

THE CHAIN E17

Velo House
Floorplans and Specification

L&Q



A vibrant community *and a place to grow*

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 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 – Apartments

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 double 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
- Floor-mounted WC with concealed cistern
- Chrome dual-flush plate for water efficiency
- 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 two-way thermostatic mixer valve, bath spout, and overhead shower to the bath
- Homes with an en suite or separate shower will include a shower screen over the bath, a concealed one-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
- Floor-mounted WC with concealed cistern
- Chrome dual-flush plate
- Tiled countertop around sink
- White shower tray with fixed shower screen
- One-way thermostatic valve with overhead shower 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
- Large-format floor and wall tiles to bathrooms and en suites

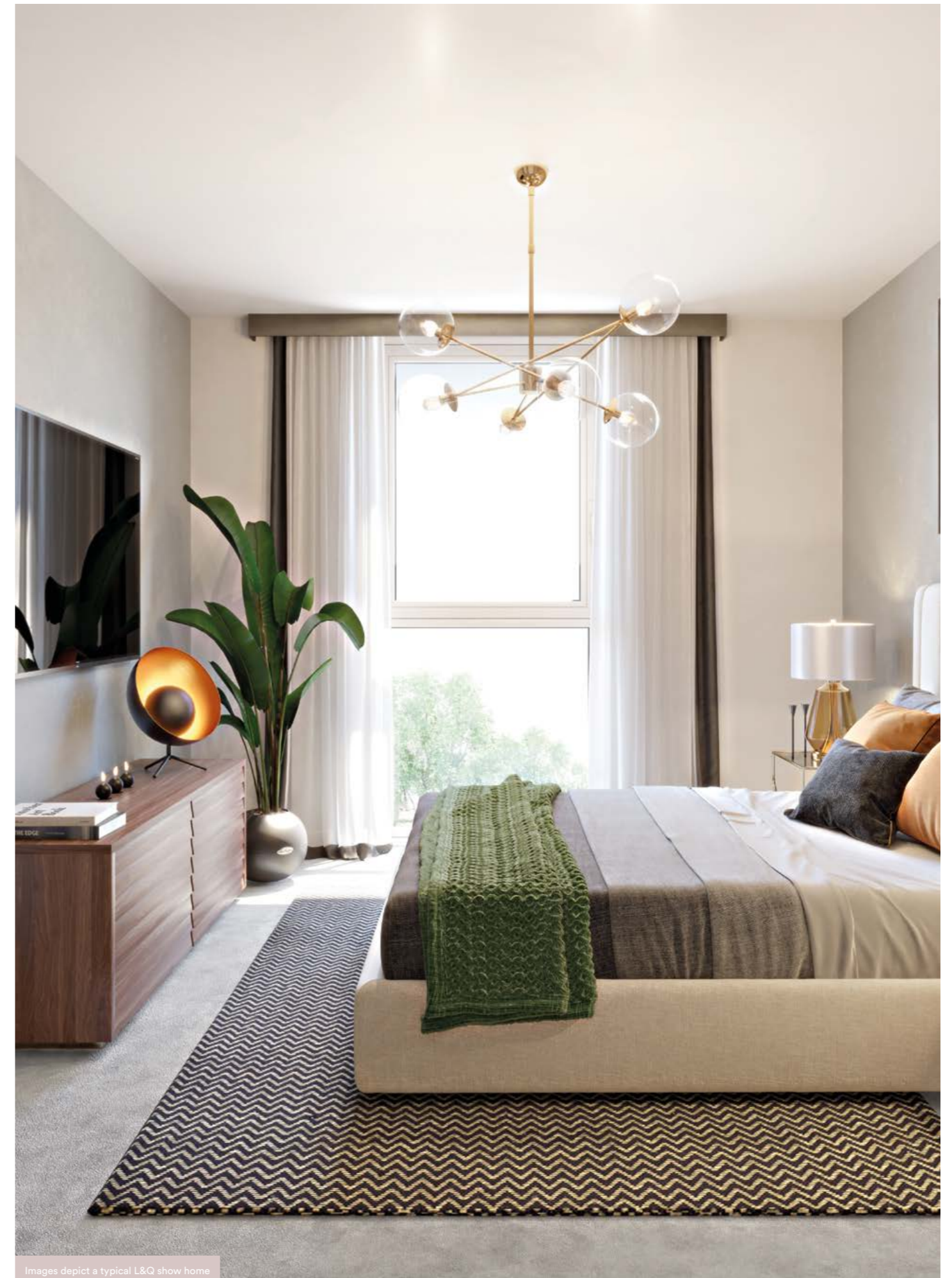
Heating, Electrical & Lighting



- 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 and store cupboards
- Polished chrome switches and sockets
- Provision for Virgin Media (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 have a single oven †Selected plots do not have an integrated extractor, speak to a Sales Associate for further details.

Specification – Duplexes

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 double 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

Cloakroom



- 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

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

Wall & Floor Finishes



- White emulsion painted walls and ceilings
- White satin architraves and skirting boards
- Amtico flooring to hallways and kitchen/living/dining areas
- 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 and store cupboards
- Polished chrome switches and sockets
- Provision for Virgin Media (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

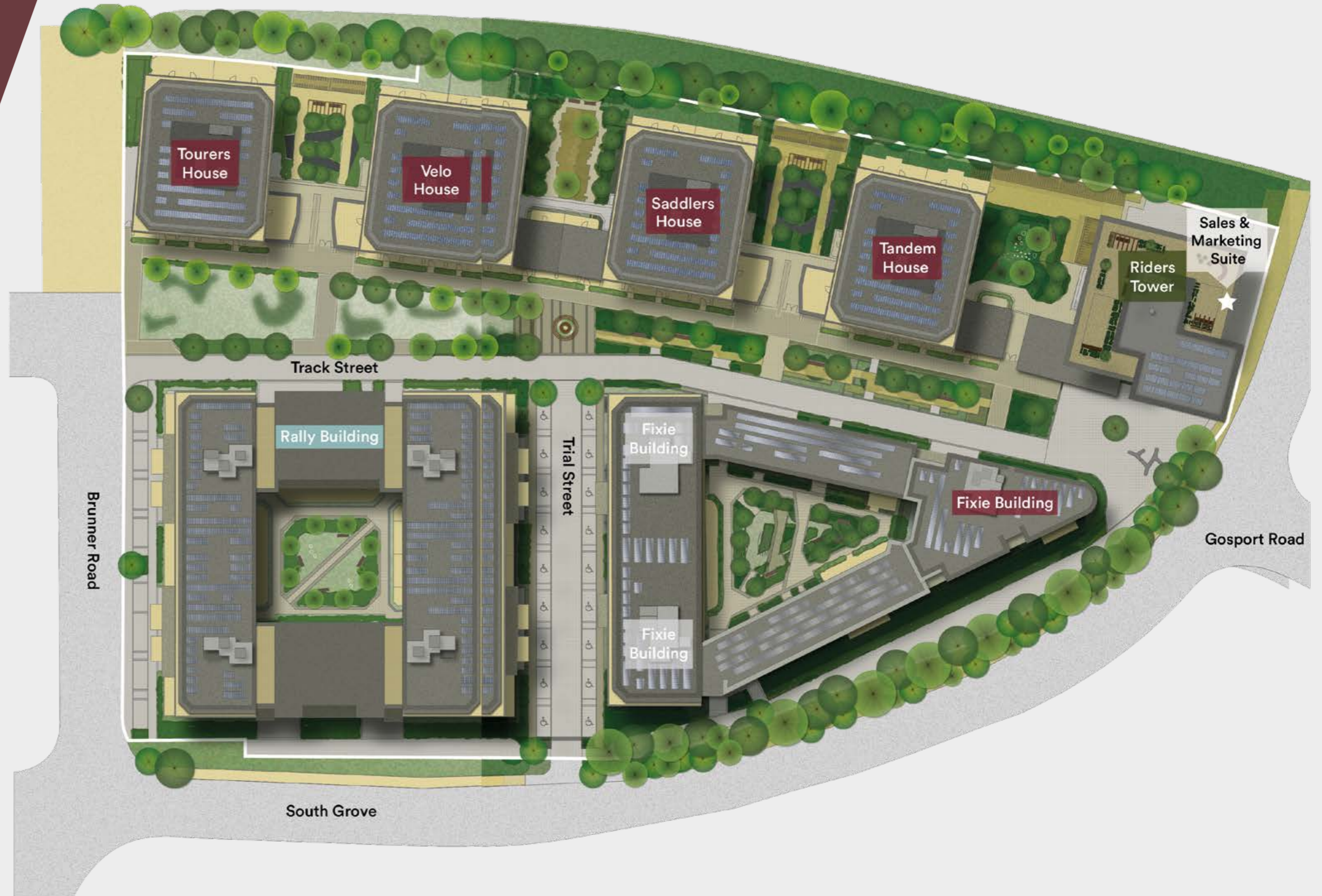


Image depicts a typical L&Q show home

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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

■ Shared Ownership

■ London Living Rent

■ Affordable Rent

★ Sales and Marketing Suite

■ Market Sale

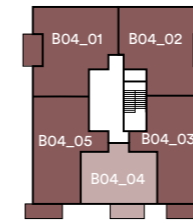
The development layout does not show details of gradients of land, boundary treatments, local authority street lighting or landscaping. It is our intention to build in accordance with this layout. However, there may be occasions when the house designs, boundaries, landscaping and positions of roads and footpaths change as the development proceeds. Please speak to a Sales Associate for more details.



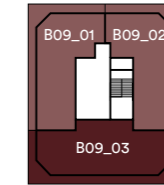
Plot locators



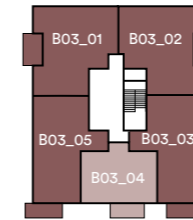
Fourth Floor



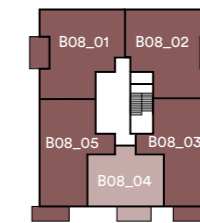
Ninth Floor



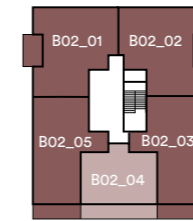
Third Floor



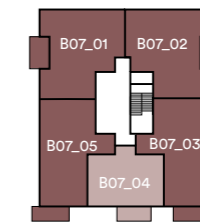
Eighth Floor



Second Floor



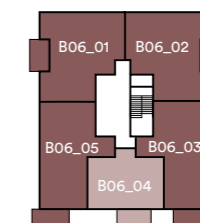
Seventh Floor



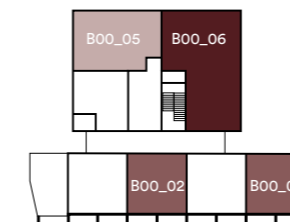
First Floor



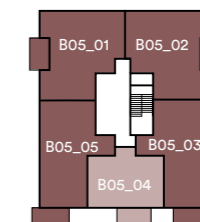
Sixth Floor



Ground Floor



Fifth Floor

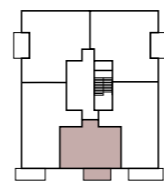
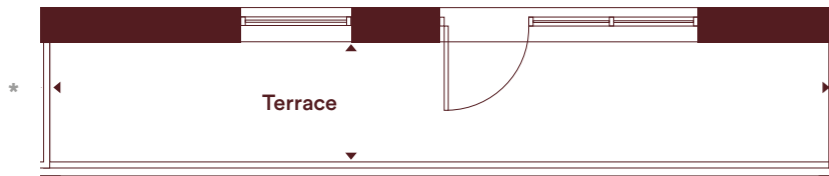
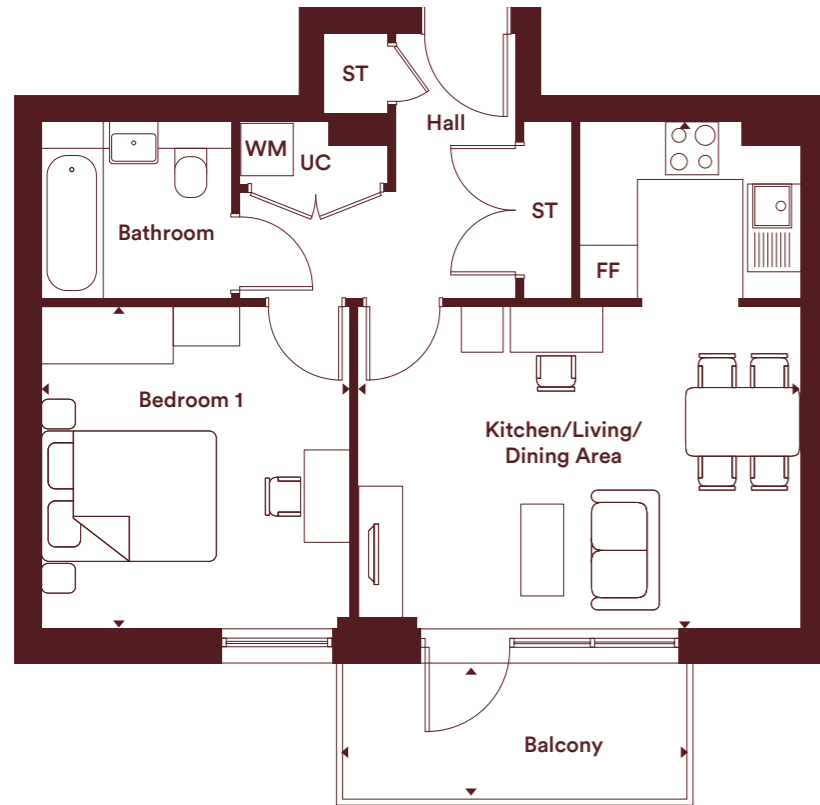


- 3 bedroom apartments
- 2 bedroom apartments
- 1 bedroom apartments

One bedroom apartments

Type A

Plots B02_04*, B03_04, B04_04, B05_04, B06_04, B07_04 & B08_04



Room	Metric	Imperial
Kitchen/Living/Dining Area	5.75m x 5.01m	18'9" x 16'4"
Bedroom 1	3.65m x 3.50m	12'0" x 11'5"
Total internal area	51.7 sq m	556.49 sq ft
Balcony	3.90m x 1.73m	12'10" x 5'8"
Terrace	8.87m x 1.56m	29'1" x 5'1"

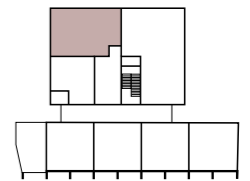
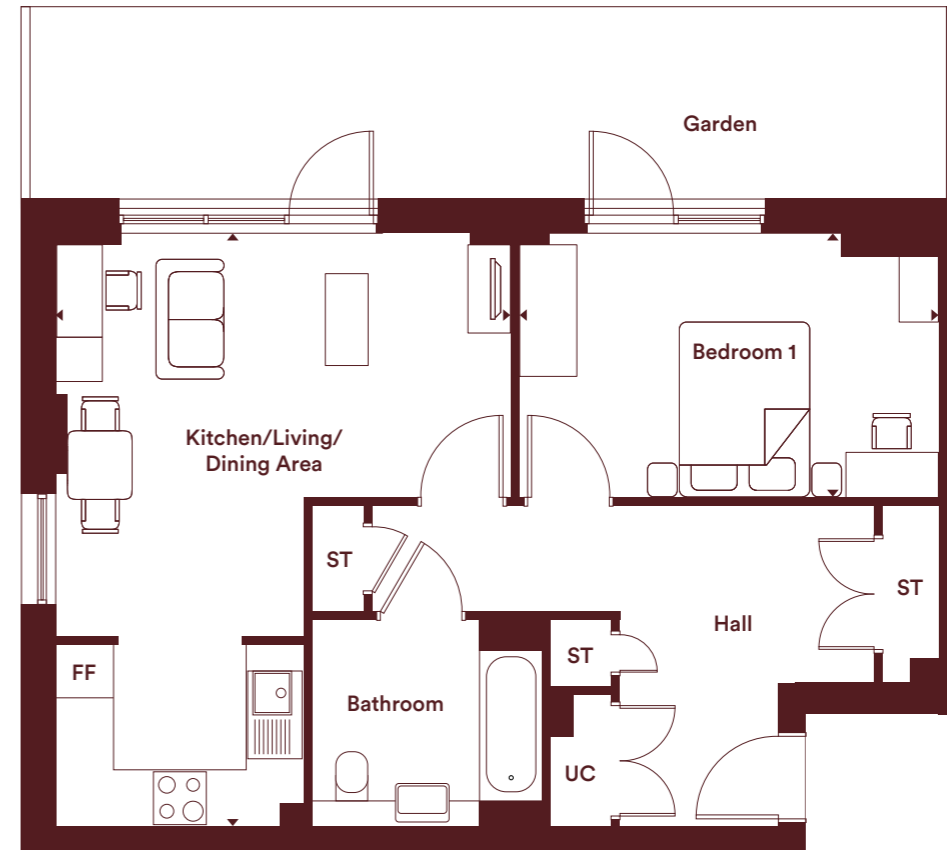
Floor	Plot
2	B02_04
3	B03_04
4	B04_04
5	B05_04
6	B06_04
7	B07_04
8	B08_04

FF – Fridge/Freezer | ST – Storage | UC – Utility Cupboard | 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. *Terrace to plot B02_04 only.

Type B

Plot B00_05



Room	Metric	Imperial
Kitchen/Living/Dining Area	6.74m x 5.16m	22'1" x 16'9"
Bedroom 1	3.00m x 4.72m	9'8" x 15'5"
Total internal area	64.0 sq m	688.89 sq ft
Garden	10.41m x 5.15m	34'2" x 16'9"

Floor	Plot
G	B00_05

FF – Fridge/Freezer | ST – Storage | UC – Utility Cupboard

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Two bedroom apartments

Type C

Plot B01_01



Room	Metric	Imperial
Kitchen/Living/Dining Area	6.87m x 6.75m	22'6" x 22'2"
Bedroom 1	4.72m x 4.02m	15'5" x 13'2"
Bedroom 2	4.35m x 2.40m	14'3" x 7'9"
Total internal area	93.9 sq m	1,010.73 sq ft
Terrace 1	3.61m x 1.96m	11'8" x 6'5"
Terrace 2	2.04m x 1.34m	6'9" x 4'5"

Floor	Plot
1	B01_01

FF – Fridge/Freezer | ST – Storage | UC – Utility Cupboard | WM – Washing Machine

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Type D

Plot B01_02



Room	Metric	Imperial
Kitchen/Living/Dining Area	6.87m x 6.75m	22'6" x 22'2"
Bedroom 1	4.72m x 4.02m	15'5" x 13'2"
Bedroom 2	4.35m x 2.40m	14'3" x 7'9"
Total internal area	95.0 sq m	1,022.57 sq ft
Terrace 1	3.61m x 2.15m	11'8" x 6'5"
Terrace 2	2.04m x 1.34m	6'9" x 4'5"

Floor	Plot
1	B01_02

FF – Fridge/Freezer | ST – Storage | UC – Utility Cupboard | WM – Washing Machine

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Type E

Plots B02_01, B03_01, B04_01, B05_01, B06_01, B07_01 & B08_01



Room	Metric	Imperial
Kitchen/Living/Dining Area	6.74m x 4.70m	22'1" x 15'4"
Bedroom 1	6.04m x 3.13m	19'8" x 10'3"
Bedroom 2	4.65m x 3.00m	15'3" x 9'9"
Total internal area	76.7 sq m	825.59 sq ft
Balcony	3.61m x 2.15m	11'8" x 7'1"

Floor	Plot
2	B02_01
3	B03_01
4	B04_01
5	B05_01
6	B06_01
7	B07_01
8	B08_01

ES – En Suite | FF – Fridge/Freezer | ST – Storage | UC – Utility Cupboard | 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.

Type F

Plots B02_02, B03_02, B04_02, B05_02, B06_02, B07_02 & B08_02



Room	Metric	Imperial
Kitchen/Living/Dining Area	6.74m x 4.70m	22'1" x 15'4"
Bedroom 1	6.04m x 3.13m	19'8" x 10'3"
Bedroom 2	4.65m x 3.00m	15'3" x 9'9"
Total internal area	77.9 sq m	838.50 sq ft
Balcony	3.61m x 2.15m	11'8" x 7'1"

Floor	Plot
2	B02_02
3	B03_02
4	B04_02
5	B05_02
6	B06_02
7	B07_02
8	B08_02

ES – En Suite | FF – Fridge/Freezer | ST – Storage | UC – Utility Cupboard

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.

Type G

Plots B02_03*, B03_03, B04_03, B05_03, B06_03, B07_03 & B08_03



Room	Metric	Imperial
Kitchen/Living/Dining Area	6.84m x 4.99m	22'5" x 16'4"
Bedroom 1	3.94m x 3.80m	13'0" x 12'5"
Bedroom 2	3.33m x 2.69m	10'9" x 8'8"
Total internal area	72.2 sq m	777.15 sq ft
Balcony	5.03m x 1.73m	16'5" x 5'7"
Terrace	5.03m x 1.73m	16'5" x 5'7"

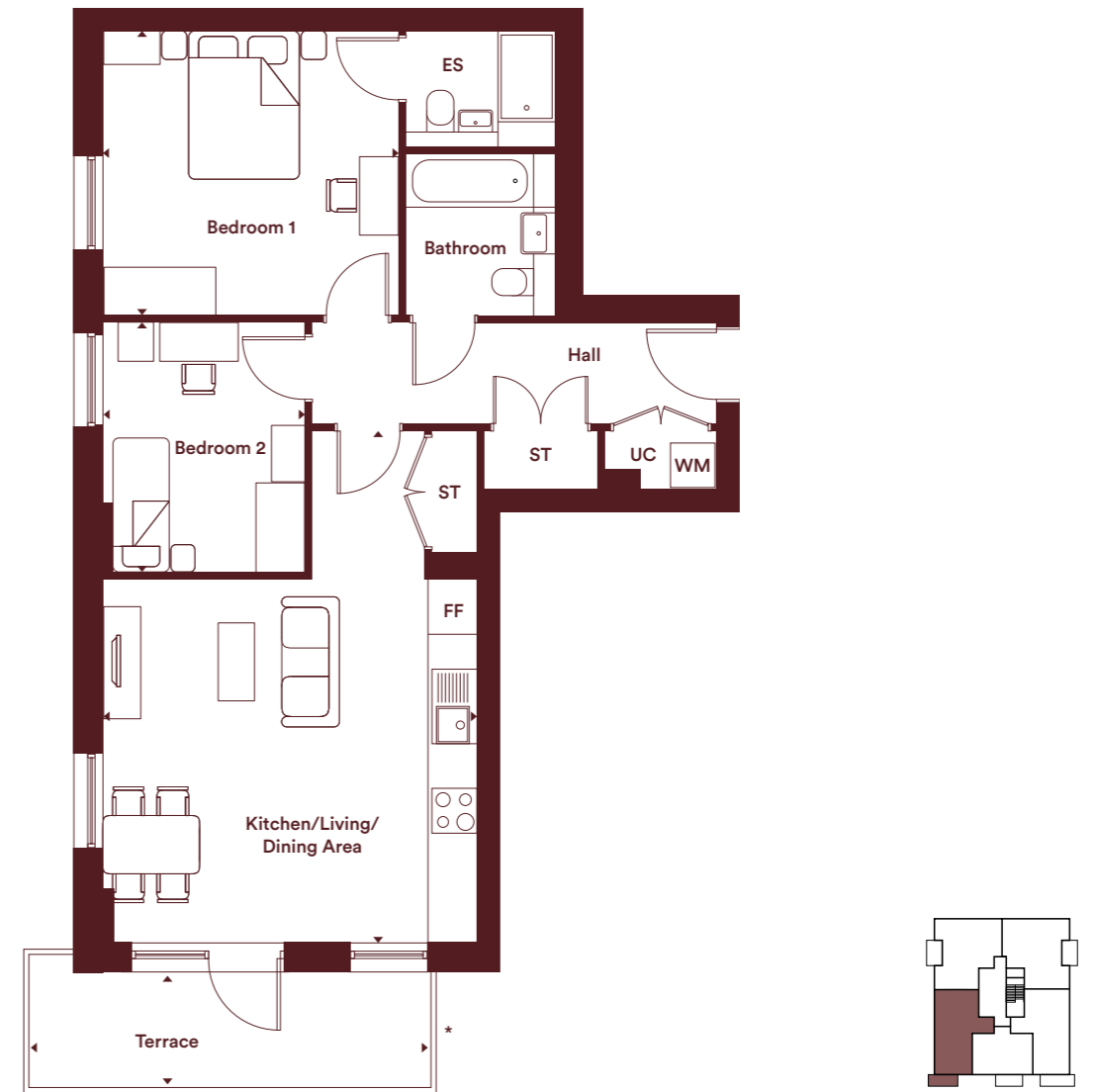
Floor	Plot
2	B02_03
3	B03_03
4	B04_03
5	B05_03
6	B06_03
7	B07_03
8	B08_03

ES – En Suite | FF – Fridge/Freezer | ST – Storage | UC – Utility Cupboard | WM – Washing Machine

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Type H

Plots B02_05*, B03_05, B04_05, B05_05, B06_05, B07_05 & B08_05



Room	Metric	Imperial
Kitchen/Living/Dining Area	6.84m x 4.99m	22'5" x 16'4"
Bedroom 1	3.94m x 3.80m	13'0" x 12'5"
Bedroom 2	3.33m x 2.69m	10'9" x 8'8"
Total internal area	72.1 sq m	776.07 sq ft
Balcony	5.03m x 1.73m	16'5" x 5'7"
Terrace	4.22m x 1.73m	13'9" x 5'7"

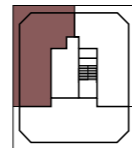
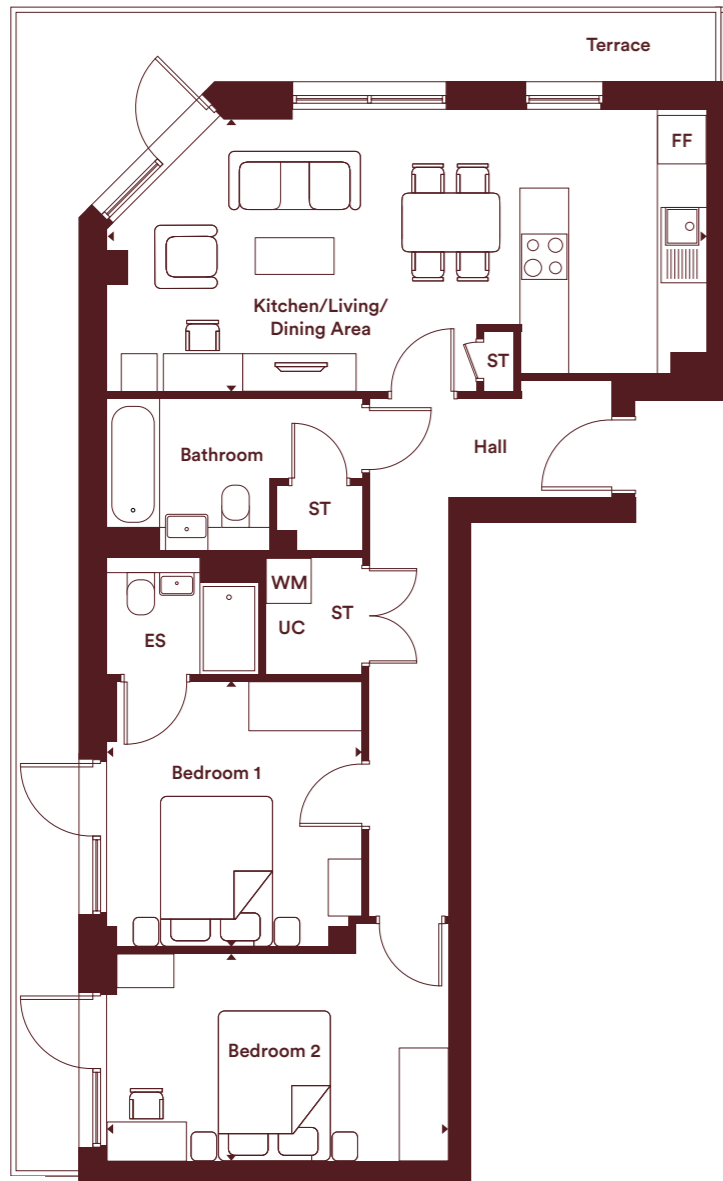
Floor	Plot
2	B02_05
3	B03_05
4	B04_05
5	B05_05
6	B06_05
7	B07_05
8	B08_05

ES – En Suite | FF – Fridge/Freezer | ST – Storage | UC – Utility Cupboard | WM – Washing Machine

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Type I

Plot B09_01



Room	Metric	Imperial
Kitchen/Living/Dining Area	7.94m x 3.72m	26'1" x 12'2"
Bedroom 1	3.49m x 3.37m	11'5" x 11'1"
Bedroom 2	4.52m x 2.75m	14'8" x 9'0"
Total internal area	77.0 sq m	828.82 sq ft

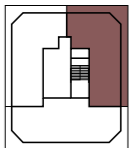
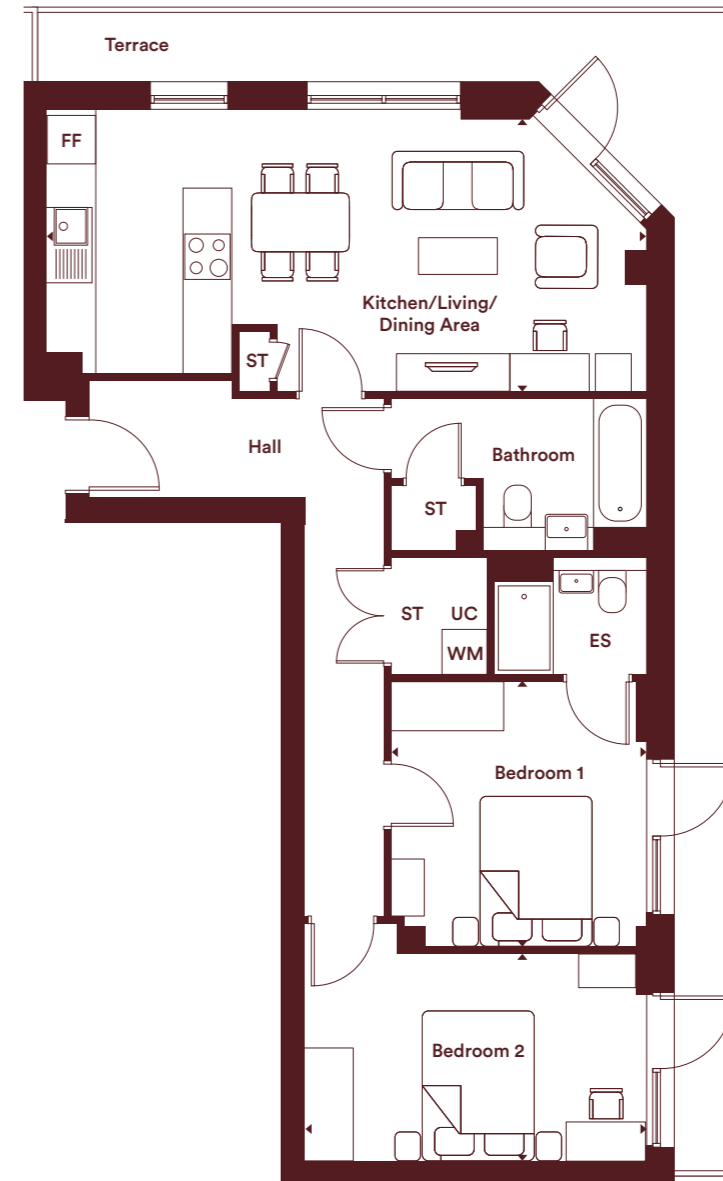
Floor	Plot
9	B09_01

ES – En Suite | FF – Fridge/Freezer | ST – Storage | UC – Utility Cupboard | WM – Washing Machine

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Type J

Plot B09_02



Room	Metric	Imperial
Kitchen/Living/Dining Area	7.94m x 3.72m	26'1" x 12'2"
Bedroom 1	3.49m x 3.37m	11'5" x 11'1"
Bedroom 2	4.52m x 2.75m	14'8" x 9'0"
Total internal area	78.2 sq m	841.73 sq ft

Floor	Plot
9	B09_02

ES – En Suite | FF – Fridge/Freezer | ST – Storage | UC – Utility Cupboard | WM – Washing Machine

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Type K

Plot B00_02



Room	Metric	Imperial
Kitchen/Living/Dining Area	6.72m x 6.65m	22'1" x 21'8"
Bedroom 1	5.63m x 3.33m	18'5" x 10'9"
Bedroom 2	5.63m x 3.22m	18'5" x 10'6"
Total internal area	106.7 sq m	1,148.50 sq ft
Balcony	3.24m x 2.00m	10'6" x 6'6"
Garden	5.25m x 1.48m	17'2" x 4'9"

Floor	Plot
G	B00_02
1	B00_02

ES – En Suite | FF – Fridge/Freezer | ST – Storage | UC – Utility Cupboard | WC – Wheelchair Adaptable Unit

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Type L

Plot B00_04



Room	Metric	Imperial
Kitchen/Living/Dining Area	6.78m x 6.72m	22'2" x 22'1"
Bedroom 1	3.28m x 4.63m	15'2" x 10'8"
Bedroom 2	3.43m x 3.48m	11'3" x 11'4"
Total internal area	106.7 sq m	1,148.50 sq ft
Balcony	3.23m x 1.96m	10'6" x 6'4"
Garden	6.09m x 1.46m	20'0" x 4'8"

Floor	Plot
G	B00_04
1	B00_04

ES – En Suite | FF – Fridge/Freezer | ST – Storage | UC – Utility Cupboard | WC – Wheelchair Adaptable Unit | WM – Washing Machine

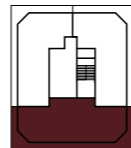
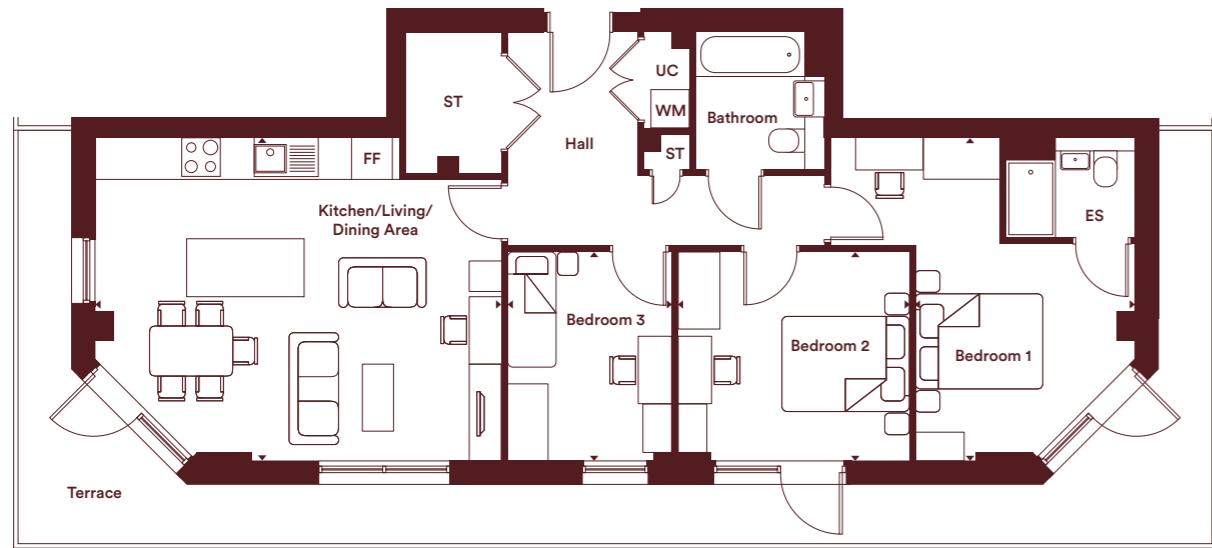
The floorplans provided are intended to only give a general indication of the proposed floor layout, are not drawn to scale and are not intended to form part of any offer, contract, warranty or representation. Measurements are given to the widest point, are approximate and are given as a guide only. 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.



Three bedroom apartments

Type M

Plot B09_03



Room	Metric	Imperial
Kitchen/Living/Dining Area	6.31m x 5.01m	20'7" x 16'5"
Bedroom 1	5.01m x 3.40m	16'5" x 11'2"
Bedroom 2	3.60m x 3.24m	11'8" x 10'7"
Bedroom 3	3.24m x 2.55m	10'7" x 8'4"
Total internal area	89.4 sq m	962.29 sq ft

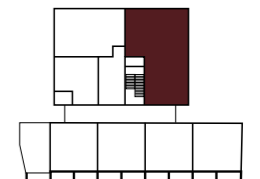
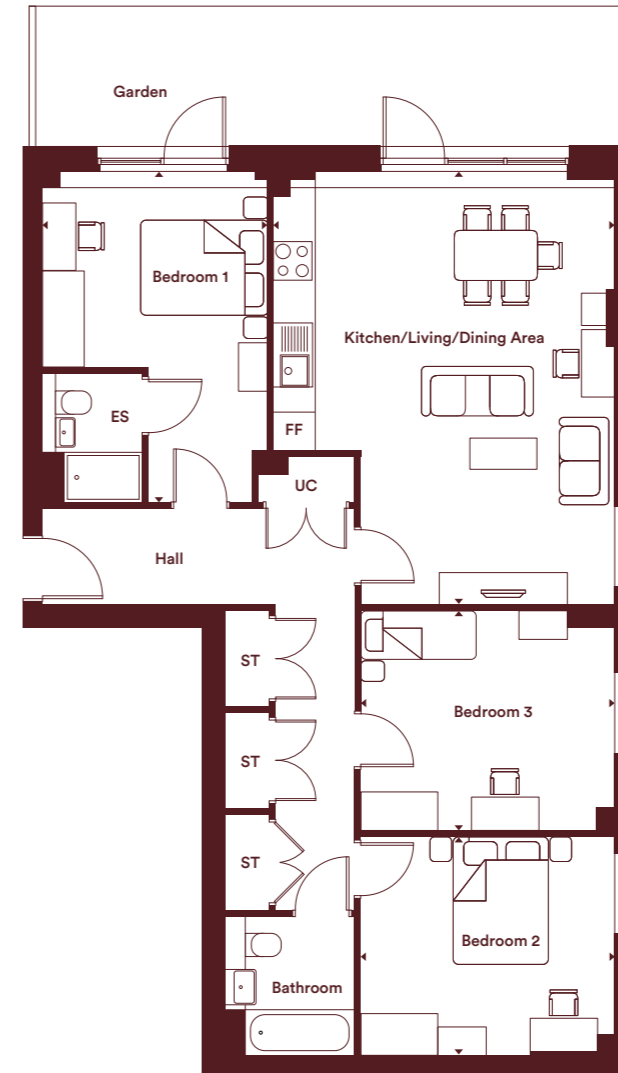
Floor	Plot
1	B09_03

ES – En Suite | FF – Fridge/Freezer | ST – Storage | UC – Utility Cupboard | WM – Washing Machine

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Type N

Plot B00_06



Room	Metric	Imperial
Kitchen/Living/Dining Area	6.74m x 5.30m	22'1" x 17'4"
Bedroom 1	5.14m x 3.52m	16'9" x 11'6"
Bedroom 2	3.94m x 3.39m	13'0" x 11'1"
Bedroom 3	3.94m x 3.39m	13'0" x 11'1"
Total internal area	102.1 sq m	1098.9 sq ft
Garden	9.09m x 5.40m	29'8" x 17'7"

Floor	Plot
G	B00_06

ES – En Suite | FF – Fridge/Freezer | ST – Storage | UC – Utility Cupboard

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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 Resales 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 Join 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. The LABC 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 the LABC Buildmark cover. You can also access the full terms and conditions on our website: lqgroup.org.uk



L&Q Achievements



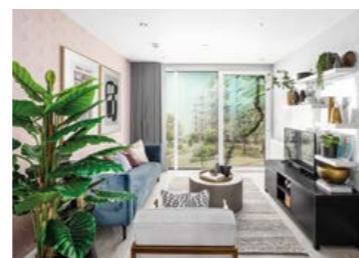
A selection of other L&Q developments



L&Q at Blackhorse View – Walthamstow
lqhomes.com/blackhorseview



L&Q at Beam Park – Rainham
lqhomes.com/beamspark



L&Q at The Silk District – Whitechapel
lqhomes.com/thesilkdistrict

Disclaimer

All information in this document is correct at the time of publication going to print June 2023.. 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. 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. June 2023..

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🌐 lqhomes.com/thechain

L&Q