

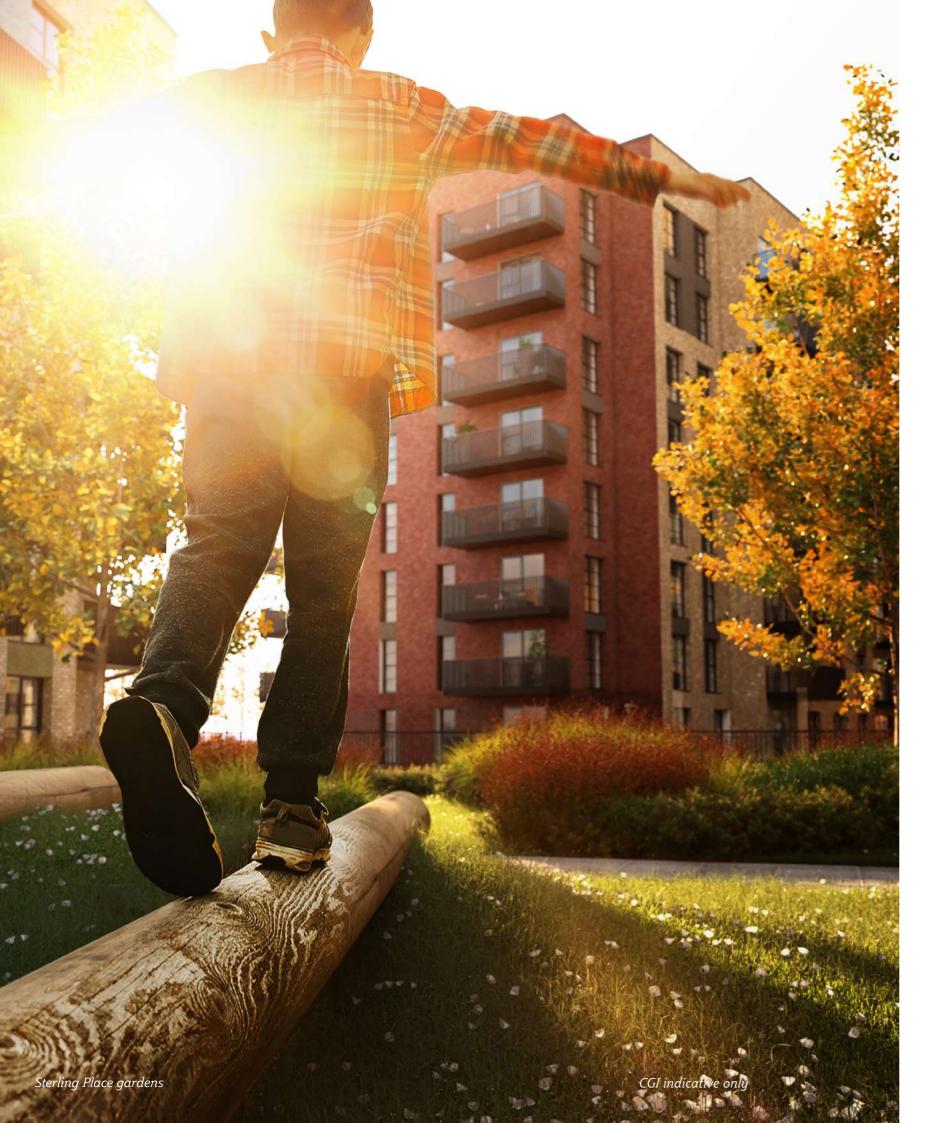
YOUR HOME IN SOUTH-WEST LONDON

Brookside Apartments



2 STERLING PLACE





Where south-west London comes to life

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

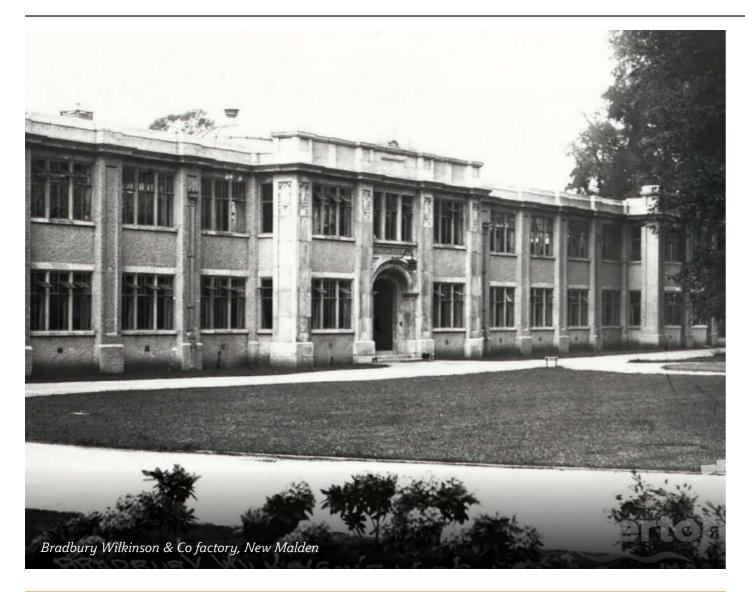
With Wimbledon and its famous All England Lawn Tennis Club nearby, residents have access to local high streets, world-class dining destinations and outdoor activities for all.

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 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





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 **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.



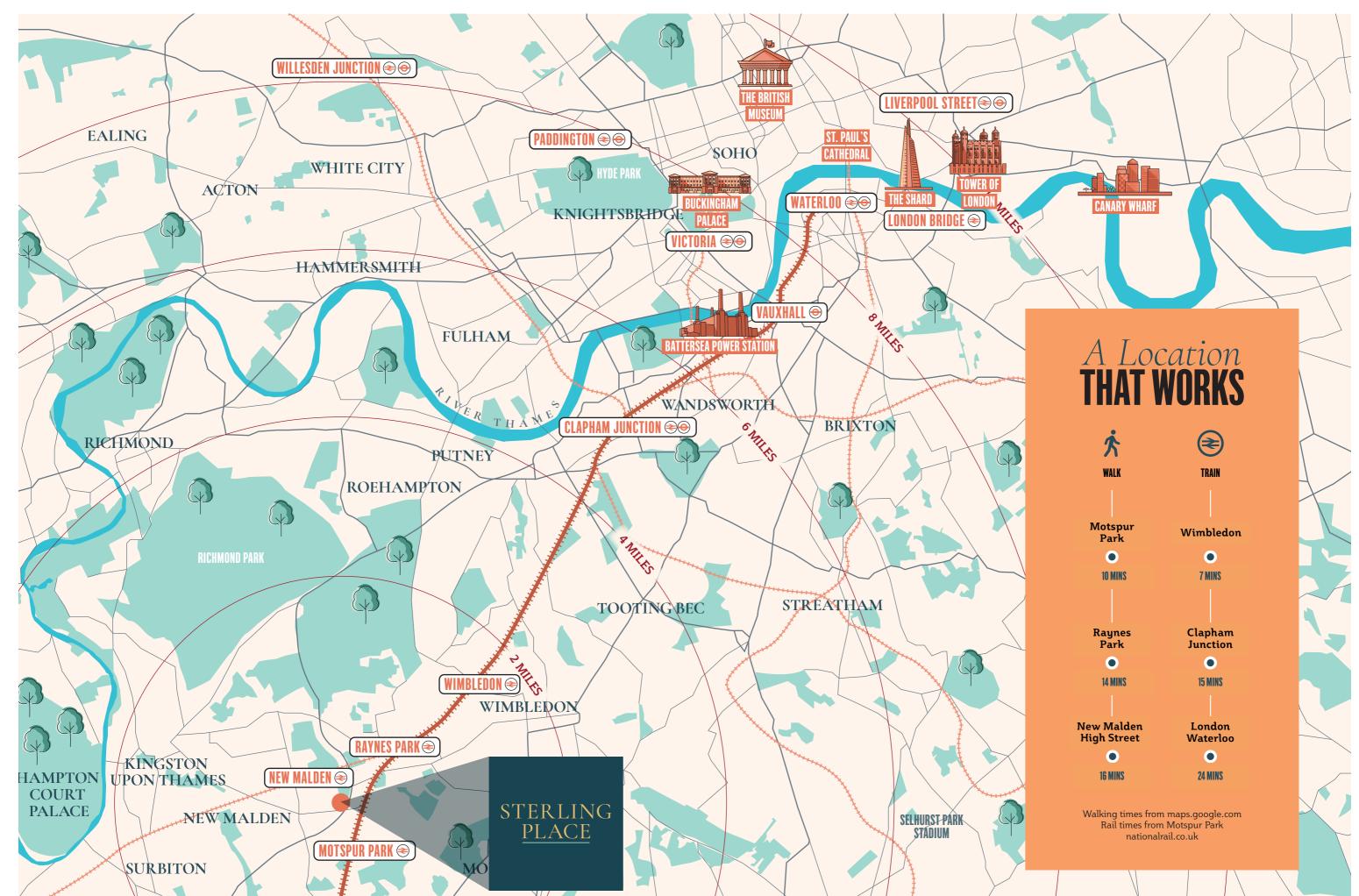
A WINDOW OF **OPPORTUNITY**

In the 1950s, they introduced a new security feature for banknotes called the "window thread." This revolutionary anticounterfeit 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, 910101... 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.

— III —

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.









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 - Surrey Hills is 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.

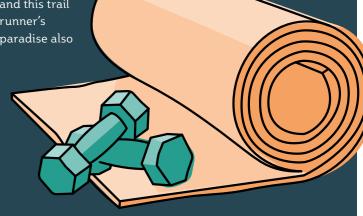
To truly absorb the green surroundings, get outdoors for a brisk stroll on Wimbledon Common, go boating on Wimbledon Park Lake or escape further afield only a short distance away,

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.









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

— 11 —

Friends of Wimbledon Park, voluntary organisation

— 44 —

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



LOCAL



CHOOSE PEDIGREE

All schools in Merton are Ofsted rated 'Good' or better.1



TOP FIVE

Merton is home to the 4th and 5th best grammar schools in London.²



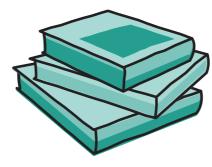
MORE THAN 50 SCHOOLS

Merton is home to over 52 schools.3

¹ Source: Ofsted ² Source: Parent Power Guide for 2025, The Sunday Times Merton Council, 2025

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.





Coombe Hill Junior School,

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.

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)
- Kingston University



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.

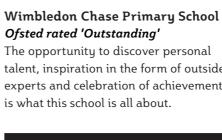
Tiffin School, Kingston

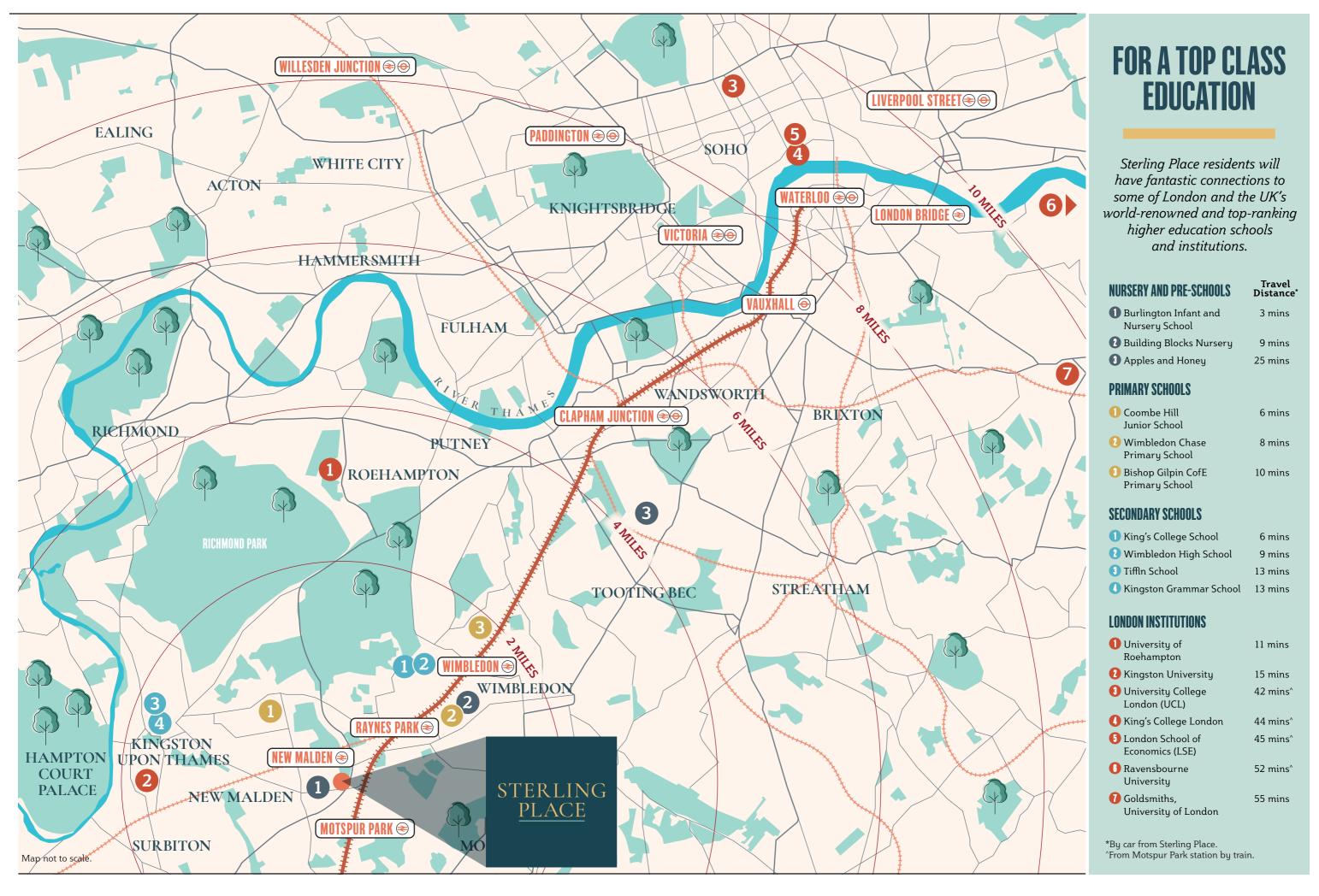
A popular school with a history of providing a top-class education. The school and sixth form is renowned for academic success – over 90 per cent of A-level students achieve grades A*-B.

Kingston Grammar School

A leading independent coeducational day school with a strong focus on theatre, music and art.







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 31% 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 £1,665*
(65%) on your annual energy bills, vs a
Victorian equivalent







CAR CLUB







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



FRIENDLY buffer along the Pyl Brook

^Source: CBRE Hot 100 Report 2023

BARRATT Developments Are

COMMITTED
TO HAVING
ALL HOMES
NET CARBON









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Brookside APARTMENTS

Wilkinson
APARTMENTS

Treasury
APARTMENTS

Copper APARTMENTS

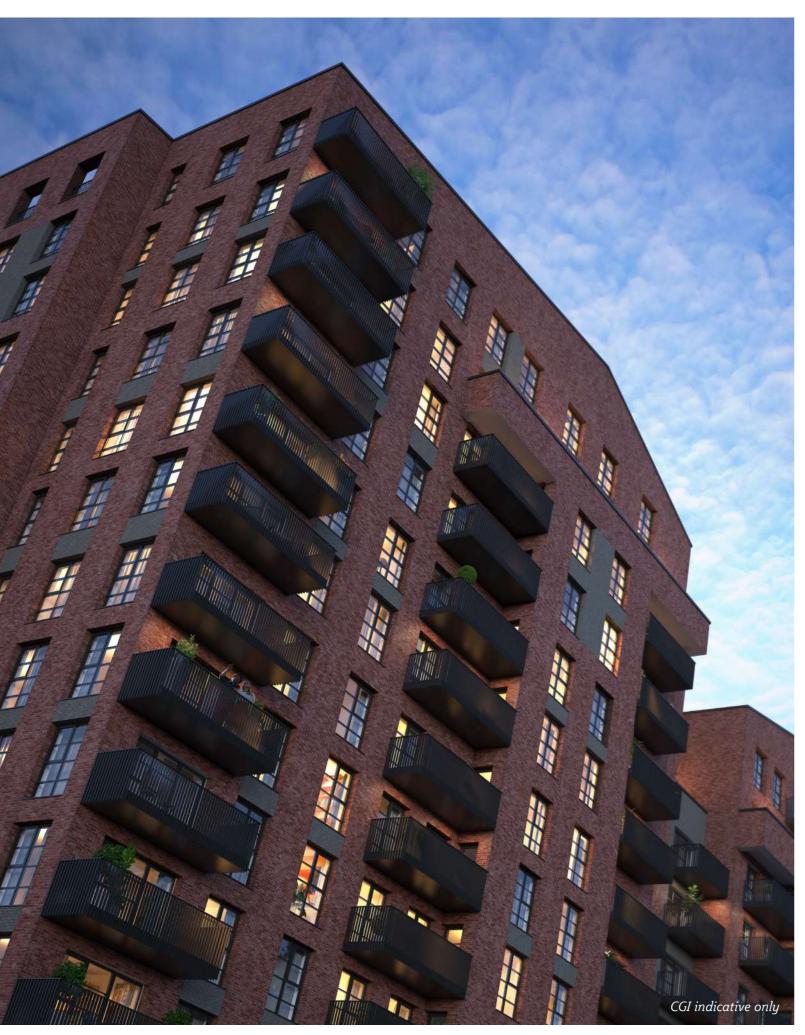
5
Bradbury
APARTMENTS

Charter APARTMENTS

Sovereign APARTMENTS

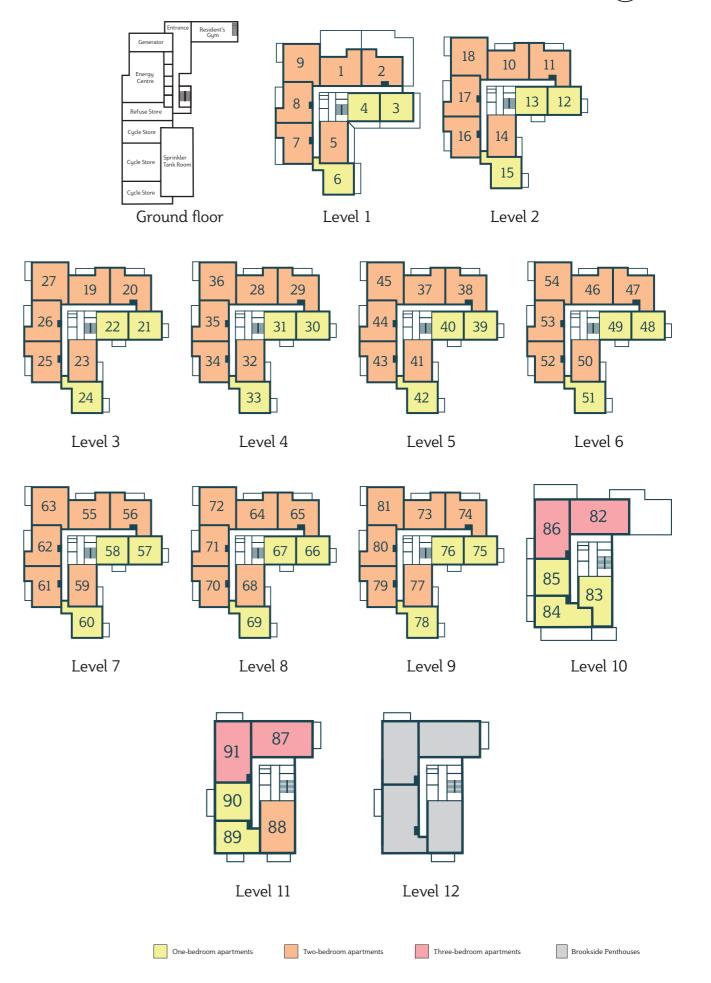






Brookside Apartments





578 sq ft (53 sq m)

492 sq ft (45 sq m)

LIVING / DINING

12'4" x 13'6" (3.76 x 4.11 m)

KITCHEN

10'1" x 8'8" (3.08 x 2.63 m)

BEDROOM

13'9" x 9'9" $(4.20 \times 2.97 \text{ m})$

BATHROOM

7'2" x 6'8" (2.20 x 2.05 m)

TERRACE

36'2" x 31'10" $(11.04 \times 9.70 \text{ m})$



N

1 bedroom

PLOT

3 (1)



VIEWS ONTO LANDSCAPED GARDENS

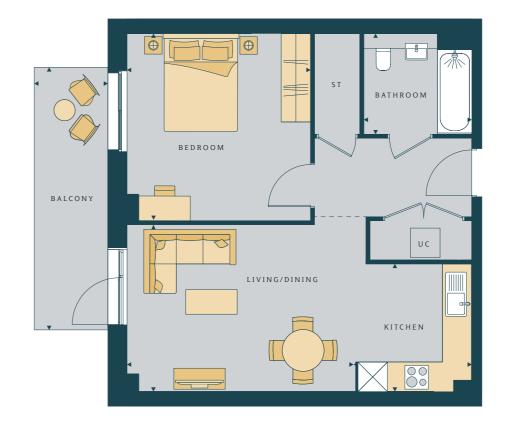


1 bedroom

PLOT 90 (11)



VIEWS OVER SOUTH WEST LONDON



548 sq ft (50 sq m)

86 sq ft (8 sq m)

LIVING / DINING

11'8" x 14'7" $(3.56 \times 4.44 \text{ m})$

KITCHEN

8'6" x 8'5" $(2.60 \times 2.58 \text{ m})$

BEDROOM

12'0" x 12'3" (3.65 x 3.74 m)

BATHROOM

6'8" x 7'2" (2.05 x 2.20 m)

BALCONY

17'6" x 4'11" (5.35 x 1.50 m)



11

(N)



579 sq ft (53 sq m)

TOTAL EXTERNAL AREA

54 sq ft (5 sq m)

LIVING / DINING

12'4" x 15'1" (3.77 x 4.60 m)

KITCHEN

9'1" x 7'0" (2.78 x 2.14 m)

BEDROOM

13'9" x 11'4" (4.20 x 3.47 m)

BATHROOM

7'2" x 6'8" (2.20 x 2.05 m)

BALCONY

4'11" x 11'0" (1.50 x 3.35 m)



LEVELS

2, 3, 4, 5

1 bedroom APARTMENT

PLOTS

12 (2), 21 (3), 30 (4), 39 (5)



VIEWS ONTO LANDSCAPED GARDENS

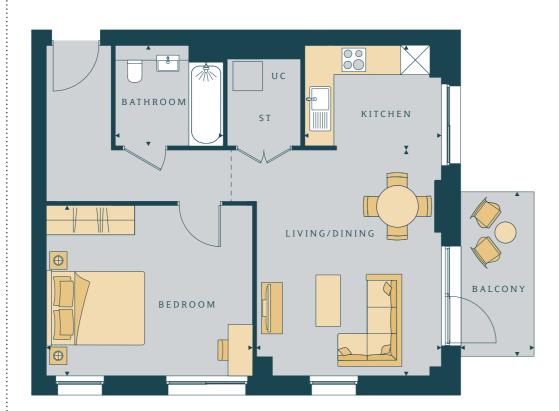
1 bedroom APARTMENT

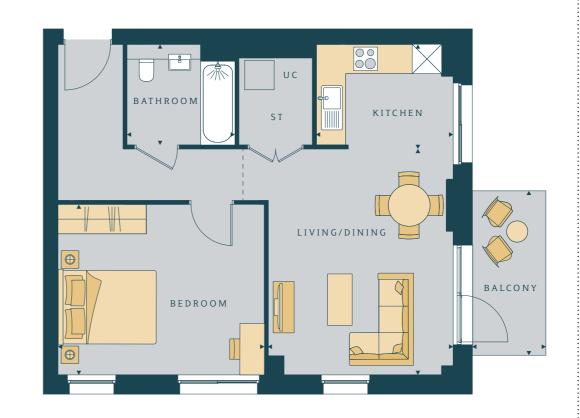
PLOTS

48 (6), 57 (7), 66 (8) & 75 (9)



VIEWS ONTO LANDSCAPED GARDENS





TOTAL INTERNAL AREA

578 sq ft (53 sq m)

TOTAL FXTERNAL AREA

53 sq ft (4 sq m)

LIVING / DINING

12'3" x 15'1" (3.75 x 4.60 m)

KITCHEN

9'1" x 7'0" (2.78 x 2.14 m)

BEDROOM

13'9" x 11'3" (4.20 x 3.44 m)

BATHROOM

7'2" x 6'8" (2.20 x 2.05 m)

BALCONY

4'11" x 11'0" (1.50 x 3.35 m)



FEAFT2

6, 7, 8, 9

(N)



670 sq ft (62 sq m)

211 sq ft (19 sq m)

LIVING / DINING

17'1" x 12'5" (5.21 x 3.80 m)

KITCHEN

7'6" x 9'4" $(2.28 \times 2.84 \text{ m})$

BEDROOM

10'6" x 12'0" (3.20 x 3.65 m)

BATHROOM

6'8" x 7'2" $(2.05 \times 2.20 \text{ m})$

TERRACE

8'1" x 26'1" $(2.47 \times 7.95 \text{ m})$



N

1 bedroom

PLOT

6 (1)



VIEWS ONTO LANDSCAPED GARDENS

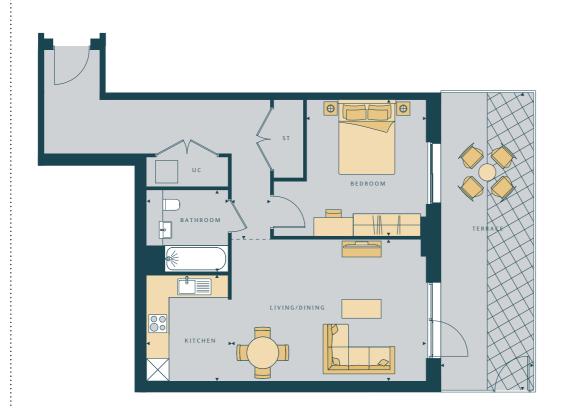
1 bedroom

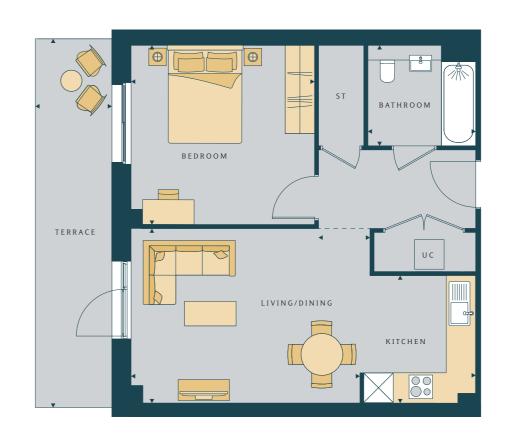
PLOT

85 (10)



VIEWS OVER SOUTH WEST LONDON





(50 sq m)

548 sq ft

109 sq ft (10 sq m)

LIVING / DINING

11'8" x 14'7" $(3.56 \times 4.44 \text{ m})$

KITCHEN

8'6" x 8'5" $(2.60 \times 2.58 \text{ m})$

BEDROOM

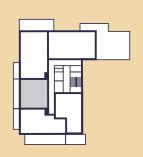
12'0" x 12'3" $(3.65 \times 3.74 \text{ m})$

BATHROOM

6'8" x 7'2" (2.05 x 2.20 m)

TERRACE

22'10" x 4'9" (6.96 x 1.46 m)



10







670 sq ft (62 sq m)

TOTAL EXTERNAL AREA

54 sq ft (5 sq m)

LIVING / DINING

17'1" x 12'5" (5.21 x 3.80 m)

KITCHEN

7'4" x 9'4" (2.24 x 2.84 m)

BEDROOM

10'6" x 12'0" (3.20 x 3.65 m)

BATHROOM

6'8" x 7'2" (2.05 x 2.20 m)

BALCONY

4'11" x 11'0" (1.50 x 3.35 m)



I FVFI S

2, 3, 4, 5

1 bedroom APARTMENT

PLOTS

15 (2), 24 (3), 33 (4), 42 (5)



VIEWS ONTO LANDSCAPED GARDENS

DEDROOM BEDROOM LIVING/DINING BALCONY

1 bedroom APARTMENT

PLOTS

51 (6), 60 (7), 69 (8) & 78 (9)



VIEWS ONTO LANDSCAPED GARDENS



TOTAL INTERNAL AREA

670 sq ft (62 sq m)

TOTAL FYTERNAL ARE

53 sq ft (4 sq m)

LIVING / DINING

17'2" x 12'5" (5.25 x 3.78 m)

KITCHEN

7'4" x 9'4" (2.24 x 2.84 m)

BEDROOM

10'5" x 12'0" (3.18 x 3.65 m)

BATHROOM

6'8" x 7'2" (2.05 x 2.20 m)

BALCONY

4'11" x 11'0" (1.50 x 3.35 m)



LEVELS 6, 7, 8, 9

 $\left(N\right)$

565 sq ft (52 sq m)

TOTAL EXTERNAL AREA

54 sq ft (5 sq m)

LIVING/DINING

13'9" x 15'10" (4.20 x 4.83 m)

KITCHEN

10'8" x 6'3" (3.24 x 1.90 m)

BEDROOM

11'8" x 11'9" (3.55 x 3.60 m)

BATHROOM

7'2" x 6'8" (2.20 x 2.05 m)

BALCONY

11'0" x 4'11" (3.35 x 1.50 m)



LEVELS

2, 3, 4, 5

1 bedroom APARTMENT

PLOTS

13 (2), 22 (3), 31 (4), 40 (5)



VIEWS ONTO LANDSCAPED GARDENS



1 bedroom APARTMENT

PLOTS

49 (6), 58 (7), 67 (8) & 76 (9)



VIEWS ONTO LANDSCAPED GARDENS



TOTAL INTERNAL ARE

565 sq ft (52 sq m)

TOTAL FYTERNAL ARE

53 sq ft (4 sq m)

LIVING/DINING

13'9" x 15'10" (4.20 x 4.83 m)

KITCHEN

10'7" x 6'3" (3.24 x 1.90 m)

BEDROOM

11'7" x 11'9" (3.52 x 3.59 m)

BATHROOM

7'2" x 6'8" (2.20 x 2.05 m)

BALCONY

11'0" x 4'11" (3.35 x 1.50 m)



FFAFF2

6, 7, 8, 9





565 sq ft (52 sq m)

TOTAL EXTENRAL AREA

174 sq ft (16 sq m)

LIVING/DINING

13'9" x 15'10" (4.20 x 4.83 m)

KITCHEN

10'7" x 6'3" (3.24 x 1.90 m)

BEDROOM

11'7" x 11'9" (3.54 x 3.60 m)

BATHROOM

7'2" x 6'8" (2.20 x 2.05 m)

TERRACE

22'11" x 8'1" (6.98 x 2.47 m)



EVEL

1

1 bedroom APARTMENT

PLOT

4(1)



VIEWS ONTO LANDSCAPED GARDENS



1 bedroom APARTMENT

PLOT 89 (11)



VIEWS TOWARDS SOUTH WEST LONDON



547 sq ft

547 sq ft (50 sq m)

TOTAL FXTERNAL AREA

54 sq ft (5 sq m)

LIVING / DINING

11'6" x 14'1" (3.51 x 4.30 m)

KITCHEN

13'2" x 6'3" (4.02 x 1.90 m)

BEDROOM *

9'8" x 11'8" (2.95 x 3.57 m)

BATHROOM

7'2" x 6'8" (2.20 x 2.05 m)

BALCONY

11'0" x 4'11" (3.35 x 1.50 m)



LEVELS 11

(N)



Access to area required occasionally for building maintenance purposes





* Walk in wardrobe not included in bedroom dimensions

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

657 sq ft (61 sq m)

410 sq ft (38 sq m)

LIVING / DINING

11'4" x 12'8" $(3.47 \times 3.87 \text{ m})$

KITCHEN

11' 8" x 7'7" (3.56 x 2.33 m)

BEDROOM

13' 6" x 11'11" (4.11 x 3.63 m)

STUDY

12'10" x 9'0" $(3.91 \times 2.74 \text{ m})$

BATHROOM

8'2" x 7'4" (2.48 x 2.25 m)

BALCONY

4'11" x 15'5" $(1.50 \times 4.70 \text{ m})$

TERRACE

10'0" x 33'1" $(3.07 \times 10.11 \text{ m})$



10

1 bedroom

PLOT

84 (10)



VIEWS TOWARDS SOUTH WEST LONDON

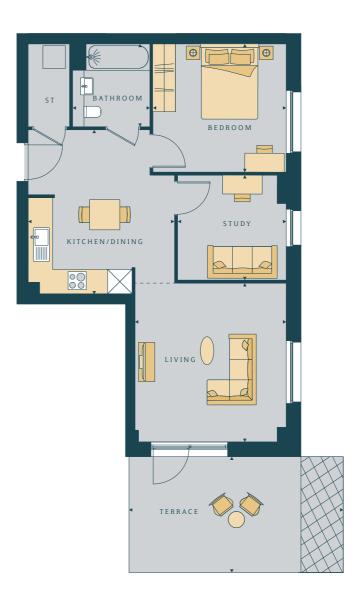
KITCHEN BALCONY BEDROOM

1 bedroom

PLOT 83 (10)



VIEWS ONTO LANDSCAPED GARDENS









(N)

656 sq ft (60 sq m)

188 sq ft (17 sq m)

LIVING

13'10" x 13'2" (4.21 x 4.01 m)

KITCHEN/DINING

8'7" x 9'3" $(2.63 \times 2.83 \text{ m})$

BEDROOM

11'2" x 11'7" (3.40 x 3.53 m)

STUDY

9'1" x 9'5" (2.78 x 2.88 m)

BATHROOM

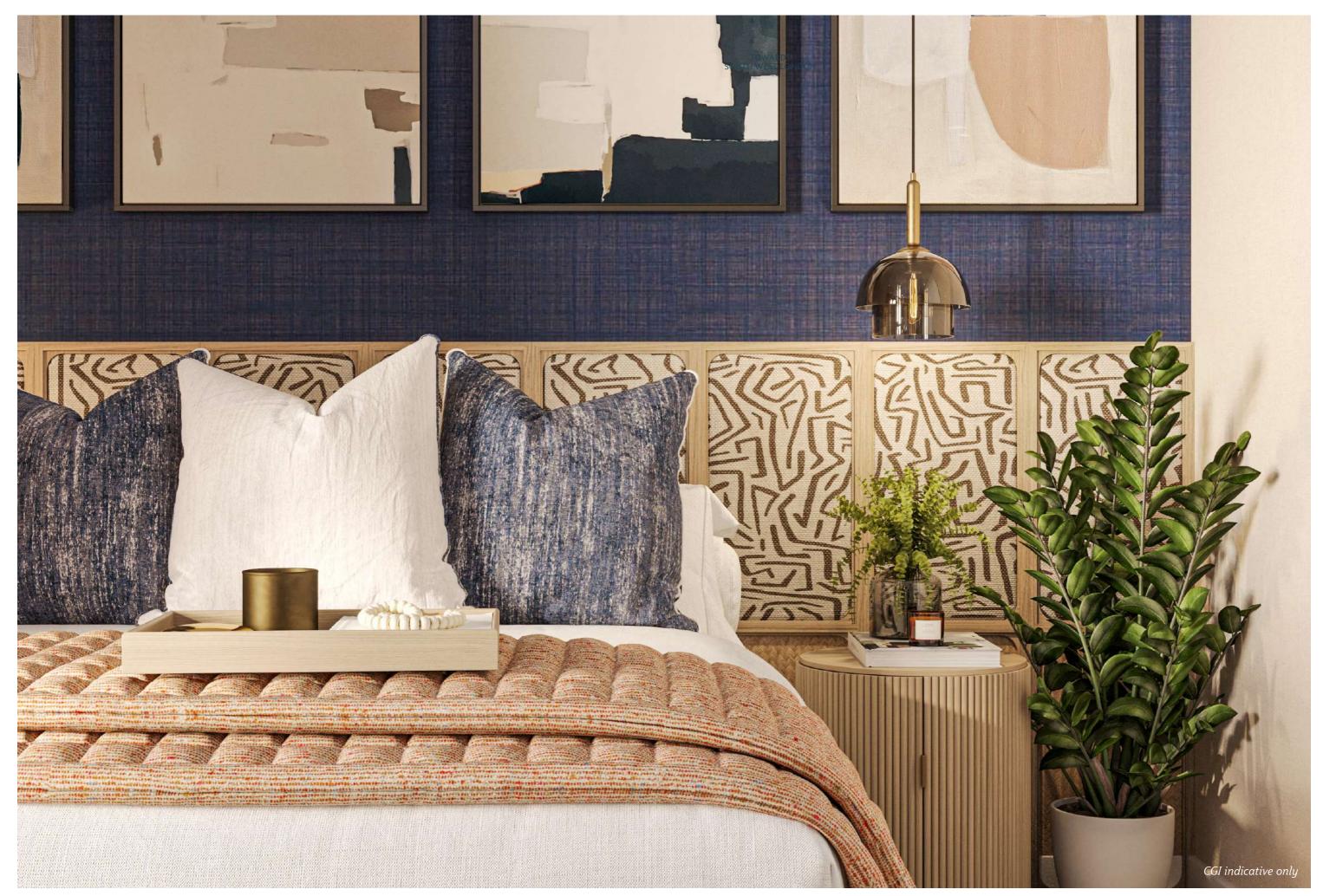
7'2" x 6'8" (2.20 x 2.05 m)

TERRACE

18'8" x 10'1" $(5.69 \times 3.07 \text{ m})$



10



830 sq ft (77 sq m)

TOTAL EXTERNAL AREA

73 sq ft (6 sq m)

LIVING / DINING

22'7" x 11'1" $(6.89 \times 3.39 \text{ m})$

KITCHEN

6'8" x 12'1" $(2.04 \times 3.70 \text{ m})$

BEDROOM 1

12'7" x 12'1" $(3.85 \times 3.68 \text{ m})$

BEDROOM 2

12'7" x 9'10" $(3.85 \times 3.01 \text{ m})$

EN SUITE

5′0″x 7′2″ $(1.55 \times 2.20 \text{ m})$

BATHROOM

7'2" x 6'8" $(2.20 \times 2.05 \text{ m})$

TERRACE

4'11" x 14'11" $(1.50 \times 4.56 \text{ m})$



LEVEL

N

2 bedroom

PLOT

8 (1)



VIEWS TOWARDS SOUTH WEST LONDON



300mm bulkhead in entrance way of bedroom 2 $\,$

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

2 bedroom

PLOT

2 (1)



VIEWS OVER THE PYL BROOK



TOTAL INTERNAL AREA

809 sq ft (75 sq m)

TOTAL EXTERNAL AREA

834 sq ft (77 sq m)

LIVING / DINING

16'7" x 11'1" $(5.06 \times 3.37 \text{ m})$

KITCHEN

6'5" x 12'3" $(1.96 \times 3.74 \text{ m})$

BEDROOM 1

16'11" x 11'1" (5.17 x 3.39 m)

BEDROOM 2

12'7" x 10'2" $(3.85 \times 3.10 \text{ m})$

EN SUITE

5'1" x 7'2" $(1.55 \times 2.20 \text{ m})$

BATHROOM 7'2" x 6'8"

(2.20 x 2.05 m) TERRACE

19'1" x 42'8" (5.83 x 13.00 m)



LEVEL

N



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

837 sq ft (77 sq m)

TOTAL EXTERNAL AREA

560 sq ft (52 sq m)

LIVING / DINING

11'1" x 22'9" $(3.39 \times 6.93 \text{ m})$

KITCHEN

12'1" x 6'7" $(3.70 \times 2.00 \text{ m})$

BEDROOM 1

11'10" x 15'3" (3.62 x 4.66 m)

BEDROOM 2

9'10" x 12'9" $(3.01 \times 3.89 \text{ m})$

EN SUITE

7'2" x 5'1" $(2.20 \times 1.55 \text{ m})$

BATHROOM

7'2" x 6'8" $(2.20 \times 2.05 \text{ m})$

TERRACE

19'2" x 33'6" (5.83 x 10.21 m)



LEVEL

N

2 bedroom

PLOT

1 (1)



TERRACE BEDROOM I LIVING/DINING BEDROOM 2 EN SUITE BATHROOM KITCHEN

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

2 bedroom

PLOT 88 (11)



VIEWS OVER LANDSCAPED GARDENS



TOTAL INTERNAL AREA

772 sq ft (71 sq m)

TOTAL EXTERNAL AREA

75 sq ft (7 sq m)

LIVING / DINING

12'1" x 15'11" (3.68 x 4.86 m)

KITCHEN

12'3" x 6'6" $(3.75 \times 1.98 \text{ m})$

BEDROOM 1

11'10" x 12'3" $(3.60 \times 3.73 \text{ m})$

BEDROOM 2

10'2" x 12'3" $(3.11 \times 3.73 \text{ m})$

EN SUITE

7′2″ x 5′0″ $(2.20 \times 1.55 \text{ m})$

BATHROOM

6'8" x 7'2" $(2.05 \times 2.20 \text{ m})$

BALCONY

4'11" x 15'5" $(1.50 \times 4.70 \text{ m})$



LEVEL 11



863 sq ft (80 sq m)

TOTAL EXTERNAL AREA

75 sq ft (7 sq m)

LIVING / DINING

21'11" x 10'2" (6.68 x 3.10 m)

KITCHEN

7'2" x 12'4" (2.20 x 3.77 m)

BEDROOM 1

14'7" x 9'2" (4.45 x 2.80 m)

BEDROOM 2

14'7" x 9'0" (4.45 x 2.75 m)

EN SUITE

7'2" x 5'1" (2.20 x 1.55 m)

BATHROOM

7'2" x 6'8" (2.20 x 2.05 m)

BALCONY

4'11" x 15'5" (1.50 x 4.70 m)



LEVELS

1, 2, 3, 4, 5

2 bedroom APARTMENT

PLOTS

9 (1), 18 (2), 27 (3), 36 (4), 45 (5)



VIEWS OVER SOUTH WEST LONDON



2 bedroom APARTMENT

PLOTS

54 (6), 63 (7), 72 (8), 81 (9)



VIEWS OVER SOUTH WEST LONDON



TOTAL INTERNAL AREA

863 sq ft (80 sq m)

TOTAL EXTERNAL AREA

75 sq ft (6 sq m)

LIVING / DINING

21'11" x 10'2" (6.68 x 3.10 m)

KITCHEN

7'2" x 12'4" (2.20 x 3.77 m)

BEDROOM 1

14'6" x 9'1" (4.43 x 2.78 m)

BEDROOM 2

14'6" x 8'11" (4.43 x 2.73 m)

EN SUITE

7'2" x 5'1" (2.20 x 1.55 m)

BATHROOM 7'2" x 6'8"

 $(2.20 \times 2.05 \text{ m})$

BALCONY 4'11" x 15'5"

 $(1.50 \times 4.70 \text{ m})$



LEVELS 6, 7, 8, 9

N



825 sq ft (76 sq m)

TOTAL EXTERNAL AREA

75 sq ft (7 sq m)

LIVING / DINING

22'7" x 11'1" (6.88 x 3.39 m)

KITCHEN

6'8" x 12'1" (2.04 x 3.70 m)

BEDROOM 1

12'7" x 12'1" (3.85 x 3.68 m)

BEDROOM 2

12'7" x 9'10" (3.85 x 3.01 m)

EN SUITE

5'1" x 7'2" (1.55 x 2.20 m)

BATHROOM

6'8" x 7'2" (2.05 x 2.20 m)

BALCONY

4'11" x 15'5" (1.50 x 4.70 m)



LEVELS

2 bedroom APARTMENT

PLOTS

16 (2), 25 (3), 34 (4), 43 (5)



VIEWS OVER SOUTH WEST LONDON



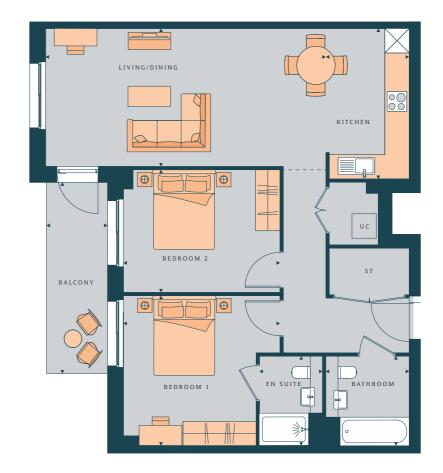
2 bedroom APARTMENT

PLOTS

52 (6), 61 (7), 70 (8), 79 (9)



VIEWS OVER SOUTH WEST LONDON



TOTAL INTERNAL AREA

825 sq ft (76 sq m)

TOTAL EXTERNAL AREA

75 sq ft (7 sq m)

LIVING / DINING

22'7" x 11'1" (6.88 x 3.39 m)

KITCHEN

6'8" x 12'1" (2.04 x 3.70 m)

BEDROOM 1

12'7" x 12'0" (3.83 x 3.66 m)

BEDROOM 2

12'7" x 9'10" (3.83 x 2.99 m)

EN SUITE

5'1" x 7'2" (1.55 x 2.20 m)

BATHROOM6'8" x 7'2" (2.05 x 2.20 m)

BALCONY 4'11" x 15'5"

 $(1.50 \times 4.70 \text{ m})$



LEVELS 6, 7, 8, 9

N

LEVELO

2, 3, 4, 5

N

766 sq ft (71 sq m)

TOTAL EXTERNAL AREA

75 sq ft (7 sq m)

LIVING / DINING

16'0" x 11'10" (4.89 x 3.61 m)

KITCHEN

12'3" x 6'4" (3.75 x 1.95 m)

BEDROOM 1

12'3" x 11'10" (3.73 x 3.60 m)

BEDROOM 2

12'3" x 10'2" (3.73 x 3.11 m)

EN SUITE

5'1" x 7'2" (1.55 x 2.20 m)

BATHROOM

6'8" x 7'2" (2.05 x 2.20 m)

BALCONY

4'11" x 15'5" (1.50 x 4.70 m)



LEVELS

2, 3, 4, 5

2 bedroom APARTMENT

PLOTS

14 (2), 23 (3), 32 (4), 41 (5)



VIEWS OVER LANDSCAPED GARDENS



2 bedroom APARTMENT

PLOTS

50 (6), 59 (7), 68 (8) & 77 (9)



VIEWS OVER LANDSCAPED GARDENS



TOTAL INTERNAL AREA

766 sq ft (71 sq m)

TOTAL EXTERNAL AREA

75 sq ft (7 sq m)

LIVING / DINING

15'11" x 11'9" (4.85 x 3.59 m)

KITCHEN

12'3" x 6'6" (3.75 x 1.99 m)

BEDROOM 1

12'2" x 11'10" (3.70 x 3.60 m)

BEDROOM 2

12'2" x 10'1" (3.70 x 3.08 m)

EN SUITE

5'1" x 7'2" (1.55 x 2.20 m)

BATHROOM

6'8" x 7'2" (2.05 x 2.20 m)

BALCONY

15'11" x 12'10" (4.85 x 3.91 m)



LEVELS

N

6, 7, 8, 9



768 sq ft (71 sq m)

TOTAL EXTERNAL AREA

245 sq ft (22 sq m)

LIVING / DINING

11'10" x 16'0" (3.61 x 4.89 m)

KITCHEN

12'3" x 6'4" $(3.75 \times 1.95 \text{ m})$

BEDROOM 1

11'10" x 12'3" $(3.60 \times 3.73 \text{ m})$

BEDROOM 2

10'2" x 12'3" $(3.11 \times 3.73 \text{ m})$

EN SUITE

5'1" x 7'2" $(1.55 \times 2.20 \text{ m})$

BATHROOM

6'8" x 7'2" $(2.05 \times 2.20 \text{ m})$

TERRACE

31'2" x 8'1" $(9.51 \times 2.47 \text{ m})$



LEVEL

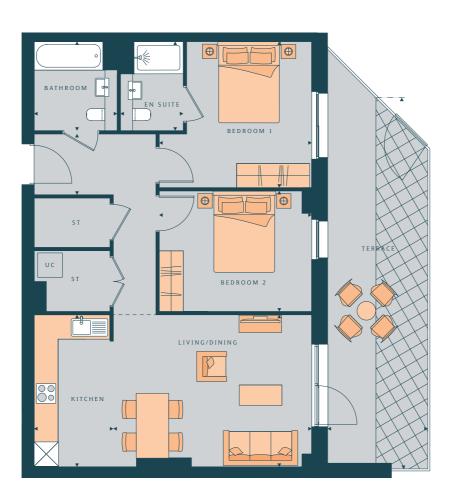
2 bedroom

PLOT

5 (1)



VIEWS OVER LANDSCAPED GARDENS



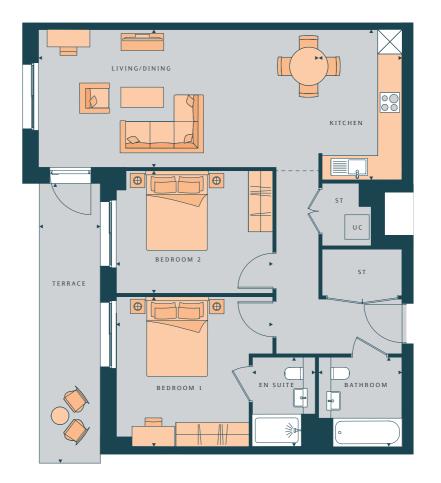
2 bedroom

PLOT

7 (1)



VIEWS TOWARDS SOUTH WEST LONDON



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







TOTAL INTERNAL AREA

825 sq ft (76 sq m)

TOTAL EXTERNAL AREA

107 sq ft (10 sq m)

LIVING / DINING

22'7" x 11'1" (6.88 x 3.39 m)

KITCHEN

6'8" x 12'1" $(2.04 \times 3.70 \text{ m})$

BEDROOM 1

12'7" x 12'1" (3.85 x 3.68 m)

BEDROOM 2

12'7" x 9'10" $(3.85 \times 3.01 \text{ m})$

EN SUITE

5'1" x 7'2" $(1.55 \times 2.20 \text{ m})$

BATHROOM

6'8" x 7'2" $(2.05 \times 2.20 \text{ m})$

TERRACE

4'10" x 22'5" $(1.47 \times 6.82 \text{ m})$



LEVEL

830 sq ft (77 sq m)

TOTAL EXTERNAL AREA

75 sq ft (7 sq m)

LIVING / DINING

22'7" x 11'1" (6.89 x 3.39 m)

KITCHEN

6'8" x 12'1" (2.04 x 3.70 m)

BEDROOM 1

12'7" x 12'1" (3.85 x 3.68 m)

BEDROOM 2

12'7" x 9'10" (3.85 x 3.01 m)

EN SUITE

5'1" x 7'2" (1.55 x 2.20 m)

BATHROOM

6'8" x 7'2" (2.05 x 2.20 m)

BALCONY

4'11" x 15'5" (1.50 x 4.70 m)



LEVELS

2, 3, 4, 5

2 bedroom APARTMENT

PLOTS

17 (2), 26 (3), 35 (4), 44 (5)



VIEWS OVER SOUTH WEST LONDON



2 bedroom APARTMENT

PLOTS

53 (6), 62 (7), 71 (8) & 80 (9)



VIEWS OVER SOUTH WEST LONDON



TOTAL INTERNAL AREA

830 sq ft (77 sq m)

TOTAL EXTERNAL AREA

76 sq ft (7 sq m)

LIVING / DINING

22'7" x 11'1" (6.89 x 3.39 m)

KITCHEN

6'8" x 12'1" (2.04 x 3.70 m)

BEDROOM 1

12'7" x 12'0" (3.83 x 3.67 m)

BEDROOM 2

12'7" x 9'10" (3.83 x 2.99 m)

EN SUITE

5'1" x 7'2" (1.55 x 2.20 m)

BATHROOM

6'8" x 7'2" (2.05 x 2.20 m)

BALCONY

4'11" x 15'5" (1.50 x 4.70 m)



LEVELS 6, 7, 8, 9

N)

837 sq ft (77 sq m)

TOTAL EXTERNAL AREA

75 sq ft (6 sq m)

LIVING / DINING

11'1" x 22'9" (3.39 x 6.93 m)

KITCHEN

12'1" x 6'7" (3.70 x 2.00 m)

BEDROOM 1

11'10" x 15'3" (3.62 x 4.66 m)

BEDROOM 2

9'10" x 12'9" (3.01 x 3.89 m)

EN SUITE

7'2" x 5'1" (1.55 x 2.20 m)

BATHROOM

6'8" x 7'2" (2.20 x 2.05 m)

BALCONY

15'5" x 4'11" (4.70 x 1.50 m)



LEVELS

2, 3, 4, 5

2 bedroom APARTMENT

PLOTS

10 (2), 19 (3), 28 (4), 37 (5)



VIEWS TOWARDS CENTRAL LONDON AND THE PYL BROOK



2 bedroom APARTMENT

PLOTS

46 (6), 55 (7), 64 (8), 73 (9)



VIEWS TOWARDS CENTRAL LONDON AND THE PYL BROOK



TOTAL INTERNAL AREA

837 sq ft (77 sq m)

TOTAL EXTERNAL AREA

75 sq ft (6 sq m)

LIVING / DINING

11'1" x 22'9" (3.39 x 6.93 m)

KITCHEN

12'1" x 6'7" (3.70 x 2.00 m)

BEDROOM 1

11'10" x 15'3" (3.62 x 4.66 m)

BEDROOM 2

9'9" x 12'8" (2.97 x 3.87 m)

EN SUITE

7'2" x 5'1" (1.55 x 2.20 m)

BATHROOM

6'8" x 7'2" (2.20 x 2.05 m)

BALCONY

15′5″ x 4′11″ (4.70 x 1.50 m)



LEVELS

6, 7, 8, 9





882 sq ft (81 sq m)

TOTAL EXTERNAL AREA

75 sq ft (7 sq m)

LIVING / DINING

11'2" x 28'11" $(3.41 \times 8.82 \text{ m})$

KITCHEN

6'3" x 12'4" $(1.90 \times 3.76 \text{ m})$

BEDROOM 1

11'3" x 17'0" $(3.44 \times 5.17 \text{ m})$

BEDROOM 2

9'10" x 12'7" $(3.01 \times 3.85 \text{ m})$

EN SUITE

7'2" x 5'1" $(2.20 \times 1.55 \text{ m})$

BATHROOM

7'2" x 6'8" $(2.20 \times 2.05 \text{ m})$

BALCONY

15'5" x 4'11" $(4.70 \times 1.50 \text{ m})$



LEVELS

2 bedroom

PLOTS

11 (2), 20 (3), 29 (4), 38 (5)





2 bedroom

PLOTS

47 (6), 56 (7), 65 (8), 74 (9)



VIEWS TOWARDS CENTRAL LONDON



TOTAL INTERNAL AREA

882 sq ft (81 sq m)

TOTAL EXTERNAL AREA

75 sq ft (7 sq m)

LIVING / DINING

11'2" x 28'11" $(3.41 \times 8.82 \text{ m})$

KITCHEN

6'3" x 12'7" $(1.90 \times 3.84 \text{ m})$

BEDROOM 1

11'3" x 16'10" $(3.44 \times 5.14 \text{ m})$

BEDROOM 2

9'9" x 12'7" (2.98 x 3.83 m)

EN SUITE

7'2" x 5'1" (2.20 x 1.55 m)

BATHROOM 7'2" x 6'8"

 $(2.20 \times 2.05 \text{ m})$ BALCONY

15'5" x 4'11"

 $(4.70 \times 1.50 \text{ m})$



LEVELS 6, 7, 8, 9

N



2, 3, 4, 5

N



929 sq ft (86 sq m)

TOTAL EXTERNAL AREA

241 sq ft (22 sq m)

LIVING / DINING

11'2"x 15'8" (3.40 x 4.78 m)

KITCHEN

14'2" x 7'4" (4.32 x 2.24 m)

BEDROOM 1

9'7" x 15'2" (2.92 x 4.63 m)

BEDROOM 2

11'0" x 11'6" (3.35 x 3.50 m)

BEDROOM 3

8'8" x 11'6" (2.65 x 3.50 m)

EN SUITE

7'2" x 5'1" (2.20 x 1.55 m)

BATHROOM

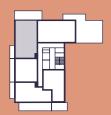
6'8" x 7'2" (2.05 x 2.20 m)

TERRACE

9'0" x 18'4" (2.75 x 5.60 m)

BALCONY

15'5" x 4'11" (4.70 x 1.50 m)



LEVEL 10

3 bedroom APARTMENT

PLOT 86 (10)





3 bedroom APARTMENT

PLOT 91 (11)





TOTAL INTERNAL AREA

929 sq ft (86 sq m)

TOTAL EXTERNAL AREA

86 sq ft (8 sq m)

LIVING / DINING

11'1"x 15'8" (3.40 x 4.78 m)

KITCHEN

7'3" x 14'1" (2.24 x 4.32 m)

BEDROOM 1

9'7" x 15'2" (2.92 x 4.62 m)

BEDROOM 2

11'0" x 11'6" (3.35 x 3.50 m)

BEDROOM 3

8'8" x 11'6" (2.65 x 3.50 m)

EN SUITE

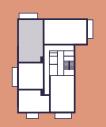
7'2" x 5'1" (2.20 x 1.55 m)

BATHROOM

6'8" x 7'2" (2.05 x 2.20 m)

BALCONY

4'11" x 17'6" (1.50 x 5.35 m)



LEVEL 11



924 sq ft (85 sq m)

TOTAL EXTERNAL AREA

729 sq ft (67 sq m)

LIVING / DINING

11'3" x 15'7" $(3.44 \times 4.74 \text{ m})$

KITCHEN

12'0" x 7'6" (3.65 x 2.28 m)

BEDROOM 1

9'11" x 17'8" $(3.03 \times 5.40 \text{ m})$

BEDROOM 2

9'1" x 11'4" (2..78 X 3.46 m)

BEDROOM 3

9'0" x 11'4" $(2.75 \times 3.46 \text{ m})$

EN SUITE

7'2" x 5'1" $(2.20 \times 1.55 \text{ m})$

BATHROOM

8'6" x 7'2" $(2.60 \times 2.20 \text{ m})$

TERRACE 1

27'9" x 24'8" $(8.47 \times 7.51 \text{ m})$

TERRACE 2

9'10" x 9'2" $(3.00 \times 2.81 \text{ m})$



LEVEL 10

3 bedroom **APARTMENT**

PLOT 82 (10)



3 bedroom **APARTMENT**

PLOT 87 (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

- - 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

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

TOTAL INTERNAL AREA

924 sq ft (85 sq m)

TOTAL INTERNAL AREA

86 sq ft (8 sq m)

LIVING / DINING

11'3" x 15'7" $(3.44 \times 4.74 \text{ m})$

KITCHEN

12'0" x 7'6" $(3.65 \times 2.28 \text{ m})$

BEDROOM 1

9'11" x 17'8" $(3.03 \times 5.40 \text{ m})$

BEDROOM 2

9'1" x 11'4" $(2.78 \times 3.46 \text{ m})$

BEDROOM 3

9'0" x 11'4" $(2.75 \times 3.46 \text{ m})$

EN SUITE

7'2" x 5'1" $(2.20 \times 1.55 \text{ m})$

BATHROOM

8'6" x 7'2" $(2.60 \times 2.20 \text{ m})$

BALCONY

4'11" x 17'6" $(1.50 \times 5.35 \text{ m})$



LEVEL 11

N













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

Downlights in kitchen, hallway and bathroom(s)

Pendant lighting in living area and bedrooms

Pergo flooring to hallway, kitchen and living/dining areas

Crittal 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 authorityLondon Borough of Merton

PARKING

Parking available at an additional cost

MISCELLANEOUS

Building Warranty 10 year NHBC**

Length of lease 999 years

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

Arbor, 255 Blackfriars Road, London, SE1 9AX

Estimated completion date

Brookside Apartments is expected to complete between Q2 2026 - Q3 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.

Please note that all images are for illustrative purposes only. Final elevations of the property purchased may differ from those shown. Please see our Image Disclaimer for further details. The features, designs, materials and visual depictions of 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 May 2025. www.barratthomes.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. 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

**A two year builder warranty period from legal completion provided by Barratt London followed by eight years insurance cover, provided by the NHBC. Please refer to the NHBC website for more information and full exclusions and limitations. Although all of our homes come with an NHBC warranty, it is not always an NHBC Buildmark Warranty. Please speak to a Sales Adviser on your chosen development to confirm which NHBC warranty will apply to your selected plot.

