



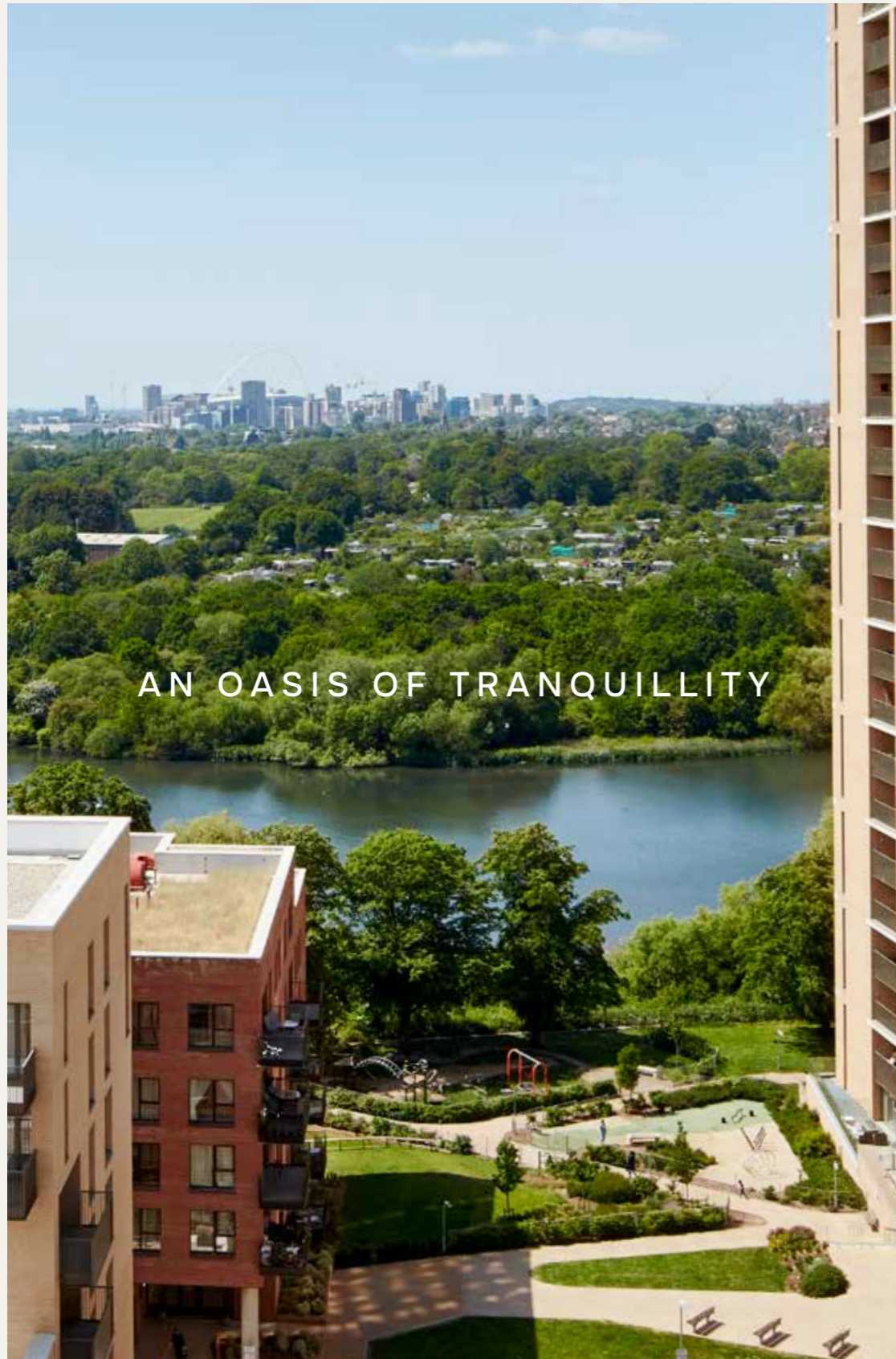
# HENDON WATERSIDE

LONDON NW9

*At home in nature*

PARKSIDE SQUARE

BARRATT  
— LONDON —



AN OASIS OF TRANQUILLITY

## WELCOME TO HENDON WATERSIDE


Moments from Hendon station in North West London, you'll find your 30-acre untouched oasis of tranquillity. Discover waterside living with nature walks, water sports, and beautiful views stretching outside your window.

All this without compromising on any of the city fun. The excellent transport links have you effortlessly connected to central London and beyond – King's Cross St Pancras is only 16 minutes away. But you don't have to look any further than your own doorstep to find a vibrant neighbourhood.

Part of the multi-million-pound regeneration of Barnet, the area offers an array of restaurants, shops, amenities and high-performing schools. With an already established community of residents living here, it really feels like home.


*At home in nature*

Retreat from the city's hustle to your green oasis at Parkside Square. Relax in the beautifully landscaped courtyard or wander down to the Welsh Harp, where you can enjoy an energising jog along the nature trail. Then it's an easy 5-minute walk to Hendon Station, whisking you into the city, recharged for the day ahead.


  
**5**  
minutes' walk to  
Hendon Station  
(Thameslink)

  
**170**  
hectares of  
Welsh Harp and  
parkland

  
**626**  
electric charging  
points

  
**3,395**  
cycle  
spaces

  
**200+**  
Car club  
available to  
all residents

  
Accredited by  
Building for a  
Healthy Life  
Award



CGI is indicative only



HENDON TRAIN STATION  
(Thameslink)

HENDON CENTRAL STATION  
(Northern Line)

PARKSIDE SQUARE

BRENT CROSS SHOPPING CENTRE

HENDON WATERSIDE

BRENT CROSS WEST STATION  
(Thameslink)

THE GHERKIN

THE SHARD

REGENTS PARK

Welsh Harp  
Reservoir

Computer Enhanced Image, indicative only.  
Boundary line, indicative only.

**WE ARE THE LEADING NATIONAL SUSTAINABLE HOUSEBUILDER**

*Building our future*



CGI is indicative only

**WEST HENDON ENERGY CENTRE**

The energy centre is a centralised heating and power plant serving all completed homes. It uses high-efficiency Hoval boilers and a CHP engine to provide heating, hot water, and electricity. The plant generates electricity fed back to the grid, offsetting energy costs. EON has been selected to handle operations for 25 years, handling remote meter reading and billing. This centralised approach aims to increase efficiency and provide value for residents.

**ENERGY SAVINGS**

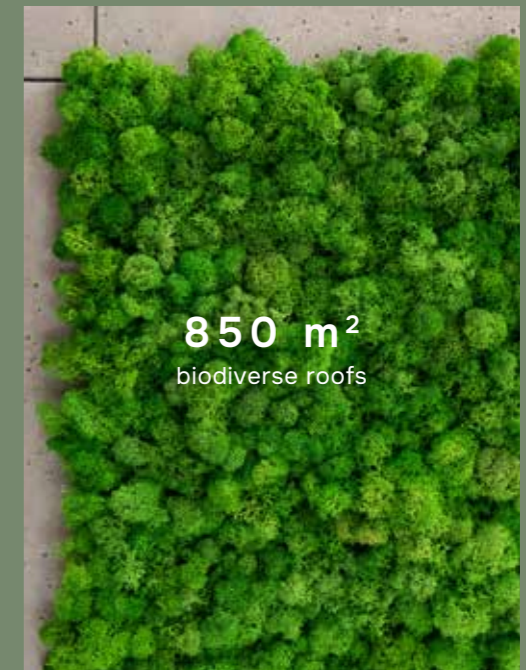
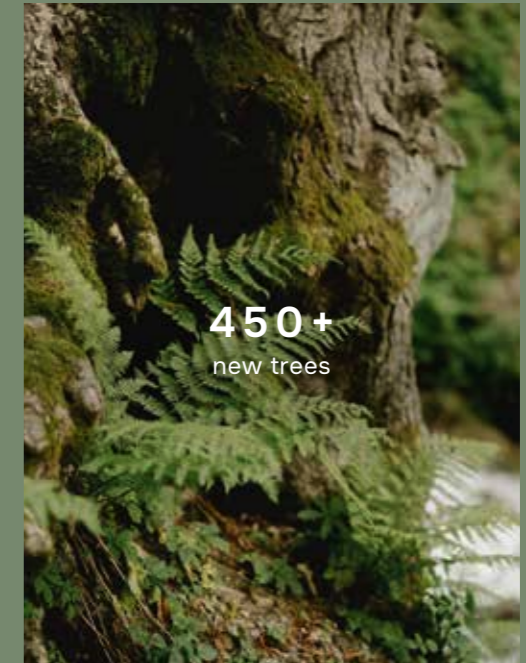
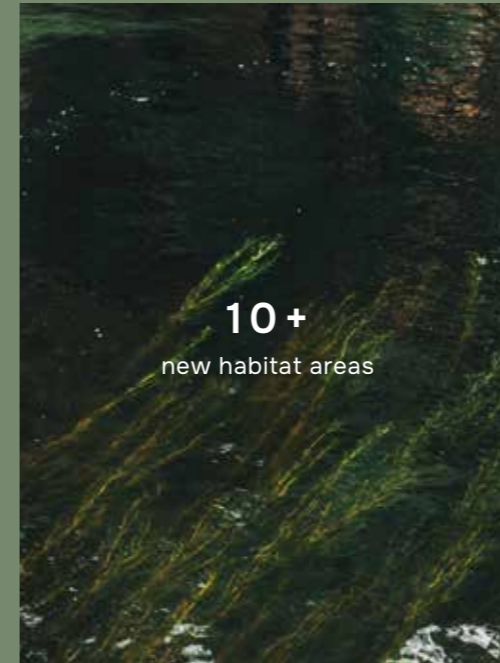
All our Hendon Waterside homes are EPC B compared to the average grade D in London. Grade B is achieved by just 3.1% of existing properties – saving up to £2,226 per year.\* From 2025, all rented properties in the UK will need to be EPC C rated or above.

**CLEVER DESIGN**

Over 700 solar panels across the development provide a clean renewable energy source. Everyday items, such as taps and toilet flushes, have been carefully designed to be more efficient. The aerated taps are a clever innovation, mixing water with air to reduce overall consumption without compromising on water pressure. And the dual-flush toilets help you conserve precious resources while keeping those water bills in check.

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

**SUPPORTING BIODIVERSITY**



As you stroll around Hendon Waterside, you'll find nature-friendly features that encourage a variety of wildlife to flourish. Experienced landscape architects and ecologists have handpicked pollinator-friendly trees, shrubs and herbaceous planting and over 200 bat and bird boxes will be installed throughout the development. Special attention has been paid to the Welsh Harp Reservoir – a Site of Special Scientific Interest that residents are fortunate to have on their doorstep.

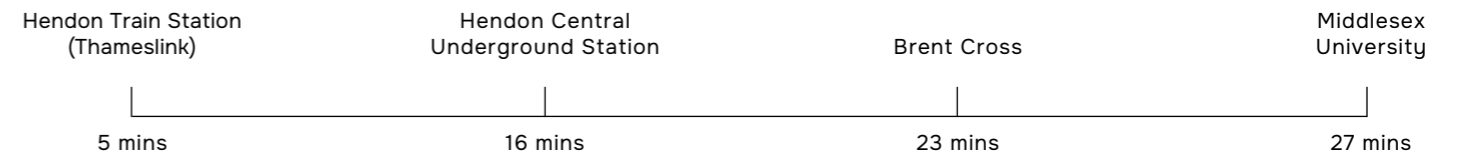
# 19 MINUTES TO CENTRAL LONDON



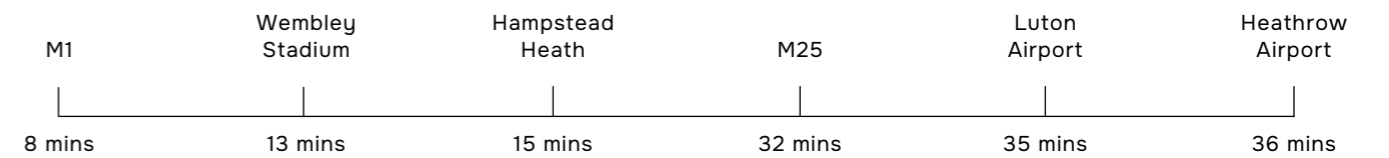
Located in Zone 3, Hendon Waterside is only a 5-minute walk to Hendon Train Station and 16 minutes to Hendon Central Underground. You might be living in a waterside haven, but you're still seamlessly connected to central London and beyond.

*The best of both worlds*

## WALKING FROM HENDON WATERSIDE



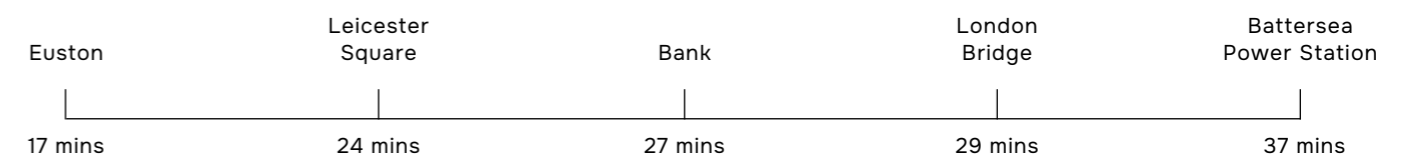
## DRIVING FROM HENDON WATERSIDE



## FROM HENDON RAILWAY



## FROM HENDON CENTRAL UNDERGROUND



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

YOUR GATEWAY  
TO LONDON



Hendon Waterside unlocks a whole world of experiences. Stroll around Regent's Park, catch a show at one of Camden's iconic music venues or make lifelong memories at the Wembley Stadium. That's just your typical weekend when you live here.

# THIS GREAT CITY

When it comes to shopping, dining and entertainment, few cities in the world can rival London. Indulge in some first-class shopping, from the boutiques of Bond Street to the historic tailors of Saville Row. For your culture fix, explore the world-famous museums and galleries like Tate Modern, Tate Britain and the National Gallery. Or maybe catch a show at one of the many historic theatres on West End. Whatever you fancy, you're just a short journey away.

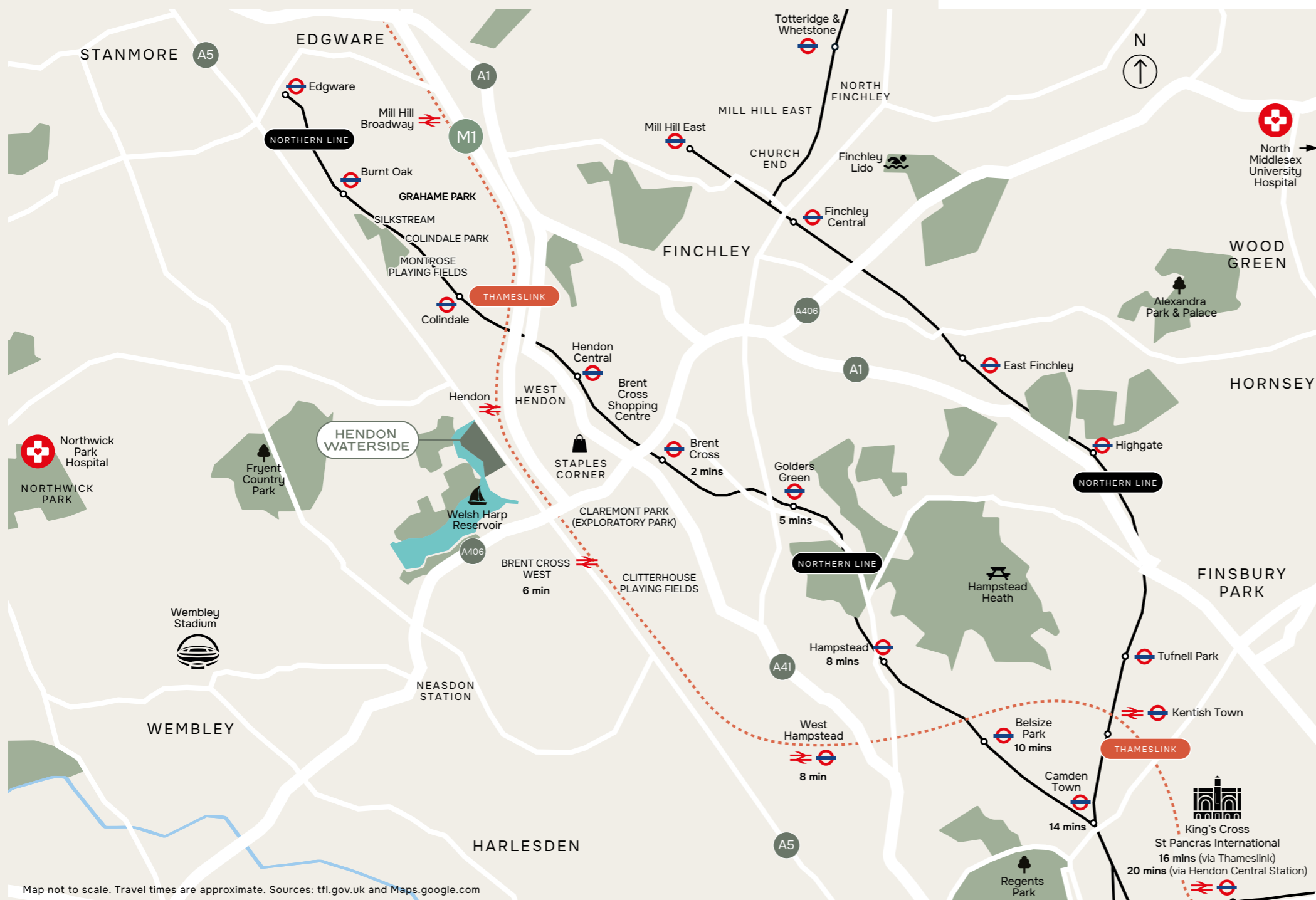
*"There is in London all that life can afford"*





# BEST OF NORTH WEST LONDON

*Come out and play*



Map not to scale. Travel times are approximate. Sources: tfl.gov.uk and Maps.google.com

## PLACES OF INTEREST

- Hampstead**  
9 minutes ☺  
(from Hendon Central)
- Kentish Town**  
9 minutes ☺  
(from Hendon Thameslink)
- Belsize Park**  
10 minutes ☺  
(from Hendon Central)
- Primrose Hill**  
12 minutes ☺  
(from Hendon Central)
- Borough Market**  
30 minutes ☺  
(from Hendon Central)

## ENTERTAINMENT

- Bang Bang Foodhall**  
1.4 mile | 8 minutes 🚲
- Roundhouse**  
12 minutes ☺  
(from Hendon Central)
- Camden Town**  
14 minutes ☺  
(from Hendon Central)
- BOXPARK Wembley**  
3.5 mile | 15 minutes 🚗

## SPORTS

- The 108 London**  
1.7. miles | 11 minutes 🚲
- StoneX Stadium, Saracens**  
2.8 mile | 13 minutes 🚗
- Wembley Stadium**  
4.2 mile | 14 minutes 🚗
- The Grove, Watford**  
10.7 miles | 28 minutes 🚗

## PARKS AND LEISURE

- Welsh Harp Reservoir**  
0.01 miles | 1 minute 🚶
- Fryent Country Park**  
2.2 miles | 12 minutes 🚲
- Alexandra Park & Palace**  
6.5 miles | 27 minutes 🚗
- Primrose Hill, Camden**  
4.6 miles | 31 minutes 🚲
- Regents Park, Marylebone**  
7.7. miles | 31 minutes 🚲
- Hampstead Heath**  
5.0 miles | 32 minutes 🚲
- Finchley Lido**  
5.0 miles | 32 minutes 🚲

## SHOPPING

- Brent Cross Shopping Centre**  
1 mile | 23 minutes 🚶
- London Designer Outlet**  
3.6 mile | 16 minutes 🚗
- King's Cross**  
**St Pancras International**  
16 minutes ☺  
(from Thameslink)
- Tottenham Court Road / Carnaby Street / Oxford Circus**  
20 minutes ☺  
(from Hendon Central)
- Battersea Power Station**  
35 minutes ☺  
(from Hendon Central)



## NATURE ESCAPES, BOUTIQUES AND LEGENDARY MATCHES

Hendon Waterside gives you immediate access to vibrant North West London. At Brent Cross Shopping Centre, you'll find 120 shops to peruse and over 30 restaurants. Nearby Hampstead is your destination for charming streets lined with cafés, pubs and boutiques, as well as long walks on Hampstead Heath. And you're just a short journey from King's Cross, home to Google London, great shopping, and trendy dining.

For professional sports enthusiasts, living so close to the iconic Wembley Stadium will be a real treat. While you're in the area, don't miss BOXPARK Wembley – a buzzing food court, crazy golf, VR games, and more.

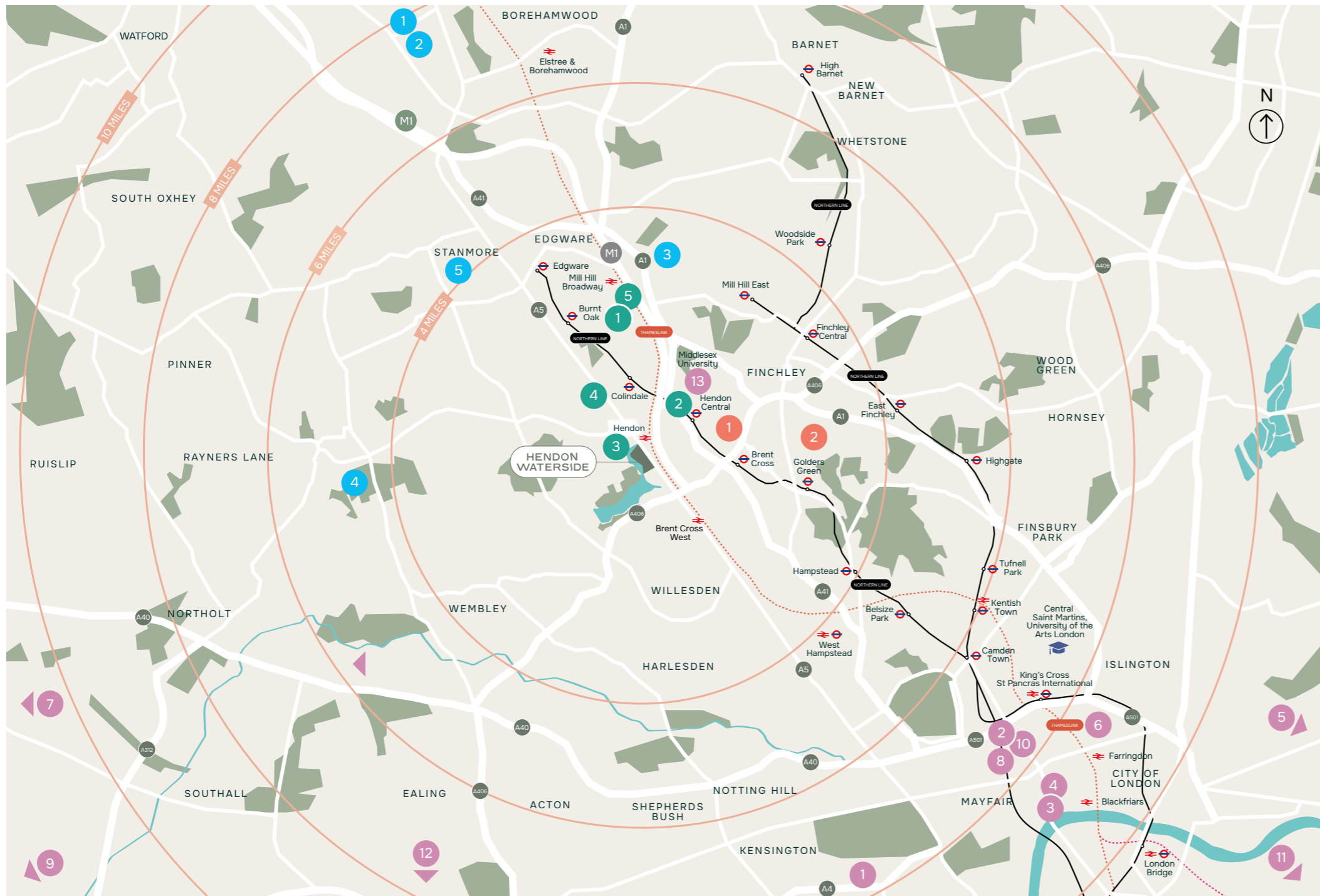
*Something for everyone*



# DESTINED FOR SUCCESS

*Rising stars*

North West London is a great location for education. You're seamlessly connected to many of the city's top-ranking universities and schools. Including Middlesex University, one of the top public universities in London, which is only a mile away.



## PRIMARY SCHOOLS

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

## SECONDARY SCHOOLS

- 1 Hendon School  
Ofsted - Good
- 2 Henrietta Barnett School  
Ofsted - Good

## PRIVATE SCHOOLS

- 1 Haberdashers' Aske's Boys' School  
Top 20 UK ranking
- 2 Haberdashers' Aske's School for Girls  
Top 40 UK Ranking
- 3 Mill Hill School
- 4 Harrow School
- 5 North London Collegiate School

## LONDON UNIVERSITIES

- 1 Imperial College  
London Ranking - 1
- 2 University College London (UCL)  
London Ranking - 2
- 3 King's College London  
London Ranking - 3
- 4 London School of Economics and Political Science (LSE)  
London Ranking - 4
- 5 Queen Mary, University of London (School of Law)  
London Ranking - 5
- 6 City, University of London  
London Ranking - 6
- 7 Brunel University  
London Ranking - 7
- 8 Birkbeck College, University of London  
London Ranking - 8
- 9 Royal Holloway University of London  
London Ranking - 9
- 10 School of Oriental and African Studies (SOAS)  
London Ranking - 10
- 11 Goldsmiths University of London  
London Ranking - 11
- 12 Kingston University  
London Ranking - 12
- 13 Middlesex University  
London Ranking - 13

Source: [www.topuniversities.com/university-rankings-articles/qs-best-student-cities/london](http://www.topuniversities.com/university-rankings-articles/qs-best-student-cities/london)  
Source: [www.best-schools.co.uk/uk-school-league-tables/list-of-league-tables/top-100-schools-by-a-level](http://www.best-schools.co.uk/uk-school-league-tables/list-of-league-tables/top-100-schools-by-a-level)

WATERSIDE  
SERENITY

Watch the sun reflect on the calm waters of the Welsh Harp Reservoir.  
Explore the nature trails on your doorstep. Enjoy the landscaped gardens.  
Hendon Waterside is your gateway to tranquillity.



*And on this water's edge  
is where you'll find home*

## MINDFUL LIVING



*A sweet escape*



Originally built to supply water to the Regent's Canal, the Welsh Harp Reservoir is 170 hectares of open water surrounded by trails and woods. Both a Site of Special Scientific Interest and a Local Nature Reserve, it's an important conservation area for breeding birds. The local watersport clubs offer sailing, canoeing, kayaking and windsurfing. Pure waterside bliss.



IN YOUR  
NATURAL HABITAT

CGI is indicative only



CGI is indicative only

Hendon Waterside's thoughtful design has been awarded an 'Outstanding Building for a Healthy Life' certification for encouraging healthier lifestyles. From blossoming landscaped gardens to playgrounds, picnic tables and a nature trail – there are so many ways to feel one with nature.

## A £9.6 BILLION REGENERATION



£4.75 Bn

HENDON & BRENT CROSS  
REGENERATION

An extensive regeneration is putting Barnet on the map. The plans involve a vibrant new town centre providing new homes, shops, restaurants, arts and culture facilities, and green spaces. The new Brent Cross West station links to central London in 12 minutes.



£4.15 Bn

WEMBLEY  
REGENERATION



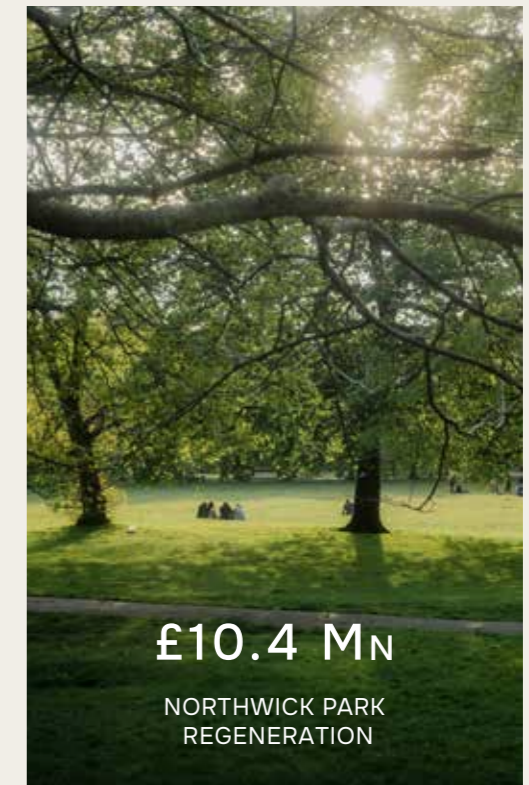
£706.2 Mn

COLINDALE  
REGENERATION



£21.38 Mn

FINCHLEY  
REGENERATION



£10.4 Mn

NORTHWICK PARK  
REGENERATION

*The biggest  
redevelopment to date*

INVESTING IN  
HENDON WATERSIDE  
*An area on the rise*

WHY BUY AT  
HENDON WATERSIDE?

PROJECTED PRICE GROWTH OVER THE NEXT 5 YEARS



London



Barnet



Hendon Waterside

PROJECTED 2 BEDROOM APARTMENT PRICE GROWTH



£580,315



£669,258



£771,834

ESTIMATED RENTAL YIELDS AT HENDON WATERSIDE\*



6.4%  
1 bedroom



5.4%  
2 bedroom

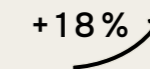


5%  
3 bedroom

5 YEAR RENTAL GROWTH IN BARNET^



Average yield



Rental growth  
5-year forecast

^CBRE <https://www.cbresidential.com/uk/en-GB/area-guides/barnet>. ^^Source: Hendon Waterside Investor Guide August 2023.  
\*Average rental yields taken from rental figures provided by Foxtons, October 2023.





CGI is indicative only

## BEAUTIFUL OUTSIDE AND IN

Choose from one, two or three-bedroom apartments, each an oasis of light and space with open-plan living areas and large windows that invite nature's vistas inside. Modern kitchens make cooking and entertaining a pleasure, while contemporary bathrooms offer a relaxing retreat.

Step outside onto your private balcony or terrace to immerse yourself in views across the tranquil communal garden.

A WORLD OF  
YOUR OWN  
*Designed for wellbeing*



Enjoy a home designed to maximise light and space. Our living areas are open-plan with large windows, letting in all the sunshine.





CGI is indicative only

Every apartment has its own private balcony or terrace with beautiful views across the landscaped gardens.



CGI is indicative only



CGI is indicative only

A RESTFUL  
RETREAT

*Space to unwind*





CGI is indicative only



CGI is indicative only

# SPECIFICATIONS

The harmony of the surroundings is mirrored inside your home. A thoughtful selection of materials, colours, and textures creates interiors that seamlessly flow from room to room. The fully integrated appliances and high-quality finishes add a touch of luxury to every space.



CGI is indicative only

## 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

## 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

## BEDROOMS

- TV and data point in main bedroom
- Carpet to bedrooms

## ENSUITE

- White semi-recessed wash hand basin
- Back-to-wall WC pan with soft-close seat
- Concealed cistern and dual flushplate
- White shower tray
- Chrome-hinged shower doors
- White heated towel rail
- Shaver socket
- Ceramic wall and floor tiles

## 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
- Starbucks and artisan coffee shops
- On-site community centre
- Landscaped gardens
- Children's play area

\*Car parking is available at an additional cost  
CGIs are indicative only

# HENDON WATERSIDE

LONDON NW9

- KEY
- CURRENT PHASE
  - FUTURE PHASE
  - COMPLETED



Map not to scale. Travel times are approximate. Sources: tfl.gov.uk and Maps.google.com





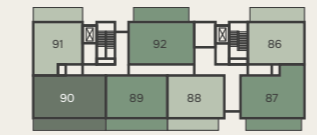
PARKSIDE SQUARE  
**ORCHID  
 APARTMENTS**



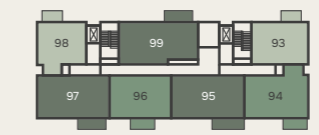
- 1 Bedroom
- 2 Bedroom
- 3 Bedroom



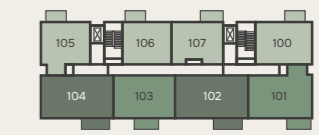
**Floor Upper Ground**



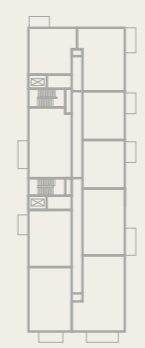
**Floor 01**



**Floor 02**



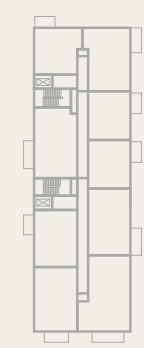
**Floor 03**



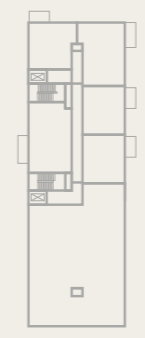
**Floor 04**



**Floor 05**



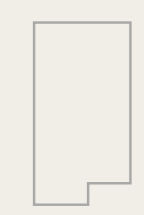
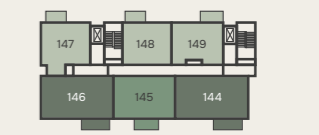
**Floor 06**



**Floor 07**

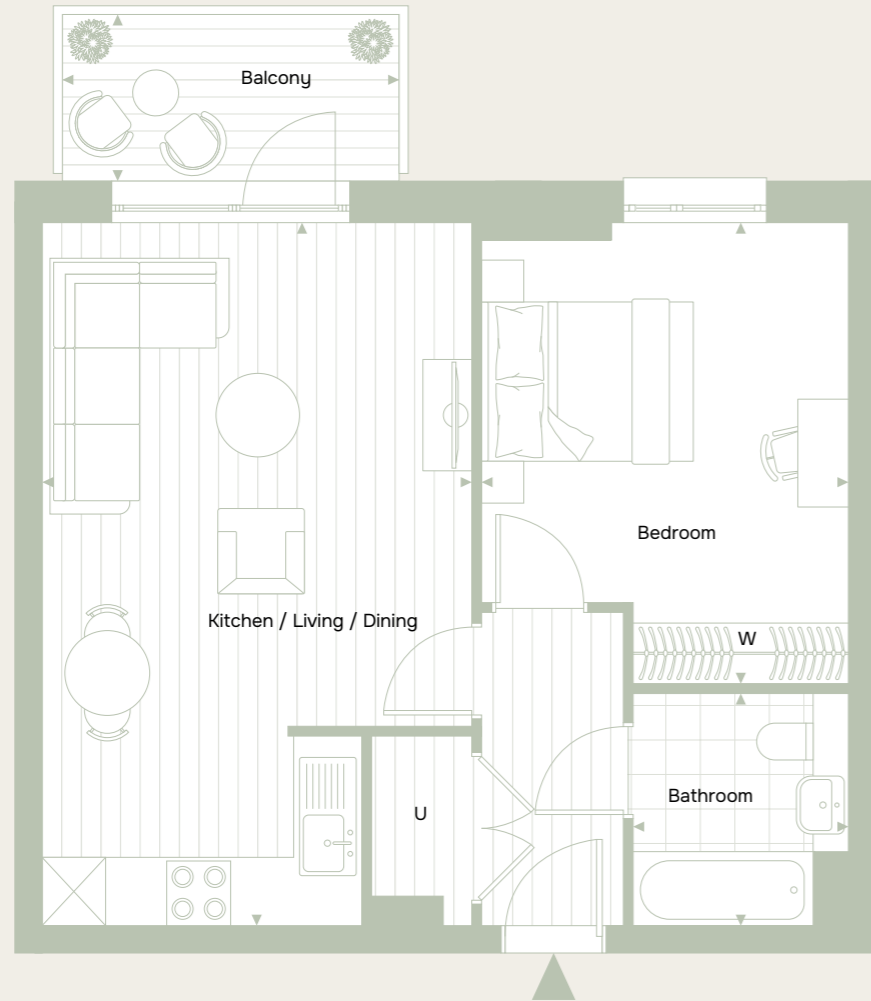


**Floor 08**



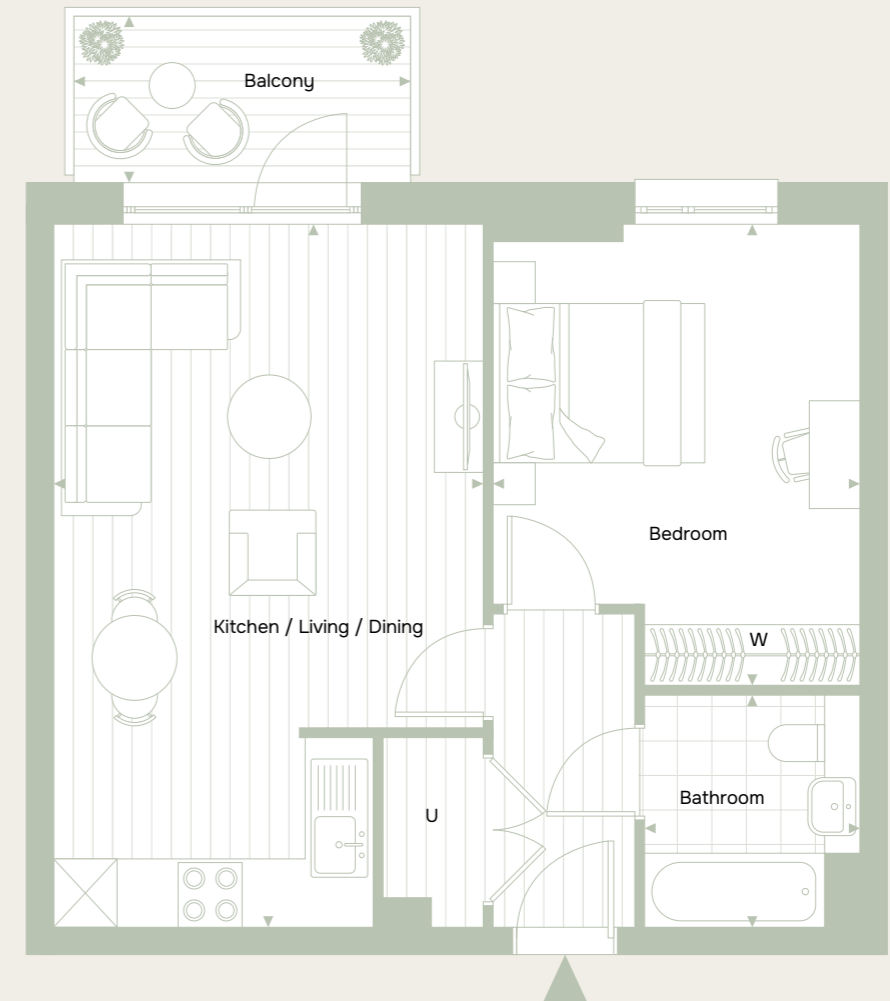
PARKSIDE SQUARE - ORCHID APARTMENTS  
1 BEDROOM APARTMENT

Apartment 106



PARKSIDE SQUARE - ORCHID APARTMENTS  
1 BEDROOM APARTMENT

Apartments 114, 122, 130, 136, 142 & 148



Location (Floor 02 shown)



TOTAL INTERNAL AREA 55.2 sq m 594 sq ft  
EXTERNAL AREA 5 sq m 54.1 sq ft

Apartment Dimensions

Kitchen / Living / Dining	4.07m x 6.64m	13'4" x 21'10"
Bedroom	3.48m x 4.36m	11'5" x 14'4"
Bathroom	2.05m x 2.20m	6'9" x 7'3"
Balcony	3.19m x 1.57m	10'6" x 5'2"

◀▶ Measurement Points W Wardrobe C Cupboard U Utility Cupboard ☒ Tall Unit

Location (Floor 03 shown)



TOTAL INTERNAL AREA 50.6 sq m 545 sq ft  
EXTERNAL AREA 5 sq m 53.4 sq ft

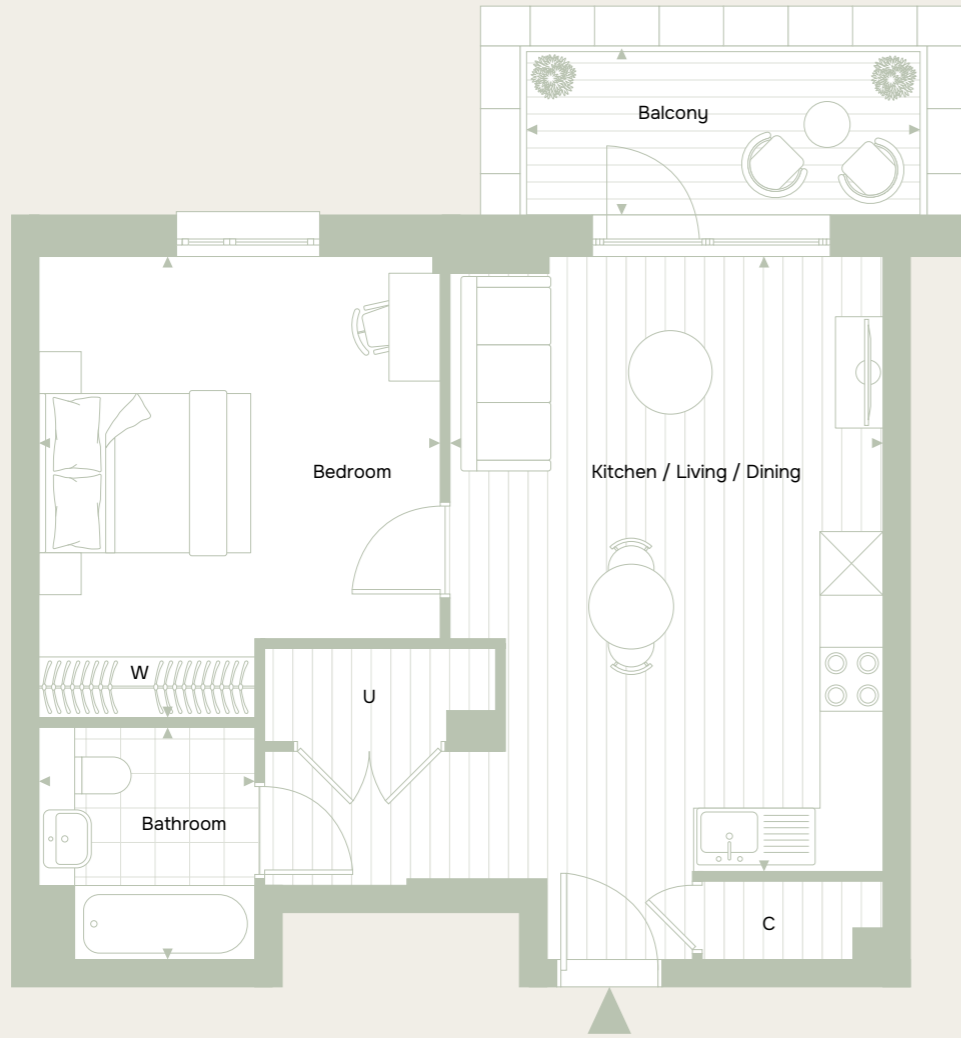
Apartment Dimensions

Kitchen / Living / Dining	4.07m x 6.64m	13'4" x 21'10"
Bedroom	3.48m x 4.36m	11'5" x 14'4"
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Balcony	3.19m x 1.57m	10'6" x 5'2"

◀▶ Measurement Points W Wardrobe C Cupboard U Utility Cupboard ☒ Tall Unit

PARKSIDE SQUARE - ORCHID APARTMENTS  
1 BEDROOM APARTMENT

Apartment 107

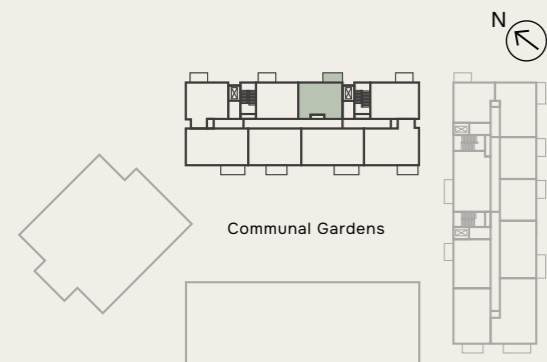


PARKSIDE SQUARE - ORCHID APARTMENTS  
1 BEDROOM APARTMENT

Apartments 115, 123, 131, 137, 143 & 149



Location (Floor 02 shown)



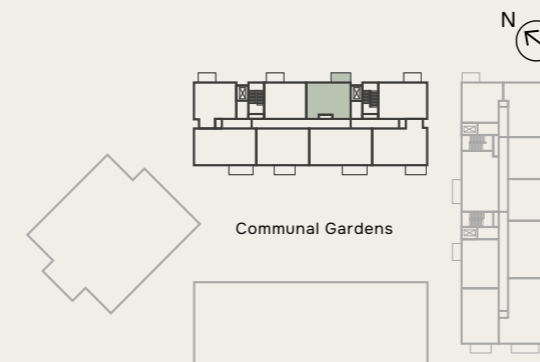
**TOTAL INTERNAL AREA** 51.1 sq m 550 sq ft  
**EXTERNAL AREA** 5.7 sq m 61.5 sq ft

**Apartment Dimensions**

Kitchen / Living / Dining	4.10m x 5.81m	13' 6" x 19'1"
Bedroom	3.80m x 4.36m	12' 6" x 14'4"
Bathroom	2.05m x 2.20m	6' 9" x 7'3"
Balcony	3.73m x 1.53m	12' 3" x 5'0"

◀▶ Measurement Points W Wardrobe C Cupboard U Utility Cupboard ☒ Tall Unit

Location (Floor 03 shown)



**TOTAL INTERNAL AREA** 51.1 sq m 550 sq ft  
**EXTERNAL AREA** 5 sq m 54.1 sq ft

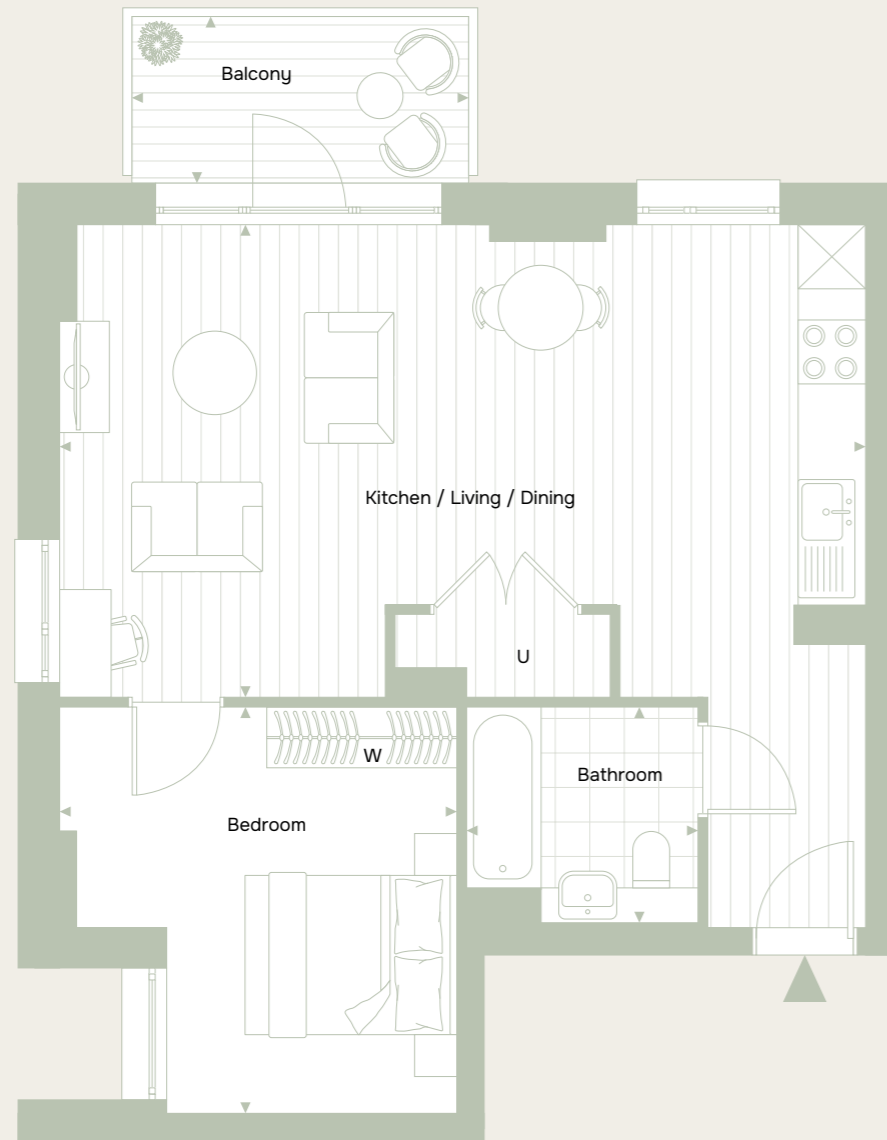
**Apartment Dimensions**

Kitchen / Living / Dining	4.10m x 5.81m	13' 6" x 19'1"
Bedroom	3.80m x 4.36m	12' 6" x 14'4"
Bathroom	2.05m x 2.20m	6' 9" x 7'3"
Balcony	3.19m x 1.57m	10' 6" x 5'2"

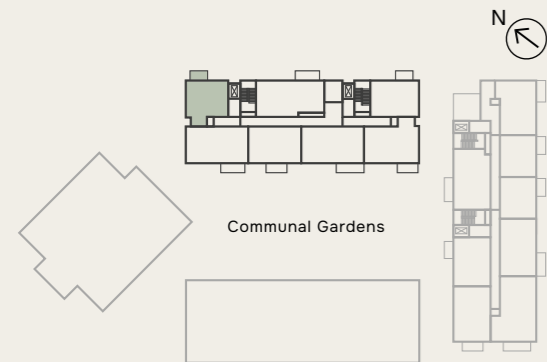
◀▶ Measurement Points W Wardrobe C Cupboard U Utility Cupboard ☒ Tall Unit

PARKSIDE SQUARE - ORCHID APARTMENTS  
1 BEDROOM APARTMENT

Apartments 98, 105, 113, 121, 129, 135, 141 & 147



Location (Floor 01 shown)



TOTAL INTERNAL AREA 55.2 sq m 595 sq ft  
EXTERNAL AREA 5 sq m 54.1 sq ft

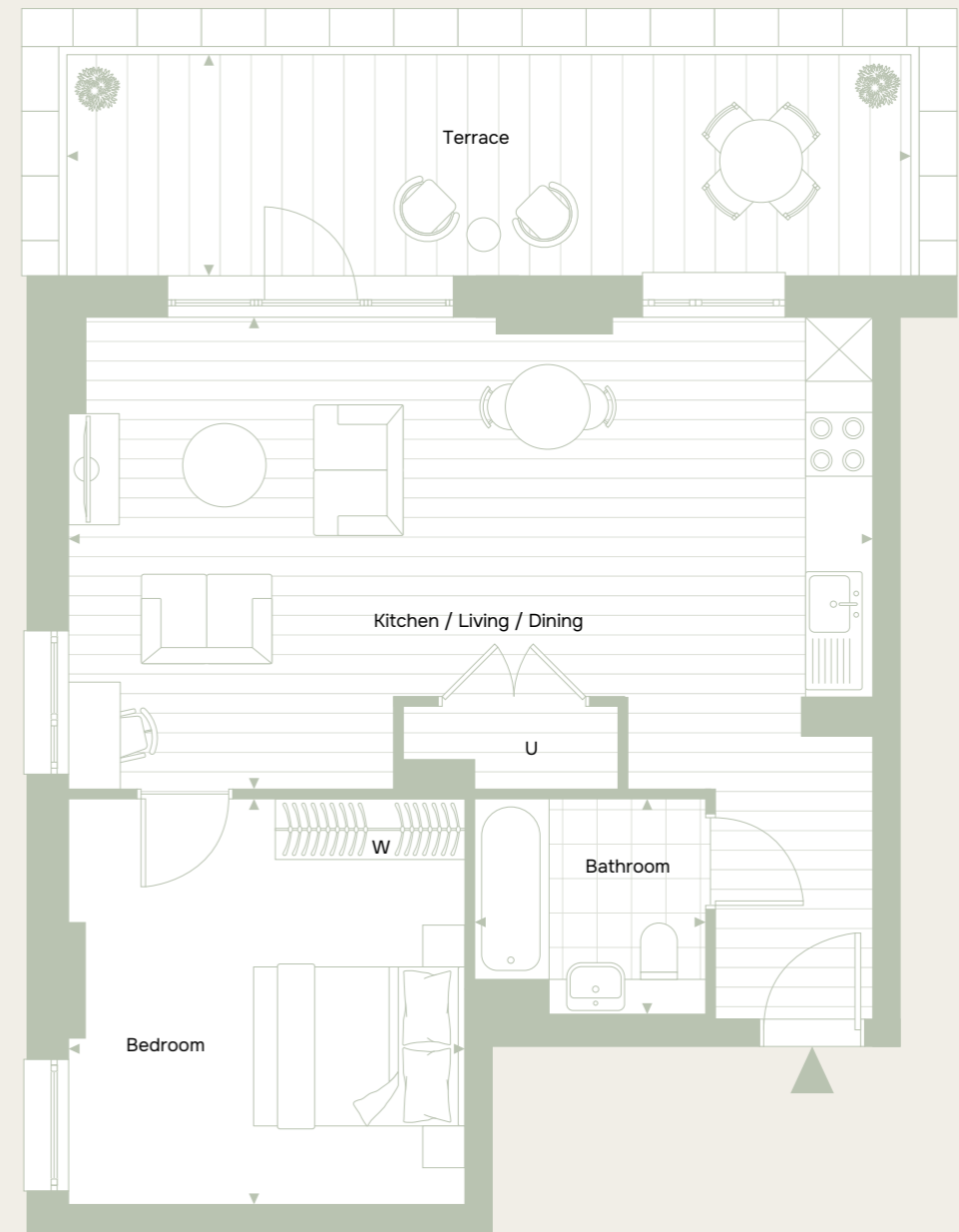
Apartment Dimensions

Kitchen / Living / Dining	7.63m x 4.47m	25'0" x 14'8"
Bedroom	3.76m x 3.84m	12'4" x 12'7"
Bathroom	2.20m x 2.05m	7'3" x 6'9"
Balcony	3.19m x 1.57m	10'6" x 5'2"

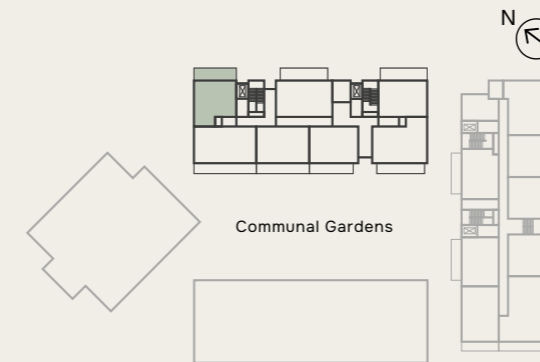
◀▶ Measurement Points W Wardrobe C Cupboard U Utility Cupboard ☒ Tall Unit

PARKSIDE SQUARE - ORCHID APARTMENTS  
1 BEDROOM APARTMENT

Apartment 91



Location (Floor Upper Ground shown)



TOTAL INTERNAL AREA 57 sq m 613 sq ft  
EXTERNAL AREA 16.8 sq m 180.5 sq ft

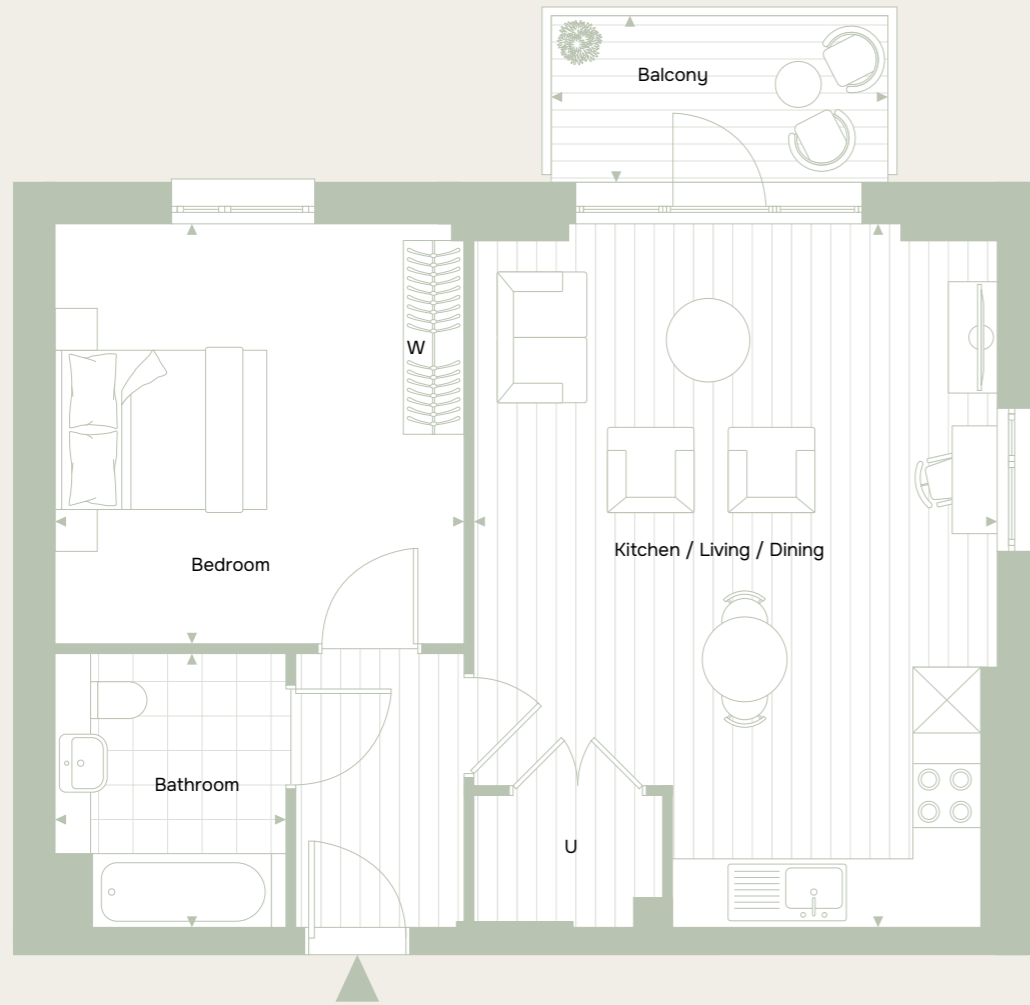
Apartment Dimensions

Kitchen / Living / Dining	7.63m x 4.47m	25'0" x 14'8"
Bedroom	3.76m x 3.84m	12'4" x 12'7"
Bathroom	2.20m x 2.05m	7'3" x 6'9"
Terrace	8.00m x 2.07m	26'3" x 6'10"

◀▶ Measurement Points W Wardrobe C Cupboard U Utility Cupboard ☒ Tall Unit

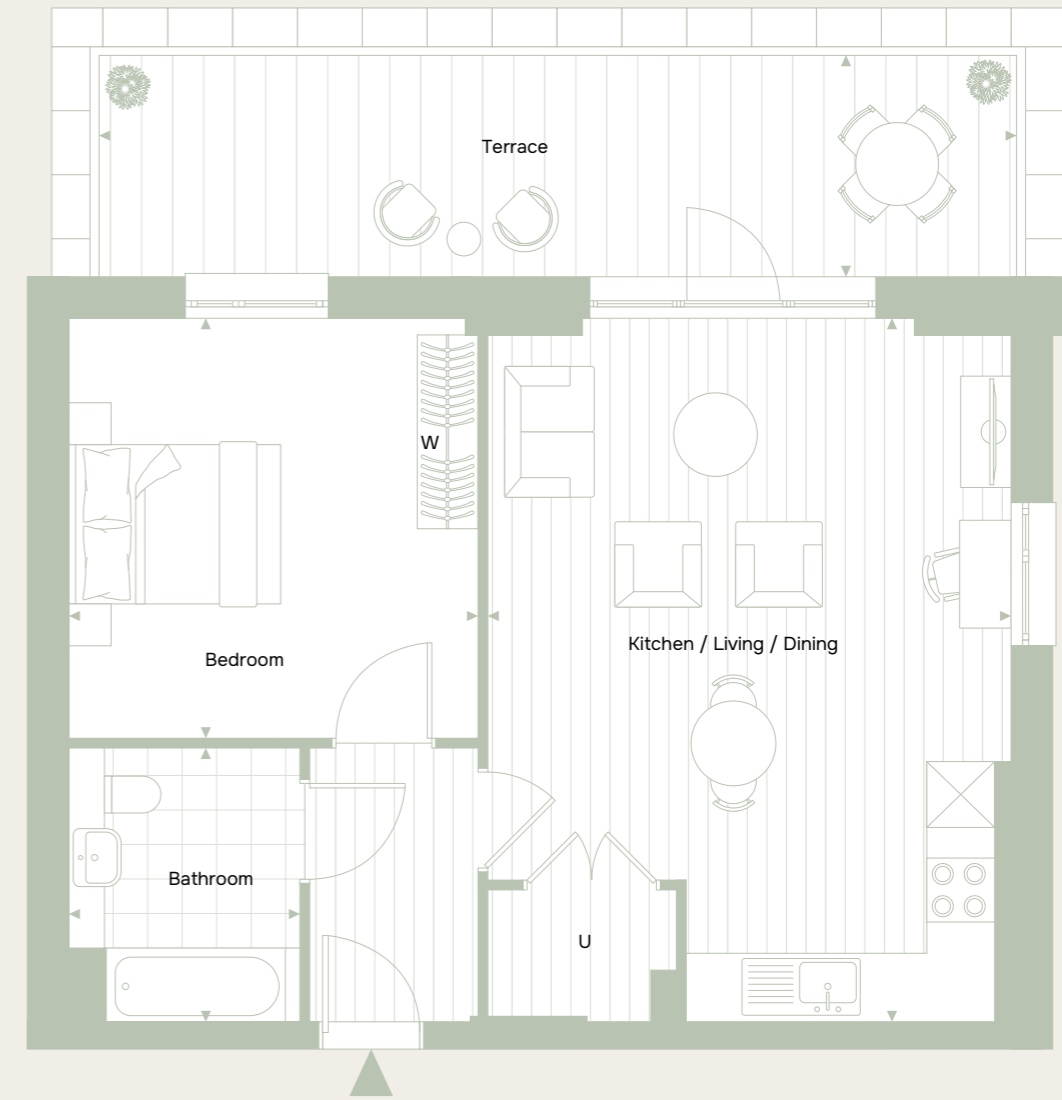
PARKSIDE SQUARE - ORCHID APARTMENTS  
1 BEDROOM APARTMENT

Apartments 93, 100, 108, 116 & 124

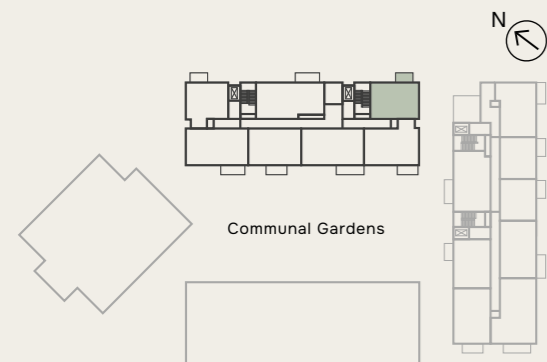


PARKSIDE SQUARE - ORCHID APARTMENTS  
1 BEDROOM APARTMENT

Apartment 86



Location (Floor 01 shown)



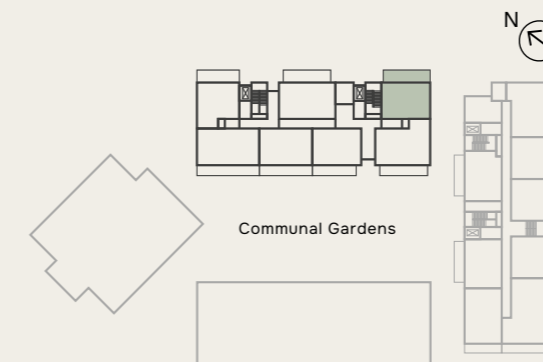
TOTAL INTERNAL AREA 59 sq m 635 sq ft  
EXTERNAL AREA 5 sq m 54 sq ft

Apartment Dimensions

Kitchen / Living / Dining	4.96m x 6.64m	16'3" x 21'10"
Bedroom	3.88m x 3.96m	12'9" x 13'0"
Bathroom	2.20m x 2.60m	7'3" x 8'6"
Balcony	3.19m x 1.57m	10'6" x 5'2"

◀▶ Measurement Points W Wardrobe C Cupboard U Utility Cupboard ☒ Tall Unit

Location (Floor Upper Ground shown)



TOTAL INTERNAL AREA 59 sq m 635 sq ft  
EXTERNAL AREA 18 sq m 194.2 sq ft

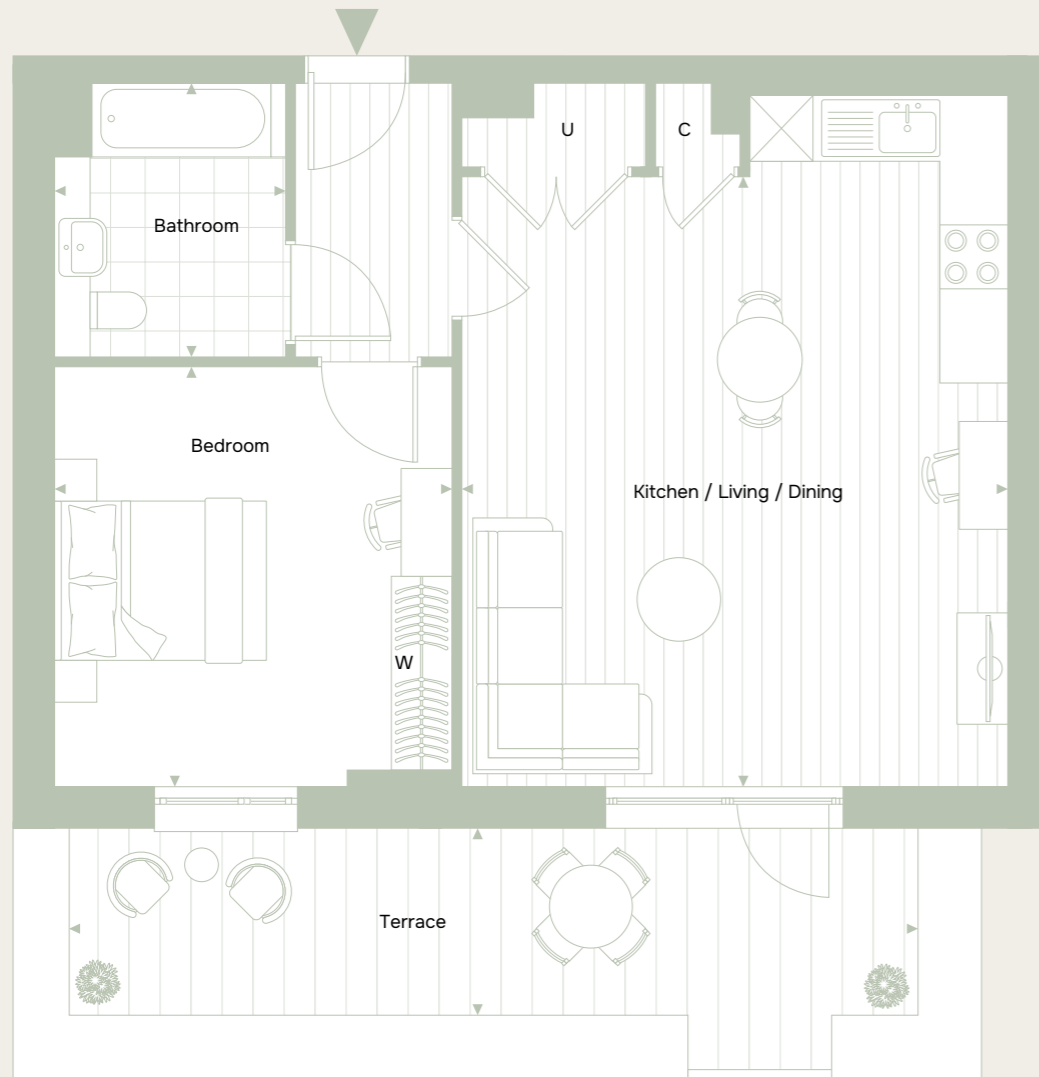
Apartment Dimensions

Kitchen / Living / Dining	4.96m x 6.64m	16'3" x 21'10"
Bedroom	3.88m x 3.96m	12'9" x 13'0"
Bathroom	2.20m x 2.60m	7'3" x 8'6"
Terrace	8.68m x 2.07m	28'6" x 6'10"

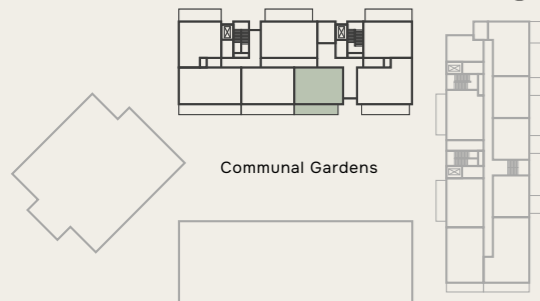
◀▶ Measurement Points W Wardrobe C Cupboard U Utility Cupboard ☒ Tall Unit

PARKSIDE SQUARE - ORCHID APARTMENTS  
1 BEDROOM APARTMENT

Apartment 88



Location (Floor Upper Ground shown)



TOTAL INTERNAL AREA 59.9 sq m 645 sq ft  
EXTERNAL AREA 14.3 sq m 153.5 sq ft

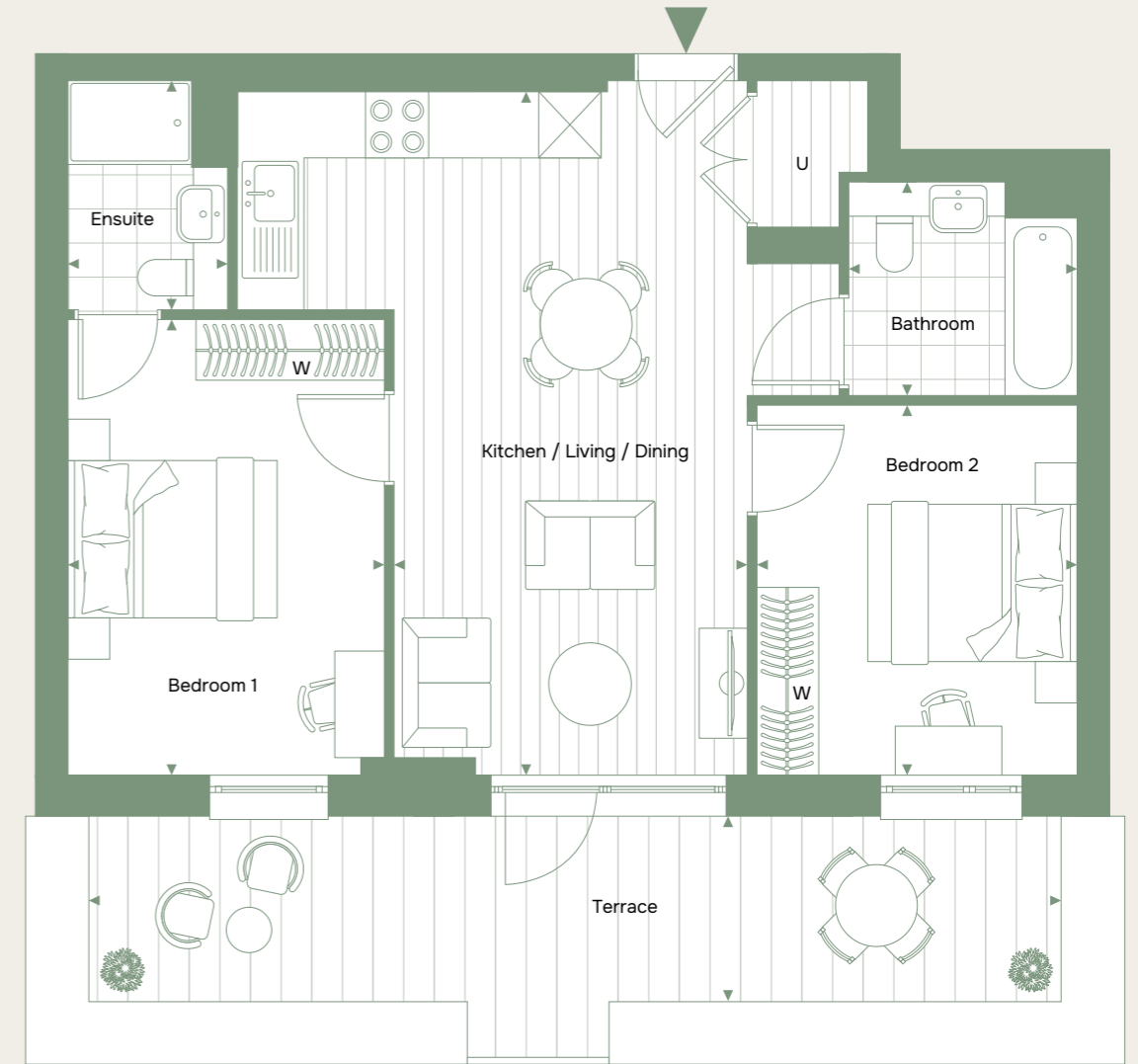
Apartment Dimensions

Living / Kitchen / Dining	5.17m x 5.76m	17'0" x 18'11"
Bedroom	3.78m x 3.96m	12'5" x 13'0"
Bathroom	2.20m x 2.60m	7'3" x 8'6"
Terrace	8.03m x 1.77m	26'4" x 5'10"

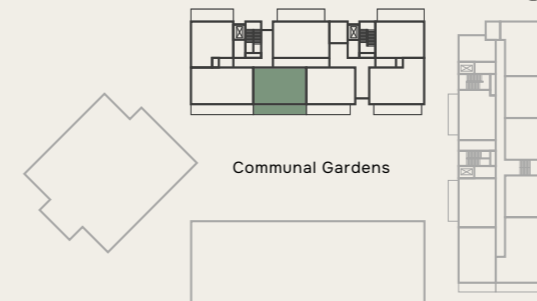
◀▶ Measurement Points W Wardrobe C Cupboard U Utility Cupboard ☒ Tall Unit

PARKSIDE SQUARE - ORCHID APARTMENTS  
2 BEDROOM APARTMENT

Apartment 89



Location (Floor Upper Ground shown)



TOTAL INTERNAL AREA 62.3 sq m 671 sq ft  
EXTERNAL AREA 16.6 sq m 178.3 sq ft

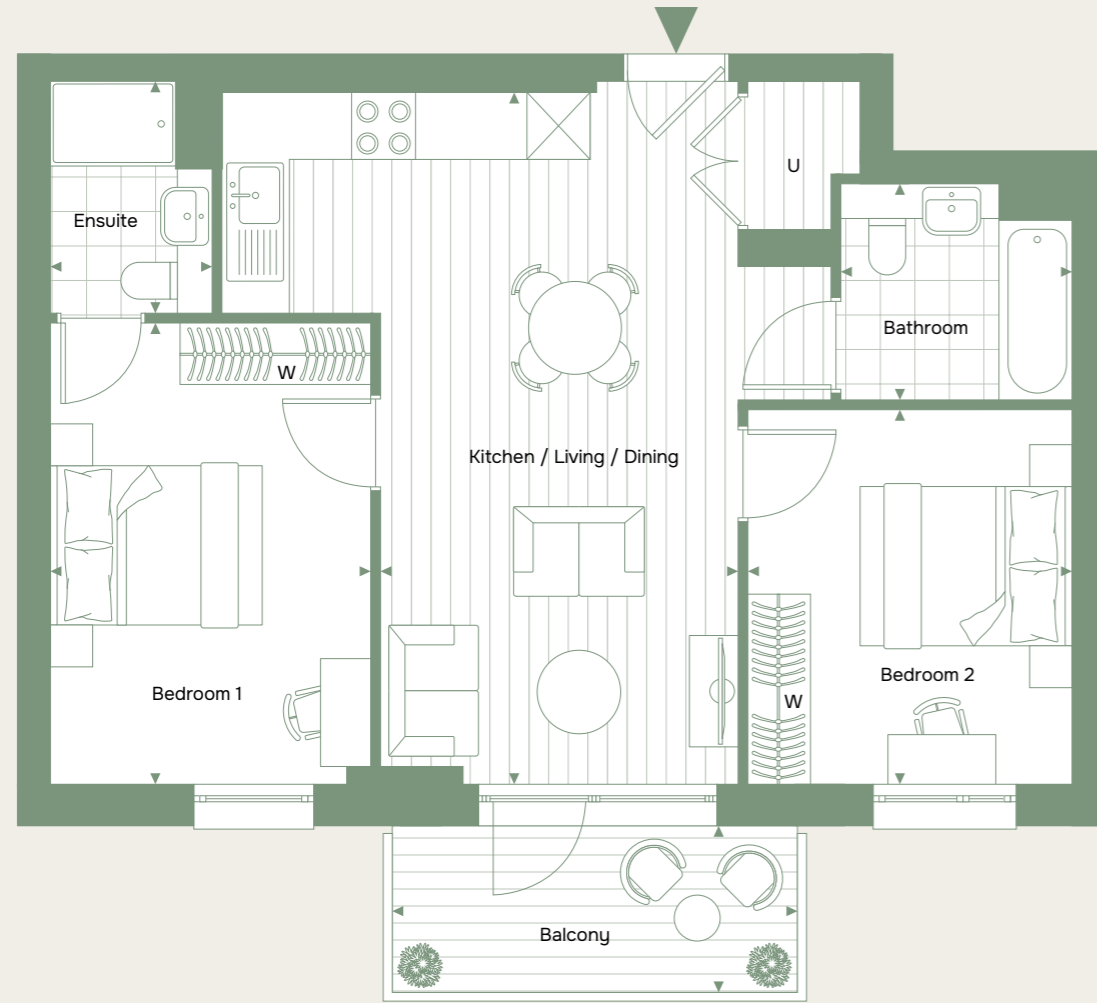
Apartment Dimensions

Kitchen / Living / Dining	3.40m x 6.55m	11'2" x 21'6"
Bedroom 1	3.05m x 4.36m	10'0" x 14'4"
Bedroom 2	3.08m x 3.55m	10'1" x 11'8"
Bathroom	2.20m x 2.05m	7'3" x 6'9"
Ensuite	1.55m x 2.20m	5'1" x 7'3"
Terrace	9.33m x 1.77m	30'7" x 5'10"

◀▶ Measurement Points W Wardrobe C Cupboard U Utility Cupboard ☒ Tall Unit

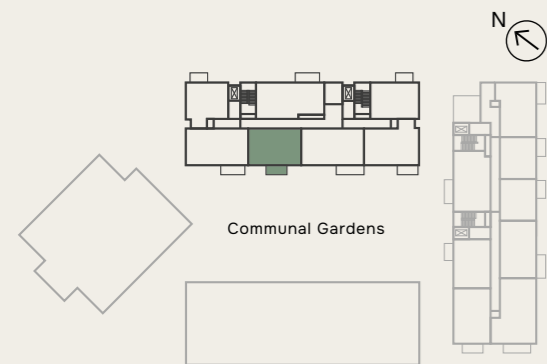
PARKSIDE SQUARE - ORCHID APARTMENTS  
2 BEDROOM APARTMENT

Apartments 96, 103, 111, 119, 127, 133, 139 & 145



TOTAL INTERNAL AREA 62.3 sq m 671 sq ft  
EXTERNAL AREA 6 sq m 64.6 sq ft

Location (Floor 01 shown)



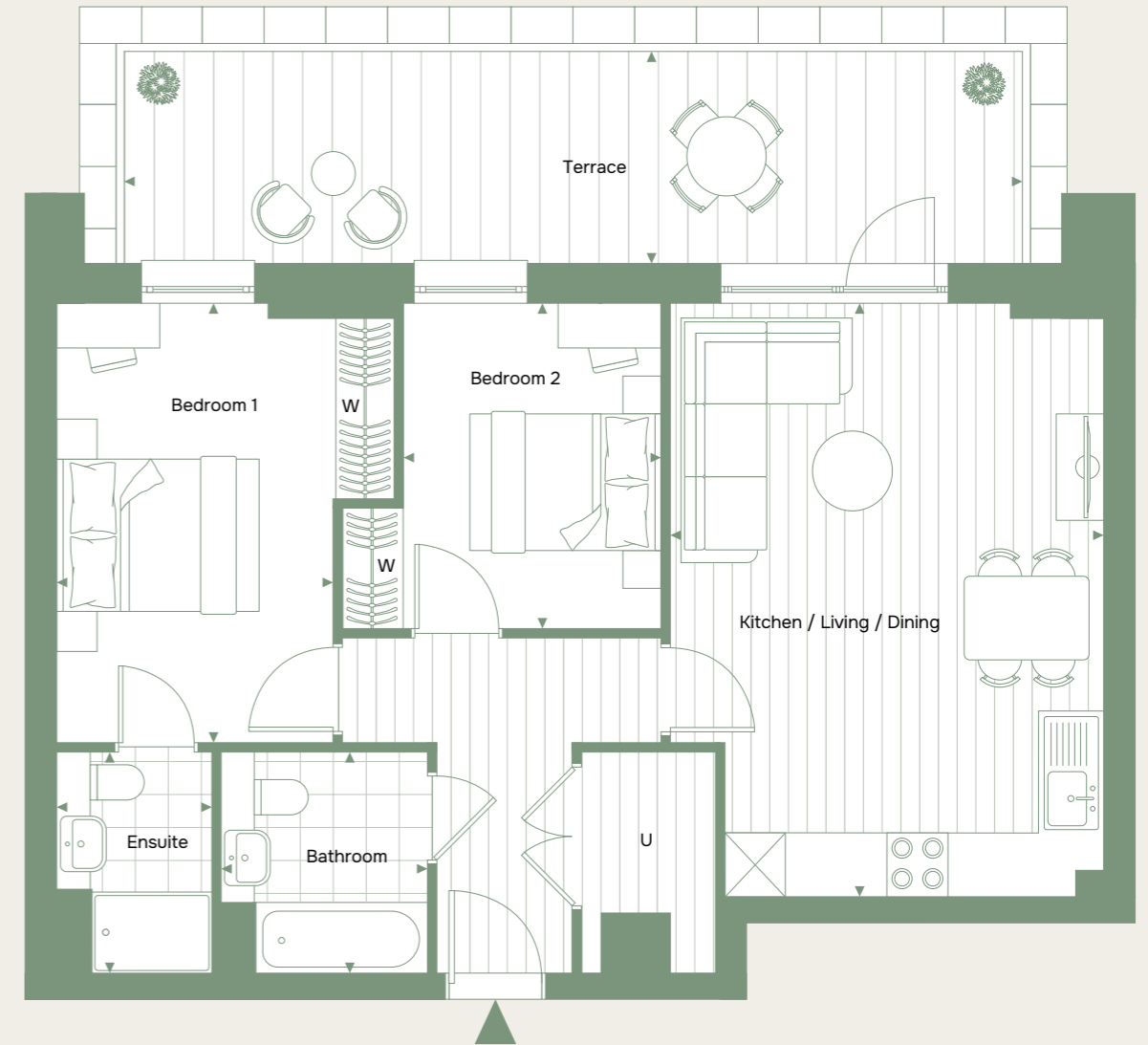
Apartment Dimensions

Kitchen / Living / Dining	3.40m x 6.55m	11'2" x 21'6"
Bedroom 1	3.05m x 4.36m	10'0" x 14'4"
Bedroom 2	3.08m x 3.55m	10'1" x 11'8"
Bathroom	2.20m x 2.05m	7'3" x 6'9"
Ensuite	1.55m x 2.20m	5'1" x 7'3"
Balcony	3.84m x 1.57m	12'7" x 5'2"

◀▶ Measurement Points W Wardrobe C Cupboard U Utility Cupboard ☒ Tall Unit

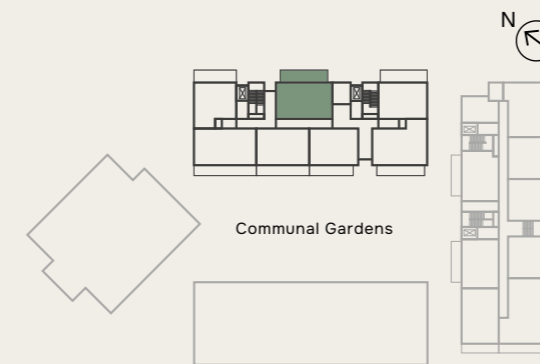
PARKSIDE SQUARE - ORCHID APARTMENTS  
2 BEDROOM APARTMENT

Apartment 92



TOTAL INTERNAL AREA 65.9 sq m 709 sq ft  
EXTERNAL AREA 18.7 sq m 200.8 sq ft

Location (Floor Upper Ground shown)



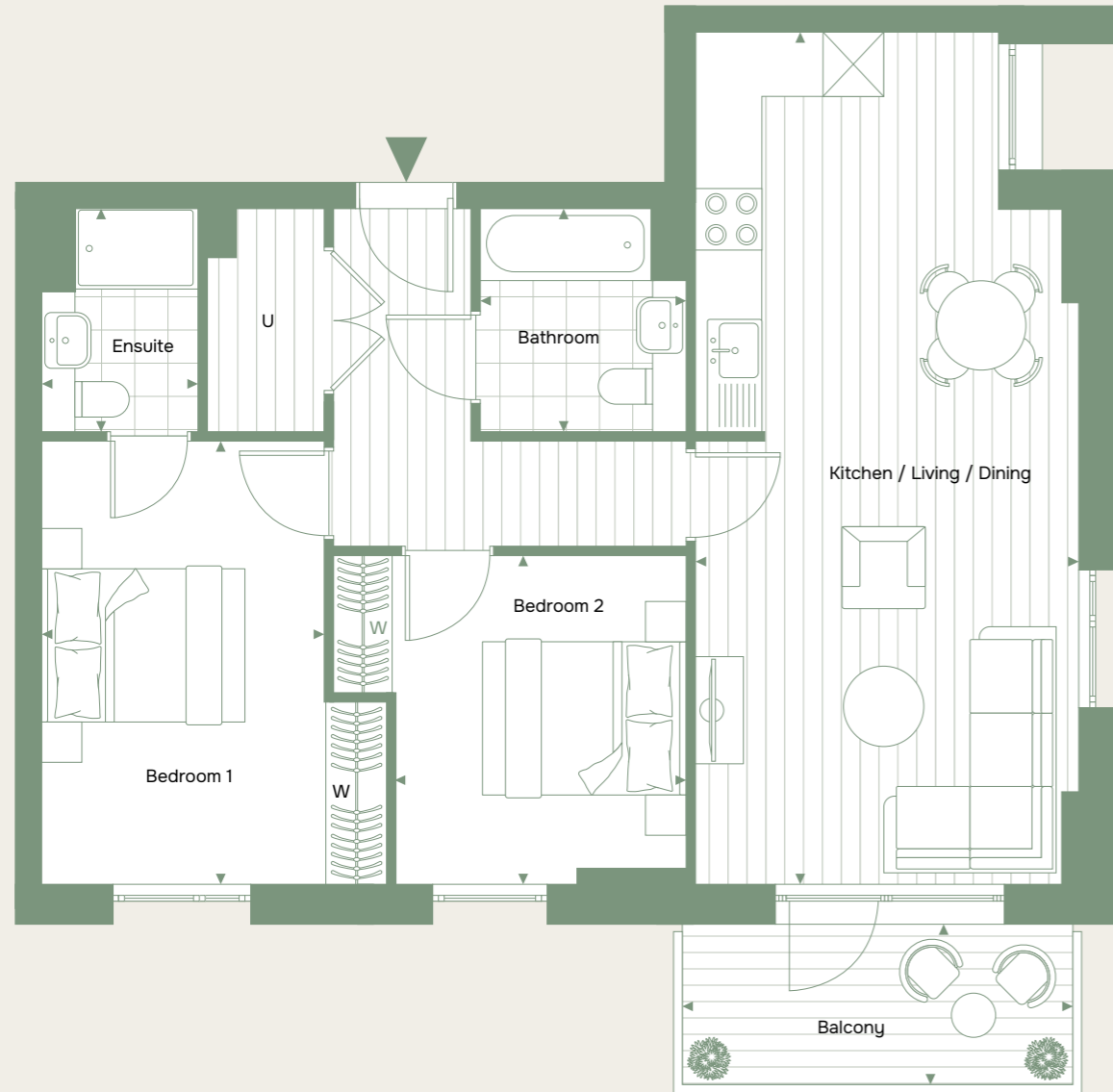
Apartment Dimensions

Kitchen / Living / Dining	4.30m x 5.88m	14'1" x 19'4"
Bedroom 1	2.75m x 4.35m	9'0" x 14'3"
Bedroom 2	2.56m x 3.22m	8'5" x 10'7"
Bathroom	2.05m x 2.20m	6'9" x 7'3"
Ensuite	1.55m x 2.20m	5'1" x 7'3"
Terrace	8.90m x 2.09m	29'3" x 6'10"

◀▶ Measurement Points W Wardrobe C Cupboard U Utility Cupboard ☒ Tall Unit

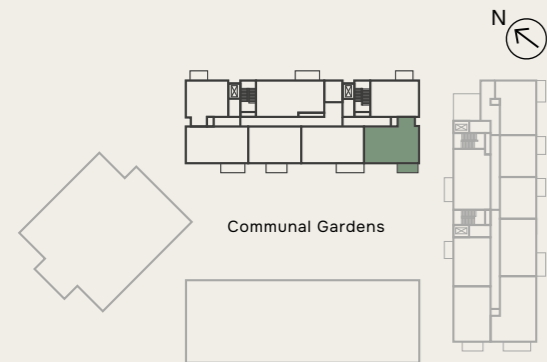
PARKSIDE SQUARE - ORCHID APARTMENTS  
2 BEDROOM APARTMENT

Apartments 94, 101, 109, 117 & 125



TOTAL INTERNAL AREA 72.9 sq m 784 sq ft  
EXTERNAL AREA 6 sq m 64.5 sq ft

Location (Floor 01 shown)



Apartment Dimensions

Kitchen / Living / Dining	3.77m x 8.39m	12'4" x 27'7"
Bedroom 1	2.80m x 4.36m	9'2" x 14'4"
Bedroom 2	2.88m x 3.23m	9'5" x 10'8"
Bathroom	2.05m x 2.20m	6'9" x 7'3"
Ensuite	1.55m x 2.20m	5'1" x 7'3"
Balcony	3.84m x 1.57m	12'7" x 5'2"

◀▶ Measurement Points W Wardrobe C Cupboard U Utility Cupboard ☒ Tall Unit

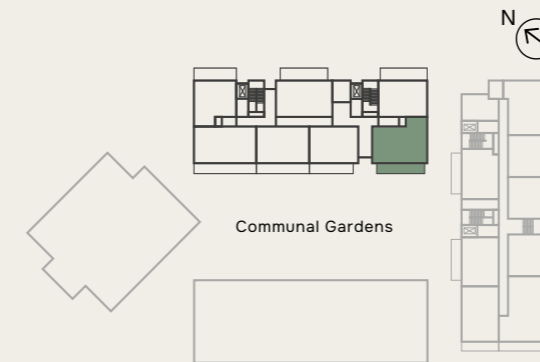
PARKSIDE SQUARE - ORCHID APARTMENTS  
2 BEDROOM APARTMENT

Apartment 87



TOTAL INTERNAL AREA 74.2 sq m 799 sq ft  
EXTERNAL AREA 16.1 sq m 173.2 sq ft

Location (Floor Upper Ground shown)



Apartment Dimensions

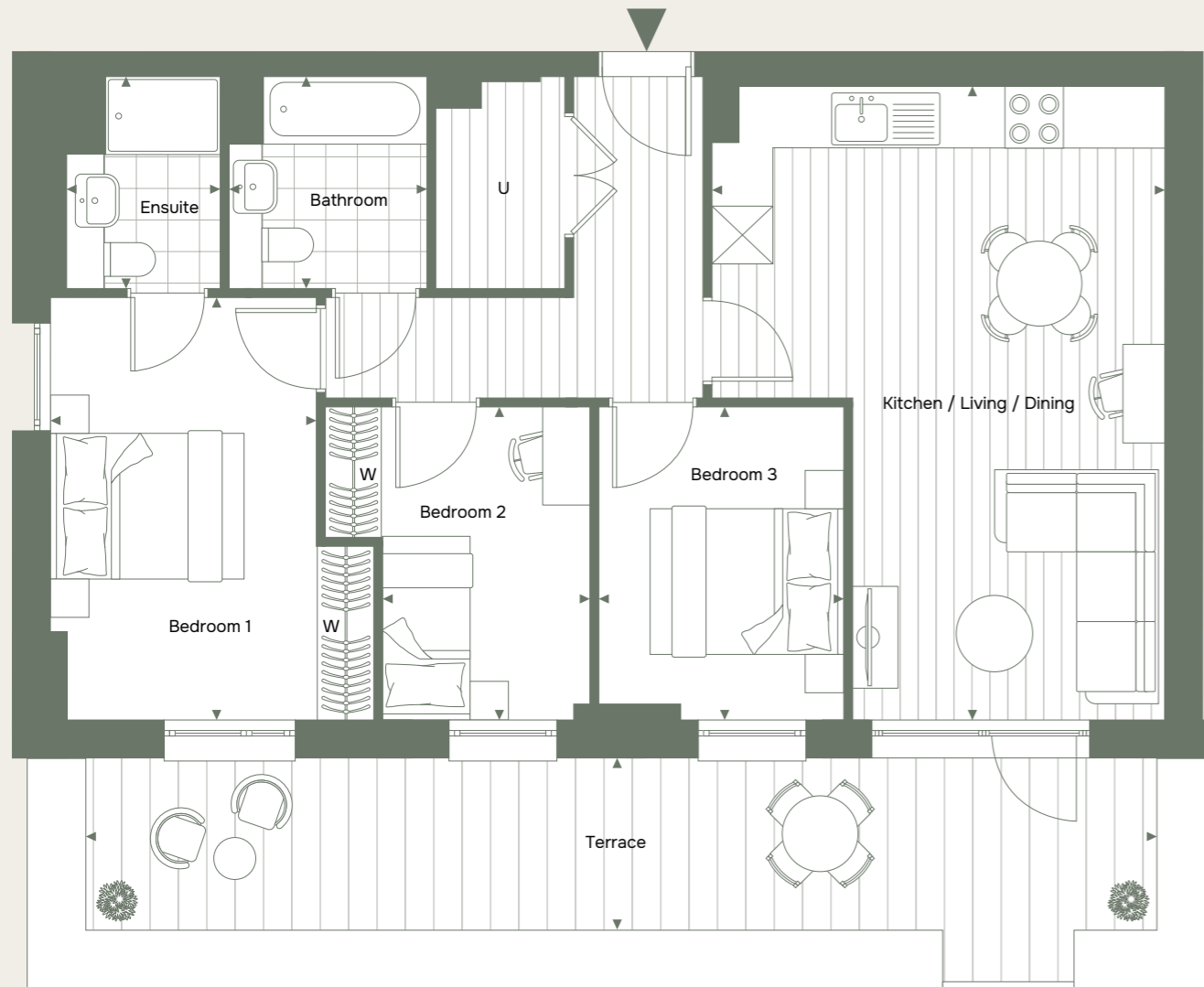
Kitchen / Living / Dining	3.77m x 8.39m	12'4" x 27'7"
Bedroom 1	2.87m x 4.36m	9'5" x 14'4"
Bedroom 2	2.88m x 3.23m	9'5" x 10'8"
Bathroom	2.05m x 2.20m	6'9" x 7'3"
Ensuite	1.55m x 2.20m	5'1" x 7'3"
Terrace	9.06m x 1.77m	29'9" x 5'10"

◀▶ Measurement Points W Wardrobe C Cupboard U Utility Cupboard ☒ Tall Unit



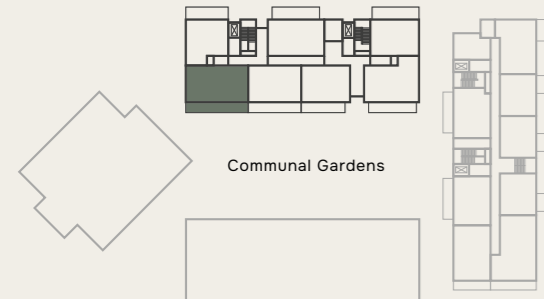
PARKSIDE SQUARE - ORCHID APARTMENTS  
3 BEDROOM APARTMENT

Apartment 90



TOTAL INTERNAL AREA 76.4 sq m 822 sq ft  
EXTERNAL AREA 19.7 sq m 211.8 sq ft

Location (Floor Upper Ground shown)



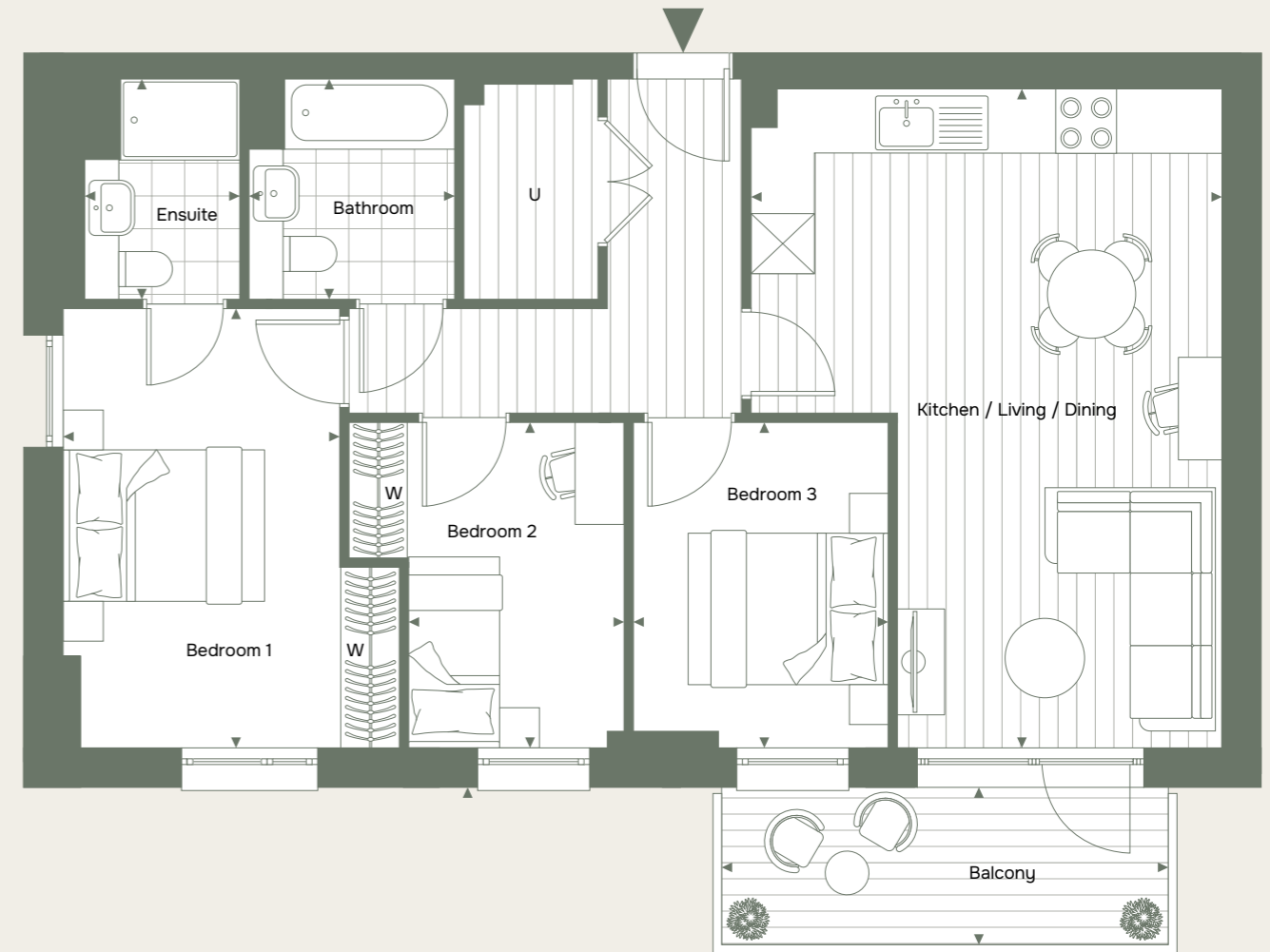
Apartment Dimensions

Kitchen / Living / Dining	4.70m x 6.55m	15'5" x 21'6"
Bedroom 1	2.75m x 4.36m	9'0" x 14'4"
Bedroom 2	2.15m x 3.23m	7'1" x 10'8"
Bedroom 3	2.55m x 3.23m	8'4" x 10'8"
Bathroom	2.05m x 2.20m	6'9" x 7'3"
Ensuite	1.55m x 2.20m	5'1" x 7'3"
Terrace	11.09m x 1.77m	36'5" x 5'10"

◀▶ Measurement Points W Wardrobe C Cupboard U Utility Cupboard ☒ Tall Unit

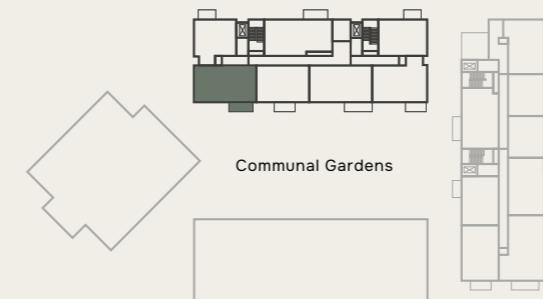
PARKSIDE SQUARE - ORCHID APARTMENTS  
3 BEDROOM APARTMENT

Apartments 97, 104, 112, 120, 128, 134, 140 & 146



TOTAL INTERNAL AREA 76.4 sq m 822 sq ft  
EXTERNAL AREA 7 sq m 75.4 sq ft

Location (Floor 01 shown)



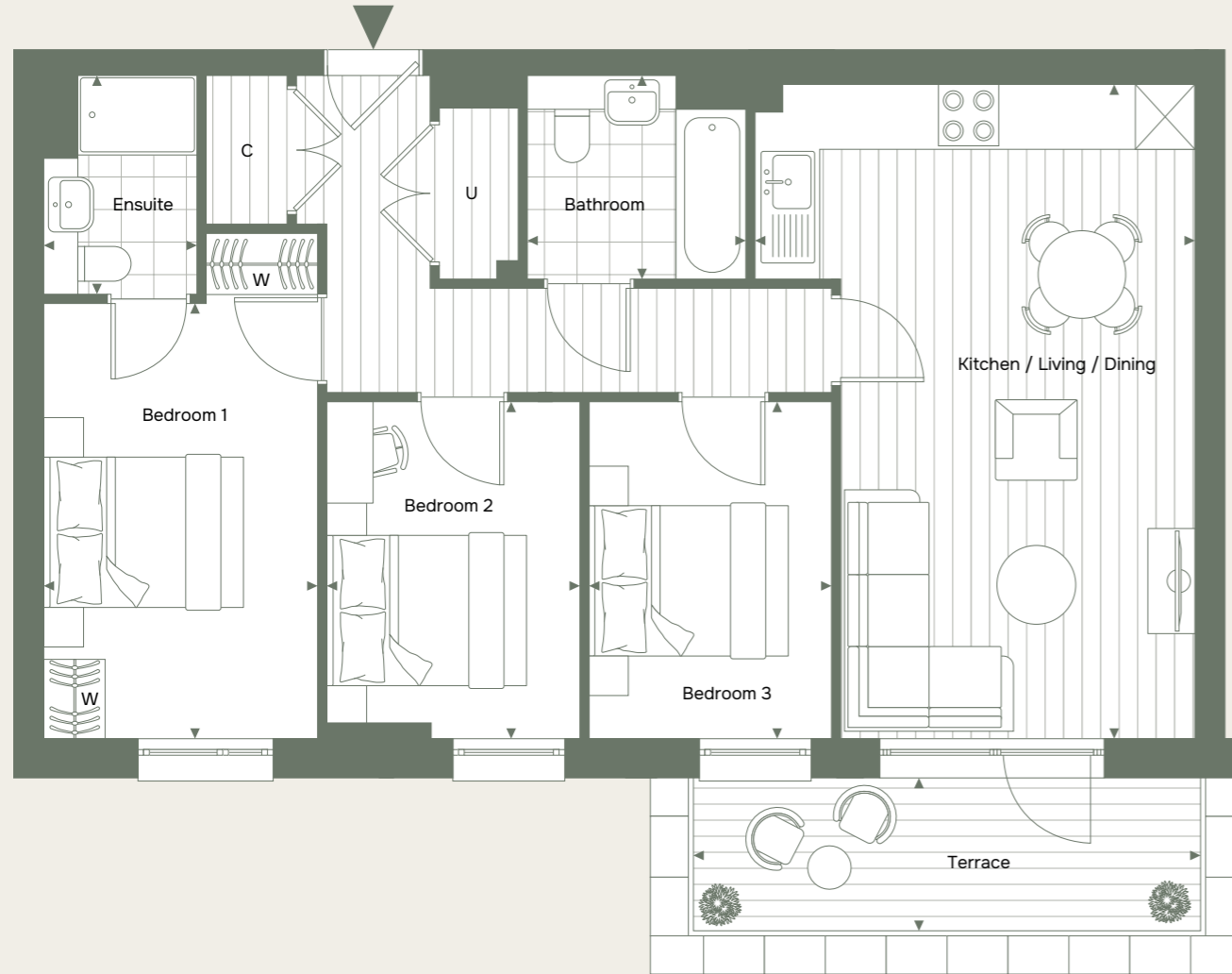
Apartment Dimensions

Kitchen / Living / Dining	4.70m x 6.55m	15'5" x 21'6"
Bedroom 1	2.75m x 4.36m	9'0" x 14'4"
Bedroom 2	2.15m x 3.23m	7'1" x 10'8"
Bedroom 3	2.55m x 3.23m	8'4" x 10'8"
Bathroom	2.05m x 2.20m	6'9" x 7'3"
Ensuite	1.55m x 2.20m	5'2" x 7'3"
Balcony	4.44m x 1.57m	14'7" x 5'2"

◀▶ Measurement Points W Wardrobe C Cupboard U Utility Cupboard ☒ Tall Unit

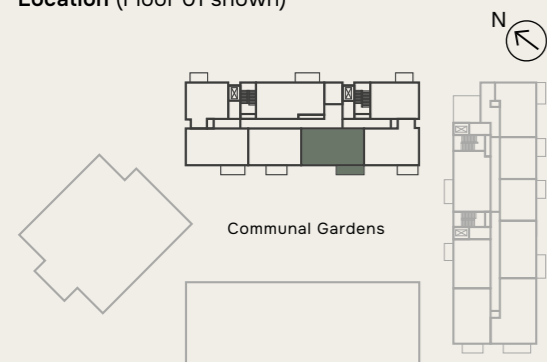
PARKSIDE SQUARE - ORCHID APARTMENTS  
3 BEDROOM APARTMENT

Apartment 95



TOTAL INTERNAL AREA 76.6 sq m 824 sq ft  
EXTERNAL AREA 8 sq m 86.3 sq ft

Location (Floor 01 shown)



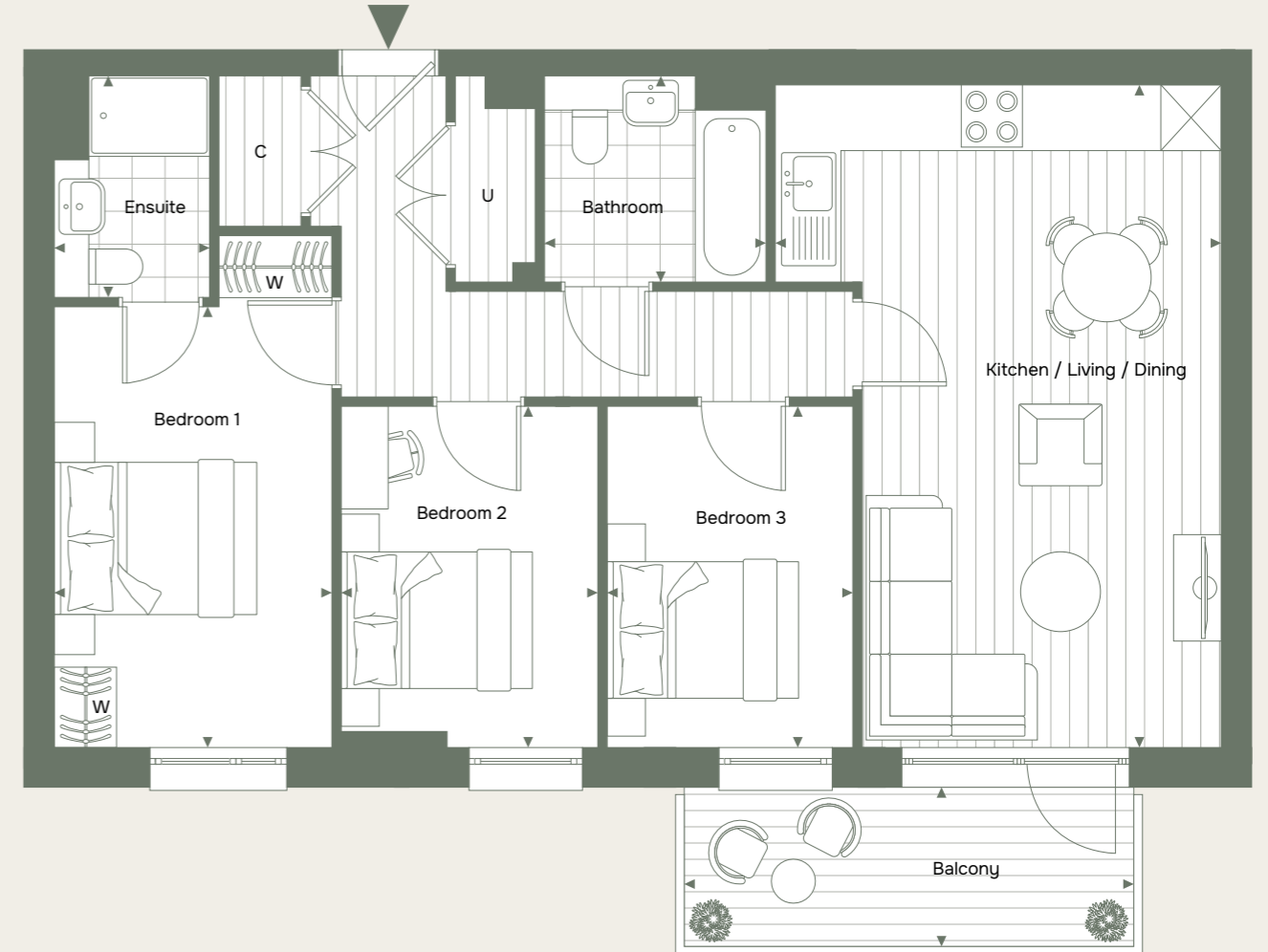
Apartment Dimensions

Kitchen / Living / Dining	4.41m x 6.55m	14'6" x 21'6"
Bedroom 1	2.75m x 4.36m	9'0" x 14'4"
Bedroom 2	2.55m x 3.38m	8'4" x 11'1"
Bedroom 3	2.43m x 3.38m	8'0" x 11'1"
Bathroom	2.20m x 2.05m	7'3" x 6'9"
Ensuite	1.55m x 2.20m	5'1" x 7'3"
Terrace	5.08m x 1.53m	16'8" x 5'0"

◀▶ Measurement Points W Wardrobe C Cupboard U Utility Cupboard ☒ Tall Unit

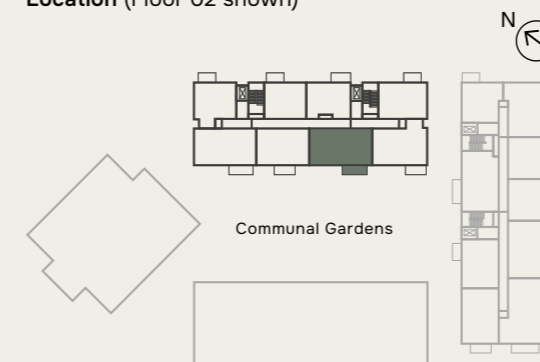
PARKSIDE SQUARE - ORCHID APARTMENTS  
3 BEDROOM APARTMENT

Apartments 102, 110, 118 & 126



TOTAL INTERNAL AREA 76.6 sq m 824 sq ft  
EXTERNAL AREA 7 sq m 75.4 sq ft

Location (Floor 02 shown)



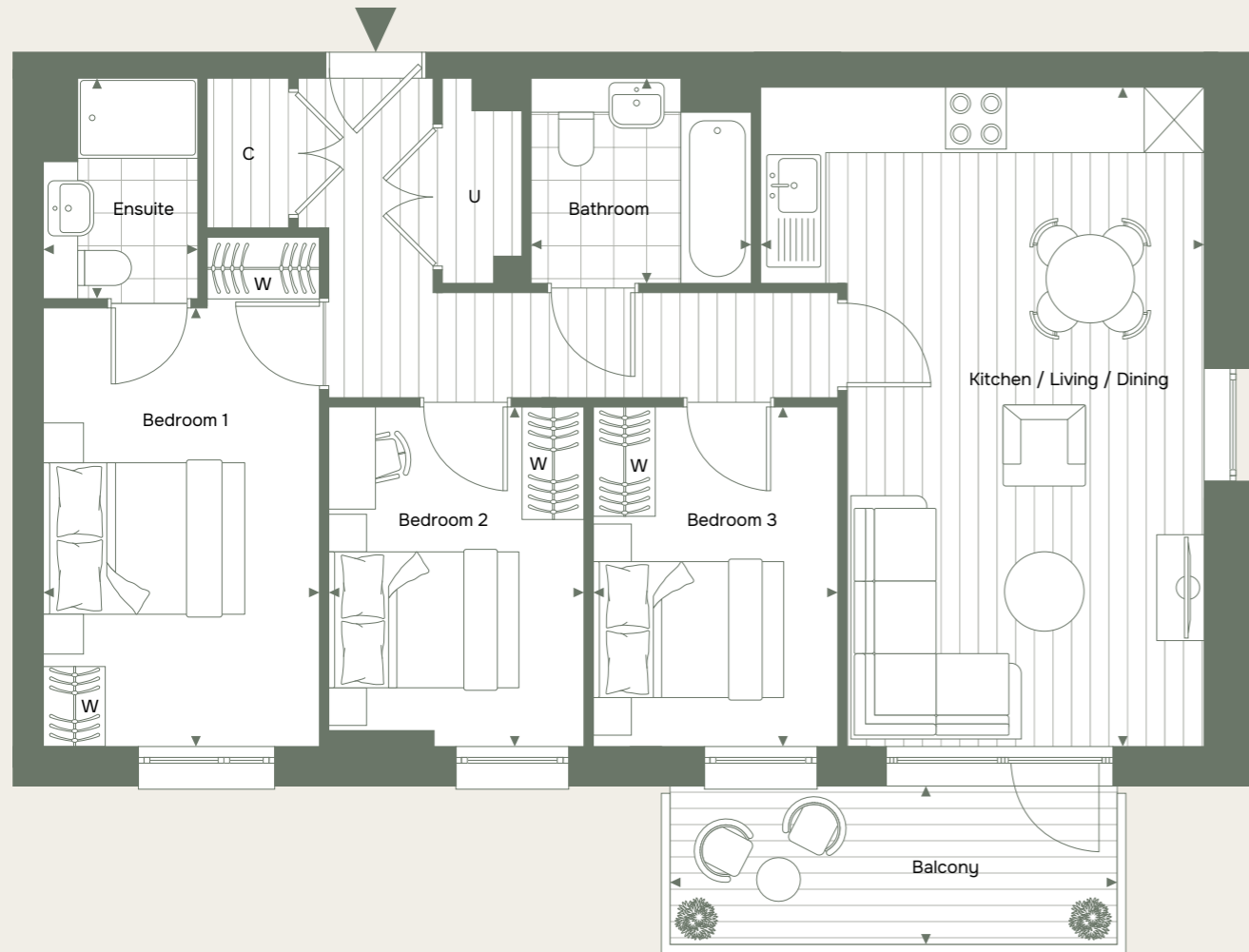
Apartment Dimensions

Kitchen / Living / Dining	4.41m x 6.55m	14'6" x 21'6"
Bedroom 1	2.75m x 4.36m	9'0" x 14'4"
Bedroom 2	2.55m x 3.38m	8'4" x 11'1"
Bedroom 3	2.43m x 3.38m	7'12" x 11'1"
Bathroom	2.20m x 2.05m	7'3" x 6'9"
Ensuite	1.55m x 2.20m	5'1" x 7'3"
Balcony	4.44m x 1.57m	14'7" x 5'2"

◀▶ Measurement Points W Wardrobe C Cupboard U Utility Cupboard ☒ Tall Unit

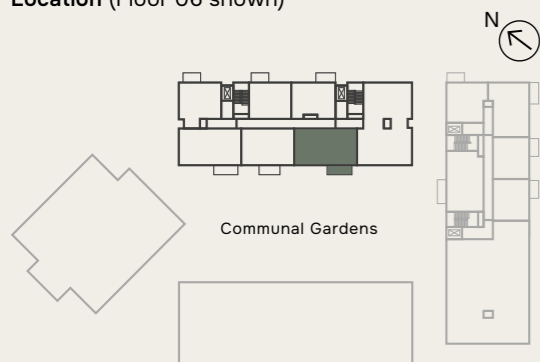
PARKSIDE SQUARE - ORCHID APARTMENTS  
3 BEDROOM APARTMENT

Apartments 132, 138 & 144



TOTAL INTERNAL AREA 76.6 sq m 824 sq ft  
EXTERNAL AREA 7 sq m 75.4 sq ft

Location (Floor 06 shown)



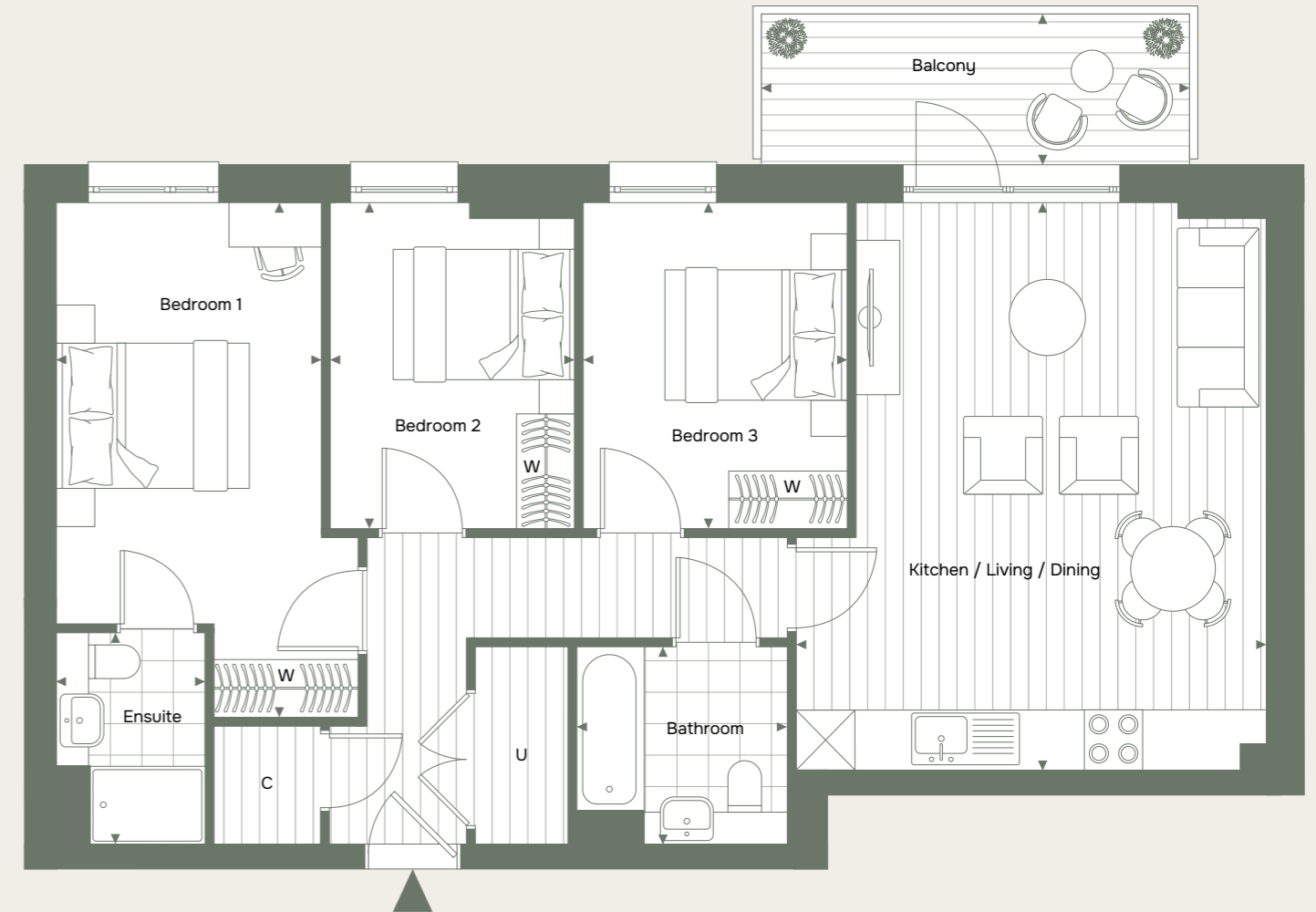
Apartment Dimensions

Kitchen / Living / Dining	4.41m x 6.55m	14'6" x 21'6"
Bedroom 1	2.75m x 4.36m	9'0" x 14'4"
Bedroom 2	2.55m x 3.38m	8'4" x 11'1"
Bedroom 3	2.43m x 3.38m	8'0" x 11'1"
Bathroom	2.20m x 2.05m	7'3" x 6'9"
Ensuite	1.55m x 2.20m	5'1" x 7'3"
Balcony	4.44m x 1.57m	14'7" x 5'2"

▶▶ Measurement Points W Wardrobe C Cupboard U Utility Cupboard ☒ Tall Unit

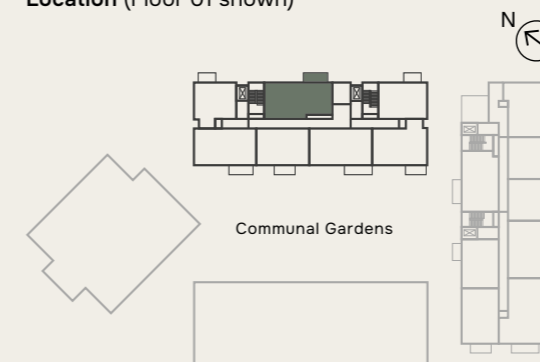
PARKSIDE SQUARE - ORCHID APARTMENTS  
3 BEDROOM APARTMENT

Apartment 99



TOTAL INTERNAL AREA 79.8 sq m 859 sq ft  
EXTERNAL AREA 7 sq m 75.3 sq ft

Location (Floor 01 shown)



Apartment Dimensions

Kitchen / Living / Dining	4.89m x 5.90m	16'1" x 19'4"
Bedroom 1	2.75m x 5.33m	9'0" x 17'6"
Bedroom 2	2.55m x 3.38m	8'4" x 11'1"
Bedroom 3	2.75m x 3.38m	9'0" x 11'1"
Bathroom	2.20m x 2.05m	7'3" x 6'9"
Ensuite	1.55m x 2.20m	5'1" x 7'3"
Balcony	4.44m x 1.57m	14'7" x 5'2"

▶▶ Measurement Points W Wardrobe C Cupboard U Utility Cupboard ☒ Tall Unit



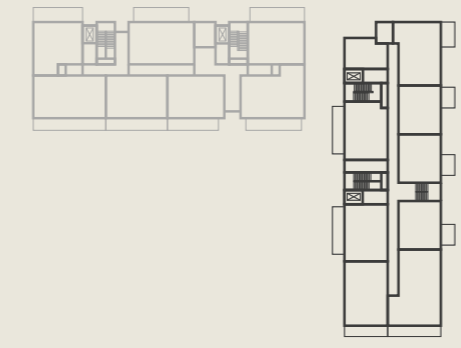
PARKSIDE SQUARE  
**BEECH**  
 APARTMENTS



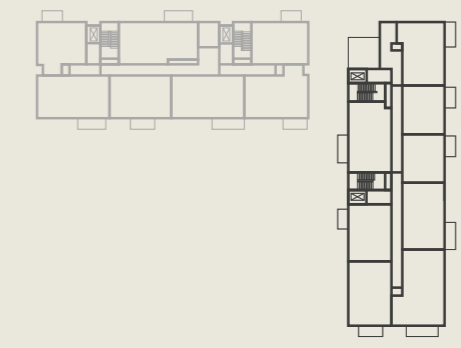
- 1 Bedroom
- 2 Bedroom
- 3 Bedroom



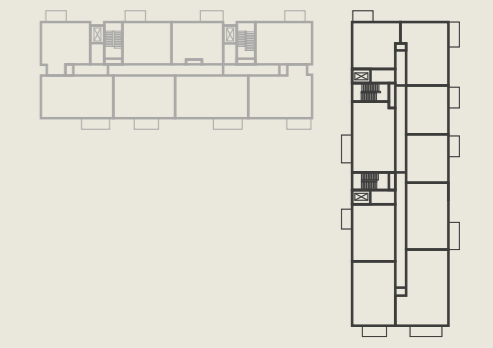
Floor Upper Ground



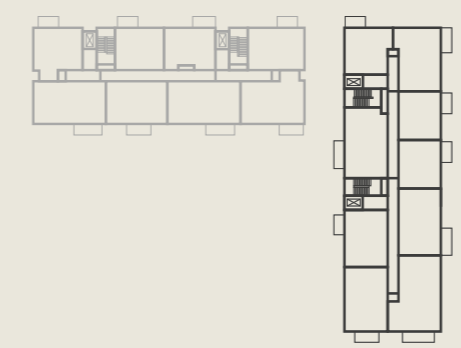
Floor 01



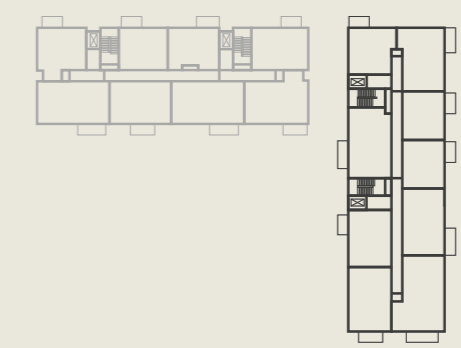
Floor 02



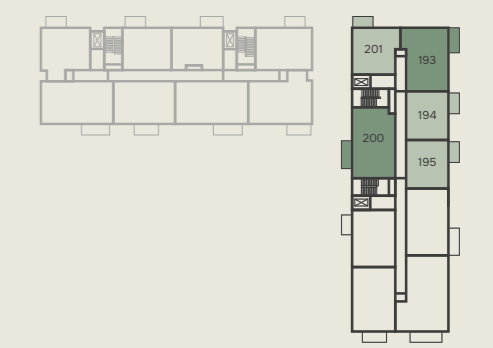
Floor 03



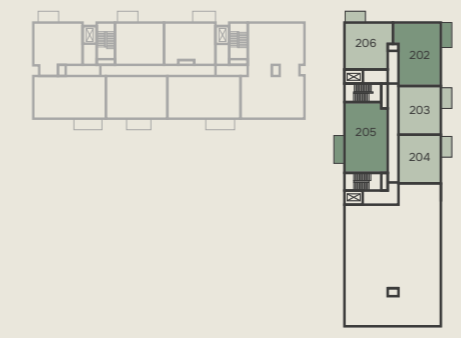
Floor 04



Floor 05

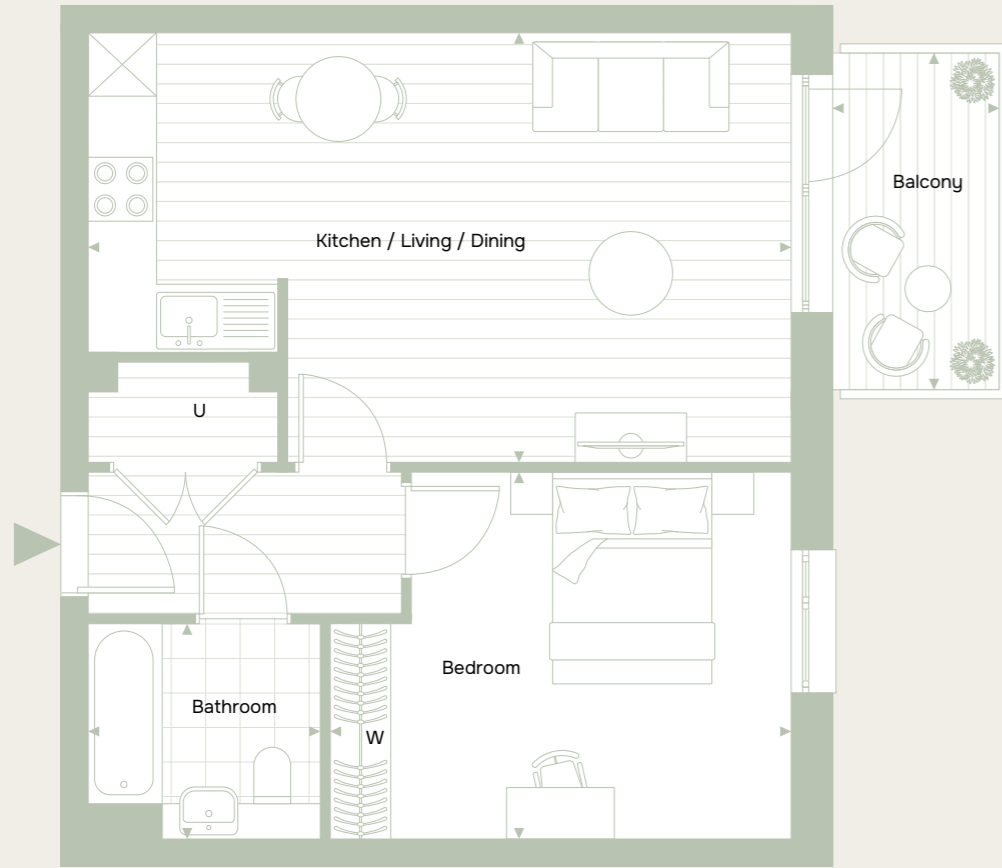


Floor 06



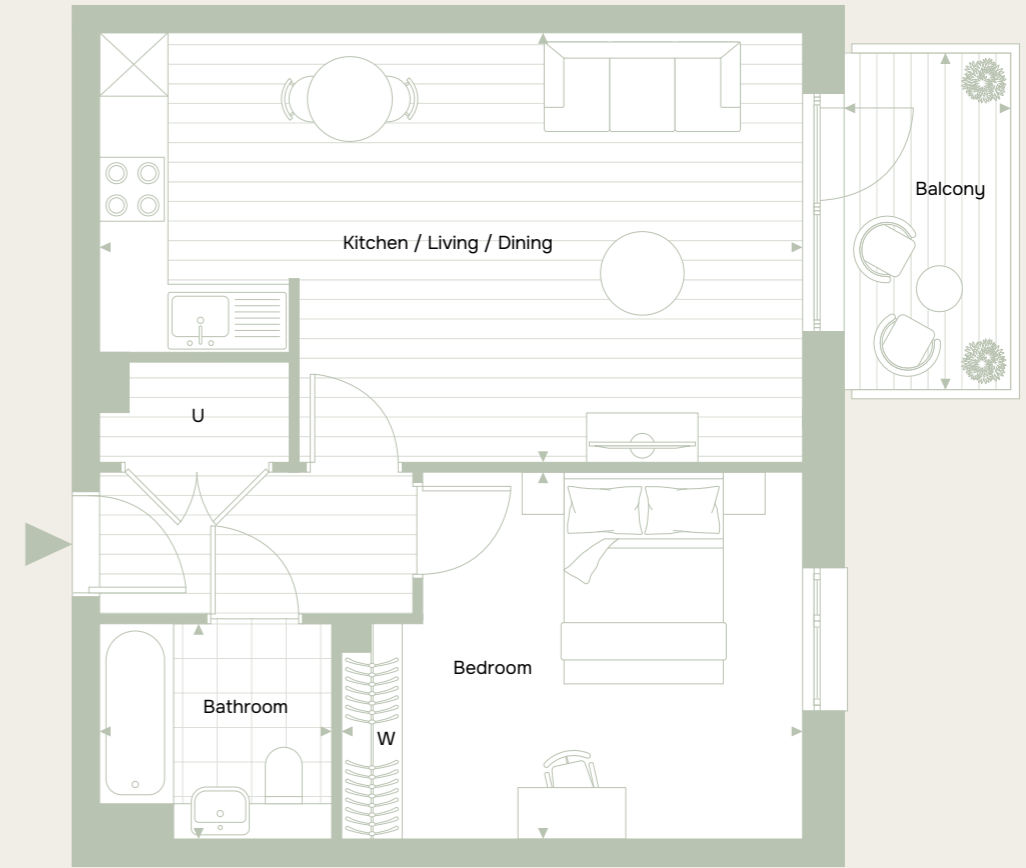
PARKSIDE SQUARE - BEECH APARTMENTS  
1 BEDROOM APARTMENT

Apartments 194 & 203

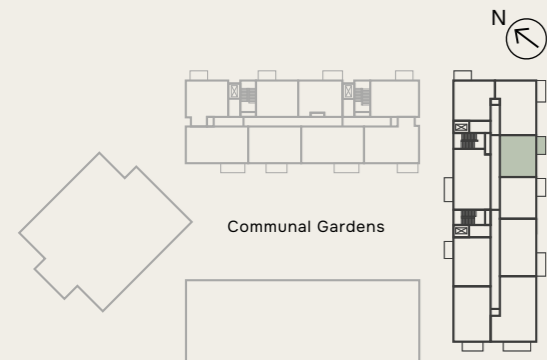


PARKSIDE SQUARE - BEECH APARTMENTS  
1 BEDROOM APARTMENT

Apartment 195



Location (Floor 05 shown)



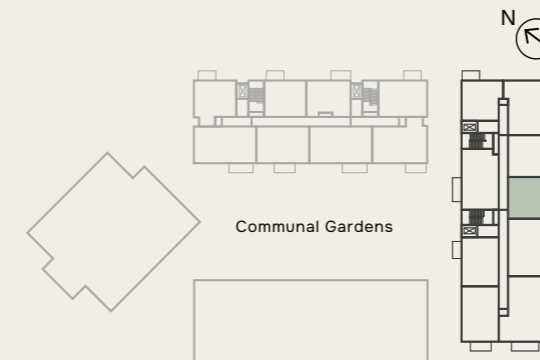
TOTAL INTERNAL AREA 50.7 sq m 546 sq ft  
EXTERNAL AREA 5 sq m 54 sq ft

Apartment Dimensions

Kitchen / Living / Dining	6.64m x 4.07m	21'10" x 13'4"
Bedroom	4.36m x 3.48m	14'4" x 11'5"
Bathroom	2.20m x 2.05m	7'3" x 6'9"
Balcony	1.57m x 3.19m	5'2" x 10'6"

◀▶ Measurement Points W Wardrobe C Cupboard U Utility Cupboard ☒ Tall Unit

Location (Floor 05 shown)



TOTAL INTERNAL AREA 50.7 sq m 546 sq ft  
EXTERNAL AREA 5 sq m 54 sq ft

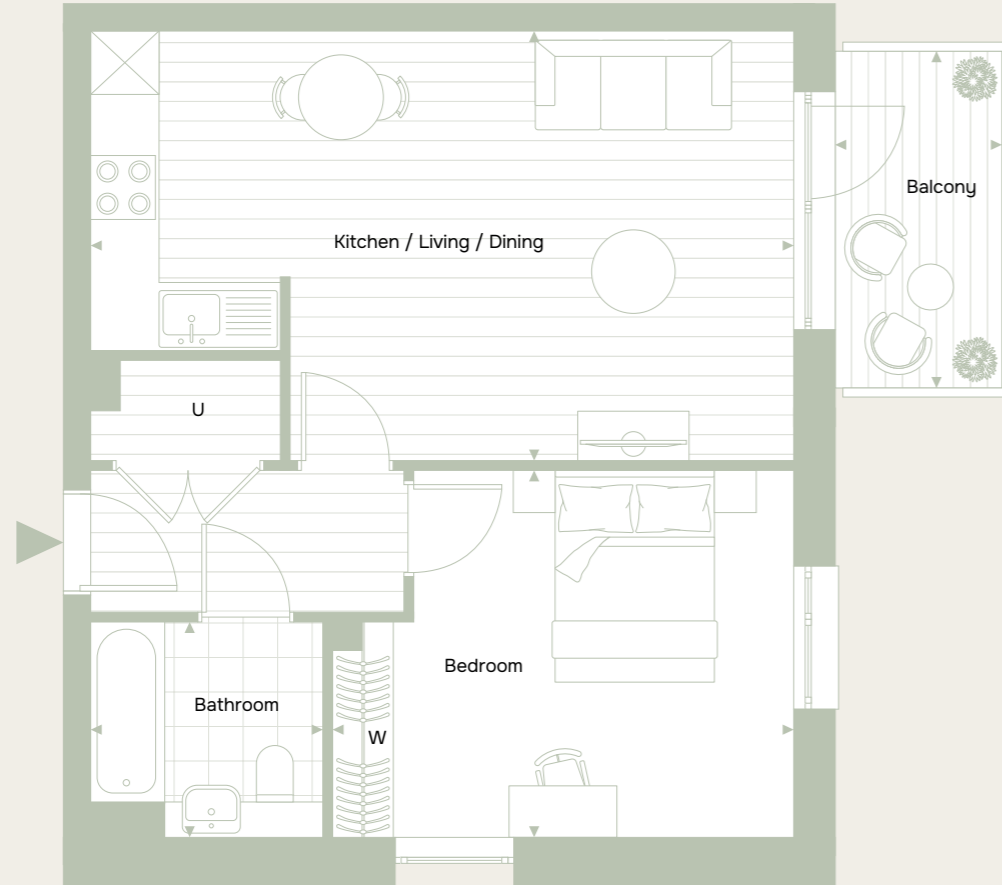
Apartment Dimensions

Kitchen / Living / Dining	6.64m x 4.09m	21'10" x 13'5"
Bedroom	4.36m x 3.48m	14'4" x 11'5"
Bathroom	2.20m x 2.05m	7'3" x 6'9"
Balcony	1.57m x 3.19m	5'2" x 10'6"

◀▶ Measurement Points W Wardrobe C Cupboard U Utility Cupboard ☒ Tall Unit

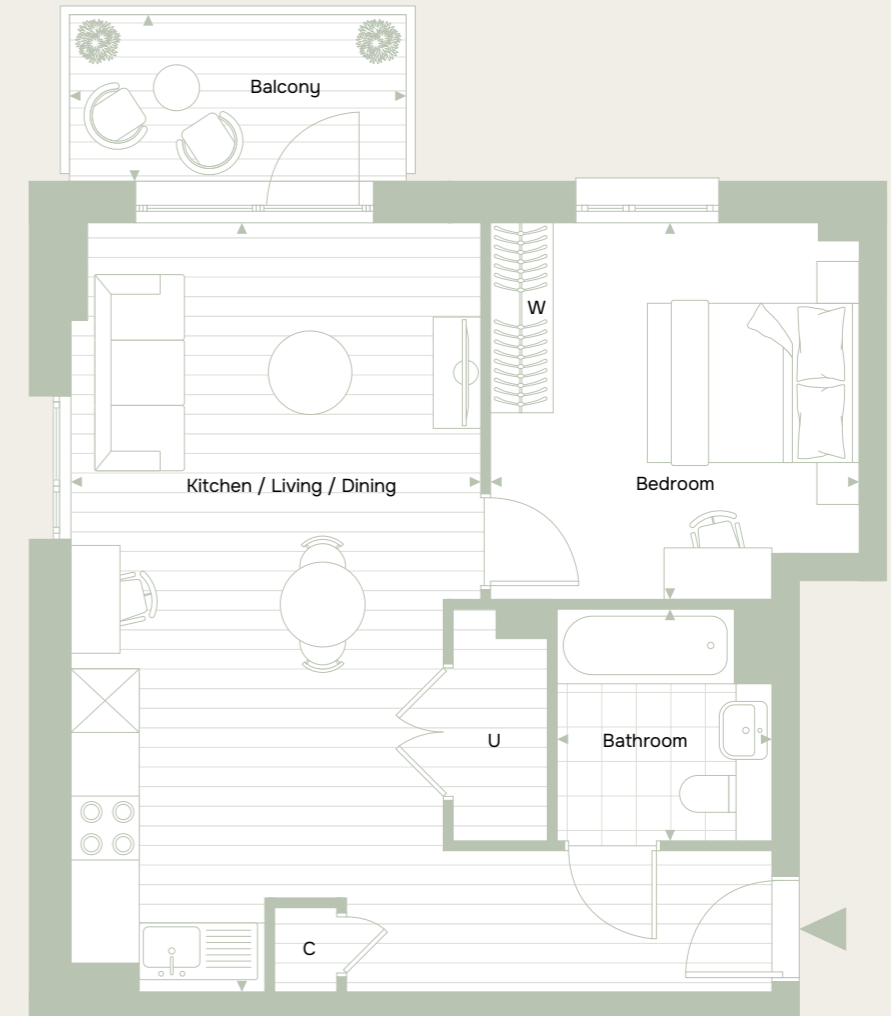
PARKSIDE SQUARE - BEECH APARTMENTS  
1 BEDROOM APARTMENT

Apartment 204

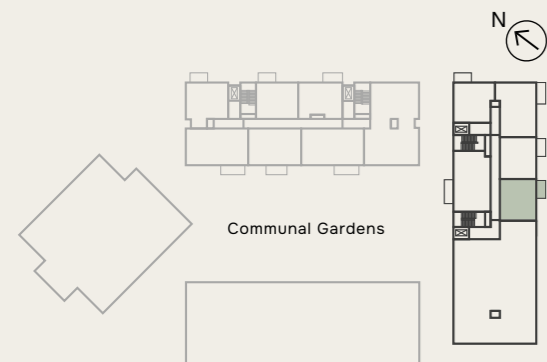


PARKSIDE SQUARE - BEECH APARTMENTS  
1 BEDROOM APARTMENT

Apartments 201 & 206



Location (Floor 06 shown)



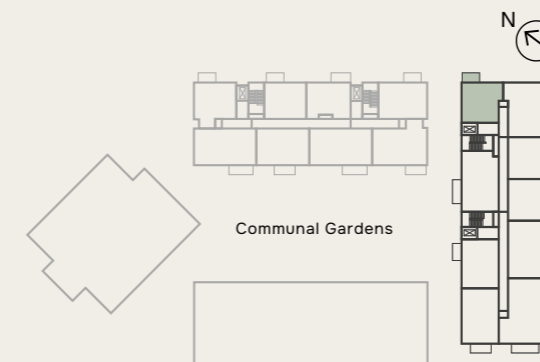
TOTAL INTERNAL AREA 50.7 sq m 546 sq ft  
EXTERNAL AREA 5 sq m 54 sq ft

Apartment Dimensions

Kitchen / Living / Dining	6.64m x 4.07m	21'9" x 13'4"
Bedroom	4.36m x 3.48m	14'4" x 11'5"
Bathroom	2.20m x 2.05m	7'3" x 6'9"
Balcony	1.57m x 3.19m	5'2" x 10'6"

◀▶ Measurement Points W Wardrobe C Cupboard U Utility Cupboard ☒ Tall Unit

Location (Floor 05 shown)



TOTAL INTERNAL AREA 50.8 sq m 547 sq ft  
EXTERNAL AREA 5 sq m 54 sq ft

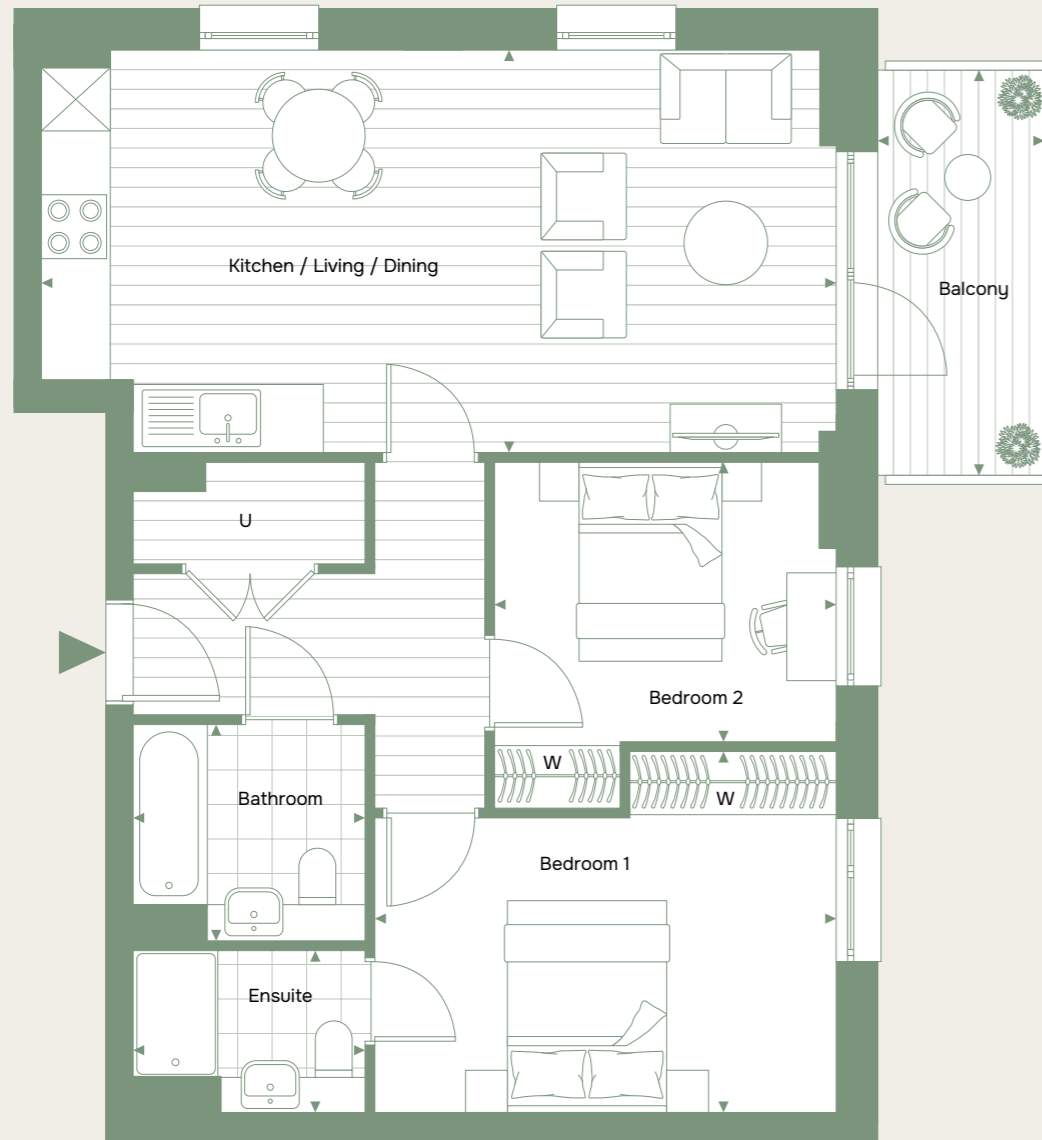
Apartment Dimensions

Kitchen / Living / Dining	3.89m x 7.27m	12'9" x 23'10"
Bedroom	3.50m x 3.56m	11'6" x 11'8"
Bathroom	2.05m x 2.20m	6'9" x 7'3"
Balcony	3.19m x 1.53m	10'6" x 5'0"

◀▶ Measurement Points W Wardrobe C Cupboard U Utility Cupboard ☒ Tall Unit

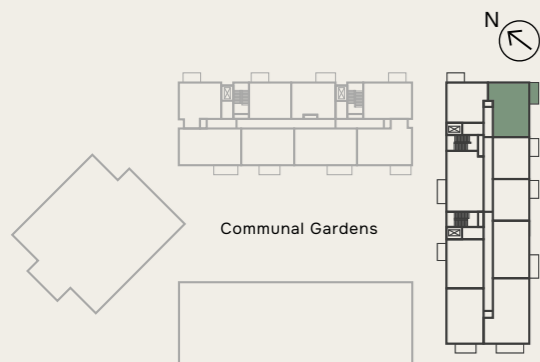
PARKSIDE SQUARE - BEECH APARTMENTS  
2 BEDROOM APARTMENT

Apartments 193 & 202



TOTAL INTERNAL AREA 69.3 sq m 746 sq ft  
EXTERNAL AREA 6 sq m 65.1 sq ft

Location (Floor 05 shown)



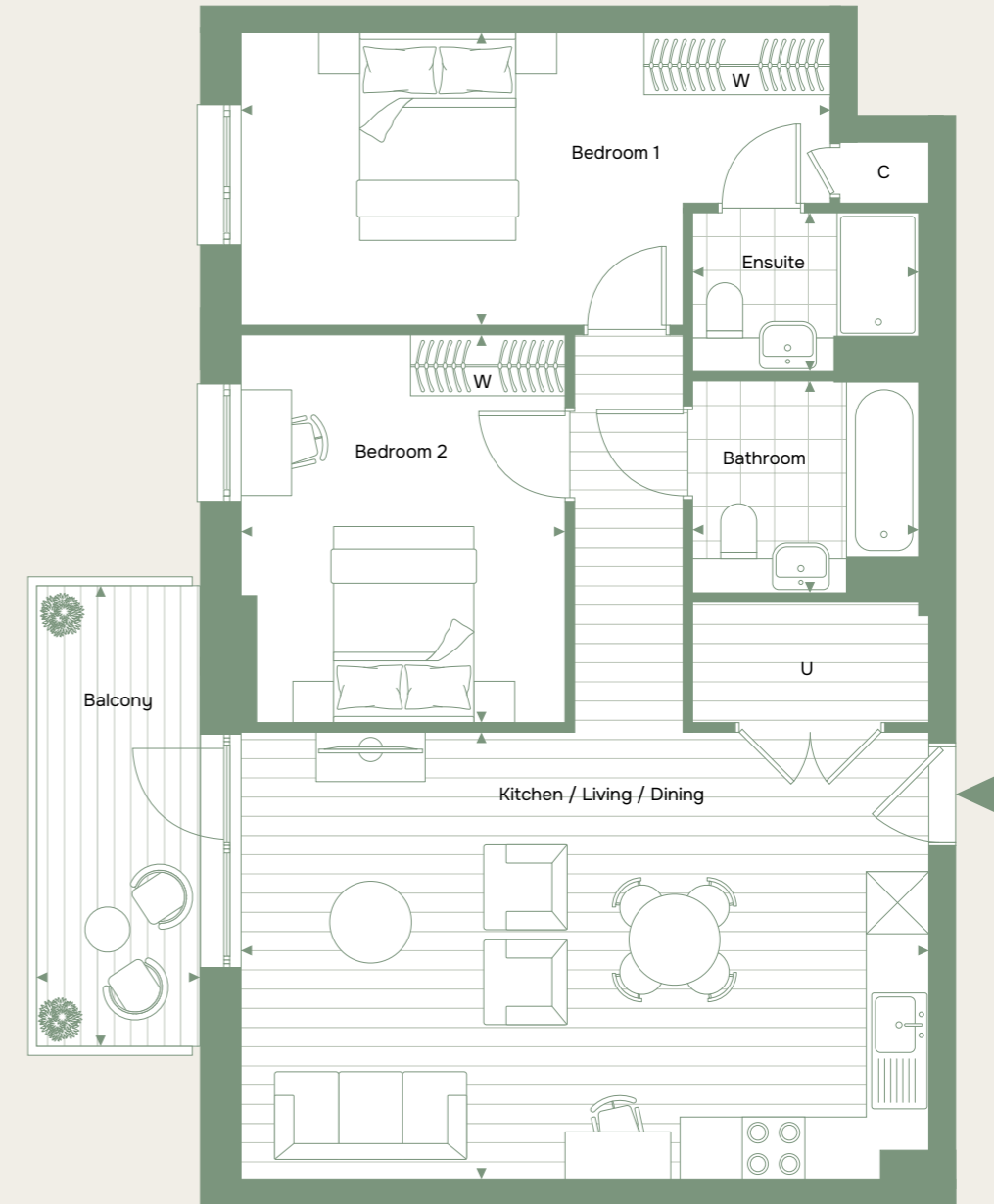
Apartment Dimensions

Kitchen / Living / Dining	7.52m x 3.81m	24'8" x 12'6"
Bedroom 1	4.36m x 3.42m	14'4" x 11'3"
Bedroom 2	3.23m x 2.65m	10'8" x 8'9"
Bathroom	2.20m x 2.05m	7'3" x 6'9"
Ensuite	2.20m x 1.55m	7'3" x 5'1"
Balcony	1.57m x 3.84m	5'2" x 12'7"

◀▶ Measurement Points W Wardrobe C Cupboard U Utility Cupboard ☒ Tall Unit

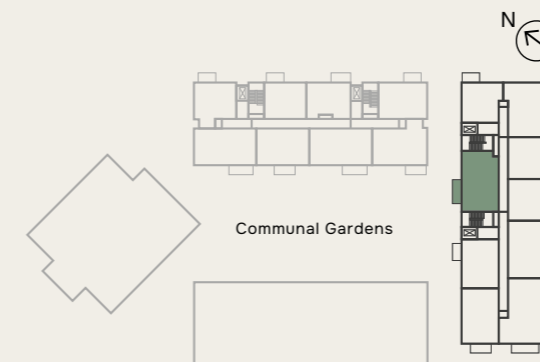
PARKSIDE SQUARE - BEECH APARTMENTS  
2 BEDROOM APARTMENT

Apartments 200 & 205



TOTAL INTERNAL AREA 72.4 sq m 779 sq ft  
EXTERNAL AREA 7 sq m 75 sq ft

Location (Floor 05 shown)



Apartment Dimensions

Kitchen / Living / Dining	6.64m x 4.32m	21'10" x 14'2"
Bedroom 1	5.69m x 2.83m	18'8" x 9'3"
Bedroom 2	3.14m x 3.75m	10'4" x 12'4"
Bathroom	2.20m x 2.05m	7'3" x 6'9"
Ensuite	2.20m x 1.55m	7'3" x 5'1"
Balcony	1.57m x 4.44m	5'2" x 14'7"

◀▶ Measurement Points W Wardrobe C Cupboard U Utility Cupboard ☒ Tall Unit

## WHY BARRATT LONDON?

*Buy with confidence*



### 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<sup>^</sup>. 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.

<sup>^</sup> We are the only major national housebuilder to be awarded this every year since 2010. "we" refers to the Barratt Developments PLC group brands including Barratt London, Barratt Homes and David Wilson Homes. The number of stars a housebuilder receives is based on customer responses to the NHBC national new homes survey at eight weeks. Over 90% of Barratt Developments PLC group customers would recommend our brands to a friend.

\*\* First two years covered by Builder Warranty and NHBC Guarantee or similar. Full exclusions and limitations can be found on the NHBC website.







## ADDITIONAL INFORMATION

### ADDRESS

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

### Local authority

London Borough of Barnet

### SERVICE CHARGES

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

### PARKING

Parking available at an  
additional cost

### MISCELLANEOUS

**Building Warranty**  
10 year NHBC

**Length of lease**  
999 years

**Reservation deposit**  
£2,000\*

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

### Estimated completion date

Hendon Waterside site completion  
date 2031

**Parkside Square Apartments**  
**estimated completion date**  
Q2 2027

### VENDOR'S SOLICITOR

**Winckworth Sherwood**  
**Telephone**  
020 7593 5000

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

**Address**  
Arbor, 255 Blackfriars Road,  
London SE1 9AX

## 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.



### 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.

In addition to sales of homes to individual customers, we may also sell homes (including apartments) to organisations such as local authorities and housing associations who may choose to use the homes as affordable housing (in addition to any affordable housing requirements under the planning permission for the development which you will have seen identified on the development plan in our sales centre). Homes may also be sold through home ownership schemes such as shared ownership arrangements and to investors within the private rental sector. This ensures that we are creating diverse communities by offering more people the opportunity of home ownership which will enhance local areas for years to come as well as creating great places to live. Any properties subject to such sales may be located anywhere on a development and may be disposed of at any time.

Images and development layouts are for illustrative purposes, should be used for general guidance only and are not intended to form part of any contract or warranty unless specifically incorporated in writing. Development layouts including house types and tenures, the location of affordable housing, parking arrangements, play areas, landscaping and public open spaces are subject to change including any changes required due to a change in planning permission. Parkside Square Apartments is a marketing name 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 July 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.

\*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 0318173) whose registered office is at Barratt House, Cartwright Way, Forest Business Park, Bardon Hill, Coalville, Leicestershire LE67 1UF ("BDW") is a subsidiary of Barratt Developments PLC. In addition to sales of homes to individual customers, we may also sell homes (including apartments) to organisations such as local authorities and housing associations who may choose to use the homes as affordable housing (in addition to any affordable housing requirements under the planning permission for the development which you will have seen identified on the development plan in our sales centre). Homes may also be sold through home ownership schemes such as shared ownership arrangements and to investors within the private rental sector. This ensures that we are creating diverse communities by offering more people the opportunity of home ownership which will enhance local areas for years to come as well as creating great places to live. Any properties subject to such sales may be located anywhere on a development and may be disposed of at any time.

**HENDON WATERSIDE**

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

0208 732 3060

*Find your piece of London*

**BARRATT**  
— LONDON —