



ROCKCLIFFE SQUARE

Floor Plans and Specification

L&Q



Perfectly placed *for vibrant city living*

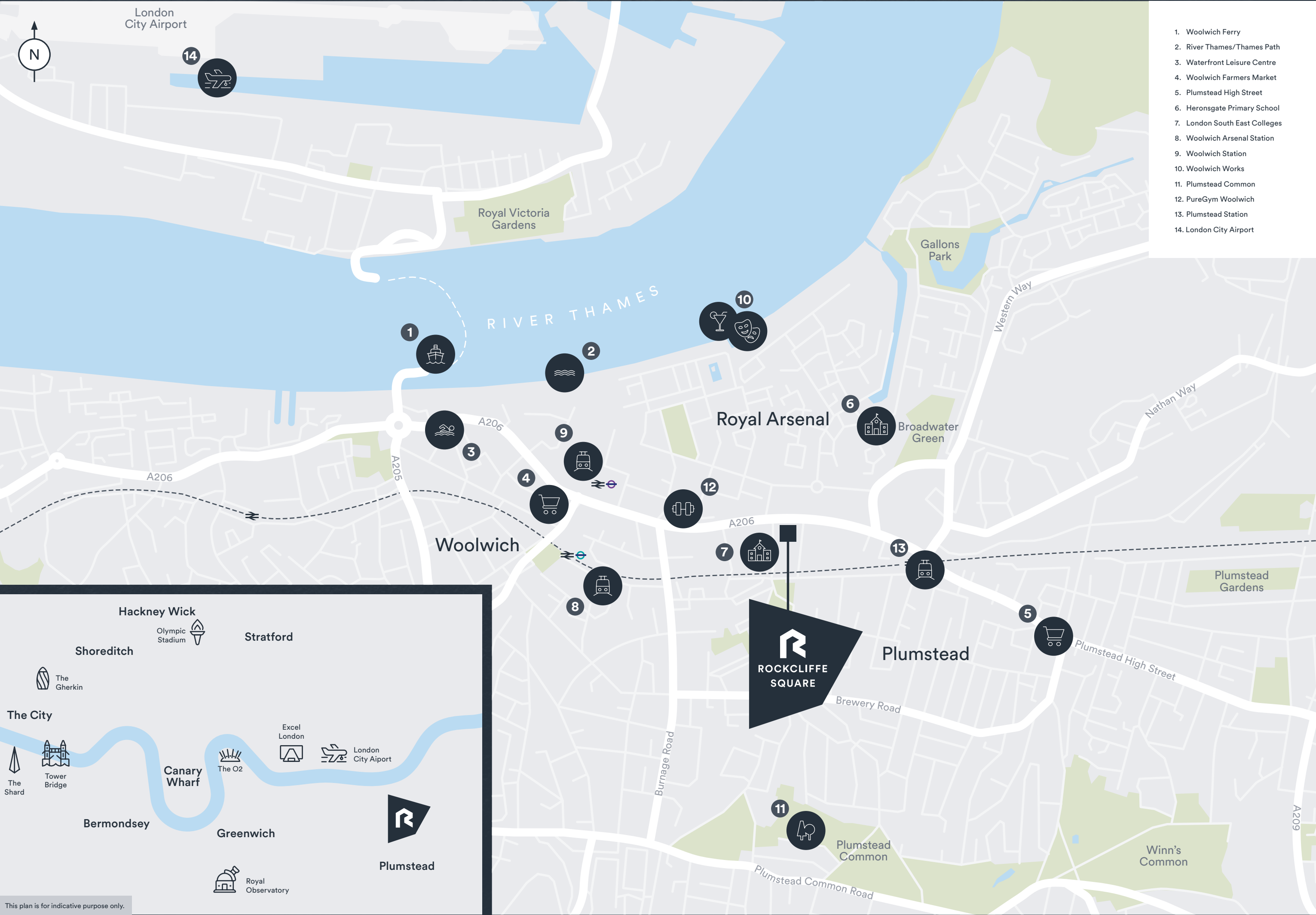
Living in London means making the most of everything on offer. If you need incredible connections that bring work and play as close as possible, how about Canary Wharf in 7 minutes, the City in 14 or London Bridge in 26? Welcome to Rockcliffe Square, West Plumstead.

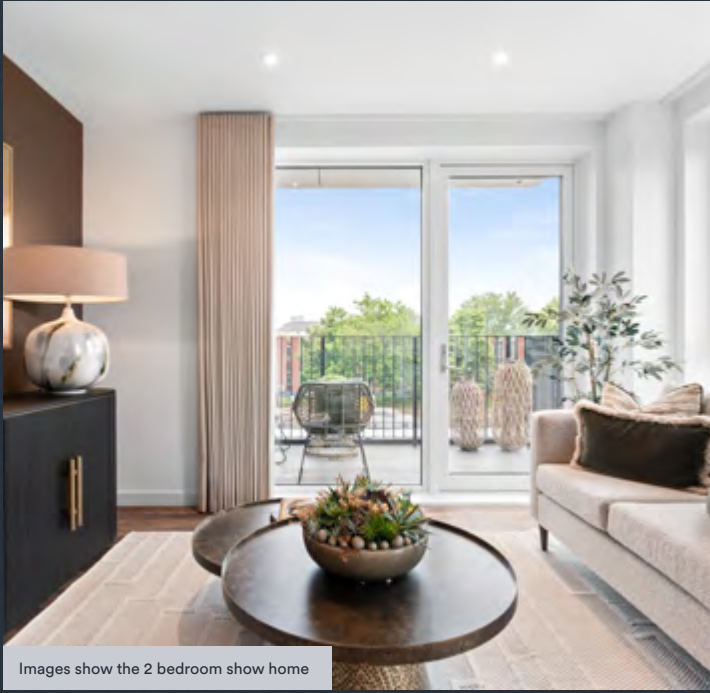
Enjoy a stylish new Manhattan studio, 1, 2 or 3 bedroom home in the Royal Borough of Greenwich, situated between well connected Woolwich and up-and-coming Plumstead, just a stroll away from the Thames.

The timing couldn't be better. Undergoing significant regeneration, Plumstead is on the cusp of change. This is your chance to get in early and make a smart investment, owning a home that gives you everything you're looking for.

With National Rail, the Elizabeth Line and the DLR at three nearby stations, you'll have quick access to the City, East London, the West End and beyond.

A vibrant community
and a place to grow





Images show the 2 bedroom show home

Specification

Kitchen



- Bespoke designed soft-closing matt cabinetry with handleless ribbed effect wall units
- Quartz worktop and upstand with full height splashback behind hob
- Stainless-steel sink and chrome single lever tap
- Bosch single multifunction oven (3 bedroom homes have a double oven)
- Bosch 4 burner induction hob
- Bosch integrated dishwasher (Manhattan studios have a slimline dishwasher)
- Bosch full height fridge freezer (Manhattan studios have an undercounter fridge with ice compartment)

Bathrooms



- Bespoke bathroom furniture including mirrored cabinet with complementary bath panel, countertop and recessed shelf under sink
- Fitted white bath with chrome thermostatic shower valve, bath-filler and showerhead fitted on a riser rail
- Floor mounted WC with concealed cistern and chrome dual flush plate
- Semi-recessed sink with chrome mixer tap and overflow
- Heated chrome towel rail
- Split panel shower screen finished with a chrome trim
- Matt wall tiles to wet areas

Ensuite*



- Bespoke bathroom furniture including mirrored cabinet with complementary countertop and recessed shelf under sink
- Fitted white shower tray with chrome thermostatic shower valve, overhead shower and hair wash attachment fitted on riser rail
- Floor mounted WC with concealed cistern and chrome dual flush plate
- Semi-recessed sink with chrome mixer tap and overflow
- Heated chrome towel rail
- Sliding door shower screen finished with a chrome trim
- Matt wall tiles to wet areas

Interior finishes



- Painted walls and ceilings finished in white matt emulsion
- White satinwood finish woodwork architraves and square-edge skirting
- Multi-point locking front entrance doors PAS24
- Flush internal doors with chrome ironmongery
- Fitted sliding mirrored wardrobes to bedroom 1 only
- Karndean flooring to kitchen/living/dining, halls and bathrooms/ensuites
- Fitted carpets in bedrooms (Manhattan studios have Karndean flooring throughout)
- Bosch washer-dryer in hallway utility cupboard

Private balconies



- Private balconies to all apartments
- Outward opening glazed balcony door
- Powder coated metal balustrades
- Aluminium decking to balcony

Lighting and electrical



- Chrome sockets with white inserts to kitchens, some with USB & USB-C provision
- White switches and sockets to other rooms, USB & USB-C provision applicable to bedside sockets in all bedrooms
- White shaver socket to all bathrooms
- Internal energy-efficient white LED downlights to kitchen, living, dining and hallways
- Pendant lights to bedrooms (some Manhattan studios will have downlights throughout due to layout)
- Integrated under-unit lighting to high level kitchen cabinets, where applicable
- Energy-efficient LED lighting to balconies

Telecommunications



- High speed Hyperoptic connections to all apartments (subject to individual connection/subscription)
- Openreach available with more than 650 providers including Sky, BT and EE services (subject to individual connection/subscription)
- Media plates in living areas and TV outlets in bedroom 1

Heating



- Under-floor heating to kitchen/living/dining, halls and bedrooms
- Heating and hot water from the building's centralised energy centre, individually metered
- All apartments benefit from high efficiency MVHR units (Mechanical Ventilation Heat Recovery), which will maintain fresh air and ventilation throughout subject to agreement

Security and peace of mind



- Audio-visual entry phone system to all apartments
- Secure by design communal main entrance doors and flat entrance doors PAS24
- CCTV surveillance in selected areas
- Robust fire safety system including sprinkler fire protection system to all apartments
- Mains powered smoke and heat detectors (with battery back-up)
- Checkmate 10-year build warranty

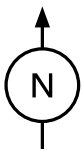
Communal space and amenities

- Secure gated entrance
- First floor landscaped communal podium
- Bicycle storage

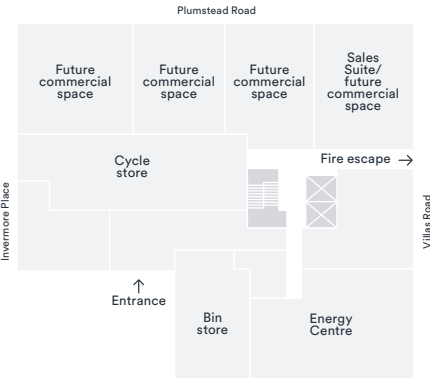
* Applicable to Manhattan studios as main bathroom

The specification is subject to change without notice. Any images are indicative of the anticipated quality and style of the specification only and, unless specifically incorporated in writing into the sales contract, are 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.

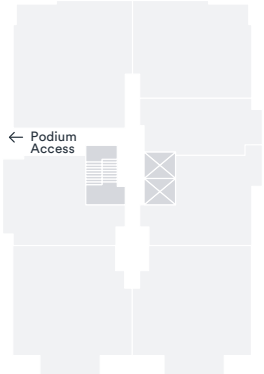
Plot locators



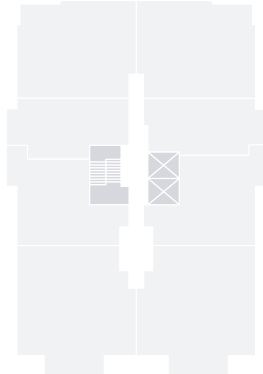
Ground floor



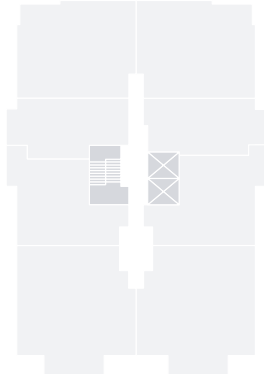
First floor



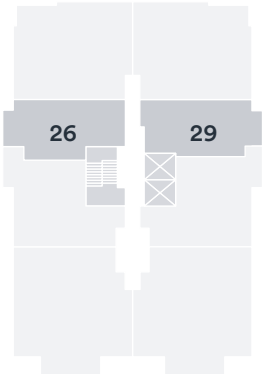
Second floor



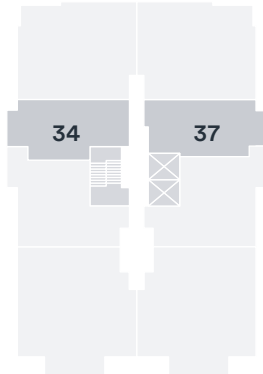
Third floor



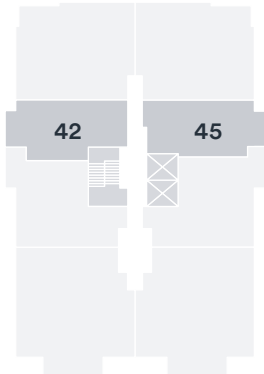
Fourth floor



Fifth floor



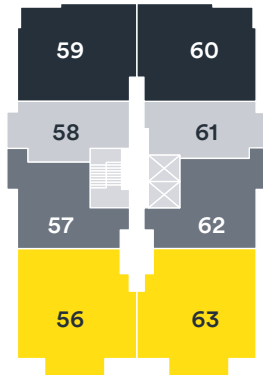
Sixth floor



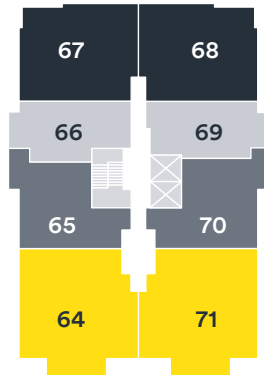
Seventh floor



Eighth floor



Ninth floor

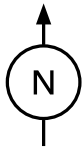


Key

- Three bedroom apartment
- Two bedroom apartment
- One bedroom apartment
- Manhattan studio

The floor plans are provided for illustrative purposes only (and are not to scale) and should not be relied on as part of any offer or your contract with us. All measurements are approximate and are given as a guide only. No measurements should be relied on as part of any offer or contract with us. We always recommend you make your own measurements before purchasing any furnishings or utilities for your property. Please be advised that this site is subject to amendments due to changing planning permission for the development, and outdoor space may be based on estimated measurements (and should be used as guidance only). Due to HIU heating controls storage space in the utility room may be reduced. For further clarification regarding specific individual plots, please ask our Sales Associates.

Site Plan



Key

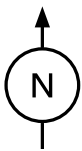
- Phase 1
- Phase 2*
- Sales Suite

*** Phase 2 is subject to planning.**
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).

Manhattan studio

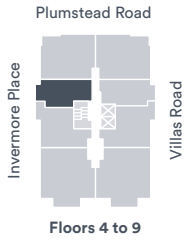
Type 01

Plots 26, 34, 42, 50, 58 & 66



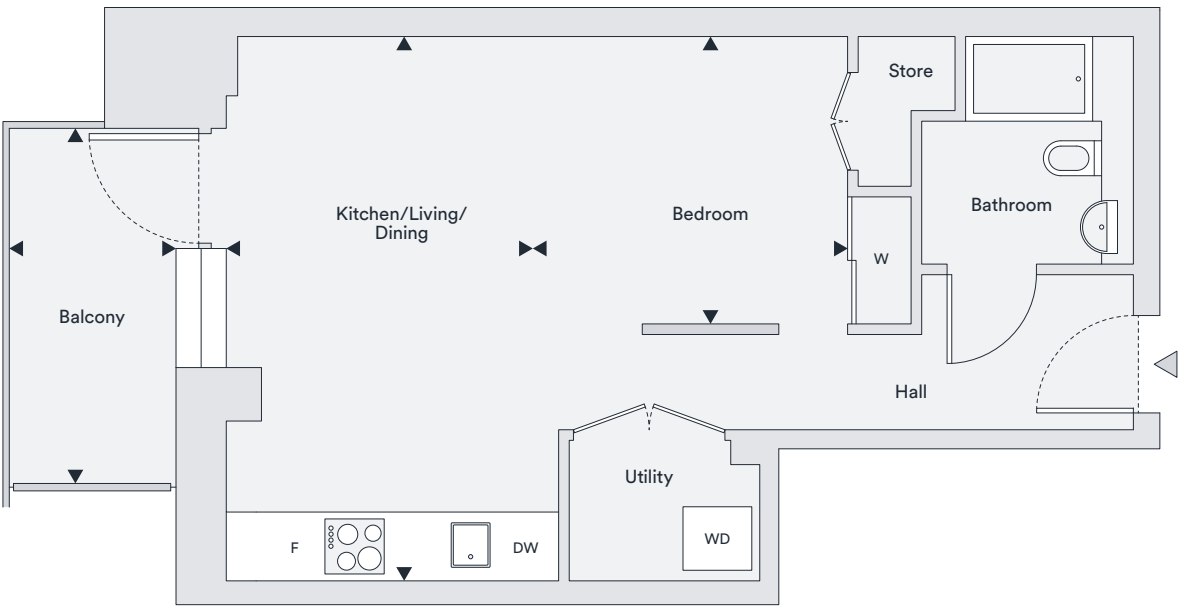
Dimensions

Kitchen/Living/Dining	3.14m x 4.49m	10' 4" x 14' 9"
Bedroom	2.71m x 2.21m	8' 11" x 7' 3"
Total Internal Area	38.8 m²	417.8 ft²
Balcony/Terrace	3.35m x 1.56m	11' 0" x 5' 1"



Floor/Plots

4	26
5	34
6	42
7	50
8	58
9	66

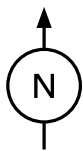


F – Fridge/Freezer | DW - Dishwasher | WD - Washer/dryer | W – Wardrobe

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 utility cupboard will include the washing/dryer, mechanical and electrical controls which will reduce the storage available. Window sizes may vary. For further clarification regarding specific individual plots, please ask our Sales Associates.

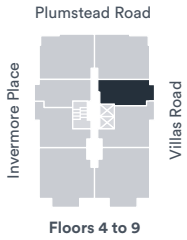
Type 02

Plots 29, 37, 45, 53, 61 & 69



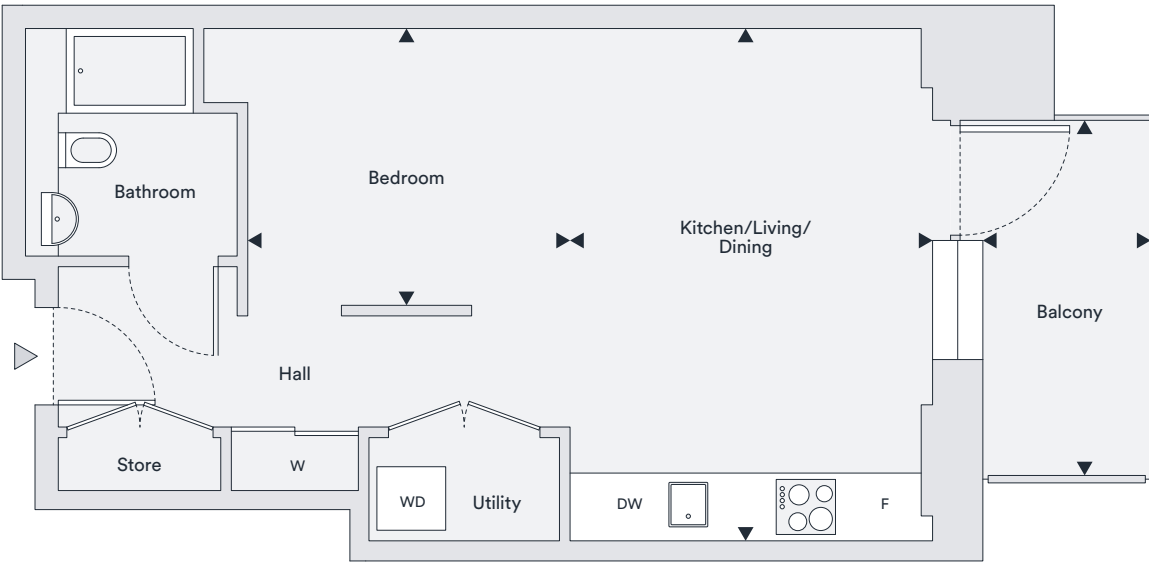
Dimensions

Kitchen/Living/Dining	3.31m x 4.19m	10' 10" x 13' 9"
Bedroom	3.05m x 2.61m	10' 0" x 8' 7"
Total Internal Area	39.1 m²	420.8 ft²
Balcony	3.35m x 1.56m	11' 0" x 5' 1"



Floor/Plots

4	29
5	37
6	45
7	53
8	61
9	69



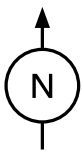
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One bedroom apartments

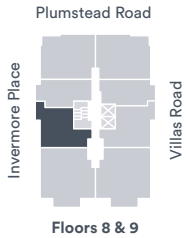
Type 03

Plots 57 & 65



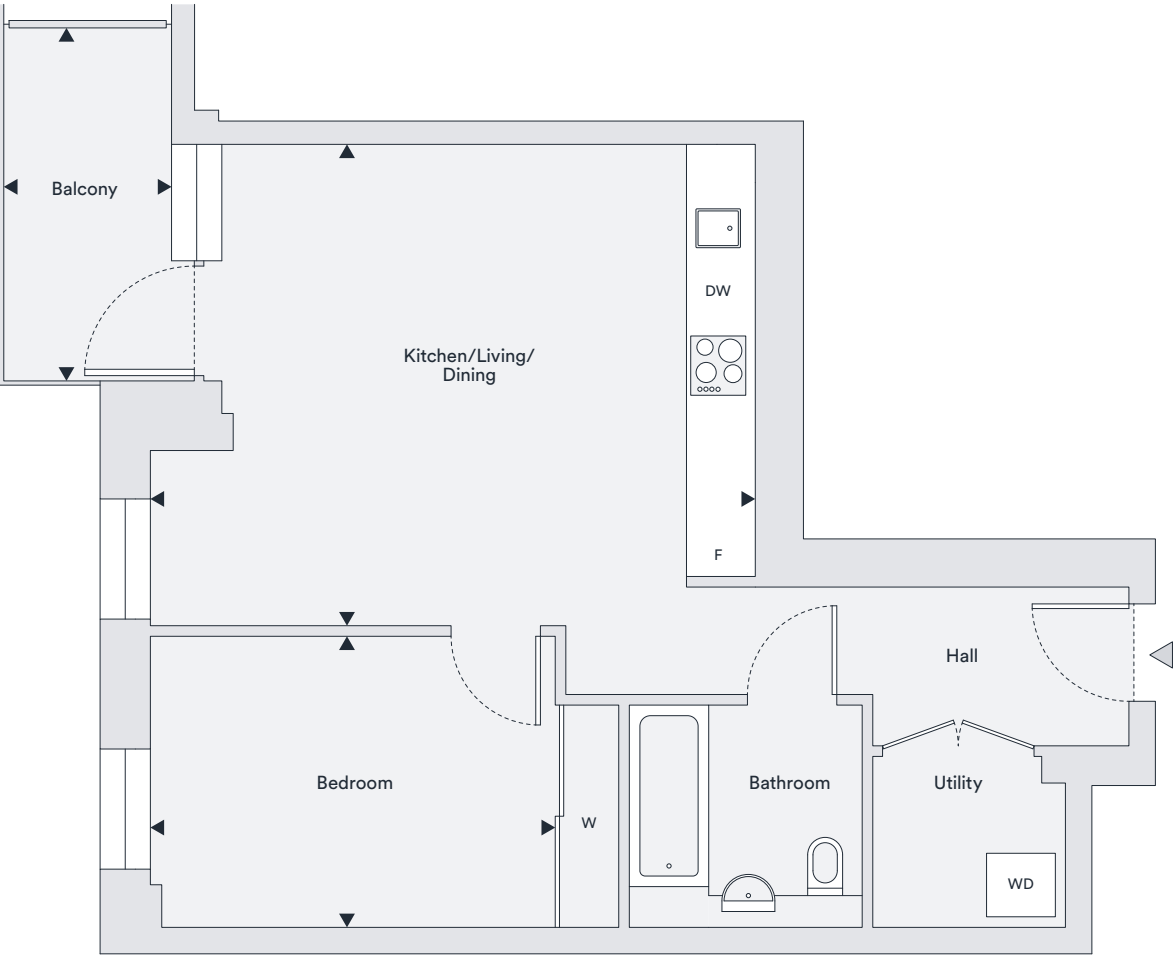
Dimensions

Kitchen/Living/Dining	5.71m x 4.54m	18' 9" x 14' 11"
Bedroom	3.82m x 2.75m	12' 6" x 9' 0"
Total Internal Area	50.6 m²	544.6 ft²
Balcony	3.35m x 1.56m	11' 0" x 5' 1"



Floor/Plots

8	57
9	65

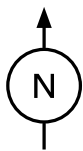


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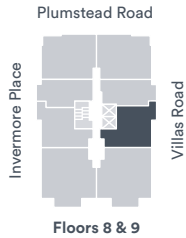
Type 05

Plots 62 & 70



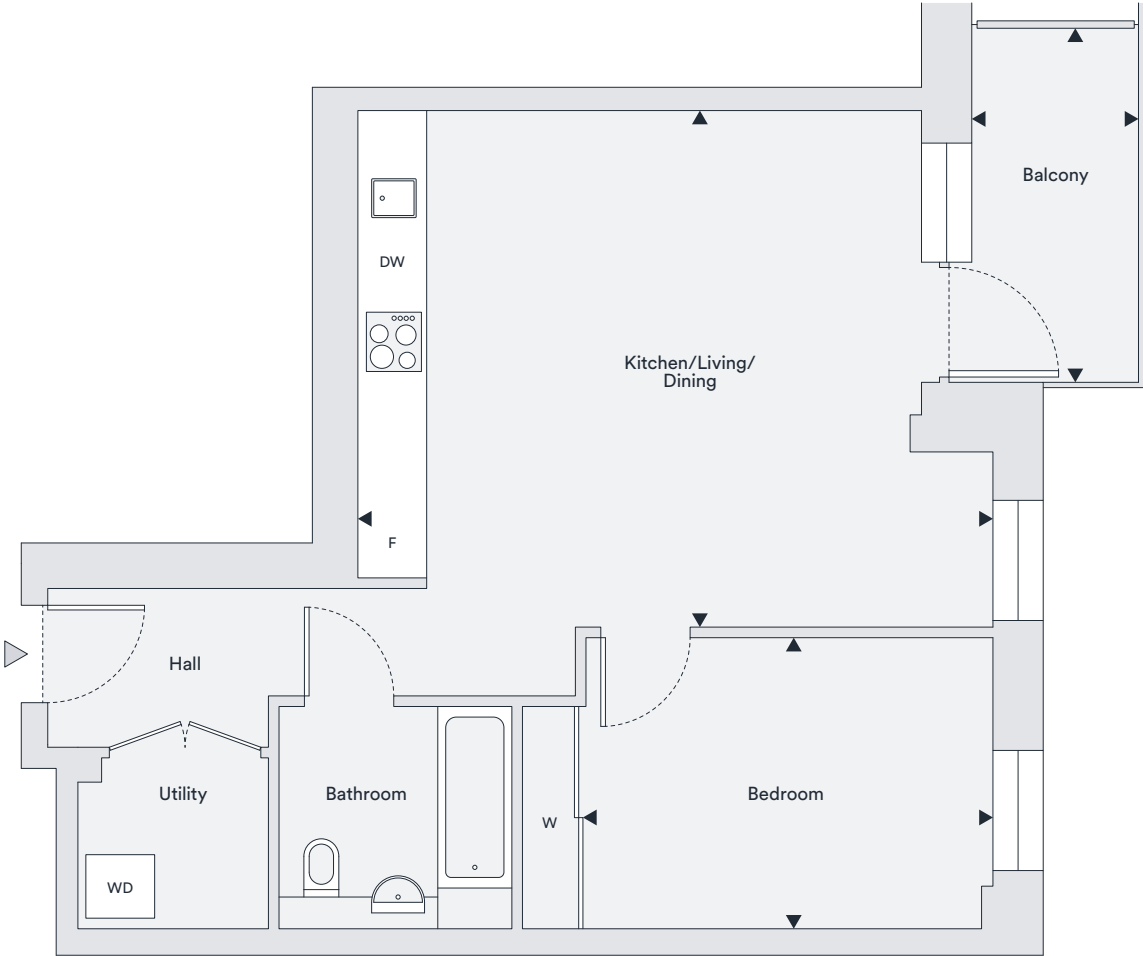
Dimensions

Kitchen/Living/Dining	6.00m x 4.87m	19' 8" x 16' 0"
Bedroom	3.84m x 2.75m	12' 7" x 9' 0"
Total Internal Area	53.1 m²	571.3 ft²
Balcony	3.35m x 1.56m	11' 0" x 5' 1"



Floor/Plots

8	62
9	70



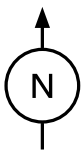
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Two bedroom apartments

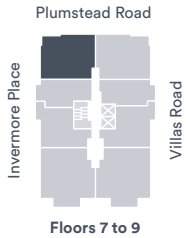
Type 20

Plots 51, 59 & 67



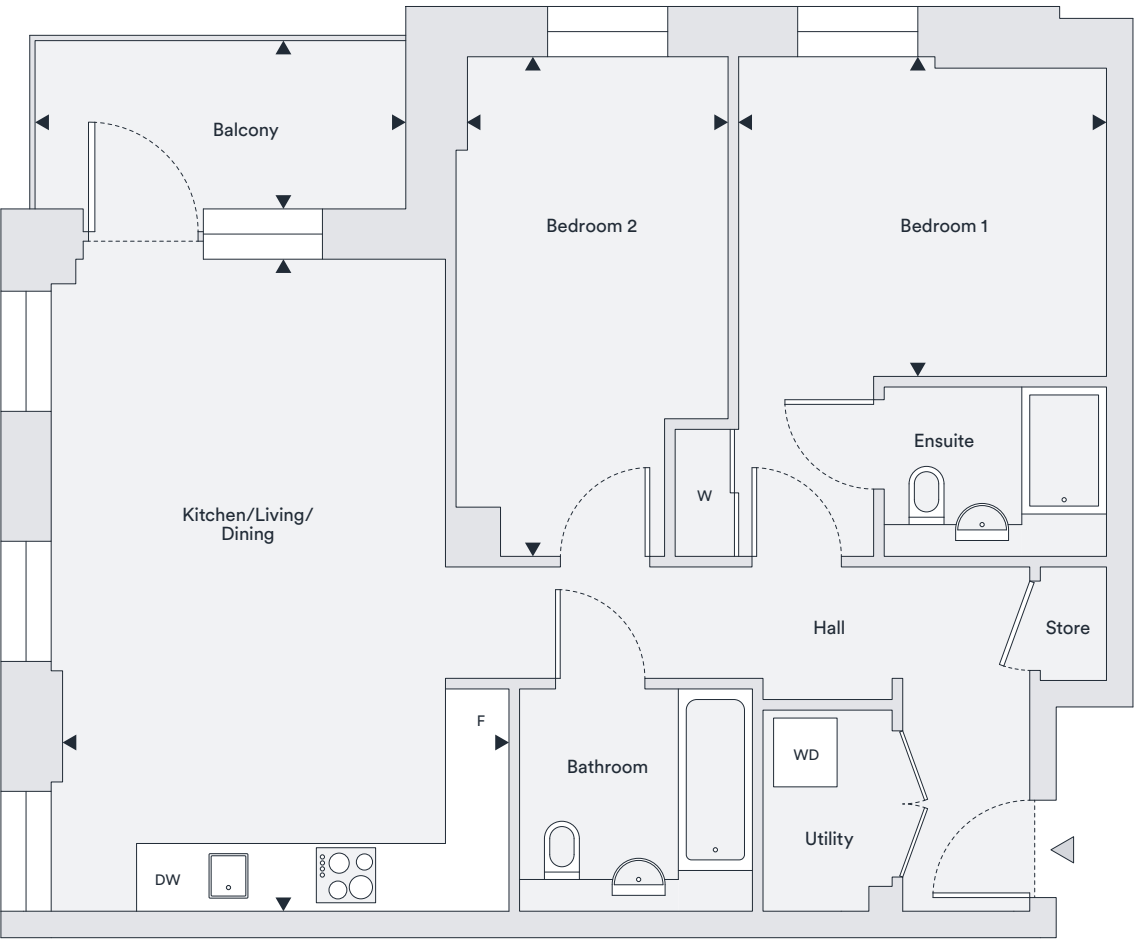
Dimensions

Kitchen/Living/Dining	6.00m x 4.87m	19' 8" x 16' 0"
Bedroom 1	4.72m x 3.47m	15' 6" x 11' 5"
Bedroom 2	4.72m x 2.75m	15' 6" x 9' 0"
Total Internal Area	71.1 m²	764.9 ft²
Balcony	3.49m x 1.56m	11' 5" x 5' 1"



Floor/Plots

7	51
8	59
9	67

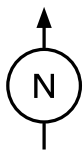


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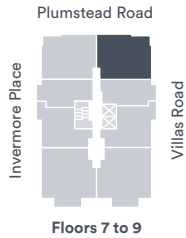
Type 21

Plots 52, 60 & 68



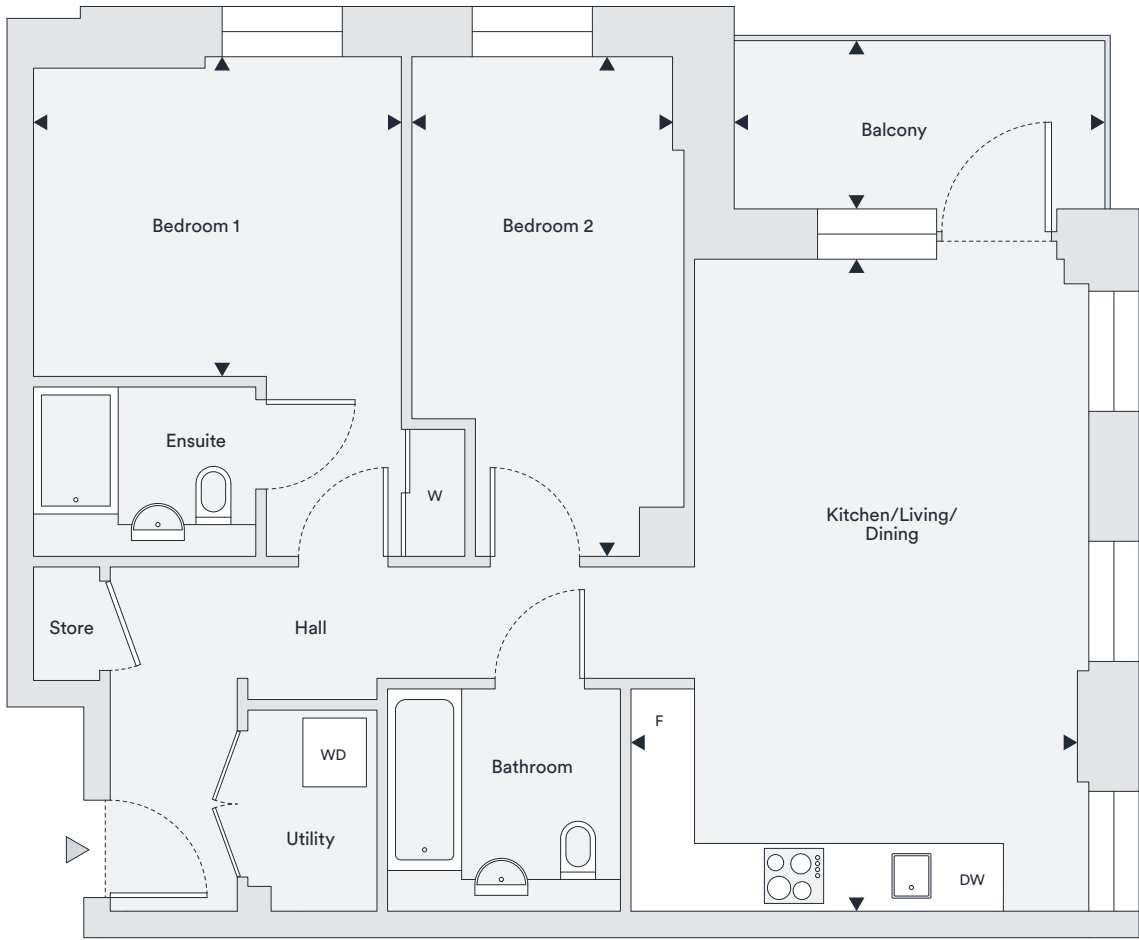
Dimensions

Kitchen/Living/Dining	6.00m x 4.87m	19' 8" x 16' 0"
Bedroom 1	4.72m x 3.47m	15' 6" x 11' 5"
Bedroom 2	4.72m x 2.75m	15' 6" x 9' 0"
Total Internal Area	71.1 m²	764.9 ft²
Balcony	3.49m x 1.56m	11' 5" x 5' 1"



Floor/Plots

7	52
8	60
9	68



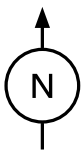
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Three bedroom apartments

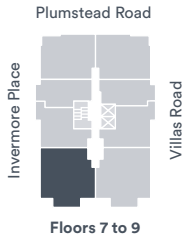
Type 24

Plots 48, 56 & 64



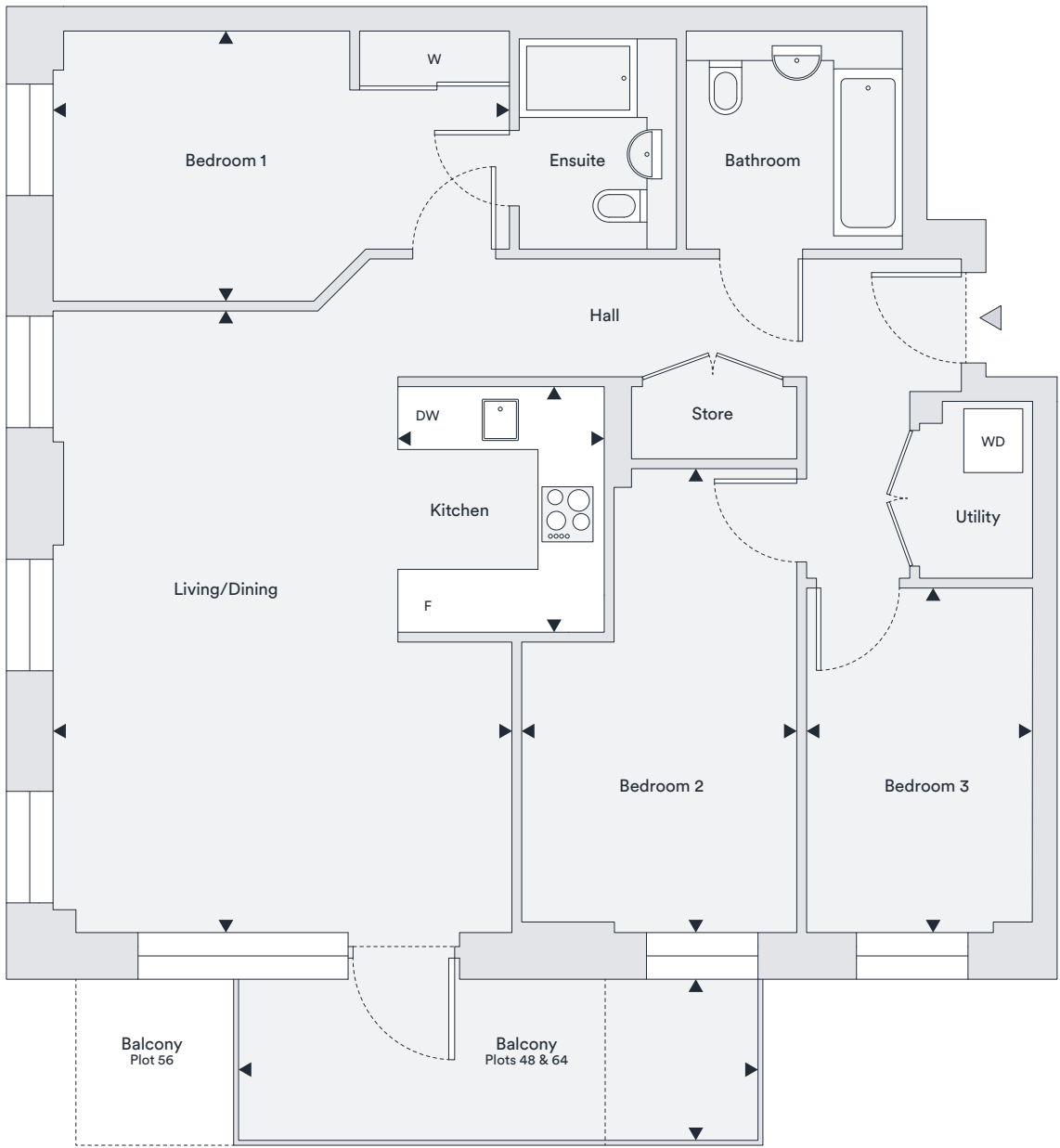
Dimensions

Living/Dining	6.00m x 4.87m	19' 8" x 16' 0"
Kitchen	2.50m x 2.10m	8' 2" x 6' 11"
Bedroom 1	4.61m x 2.79m	15' 1" x 9' 2"
Bedroom 2	4.65m x 2.80m	15' 3" x 9' 2"
Bedroom 3	4.46m x 2.30m	14' 8" x 7' 7"
Total Internal Area	87.1 m²	937.4 ft²
Balcony	5.26m x 1.56m	17' 3" x 5' 1"



Floor/Plots

7	48
8	56
9	64

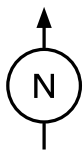


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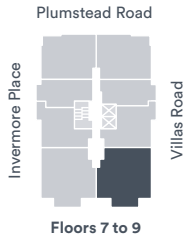
Type 25

Plots 55, 63 & 71



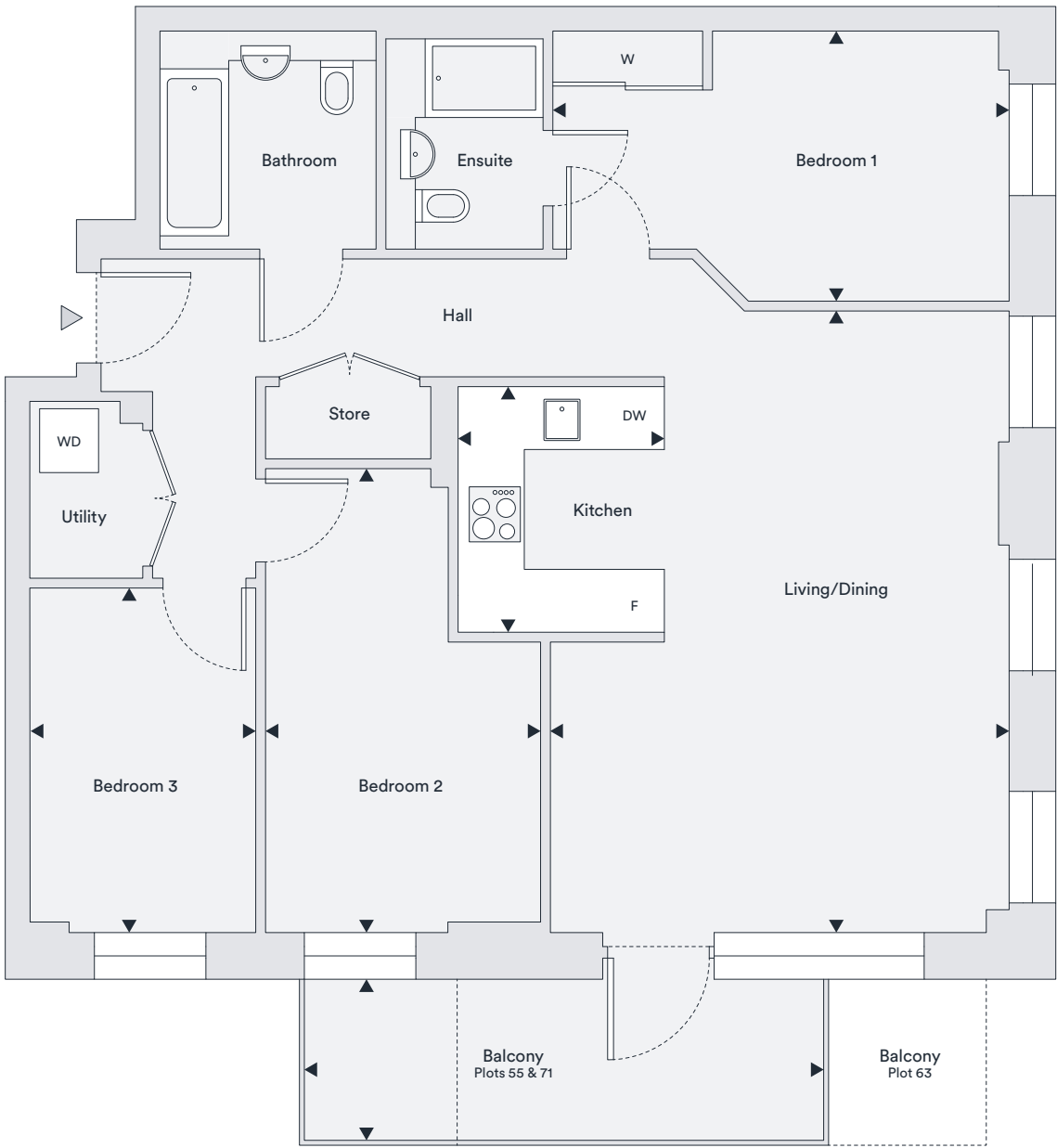
Dimensions

Living/Dining	6.00m x 4.87m	19' 8" x 16' 0"
Kitchen	2.50m x 2.10m	8' 2" x 6' 11"
Bedroom 1	4.61m x 2.79m	15' 1" x 9' 2"
Bedroom 2	4.65m x 2.80m	15' 3" x 9' 2"
Bedroom 3	4.46m x 2.30m	14' 8" x 7' 7"
Total Internal Area	87.1 m²	937.4 ft²
Balcony	5.26m x 1.56m	17' 3" x 5' 1"



Floor/Plots

7	55
8	63
9	71



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A woman with long brown hair in a ponytail, wearing a grey long-sleeved shirt and blue jeans, is kneeling on a bed. She is holding a large white pillow over her head. A young child with curly hair, wearing a grey cardigan over a white shirt and brown pants, is standing on the bed, also holding a pillow over their head. They are both smiling and appear to be playing. The background is a plain white wall.

Investing in homes *and neighbourhoods*

At L&Q, we believe that everyone deserves a quality home that gives them the chance to live a better life.

Social purpose is central to everything we do. As a not-for-profit organisation, all the money we make is reinvested into helping house those in greatest need.

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.

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 Checkmate cover is valid for 10 years from the date the building was finished.

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



L&Q achievements



A selection of other L&Q developments



Prime Point
Greenwich, London
lqhomes.com/primepoint



L&Q at Alexandra Gate
Haringey, London
lqhomes.com/alexandragate



Kidbrooke Village
Greenwich, London
lqhomes.com/kidbrookevillage

Disclaimers

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