

ROYAL 
GATEWAY
LONDON W3

INVESTMENT OPPORTUNITIES

BARRATT
— LONDON —

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ROYAL GATEWAY THE OPPORTUNITY

Royal Gateway is designed for today's lifestyles, with spacious apartments and generous amenities. It is situated within easy reach of everything that Acton and central London offer and is perfectly connected for travel further afield.

Be part of the local area's vibrant community or make the most of the nearby parks, schools and leisure facilities – perfect for growing families, commuters and students.

Royal Gateway is located in the heart of the UK's largest transformation project, the Old Oak and Park Royal regeneration scheme. With £26bn being invested into the area, this is an exciting opportunity to invest early in this landmark scheme.

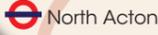
CONNECT TO THE CAPITAL



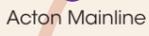
Wembley Stadium



Old Oak Common (HS2 - coming 2029-2033)



North Acton



Acton Mainline



Churchfield Road



Acton Central



BBC Television Centre



White City House



Westfield



Portobello Road Market



Paddington



Selfridges



Coal Drops Yard



St. Pancras International



King's Cross



The British Museum



Tottenham Court Road



Bond Street

SOHO

COVENT GARDEN



London Eye



Waterloo



Big Ben



Westminster Abbey



Buckingham Palace



St. James's Park



Harrods



Royal Albert Hall



Design Museum



Leighton House



Shepherd's Bush Empire



Hammersmith Apollo



Ravenscourt Park



Hogarth's House



Chiswick House & Gardens



Gunnersbury Park Museum



Kew Palace



Royal Botanical Gardens, Kew



London Heathrow Airport

EALING



Pitzhanger Manor & Gallery



Walpole Park

ACTON

NOTTING HILL

MAYFAIR

HOLBORN

Bond Street

SOHO

COVENT GARDEN

KENSINGTON

WESTMINSTER

CHELSEA

FULHAM

PUTNEY

RIVER THAMES

CLAPHAM

RICHMOND



Richmond Park

£26bn

Being invested in the local area

7

Underground and overground stations in Acton

13.8%

Over the past 10 years, population growth of 13.8% in North Acton has exceeded the London average by 6.2%

+40%

Growth in house prices over the last five years, outperforming Greater London by 13%

+18%

Price growth forecast over the next 5 years

WHY INVEST IN NORTH ACTON?

Royal Gateway sits at the heart of one of the largest regeneration schemes in the UK, spanning three boroughs. With £26 billion being invested in the area, it will transform the local economy.

100,000+

Jobs in the borough

#3

Largest borough in London

1,500

Shops and restaurants

150+

Outstanding or good Ofsted rated schools within a three-mile radius

TOP 3

For life satisfaction

24

Green Flag rated parks and open spaces

RENTAL YIELD

(GROSS)

£2,233

Average rental per calendar month

CAPITAL GROWTH

£550,800

W3 average selling price, 2023

WHY INVEST IN ROYAL GATEWAY?

According to Rightmove, rental enquiries are up 23% on 2022.



+10%

Increase in rental values in North Acton in 2023

5%

Average annual rental yield in North Acton

+51%

Increase in selling price in North Acton in the last 10 years

+75%

Price growth for homes located within a 10-minute walk from Acton Main Line Station since 2008



CGI is indicative only

GATEWAY TO GROWTH

With ongoing regeneration continuing to improve the area and increasing population driving demand for housing, North Acton sales prices for apartments have outperformed Greater London over the one-year and five-year time frame.

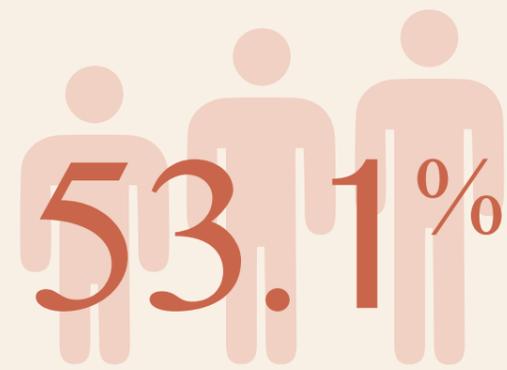
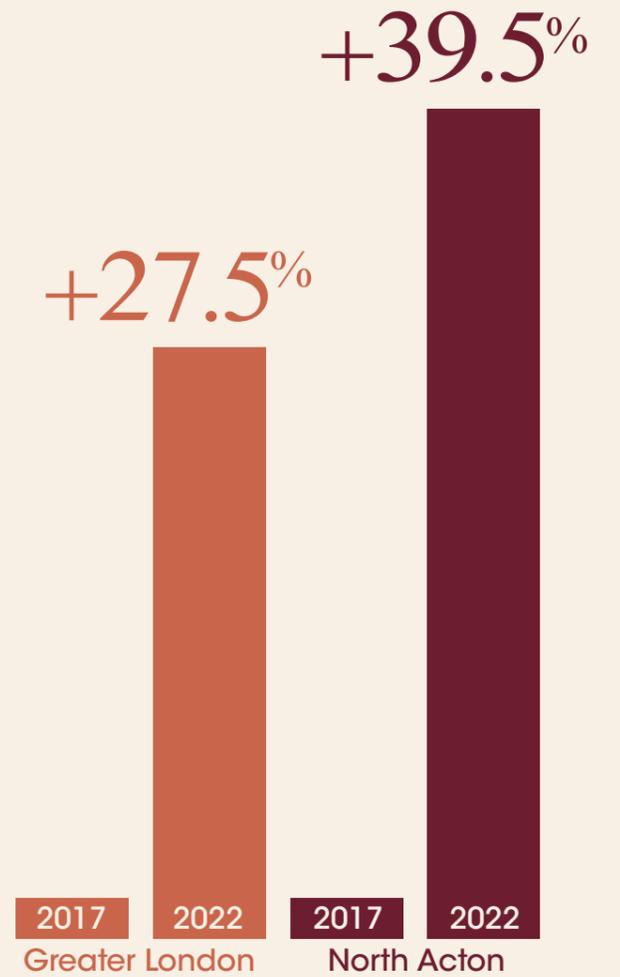
+13.8%

Population growth in North Acton over the past 10 years

+7.6%

Population growth in London over the past 10 years

Five-year average rent increases in North Acton outperforming Greater London



Of North Acton's population is under 34 compared to London at 48.5%



One-year average rent increases in North Acton outperforming Greater London

Source: CBRE Regeneration Report, January 2023; CBRE North Acton Report 2022; JLL Research 2022.

UNLOCKING POTENTIAL

Regeneration is set to transform the local economy and will create a thriving, well-connected new area of West London for people to live in, work in and visit.

The area has already evolved to include more innovative and varied industries including medtech, cleantech, ICT, digital media and creative services and, with the regeneration, there are plans for 65,000 new jobs, 26,500 new homes and potential to add more than £7bn to the UK economy annually.

£26 BN

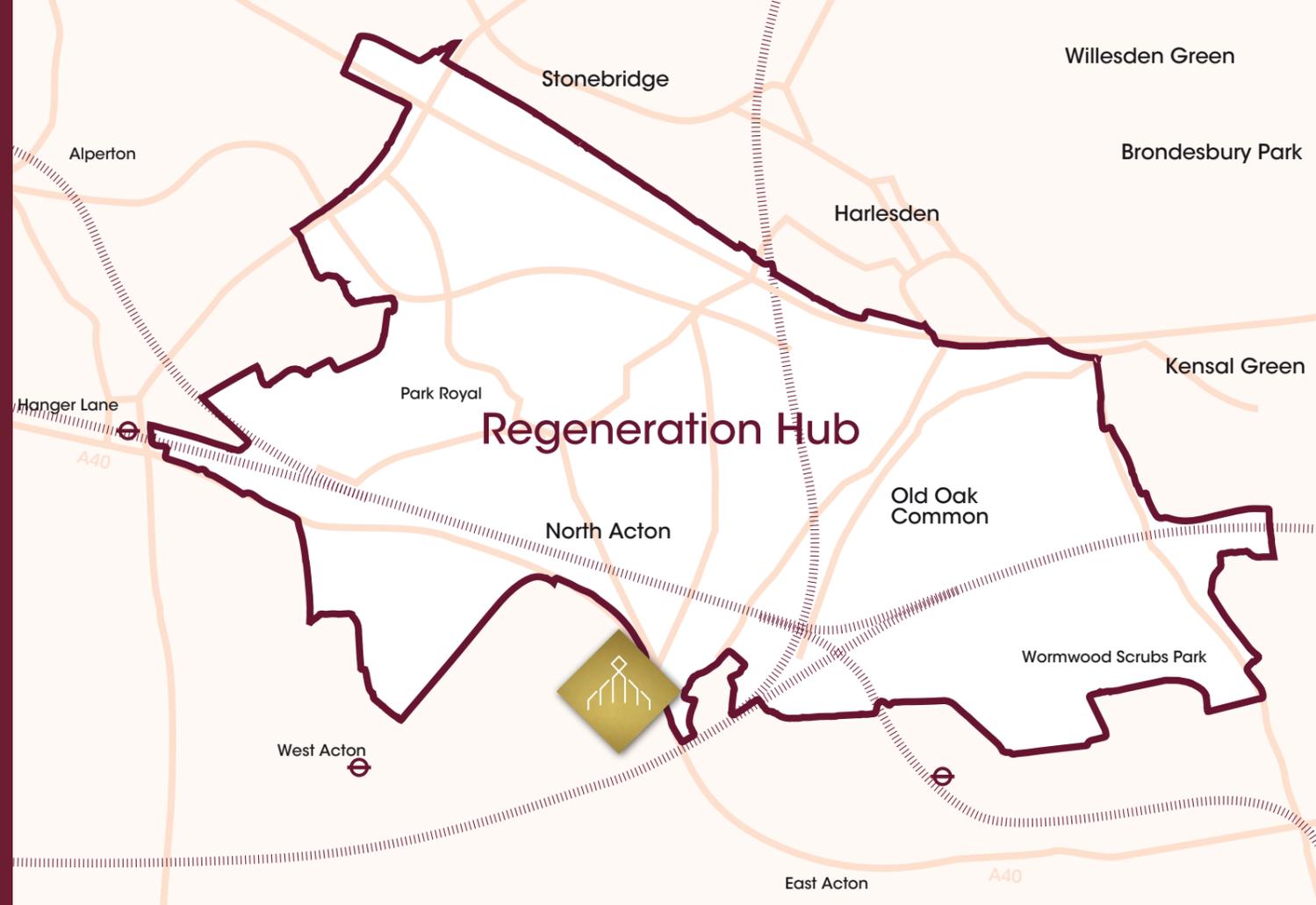
Investment in local regeneration

£7 BN

Contribution to UK economy

1,700
Businesses within the Regeneration Hub

65,000
New jobs

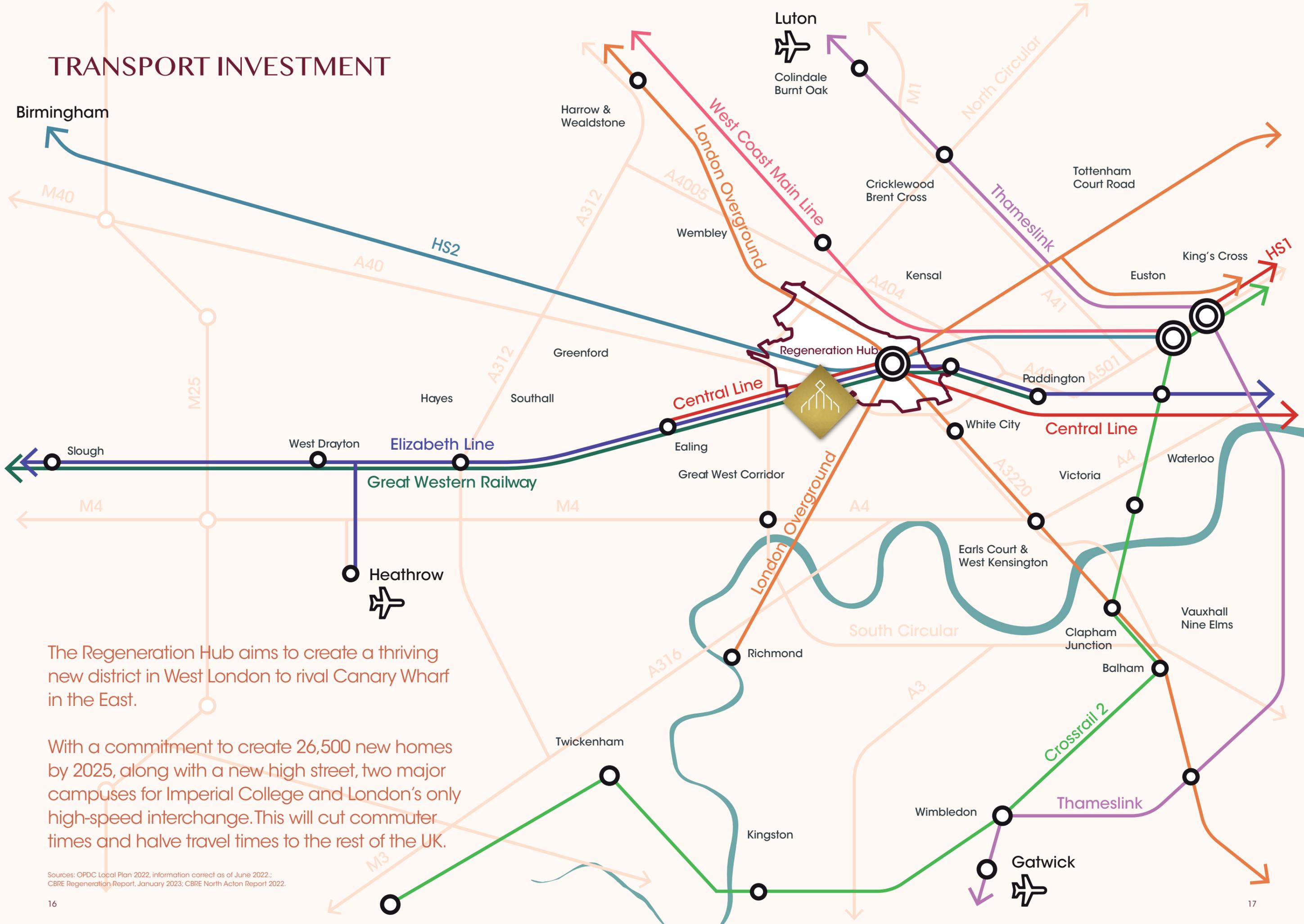


Research by CBRE found that the price of residential property within a 10-minute walk of a major regeneration site rose 2.2% each year from the beginning of the project.

+2.2%
Additional annual increase in residential value over borough average

Sources: OPDC Local Plan 2022, information correct as of June 2022.; CBRE Regeneration Report, January 2023; CBRE North Acton Report 2022; JLL Research 2022.

TRANSPORT INVESTMENT



The Regeneration Hub aims to create a thriving new district in West London to rival Canary Wharf in the East.

With a commitment to create 26,500 new homes by 2025, along with a new high street, two major campuses for Imperial College and London's only high-speed interchange. This will cut commuter times and halve travel times to the rest of the UK.

Sources: OPDC Local Plan 2022, information correct as of June 2022.; CBRE Regeneration Report, January 2023; CBRE North Acton Report 2022.

GATEWAY TO THE WORLD

North Acton is set to become one of the best-connected locations in the UK.

The seven local stations, all within the Borough of Ealing, offer travel times of 30 minutes or less to London's three main employment hubs – the West End, the City and Canary Wharf.

The recent opening of the Elizabeth Line has already had a positive effect, with apartments near the Elizabeth Line outperforming Greater London by more than 20% in the last five years.



CGI is indicative only



30 minutes or less to London Heathrow



HS2 station will be the main bus network hub from 2026



Four London Underground stations serving 3 different lines



HS2 will halve journey times to the West Midlands



Three overground stations for National Rail and Elizabeth Line



Fast connections to the UK's extensive road network via the A40

The new Old Oak Common super-hub will be the largest new railway station ever built in the UK when it opens in 2029. Once complete, HS2 will halve transport journey times to the West Midlands and Birmingham.



4

Elizabeth Line platforms



4

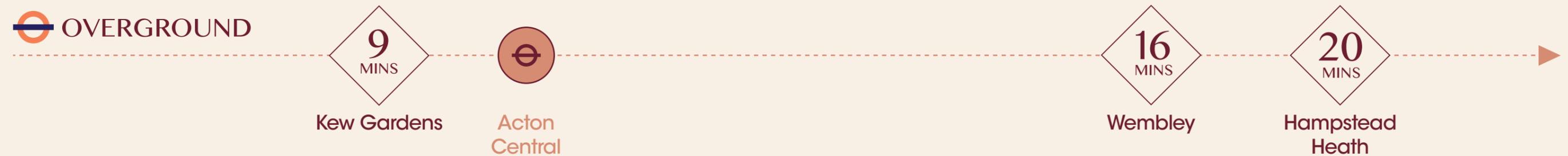
Mainline platforms

250,000

Passengers everyday – similar to Waterloo

Regeneration sources: OPDC Local Plan 2022, information correct as of June 2022.; CBRE Regeneration Report, January 2023; CBRE North Acton Report 2022; JLL Research 2022.

EASILY ACCESSIBLE



WALKING DISTANCES

North Acton	7 MINS
Acton Mainline	8 MINS
Acton Central	23 MINS
Old Oak Common*	25MINS

HS2: 38
 Minutes to Birmingham
 from Old Oak Common
 *Coming 2029 - 2033

7
 Stations in and
 around Acton

30
 Minutes or less to
 Heathrow

11
 Minutes to
 Bond Street

OPEN GREEN SPACES

Ealing's parks and open spaces were awarded 24 prestigious international Green Flag Awards. The borough was rated the fifth most biodiverse borough in London in the CBRE hot list.

Spending time in nature can enhance mental and physical wellbeing. CBRE's Tenant Survey found that 11% of tenants cited access to green space as the most important location feature of their property.

With 65% of open space within the development, Royal Gateway unfolds as a visual spectacle with green roofs and new habitats, including 111 new trees and a green corridor.

Residents will enjoy exclusive podium gardens, plus every apartment opens up to a private balcony or terrace to let the outdoors in.

Sources: CBRE Regeneration Report, January 2023; CBRE North Acton Report 2022; JLL Research 2022.



24

Green Flag rated parks and open spaces

#5

Fifth most biodiverse borough in London

65%

Open space at Royal Gateway

111

Strategically planted new trees at Royal Gateway



Gunnersbury Park, Ealing



EDUCATION

PRIMARY SCHOOLS

1 Ark Byron Primary Academy *	25 Mins	15 Mins	18 Mins
2 Ark Priory Primary Academy **	28 Mins	16 Mins	16 Mins
3 East Acton Primary School *	18 Mins	12 Mins	15 Mins
4 John Perryn Primary School *	17 Mins	15 Mins	11 Mins
5 Kenmont Primary School *	42 Mins	22 Mins	27 Mins
6 Old Oak Primary School *	30 Mins	15 Mins	16 Mins

SECONDARY SCHOOLS

1 Drayton Manor High School **	77 Mins	13 Mins	24 Mins
2 Ellen Wilkinson School for Girls **	30 Mins	10 Mins	20 Mins
3 Phoenix Academy *	34 Mins	15 Mins	22 Mins
4 St Augustine's Priory, Ealing	40 Mins	10 Mins	20 Mins
5 St Claudine's Catholic School for Girls *	42 Mins	15 Mins	20 Mins
6 Twyford CofE High School **	27 Mins	10 Mins	17 Mins

INTERNATIONAL SCHOOLS

1 Greek School of London *	20 Mins	10 Mins	13 Mins
2 The Japanese School Ltd	23 Mins	10 Mins	16 Mins

UNIVERSITIES

1 Imperial College London	120 Mins	32 Mins	40 Mins
2 Imperial College London White City Campus	45 Mins	14 Mins	20 Mins
3 King's College London	180 Mins	44 Mins	44 Mins
4 London School of Economics and Political Science	180 Mins	44 Mins	40 Mins
5 University of Arts London – London College of Fashion	180 Mins	44 Mins	37 Mins
6 UCL Main Campus	150 Mins	32 Mins	36 Mins
7 University of West London	50 Mins	17 Mins	27 Mins

Ofsted rating: *Good **Outstanding

150+
Schools within a
THREE-MILE RADIUS
of North Acton

95%
Are rated Ofsted
'OUTSTANDING'
OR **'GOOD'**

As close as 15 minutes to
LONDON'S TOP UNIVERSITIES

EXCEEDING STANDARDS

Royal Gateway is designed to maximise energy efficiency and contribute to zero-carbon goals.

The tranquil, carefully landscaped living environment is built around a holistic wellbeing philosophy with optimised transport accessibility and connectivity to minimise environmental impact.



Communal green spaces, landscaped roof gardens and play spaces



Focus on pedestrians and cyclists with local walking and cycling routes



The highest optimised transport connectivity – Public Transport Access Level 6



Car club membership for reduced travel emissions



Communal areas partly powered by solar panels maintain a low service charge



Powered solely by grid-supplied electricity, for zero NOx emissions



Water-efficient fixtures to reduce water consumption



Low and zero-carbon (LZC) with latest heat pump and solar technologies



Energy efficient Low Energy Lighting (L.E.L) throughout



Low-U glazing for high thermal performance, sound insulation and lower energy consumption



95% diversion of construction waste from landfill

WHY BARRATT LONDON?

Our vision

Since 1982, our goal has been to provide high quality homes for all Londoners by focusing on excellence in design, construction and customer service.

Barratt London is proud to be contributing to the continued growth of London as a major global city with the delivery of 1,500 new homes each year.

We are part of Barratt Developments PLC, the UK's largest home builder and FTSE 100 Company.

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.



5 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. **

*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.

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



CGI is indicative only

OUR SEAL OF EXCELLENCE

50,000

Homes built in the capital over

40

years

90%

Of our homeowners would recommend us to their friends and family

96

Quality Awards won in 2023

The most recommended housebuilder in the UK.

Fact.*

More Pride in the Job Quality Awards than any other housebuilder



NEW HOMES QUALITY CODE

Barratt London is 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 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.

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*We are the only major national housebuilder to be awarded this key industry award 15 years in a row. "We" refers to the Barratt Developments PLC group brands including Barratt London, Barratt Homes and David Wilson Homes. Based on HBF star rating scheme from 2010 to 2024 derived from the NHBC national new homes survey at eight weeks (<https://www.hbf.co.uk/policy/policy-and-wider-work-program/customer-satisfaction-survey/latest-results/>) over 90% of Barratt Developments PLC group customers would recommend our brands to a friend.



CGI is indicative only

GATEWAY TO SUCCESS

For an elevated living experience with exclusive onsite facilities, excellent transport accessibility set within a vibrant area of West London, Royal Gateway is the pinnacle of opportunity.

Local authority
London Borough of Ealing

Tenure
999 year lease

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

Architects
Tatehindle

Reservation deposit
£2,000*

Building Warranty
10 year NHBC**

*The reservation deposit is refundable subject to administration costs incurred by Barratt London. Information correct as of March 2024.

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, Royal Gateway 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.

**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.

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