

EASTMAN VILLAGE

HARROW



SMART
BY BARRATT



URBAN LIVING WITHIN REACH



**CLEVERLY DESIGNED
1 & 2 BEDROOM APARTMENTS
AT EASTMAN VILLAGE
RESIDENTIAL QUARTER
IN THE HEART OF HARROW**

INTRODUCING SMRT BY BARRATT

SMRT by Barratt is a new kind of home concept, where creative storage and clever design are built in to help maximise every inch of space.

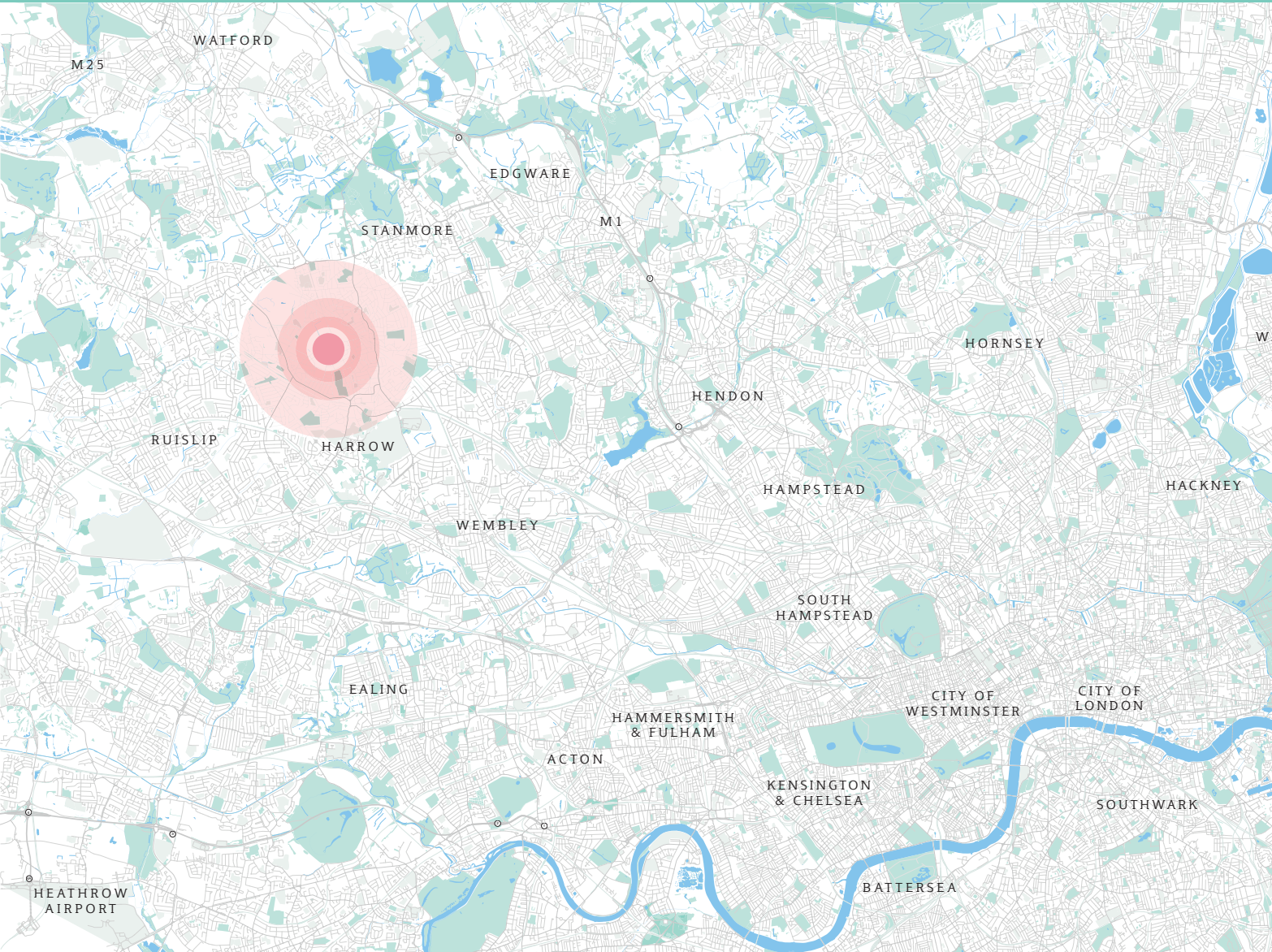
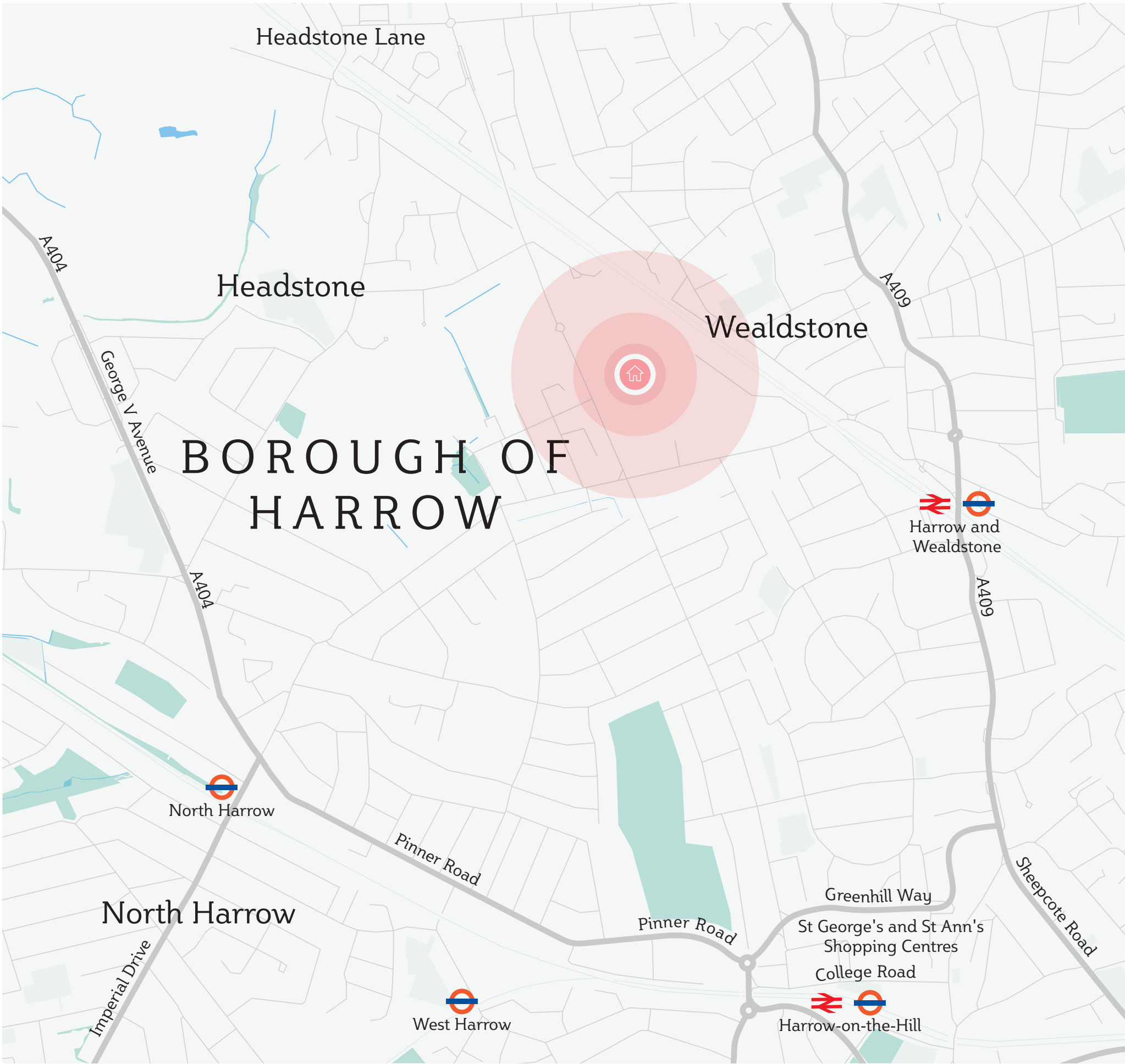
Each beautifully designed apartment – which includes its own private balcony or terrace – is ready for living from the moment you first turn the key. Kitchens come pre-equipped with a range of quality modern appliances to make cooking and entertaining a pleasure, while the contemporary bathroom, complete with stylish fittings in white and chrome, are finished using on-trend ceramic wall and floor tiling.

Available at Eastman Village residential quarter in the heart of Harrow, SMRT by Barratt’s one- and two-bedroom apartments are superbly connected, with nearby Harrow & Wealdstone station providing Underground, Overground and National Rail services. London Euston is just 13 minutes away.

And with Eastman Village’s on-site amenities, Wealdstone High Street and all of London on your doorstep, this is the achievable way to be part of a vibrant community... and to own in one of the world’s greatest cities.

This is SMRT by Barratt.
This is urban living within reach.





EASTMAN VILLAGE: INVESTING IN HARROW'S FUTURE

With Wealdstone High Street and Harrow and Wealdstone station within walking distance, and Harrow-on-the-Hill station and its surrounding shopping hub just one mile away, Eastman Village is perfectly situated for commuters and families.

A focal point for Harrow Council's regeneration plans, this exciting new development will play a crucial role in rejuvenating the local neighbourhood of Wealdstone – helping transform it into a diverse, cosmopolitan community.



YOUR PICTURE-PERFECT PIECE OF LONDON

Eastman Village is an exciting new residential quarter conveniently located in the heart of Harrow. Just 11 miles northwest of central London, it's a quick and easy commute to the city's exciting West End and dynamic financial district.

Home to the famous Kodak factory for 125 years, Eastman Village is set to build on that legacy and revitalise this unique landmark site. An expansive public park and communal gardens will surround the village, with a series of pedestrian routes connecting Harrow View Road to the new park – perfect for al-fresco gatherings with friends and family.

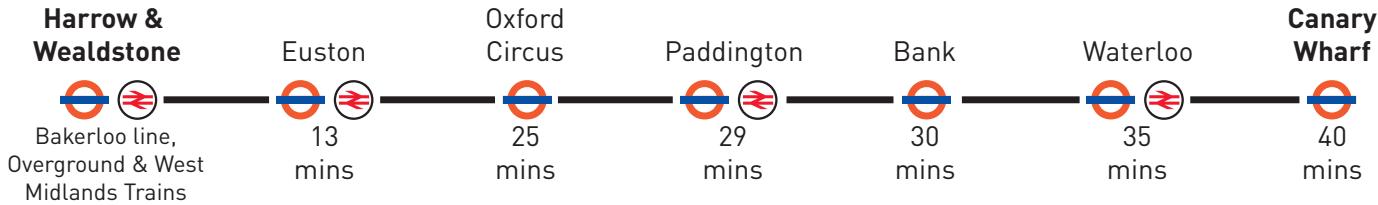
With excellent transport links to Central London and beyond, a range of superb amenities close by, and plenty of open green space, Eastman Village offers you the best of all worlds.

ALL YOU NEED WITHIN EASY REACH

Whether you simply want to stroll to the shops, or need to travel further afield, Eastman Village is perfectly located.

Just a 20-minute walk takes you to the centre of Harrow with its bustling high street, two shopping centres, superb leisure facilities and numerous entertainment venues. If you don't fancy walking, there's a bus to Harrow-on-the-Hill right on your doorstep.

And if work or pleasure means you need to travel to other parts of the UK or overseas, that's no problem either. Harrow & Wealdstone station is just a 10-minute walk, while Heathrow, Gatwick, Stansted and London City airports are all within an hour or so by car.



ON FOOT

10 minutes to Harrow & Wealdstone Overground and Tube

21 minutes to St George's Shopping Centre

23 minutes to St Ann's Shopping Centre

26 minutes to Harrow-on-the-Hill Overground and Tube

BY BUS

5 minutes to St George's Shopping Centre

6 minutes to St Ann's Shopping Centre

7 minutes to Harrow-on-the-Hill Overground and Tube

TO LONDON AIRPORTS

Heathrow
50-minute drive or
1 hour 10-minute Tube ride

Gatwick
52-minute drive or
1 hour 15-minute train ride

Stansted
1 hour 12-minute drive or
1 hour 26-minute Tube ride

London City Airport
1 hour 20-minute drive or
1 hour 24-minute Tube ride

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



SMRT BY BARRATT | EASTMAN VILLAGE



SMART LAYOUTS FOR SIMPLER LIVING

Every detail of your SMRT by Barratt apartment has been considered to maximise the space and provide flexible living that's packed with style, not clutter.

The apartment, built to the same five-star Barratt London standards you'd find in our other homes, comes pre-equipped with built-in bespoke storage that fits perfectly without leaving any awkward or unusable corners. The kitchen and bathroom both make use of quality materials such as granite worktops and ceramic tiles.

The modern, open-plan layout creates a sense of light-filled spaciousness, while the balcony provides valuable outdoor space and your own private oasis in the city.





SHOP, EAT OUT AND ENJOY



EASTMAN VILLAGE AND THE SURROUNDING AREA HAS ALL YOU COULD ASK FOR.

Love to shop? You'll find plenty of opportunities for some retail therapy close by. Both St Ann's and St George's shopping centres are just down the road. Or if boutique shops and artisan cafés are more your kind of thing, Harrow-on-the-Hill has a lovely village-like vibe.

When it comes to eating out, you'll be spoilt for choice. Wealdstone High Street has a wide range of restaurants and cafés – including family-friendly Shobha's Rasoi and popular Meeting Palace – right on your doorstep.

Take a 10-minute drive the Hatch End and you'll find even more restaurants to discover.

MINORI

An authentic Neapolitan pizzeria with al-fresco dining, fresh bread baked on the premises, tempting gelateria, and even a small shop selling speciality produce.

IZGARA

Traditional Turkish cuisine and cocktails inspired by the authentic taste of the Mediterranean.

ZUFA

Lebanese restaurant renowned for its sizzling mezzes, speciality dishes using locally sourced produce and home-made Saj bread.

SOCIAL DHABA

Enjoy delicacies and diverse cuisine flavours from all over India in a homely ambience. The perfect place to meet friends and family.

THE HARE

A classic British gastropub, with seasonal menus, well stocked cellar and a fantastic covered outdoor space.



Northala Fields



Stanmore Country Park



Bentley Priory Museum



Headstone Manor & Museum

OPEN GREEN SPACES WAITING TO BE EXPLORED

When you live in Eastman Village, the great outdoors beckons. Whether you're looking for a fun day out, a place to exercise, or somewhere to simply connect with nature, you'll never run out of ideas.

HEADSTONE MANOR AND MUSEUM

The perfect adventure, and just a 10-minute walk away from Eastman Village. Set within historic grounds, it celebrates 1,200 years of history in Harrow. With free entry, a host of exhibitions and activities, there's plenty to see, do and learn. And when you want to take a break, just head for the café.

ROXBOURNE PARK

A 20-minute bus ride away, it's perfect for walkers and nature enthusiasts. You'll find football pitches, a children's play area, model steam railway and a woodland walk situated within 26 hectares of lush open space.

NORTHALA FIELDS

An award-winning, country-style park with several fishing lakes, four artificial hills, wildlife ponds, playgrounds and a café. And you can get there by car in only 20 minutes.

STANMORE COUNTRY PARK

Once part of the grounds of an eighteenth century mansion, and before that ancient woodland, the park features a nature trail, abundant wildlife such as muntjac deer, majestic hornbeam trees and stunning views over central London.

BENTLEY PRIORY

Formerly the grounds of Bentley Priory (designed by Sir John Soanes), it's now a wonderful nature reserve. Open all year round, it's perfect for picnics and walks – you might even catch sight of some unusual wildflowers and birds.

ACTIVE LIVING MADE EASY



Eastman Village is surrounded by outdoor spaces that are perfect for walking, jogging and playing sports. But if you prefer to exercise indoors, you've got plenty of options too.

For a start, Eastman Village has its own large and well-equipped gym. Then there's Harrow Leisure Centre. It offers a huge range of activities, including a high climbing wall, swimming pool and a gym with more than 160 fitness stations.

Other local gyms include Harrow Crossfit, Better Gym, Golds Gym and The Gym – Wealdstone. And if Yoga or Pilates is your go-to exercise, nearby Hatch End boasts a number of studios.

For the golf enthusiast, Grim's Dyke in nearby Pinner has no formal tee-booking system, so you can just turn up and play in a relaxed setting. And then there's Stanmore Golf Club – an 18-hole course that provides a good test for players of all abilities. Each hole is unique, and if you're having a bad round you can still enjoy spectacular views stretching from Alexandra Palace in the east to Windsor Castle and beyond in the west.

Anyone for tennis? Whether you like to play competitive or social matches (or a bit of both) Harrow Weald Lawn Tennis Club, Headstone Tennis Club and Pinner Lawn Tennis Club all offer high quality playing surfaces, experienced coaching and great facilities.





Harrow School



EDUCATION WITH A GLOBAL REPUTATION

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

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

MARLBOROUGH PRIMARY SCHOOL

Rated 'outstanding' by Ofsted, St Anselm's 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.

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. From September 2021, it will welcome girls as pupils for the first time in its history.

UNIVERSITIES

World-leading universities such as the London School of Economics and Imperial College London are within easy distance. The University of Cambridge is only 57 miles away, and the University of Oxford an easy 46 mile drive on the M40.

EASTMAN VILLAGE RESIDENTIAL QUARTER

Eastman Village, designed by award-winning architect Pollard Thomas Edwards, is located on the site of the former Kodak factory in Wealdstone, Harrow.

When complete, this landmark new community will comprise over 2,000 new homes set amongst landscaped, open green spaces. Plans are in place for shops, restaurants, café, gym and an on-site primary school.

You'll also be conveniently located a short walk from the all the amenities, shops and supermarkets of Wealdstone High Street.



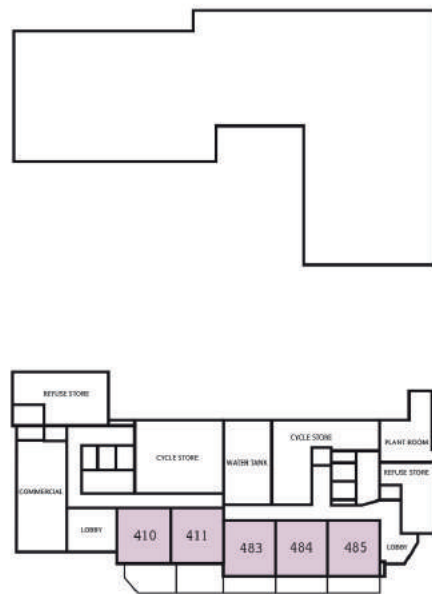
SITE PLAN



*subject to planning

SMRT BY BARRATT EMERSON APARTMENTS

GROUND LEVEL



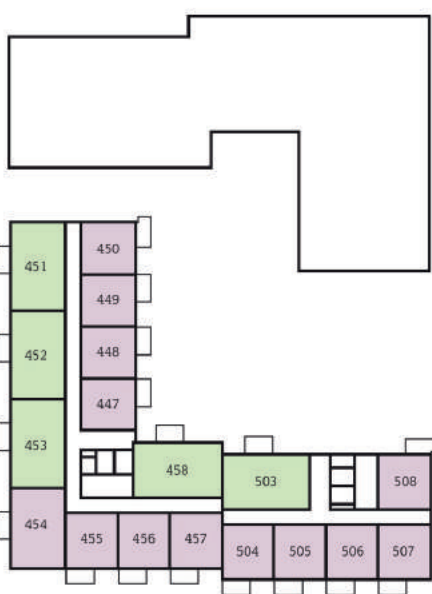
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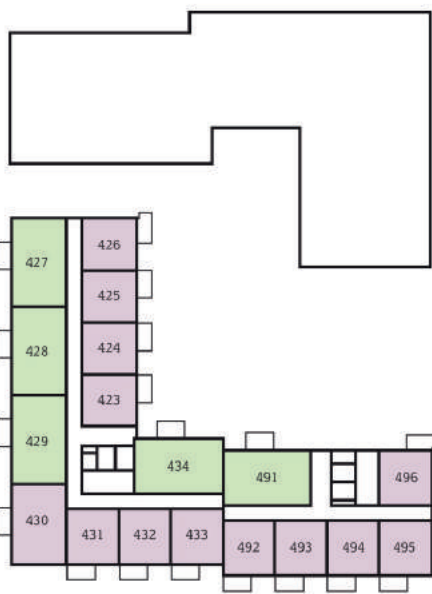
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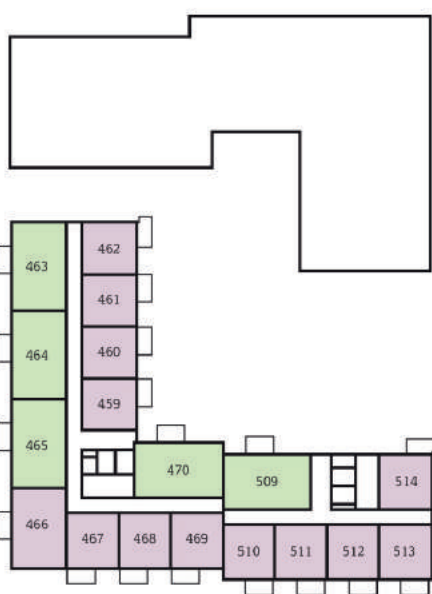
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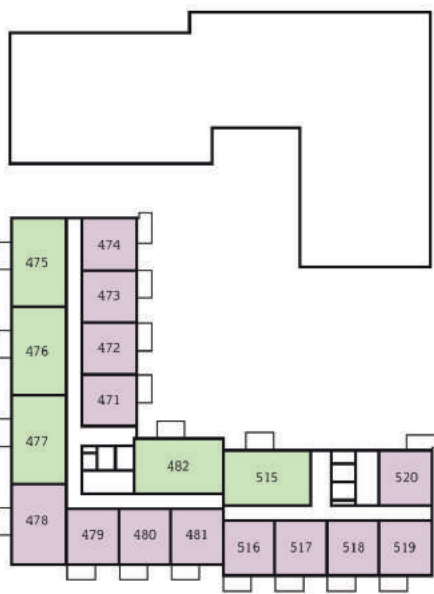
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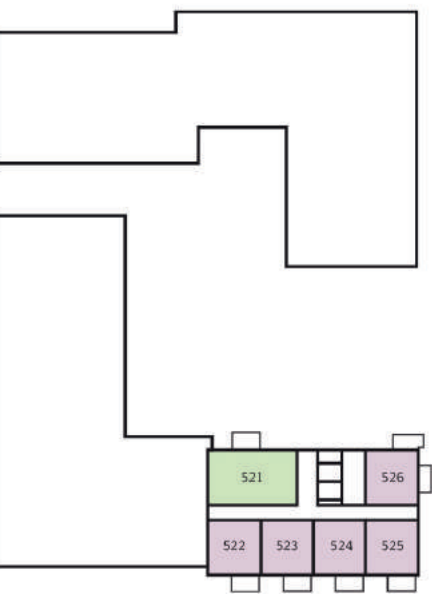
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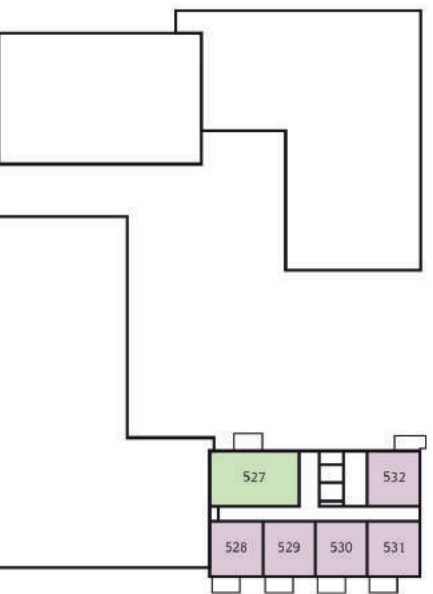
LEVEL 6



LEVEL 7



LEVEL 8



- One-bedroom apartments
- Two-bedroom apartments

EMERSON APARTMENTS 1 BEDROOM APARTMENT



PLOTS 410 (0)

Living/Dining
12'7" x 10'2" (3835 x 3182mm)

Kitchen
8'10" x 8'2" (2682 x 2480mm)

Bedroom
13'9" x 8'9" (4195 x 2668mm)

Bathroom
7'5" x 6'7" (2268 x 2020mm)

TOTAL AREA
404 sq ft (37.6 sq m)

Terrace
20'4" x 9'6" (6200 x 2885mm)

EMERSON APARTMENTS 1 BEDROOM APARTMENT



PLOTS 411 (0)

Living/Dining
12'6" x 10'4" (3835 x 3182mm)

Kitchen
8'8" x 8'1" (2682 x 2480mm)

Bedroom
13'8" x 8'6" (4195 x 2668mm)

Bathroom
7'4" x 6'7" (2268 x 2020mm)

TOTAL AREA
404.4 sq ft (37.6 sq m)

Terrace
19'7" x 9'2" (6000 x 2800mm)

EMERSON APARTMENTS

1 BEDROOM APARTMENT



PLOTS 412 (I)

Living/Dining
12'10" x 12'4" (3835 x 3771mm)

Kitchen
10'9" x 8'2" (3271 x 2480mm)

Bedroom
13'9" x 8'9" (4195 x 2668mm)

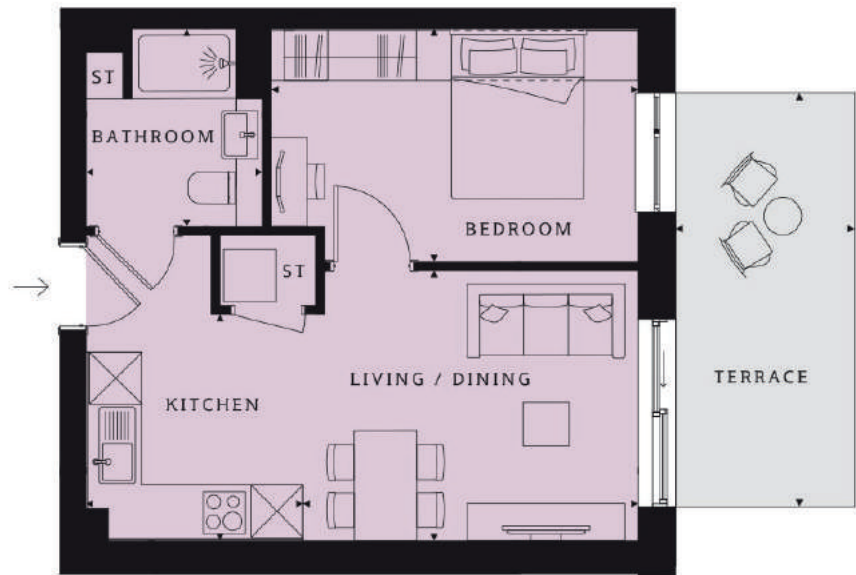
Bathroom
7'5" x 6'7" (2268 x 2020mm)

TOTAL AREA
445 sq ft (41.3 sq m)

Terrace
17'4" x 6'11" (5296 x 2115mm)

EMERSON APARTMENTS

1 BEDROOM APARTMENT



PLOTS 413 (I), 414 (I)

Living/Dining
12'7" x 10'2" (3835 x 3182mm)

Kitchen
8'6" x 8'2" (2682 x 2480mm)

Bedroom
13'9" x 8'9" (4195 x 2668mm)

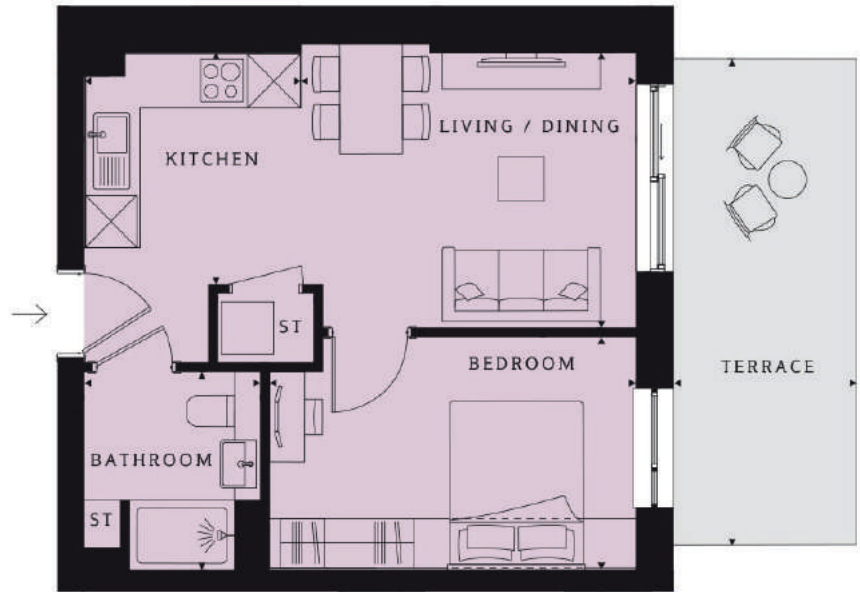
Bathroom
7'5" x 6'7" (2268 x 2020mm)

TOTAL AREA
404 sq ft (37.6 sq m)

Terrace
15'6" x 6'8" (5665 x 2115mm)

EMERSON APARTMENTS

1 BEDROOM APARTMENT



PLOTS 415 (I)

Living/Dining
12'7" x 10'8" (3835 x 3252mm)

Kitchen
8'9" x 8'2" (2655 x 2480mm)

Bedroom
13'9" x 8'9" (4195 x 2668mm)

Bathroom
7'5" x 6'7" (2268 x 2020mm)

TOTAL AREA
404 sq ft (37.5 sq m)

Terrace
18'3" x 6'11" (5565 x 2112mm)

EMERSON APARTMENTS

1 BEDROOM APARTMENT



PLOTS 419 (I)

Living/Dining
20'2" x 9'5" (6147 x 2865mm)

Kitchen
11'4" x 8'0" (3450 x 2447mm)

Bedroom
14'6" x 10'2" (4415 x 3110mm)

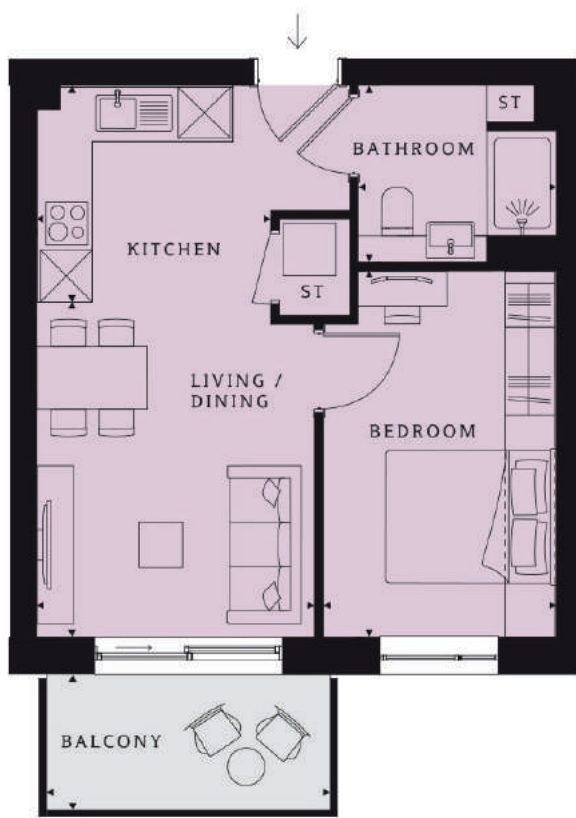
Bathroom
8'0" x 8'0" (2450 x 2450mm)

TOTAL AREA
634 sq ft (58.9 sq m)

Balcony
10'8" x 6'1" (3880 x 1550mm)

EMERSON APARTMENTS

1 BEDROOM APARTMENT



PLOTS 420 (1), 421 (1), 432 (2), 433 (2), 493 (2), 494 (2), 444 (3), 445 (3), 456 (4), 457 (4), 505 (4), 506 (4), 468 (5), 469 (5), 480 (6), 481 (6), 517 (6), 518 (6), 529 (8), 530 (8)

Living/Dining
12'7" x 10'5" (3835 x 3182mm)

Kitchen
8'10" x 8'2" (2682 x 2480mm)

Bedroom
13'9" x 8'9" (4195 x 2668mm)

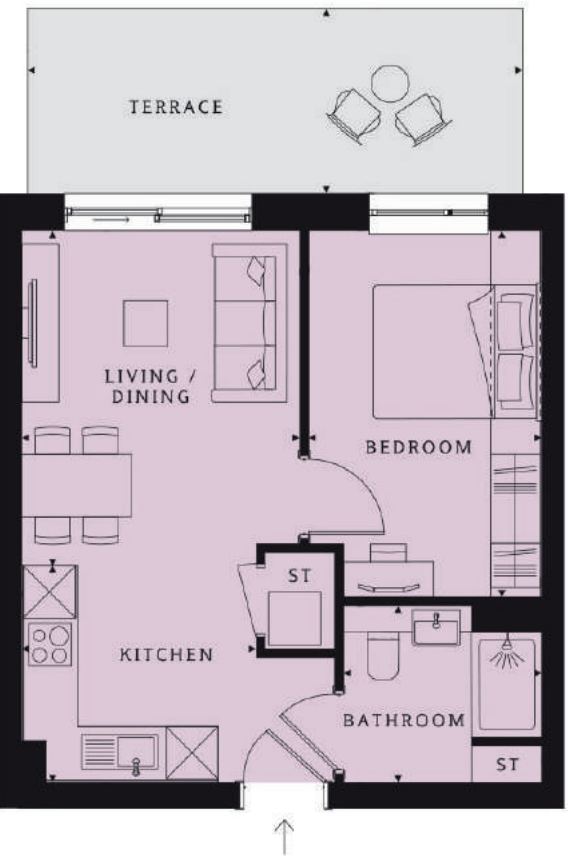
Bathroom
7'5" x 6'7" (2268 x 2020mm)

TOTAL AREA
404 sq ft (37.6 sq m)

Balcony
10'8" x 5'1" (3250 x 1550mm)

EMERSON APARTMENTS

1 BEDROOM APARTMENT



PLOTS 422 (1)

Living/Dining
12'7" x 10'2" (3835 x 3182mm)

Kitchen
8'6" x 8'2" (2682 x 2480mm)

Bedroom
13'9" x 8'9" (4195 x 2668mm)

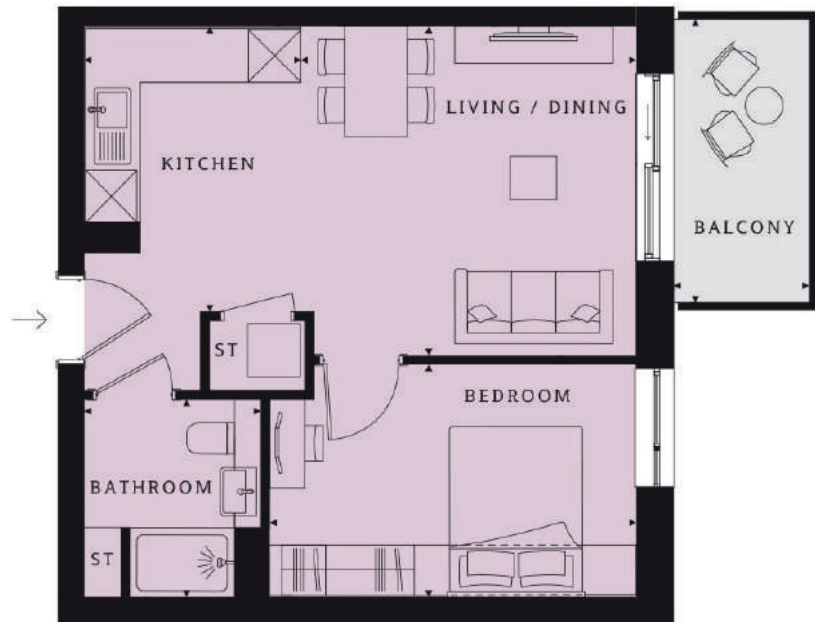
Bathroom
7'5" x 6'7" (2268 x 2020mm)

TOTAL AREA
404 sq ft (37.6 sq m)

Terrace
18'7" x 6'11" (4737 x 2040mm)

EMERSON APARTMENTS

1 BEDROOM APARTMENT



PLOTS 423 (2), 435 (3), 447 (4),
459 (5), 471 (6)

Living/Dining
12'10" x 12'4" (3835 x 3771mm)

Kitchen
10'9" x 8'2" (3271 x 2480mm)

Bedroom
13'9" x 8'9" (4195 x 2668mm)

Bathroom
7'5" x 6'7" (2268 x 2020mm)

TOTAL AREA
445 sq ft (41.3 sq m)

Balcony
10'8" x 5'1" (3250 x 1550mm)

EMERSON APARTMENTS

1 BEDROOM APARTMENT



PLOTS 488 (1), 489 (1), 499 (3),
500 (3), 511 (5), 512 (5), 523 (7), 524 (7)

Living/Dining
12'7" x 10'5" (3835 x 3182mm)

Kitchen
8'10" x 8'2" (2682 x 2480mm)

Bedroom
13'9" x 8'9" (4195 x 2668mm)

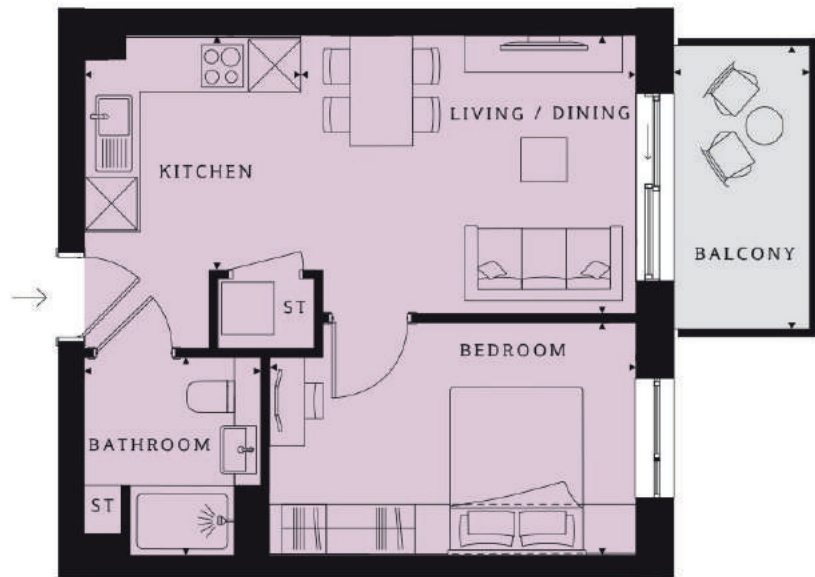
Bathroom
7'5" x 6'7" (2268 x 2020mm)

TOTAL AREA
404 sq ft (37.6 sq m)

Balcony
10'8" x 5'1" (3250 x 1550mm)

EMERSON APARTMENTS

1 BEDROOM APARTMENT



PLOTS 424 (2), 425 (2), 436 (3), 437 (3), 448 (4), 449 (4), 460 (5), 461 (5), 472 (6), 473 (6)

Living/Dining
12'7" x 10'5" (3835 x 3182mm)

Kitchen
8'10" x 8'2" (2682 x 2480mm)

Bedroom
13'9" x 8'9" (4195 x 2668mm)

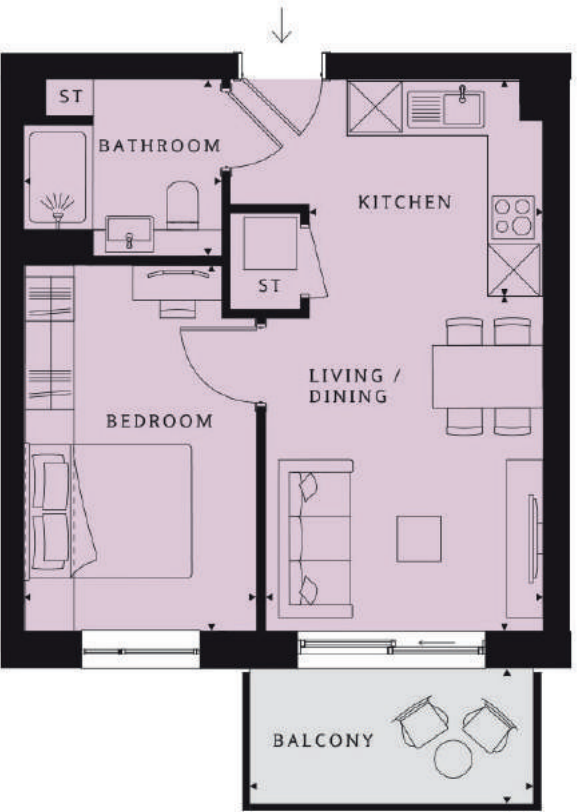
Bathroom
7'5" x 6'7" (2268 x 2020mm)

TOTAL AREA
404 sq ft (37.6 sq m)

Balcony
10'8" x 5'1" (3250 x 1550mm)

EMERSON APARTMENTS

1 BEDROOM APARTMENT



PLOTS 426 (2), 438 (3), 450 (4), 462 (5), 474 (6)

Living/Dining
12'7" x 10'8" (3835 x 3252mm)

Kitchen
8'9" x 8'2" (2655 x 2480mm)

Bedroom
13'9" x 8'9" (4195 x 2668mm)

Bathroom
7'5" x 6'7" (2268 x 2020mm)

TOTAL AREA
404 sq ft (37.5 sq m)

Balcony
11'10" x 5'1" (3600 x 1550mm)

EMERSON APARTMENTS

1 BEDROOM APARTMENT



PLOTS 430 (2), 442 (3), 454 (4), 466 (5), 478 (6)

Living/Dining
20'2" x 9'5" (6147 x 2865mm)

Kitchen
11'4" x 8'0" (3450 x 2447mm)

Bedroom
14'6" x 10'2" (4415 x 3110mm)

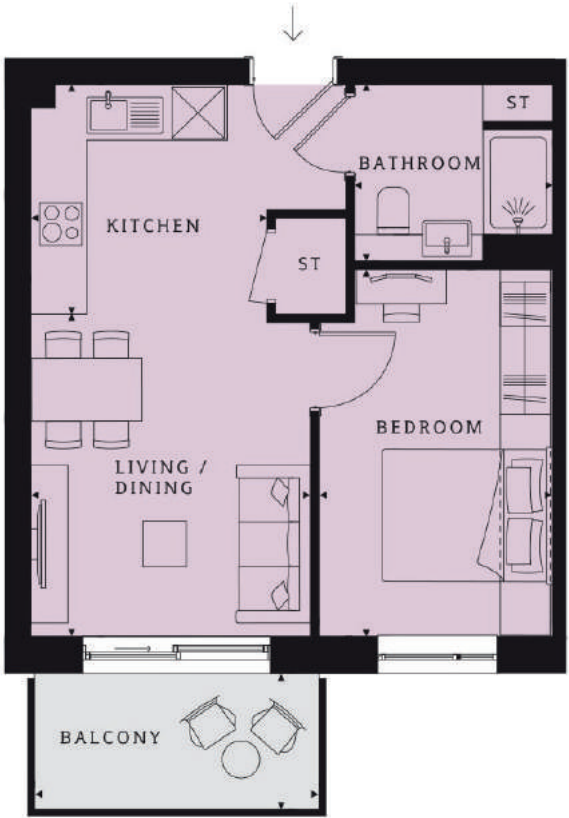
Bathroom
8'0" x 8'0" (2450 x 2450mm)

TOTAL AREA
634 sq ft (58.9 sq m)

Balcony
10'8" x 6'1" (3250 x 1850mm)

EMERSON APARTMENTS

1 BEDROOM APARTMENT



PLOTS 431 (2), 443 (3), 455 (4), 467 (5), 479 (6)

Living/Dining
12'1" x 10'6" (3815 x 3201mm)

Kitchen
8'10" x 8'8" (2701 x 2500mm)

Bedroom
13'9" x 8'9" (4195 x 2668mm)

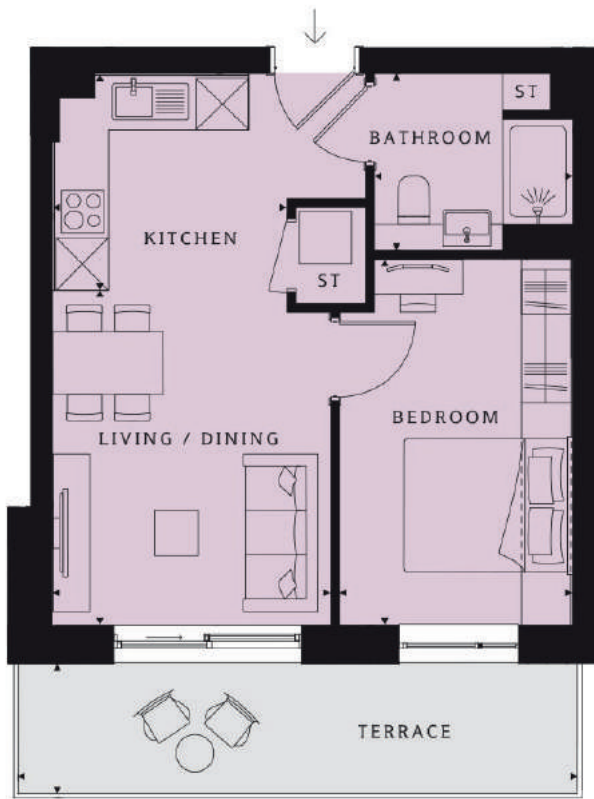
Bathroom
7'5" x 6'7" (2268 x 2020mm)

TOTAL AREA
406 sq ft (37.7 sq m)

Balcony
10'8" x 5'1" (3250 x 1550mm)

EMERSON APARTMENTS

1 BEDROOM APARTMENT



PLOT 483 (0)

Living/Dining
12'7" x 10'5" (3835 x 3182mm)

Kitchen
8'10" x 8'2" (2682 x 2480mm)

Bedroom
13'9" x 8'9" (4195 x 2668mm)

Bathroom
7'5" x 6'7" (2268 x 2020mm)

TOTAL AREA
403 sq ft (37.4 sq m)

Terrace
20'11" x 5'0" (6400 x 1535mm)

EMERSON APARTMENTS

1 BEDROOM APARTMENT



PLOTS 484 (0), 485 (0)

Living/Dining
12'7" x 10'2" (3835 x 3182mm)

Kitchen
8'10" x 8'2" (2682 x 2480mm)

Bedroom
13'9" x 8'9" (4195 x 2668mm)

Bathroom
7'5" x 6'7" (2268 x 2020mm)

TOTAL AREA
404 sq ft (37.6 sq m)

Terrace
20'8" x 5'0" (6300 x 1535mm)

EMERSON APARTMENTS 1 BEDROOM APARTMENT



PLOTS 487 (1), 498 (3), 510 (5)

Living/Dining
12'7" x 10'5" (3835 x 3182mm)

Kitchen
8'10" x 8'2" (2682 x 2480mm)

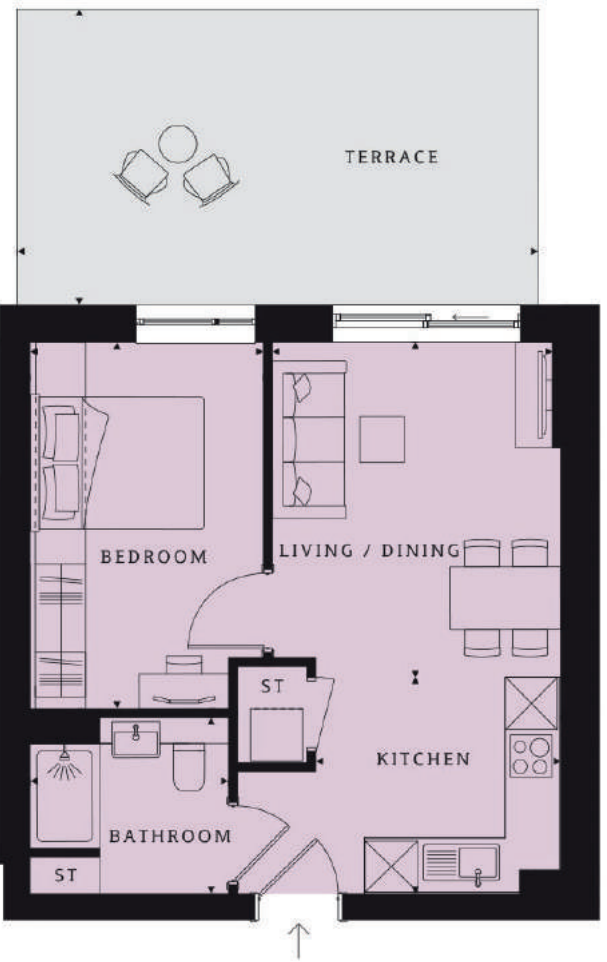
Bedroom
13'9" x 8'9" (4195 x 2668mm)

Bathroom
7'5" x 6'7" (2268 x 2020mm)

TOTAL AREA
403 sq ft (37.4 sq m)

Balcony
10'8" x 5'1" (3250 x 1550mm)

EMERSON APARTMENTS 1 BEDROOM APARTMENT



PLOT 490 (1)

Living/Dining
12'7" x 10'2" (3835 x 3182mm)

Kitchen
9'2" x 8'2" (2803 x 2480mm)

Bedroom
13'9" x 8'9" (4195 x 2668mm)

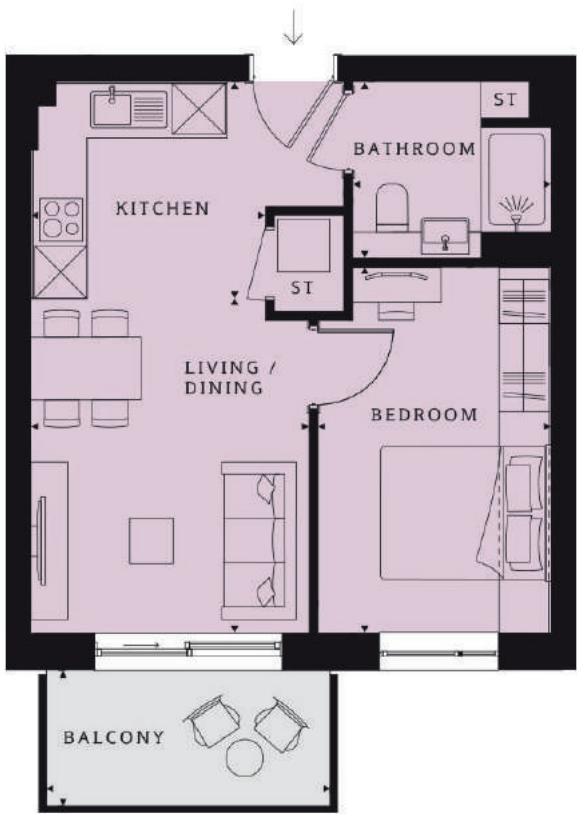
Bathroom
7'5" x 6'7" (2268 x 2020mm)

TOTAL AREA
411 sq ft (38.2 sq m)

Terrace
19'10" x 11'1" (6040 x 3384mm)

EMERSON APARTMENTS

1 BEDROOM APARTMENT



PLOTS 492 (2), 504 (4), 516 (6)

Living/Dining
12'7" x 10'5" (3835 x 3182mm)

Kitchen
8'10" x 8'2" (2682 x 2480mm)

Bedroom
13'9" x 8'9" (4195 x 2668mm)

Bathroom
7'5" x 6'7" (2268 x 2020mm)

TOTAL AREA
403 sq ft (37.4 sq m)

Balcony
10'8" x 5'1" (3250 x 1550mm)

EMERSON APARTMENTS

1 BEDROOM APARTMENT



PLOTS 495 (2), 507 (4), 519 (6),
531 (8)

Living/Dining
12'7" x 10'10" (3835 x 3303mm)

Kitchen
9'2" x 8'2" (2803 x 2480mm)

Bedroom
13'9" x 8'9" (4195 x 2668mm)

Bathroom
7'5" x 6'7" (2268 x 2020mm)

TOTAL AREA
411 sq ft (38.2 sq m)

Balcony
10'8" x 5'1" (3250 x 1550mm)

EMERSON APARTMENTS 1 BEDROOM APARTMENT



PLOTS 496 (2), 502 (3), 508 (4),
514 (5), 520 (6), 526 (7), 532 (8)

Living/Dining
12'7" x 10'0" (3835 x 3303mm)

Kitchen
9'2" x 8'2" (2803 x 2480mm)

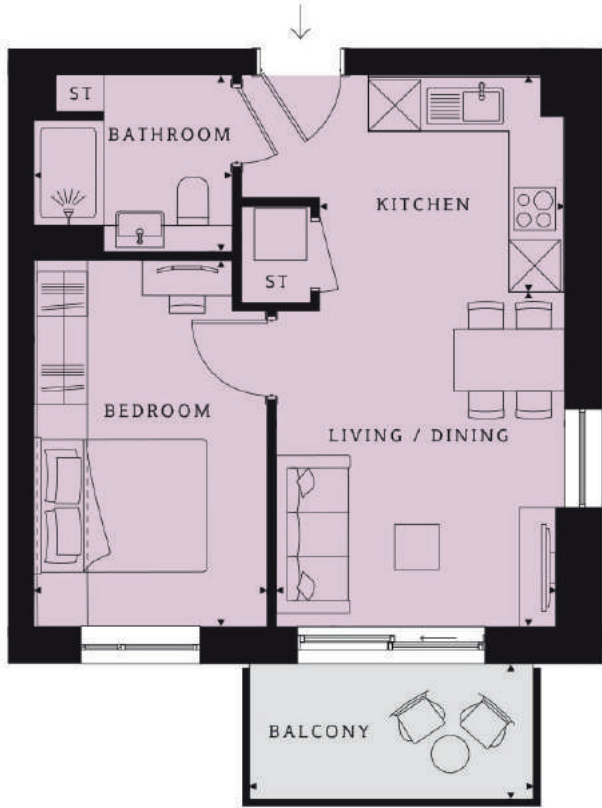
Bedroom
13'9" x 8'9" (4195 x 2668mm)

Bathroom
7'5" x 6'7" (2268 x 2020mm)

TOTAL AREA
411 sq ft (38.2 sq m)

Balcony
11'10" x 5'1" (3600 x 1550mm)

EMERSON APARTMENTS 1 BEDROOM APARTMENT



PLOTS 501 (3), 513 (5), 525 (7)

Living/Dining
12'7" x 10'10" (3835 x 3303mm)

Kitchen
9'2" x 8'2" (2803 x 2480mm)

Bedroom
13'9" x 8'9" (4195 x 2668mm)

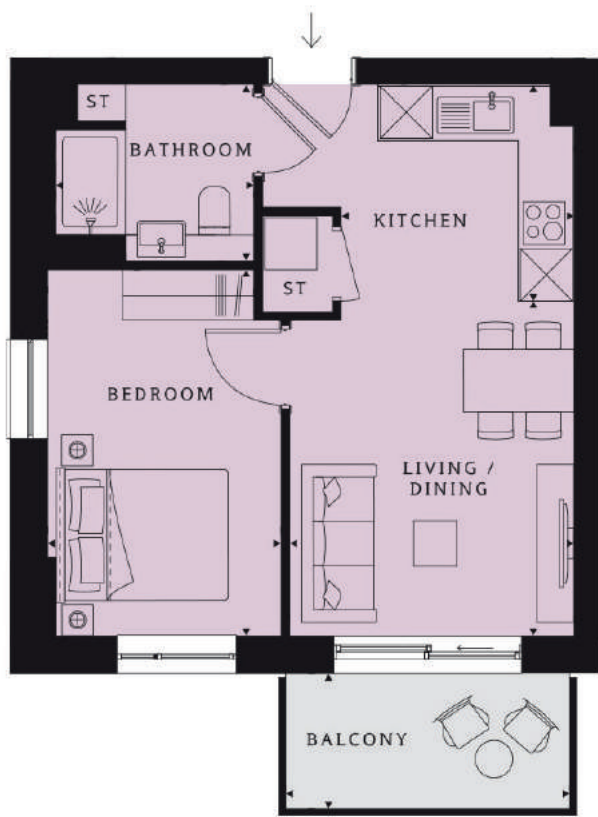
Bathroom
7'5" x 6'7" (2268 x 2020mm)

TOTAL AREA
411 sq ft (38.2 sq m)

Balcony
10'8" x 5'1" (3250 x 1550mm)

EMERSON APARTMENTS

1 BEDROOM APARTMENT



PLOT 522 (7)

Living/Dining
12'7" x 10'8" (3835 x 3253mm)

Kitchen
8'9" x 8'2" (2676 x 2480mm)

Bedroom
13'9" x 8'9" (4195 x 2668mm)

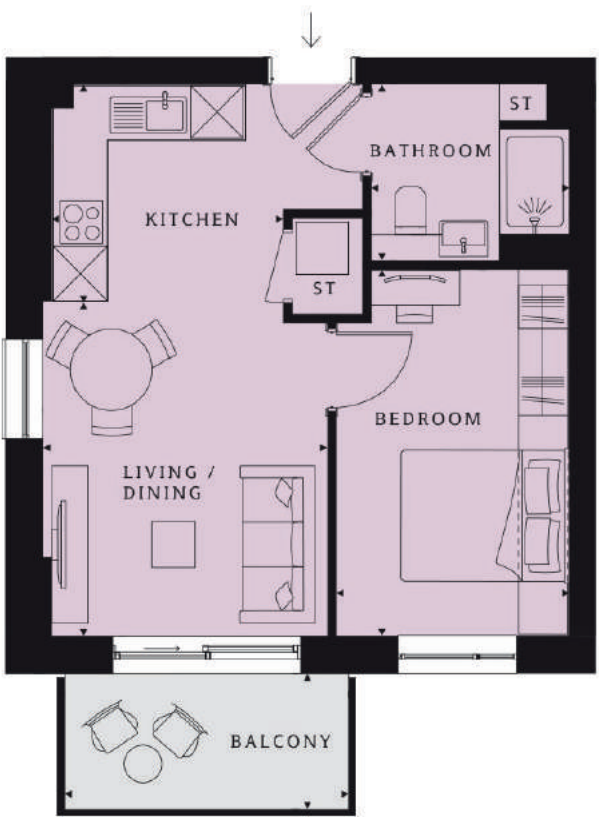
Bathroom
7'5" x 6'7" (2268 x 2020mm)

TOTAL AREA
408 sq ft (37.9 sq m)

Balcony
10'8" x 5'1" (3250 x 1550mm)

EMERSON APARTMENTS

1 BEDROOM APARTMENT



PLOT 528 (8)

Living/Dining
12'7" x 10'8" (3835 x 3253mm)

Kitchen
8'9" x 8'2" (2656 x 2480mm)

Bedroom
13'9" x 8'9" (4195 x 2668mm)

Bathroom
7'5" x 6'7" (2268 x 2020mm)

TOTAL AREA
408 sq ft (37.9 sq m)

Balcony
10'8" x 5'1" (3250 x 1550mm)

EMERSON APARTMENTS

2 BEDROOM APARTMENT



PLOT 416 (1)

Living/Dining
14'4" x 11'0" (4402 x 3365mm)

Kitchen
9'7" x 8'2" (2950 x 2500mm)

Bedroom 1
15'3" x 9'5" (4665 x 2900mm)

En suite
7'2" x 5'1" (2200 x 1550mm)

Bedroom 2
13'7" x 9'0" (4165 x 2750mm)

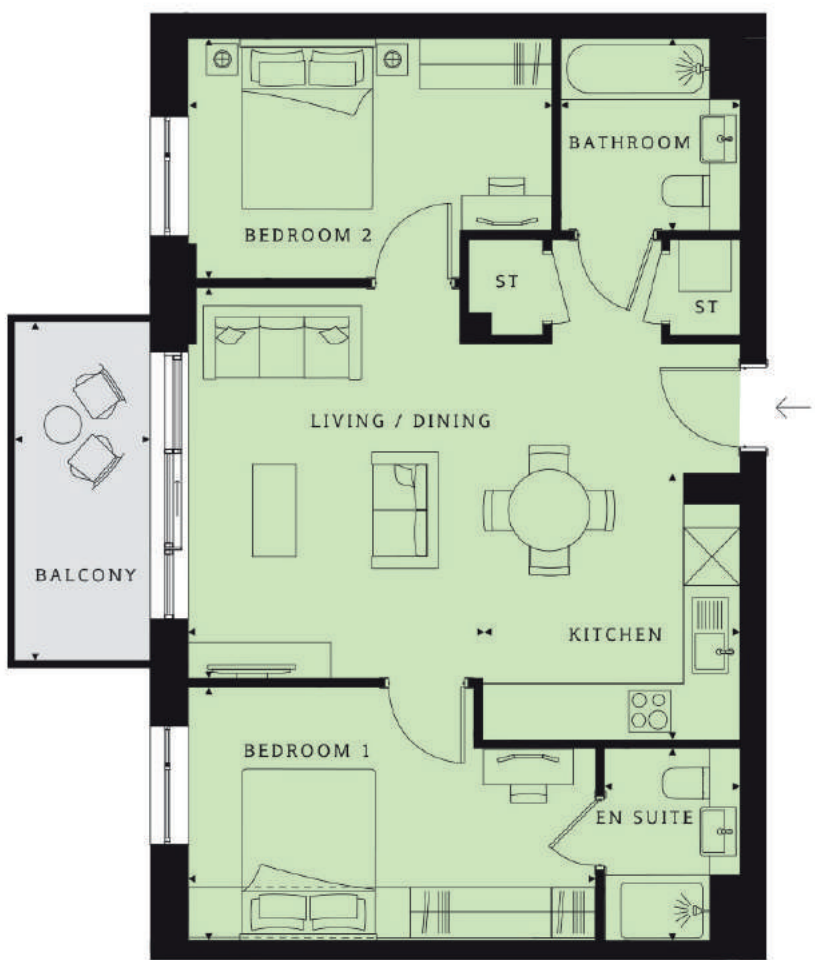
Bathroom
7'2" x 6'7" (2200 x 2050mm)

TOTAL AREA
695.3 sq ft (64.6 sq m)

Balcony
12'7" x 5'1" (3885 x 1550mm)

EMERSON APARTMENTS

2 BEDROOM APARTMENT



PLOT 417 (1)

Living/Dining
14'7" x 11'0" (4480 x 3365mm)

Kitchen
9'10" x 9'7" (3045 x 2950mm)

Bedroom 1
15'3" x 9'5" (4665 x 2900mm)

En suite
7'2" x 5'1" (2200 x 1550mm)

Bedroom 2
13'7" x 9'0" (4165 x 2750mm)

Bathroom
7'2" x 6'7" (2200 x 2050mm)

TOTAL AREA
701.0 sq ft (65.1 sq m)

Balcony
12'7" x 5'1" (3880 x 1550mm)

EMERSON APARTMENTS

2 BEDROOM APARTMENT



PLOT 418 (1)

Living/Dining
14'7" x 11'0" (4480 x 3365mm)

Kitchen
9'7" x 8'2" (2950 x 2500mm)

Bedroom 1
15'3" x 9'5" (4665 x 2900mm)

En suite
7'2" x 5'1" (2200 x 1550mm)

Bedroom 2
13'7" x 9'0" (4165 x 2750mm)

Bathroom
7'2" x 6'7" (2200 x 2050mm)

TOTAL AREA
700.6 sq ft (65.1 sq m)

Balcony
12'7" x 5'1" (3880 x 1550mm)

EMERSON APARTMENTS

2 BEDROOM APARTMENT



**PLOTS 427 (2), 439 (3), 451 (4),
463 (5), 475 (6)**

Living/Dining
14'4" x 11'0" (4402 x 3365mm)

Kitchen
9'7" x 8'2" (2950 x 2500mm)

Bedroom 1
15'3" x 9'5" (4665 x 2900mm)

En suite
7'2" x 5'1" (2200 x 1550mm)

Bedroom 2
13'7" x 9'0" (4165 x 2750mm)

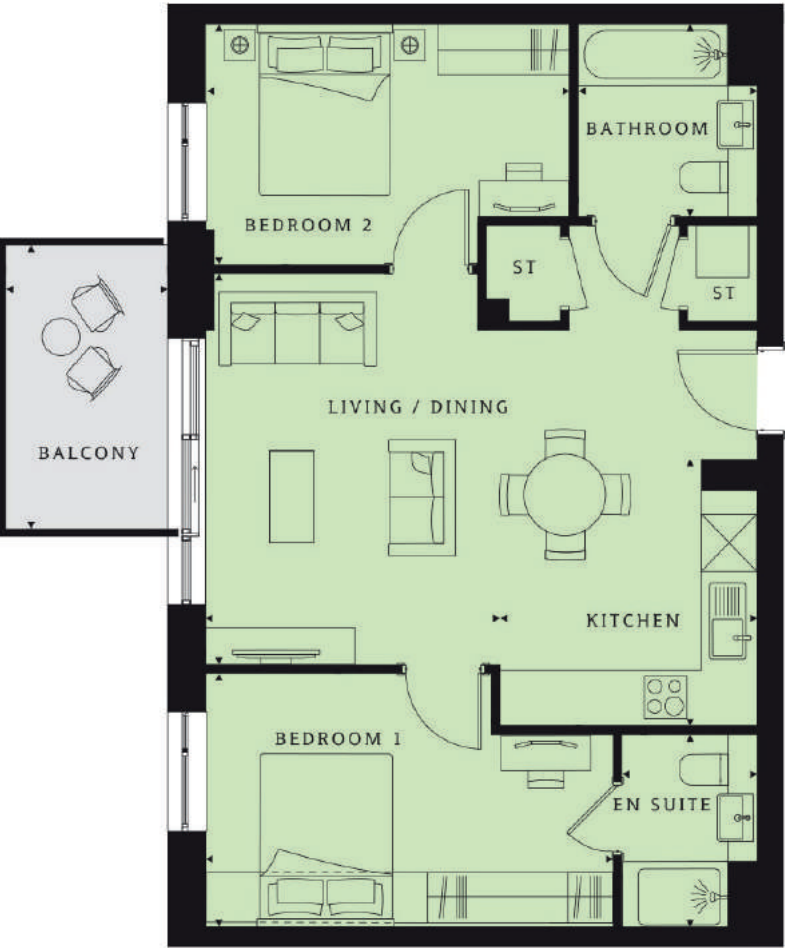
Bathroom
7'2" x 6'7" (2200 x 2050mm)

TOTAL AREA
695.3 sq ft (64.6 sq m)

Balcony
10'7" x 6'1" (3250 x 1850mm)

EMERSON APARTMENTS

2 BEDROOM APARTMENT



PLOTS 428 (2), 440 (3), 452 (4),
464 (5), 476 (6)

Living/Dining
14'7" x 11'0" (4480 x 3365mm)

Kitchen
9'10" x 9'7" (3045 x 2950mm)

Bedroom 1
15'3" x 9'5" (4665 x 2900mm)

En suite
7'2" x 5'1" (2200 x 1550mm)

Bedroom 2
13'7" x 9'0" (4165 x 2750mm)

Bathroom
7'2" x 6'7" (2200 x 2050mm)

TOTAL AREA
701.0 sq ft (65.1 sq m)

Balcony
10'7" x 6'1" (3250 x 1850mm)

EMERSON APARTMENTS

2 BEDROOM APARTMENT



PLOTS 429 (2), 441 (3), 453 (4),
465 (5), 477 (6)

Living/Dining
14'7" x 11'0" (4480 x 3365mm)

Kitchen
9'7" x 8'2" (2950 x 2500mm)

Bedroom 1
15'3" x 9'5" (4665 x 2900mm)

En suite
7'2" x 5'1" (2200 x 1550mm)

Bedroom 2
13'7" x 9'0" (4165 x 2750mm)

Bathroom
7'2" x 6'7" (2200 x 2050mm)

TOTAL AREA
700.6 sq ft (65.1 sq m)

Balcony
10'7" x 6'1" (3250 x 1850mm)

EMERSON APARTMENTS

2 BEDROOM APARTMENT



PLOTS 434 (2), 446 (3), 458 (4),
470 (5), 482 (6)

Living/Dining
14'6" x 13'8" (4363 x 3365mm)

Kitchen
9'9" x 7'10" (2950 x 2500mm)

Bedroom 1
15'4" x 9'4" (4665 x 2900mm)

En suite
7'3" x 5'1" (2200 x 1550mm)

Bedroom 2
13'8" x 9'0" (4165 x 2750mm)

Bathroom
7'3" x 6'9" (2200 x 2050mm)

TOTAL AREA
693 sq ft (64.4 sq m)

Balcony
10'8" x 6'1" (3250 x 1850mm)

EMERSON APARTMENTS

2 BEDROOM APARTMENT



PLOT 486 (1)

Living/Dining
15'7" x 11'0" (4799 x 3365mm)

Kitchen
9'7" x 8'2" (2950 x 2500mm)

Bedroom 1
15'3" x 9'5" (4665 x 2900mm)

En suite
7'2" x 5'1" (2200 x 1550mm)

Bedroom 2
13'7" x 9'0" (4165 x 2750mm)

Bathroom
7'2" x 6'7" (2200 x 2050mm)

TOTAL AREA
721.9 sq ft (67.1 sq m)

Terrace
22'4" x 11'1" (6835 x 3385mm)

EMERSON APARTMENTS 2 BEDROOM APARTMENT



PLOTS 491 (2), 497 (3), 503 (4),
509 (5), 515 (6)

Living/Dining
15'7" x 11'0" (4799 x 3365mm)

Kitchen
9'7" x 8'2" (2950 x 2500mm)

Bedroom 1
15'3" x 9'5" (4665 x 2900mm)

En suite
7'2" x 5'1" (2200 x 1550mm)

Bedroom 2
13'7" x 9'0" (4165 x 2750mm)

Bathroom
7'2" x 6'7" (2200 x 2050mm)

TOTAL AREA
721.9 sq ft (67.1 sq m)

Balcony
10'7" x 6'1" (3250 x 1850mm)

EMERSON APARTMENTS 2 BEDROOM APARTMENT



PLOTS 521 (7), 527 (8)

Living/Dining
15'4" x 11'0" (4702 x 3365mm)

Kitchen
9'7" x 8'2" (2950 x 2500mm)

Bedroom 1
15'3" x 9'5" (4665 x 2900mm)

En suite
7'2" x 5'1" (2200 x 1550mm)

Bedroom 2
13'7" x 9'7" (4165 x 2970mm)

Bathroom
7'2" x 6'7" (2200 x 2050mm)

TOTAL AREA
727.3 sq ft (67.6 sq m)

Balcony
10'7" x 6'1" (3250 x 1850mm)



SPECIFICATION

KITCHEN

- Individually designed handleless kitchens with soft-close doors and drawers
- Matching worktops and full-height upstands
- Stainless steel bowl sink and chrome tap
- Fully integrated appliances including combi oven, hood, induction hob, slimline dishwasher and fridge/freezer

BATHROOM

- White hand wash basin
- Toilet with soft-close pan
- White bath with wall-mounted shower and shower screen (applicable to 2-bed apartments only)
- White freestanding shower tray (applicable to 1-bed apartments only)
- Mirrored vanity unit
- Heated towel rail
- Ceramic floor and wall tiles
- Shaver socket

EN SUITE

- White hand wash basin
- Toilet with soft-close pan
- White freestanding shower tray
- Mirrored vanity unit**
- Heated towel rail
- Ceramic floor and wall tiles
- Shaver socket



BEDROOMS

- Built in wardrobes and over bed storage (only to the main bedroom on 2-bed apartments)**
- Built in dressing table**
- Pendant lighting
- Carpet to the bedrooms

GENERAL

- Video door entry
- BT TV/SkyQ/FM connectivity in living area
- Fibre broadband connectivity
- Spotlight lighting to the hallway, living areas and bathroom
- Engineered laminate flooring to hallway, kitchen and living/dining areas
- Built in media unit, desk and storage ^

COMMUNAL AREAS AND FACILITIES

- Lifts to all floors
- Entrance foyer within each block
- Car parking*



*Car parking will be available on selected plots at an additional cost, please speak to a Sales Advisor for more information
**Upgrades available at an additional cost
^Not available on all plots, alternatives are available. Speak to a Sales Advisor for more information.

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 we are one of the UK’s largest housebuilders and 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 12 years running. “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 & NHBC Guarantee or similar. Years three-ten covered by NHBC insurance or similar. Full exclusions and limitations can be found on the NHBC website.



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 www.consumercode.co.uk

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