



NEW MILL QUARTER

HACKBRIDGE

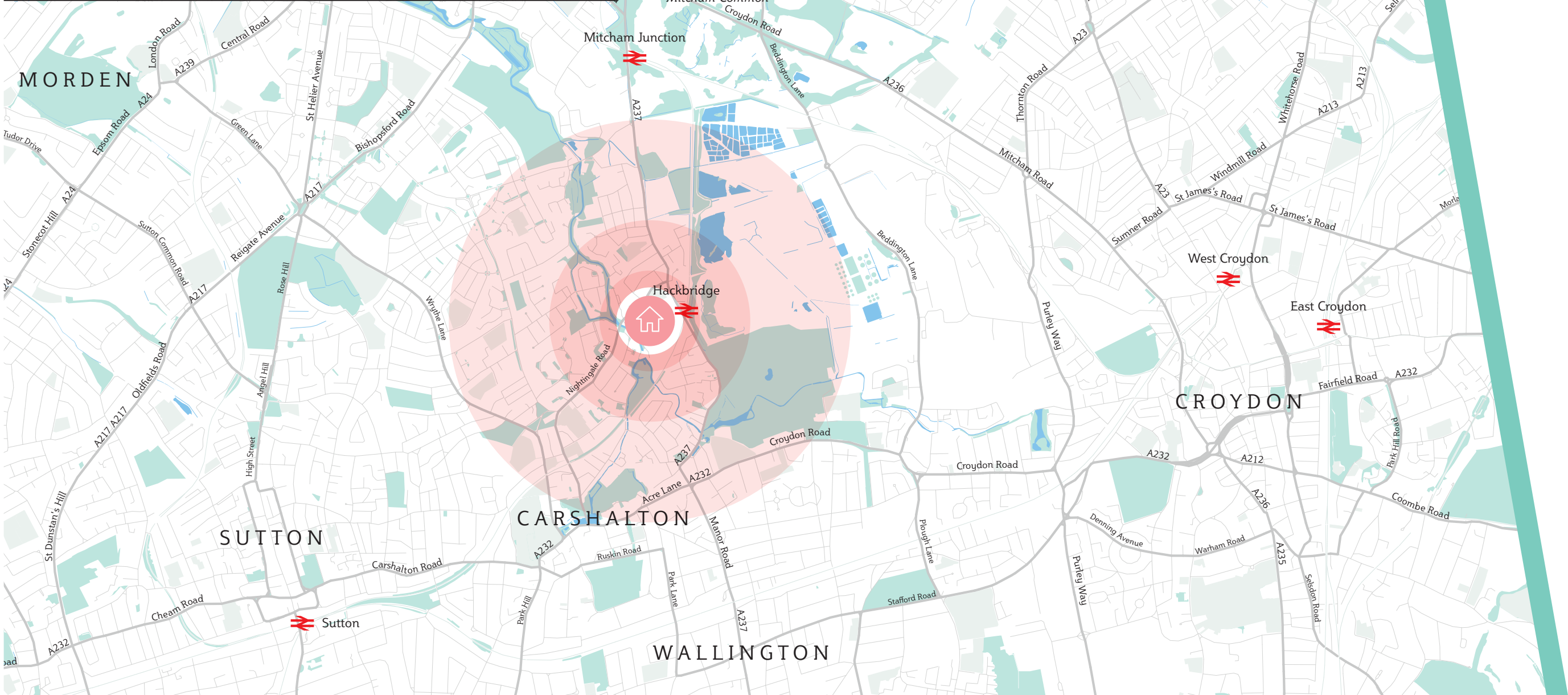
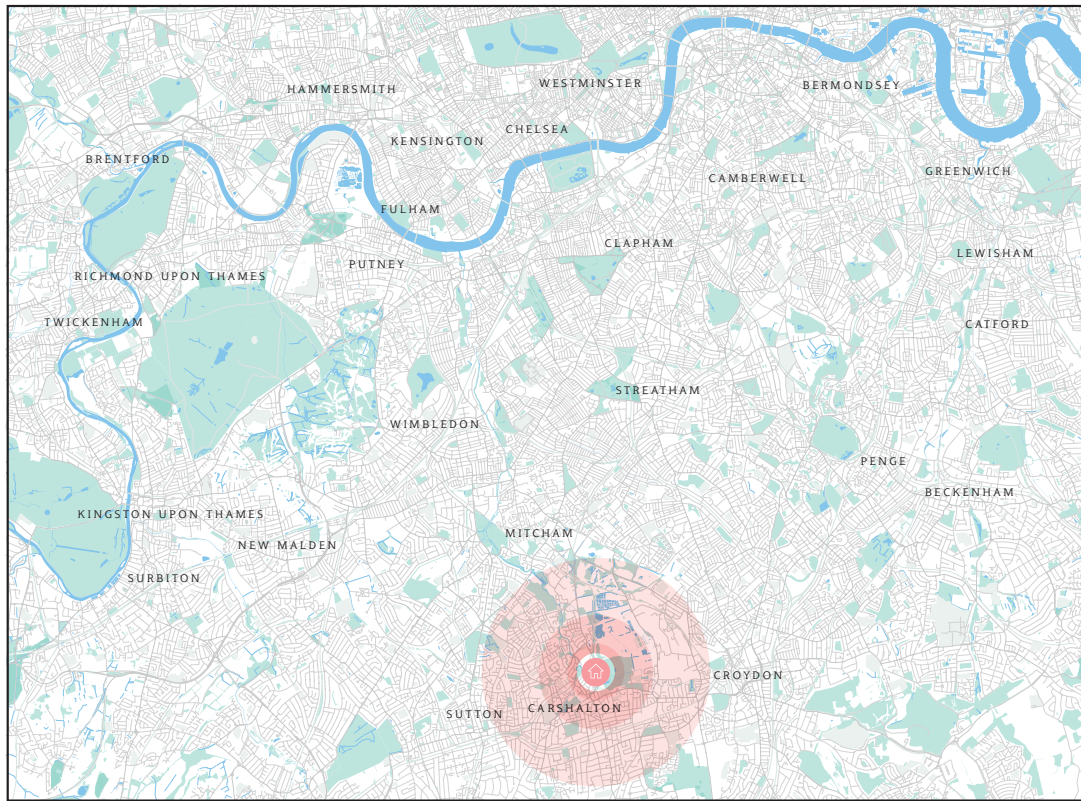


VOILE COURT

A VIBRANT NEW COMMUNITY IN THE HEART OF HACKBRIDGE

BARRATT
— LONDON —

WELCOME TO
NEW MILL QUARTER



A London village feel with an exciting future

Built for convenient living, New Mill Quarter offers everything you need right on your doorstep.

An exciting new development on the outskirts of London, this community of 440 homes comprises a collection of light-filled and spacious apartments and houses.

Its combination of open green space and on-site amenities (including a supermarket, medical centre and proposed retail units), as well as excellent transport connections, makes New Mill Quarter a prime location for both professionals and families.



London within easy reach

Ideal for commuters, New Mill Quarter is adjacent to Hackbridge railway station, connecting you to London in approximately 30 minutes.

If you are travelling further afield, the M25 is easily accessible and you can also reach Gatwick Airport in approximately half an hour.



(from Hackbridge rail station)

- 15 minutes to Balham
- 19 minutes to Clapham Junction
- 27 minutes to London Victoria
- 27 minutes to Elephant and Castle
- 32 minutes to London Blackfriars
- 33 minutes to East Croydon
- 41 minutes to London Bridge



- 13 minutes to Valley Retail Park
- 13 minutes to Croydon
- 21 minutes to Wimbledon
- 30 minutes to Kingston upon Thames
- 31 minutes to the M25
- 37 minutes to London Gatwick
- 52 minutes to London Heathrow
- 1 hour 7 minutes to London City Airport

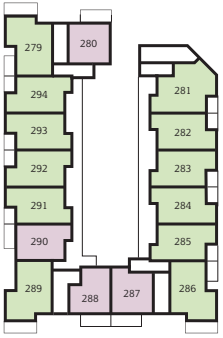


- Less than 5 minutes to Hackbridge rail station
- 10 minutes to Beddington Park

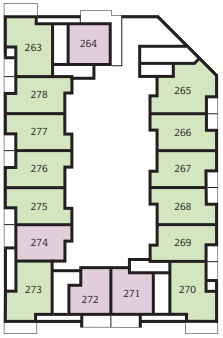


Travel times are approximate.
Sources: tfl.gov.uk and Maps.google.com
*Without traffic

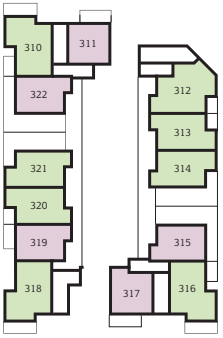
New Mill Quarter - Voile Court



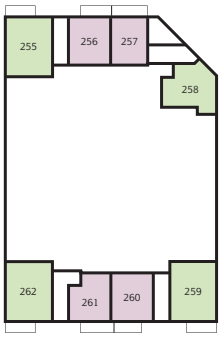
Level 2



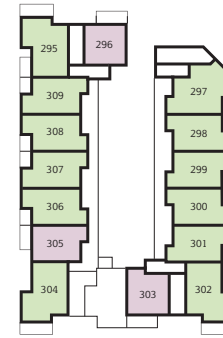
Level 1



Level 4



Ground Level



Level 3

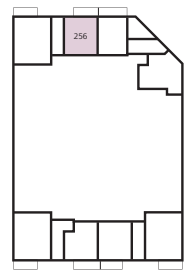
One-bedroom apartment Two-bedroom apartment

New Mill Quarter - Voile Court
Plot 256



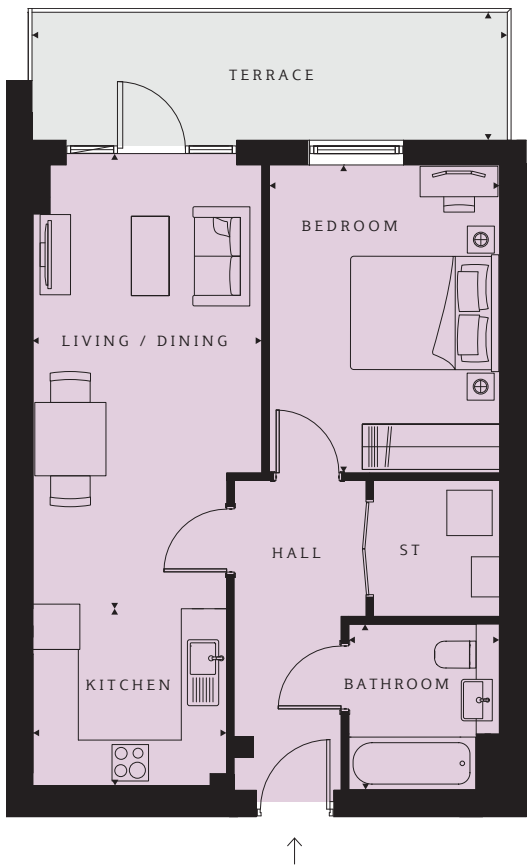
Floor	Plot
4	_____
3	_____
2	_____
1	_____
G	_____ 256

PLOT 256 (0)
Living/Dining 19'7" x 12'5" (5959 x 3776mm)
Kitchen 9'7" x 7'6" (2916 x 2290mm)
Bedroom 12'0" x 10'6" (3663 x 3198mm)
Bathroom 7'3" x 6'7" (2200 x 2000mm)
TOTAL AREA 607 sq ft (56.4 sq m)
Terrace 17'9" x 5'7" (5402 x 1693mm)



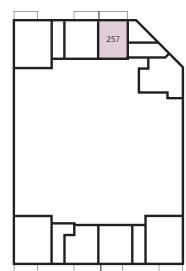
Level 0

New Mill Quarter - Voile Court
Plot 257



Floor	Plot
4	_____
3	_____
2	_____
1	_____
G	_____ 257

PLOT 257 (0)
Living/Dining 19'7" x 9'11" (5961 x 3025mm)
Kitchen 8'5" x 7'10" (2563 x 2400mm)
Bedroom 13'4" x 10'0" (4071 x 3050mm)
Bathroom 7'3" x 6'7" (2200 x 2000mm)
TOTAL AREA 544 sq ft (50.5 sq m)
Terrace 20'8" x 5'7" (6287 x 1693mm)

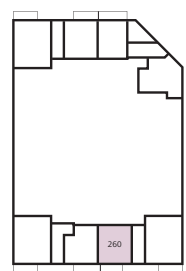


Level 0

New Mill Quarter - Voile Court
Plot 260



Floor	Plot
4	_____
3	_____
2	_____
1	_____
G	_____ 260



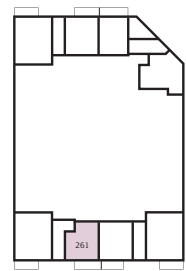
Level 0

PLOT 260 (0)	
Living/Dining 21'1" x 12'7" (6433 x 3837mm)	
Kitchen 9'9" x 6'3" (2967 x 1900mm)	
Bedroom 13'1" x 10'6" (3981 x 3193mm)	
Bathroom 7'3" x 6'7" (2200 x 2000mm)	
TOTAL AREA 609 sq ft (56.6 sq m)	
Terrace 15'8" x 5'7" (4787 x 1694mm)	

New Mill Quarter - Voile Court
Plot 261



Floor	Plot
4	_____
3	_____
2	_____
1	_____
G	_____ 261



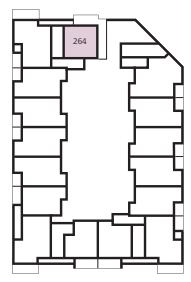
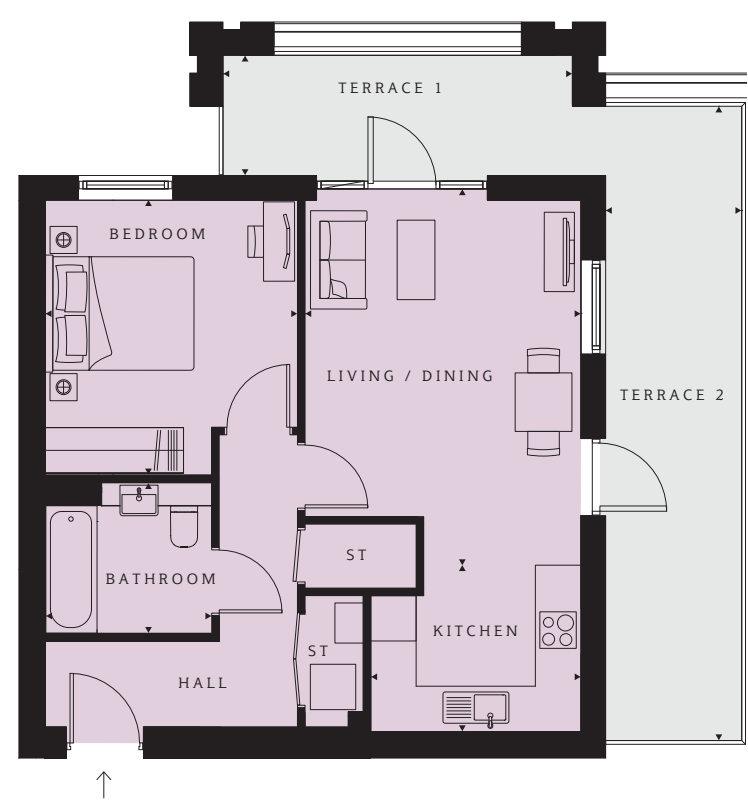
Level 0

PLOT 261 (0)	
Living/Dining 19'10" x 12'0" (6046 x 3655mm)	
Kitchen 8'3" x 7'10" (2503 x 2400mm)	
Bedroom 12'1" x 11'1" (3686 x 3375mm)	
Bathroom 7'3" x 7'3" (2200 x 2200mm)	
TOTAL AREA 573 sq ft (53.2 sq m)	
Terrace 19'2" x 5'7" (5853 x 1694mm)	

New Mill Quarter - Voile Court
Plot 264



Floor	Plot
4	
3	
2	
1	264
G	



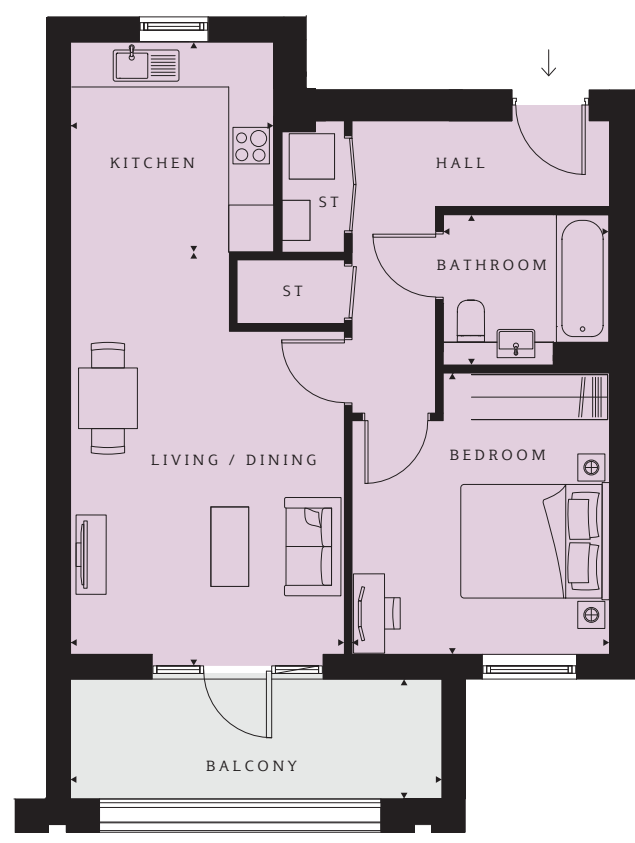
Level 1

PLOT 264 (1)
Living/Dining 16'4" x 12'0" (4976 x 3650mm)
Kitchen 9'1" x 7'3" (2780 x 2201mm)
Bedroom 11'11" x 10'11" (3631 x 3335mm)
Bathroom 7'3" x 6'7" (2200 x 2000mm)
TOTAL AREA 533 sq ft (49.5 sq m)
Terrace 1 15'2" x 5'3" (4623 x 1590mm)
Terrace 2 27'6" x 5'11" (8387 x 1800mm)

New Mill Quarter - Voile Court
Plots 271 and 287



Floor	Plot
4	
3	
2	287
1	271
G	



Level 1

Level 2

PLOTS 271 (1), 287 (2)
Living/Dining 17'11" x 11'11" (5467 x 3623mm)
Kitchen 9'2" x 8'10" (2785 x 2693mm)
Bedroom 12'2" x 11'2" (3720 x 3407mm)
Bathroom 7'3" x 6'7" (2200 x 2000mm)
TOTAL AREA 573 sq ft (53.2 sq m)
Balcony 16'2" x 5'2" (4938 x 1585mm)

New Mill Quarter - Voile Court

Plots 272 and 288



Level 1 Level 2

Floor	Plot
4	
3	
2	288
1	272
G	

PLOTS 272 (1), 288 (2)

Living/Dining
19'5" x 12'7" (5930 x 3828mm)

Kitchen
12'7" x 3'11" (3828 x 1200mm)

Bedroom
13'8" x 9'4" (4175 x 2855mm)

Bathroom
7'3" x 6'7" (2200 x 2000mm)

TOTAL AREA
547 sq ft (50.8 sq m)

Balcony
16'2" x 5'2" (4938 x 1585mm)

New Mill Quarter - Voile Court

Plots 274, 290, 305 and 319



Level 1 Level 2 Level 3 Level 4

Floor	Plot
4	319
3	305
2	290
1	274
G	

PLOTS 274 (1), 290 (2), 305 (3), 319 (4)

Living/Dining
22'1" x 9'6" (6740 x 2907mm)

Kitchen
10'2" x 8'8" (3095 x 2643mm)

Bedroom
13'10" x 10'5" (4209 x 3168mm)

Bathroom
7'3" x 6'7" (2200 x 2000mm)

TOTAL AREA
596 sq ft (55.4 sq m)

Balcony
12'11" x 5'2" (3940 x 1585mm)

New Mill Quarter - Voile Court
Plots 280, 296 and 311



Floor	Plot
4	311
3	296
2	280
1	
G	



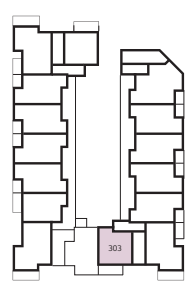
Level 2 Level 3 Level 4

PLOTS 280 (2), 296 (3), 311 (4)	
Living/Dining	16'4" x 12'0" (4976 x 3650mm)
Kitchen	9'1" x 7'3" (2780 x 2201mm)
Bedroom	11'11" x 10'11" (3634 x 3335mm)
Bathroom	7'3" x 6'7" (2200 x 2000mm)
TOTAL AREA	533 sq ft (49.5 sq m)
Balcony	15'2" x 5'3" (4623 x 1590mm)

New Mill Quarter - Voile Court
Plot 303



Floor	Plot
4	
3	303
2	
1	
G	



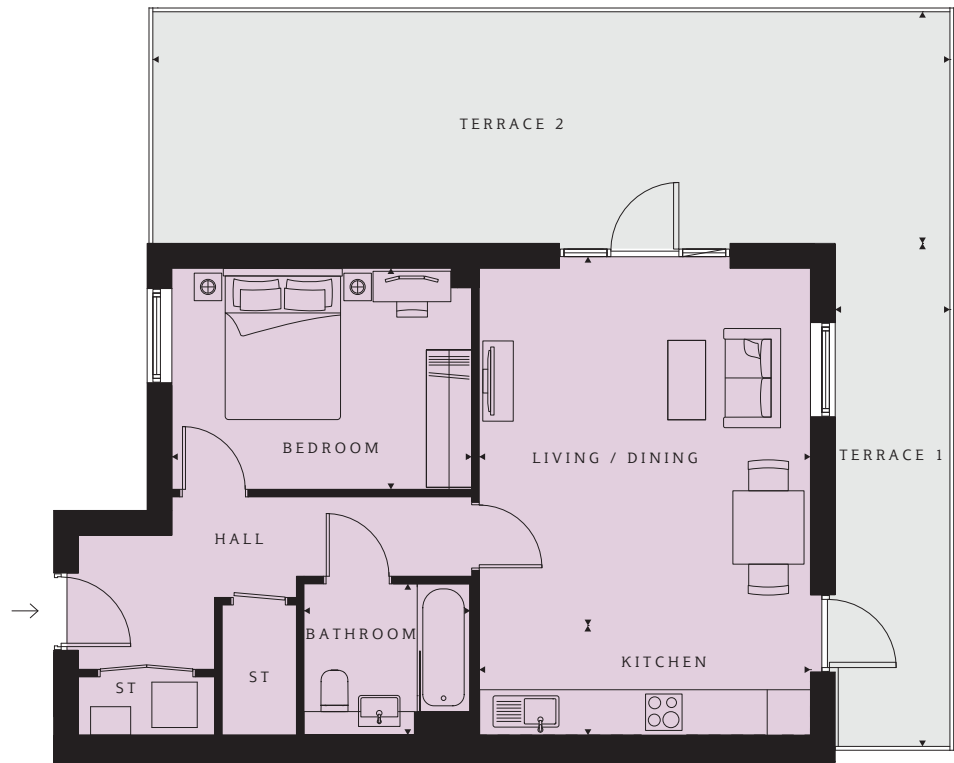
Level 3

PLOT 303 (3)	
Living/Dining	17'11" x 11'11" (5467 x 3623mm)
Kitchen	9'2" x 8'10" (2786 x 2693mm)
Bedroom	12'2" x 11'2" (3720 x 3407mm)
Bathroom	7'3" x 6'7" (2200 x 2000mm)
TOTAL AREA	573 sq ft (53.2 sq m)
Balcony	16'2" x 5'2" (4938 x 1585mm)
Terrace	32'9" x 23'6" (9977 x 7175mm)

New Mill Quarter - Voile Court
Plot 315



Floor	Plot
4	315
3	
2	
1	
G	



PLOT 315 (4)

Living/Dining
16'0" x 14'5" (4875 x 4382mm)

Kitchen
14'5" x 4'9" (4382 x 1450mm)

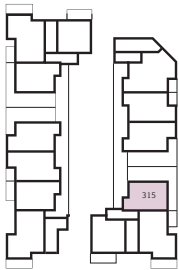
Bedroom
13'0" x 9'7" (3965 x 2925mm)

Bathroom
7'3" x 6'7" (2200 x 2000mm)

TOTAL AREA
596 sq ft (55.4 sq m)

Terrace 1
21'10" x 5'0" (6652 x 1517mm)

Terrace 2
34'7" x 10'1" (10545 x 3063mm)

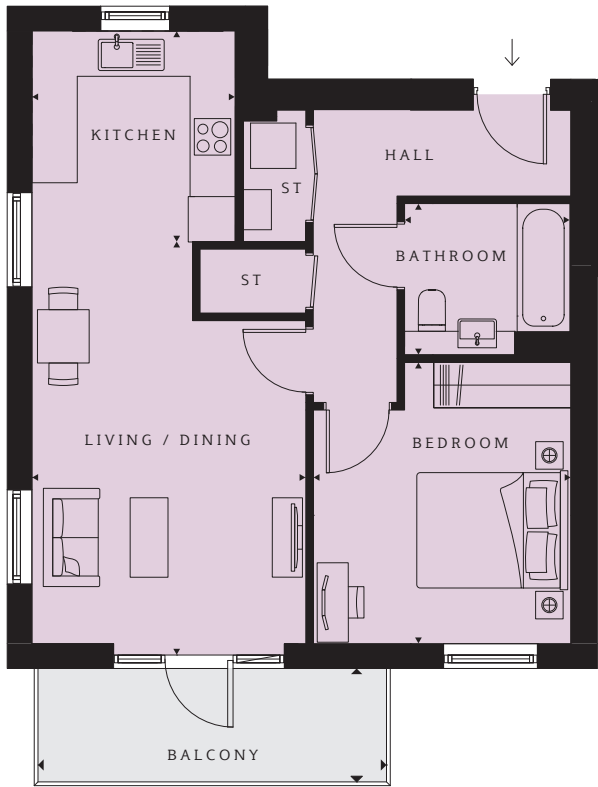


Level 4

New Mill Quarter - Voile Court
Plot 317



Floor	Plot
4	317
3	
2	
1	
G	



PLOT 317 (4)

Living / Dining
17'11" x 11'11" (5467 x 3622mm)

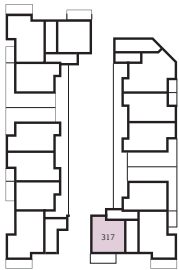
Kitchen
9'2" x 8'10" (2785 x 2693mm)

Bedroom
12'2" x 11'2" (3720 x 3407mm)

Bathroom
7'3" x 6'7" (2200 x 2000mm)

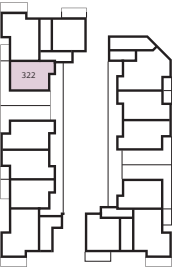
TOTAL AREA
573 sq ft (53.2 sq m)

Balcony
15'1" x 4'11" (4610 x 1500mm)



Level 4

New Mill Quarter - Voile Court
Plot 322

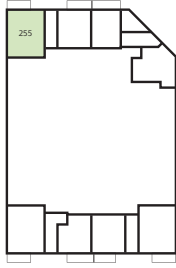


Level 4

Floor	Plot
4	322
3	
2	
1	
G	

PLOT 322 (4)
Living/Dining 16'0" x 14'5" (4875 x 4382mm)
Kitchen 14'5" x 4'9" (4382 x 1450mm)
Bedroom 13'0" x 9'7" (3965 x 2925mm)
Bathroom 7'3" x 6'7" (2200 x 2000mm)
TOTAL AREA 596 sq ft (55.4 sq m)
Terrace 1 21'10" x 5'0" (6652 x 1517mm)
Terrace 2 34'7" x 10'1" (10545 x 3063mm)

New Mill Quarter - Voile Court
Plot 255



Level 0

Floor	Plot
4	
3	
2	
1	
G	255

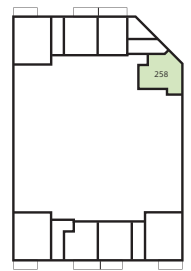
PLOT 255 (0)
Living/Dining 15'3" x 15'0" (4650 x 4560mm)
Kitchen 10'6" x 7'11" (3190 x 2414mm)
Bedroom 1 18'0" x 11'0" (5497 x 3364mm)
En Suite 6'7" x 5'7" (2000 x 1700mm)
Bedroom 2 15'3" x 11'1" (4638 x 3374mm)
Bathroom 7'3" x 6'11" (2200 x 2100mm)
TOTAL AREA 879 sq ft (81.7 sq m)
Terrace 17'0" x 5'7" (5185 x 1693mm)

New Mill Quarter - Voile Court
Plot 258



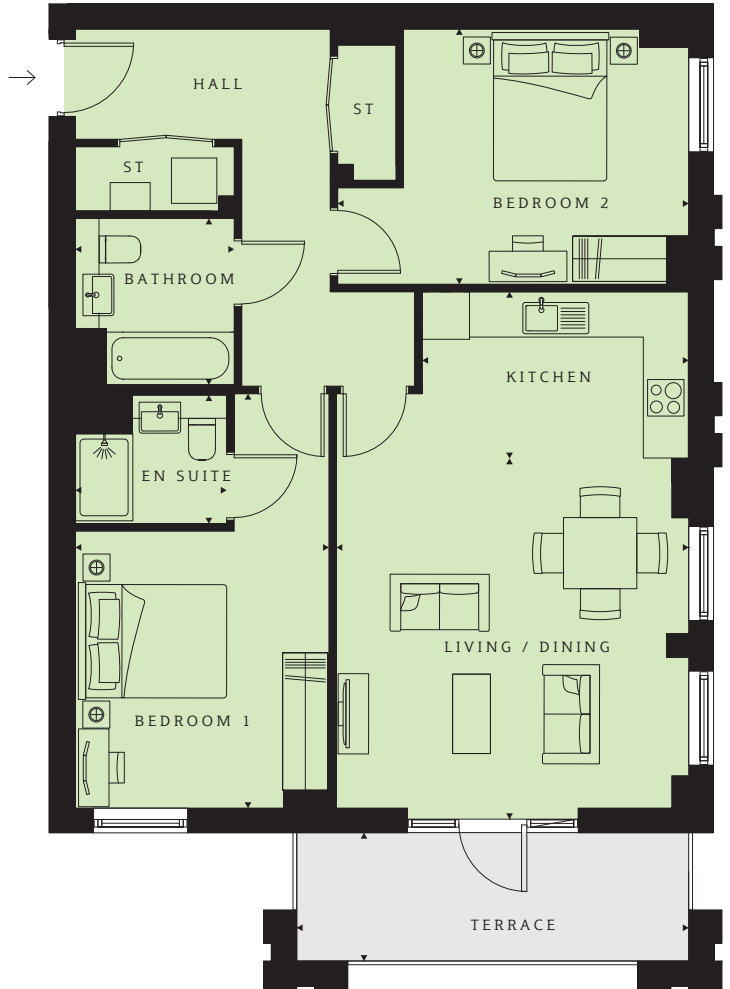
Floor	Plot
4	_____
3	_____
2	_____
1	_____
G	_____ 258

PLOT 258 (0)
Living/Dining 13'0" x 10'8" (3971 x 3252mm)
Kitchen 11'7" x 9'8" (3540 x 2952mm)
Bedroom 1 19'0" x 9'4" (5788 x 2855mm)
En suite 7'1" x 4'7" (2150 x 1400mm)
Bedroom 2 12'3" x 7'7" (3723 x 2300mm)
Bathroom 7'5" x 6'7" (2270 x 2010mm)
TOTAL AREA 703 sq ft (65.3 sq m)



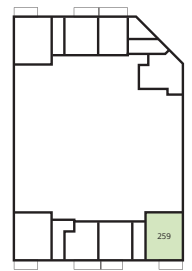
Level 0

New Mill Quarter - Voile Court
Plot 259



Floor	Plot
4	_____
3	_____
2	_____
1	_____
G	_____ 259

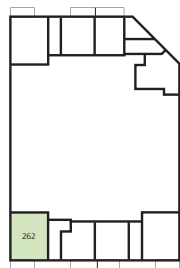
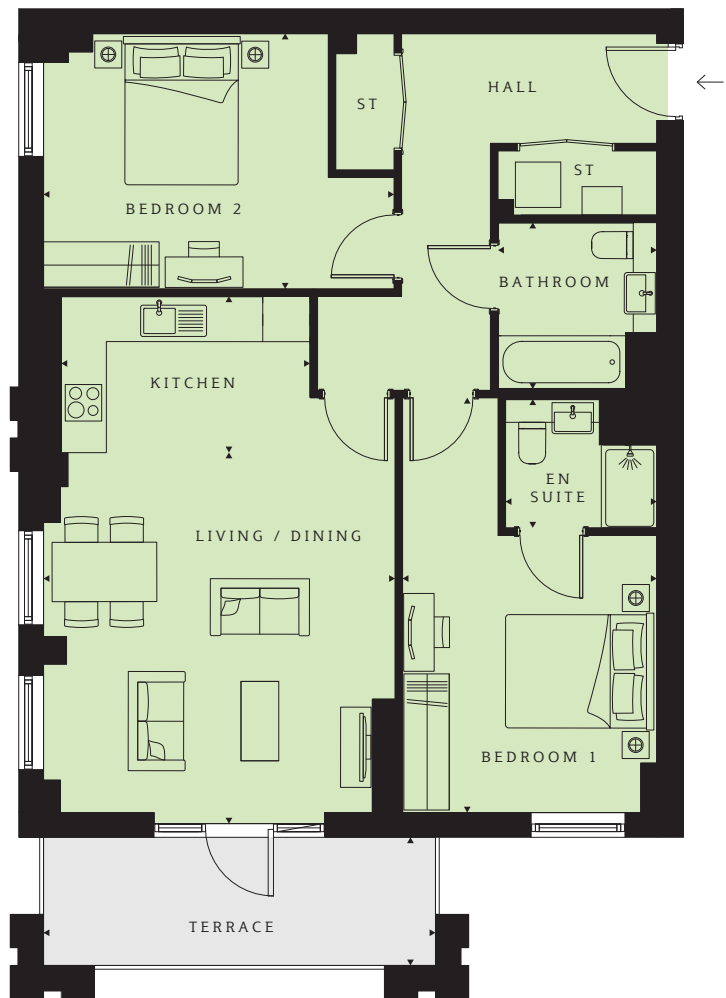
PLOT 259 (0)
Living/Dining 15'8" x 15'3" (4770 x 4660mm)
Kitchen 11'7" x 7'3" (3525 x 2204mm)
Bedroom 1 18'0" x 11'0" (5479 x 3353mm)
En suite 6'7" x 5'7" (2000 x 1700mm)
Bedroom 2 15'3" x 11'1" (4643 x 3375mm)
Bathroom 7'3" x 6'11" (2200 x 2100mm)
TOTAL AREA 889 sq ft (82.6 sq m)
Terrace 17'0" x 5'7" (5185 x 1694mm)



Level 0

New Mill Quarter - Voile Court
Plot 262

Floor	Plot
4	
3	
2	
1	
G	262



Level 0

PLOT 262 (0)

Living/Dining
16'1" x 15'3" (4905 x 4650mm)

Kitchen
10'10" x 6'9" (3295 x 2069mm)

Bedroom 1
17'9" x 11'0" (5405 x 3363mm)

En Suite
6'7" x 5'7" (2000 x 1700mm)

Bedroom 2
15'3" x 11'1" (4637 x 3371mm)

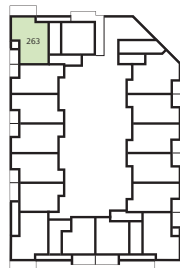
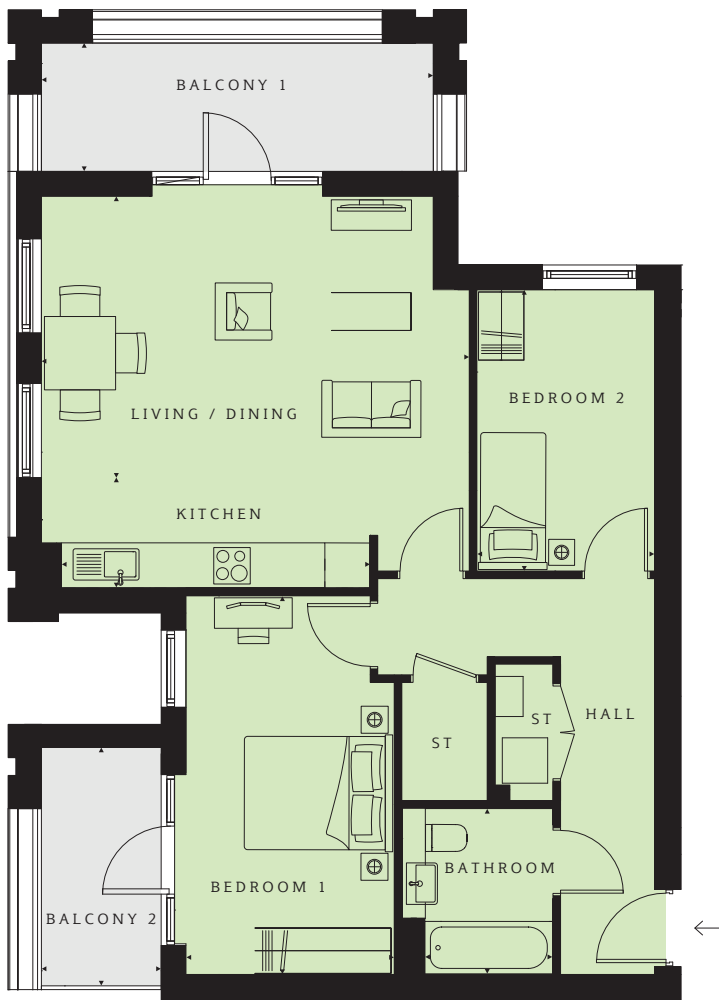
Bathroom
7'3" x 6'11" (2200 x 2100mm)

TOTAL AREA
884 sq ft (82.1 sq m)

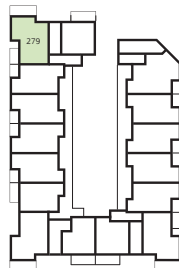
Terrace
17'0" x 5'7" (5185 x 1694mm)

New Mill Quarter - Voile Court
Plots 263, 279, 295, and 310

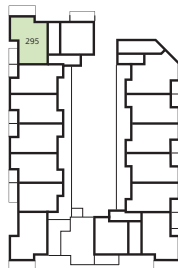
Floor	Plot
4	310
3	295
2	279
1	263
G	



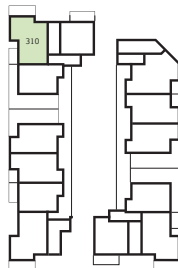
Level 1



Level 2



Level 3



Level 4

PLOTS 263 (1), 279 (2), 295 (3), 310 (4)

Living/Dining
18'7" x 12'3" (5661 x 3735mm)

Kitchen
14'3" x 4'9" (4350 x 1450mm)

Bedroom 1
16'5" x 9'5" (5008 x 2881mm)

Bedroom 2
12'2" x 7'9" (3720 x 2353mm)

Bathroom
7'3" x 6'7" (2200 x 2000mm)

TOTAL AREA
755 sq ft (70.1 sq m)

Balcony 1
17'0" x 5'7" (5185 x 1698mm)

Balcony 2
10'4" x 5'2" (3153 x 1585mm)

New Mill Quarter - Voile Court

Plots 265, 281, 297 and 312

Floor	Plot
4	312
3	297
2	281
1	265
G	



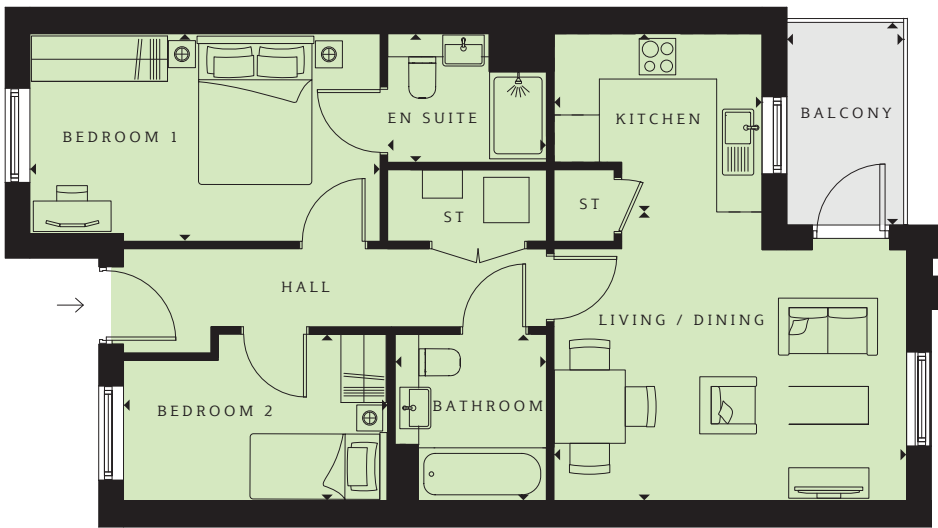
Level 1 Level 2 Level 3 Level 4

PLOTS 265 (1), 281 (2), 297 (3), 312 (4)
Living/Dining 18'0" x 16'7" (5488 x 5058mm)
Kitchen 10'5" x 6'3" (3180 x 1900mm)
Bedroom 1 13'9" x 11'1" (4188 x 3370mm)
En Suite 6'7" x 5'7" (2000 x 1700mm)
Bedroom 2 11'10" x 10'10" (3597 x 3295mm)
Bathroom 7'3" x 6'7" (2200 x 2000mm)
TOTAL AREA 839 sq ft (77.9 sq m)
Balcony 8'10" x 5'1" (2680 x 1545mm)

New Mill Quarter - Voile Court

Plots 266, 268, 282, 284, 298, 300 and 313

Floor	Plot
4	313
3	298, 300
2	282, 284
1	266, 268
G	



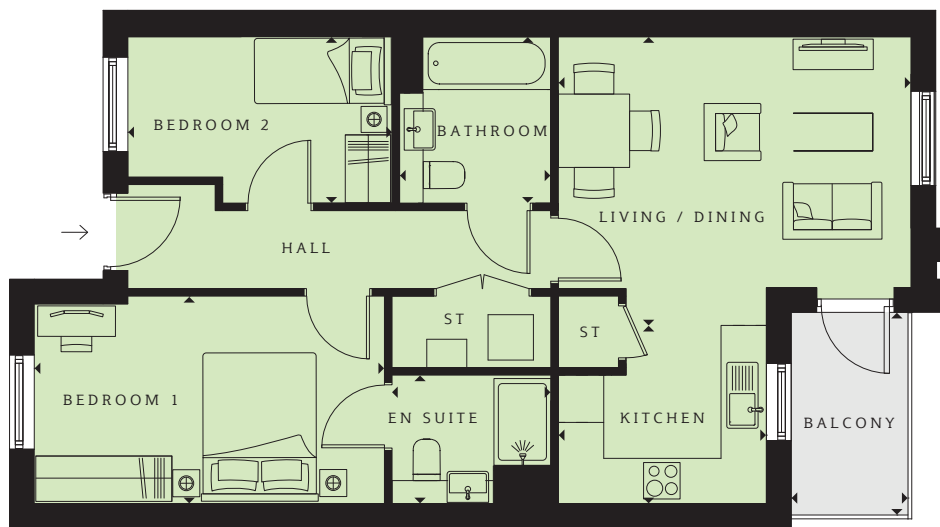
Level 1 Level 2 Level 3 Level 4

PLOTS 266 (1), 268 (1), 282 (2), 284 (2), 298 (3), 300 (3), 313 (4),
Living/Dining 15'4" x 12'6" (4665 x 3818mm)
Kitchen 9'0" x 7'9" (2753 x 2358mm)
Bedroom 1 15'2" x 9'0" (4632 x 2745mm)
En suite 6'11" x 5'7" (2100 x 1700mm)
Bedroom 2 11'6" x 7'3" (3495 x 2200mm)
Bathroom 7'3" x 6'7" (2200 x 2000mm)
TOTAL AREA 665 sq ft (61.8 sq m)
Balcony 8'10" x 5'1" (2680 x 1545mm)

New Mill Quarter - Voile Court

Plots 267, 269, 283, 285, 299 and 301

Floor	Plot
4	
3	299, 301
2	283, 285
1	267, 269
G	



PLOTS 267 (1), 269 (1), 283 (2), 285 (2), 299 (3), 301 (3)
Living/Dining 15'4" x 12'6" (4665 x 3818mm)
Kitchen 9'0" x 7'9" (2753 x 2358mm)
Bedroom 1 15'2" x 9'0" (4632 x 2745mm)
En suite 6'11" x 5'7" (2100 x 1700mm)
Bedroom 2 11'6" x 7'3" (3495 x 2200mm)
Bathroom 7'3" x 6'7" (2200 x 2000mm)
TOTAL AREA 665 sq ft (61.8 sq m)
Balcony 8'10" x 5'1" (2680 x 1545mm)



Level 1 Level 2 Level 3

New Mill Quarter - Voile Court

Plots 270, 286, 302 and 316

Floor	Plot
4	316
3	302
2	286
1	270
G	



PLOTS 270 (1), 286 (2), 302 (3), 316 (4)
Living/Dining 18'7" x 12'3" (5661 x 3735mm)
Kitchen 14'3" x 4'9" (4350 x 1450mm)
Bedroom 1 16'5" x 9'5" (5008 x 2881mm)
Bedroom 2 12'2" x 7'9" (3720 x 2353mm)
Bathroom 7'3" x 6'7" (2200 x 2000mm)
TOTAL AREA 755 sq ft (70.1 sq m)
Balcony 1 17'0" x 5'7" (5185 x 1698mm)
Balcony 2 10'4" x 5'2" (3153 x 1585mm)



Level 1 Level 2 Level 3 Level 4

New Mill Quarter - Voile Court

Plots 273, 289, 304 and 318



Floor	Plot
4	318
3	304
2	289
1	273
G	

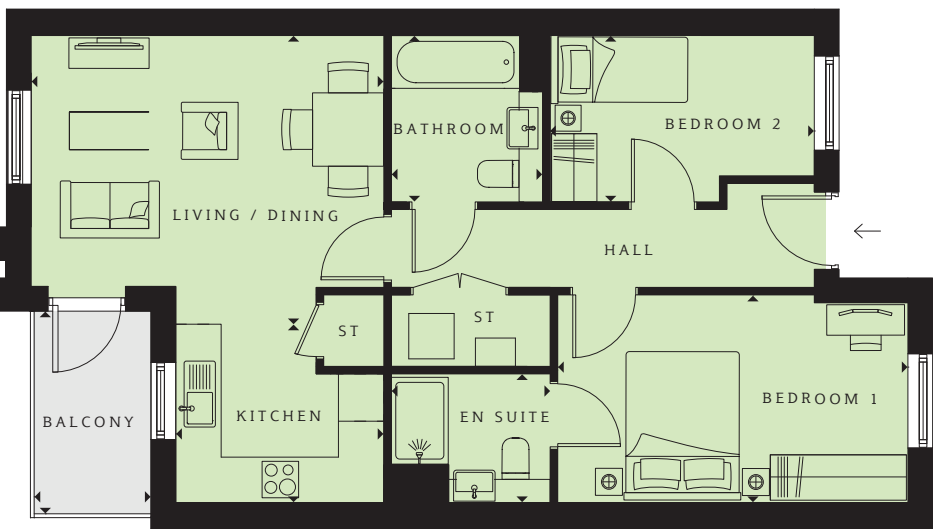


Level 1 Level 2 Level 3 Level 4

PLOTS 273 (1), 289 (2), 304 (3), 318 (4)
Living/Dining 18'7" x 12'9" (5666 x 3885mm)
Kitchen 14'3" x 4'9" (4350 x 1450mm)
Bedroom 1 16'5" x 9'0" (5008 x 2731mm)
Bedroom 2 12'4" x 7'8" (3767 x 2348mm)
Bathroom 7'3" x 6'7" (2200 x 2000mm)
TOTAL AREA 755 sq ft (70.1 sq m)
Balcony 17'0" x 5'7" (5185 x 1694mm)

New Mill Quarter - Voile Court

Plots 275, 277, 291, 293, 306, 308 and 320



Floor	Plot
4	320
3	306, 308
2	291, 293
1	275, 277
G	



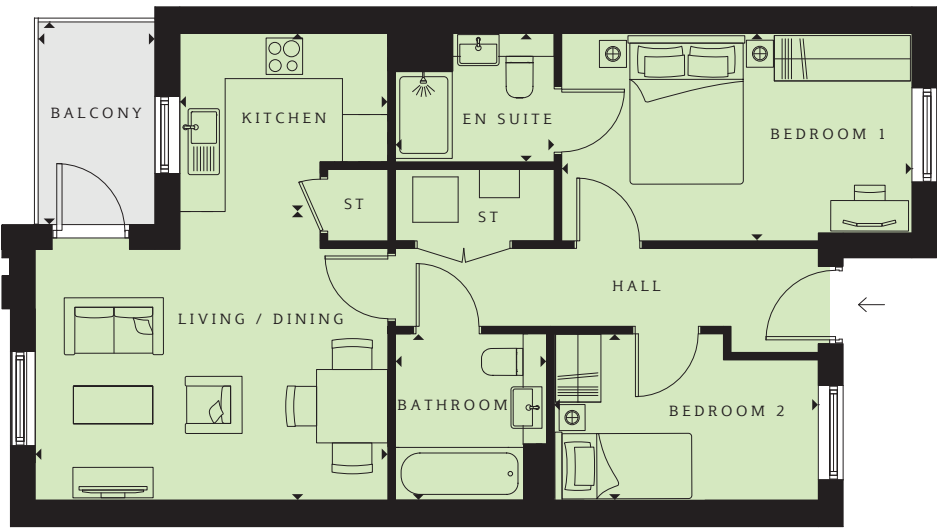
Level 1 Level 2 Level 3 Level 4

PLOTS 275 (1), 277 (1), 291 (2), 293 (2), 306 (3), 308 (3), 320 (4)
Living/Dining 15'4" x 12'6" (4665 x 3818mm)
Kitchen 9'0" x 7'9" (2753 x 2358mm)
Bedroom 1 15'2" x 9'0" (4632 x 2745mm)
En suite 6'11" x 5'7" (2100 x 1700mm)
Bedroom 2 11'6" x 7'3" (3495 x 2200mm)
Bathroom 7'3" x 6'7" (2200 x 2000mm)
TOTAL AREA 665 sq ft (61.8 sq m)
Balcony 8'10" x 5'1" (2680 x 1545mm)

New Mill Quarter - Voile Court

Plots 276, 278, 292, 294, 307 and 309

Floor	Plot
4	
3	307, 309
2	292, 294
1	276, 278
G	



PLOTS 276 (1), 278 (1), 292 (2), 294 (2), 307 (3), 309 (3)

Living/Dining
15'4" x 12'6" (4665 x 3818mm)

Kitchen
9'0" x 7'9" (2753 x 2358mm)

Bedroom 1
15'2" x 9'0" (4632 x 2745mm)

En suite
6'11" x 5'7" (2100 x 1700mm)

Bedroom 2
11'6" x 7'3" (3495 x 2200mm)

Bathroom
7'3" x 6'7" (2200 x 2000mm)

TOTAL AREA
665 sq ft (61.8 sq m)

Balcony
8'10" x 5'1" (2680 x 1545mm)



Level 1

Level 2

Level 3

New Mill Quarter - Voile Court

Plot 314

Floor	Plot
4	314
3	
2	
1	
G	



PLOT 314 (4)

Living/Dining
13'2" x 10'11" (4025 x 3315mm)

Kitchen
12'0" x 6'7" (3665 x 2000mm)

Bedroom 1
14'8" x 9'1" (4470 x 2775mm)

En Suite
6'3" x 5'7" (1905 x 1700mm)

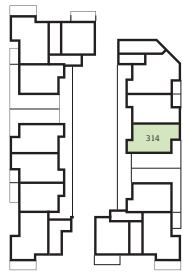
Bedroom 2
11'6" x 7'3" (3495 x 2200mm)

Bathroom
7'3" x 6'7" (2200 x 2000mm)

TOTAL AREA
665sq ft (61.8 sq m)

Terrace 1
9'5" x 5'1" (2858 x 1545mm)

Terrace 2
34'7" x 10'1" (10547 x 3063mm)

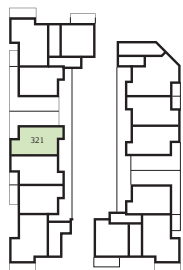
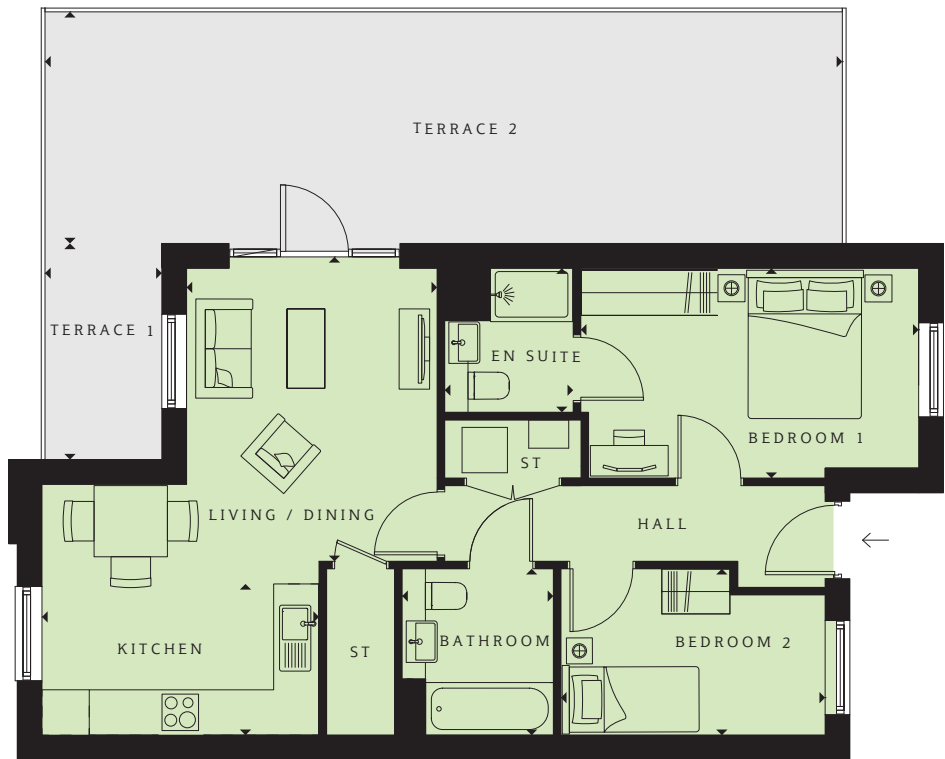


Level 4

New Mill Quarter - Voile Court
Plot 321



Floor	Plot
4	321
3	
2	
1	
G	



Level 4

PLOT 321 (4)
Living/Dining 13'2" x 10'11" (4025 x 3315mm)
Kitchen 12'0" x 6'7" (3665 x 2000mm)
Bedroom 1 14'8" x 9'1" (4470 x 2775mm)
En Suite 6'3" x 5'7" (1905 x 1700mm)
Bedroom 2 11'6" x 7'3" (3495 x 2200mm)
Bathroom 7'3" x 6'7" (2200 x 2000mm)
TOTAL AREA 665sq ft (61.8 sq m)
Terrace 1 9'5" x 5'1" (2858 x 1545mm)
Terrace 2 34'7" x 10'1" (10547 x 3063mm)

Specification



Kitchen	Bathroom	En suite	General
Individually designed contemporary kitchens with soft-close doors and drawers	Sottini sanitary ware and brassware	Sottini sanitary ware and brassware	Traditional style internal doors throughout
Colour choice of wall and base units*	Thermostatic shower with riser rail – to one-bathroom units only	Thermostatic shower with riser rail	Chrome-plated ironmongery to internal doors
Laminate worktops with matching upstand and stainless steel splashback behind the hob	White shaver socket – to one-bathroom units only	Chrome shower doors	Radiator heating throughout
Stainless steel sink and chrome mixer tap	Ceramic wall tiles	White shaver socket	Audio door entry
Zanussi single oven and ceramic hob. Electrolux extractor hood	Heated towel rails	Ceramic wall tiles	Telephone point and TV system to living area
Space provided for a fridge/freezer	LED ceiling light	Heated towel rails	Pendant lights to hallway, kitchen, dining, living area and bedrooms
Space and plumbing provided for dishwasher		LED ceiling light	Superfast broadband (subject to subscription)
			Space and plumbing provided for washer/dryer

*Subject to stage of construction

Additional information



Address

Hackbridge Road,
Wallington,
Greater London SM6 7AX

Local Authority

London Borough of Sutton

Charges

Estimated service charge per annum
1-bedroom:
from £1,002.57 to £1,115.65
2-bedroom:
from £1,179.09 to £1,417.67

Additional annual fixed charges for communal heating system maintenance and consumption
1-bedroom apartment: £345
2-bedroom apartment: £350

Undercroft parking service charge per annum
£191.67

Miscellaneous

Building warranty
10 year NHBC**

Length of lease
999 years as of 2017

Reservation deposit
£1,000

Terms of payment
10% of purchase price payable on exchange

Vendor’s Solicitor

Osborne Clarke

Telephone
0117 917 3994

Email
amanda.weaver@osborneclarke.com

Address
2 Temple Back East,
Temple Quay,
Bristol BS1 6EG

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. All images used are for illustrative purposes. These and the dimensions given are illustrative for this house type and individual properties may differ. Please check with your Sales Adviser in respect of individual properties. We give maximum dimensions within each room which includes areas of fixtures and fittings including fitted furniture. These dimensions should not be used for carpet or flooring sizes, appliance spaces or items of furniture. All images, photographs and dimensions are not intended to be relied upon for, nor to form part of, any contract unless specifically incorporated in writing into the contract.



Why Barratt London?

Barratt London’s vision

Since the construction of our first London development in 1982, our goal has been to provide high-quality homes for all Londoners by focusing on excellence in design, construction and customer service. The supply of new housing is essential to the continued growth of London as a major global city and Barratt London is proud to be contributing to this with the delivery of 1,500 new homes each year.

Five-star customer service

As part of Barratt Developments PLC, the UK’s most recommended house builder, we are fully committed to delivering a superior service for our customers and have been awarded the maximum five-star rating for customer satisfaction by the Home Builders Federation every year since 2010*. For our customers, this means that when you buy a Barratt London home, you can be confident you are buying a home of quality and receiving the very best in customer service.

*We are the only major national housebuilder to be awarded this award 13 years running. “we” refers to the Barratt Developments PLC group brands including Barratt London, Barratt Homes and David Wilson Homes.

Real peace of mind

Not only does every Barratt London home come with a ten-year structural guarantee from the NHBC, it also comes with a two-year fixtures and fittings warranty**, giving you added peace of mind from the moment you move in.

**First two years covered by Builder Warranty and NHBC Guarantee or similar. Years three-ten covered by NHBC insurance or similar. Full exclusions and limitations can be found on the NHBC website.



Harrow Square HA1



Aldgate Place E1



Camden Courtyards NW1



Nine Elms Point SW8



Landmark Place, EC3

FIND YOUR PIECE
OF LONDON

0330 057 6666
NMQ@BARRATTLONDON.COM
SEARCH NEW MILL QUARTER

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