



BARRATT
— LONDON —

STERLING PLACE

Your home in south-west London

FOR TIME WELL SPENT

INDULGE
in cuisines from across
the globe

DISCOVER
Royal Parks, wildlife
and green spaces

LEARN
with world-class institutions
on your doorstep

Where south-west London *comes to life*

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

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

Excellent transport links mean Kingston, Richmond, and the Surrey Hills are within easy reach, while residents are just a short train ride away from everything central London has to offer.





A Location THAT WORKS



WALK



TRAIN

Motspur Park



10 MINS

Raynes Park



14 MINS

New Malden High Street



16 MINS

Wimbledon



7 MINS

Clapham Junction



15 MINS

London Waterloo



27 MINS

Walking times from maps.google.com
Rail times from Motspur Park
nationalrail.co.uk



Bradbury Wilkinson & Co factory, New Malden

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

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

Founded in 1856, Bradbury Wilkinson & Co chose New Malden for their relocation in 1917. This move followed the addition of excellent transport links in the 1900s, which started the transformation of this area from an

agricultural to booming business destination. Henry Bradbury began engraving the printing plates for banknotes, bonds and postage stamps, and his company became the printers of choice for clients all over the world. This included money for Singapore and Argentina as well as British currency, examples of which are on display at



the British Museum. The area has continued to evolve as workers have relocated here for easy access to the City, balanced with more than enough

local charm to brighten any weekend. Nowhere is this more evident than in nearby Wimbledon Village, where traditional Victorian-era shop fronts mix with modern cafés and unique boutiques. Wimbledon Books is one of the best independent book shops in London and is a quintessentially British experience, while nearby Traders Antiques has been in business for over 35 years.

The much-loved New Wimbledon Theatre, which opened in 1910, has added to the sense of a vibrant community. Since opening, the theatre has hosted the Russian State Ballet and touring productions of West End shows. Sterling Place residents will also reside close to royalty, with Hampton Court Palace just a short drive away.

Welcome to the neighbourhood



Hampton Court Palace



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 A RICH HERITAGE

Bradbury Wilkinson & Co were on the money, leaving a legacy in the area.

ACROSS THE GLOBE

From the Isle of Man to the Imperial Bank of Persia, the British printing company produced sets of bank notes for countries and clients all over the world.



A WINDOW OF OPPORTUNITY

In the 1950s, they introduced a new security feature for banknotes called the "window thread." This revolutionary anti-counterfeit measure is still used today.



THE STAMP OF HISTORY

Highly respected for their printing expertise, they also produced postage stamps for many countries, including Malaysia, Sri Lanka and Nigeria.

Local charm, *global.* cuisine

Sterling Place's local neighbourhood offers a world of gourmet delights moments away from the development.

At The Fox & Grapes hotel and restaurant, located in the heart of Wimbledon, you'll find British dining at its best. Former Michelin-starred chef Paul Merritt is known for his exceptional roasts and modern small plates. The extensive wine selection is locally renowned and offers perfect food pairings.

Quiet romantic dinners can be found on every corner. Handmade fresh pasta is the focus of the authentic yet modern Italian menu at Cent Anni, with a decadent cocktail list to explore.

In South Wimbledon, Takahashi restaurant fuses traditional Japanese dishes with Mediterranean diet principles, served 'Omakase'-style. It's hailed as one of the best local restaurants in south-west London.

Light delights are plentiful at the recently opened Three Apes coffee shop and family-friendly Da Mimmo nearby. The neighbourhood offers lots of bright, airy cafés perfect for your morning coffee, weekend brunch, or as peaceful places to work.

— — —
Customers come to ours for the coffee, the atmosphere and the people. We're a sibling-owned coffee shop who do the simple things well.

James O'Riordan, co-owner

— — —
New Malden itself is famous for a vibrant Korean community. This cultural influence seeps into the neighbourhood's culinary

scene and makes it an incredible place for genuine Korean food. Try Korean BBQ cooked by Chef Cho at Jin Go Gae, or sip on Soju, a traditional Korean beverage, at one of the many local Korean bars.

For home chefs, the area is a paradise. Pop into any deli in Wimbledon Village and you'll find warm, friendly proprietors ready to share their expertise and offer up their best recipes. One place of note is Ecklee Grill in Raynes Park, an Iranian deli, selling an intoxicating array of ingredients like dried limes, sumac and saffron that are sure to enhance your home feast.



ORDER THIS



BEEF BULGOGI

Chick and Beers, Raynes Park
Try grab 'n' go Korean food with a bottle of international beer

SUNDAY ROAST

The Wych Elm, Kingston
English classics with all the trimmings, plus a beautiful, lush pub garden

MATCHA SUNDAE

Cafe Mori, Wimbledon
A modern Japanese dessert cafe with crepes and iced lattes aplenty



TEE OFF TIME

Grab your irons and swing into...

Wimbledon Park Golf Club

In the heart of the park sits a scenic 9-hole course set around the lake. There's also a welcoming clubhouse for a post-game beverage.

Royal Wimbledon Golf Club

Around since the 1800s, the prestigious 18-hole course is regarded as one of the best in the country, designed by golf architect Harry S Colt.

Coombe Hill Golf Club

A prestigious and historic venue where The Right Honourable Winston Churchill, former British Prime Minister, was an early member.

The Royal St George's Hill Golf Club

Take a trip to Weybridge – it was here in 1894 that the Open Championship was first played outside Scotland.



Gyms and classes

Hit your local gym at David Lloyd, a premier fitness club just a short walk from Sterling Place. As well as a spacious fitness zone and swimming pools, its new spa retreat is perfect for that post-workout wind down.

Get ready to sweat with an F45 Wimbledon session. Backed by David Beckham, the fitness studio offers intense cardio classes to really get the heart pumping.

Or you can slow things down with gentle candlelit yoga at Samsara Mind & Body, where owner Carolyn Chiappe has created a space focused on members' wellbeing.

Another way to get involved with this active community is to join one of the many clubs in the area.

Raising the next Serena Williams or Roger Federer?

Wannabe Wimbledon tennis champs can join in at the Park Tennis Academy.

Reach new heights and join the urban climbing crew at The Font. This world-class bouldering and climbing studio welcomes climbers of all abilities.

To truly absorb the green surroundings, get outdoors for a brisk stroll on Wimbledon Common, go boating on Wimbledon Park Lake or escape further afield – Surrey Hills is only a short distance away, and this trail runner's paradise also

has some of the best cycling routes in the area, including the famous Box Hill.

We are Wimbledon's only independent family-run gym offering over 50 classes a week including HiiT, Spin, Yoga and Metcon.

Hash Alsaidi, Owner, Fitness Space



A fit and healthy lifestyle



Whether you already work out regularly or are seeking a healthier you, there's plenty of choice with amateur clubs, competitive sport, outdoor exercise facilities and gym classes for all.



Box Hill, Surrey



F45 Gym

SPACE

TO

UNWIND

WHILE WELL-CONNECTED TO EVERYTHING CENTRAL LONDON HAS TO OFFER, STERLING PLACE IS BORDERED BY AN ABUNDANCE OF LEAFY PARKS AND OPEN SPACES

Located next to the All England Lawn Tennis Club, Wimbledon Park spans a vast 67 acres. Once owned by Lord of the Manor, Earl Spencer, the huge green space now hosts playgrounds, an athletics track and nature trails.

To really get away from it all, head to the recently restored Victorian pleasure gardens, now known as South Park Gardens. The park has been a community space since 1901, and boasts immaculate lawns and landscaping, making it a tranquil place for a wander, tucked behind Wimbledon Village.

Also 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.

— “ —
We want to protect the green space while also striking a healthy balance between the needs of the many different users of the park

Friends of Wimbledon Park, voluntary organisation

— “ —



Take the Tamsin trail

The 'tour de Richmond Park' is the 7-mile perimeter route, suitable for road and mountain biking.

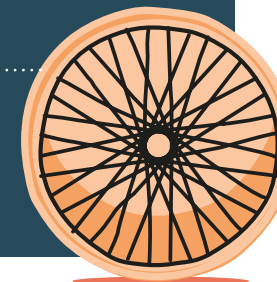
Go cycling on the Common

With trails that include gravel paths and dense woodland, the route is just over 4 miles long and takes you past Queensmere pond, created for the Diamond Jubilee of Queen Victoria.

Follow Olympians

The 2012 London Olympic road cycling race was staged around the telegenic Surrey Hills, with riders tackling the switchbacks of the iconic Box Hill nine times in the process.

Saddle up



Spend *quality* time at home

— “ —
Our vision provides
for the creation
of a new, vibrant
and sustainable
residential scheme
TP Bennett, Architect
— “ —



Sterling Place offers 456 spacious new one, two, and three-bedroom homes all nodding to the history of the surrounding New Malden area.

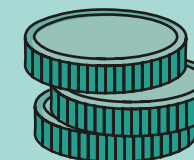
Centred around landscaped gardens, Sterling Place will range from seven to 15 storeys in height and offer amazing views towards Wimbledon and Richmond Park, the iconic London cityscape, and the rolling Surrey Hills.

Great care has been taken to incorporate historical design elements, with particular attention paid to the original Bradbury & Wilkinson Co site. The muted natural green tones and patterns printed on the original banknotes is the inspiration for the striking brickwork, landscaping and even balcony design seen at the development.

When it comes to the actual apartments, thoughtful, open-plan design helps life flow effortlessly, and the north-to-south orientation of the layout means rooms will be filled with natural light throughout the day.



GREEN BY DESIGN

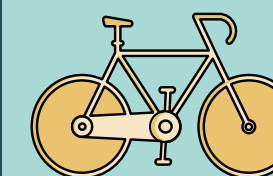


SAVE OVER £2,750

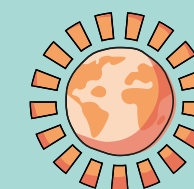
Energy-efficient homes, over £2,750 a year cheaper to run than a Victorian equivalent¹



35% REDUCTION IN CO2
emissions through energy-efficient measures and renewable technologies



OVER 900 CYCLE SPACES



NET BIODIVERSITY GAIN

The creation of podium gardens, play areas and additional tree and shrub planting

¹ Source: Briary Energy, September 2022

LOCAL LEARNING



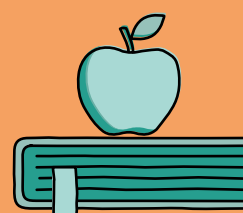
TOP TEN

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



1,500 APPLICANTS

each year for 180 places at the Tiffin School



MORE THAN 85 SCHOOLS

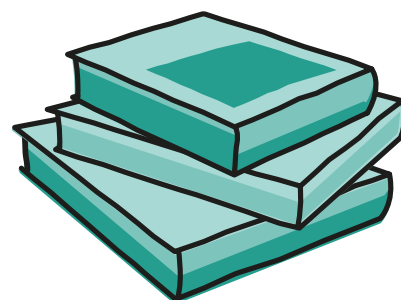
Merton is home to over 85 schools²

¹ Source: Ofsted

² Source: BNP Paribas Sterling Place Investment Guide 2023

All about EDUCATION

South-west London is considered one of the most sought-after areas for parents and parents-to-be.



There are a wealth of learning opportunities for every age, with Sterling Place falling into the catchment area of some brilliant schools.

NURSERIES AND PRE-SCHOOLS

Apples and Honey, Wimbledon

Children are captivated by meaningful activities with excellent large green open spaces for play in a secure garden setting.

Building Blocks Nursery, Wimbledon

A supportive childcare environment with a highly effective settling-in procedure, where staff carry out home visits to get to know family and child prior to starting.

Burlington Infant and Nursery school, New Malden

Inspiration, resilience and excellence are the principles which Burlington prides itself on. The nursery focuses on fostering creativity and learning through play.



PRIMARY SCHOOLS

Bishop Gilpin CofE Primary School, Raynes Park

Ofsted rated 'Outstanding'

Pupils reach very high standards, leaving school with results that are typically at least a year or more ahead of the national average.

Wimbledon Chase Primary School

Ofsted rated 'Outstanding'

The opportunity to discover personal talent, inspiration in the form of outside experts and celebration of achievement, is what this school is all about.

NEARBY UNIVERSITIES

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



SECONDARY SCHOOLS

Wimbledon High School, independent girls' school

Facilities include a swimming pool and on-site sports centre, a theatre and state-of-the art science labs, with many students going on to study at top UK universities.

King's College School, independent boys' school

Offering an inclusive and friendly environment – recently awarded 'Excellent' – the top grade by inspectors.

Tiffin School, Kingston

Ofsted rated 'Good'

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

Kingston Grammar School

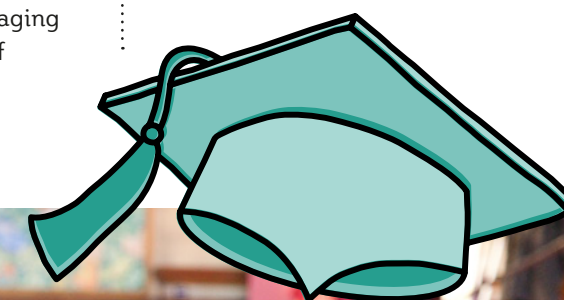
A leading independent co-educational day school with a strong focus on theatre, music and art.



Coombe Hill Junior School, New Malden

Ofsted rated 'Outstanding'

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



BARRATT
— LONDON —



*We are the only major national housebuilder to be awarded this 14 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 3–10 covered by NHBC insurance or similar. Full exclusions and limitations can be found on the NHBC website. We are on the New Homes Quality Code register of registered developers. Computer generated images and development layouts are intended for illustrative purposes only and should be treated as general guidance only. Images may include optional upgrades at additional cost. 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. Information correct at the time of going to print July 2023.



