THE SALES OF THE S

LONDON SW17

BARRATT — LONDON —



WELCOME HOME

The Lanes is a wildly green collection of one, two and three-bedroom apartments and three-bedroom houses in London's largest new park.

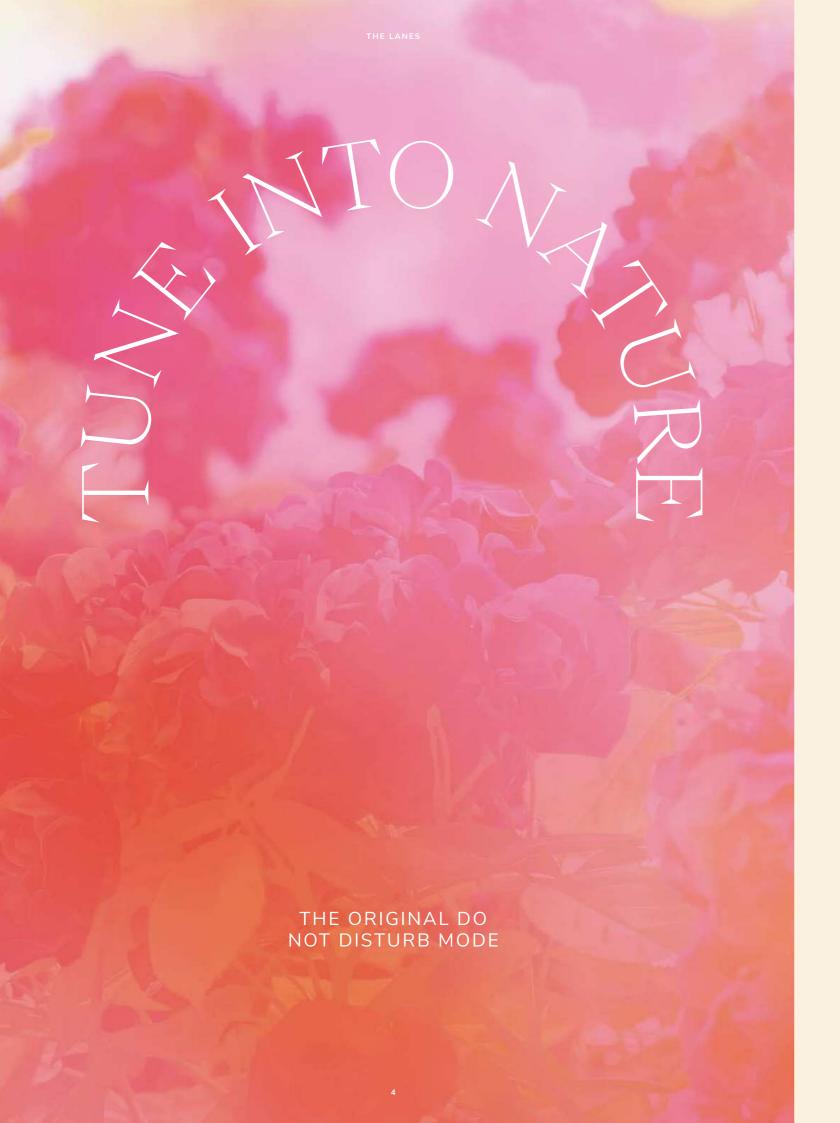
Set between buzzy Tooting and leafy Earlsfield, it's a home made for hybrid living. Tap in and out of central London with quick transport connections – or disconnect in 32 acres of urban wilderness outside your front door. Your neighbourhood comes with perks: a supermarket, great gym and local café are right on your doorstep. Plus, there's a strong sense of community with spaces and events that bring people together.

You might even say that here, the grass really is greener.

THE LANES

THE LANES





When London's largest new park* is your back garden, peace comes more naturally. Here, meandering paths, ponds with wildlife appeal and vast open spaces invite you to stretch your legs, calm your mind and breathe.

*Wandsworth Borough Council, September 2023 news



THE LANES THE LANES



THE LANES

THE LANES



Images and development layouts are for illustrative purposes, should be used for general guidance only and are not intended to form part of any contract or warranty unless specifically incorporated in writing. Development layouts including house types and tenures, the location of affordable housing, parking arrangements, play areas, landscaping and public open spaces are subject to change including any changes required due to a change in planning permission. The Lanes and individual block names are for marketing purposes only and may not be the designated postal address, which may be determined by The Post Office.

HE LANES THE LANES



THE GREENER SIDE OF LONDON

With bustling markets, a great food scene and action-filled cultural programmes, SW17 is London at its lively best. And yet, The Lanes finds itself in its own green bubble. Somewhere you can hear the birds sing and feel the grass under your feet. Here, spending more time outside is no longer another missed New Year's resolution – but an easy way of life.

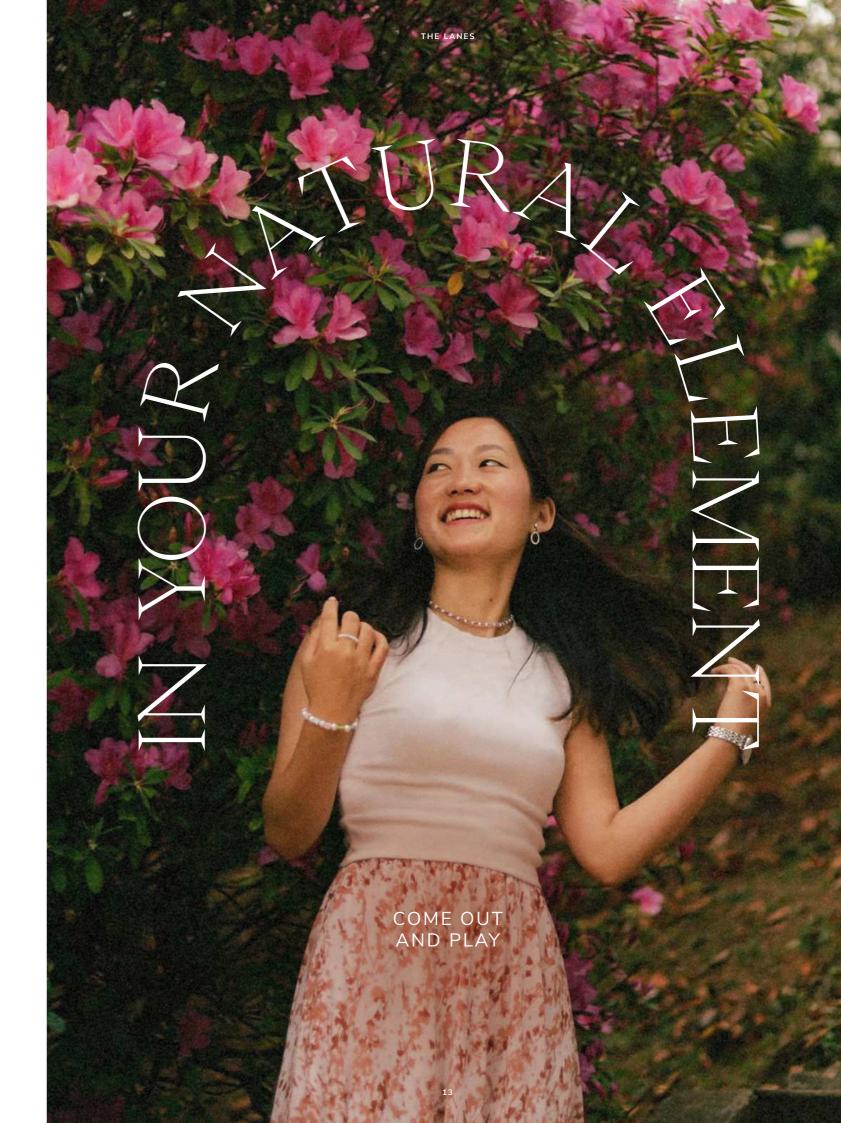
So take the tree-lined pathways and explore. There's a local café with great coffee, a gym with yoga classes, a supermarket just around the corner and a highly regarded nursery. Most importantly don't miss the community events: we love a street party around here.

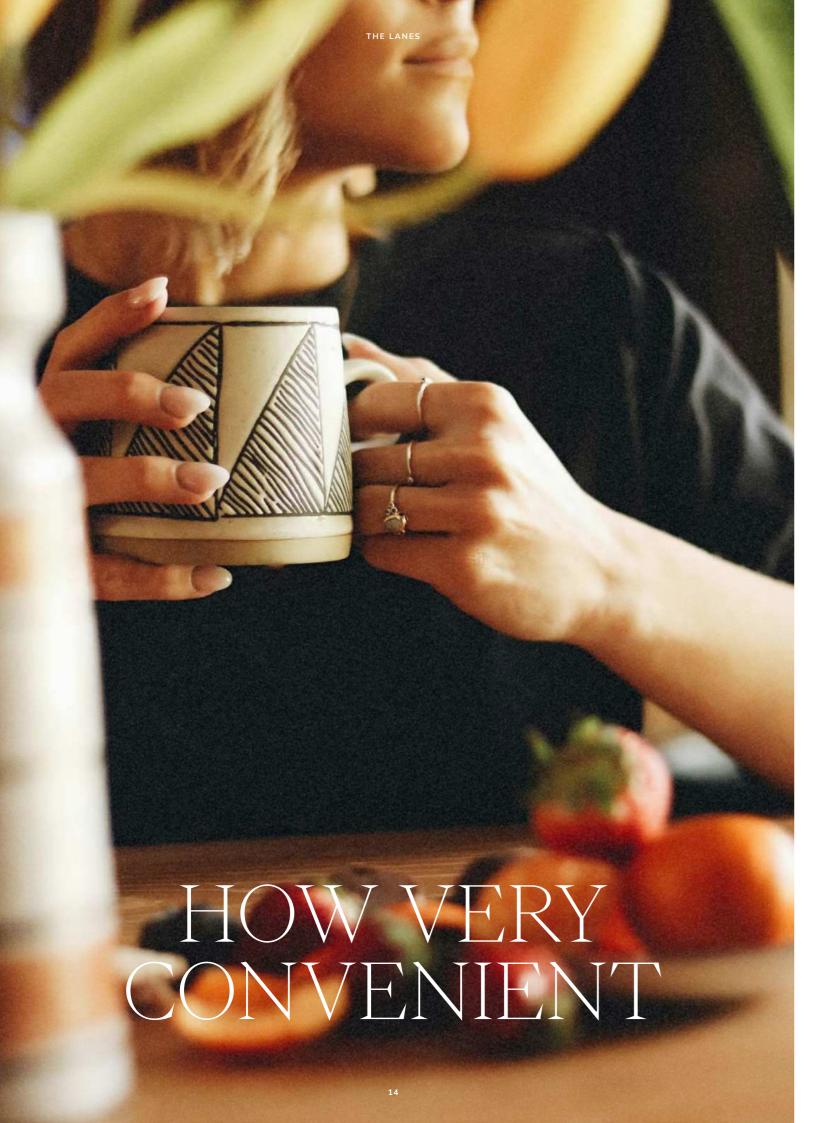


Imagine waking up every morning to London's shiniest new green space. Opened in 2023, Springfield Park is the biggest park created in the capital since the 2012 Olympic Games – and an impressive one at that.

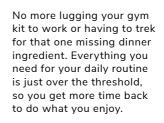
Read a book under the trees, smell the roses in the sensory garden and try spotting up to 15 butterfly species. Or perhaps take it up a notch with a quick jog through the meadows and an open-air concert in the amphitheatre. Oh, and that's just the start. There's a pavilion café for sipping lattes al fresco and multiple playgrounds for the little ones too – the boulders are a big hit for keen climbers. This is a slice of nature that's as laid back or as energising as you need it.













SAINSBURY'S LOCAL For your weekly shops and emergency milk runs, the neighbourhood Sainsbury's Local is open 7 days a week.

ENERGIE FITNESS TOOTING

Two floors of high-quality equipment for all your cardio, strengthening and stretching needs. Plus, a regular schedule of yoga and conditioning classes.

THE WELLSPRING RESTAURANT

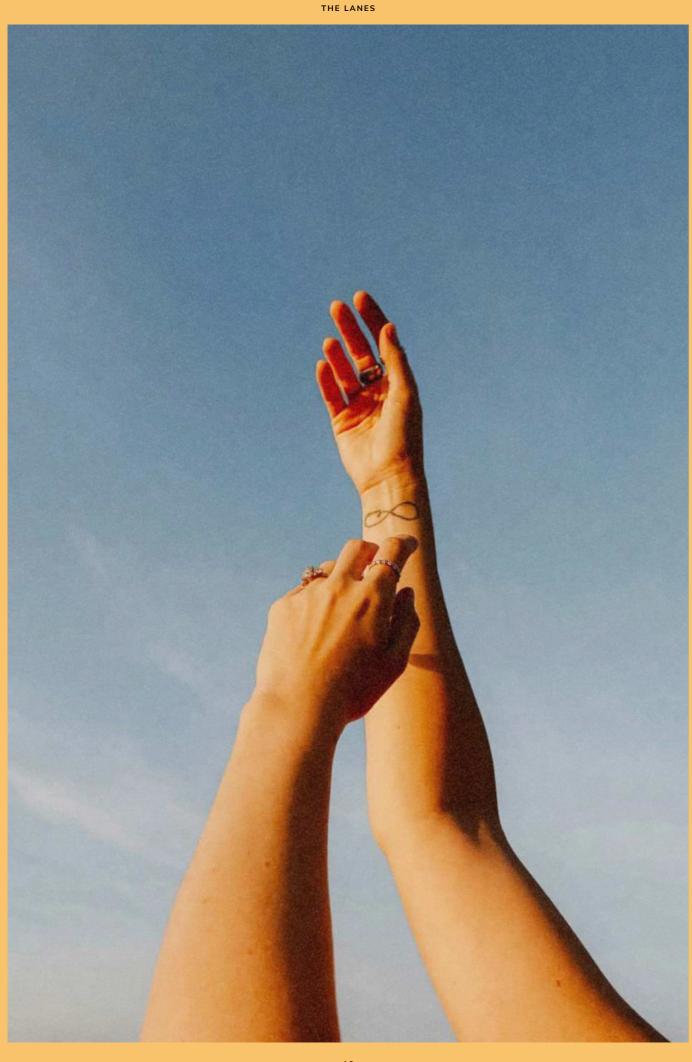
In the heart of Springfield
Village, discover The Wellspring
Restaurant, offering a fresh,
vibrant menu, cosy charm,
and a great hangout for
overdue catchups.

MAYFIELD NURSERY

os and Making drop-off and pick-up, the that much easier, the Mayfield Sbury's Nursery is just a few steps a week. from home.

MOKA BAY CAFÉ

The folks at Moka Bay know their coffee. Start the day right with a cup of perfectly brewed house blend and a delicious grilled panini. E LANES THE LANES



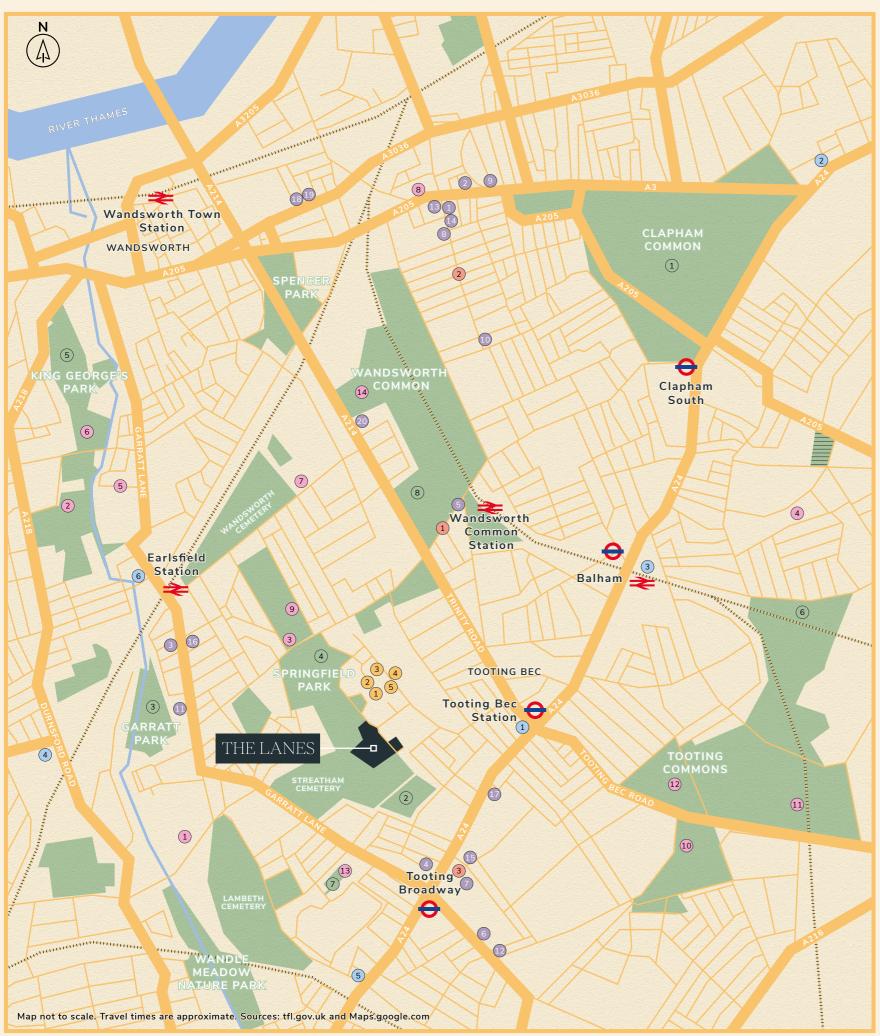
YOUR KIND OF ENERGY

Nestled in the sweet spot between Tooting, Earlsfield and Wandsworth, The Lanes gives you three distinct neighbourhoods to explore.

Tooting is buzzing with energy. This up-and-coming hotspot is increasingly known for its incredible food scene and lively nights out – check out the daily live music at Northcote Records. Whether it's feasting on street food at the legendary Tooting Market or checking out the latest acts at the comedy club, there's always something cool going on.

A slight change of pace, Earlsfield offers a more established, leafy charm. It's the kind of place where you go for a long walk along the river, followed by a hearty Sunday roast at your favourite local.

And finally, there's Wandsworth Common, Wandsworth's centre of gravity. Surrounded by hip brunch cafés, historic pubs and independent shops, it draws dog walkers, joggers and weekend wanders. On the other side of the park, Clapham tempts with popular restaurants and trendy fitness studios like Psycle.



LOCAL FAVOURITES

Great food scene, independent shops and, of course, the beloved Tooting Market. Your stomping ground is one of the coolest parts of London.

Take a dip in Tooting Bec's Lido, stroll across Tooting Common, and get better acquainted with Broadway Market's street food - as well as local gems like The Antelope pub.

LOCAL AMENITIES

- 1 Energie Fitness Tooting
- 2 Mayfield Nursery
- 3 Moka Bay Ltd
- 4 Sainsbury's Local
- 5 The Wellspring Restaurant

PARKS AND LEISURE

- 1 Clapham Common
- 2 Fishponds Playing Field
- (3) Garratt Park
- 4 Springfield Park
- 5 King George's Park
- 6 Tooting Bec Common
- 7 Tooting Gardens
- (8) Wandsworth Common

SPORTS AND FITNESS

- 1 AFC Wimbledon
- 2 Aspire Centre 3G Pitch
- 3 Battersea Ironsides Sports Club
- 4 Bourne Fitness
- 5 The Font Climbing Wandsworth
- 6 King Georges Park Football Pitches
- 7 Magdalen Park Lawn Tennis Club
- 8 Psycle Clapham
- 9 The Spencer Lawn Tennis Club
- 10 Tooting Bec Athletics Track & Gym
- 11 Tooting Bec Lido
- 12 Tooting Bec Tooting Common Football Pitches
- 13 Tooting Leisure Centre
- 14 Wandsworth Common Cricket Ground

SHOPPING

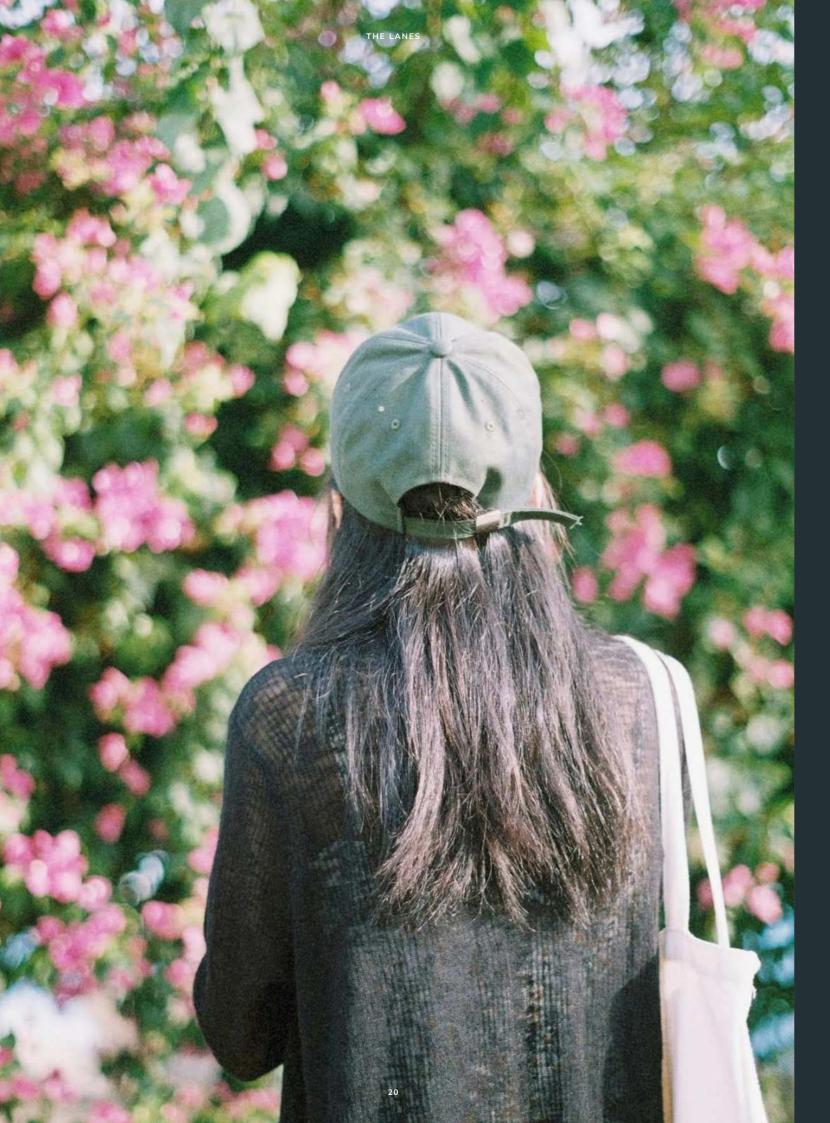
- 1 Bellevue Road
- 2 Northcote Road
- 3 Tooting Market

ARTS AND CULTURE

- 1 925 Comedy Club Tooting
- 2 Clapham Picturehouse
- 3 The Exhibit
- 4 Instant laughs
- 5 The Manor Tooting
- 6 The Wandle

FOOD AND DRINK

- Archer Street SW11
- 2 BABABOOM
- Bean & Hop
- 4 The Castle
- (5) Chez Bruce Daddy Bao
- Graveney Gin
- 8 Hamish Johnston
- 9 Humble Grape Battersea
- MIBOU Japanese Restaurant & Bar
- Leather Bottle
- 12 Mud
- 1 The Northcote
- (14) Osteria Antica Bologna
- 1 Panzerotto Blues
- Roxie Steak Earlsfield
- Spice Village Tooting
- 1 Tapajax
- Taverna Trastevere
- 20 The Toast Rack Bake House



A COMMUTE THANSAWALK INTHEPARK

Quite literally. Walk to the station through Springfield Park with birdsong as your morning soundtrack. This is your green buffer zone between home and office.



The Lanes is within a comfortable walking distance to four transport hubs. To your east, you have Tooting Broadway Underground (Northern Line) just a 13-minute walk away or Tooting Bec a 16-minute walk away. To your west, Earlsfield rail station with quick connections to London Waterloo. And to your north, Wandsworth Common station with trains to Victoria and Battersea. Or join the cycling community and get pedalling. Easy.

CONSIDER YOURSELF CONNECTED



THE LANES

TOOTING BROADWAY TOOTING BROADWAY TOOTING BEC

16 minute walk from The Lanes

BALHAM 3 minutes / 2 stops

CHARING CROSS
22 minutes / 11 stops

LONDON BRIDGE
19 minutes / 11 stops

KINGS CROSS ST. PANCRAS

31 minutes / 16 stops



EARLSFIELD

0 minute walk from The Lanes

CLAPHAM JUNCTION
3 minutes / 1 stop

WIMBLEDON
12 minutes / 3 stops

LONDON WATERLOO

15 minutes / 3 stops

RICHMOND
16 minutes / 3 stops

KINGSTON
16 minutes / 5 stops



WANDSWORTH COMMON

25 minute walk from The Lanes

VICTORIA
12 minutes / 3 stops

LONDON BRIDGE 24 minutes / 10 stops

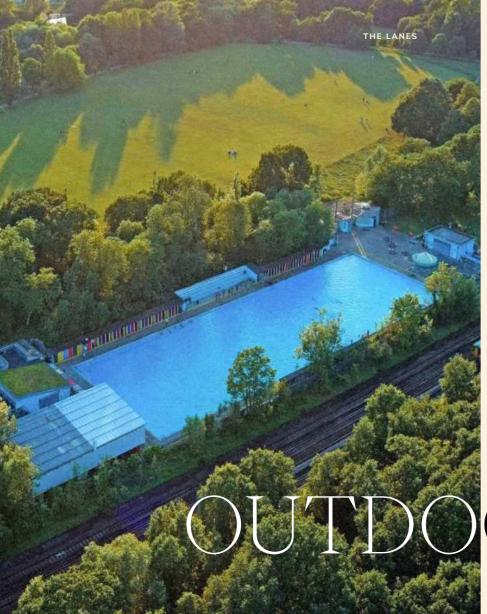
BLACKFRIARS
26 minutes / 8 stops

Travel times are approximate. Sources:CityMapper, Maps.google.com

WHERE THE WILD THINGS ARE

Can you hear the blackbird sing? Wandsworth's grasslands, woods and wetlands are home to dozens of bird, amphibian and insect species. Embark on one of the nature trails to learn more about your wild neighbours.





In the borough of Wandsworth, the outdoors are truly great. We have the biggest lido in the UK and one of the highest numbers of public parks and green spaces in inner London. Over 300 hectares, in fact.

This fine outdoor playground is all yours. Splash, serve, salute the Sun – whatever gets your body moving and makes your soul happy. If you want to unleash your competitive spirit, there are plenty of local clubs to join, from cricket to lacrosse.



TOOTING BEC LIDO

10 min cycle

Fresh water swimming pool with iconic changing huts, open all year-round.

BATTERSEA IRONSIDES SPORTS CLUB

5 min cycle

Historic club with rugby, football and cricket pitches for local teams.

THE SPENCER CLUB

5 min cycle

Squash, tennis, lacrosse, hockey and netball for all ages.

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TOOTING BEC COMMON

9 min cycle

Vast, open green, perfect for picnics in the sun, yoga, sociable parkruns – held weekly – or ball games.

TOOTING RUN CLUB

7 min cycle

Free social runs and yoga classes (bring your own mat).

TOOTING BEC ATHLETICS

7 min cycle

A professional 8-lane floodlit track for a solid training session.



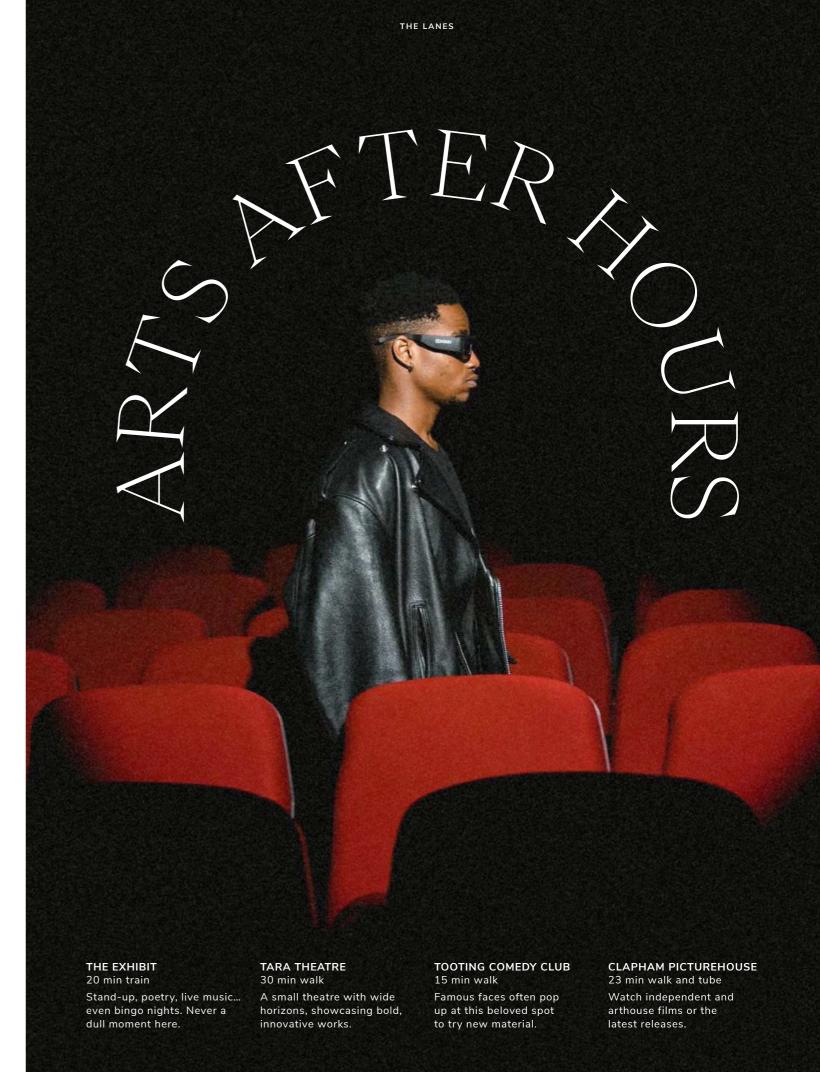
PURSUITS

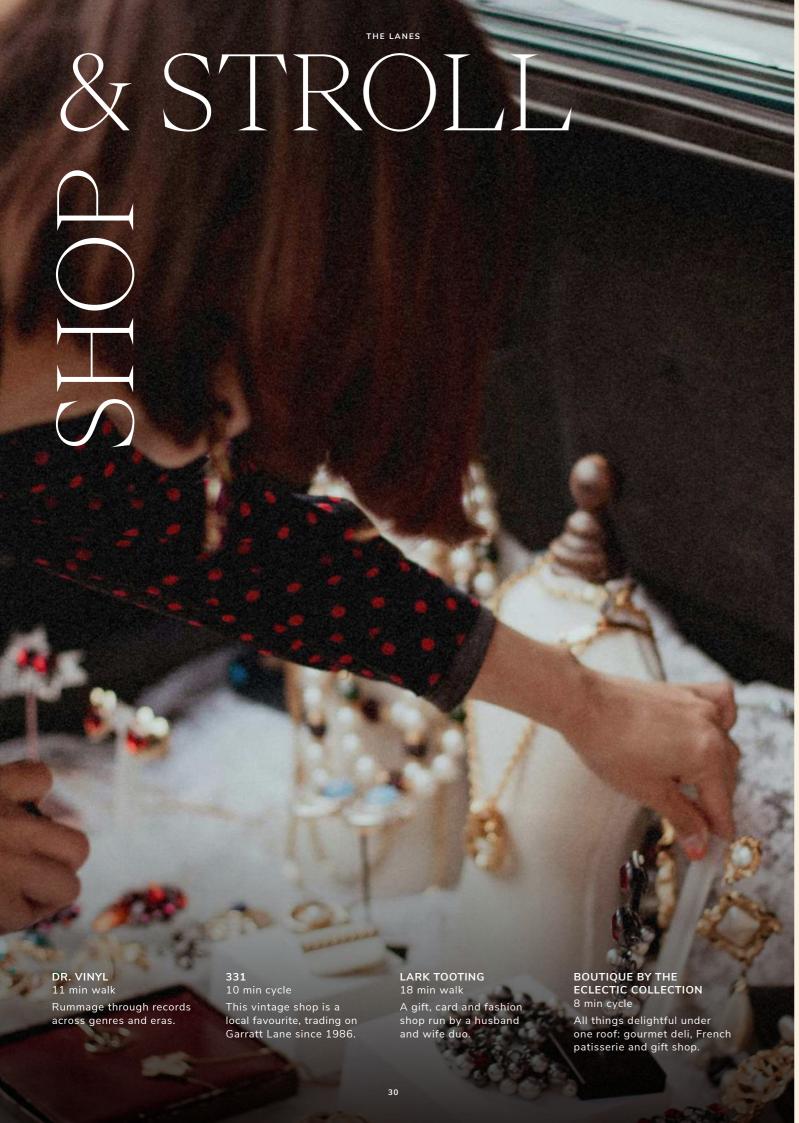




South west London buzzes with life. From stand-up comedy to life drawing, latenight DJs to experimental theatre, there's plenty to keep you busy here. The Manor Pub in Tooting has Friday acoustic sets with emerging artists. At The Wandle, big local names play post-game on match days. For film fans, the Clapham Picturehouse and Ritzy screen both arthouse cinema and the latest releases. And if it's the first Thursday of the month, chances are everyone's roaring with laughter at the Tooting Comedy Club.











If you like to shop local, you're in the right place. Take a stroll down Garratt Lane, picking up a sweet treat from DeRosier Chocolates and browsing vintage luxury accessories at Catwalk Encore along the way. Over on Northcote Road, there's a famous Antiques Market – a great place to find unique furniture and art – and several lovely boutiques and children's clothing stores.

For some serious shopping, Southside Shopping Centre at the top of Garratt Lane, has a number of high street favourites, like H&M, UNIQLO and Oliver Bonas.

HOME AT LAST LONDON

8 min cycle

Unique homeware and madeto-measure curtains for your new space.

HAMISH JOHNSTONS DELI

12 min cycle

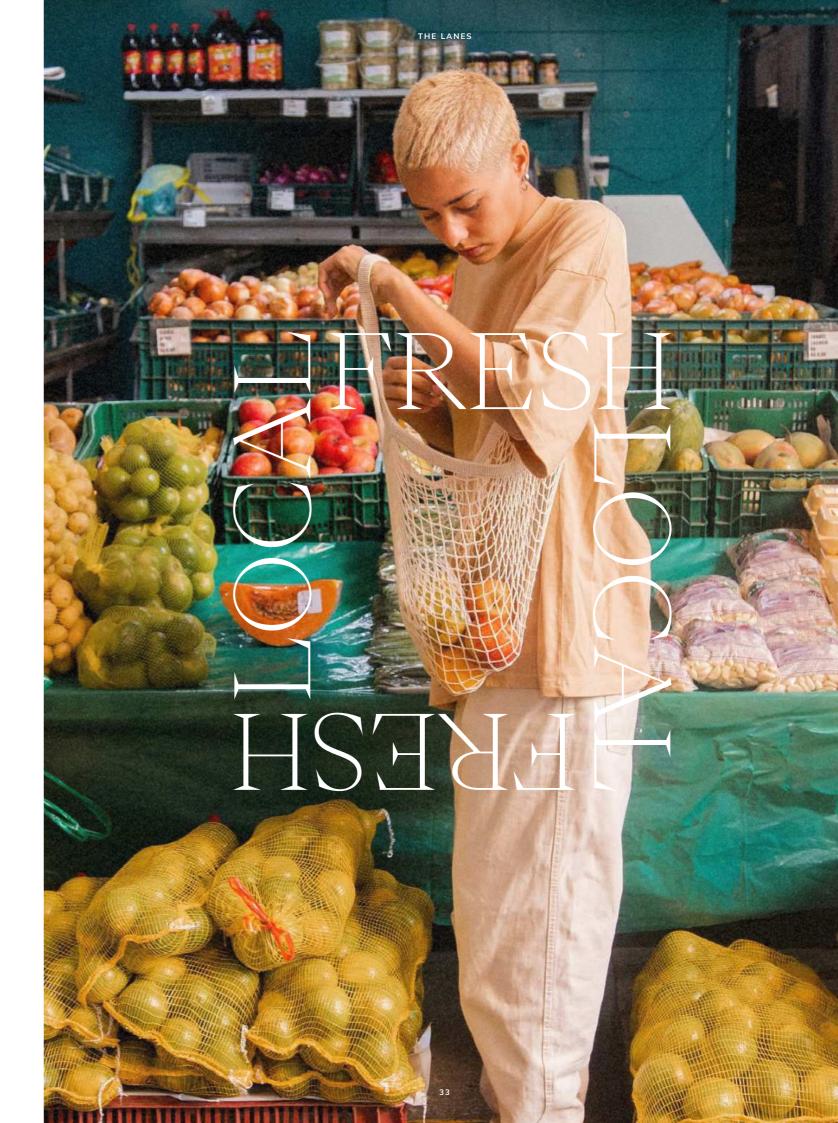
Over 150 types of cheese, plus a selection of condiments and wine to pair them with.



Tooting boasts not one, but two beloved local markets. Broadway Market and Tooting Market sit side by side on Tooting High Street making for an easy shopping trip. You can buy (almost) anything here: from fresh fruit and vegetables to rugs, vintage denim jackets and craft beers.

But as many Tooting locals will tell you, the best part isn't the shopping: it's the food. Guyanese, Japanese, Portuguese, Chinese... the list goes on. Come on an empty stomach and sample global cuisines as you meander past spice stalls and vintage stores. If you get thirsty, The Secret Bar and Indie Wine Club are great stops for a drink.





THE LANES

You won't go hungry with a local dining scene this good. From a casual weekend brunch to drinking champagne at the Michelin-starred Chez Bruce, south-west London has something for every occasion. Sample Italian small plates, Pakistani street food or steamy ramen, all within easy walking distance from The Lanes.

For drinks, Archer Street serves creative cocktails, The Castle offers sun-soaked beer garden vibes and Earlsfield's microbrewery is a great place to meet up with friends. Plenty of choices for your new favourite local.







BURSTING WITH FLAVOUR

CHEZ BRUCE

7 min drive

Michelin-starred French dining overlooking Wandsworth Common.

FLOTSAM & JETSAM

6 min cycle

Aussie-style brunch, fresh juices and the best banana bread in the neighbourhood. SPICE VILLAGE TOOTING

7 min walk

Pakistani street food served in extravagant interiors.

CICCHETTI & WINE

8 min cycle

A cosy Italian restaurant with a small plate menu and fantastic wines.











A city of superlatives, London has style and substance. From the luxury boutiques of Bond Street to the contemporary art on the Southbank, this city has your weekend plans sorted... infinitely. Most key locations in central London are easily accessed from The Lanes in under 30 minutes.

The Lanes is a great base for education – the local area hosts a wide selection of both independent and state schools for all ages.

Just a short walk away, there's Finton House Prep School – a leading independent preparatory school for children of all abilities from ages 4 to 11. Emanuel School, an independent day school for boys and girls aged 10–18, is only 2 miles away. And there are fast transport links connecting you to London's renowned universities.



BEST IN CLASS



PRIMARY

FIRCROFT PRIMARY SCHOOL

0.4 miles / 10 min walk

FRANCISCAN PRIMARY SCHOOL

FINTON HOUSE PREP SCHOOL

0.8 miles / 5 min cycle

FURZEDOWN PRIMARY SCHOOL

1.4 miles / 8 min cycle

SECONDARY

ERNEST BEVIN COLLEGE

0.4 miles / 3 min cycle

GARRATT PARK SCHOOL

0.9 miles / 4 min cycle

GRAVENEY SCHOOL

1.5 miles / 8 min cycle

EMANUEL SCHOOL 2 miles / 12 min cycle

UNIVERSITY

IMPERIAL COLLEGE LONDON
56 minutes / 14 stops | 5.6 miles / 35 min cycle

KINGS COLLEGE LONDON (WATERLOO)
43 minutes / 10 stops | 6.5 miles / 35 min cycle

LONDON SCHOOL OF ECONOMICS
50 minutes / 10 stops | 7.1 miles / 37 min cycle

UNIVERSITY COLLEGE LONDON
44 minutes / 14 stops | 8.2 miles / 44 min cycle

Travel times are approximate. Sources:CityMapper, Maps.google.com

THE LANES



MEET THE LANES

The Lanes is the last piece of a wide-scale redevelopment of the Springfield University Hospital grounds – re-imagining this corner of London with new homes, green spaces and amenities.

There are four residential buildings here, each wrapped around its own courtyard garden with mature trees plus nine Townhouses.

Two boulevards crisscross the development (hence the name), connecting you to the playground, delightful pocket parks and the pond. Hugging the 32-acre park to the west, The Lanes couldn't be any closer to nature.

SLEEK SETUP



KITCHEN

Discover a kitchen designed for modern living. Handleless cupboards, polished-chrome fittings, AEG appliances and engineered laminate flooring – it's where function meets style.



THE LANES

THE LANES



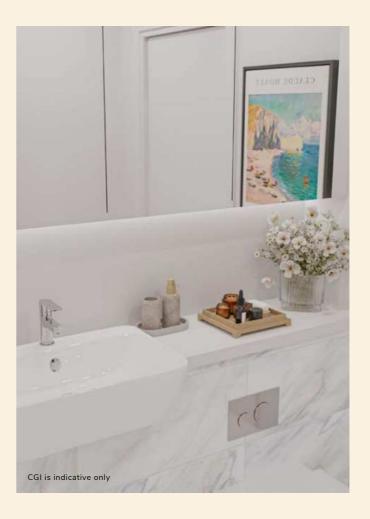
THE LANES

THE LANES





FEELING FRESH



BATHROOM

Step up your daily routine. Sleek porcelain fixtures, chrome-fittings, heated towel rails and statement tiles give the bathroom boutique hotel vibes.

THE LANES THE LANES

SPECIFICATION

KITCHEN

- Individually designed handleless kitchens with soft-close doors and drawers
- Matching stone worktops and upstands
- Stainless steel or granite sink and chrome / matte black tap
- Fully integrated
 AEG and Electrolux
 appliances including
 oven, hood, induction
 hob, dishwasher
 and fridge/freezer

BATHROOM

- White hand wash basin
- Back-to-wall WC pan with soft-close WC seat
- White bath
- Heated towel rail
- Ceramic wall tiles
- Porcelain floor tiles
- Shaver socket
- Wall mounted illuminated mirror cabinet and full-height backsplash

BEDROOM

- Carpet to bedrooms
- Wardrobe to master bedroom

EN SUITE

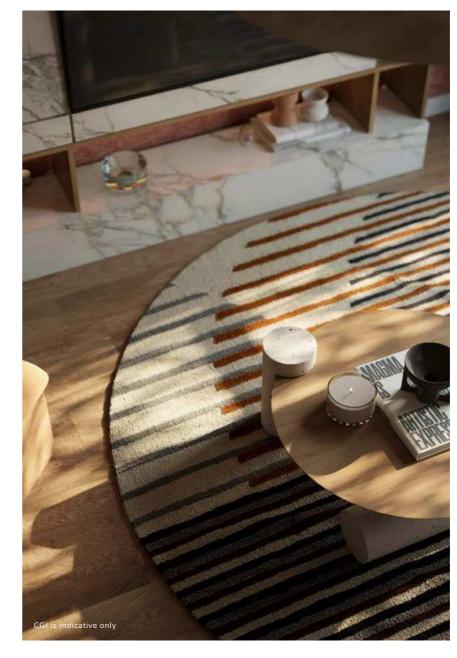
- White hand wash basin
- Back to wall WC pan with soft-close WC seat
- White shower tray
- Heated towel rail
- Shaver socket
- Ceramic wall tiles
- Porcelain floor tiles

COMMUNAL AREAS AND AMENITIES

- Lifts to all floors
- Entrance lobby within each block

GENERAL

- Video door entry
- Secure fob entrance access to lobby
- BT TV/Sky Q/FM connectivity in living area
- Fibre broadband connectivity
- Pendant lighting in living area and bedrooms
- Downlights in hallway, kitchen and bathrooms
- Flooring included throughout
- Underfloor heating to apartments in The Glade only
- Washer/dryer included







HE LANES THE LANES



ATRUSTED PAIR OF HANDS

THE LEADING NATIONAL SUSTAINABLE HOUSE BUILDER

COOLING WITH CARE

We're tackling overheating head-on with passive solutions that reduce the need for artificial cooling, helping to keep things comfy while keeping energy use low.

WASTE NOT, WANT NOT

By focusing on reusing, recycling, and recovering materials throughout the project, we're reducing carbon footprints and sticking to DEFRA's 2011 Waste Hierarchy guidelines.

MINIMISING CARBON FROM THE GROUND UP

With a lean design, circular economy principles, and materials packed with recycled content, we're committed to reducing embodied carbon and meeting London Plan waste management goals.

HEALTHY, HAPPY SPACES

From wide pavements and pedestrian-friendly streets to lush green spaces and vibrant community hubs, we're designing with health and wellbeing at the forefront.



JGBIO, **CREATING A GREEN** A WILDLIFE HIGHWAY TREE REFUGE FOR NATIVE AND RESILIENT WILDLIFE CONNECTION The combination of trees and of newly planted trees opportunities for bats, birds and small mammals between Springfield Park's grasslands, ponds, and trees. find shelter, and forage with ease. across the site.



WHY BARRATT LONDON?

Your home is a promise. As a trusted London developer, we pour our heart and skill into every detail, giving you the confidence that your new apartment or house meets the highest standards.

^We are the only major national house builder to be awarded this every

year since 2010. "we" refers to the Barratt Developments PLC group brands including Barratt London, Barratt Homes and David Wilson Homes.

BARRATT LONDON'S VISION

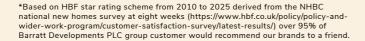
Since the construction of our first London development in 1982, our goal has been to provide high-quality homes for all Londoners by focusing on excellence in design, construction and customer service. The supply of new housing is essential to the continued growth of London as a major global city and 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 fivestar 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

Our homes come with an NHBC warranty and insurance policy, known as Buildmark, which includes a 2 year builder warranty period, followed by an 8 year insurance cover, giving you added peace of mind from the moment you move in.







OUR QUALITY PROMISE

NEW HOMES QUALITY CODE

House builders and developers who build new homes will be expected to register with the New Homes Quality Board (NHQB). As long as a house builder 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.

ADDITIONAL INFORMATION

ADDRESS

The Lanes, Lapidge Drive, London SW17 0YH

TELEPHONE 0330 057 6666

LOCAL AUTHORITY London Borough

of Wandsworth

SERVICE CHARGES

Charges apply. Please speak to a Sales Adviser for more information

BUILDING WARRANTY 10 year NHBC

LENGTH OF LEASE 999 years

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

TERMS OF PAYMENT

£1,000

RESERVATION DEPOSIT

ESTIMATED COMPLETION DATE The Lanes site completion date 2028 VENDOR'S SOLICITOR Winckworth Sherwood

TELEPHONE +44 (0)20 7593 5054

EMAIL leccott@wslaw.co.uk

ADDRESS

Arbor, 255 Blackfriars Rd, London SE1 9AX

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not intended to form part of any contract or warranty unless specifically incorporated in writing into the contract. The development name, The Lanes 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 April 2025. 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, 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 information about the cost of calls.



THE LANES

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THELANES@BARRATTLONDON COM

