



**No.10  
WATKIN ROAD**  
WEMBLEY



---

LIVE IN THE HEART OF LONDON'S BOROUGH OF CULTURE

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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.





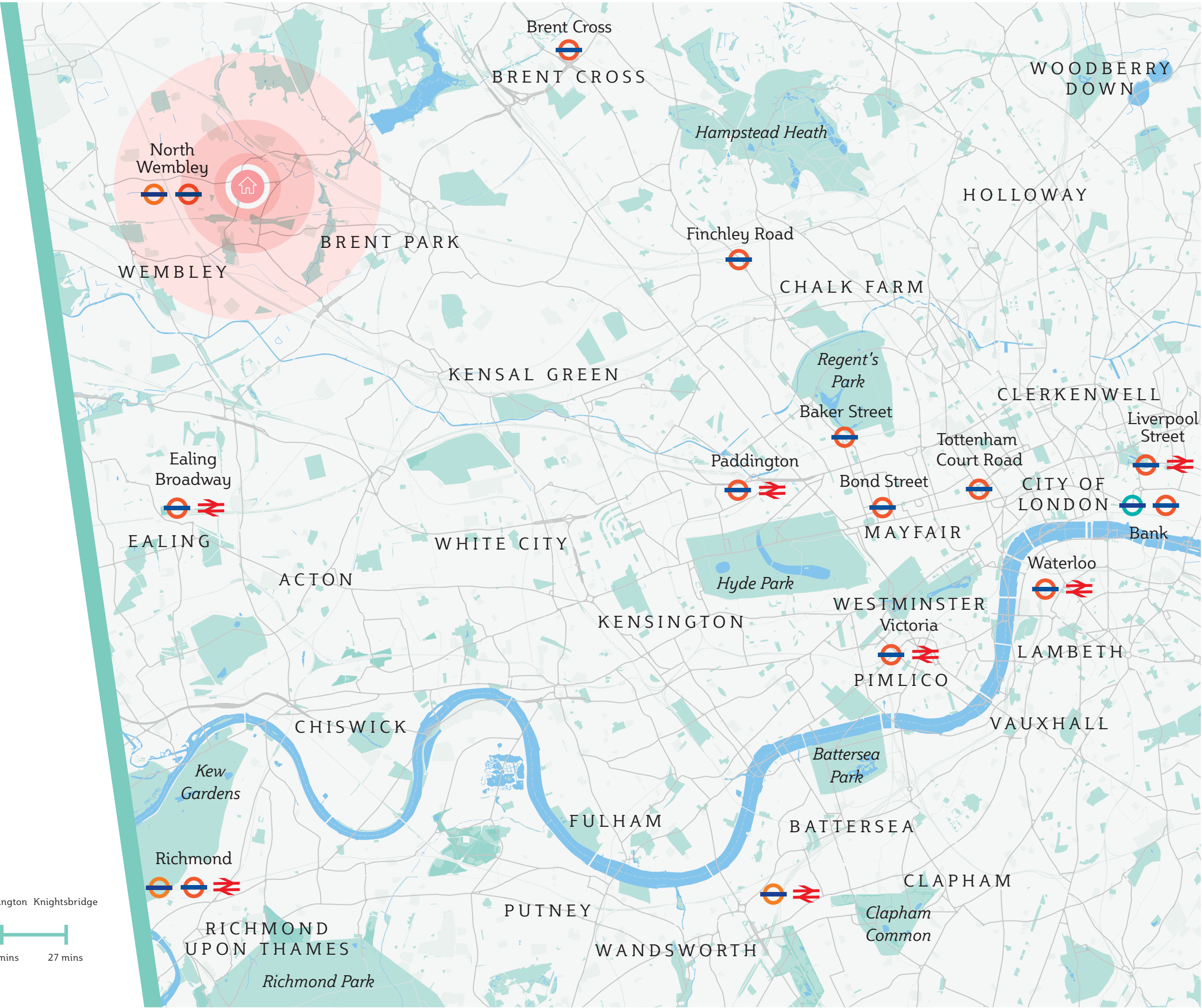
# A connected London lifestyle

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.



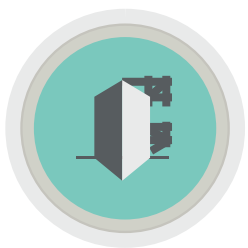




# Reasons to invest in No.10 Watkin Road, Wembley



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](http://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



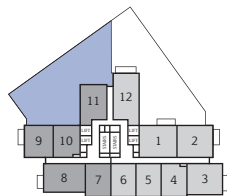
Level 5



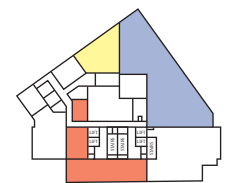
Level 4



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



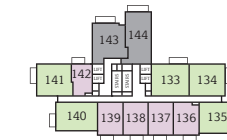
Level 16



Level 15



Level 14



Level 13



Level 12



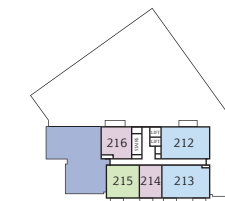
Level 23



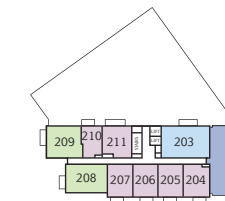
Level 22



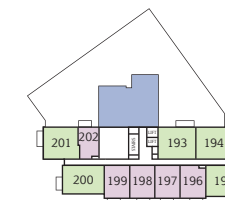
Level 21



Level 20



Level 19



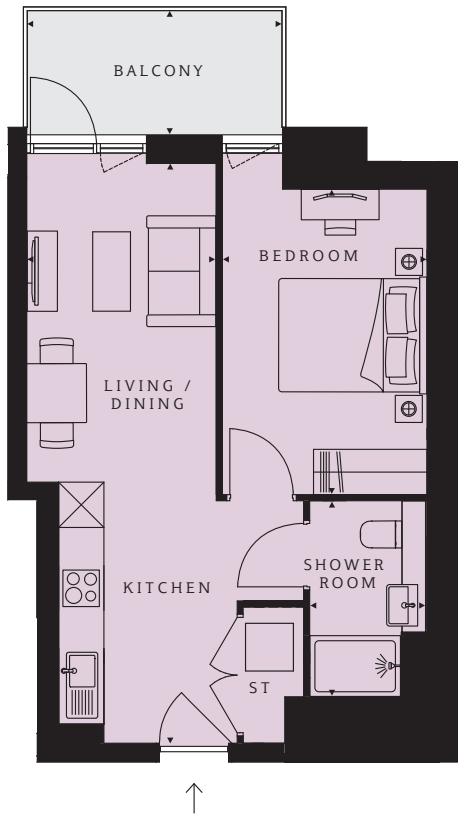
Level 18

- |   |               |                  |                        |
|---|---------------|------------------|------------------------|
| 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 |                 |                        |                        |

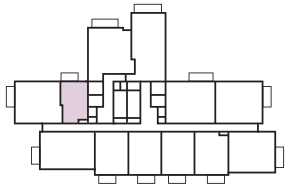


No.10 Watkin Road, Wembley  
1 bedroom  
apartment

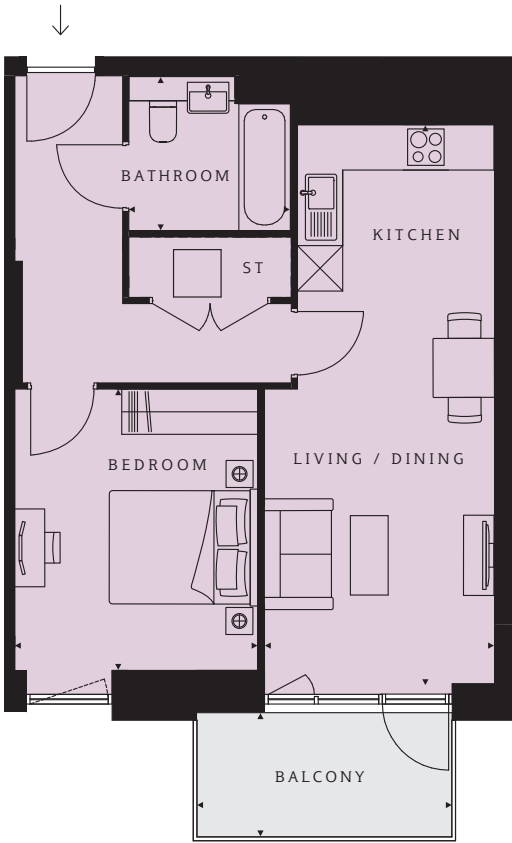


Floor	Plot
23	
22	
21	
20	
19	210
18	202
17	190
16	178
15	166
14	154
13	142
12	130
11	118
10	106
9	94
8	82
7	70
6	58
5	
4	
3	
2	
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G	

PLOTS 58, 70, 82, 94, 106, 118, 130, 142, 154, 166, 178, 190, 202, 210
<b>Kitchen/Living/Dining</b> 25'1" x 8'2" (7660 x 2510mm)
<b>Bedroom</b> 13'2" x 8'9" (4040 x 2710mm)
<b>Shower Room</b> 8'5" x 5'1" (2600 x 1550mm)
<b>TOTAL AREA</b> 409 sq ft (38 sq m)
<b>Balcony</b> 11'1" x 5'4" (3380 x 1650mm)

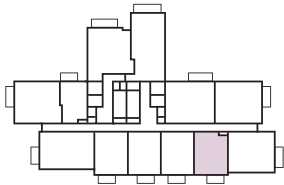


No.10 Watkin Road, Wembley  
1 bedroom  
apartment



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	
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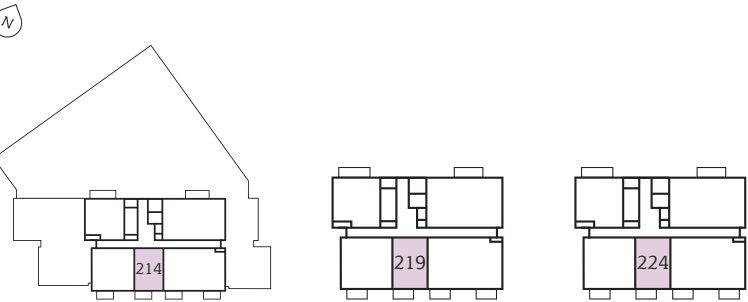
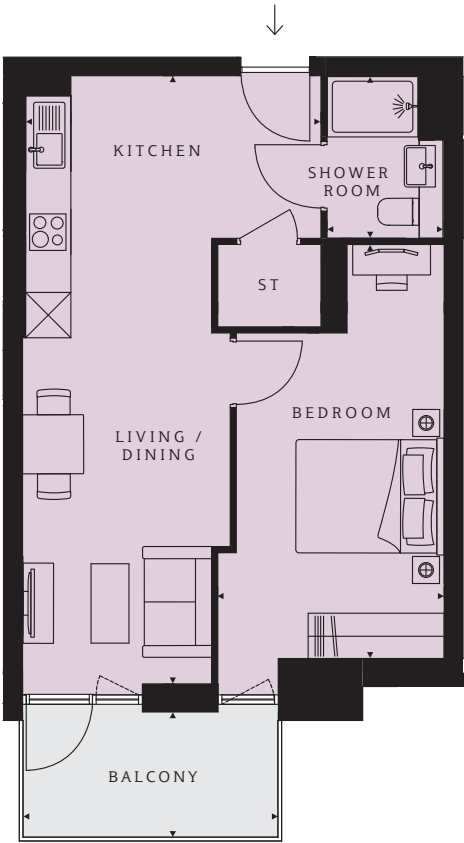
PLOTS 64, 76, 88, 100, 112, 124, 136, 148, 160, 172, 184, 196, 204
<b>Kitchen/Living/Dining</b> 26'0" x 10'10" (7934 x 3080mm)
<b>Bedroom</b> 12'2" x 10'5" (3720 x 3215mm)
<b>Bathroom</b> 7'0" x 6'7" (2150 x 2050mm)
<b>TOTAL AREA</b> 538 sq ft (50 sq m)
<b>Balcony</b> 11'1" x 5'4" (3380 x 1650mm)





# No.10 Watkin Road, Wembley

## 1 bedroom apartment

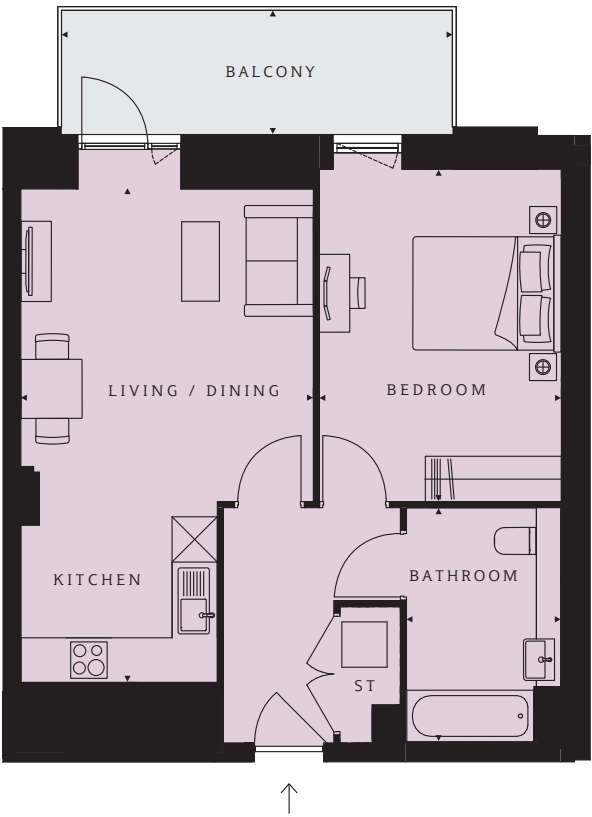


Floor	Plot
23	
22	224
21	219
20	214
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PLOTS 214, 219, 224	
<b>Kitchen/Living/Dining</b>	26'4" x 12'9" (8044 x 3308mm)
<b>Bedroom</b>	14'1" x 9'8" (4310 x 3000mm)
<b>Shower Room</b>	7'0" x 5'1" (2150 x 1550mm)
<b>TOTAL AREA</b>	474 sq ft (44.0 sq m)
<b>Balcony</b>	11'1" x 5'4" (3380 x 1650mm)

# No.10 Watkin Road, Wembley

## 1 bedroom apartment

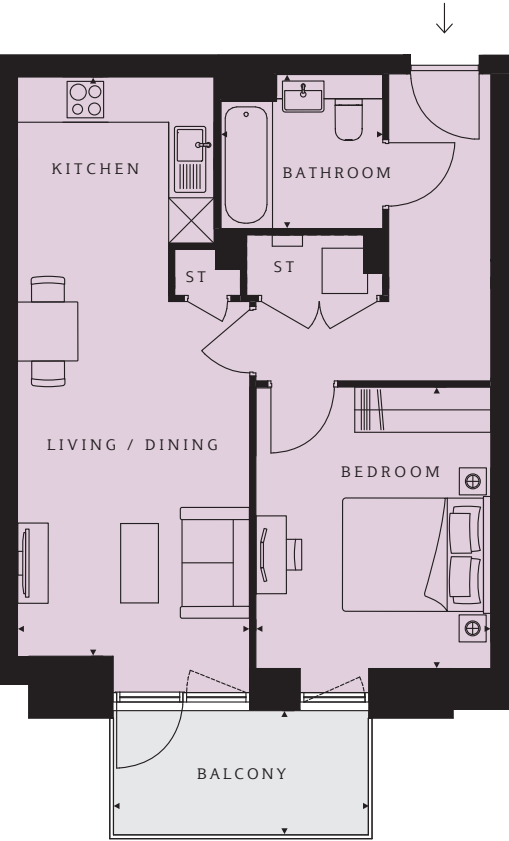


Floor	Plot
23	229
22	226
21	221
20	216
19	211
18	
17	
16	
15	
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12	
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PLOTS 211, 216, 221, 226, 229	
<b>Kitchen/Living/Dining</b>	21'4" x 12'7" (6524 x 3870mm)
<b>Bedroom</b>	14'5" x 10'5" (4375 x 3200mm)
<b>Bathroom</b>	10'2" x 6'8" (3110 x 2050mm)
<b>TOTAL AREA</b>	570 sq ft (53 sq m)
<b>Balcony</b>	17'0" x 5'4" (5180 x 1660mm)

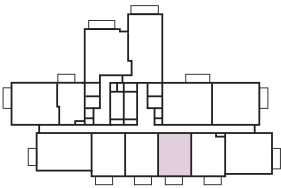


No.10 Watkin Road, Wembley  
1 bedroom  
apartment

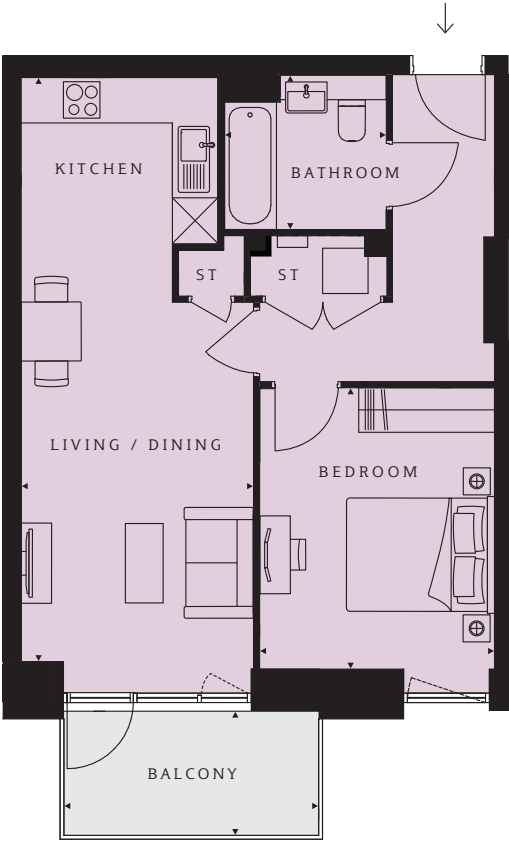


Floor	Plot
23	
22	
21	
20	
19	205
18	197
17	185
16	173
15	161
14	149
13	137
12	125
11	113
10	101
9	89
8	77
7	65
6	53
5	
4	
3	
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G	

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)

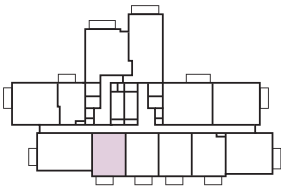


No.10 Watkin Road, Wembley  
1 bedroom  
apartment



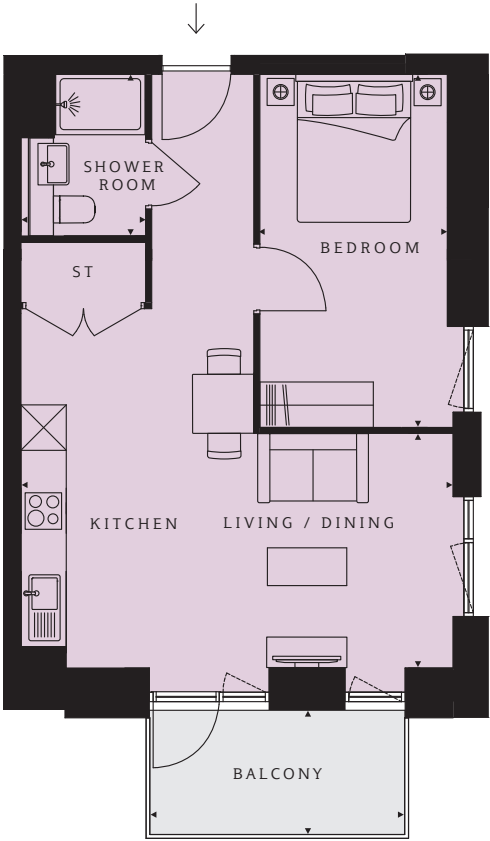
Floor	Plot
23	
22	
21	
20	
19	207
18	199
17	187
16	175
15	163
14	151
13	139
12	127
11	115
10	103
9	91
8	79
7	67
6	55
5	
4	
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PLOTS 55, 67, 79, 91, 103, 115, 127, 139, 151, 163, 175, 187, 199, 207	
Kitchen/Living/Dining	25'1" x 10'1" (7660 x 3072mm)
Bedroom	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)



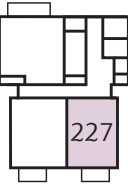


No.10 Watkin Road, Wembley  
1 bedroom  
apartment

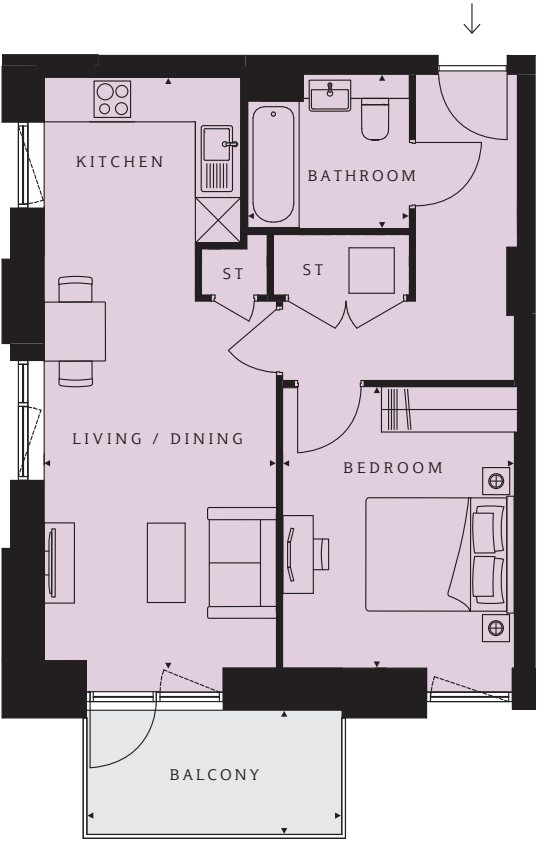


Floor	Plot
23	227
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<b>PLOT 227</b>
<b>Kitchen/Living/Dining</b> 18'9" x 10'2" (5716 x 3103mm)
<b>Bedroom</b> 15'3" x 8'1" (4669 x 2480mm)
<b>Shower Room</b> 7'2" x 5'5" (2150 x 1650mm)
<b>TOTAL AREA</b> 492 sq ft (46 sq m)
<b>Balcony</b> 11'1" x 5'5" (3380 x 1660mm)

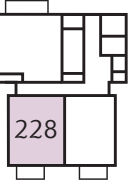


No.10 Watkin Road, Wembley  
1 bedroom  
apartment



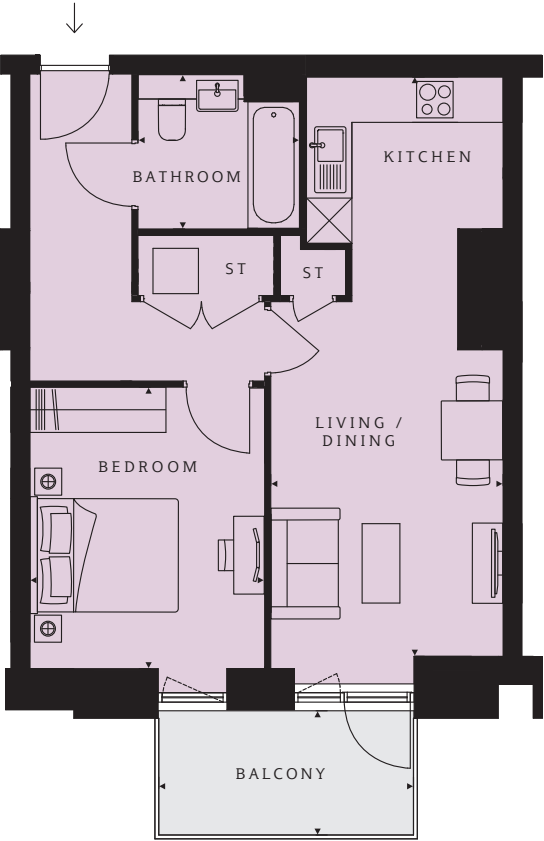
Floor	Plot
23	228
22	
21	
20	
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18	
17	
16	
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7	
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<b>PLOT 228</b>
<b>Kitchen/Living/Dining</b> 25'8" x 10'1" (7822 x 3072mm)
<b>Bedroom</b> 12'3" x 10'2" (3722 x 3108mm)
<b>Bathroom</b> 7'0" x 6'7" (2150 x 2050mm)
<b>TOTAL AREA</b> 538 sq ft (50 sq m)
<b>Balcony</b> 11'1" x 5'4" (3380 x 1650mm)



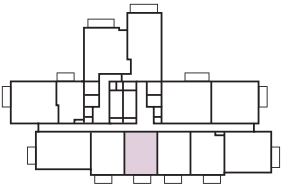


No.10 Watkin Road, Wembley  
1 bedroom  
apartment



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	
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G	

<b>PLOTS 54, 66, 78, 90, 102, 114, 126, 138, 150, 162, 174, 186, 198, 206</b>
<b>Kitchen/Living/Dining</b> 25'1" x 10'1" (7660 x 3072mm)
<b>Bedroom</b> 12'3" x 10'2" (3722 x 3108mm)
<b>Bathroom</b> 7'0" x 6'7" (2150 x 2050mm)
<b>TOTAL AREA</b> 538 sq ft (50 sq m)
<b>Balcony</b> 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	

<b>PLOTS 38, 50, 62, 74, 86, 98, 110, 122, 134, 146, 158, 170, 182, 194</b>
<b>Kitchen/Living/Dining</b> 17'5" x 14'2" (5330 x 4337mm)
<b>Bedroom 1</b> 11'8" x 11'7" (3590 x 3563mm)
<b>En suite</b> 8'1" x 5'1" (2480 x 1550mm)
<b>Bedroom 2</b> 10'7" x 9'10" (3243 x 3015mm)
<b>Bathroom</b> 8'1" x 6'8" (2476 x 2050mm)
<b>TOTAL AREA</b> 721 sq ft (67 sq m)
<b>Balcony</b> 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



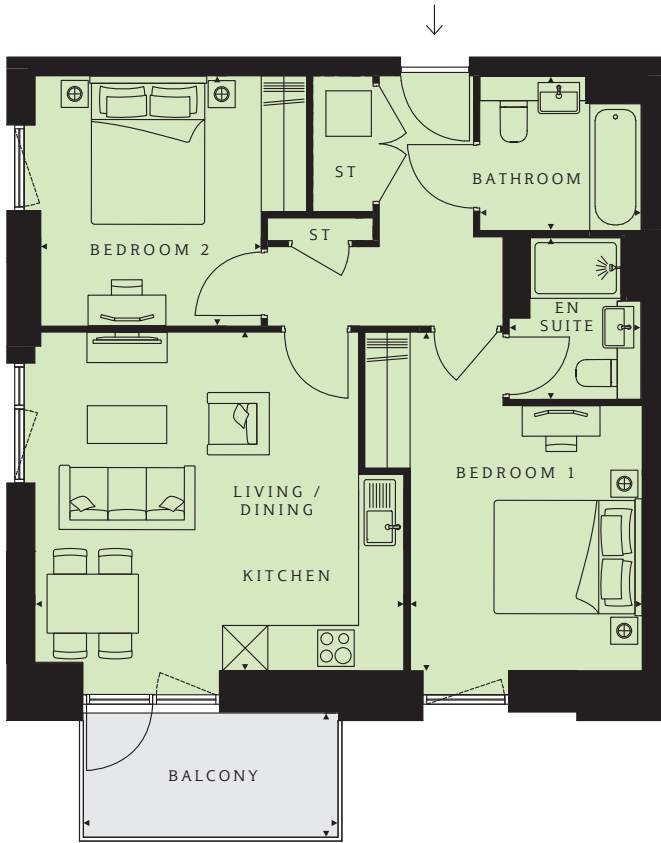
Floor	Plot
23	
22	
21	
20	
19	209
18	201
17	189
16	177
15	165
14	153
13	141
12	129
11	117
10	105
9	93
8	81
7	69
6	57
5	
4	
3	
2	
1	
G	

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	
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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)

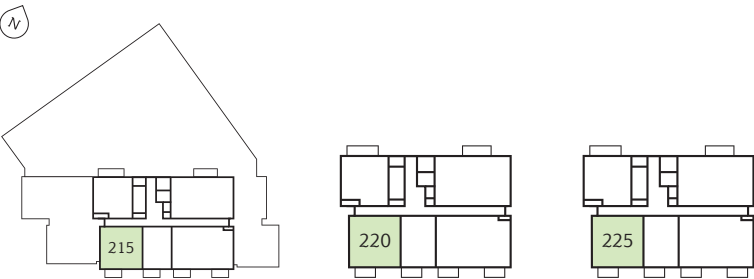
**En suite**  
7'0" x 4'9" (2150 x 1490mm)

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

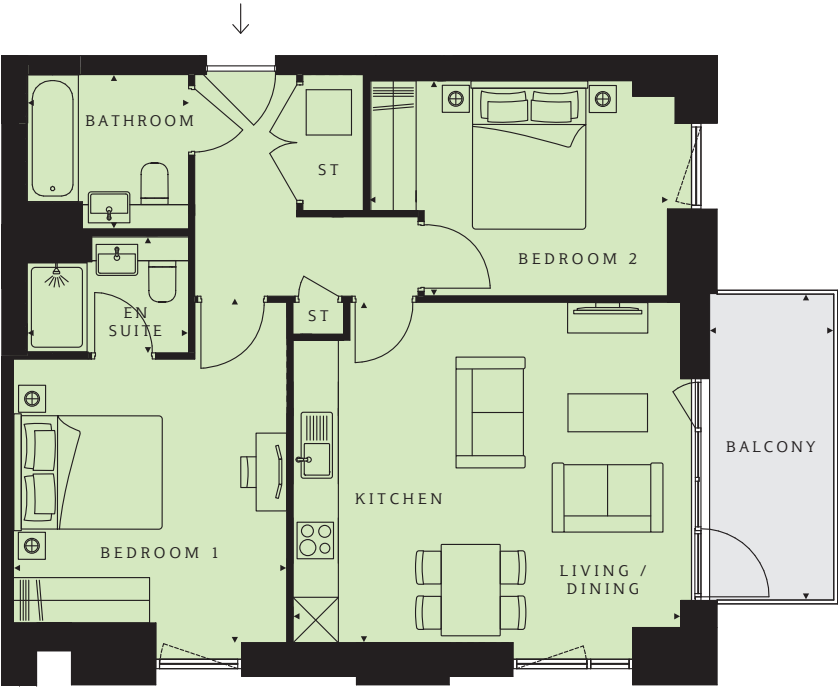
**Bathroom**  
7'0" x 6'7" (2150 x 2050mm)

**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)

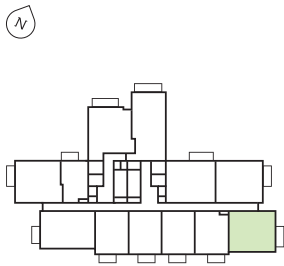
**En suite**  
7'1" x 5'1" (2160 x 1550mm)

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

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

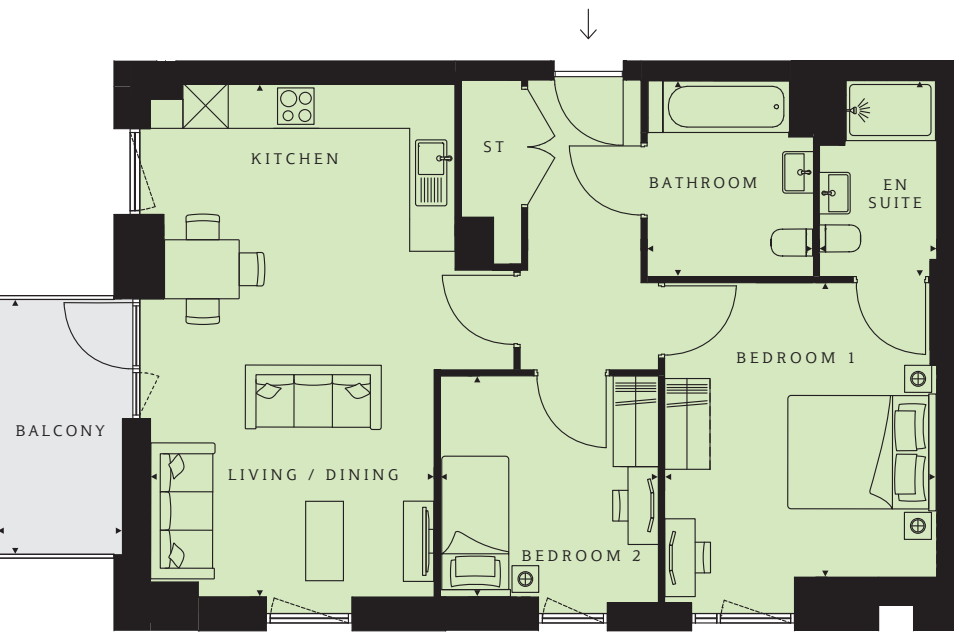
**TOTAL AREA**  
708 sq ft (66 sq m)

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





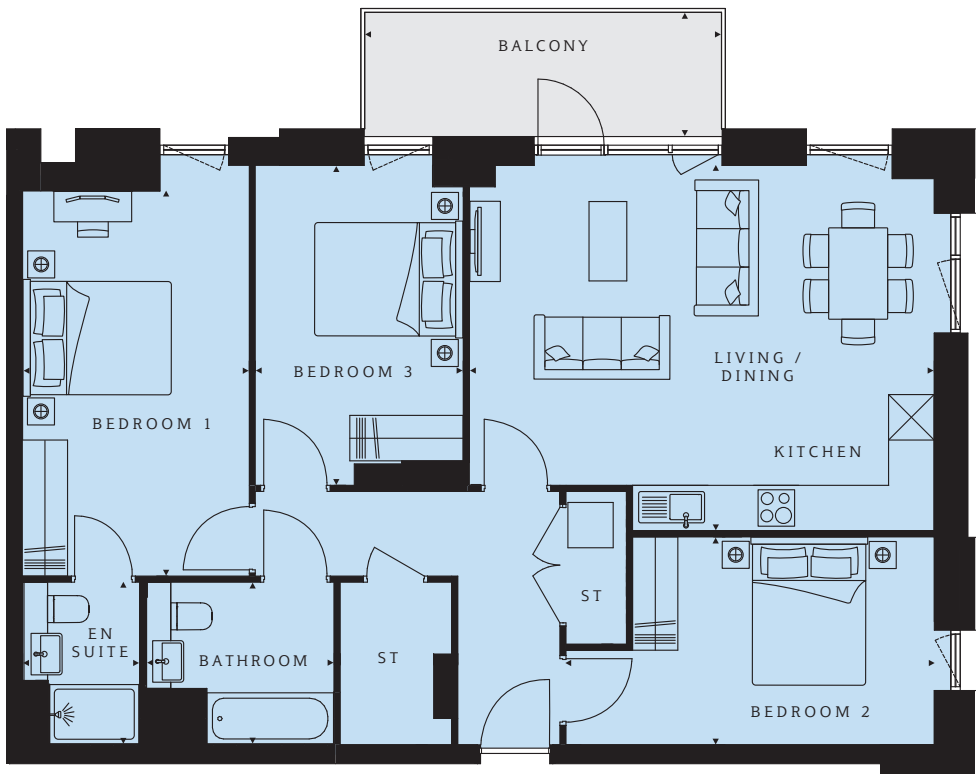
No.10 Watkin Road, Wembley  
2 bedroom  
apartment



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
<b>Kitchen/Living/Dining</b> 22'2" x 12'6" (6780 x 3850mm)
<b>Bedroom 1</b> 12'8" x 11'8" (3900 x 3600mm)
<b>En suite</b> 8'5" x 5'1" (2600 x 1550mm)
<b>Bedroom 2</b> 9'7" x 9'5" (2925 x 2888mm)
<b>Bathroom</b> 8'5" x 7'2" (2600 x 2200mm)
<b>TOTAL AREA</b> 764 sq ft (71 sq m)
<b>Balcony</b> 11'1" x 5'4" (3380 x 1660mm)

No.10 Watkin Road, Wembley  
3 bedroom  
apartment

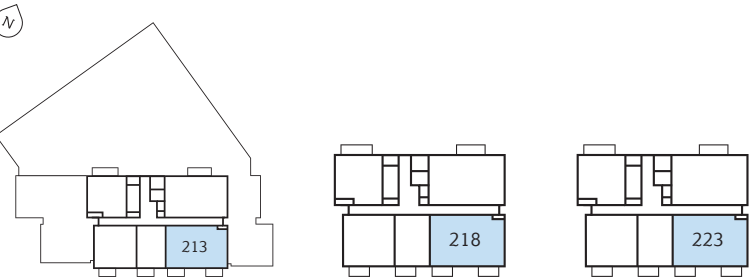


Floor	Plot
23	
22	222
21	217
20	212
19	203
18	
17	
16	
15	
14	
13	
12	
11	
10	
9	
8	
7	
6	
5	
4	
3	
2	
1	
G	

PLOTS 203, 212, 217, 222
<b>Kitchen/Living/Dining</b> 20'2" x 15'8" (6151 x 4831mm)
<b>Bedroom 1</b> 16'7" x 9'8" (5093 x 3003mm)
<b>En suite</b> 7'0" x 5'1" (2150 x 1550mm)
<b>Bedroom 2</b> 13'1" x 9'0" (3990 x 2750mm)
<b>Bedroom 3</b> 13'9" x 9'0" (4230 x 2750mm)
<b>Bathroom</b> 8'1" x 7'0" (2480 x 2150mm)
<b>TOTAL AREA</b> 999 sq ft (93.0 sq m)
<b>Balcony</b> 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	

<b>PLOTS 213, 218, 223</b>
<b>Kitchen/Living/Dining</b> 20'0" x 16'5" (6103 x 5038mm)
<b>Bedroom 1</b> 18'5" x 9'3" (5638 x 2827mm)
<b>En suite</b> 7'0" x 5'1" (2150 x 1550mm)
<b>Bedroom 2</b> 14'6" x 9'0" (4438 x 2750mm)
<b>Bedroom 3</b> 16'1" x 8'7" (4922 x 2662mm)
<b>Bathroom</b> 7'0" x 6'7" (2150 x 2050mm)
<b>TOTAL AREA</b> 999 sq ft (93.0 sq m)
<b>Balcony 1</b> 11'1" x 5'4" (3380 x 1650mm)
<b>Balcony 2</b> 11'1" x 5'4" (3380 x 1650mm)

No.10  
WATKIN ROAD  
WEMBLEY

Specification



Kitchen	Bathroom	En suite	Bedrooms
Individually designed contemporary kitchens with soft-close doors and drawers	Sottini brassware	Sottini brassware	BT TV/FM connectivity to Bedroom 1
Colour choice of wall and base units*	White semi-recessed wash hand basin	White semi-recessed wash hand basin	Abingdon carpet to bedrooms
Matching worktops and full-height upstands	Back-to-wall WC pan with soft-close WC seat	Back-to-wall WC pan with soft-close WC seat	
Under-cabinet lighting	Concealed cistern and dual flushplate	Concealed cistern and dual flushplate	<b>General</b>
Stainless steel single bowl sink and chrome tap	White acrylic bath	White shower tray	Video door entry
Fully integrated Zanussi appliances including single oven, ceramic hob, dishwasher, fridge freezer and Electrolux extractor	Bath screen and shower above bath (where no en suite)	Chrome shower doors	BT TV/Sky Q/FM connectivity to living area
	Heated towel rail	Heated towel rail	CAT5e wiring from utility cupboard to living room media plate and Bedroom 1 TV point
	Shaver socket	Shaver socket	Superfast broadband (subject to subscription)
	Porcelain floor tiles	Porcelain floor tiles	Flooring included to kitchen, lounge and hallways
	Porcelain wall tiles	Porcelain wall tiles	

\*Subject to stage of construction



# 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.

\*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.

## 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.



Lombard Wharf SW11



Landmark Place, EC3



Greenland Place SE8



Nine Elms Point SW8



Enderby Wharf SE10



# 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](http://www.consumercode.co.uk)





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— LONDON —