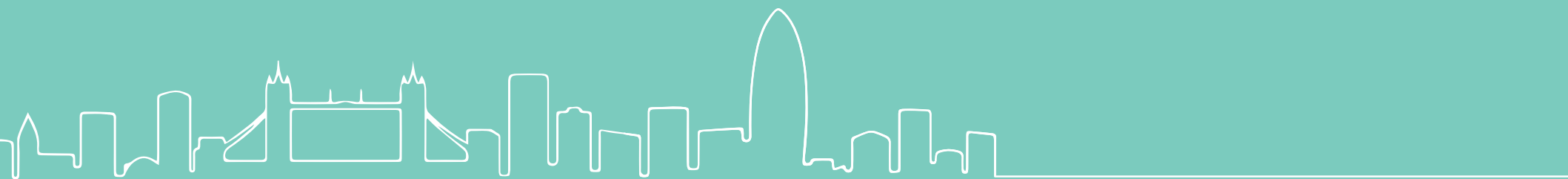


# WESTERN CIRCUS

— ACTON, W3 —

VARGAS APARTMENTS



BARRATT  
— LONDON —



W3

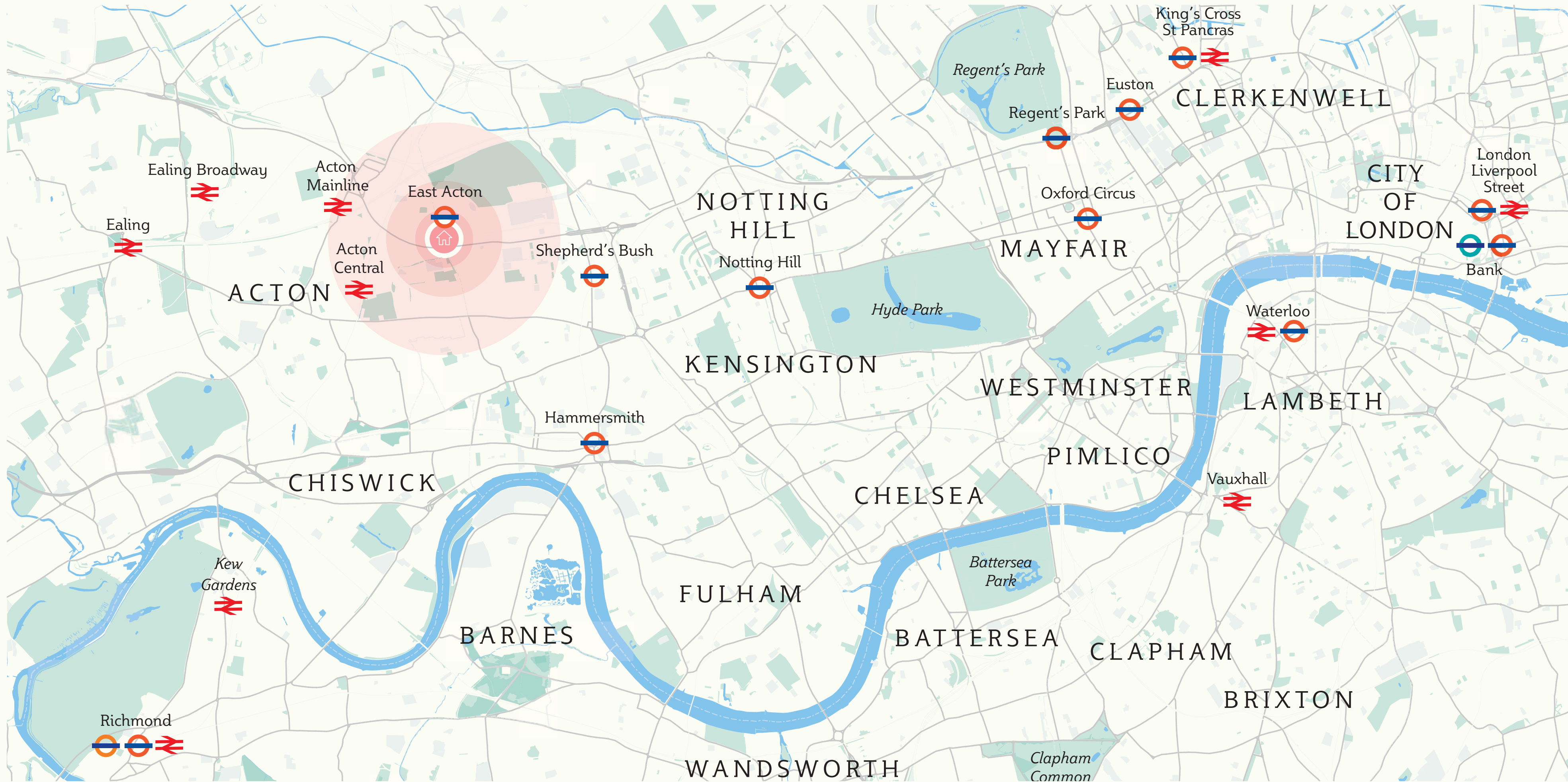
# WELCOME TO WESTERN CIRCUS

Introducing Western Circus – a development of 365 one, two and three-bedroom apartments in Acton. Close to both green spaces and the hustle and bustle of central London, Western Circus is an exciting development boasting communal gardens and convenient amenities on your doorstep.

If you're looking to cut down your commute, the development offers excellent transport links to central London. An incredible opportunity for first-time buyers and investors alike, you won't want to miss out on what Western Circus has to offer.









# BETTER CONNECTED THAN EVER BEFORE

W3

Bordering Ealing, Chiswick and Shepherd’s Bush, Acton is a buzzing, cosmopolitan corner of west London – meaning you’ll always be close to the action at Western Circus. East Acton Underground is just a five-minute walk from the development, connecting you to central London in under half an hour.

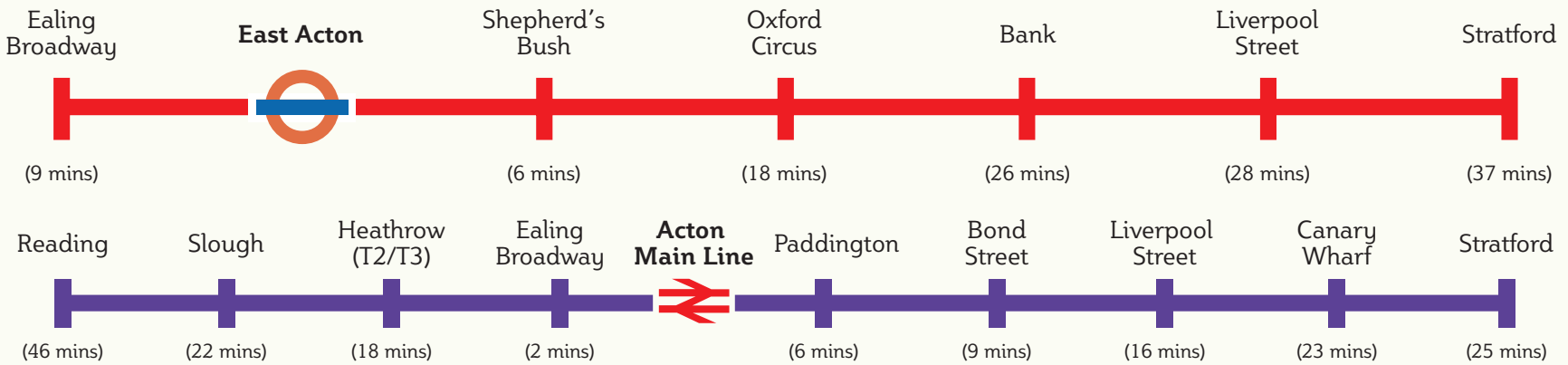
With East Acton, Acton Central station and Acton Main Line station all just a short walk from Western Circus, getting around couldn’t be easier. The Crossrail extension further boosts Western Circus' already impressive transport links, cutting the journey time from Acton Main Line to Bond Street to just 9 minutes. If you’re venturing further afield, with the A40 close by, you can reach the M25 in under half an hour.



Travel times are approximate. Source: google.com/maps

BARRATT LONDON

On foot	By bus	By Tube	London Airports (via public transport)
<b>5-minute walk</b> to East Acton Underground (Central Line)	<b>12 minutes</b> to Westfield	<b>13 minutes</b> to Holland Park	<b>51 minutes</b> to Heathrow Airport
<b>7-minute walk</b> to Acton Park	<b>18 minutes</b> to Chiswick High Street	<b>16 minutes</b> to Hyde Park	<b>57 minutes</b> to London City Airport
<b>10-minute walk</b> to Virgin Active gym	<b>22 minutes</b> to Portobello Road	<b>32 minutes</b> to Euston station	<b>1 hour 4 minutes</b> to Gatwick Airport
<b>15-minute walk</b> to Churchfield Road cafés & shops	<b>26 minutes</b> to Regent Street	<b>34 minutes</b> to Waterloo station	
<b>18-minute walk</b> to Acton Main Line (Elizabeth Line)			



WESTERN CIRCUS ACTON





# A VIBRANT NEW DEVELOPMENT

W3

The apartments at Western Circus have been thoughtfully designed to maximise the views of London; so upper-level residents can enjoy far-reaching cityscapes from their private balcony. The landscaped gardens in the centre of the development offer a calm space to unwind and socialise, and if you need to top up your fridge, there’s a Lidl supermarket right underneath the development.

Over 500 cycle spaces are available for residents and the development has a Car Club scheme – whether you’re running errands, escaping from London for the weekend, or just need some time on the open road, you can hire a car that’ll live in the development by the hour or the day.

Western Circus has been designed with sustainability in mind. Initiatives throughout the development will contribute towards reducing both CO<sub>2</sub> emissions and day-to-day living costs. Solar panels on the tallest buildings will generate cleaner energy for the communal areas, while a centralised Combined Heat and Power facility will provide residents with an efficient supply of electricity and heat. All homes have also been designed in accordance with Lifetime Homes guidelines, ensuring ease of use and adaptability for all stages of life.



## LIGHT, BRIGHT AND BEAUTIFULLY FINISHED

W3

Our homes are thoughtfully designed and built to the highest quality. So, whether you choose a one, two or three-bedroom apartment, you'll enjoy a bright, spacious home that's easy to live in and easy to love.

Floor-to-ceiling windows allow natural light to flood into the open-plan living areas while kitchens are equipped with a full range of modern appliances including a fridge/freezer, hob and oven, making cooking and entertaining a pleasure.

Contemporary bathrooms and en suites come complete with stylish white fittings, finished with attractive ceramic wall tiling.

All of our homes benefit from a private balcony, terrace or winter garden, providing an extension of your living space, allowing you to soak up the sunshine.







# EXPLORING ACTON

W3

At Western Circus there are plenty of amenities close by to suit active, sociable professionals. With numerous parks, a Virgin Active, Westfield and the new White City complex all within easy reach, you have everything you need right on your doorstep, with the option of reaching Oxford Circus in just 22 minutes if central London is calling.

Less than a mile from Western Circus is Churchfield Road, which feels like a village with its pretty period properties, independent shops and eateries. Enjoy a coffee and a croissant at Lavelli Bakery, stock up on fresh fruit and veg from Basil & Tom's or grab a drink with a friend at Vindinista. If you fancy something more active, Putt in the Park in Acton Park is just a short walk away.

For handmade gifts and homemade food, you can bag yourself a bargain at Acton Market – open every Friday to Sunday. From organic food to arts and crafts, here you can enjoy the stalls and buy straight from the suppliers.

If education is a consideration, you'll find a range of schools for all ages nearby. Both Ark Priory Primary Academy and Twyford Church of England High School are rated 'Outstanding' by Ofsted, and are just over a mile from Western Circus.



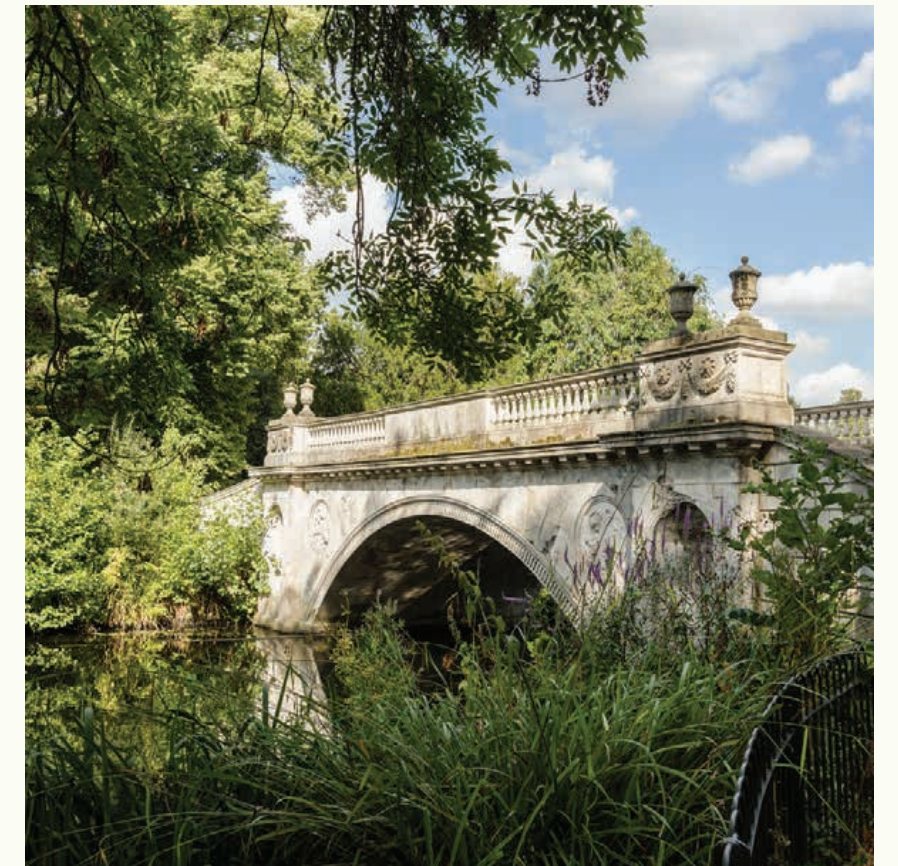
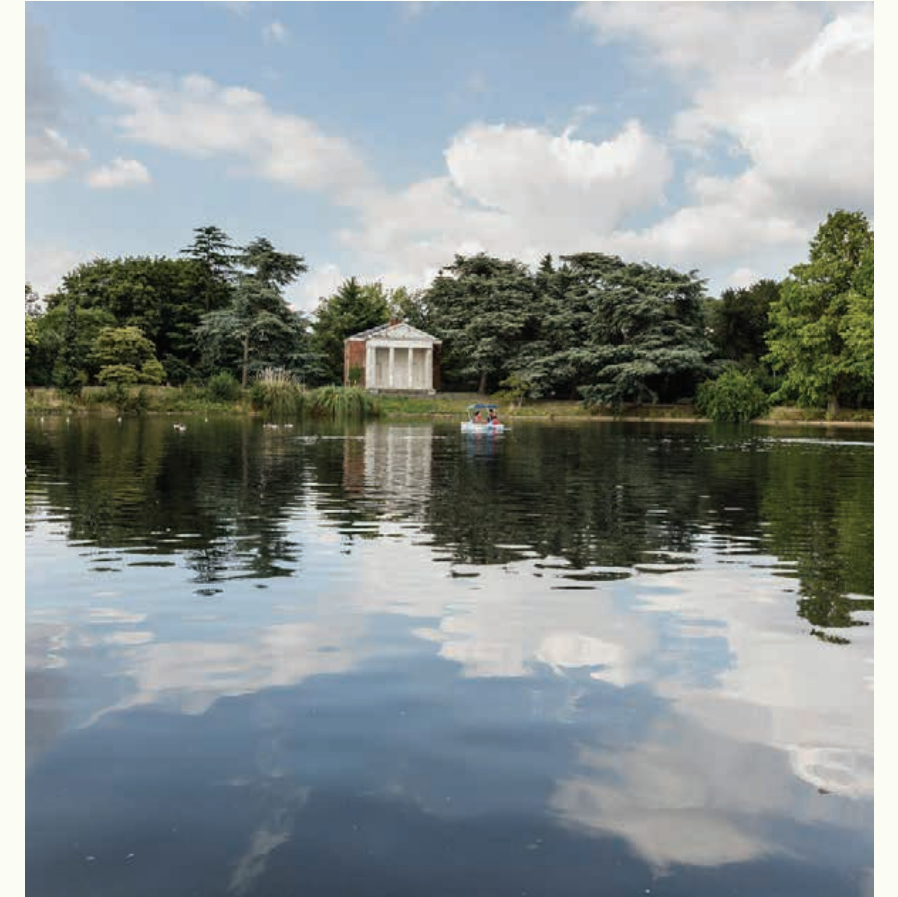
## POPULAR PLACES TO EXPLORE

W3

Whether you choose to travel by Tube or by bus, you can reach Westfield London in under 15 minutes. Here you'll find over 280 shops, plenty of places to eat and a 14-screen Vue Cinema – the perfect day out for shopaholics. If you're after the buzz of the high street and all the shops that come with it, just hop on the Tube and you'll be at Oxford Circus in 22 minutes.

If you're looking for something a bit different, head for the London Transport Museum Depot where more than 370,000 items, from uniforms to buses, are stored. With plenty to explore, it's a great way to spend a not-so-sunny day.

For those who love the great outdoors, Gunnersbury Park is worth travelling a little further for. Home to a 19th-century mansion, local history museum, ponds and playgrounds, it's the perfect place for a leisurely walk or picnic in the sunshine. Chiswick House and Gardens, also set within beautiful surroundings, makes a great day out and can be reached in under 30 minutes from Western Circus.





AMENITIES

Landscaped communal gardens

Lidl supermarket

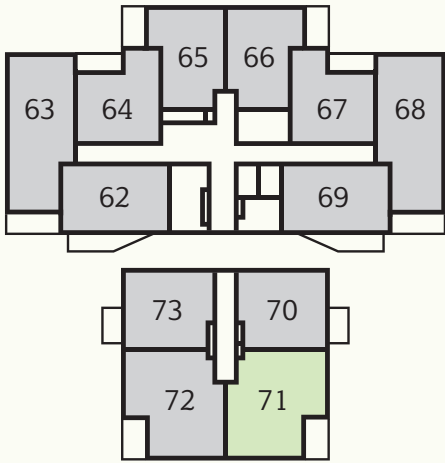
All homes have a balcony, terrace or winter garden

Bike storage

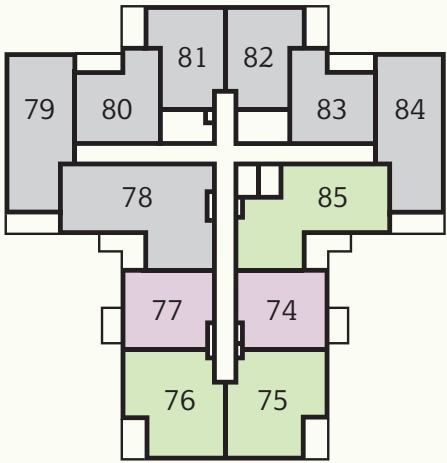




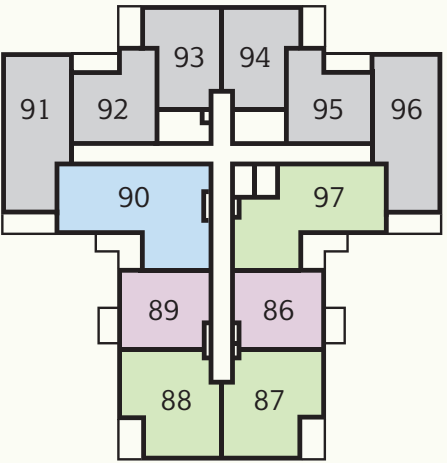
VARGAS APARTMENTS



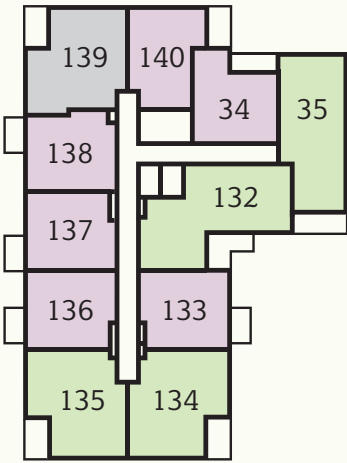
Level 2



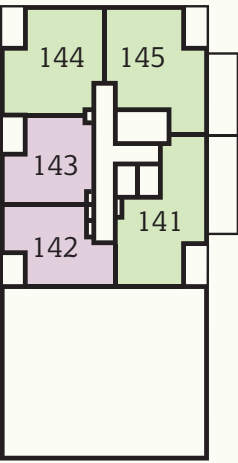
Level 3



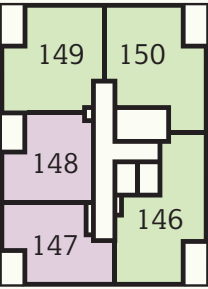
Level 4



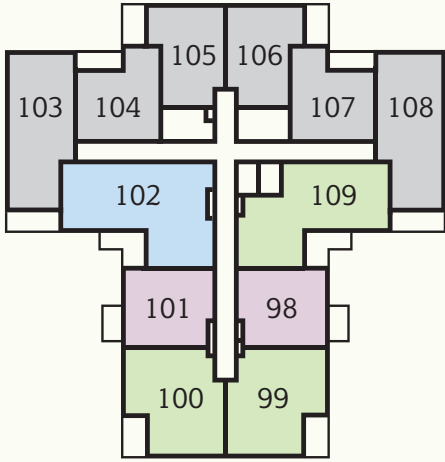
Level 8



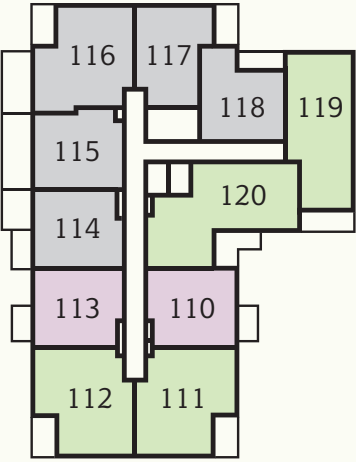
Level 9



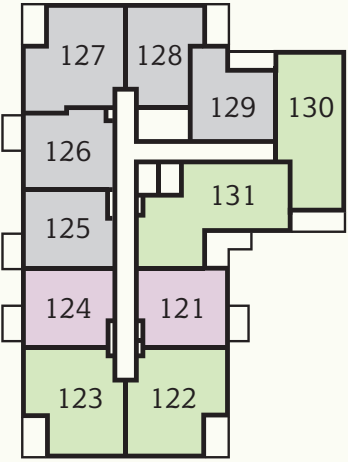
Level 10



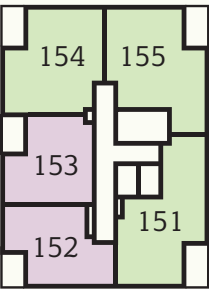
Level 5



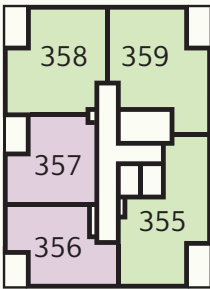
Level 6



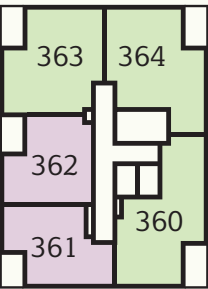
Level 7



Level 11



Level 12



Level 13

- One-bedroom apartment
- Two-bedroom apartment
- Three-bedroom apartment



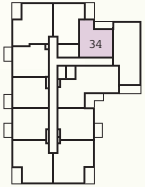
# VARGAS APARTMENTS



## 1 BEDROOM APARTMENT



Level 8



### PLOT 34 (8)

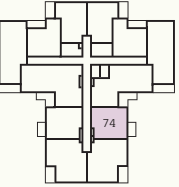
<b>Living/Dining</b>
13'10" x 11'7" (4229 x 3530mm)
<b>Kitchen</b>
8'8" x 7'10" (2648 x 2400mm)
<b>Bedroom</b>
15'4" x 9'9" (4668 x 2966mm)
<b>Bathroom</b>
6'11" x 6'7" (2100 x 2000mm)

<b>TOTAL AREA</b>
541.5 sq ft (50.3 sq m)
<b>Winter Garden</b>
12'7" x 5'0" (3835 x 1525mm)

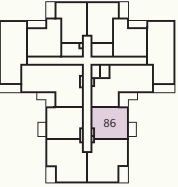
## 1 BEDROOM APARTMENT



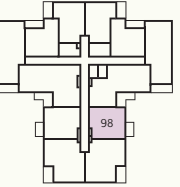
Level 3



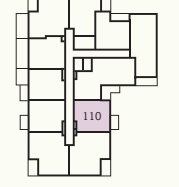
Level 4



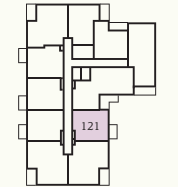
Level 5



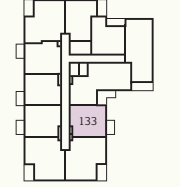
Level 6



Level 7



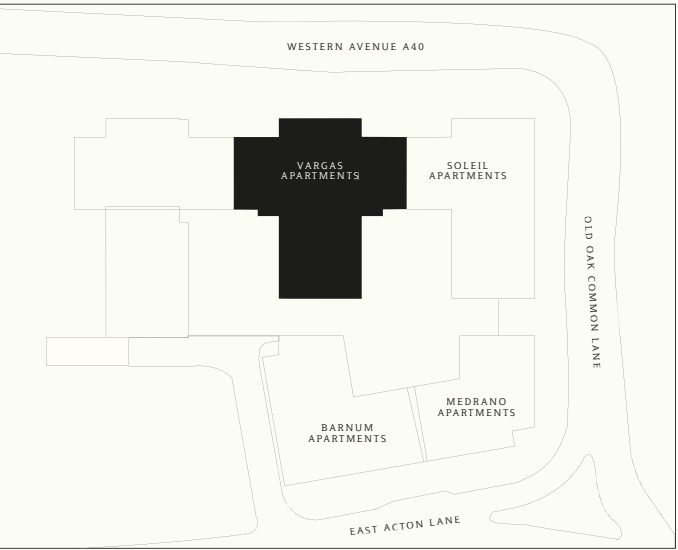
Level 8



### PLOTS 74 (3), 86 (4), 98 (5), 110 (6), 121 (7), 133 (8)

<b>Living/Dining</b>
13'4" x 11'3" (4059 x 3430mm)
<b>Kitchen</b>
10'2" x 7'9" (3095 x 2353mm)
<b>Bedroom</b>
14'2" x 10'4" (4330 x 3150mm)
<b>Bathroom</b>
6'11" x 6'7" (2100 x 2000mm)

<b>TOTAL AREA</b>
548.3 sq ft (50.9 sq m)
<b>Balcony</b>
10'5" x 5'5" (3173 x 1650mm)





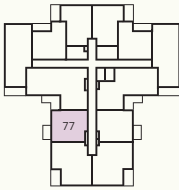
# VARGAS APARTMENTS



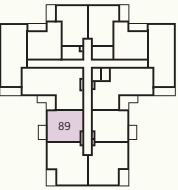
## 1 BEDROOM APARTMENT



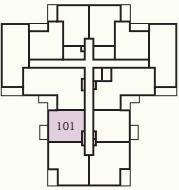
Level 3



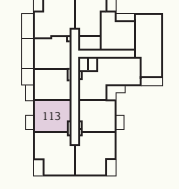
Level 4



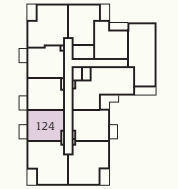
Level 5



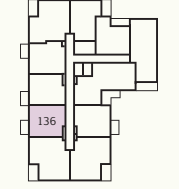
Level 6



Level 7



Level 8



### PLOTS 77 (3), 89 (4), 101 (5), 113 (6), 124 (7), 136 (8)

<b>Living/Dining</b>
13'4" x 11'3" (4059 x 3430mm)
<b>Kitchen</b>
10'2" x 7'9" (3095 x 2353mm)
<b>Bedroom</b>
14'2" x 10'4" (4330 x 3150mm)
<b>Bathroom</b>
6'11" x 6'7" (2100 x 2000mm)

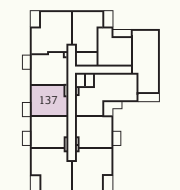
<b>TOTAL AREA</b>
548.3 sq ft (50.9 sq m)
<b>Balcony</b>
10'5" x 5'5" (3173 x 1650mm)



## 1 BEDROOM APARTMENT



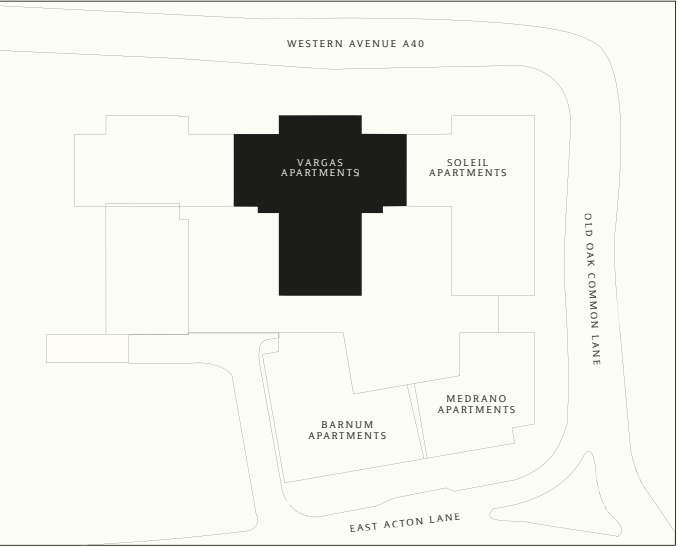
Level 8



### PLOT 137 (8)

<b>Living/Dining</b>
20'3" x 12'6" (6168 x 3798mm)
<b>Kitchen</b>
11'10" x 5'1" (3600 x 1548mm)
<b>Bedroom</b>
16'3" x 9'2" (4959 x 2795mm)
<b>Bathroom</b>
6'11" x 6'7" (2100 x 2000mm)

<b>TOTAL AREA</b>
546.0 sq ft (50.7 sq m)
<b>Balcony</b>
10'7" x 5'5" (3223 x 1650mm)





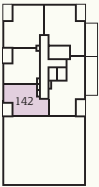
# VARGAS APARTMENTS



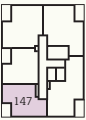
## 1 BEDROOM APARTMENT



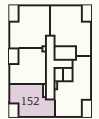
Level 9



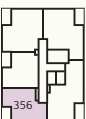
Level 10



Level 11



Level 12



Level 13



### PLOTS 142 (9), 147 (10), 152 (11), 356 (12), 361 (13)

<b>Living/Dining</b> 13'5" x 12'5" (4096 x 3776mm)
<b>Kitchen</b> 11'2" x 6'9" (3400 x 2048mm)
<b>Bedroom</b> 12'7" x 12'6" (3841 x 3814mm)
<b>Bathroom</b> 6'11" x 6'7" (2100 x 2000mm)

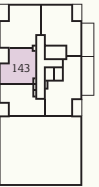
<b>TOTAL AREA</b> 557.9 sq ft (51.8 sq m)
<b>Balcony</b> 9'5" x 6'6" (2875 x 1975mm)



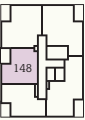
## 1 BEDROOM APARTMENT



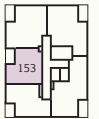
Level 9



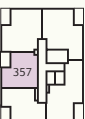
Level 10



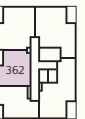
Level 11



Level 12



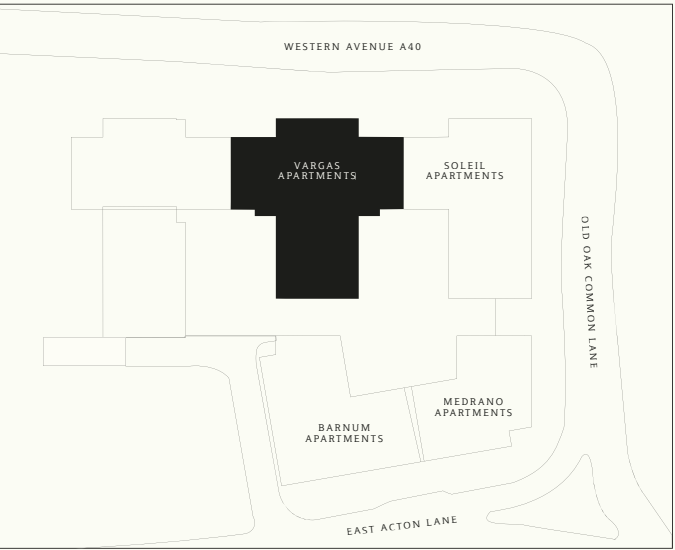
Level 13



### PLOTS 143 (9), 148 (10), 153 (11), 357 (12), 362 (13)

<b>Living/Dining</b> 13'7" x 11'10" (4151 x 3606mm)
<b>Kitchen</b> 11'5" x 7'11" (3472 x 2414mm)
<b>Bedroom</b> 16'10" x 13'8" (5131 x 4172mm)
<b>Bathroom</b> 8'2" x 8'2" (2500 x 2500mm)

<b>TOTAL AREA</b> 559.3 sq ft (52.0 sq m)
<b>Balcony</b> 10'0" x 6'6" (3048 x 1975mm)

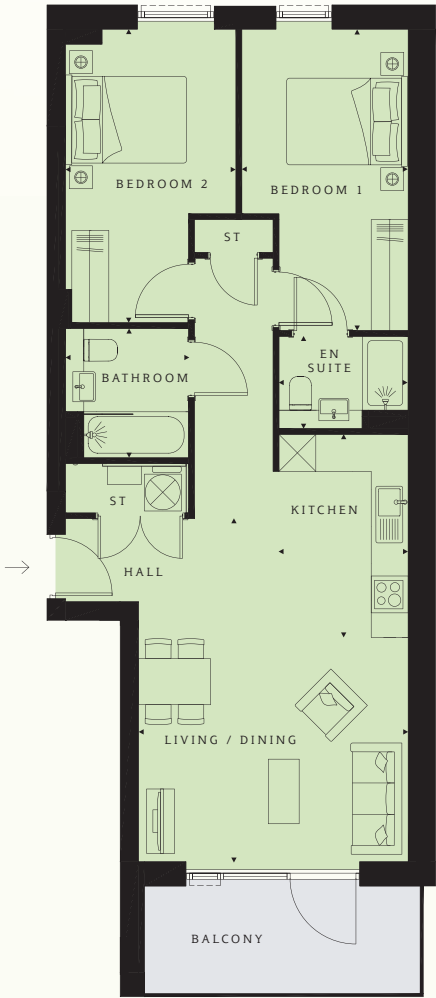




# VARGAS APARTMENTS



## 2 BEDROOM APARTMENT



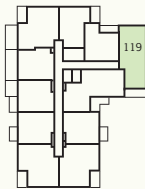
26

### PLOTS 35 (8), 119 (6), 130 (7)

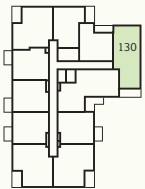
<b>Living/Dining</b> 19'5" x 14'4" (5907 x 4379mm)
<b>Kitchen</b> 10'10" x 6'11" (3300 x 2100mm)
<b>Bedroom 1</b> 16'1" x 8'10" (4895 x 2702mm)
<b>En suite</b> 6'11" x 4'11" (2100 x 1500mm)
<b>Bedroom 2</b> 15'8" x 9'1" (4770 x 2772mm)
<b>Bathroom</b> 6'11" x 6'7" (2100 x 2000mm)

<b>TOTAL AREA</b> 766.9 sq ft (71.2 sq m)
<b>Balcony</b> 14'8" x 5'9" (4480 x 1750mm)

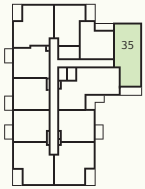
Level 6



Level 7



Level 8



## 2 BEDROOM APARTMENT



27

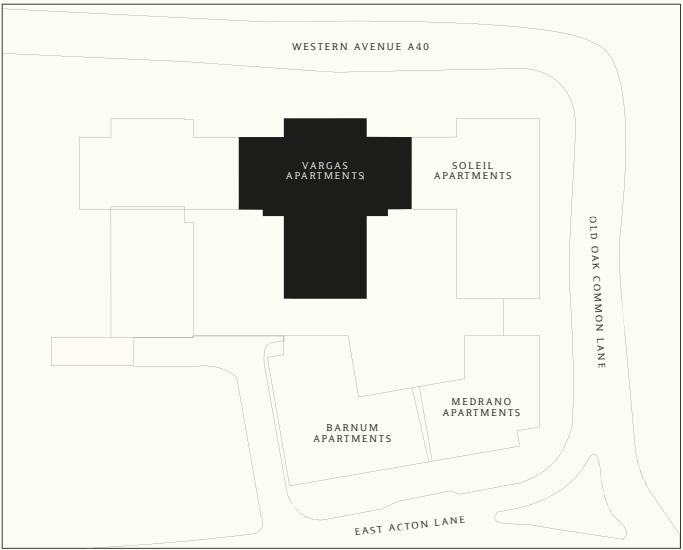
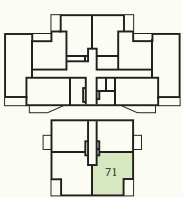
### PLOT 71 (2)

<b>Living/Dining</b> 14'7" x 11'6" (4440 x 3505mm)
<b>Kitchen</b> 13'6" x 6'9" (4118 x 2047mm)
<b>Bedroom 1</b> 16'6" x 9'0" (5031 x 2750mm)
<b>En suite</b> 6'11" x 4'11" (2100 x 1500mm)
<b>Bedroom 2</b> 17'6" x 9'1" (5331 x 2769mm)
<b>Bathroom</b> 6'11" x 6'7" (2100 x 2000mm)

<b>TOTAL AREA</b> 755.7 sq ft (70.2 sq m)
<b>Balcony</b> 11'8" x 6'10" (3550 x 2087mm)



Level 2





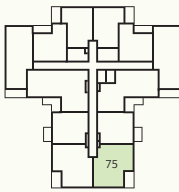
# VARGAS APARTMENTS



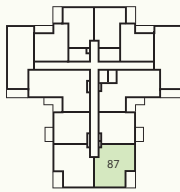
## 2 BEDROOM APARTMENT



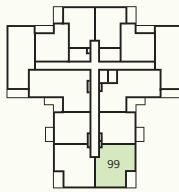
Level 3



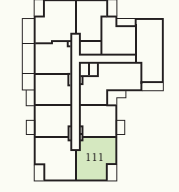
Level 4



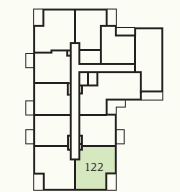
Level 5



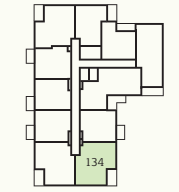
Level 6



Level 7



Level 8

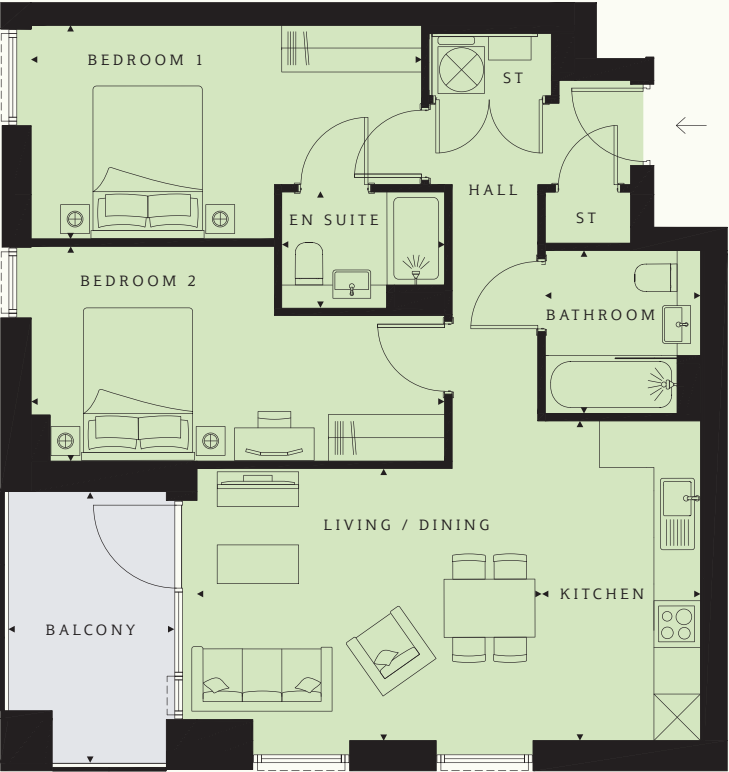


### PLOTS 75 (3), 87 (4), 99 (5), 111 (6), 122 (7), 134 (8)

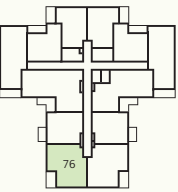
<b>Living/Dining</b> 14'7" x 11'6" (4440 x 3505mm)
<b>Kitchen</b> 13'6" x 6'9" (4118 x 2047mm)
<b>Bedroom 1</b> 16'6" x 9'0" (5031 x 2750mm)
<b>En suite</b> 6'11" x 4'11" (2100 x 1500mm)
<b>Bedroom 2</b> 17'6" x 9'1" (5331 x 2769mm)
<b>Bathroom</b> 6'11" x 6'7" (2100 x 2000mm)

<b>TOTAL AREA</b> 755.7 sq ft (70.2 sq m)
<b>Balcony</b> 11'8" x 6'10" (3550 x 2088mm)

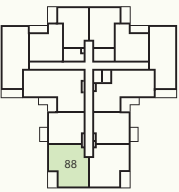
## 2 BEDROOM APARTMENT



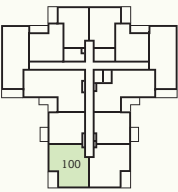
Level 3



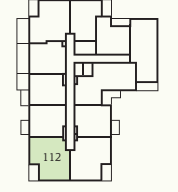
Level 4



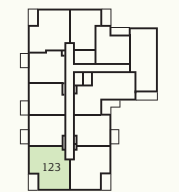
Level 5



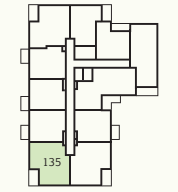
Level 6



Level 7



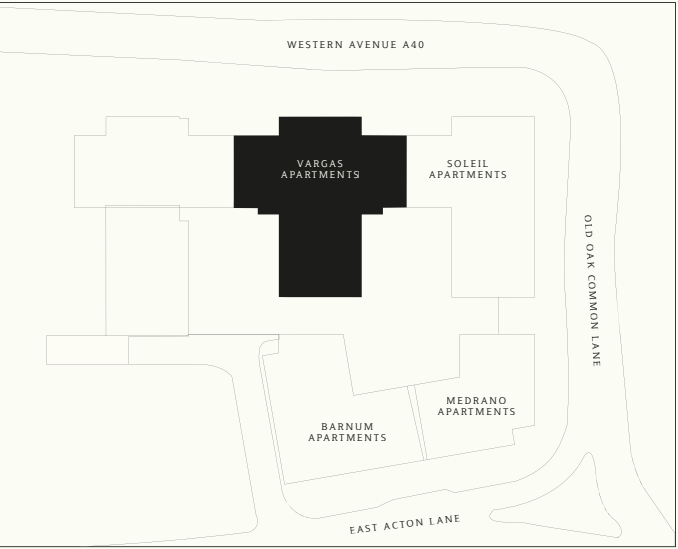
Level 8



### PLOTS 76 (3), 88 (4), 100 (5), 112 (6), 123 (7), 135 (8)

<b>Living/Dining</b> 14'7" x 11'6" (4440 x 3505mm)
<b>Kitchen</b> 13'6" x 6'9" (4118 x 2047mm)
<b>Bedroom 1</b> 16'6" x 9'0" (5031 x 2750mm)
<b>En suite</b> 6'11" x 4'11" (2100 x 1500mm)
<b>Bedroom 2</b> 17'6" x 9'1" (5331 x 2769mm)
<b>Bathroom</b> 6'11" x 6'7" (2100 x 2000mm)

<b>TOTAL AREA</b> 755.7 sq ft (70.2 sq m)
<b>Balcony</b> 11'8" x 6'10" (3550 x 2088mm)





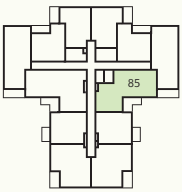
# VARGAS APARTMENTS



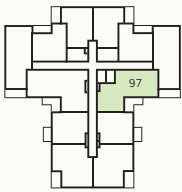
## 2 BEDROOM APARTMENT



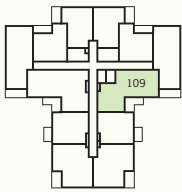
Level 3



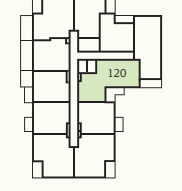
Level 4



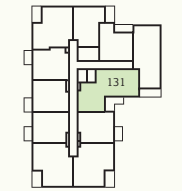
Level 5



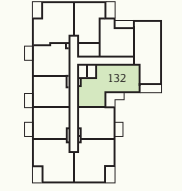
Level 6



Level 7



Level 8

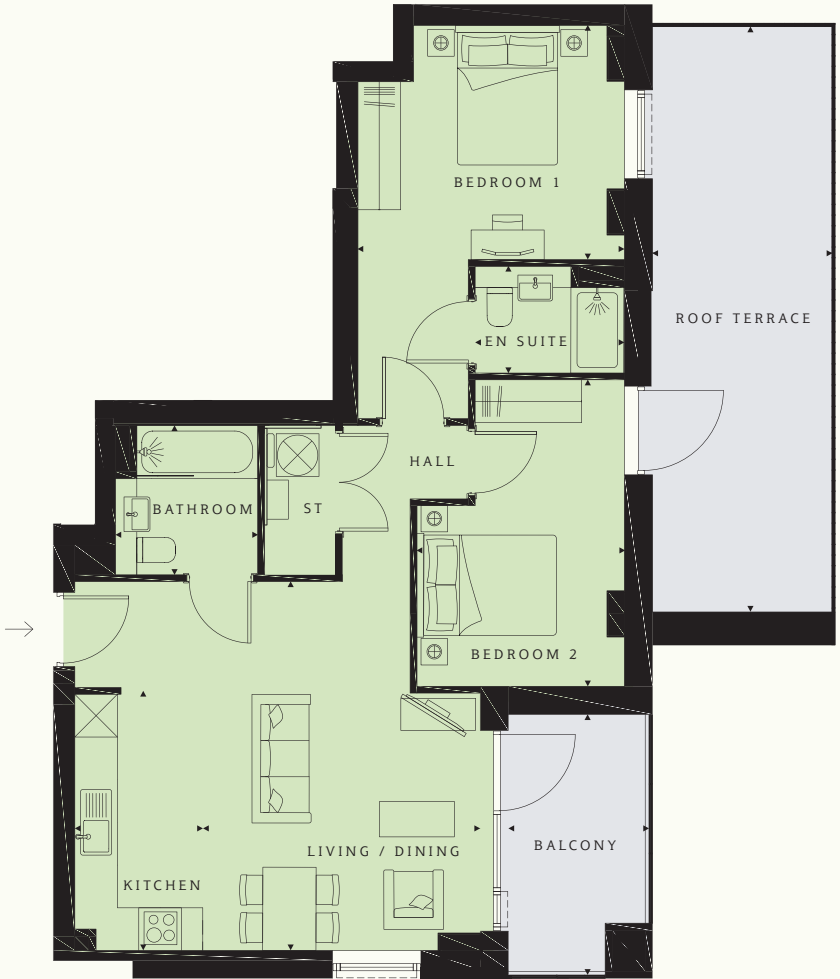


**PLOTS 85 (3), 97 (4), 109 (5), 120 (6), 131 (7), 132 (8)**

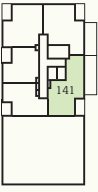
<b>Living/Dining</b> 21'6" x 13'1" (6556 x 3979mm)
<b>Kitchen</b> 9'8" x 7'10" (2935 x 2400mm)
<b>Bedroom 1</b> 18'8" x 10'6" (5701 x 3229mm)
<b>En suite</b> 9'0" x 8'2" (2754 x 2500mm)
<b>Bedroom 2</b> 13'1" x 11'11" (3981 x 3629mm)
<b>Bathroom</b> 6'11" x 6'7" (2100 x 2000mm)

<b>TOTAL AREA</b> 887.6 sq ft (82.5 sq m)
<b>Balcony</b> 13'0" x 9'6" (3950 x 2895mm)

## 2 BEDROOM APARTMENT



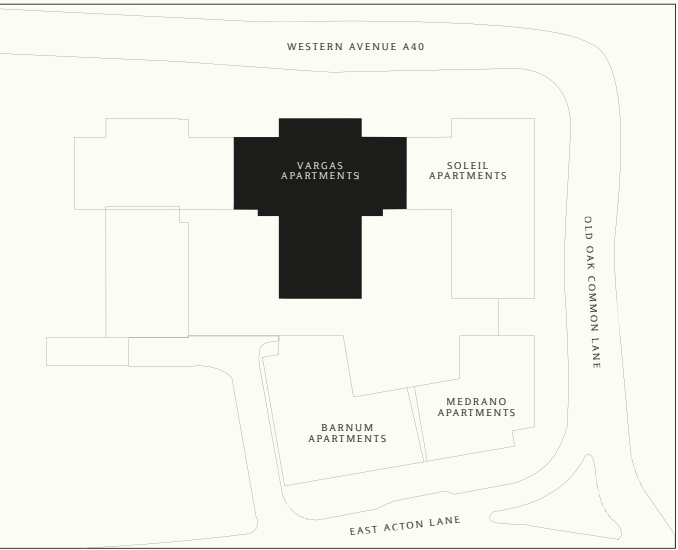
Level 9



**PLOT 141 (9)**

<b>Living/Dining</b> 17'0" x 12'10" (5184 x 3900mm)
<b>Kitchen</b> 12'0" x 5'11" (3648 x 1800mm)
<b>Bedroom 1</b> 12'3" x 10'10" (3746 x 3290mm)
<b>En Suite</b> 6'11" x 4'11" (2100 x 1500mm)
<b>Bedroom 2</b> 14'2" x 9'7" (4306 x 2917mm)
<b>Bathroom</b> 6'11" x 6'7" (2100 x 2000mm)

<b>TOTAL AREA</b> 756.5 sq ft (70.3 sq m)
<b>Balcony</b> 12'0" x 6'6" (3663 x 1975mm)
<b>Terrace</b> 27'0" x 8'3" (8226 x 2523mm)





# VARGAS APARTMENTS



## 2 BEDROOM APARTMENT

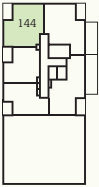


### PLOTS 144 (9), 149 (10), 154 (11), 358 (12), 363 (13)

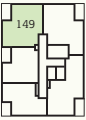
<b>Living/Dining</b> 17'1" x 11'3" (5201 x 3435mm)
<b>Kitchen</b> 13'6" x 4'7" (4117 x 1400mm)
<b>Bedroom 1</b> 17'3" x 9'0" (5259 x 2750mm)
<b>En Suite</b> 6'11" x 4'11" (2100 x 1500mm)
<b>Bedroom 2</b> 17'3" x 8'9" (5259 x 2656mm)
<b>Bathroom</b> 6'11" x 6'7" (2100 x 2000mm)

<b>TOTAL AREA</b> 753.5 sq ft (70.0 sq m)
<b>Balcony</b> 11'8" x 6'6" (3550 x 1975mm)

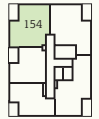
Level 9



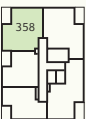
Level 10



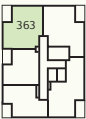
Level 11



Level 12



Level 13



## 2 BEDROOM APARTMENT

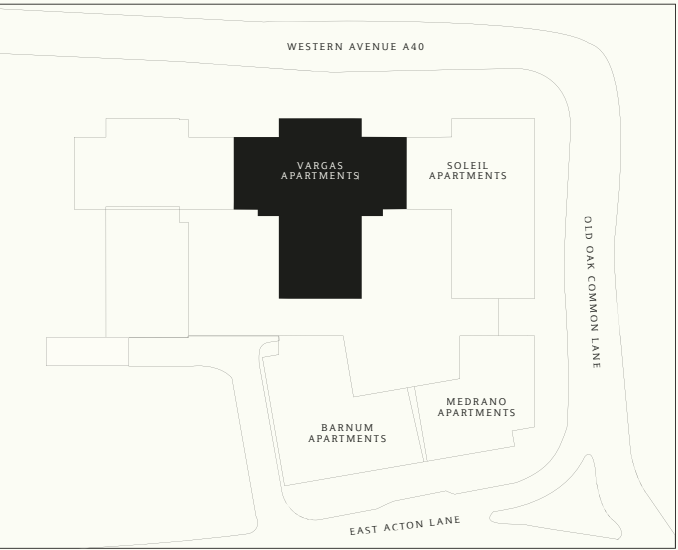
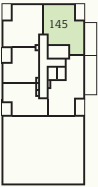


### PLOT 145 (9)

<b>Living/Dining</b> 17'1" x 11'6" (5201 x 3505mm)
<b>Kitchen</b> 13'6" x 4'7" (4117 x 1400mm)
<b>Bedroom 1</b> 16'10" x 12'3" (5136 x 3745mm)
<b>En suite</b> 6'11" x 4'11" (2100 x 1500mm)
<b>Bedroom 2</b> 16'10" x 11'3" (5136 x 3438mm)
<b>Bathroom</b> 6'11" x 6'7" (2100 x 2000mm)

<b>TOTAL AREA</b> 790.4 sq ft (73.4 sq m)
<b>Balcony</b> 11'8" x 6'6" (3550 x 1975mm)
<b>Terrace</b> 22'8" x 8'3" (6911 x 2523mm)

Level 9





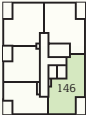
# VARGAS APARTMENTS



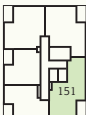
## 2 BEDROOM APARTMENT



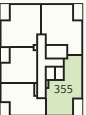
Level 10



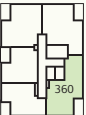
Level 11



Level 12



Level 13



**PLOTS 146 (10), 151 (11), 355 (12), 360 (13)**

<b>Living/Dining</b> 17'0" x 12'10" (5184 x 3900mm)
<b>Kitchen</b> 12'0" x 5'11" (3648 x 1800mm)
<b>Bedroom 1</b> 12'3" x 10'10" (3746 x 3290mm)
<b>En suite</b> 6'11" x 4'11" (2100 x 1500mm)
<b>Bedroom 2</b> 14'2" x 9'7" (4306 x 2917mm)
<b>Bathroom</b> 6'11" x 6'7" (2100 x 2000mm)

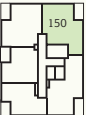
<b>TOTAL AREA</b> 756.5 sq ft (70.3 sq m)
<b>Balcony</b> 12'0" x 6'6" (3663 x 1975mm)

BARRATT LONDON

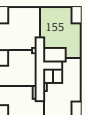
## 2 BEDROOM APARTMENT



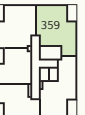
Level 10



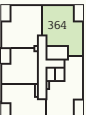
Level 11



Level 12



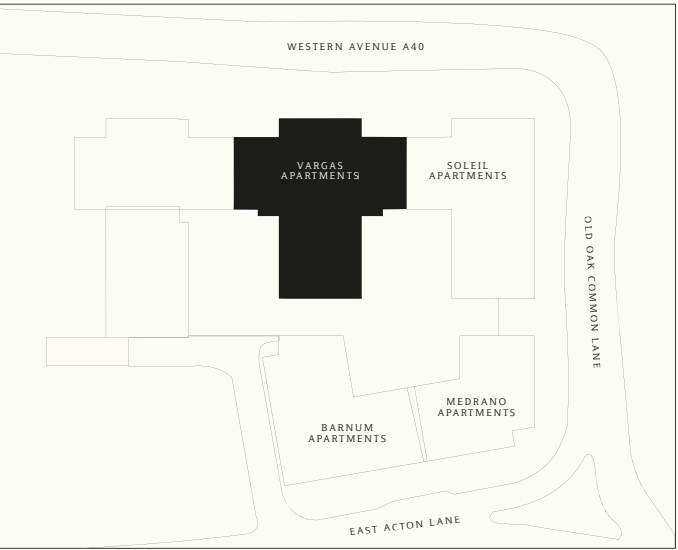
Level 13



**PLOTS 150 (10), 155 (11), 359 (12), 364 (13)**

<b>Living/Dining</b> 17'1" x 11'6" (5201 x 3505mm)
<b>Kitchen</b> 13'6" x 4'7" (4117 x 1400mm)
<b>Bedroom 1</b> 16'10" x 12'3" (5136 x 3745mm)
<b>En suite</b> 6'11" x 4'11" (2100 x 1500mm)
<b>Bedroom 2</b> 16'10" x 11'3" (5136 x 3438mm)
<b>Bathroom</b> 6'11" x 6'7" (2100 x 2000mm)

<b>TOTAL AREA</b> 790.4 sq ft (73.4 sq m)
<b>Balcony</b> 11'8" x 6'6" (3550 x 1975mm)



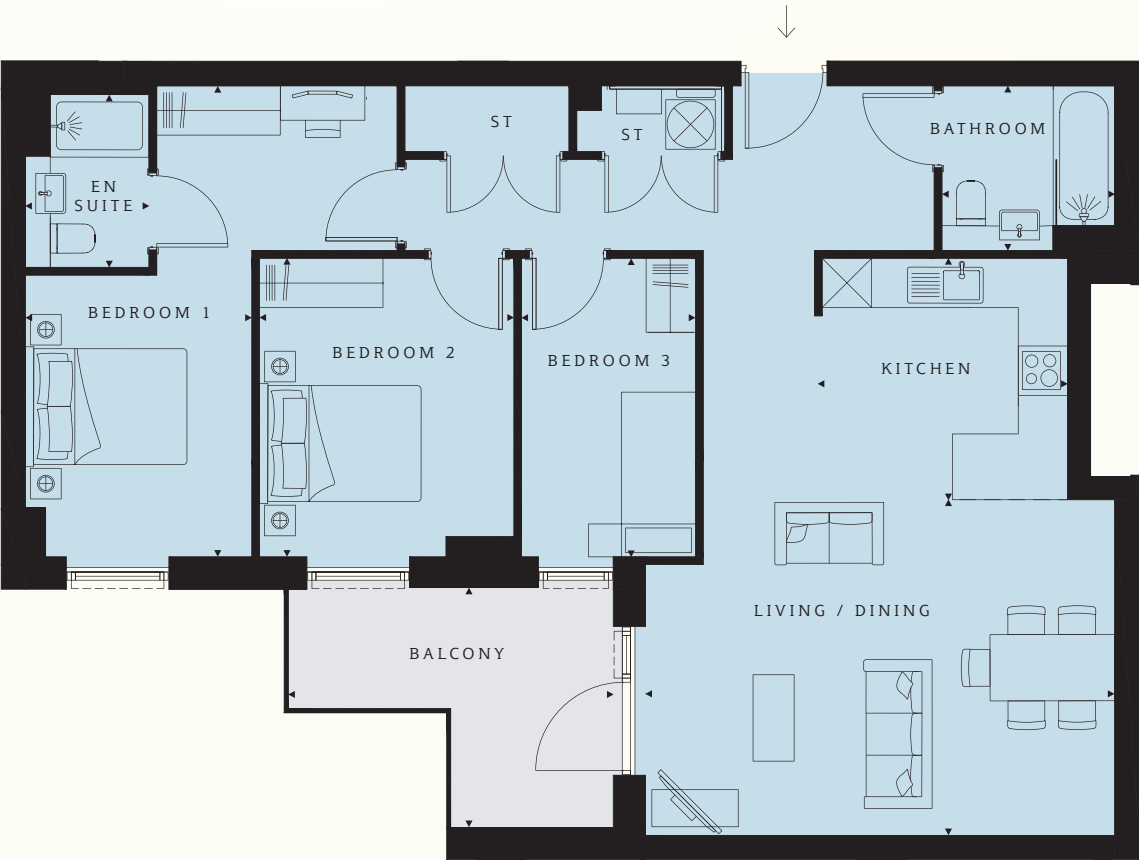
WESTERN CIRCUS ACTON



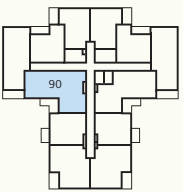
VARGAS APARTMENTS



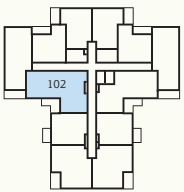
3 BEDROOM APARTMENT



Level 4



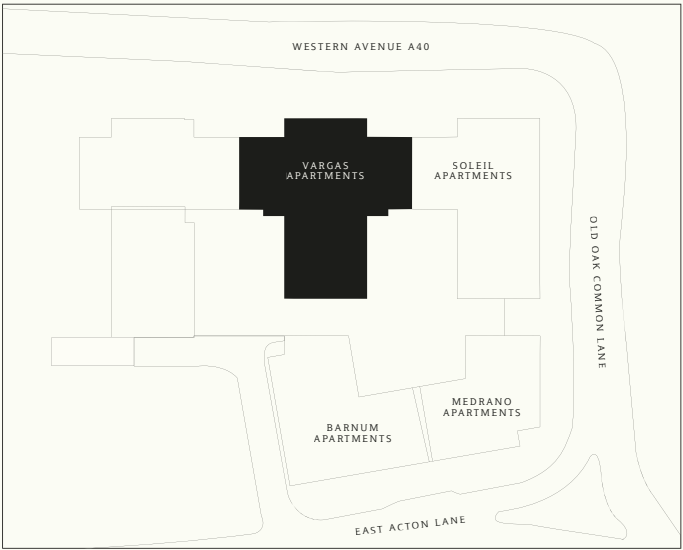
Level 5



PLOTS 90 (4), 102 (5)

<b>Living/Dining</b>
18'8" x 13'5" (5701 x 4078mm)
<b>Kitchen</b>
9'11" x 9'8" (3033 x 2935mm)
<b>Bedroom 1</b>
18'9" x 9'0" (5724 x 2750mm)
<b>En suite</b>
6'11" x 4'11" (2100 x 1500mm)
<b>Bedroom 2</b>
11'11" x 10'2" (3629 x 3090mm)

<b>Bedroom 3</b>
11'11" x 6'11" (3629 x 2113mm)
<b>Bathroom</b>
6'11" x 6'7" (2100 x 2000mm)
<b>TOTAL AREA</b>
1015.8 sq ft (94.4 sq m)
<b>Balcony</b>
13'0" x 9'6" (3950 x 2895mm)







BARRATT LONDON



# APARTMENT SPECIFICATION

## KITCHEN

Individually designed handleless kitchens with soft-close doors and drawers

Matching worktops and upstands

Stainless steel bowl sink and chrome tap

Fully integrated appliances including combi oven, hood, ceramic hob, dishwasher and fridge/freezer

Downlighters

## BATHROOM

White hand wash basin

Toilet with soft-close pan

White bath

Bath screen and shower (where applicable)

White freestanding shower tray (where applicable)

White heated towel rail

Ceramic floor and wall tiles

Shaver socket

Downlighters

## GENERAL

Video door entry

BT TV/Sky+/FM connectivity in living area

Fibre broadband connectivity

Pendant lighting in hallway, living area & bedrooms

## COMMUNAL AREAS AND FACILITIES

Lifts to all floors

Entrance foyer within each block

## EN SUITE

White hand wash basin

Toilet with soft-close pan

White bath (where applicable)

Bath screen and shower (where applicable)

White freestanding shower tray (where applicable)

White heated towel rail

Ceramic floor and wall tiles

Shaver socket

Downlighters

WESTERN CIRCUS ACTON



# WHY BARRATT LONDON?

UB3

## 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 largest house builder by volume, 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.

## 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.

\*We are the only major national housebuilder to be awarded this award every year since 2010. "we" refers to the Barratt Developments PLC group brands including Barratt London, Barratt Homes and David Wilson Homes.



HAYES VILLAGE





## 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.



