FENTON APARTMENTS

EASTMAN VILLAGE

HARROW HA1

BARRATT
LONDON

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THE DEVELOPMENT

DEVELOPED FOR THE FUTURE OF MODERN DAY LIVING

EASTMAN VILLAGE

Set in the heart of leafy Harrow in North West London on the site of the former Kodak factory, this exciting new development, Eastman Village, will create a vibrant urban hub boasting up to 2,000 new homes. With 6 acres of parkland running through the village as well as beautiful landscaped green spaces, everything has been designed with you in mind, including residents' gym, cafés, supermarket, and plenty of outdoor play areas.

A SITE WITH OVER 130 YEARS OF CREATIVE HERITAGE

KODAK FACTORY

The Kodak factory played a pivotal role in photographic history. Established in 1891, it became a pioneering hub for photographic innovation, producing film, cameras, and paper. The factory expanded embracing new technologies and employing thousands in the local area. The Kodak factory in Harrow remains an iconic symbol of the evolution of photography and technological progress in the 20th century.

AWARD-WINNING ARCHITECTS POLLARD THOMAS EDWARDS HAVE PAID SPECIAL ATTENTION TO WHAT WENT BEFORE.

THE PHOTOGRAPHIC LEGACY WILL LIVE ON AT EASTMAN VILLAGE.

At the heart of Eastman Village is the iconic chimney, part of the original factory which has been reinvigorated with an extensive plaza, landscaped gardens and planned residents' gym.

CGI indicative only

CGI indicative only

FENTON APARTMENTS AT EASTMAN VILLAGE

CGI indicative only

THE EASTMAN VILLAGE SITE

Fenton Apartments is perfectly located, just a 9-minute walk from Harrow & Wealdstone station and close to the on-site gym, supermarket and planned school. The attractive 15-storey building is adjacent to landscaped podium gardens and each home benefits from private outdoor space.

DELIVERING HOMES WITH VISION AND LEGACY

CGI indicative only

Eastman Village has been thoughtfully planned with sustainability at the heart of the design. The development benefits from plenty of green spaces, generous cycle spaces, car club and electrical vehicle charging points. Environmental features can be seen across the site from solar panels, to bird and bat boxes and lush green planting to encourage wildlife.

2,000+
Solar panels

580+
Electric charging points

3,500+
Cycle spaces

9.8 ACRE
Bee friendly planting

CAR CLUB

6.2 ACRE
Green Link

150+
Bat and bird boxes installed

Building For a Healthy Life

4,000+
New sapling hedgerows planted

900
New trees planted

Gold Award
Secured by Design credentials at Eastman Village

THE LOCATION

ALL YOU NEED WITHIN EASY REACH

Perfectly positioned for convenience, Eastman Village benefits from an ultra-connected location, with a choice of Underground lines and Overground stations. Whether you simply want to stroll to the shops, or need to travel further afield, Eastman Village is a great destination.

It's easy access into central London and quick travel times means you get a zone 5 location with a zone 2 commute.

CONNECT TO CENTRAL LONDON IN 12 MINUTES*

ENJOY ALL THAT HARROW HAS TO OFFER

*Harrow & Wealdstone to Euston, 12 minute train travel time

ULTRA CONNECTED LOCATION
Watford Junction
WATFORD
BOREHAMWOOD
BARNET
WHETSTONE
SOUTH OXHEY
METROPOLITAN LINE
NATIONAL RAIL
OVERGROUND
EDGWARE
STANMORE
TOTTENHAM
PINNER
Pinner
Harrow & Wealdstone
FINCHLEY
Middlesex University
Alexandra Park & Palace
WOOD GREEN
North Harrow
RAYNERS LANE
West Harrow
Harrow on-the-Hill
METROPOLITAN LINE
FINSBURY PARK
SUDBURY HILL
NORTHOLT
WILLESDEN
Wembley Central
Central Saint Martins, University of the Arts London
WEMBLEY
HARLESDEN
NATIONAL RAIL
OVERGROUND
Queens Park
ZSL London Zoo
Kings Cross St. Pancras
ISLINGTON
HACKNEY
UXBRIDGE
PARK ROYAL
BAKERLOO LINE
Regents Park
Euston
Bond Street
Paddington
Trafalgar Square
CITY OF LONDON
Liverpool Street
ELIZABETH LINE
SOUTHALL
Ealing Broadway
ACTON
SHEPHERD'S BUSH
MAYFAIR
Hyde Park
Buckingham Palace
Waterloo
Canary Wharf
ELIZABETH LINE
Hayes & Harlington
EALING
KENSINGTON
WESTMINSTER
BERMONDSEY
Heathrow Airport
CHELSEA
Elephant & Castle
FULHAM
Heathrow T5
Heathrow T2/T3
ISLEWORTH
PECKHAM
Heathrow T4
PUTNEY
CLAPHAM
M1
A409
A41
A5
A406
A1
A404
M40
A312
A40
M25
A11
M4
A4
A315
A2
A3

WALKING FROM EASTMAN VILLAGE

Eastman Village	
Headstone Manor	5 MINS
Harrow & Wealdstone Station	9 MINS
Headstone Lane	15 MINS
Harrow-on-the-Hill Station	26 MINS
St George's Shopping Centre	22 MINS

TRAVEL TIMES FROM HARROW & WEALDSTONE

Watford Junction	8 MINS
Harrow & Wealdstone	FROM
Wembley Central	4 MINS
Euston	12 MINS
Shepherd's Bush	19 MINS
Clapham Junction	30 MINS
Oxford Circus	21 MINS
Green Park	23 MINS
Bond Street	28 MINS
Paddington	31 MINS
Canary Wharf	40 MINS

DIRECT TO LONDON EUSTON IN 12 MINUTES

TRAVEL TIMES FROM HARROW-ON-THE-HILL

Harrow-on-the-Hill	FROM
Wembley Park	15 MINS
Baker Street	24 MINS
King's Cross	27 MINS
Farringdon	34 MINS
Liverpool Street	36 MINS

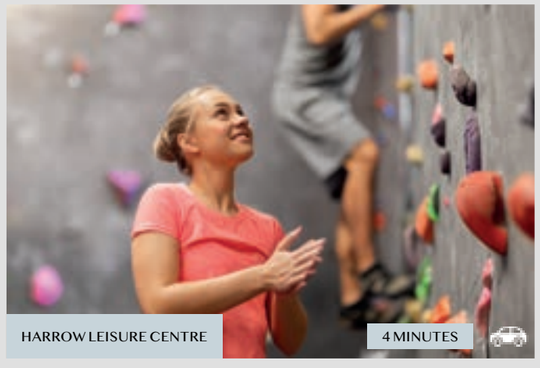
Estimated travel times: tubestation.uk

ON YOUR DOORSTEP

Step outside Eastman Village and you'll experience a host of fantastic amenities on your doorstep, including Harrow on the Hill's quintessentially British high street, the charming Headstone Manor and Ruislip Lido with its very own beach plus a host of sports facilities. For some of the best shops and food head to St George's shopping centre.

RUISLIP LIDO 18 MINUTES

HEADSTONE MANOR 5 MINUTES



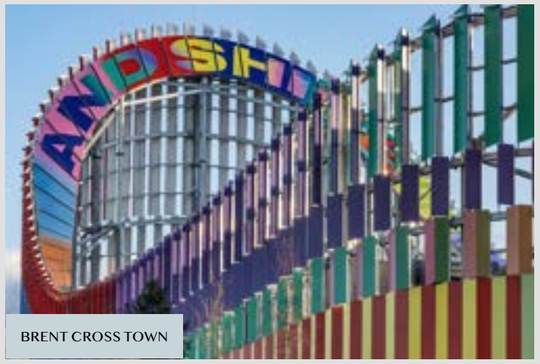
HARROW LEISURE CENTRE 4 MINUTES

THE MOAT CAFE, HEADSTONE MANOR 5 MINUTES

HARROW-ON-THE-HILL 10 MINUTES

ST GEORGE'S SHOPPING CENTRE 7 MINUTES

TRAVEL TIMES ARE APPROXIMATES FROM EASTMAN VILLAGE (SOURCE: GOOGLE MAPS)



BRENT CROSS TOWN

THE GROVE'S CHAMPIONSHIP GOLF COURSE

HARRY POTTER STUDIO

WEMBLEY STADIUM

WINDSOR

EASY TO ACCESS

Discover some of the UK's most popular landmarks and vibrant neighbourhoods all within easy reach of Eastman Village. You'll be spoilt for choice at weekends – whether it's a day out in historic Windsor, a leisurely walk across the stunning Chiltern Hills or a round of golf at the Grove's championship course (where Tiger Woods won his 12th World Golf Championships title), there is something for everyone.

CHILTERN HILLS – AREA OF OUTSTANDING NATURAL BEAUTY

CENTRAL LONDON

Experience all the capital has to offer in less than 15 minutes, making your commute, day out, shopping experience or dinner with friends super convenient. From the boutiques of Bond Street and Covent Garden to the historic tailors of Savile Row. Or head into town to see a show, world-class entertainment is only a short journey away.

PRIMROSE HILL

SOHO RESTAURANTS

BOND STREET

SELFRIDGES, OXFORD STREET

THEATRELAND

COVENT GARDEN

BICESTER VILLAGE

CAMBRIDGE

NEARBY TOWNS

With excellent transport links and easy access to key motorways such as the M1 and M40, the enchanting cities of Oxford and Cambridge are also within easy reach of Eastman Village. Steeped in history and famous for their universities, there's always so much to do and see.

For a shopping experience with a difference, there's Bicester Village – offering designer brands, pop-ups and a fantastic choice of restaurants.

OXFORD

WORLD-CLASS INSTITUTIONS

THE FINEST STANDARDS

The name Harrow is synonymous with the very finest standards of education. With its impressive reputation, it's no surprise that the borough is currently home to over 50 nurseries and primary schools, and more than 20 secondary schools. Harrow Primary School, Harrow High School and Harrow College are all within a 20-minute bus ride of Eastman Village.

MARLBOROUGH PRIMARY SCHOOL

One of the renowned nearby schools rated 'Outstanding' by Ofsted, this primary school is known for delivering exceptional academic results, nurturing the special gifts that make each child unique, encouraging a passion for learning, and delivering a broad curriculum that fosters creativity and independence.

BY CAR	3 MINS
BY BIKE	11 MINS

HARROW SCHOOL FOR BOYS

HARROW SCHOOL FOR BOYS

Less than two miles away from Eastman Village, Harrow School was founded in 1572 under a Royal Charter granted by Elizabeth I. Located in a leafy 300 acre estate, it's one the world's most famous and prestigious schools. Former pupils include Winston Churchill, Jawaharlal Nehru, Robert Peel, Lord Byron and Anthony Trollope.

BY CAR	7 MINS
BY BIKE	16 MINS

THE JOHN LYON SCHOOL

Founded in 1876, The John Lyon is a leading independent school with historic ties to Harrow School for Boys. It focuses on giving pupils the opportunity to explore a broad curriculum and gain a solid grounding in all the major academic subjects, as well as sporting activities and the creative arts.

BY CAR	7 MINS
BY BIKE	14 MINS

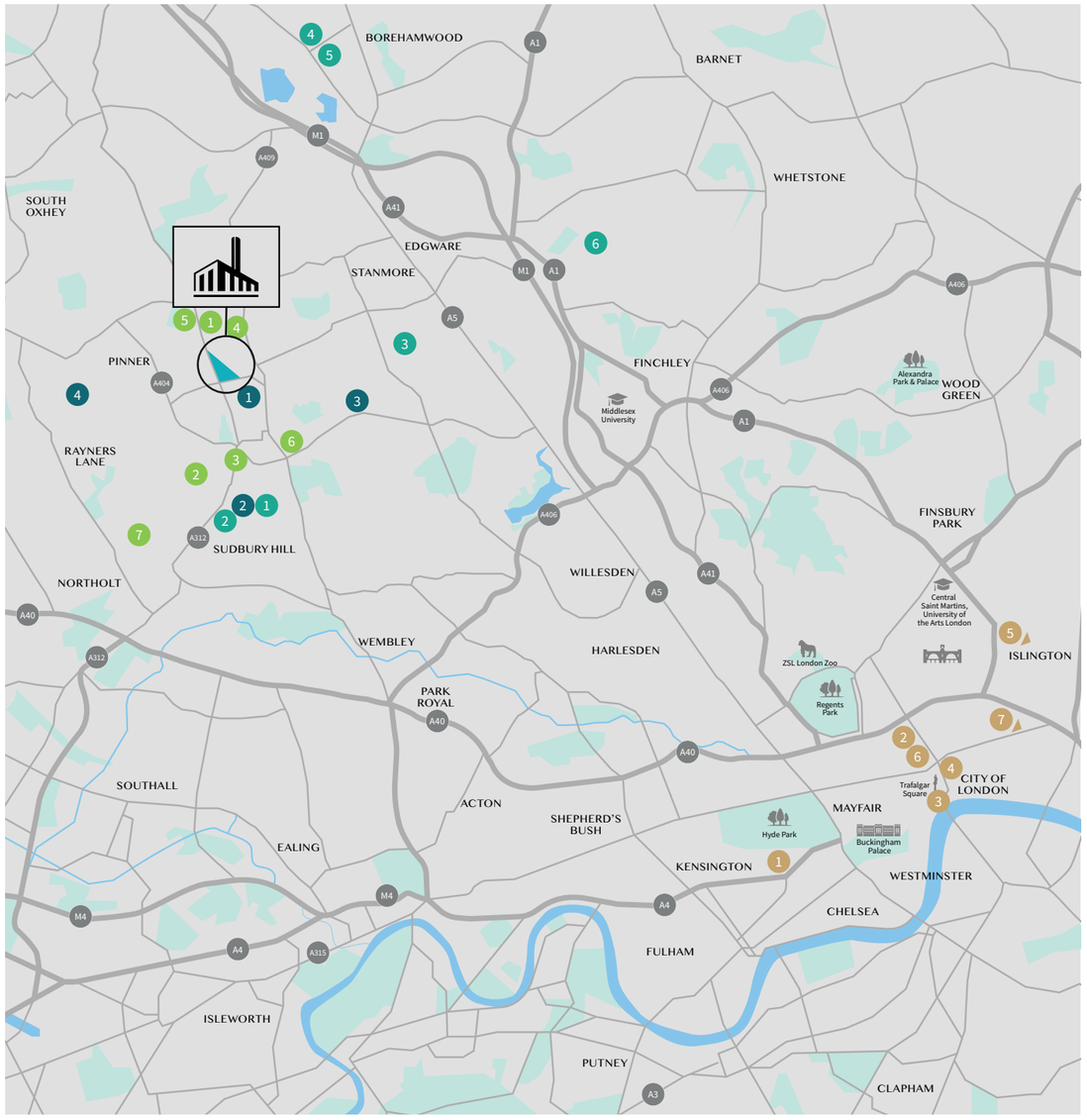
40% of schools in Harrow are Ofsted rated 'Outstanding'

THE JOHN LYON SCHOOL

NORTH LONDON COLLEGIATE SCHOOL

As the UK's oldest academic girls' school, this private day school has been providing education for girls, since 1850. Renowned in the local area for its pioneering spirit, this school offers superlative education for the next generation of women.

BY CAR	11 MINS
BY BIKE	18 MINS



8 OF THE WORLD'S BEST SCHOOLS ARE IN LONDON – 2 LOCATED WITHIN A FEW MILES OF EASTMAN VILLAGE

Source: Spears 500 index

98% OF SCHOOLS IN HARROW ARE OFSTED 'GOOD' OR 'OUTSTANDING'

PRIMARY	OFSTED	MINS
1 Marlborough Primary	Outstanding	3
2 St. Anselm's Catholic Primary	Outstanding	7
3 Stanburn Primary	Outstanding	9
4 West Lodge Primary	Outstanding	11

SECONDARY	OFSTED	MINS
1 Kingsley High School	Outstanding	5
2 Whitmore High School	Outstanding	8
3 The Jubilee Academy	Outstanding	7
4 Salvatorian Roman Catholic College	Good	5
5 Hatch End High School	Good	3
6 Harrow High School	Good	8
7 Rooks Heath School	Good	12

PRIVATE	MINS
1 Harrow School For Boys	8
2 The John Lyon School	9
3 North London Collegiate School	12
4 Haberdashers' Aske's Boys' School	18
5 Haberdashers' Aske's School for Girls	21
6 Mill Hill School	22

UNIVERSITIES	LONDON RANKING	MINS
1 Imperial College	1	45
2 University College London (UCL)	2	23
3 King's College London	3	45
4 London School of Economics and Political Science (LSE)	4	30
5 Queen Mary, University of London (School of Law)	5	45
6 Birkbeck, University of London	7	31
7 City, University of London	9	43
8 Brunel University	10	20

UK INSTITUTIONS	UK RANKING	MINS
University of Oxford	1	60
University of Cambridge	2	65

FENTON APARTMENTS

CGI indicative only

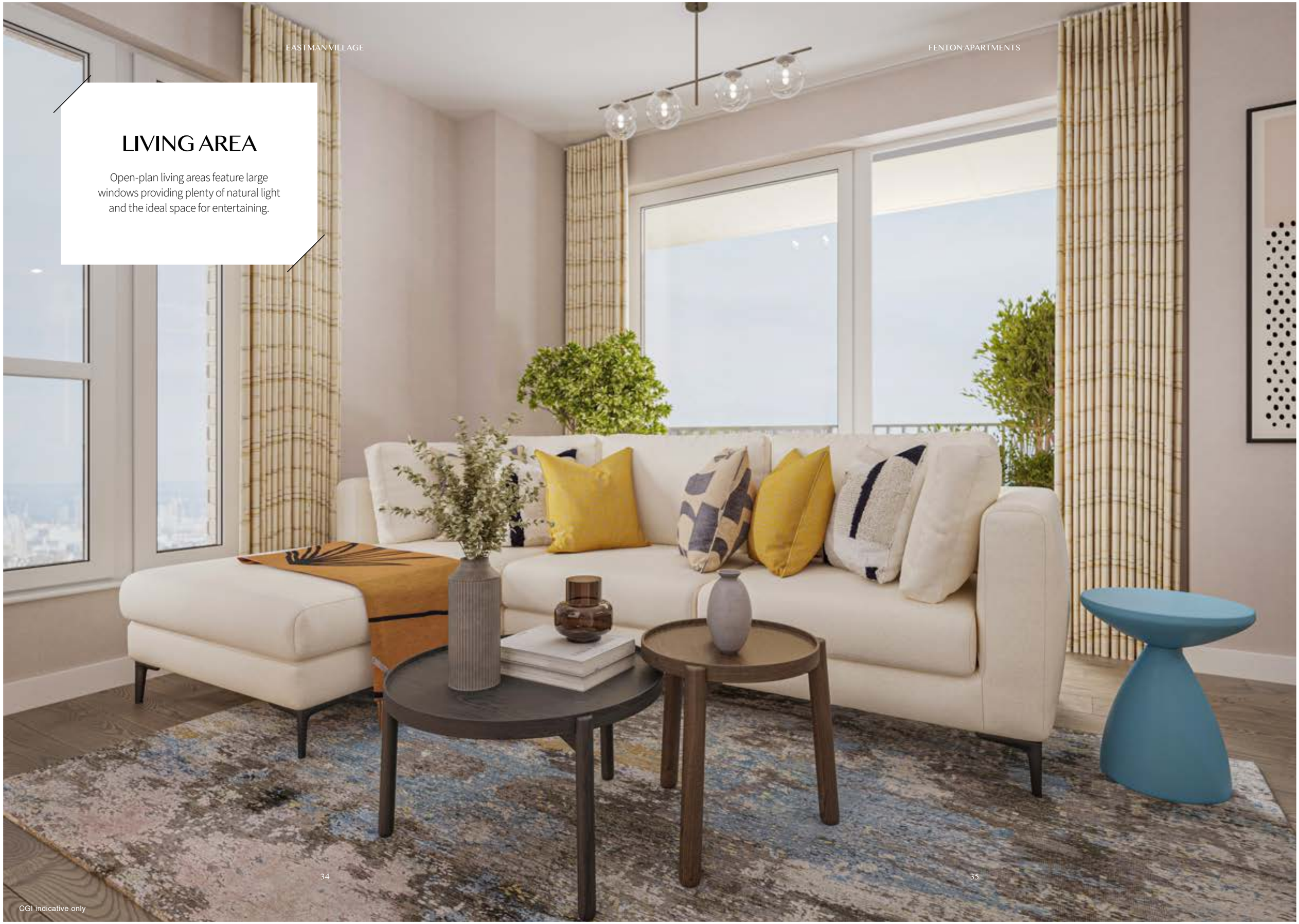
THE APARTMENTS

CONTEMPORARY DESIGN FOR MODERN LIVING

Choose a one, two or three-bedroom home in Fenton Apartments and you'll enjoy a spacious, thoughtfully designed property full of natural light. These contemporary homes are perfectly located in Eastman Village to make use of the Green Link and on-site amenities.

LIVING AREA

Open-plan living areas feature large windows providing plenty of natural light and the ideal space for entertaining.



CGI indicative only

PRIVATE OUTDOOR SPACE

All homes have their own private balcony or terrace – a generously sized extension of living space and ideal for outdoor dining or simply relaxing in the gentle ambiance of Eastman Village.

CGI indicative only

BATHROOMS

Our bathrooms and en suites come with stylish white and chrome fittings and are finished with attractive ceramic tiling.

CGI indicative only

KITCHENS

Discover high quality kitchens and appliances with every detail carefully considered to make your cooking experience as enjoyable as possible.

CGI indicative only

ON-SITE AMENITIES

MORE THAN JUST A HOME

Designed to provide an enhanced lifestyle, Fenton Apartments offers residents a 12-hour concierge service for added ease.

An assortment of on-site amenities are also available on your doorstep, over 6 acres of green space, an on-site gym, supermarket and more.

APARTMENT SPECIFICATION

KITCHEN

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

Specification may be subject to change. Please speak to a Sales Adviser for more information.

BATHROOM

— White acrylic bath
— White hand wash basin
— Back to wall WC pan with soft close WC seat
— Ceramic floor tiles
— Ceramic wall tiles
— Heated towel rail
— Shaver socket

EN SUITE

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

COMMUNAL AREAS AND AMENITIES

— Lifts to all floors
— Secure fob entrance access to lobby
— Car parking available for selected homes at an additional cost
— Residents' gym
— Landscaped private gardens
— Supermarket*
— School*
— Community space*
— Cafés*
— Flexible use space*
— Green link
— Playgrounds

GENERAL

— Audio video entry
— BT TV/Sky Q/FM connectivity in living area
— Fibre broadband connectivity
— Pendant lighting in hallway, living area and bedrooms
— Down-lights in kitchen and bathrooms
— Laminate flooring to hallway, kitchen and living/ dining areas
— Carpet to bedrooms

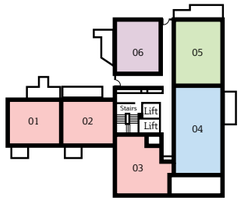
*Planned amenities to be delivered upon/ prior to the completion of Eastman Village. Speak to a Sales Adviser for more information.

EASTMAN VILLAGE SITE PLAN

N

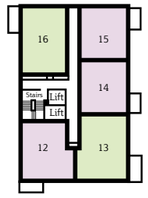
GROUND

LEVEL 1

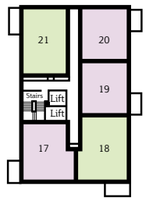


LEVEL 2

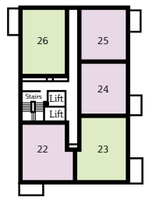
LEVEL 3



LEVEL 4

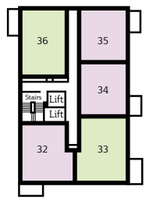


LEVEL 5

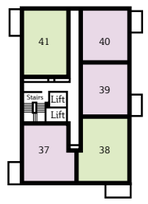


LEVEL 6

LEVEL 7



LEVEL 8



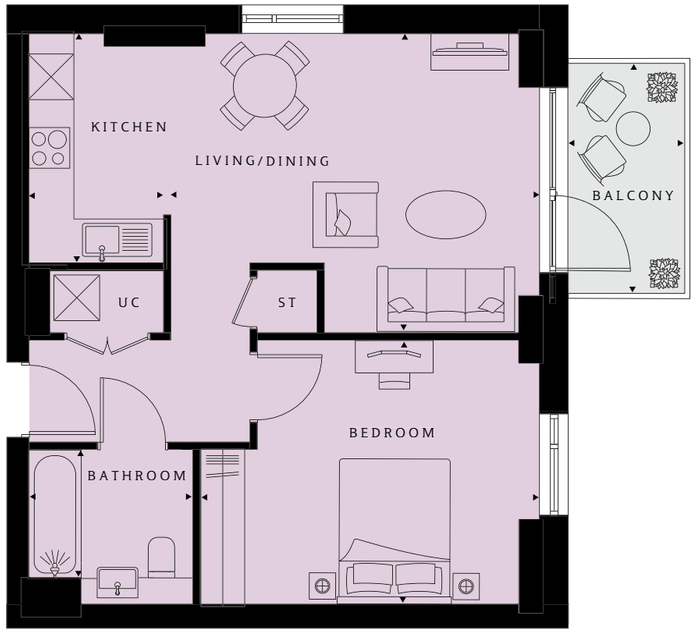
LEVEL 9

KEY

- 1-Bedroom Apartment
- 2-Bedroom Apartment
- 3-Bedroom Apartment
- Duplex Apartment

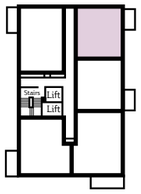
PLOTS 10 (2), 15 (3), 20 (4), 25 (5), 30 (6), 35 (7), 40 (8), 45 (9)

1-BEDROOM APARTMENT

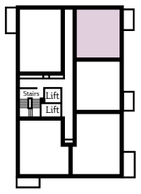


TOTAL AREA	554.3 SQ FT / 51.5 SQ M	
Living/Dining	13’2” x 16’3”	4020 x 4961 mm
Kitchen	10’1” x 5’11”	3080 x 1800 mm
Bedroom	11’6” x 14’11”	3520 x 4561 mm
Bathroom	6’8” x 7’2”	2050 x 2200 mm
Balcony	11’0” x 4’11”	3350 x 1500 mm

LEVELS 2, 4, 6, 8



LEVELS 3, 5, 7, 9

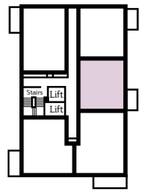


PLOTS 9 (2), 14 (3), 19 (4), 24 (5), 29 (6), 34 (7), 39 (8), 44 (9)

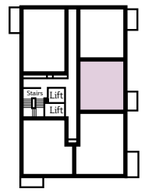
1-BEDROOM APARTMENT

TOTAL AREA	557.6 SQ FT / 51.8 SQ M	
Living/Dining	13’1” x 16’3”	4000 x 4961 mm
Kitchen	10’1” x 5’11”	3080 x 1800 mm
Bedroom	11’6” x 14’11”	3500 x 4561 mm
Bathroom	6’8” x 7’2”	2050 x 2200 mm
Balcony	11’0” x 4’11”	3350 x 1500 mm

LEVELS 2, 4, 6, 8

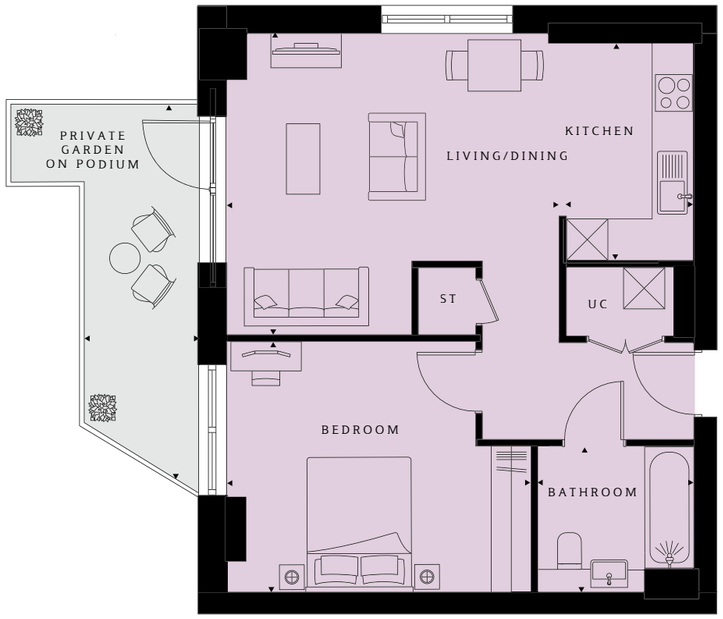


LEVELS 3, 5, 7, 9



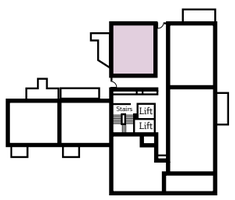
PLOT 6 (1)

1-BEDROOM APARTMENT



TOTAL AREA	542.9 SQ FT / 50.4 SQ M	
Living/Dining	13’10” x 15’2”	4232 x 4624 mm
Kitchen	10’5” x 5’11”	3165 x 1800 mm
Bedroom	11’6” x 13’10”	3520 x 4224 mm
Bathroom	6’8” x 7’2”	2050 x 2200 mm
Private Garden	21’2” x 5’3”	6450 x 1615 mm

LEVEL 1

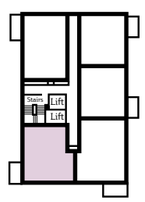


PLOTS 17 (4), 27 (6), 37 (8)*

1-BEDROOM APARTMENT

TOTAL AREA	642.5 SQ FT / 59.7 SQ M	
Living/Dining	17’5” x 14’4”	5307 x 4378 mm
Kitchen	9’10” x 7’5”	3000 x 2278 mm
Bedroom	14’11” x 10’8”	4545 x 3243 mm
Bathroom	8’6” x 7’2”	2600 x 2200 mm
Balcony	10’8” x 5’4”	3250 x 1635 mm

LEVELS 4, 6, 8



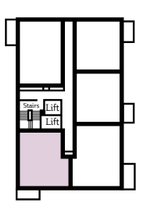
*Mechanical and electrical layouts may be different for wheelchair adaptable apartments

PLOTS 12 (3), 22 (5), 32 (7), 42 (9)*

1-BEDROOM APARTMENT

TOTAL AREA		642.5 SQ FT / 59.7 SQ M
Living/Dining	17'5" x 14'4"	5307 x 4378 mm
Kitchen	9'10" x 7'5"	3000 x 2278 mm
Bedroom	14'11" x 10'8"	4545 x 3243 mm
Bathroom	8'6" x 7'2"	2600 x 2200 mm
Balcony	11'9" x 5'4"	3600 x 1635 mm

LEVELS 3, 5, 7, 9



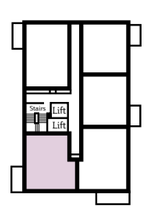
*Mechanical and electrical layouts may be different for wheelchair adaptable apartments

PLOT 7 (2)*

1-BEDROOM APARTMENT

TOTAL AREA		642.5 SQ FT / 59.7 SQ M
Living/Dining	17'5" x 14'4"	5307 x 4378 mm
Kitchen	9'10" x 7'5"	3000 x 2278 mm
Bedroom	14'11" x 10'8"	4545 x 3243 mm
Bathroom	8'6" x 7'2"	2600 x 2200 mm
Balcony	11'3" x 5'8"	3445x 1728 mm

LEVEL 2



*Mechanical and electrical layouts may be different for wheelchair adaptable apartments

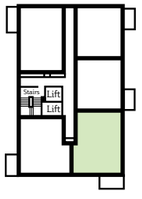
PLOTS 18 (4), 28 (6), 38 (8)*

2-BEDROOM APARTMENT

N

TOTAL AREA		722 SQ FT / 67.1 SQ M
Living/Dining	18'4" x 12'2"	5590 x 3720 mm
Kitchen	6'3" x 14'0"	1911 x 4270 mm
Bedroom 1	14'11" x 9'0"	4561 x 2750 mm
En Suite	7'2" x 5'1"	2200 x 1550 mm
Bedroom 2	10'11" x 9'2"	3340 x 2800 mm
Bathroom	6'8" x 7'2"	2050 x 2200 mm
Balcony	13'1" x 4'11"	4000 x 1500 mm

LEVELS 4, 6, 8



*Bedroom 2: Beds shown are 1350 x 1900 mm in size

PLOTS 13 (3), 23 (5), 33 (7), 43 (9)*

2-BEDROOM APARTMENT

N

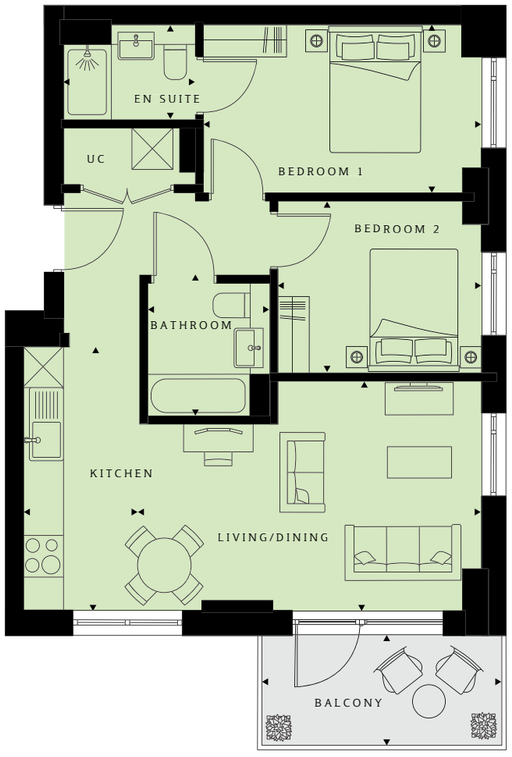
TOTAL AREA		722 SQ FT / 67.1 SQ M
Living/Dining	18'4" x 12'2"	5590 x 3720 mm
Kitchen	6'3" x 14'0"	1911 x 4270 mm
Bedroom 1	14'11" x 9'0"	4561 x 2750 mm
En Suite	7'2" x 5'1"	2200 x 1550 mm
Bedroom 2	10'11" x 9'2"	3340 x 2800 mm
Bathroom	6'8" x 7'2"	2050 x 2200 mm
Balcony	4'11" x 13'1"	1500 x 4000 mm

LEVELS 3, 5, 7, 9

*Bedroom 2: Beds shown are 1350 x 1900 mm in size

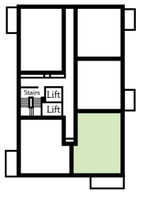
PLOT 8 (2)*

2-BEDROOM APARTMENT



TOTAL AREA		722 SQ FT / 67.1 SQ M
Living/Dining	18'4" x 12'2"	5590 x 3720 mm
Kitchen	6'3" x 14'0"	1911 x 4270 mm
Bedroom 1	14'11" x 9'0"	4561 x 2750 mm
En Suite	7'2" x 5'1"	2200 x 1550 mm
Bedroom 2	10'11" x 9'2"	3340 x 2800 mm
Bathroom	6'8" x 7'2"	2050 x 2200 mm
Balcony	13'1" x 4'11"	4000 x 1500 mm

LEVEL 2



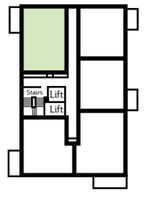
*Bedroom 2: Beds shown are 1350 x 1900 mm in size

PLOTS 11 (2), 16 (3), 21 (4), 26 (5), 31 (6), 36 (7), 41 (8), 46 (9)*

2-BEDROOM APARTMENT

TOTAL AREA		672.2 SQ FT / 62.4 SQ M
Living/Dining	12'8" x 15'3"	3864 x 4661 mm
Kitchen	8'8" x 5'11"	2645 x 1800 mm
Bedroom 1	9'4" x 14'0"	2850 x 4261 mm
En Suite	5'3" x 7'2"	1617 x 2200 mm
Bedroom 2	9'0" x 10'2"	2739 x 3111 mm
Bathroom	6'8" x 7'2"	2050 x 2200 mm
Balcony	13'1" x 4'11"	4000 x 1500 mm

LEVELS 2, 4, 6, 8

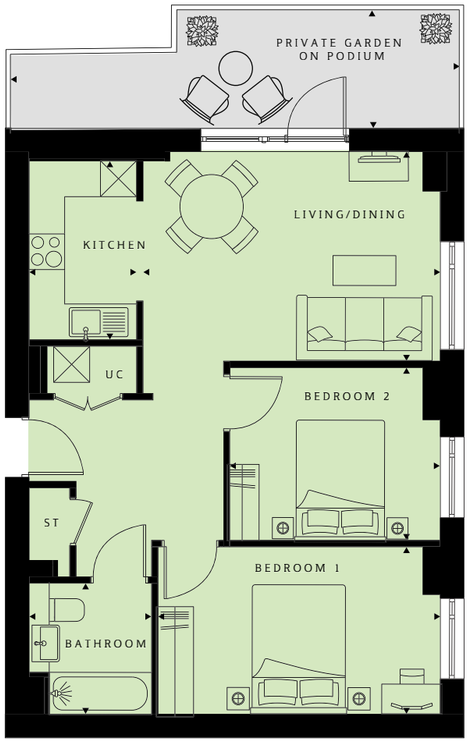


LEVELS 3, 5, 7, 9

*Bedroom 2: Beds shown are 1350 x 1900 mm in size

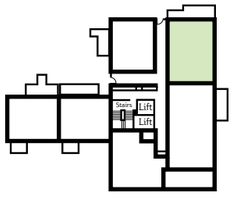
PLOT 5 (1)*

2-BEDROOM APARTMENT



TOTAL AREA	681.7 SQ FT / 63.3 SQ M	
Living/Dining	11'5" x 16'3"	3477 x 4961 mm
Kitchen	9'10" x 5'11"	3000 x 1800 mm
Bedroom 1	9'2" x 15'5"	2810 x 4711 mm
Bedroom 2	9'6" x 11'6"	2900x 3511 mm
Bathroom	7'2" x 6'8"	2200 x 2050 mm
Private Garden	23'8" x 5'11"	7226 x 1817 mm

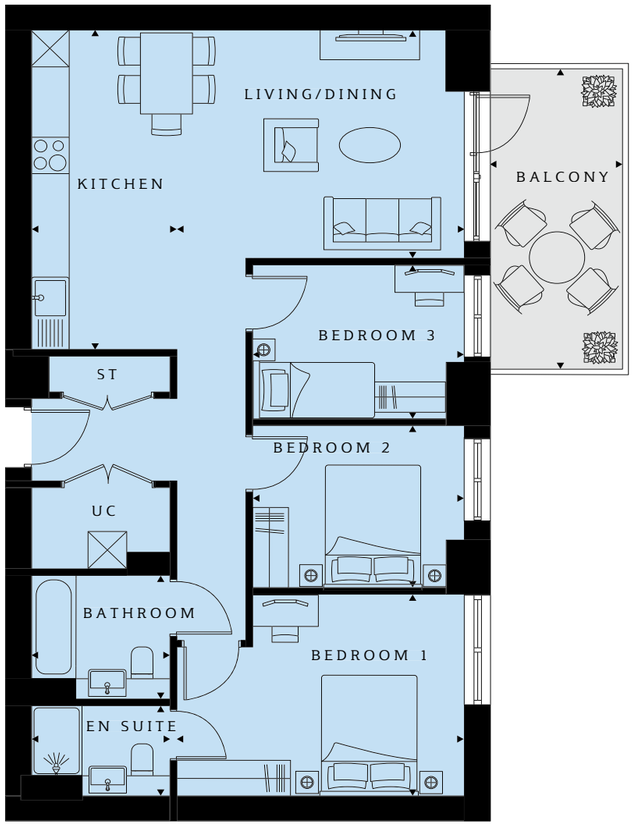
LEVEL 1



*Bedroom 2: Beds shown are 1350 x 1900 mm in size

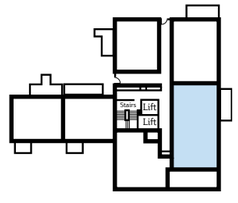
PLOT 4 (1)*

3-BEDROOM APARTMENT



TOTAL AREA	929.4 SQ FT / 86.3 SQ M	
Living/Dining	12'5" x 14'11"	3780 x 4561 mm
Kitchen	17'4" x 7'6"	5285 x 2300 mm
Bedroom 1	11'0" x 14'11"	3362 x 4561 mm
Ensuite	5'0" x 7'3"	1542 x 2200 mm
Bedroom 2	8'11" x 11'0"	2707 x 3361 mm
Bedroom 3	8'4" x 11' 0"	2550 x 3361 mm
Bathroom	6'8" x 7'2"	2050 x 2200 mm
Balcony	15'4" x 4'11"	4683 x 1503 mm

LEVEL 1

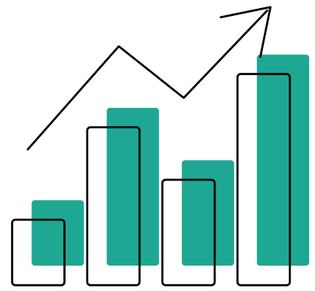


*Bedroom 2: Beds shown are 1350 x 1900 mm in size

THE DETAIL

WHY CHOOSE BARRATT LONDON?

Barratt London's goal is to provide high quality homes for Londoners. We focus on excellence in design, construction and customer service. By buying at Eastman Village you can have peace of mind while unlocking potential from a home that could be a lifetime investment.



50,000

homes in the capital over

40 YEARS

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.

FIVE-STAR CUSTOMER SERVICE

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*.

5 STAR HOME BUILDER CUSTOMER SATISFACTION
HBF 2024
HOME BUILDERS FEDERATION

FIVE STAR

Customer service

*"We" refers to the Barratt Developments PLC group brands including Barratt London, Barratt Homes and David Wilson Homes.

CGI indicative only

BUY A QUALITY NEW HOME WITH CONFIDENCE

NEW HOMES QUALITY CODE:

Barratt London has registered with the New Homes Quality Board (NHQB). All housebuilders and developers who build new homes are expected to register with the NHQB. As long as a house-builder 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.

Building For a Healthy Life

BUILDING FOR A HEALTHY LIFE

Independent assessor have visited Eastman Village, interviewed the development team, and considered how the design delivers on key healthy placemaking principles. These were developed by NHS England and NHS Improvement and embedded into Building for a Healthy Life to make the design of new places better for the physical and mental well-being of residents and neighbours. Eastman Village has achieved a maximum score against this criteria.

DEVELOPMENT INFORMATION

ADDRESS
Unit 2 Polaroid Point,
Hargrave Drive, Harrow, HA1 4BF

Local authority
London Borough of Harrow

VENDOR'S SOLICITOR
Winkworth Sherwood

Telephone
020 7593 5054

Email
leccottteam@wslaw.co.uk

Address
Arbor, 255 Blackfriars Road,
London, SE1 9AX

ESTIMATED CHARGES
Charges apply. Please speak to a Sales Adviser for more information.

PARKING
Parking spaces are limited, available at an additional cost.

MISCELLANEOUS
Building Warranty
10 year NHBC**

Length of lease
999 years from 1 May 2018

Fenton Apartments estimated completion date:
Q2 / Q3 2025

Reservation deposit
£2,000†

Terms of payment
10% of purchase price payable on exchange, balance of purchase price to be paid on completion.

Disclaimer:
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. Computer generated images, maps and development layouts are intended for illustrative purposes and should be treated as general guidance only. 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.

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.

Images and development layouts are for illustrative purposes, should be used for general guidance only and are not intended to form part of any contract or warranty unless specifically incorporated in writing. Development layouts including house types and tenures, the location of affordable housing, parking arrangements, play areas, landscaping and public open spaces are subject to change including any changes required due to a change in planning permission. Fenton Apartments is a marketing name 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 June 2024.

Calls to 03 numbers are charged at the same rate as dialling an 01 or 02 number. If your fixed line or mobile service has inclusive minutes to 01/02 numbers, then calls to 03 are counted as part of this inclusive call volume. Non-BT customers and mobile phone users should contact their service providers for information about the cost of calls.

^ Limited availability, selected plots only. †Reservation deposit is refundable subject to admin costs incurred by Barratt London. Subject to status, terms and conditions apply. 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, Bardon Hill, Coalville, Leicestershire LE67 1UF ("BDW") is a subsidiary of Barratt Developments PLC.

NEW HOMES QUALITY CODE

NEW HOMES OMBUDSMAN SERVICE

5 STAR HOME BUILDER CUSTOMER SATISFACTION HBF 2024 HOME BUILDERS FEDERATION

BARRATT LONDON

EASTMAN VILLAGE

HARROW HA1

BARRATT
LONDON