

L&Q at  
Hayes Village

Floorplans & Specification

Catimor House  
Block E2

L&Q



## **A local landmark** *and a piece of history*

**This Floorplan and Specification guide is designed with detail to help you choose the perfect apartment at Hayes Village.**

Hayes Village – A home with a history. An iconic development and beautiful place to live, Hayes Village offers a great quality of life and community spirit, just a short distance from Hayes & Harlington station.

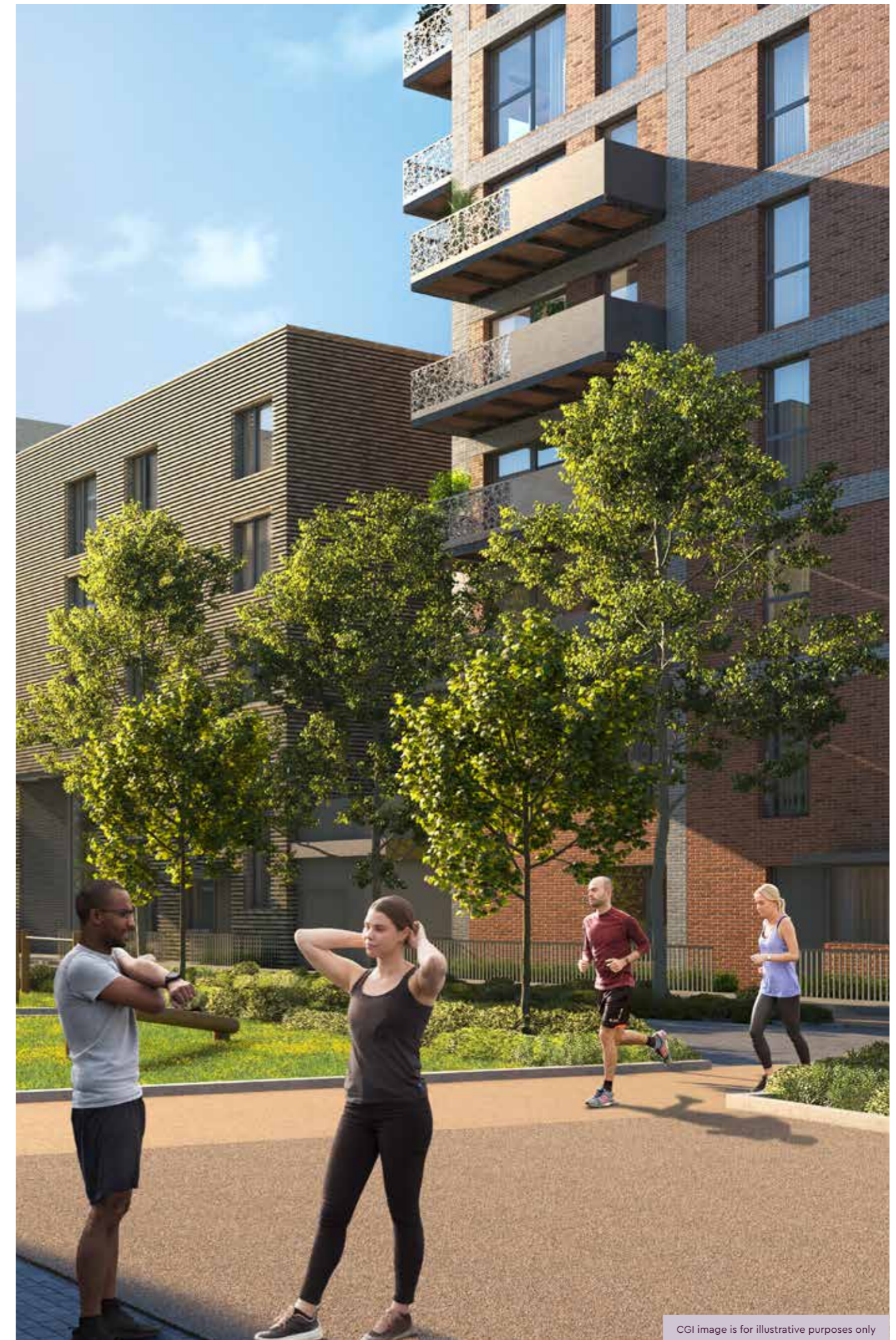
# Site Plan



## Tenures

- London Living rent
- Shared Ownership, Affordable Rent and Market Sales
- Market Sales
- Affordable Rent and Shared Ownership

Please note the masterplan for the development is liable to change. 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.



CGI image is for illustrative purposes only



# Specification

## Kitchen



- Modern kitchen cabinets with a complementary worktop and matching upstand
- Full height glass 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 and dishwasher
- Integrated extractor (studio flats) and stainless steel chimney hoods (1 - 3 bed flats)

## Bathroom



- Modern white sanitaryware including pedestal wash hand basin with chrome basin tap
- Floor mounted closed coupled WC
- Chrome dual flush plate for water efficiency
- Fitted mirror
- Chrome towel radiator
- Shower mixer tap completed with hair wash attachment and riser rail

## En Suite



- Chrome dual flush plate
- Fitted mirror
- Chrome towel radiator
- White shower tray with fixed shower screen / sliding door
- Thermostatic mixer valve with shower head

## Bedroom



- Fitted carpet
- Fitted wardrobe with sliding doors to bedroom 1

## Heating, Electrical & Lighting



- Radiators heated by onsite CHP heating system (subject to supply agreement)
- Low energy white LED downlights to kitchen areas and bathrooms
- Pendant lights to dining/living areas, bedrooms, hallways & store cupboards
- Polished chrome switches and sockets
- Stainless steel shaver point in bathrooms with a white shaver light with an additional shaver socket
- Provision for Sky Q (subscription will be required)
- Mains operated ceiling mounted smoke / heat detector

## General



- Free standing washer / dryer located in store cupboard
- Chrome door handles
- Private balcony or terrace to every home
- Video door entry system
- Communal bicycle storage for every home
- NHBC 12-year Warranty
- Car parking (available at separate negotiation to selected plots)

## Finishes



- White emulsion painted walls and ceilings
- White satin architraves and skirting boards
- Amtico flooring to hall/kitchen/dining room
- Duplex apartments have carpet to stairs and first floor hallway
- Amtico flooring to bathrooms and en-suites with ceramic wall tiles to bathrooms and en-suites

# Keyplans

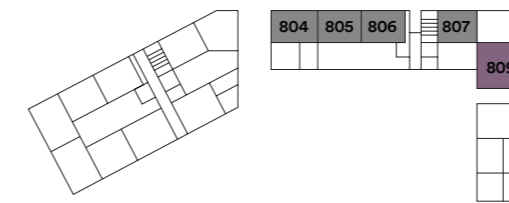
*find your new home*



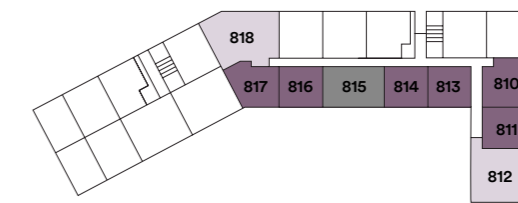
**Key**

- One bedroom apartments
- Two bedroom apartments
- Three bedroom apartments

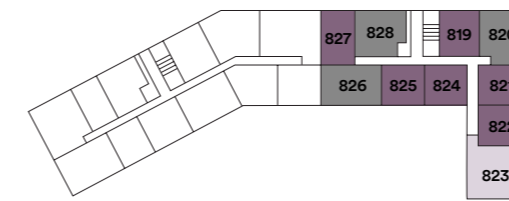
Ground Floor



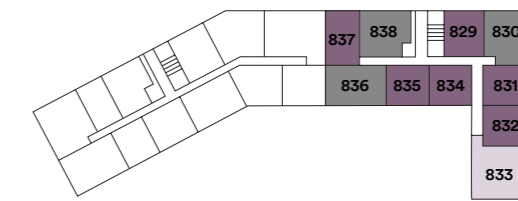
First Floor



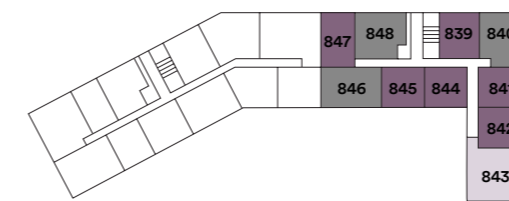
Second Floor



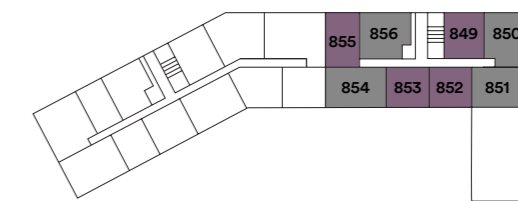
Third Floor



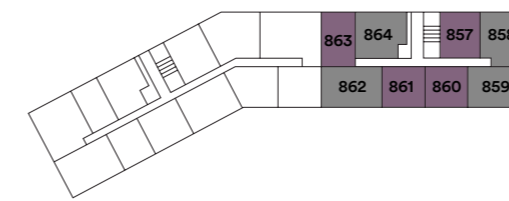
Fourth Floor



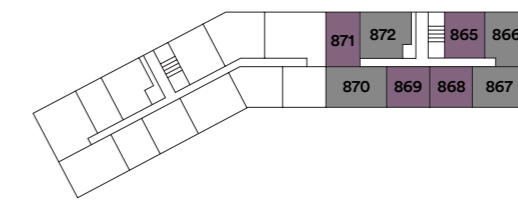
Fifth Floor



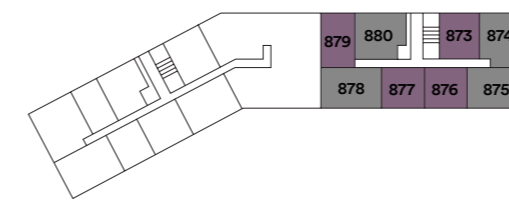
Sixth Floor



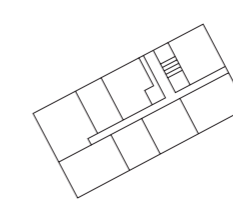
Seventh Floor



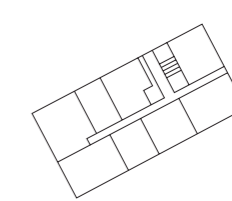
Eighth Floor



Ninth Floor



Tenth Floor



# One bedroom apartment

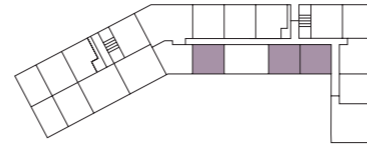
Type 1B - A

Plots 813, 814\*, 816, 824, 825\*, 834, 835\*, 844, 845\*, 852, 853\*, 860, 861\*, 868, 869\*, 876, 877\*

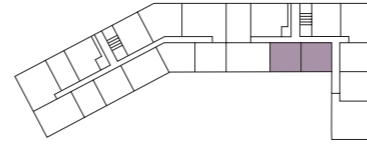


Plot 816

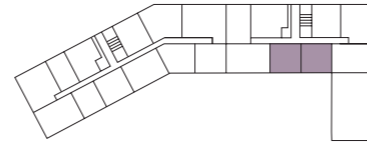
Floor 1



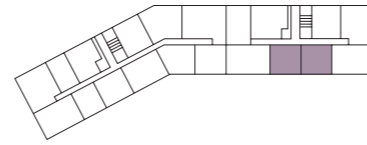
Floors 2 - 4



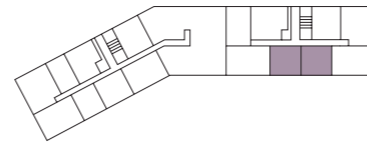
Floor 5



Floors 6 - 7



Floor 8



Dimensions		
Kitchen/Living	6.73m x 3.78m	22'1" x 12'5"
Bedroom 1	3.58m x 3.6m	11'9" x 11'10"
<b>Total Internal Area</b>	<b>50m<sup>2</sup></b>	<b>538ft<sup>2</sup></b>
Balcony	1.72m x 2.98m	5'8" x 9'10"

Floor	Plot	Floor	Plot
1	813, 814*, 816	6	860, 861*
2	824, 825*	7	868, 869*
3	834, 835*	8	876, 877*
4	844, 845*		
5	852, 853*		

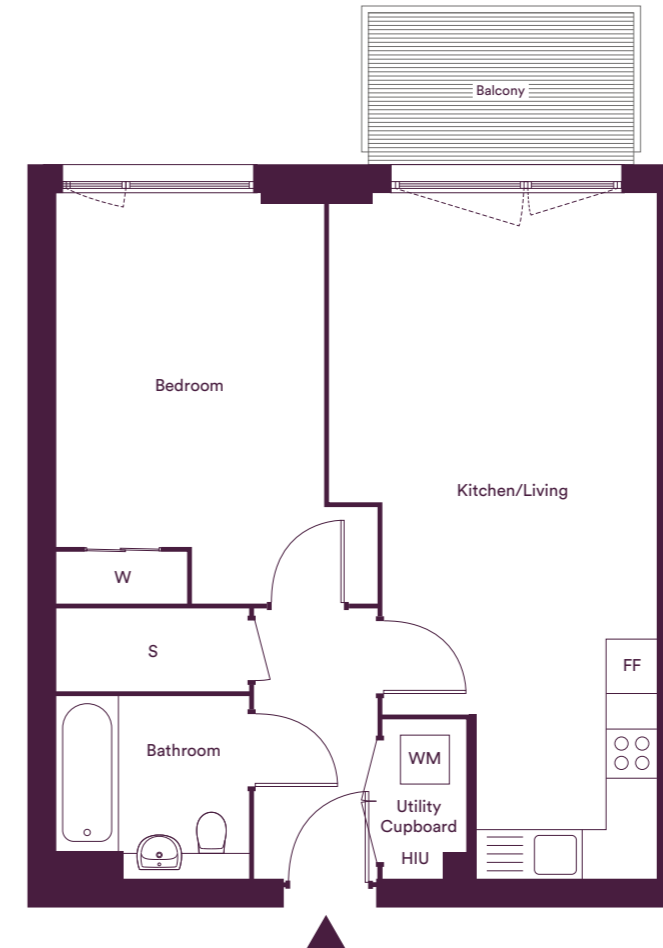
W – Wardrobe | FF – Fridge/Freezer | S – Storage | HIU – Heat Interface Unit | WM – Washing Machine

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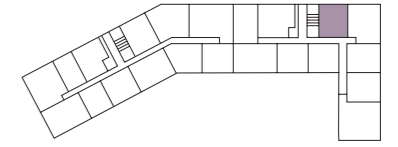
# One bedroom apartment

Type 1B - B

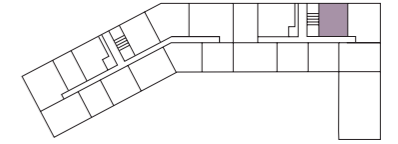
Plots 819, 829, 839, 849, 857, 865, 873



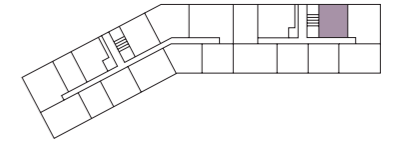
Floors 2 - 4



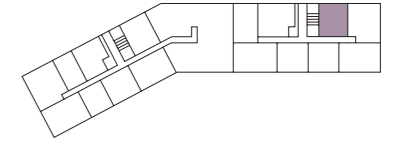
Floor 5



Floors 6 - 7



Floor 8



Dimensions		
Kitchen/Living	7.71m x 3.68m	25'4" x 12'1"
Bedroom 1	4.56m x 3.00m	15'0" x 9'10"
<b>Total Internal Area</b>	<b>52m<sup>2</sup></b>	<b>564ft<sup>2</sup></b>
Balcony	2.98m x 1.72m	9'10" x 5'8"

Floor	Plot	Floor	Plot
2	819	7	865
3	829	8	873
4	839		
5	849		
6	857		

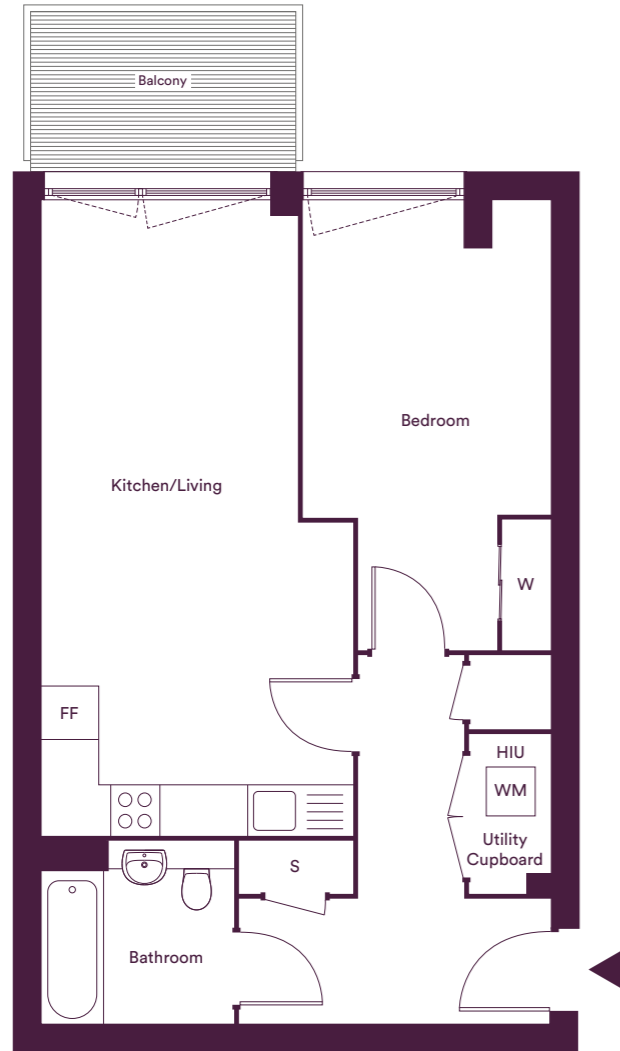
W – Wardrobe | FF – Fridge/Freezer | S – Storage | HIU – Heat Interface Unit | WM – Washing Machine

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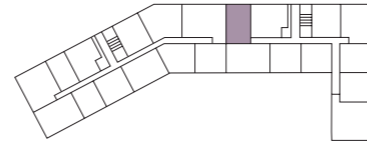
# One bedroom apartment

Type 1B - C

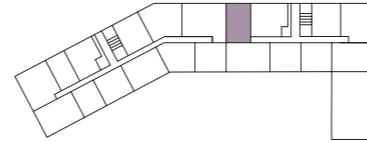
Plots 827, 837, 847, 855, 863, 871, 879



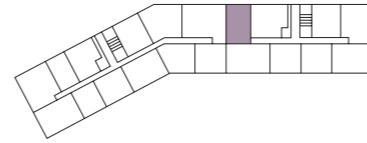
Floors 2 - 4



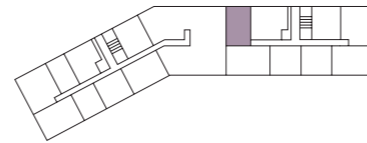
Floor 5



Floors 6 - 7



Floor 8



## Dimensions

Kitchen/Living	7.16m x 3.50m	23'6" x 11'6"
Bedroom 1	5.06m x 2.79m	16'7" x 9'2"
<b>Total Internal Area</b>	<b>53m<sup>2</sup></b>	<b>570ft<sup>2</sup></b>
Balcony	1.75m x 2.98m	5'9" x 9'10"

Floor	Plot	Floor	Plot
2	827	7	871
3	837	8	879
4	847		
5	855		
6	863		

W – Wardrobe | FF – Fridge/Freezer | S – Storage | HIU – Heat Interface Unit | WM – Washing Machine

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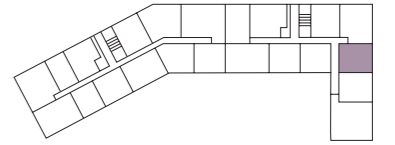
# One bedroom apartment

Type 1B - D

Plots 821, 831, 841



Floors 2 - 4



## Dimensions

Kitchen/Living	8.18m x 3.18m	26'10" x 10'6"
Bedroom 1	3.38m x 4.90m	11'1" x 16'1"
<b>Total Internal Area</b>	<b>54m<sup>2</sup></b>	<b>576ft<sup>2</sup></b>
Balcony	2.98m x 1.72m	9'10" x 5'8"

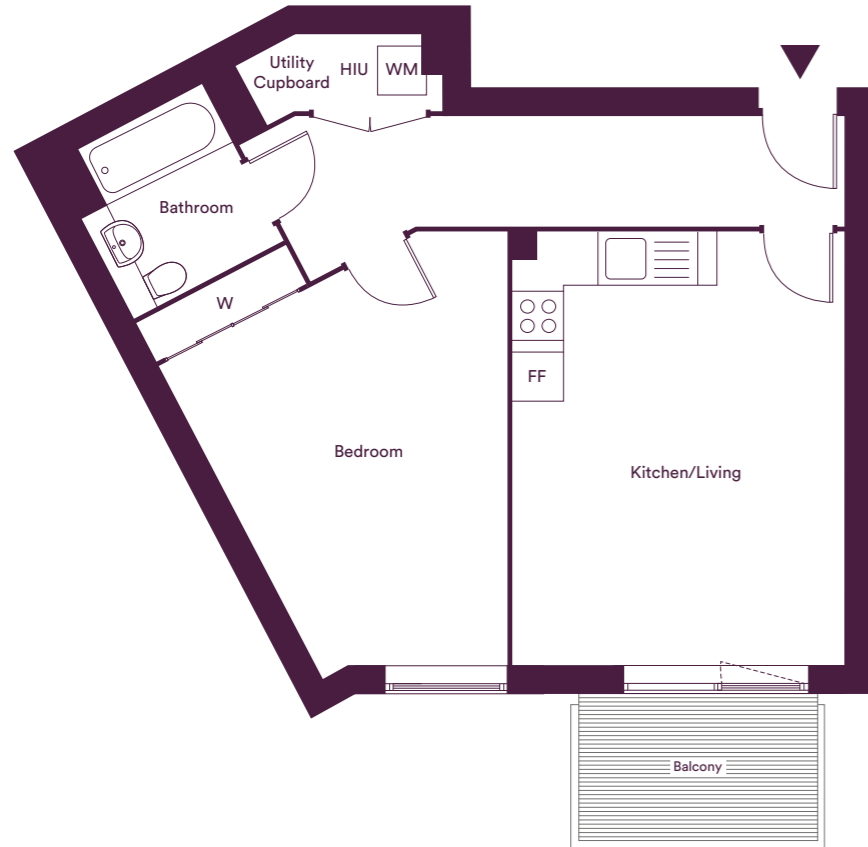
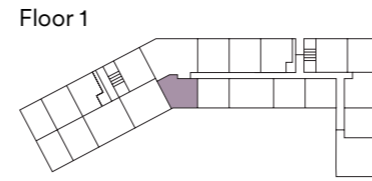
Floor	Plot
2	821
3	831
4	841

W – Wardrobe | FF – Fridge/Freezer | S – Storage | HIU – Heat Interface Unit | WM – Washing Machine

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# One bedroom apartment

Type 1B - J  
Plot 817



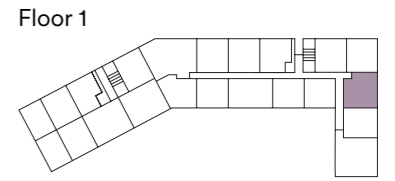
Dimensions			Floor	Plot
Kitchen/Living	5.30m x 4.10m	17'5" x 13'4"	1	817
Bedroom 1	5.30m x 3.38m	17'5" x 11'1"		
<b>Total Internal Area</b>	<b>58m<sup>2</sup></b>	<b>624ft<sup>2</sup></b>		
Balcony	2.92m x 1.69m	9'7" x 5'7"		

W – Wardrobe | FF – Fridge/Freezer | S – Storage | HIU – Heat Interface Unit | WM – Washing Machine

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# One bedroom apartment

Type 1B - K (Accessible)  
Plot 810



Dimensions			Floor	Plot
Kitchen/Living	3.94m x 8.18m	12'11" x 26'10"	1	810
Bedroom 1	4.20m x 3.89m	13'10" x 12'9"		
<b>Total Internal Area</b>	<b>64m<sup>2</sup></b>	<b>689ft<sup>2</sup></b>		
Balcony	2.98m x 1.75m	9'10" x 5'9"		

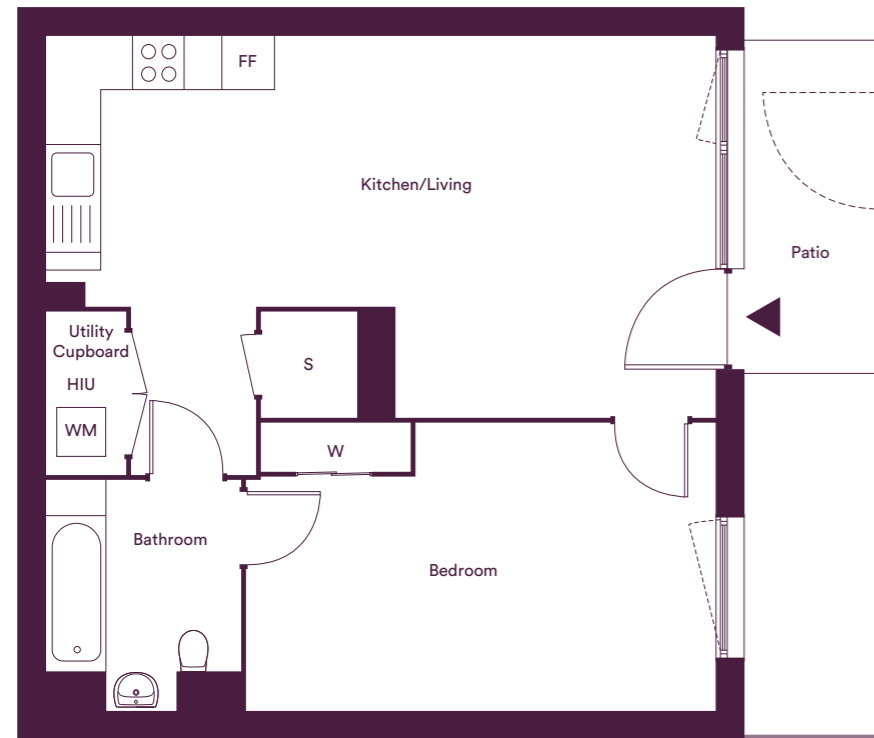
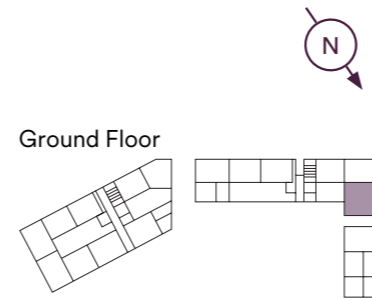
W – Wardrobe | FF – Fridge/Freezer | S – Storage | HIU – Heat Interface Unit | WM – Washing Machine

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# One bedroom apartment

Type 1B - L (Accessible)  
Plot 809



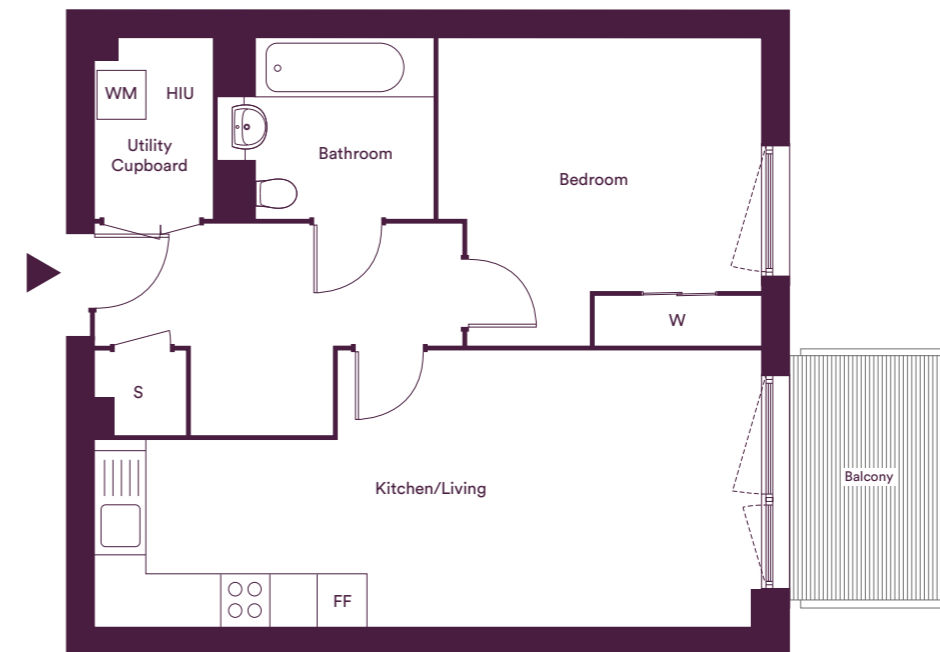
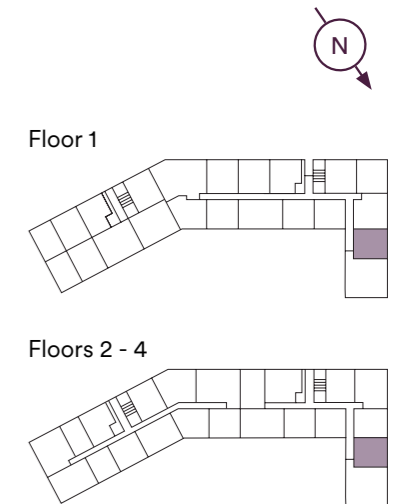
Dimensions	Floor	Plot
Kitchen/Living	4.29m x 7.59m	14'1" x 24'11"
Bedroom 1	3.24m x 5.29m	10'8" x 17'5"
<b>Total Internal Area</b>	<b>58m<sup>2</sup></b>	<b>624ft<sup>2</sup></b>
Outdoor Amenity	1.5m x 8.1m	4'11" x 26'7"

W – Wardrobe | FF – Fridge/Freezer | S – Storage | HIU – Heat Interface Unit | WM – Washing Machine

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# One bedroom apartment

Type 1B - M (Accessible)  
Plots 811, 822, 832, 842



Dimensions	Floor	Plot
Kitchen/Living	3.36m x 8.18m	11'1" x 26'10"
Bedroom 1	3.75m x 3.94m	12'4" x 12'11"
<b>Total Internal Area</b>	<b>59m<sup>2</sup></b>	<b>635ft<sup>2</sup></b>
Balcony	2.98m x 1.75m	9'10" x 5'9"

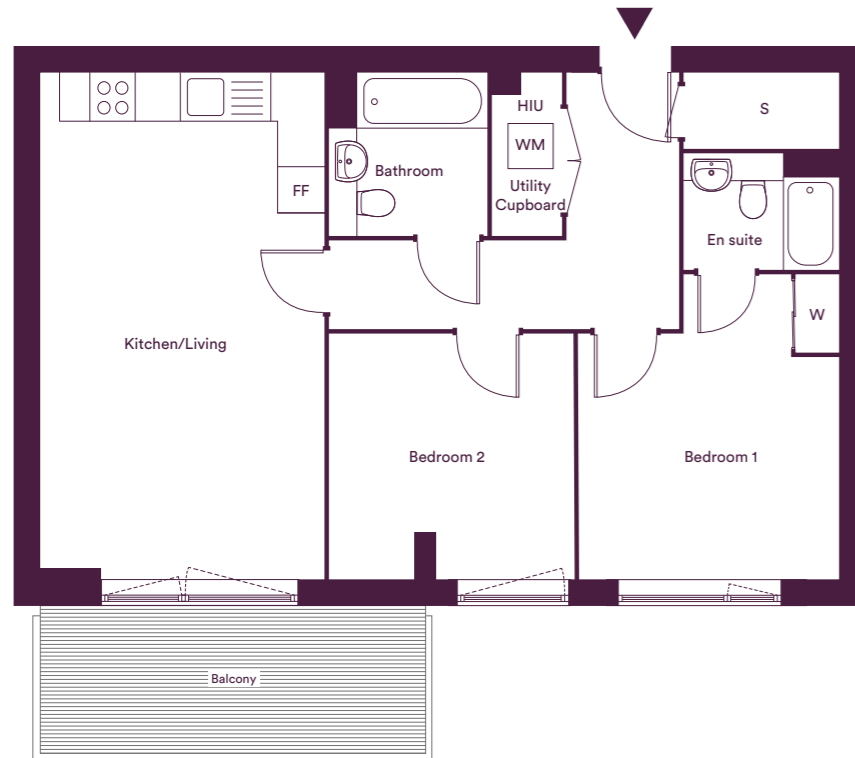
W – Wardrobe | FF – Fridge/Freezer | S – Storage | HIU – Heat Interface Unit | WM – Washing Machine

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# Two bedroom apartment

Type 2B - A

Plots 815, 826, 836, 846, 854, 862, 870, 878



Dimensions	Floor	Plot	Floor	Plot
Kitchen/Living	1	815	6	862
Bedroom 1	2	826	7	870
Bedroom 2	3	836	8	878
<b>Total Internal Area</b>	<b>4</b>	<b>846</b>		
Balcony	5	854		

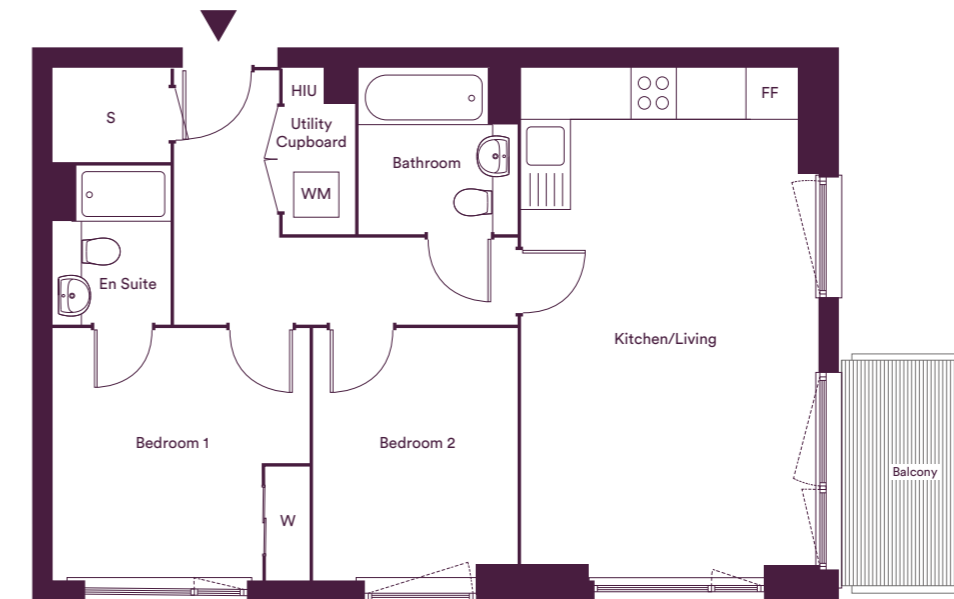
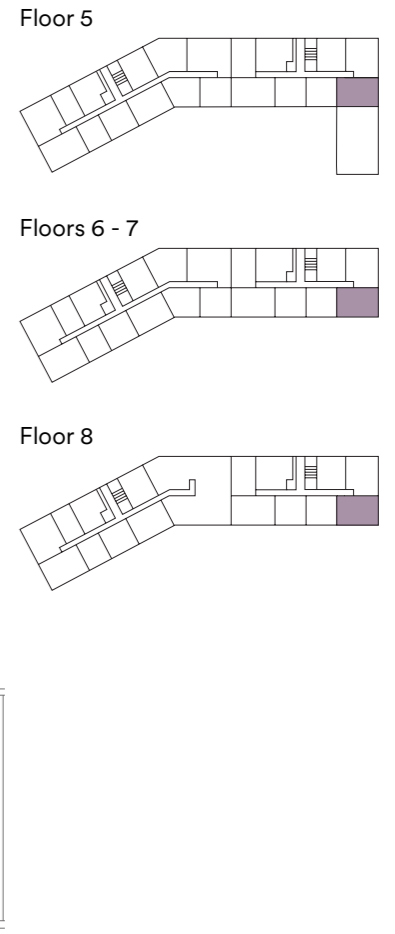
W – Wardrobe | FF – Fridge/Freezer | S – Storage | HIU – Heat Interface Unit | WM – Washing Machine

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# Two bedroom apartment

Type 2B - P

Plots 851, 859, 867, 875



Dimensions	Floor	Plot	Floor	Plot
Kitchen/Living	5	851		
Bedroom 1	6	859		
Bedroom 2	7	867		
<b>Total Internal Area</b>	<b>8</b>	<b>875</b>		
Balcony				

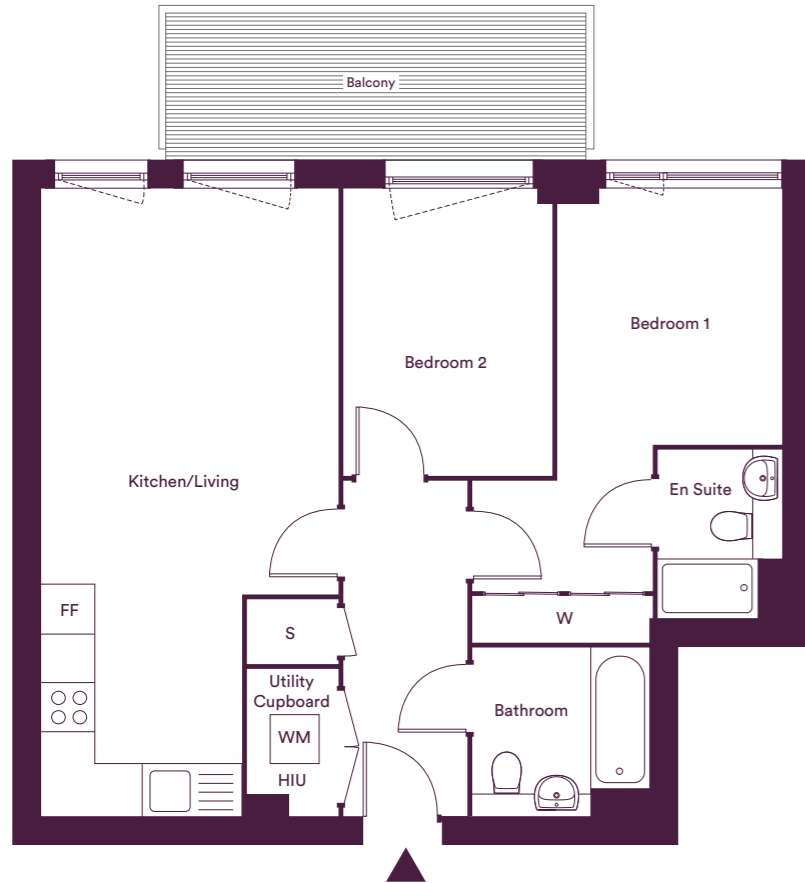
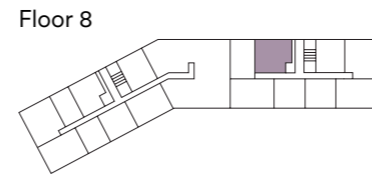
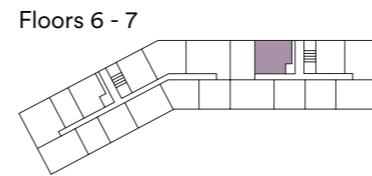
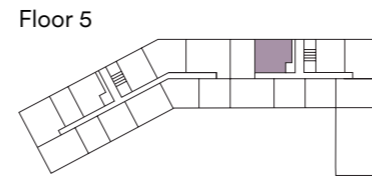
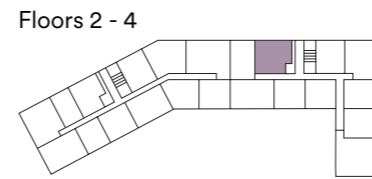
W – Wardrobe | FF – Fridge/Freezer | S – Storage | HIU – Heat Interface Unit | WM – Washing Machine

\*Denotes houses that are opposite handed/mirror image to the plans drawn. Garden sizes vary between plots, check the site plan and garden sizes for clarification. 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. Window sizes may vary. Positions are indicative only and positions may vary. For further clarification regarding specific individual plots, please ask our Sales Advisors.

# Two bedroom apartment

Type 2B - Q

Plots 828, 838, 848, 856, 864, 872, 880



Dimensions	Floor	Plot	Floor	Plot
Kitchen/Living	2	828	7	872
Bedroom 1	3	838	8	880
Bedroom 2	4	848		
<b>Total Internal Area</b>	5	856		
Balcony	6	864		

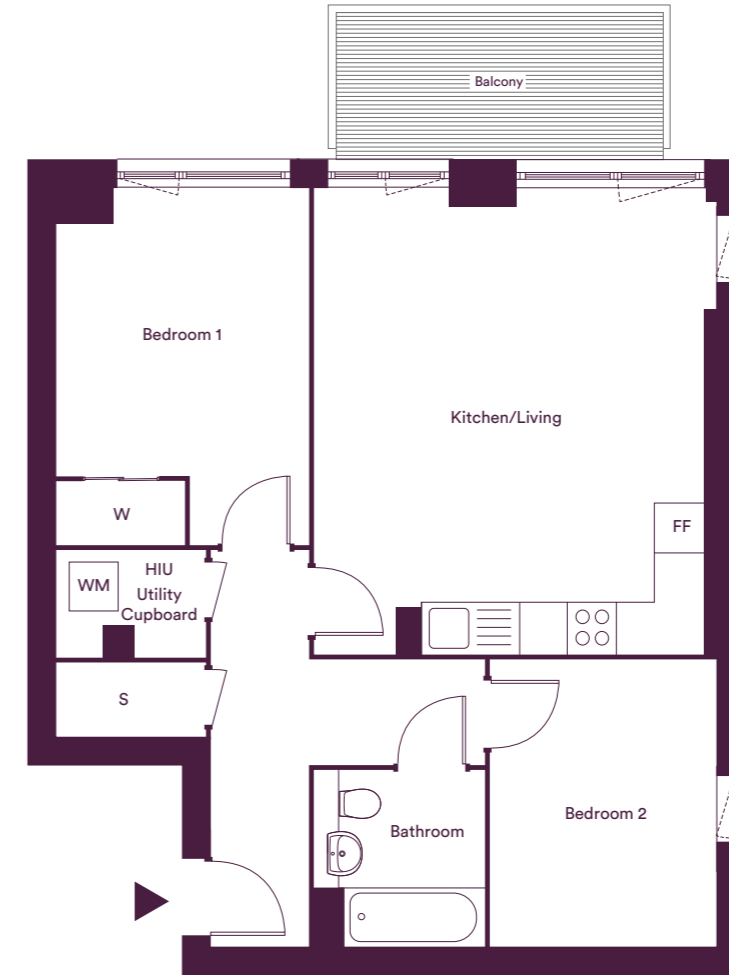
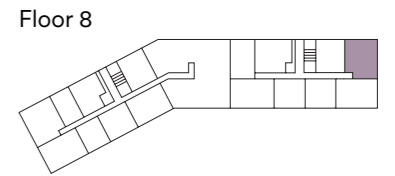
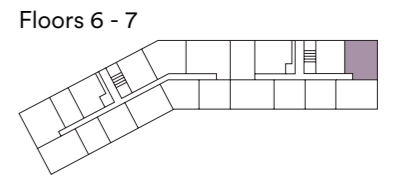
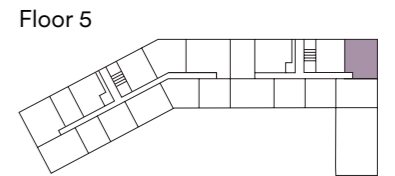
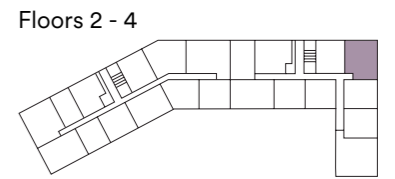
W – Wardrobe | FF – Fridge/Freezer | S – Storage | HIU – Heat Interface Unit | WM – Washing Machine

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# Two bedroom apartment

Type 2B - S

Plots 820, 830, 840, 850, 858, 866, 874



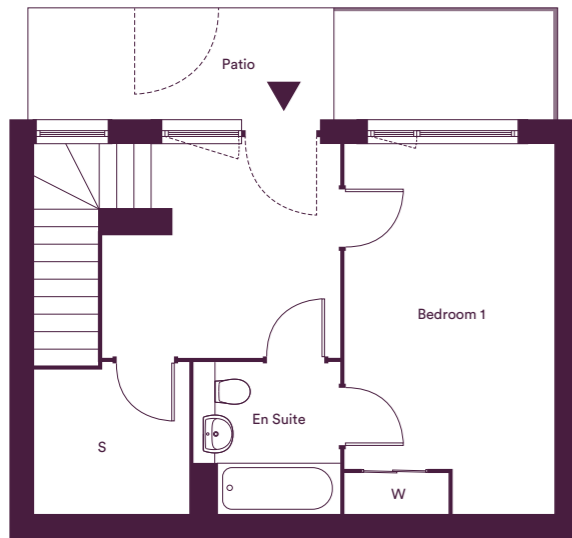
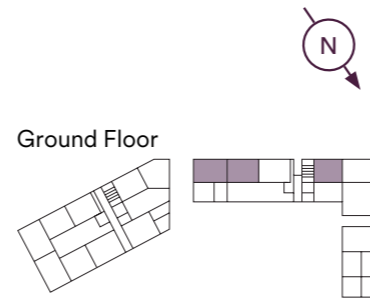
Dimensions	Floor	Plot	Floor	Plot
Kitchen/Living	2	820	7	866
Bedroom 1	3	830	8	874
Bedroom 2	4	840		
<b>Total Internal Area</b>	5	850		
Balcony	6	858		

W – Wardrobe | FF – Fridge/Freezer | S – Storage | HIU – Heat Interface Unit | WM – Washing Machine

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# Two bedroom duplex

Type 2B - K  
Plots 804, 805, 807\*



Plot 804



Plot 805



Plot 807

## Dimensions

Kitchen/Living	7.71m x 3.70m	25'4" x 12'2"
Living	3.03m x 3.27m	10'0" x 10'9"
Bedroom 1	5.28m x 2.99m	17'4" x 9'10"
Bedroom 2	4.26m x 2.84m	14'0" x 9'4"
<b>Total Internal Area</b>	<b>93m<sup>2</sup></b>	<b>1001ft<sup>2</sup></b>
Outdoor Amenity	7.8m x 1.5m	25'7" x 4'11"

## Floor Plot

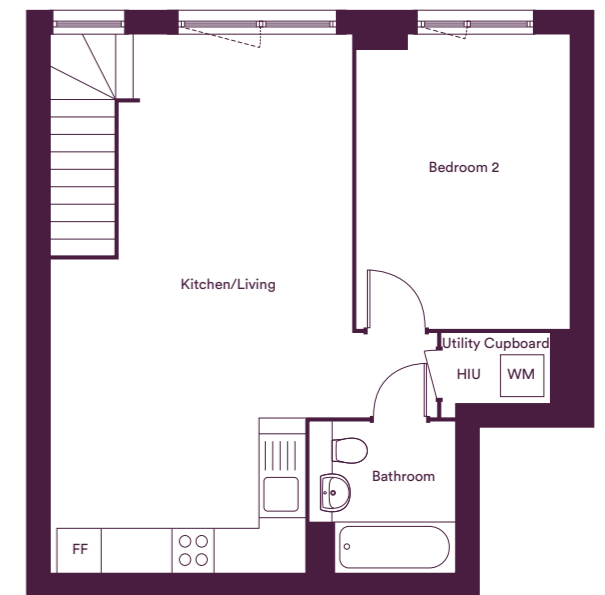
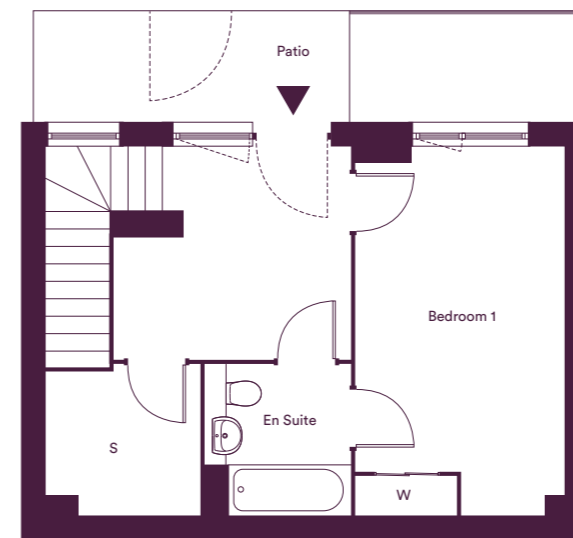
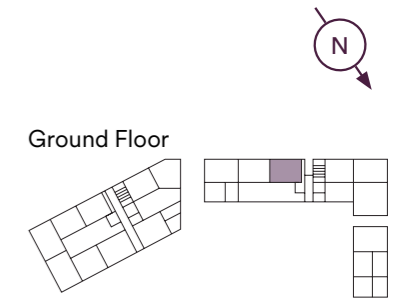
GF	804, 805, 807*
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W – Wardrobe | FF – Fridge/Freezer | S – Storage | HIU – Heat Interface Unit | WM – Washing Machine

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# Two bedroom duplex

Type 2B - L  
Plot 806



## Dimensions

Kitchen/Living	7.71m x 3.63m	25'4" x 11'11"
Living	3.03m x 3.25m	10'0" x 10'8"
Bedroom 1	5.28m x 3.00m	17'4" x 9'10"
Bedroom 2	4.20m x 3.00m	13'10" x 9'10"
<b>Total Internal Area</b>	<b>88m<sup>2</sup></b>	<b>947ft<sup>2</sup></b>
Outdoor Amenity	7.8m x 1.5m	25'7" x 4'11"

## Floor Plot

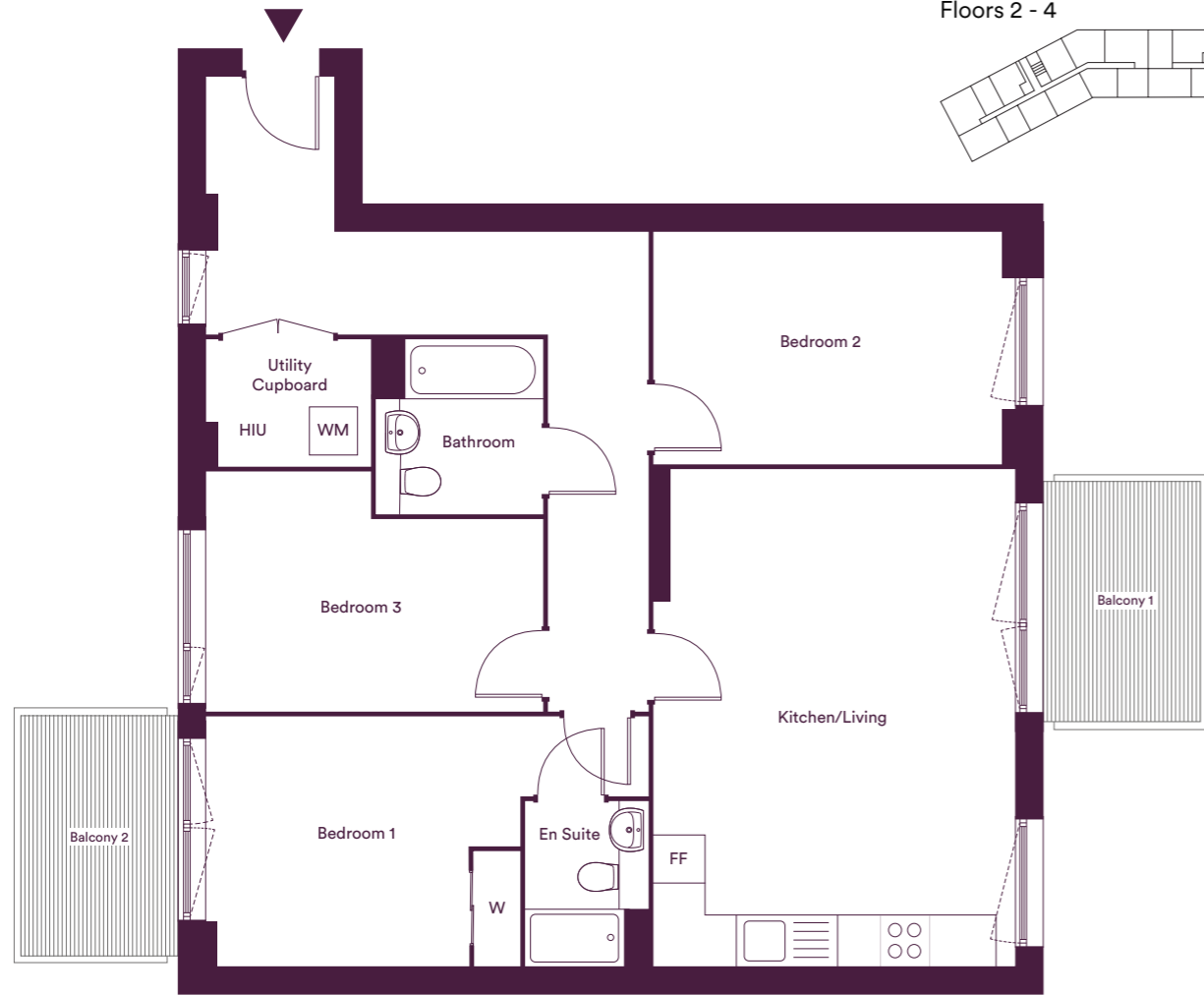
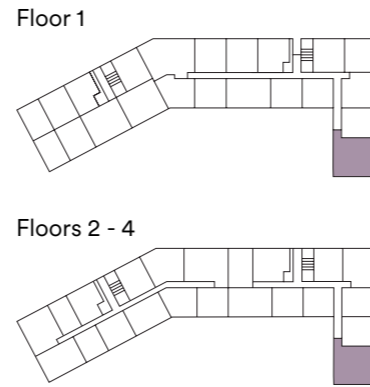
GF	806
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W – Wardrobe | FF – Fridge/Freezer | S – Storage | HIU – Heat Interface Unit | WM – Washing Machine

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# Three bedroom apartment

Type 3B - A  
Plot 812, 823, 833, 843



## Dimensions

Kitchen/Living	6.18m x 4.49m	20'3" x 14'9"
Bedroom 1	3.21m x 3.88m	10'7" x 12'9"
Bedroom 2	2.88m x 4.49m	9'6" x 14'9"
Bedroom 3	2.36m x 4.17m	7'9" x 13'9"
<b>Total Internal Area</b>	<b>95m<sup>2</sup></b>	<b>1023ft<sup>2</sup></b>
Balcony 1	2.98m x 1.69m	9'10" x 5'7"
Balcony 2	2.98m x 1.69m	9'10" x 5'7"

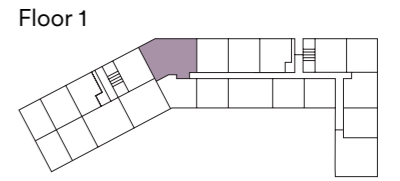
Floor	Plot
1	812
2	823
3	833
4	843

W – Wardrobe | FF – Fridge/Freezer | S – Storage | HIU – Heat Interface Unit | WM – Washing Machine

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# Three bedroom apartment

Type 3B - H  
Plot 818



## Dimensions

Kitchen/Living	6.87m x 4.08m	22'7" x 13'5"
Bedroom 1	5.27m x 3.46m	17'4" x 11'5"
Bedroom 2	6.65m x 2.94m	21'10" x 9'8"
Bedroom 3	5.27m x 2.88m	17'4" x 9'6"
<b>Total Internal Area</b>	<b>106m<sup>2</sup></b>	<b>1141ft<sup>2</sup></b>
Balcony	1.69m x 4.92m	5'7" x 16'2"

Floor	Plot
1	818

W – Wardrobe | FF – Fridge/Freezer | S – Storage | HIU – Heat Interface Unit | WM – Washing Machine

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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.

# 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)



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