

L&Q at

BEAM  
PARK®

FLOORPLANS AND  
SPECIFICATION  
NEWPORT HOUSE

L&Q



Photography of showhome, indicative only.



**Welcome to L&Q at Beam Park, a stylish collection of Shared Ownership apartments situated in a transformational new development in Rainham, East London.**

Beam Park is a purpose-built, fully modern community that is being shaped near the banks of the Thames, where Rainham and Dagenham meet. Offering the perfect opportunity to get your feet on the property ladder, these 1, 2 and 3 bedroom homes are ideal for professionals, couples and families alike.

Beam Park is set to become one of East London's most desirable communities. So, if you are looking for an attractive, affordable new home in a welcoming neighbourhood within easy reach of central London, you need look no further.

# The details

Your apartment is fitted with everything you need to move in and get on with living.

## Kitchen

- Modern kitchen cabinets with a complementary worktop and matching upstand
- Stainless steel splashback behind the hob
- Under cupboard lighting
- Stainless steel 1.5 bowl sink with accompanying chrome mixer tap
- Fully integrated appliances including oven, ceramic hob, fridge/freezer, dishwasher and integrated extractor

## Bathroom

- Modern white sanitaryware including semi-recessed basin with chrome basin tap
- Floor mounted WC with concealed cistern
- Chrome dual flush plate for water efficiency
- Full width wall mounted mirror
- Steel bath with 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 hair wash attachment
- Homes with an en suite will include a shower screen over the bath, chrome bath mixer tap with hair wash attachment

## En suite

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

## Bedroom

- Fitted carpet
- Fitted wardrobe with sliding portico style doors to master bedroom rails (Bedroom 1 only)

## Wall & floor finishes

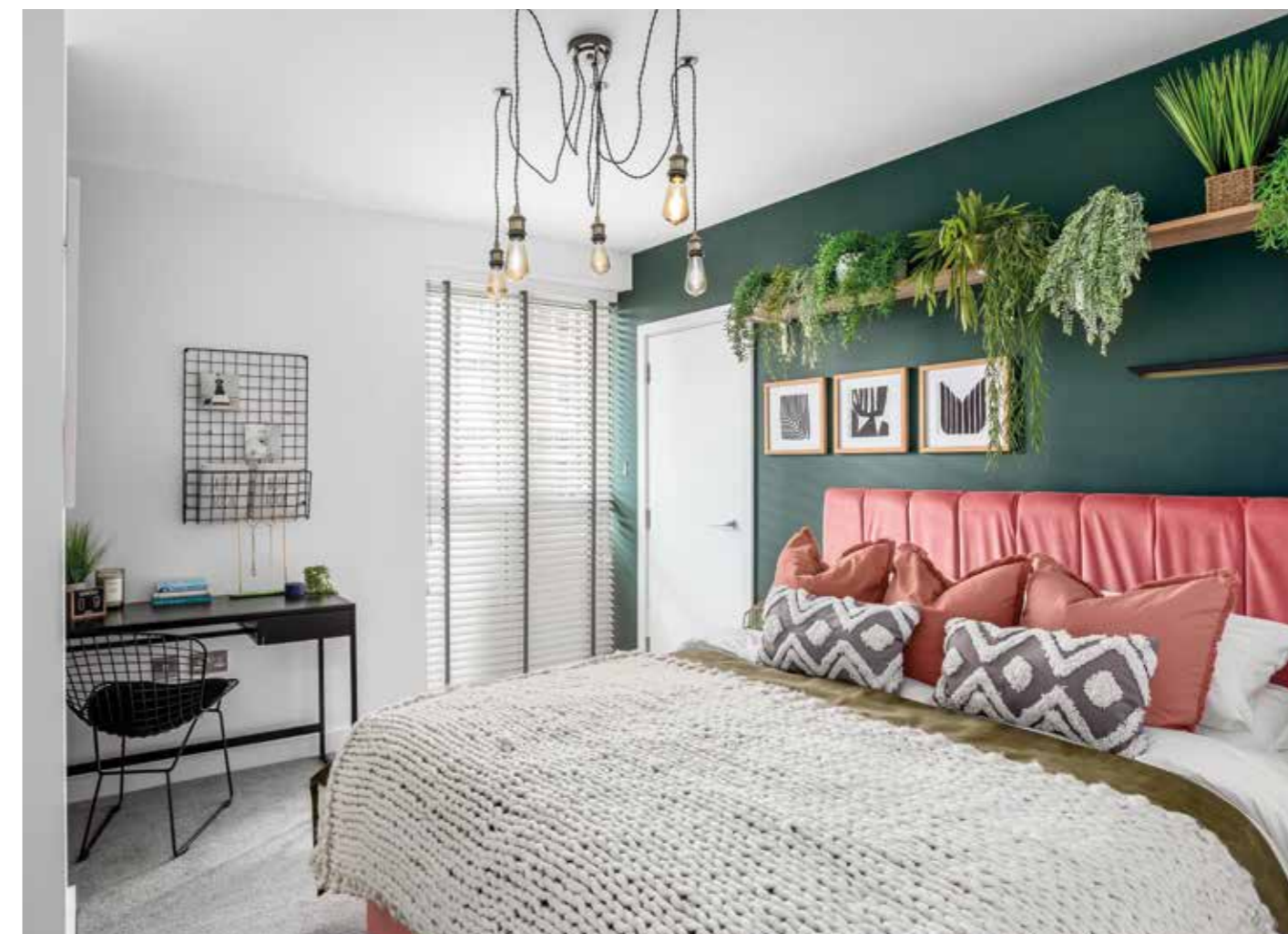
- White emulsion painted walls and ceilings
- White satin architraves and skirting boards
- Sensa Solidio Elite flooring to hallways and kitchen/living/dining areas
- Ceramic large format floor and wall tiles to bathrooms and en-suites

## Heating, electrical & lighting

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

## General

- Free standing washer/dryer located in store cupboard\*
- White internal doors
- Polished Chrome door furniture
- Private garden, balcony or terrace to every home
- Video door entry system
- Communal bicycle storage for every home
- NHBC 12-year Warranty
- Secure car parking on selected plots\*



# Beautifully designed and ready for living

\*Speak to sales associate for further details. Fitted wardrobes are present in all 1 bed properties but in some instances in the second bedroom. The specification of the properties is correct at the date of print/publication but may change as building works progress. Computer generated image, indicative only. Unless specifically incorporated in writing into the sales contract the specification is not intended to form part of any offer, contract, warranty or representation and should not be relied upon as a statement or representation of fact.

# Site plan



## Key

- Previous Shared Ownership release
- Future Shared Ownership releases
- London Living Rent
- Private Rent
- Affordable Rent

- Market Sale
- Podium  
Podium will be landscaped seating area

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. Proposed new train station and primary school are subject to planning.

# Newport House



## Key

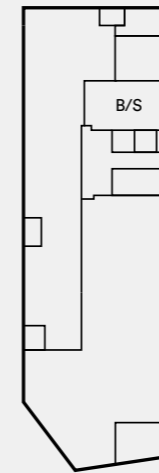
- 1 bedroom homes
- 2 bedroom homes
- 3 bedroom homes

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.

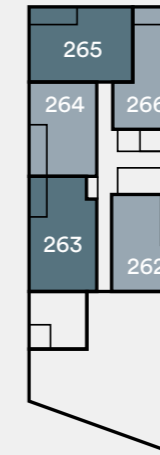
# Plot locator



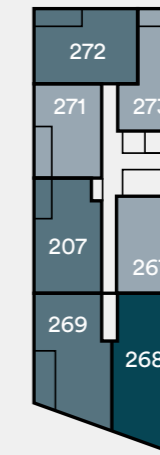
Ground Floor



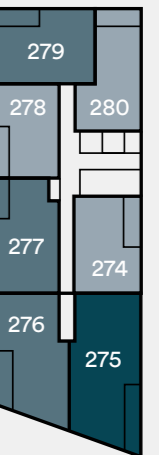
First Floor



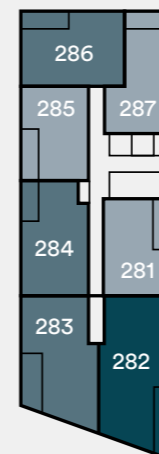
Second Floor



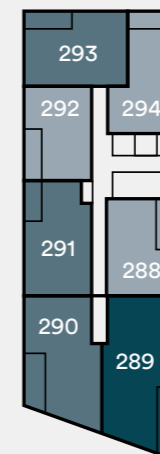
Third Floor



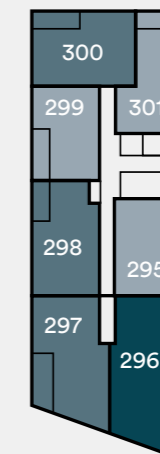
Fourth Floor



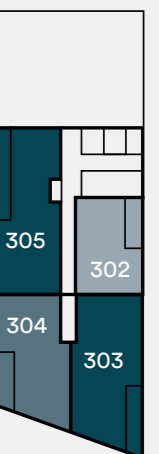
Fifth Floor



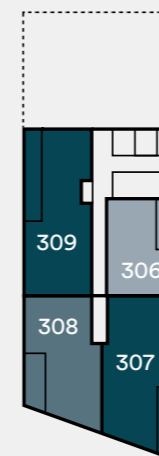
Sixth Floor



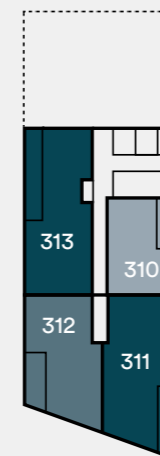
Seventh Floor



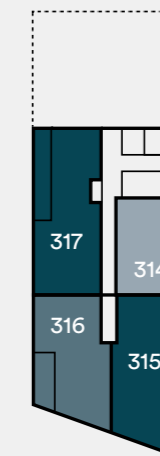
Eighth Floor



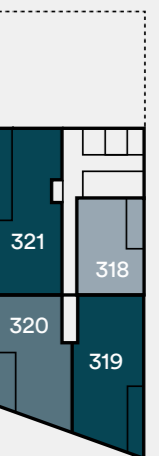
Ninth Floor



Tenth Floor



Eleventh Floor



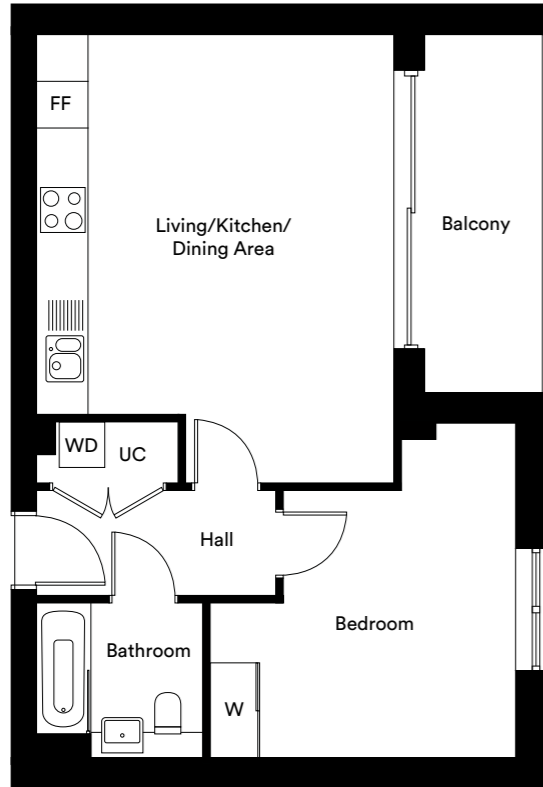
B/S Bin Store

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. For further clarification regarding specific individual plots, please ask our Sales Associates.

# One bedroom homes

## Type A

Plots, 262\*, 267, 274, 281, 288, 295, 302, 306, 310, 314 & 318

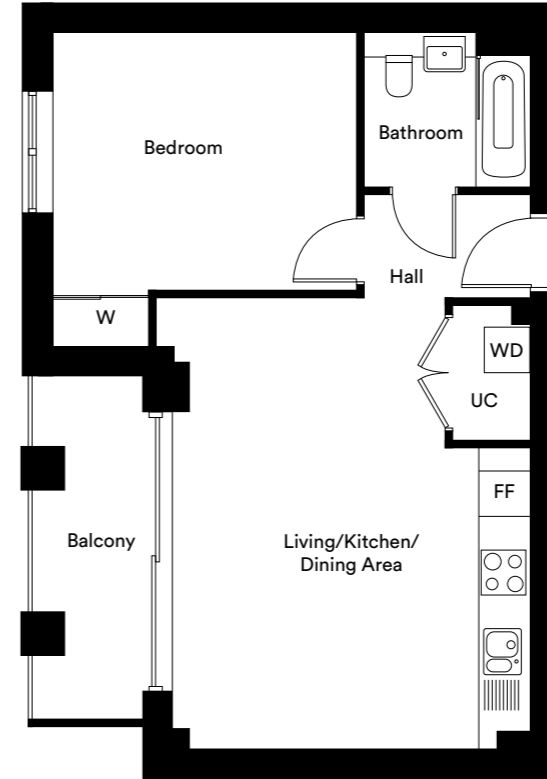


Room	Metric	Imperial
Kitchen/Living/Dining Area	4.94m x 4.09m	13'5" x 16'2"
Bedroom	4.25m x 2.07m	13'11" x 6'9"
<b>Total internal area</b>	<b>50.7 sq. m.</b>	<b>545.7 sq. ft.</b>
Terrace/Balcony	4.50m x 1.40m	14'9" x 4'7"

FF Fridge/Freezer UC Utility cupboard W Fitted Wardrobe WD Washer/Dryer  
 Please be aware the storage cupboard may include heating and electrical controls, which may reduce the storage available. Please ask sales associate for more information.  
 \* Terrace to plot 262

## Type B

Plots, 264\*, 271, 278, 285, 292 & 299



Room	Metric	Imperial
Kitchen/Living/Dining Area	5.80m x 4.60m	19'0" x 15'1"
Bedroom	3.90m x 3.30m	12'9" x 10'9"
<b>Total internal area</b>	<b>50.0 sq. m.</b>	<b>538.2 sq. ft.</b>
Terrace/Balcony	4.30m x 1.41m	14'1" x 4'7"

FF Fridge/Freezer UC Utility cupboard W Fitted Wardrobe WD Washer/Dryer  
 Please be aware the storage cupboard may include heating and electrical controls, which may reduce the storage available. Please ask sales associate for more information.  
 \* Terrace to plot 264

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**Eleventh Floor Plot 318**

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**Ninth Floor Plot 310**

**Tenth Floor Plot 314**

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**Seventh Floor Plot 302**

**Eighth Floor Plot 306**

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**Fifth Floor Plot 288**

**Sixth Floor Plot 295**

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**Third Floor Plot 274**

**Fourth Floor Plot 281**

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**First Floor Plot 262**

**Second Floor Plot 267**

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**Fifth Floor Plot 292**

**Sixth Floor Plot 299**

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**Third Floor Plot 278**

**Fourth Floor Plot 285**

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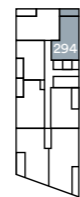
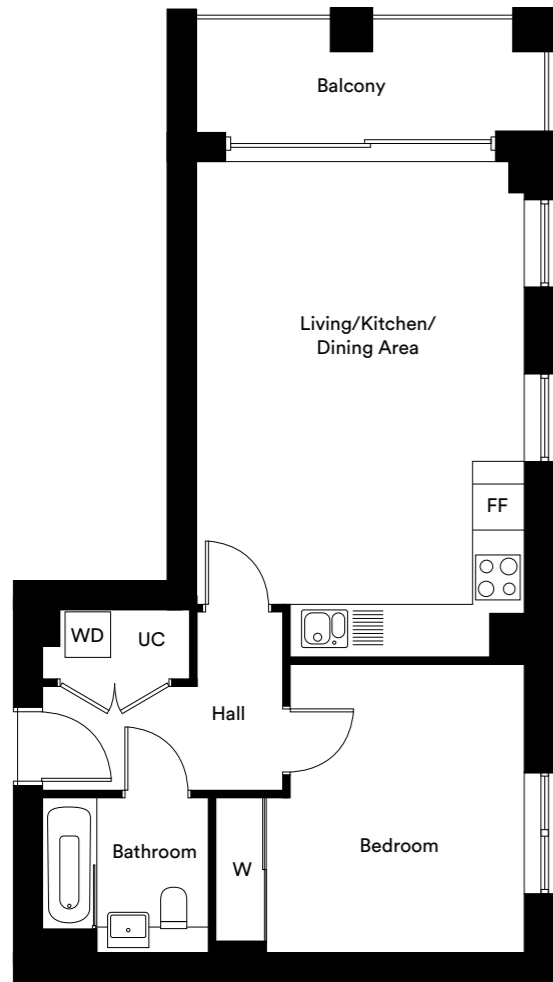
**First Floor Plot 264**

**Second Floor Plot 271**

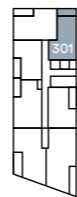


# Type C

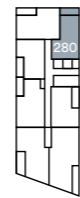
Plots, 266\*, 273, 280, 287, 294 & 301



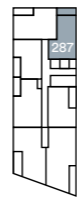
**Fifth Floor**  
Plot 294



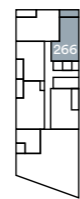
**Sixth Floor**  
Plot 301



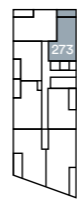
**Third Floor**  
Plot 280



**Fourth Floor**  
Plot 287



**First Floor**  
Plot 266



**Second Floor**  
Plot 273

Room	Metric	Imperial
Kitchen/Living/Dining Area	5.70m x 4.30m	18'8" x 14'1"
Bedroom	4.00m x 3.80m	13'1" x 12'5"
<b>Total internal area</b>	<b>53.5 sq. m.</b>	<b>575.8 sq. ft.</b>
Terrace/Balcony	4.30m x 1.41m	14'1" x 4'7"

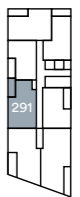
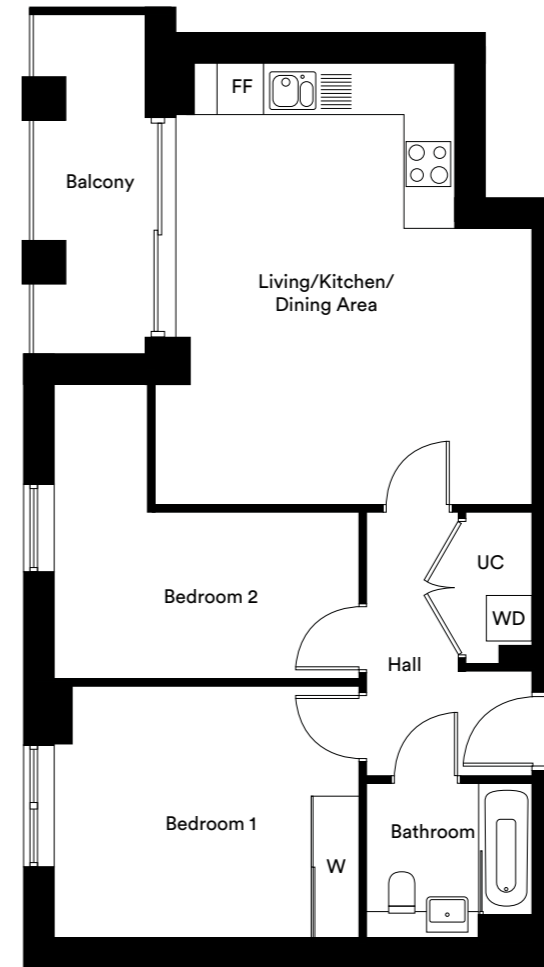
FF Fridge/Freezer UC Utility cupboard W Fitted Wardrobe WD Washer/Dryer  
 Please be aware the storage cupboard may include heating and electrical controls, which may reduce the storage available. Please ask sales associate for more information.  
 \* Terrace to plot 266



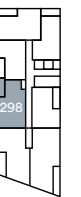
# Two bedroom homes

# Type D

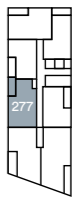
Plots, 263\*, 270, 277, 284, 291 & 298



**Fifth Floor**  
Plot 291



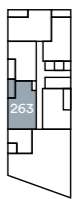
**Sixth Floor**  
Plot 298



**Third Floor**  
Plot 277



**Fourth Floor**  
Plot 284



**First Floor**  
Plot 263



**Second Floor**  
Plot 270

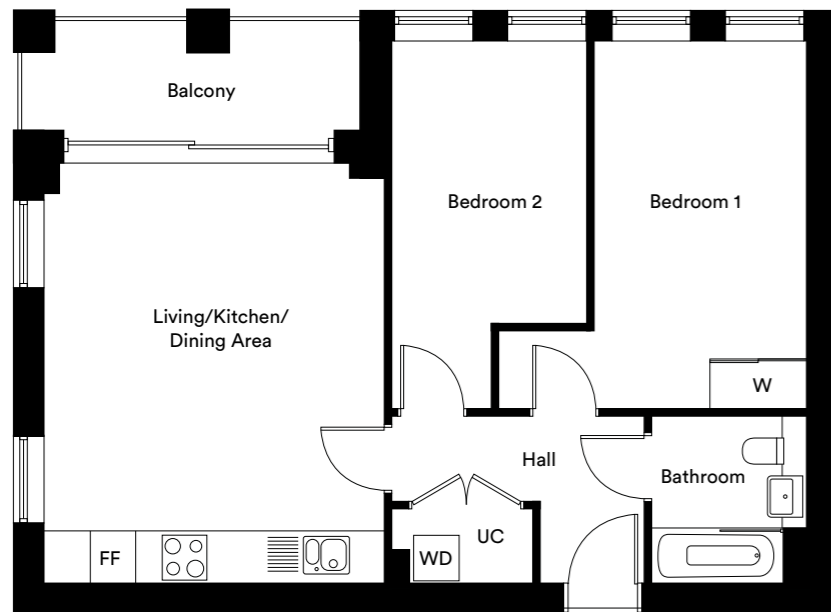
Room	Metric	Imperial
Kitchen/Living/Dining Area	5.70m x 4.70m	18'8" x 15'5"
Bedroom 1	4.00m x 3.10m	13'1" x 10'2"
Bedroom 2	3.90m x 2.20m	12'9" x 7'2"
<b>Total internal area</b>	<b>62.3 sq. m.</b>	<b>670.6 sq. ft.</b>
Terrace/Balcony	4.30m x 1.40m	14'1" x 4'7"

FF Fridge/Freezer UC Utility cupboard W Fitted Wardrobe WD Washer/Dryer  
 Please be aware the storage cupboard may include heating and electrical controls, which may reduce the storage available. Please ask sales associate for more information.  
 \* Terrace to plot 263



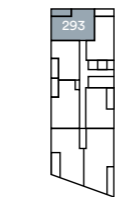
# Type E

Plots, 265\*, 272, 279, 286, 293 & 300

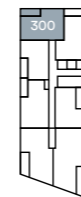


Room	Metric	Imperial
Kitchen/Living/Dining Area	5.50m x 4.40m	18'0" x 14'5"
Bedroom 1	4.80m x 2.80m	15'8" x 9'2"
Bedroom 2	3.60m x 2.50m	11'9" x 8'2"
<b>Total internal area</b>	<b>63.6 sq. m.</b>	<b>684.6 sq. ft.</b>
Terrace/Balcony	4.30m x 1.41m	14'1" x 4'7"

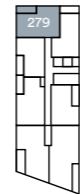
FF Fridge/Freezer UC Utility cupboard W Fitted Wardrobe WD Washer/Dryer  
 Please be aware the storage cupboard may include heating and electrical controls, which may reduce the storage available. Please ask sales associate for more information.  
 \* Terrace to plot 265



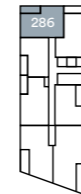
**Fifth Floor**  
Plot 293



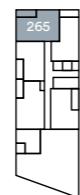
**Sixth Floor**  
Plot 300



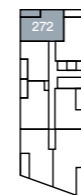
**Third Floor**  
Plot 279



**Fourth Floor**  
Plot 286



**First Floor**  
Plot 265

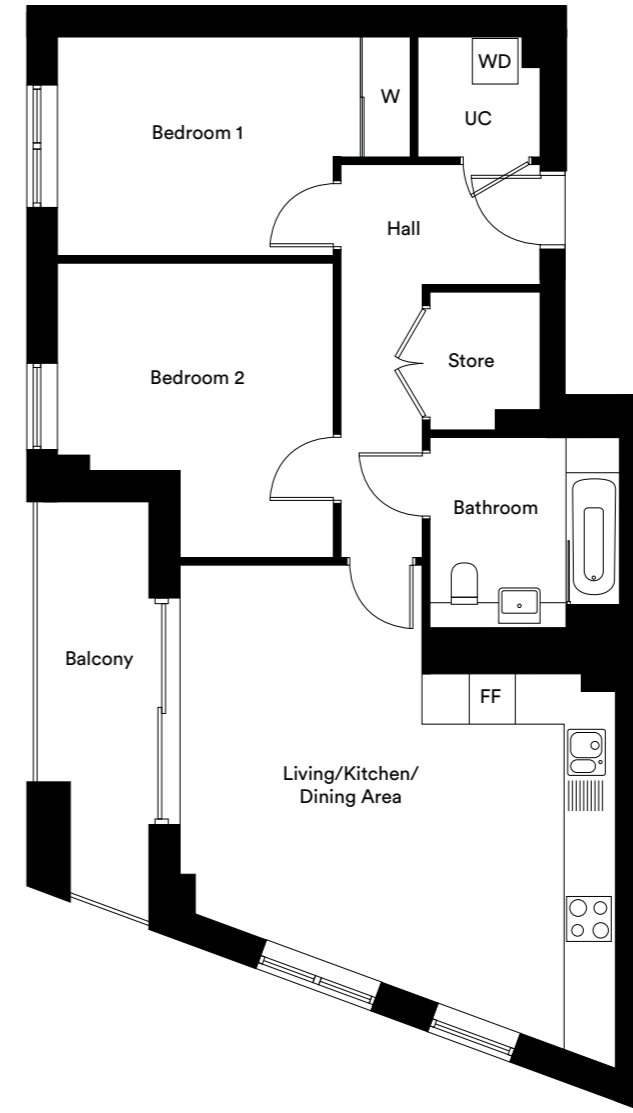


**Second Floor**  
Plot 272



# Type F

Plots, 269, 276, 283, 290, 297, 304, 308, 312, 316 & 320



Room	Metric	Imperial
Kitchen/Living/Dining Area	5.50m x 4.50m	18'0" x 14'9"
Bedroom 1	3.60m x 2.80m	11'9" x 9'2"
Bedroom 2	3.50m x 2.70m	11'5" x 8'10"
<b>Total internal area</b>	<b>75.2 sq. m.</b>	<b>809.4 sq. ft.</b>
Terrace/Balcony	8.20m x 1.40m	26'10" x 4'7"

FF Fridge/Freezer UC Utility cupboard W Fitted Wardrobe WD Washer/Dryer  
 Please be aware the storage cupboard may include heating and electrical controls, which may reduce the storage available. Please ask sales associate for more information.



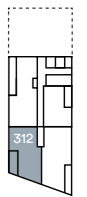
**Tenth Floor**  
Plot 316



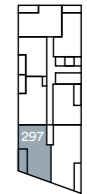
**Eleventh Floor**  
Plot 320



**Eighth Floor**  
Plot 308



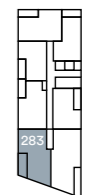
**Ninth Floor**  
Plot 312



**Sixth Floor**  
Plot 297



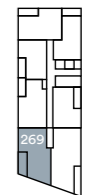
**Seventh Floor**  
Plot 304



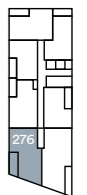
**Fourth Floor**  
Plot 283



**Fifth Floor**  
Plot 290



**Second Floor**  
Plot 269



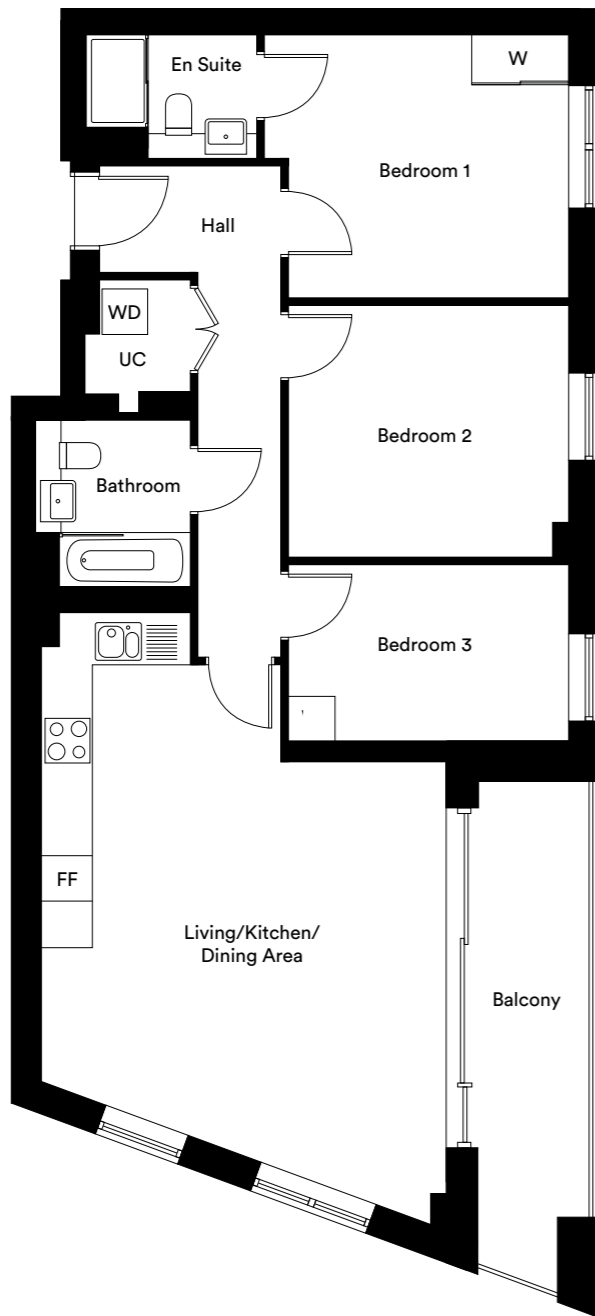
**Third Floor**  
Plot 276



# Three bedroom homes

## Type G

Plots, 268, 275, 282, 289, 296, 303, 307, 311, 315 & 319



Room	Metric	Imperial
Kitchen/Living/Dining Area	5.90m x 5.20m	19'4" x 17'0"
Bedroom 1	3.60m x 3.40m	11'9" x 11'1"
Bedroom 2	3.60m x 3.10m	11'9" x 10'2"
Bedroom 3	3.60m x 2.20m	11'9" x 7'2"
<b>Total internal area</b>	<b>89.4 sq. m.</b>	<b>962.3 sq. ft.</b>
Terrace/Balcony	6.00m x 1.40m	19'8" x 4'7"

FF Fridge/Freezer UC Utility cupboard W Fitted Wardrobe WD Washer/Dryer  
Please be aware the storage cupboard may include heating and electrical controls, which may reduce the storage available. Please ask sales associate for more information.



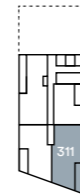
Tenth Floor Plot 315



Eleventh Floor Plot 319



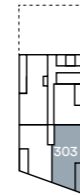
Eighth Floor Plot 307



Ninth Floor Plot 311



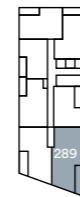
Sixth Floor Plot 296



Seventh Floor Plot 303



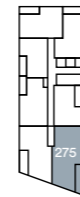
Fourth Floor Plot 282



Fifth Floor Plot 289



Second Floor Plot 268

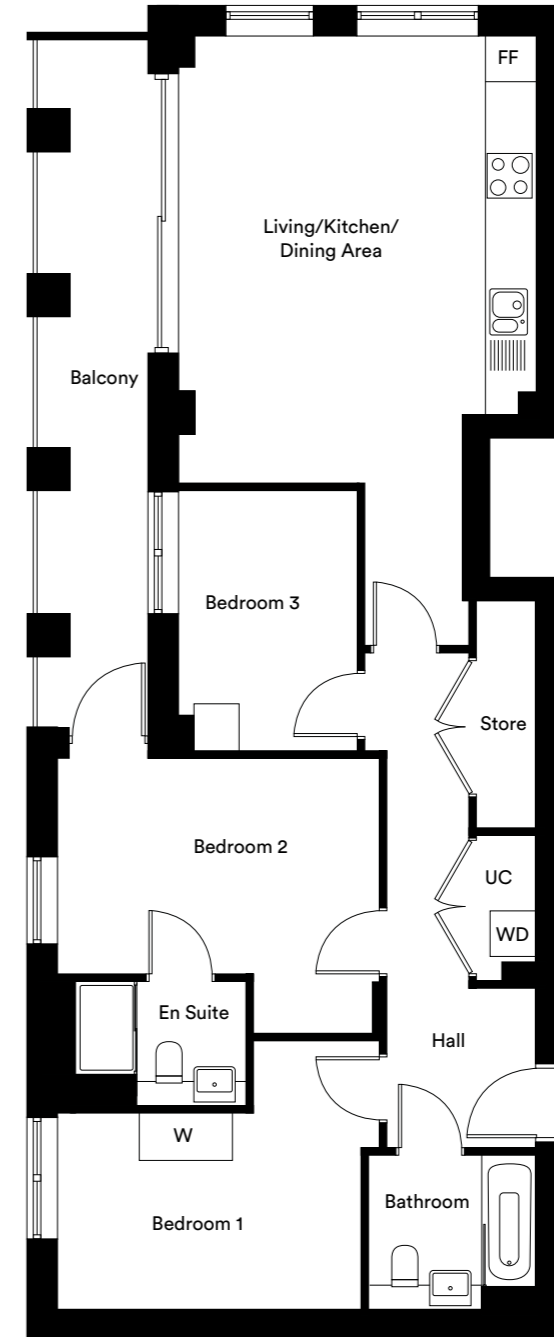


Third Floor Plot 275



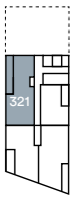
## Type H

Plots, 305, 309, 313, 317 & 321

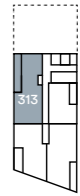


Room	Metric	Imperial
Kitchen/Living/Dining Area	5.80m x 4.60m	19'0" x 15'1"
Bedroom 1	3.90m x 2.50m	12'9" x 8'2"
Bedroom 2	4.20m x 2.70m	13'9" x 8'10"
Bedroom 3	3.30m x 2.30	10'9" x 7'6"
<b>Total internal area</b>	<b>86.9 sq. m.</b>	<b>935.4 sq. ft.</b>
Terrace/Balcony	8.80m x 1.50m	28'10" x 4'11"

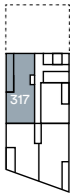
FF Fridge/Freezer UC Utility cupboard W Fitted Wardrobe WD Washer/Dryer  
Please be aware the storage cupboard may include heating and electrical controls, which may reduce the storage available. Please ask sales associate for more information.



Eleventh Floor Plot 321



Ninth Floor Plot 313



Tenth Floor Plot 317



Seventh Floor Plot 305



Eighth Floor Plot 309



# 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.



**Invest for the future**  
*and own your home*

L&Q offer an extensive range of Shared Ownership homes across the country. We can help you buy a home in a way that works for you.

Shared Ownership makes it possible to own your home – even if you feel priced out of the property market. It's an affordable home ownership scheme designed as a stepping-stone to outright ownership if you can't afford to buy a home on the open market.

To find out more visit  
[lqhomes.com/shared-ownership](https://lqhomes.com/shared-ownership)

# 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](http://lqgroup.org.uk)



## A selection of other L&Q developments



**L&Q at Barking Riverside - Barking**  
[lqhomes.com/barkingriverside](http://lqhomes.com/barkingriverside)



**The Chain - Walthamstow**  
[lqhomes.com/thechain](http://lqhomes.com/thechain)



**L&Q at Blackhorse View - Walthamstow**  
[lqhomes.com/blackhorseview](http://lqhomes.com/blackhorseview)


### Disclaimer


All information in this document is correct at the time of publication going to print November 2021. 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. 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.

Registered office: L&Q, 29-35 West Ham Lane, Stratford, London E15 4PH. Homes & Communities Agency L4517. Registered Society 30441R Exempt charity.

**L&Q at Beam Park**

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 [BeamPark@lqgroup.org.uk](mailto:BeamPark@lqgroup.org.uk)

**L&Q**