



STERLING PLACE

NEW MALDEN, SURREY

YOUR HOME
IN SOUTH-WEST
LONDON

Brookside Apartments



BARRATT
— LONDON —



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.



Sterling Place gardens



Bradbury Wilkinson & 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

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



Wimbledon Village

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.



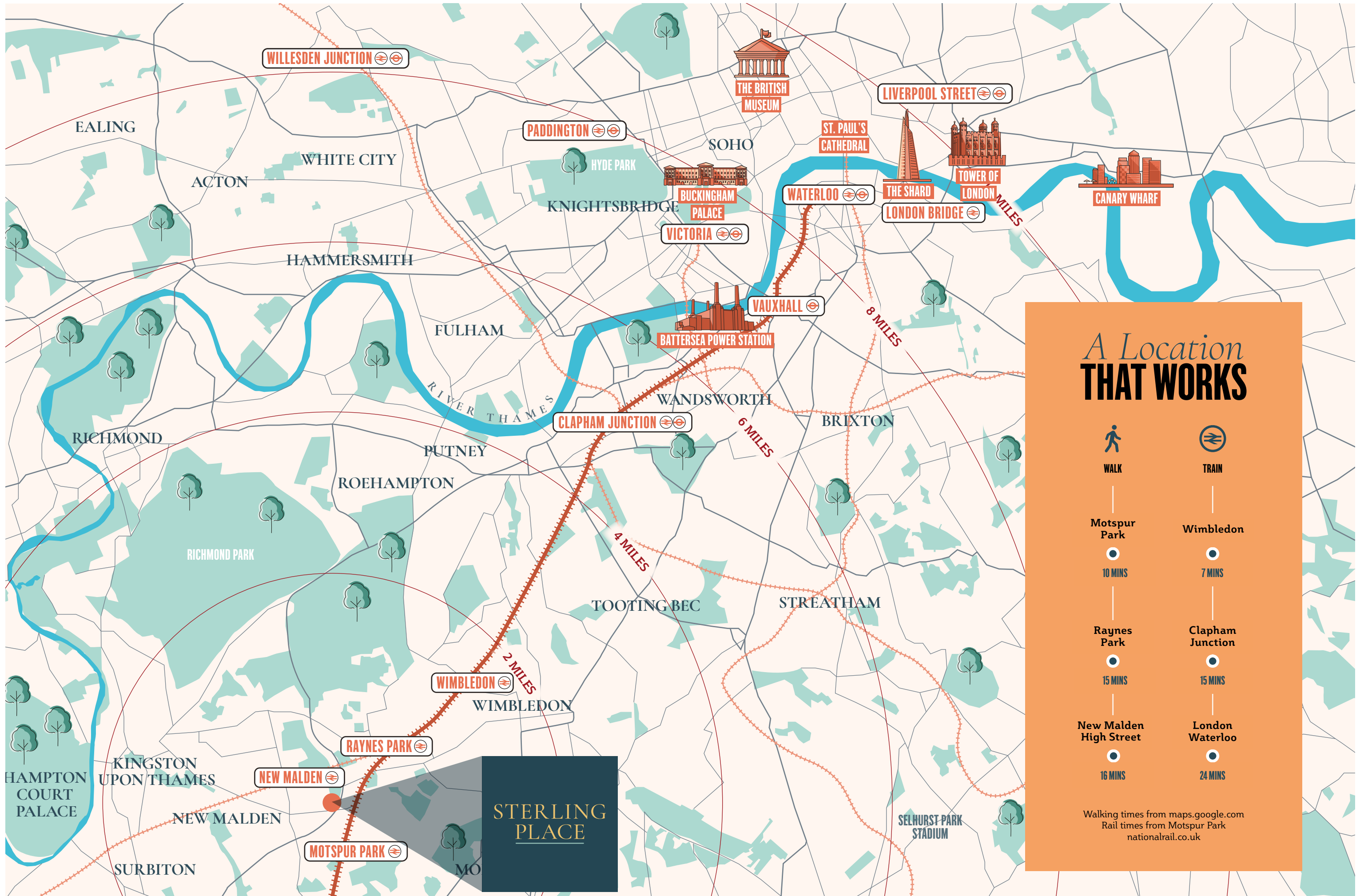
A WINDOW OF OPPORTUNITY

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.



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



ORDER THIS



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.



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



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.



S P A C E

T O

U N W I N D

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

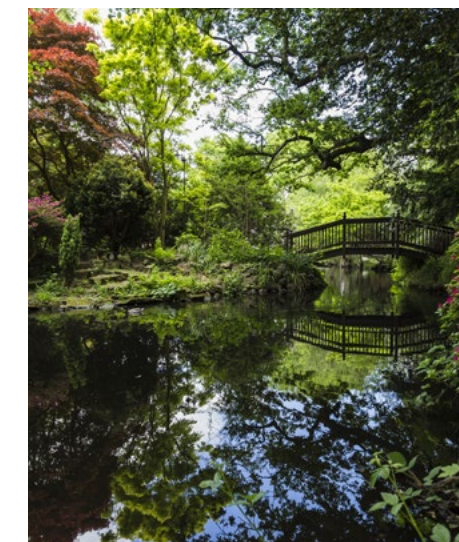
Within easy reach is Richmond Park, famously home to hundreds of free-roaming deer and stags. Sunday mornings spent wandering across the hilly terrain should be rewarded with a roast dinner at one of the many classic British gastropubs at the park gates. With its open fires and bright dining room, The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

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.



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

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 telegenic Surrey Hills, with riders tackling the switchbacks of the iconic Box Hill nine times in the process.

Saddle up



LOCAL LEARNING



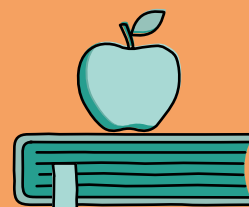
TOP TEN

Merton is in the top 10 in London for proportion of Ofsted rated 'Outstanding' schools¹



1,500 APPLICANTS

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



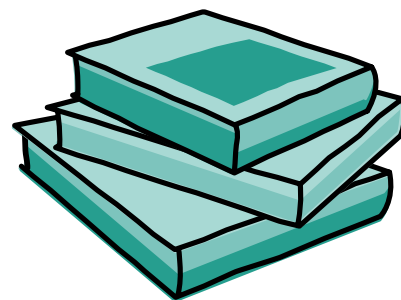
MORE THAN 85 SCHOOLS

Merton is home to over 85 schools²

¹ Source: Ofsted
² Source: BNP Paribas Sterling Place Investment Guide 2023

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.

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.

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



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.



Coombe Hill Junior School, New Malden

Ofsted rated 'Outstanding'

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





Map not to scale.

FOR A TOP CLASS EDUCATION

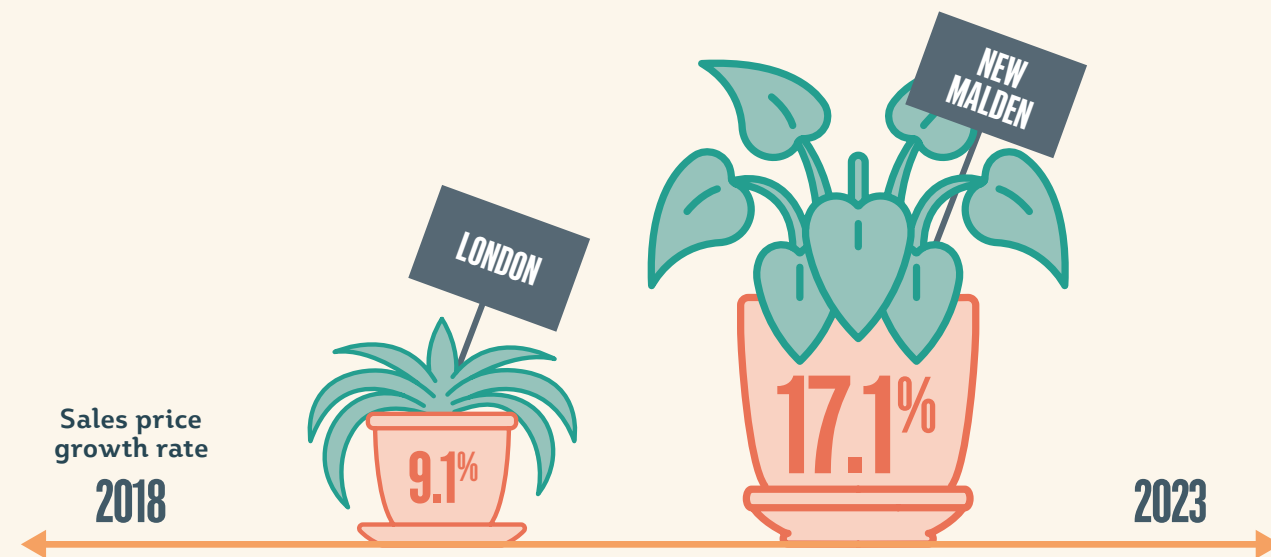
Sterling Place residents will have fantastic connections to some of London and the UK's world-renowned and top-ranking higher education schools and institutions.

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		
1	Coombe Hill Junior School	6 mins
2	Wimbledon Chase Primary School	8 mins
3	Bishop Gilpin CofE Primary School	10 mins
SECONDARY SCHOOLS		
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		
1	University of Roehampton	11 mins
2	Kingston University	15 mins
3	University College London (UCL)	42 mins^
4	King's College London	44 mins^
5	London School of Economics (LSE)	45 mins^
6	Ravensbourne University	52 mins^
7	Goldsmiths, University of London	55 mins

*By car from Sterling Place.
^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.¹

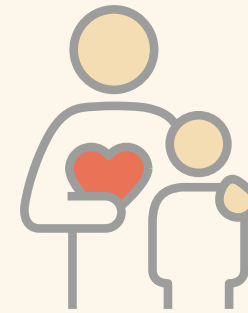


Average rental growth rate in Merton between September 2021 and September 2022 was 8.9%.



¹ Source: Dataloft, Land Registry, DLUHC.

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.²



Merton is the **3rd** safest borough in London to live.³

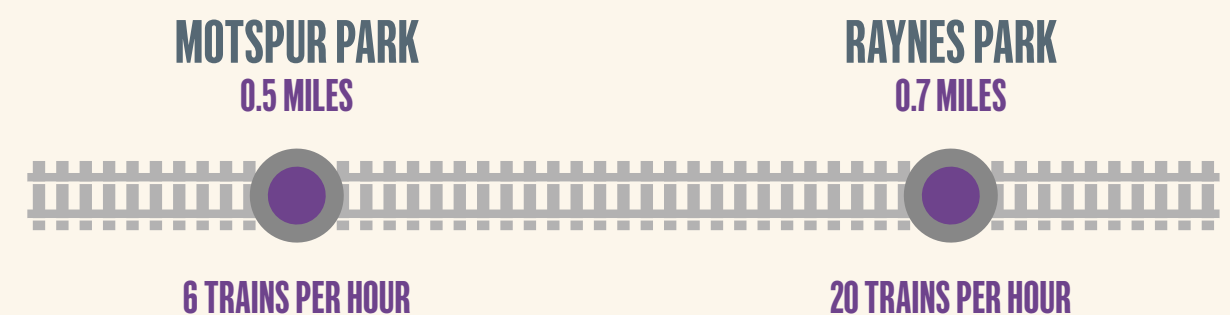


The average income in New Malden puts residents in the top **3rd** of incomes in London.

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.⁴



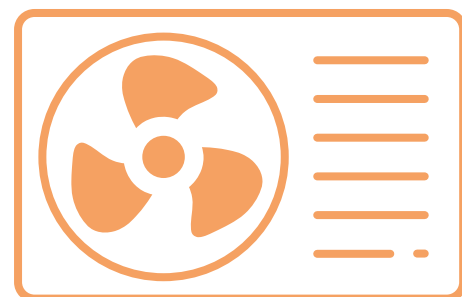
² Source: Varbes. ³ Source: Strutt & Parker, Sterling Place Investor Guide 2023. ⁴ Source: Labs & HMLR, based on Borough of Hillingdon data.

A sustainable *energy-efficient* new home

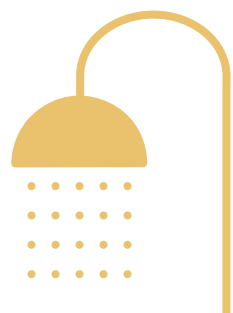
All our Sterling Place homes will be EPC B compared to the average Grade D in London. We work on innovative features to ensure your new home is the most efficient it can be. Some of these include:



Aiming to reduce CO₂ emissions by 35.7% through energy efficiency measures and renewable technologies



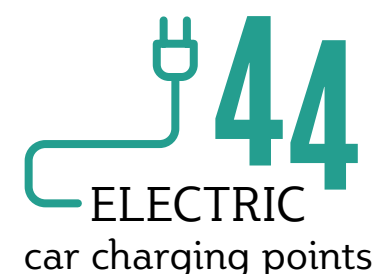
Air Source Heat Pumps help to provide an efficient, and low carbon footprint form of heating and hot water



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



ELECTRIC
car charging points



ON-SITE
CAR CLUB



biodiversity gain
at Sterling Place



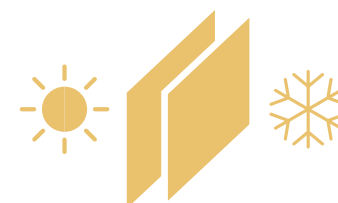
EXPANSIVE
podium landscaped
gardens and
play areas



TOP 5 BOROUGH
in London for
well-being[^]



900+
CYCLE
SPACES



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



BAT
FRIENDLY
buffer along the
Pyl Brook

**BARRATT
DEVELOPMENTS**

ARE
COMMITTED
TO HAVING
ALL HOMES
NET CARBON

**Z
E
R
O**

BY 2030

* Indicative figures, based on research from Briary Energy, August 2023

[^]Source: CBRE Hot 100 Report 2023



1
Brookside
APARTMENTS

2
Wilkinson
APARTMENTS

3
Treasury
APARTMENTS

4
Copper
APARTMENTS

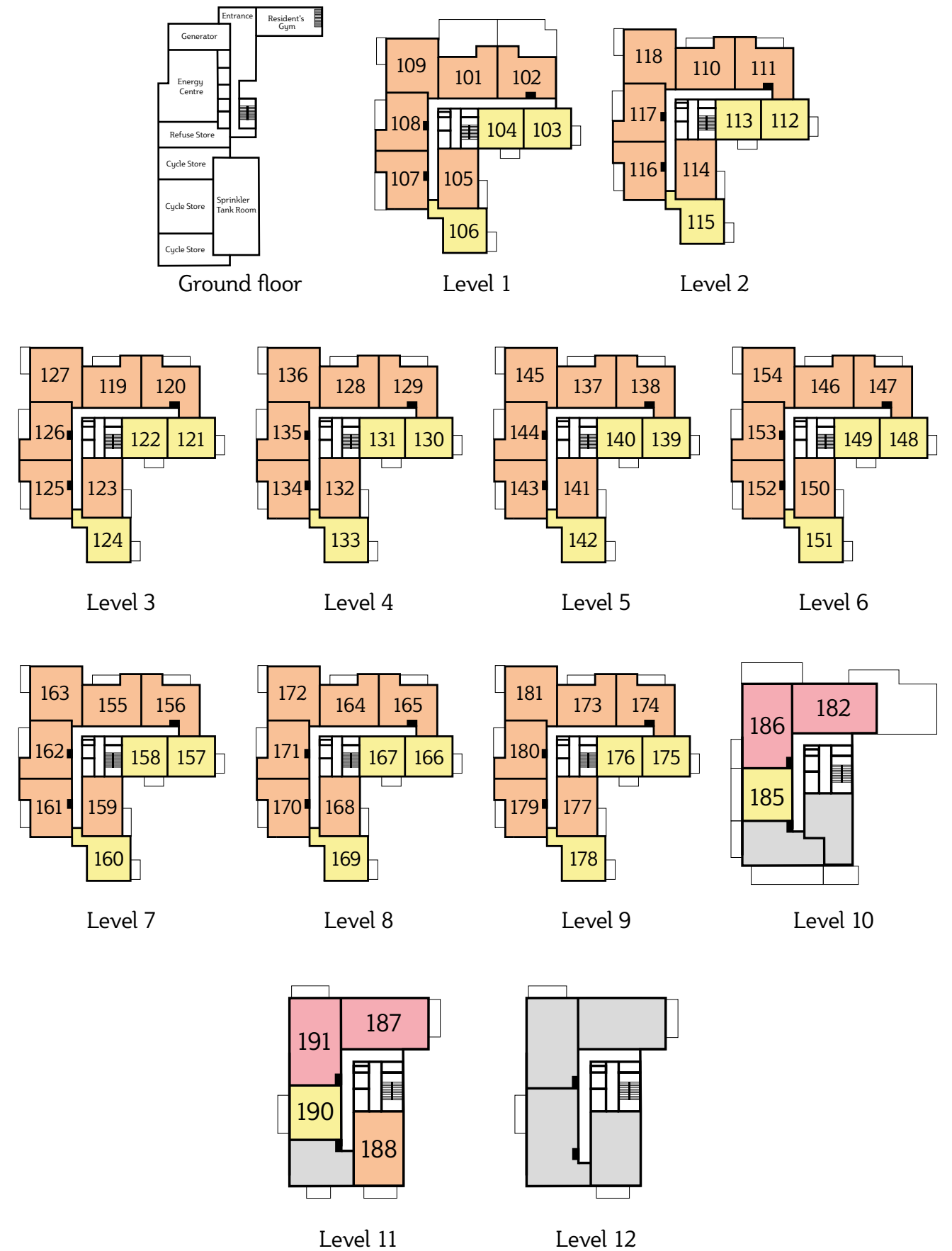
5
Bradbury
APARTMENTS

6
Charter
APARTMENTS

7
Sovereign
APARTMENTS



Brookside Apartments



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

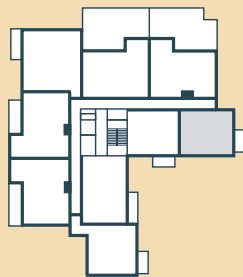
KITCHEN
10'1" x 8'8"
(3087 x 2637 mm)

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)

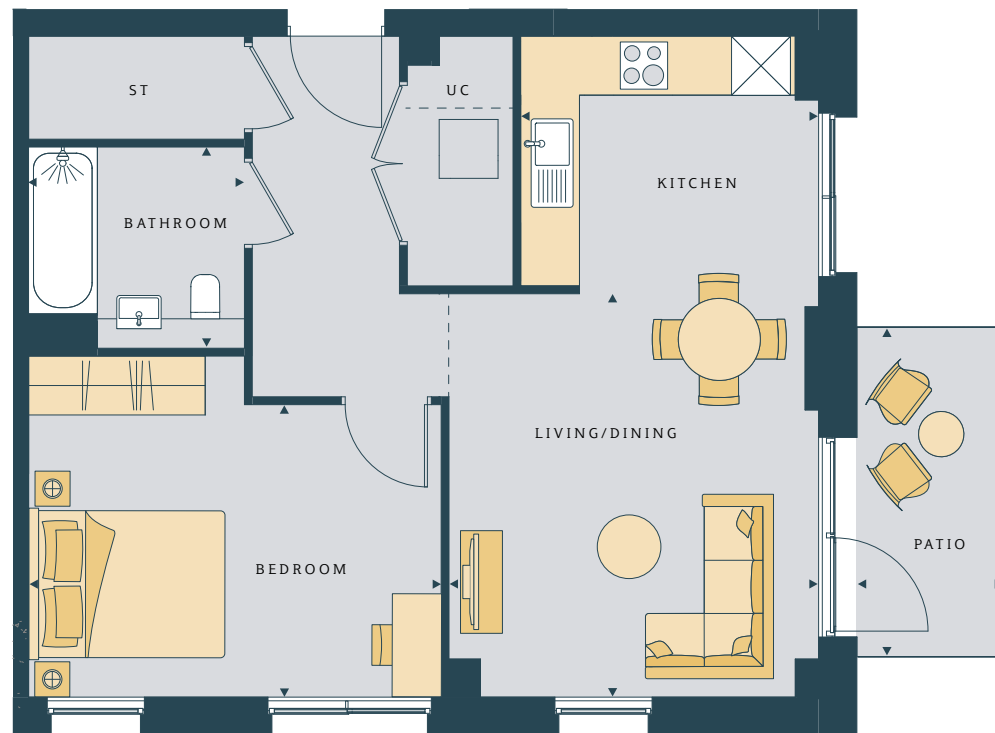


LEVEL
1



1 bedroom APARTMENT

PLOT
103 (1)



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

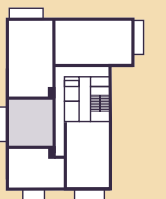
KITCHEN
8'6" x 7'1"
(2600 x 2155 mm)

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



1 bedroom APARTMENT

PLOT
190 (11)



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

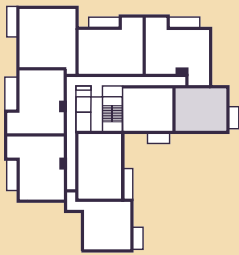
KITCHEN
9'1" x 7'0"
(2787 x 2143 mm)

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

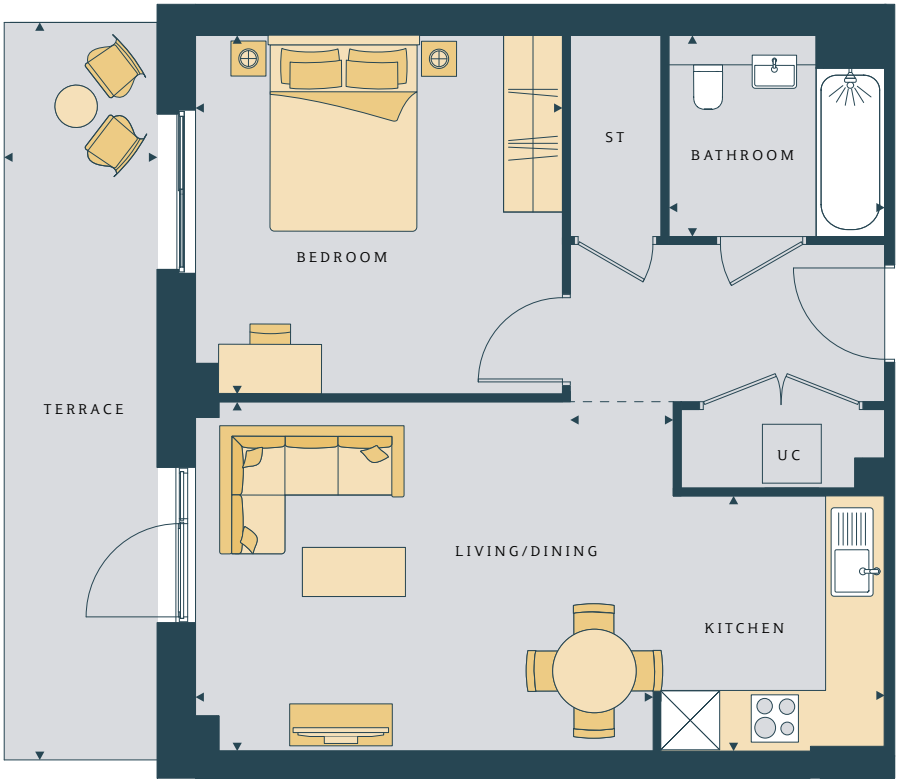
112 (2), 121 (3), 130 (4), 139 (5), 148 (6), 157 (7),
166 (8) & 175 (9)



1 bedroom
APARTMENT

PLOT

185 (10)



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

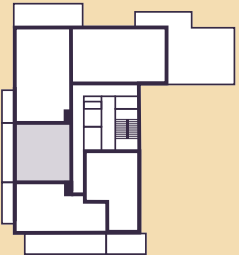
KITCHEN
8'6" x 7'1"
(2600 x 2155 mm)

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)

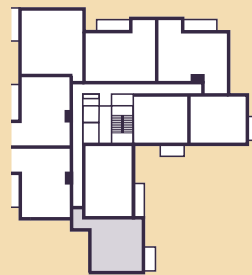
KITCHEN
7'6" x 9'4"
(2280 x 2845 mm)

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)



*Patio to plot 106 on Level 1

1 bedroom APARTMENT

PLOTS

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



*Patio to Plot 104 on Level 1

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

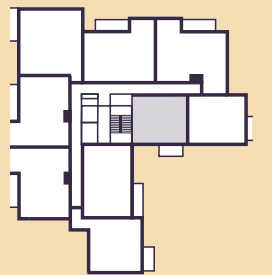
KITCHEN
10'8" x 6'3"
(3245 x 1900 mm)

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 / DINNING
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)

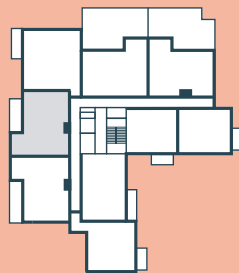
BEDROOM 2
12'7" x 9'10"
(3850 x 3015 mm)

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)

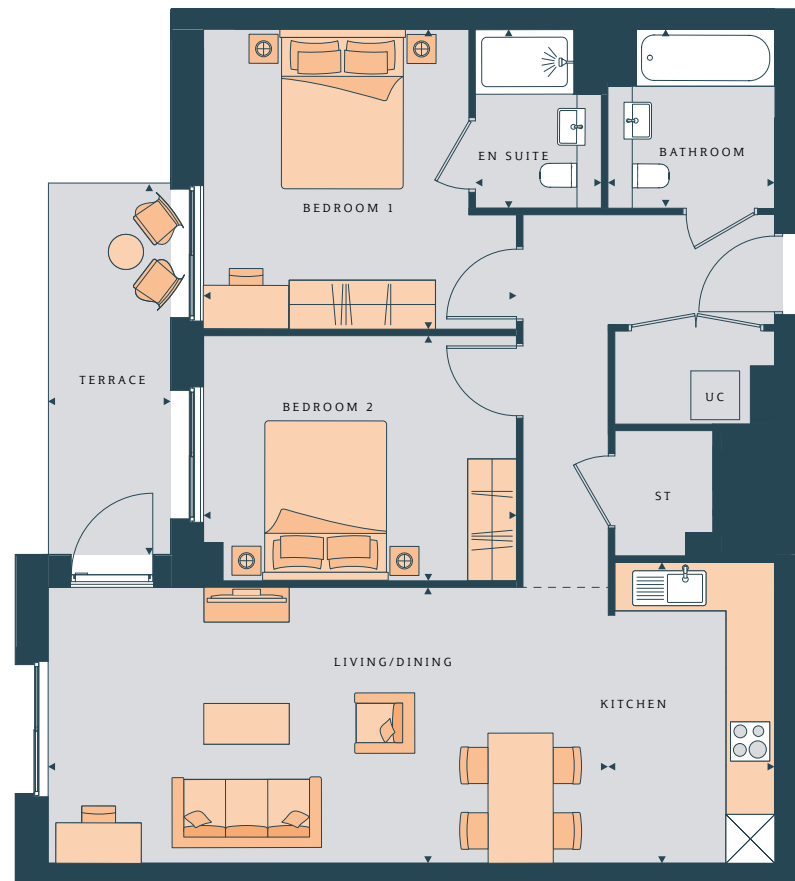


LEVEL
1



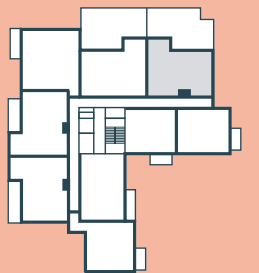
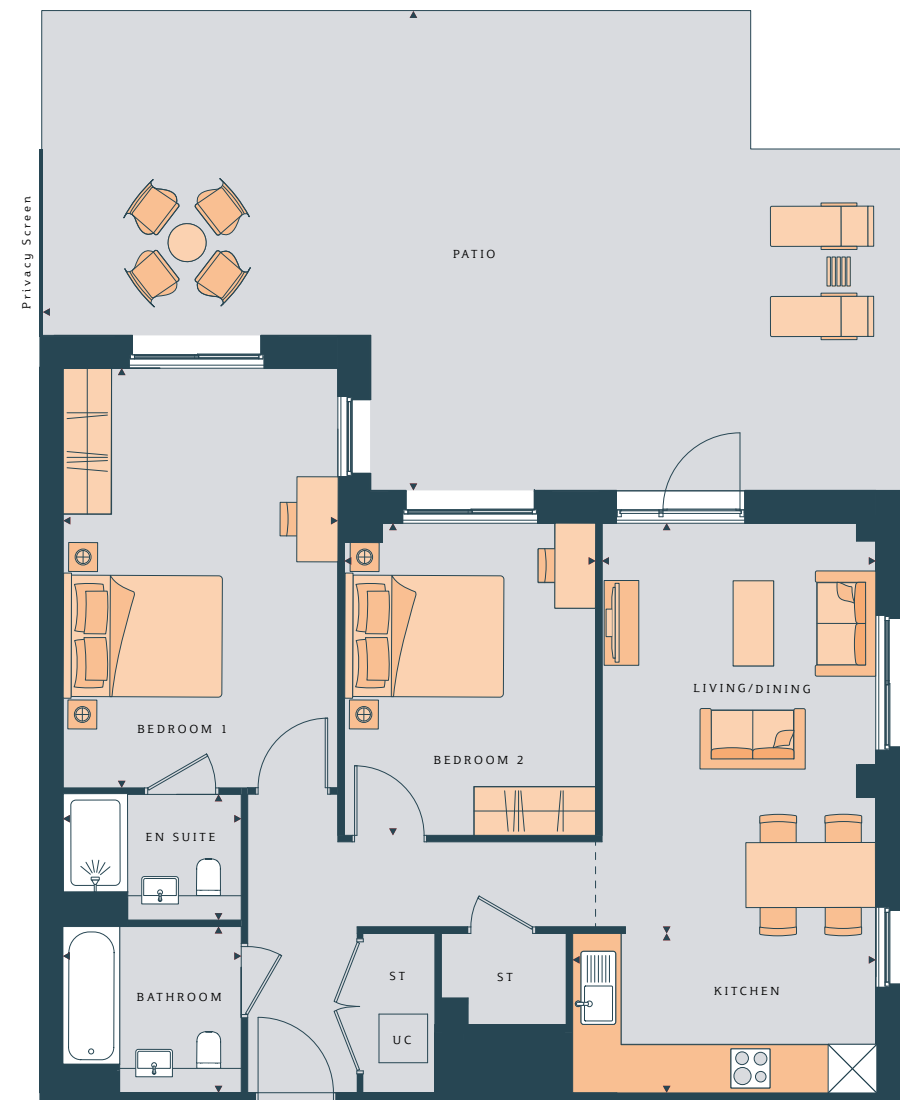
2 bedrooms APARTMENT

PLOT
108 (1)



2 bedrooms APARTMENT

PLOT
102 (1)



LEVEL
1



LIVING / DINNING
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)

LIVING / DINNING
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)

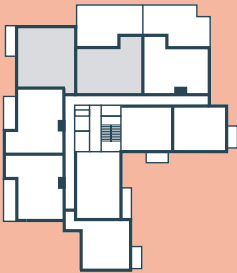
BEDROOM 2
9'8" x 12'9"
(3010 x 3890 mm)

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)

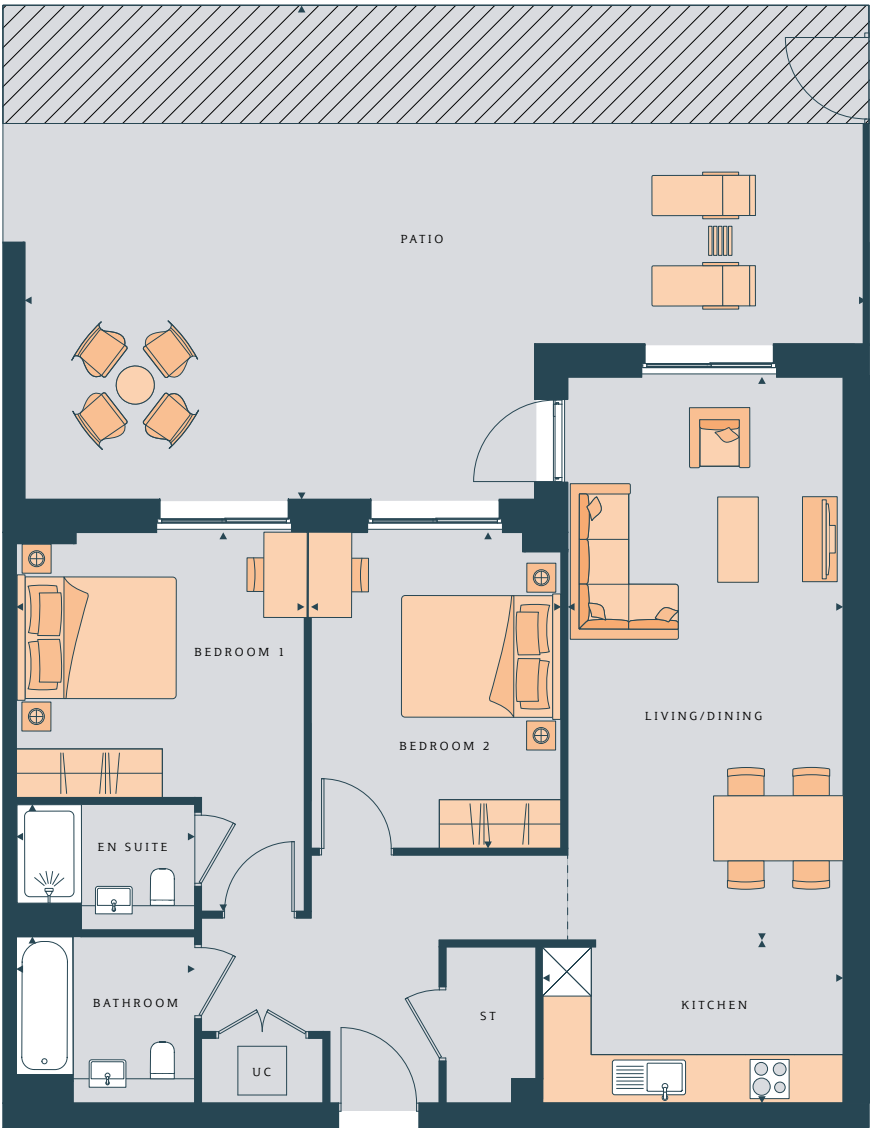
PATIO
560.1 sq ft
(52 sq m)



LEVEL
1

2 bedrooms
APARTMENT

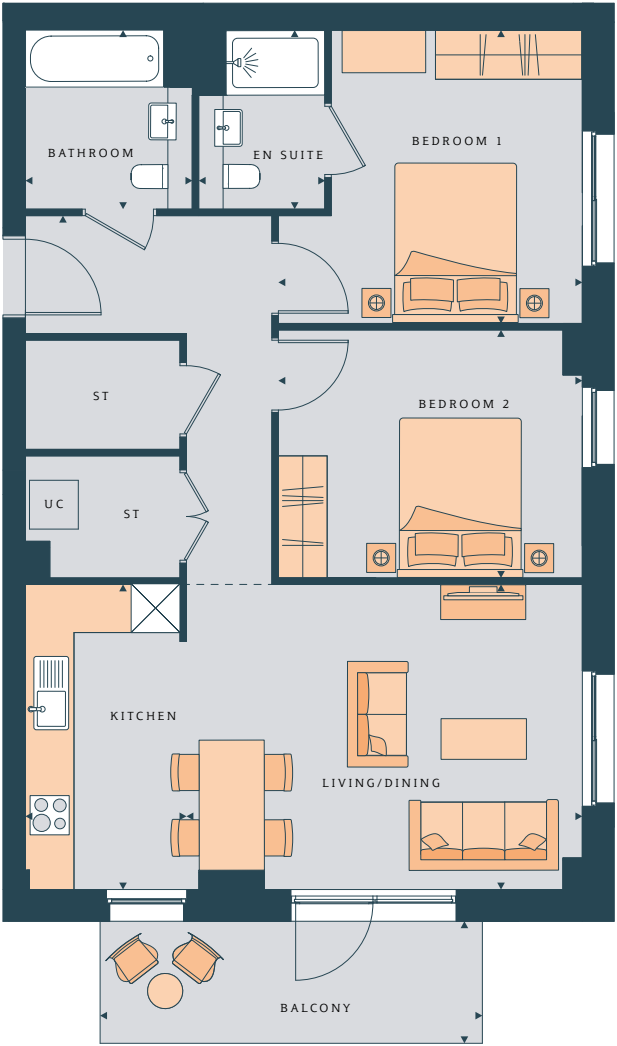
PLOT
101 (1)



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

2 bedrooms
APARTMENT

PLOT
188 (11)



LIVING / DINNING
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)

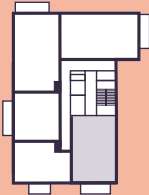
BEDROOM 2
10'0" x 12'3"
(3048 x 3738 mm)

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 / DINNING
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)

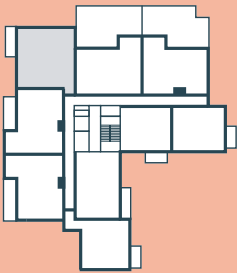
BEDROOM 2
14'7" x 9'0"
(4450 x 2750 mm)

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
(7sq 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)



LIVING / DINNING
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)

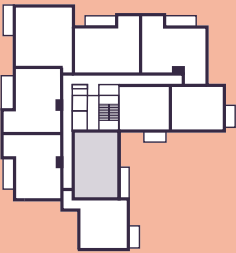
BEDROOM 2
12'4" x 9'9"
(3763 x 2975 mm)

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

*Patio to plot 105 on Level 1

LIVING / DINNING
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)

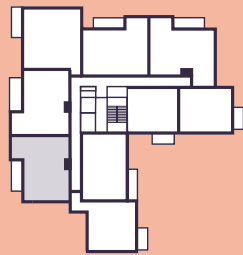
BEDROOM 2
12'7" x 9'10"
(3850 x 3015 mm)

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)



LIVING / DINNING
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)

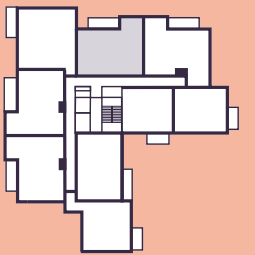
BEDROOM 2
12'7" x 9'8"
(3890 x 3010 mm)

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



2 bedrooms APARTMENT

PLOTS

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



LIVING / DINNING
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)

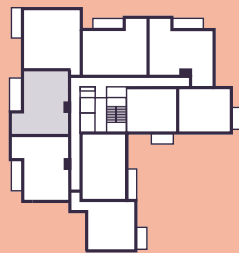
BEDROOM 2
12'7" x 9'10"
(3850 x 3015 mm)

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 / DINNING
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)

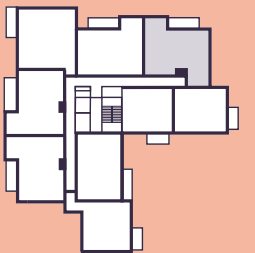
BEDROOM 2
9'1" x 12'7"
(2787 x 3850 mm)

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
(7sq m)



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

LIVING / DINNING
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)

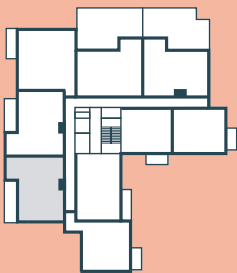
BATHROOM
6'8" x 7'2"
(2050 x 2200 mm)

TOTAL AREA

828.2 sq ft
(76.9 sq m)

TERRACE

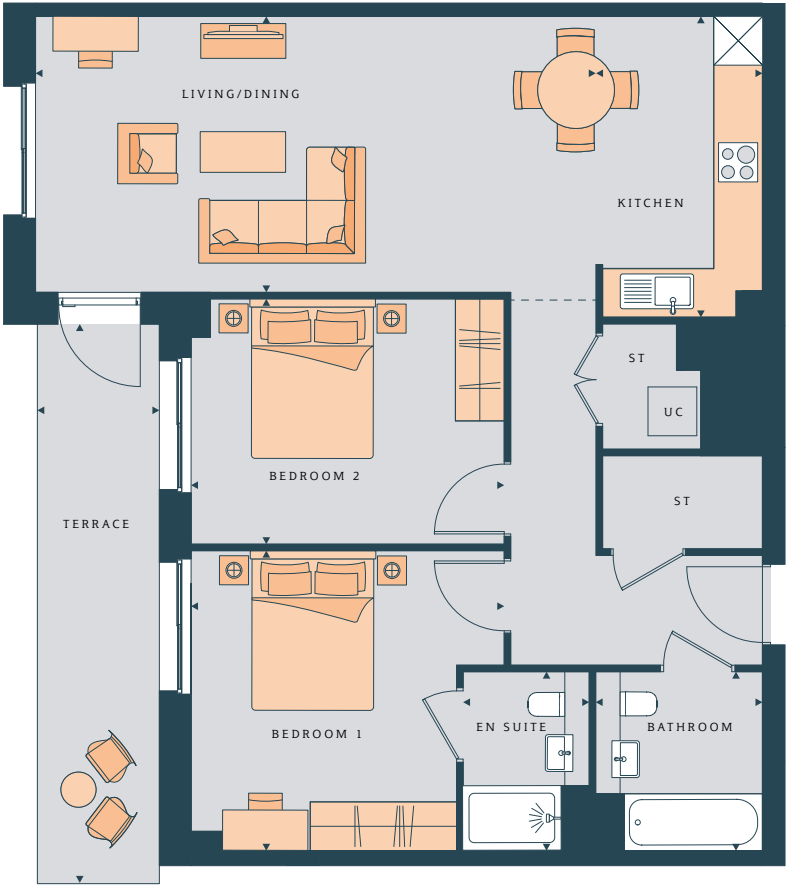
111 sq ft
(10.3 sq m)



LEVEL
1

2 bedrooms
APARTMENT

PLOT
107 (1)



LIVING / DINNING
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)

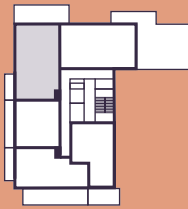
EN SUITE
7'2" x 5'1"
(2200 x 1550 mm)

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

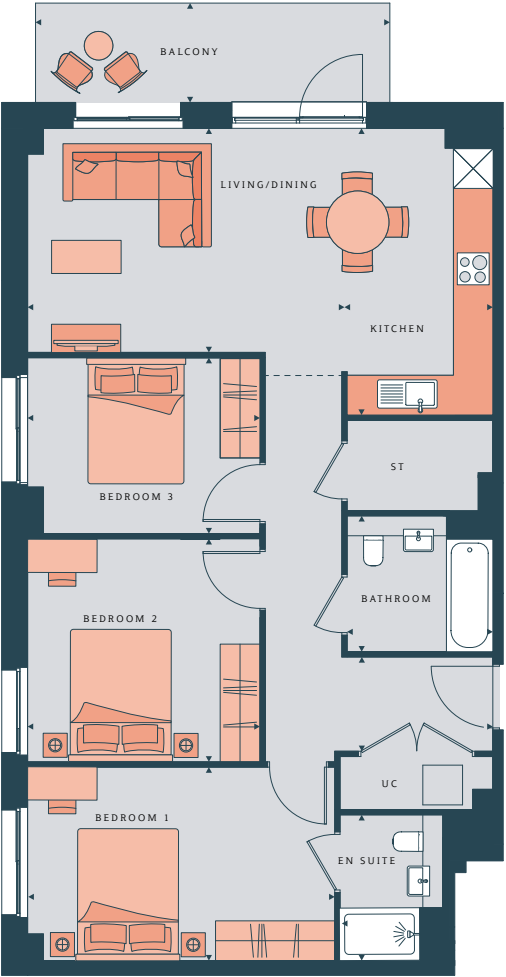
PLOT
186 (10)



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

3 bedrooms APARTMENT

PLOTS
191 (11)



LIVING / DINNING
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)

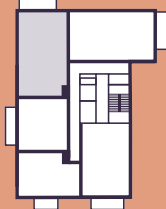
BEDROOM 3
8'6" x 11'5"
(2650 x 3508 mm)

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 / DINNING
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)

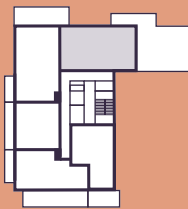
EN SUITE
7'2" x 5'1"
(2200 x 1550 mm)

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)

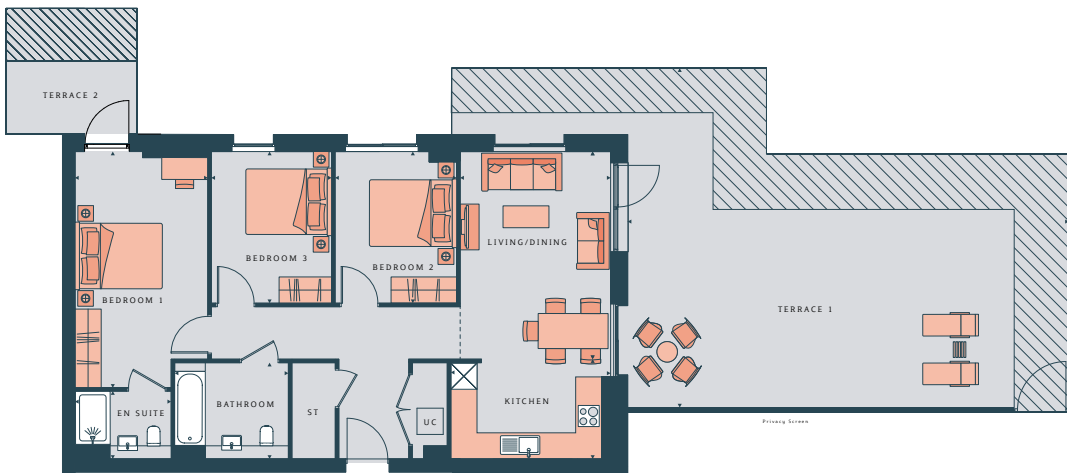
TERRACE 2
94 sq ft
(8.7 sq m)



LEVEL
10

3 bedrooms
APARTMENT

PLOT
182 (10)

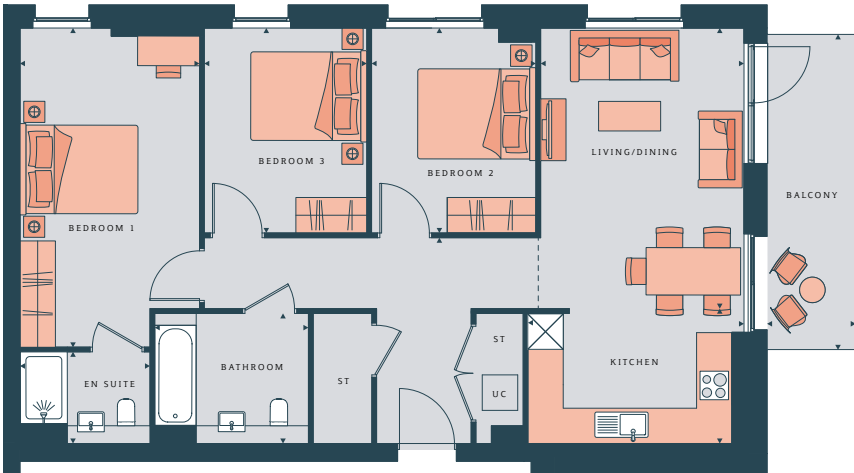


This home complies with current Building regulations to ensure future ease of access for disabled users and therefore has additional features to ensure the ease of adaption to allow that level of accessibility

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

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

LIVING / DINNING
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)

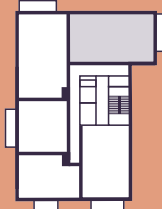
BEDROOM 3
7'11" x 11'4"
(2750 x 3465 mm)

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



APARTMENT SPECIFICATION

KITCHEN

Individually designed kitchens with soft-close doors and drawers

Matching worktops and full-height upstands^

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

^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.

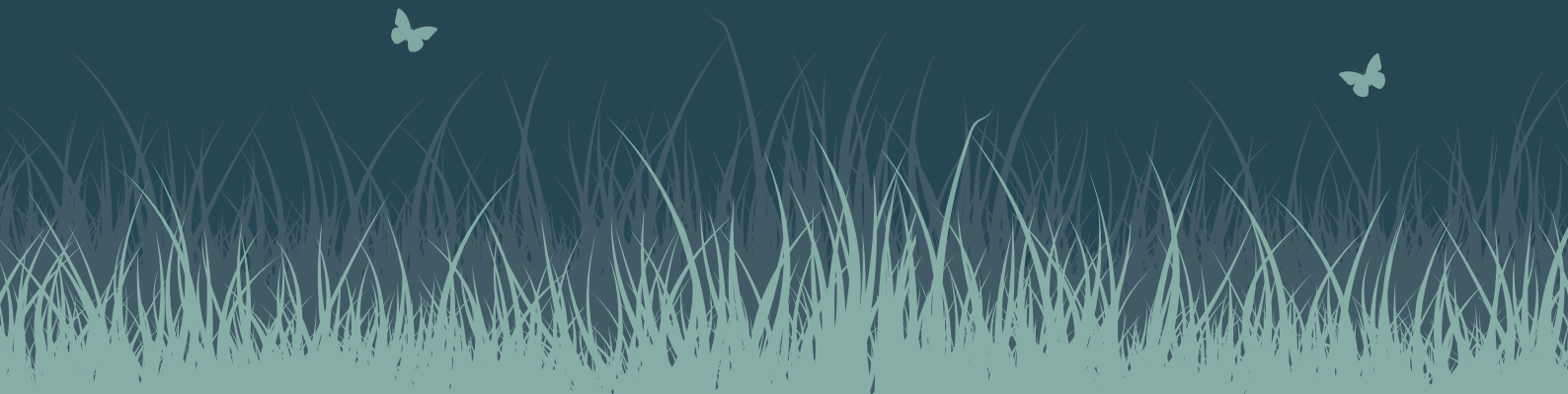
All homes built by registered developers must meet building-safety and other regulations. All registered developers should aim to make sure there are no snags or defects in their properties before the keys are handed over to a customer. If there are any snags or defects, these should be put right within 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 a 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.barratthomes.co.uk for full details. BDW Trading Limited (number 0318173) whose registered office is at Barratt House, Cartwright Way, Forest Business Park, Bardonia Hill, Coalville, Leicestershire LE67 1UF ("BDW") is a subsidiary of Barratt Developments PLC.



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