



BLACKFRIARS

CIRCUS SE1



THE DELPHINI APARTMENTS

LONDON'S NEW RESIDENTIAL QUARTER
IN ZONE 1

BARRATT
— LONDON —

THE PLANS



Site plan

Blackfriars Circus will consist of 336 new homes as well as proposed shops, cafés and small businesses, all built around two new public squares.

The development will feature amenities including a 24-hour concierge, residents' fitness suite, and event space and roof terrace at the top of Conquest Tower with panoramic views across London.

- | | |
|---|------------------------------|
| 1 | 24-hour concierge |
| 2 | Residents' fitness suite |
| 3 | Roof terrace and event space |
| 4 | Public square |
| 5 | Public square |





The plot schedule

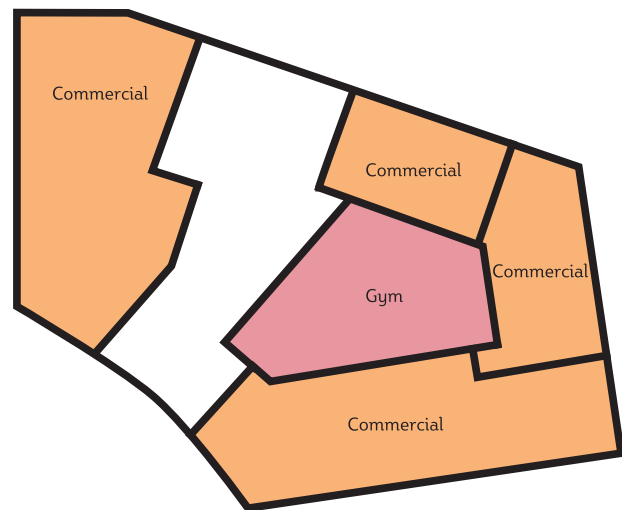
PLOT NO.	FLOOR	BEDS	TOTAL SQ FT	TOTAL SQ M
280	1	1	617	57.3
281	1	1	550	51.1
282	1	3	1019	97.4
283	1	1	550	51.1
284	2	2	991	92.1
285	2	0	433	40.2
286	2	1	550	51.1
287	2	3	1019	97.4
288	2	1	550	51.1
289	2	3	1018	94.6
290	2	3	1032	95.9
291	2	1	586	54.4
292	2	3	1002	93.1
293	3	2	991	92.1
294	3	0	433	40.2
295	3	1	550	51.1
296	3	3	1019	97.4
297	3	1	550	51.1
298	3	3	1018	94.6
299	3	3	1032	95.9
300	3	1	586	54.4
301	3	3	1002	93.1
302	4	2	991	92.1
303	4	0	433	40.2
304	4	1	550	51.1
305	4	3	1019	97.4
306	4	1	550	51.1
307	4	3	1018	94.6
308	4	3	1032	95.9
309	4	1	586	54.4
310	4	3	1002	93.1
311	5	2	991	92.1
312	5	0	433	40.2
313	5	1	550	51.1
314	5	2	1019	97.4
315	5	1	550	51.1
316	5	3	1018	94.6
317	5	3	1032	95.9
318	5	1	586	54.4
319	5	2	1002	93.1
320	6	2	991	92.1
321	6	0	433	40.2
322	6	1	550	51.1
323	6	3	1019	97.4
324	6	1	550	51.1
325	6	3	1018	94.6
326	6	3	1032	95.9
327	6	1	585	54.4
328	6	3	1002	93.1
329	7	3	947	88
330	7	0	424	31.4
331	7	0	424	31.4
332	7	2	839	77.9
333	7	3	1011	94
334	7	3	967	89.8
335	7	1	574	53.3
336	7	3	967	89.8

The Delphini Apartments
Floor plates

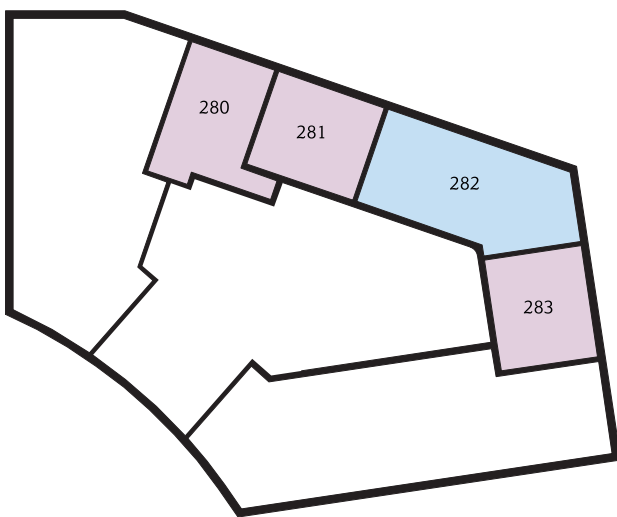
One-bedroom apartments Two-bedroom apartments Three-bedroom apartments



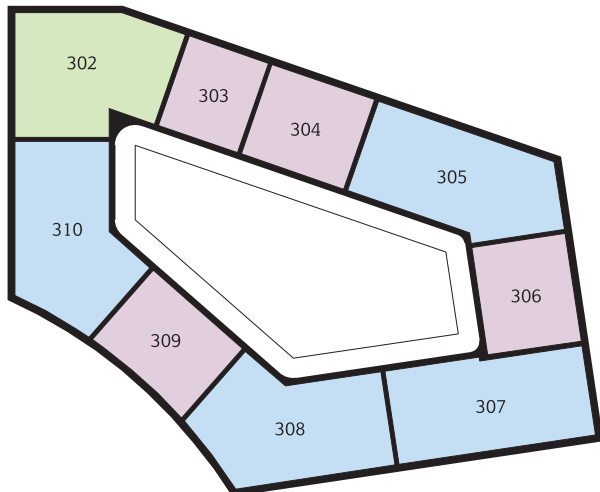
Level 0



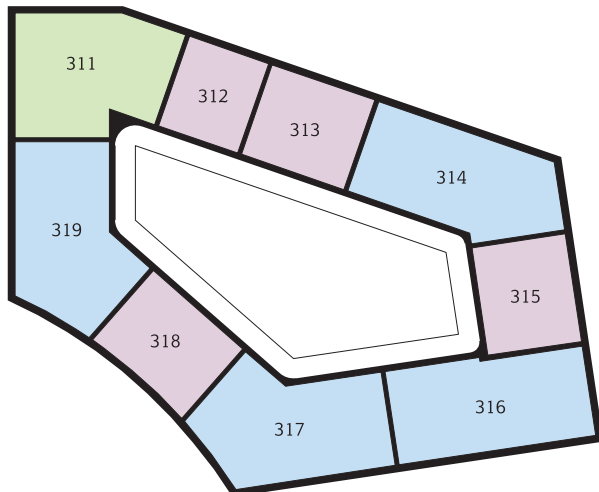
Level 1



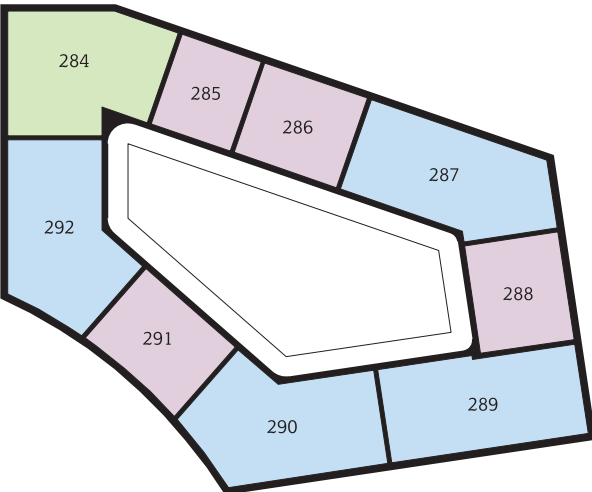
Level 4



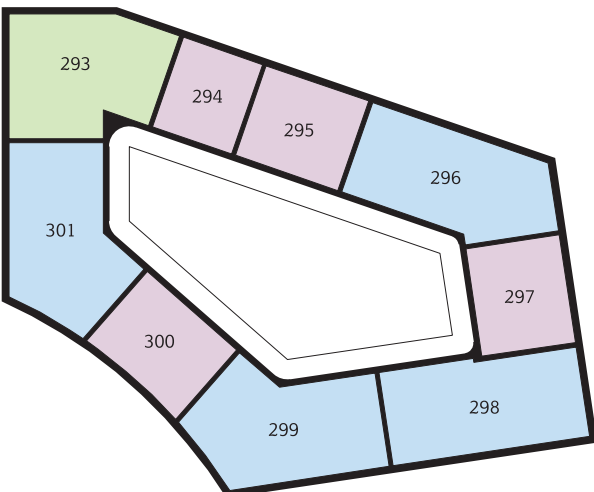
Level 5



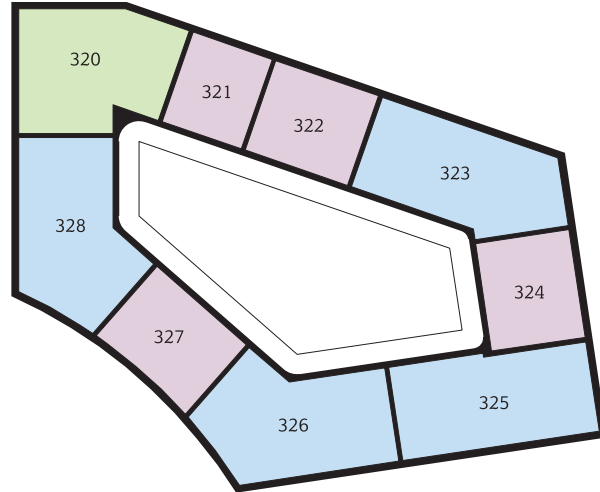
Level 2



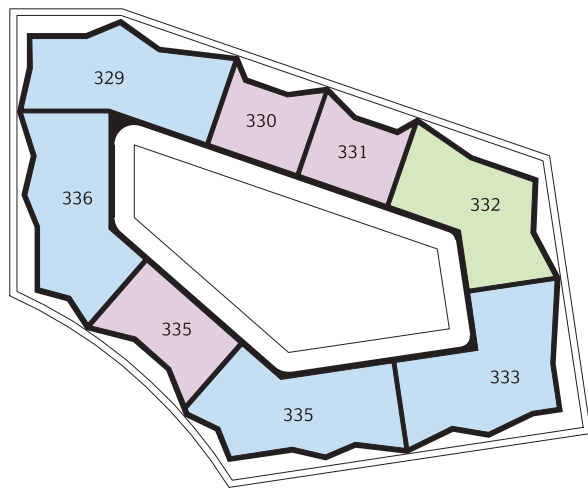
Level 3



Level 6

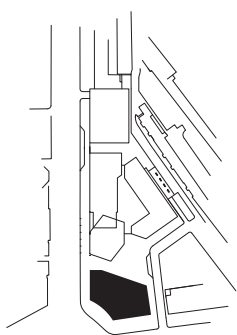


Level 7





The Delphini
1 bedroom
apartment



Plot number (floor)
280 (1)

Living / Dining
14'4" x 11'1" (4380 x 3400mm)

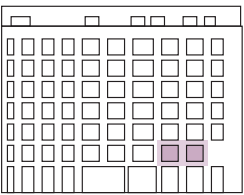
Kitchen
9'10" x 7'6" (3000 x 2290mm)

Bedroom
17'7" x 9'0" (5370 x 2750mm)

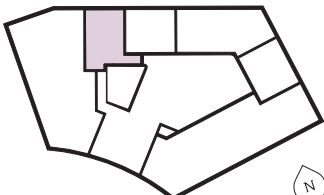
Bathroom
7'2" x 6'8" (2200 x 2050mm)

TOTAL AREA
616.7 sq ft (57.3 sq m)

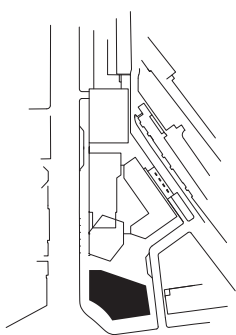
Winter Garden
7'10" x 7'2" (2390 x 2200mm)



INTERNAL COURTYARD



The Delphini
1 bedroom
apartment



Plot number (floor)
281 (1), 286 (2), 295 (3),
304 (4), 313 (5), 322 (6)

Living / Dining
17'2" x 12'8" (5240 x 3880mm)

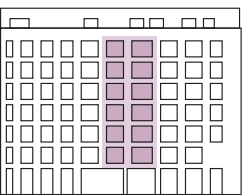
Kitchen
9'0" x 7'1" (2750 x 2160mm)

Bedroom
11'5" x 10'6" (3480 x 3220mm)

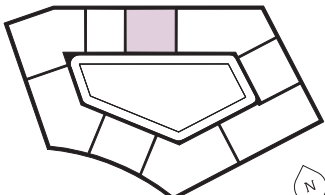
Bathroom
7'2" x 6'8" (2200 x 2050mm)

TOTAL AREA
550 sq ft (51.1 sq m)

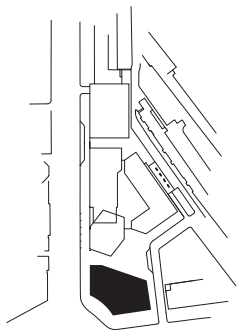
Winter Garden
12'5" x 5'4" (3790 x 1630mm)



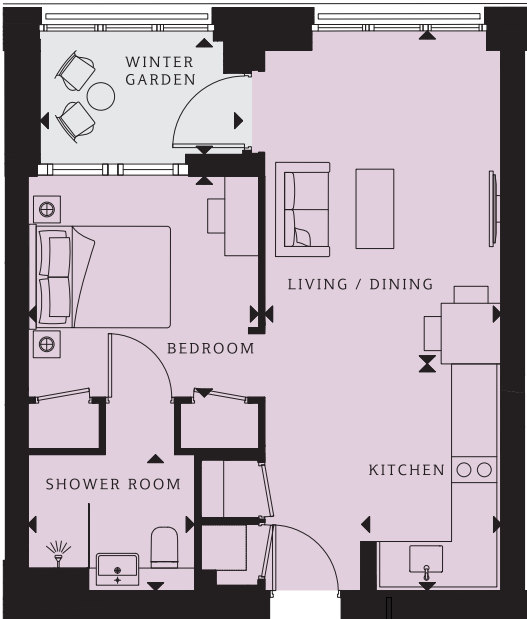
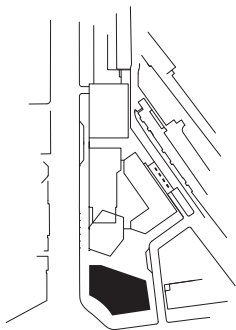
INTERNAL COURTYARD



The Delphini 1 bedroom apartment



The Delphini 1 bedroom apartment



Plot number (floor)
283 (1), 288 (2), 297 (3),
306 (4), 315 (5), 324 (6)

Living / Dining
17'2" x 12'8" (5240 x 3880mm)

Kitchen
9'0" x 7'1" (2750 x 2160mm)

Bedroom
11'5" x 10'6" (3560 x 3220mm)

Bathroom
7'2" x 6'8" (2200 x 2050mm)

TOTAL AREA
550 sq ft (51.1 sq m)

Winter Garden
12'5" x 5'4" (3790 x 1740mm)

Plot number (floor)
285 (2), 294 (3), 303 (4),
312 (5), 321 (6)

Living / Dining
14'5" x 10'2" (4400 x 3120mm)

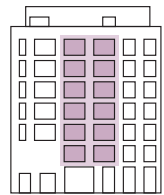
Kitchen
9'10" x 6'0" (3000 x 1850mm)

Bedroom
10'0" x 9'6" (3060 x 2920mm)

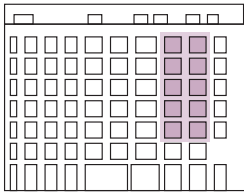
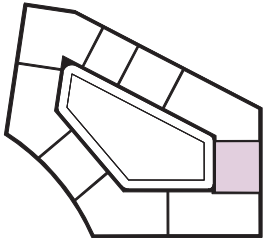
Shower Room
7'2" x 5'10" (2200 x 1800mm)

TOTAL AREA
432.7 sq ft (40.2 sq m)

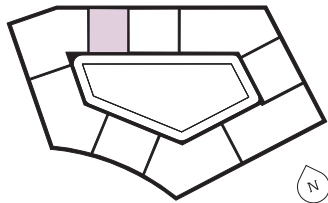
Winter Garden
8'9" x 5'0" (2670 x 1530mm)



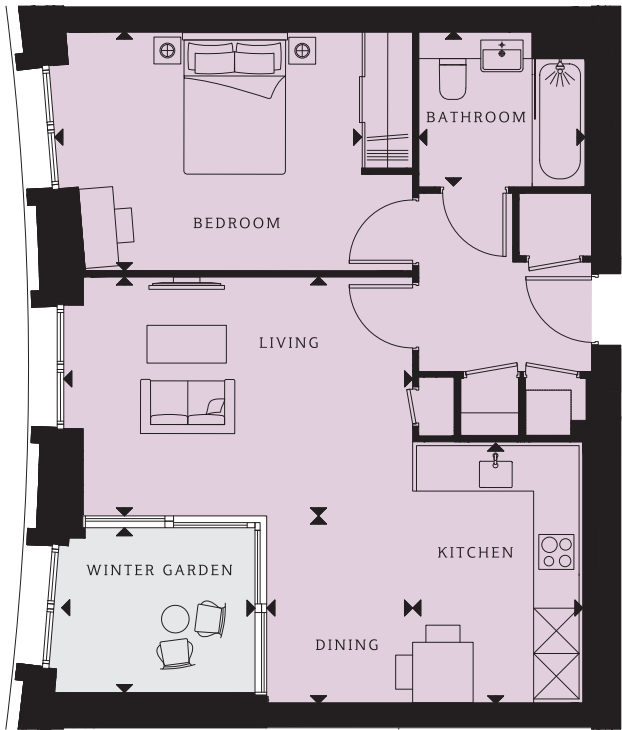
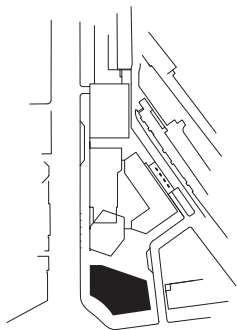
LIBRARY STREET



INTERNAL COURTYARD

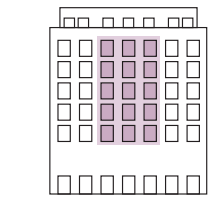
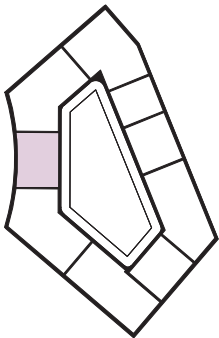


The Delphini 1 bedroom apartment



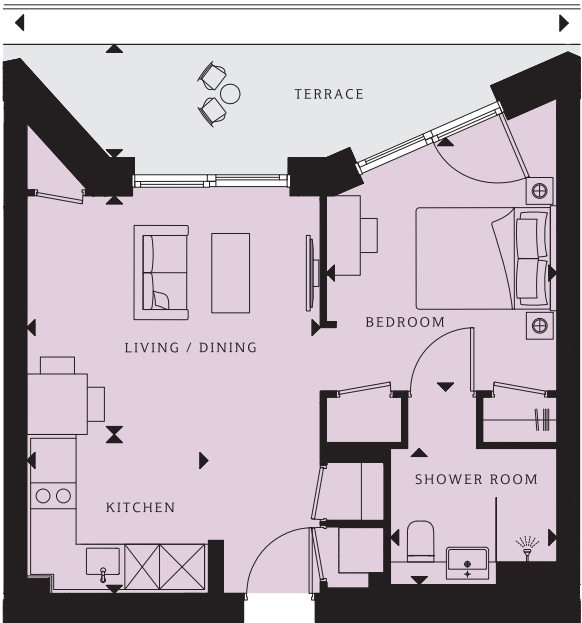
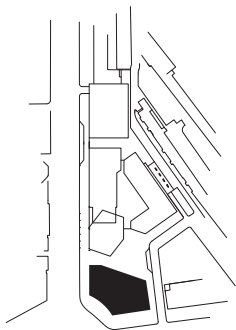
Plot number (floor)
291 (2), 300 (3), 309 (4),
318 (5), 327 (6)

Living / Dining
15'1" x 10'4" (4615 x 3160mm)
Kitchen
11'3" x 7'4" (3445 x 2245mm)
Bedroom
13'3" x 10'4" (4050 x 3170mm)
Bathroom
7'2" x 6'8" (2200 x 2050mm)
TOTAL AREA
583 sq ft (54.4 sq m)
Winter Garden
8'3" x 6'8" (2515 x 2040mm)



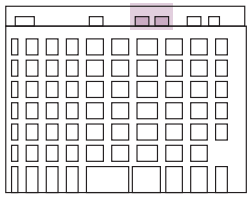
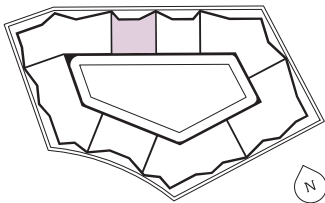
ST GEORGE'S CIRCUS

The Delphini 1 bedroom apartment



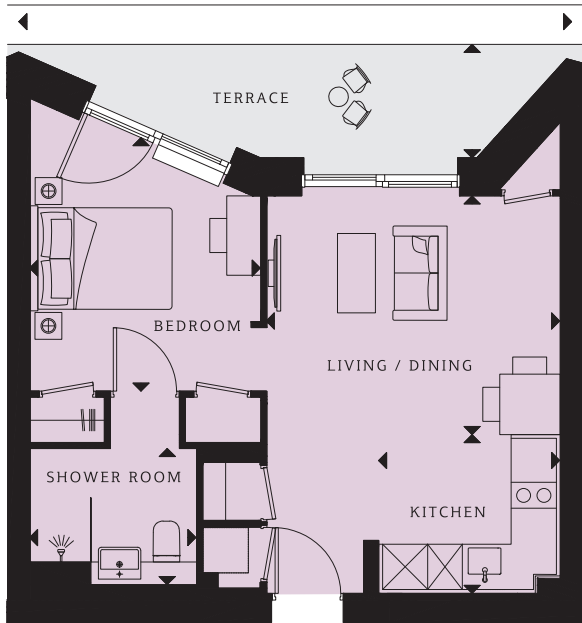
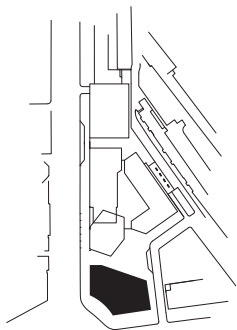
Plot number (floor)
330 (7)

Living / Dining
12'8" x 10'4" (3880 x 3160mm)
Kitchen
7'10" x 6'10" (2390 x 2100mm)
Bedroom
10'11" x 10'0" (3350 x 3050mm)
Shower Room
7'2" x 5'10" (2200 x 1800mm)
TOTAL AREA
424 sq ft (39.4 sq m)
Terrace
18'0" x 4'11" (5490 x 1500mm)



INTERNAL COURTYARD

The Delphini 1 bedroom apartment



Plot number (floor)
331 (7)

Living / Dining
12'8" x 10'4" (3875 x 3155mm)

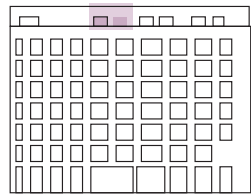
Kitchen
7'10" x 6'10" (2395 x 2100mm)

Bedroom
10'11" x 10'0" (3350 x 3050mm)

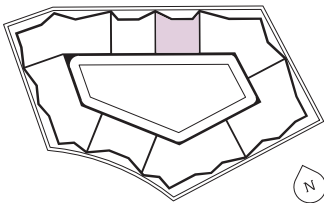
Shower Room
7'2" x 5'10" (2200 x 1800mm)

TOTAL AREA
424 sq ft (39.4 sq m)

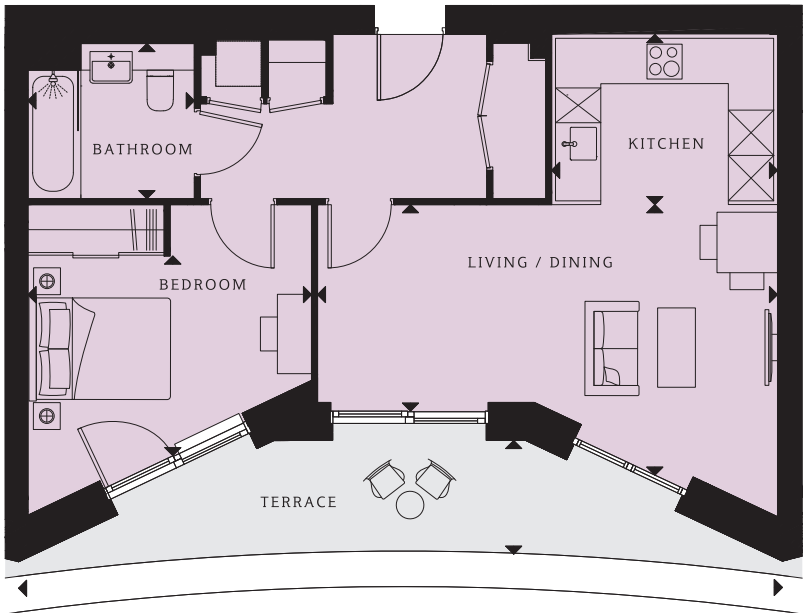
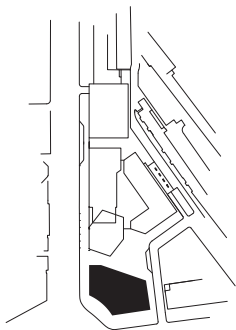
Terrace
18'0" x 4'11" (5490 x 1500mm)



INTERNAL COURTYARD



The Delphini 1 bedroom apartment



Plot number (floor)
335 (7)

Living / Dining
19'11" x 11'9" (6080 x 3595mm)

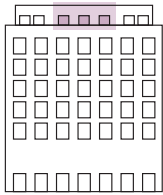
Kitchen
9'9" x 7'3" (2985 x 2230mm)

Bedroom
12'3" x 8'8" (3745 x 2645mm)

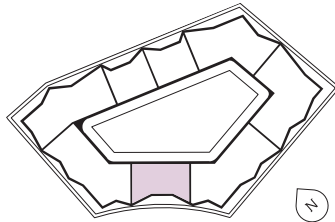
Bathroom
7'2" x 6'8" (2200 x 2050mm)

TOTAL AREA
573.7 sq ft (53.3 sq m)

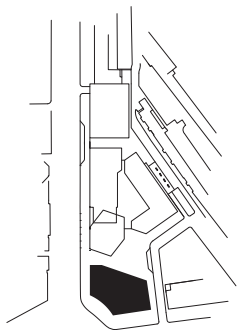
Terrace
33'6" x 4'11" (10225 x 1500mm)



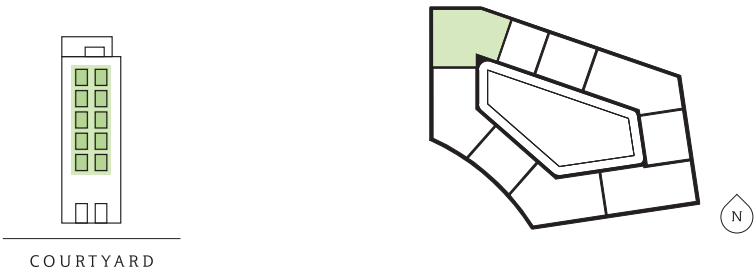
ST GEORGE'S CIRCUS



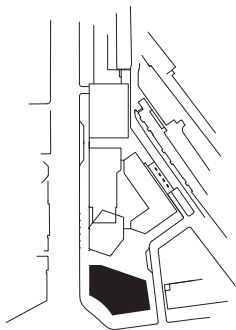
The Delphini 2 bedroom apartment



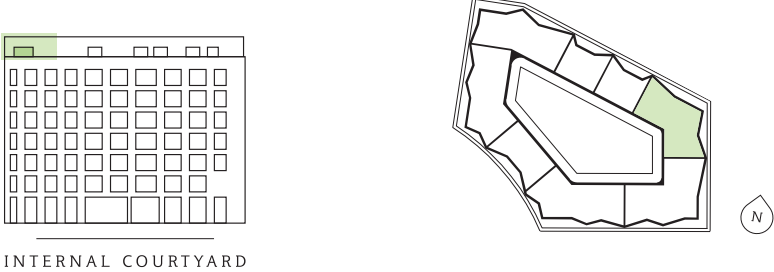
- Plot number (floor)**
 284 (2), 293 (3), 302 (4),
 311 (5), 320 (6)
- Living / Dining**
 22'0" x 14'7" (6710 x 4450mm)
- Kitchen**
 9'9" x 9'2" (2990 x 2790mm)
- Bedroom 1**
 11'6" x 10'6" (3510 x 3200mm)
- Bedroom 2**
 15'11" x 10'0" (4850 x 3050mm)
- Bathroom**
 10'0" x 7'8" (3050 x 2350mm)
- Wetroom**
 6'7" x 6'4" (2020 x 1940mm)
- TOTAL AREA**
 991.3 sq ft (92.1 sq m)
- Winter Garden**
 11'5" x 7'9" (3500 x 2380mm)



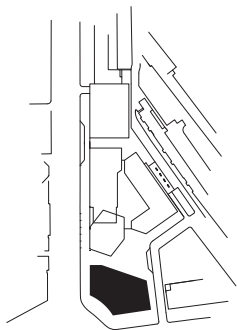
The Delphini 2 bedroom apartment



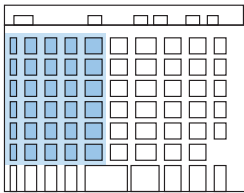
- Plot number (floor)**
 332 (7)
- Living / Dining**
 15'8" x 14'10" (4800 x 4540mm)
- Kitchen**
 10'10" x 7'4" (3305 x 2245mm)
- Bedroom 1**
 12'11" x 9'3" (3945 x 2830mm)
- Bedroom 2**
 11'6" x 10'3" (3505 x 3125mm)
- Bathroom**
 7'2" x 6'8" (2200 x 2050mm)
- En Suite**
 7'2" x 5'1" (2200 x 1550mm)
- TOTAL AREA**
 838.5 sq ft (77.9 sq m)
- Terrace**
 33'4" x 4'11" (10175 x 1500mm)



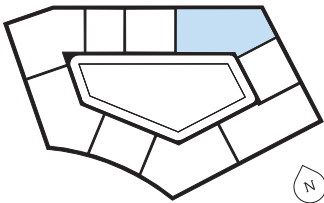
The Delphini 3 bedroom apartment



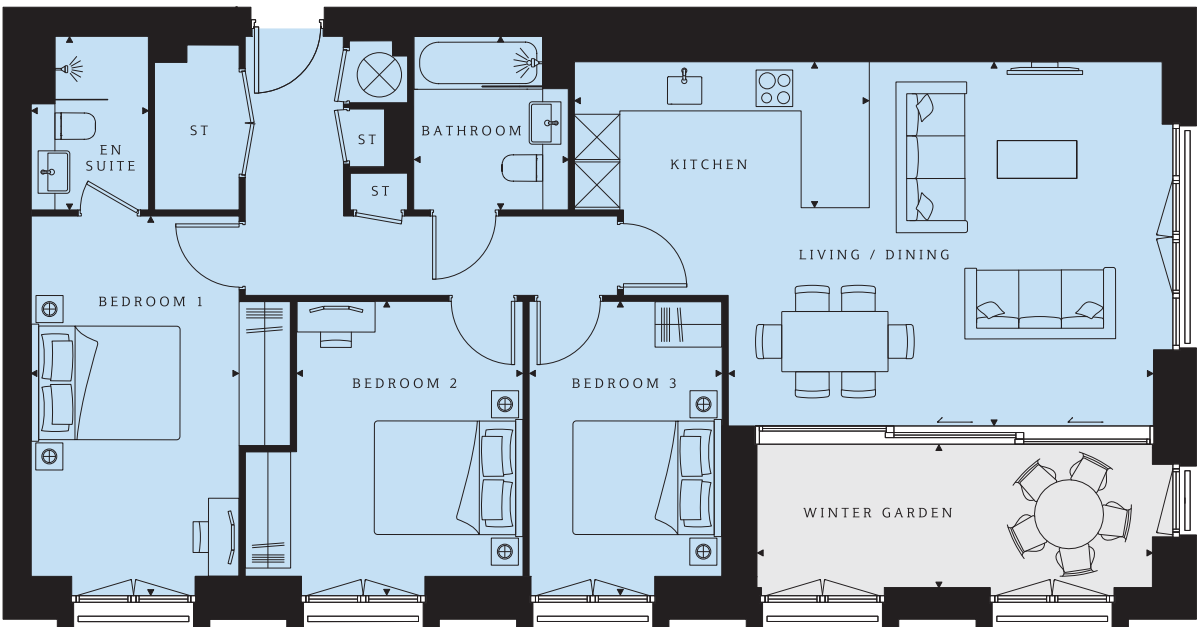
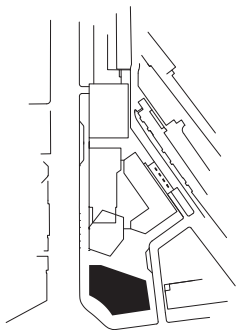
- Plot number (floor)**
 282 (1), 287 (2), 296 (3),
 305 (4), 314 (5), 323 (6)
- Living / Dining**
 24'3" x 13'2" (7395 x 4020mm)
- Kitchen**
 11'3" x 7'7" (3450 x 2315mm)
- Bedroom 1**
 16'5" x 9'0" (5010 x 2750mm)
- Bedroom 2**
 12'8" x 11'1" (3875 x 3400mm)
- Bedroom 3**
 12'8" x 8'8" (3875 x 2650mm)
- Bathroom**
 7'2" x 6'8" (2200 x 2050mm)
- En Suite**
 7'6" x 5'1" (2305 x 1550mm)
- TOTAL AREA**
 1019 sq ft (94.7 sq m)
- Winter Garden**
 17'1" x 6'3" (5230 x 1920mm)



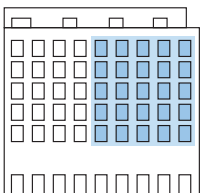
INTERNAL COURTYARD



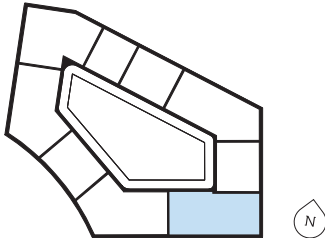
The Delphini 3 bedroom apartment



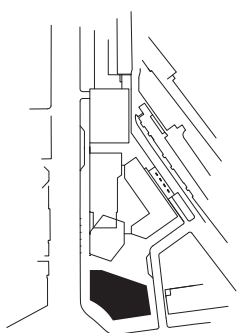
- Plot number (floor)**
 289 (2), 298 (3), 307 (4),
 316 (5), 325 (6)
- Living / Dining**
 18'5" x 15'9" (5630 x 4820mm)
- Kitchen**
 12'9" x 6'5" (3900 x 1960mm)
- Bedroom 1**
 16'5" x 9'0" (5015 x 2750mm)
- Bedroom 2**
 12'9" x 9'10" (3895 x 3000mm)
- Bedroom 3**
 12'9" x 8'4" (3890 x 2550mm)
- Bathroom**
 7'6" x 6'8" (2295 x 2050mm)
- En Suite**
 8'4" x 7'6" (2545 x 2300mm)
- TOTAL AREA**
 1018 sq ft (94.6 sq m)
- Winter Garden**
 17'1" x 6'7" (5220 x 2010mm)



BOROUGH ROAD



The Delphini
3 bedroom
apartment



Plot number (floor)
290 (2), 299 (3), 308 (4),
317 (5), 326 (6)

Living / Dining
16'5" x 15'11" (5025 x 4860mm)

Kitchen
12'3" x 8'4" (3750 x 2550mm)

Bedroom 1
10'11" x 10'0" (3345 x 3070mm)

Bedroom 2
12'8" x 10'10" (3875 x 3320mm)

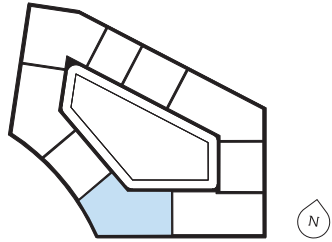
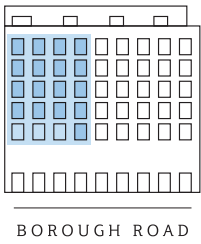
Bedroom 3
12'8" x 8'4" (3870 x 2550mm)

Bathroom
7'2" x 6'8" (2200 x 2050mm)

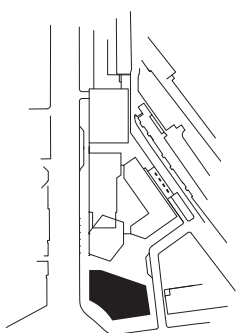
En Suite
8'11" x 7'2" (2740 x 2200mm)

TOTAL AREA
1032 sq ft (95.9 sq m)

Winter Garden
9'11" x 9'8" (3030 x 2970mm)



The Delphini
3 bedroom
apartment



Plot number (floor)
292 (2), 301 (3), 310 (4),
319 (5), 328 (6)

Living / Dining
15'11" x 15'9" (4870 x 4800mm)

Kitchen
12'1" x 8'10" (3705 x 2700mm)

Bedroom 1
16'9" x 9'0" (5115 x 2750mm)

Bedroom 2
12'8" x 10'11" (3870 x 3350mm)

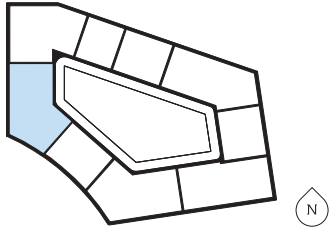
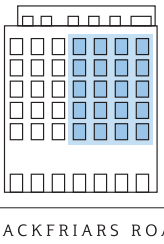
Bedroom 3
12'8" x 7'2" (3870 x 2200mm)

Bathroom
7'2" x 6'8" (2200 x 2045mm)

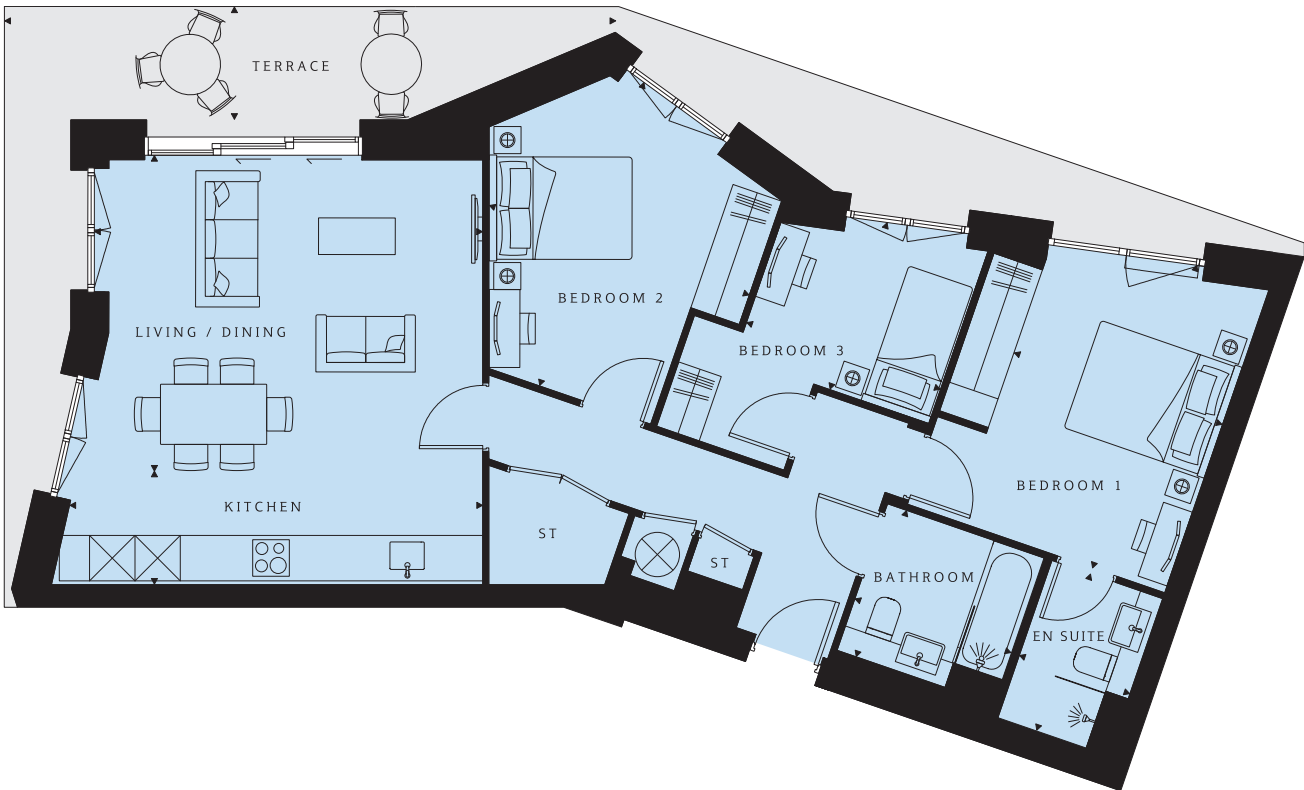
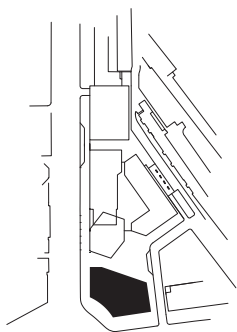
En Suite
8'11" x 7'2" (2740 x 2200mm)

TOTAL AREA
1002.1 sq ft (93.1 sq m)

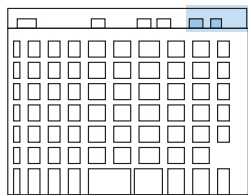
Winter Garden
10'3" x 9'10" (3145 x 3020mm)



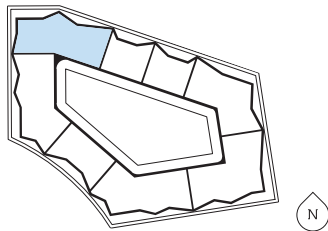
The Delphini
3 bedroom
apartment



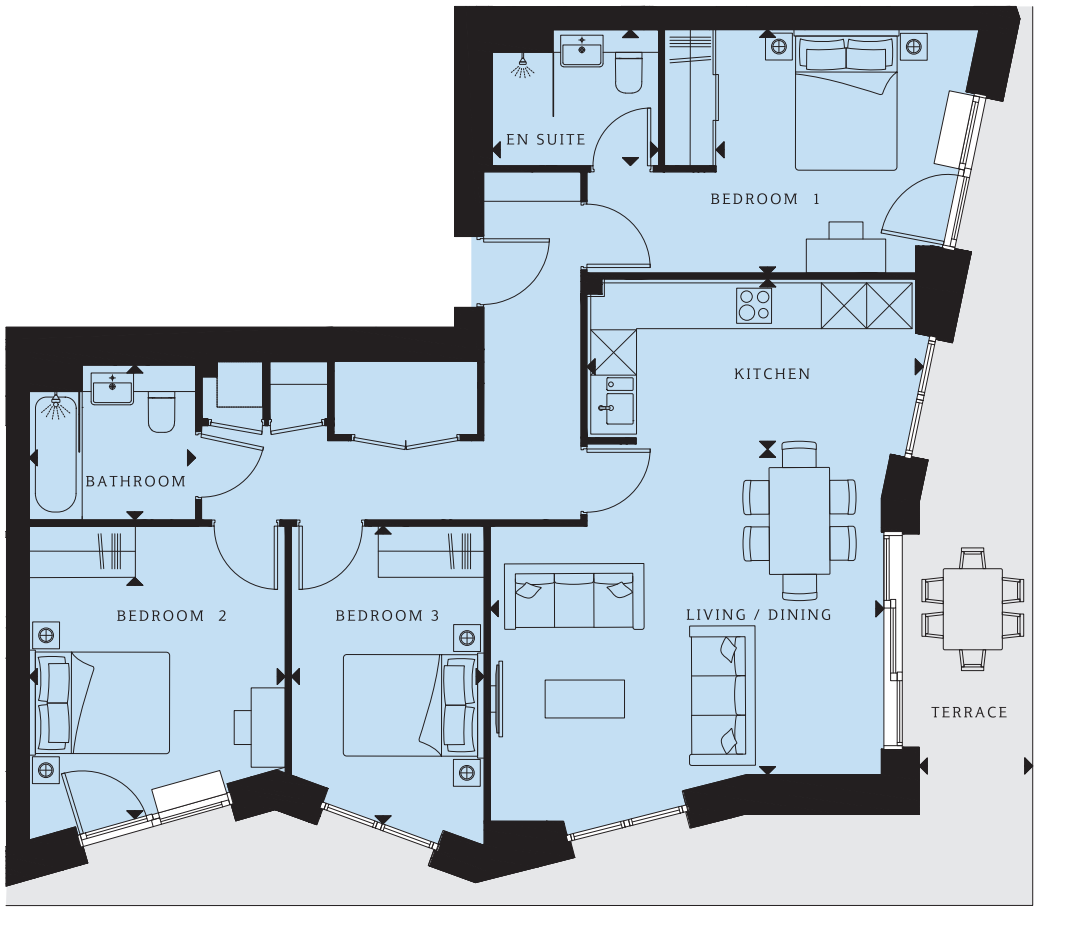
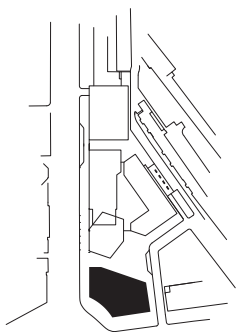
- Plot number (floor)**
329 (7)
- Living / Dining**
16'10" x 13'8" (5135 x 4175mm)
- Kitchen**
17'11" x 4'10" (5465 x 1495mm)
- Bedroom 1**
13'7" x 9'6" (4150 x 2915mm)
- Bedroom 2**
13'11" x 11'11" (4245 x 3640mm)
- Bedroom 3**
8'10" x 7'7" (2715 x 2335mm)
- Bathroom**
7'2" x 6'8" (2200 x 2050mm)
- En Suite**
7'2" x 5'1" (2200 x 1550mm)
- TOTAL AREA**
947 sq ft (88.0 sq m)
- Terrace**
26'7" x 4'11" (8110 x 1500mm)



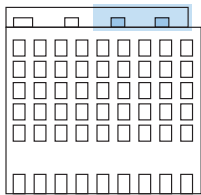
INTERNAL COURTYARD



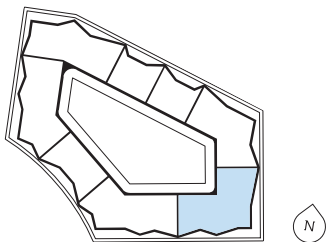
The Delphini
3 bedroom
apartment



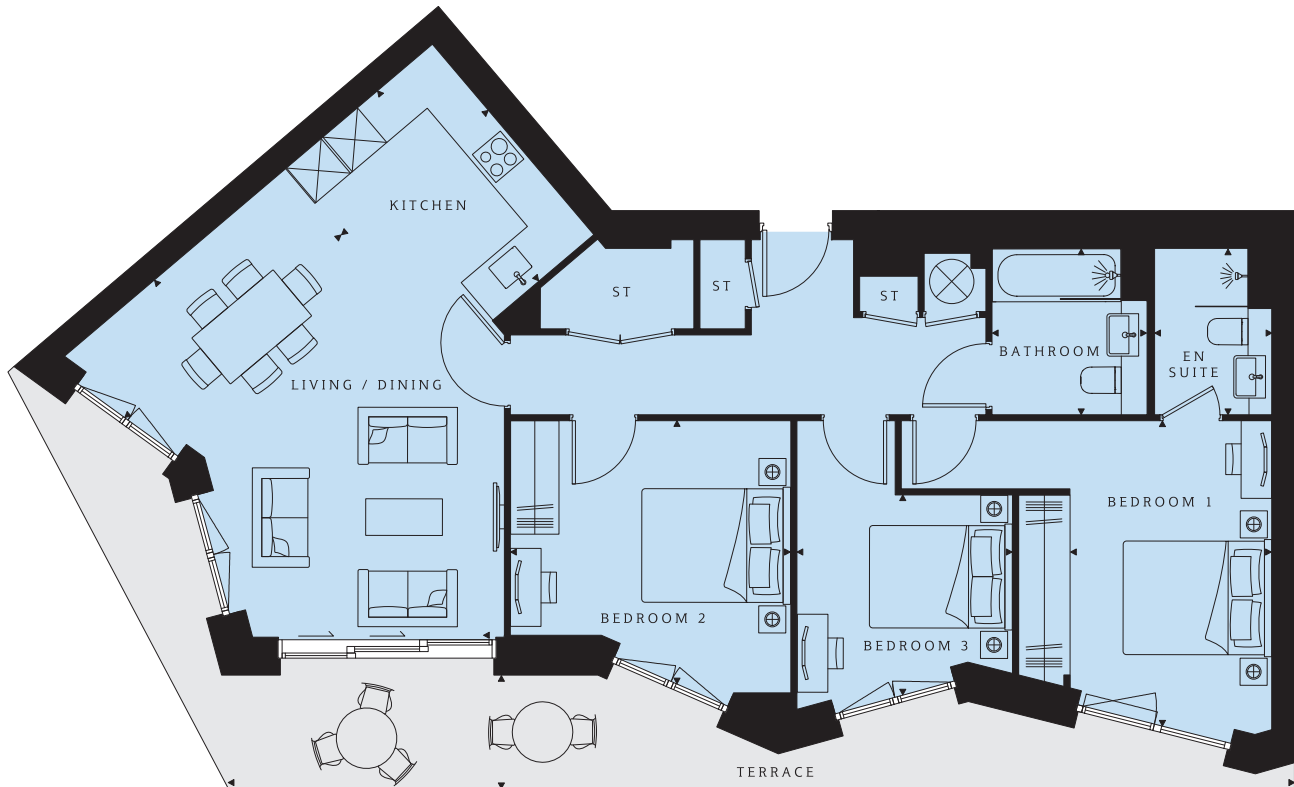
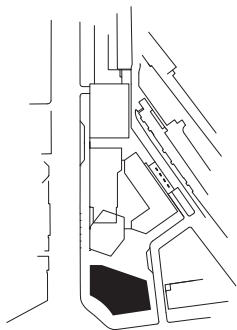
- Plot number (floor)**
333 (7)
- Living / Dining**
17'1" x 14'1" (5205 x 4305mm)
- Kitchen**
14'7" x 7'4" (4450 x 2250mm)
- Bedroom 1**
10'8" x 10'6" (3260 x 3220mm)
- Bedroom 2**
11'1" x 10'5" (3385 x 3190mm)
- Bedroom 3**
12'11" x 8'3" (3935 x 2530mm)
- Bathroom**
7'2" x 6'8" (2200 x 2050mm)
- En Suite**
7'2" x 5'10" (2200 x 1800mm)
- TOTAL AREA**
1010.7 sq ft (93.9 sq m)
- Terrace**
38'6" x 4'11" (11735 x 1500mm)



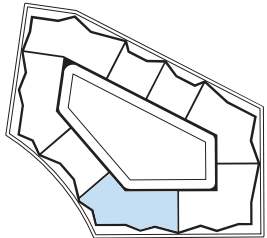
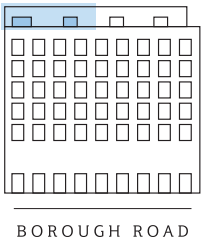
BOROUGH ROAD



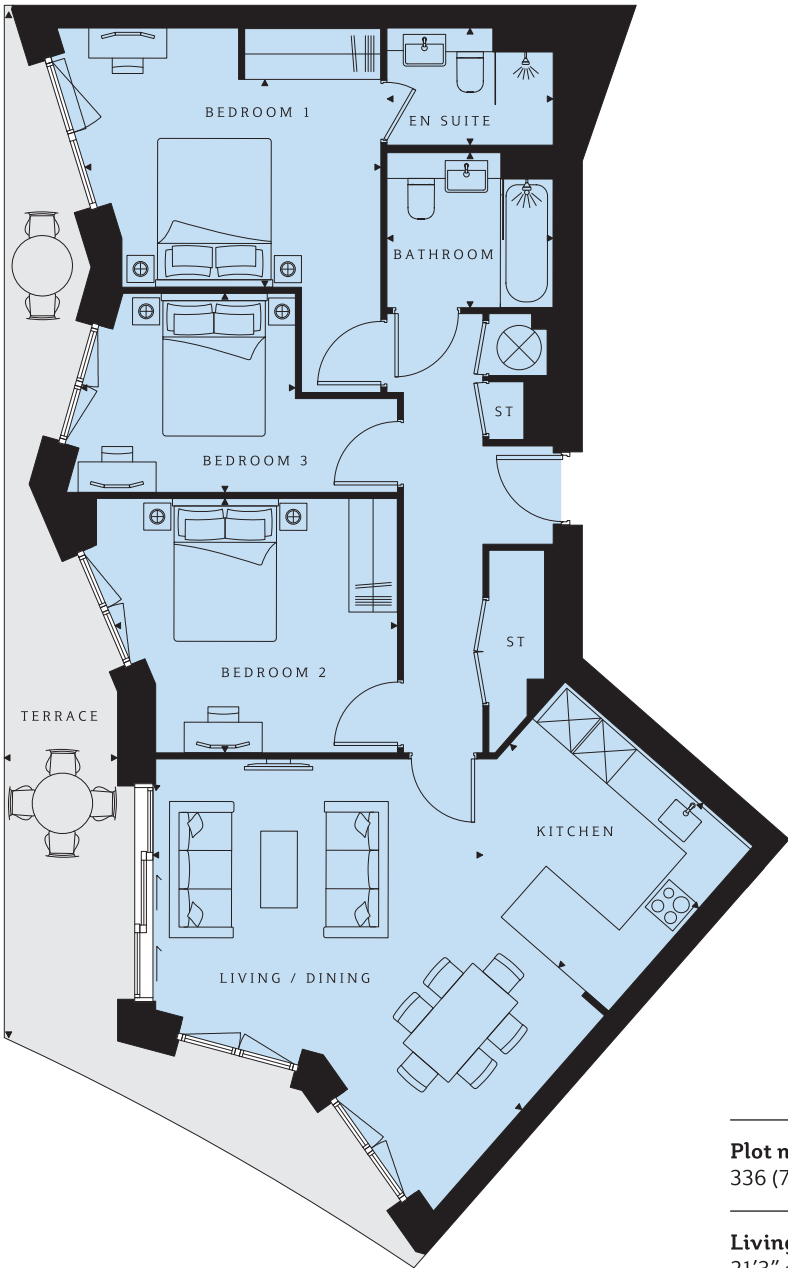
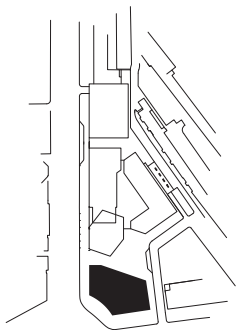
The Delphini 3 bedroom apartment



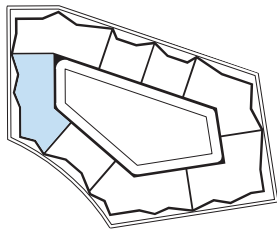
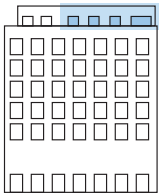
- Plot number (floor)
334 (7)
- Living / Dining**
21'7" x 12'3" (6600 x 3750mm)
- Kitchen**
10'9" x 6'0" (3295 x 1840mm)
- Bedroom 1**
12'11" x 8'9" (3955 x 2670mm)
- Bedroom 2**
12'2" x 11'4" (3710 x 3470mm)
- Bedroom 3**
9'4" x 8'8" (2845 x 2645mm)
- Bathroom**
7'2" x 6'8" (2200 x 2050mm)
- En Suite**
7'2" x 5'1" (2200 x 1550mm)
- TOTAL AREA**
967 sq ft (89.8 sq m)
- Terrace**
45'6" x 4'10" (13885 x 1495mm)

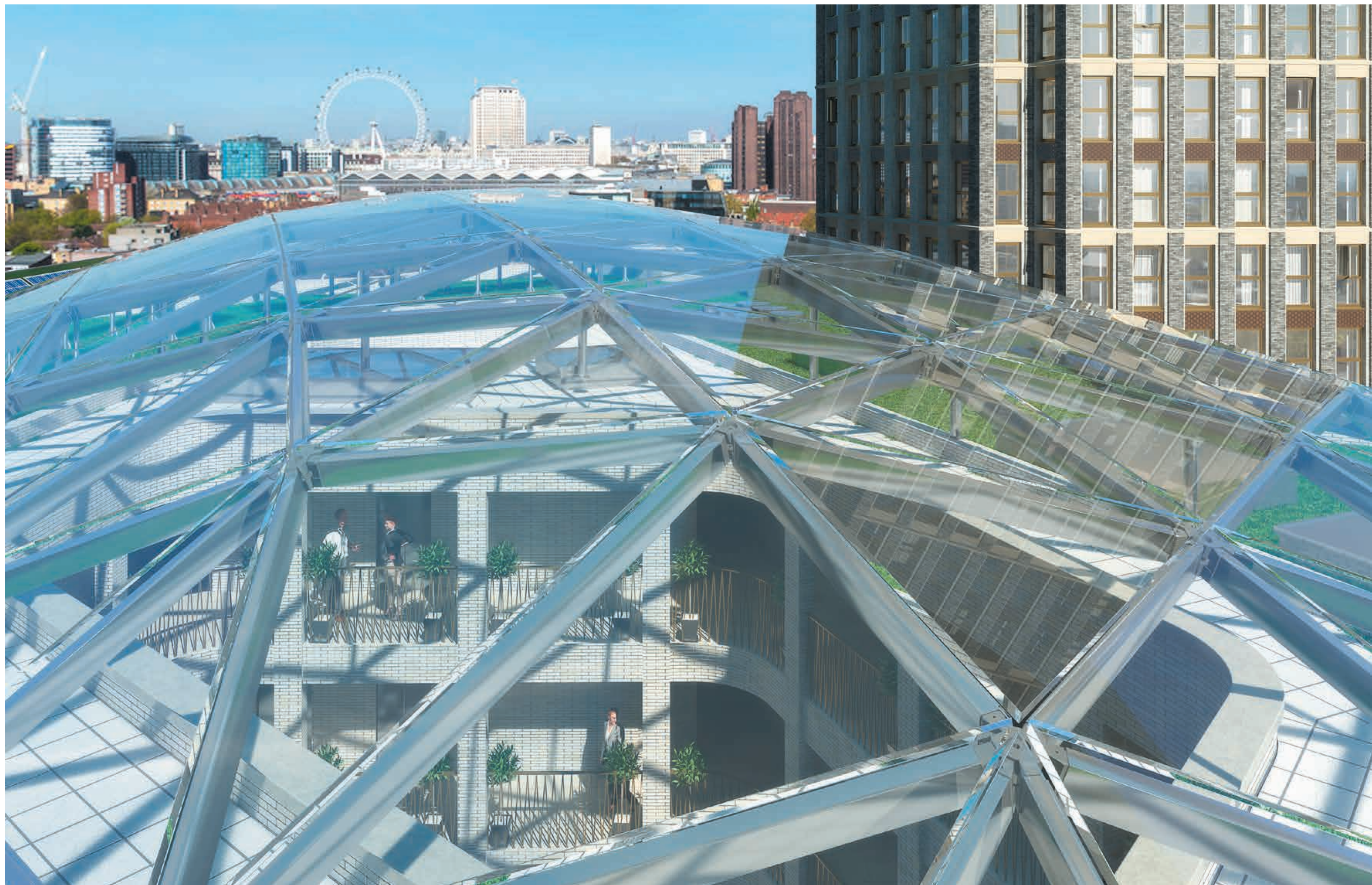


The Delphini 3 bedroom apartment



- Plot number (floor)
336 (7)
- Living / Dining**
21'3" x 14'3" (6490 x 4360mm)
- Kitchen**
10'9" x 9'0" (3300 x 2750mm)
- Bedroom 1**
13'4" x 8'9" (4075 x 2670mm)
- Bedroom 2**
12'2" x 11'4" (3710 x 3475mm)
- Bedroom 3**
9'3" x 8'7" (2830 x 2630mm)
- Bathroom**
7'2" x 6'8" (2200 x 2050mm)
- En Suite**
7'2" x 5'1" (2200 x 1550mm)
- TOTAL AREA**
967 sq ft (89.8 sq m)
- Terrace**
44'3" x 4'11" (13505 x 1500mm)





Specification

General

- Full-height windows
- Dark wood-grained internal doors with chrome ironmongery
- Fitted wardrobes in master bedroom
- AEG washer/dryer located in hallway cupboard

Flooring

- Modern contemporary porcelain floor tiles to entrance hall, living and dining area and kitchen
- Carpet in bedrooms
- Large porcelain floor and wall tiles in the bathroom and en suite

Heating

- Underfloor heating throughout
- Comfort cooling to living room and master bedroom
- Whole home ventilation system

Electrical & lighting

- Downlighters throughout
- Cat 5 wiring (TBC)
- BT; TV/Sky+/FM in living area and master bedroom
- Downlighters on dimmer switches in kitchen, living/dining area and master bedroom

Kitchens

- Individually designed Nolte handleless kitchens with soft-close hinges and drawers
- Silestone worktop and upstand
- LED strip lighting under peninsula
- Under-mounted stainless steel sink
- Grohe brassware
- AEG stainless steel oven, induction hob and microwave
- AEG fully integrated hood*, dishwasher, fridge/freezer

Bathrooms

- Duravit sanitary ware
- Silestone worktop and upstand
- Semi-recessed basin with single lever mixer
- Grohe brassware
- Grohe ceiling rain shower and hand-held shower
- Heated towel rail
- Tile-fronted vanity unit
- Mirror door cabinet above basin with integral lighting

External

- Private outside space, tiled winter garden, terrace or balcony
- Eco-decking to balconies

*Dependent on layout



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, allowing you total peace of mind when you buy a new Barratt London home.

*First two years covered by Builder Warranty & NHBC Guarantee or similar. Years three-ten covered by NHBC insurance or similar. Full exclusions and limitations can be found on the NHBC website. Available on virtually all of our developments. Your statutory rights are unaffected.



Lombard Wharf SW11



Aldgate Place E1



Camden Courtyards NW1



Nine Elms Point SW8



Enderby Wharf SE10

The Consumer Code

The Consumer Code for Home Builders (“the Code”), which came into effect in April 2010, applies to all home builders registered with the UK’s main new Home Warranty Bodies: NHBC, Premier Guarantee and LABC Warranty.

The Code gives protection and rights to purchasers of new homes. It requires all new home buyers to be treated fairly and ensure they are fully informed about their purchase before and after they sign the contract.

The aim of the Code is for all new home buyers to:

- be treated fairly
- know what levels of service to expect
- be given reliable information about their purchase and their consumer rights before and after they move in
- know how to access speedy, low-cost dispute resolution arrangements to deal with complaints about breaches of the Code.

The Code reinforces best practice among home builders to encourage a consistently high level of information and customer service. It builds on successful efforts already made by the industry to improve consumer satisfaction in recent years.

The Code covers every stage of the home-buying purchase – pre-contract, exchange of contract and during occupation.

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

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