

BARTON APARTMENTS



EASTMAN VILLAGE

HARROW HAI

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, restaurant 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 and part of the original factory which has been reinvigorated with an extensive plaza, landscaped gardens and planned residents' gym.





BARTON APARTMENTS AT EASTMAN VILLAGE

BARTON



THE EASTMAN VILLAGE SITE

Barton apartments are perfectly located, close to the on-site supermarket and residents' amenities. The attractive 4-storey building is adjacent to landscaped podium gardens and each home benefits from private outdoor space.

**DELIVERING
HOMES WITH
VISION AND
LEGACY**



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

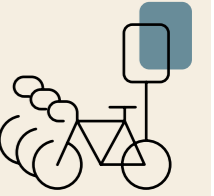


580+

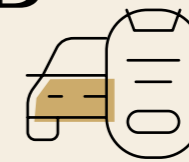
Electric charging points

3,500+

Cycle spaces



**CAR
CLUB**



ACCESS

Access ramps
across the site

6.2 ACRE

Green Link



150+

Bat and bird
boxes installed



9.8 ACRE

Bee friendly planting

4,000+

New sapling
hedgerows planted

900

New trees planted

THE LOCATION

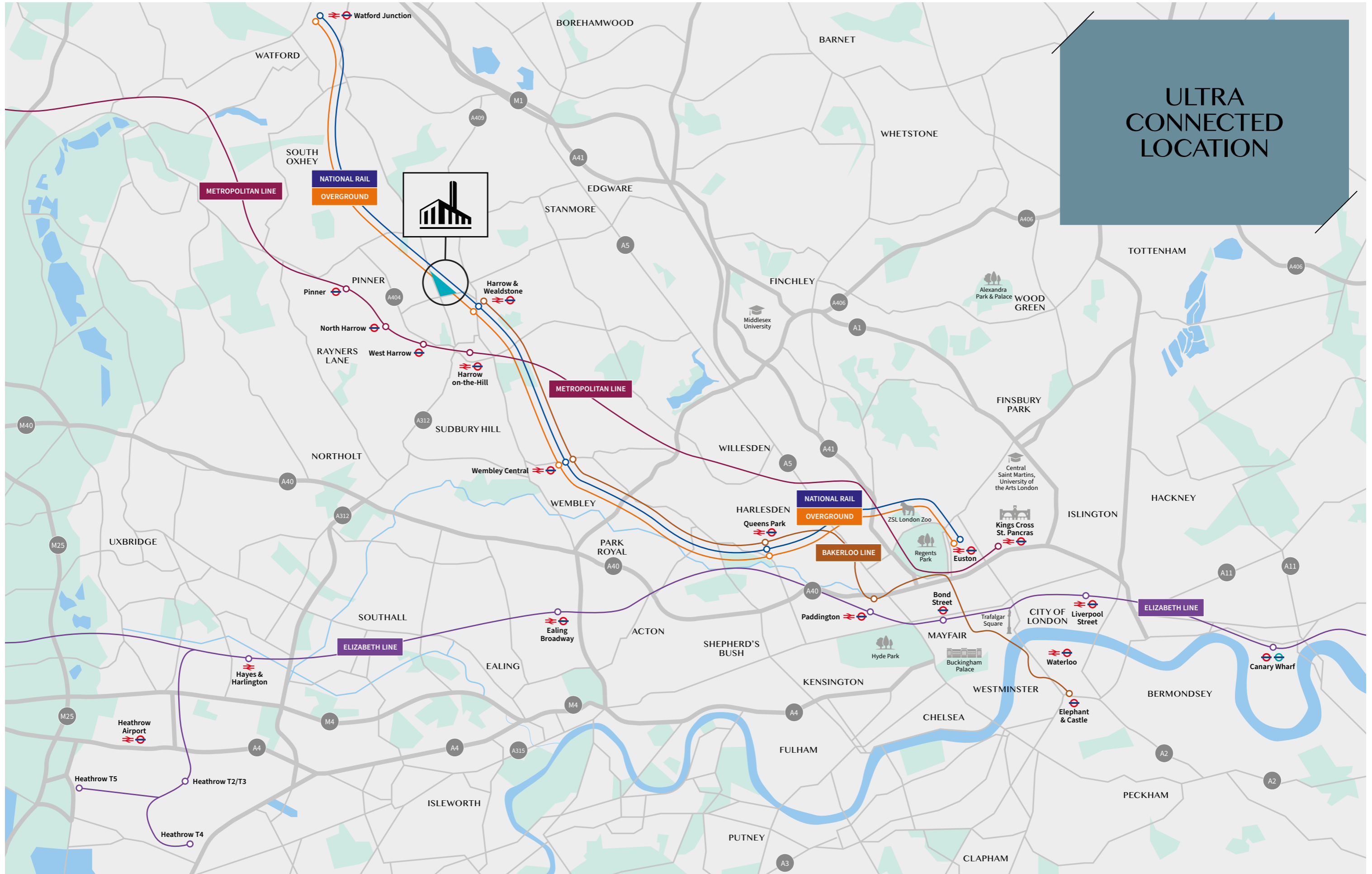
ALL YOU NEED WITHIN EASY REACH

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

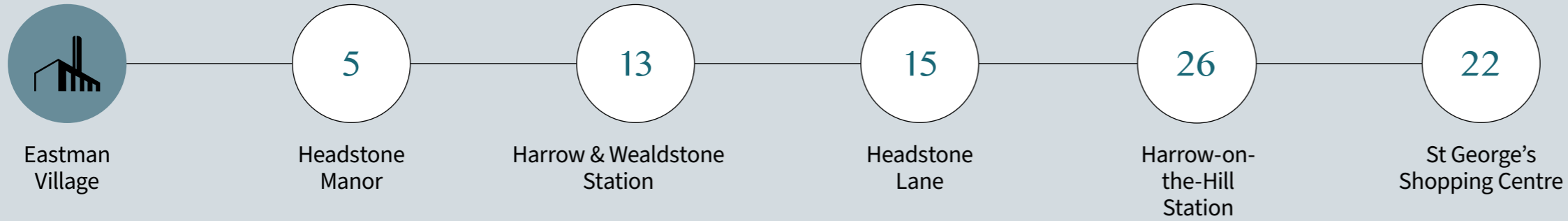
It's easy access into central London and quick travel times means you get a zone 5 location with a zone 2 commute.



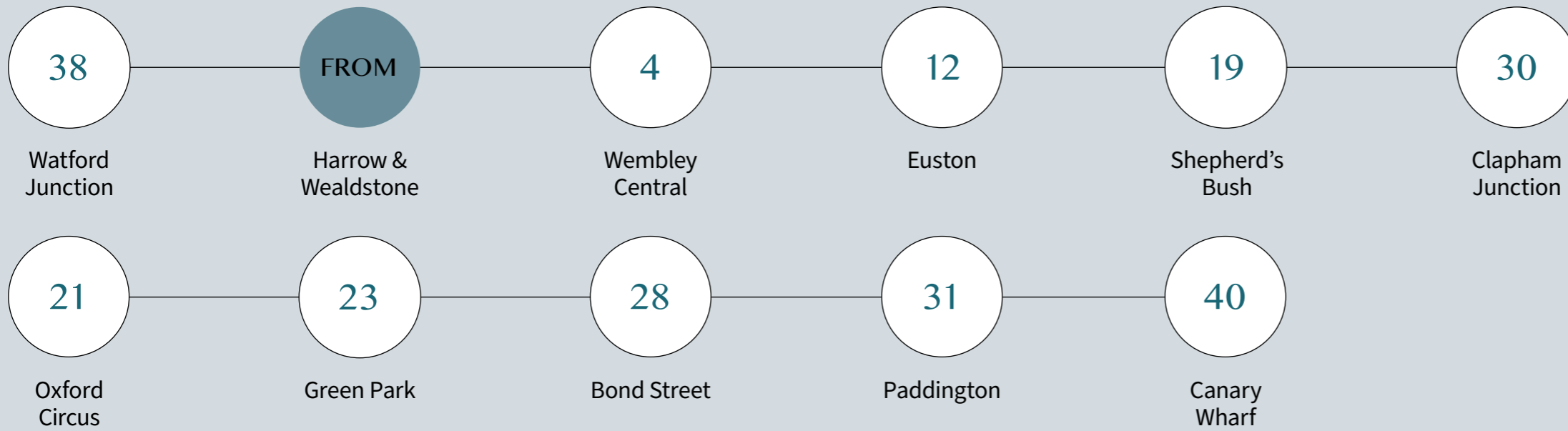
*Harrow & Wealdstone to Euston, 12 minute train travel time



WALKING FROM EASTMAN VILLAGE

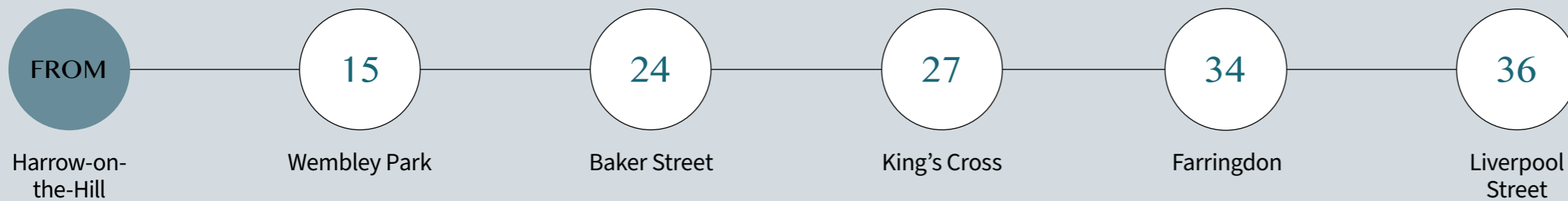


TRAVEL TIMES FROM HARROW & WEALDSTONE



**DIRECT TO
LONDON EUSTON
IN 12 MINUTES**

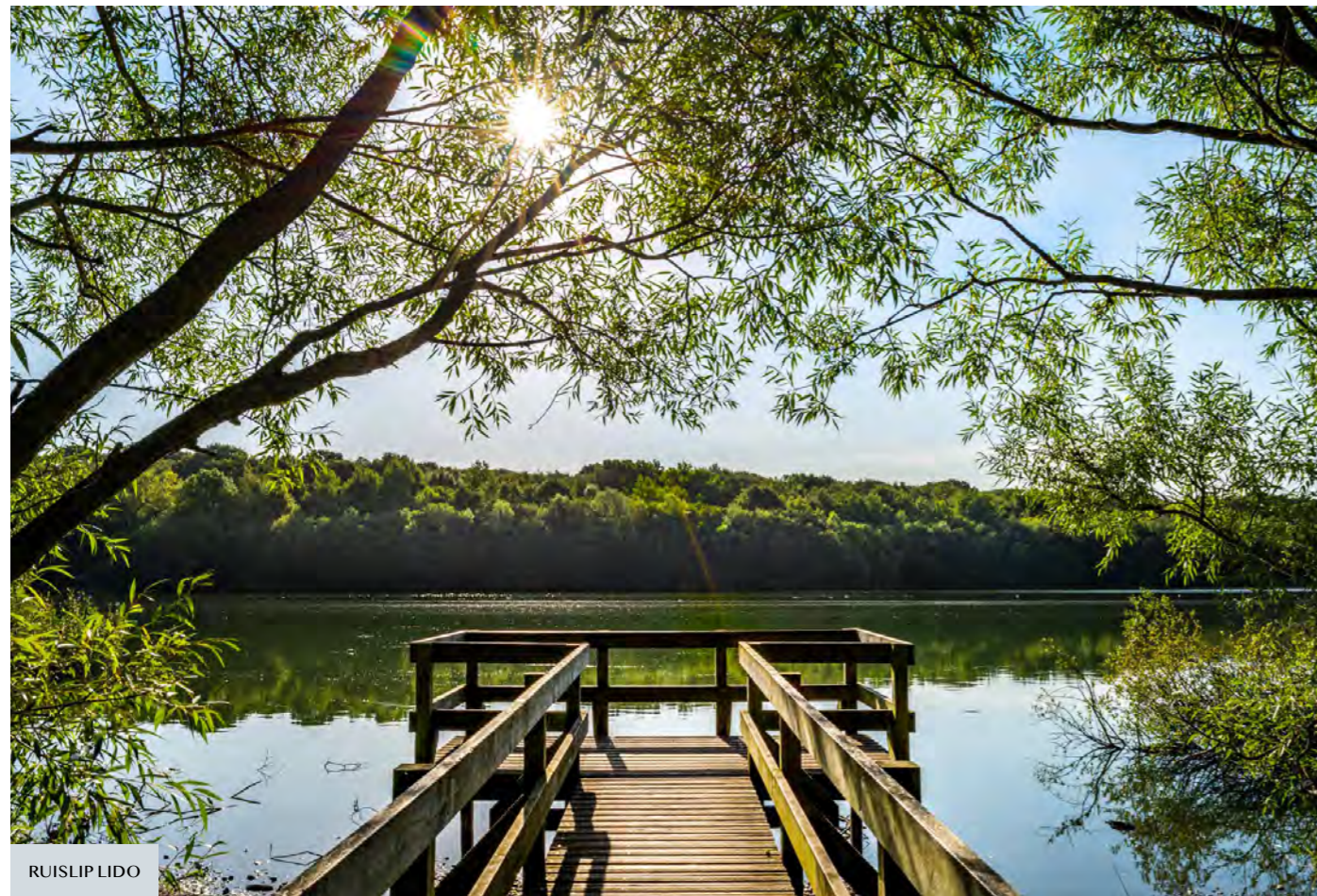
TRAVEL TIMES FROM HARROW-ON-THE-HILL



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.



RUISLIPLIDO



HEADSTONE MANOR



HARROW LEISURE CENTRE



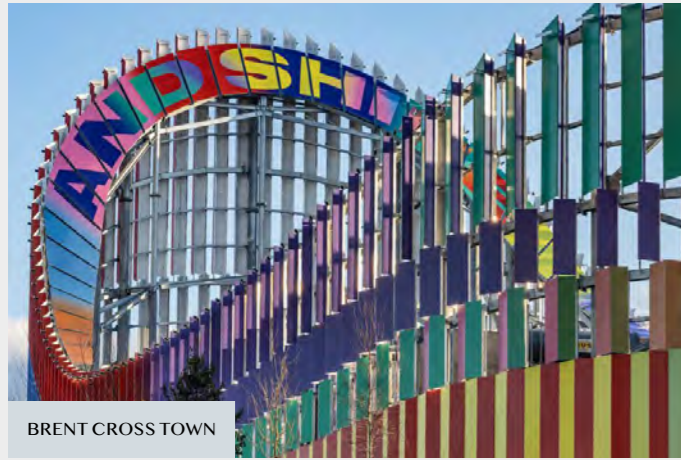
THE MOAT CAFE, HEADSTONE MANOR



HARROW-ON-THE-HILL



ST GEORGE'S SHOPPING CENTRE



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 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.





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.



HARROW SCHOOL FOR BOYS

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 _____
BY BIKE _____

3 MINS
11 MINS

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 of the world's most famous and prestigious schools. Former pupils include Winston Churchill, Jawaharlal Nehru, Robert Peel, Lord Byron and Anthony Trollope.

BY CAR _____
BY BIKE _____

7 MINS
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 _____
BY BIKE _____

7 MINS
14 MINS

NORTH LONDON COLLEGIATE SCHOOL

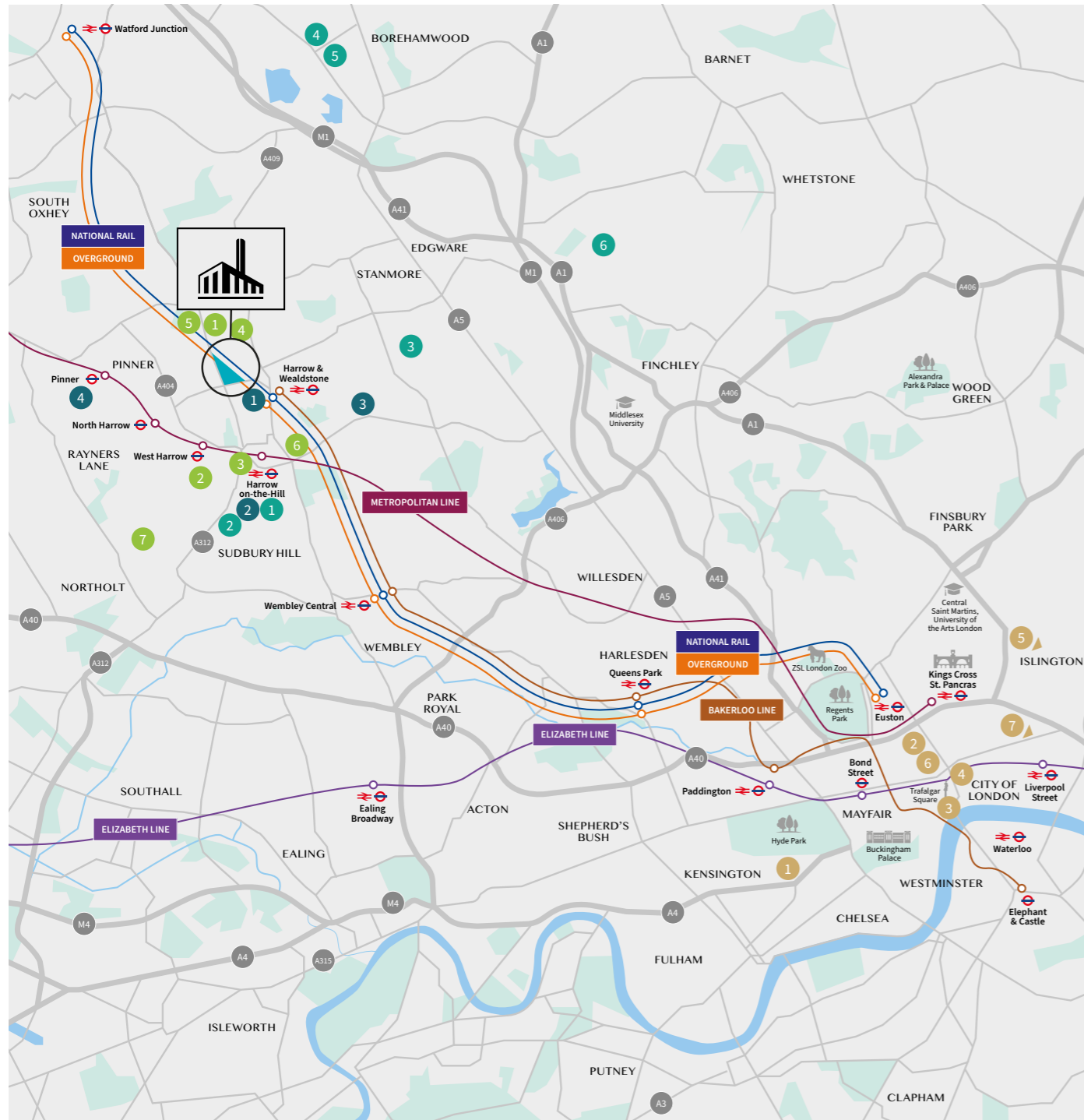
As the UK's oldest academic girls' school, this private day school has been providing education for girls, since 1850. Renowned in the local area for its pioneering spirit, this school offers superlative education for the next generation of women.

BY CAR _____
BY BIKE _____

11 MINS
18 MINS



THE JOHN LYON SCHOOL



HARROW HAS THE HIGHEST PERCENTAGE OF SCHOOLS RATED 'OUTSTANDING' IN LONDON.
 CBRE Hot 100

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

BARTON APARTMENTS



THE APARTMENTS

CONTEMPORARY DESIGN FOR MODERN LIVING



Choose a one, two or three-bedroom home in Barton 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.



PRIVATE OUTDOOR SPACE

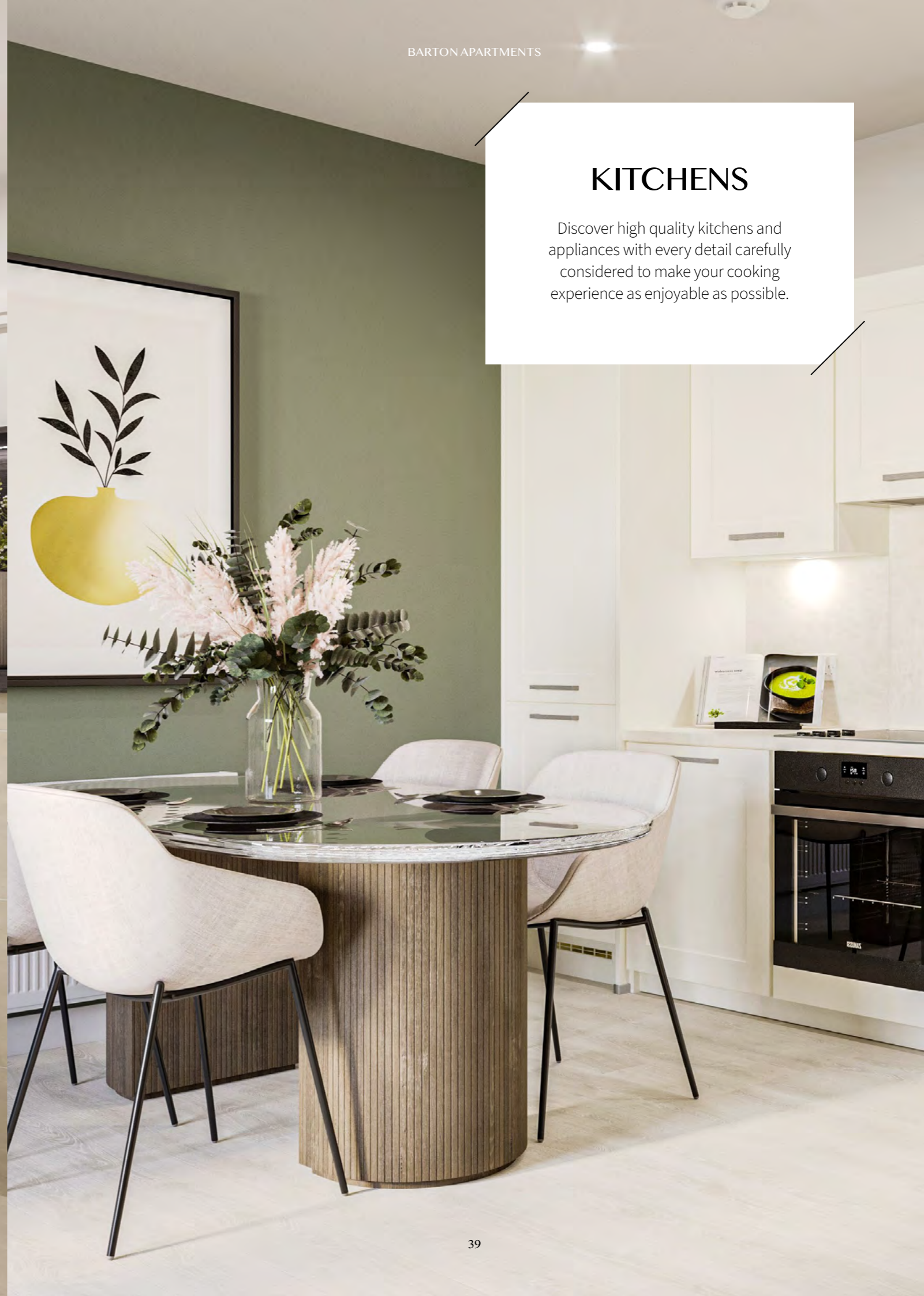
All homes have their own private balcony or terrace – a generously sized extension of living space and ideal for outdoor dining or simply relaxing in the gentle ambiance of Eastman Village.





BATHROOMS

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



KITCHENS

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

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
- Playground

GENERAL

- Video door 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

EASTMAN VILLAGE SITE PLAN

KEY

- Completed
- Current Phase
- Barton Apartments
- Future Phase
- A Affordable Homes

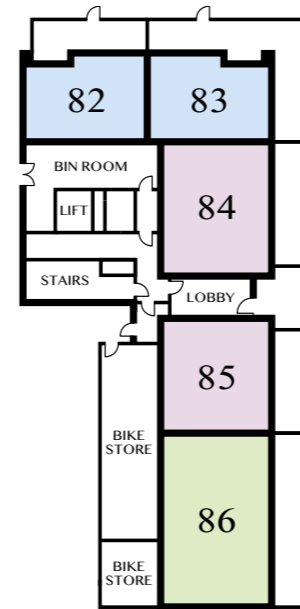


KEY

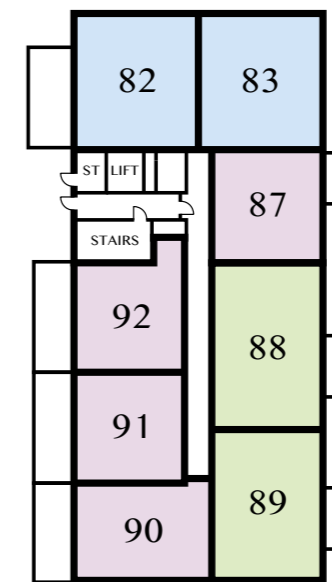
- 1-Bedroom Apartment
- 2-Bedroom Apartment
- 3-Bedroom Apartment



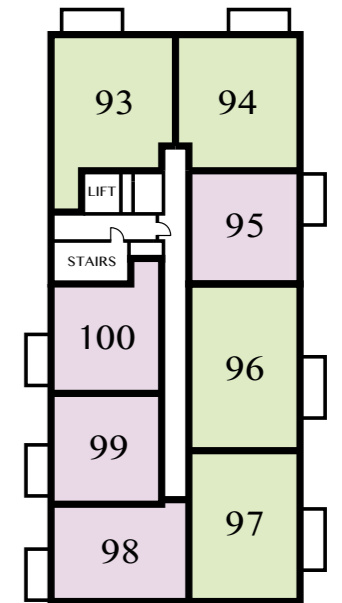
GROUND



LEVEL 1



LEVEL 2



LEVEL 3

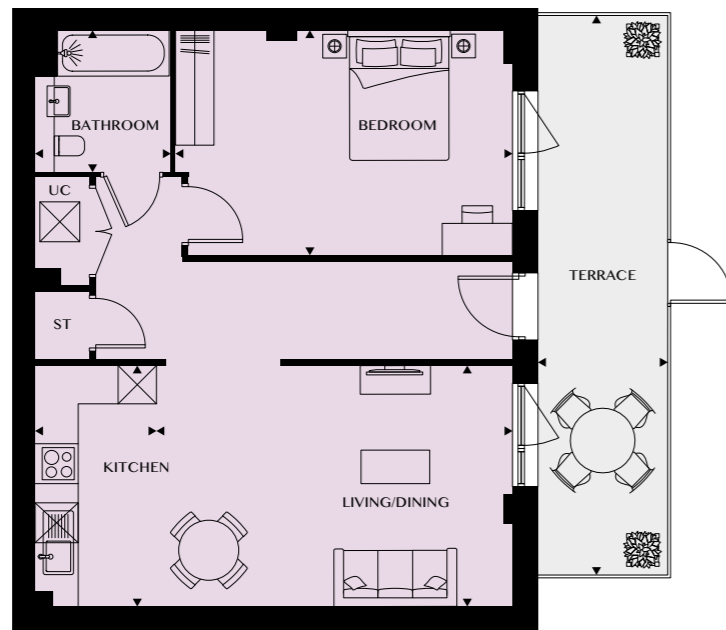


LEVEL 4



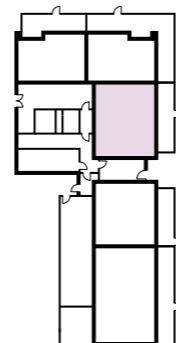
PLOT 84 (G)

1-BEDROOM APARTMENT



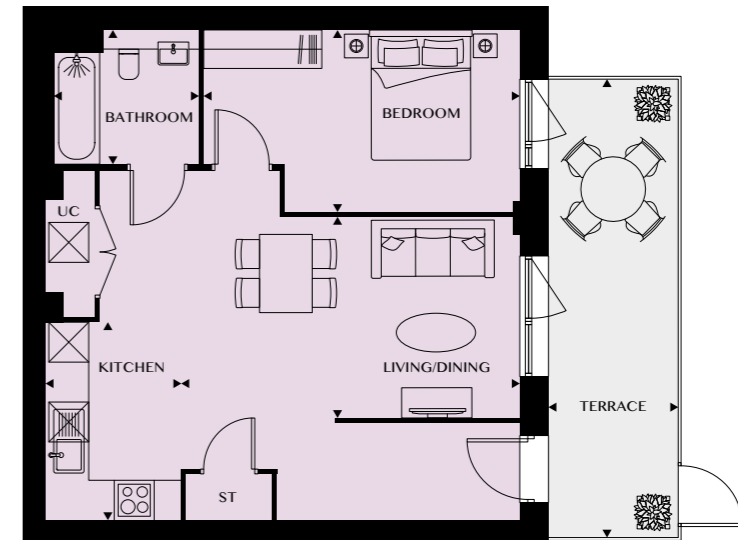
TOTAL AREA	681 SQ FT / 63.31 SQ M	
Kitchen	6'1" x 12'0"	1,850 x 3,670 mm
Living/Dining	17'7" x 12'0"	5,378 x 3,670 mm
Bedroom	16'8" x 11'4"	5,098 x 3,464 mm
Bathroom	6'9" x 7'3"	2,050 x 2,200 mm
Terrace	6'6" x 27'8"	2,000 x 8,435 mm

GROUND



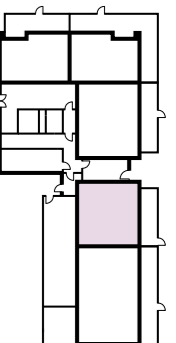
PLOT 85 (G)

1-BEDROOM APARTMENT



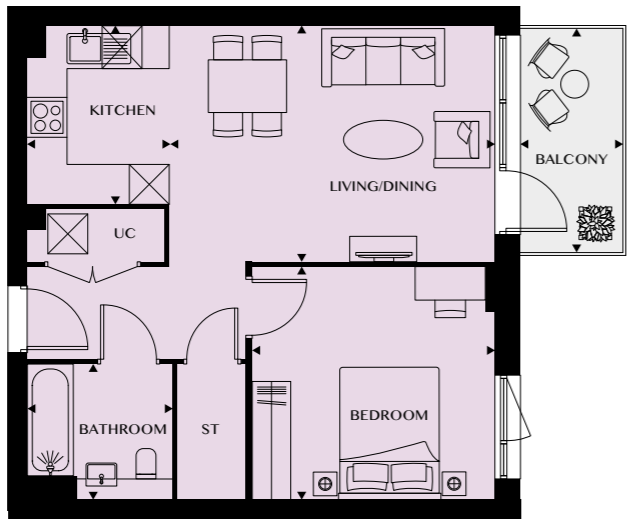
TOTAL AREA	570 SQ FT / 52.93 SQ M	
Kitchen	6'10" x 9'10"	2,100 x 2,998 mm
Living/Dining	16'9" x 9'11"	5,128 x 3,025 mm
Bedroom	15'8" x 9'0"	4,784 x 2,750 mm
Bathroom	6'9" x 7'3"	2,050 x 2,200 mm
Terrace	6'6" x 22'5"	2,000 x 6,837 mm

GROUND



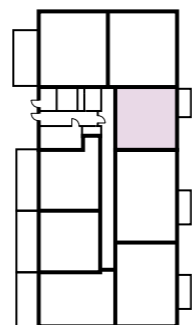
PLOTS 87 (1), 95 (2), 103 (3) & 111 (4)

1-BEDROOM APARTMENT

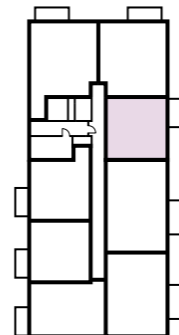


TOTAL AREA	553 SQ FT / 51.39 SQ M	
Kitchen	7'0" x 8'11"	2,150 x 2,716 mm
Living/Dining	16'3" x 11'9"	4,955 x 3,596 mm
Bedroom	12'1" x 11'6"	3,699 x 3,524 mm
Bathroom	7'3" x 6'9"	2,200 x 2,050 mm
Balcony	4'11" x 11'0"	1,510 x 3,350 mm

LEVEL 1

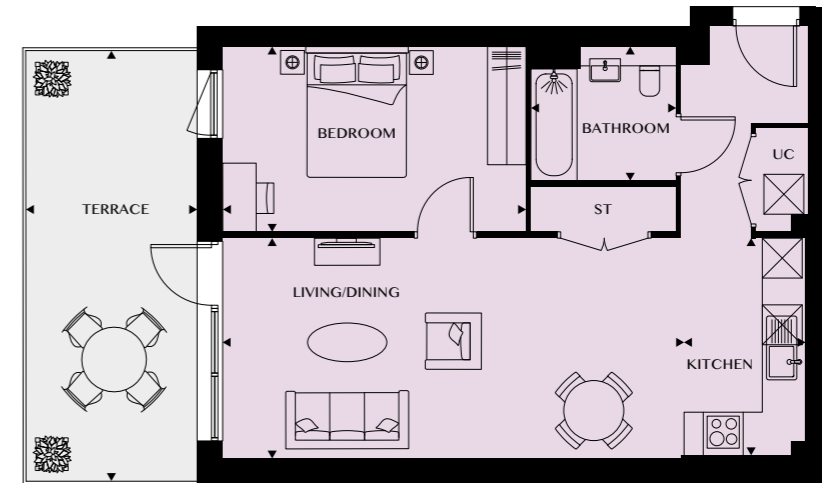


LEVELS 2-4



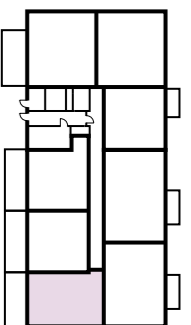
PLOT 90 (1)

1-BEDROOM APARTMENT



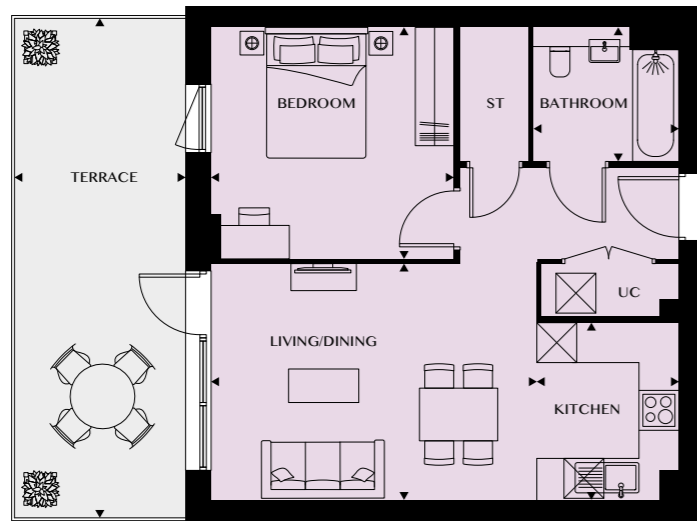
TOTAL AREA	607 SQ FT / 56.44 SQ M	
Kitchen	6'0" x 8'8"	1,850 x 2,663 mm
Living/Dining	22'11" x 11'0"	6,999 x 3,363 mm
Bedroom	15'1" x 9'3"	4,615 x 2,830 mm
Bathroom	7'3" x 6'9"	2,200 x 2,050 mm
Terrace	8'9" x 21'10"	2,660 x 6,660 mm

LEVEL 1



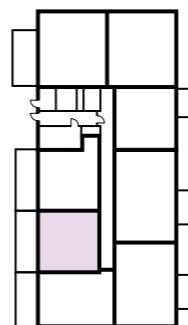
PLOT 91 (1)

1-BEDROOM APARTMENT



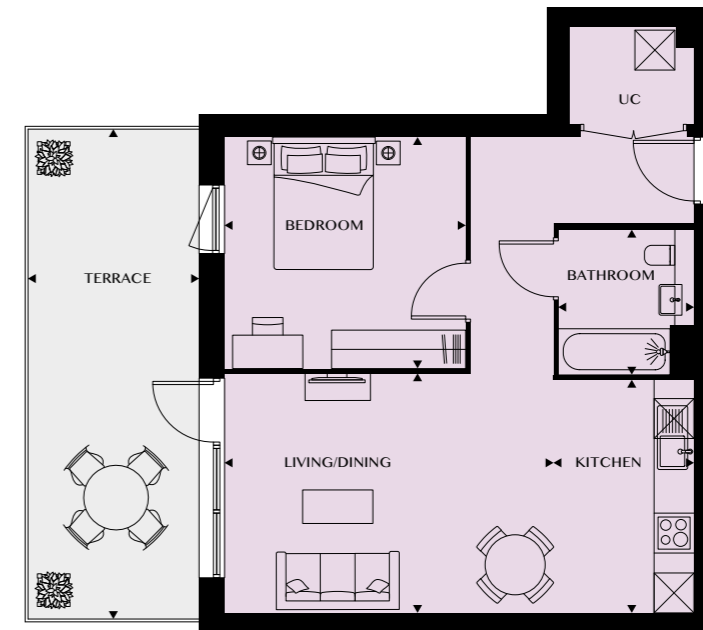
TOTAL AREA	553 SQ FT / 51.39 SQ M	
Kitchen	7'0" x 8'11"	2,150 x 2,716 mm
Living/Dining	16'3" x 11'9"	4,955 x 3,596 mm
Bedroom	12'1" x 11'7"	3,699 x 3,524 mm
Bathroom	7'3" x 6'9"	2,200 x 2,050 mm
Terrace	8'9" x 24'8"	2,660 x 7,525 mm

LEVEL 1



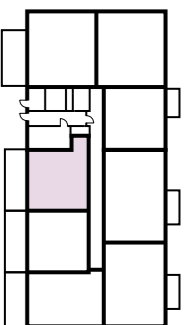
PLOT 92 (1)

1-BEDROOM APARTMENT



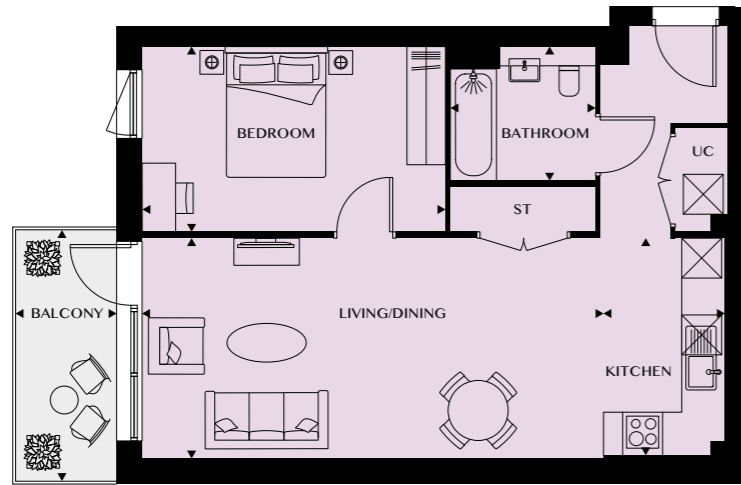
TOTAL AREA	582 SQ FT / 54.09 SQ M	
Kitchen	6'11" x 11'6"	2,130 x 3,521 mm
Living/Dining	16'3" x 11'10"	4,975 x 3,620 mm
Bedroom	11'11" x 11'5"	3,640 x 3,500 mm
Bathroom	7'3" x 6'9"	2,200 x 2,050 mm
Terrace	8'9" x 24'11"	2,660 x 7,590 mm

LEVEL 1



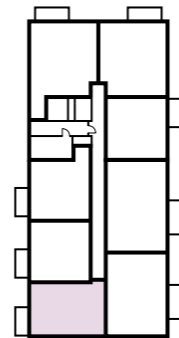
PLOTS 98 (2), 106 (3) & 114 (4)

1-BEDROOM APARTMENT



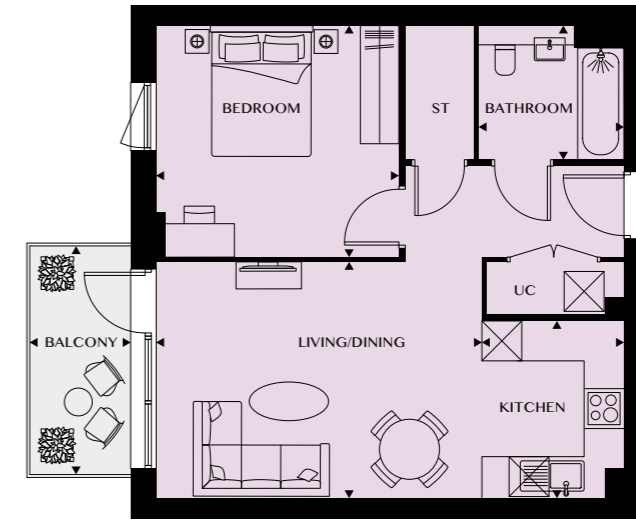
TOTAL AREA	607 SQ FT / 56.44 SQ M	
Kitchen	8'8" x 6'0"	2,663 x 1,850 mm
Living/Dining	22'11" x 11'0"	6,999 x 3,363 mm
Bedroom	15'1" x 9'3"	4,615 x 2,830 mm
Bathroom	7'3" x 6'9"	2,200 x 2,050 mm
Balcony	4'11" x 11'0"	1,510 x 3,350 mm

LEVELS 2-4



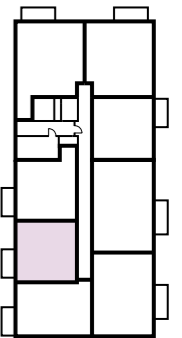
PLOTS 99 (2), 107 (3) & 115 (4)

1-BEDROOM APARTMENT



TOTAL AREA	553 SQ FT / 51.39 SQ M	
Kitchen	7'0" x 8'11"	2,150 x 2,716 mm
Living/Dining	16'3" x 11'9"	4,955 x 3,596 mm
Bedroom	12'1" x 11'7"	3,699 x 3,524 mm
Bathroom	7'3" x 6'9"	2,200 x 2,050 mm
Balcony	4'11" x 11'0"	1,510 x 3,350 mm

LEVELS 2-4



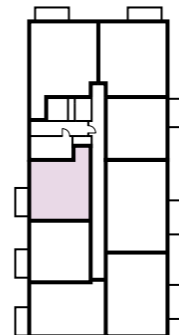
PLOTS 100 (2), 108 (3) & 116 (4)

1-BEDROOM APARTMENT



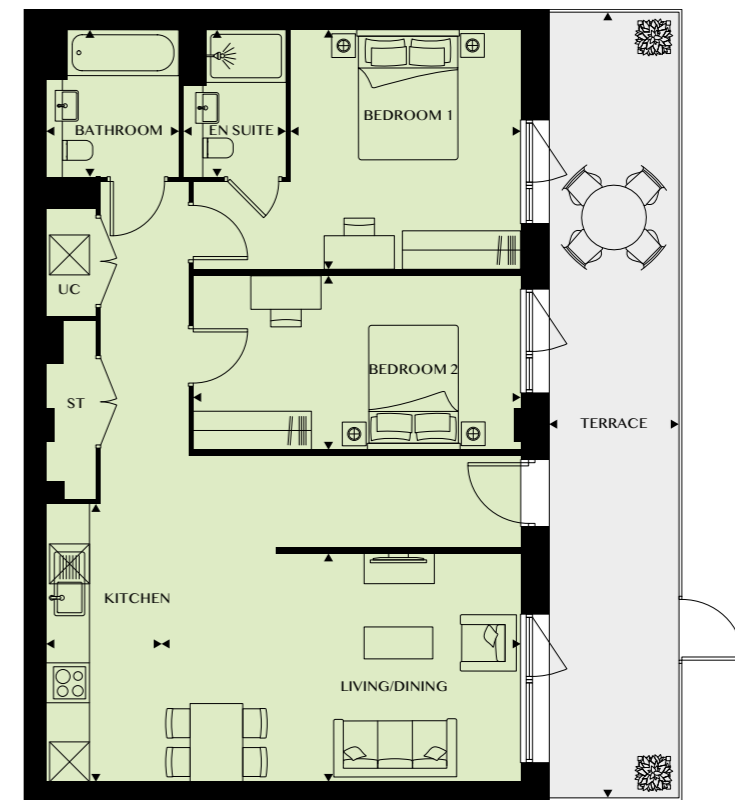
TOTAL AREA	582 SQ FT / 54.09 SQ M	
Kitchen	6'11" x 11'6"	2,130 x 3,521 mm
Living/Dining	16'3" x 11'10"	4,975 x 3,620 mm
Bedroom	11'11" x 11'5"	3,640 x 3,500 mm
Bathroom	7'3" x 6'9"	2,200 x 2,050 mm
Balcony	4'11" x 11'0"	1,510 x 3,350 mm

LEVELS 2-4



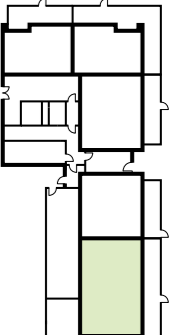
PLOT 86 (G)

2-BEDROOM APARTMENT



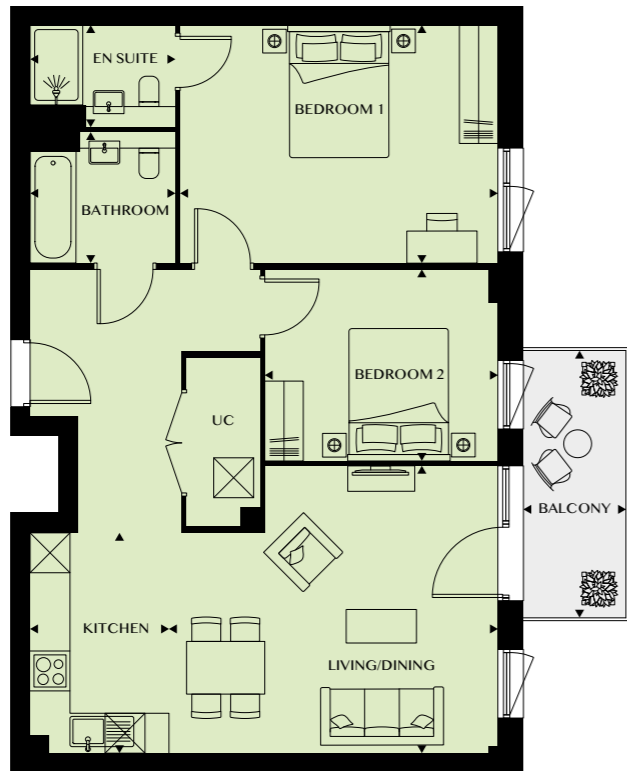
TOTAL AREA	880 SQ FT / 81.73 SQ M	
Kitchen	5'5" x 13'9"	1,650 x 4,200 mm
Living/Dining	18'1" x 11'4"	5,528 x 3,470 mm
Bedroom 1	11'4" x 12'0"	3,468 x 3,650 mm
Bedroom 2	16'2" x 8'8"	4,945 x 2,650 mm
Bathroom	6'9" x 7'3"	2,050 x 2,200 mm
Terrace	6'6" x 38'4"	2,000 x 11,700 mm

GROUND



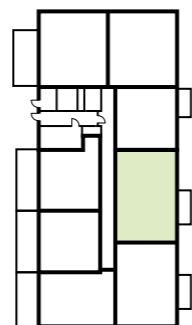
PLOTS 88 (1), 96 (2), 104 (3) & 112 (4)

2-BEDROOM APARTMENT

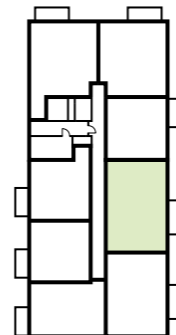


TOTAL AREA	837 SQ FT / 77.78 SQ M	
Kitchen	6'10" x 11'0"	2,100 x 3,353 mm
Living/Dining	16'5" x 14'4"	5,005 x 4,370 mm
Bedroom 1	11'10" x 15'10"	3,630 x 4,825 mm
En suite	7'2" x 5'1"	2,200 x 1,550 mm
Bedroom 2	11'7" x 9'6"	3,545 x 2,910 mm
Bathroom	7'3" x 6'9"	2,200 x 2,050 mm
Balcony	4'11" x 13'1"	1,510 x 4,000 mm

LEVEL 1

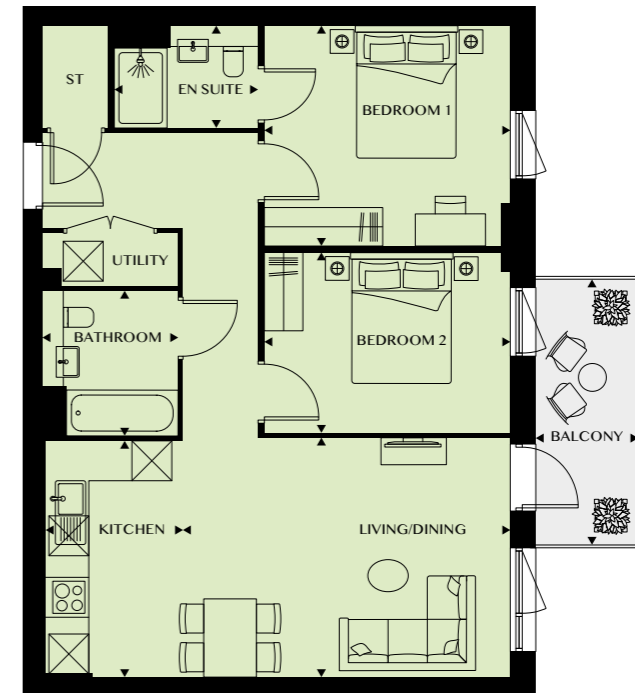


LEVELS 2-4



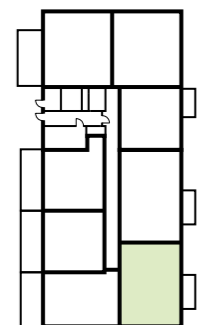
PLOTS 89 (1), 97 (2), 105 (3) & 113 (4)

2-BEDROOM APARTMENT

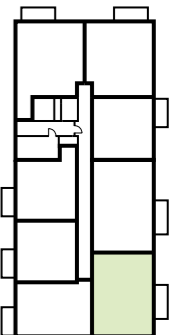


TOTAL AREA	753 SQ FT / 69.98 SQ M	
Kitchen	6'2" x 11'9"	1,900 x 3,589 mm
Living/Dining	16'11" x 11'11"	5,155 x 3,643 mm
Bedroom 1	12'3" x 11'0"	3,750 x 3,350 mm
En suite	7'2" x 5'1"	2,200 x 1,550 mm
Bedroom 2	12'3" x 9'0"	3,750 x 2,750 mm
Bathroom	7'3" x 6'9"	2,200 x 2,050 mm
Balcony	4'11" x 13'1"	1,510 x 4,000 mm

LEVEL 1

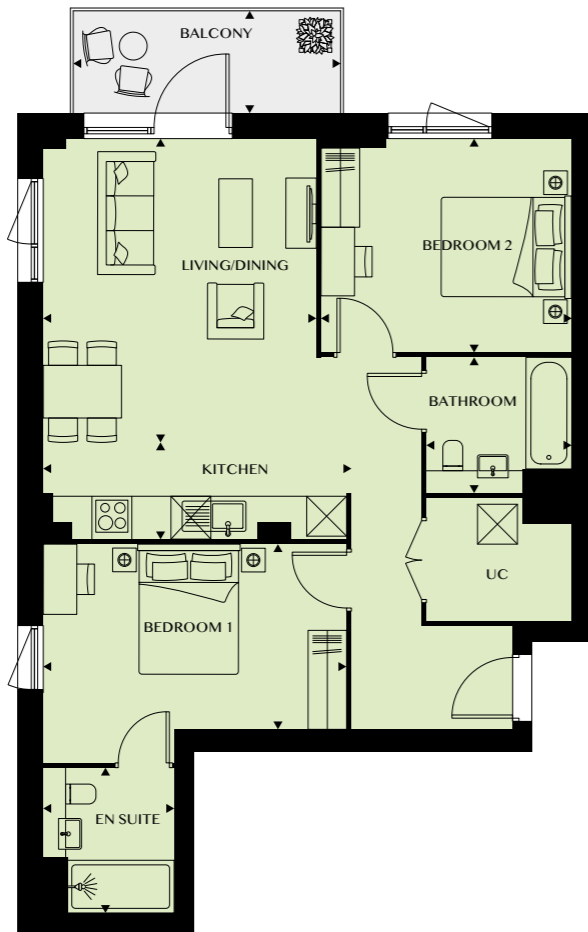


LEVELS 2-4



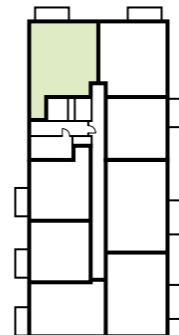
PLOTS 93 (2), 101 (3) & 109 (4)

2-BEDROOM APARTMENT



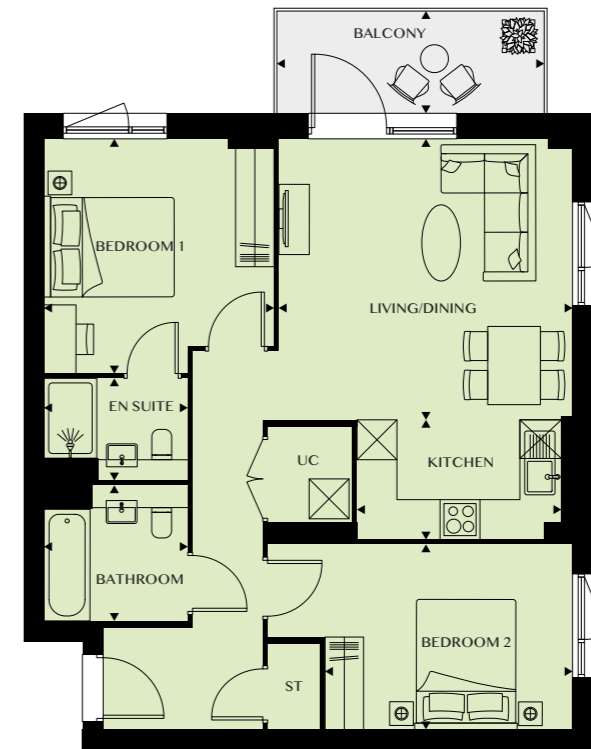
TOTAL AREA	811 SQ FT / 75.36 SQ M	
Kitchen	15'1" x 5'5"	4,598 x 1,651 mm
Living/Dining	13'7" x 14'5"	4,137 x 4,413 mm
Bedroom 1	15'1" x 9'2"	4,598 x 2,807 mm
En suite	6'5" x 7'3"	1,972 x 2,200 mm
Bedroom 2	12'5" x 10'7"	3,790 x 3,228 mm
Bathroom	6'9" x 7'3"	2,050 x 2,200 mm
Balcony	4'11" x 13'1"	1,510 x 4,000 mm

LEVELS 2-4



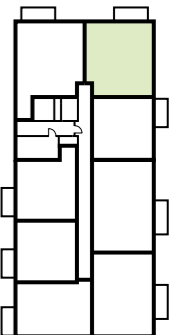
PLOTS 94 (2), 102 (3) & 110 (4)

2-BEDROOM APARTMENT



TOTAL AREA	750 SQ FT / 69.69 SQ M	
Kitchen	10'2" x 5'10"	3,101 x 1,800 mm
Living/Dining	14'6" x 13'11"	4,439 x 4,263 mm
Bedroom 1	11'5" x 11'7"	3,485 x 3,544 mm
En suite	7'2" x 5'2"	2,200 x 1,550 mm
Bedroom 2	12'2" x 9'2"	3,715 x 2,807 mm
Bathroom	7'3" x 6'9"	2,200 x 2,050 mm
Balcony	4'11" x 13'1"	1,510 x 4,000 mm

LEVELS 2-4



PLOT 82 (G, 1)

3-BEDROOM APARTMENT

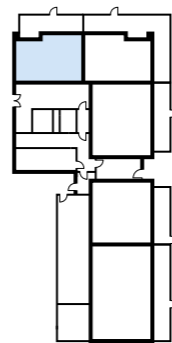


GROUND

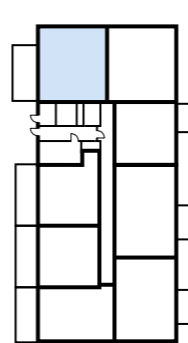
LEVEL 1

TOTAL AREA	1,212 SQ FT / 112.58 SQ M	
Lounge	16'6" x 11'2"	5,045 x 3,415 mm
Living/Dining	15'6" x 12'1"	4,742 x 3,685 mm
Kitchen	14'6" x 6'1"	4,440 x 1,850 mm
WC	4'9" x 5'10"	1,450 x 1,800 mm
Bedroom 1	10'5" x 11'9"	3,180 x 3,601 mm
En suite	7'2" x 5'1"	2,200 x 1,550 mm
Bedroom 2	9'0" x 11'9"	2,750 x 3,600 mm
Bedroom 3	6'3" x 15'0"	1,913 x 4,570 mm
Bathroom	7'3" x 6'9"	2,200 x 2,050 mm
Terrace (G)	24'8" x 6'8"	7,520 x 2,050 mm
Terrace (1)	9'10" x 22'4"	3,000 x 6,820 mm

GROUND

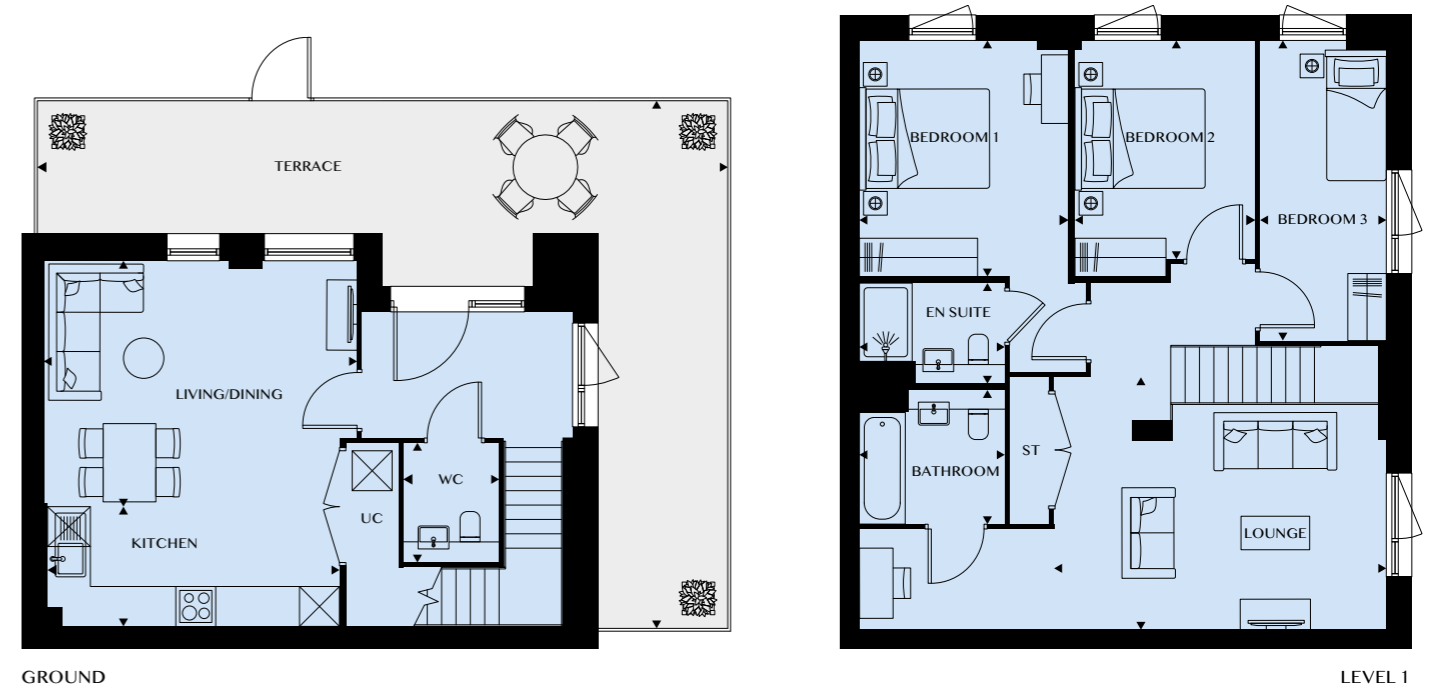


LEVEL 1



PLOT 83 (G, 1)

3-BEDROOM APARTMENT

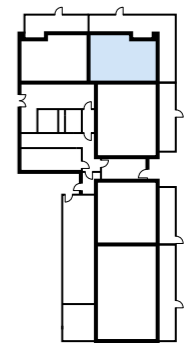


GROUND

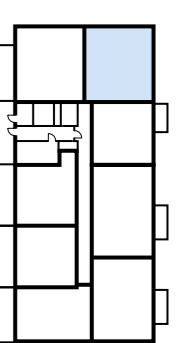
LEVEL 1

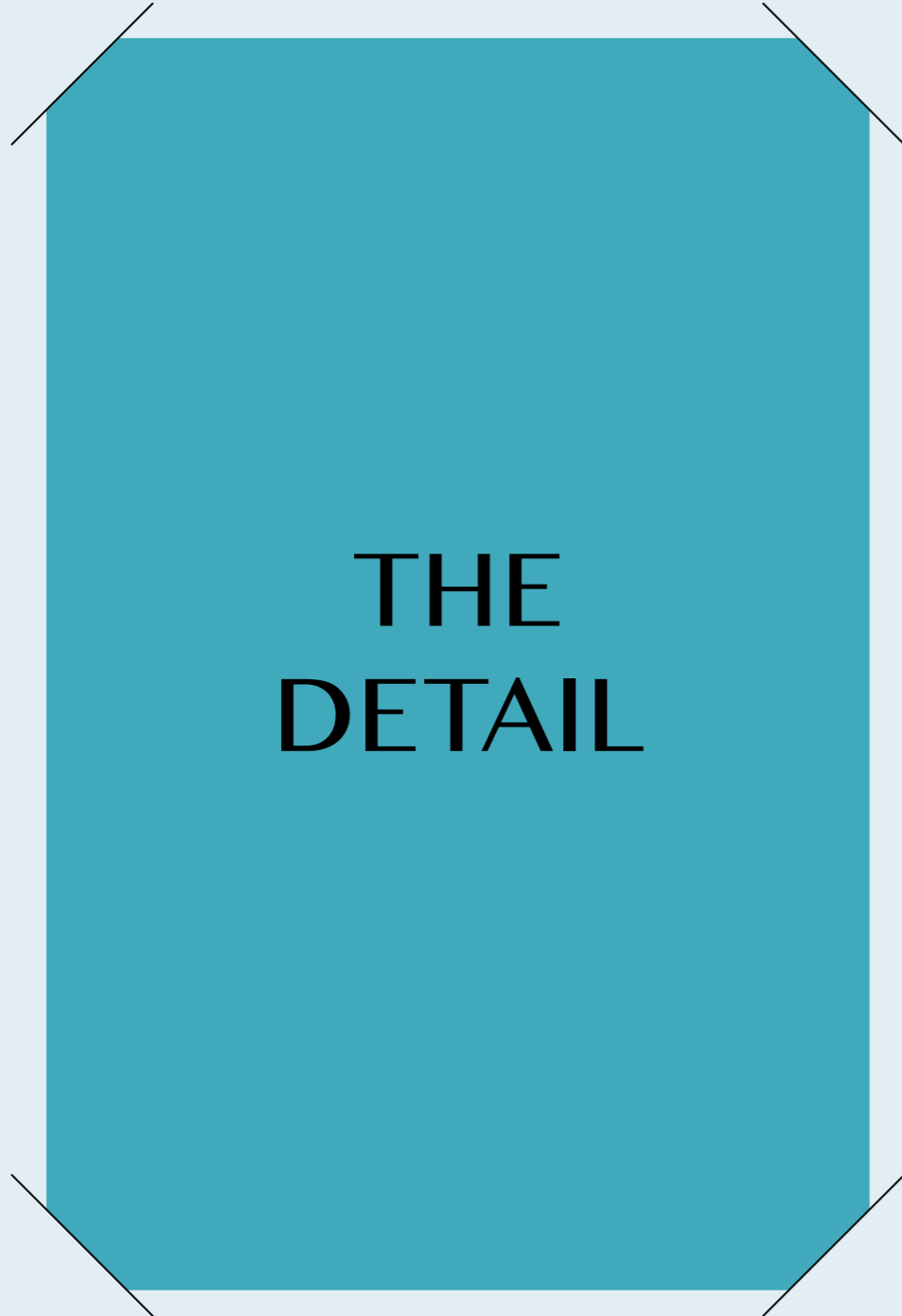
TOTAL AREA	1,212 SQ FT / 112.58 SQ M	
Lounge	16'6" x 11'2"	5,045 x 3,415 mm
Living/Dining	15'6" x 12'1"	4,742 x 3,685 mm
Kitchen	14'6" x 6'1"	4,440 x 1,850 mm
WC	4'9" x 5'10"	1,450 x 1,800 mm
Bedroom 1	10'5" x 11'9"	3,180 x 3,601 mm
En suite	7'2" x 5'1"	2,200 x 1,550 mm
Bedroom 2	9'0" x 11'9"	2,750 x 3,600 mm
Bedroom 3	6'3" x 15'0"	1,913 x 4,570 mm
Bathroom	7'3" x 6'9"	2,200 x 2,050 mm
Terrace	34'8" x 26'6"	10,575 x 8,080 mm

GROUND



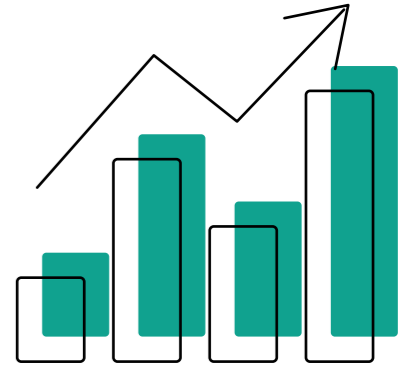
LEVEL 1





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*.

FIVE STAR
Customer service



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

**First two years covered by Builder Warranty and NHBC Guarantee or similar. Full exclusions and limitations can be found on the NHBC website. Please note that all images are for illustrative purposes only. Final elevations of the property purchased may differ from those shown. Please see our Image Disclaimer for further details.

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.



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

Barton Apartments estimated completion date:

Spring/Summer 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.

The development name, Eastman Village and building names are for marketing purposes only and may not be the designated postal address, which may be determined by The Post Office. All information in this document is correct to the best of our knowledge at the time of issue March 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.



BARRATT
— LONDON —



EASTMAN VILLAGE
HARROW HAI

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— LONDON —