Millfields – an exclusive collection of 47 superior new houses and 4 luxury apartments in south-west London. Nestled within a tranquil neighbourhood in the beautiful Wandle Valley, these elegant two and three bedroom houses, each with their own private garden, and two bedroom apartments with a balcony, are conveniently located between vibrant Wimbledon and Croydon, with direct routes into central London in under 25 minutes.

Discover the perfect environment for modern living at Millfields – London’s best kept secret.
WELCOME TO LONDON’S SECRET GARDEN

Located in the tranquil oasis of Hackbridge, within the London borough of Sutton. Bordered by a local nature reserve and with the picturesque River Wandle passing through the grounds, Millfields is an idyllic location for a balanced lifestyle.

Each of these new homes brings out the best of its surroundings, with carefully considered design ensuring stunning views of mature trees and green spaces. From such a calming riverside retreat, it’s hard to believe that all the excitement central London has to offer is within easy reach.
HACKBRODE STATION

MITCHAM JCT STATION

A237

SOUTHERN THAMESLINK

CGI is indicative only > Not representative of the final product

WATERCRESS PARK

PHASE 2

MILL GREEN RD

NATURE RESERVE

RIVER WANDLE

WOOD ST

MILL GREEN

MILL GREEN RD

PHASE 2
LONDON'S BEST
KEPT SECRET

You’ve finally found it: these are homes without compromise – the perfect environment for modern living. Welcome to your forever home.
With an abundance of green spaces close to home, it’s easy to enjoy an outdoor lifestyle, along with all the convenience of local shopping and café culture. From cosy riverside eateries to historic estates, this is a neighbourhood to be savoured.

You’re also superbly positioned to enjoy one of the world’s greatest cities, with fast access into London’s key destinations for culture, commerce, shopping and dining.
With London less than 25 minutes away, visit international cultural attractions such as The Tower of London and Tate Modern. Enjoy the unrivalled shopping the West End has to offer, and indulge in London’s best gastronomic experiences. When you’ve had your fill of the city excitement, your luxurious and peaceful home is just a quick train ride away.
For commuters and those who want to make the most of everything central London has to offer, this is an ideal location. Your closest rail station, Mitcham Junction, connects you to Blackfriars or Victoria station in under 25 minutes, providing easy access to both the City and the West End.

For local travel there are plenty of local bus and tram links which makes getting around easy. If you’re venturing abroad, the Eurostar at St Pancras International is just over half an hour away by train, while Gatwick Airport is easily accessed via the M23.

Showing times in minutes. Sources: TfL, National Rail and Google Maps.
EVERYTHING IN EASY REACH

With ready access to the City’s commercial heart and all the culture, dining and nightlife of central London, you’re also just a short hop from south London’s most vibrant villages.

Sources: TfL, National Rail and Google Maps
Poised between Croydon and Wimbledon, and within walking distance of Mitcham, Millfields brings you the very best south-west London has to offer.

In Croydon, shopping reigns supreme. From the historic Surrey Street Market, established in 1276, to the fashionable lifestyle quarter Boxpark, established in 2016, the district’s eclectic retail offering is firmly anchored by its premier High Street shopping destination, Centrale.

In Wimbledon, you’ll discover so much more than world-class tennis. This charming village is characterised by pretty, tree-lined streets and independent boutiques. Along with the famous Wimbledon Common, it offers excellent dining and theatre – the New Wimbledon Theatre hosts around 40 shows a year, while the Polka Theatre is dedicated to events for children and families.

A PERFECT PLACE TO PUT DOWN ROOTS
If you love the outdoors, it’s here for the taking. Local green spaces, all beautifully maintained, offer a wealth of delights for the whole family – from wonderful playgrounds to serene waterways.

Take a quiet woodland wander through Richmond Park, explore Mitcham Common’s abundant wildlife, jog the scenic River Wandle towpath, or enjoy a picnic amidst the historic grounds of Mordon Hall Park.
An idyllic setting complements the distinctive exteriors of these exclusive homes. Inside, discover the warmth and generosity of interior spaces, all built to Redrow’s exacting specification.

With private gardens, generous floorplans and high quality finishes, Millfields is designed with modern living in mind.

**THE SPENCER**  
End of Terrace / Mid Terrace

**THE WATERMEAD**  
End of Terrace / Mid Terrace

**THE RAVENSBURY**  
End of Terrace / Mid Terrace

**THE BEDDINGTON**  
Semi-Detached / End of Terrace / Mid Terrace

**JADE HOUSE**  
Ground & First / First & Second Floors
FOR THE BEST
START IN LIFE

Whether you’re anticipating your child’s first day at nursery, or looking to further your education at a world leading tertiary institution, a superb education is assured. Excellent nursery, primary and secondary schools are dotted throughout this leafy neighbourhood - both private and state - offering a first class location for families with school-age children.

PRIMARY SCHOOLS
- Culver House Primary School 0.5 miles
- Hackbridge Primary School 0.8 miles
- Bandon Hill Primary School 3.0 miles
- High View Primary School 3.1 miles

SECONDARY SCHOOLS
- Wandle Valley School 0.6 miles
- Wallington County Grammar School 1.9 miles
- The Archbishop Lanfranc Academy 2.4 miles
- Harris Academy Merton 2.8 miles
- Wallington High School for Girls 3.0 miles
- Archbishop Tenison’s CE High School 5.5 miles

UNIVERSITIES
- London School of Economics 10.2 miles
- Imperial College London 10 miles
- University of the Arts London 10.9 miles
- King’s College London 10.6 miles
- City University London 11.6 miles
- University College London 11.8 miles

When it’s time for University, London is globally renowned as a leading centre for higher learning. Should you choose to study in London, you’ll enjoy fast and easy access to many of the capital’s most prestigious universities and colleges.
CGI's illustrative of ND appearance of the final product
GENERAL
- Oak finish apartment entrance and internal doors.
- Brushed chrome downlights to kitchen and bathroom.
- Satin chrome door furniture throughout.
- Fitted wardrobe with shelf and hanging rail to the master bedroom*.
- Matte white paint finish to walls.
- All apartments are covered by a 10 year Premier guarantee.

KITCHEN
- Fully fitted contemporary kitchen.
- Built-in kitchen appliances to include double oven and ceramic hob.
- LED lighting under-mounted to wall units.
- Integrated dishwasher and fridge/freezer.
- Built-in extractor unit.
- Free standing washer/dryer (located in the hall cupboard to H03 house types and apartments only).
- Integrated washer/dryer to H01, H02 and H04.

BATHROOM & EN SUITES
- Contemporary white sanitary ware to the bathroom and en suite
- Brassware to the bathroom and en suite.
- Ceramic floor tiles and full height tiling to the wet areas of the walls.
- Shaver socket to the bathroom and master en suite.

ELECTRICAL
- Wired for Sky+ and Virgin in living area and master bedroom.
- Telephone and data points to living area only.
- Mains operated smoke and heat detectors with battery backup.
- External lighting to the front and rear of houses and external lighting to the balcony/terrace to apartments only.

SECURITY
- Audio door entry system to apartments only.

FLOORING
- Prestige Spacia flooring to all areas (exempt bedrooms, wet areas, stairs and landing).
- Carpet available as an optional extra.

HEATING
- Gas central heating via radiators.
- Chrome heated towel rail to the bathroom and en suite.

PARKING
- All homes come with an allocated parking space or internal garage.
- Cycle storage.

GARDEN
- Fully turfed rear garden.
- Patio to houses only.
- Outside tap to houses only.

*Except house type H03 with only hanging rail and no fitted wardrobe.

Your attention is drawn to the fact that it may not be possible to achieve the products as referred to in the specifications. In such cases a similar alternative will be provided. Redrow reserve the right to make these changes as required.

Apartments
- Rented Spacia floor to all areas (exempt bedrooms, wet areas, stairs and landing).
- Carpet available as an optional extra.

FIND DISTINCTION BEHIND EVERY DOOR
**THE SPENCER HOUSE TYPE H01**

**ACCOMMODATION**

<table>
<thead>
<tr>
<th>Room</th>
<th>Dimensions</th>
</tr>
</thead>
<tbody>
<tr>
<td>Kitchen/Dining</td>
<td>2.82m x 4.14m</td>
</tr>
<tr>
<td>Lounge</td>
<td>4.98m x 4.09m</td>
</tr>
<tr>
<td>Bedroom 1</td>
<td>2.74m x 3.66m</td>
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<tr>
<td>Bedroom 2</td>
<td>2.84m x 3.94m</td>
</tr>
<tr>
<td>Bedroom 3</td>
<td>2.17m x 4.09m</td>
</tr>
</tbody>
</table>

**Total Area**

|          | 98.5 sq m       | 1,060.5 sq ft |

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**DISCLAIMER**

All areas and dimensions have been taken from architect plans prior to construction therefore, whilst the information is believed to be correct, it is presented purely for guidance and does not form part of any contract.

CGI is indicative only. Not representative of the final product.
**ACCOMMODATION**

<table>
<thead>
<tr>
<th>Room</th>
<th>Dimensions</th>
<th>Approximate Size</th>
</tr>
</thead>
<tbody>
<tr>
<td>Kitchen</td>
<td>2.21m x 3.87m</td>
<td>7'3&quot; x 12'8&quot;</td>
</tr>
<tr>
<td>Lounge/Dining</td>
<td>4.34m x 4.34m</td>
<td>14'3&quot; x 14'3&quot;</td>
</tr>
<tr>
<td>Bedroom 1</td>
<td>4.34m x 2.76m</td>
<td>14'3&quot; x 9'</td>
</tr>
<tr>
<td>Bedroom 2</td>
<td>4.34m x 2.77m</td>
<td>14'3&quot; x 9'1&quot;</td>
</tr>
<tr>
<td>Total Area</td>
<td>82.6 sq m</td>
<td>888.9 sq ft</td>
</tr>
</tbody>
</table>

**DISCLAIMER**

All areas and dimensions have been taken from architect plans prior to construction. Although these dimensions and areas are believed to be correct, they are not guaranteed and buyers are advised to verify all areas and dimensions on site. The floor plans and photographs are intended only as an indication of the layout and do not form part of any contract. They are not intended to be used for carpet sizes, appliance sizes or items of furniture. Purchasers must therefore rely on their own inspection to verify any information provided. All dimensions are +/- 50mm.
THE RAVENSBURY
HOUSE TYPE H03 / TYPE 1

ACCOMMODATION
17 / 18 / 19 / 20 / 33 / 34 / 35 / 36 / 37 / 38

Kitchen/Dining 5.59m x 3.72m 18’4” x 12’2”
Lounge 5.59m x 3.53m 18’4” x 11’7”
Bedroom 1 5.59m x 3.72m 18’4” x 12’2”
Bedroom 2 5.59m x 3.72m 18’4” x 12’2”
Bedroom 3 5.59m x 2.55m 18’4” x 8’4”
Total Area 142.8 sq m 1,537.1 sq ft

DISCLAIMER
All areas and dimensions have been taken from architect plans prior to construction therefore, whilst the information is believed to be correct, it cannot be guaranteed and Purchasers must rely on their own inspection to verify any information provided. All dimensions are either + or - 50mm.

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TOWARDS GOAT ROAD
WOOD STREET
SPENCER ROAD LOCAL NATURE RESERVE

35 36 37 38 20 19 18 17

001285 (1).jpg
All areas and dimensions have been taken from architects plans prior to construction therefore, whilst the information is believed to be correct, the purchasers cannot be guaranteed and they are relying on their own inspection to verify any information provided. All dimensions are within + or - 50mm.

### THE RAVENSBURY HOUSE TYPE H03 / TYPE 2

<table>
<thead>
<tr>
<th>Accommodation</th>
<th>21 / 22 / 23 / 24</th>
</tr>
</thead>
<tbody>
<tr>
<td>Kitchen/Dining</td>
<td>5.59m x 3.30m</td>
</tr>
<tr>
<td>Lounge</td>
<td>3.40m x 4.17m</td>
</tr>
<tr>
<td>Bedroom 1</td>
<td>4.52m x 4.47m</td>
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<td>Bedroom 2</td>
<td>5.59m x 2.72m</td>
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<td>Bedroom 3</td>
<td>2.12m x 3.14m</td>
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<tr>
<td>Total Area</td>
<td>128.2 sq m</td>
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</table>

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Accommodation

<table>
<thead>
<tr>
<th>Room</th>
<th>Dimensions</th>
<th>Area</th>
</tr>
</thead>
<tbody>
<tr>
<td>Kitchen</td>
<td>2m x 3.86m</td>
<td>67' x 12'8&quot;</td>
</tr>
<tr>
<td>Lounge/Dining</td>
<td>4.01m x 5.06m</td>
<td>13'2&quot; x 16'7&quot;</td>
</tr>
<tr>
<td>Bedroom 1</td>
<td>4.01m x 2.75m</td>
<td>13'2&quot; x 9'</td>
</tr>
<tr>
<td>Bedroom 2</td>
<td>4.01m x 3.01m</td>
<td>13'2&quot; x 9'11&quot;</td>
</tr>
<tr>
<td>Total Area</td>
<td>81.4 sq m</td>
<td>876 sq ft</td>
</tr>
</tbody>
</table>
**JADE HOUSE**  
**TYPES F05 & F06**

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**ACCOMMODATION - F05 - APARTMENTS 45 / 46**

| Room Type                  | Dimensions         | ft  
|----------------------------|--------------------|-----
| Kitchen/Dining/Lounge      | 4.21m x 6.14m      | 13'10" x 20'2" |
| Bedroom 1                  | 4.92m x 3.01m      | 16'2" x 9'11"  |
| Bedroom 2                  | 3.11m x 4.02m      | 10'2" x 13'2"  |
| Total Area                 | 73.1 sq m          | 785.5 sq ft    |

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**ACCOMMODATION - F06 - APARTMENTS 43 / 44**

| Room Type                  | Dimensions         | ft  
|----------------------------|--------------------|-----
| Kitchen/Dining/Lounge      | 7.62m x 3.82m      | 25 x 12'6"  |
| Bedroom 1                  | 4.25m x 3.15m      | 13'11" x 10'4"|
| Bedroom 2                  | 3.06m x 3.18m      | 10' x 10'5"  |
| Total Area                 | 75.3 sq m          | 810.4 sq ft  |

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Established for over 40 years, Redrow is a FTSE 250 company and one of the UK’s leading residential property developers. We are a committed and enthusiastic team taking pride in the homes we build and developments we create.

Formed in 2010, Redrow London is at the heart of our nationwide development business. London is a strong market capital where there is considerable demand for luxury homes from both UK and international buyers, and investors. Redrow London’s achievements have been recognised with several schemes and developments already delivering prestigious awards:

2015 SUNDAY TIMES BRITISH HOMES AWARDS
Best House Design (less than 50 units) for The Highfield five-bedroom home

2015 HBF CUSTOMER SATISFACTION SURVEY
5-star rating for Redrow Homes

2014-2015 UK PROPERTY AWARDS
Best Residential Innovation, 544 & Connaught Place

As Redrow we believe in beautiful and innovative contemporary design, unrivalled craftsmanship and the highest standards of customer care.
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