



NINE ELMS

POINT SW8



WATERFORD POINT

TAKE YOUR PLACE IN LONDON'S
MOST EXCITING NEW DISTRICT

BARRATT
— LONDON —

W E L C O M E T O A N E W G L O B A L C I T Y

London's new go-to destination

Nine Elms is known as the most exciting regeneration project to take place in the recent history of the capital. This brand new destination will create 20,000 new homes, 25,000 jobs, fantastic office and commercial space, including the US Embassy, as well as leisure facilities, parks and squares.

Add to that, two brand new Underground stations, a proposed new bridge across the Thames to Pimlico, an array of shops, restaurants, bars and cafés and it's easy to see how Nine Elms is fast becoming an incredibly captivating area. All just moments from the heart of London.

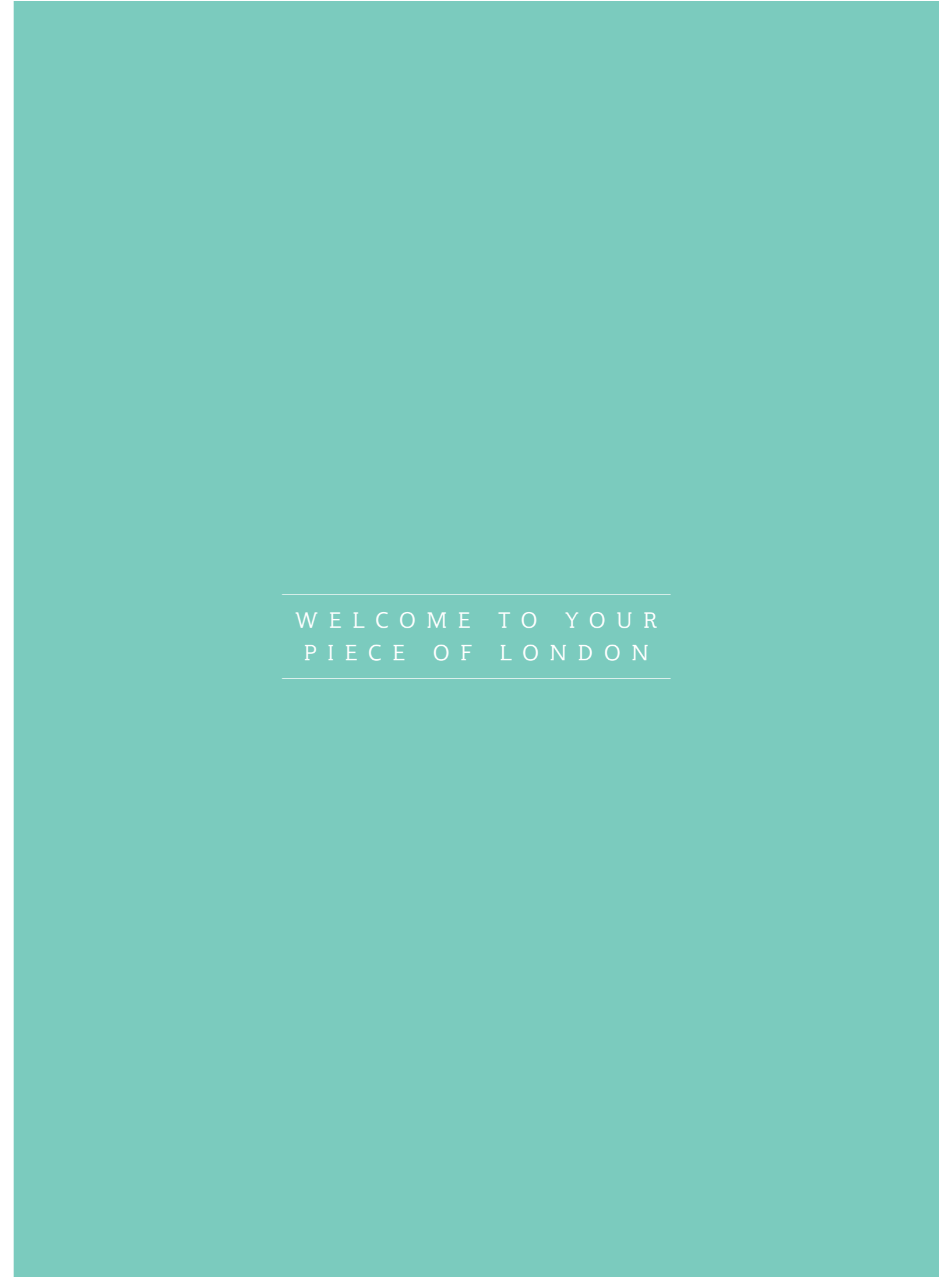
And it's here that Barratt London is bringing together some of the finest contemporary urban architecture to create Nine Elms Point. This collection of 647 contemporary studios, apartments and penthouses is set across seven buildings and built around more than an acre of private landscaped gardens.

With an exceptional central London location, Nine Elms Point enjoys fantastic Zone 1 transport connections, as well as an array of resident facilities built with 21st century living in mind.

NINE ELMS

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A transformation story

Nine Elms is one of the largest regeneration schemes in Europe and one of the last areas of central London to be redeveloped. Often referred to as a 'new global city', it covers three kilometres of the south bank of the Thames and will include a new cultural quarter that aims to bring the energy, authenticity and edginess that defines a modern city.

Occupying such a prime position on the water's edge made Nine Elms a truly industrial powerhouse. The building that embodies the area's industrial heritage is Battersea Power Station. It is still one of the city's most well known and well-loved landmarks, a Grade II listed building that creates a spectacular and revitalised backdrop to the Nine Elms regeneration.

Stretching the entire length of Nine Elms will be a linear park, connecting riverside walkways and cycle paths with a number of wide green spaces and areas for outdoor recreation. New Covent Garden Market, just minutes away, is being rejuvenated and will become the food and flower centre for London boasting over 200 stalls.

Such is the excitement surrounding Nine Elms that a number of prestigious institutions have already made it their future home. The US Embassy will move from Mayfair to its iconic new home in summer 2017, establishing a new diplomatic district with the Dutch Embassy also set to join it. Apple has also announced it will set up its new UK headquarters here, housing around 1,400 staff.



Credit: The Nine Elms Vauxhall Partnership

The local area & Transport



Bus from Bondway bus station, Vauxhall**

- 16 minutes to Victoria – 185 bus
- 16 minutes to Parliament Square – 87 bus
- 27 minute to Clapham Junction– 87 bus
- 37 minutes to Paddington – 36 bus



Tube from Vauxhall – Victoria Line†

- 3 minutes to Victoria
- 7 minutes to Oxford Circus
- 12 minutes to King's Cross St. Pancras
- 16 minutes to Bank
- 24 minutes to Canary Wharf



River Bus RB6 from St. George Wharf Pier‡

- 7 minutes to Embankment Pier
- 15 minutes to Chelsea Harbour Pier
- 20 minutes to London Bridge City Pier
- 29 minutes to Canary Wharf Pier



Driving from Nine Elms Point*

- 49 minutes to London Heathrow Airport
- 56 minutes to London City Airport
- 60 minutes to London Gatwick Airport

* Source: www.google.co.uk/maps from Wandsworth Road, Lambeth, London SW8 2LF
 ** Source: www.tfl.gov.uk from Bondway Bus Station, Vauxhall, seven minute walk
 † Source: www.tfl.gov.uk from Vauxhall Station, nine minute walk
 ‡ Source: www.tfl.gov.uk from St. George Wharf Pier, nine minute walk

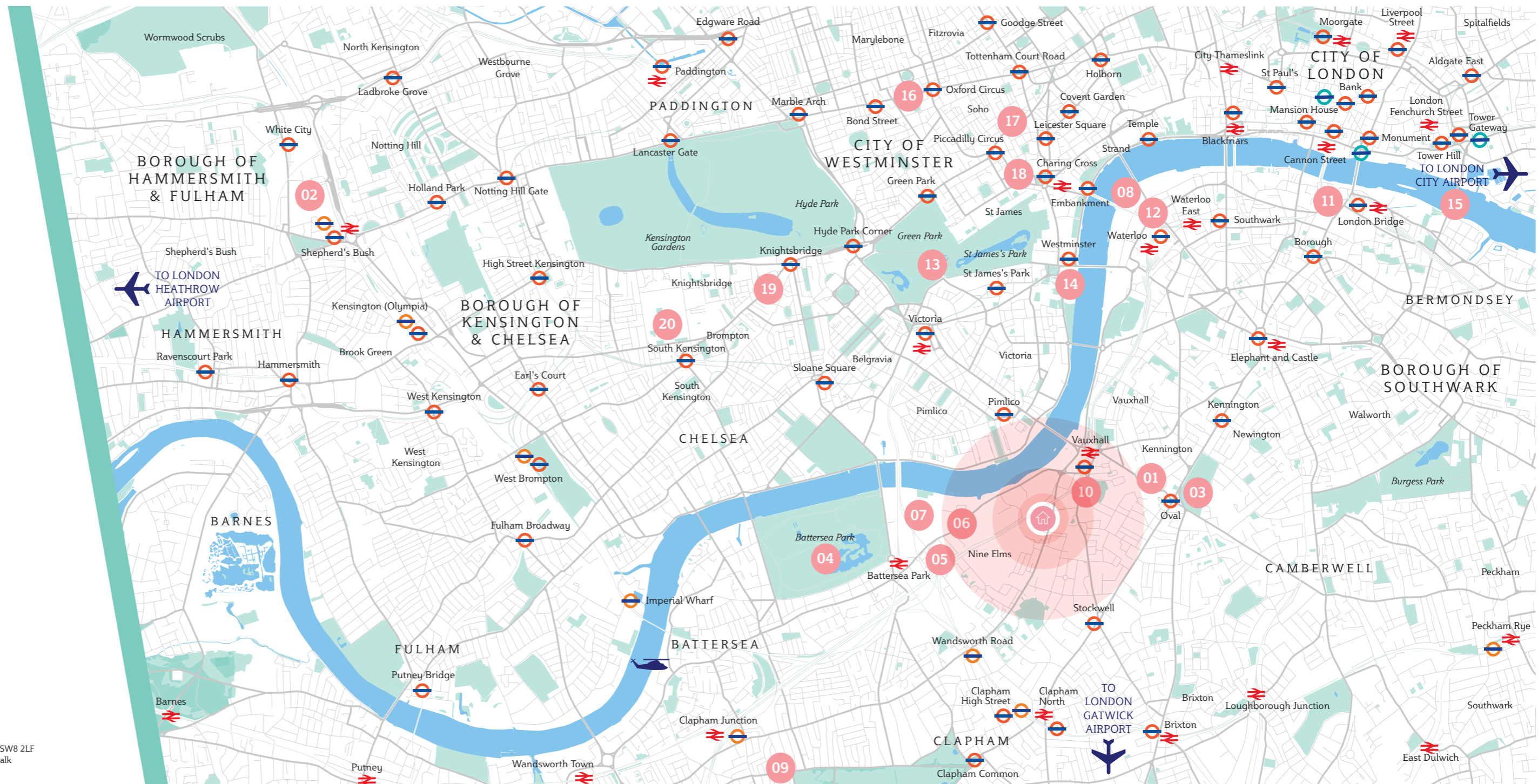
Seamlessly connected

The development is situated in one of the most convenient locations within Nine Elms. Whether you're heading to the west end, the city, or beyond, commuting couldn't be easier.

With Vauxhall station providing national rail and Victoria Line underground services just a short walk away, the Northern Line Extension will add to Nine Elms Point's existing great Zone 1 transport connections, bringing two brand new Tube stops to provide a fast, high capacity transport link into the centre of London. The original

Nine Elms railway station opened in 1838 with steamboats connecting it to the rest of the city. Now 177 years later and sitting right next to the development, the Nine Elms Tube station will breathe new life into the area when it is completed in 2020, reconnecting it to the city once again. A River Bus pier provides services along the Thames from Vauxhall, while bus stops situated at the front of the development also offer speedy routes to Clapham Junction and Central London.

- | | |
|--------------------------------|---------------------------|
| 01 Oval Cricket Ground | 11 Borough Market |
| 02 Westfield London | 12 BFI IMAX Cinema |
| 03 Kennington Park | 13 Buckingham Palace |
| 04 Battersea Park | 14 Houses of Parliament |
| 05 New Covent Garden Market | 15 Tower Bridge |
| 06 American Embassy | 16 Oxford Street |
| 07 Battersea Power Station | 17 Soho / Chinatown |
| 08 Southbank | 18 Trafalgar Square |
| 09 Northcote Road | 19 Harrods |
| 10 Vauxhall Street Food Garden | 20 Natural History Museum |





Home to some of London's hidden gems

Nine Elms has outstanding leisure facilities to help residents get the most out of their downtime.

Battersea Power Station itself will become a local destination for shopping and leisure, featuring a brand new high street, a riverside park and a luxury hotel.

Just down the road and popular among young professionals and families for its café culture and village-like atmosphere, Battersea has a diverse array of shops including butchers and delicatessens,

pubs, cafés and restaurants lining a number of prominent high streets.

Northcote Road is a great place to peruse boutiques and independent stores, or meander through the stalls of one of many markets at the weekend. Battersea Arts Centre is a hive of activity, hosting plays, talks and activities for children.

For a little calm and relaxation you can head to the quiet green spaces of Battersea Park, renowned for its

Victorian sub-tropical garden, children's zoo and lakeside restaurant, along with a host of events including its spectacular annual fireworks display and outdoor cinema screenings.

Vauxhall Park, complete with model village, along with the historic Vauxhall Pleasure Gardens, also offer a welcome local retreat.



Education

Renowned as a world-class city to study in, London hosts some of the top 10 universities in the world. In fact, over 400,000 students live, study and play here.

Love learning
Institutions such as University College London and the London School of Economics are just a short journey away. And just over the road in Battersea you will find the Royal College of Art, hailed as the world's finest college for art and design. Catering to every aspect of the arts, students can follow in the footsteps of revered alumni such as David Hockney, Tracey Emin and Ridley Scott.

The area has a number of excellent schools, with the nearby Belleville and Honeywell schools both rated outstanding by Ofsted. A wide choice of private schools includes the local preparatory schools Thomas's Battersea, Newton Prep and Eaton House The Manor, while Emanuel and Thames Christian College provide private education for 11-18 year olds.



Cycling from Nine Elms Point*

17 minutes to King's College

18 minutes to The London School of Economics and Political Science

24 minutes to University College London

33 minutes to University of the Arts London, King's Cross



Tube and train from Vauxhall**

12 minutes to Imperial College London and Royal College of Music (South Kensington)

12 minutes to Royal Academy of Music (Regent's Park)

14 minutes to Birkbeck College (Goodge Street)

14 minutes to London Business School (Baker Street)

17 minutes to School of Oriental and African Studies (Russell Square)

23 minutes City University London (Barbican)



* Source: www.google.co.uk/maps from Wandsworth Road, Lambeth, London SW8 2LF
** Source: www.tfl.gov.uk from Vauxhall station (nine minute walk) to destination station

NINE ELMS POINT

Site plan

Adjacent to the new Nine Elms Underground station, residents at Nine Elms Point enjoy private landscaped gardens at the heart of the development,

coupled with the convenience of fantastic transport connections, an on-site superstore and a range of superb resident amenities.

AMENITIES

- 24-hour concierge
- Residents' fitness suite
- Cinema room
- Residents' lounge
- Business suite
- Private dining room

*Amenities located within Waterford Point.



Waterford Point

Creating the centrepiece of Nine Elms Point, Waterford Point comprises 231 studios, one, two, three and four-bedroom apartments and penthouses. Forming the final phase of the development, its unique structure is made up of intricate angles to make the most of the incredible views on offer across the 37 floors.

Apartments feature stylish open-plan living areas with floor to ceiling windows that let natural light flood in. All homes also come with a private balcony or terrace*, boasting views of the landscaped gardens or the wider capital.

Residents also have the use of a host of services including a 24-hour concierge, cinema room, private dining room, lounge, business suite and residents-only fitness suite.

*Excluding Plots 459, 468, 477 and 486.

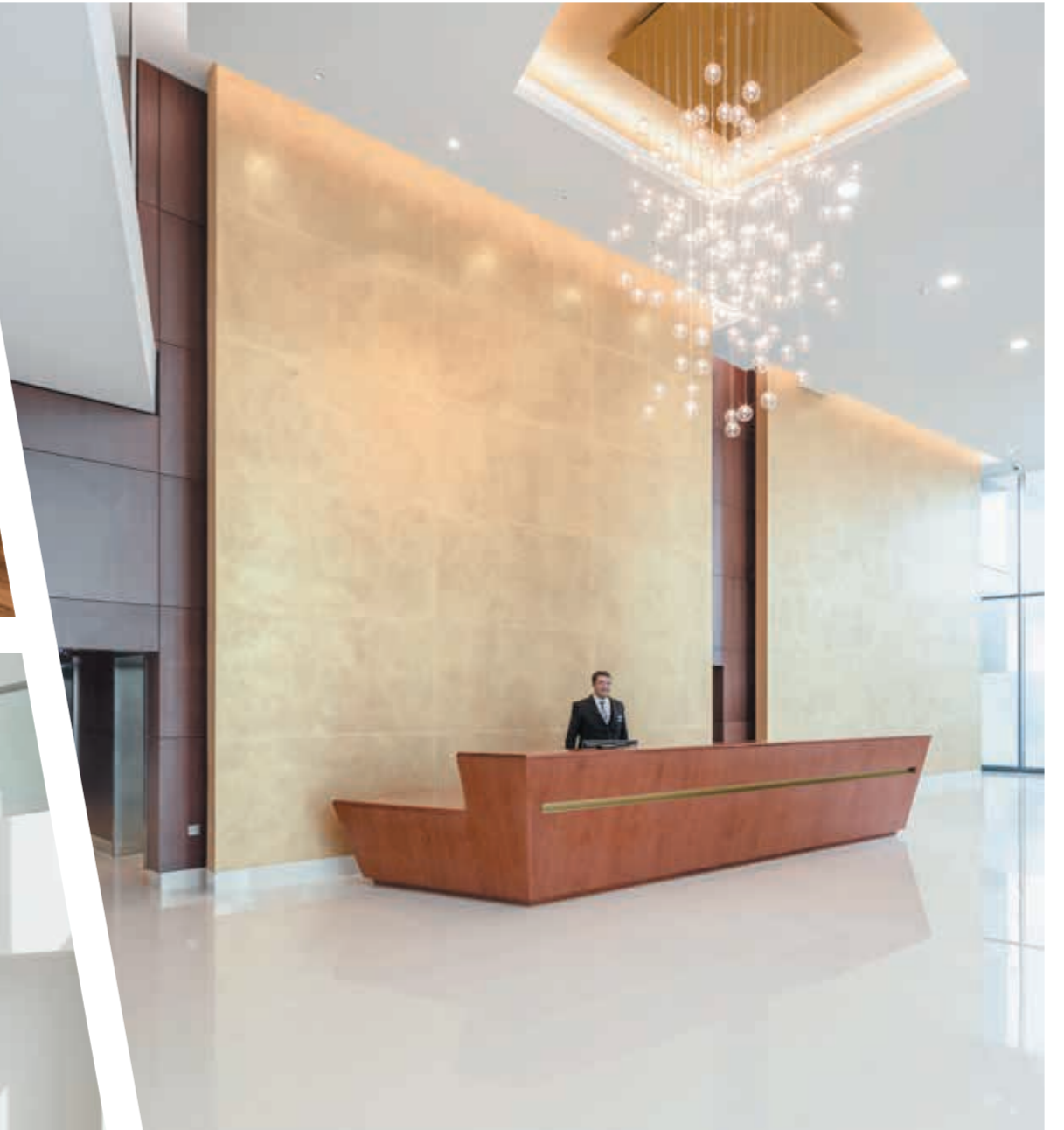


An everyday escape

More than an acre of beautifully landscaped gardens sit at the centre of the development providing a peaceful sanctuary which pays tribute to the London square gardens of years gone by.

A cascading water feature, hidden forest and secluded seating provide residents with a welcome chance to relax away from the hustle and bustle of city life.





More than just a home

Designed to provide an enhanced lifestyle, Nine Elms Point gives residents a luxurious assortment of on-site amenities, including a 24-hour concierge service, private dining room with fully equipped kitchen and dinner service for up to 10 guests, a business suite with boardroom table, and a cinema room for movie and

sports nights. If it's a little peace and quiet you're after, there's also a relaxing residents' lounge.

All of these facilities are open now, free for residents to use and include a dedicated private wifi network.

The development offers fantastic leisure amenities too, with a state-of-the-art

residents-only fitness suite and workout area. A flagship Sainsbury's superstore underneath the development, which also includes a range of other outlets, and a brand new adjoining Underground station just add to the convenience.





Enjoy a state-of-the-art residents-only gym with a mezzanine workout area.



Kitchens come complete with silestone worktops and sleek handleless cupboards and draws. All the appliances you need come fully fitted, including integrated fridge/freezer, combi microwave/grill and fan oven, induction hob with extractor, dishwasher and wine cooler



With underfloor heating throughout and comfort cooling for the living room and master bedroom, the homes at Nine Elms Point are designed with your comfort in mind.



Specification

Kitchen

German handleless furniture

Silestone worktops

Stainless steel underhung sink

Chrome finish mixer tap

Under-unit lighting

AEG stainless steel integrated single oven

AEG stainless steel integrated microwave

AEG induction hob

AEG fully integrated extractor hood/island cooker hood (branded Electrolux)

AEG fully integrated dishwasher (slimline dishwasher to some one-bedroom homes)

AEG integrated fridge/freezer

Integrated wine cooler

Bathroom and en suites

Chrome finish brassware

Integrated vanity unit with under lit mirrored cabinet and incorporated shaver socket

Level-access shower with contemporary fixed glass screen

Rainshower wall-mounted shower arm and head with separate hand shower

Chrome finish towel rail

Porcelain wall and floor tiling (colour choice available – subject to stage of construction)

Internal specification

Underfloor heating

Comfort cooling to living room and master bedroom

Amtico flooring to living area, kitchen and hall (colour choice available – subject to stage of construction)

Carpets to bedrooms (colour choice available – subject to stage of construction)

Chrome finish ironmongery

Fitted wardrobes to bedroom 1 (for additional wardrobe options please speak to a Sales Adviser)

AEG freestanding washer/dryer in utility cupboard

Electrical specification

Recessed downlighters to all rooms

External lighting to all balconies/terraces

Communal areas/Services

24-hour concierge service

CCTV security system coverage

Lifts

Private landscaped gardens

Allocated underground car parking*

Allocated motorcycle bays*

Residents' cycle store

Secure storage lockers*

Residents-only fitness suite

Residents' Lounge

Private Dining Room and Kitchen

Business Suite

Cinema Room



*Available by separate negotiation

Why Barratt London?

About Barratt London

Barratt London is the market-leading residential developer in the Capital. With over 30 years' experience we've helped – literally – shape one of the world's most exciting, diverse and dynamic cities. We've crafted our portfolio to provide homes for all Londoners, from state-of-the-art apartments and penthouses in Westminster to riverside communities in Fulham, and complex, mixed-use regeneration schemes in Hendon.

Five-star home builder

As part of Barratt Developments PLC, Barratt London is incredibly proud to have been recognised as a market leader for quality. We became the first major nationwide house builder to be awarded the maximum five-star rating, every year since 2009, in the annual Home Builders Federation Customer Satisfaction survey. For our customers, this gives peace of mind that when you buy a Barratt London home, you can be confident you are buying a high-quality home and you will receive unbeatable customer service.

Ten-year NHBC Buildmark Warranty

When you move into a new-build home, you expect everything to be pristine and in working order. With a new Barratt London home you can expect it to stay that way, with the ten-year structural NHBC Buildmark Warranty and a two-year fixtures and fittings warranty*.

On-site property management

Barratt London's on-site property management company, Barratt Residential Asset Management (BRAM), will manage and maintain our developments. This means we take care of all of the communal areas, allowing you total peace of mind when you buy a new Barratt London home.

*First two years covered by Builder Warranty & NHBC Guarantee or similar. Years three-ten covered by NHBC insurance or similar. Full exclusions and limitations can be found on the NHBC website. Available on virtually all of our developments. Your statutory rights are unaffected.

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, and
- 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.

As a 5 star housebuilder we are committed to the Consumer Code for Home Builders. For more information on the Consumer Code for Home Builders please visit www.consumercode.co.uk

CONSUMER CODE FOR HOME BUILDERS

www.consumercode.co.uk



Lombard Wharf SW11



Aldgate Place E1



Camden Courtyards NW1



Fulham Riverside SW6



Hendon Waterside NW8

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