INVEST IN QUALITY HOMES INVEST IN A WORLD-CLASS CITY



BARRATT
LONDON

Invest with Barratt London

This is your chance to invest in one of the world's greatest cities, with the UK's most recommended housebuilder.

- Our strong relationships with local letting agents can help you get the best possible rental rates for your property. We can even help you negotiate the best management fees and commission rates.
- Our homes come with a 2-year fixture and fitting warranty and a 10-year NHBC structural warranty when you buy new.
- For the last 11 years, over 90% of our customers would recommend us – that is more than any other major housebuilder in the UK.
- Our one-year Rental Guarantee Scheme is available to all buy-to-let investors.
- We're regeneration experts. We carefully select our developments for their investment credentials.
- London property prices have seen consistent and sustained growth over the last 20 years, giving more investment security compared to more volatile investments, such as gold and oil.

We've been creating award-winning London developments for almost 40 years

Throughout that time, our goal has always been to provide high-quality London homes – focusing on excellence in design, construction and customer care.

New housing is crucial to London's standing as a major global city. We're proud to be contributing to this by delivering over 1,000 homes every single year.

But we don't just build homes – we build communities with a keen focus on the future. Our unrivalled local knowledge means our more ambitious developments can create new communities, while integrating seamlessly with the local neighbourhood.

As part of Barratt Developments PLC (one of the UK's most respected home builders), we're fully committed to delivering superior quality and first-class service. And don't just take our word for it – we've been awarded the maximum 5 Star rating for customer satisfaction by the Home Builders Federation every year since 2010*.

We currently have six live sites with Built for Life accreditation

In 2020, 92 of our^ site managers won this coveted national award

We^ won the 2019 Housebuilder of the Year at the WhatHouse? Awards

We^ were awarded Large Housebuilder of the Year at the 2020 Homebuilder Awards

We^ provide a two-year warranty covering fixtures, fittings and much more

We^ offer a ten-year NHBC Buildmark structural warranty on every property

Rental Guarantee Offer

You may also be eligible for our Rental Guarantee Offer, guaranteeing investors a 5% gross yield for a one-year period, paid from the day of completion, regardless of the rent that is being achieved or the occupancy. See more on page 48.

*We are the only major national housebuilder to be awarded this key industry award 11 years in a row. "We" refers to the Barratt Developments PLC group brands including Barratt London, Barratt Homes and David Wilson Homes. Based on HBF star rating scheme from 2010 to 2020 derived from the NHBC national new homes survey at eight weeks, over 90% of Barratt Developments PLC group customers would recommend our brands to a friend.

^"We" "our" refers to the Barratt Developments PLC group brands including Barratt London, Barratt Homes and David Wilson Homes.

The numbers behind Barratt London

1,314

New homes built between July 2019 to June 2020

£137.4m

Average annual investment by Barratt London over the last three years

4,830

Direct and indirect jobs generated by Barratt London's developments

35%

Of annual private buyers are investors

10 years

Structural NHBC Buildmark warranty, plus a two-year fixtures and fittings warranty

Over 5%

Rental yields available

£299k

Starting price for our London homes**

**Prices correct as of January 2021



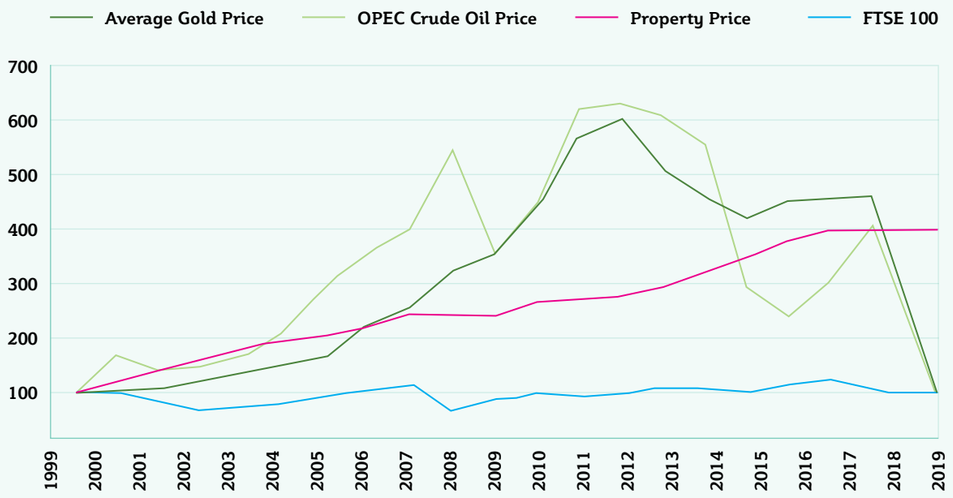


When you invest in Barratt London, you invest in **continued growth**, **complete confidence** and **assured excellence**

Why invest in London?

Demand for housing in London is high. In fact, 65,000 new homes are required each year to meet London's housing shortage, while the capital's population is set to rise to ten million by 2031. That's an increase of over one million people in the next ten years. What's more, almost 500,000 employees work in the City of London alone*.

Although a short decline in UK house prices is expected due to the impact of Covid-19, the real estate services firm CBRE forecasts a swift return to positive growth. Over a five-year period, house prices are projected to grow by 7.3%. Rental growth is anticipated to remain more resilient in the short term, rising by 1.1% in 2020, with comparable longer-term growth of 6.9% over a five-year period**.



This graph shows the sustained and consistent growth in London property values over the last 20 years compared to more volatile investments, such as gold, oil, and FTSE 100 stocks and shares – making it a far safer investment.



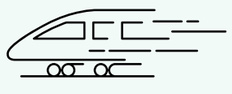
Favourable exchange rates



Under-supply of quality new homes



1 million population increase



The Elizabeth line (Crossrail) will carry 200 million passengers per annum and increase rail capacity in central London by 10%

Why invest with us?

From Eastman Village in the north to New Mill Quarter in the south, we have an exceptional portfolio of properties across London. So wherever you're looking to invest in the capital, you'll discover an attractive option.

We build in residential areas, as well as in neighbourhoods that are undergoing extensive regeneration and are ripe for investment. Barratt London developments are carefully chosen for their excellent transport links and investment credentials, which make them the ideal choice for investors.

The table below indicates recent performance and current projections for London property investments, with residential consistently outperforming other types.

Real and projected returns from different property types in London, 2018-2025

Total Returns	2018	2019	2020	2021	2022	2023	2024	2025
Retail	-0.5	-6.8	16.9	-5.3	5.4	4.5	5.0	4.5
Office	6.2	4.4	-2.5	2.5	4.6	3.3	4.4	3.8
Industrial	16.4	6.9	2.9	11.7	9.2	5.3	3.5	1.5
Residential	6.1	6.1	-1.1	0.9	8.4	7.8	7.9	7.7

*Source: MSCI, CBRE Research * Why buy in London, CBRE ** CBRE Forecasts*



All signs point to **growth** in the London property market

Despite the current climate, economists do not believe this will be a re-run of 2008/09 for London's property market. In fact, Knight Frank strongly expects the London market to outperform prime, regional and mainstream UK markets over the course of the next five years*.

Similarly, CBRE forecasts positive growth in the rental market across the UK, with it expected to increase 1.1% in 2020 and continue to remain resilient, reaching a 6.9% increase over a five-year period – with even higher results expected in London**.

Predicted growth in London

Despite Covid-19, projections remain favourable with robust rental growth forecast for the coming years.

Rental Growth	2021	2022	2023	2024	2021 – 2024
Savills	7%	7%	3%	3%	20%
CBRE	2%	6%	6%	7%	21%

Capital Value Growth	2021	2022	2023	2024	2021 – 2024
Knight Frank* **	5%	4%	4%	4%	17%
Savills	6%	3%	2%	2%	13%
CBRE	2%	6%	6%	7%	21%

** Knight Frank Research, Property Market Forecast September 2020 ** CBRE Forecasts 2020 ***Prime Outer London*



The regeneration effect

There are clear advantages to investing in regeneration areas and projects. Urban regeneration projects benefit from substantial investment from both public and private sectors. By significantly improving the infrastructure, ambience and quality of life for residents, there is a predictable increase in demand for property. This translates into a marked uplift and outperformance in rental yield performance for developments within these areas, as well as leading to increased captial growth.

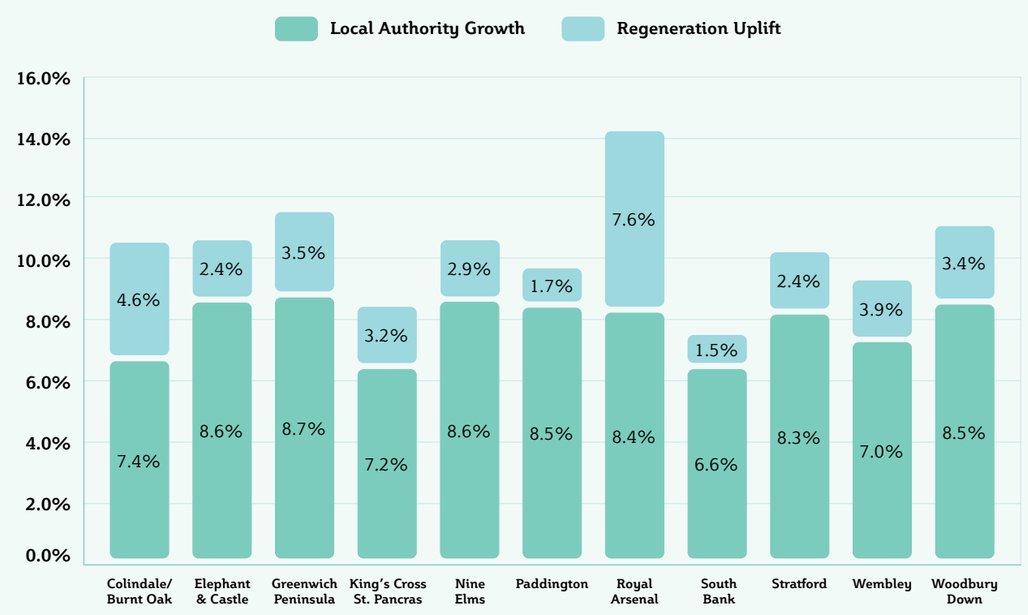
London prices have increased vs our developments

Time Period	London*	Hendon Waterside	Time Period	London*	Greenland Place (Entire Scheme)
2012	£292,284	£222,943	2013	£352,028	£360,552
2019	£478,879	£468,709	2017	£476,848	£554,418
Change	**64%**	**110%**	**Change**	**35%**	**54%**

** Source: CBRE 2020. London prices from the ONS from December of that year*

At both Greenland Place and Hendon Waterside, our improved infrastructure and considerable addition of new homes has meant that capital growth has been higher than the London average, which is a positive indication for our upcoming regeneration schemes.

Average annual price growth in regeneration areas



Source: CBRE, Land Registry

This graph shows that in these 10 regeneration hotspots the capital value increases year-on-year have been significantly higher within 750m of the regeneration zone versus the rest of the borough that they sit within. This suggests that regeneration areas are more likely to make capital gains, compared to areas not undergoing significant improvement.

Achievable yields on our developments

5%
EASTMAN VILLAGE
HARROW
Harrow & Wealdstone
Harrow-on-the-Hill
Uxbridge

4.8%
HENDON
WATERSIDE NW9
Hendon
Wembley Park
Wembley Central

3%
RIDGEWAY VIEWS
MILL HILL NW7
Mill Hill East

4%
MILLBROOK
PARK NW7

4.5%
BLACKHORSE VIEW
WALTHAMSTOW
Blackhorse Road
Walthamstow Central

4.5%
HAYES VILLAGE
Hayes & Harlington

No.10 WATKIN ROAD
WEMBLEY
4.4%

Old Oak Common Station
Birmingham Interchange Station

Hendon Central

Paddington
Baker Street
Marylebone
Euston
King's Cross St Pancras
Farringdon
Liverpool Street
Moorgate
Bank
Whitechapel
Stratford
Epping
Barking
Upton Park
Upminster

Ealing Broadway
East Acton
4%
WESTERN CIRCUS
ACTON W3
Hammersmith
Bond Street
Oxford Circus
Green Park
Blackfriars
Westminster
Victoria
Waterloo
London Bridge
Elephant & Castle
Brixton
Clapham Junction
Catford

5%
UPTON
GARDENS E13

5.1%
NEW MARKET PLACE
EAST HAM

Hounslow East
Hounslow Central
4.4%
HIGH STREET QUARTER
HOUNSLOW
Heathrow
Richmond

4.2%
NEW MILL QUARTER
HACKBRIDGE
Hackbridge
Sutton

Canary Wharf
North Greenwich
London City Airport

- London Midland
- Northern
- Hammersmith & City
- Jubilee
- Central
- Piccadilly
- Metropolitan
- District
- Bakerloo
- Victoria
- London Overground
- National Rail lines
- Elizabeth Line
- HS2

We're helping to change the London landscape through regeneration

Success story: Hendon Waterside

This extensive site is currently undergoing regeneration. The project encompasses a new mixed-use neighbourhood of over 2,000 social, private and affordable homes with a range of benefits, including a new 400-pupil school and community centre. Two new bridges have also been created for easier access to public transport.

The average property price in Hendon Waterside increased by 110% between 2012-2019. The surrounding boroughs of Brent and Barnet saw increases of 50% and 44.5% respectively over the same timescale*.


Hendon Waterside, 2019


Hendon Waterside, 2020

Success story: Greenland Place

Our recently completed regeneration site, Greenland Place in Surrey Quays, has experienced a marked transformation since its completion in 2017. The 679 home, high-quality development now features a beauty salon, gym, restaurants, cafés and a supermarket all within its 6,500 square feet of commercial space. From the start of 2013 to 2017, 2-bed units increased by 55%, compared to the London average of 48%.

**Barratt ONS*


Greenland Place, 2015


Greenland Place, 2017

Five regeneration sites that are leading the way, where you can invest today

Upton Gardens, E13

This Zone 3 development neighbours Westfield shopping centre and the iconic 80,000-capacity former Olympic Stadium.

£46.7m
Gross development value

6 mins
To walk to Upton Park Underground Station

15 mins
To reach central London by train

5%
In rental yields





Hayes Village, UB3

West London's newest village of 1,500 homes is designed by award-winning architect dMFK. With Crossrail set to serve Hayes & Harlington Station from 2021, residents will be able to get to central London in just 20 minutes.

£66.4m
Gross development value

500m
From a Crossrail station

1913
Redeveloping the iconic Art Deco Nestlé Factory (and retaining the original façade) that opened in 1913

9 acres
Of open space

High Street Quarter, TW3

An exciting development built around a new public square with shops, restaurants and a state-of-the-art multiplex cinema – creating a new lifestyle district.

£35.3m
Gross development value

£210m
Investment in Hounslow's regeneration

134,000 sq. ft
Of retail and commercial space

5 mins
Walk from Hounslow Central and East Underground Stations







Eastman Village, HA1

A new community in Harrow of over 2,000 homes, designed by award-winning architect Pollard Thomas Edwards – and home to the Kodak Factory for 125 years.

£70m
Gross development value

£1.75bn
Part of Harrow's regeneration plan

5%
Rental yields

Over £1m
Invested into local transport infrastructure

Hendon Waterside, NW9

A new, 2000-home-mixed neighbourhood of social, private and affordable homes with a range of benefits, including a new school for 400 pupils and community centre.

£110.5m
Gross development value

110%
Capital growth in the last seven years

13 acres
Of open space next to the Welsh Harp Reservoir

Stores
Co-op and other retail units on-site



From Barnet to Wandsworth, we've invested across London to produce high-quality developments.

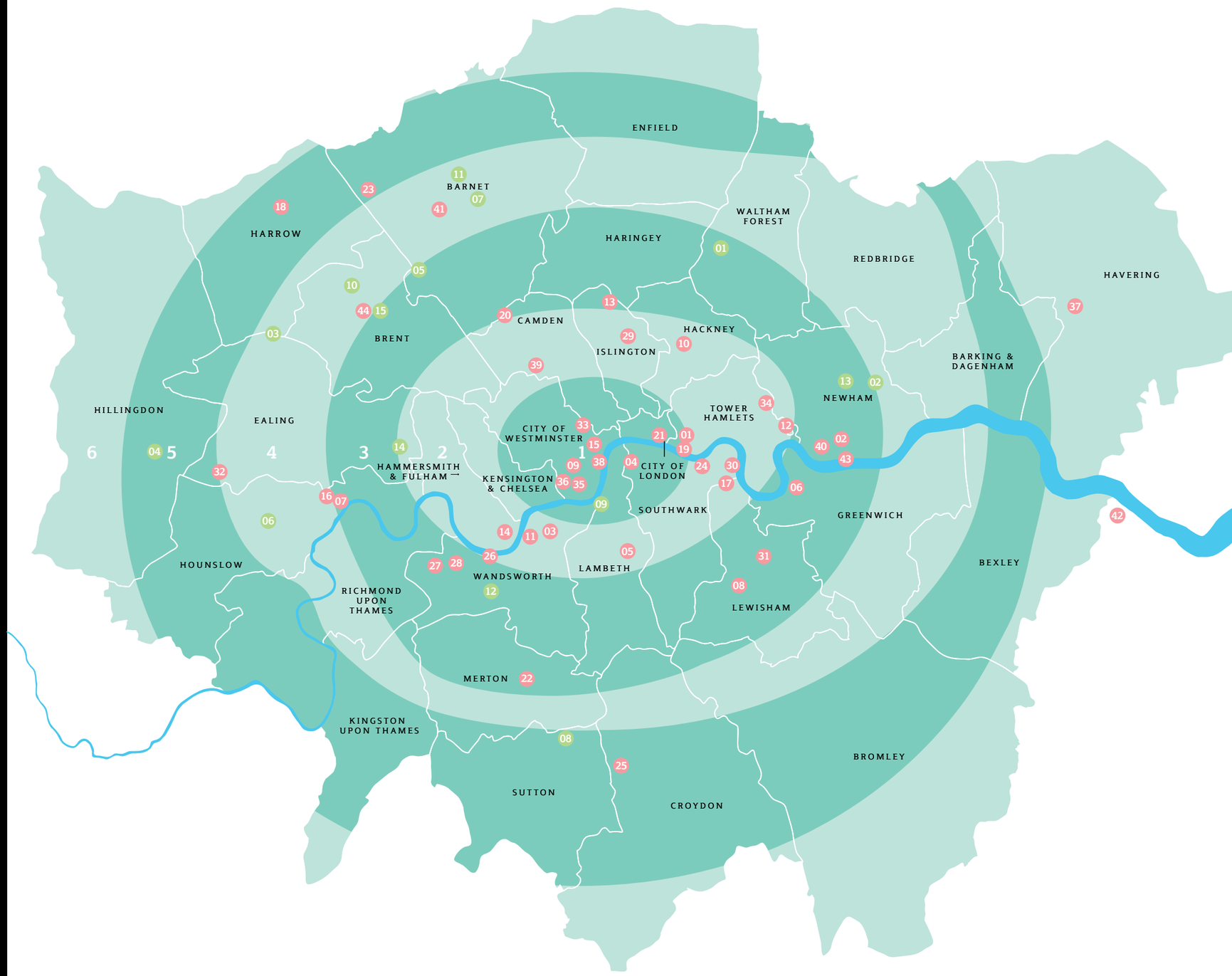
Here's a selection

**Current developments **

01 Blackhorse View E17
02 East Ham Market Hall E6
03 Eastman Village, Harrow HA1
04 Former Nestlé Factory, Hayes Village UB3
05 Hendon Waterside NW9
06 High Street Quarter, Hounslow TW3
07 Millbrook Park, Mill Hill NW7
08 New Mill Quarter, Hackbridge SM6
09 Nine Elms Point SW8
10 No.10 Watkin Road HA9
11 Ridgeway Views NW7
12 Springfield Hospital, Tooting SW17
13 Upton Gardens E13
14 Western Circus, East Acton W3
15 TFL Wembley Park, Brent HA9

**Selected track record developments **

01 Altitude E1
02 Barrier Point E16
03 Battersea Park Road SW11
04 Blackfriars Circus SE1
05 Brixton Square SW9
06 Camden Courtyards NW1
07 Capital West, Brentford TW7
08 Catford Green SE6
09 Chapter Street SW1
10 Dalston Square E8
11 Edgware Green, Edgware HA8
12 Elektron E14
13 Enderby Wharf SE10
14 Fulham Riverside, SW6
15 Great Minster House SW1
16 Great West Quarter, Brentford TW7
17 Greenland Place SE8
18 Harrow Square HA1
19 Hermitage Waterside E1W
20 Kidderpore Green NW3
21 Landmark Place EC3
22 Lavender Gardens, Mitcham CR4
23 Lombard Wharf SW11
24 Maple Quays SE16
25 New South Quarter, Croydon CR0
26 Osiers SW18
27 Putney Rise SW15
28 Putney Square SW15
29 Queensland Terrace N7
30 Redwood Park SE16
31 Renaissance SE13
32 Salisbury Gardens, Southall UB1
33 Soho Thirteen W1
34 St Andrews E3
35 Tachbrook Triangle SW1V
36 Ten Rochester Row SW1
37 The Axis, Romford RM1
38 The Courthouse SW1
39 The Visage NW3
40 Tradewinds E16
41 Trinity Square NW9
42 Vickers Green, Dartford DA1
43 Waterside Park E16
44 Wembley Park Gate, Wembley HA9



Current Developments

No. 10 Watkin Road

Wembley, HA9 0NL
229 home development, including
1, 2 and 3-bedroom apartments

City living in the heart of Wembley's regeneration

No. 10 Watkin Road will be a collection of **229 apartments** in the heart of Wembley, Zone 4. Named 'London's Borough of Culture 2020', this thriving regeneration hotspot is known for its cultural attractions, fast links to central London, world-class education and open green spaces – making it a perfect place to invest.

Residents will live the ultimate urban lifestyle with a balcony or terrace to every home and five communal roof-top gardens in the development.

"By 2030, Wembley will be a national and international destination, a key contributor to the London economy and a world-class destination" – Brent Council.

- **16.4 million** visitors a year with Wembley Stadium, the SSE Arena and London Designer Outlet on the doorstep
- Within **20 minutes** of world-class universities including UCL, LSE and Imperial College London
- UK's largest long-term area plan with over **£2.5billion** of investment in transport links, public realm, new homes and retail
- Strong rental yield forecast of over **4.4%** with neighbouring Barratt London development achieving **8%** capital growth over two years
- Under a **five-minute** walk to Wembley Park Underground Station, connecting you to central London in just **12 minutes**
- The regeneration of Wembley to include a total of **42 acres** of public realm and gardens

Source: One Global, August 2020







Western Circus

Acton, W3 7XX
365 home development, including
1, 2 and 3-bedroom apartments

City living with incredible connectivity

Western Circus is a new residential development coming to west London. In addition to 365 new homes, there will be communal gardens, a supermarket and space for a café or shop.

With excellent links already to central London and the City, the development will benefit from the opening of Crossrail at Acton Main Line Station and be ideal for professionals who want a quick commute. Nearby Old Oak Common is set to be served by Crossrail and HS2, making it a unique transport super hub. It's also perfectly positioned for those needing easy access to the M25, with the A40 on the doorstep.

- **11%** expected capital growth in the next five years*
- One tube stop to White City and Westfield Shopping Centre
- Zone 2 location. **Five-minute** walk to East Acton Undergound on the Central line, **18 minutes** to Oxford Circus & **27 minutes** to Bank
- Average rental values forecast to grow by **15%** over the next five years*

**Source: BNP Paribas*







Upton Gardens

East London, E13 9DP
842 home development, including studios, 1, 2, 3 and 4-bedroom homes

A new community in an East London regeneration hotspot

Upton Gardens is a new community of **842 homes** in East London. This Zone 3 development is just a **six-minute** walk from Upton Park Underground Station, offering fast connections to central London in under **15 minutes** – an ideal location for professionals and families.

On-site amenities include a residents' gym, concierge service, car club, landscaped grounds and family play areas, as well as a proposed café and community space.

Situated in a regeneration hotspot and with estimated rental yields of **5%**, Upton Gardens offers an excellent investment opportunity.

- World-class universities within a short commute,with Queen Mary University 18 minutes away and UCL, King's College and Imperial College London within **35-50 minutes**
- Six-minute walk from Upton Park Underground Station (District and Hammersmith & City lines) to reach central London in **15 minutes**
- Balcony or terrace to all homes, and access to **23 parks** and around **45 green** spaces across the borough
- Newham property prices have increased by **28%**, compared to **19%** across London over 5 years*

**Knight Frank Local Area Report Newham 2020*







Hendon Waterside

Hendon, NW9 7QA
Over 2,000 homes, including
1, 2 and 3-bedroom apartments

An impressive regeneration scheme in West Hendon

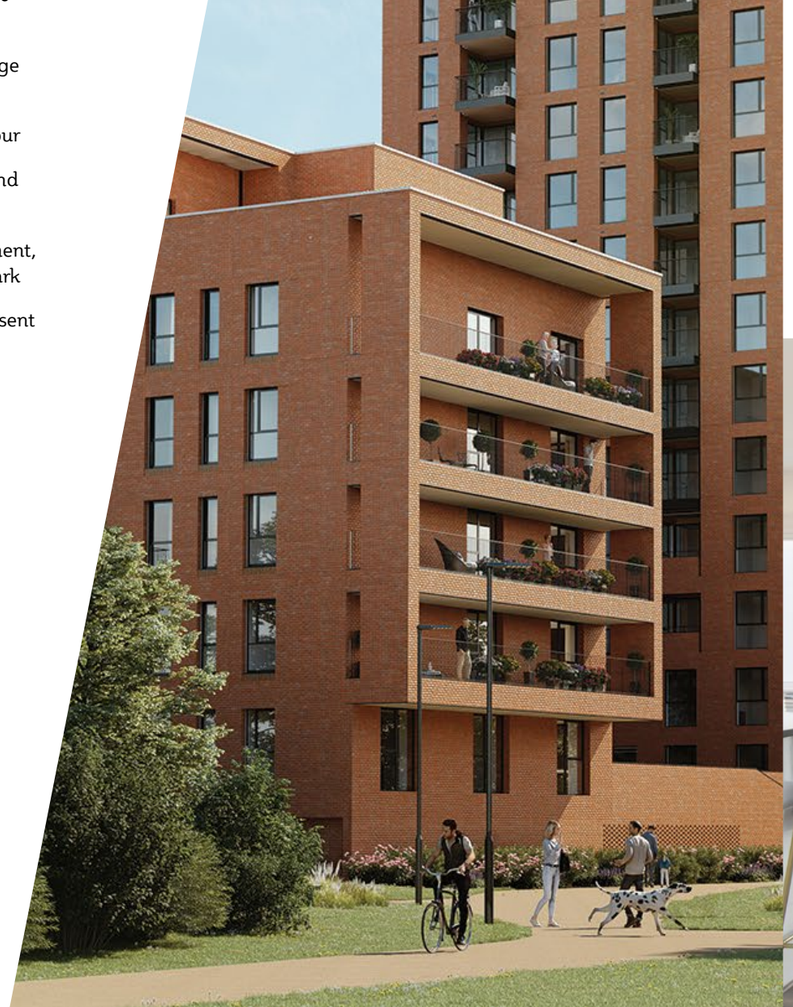
At Hendon Waterside, we're building over **2,000** one, two and three-bedroom new homes, set next to the scenic Welsh Harp Reservoir.

Located in Zone 3 the development is within easy walking distance of Hendon Rail Station and Hendon Central Underground Station. Central London can be reached in under **30 minutes** via Thameslink or Northern line services.

- **16 minutes** to St Pancras International and **28 minutes** to Blackfriars
- NW9 outstripping average London price growth by **30%** (Source: Rightmove)
- Average rental values forecast to grow by **18%** over the next five years*
- Capital growth in NW9 has outstripped average London price growth by **30%****
- Awarded an "Outstanding" Built for Life honour
- All homes come with private outdoor space and parking is included
- **13 acres** of green space around the development, as well as the Welsh Harp Reservoir nature park
- Co-op supermarket and other retail space present and a future school to be built

*BNP Paribas
**CBRE





Ridgeway Views

Mill Hill Village, NW7 1AA
311 home development, including 1, 2 and 3-bedroom apartments and 4 and 5-bedroom houses

The perfect blend of city and country living

Set within **47 acres**, Ridgeway Views is a development of **311 homes** located within the Mill Hill conservation area and perched on a hilltop overlooking the rolling green fields of Totteridge Valley.

These luxurious apartments and houses are appealing to residents and investors alike, with a dedicated concierge service, residents' gym and plenty of green open space – all in a desirable neighbourhood just 30 minutes from central London.

- Prestigious conservation-area postcode set within **47 acres**, including more than **4,000 trees**
- A first-class education with some of the top schools in the country within close proximity
- Reach the West End in under **30 minutes** from Mill Hill East Underground Station
- Every home has outdoor space and parking, and there's a nature reserve, golf club and Waitrose supermarket within minutes of the development











Hayes Village

Hayes, UB3 4QF

Over 1,500 homes, including 1, 2 and 3-bedroom apartments

West London's newest village, designed by an award-winning architect

Set on the site of the former Nestlé Factory, we're building over **1,500** homes as part of an area undergoing significant regeneration in Hayes. This newly regenerated community destination, designed by award-winning architect dMFK, will include play areas, public park, gym, shops and cafés set along the canal.

With Crossrail set to serve Hayes & Harlington Station, the area will have faster connections than many Zone 2 locations.

- Under a **ten-minute** walk to Hayes & Harlington Station (to be served by Crossrail)
- Reach Heathrow in **five minutes** and Bond Street in **20 minutes** via Crossrail. Zone 2 transport times with the price of Zone 5.
- Crossrail expected to increase property values in the area by up to **25%** compared to the London average*
- High rental demand – located close to large businesses including GSK, Sky and Apple
- Average rental values are forecasted to grow by **18%** over the next five years

*Strutt & Parker

New Market Place

East Ham, E6 1HY
277 new home development, including studios,
1, 2 and 3-bedroom apartments

An investment opportunity in the heart of East London

This exciting development in the heart of East London will provide **277 new homes**, along with a range of shops, cafés and restaurants, adding to an already thriving high street with both artisan and national stores on the doorstep.

It's an ideal investment, with five new Crossrail stations coming to the borough – **19 minutes** to Bond Street, **12 minutes** to Canary Wharf – and estimated rental yields of **5.1%**.

With property prices increasing at **39%** in the borough compared to **22%** across London, New Market Place is a great opportunity to take advantage of capital growth in this regeneration hotspot*.

- **17 minutes** to The City and new Crossrail station opening at Forest Gate
- Huge local infrastructure investment in the wake of the 2012 Olympic Games – Newham was the main host borough
- Young, growing local population with the number of households in Newham expected to grow **10.4%** from 2018 to 2028*
- All apartments include private outdoor areas, with residents also able to enjoy communal landscaped gardens, as well as access to a rooftop terrace

*Knight Frank Local Area Report Newham 2020



Eastman Village

Harrow, HA1 4TY

Up to 2,000 homes, including 1, 2 and 3-bedroom apartments and three and four-bedroom houses

A new community designed by an award-winning architect

Home to the Kodak Factory for **125 years**, this impressive regeneration development, designed by Pollard Thomas Edwards, will provide up to **2,000** homes in addition to planned offices, restaurants, cafés and shops, set around a landscaped park, creating a new leisure, business and residential destination.

As part of the **£1.75bn** regeneration programme by Harrow council, investing in Eastman Village is a great opportunity for capital growth.

- Zone 5 location and just **13 minutes** to Euston
- Average price growth across the borough is forecast to be up to **20%** in the next five years*
- Rental yields of up to **5%**
- Area will benefit from two new schools, **3,000** new jobs and fast transport links within easy reach of central London
- An **eight-minute** drive to Harrow School and four other Ofsted rated 'Outstanding' schools within a mile
- **3.6%** higher capital growth per year than the average in the borough of Harrow**
- All homes come with private outdoor space and there is extensive landscaped parkland as well as gardens within the development

*Strutt & Parker
**CBRE

New Mill Quarter

Wallington, SM6 7DY
440 home development, including 1 and 2-bedroom apartments and 3 and 4-bedroom houses

An outdoor lifestyle just 27 mins from London Victoria

New Mill Quarter allows residents to embrace the outdoors with running, cycle trails and walks through the nearby **143-acre** Beddington Park, and relaxing Hackbridge Gardens on-site. With a Lidl supermarket, proposed café and shops on the doorstep, everything is close to hand.

Adjacent to Hackbridge Station for easy commuting. This South West London development offers direct links to London Victoria in under **30 minutes**.

- Private outdoor space to all homes and parking available on selected plots
- On-site landscaped gardens and public open space with family play area
- Close to amenities of Croydon and London Gatwick International Airport just **32 minutes** away





High Street Quarter

Hounslow, TW3 1LX
588 new 1, 2 and
3-bedroom homes

An exciting development coming to the centre of Hounslow

High Street Quarter is a development of one, two and three-bedroom homes built around a new public square with shops, restaurants and a state-of-the-art multiplex cinema, creating a new lifestyle district.

The development will link the existing town centre to the Blenheim Centre, to create a vibrant new community in the heart of Hounslow.

- Rental yields of up to **4.3%**
- Heathrow Airport **ten minutes** by tube
- **Five-minute** walk to Hounslow Central & Hounslow East Underground Stations
- Hounslow train station **ten-minute** walk away with direct trains to London Waterloo – 'Golden Link' railway line will connect Hounslow with Crossrail and HS2
- **8%** average capital growth forecast over the next five years*
- Average rental values forecast to grow by **20%** over the next five years*
- Residents' communal gardens and underground parking available

*Strutt & Parker

Blackhorse View

Walthamstow, E17 6JF
350 home development, including
1, 2 and 3 bedroom apartments

A superb location in creative East London

Located in Zone 3 opposite Blackhorse Road Underground Station, Blackhorse View is a brand new development in the thriving creative and cultural hub of Walthamstow. Located in London's Borough of Culture 2019, the development is part of a **£200m transformation** of the area.

This collection of one, two and three-bedroom apartments is designed for modern city living, with light and convenience at the forefront. Each home includes a private outdoor area, in addition to residents being able to enjoy communal landscaped gardens, a proposed new café and shops on the development. On the doorstep is Europe's largest urban wetland, with **£10.6m** spent on the **500-acre** area of natural beauty.

Estimated rental yields of up to **4.5%** alongside the perfect combination of culture, quality build and large open spaces, make Blackhorse View a great investment.

- Great connections including King's Cross in **12 minutes** and Oxford Circus in **17 minute**s
- A fashionable, thriving, young and growing community, with a raft of new independent shops, neighbourhood breweries and cafés
- Area has seen **224%** increase in local house prices and has out-performed London market over the past ten years (**37%** increase over previous five years*)
- Excellent projected rental yields of up to **4.5%** with a large pool of local tenants – Walthamstow has a higher proportion of private rented households (**33%**) than the rest of the borough, or London as a whole*

*CBRE, September 2020







Millbrook Park

Mill Hill, NW7 1BS
345 home development, including 1 and 2-bedroom apartments & 3 and 4-bedroom houses

A village lifestyle, just 20 minutes from central London

Located in Zone 4, the development is a **two-minute** walk from Mill Hill East Underground Station, which is on the Northern line.

We are part of a collection of developments working together to create a new residential village in North West London. Set within landscaped parkland, there will be new shops, restaurants and a primary school.

- **12%** Capital Growth expected in the next five years in the borough of Barnet*
- Zone 4 location, opposite Mill Hill East Underground Station
- **22 minutes** by Underground Station to London King's Cross
- Prosperous area with a number of Ofsted rated 'outstanding' schools nearby
- Average rental yields are forecast to grow by **18%** over the next five years**
- All homes come with private outdoor space and parking included
- Co-op supermarket on-site and residents' communal gardens

*CBRE
**Strutt & Parker



See why other investors have chosen **Barratt London**

With high-quality construction, two comprehensive warranties and our renowned customer service, Barratt London is a hassle-free choice for any landlord. Our properties deliver strong rental yields and offer good long-term prospects for the growth of your investment.

Plus, we ensure the entire process of buying and letting property is as simple as possible – making it easier to enjoy the benefits of your investment.

"I completed at the end of July and had a tenant in by 13 August – it was astonishingly fast! Demand has never been a problem. Our first tenant was a single professional commuting to the City, whilst the second is a young working couple who are still there.

"There is an enormous waiting list for one and two-bedrooms to let in the area and, for investors like me, the yield comfortably covers the monthly outlay so the mortgage companies know I can cover it no matter what happens."

– **Narendra Raithatha, who has purchased property in Harrow Square and Eastman Village**



Eastman Vilage, Harrow HA1



"I was looking for somewhere to invest my money in. I'm not a high-risk investor so stocks and shares weren't of interest, instead buying a buy-to-let felt more comfortable especially with it being a long-term investment. Initially, I was looking at resales, but the problem with older buildings is maintenance, which made new build homes more attractive to invest in – especially as they come with a ten-year build warranty.

"The yields are attractive at between 4.5-5%, and I'll be renting the apartment out for about £1,300 per calendar month. The area is transforming, so I'm confident that my investment will benefit from long-term growth too."

– **Kam Waghela, who has purchased a property in High Street Quarter**

Our one-year Rental Guarantee Scheme

To ensure your investment is as hassle-free as possible, we have partnered with Benham and Reeves to create our one-year Rental Guarantee Scheme. Open to all buy-to-let investors, it guarantees rent for the first 12 months of owning your property – giving you the rental equivalent of **5%** of the purchase price from the date of completion.

- Guaranteed rent for 12 months
- Free furniture so your property is ready to rent immediately
- No void periods
- No risk

How it works

You reserve a property with us that is eligible for the scheme.

↓

You sign the rental guarantee agreement with Benham and Reeves at the point of reservation.

↓

We install high-quality flooring, a washer dryer and a furniture package by Instyle interior designers in order to make your property attractive to tenants.

→

Benham and Reeves will rent out your property for 12 months.

→

Barratt London will pay Benham and Reeves a top-up from the realistic level of rent to the 5%, if there is a difference.

↑

Upon legal completion of the property, you will receive 5% of the purchase price, split into 12 monthly instalments, paid to you by Benham and Reeves.


Upton Gardens, E13


Blackhorse View, E17

This delivers

A turnkey option, zero void periods, a safe investment.

For more information, as well as T&Cs, on our **Rental Guarantee Scheme**, please visit: www.benhams.com/barrattrentalguarantee12months/

We work with a range of **partners and suppliers** who can offer help, support and advice on the purchasing process for investors

Torc24

With over 25 years' experience, Torc24 is the UK's leading new homes mortgage specialist – offering personalised mortgage advice to make the purchase of your new home a smoother process.

01442 860700 (Monday-Friday, 09:00-19:00; Saturday-Sunday, 10:00-18:00)

torc24.co.uk

info@torc24.co.uk

Capricorn International

The largest independent mortgage brokerage in London, Capricorn are experts in arranging finance for non-UK residents. They offer access to all of the UK lenders, as well as a large panel of overseas lenders and private banks.

+44(0)203 111 0841
(for a Chinese-speaking broker)

+44(0)203 111 0842 (for an Arabic-speaking broker)

+44(0)203 111 0843 (for all other international enquiries)

capricornfinancial.co.uk

international@capricornfinancial.co.uk

GetGround

Suitable for: UK and international investors

With GetGround, you can purchase property through a company without the hassle and high fees – and make the buying process tax efficient. They can set up a UK Limited company for you, provide a company bank account and do everything required to manage your company from accounting and legal documents through to secretarial services.

Contact: Chris Frame,
VP Growth and Business Development.

+44 (0) 2031 030 187

barratt@getground.co.uk

How GetGround works

GetGround makes it easy and cost-effective to use a company to purchase buy-to-let property in the UK:

1. You choose a buy-to-let property to purchase and we set up a UK Limited company for you to purchase it with
2. We open your company's account with a UK sort code and account number and provide your lawyers with your company's information
3. We do everything required to manage your company on a day-to-day basis



New Mill Quarter, Hackbridge SM6

Advantages of GetGround

Buy-to-let is a business. Companies were made for business. See the advantages of putting the two together:

- **Open the door to tax efficiencies**
- **Protect yourself through limited personal liability**
- **Easily buy and sell with others**
- **Improve your inheritance planning**
- **Access well-developed mortgage markets**
- **Everything is done online**
- **Easily open a financial account with UK sort code and account number**

Barratt International Team



Asel Talipova

International Sales Manager
Turkey & CIS

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Asel's real estate knowledge and client-management skills are world-class. After four years at Barratt London, Asel heads up the Barratt International Sales Team, providing a primary point of contact for our partners. Her experience in the Turkish and CIS markets, combined with an in-depth understanding of the London property landscape, is second to none.



Eustace Coutinho

Head of Sales
Middle East & India

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Eustace brings a wealth of experience having worked in the Dubai real estate market for over 10 years. Having operational knowledge and understanding of the middle-eastern market enables Eustace to offer the very best client experience. Dynamic and ambitious, Eustace provides a tailor-made personal approach from property selection through to completion.



Jack Cheng

International Sales
Hong Kong & Asia Pacific

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Jack has a wealth of experience working within Barratt London's on-site sales teams at Nine Elms Point, Catford Green, Ridgeway Views and more recently, Landmark Place. Jack focus is on developing our key Asia Pacific markets and supporting our growing agent network.



Dorothee Brisdoux

Head of Sales
Middle East & Monaco

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Dorothee spent many years working and living in the Middle-East and through this invaluable experience has developed an exemplary track record with clientele and agents in International Real Estate. With a wealth of experience within London property sales, Dorothee's enthusiasm and can-do approach helps her consistently deliver for her clients.

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