



# STERLING PLACE

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NEW MALDEN, SURREY

YOUR HOME  
IN SOUTH-WEST  
LONDON

Brookside Apartments



BARRATT  
LONDON

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Sterling Place gardens

# Where south-west London comes to life

**Sterling Place is a brand-new collection of homes in New Malden, nestled amongst some of south-west London's brightest and most bustling boroughs.**

With Wimbledon and its famous All England Lawn Tennis Club nearby, residents have access to local high streets, world-class dining destinations and outdoor activities for all.

Excellent transport links mean Kingston, Richmond, and the Surrey Hills are within easy reach, while residents are just a 24-minute ride away from everything central London has to offer.



All England Lawn Tennis Club



Bradbury Wilkinson &amp; Co factory, New Malden

**Sterling Place is steeped in local history, on the grounds of what was once one of Britain's most prosperous commercial hubs.**

As the name 'Sterling' suggests, the development used to be the home of former globally renowned printers of banknotes, Bradbury Wilkinson & Co.

Founded in 1856, Bradbury Wilkinson & Co chose New Malden for their relocation in 1917. This move followed the addition of excellent transport links in the 1900s, which started the transformation of this area from an

agricultural to booming business destination. Henry Bradbury began engraving the printing plates for banknotes, bonds and postage stamps, and his company became the printers of choice for clients all over the world. This included money for Singapore and Argentina as well as British currency,



examples of which are on display at the British Museum. The area has continued to evolve as workers have relocated here for easy access to the City, balanced with more than enough

local charm to brighten any weekend. Nowhere is this more evident than in nearby Wimbledon Village, where traditional Victorian-era shop fronts mix with modern cafés and unique boutiques. Wimbledon Books is one of the best independent book shops in London and is a quintessentially British experience, while nearby Traders Antiques has been in business for over 35 years.

The much-loved New Wimbledon Theatre, which opened in 1910, has added to the sense of a vibrant community. Since opening, the theatre has hosted the Russian State Ballet and touring productions of West End shows. Sterling Place residents will also reside close to royalty, with Hampton Court Palace just a short drive away.

# Welcome to the neighbourhood



Hampton Court Palace



Kingston upon Thames



Wimbledon Village

**I sell a wide range of items from ancient to modern and often open by appointment. We offer cups of tea and conversation to the many locals who drop in regularly.**

**Elizabeth Aran, owner,  
Traders Antiques**

## BUILDING A RICH HERITAGE

*Bradbury Wilkinson & Co were on the money, leaving a legacy in the area.*

### ACROSS THE GLOBE

From the Isle of Man to the Imperial Bank of Persia, the British printing company produced sets of bank notes for countries and clients all over the world.



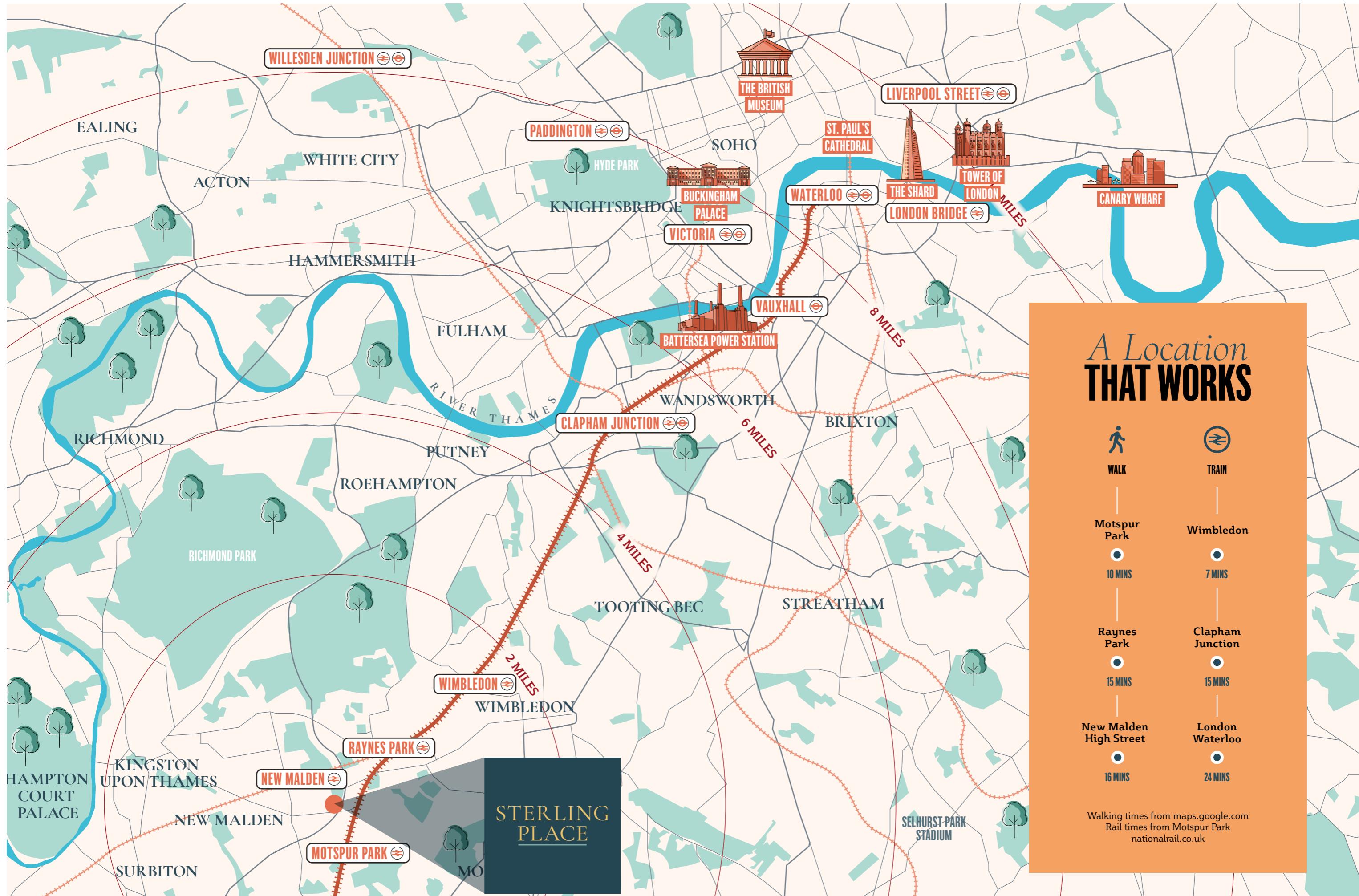
### A WINDOW OF OPPORTUNITY

In the 1950s, they introduced a new security feature for banknotes called the "window thread." This revolutionary anti-counterfeit measure is still used today.



### THE STAMP OF HISTORY

Highly respected for their printing expertise, they also produced postage stamps for many countries, including Malaysia, Sri Lanka and Nigeria.



## A Location **THAT WORKS**

WALK	TRAIN
Motspur Park	Wimbledon
10 MINS	7 MINS
Raynes Park	Clapham Junction
15 MINS	15 MINS
New Malden High Street	London Waterloo
16 MINS	24 MINS

Walking times from maps.google.com  
Rail times from Motspur Park  
nationalrail.co.uk

# Local charm, global cuisine

Sterling Place's local neighbourhood offers a world of gourmet delights moments away from the development.

At The Fox & Grapes hotel and restaurant, located in the heart of Wimbledon, you'll find British dining at its best. Former Michelin-starred chef Paul Merritt is known for his exceptional roasts and modern small plates. The extensive wine selection is locally renowned and offers perfect food pairings.

Quiet romantic dinners can be found on every corner. Handmade fresh pasta is the focus of the authentic yet modern Italian menu at Cent Anni, or indulge at the The Ivy Cafe or Maison St Cassien.

In South Wimbledon, Takahashi restaurant fuses traditional Japanese dishes with Mediterranean diet principles, served 'Omakase'-style. It's hailed as one of the best local restaurants in south-west London.

Light delights are plentiful at the recently opened Three Apes coffee shop and family-friendly Da Mimmo nearby. The neighbourhood offers lots of bright, airy cafés perfect for your morning coffee, weekend brunch, or as peaceful places to work.

**Customers come to ours for the coffee, the atmosphere and the people. We're a sibling-owned coffee shop who do the simple things well.**  
James O'Riordan, co-owner

New Malden itself is famous for a vibrant Korean community. This cultural influence seeps into the neighbourhood's culinary

scene and makes it an incredible place for genuine Korean food. Try Korean BBQ cooked by Chef Cho at Jin Go Gae, or sip on Soju, a traditional Korean beverage, at one of the many local Korean bars.

For home chefs, the area is a paradise. Pop into any deli in Wimbledon Village and you'll find warm, friendly proprietors ready to share their expertise and offer up their best recipes. One place of note is Ecklee Grill in Raynes Park, an Iranian deli, selling an intoxicating array of ingredients like dried limes, sumac and saffron that are sure to enhance your home feast.



Wimbledon Village



Wimbledon Village



## BEEF BULGOGI

**Chick and Beers, Raynes Park**  
Try grab 'n' go Korean food with a bottle of international beer

## SUNDAY ROAST

**The Wych Elm, Kingston**  
English classics with all the trimmings, plus a beautiful, lush pub garden

## MATCHA SUNDAE

**Cafe Mori, Wimbledon**  
A modern Japanese dessert cafe with crepes and iced lattes aplenty



# TEE OFF TIME



Grab your irons and swing into...

## Wimbledon Park Golf Club

In the heart of the park sits a scenic 9-hole course set around the lake. There's also a welcoming clubhouse for a post-game beverage.

## Royal Wimbledon Golf Club

Around since the 1800s, the prestigious 18-hole course is regarded as one of the best in the country, designed by golf architect Harry S Colt.

## Coombe Hill Golf Club

A prestigious and historic venue where The Right Honourable Winston Churchill, former British Prime Minister, was an early member.

## St George's Hill Golf Club

A top 100 Harry Colt golf course located in the Heathland of Surrey.



Whether you already work out regularly or are seeking a healthier you, there's plenty of choice with amateur clubs, competitive sport, outdoor exercise facilities and gym classes for all.

## Gyms and classes

Hit your local gym at David Lloyd, a premier fitness club just a short walk from Sterling Place. As well as a spacious fitness zone and swimming pools, its new spa retreat is perfect for that post-workout wind down.

Get ready to sweat with an F45 Wimbledon session. Backed by David Beckham, the fitness studio offers intense cardio classes to really get the heart pumping.

Or you can slow things down with gentle candlelit yoga at Samsara Mind & Body, where owner Carolyn Chiappe has created a space focused on members' wellbeing.

Another way to get involved with this active community is to join one of the many clubs in the area.

Raising the next Serena Williams or Roger Federer?

Wannabe Wimbledon tennis champs can join in at the Park Tennis Academy.

Reach new heights and join the urban climbing crew at The Font. This world-class bouldering and climbing studio welcomes climbers of all abilities.

To truly absorb the green surroundings, get outdoors for a brisk stroll on Wimbledon Common, go boating on Wimbledon Park Lake or escape further afield – Surrey Hills is only a short distance away, and this trail runner's paradise also

has some of the best cycling routes in the area, including the famous Box Hill.

**We are Wimbledon's only independent family-run gym offering over 50 classes a week including HiiT, Spin, Yoga and Metcon.**

Hash Alsaidi, Owner, Fitness Space



# A fit and healthy lifestyle



Box Hill, Surrey



F45 Gym

# SPACE TO UNWIND



Richmond Park

WHILE WELL-CONNECTED TO EVERYTHING CENTRAL LONDON HAS TO OFFER, STERLING PLACE IS BORDERED BY AN ABUNDANCE OF LEAFY PARKS AND OPEN SPACES

Within easy reach is Richmond Park, famously home to hundreds of free-roaming deer and stags. Sunday mornings spent wandering across the hilly terrain should be rewarded with a roast dinner at one of the many classic British gastropubs at the park gates. With its open fires and bright dining room, The Marlborough is an ideal spot.

Budding photographers can also enjoy the grass and woodland of nearby Bushy Park, a haven for deer and other wildlife that draws visitors from far and wide.

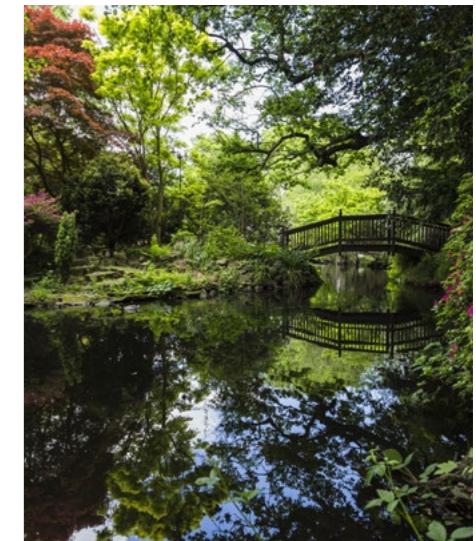
To really get away from it all, head to the recently restored Victorian

“  
We want to protect the green space while also striking a healthy balance between the needs of the many different users of the park

Friends of Wimbledon Park,  
voluntary organisation

pleasure gardens, now known as South Park Gardens. The park has been a community space since 1901, and boasts immaculate lawns and landscaping, making it a tranquil place for a wander, tucked behind Wimbledon Village.

The Surrey Hills are just over a 30-minute drive away, which is a designated Area of Outstanding Natural Beauty (AONB) where you can find country walks, quaint village pubs and an abundance of wildlife.



#### Take the Tamsin trail

The ‘tour de Richmond Park’ is the 7-mile perimeter route, suitable for road and mountain biking.

#### Go cycling on the Common

With trails that include gravel paths and dense woodland, the route is just over 4 miles long and takes you past Queensmere pond, created for the Diamond Jubilee of Queen Victoria.

#### Follow Olympians

The 2012 London Olympic road cycling race was staged around the teleogenic Surrey Hills, with riders tackling the switchbacks of the iconic Box Hill nine times in the process.

Saddle up



## LOCAL LEARNING



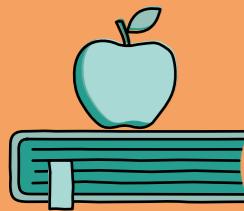
### TOP TEN

Merton is in the top 10 in London for proportion of Ofsted rated 'Outstanding' schools<sup>1</sup>



### 1,500 APPLICANTS

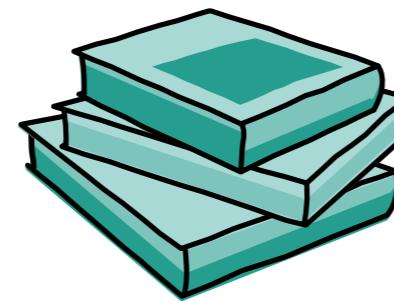
Tiffin Girls School ranked 4th best Grammar School based on 2023 GCSE results.



### MORE THAN 85 SCHOOLS

Merton is home to over 85 schools<sup>2</sup>

# All about EDUCATION



**South-west London is considered one of the most sought-after areas for parents and parents-to-be.**

There are a wealth of learning opportunities for every age, with Sterling Place falling into the catchment area of some brilliant schools.

### NURSERIES AND PRE-SCHOOLS

#### Apples and Honey, Wimbledon

Children are captivated by meaningful activities with excellent large green open spaces for play in a secure garden setting.

#### Building Blocks Nursery, Wimbledon

A supportive childcare environment with a highly effective settling-in procedure, where staff carry out home visits to get to know family and child prior to starting.



#### Burlington Infant and Nursery school, New Malden

Inspiration, resilience and excellence are the principles which Burlington prides itself on. The nursery focuses on fostering creativity and learning through play.

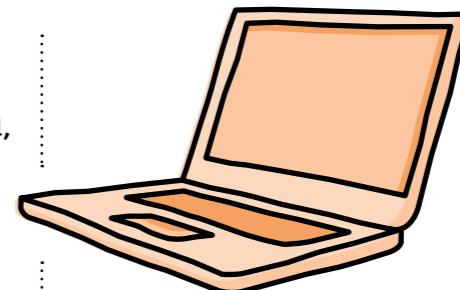


### PRIMARY SCHOOLS

#### Bishop Gilpin CofE Primary School, Raynes Park

##### Ofsted rated 'Outstanding'

Pupils reach very high standards, leaving school with results that are typically at least a year or more ahead of the national average.



#### Coombe Hill Junior School, New Malden

##### Ofsted rated 'Outstanding'

The school believes in encouraging and celebrating the success of all pupils.

#### Wimbledon Chase Primary School

##### Ofsted rated 'Outstanding'

The opportunity to discover personal talent, inspiration in the form of outside experts and celebration of achievement, is what this school is all about.

### SECONDARY SCHOOLS

#### Wimbledon High School, independent girls' school

Facilities include a swimming pool and on-site sports centre, a theatre and state-of-the art science labs, with many students going on to study at top UK universities.

#### King's College School, independent boys' school

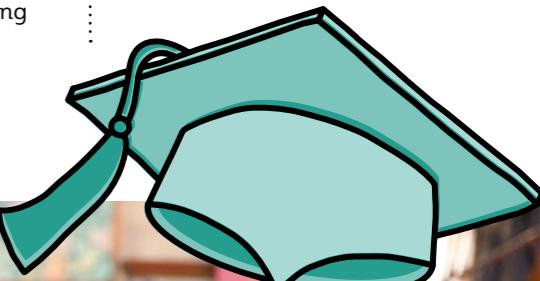
Offering an inclusive and friendly environment – recently awarded 'Excellent' – the top grade by inspectors.

#### Tiffin School, Kingston

##### Ofsted rated 'Good'

A popular school with a history of providing a top-class education. The school and sixth form is renowned for academic success – over 90 per cent of A-level students achieve grades A\*-B.

**Kingston Grammar School**  
A leading independent co-educational day school with a strong focus on theatre, music and art.



### NEARBY UNIVERSITIES

#### King's College London

#### Goldsmiths, University of London

#### Ravensbourne University

#### University College London (UCL)

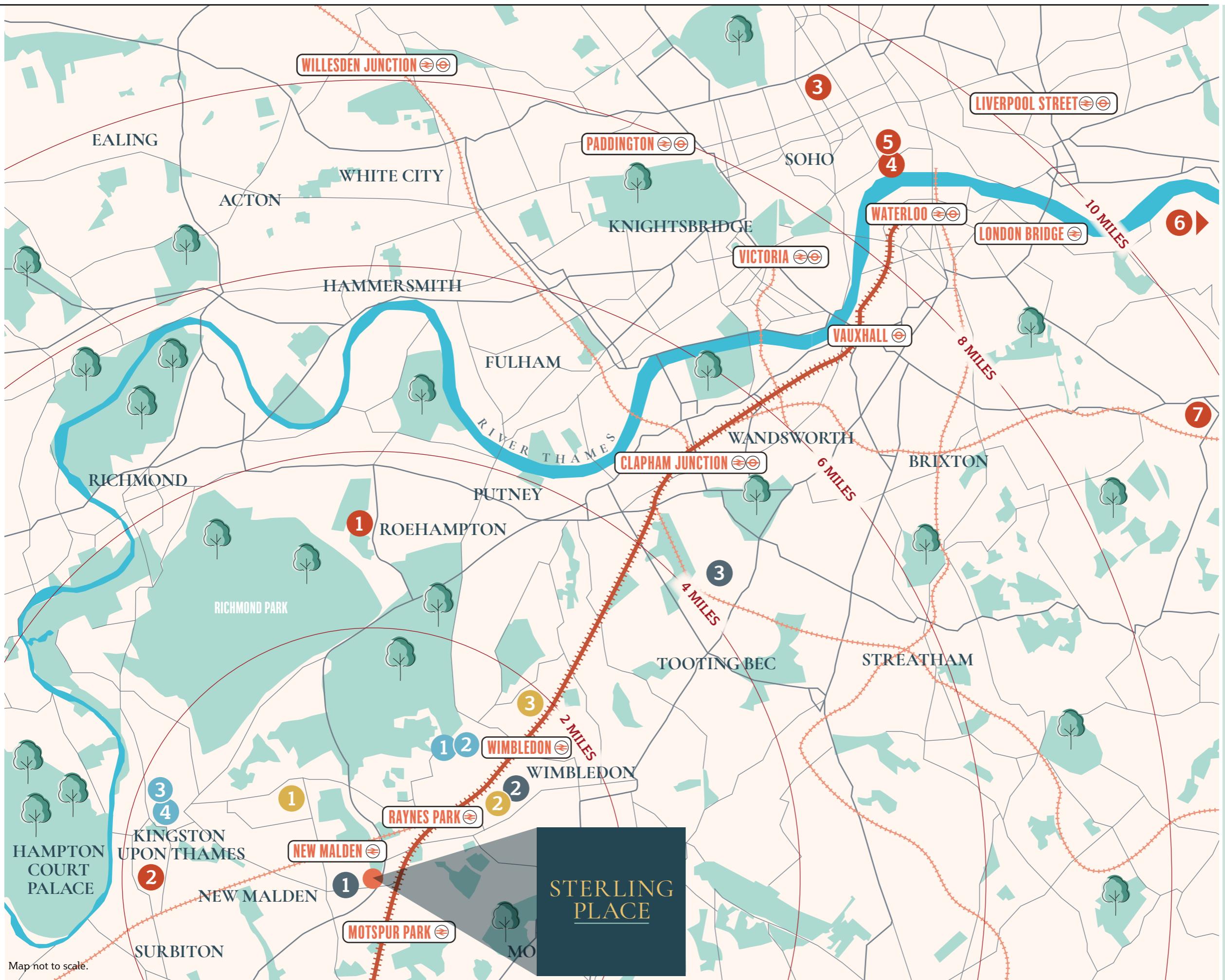
#### London School of Economics (LSE)

#### University of Roehampton

#### Kingston University



<sup>1</sup> Source: Ofsted  
<sup>2</sup> Source: BNP Paribas Sterling Place Investment Guide 2023



## FOR A TOP CLASS EDUCATION

Sterling Place residents will have fantastic connections to some of London and the UK's world-renowned and top-ranking higher education schools and institutions.

### NURSERY AND PRE-SCHOOLS

	Travel Distance*
1 Burlington Infant and Nursery School	3 mins
2 Building Blocks Nursery	9 mins
3 Apples and Honey	25 mins

### PRIMARY SCHOOLS

	Travel Distance*
1 Coombe Hill Junior School	6 mins
2 Wimbledon Chase Primary School	8 mins
3 Bishop Gilpin CofE Primary School	10 mins

### SECONDARY SCHOOLS

	Travel Distance*
1 King's College School	6 mins
2 Wimbledon High School	9 mins
3 Tiffin School	13 mins
4 Kingston Grammar School	13 mins

### LONDON INSTITUTIONS

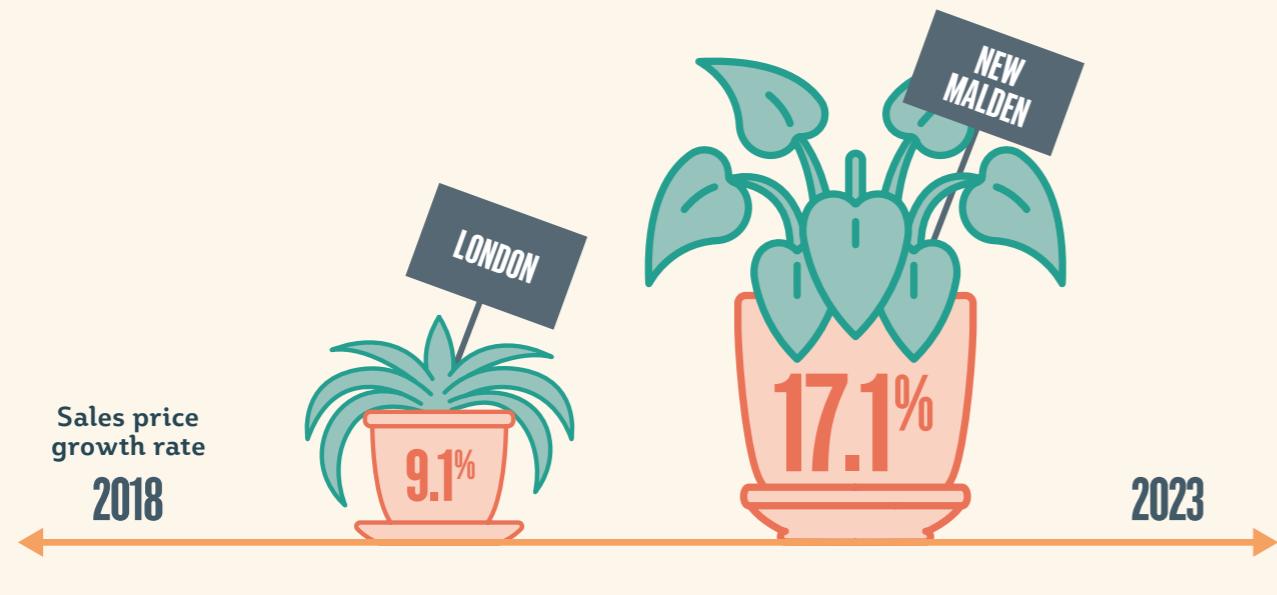
	Travel Distance*
1 University of Roehampton	11 mins
2 Kingston University	15 mins
3 University College London (UCL)	42 mins <sup>^</sup>
4 King's College London	44 mins <sup>^</sup>
5 London School of Economics (LSE)	45 mins <sup>^</sup>
6 Ravensbourne University	52 mins <sup>^</sup>
7 Goldsmiths, University of London	55 mins

\*By car from Sterling Place.

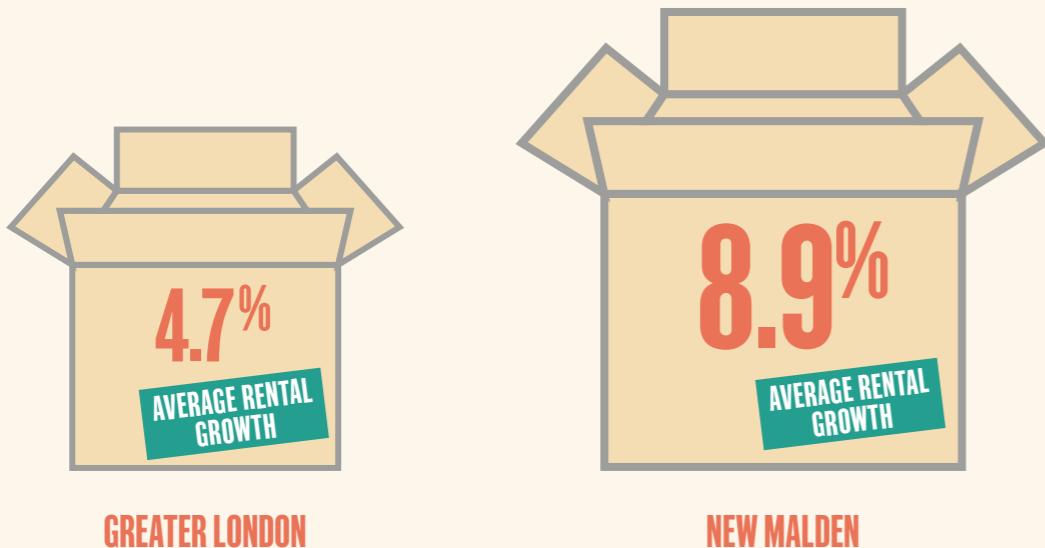
<sup>^</sup>From Motspur Park station by train.

# Invest in a thriving neighbourhood

In the past 5 years property values in New Malden have grown 8% more than the London average, highlighting the demand to live in the area.<sup>1</sup>



Average rental growth rate in Merton between September 2021 and September 2022 was 8.9%.



## THREE OF THE VERY BEST



Merton is the **3rd** largest growing borough (of 33 total), making now a great time to invest in an expanding market.<sup>2</sup>



Merton is the **3rd** safest borough in London to live.<sup>3</sup>



The average income in New Malden puts residents in the top **3rd** of incomes in London.

## THE 'CROSSRAIL EFFECT'

Crossrail 2 could link up with both Motspur Park and Raynes Park delivering exceptional capital growth to the area.

Homes within 0.75 miles of an Elizabeth Line station saw a 153% growth advantage vs those in the rest of the borough.<sup>4</sup>

**MOTSPUR PARK**  
0.5 MILES



**6 TRAINS PER HOUR**

**RAYNES PARK**  
0.7 MILES



**20 TRAINS PER HOUR**

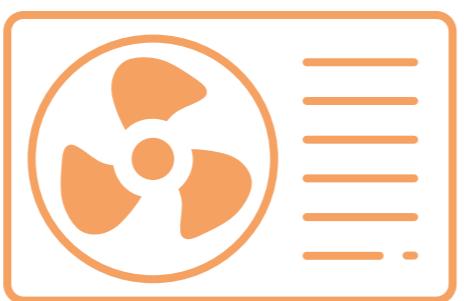
# A sustainable *energy-efficient* new home

All our Sterling Place homes will be EPC B compared to the average Grade D in London.

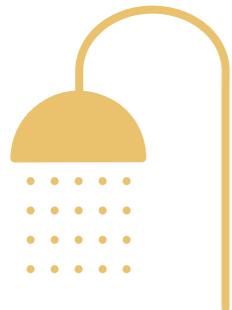
We work on innovative features to ensure your new home is the most efficient it can be. Some of these include:



Aiming to reduce CO<sub>2</sub> emissions by 35.7% through energy efficiency measures and renewable technologies



Air Source Heat Pumps help to provide an efficient, and low carbon footprint form of heating and hot water



Flow control devices and water efficient fixtures and fittings will be installed in all homes



Save over £2,200\* (65%) on your annual energy bills, vs a Victorian equivalent

**44**  
ELECTRIC  
car charging points



**10%**   
biodiversity gain  
at Sterling Place



EXPANSIVE  
podium landscaped  
gardens and  
play areas



TOP 5 BOROUGH  
in London for  
well-being<sup>^</sup>



All windows are ARGON GAS FILLED and DOUBLE GLAZED for added insulation

**900+**   
CYCLE SPACES

**BAT**  
FRIENDLY  
buffer along the  
Pyl Brook

**BARRATT  
DEVELOPMENTS**  
ARE  
COMMITTED  
TO HAVING  
**ALL HOMES**  
NET CARBON

**Z  
E  
R  
O**

**BY 2030**



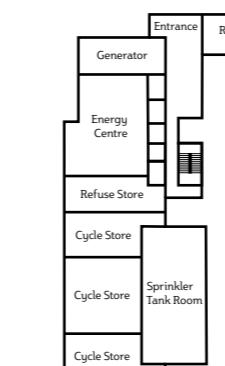
- 1 **Brookside**  
APARTMENTS
- 2 **Wilkinson**  
APARTMENTS
- 3 **Treasury**  
APARTMENTS
- 4 **Copper**  
APARTMENTS
- 5 **Bradbury**  
APARTMENTS
- 6 **Charter**  
APARTMENTS
- 7 **Sovereign**  
APARTMENTS



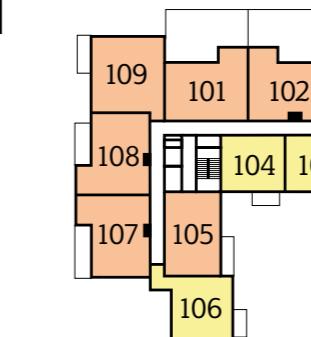


## Brookside Apartments

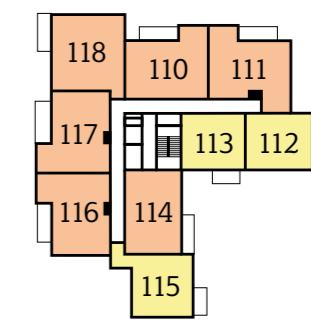
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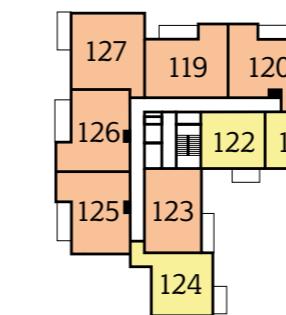
Ground floor



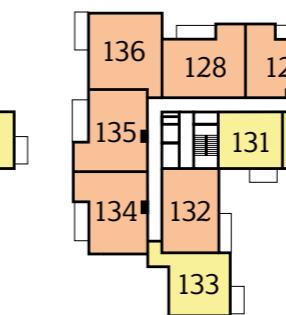
Level 1



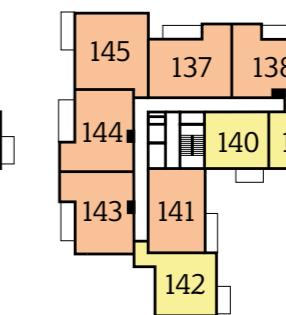
Level 2



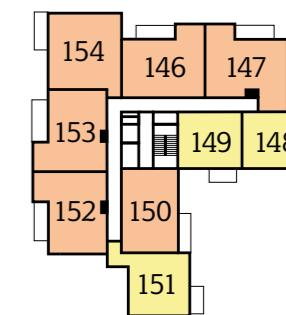
Level 3



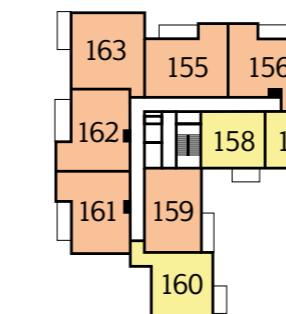
Level 4



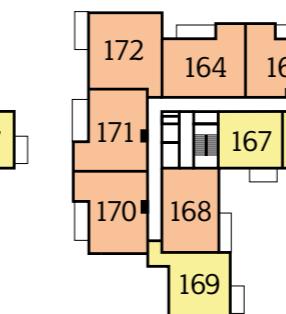
Level 5



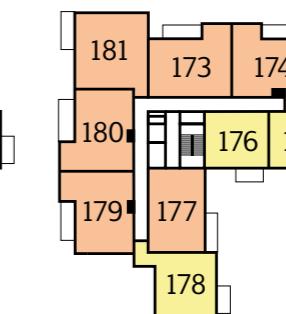
Level 6



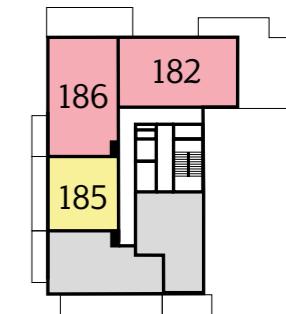
Level 7



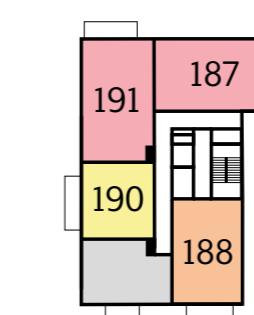
Level 8



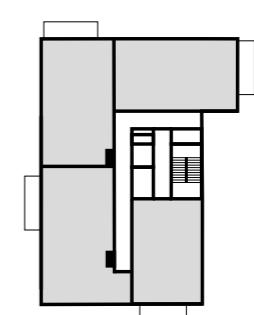
Level 9



Level 10



Level 11



Level 12

One-bedroom apartments

Two-bedroom apartments

Three-bedroom apartments

**LIVING / DINING**  
12'4" x 13'6"  
(3767 x 4110 mm)

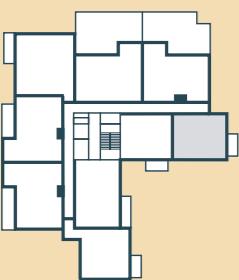
**KITCHEN**  
10'1" x 8'8"  
(3087 x 2637 mm)

**BEDROOM**  
13'9" x 9'9"  
(4205 x 2977 mm)

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

**TOTAL AREA**  
578.2 sq ft  
(52.7 sq m)

**PATIO**  
54.2 sq ft  
(5 sq m)



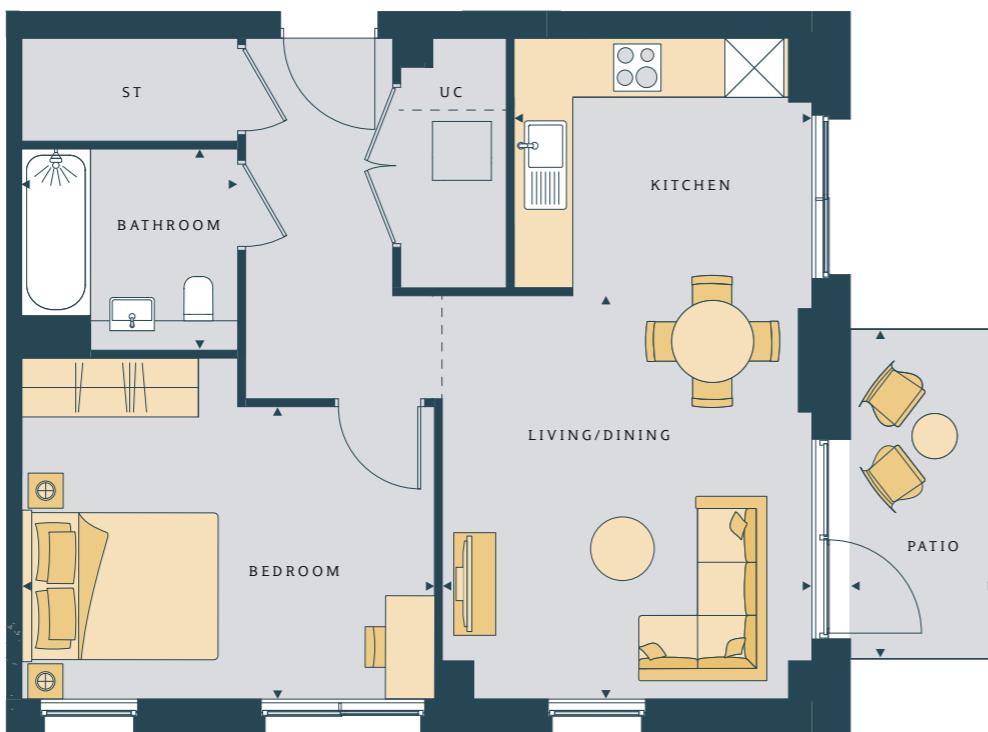
**LEVEL**

1



# 1 bedroom APARTMENT

**PLOT**  
103 (1)



# 1 bedroom APARTMENT

**PLOT**  
190 (11)



**LIVING/DINING**  
11'8" x 15'11"  
(3560 x 4870 mm)

**KITCHEN**  
8'6" x 7'1"  
(2600 x 2155 mm)

**BEDROOM**  
12'0" x 12'3"  
(3653 x 3740 mm)

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

**TOTAL AREA**  
548.7 sq ft  
(50.9 sq m)

**BALCONY**  
86.3 sq ft  
(8 sq m)



**LEVEL**

11



**LIVING / DINING**  
12'4" x 15'1"  
(3777 x 4605 mm)

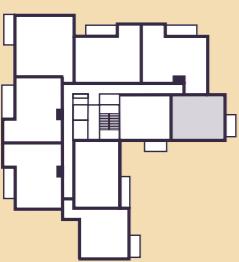
**KITCHEN**  
9'1" x 7'0"  
(2787 x 2143 mm)

**BEDROOM**  
13'9" x 11'4"  
(4205 x 3471 mm)

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

**TOTAL AREA**  
578.2 sq ft  
(53.6 sq m)

**BALCONY**  
54 sq ft  
(5 sq m)



**LEVELS**  
2, 3, 4, 5, 6, 7,  
8, 9



# 1 bedroom APARTMENT

## PLOTS

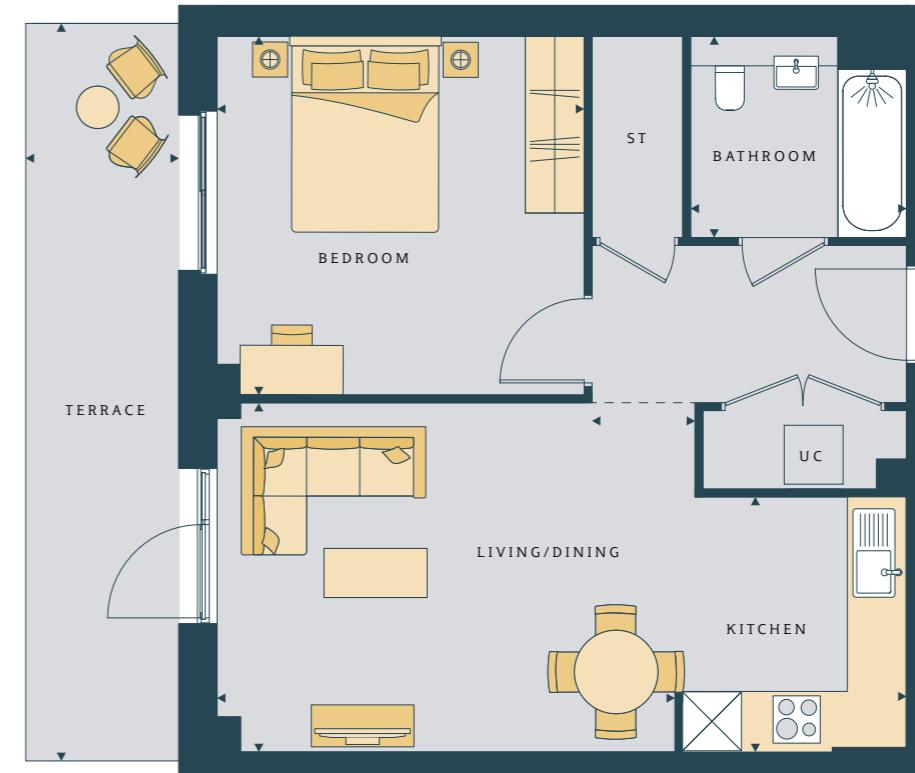
112 (2), 121 (3), 130 (4), 139 (5), 148 (6), 157 (7),  
166 (8) & 175 (9)



# 1 bedroom APARTMENT

## PLOT

185 (10)



**LIVING/DINING**  
11'8" x 15'11"  
(3560 x 4870 mm)

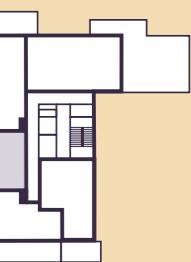
**KITCHEN**  
8'6" x 7'1"  
(2600 x 2155 mm)

**BEDROOM**  
12'0" x 12'3"  
(3653 x 3740 mm)

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

**TOTAL AREA**  
548.7 sq ft  
(50.9 sq m)

**TERRACE**  
111.9 sq ft  
(10.4 sq m)



**LEVEL**  
10



**LIVING / DINING**  
17'1" x 12'5"  
(5211 x 3800 mm)

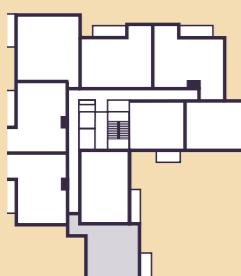
**KITCHEN**  
7'6" x 9'4"  
(2280 x 2845 mm)

**BEDROOM**  
10'6" x 12'0"  
(3200 x 3655 mm)

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

**TOTAL AREA**  
670.2 sq ft  
(62.2 sq m)

**BALCONY\***  
54 sq ft  
(5 sq m)



**LEVELS**  
1, 2, 3, 4, 5, 6,  
7, 8, 9



# 1 bedroom APARTMENT

## PLOTS

106 (1), 115 (2), 124 (3), 133 (4), 142 (5), 151 (6), 160 (7),  
169 (8) & 178 (9)



# 1 bedroom APARTMENT

## PLOTS

104 (1), 113 (2), 122 (3), 131 (4), 140 (5), 149 (6), 158 (7),  
167 (8) & 176 (9)



**LIVING/DINING**  
13'9" x 15'10"  
(4205 x 4835 mm)

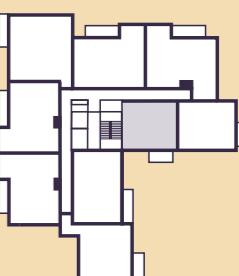
**KITCHEN**  
10'8" x 6'3"  
(3245 x 1900 mm)

**BEDROOM**  
11'8" x 11'9"  
(3550 x 3600 mm)

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

**TOTAL AREA**  
566.6 sq ft  
(52.6 sq m)

**BALCONY\***  
54 sq ft  
(5 sq m)



**LEVELS**  
1, 2, 3, 4, 5, 6,  
7, 8, 9

LIVING / DINING  
22'7" x 11'1"  
(6892 x 3393 mm)

KITCHEN  
6'8" x 12'1"  
(2045 x 3700 mm)

BEDROOM 1  
12'7" x 12'1"  
(3850 x 3687 mm)

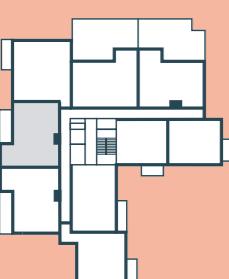
BEDROOM 2  
12'7" x 9'10"  
(3850 x 3015 mm)

EN SUITE  
5'0" x 7'2"  
(1550 x 2200 mm)

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

**TOTAL AREA**  
830 sq ft  
(77.1 sq m)

**TERRACE**  
73.9 sq ft  
(6.8 sq m)



**LEVEL**

1

N

# 2 bedrooms APARTMENT

**PLOT**

**108 (1)**



# 2 bedrooms APARTMENT

**PLOT**

**102 (1)**



LIVING / DINING  
16'7" x 11'0"  
(5060 x 3377 mm)

KITCHEN  
6'5" x 12'3"  
(1965 x 3740 mm)

BEDROOM 1  
16'11" x 11'1"  
(5175 x 3393 mm)

BEDROOM 2  
12'7" x 10'2"  
(3850 x 3100 mm)

EN SUITE  
5'0" x 7'2"  
(1550 x 2200 mm)

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

**TOTAL AREA**  
809.5 sq ft  
(75.2 sq m)

**PATIO**  
535 sq ft  
(49.8 sq m)



**LEVEL**

1

N

**LIVING / DINING**  
11'1" x 22'9"  
(3393 x 6932 mm)

**KITCHEN**  
12'1" x 6'7"  
(3700 x 2005 mm)

**BEDROOM 1**  
11'8" x 15'3"  
(3620 x 4665 mm)

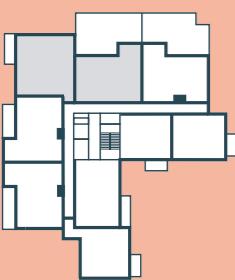
**BEDROOM 2**  
9'8" x 12'9"  
(3010 x 3890 mm)

**EN SUITE**  
7'2" x 5'1"  
(2200 x 1550 mm)

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

**TOTAL AREA**  
837.3 sq ft  
(77.7 sq m)

**PATIO**  
560.1 sq ft  
(52 sq m)



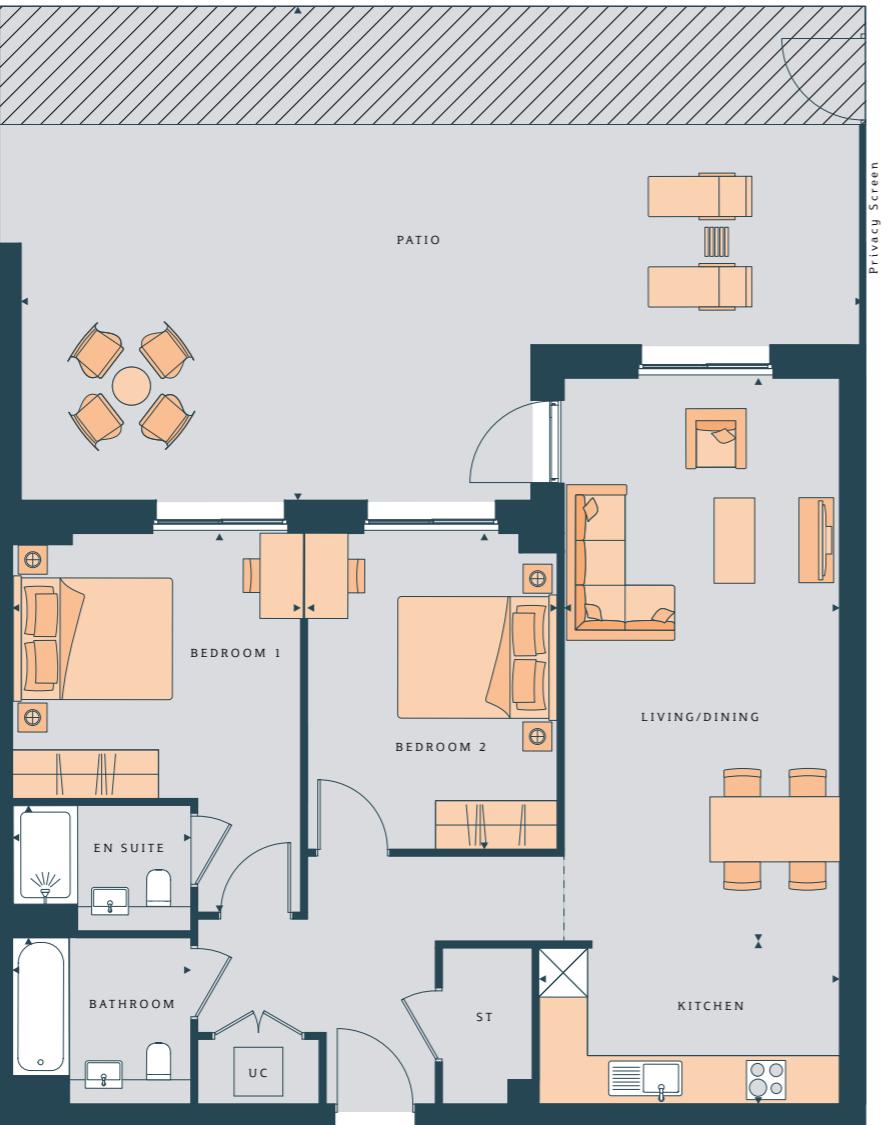
**LEVEL**

1



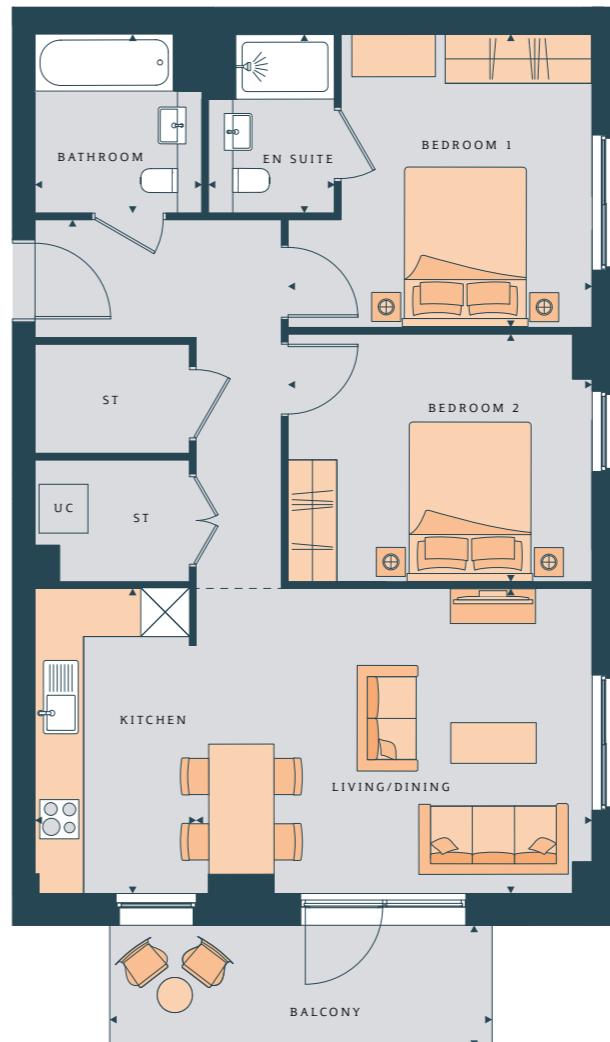
# 2 bedrooms APARTMENT

**PLOT**  
101 (1)



# 2 bedrooms APARTMENT

**PLOT**  
188 (11)



**LIVING / DINING**  
12'3" x 15'11"  
(3750 x 4868 mm)

**KITCHEN**  
12'3" x 6'6"  
(3750 x 1980 mm)

**BEDROOM 1**  
11'10" x 12'3"  
(3605 x 3738 mm)

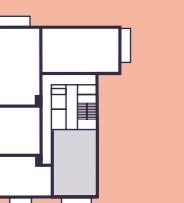
**BEDROOM 2**  
10'0" x 12'3"  
(3048 x 3738 mm)

**EN SUITE**  
7'2" x 5'0"  
(2200 x 1550 mm)

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

**TOTAL AREA**  
773.7 sq ft  
(71.8 sq m)

**BALCONY**  
75.8 sq ft  
(7 sq m)



**LEVEL**

11

LIVING / DINING  
21'11" x 10'2"  
(6685 x 3100 mm)

KITCHEN  
7'2" x 12'4"  
(2200 x 3772 mm)

BEDROOM 1  
14'7" x 9'2"  
(4450 x 2803 mm)

BEDROOM 2  
14'7" x 9'0"  
(4450 x 2750 mm)

EN SUITE  
7'2" x 5'1"  
(2200 x 1550 mm)

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

**TOTAL AREA**  
863.4 sq ft  
(80.2 sq m)

**BALCONY**  
75.8 sq ft  
(7 sq m)



**LEVELS**  
1, 2, 3, 4, 5, 6,  
7, 8, 9



# 2 bedrooms APARTMENT

## PLOTS

109 (1), 118 (2), 127 (3), 136 (4), 145 (5), 154 (6), 163 (7),  
172 (8), 181 (9)



# 2 bedrooms APARTMENT

## PLOTS

105 (1), 114 (2), 123 (3), 132 (4), 141 (5), 150 (6), 159 (7),  
168 (8) & 177 (9)



\*Patio to plot 105 on Level 1

LIVING / DINING  
16'0" x 12'3"  
(4893 x 3750 mm)

KITCHEN  
12'3" x 6'4"  
(3750 x 1955 mm)

BEDROOM 1  
12'4" x 11'10"  
(3763 x 3605 mm)

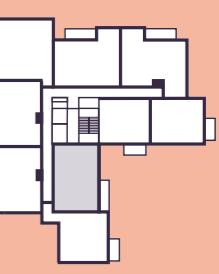
BEDROOM 2  
12'4" x 9'9"  
(3763 x 2975 mm)

EN SUITE  
5'1" x 7'2"  
(1550 x 2200 mm)

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

**TOTAL AREA**  
767.9 sq ft  
(71.3 sq m)

**BALCONY\***  
75.9 sq ft  
(7 sq m)



**LEVELS**  
1, 2, 3, 4, 5, 6,  
7, 8, 9



**LIVING / DINING**  
22'7" x 11'1"  
(6888 x 3393 mm)

**KITCHEN**  
6'8" x 12'1"  
(2045 x 3700 mm)

**BEDROOM 1**  
12'7" x 12'1"  
(3850 x 3687 mm)

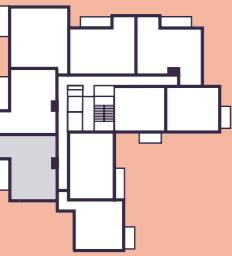
**BEDROOM 2**  
12'7" x 9'10"  
(3850 x 3015 mm)

**EN SUITE**  
5'1" x 7'2"  
(1550 x 2200 mm)

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

**TOTAL AREA**  
828.2 sq ft  
(76.9 sq m)

**BALCONY\***  
75.7 sq ft  
(7 sq m)



**LEVELS**  
2, 3, 4, 5, 6, 7,  
8, 9



# 2 bedrooms APARTMENT

## PLOTS

116 (2), 125 (3), 134 (4), 143 (5), 152 (6), 161 (7), 170 (8),  
179 (9)



# 2 bedrooms APARTMENT

## PLOTS

110 (2), 119 (3), 128 (4), 137 (5), 146 (6), 155 (7), 164 (8),  
173 (9)



**LIVING / DINING**  
11'1" x 22'9"  
(3393 x 6932 mm)

**KITCHEN**  
12'1" x 6'7"  
(3700 x 2005 mm)

**BEDROOM 1**  
11'8" x 15'3"  
(3620 x 4665 mm)

**BEDROOM 2**  
12'7" x 9'8"  
(3890 x 3010 mm)

**EN SUITE**  
7'2" x 5'1"  
(1550 x 2200 mm)

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

**TOTAL AREA**  
837.3 sq ft  
(77.7 sq m)

**BALCONY**  
75.2 sq ft  
(6.9 sq m)



**LEVELS**  
2, 3, 4, 5, 6, 7,  
8, 9



**LIVING / DINING**  
22'7" x 11'1"  
(6892 x 3393 mm)

**KITCHEN**  
6'8" x 12'1"  
(2045 x 3700 mm)

**BEDROOM 1**  
12'7" x 12'1"  
(3850 x 3687 mm)

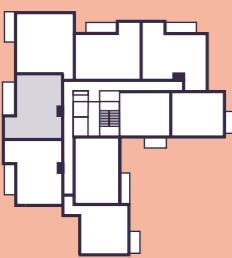
**BEDROOM 2**  
12'7" x 9'10"  
(3850 x 3015 mm)

**EN SUITE**  
5'1" x 7'2"  
(1550 x 2200 mm)

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

**TOTAL AREA**  
830 sq ft  
(77.1 sq m)

**BALCONY**  
75.8 sq ft  
(7 sq m)



**LEVELS**  
2, 3, 4, 5, 6, 7,  
8, 9



# 2 bedrooms APARTMENT

## PLOTS

117 (2), 126 (3), 135 (4), 144 (5), 153 (6), 162 (7), 171 (8)  
& 180 (9)



# 2 bedrooms APARTMENT

## PLOTS

111 (2), 120 (3), 129 (4), 138 (5), 147 (6), 156 (7), 165 (8),  
174 (9)



**LIVING / DINING**  
12'1" x 28'11"  
(3690 x 8825 mm)

**KITCHEN**  
6'3" x 12'4"  
(1900 x 3765 mm)

**BEDROOM 1**  
11'1" x 16'9"  
(3393 x 5178 mm)

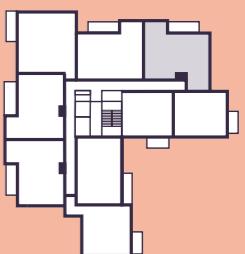
**BEDROOM 2**  
9'1" x 12'7"  
(2787 x 3850 mm)

**EN SUITE**  
7'2" x 5'1"  
(2200 x 1550 mm)

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

**TOTAL AREA**  
882 sq ft  
(81.9 sq m)

**BALCONY**  
75.8 sq ft  
(7 sq m)



**LEVELS**  
2, 3, 4, 5, 6, 7,  
8, 9



**LIVING / DINING**  
22'7" x 11'1"  
(6888 x 3393 mm)

**KITCHEN**  
6'8" x 12'1"  
(2045 x 3700 mm)

**BEDROOM 1**  
12'7" x 12'1"  
(3850 x 3687 mm)

**BEDROOM 2**  
12'7" x 9'10"  
(3850 x 3015 mm)

**EN SUITE**  
5'1" x 7'2"  
(1550 x 2200 mm)

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

**TOTAL AREA**  
828.2 sq ft  
(76.9 sq m)

**TERRACE**  
111 sq ft  
(10.3 sq m)



**LEVEL**

1

N

# 2 bedrooms APARTMENT

**PLOT**  
107 (1)



**LIVING / DINING**  
11'1" x 15'6"  
(3400 x 4785 mm)

**KITCHEN**  
14'2" x 7'4"  
(4328 x 2240 mm)

**BEDROOM 1**  
9'7" x 15'2"  
(2920 x 4638 mm)

**BEDROOM 2**  
11'5" x 11'0"  
(3508 x 3353 mm)

**BEDROOM 3**  
8'6" x 11'5"  
(2650 x 3508 mm)

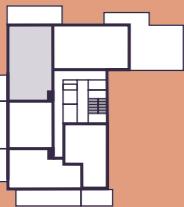
**EN SUITE**  
7'2" x 5'1"  
(2200 x 1550 mm)

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

**TOTAL AREA**  
929 sq ft  
(86.3 sq m)

**TERRACE 1**  
165 sq ft  
(15.4 sq m)

**TERRACE 2**  
81.1 sq ft  
(7.5 sq m)



**LEVEL**  
10



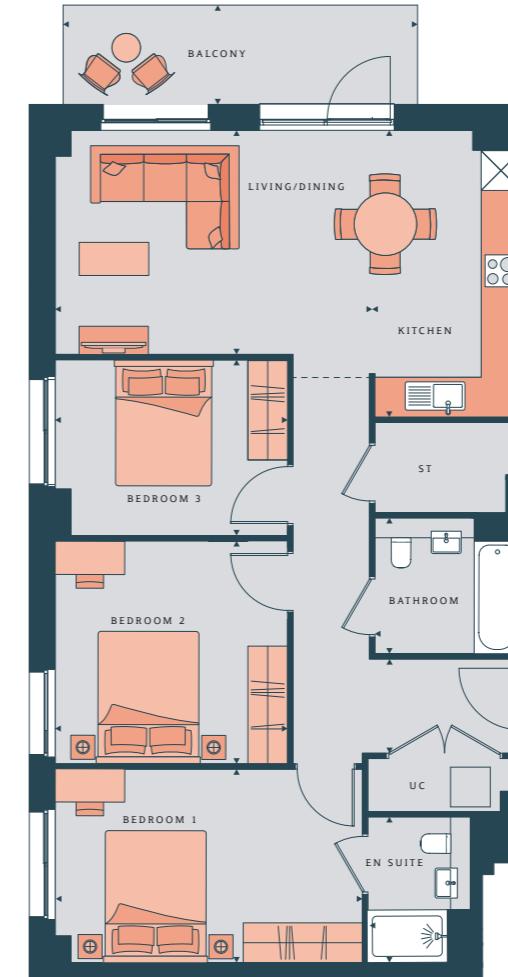
# 3 bedrooms APARTMENT

**PLOT**  
186 (10)



# 3 bedrooms APARTMENT

**PLOTS**  
191 (11)



**LIVING / DINING**  
11'1" x 15'8"  
(3383 x 4785 mm)

**KITCHEN**  
7'3" x 14'1"  
(2240 X 4328 mm)

**BEDROOM 1**  
9'5" x 15'1"  
(2920 X 4628 mm)

**BEDROOM 2**  
11'5" x 11'0"  
(3508 x 3353 mm)

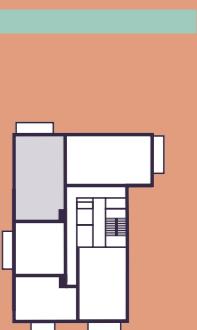
**BEDROOM 3**  
8'6" x 11'5"  
(2650 x 3508 mm)

**EN SUITE**  
7'2" x 5'1"  
(2200 x 1550 mm)

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

**TOTAL AREA**  
929 sq ft  
(86.3 sq m)

**BALCONY**  
86.3 sq ft  
(8 sq m)



**LEVEL**  
11

**LIVING / DINING**  
11'3" x 15'7"  
(3440 x 4745 mm)

**KITCHEN**  
12'0" x 7'6"  
(3655 x 2280 mm)

**BEDROOM 1**  
9'11" x 17'8"  
(3038 x 5400 mm)

**BEDROOM 2**  
9'1" x 11'3"  
(2780 x 3465 mm)

**BEDROOM 3**  
9'0" x 11'4"  
(2750 x 3465 mm)

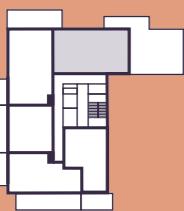
**EN SUITE**  
7'2" x 5'1"  
(2200 x 1550 mm)

**BATHROOM**  
8'6" x 7'2"  
(2600 x 2200 mm)

**TOTAL AREA**  
925 sq ft  
(85.9 sq m)

**TERRACE 1**  
635.3 sq ft  
(59 sq m)

**TERRACE 2**  
94 sq ft  
(8.7 sq m)



**LEVEL**

**10**

N

# 3 bedrooms APARTMENT

**PLOT**

**182 (10)**



# 3 bedrooms APARTMENT

**PLOTS**

**187 (11)**



This home complies with current Building regulations to ensure future ease of access for disabled users and therefore has additional features to ensure the ease of adaption to allow that level of accessibility

/// Access to area required occasionally for building maintenance purposes

This home complies with current Building regulations to ensure future ease of access for disabled users and therefore has additional features to ensure the ease of adaption to allow that level of accessibility

**LIVING / DINING**  
11'3" x 15'7"  
(3440 x 4745 mm)

**KITCHEN**  
12'0" x 7'6"  
(3655 x 2280 mm)

**BEDROOM 1**  
9'11" x 17'8"  
(3038 x 5400 mm)

**BEDROOM 2**  
9'1" x 11'10"  
(2780 x 3465 mm)

**BEDROOM 3**  
7'11" x 11'4"  
(2750 x 3465 mm)

**EN SUITE**  
7'2" x 5'1"  
(2200 x 1550 mm)

**BATHROOM**  
8'6" x 7'2"  
(2600 x 2200 mm)

**TOTAL AREA**  
925 sq ft  
(85.9 sq m)

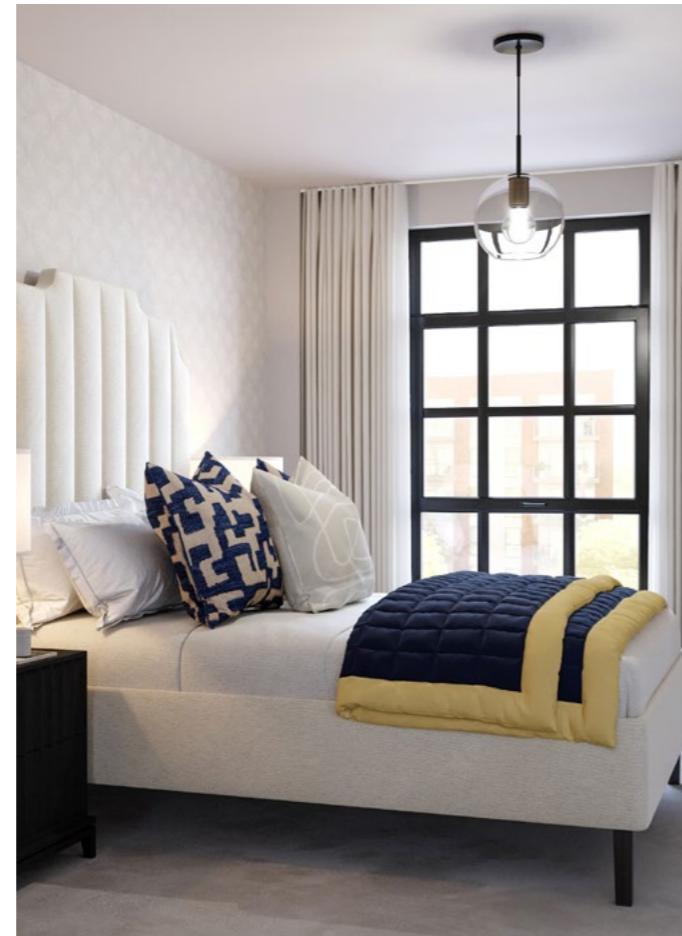
**BALCONY**  
86.3 sq ft  
(8 sq m)



**LEVEL**

**11**

N



## APARTMENT SPECIFICATION

### KITCHEN

Individually designed kitchens with soft-close doors and drawers  
Matching worktops and full-height upstands<sup>^</sup>  
Under-cabinet lighting  
Stainless steel single bowl sink and chrome tap  
Fully integrated appliances including single oven, ceramic hob, extractor, dishwasher and fridge freezer

### GENERAL

Video door entry  
Fibre broadband connectivity  
BT TV/Sky+/FM/data connectivity in Living Area  
Spotlights in kitchen and bathroom(s)  
Pendant lighting in hallway, living area and bedrooms  
Pergo flooring to hallway, kitchen and living/dining areas  
Crittall style windows

### BEDROOMS

TV and data point in main bedroom  
Carpet to bedrooms

### BATHROOM

White semi-recessed wash hand basin  
Back-to-wall WC pan with soft-close WC seat  
Concealed cistern and dual flushplate  
White steel bath  
Heated towel rail  
Shaver socket  
Ceramic floor and wall tiles

### EN SUITE

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-hinged shower doors  
Heated towel rail  
Shaver socket  
Ceramic wall and floor tiles

### COMMUNAL AREAS AND FACILITIES

CCTV security system coverage across all residential building and entrances  
Car parking available\*  
Private landscaped gardens  
Balconies and/or terraces to all homes  
Residents gym and yoga studio

<sup>^</sup>Full-height upstands where there are wall units

\*Car parking available at an additional cost, speak to a Sales Advisor for more information



## ADDITIONAL INFORMATION

### ADDRESS

269 Burlington Road,  
New Malden,  
London, KT3 4BS

**Local authority**  
London Borough of Merton

### PARKING

Parking available at  
an additional cost

### MISCELLANEOUS

**Building Warranty**  
10 year NHBC\*\*

**Length of lease**  
999 years

**Reservation deposit**  
£2,000†

**Terms of payment**  
10% of purchase price  
payable on exchange.  
Balance of purchase price  
to be paid on completion

### VENDOR'S SOLICITOR

**Winckworth Sherwood**  
Telephone  
020 7593 5054

**Email**  
leccottteam@wslaw.co.uk

### Address

5 Montague Close,  
London SE1 9BB

### Estimated completion date

Brookside Apartments  
is expected to complete  
between Quarter 4 2025  
and Quarter 1 2026

## NEW HOMES QUALITY CODE

Housebuilders and developers who build new homes will be expected to register with the New Homes Quality Board (NHQB). As long as a housebuilder or developer has followed the correct registration process, including completing the necessary training, introducing a complaints procedure, and following other processes and procedures that are needed to meet the requirements of this New Homes Quality Code (the code), they will become a registered developer.

Registered developers agree to follow the code and the New Homes Ombudsman Service, including accepting the decisions of the New Homes Ombudsman in relation to dealings with customers. If a registered developer does not meet the required standards, or fails to accept and act in line with the decisions of the New Homes Ombudsman, they may have action taken against them, including being removed from the register of registered developers.

The code sets out the requirements that registered developers must meet. The code may be updated from time to time to reflect changes to industry best practice as well as the decisions of the New Homes Ombudsman Service.

All homes built by registered developers must meet building-safety and other regulations. All registered developers should aim to make sure there are no snags or defects in their properties before the keys are handed over to a customer. If there are any snags or defects, these should be put right within the agreed timescales.

### What the code covers

For the purposes of this code, 'customer' means a person who is buying or intends to buy a new home which they will live in or give to another person. (If a new home is being bought in joint names, 'the customer' includes all the joint customers.) However, the New Homes Quality Board have also started work to consider other groups of customers and what they should be able to expect from a new home. This includes shared owners and people who are buying a new home to let to other people. Any changes the New Homes Quality Board make to the code to reflect the needs of other groups of customers will be developed through consultation, and they will continually assess and review the effectiveness of the code, and any new laws or regulations that apply. Other areas which are not covered by the code are claims for loss of property value or blight (where a property falls in value or becomes difficult to sell because of major public work in the area), personal injury or claims that are not covered by the scheme rules of the New Homes Ombudsman Service.



Nothing in this code affects any other rights the customer has by law and does not replace any legislation that applies to the new home. Customers do not have to make a complaint to the New Homes Ombudsman Service if they are not satisfied with a matter that is covered by the code. They may decide to take other action, such as through the civil courts or other ombudsman or regulator. We are on the New Homes Quality Code register of registered developers. "We" refers to the Barratt Developments PLC group brands including Barratt London, Barratt Homes and David Wilson Homes. All images used are for illustrative purposes. These and the dimensions given are illustrative for this house type and individual properties may differ. Please check with your Sales Adviser in respect of individual properties. We give maximum dimensions within each room which includes areas of fixtures and fittings including fitted furniture. These dimensions should not be used for carpet or flooring sizes, appliance spaces or items of furniture. All images, photographs and dimensions are not intended to be relied upon for, nor to form part of, any contract unless specifically incorporated in writing into the contract. Computer generated images, maps and development layouts are intended for illustrative purposes and should be treated as general guidance only. The features, designs, materials and visual depictions of and in our Show Apartments and in our Show Apartment photography must be treated as general illustration and guidance. Images may also include upgrades which are available at extra cost. Furniture and furnishings are not included. Fixtures, fittings and specification may be subject to change as necessary and without notice and their accuracy or completeness is not guaranteed. Nor are they intended to form part of any contract or warranty unless specifically incorporated into the contract. Please ask your Sales Adviser for the current specification. Individual features such as windows, brick and other materials' colours may vary, as may drainage, heating and electrical layouts. Specification may be subject to change as necessary and without notice. Development layouts and landscaping, specification, dimensions and computer generated images are not intended to form part of any contract or warranty unless specifically incorporated in writing into the contract. The development name, Sterling Place and building names are for marketing purposes only and may not be the designated postal address, which may be determined by The Post Office. All information in this document is correct to the best of our knowledge at the time of issue September 2023. Calls to 03 numbers are charged at the same rate as dialling an 01 or 02 number. If your fixed line or mobile service has inclusive minutes to 01/02 numbers, then calls to 03 are counted as part of this inclusive call volume. Non-BT customers and mobile phone users should contact their service providers for information about the cost of calls. ^Limited availability, selected plots only. †Reservation deposit is refundable subject to admin costs incurred by Barratt London. Subject to status, terms and conditions apply. See www.barrathomes.co.uk for full details. BDW Trading Limited (number 0318173) whose registered office is at Barratt House, Cartwright Way, Forest Business Park, Bardon Hill, Coalville, Leicestershire LE67 1UF ("BDW") is a subsidiary of Barratt Developments PLC.



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