



**No.10
WATKIN ROAD**
WEMBLEY



LIVE IN THE HEART OF LONDON'S BOROUGH OF CULTURE

BARRATT
— LONDON —

WELCOME TO
NO.10 WATKIN ROAD



NO.10 WATKIN ROAD

At the heart of a north London transformation story

No.10 Watkin Road is a striking new Barratt London development in Wembley, with excellent transport links to central London. Two hundred and twenty-nine new apartments will be available with one, two or three bedrooms – offering a range of layouts for professionals and families looking to step onto the property ladder.

Designed for modern living, No.10 Watkin Road

has received the 'Build for Life' accreditation – an independent hallmark of liveability, design and longevity – giving you confidence that the development will enable the highest quality of living for the long term. Each spacious and light-filled home comes complete with its own balcony or terrace and is finished with floor-to-ceiling windows to maximise light. In addition, the development itself features five rooftop communal gardens, with

children's play areas and places to relax or enjoy leisure activities.

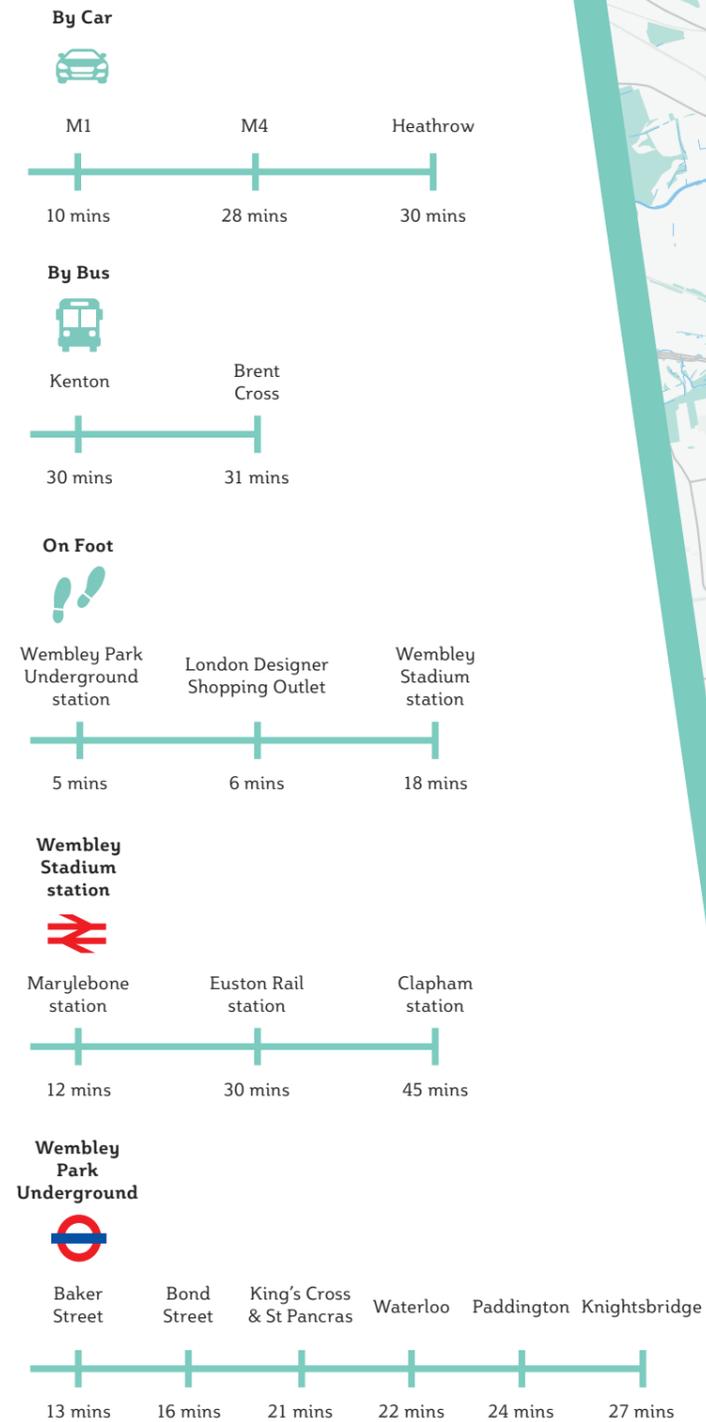
Located in the borough of Brent, named 'London's Borough of Culture 2020', this buzzing area is steadily becoming known for its cultural attractions, first-class shopping and green open spaces. And with bars, cafés and restaurants popping up on every corner, now's the perfect time to invest in a new home.



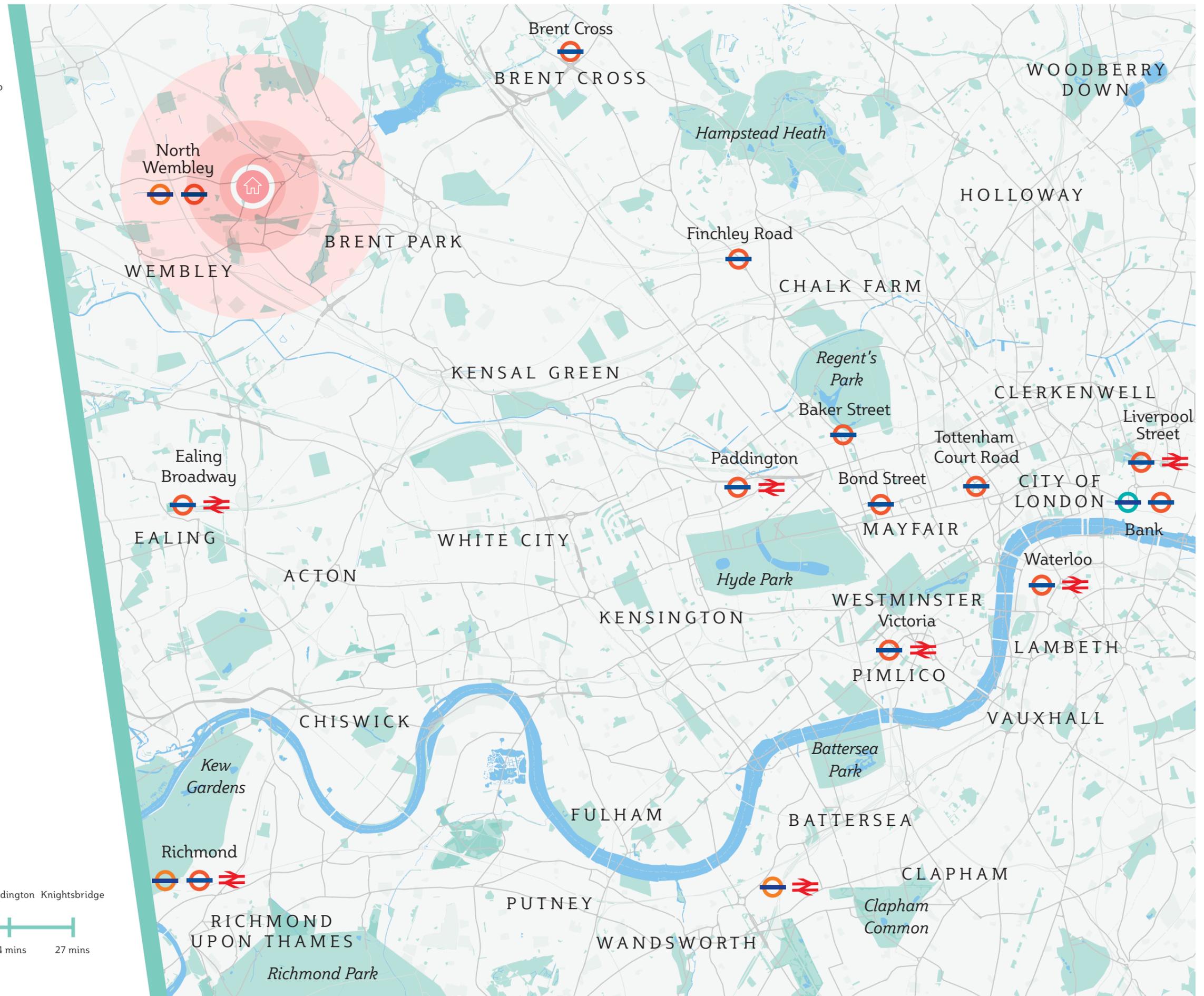
A connected London lifestyle

Located in Zone 4, No.10 Watkin Road is just a 5-minute walk from Wembley Park Underground station, served by both the Jubilee and Metropolitan lines – an ideal location for commuters.

The development is also less than a 10-minute drive away from the North Circular, which provides easy access to central London and further afield.



Travel times stated are approximated, sources: tfl.gov.uk and maps.google.com
Train and Underground times calculated from the stations and are approximate. Source: tfl.gov.uk





London Designer Shopping Outlet
6-minute walk



Baker Street
13-minute Tube



Wembley Stadium Station
18-minute walk



Waterloo
22-minute Tube



Clapham Junction
45-minute Train

**No.10
WATKIN ROAD**
WEMBLEY

WITHIN
**20
MINS**

WITHIN
**40
MINS**



Wembley Park Underground Station
5-minute walk



Marylebone Station
12-minute Train



Bond Street
16-minute Tube



King's Cross & St Pancras
21-minute Tube



Paddington
24-minute Tube



Travel times are approximate.
Sources: tfl.gov.uk and Maps.google.com



Culture, community and charm

Part of a thriving community, No.10 Watkin Road has every amenity you could need within walking distance, including a family-run butcher's, greengrocer's, bakeries, cafés and pharmacies.

For the foodies, there are plenty of gastropubs a short stroll away and Boxpark Wembley is just a 4-minute walk from your door. Here you can choose from 23 independent eateries serving everything from burgers to burritos and sushi. Or, if cocktails are your thing, head to the terrace of Sky Bar 9 in the Hilton Hotel – the perfect place to meet friends or entertain visitors.

On your doorstep you'll also find numerous boutiques at London's Designer Outlet and a world-class line-up of sporting, music and entertainment events at Wembley Stadium. For a touch of culture, the Sanatan and Neasden Temples are a 35-minute walk from the development, attracting tourists from across the world for their impressive architecture.

No.10 Watkin Road is situated within close proximity of some of London's largest parks, including Fryent Country Park which is home to 103 hectares of rolling fields and small woods. Or, if you're an aquatics fanatic, you can spend the day canoeing, kayaking or fishing at nearby Brent Reservoir.





Thoughtfully designed, quality homes

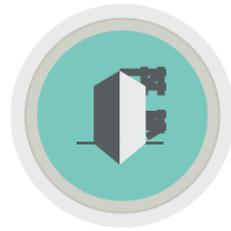
Whether you choose a one, two or three-bedroom home, each apartment at No.10 Watkin Road has been thoughtfully designed and accredited by 'Built for Life' to provide you with high quality in every aspect, from storage to outdoor space. The rooms are finished with high-quality fixtures and fittings which come with a 10-year warranty. Open-plan living and dining areas allow for easy socialising and plenty of natural light.



Reasons to invest in No.10 Watkin Road, Wembley



10,000 full-time jobs created



Wembley is the largest long-term area investment plan in the UK



£2.5bn in regeneration investment in Wembley



42 acres of public realm and gardens



Neighbouring Barratt London development achieved 8% capital growth over 2 years



Up to 16.4m visitors a year



Fastest fibre optic broadband in London



Proposed rental yields of over 4.4%



Additional information

Contact information

Address
No.10 Watkin Road, Sales Suite,
Fulton Road HA9 0NL

Telephone
0330 057 6666

Local authority

Brent London Borough Council

Vendor's solicitor

Winckworth Sherwood

Address
Minerva House
5 Montague Close
London SE1 9BB

Estimated charges

Estimated service charge per annum

One-bedroom from £1,665 to £1,795
Two-bedroom from £1,865 to £1,998
Three-bedroom from £2,200 to £2,220

Ground rents per annum

One-bedroom £350
Two-bedroom £375
Three-bedroom £425

Estimated communal heating system maintenance and consumption (via external Energy Services Company (ESCO)) per annum

One-bedroom £310
Two-bedroom £319
Three-bedroom £329

Council tax 2019-20

Band A £1,055.23
Band B £1,231.11
Band C £1,406.98
Band D £1,582.85
Band E £1,934.59
Band F £2,286.34
Band G £2,638.08
Band H £3,165.70

Miscellaneous

Building Warranty
10 year NHBC*

Length of lease
999 years

Architects
DMFK Architects

Estimated completion date
2021

Reservation deposit

£1,000
£500 with Help to Buy*

Terms of Payment

10% of purchase price payable on exchange (5% with Help to Buy)
Balance of purchase price to be paid on completion

*Limited availability, selected plots only. 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. Homes England provides an equity loan for 40% of the purchase price of the property. The equity loan provided by Homes England is secured as a second charge on your property. The amount you have to repay to Homes England may be more than the amount of the equity loan provided. Help to Buy London Scheme is available in London Boroughs up to £600,000.

Site plan

Many of the apartments have balconies overlooking podium gardens which allows residents to enjoy a slice of tranquillity in the midst of the busy city.

The five unique podium gardens are split over the first, second, eighteenth, nineteenth and twentieth levels, providing urban play space to socialise and relax.

- No.10 Watkin Road development
- Playgrounds
- 1 1st floor podium garden
- 2 2nd floor podium garden
- 3 18th floor podium garden
- 4 19th floor podium garden
- 5 20th floor podium garden



Source: Maps.google.com



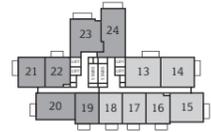
No.10 WATKIN ROAD WEMBLEY



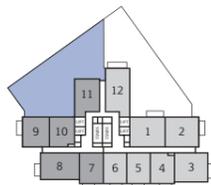
Level 5



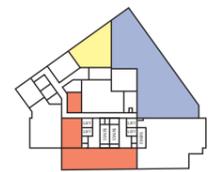
Level 4



Level 3



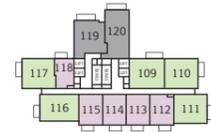
Level 2



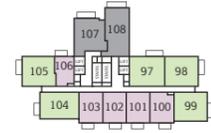
Level 1



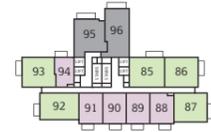
Ground Level



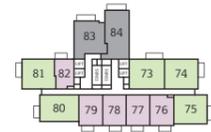
Level 11



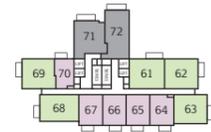
Level 10



Level 9



Level 8



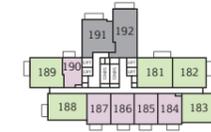
Level 7



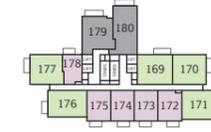
Level 6



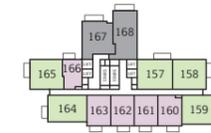
No.10 WATKIN ROAD WEMBLEY



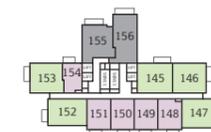
Level 17



Level 16



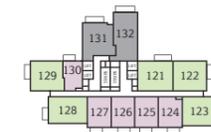
Level 15



Level 14



Level 13



Level 12



Level 23



Level 22



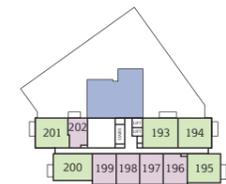
Level 21



Level 20



Level 19



Level 18

- Eight disabled parking spaces, including two electric vehicle charging points
- Energy centre
- Refuse store
- One-bedroom apartments
- Bike store
- Shared ownership
- Two-bedroom apartments
- Podium garden
- Affordable rent

- Podium garden
- Affordable rent
- One-bedroom apartments
- Two-bedroom apartments
- Three-bedroom apartments

No.10 Watkin Road, Wembley

1 bedroom apartment



Floor	Plot
23	
22	
21	
20	
19	210
18	202
17	190
16	178
15	166
14	154
13	142
12	130
11	118
10	106
9	94
8	82
7	70
6	58
5	
4	
3	
2	
1	
G	

PLOTS 58, 70, 82, 94, 106, 118, 130, 142, 154, 166, 178, 190, 202, 210

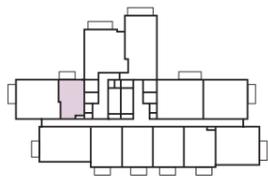
Kitchen/Living/Dining
25'1" x 8'2" (7660 x 2510mm)

Bedroom
13'2" x 8'9" (4040 x 2710mm)

Shower Room
8'5" x 5'1" (2600 x 1550mm)

TOTAL AREA
409 sq ft (38 sq m)

Balcony
11'1" x 5'4" (3380 x 1650mm)



No.10 Watkin Road, Wembley

1 bedroom apartment



Floor	Plot
23	
22	
21	
20	
19	204
18	196
17	184
16	172
15	160
14	148
13	136
12	124
11	112
10	100
9	88
8	76
7	64
6	
5	
4	
3	
2	
1	
G	

PLOTS 64, 76, 88, 100, 112, 124, 136, 148, 160, 172, 184, 196, 204

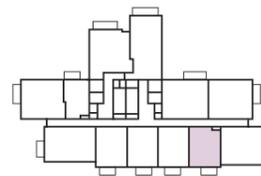
Kitchen/Living/Dining
26'0" x 10'10" (7934 x 3080mm)

Bedroom
12'2" x 10'5" (3720 x 3215mm)

Bathroom
7'0" x 6'7" (2150 x 2050mm)

TOTAL AREA
538 sq ft (50 sq m)

Balcony
11'1" x 5'4" (3380 x 1650mm)

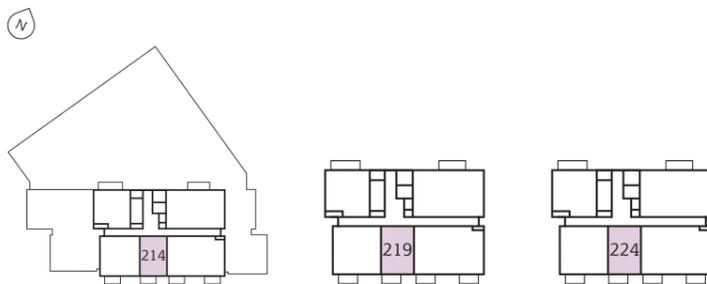


No.10 Watkin Road, Wembley

1 bedroom apartment



Floor	Plot
23	
22	224
21	219
20	214
19	
18	
17	
16	
15	
14	
13	
12	
11	
10	
9	
8	
7	
6	
5	
4	
3	
2	
1	
G	



PLOTS 214, 219, 224

Kitchen/Living/Dining
26'4" x 12'9" (8044 x 3308mm)

Bedroom
14'1" x 9'8" (4310 x 3000mm)

Shower Room
7'0" x 5'1" (2150 x 1550mm)

TOTAL AREA
474 sq ft (44.0 sq m)

Balcony
11'1" x 5'4" (3380 x 1650mm)

No.10 Watkin Road, Wembley

1 bedroom apartment



Floor	Plot
23	229
22	226
21	221
20	216
19	211
18	
17	
16	
15	
14	
13	
12	
11	
10	
9	
8	
7	
6	
5	
4	
3	
2	
1	
G	



PLOTS 211, 216, 221, 226, 229

Kitchen/Living/Dining
21'4" x 12'7" (6524 x 3870mm)

Bedroom
14'5" x 10'5" (4375 x 3200mm)

Bathroom
10'2" x 6'8" (3110 x 2050mm)

TOTAL AREA
570 sq ft (53 sq m)

Balcony
17'0" x 5'4" (5180 x 1660mm)

No.10 Watkin Road, Wembley

1 bedroom apartment



Floor	Plot
23	
22	
21	
20	
19	205
18	197
17	185
16	173
15	161
14	149
13	137
12	125
11	113
10	101
9	89
8	77
7	65
6	53
5	
4	
3	
2	
1	
G	

PLOTS 53, 65, 77, 89, 101, 113, 125, 137, 149, 161, 173, 185, 197, 205

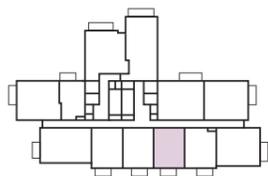
Kitchen/Living/Dining
25'1" x 10'1" (7660 x 3072mm)

Bedroom
12'3" x 10'2" (3722 x 3108mm)

Bathroom
7'0" x 6'7" (2150 x 2050mm)

TOTAL AREA
538 sq ft (50 sq m)

Balcony
11'1" x 5'4" (3380 x 1650mm)



No.10 Watkin Road, Wembley

1 bedroom apartment



Floor	Plot
23	
22	
21	
20	
19	207
18	199
17	187
16	175
15	163
14	151
13	139
12	127
11	115
10	103
9	91
8	79
7	67
6	55
5	
4	
3	
2	
1	
G	

PLOTS 55, 67, 79, 91, 103, 115, 127, 139, 151, 163, 175, 187, 199, 207

Kitchen/Living/Dining
25'1" x 10'1" (7660 x 3072mm)

Bedroom
12'2" x 10'2" (3722 x 3108mm)

Bathroom
7'0" x 6'7" (2150 x 2050mm)

TOTAL AREA
538 sq ft (50 sq m)

Balcony
11'1" x 5'4" (3380 x 1650mm)



No.10 Watkin Road, Wembley

1 bedroom apartment



Floor	Plot
23	227
22	
21	
20	
19	
18	
17	
16	
15	
14	
13	
12	
11	
10	
9	
8	
7	
6	
5	
4	
3	
2	
1	
G	

PLOT 227

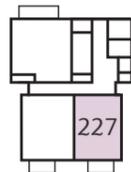
Kitchen/Living/Dining
18'9" x 10'2" (5716 x 3103mm)

Bedroom
15'3" x 8'1" (4669 x 2480mm)

Shower Room
7'2" x 5'5" (2150 x 1650mm)

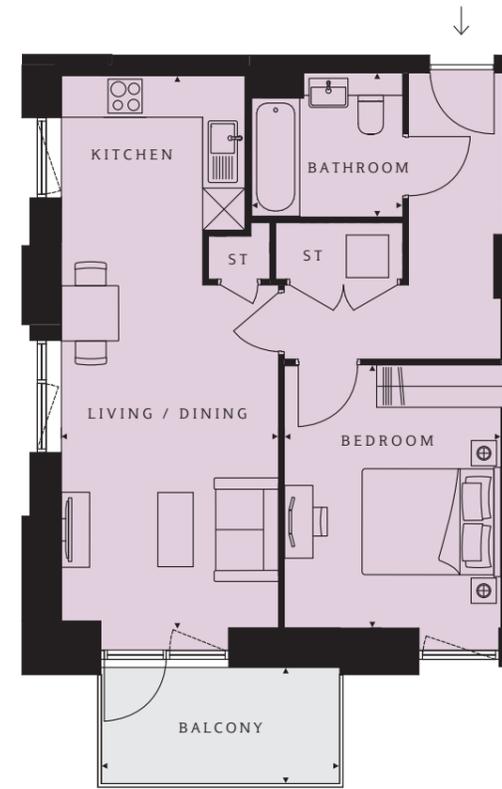
TOTAL AREA
492 sq ft (46 sq m)

Balcony
11'1" x 5'5" (3380 x 1660mm)



No.10 Watkin Road, Wembley

1 bedroom apartment



Floor	Plot
23	228
22	
21	
20	
19	
18	
17	
16	
15	
14	
13	
12	
11	
10	
9	
8	
7	
6	
5	
4	
3	
2	
1	
G	

PLOT 228

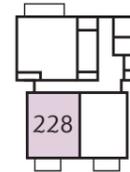
Kitchen/Living/Dining
25'8" x 10'1" (7822 x 3072mm)

Bedroom
12'3" x 10'2" (3722 x 3108mm)

Bathroom
7'0" x 6'7" (2150 x 2050mm)

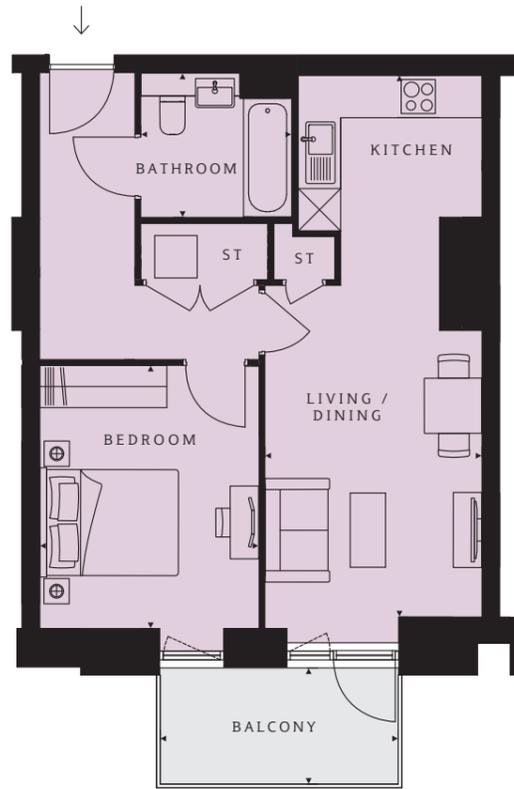
TOTAL AREA
538 sq ft (50 sq m)

Balcony
11'1" x 5'4" (3380 x 1650mm)



No.10 Watkin Road, Wembley

1 bedroom apartment



Floor	Plot
23	
22	
21	
20	
19	206
18	198
17	186
16	174
15	162
14	150
13	138
12	126
11	114
10	102
9	90
8	78
7	66
6	54
5	
4	
3	
2	
1	
G	

PLOTS 54, 66, 78, 90, 102, 114, 126, 138, 150, 162, 174, 186, 198, 206

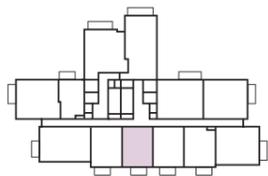
Kitchen/Living/Dining
25'1" x 10'1" (7660 x 3072mm)

Bedroom
12'3" x 10'2" (3722 x 3108mm)

Bathroom
7'0" x 6'7" (2150 x 2050mm)

TOTAL AREA
538 sq ft (50 sq m)

Balcony
11'1" x 5'4" (3380 x 1650mm)



No.10 Watkin Road, Wembley

2 bedroom apartment



Floor	Plot
23	
22	
21	
20	
19	
18	194
17	182
16	170
15	158
14	146
13	134
12	122
11	110
10	98
9	86
8	74
7	62
6	50
5	38
4	
3	
2	
1	
G	

PLOTS 38, 50, 62, 74, 86, 98, 110, 122, 134, 146, 158, 170, 182, 194

Kitchen/Living/Dining
17'5" x 14'2" (5330 x 4337mm)

Bedroom 1
11'8" x 11'7" (3590 x 3563mm)

En suite
8'1" x 5'1" (2480 x 1550mm)

Bedroom 2
10'7" x 9'10" (3243 x 3015mm)

Bathroom
8'1" x 6'8" (2476 x 2050mm)

TOTAL AREA
721 sq ft (67 sq m)

Balcony
13'3" x 5'4" (4060 x 1650mm)



No.10 Watkin Road, Wembley

2 bedroom apartment



Floor	Plot
23	
22	
21	
20	
19	
18	193
17	181
16	169
15	157
14	145
13	133
12	121
11	109
10	97
9	85
8	73
7	61
6	49
5	
4	
3	
2	
1	
G	



PLOTS 49, 61, 73, 85, 97, 109, 121, 133, 145, 157, 169, 181, 193

Kitchen/Living/Dining
25'0" x 10'5" (7760 x 3200mm)

Bedroom 1
11'8" x 11'4" (3568 x 3471mm)

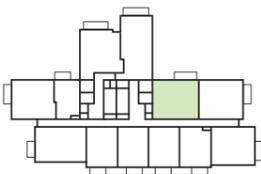
En suite
7'0" x 5'1" (2150 x 1550mm)

Bedroom 2
12'8" x 9'1" (3906 x 2770mm)

Bathroom
7'0" x 6'7" (2150 x 2050mm)

TOTAL AREA
785 sq ft (73 sq m)

Balcony
15'5" x 5'4" (4734 x 1650mm)

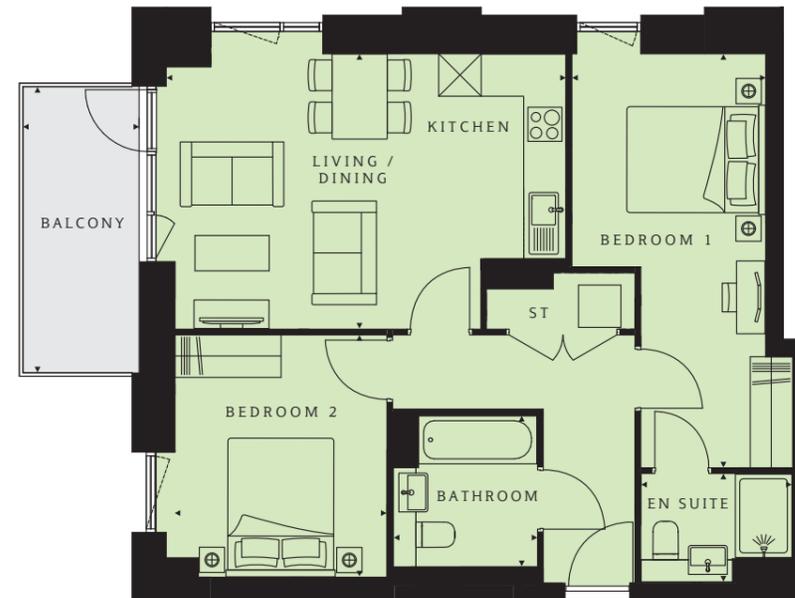


No.10 Watkin Road, Wembley

2 bedroom apartment



Floor	Plot
23	
22	
21	
20	
19	209
18	201
17	189
16	177
15	165
14	153
13	141
12	129
11	117
10	105
9	93
8	81
7	69
6	57
5	
4	
3	
2	
1	
G	



PLOTS 57, 69, 81, 93, 105, 117, 129, 141, 153, 165, 177, 189, 201, 209

Kitchen/Living/Dining
18'1" x 12'8" (5530 x 3900mm)

Bedroom 1
19'4" x 9'0" (5900 x 2750mm)

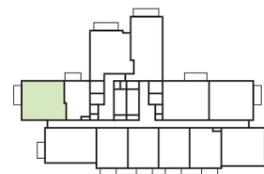
En suite
7'0" x 5'1" (2150 x 1550mm)

Bedroom 2
11'2" x 9'8" (3430 x 3000mm)

Bathroom
7'0" x 6'8" (2150 x 2050mm)

TOTAL AREA
700 sq ft (65 sq m)

Balcony
13'3" x 5'4" (4060 x 1650mm)

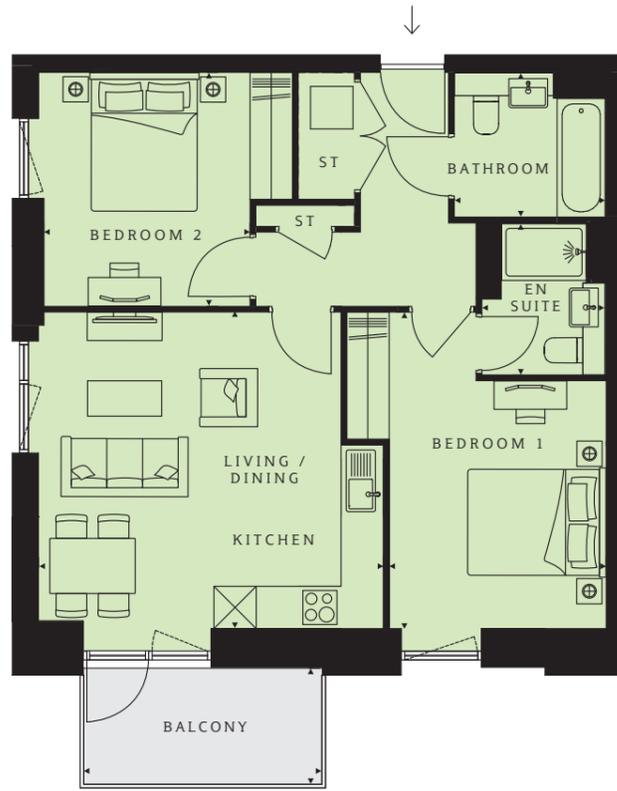


No.10 Watkin Road, Wembley

2 bedroom apartment



Floor	Plot
23	
22	225
21	220
20	215
19	
18	
17	
16	
15	
14	
13	
12	
11	
10	
9	
8	
7	
6	
5	
4	
3	
2	
1	
G	



PLOTS 215, 220, 225

Kitchen/Living/Dining
16'0" x 14'7" (4890 x 4480mm)

Bedroom 1
14'7" x 10'1" (4480 x 3070mm)

En suite
7'0" x 4'9" (2150 x 1490mm)

Bedroom 2
10'10" x 9'7" (3310 x 2920mm)

Bathroom
7'0" x 6'7" (2150 x 2050mm)

TOTAL AREA
689 sq ft (64 sq m)

Balcony
11'1" x 5'4" (3380 x 1650mm)

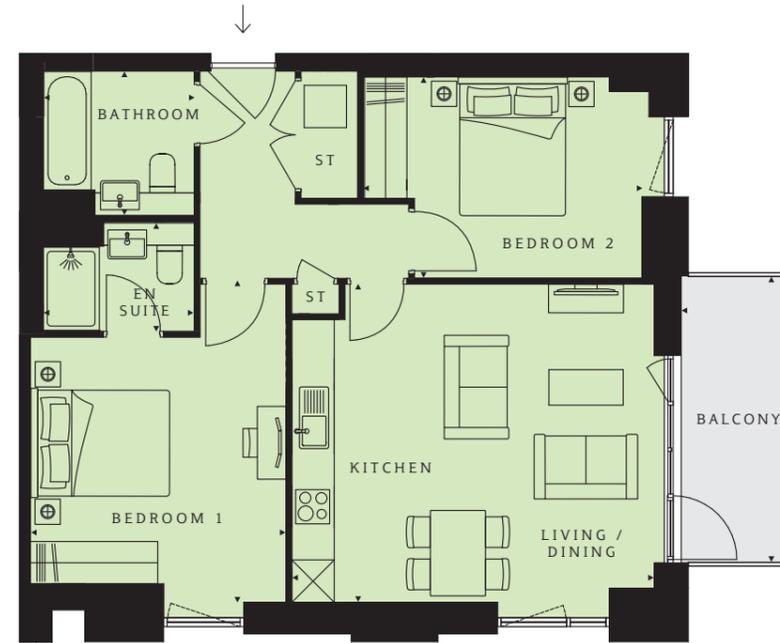


No.10 Watkin Road, Wembley

2 bedroom apartment



Floor	Plot
23	
22	
21	
20	
19	
18	195
17	183
16	171
15	159
14	147
13	135
12	123
11	111
10	99
9	87
8	75
7	63
6	51
5	
4	
3	
2	
1	
G	



PLOTS 51, 63, 75, 87, 99, 111, 123, 135, 147, 159, 171, 183, 195

Kitchen/Living/Dining
16'8" x 14'8" (5130 x 4500mm)

Bedroom 1
14'9" x 11'9" (4550 x 3620mm)

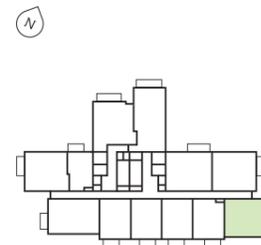
En suite
7'1" x 5'1" (2160 x 1550mm)

Bedroom 2
10'10" x 9'7" (3320 x 2920mm)

Bathroom
7'1" x 6'7" (2160 x 2040mm)

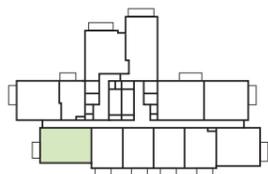
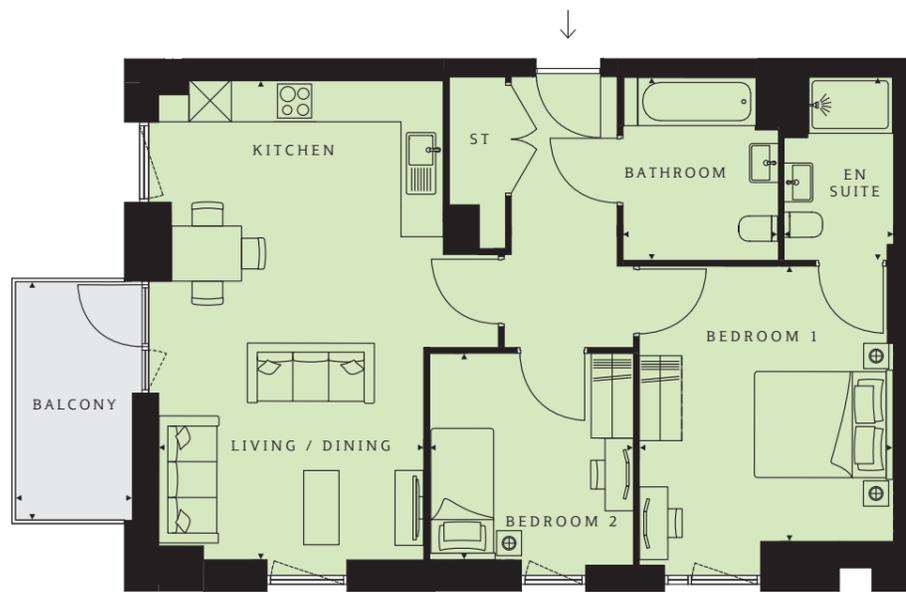
TOTAL AREA
708 sq ft (66 sq m)

Balcony
13'3" x 5'9" (4060 x 1764mm)



No.10 Watkin Road, Wembley

2 bedroom apartment



Floor	Plot
23	
22	
21	
20	
19	208
18	200
17	188
16	176
15	164
14	152
13	140
12	128
11	116
10	104
9	92
8	80
7	68
6	56
5	
4	
3	
2	
1	
G	

PLOTS 56, 68, 80, 92, 104, 116, 128, 140, 152, 164, 176, 188, 200, 208

Kitchen/Living/Dining
22'2" x 12'6" (6780 x 3850mm)

Bedroom 1
12'8" x 11'8" (3900 x 3600mm)

En suite
8'5" x 5'1" (2600 x 1550mm)

Bedroom 2
9'7" x 9'5" (2925 x 2888mm)

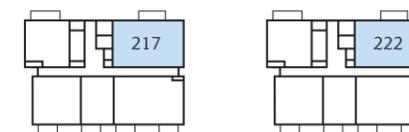
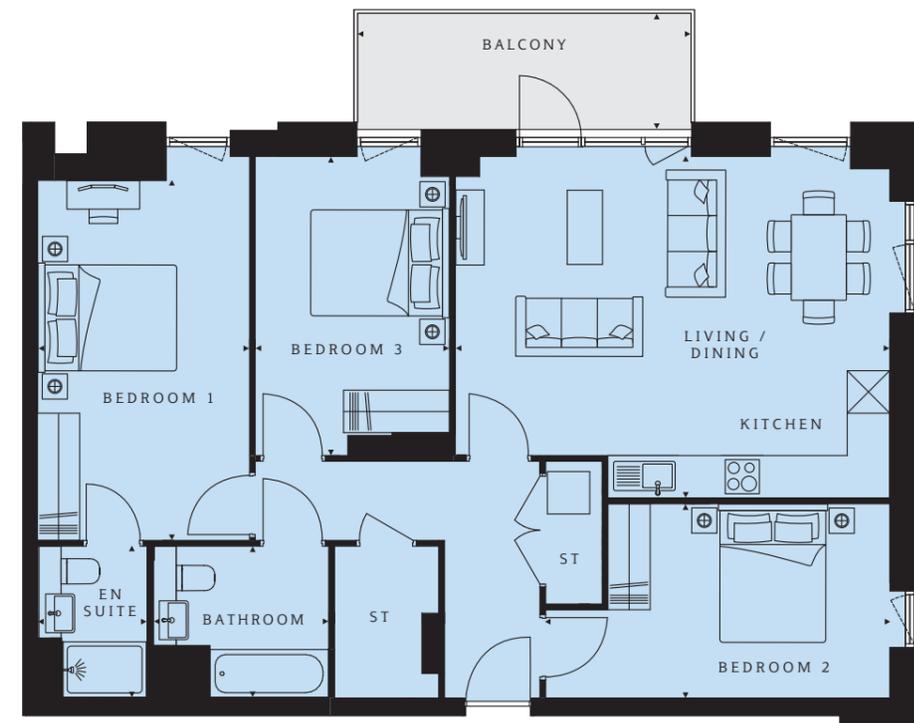
Bathroom
8'5" x 7'2" (2600 x 2200mm)

TOTAL AREA
764 sq ft (71 sq m)

Balcony
11'1" x 5'4" (3380 x 1660mm)

No.10 Watkin Road, Wembley

3 bedroom apartment



Floor	Plot
23	
22	222
21	217
20	212
19	203
18	
17	
16	
15	
14	
13	
12	
11	
10	
9	
8	
7	
6	
5	
4	
3	
2	
1	
G	

PLOTS 203, 212, 217, 222

Kitchen/Living/Dining
20'2" x 15'8" (6151 x 4831mm)

Bedroom 1
16'7" x 9'8" (5093 x 3003mm)

En suite
7'0" x 5'1" (2150 x 1550mm)

Bedroom 2
13'1" x 9'0" (3990 x 2750mm)

Bedroom 3
13'9" x 9'0" (4230 x 2750mm)

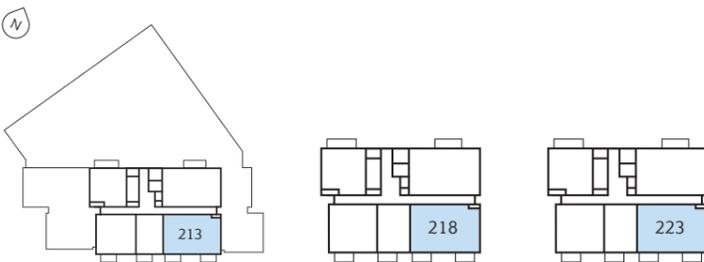
Bathroom
8'1" x 7'0" (2480 x 2150mm)

TOTAL AREA
999 sq ft (93.0 sq m)

Balcony
15'5" x 5'4" (4734 x 1650mm)

No.10 Watkin Road, Wembley

3 bedroom apartment



Floor	Plot
23	
22	223
21	218
20	213
19	
18	
17	
16	
15	
14	
13	
12	
11	
10	
9	
8	
7	
6	
5	
4	
3	
2	
1	
G	

PLOTS 213, 218, 223

Kitchen/Living/Dining
20'0" x 16'5" (6103 x 5038mm)

Bedroom 1
18'5" x 9'3" (5638 x 2827mm)

En suite
7'0" x 5'1" (2150 x 1550mm)

Bedroom 2
14'6" x 9'0" (4438 x 2750mm)

Bedroom 3
16'1" x 8'7" (4922 x 2662mm)

Bathroom
7'0" x 6'7" (2150 x 2050mm)

TOTAL AREA
999 sq ft (93.0 sq m)

Balcony 1
11'1" x 5'4" (3380 x 1650mm)

Balcony 2
11'1" x 5'4" (3380 x 1650mm)

No.10
WATKIN ROAD
WEMBLEY

Specification



Kitchen

Individually designed contemporary kitchens with soft-close doors and drawers

Colour choice of wall and base units*

Matching worktops and full-height upstands

Under-cabinet lighting

Stainless steel single bowl sink and chrome tap

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

*Subject to stage of construction

Bathroom

Sottini brassware

White semi-recessed wash hand basin

Back-to-wall WC pan with soft-close WC seat

Concealed cistern and dual flushplate

White acrylic bath

Bath screen and shower above bath (where no en suite)

Heated towel rail

Shaver socket

Porcelain floor tiles

Porcelain wall tiles

En suite

Sottini brassware

White semi-recessed wash hand basin

Back-to-wall WC pan with soft-close WC seat

Concealed cistern and dual flushplate

White shower tray

Chrome shower doors

Heated towel rail

Shaver socket

Porcelain floor tiles

Porcelain wall tiles

Bedrooms

BT TV/FM connectivity to Bedroom 1

Abingdon carpet to bedrooms

General

Video door entry

BT TV/Sky Q/FM connectivity to living area

CAT5e wiring from utility cupboard to living room media plate and Bedroom 1 TV point

Superfast broadband (subject to subscription)

Flooring included to kitchen, lounge and hallways

Why Barratt London?

Barratt London's vision

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

Five-star customer service

As part of Barratt Developments PLC, the UK's most recommended 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.

**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 house builder to be awarded this award 11 years runningly "we" refers to the Barratt Developments PLC group brands including Barratt London, Barratt Homes and David Wilson Homes.



The Consumer Code

The Consumer Code for Home Builders ("the Code"), which came into effect in April 2010, applies to all home builders registered with the UK's main new Home Warranty Bodies: NHBC, Premier Guarantee and LABC Warranty.

The Code gives protection and rights to purchasers of new homes. It requires all new home buyers to be treated fairly and ensure they are fully informed about their purchase before and after they sign the contract.

The aim of the Code is for all new home buyers to:

- be treated fairly
- know what levels of service to expect
- be given reliable information about their purchase and their consumer rights before and after they move in
- know how to access speedy, low-cost dispute resolution arrangements to deal with complaints about breaches of the Code.

The Code reinforces best practice among home builders to encourage a consistently high level of information and customer service. It builds on successful efforts already made by the industry to improve consumer satisfaction in recent years.

The Code covers every stage of the home-buying purchase – pre-contract, exchange of contract and during occupation.

We are committed to the Consumer Code for Home Builders. For more information on the Consumer Code for Home Builders, please visit <http://www.consumercode.co.uk/>

**CONSUMER
CODE FOR
HOME BUILDERS**

www.consumercode.co.uk



FIND YOUR PIECE
OF LONDON

+ 4 4 (0) 3 3 0 0 5 7 6 6 6 6
10WATKINROAD@BARRATTLONDON.COM
SEARCH NO.10 WATKIN ROAD

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. Floor plans are intended to give a general indication of the proposed floor layout only. The dimensions are accurate to within + or - 50mm. Dimensions should not be used for carpet or flooring sizes, appliance spaces or items of furniture. Please ask our Sales Adviser for details of the treatments specified for individual plots. 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. 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. The development name, No.10 Watkin Road, 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 August 2020.

BARRATT
— LONDON —