



BARRATT  
— LONDON —  
**STERLING  
PLACE**

Subject to contract and availability

30.04.2025

Plot No.	Block	Level	Aspect	Internal Area (sq ft)	Outdoor Space	External Area (sq ft)	Asking Price	Estimated Gross Yield	Estimated Completion
<b>1-Bedroom Apartments</b>									
260	Bradbury Apartments	1	East	540	Terrace	60	£400,000	5.8%	Q4 2026 - Q1 2027
261	Bradbury Apartments	1	West	580	Terrace	275	£425,000	5.5%	Q4 2026 - Q1 2027
262	Bradbury Apartments	1	West	540	Terrace	42	£390,000	5.9%	Q4 2026 - Q1 2027
267	Bradbury Apartments	2	East	540	Balcony	54	£400,000	5.8%	Q4 2026 - Q1 2027
269	Bradbury Apartments	2	West	540	Balcony	54	£394,000	5.9%	Q4 2026 - Q1 2027
288	Bradbury Apartments	5	East	540	Balcony	54	£414,000	5.7%	Q4 2026 - Q1 2027
290	Bradbury Apartments	5	West	540	Balcony	54	£421,000	5.6%	Q4 2026 - Q1 2027
302	Bradbury Apartments	7	East	540	Balcony	54	£421,000	5.7%	Q4 2026 - Q1 2027
304	Bradbury Apartments	7	West	540	Balcony	54	£428,000	5.6%	Q4 2026 - Q1 2027
309	Bradbury Apartments	8	East	540	Balcony	54	£424,000	5.7%	Q4 2026 - Q1 2027
311	Bradbury Apartments	8	West	540	Balcony	54	£436,000	5.6%	Q4 2026 - Q1 2027
330	Bradbury Apartments	11	East	540	Balcony	54	£445,000	5.5%	Q4 2026 - Q1 2027
332	Bradbury Apartments	11	West	540	Balcony	54	£446,000	5.5%	Q4 2026 - Q1 2027
337	Bradbury Apartments	12	East	540	Balcony	54	£448,000	5.5%	Q4 2026 - Q1 2027
339	Bradbury Apartments	12	West	540	Balcony	54	£449,000	5.5%	Q4 2026 - Q1 2027
341	Bradbury Apartments	12	North & West	572	Balcony	76	£443,000	5.6%	Q4 2026 - Q1 2027
342	Bradbury Apartments	12	North & East	572	Balcony	76	£459,000	5.4%	Q4 2026 - Q1 2027
<b>2-Bedroom Apartments</b>									
259	Bradbury Apartments	1	East	764	Terrace	116	£525,000	5.6%	Q4 2026 - Q1 2027
263	Bradbury Apartments	1	West	840	Balcony	75	£525,000	5.8%	Q4 2026 - Q1 2027
264	Bradbury Apartments	1	North & West	779	Balcony	75	£550,000	5.4%	Q4 2026 - Q1 2027
265	Bradbury Apartments	1	North & East	779	Balcony	75	£543,000	5.5%	Q4 2026 - Q1 2027
266	Bradbury Apartments	2	East	764	Balcony	75	£528,000	5.6%	Q4 2026 - Q1 2027
268	Bradbury Apartments	2	West	789	Balcony	75	£553,000	5.4%	Q4 2026 - Q1 2027
270	Bradbury Apartments	2	West	840	Balcony	75	£528,000	5.8%	Q4 2026 - Q1 2027
271	Bradbury Apartments	2	North & West	779	Balcony	75	£560,000	5.3%	Q4 2026 - Q1 2027
272	Bradbury Apartments	2	North & East	779	Balcony	75	£547,000	5.4%	Q4 2026 - Q1 2027
287	Bradbury Apartments	5	East	764	Balcony	75	£541,000	5.5%	Q4 2026 - Q1 2027
289	Bradbury Apartments	5	West	789	Balcony	75	£574,000	5.3%	Q4 2026 - Q1 2027
291	Bradbury Apartments	5	West	840	Balcony	75	£565,000	5.5%	Q4 2026 - Q1 2027
292	Bradbury Apartments	5	North & West	779	Balcony	75	£587,000	5.2%	Q4 2026 - Q1 2027
293	Bradbury Apartments	5	North & East	779	Balcony	75	£557,000	5.4%	Q4 2026 - Q1 2027
301	Bradbury Apartments	7	East	764	Balcony	75	£548,000	5.5%	Q4 2026 - Q1 2027
303	Bradbury Apartments	7	West	795	Terrace & Balcony	281	£605,000	5.1%	Q4 2026 - Q1 2027
305	Bradbury Apartments	7	West	840	Balcony	75	£571,000	5.5%	Q4 2026 - Q1 2027
306	Bradbury Apartments	7	North & West	779	Balcony	75	£594,000	5.2%	Q4 2026 - Q1 2027
307	Bradbury Apartments	7	North & East	779	Balcony	75	£563,000	5.4%	Q4 2026 - Q1 2027



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308	Bradbury Apartments	8	East	764	Balcony	75	£551,000	5.6%	Q4 2026 - Q1 2027
310	Bradbury Apartments	8	West	795	Balcony	75	£603,000	5.2%	Q4 2026 - Q1 2027
312	Bradbury Apartments	8	West	840	Balcony	75	£580,000	5.5%	Q4 2026 - Q1 2027
313	Bradbury Apartments	8	North & West	779	Balcony	75	£600,000	5.2%	Q4 2026 - Q1 2027
314	Bradbury Apartments	8	North & East	779	Balcony	75	£566,000	5.5%	Q4 2026 - Q1 2027
329	Bradbury Apartments	11	East	764	Balcony	75	£572,000	5.4%	Q4 2026 - Q1 2027
331	Bradbury Apartments	11	West	795	Balcony	75	£640,000	4.9%	Q4 2026 - Q1 2027
333	Bradbury Apartments	11	West	840	Balcony	75	RESERVED	5.4%	Q4 2026 - Q1 2027
334	Bradbury Apartments	11	North & West	779	Balcony	75	£612,000	5.1%	Q4 2026 - Q1 2027
335	Bradbury Apartments	11	North & East	779	Balcony	75	£587,000	5.3%	Q4 2026 - Q1 2027
338	Bradbury Apartments	12	West	795	Balcony	75	£643,000	4.9%	Q4 2026 - Q1 2027
3-Bedroom Apartments									
336	Bradbury Apartments	12	East	952	Balcony	86	RESERVED	4.6%	Q4 2026 - Q1 2027
340	Bradbury Apartments	12	West	1,032	Balcony	86	£876,000	4.7%	Q4 2026 - Q1 2027

**Sterling Place - 245 Burlington Road, New Malden, London, England, KT3 4NE**  
10:00-17:30 - Tuesday to Sunday; 12:30-17:30 Monday

**Development Information**

Tenure:	999-year leasehold
Ground rent:	Peppercorn
Estimated service charge:	£4.50 psf p.a.
Parking:	£35,000 per right to park car parking space, available to 2-3 bedrooms only

**Payment Terms**

1. GBP 2,000 / HKD 20,000 reservation fee is payable on reservation.
2. 10% of purchase price is payable on exchange of contracts within 28 days of reservation. Reservation fee will be refunded after exchange of contracts.
3. 90% balance of purchase price is payable on completion.

**For more information, please contact:**

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