



# STERLING PLACE

---

NEW MALDEN, SURREY

YOUR HOME  
IN SOUTH-WEST  
LONDON

*Wilkinson Apartments*



BARRATT  
— LONDON —









CGIs indicative only

# Where south-west London comes to life



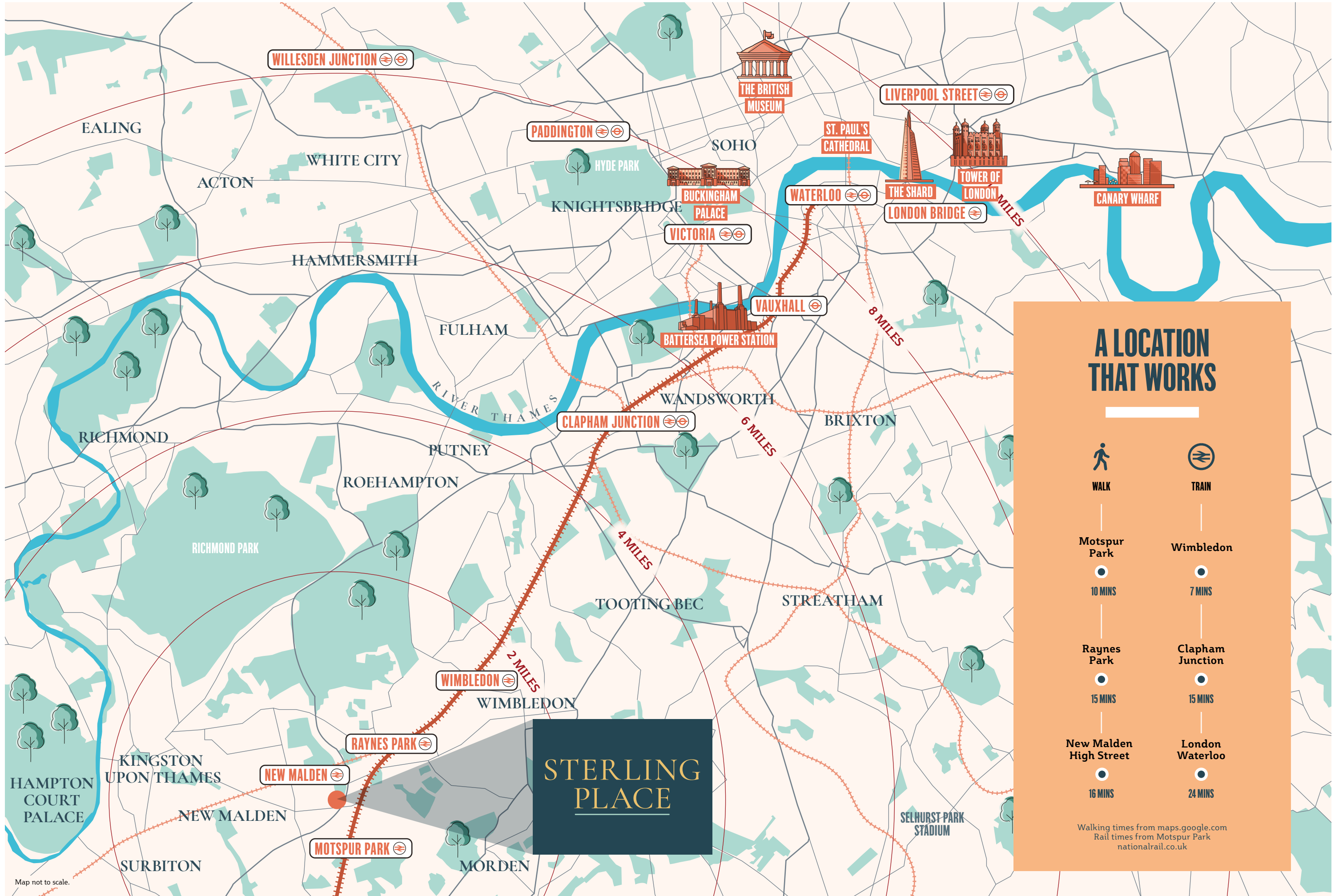
*Sterling Place is a brand-new residential village in New Malden, nestled in and between some of south-west London's brightest and most bustling boroughs.*

Sterling Place has a carefully designed collection of 1 & 2 bedroom apartments. Featuring airy, contemporary interiors, spacious layouts and floods of natural light, all homes will further benefit from a private balcony or terrace.

The development also has a range of fantastic on-site amenities including idyllic landscaped residents' gardens, gym, yoga studio and cycle storage.







Map not to scale.



**BUILDING A RICH HERITAGE**



**ACROSS THE GLOBE**

From the Isle of Man to the Seychelles, Bradbury Wilkinson & Co 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 still used today.



**THE STAMP OF HISTORY**

Highly respected for their printing expertise, they also produced postage stamps for many countries across the globe.

# Welcome to the neighbourhood

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



Bradbury Wilkinson & Co factory, New Malden

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



CGI indicative only



Wimbledon Village

**IDEALLY LOCATED**

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 short train ride away from everything central London has to offer.



TIME TO EXPLORE!



NEW MALDEN HIGH STREET  
3 MINUTES



RICHMOND  
5 MINUTES



WIMBLEDON VILLAGE  
7 MINUTES



KINGSTON  
10 MINUTES



HAMPTON  
12 MINUTES

Travel times from maps.google.com

# Local charm, *global* cuisine

*New Malden and the surrounding areas offer a delightful range of dining experiences, from cozy cafés to upscale restaurants and vibrant bars.*



Richmond riverside



Enjoy international cuisines, including authentic Asian, European and modern fusion dishes. Whether seeking a casual brunch, elegant dinner or lively drinks with friends, New Malden has something for every taste and occasion.

— “ —  
New Malden has one of the highest concentrations of good eating in the entire UK  
*The Guardian*

— ” —



# Something *for everyone*

*Discover premier shopping in Kingston and Wimbledon Village.*

Kingston upon Thames features a bustling retail scene with a blend of high-end brands, stylish boutiques and quaint markets.

Wimbledon Village offers a charming selection of independent shops, entertainment venues, luxury fashion and artisanal goods for a unique shopping experience.



# 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.*

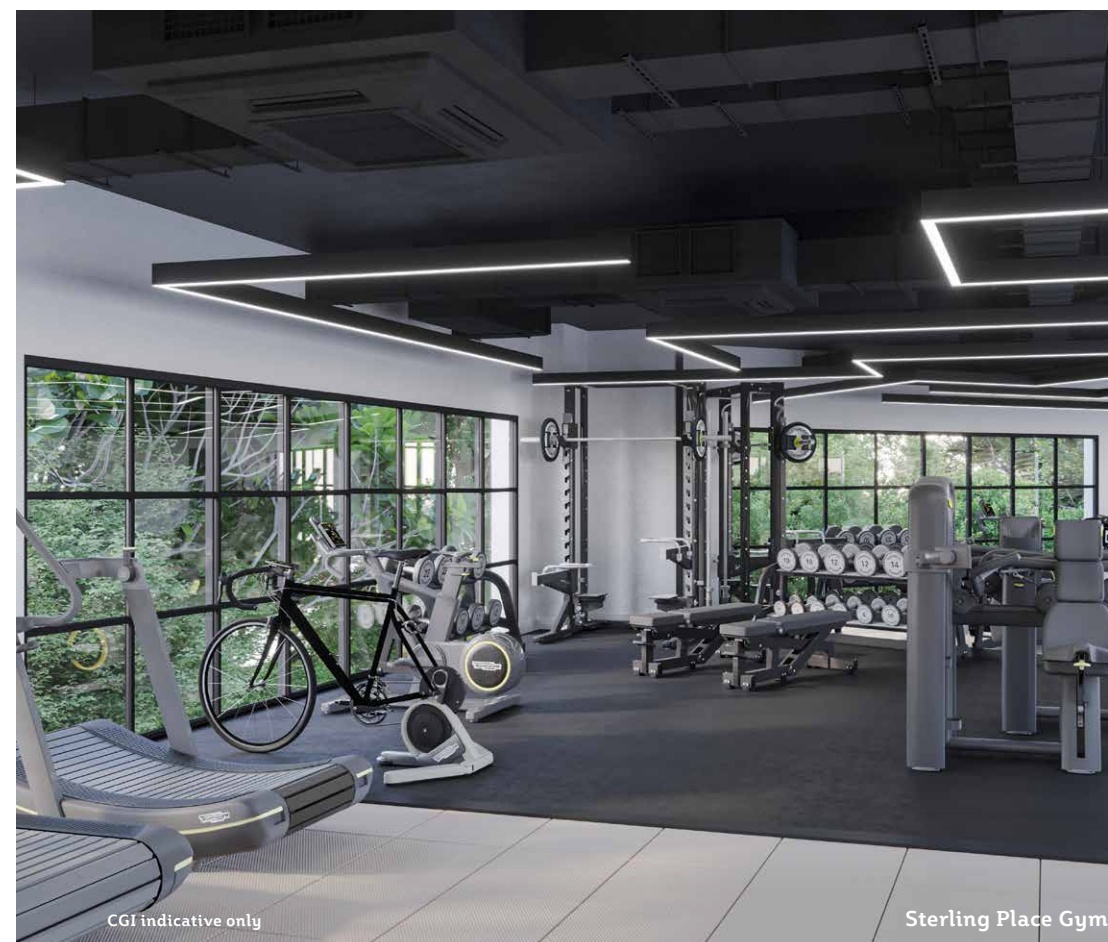
Absorb the green surroundings of this leafy London borough, whether its cycling through one of the nearby Royal Parks, heading for a round of golf, or taking to the River Thames for a paddle.



Royal Wimbledon Golf Club



Kingston upon Thames



CGI indicative only

Sterling Place Gym



AELTC Community Tennis Centre

## SWING BY



### GYM & YOGA STUDIO

Set against the tree-lined Pyl Brook, Sterling Place offers residents' a state-of-the-art gym and separate yoga studio.



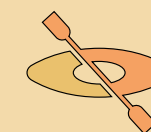
### ROYAL WIMBLEDON GOLF CLUB

Around since the 1800s, the prestigious 18-hole course is regarded as one of the best in the country.



### AELTC COMMUNITY TENNIS CENTRE

Along with hosting The Championships each summer at Wimbledon, the All England Lawn Tennis & Croquet Club offers locals 9 acrylic hard courts & 16 grass courts in Raynes Park.



### KINGSTON ROWING CLUB

Take to the water at one of the oldest rowing clubs in the world, take to the water on the River Thames.



# Space to unwind



Surrey Hills

*While well-connected to everything central London has to offer, Sterling Place is bordered by an abundance of leafy parks and open spaces.*

The Surrey Hills are just a 24-minute drive away, which is a designated Area of Outstanding Natural Beauty (AONB) where you can find country walks, quaint village eateries and an abundance of wildlife.



Richmond Park



Hampton Court Palace

CENTRAL LONDON

24 MINS\*



RICHMOND PARK

5 MINS\*

HAMPTON COURT PALACE

12 MINS\*

BUSHY PARK

12 MINS\*

SURREY HILLS

24 MINS\*

\*Fastest travel times from Sterling Place to destination via Google Maps.



## LOCAL LEARNING



### TOP TEN

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



### 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?

1 Source: Ofsted  
 2 Source: BNP Paribas Sterling Place Investment Guide 2023  
 3 Source: Times Higher Education

# 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

- Sacred Heart Catholic Primary School, New Malden
- Burlington Infant and Nursery School, New Malden
- Building Blocks Nursery, Wimbledon

## PRIMARY SCHOOLS

- Coombe Hill Junior School, New Malden
- Wimbledon Chase Primary School
- Bishop Gilpin CofE Primary School, Raynes Park



## SECONDARY SCHOOLS

- King's College School, independent boys' school
- Wimbledon High School, independent girls' school
- Tiffin Girls' School, Kingston

- Ofsted rated 'Good'
- Ofsted rated 'Outstanding'
- ISI Report 'Excellent'
- ISI Report 'Outstanding'

## NEARBY UNIVERSITIES

- University of Roehampton
- Kingston University
- University College London (UCL)
- King's College London
- London School of Economics (LSE)
- Ravensbourne University
- Goldsmiths, University of London



Goldsmiths, University of London



## FOUR OF THE UK'S TOP TEN

*higher education institutions are within an hour's reach of Sterling Place<sup>3</sup>*





## 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 Sacred Heart Catholic Primary School 1 mins
- 2 Burlington Infant and Nursery School 3 mins
- 3 Building Blocks Nursery 9 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

### LONDON INSTITUTIONS

- 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.

**STERLING PLACE**

Map not to scale.



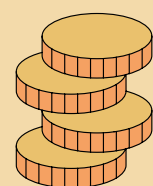
# Invest in a thriving neighbourhood

*Sterling Place occupies a desirable and fast-evolving location defined by green space, contemporary urban design and excellent investment potential.*



**4.3%**

Average rental yield in New Malden. Amongst the top three 'KT' postcodes for rental yields.<sup>1</sup>



**105%**

Capital growth achieved from 2013 to 2023.<sup>2</sup>



**53%**

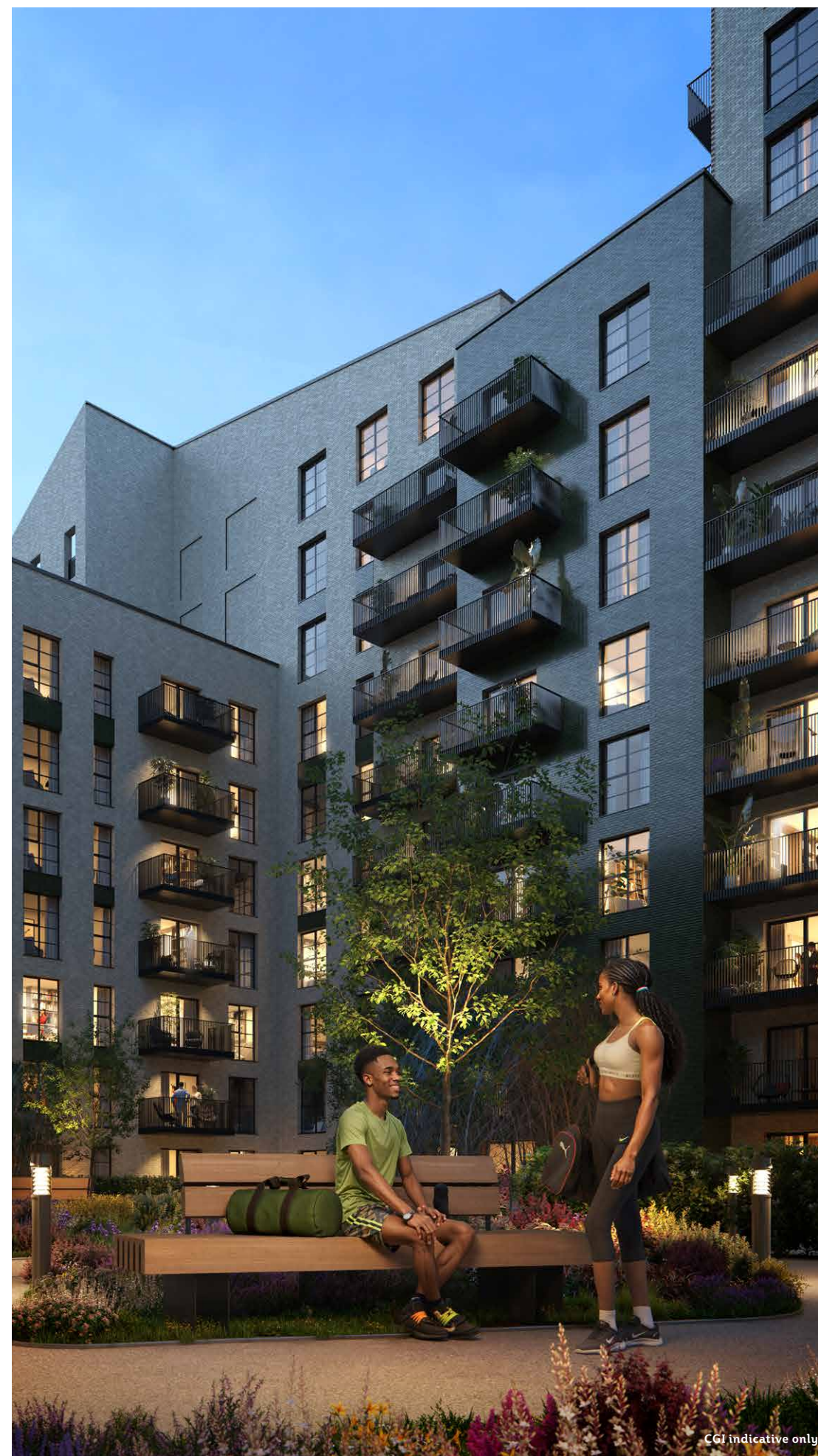
Rental price growth estimate from 2022-2027 in the borough of Merton.<sup>3</sup>

**17.1%**

Over 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>4</sup>

**8.9%**

Average rental growth in Merton between September 2021 and September 2022, compared to 4.7% in Greater London.<sup>5</sup>



CGI indicative only

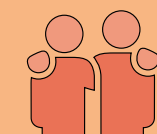
**THREE OF THE VERY BEST**



Merton is the 3rd largest growing borough (of 33 total), making now a great time to invest in an expanding market.<sup>6</sup>



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



Merton is the 3rd safest borough in London to live.<sup>7</sup>

<sup>6</sup> Source: Varbes  
<sup>7</sup> Source: Strutt & Parker, Sterling Place Investor Guide 2023.

<sup>1</sup> Source: Varbes. <sup>2</sup> Land Registry. <sup>3</sup> Source: Land Registry/S&P. <sup>4</sup> Source: Dataloft, Land Registry, DLUHC. <sup>5</sup> Source: Varbes.





Waterloo Station  
22 mins

The City

Canary Wharf

Wimbledon

Raynes Park Station  
14 mins

David Lloyd Raynes Park

Cannon Hill Common

Tesco Supermarket

# STERLING PLACE

Motspur Park Station  
10 mins

1

*Brookside*  
APARTMENTS

2

*Wilkinson*  
APARTMENTS

3

*Treasury*  
APARTMENTS

4

*Copper*  
APARTMENTS

5

*Bradbury*  
APARTMENTS

6

*Charter*  
APARTMENTS

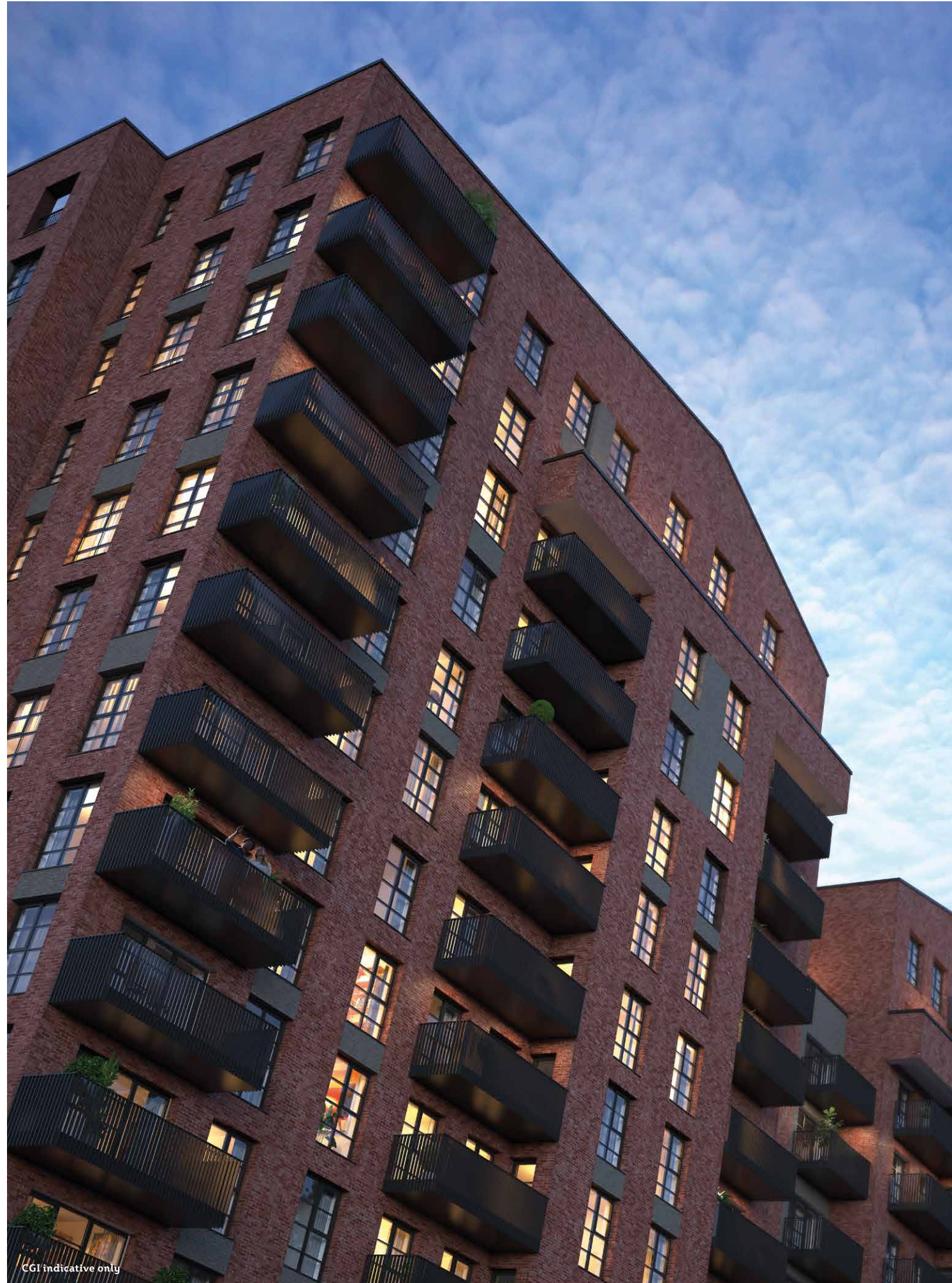
7

*Sovereign*  
APARTMENTS



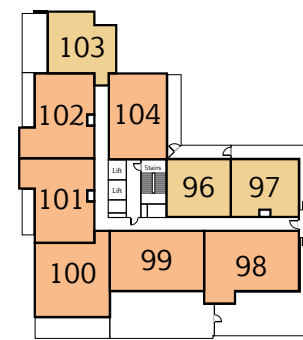




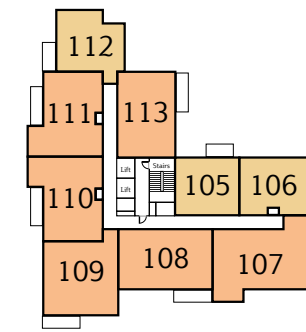


CGI indicative only

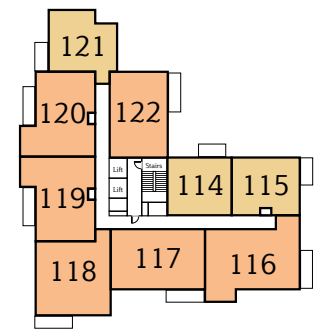
# Wilkinson Apartments



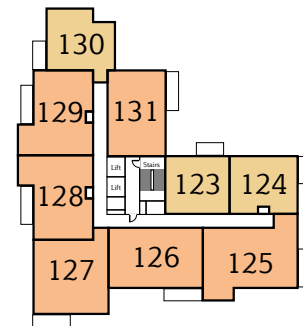
Level 1



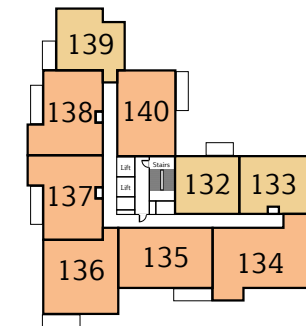
Level 2



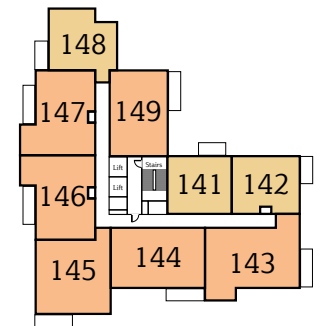
Level 3



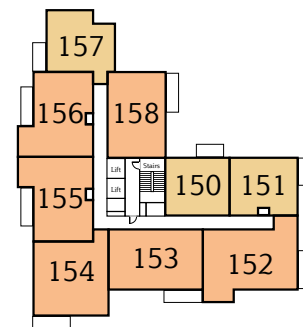
Level 4



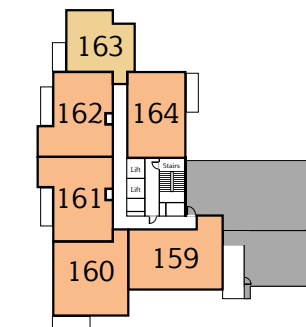
Level 5



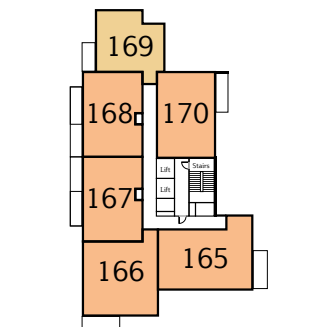
Level 6



Level 7



Level 8



Level 9

One-bedroom apartments
  Two-bedroom apartments



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

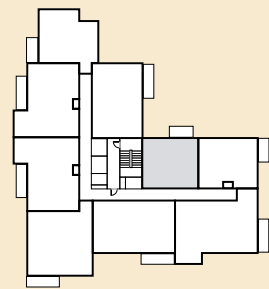
**KITCHEN**  
10'8" x 6'3"  
(3245 x 1900 mm)

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

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

**TOTAL INTERNAL AREA**  
565.7 sq ft  
(52.56 sq m)

**BALCONY**  
11'0" x 4' 11"  
(3350 x 1500 mm)



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

# 1 bedroom APARTMENT

## PLOTS

105 (2), 114 (3), 123 (4), 132 (5), 141 (6), 150 (7)



VIEWS ONTO  
LANDSCAPED GARDENS



--- Ceilings in the Hall, Bathroom, Storage and Utility Cupboard(s) will be lower than 2500mm

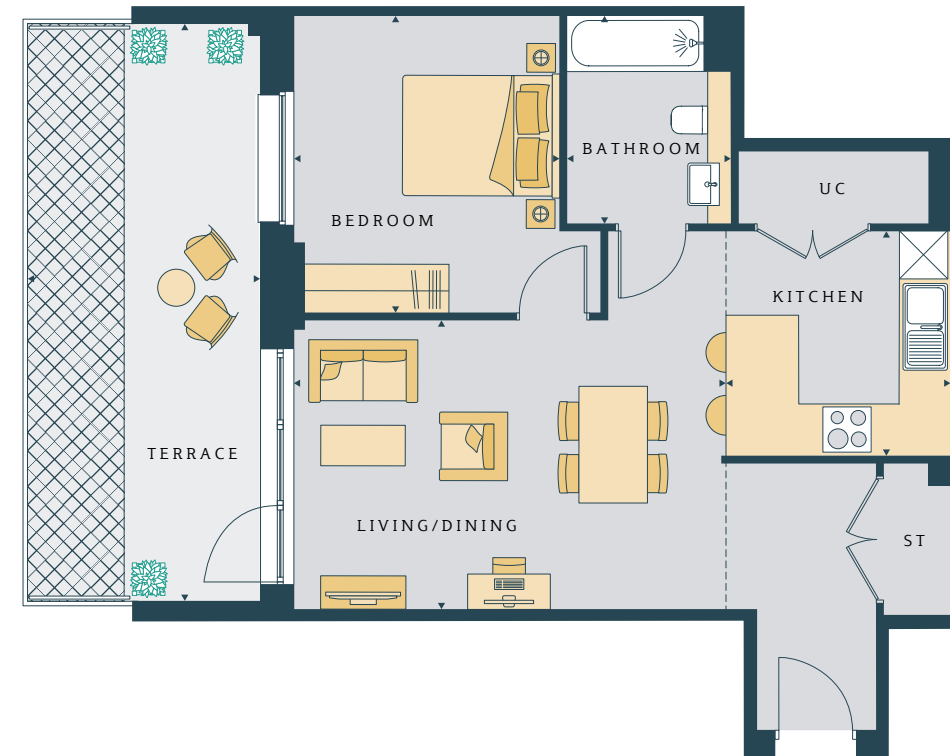
# 1 bedroom APARTMENT

## PLOT

103 (1)



VIEWS OVER  
SOUTH WEST LONDON



XXX Access to area required occasionally for building maintenance purposes  
--- Ceilings in the Hall, Bathroom, Storage and Utility Cupboard(s) will be lower than 2500mm

**LIVING/DINING**  
17'8" x 11'10"  
(5380 x 3610 mm)

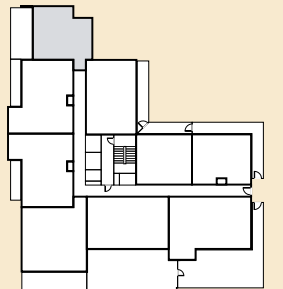
**KITCHEN**  
9'2" x 9'2"  
(2800 x 2810 mm)

**BEDROOM**  
12'1" x 10'8"  
(3700 x 3320 mm)

**BATHROOM**  
6'8" x 8'6"  
(2050 x 2600 mm)

**TOTAL INTERNAL AREA**  
624.8 sq ft  
(58.04 sq m)

**TERRACE**  
9'6" x 23'6"  
(2900 x 7180 mm)



**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 INTERNAL AREA**  
565.7 sq ft  
(52.56 sq m)

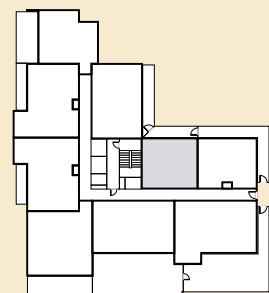
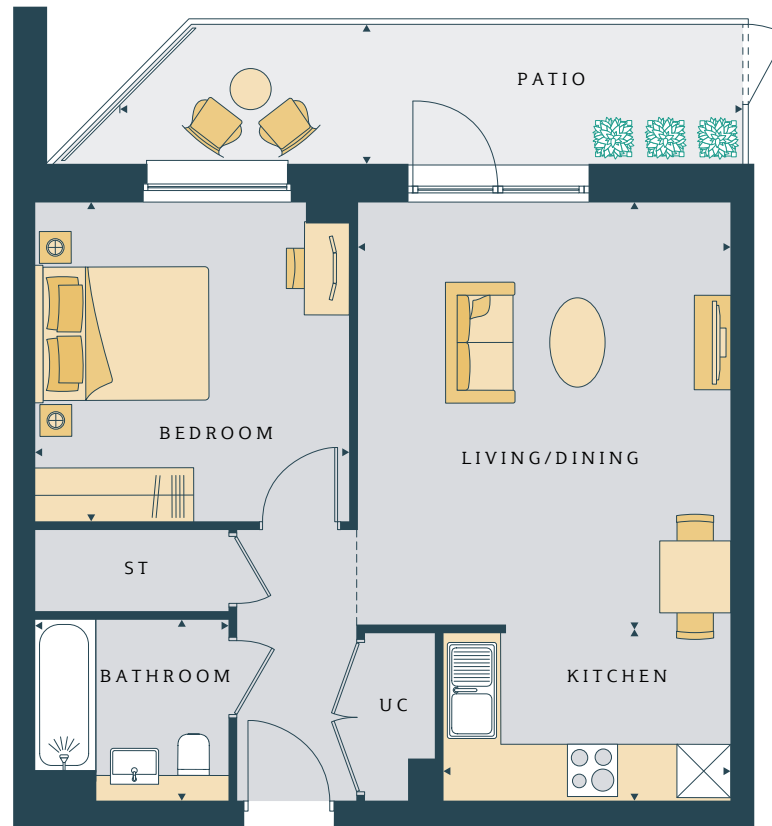
**PATIO**  
22'11" x 5'3"  
(6981 x 1600 mm)

# 1 bedroom APARTMENT

**PLOT**  
96 (1)



VIEWS ONTO  
LANDSCAPED GARDENS



**LEVEL**  
1



--- Ceilings in the Hall, Bathroom, Storage and Utility Cupboard(s) will be lower than 2500mm

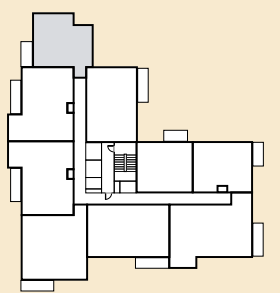
# 1 bedroom APARTMENT

**PLOTS**

112 (2), 121 (3), 130 (4), 139 (5), 148 (6), 157 (7), 163 (8)



VIEWS OVER  
SOUTH WEST LONDON



**LEVELS**

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



--- Ceilings in the Hall, Bathroom, Storage and Utility Cupboard(s) will be lower than 2500mm

**LIVING/DINING**  
18'10" x 10'8"  
(5750 x 3250 mm)

**KITCHEN**  
9'2" x 9'4"  
(2800 x 2850 mm)

**BEDROOM**  
12'5" x 13'4"  
(3790 x 4060 mm)

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

**TOTAL INTERNAL AREA**  
624.8 sq ft  
(58.04 sq m)

**BALCONY**  
4'11" x 11'0"  
(1500 x 3350 mm)



**LIVING / DINING**  
12'4" x 13'7"  
(3765 x 4146 mm)

**KITCHEN**  
10'2" x 8'6"  
(3110 x 2590 mm)

**BEDROOM**  
13'9" x 9'10"  
(4205 x 3015 mm)

**BATHROOM**  
6'8" x 4'5"  
(2050 x 2140 mm)

**TOTAL INTERNAL AREA**  
561.6 sq ft  
(52.17 sq m)

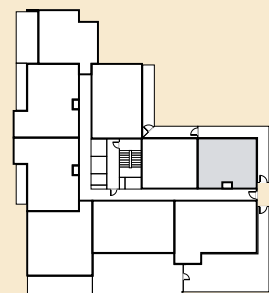
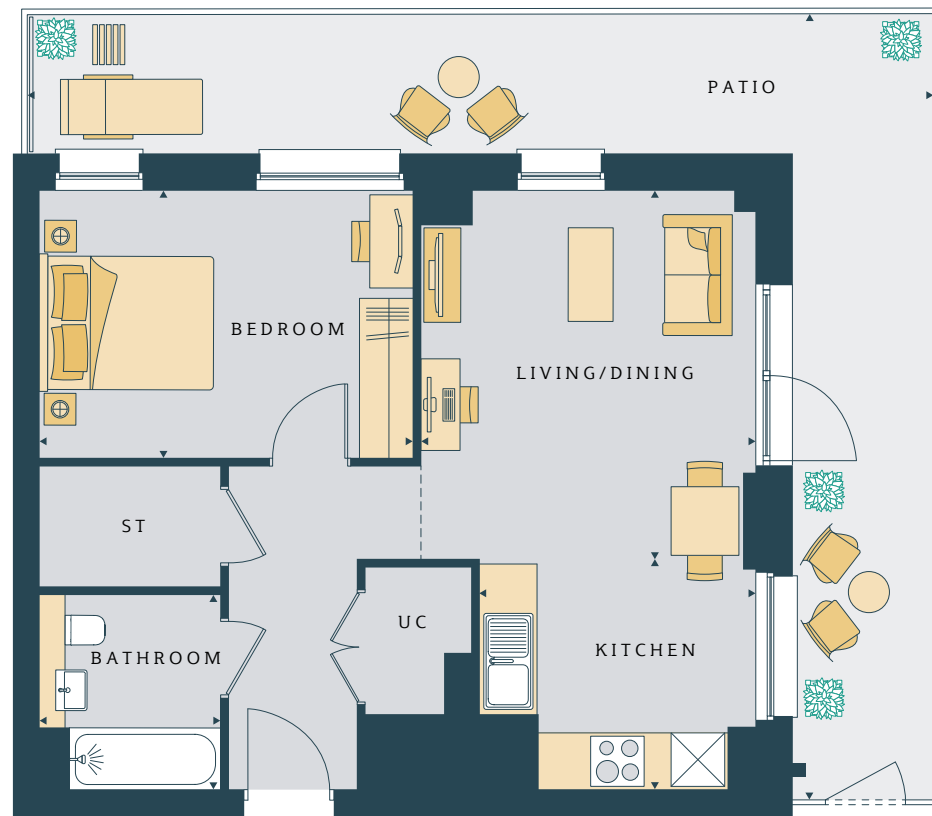
**PATIO**  
33'5" x 28'11"  
(10192 x 8825 mm)

# 1 bedroom APARTMENT

**PLOT**  
97 (1)



VIEWS ONTO  
LANDSCAPED GARDENS



**LEVEL**  
1



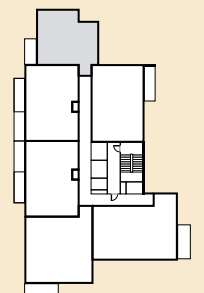
--- Ceilings in the Hall, Bathroom, Storage and Utility Cupboard(s) will be lower than 2500mm

# 1 bedroom APARTMENT

**PLOT**  
169 (9)



VIEWS OVER  
SOUTH WEST LONDON



**LEVEL**  
9



--- Ceilings in the Hall, Bathroom, Storage and Utility Cupboard(s) will be lower than 2500mm

**LIVING/DINING**  
17'8" x 11'9"  
(5380 x 3590 mm)

**KITCHEN**  
9'2" x 9'2"  
(2799 x 2810 mm)

**BEDROOM**  
10'10" x 12'1"  
(3300 x 3700 mm)

**BATHROOM**  
6'8" x 8'6"  
(2050 x 2600 mm)

**TOTAL INTERNAL AREA**  
624.8 sq ft  
(58.04 sq m)

**BALCONY**  
4'11" x 10'11"  
(1503 x 3335 mm)



**LIVING / DINING**  
12'4" x 13'7"  
(3765 x 4146 mm)

**KITCHEN**  
10'2" x 8'6"  
(3110 x 2590 mm)

**BEDROOM**  
13'9" x 9'10"  
(4205 x 3015 mm)

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

**TOTAL INTERNAL AREA**  
561.6 sq ft  
(52.17 sq m)

**BALCONY**  
4'11" x 11'0"  
(1500 x 3350 mm)

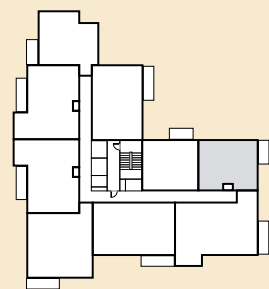
# 1 bedroom APARTMENT

## PLOTS

Plots 106 (2), 115 (3), 124 (4), 133 (5), 142 (6), 151 (7)



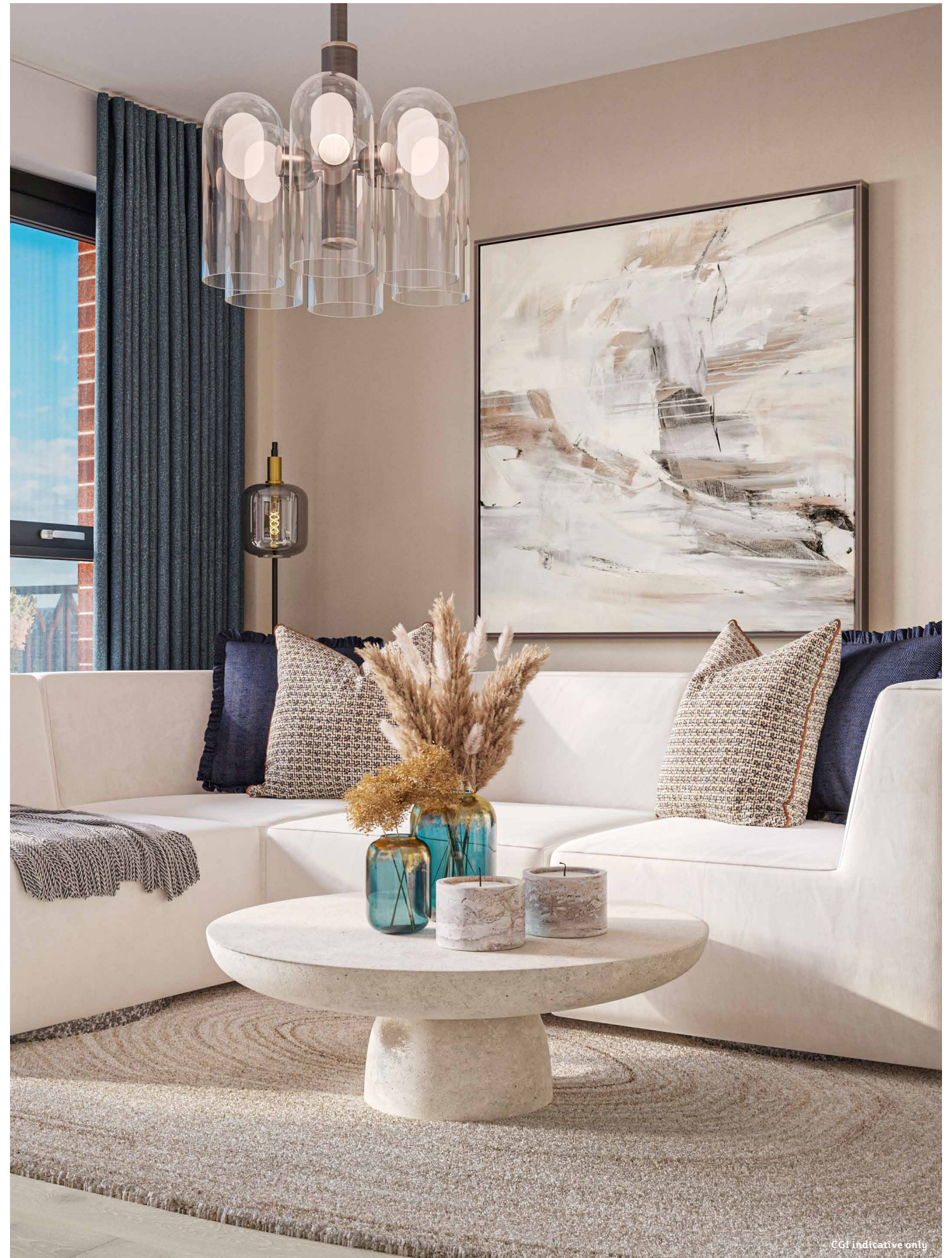
VIEWS ONTO  
LANDSCAPED GARDENS



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



--- Ceilings in the Hall, Bathroom, Storage and Utility Cupboard(s) will be lower than 2500mm



CGI indicative only







**LIVING / DINNING**  
10'2" x 21'11"  
(3100 x 6688 mm)

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

**BEDROOM 1**  
9'2" x 14'7"  
(2802 x 4450 mm)

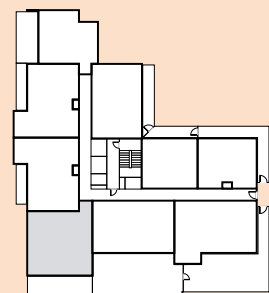
**BEDROOM 2**  
9'0" x 14'7"  
(2750 x 4450 mm)

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

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

**TOTAL INTERNAL AREA**  
863.5 sq ft  
(80.22 sq m)

**TERRACE**  
7'8" x 29'4"  
(2348 x 8942 mm)



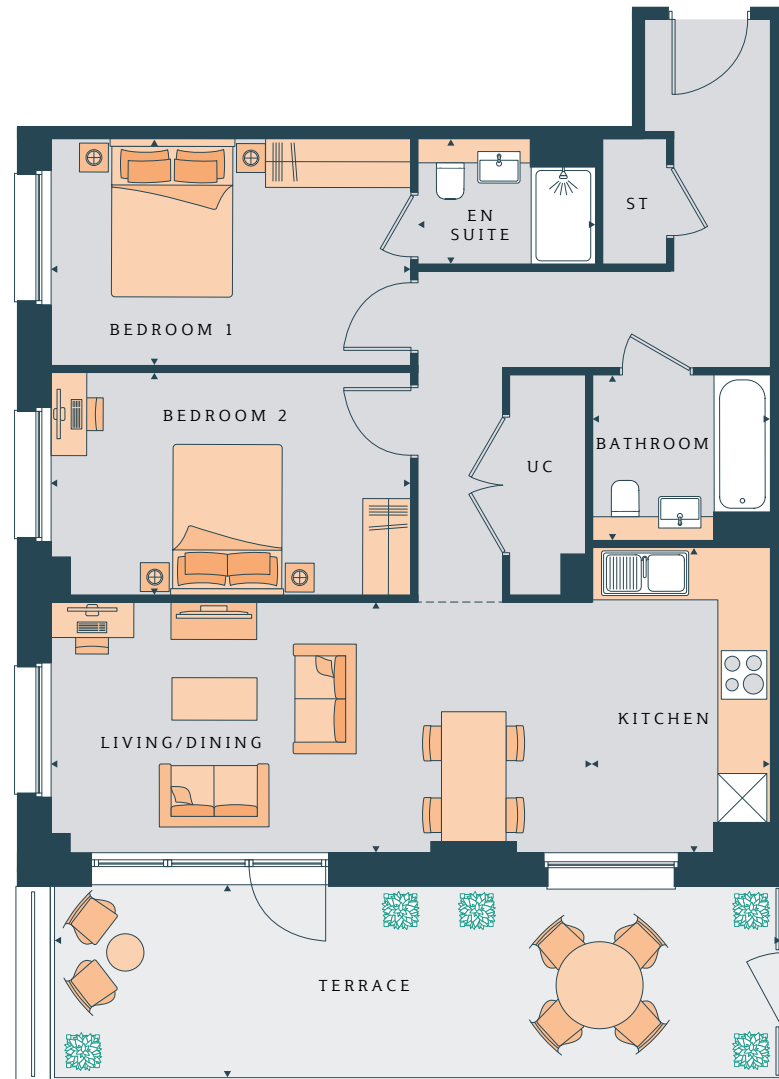
**LEVEL**  
**1**

# 2 bedroom APARTMENT

**PLOT**  
**100 (1)**



VIEWS TOWARDS SOUTH LONDON



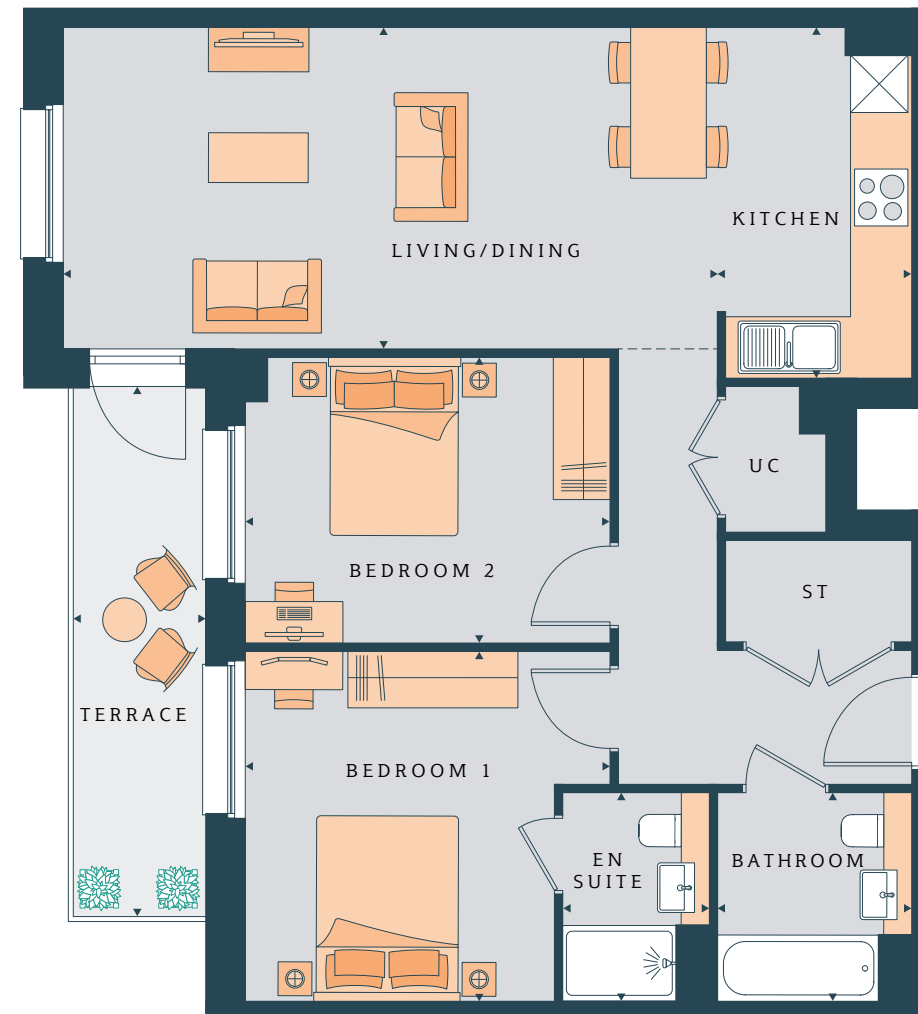
--- Ceilings in the Hall, Bathroom, Storage and Utility Cupboard(s) will be lower than 2500mm

# 2 bedroom APARTMENT

**PLOT**  
**101 (1)**



VIEWS OVER SOUTH WEST LONDON



--- Ceilings in the Hall, Bathroom, Storage and Utility Cupboard(s) will be lower than 2500mm

**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 3685 mm)

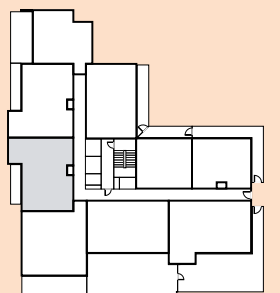
**BEDROOM 2**  
12'7" x 9'10"  
(3850 x 3015 mm)

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

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

**TOTAL INTERNAL AREA**  
827.4 sq ft  
(76.87 sq m)

**TERRACE**  
4'7" x 18'3"  
(1397 x 5575 mm)



**LEVEL**  
**1**



**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 3685 mm)

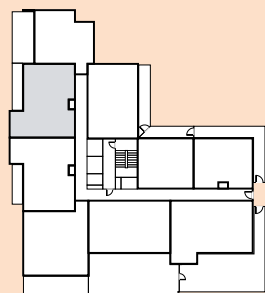
**BEDROOM 2**  
12'7" x 9'10"  
(3850 x 3015 mm)

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

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

**TOTAL INTERNAL AREA**  
825.6 sq ft  
(76.7 sq m)

**TERRACE**  
4'7" x 22'4"  
(1397 x 6823 mm)



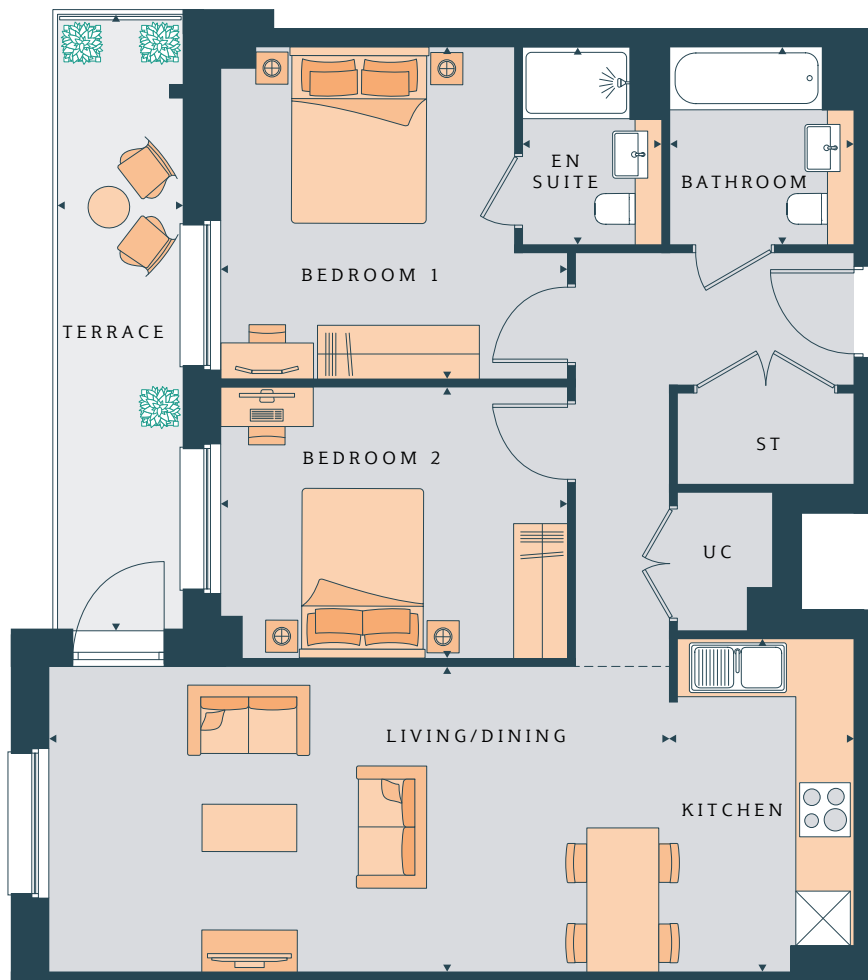
**LEVEL**  
1

# 2 bedroom APARTMENT

**PLOT**  
102 (1)



VIEWS TOWARDS  
SOUTH WEST LONDON



--- Ceilings in the Hall, Bathroom, Storage and Utility Cupboard(s) will be lower than 2500mm

# 2 bedroom APARTMENT

**PLOT**  
99 (1)



VIEWS TOWARDS  
SOUTH LONDON



XXX Access to area required occasionally for building maintenance purposes  
--- Ceilings in the Hall, Bathroom, Storage and Utility Cupboard(s) will be lower than 2500mm

**LIVING / DINING**  
16'0" x 14'0"  
(4878 x 4275 mm)

**KITCHEN**  
14'1" x 9'0"  
(4300 x 2750 mm)

**BEDROOM 1**  
10'8" x 15'7"  
(3250 x 4745 mm)

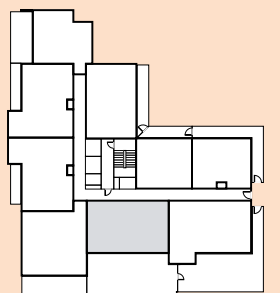
**BEDROOM 2**  
10'6" x 11'10"  
(3200 x 3615 mm)

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

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

**TOTAL INTERNAL AREA**  
867.2 sq ft  
(80.57 sq m)

**TERRACE**  
18'5" x 37'7"  
(5625 x 11455 mm)



**LEVEL**  
1



**LIVING / DINNING**  
14'8" x 14'0"  
(4488 x 4275 mm)

**KITCHEN**  
14'8" x 9'0"  
(4488 x 2750 mm)

**BEDROOM 1**  
11'10" x 19'5"  
(3602 x 5920 mm)

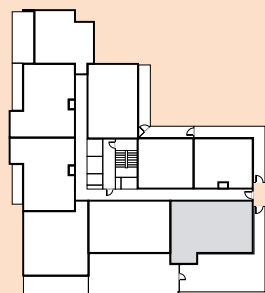
**BEDROOM 2**  
9'10" x 14'3"  
(2998 x 4345 mm)

**EN SUITE**  
7'2" x 6'3"  
(2200 x 1900 mm)

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

**TOTAL INTERNAL AREA**  
912.7 sq ft  
(84.79 sq m)

**TERRACE**  
44'3" x 42'7"  
(13495 x 12993 mm)



**LEVEL**  
1

# 2 bedroom APARTMENT

**PLOT**  
98 (1)



VIEWS TOWARDS SOUTH LONDON

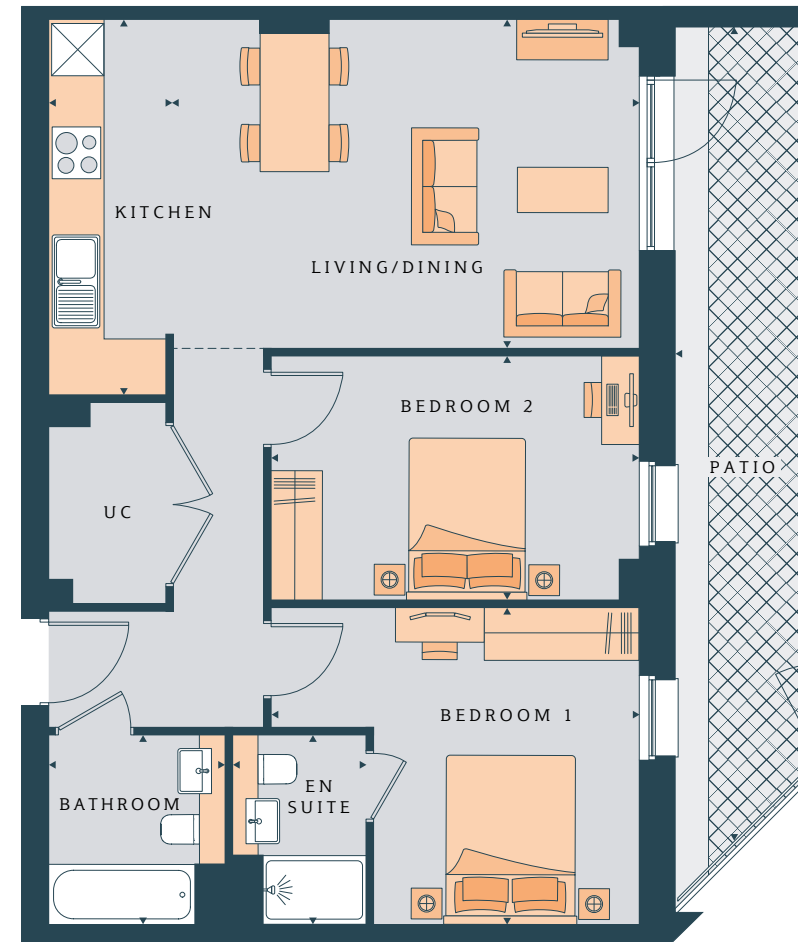


# 2 bedroom APARTMENT

**PLOT**  
104 (1)



VIEWS ONTO LANDSCAPED GARDENS



**LIVING / DINNING**  
17'9" x 12'6"  
(5418 x 3814 mm)

**KITCHEN**  
4'8" x 14'3"  
(1430 x 4350 mm)

**BEDROOM 1**  
14'0" x 12'0"  
(4272 x 3673 mm)

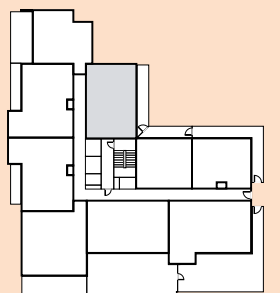
**BEDROOM 2**  
14'0" x 9'3"  
(4272 x 2828 mm)

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

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

**TOTAL INTERNAL AREA**  
768.5 sq ft  
(71.40 sq m)

**PATIO**  
5'3" x 30'10"  
(1600 x 9414 mm)



**LEVEL**  
1

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

--- Ceilings in the Hall, Bathroom, Storage and Utility Cupboard(s) will be lower than 2500mm



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

--- Ceilings in the Hall, Bathroom, Storage and Utility Cupboard(s) will be lower than 2500mm





**LIVING / DINNING**  
16'3" x 17'8"  
(4965 x 5385 mm)

**KITCHEN**  
9'10" x 11'6"  
(2993 x 3500 mm)

**BEDROOM 1**  
10'8" x 16'0"  
(3250 x 4895 mm)

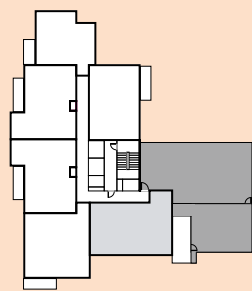
**BEDROOM 2**  
10'8" x 12'0"  
(3250 x 3675 mm)

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

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

**TOTAL INTERNAL AREA**  
934.7 sq ft  
(86.83 sq m)

**TERRACE**  
9'2" x 27'11"  
(2800 x 8513 mm)



**LEVEL**  
8

# 2 bedroom APARTMENT

**PLOTS**  
159 (8)



VIEWS TOWARDS SOUTH LONDON



Access to area required occasionally for building maintenance purposes  
--- Ceilings in the Hall, Bathroom, Storage and Utility Cupboard(s) will be lower than 2500mm

# 2 bedroom APARTMENT

**PLOTS**  
165 (9)



VIEWS TOWARDS SOUTH LONDON



--- Ceilings in the Hall, Bathroom, Storage and Utility Cupboard(s) will be lower than 2500mm

**LIVING / DINNING**  
16'3" x 17'8"  
(4965 x 5385 mm)

**KITCHEN**  
9'10" x 11'6"  
(2993 x 3500 mm)

**BEDROOM 1**  
10'8" x 16'0"  
(3250 x 4895 mm)

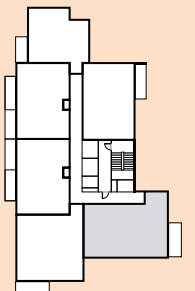
**BEDROOM 2**  
10'8" x 12'0"  
(3250 x 3675 mm)

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

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

**TOTAL INTERNAL AREA**  
934.7 sq ft  
(86.84 sq m)

**BALCONY**  
4'11" x 15'5"  
(1500 x 4700 mm)



**LEVEL**  
9



**LIVING / DINING**  
16'4" x 11'5"  
(4980 x 3479 mm)

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

**BEDROOM 1**  
12'7" x 11'10"  
(3850 x 3600 mm)

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

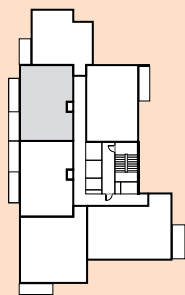
**EN SUITE**  
5'1" x 7'2"  
(1550 x 2200 mm)

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

**TOTAL INTERNAL AREA**  
755.6 sq ft  
(70.2 sq m)

**BALCONY**  
4'11" x 15'5"  
(1500 x 4700 mm)

**TERRACE**  
4'9" x 11'4"  
(1460 x 3455 mm)



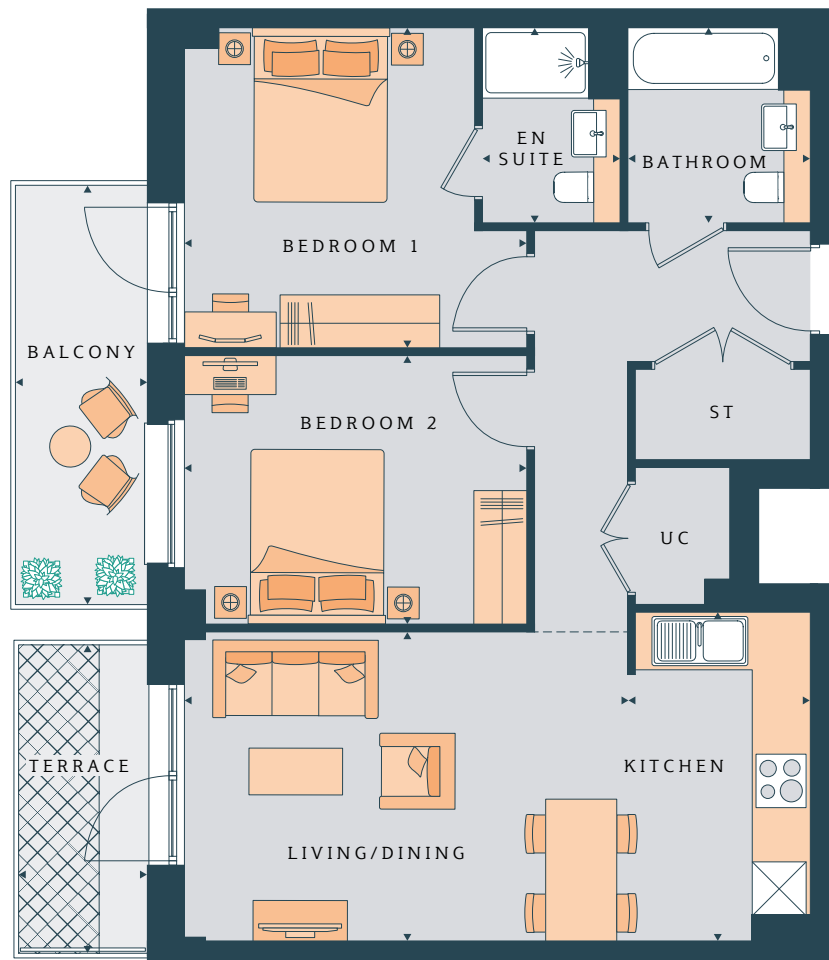
**LEVEL**  
**9**

# 2 bedroom APARTMENT

**PLOTS**  
**168 (9)**



VIEWS TOWARDS SOUTH WEST LONDON

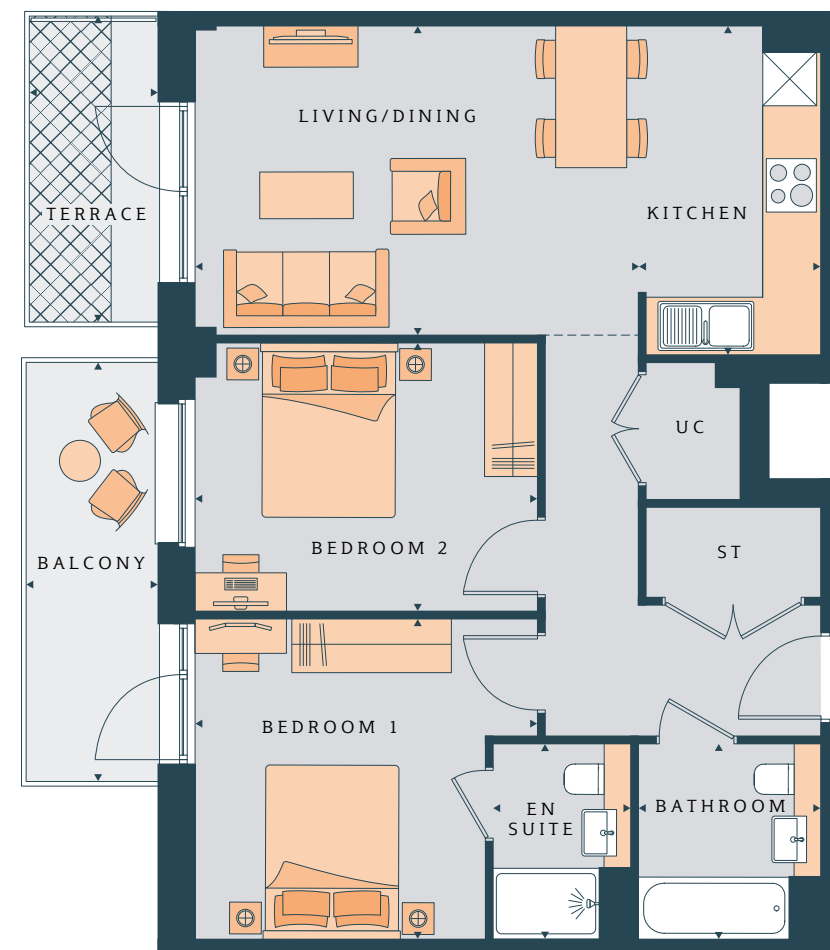


# 2 bedroom APARTMENT

**PLOTS**  
**167 (9)**



VIEWS TOWARDS SOUTH WEST LONDON



**LIVING / DINING**  
16'4" x 11'5"  
(4980 x 3480 mm)

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

**BEDROOM 1**  
12'7" x 11'10"  
(3850 x 3600 mm)

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

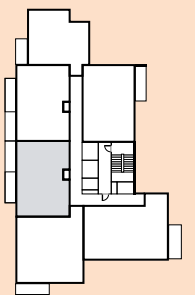
**EN SUITE**  
7'2" x 5'11"  
(2200 x 1550 mm)

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

**TOTAL INTERNAL AREA**  
757.4 sq ft  
(70.37 sq m)

**BALCONY**  
4'11" x 15'5"  
(1500 x 4700 mm)

**TERRACE**  
4'9" x 11'4"  
(1460 x 3465 mm)



**LEVEL**  
**9**



XXX Access to area required occasionally for building maintenance purposes

--- Ceilings in the Hall, Bathroom, Storage and Utility Cupboard(s) will be lower than 2500mm

XXX Access to area required occasionally for building maintenance purposes

--- Ceilings in the Hall, Bathroom, Storage and Utility Cupboard(s) will be lower than 2500mm





**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)

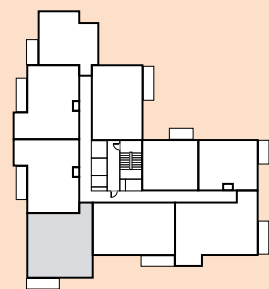
**BEDROOM 2**  
14'7" x 9'0"  
(4450 x 2750 mm)

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

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

**TOTAL INTERNAL AREA**  
863.5 sq ft  
(80.22 sq m)

**BALCONY**  
4'11" x 15'5"  
(1500 x 4700 mm)



**LEVELS**

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

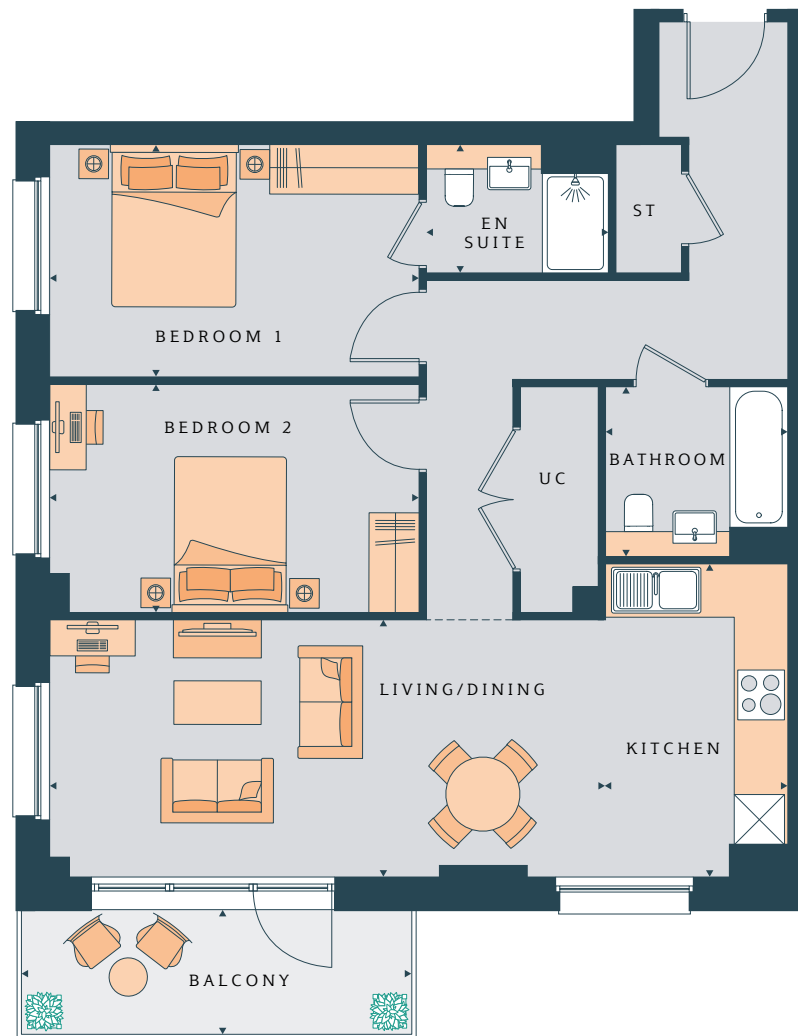
# 2 bedroom APARTMENT

**PLOTS**

109 (2), 118 (3), 127 (4), 136 (5), 145 (6), 154 (7), 160 (8), 166 (9)



VIEWS TOWARDS SOUTH WEST LONDON



--- Ceilings in the Hall, Bathroom, Storage and Utility Cupboard(s) will be lower than 2500mm

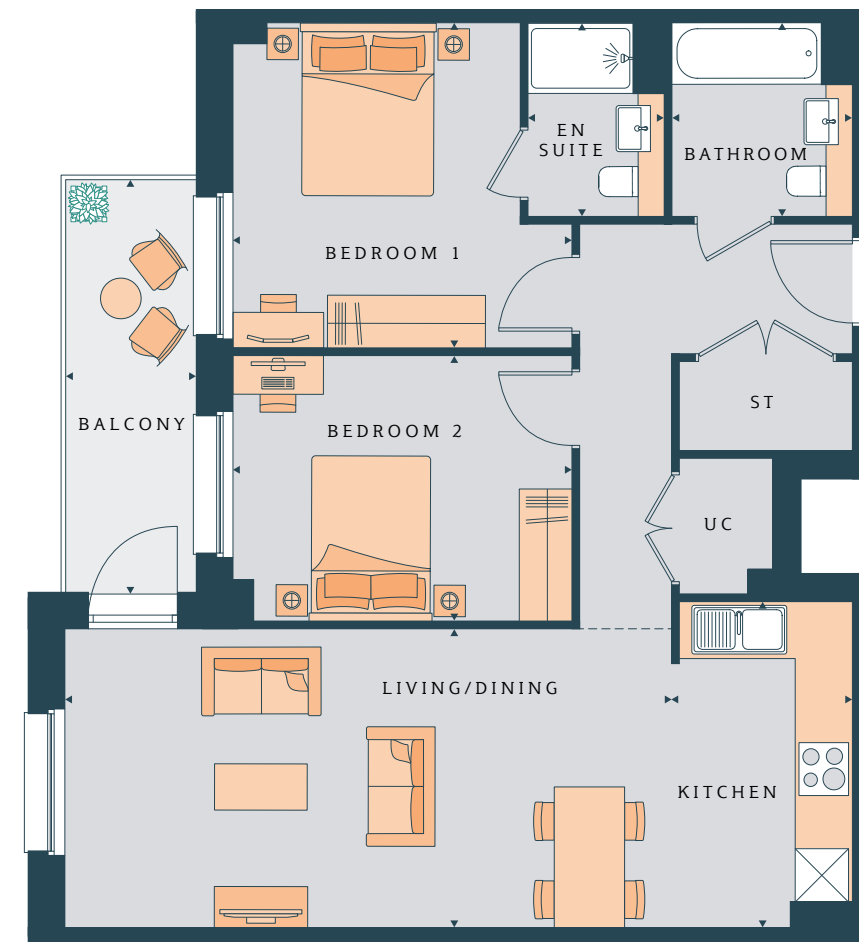
# 2 bedroom APARTMENT

**PLOTS**

111 (2), 120 (3), 129 (4), 138 (5), 147 (6), 156 (7), 162 (8)



VIEWS TOWARDS SOUTH WEST LONDON



--- Ceilings in the Hall, Bathroom, Storage and Utility Cupboard(s) will be lower than 2500mm

**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)

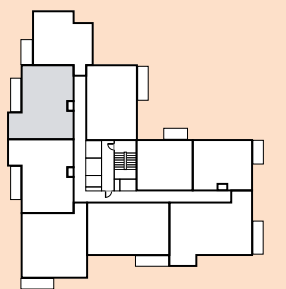
**BEDROOM 2**  
12'7" x 9'10"  
(3850 x 3015 mm)

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

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

**TOTAL INTERNAL AREA**  
825.6 sq ft  
(76.70 sq m)

**BALCONY**  
4'11" x 15'5"  
(1500 x 4700 mm)



**LEVELS**

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



**LIVING / DINNING**  
16'0" x 14'0"  
(4878 x 4275 mm)

**KITCHEN**  
14'1" x 9'0"  
(4300 x 2750 mm)

**BEDROOM 1**  
10'8" x 15'7"  
(3250 x 4745 mm)

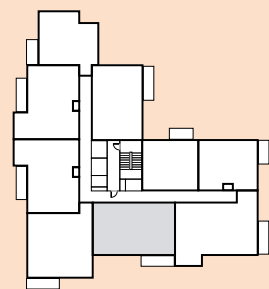
**BEDROOM 2**  
10'6" x 11'10"  
(3200 x 3615 mm)

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

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

**TOTAL INTERNAL AREA**  
867.2 sq ft  
(80.57 sq m)

**BALCONY**  
15'5" x 4'11"  
(4700 x 1500 mm)



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

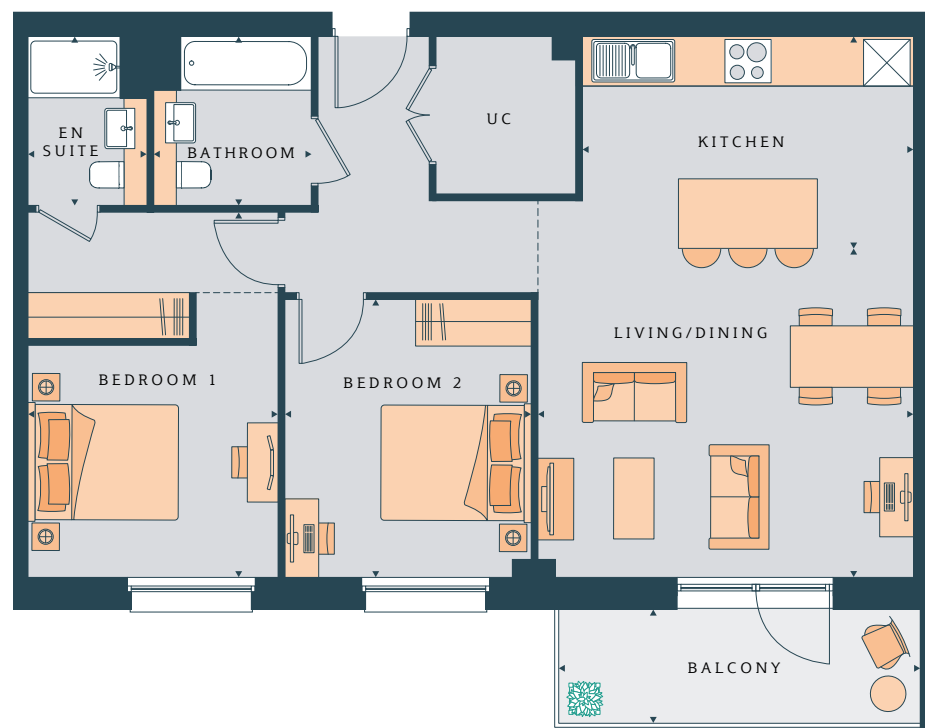
# 2 bedroom APARTMENT

## PLOTS

108 (2), 117 (3), 126 (4), 135 (5), 144 (6), 153 (7)



VIEWS TOWARDS SOUTH LONDON



--- Ceilings in the Hall, Bathroom, Storage and Utility Cupboard(s) will be lower than 2500mm

# 2 bedroom APARTMENT

## PLOTS

134 (5), 143 (6), 152 (7)



VIEWS TOWARDS SOUTH LONDON



--- Ceilings in the Hall, Bathroom, Storage and Utility Cupboard(s) will be lower than 2500mm

**LIVING / DINNING**  
15'2" x 18'4"  
(4632 x 5595 mm)

**KITCHEN**  
8'3" x 10'7"  
(2513 x 3230 mm)

**BEDROOM 1**  
11'3" x 21'2"  
(3438 x 6470 mm)

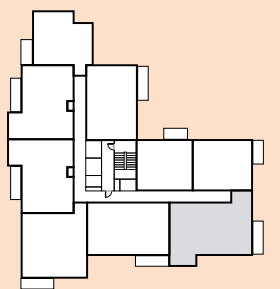
**BEDROOM 2**  
10'6" x 12'4"  
(3195 x 3765 mm)

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

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

**TOTAL INTERNAL AREA**  
963.2 sq ft  
(89.49 sq m)

**BALCONY**  
4'11" x 15'5"  
(1500 x 4700 mm)



**LEVELS**  
5, 6, 7



**LIVING / DINNING**  
14'8" x 14'3"  
(4488 x 4345 mm)

**KITCHEN**  
8'3" x 14'8"  
(2513 x 4480 mm)

**BEDROOM 1**  
11'10" x 19'5"  
(3602 x 5920 mm)

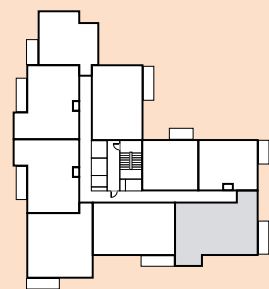
**BEDROOM 2**  
9'10" x 14'3"  
(2998 x 4345 mm)

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

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

**TOTAL INTERNAL AREA**  
963.2 sq ft  
(89.49 sq m)

**BALCONY**  
4'11" x 15'5"  
(1500 x 4700 mm)



**LEVELS**  
2, 3, 4

# 2 bedroom APARTMENT

## PLOTS

107 (2), 116 (3), 125 (4)



VIEWS TOWARDS SOUTH LONDON



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

--- Ceilings in the Hall, Bathroom, Storage and Utility Cupboard(s) will be lower than 2500mm

# 2 bedroom APARTMENT

## PLOTS

110 (2), 119 (3), 128 (4), 137 (5), 146 (6), 155 (7), 161 (8)



VIEWS TOWARDS SOUTH WEST LONDON



--- Ceilings in the Hall, Bathroom, Storage and Utility Cupboard(s) will be lower than 2500mm

**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)

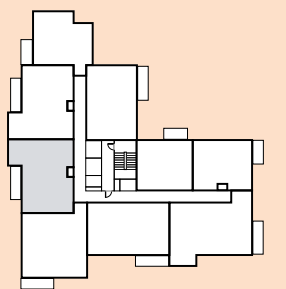
**BEDROOM 2**  
12'7" x 9'10"  
(3850 x 3015 mm)

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

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

**TOTAL INTERNAL AREA**  
827.4 sq ft  
(76.87 sq m)

**BALCONY**  
4'11" x 15'5"  
(1500 x 4700 mm)



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



**LIVING / DINNING**  
17'9" x 12'6"  
(5418 x 3814 mm)

**KITCHEN**  
4'8" x 14'3"  
(1430 x 4350 mm)

**BEDROOM 1**  
14'0" x 12'0"  
(4272 x 3673 mm)

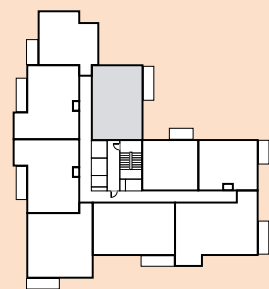
**BEDROOM 2**  
14'0" x 9'3"  
(4272 x 2828 mm)

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

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

**TOTAL INTERNAL AREA**  
768.7 sq ft  
(71.42 sq m)

**BALCONY**  
4'11" x 15'5"  
(1500 x 4700 mm)



**LEVELS**

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

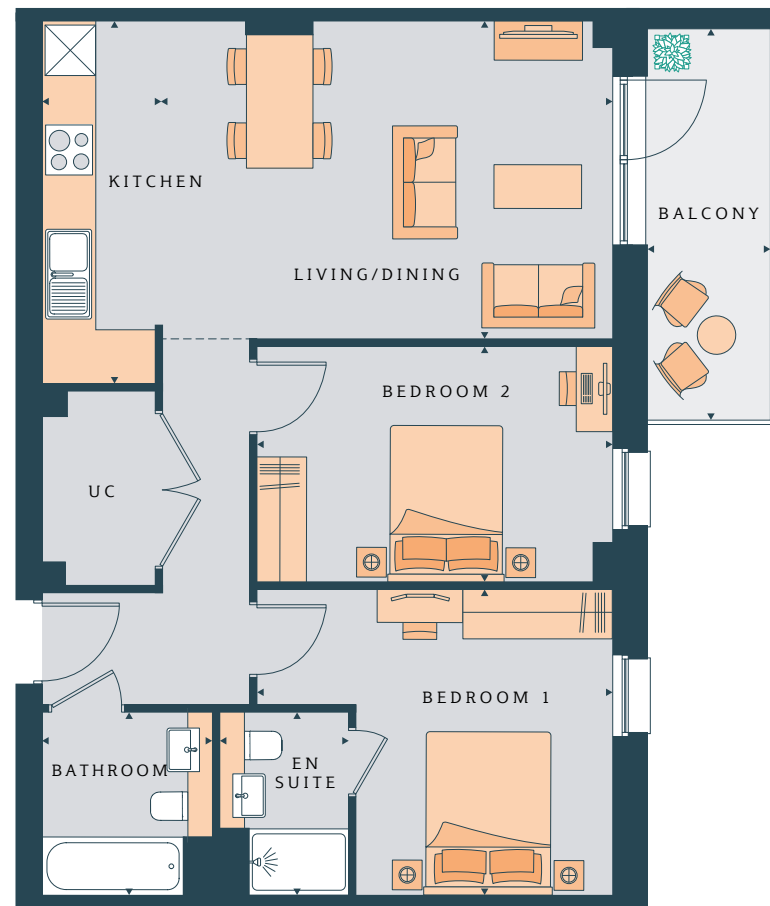
# 2 bedroom APARTMENT

**PLOT**

113 (2), 122 (3), 131 (4), 140 (5), 149 (6), 158 (7), 164 (8), 170 (9)



VIEWS OVER  
LANDSCAPED GARDENS



--- Ceilings in the Hall, Bathroom, Storage and Utility Cupboard(s) will be lower than 2500mm

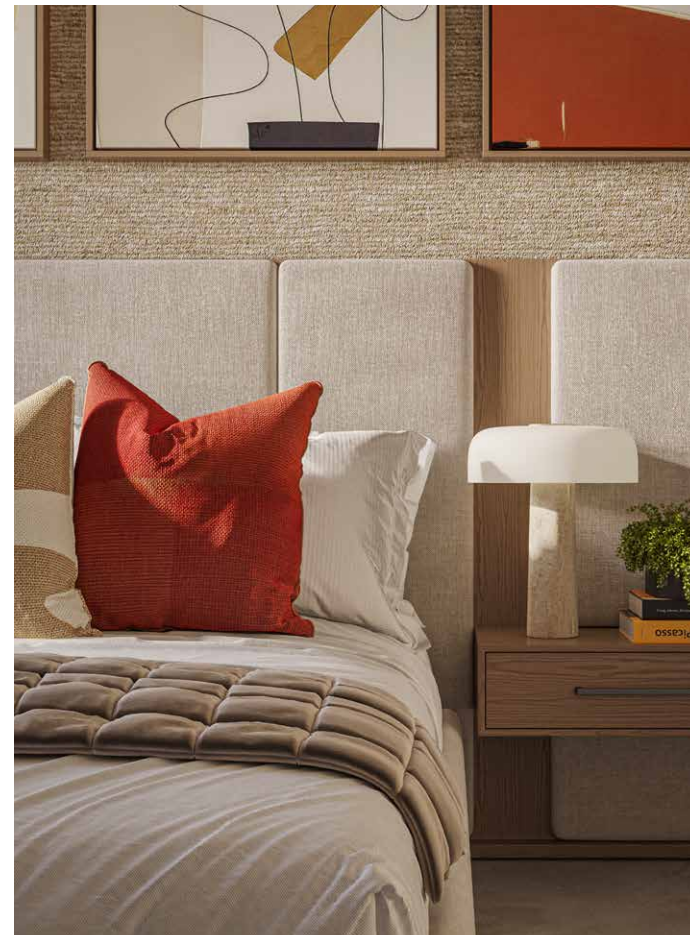


CGI indicative only





CGIs indicative only



## 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

Engineered 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\*

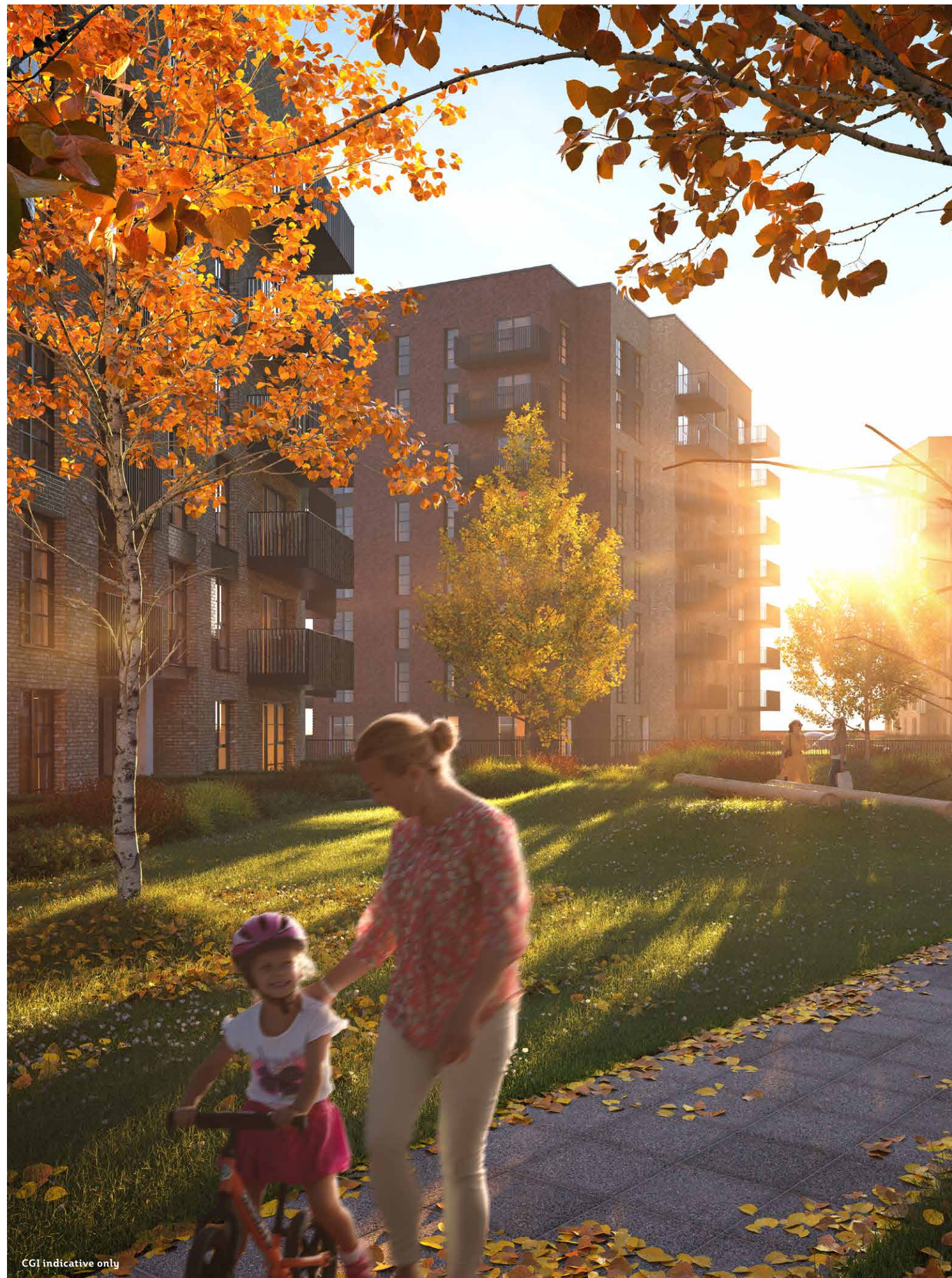
Private landscaped gardens

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





CGI indicative only

## ADDITIONAL INFORMATION

### SALES SUITE ADDRESS

245 Burlington Road  
New Malden  
KT3 4NE

### 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

Wilkinson 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.

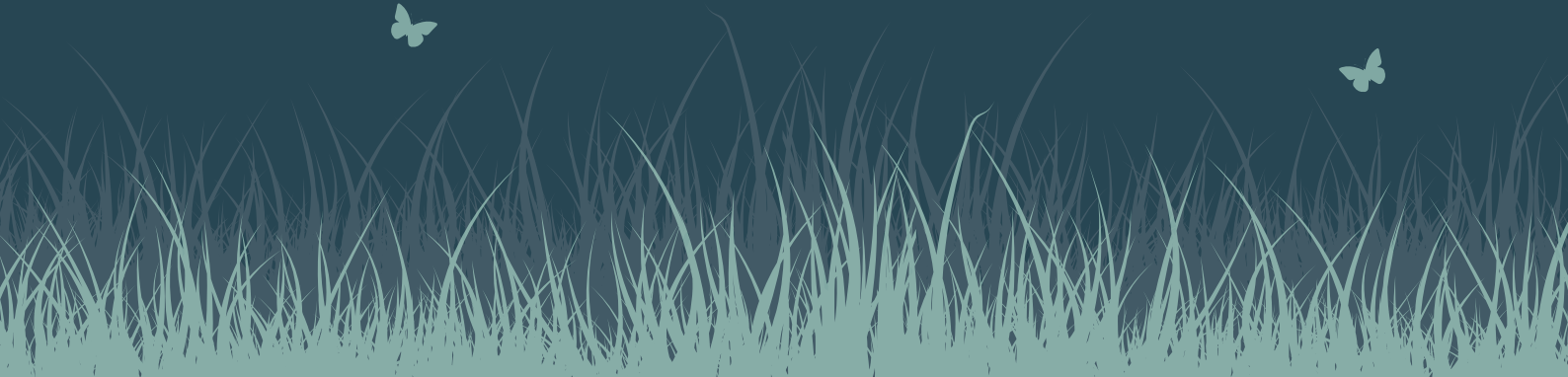
### What the code covers

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 July 2024. 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. In addition to sales of homes to individual customers, we may also sell homes (including apartments) to organisations such as local authorities and housing associations who may choose to use the homes as affordable housing (in addition to any affordable housing requirements under the planning permission for the development which you will have seen identified on the development plan in our sales centre). Homes may also be sold through home ownership schemes such as shared ownership arrangements and to investors within the private rental sector. This ensures that we are creating diverse communities by offering more people the opportunity of home ownership which will enhance local areas for years to come as well as creating great places to live. Any properties subject to such sales may be located anywhere on a development and may be disposed of at any time.





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