

# BLACKHORSE VIEW

WALTHAMSTOW



## Blackhorse View

Discover your east London lifestyle



BLACKHORSE VIEW \ WALTHAMSTOW E17 6JF \\  
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## Welcome to Blackhorse View

In a superb Zone 3 location, with great transport links and a buzzing local community on your doorstep, Blackhorse View is a brand-new development of 350 new homes in the thriving creative and cultural hub of Walthamstow in east London. Reaching 21 storeys at its tallest point, the development will boast panoramic views over the neighbouring Walthamstow Wetlands and Lee Valley Park, while all homes will enjoy a private balcony or terrace, as well as access to landscaped communal gardens. Located opposite Blackhorse Road station, this collection of studios and one, two and three-bedroom apartments is designed for modern city living, with the focus firmly on light, space and convenience. Fantastic transport connections coupled with an array of local amenities ensure Blackhorse View will be a fantastic place to call home.





### 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 largest house builder by volume, 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.

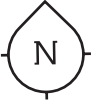
### Real peace of mind

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.

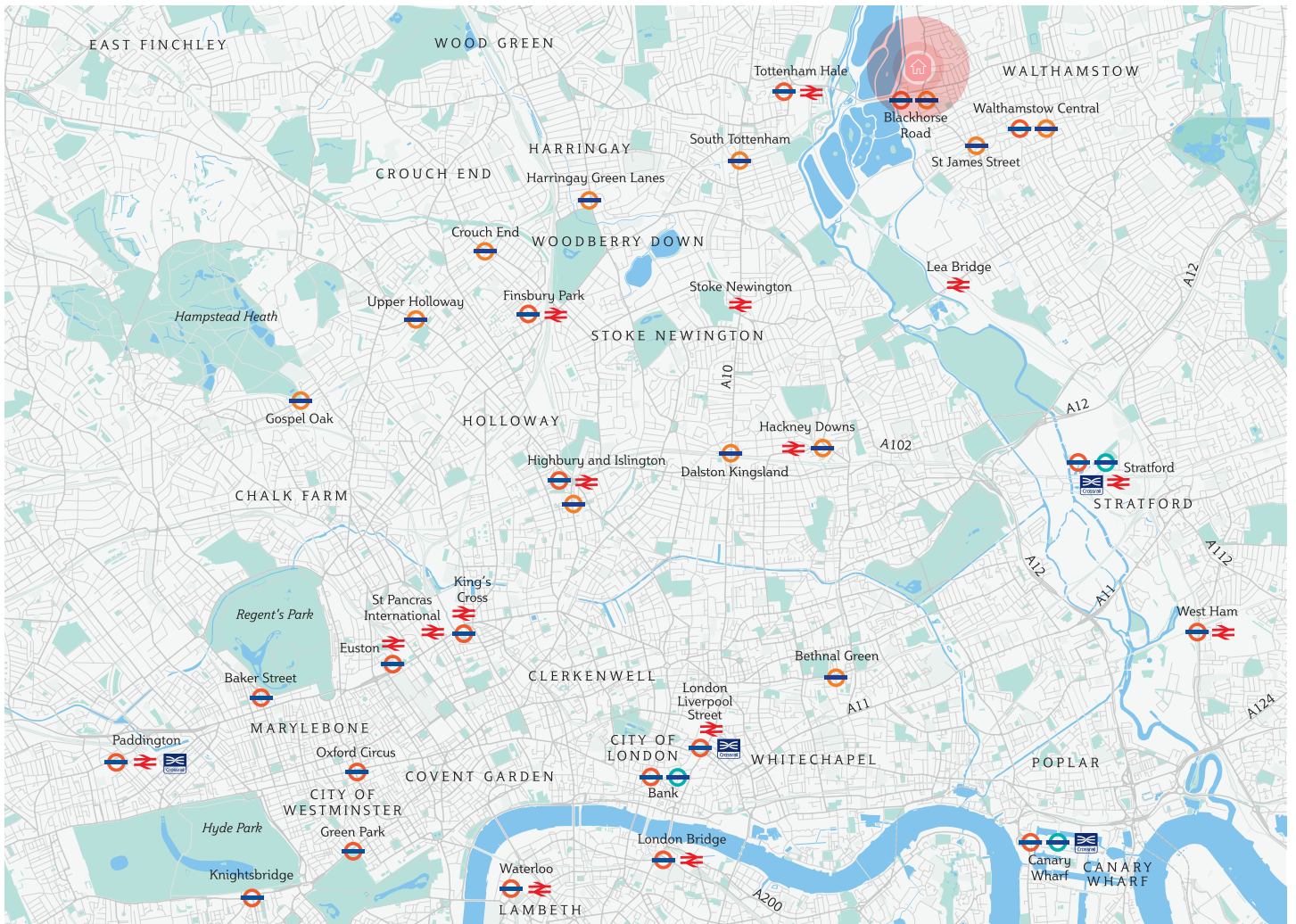
\*\*First two years covered by Builder Warranty & NHBC Guarantee or similar. Years three-ten covered by NHBC insurance or similar. Full exclusions and limitations can be found on the NHBC website.

\*We are the only major national housebuilder to be awarded this award 11 years running. "we" refers to the Barratt Developments PLC group brands including Barratt London, Barratt Homes and David Wilson Homes.

# Site Plan







### Walking distance

**2 minutes** to Blackhorse Road Station (Victoria line and London Overground services)

**10 minutes** to St James Street Overground Station

**12 minutes** to Walthamstow Wetlands

**19 minutes** to Tottenham Hale Retail Park

**30 minutes** to Walthamstow Village

### By Tube/train from Blackhorse Road – Victoria Line and London Overground

**10 minutes** to Highbury & Islington

**12 minutes** to King's Cross & St Pancras (international connections)

**17 minutes** to Oxford Circus

**23 minutes** to Bank

**25 minutes** to Liverpool Street

**28 minutes** to Paddington

**29 minutes** to Knightsbridge

**39 minutes** to Canary Wharf

### To London airports (by Tube/train)

**36 minutes** to London Stansted Airport

**44 minutes** to London City Airport

**52 minutes** to London Heathrow Airport

**55 minutes** to London Gatwick Airport

**1 hour 4 minutes** to London Luton Airport

### Cycling

**17 minutes** to Stoke Newington

**21 minutes** to Queen Elizabeth Olympic Park

**26 minutes** to Hackney Central

**27 minutes** to Victoria Park

**30 minutes** to Epping Forest

**31 minutes** to Shoreditch



## Additional information

### Contact information

**Address**  
Blackhorse View Sales Suite,  
Forest Road, Walthamstow E17 6JF

**Telephone**  
0330 057 6666

### Local authority

Walthamstow Forest London  
Borough Council

### Estimated charges

**Estimated service charge per annum**  
Studio from £1,190 to £1,285  
One-bedroom from  
£1,555 to £1,780  
Two-bedroom from  
£2,035 to £2,785  
Three-bedroom from  
£2,440 to £3,740

**Ground rents per annum**  
0.1% to 1% of the sales price

**Estimated communal heating system maintenance and consumption (via external Energy Services Company (ESCO)) per annum**  
One-bedroom £TBC  
Two-bedroom £TBC  
Three-bedroom £TBC

### Council tax 2019-20

Band A £1,055.23  
Band B £1,231.11  
Band C £1,406.98  
Band D £1,582.85  
Band E £1,934.59  
Band F £2,286.34  
Band G £2,638.08  
Band H £3,165.70

### Miscellaneous

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

**Length of lease**  
999 years

**Architects**  
RMA Architects

**Estimated completion date**  
2021

**Reservation deposit**  
£1,000  
£500 with Help to Buy<sup>^</sup>

**Terms of Payment**  
10% of purchase price payable on exchange (5% with Help to Buy). Balance of purchase price to be paid on completion

### Vendor's solicitor

**Winckworth Sherwood Address**  
Minerva House  
5 Montague Close  
London SE1 9BB

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<sup>^</sup>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. Homes England provides an equity loan for 40% of the purchase price of the property. The equity loan provided by Homes England is secured as a second charge on your property. The amount you have to repay to Homes England may be more than the amount of the equity loan provided. Help to Buy London Scheme is available in London Boroughs up to £600,000. Computer generated images and development layouts are intended for illustrative purposes only and should be treated as general guidance only. Images may include optional upgrades at additional cost. 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. Information correct at time of print August 2020.