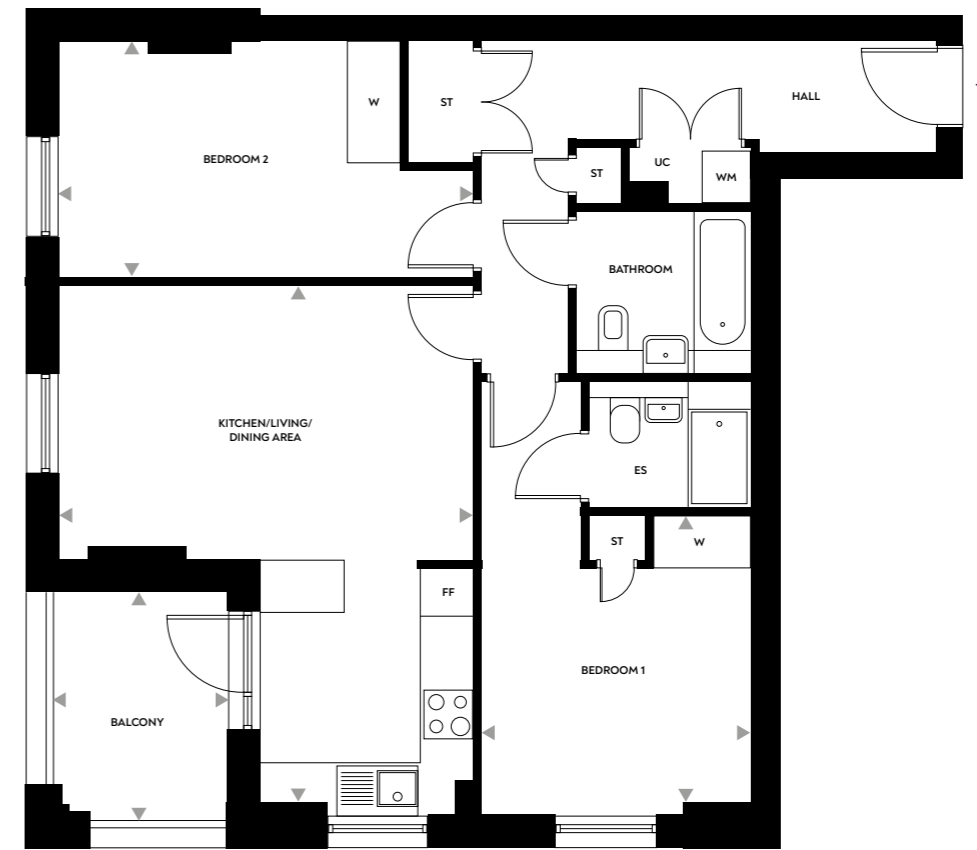
Floor	Plot
1	E01.02
2	E02.02
3	E03.02
4	E04.02
5	E05.02
6	E06.02
7	E07.02

◀ - Entrance | ES - En Suite | FF - Fridge/Freezer | ST - Storage | UC - Utility Cupboard | W - Wardrobe | WM - Washing Machine

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Type F

Plots E01.07, E02.07, E03.07, E04.07, E05.07, E06.07 & E07.07



Room	Metric	Imperial
Kitchen/Living/Dining Area	6.53m x 5.10m	21'5" x 16'8"
Bedroom 1	3.69m x 3.32m	12'1" x 10'10"
Bedroom 2	5.10m x 2.91m	16'8" x 9'6"
Total internal area	76.7 sq m	825.59 sq ft
Balcony	2.81m x 2.32m	9'2" x 7'7"

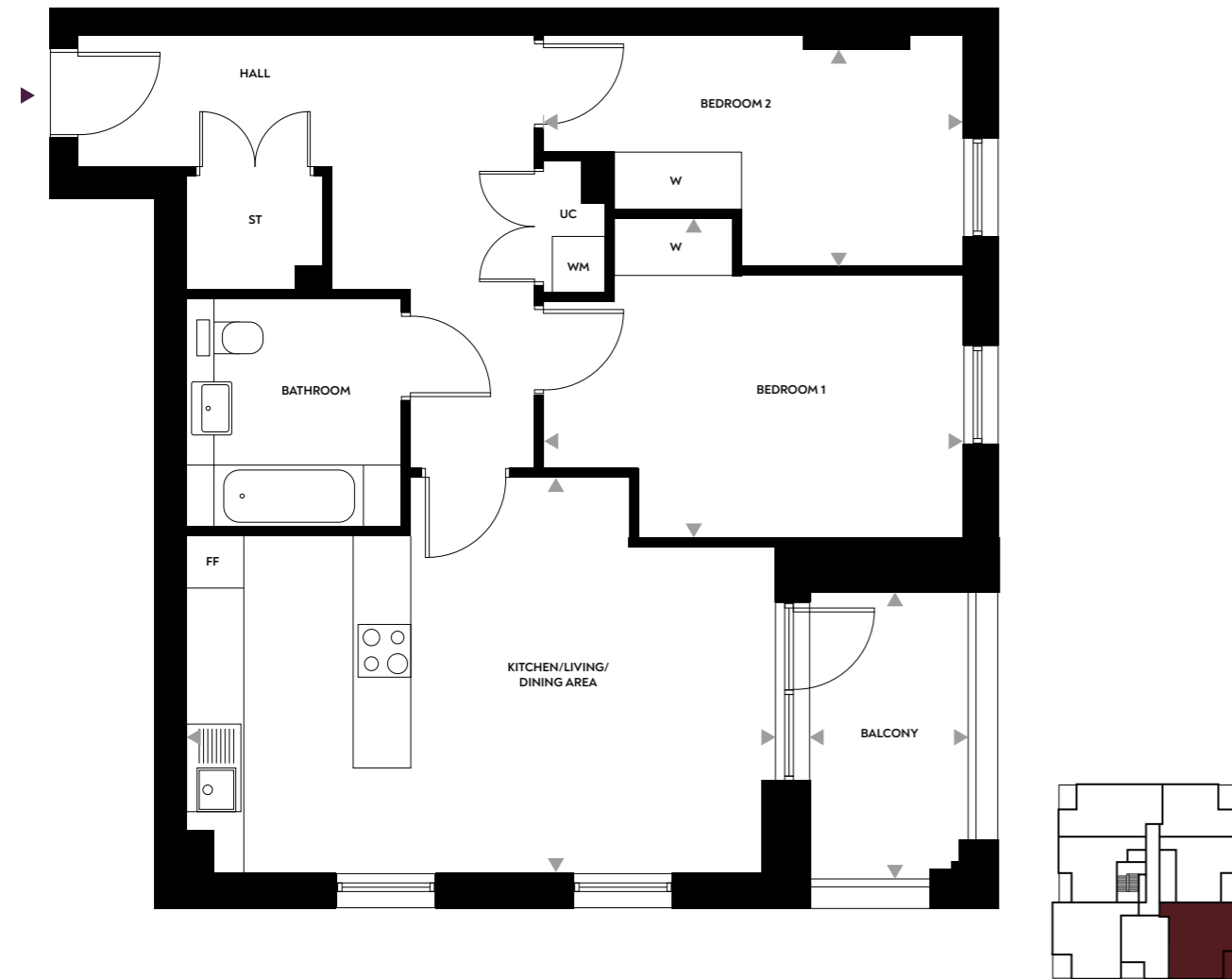
Floor	Plot
1	E01.07
2	E02.07
3	E03.07
4	E04.07
5	E05.07
6	E06.07
7	E07.07

◀ - Entrance | ES - En Suite | FF - Fridge/Freezer | ST - Storage | UC - Utility Cupboard | W - Wardrobe | WM - Washing Machine

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Type G

Plots E01.05, E02.05, E03.05, E04.05, E05.05, E06.05 & E07.05



Room	Metric	Imperial	Floor	Plot
Kitchen/Living/Dining Area	6.69m x 4.50m	21'11" x 14'9"	1	E01.05
Bedroom 1	4.77m x 3.65m	15'7" x 11'11"	2	E02.05
Bedroom 2	4.77m x 2.63m	15'7" x 8'7"	3	E03.05
Total internal area	78.0 sq m	839.58 sq ft	4	E04.05
Balcony	3.26m x 1.98m	10'8" x 6'5"	5	E05.05
			6	E06.05
			7	E07.05

▶ – Entrance | FF – Fridge/Freezer | ST – Storage | UC – Utility Cupboard | W – Wardrobe | WM – Washing Machine

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Better places *and better lives*

At L&Q we believe passionately that people's health, security and happiness depend on where they live.

With nearly 60 years' experience, we have what it takes to do things right. We aim to deliver great service to every customer, every time, and we're always looking for ways to improve ourselves.

Our relationships are built on trust, transparency and fairness and we're there when we're needed – locally responsive and working hard to keep the communities we serve safe and vibrant.

Because our social purpose is at the core of what we do, we reinvest all of the money that we make into our homes and services.

We create better places to live by delivering homes, neighbourhoods and housing services that people can afford.

We are L&Q.

We're here and ready to help

When you're ready to move in, L&Q will give you a personal introduction to your new L&Q home.

The L&Q new homes warranty

We will demonstrate how to operate your appliances and heating and talk you through any special features, all of which will be detailed in your Home User Guide.

We are confident that you will be delighted with your new L&Q home, but for added peace of mind, all of our homes also come with an L&Q new homes warranty.

This lasts for two years from the date of legal completion. For the 2-year period, we guarantee items supplied as part of your new home, covering repairs needed due to faulty workmanship or materials. The NHBC Buildmark cover is valid for 10 years from the date the building was finished.

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



L&Q Achievements



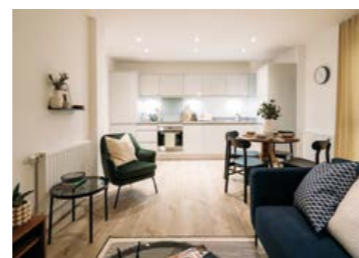
A selection of other L&Q developments



Beam Park – Rainham
lqhomes.com/beampark



Lock No.19 – Hackney Wick
lqhomes.com/lockno19



Regency Heights – Park Royal
lqhomes.com/regencyheights



Walthamstow, E17 7FT
thechain@lqgroup.org.uk
03330 032 339
lqhomes.com/thechain

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The L&Q logo is displayed in a bold, black, sans-serif font on a bright yellow rectangular background.