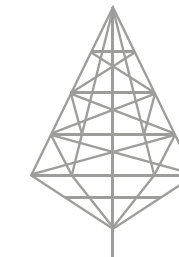


MILLFIELDS

HACKBRIDGE · CR4



THE BEST OF BOTH WORLDS AWAITS

Millfields is a beautiful new collection of three bedroom houses located in South-West London. Nestled within the tranquil Wandle Valley, these elegant houses each with their own private garden, are conveniently located between affluent Wimbledon and vibrant Croydon, with direct routes into Central London in under 30 minutes.

Discover the perfect environment for modern living at Millfields... London's best kept secret.

MILLFIELDS

HACKBRIDGE · CR4



INTRODUCTION

INTRODUCTION

CGI is indicative only > Not representative of the final product



INTRODUCTION

WELCOME TO LONDON'S SECRET GARDEN

Millfields is located in the tranquil oasis of Hackbridge, within the London borough of Sutton. A local nature reserve borders the development, whilst the picturesque River Wandle passes through it, making it an idyllic location to achieve a balanced lifestyle.

Every house at Millfields has been designed to enhance the development's surroundings, with carefully considered layouts providing stunning views of mature trees and glorious green spaces. From such a calming riverside retreat, it is hard to believe that all the excitement Central London has to offer is within easy reach.

INTRODUCTION



INTRODUCTION

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CGI is indicative only > Not representative of the final product

LONDON'S BEST KEPT SECRET

You have finally found it. These are homes without compromise and the perfect environment for modern living. Welcome to your forever home.

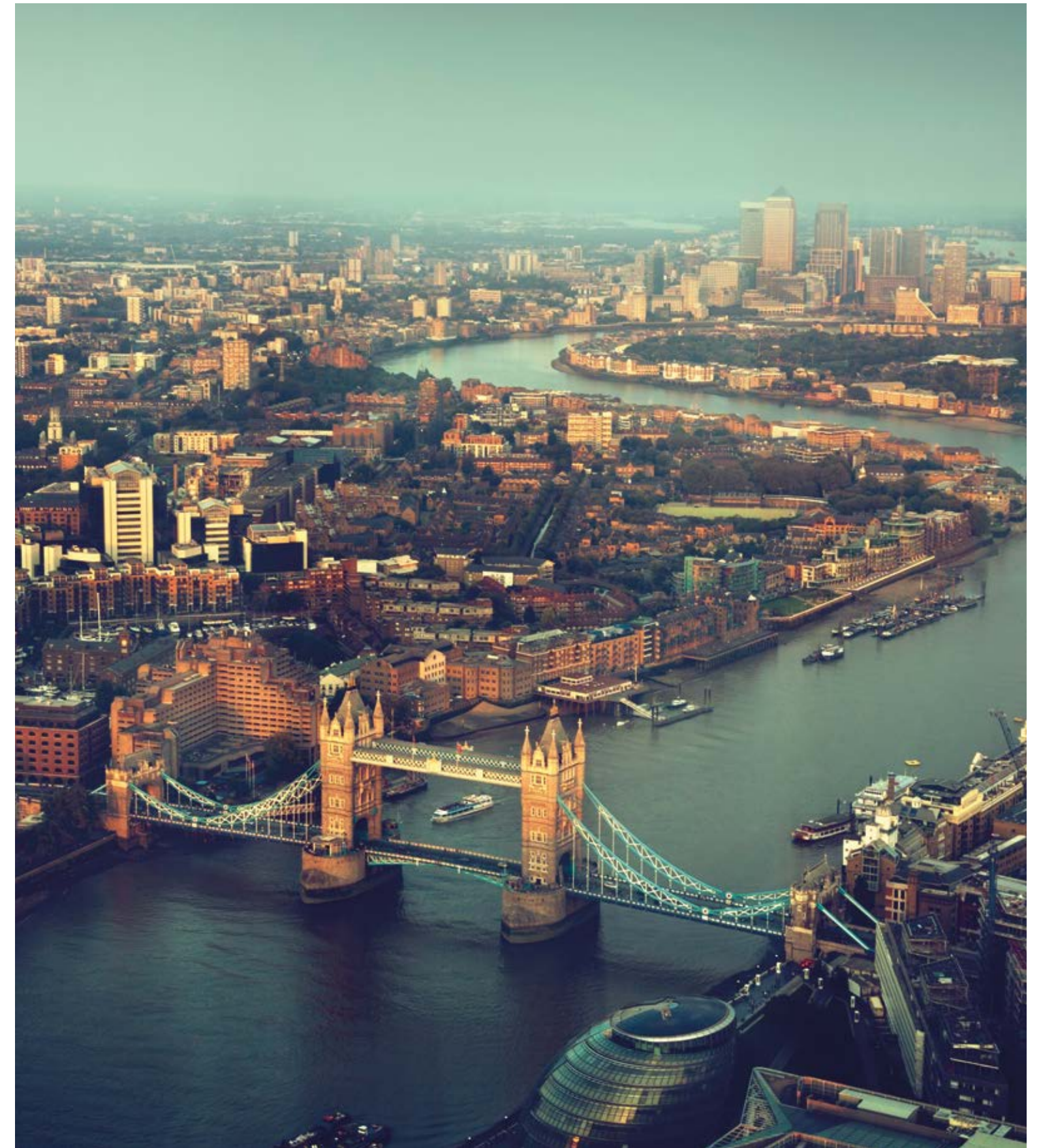
LONDON'S SECRET GARDEN

LONDON'S SECRET GARDEN



DISCOVER THE BEST

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.



OF BOTH WORLDS

You are 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.

THE LONDON LIFESTYLE

With Central London less than 30 minutes away, visiting cultural attractions such as Victoria Palace Theatre or The Natural History museum is easy. Enjoy the unrivalled shopping the West End has to offer, and indulge in London's best gastronomic experiences. When it is time to head home from the busy city, your peaceful home at Millfields is only a short train ride away.

Selfridges > West End



Natural History Museum > London



Liberty > West End



Victoria Palace Theatre > London



LONDON LIFESTYLE

LONDON LIFESTYLE

CAPITAL CONNECTIONS

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 30 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 are 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.

CONNECTIONS

CONNECTIONS

16

CLAPHAM JUNCTION



Direct from Mitcham Jct Station

28

LONDON VICTORIA



Direct from Mitcham Jct Station

31

CITY THAMESLINK



Direct from Mitcham Jct Station

38

ST. PANCRAS INTERNATIONAL



Direct from Mitcham Jct Station

31

OXFORD CIRCUS



Change at Victoria Station

43

GATWICK AIRPORT



Change at East Croydon Station (From Mitcham Tram Stop)

44

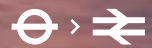
LIVERPOOL STREET



Change at Farringdon Station

69

BRIGHTON STATION



Change at East Croydon Station (From Mitcham Tram Stop)

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.

BY ROAD

Cheam Park	12 mins
Hampton Court	22 mins
M25	24 mins
Richmond Park	25 mins
Gatwick Airport	26 mins
Heathrow Airport	40 mins
Brighton	59 mins

BY TRAM

Morden Road	8 mins
Wandle Park	8 mins
Wimbledon	12 mins
Centrale Shopping Centre	14 mins
East Croydon	19 mins
Beckenham Jct	45 mins

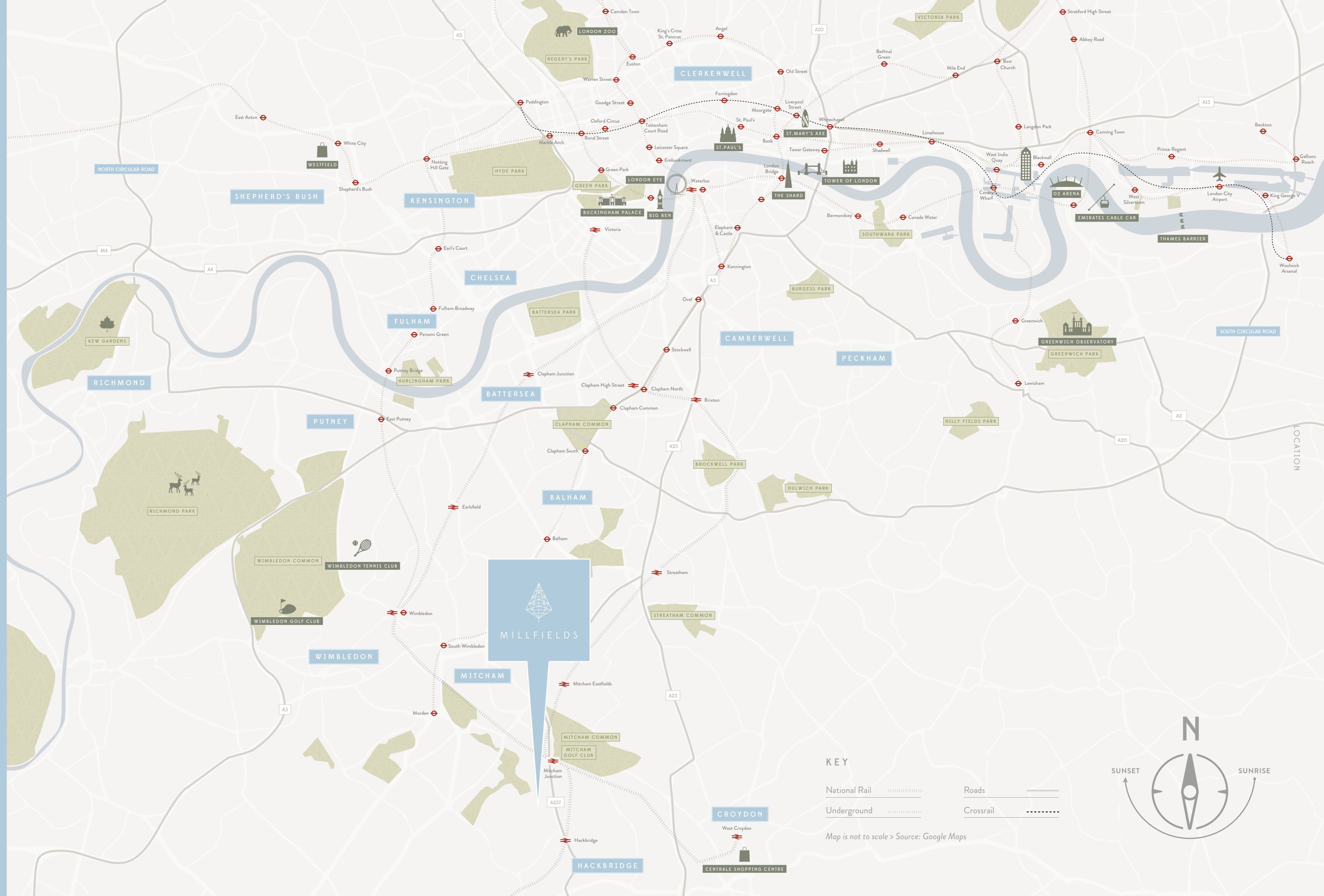
BY BUS

Carshalton	13 mins
Wallington	17 mins
Morden	26 mins
Tooting Broadway	32 mins
Deen City Farm	35 mins

BY FOOT

Mill Green Park	4 mins
Imperial Sports Ground	12 mins
Sainsbury's Local	14 mins
Mitcham Jct Station	14 mins
Hackbridge Station	15 mins
David Weir Leisure Centre	19 mins

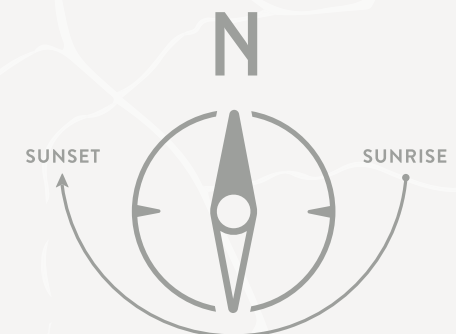
Sources: TfL, National Rail and Google Maps

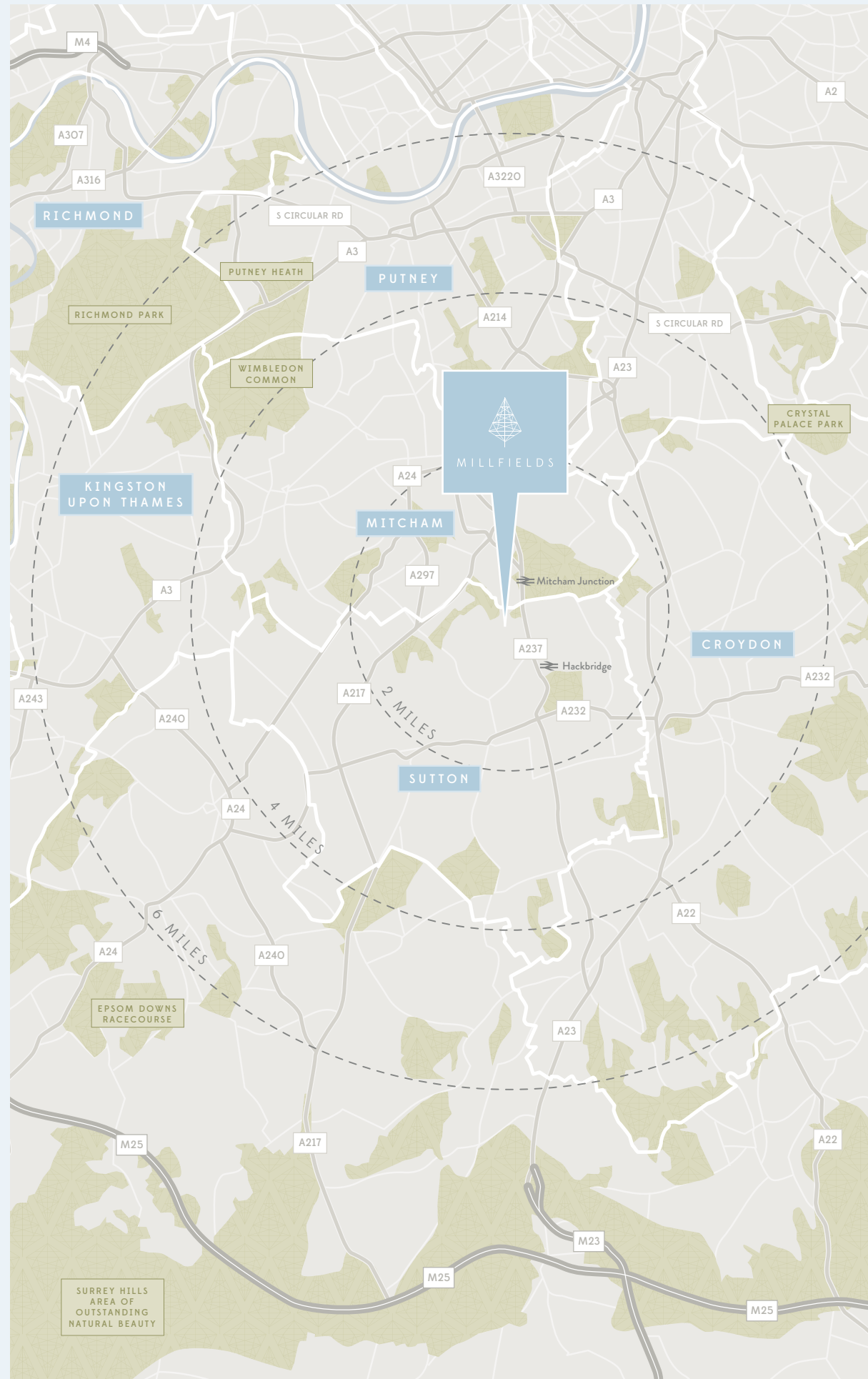


KEY

- National Rail
- Underground
- Roads
- Crossrail

Map is not to scale > Source: Google Maps





LOCATION

A PERFECT PLACE TO PUT DOWN ROOTS

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.



Outdoor Spaces > South London

High Street Shopping > Croydon



Counter Culture > Clapham



New Wimbledon Theatre > Wimbledon

Centre Court > Wimbledon



In Wimbledon, you will discover world-class tennis, tree-lined streets and independent boutiques that surround this charming village. Along with the famous Wimbledon Common, it offers excellent dining and theatre – the New Wimbledon Theatre hosts around 45 shows a year, while the Polka Theatre is dedicated to events for children and families.

The Windmill > Clapham



SURROUNDING AREA

NATURAL SPACE AT YOUR PACE

If you love the outdoors, it is 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 Morden Hall Park.



FOR THE BEST
START IN LIFE

Whether you are anticipating your child's first day at nursery, or looking to further your education at a world-leading institution, a superb education is assured. Excellent nursery, primary and secondary schools are dotted throughout this leafy neighbourhood, both private and state, making these homes a first-class location for families with children and young adults.

When it is time for University, London is globally renowned as a leading centre for higher learning. Should you choose to study in London, you will enjoy fast and easy access to many of the capital's most prestigious universities and colleges.

Higher Education > South London



PRIMARY SCHOOLS (Ofsted rating)

Culvers House Primary School	(Good)	0.5 miles
Hackbridge Primary School	(Good)	0.8 miles
Bandon Hill Primary School	(Good)	3.0 miles
High View Primary School	(Good)	3.1 miles

SECONDARY SCHOOLS

Wandle Valley School	(Good)	0.6 miles
Wallington County Grammar School	(Outstanding)	1.9 miles
The Archbishop Lanfranc Academy	(Good)	2.4 miles
Harris Academy Merton	(Outstanding)	2.8 miles
Wallington High School for Girls	(Good)	3.0 miles
Archbishop Tenison's CE High School	(Good)	5.5 miles

Ofsted ratings correct as of June 2019 > Source: gov.uk

UNIVERSITIES

London School of Economics	10.2 miles
Imperial College London	10.0 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

University Learning > London





THE DEVELOPMENT

THE DEVELOPMENT

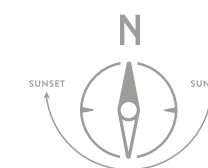


A REAL SENSE OF ARRIVAL

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 ARUM**
End of Terrace / Mid Terrace
- THE BLUEBELL**
End of Terrace
- THE IRIS**
End of Terrace / Mid Terrace
- THE MARSH**
End of Terrace
- THE FOXGLOVE**
End of Terrace / Mid Terrace
- THE YARROW**
End of Terrace
- AFFORDABLE HOUSING**





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THE DEVELOPMENT

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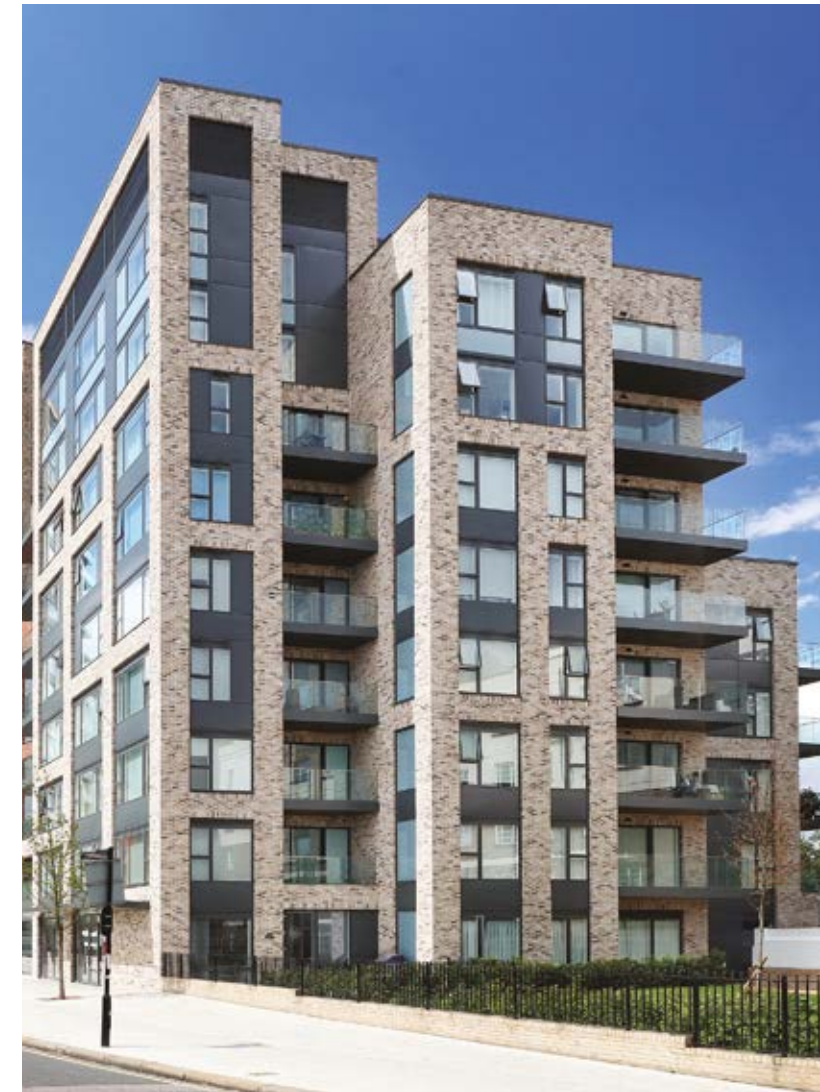
DELIVERING DISTINCTION

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.



CGI > Morello > Croydon > London



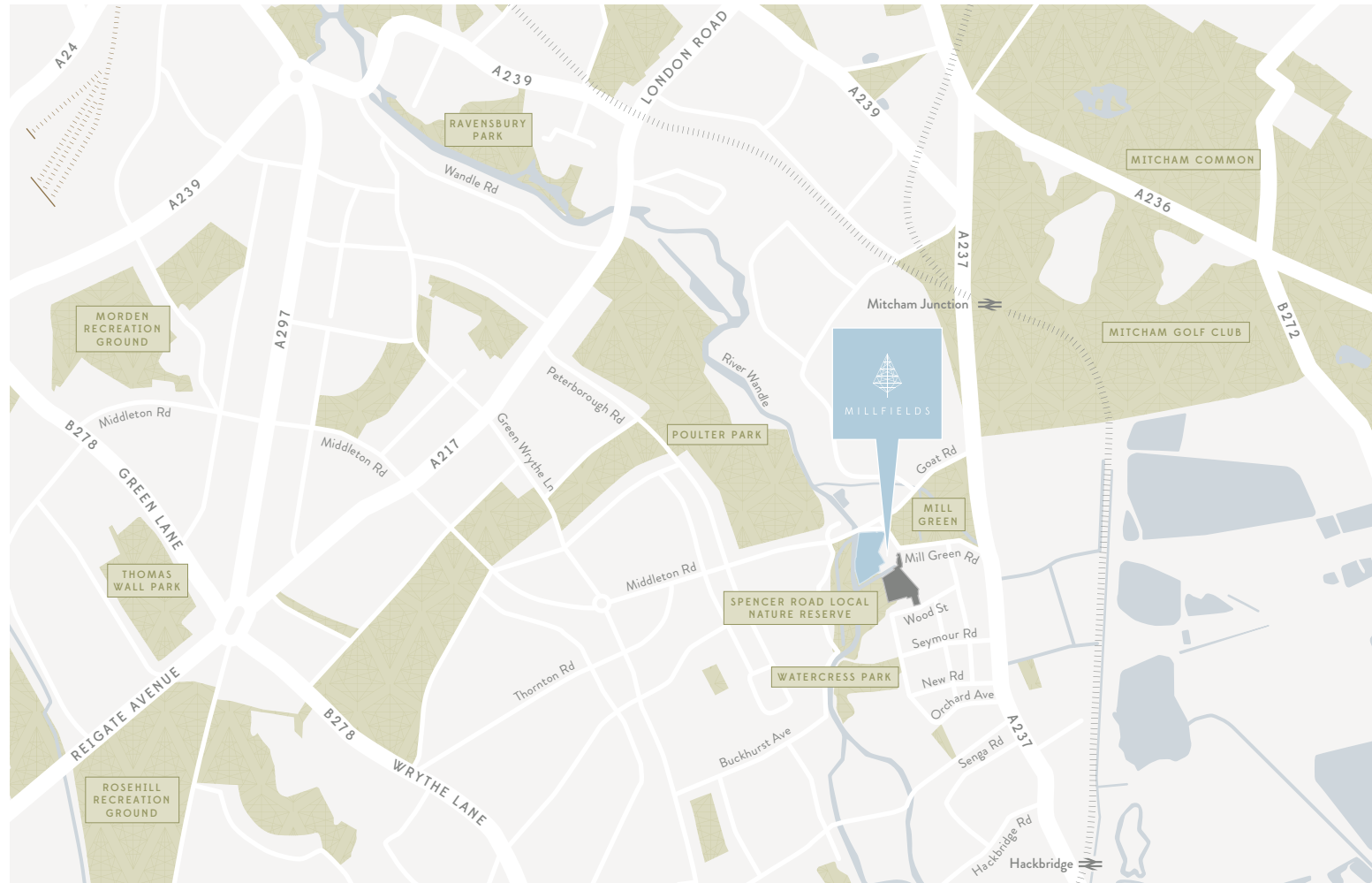
CGI > Pontoon Reach > London E16

CGI > Saxon Square > Luton LU2



A PREMIUM DEVELOPER

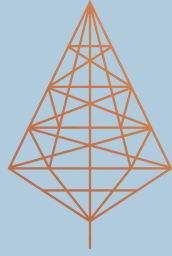
At Redrow we believe in beautiful and innovative contemporary design, unrivalled craftsmanship and the highest standards of customer care.



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 WWW.REDROW.CO.UK/MILLFIELDS

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