



STERLING PLACE

NEW MALDEN, SURREY

YOUR HOME
IN SOUTH-WEST
LONDON

BRADBURY APARTMENTS



BARRATT
— LONDON —



CGI indicative only

BUILDING A RICH HERITAGE



ACROSS THE GLOBE

From the Isle of Man to the Seychelles, Bradbury Wilkinson & Co 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 still used today.



THE STAMP OF HISTORY

Highly respected for their printing expertise, they also produced postage stamps for many countries across the globe.

Welcome to the neighbourhood

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



Bradbury Wilkinson & Co factory, New Malden

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



CGI indicative only



Wimbledon Village

IDEALLY LOCATED

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.



CGI indicative only

Where south-west London comes to life



CGI indicative only

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.

Discover the perfect blend of contemporary living and historical charm at Sterling Place, featuring an on-site gym, yoga studio, and beautiful podium gardens.

Embrace the convenience of swift access to central London, while enjoying the prime locations of Kingston, Wimbledon, and Richmond.

New Malden boasts exceptional schools and is ideally situated for some of the UK's top universities.



CGI indicative only





CGI indicative only

Live well Stay active

Sterling Place offers everything for your lifestyle, from a private gym and serene yoga studio with access to beautifully landscaped podium gardens. Nestled in a peaceful pocket of the city, it's a vibrant haven of greenery and designed to enhance your well-being and daily life.



CGI indicative only

ON YOUR DOORSTEP



GYM

Equipped with state-of-the-art equipment and set against the backdrop of the tree-lined Pyl Brook.



YOGA

Transform your well-being, one pose at a time in a purpose-built tranquil setting - offering you a serene escape, to relax and unwind without disruption.



PODIUM GARDENS

Designed exclusively for residents, connect with your neighbours, enjoy the great outdoors and a breath of fresh air right, available right on your doorstep.



OUTDOOR GYM

Take your exercise outside. Boost your fitness, breathe fresh air, and enjoy the sunshine while building strength, endurance, and a healthier lifestyle.

TIME TO EXPLORE!



NEW MALDEN HIGH STREET

3 MINUTES



RICHMOND PARK

6 MINUTES



WIMBLEDON VILLAGE

7 MINUTES



KINGSTON

10 MINUTES



HAMPTON

12 MINUTES

Travel times via car from maps.google.com

Local charm, *global* cuisine

New Malden and the surrounding areas offer a delightful range of dining experiences, from cozy cafés to upscale restaurants and vibrant bars.



Richmond riverside



Enjoy international cuisines, including authentic Asian, European and modern fusion dishes. Whether seeking a casual brunch, elegant dinner or lively drinks with friends, New Malden has something for every taste and occasion.

— “ —
 New Malden has one of the highest concentrations of good eating in the entire UK
The Guardian
 — ” —



The Bentall Centre

Something *for everyone*

Discover premier shopping in Kingston and Wimbledon Village.

Kingston upon Thames features a bustling retail scene with a blend of high-end brands, stylish boutiques and quaint markets.

Wimbledon Village offers a charming selection of independent shops, entertainment venues, luxury fashion and artisanal goods for a unique shopping experience.

Healthy Mind & Body

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.

Absorb the green surroundings of this leafy London borough, whether its cycling through one of the nearby Royal Parks, heading for a round of golf, or taking to the River Thames for a paddle.



Royal Wimbledon Golf Club



Kingston upon Thames



Buddhapadipa Temple



AELTC Community Tennis Centre

SWING BY



BUDDHAPADIPA TEMPLE

As the first Thai Buddhist temple built in the UK, this tranquil retreat offers meditation classes and striking architecture.



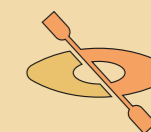
ROYAL WIMBLEDON GOLF CLUB

Around since the 1800s, the prestigious 18-hole course is regarded as one of the best in the country.



AELTC COMMUNITY TENNIS CENTRE

Along with hosting The Championships each summer at Wimbledon, the All England Lawn Tennis & Croquet Club offers locals 9 acrylic hard courts & 16 grass courts in Raynes Park.



KINGSTON ROWING CLUB

Take to the water at one of the oldest rowing clubs in the world, take to the water on the River Thames.

Space to unwind



Surrey Hills

While well-connected to everything central London has to offer, Sterling Place is bordered by an abundance of leafy parks and open spaces.

The Surrey Hills are just a 24-minute drive away, which is a designated Area of Outstanding Natural Beauty (AONB) where you can find country walks, quaint village eateries and an abundance of wildlife.



Richmond Park



Hampton Court Palace

CENTRAL LONDON

24 MINS*



RICHMOND PARK

6 MINS*

HAMPTON COURT PALACE

12 MINS*

BUSHY PARK

12 MINS*

SURREY HILLS

24 MINS*

*Fastest travel times from Sterling Place to destination via Google Maps.



A LOCATION THAT WORKS

WALK	TRAIN
Motspur Park	Wimbledon
7 MINS	7 MINS
Raynes Park	Clapham Junction
14 MINS	15 MINS
New Malden High Street	London Waterloo
16 MINS	24 MINS

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

STERLING PLACE

Map not to scale.

LOCAL LEARNING



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

³ Source: London Borough of 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

- Sacred Heart Catholic Primary School, New Malden
- Burlington Infant and Nursery School, New Malden
- Building Blocks Nursery, Wimbledon

PRIMARY SCHOOLS

- Coombe Hill Junior School, New Malden
- Wimbledon Chase Primary School
- Bishop Gilpin CofE Primary School, Raynes Park



SECONDARY SCHOOLS

- King's College School, independent boys' school
- Wimbledon High School, independent girls' school
- Tiffin Girls' School, Kingston

● Ofsted rated 'Good'

● ISI Report 'Excellent'

● Ofsted rated 'Outstanding'

● ISI Report 'Outstanding'

NEARBY UNIVERSITIES

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



University College London



FOUR OF THE UK'S TOP TEN

higher education institutions are within an hour's reach of Sterling Place³



FOR A TOP CLASS EDUCATION

Sterling Place residents will have fantastic connections to some of London and the UK's world-renowned and top-ranking higher education schools and institutions.

NURSERIES AND PRE-SCHOOLS Travel Distance*

- 1 Sacred Heart Catholic Primary School
Ofsted-rated 'Good' 1 mins
- 2 Burlington Infant and Nursery School
Ofsted-rated 'Outstanding' 3 mins
- 3 Building Blocks Nursery
Ofsted-rated 'Good' 9 mins

PRIMARY SCHOOLS

- 1 Coombe Hill Junior School
Ofsted-rated 'Outstanding' 6 mins
- 2 Wimbledon Chase Primary School
Ofsted-rated 'Outstanding' 8 mins
- 3 Bishop Gilpin CofE Primary School
Ofsted-rated 'Outstanding' 10 mins

SECONDARY SCHOOLS

- 1 King's College School
ISI Report 'Excellent' 6 mins
- 2 Wimbledon High School
ISI Report 'Excellent' 9 mins
- 3 Tiffin's Girl School
ISI Report 'Outstanding' 13 mins

*By car from Sterling Place.

Map not to scale.



Waterloo Station
24 mins

The City

Canary Wharf

Wimbledon

Raynes Park Station
14 mins

David Lloyd Raynes Park

Cannon Hill Common

Bradbury Apartments

Tesco Supermarket

STERLING PLACE

Motspur Park Station
10 mins

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. Sterling Place is a marketing name only and may not be the designated postal address, which may be determined by The Post Office.

1
Brookside
APARTMENTS

2
Wilkinson
APARTMENTS

3
Treasury
APARTMENTS

4
Copper
APARTMENTS

5
Bradbury
APARTMENTS

6
Charter
APARTMENTS

7
Sovereign
APARTMENTS

BUILT FOR YOU



ALL HOMES AVAILABLE WITH OUTDOOR SPACE



OUTDOOR GYM ON YOUR DOORSTEP



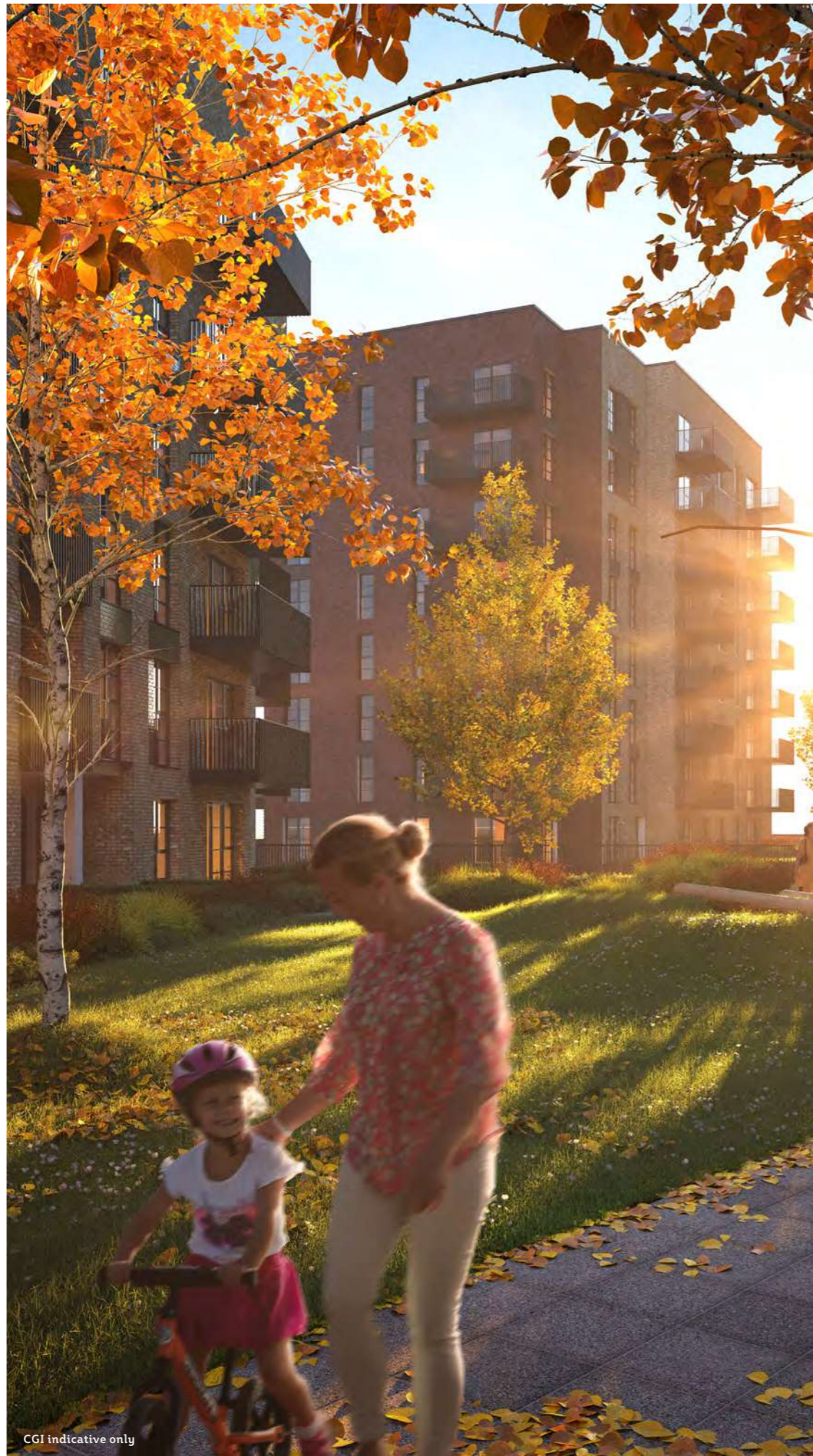
ELEVATED VIEWS OF LONDON



HERITAGE INSPIRED DESIGN



SPACIOUS HOMES DESIGNED WITH YOU IN MIND



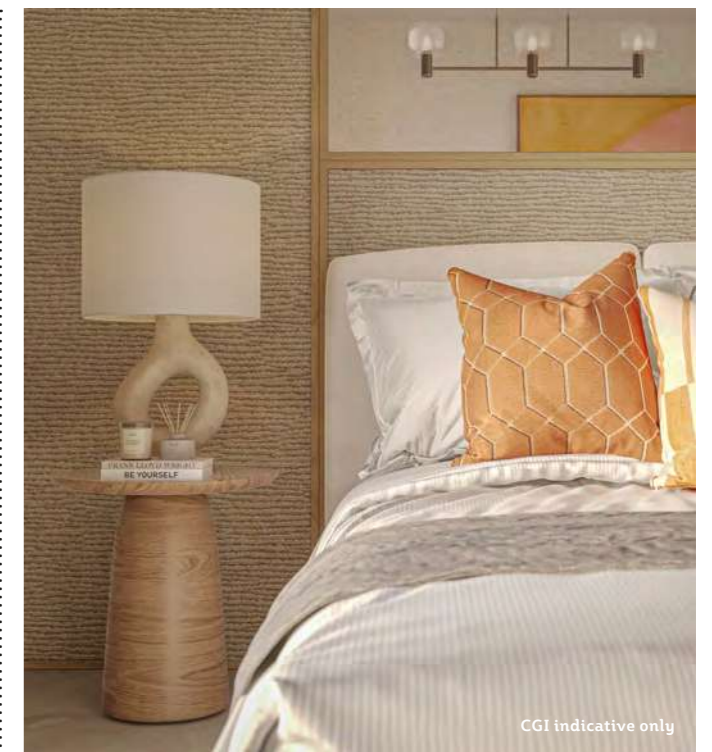
CGI indicative only

Your new lifestyle at Bradbury Apartments

Bradbury Apartments stands as one of the tallest residential buildings in the borough and a landmark in this new community.

Featuring striking brickwork, elegant sloping rooftops and secluded outdoor spaces, Bradbury Apartments stands as a testament to the rich history of this location.

These private homes have been thoughtfully-designed to maximise natural light, with a large proportion of homes offering double or triple aspect views and most outdoor spaces designed to offer idyllic east and west-facing views.



CGI indicative only



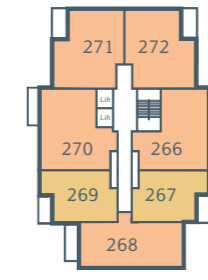


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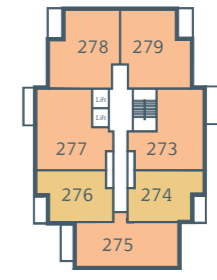
Bradbury Apartments



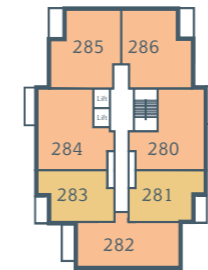
Level 1



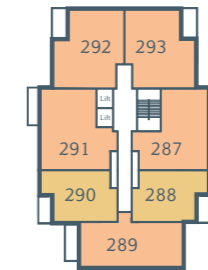
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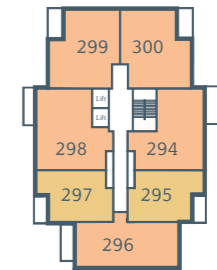
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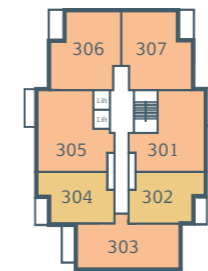
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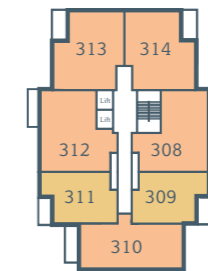
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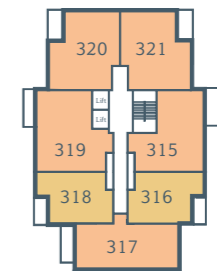
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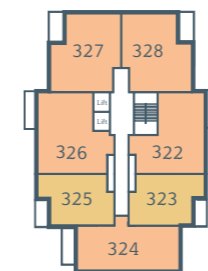
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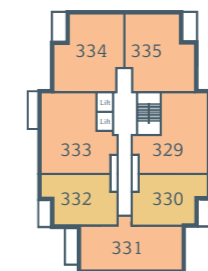
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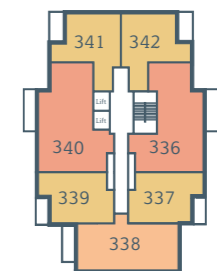
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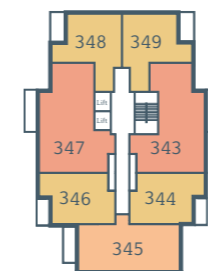
Level 10



Level 11



Level 12



Level 13

One-bedroom apartments
 Two-bedroom apartments
 Two-bedroom apartments

TOTAL INTERNAL AREA

540 sq ft
(50 sq m)

TOTAL EXTERNAL AREA

60 sq ft
(5 sq m)

LIVING / DINING

25'6" x 10'9"
(7.7 x 3.2m)

KITCHEN

11'3" x 5'5"
(3.4 x 1.6m)

BEDROOM

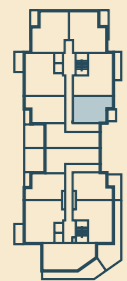
16'2" x 9'0"
(4.9 x 2.7m)

BATHROOM

7'2" x 6'8"
(2.2 x 2.0m)

TERRACE

6'6" x 9'2"
(2.0 x 2.8m)

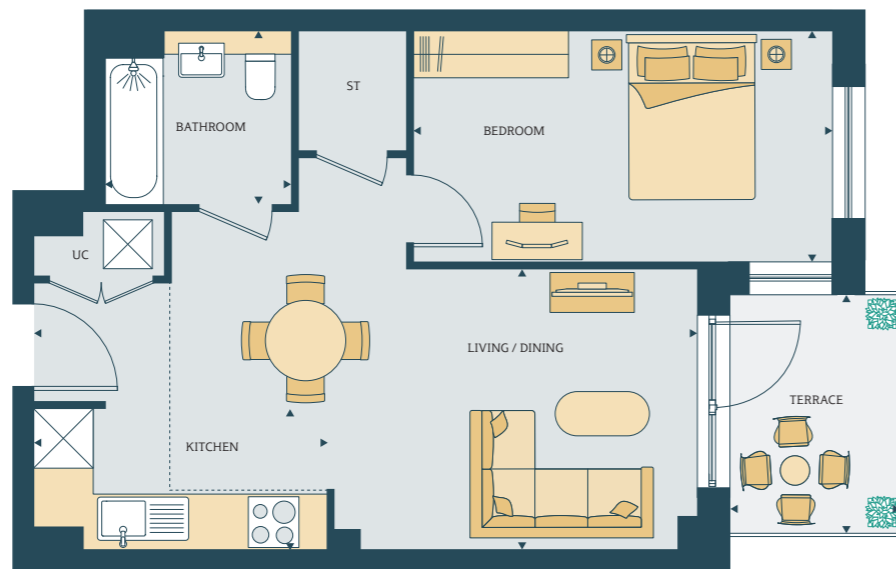


LEVEL

1

1 bedroom APARTMENT

PLOT
260 (1)

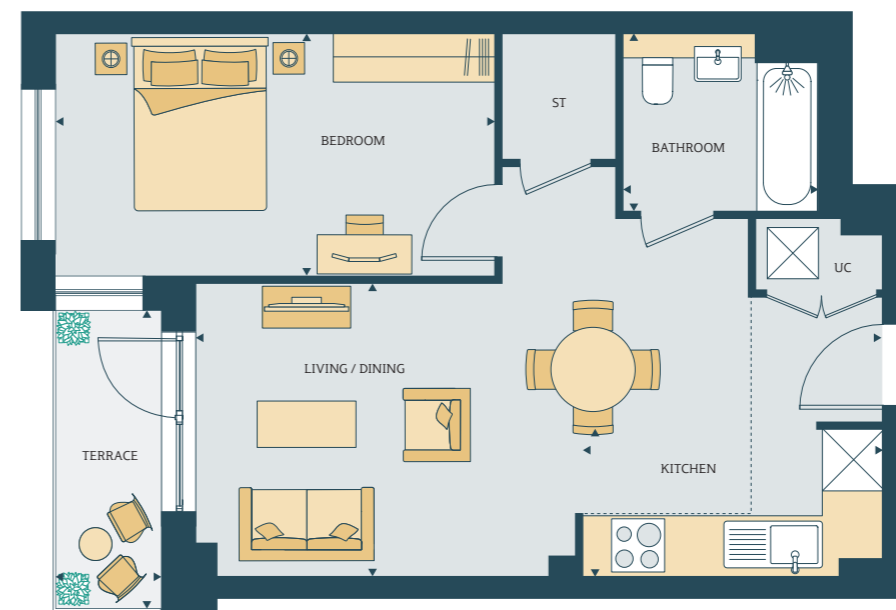


----- Bulkhead



1 bedroom APARTMENT

PLOT
262 (1)



----- Bulkhead



TOTAL INTERNAL AREA

540 sq ft
(50 sq m)

TOTAL EXTERNAL AREA

42 sq ft
(3 sq m)

LIVING / DINING

25'6" x 10'9"
(7.7 x 3.2m)

KITCHEN

11'3" x 5'5"
(3.4 x 1.6m)

BEDROOM

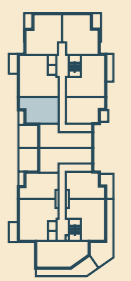
16'2" x 9'1"
(4.9 x 2.7m)

BATHROOM

7'2" x 6'8"
(2.2 x 2.0m)

TERRACE

3'9" x 10'11"
(1.1 x 3.3m)



LEVEL

1

TOTAL INTERNAL AREA

540 sq ft
(50 sq m)

TOTAL EXTERNAL AREA

54 sq ft
(5 sq m)

LIVING / DINING

25'6" x 10'9"
(7.7 x 3.2m)

KITCHEN

11'3" x 5'5"
(3.4 x 1.6m)

BEDROOM

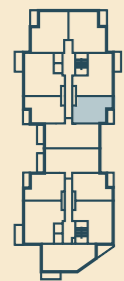
16'2" x 9'1"
(4.9 x 2.7m)

BATHROOM

7'2" x 6'8"
(2.2 x 2.0m)

BALCONY

4'11" x 11'0"
(1.5 x 3.3m)



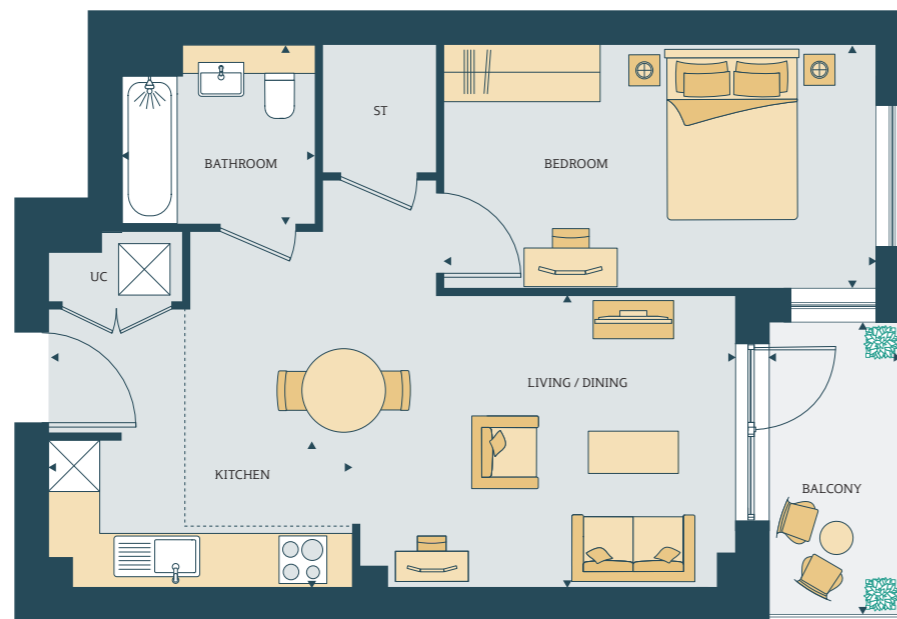
LEVELS

2, 3, 4,
5, 10, 11, 12

2 bedroom APARTMENT

PLOTS

267 (2), 274 (3), 281 (4),
288 (5), 323 (10), 330 (11), 337 (12)



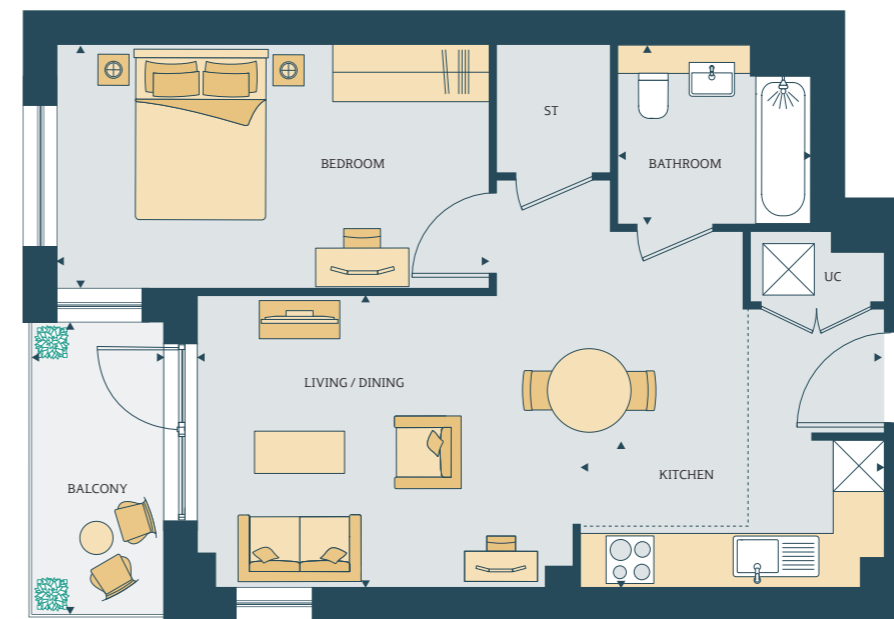
----- Bulkhead



1 bedroom APARTMENT

PLOTS

269 (2), 276 (3), 283 (4),
290 (5), 325 (10), 332 (11), 339 (12)



----- Bulkhead



TOTAL INTERNAL AREA

540 sq ft
(50 sq m)

TOTAL EXTERNAL AREA

54 sq ft
(5 sq m)

LIVING / DINING

25'6" x 10'9"
(7.7 x 3.2m)

KITCHEN

11'3" x 5'5"
(3.4 x 1.6m)

BEDROOM

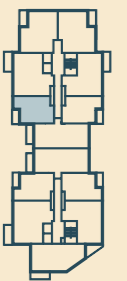
16'2" x 9'1"
(4.9 x 2.7m)

BATHROOM

7'2" x 6'8"
(2.2 x 2.0m)

BALCONY

4'11" x 11'0"
(1.5 x 3.3m)



LEVELS

2, 3, 4,
5, 10, 11, 12

TOTAL INTERNAL AREA

540 sq ft
(50 sq m)

TOTAL EXTERNAL AREA

54 sq ft
(5 sq m)

LIVING / DINING

25'6" x 10'9"
(7.7 x 3.2m)

KITCHEN

11'3" x 5'5"
(3.4 x 1.6m)

BEDROOM

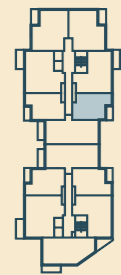
16'1" x 9'1"
(4.9 x 2.7m)

BATHROOM

7'2" x 6'8"
(2.2 x 2.0m)

BALCONY

4'11" x 11'0"
(1.5 x 3.3m)



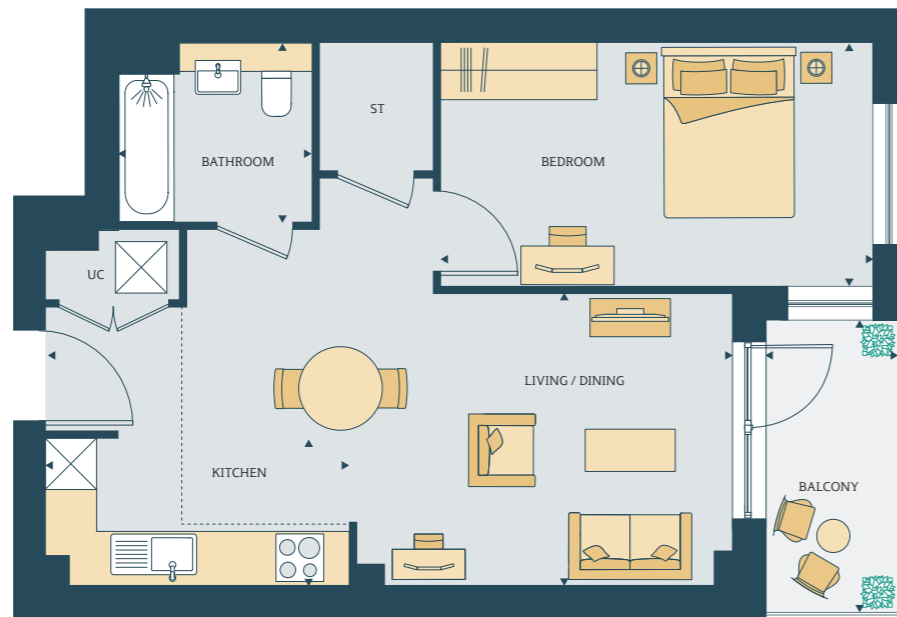
LEVELS

6, 7,
8, 9, 13

1 bedroom APARTMENT

PLOTS

295 (6), 302 (7),
309 (8), 316 (9), 344 (13)



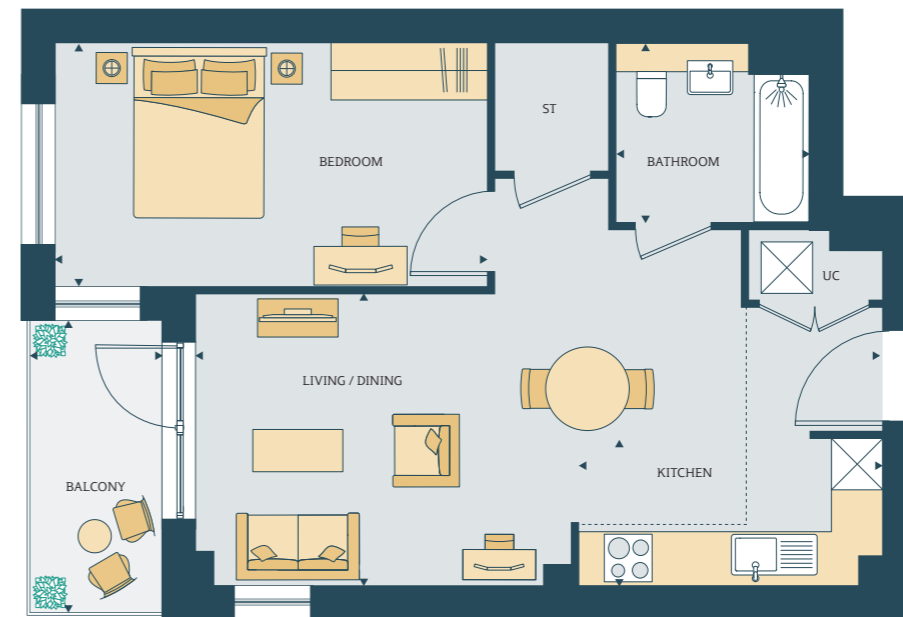
----- Bulkhead



1 bedroom APARTMENT

PLOTS

297 (6), 304 (7),
311 (8), 318 (9), 346 (13)



----- Bulkhead



TOTAL INTERNAL AREA

540 sq ft
(50 sq m)

TOTAL EXTERNAL AREA

54 sq ft
(5 sq m)

LIVING / DINING

25'6" x 10'9"
(7.7 x 3.2m)

KITCHEN

11'3" x 5'5"
(3.4 x 1.6m)

BEDROOM

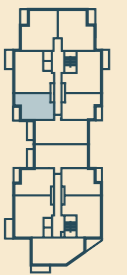
16'1" x 9'1"
(4.9 x 2.7m)

BATHROOM

7'2" x 6'8"
(2.2 x 2.0m)

BALCONY

4'11" x 11'0"
(1.5 x 3.3m)



LEVEL

6, 7,
8, 9, 13

TOTAL INTERNAL AREA

572 sq ft
(53 sq m)

LIVING / DINING

15'2" x 10'6"
(4.6 x 3.2m)

KITCHEN

7'0" x 10'4"
(2.1 x 3.1m)

BEDROOM

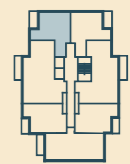
17'9" x 9'3"
(5.4 x 2.8m)

BATHROOM

6'8" x 7'2"
(2.0 x 2.2m)

BALCONY

6'1" x 12'5"
(1.8 x 3.8m)



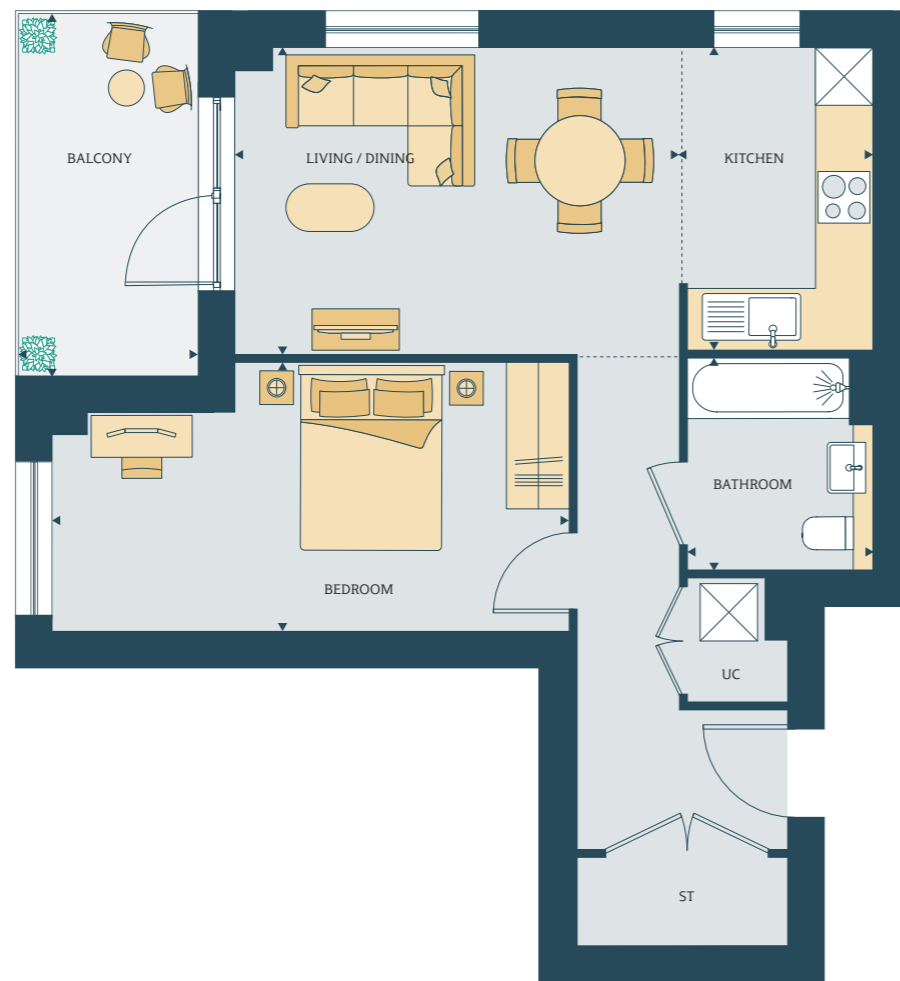
LEVELS

12, 13

1 bedroom APARTMENT

PLOTS

341 (12), 348 (13)



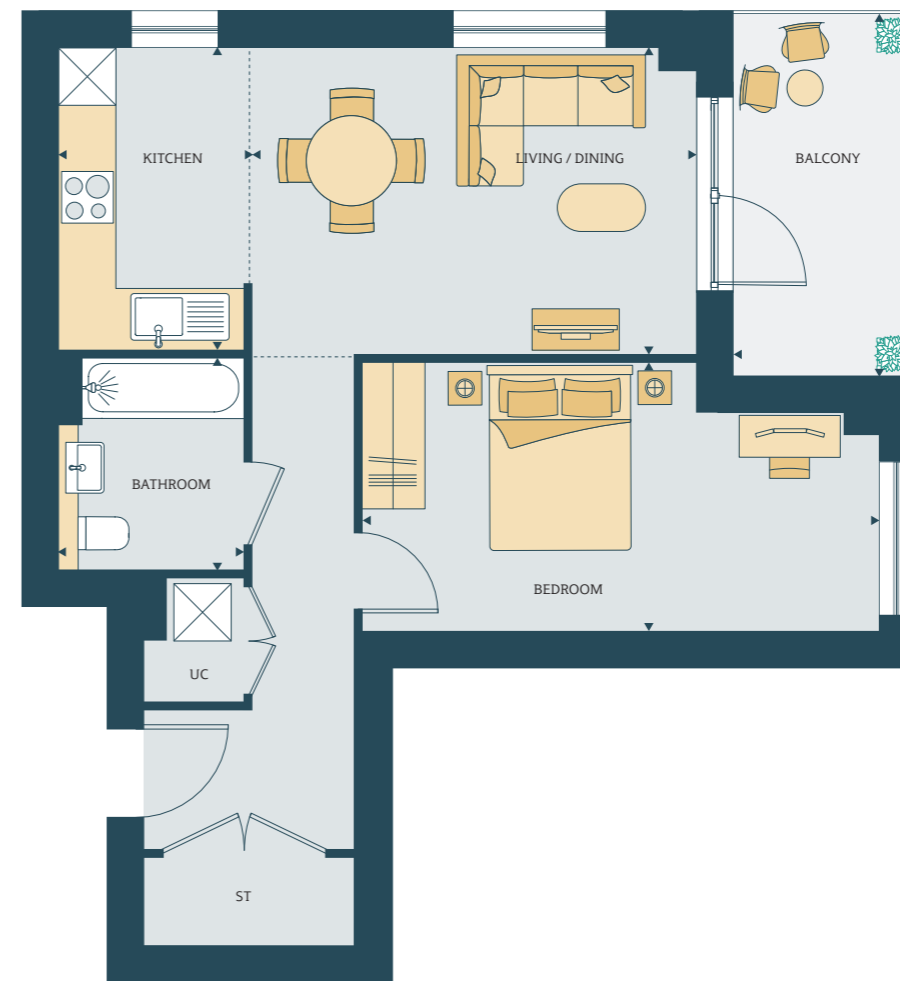
----- Bulkhead



1 bedroom APARTMENT

PLOTS

342 (12), 349 (13)



----- Bulkhead



TOTAL INTERNAL AREA

572 sq ft
(53 sq m)

LIVING / DINING

15'2" x 10'6"
(4.6 x 3.2m)

KITCHEN

7'0" x 10'4"
(2.1 x 3.1m)

BEDROOM

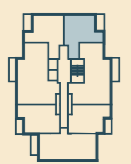
17'9" x 9'3"
(5.4 x 2.8m)

BATHROOM

6'8" x 7'2"
(2.0 x 2.2m)

BALCONY

6'1" x 12'5"
(1.8 x 3.8m)



LEVELS

12, 13

TOTAL INTERNAL AREA

580 sq ft
(53 sq m)

TOTAL EXTERNAL AREA

275 sq ft
(25 sq m)

LIVING / DINING

16'9" x 12'4"
(5.1 x 3.7m)

KITCHEN

14'5" x 6'1"
(4.4 x 1.8m)

BEDROOM

12'5" x 11'6"
(3.8 x 3.5m)

BATHROOM

6'8" x 7'2"
(2.0 x 2.2m)

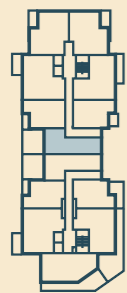
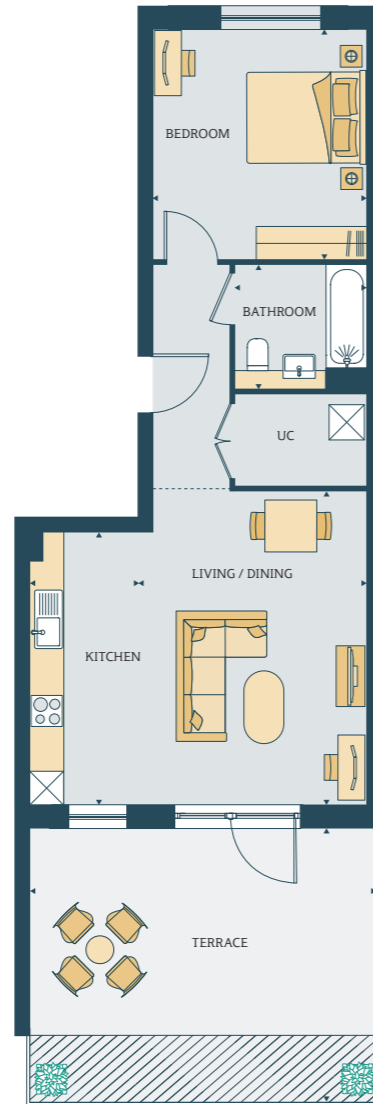
TERRACE

14'10" x 18'6"
(4.5 x 5.6m)

1 bedroom APARTMENT

PLOT

261 (1)



LEVEL

1



TOTAL INTERNAL AREA

789 sq ft
(73 sq m)

TOTAL EXTERNAL AREA

75 sq ft
(7 sq m)

LIVING / DINING

13'3" x 11'9"
(4.0 x 3.5m)

KITCHEN

12'3" x 6'8"
(3.7 x 2.0m)

BEDROOM 1

15'9" x 9'2"
(4.7 x 2.7m)

BEDROOM 2

17'0" x 9'0"
(5.1 x 2.7m)

BATHROOM

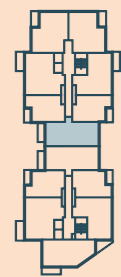
7'2" x 6'8"
(2.2 x 2.0m)

EN SUITE

5'1" x 7'2"
(1.5 x 2.2m)

BALCONY

4'11" x 15'5"
(1.5 x 4.7m)



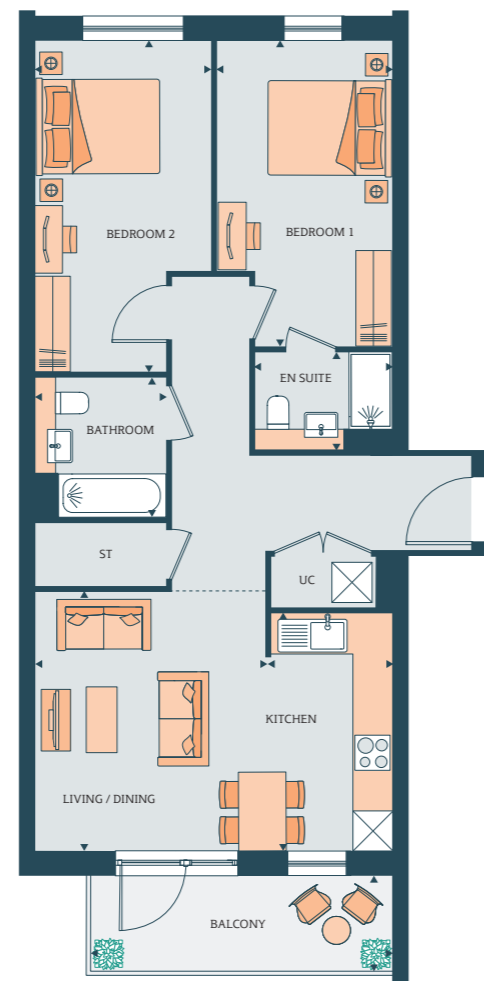
LEVELS

2, 3, 4, 5

2 bedroom APARTMENT

PLOTS

268 (2), 275 (3), 282 (4), 289 (5)



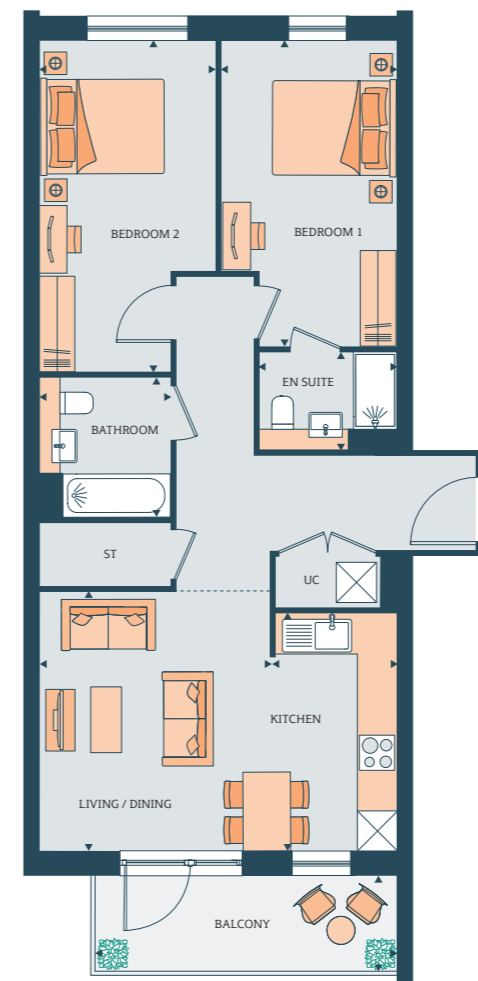
----- Bulkhead



2 bedroom APARTMENT

PLOT

296 (6)



----- Bulkhead



TOTAL INTERNAL AREA

789 sq ft
(73 sq m)

TOTAL EXTERNAL AREA

75 sq ft
(7 sq m)

LIVING / DINING

13'3" x 11'9"
(4.0 x 3.5m)

KITCHEN

12'3" x 6'8"
(3.7 x 2.0m)

BEDROOM 1

15'7" x 9'2"
(4.7 x 2.7m)

BEDROOM 2

16'11" x 9'0"
(5.1 x 2.7m)

BATHROOM

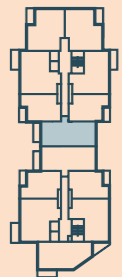
7'2" x 6'8"
(2.2 x 2.0m)

EN SUITE

5'1" x 7'2"
(1.5 x 2.2m)

BALCONY

4'11" x 15'5"
(1.5 x 4.7m)



LEVEL

6

TOTAL INTERNAL AREA

764 sq ft
(71 sq m)

TOTAL EXTERNAL AREA

116 sq ft
(10 sq m)

LIVING / DINING

13'3" x 12'7"
(4.0 x 3.8m)

KITCHEN

5'2" x 14'1"
(1.5 x 4.2m)

BEDROOM 1

15'9" x 9'2"
(4.7 x 2.7m)

BEDROOM 2

11'10" x 10'5"
(3.6 x 3.1m)

BATHROOM

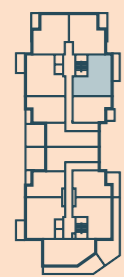
6'8" x 7'2"
(2.0 x 2.2m)

EN SUITE

5'1" x 7'2"
(1.5 x 2.2m)

TERRACE

5'3" x 22'3"
(1.6 x 6.7m)



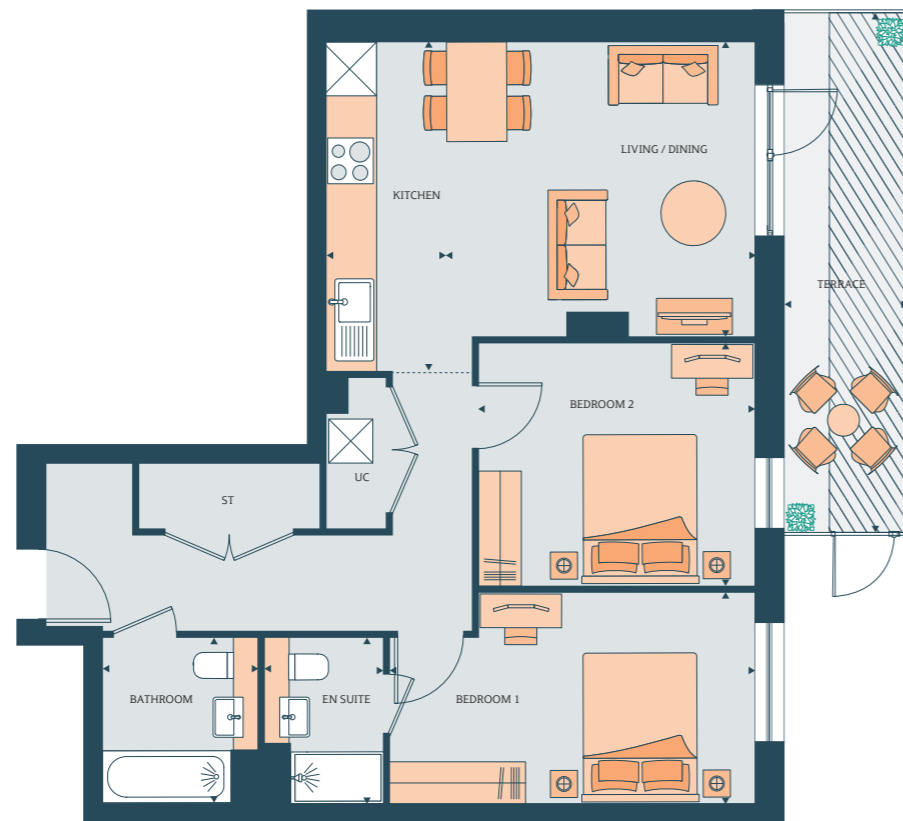
LEVEL


1

2 bedroom APARTMENT

PLOT

259 (1)

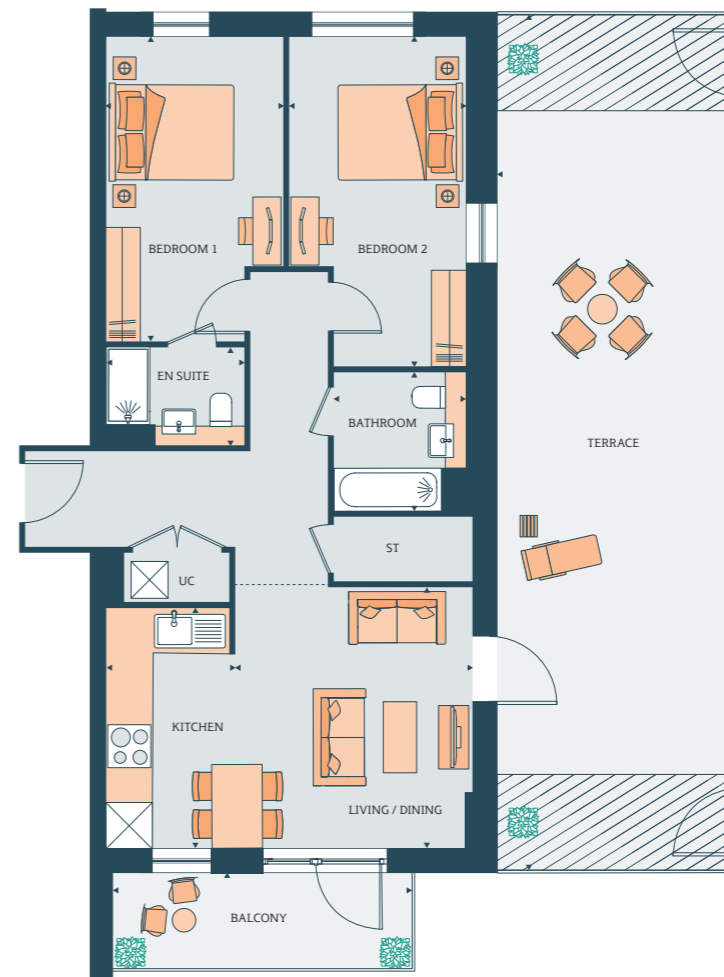



----- Bulkhead
 Access to area required occasionally for building maintenance purposes

2 bedroom APARTMENT

PLOT

303 (7)



----- Bulkhead
 Access to area required occasionally for building maintenance purposes

TOTAL INTERNAL AREA

795 sq ft
(73 sq m)

TOTAL EXTERNAL AREA

281 sq ft
(26 sq m)

LIVING / DINING

13'3" x 12'3"
(4.0 x 3.7m)

KITCHEN

12'3" x 6'8"
(3.7 x 2.0m)

BEDROOM 1

15'7" x 9'2"
(4.7 x 2.7m)

BEDROOM 2

16'11" x 9'0"
(5.1 x 2.7m)

BATHROOM

7'2" x 6'8"
(2.2 x 2.0m)

EN SUITE

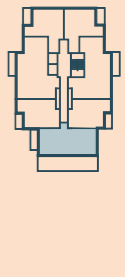
5'1" x 7'2"
(1.5 x 2.2m)

BALCONY

4'11" x 15'5"
(1.5 x 4.7m)

TERRACE

41'3" x 12'4"
(12.5 x 3.7m)



LEVEL

7

TOTAL INTERNAL AREA

779 sq ft
(72 sq m)

TOTAL EXTERNAL AREA

75 sq ft
(7 sq m)

LIVING / DINING

15'2" x 12'11"
(4.6 x 3.9m)

KITCHEN

7'0" x 11'5"
(2.1 x 3.4m)

BEDROOM 1

17'9" x 9'0"
(5.4 x 2.7m)

BEDROOM 2

17'9" x 9'8"
(5.4 x 2.9m)

BATHROOM

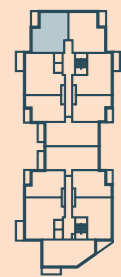
6'8" x 7'2"
(2.0 x 2.2m)

EN SUITE

7'2" x 5'1"
(2.2 x 1.5m)

BALCONY

6'1" x 12'5"
(1.8 x 3.8m)



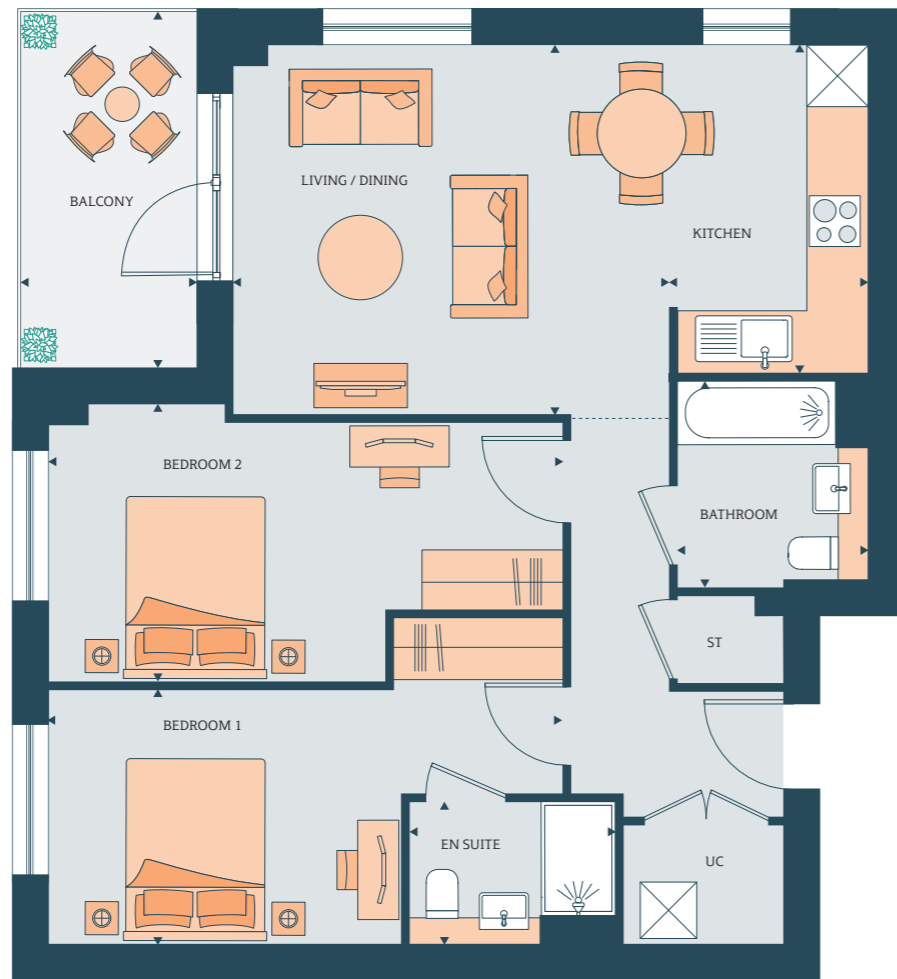
LEVELS

2, 3, 4,
5, 10, 11

2 bedroom APARTMENT

PLOTS

271 (2), 278 (3), 285 (4),
292 (5), 327 (10), 334 (11)



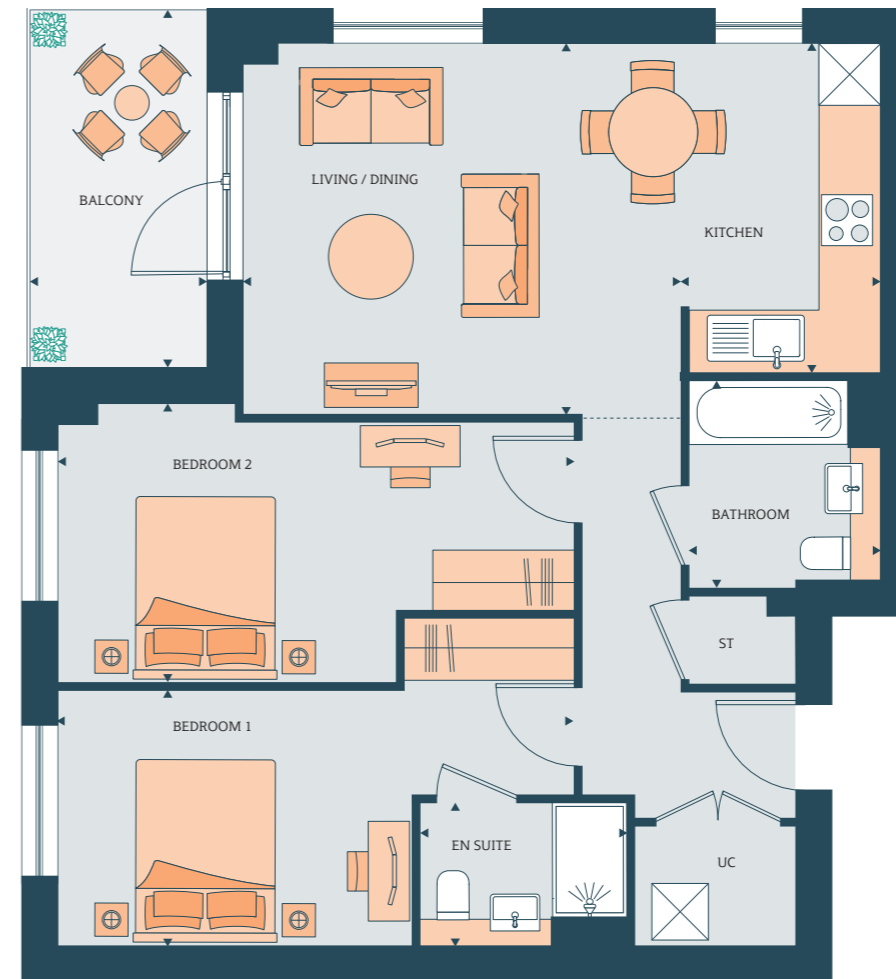
----- Bulkhead



2 bedroom APARTMENT

PLOTS

299 (6), 306 (7), 313 (8), 320 (9)



----- Bulkhead



TOTAL INTERNAL AREA

779 sq ft
(72 sq m)

TOTAL EXTERNAL AREA

75 sq ft
(7 sq m)

LIVING / DINING

15'2" x 12'10"
(4.6 x 3.9m)

KITCHEN

7'0" x 11'5"
(2.1 x 3.4m)

BEDROOM 1

17'8" x 9'0"
(5.3 x 2.9m)

BEDROOM 2

17'8" x 9'7"
(5.2 x 2.7m)

BATHROOM

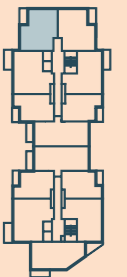
6'8" x 7'2"
(2.0 x 2.2m)

EN SUITE

7'2" x 5'1"
(2.2 x 1.5m)

BALCONY

6'1" x 12'5"
(1.8 x 3.8m)



LEVELS

6, 7, 8, 9

TOTAL INTERNAL AREA

779 sq ft
(72 sq m)

TOTAL EXTERNAL AREA

75 sq ft
(7 sq m)

LIVING / DINING

15'2" x 12'11"
(4.6 x 3.9m)

KITCHEN

7'0" x 11'5"
(2.1 x 3.4m)

BEDROOM 1

17'9" x 9'0"
(5.4 x 2.7m)

BEDROOM 2

17'9" x 9'8"
(5.4 x 2.9m)

BATHROOM

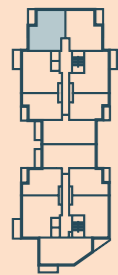
6'8" x 7'2"
(2.0 x 2.2m)

EN SUITE

7'2" x 5'1"
(2.2 x 1.5m)

BALCONY

6'1" x 12'5"
(1.8 x 3.8m)



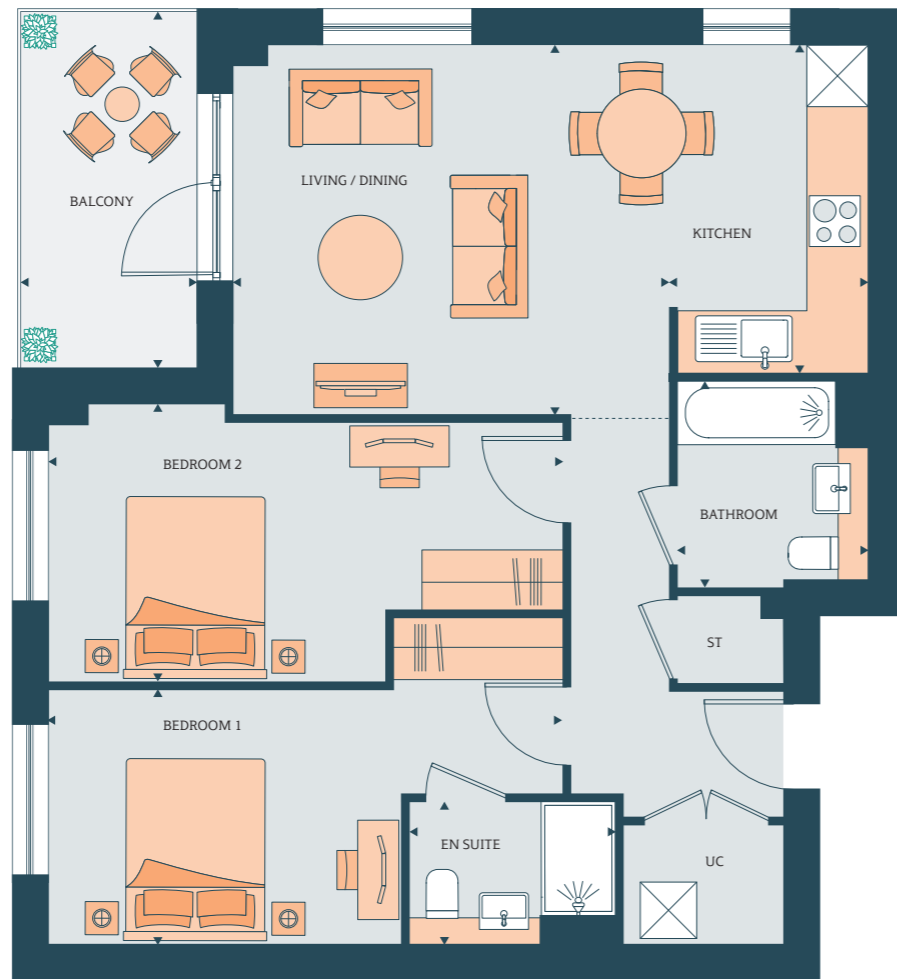
LEVEL

1

2 bedroom APARTMENT

PLOT

264 (1)



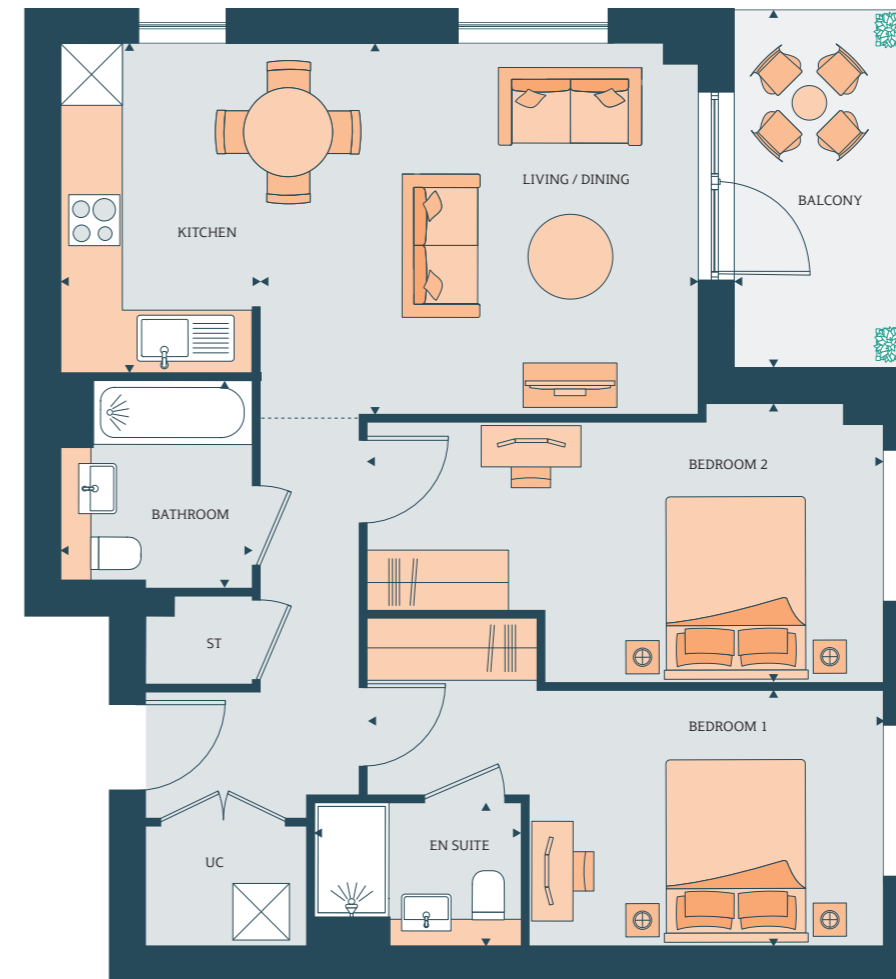
----- Bulkhead



2 bedroom APARTMENT

PLOTS

272 (2), 279 (3), 286 (4),
293 (5), 328 (10), 335 (11)



----- Bulkhead



TOTAL INTERNAL AREA

779 sq ft
(72 sq m)

TOTAL EXTERNAL AREA

75 sq ft
(7 sq m)

LIVING / DINING

15'2" x 12'11"
(4.6 x 3.9m)

KITCHEN

7'0" x 11'5"
(2.1 x 3.4m)

BEDROOM 1

17'9" x 9'0"
(5.4 x 2.7m)

BEDROOM 2

17'9" x 9'8"
(5.4 x 2.9m)

BATHROOM

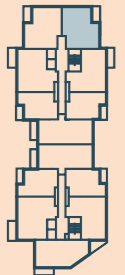
6'8" x 7'2"
(2.0 x 2.2m)

EN SUITE

7'2" x 5'1"
(2.2 x 1.5m)

BALCONY

6'1" x 12'5"
(1.8 x 3.8m)



LEVELS

2, 3, 4,
5, 10, 11

TOTAL INTERNAL AREA

779 sq ft
(72 sq m)

TOTAL EXTERNAL AREA

75 sq ft
(7 sq m)

LIVING / DINING

15'2" x 12'10"
(4.6 x 3.9m)

KITCHEN

7'0" x 11'5"
(2.1 x 3.4m)

BEDROOM 1

17'8" x 9'0"
(5.3 x 2.7m)

BEDROOM 2

17'8" x 9'7"
(5.3 x 2.9m)

BATHROOM

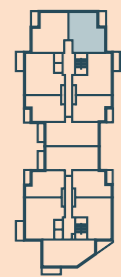
6'8" x 7'2"
(2.0 x 2.2m)

EN SUITE

7'2" x 5'1"
(2.2 x 1.5m)

BALCONY

6'1" x 12'5"
(1.8 x 3.8m)



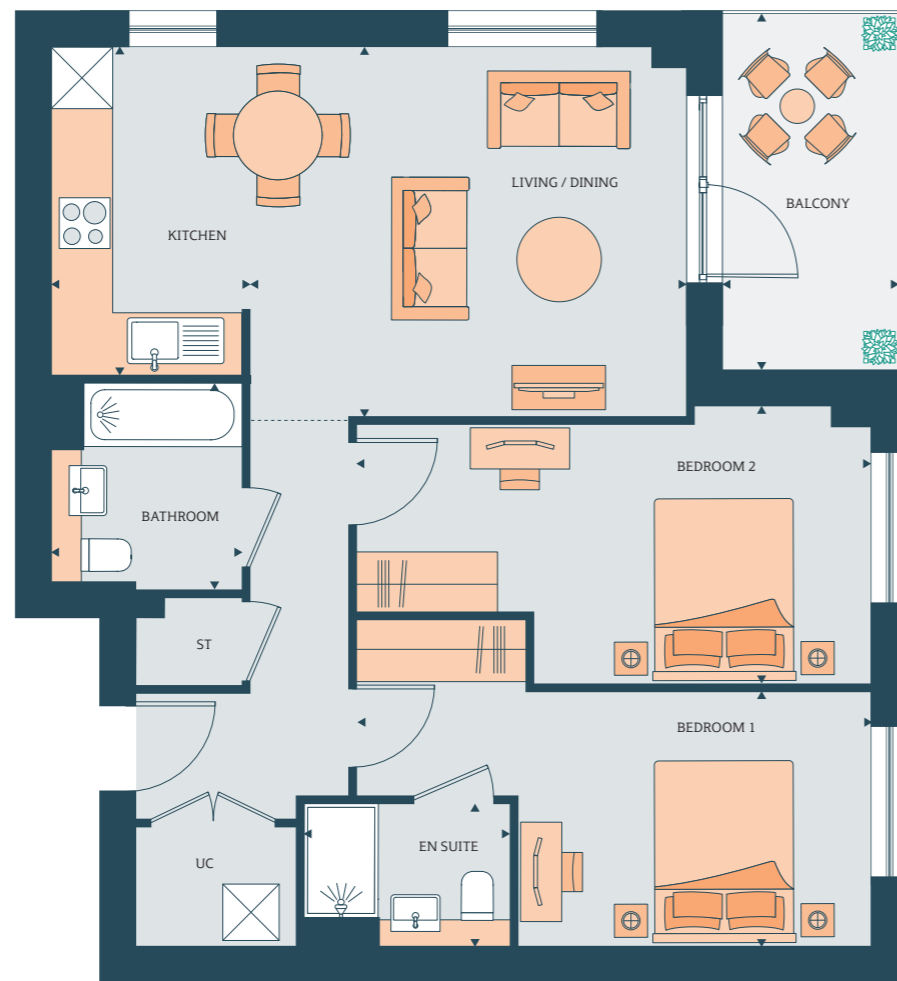
LEVELS

6, 7, 8, 9

2 bedroom APARTMENT

PLOTS

300 (6), 307 (7), 314 (8), 321 (9)



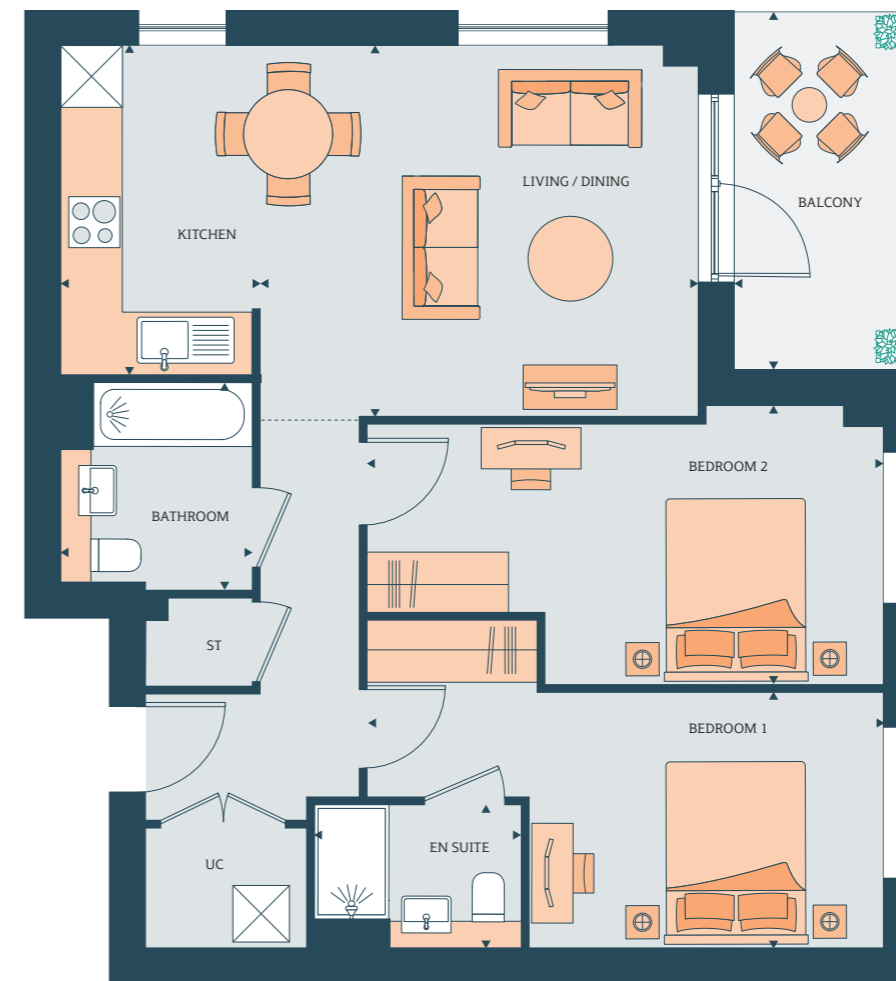
----- Bulkhead



2 bedroom APARTMENT

PLOT

265 (1)



----- Bulkhead



TOTAL INTERNAL AREA

779 sq ft
(72 sq m)

TOTAL EXTERNAL AREA

75 sq ft
(7 sq m)

LIVING / DINING

15'2" x 12'11"
(4.6 x 3.9m)

KITCHEN

7'0" x 11'5"
(2.1 x 3.4m)

BEDROOM 1

17'9" x 9'0"
(5.4 x 2.7m)

BEDROOM 2

17'9" x 9'8"
(5.4 x 2.9m)

BATHROOM

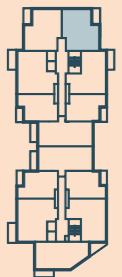
6'8" x 7'2"
(2.0 x 2.2m)

EN SUITE

7'2" x 5'1"
(2.2 x 1.5m)

BALCONY

6'1" x 12'5"
(1.8 x 3.8m)



LEVEL

1

TOTAL INTERNAL AREA

764 sq ft
(71 sq m)

TOTAL EXTERNAL AREA

75 sq ft
(7 sq m)

LIVING / DINING

13'3" x 12'7"
(4.0 x 3.8m)

KITCHEN

5'2" x 14'1"
(1.5 x 4.2m)

BEDROOM 1

15'9" x 9'2"
(4.7 x 2.7m)

BEDROOM 2

11'10" x 10'5"
(3.6 x 3.1m)

BATHROOM

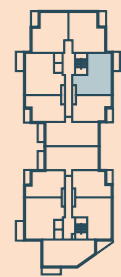
6'8" x 7'2"
(2.0 x 2.2m)

EN SUITE

5'1" x 7'2"
(1.5 x 2.2m)

BALCONY

4'11" x 15'5"
(1.5 x 4.7m)



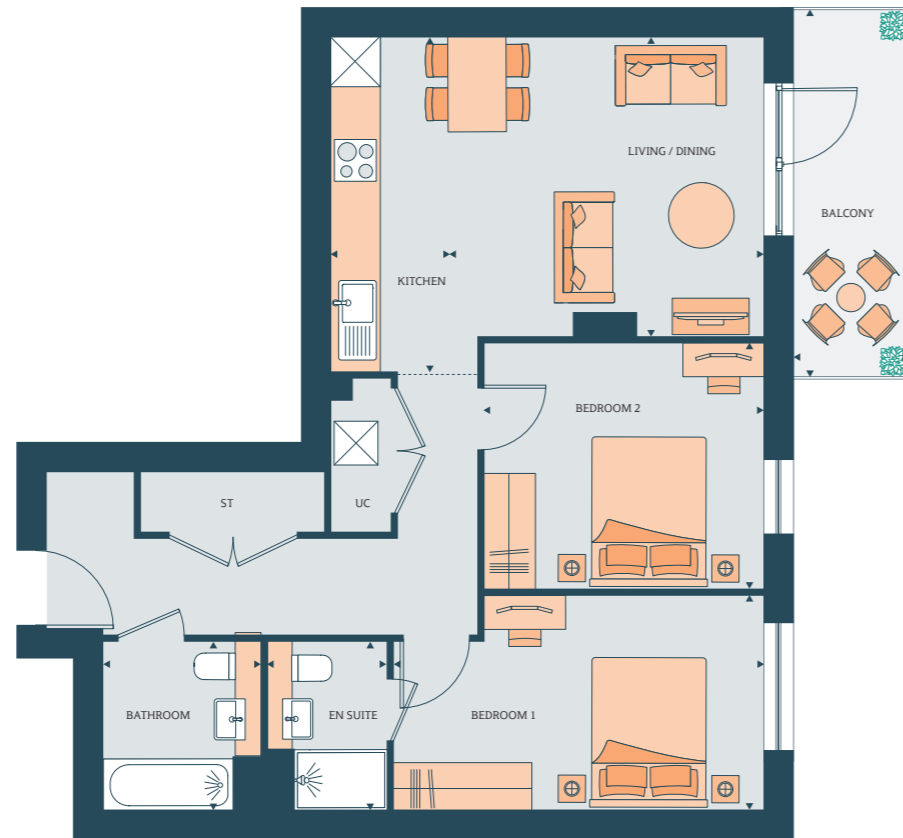
LEVELS

2, 3, 4,
5, 10, 11

2 bedroom APARTMENT

PLOTS

266 (2), 273 (3), 280 (4),
287 (5), 322 (10), 329 (11)



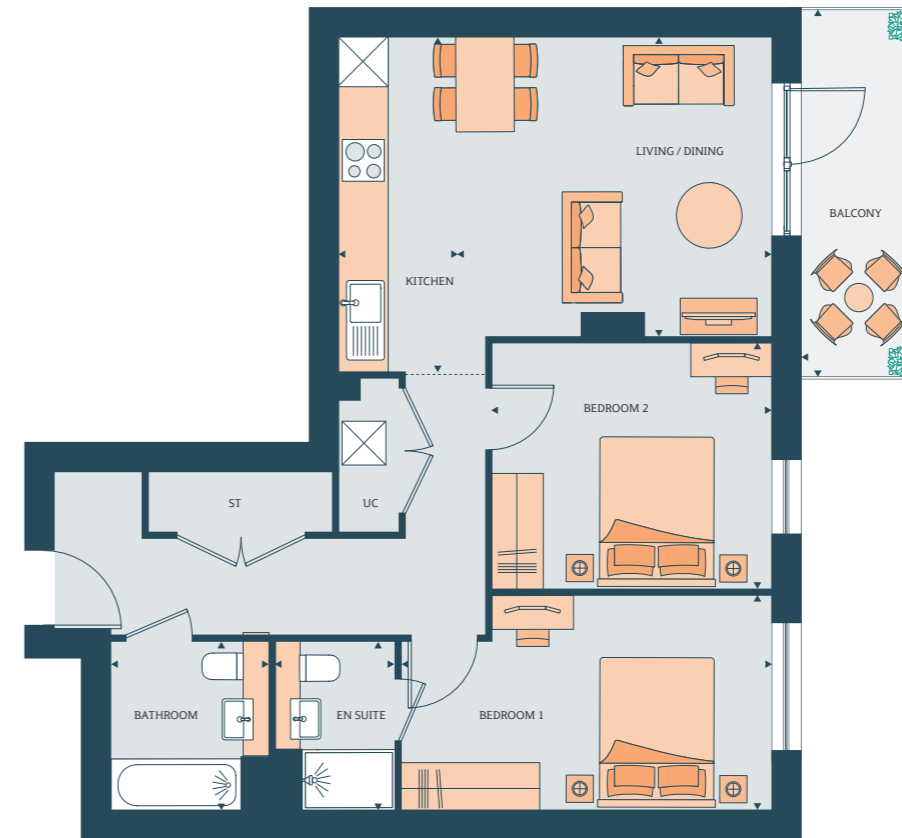
----- Bulkhead



2 bedroom APARTMENT

PLOTS

294 (6), 301 (7), 308 (8), 315 (9)



----- Bulkhead



TOTAL INTERNAL AREA

764 sq ft
(71 sq m)

TOTAL EXTERNAL AREA

75 sq ft
(7 sq m)

LIVING / DINING

13'3" x 12'6"
(4.0 x 3.8m)

KITCHEN

5'2" x 14'1"
(1.5 x 4.2m)

BEDROOM 1

15'7" x 9'1"
(4.7 x 2.7m)

BEDROOM 2

11'9" x 10'5"
(3.5 x 3.1m)

BATHROOM

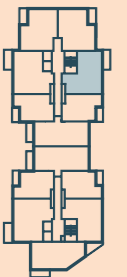
6'8" x 7'2"
(2.0 x 2.2m)

EN SUITE

5'1" x 7'2"
(1.5 x 2.2m)

BALCONY

4'11" x 15'5"
(1.5 x 4.7m)



LEVELS

6, 7, 8, 9

TOTAL INTERNAL AREA

840 sq ft
(78 sq m)

TOTAL EXTERNAL AREA

75 sq ft
(7 sq m)

LIVING / DINING

15'7" x 12'7"
(4.7 x 3.8m)

KITCHEN

6'4" x 14'0"
(1.9 x 4.2m)

BEDROOM 1

15'9" x 10'7"
(4.7 x 3.2m)

BEDROOM 2

15'4" x 9'0"
(4.6 x 2.7m)

BATHROOM

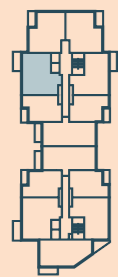
6'8" x 7'2"
(2.0 x 2.2m)

EN SUITE

5'1" x 7'2"
(1.5 x 2.2m)

BALCONY

4'11" x 15'5"
(1.5 x 4.7m)



LEVELS

1, 2, 3, 4,
5, 10, 11

2 bedroom APARTMENT

PLOTS

263 (1), 270 (2), 277 (3), 284 (4),
291 (5), 326 (10), 333 (11)



----- Bulkhead



2 bedroom APARTMENT

PLOTS

298 (6), 305 (7), 312 (8), 319 (9)



----- Bulkhead



TOTAL INTERNAL AREA

840 sq ft
(78 sq m)

TOTAL EXTERNAL AREA

75 sq ft
(7 sq m)

LIVING / DINING

15'8" x 12'6"
(4.7 x 3.8m)

KITCHEN

6'3" x 14'0"
(1.9 x 4.2m)

BEDROOM 1

15'7" x 10'7"
(4.7 x 3.2m)

BEDROOM 2

15'4" x 9'0"
(4.6 x 2.7m)

BATHROOM

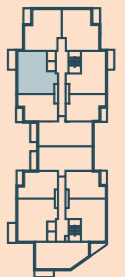
6'8" x 7'2"
(2.0 x 2.2m)

EN SUITE

5'1" x 7'2"
(1.5 x 2.2m)

BALCONY

4'11" x 15'5"
(1.5 x 4.7m)



LEVELS

6, 7, 8, 9

TOTAL INTERNAL AREA

795 sq ft
(73 sq m)

TOTAL EXTERNAL AREA

75 sq ft
(7 sq m)

LIVING / DINING

13'4" x 12'4"
(4.0 x 3.7m)

KITCHEN

12'3" x 6'6"
(3.7 x 1.9m)

BEDROOM 1

15'7" x 9'2"
(4.7 x 2.7m)

BEDROOM 2

17'0" x 9'0"
(5.1 x 2.7m)

BATHROOM

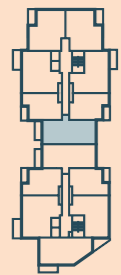
7'2" x 6'8"
(2.2 x 2.0m)

EN SUITE

5'1" x 7'2"
(1.5 x 2.2m)

BALCONY

4'11" x 15'5"
(1.5 x 4.7m)



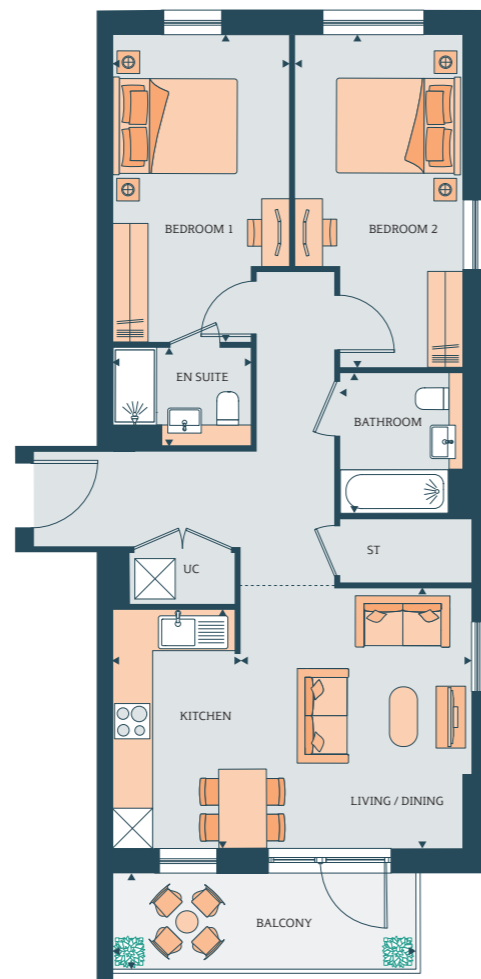
LEVELS

8, 9, 10,
11, 12, 13

2 bedroom APARTMENT

PLOTS

310 (8), 317 (9), 324 (10),
331 (11), 338 (12), 345 (13)



----- Bulkhead



TOTAL INTERNAL AREA

952 sq ft
(88 sq m)

TOTAL EXTERNAL AREA

86 sq ft
(8 sq m)

LIVING / DINING

12'1" x 16'1"
(3.6 x 4.9m)

KITCHEN

6'4" x 16'1"
(1.9 x 4.9m)

BEDROOM 1

15'9" x 9'7"
(4.7 x 2.9m)

EN SUITE (BED 1)

5'1" x 7'2"
(1.5 x 2.2m)

BEDROOM 2

17'0" x 10'5"
(5.2 x 3.1m)

EN SUITE (BED 2)

7'2" x 5'1"
(2.2 x 1.5m)

BEDROOM 3

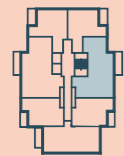
11'10" x 10'0"
(3.6 x 3.0m)

BATHROOM

6'8" x 7'2"
(2.0 x 2.2m)

BALCONY

4'11" x 17'6"
(1.5 x 5.3m)

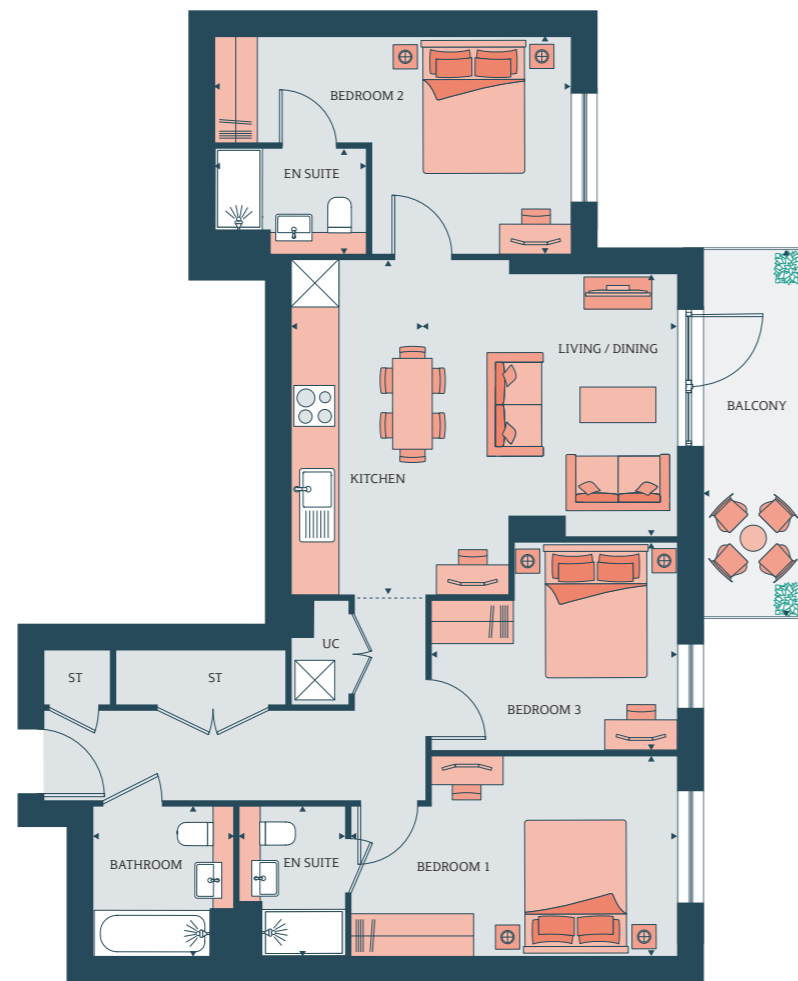


LEVEL

12

3 bedroom APARTMENT

PLOT
336 (12)

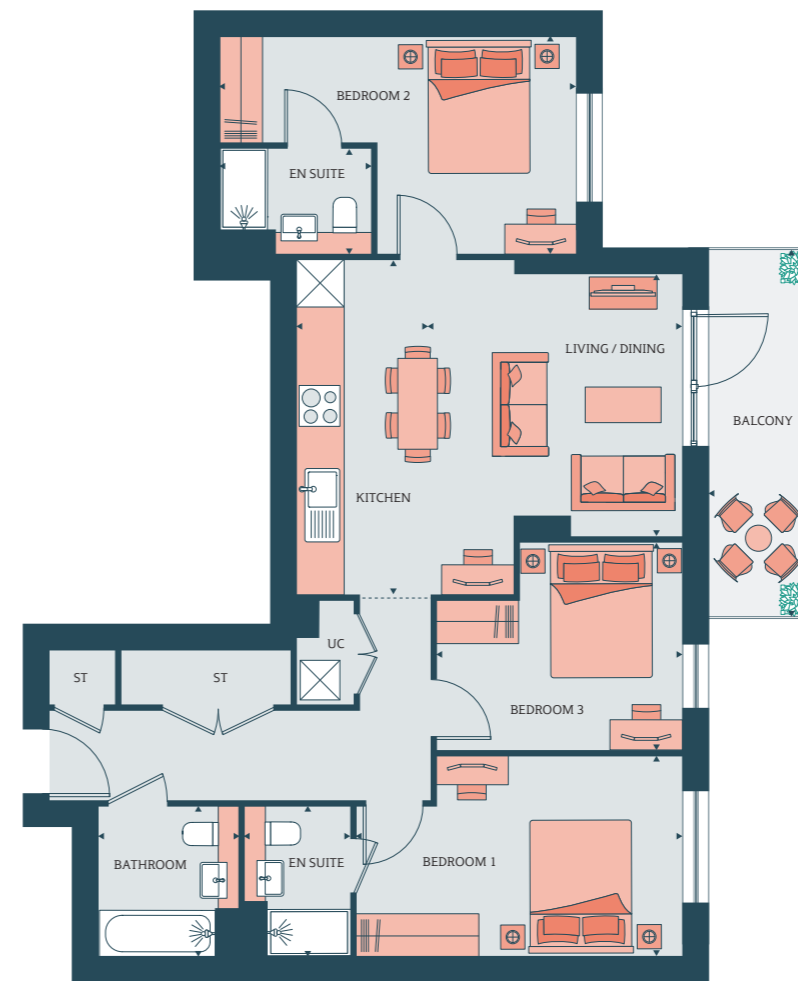


----- Bulkhead



3 bedroom APARTMENT

PLOT
343 (13)



----- Bulkhead



TOTAL INTERNAL AREA

952 sq ft
(88 sq m)

TOTAL EXTERNAL AREA

86 sq ft
(8 sq m)

LIVING / DINING

12'1" x 16'0"
(3.6 x 4.8m)

KITCHEN

6'4" x 16'0"
(1.9 x 4.8m)

BEDROOM 1

15'7" x 9'7"
(4.7 x 2.9m)

EN SUITE (BED 1)

5'1" x 7'2"
(1.5 x 2.2m)

BEDROOM 2

17'0" x 10'5"
(5.2 x 3.1m)

EN SUITE (BED 2)

7'2" x 5'1"
(2.2 x 1.5m)

BEDROOM 3

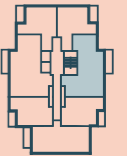
11'9" x 9'11"
(3.5 x 3.0m)

BATHROOM

6'8" x 7'2"
(2.0 x 2.2m)

BALCONY

4'11" x 17'6"
(1.5 x 5.3m)



LEVEL

13

TOTAL INTERNAL AREA

1032 sq ft
(95 sq m)

TOTAL EXTERNAL AREA

86 sq ft
(8 sq m)

LIVING / DINING

15'7" x 12'7"
(4.7 x 3.8m)

KITCHEN

6'4" x 16'1"
(2.0 x 4.9m)

BEDROOM 1

15'9" x 10'7"
(4.7 x 3.2m)

EN SUITE (BED 1)

5'1" x 7'2"
(1.5 x 2.2m)

BEDROOM 2

11'8" x 10'5"
(3.5 x 3.1m)

EN SUITE (BED 2)

7'2" x 5'1"
(2.2 x 1.5m)

BEDROOM 3

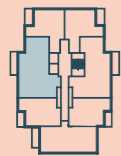
15'4" x 9'0"
(4.6 x 2.7m)

BATHROOM

6'8" x 7'2"
(2.0 x 2.2m)

BALCONY

4'11" x 17'6"
(1.5 x 5.3m)



LEVEL

12

3 bedroom APARTMENT

PLOT
340 (12)

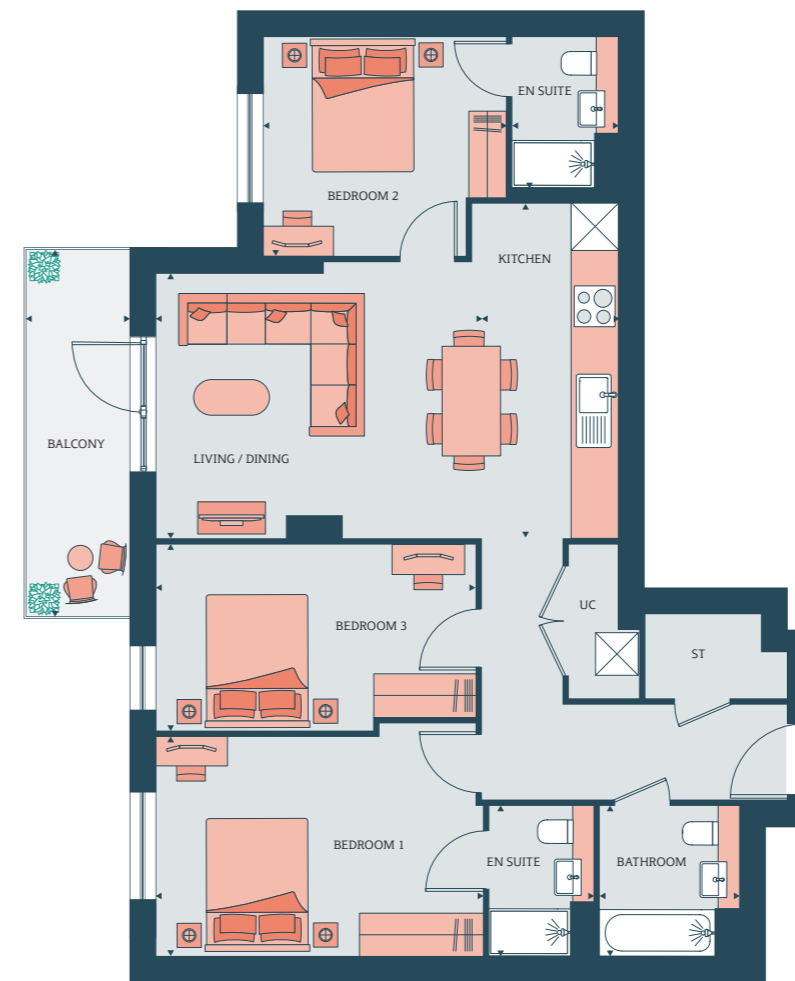


----- Low level boxing



3 bedroom APARTMENT

PLOT
347 (13)



----- Low level boxing



TOTAL INTERNAL AREA

1032 sq ft
(95 sq m)

TOTAL EXTERNAL AREA

86 sq ft
(8 sq m)

LIVING / DINING

15'7" x 12'6"
(4.7 x 3.8m)

KITCHEN

6'9" x 16'0"
(2.0 x 4.8m)

BEDROOM 1

15'7" x 10'7"
(4.7 x 3.2m)

EN SUITE (BED 1)

5'1" x 7'2"
(1.5 x 2.2m)

BEDROOM 2

11'8" x 10'5"
(3.5 x 3.1m)

EN SUITE (BED 2)

5'1" x 7'2"
(1.5 x 2.2m)

BEDROOM 3

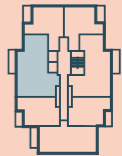
15'4" x 9'0"
(4.6 x 2.7m)

BATHROOM

6'8" x 7'2"
(2.0 x 2.2m)

BALCONY

4'11" x 17'6"
(1.5 x 5.3m)



LEVEL

13





CGI indicative only



APARTMENT SPECIFICATION

KITCHEN

Individually designed kitchens with soft-close doors and drawers

Matching worktops and full-height upstands[^]

Under-cabinet lighting

Single bowl sink and tap

Fully integrated Electrolux appliances including 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 hallway, kitchen, and bathroom

Pendant lighting in living area and bedrooms

Engineered flooring to hallway, kitchen and living/dining areas

Crittall 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 bath with shower and screen

Mirrored vanity unit

Chrome 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

Full-width mirror

Chrome 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



CGI indicative only

ADDITIONAL INFORMATION

SALES SUITE ADDRESS

245 Burlington Road
New Malden
KT3 4NE

Local authority

London 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 5000

Email

labrahams@wslaw.co.uk

Address

Arbor, 255 Blackfriars Road,
London SE1 9AX

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 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, 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. See "<http://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. 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.



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