



THE LOCATION

Located in the heart of south-west London, Sterling Place is located just a 10 minute walk from Motspur Park Station & Raynes Park station is just a short stroll away, providing direct South Western services to London Waterloo in 21 minutes. Whether it's visiting the Tate Modern in Southbank or tasting foods from across the globe at Borough Market, from here everything Central London has to offer is within easy reach

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 to indulge in authentic Korean food.

PLACES TO EXPLORE

Sterling Place is just a short journey away from Wimbledon Village where you'll find a range of Victorian-era shop frontages, modern cafes and unique boutiques.

For outdoor adventures Beverly Park is a 10 minute walk away which offers sports facilities and child's play. Raynes Park Recreational Park is just a 12 minute walk away which offers the largest green space nearby.

Further afield, picturesque treasures of the Surrey Hills such as Box Hill and Devil's Punchbowl are just a 23 minute drive away - which is a designated Area of Outstanding Natural Beauty (AONB).

EDUCATION

Sterling Place and the surrounding area of Kingston is home to a number of exceptional Ofsted rated 'Outstanding' schools. Tiffin School and Kingston Grammar School are both a 14-minute drive away and Kington University is just a 15-minute drive away. Merton is in the top 10 in London for the proportion of Ofsted rated 'Outstanding' schools, with over 85 schools to choose from you'll never be short of choice.



Additional information

Address

Burlington Road
Surrey
England
KT3 4NE

Miscellaneous

Local Authority
London Borough of Merton

Architects
Chapman Taylor

Building warranty
10 year NHBC*

Tenure
999 year lease from 2022

Overall completion date of Sterling Place
2027

Reservation Deposits
£2,000¹

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

Vendor's Solicitor

Winckworth Sherwood
Vendor Contact
Louise Abrahams

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¹Reservation deposit is refundable subject to admin costs incurred by Barratt London. *Limited availability, selected plots only. Subject to status, terms and conditions apply. See www.barratthomes.co.uk for full details. BDW Trading Limited (number 0318173) whose registered office is at Barratt House, Cartwright Way, Forest Business Park, Bardon Hill, Coalville, Leicestershire LE67 1UF ("BDW") is a subsidiary of Barratt Developments PLC. Homes England provides an equity loan for 40% of the purchase price of the property. The equity loan provided by Homes England is secured as a second charge on your property. The amount you have to repay to Homes England may be more than the amount of the equity loan provided. 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.



STERLING PLACE

South-west London living

SEARCH STERLING PLACE TO FIND OUT MORE

BARRATT
— LONDON —



Welcome to Sterling Place

Introducing Sterling Place – a development of 456 one, two and three-bedroom apartments coming to the heart of south-west London. Close to both green spaces and the hustle and bustle of central London, Sterling Place is an exciting development featuring communal gardens and amenities at your doorstep.

New Malden is nestled between some of south-west London’s brightest boroughs. Bridging the gap between New Malden and neighbouring town, Wimbledon. Wimbledon is home to the famous All England Tennis Club where the Championships have been held since 1877. Residents’ have access to world-class dining destinations such as The Ivy, indie boutiques and chic cafes like Joe & The Juice.

Sterling Place offers an incredible opportunity for first time buyers and investors alike - you won’t want to miss out on what Sterling Place has to offer.



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, we are one of the UK’s largest housebuilders, 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.

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

* We are the only major national housebuilder to be awarded this award 14 years running. "we" refers to the Barratt Developments PLC group brands including Barratt London, Barratt Homes and David Wilson Homes.

SPEND QUALITY TIME AT HOME

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| Landscaped communal gardens | Tesco Supermarket is a 2-minute walk away |
| All homes have outdoor space | 10-minute walk to Motspur Park Station |
| Car parking is available | Over 900 cycle spaces |
| Minimum 10% bio-diversity gain | Over 40 electric car charging points |
| All homes have an EPC rating of 'B' or above | Car Club scheme available to all residents |
| Located in the top 5 London boroughs for well-being (CBRE, 2022) | |

