



HAYES VILLAGE



A VIBRANT NEW COMMUNITY IN A HISTORIC LOCATION

BARRATT
— LONDON —

H A Y E S V I L L A G E



Say hello to Hayes Village

Imagine an idyllic location that's steeped in local heritage, with an evolving high street just a walk away and the bright lights of central London within easy reach. Imagine a light, contemporary apartment where the Grand Union Canal is on your doorstep and history is hidden in the walls. Imagine making Hayes Village your home.

We're proud to introduce a range of one, two and three-bedroom apartments in a buzzing new residential quarter that's

bursting with local history. An exciting development located in the iconic former Nestlé factory site, Hayes Village is surrounded by parklands and transport links, making it the perfect place for growing families and city commuters alike.

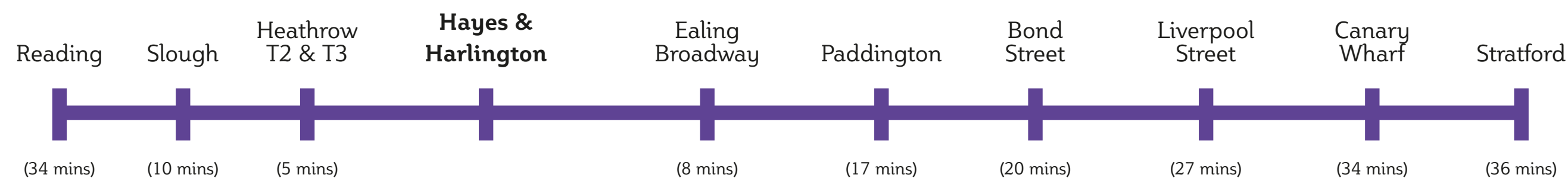
With easy access to local amenities, quick connections to Heathrow and a vibrant village-like feel at its heart, you could soon be soaking up everything this cosmopolitan community has to offer. Now, imagine that.





Better connected than ever before

Whether you're looking to cut down your commute or escape to your favourite holiday destination more easily, Hayes Village provides quick links to both central London, Heathrow and further afield. Nestled in the Borough of Hillingdon, the development is 13 miles west of central London, and just an 8 minute walk from Hayes & Harlington station (Zone 5). And once the Elizabeth line opens, Hayes will be better connected than ever before.



Elizabeth line travel times are approximate and only applicable once launched.
Source: www.crossrail.co.uk/route/



*Source Crossrail Limited. CGI shows architects' impression of Hayes & Harlington station following construction of new ticket hall and other planned improvements to the station. Date of completion TBC.

An exciting new residential quarter in Hayes

A historic site re-envisioned, Hayes Village is an exciting new development of over 1,000 homes at the former site of the Nestlé factory. With expansive green space, including play areas, allotments and a running track planned for the site, these homes will suit young professionals, growing families and downsizers alike.

Original features from the Nestlé factory, including one of the listed art deco style buildings, will be lovingly woven into the fabric of Hayes Village.

You'll also benefit from fantastic transport connections into central London, outstanding schools in close proximity, and a vibrant local community.

Most homes also have their own outdoor space, in addition to the expansive communal gardens that all residents can enjoy, the expansive communal gardens, making living here just that little bit more luxurious. And should you need it, parking will also be available to some apartments.





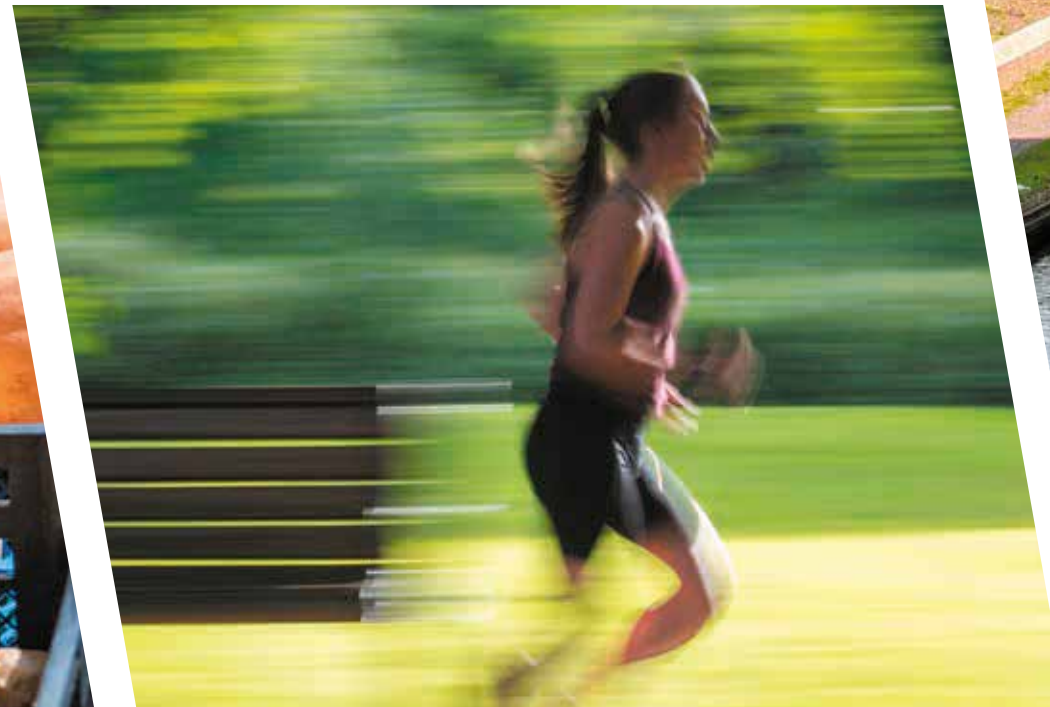
Airy interiors finished to perfection

Whether you choose a studio, one, two or three-bedroom apartment, you'll enjoy a home filled with light and style. Open-plan living areas feature floor-to-ceiling glazing allowing natural light to flood in, while kitchens are equipped with a full range of modern appliances, making cooking and entertaining a pleasure. Contemporary bathrooms

and en suites, complete with stylish fittings in white and chrome, are finished with attractive ceramic wall tiling.

Most homes have their own private balcony or terrace, providing an outdoor extension of your living space, allowing you to enjoy the calm environment of this new residential community.





A welcoming and well-connected place to be

Hayes is a welcoming, well-connected corner of west London. With plenty of amenities within easy reach, including a high street, library, Asda Superstore, cinema and sports centre, you'll never be short of ways to spend your weekends or enjoy your evenings.

And, if education is a consideration, you'll find a range of schools for all ages, nearby. Hayes Park School, is just a short drive from Hayes Village.



Cranford Park

Popular places to explore

If you're a fan of retail therapy, you'll find over 80 shops, as well as a range of restaurants, at Ealing Broadway – an eight-minute train ride away – and over 400 shops and services at Westfield White City – just 32 minutes by public transport. Better still, the Pavilion in Uxbridge and the traditional, open-air Southall Market – home to food, clothes, antiques and electronics' stalls – are also close by.

For those who love the great outdoors, what better way to spend the weekend than exploring the nature this neighbourhood has to offer at Cranford Park or Minet Country Park, both less than 10 minutes away. What's more, one of the last surviving country estates in London, Osterley Park and House, is within easy reach of the development.

Hayes' very own Beck Theatre, which hosts a range of the finest local, national and international companies and performers in its 600-seat venue, is less than a 10-minute drive from the development. What's more, nestled in Barra Hall Park, you'll find Barra Hall Open Air Theatre – which you can also reach in less than 10 minutes from Hayes Village.

If you're keen to venture a little further out, the wonderful riverside town of Windsor is just over 30 minutes away by train.

Amenities

- Most homes have private outdoor space
- Landscaped communal gardens
- Access to canal-side area
- Planned retail space
- Bike storage space
- Car parking available*
- Running track

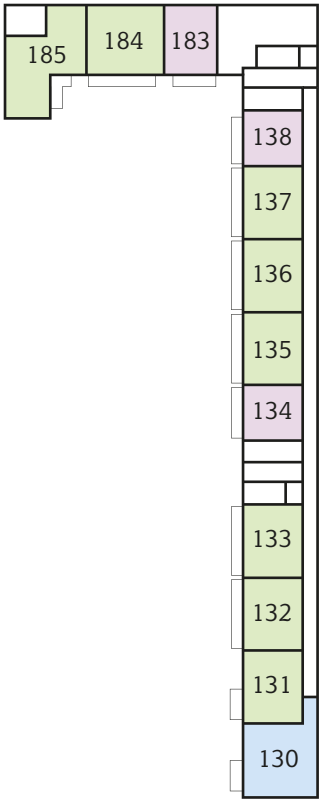
* For selected homes at an additional cost.



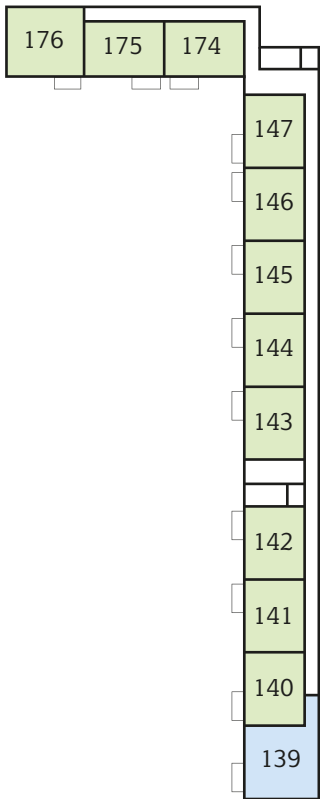
Thornton Apartments

- One-bedroom apartments
- Two-bedroom apartments
- Three-bedroom apartments

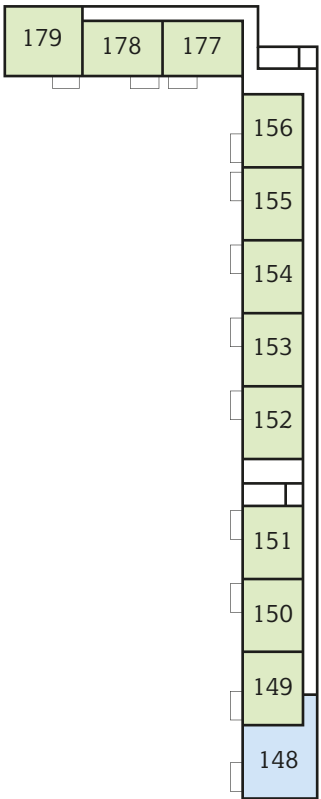
Ground



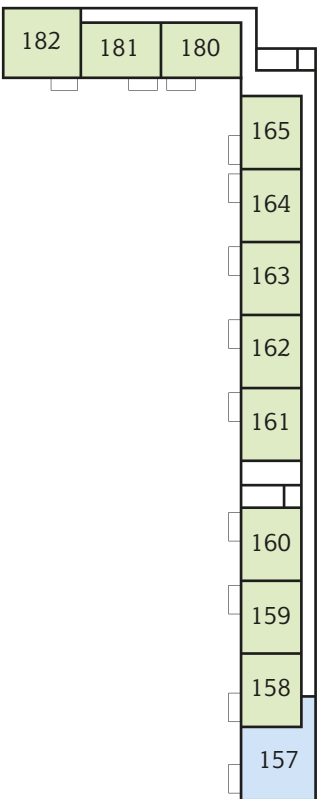
Level 1



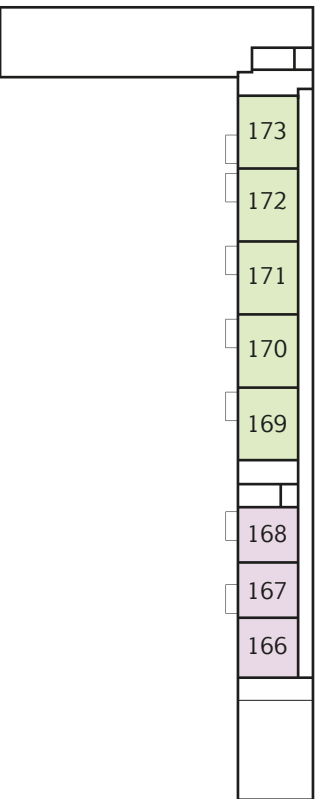
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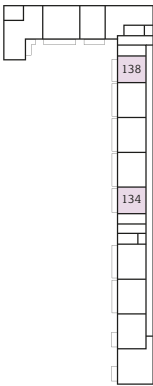
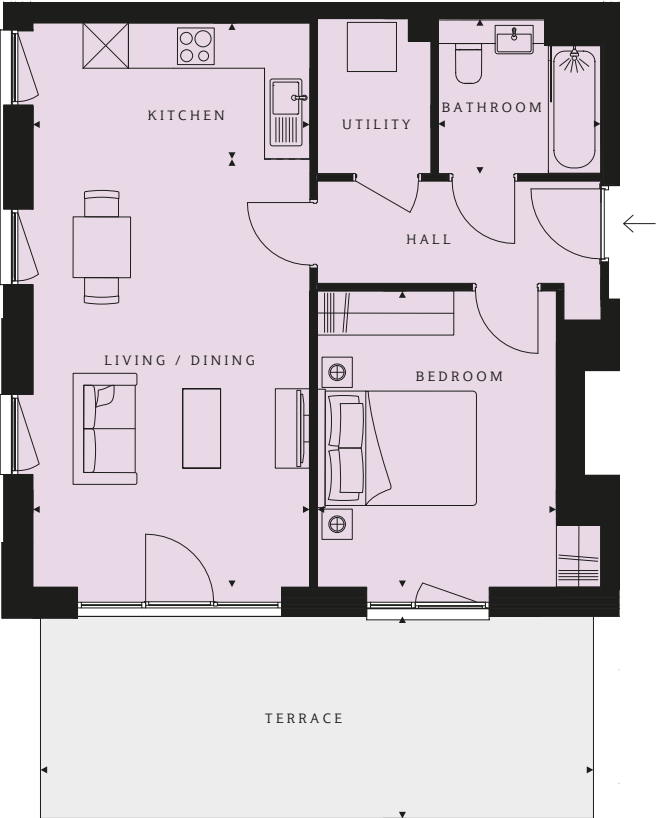
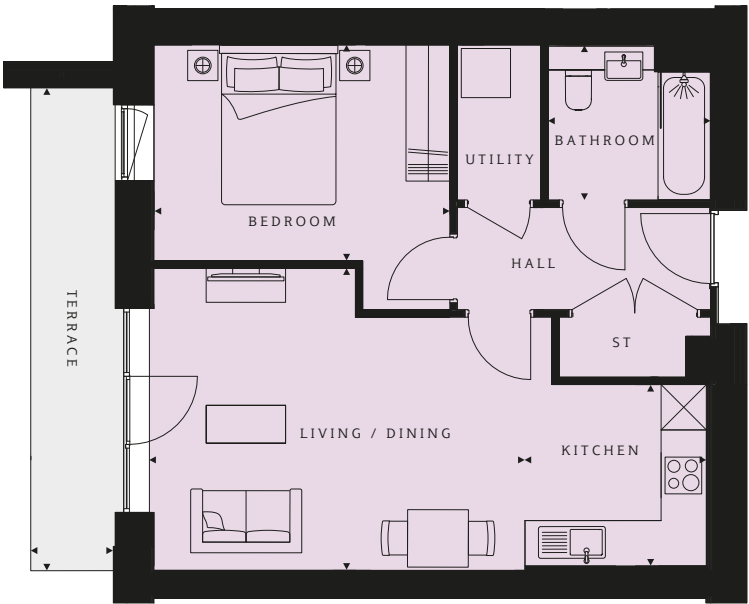
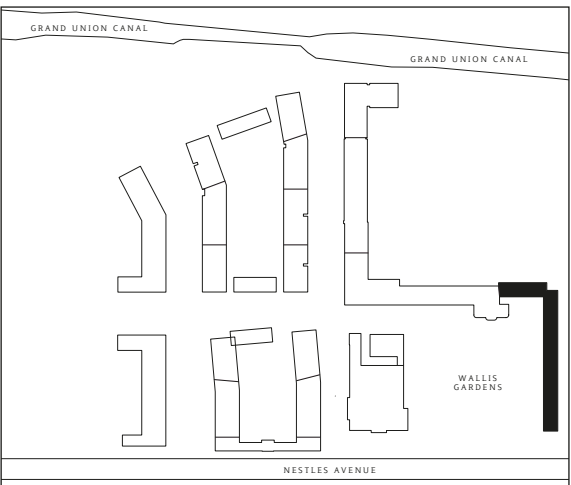
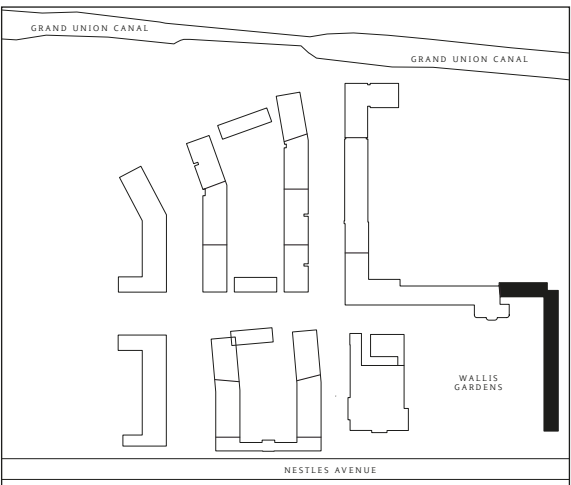
Level 3



Level 4

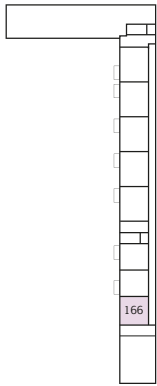


Thornton Apartments
1 bedroom
apartment



Ground Floor

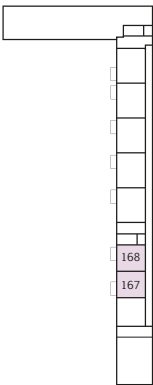
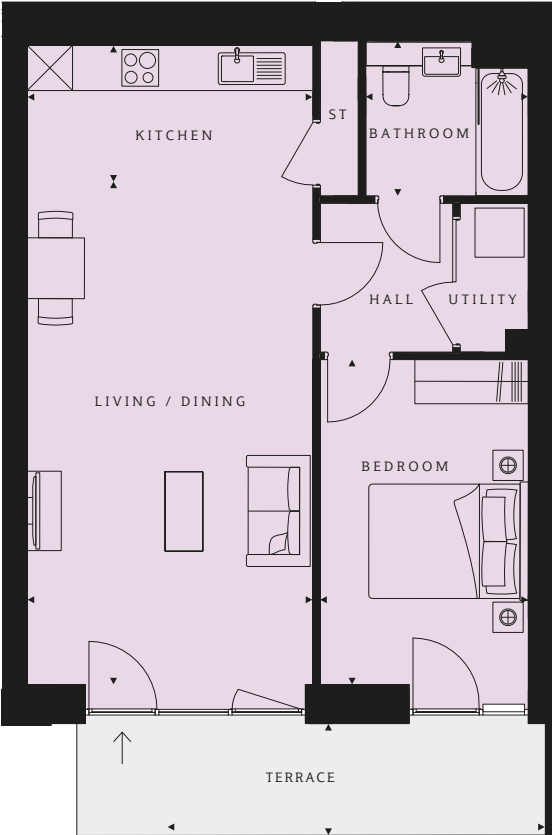
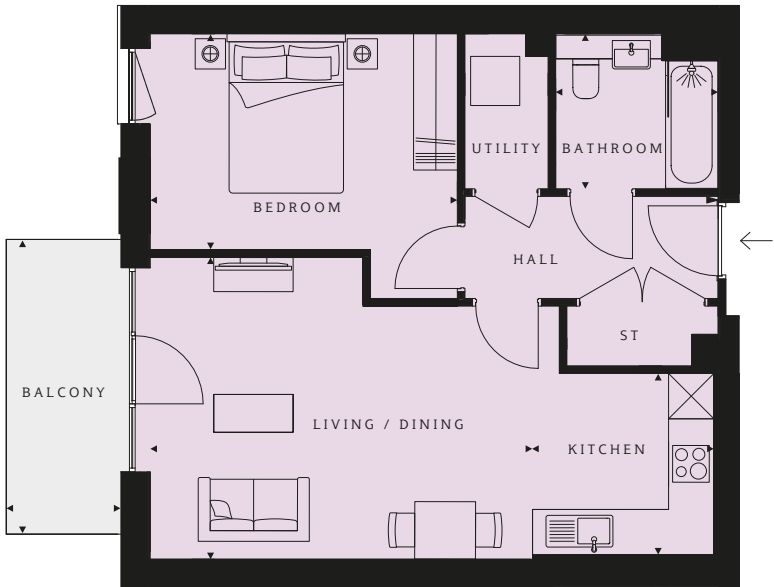
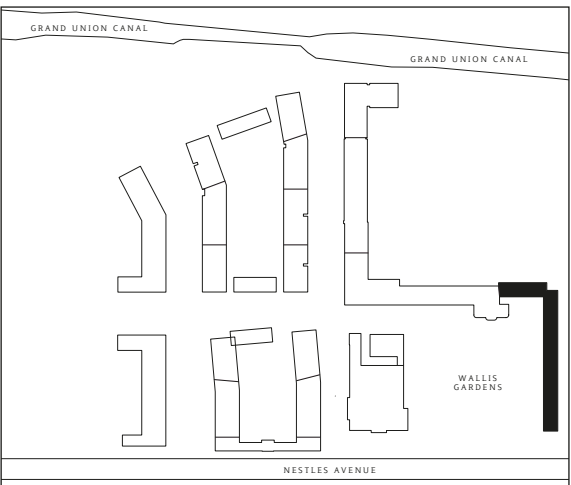
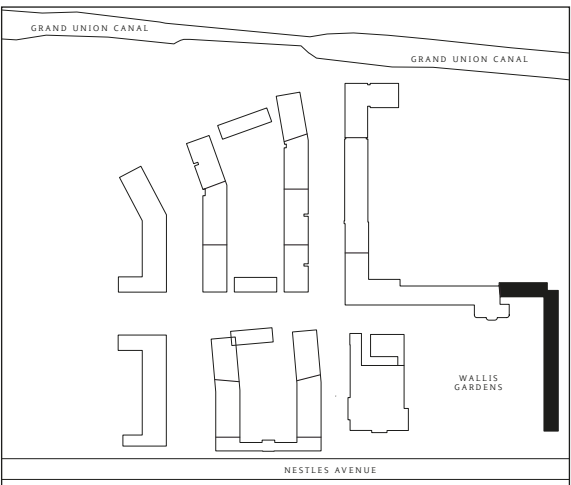
PLOT 134 (0), 138 (0)
Living/Dining 16'1" x 13'11" (4908 x 3995mm)
Kitchen 7'8" x 7'8" (2400 x 2400mm)
Bedroom 12'8" x 9'3" (3914 x 2855mm)
Bathroom 7'1" x 6'9" (2150 x 2050mm)
TOTAL AREA 557.4 sq ft (51.8 sq m)
Terrace 20'8" x 3'5" (6350 x 1090mm)



Level 4

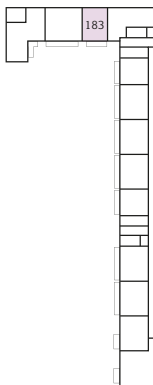
PLOT 166 (4)
Living/Dining 18'5" x 12'0" (5663 x 3663mm)
Kitchen 12'0" x 5'9" (3663 x 1800mm)
Bedroom 12'8" x 10'3" (3918 x 3160mm)
Bathroom 7'1" x 6'9" (2150 x 2050mm)
TOTAL AREA 608.3 sq ft (56.5 sq m)
Terrace 24'0" x 8'7" (7316 x 2672mm)

Thornton Apartments
1 bedroom
apartment



Level 4

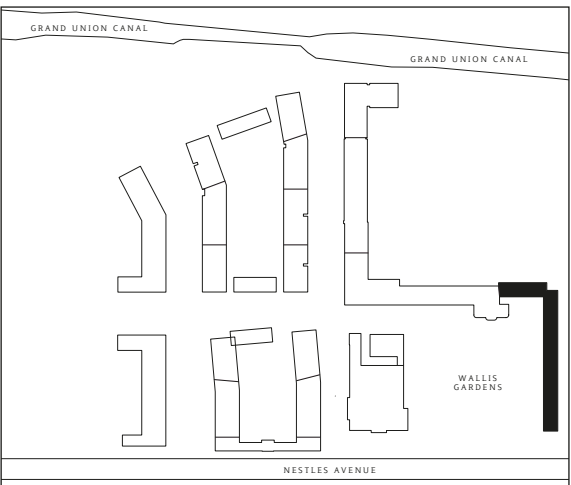
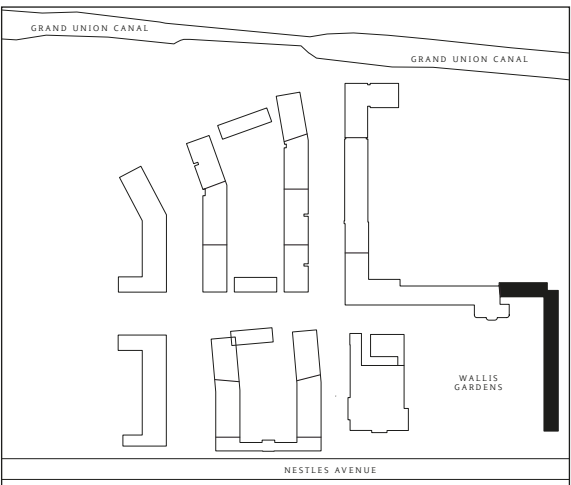
PLOT 167 (4), 168 (4)
Living/Dining 16'5" x 13'1" (5055 x 3995mm)
Kitchen 7'8" x 7'8" (2400 x 2400mm)
Bedroom 13'3" x 9'3" (4063 x 2855mm)
Bathroom 7'1" x 5'1" (2150 x 2050mm)
TOTAL AREA 566.9 sq ft (52.7 sq m)
Balcony 12'7" x 4'9" (3880 x 1515mm)



Ground Floor

PLOT 183 (0)
Living/Dining 21'8" x 12'3" (6661 x 3779mm)
Kitchen 12'3" x 5'9" (3779 x 1800mm)
Bedroom 14'1" x 9'1" (4303 x 2784mm)
Bathroom 7'1" x 6'9" (2150 x 2050mm)
TOTAL AREA 621.7 sq ft (57.8 sq m)
Terrace 16'4" x 4'9" (5000 x 1515mm)

Thornton Apartments
2 bedroom
apartment



PLOT 131 (0)

Living/Dining
16'0" x 11'2" (4906 x 3416mm)

Kitchen
9'6" x 7'8" (2944 x 2400mm)

Bedroom 1
14'8" x 9'2" (4525 x 2814mm)

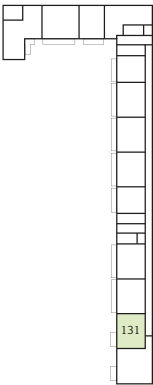
En suite
7'1" x 5'1" (2150 x 1550mm)

Bedroom 2
11'7" x 9'3" (3580 x 2850mm)

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

TOTAL AREA
729.5 sq ft (67.8 sq m)

Terrace
12'7" x 4'9" (3880 x 1515mm)



Ground Floor



**PLOT 132 (0), 133 (0), 135 (0),
136 (0), 137 (0)**

Living/Dining
16'1" x 11'3" (4906 x 3466mm)

Kitchen
9'6" x 7'8" (2944 x 2400mm)

Bedroom 1
16'7" x 9'0" (5114 x 2764mm)

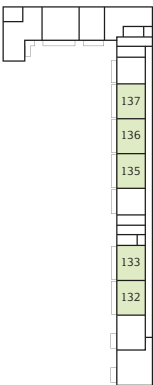
En suite
7'1" x 5'1" (2150 x 1550mm)

Bedroom 2
11'7" x 9'3" (3580 x 2848mm)

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

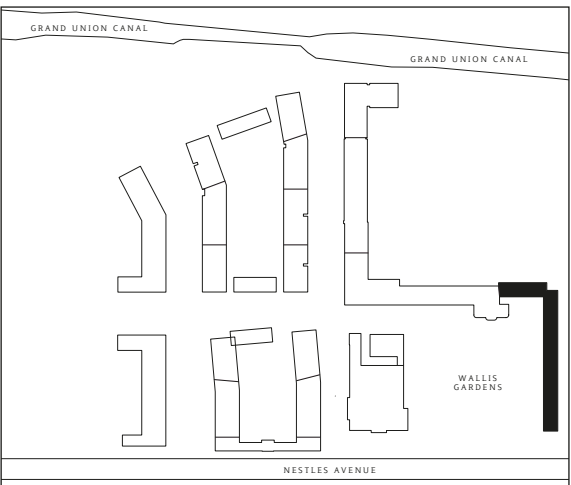
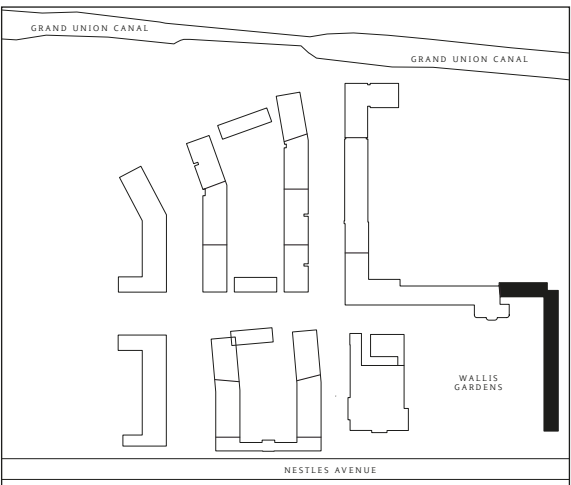
TOTAL AREA
741.6 sq ft (68.9 sq m)

Terrace
30'5" x 3'5" (9324 x 1090mm)



Ground Floor

Thornton Apartments
2 bedroom
apartment



Level 1 Level 2 Level 3

PLOT 140 (1), 149 (2), 158 (3)

Living/Dining
16'5" x 11'2" (5055 x 3414mm)

Kitchen
9'6" x 7'8" (2942 x 2400mm)

Bedroom 1
15'3" x 9'2" (4674 x 2814mm)

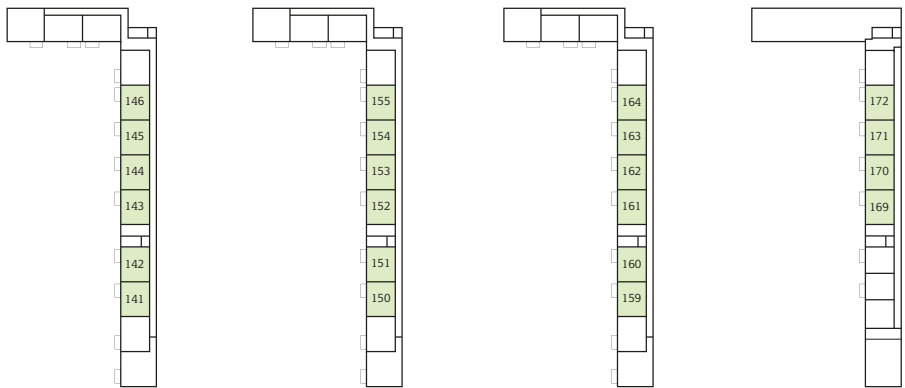
En suite
7'1" x 5'1" (2150 x 1550mm)

Bedroom 2
12'2" x 9'3" (3729 x 2850mm)

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

TOTAL AREA
745.4 sq ft (69.3 sq m)

Balcony
12'7" x 4'9" (3880 x 1515mm)



Level 1 Level 2 Level 3 Level 4

PLOT 141 (1), 142 (1), 143 (1), 144 (1), 145 (1), 146 (1), 150 (2), 151 (2), 152 (2), 153 (2), 154 (2), 155 (2), 159 (3), 160 (3), 161 (3), 162 (3), 163 (3), 164 (3), 169 (4), 170 (4), 171 (4), 172 (4)

Living/Dining
16'5" x 11'3" (5055 x 3466mm)

Kitchen
9'6" x 7'8" (2944 x 2400mm)

Bedroom 1
17'2" x 9'0" (5263 x 2764mm)

En suite
7'1" x 5'1" (2150 x 1550mm)

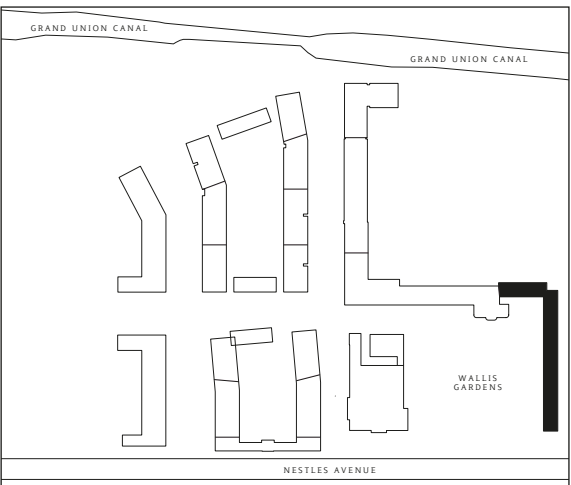
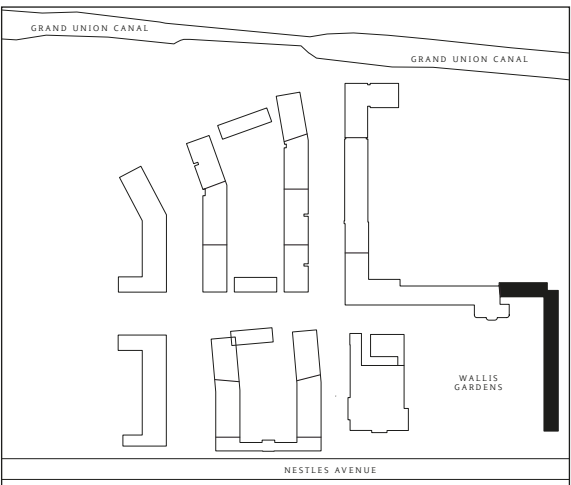
Bedroom 2
12'2" x 9'3" (3729 x 2848mm)

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

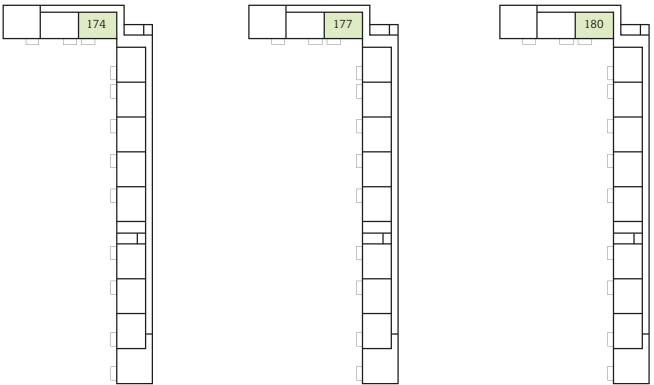
TOTAL AREA
757.0 sq ft (70.3 sq m)

Balcony
12'7" x 4'9" (3880 x 1515mm)

Thornton Apartments
2 bedroom
apartment

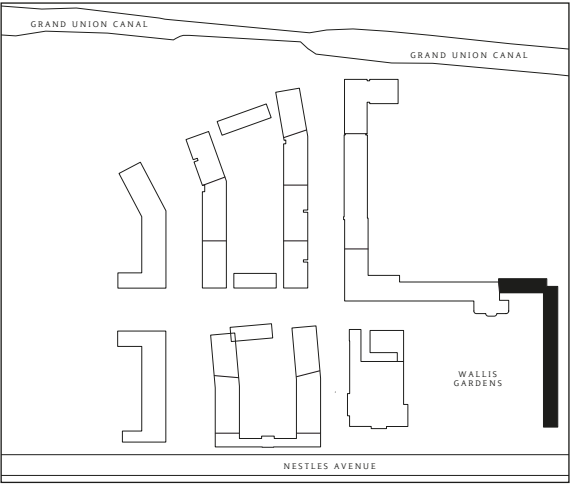
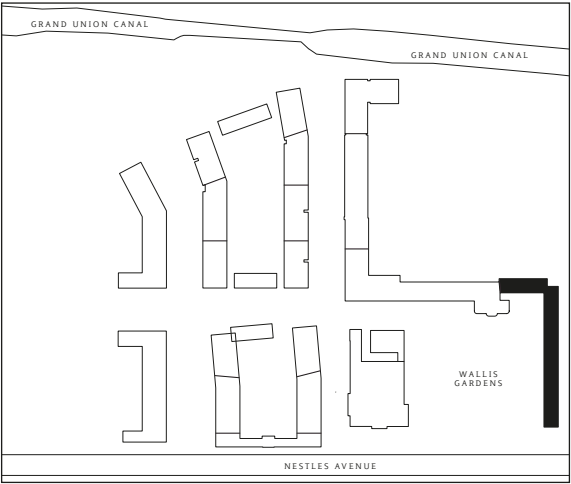


PLOT 147 (1), 156 (2), 165 (3), 173 (4)
Living/Dining 16'5" x 11'3" (5055 x 3466mm)
Kitchen 9'6" x 7'8" (2944 x 2400mm)
Bedroom 1 17'2" x 9'0" (5263 x 2764mm)
En suite 7'1" x 5'1" (2150 x 1550mm)
Bedroom 2 12'2" x 9'3" (3729 x 2848mm)
Bathroom 7'1" x 6'9" (2150 x 2050mm)
TOTAL AREA 757.0 sq ft (70.3 sq m)
Balcony 12'7" x 4'9" (3880 x 1515mm)



PLOT 174 (1), 177 (2), 180 (3)
Living/Dining 16'4" x 12'5" (5019 x 3814mm)
Kitchen 12'5" x 5'9" (3814 x 1800mm)
Bedroom 1 15'1" x 9'0" (4627 x 2750mm)
En suite 7'1" x 5'1" (2150 x 1550mm)
Bedroom 2 11'4" x 9'9" (3479 x 3021mm)
Bathroom 7'1" x 6'9" (2150 x 2050mm)
TOTAL AREA 767.4 sq ft (71.3 sq m)
Balcony 12'7" x 4'9" (3880 x 1515mm)

Thornton Apartments
2 bedroom
apartment



PLOT 175 (1), 178 (2), 181 (3)

Living/Dining
16'4" x 12'5" (5019 x 3814mm)

Kitchen
12'5" x 5'9" (3814 x 1800mm)

Bedroom 1
13'1" x 10'9" (4008 x 3330mm)

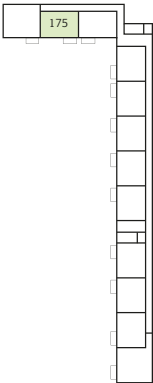
En suite
7'1" x 5'1" (2150 x 1550mm)

Bedroom 2
11'1" x 9'4" (3387 x 2884mm)

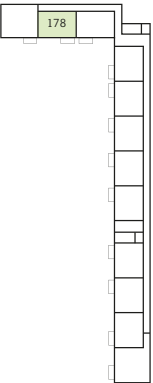
Bathroom
7'1" x 6'9" (2150 x 2050mm)

TOTAL AREA
756.8 sq ft (70.3 sq m)

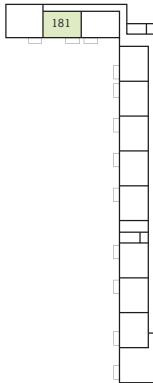
Balcony
12'7" x 4'9" (3880 x 1515mm)



Level 1



Level 2



Level 3



PLOT 176 (1), 179 (2), 182 (3)

Living/Dining
18'0" x 13'7" (5493 x 4198mm)

Kitchen
9'8" x 5'9" (2998 x 1800mm)

Bedroom 1
21'3" x 9'0" (6519 x 2750mm)

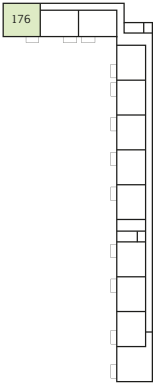
En suite
7'1" x 5'1" (2150 x 1550mm)

Bedroom 2
14'0" x 9'0" (4278 x 2750mm)

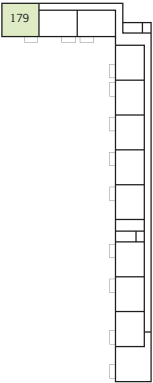
Bathroom
7'1" x 6'9" (2150 x 2050mm)

TOTAL AREA
946.6 sq ft (87.9 sq m)

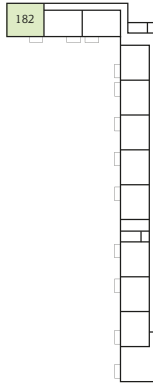
Balcony
11'4" x 4'9" (3500 x 1515mm)



Level 1

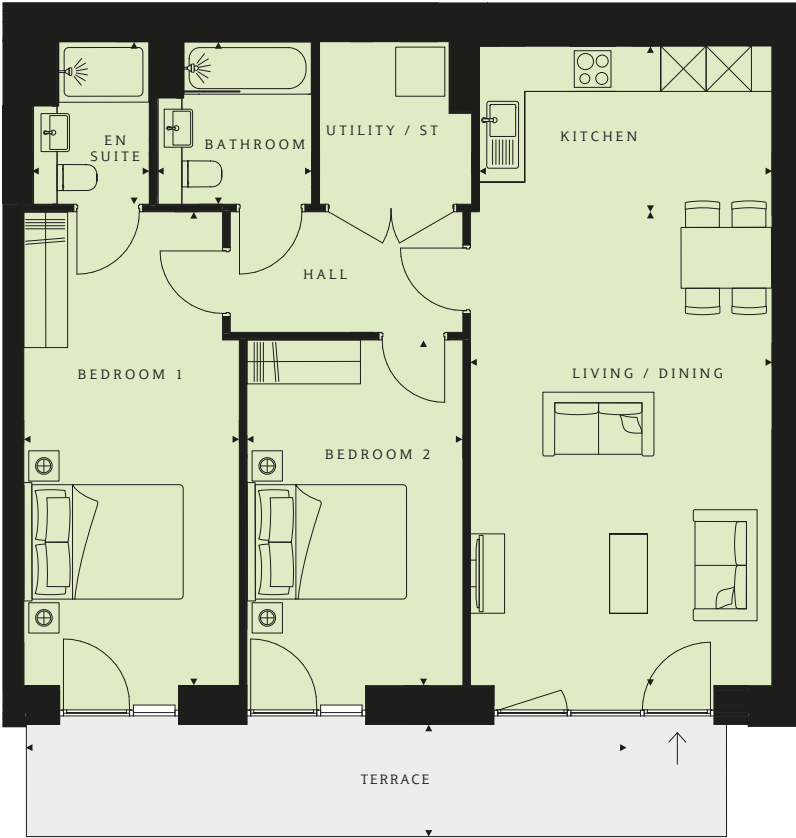
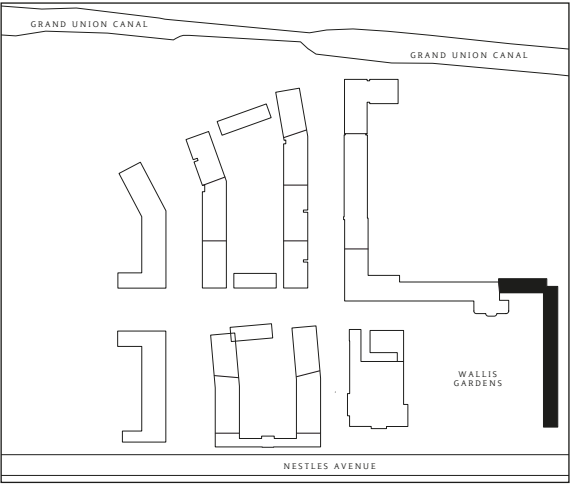
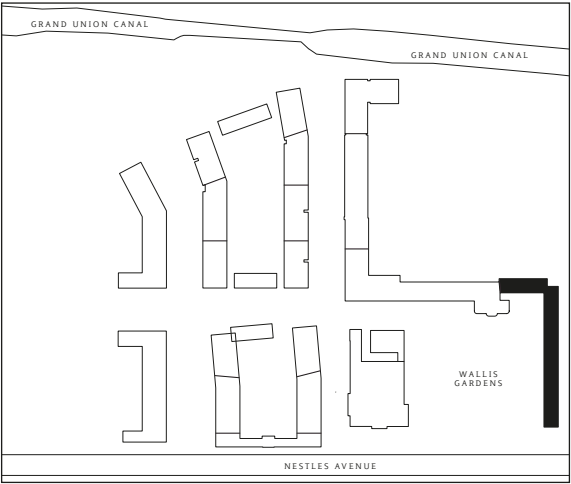


Level 2



Level 3

Thornton Apartments
2 bedroom
apartment



PLOT 184 (0)

Living/Dining
20'5" x 13'0" (6269 x 3990mm)

Kitchen
12'7" x 7'1" (3874 x 2192mm)

Bedroom 1
20'5" x 9'2" (6269 x 2850mm)

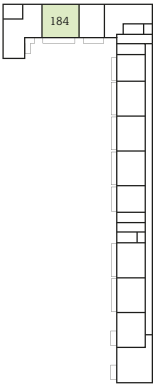
En suite
7'1" x 5'1" (2150 x 1550mm)

Bedroom 2
15'0" x 9'3" (4574 x 2857mm)

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

TOTAL AREA
924.8 sq ft (85.9 sq m)

Terrace
26'0" x 5'0" (7950 x 1500mm)



Ground Floor



PLOT 185 (0)

Living/Dining
21'8" x 15'8" (6661 x 4838mm)

Kitchen
15'8" x 5'9" (4838 x 1800mm)

Bedroom 1
11'7" x 11'1" (3590 x 3387mm)

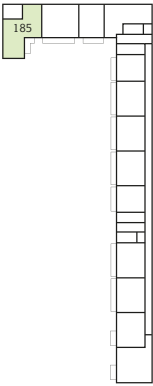
En suite
7'1" x 5'1" (2150 x 1550mm)

Bedroom 2
12'7" x 10'6" (3880 x 3237mm)

Bathroom
7'1" x 6'8" (2150 x 2036mm)

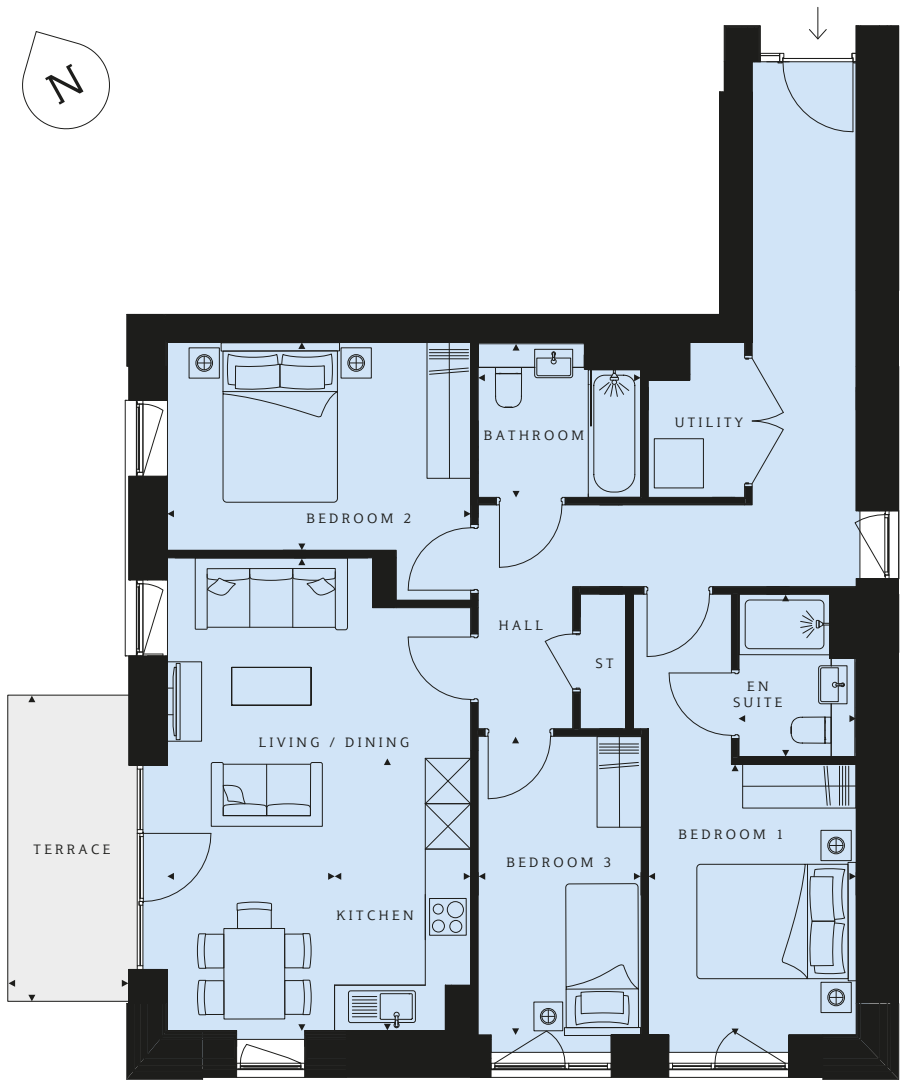
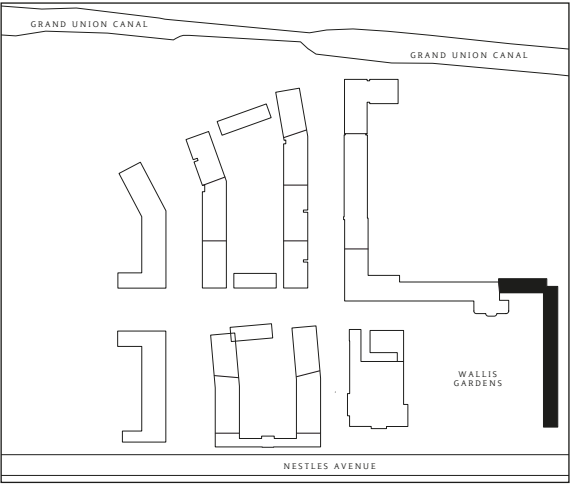
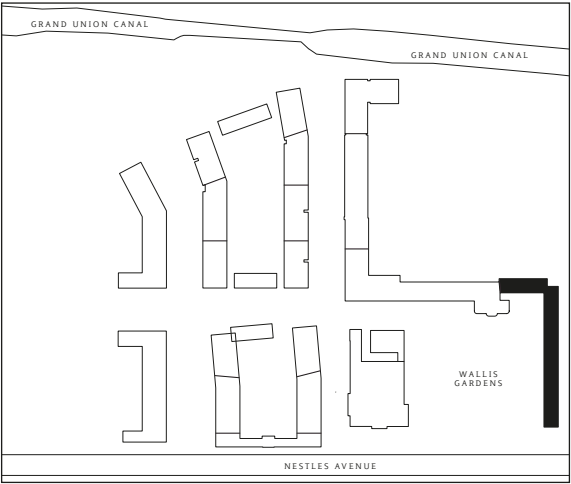
TOTAL AREA
1040.7 sq ft (96.7 sq m)

Terrace
14'3" x 7'1" (4360 x 2180mm)



Ground Floor

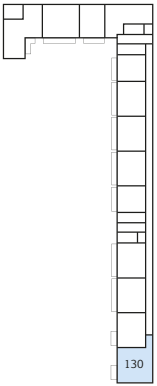
Thornton Apartments
3 bedroom
apartment



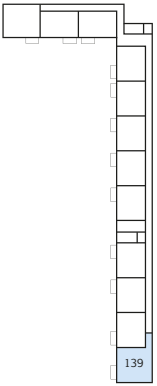
PLOT 130 (0)
Living/Dining 20'5" x 7'2" (6253 x 2210mm)
Kitchen 11'8" x 5'9" (3600 x 1800mm)
Bedroom 1 11'7" x 9'0" (3580 x 2750mm)
En suite 7'1" x 5'1" (2150 x 1550mm)
Bedroom 2 13'1" x 9'0" (4010 x 2750mm)
Bedroom 3 12'9" x 7'0" (3950 x 2154mm)
Bathroom 7'1 x 6'9" (2150 x 2050mm)
TOTAL AREA 979.6 sq ft (91.0 sq m)
Terrace 13'2" x 5'2" (4050 x 1600mm)



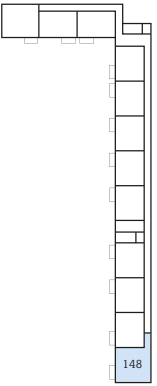
PLOT 139 (1), 148 (2), 157 (3)
Living/Dining 21'2" x 7'8" (6485 x 2389mm)
Kitchen 11'8" x 5'9" (3600 x 1800mm)
Bedroom 1 11'8" x 9'4" (3600 x 2871mm)
En suite 7'1" x 5'1" (2150 x 1550mm)
Bedroom 2 13'7" x 9'0" (4189 x 2750mm)
Bedroom 3 13'0" x 7'0" (3971 x 2150mm)
Bathroom 7'1" x 6'9" (2150 x 2050mm)
TOTAL AREA 1034.6 sq ft (96.1 sq m)
Balcony 12'7" x 4'9" (3880 x 1515mm)



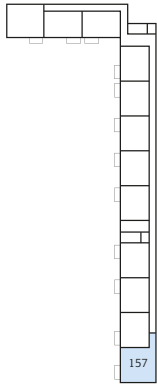
Ground Floor



Level 1



Level 2



Level 3

Specification

Kitchen	General
Individually designed handleless kitchens with soft close doors and drawers	Video door entry
Matching worktops and upstands	BT TV/Sky+/FM connectivity in living area
Stainless steel bowl sink and chrome tap	Fibre broadband connectivity
Fully integrated appliances including combi oven, hood, ceramic hob, dishwasher and fridge/freezer	Pendant lighting in hallway, living area and bedrooms
Spotlight lighting	Flooring finishes available at an additional cost – please speak to a Sales Adviser for more information
	Bedrooms
Bathroom	TV connectivity
White hand wash basin	
Toilet with soft close pan	Communal areas and facilities
White bath with bath screen	Lifts to all floors
White freestanding shower tray (where applicable)	Entrance foyer within each block
White heated towel rail	Car parking*
Ceramic wall tiles	
Ceramic floor tiles	
Shaver socket	
Spotlight lighting	
En suite	
White hand wash basin	
Toilet with soft close pan	
White bath with bath screen (where applicable)	
White freestanding shower tray (where applicable)	
White heated towel rail	
Ceramic wall tiles	
Ceramic floor tiles	
Shaver socket	
Spotlight lighting	



* Car parking will be available for selected homes at an additional cost

CGIs are indicative and for illustrative purposes only. Includes optional upgrades available at additional cost.

Why Barratt London?

Barratt London’s vision
Since the construction of our first London development in 1982, our goal has been to provide high-quality homes for all Londoners by focusing on excellence in design, construction and customer service. The supply of new housing is essential to the continued growth of London as a major global city and Barratt London is proud to be contributing to this with the delivery of 1,500 new homes each year.

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

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

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

* “we” are the only major national house builder to be awarded this key industry award. “we” refers to the Barratt Developments PLC group brands.



Harrow Square HA1



Aldgate Place E1



Camden Courtyards NW1



Nine Elms Point SW6



Hendon Waterside NW8

The Consumer Code

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

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

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

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

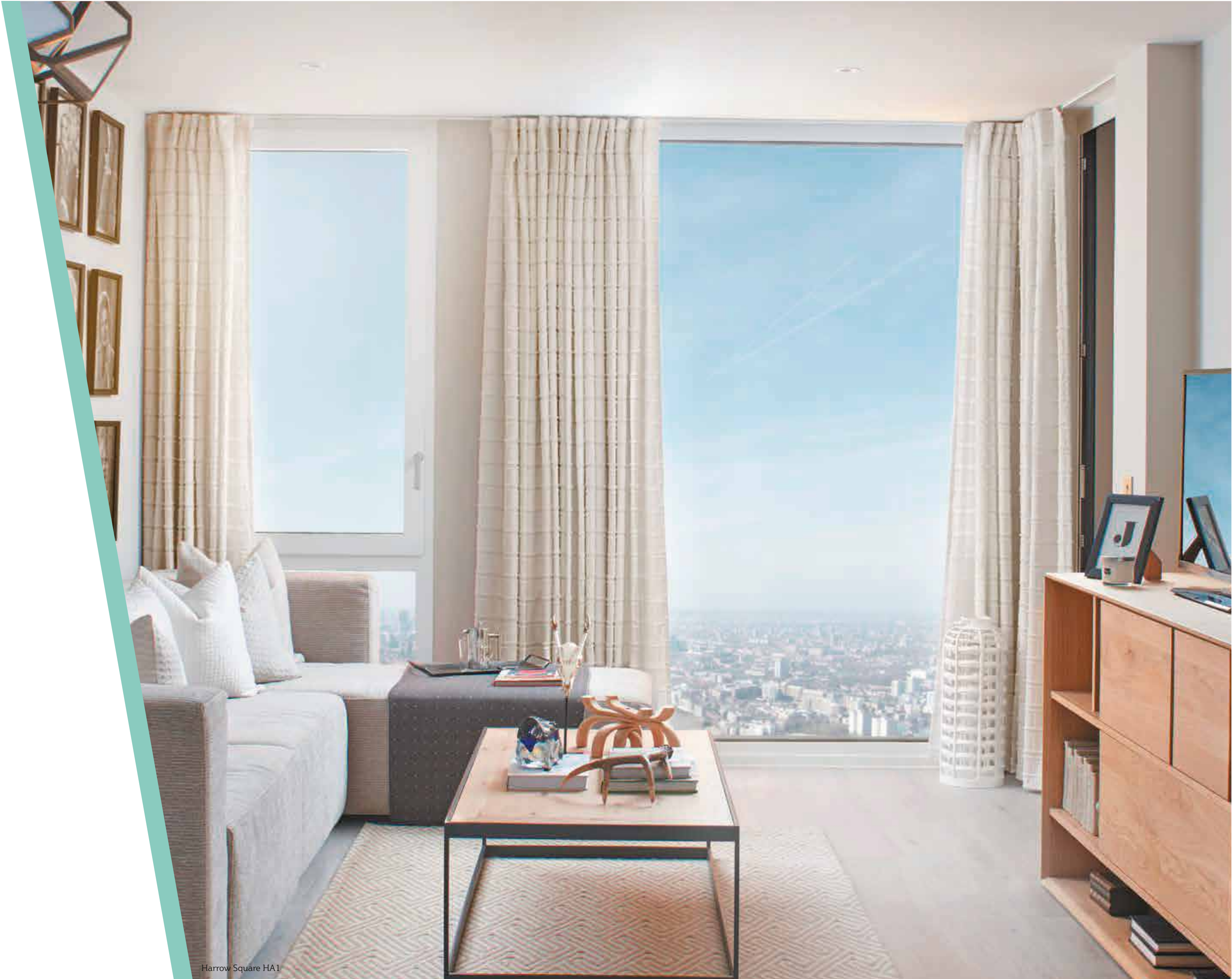
The Code reinforces best practice among home builders to encourage a consistently high level of information and customer service. It builds on successful efforts already made by the industry to improve consumer satisfaction in recent years.

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

As a 5 Star Housebuilder, we are committed to the Consumer Code for Home Builders. For more information on the Consumer Code for Home Builders, please visit <http://www.consumercode.co.uk/>

**CONSUMER
CODE FOR
HOME BUILDERS**

www.consumercode.co.uk



Harrow Square HA1

FIND YOUR PIECE OF LONDON

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. Floor plans are intended to give a general indication of the proposed floor layout only. The dimensions are accurate to within + or - 50mm. Dimensions should not be used for carpet or flooring sizes, appliance spaces or items of furniture. Please ask our Sales Adviser for details of the treatments specified for individual plots. 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, Hayes Village 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 May 2019. 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.

