

# Springfield Place

## SW17

PRIMROSE HOUSE APARTMENTS



BARRATT  
— LONDON —



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## WELCOME TO SPRINGFIELD PLACE

Ideally located between Earlsfield and Tooting  
Bec, Springfield Place will bring a fantastic  
collection of new homes to one of south west  
London's most desirable property hotspots.

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Springfield Place is part of an exciting new residential village in a hugely popular south-west London destination.

The development will provide a superb mix of one, two and three-bedroom apartments, and two and three-bedroom houses, all with private outdoor space and each designed for modern living with bright, flowing interiors.

With a range of new homes to choose from, a fantastic array of local amenities, and excellent transport links – Tooting Bec Underground, Wandsworth Common, and Earlsfield stations are all within easy walking distance – discover your south west London lifestyle at Springfield Place.



SPRINGFIELD PLACE



# THE VERY BEST OF SOUTH-WEST LONDON

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Springfield Place will form part of the wider Springfield Village redevelopment. Located within the former grounds of Springfield University Hospital, the new neighbourhood, which effectively connects Tooting Bec to Earlsfield and Wandsworth Common, will include a brand new 32-acre park, a public square, carefully restored Grade II listed buildings, new commercial space and provision for a new primary school.

Located within London's Zone 3, and a residential area hailed by the Evening Standard Homes and Property Magazine as one of the Capital's highly desirable hotspots, Springfield Place will bring a collection of 232 new homes to this vibrant new neighbourhood.

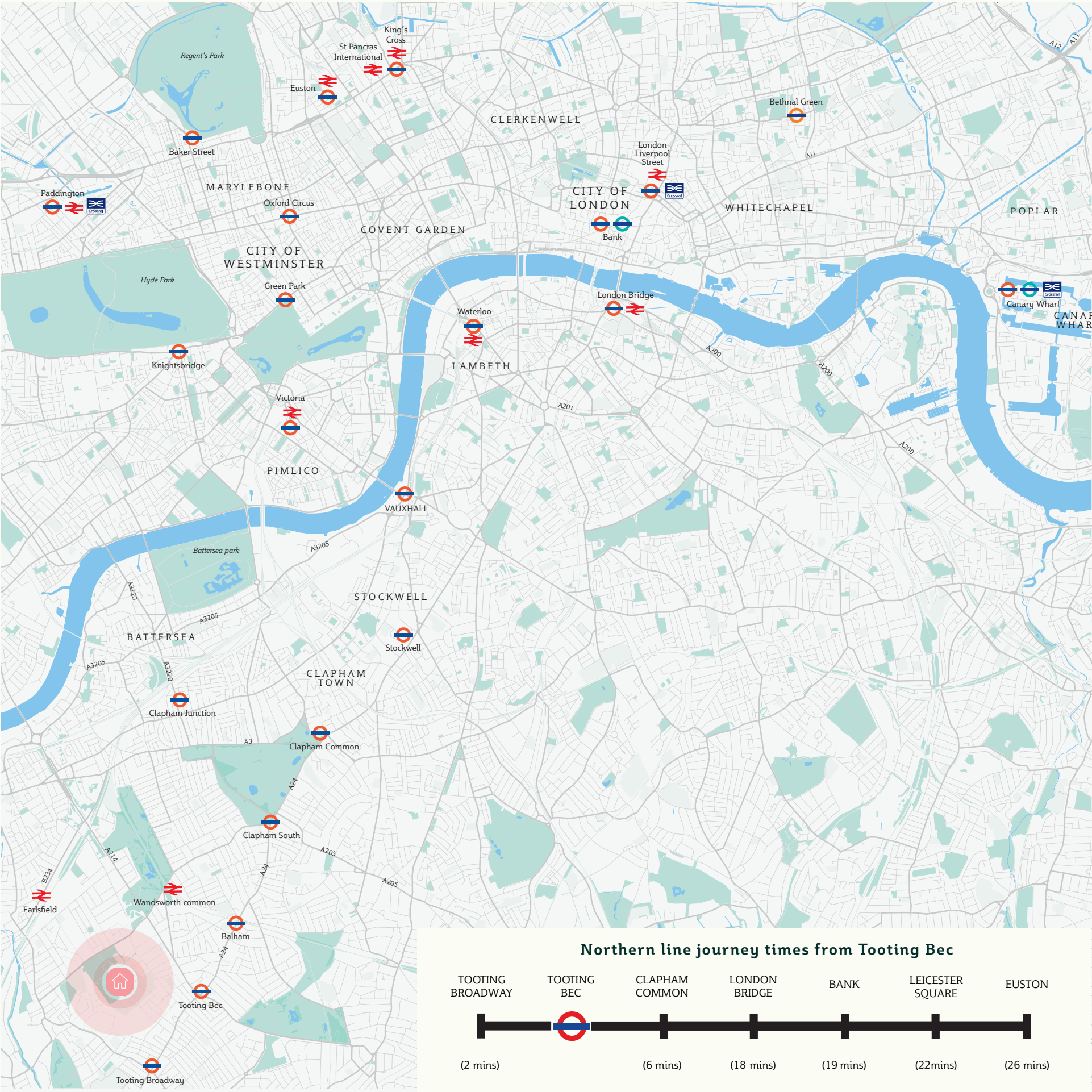
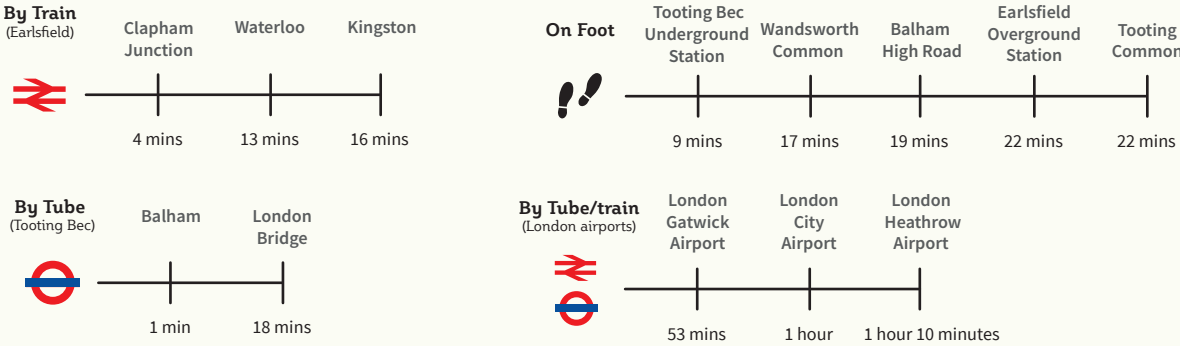
# DISCOVER LONDON ON YOUR DOORSTEP

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Springfield Place is spoilt for choice when it comes to transport connections. Tooting Bec Underground Station is just a 9-minute walk away, with national rail services available from Earlsfield and Wandsworth Common Stations around 20 minutes by foot.

The site also benefits from frequent local bus services across the Capital, as well as a proposed Crossrail route stopping at either Tooting Broadway or Balham.

Along with storage space for 450 bicycles, there are 152 car parking spaces available across Springfield Place, meaning travelling further afield is easy as well. Quick access to the M25 allows you to branch out across the UK's motorway network in no time at all.



10

# EXPLORING CENTRAL LONDON

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Discover some of the attractions that make London such a wonderful place to live – many are just 30 minutes away from Springfield Place.



## WORLD-RENOWNED SHOPPING

From the boutiques of Bond Street to the legendary tailors of Savile Row, the West End has much to offer. Alternatively, head to Knightsbridge for Harrods – a famous landmark for all things luxury.



## EXPLORE THE SOUTHBANK

Stretching all the way from Waterloo to London Bridge, London's Southbank is a great place to feel the buzz of the city. It's home to an eclectic array of sights, bars and eateries – including Tate Modern and Borough Market, where over 100 food and drink stalls cater to every taste.



## THEATRES AND CULTURE

Head into town to see a show. Whether you prefer a West End musical, Shakespeare at The Globe or a production at the National Theatre, world-class entertainment is only a short journey away.





**NORTHCOTE ROAD**

Lively Northcote Road is a great place to socialise with friends, browse its fantastic range of independent stores, or meander through the stalls of one of many markets at the weekend.



**CHEZ BRUCE**

Enjoy fine dining in style at the Michelin-starred Chez Bruce. Offering high-end modern French cuisine, this acclaimed restaurant occupies an enviable setting overlooking Wandsworth Common.



**TOOTING MARKET**

The famed Tooting Market, open seven days a week, is home to a dazzling array of shops and stalls specialising in everything from vintage clothes and jewellery to Caribbean groceries and street food.



**BELLEVUE ROAD**

Whether you're after high-end fashion, contemporary art or a great brunch spot, Bellevue Road is an attractive parade of boutique shops and eateries running along the edge of Wandsworth Common.

**SHOP, DINE OUT AND UNWIND**

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Located just a stone's throw from Tooting Broadway, Earlsfield and Wandsworth Common, enjoy cafés, street food stalls, gastro pubs and even a Michelin-star restaurant just minutes from your front door.

The local area also offers a fantastic choice for retail therapy, from independent boutiques and high end fashion, to historic markets and high street names.

# HEALTHY OUTDOOR LIVING

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For anyone seeking an open air lifestyle, Springfield Village is ideally located.

With 2,000 acres of green space in the local area, including the 32-acre park within Springfield Village itself – featuring café, trim trail, community gardens and ponds – there are lots of options for stretching the legs and enjoying a range of outdoor activities.

Nearby Tooting Common is home to a cycle trail and an extensive network of walking routes, as well as the iconic Tooting Bec Lido - the UK's largest freshwater swimming pool by surface area.



WANDSWORTH COMMON



SPRINGFIELD PARK



CLAPHAM COMMON



SPRINGFIELD PLACE



# A FIRST-CLASS EDUCATION

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Families living at Springfield Place will be delighted by the range of high-performing schooling options nearby. Along with provision for a new primary school within Springfield Village itself, the local area hosts a great selection of both independent and state schools. Finton House Prep School is less than a mile from Springfield Place, with Emanuel School just an eight-minute drive away.

London’s internationally renowned universities are also all within easy reach once school has been completed thanks to the fantastic transport links to the centre of the Capital. Kings College, the London School of Economics, and Imperial College London all offer a range of specialist courses at the very highest level. The University of Cambridge is just 68 miles from Springfield Place and the University of Oxford is an easy 57-mile drive via the M4 and M40.

## FINTON HOUSE SCHOOL

Located just a short walk from Springfield Place, leading independent preparatory school, Finton House provides a happy, nurturing environment for children of all abilities from ages 4 to 11. With a commitment to providing pastoral care and an outstanding education, "children are prepared to thrive in an ever-changing world".

## EMANUEL SCHOOL

Founded in 1594 by Anne Sackville, Lady Dacre and Queen Elizabeth I, Emanuel School is an independent day school for boys and girls aged 10–18 just two miles from Springfield Place. The school “prides itself on being a genuine community of altruistic and aspirational young people and staff, one that shows kindness and respect to all”.





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23



SPRINGFIELD PLACE



## A BEAUTIFUL HOME. A MODERN LIFESTYLE.

Springfield Place will include both apartment buildings and houses, set back on private mews streets.

Apartments will feature balconies and brick colour thoughtfully chosen to complement the wider Springfield Village – including an existing, listed chapel building set in a public square at the heart of the development.

The ground floor of Primrose House, which faces the square, will also feature commercial space, adding to the vibrant community feel of the development. And as well as a 32-acre park, there will be seating areas, a pavilion café and play space, providing room for socialising and catering for younger age ranges.

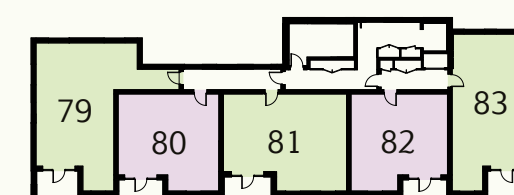
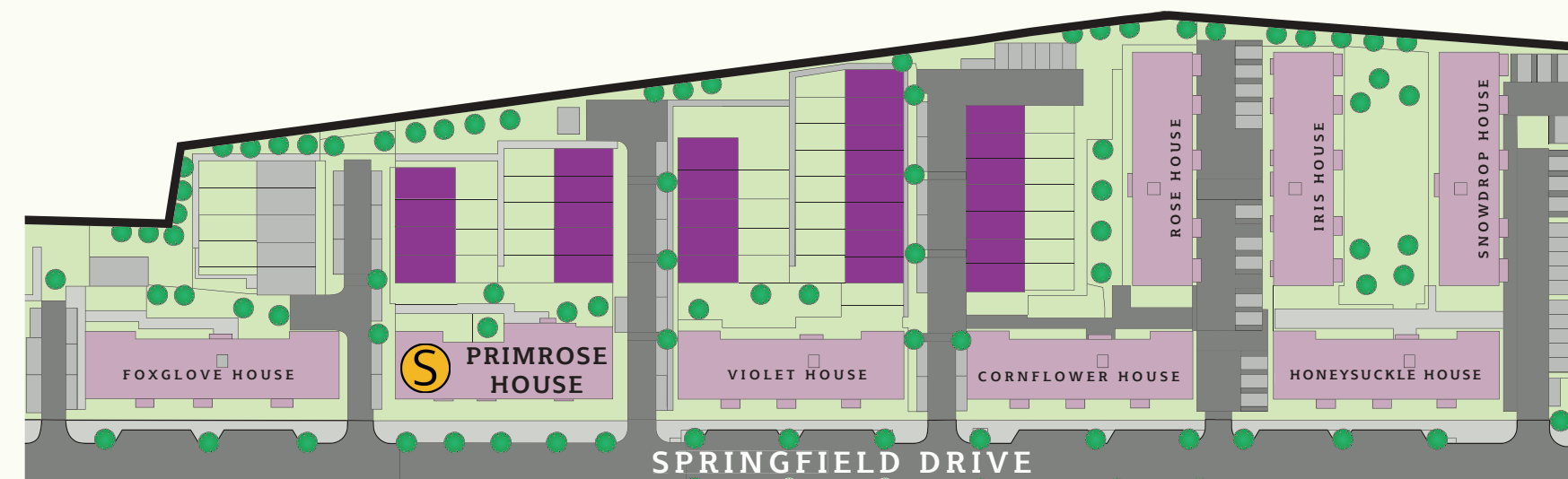
Whether you choose a one, two or three-bedroom apartment or house, you'll enjoy a home designed for functionality and modern living. Open-plan living areas deliver spacious interiors filled with natural light. Handleless kitchens feature modern, integrated appliances, while high-quality finishes in every room achieve a refined and stylish aesthetic throughout your new home.



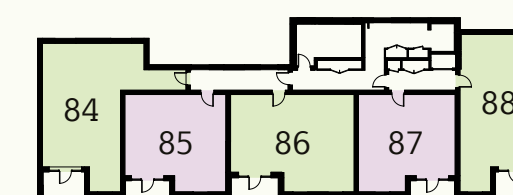


- |   |                              |   |                        |   |                    |
|---|------------------------------|---|------------------------|---|--------------------|
|  | Springfield Place apartments |  | Care Home              |  | Commercial         |
|  | Springfield Place houses     |  | Hospital buildings     |  | Future residential |
|  | Affordable homes             |  | Existing residential   |  | Supermarket        |
|  | Proposed new school          |  | Residential conversion |   |                    |

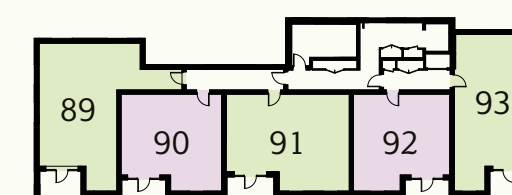
## PRIMROSE HOUSE






Level 1



Level 2



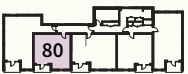
Level 3

-  Supermarket (ground floor)
  One-bedroom apartment
  Two-bedroom apartment

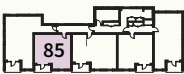
# PRIMROSE HOUSE



## 1 BEDROOM APARTMENT



Level 1



Level 2



Level 3

### PLOTS 80, 85, 90

**Kitchen/Living/Dining**  
20'5" x 14'11" (6223 x 4545 mm)

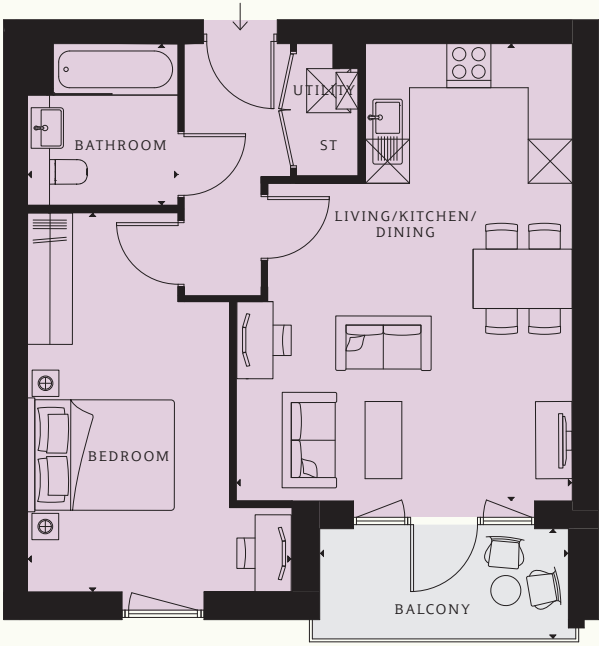
**Bedroom**  
13'9" x 10'3" (4180 x 3110 mm)

**Bathroom**  
7'3" x 6'9" (2200 x 2050 mm)

**TOTAL AREA**  
571.71 sq ft (53.11 sq m)

**Balcony**  
11'1" x 4'11" (3385 x 1500 mm)

## 1 BEDROOM APARTMENT



Level 1



Level 2



Level 3

### PLOTS 82, 87, 92

**Kitchen/Living/Dining**  
20'5" x 15'0" (6223 x 4575 mm)

**Bedroom**  
16'11" x 11'10" (5160 x 3600 mm)

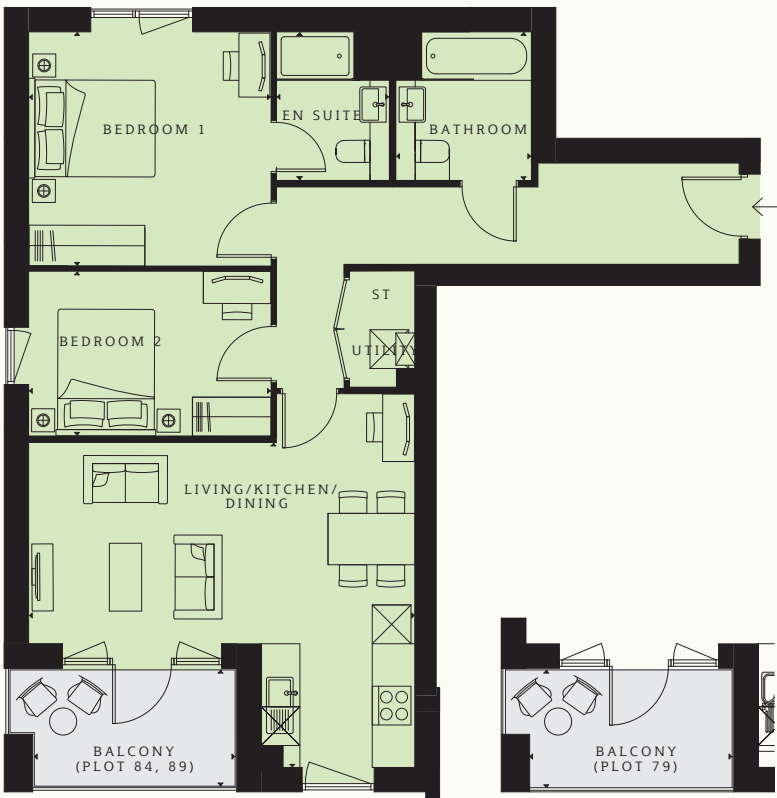
**Bathroom**  
7'3" x 6'9" (2200 x 2050 mm)

**TOTAL AREA**  
544.60 sq ft (50.59 sq m)

**Balcony (Plot 82)**  
11'1" x 5'0" (3385 x 1500 mm)

**Balcony (Plot 87, 92)**  
11'1" x 5'0" (3385 x 1510 mm)

## 2 BEDROOM APARTMENT



Level 1



Level 2



Level 3

### PLOTS 79, 84, 89

**Kitchen/Living/Dining**  
19'8" x 16'6" (5985 x 5050 mm)

**Bedroom 1**  
12'4" x 11'11" (3755 x 3625 mm)

**En Suite**  
7'7" x 5'9" (2300 x 1750 mm)

**Bedroom 2**  
12'4" x 8'4" (3755 x 2550 mm)

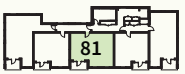
**Bathroom**  
7'7" x 6'11" (2320 x 2100 mm)

**TOTAL AREA**  
783.59 sq ft (72.80 sq m)

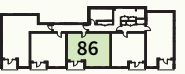
**Balcony (Plot 79)**  
10' 3" x 6'2" (3110 x 1888 mm)

**Balcony (Plot 84, 89)**  
11'5" x 5'10" (3485 x 1785 mm)

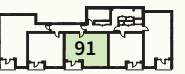
## 2 BEDROOM APARTMENT



Level 1



Level 2



Level 3

### PLOTS 81, 86, 91

**Kitchen/Living/Dining**  
19'7" x 12'11" (5958 x 3930 mm)

**Bedroom 1**  
16'8" x 9'0" (5080 x 2750 mm)

**En Suite**  
7'7" x 5'9" (2300 x 1750 mm)

**Bedroom 2**  
12'4" x 8'5" (3780 x 2565 mm)

**Bathroom**  
7'7" x 6'11" (2300 x 2100 mm)

**TOTAL AREA**  
695.52 sq ft (64.61 sq m)

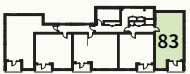
**Balcony (Plot 86, 91)**  
11'10" x 5'8" (3610 x 1735 mm)

**Balcony (Plot 81)**  
11'10" x 5'8" (3610 x 1725 mm)

PRIMROSE HOUSE



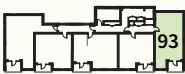
2 BEDROOM APARTMENT



Level 1



Level 2



Level 3

PLOTS 83, 88, 93

**Kitchen/Living/Dining**  
19'6" x 18' (5950 x 5480 mm)

**Bedroom 1**  
12'6" x 11'12" (3820 x 3645 mm)

**En Suite**  
7'7" x 5'9" (2300 x 1750 mm)

**Bedroom 2**  
11'1" x 8'10" (3370 x 2690 mm)

**Bathroom**  
7'3" x 6'8" (2200 x 2030 mm)

**TOTAL AREA**  
694.66 sq ft (64.54 sq m)

**Balcony (Plot 83)**  
10'3" x 6'2" (3110 x 1888 mm)

**Balcony (Plot 88, 93)**  
10'3" x 5'10" (3110 x 1785 mm)





APARTMENT SPECIFICATION

KITCHEN

- Individually designed contemporary kitchens with soft-close doors and drawers
- Colour choice of wall and base units\*
- Matching worktops and upstands
- Under-cabinet lighting
- Stainless steel single bowl sink and chrome tap
- Fully integrated appliances including single oven, ceramic hob, dishwasher, fridge freezer and extractor hood

EN SUITE

- Sottini brassware
- 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 shower doors
- Heated towel rail
- Shaver socket
- Porcelain wall and floor tiles

BATHROOM

- Sottini brassware
- White semi-recessed wash hand basin
- Back-to-wall WC pan with soft-close WC seat
- Concealed cistern and dual flushplate
- White acrylic bath
- Chrome bath screen and thermostatic shower above bath to one-bedroom apartments only
- Heated towel rail
- Shaver socket
- Porcelain wall and floor tiles

BEDROOMS

- TV connectivity to Bedroom 1

GENERAL

- Video door entry
- BT TV/Virgin TV/FM connectivity to living area
- Superfast broadband (subject to subscription)
- Flooring included throughout

\*Subject to build stage



ADDITIONAL INFORMATION

ADDRESS

Springfield Place, Glenburnie Road, London SW17 7DJ

Local authority  
London Borough of Wandsworth

Reservation deposit  
£1,000

Terms of Payment  
10% of purchase price payable on exchange, balance of purchase price to be paid on completion.

ESTIMATED CHARGES

Estimated service charge per annum  
1-bed apartment £2,330.42 to £2,401.35  
2-bed apartment £2,721.45 to £2,950.99

VENDOR'S SOLICITOR

Winckworth Sherwood

Telephone  
+44 (0)20 7593 5054

Address  
Minerva House,  
5 Montague Close,  
London SE1 9BB

PARKING

Parking spaces for selected homes available at an additional cost, speak to a Sales Adviser for more details

MISCELLANEOUS

Building Warranty  
10 year NHBC\*\*

Length of lease  
999 years



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.

Terms and conditions can be found on page 44



SPRINGFIELD PLACE

# WHY BARRATT LONDON?

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## BARRATT LONDON'S VISION

Since the construction of our first London development in 1982, our goal has been to provide high-quality homes for all Londoners by focusing on excellence in design, construction and customer service. The supply of new housing is essential to the continued growth of London as a major global city and Barratt London is proud to be contributing to this with the delivery of 1,500 new homes each year.

## FIVE-STAR CUSTOMER SERVICE

As part of Barratt Developments PLC, the UK’s most recommended house builder, we are fully committed to delivering a superior service for our customers and have been awarded the maximum five-star rating for customer satisfaction by the Home Builders Federation every year since 2010\*. For our customers, this means that when you buy a Barratt London home, you can be confident you are buying a home of quality and receiving the very best in customer service.

## REAL PEACE OF MIND

Not only does every Barratt London home come with a ten-year structural guarantee from the NHBC, it also comes with a two-year fixtures and fittings warranty\*\*, giving you added peace of mind from the moment you move in.

\* We are the only major national housebuilder to be awarded this award 15 years running. “we” refers to the Barratt Developments PLC group brands including Barratt London, Barratt Homes and David Wilson Homes

\*\*First two years covered by Builder Warranty and NHBC Guarantee or similar. Years three-ten covered by NHBC insurance or similar. Full exclusions and limitations can be found on the NHBC website.

Please note that all images are for illustrative purposes only. Final elevations of the property purchased may differ from those shown. Images include optional upgrades at additional cost. Please see our Image Disclaimer for further details. 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, Springfield 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 March 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.

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.



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