



**EASTMAN  
VILLAGE**  
HARROW



PENROSE APARTMENTS

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A VIBRANT NEW RESIDENTIAL QUARTER

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BARRATT  
— LONDON —

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WELCOME TO  
EASTMAN VILLAGE

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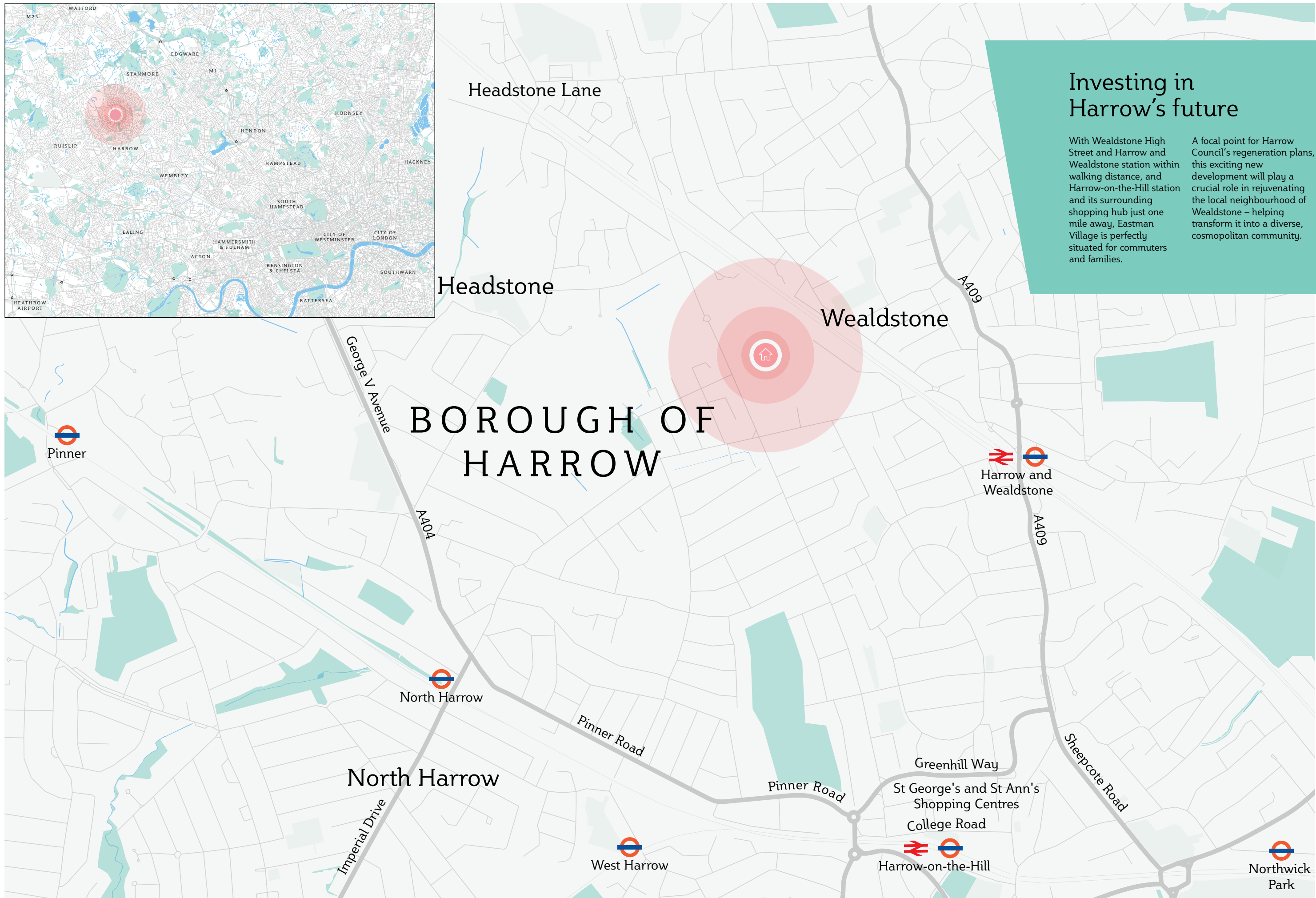
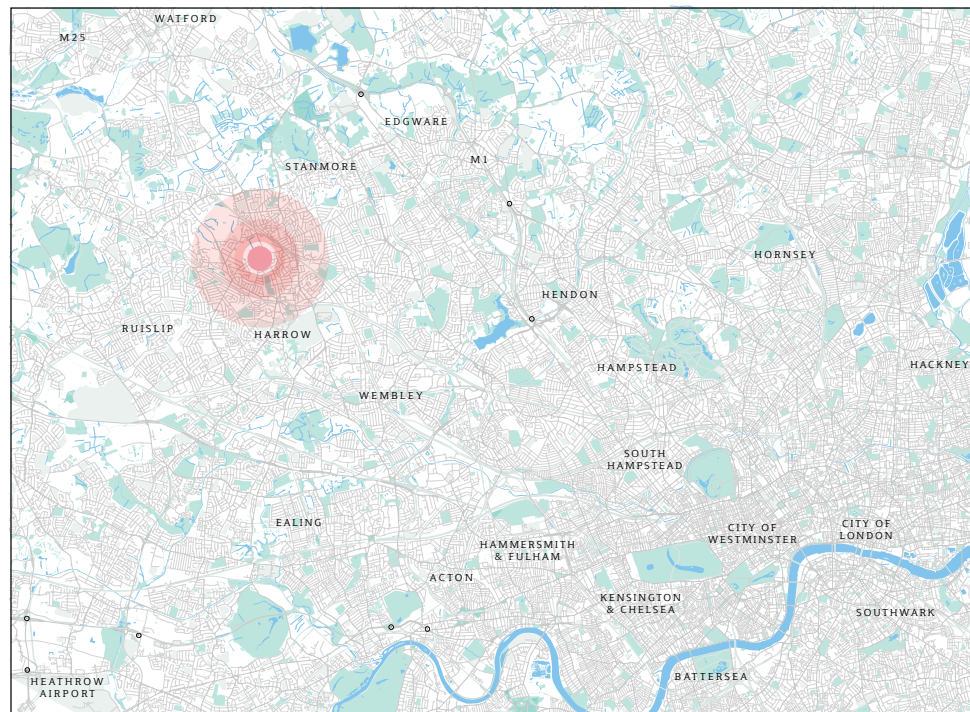
## Homes in the heart of Harrow

Surrounded by excellent transport connections and steeped in local history, Eastman Village is an exciting new residential quarter conveniently located in the heart of Harrow. Home to the Kodak factory for 125 years, Eastman Village is set to revitalise this landmark site and create a community of more than

1,000 new homes. The first phase of the development will provide 460 one, two and three-bedroom apartments and three and four-bedroom houses.

An idyllic location for young professionals and families alike, this is your chance to own both a piece of local history and a part of Harrow's future.





## Investing in Harrow's future

With Wealdstone High Street and Harrow and Wealdstone station within walking distance, and Harrow-on-the-Hill station and its surrounding shopping hub just one mile away, Eastman Village is perfectly situated for commuters and families.

A focal point for Harrow Council's regeneration plans, this exciting new development will play a crucial role in rejuvenating the local neighbourhood of Wealdstone – helping transform it into a diverse, cosmopolitan community.

BOROUGH OF  
HARROW







# Convenient connections to the city

Only 11 miles northwest of central London and surrounded by excellent transport links, commuting to the city and further afield from Eastman Village couldn't be easier. You'll find a bus to Harrow-on-the-Hill right on your doorstep, Harrow & Wealdstone station just a 10-minute walk away, and London airports under one hour's drive away.

## By bus

5 minutes to St George's Shopping Centre

6 minutes to St Ann's Shopping Centre

7 minutes to Harrow-on-the-Hill Overground and Tube

## On foot

10 minutes to Harrow & Wealdstone Overground and Tube

21 minutes to St George's Shopping Centre

23 minutes to St Ann's Shopping Centre

26 minutes to Harrow-on-the-Hill Overground and Tube

## To London airports

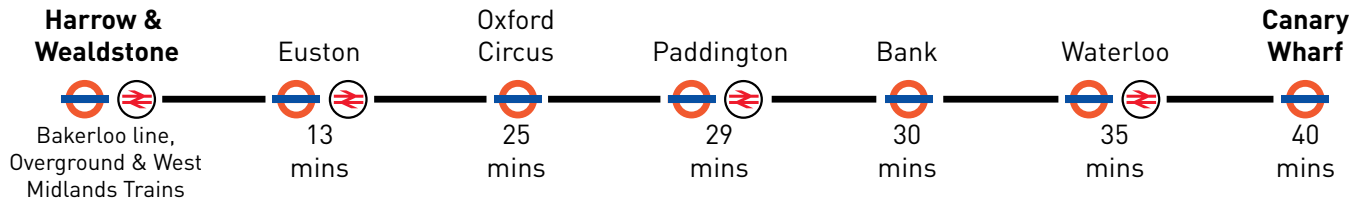
Heathrow  
50-minute drive or  
1 hour 10-minute Tube ride

Gatwick  
52-minute drive or  
1 hour 15-minute Train ride

Stansted  
1 hour 12-minute drive or  
1 hour 26-minute Tube ride

London City Airport  
1 hour 20-minute drive or  
1 hour 24-minute Tube ride

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





## Living is easy in Eastman Village

Working with Harrow Council to contribute to wider regeneration plans, Barratt London is helping transform the local neighbourhood of Wealdstone with high-quality housing and new communal facilities. Providing over 1,000 of the 5,000 new homes promised as part of the council's 'Heart of Harrow' regeneration scheme – as well as plenty of open green space for local residents and a number of commercial units – Eastman Village is sure to be a thriving and exciting location for you to call home.

The first phase of the development will provide 460 one, two, three and four-bedroom homes. Most homes will have a balcony or terrace, and parking will also be available for selected two, three and four-bedroom homes.

Building on the legacy of the 125-year-old Kodak site, an expansive public park and communal gardens will surround the new homes at Eastman Village, with a series of pedestrian routes connecting Harrow View Road to the new park – perfect for al fresco gatherings with friends and family.

With excellent links to central London and further afield, a range of amenities close by and plenty of green open space, a home at the heart of this exciting new development coming to Harrow could be yours.







## Airy interiors finished to perfection

Whether you choose a one, two or three-bedroom apartment or a three or four-bedroom house, 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 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 and floor tiling.

Most homes have their own private balcony or terrace, providing an outdoor extension of your living space that's ideal for soaking up the sun and the vibrant surroundings of Eastman Village.





## There's plenty to explore

Within minutes of Wealdstone High Street and Harrow and Wealdstone station, you'll be right in the centre of all the action living at Eastman Village, with buzzing high streets, open green space and easy transport access nearby. In just a 10-minute bus

ride or 20-minute walk to the commercial hub of Harrow, you'll find two shopping centres, a busy high street and over 300 metres of pedestrianised streets and roads to enjoy. Not to mention a wealth of parks, leisure facilities and entertainment hotspots for you to explore.





Headstone Manor & Museum



Harrow School



Bentley Priory Museum



## Convenience, connections and culture on your doorstep

With excellent transport links, two shopping centres, open green spaces, a busy high street and a range of great schools located

nearby, Eastman Village is in an idyllic location for both families and young professionals.

## Education

Harrow's reputation for outstanding education precedes it, with over 50 nurseries and primary schools and more than 20 secondary schools in the borough.

Harrow Primary School, Harrow High School and Harrow College are all within a 20-minute bus ride of Eastman Village.

The prestigious, independent Harrow School for boys is also under two miles away.

Other noteworthy local schools include St Anselm's Catholic Primary School, rated 'Outstanding' by Ofsted, and The John Lyon School, a leading independent boys' school.

## Local life

Love to shop? You'll find plenty of opportunities for some retail therapy close by, with both St Ann's and St George's shopping centres just a 4-minute drive away or a quick bus ride down the road. Alternatively, head to the boutique shops and artisan cafés of Harrow-on-the-Hill for a more village-like feel. If fitness is more your thing, there's a huge range of activities to try at Harrow

Leisure Centre, including a high climbing wall, swimming pool and gym with more than 160 stations. And when it comes to eating out, you'll be spoilt for choice with Wealdstone High Street's wide range of restaurants and cafés – including family-friendly Shobha's Rasoi and popular Meeting Palace – on your doorstep.

## Getting out and about

If you're looking for a fun day out for all the family, head to Headstone Manor and Museum – just a 10-minute walk away from Eastman Village. Set within historic grounds, Harrow Local History Museum celebrates 1,200 years of history in Harrow with plenty to do, see and learn. Alternatively, Roxbourne Park is just a 20-minute bus ride away – perfect for

walkers, families and nature enthusiasts alike, with football pitches, a children's play area, model steam railway and woodland walk situated within 26 hectares of open space. You can also find Northala Fields a 20-minute drive away: an award-winning, country-style park with several fishing lakes, four artificial hills and a large field area.





## Site plan

Eastman Village is being built on the site of the former Kodak factory in Wealdstone, Harrow. The development will eventually

comprise over 1,000 new homes set amongst plenty of landscaped, green open spaces. You'll also be conveniently

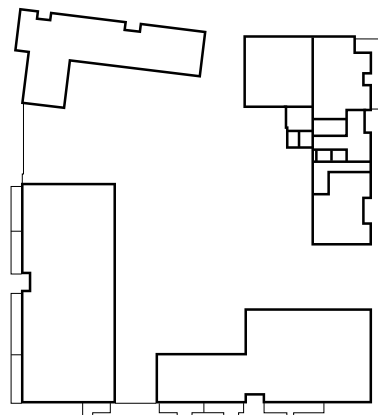
located a short walk from the amenities of Wealdstone High Street, which include shops, restaurants, cafés and banks.







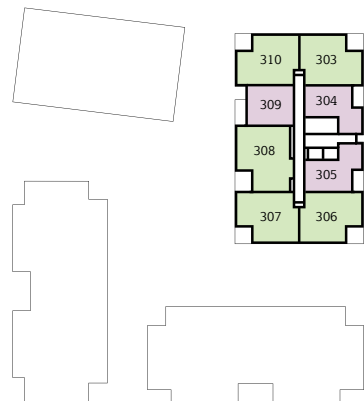
Ground Level



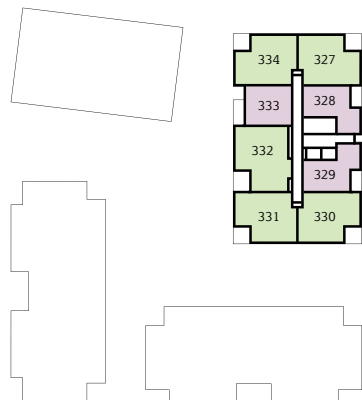
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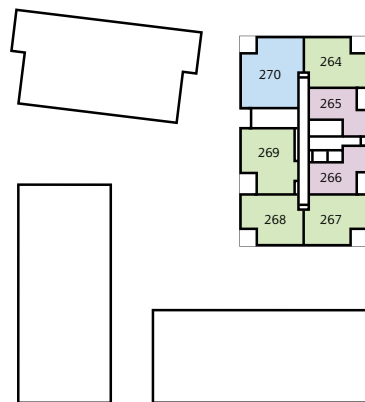
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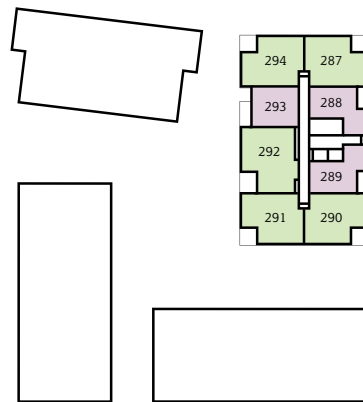
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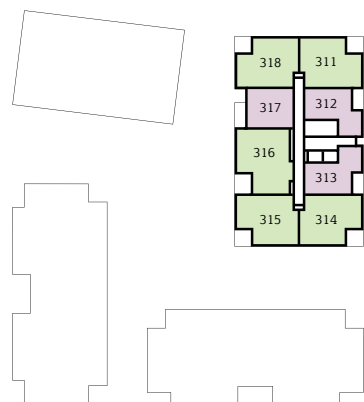
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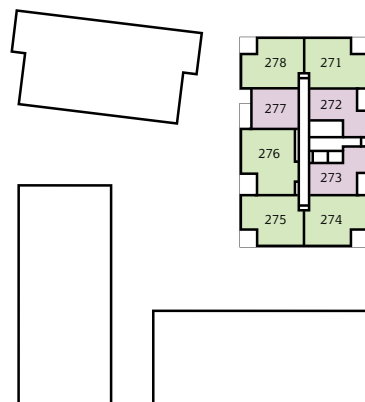
Level 4



Level 7



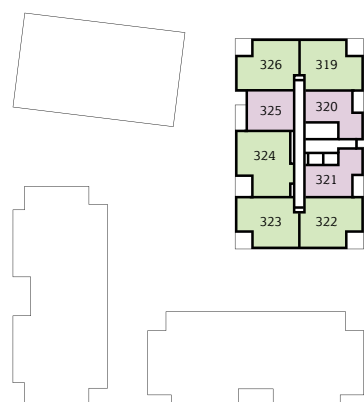
Level 2



Level 5



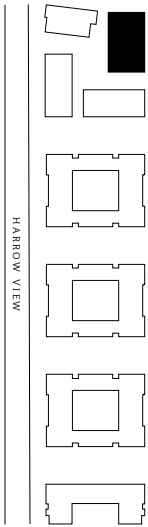
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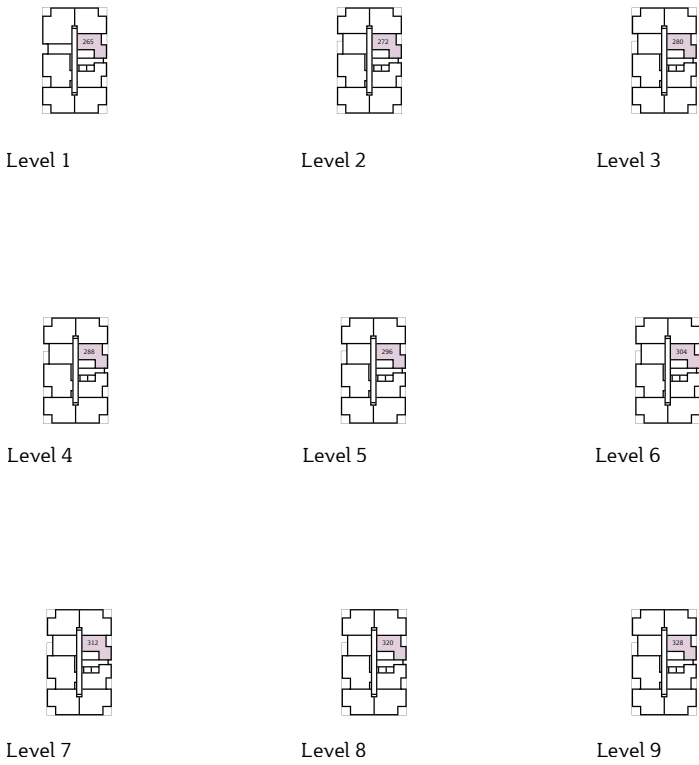
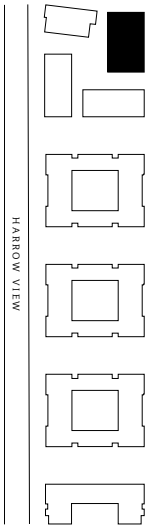
- One-bedroom apartments
- Two-bedroom apartments
- Three-bedroom apartments



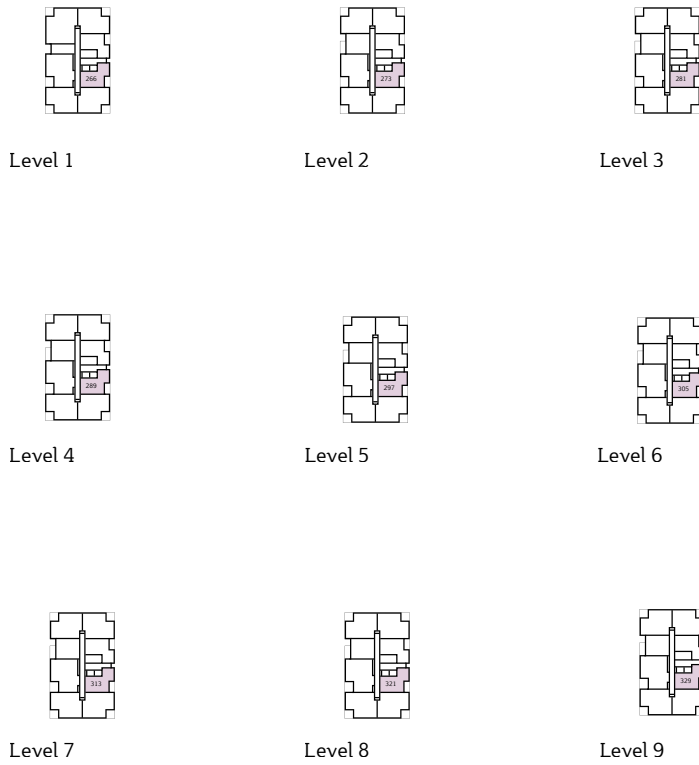
# Penrose Apartments 1 bedroom apartment



# Penrose Apartments 1 bedroom apartment



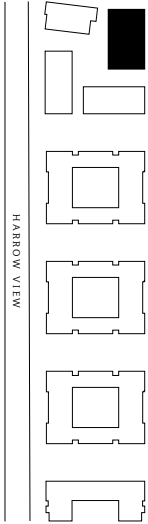
PLOTS 265 (1), 272 (2), 280 (3), 288 (4), 296 (5), 304 (6), 312 (7), 320 (8), 328 (9)
<b>Living/Dining</b> 12'2" x 11'0" (3721 x 3362mm)
<b>Kitchen</b> 10'3" x 6'11" (3136 x 2100mm)
<b>Bedroom</b> 13'0" x 11'10" (3969 x 3596mm)
<b>Bathroom</b> 7'3" x 6'7" (2200 x 2000mm)
<b>TOTAL AREA</b> 538.6 sq ft (50 sq m)
<b>Terrace</b> 10'9" x 5'0" (3273 x 1529mm)



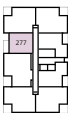
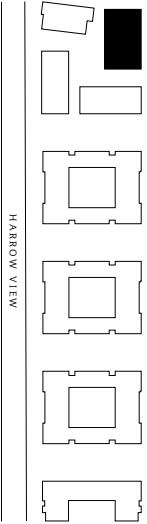
PLOTS 266 (1), 273 (2), 281 (3), 289 (4), 297 (5), 305 (6), 313 (7), 321 (8), 329 (9)
<b>Living/Dining</b> 12'2" x 11'0" (3721 x 3362mm)
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Penrose Apartments  
1 bedroom  
apartment



Penrose Apartments  
2 bedroom  
apartment



Level 2



Level 3



Level 4



Level 5



Level 6



Level 7



Level 8



Level 9

PLOTS 277 (2), 285 (3), 293 (4),  
301 (5), 309 (6), 317 (7),  
325 (8), 333 (9)

Living/Dining  
17'8" x 11'2" (5374 x 3400mm)

Kitchen  
7'10" x 7'7" (2400 x 2300mm)

Bedroom  
13'6" x 10'1" (4124 x 3070mm)

Bathroom  
7'3" x 6'7" (2200 x 2000mm)

TOTAL AREA  
542.7 sq ft (50.4 sq m)

Balcony  
12'9" x 5'0" (3888 x 1525mm)



Level 1



Level 2



Level 3



Level 4



Level 5



Level 6



Level 7



Level 8



Level 9

PLOTS 264 (1), 271 (2), 279 (3),  
287 (4), 295 (5), 303 (6),  
311 (7), 319 (8), 327 (9)

Living/Dining  
16'11" x 12'11" (5151 x 3949mm)

Kitchen  
8'10" x 8'0" (2701 x 2451mm)

Bedroom 1  
11'2" x 9'1" (3394 x 2768mm)

En suite  
6'7" x 5'1" (2000 x 1550mm)

Bedroom 2  
11'3" x 11'2" (3430 x 3405mm)

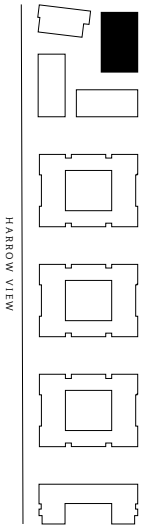
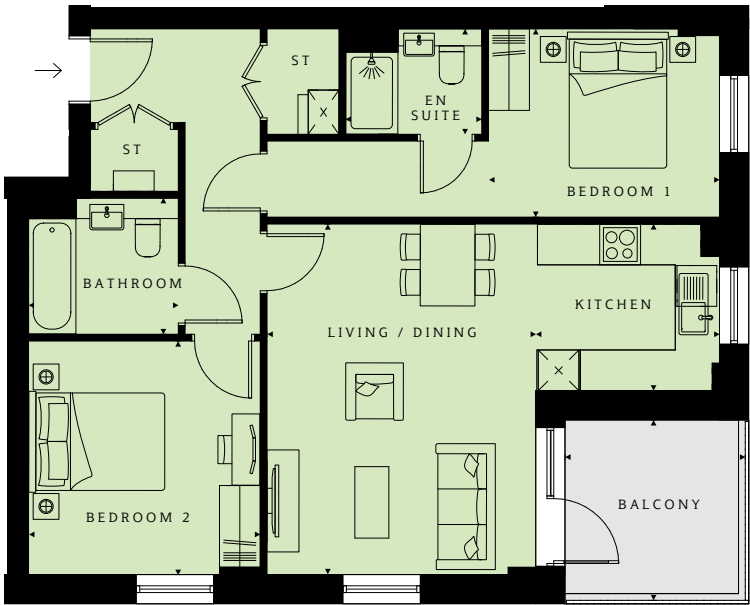
Bathroom  
7'3" x 6'7" (2200 x 2000mm)

TOTAL AREA  
773.7 sq ft (71.9 sq m)

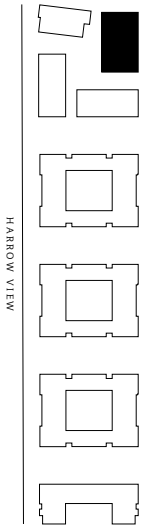
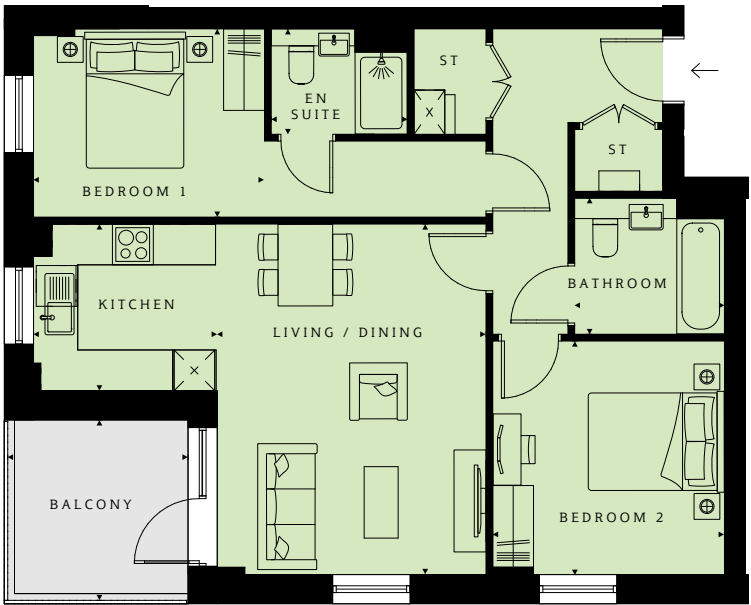
Balcony  
8'8" x 8'8" (2650 x 2650mm)



Penrose Apartments  
2 bedroom  
apartment



Penrose Apartments  
2 bedroom  
apartment



Level 1



Level 2



Level 3

**PLOTS 267 (1), 274 (2), 282 (3), 290 (4), 298 (5), 306 (6), 314 (7), 322 (8), 330 (9)**

**Living/Dining**  
16'11" x 12'11" (5151 x 3949mm)

**Kitchen**  
8'10" x 8'0" (2701 x 2451mm)

**Bedroom 1**  
11'2" x 9'1" (3394 x 2768mm)

**En suite**  
6'7" x 5'1" (2000 x 1550mm)

**Bedroom 2**  
11'3" x 11'2" (3430 x 3405mm)

**Bathroom**  
7'3" x 6'7" (2200 x 2000mm)

**TOTAL AREA**  
773.7 sq ft (71.9 sq m)

**Balcony**  
8'8" x 8'8" (2650 x 2650mm)



Level 4



Level 5



Level 6



Level 7



Level 8



Level 9



Level 1



Level 2



Level 3

**PLOTS 268 (1), 275 (2), 283 (3), 291 (4), 299 (5), 307 (6), 315 (7), 323 (8), 331 (9)**

**Living/Dining**  
16'11" x 12'11" (5151 x 3949mm)

**Kitchen**  
8'10" x 8'0" (2701 x 2451mm)

**Bedroom 1**  
11'2" x 9'1" (3394 x 2768mm)

**En suite**  
6'7" x 5'1" (2000 x 1550mm)

**Bedroom 2**  
11'3" x 11'2" (3430 x 3405mm)

**Bathroom**  
7'3" x 6'7" (2200 x 2000mm)

**TOTAL AREA**  
773.7 sq ft (71.9 sq m)

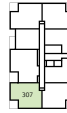
**Balcony**  
8'8" x 8'8" (2650 x 2650mm)



Level 4



Level 5



Level 6



Level 7



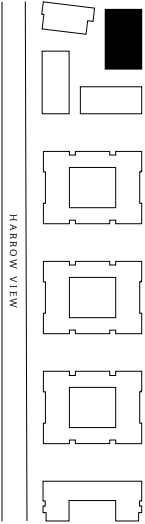
Level 8



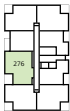
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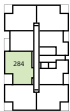
Penrose Apartments  
2 bedroom  
apartment



Level 1



Level 2



Level 3



Level 4



Level 5



Level 6



Level 7



Level 8



Level 9

PLOTS 269 (1), 276 (2), 284 (3),  
292 (4), 300 (5), 308 (6), 316 (7),  
324 (8), 332 (9)

**Living/Dining**  
20'1" x 12'1" (6109 x 3678mm)

**Kitchen**  
8'10" x 8'3" (2700 x 2520mm)

**Bedroom 1**  
13'5" x 11'10" (4079 x 3609mm)

**En suite**  
7'3" x 5'9" (2200 x 1750mm)

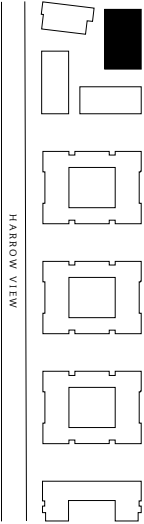
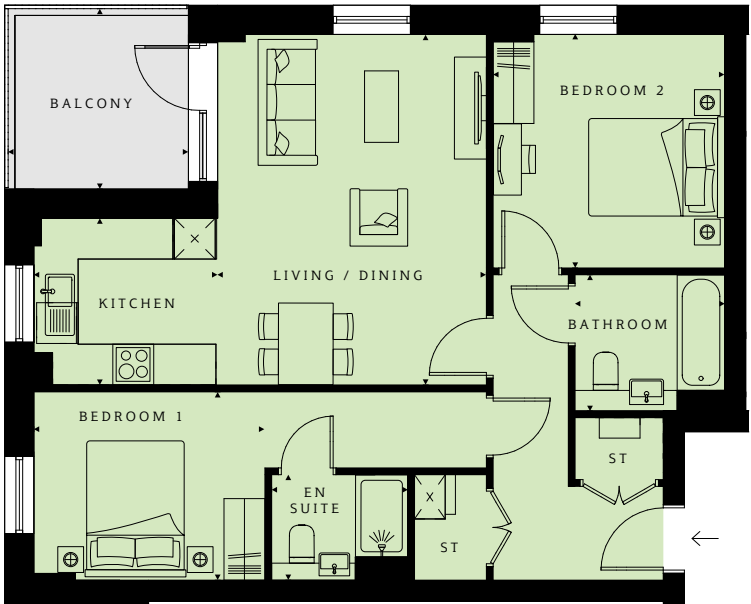
**Bedroom 2**  
14'0" x 10'7" (4279 x 3217mm)

**Bathroom**  
9'0" x 8'3" (2750 x 2520mm)

**TOTAL AREA**  
905.7 sq ft (84.1 sq m)

**Terrace**  
10'4" x 8'8" (3150 x 2650mm)

Penrose Apartments  
2 bedroom  
apartment



Level 2



Level 3



Level 4



Level 5



Level 6



Level 7



Level 8



Level 9

PLOTS 278 (2), 286 (3), 294 (4),  
302 (5), 310 (6), 318 (7),  
326 (8), 334 (9)

**Living/Dining**  
16'11" x 12'11" (5151 x 3949mm)

**Kitchen**  
8'10" x 8'0" (2701 x 2451mm)

**Bedroom 1**  
11'2" x 9'1" (3394 x 2768mm)

**En suite**  
6'7" x 5'1" (2000 x 1550mm)

**Bedroom 2**  
11'3" x 11'2" (3430 x 3405mm)

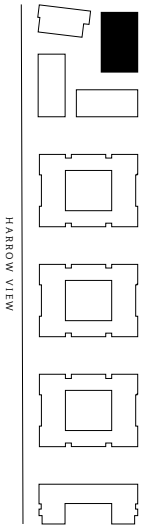
**Bathroom**  
7'3" x 6'7" (2200 x 2000mm)

**TOTAL AREA**  
773.7 sq ft (71.9 sq m)

**Balcony**  
8'8" x 8'8" (2650 x 2650mm)



Penrose Apartments  
3 bedroom  
apartment



PLOT 270 (1)

**Living/Dining**  
18'4" x 13'11" (5591 x 4254mm)

**Kitchen**  
9'6" x 8'10" (2891 x 2700mm)

**Bedroom 1**  
15'9" x 9'10" (4799 x 3003mm)

**En suite**  
9'10" x 5'5" (3003 x 1640mm)

**Bedroom 2**  
14'0" x 10'2" (4273 x 3100mm)

**Bedroom 3**  
10'10" x 8'6" (3304 x 2600mm)

**Bathroom**  
9'2" x 8'6" (2803 x 2600mm)

**TOTAL AREA**  
1109.7 sq ft (103.1 sq m)

**Private Garden**  
12'8" x 7'7" (3867 x 2305mm)

**Balcony**  
8'8" x 8'8" (2650 x 2650mm)

270



Level 1





# Specification

## Kitchen

Individually designed handleless kitchens with soft-close doors and drawers

Matching worktops and full-height upstands

Stainless steel bowl sink and chrome tap

Fully integrated appliances including combi oven, hood, ceramic hob, dishwasher and fridge/freezer

Spotlight lighting

## Bathroom

White hand wash basin

Toilet with soft-close pan

White bath with shower screen

Wall-mounted shower over bath

White heated towel rail

Ceramic wall tiles

Ceramic floor tiles

Shaver socket

Spotlight lighting

## En suite

White hand wash basin

Toilet with soft-close pan

White freestanding shower tray

White heated towel rail

Ceramic wall tiles

Ceramic floor tiles

Shaver socket

Spotlight lighting

## General

Underfloor heating throughout

Video door entry

BT TV/Sky+/FM connectivity in living area

Fibre broadband connectivity

Pendant lighting in hallway, living area and bedrooms

Pergo engineered laminate flooring to hallway, kitchen and living/dining areas

Carpet to the bedrooms

## Communal areas and facilities

Lifts to all floors

Entrance foyer within each block

Car parking\*



\* Car parking will be available for selected two and three-bedroom homes at an additional cost

Images may contain upgrades available at an 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 we are one of the UK’s largest housebuilders and are fully committed to delivering a superior service for our customers and have been awarded the maximum five-star rating for customer satisfaction by the Home Builders Federation every year since 2010\*. For our customers, this means that when you buy a Barratt London home, you can be confident you are buying a home of quality and receiving the very best in customer service.

\*We are the only major national housebuilder to be awarded this award 11 years running. “we” refers to the Barratt Developments PLC group brands including Barratt London, Barratt Homes and David Wilson Homes.

## Real peace of mind

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

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



Harrow Square HA1



Aldgate Place E1



Camden Courtyards NW1



Nine Elms Point SW8



Hendon Waterside NW9



# The Consumer Code

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

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

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

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

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

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

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



Harrow Square HA1



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## FIND YOUR PIECE OF LONDON

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+44 (0)333 355 8497  
SEARCH EASTMAN VILLAGE

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, Eastman 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 September 2020. 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-B1 customers and mobile phone users should contact their service providers for information about the cost of calls.



