



HOLBORN

The Michele Carby Practice





UB3

WELCOME TO HAYES VILLAGE

A brand-new development,
enviably well connected and within
easy reach of central London.


HOLBORN
The Michele Carby Practice

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UB3

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 in the air around you. 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.

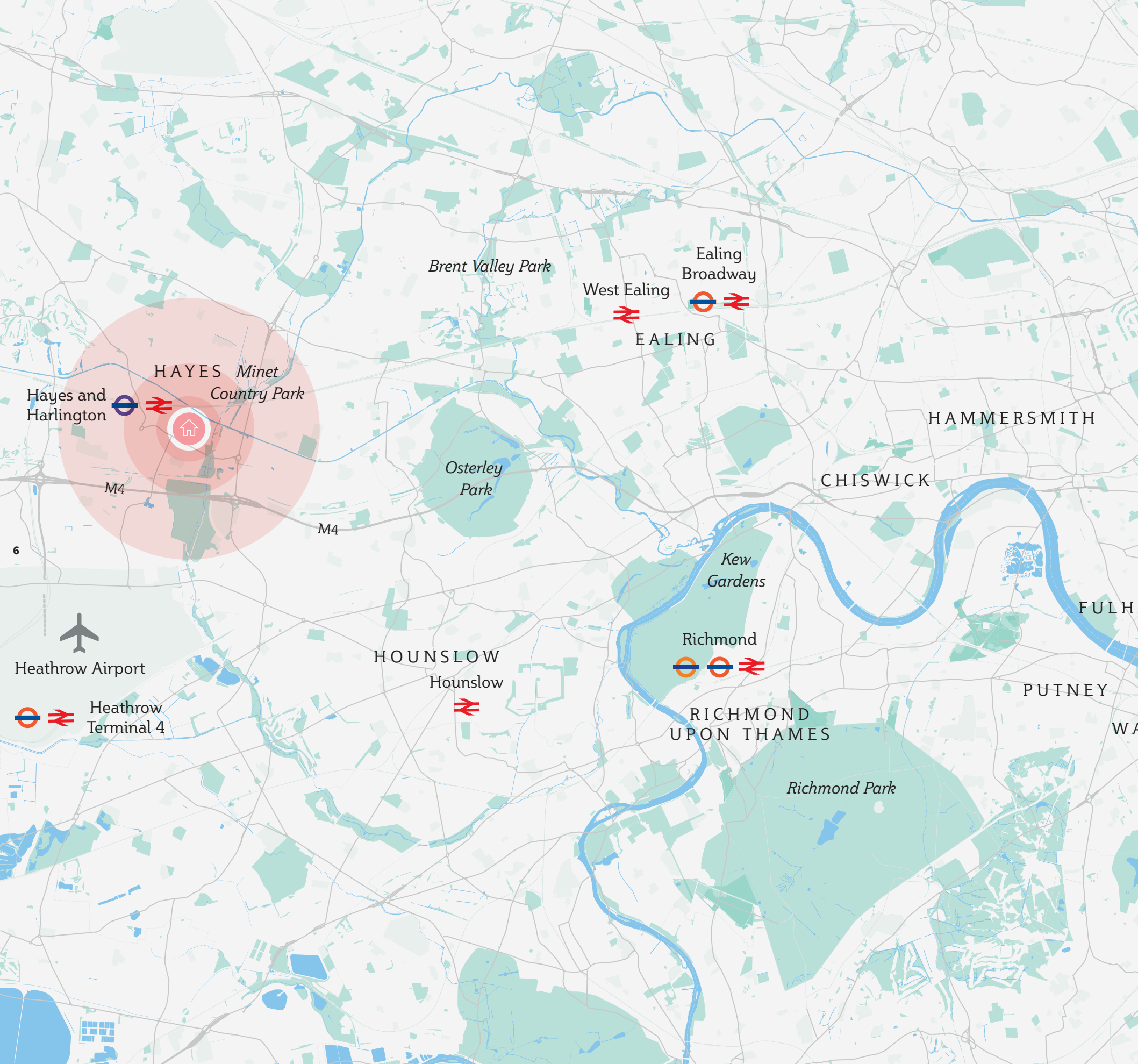
With easy access to local amenities, quick connections to Heathrow and a vibrant village-like feel at its heart, you could soon be soaking up everything this new community has to offer. Now, imagine that.



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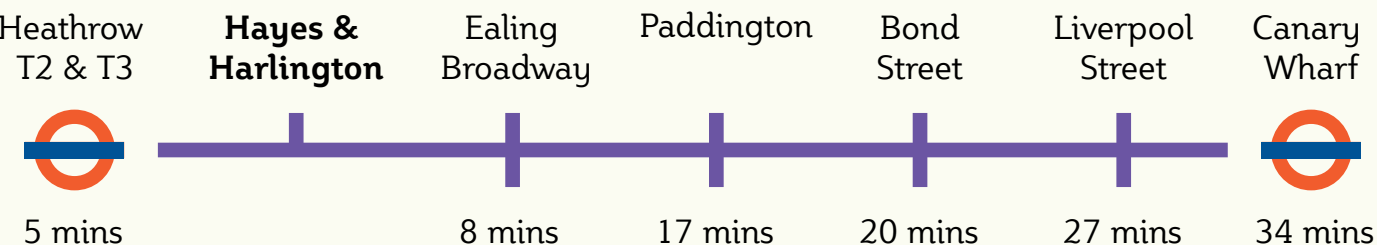
THE AREA



By car

- M4 4 minutes
- LONDON HEATHROW 5 minutes
- CRANFORD PARK 10 minutes
- EALING BROADWAY 19 minutes
- WESTFIELD WHITE CITY 25 minutes

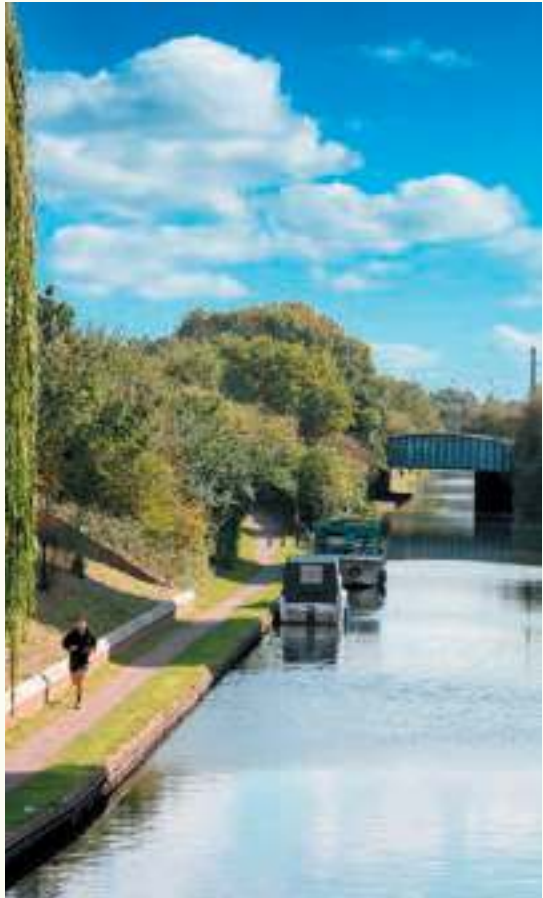
By train (from Hayes and Harlington station)



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

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HISTORY OF HAYES VILLAGE & THE LOCAL AREA

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An exciting development of over 1,500 homes, Hayes Village is set alongside the famous Grand Union Canal in an idyllic location that's steeped in local heritage.

This landmark site was previously home to the Nestlé factory and many of its original features, including one of the listed art-deco style buildings, have been tastefully incorporated into Hayes Village – marrying old with new and creating a unique and handsome development that will be a joy to call home.



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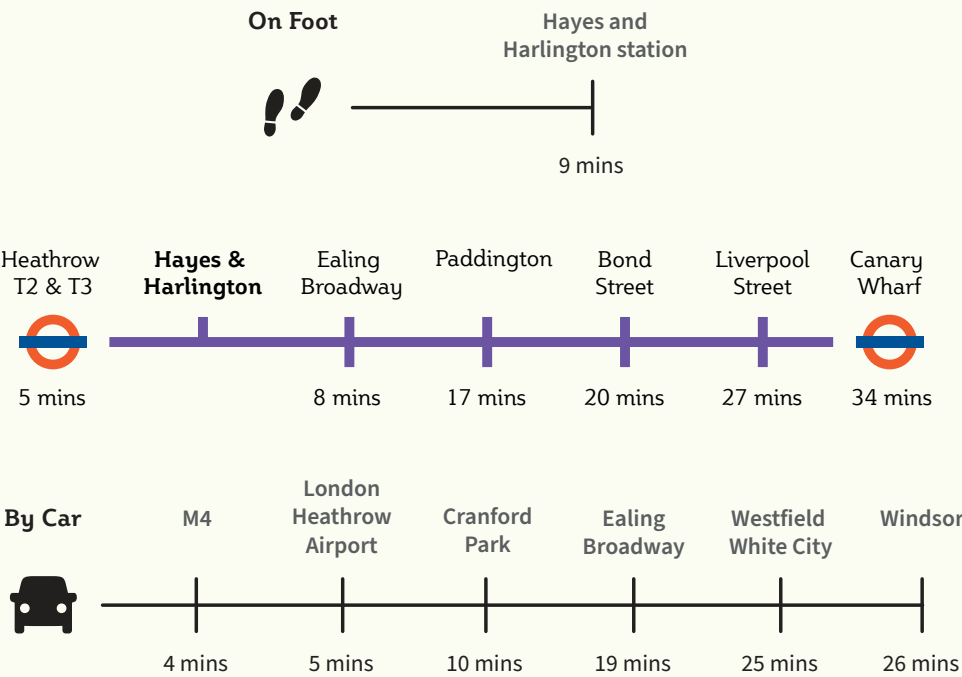
EVERYTHING YOU NEED WITHIN EASY REACH

UB3

Hayes & Harlington train station (Zone 5) is just a 9-minute walk from the development – and with Crossrail serving the station from 2022, the area will have faster connections than many Zone 2 locations once the Elizabeth line opens.

For instance, Heathrow Airport and Bond Street will be reachable within 5 minutes and 20 minutes respectively.

Parking is included with many homes at Hayes Village, meaning travelling further afield is easy as well. Quick access to the M4 and M25 allow you to branch out across the UK's motorway network in no time at all.



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

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EALING BROADWAY

Just a 9-minute train journey away, Ealing Broadway boasts over 80 shops and a range of restaurants encompassing cultures and flavours from around the world.



CHISWICK

Chiswick has long been a highly-sought after destination in west London. The buzzing high road offers an eclectic mix of coffee shops, restaurants and shops – and nearby Strand on the Green, close to the river Thames, is home to several traditional British pubs.



STEAK ON THE GREEN

Voted Ealing's Best Restaurant, Steak on the Green looks out onto popular Haven Green. The restaurant serves some of the finest cuts of beef and a number of classic British dishes.



SANTA MARIA

A highly regarded Neapolitan Pizzeria, Santa Maria serves classic dishes prepared with the best ingredients, all sourced directly from Napoli.



THE CITY BARGE

An ideal spot for riverside dining and drinking, The City Barge is often hailed as the Capital's best riverside pub. Its traditional Sunday roasts are certainly not to be missed.

SHOP, DINE OUT AND UNWIND

UB3

For the ideal leisure spot, there's The Old Vinyl Factory – a one-of-a-kind neighbourhood situated on the site where revolutionary records by The Beatles and Pink Floyd were pressed.

A 9-minute walk away, it's home to an array of restaurants and shops, as well as a gym, cinema and live music venue.

Whether you decide to stay local or discover everything the Capital has to offer, Hayes Village is an ideal location for discovering the best of London's shopping and cuisine.

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[Book a call to find out more](#)

EXPLORING CENTRAL LONDON

UB3

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

Book a call to find out more



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.

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BECK THEATRE



STOCKLEY PARK

LIFE AT YOUR LEISURE

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For keen golfers, Stockley Park, with its attractive course, is a 10-minute drive away, while Wentworth and Sunnysdale golf clubs – arguably two of the most prestigious golf clubs in the world – are within half an hour of the development.

For those seeking an afternoon or evening of entertainment, Hayes is home to the Beck Theatre, hosting the finest local, national and international theatre companies in its 600-seat venue. The Barra Hall Open Air Theatre can also be found nestled in nearby Barra Hall Park.

An unforgettable day out can be had in the historic town of Windsor, 11 miles from Hayes Village. There you'll find famous Windsor Castle, boutique shopping and a fantastic selection of restaurants and cafes. You could even take a jaunt down the Thames by chartering one of the many boats available for hire.

Famous the world over, Royal Ascot Racecourse hosts legendary race days as well as a calendar of high-profile events and concerts. The venue always promises a great day out for all the family.



WINDSOR TOWN



THE ROYAL ASCOT RACECOURSE

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[Book a call to find out more](#)

HEALTHY OUTDOOR LIVING

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For those who love great days out and the great outdoors, Hayes Village is perfectly situated. Cranford Park and Minet Country Park are both less than 10 minutes from the development – and what’s more, beautiful Osterley Park and House, one of the last surviving country estates in London, is also within easy reach.



CRANFORD PARK



MINET COUNTRY PARK



OSTERLEY PARK AND HOUSE

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[Book a call to find out more](#)



EXCELLENT SCHOOLING AND WORLD-RENOWNED UNIVERSITIES

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Families living at Hayes Village will be delighted by the range of high-performing schooling options nearby. St Benedict's School is under half an hour away by public transport, while Notting Hill and Ealing High School for girls is within a similarly easy distance.

London's internationally renowned universities are also all within easy reach, once school has been completed.

The London School of Economics, Imperial College London and SOAS University of London all offer a range of specialist courses at the very highest level.

The University of Cambridge is just 72 miles from Hayes Village and the University of Oxford is an easy 46-mile drive via the M40.



ST BENEDICT'S SCHOOL

A leading independent co-educational school, St Benedict's combines consistently impressive academic standards with a focus on personal development. The school offers a seamless education which can begin aged 3, with nursery, preparatory and senior schooling facilities all located around one site.

NOTTING HILL AND EALING HIGH SCHOOL FOR GIRLS

Founded in 1873, Notting Hill and Ealing High School is an independent day school for girls aged 4–18. The school is widely respected for its strong traditions and enjoys a leading reputation for academic excellence at both junior and senior levels.

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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.

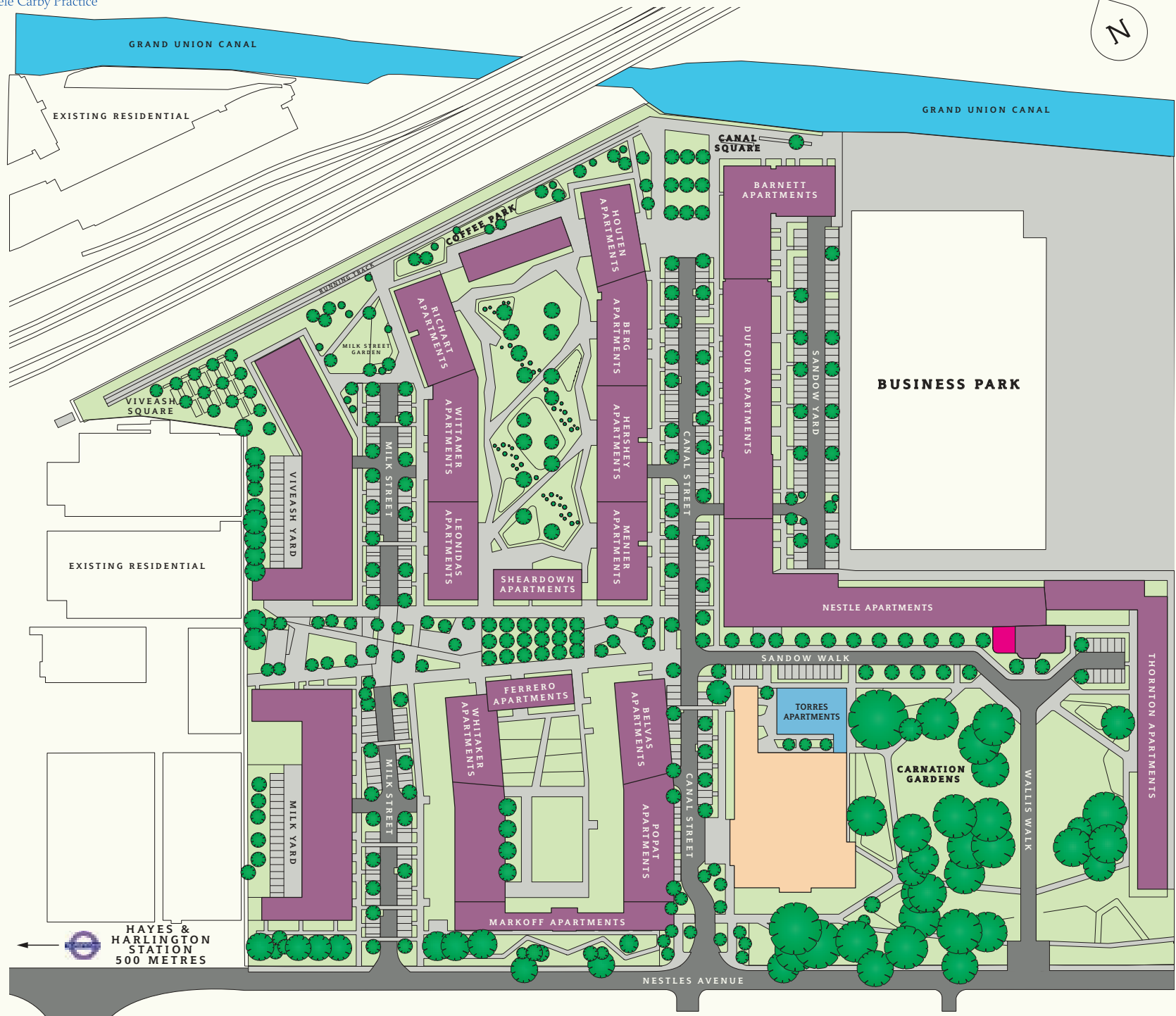
All of our bathrooms and en suites come with stylish white and chrome fittings and are finished in attractive ceramic tiling.

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 Hayes Village.

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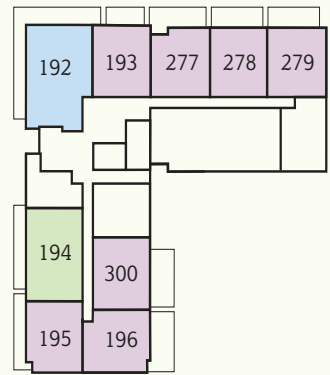
[Book a call to find out more](#)



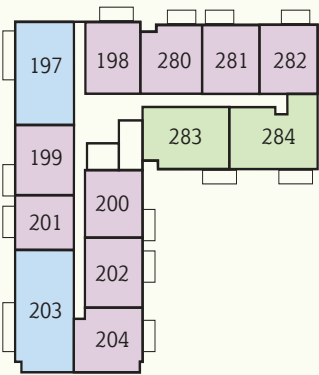
 Residents' gym  Café  Community centre

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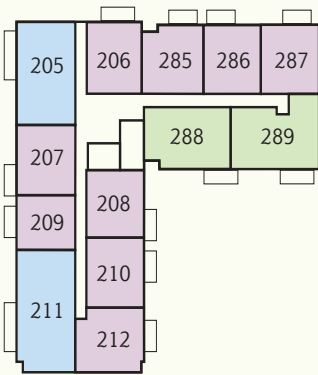
BARNETT APARTMENTS



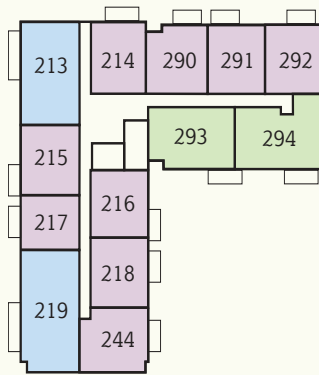
Ground Level



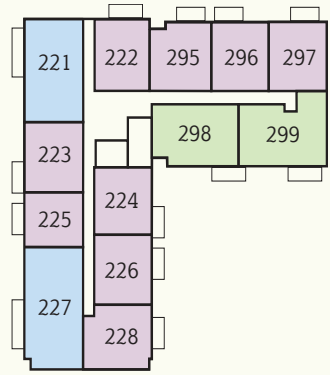
Level 1



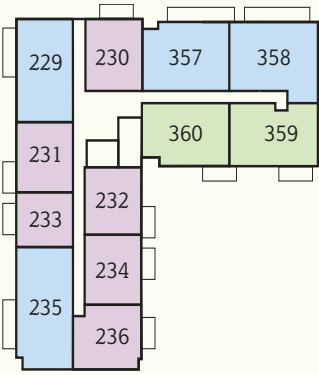
Level 2



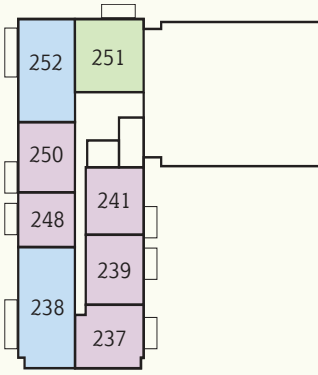
Level 3



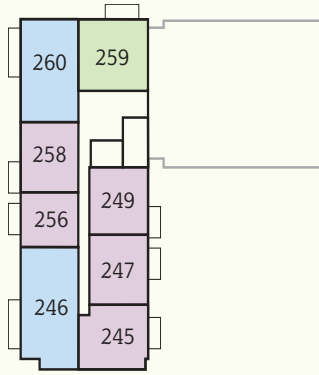
Level 4



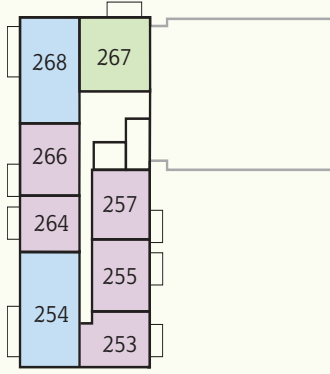
Level 5



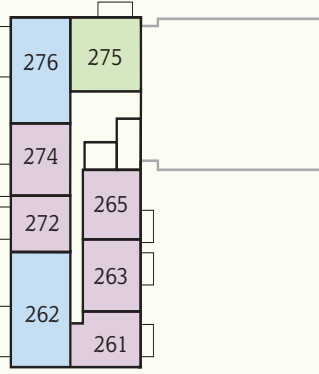
Level 6



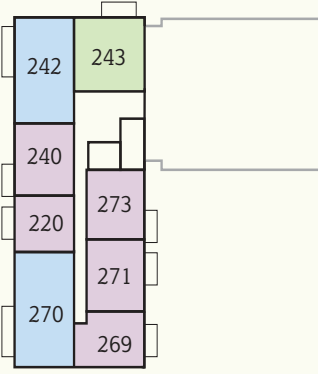
Level 7






Level 8



Level 9



Level 10

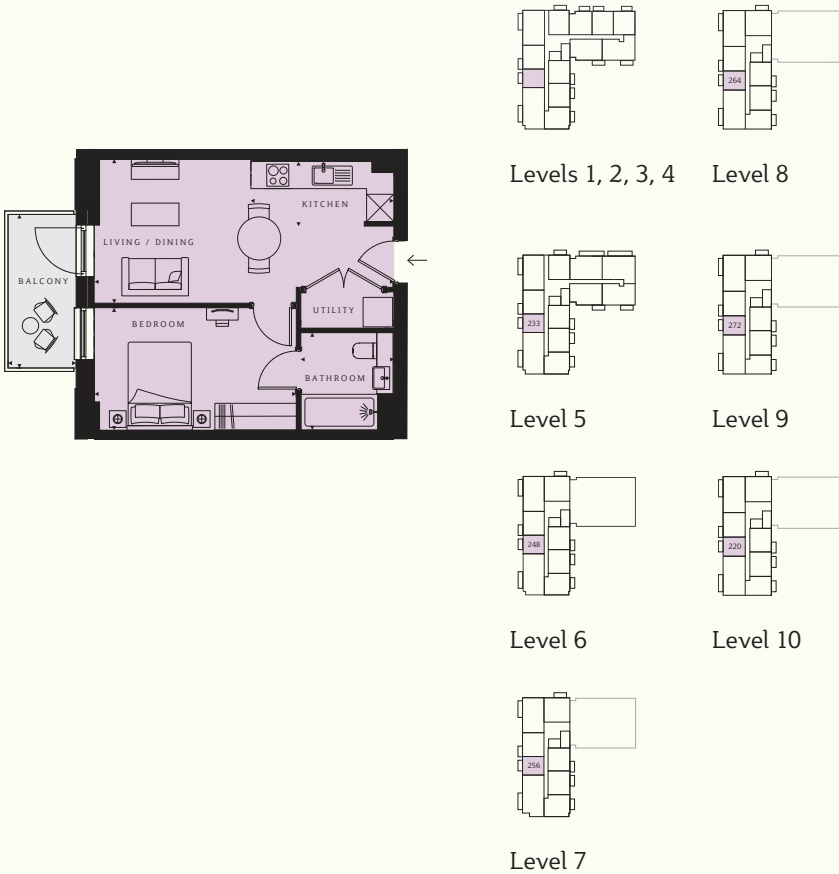
-  One-bedroom apartment
-  Two-bedroom apartment
-  Three-bedroom apartment

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BARNETT APARTMENTS



1 BEDROOM APARTMENT

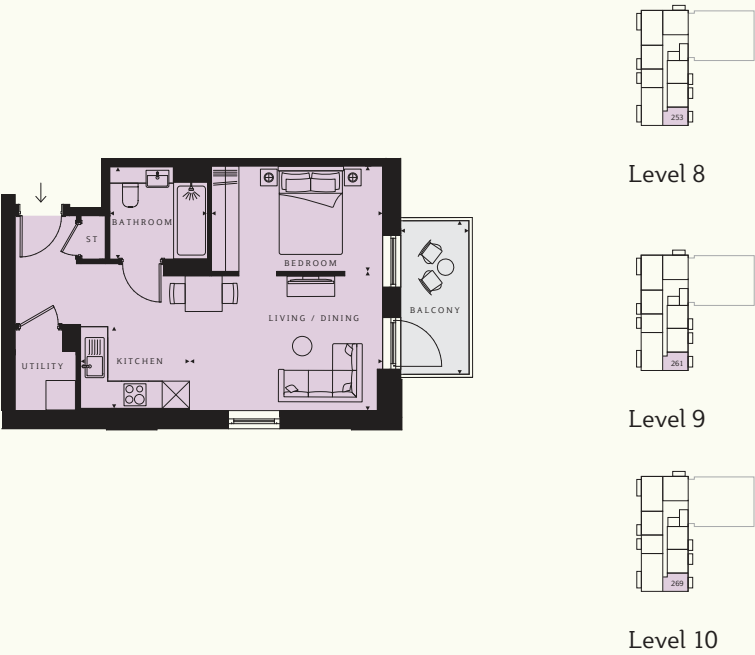


PLOTS 201, 209, 217, 225, 233, 248, 256, 264, 272, 220

Living/Dining 21'8" x 10'5" (6605 x 3175mm)
Kitchen 10'4" x 4'8" (3150 x 1425mm)
Bedroom 14'7" x 8'10" (4455 x 2700mm)
Bathroom 7'1" x 6'9" (2150 x 2050mm)

TOTAL AREA 422 sq ft (39.2 sq m)
Balcony 11'1" x 4'11" (3385 x 1500mm)

1 BEDROOM APARTMENT

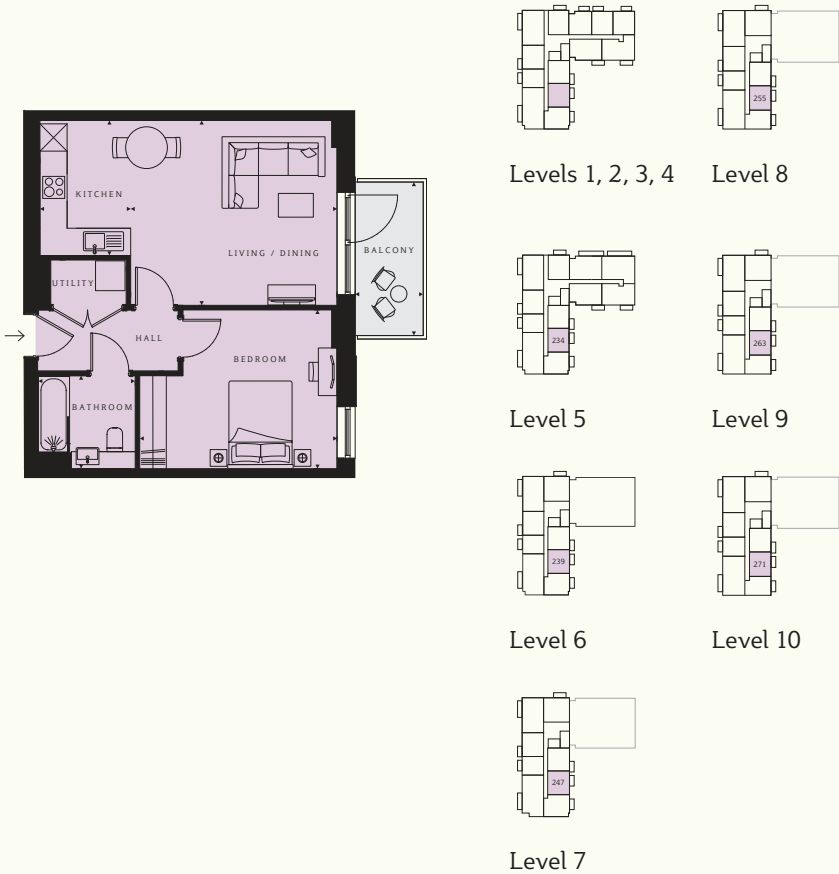


PLOTS 253, 261, 269

Living/Dining 17'11" x 9'9" (5460 x 2990mm)
Kitchen 7'11" x 5'11" (2400 x 1800mm)
Bedroom 12'5" x 7'7" (3790 x 2320mm)
Bathroom 7'1" x 6'9" (2150 x 2050mm)

TOTAL AREA 442 sq ft (41.1 sq m)
Balcony 11'1" x 4'11" (3385 x 1500mm)

1 BEDROOM APARTMENT

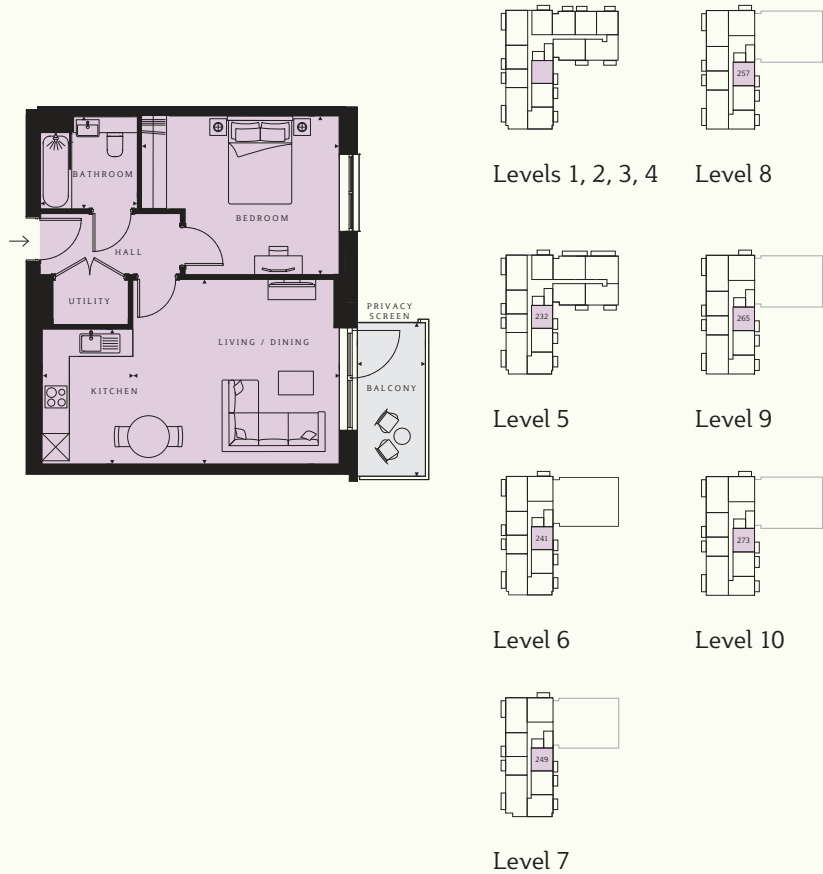


PLOTS 202, 210, 218, 226, 234, 239, 247, 255, 263, 271

Living/Dining 14'11" x 13'5" (4570 x 4115mm)
Kitchen 9'8" x 3'11" (2995 x 1200mm)
Bedroom 14'3" x 11'6" (4350 x 3500mm)
Bathroom 7'1" x 6'9" (2150 x 2050mm)

TOTAL AREA 543 sq ft (50.5 sq m)
Balcony 11'1" x 4'11" (3385 x 1500mm)

1 BEDROOM APARTMENT



PLOTS 200, 208, 216, 224, 232, 241, 249, 257, 265, 273

Living/Dining 14'11" x 13'5" (4570 x 4115mm)
Kitchen 9'8" x 3'11" (2995 x 1200mm)
Bedroom 14'3" x 11'6" (4370 x 3480mm)
Bathroom 7'1" x 6'9" (2150 x 2050mm)

TOTAL AREA 544 sq ft (50.5 sq m)
Balcony 11'1" x 4'11" (3385 x 1500mm)



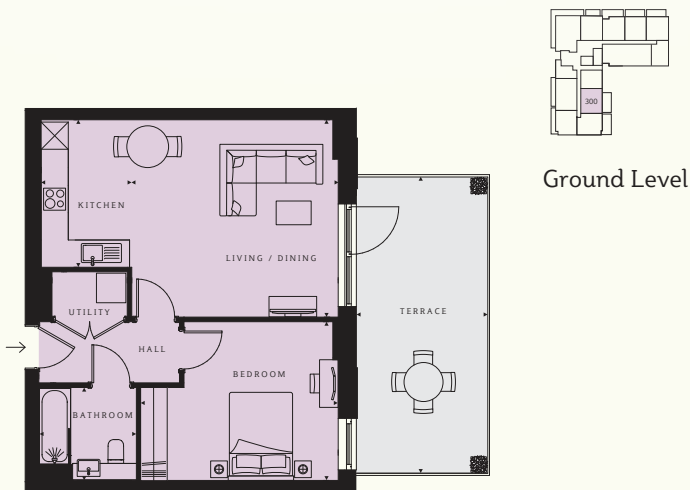
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BARNETT APARTMENTS

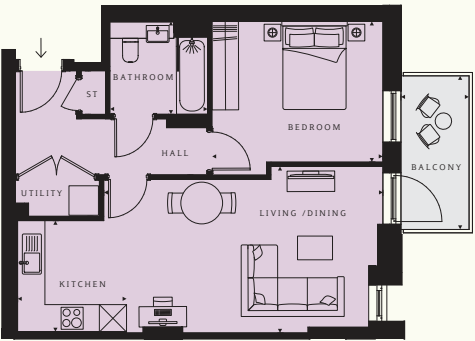


1 BEDROOM APARTMENT



Ground Level

1 BEDROOM APARTMENT



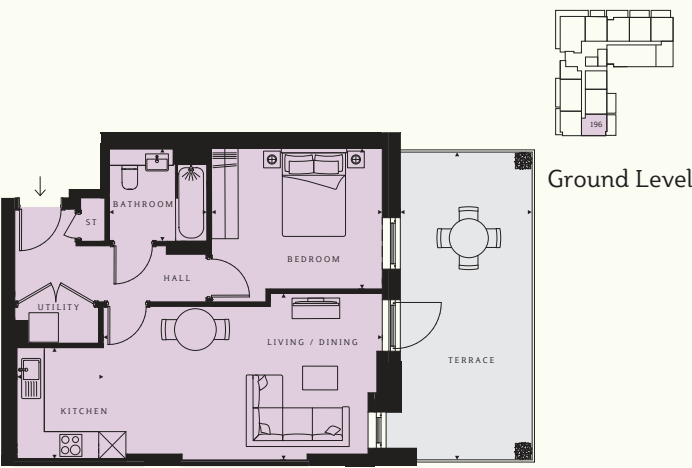
Levels 1, 2, 3, 4

Level 5

Level 6

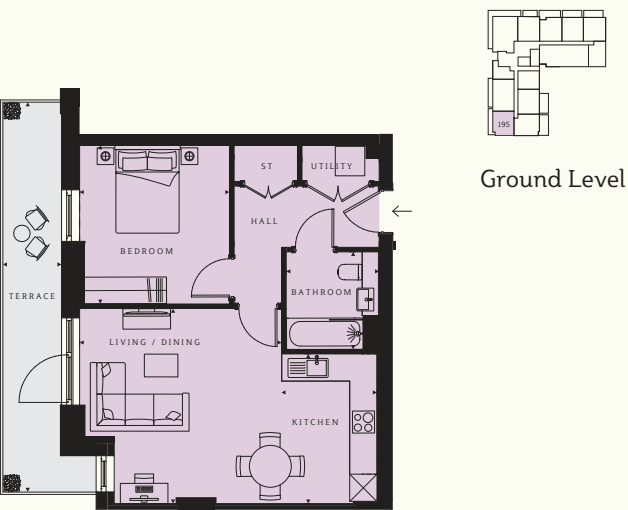
Level 7

1 BEDROOM APARTMENT



Ground Level

1 BEDROOM APARTMENT



Ground Level

PLOT 300

Living/Dining 14'11" x 14'3" (4570 x 4390mm)
Kitchen 10'8" x 3'11" (3270 x 1200mm)
Bedroom 14'3" x 11'6" (4370 x 3480mm)
Bathroom 7'1" x 6'9" (2150 x 2050mm)

TOTAL AREA 563 sq ft (52.3 sq m)
Terrace 21'5" x 9'6" (6531 x 2900mm)

PLOTS 204, 212, 244, 228, 236, 237, 245

Living/Dining 20'2" x 11'7" (6170 x 3685mm)
Kitchen 8'1" x 7'11" (2450 x 2400mm)
Bedroom 12'4" x 10'2" (3785 x 3100mm)
Bathroom 7'1" x 6'9" (2150 x 2050mm)

TOTAL AREA 562 sq ft (52.2sq m)
Balcony 11'1" x 4'11" (3385 x 1500mm)

PLOT 196

Living/Dining 20'2" x 11'7" (6170 x 3685mm)
Kitchen 8'1" x 6'3" (2440 x 1900mm)
Bedroom 12'4" x 10'1" (4370 x 3480mm)
Bathroom 7'1" x 6'9" (2150 x 2050mm)

TOTAL AREA 559 sq ft (51.9 sq m)
Terrace 22'3" x 9'6" (6782 x 2900mm)

PLOT 195

Living/Dining 14'8" x 14'1" (4475 x 4315mm)
Kitchen 10'10" x 6'11" (3315 x 2080mm)
Bedroom 11'6" x 10'10" (3500 x 3345mm)
Bathroom 7'1" x 6'9" (2150 x 2050mm)

TOTAL AREA 545 sq ft (50.6 sq m)
Terrace 28'2" x 4'5" (8588 x 1350mm)

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BARNETT APARTMENTS



1 BEDROOM APARTMENT



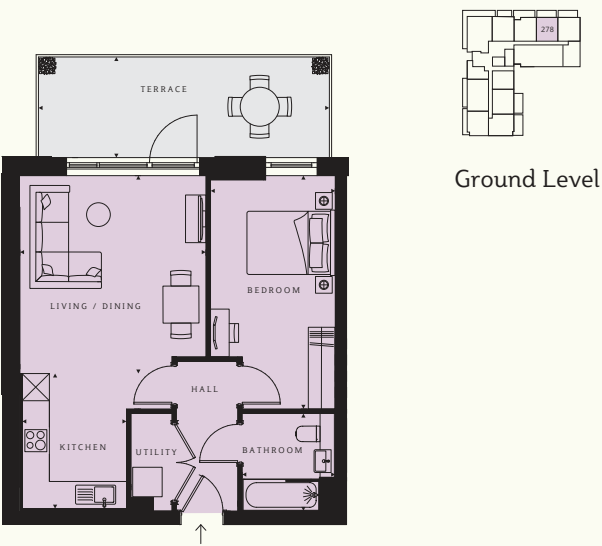
Levels 1, 2, 3, 4

1 BEDROOM APARTMENT



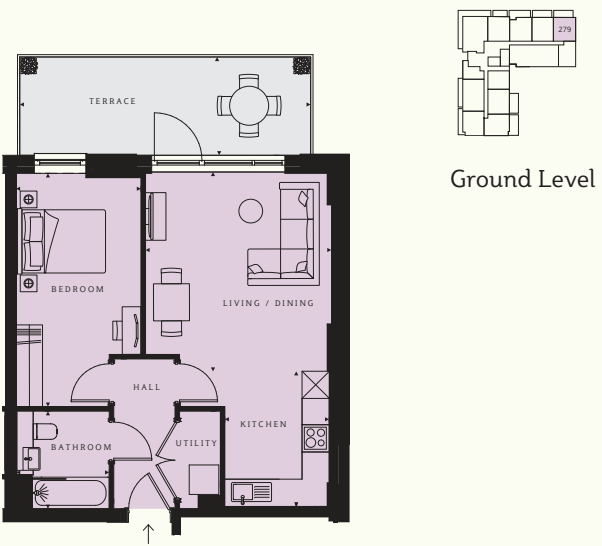
Levels 1, 2, 3, 4

1 BEDROOM APARTMENT



Ground Level

1 BEDROOM APARTMENT



Ground Level

PLOTS 282, 287, 292, 297

Living/Dining 16'11" x 13'6" (5162 x 4120mm)	TOTAL AREA 550 sq ft (51.1 sq m)
Kitchen 9'9" x 7'7" (2980 x 2276mm)	Balcony 11'1" x 4'11" (3385 x 1500mm)
Bedroom 16'11" x 9'0" (5162 x 2750mm)	
Bathroom 7'1" x 6'9" (2150 x 2050mm)	

PLOTS 281, 286, 291, 296

Living/Dining 16'11" x 13'6" (5162 x 4120mm)	TOTAL AREA 551 sq ft (51.2 sq m)
Kitchen 9'9" x 7'7" (2980 x 2300mm)	Balcony 11'1" x 4'11" (3385 x 1500mm)
Bedroom 16'11" x 9'0" (3785 x 3100mm)	
Bathroom 7'1" x 6'9" (2150 x 2050mm)	

PLOT 278

Living/Dining 16'11" x 13'6" (3785 x 3100mm)	TOTAL AREA 551 sq ft (51.2 sq m)
Kitchen 9'9" x 7'7" (2980 x 2276mm)	Terrace 21'4" x 7'3" (6488 x 2200mm)
Bedroom 16'11" x 9'0" (5162 x 2750mm)	
Bathroom 7'1" x 6'9" (2150 x 2050mm)	

PLOT 279

Living/Dining 16'11" x 13'6" (5162 x 4120mm)	TOTAL AREA 550 sq ft (51.1 sq m)
Kitchen 9'9" x 7'7" (2980 x 2276mm)	Terrace 21'4" x 7'3" (6488 x 2200mm)
Bedroom 16'11" x 9'0" (3785 x 3100mm)	
Bathroom 7'1" x 6'9" (2150 x 2050mm)	

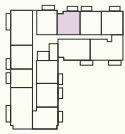
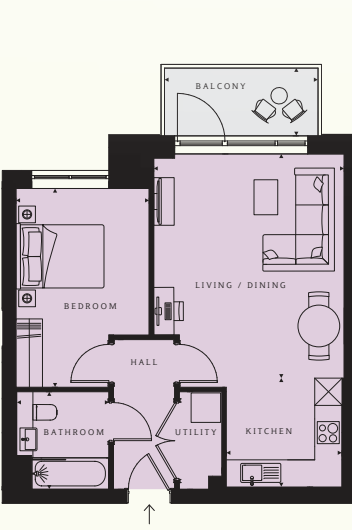
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BARNETT APARTMENTS

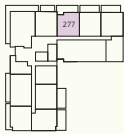
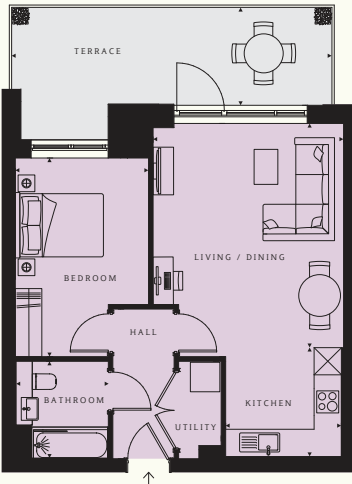


1 BEDROOM APARTMENT



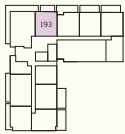
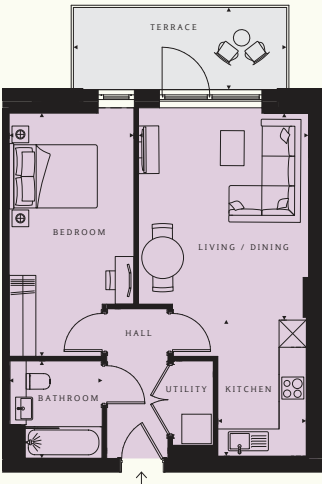
Levels 1, 2, 3, 4

1 BEDROOM APARTMENT



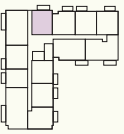
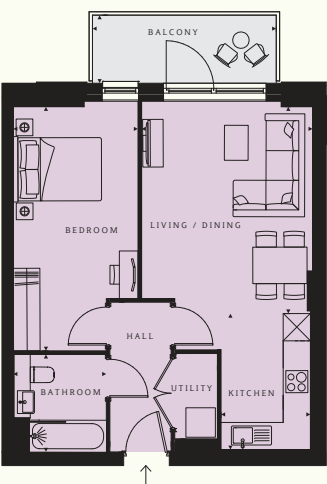
Ground Level

1 BEDROOM APARTMENT

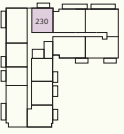


Ground Level

1 BEDROOM APARTMENT



Levels 1, 2, 3, 4



Level 5

PLOTS 280, 285, 290, 295

Living/Dining 16'11" x 13'9" (3785 x 3100mm)
Kitchen 8'5" x 7'11" (2550 x 2400mm)
Bedroom 14'5" x 9'8" (4380 x 2937mm)
Bathroom 7'1" x 6'9" (2150 x 2050mm)

TOTAL AREA 550 sq ft (51.1 sq m)
Balcony 11'1" x 4'11" (3385 x 1500mm)

PLOT 277

Living/Dining 16'11" x 13'9" (5162 x 4220mm)
Kitchen 8'5" x 7'11" (2570 x 2400mm)
Bedroom 14'5" x 9'8" (4400 x 2937mm)
Bathroom 7'1" x 6'9" (2150 x 2050mm)

TOTAL AREA 555 sq ft (51.6 sq m)
Terrace 23'6" x 7'3" (7162 x 2200mm)

PLOT 193

Living/Dining 15'0" x 12'4" (4560 x 3770mm)
Kitchen 9'10" x 6'5" (3000 x 1970mm)
Bedroom 18'0" x 9'0" (5500 x 2750mm)
Bathroom 7'1" x 6'9" (2150 x 2050mm)

TOTAL AREA 544 sq ft (50.6 sq m)
Terrace 15'9" x 6'1" (4800 x 1863mm)

PLOTS 198, 206, 214, 222, 230

Living/Dining 15'0" x 12'4" (4560 x 3770mm)
Kitchen 9'10" x 6'5" (3000 x 1970mm)
Bedroom 18'0" x 9'0" (5500 x 2750mm)
Bathroom 7'1" x 6'9" (2150 x 2050mm)

TOTAL AREA 544 sq ft (50.6 sq m)
Balcony 15'9" x 6'1" (4800 x 1863mm)



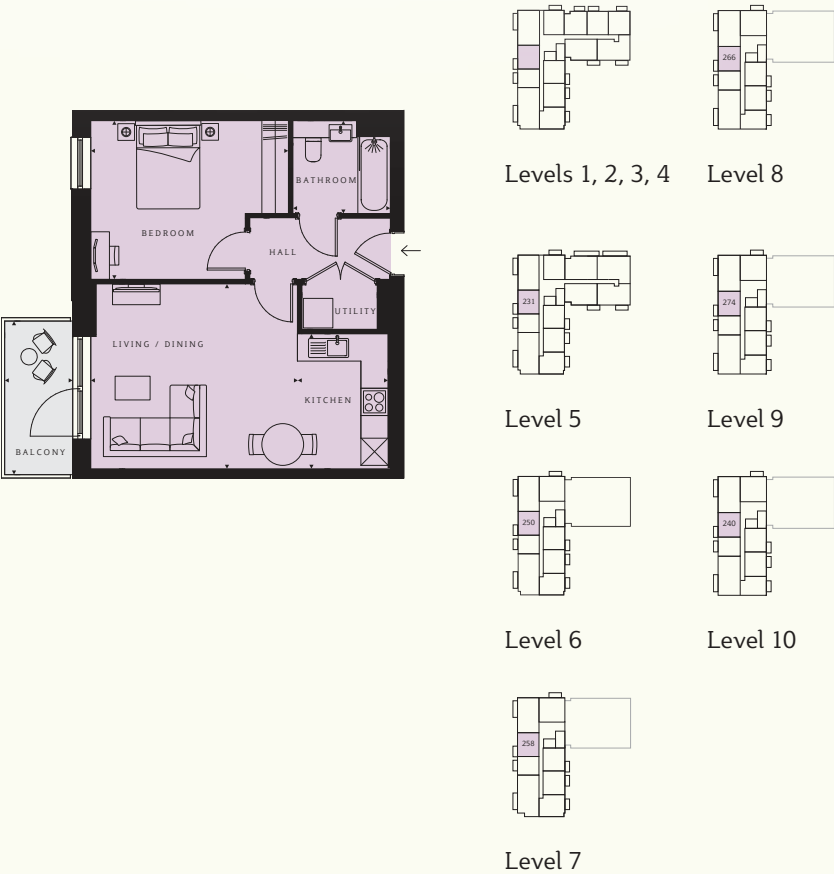
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BARNETT APARTMENTS



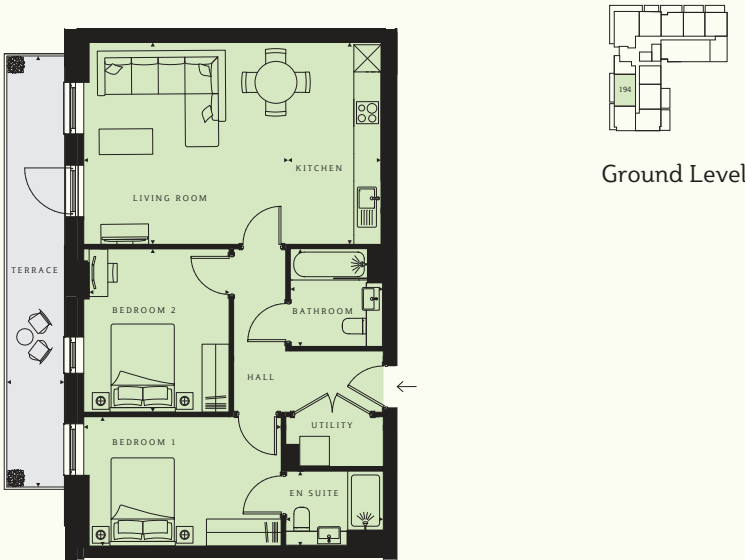
1 BEDROOM APARTMENT



PLOTS 199, 207, 215, 223, 231, 250, 258, 266, 274, 240

Living/Dining 14'11" x 13'5" (4570 x 4115mm)	TOTAL AREA 544 sq ft (50.6 sq m)
Kitchen 9'8" x 3'11" (2995 x 1200mm)	Balcony 11'1" x 4'11" (3385 x 1500mm)
Bedroom 14'3" x 11'6" (4370 x 3480mm)	
Bathroom 7'1" x 6'9" (2150 x 2050mm)	

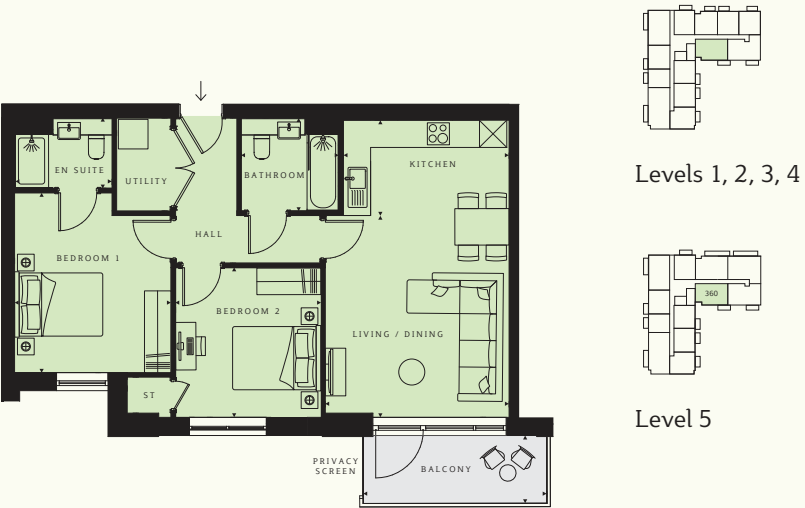
2 BEDROOM APARTMENT



PLOT 194

Living/Dining 17'7" x 14'7" (5355 x 4470mm)	TOTAL AREA 785 sq ft (72.9 sq m)
Kitchen 14'7" x 3'11" (4470 x 1200mm)	Terrace 31'3" x 4'5" (9525 x 1350mm)
Bedroom 1 14'4" x 9'4" (4375 x 2890mm)	
En suite 7'1" x 5'5" (2150 x 1650mm)	
Bedroom 2 11'10" x 10'6" (3580 x 3225mm)	
Bathroom 7'1" x 6'9" (2150 x 2050mm)	

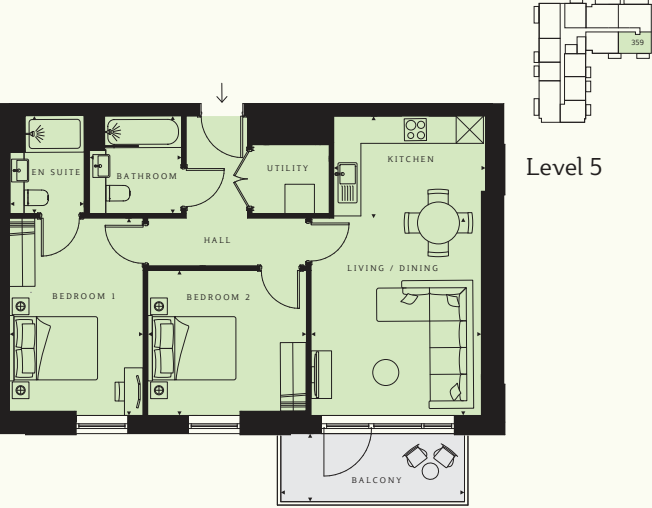
2 BEDROOM APARTMENT



PLOTS 283, 288, 293, 298, 360

Living/Dining 17'7" x 13'4" (5350 x 4072mm)	TOTAL AREA 746 sq ft (69.3 sq m)
Kitchen 12'0" x 6'11" (3712 x 2080mm)	Balcony 13'4" x 4'11" (4050 x 1500mm)
Bedroom 1 13'0" x 11'4" (3983 x 3450mm)	
En suite 7'1" x 5'1" (2150 x 1550mm)	
Bedroom 2 10'10" x 10'6" (3300 x 3220mm)	
Bathroom 7'1" x 6'9" (2150 x 2050mm)	

2 BEDROOM APARTMENT



PLOTS 359

Living/Dining 17'9" x 12'4" (5400 x 3776mm)	TOTAL AREA 729 sq ft (67.7 sq m)
Kitchen 12'0" x 7'5" (3350 x 2230mm)	Balcony 13'4" x 4'11" (4050 x 1500mm)
Bedroom 1 14'3" x 9'8" (4370 x 2950mm)	
En suite 7'1" x 5'5" (2150 x 1650mm)	
Bedroom 2 11'6" x 10'6" (3520 x 3240mm)	
Bathroom 7'1" x 6'9" (2150 x 2050mm)	



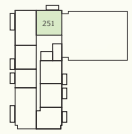
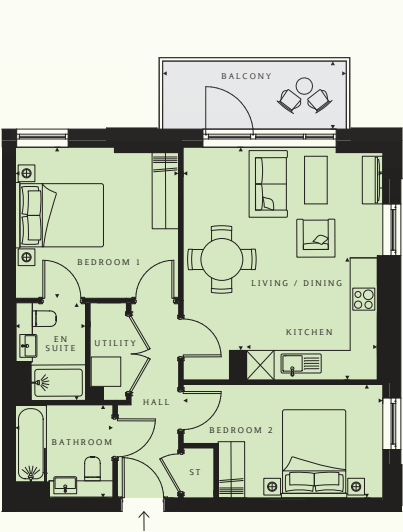
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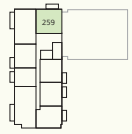
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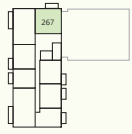
2 BEDROOM APARTMENT



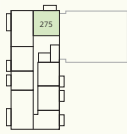
Level 6



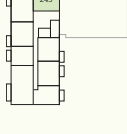
Level 7



Level 8

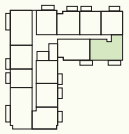


Level 9



Level 10

2 BEDROOM APARTMENT



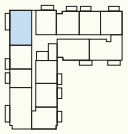
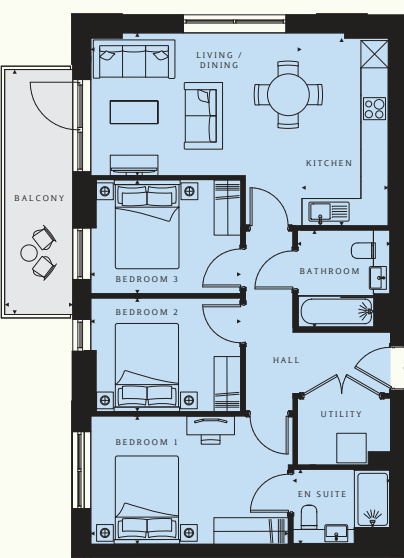
Levels 1, 2, 3, 4

3 BEDROOM APARTMENT

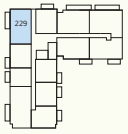


Ground Level

3 BEDROOM APARTMENT



Levels 1, 2, 3, 4



Level 5

PLOTS 251, 259, 267, 275, 243

Living/Dining 14'9" x 14'5" (4480 x 4440mm)
Kitchen 9'6" x 8'10" (2880 x 2690mm)
Bedroom 1 11'10" x 10'11" (3580 x 3370mm)
En suite 7'1" x 5'1" (2150 x 1550mm)
Bedroom 2 14'5" x 8'3" (4440 x 2520mm)
Bathroom 7'1" x 6'9" (2150 x 2050mm)

TOTAL AREA 670 sq ft (62.2 sq m)
Balcony 13'4" x 4'11" (4050 x 1500mm)

PLOTS 284, 289, 294, 299

Living/Dining 22'6" x 12'4" (6850 x 3776mm)
Kitchen 12'4" x 10'7" (3730 x 3215mm)
Bedroom 1 14'3" x 9'8" (4370 x 2950mm)
En suite 7'1" x 5'5" (2150 x 1650mm)
Bedroom 2 11'6" x 10'6" (3520 x 3240mm)
Bathroom 7'1" x 6'9" (2150 x 2050mm)

TOTAL AREA 782 sq ft (72.6 sq m)
Balcony 13'4" x 4'11" (4050 x 1500mm)

PLOT 192

Living/Dining 15'11" x 14'6" (4870 x 4385mm)
Kitchen 15'11" x 3'11" (4870 x 1220mm)
Bedroom 1 14'4" x 11'4" (4375 x 3443mm)
En suite 7'1" x 5'11" (2150 x 1800mm)
Bedroom 2 10'6" x 9'2" (3205 x 2780mm)
Bedroom 3 15'11" x 8'1" (4870 x 2470mm)

Bathroom 7'1" x 6'9" (2150 x 2050mm)
TOTAL AREA 934 sq ft (86.7 sq m)
Terrace 41'10" x 35'10" (12750 x 10920mm)

PLOTS 197, 205, 213, 221, 229

Living/Dining 17'7" x 10'4" (5355 x 3167mm)
Kitchen 13'7" x 6'3" (4151 x 1900mm)
Bedroom 1 14'4" x 9'3" (4375 x 2825mm)
En suite 7'1" x 5'5" (2150 x 1650mm)
Bedroom 2 10'10" x 8'3" (3520 x 3345 mm)
Bedroom 3 10'10" x 8'2" (3520 x 3345mm)

Bathroom 7'1" x 6'9" (2150 x 2050mm)
TOTAL AREA 796 sq ft (74.0 sq m)
Balcony 17'9" x 4'11" (5400 x 1500mm)

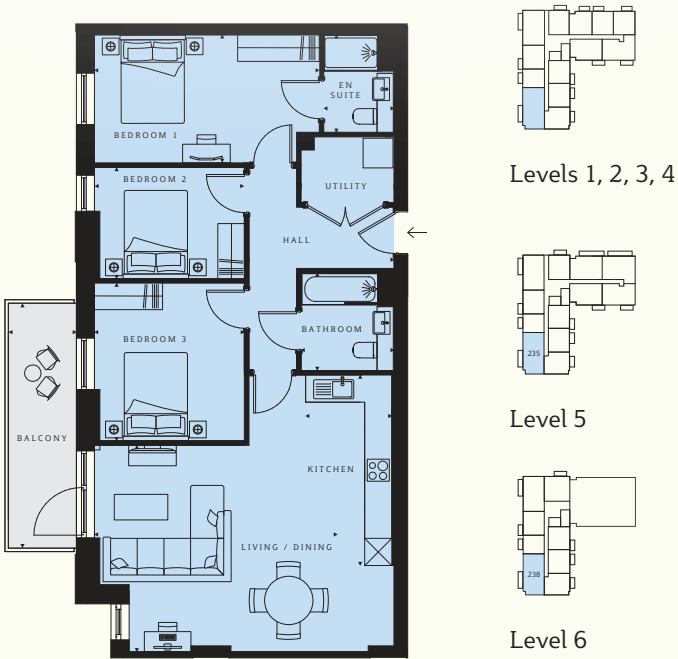
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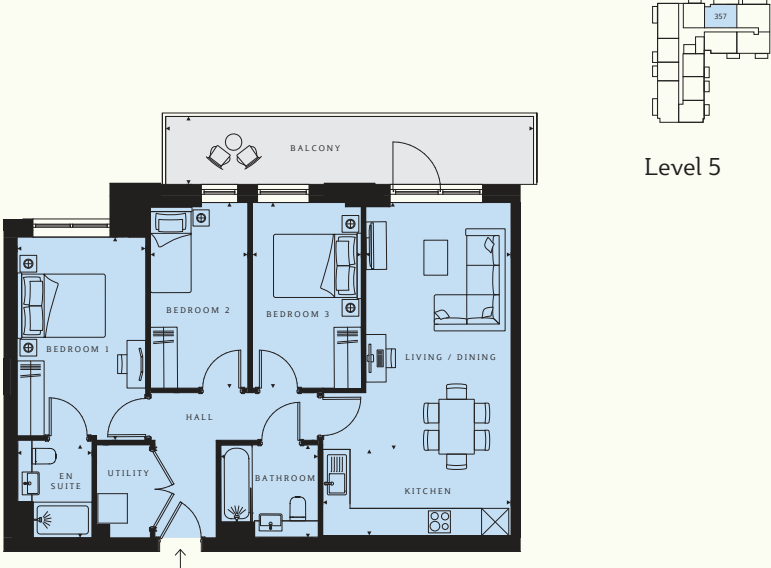
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3 BEDROOM APARTMENT



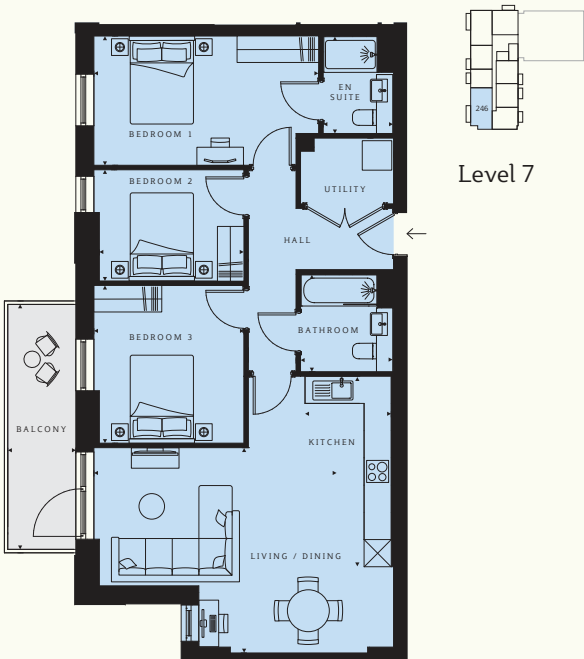
3 BEDROOM APARTMENT



3 BEDROOM APARTMENT



3 BEDROOM APARTMENT



PLOTS 203, 211, 219, 227, 235, 238

Living/Dining 17'7" x 14'11" (5355 x 4565mm)	Bathroom 7'1" x 6'9" (2150 x 2050mm)
Kitchen 13'9" x 6'3" (4200 x 1900mm)	TOTAL AREA 948 sq ft (88.1 sq m)
Bedroom 1 16'3" x 9'3" (4955 x 2825mm)	Balcony 17'9" x 4'11" (5400 x 1500mm)
En suite 7'1" x 5'1" (2150 x 1550mm)	
Bedroom 2 10'10" x 8'1" (3325 x 2470mm)	
Bedroom 3 11'5" x 10'10" (3495 x 3325mm)	

PLOT 357

Living/Dining 20'2" x 10'6" (6142 x 3222mm)	Bathroom 7'1" x 6'9" (2150 x 2050mm)
Kitchen 13'8" x 6'3" (4170 x 1900mm)	TOTAL AREA 845 sq ft (78.5 sq m)
Bedroom 1 14'9" x 9'4" (4500 x 2835mm)	Balcony 26'7" x 4'11" (8110 x 1500mm)
En suite 7'1" x 5'5" (2150 x 1650mm)	
Bedroom 2 13'5" x 7'1" (4132 x 2170mm)	
Bedroom 3 13'5" x 7'11" (4132 x 2420mm)	

PLOT 358

Living/Dining 25'1" x 10'4" (7642 x 3086mm)	Bathroom 7'1" x 6'9" (2150 x 2050mm)
Kitchen 11'2" x 7'11" (3400 x 2400mm)	TOTAL AREA 890 sq ft (82.7 sq m)
Bedroom 1 16'11" x 9'0" (5168 x 2750mm)	Balcony 26'7" x 4'11" (8110 x 1500mm)
En suite 7'1" x 5'5" (2150 x 1650mm)	
Bedroom 2 13'5" x 7'1" (4132 x 2255mm)	
Bedroom 3 13'5" x 7'1" (4136 x 2170mm)	

PLOT 246

Living/Dining 17'6" x 14'10" (5355 x 4540mm)	Bathroom 7'1" x 6'9" (2150 x 2050mm)
Kitchen 13'9" x 6'3" (4200 x 1900mm)	TOTAL AREA 923 sq ft (85.8 sq m)
Bedroom 1 15'11" x 9'4" (4955 x 2850mm)	Balcony 17'9" x 4'11" (5400 x 1500mm)
En suite 7'1" x 5'5" (2150 x 1650mm)	
Bedroom 2 10'10" x 8'1" (3225 x 2470mm)	
Bedroom 3 11'5" x 10'10" (3495 x 3345mm)	



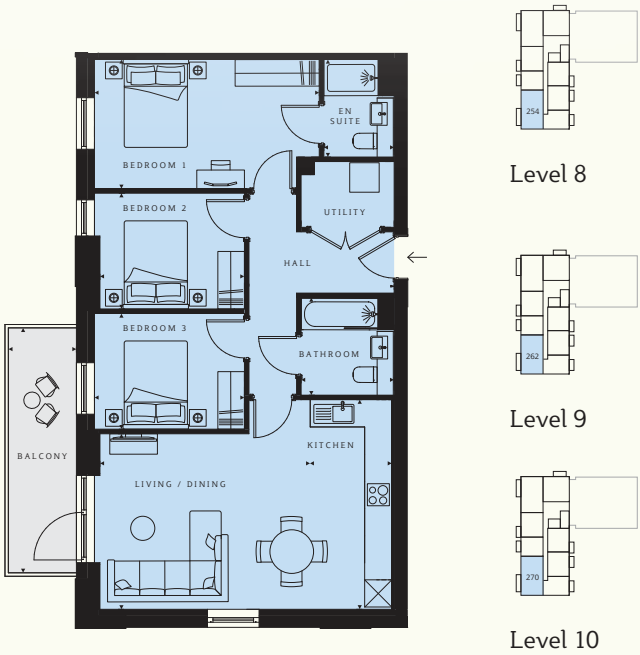
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BARNETT APARTMENTS



3 BEDROOM APARTMENT

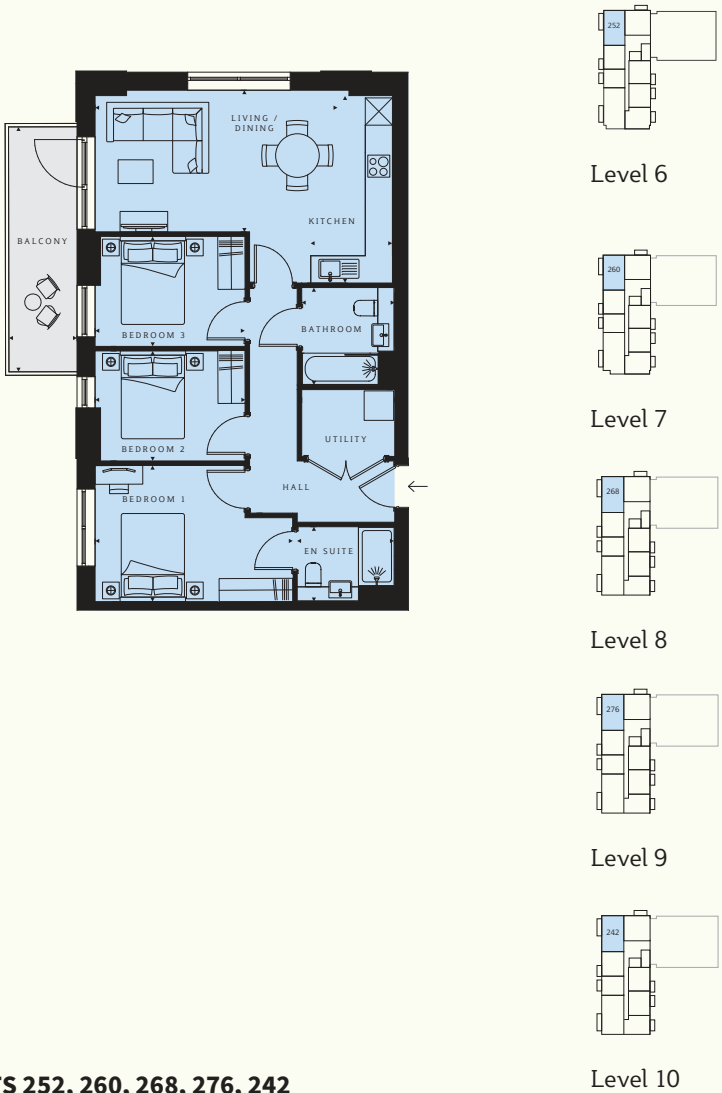


PLOTS 254, 262, 270

Living/Dining	15'3" x 12'8" (5235 x 3890mm)
Kitchen	15'2" x 5'11" (4620 x 1200mm)
Bedroom 1	16'3" x 9'4" (4975 x 2850mm)
En suite	7'1" x 5'1" (2150 x 1550mm)
Bedroom 2	10'5" x 8'5" (3225 x 2570mm)
Bedroom 3	10'10" x 8'5" (3345 x 2570mm)

Bathroom	7'1" x 6'9" (2150 x 2050mm)
TOTAL AREA	857 sq ft (79.6 sq m)
Balcony	17'9" x 4'11" (5400 x 1500mm)

3 BEDROOM APARTMENT



PLOTS 252, 260, 268, 276, 242

Living/Dining	17'7" x 10'3" (5355 x 3142mm)
Kitchen	13'7" x 5'11" (4146 x 1800mm)
Bedroom 1	14'4" x 9'10" (4375 x 3000mm)
En suite	7'1" x 5'5" (2150 x 1650mm)
Bedroom 2	10'10" x 8'0" (3345 x 2445mm)
Bedroom 3	10'10" x 8'0" (3345 x 2445mm)

Bathroom	7'1" x 6'9" (2150 x 2050mm)
TOTAL AREA	796 sq ft (74.0 sq m)
Balcony	17'9" x 4'11" (5400 x 1500mm)

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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

Built in mirrored vanity unit

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

Washer/dryer included

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

Built-in wardrobe to main bedroom

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



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ADDITIONAL INFORMATION

ADDRESS

Nestles Avenue, Hayes, Middlesex
UB3 4QF

Local authority

London Borough of Hillingdon

ESTIMATED CHARGES

Estimated service charge per annum

1-bedroom apartment from £1,665
2-bedroom apartment from £2,105
3-bedroom apartment from £2,395

PARKING

Parking spaces are limited,
available at an additional cost

MISCELLANEOUS

Building Warranty

10 year NHBC**

Length of lease

999 years

Estimated completion date

2027 for entire Hayes
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



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WHY BARRATT LONDON?

UB3

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.

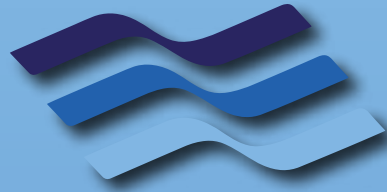
*We are the only major national housebuilder to be awarded this award 12 years running. "we" refers to the Barratt Developments PLC group brands including Barratt London, Barratt Homes and David Wilson Homes.

**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.

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The Michele Carby Practice

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Managing Partner | Holborn Assets

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