



**No.10
WATKIN ROAD**
WEMBLEY



LIVE IN THE HEART OF LONDON'S BOROUGH OF CULTURE

<https://qinvestments.london/>

WELCOME TO
NO.10 WATKIN ROAD



NO.10 WATKIN ROAD

At the heart of a north London transformation story

No.10 Watkin Road is a striking new Barratt London development in Wembley, with excellent transport links to central London. Two hundred and twenty-nine new apartments will be available with one, two or three bedrooms – offering a range of layouts for professionals and families looking to step onto the property ladder.

Designed for modern living, No.10 Watkin Road

has received the 'Build for Life' accreditation – an independent hallmark of liveability, design and longevity – giving you confidence that the development will enable the highest quality of living for the long term. Each spacious and light-filled home comes complete with its own balcony or terrace and is finished with floor-to-ceiling windows to maximise light. In addition, the development itself features five rooftop communal gardens, with

children's play areas and places to relax or enjoy leisure activities.

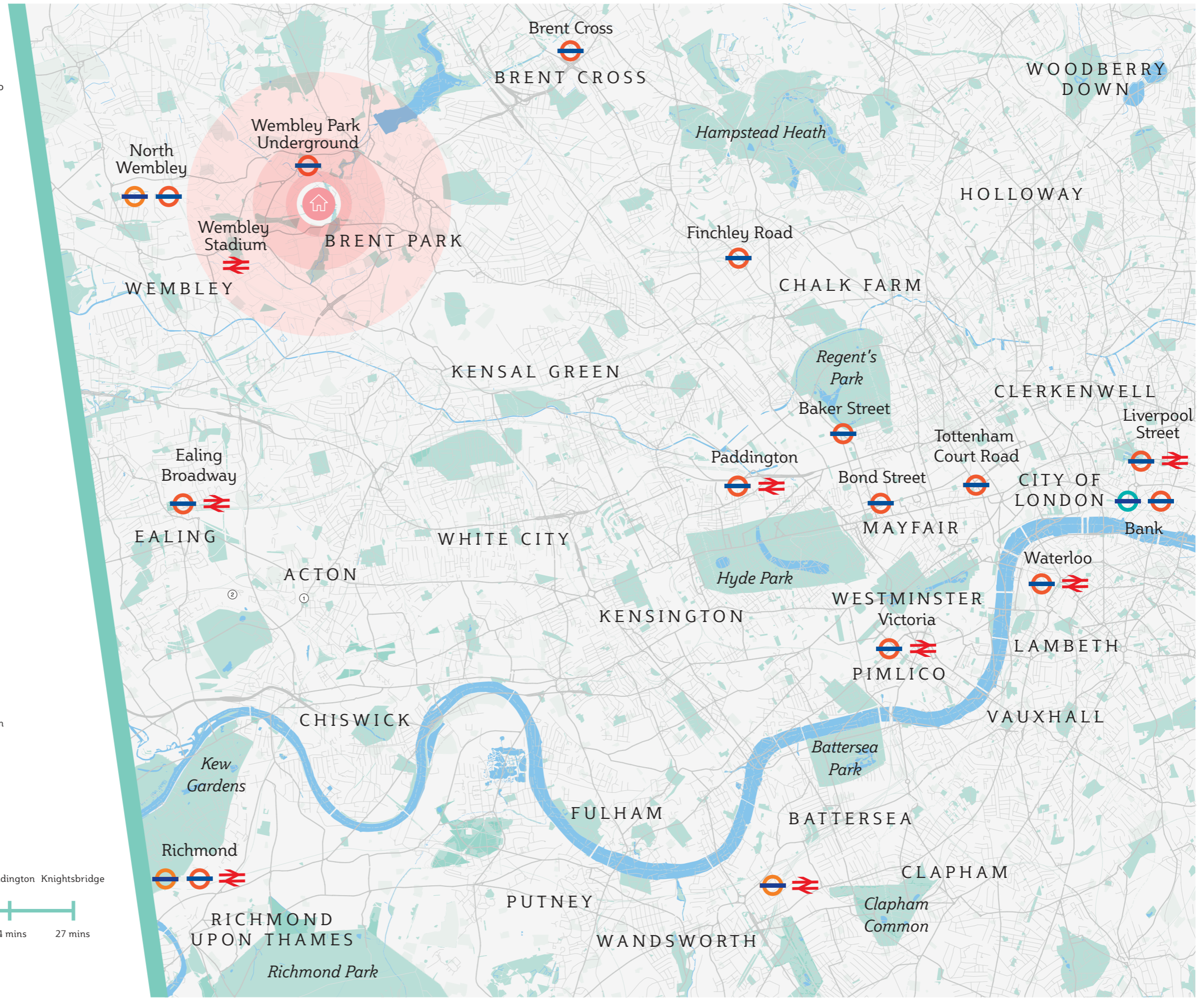
Located in the borough of Brent, named 'London's Borough of Culture 2020', this buzzing area is steadily becoming known for its cultural attractions, first-class shopping and green open spaces. And with bars, cafés and restaurants popping up on every corner, now's the perfect time to invest in a new home.



A connected London lifestyle

Located in Zone 4, No.10 Watkin Road is just a 5-minute walk from Wembley Park Underground station, served by both the Jubilee and Metropolitan lines – an ideal location for commuters.

The development is also less than a 10-minute drive from the North Circular, which provides easy access to central London and further afield.



Travel times stated are approximated, sources: tfl.gov.uk and maps.google.com
Train and Underground times calculated from the stations and are approximate. Source: tfl.gov.uk



London Designer Shopping Outlet
6 minutes



Baker Street
13 minutes



Wembley Stadium Station
18 minutes



Waterloo
22 minutes



Clapham Junction
45 minutes

**No.10
WATKIN ROAD**
WEMBLEY



WITHIN
**20
MINS**

WITHIN
**40
MINS**



Wembley Park Underground station
5 minutes



Marylebone
12 minutes



Bond Street
16 minutes



King's Cross & St Pancras
21 minutes



Paddington
24 minutes



Travel times stated are approximated, sources: tfl.gov.uk and maps.google.com
Train and Underground times calculated from the stations and are approximate. Source: tfl.gov.uk



Culture, community and charm

Part of a thriving community, No.10 Watkin Road has every amenity you could need within walking distance, including a family-run butcher's, greengrocer's, bakeries, cafés and pharmacies.

For foodies, there are plenty of gastropubs a short stroll away and Boxpark Wembley is just a 4-minute walk from your door. Here you can choose from 23 independent eateries serving everything from burgers to burritos and sushi. Or, if cocktails are your thing, head to the terrace of Sky Bar 9 in the Hilton Hotel – the perfect place to meet friends or entertain visitors.

On your doorstep you'll also find numerous boutiques at London Designer Outlet and a world-class line-up of sporting, music and entertainment events at Wembley Stadium. For a touch of culture, the Sanatan and Neasden Temples are a 35-minute walk from the development, attracting tourists from across the world for their impressive architecture.

No.10 Watkin Road is situated within close proximity of some of London's largest parks, including Fryent Country Park, which is home to 103 hectares of rolling fields and small woods. Or, if you're an aquatics fanatic, you can spend the day canoeing, kayaking or fishing at nearby Brent Reservoir.





Thoughtfully designed, quality homes

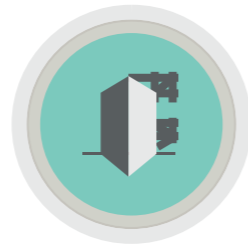
Whether you choose a one, two or three-bedroom home, each apartment at No.10 Watkin Road has been thoughtfully designed and accredited by 'Built for Life' to provide you with high quality in every aspect, from storage to outdoor space. The rooms are finished with high-quality fixtures and fittings which come with a 10-year warranty**. Open-plan living and dining areas allow for easy socialising and plenty of natural light.



Reasons to invest in No.10 Watkin Road, Wembley



10,000 full-time jobs created



Wembley is the largest long-term area investment plan in the UK



£2.5bn in regeneration investment in Wembley



42 acres of public realm and gardens



Neighbouring Barratt London development achieved 8% capital growth over 2 years



Up to 16.4m visitors a year



Fastest fibre optic broadband in London



Proposed rental yields of over 4.4%



Additional information

Estimated charges

Estimated service charge per annum

One-bedroom (409sq ft) from £1,178 to £1,280
 One-bedroom from £1,331 to £1,376
 Two-bedroom from £1,514 to £1,625

Ground rents per annum
 One, two and three-bedroom £0

Estimated communal heating system maintenance and consumption (via external Energy Services Company (ESCO)) per annum

One-bedroom (409sq ft) £306
 One-bedroom £316
 Two-bedroom £325

Council tax 2020–2021

Band A £1,096.54
 Band B £1,279.30
 Band C £1,462.05
 Band D £1,644.81
 Band E £2,010.32
 Band F £2,375.84
 Band G £2,741.35
 Band H £3,289.62

Reservation deposit

£1,000
 £500 with Help to Buy*

Terms of Payment

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

Site plan


Many of the apartments have balconies overlooking podium gardens, which allows residents to enjoy a slice of tranquillity in the midst of the busy city.

The five unique podium gardens are split over the first, second, eighteenth, nineteenth and twentieth levels, providing urban play space in which to socialise and relax.


 No.10 Watkin Road development


 Playground

 1st floor podium garden
Theme: Active play

 2nd floor podium garden
Theme: Oasis play

 18th floor podium garden
Theme: Multi-use play

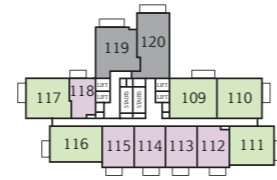
 19th floor podium garden
Theme: Flexible health and fitness wellbeing

 20th floor podium garden
Theme: Community and socialising

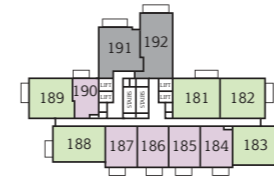




Level 5



Level 11



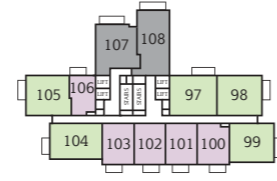
Level 17



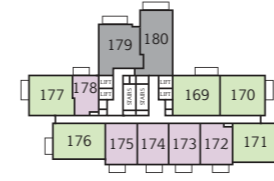
Level 23



Level 4



Level 10



Level 16



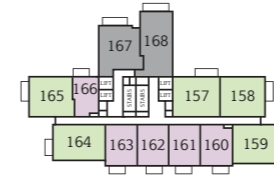
Level 22



Level 3



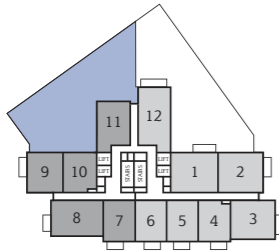
Level 9



Level 15



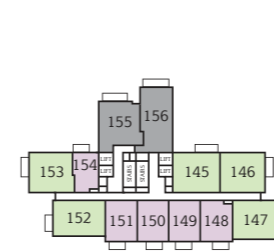
Level 21



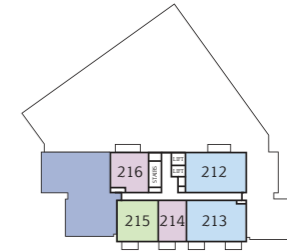
Level 2



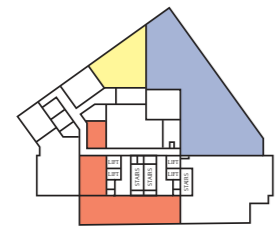
Level 8



Level 14



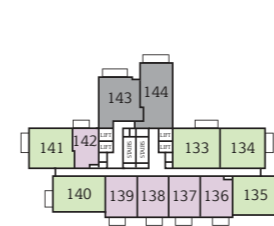
Level 20



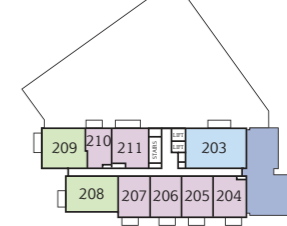
Level 1



Level 7



Level 13



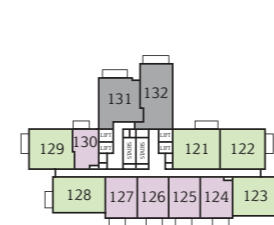
Level 19



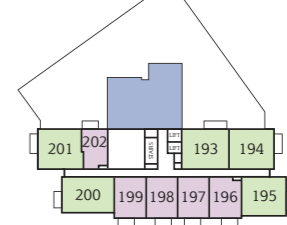
Ground Level



Level 6



Level 12



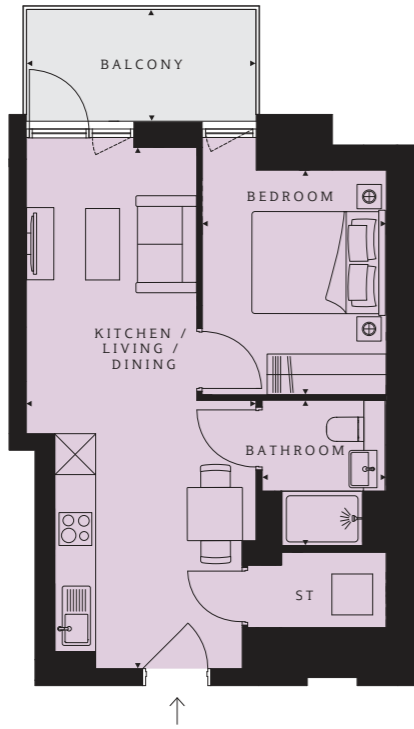
Level 18

- Eight disabled parking spaces, including two electric vehicle charging points
- Energy centre
- Refuse store
- Bike store
- Shared ownership
- Podium garden
- Affordable rent

- One-bedroom apartments
- Two-bedroom apartments
- Three-bedroom apartments

No.10 Watkin Road, Wembley

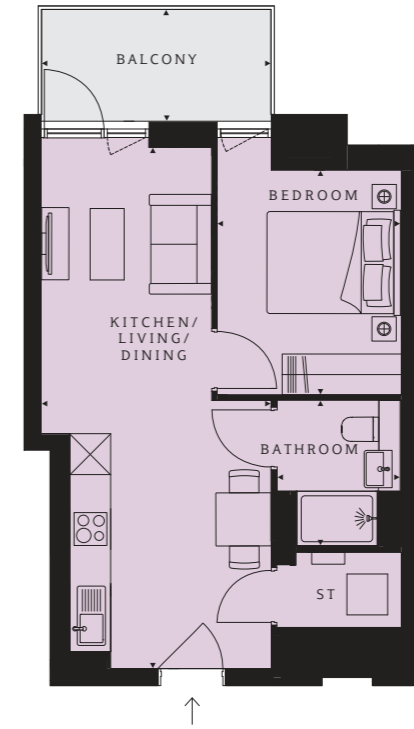
1 bedroom apartment



Floor	Plot
23	_____
22	_____
21	_____
20	_____
19	_____
18	_____
17	_____
16	_____
15	_____
14	_____
13	_____
12	_____
11	_____
10	_____
9	_____
8	_____
7	_____
6	58
5	_____
4	_____
3	_____
2	_____
1	_____
G	_____

No.10 Watkin Road, Wembley

1 bedroom apartment



Floor	Plot
23	_____
22	_____
21	_____
20	_____
19	210
18	202
17	190
16	178
15	166
14	154
13	142
12	130
11	118
10	106
9	94
8	82
7	70
6	_____
5	_____
4	_____
3	_____
2	_____
1	_____
G	_____

PLOT 58

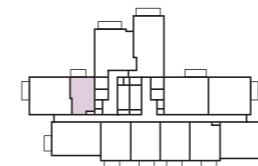
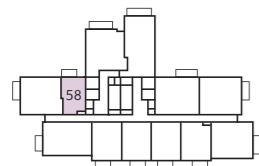
Kitchen/Living/Dining
25'2" x 8'3" (7661 x 2508mm)

Bedroom
13'3" x 8'10" (4038 x 2706mm)

Bathroom
8'6" x 5'1" (2600 x 1550mm)

TOTAL AREA
409 sq ft (38 sq m)

Balcony
11'1" x 5'5" (3385 x 1659mm)



PLOTS 70, 82, 94, 106, 118, 130, 142, 154, 166, 178, 190, 202, 210

Kitchen/Living/Dining
25'1" x 8'2" (7661 x 2508mm)

Bedroom
13'3" x 8'10" (4038 x 2706mm)

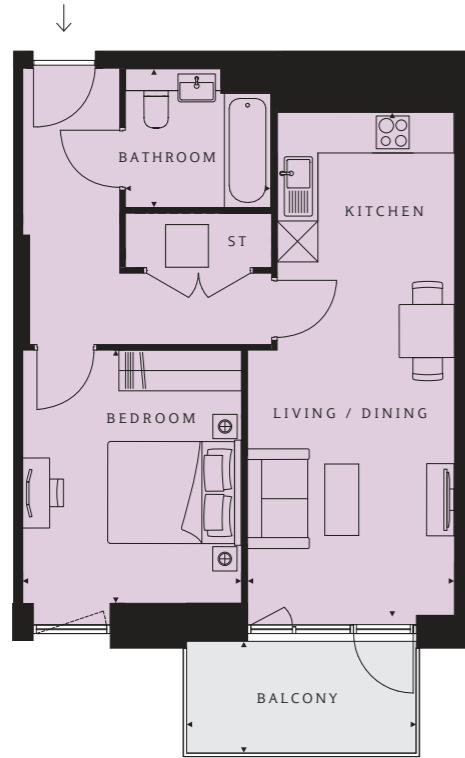
Bathroom
8'6" x 5'1" (2600 x 1550mm)

TOTAL AREA
409 sq ft (38 sq m)

Balcony
11'1" x 5'5" (3385 x 1659mm)

No.10 Watkin Road, Wembley

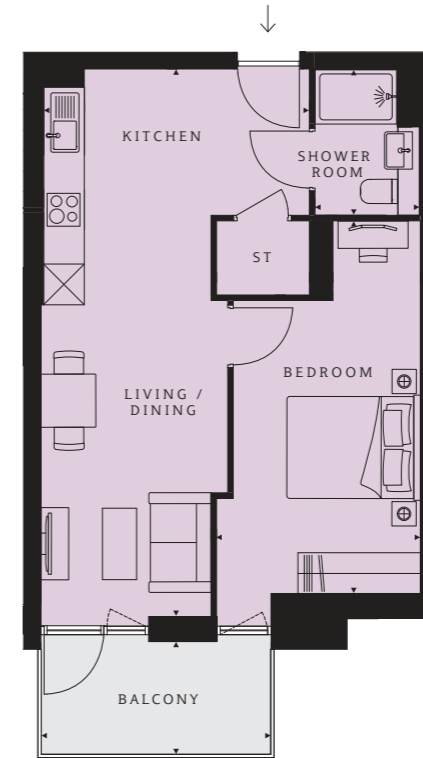
1 bedroom apartment



Floor	Plot
23	
22	
21	
20	
19	204
18	196
17	184
16	172
15	160
14	148
13	136
12	124
11	112
10	100
9	88
8	76
7	64
6	
5	
4	
3	
2	
1	
G	

No.10 Watkin Road, Wembley

1 bedroom apartment



Floor	Plot
23	
22	224
21	219
20	214
19	
18	
17	
16	
15	
14	
13	
12	
11	
10	
9	
8	
7	
6	
5	
4	
3	
2	
1	
G	

PLOTS 64, 76, 88, 100, 112, 124, 136, 148, 160, 172, 184, 196, 204

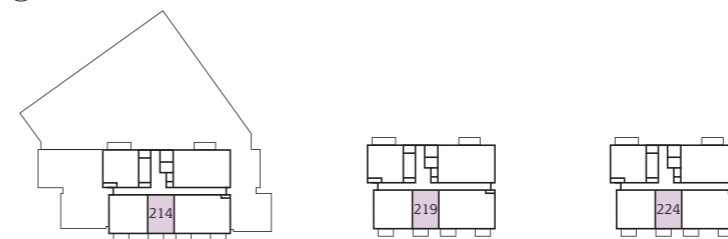
Kitchen/Living/Dining
26'0" x 10'10" (7934 x 3080mm)

Bedroom
12'2" x 10'5" (3720 x 3215mm)

Bathroom
7'0" x 6'7" (2150 x 2050mm)

TOTAL AREA
538 sq ft (50 sq m)

Balcony
11'1" x 5'4" (3380 x 1650mm)



PLOTS 214, 219, 224

Kitchen/Living/Dining
26'4" x 12'9" (8044 x 3308mm)

Bedroom
14'1" x 9'8" (4310 x 3000mm)

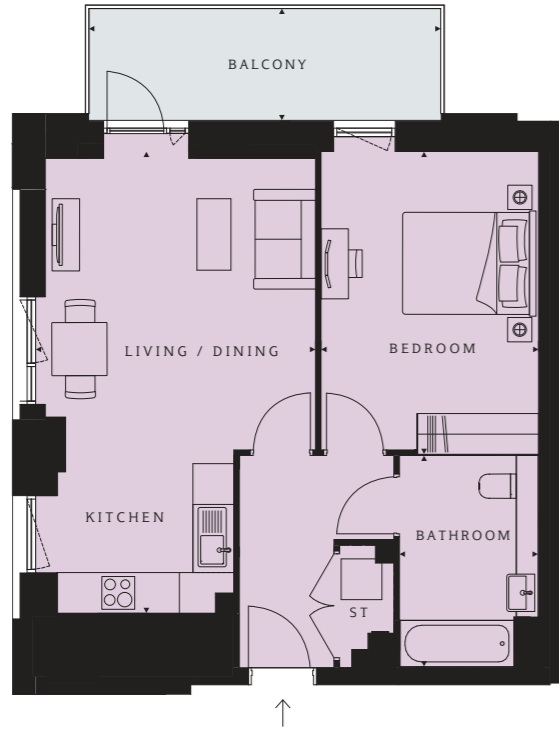
Shower Room
7'0" x 5'1" (2150 x 1550mm)

TOTAL AREA
474 sq ft (44.0 sq m)

Balcony
11'1" x 5'4" (3380 x 1650mm)

No.10 Watkin Road, Wembley

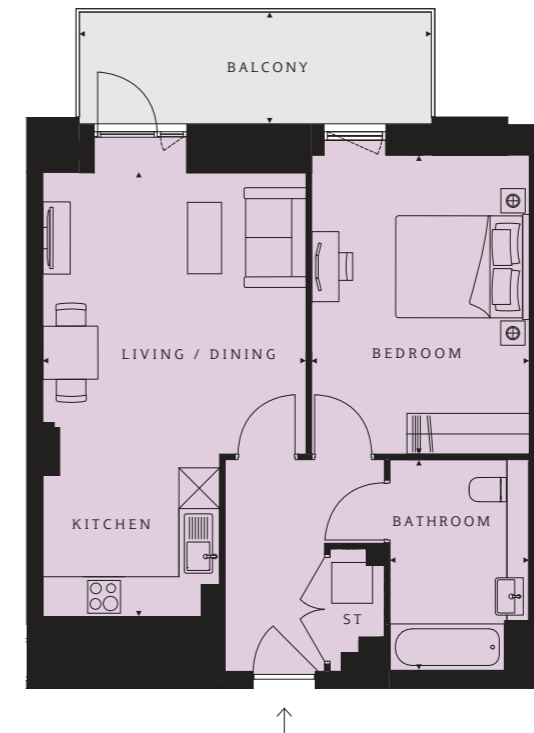
1 bedroom apartment



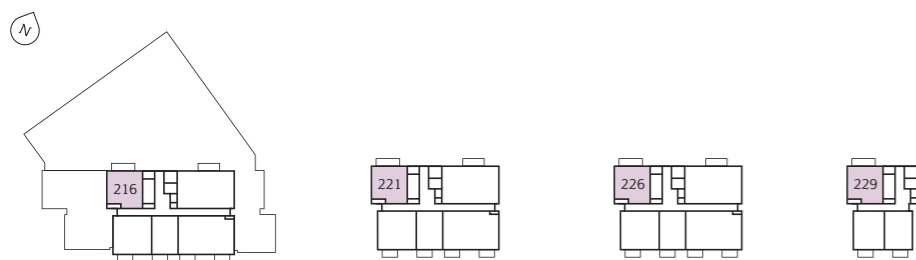
Floor	Plot
23	229
22	226
21	221
20	216
19	
18	
17	
16	
15	
14	
13	
12	
11	
10	
9	
8	
7	
6	
5	
4	
3	
2	
1	
G	

No.10 Watkin Road, Wembley

1 bedroom apartment



Floor	Plot
23	
22	
21	
20	
19	211
18	
17	
16	
15	
14	
13	
12	
11	
10	
9	
8	
7	
6	
5	
4	
3	
2	
1	
G	



PLOTS 216, 221, 226, 229

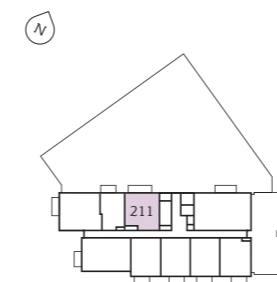
Kitchen/Living/Dining
21'5" x 12'8" (6524 x 3870mm)

Bedroom
14'5" x 10'6" (4395 x 3200mm)

Bathroom
10'2" x 6'9" (3110 x 2050mm)

TOTAL AREA
570 sq ft (53 sq m)

Balcony
17'0" x 5'5" (5184 x 1662mm)



PLOT 211

Kitchen/Living/Dining
21'5" x 12'8" (6524 x 3870mm)

Bedroom
14'5" x 10'6" (4395 x 3200mm)

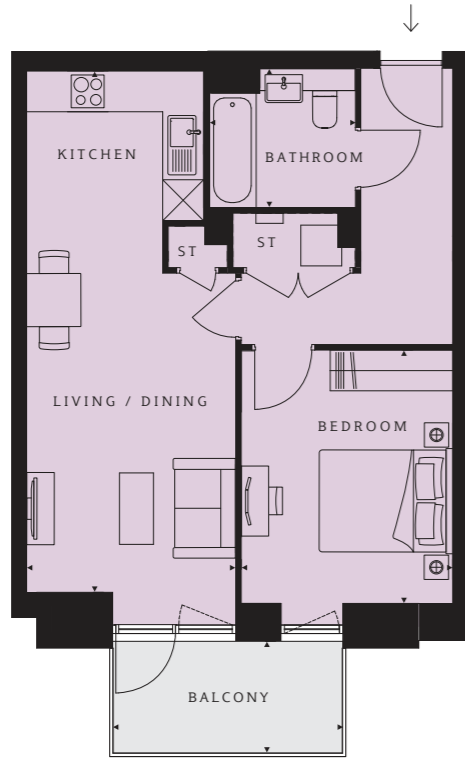
Bathroom
10'2" x 6'9" (3110 x 2050mm)

TOTAL AREA
570 sq ft (53 sq m)

Balcony
17'0" x 5'5" (5184 x 1662mm)

No.10 Watkin Road, Wembley

1 bedroom apartment



Floor	Plot
23	
22	
21	
20	
19	205
18	197
17	185
16	173
15	161
14	149
13	137
12	125
11	113
10	101
9	89
8	77
7	65
6	53
5	
4	
3	
2	
1	
G	

PLOTS 53, 65, 77, 89, 101, 113, 125, 137, 149, 161, 173, 185, 197, 205

Kitchen/Living/Dining
25'1" x 10'1" (7660 x 3072mm)

Bedroom
12'3" x 10'2" (3722 x 3108mm)

Bathroom
7'0" x 6'7" (2150 x 2050mm)

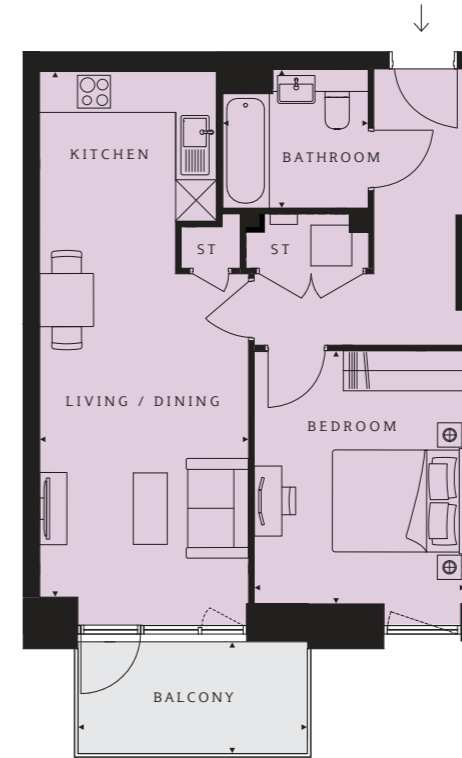
TOTAL AREA
538 sq ft (50 sq m)

Balcony
11'1" x 5'4" (3380 x 1650mm)



No.10 Watkin Road, Wembley

1 bedroom apartment



Floor	Plot
23	
22	
21	
20	
19	207
18	199
17	187
16	175
15	163
14	151
13	139
12	127
11	115
10	103
9	91
8	79
7	67
6	55
5	
4	
3	
2	
1	
G	

PLOTS 55, 67, 79, 91, 103, 115, 127, 139, 151, 163, 175, 187, 199, 207

Kitchen/Living/Dining
25'1" x 10'1" (7660 x 3072mm)

Bedroom
12'2" x 10'2" (3722 x 3108mm)

Bathroom
7'0" x 6'7" (2150 x 2050mm)

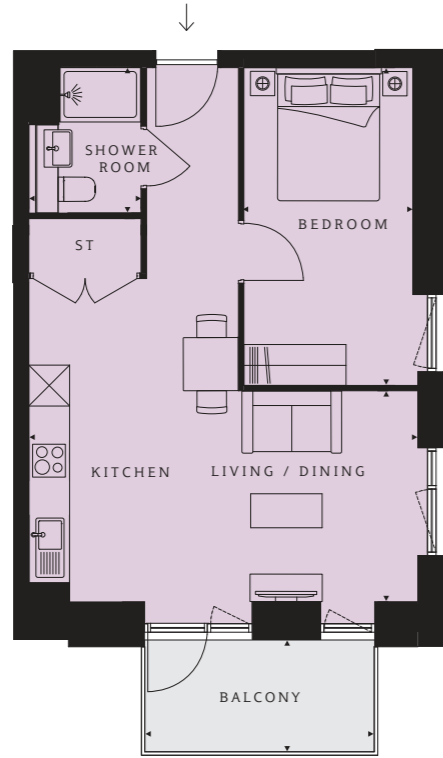
TOTAL AREA
538 sq ft (50 sq m)

Balcony
11'1" x 5'4" (3380 x 1650mm)



No.10 Watkin Road, Wembley

1 bedroom apartment



Floor	Plot
23	227
22	
21	
20	
19	
18	
17	
16	
15	
14	
13	
12	
11	
10	
9	
8	
7	
6	
5	
4	
3	
2	
1	
G	

PLOT 227

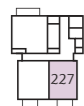
Kitchen/Living/Dining
18'9" x 10'2" (5716 x 3103mm)

Bedroom
15'3" x 8'1" (4669 x 2480mm)

Shower Room
7'2" x 5'5" (2150 x 1650mm)

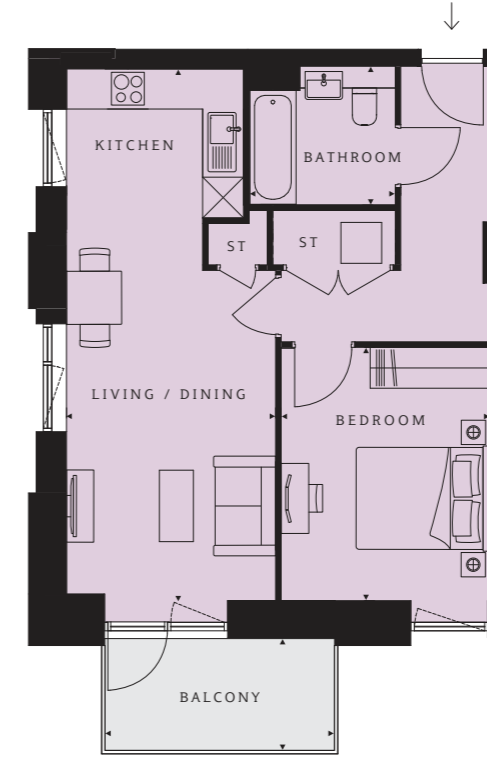
TOTAL AREA
492 sq ft (46 sq m)

Balcony
11'1" x 5'5" (3380 x 1660mm)



No.10 Watkin Road, Wembley

1 bedroom apartment



Floor	Plot
23	228
22	
21	
20	
19	
18	
17	
16	
15	
14	
13	
12	
11	
10	
9	
8	
7	
6	
5	
4	
3	
2	
1	
G	

PLOT 228

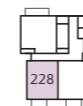
Kitchen/Living/Dining
25'8" x 10'1" (7822 x 3072mm)

Bedroom
12'3" x 10'2" (3722 x 3108mm)

Bathroom
7'0" x 6'7" (2150 x 2050mm)

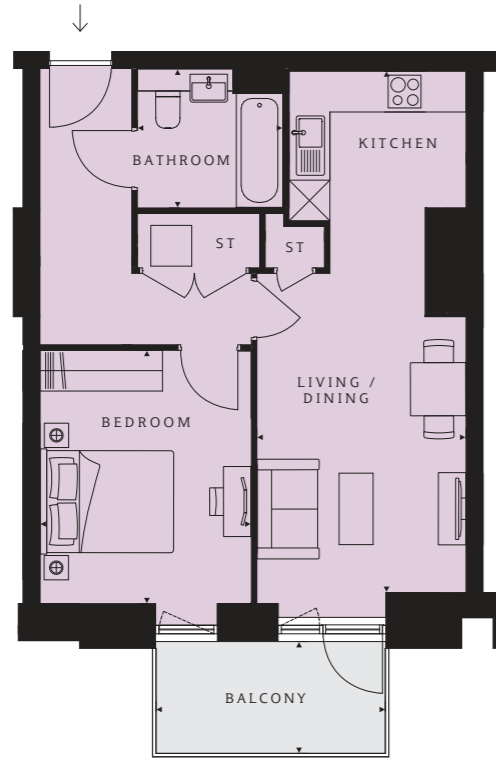
TOTAL AREA
538 sq ft (50 sq m)

Balcony
11'1" x 5'4" (3380 x 1650mm)



No.10 Watkin Road, Wembley

1 bedroom apartment



Floor	Plot
23	_____
22	_____
21	_____
20	_____
19	_____ 206
18	_____ 198
17	_____ 186
16	_____ 174
15	_____ 162
14	_____ 150
13	_____ 138
12	_____ 126
11	_____ 114
10	_____ 102
9	_____ 90
8	_____ 78
7	_____ 66
6	_____ 54
5	_____
4	_____
3	_____
2	_____
1	_____
G	_____

PLOTS 54, 66, 78, 90, 102, 114, 126, 138, 150, 162, 174, 186, 198, 206

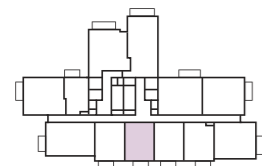
Kitchen/Living/Dining
25'1" x 10'1" (7660 x 3072mm)

Bedroom
12'3" x 10'2" (3722 x 3108mm)

Bathroom
7'0" x 6'7" (2150 x 2050mm)

TOTAL AREA
538 sq ft (50 sq m)

Balcony
11'1" x 5'4" (3380 x 1650mm)



No.10 Watkin Road, Wembley

2 bedroom apartment



Floor	Plot
23	_____
22	_____
21	_____
20	_____
19	_____
18	_____ 194
17	_____ 182
16	_____ 170
15	_____ 158
14	_____ 146
13	_____ 134
12	_____ 122
11	_____ 110
10	_____ 98
9	_____ 86
8	_____ 74
7	_____ 62
6	_____ 50
5	_____ 38
4	_____
3	_____
2	_____
1	_____
G	_____

PLOTS 38, 50, 62, 74, 86, 98, 110, 122, 134, 146, 158, 170, 182, 194

Kitchen/Living/Dining
17'5" x 14'2" (5330 x 4337mm)

Bedroom 1
11'8" x 11'7" (3590 x 3563mm)

En suite
8'1" x 5'1" (2480 x 1550mm)

Bedroom 2
10'7" x 9'10" (3243 x 3015mm)

Bathroom
8'1" x 6'8" (2476 x 2050mm)

TOTAL AREA
721 sq ft (67 sq m)

Balcony
13'3" x 5'4" (4060 x 1650mm)



No.10 Watkin Road, Wembley

2 bedroom apartment



Floor	Plot
23	_____
22	_____
21	_____
20	_____
19	_____
18	_____ 193
17	_____ 181
16	_____ 169
15	_____ 157
14	_____ 145
13	_____ 133
12	_____ 121
11	_____ 109
10	_____ 97
9	_____ 85
8	_____ 73
7	_____ 61
6	_____ 49
5	_____
4	_____
3	_____
2	_____
1	_____
G	_____

PLOTS 49, 61, 73, 85, 97, 109, 121, 133, 145, 157, 169, 181, 193

Kitchen/Living/Dining
25'0" x 10'5" (7760 x 3200mm)

Bedroom 1
11'8" x 11'4" (3568 x 3471mm)

En suite
7'0" x 5'1" (2150 x 1550mm)

Bedroom 2
12'8" x 9'1" (3906 x 2770mm)

Bathroom
7'0" x 6'7" (2150 x 2050mm)

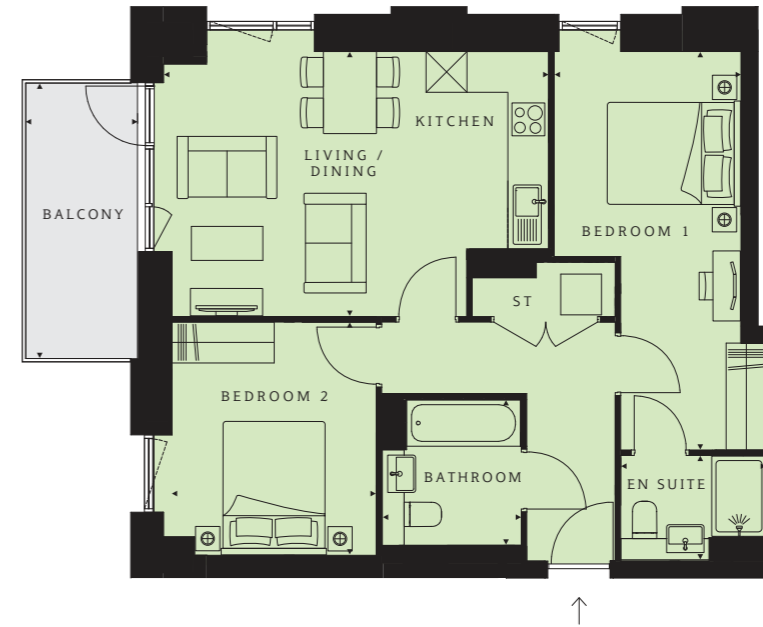
TOTAL AREA
785 sq ft (73 sq m)

Balcony
15'5" x 5'4" (4734 x 1650mm)



No.10 Watkin Road, Wembley

2 bedroom apartment



Floor	Plot
23	_____
22	_____
21	_____
20	_____
19	_____ 209
18	_____ 201
17	_____ 189
16	_____ 177
15	_____ 165
14	_____ 153
13	_____ 141
12	_____ 129
11	_____ 117
10	_____ 105
9	_____ 93
8	_____ 81
7	_____ 69
6	_____ 57
5	_____
4	_____
3	_____
2	_____
1	_____
G	_____

PLOTS 57, 69, 81, 93, 105, 117, 129, 141, 153, 165, 177, 189, 201, 209

Kitchen/Living/Dining
18'1" x 12'8" (5530 x 3900mm)

Bedroom 1
19'4" x 9'0" (5900 x 2750mm)

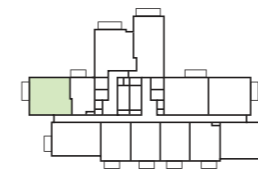
En suite
7'0" x 5'1" (2150 x 1550mm)

Bedroom 2
11'2" x 9'8" (3430 x 3000mm)

Bathroom
7'0" x 6'8" (2150 x 2050mm)

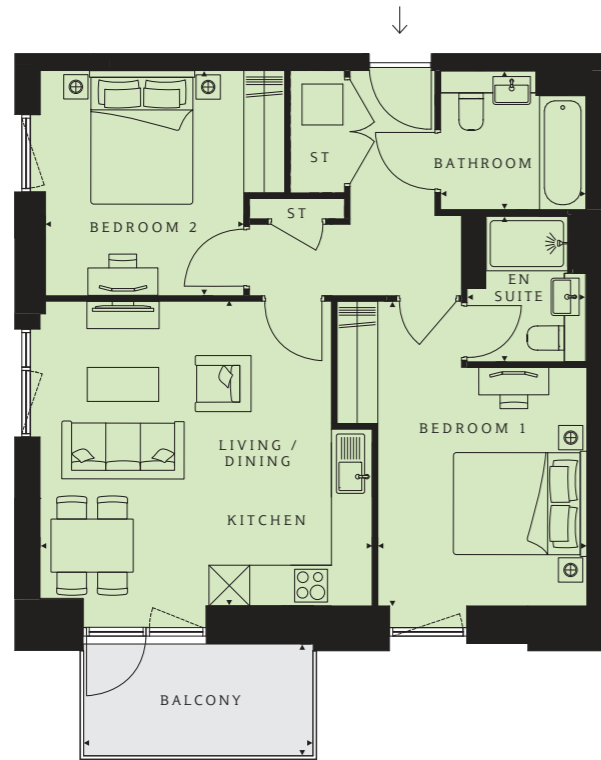
TOTAL AREA
700 sq ft (65 sq m)

Balcony
13'3" x 5'4" (4060 x 1650mm)



No.10 Watkin Road, Wembley

2 bedroom apartment



Floor	Plot
23	
22	225
21	220
20	215
19	
18	
17	
16	
15	
14	
13	
12	
11	
10	
9	
8	
7	
6	
5	
4	
3	
2	
1	
G	

PLOTS 215, 220, 225

Kitchen/Living/Dining
16'0" x 14'7" (4890 x 4480mm)

Bedroom 1
14'7" x 10'1" (4480 x 3070mm)

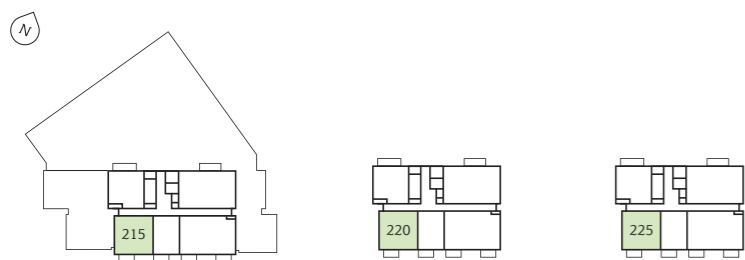
En suite
7'0" x 4'9" (2150 x 1490mm)

Bedroom 2
10'10" x 9'7" (3310 x 2920mm)

Bathroom
7'0" x 6'7" (2150 x 2050mm)

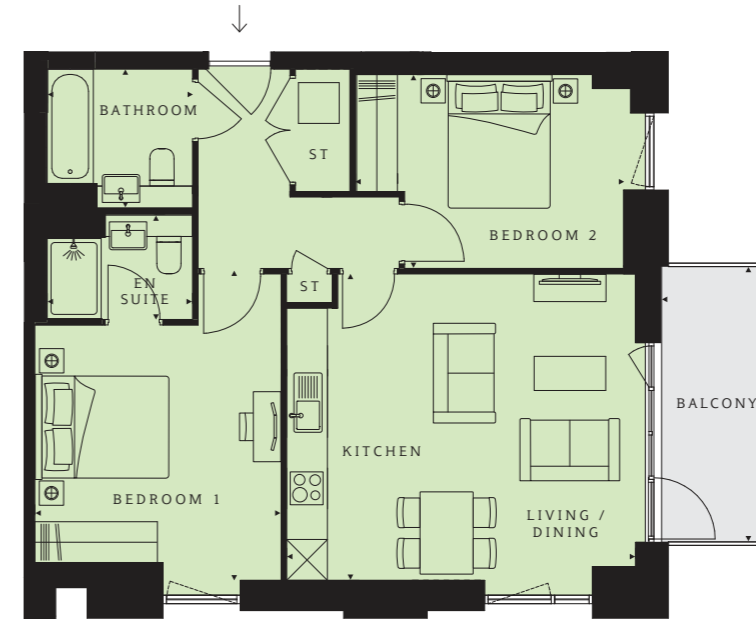
TOTAL AREA
689 sq ft (64 sq m)

Balcony
11'1" x 5'4" (3380 x 1650mm)



No.10 Watkin Road, Wembley

2 bedroom apartment



Floor	Plot
23	
22	
21	
20	
19	
18	195
17	183
16	171
15	159
14	147
13	135
12	123
11	111
10	99
9	87
8	75
7	63
6	51
5	
4	
3	
2	
1	
G	

PLOTS 51, 63, 75, 87, 99, 111, 123, 135, 147, 159, 171, 183, 195

Kitchen/Living/Dining
16'8" x 14'8" (5130 x 4500mm)

Bedroom 1
14'9" x 11'9" (4550 x 3620mm)

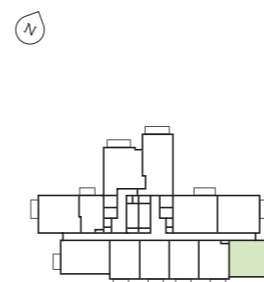
En suite
7'1" x 5'1" (2160 x 1550mm)

Bedroom 2
10'10" x 9'7" (3320 x 2920mm)

Bathroom
7'1" x 6'7" (2160 x 2040mm)

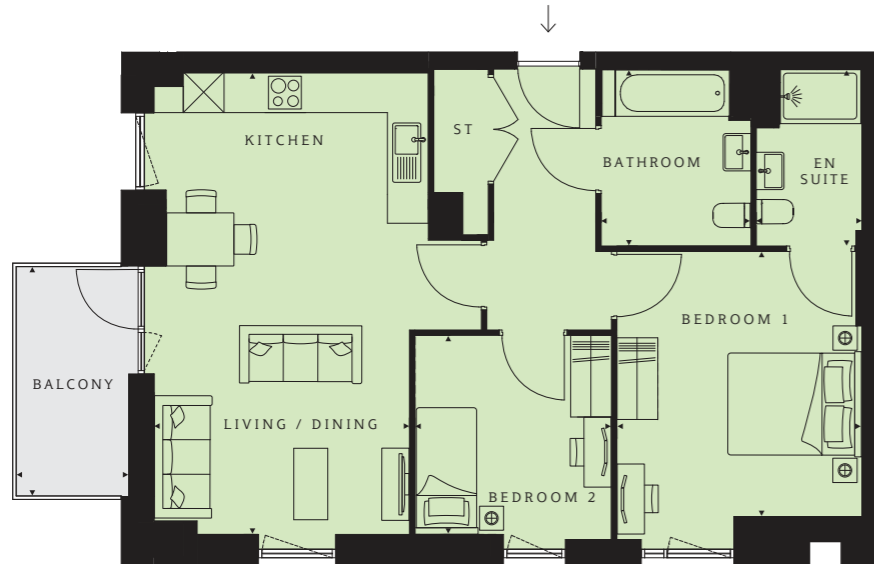
TOTAL AREA
708 sq ft (66 sq m)

Balcony
13'3" x 5'9" (4060 x 1764mm)



No.10 Watkin Road, Wembley

2 bedroom apartment



Floor	Plot
23	_____
22	_____
21	_____
20	_____
19	_____ 208
18	_____ 200
17	_____ 188
16	_____ 176
15	_____ 164
14	_____ 152
13	_____ 140
12	_____ 128
11	_____ 116
10	_____ 104
9	_____ 92
8	_____ 80
7	_____ 68
6	_____ 56
5	_____
4	_____
3	_____
2	_____
1	_____
G	_____

The Consumer Code



PLOTS 56, 68, 80, 92, 104, 116, 128, 140, 152, 164, 176, 188, 200, 208

Kitchen/Living/Dining
22'2" x 12'6" (6780 x 3850mm)

Bedroom 1
12'8" x 11'8" (3900 x 3600mm)

En suite
8'5" x 5'1" (2600 x 1550mm)

Bedroom 2
9'7" x 9'5" (2925 x 2888mm)

Bathroom
8'5" x 7'2" (2600 x 2200mm)

TOTAL AREA
764 sq ft (71 sq m)

Balcony
11'1" x 5'4" (3380 x 1660mm)



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/>



Specification

Kitchen

Individually designed contemporary kitchens with soft-close doors and drawers

Colour choice of wall and base units*

Matching worktops and full-height upstands

Under-cabinet lighting

Stainless steel single bowl sink and chrome tap

Fully integrated Zanussi appliances including single oven, ceramic hob, dishwasher, fridge freezer and Electrolux extractor

Bathroom

Sottini brassware

White semi-recessed wash hand basin

Back-to-wall WC pan with soft-close WC seat

Concealed cistern and dual flushplate

White acrylic bath

Bath screen and shower above bath (where no en suite)

Heated towel rail

Shaver socket

Porcelain wall and floor tiles

En suite

Sottini brassware

White semi-recessed wash hand basin

Back-to-wall WC pan with soft-close WC seat

Concealed cistern and dual flushplate

White shower tray

Chrome shower doors

Heated towel rail

Shaver socket

Porcelain wall and floor tiles

Bedrooms

Abingdon carpet to bedrooms

General

Video door entry

BT TV/Sky Q/FM connectivity to living area

CAT5e wiring from utility cupboard to living room media plate and Bedroom 1 TV point

Superfast broadband (subject to subscription)

Flooring included to kitchen, lounge and hallways

