



VICKERS GREEN

Crayford

MODERN LIVING HAS EVOLVED

In the town of Crayford, Vickers Green is a brand new collection of exclusive, eco-friendly homes on a site with a rich and varied history. This attractive development of 2, 3 and 4 bedroom houses and 1 and 2 bedroom apartments sits on the site of the former Vickers factory. This historic location has produced everything from aeroplanes and motor cars to office furniture and even firearms and can make a credible claim to be the birthplace of powered flight.

This latest incarnation transforms the area into a fantastic place to live providing everything you need and expect for modern living. With superb transport links, great retail and leisure facilities plus good schools like Haberdashers' Aske's Crayford Academy, with good Ofsted reviews close by, Vickers Green is the perfect location for first time buyers and young families.







THE DEVELOPMENT

At Vickers Green, a fantastic selection of environmentally friendly houses and apartments are arranged around green open space which incorporates a beautiful restored mosaic that was once the centrepiece of the factory and was uncovered during the building work.

With car parking for all houses and the majority of the apartments, a key element of the development is a new Europa Gym, providing specialist facilities for gymnastics and martial arts and a training ground for future Olympians.

A COMMITMENT TO SUSTAINABILITY

Incorporating a raft of sustainable features, the contemporary homes at Vickers Green embrace sustainable technologies like solar panels and photovoltaic cells.

All the houses in the development feature solar thermal panels that harness the sun's energy to contribute to the hot water supply, while apartments feature photovoltaic cells to supplement the development's supply of electricity.

These advanced technologies mean that up to 100% of the hot water to the houses can be provided by the sun in the summer months which will help Vickers Green achieve a Code 3 rating for sustainable homes.



lower
carbon
footprint

Computer generated image.

DESIGNED FOR MODERN LIFE

Step into any home at Vickers Green and you'll find interior spaces that have been carefully crafted with today's modern lifestyle firmly in mind.

The living area is light and airy, with the fitted kitchen complete with the latest modern appliances. The bathroom and en suite are calming havens of white, chrome and walnut from trusted brands like Twyfords, Bristan and Utopia, the perfect place to start or end the day.

SPECIFICATION

- Chrome ironmongery by Ian Firth
- Low energy downlighters by Deta to kitchen and bathroom
- White paintwork throughout
- Integrated stainless steel single fan oven, hob and extractor fan by Whirlpool
- Contemporary fitted kitchen by Symphony
- 'Alto Collection' sanitary ware by Ideal Standard
- City Sliver wall and floor tiles to bathroom and en suite
- Shower by Aqualisa
- Towel warmers by DeLonghi



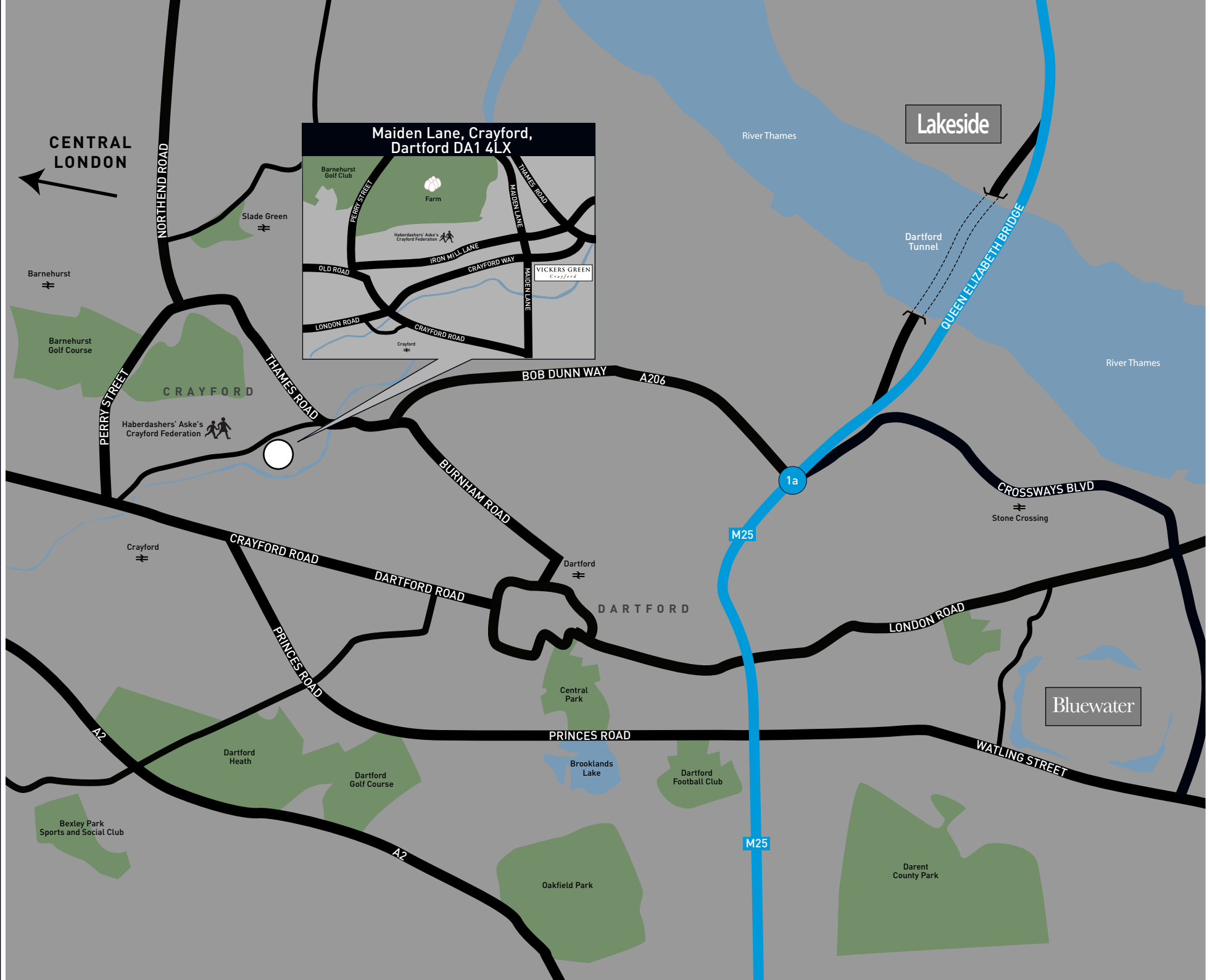


CLOSE TO LONDON, SHOPPING AND THE COUNTRYSIDE

Crayford sits astride Watling Street, the ancient Roman road that ran from London to Dover and can trace its roots back to the Iron Age.

Today however, Crayford is a sought after area for commuters thanks to good rail access to central London and great road links. The famous Bluewater, around 16 minutes* drive away, home to the best UK and international brands like John Lewis, House of Fraser, Kurt Geiger and Marks & Spencer and 20 hectares of parkland and lakes. At Westfield Stratford City there's 1.9m sq ft of shopping within about 30 minutes drive. For day-to-day needs, there's a Sainsbury's Superstore near the development.

At Vickers Green the countryside is never far away. The London LOOP walk (sometimes described as "the M25 for walkers") runs along the River Cray and through Crayford town centre, offering a varied and interesting look at the area's history.



A WELL-CONNECTED LIFESTYLE

Living at Vickers Green means central London, the motorway network and the rest of the country are all within easy reach.

From Crayford railway station trains run regularly into central London; you can be in London Bridge in just 30 minutes while Charing Cross and Cannon Street take 38 and 42 minutes respectively.*

Road links are just as good; Junction 2 of the M25 is a little over three miles away giving you easy access to the motorway network. For international travellers, Ebbsfleet International rail station is just under 10 miles away and can be reached in around 18 minutes* and Heathrow Airport is around an hour's drive away.



5 YEAR WARRANTY

Buying a new home is a big decision, so you want to make sure it's the right one. Choose any one of our new homes and you can expect the highest levels of design and an unrelenting commitment to build quality. A commitment that now comes with our free exclusive* 5 year warranty.

Here's how it works:

Quite simply, we want all our customers to enjoy complete peace of mind when they buy one of our new homes. That's why we provide our own exclusive warranty cover over and above the NHBC standard – absolutely free.

What does your warranty cover?

- Central heating system plus any fires
- Hot and cold plumbing system
- Appliances
- Kitchen units
- Electrical system
- Sanitary ware, taps and shower doors
- Wardrobes (if fitted)
- Windows
- External and internal doors
- Ironmongery
- Renewable energy installation (if fitted)
- Internal/external drainage system
- Boundary brick walls
- Driveway
- 24 emergency cover for five years

No unexpected bills

With just about everything covered**, it's reassuring to know that you won't face unexpected bills that you haven't budgeted for. No other house builder provides you with this value-for-money service.

Warranty exclusions

While your warranty includes most elements, certain aspects cannot be covered including:

- Garden landscaping
- Fences
- Carpets and floor coverings
- Registered Social Landlord Homes
- Wear and tear
- Your own alterations
- Failure to maintain the property







WITH BARRATT, THE CHOICE IS YOURS

We believe in choice – so when you buy from us you have the option to select the finishing touches to your new home.

Ask your Sales Adviser about **Choices**, our range of fixtures and fittings designed to let you tailor your home to your exact requirements. Kitchens, wardrobes, in fact everything we fit as standard in your new home can be personalised or upgraded to your own specification (subject to build stage). Everything is installed before you move in, creating the perfect environment for you and your family to enjoy.

A 5 STAR HOUSEBUILDER THREE YEARS RUNNING

For the third year running, Barratt Homes is officially the highest quality major national housebuilder, having been awarded an exclusive '5 Star Housebuilder Award' by the Homebuilders Federation.

The award is the result of recommendations from customers as well as our superior build quality, so we're especially proud to be the only major national housebuilder to be awarded this accreditation for three years running.

The award is extra assurance that you can expect the best quality build when you choose a Barratt home.





BARRATT LONDON THE CAPITAL'S LEADING DEVELOPER

With over 30 years' experience in the capital, Barratt London brings an unrivalled level of knowledge and commitment to creating new homes in London. Our team's substantial knowledge and industry experience make us one of the very few London developers able to deliver everything from niche, boutique developments to ground-breaking urban regeneration schemes. And 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. In the last three decades, we've created 25,000 new homes and contributed over £200 million to the life of London. More than just homes, we create communities; complete with amenities like medical facilities, community centres, shops, restaurants and much more. Our unrelenting commitment to the highest quality design, construction and service means our developments have won many major industry awards. Barratt London is part of Barratt Developments PLC which has been building homes across Britain for more than 50 years. We're also the proud recipient of three consecutive 5 Star Housebuilder Awards. Our Customer Care Charter and industry-leading 5 year warranty mean that every Barratt home comes with peace of mind built in. When you buy a home from Barratt, you buy a home with confidence.

barratthomes.co.uk/vg



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HOMES

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