

# HENDON WATERSIDE

— HENDON, NW9 —

HUMMINGBIRD APARTMENTS



BARRATT  
— LONDON —



NW9

# WELCOME TO HENDON WATERSIDE

An urban neighbourhood  
with natural beauty  
on its doorstep

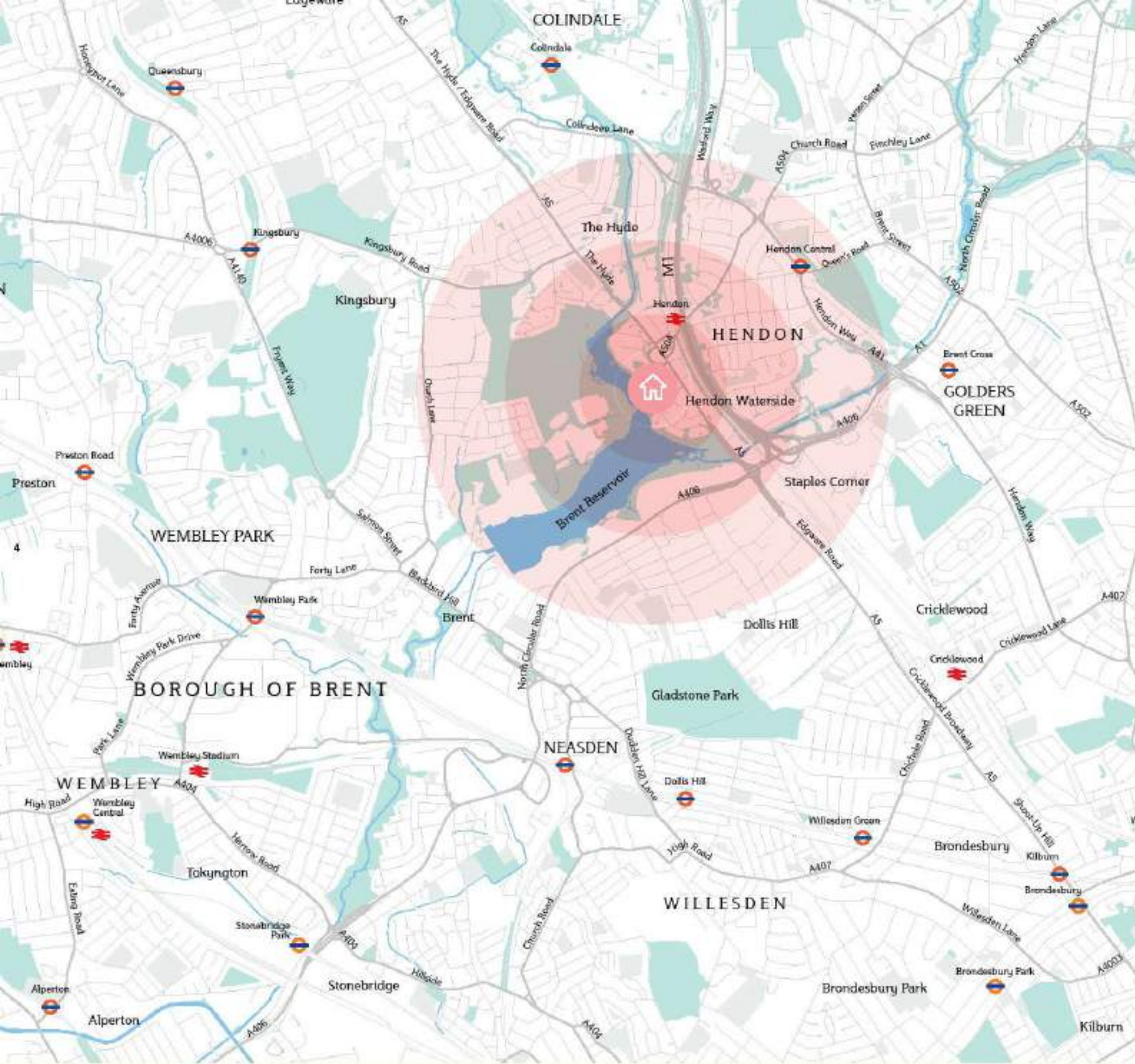
NW9

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 Reservoir, 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' Built for Life commendation, a prestigious Government-endorsed accolade.





## 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 Reservoir, it offers both beautiful surroundings and stylish interiors. Each home boasts upgraded premium specifications including sleek, fitted kitchens with integrated appliances; all designed to offer optimal comfort and functionality.





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## NATURAL BEAUTY AND GREEN SPACES

NW9

The Welsh Harp Reservoir is one of London's best-kept secrets. 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 172 acres of green space that surrounds Hendon Waterside, such as the beautiful grounds of Hampstead Heath, or head to one of many local golf courses.

HENDON WATERSIDE

# WATERSIDE LIVING, JUST 20 MINUTES FROM CENTRAL LONDON

NW9

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.

## On Foot



## Hendon Railway



## Hendon Central



## By Car



\* Brent Cross station opening December 2022  
Travel times are approximate.  
Sources: TfL.gov.uk and Maps.google.com





#### 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.



#### PRIMROSE HILL

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



#### CAMDEN LOCK

Famous for its vibrant Stable Market and eclectic shops.



#### BANG BANG ORIENTAL FOODHALL

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



#### BOXPARK WEMBLEY

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

## SHOPPING AND DINING, ON YOUR DOORSTEP

NW9

Hendon Waterside is excellently served by supermarkets with a Sainsbury's Superstore, Marks and 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, while Camden Lock is famous for its vibrant Stable Market and eclectic shops.

## EXPLORING CENTRAL LONDON

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Located in Zone 3, Hendon Waterside is just five minutes' walk to Hendon railway station. From here, you can be at St. Pancras International (and on to Europe) 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.



### WORLD-RENOWNED SHOPPING

From the boutiques of Bond Street to the historic tailors of Savile Row, the West End has much to offer. Alternatively, head to Knightsbridge for Harrods – a famous landmark for all things luxury.



### 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.







TROUBADOUR WEMBLEY  
PARK THEATRE



RAF MUSEUM, COLINDALE

## DAYS OUT AND POPULAR PLACES TO EXPLORE

NW9

There's no shortage of things to do with plenty of museums and attractions close to Hendon Waterside.

For those looking for world-class entertainment, head to the new and state-of-the-art Troubadour Wembley Park Theatre to enjoy well-known and emerging productions. Or travel back in time at the RAF Museum, which celebrates 100 years of the Royal Air Force in its three new innovative galleries.

If you're looking for a live event, The SSE Arena in Wembley is one of London's most iconic concert venues, with global artists performing regularly. Next door is the London Designer Outlet packed full of global names, and of course the iconic Wembley Stadium, home to some of the biggest sporting matches in the world.

You can soak up the culture at the stunning Hindu temple, Shri Swaminarayan Mandir, a spiritual and architectural gem. Or immerse yourself in Jewish history at the London Jewish Culture Centre, where the annual Hampstead & Highgate Literary Festival is hosted each year.



THE SSE ARENA, WEMBLEY



WEMBLEY STADIUM

## HEALTHY OUTDOOR LIVING

NW9

On leisurely weekends, you can explore the 70 hectares of green space that surrounds Hendon Waterside, such as the beautiful grounds of the Roe Green Walled Garden, 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



ROE GREEN WALLED GARDEN



HENDON GOLF CLUB



HENDON WATERSIDE



## EXCELLENT SCHOOLING AND WORLD-RENOWNED UNIVERSITIES

NW9

If you are looking to enrol your child or children in school, Hendon Waterside has a number of primary and secondary schools nearby, all rated 'Outstanding' or 'Good' by Ofsted.

Not far from the Hendon Broadway is Parkfield Primary School and St Mary's and St John's CE Primary School, both highly respected primary schools. For secondary education, Barnet Hill Academy is close, as is the Hendon School.

World-leading universities such as the London School of Economics and Imperial College London are also within easy distance, as is the University of Cambridge and the University of Oxford, 52 and 56 miles away respectively.



### BARNET HILL ACADEMY

Barnet Hill Academy is a 3-11 independent day-school. Welcoming students from of all backgrounds from Barnet, North-West London and beyond. Both boys and girls are welcome from the age of 3 through to 11. The school serves the local community and is located in a grand Victorian school building originally built in the early 1900's.

### HENDON SCHOOL

Hendon School is a mixed secondary school in Golders Rise, Hendon, with academy status since November 2011 in the London Borough of Barnet. It specialises in languages, and judged to be an 'Outstanding' school by Ofsted in 2011.



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HENDON WATERSIDE



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## 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.

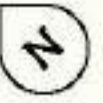
For outdoor relaxation, every apartment has its own private balcony or terrace and you'll also have access to the abundance of green open spaces and play areas. A lift serves the apartments and, should you need it, car parking is also available.



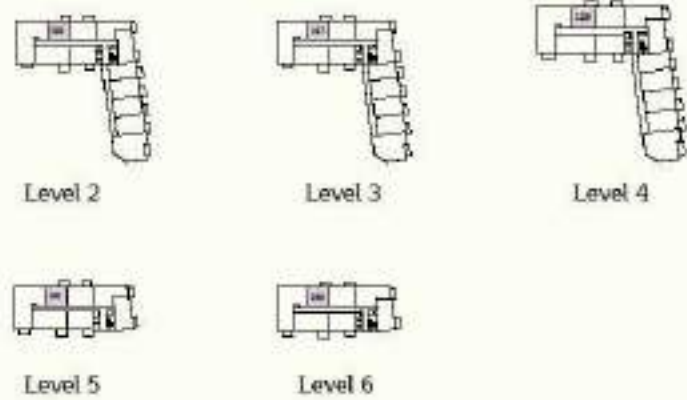




# HUMMINGBIRD APARTMENTS



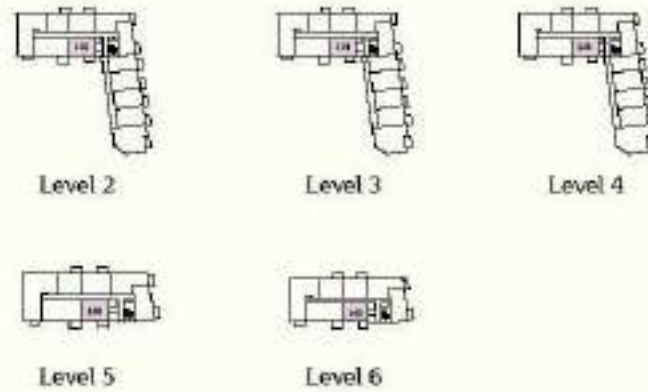
## 1 BEDROOM APARTMENT



### PLOTS 105, 117, 129, 141 & 148

|   |   |
|---|---|
| <b>Bedroom</b><br>10'7" x 11'3" (3232 x 3420mm)                 | <b>TOTAL AREA</b><br>448 ft <sup>2</sup> (41.6 m <sup>2</sup> ) |
| <b>Living/Dining/Kitchen</b><br>10'11" x 10'11" (6083 x 3334mm) | <b>Balcony</b><br>58 ft <sup>2</sup> (5.3 m <sup>2</sup> )      |
| <b>Bathroom</b><br>6'9" x 7'1" (2050 x 2150mm)                  |   |

## 1 BEDROOM APARTMENT



### PLOTS 102, 114, 126, 138 & 145

|  |   |
|--|---|
| <b>Living/Dining/Kitchen</b><br>10'11" x 16'4" (6083 x 4970mm) | <b>TOTAL AREA</b><br>551 ft <sup>2</sup> (51.2 m <sup>2</sup> ) |
| <b>Bedroom</b><br>12'11" x 11'1" (3933 x 3368mm)               | <b>Balcony</b><br>58 ft <sup>2</sup> (5.3 m <sup>2</sup> )      |
| <b>Bathroom</b><br>6'9" x 7'1" (2050 x 2150mm)                 |   |

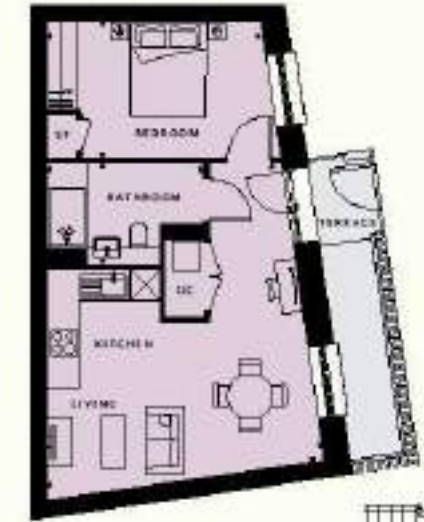
## 1 BEDROOM APARTMENT



### PLOTS 109, 121 & 133

|   |   |
|---|---|
| <b>Bedroom</b><br>11'6" x 11'4" (3500 x 3458mm)               | <b>TOTAL AREA</b><br>463 ft <sup>2</sup> (43 m <sup>2</sup> ) |
| <b>Living/Kitchen/Dining</b><br>10'6" x 15'5" (4732 x 4695mm) | <b>Balcony</b><br>58 ft <sup>2</sup> (5.3 m <sup>2</sup> )    |
| <b>Bathroom</b><br>6'9" x 7'1" (2050 x 2150mm)                |   |

## 1 BEDROOM APARTMENT



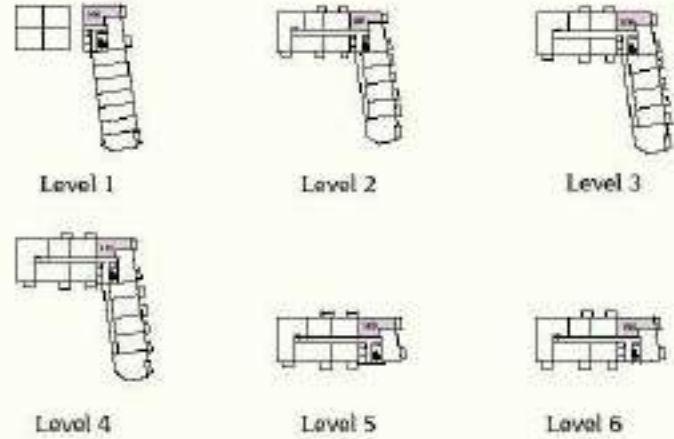
### PLOT 92

|  |   |
|--|---|
| <b>Living/Dining/Kitchen</b><br>13'11" x 17'5" (4250 x 5310mm) | <b>TOTAL AREA</b><br>499 ft <sup>2</sup> (46.4 m <sup>2</sup> ) |
| <b>Bathroom</b><br>6'9" x 7'6" (2050 x 2290mm)                 | <b>Terrace</b><br>72 ft <sup>2</sup> (6.7 m <sup>2</sup> )      |
| <b>Bedroom</b><br>9'1" x 14'10" (2778 x 4533mm)                |   |

# HUMMINGBIRD APARTMENTS



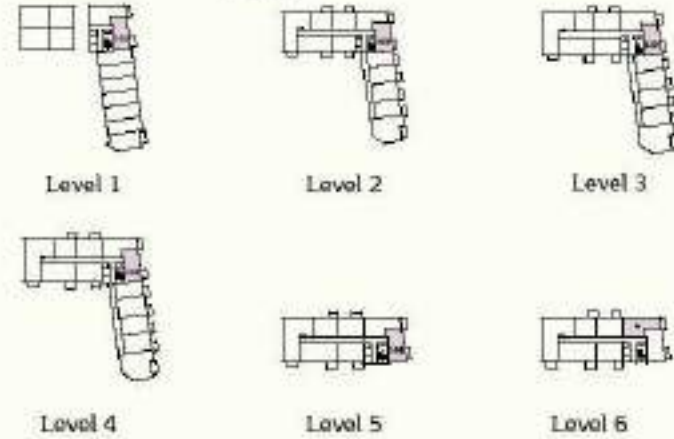
1 BEDROOM APARTMENT



PLOTS 100, 107, 119, 131, 143 & 150

|  |   |
|--|---|
| Living/Dining/Kitchen<br>11'6" x 25'9" (3512 x 7839mm) | <b>TOTAL AREA</b><br>596 ft <sup>2</sup> (55.4 m <sup>2</sup> ) |
| Bedroom<br>12'11" x 11'4" (3933 x 3450mm)              | Balcony<br>58 ft <sup>2</sup> (5.2 m <sup>2</sup> )             |
| Bathroom<br>6'9" x 7'1" (2050 x 2150mm)                |   |

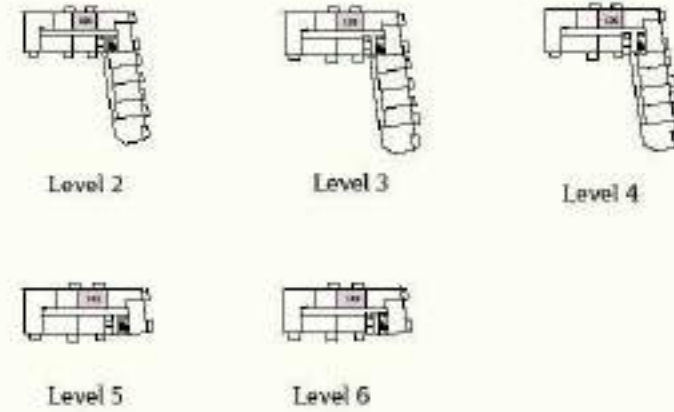
1 BEDROOM APARTMENT



PLOTS 101, 108, 120, 132, 144 & 151

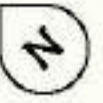
|  |   |
|--|---|
| Living/Dining/Kitchen<br>18'0" x 17'7" (5486 x 5350mm) | <b>TOTAL AREA</b><br>558 ft <sup>2</sup> (51.9 m <sup>2</sup> ) |
| Bedroom<br>14'1" x 10'7" (4281 x 3224mm)               | Balcony<br>58 ft <sup>2</sup> (5.3 m <sup>2</sup> )             |
| Bathroom<br>6'9" x 7'1" (2050 x 2150mm)                |   |

1 BEDROOM APARTMENT



PLOTS 106, 118, 130, 142 & 149

|   |   |
|---|---|
| Living/Dining/Kitchen<br>19'11" x 16'4" (6082 x 4970mm) | <b>TOTAL AREA</b><br>551 ft <sup>2</sup> (51.2 m <sup>2</sup> ) |
| Bedroom<br>12'11" x 11'1" (3933 x 3368mm)               | Balcony<br>58 ft <sup>2</sup> (5.3 m <sup>2</sup> )             |
| Bathroom<br>6'9" x 7'1" (2050 x 2150mm)                 |   |



1 BEDROOM APARTMENT



PLOTS 110, 111, 112, 122, 123, 124, 134, 135 & 136

|   |   |
|---|---|
| Living/Dining/Kitchen<br>9'7" x 21'9" (2925 x 6620mm) | <b>TOTAL AREA</b><br>555 ft <sup>2</sup> (51.6 m <sup>2</sup> ) |
| Bedroom<br>9'0" x 18'1" (2750 x 5500mm)               | Balcony<br>58 ft <sup>2</sup> (5.3 m <sup>2</sup> )             |
| Bathroom<br>6'9" x 7'1" (2050 x 2150mm)               |   |

# HUMMINGBIRD APARTMENTS



## 1 BEDROOM APARTMENT



Ground Level

### PLOT 91

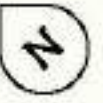
Living/Kitchen/Dining  
13'5" x 20'4" (4093 x 6195mm)

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

Bedroom  
13'5" x 9'0" (4093 x 2750mm)

TOTAL AREA  
494 ft<sup>2</sup> (45.9 m<sup>2</sup>)

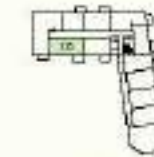
Terrace  
76 ft<sup>2</sup> (7.1 m<sup>2</sup>)



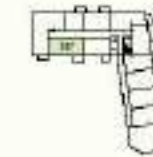
## 2 BEDROOM APARTMENT



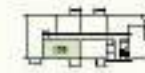
Level 2



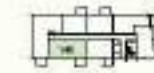
Level 3



Level 4



Level 5



Level 6

### PLOTS 103, 115, 127, 139 & 146

Living/Kitchen/Dining  
19'11" x 17'0" (6083 x 5292mm)

Bedroom 1  
12'11" x 11'0" (3932 x 3350mm)

Bedroom 2  
12'7" x 8'4" (3829 x 2550mm)

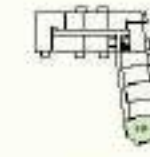
En-Suite  
6'9" x 5'1" (2050 x 1550mm)

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

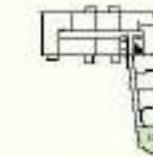
TOTAL AREA  
743 ft<sup>2</sup> (69.1 m<sup>2</sup>)

Balcony  
20.1 ft<sup>2</sup> (6.4 m<sup>2</sup>)

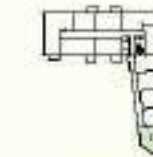
## 2 BEDROOM APARTMENT



Level 2



Level 3



Level 4

### PLOTS 113, 125 & 137

Living/Kitchen/Dining  
19'2" x 13'11" (5850 x 4252mm)

Bedroom 1  
14'11" x 9'11" (4536 x 3019mm)

Bedroom 2  
8'5" x 11'7" (2558 x 3519mm)

En-Suite  
8'0" x 7'1" (2450 x 2150mm)

Bathroom  
8'0" x 7'1" (2450 x 2150mm)

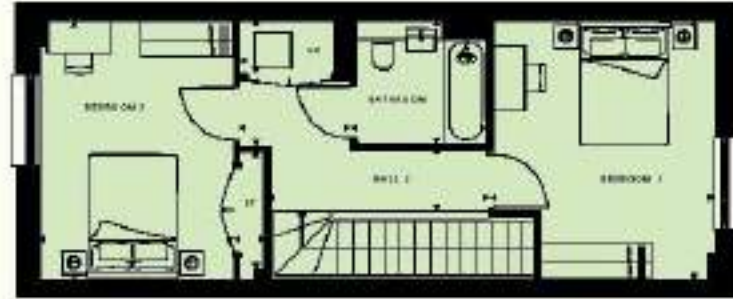
TOTAL AREA  
893 ft<sup>2</sup> (83.0 m<sup>2</sup>)

Balcony  
69 ft<sup>2</sup> (6.4 m<sup>2</sup>)

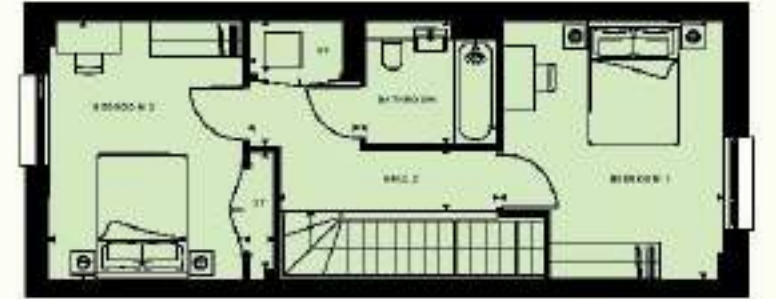
# HUMMINGBIRD APARTMENTS



## 2 BEDROOM DUPLEX APARTMENT



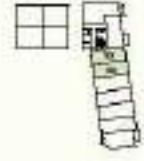
## 2 BEDROOM DUPLEX APARTMENT



36



Ground Level



Level 1

### PLOT 93 & 94

Living/Kitchen/Dining  
13'9" x 25'6" (4200 x 7785mm)

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

Bedroom 1  
13'9" x 11'10" (4200 x 3602mm)

Bedroom 2  
13'9" x 10'4" (4200 x 3151mm)

Bathroom  
6'7" x 7'1" (2000 x 2150mm)

TOTAL AREA  
951 ft<sup>2</sup> (88.4 m<sup>2</sup>)

Terrace 1  
51 ft<sup>2</sup> (4.8 m<sup>2</sup>)

Terrace 2  
80 ft<sup>2</sup> (7.4 m<sup>2</sup>)

37



Ground Level



Level 1

### PLOT 95

Living/Kitchen/Dining  
13'9" x 25'6" (4200 x 7785mm)

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

Bedroom 1  
13'9" x 11'10" (4200 x 3602mm)

Bedroom 2  
13'9" x 10'4" (4200 x 3151mm)

Bathroom  
6'7" x 7'1" (2000 x 2150mm)

TOTAL AREA  
951 ft<sup>2</sup> (88.4 m<sup>2</sup>)

Terrace 1  
53 ft<sup>2</sup> (4.9 m<sup>2</sup>)

Terrace 2  
80 ft<sup>2</sup> (7.4 m<sup>2</sup>)

# HUMMINGBIRD APARTMENTS



## 2 BEDROOM DUPLEX APARTMENT



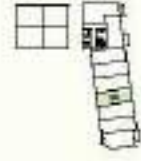
## 2 BEDROOM DUPLEX APARTMENT



38



Ground Level

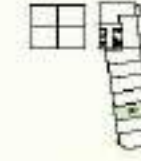


Level 1

39



Ground Level



Level 1

### PLOT 96

|                       |                                |
|-----------------------|--------------------------------|
| Living/Kitchen/Dining | 13'9" x 25'6" (4200 x 7785mm)  |
| WC                    | 6'7" x 4'11" (2000 x 1500mm)   |
| Bedroom 1             | 13'9" x 11'10" (4200 x 3602mm) |
| Bedroom 2             | 13'9" x 10'4" (4200 x 3151mm)  |
| Bathroom              | 6'7" x 7'1" (2000 x 2150mm)    |

|            |  |
|------------|--|
| TOTAL AREA | 951 ft <sup>2</sup> (88.4 m <sup>2</sup> ) |
| Terrace 1  | 53 ft <sup>2</sup> (4.9 m <sup>2</sup> )   |
| Terrace 2  | 80 ft <sup>2</sup> (7.4 m <sup>2</sup> )   |

### PLOT 97

|                       |                                |
|-----------------------|--------------------------------|
| Living/Kitchen/Dining | 13'9" x 25'6" (4200 x 7785mm)  |
| WC                    | 6'7" x 4'11" (2000 x 1500mm)   |
| Bedroom 1             | 13'9" x 11'10" (4200 x 3602mm) |
| Bedroom 2             | 13'9" x 10'4" (4200 x 3151mm)  |
| Bathroom              | 6'7" x 7'1" (2000 x 2150mm)    |

|            |  |
|------------|--|
| TOTAL AREA | 951 ft <sup>2</sup> (88.4 m <sup>2</sup> ) |
| Terrace 1  | 48 ft <sup>2</sup> (4.5 m <sup>2</sup> )   |
| Terrace 2  | 80 ft <sup>2</sup> (7.4 m <sup>2</sup> )   |

# HUMMINGBIRD APARTMENTS



## 2 BEDROOM DUPLEX APARTMENT



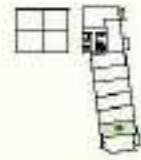
## 2 BEDROOM DUPLEX APARTMENT



40



Ground Level



Level 1

41



Ground Level



Level 1

### PLOT 98

|   |
|---|
| <b>Living/Kitchen/Dining</b><br>13'9" x 25'6" (4200 x 7785mm) |
| <b>WC</b><br>6'7" x 4'11" (2000 x 1500mm)                     |
| <b>Bedroom 1</b><br>13'9" x 11'10" (4200 x 3602mm)            |
| <b>Bedroom 2</b><br>13'9" x 10'4" (4200 x 3151mm)             |
| <b>Bathroom</b><br>6'7" x 7'1" (2000 x 2150mm)                |

|   |
|---|
| <b>TOTAL AREA</b><br>951 ft <sup>2</sup> (88.5 m <sup>2</sup> ) |
| <b>Terrace 1</b><br>48 ft <sup>2</sup> (4.5 m <sup>2</sup> )    |
| <b>Terrace 2</b><br>72 ft <sup>2</sup> (6.6 m <sup>2</sup> )    |

### PLOT 99

|   |
|---|
| <b>Living</b><br>15'8" x 14'0" (4766 x 4270mm)  |
| <b>Kitchen</b><br>15'8" x 9'10" (4766 x 2992mm) |
| <b>WC</b><br>6'7" x 4'11" (2000 x 1500mm)       |

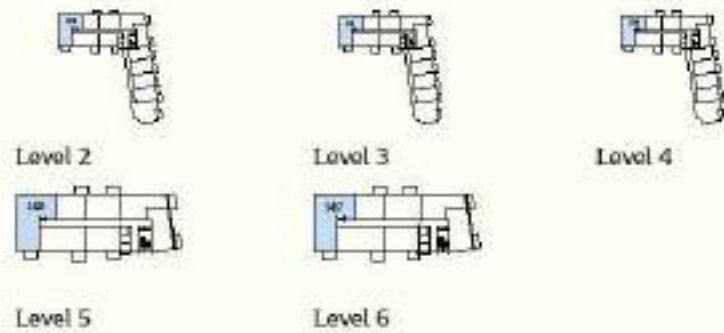
|   |
|---|
| <b>Bedroom 1</b><br>15'8" x 9'11" (4766 x 3027mm) |
| <b>Bedroom 2</b><br>12'3" x 10'2" (3729 x 3100mm) |
| <b>Bathroom</b><br>5'10" x 7'1" (1785 x 2151mm)   |

|   |
|---|
| <b>TOTAL AREA</b><br>953 ft <sup>2</sup> (88.5 m <sup>2</sup> ) |
| <b>Balcony</b><br>69 ft <sup>2</sup> (6.4 m <sup>2</sup> )      |
| <b>Terrace</b><br>67 ft <sup>2</sup> (6.2 m <sup>2</sup> )      |

# HUMMINGBIRD APARTMENTS



## 3 BEDROOM APARTMENT



### PLOTS 104, 116, 128, 140 & 147

|                       |                               |
|-----------------------|-------------------------------|
| Living/Kitchen/Dining | 20'1" x 16'9" (6115 x 5107mm) |
| Bedroom 1             | 12'3" x 12'8" (3733 x 3861mm) |
| Bedroom 2             | 15'6" x 9'10" (4733 x 3000mm) |
| Bedroom 3             | 11'4" x 8'8" (3450 x 2633mm)  |
| En-Suite              | 7'3" x 8'0" (2200 x 2450mm)   |

|            |   |
|------------|---|
| TOTAL AREA | 1068 ft <sup>2</sup> (99.2 m <sup>2</sup> ) |
| Balcony    | 89 ft <sup>2</sup> (8.2 m <sup>2</sup> )    |

## 3 BEDROOM DUPLEX APARTMENT



### PLOTS 88 & 90

|                |                                |
|----------------|--------------------------------|
| Kitchen Dining | 15'4" x 12'10" (4675 x 3901mm) |
| Living         | 18'0" x 13'0" (5475 x 3960mm)  |
| Bedroom 1      | 15'10" x 9'0" (4833 x 2750mm)  |
| Bedroom 2      | 15'8" x 9'7" (4783 x 2917mm)   |

|           |                               |
|-----------|-------------------------------|
| Bedroom 3 | 11'1" x 7'11" (3383 x 2401mm) |
| WC        | 4'11" x 6'7" (1500 x 2000mm)  |
| En-Suite  | 6'9" x 5'1" (2050 x 1550mm)   |
| Bathroom  | 6'9" x 7'1" (2050 x 2150mm)   |

|            |  |
|------------|--|
| TOTAL AREA | 1177 ft <sup>2</sup> (109.3 m <sup>2</sup> ) |
| Terrace 1  | 64 ft <sup>2</sup> (5.9 m <sup>2</sup> )     |
| Terrace 2  | 73 ft <sup>2</sup> (6.8 m <sup>2</sup> )     |

# HUMMINGBIRD APARTMENTS



## 3 BEDROOM DUPLEX APARTMENT



### PLOTS 87 & 89

**Kitchen/Dining**  
18'0" x 12'10" (5475 x 3901mm)

**Living**  
15'4" x 12'10" (4675 x 3901mm)

**Bedroom 1**  
15'10" x 9'0" (4832 x 2751mm)

**Bedroom 2**  
15'8" x 9'0" (4782 x 2750mm)

**Bedroom 3**  
10'9" x 7'10" (3275 x 2400mm)

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

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

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

**TOTAL AREA**  
1163 ft<sup>2</sup> (108.1 m<sup>2</sup>)

**Terrace 1**  
58 ft<sup>2</sup> (5.4 m<sup>2</sup>)

**Terrace 2**  
73 ft<sup>2</sup> (6.8 m<sup>2</sup>)







## 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

### 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 WC 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

The features, designs, materials and visual depictions 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 warrant unless specifically incorporated into the contract. Please ask your Sales Adviser for the current specification. Individual features such as windows, brick and other materials' 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, June 2022. \* Car parking available at an additional cost, speak to a Sales Adviser for more information.



## ADDITIONAL INFORMATION

### ADDRESS

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

**Local authority**  
London Borough of Barnet

**Reservation deposit**  
£2,000†

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

### ESTIMATED CHARGES

**Estimated service charge per annum**  
1-bedroom: £1,911 pa  
2-bedroom: £2,453 pa  
3-bedroom: £3,367 pa

### PARKING

Parking available at  
an additional cost

### MISCELLANEOUS

**Building Warranty**  
10 year NHBC\*\*

**Length of lease**  
999 years

### VENDOR'S SOLICITOR

**Winckworth Sherwood**

**Telephone**  
020 7593 5054

**Email**  
labrahams@wslaw.co.uk

**Address**  
5 Montague Close,  
London SE1 9BB

**Estimated completion date**  
Hendon Waterside site completion  
date 2029



## 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.

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. 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 specifications 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. June 2022. 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-07 customers and mobile phone users should contact their service providers for information about the cost of calls. †Unlimited availability, selected plots only. ‡Reservation deposit is refundable subject to admin costs incurred by Barratt London. Subject to status, terms and conditions apply. See [www.barratthomes.co.uk](http://www.barratthomes.co.uk) for full details. BDW Trading Limited (number 0118171) whose registered office is at Barratt House, Cartwright Way, Forest Business Park, Bardon Hill, Coalville, Leicestershire LE67 3UF ("BDW") is a subsidiary of Barratt Developments PLC.



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# WHY BARRATT LONDON?

NW9

## 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 13 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 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.



HENDON WATERSIDE

