

L&Q

CHURCHFIELD QUARTER



Talisker House
a collection of
1, 2 & 3 bedroom apartments

www.lqhomes.com/churchfieldquarter

L&Q at Churchfield Quarter



CHURCHFIELD QUARTER VITAL STATISTICS



EXPLORE W3

HOMES



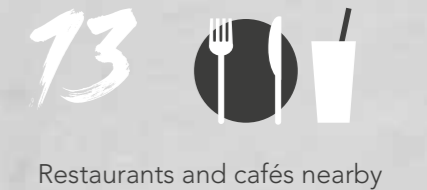
PARKS



SPORTS



EAT & DRINK



WELL CONNECTED



SUPERMARKETS



Welcome to L&Q at Churchfield Quarter

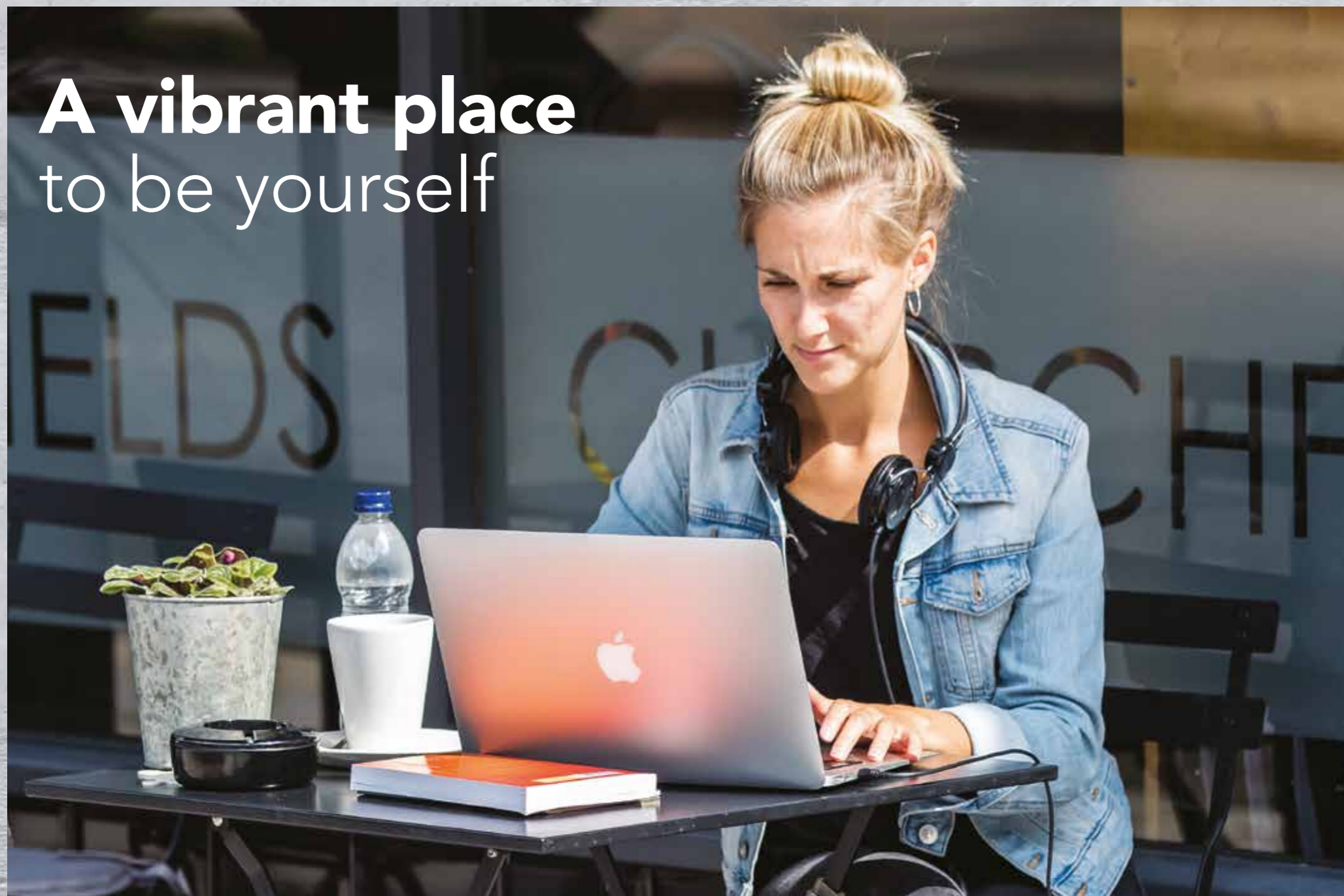
This modern collection of 1, 2 & 3 bedroom apartments is located in the heart of Acton, with direct access to the vibrant High Street and Churchfield Road.

Everything's within easy reach here, plenty of shops, restaurants and cafés to discover, and local parks such as Heathfield Gardens for those times when you want to relax and get away from it all. There are also plans for new retail and commercial facilities to be built as part of this development, including a supermarket and gym, which will be an additional boost to the local High Street.

Whilst everything you need is on the doorstep, Churchfield Quarter is also brilliantly connected to the rest of London, with Crossrail set to complete this year. All of this combines to make Acton one of the hottest up and coming areas of west London.



A vibrant place to be yourself



Acton is a bustling hub of activity, brimming with quirky coffee shops, interesting boutiques, funky pubs and bars, the majority of which can be found just a few steps from your front door.

While there are plenty of places to discover on the High Street, it's the independents on Churchfield Road that give this area its distinctive character and charm. The road is lined with small businesses and unearthing these hidden gems is a great way to get to know the neighbourhood as you'll usually spot the same friendly faces. As Tim English of English Butcher said "Churchfields is the only street that waves back. It's friendly and tight knit."

As well as plenty of amenities, Acton also has lots of outdoor space so it's perfect for a range of lifestyles, as well as a vibrant local market and pubs including The Aeronaut and The Chatsworth.



PARK

Acton Park has been open to the public since 1888 and now, over a century later, it's one of the most popular green spaces in the area. From the bowling green and tennis courts to the miniature golf course and fishing lake, there's something for everyone. It's also a haven for local wildlife, so whether you're looking for an active day out or a relaxing stroll amongst nature, everything you need is here.

ACTON PARK

8 MINS (walk)

FOOD STORE

Sure you could go to the local Sainsbury's or Morrisons, but be welcomed by Romina at Churchfield Food Store, which brings Little Italy to Acton. This cosy deli offers great coffee, cheese, meats and wine a plenty and a place to sit and watch the world go by.

CHURCHFIELD FOOD STORE

6 MINS (walk)

RESTAURANT

Formed by three friends, four years ago, you'll find Saing in the front of house waxing lyrical about his amazing Dragon rolls and their premium crab meat tartare dish, a treat for the senses and also a rare dish too! They each brought lots of experience from other restaurants and combined the best bits, whilst the name Hasu is inspired by the lotus flower, the highest noble flower in Buddhism, where serenity then translates to the presentation of the food.

HASU SUSHI

1 MIN (walk)

FLORIST

Owner Sue has had a florist in Churchfield Road for the last 13 years and loves how the vibe of the area has changed in that time. She's proud of her produce and provides bespoke designs to single hand picked blooms.

HEART & SOUL FLOWERS

5 MINS (walk)



BAR/RESTAURANT

A portrait of the inventor Nikola Tesla adorns the walls of this modern gastropub, which has recently been taken over by the owners of the popular Tailor Made, formally of Churchfield Road. Their design background made them fans of Tesla's work and now he watches over where modern Mediterranean cuisine meets modern art in stylish surroundings.

THE ROCKET

7 MINS (walk)

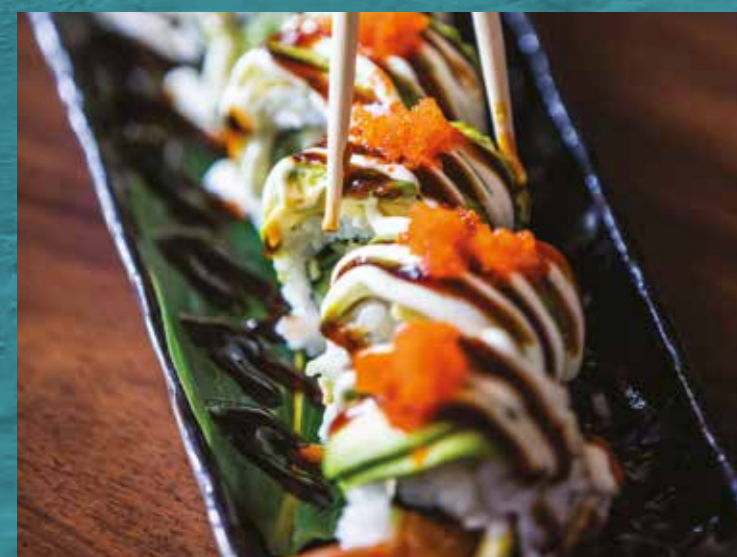


BUTCHER

You'll find Tim English proudly sat on the ornamental throne outside his establishment, waving at locals. Hailing from New South Wales, his Joy burgers and sausages are a sight to behold, as is the eclectic decor within the shop.

ENGLISH BUTCHER

5 MINS (walk)



BAKERY

Laveli Bakery is a family-run business that was established in 2008 by Slovakian husband and wife team Libor and Veronika Laveli. It's a firm favourite amongst the local community, serving up delicious home-made cakes and loaves of bread (which are cooked from scratch every day) as well as a brunch menu that's packed with fresh flavours. Well worth a pit stop by the station and one of three in a chain!

LAVELI BAKERY

7 MINS (walk)

GYMS

Whether you love lifting weights or prefer stretching out on the yoga mat, the Everyone Active fitness centre is just moments from your front door. With a 25-metre pool, a busy class timetable and a gym, it's got everything you need to lead a healthy lifestyle. There is also a David Lloyd and Virgin Active on the other side of Acton Park.

EVERYONE ACTIVE FITNESS CENTRE

1 MIN (walk)

Making connections



KEY			
	Bakerloo		DLR
	Central		Hammersmith & City
	Circle		Nothern
	District		Overground
			Jubilee
			Piccadilly
			Victoria
			Metropolitan
			Waterloo & City
			National Rail
			Crossrail (Mid 2020)

A chance to go places

Acton is one of the most well-connected suburbs in London, with seven overground and tube stations to choose from.

Churchfield Quarter is well placed to make the most of these brilliant connections, with both the tube and main line stations less than a 20-minute walk away. Acton Central Overground station is just a seven minute walk from Churchfield Quarter. Acton Town (Zone 3) is on the Piccadilly and District line and offers regular services across London, as does the main line station. What's more, Crossrail begins operating in 2020 so journey times will be even faster (you'll be able to reach Bond Street in less than ten minutes and Liverpool Street and Heathrow in less than twenty).

For those who want to embrace pedal power, there are plenty of cycling routes to explore which lead out to Ealing and the wider area. Furthermore the North Circular, A4 and M4 are also close by, leading to the M25 and beyond.



Modern stylish interiors



LIVE A LITTLE

Kitchen

The contemporary kitchen comes complete with LED downlighters, laminate flooring and built-in appliances including: an oven, ceramic hob, integrated cooker hood, fridge freezer, dishwasher and washing machine within the utility cupboard.

Bathroom

Featuring stylish wall and floor tiles and a modern décor, the bathroom has been beautifully finished and is the perfect space to relax and unwind after a busy day. It features a bath tub with a glass screen, a mounted wall cabinet with mirror and a heated towel rail.

General

The apartments have been finished with a neutral colour palette throughout, leaving you with a blank canvas to get creative with. As well as adding your own style to the space, you'll also have room to personalise the layout, with the open-plan kitchen/dining/living room offering flexibility. Other highlights include the master bedroom with built-in wardrobes and the private balcony/patio area, perfect for socialising al fresco and taking in your surroundings.



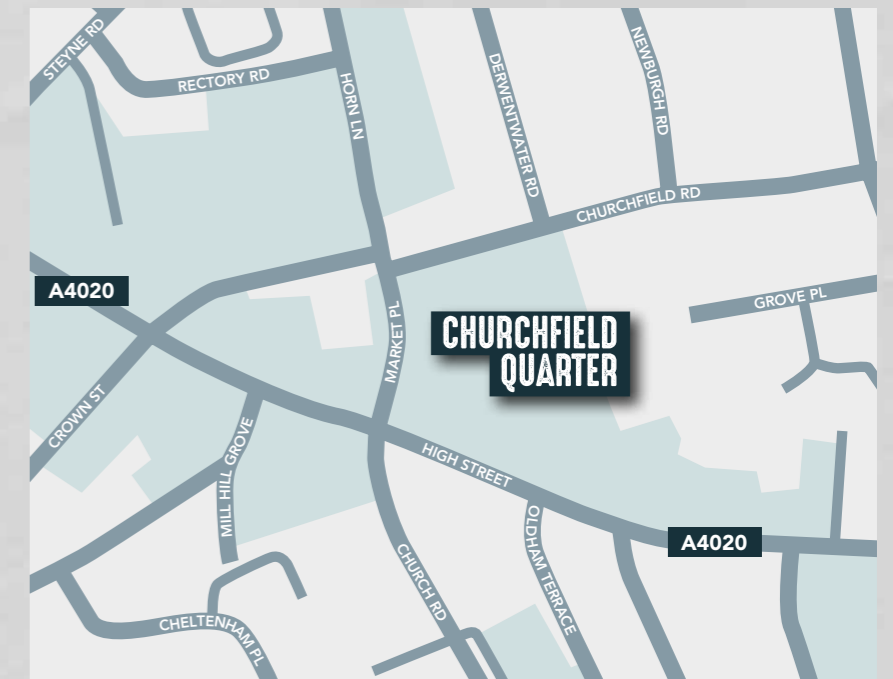
Photography taken at Churchfield Quarter

Churchfield Quarter

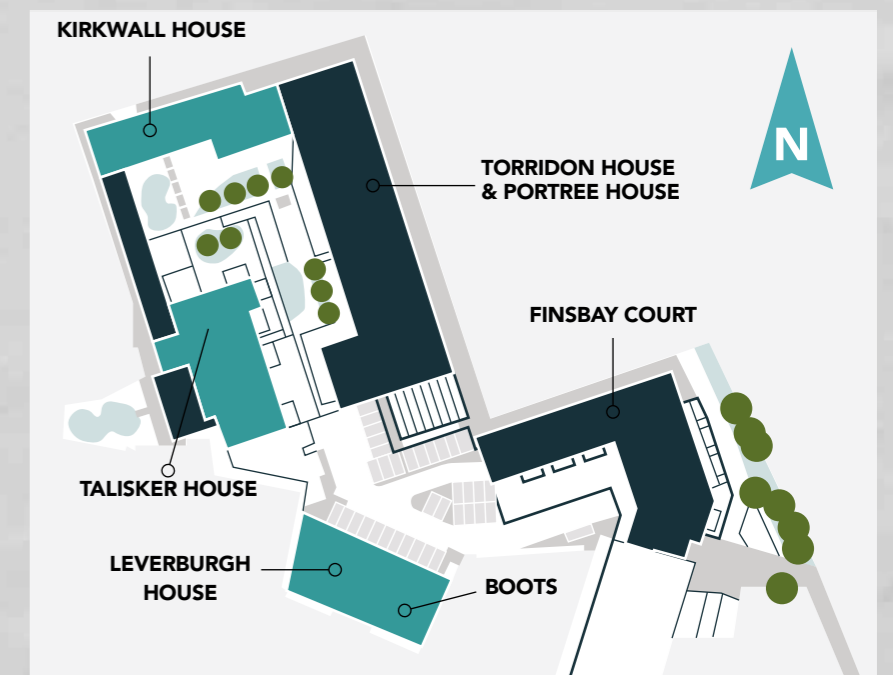
Location map



NEARBY AREA



SITE PLAN



Floor plans



ONE BEDROOM
APARTMENTS

TWO BEDROOM
APARTMENTS

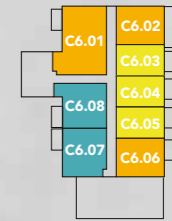
THREE BEDROOM
APARTMENTS

TALISKER
HOUSE

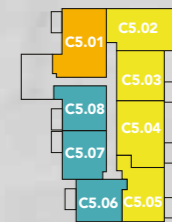
TALISKER HOUSE Floor plans



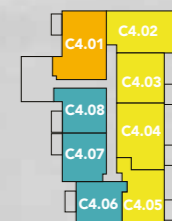
7TH FLOOR



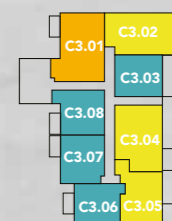
6TH FLOOR



5TH FLOOR



4TH FLOOR

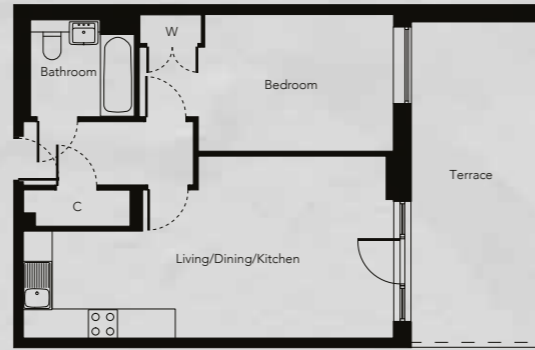


3RD FLOOR

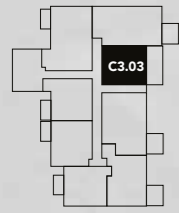
PLOT C3.03

ONE BEDROOM APARTMENT

C3.03	Metric	Imperial
Total	50.9m ²	548ft ²



BLOCK C
3rd Floor
W Wardrobe | C Cupboard

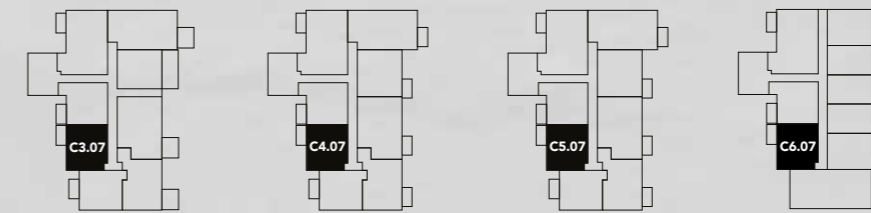


3RD FLOOR

PLOTS C3.07, C4.07, C5.07 & C6.07

ONE BEDROOM APARTMENT

Total	Metric	Imperial
	53.9m ²	580ft ²



3RD FLOOR

4TH FLOOR

5TH FLOOR

6TH FLOOR



BLOCK C
3rd Floor • 4th Floor • 5th Floor • 6th Floor
W Wardrobe | C Cupboard

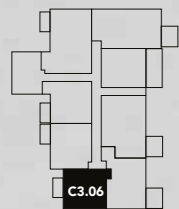
PLOTS C3.06, C4.06 & C5.06

ONE BEDROOM APARTMENT

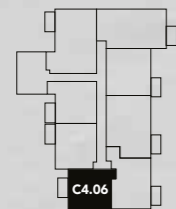
Total	Metric	Imperial
	50.9m ²	548ft ²



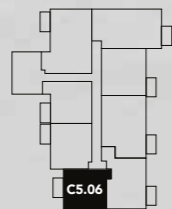
BLOCK C
3rd Floor • 4th Floor • 5th Floor
W Wardrobe | C Cupboard



3RD FLOOR



4TH FLOOR

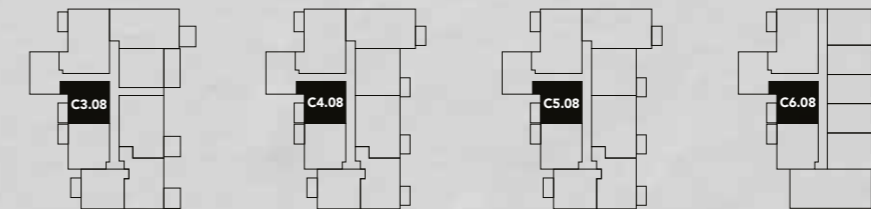


5TH FLOOR

PLOTS C3.08, C4.08, C5.08 & C6.08

ONE BEDROOM APARTMENT

Total	Metric	Imperial
	53.5m ²	576ft ²

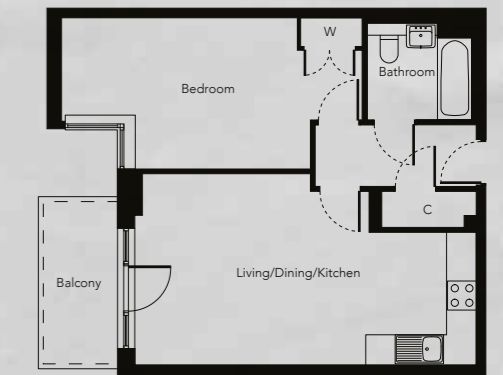


3RD FLOOR

4TH FLOOR

5TH FLOOR

6TH FLOOR



BLOCK C
3rd Floor • 4th Floor • 5th Floor • 6th Floor
W Wardrobe | C Cupboard

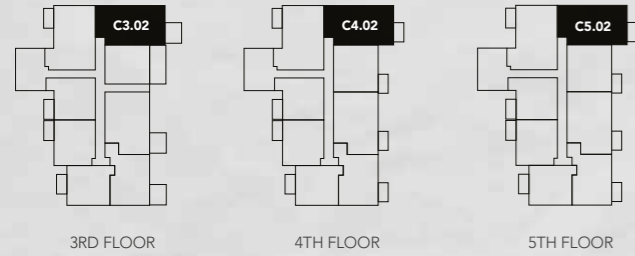
PLOTS C3.02, C4.02 & C5.02

TWO BEDROOM APARTMENT

Total	Metric 77.5m ²	Imperial 834ft ²
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BLOCK C
3rd Floor • 4th Floor • 5th Floor
W Wardrobe | C Cupboard



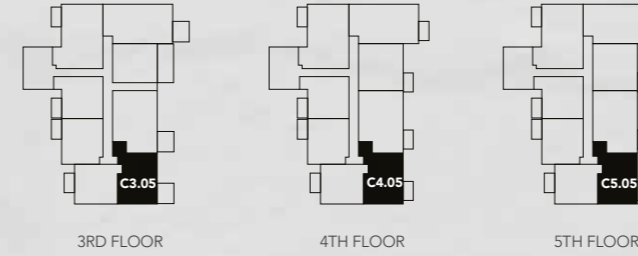
PLOTS C3.05, C4.05 & C5.05

TWO BEDROOM APARTMENT

Total	Metric 61.4m ²	Imperial 661ft ²
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BLOCK C
3rd Floor • 4th Floor • 5th Floor
W Wardrobe | C Cupboard



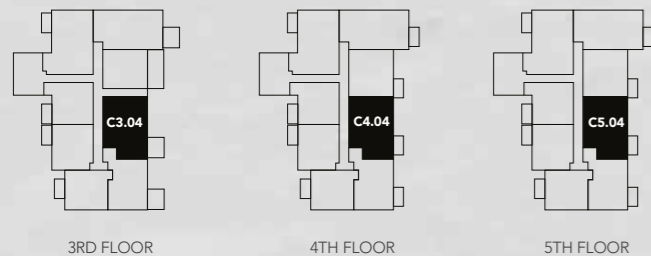
PLOTS C3.04, C4.04 & C5.04

TWO BEDROOM APARTMENT

Total	Metric 77.4m ²	Imperial 833ft ²
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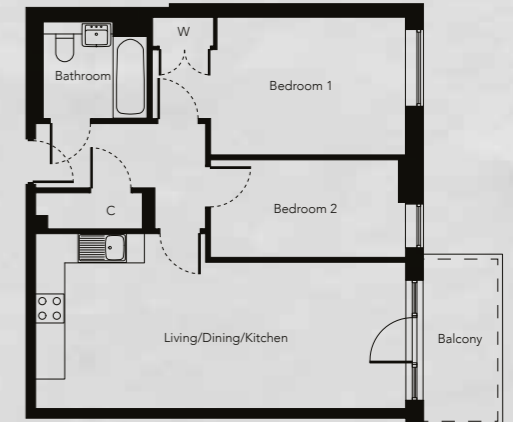
BLOCK C
3rd Floor • 4th Floor • 5th Floor
W Wardrobe | C Cupboard



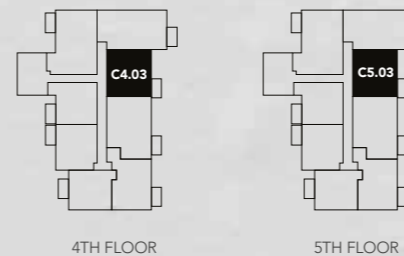
PLOTS C4.03 & C5.03

TWO BEDROOM APARTMENT

Total	Metric 61.6m ²	Imperial 663ft ²
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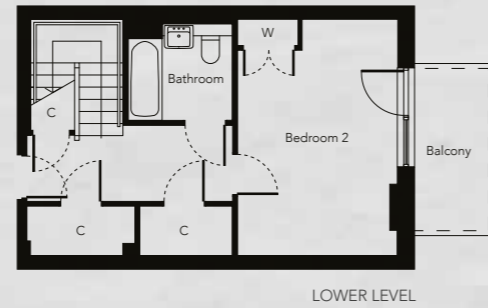
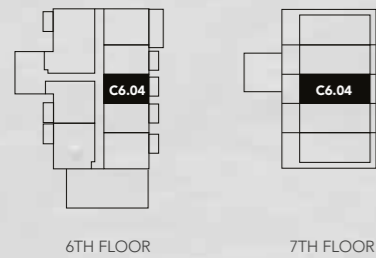
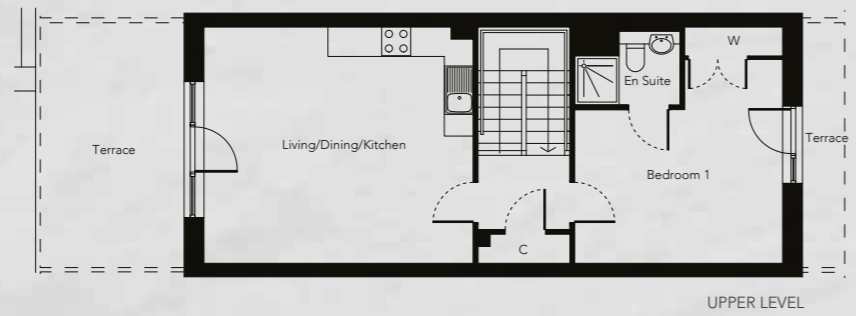
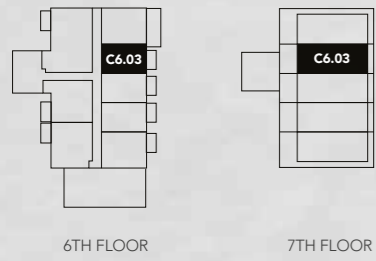
BLOCK C
4th Floor • 5th Floor
W Wardrobe | C Cupboard



PLOTS C6.03 & C6.04

TWO BEDROOM DUPLEX

Total	Metric 95.4m ²	Imperial 1027ft ²
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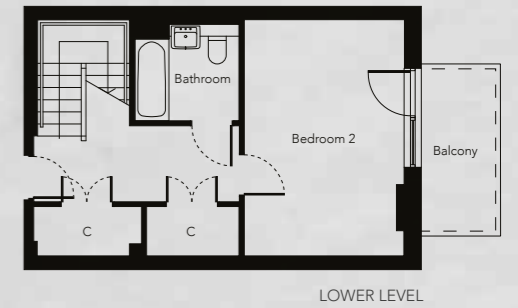
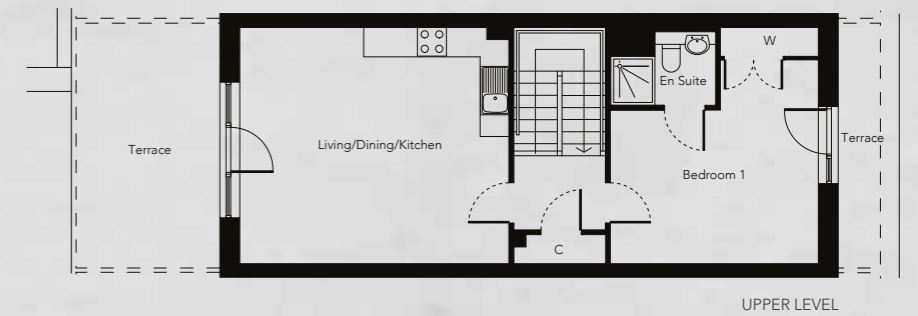
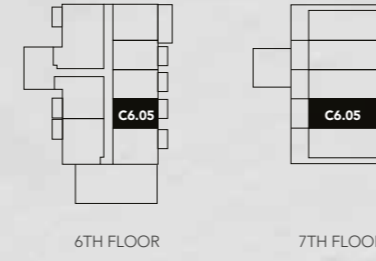


PLOT C6.03 & C6.04
BLOCK C
6th Floor • 7th Floor
W Wardrobe | C Cupboard

PLOT C6.05

TWO BEDROOM DUPLEX

Total	Metric 95.3m ²	Imperial 1027ft ²
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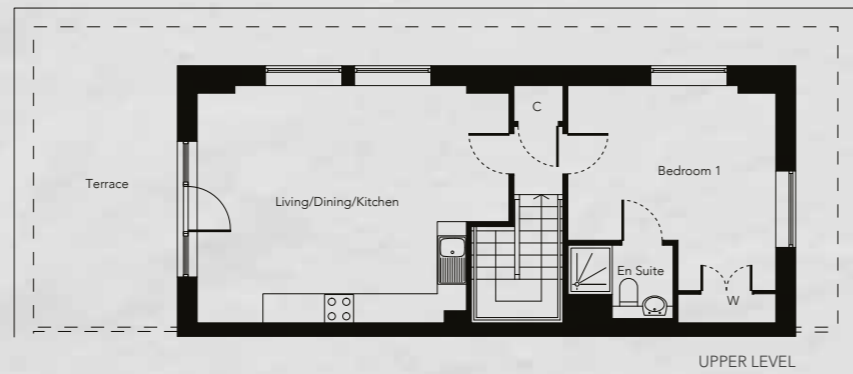
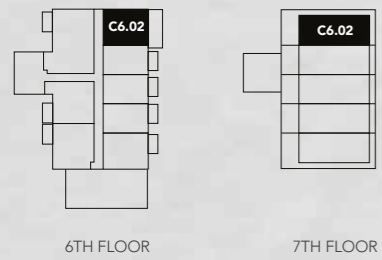


PLOT C6.05
BLOCK C
6th Floor • 7th Floor
W Wardrobe | C Cupboard

PLOT C6.02

THREE BEDROOM DUPLEX

Total	Metric 104.3m ²	Imperial 1122ft ²
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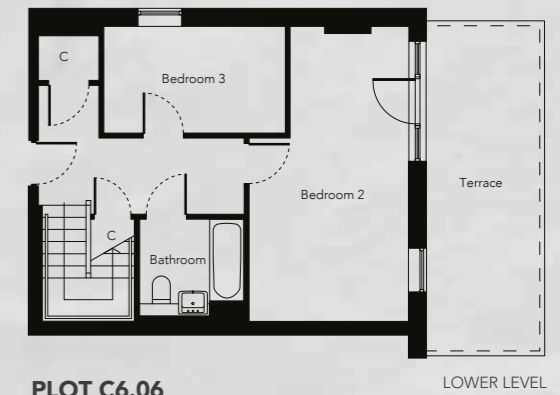
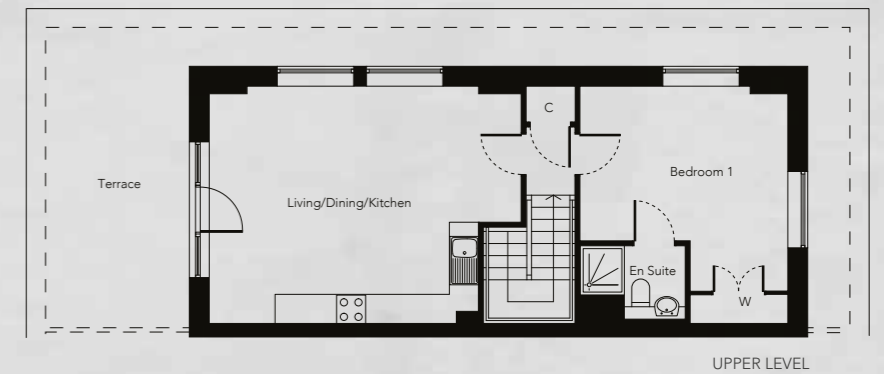
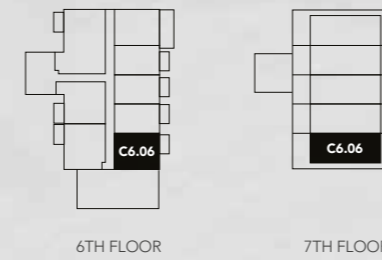


PLOT C6.02
BLOCK C
 6th Floor • 7th Floor
 W Wardrobe | C Cupboard

PLOT C6.06

THREE BEDROOM DUPLEX

Total	Metric 104.2m ²	Imperial 1123ft ²
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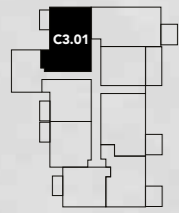


PLOT C6.06
BLOCK C
 6th Floor • 7th Floor
 W Wardrobe | C Cupboard
 Floorplan C6.06 is handed

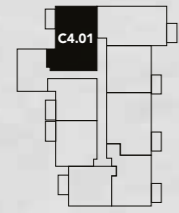
PLOTS C3.01, C4.01, C5.01 & C6.01

THREE BEDROOM APARTMENT

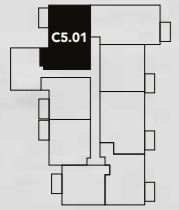
Total	Metric 83.2m ²	Imperial 896ft ²
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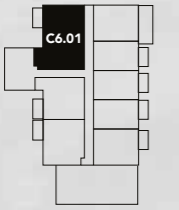
3RD FLOOR



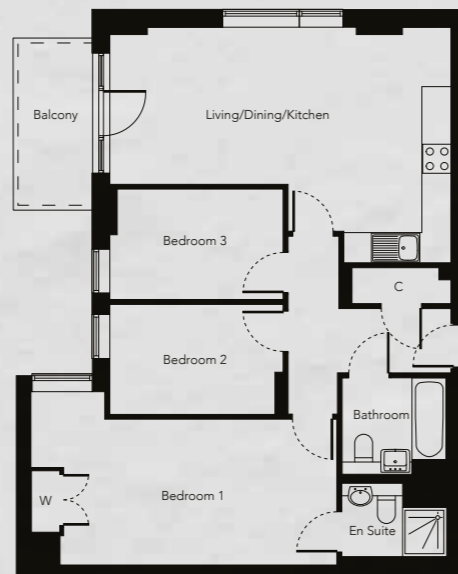
4TH FLOOR



5TH FLOOR



6TH FLOOR



BLOCK C
3th Floor • 4th Floor • 5th Floor • 6th Floor
W Wardrobe | C Cupboard



Photography taken at Churchfield Quarter

Get on the London property ladder with L&Q



Home welcome appointment

When your completion date has been provided, a member of our Customer Care team will contact you to arrange your home welcome appointment which will take place at a suitable time within office hours. This appointment will normally take place on the date of completion, which provides you with a general demonstration and will help you familiarise yourself with your new home as well as ensure you are happy with the quality.

If your property is still under construction when you exchange contracts, we will arrange this appointment with you as soon as your completion date has been confirmed. Once you have completed your home welcome appointment, a member of our Customer Care team will arrange a follow up visit with you, which will take place no later than 5 weeks from completion.

Day of completion

As soon as our solicitor confirms receipt of the balance of funds either a member of our Customer Care team or a member of the Sales team will confirm that you have legally completed on your new home and your keys can now be collected.

Home user guide

During your Home Welcome Appointment you will be provided with a Home User Guide. The guide contains information regarding the operating instructions, advice on looking after your new home and the contact details for reporting problems covered under your warranty with L&Q's Aftercare Team.

Follow up visit

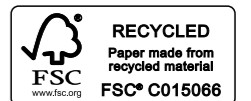
A member of our Customer Care team will visit you at your new home. This visit provides you with an opportunity to raise any questions or concerns you have with the property and to check that you are confident with how everything operates within your new home.

New home warranty

NHBC Buildmark

During the first two years from legal completion, you have the added reassurance that if something goes wrong within your home. We guarantee items supplied as part of your new home, covering repairs needed due to faulty workmanship or materials, we will make sure it is put right.

The property benefits from a ten year NHBC warranty and the cover starts from exchange of contracts and lasts up to a maximum period of 10 years after the legal completion date. For further information please visit <http://www.nhbc.co.uk/Homeowners/WhatdoesBuildmarkcover/>



OTHER DEVELOPMENTS

ACTON GARDENS

A collection of 1 & 2 bedroom apartments available through Shared Ownership



lqpricedin.co.uk/actongardens

THE RUSHGROVES

A collection of Studio, 1 & 2 bedroom apartments in NW9 available through Shared Ownership and Help to Buy.



lqpricedin.co.uk/therushgroves

CHURCHFIELD QUARTER

**ACTON
W3 6QX**

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Web: www.lqhomes.com/churchfieldquarter

Registered office: One King's Hall Mews, Lewisham, London SE13 5JQ. Homes & Communities Agency L4517. Registered Society 30441R Exempt charity. All information in this document is correct at the time publication/ going to print 07/19. Computer generated images are for illustrative purposes only and dimensions are not intended to for part of any contract or warranty. Furniture and landscaping are shown for illustrative purposes only. Individual features such as windows bricks and other materials' colours may vary as may heating and electrical layouts.

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 and other features as the development proceeds. All services and facilities may not be available on completion of the property. Should you have any queries, please direct them through you legal representatives. The contents of this brochure should not be considered material information for the purposes of purchasing a home.

The specifications of the properties are correct at the date of print but may change as necessary as building work progresses. The images are indicative of the quality and style of the specification and may not necessarily represent in entirety 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 contract or warranty.

For further clarification please ask our Sales Advisors. 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.