

**NSQ**

NEW SOUTH  
QUARTER



PALLADIAN COURT

## Stylish new homes in Croydon

NSQ is a contemporary collection of apartments in a vibrant and popular area of Croydon.

Offering attractive architecture and well maintained landscape design from the outside, quality finishes throughout the interior of every apartment, and a daily concierge service, NSQ is a delightful place to call home.

With the River Wandle running through the heart of NSQ, the newly upgraded Wandle Park to enjoy and the convenient tram connection on your doorstep, NSQ is both perfectly positioned for the London lifestyle and the beauty and convenience of the local Croydon area.

## A design for modern London living

A development of spectacular scale and vision, NSQ includes 923 stylish new 1 bedroom suites and 1, 2 and 3 bedroom apartments. NSQ is focused around the central Royal Crescent and Palladian Court, a modern take on the village green where the River Wandle flows through the centre, creating a relaxing oasis for residents. At NSQ you really can have it all; great transport links on the doorstep take you into and out of the city with ease, yet acres of open space and the countryside are nearby when you wish to escape the hustle and bustle.



PHOTOGRAPH OF THE ROYAL CRESCENT





## Expertly designed interiors

Step into any apartment at NSQ and you'll see that each one is a model of contemporary living. Space is light and airy and carefully planned for your needs. Kitchens come filled with a full range of stylish, modern appliances making entertaining a pleasure. Most apartments also feature a balcony or terrace providing additional outdoor space where you can enjoy a morning coffee or a spot of alfresco dining.

# 10 great reasons to live at NSQ



**01 London calling**  
London Bridge is 30 minutes away, connecting you to the highlights of London.



**02 Green open spaces**  
Over 120 parks and open spaces in Croydon, including Wandle Park which is on NSQ's doorstep.



**03 Perfectly connected**  
A wide range of transport options including rail, bus and tram with links to the Underground network.



**04 Fantastic shops**  
Regeneration of Croydon's town centre will see the arrival of a world-class shopping and leisure centre, Westfield.



**05 Tasty eats**  
The borough has over 800 restaurants, brasseries, bistros and bars, so there's something for every taste.



**06 Home comforts**  
Make your new home even more special by choosing finishing touches.



**07 Arts and culture**  
Experience the arts at Fairfield Halls as well as jazz, fashion and food festivals all year round.



**08 Good sporting facilities**  
The area has several gyms and fitness clubs, some great golf courses and Crystal Palace FC nearby.



**09 Nightlife**  
A huge variety of pubs, bars, music venues and clubs make for a great night out.



**10 Peace of mind**  
A 10-year NHBC Buildmark Warranty for your new home

## World-class retail centre

The Croydon Partnership's £1bn scheme will transform Croydon's town centre into a 1.5 million square foot world-class retail and leisure destination.

The regeneration of Croydon's town centre is expected to create 5,000 new jobs, a multitude of new retail and leisure stores, a multiscreen cinema, additional car parking, and a host of new cafés and restaurants, attracting visitors back to the town centre. In addition, Croydon Partnership in collaboration with the London Borough of Croydon have paved the way for significant investment in Croydon's transport networks including local highway improvements and tram and bus service upgrades as well as sustainable transport.

This exciting regeneration of Croydon town centre will greatly benefit local businesses, and also families who will be able to enjoy a safe, new shopping destination.



COMPUTER GENERATED IMAGE OF WESTFIELD CROYDON, SUPPLIED BY WESTFIELD



## Space to relax and unwind

Right next door to NSQ, Wandle Park has recently undergone major improvements to restore the beauty of the River Wandle, as well as adding an outdoor gym, bandstand, café and grand lawn. A little further away, Addington Hills is 130 acres of beautiful woodland and heathland offering fine views over central London. It's easily reached in just 18 minutes from Wandle Park tram station. And with Croydon bordering the North Downs, the beautiful woods and valleys of Surrey provide wonderful opportunities for walks, bike rides or a picnic with friends.

## Out and about in popular Clapham

Clapham is just 21 minutes from West Croydon station, so you are only a short train ride away from immersing yourself in its diverse mix of fashionable shops, upmarket boutiques and huge collection of stylish restaurants, cafés and wine bars. After experiencing the hustle and bustle of the High Street, you can escape to the more sedate Clapham Common, where you can enjoy the 220 acres of beautiful parkland with three ponds and the largest bandstand in London.







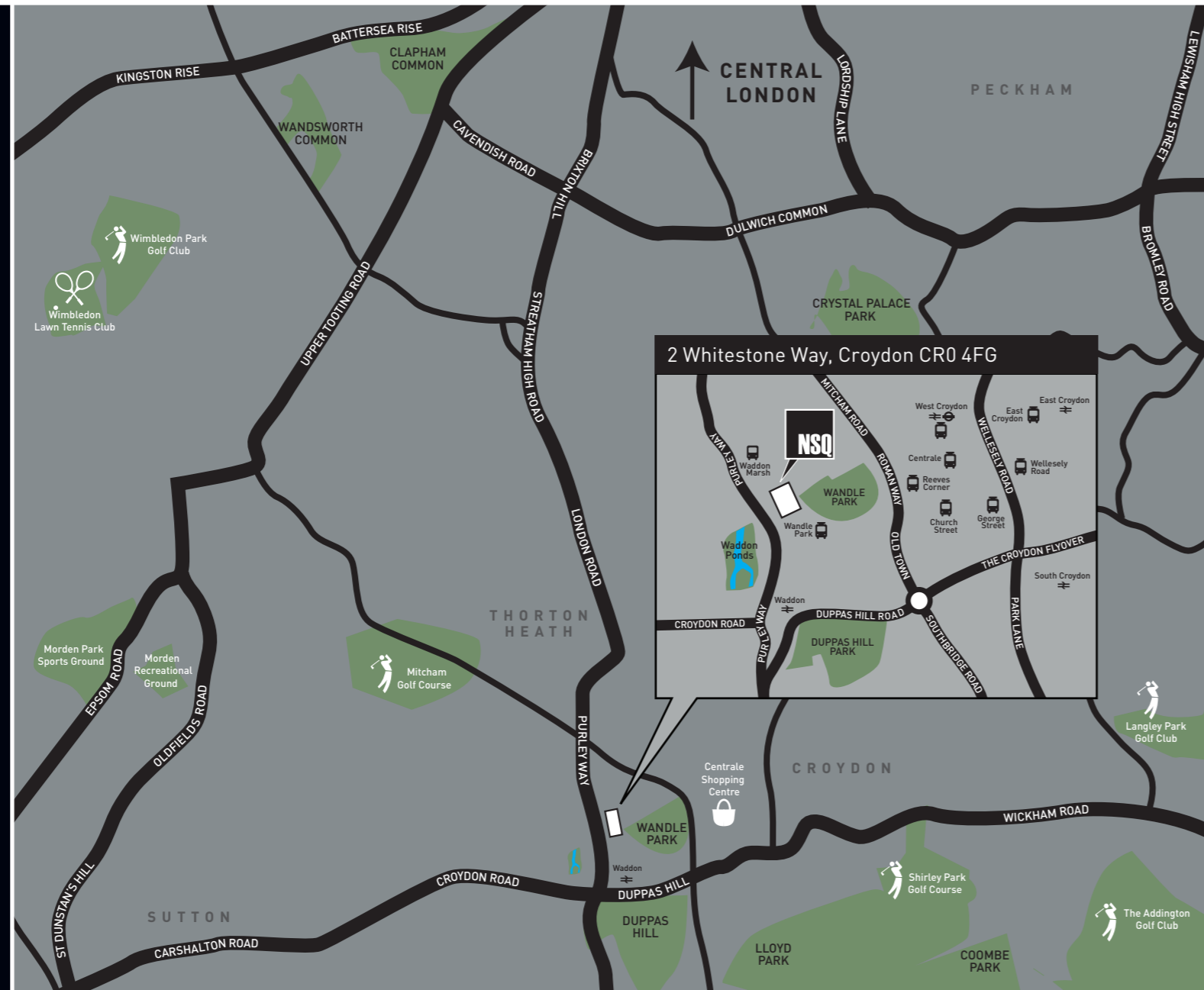
## Discover the charm of Wimbledon

For a great day or evening out, you can get to Wimbledon in just 22 minutes by tram. A short walk up the hill takes you to pretty Wimbledon Village, which is filled with boutique shops, fine cafés and stylish bars. Both the village and town have a large selection of places to eat, with favourites such as Wagamama and PizzaExpress and exceptional restaurants like Sticks 'n' Sushi. The 1,100 acres of beautiful Wimbledon Common is a great place to stretch your legs, and you can also enjoy a tour of the nearby All England Lawn Tennis and Croquet Club, home of the Wimbledon Tennis Championships.

## In the heart of London

From your home at NSQ, vibrant central London is a little over half an hour away. Head into town for the theatres, cinemas and galleries of the West End, also famous for its extensive shopping possibilities. Chelsea, home to the famous King's Road, is a joy to explore or you can discover the delights of the riverside: the Southbank features venues including Tate Modern, The London Eye and the National Theatre along with plenty of riverside bars and restaurants. And in less than 30 minutes by train, you can visit Borough Market, London's most renowned fine food market where you can find exceptional tastes from Britain and around the world.





## Fantastic travel links

NSQ has great travel connections including rail, tram and bus stations and links to the Underground network. Wandle Park Tram Station is situated right next door and linked by a new walkway, it takes you to West Croydon and East Croydon stations. From there, you can get to London Bridge in 15 minutes and St Pancras International in 31 minutes. The London Overground from West Croydon station takes you to Crystal Palace in just 10 minutes.

Croydon is well served by the London Bus network with some 20 bus routes running into central Croydon. Road links are good too, with the M25 only 9.7 miles away. And if you're travelling further afield, London City, Gatwick and Heathrow airports are within easy reach by car.

# Barratt London

## The capital's leading developer

Barratt London is part of Barratt Developments PLC, and with over 30 years' experience in the capital, brings an unrivalled level of knowledge and commitment to creating market-leading residential developments in London.

Our vision is to make London an even better place to live and we will achieve this through our exceptional build quality, our thoughtful design, the way in which we work to inspire communities and our unrivalled customer service. We have crafted our portfolio of residential developments to deliver homes for all Londoners, from state-of-the-art penthouses in Westminster to riverside communities in Fulham, to complex, mixed-use regeneration schemes in Hendon. We pride ourselves on meeting the needs of London's homeowners, investors, boroughs and local communities and provide solid returns on investment. Our end-to-end approach means we manage every stage of our projects, from land acquisition and planning to design, construction, marketing and after sales care. Our unrelenting commitment to the highest quality design, construction and service means our developments have won many major industry awards. We're the proud recipient of five consecutive 5 Star Housebuilder Awards<sup>5</sup>

We understand how to create successful new communities incorporating public realm, community facilities, retail and commercial spaces. We design the right homes in the right locations; and we will deliver over 1,700 London homes this 2014/15 financial year. When you buy a home from Barratt London, you buy a home with confidence.



# A ten-year NHBC Buildmark Warranty for your new home

All Barratt London homes comes with a ten-year NHBC Buildmark Warranty, which covers you for defects in specified areas of your home, like the structure and weatherproofing.

The ten-year warranty also included a two-year fixtures and fittings warranty\* as standard, providing extra reassurance from your five-star house builder.

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

# Quality homes come with a five-star status and customer recommendation

For the sixth year running, we have achieved a 90%\* customer recommendation score. We're also the first major nationwide housebuilder to be awarded the maximum 5 Star rating, for the sixth consecutive year, by the Home Builders Federation.

Computer generated images are for illustrative purposes only. Photographs of previous Barratt London developments are shown. Images include optional upgrades at additional cost. All information in this document is correct to the best of our knowledge at the time of going to print November 2015. Individual features such as windows, brick and other materials' colours may vary, as may drainage, heating and electrical layouts. Computer generated images and photographs are not intended to form part of any contract or warranty unless specifically incorporated in writing into the contract. Furniture and landscaping is shown for illustrative purposes only. New South Quarter is a marketing name only and may not be the designated postal address, which may be determined by The Post Office. Times are approximate only. Source: tfl.gov.uk, nationalrail.co.uk, google.co.uk. Map not to scale. Terms and conditions apply. See website for full details. Your statutory rights are unaffected. 3 Awarded to Barratt Development PLC brands. We are the only 5 star accredited national housebuilder in the Home Builders Federation Customer Satisfaction Survey and have more National House Building Council Quality Awards than any other. 4 "We" refers to the Barratt Developments Plc Group brands. 5 Awarded to Barratt Development PLC brands.

BARRATT  
— LONDON —

[barrattlondon.com/nsq](https://barrattlondon.com/nsq)

New South Quarter, 2 Whitestone Way, Croydon CR0 4FG