L&Q at

alexandra gate

LDN·N8

Stockdove House

L&Q

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London living

and a home that has it all

L&Q at Alexandra Gate is your chance to live in a stunning new Shared Ownership apartment in the heart of North London's newest cultural quarter.

A collection of 1 and 2 bedroom apartments in a newly created 12 acre city village, perfectly placed between Alexandra Palace, Hornsey, Turnpike Line and Wood Green.

L&Q at Alexandra Gate will bring an exciting mix of beautifully landscaped gardens, new high street, retail and community spaces to an already special part of town.

This is your chance to move into a high-spec apartment with a lively community, beautiful green space and an authentic London lifestyle, all just minutes from the centre of the city. With Shared Ownership from L&Q, you can make it happen.

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So much to do

and everywhere to explore

Contemporary homes with modern convenience and sustainable living

Wood Green station 22 mins from Central London, making travel to work easy

A short walk and within easy cycle distance of Alexandra Palace

A wealth of multi-cultural restaurants and bars

A beautiful new one acre park at the heart of the development

Nearby supermarkets and local shops

Pet-friendly environment

Wide choice of primary and secondary schools nearby

Close proximity to Crouch End with independent shops, cafés and pubs

Train times taken from tfl.gov.uk
Train times taken from nationalrail.co.uk
Distances taken from google.co.uk/maps

Well located at the centre of everything

Brand new homes
and a vibrant neighbourhood

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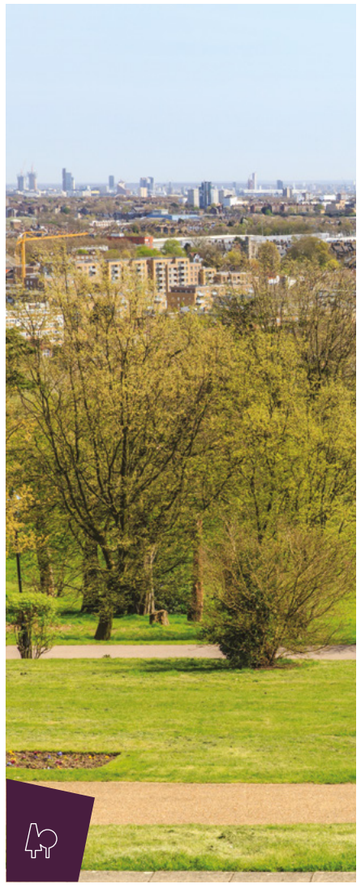
Shopping

Wood Green shopping centre is a short walk away with a host of retailers, eateries, and a cinema plus pop-up events, such as exhibitions and after school activities.

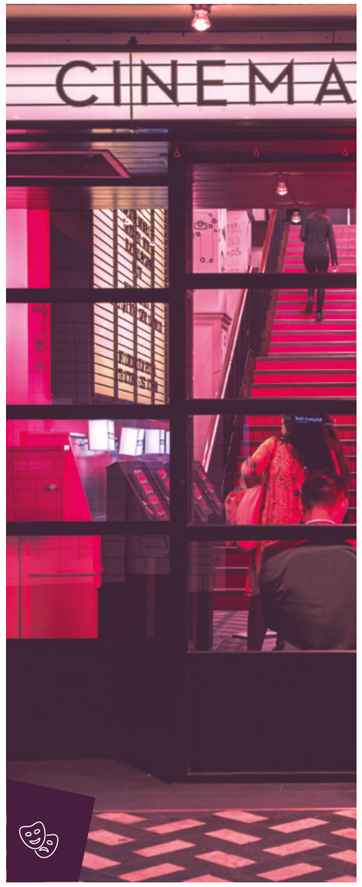
Wood Green Mall
10 mins by foot*



Parks

Parks are clustered all around the area, and the 196 acre 'Ally Pally' parkland, is only a short walk away.

Alexandra Palace
10 mins by foot*



Culture

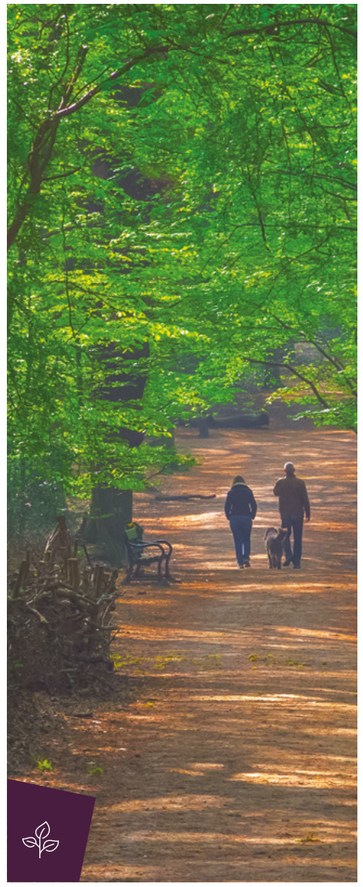
Between the Muswell Hill Everyman and the Crouch End Picturehouse, you can catch everything from blockbusters to indies, documentaries and foreign language releases.

The Picturehouse
7 mins by bike*

Eat and Drink

Discover a world of flavour in your local area, with all kinds of different cafes, restaurants and bars to explore.

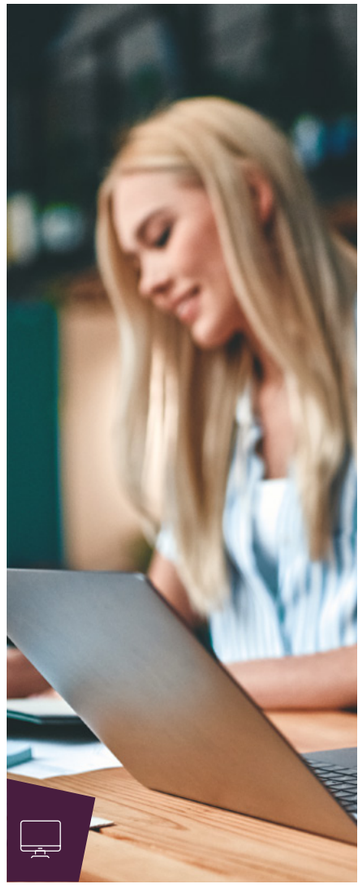
Kervan Sofrasi Restaurant
11 mins by foot*



Nature

A sanctuary for wildlife, containing a wide variety of plants and animal species, Highgate Wood is easy to reach.

Highgate Wood
20 mins by bus*



Coworking

The Chocolate Factory is a thriving local creative hub, with an on-site cafe, showers, parking, and cycle racks.

Chocolate Factory
7 mins by foot*

*Distances taken from google.co.uk/maps

Well connected

By tube from Turnpike Lane Underground Station

Finsbury Park	4 mins
King's Cross St. Pancras	16 mins
Piccadilly Circus	21 mins
Covent Garden	28 mins

By train from Hornsey Station

Highbury & Islington	19 mins
King's Cross St. Pancras	22 mins
Essex Road	32 mins
Old Street	34 mins

By train from Alexandra Palace Station

Crouch Hill	22 mins
Hackney Central	25 mins
Shoreditch High Street	30 mins
Hampstead Heath	31 mins

By foot from from L&Q at Alexandra Gate

Alexandra Park & Palace	10 mins
Hornsey Station	10 mins
Turnpike Lane Underground	10 mins
Alexandra Palace Station	10 mins
Wood Green Underground	13 mins

Train times taken from tfl.gov.uk
Train times taken from nationalrail.co.uk
Distances taken from google.co.uk/maps

We are not responsible for the accuracy of this information – you should make your own enquires in respect of time/distances relating to the property. All quoted distances are provided for ease of reference and are approximate only. The links to these websites are provided for information purposes only and we take no responsibility for the content of these sites. No information is to be taken as a statement or representation of fact, and does not form part of any offer, contract, warranty, or representation.

So much to do and everywhere to explore

With L&Q at Alexandra Gate, your local area isn't limited to a new cultural quarter and an eclectic high street. You're part of a network of individual neighbourhoods and just minutes away from everything Central London has to offer.

For café culture, local delis and fashion boutiques turn to Muswell Hill and Crouch End, for nightlife look to Finsbury Park and if you're looking for world foods and international restaurants, your local high street has it all.

Whilst Alexandra Palace is one of London's best day's out with a lively events calendar and a boating lake, ice rink, garden centre, drinks terrace, theatre and restaurants.

1. Crouch End Picturehouse
2. Alexandra Park
3. Crouch End Clock Tower
4. Alexandra Palace Farmers' Market
5. The Green Rooms
6. Great Northern Railway Tavern

Green open spaces and places to enjoy

With multiple parks, expansive green space, leisure centres, outdoor and indoor gyms, it's easy to feel good with L&Q at Alexandra Gate.

The development is built around nature, with a new park that helps connect the surrounding neighbourhoods, and plush green residential courtyards. Alexandra Palace has 196 acres of green space, Finsbury Park is nearby and Highgate Wood is a haven for walkers and runners. For fitness there are plenty of gyms, outdoor facilities in the parks and a local leisure centre, as well as plenty of routes to walk, run or cycle.

Specification

Kitchen

- Modern kitchen cabinets with a complementary worktop and matching upstand
- Full height splashback behind the hob designed to match the worktop
- Under cupboard lighting
- Stainless steel single 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
- Fully tiled bathroom
- Wall hung WC with concealed cistern
- Chrome dual flush plate for water efficiency
- Full height mirror
- Steel bath with bespoke bath panel
- Chrome towel radiator
- All bathrooms have a screen over bath

En Suite

- Modern white sanitaryware including semi-recessed basin with chrome basin tap
- Fully tiled en-suite bathroom
- Wall hung WC with concealed cistern
- Chrome dual flush plate
- Fitted mirror
- Chrome towel radiator
- White shower tray with fixed shower sliding door
- Thermostatic mixer valve with shower head and hair wash attachment
- Homes with an en suite will include a shower mixer with a shower head and handset/hose

Bedroom

- Fitted carpet

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 only
- Lighting is provided to storage cupboards deeper than 1m. Hallways have spot lights
- Chrome switches and sockets
- Provision for Sky Q (subscription will be required)
- Mains operated ceiling mounted smoke/heat detector
- Provision for fibre optic internet

Wall & floor finishes

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

General

- Free standing washer/dryer located in store cupboard
- White internal doors
- Chrome door furniture
- Private balcony or terrace to every home
- Video door entry system
- Communal bicycle storage for every home
- 10 year NHBC Buildmark cover
- Access to communal, public court yard

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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.

Site Plan

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).

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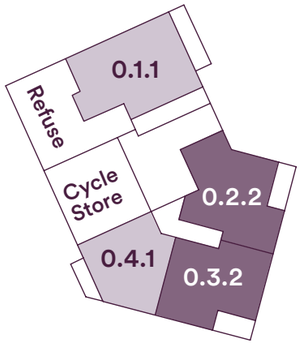
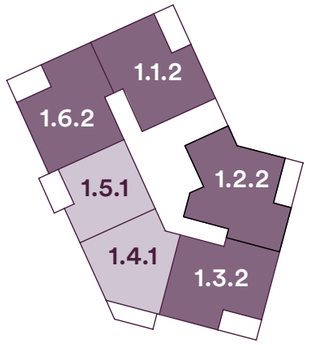
Plot Locators

N

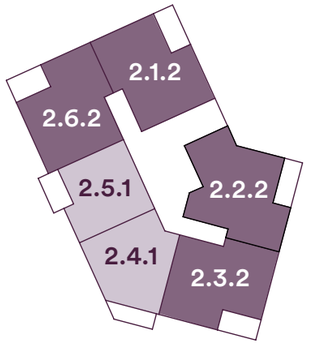
Ground Floor



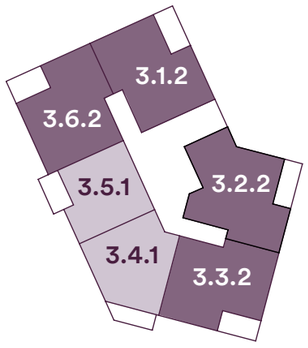
First Floor



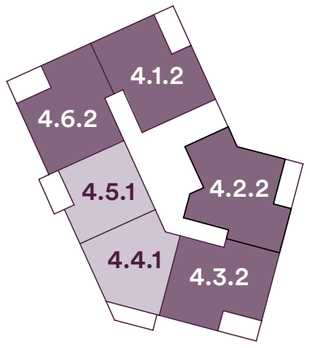
Second Floor



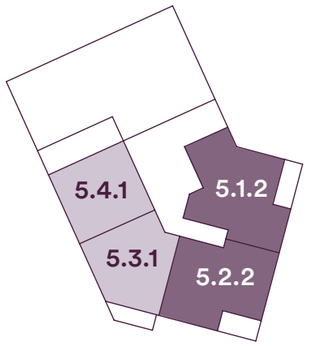
Third Floor



Fourth Floor



Fifth Floor



Key

One bedroom apartments Two bedroom apartments

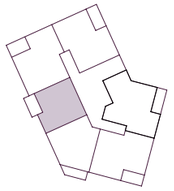
The floor plans provided are intended to only give a general indication of the proposed floor layout, are not drawn to scale and are not intended to form part of any offer, contract, warranty or representation. Measurements are given to the widest point, are approximate and are given as a guide only. 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. For further clarification regarding specific individual plots, please ask our Sales Associates.

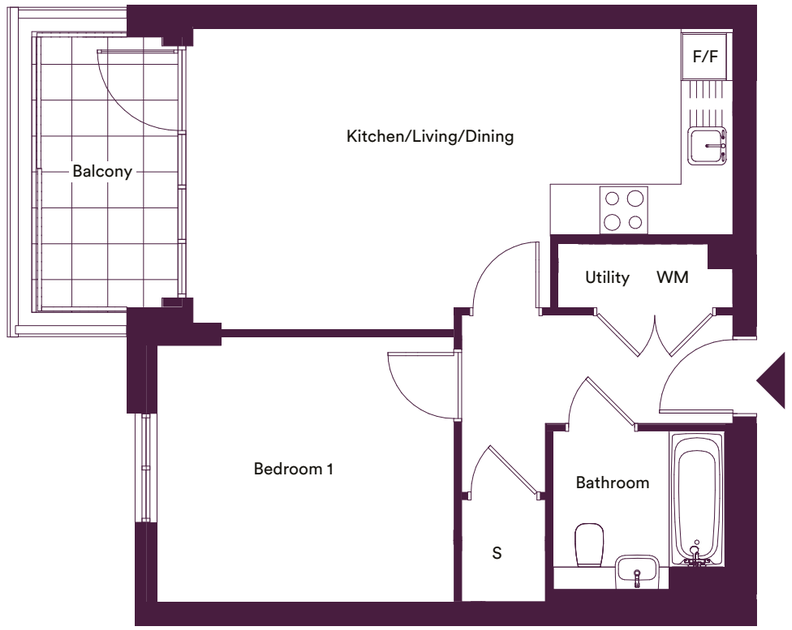
One bedroom apartment

Type D2.01

Plots 1.5.1, 2.5.1, 3.5.1, 4.5.1

First - Fourth Floor





Dimensions

Kitchen/Living/Dining	6.77m x 3.77m	22'3" x 12'4"
Bedroom 1	3.72m x 3.32m	12'2" x 10'11"
Total Internal Area	**50m²**	**538ft²**
Balcony	6.3m²	68ft²

Floor	Plot
1	1.5.1
2	2.5.1
3	3.5.1
4	4.5.1

F/F – Fridge/Freezer | **S** – Storage | **WM** – Washing Machine

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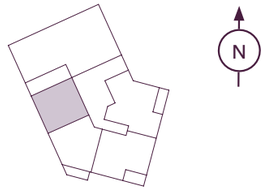
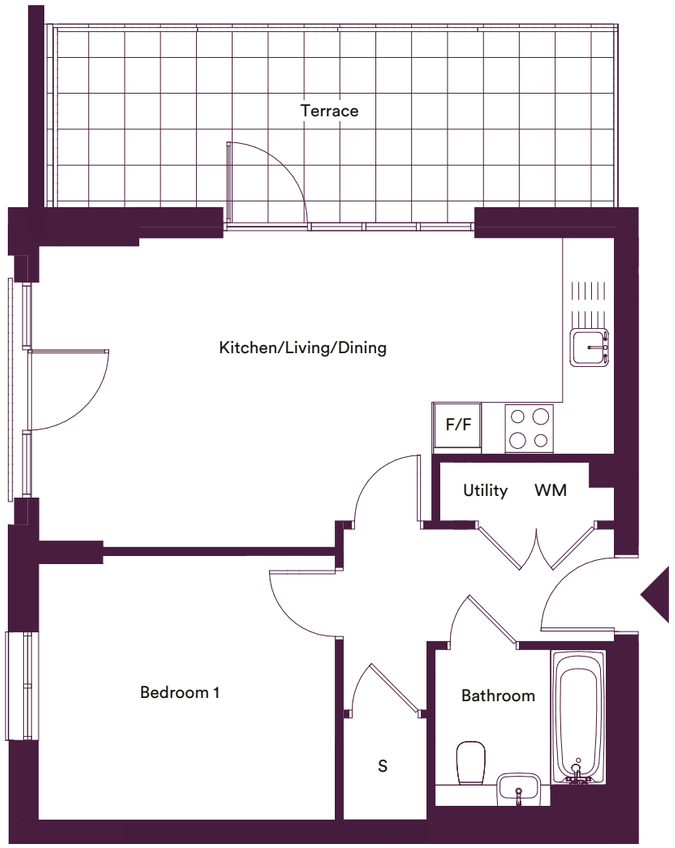
One bedroom apartment

Type D2.01A

Plot 5.4.1

Fifth Floor





Dimensions

Kitchen/Living/Dining	7.31m x 3.96m	24'0" x 13'0"
Bedroom 1	3.72m x 3.32m	12'3" x 10'11"
Total Internal Area	**52m²**	**560ft²**
Terrace	16.0m²	172ft²

Floor	Plot
5	5.4.1

F/F – Fridge/Freezer | **S** – Storage | **WM** – Washing Machine

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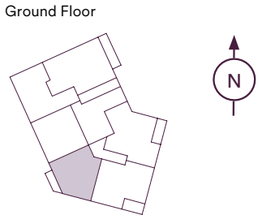
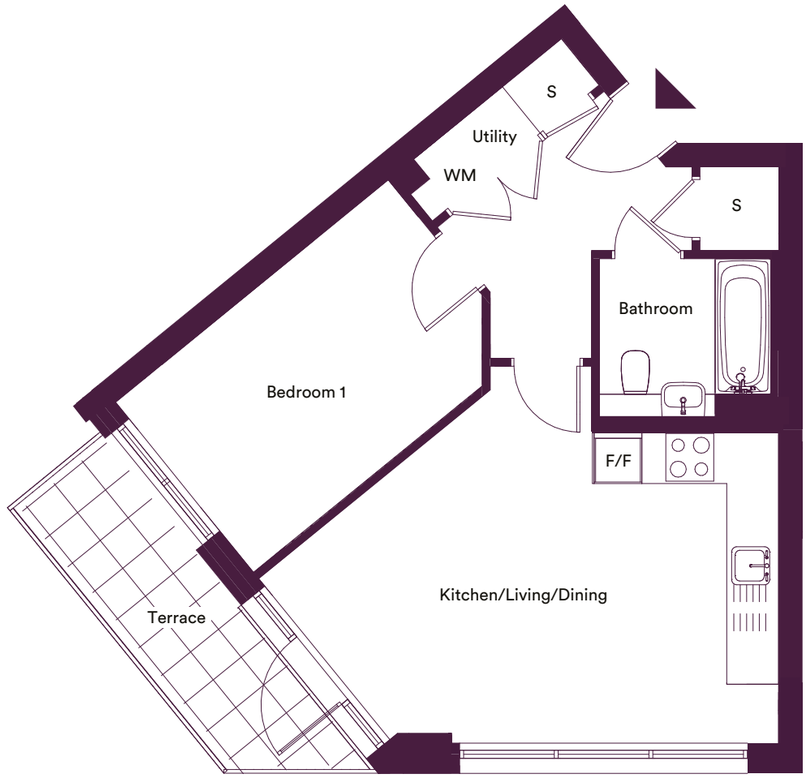
One bedroom apartment

Type D2.02
Plot 0.4.1





Dimensions		
Kitchen/Living/Dining	4.84m x 3.87m	15’8” x 12’7”
Bedroom 1	4.48m x 2.75m	14’ 8” x 9’0”
Total Internal Area	**50m²**	**538ft²**
Terrace	7.2m²	78ft²

Floor	Plot
0	0.4.1

F/F – Fridge/Freezer | **S** – Storage | **WM** – Washing Machine

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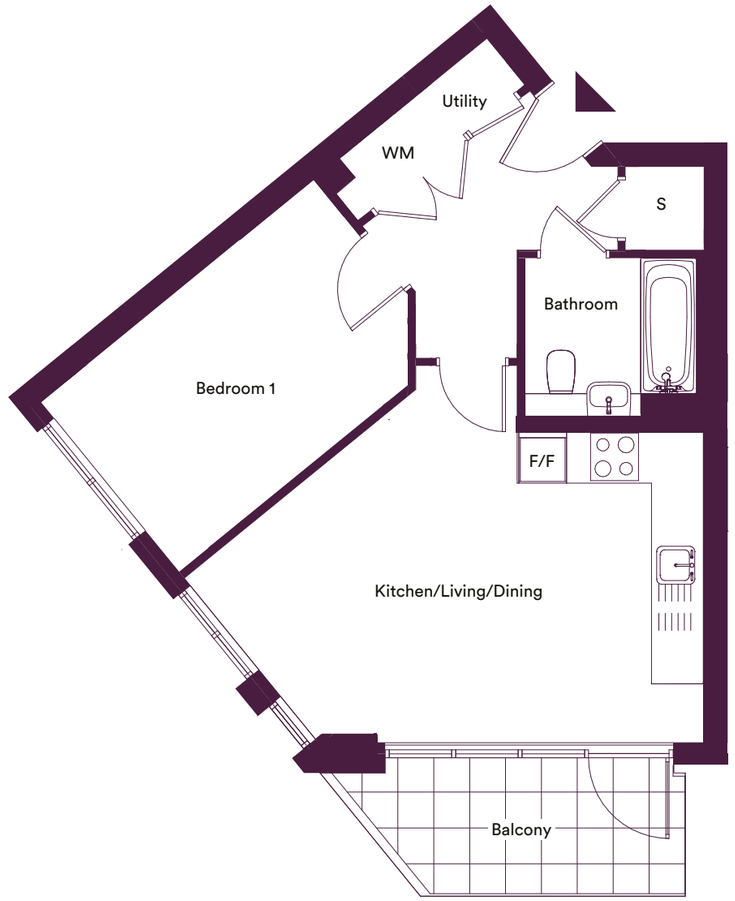
One bedroom apartment

Type D2.03
Plots 1.4.1, 2.4.1, 3.4.1, 4.4.1, 5.3.1



Dimensions		
Kitchen/Living/Dining	4.77m x 3.90m	15’6” x 12’10”
Bedroom 1	4.48m x 2.75m	14’8” x 9’0”
Total Internal Area	**50m²**	**538ft²**
Balcony	6.5m²	70ft²

Floor	Plot
1	1.4.1
2	2.4.1
3	3.4.1
4	4.4.1
5	5.3.1

F/F – Fridge/Freezer | **S** – Storage | **WM** – Washing Machine

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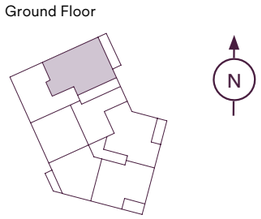
One bedroom apartment

Type D2.04
Plot 0.1.1



Dimensions

Kitchen/Living/Dining	8.90m x 4.45m	29'2" x 14'7"
Bedroom 1	4.64m x 2.75m	15'3" x 9'0"
Total Internal Area	**63m²**	**678ft²**
Terrace	11.5m²	124ft²

Floor	Plot
0	0.1.1

F/F – Fridge/Freezer | **S** – Storage | **WM** – Washing Machine

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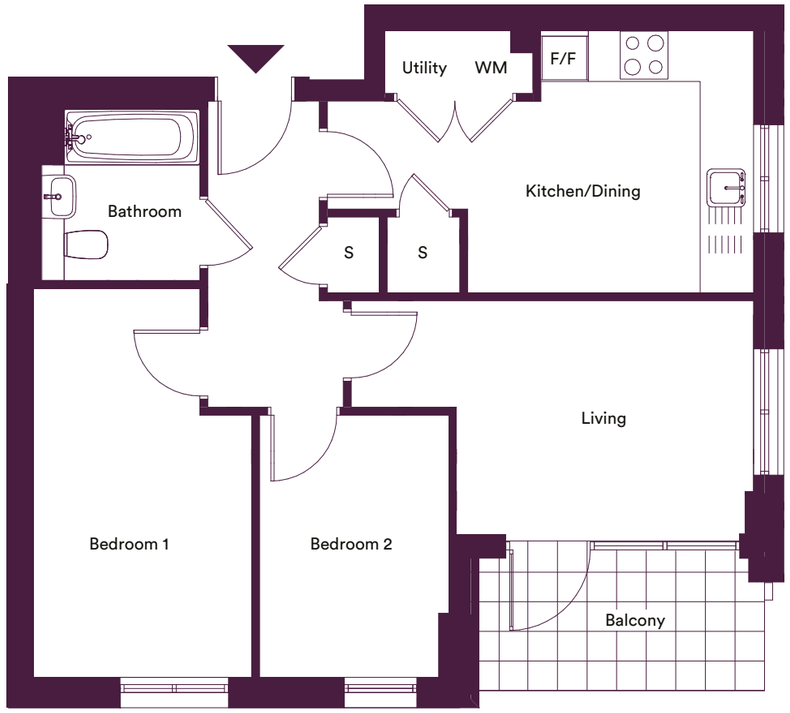
Two bedroom apartment

Type D2.05
Plots 0.3.2, 1.3.2, 5.2.2



Dimensions

Kitchen/Dining	3.59m x 3.30m	11'9" x 10'10"
Living	3.73m x 2.92m	12'3" x 9'6"
Bedroom 1	2.75m x 4.89m	9'0" x 16'1"
Bedroom 2	2.37m x 3.29m	7'9" x 10'10"
Total Internal Area	**63m²**	**678ft²**
Balcony	6.2m²	67ft²

Floor	Plot
0	0.3.2
1	1.3.2
5	5.2.2

F/F – Fridge/Freezer | **S** – Storage | **WM** – Washing Machine

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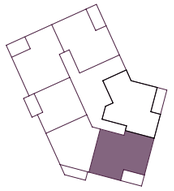
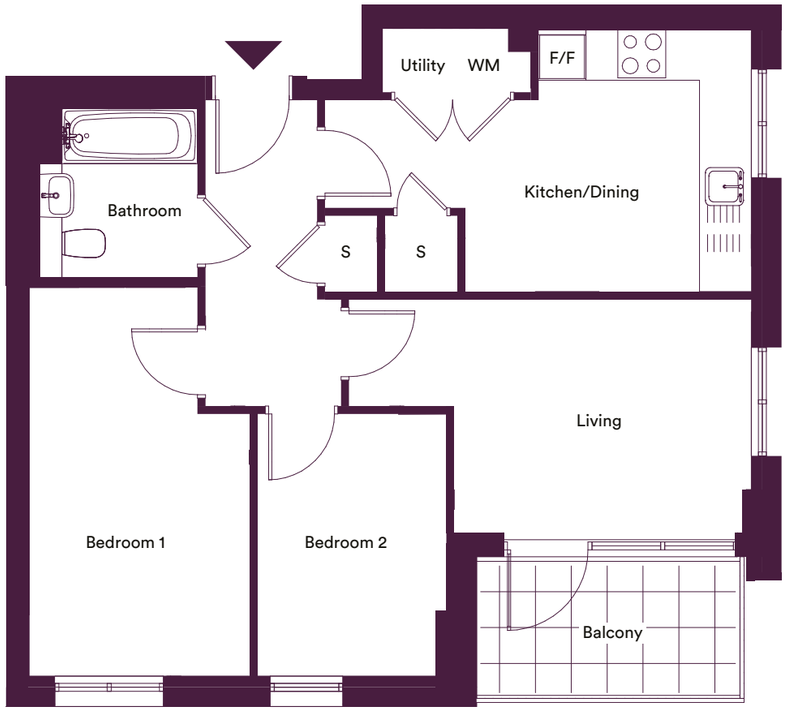
Two bedroom apartment

Type D2.05A

Plots 2.3.2, 3.3.2, 4.3.2

Second - Fourth Floor





Dimensions

Kitchen/Dining	3.59m x 3.30m	11'9" x 10'10"
Living	5.05m x 3.01m	16'7" x 9'11"
Bedroom 1	2.76m x 4.89m	9'1" x 16'1"
Bedroom 2	2.27m x 3.29m	7'6" x 10'8"
Total Internal Area	**63m²**	**678ft²**
Balcony	6.2m²	67ft²

Floor	Plot
2	2.3.2
3	3.3.2
4	4.3.2

F/F – Fridge/Freezer | **S** – Storage | **WM** – Washing Machine

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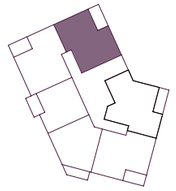
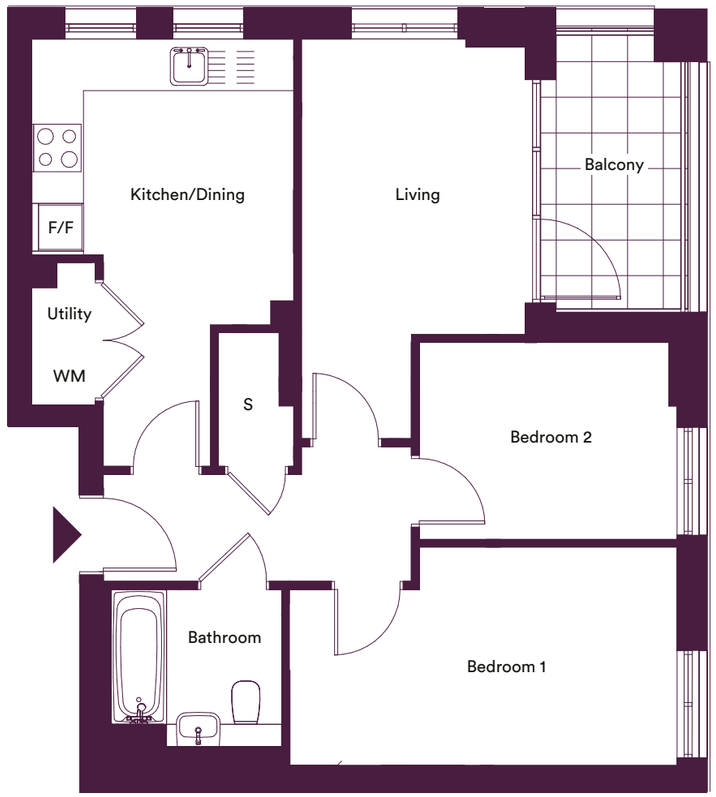
Two bedroom apartment

Type D2.06

Plots 1.1.2, 2.1.2, 3.1.2, 4.1.2

First - Fourth Floor





Dimensions

Kitchen/Dining	3.30m x 3.60m	10'10" x 11'10"
Living	2.83m x 3.73m	9'3" x 12'3"
Bedroom 1	4.89m x 2.75m	16'1" x 9'0"
Bedroom 2	3.25m x 2.48m	10'8" x 8'2"
Total Internal Area	**62.5m²**	**672.7ft²**
Balcony	5.9m²	64ft²

Floor	Plot
1	1.1.2
2	2.1.2
3	3.1.2
4	4.1.2

F/F – Fridge/Freezer | **S** – Storage | **WM** – Washing Machine

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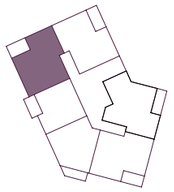
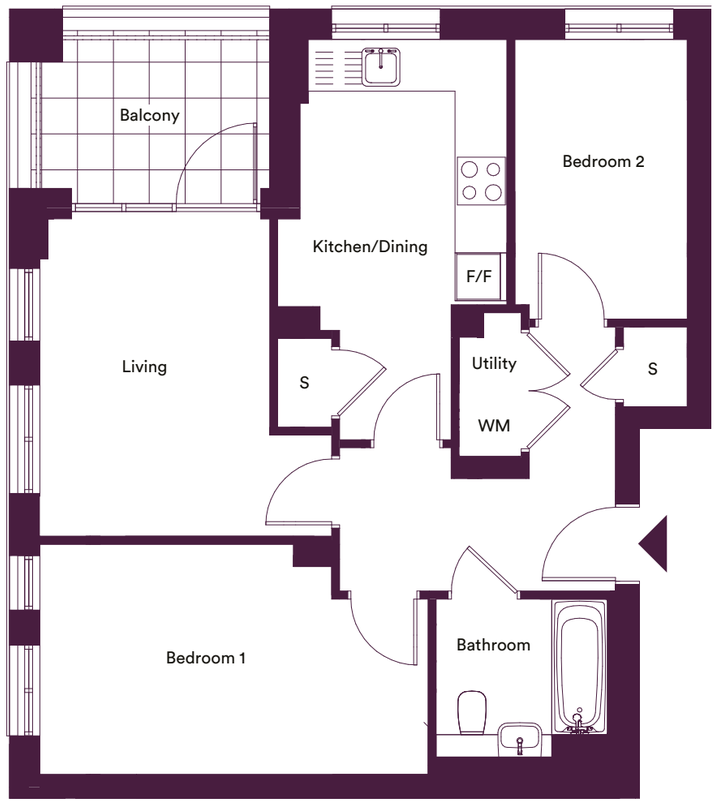
Two bedroom apartment

Type D2.07

Plots 1.6.2, 2.6.2, 3.6.2, 4.6.2

First - Fourth Floor





Dimensions

Kitchen/Dining	2.88m x 5.02m	9'5" x 16'6"
Living	3.66m x 3.98m	12'0" x 13'1"
Bedroom 1	4.87m x 2.89m	16' x 9'6"
Bedroom 2	2.16m x 3.51m	7'1" x 11'6"
Total Internal Area	**63m²**	**678ft²**
Balcony	6.2m²	67ft²

Floor	Plot
1	1.6.2
2	2.6.2
3	3.6.2
4	4.6.2

F/F – Fridge/Freezer | **S** – Storage | **WM** – Washing Machine

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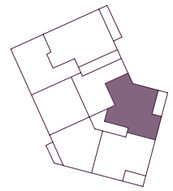
Two bedroom apartment

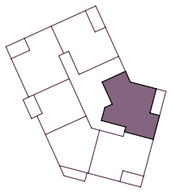
Type D2.08

Plots 0.2.2, 1.2.2, 2.2.2, 3.2.2, 4.2.2, 5.1.2

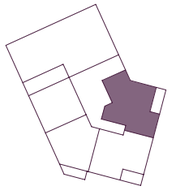
Ground Floor

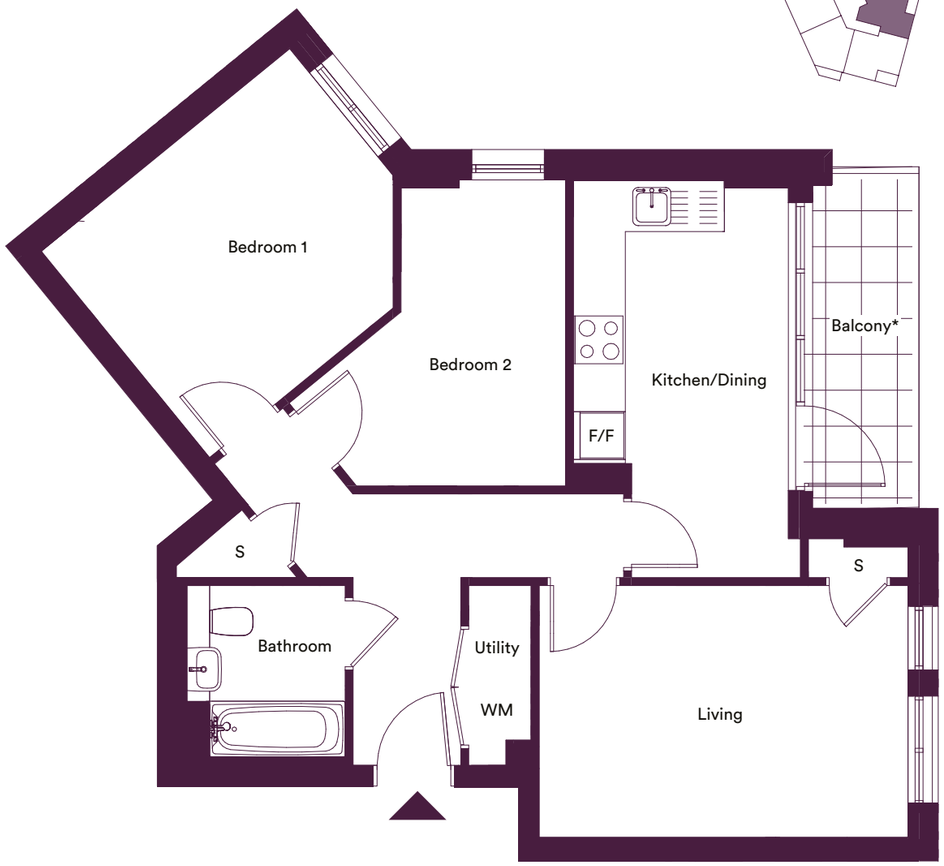


First - Fourth Floor



Fifth Floor





Dimensions

Kitchen/Dining	2.69m x 4.99m	8'8" x 16'5"
Living	4.51m x 3.16m	14'10" x 10'4"
Bedroom 1	4.02m x 3.41m	13'2" x 11'2"
Bedroom 2	2.06m x 3.84m	6'9" x 12'7"
Total Internal Area	**69m²**	**743ft²**
Balcony*	6.4m²	69ft²

Floor	Plot
0	0.2.2
1	1.2.2
2	2.2.2
3	3.2.2
4	4.2.2
5	5.1.2

F/F – Fridge/Freezer | **S** – Storage | **WM** – Washing Machine

*Terrace to plot 0.2.2

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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 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 own 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 scan the QR code and read:
Our Complete Guide to Shared Ownership

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 Joint 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 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

Barking Riverside
Barking
lqhomes.com/barkingriverside

Prime Point
North Greenwich
lqhomes.com/primepoint

Kew Bridge Rise
Brentford
lqhomes.com/kewbridgerise

Disclaimer

All information in this document is correct at the time of publication and is subject to change. Computer (or other advanced technology) generated images are for illustrative purposes only and dimensions are not intended to form part of any contract or warranty. Individual features such as windows, bricks and other material colours may vary, as may heating and electrical layouts. Images provided of the proposed development do not show final details of gradients of land, boundary treatments, local authority street lighting or landscaping.

We aim to build according to the layout, but occasionally we do have to change property designs, boundaries, landscaping and the position of roads, footpaths, street lighting, tenures and other features as the development proceeds. All services and facilities may not be available on completion of the property. We will inform you any significant changes that affect the property you are looking to purchase.

Whilst we pride ourselves in providing you with accurate and informative representations relating to all of our properties, the information contained within this brochure is for guidance purposes only and should not be considered material information for the purposes of purchasing a home. You should make sure you are satisfied with all details of any of our homes by carrying out your own enquiries before going ahead with any purchase.

For the avoidance of doubt, the information contained within this brochure does not form part of the contract between you and us. Should you have any queries, please direct them through your legal representatives.

Image Disclaimer

Please note that these properties are currently under construction. All images and photographs are used for illustrative purposes only and depict typical L&Q interiors from previous developments, computer generated images and/or general local area photography. For further clarification, please ask our Sales Associates. Individual features such as windows, brick, other materials, heating and electrical layouts and internal positioning may vary.

Please note that any depiction of the layout does not show details of gradients of land, boundary treatments, local authority street lighting or landscaping. The house designs, boundaries, landscaping and positions of roads and footpaths, play areas and other facilities or amenities may change as the development proceeds.

No image or photograph (whether computer generated or otherwise artificially generated) 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. All images (whether computer generated or otherwise artificially generated) are for illustrative and guidance purposes only and the quality of this technology may vary. In relation to computer generated images, [maximum/minimum] dimensions have been used to generate this image and as a result dimensions may vary (and should not be relied on by you). In relation to real images, this property has been photographed as an example only and, the size and layout may differ from that shown.

L&Q

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