



**WESTERN
CIRCUS**
ACTON W3



VARGAS APARTMENTS

A COSMOPOLITAN CORNER OF WEST LONDON

BARRATT
— LONDON —

WESTERN CIRCUS
ACTON



Welcome to Western Circus

Introducing Western Circus – a development of 364 one, two and three-bedroom apartments coming to Acton. Close to both green spaces and the hustle and bustle of central London, Western Circus is an exciting development boasting communal gardens and convenient amenities on your doorstep.

If you're looking to cut down your commute, the development offers excellent transport links to central London. An incredible opportunity for first-time buyers and investors alike, you won't want to miss out on what Western Circus has to offer.



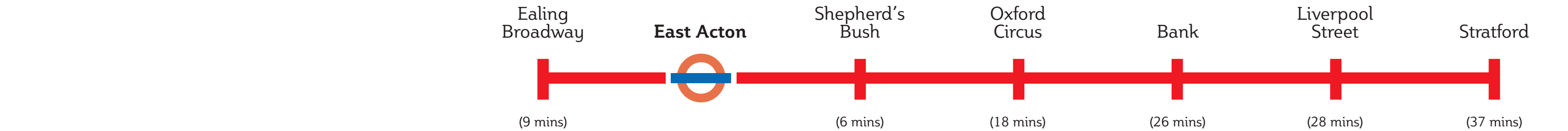
Better connected than ever before

Bordering Ealing, Chiswick and Shepherd's Bush, Acton is a buzzing, cosmopolitan corner of west London – meaning you'll always be close to the action at Western Circus. East Acton Underground is just a five-minute walk from the development, connecting you to central London in under half an hour.

With East Acton, Acton Central station and Acton Mainline station all just a short walk from Western Circus, getting around couldn't be easier. The Crossrail extension is set to further boost Western Circus' already excellent transport options, cutting the journey time from Acton Mainline station to Bond Street to only nine minutes. If you're venturing further afield, with the A40 so close by, you can reach the M25 in under half an hour.

On foot	By bus	By Tube	London Airports (via public transport)
5-minute walk to East Acton Underground (Central Line)	12 minutes to Westfield	13 minutes to Holland Park	51 minutes to Heathrow Airport
7-minute walk to Acton Park	18 minutes to Chiswick High Street	16 minutes to Hyde Park	57 minutes to London City Airport
10-minute walk to Virgin Active gym	22 minutes to Portobello Road	32 minutes to Euston station	1 hour 4 minutes to Gatwick Airport
15-minute walk to Churchfield Road cafés & shops	26 minutes to Regent Street	34 minutes to Waterloo station	
16-minute walk to Acton Central station (Overground)			

Travel times are approximate. Source: google.com/maps



A vibrant new development

The apartments at Western Circus have been thoughtfully designed to maximise the views of London; so upper-level residents can enjoy far-reaching cityscapes from their private balcony. The landscaped gardens in the centre of the development offer a calm space to unwind and socialise, and if you need to top up your fridge, there's a Lidl supermarket right underneath the development.

Over 500 cycle spaces will be available for residents and the development will also benefit from a Car Club scheme – whether you're running errands, escaping from London for the weekend, or just need some

time on the open road, you can hire a car that'll live in the development by the hour or the day.

Western Circus has been designed with sustainability in mind. Initiatives throughout the development will contribute towards reducing both CO₂ emissions and day-to-day living costs. Solar panels on the tallest buildings will generate cleaner energy for the communal areas, while a centralised Combined Heat and Power facility will provide residents with an efficient supply of electricity and heat. All homes have also been designed in accordance with Lifetime Homes guidelines, ensuring ease of use and adaptability for all stages of life.





Light, bright and beautifully finished

Our homes are thoughtfully designed and built to the highest quality. So, whether you choose a one, two or three-bedroom apartment, you'll enjoy a bright, spacious home that's easy to live in and easy to love.

Contemporary bathrooms and en suites come complete with stylish white fittings and are finished with attractive ceramic wall tiling.

All of our homes benefit from a private balcony, terrace or winter garden, providing an outdoor extension of your living space, allowing you to soak up the sunshine.

Floor-to-ceiling windows allow natural light to flood into the open-plan living areas while kitchens are equipped with a full range of modern appliances including a fridge/freezer, hob and oven, making cooking and entertaining a pleasure.





Exploring Acton

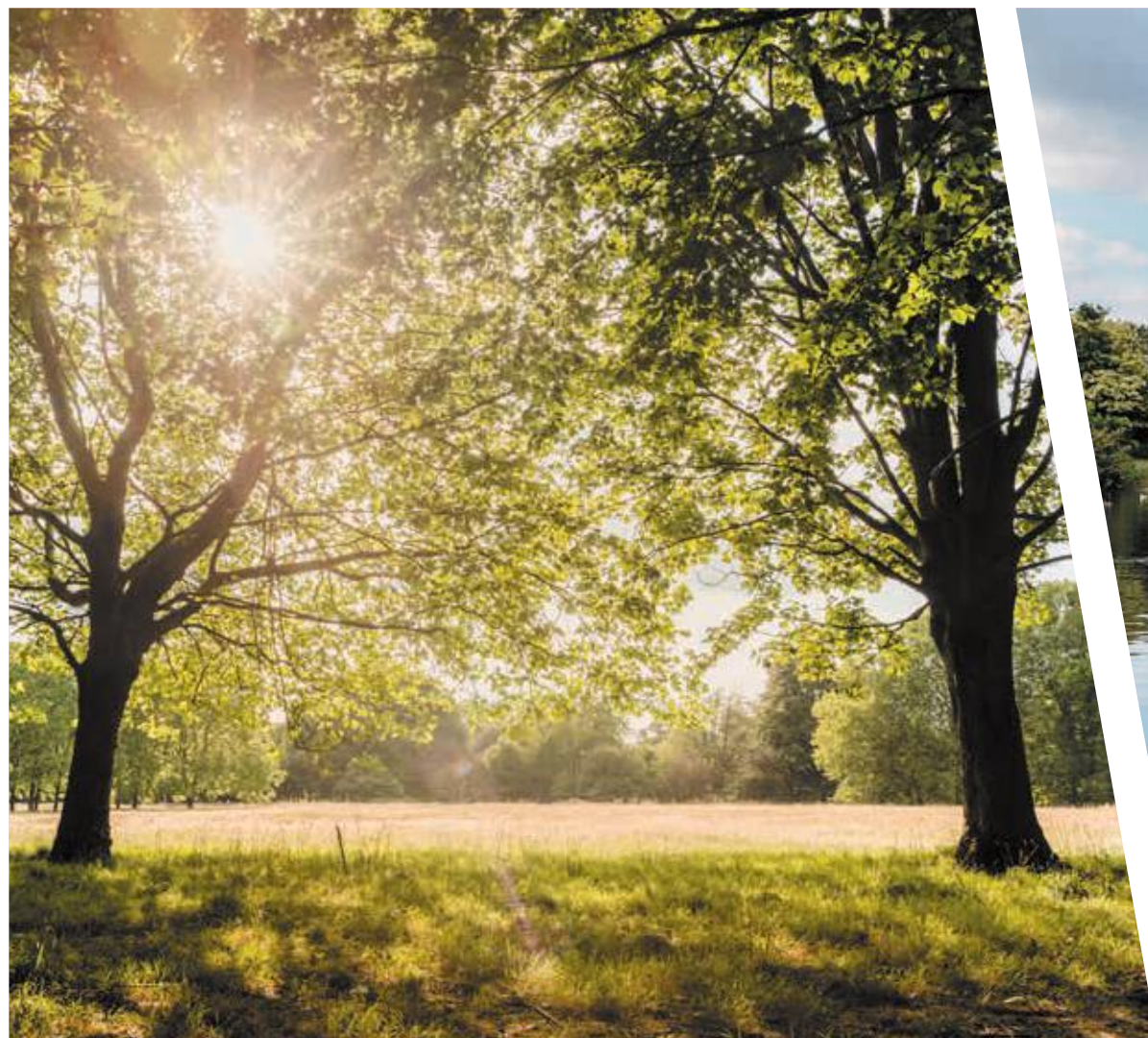
At Western Circus there are plenty of amenities close by to suit active, sociable professionals. With numerous parks, a Virgin Active, Westfield and the new White City complex all within easy reach, you have everything you need right on your doorstep, with the option of reaching Oxford Circus in just 22 minutes if central London is calling.

Less than a mile from Western Circus is Churchfield Road, which feels like a village with its pretty period properties, independent shops and eateries. Enjoy a coffee and a croissant at Lavelli Bakery, stock up on fresh fruit and veg from Basil & Tom's or grab a drink with a friend at Vindinista. If you fancy something more active, Putt in the Park in Acton Park is just a short walk away.

For handmade gifts and homemade food, you can bag yourself a bargain at Acton Market – open every Friday to Sunday. From organic food to arts and crafts, here you can enjoy the stalls and buy straight from the suppliers.

If education is a consideration, you'll find a range of schools for all ages nearby. Both Ark Priory Primary Academy and Twyford Church of England High School are rated 'Outstanding' by Ofsted, and are just over a mile from Western Circus.





Popular places to explore

Whether you choose to travel by Tube or by bus, you can reach Westfield London in under 15 minutes. Here you'll find over 265 shops, plenty of places to eat and a 14-screen Vue Cinema – the perfect day out for shopaholics. If you're after the buzz of the high street and all the shops that come with it, just hop on the Tube and you'll be at Oxford Circus in 22 minutes.

If you're looking for something a bit different, head for the London Transport Museum Depot where more than 370,000 items, from uniforms to buses, are stored. With plenty to explore, it's a great way to spend a not-so-sunny day.

For those who love the great outdoors, Gunnersbury Park is worth travelling a little further for. Home to a 19th-century mansion, local history museum, ponds and playgrounds, it's the perfect place for a leisurely walk or picnic in the sunshine. Chiswick House and Gardens, also set within beautiful surroundings, makes a great day out and can be reached in under 30 minutes from Western Circus.





Amenities

Landscaped communal gardens

Lidl supermarket

All homes have a balcony, terrace or winter garden

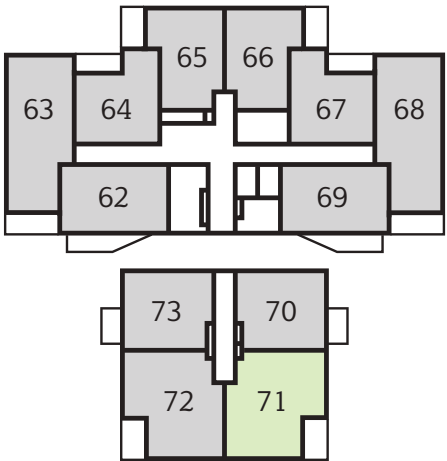
Bike storage



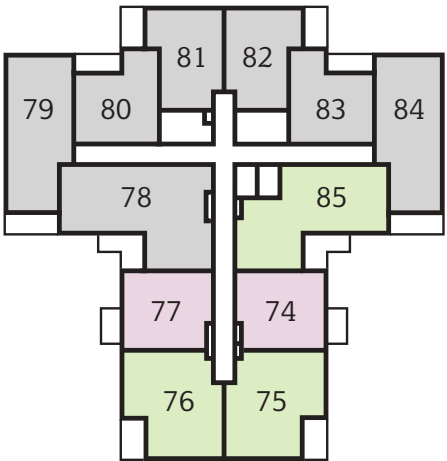
Vargas Apartments

Shared Ownership One-bedroom apartments Two-bedroom apartments Three-bedroom apartments

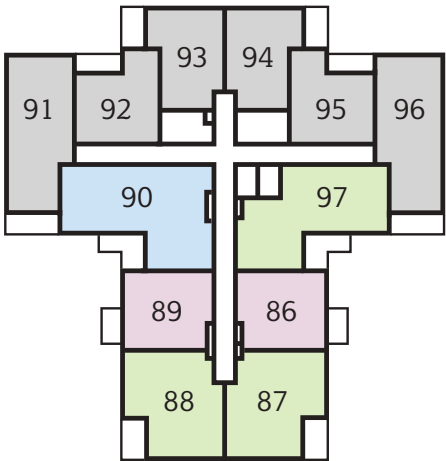
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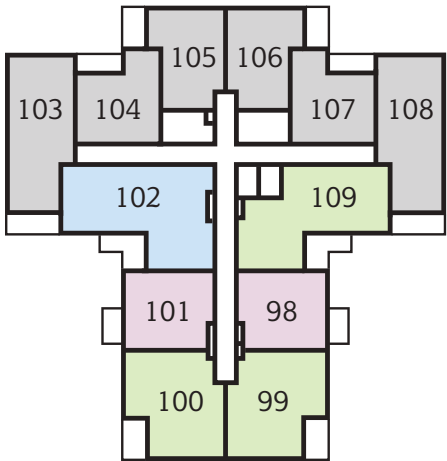
Level 3



Level 4



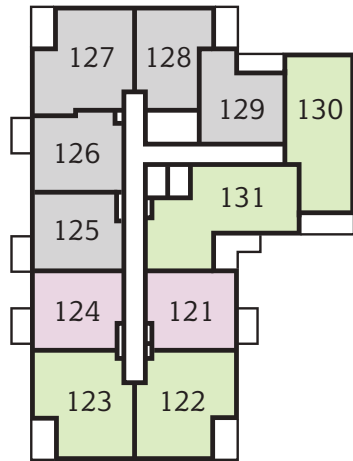
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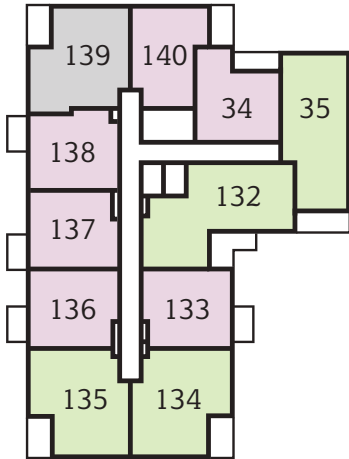
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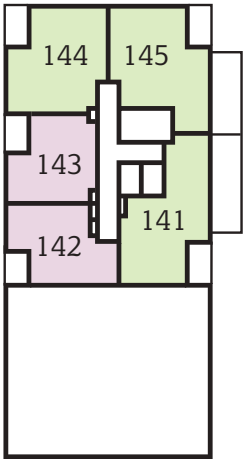
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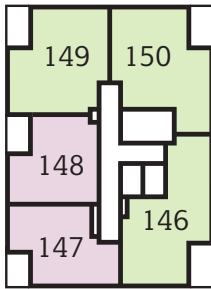
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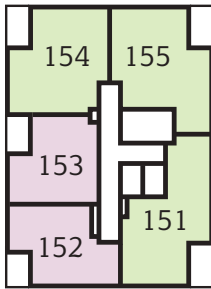
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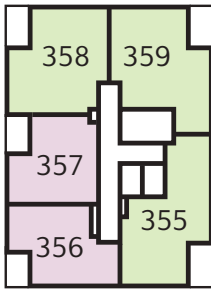
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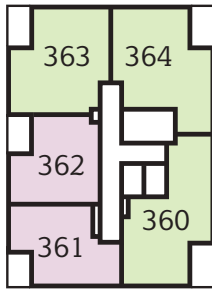
Level 11



Level 12

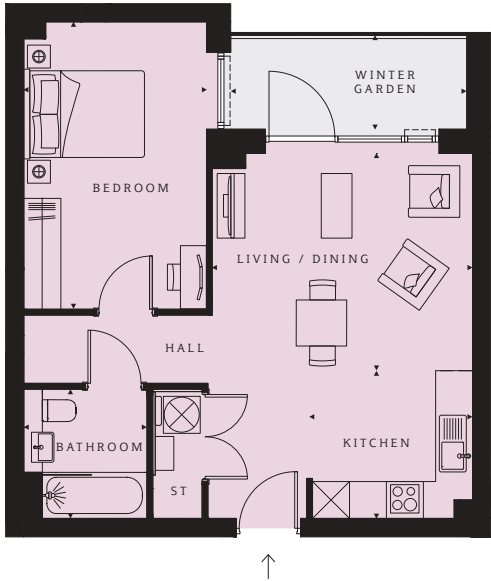
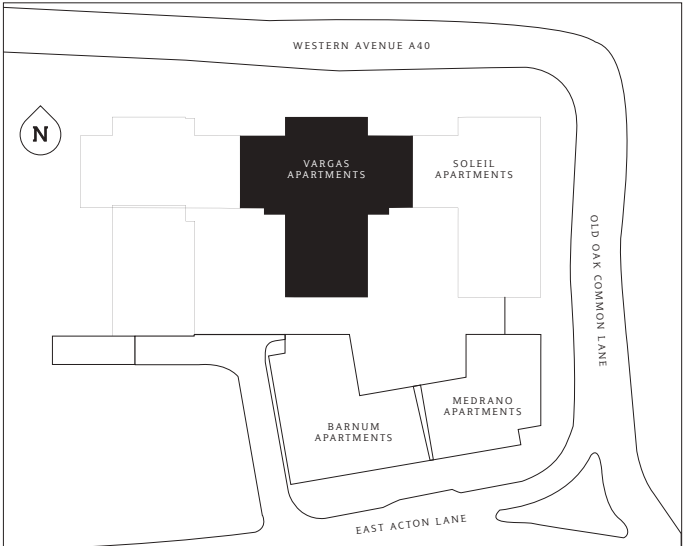


Level 13

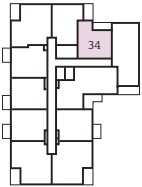


Vargas Apartments

1 bedroom apartment



Level 8



- PLOT 34 (8)
- Living/Dining

13'10" x 11'7" (4229 x 3530mm)
- Kitchen

8'8" x 7'10" (2648 x 2400mm)
- Bedroom

15'4" x 9'9" (4668 x 2966mm)
- Bathroom

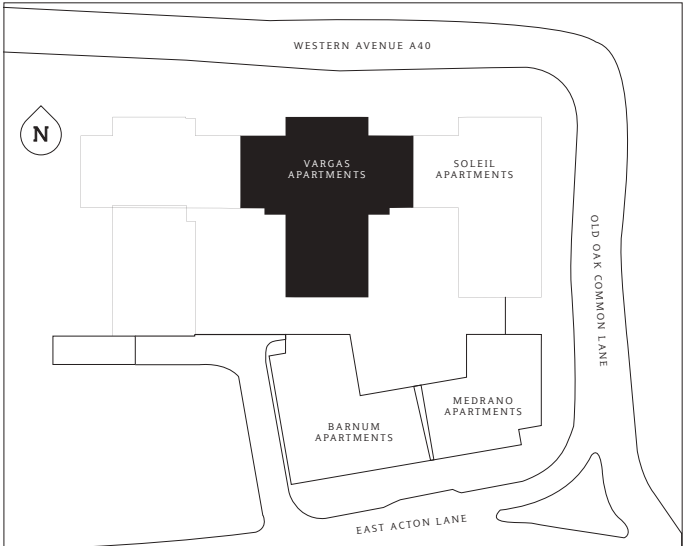
6'11" x 6'7" (2100 x 2000mm)
- TOTAL AREA

541.5 sq ft (50.3 sq m)
- Winter Garden

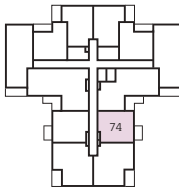
12'7" x 5'0" (3835 x 1525mm)

Vargas Apartments

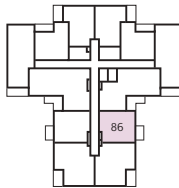
1 bedroom apartment



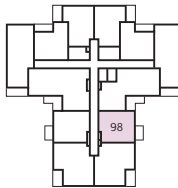
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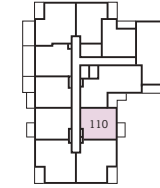
Level 4



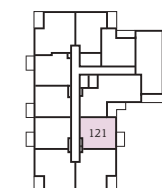
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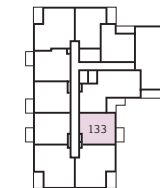
Level 6



Level 7



Level 8



- PLOTS 74 (3), 86 (4), 98 (5), 110 (6), 121 (7), 133 (8)
- Living/Dining

13'4" x 11'3" (4059 x 3430mm)
- Kitchen

10'2" x 7'9" (3095 x 2353mm)
- Bedroom

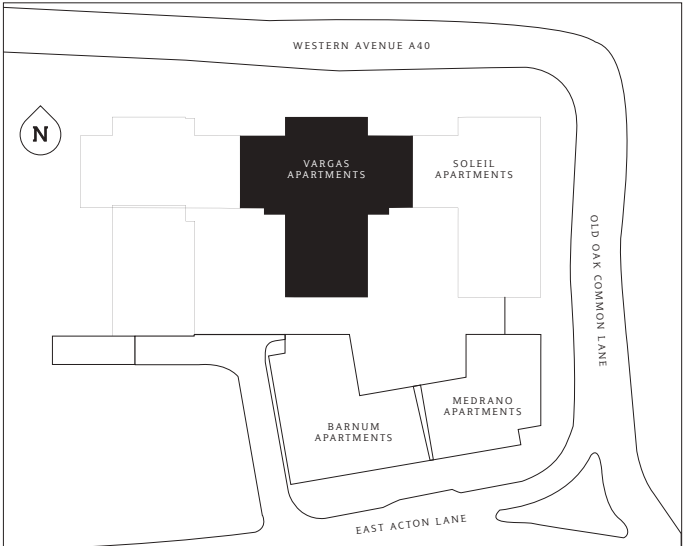
14'2" x 10'4" (4330 x 3150mm)
- Bathroom

6'11" x 6'7" (2100 x 2000mm)
- TOTAL AREA

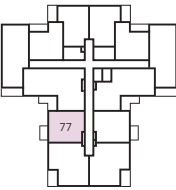
548.3 sq ft (50.9 sq m)
- Balcony

10'5" x 5'5" (3173 x 1650mm)

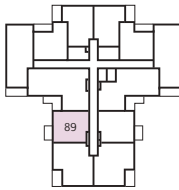
Vargas Apartments
1 bedroom
apartment



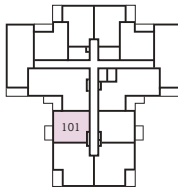
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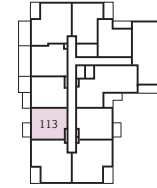
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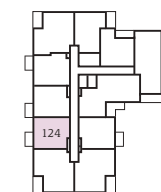
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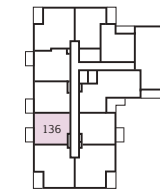
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Level 7

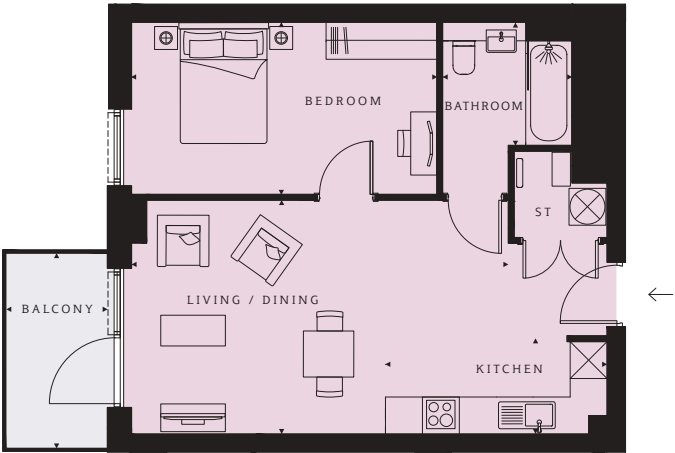
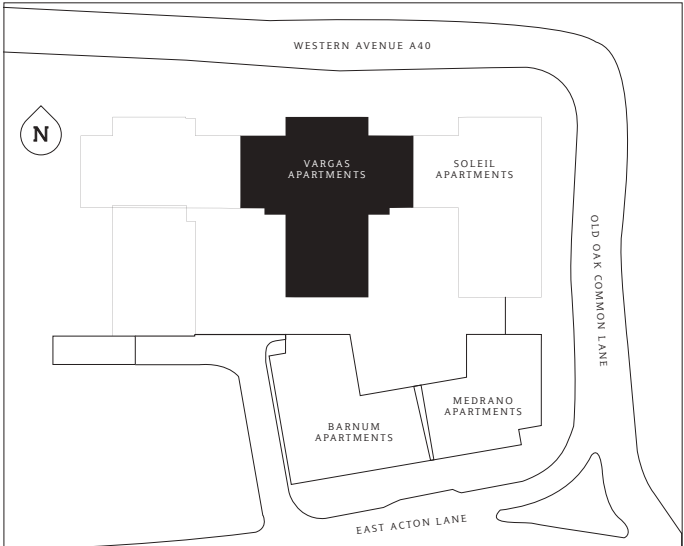


Level 8

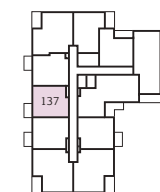


PLOTS 77 (3), 89 (4), 101 (5), 113 (6), 124 (7), 136 (8)
Living/Dining 13'4" x 11'3" (4059 x 3430mm)
Kitchen 10'2" x 7'9" (3095 x 2353mm)
Bedroom 14'2" x 10'4" (4330 x 3150mm)
Bathroom 6'11" x 6'7" (2100 x 2000mm)
TOTAL AREA 548.3 sq ft (50.9 sq m)
Balcony 10'5" x 5'5" (3173 x 1650mm)

Vargas Apartments
1 bedroom
apartment

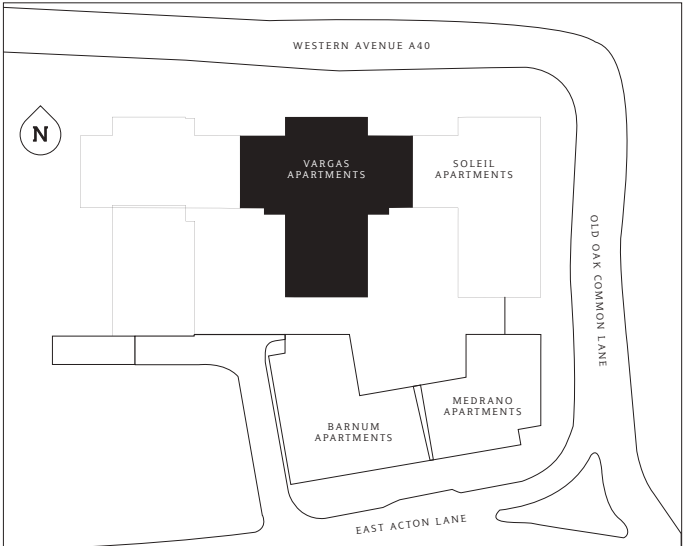


Level 8



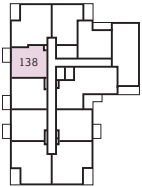
PLOT 137 (8)
Living/Dining 20'3" x 12'6" (6168 x 3798mm)
Kitchen 11'10" x 5'1" (3600 x 1548mm)
Bedroom 16'3" x 9'2" (4959 x 2795mm)
Bathroom 6'11" x 6'7" (2100 x 2000mm)
TOTAL AREA 546.0 sq ft (50.7 sq m)
Balcony 10'7" x 5'5" (3223 x 1650mm)

Vargas Apartments
1 bedroom
apartment

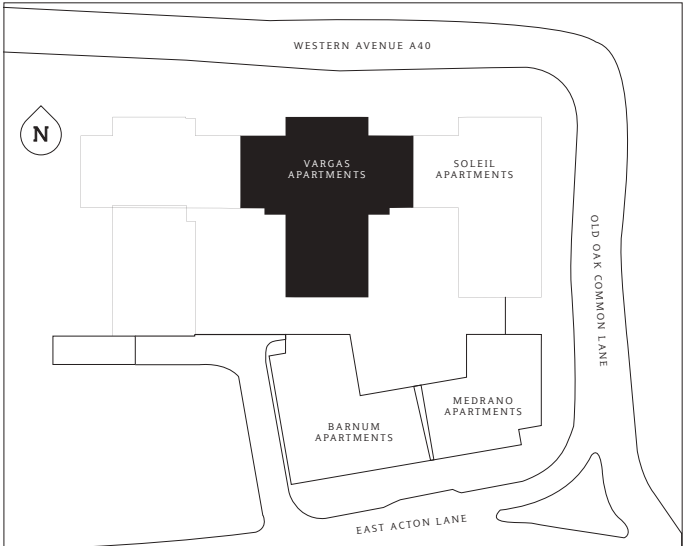


PLOT 138 (8)
Living/Dining 14'7" x 11'2" (4433 x 3395mm)
Kitchen 12'6" x 8'3" (3800 x 2507mm)
Bedroom 14'5" x 9'6" (4386 x 2895mm)
Bathroom 6'11" x 6'7" (2100 x 2000mm)
TOTAL AREA 550.6 sq ft (51.1 sq m)
Balcony 10'5" x 5'5" (3173 x 1650mm)

Level 8



Vargas Apartments
1 bedroom
apartment

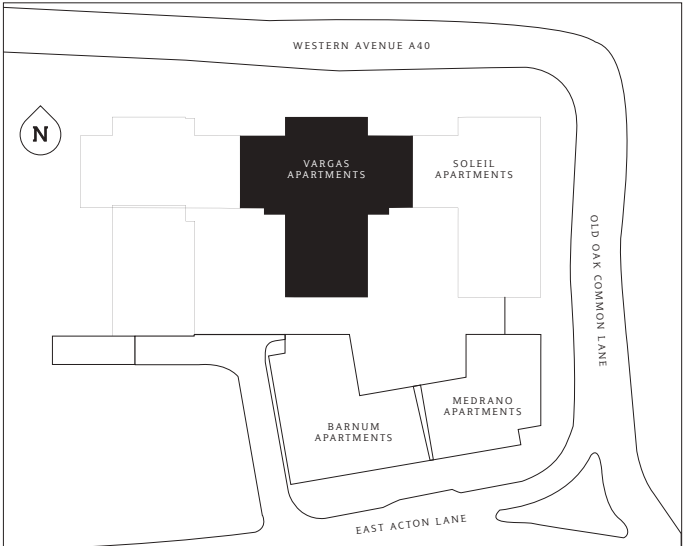


PLOT 140 (8)
Living/Dining 12'3" x 12'2" (3740 x 3698mm)
Kitchen 9'6" x 8'2" (2900 x 2500mm)
Bedroom 15'9" x 9'3" (4800 x 2815mm)
Bathroom 6'11" x 6'7" (2100 x 2000mm)
TOTAL AREA 543.5 sq ft (50.5 sq m)
Winter Garden 11'9" x 6'6" (3569 x 1975mm)

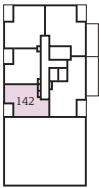
Level 8



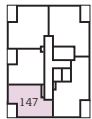
Vargas Apartments
1 bedroom
apartment



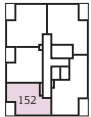
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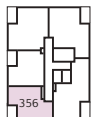
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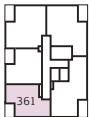
Level 11



Level 12



Level 13



**PLOTS 142 (9), 147 (10),
152 (11), 356 (12), 361 (13)**

Living/Dining
13'5" x 12'5" (4096 x 3776mm)

Kitchen
11'2" x 6'9" (3400 x 2048mm)

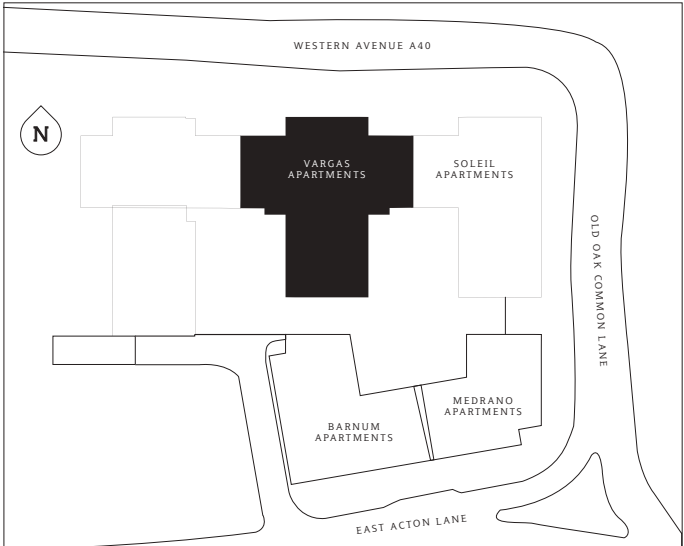
Bedroom
12'7" x 12'6" (3841 x 3814mm)

Bathroom
6'11" x 6'7" (2100 x 2000mm)

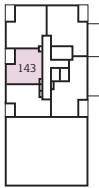
TOTAL AREA
557.9 sq ft (51.8 sq m)

Balcony
9'5" x 6'6" (2875 x 1975mm)

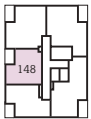
Vargas Apartments
1 bedroom
apartment



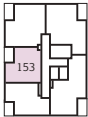
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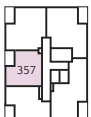
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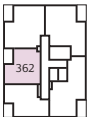
Level 11



Level 12



Level 13



**PLOTS 143 (9), 148 (10),
153 (11), 357 (12), 362 (13)**

Living/Dining
13'7" x 11'10" (4151 x 3606mm)

Kitchen
11'5" x 7'11" (3472 x 2414mm)

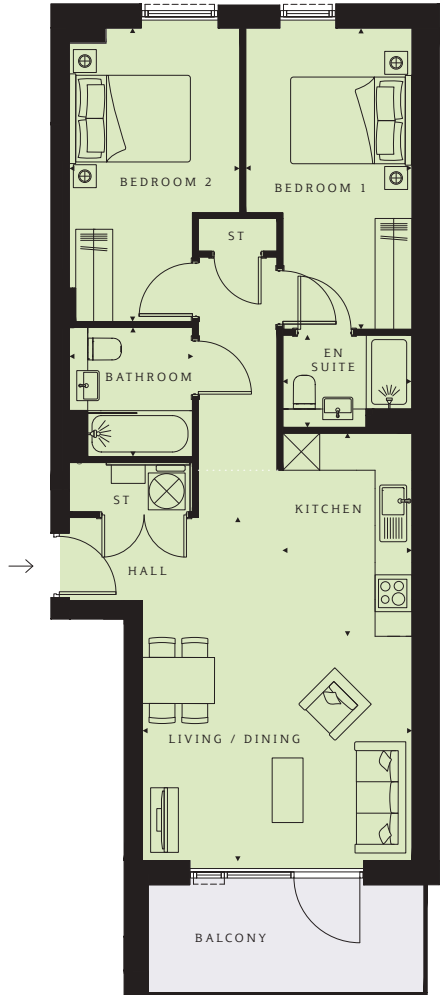
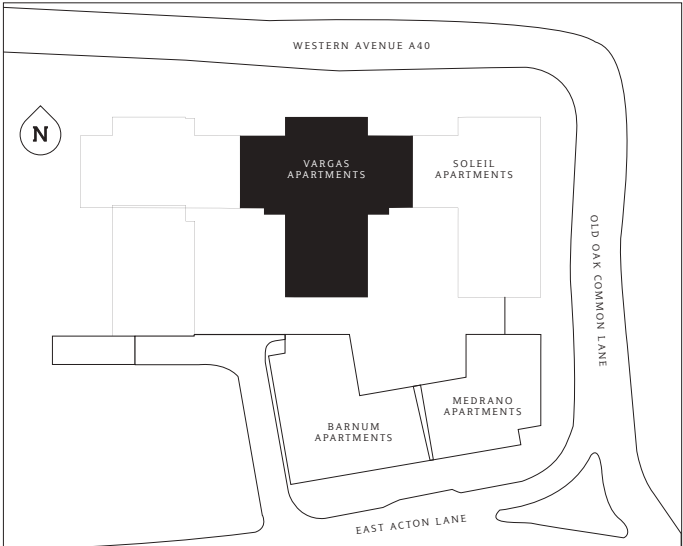
Bedroom
16'10" x 13'8" (5131 x 4172mm)

Bathroom
8'2" x 8'2" (2500 x 2500mm)

TOTAL AREA
559.3 sq ft (52.0 sq m)

Balcony
10'0" x 6'6" (3048 x 1975mm)

Vargas Apartments 2 bedroom apartment



PLOTS 35 (8), 119 (6), 130 (7)

Living/Dining
19'5" x 14'4" (5907 x 4379mm)

Kitchen
10'10" x 6'11" (3300 x 2100mm)

Bedroom 1
16'1" x 8'10" (4895 x 2702mm)

En suite
6'11" x 4'11" (2100 x 1500mm)

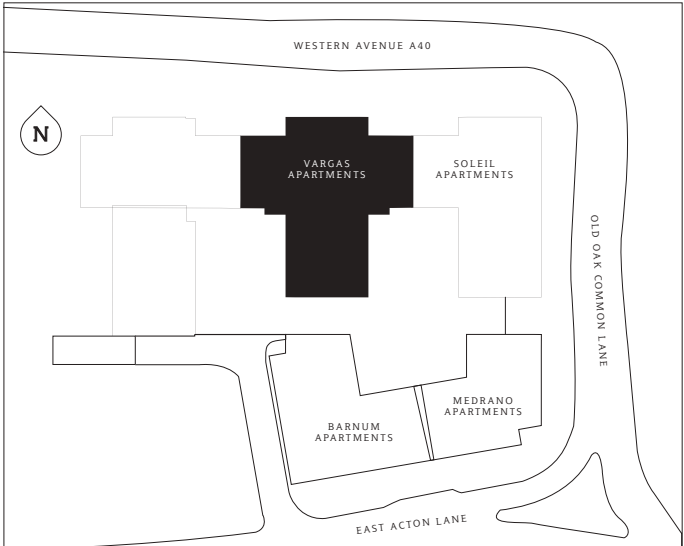
Bedroom 2
15'8" x 9'1" (4770 x 2772mm)

Bathroom
6'11" x 6'7" (2100 x 2000mm)

TOTAL AREA
766.9 sq ft (71.2 sq m)

Balcony
14'8" x 5'9" (4480 x 1750mm)

Vargus Apartments 2 bedroom apartment



PLOT 71 (2)

Living/Dining
14'7" x 11'6" (4440 x 3505mm)

Kitchen
13'6" x 6'9" (4118 x 2047mm)

Bedroom 1
16'6" x 9'0" (5031 x 2750mm)

En suite
6'11" x 4'11" (2100 x 1500mm)

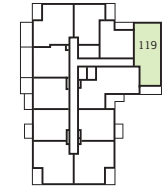
Bedroom 2
17'6" x 9'1" (5331 x 2769mm)

Bathroom
6'11" x 6'7" (2100 x 2000mm)

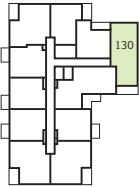
TOTAL AREA
755.7 sq ft (70.2 sq m)

Balcony
11'8" x 6'10" (3550 x 2087mm)

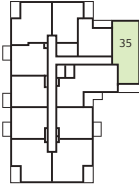
Level 6



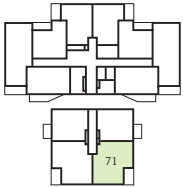
Level 7



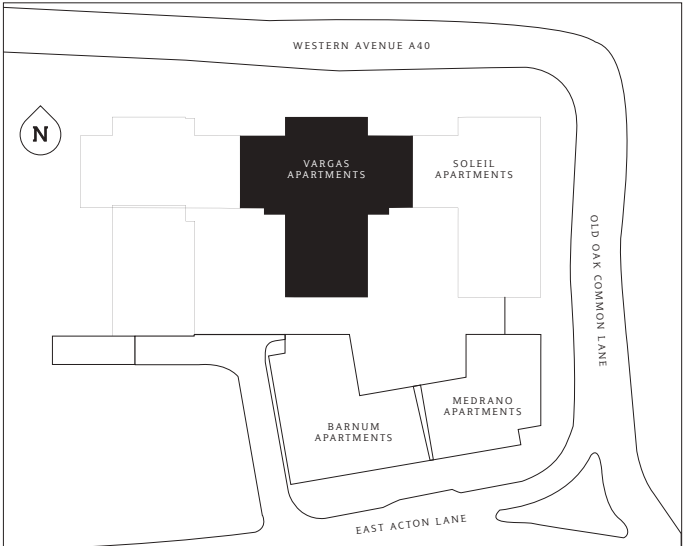
Level 8



Level 2



Vargas Apartments
2 bedroom
apartment



Level 3

Level 4

Level 5

Level 6

Level 7

Level 8

PLOTS 75 (3), 87 (4), 99 (5), 111 (6), 122 (7), 134 (8)

Living/Dining
14'7" x 11'6" (4440 x 3505mm)

Kitchen
13'6" x 6'9" (4118 x 2047mm)

Bedroom 1
16'6" x 9'0" (5031 x 2750mm)

En suite
6'11" x 4'11" (2100 x 1500mm)

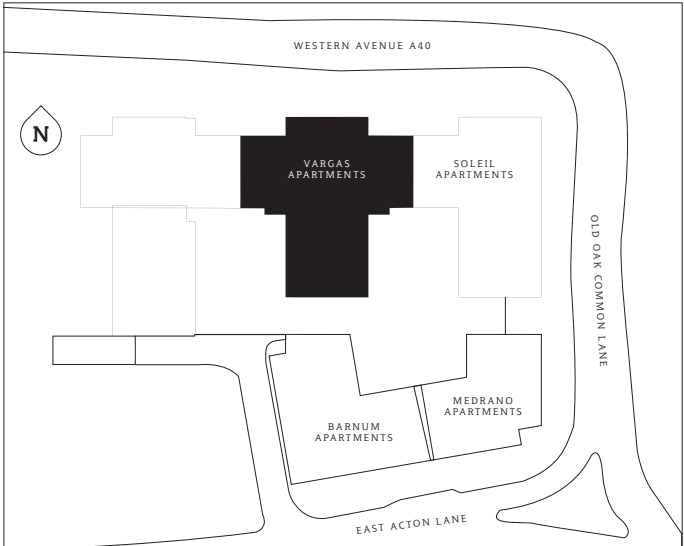
Bedroom 2
17'6" x 9'1" (5331 x 2769mm)

Bathroom
6'11" x 6'7" (2100 x 2000mm)

TOTAL AREA
755.7 sq ft (70.2 sq m)

Balcony
11'8" x 6'10" (3550 x 2088mm)

Vargas Apartments
2 bedroom
apartment



Level 3

Level 4

Level 5

Level 6

Level 7

Level 8

PLOTS 76 (3), 88 (4), 100 (5), 112 (6), 123 (7), 135 (8)

Living/Dining
14'7" x 11'6" (4440 x 3505mm)

Kitchen
13'6" x 6'9" (4118 x 2047mm)

Bedroom 1
16'6" x 9'0" (5031 x 2750mm)

En suite
6'11" x 4'11" (2100 x 1500mm)

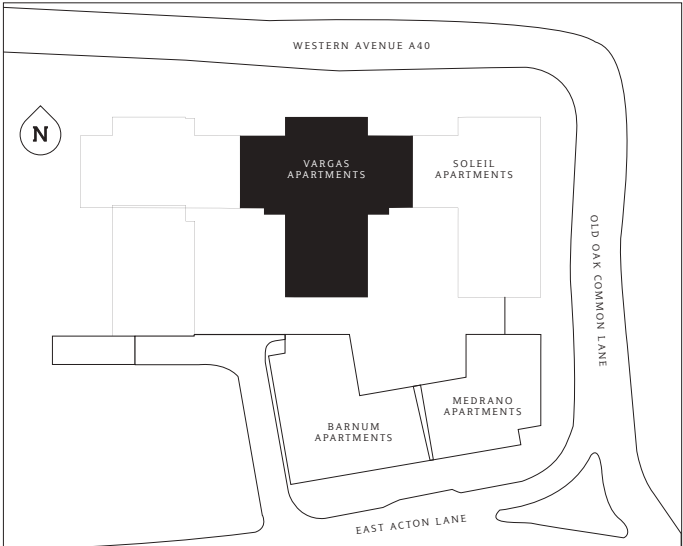
Bedroom 2
17'6" x 9'1" (5331 x 2769mm)

Bathroom
6'11" x 6'7" (2100 x 2000mm)

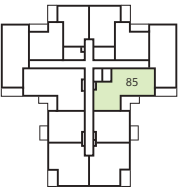
TOTAL AREA
755.7 sq ft (70.2 sq m)

Balcony
11'8" x 6'10" (3550 x 2088mm)

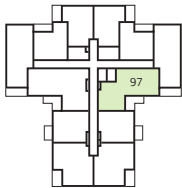
Vargas Apartments
2 bedroom
apartment



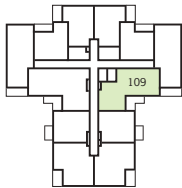
Level 3



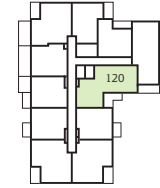
Level 4



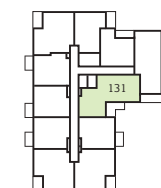
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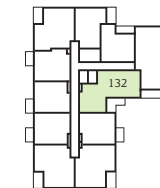
Level 6



Level 7

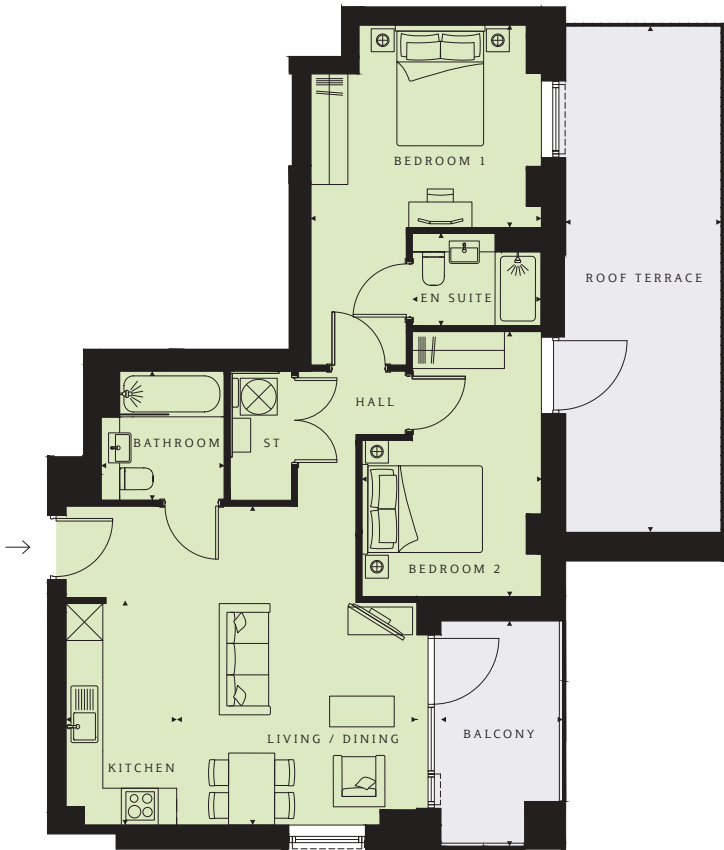
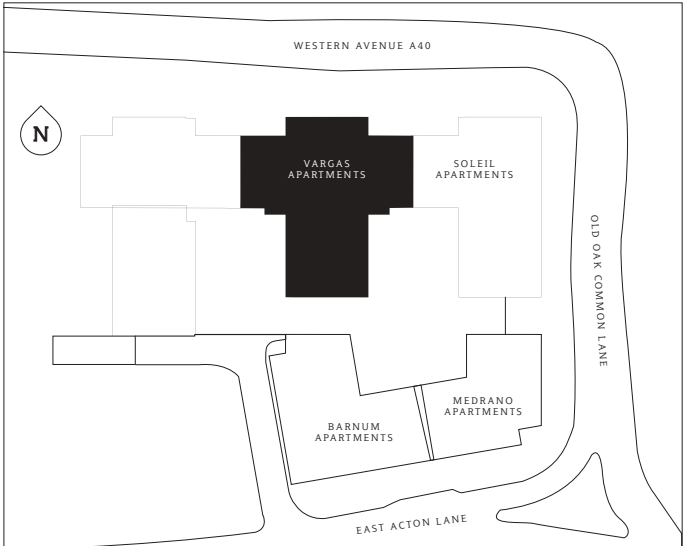


Level 8

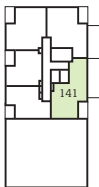


- PLOTS 85 (3), 97 (4), 109 (5), 120 (6), 131 (7), 132 (8)**
- Living/Dining**
21'6" x 13'1" (6556 x 3979mm)
- Kitchen**
9'8" x 7'10" (2935 x 2400mm)
- Bedroom 1**
18'8" x 10'6" (5701 x 3229mm)
- En suite**
9'0" x 8'2" (2754 x 2500mm)
- Bedroom 2**
13'1" x 11'11" (3981 x 3629mm)
- Bathroom**
6'11" x 6'7" (2100 x 2000mm)
- TOTAL AREA**
887.6 sq ft (82.5 sq m)
- Balcony**
13'0" x 9'6" (3950 x 2895mm)

Vargas Apartments
2 bedroom
apartment

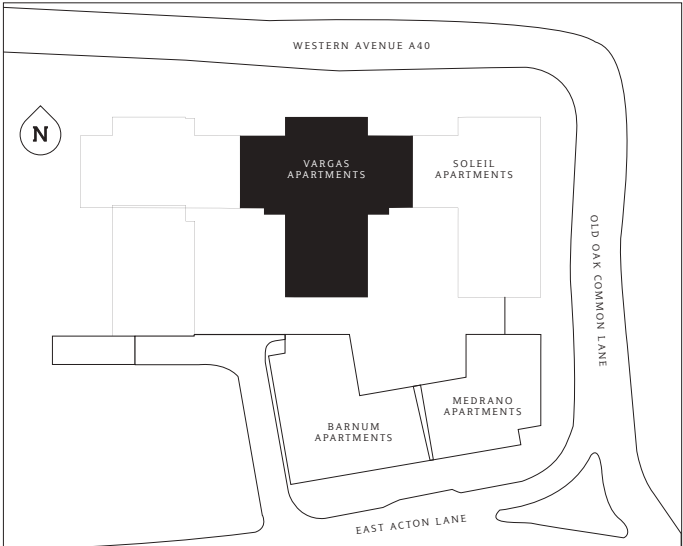


Level 9



- PLOT 141 (9)**
- Living/Dining**
17'0" x 12'10" (5184 x 3900mm)
- Kitchen**
12'0" x 5'11" (3648 x 1800mm)
- Bedroom 1**
12'3" x 10'10" (3746 x 3290mm)
- En Suite**
6'11" x 4'11" (2100 x 1500mm)
- Bedroom 2**
14'2" x 9'7" (4306 x 2917mm)
- Bathroom**
6'11" x 6'7" (2100 x 2000mm)
- TOTAL AREA**
756.5 sq ft (70.3 sq m)
- Balcony**
12'0" x 6'6" (3663 x 1975mm)
- Terrace**
27'0" x 8'3" (8226 x 2523mm)

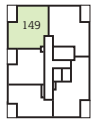
Vargas Apartments
2 bedroom
apartment



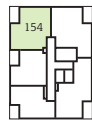
Level 9



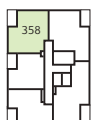
Level 10



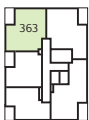
Level 11



Level 12



Level 13



- PLOTS 144 (9), 149 (10), 154 (11), 358 (12), 363 (13)**

Living/Dining
17'1" x 11'3" (5201 x 3435mm)

Kitchen
13'6" x 4'7" (4117 x 1400mm)

Bedroom 1
17'3" x 9'0" (5259 x 2750mm)

En Suite
6'11" x 4'11" (2100 x 1500mm)

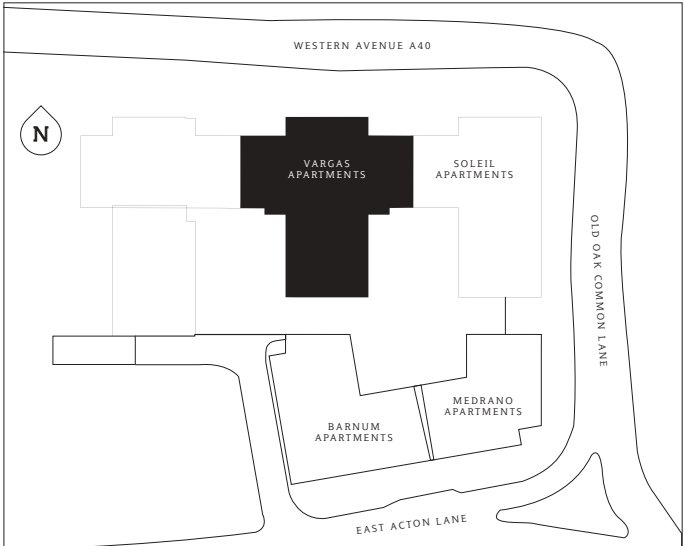
Bedroom 2
17'3" x 8'9" (5259 x 2656mm)

Bathroom
6'11" x 6'7" (2100 x 2000mm)

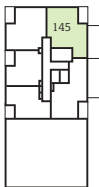
TOTAL AREA
753.5 sq ft (70.0 sq m)

Balcony
11'8" x 6'6" (3550 x 1975mm)

Vargas Apartments
2 bedroom
apartment



Level 9



- PLOT 145 (9)**

Living/Dining
17'1" x 11'6" (5201 x 3505mm)

Kitchen
13'6" x 4'7" (4117 x 1400mm)

Bedroom 1
16'10" x 12'3" (5136 x 3745mm)

En suite
6'11" x 4'11" (2100 x 1500mm)

Bedroom 2
16'10" x 11'3" (5136 x 3438mm)

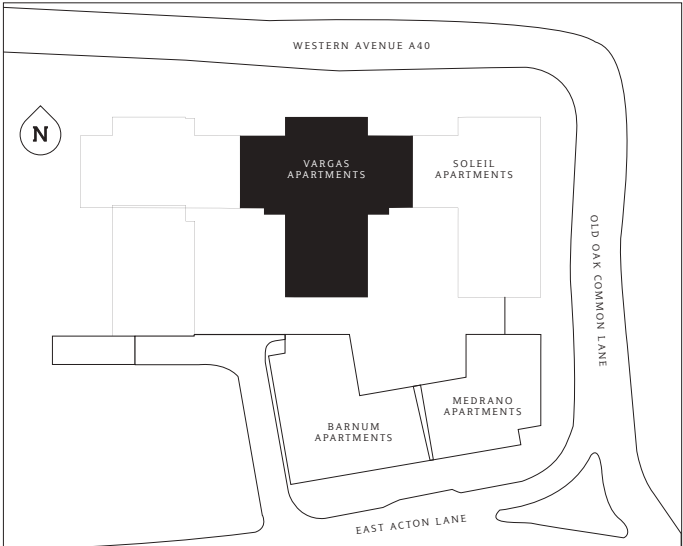
Bathroom
6'11" x 6'7" (2100 x 2000mm)

TOTAL AREA
790.4 sq ft (73.4 sq m)

Balcony
11'8" x 6'6" (3550 x 1975mm)

Terrace
22'8" x 8'3" (6911 x 2523mm)

Vargas Apartments
2 bedroom
apartment



**PLOTS 146 (10), 151 (11),
355 (12), 360 (13)**

Living/Dining
17'0" x 12'10" (5184 x 3900mm)

Kitchen
12'0" x 5'11" (3648 x 1800mm)

Bedroom 1
12'3" x 10'10" (3746 x 3290mm)

En suite
6'11" x 4'11" (2100 x 1500mm)

Bedroom 2
14'2" x 9'7" (4306 x 2917mm)

Bathroom
6'11" x 6'7" (2100 x 2000mm)

TOTAL AREA
756.5 sq ft (70.3 sq m)

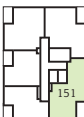
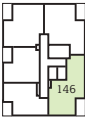
Balcony
12'0" x 6'6" (3663 x 1975mm)

Level 10

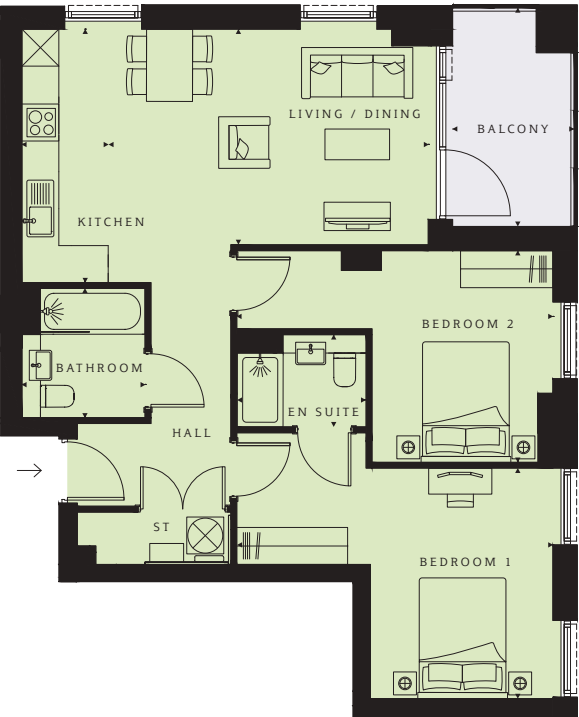
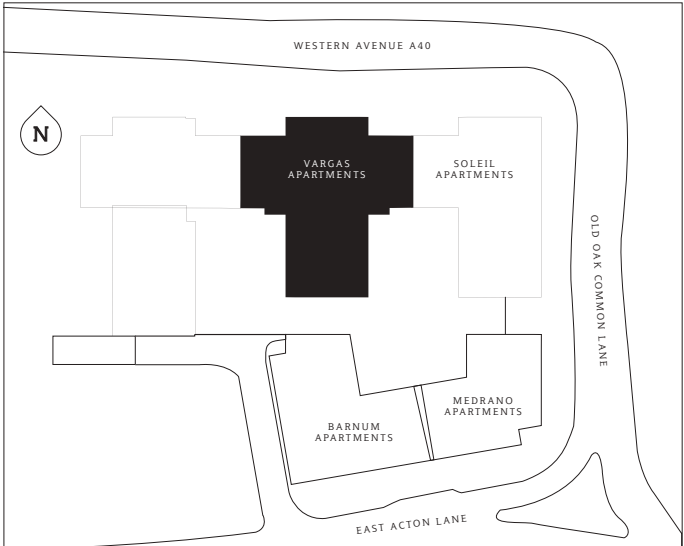
Level 11

Level 12

Level 13



Vargas Apartments
2 bedroom
apartment



**PLOTS 150 (10), 155 (11),
359 (12), 364 (13)**

Living/Dining
17'1" x 11'6" (5201 x 3505mm)

Kitchen
13'6" x 4'7" (4117 x 1400mm)

Bedroom 1
16'10" x 12'3" (5136 x 3745mm)

En suite
6'11" x 4'11" (2100 x 1500mm)

Bedroom 2
16'10" x 11'3" (5136 x 3438mm)

Bathroom
6'11" x 6'7" (2100 x 2000mm)

TOTAL AREA
790.4 sq ft (73.4 sq m)

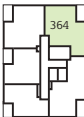
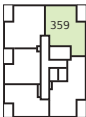
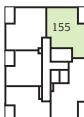
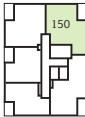
Balcony
11'8" x 6'6" (3550 x 1975mm)

Level 10

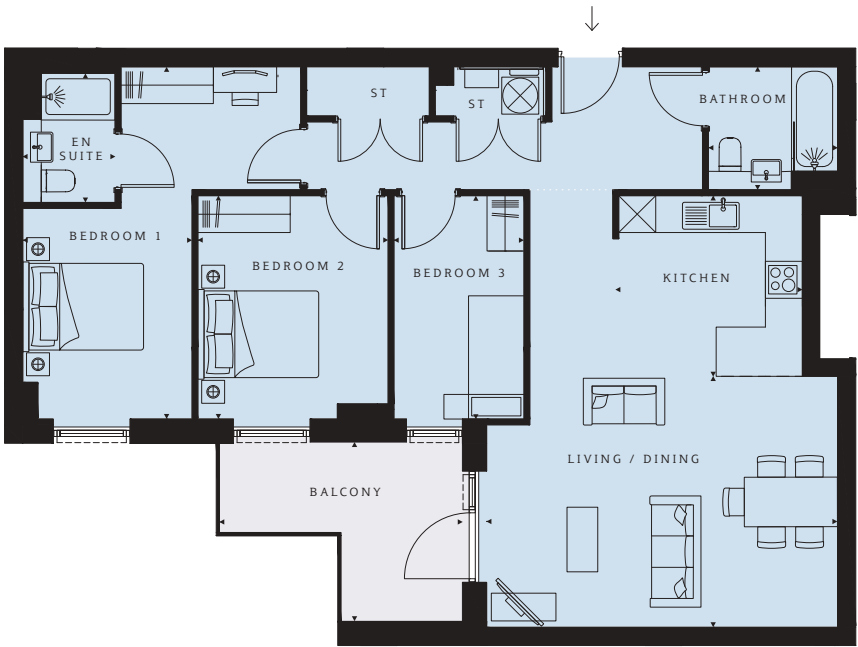
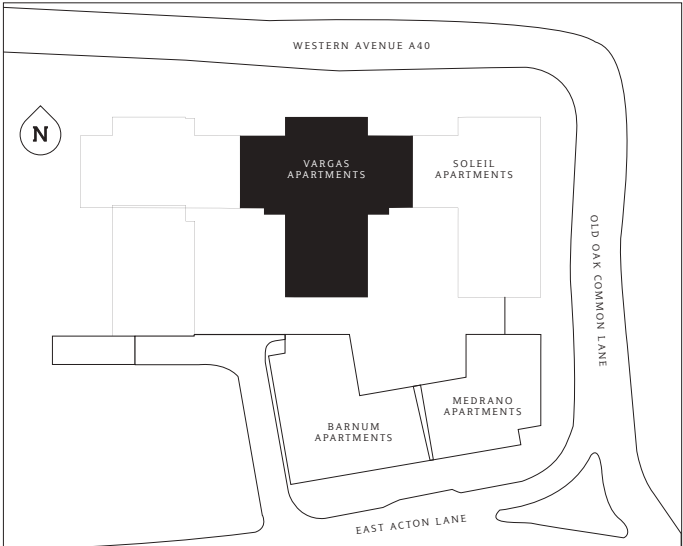
Level 11

Level 12

Level 13



Vargas Apartments
3 bedroom
apartment



PLOTS 90 (4), 102 (5)

Living/Dining
18'8" x 13'5" (5701 x 4078mm)

Kitchen
9'11" x 9'8" (3033 x 2935mm)

Bedroom 1
18'9" x 9'0" (5724 x 2750mm)

En suite
6'11" x 4'11" (2100 x 1500mm)

Bedroom 2
11'11" x 10'2" (3629 x 3090mm)

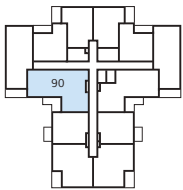
Bedroom 3
11'11" x 6'11" (3629 x 2113mm)

Bathroom
6'11" x 6'7" (2100 x 2000mm)

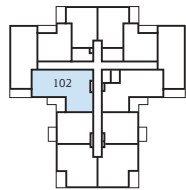
TOTAL AREA
1015.8 sq ft (94.4 sq m)

Balcony
13'0" x 9'6" (3950 x 2895mm)

Level 4



Level 5



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 & bedrooms
Downlighters	Communal areas and facilities
	Lifts to all floors
	Entrance foyer within each block

Bathroom
White hand wash basin
Toilet with soft-close pan
White bath
Bath screen and shower (where applicable)
White freestanding shower tray (where applicable)
White heated towel rail
Ceramic wall tiles
Shaver socket
Downlighters

En suite
White hand wash basin
Toilet with soft-close pan
White bath (where applicable)
Bath screen and shower (where applicable)
White freestanding shower tray (where applicable)
White heated towel rail
Ceramic wall tiles
Shaver socket
Downlighters



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 housebuilder to be awarded this award 12 years running. “we” refers to the Barratt Developments PLC group brands including Barratt London, Barratt Homes and David Wilson Homes.



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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:

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/>

- 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.

**CONSUMER
CODE FOR
HOME BUILDERS**
www.consumercode.co.uk



Harrow Square HA1

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