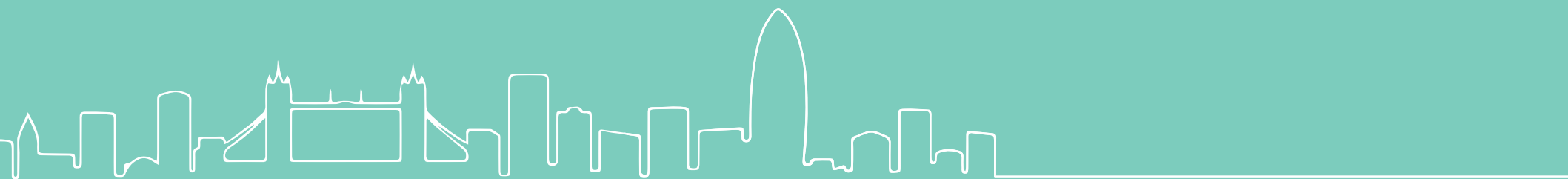


# EASTMAN VILLAGE

HARROW, HA1

NEWMAN APARTMENTS



BARRATT  
— LONDON —





HA1

## WELCOME TO EASTMAN VILLAGE

An exciting new residential quarter  
in the heart of Harrow. Own your  
picture perfect piece of London.



HA1

Eastman Village is an exciting new residential quarter conveniently located in the heart of Harrow. Just 11 miles northwest of central London, it's a quick and easy commute to the city's exciting West End and dynamic financial district.

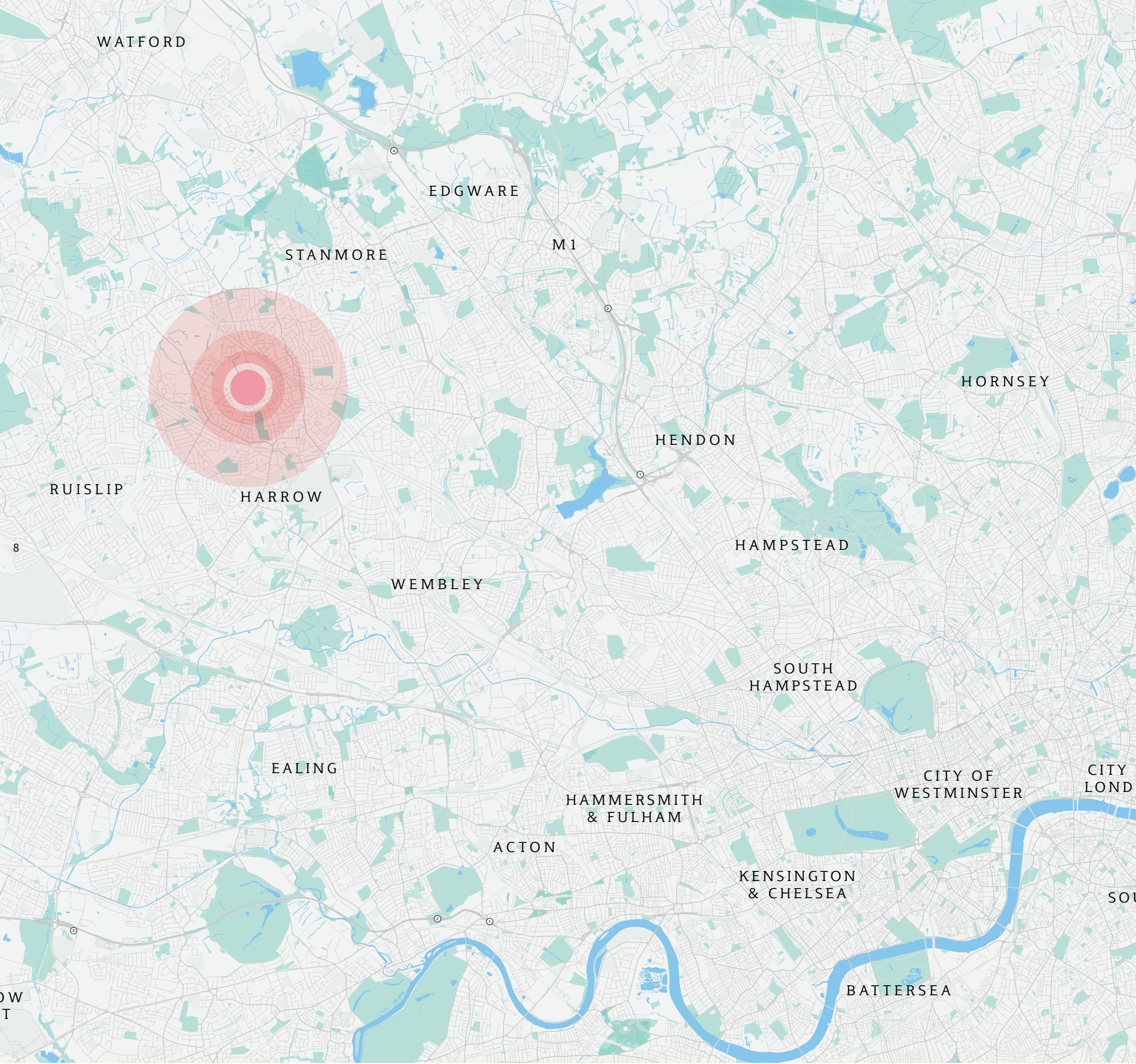
Home to the famous Kodak factory for 125 years, Eastman Village is set to build on that legacy and revitalise this unique landmark site. An expansive public park and communal gardens will surround the village, with a series of pedestrian routes connecting Harrow View Road to the new park – perfect for al-fresco gatherings with friends and family.

With excellent transport links to Central London and beyond, a range of superb amenities close by, and plenty of open green space, Eastman Village offers you the best of all worlds.

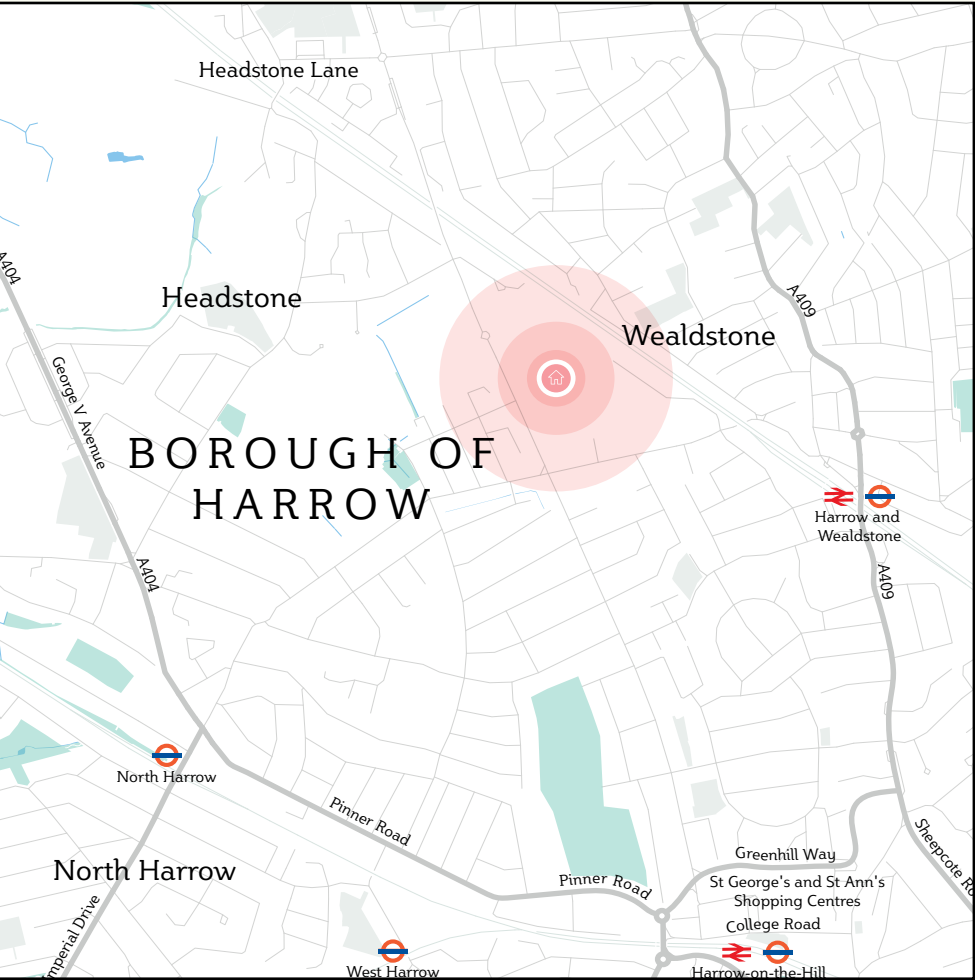


HAYES VILLAGE





# THE AREA



## Where the Capital merges with the serene settings of the Home Counties

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.





# EASTMAN VILLAGE RESIDENTIAL QUARTER

HA1

Eastman Village, designed by award-winning architect Pollard Thomas Edwards, is located on the site of the former Kodak factory in Wealdstone, Harrow.

When complete, this landmark new community will comprise over 2,000 new homes set amongst landscaped, open green spaces. Plans are in place for shops, restaurants, café, gym and an on-site primary school.

You'll also be conveniently located a short walk from all the amenities, shops and supermarkets of Wealdstone High Street.



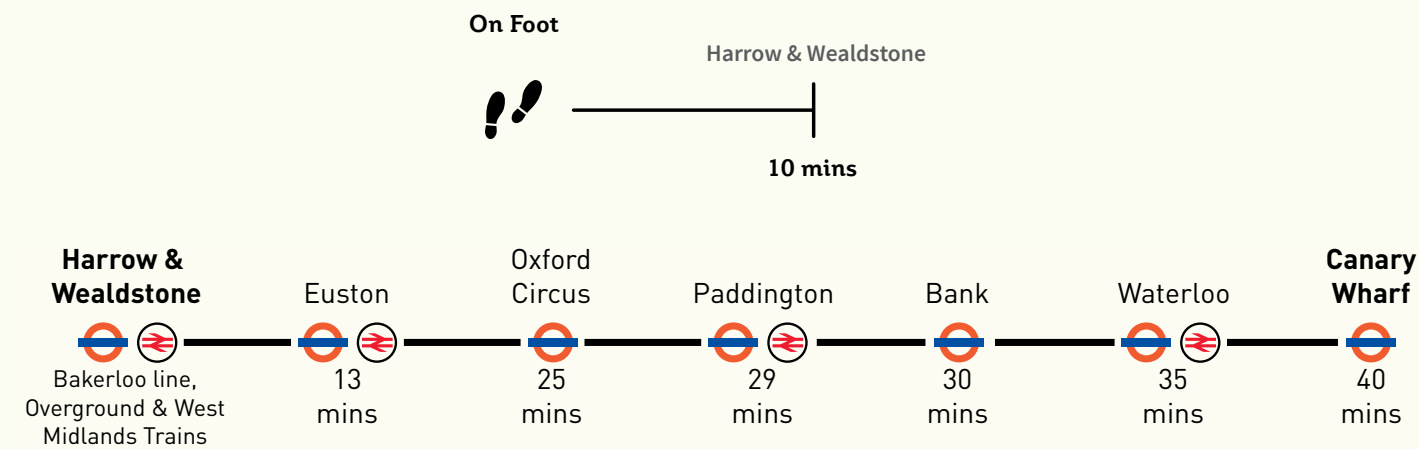
# ALL YOU NEED WITHIN EASY REACH

HA1

Whether you simply want to stroll to the shops, or need to travel further afield, Eastman Village is perfectly located.

Just a 20-minute walk takes you to the centre of Harrow with its bustling high street, two shopping centres, superb leisure facilities and numerous entertainment venues. If you don't fancy walking, there's a bus to Harrow-on-the-Hill right on your doorstep.

And if work or pleasure means you need to travel to other parts of the UK or overseas, that's no problem either. Harrow & Wealdstone station is just a 10-minute walk, while Heathrow, Gatwick, Stansted and London City airports are all within an hour or so by car.



Travel times are approximate.  
Sources: tfl.gov.uk and Maps.google.com  
\*Without traffic

BARRATT LONDON



EASTMAN VILLAGE





### MINORI

An authentic Neapolitan pizzeria with al-fresco dining, fresh bread baked on the premises, tempting gelateria, and even a small shop selling speciality produce.



### IZGARA

Traditional Turkish cuisine and cocktails inspired by the authentic taste of the Mediterranean.



### ZUFA

Lebanese restaurant renowned for its sizzling mezzes, speciality dishes using locally sourced produce and home-made Saj bread.



### SOCIAL DHABA

Enjoy delicacies and diverse cuisine flavours from all over India in a homely ambience. The perfect place to meet friends and family.



### THE HARE

A classic British gastropub, with seasonal menus, well-stocked cellar and a fantastic covered outdoor space.

## SHOP, EAT OUT AND ENJOY

HA1

Love to shop? You'll find plenty of opportunities for some retail therapy close by. Both St Ann's and St George's shopping centres are just down the road. Or if boutique shops and artisan cafés are more your kind of thing, Harrow-on-the-Hill has a lovely village-like vibe.

When it comes to eating out, you'll be spoilt for choice. Wealdstone High Street has a wide range of restaurants and cafés – including family-friendly Shobha's Rasoi and popular Meeting Palace – right on your doorstep.

Take a 10-minute drive to the Hatch End and you'll find even more restaurants to discover.



# EXPLORING CENTRAL LONDON

HA1

Discover some of the attractions that make London such a wonderful place to live – many are less than 30 minutes away from Eastman Village.



## WORLD-RENOWNED SHOPPING

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



## EXPLORE THE SOUTHBANK

Stretching all the way from Waterloo to London Bridge, London’s Southbank is a great place to feel the buzz of the city. It’s home to an eclectic array of sights, bars and eateries – including Tate Modern and Borough Market, where over 100 food and drink stalls cater to every taste.



## THEATRES AND CULTURE

Head into town to see a show. Whether you prefer a West End musical, Shakespeare at The Globe or a production at the National Theatre, world-class entertainment is only a short journey away.









# ACTIVE LIVING MADE EASY

HA1

Eastman Village is surrounded by outdoor spaces that are perfect for walking, jogging and playing sports. But if you prefer to exercise indoors, you’ve got plenty of options too.

For a start, Eastman Village has its own large and well-equipped gym. Then there’s Harrow Leisure Centre. It offers a huge range of activities, including a high climbing wall, swimming pool and a gym with more than 160 fitness stations.

Other local gyms include Harrow Crossfit, Better Gym, Golds Gym and The Gym – Wealdstone. And if Yoga or Pilates is your go-to exercise, nearby Hatch End boasts a number of studios.

For the golf enthusiast, Grim’s Dyke in nearby Pinner has no formal tee-booking system, so you can just turn up and play in a relaxed setting. And then there’s Stanmore Golf Club – an 18-hole course that provides a good test for players of all abilities. Each hole is unique, and if you’re having a bad round you can still enjoy spectacular views stretching from Alexandra Palace in the east to Windsor Castle and beyond in the west.

Anyone for tennis? Whether you like to play competitive or social matches (or a bit of both) Harrow Weald Lawn Tennis Club, Headstone Tennis Club and Pinner Lawn Tennis Club all offer high quality playing surfaces, experienced coaching and great facilities.





# OPEN GREEN SPACES WAITING TO BE EXPLORED

HA1

When you live in Eastman Village, the great outdoors beckons. Whether you're looking for a fun day out, a place to exercise, or somewhere to simply connect with nature — you'll never run out of ideas.

## HEADSTONE MANOR AND MUSEUM

The perfect adventure, and just a 10-minute walk away from Eastman Village. Set within historic grounds, it celebrates 1,200 years of history in Harrow. With free entry, a host of exhibitions and activities, there's plenty to see, do and learn. And when you want to take a break, just head for the café.

## NORTHALA FIELDS

An award-winning, country-style park with several fishing lakes, four artificial hills, wildlife ponds, playgrounds and a café — and you can get there by car in only 20 minutes.

## STANMORE COUNTRY PARK

Once part of the grounds of an eighteenth-century mansion, and before that ancient woodland, the park features a nature trail, abundant wildlife such as muntjac deer, majestic hornbeam trees and stunning views over central London.

## BENTLEY PRIORY

Formerly the grounds of Bentley Priory (designed by Sir John Soanes), it's now a wonderful nature reserve. Open all year round, it's perfect for picnics and walks – you might.



HEADSTONE MANOR & MUSEUM



BENTLEY PRIORY MUSEUM



NORTHALA FIELDS



EASTMAN VILLAGE





# EDUCATION WITH A GLOBAL REPUTATION

UB3

The name Harrow is synonymous with the very finest standards of education. With its impressive reputation, it's no surprise that the borough is currently home to over 50 nurseries and primary schools, and more than 20 secondary schools. Harrow Primary School, Harrow High School and Harrow College are all within a 20-minute bus ride of Eastman Village.

## HARROW SCHOOL FOR BOYS

Less than two miles away from Eastman Village, Harrow School was founded in 1572 under a Royal Charter granted by Elizabeth I. Located in a leafy 300 acre estate, it's one the world's most famous and prestigious schools, with illustrious former pupils including Winston Churchill, Jawaharlal Nehru, Robert Peel, Lord Byron and Anthony Trollope.

## THE JOHN LYON SCHOOL

Founded in 1876, The John Lyon is a leading independent school with historic ties to Harrow School for Boys. It focuses on giving pupils the opportunity to explore a broad curriculum and gain a solid grounding in all the major academic subjects, as well as sporting activities and the creative arts. From September 2021, it will welcome girls as pupils for the first time in its history.

## MARLBOROUGH PRIMARY SCHOOL

Rated 'outstanding' by Ofsted, St Anselm's is known for delivering exceptional academic results, nurturing the special gifts that make each child unique, encouraging a passion for learning, and delivering a broad curriculum that fosters creativity and independence.

## UNIVERSITIES

World-leading universities such as the London School of Economics and Imperial College London are within easy distance. The University of Cambridge is only 57 miles away, and the University of Oxford an easy 46 mile drive on the M40.







BARRATT LONDON



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EASTMAN VILLAGE





THE APARTMENTS

EASTMAN VILLAGE



## BEAUTIFUL INTERIORS DESIGNED FOR MODERN LIVING

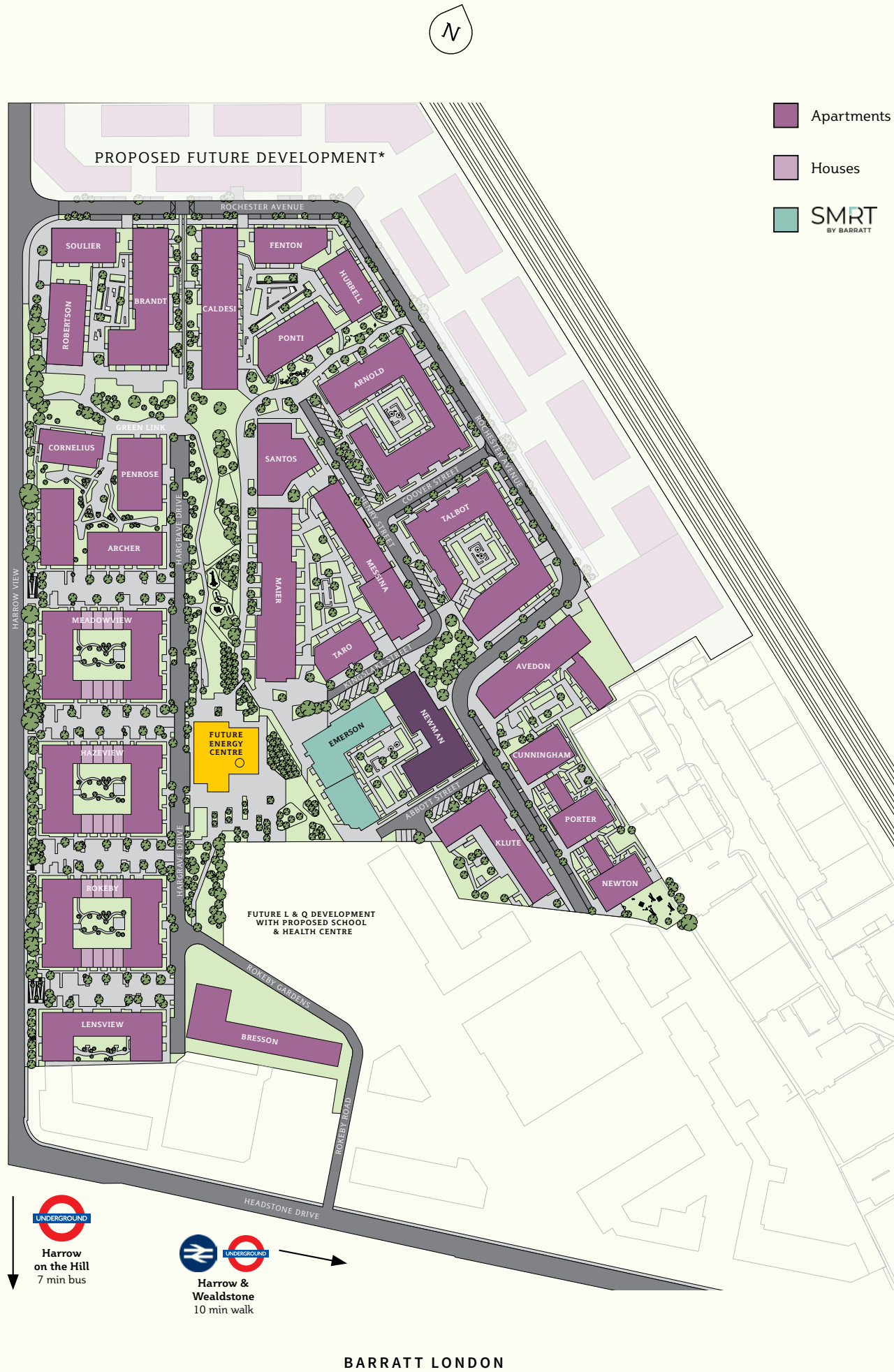
Choose a one, two or three-bedroom apartment and you'll enjoy a spacious, thoughtfully designed property full of natural light. Open-plan living areas feature full-height windows, and every kitchen is equipped with a range of modern appliances that make cooking a pleasure and achieve a refined contemporary aesthetic.

All of our bathrooms and en suites come with stylish white and chrome fittings and are finished in attractive ceramic tiling.

Nearly all homes within the development also have their own private balcony or terrace: a generously sized extension of living space and ideal for outdoor dining or simply relaxing in the gentle ambiance of Eastman Village.







# NEWMAN APARTMENTS

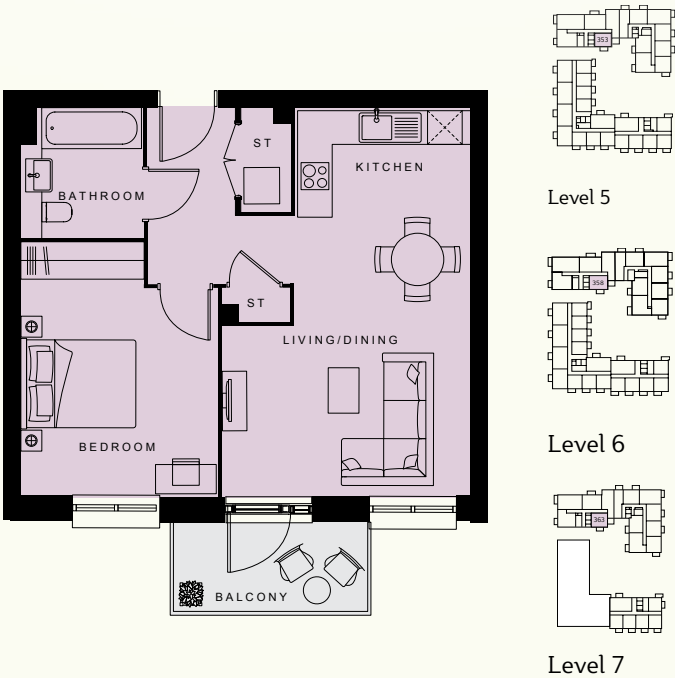




NEWMAN APARTMENTS

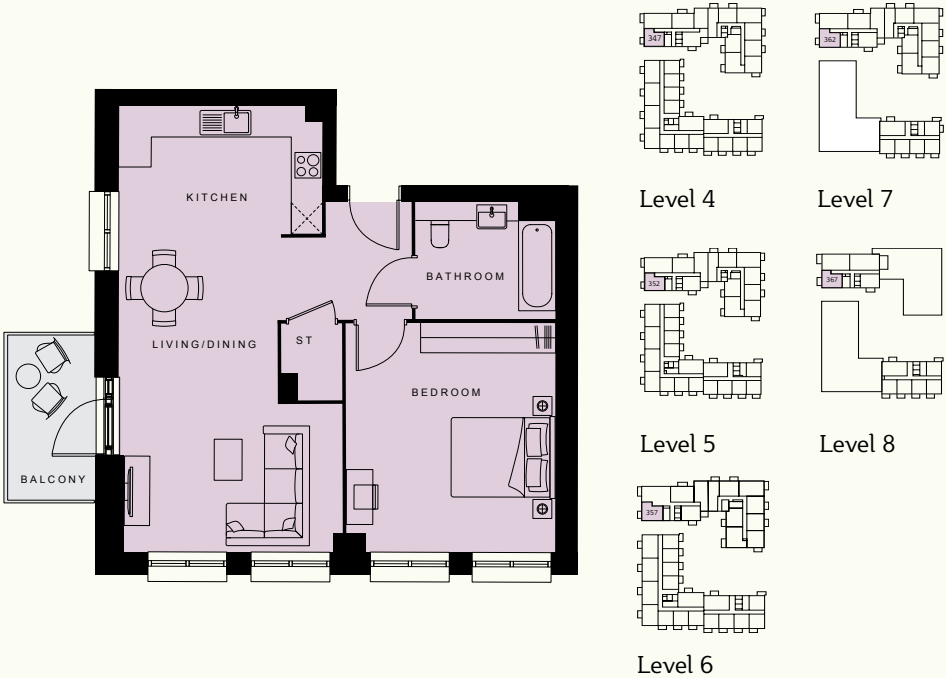


1 BEDROOM APARTMENT

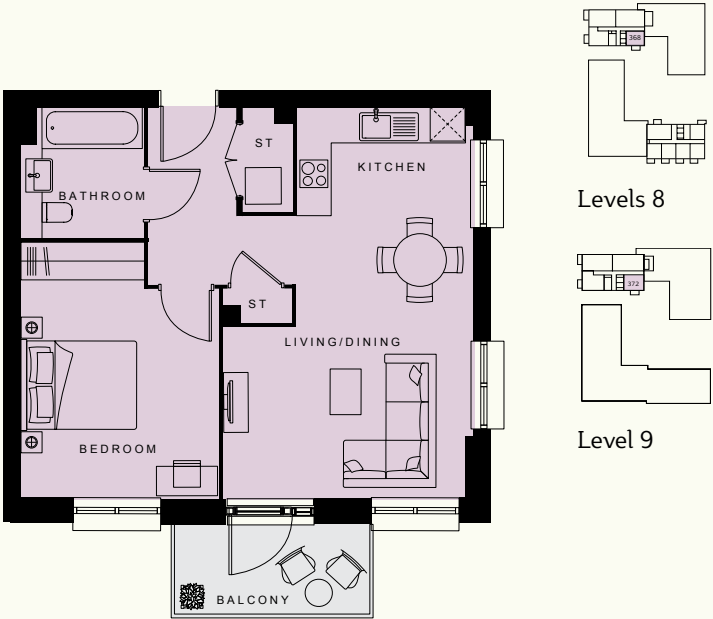


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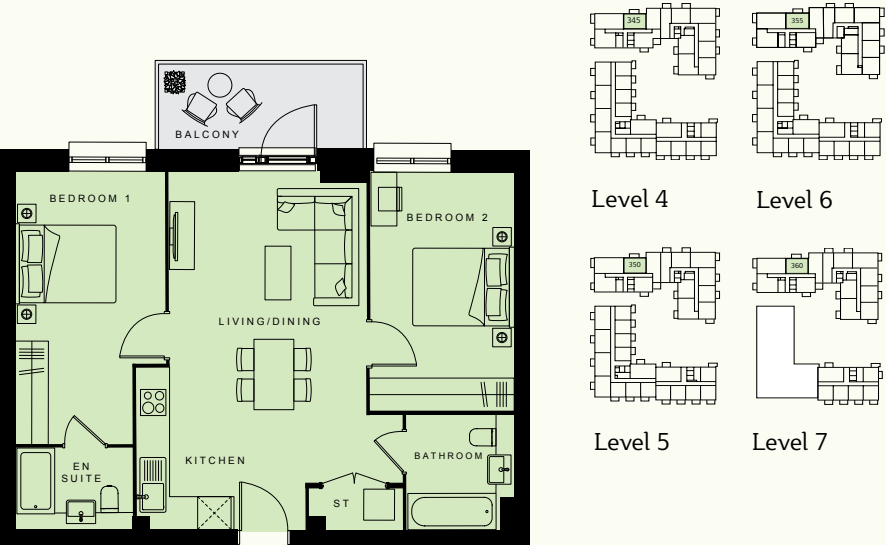
1 BEDROOM APARTMENT



1 BEDROOM APARTMENT



2 BEDROOM APARTMENT



35

PLOTS 353 (5), 358 (6) & 363 (7)

<b>Living/Dining</b> 13'9" x 15'8" (4226 x 4830mm)	<b>TOTAL AREA</b> 543.0 sq ft (50.4 sq m)
<b>Kitchen</b> 10'0" x 5'8" (3040 x 1780mm)	<b>Balcony</b> 10'7" x 5'1" (3250 x 1550mm)
<b>Bedroom</b> 10'9" x 14'1" (3319 x 4310mm)	
<b>Bathroom</b> 6'7" x 7'2" (2050 x 2200mm)	

PLOTS 347 (4), 352 (5), 357 (6),  
362 (7) & 367 (8)

<b>Living/Dining</b> 13'9" x 19'7" (4231 x 6010mm)	<b>TOTAL AREA</b> 656.1 sq ft (61.0 sq m)
<b>Kitchen</b> 12'6" x 7'9" (3841 x 2400mm)	<b>Balcony</b> 5'4" x 10'0" (1635 x 3058mm)
<b>Bedroom</b> 12'9" x 14'1" (3917 x 4310mm)	
<b>Bathroom</b> 8'5" x 7'2" (2600 x 2200mm)	

PLOTS 368 (8) & 372 (9)

<b>Living/Dining</b> 13'9" x 15'8" (4226 x 4830mm)	<b>TOTAL AREA</b> 543.0 sq ft (50.4 sq m)
<b>Kitchen</b> 10'0" x 5'8" (3040 x 1780mm)	<b>Balcony</b> 10'7" x 5'1" (3250 x 1550mm)
<b>Bedroom</b> 10'9" x 14'1" (3319 x 4310mm)	
<b>Bathroom</b> 6'7" x 7'2" (2050 x 2200mm)	

PLOTS 345 (4), 350 (5),  
355 (6) & 360 (7)

<b>Living/Dining</b> 12'4" x 19'8" (3770 x 6025mm)	<b>TOTAL AREA</b> 711.3 sq ft (66.1 sq m)
<b>Kitchen</b> 5'9" x 10'2" (1790 x 3100mm)	<b>Balcony</b> 12'8" x 5'1" (3890 x 1550mm)
<b>Bedroom 1</b> 9'4" x 8'4" (2850 x 5275mm)	
<b>Bedroom 2</b> 9'0" x 15'2" (2755 x 4625mm)	
<b>Bathroom</b> 6'7" x 7'2" (2050 x 2200mm)	



NEWMAN APARTMENTS



2 BEDROOM APARTMENT



Level 5

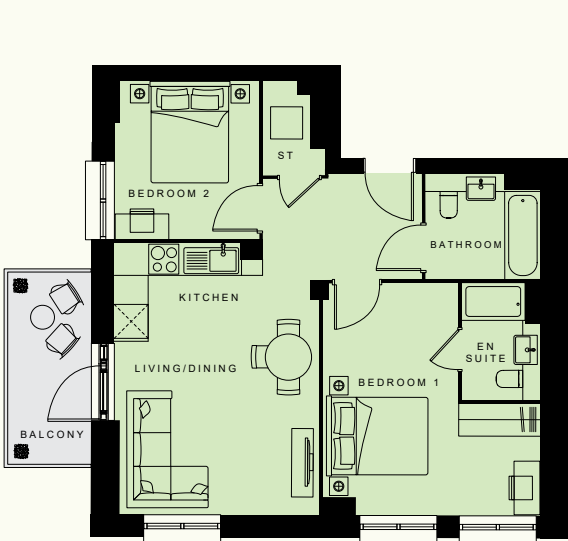


Level 6

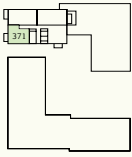


Level 7

2 BEDROOM APARTMENT



Level 9



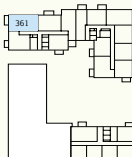
3 BEDROOM APARTMENT



Level 4



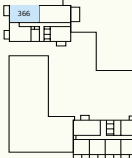
Level 7



Level 5



Level 8



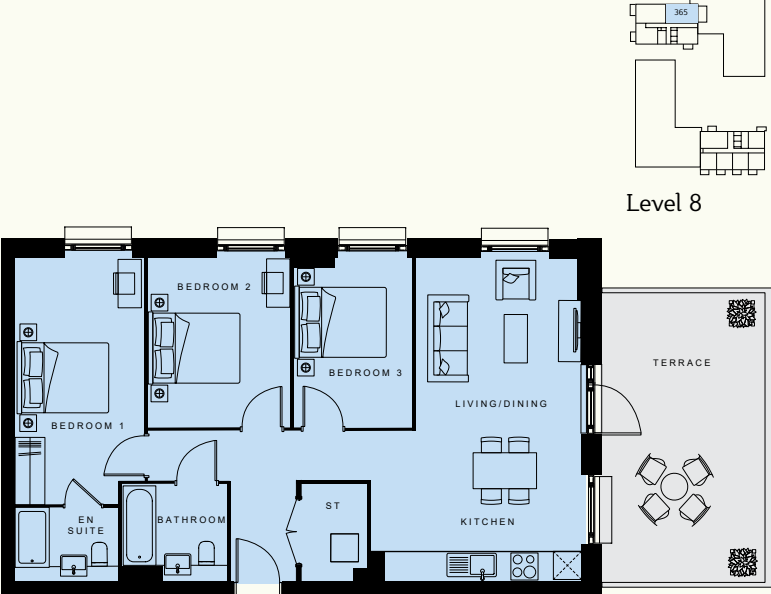
Level 6



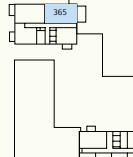
Level 9



3 BEDROOM APARTMENT



Level 8



PLOTS 354 (5), 359 (6) & 364 (7)

<b>Living/Dining</b> 14'6" x 9'6" (4465 x 2935mm)	<b>TOTAL AREA</b> 694.3 sq ft (64.5 sq m)
<b>Kitchen</b> 8'0" x 8'4" (2450 x 2550mm)	<b>Balcony</b> 7'2" x 9'0" (2200 x 2750mm)
<b>Bedroom 1</b> 15'0" x 9'1" (4560 x 2779mm)	
<b>Bedroom 2</b> 15'3" x 8'5" (4670 x 2600mm)	
<b>Bathroom</b> 6'7" x 7'2" (2050 x 2200mm)	
<b>En Suite</b> 7'2" x 5'8" (2200 x 1595mm)	

PLOT 371 (9)

<b>Living/Dining</b> 12'10" x 10'10" (3958 x 3345mm)	<b>TOTAL AREA</b> 654.5 sq ft (60.8 sq m)
<b>Kitchen</b> 9'4" x 6'1" (2850 x 1850mm)	<b>Balcony</b> 12'8" x 5'1" (3670 x 1635mm)
<b>Bedroom 1</b> 13'6" x 14'6" (4150 x 4460mm)	
<b>Bedroom 2</b> 9'0" x 10'1" (2791 x 3075mm)	
<b>Bathroom</b> 7'2" x 6'7" (2200 x 2050mm)	
<b>En Suite</b> 4'9" x 7'2" (1500 x 2200mm)	

PLOTS 346 (4), 351 (5), 356 (6),  
361 (7), 366 (8) & 370 (9)

<b>Living/Dining</b> 12'4" x 15'3" (3780 x 4675mm)	<b>TOTAL AREA</b> 857.1 sq ft (79.6 sq m)
<b>Kitchen</b> 13'9" x 7'4" (4250 x 2250mm)	<b>Balcony</b> 5'4" x 14'0" (1635 x 4280mm)
<b>Bedroom 1</b> 9'0" x 17'3" (2755 x 5275mm)	
<b>Bedroom 2</b> 7'7" x 11'6" (2350 x 3525mm)	
<b>Bedroom 3</b> 7'7" x 11'6" (2355 x 3525mm)	
<b>Bathroom</b> 7'2" x 6'7" (2200 x 2050mm)	
<b>En Suite</b> 7'2" x 5'1" (2200 x 1550mm)	

PLOT 365 (8)

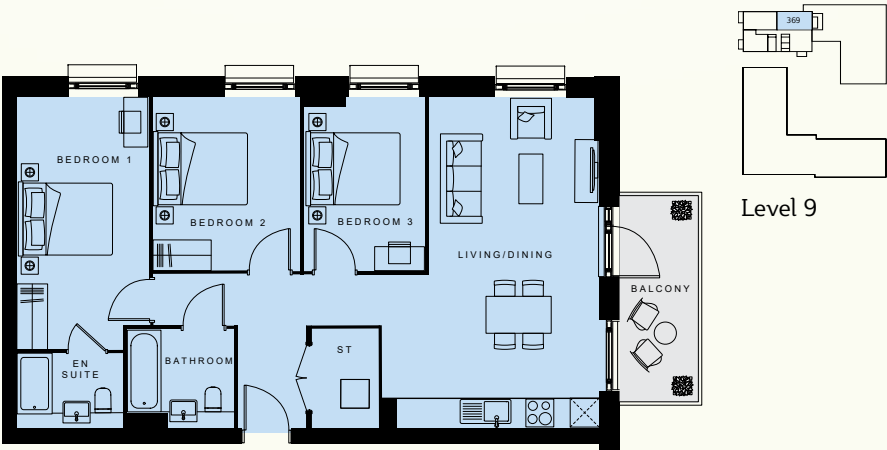
<b>Living/Dining</b> 11'7" x 15'6" (3565 x 4775mm)	<b>TOTAL AREA</b> 899.6 sq ft (83.6 sq m)
<b>Kitchen</b> 14'8" x 7'0" (4520 x 2150mm)	<b>Terrace</b> 11'6" x 20'0" (3535 x 6100mm)
<b>Bedroom 1</b> 9'1" x 17'3" (2760 x 5275mm)	
<b>Bedroom 2</b> 9'9" x 11'8" (3010 x 3605mm)	
<b>Bedroom 3</b> 8'2" x 11'8" (2485 x 3605mm)	
<b>Bathroom</b> 7'2" x 6'7" (2200 x 2050mm)	



# NEWMAN APARTMENTS



## 3 BEDROOM APARTMENT



Level 9

PLOT 369 (9)

<b>Living/Dining</b>
11'7" x 15'6" (3565 x 4775mm)
<b>Kitchen</b>
14'8" x 7'1" (4520 x 2150mm)
<b>Bedroom 1</b>
9'1" x 17'2" (2760 x 5275mm)
<b>Bedroom 2</b>
9'9" x 11'9" (3010 x 3605mm)
<b>Bedroom 3</b>
8'2" x 11'9" (2485 x 3605mm)
<b>Bathroom</b>
7'2" x 6'7" (2200 x 2050mm)
<b>En Suite</b>
7'2" x 5'0" (2200 x 1550mm)

<b>TOTAL AREA</b>
899.6 sq ft (83.6 sq m)
<b>Balcony</b>
14'10" x 5'3" (4280 x 1635mm)







BARRATT LONDON

## APARTMENT SPECIFICATION

### KITCHEN

Individually designed handleless kitchens with soft-close doors and drawers

Matching worktops and upstands

Stainless steel bowl sink and chrome tap

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

### BATHROOM

White hand wash basin

Toilet with soft-close pan

White bath with wall-mounted shower and bath screen

Heated towel rail

Ceramic floor and wall tiles

Shaver socket

### GENERAL

Video door entry

BT TV/Sky Q/FM connectivity in living area

Fibre broadband connectivity

Pendant lighting in hallway, living area and bedrooms

Downlights in kitchen and bathrooms

Engineered laminate flooring to hallway, kitchen and living/dining areas

### EN SUITE

White hand wash basin

Toilet with soft-close pan

White freestanding shower tray

Heated towel rail

Ceramic floor and wall tiles

Shaver socket

### COMMUNAL AREAS AND FACILITIES

Lifts to all floors

Entrance foyer within each block

Car parking\*

### BEDROOMS

Carpet to bedrooms

EASTMAN VILLAGE

\* Car parking available for selected homes at an additional cost





## ADDITIONAL INFORMATION

### ADDRESS

Harrow View, Harrow, Middlesex,  
HA1 4TY

**Local authority**  
London Borough of Harrow

### ESTIMATED CHARGES

**Estimated service charge per annum**  
1-bedroom apartment from £1,466  
2-bedroom apartment from £1,789  
3-bedroom apartment from £2,250

### PARKING

Parking spaces are limited,  
available at an additional cost

### MISCELLANEOUS

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

**Length of lease**  
999 years

**Estimated completion date**  
2029 for entire Eastman Village  
development

**Reservation deposit**  
£2,000

**Terms of payment**  
10% of purchase price  
payable on exchange, balance  
of purchase price to be paid  
on completion

### VENDOR'S SOLICITOR

**Winckworth Sherwood**

**Telephone**  
020 7593 5054

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

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



## 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 [consumercode.co.uk](http://consumercode.co.uk)







BARRATT LONDON



EASTMAN VILLAGE



# WHY BARRATT LONDON?

HA1

## BARRATT LONDON'S VISION

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

## FIVE-STAR CUSTOMER SERVICE

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

## REAL PEACE OF MIND

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

\*We are the only major national housebuilder to be awarded this award 13 years running. "we" refers to the Barratt Developments PLC group brands including Barratt London, Barratt Homes and David Wilson Homes.

\*\*First two years covered by Builder Warranty and NHBC Guarantee or similar. Years three-ten covered by NHBC insurance or similar. Full exclusions and limitations can be found on the NHBC website. Please note that all images are for illustrative purposes only. Final elevations of the property purchased may differ from those shown. Images include optional upgrades at additional cost. Please see our Image Disclaimer for further details. 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. 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 May 2022. Calls to 03 numbers are charged at the same rate as dialling an 01 or 02 number. If your fixed line or mobile service has inclusive minutes to 01/02 numbers, then calls to 03 are counted as part of this inclusive call volume. Non-BT customers and mobile phone users should contact their service providers for information about the cost of calls. \*Limited availability, selected plots only. 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.



EASTMAN VILLAGE



