

SPRINGFIELD

PLACE SW17



Springfield Place

Discover your south west London lifestyle

SPRINGFIELD PLACE \\\ WANDSWORTH SW17 \\
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BARRATT
— LONDON —



Welcome to Springfield Place

Springfield Place is part of an exciting new residential village in Tooting Bec – a family-friendly district in the borough of Wandsworth, south west London.

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, the development comprises 232 homes in a vibrant new neighbourhood. The borough is also known for consistently having one of the country's lowest council-tax rates.

Springfield Place offers 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.

A generous number of parking spaces are available on site, as is access to a brand-new 32-acre park, forming part of the wider Springfield Village development. The development, which effectively connects Tooting Bec to Earlsfield and Wandsworth Common, will also include a public square, carefully restored Grade II listed buildings, new commercial space and provision for a new primary school.

With a fantastic array of local amenities and excellent transport links to choose from – Tooting Bec Underground, Wandsworth Common and Earlsfield stations are all within easy walking distance – Springfield Place promises quality living and an ideal location to call home.



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 largest house builder by volume, 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.

**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 12 years running. "we" refers to the Barratt Developments PLC group brands including Barratt London, Barratt Homes and David Wilson Homes.

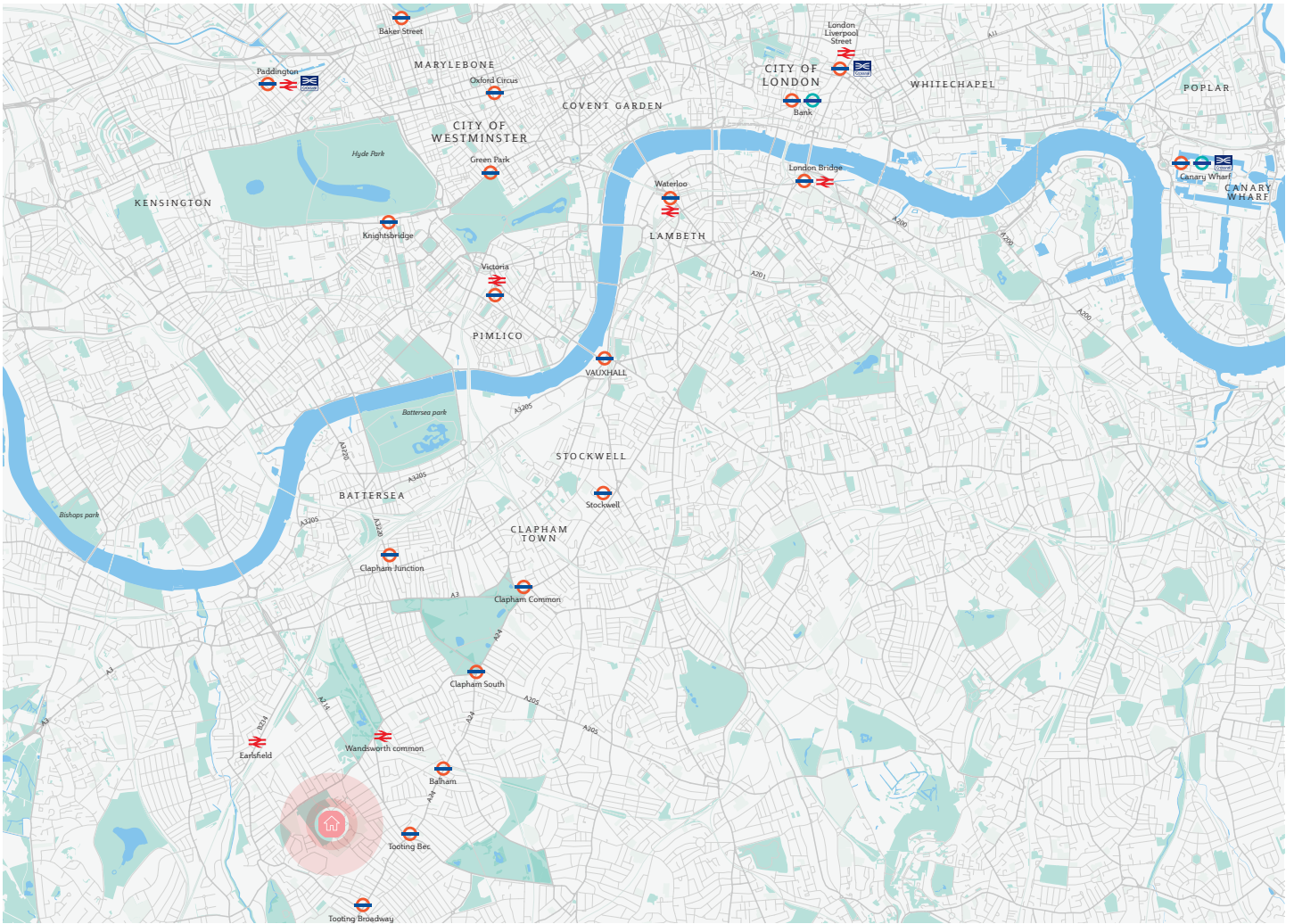
Site Plan

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



Apartments

- | | |
|----------------------|---------------------|
| 1. Bluebell House | 6. Rose House |
| 2. Buttercup House | 7. Cornflower House |
| 3. Snowdrop House | 8. Violet House |
| 4. Honeysuckle House | 9. Primrose House |
| 5. Iris House | 10. Foxglove House |



On Foot

- 9 minutes**
to Tooting Bec Underground station

- 17 minutes**
to Wandsworth Common station

- 13 minutes**
to Earlsfield station

- 22 minutes**
to Tooting Common

Tooting Bec Underground (Northern line):

- 1 minute**
to Balham

- 18 minutes**
to London Bridge

- 20 minutes**
to Oxford Circus

Earlsfield station:

- 4 minutes**
to Clapham Junction

- 13 minutes**
to Waterloo

- 16 minutes**
to Kingston

To London airports (by Tube/train)

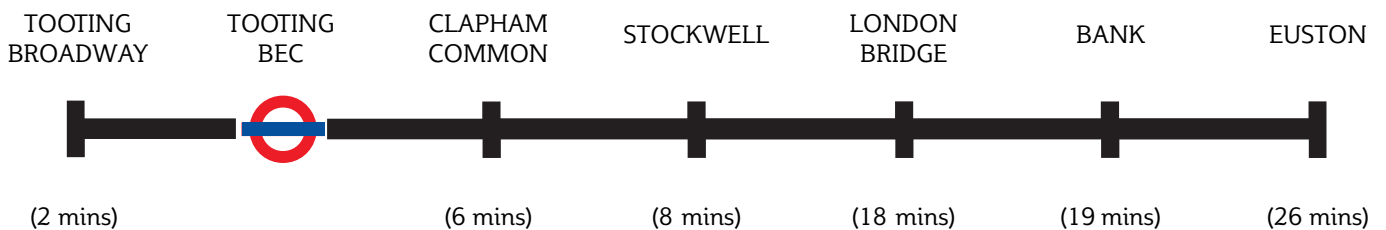
- 53 minutes**
to London Gatwick Airport

- 1 hour**
to London City Airport

- 1 hour 10 minutes**
to London Heathrow Airport

Travel times stated are approximated, sources: tfl.gov.uk and maps.google.com
Train and Underground times calculated from the stations and are approximate. Source: tfl.gov.uk

Journey times from Tooting Bec Underground





Additional information

Contact information

Address
Springfield Place, Glenburnie Road,
London SW17 7DJ

Telephone
0330 057 6666

Local authority

Wandsworth Borough Council

Vendor's solicitor

Winckworth Sherwood

Address
Minerva House
5 Montague Close
London SE1 9BB

Estimated charges

Estimated service charge per annum
TBC

Ground rents per annum
One, two and three-bedroom £0

Estimated communal heating system maintenance and consumption per annum
TBC

Council Tax 2021-2022

Band A £580.07
Band B £676.75
Band C £773.42
Band D £870.10
Band E £1,063.46
Band F £1,256.82
Band G £1,450.17
Band H £1,740.21

Miscellaneous

Building Warranty
10 year NHBC**

Length of lease
999 years

Architects
ATP Architects

Estimated completion date
2023

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

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