



**No.10
WATKIN ROAD**
WEMBLEY



LIVE IN THE HEART OF LONDON'S BOROUGH OF CULTURE

BARRATT
— LONDON —

WELCOME TO
NO.10 WATKIN ROAD



At the heart of a north London transformation story

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

Designed for modern living, No.10 Watkin Road

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

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

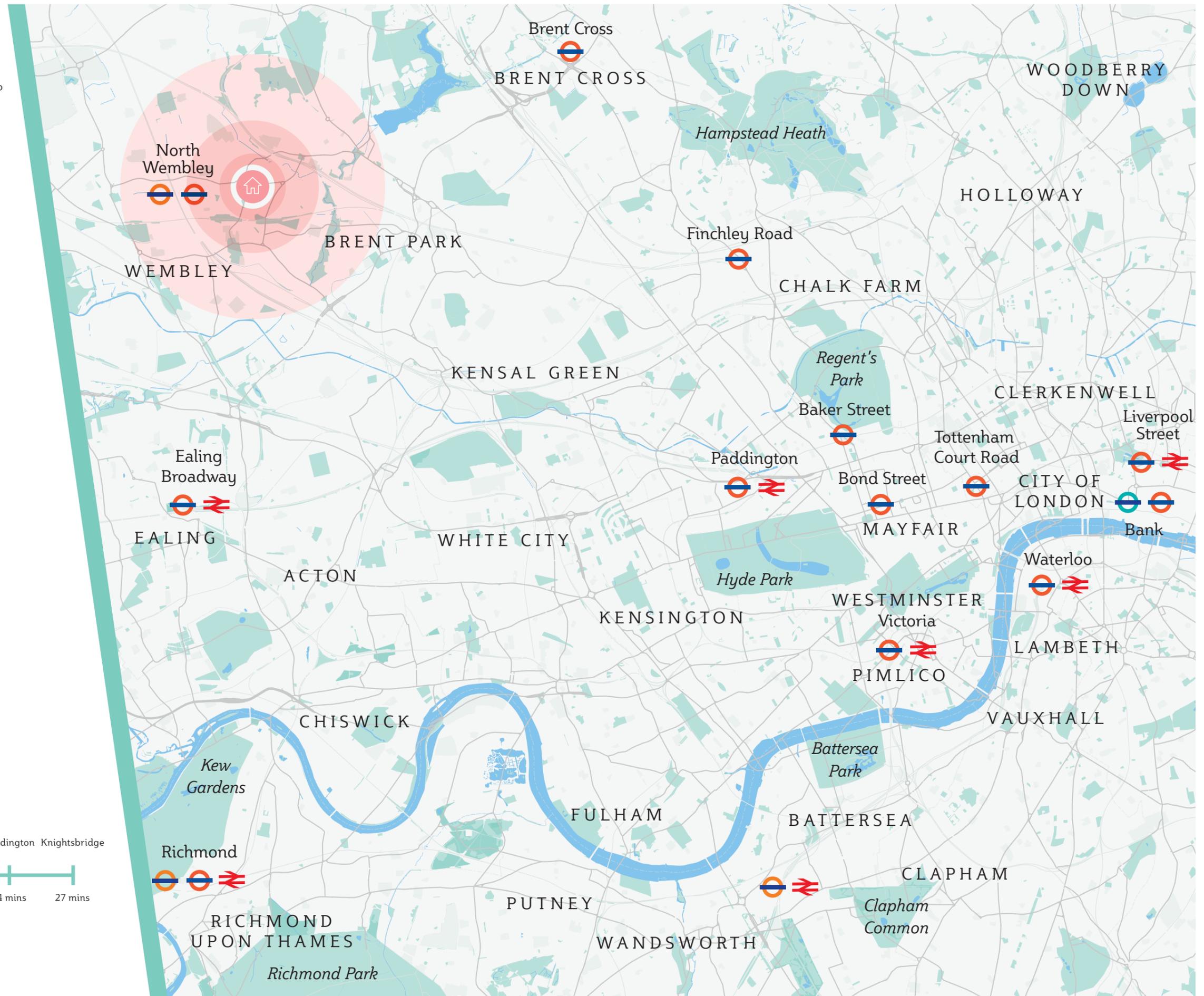
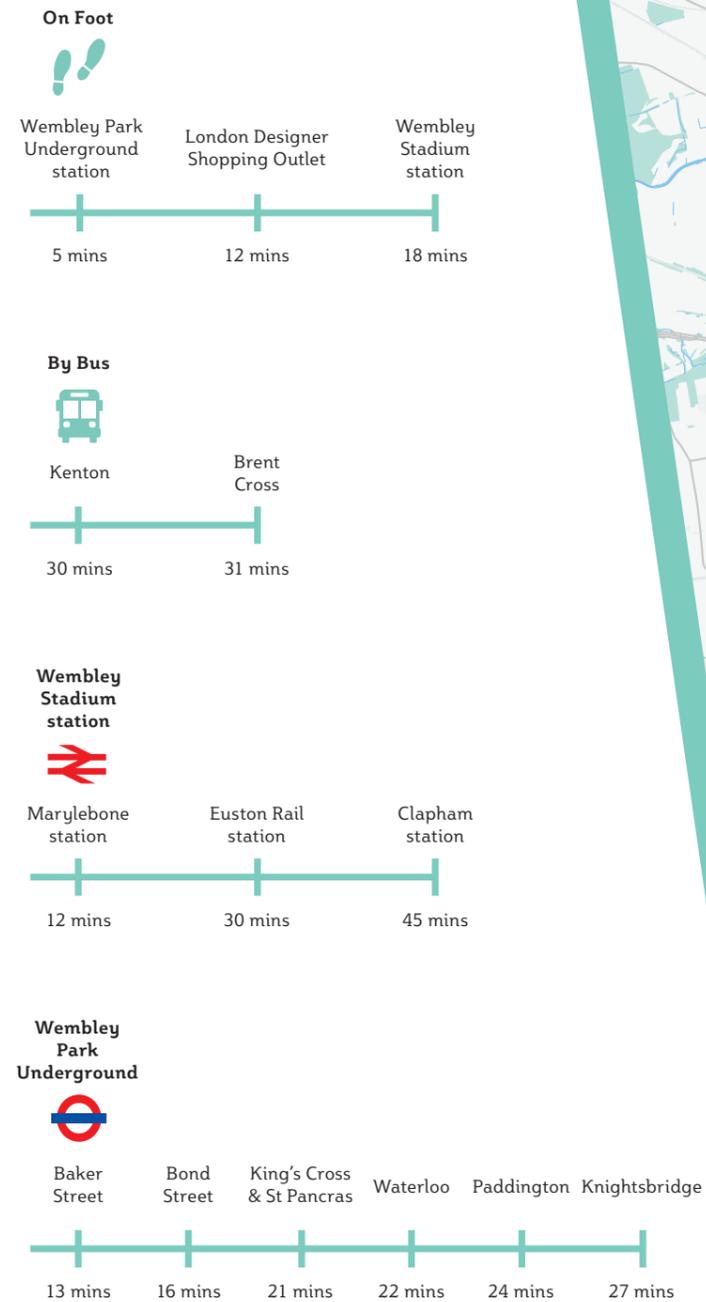
Located in the borough of Brent, named 'London's Borough of Culture 2020', this buzzing area is steadily becoming known for its cultural attractions, first-class shopping and green open spaces. And with bars, cafés and restaurants popping up on every corner, now's the perfect time to invest in a new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



A connected London lifestyle

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

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



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



London Designer Shopping Outlet
6-minute walk



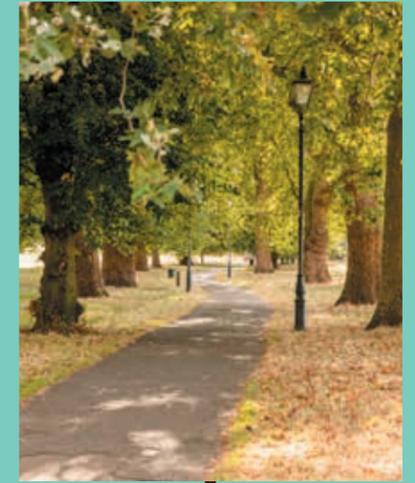
Baker Street
13-minute Tube



Bond Street
16-minute Tube



Waterloo
22-minute Train



Clapham Junction
45-minute Train

**No.10
WATKIN ROAD**
WEMBLEY

WITHIN
20
MINS

WITHIN
40
MINS

Wembley Park
Underground Station
5-minute walk



Wembley Stadium
Station
7-minute walk



Marylebone Station
12-minute Train



King's Cross
& St Pancras
21-minute Tube



Paddington
24-minute Tube



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



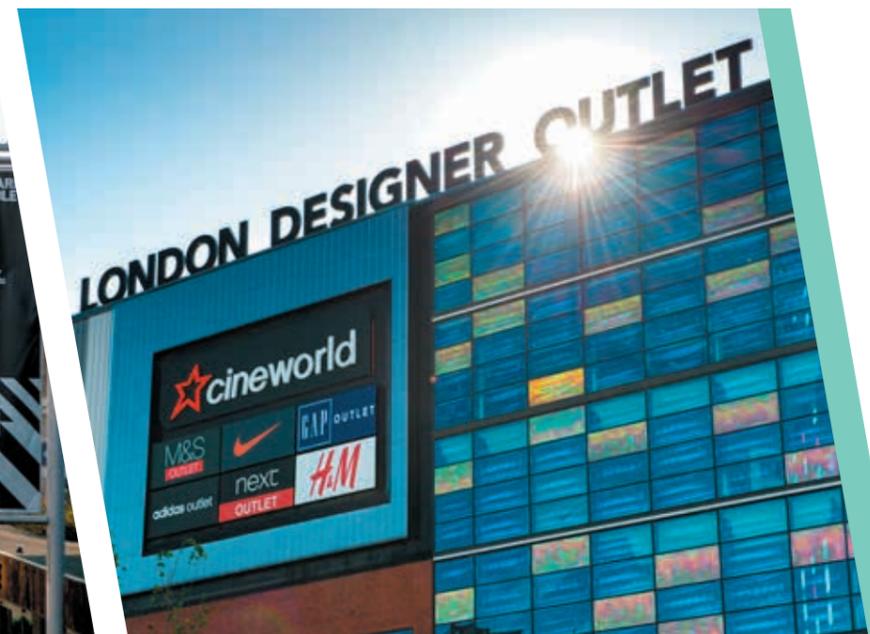
Culture, community and charm

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

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

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

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





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Thoughtfully designed, quality homes

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



Site plan

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

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

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



*Travel times are approximate. Source: Maps.google.com

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 largest house builder by volume, we are fully committed to delivering a superior service for our customers and have been awarded the maximum five-star rating for customer satisfaction by the Home Builders Federation every year since 2010*. For our customers, this means that when you buy a Barratt London home, you can be confident you are buying a home of quality and receiving the very best in customer service.

*We are the only major national house builder to be awarded this award 10 years runningly "we" refers to the Barratt Developments PLC group brands including Barratt London, Barratt Homes and David Wilson Homes.

Real peace of mind

Not only does every Barratt London home come with a ten-year structural guarantee from the NHBC, it also comes with a two-year fixtures and fittings warranty**, giving you added peace of mind from the moment you move in.

**First two years covered by Builder Warranty and NHBC Guarantee or similar. Years three-ten covered by NHBC insurance or similar. Full exclusions and limitations can be found on the NHBC website.



Lombard Wharf SW11



Landmark Place, EC3



Greenland Place SE8



Nine Elms Point SW8



Enderby Wharf SE10

The Consumer Code

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

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

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

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

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

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

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

**CONSUMER
CODE FOR
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