



KIDDERPORE GREEN
HAMPSTEAD NW3



MONDRIAN HOUSE,
BOYD HOUSE & RACKHAM HOUSE

FLOOR PLANS & SPECIFICATION

BARRATT
— LONDON —

W E L C O M E T O K I D D E R P O R E G R E E N



London's original village

From sun-bleached grasslands to old pubs; from cottages to modernist masterpieces; from poets to highwaymen: Hampstead is a tapestry of delights.

Thanks to its unmatched views across the capital, even when the area was a village it enjoyed a close connection to London. At the same time, however, its rambling hill and rugged heath have kept Hampstead distinct – it is still very much its own world above the city's noise.

Plenty of books have been written about Hampstead's history, and many painters have been inspired by its charms. A longstanding cultured community, great shops, cafés – both old-fashioned and modern, a cinema, hidden tennis courts, the Heath, and gardens everywhere.





A sense of place

Kidderpore Green is on the hill that rambles up to Hampstead village and the Heath. Just as Hampstead is a tapestry, so too is Kidderpore Green, including the refurbishment of several impressive Arts & Crafts houses, the conversion of the Caroline Skeel Library and the preservation of a number of beautiful mature trees.

The new buildings at Kidderpore Green are contemporary in character

whilst referencing their historic setting in scale and crafted details. A lot of care has been put into making sure the individual buildings across the site cohere to create a sense of place in keeping with Hampstead's grandeur and charm.

At the heart of Kidderpore Green is the home of Hampstead School of Art, adding life and weaving the new community into the local area.

The local area

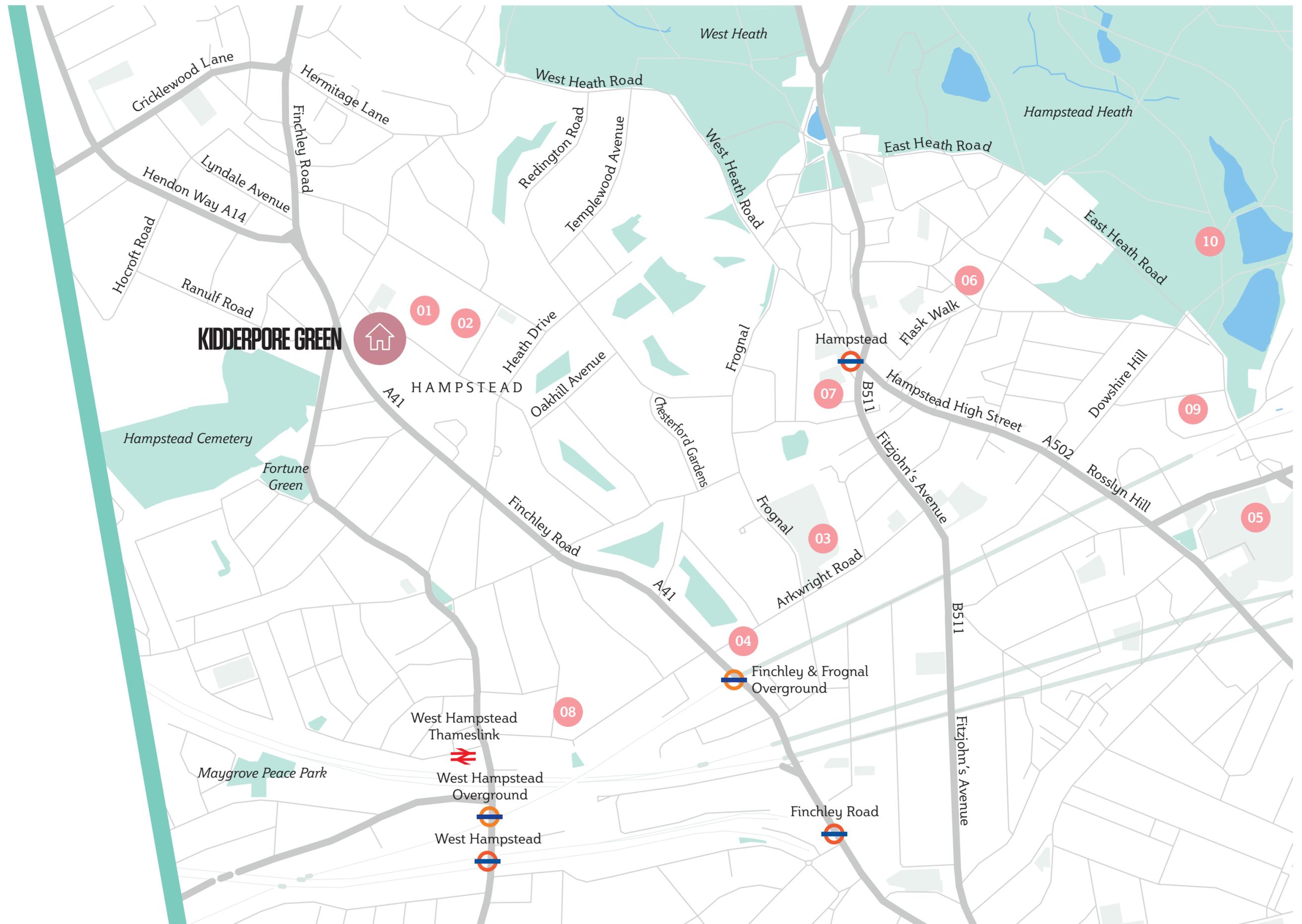
A village in a town

Parliament Hill in Hampstead Heath is one of the finest vantage points in London. The view of St Paul's and the City, Canary Wharf and beyond reminds you how close it is; but surrounded by the ancient landscape of the Heath, it seems a world away. The fantastic thing about Hampstead is that you can get to central London quickly, but once you're here you feel like you've left the metropolis far behind.



Get local

- 01 Craxton Studios
- 02 West Heath Lawn Tennis Club
- 03 University College School
- 04 Camden Arts Centre
- 05 The Royal Free Hospital
- 06 Hampstead Museum, Burgh House
- 07 Everyman Cinema
- 08 Hampstead Cricket Club
- 09 Keats House
- 10 Bathing Ponds





From the hill to the hubs

Hampstead can feel away from it all, but it is, in fact, extremely well connected. By car, the North Circular is five minutes away and the M1 is less than ten.

In terms of public transport, Finchley Road is well served by buses heading to the centre of town via St John's Wood and Regent's Park. You can get to Hampstead Tube or Finchley Road Tube in 20 minutes on foot, giving you the pick of Northern, Jubilee or Metropolitan lines.

London's ancient park, Hampstead Heath, is less than a ten-minute walk and just fifteen minutes will take you to the bustling Hampstead village with its restaurants, shops, bars and abundance of culture.



Hampstead Tube

11 minutes to St Pancras International

18 minutes to Bank

22 minutes to London Bridge

Finchley Road Tube

11 minutes to Oxford Circus

20 minutes to Liverpool Street

23 minutes to Canary Wharf

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

Seats of learning

Befitting of a place that has attracted statesmen, poets, writers and other intellectuals, Hampstead is home to a number of prestigious institutions. In addition, its transport links allow easy access to central London and its abundance of world-renowned establishments. Local primary schools include Emmanuel School, Beckford Malorees, Holy Trinity and Hampstead Parochial. For secondary education there is Hampstead School and Haverstock School. Public schools in the area include St Margaret's School, and University College School, just up the hill from Kidderpore Green, is a member of the prestigious Eton Group. London's leading universities, including University College London and the London School of Economics, can be easily reached via the underground.







Nick \ Associate Director Allies & Morrison

Meet the Architects

Artfully built

“At Kidderpore Green, each of the buildings has its own character whilst also combining to create a sense of place. We wanted to create a fitting counterpoint to the distinguished architecture of Hampstead.”

Our practice is obsessed with detail – we’ve all relished the restoration of the existing Arts & Crafts houses. We wanted them to sit comfortably with the new-build elements, so we’ve maintained a sensitivity to scale across the site and incorporated historical details such as the orangey-red Hampstead brick and exactly the right colour of mortar.

What will make Kidderpore Green extraordinary is having an established art school at its heart. Nestling amongst the deciduous trees, this brings so much life and character – knitting the whole development into the fabric of Hampstead.”



New spaces, old trees

All apartments have their own balcony or terrace and there will be a landscaped garden for everyone to enjoy, featuring several carefully preserved mature trees.

Upper floors will have views across London to the south and west. Private parking will take care of your car or bike and a concierge will look after deliveries.

A public lane running between Kidderpore Avenue and Finchley Road leads to the Hampstead School of Art. This will subtly integrate with the landscaping of the garden.

Hampstead School of Art's broad range of courses for all levels of ability offer the chance to learn new skills with others from the area in a friendly and inspiring environment.

Visual of The Hampstead School of Art and Caulfield House from the communal gardens.

Spacious & sophisticated

Embracing the large windows characterising Kidderpore Green's architecture, the interiors will be light, contemporary and suffused with understated luxury throughout.

Consideration has been given to every comfort and convenience, from high-

spec appliances and under-floor heating to the proportions of internal doors and oversized bathroom fittings.

Thanks to the generous use of premium materials and a subtle palate, the interiors have a refined aesthetic which balances the distinguished architecture.



Images may include optional upgrades at an additional cost.



Site plan

Nestling in Hampstead's leafy streets, Kidderpore Green is a development of 128 one, two, three and four-bedroom apartments and houses.

The development includes the considered refurbishment of several Arts & Crafts houses in Hampstead's distinctive red brick.





Mondrian House plot schedule

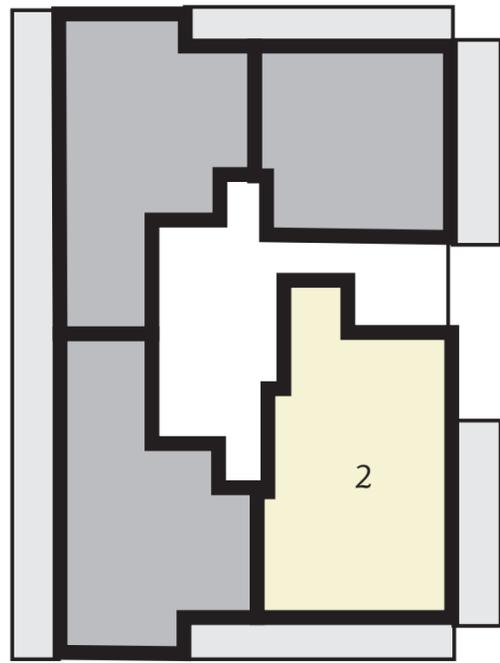
PLOT NO.	FLOOR	BEDS	BATHS	TOTAL SQ M	TOTAL SQ FT	ASPECT
2	Ground	2	2	79.5	855	Southeast/Southwest
3	1st	2	2	81.7	879	Southeast/Southwest
4	1st	2	2	81.7	879	Southeast/Northeast
5	1st	1	1	58.7	632	Northwest/Southwest
6	2nd	2	2	81.7	879	Southeast/Southwest
7	2nd	2	2	81.7	879	Southeast/Northeast
8	2nd	1	1	58.7	632	Northwest
9	2nd	1	1	58.7	632	Northwest/Southwest
10	3rd	2	2	81.7	879	Southeast/Southwest
11	3rd	2	2	81.7	879	Southeast/Northeast
12	3rd	1	1	58.7	632	Northwest
13	3rd	1	1	58.7	632	Northwest/Southwest

Mondrian House floor plates

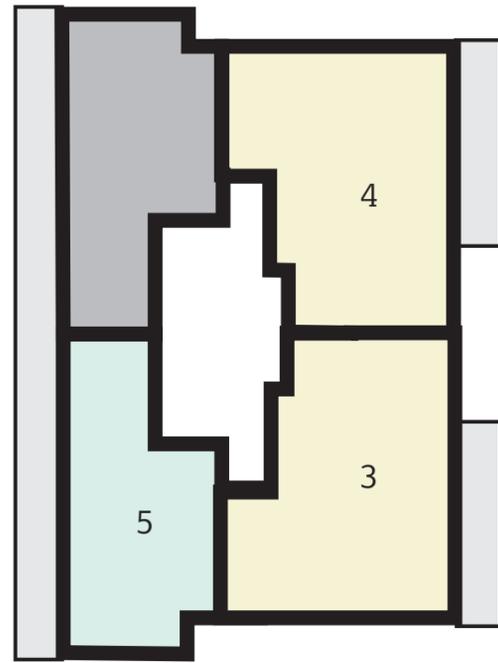
One-bedroom apartments Two-bedroom apartments Shared Ownership/Affordable Housing



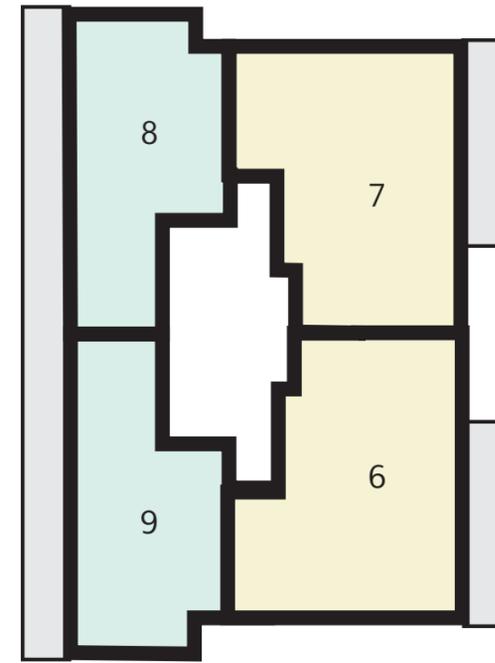
Ground floor



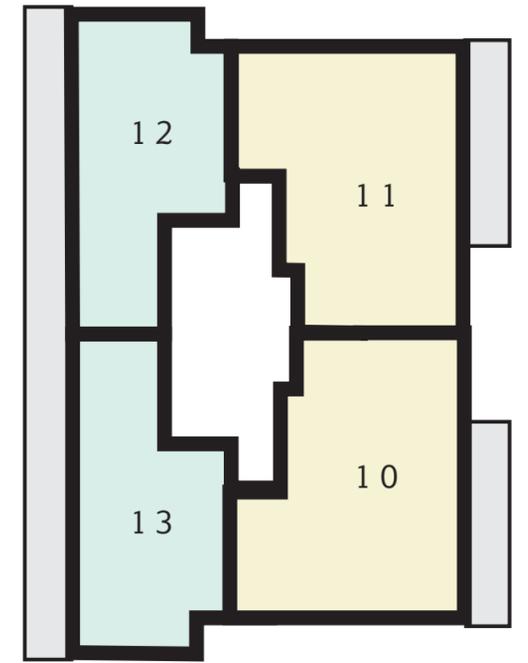
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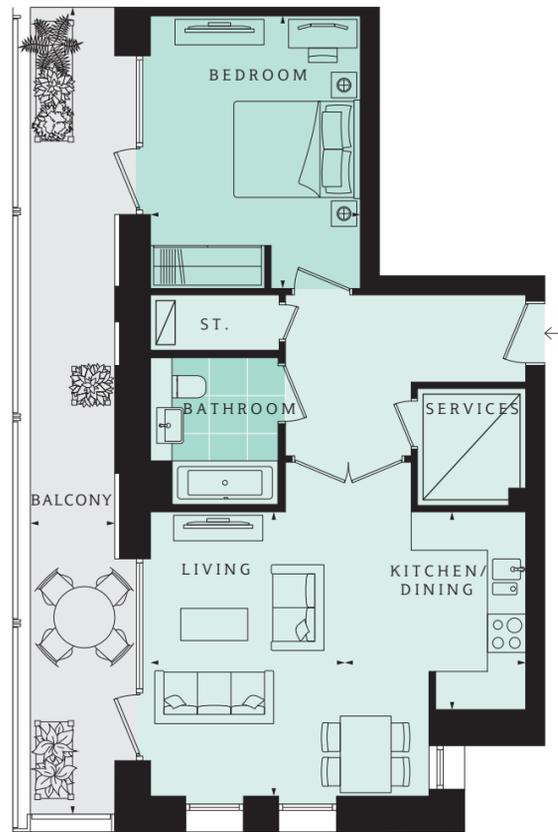
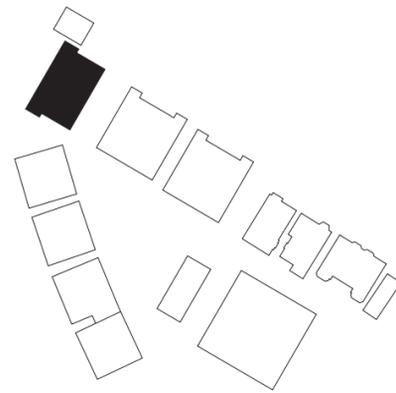
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3



Mondrian House 1 bedroom apartment



PLOTS 5 (1), 9 (2), 13 (3)

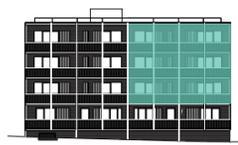
Living
14'7" x 10'0" (4450 x 3060mm)

Kitchen/Dining
10'2" x 9'0" (3100 x 2760mm)

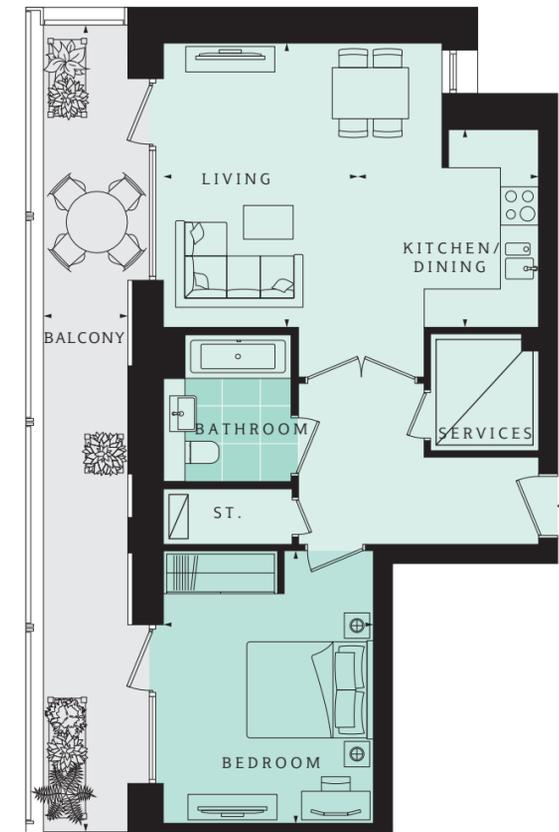
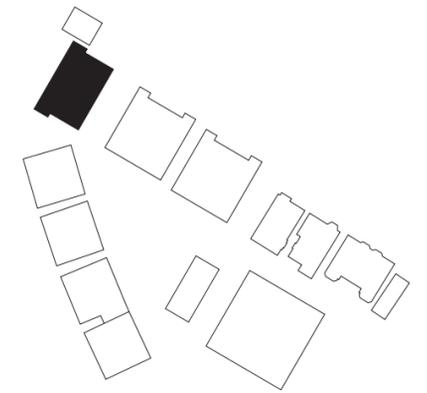
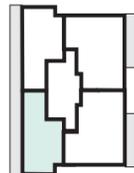
Bedroom
14'0" x 10'9" (4270 x 3300mm)

TOTAL AREA
632 sq ft (58.7 sq m)

Balcony
41'5" x 4'4" (12640 x 1320mm)



Southwest balcony view



PLOTS 8 (2), 12 (3)

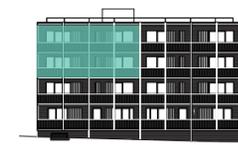
Living
14'7" x 10'0" (4450 x 3060mm)

Kitchen/Dining
10'2" x 9'0" (3100 x 2760mm)

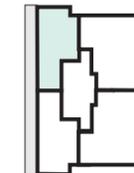
Bedroom
14'0" x 10'9" (4270 x 3300mm)

TOTAL AREA
632 sq ft (58.7 sq m)

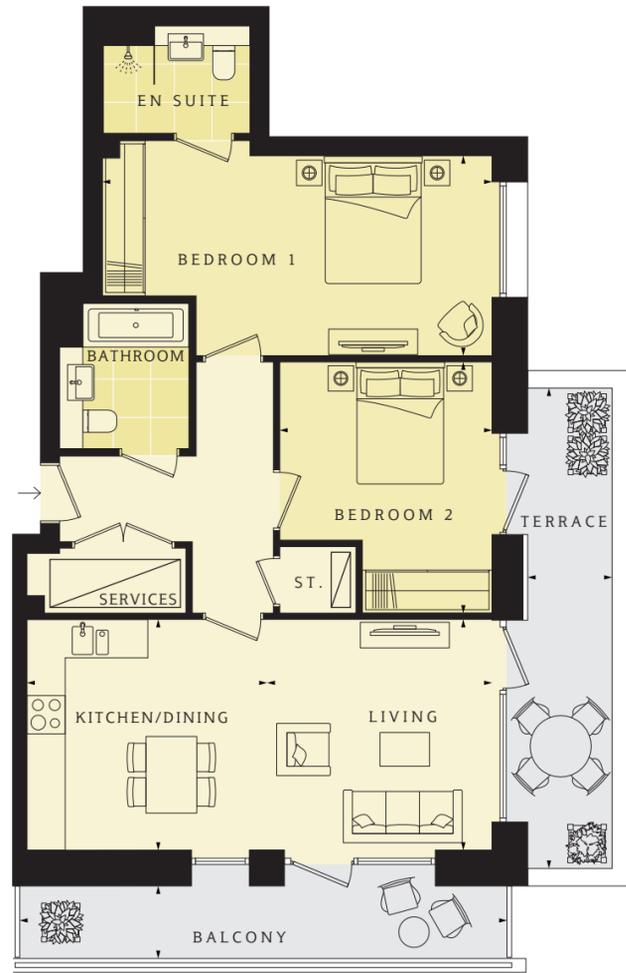
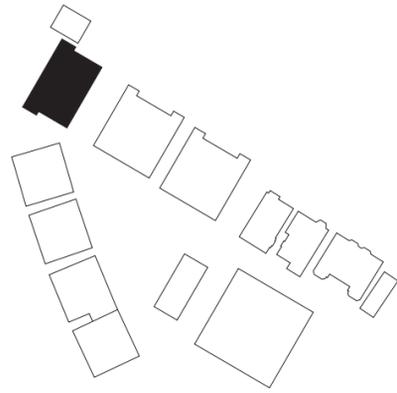
Balcony
41'5" x 4'4" (12640 x 1320mm)



Northwest balcony view



Mondrian House 2 bedroom apartment

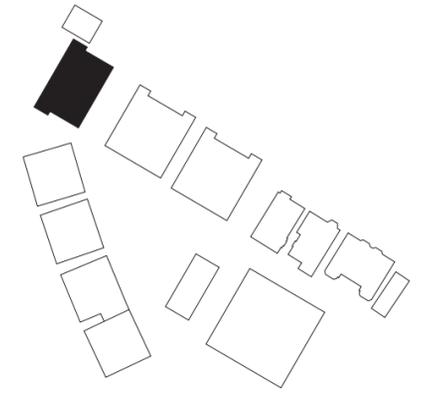
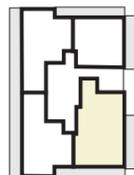


PLOT 2 (0)

- Living**
11'10" x 11'7" (3610 x 3540mm)
- Kitchen/Dining**
12'4" x 11'10" (3770 x 3610mm)
- Bedroom 1**
20'1" x 10'3" (6130 x 3130mm)
- Bedroom 2**
12'10" x 10'11" (3930 x 3340mm)
- TOTAL AREA**
855 sq ft (79.5 sq m)
- Balcony**
25'1" x 3'8" (7660 x 1130mm)
- Terrace**
24'8" x 4'4" (7520 x 1320mm)



Southeast balcony view

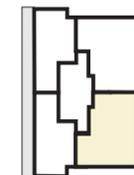


PLOTS 3 (1), 6 (2), 10 (3)

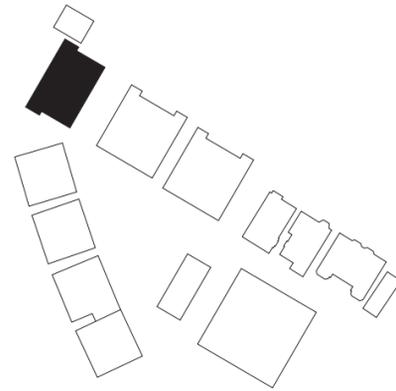
- Living/Dining**
21'6" x 12'1" (6550 x 3700mm)
- Kitchen**
12'1" x 6'11" (3700 x 2120mm)
- Bedroom 1**
14'2" x 11'4" (4320 x 3470mm)
- Bedroom 2**
11'5" x 10'0" (3500 x 3050mm)
- TOTAL AREA**
879 sq ft (81.7 sq m)
- Balcony**
24'8" x 4'4" (7520 x 1320mm)



Southeast balcony view



Mondrian House 2 bedroom apartment



PLOTS 4 (1), 7 (2), 11 (3)

Living/Dining
21'6" x 12'1" (6550 x 3700mm)

Kitchen
12'1" x 6'11" (3700 x 2120mm)

Bedroom 1
14'2" x 11'4" (4320 x 3470mm)

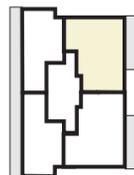
Bedroom 2
11'5" x 10'0" (3500 x 3050mm)

TOTAL AREA
879 sq ft (81.7 sq m)

Balcony
24'8" x 4'4" (7520 x 1320mm)



Southeast balcony view



Mondrian House Specification

Communal Areas/Services

- 12-hour concierge service located in Caulfield House
- CCTV security system
- Landscaped communal gardens
- Allocated car parking included in the purchase price (2 and 3-bedroom homes only)
- Cycle storage facilities

General

- Engineered tongue-and-groove flooring to hall and living areas
- Carpet to separate bedroom, where applicable
- Individually designed fitted wardrobes
- Video entry system to all apartments

Heating

- Independent thermostatically controlled under-floor heating to all rooms

Kitchens

- German handleless furniture
- Individually designed layouts
- Silestone worktops
- Stainless steel underslung sink with Grohe chrome finish mixer tap
- Siemens stainless steel single oven
- Siemens stainless steel built in combination microwave
- Siemens stainless steel warming drawer
- Siemens extra wide induction hob
- Elica extractor
- Siemens fully integrated fridge freezer
- Siemens fully integrated dishwasher
- Light shelf to bottom of all wall units
- Engineered tongue-and-groove flooring
- Glass splashback

Bathroom/Shower Rooms

- Duravit white sanitary ware
- Wall-hung WC pan with concealed cistern and soft close seat and cover
- Bath with bath filler, Grohe ceiling-mounted shower head with separate hand shower and wall-mounted controls (Bathroom only)
- Contemporary glass bath screen (Bathroom only)
- Individually designed vanity unit with mirror cabinet above incorporating 2 shaver sockets
- Silestone worktop
- Grohe chrome finish sanitary ware
- Grohe ceiling-mounted shower head with separate hand shower and wall-mounted controls (Shower room only)
- Walk in style shower with contemporary fixed glass screen (Shower room only)

- Full-height porcelain wall tiling
- Porcelain floor tiling

- Recessed LED downlighters

- Polished Stainless Steel towel rail

Electrical Specification

- Siemens free-standing washer dryer to utility cupboard
- Extract ventilation system*
- Recessed dimmable LED downlighters to all rooms
- LED lighting to balcony (where applicable)
- White sockets throughout
- Sky+ connectivity (subject to subscription)
- Data points to principle rooms

- *Mechanical ventilation with heat recovery system





Boyd House plot schedule

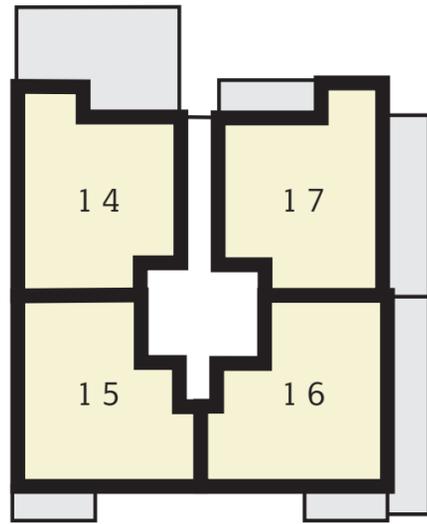
PLOT NO.	FLOOR	BEDS	BATHS	TOTAL SQ M	TOTAL SQ FT	ASPECT
14	Ground	2	2	85	909	Northeast/Northwest
15	Ground	2	2	83.7	900	Southwest/Northwest
16	Ground	2	2	83.5	898	Southwest/Southeast
17	Ground	2	2	85.6	921	Northeast/Southeast
18	1st	2	2	79.2	852	Northeast/Northwest
19	1st	2	2	83.7	900	Southwest/Northwest
20	1st	2	2	83.5	898	Southwest/Southeast
21	1st	2	2	92.1	990	Northeast/Southeast
22	2nd	2	2	79.2	852	Northeast/Northwest
23	2nd	2	1	83.4	897	Southwest/Northwest
24	2nd	2	1	83.4	897	Southwest/Southeast
25	2nd	2	2	92.1	990	Northeast/Southeast

Boyd House floor plates

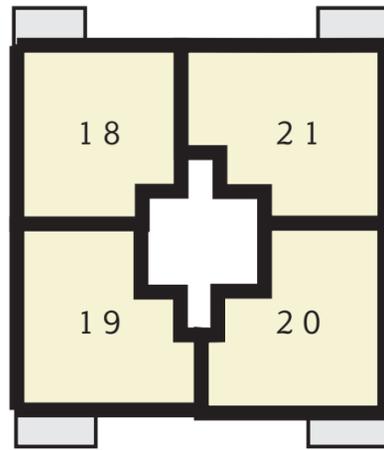
Two-bedroom apartments Three-bedroom apartments



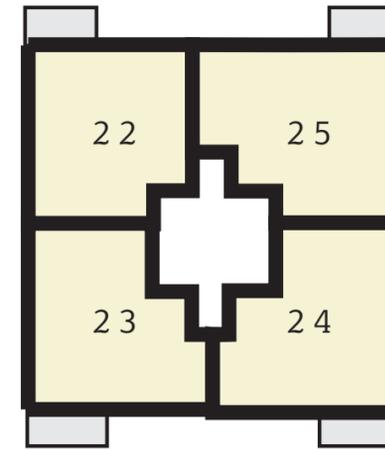
Ground floor



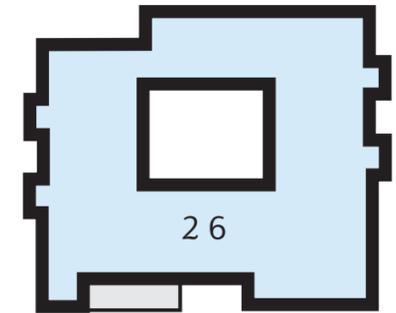
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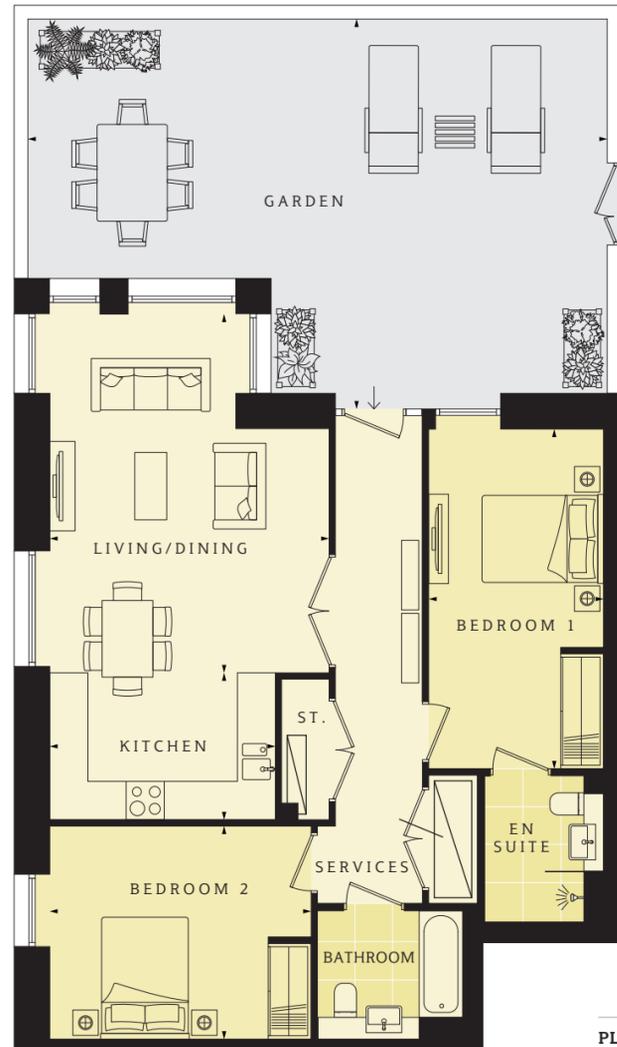
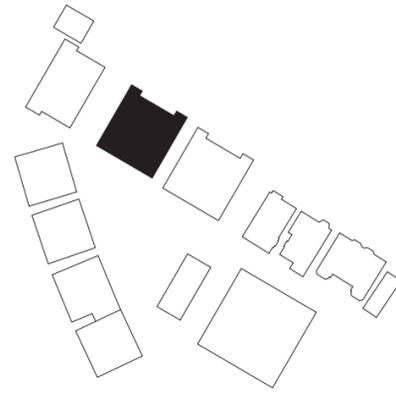
2



3



Boyd House 2 bedroom apartment



PLOT 14 (0)

Living/Dining
18'5" x 14'5" (5610 x 4390mm)

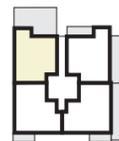
Kitchen
11'7" x 7'6" (3550 x 2300mm)

Bedroom 1
17'5" x 9'0" (5310 x 2750mm)

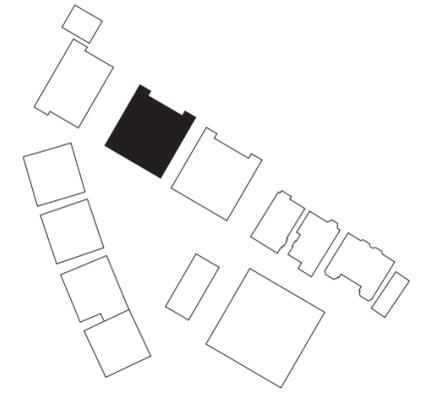
Bedroom 2
13'5" x 10'11" (4110 x 3330mm)

TOTAL AREA
909 sq ft (84.50 sq m)

Garden
29'11" x 19'2" (9140 x 5860mm)



Northeast balcony view



PLOTS 15 (0), 19 (1)

Living/Dining
14'7" x 13'7" (4440 x 4160mm)

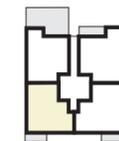
Kitchen
12'1" x 7'9" (3700 x 2380mm)

Bedroom 1
12'7" x 11'2" (3840 x 3410mm)

Bedroom 2
13'5" x 10'11" (4110 x 3330mm)

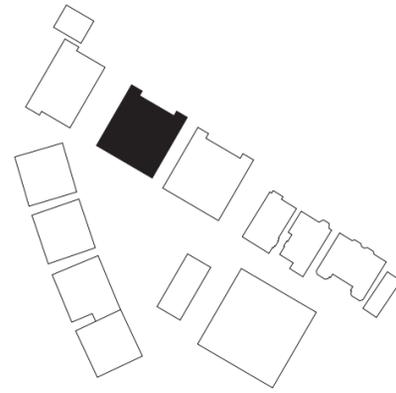
TOTAL AREA
900 sq ft (83.70 sq m)

Balcony
14'2" x 5'10" (4340 x 1780mm)



Southwest balcony view

Boyd House 2 bedroom apartment



PLOT 16 (0)

Living/Dining
14'7" x 13'7" (4440 x 4160mm)

Kitchen
12'1" x 7'9" (3700 x 2450mm)

Bedroom 1
12'7" x 11'2" (3840 x 3420mm)

Bedroom 2
12'9" x 10'11" (3910 x 3330mm)

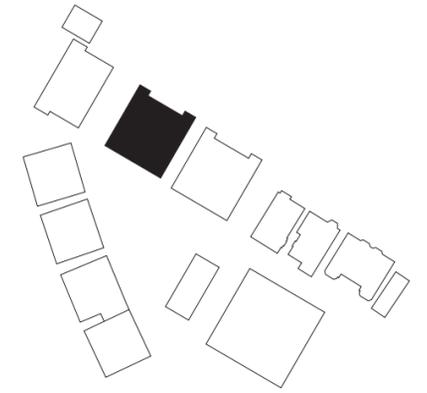
TOTAL AREA
898 sq ft (83.50 sq m)

Balcony
14'2" x 5'10" (4340 x 1780mm)

Terrace
34'4" x 6'10" (10470 x 2100mm)



Southwest balcony view



PLOT 17 (0)

Living/Dining
18'5" x 14'9" (5610 x 4500mm)

Kitchen
11'7" x 7'6" (3550 x 2300mm)

Bedroom 1
17'5" x 9'4" (5310 x 2850mm)

Bedroom 2
12'9" x 10'11" (3910 x 3330mm)

TOTAL AREA
921 sq ft (85.60 sq m)

Terrace
32'8" x 6'10" (9980 x 2120mm)

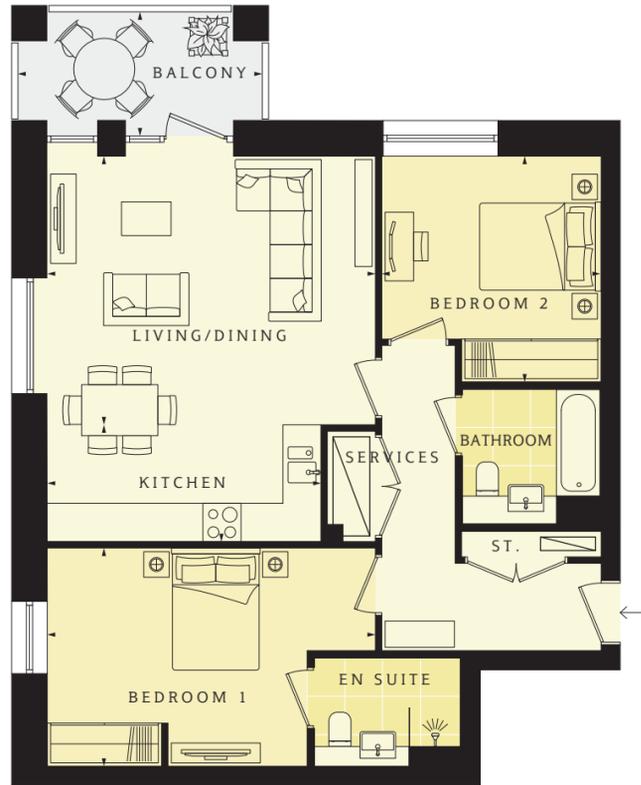
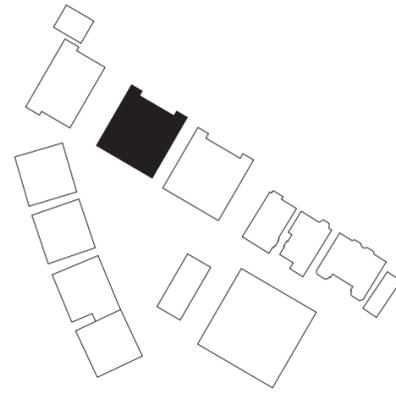
Garden
17'5" x 5'0" (5310 x 1530mm)



Northeast balcony view



Boyd House 2 bedroom apartment



PLOTS 18 (1), 22 (2)

Living/Dining
16'11" x 13'9" (5160 x 4200mm)

Kitchen
14'1" x 6'0" (4300 x 1830mm)

Bedroom 1
16'11" x 11'6" (5160 x 3510mm)

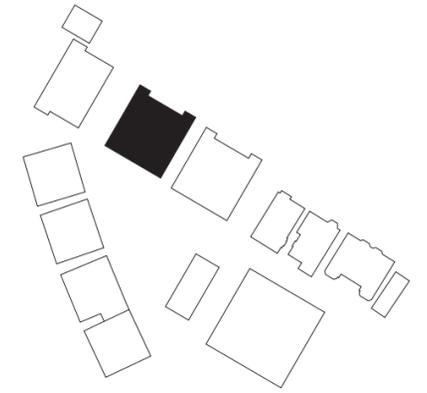
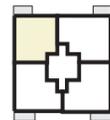
Bedroom 2
11'7" x 11'3" (3530 x 3450mm)

TOTAL AREA
852 sq ft (79.20 sq m)

Balcony
12'7" x 5'6" (3840 x 1700mm)



Northeast balcony view



PLOT 20 (1)

Living/Dining
14'7" x 13'7" (4440 x 4160mm)

Kitchen
12'1" x 7'9" (3700 x 2450mm)

Bedroom 1
12'7" x 11'2" (3840 x 3420mm)

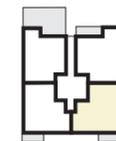
Bedroom 2
12'9" x 10'11" (3910 x 3330mm)

TOTAL AREA
898 sq ft (83.50 sq m)

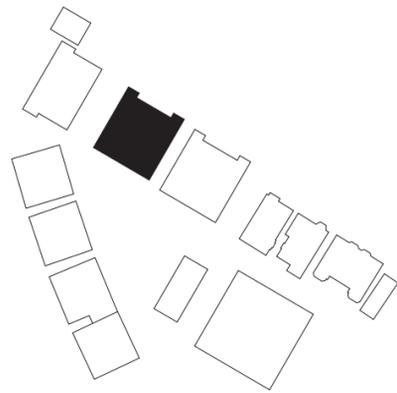
Balcony
14'2" x 5'10" (4340 x 1780mm)



Southwest balcony view



Boyd House 2 bedroom apartment



PLOT 23 (2)

Living/Dining
21'5" x 12'0" (6530 x 3660mm)

Kitchen
12'1" x 5'4" (3700 x 1650mm)

Bedroom 1
14'11" x 12'1" (4560 x 3700mm)

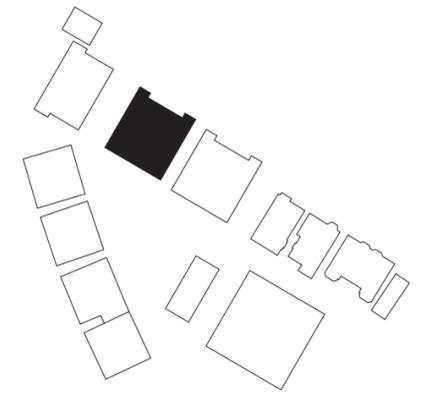
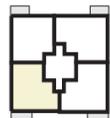
Bedroom 2
12'0" x 10'7" (3660 x 3230mm)

TOTAL AREA
897 sq ft (83.40 sq m)

Balcony
14'2" x 5'10" (4340 x 1780mm)



Southwest balcony view



PLOT 24 (2)

Living/Dining
21'5" x 12'0" (6530 x 3660mm)

Kitchen
12'2" x 5'2" (3710 x 1600mm)

Bedroom 1
15'1" x 12'2" (4620 x 3710mm)

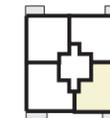
Bedroom 2
12'0" x 10'7" (3660 x 3230mm)

TOTAL AREA
897 sq ft (83.40 sq m)

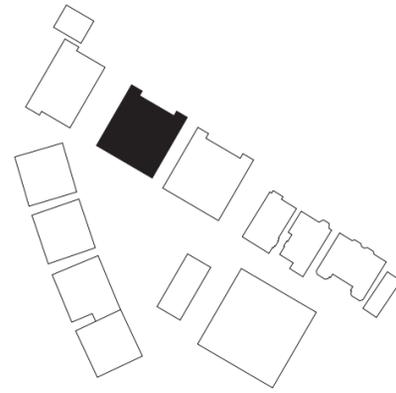
Balcony
14'2" x 5'10" (4340 x 1780mm)



Southeast balcony view



Boyd House 2 bedroom apartment



PLOTS 21 (1), 25 (2)

Living/Dining
24'0" x 12'2" (7310 x 3710mm)

Kitchen
13'1" x 7'1" (4000 x 2410mm)

Bedroom 1
20'1" x 11'9" (6120 x 3590mm)

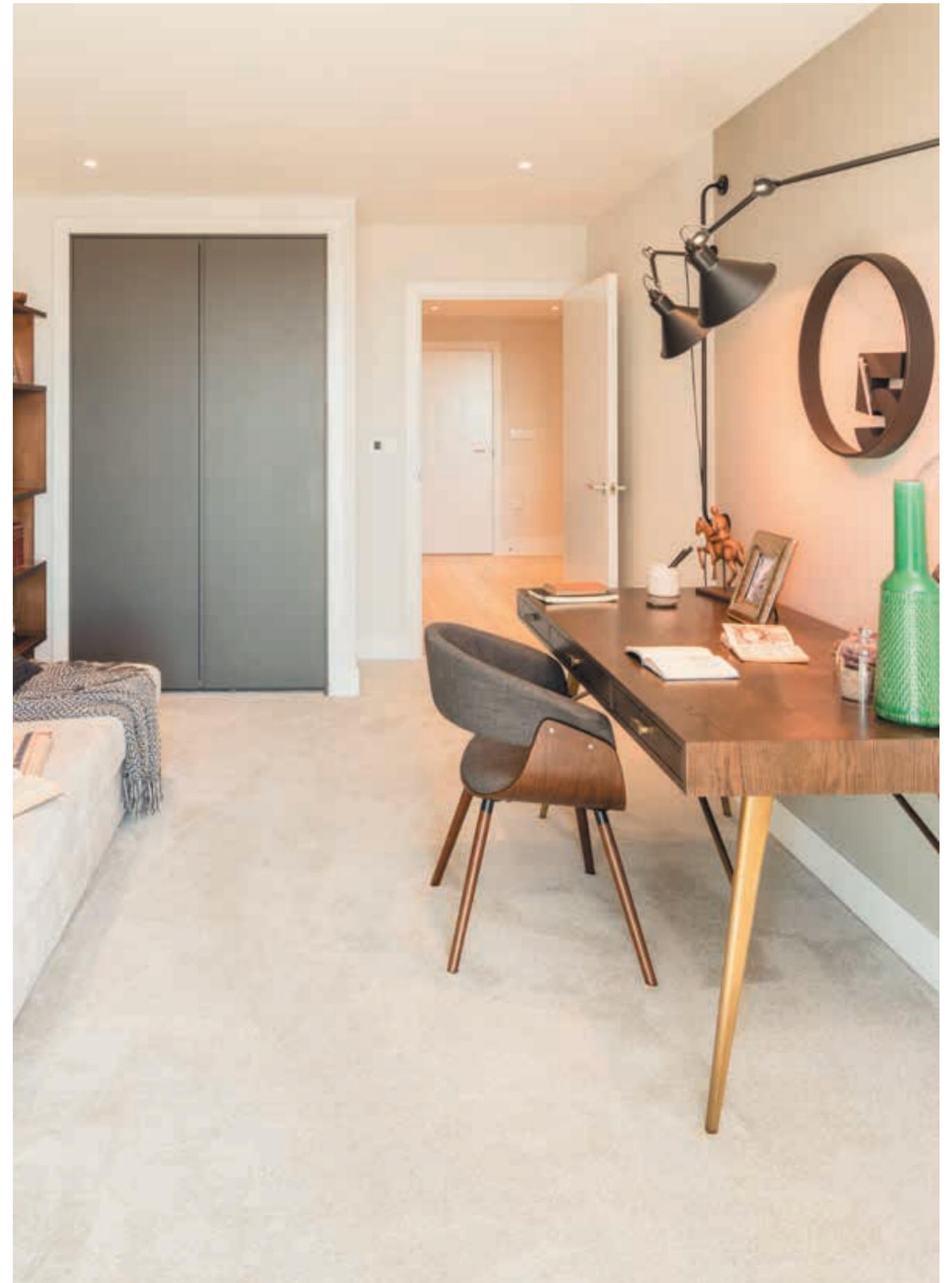
Bedroom 2
12'9" x 10'10" (3910 x 3320mm)

TOTAL AREA
990 sq ft (92.10 sq m)

Balcony
12'7" x 5'6" (3570 x 1700mm)



Northeast balcony view



Boyd House Specification

Communal Areas/Services

12-hour concierge service located in Caulfield House

CCTV security system

Landscaped communal gardens

Allocated car parking included in the purchase price (2 and 3 bedroom homes only)

Cycle storage facilities

General

Engineered tongue-and-groove flooring to hall and living areas

Carpet to separate bedroom, where applicable

Individually designed fitted wardrobes

Video entry system to all apartments

Heating and cooling

Independent thermostatically controlled under-floor heating to all rooms

Kitchens*

German handleless furniture

Individually designed layouts

Silestone worktops

Stainless steel underslung sink with Grohe chrome finish mixer tap

Siemens stainless steel single oven

Siemens stainless steel built in combination microwave

Siemens stainless steel warming drawer

Siemens extra wide induction hob

Elica extractor

Siemens fully integrated fridge freezer

Siemens fully integrated dishwasher

Light shelf to bottom of all wall units

Engineered tongue-and-groove flooring

Glass splashback

Bathroom/Shower Rooms

Duravit white sanitary ware

Wall hung WC pan with concealed cistern and soft close seat and cover

Bath with bath filler, Grohe ceiling mounted shower head with separate hand shower and wall mounted controls (Bathroom only)

Contemporary glass bath screen (Bathroom only)

Individually designed vanity unit with mirror cabinet above incorporating 2 shaver sockets

Silestone worktop

Grohe chrome finish sanitary ware

Grohe ceiling-mounted shower head with separate hand shower and wall-mounted controls (Shower room only)

Walk-in style shower with contemporary fixed glass screen (Shower room only)

Full-height porcelain wall tiling

Porcelain floor tiling

Recessed LED downlighters

Polished Stainless Steel towel rail

Electrical Specification

Siemens free-standing washer dryer to utility cupboard

Extract ventilation system*

Recessed dimmable LED downlighters to all rooms

LED lighting to balcony (where applicable)

White sockets throughout

Sky+ connectivity (subject to subscription)

Data points to principle rooms

*Mechanical ventilation with heat recovery system





Rackham House plot schedule

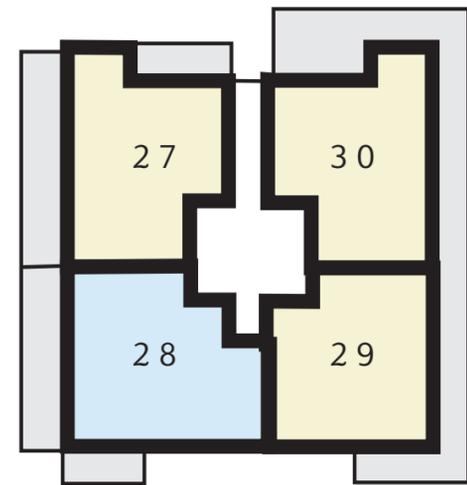
PLOT NO.	FLOOR	BEDS	BATHS	TOTAL SQ M	TOTAL SQ FT	ASPECT
27	Ground	2	2	84.5	909	Northwest/Northeast
28	Ground	3	2	92.1	991	Northwest/Southwest
29	Ground	2	2	79.1	851	Southwest/Southeast
30	Ground	2	2	85.0	915	Southeast/Northeast
31	1st	2	2	84.0	904	Northeast/Northwest
32	1st	3	2	92.1	991	Southwest/Northwest
33	1st	2	2	79.2	852	Southwest/Southeast
34	1st	2	2	82.9	892	Northeast/Southeast
35	2nd	2	1	83.8	902	Northeast/Northwest
36	2nd	3	2	92.1	991	Southwest/Northwest
37	2nd	2	2	79.2	852	Southwest/Southeast
38	2nd	2	1	82.7	890	Northeast/Southeast

Rackham House floor plates

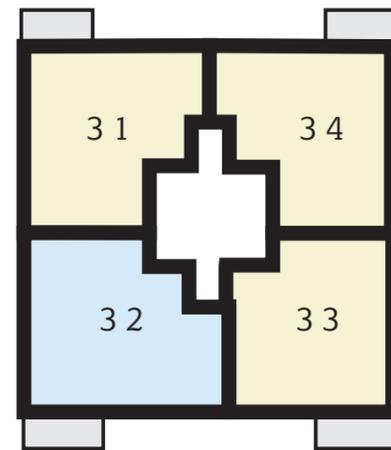
Two-bedroom apartments Three-bedroom apartments



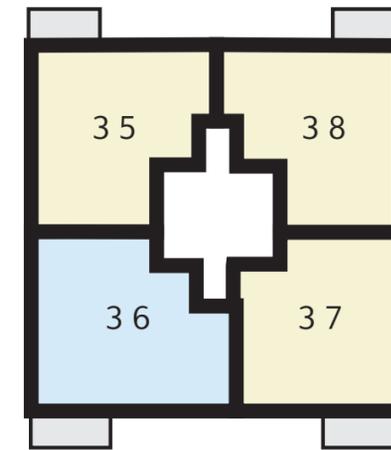
Ground floor



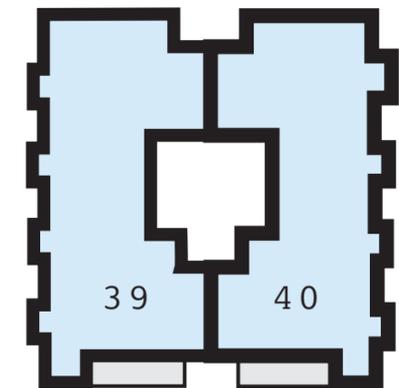
1



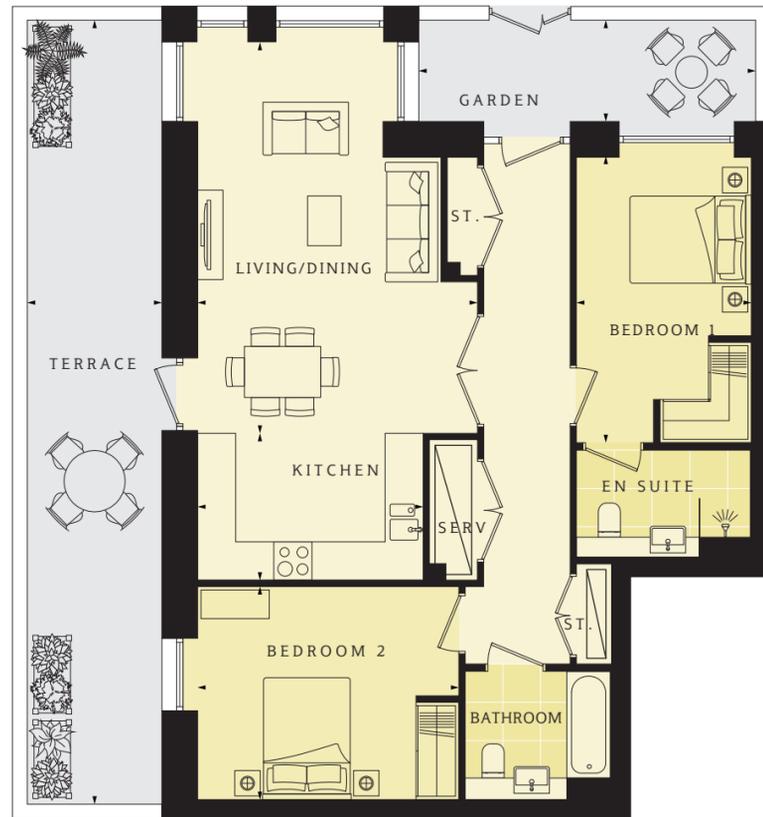
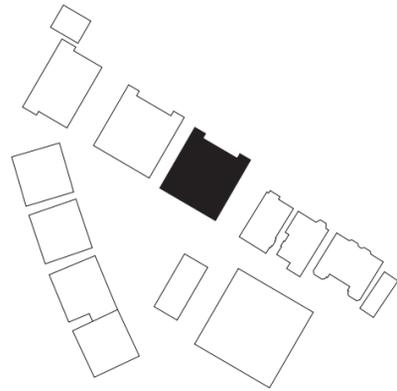
2



3



Rackham House 2 bedroom apartment



PLOT 27 (0)

Living/Dining
20'0" x 14'5" (6120 x 4400mm)

Kitchen
11'7" x 7'6" (3550 x 2300mm)

Bedroom 1
14'7" x 9'0" (4470 x 2750mm)

Bedroom 2
13'5" x 10'11" (4110 x 3330mm)

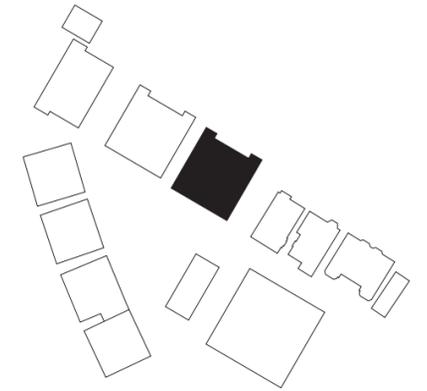
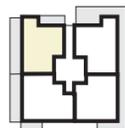
TOTAL AREA
909 sq ft (84.5 sq m)

Terrace
40'3" x 6'11" (12030 x 2110mm)

Garden
17'4" x 5'2" (5300 x 1580mm)



Northwest balcony view



PLOT 29 (0)

Living/Dining
16'6" x 12'6" (5050 x 3830mm)

Kitchen
14'1" x 6'3" (4300 x 1910mm)

Bedroom 1
14'9" x 11'11" (4510 x 3630mm)

Bedroom 2
11'8" x 11'7" (3560 x 3530mm)

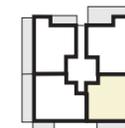
TOTAL AREA
851 sq ft (79.10 sq m)

Balcony
14'2" x 5'10" (4340 x 1780mm)

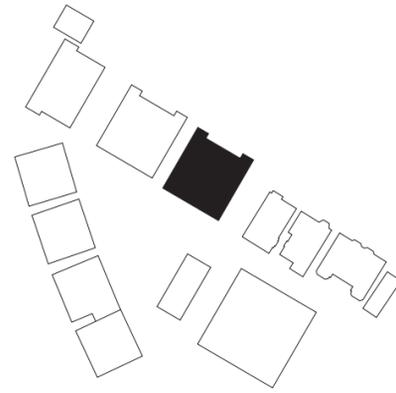
Terrace
32'6" x 5'2" (9910 x 1570mm)



Southeast balcony view



Rackham House 2 bedroom apartment



PLOT 30 (0)

Living/Dining
20'0" x 14'5" (6120 x 4390mm)

Kitchen
11'7" x 7'6" (3540 x 2300mm)

Bedroom 1
14'7" x 9'8" (4470 x 2960mm)

Bedroom 2
12'9" x 10'11" (3910 x 3330mm)

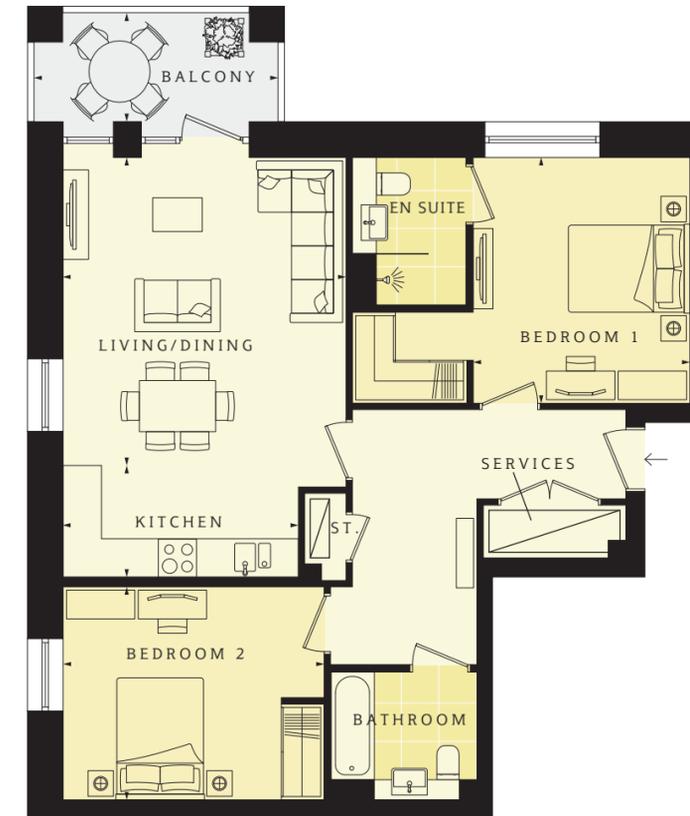
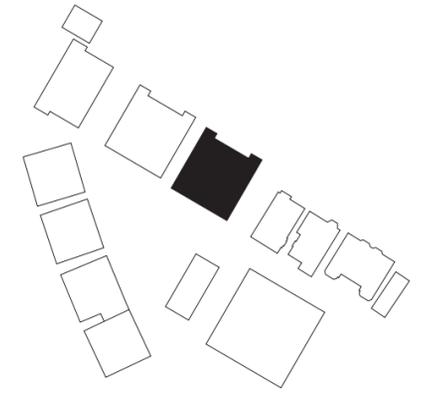
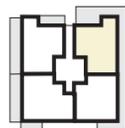
TOTAL AREA
915 sq ft (85.0 sq m)

Terrace 1
35'0" x 11'11" (10680 x 3650mm)

Terrace 2
40'11" x 5'2" (12480 x 1600mm)



Southeast balcony view



PLOT 31 (1)

Living/Dining
15'6" x 14'7" (4740 x 4440mm)

Kitchen
12'1" x 5'10" (3700 x 1800mm)

Bedroom 1
12'6" x 11'2" (3830 x 3420mm)

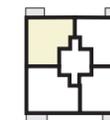
Bedroom 2
13'5" x 10'11" (4100 x 3330mm)

TOTAL AREA
904 sq ft (84.00 sq m)

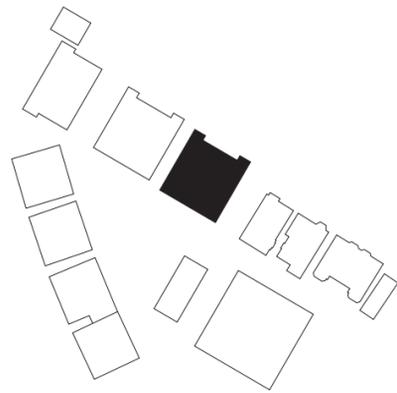
Balcony
12'7" x 5'6" (3840 x 1700mm)



Northwest balcony view



Rackham House 2 bedroom apartment



PLOTS 33 (1), 37 (2)

Living/Dining
16'7" x 12'6" (5060 x 3830mm)

Kitchen
14'1" x 6'6" (4300 x 1980mm)

Bedroom 1
14'9" x 11'11" (4510 x 3630mm)

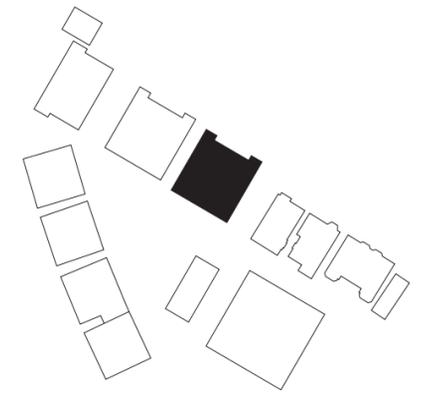
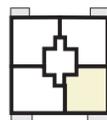
Bedroom 2
11'8" x 11'7" (3560 x 3530mm)

TOTAL AREA
852 sq ft (79.20 sq m)

Balcony
14'2" x 5'10" (4340 x 1780mm)



Southeast balcony view



PLOT 34 (1)

Living/Dining
15'6" x 14'7" (4740 x 4440mm)

Kitchen
12'1" x 5'10" (3700 x 1800mm)

Bedroom 1
12'6" x 11'2" (3830 x 3410mm)

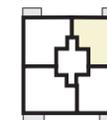
Bedroom 2
12'9" x 10'11" (3910 x 3330mm)

TOTAL AREA
892 sq ft (82.9 sq m)

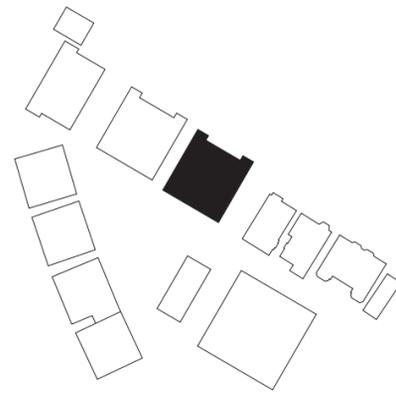
Balcony
12'7" x 5'6" (3840 x 1700mm)



Southeast balcony view



Rackham House 2 bedroom apartment



PLOT 35 (2)

Living/Dining
21'5" x 12'0" (6530 x 3660mm)

Kitchen
12'1" x 5'2" (3700 x 1600mm)

Bedroom 1
15'4" x 12'1" (4600 x 3700mm)

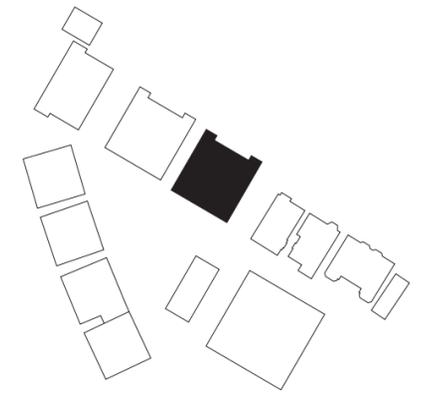
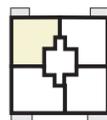
Bedroom 2
12'0" x 10'7" (3660 x 3230mm)

TOTAL AREA
902 sq ft (83.80 sq m)

Balcony
12'7" x 5'6" (3840 x 1700mm)



Northwest balcony view



PLOT 38 (2)

Living/Dining
21'5" x 12'0" (6530 x 3660mm)

Kitchen
12'1" x 5'8" (3700 x 1730mm)

Bedroom 1
14'11" x 12'1" (4570 x 3690mm)

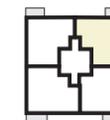
Bedroom 2
12'0" x 10'7" (3660 x 3230mm)

TOTAL AREA
890 sq ft (82.70 sq m)

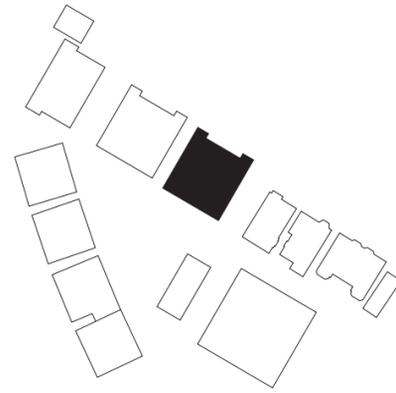
Balcony
12'7" x 5'6" (3840 x 1700mm)



Southeast balcony view



Rackham House 3 bedroom apartment



PLOT 28 (0)

Living
15'11" x 13'2" (4870 x 4020mm)

Kitchen
13'1" x 6'10" (4000 x 2100mm)

Bedroom 1
20'1" x 11'9" (6120 x 3590mm)

Bedroom 2
13'5" x 10'10" (4110 x 3320mm)

Dining/Bedroom 3
11'11" x 7'6" (3640 x 2290mm)

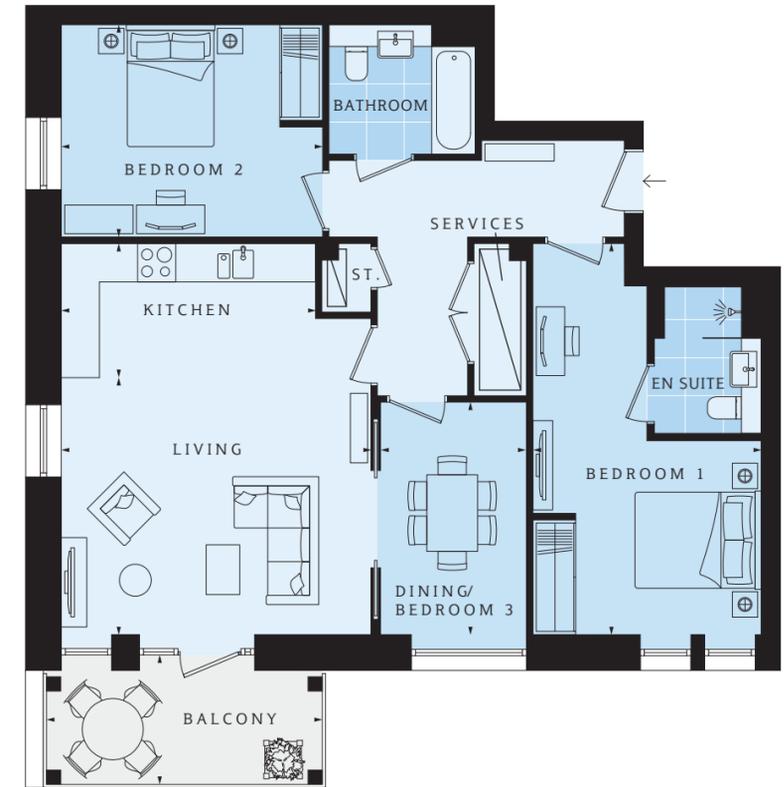
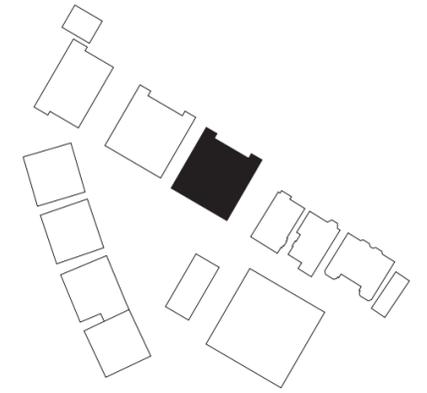
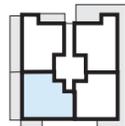
TOTAL AREA
991 sq ft (92.10 sq m)

Balcony
14'2" x 5'10" (4340 x 1780mm)

Terrace
32'6" x 6'11" (9910 x 2110mm)



Northwest balcony view



PLOTS 32 (1), 36 (2)

Living
15'11" x 13'2" (4870 x 4020mm)

Kitchen
13'1" x 6'10" (4000 x 2100mm)

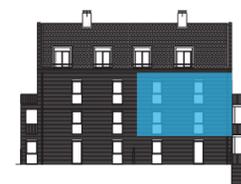
Bedroom 1
20'1" x 11'9" (6120 x 3590mm)

Bedroom 2
13'5" x 10'10" (4110 x 3320mm)

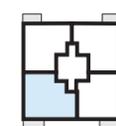
Dining/Bedroom 3
11'11" x 7'6" (3640 x 2290mm)

TOTAL AREA
991 sq ft (92.10 sq m)

Balcony
14'2" x 5'10" (4340 x 1780mm)



Northwest balcony view



Rackham House Specification

Communal Areas/Services

12-hour concierge service located in Caulfield House

CCTV security system

Landscaped communal gardens

Allocated car parking included in the purchase price (2 and 3 bedroom homes only)

Cycle storage facilities

General

Engineered tongue-and-groove flooring to hall and living areas

Carpet to separate bedroom, where applicable

Individually designed fitted wardrobes

Video entry system to all apartments

Heating and cooling

Independent thermostatically controlled under-floor heating to all rooms

Kitchens*

German handleless furniture

Individually designed layouts

Silestone worktops

Stainless steel underslung sink with Grohe chrome finish mixer tap

Siemens stainless steel single oven

Siemens stainless steel built-in combination microwave

Siemens stainless steel warming drawer

Siemens extra wide induction hob

Elica extractor

Siemens fully integrated fridge freezer

Siemens fully integrated dishwasher

Light shelf to bottom of all wall units

Engineered tongue-and-groove flooring

Glass splashback

Bathroom/Shower Rooms

Duravit white sanitary ware

Wall-hung WC pan with concealed cistern and soft close seat and cover

Bath with bath filler, Grohe ceiling-mounted shower head with separate hand shower and wall-mounted controls (Bathroom only)

Contemporary glass bath screen (Bathroom only)

Individually designed vanity unit with mirror cabinet above incorporating 2 shaver sockets

Silestone worktop

Grohe chrome finish sanitary ware

Grohe ceiling-mounted shower head with separate hand shower and wall-mounted controls (Shower room only)

Walk-in style shower with contemporary fixed glass screen (Shower room only)

Full-height porcelain wall tiling

Porcelain floor tiling

Recessed LED downlighters

Polished Stainless Steel towel rail

Electrical Specification

Siemens free-standing washer dryer to utility cupboard

Extract ventilation system*

Recessed dimmable LED downlighters to all rooms

LED lighting to balcony (where applicable)

White sockets throughout

Sky+ connectivity (subject to subscription)

Telephone and data points to principle rooms

*Mechanical ventilation with heat recovery system





WHY BARRATT LONDON?

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, 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, long after you've moved in, allowing you total peace of mind when you buy a new Barratt London home.

*First two years covered by Builder Warranty and 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.



Lombard Wharf SW11



Aldgate Place E1



Camden Courtyards NW1



Blackfriars Circus SE1



Enderby Wharf SE16

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
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