

Hendon Waterside

Goldfinch
Apartments



Covering over 30 acres and encompassing over 2,000 homes, Hendon Waterside is a unique lifestyle destination. As part of the multi-million pound regeneration of West Hendon, alongside neighbouring Brent Cross and Hampstead, the development provides an array of parks, leisure facilities and amenities.

With an oasis of calm on its doorstep in the form of the beautiful Welsh Harp, the rejuvenated Broadway of shops and cafés, as well as high-performing schools nearby, residents have it all.

The layout of Hendon Waterside has been carefully considered to deliver greatly improved pedestrian and vehicular access – and its thoughtful design has been awarded an 'Outstanding' Building for a Healthy Life certification for encouraging healthier lifestyles.

Hendon Waterside is an established, inclusive and sought-after waterside community, home to over 1,000 residences already and an exciting future ahead.



Beautiful homes surrounded by the best of North West London

Hendon Waterside is a vibrant, perfectly located neighbourhood in North London. Set within expansive landscaped communal gardens and adjacent to the restored lakefront of the Welsh Harp, it offers both beautiful surroundings and stylish interiors. Each home boasts high-quality specifications including sleek, fitted kitchens with integrated appliances; all designed to offer optimal comfort and functionality.



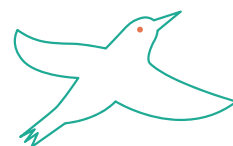
Natural beauty and green spaces

The Welsh Harp Reservoir is one of London's best-kept secrets and on the doorstep of Hendon Waterside. Originally built to supply water to the Regent's Canal, today it's a valuable leisure destination. Both a Site of Special Scientific Interest and a Local Nature Reserve, it's an important breeding site for waterbirds and a good place to spot other wildlife too.

With footpaths, trails and woods surrounding its 110 acres of open water, there's plenty of space for walkers and runners to explore and enjoy.

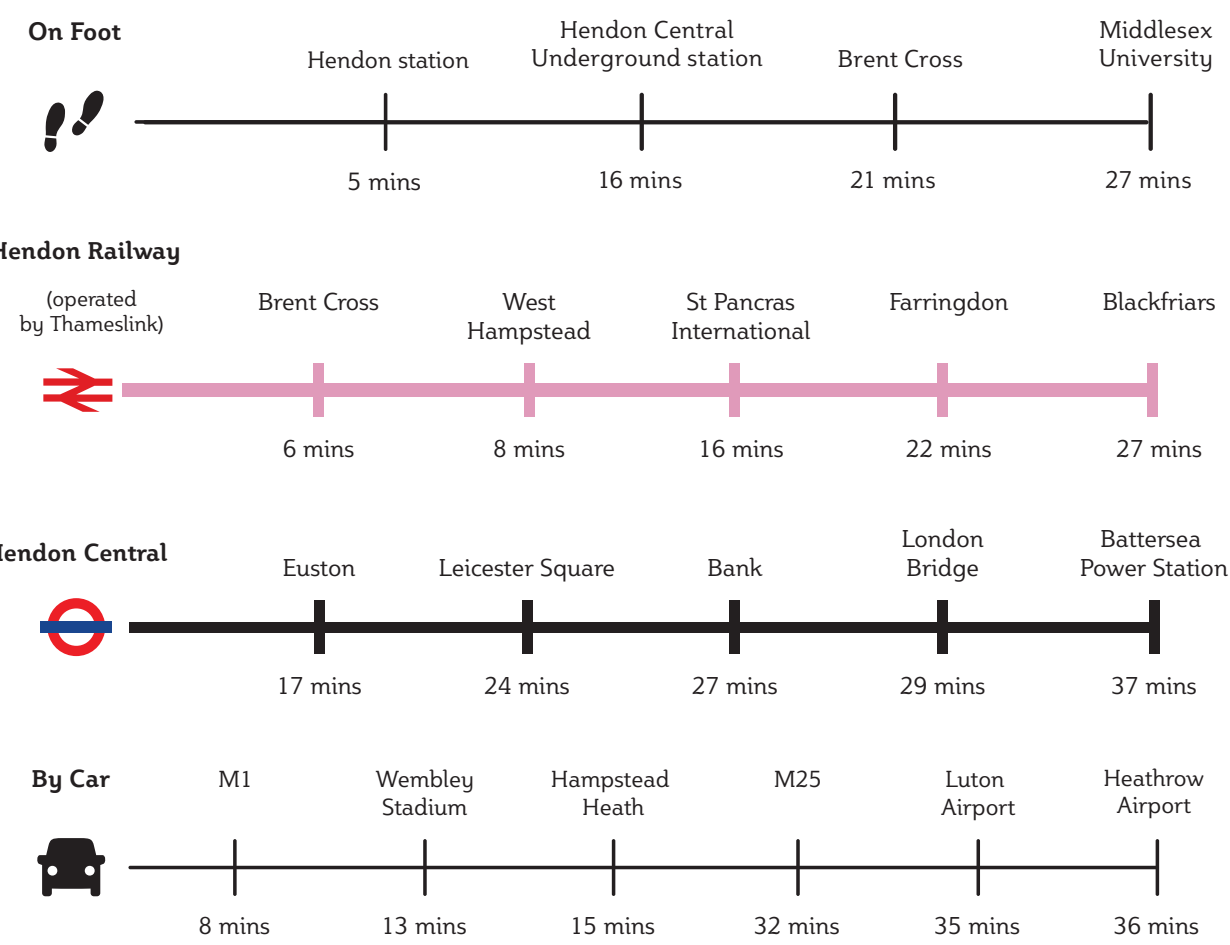
If you prefer to get out on the water, the Welsh Harp Sailing Association and Wembley Sailing Club offer tuition for beginners, as well as racing programmes for experienced sailors. Or why not try your hand at canoeing, windsurfing or paddle boarding?

On leisurely weekends, you can explore the 170 hectares of green space that surrounds Hendon Waterside, such as the beautiful grounds of Hampstead Heath, or head to one of many local golf courses.



Waterside living, just 20 minutes from central London

With Hendon Waterside's, open green spaces and excellent transport links to central London, just 16 minutes to reach London St Pancras International, there is no better place to buy.



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





HAMPSTEAD HIGH STREET

A charming and historic neighbourhood surrounded by boutique shops, independent restaurants and the infamous Hampstead Heath, a 790-acre park beloved by locals.

Shopping and dining, on your doorstep

Hendon Waterside is excellently served by supermarkets with a Sainsbury's Superstore, Marks & Spencer and Waitrose just a short distance away, as well as an on-site Co-op as part of the development.

When you're in need of a little retail therapy, Brent Cross is close by and is quickly becoming a world-class shopping and entertainment destination, complete with a new high street, shops, restaurants and leisure facilities.

Nearby areas such as Hampstead, Primrose Hill and Belsize Park are home to pavement cafés, characterful pubs and independent boutiques and restaurants. Or succumb to the vibrant eating experiences of Borough Market in central London.



BRENT CROSS

A world-class shopping and entertainment destination, is close by, offering much-loved restaurant chains such as Shake Shack and Asian-fusion Wagamama.



BOROUGH MARKET

Experience one of London's oldest and largest food markets, jam-packed with taste sensations and unique food experiences.



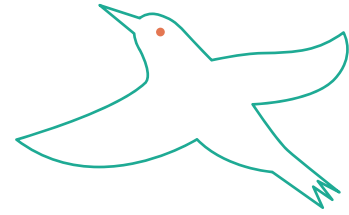
BANG BANG – ORIENTAL FOODHALL

London's newest and largest Asian food court, with dishes from Mumbai to Tokyo all under one roof, in nearby Colindale.



BOXPARK WEMBLEY

Head here for one-off pop-up shops or grab a designer bargain at the London Designer Outlet.



Exploring central London

Located in Zone 3, Hendon Waterside is just five minutes' walk to Hendon railway station. From here, you can be at St. Pancras International in 16 minutes and Luton Airport in less than half an hour, all via a regular Thameslink service – which also passes through the likes of Farringdon and London Bridge.

With central London at your fingertips, get to know one of the most vibrant cities in the whole world.



WORLD-RENOWNED SHOPPING

From the boutiques of Bond Street, luxurious setting of the iconic Harrods, to the historic tailors of Saville Row, indulge yourself in these iconic hotspots. Or soak in the atmosphere of Soho and the vibrant Carnaby Street, just a short journey from Hendon Waterside.



RELAX IN NATURE

Discover the beauty in one of the capital's iconic Royal Parks and immerse yourself in the natural surroundings. From deer spotting, to enjoying panoramic views across London, these green spaces offer the perfect day out away from the action.



EMBRACE HISTORY

Step back in time and experience rich history on display throughout the capital. Explore our ancient past in the world-famous Natural History Museum, or waltz across London to take a journey back to early Britain inside the Tower of London, and marvel at the Crown Jewels.



EXPLORE THE SOUTHBANK

Stretching all the way from Waterloo to London Bridge, London's Southbank is a great place to feel the buzz of the city. It's home to an eclectic array of sights, bars and eateries – including Tate Modern and Borough Market, where over 100 food and drink stalls cater to every taste.



THEATRES AND CULTURE

Head into town to see a show. Whether you prefer a West End musical, Shakespeare at The Globe or a production at the National Theatre, world-class entertainment is only a short journey away.



ZSL LONDON ZOO, REGENTS PARK

Get up close with nature at the world's oldest scientific zoo. Home to over 650 different species of animals, not to mention the infamous Gorilla Kingdom, Penguin Beach and Tiger Territory, fully immerse yourself in a wholesome day out in the heart of London.

 24 minutes  44 minutes



CAMDEN MARKET

Discover an iconic London shopping experience unlike no other. Home to over 1,000 independent shops and stalls, spend the day immersed in culture at this vibrant hotspot.

 28 minutes  33 minutes



THE SHARD, LONDON BRIDGE

Venture towards the city to marvel at this unique 72-storey skyscraper, home to some of the best offices, restaurants in London. Head up to the top floors to enjoy a panorama of the capital or grab a spot of afternoon tea with a view.

 43 minutes



WEMBLEY STADIUM

Catch the action as it happens in the one of most famous stadiums in the world. Watch, sing, or dance the nights away.

 15 minutes  18 minutes

Days out and popular places to explore

For those seeking adventure and a sense of awe, head into the city to experience the panoramic views of the London skyline that The Shard has to offer. Or head back down to ground level and make your way over to the nearby ZSL London Zoo, where you'll be face-to-face with some of nature's most incredible animals.

If you're looking for a live event, Wembley Stadium certainly has something to offer - one of the most iconic venues globally, with superstar artists performing regularly and home to England Football.

Living in Hendon offers some of the capital's best attractions within touching distance, but there's also plenty closer to home. Take a short stroll over to Brent Cross Shopping Centre and experience over 120 shops and 30+ cafes, or join the excitement as you watch some premiership rugby, at the home of the Saracens. Experience more at Hendon Waterside, wherever you end up.



Healthy outdoor living

On leisurely weekends, you can explore the 170 hectares of green space that surrounds Hendon Waterside or head to one of many local golf courses. Just a short journey away is Primrose Hill and Hampstead Heath – quintessential London parks.



WELSH HARP RESERVOIR, HENDON

Over 170 hectares of open water, marshes, trees and grassland on your doorstep at Hendon Waterside. Venture out to spot local wildlife or set sail on the water with the Phoenix Canoe Club

📍 0.01 miles

🚶 1 minute



KENWOOD HOUSE, HAMPSTEAD

Set on the edge of the charming Hampstead Heath, explore the 112-acres of parklands, idyllic gardens and historic tours that this stately home offers. You may even have a chance to glimpse at its world-class art collection, which includes Rembrandt's 'Self-Portrait with Two Circles'. Kenwood is truly one of London's hidden gems.

📍 1.1 miles

🚗 19 minutes



LITTLE VENICE, PADDINGTON

Head down to this tranquil pocket of London and enjoy a quiet stroll along the canal or grab some lunch on the quaint houseboat restaurants that line Little Venice.

📍 4.5 miles

🚗 27 minutes



PRIMROSE HILL, CAMDEN

Home to pavement cafés, characterful pubs and independent boutiques and restaurants.

📍 4.6 miles

🚴 31 minutes



REGENTS PARK, MARYLEBONE

As one of the eight Royal Parks, Regent's Park is worth the visit. Stroll through the elegant flowerbeds, tree-lined pathways or hire a boat and head out onto the lake. Or make use of its sports facilities in the park, which is home to central London's largest outdoor sports area.

📍 7.7 miles

🚴 31 minutes



THE GROVE, WATFORD

One of the UK's most prestigious golf courses. It has played host to a World Golf Championship event, won by Tiger Woods in 2006, along with featuring in the British Masters a few years later, in 2016.

📍 10.7 miles

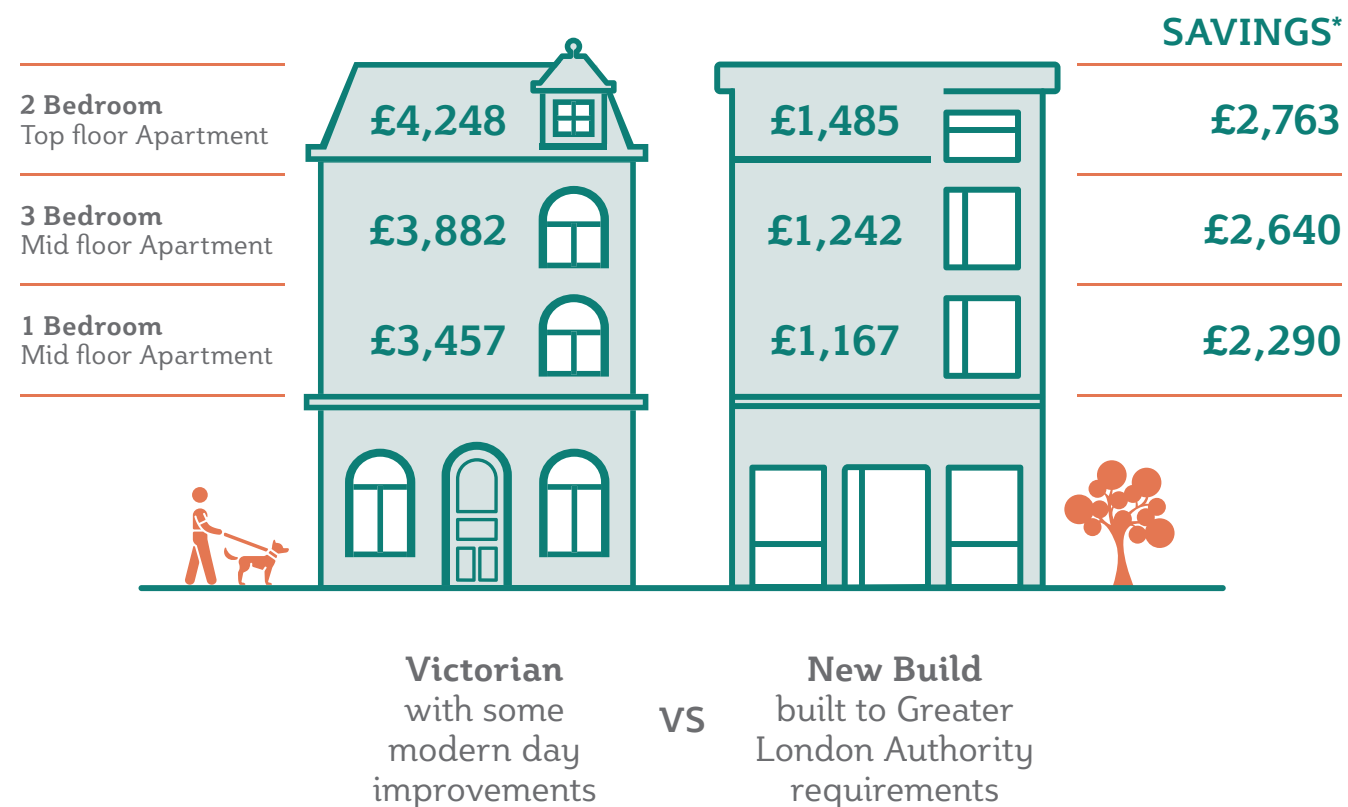
🚗 28 minutes

Energy efficiency and bio-diversity

Hendon Waterside has been categorised as EPC B compared to the average grade D in London. Grade B is achieved by just 3.1% of existing properties – **saving up to £2,763 per year.**

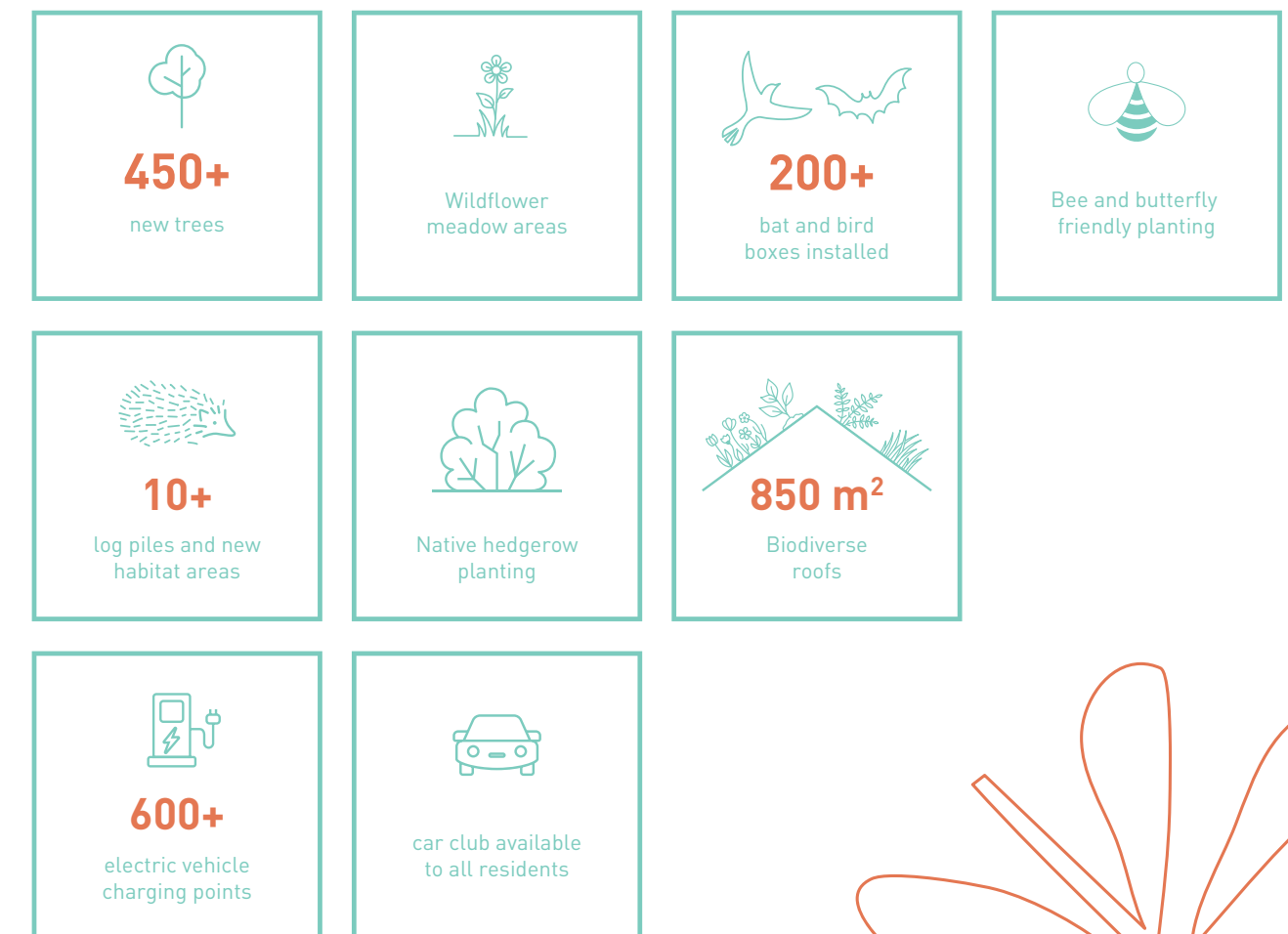
There are over 700 solar panels across the development, providing a clean renewable energy source and **supplying enough energy to serve 48 homes a day.**

Everyday items such as taps and toilet flushes have been carefully designed to be more efficient. We install aerated taps as standard as these devices control the amount of water that flows through the tap without affecting the water pressure as they mix the water with air, decreasing your overall consumption. Dual-plated toilet flushes allow the customer to select the amount of water utilised per flush, with the intention of conserving resources and reducing water bills.

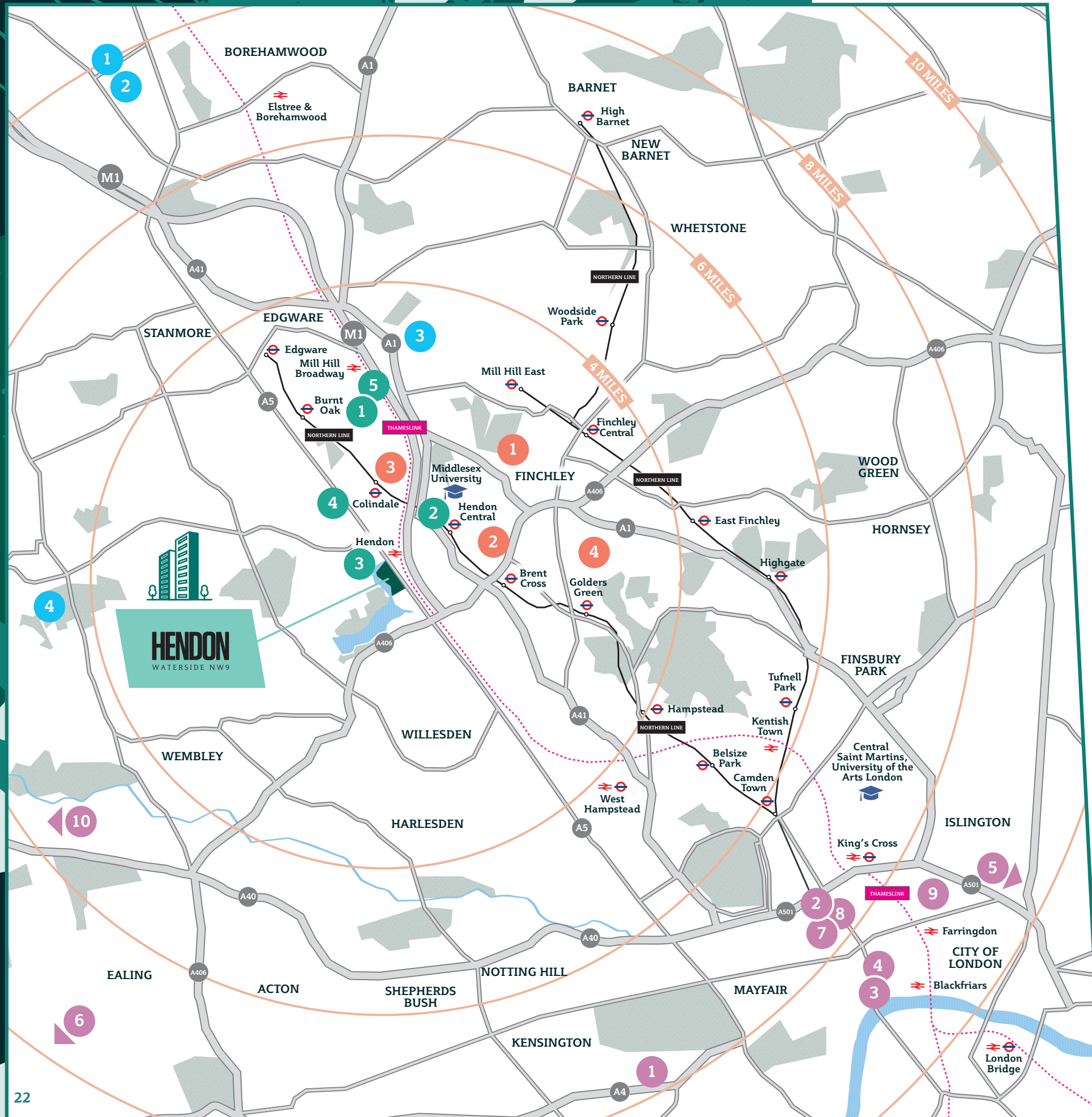


At Hendon Waterside you'll find many nature friendly features which have been introduced to encourage wildlife species to flourish.

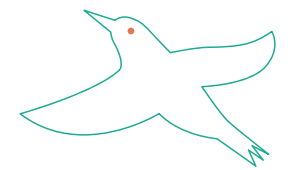
In this environmentally conscious development, special consideration has been paid to the Welsh Harp Reservoir, as a Site of Special Scientific Interest. Working with specialist landscape architects, podium gardens have been introduced to communal areas of the development, which incorporate native trees, shrubs, herbs and plants to encourage and support a variety of wildlife.



*Indicative figures, based on research from Briary Energy, September 2022.



World-class Institutions



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

LONDON INSTITUTIONS

- 1 Imperial College
- 2 University College London (UCL)
- 3 King's College London
- 4 London School of Economics and Political Science (LSE)
- 5 Queen Mary, University of London (School of Law)
- 6 Royal Holloway, University of London
- 7 Birkbeck College, University of London
- 8 School of Oriental and African Studies (SOAS)
- 9 City, University of London
- 10 Brunel University

☆☆ LONDON RANKING

- 1
- 2
- 3
- 4
- 5
- 6
- 7
- 8
- 9
- 10

OTHER UK INSTITUTIONS

- University of Oxford
- University of Cambridge
- University of Bath
- Middlesex University

UK RANKING

- 1
- 2
- 8
- 91

PRIMARY SCHOOLS

- 1 Goldbeaters Primary School
- 2 St Joseph's Catholic Primary School
- 3 The Hyde School
- 4 Barnfield Primary School
- 5 Orion Primary School

OFSTED RANKING

- Outstanding
- Outstanding
- Outstanding
- Outstanding
- Outstanding

SECONDARY SCHOOLS

- 1 Hasmonean High School for Boys
- 2 Hendon School
- 3 North London Grammar School
- 4 Henrietta Barnett School

- Outstanding
- Good
- Outstanding
- Good

PRIVATE SCHOOLS

- 1 Haberdashers' Aske's Boys' School
- 2 Haberdashers' Aske's School for Girls
- 3 Mill Hill School
- 4 Harrow School

UK RANKING

- Top 10
- Top 10

THE APARTMENTS

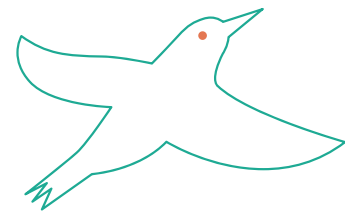


Beautiful outside and in

With one, two and three-bedroom residences to choose from, you'll enjoy a home filled with light and space. Our living areas are designed to be open-plan with full-height windows, and kitchens are furnished with a full range of modern appliances that make cooking and entertaining a pleasure. Contemporary bathrooms come complete with attractive fittings and ceramic wall tiling.

For outdoor relaxation, every apartment has its own private balcony or terrace and you'll also have access to the abundance of green open spaces and play areas.

Each home in Goldfinch Apartments boasts idyllic views, whether you're looking across the Welsh Harp or into the communal landscaped gardens.

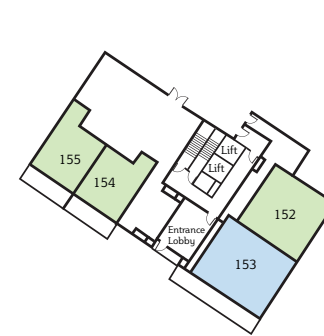


Goldfinch APARTMENTS





Goldfinch APARTMENTS



Lower Ground Floor



Ground Floor



Level 1



Level 2



Level 3



Level 4



Level 5



Level 6



Level 7

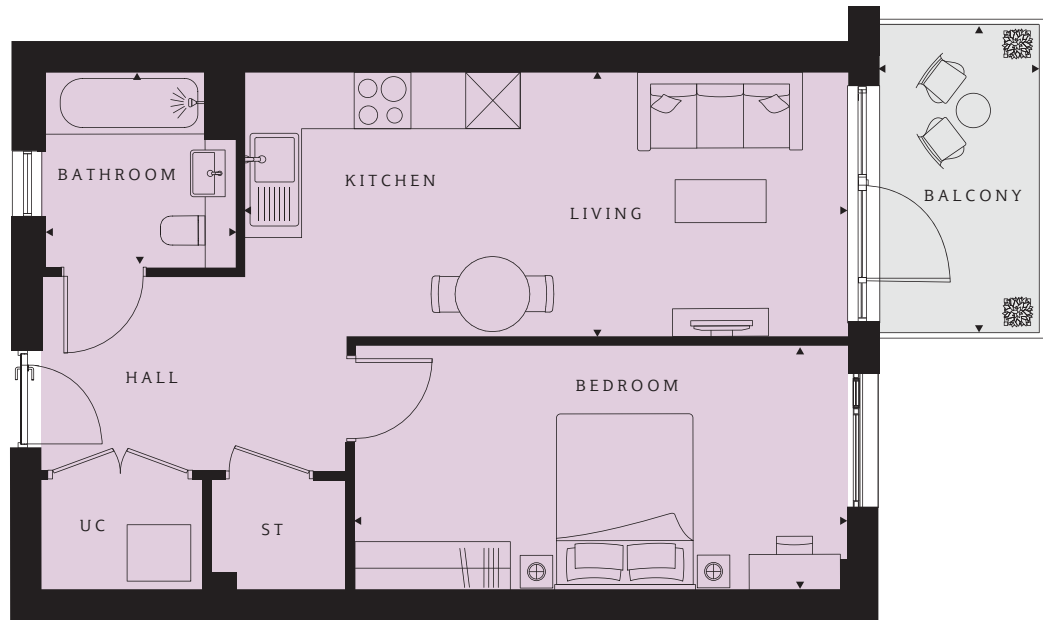


Level 8

One-bedroom apartments
 Two-bedroom apartments
 Three-bedroom apartments

Goldfinch APARTMENTS

1-BEDROOM APARTMENT



PLOTS 168 (2), 169 (2), 170 (2), 177 (3), 178 (3), 179 (3), 186 (4), 187 (4), 188 (4)

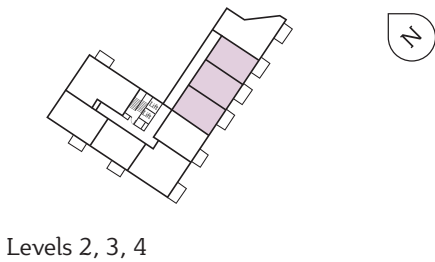
Living/Kitchen/Dining
9'7" x 22'1" (2925 x 6720mm)

Bedroom
9'0" x 18'1" (2750 x 5500mm)

Bathroom
7'1" x 6'9" (2150 x 2050mm)

TOTAL AREA
555 sq ft (51.6 sq m)

Balcony
69 sq ft (6.4 sq m)



Levels 2, 3, 4

1-BEDROOM APARTMENT



PLOTS 165 (1), 174 (2), 183 (3), 192 (4), 197 (5), 202 (6), 207 (7), 212 (8)

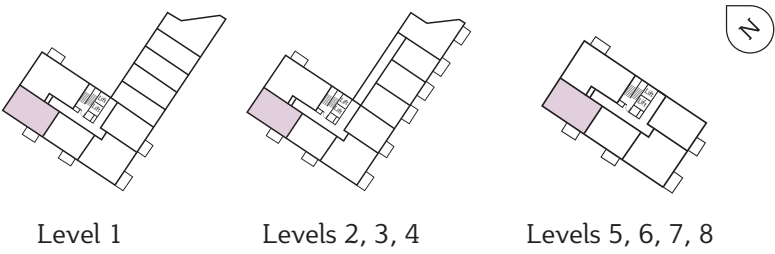
Living/Kitchen/Dining
13'9" x 16'11" (4186 x 5154mm)

Bedroom
12'7" x 10'8" (3832 x 3251mm)

Bathroom
7'1" x 6'9" (2150 x 2050mm)

TOTAL AREA
554 sq ft (51.5 sq m)

Balcony
58 sq ft (5.3 sq m)



Level 1

Levels 2, 3, 4

Levels 5, 6, 7, 8

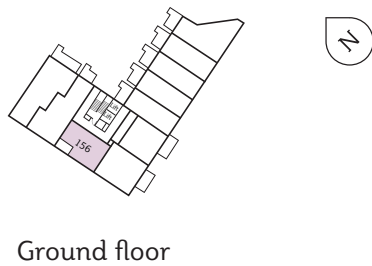
Goldfinch APARTMENTS

1-BEDROOM APARTMENT



PLOT 156 (G)

- Living/Kitchen/Dining**
20'1" x 14' 0" (6132 x 4283mm)
- Bedroom**
12'3" x 10'8" (3733 x 3250mm)
- Bathroom**
7'5" x 6'9" (2250 x 2050mm)
- TOTAL AREA**
554.2 sq ft (51.5 sq m)
- Balcony**
50 sq ft (4.6 sq m)



Ground floor

1-BEDROOM APARTMENT



PLOTS 164 (1), 173 (2), 182 (3), 191 (4), 196 (5), 201 (6), 206 (7), 211 (8)

- Living/Kitchen/Dining**
19'11" x 16'4" (6083 x 4970mm)
- Bedroom**
12'11" x 11'1" (3933 x 3368mm)
- Bathroom**
6'9" x 7'1" (2050 x 2150mm)
- TOTAL AREA**
551 sq ft (51.2 sq m)
- Balcony**
58 sq ft (5.3 sq m)



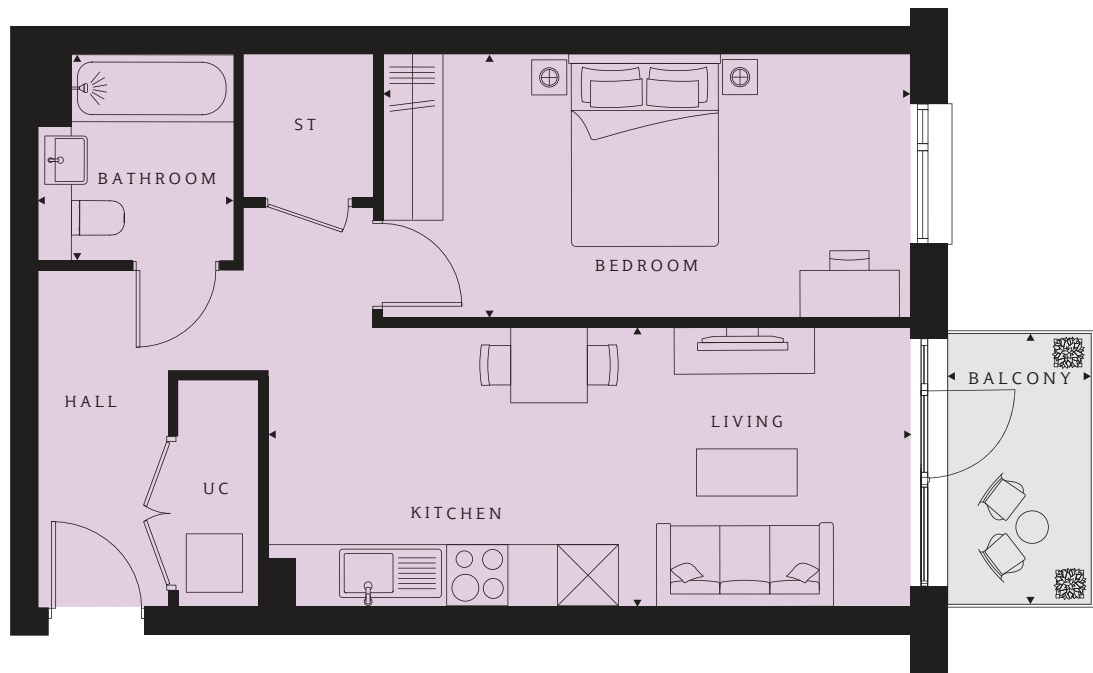
Level 1

Levels 2, 3, 4

Levels 5, 6, 7, 8

Goldfinch APARTMENTS

1-BEDROOM APARTMENT



PLOTS 162 (1), 171 (2), 180 (3), 189 (4), 194 (5),
199 (6), 204 (7), 209 (8)

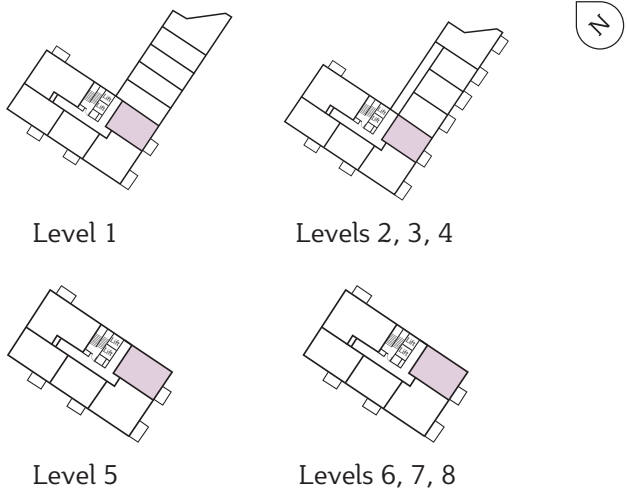
Living/Kitchen/Dining
9'7" x 22'1" (2925 x 6729mm)

Bedroom
9'0" x 18'2" (2750 x 5529mm)

Bathroom
7'1" x 6'9" (2150 x 2050mm)

TOTAL AREA
567.9 sq ft (52.8 sq m)

Balcony
58 sq ft (5.3 sq m)



2-BEDROOM APARTMENT



PLOT 163 (1), 172 (2), 181 (3),
190 (4), 195 (5), 200 (6), 205 (7), 210 (8)

Living/Kitchen/Dining
13'4" x 21'7" (4053 x 6579mm)

Bedroom 1
12'9" x 11'1" (3937 x 3680mm)

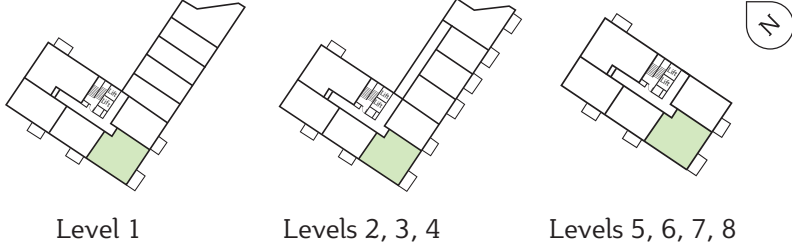
Bedroom 2
10'11" x 8'8" (3329 x 2644mm)

En Suite
6'9" x 5'1" (2050 x 1550mm)

Bathroom
8'0" x 6'9" (2450 x 2053mm)

TOTAL AREA
770.3 sq ft (71.6 sq m)

Balcony
69 sq ft (6.4 sq m)



Goldfinch APARTMENTS

2-BEDROOM APARTMENT



PLOTS 167 (2), 176 (3), 185 (4)

- Living/Kitchen/Dining**
19'1" x 18'1" (5820 x 5508mm)
- Bedroom 1**
10'2" x 14'4" (3100 x 4358mm)
- Bedroom 2**
8'2" x 10'7" (2484 x 3235mm)
- Bathroom**
6'9" x 6'11" (2050 x 2115mm)
- TOTAL AREA**
733 sq ft (68.1 sq m)
- Balcony**
69 sq ft (6.4 sq m)



Level 2, 3, 4

2-BEDROOM APARTMENT



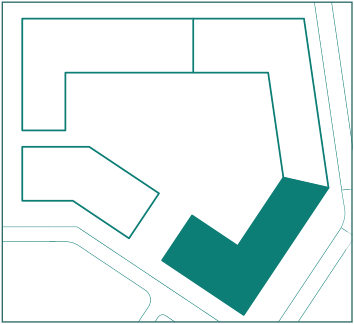
PLOTS 166 (1), 175 (2), 184 (3), 193 (4), 198 (5), 203 (6), 208 (7), 213 (8)

- Living/Kitchen/Dining**
25'10" x 13'11" (7882 x 4236mm)
- Bedroom 1**
14'7" x 10'6" (4432 x 3200mm)
- Bedroom 2**
12'9" x 8'4" (3875 x 2550mm)
- En Suite**
5'1" x 6'9" (1550 x 2050mm)
- Bathroom**
7'1" x 6'9" (2150 x 2050mm)
- TOTAL AREA**
752 sq ft (69.9 sq m)
- Balcony**
69 sq ft (6.4 sq m)



Level 1 Levels 2, 3, 4 Levels 5, 6, 7, 8

Goldfinch APARTMENTS

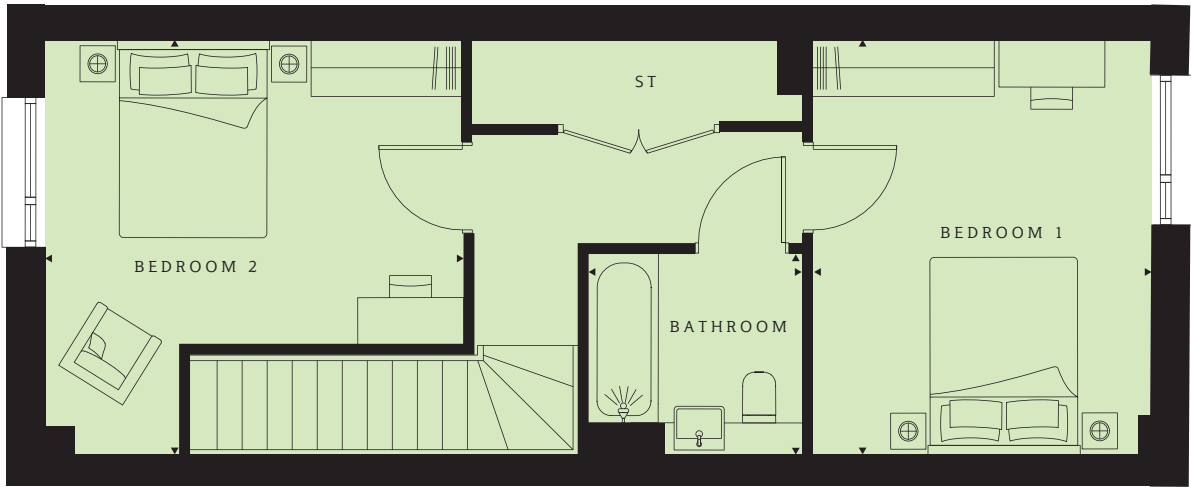


2-BEDROOM DUPLEX APARTMENT

Ground floor



First floor



**PLOTS 157 (G, 1), 158 (G, 1),
159 (G, 1) & 160 (G, 1)**

Living/Kitchen/Dining
13'10" x 22'9" (4204 x 6939mm)

Bedroom 1
13'10" x 11'0" (4204 x 3351mm)

Bedroom 2
10'2" x 13'7" (3100 x 4151mm)

WC
6'7" x 4'11" (2000 x 1500mm)

Bathroom
6'9" x 7'1" (2050 x 2150mm)

TOTAL AREA
955 sq ft (88.8 sq m)

Terrace
77 sq ft (7.2 sq m)



Ground floor

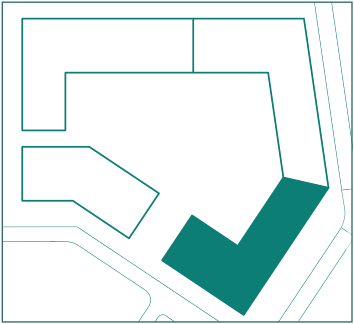


Level 1



Goldfinch APARTMENTS

2-BEDROOM DUPLEX APARTMENT



Lower Ground floor

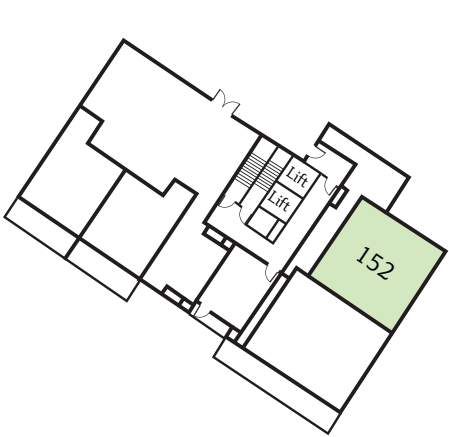


PLOTS 152 (LG, G)

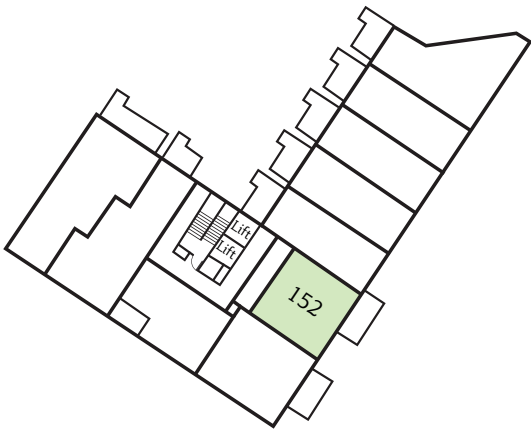
Living/Dining/Kitchen 14'6" x 23'8" (4420 x 7215mm)
Bedroom 1 10'6" x 16'4" (3200 x 4972mm)
Bedroom 2 11'7" x 11'7" (3540 x 3520mm)
WC 4'11" x 6'7" (1500 x 2000mm)
Bathroom 6'9" x 7'5" (2050 x 2250mm)

TOTAL AREA 1035 sq ft (96.2 sq m)
Balcony 79 sq ft (7.3 sq m)

Ground floor



Lower Ground floor

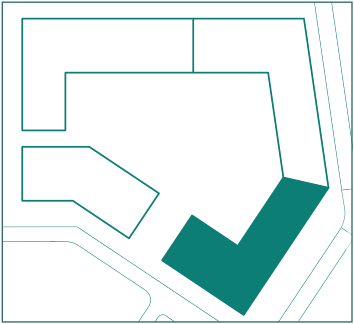


Ground floor

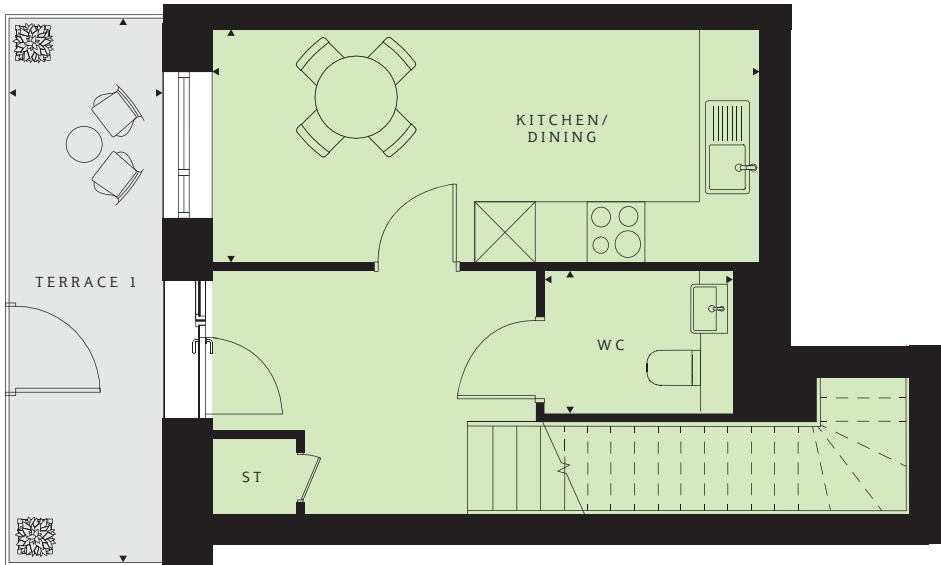


Goldfinch APARTMENTS

2-BEDROOM DUPLEX APARTMENT



Lower Ground floor



Ground floor



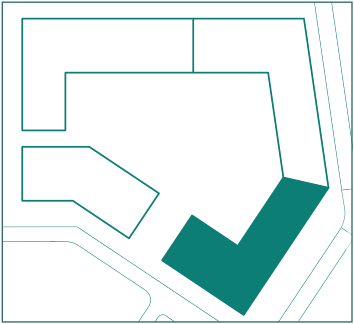
PLOTS 154 (LG, G)

Living 16'3" x 11'6" (4954 x 3501mm)	En Suite 6'9" x 5'1" (2050 x 1550mm)
Kitchen/Dining 19'3" x 8'0" (5866 x 2450mm)	Bathroom 6'9" x 8'0" (2050 x 2450mm)
Bedroom 1 15'9" x 10'2" (4804 x 3100mm)	TOTAL AREA 1051 sq ft (97.7 sq m)
Bedroom 2 10'11" x 11'0" (3315 x 3350mm)	Terrace 1 99 sq ft (9.2 sq m)
WC 6'7" x 4'11" (2000 x 1500mm)	Terrace 2 65 sq ft (6.1 sq m)

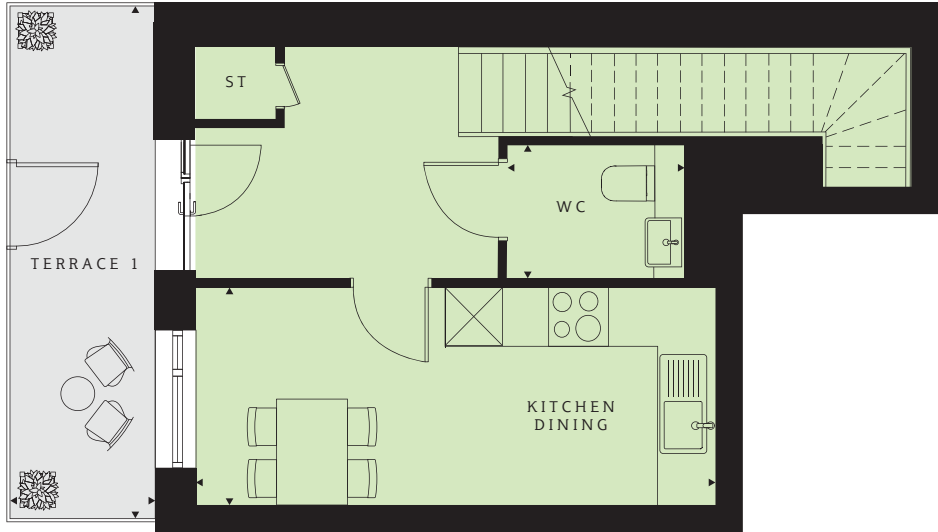


Goldfinch APARTMENTS

2-BEDROOM DUPLEX APARTMENT



Lower Ground floor



Ground floor



PLOTS 155 (LG, G)

Living 15'7" x 12'3" (4753 x 3739mm)	Bathroom 6'9" x 7'1" (2050 x 2150mm)
Kitchen/Dining 19'3" x 8'1" (5866 x 2469mm)	TOTAL AREA 1093 sq ft (101.5 sq m)
Bedroom 1 12'3" x 9'10" (3738 x 3001mm)	Terrace 1 99 sq ft (9.2 sq m)
Bedroom 2 11'5" x 12'5" (3484 x 3789mm)	Terrace 2 127 sq ft (11.8 sq m)
WC 6'7" x 4'11" (2000 x 1500mm)	
En Suite 6'9" x 5'1" (2050 x 1550mm)	

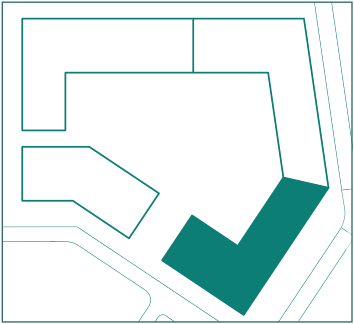


Lower Ground floor

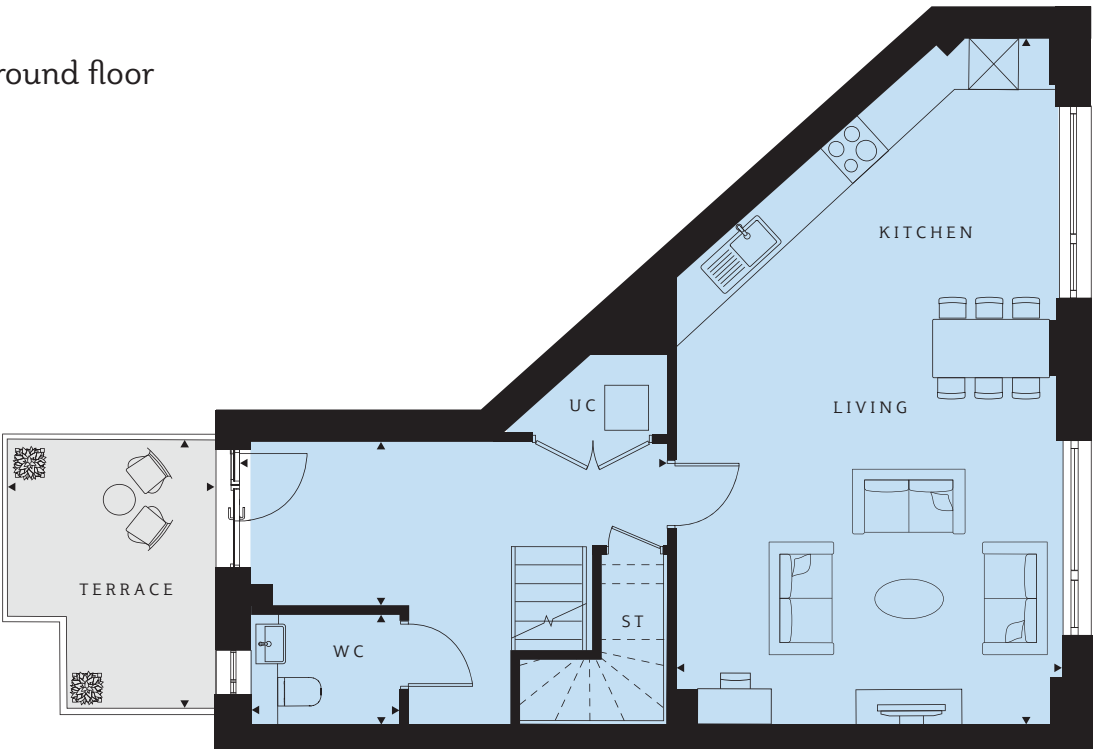
Ground floor

Goldfinch APARTMENTS

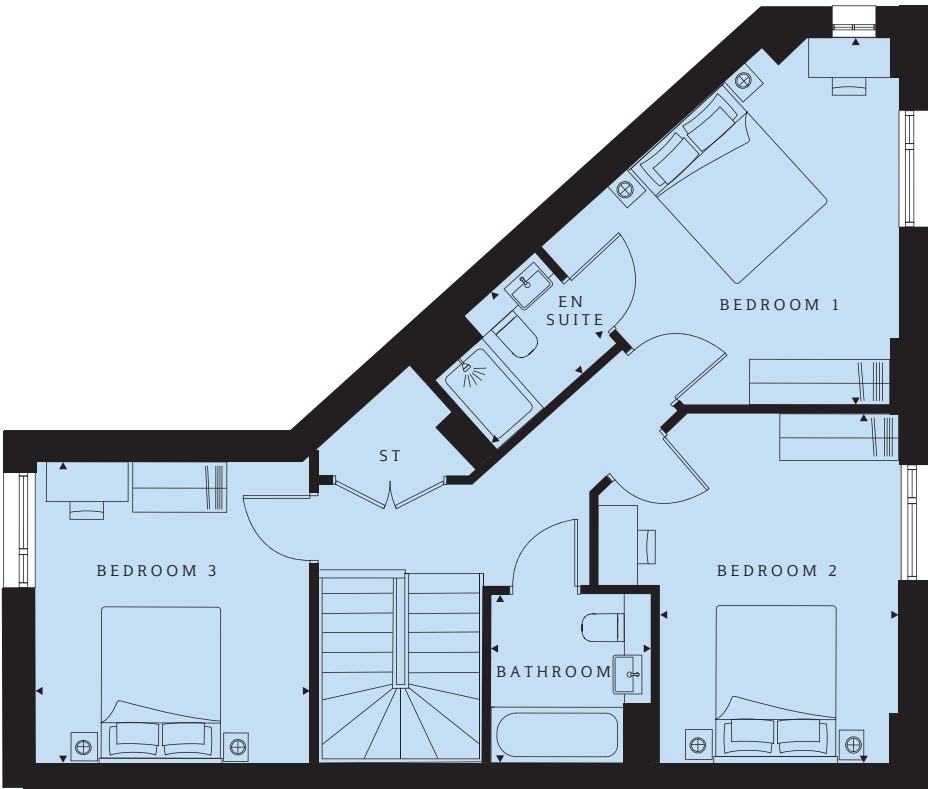
3-BEDROOM DUPLEX APARTMENT



Ground floor

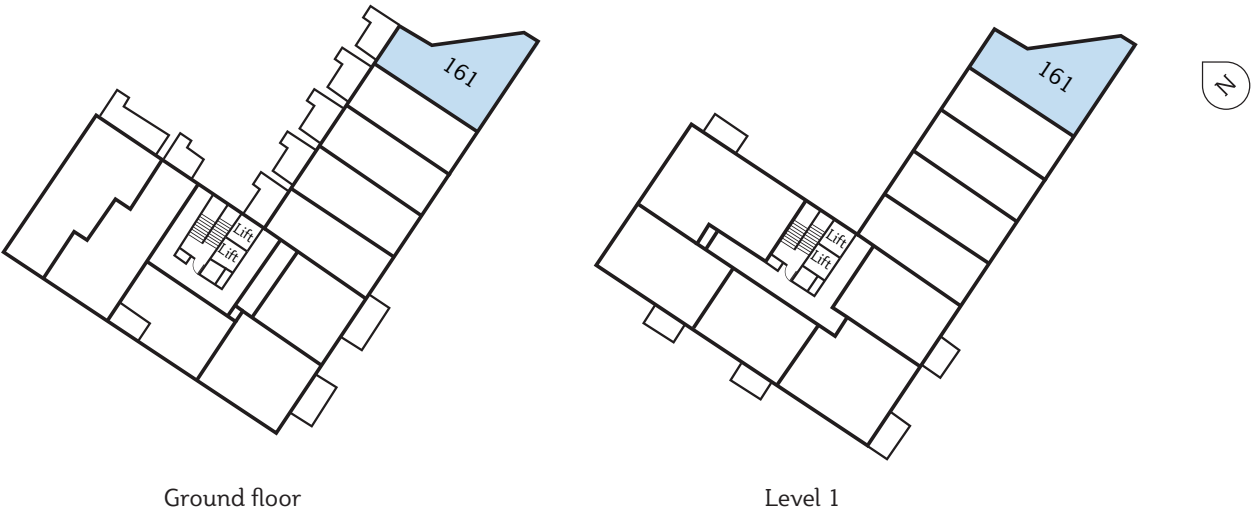


First floor



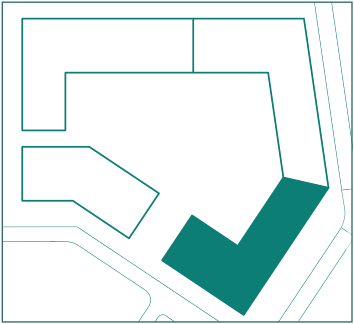
PLOTS 161 (G, 1)

Living/Kitchen/Dining 25'1" x 17'1" (7649 x 5202mm)	En Suite 5'1" x 6'9" (1550 x 2050mm)
Bedroom 1 11'10" x 12'6" (3596 x 3808mm)	Bathroom 7'1" x 6'9" (2150 x 2050mm)
Bedroom 2 14'7" x 10'0" (4441 x 3052mm)	TOTAL AREA 1393 sq ft (129.4 sq m)
Bedroom 3 12'5" x 11'6" (3793 x 3500mm)	Terrace 98 sq ft (9.1 sq m)
WC 4'11" x 6'7" (1500 x 2000mm)	



Goldfinch APARTMENTS

3-BEDROOM DUPLEX APARTMENT



Lower Ground floor

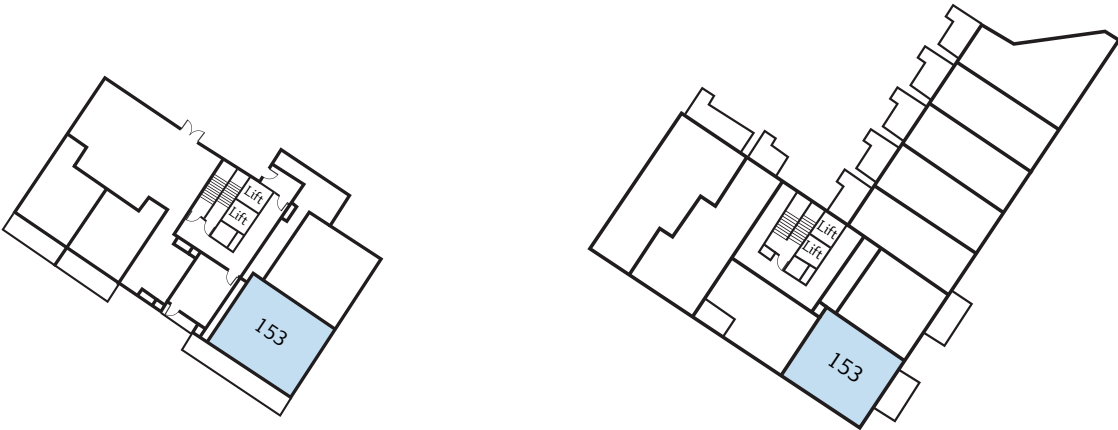


Ground floor



PLOTS 153 (LG, G)

Living/Kitchen/Dining 22'5" x 14'9" (6837 x 4491mm)	Bathroom 7'1" x 6'9" (2150 x 2050mm)
Bedroom 1 14'5" x 11'6" (4400 x 3512mm)	TOTAL AREA 1198 sq ft (111.3 sq m)
Bedroom 2 11'4" x 11'9" (3445 x 3587mm)	Terrace 180 sq ft (16.7 sq m)
Bedroom 3 8'0" x 15'6" (2445 x 4712mm)	Balcony 6.6 sq m (71 sq ft)
WC 7'8" x 4'11" (2330 x 1500mm)	
En Suite 5'1" x 6'9" (1550 x 2050mm)	



Lower Ground floor

Ground floor





Apartment specification



KITCHEN

Individually designed handleless-style kitchens with soft-close doors and drawers

Matching worktops and full-height upstands

Under-cabinet lighting

Stainless steel single bowl sink and chrome tap

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

GENERAL

Video door entry

Fibre broadband connectivity

BT TV/Sky+/FM/data connectivity in Living Area

Spotlights in kitchen and bathroom(s)

Pendant lighting in hallway, living area and bedrooms

Laminate flooring to hallway, kitchen and living/dining areas

COMMUNAL AREAS AND FACILITIES

CCTV security system coverage across all residential building and entrances

Car parking available*

Supermarket within development

On-site community centre

Landscaped gardens

Children's play area

BATHROOM

White semi-recessed wash hand basin

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

Concealed cistern and dual flushplate

White steel bath

White heated towel rail

Shaver socket

Ceramic floor and wall tiles

EN SUITE

White semi-recessed wash hand basin

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

Concealed cistern and dual flushplate

White shower tray

Chrome-hinged shower doors

White heated towel rail

Shaver socket

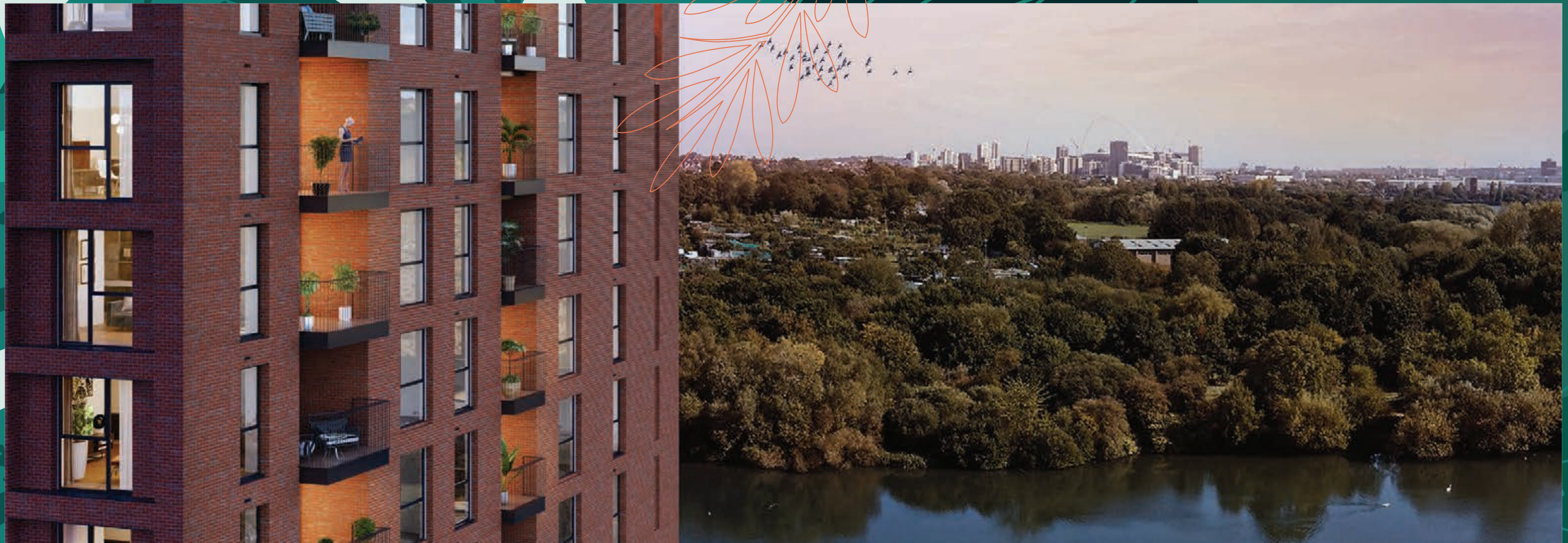
Ceramic wall and floor tiles

BEDROOMS

TV and data point in main bedroom

Carpet to bedrooms

* Car parking is available at an additional cost



ADDITIONAL INFORMATION

ADDRESS

Meadowlark House,
Moorhen Drive, Hendon,
London, NW9 7QA

Local authority

London Borough of Barnet

SERVICE CHARGES

Charge apply. Please speak to a Sales
Adviser for more information

PARKING

Parking available at
an additional cost

MISCELLANEOUS

Building Warranty
10 year NHBC**

Length of lease
999 years^^

Reservation deposit
£2,000†

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

Estimated completion date
Hendon Waterside site completion
date 2029

**Goldfinch Apartments estimated
completion date**
Spring 2024

VENDOR'S SOLICITOR

Winckworth Sherwood

Telephone
020 7593 5054

Email
labrahams@wslaw.co.uk

Address
5 Montague Close,
London SE1 9BB

NEW HOMES QUALITY CODE

Housebuilders and developers who build new homes will be expected to register with the New Homes Quality Board (NHQB). As long as a housebuilder or developer has followed the correct registration process, including completing the necessary training, introducing a complaints procedure, and following other processes and procedures that are needed to meet the requirements of this New Homes Quality Code (the code), they will become a registered developer.

Registered developers agree to follow the code and the New Homes Ombudsman Service, including accepting the decisions of the New Homes Ombudsman in relation to dealings with customers. If a registered developer does not meet the required standards, or fails to accept and act in line with the decisions of the New Homes Ombudsman, they may have action taken against them, including being removed from the register of registered developers.

The code sets out the requirements that registered developers must meet. The code may be updated from time to time to reflect changes to industry best practice as well as the decisions of the New Homes Ombudsman Service.

All homes built by registered developers must meet building-safety and other regulations. All registered developers should aim to make sure there are no snags or defects in their properties before the keys are handed over to a customer. If there are any snags or defects, these should be put right within the agreed timescales.

What the code covers

For the purposes of this code, 'customer' means a person who is buying or intends to buy a new home which they will live in or give to another person. (If a new home is being bought in joint names, 'the customer' includes all the joint customers.) However, the New Homes Quality Board have also started work to consider other groups of customers and what they should be able to expect from a new home. This includes shared owners and people who are buying a new home to let to other people. Any changes the New Homes Quality Board make to the code to reflect the needs of other groups of customers will be developed through consultation, and they will continually assess and review the effectiveness of the code, and any new laws or regulations that apply. Other areas which are not covered by the code are claims for loss of property value or blight (where a property falls in value or becomes difficult to sell because of major public work in the area), personal injury or claims that are not covered by the scheme rules of the New Homes Ombudsman Service.





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.

[^]We are the only major national housebuilder to be awarded this award every year since 2010. "we" refers to the Barratt Developments PLC group brands including Barratt London, Barratt Homes and David Wilson Homes.

^{**}First two years covered by Builder Warranty and NHBC Guarantee or similar. Years three-ten covered by NHBC insurance or similar. Full exclusions and limitations can be found on the NHBC website. Please note that all images are for illustrative purposes only. Final elevations of the property purchased may differ from those shown. Images include optional upgrades at additional cost. Please see our Image Disclaimer for further details.





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, Hendon Waterside 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 April 2023. 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.