



# WEMBLEY PARK GARDENS

STEPHENSON HOUSE APARTMENTS

A joint partnership



BARRATT  
— LONDON —

# PARK GARDENS

# WEMBLEY PARK CHALLENGERS





# 111

1 & 2-bedroom, high quality apartments

Rising to 16 storeys, Stephenson House will provide 111 high quality, energy-efficient one and two-bedroom apartments.

Thoughtful, open-plan layouts deliver spacious, flowing interiors, creating highly flexible living areas, ideal for modern, city living. Adding to the sense of space, a private balcony or terrace to every home provides a great outdoor extension to the living area.

Apartments feature stylish, fitted kitchens with modern, integrated appliances, including a high-quality oven, hob, dishwasher and fridge freezer.

The contemporary bathrooms, with beautifully tiled walls and floors, have a clean and attractive atmosphere, with two-bedroom apartments also offering a separate en suite to the main bedroom for added privacy.



# STEPHENSON HOUSE

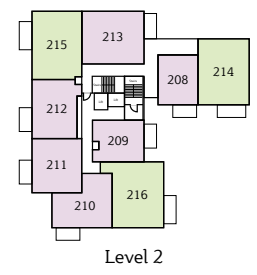
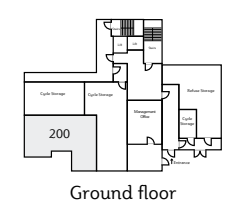
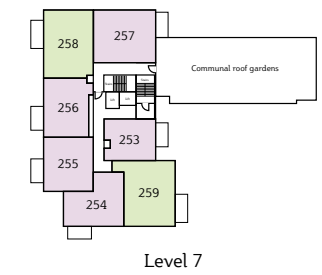
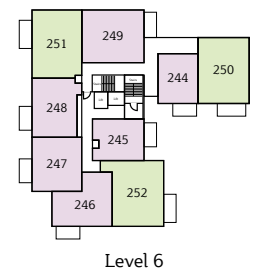
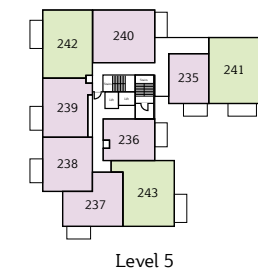
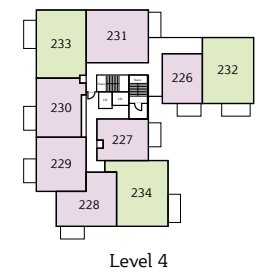
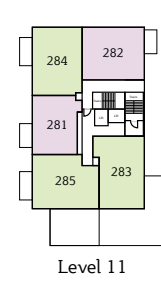
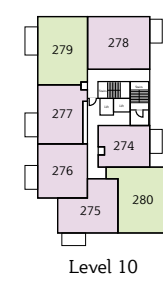
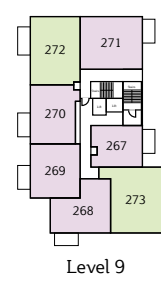
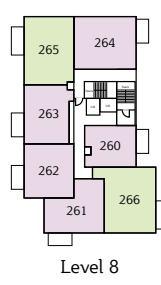
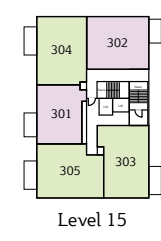
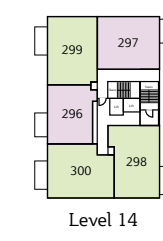
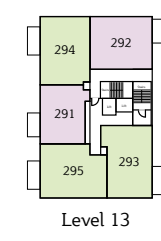
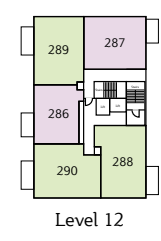
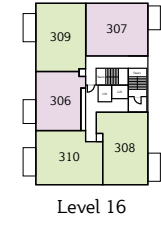


- Affordable housing
- Private sale
- C Concierge

WEMBLEY STADIUM  
8-MINUTE WALK



Images and development layouts are for illustrative purposes, should be used for general guidance only and are not intended to form part of any contract or warranty unless specifically incorporated in writing. Development layouts including house types and tenures, the location of affordable housing, parking arrangements, play areas, landscaping and public open spaces are subject to change including any changes required due to a change in planning permission. Wembley Park Gardens and building names are for marketing purposes only and may not be the designated postal address, which may be determined by The Post Office.



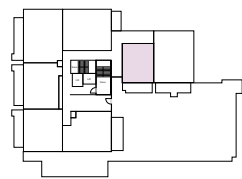
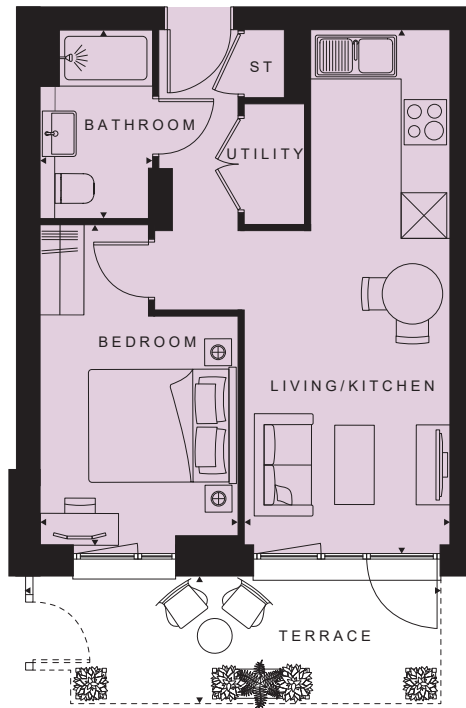
- Affordable homes
- One-bedroom apartments
- Two-bedroom apartments



# STEPHENSON HOUSE



1 BEDROOM APARTMENT



Level 1

**Living/Kitchen/Dining**  
22'9" x 8'11" (6930 x 2730mm)

**Bedroom**  
14'0" x 8'8" (4260 x 2630mm)

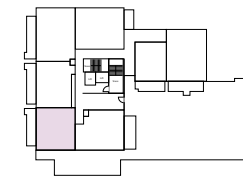
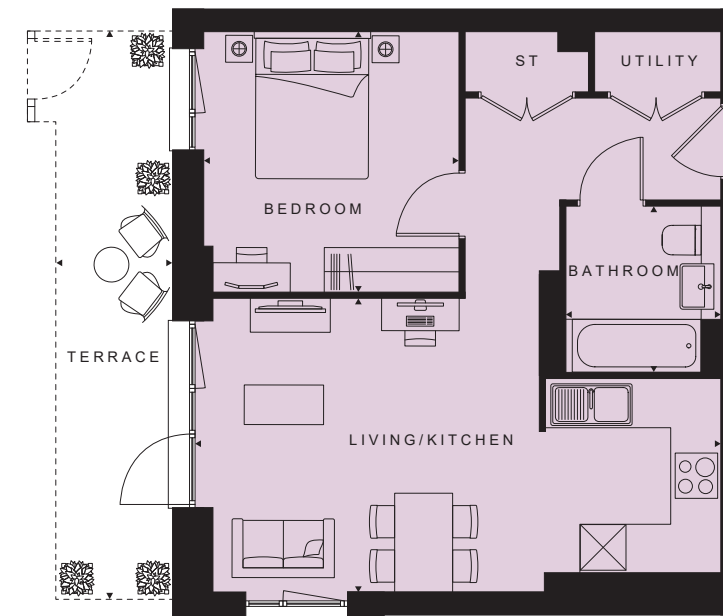
**Bathroom**  
8'2" x 4'11" (2500 x 1550mm)

**TOTAL AREA**  
400 ft<sup>2</sup> (37 m<sup>2</sup>)

**Terrace**  
17'8" x 5'7" (5395 x 1700mm)

Floor	Plot
16	_____
15	_____
14	_____
13	_____
12	_____
11	_____
10	_____
9	_____
8	_____
7	_____
6	_____
5	_____
4	_____
3	_____
2	_____
<b>1</b>	<b>_____ 201</b>
G	_____

1 BEDROOM APARTMENT



Level 1

**Living/Kitchen/Dining**  
22'9" x 12'9" (6945 x 3885mm)

**Bedroom**  
11'4" x 11'1" (3450 x 3365mm)

**Bathroom**  
7'3" x 6'9" (2200 x 2050mm)

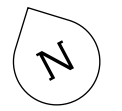
**TOTAL AREA**  
543 ft<sup>2</sup> (50 m<sup>2</sup>)

**Terrace**  
22'6" x 5'1" (6865 x 1555mm)

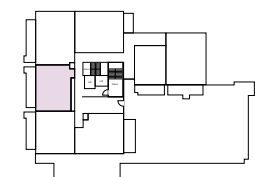
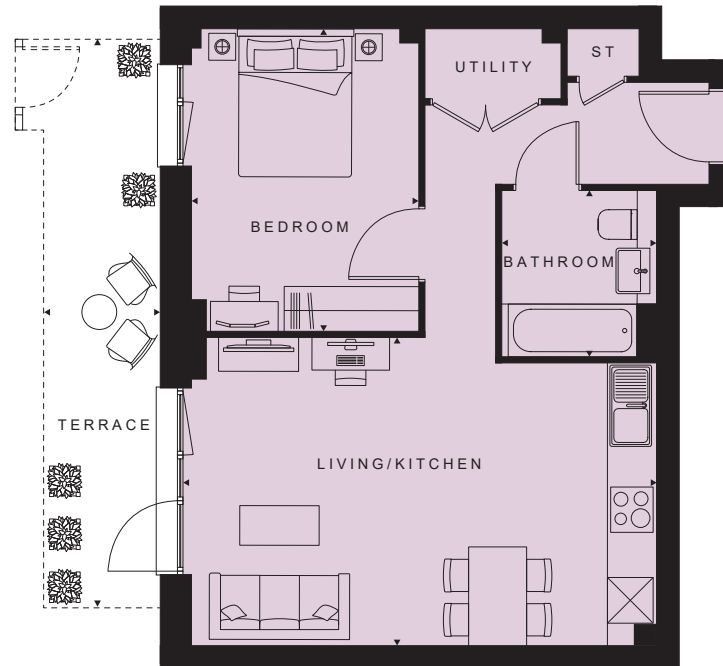
Floor	Plot
16	_____
15	_____
14	_____
13	_____
12	_____
11	_____
10	_____
9	_____
8	_____
7	_____
6	_____
5	_____
4	_____
3	_____
2	_____
<b>1</b>	<b>_____ 202</b>
G	_____



# STEPHENSON HOUSE



1 BEDROOM APARTMENT



Level 1

**Living/Kitchen/Dining**  
20'6" x 13'4" (6255 x 4075mm)

**Bedroom**  
9'10" x 13'1" (3000 x 4000mm)

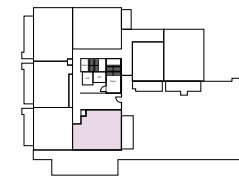
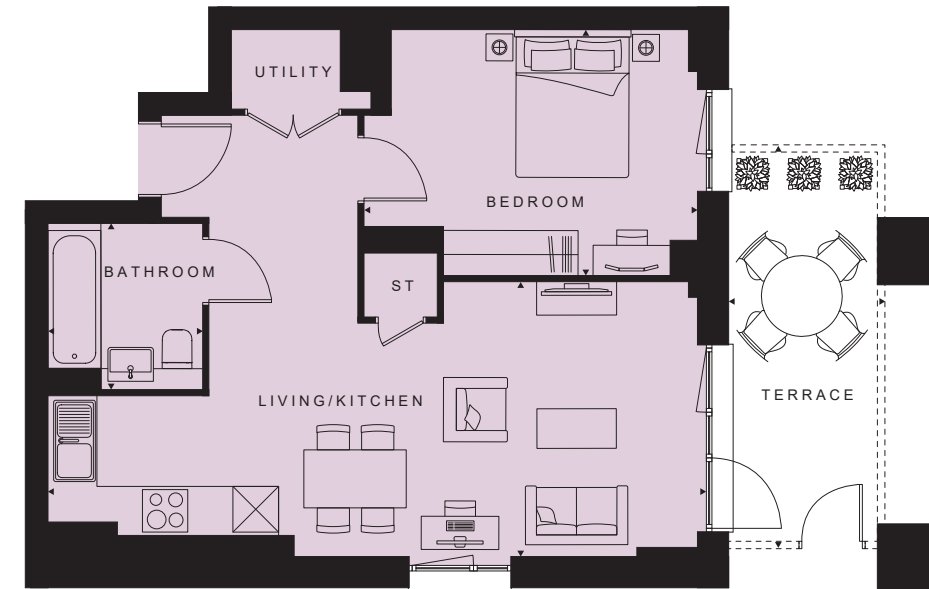
**Bathroom**  
7'3" x 6'9" (2200 x 2050mm)

**TOTAL AREA**  
549 ft<sup>2</sup> (51 m<sup>2</sup>)

**Terrace**  
24'8" x 5'1" (7515 x 1555mm)

Floor	Plot
16	_____
15	_____
14	_____
13	_____
12	_____
11	_____
10	_____
9	_____
8	_____
7	_____
6	_____
5	_____
4	_____
3	_____
2	_____
<b>1</b>	<b>_____ 203</b>
G	_____

1 BEDROOM APARTMENT



Level 1

**Living/Kitchen/Dining**  
28'7" x 11'8" (8700 x 3540mm)

**Bedroom**  
14'5" x 11'0" (4405 x 3350mm)

**Bathroom**  
7'3" x 6'9" (2200 x 2050mm)

**TOTAL AREA**  
586 ft<sup>2</sup> (54 m<sup>2</sup>)

**Terrace**  
6'6" x 19'11" (1980 x 6065mm)

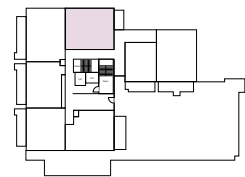
Floor	Plot
16	_____
15	_____
14	_____
13	_____
12	_____
11	_____
10	_____
9	_____
8	_____
7	_____
6	_____
5	_____
4	_____
3	_____
2	_____
<b>1</b>	<b>_____ 204</b>
G	_____



# STEPHENSON HOUSE



1 BEDROOM APARTMENT



Level 1

**Living/Kitchen/Dining**  
23'6" x 18'4" (7175 x 5585mm)

**Bedroom**  
14'1" x 9'11" (4280 x 3035mm)

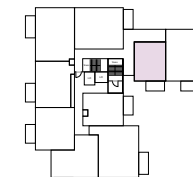
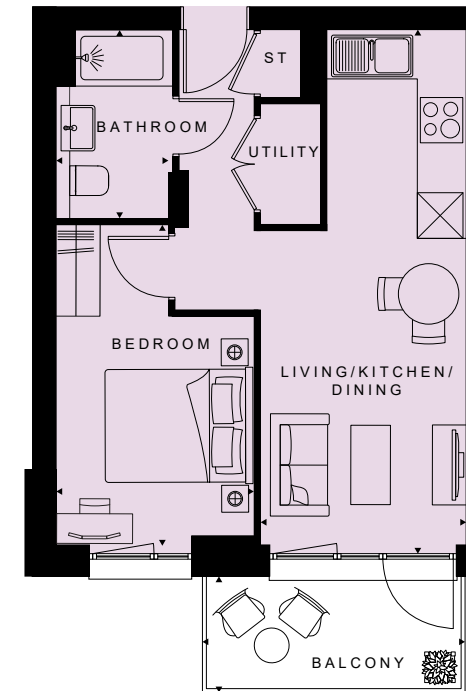
**Bathroom**  
7'3" x 6'9" (2200 x 2600mm)

**TOTAL AREA**  
661 ft<sup>2</sup> (61 m<sup>2</sup>)

**Terrace**  
12'2" x 5'1" (3705 x 1555mm)

Floor	Plot
16	_____
15	_____
14	_____
13	_____
12	_____
11	_____
10	_____
9	_____
8	_____
7	_____
6	_____
5	_____
4	_____
3	_____
2	_____
1	_____ <b>205</b>
G	_____

1 BEDROOM APARTMENT



Levels 2 to 6

**Living/Kitchen/Dining**  
22'9" x 8'11" (6930 x 2730mm)

**Bedroom**  
13'11" x 8'8" (4235 x 2630mm)

**Bathroom**  
8'2" x 4'11" (2500 x 1550mm)

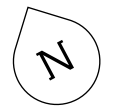
**TOTAL AREA**  
400 ft<sup>2</sup> (37 m<sup>2</sup>)

**Balcony**  
11'1" x 4'11" (3380 x 1500mm)

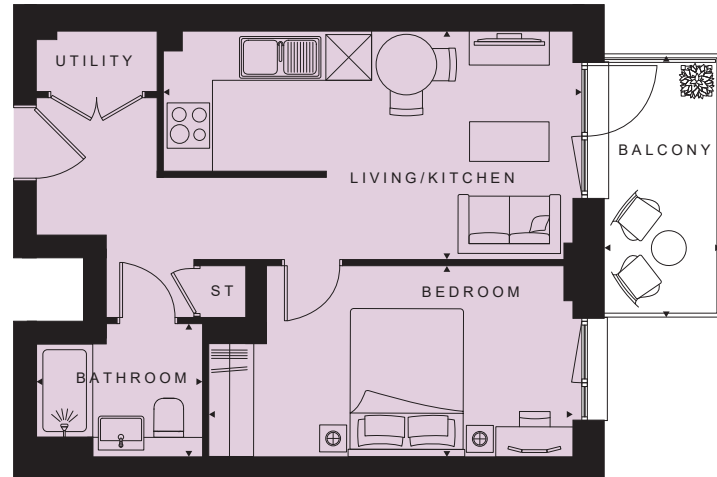
Floor	Plot
16	_____
15	_____
14	_____
13	_____
12	_____
11	_____
10	_____
9	_____
8	_____
7	_____
6	_____ <b>244</b>
5	_____ <b>235</b>
4	_____ <b>226</b>
3	_____ <b>217</b>
2	_____ <b>208</b>
1	_____
G	_____



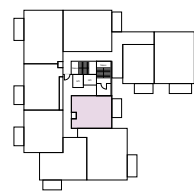
# STEPHENSON HOUSE



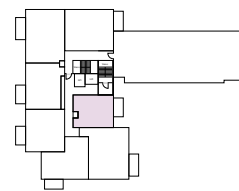
1 BEDROOM APARTMENT



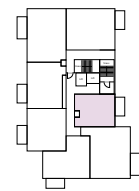
1 BEDROOM APARTMENT



Levels 2 to 6



Level 7



Levels 8 to 10

**Living/Kitchen/Dining**  
17'11" x 9'11" (5470 x 3015mm)

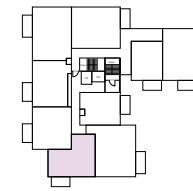
**Bedroom**  
15'9" x 8'2" (4805 x 2490mm)

**Bathroom**  
7'3" x 5'10" (2200 x 1780mm)

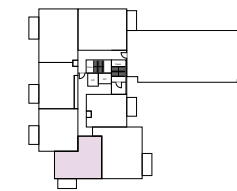
**TOTAL AREA**  
414 ft<sup>2</sup> (39 m<sup>2</sup>)

**Balcony**  
11'1" x 4'11" (3380 x 1550mm)

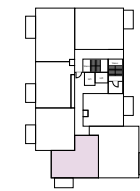
Floor	Plot
16	_____
15	_____
14	_____
13	_____
12	_____
11	_____
10	_____ 274
9	_____ 267
8	_____ 260
7	_____ 253
6	_____ 245
5	_____ 236
4	_____ 227
3	_____ 218
2	_____ 209
1	_____
G	_____



Levels 2 to 6



Level 7



Levels 8 to 10

**Living/Kitchen/Dining**  
17'10" x 16'0" (5445 x 4880mm)

**Bedroom**  
9'0" x 16'0" (2755 x 4870mm)

**Bathroom**  
7'3" x 6'9" (2200 x 2050mm)

**TOTAL AREA**  
539 ft<sup>2</sup> (50 m<sup>2</sup>)

**Balcony**  
11'1" x 4'11" (3380 x 1500mm)

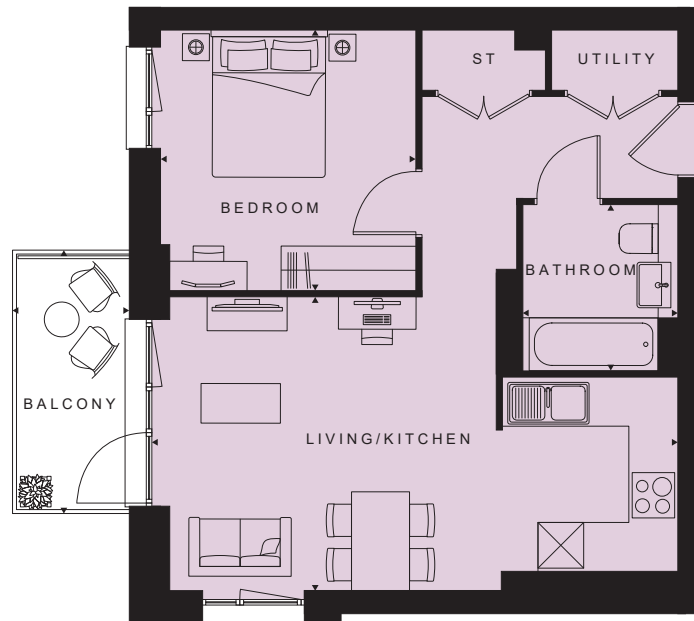
Floor	Plot
16	_____
15	_____
14	_____
13	_____
12	_____
11	_____
10	_____ 275
9	_____ 268
8	_____ 261
7	_____ 254
6	_____ 246
5	_____ 237
4	_____ 228
3	_____ 219
2	_____ 210
1	_____
G	_____



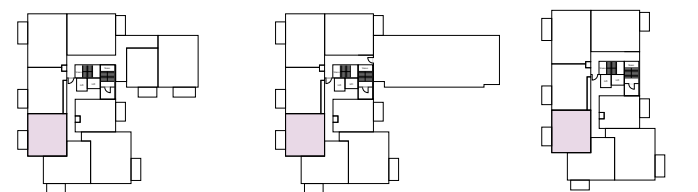
# STEPHENSON HOUSE



## 1 BEDROOM APARTMENT



## 1 BEDROOM APARTMENT



Levels 2 to 6

Level 7

Levels 8 to 10

**Living/Kitchen/Dining**  
22'9" x 12'9" (6945 x 3885mm)

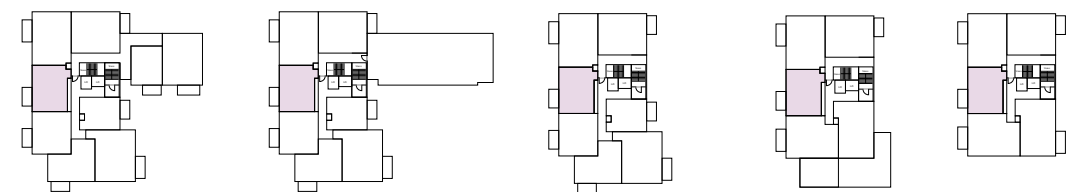
**Bedroom**  
11'4" x 11'1" (3450 x 3365mm)

**Bathroom**  
7'3" x 6'9" (2200 x 2050mm)

**TOTAL AREA**  
543 ft<sup>2</sup> (50 m<sup>2</sup>)

**Balcony**  
11'1" x 4'11" (3380 x 1500mm)

Floor	Plot
16	_____
15	_____
14	_____
13	_____
12	_____
11	_____
10	_____ 276
9	_____ 269
8	_____ 262
7	_____ 255
6	_____ 247
5	_____ 238
4	_____ 229
3	_____ 220
2	_____ 211
1	_____
G	_____



Levels 2 to 6

Level 7

Levels 8 to 10

Level 11

Levels 12 to 16

**Living/Kitchen/Dining**  
20'6" x 13'4" (6255 x 4075mm)

**Bedroom**  
9'10" x 13'1" (3000 x 4000mm)

**Bathroom**  
7'3" x 6'9" (2200 x 2050mm)

**TOTAL AREA**  
549 ft<sup>2</sup> (51 m<sup>2</sup>)

**Balcony**  
11'1" x 4'11" (3380 x 1500mm)

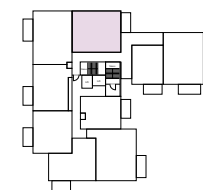
Floor	Plot
16	_____ 306
15	_____ 301
14	_____ 296
13	_____ 291
12	_____ 286
11	_____ 281
10	_____ 277
9	_____ 270
8	_____ 263
7	_____ 256
6	_____ 248
5	_____ 239
4	_____ 230
3	_____ 221
2	_____ 212
1	_____
G	_____



# STEPHENSON HOUSE



1 BEDROOM APARTMENT

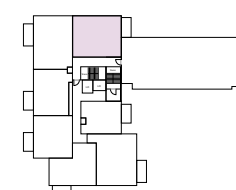
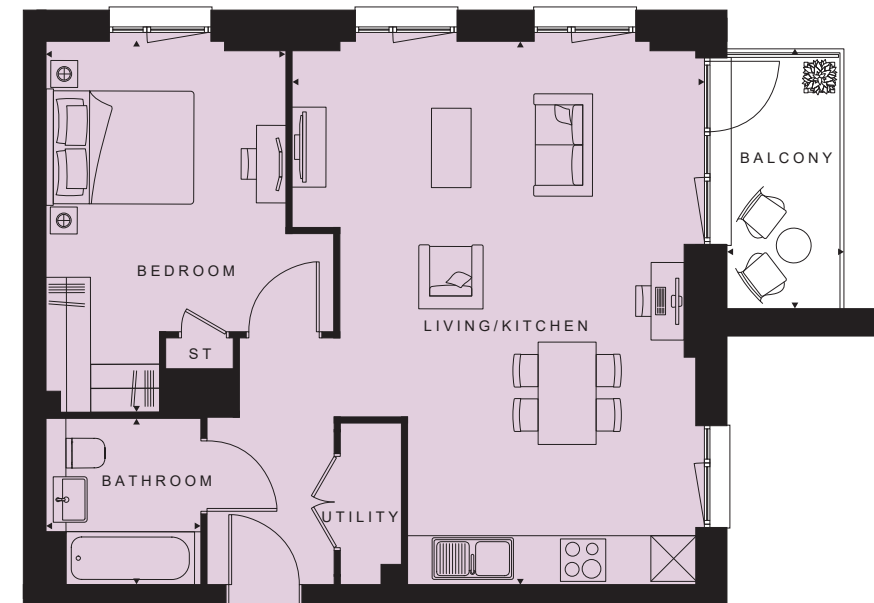


Levels 2 to 6

<b>Living/Kitchen/Dining</b>	23'6" x 18'4" (7175 x 5585mm)
<b>Bedroom</b>	16'1" x 9'11" (4895 x 3035mm)
<b>Bathroom</b>	7'3" x 8'7" (2200 x 2600mm)
<b>TOTAL AREA</b>	661 ft <sup>2</sup> (61 m <sup>2</sup> )
<b>Balcony</b>	11'3" x 4'11" (3430 x 1500mm)

Floor	Plot
16	_____
15	_____
14	_____
13	_____
12	_____
11	_____
10	_____
9	_____
8	_____
7	_____
6	_____ 249
5	_____ 240
4	_____ 231
3	_____ 222
2	_____ 213
1	_____
G	_____

1 BEDROOM APARTMENT



Level 7

<b>Living/Kitchen/Dining</b>	23'6" x 17'10" (7175 x 5445mm)
<b>Bedroom</b>	10'5" x 16'1" (3175 x 4895mm)
<b>Bathroom</b>	7'3" x 6'9" (2200 x 2050mm)
<b>TOTAL AREA</b>	662 ft <sup>2</sup> (62 m <sup>2</sup> )
<b>Balcony</b>	11'2" x 4'11" (3395 x 1500mm)

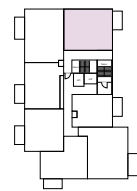
Floor	Plot
16	_____
15	_____
14	_____
13	_____
12	_____
11	_____
10	_____
9	_____
8	_____
7	_____ 257
6	_____
5	_____
4	_____
3	_____
2	_____
1	_____
G	_____



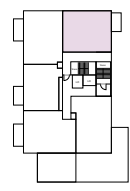
# STEPHENSON HOUSE



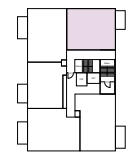
## 1 BEDROOM APARTMENT



Levels 8 to 10



Level 11



Levels 12 to 16

**Living/Kitchen/Dining**  
18'4" x 23'6" (5585 x 7175mm)

**Bedroom**  
9'11" x 16'1" (3035 x 4895mm)

**Bathroom**  
7'3" x 8'6" (2200 x 2600mm)

**TOTAL AREA**  
661 ft<sup>2</sup> (61 m<sup>2</sup>)

**Balcony**  
11'1" x 4'11" (3380 x 1500mm)

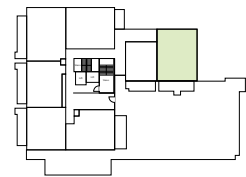
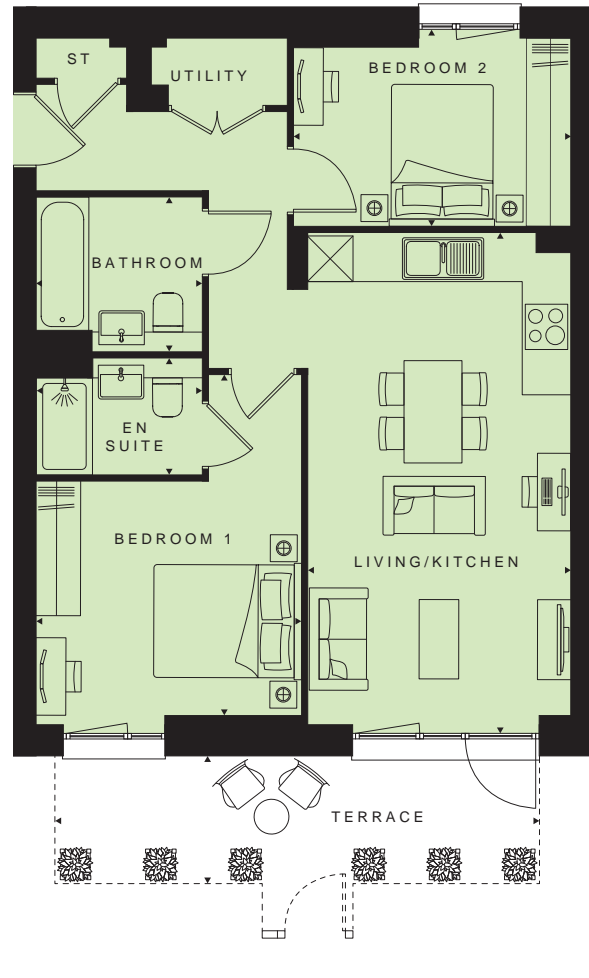
Floor	Plot
16	307
15	302
14	297
13	292
12	287
11	282
10	278
9	271
8	264
7	
6	
5	
4	
3	
2	
1	
G	



# STEPHENSON HOUSE



## 2 BEDROOM APARTMENT



Level 1

**Living/Kitchen/Dining**  
21'9" x 11'5" (6620 x 3485mm)

**Bedroom 1**  
15'2" x 11'6" (4625 x 3515mm)

**Bedroom 2**  
8'2" x 12'1" (2486 x 3675mm)

**Bathroom**  
7'3" x 6'9" (2200 x 2050mm)

**En suite**  
7'3" x 5'1" (2200 x 1550mm)

**TOTAL AREA**  
694 ft<sup>2</sup> (64 m<sup>2</sup>)

**Terrace**  
21'1" x 5'7" (6425 x 1700mm)

Floor	Plot
16	_____
15	_____
14	_____
13	_____
12	_____
11	_____
10	_____
9	_____
8	_____
7	_____
6	_____
5	_____
4	_____
3	_____
2	_____
<b>1</b>	<b>_____ 206</b>
G	_____

## 2 BEDROOM APARTMENT



Level 1

**Living/Kitchen/Dining**  
11'0" x 21'7" (3350 x 6580mm)

**Bedroom 1**  
11'1" x 11'6" (3380 x 3515mm)

**Bedroom 2**  
10'5" x 9'2" (3170 x 2790mm)

**Bathroom**  
7'3" x 6'9" (2200 x 2050mm)

**En suite**  
7'3" x 5'1" (2200 x 1550mm)

**TOTAL AREA**  
694 ft<sup>2</sup> (64 m<sup>2</sup>)

**Terrace**  
25'8" x 5'1" (7835 x 1555mm)

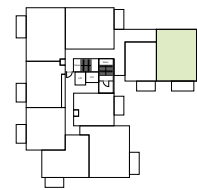
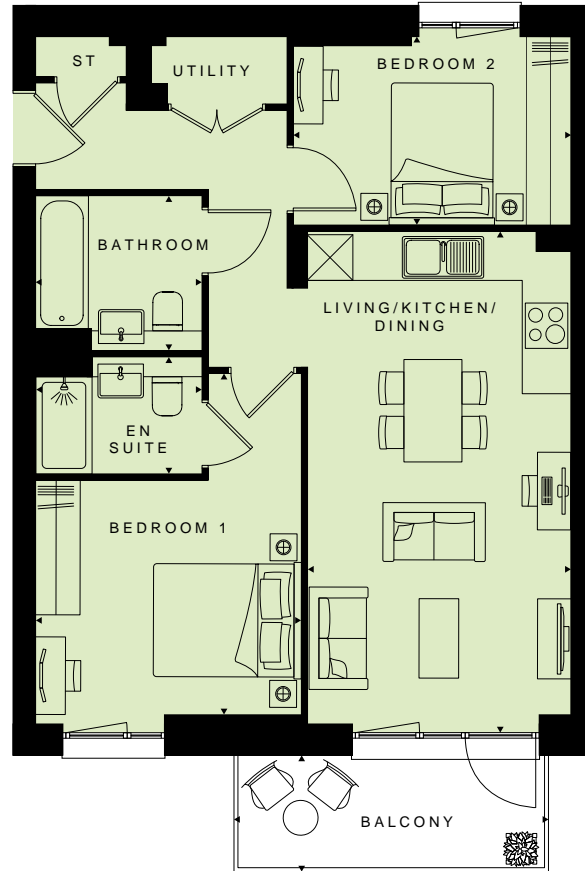
Floor	Plot
16	_____
15	_____
14	_____
13	_____
12	_____
11	_____
10	_____
9	_____
8	_____
7	_____
6	_____
5	_____
4	_____
3	_____
2	_____
<b>1</b>	<b>_____ 207</b>
G	_____



# STEPHENSON HOUSE



## 2 BEDROOM APARTMENT



Levels 2 to 6

**Living/Kitchen/Dining**  
21'9" x 11'5" (6625 x 3485mm)

**Bedroom 1**  
15'2" x 11'6" (4625 x 3515mm)

**Bedroom 2**  
8'1" x 12'1" (2485 x 3675mm)

**Bathroom**  
7'3" x 6'9" (2200 x 2050mm)

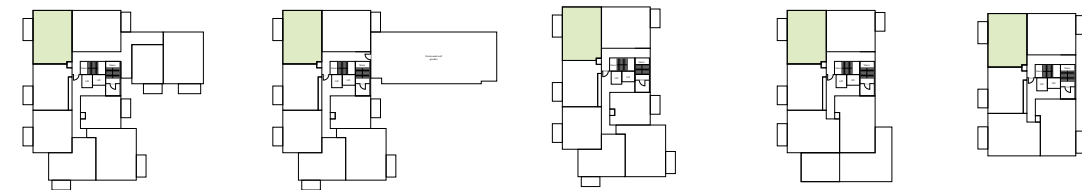
**En suite**  
7'3" x 5'1" (2200 x 1550mm)

**TOTAL AREA**  
692 ft<sup>2</sup> (64 m<sup>2</sup>)

**Balcony**  
13'4" x 4'11" (4055 x 1500mm)

Floor	Plot
16	_____
15	_____
14	_____
13	_____
12	_____
11	_____
10	_____
9	_____
8	_____
7	_____
6	_____ 250
5	_____ 241
4	_____ 232
3	_____ 223
2	_____ 214
1	_____
G	_____

## 2 BEDROOM APARTMENT



Levels 2 to 6

Level 7

Levels 8 to 10

Level 11

Levels 12 to 16

**Living/Kitchen/Dining**  
11'0" x 21'8" (3350 x 6595mm)

**Bedroom 1**  
11'1" x 11'6" (3380 x 3515mm)

**Bedroom 2**  
10'5" x 9'2" (3170 x 2790mm)

**Bathroom**  
7'3" x 6'9" (2200 x 2050mm)

**En suite**  
7'3" x 5'1" (2200 x 1550mm)

**TOTAL AREA**  
689 ft<sup>2</sup> (64 m<sup>2</sup>)

**Balcony**  
13'4" x 4'11" (4055 x 1500mm)

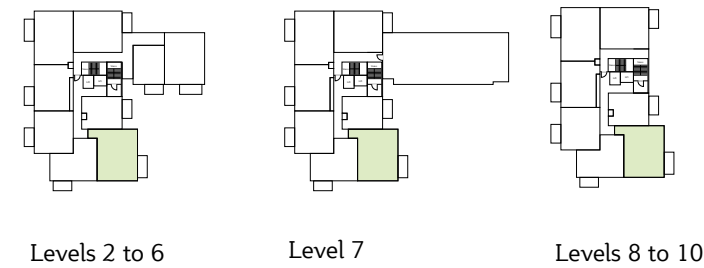
Floor	Plot
16	_____ 309
15	_____ 304
14	_____ 299
13	_____ 294
12	_____ 289
11	_____ 284
10	_____ 279
9	_____ 272
8	_____ 265
7	_____ 258
6	_____ 251
5	_____ 242
4	_____ 233
3	_____ 224
2	_____ 215
1	_____
G	_____



# STEPHENSON HOUSE



## 2 BEDROOM APARTMENT



Levels 2 to 6

Level 7

Levels 8 to 10

**Living/Kitchen/Dining**  
19'0" x 12'2" (5780 x 3705mm)

**Bedroom 1**  
11'0" x 12'10" (3355 x 3920mm)

**Bedroom 2**  
8'8" x 10'8" (2650 x 3220mm)

**Bathroom**  
7'3" x 6'9" (2200 x 2050mm)

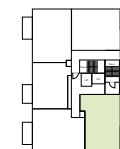
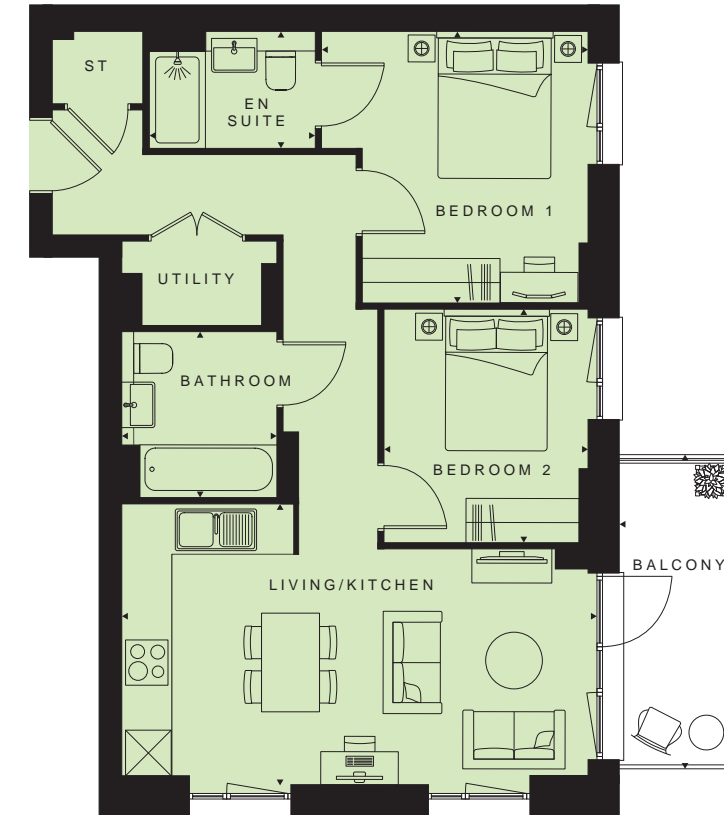
**En suite**  
7'3" x 5'1" (2200 x 1550mm)

**TOTAL AREA**  
713 ft<sup>2</sup> (66 m<sup>2</sup>)

**Balcony**  
13'4" x 4'11" (4055 x 1500mm)

Floor	Plot
16	
15	
14	
13	
12	
11	
10	280
9	273
8	266
7	259
6	252
5	243
4	234
3	225
2	216
1	
G	

## 2 BEDROOM APARTMENT



Levels 12 to 16

**Living/Kitchen/Dining**  
20'7" x 12'4" (6275 x 3760mm)

**Bedroom 1**  
11'7" x 11'10" (3525 x 3595mm)

**Bedroom 2**  
9'4" x 10'2" (2845 x 3090mm)

**Bathroom**  
6'9" x 7'3" (2050 x 2200mm)

**En suite**  
7'3" x 5'1" (2200 x 1550mm)

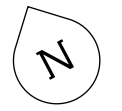
**TOTAL AREA**  
687 ft<sup>2</sup> (64 m<sup>2</sup>)

**Balcony**  
13'4" x 4'11" (4055 x 1500mm)

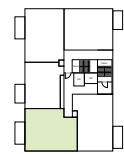
Floor	Plot
16	308
15	303
14	298
13	293
12	288
11	
10	
9	
8	
7	
6	
5	
4	
3	
2	
1	
G	



# STEPHENSON HOUSE



## 2 BEDROOM APARTMENT



Levels 12 to 16

**Living/Kitchen/Dining**  
19'6" x 12'9" (5940 x 3885mm)

**Bedroom 1**  
11'0" x 13'2" (3355 x 4015mm)

**Bedroom 2**  
11'4" x 10'7" (3235 x 3450mm)

**Bathroom**  
7'3" x 6'9" (2200 x 2050mm)

**En suite**  
7'3" x 5'1" (2200 x 1550mm)

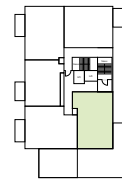
**TOTAL AREA**  
695 ft<sup>2</sup> (65 m<sup>2</sup>)

**Balcony**  
13'4" x 4'11" (4055 x 1550mm)

Floor	Plot
16	310
15	305
14	300
13	295
12	290
11	
10	
9	
8	
7	
6	
5	
4	
3	
2	
1	
G	

## 2 BEDROOM APARTMENT

Floor	Plot
16	
15	
14	
13	
12	
11	283
10	
9	
8	
7	
6	
5	
4	
3	
2	
1	
G	



Level 11

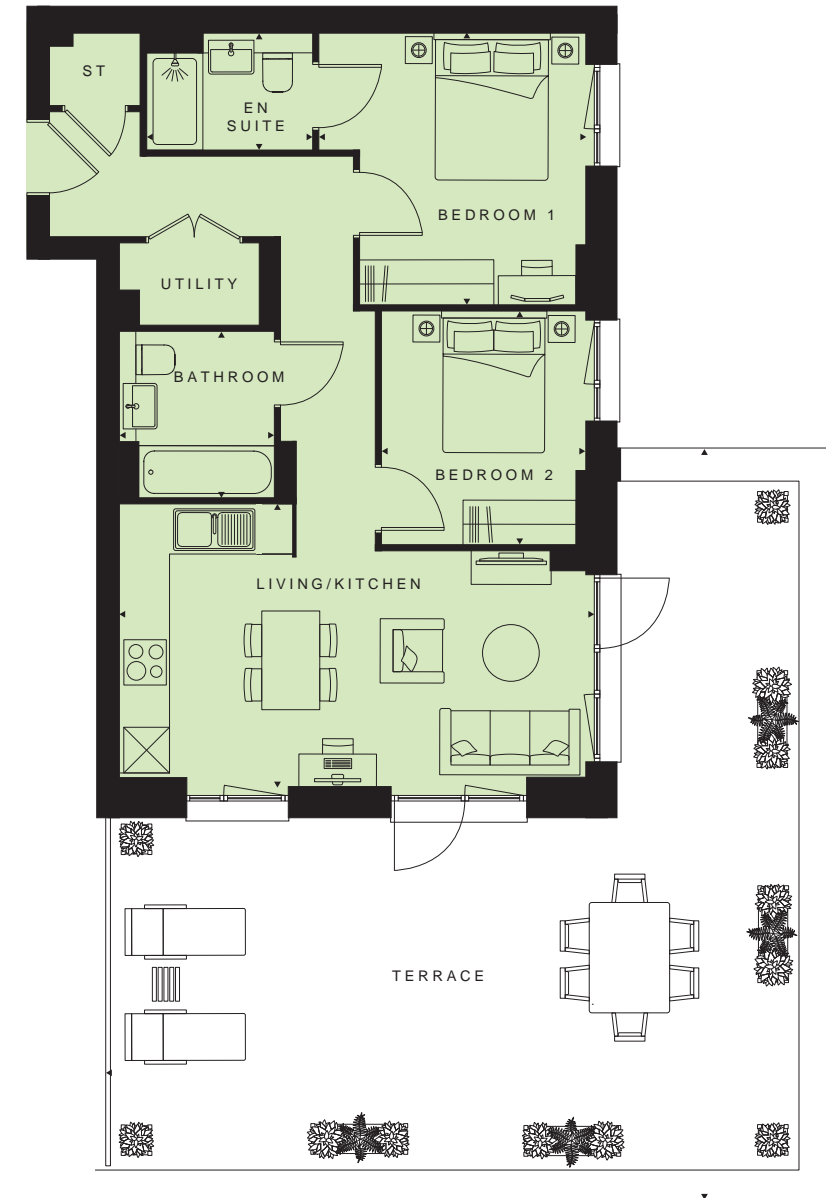
**Living/Kitchen/Dining**  
20'7" x 12'4" (6275 x 3760mm)

**Bedroom 1**  
11'10" x 11'7" (3595 x 3525mm)

**Bedroom 2**  
9'4" x 10'2" (2845 x 3090mm)

**Bathroom**  
7'3" x 6'9" (2200 x 2050mm)

**En suite**  
7'3" x 5'1" (2200 x 1550mm)

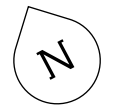


**TOTAL AREA**  
686 ft<sup>2</sup> (64 m<sup>2</sup>)

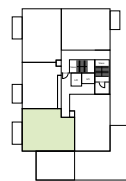
**Terrace**  
29'9" x 29'4" (9080 x 8940mm)



# STEPHENSON HOUSE



## 2 BEDROOM APARTMENT



Level 11

**Living/Kitchen/Dining**  
18'9" x 12'9" (5710 x 3880mm)

**Bedroom 1**  
11'0" x 13'2" (3355 x 4015mm)

**Bedroom 2**  
10'7" x 11'4" (3235 x 3450mm)

**Bathroom**  
7'3" x 6'9" (2200 x 2050mm)

**En suite**  
7'3" x 5'1" (2200 x 1550mm)

**TOTAL AREA**  
695 ft<sup>2</sup> (65 m<sup>2</sup>)

**Balcony**  
13'4" x 4'11" (4055 x 1500mm)

**Terrace**  
21'0" x 15'0" (6390 x 4580mm)

Floor	Plot
16	_____
15	_____
14	_____
13	_____
12	_____
<b>11</b>	<b>285</b>
10	_____
9	_____
8	_____
7	_____
6	_____
5	_____
4	_____
3	_____
2	_____
1	_____
G	_____





# APARTMENT SPECIFICATION

## KITCHEN

Individually designed handleless-style kitchens with soft-close doors and drawers

Colour choice of wall and base units\*

Matching worktops and full-height upstands

Under-cabinet lighting

Stainless steel single bowl sink and chrome tap

Fully integrated appliances including single oven, ceramic hob, dishwasher, fridge freezer and extractor

## BATHROOM

White semi-recessed hand basin

Back-to-wall WC with soft-close seat

Concealed cistern and dual flushplate

White acrylic bath

Bath screen and shower above bath

Heated towel rail

Shaver socket

Ceramic floor and wall tiles

## EN SUITE

White semi-recessed hand basin

Back-to-wall WC with soft-close seat

Concealed cistern and dual flushplate

White shower tray

Chrome shower doors

Heated towel rail

Shaver socket

Ceramic floor and wall tiles

## BEDROOMS

BT TV/FM connectivity to main bedroom

## GENERAL

Flooring included throughout

Spotlights in kitchen and bathroom(s)

Pendant lighting in hallway, living area and bedrooms

Video door entry

BT TV/Sky Q/FM connectivity to living area

Fibre broadband connectivity

12-hour concierge service

\*Subject to build stage





## ADDITIONAL INFORMATION

### ADDRESS

Brook Avenue, Wembley, London HA9 8PW

### Local authority

London Borough of Brent

## ESTIMATED CHARGES

### Estimated service charge per annum

1-bedroom: £1,500 - £2,490

2-bedroom: £2,175 - £2,650

## MISCELLANEOUS

### Building Warranty

A 10-year NHBC warranty and insurance policy, known as Buildmark, which includes a 2 year builder warranty period, followed by an 8 year insurance cover

### Length of lease

999 years

### Terms of payment

10% of purchase price payable on exchange. Balance of purchase price to be paid on completion

## VENDOR'S SOLICITOR

Winckworth Sherwood

Telephone

020 7593 5054

Email

bdwteam@wslaw.co.uk

Address

5 Montague Close, London SE1 9BB

## NEW HOMES QUALITY CODE

Housebuilders and developers who build new homes will be expected to register with the New Homes Quality Board (NHQB). As long as a housebuilder or developer has followed the correct registration process, including completing the necessary training, introducing a complaints procedure, and following other processes and procedures that are needed to meet the requirements of this New Homes Quality Code (the code), they will become a registered developer.

Registered developers agree to follow the code and the New Homes Ombudsman Service, including accepting the decisions of the New Homes Ombudsman in relation to dealings with customers. If a registered developer does not meet the required standards, or fails to accept and act in line with the decisions of the New Homes Ombudsman, they may have action taken against them, including being removed from the register of registered developers.

The code sets out the requirements that registered developers must meet. The code may be updated from time to time to reflect changes to industry best practice as well as the decisions of the New Homes Ombudsman Service.

All homes built by registered developers must meet building-safety and other regulations. All registered developers should aim to make sure there are no snags or defects in their properties before the keys are handed over to a customer. If there are any snags or defects, these should be put right within the agreed timescales.

What the code covers

For the purposes of this code, 'customer' means a person who is buying or intends to buy a new home which they will live in or give to another person. (If a new home is being bought in joint names, 'the customer' includes all the joint customers.) However, the New Homes Quality Board have also started work to consider other groups of customers and what they should be able to expect from a new home. This includes shared owners and people who are buying a new home to let to other people. Any changes the New Homes Quality Board make to the code to reflect the needs of other groups of customers will be developed through consultation, and they will continually assess and review the effectiveness of the code, and any new laws or regulations that apply. Other areas which are not covered by the code are claims for loss of property value or blight (where a property falls in value or becomes difficult to sell because of major public work in the area), personal injury or claims that are not covered by the scheme rules of the New Homes Ombudsman Service.



Nothing in this code affects any other rights the customer has by law and does not replace any legislation that applies to the new home. Customers do not have to make a complaint to the New Homes Ombudsman Service if they are not satisfied with a matter that is covered by the code. They may decide to take other action, such as through the civil courts or other ombudsman or regulator. We are on the New Homes Quality Code register of registered developers. "We" refers to the Barratt Developments PLC group brands including Barratt London, Barratt Homes and David Wilson Homes.

# CONTACT US

## TO VISIT

Visit our Sales Suite and Show Home at  
42 Brook Avenue,  
Wembley, London HA9 8PH

## TO FIND OUT MORE

To register your interest or book  
a physical or virtual appointment  
with our friendly sales team, please  
visit [www.barrattlondon.com](http://www.barrattlondon.com)

## TO SPEAK TO

Call: +44 (0)330 057 6666  
Monday-Friday: 09:00-20:00  
Saturday and Sunday: 09:00-18:00



Please note that all images are for illustrative purposes only. Final elevations of the property purchased may differ from those shown. Please see our Image Disclaimer for further details. The features, designs, materials and visual depictions of and in our Show Apartments and in our Show Apartment photography must be treated as general illustration and guidance. Images may also include upgrades which are available at extra cost. Furniture and furnishings are not included. Fixtures, fittings and specification may be subject to change as necessary and without notice and their accuracy or completeness is not guaranteed. Nor are they intended to form part of any contract or a warranty unless specifically incorporated into the contract. Please ask your Sales Adviser for the current specification. Individual features such as windows, brick and other materials' colours may vary, as may drainage, heating and electrical layouts. Specification may be subject to change as necessary and without notice. Development layouts and landscaping, specification, dimensions and computer generated images are not intended to form part of any contract or warranty unless specifically incorporated in writing into the contract. The development name, Wembley Park Gardens and building names are for marketing purposes only and may not be the designated postal address, which may be determined by The Post Office. All information in this document is correct to the best of our knowledge at the time of issue April 2026. See [www.barratthomes.co.uk](http://www.barratthomes.co.uk) for full details. BDW Trading Limited (number 0318173) whose registered office is at Barratt House, Cartwright Way, Forest Business Park, Bardon Hill, Coalville, Leicestershire LE67 1UF ("BDW") is a subsidiary of Barratt Developments PLC. Calls to 03 numbers are charged at the same rate as dialling an 01 or 02 number. If your fixed line or mobile service has inclusive minutes to 01/02 numbers, then calls to 03 are counted as part of this inclusive call volume. Non-BT customers and mobile phone users should contact their service providers for information about the cost of calls.

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WEMBLEY