



**NEW MILL  
QUARTER**  
HACKBRIDGE



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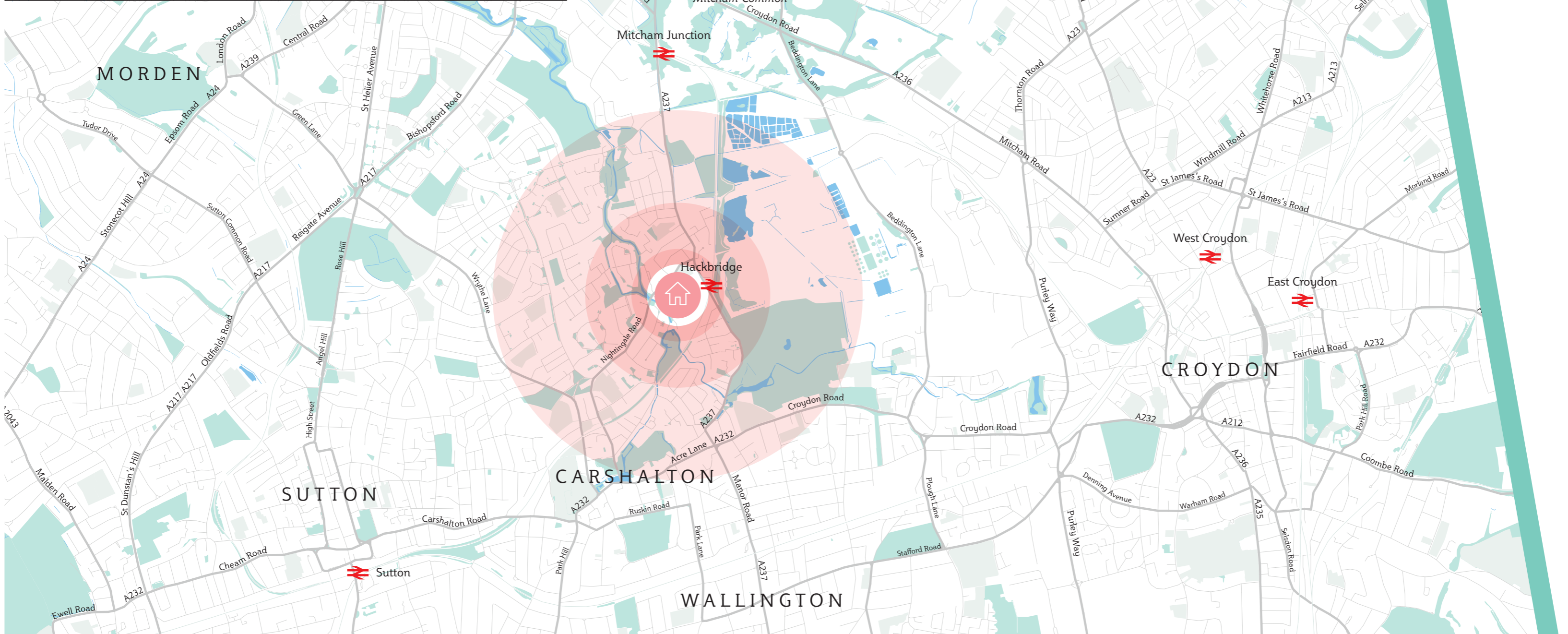
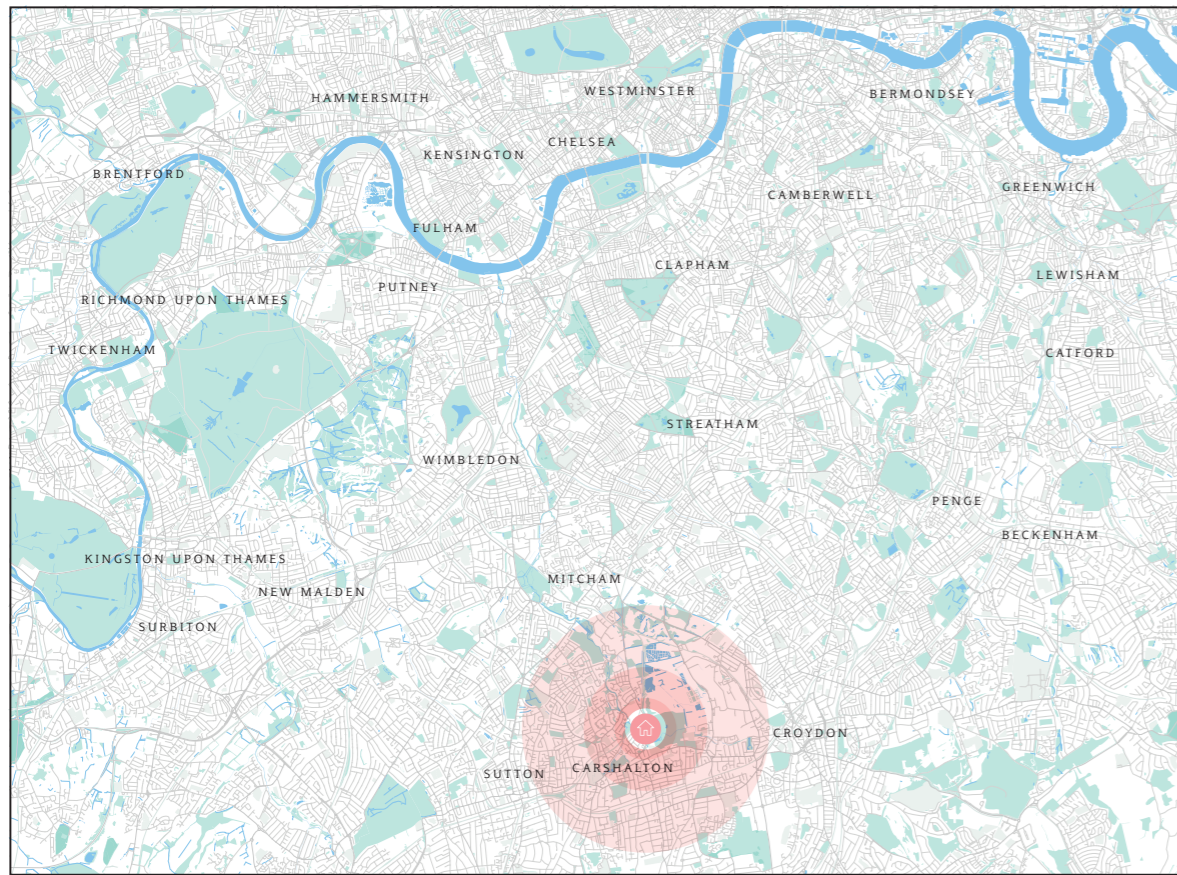
A VIBRANT NEW COMMUNITY IN THE HEART OF HACKBRIDGE

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BARRATT  
— LONDON —

WELCOME TO  
NEW MILL QUARTER





# A London village with an exciting future

Built for convenient living, at New Mill Quarter you'll find everything you need right on your doorstep.

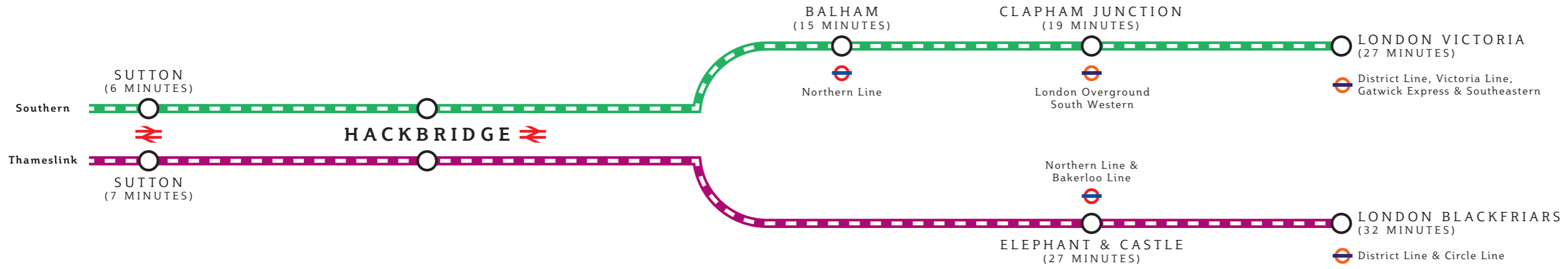
An exciting new development on the outskirts of London, this community of 440 homes offers a combination of open green space and on-site amenities (including a supermarket, medical centre and proposed retail units), as well as excellent transport connections.

Providing a collection of light and spacious apartments and houses, New Mill Quarter is a prime location for both professionals and families.

# London within easy reach

Ideal for commuters, New Mill Quarter is adjacent to Hackbridge railway station, connecting you to London in approximately 30 minutes.

If you are travelling further afield, the M25 is easily accessible and you can also reach Gatwick Airport in approximately half an hour.



### By foot

Less than 5 minutes to Hackbridge rail station

10 minutes to Beddington Park

### By train (from Hackbridge rail station)

15 minutes to Balham

19 minutes to Clapham Junction

27 minutes to London Victoria

27 minutes to Elephant and Castle

32 minutes to London Blackfriars

33 minutes to East Croydon

41 minutes to London Bridge

### By car

13 minutes to Valley Retail Park

13 minutes to Croydon

21 minutes to Wimbledon

30 minutes to Kingston upon Thames

31 minutes to the M25

37 minutes to London Gatwick

52 minutes to London Heathrow

1 hour 7 minutes to London City Airport

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





## Live local, love local

Situated in the London suburb of Hackbridge, on the River Wandle, New Mill Quarter is surrounded by green open space and is within easy reach of vibrant urban life.

If you're into food, fitness and shopping, New Mill Quarter is close to all the action, with a wide range of shops, schools, and leisure and entertainment venues nearby.

The development is just a few minutes' walk away from Beddington Park, originally a deer park and now home to 58 hectares of open space. Beddington Park makes an idyllic location for a picnic on the banks of the river or, if you're feeling more energetic, why not opt for a game of tennis?

There are numerous fitness centres and sports clubs in close proximity offering state-of-the-art gyms and regular exercise classes, as well as squash, cricket and football facilities.

If you're looking to eat, drink or play, head to BOXPARK Croydon, famously constructed from shipping containers. Being only a 15-minute drive away, it's the perfect place to unwind and grab some street food or drinks with friends and family.

From 2022, New Mill Quarter residents will be a short drive away from the new Westfield Croydon, which will see 300 shops, restaurants and cafés open, as well as leisure facilities including a multi-screen cinema and bowling alley.

And with a selection of primary schools rated 'Good' by Ofsted a short walk from New Mill Quarter, and the 'Outstanding' Wallington County Grammar School also on your doorstep, it's the perfect place to raise a family.





## Airy interiors finished to perfection

Whether you choose a one, two or three-bedroom apartment, you'll enjoy a spacious home filled with light. Open-plan living areas feature floor-to-ceiling glazing allowing natural light to flood in, while kitchens are fully equipped with a range of essential appliances, making cooking and entertaining a pleasure.

Contemporary bathrooms and en suites, complete with stylish fittings in white and chrome, are finished with attractive ceramic wall tiling.

Almost all homes will benefit from a private balcony or terrace, providing an outdoor extension of your living space.

Image shown is from a previous Barratt Development



## Site plan

Barratt London at New Mill Quarter is an exciting new development of 440 apartments and houses. The majority of apartments are positioned around podium gardens and at the centre of the development is a public open space with an extensive play area, ideal for families.

You will find everything you need right on your doorstep – great transport connections into central London, good schools within close proximity, and on-site amenities including a medical centre and supermarket – as well as being moments from 58 hectares of green open space.



\*Apartment block also includes Thimble Crescent  
 \*Apartment block also includes Crypton House



# Why Barratt London?

## About Barratt London

Barratt London is one of the market-leading residential developers in the Capital. With over 30 years' experience, we've helped 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, 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.

## 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.\*

\* 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 10 years running. "we" refers to the Barratt Developments PLC group brands including Barratt London, Barratt Homes and David Wilson Homes.



Landmark Place EC3

Upton Gardens E13

Harrow Square HA1

Nine Elms Point SW6

Hendon Waterside NW8

## 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 <http://www.consumercode.co.uk/>

**CONSUMER  
CODE FOR  
HOME BUILDERS**

[www.consumercode.co.uk](http://www.consumercode.co.uk)



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FIND YOUR PIECE  
OF LONDON

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