



1, 2 & 3 BEDROOM HOMES AVAILABLE
STARTING PRICE FROM £379,500

STERLING PLACE, NEW MALDEN, KT3
LEASEHOLD 999 YEARS





STERLING PLACE

BURLINGTON ROAD, NEW MALDEN, SURREY KT3

Sterling Place by Barratt London is a brand-new collection of high-quality 1, 2 and 3-bedroom homes, offering an idyllic South West London lifestyle and homes centred around landscaped gardens.

The development 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.

LOCATION

Located in the heart of south-west London, Sterling Place is located just a 10 minute walk from Motspur Park station (providing direct South Western services to London Waterloo in 25 minutes) and Raynes Park station is just a short stroll away. 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.

HISTORY

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.





APARTMENT SPECIFICATION

KITCHEN

- Individually designed kitchens with soft-close doors and drawers
- Matching worktops and full height upstands
- Under-cabinet lighting
- Stainless steel single bowl sink and chrome tap
- Fully integrated appliances including single oven, ceramic hob, extractor, dishwasher and fridge and freezer

GENERAL

- Video door entry
- Fibre broadband connectivity
- BT TV/Sky+/FM/data connectivity in Living Area
- Spotlights in kitchen and bathroom(s)
- Pendant lighting in hallway, living area and bedrooms
- Pergo flooring to hallway, kitchen and living/dining areas
- Crittall style windows

BEDROOMS

- TV and data point in main bedroom
- Carpet to bedrooms

BATHROOMS

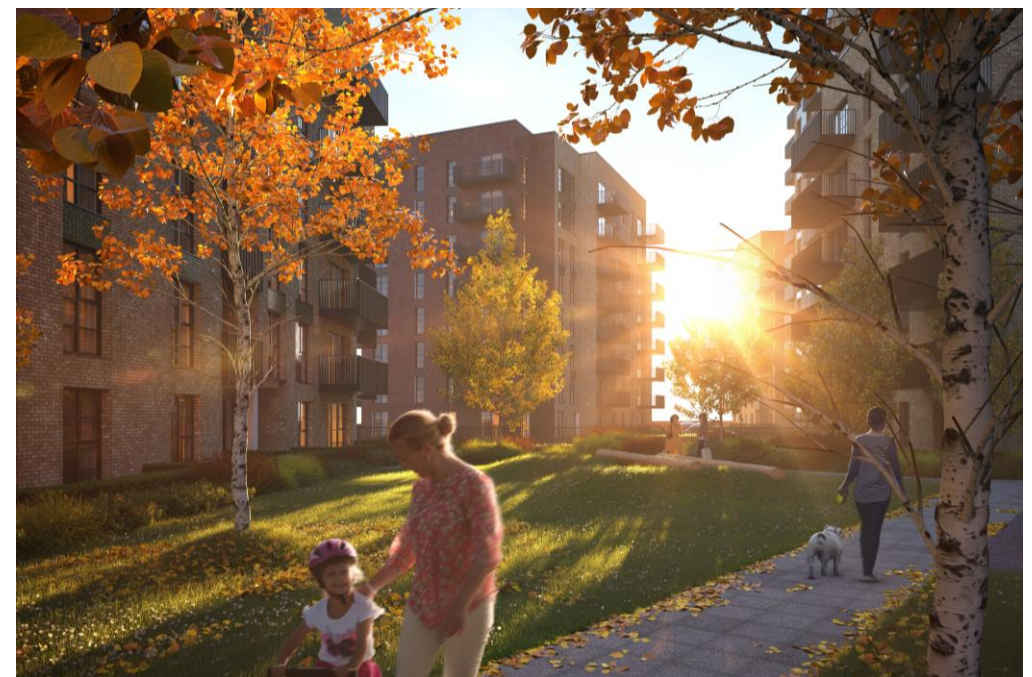
- White semi-recessed wash hand basin
- Back-to-wall WC pan with soft-close WC seat
- Concealed cistern and dual flushplate
- White steel bath
- Heated towel rail
- Shaver socket
- Ceramic floor and wall tiles
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ENSUITE

- White semi-recessed wash hand basin
- Back-to-wall WC pan with soft-close WC seat
- Concealed cistern and dual flushplate
- White shower tray
- Chrome-hinged shower doors
- 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



ADDITIONAL INFORMATION

ADDRESS

269 Burlington Road, New Malden, London, KT3 4BS

LOCAL AUTHORITY

London Borough of Merton

RESERVATION DEPOSIT

£2,000*

TERMS OF PAYMENT

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

COMPLETION DATE OF BROOKSIDE APARTMENTS

Q4 2025 / Q1 2026

OVERALL COMPLETION DATE OF STERLING PLACE

2027

SERVICE CHARGE

£2.80 psf fixed for first two years

TENURE

999 years lease from 2023

GROUND RENT

£0

PARKING

Parking available at an additional cost

BUILDING WARRANTY

10 years NHBC**

ARCHITECTS

Chapman Taylor

*Reservation deposit is refundable subject to admin costs incurred by Barratt London. **First two years covered by Builder Warranty & NHBC Guarantee or similar. Years three-ten covered by NHBC insurance or similar. Full exclusion and limitations can be found on the NHBC website.

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