

HAYES VILLAGE

WEST LONDON UB3

BERG APARTMENTS

BARRATT
— LONDON —



UB3

WELCOME TO HAYES VILLAGE

**A vibrant new
residential quarter
steeped in local
history**

This leafy corner of west London is bringing nearly 1,500 new homes to the banks of the Grand Union Canal. With over half of the homes already complete, there is still plenty of time to become a resident in this exciting new community.

UB3

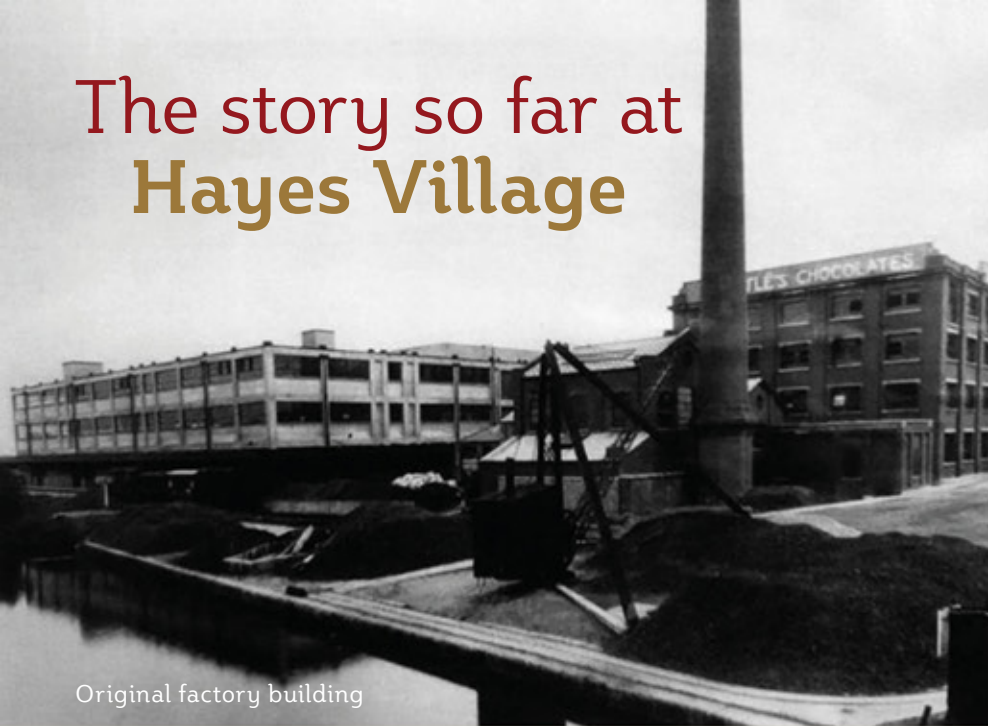
AN IDYLIC LOCATION TO CALL HOME

Berg Apartments is a collection of elegantly designed studios, 1, 2 & 3-bedroom homes, ideally located next to the Grand Union Canal with views across landscaped gardens and moments away from our residents' gym and planned café & community space.

Hayes Village offers residents' the village lifestyle with 9 acres of green space and a canal-side community – whilst being just 24 minutes away from one of the Capitals most iconic designer districts, Bond Street.



The story so far at Hayes Village



Original factory building



Nestle Apartments



Eugen Sandow Mural



Nestle Apartments

1914

Sandow's
Cocoa Factory



1929

Arrival of Nestlé
in Hayes



1939

Nestlé launches
NESCAFÉ



2015

Nestlé ceases
operations at Hayes



1916

Chocolate makers
Peter Cailler Kohler
takeover



1936

Invention of white chocolate.
New home of the Milkybar



1949

Hayes becomes Nestlé
UK's headquarters



2018

A new future
begins at
Hayes Village



Equally **well-connected** to both **Central London**
and the rest of the **country**



Crossrail*



By car*



By train*



HS2*[^]
(from Old Oak Common)



Unrivalled
connectivity

Hayes Village is located in a **well-connected** corner of **West London**, **31 minutes** west from the heart of the **City**.

Thanks to **Crossrail** the area has faster connections than many Zone 2 locations.



8 minute walk to
Hayes & Harlington Station



THE BEST THINGS IN LIFE ARE GREEN

UB3

In addition to the 9 acres of green space we have at Hayes Village, we are ideally located in the capitals greenest borough. For 11 years in a row Hillingdon has been awarded the prestigious Green Flag Award and has also been crowned for greenest council area in the entire country.

Windsor is just a short car journey away where you can take advantage of Windsor Great Park and the grounds of the royals, Ealing, also known as “The Queen of the Suburbs”, which offers plenty of parks and tree lined streets is reachable in just 8 minutes from Hayes Village.



CRANFORD PARK



18 min walk



MINET COUNTRY PARK



10 mins by car



OSTERLEY PARK AND HOUSE



19 mins by car





EALING BROADWAY

Just a 8-minute tube ride away, Ealing Broadway boasts over 80 shops and a range of restaurants encompassing cultures and flavours from around the world.



CHISWICK

Chiswick has long been a highly-sought after destination in west London. The buzzing high road offers an eclectic mix of coffee shops, restaurants and shops – and nearby Strand on the Green, close to the river Thames, is home to several traditional British pubs.

SHOP, DINE OUT AND UNWIND

UB3



W5 BISTRO

A new establishment in Ealing Broadway at the refined Dickens Yard, W5 provides exceptional cuisine with a contemporary luxury ambiance.



DARCY & MAY GREEN

Ever wondered what brunch on a barge would look like? This vibrant Australian themed eatery is located on the Regents Canal in Paddington and is the ideal weekend brunch spot in the summer time.



THE CITY BARGE

An ideal spot for riverside dining and drinking in Chiswick, The City Barge is often hailed as the Capital's best riverside pub. Its traditional Sunday roasts are certainly not to be missed.

For the ideal leisure spot, there's The Old Vinyl Factory – a one-of-a-kind neighbourhood situated on the site where revolutionary records by The Beatles and Pink Floyd were pressed.

A 9-minute walk from Hayes Village, The Old Vinyl Factory will be home to an array of restaurants and shops, as well as a gym, cinema and live music venue.

Whether you decide to stay local or discover everything the Capital has to offer, Hayes Village is an ideal location for discovering the best of London's shopping and cuisine.

EXPLORING CENTRAL LONDON

UB3

Discover some of the attractions that make London such a wonderful place to live – many are less than 30 minutes away from Hayes Village.



WORLD-RENOWNED SHOPPING

From the boutiques of Bond Street to the historic tailors of Savile Row, the West End has much to offer. Alternatively, head to Knightsbridge for Harrods – a famous landmark for all things luxury.



EXPLORE PADDINGTON

The Grand Union Canal stretches down to Paddington, which is just 20 minutes away via The Elizabeth Line from Hayes Village. Here you'll find the beautiful waterways, waterside restaurants and colourful canal boats that can take you all the way to Camden.



THE CULTURE CAPITAL

Tottenham Court Road is a 25 minute tube ride away from Hayes & Harlington Station. Here you can taste authentic Chinese cuisine in China Town, indulge in some retail therapy with the likes of Selfridges & John Lewis and enjoy evening drinks in Soho House.



LITTLE VENICE, PADDINGTON



20 mins via Elizabeth Line



STOCKLEY PARK



12 mins by car

DAYS OUT FOR EVERYONE

UB3

Whether it's indulging in retail therapy or finding a new go to restaurant for date night – both central London and further afield are easily accessible.

Famously known for being the home of British kings & queens for over 1,000 years, Windsor is located just a 22 minute drive away. Aside from the eternal link to the British Monarchy, Windsor offers a fantastic mix of restaurants, cobblestoned streets and some of the best afternoon tea spots in the country.

For keen golfers, Stockley Park is a 10 minute drive away, while Wentworth and Stunningdale Golf Clubs – arguably two of the most prestigious golf clubs in the world – are less than half an hour away from Hayes Village.



WINDSOR



LEGOLAND, WINDSOR



22 mins by car



28 mins by car

AMENITIES ON YOUR DOORSTEP

UB3



RESIDENT'S GYM



CAFE AND COMMUNITY SPACE*

* subject to planning



RUNNING TRACK

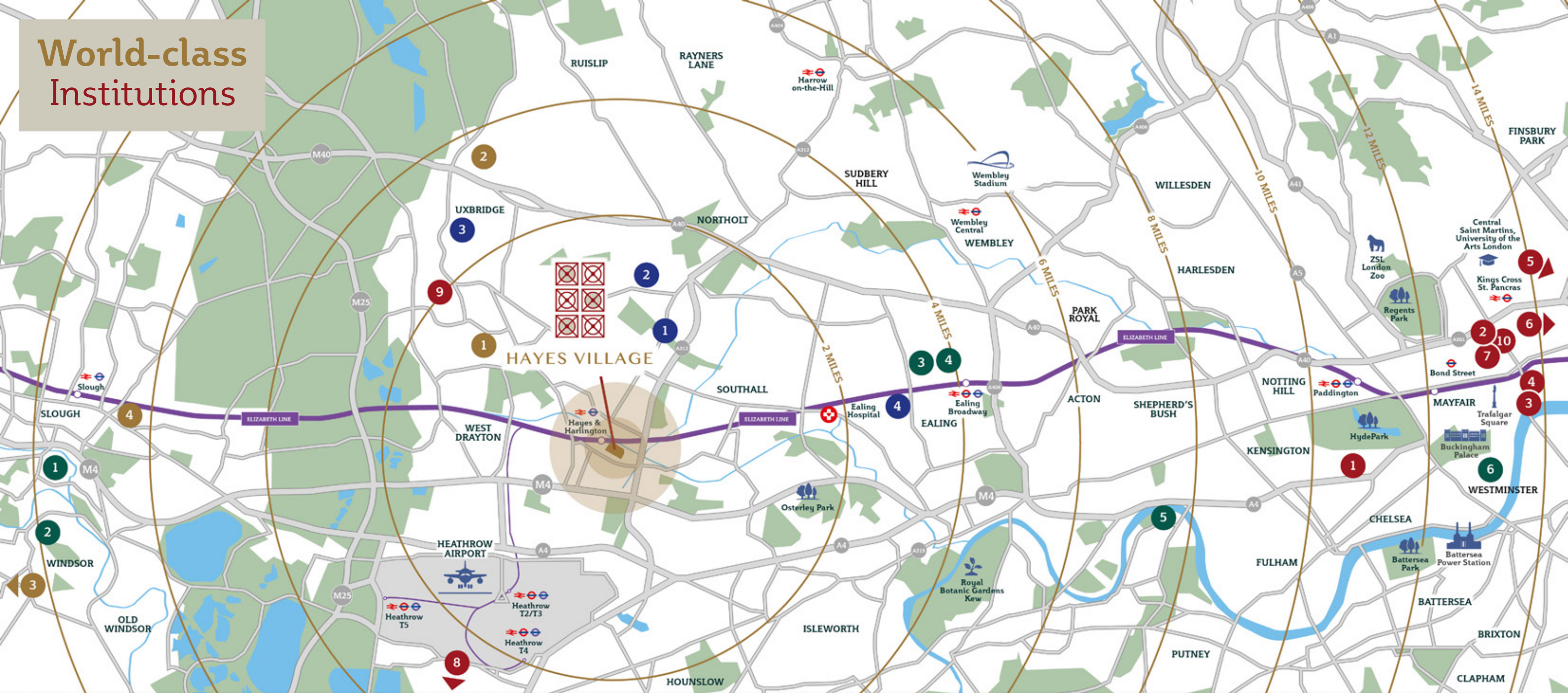
Live a healthy and active lifestyle at Hayes Village with a range of amenities and 9 acres of green open spaces to enjoy.

Located on the Grand Union Canal, walks are a plenty along the waterways, with over 21 kilometres of tow paths in Hillingdon alone to explore.



THE GRAND UNION CANAL

World-class
Institutions



Hayes Village residents will have ultra-convenient connectivity to some of London and the UK's **world-renowned** and top-ranking **higher education** institutions and schools.



Private Schools	Travel Distance*
1 Eton College	21 mins
2 St George's School Windsor Castle	26 mins
3 Notting Hill and Ealing High School for Girls	26 mins
4 St Benedict's School	27 mins
5 St Paul's School	30 mins
6 Westminster School	55 mins

Secondary Schools	Travel Distance*	Ofsted Rating†
1 Moorcroft School	12 mins	Outstanding
2 Vyners School	16 mins	Outstanding
3 Windsor Girls' School	19 mins	Outstanding
4 St Bernard's Catholic Grammar School	19 mins	Outstanding

Primary Schools	Travel Distance*	Ofsted Rating†
1 Yeading Junior School	9 mins	Good
2 St Raphael's Catholic Primary School	14 mins	Good
3 John Locke Academy	16 mins	Outstanding
4 St Joseph's Catholic Primary School	21 mins	Good

London Institutions	Travel Distance*	London Ranking
1 Imperial College	31 mins	1
2 University College London (UCL)	47 mins	2
3 King's College London	56 mins	3
4 London School of Economics and Political Science (LSE)	50 mins^	4
5 Queen Mary, University of London (School of Law)	50 mins^	5
6 City, University of London	53 mins^	6
7 Birkbeck, University of London	45 mins^	7
8 Royal Holloway, University of London	18 mins	8
9 Brunel University	12 mins	9
10 School of Oriental and African Studies (SOAS)	47 mins^	10

*By car from Hayes Village. ^From Hayes & Harlington station by train. †Source: gov.uk. Map not to scale.

Energy efficient homes

All our **Hayes Village** homes are **EPC B** compared to the average **Grade D** in London.

Grade B is achieved by just **3.1%** of existing properties – **saving up to £2,200 per year.**

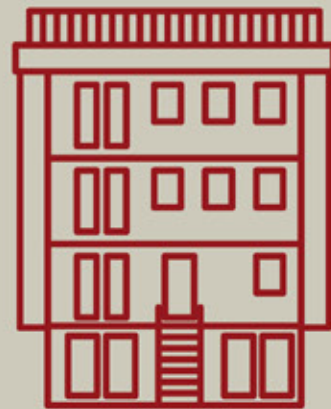
2-Bedroom Top floor Apartment
£3,423

3-Bedroom Mid floor Apartment
£3,129

1-Bedroom Mid floor Apartment
£1,822



Victorian home with
some modern day
improvements



New Build as per
Greater London Authority
requirements

£2,226

£2,128

£1,149

SAVINGS *

£1,149

1-Bedroom
Mid floor Apartment

£2,128

3-Bedroom
Mid floor Apartment

£2,226

2-Bedroom
Top floor Apartment

The benefits of a **sustainable,**
energy-efficient new home



Up to **65% more**
energy-efficient
than an updated
Victorian equivalent



Highly efficient
insulation,
so it could cost
less to heat



Over £2,200
per year
cheaper to run than
an updated
Victorian equivalent



Enhanced
double glazing
as standard, letting
heat in and keeping
cold out

BERG APARTMENTS

BEAUTIFULLY DESIGNED HOMES FOR MODERN LIVING

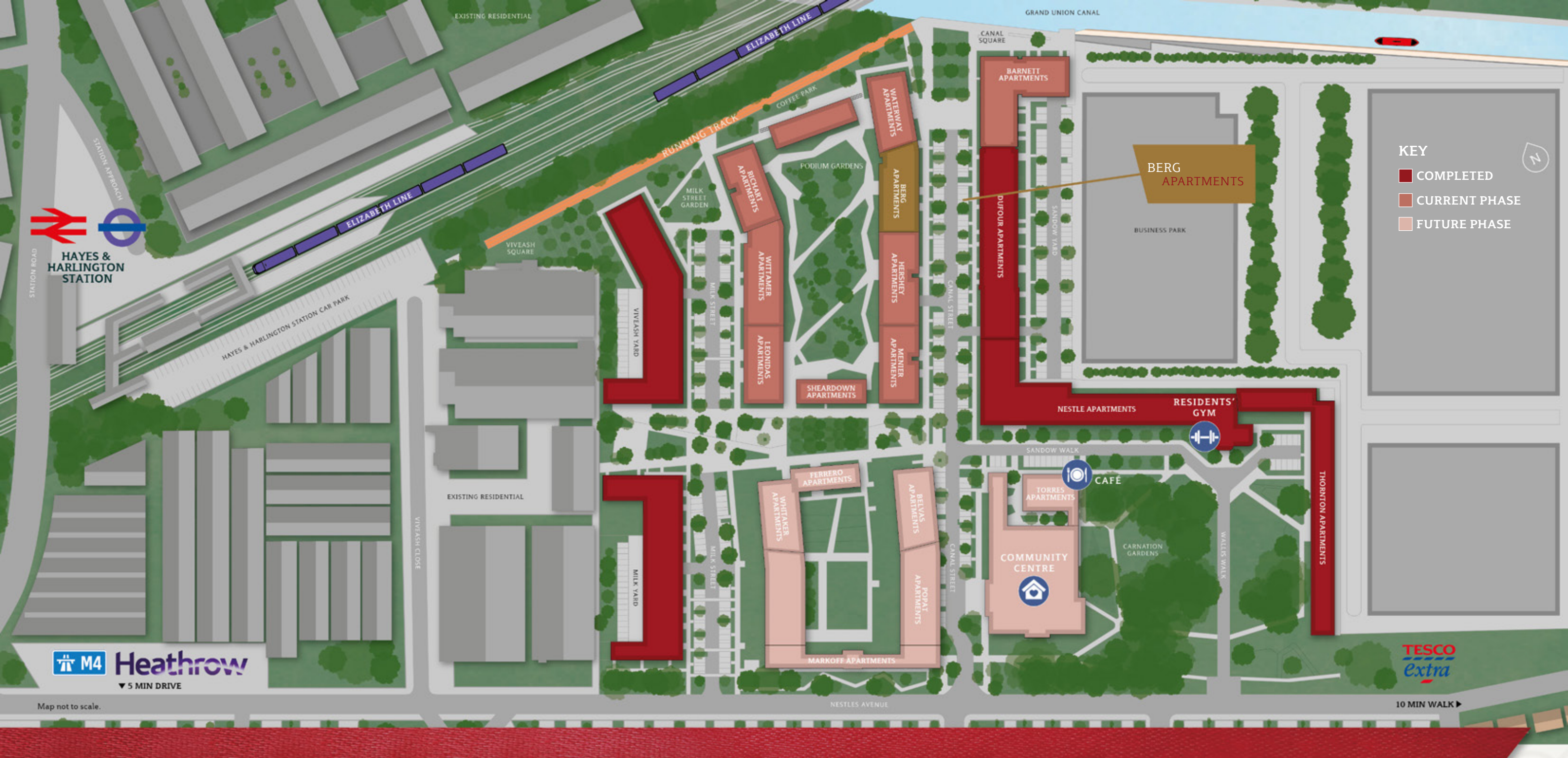
Reaching 9 storeys in height, Berg Apartments is surrounded by green space, offering views over west London from the top floors. These homes are located between private landscaped gardens and are moments away from the canal and running track.

There's a choice of studios, one, two and three-bedroom apartments and you'll enjoy a spacious, thoughtfully designed home full of natural light. Open-plan living areas feature large windows, and every kitchen is equipped with a range of modern appliances that make cooking a pleasure and achieve a refined contemporary aesthetic.

All of our bathrooms and en suites come with stylish white and chrome fittings and are finished in attractive ceramic tiling. Homes in Berg Apartments have their own private balcony which offers a generously sized extension of living space and ideal for outdoor dining or simply relaxing in the gentle ambiance of Hayes Village.



CGI is indicative only



An idyllic location,
steeped in local
heritage



DISABLED ACCESS



RESIDENTS'
GYM



CAR CLUB
AVAILABLE



9 mins
WALK TO HAYES &
HARLINGTON STATION



9
ACRES OF
GREEN SPACE



340+
ELECTRIC CAR
CHARGING POINTS

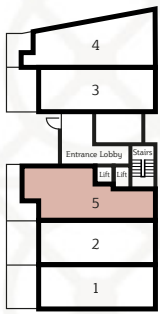
BERG APARTMENTS



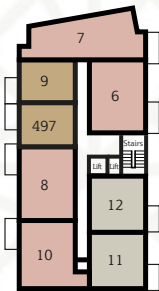
CGI is indicative only



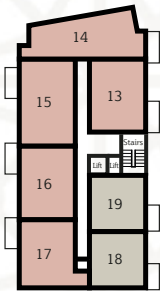
Ground Level



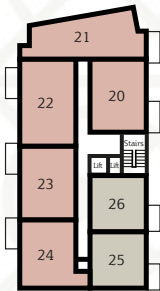
Level 1



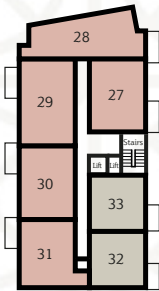
Level 2



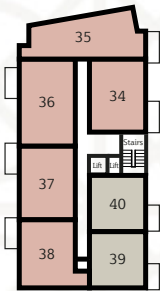
Level 3



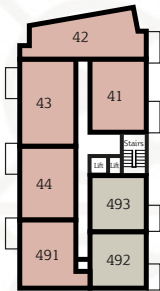
Level 4



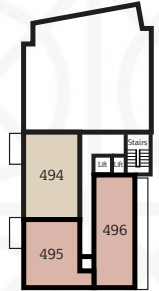
Level 5



Level 6



Level 7



Level 8

Studio apartments

One-bedroom apartments

Two-bedroom apartments

Three-bedroom apartments

BERG APARTMENTS



STUDIO



PLOT 9

Living/Dining
10'9" x 9'7" (3281 x 2920 mm)

Kitchen
8'8" x 5'7" (2650 x 1710 mm)

Bed Space
14'2" x 7'10" (4335 x 2400 mm)

Shower Room
6'0" x 7'2" (1845 x 2200 mm)

Total internal area
399 sq ft (37 sq m)

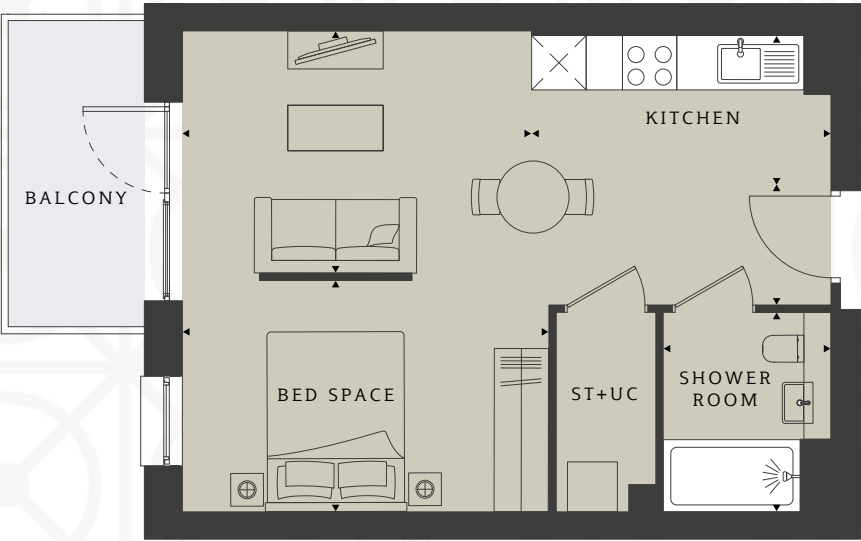
Balcony
55 sq ft (5.1 sq m)



Level 2



STUDIO



PLOT 497

Living/Dining
12'7" x 8'9" (3851 x 2670 mm)

Kitchen
10'10" x 5'5" (3300 x 1650 mm)

Bed Space
13'3" x 8'4" (4041 x 2550 mm)

Shower Room
6'1" x 7'2" (1850 x 2200 mm)

Total internal area
408 sq ft (38 sq m)

Balcony
55 sq ft (5.1 sq m)



Level 2

BERG APARTMENTS



1 BEDROOM APARTMENT



**PLOTS 11 (2), 18 (3), 25 (4), 32 (5),
39 (6) & 492 (7)**

Living/Dining
15' 3" x 12' 3" (4650 x 3752 mm)
Kitchen
8' 0" x 8' 0" (2450 x 2450 mm)
Bedroom
12' 5" x 10' 10" (3790 x 3318 mm)
Bathroom
7' 2" x 6' 8" (2200 x 2050mm)

Total internal area
550 sq ft (51 sq m)
Balcony
55 sq ft (5 sq m)



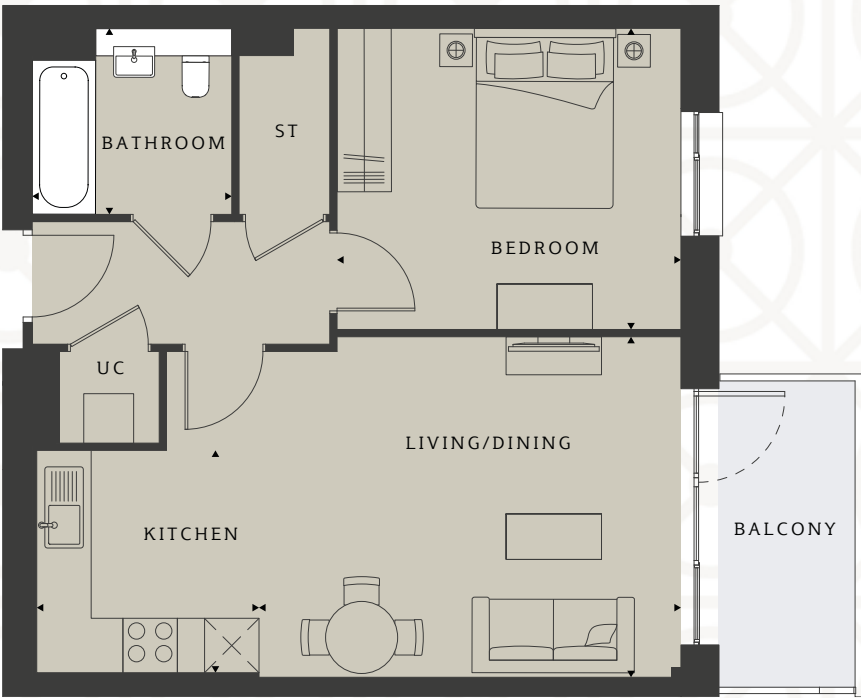
Level 2



Levels 3 to 7



1 BEDROOM APARTMENT



**PLOTS 12 (2), 19 (3), 26 (4), 33 (5),
40 (6) & 493 (7)**

Living/Dining
15' 3" x 12' 3" (4650 x 3752 mm)
Kitchen
8' 0" x 8' 0" (2450 x 2450 mm)
Bedroom
12' 5" x 10' 10" (3790 x 3318 mm)
Bathroom
7' 2" x 6' 8" (2200 x 2050mm)

Total internal area
550 sq ft (51 sq m)
Balcony
55 sq ft (5 sq m)



Level 2

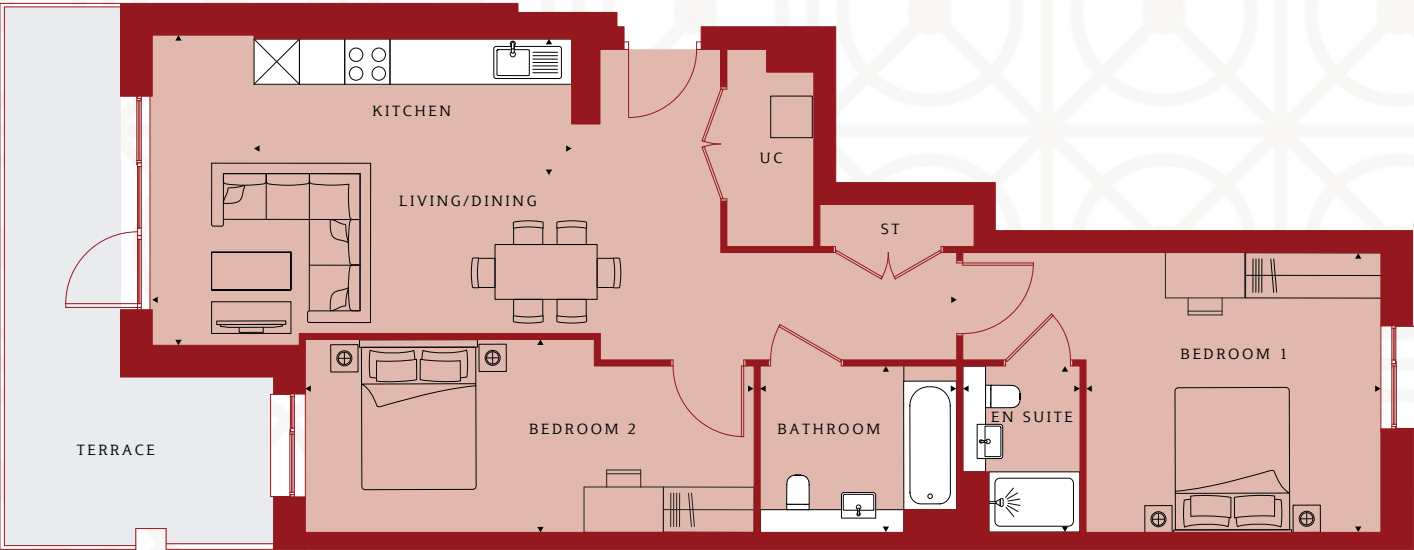


Levels 3 to 7

BERG APARTMENTS



2 BEDROOM APARTMENT



PLOT 5

Living/Dining
34'11" x 13'5" (10641 x 4101 mm)

Kitchen
13'9" x 5'11" (4200 x 1800 mm)

Bedroom 1
12'9" x 12'1" (3900 x 3700mm)

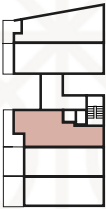
Bedroom 2
19'5" x 8'4" (5936 x 2550mm)

Bathroom
8'6" x 7'2" (2600 x 2200 mm)

En suite
5'1" x 7'2" (1550 x 2200 mm)

Total internal area
872 sq ft (81 sq m)

Terrace
164 sq ft (15 sq m)



Level 1

2 BEDROOM APARTMENT



PLOT 7

Living/Dining
24'1" x 10'4" (7355 x 3167 mm)

Kitchen
9'0" x 10'0" (2750 x 3050 mm)

Bedroom 1
10'3" x 14'2" (3140 x 4321 mm)

Bedroom 2
12'5" x 9'7" (3790 x 2918 mm)

Bathroom
8'6" x 7'2" (2600 x 2200 mm)

Total internal area
823 sq ft (76 sq m)

Balcony
65 sq ft (6 sq m)



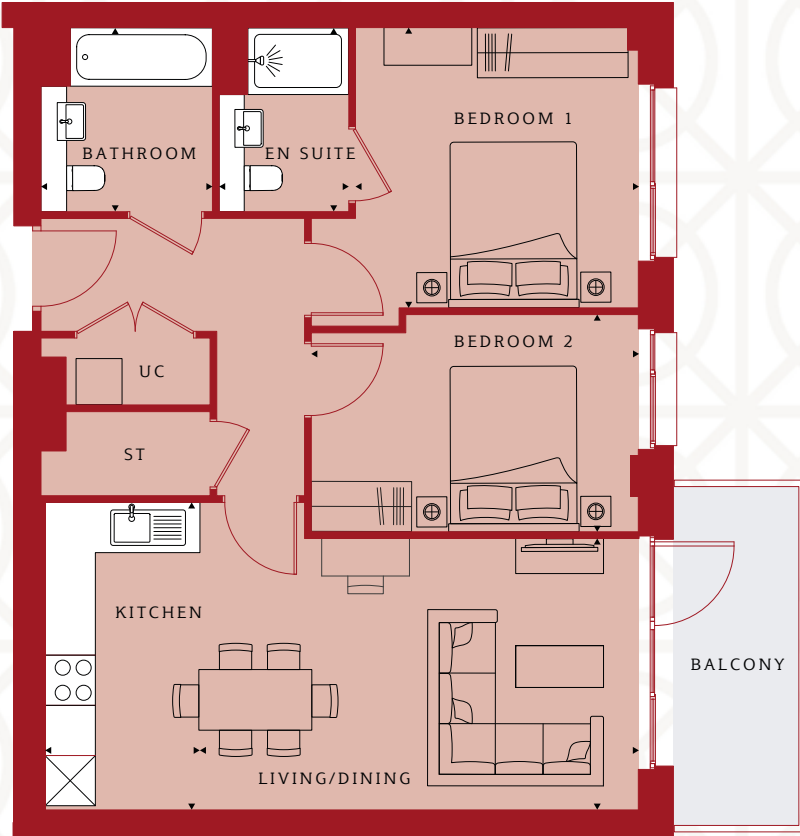
Level 2

*Bedroom 2: Beds shown are 1350x1900mm in size

BERG APARTMENTS



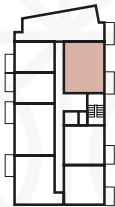
2 BEDROOM APARTMENT



PLOTS 6 (2), 13 (3), 20 (4), 27 (5), 34 (6) & 41 (7)

Living/Dining 17'2" x 10'7" (5250 x 3244 mm)
Kitchen 6'1" x 12'0" (1850 x 3675 mm)
Bedroom 1 11'1" x 11'0" (3390 x 3350 mm)
Bedroom 2 12'10" x 8'6" (3919 x 2596 mm)
Bathroom 6'8" x 7'2" (2050 x 2200 mm)
En suite 5'1" x 7'2" (1550 x 2200 mm)

Total internal area 718 sq ft (67 sq m)
Balcony 65 sq ft (6 sq m)



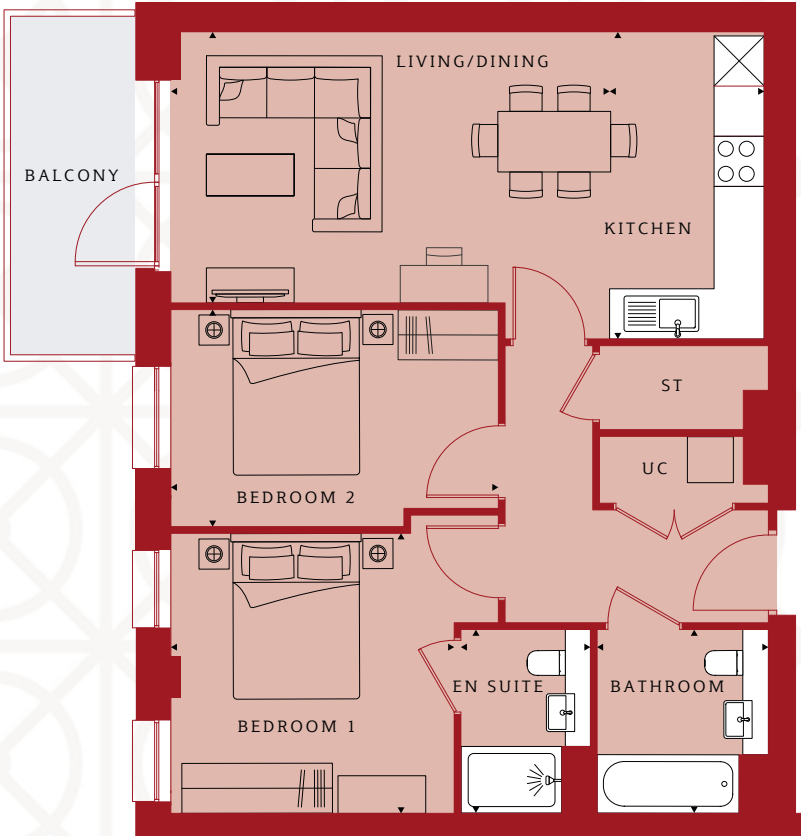
Level 2



Levels 3 to 7



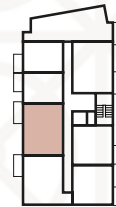
2 BEDROOM APARTMENT



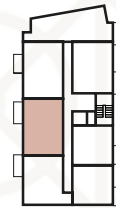
PLOTS 8 (2), 16 (3), 23 (4), 30 (5), 37 (6) & 44 (7)

Living/Dining 17'2" x 10'7" (5250 x 3244 mm)
Kitchen 6'1" x 12'0" (1850 x 3675 mm)
Bedroom 1 11'1" x 11'0" (3390 x 3350 mm)
Bedroom 2 12'10" x 8'6" (3919 x 2596 mm)
Bathroom 6'8" x 7'2" (2050 x 2200 mm)
En suite 5'1" x 7'2" (1550 x 2200 mm)

Total internal area 718 sq ft (67 sq m)
Balcony 65 sq ft (6 sq m)



Level 2

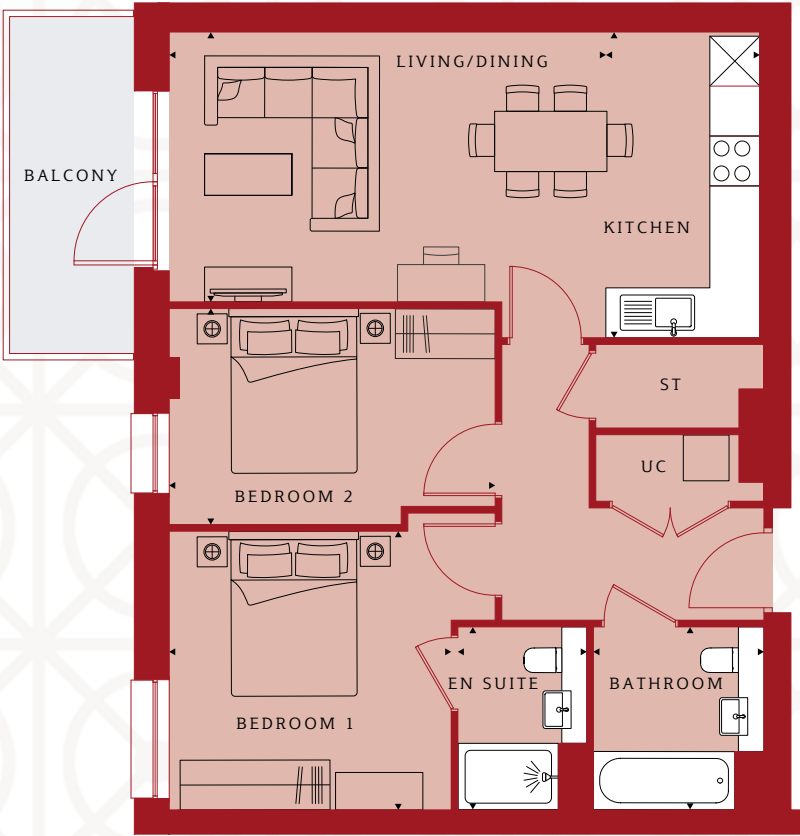


Levels 3 to 7

BERG APARTMENTS



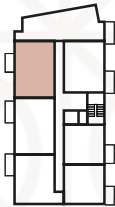
2 BEDROOM APARTMENT



PLOTS 15 (3), 22 (4), 29 (5), 36 (6) & 43 (7)

Living/Dining 17'2" x 10'7" (5250 x 3244 mm)
Kitchen 6'1" x 12'0" (1850 x 3675 mm)
Bedroom 1 11'1" x 11'0" (3390 x 3350 mm)
Bedroom 2 12'10" x 8'6" (3919 x 2596 mm)
Bathroom 6'8" x 7'2" (2050 x 2200 mm)
En suite 5'1" x 7'2" (1550 x 2200 mm)

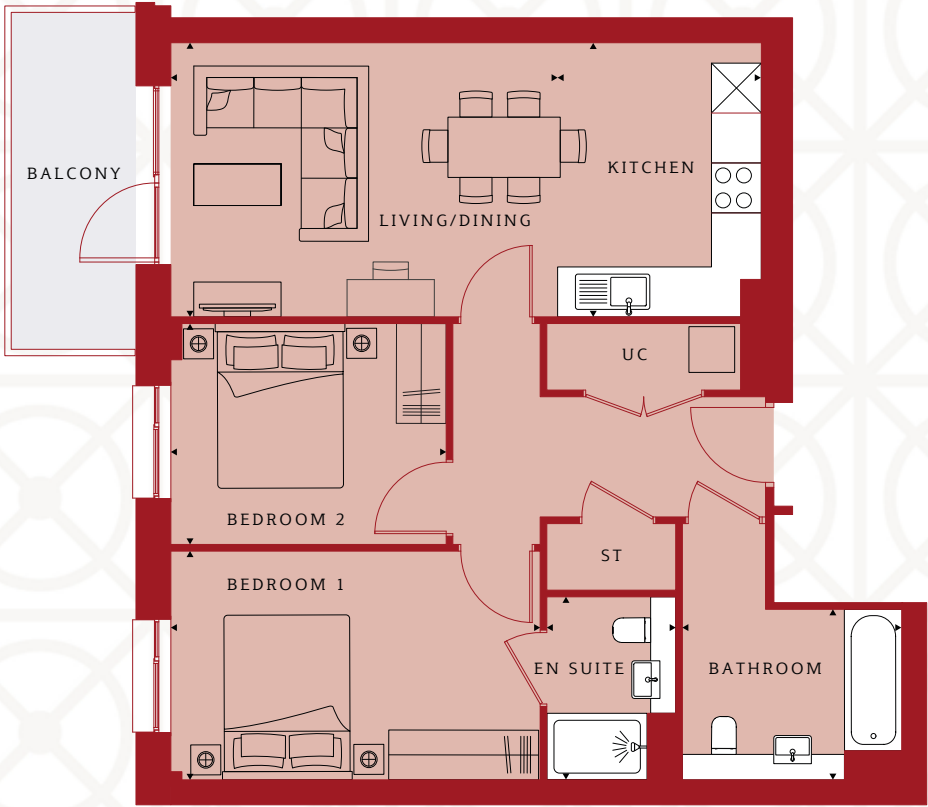
Total internal area 718 sq ft (67 sq m)
Balcony 65 sq ft (6 sq m)



Levels 3 to 7



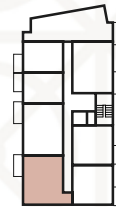
2 BEDROOM APARTMENT



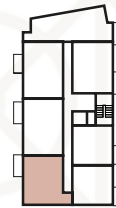
PLOTS 10 (2), 17 (3), 24 (4), 31 (5), 38 (6),
491 (7) & 495 (8)

Living/Dining 17'2" x 10'7" (5250 x 3244 mm)
Kitchen 6'1" x 12'0" (1850 x 3675 mm)
Bedroom 1 14'6" x 9'0" (4441 x 2750 mm)
Bedroom 2 10'10" x 8'8" (3311 x 2656 mm)
Bathroom 6'8" x 7'2" (2050 x 2200 mm)
En suite 5'1" x 7'2" (1550 x 2200 mm)

Total internal area 717 sq ft (67 sq m)
Balcony 65 sq ft (6 sq m)



Level 2



Levels 3 to 7

BERG APARTMENTS



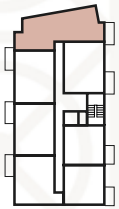
2 BEDROOM APARTMENT



PLOTS 14 (3), 21 (4), 28 (5), 35 (6) & 42 (7)

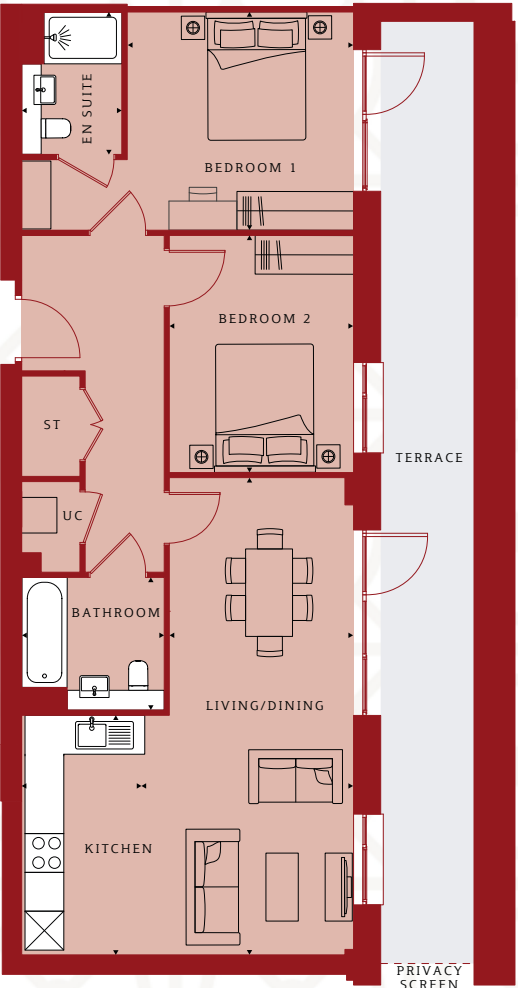
- Living/Dining
20'8" x 19'8" (6295 x 6000 mm)
- Kitchen
8'0" x 10'0" (2450 x 3050 mm)
- Bedroom 1
15'0" x 11'7" (4580 x 3524 mm)
- Bedroom 2
14'10" x 8'2" (4529 x 2485 mm)
- Bathroom
7'2" x 8'6" (2200 x 2600 mm)
- En suite
5'1" x 7'2" (1550 x 2200 mm)

- Total internal area
934 sq ft (87 sq m)
- Balcony
65 sq ft (6 sq m)



Levels 3 to 7

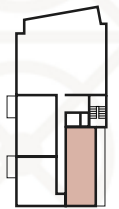
2 BEDROOM APARTMENT



PLOT 496

- Living/Dining
24' 2" x 10'6" (7370 x 3226 mm)
- Kitchen
12'1" x 6'1" (3700 x 1850 mm)
- Bedroom 1
11'0" x 11'5" (3370 x 3495 mm)
- Bedroom 2
12'0" x 9'4" (3661 x 2845 mm)
- Bathroom
6'8" x 7'2" (2050 x 2200 mm)
- En suite
7'2" x 5'1" (2200 x 1550 mm)

- Total internal area
803 sq ft (75 sq m)
- Terrace
227 sq ft (21 sq m)



Level 8

BERG APARTMENTS



3 BEDROOM APARTMENT



PLOT 494

Living / Dining
17'2" x 10'11" (5251 x 3324 mm)

Kitchen
6'1" x 12'0" (1850 x 3664 mm)

Bedroom 1
16'0" x 9'0" (4887 x 2750 mm)

Bedroom 2
12'1" x 8'4" (3690 x 2550 mm)

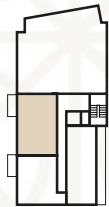
Bedroom 3
12'1" x 7'0" (3690 x 2150 mm)

Bathroom
6'8" x 7'2" (2050 x 2200 mm)

En Suite
7'2" x 5'1" (2200 x 1550 mm)

Total internal area
846 sq ft (79 sq m)

Balcony
65 sq ft (6 sq m)



Level 8

*Bedroom 2: Beds shown are 1350x1900mm in size



CGI is indicative only



BERG APARTMENTS



CGIs are indicative only



APARTMENT SPECIFICATION

KITCHEN

- Individually designed contemporary kitchens with soft-close doors and drawers
- Matching worktops and upstands
- Stainless steel bowl sink and chrome tap
- Fully integrated appliances including oven, hood, ceramic hob, dishwasher and fridge/ freezer

BATHROOM

- White hand wash basin
- Toilet with soft-close pan
- White bath
- Heated towel rail
- Ceramic floor and wall tiles
- Shaver socket

GENERAL

- Video door entry
- BT TV/Sky Q/FM connectivity in living area
- Fibre broadband connectivity
- Pendant lighting in hallway, living area and bedrooms
- Downlights in kitchen and bathrooms
- Engineered laminate flooring to hallway, kitchen and living/dining areas

EN SUITE

- White hand wash basin
- Toilet with soft-close pan
- White freestanding shower tray
- Heated towel rail
- Ceramic floor and wall tiles
- Shaver socket

COMMUNAL AREAS AND FACILITIES

- Lifts to all floors
- Entrance foyer to the building
- Car parking*

BEDROOMS

- Carpet to bedrooms

* Car parking will be available for selected homes at an additional cost







ADDITIONAL
INFORMATION

ADDRESS

Nestles Avenue, Hayes, Middlesex
UB3 4QF

Local authority
London Borough of Hillingdon

ESTIMATED CHARGES

Charges apply. Please speak to a sales
adviser for more information.

MISCELLANEOUS

Building Warranty
10 year NHBC**

Length of lease
999 years

Estimated completion date
Q2 2025

Reservation deposit
£2,000

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
labrahams@wslaw.co.uk

Address
Arbor, 255 Blackfriars Road
London SE1 9AX

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?

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 most recommended housebuilder, 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.

* We are the only major national housebuilder to be awarded this award 14 years running. "we" refers to the Barratt Developments PLC group brands including Barratt London, Barratt Homes and David Wilson Homes.

** 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.

In addition to sales of homes to individual customers, we may also sell homes (including apartments) to organisations such as local authorities and housing associations who may choose to use the homes as affordable housing (in addition to any affordable housing requirements under the planning permission for the development which you will have seen identified on the development plan in our sales centre). Homes may also be sold through home ownership schemes such as shared ownership arrangements and to investors within the private rental sector. This ensures that we are creating diverse communities by offering more people the opportunity of home ownership which will enhance local areas for years to come as well as creating great places to live. Any properties subject to such sales may be located anywhere on a development and may be disposed of at any time.

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, Hayes Village 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 September 2024. See www.barratthomes.co.uk for full details. BDW Trading Limited (number 0318173) whose registered office is at Barratt House, Cartwright Way, Forest Business Park, Bardonia Hill, Coalville, Leicestershire LE67 1UF ("BDW") is a subsidiary of Barratt Developments PLC.



CGIs are indicative only

**“It is not enough to
make the product, you
also have to get it known
and approved by the
general public.”**

Henri Nestlé 1869



BARRATT
— LONDON —