



**SPRINGFIELD**  
PLACE SW17



BLUEBELL HOUSE  
APARTMENTS

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DISCOVER YOUR SOUTH WEST LONDON LIFESTYLE

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BARRATT  
— LONDON —

WELCOME TO  
SPRINGFIELD PLACE



## Great connections and quality living in Tooting Bec

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, air 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.

Located within the former grounds of Springfield University Hospital, 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.

# Enviably well connected

With Underground and National Rail stations close by, as well as a proposed Crossrail route stopping at either Tooting Broadway or Balham, Springfield Place is spoilt for choice when it comes to transport connections. The development also neighbours the popular districts of Clapham and Wimbledon, and is just 6 miles south west of central London.

Clapham Junction – where passengers can change for services to the South Coast, and the South West.

The site also benefits from frequent local bus services to Clapham Junction, Battersea, Elephant & Castle and Wimbledon, with new routes also planned to operate through the site along Springfield Drive.

### Travelling further afield

For longer-distance journeys, Springfield Place is well served by a number of road networks, with access to the M5 via the A24 or A3. There are 152 car parking spaces available on site, with multiple entry points including Glenburnie Road to the south and Burntwood Lane to the north. For those flying, both Gatwick and London City airports are also reachable in less than an hour.

### By train and bus

Tooting Bec Underground Station is a 9-minute walk away, running Northern Line services to London Bridge in 18 minutes, and Oxford Circus in 20 minutes. Earlsfield Station, a brisk 22 minutes by foot, runs services to Waterloo Station in only 13 minutes. And Wandsworth Common Station, a 20-minute walk, runs services to London Victoria Station in 15 minutes, stopping after just 3 minutes at

### Walking distance

**9 minutes** to Tooting Bec Underground Station

**17 minutes** to Wandsworth Common

**19 minutes** to Tooting Broadway Underground Station

**22 minutes** to Earlsfield Overground Station

**22 minutes** to Tooting Common

### By Tube from Tooting Bec

**1 minute** to Balham

**18 minutes** to London Bridge

**20 minutes** to Oxford Circus

### By train from Earlsfield

**4 minutes** to Clapham Junction

**13 minutes** to Waterloo

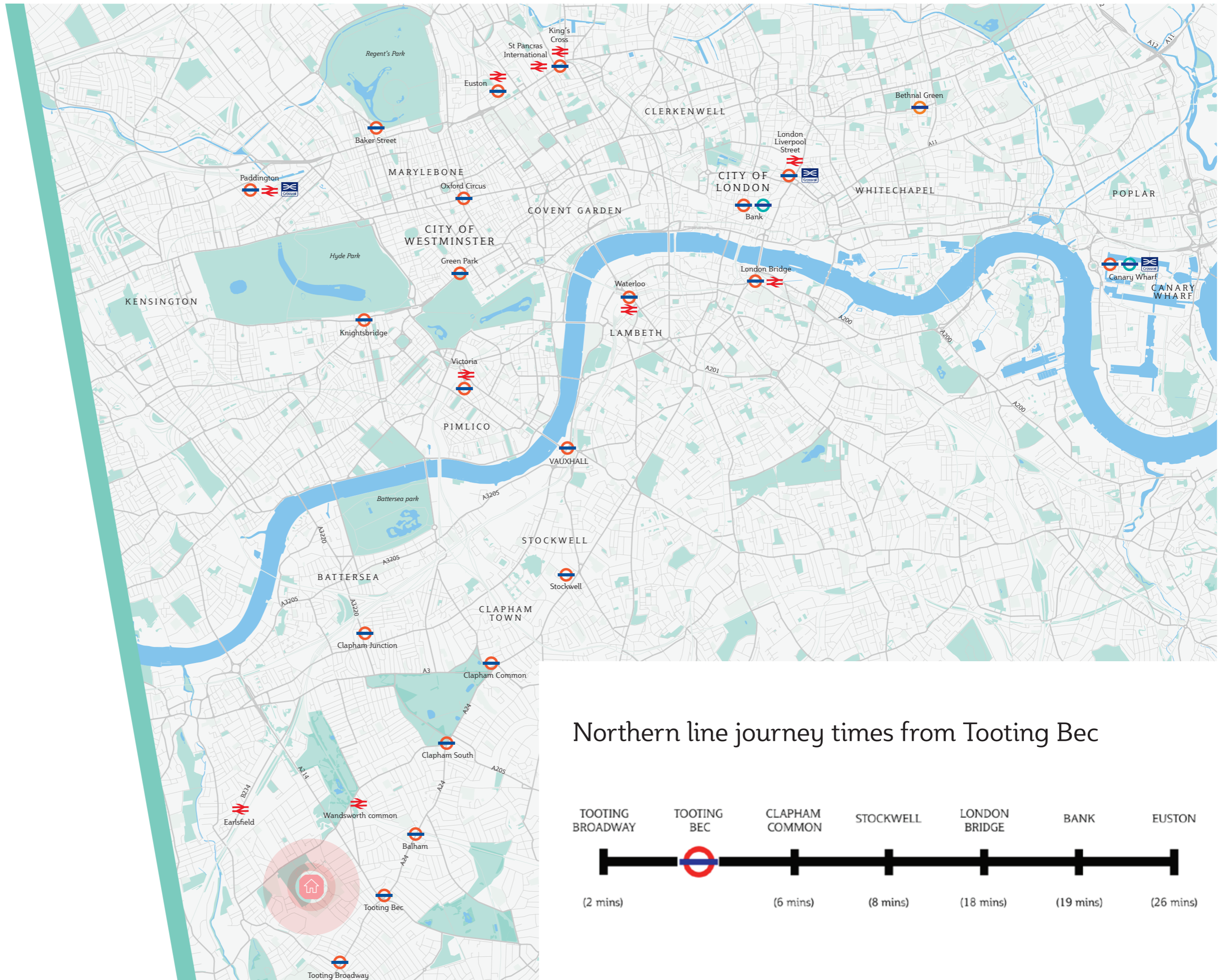
**16 minutes** to Kingston

### 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 are approximate. Sources: tfl.gov.uk and Maps.google.com



## The very best of south west London

A stone's throw from vibrant and eclectic Tooting Broadway, and situated in a low-rise Tooting Bec neighbourhood with acres of attractive parkland, Springfield Place delivers the perfect balance of buzzing sociability and residential tranquillity.

### Find life and soul

The famed Tooting Broadway market, open 7 days a week, is home to an array of cafés, bars, and restaurants, as well as shops and stalls specialising in everything from vintage clothes to Caribbean groceries and jewellery.

The surrounding area also offers a lively entertainment scene with several trendy bars and bistro pubs, including gastropub The Wheatsheaf by Tooting Bec Station, and the 200-year-old Castle pub on Tooting High Street. It's a veritable mecca for curry lovers too, with over 30 Indian, Pakistani and Sri Lankan restaurants. Modern Italian cuisine can be found at Rosmarino, while Mamma Dough dishes up sourdough pizzas to go, and Meat & Shake specialises in Southern barbecue flavours. Independently owned artisan café Green Monkey is also well worth a visit.

A Michelin-starred dining experience can be had at

nearby Chez Bruce, situated on an attractive parade of high-end shops and eateries – including several great brunch spots – overlooking Wandsworth Common. Tooting Common is perfect for a relaxed Sunday stroll and the venue for a number of popular annual festivals, including Foodival, as well as musical events and open-air concerts.

### Unwind outdoors

For those looking to break a sweat and keep fit, Tooting Leisure Centre is approximately one mile from Springfield Place, with a swimming pool, gym and a range of exercise classes. The Tooting Bec athletics track is similarly close by, and features a floodlit running track, 7-a-side football pitches and its own fitness studio. Anyone with an appetite for open-air swimming will want to visit the iconic Tooting Bec Lido, the UK's largest freshwater swimming pool by surface area and over 90 metres in length.

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 also home to a cycle trail and an extensive network of walking routes.





## Tastefully designed homes

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

Apartments will overlook the landscaped communal gardens, with 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 sociability 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 from floor-to-ceiling windows. Handleless kitchens feature modern, integrated appliances, while high-quality finishes in every room achieve a refined and stylish aesthetic throughout your new home.

The new 32-acre Springfield Park (credit Barton Willmore)



Image depicts previous Barratt London development



Image depicts previous Barratt London development

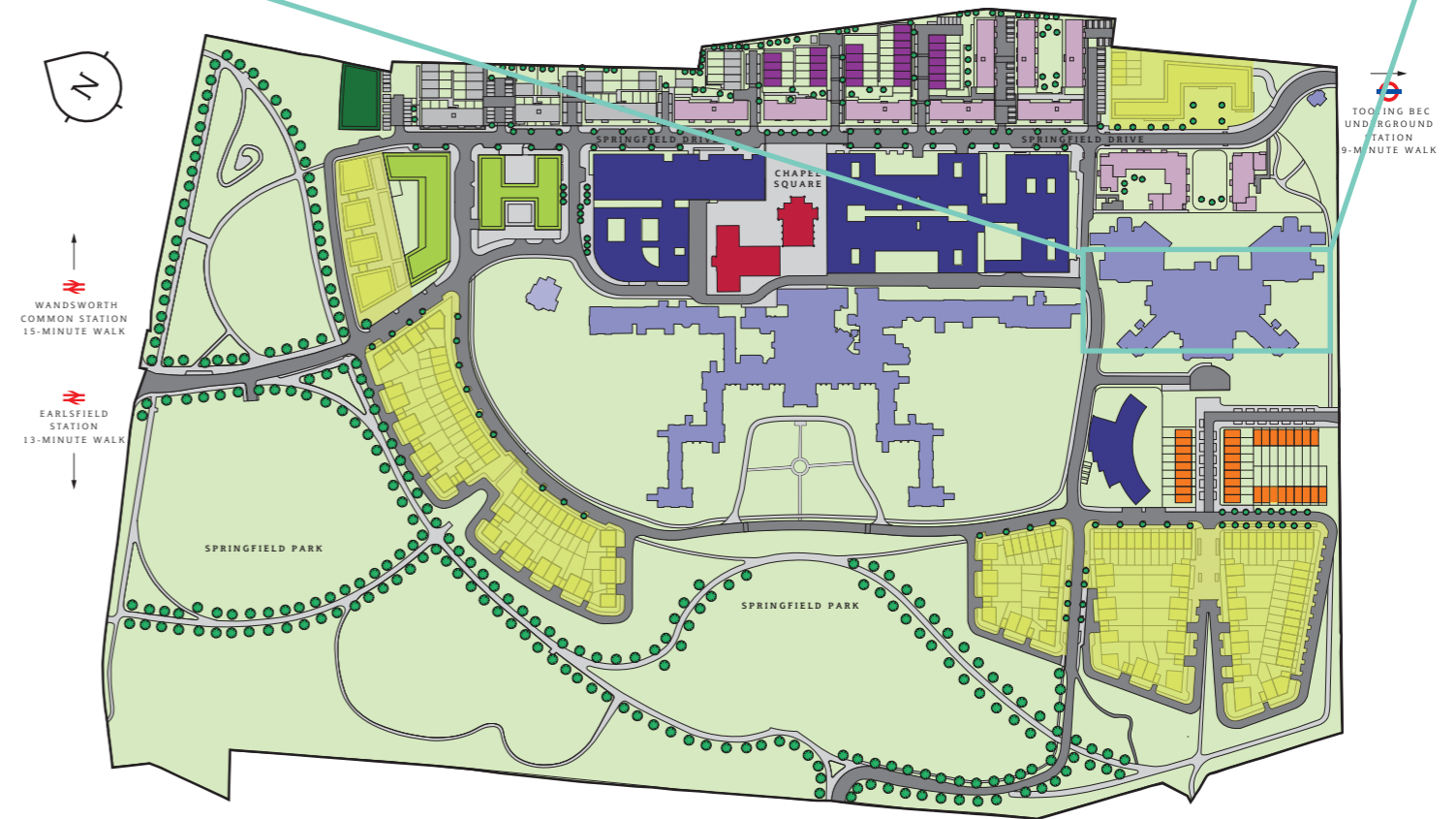
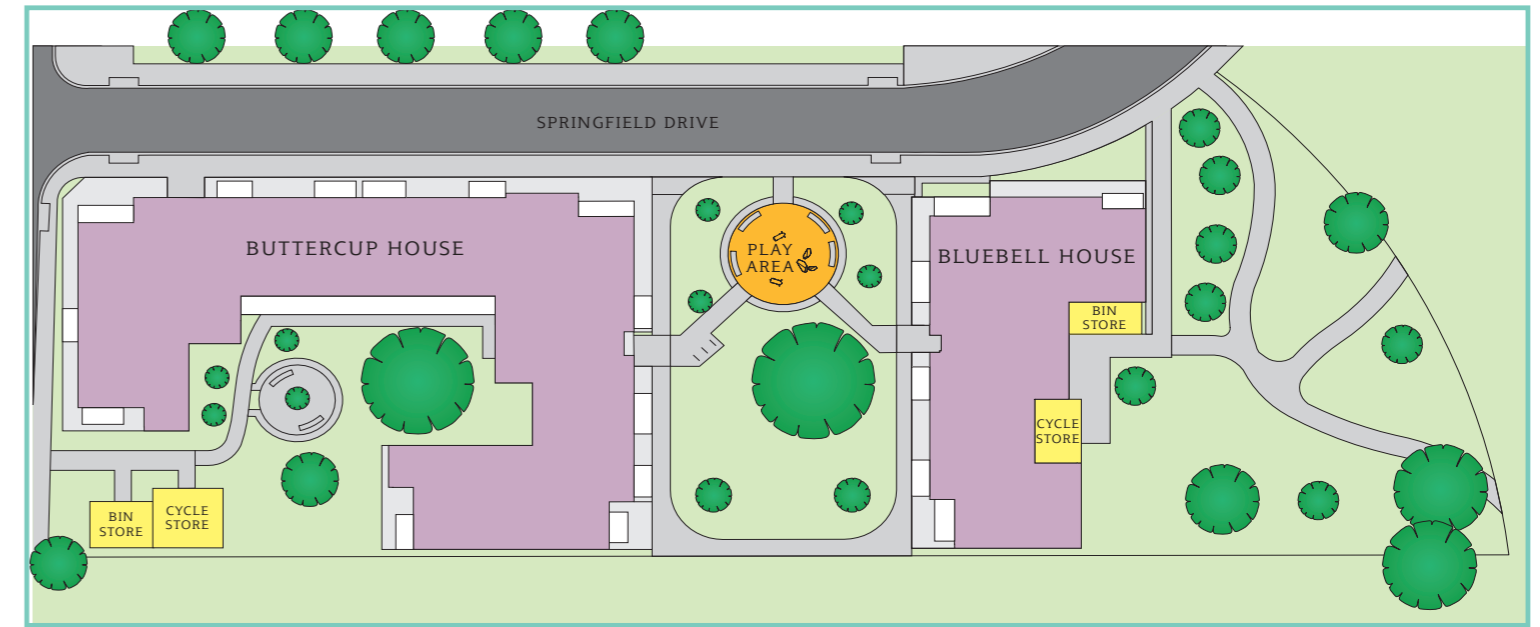






BLUEBELL HOUSE  
APARTMENTS

Site plan

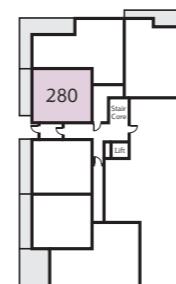
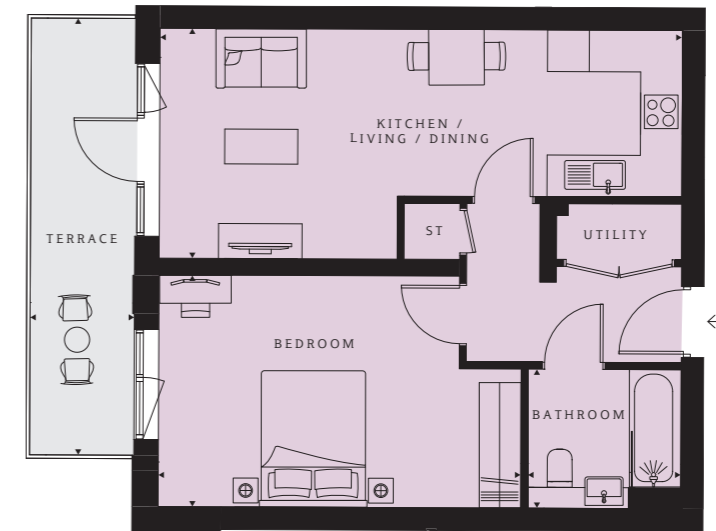


- |                              |                        |                    |
|------------------------------|------------------------|--------------------|
| Springfield Place apartments | Care home              | Commercial         |
| Springfield Place houses     | Hospital buildings     | Future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



Bluebell House is a collection of 22 one and two-bedroom apartments overlooking landscaped gardens. Each home includes outdoor space, featuring either a private balcony or terrace.

## Bluebell House 1-bedroom apartment



Ground Level

### PLOT 280

**Kitchen/Living/Dining**  
24'7" x 10'9" (7510 x 3298mm)

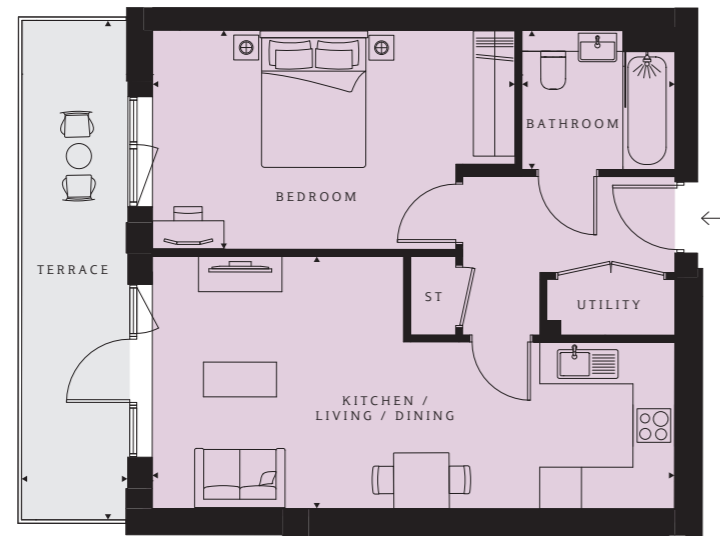
**Bedroom**  
17'1" x 10'11" (5210 x 3333mm)

**Bathroom**  
7'2" x 6'6" (2200 x 2000mm)

**FLOOR AREA**  
556 sq ft (51.67 sq m)

**Terrace**  
20'7" x 4'10" (6280 x 1475mm)

Bluebell House  
1-bedroom apartment



**PLOT 278**

**Kitchen/Living/Dining**  
24'7" x 11'10" (7510 x 3630mm)

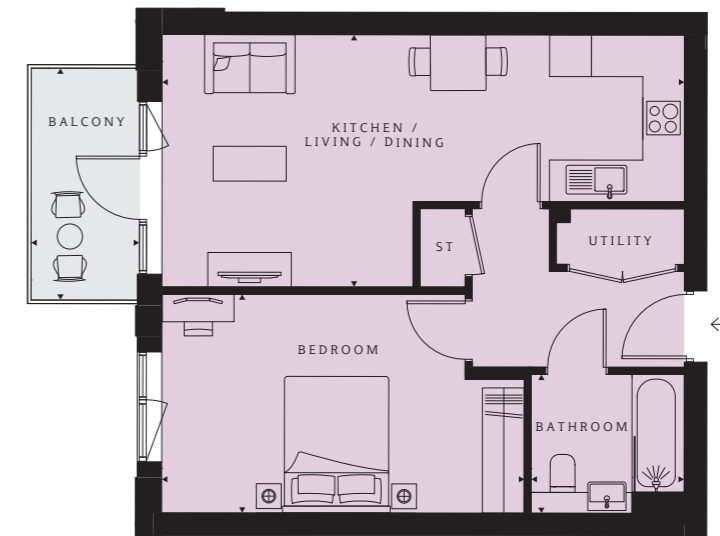
**Bedroom**  
17'1" x 10'4" (5210 x 3150mm)

**Bathroom**  
7'2" x 6'6" (2200 x 2000mm)

**FLOOR AREA**  
556 sq ft (51.67 sq m)

**Terrace**  
23'6" x 4'11" (7181 x 1500mm)

Bluebell House  
1-bedroom apartment



**PLOTS 285, 291, 296**

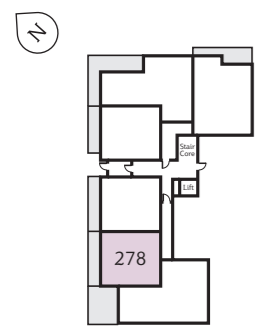
**Kitchen/Living/Dining**  
24'7" x 11'11" (7510 x 3650mm)

**Bedroom**  
17'1" x 10'4" (5210 x 3150mm)

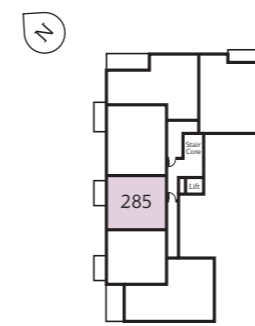
**Bathroom**  
7'2" x 6'6" (2200 x 2000mm)

**FLOOR AREA**  
556 sq ft (51.67 sq m)

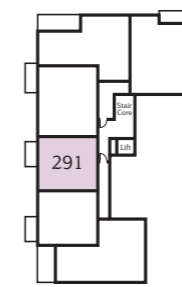
**Balcony**  
10'11" x 4'11" (3327 x 1499mm)



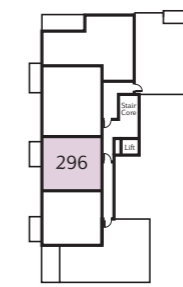
Ground Level



Level 1

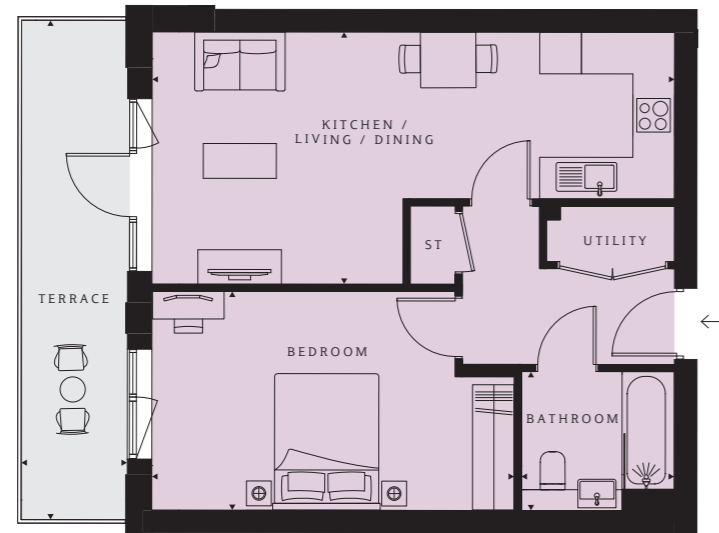


Level 2



Level 3

Bluebell House  
1-bedroom apartment



**PLOT 279**

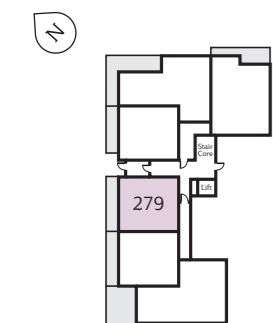
**Kitchen/Living/Dining**  
24'7" x 11'10" (7510 x 3630mm)

**Bedroom**  
17'1" x 10'4" (5210 x 3150mm)

**Bathroom**  
7'2" x 6'6" (2200 x 2000mm)

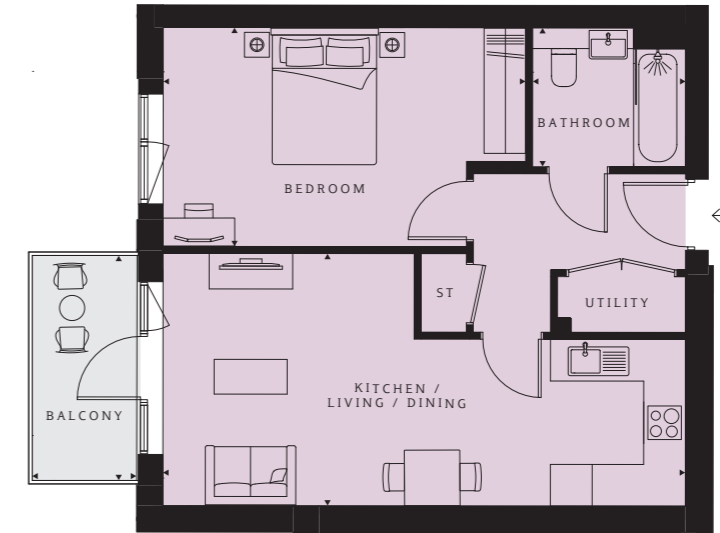
**FLOOR AREA**  
556 sq ft (51.67 sq m)

**Terrace**  
23'6" x 4'11" (7181 x 1500mm)



Ground Level

Bluebell House  
1-bedroom apartment



**PLOTS 284, 290, 295**

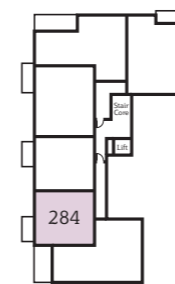
**Kitchen/Living/Dining**  
24'7" x 11'11" (7510 x 3650mm)

**Bedroom**  
17'1" x 10'4" (5210 x 3150mm)

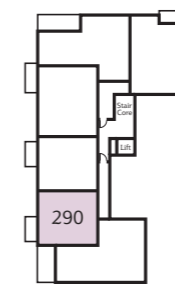
**Bathroom**  
7'2" x 6'6" (2200 x 2000mm)

**FLOOR AREA**  
556 sq ft (51.67 sq m)

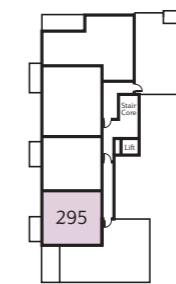
**Balcony**  
10'7" x 4'11" (3235 x 1500mm)



Level 1



Level 2



Level 3

Bluebell House  
2-bedroom apartment



**PLOT 277**

**Kitchen/Living/Dining**  
17'0" x 15'0" (5180 x 4550mm)

**Bedroom 1**  
18'8" x 9'0" (5710 x 2750mm)

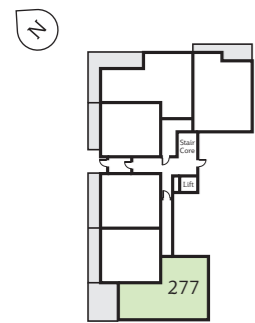
**En suite**  
7'2" x 5'1" (2200 x 1550mm)

**Bedroom 2**  
11'5" x 11'0" (3495 x 3340mm)

**Bathroom**  
7'2" x 6'10" (2200 x 2100mm)

**FLOOR AREA**  
790 sq ft (73.41 sq m)

**Terrace**  
15'3" x 12'3" (4650 x 3750mm)



Ground Level

Bluebell House  
2-bedroom apartment



**PLOT 282**

**Kitchen/Living/Dining**  
20'1" x 12'11" (6135 x 3950mm)

**Bedroom 1**  
12'4" x 11'2" (3770 x 3425mm)

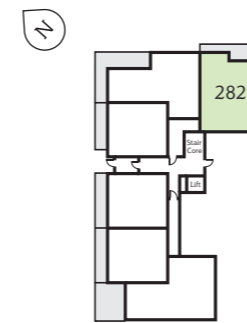
**En suite**  
7'2" x 5'0" (2200 x 1530mm)

**Bedroom 2**  
12'11" x 8'9" (3950 x 2675mm)

**Bathroom**  
7'2" x 6'10" (2200 x 2100mm)

**FLOOR AREA**  
758 sq ft (70.40 sq m)

**Terrace**  
25'5" x 6'9" (7753 x 2075mm)



Ground Level

Bluebell House  
2-bedroom apartment



**PLOTS 286, 292, 297**

**Kitchen/Living/Dining**  
24'7" x 10'10" (7510 x 3308mm)

**Bedroom 1**  
17'1" x 9'1" (5210 x 2770mm)

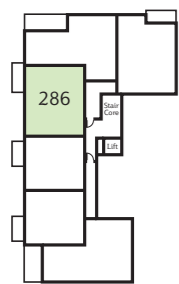
**En suite**  
7'3" x 5'1" (2220 x 1550mm)

**Bedroom 2**  
13'4" x 8'11" (4080 x 2723mm)

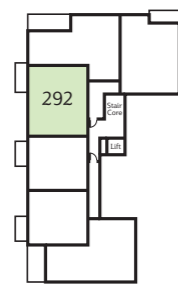
**Bathroom**  
7'2" x 6'10" (2200 x 2100mm)

**FLOOR AREA**  
737 sq ft (68.49 sq m)

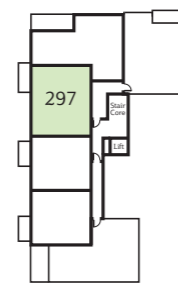
**Balcony**  
13'1" x 4'11" (4010 x 1500mm)



Level 1

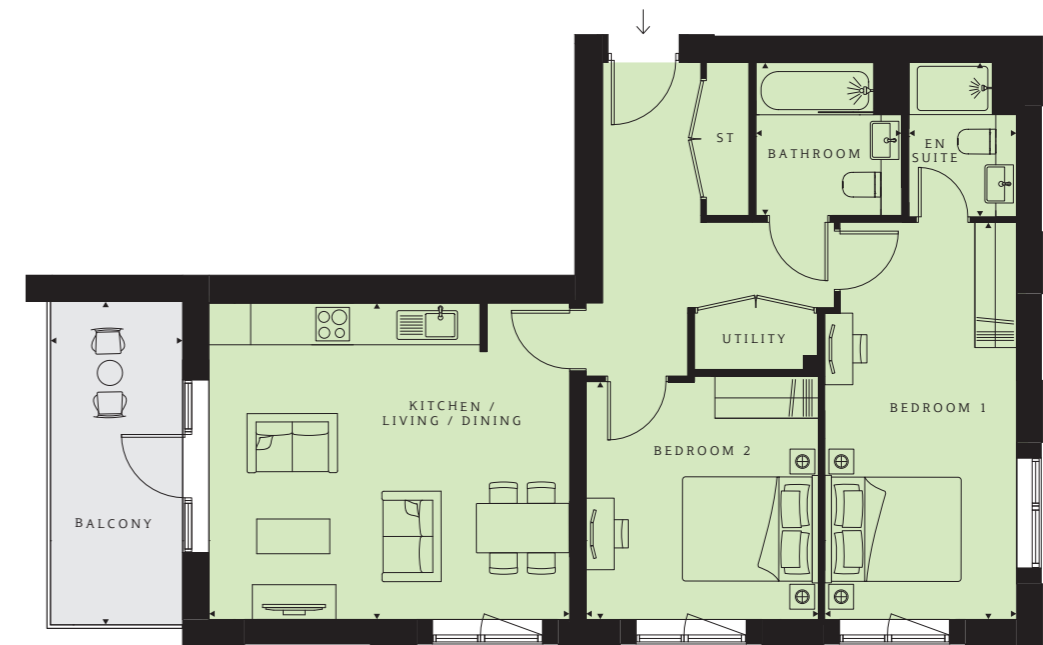


Level 2



Level 3

Bluebell House  
2-bedroom apartment



**PLOTS 283, 289**

**Kitchen/Living/Dining**  
17'0" x 14'11" (5185 x 4550mm)

**Bedroom 1**  
18'8" x 9'0" (5710 x 2760mm)

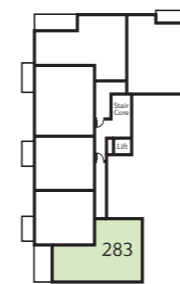
**En suite**  
7'3" x 5'1" (2220 x 1550mm)

**Bedroom 2**  
11'5" x 10'11" (3495 x 3350mm)

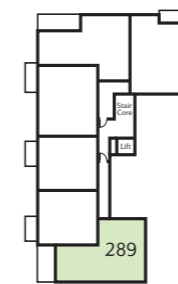
**Bathroom**  
7'2" x 6'10" (2200 x 2100mm)

**FLOOR AREA**  
790 sq ft (73.41 sq m)

**Balcony**  
15'3" x 6'2" (4650 x 1900mm)

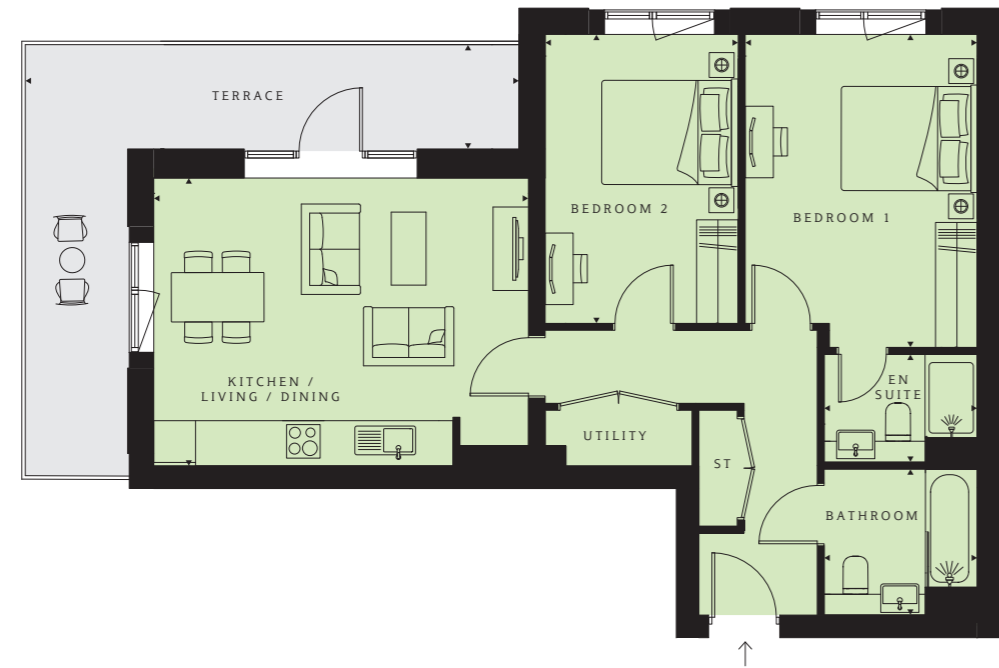


Level 1



Level 2

Bluebell House  
2-bedroom apartment



**PLOT 281**

**Kitchen/Living/Dining**  
17'8" x 13'7" (5385 x 4140mm)

**Bedroom 1**  
14'9" x 10'11" (4500 x 3335mm)

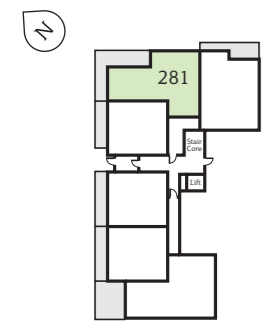
**En suite**  
7'2" x 5'1" (2200 x 1550mm)

**Bedroom 2**  
13'7" x 9'1" (4155 x 2775mm)

**Bathroom**  
7'2" x 6'10" (2200 x 2100mm)

**FLOOR AREA**  
758 sq ft (70.40 sq m)

**Terrace**  
23'3" x 4'11" (7100 x 1500mm)



Ground Level

Bluebell House  
2-bedroom apartment



**PLOTS 287, 293, 298**

**Kitchen/Living/Dining**  
17'8" x 13'7" (5385 x 4140mm)

**Bedroom 1**  
14'10" x 10'11" (4520 x 3335mm)

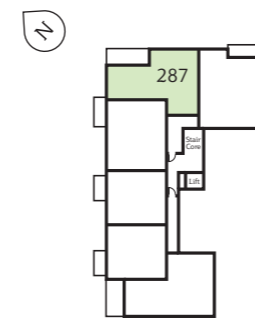
**En suite**  
7'1" x 5'1" (2180 x 1550mm)

**Bedroom 2**  
13'8" x 9'2" (4175 x 2795mm)

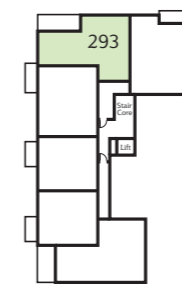
**Bathroom**  
7'2" x 6'10" (2200 x 2100mm)

**FLOOR AREA**  
758 sq ft (70.40 sq m)

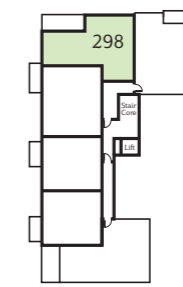
**Balcony**  
16'8" x 4'11" (5100 x 1500mm)



Level 1



Level 2



Level 3

Bluebell House  
2-bedroom apartment



**PLOTS 288, 294**

**Kitchen/Living/Dining**  
20'1" x 13'0" (6135 x 3970mm)

**Bedroom 1**  
12'3" x 11'2" (3750 x 3425mm)

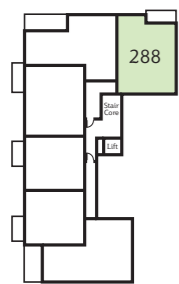
**En suite**  
7'1" x 5'1" (2180 x 1570mm)

**Bedroom 2**  
13'0" x 8'9" (3970 x 2675mm)

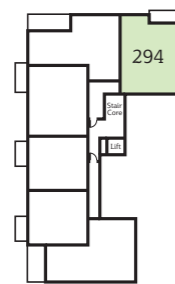
**Bathroom**  
7'2" x 6'10" (2200 x 2100mm)

**FLOOR AREA**  
758 sq ft (70.40 sq m)

**Balcony**  
12'5" x 5'1" (3800 x 1550mm)



Level 1



Level 2



# Apartments 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

## Bathroom

Sottini brassware

White semi-recessed wash hand basin

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

Concealed cistern and dual flushplate

White acrylic bath

Chrome bath screen and thermostatic shower above bath

Heated towel rail

Shaver socket

Porcelain wall and floor tiles

## 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

Chrome shower doors

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



# Why Barratt London?

## 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 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.

\*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.



Lombard Wharf SW11



Aldgate Place E1



Greenland Place SE8



Nine Elms Point SW8



Enderby Wharf SE10

## 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 <http://www.consumercode.co.uk/>

**CONSUMER  
CODE FOR  
HOME BUILDERS**  
[www.consumercode.co.uk](http://www.consumercode.co.uk)



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FIND YOUR PIECE  
OF LONDON

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+ 4 4 ( 0 ) 3 3 0 0 5 7 6 6 6 6  
SPRINGFIELDPLACE@BARRATTLONDON.COM  
SEARCH SPRINGFIELD PLACE

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