SPRINGFIELD

PLACE

SW17

DISCOVER YOUR SOUTH WEST LONDON LIFESTYLE

BARRATT
LONDON

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WELCOME TO SPRINGFIELD PLACE

Ideally located between Earlsfield and Tooting Bec, Springfield Place will bring a fantastic collection of new homes to one of south west London's most desirable property hotspots.

SW17

Springfield Place is part of an exciting new residential village in a hugely popular south-west London destination.

The development will provide a superb mix of one, two and three-bedroom apartments, and two and three-bedroom houses, all with private outdoor space and each designed for modern living with bright, flowing interiors.

With a range of new homes to choose from, a fantastic array of local amenities, and excellent transport links – Tooting Bec Underground, Wandsworth Common, and Earlsfield stations are all within easy walking distance – discover your south west London lifestyle at Springfield Place.

THE VERY BEST OF SOUTH-WEST LONDON

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Springfield Place will form part of the wider Springfield Village redevelopment. Located within the former grounds of Springfield University Hospital, the new neighbourhood, which effectively connects Tooting Bec to Earlsfield and Wandsworth Common, will include a brand new 32-acre park, a public square, carefully restored Grade II listed buildings, new commercial space and provision for a new primary school.

Located within London's Zone 3, and a residential area hailed by the Evening Standard Homes and Property Magazine as one of the Capital's highly desirable hotspots, Springfield Place will bring a collection of 232 new homes to this vibrant new neighbourhood.

DISCOVER LONDON ON YOUR DOORSTEP

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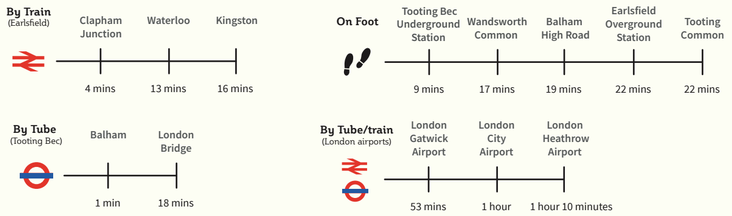
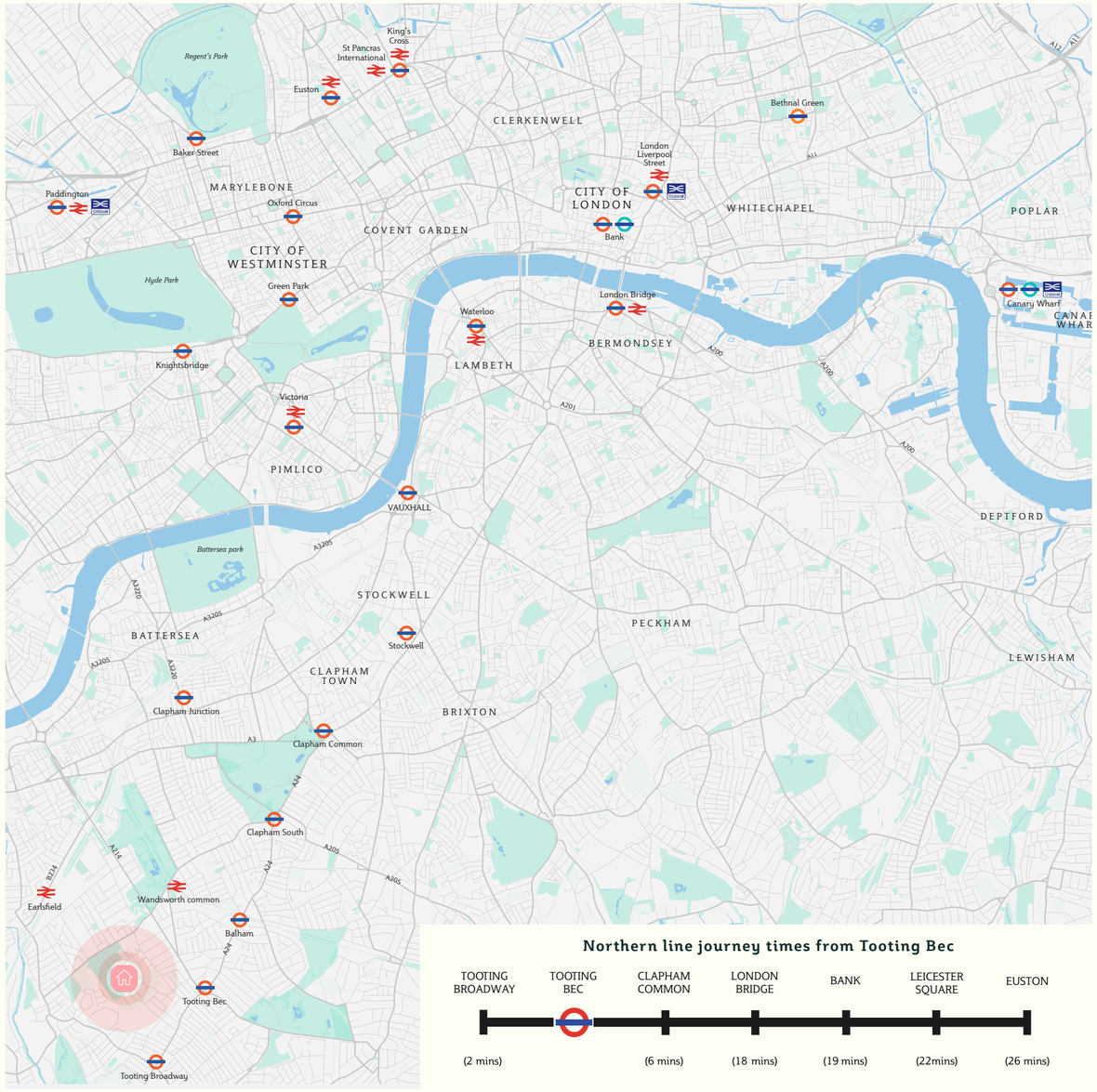
Springfield Place is spoilt for choice when it comes to transport connections. Tooting Bec Underground Station is just a 9-minute walk away, with national rail services available from Earlsfield and Wandsworth Common Stations around 20 minutes by foot.

The site also benefits from frequent local bus services across the Capital, as well as a proposed Crossrail route stopping at either Tooting Broadway or Balham.

Along with storage space for 450 bicycles, there are 152 car parking spaces available across Springfield Place, meaning travelling further afield is easy as well. Quick access to the M25 allows you to branch out across the UK's motorway network in no time at all.





EXPLORING CENTRAL LONDON

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Discover some of the attractions that make London such a wonderful place to live – many are just 30 minutes away from Springfield Place.

WORLD-RENOWNED SHOPPING

From the boutiques of Bond Street to the legendary tailors of Savile Row, the West End has much to offer. Alternatively, head to Knightsbridge for Harrods – a famous landmark for all things luxury.

EXPLORE THE SOUTHBANK

Stretching all the way from Waterloo to London Bridge, London's Southbank is a great place to feel the buzz of the city. It's home to an eclectic array of sights, bars and eateries – including Tate Modern and Borough Market, where over 100 food and drink stalls cater to every taste.

THEATRES AND CULTURE

Head into town to see a show. Whether you prefer a West End musical, Shakespeare at The Globe or a production at the National Theatre, world-class entertainment is only a short journey away.

SONY

THE CASTLE

An historic setting to socialise with friends, the 200-year-old Castle pub on Tooting High Street boasts a beautiful covered and heated beer garden, complete with mini Castle huts

CHEZ BRUCE

Enjoy fine dining in style at the Michelin-starred Chez Bruce. Offering high-end modern French cuisine, this acclaimed restaurant occupies an enviable setting overlooking Wandsworth Common.

TOOTING MARKET

The famed Tooting Market, open seven days a week, is home to a dazzling array of shops and stalls specialising in everything from vintage clothes and jewellery to Caribbean groceries and street food.

BELLEVUE ROAD

Whether you're after high-end fashion, contemporary art or a great brunch spot, Bellevue Road is an attractive parade of boutique shops and eateries running along the edge of Wandsworth Common.

SHOP, DINE OUT AND UNWIND

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Located just a stone's throw from Tooting Broadway, Earlsfield and Wandsworth Common, enjoy cafés, street food stalls, gastro pubs and even a Michelin-star restaurant just minutes from your front door.

The local area also offers a fantastic choice for retail therapy, from independent boutiques and high end fashion, to historic markets and high street names.

HEALTHY OUTDOOR LIVING

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For anyone seeking an open air lifestyle, Springfield Village is ideally located.

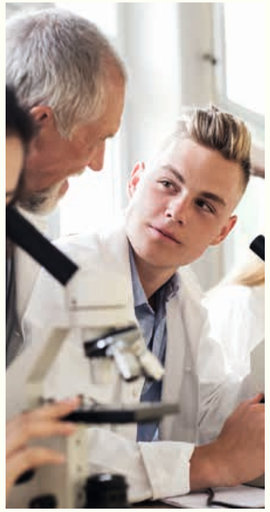
With 2,000 acres of green space in the local area, including the 32-acre park within Springfield Village itself – featuring café, trim trail, community gardens and ponds – there are lots of options for stretching the legs and enjoying a range of outdoor activities.

Nearby Tooting Common is home to a cycle trail and an extensive network of walking routes, as well as the iconic Tooting Bec Lido - the UK's largest freshwater swimming pool by surface area.

TOOTING COMMON

SPRINGFIELD PARK

CLAPHAM COMMON



A FIRST-CLASS EDUCATION

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Families living at Springfield Place will be delighted by the range of high-performing schooling options nearby. Along with provision for a new primary school within Springfield Village itself, the local area hosts a great selection of both independent and state schools. Finton House Prep School is less than a mile from Springfield Place, with Emanuel School just an eight-minute drive away.

London's internationally renowned universities are also all within easy reach once school has been completed thanks to the fantastic transport links to the centre of the Capital. Kings College, the London School of Economics, and Imperial College London all offer a range of specialist courses at the very highest level. The University of Cambridge is just 68 miles from Springfield Place and the University of Oxford is an easy 57-mile drive via the M4 and M40.

FINTON HOUSE SCHOOL

Located just a short walk from Springfield Place, leading independent preparatory school, Finton House provides a happy, nurturing environment for children of all abilities from ages 4 to 11. With a commitment to providing pastoral care and an outstanding education, "children are prepared to thrive in an ever-changing world".

EMANUEL SCHOOL

Founded in 1594 by Anne Sackville, Lady Dacre and Queen Elizabeth I, Emanuel School is an independent day school for boys and girls aged 10–18 just two miles from Springfield Place. The school "prides itself on being a genuine community of altruistic and aspirational young people and staff, one that shows kindness and respect to all".

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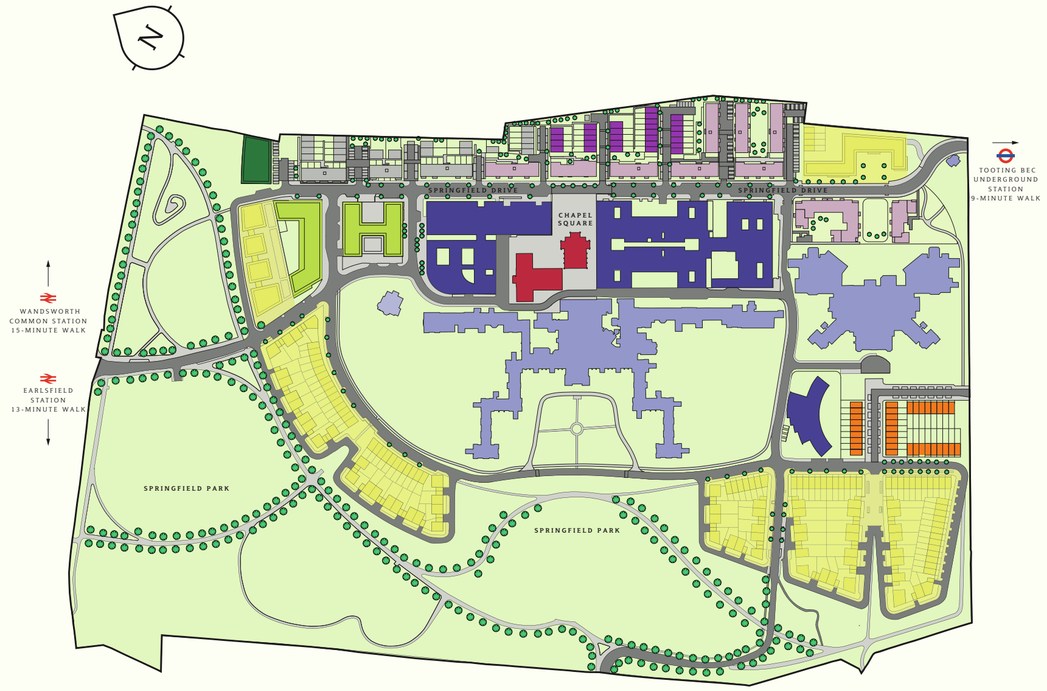
A BEAUTIFUL HOME.
A MODERN LIFESTYLE.

Springfield Place will include both apartment buildings and houses, set back on private mews streets.

Apartments will feature balconies and brick colour thoughtfully chosen to complement the wider Springfield Village – including an existing, listed chapel building set in a public square at the heart of the development.

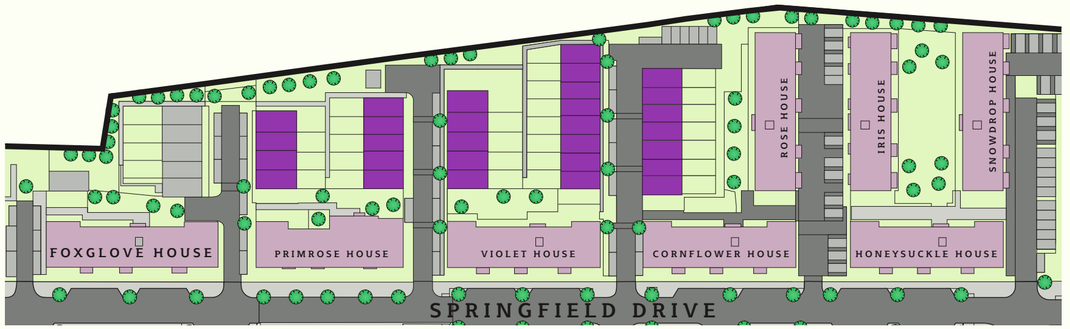
The ground floor of Primrose House, which faces the square, will also feature commercial space, adding to the vibrant community feel of the development. And as well as a 32-acre park, there will be seating areas, a pavilion café and play space, providing room for socialising and catering for younger age ranges.

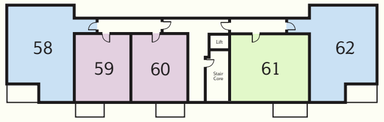
Whether you choose a one, two or three-bedroom apartment or house, you'll enjoy a home designed for functionality and modern living. Open-plan living areas deliver spacious interiors filled with natural light. Handleless kitchens feature modern, integrated appliances, while high-quality finishes in every room achieve a refined and stylish aesthetic throughout your new home.



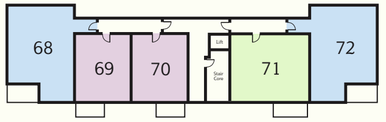
- Springfield Place apartments
- Springfield Place houses
- Affordable homes
- Proposed primary school
- Care home
- Hospital buildings
- Existing residential
- Residential conversion
- Commercial
- Future residential

FOXGLOVE HOUSE

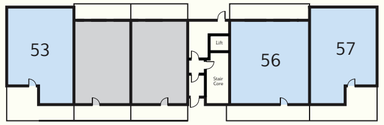




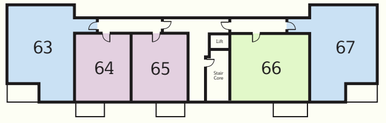
Level 1



Level 3



Ground Level

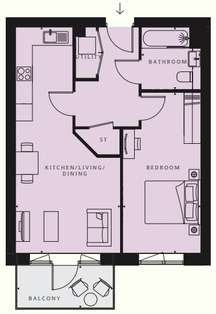


Level 2

- Affordable homes
- One-bedroom apartment
- Two-bedroom apartment
- Three-bedroom apartment

FOXGLOVE HOUSE

1 BEDROOM APARTMENT



Level 1

Level 2

Level 3

PLOTS 59, 64 & 69

Kitchen/Living/Dining
26'1" x 12'1" (7945 x 3686mm)

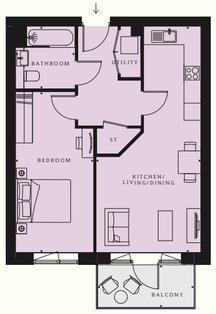
Bedroom
18'6" x 9'0" (5645 x 2750mm)

Bathroom
7'3" x 6'11" (2200 x 2100mm)

FLOOR AREA
557.37 sq ft (51.78 sq m)

Balcony
11'1" x 4'11" (3385 x 1500mm)

1 BEDROOM APARTMENT



Level 1

Level 2

Level 3

PLOTS 60, 65 & 70

Kitchen/Living/Dining
26'1" x 12'1" (7945 x 3686mm)

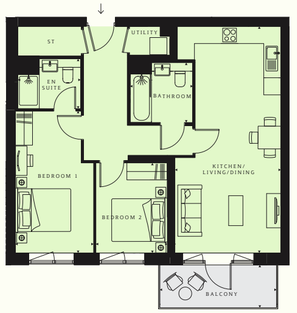
Bedroom
18'6" x 9'0" (5645 x 2750mm)

Bathroom
7'3" x 6'11" (2200 x 2100mm)

FLOOR AREA
557.37 sq ft (51.78 sq m)

Balcony
11'1" x 4'11" (3385 x 1500mm)

2 BEDROOM APARTMENT



Level 1

Level 2

Level 3

PLOTS 61, 66 & 71

Kitchen/Living/Dining
26'1" x 12'2" (7945 x 3715mm)

Bedroom 1
16'4" x 9'0" (4980 x 2745mm)

En suite
7'3" x 5'9" (2200 x 1750mm)

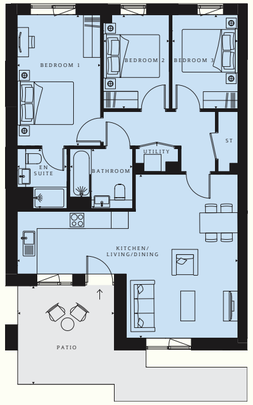
Bedroom 2
10'4" x 8'3" (3160 x 2505mm)

Bathroom
7'3" x 6'11" (2200 x 2100mm)

FLOOR AREA
793.34 sq ft (73.70 sq m)

Balcony
13'5" x 4'11" (4100 x 1500mm)

3 BEDROOM APARTMENT



Ground level

PLOT 53

Kitchen/Dining/Living
25'5" x 18'10" (7745 x 5745mm)

Bedroom 1
15'1" x 9'7" (4600 x 2925mm)

En suite
6'11" x 5'9" (2100 x 1750mm)

Bedroom 2
10'10" x 7'7" (3300 x 2310mm)

Bedroom 3
10'10" x 7'7" (3300 x 2310mm)

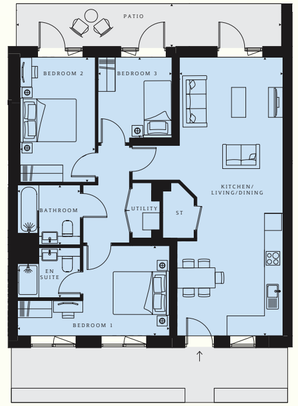
Bathroom
7'3" x 6'11" (2200 x 2100mm)

FLOOR AREA
853.16 sq ft (79.26 sq m)

Patio
11'4" x 11'1" (3450 x 3385mm)

FOXGLOVE HOUSE

3 BEDROOM APARTMENT



Ground level

PLOT 56

Kitchen/Dining/Living
32'1" x 11'11" (9770 x 3630mm)

Bedroom 1
17'6" x 10'4" (5330 x 3160mm)

En suite
7'3" x 5'9" (2200 x 1750mm)

Bedroom 2
14'5" x 8'8" (4381 x 2635mm)

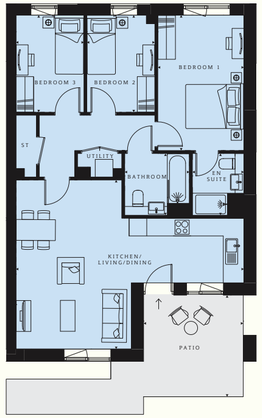
Bedroom 3
9'3" x 8'6" (2830 x 2590mm)

Bathroom
7'3" x 6'11" (2200 x 2100mm)

FLOOR AREA
974.75 sq ft (90.56 sq m)

Patio
30'6" x 4'11" (9300 x 1500mm)

3 BEDROOM APARTMENT



Ground level

PLOT 57

Kitchen/Dining/Living
25'5" x 18'10" (7745 x 5745mm)

Bedroom 1
15'1" x 9'7" (4600 x 2925mm)

En suite
6'11" x 5'9" (2100 x 1750mm)

Bedroom 2
10'10" x 7'7" (3300 x 2310mm)

Bedroom 3
10'10" x 7'7" (3300 x 2310mm)

Bathroom
7'3" x 6'11" (2200 x 2100mm)

FLOOR AREA
853.16 sq ft (79.26 sq m)

Patio
11'4" x 11'1" (3450 x 3385mm)

3 BEDROOM APARTMENT

Level 1

Level 2

Level 3

PLOTS 58, 63 & 68

Kitchen/Living/Dining
25'5" x 15'2" (7745 x 4625mm)

Bedroom 1
14'4" x 9'0" (4365 x 2750mm)

En suite
6'11" x 5'9" (2100 x 1750mm)

Bedroom 2
11'4" x 8'8" (3450 x 2650mm)

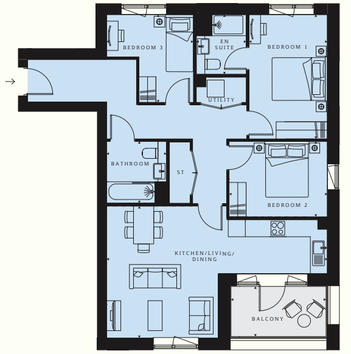
Bedroom 3
10'2" x 10'0" (3085 x 3045mm)

Bathroom
7'2" x 6'11" (2175 x 2100mm)

FLOOR AREA
897.63 sq ft (83.39 sq m)

Balcony
10'11" x 5'9" (3333 x 1758mm)

3 BEDROOM APARTMENT



Level 1

Level 2

Level 3

PLOTS 62, 67 & 72

Kitchen/Dining/Living
25'5" x 15'2" (7745 x 4625mm)

Bedroom 1
14'4" x 9'0" (4365 x 2750mm)

En suite
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Bedroom 2
11'4" x 8'8" (3450 x 2650mm)

Bedroom 3
10'2" x 10'0" (3085 x 3045mm)

Bathroom
7'2" x 6'11" (2175 x 2100mm)

FLOOR AREA
897.63 sq ft (83.39 sq m)

Balcony
10'11" x 5'9" (3333 x 1758mm)

SPRINGFIELD PLACE

APARTMENT SPECIFICATION

KITCHEN

Individually designed contemporary kitchens with soft-close doors and drawers

Colour choice of wall and base units*

Matching worktops and upstands

Under-cabinet lighting

Stainless steel single bowl sink and chrome tap

Fully integrated appliances including single oven, ceramic hob, dishwasher, fridge freezer and extractor hood

EN SUITE

Sottini brassware

White semi-recessed wash hand basin

Back-to-wall WC pan with soft-close WC seat

Concealed cistern and dual flushplate

White shower tray

Heated towel rail

Shaver socket

Porcelain wall and floor tiles

BATHROOM

Sottini brassware

White semi-recessed hand basin

Back-to-wall WC pan with soft-close WC seat

Concealed cistern and dual flushplate

Bath screen and thermostatic shower above bath to one-bathroom apartments only

White acrylic bath

Heated towel rail

Shaver socket

Porcelain wall and floor tiles

BEDROOMS

TV connectivity to Bedroom 1

GENERAL

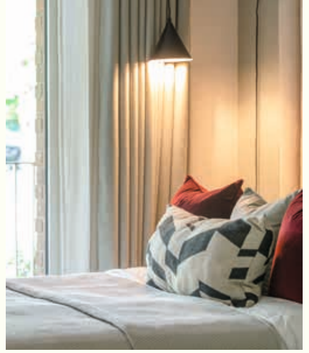
Video door entry

BT TV/Virgin TV/FM connectivity to living area

Superfast broadband (subject to subscription)

Flooring included throughout

*Subject to build stage



ADDITIONAL INFORMATION

ADDRESS

Springfield Place, Glenburnie Road, London SW17 7DJ

Local authority
London Borough of Wandsworth

ESTIMATED CHARGES

Estimated service charge per annum
1-bedroom apartment £1710
2-bedroom apartment £1941 to £2249
3-bedroom apartment £2207 to £2379

PARKING

Parking spaces for selected homes available at an additional cost, speak to a Sales Adviser for more details

MISCELLANEOUS

Building Warranty
10 year NHBC**

Length of lease
999 years

Estimated completion date
Summer 2022

Reservation deposit
£1,000
(£500 with Help to Buy^)

Terms of Payment
10% of purchase price payable on exchange (5% with Help to Buy^), balance of purchase price to be paid on completion.

VENDOR'S SOLICITOR

Winckworth Sherwood

Telephone
+44 (0)20 7593 5054

Address
Minerva House,
5 Montague Close,
London SE1 9BB

5 STAR HOME BUILDER CUSTOMER SATISFACTION HBF 2021 HOME BUILDERS FEDERATION

Help to Buy Backed by HM Government

THE CONSUMER CODE

The Consumer Code for Home Builders ("the Code"), which came into effect in April 2010, applies to all home builders registered with the UK's main new Home Warranty Bodies: NHBC, Premier Guarantee and LABC Warranty.

The Code gives protection and rights to purchasers of new homes. It requires all new home buyers to be treated fairly and ensure they are fully informed about their purchase before and after they sign the contract.

The aim of the Code is for all new home buyers to:

- be treated fairly
- know what levels of service to expect
- be given reliable information about their purchase and their consumer rights before and after they move in
- know how to access speedy, low-cost dispute resolution arrangements to deal with complaints about breaches of the Code

The Code reinforces best practice among home builders to encourage a consistently high level of information and customer service. It builds on successful efforts already made by the industry to improve consumer satisfaction in recent years.

The Code covers every stage of the home-buying purchase – pre-contract, exchange of contract and during occupation.

We are committed to the Consumer Code for Home Builders. For more information on the Consumer Code for Home Builders, please visit consumercode.co.uk

CONSUMER CODE FOR HOME BUILDERS
www.consumercode.co.uk

WHY BARRATT LONDON?

SW17

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 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.

*We are the only major national housebuilder to be awarded this award 12 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 three-ten covered by NHBC insurance or similar. Full exclusions and limitations can be found on the NHBC website. ^Limited availability, selected plots only. Subject to status, terms and conditions apply. See www.barrattthomes.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. Help to Buy London Scheme is available in London Boroughs up to £600,000. Please note that all images are for illustrative purposes only. Final elevations of the property purchased may differ from those shown. Images include optional upgrades at additional cost. 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, Springfield 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 December 2021. 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.

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0330 057 6666

SPRINGFIELD PLACE@BARRATTLONDON.COM

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