



EARLSFIELD
SW17



THE PLACE TO GROW

A bold new vision is taking place which is set to elevate your lifestyle allowing you to experience life's finest moments.

Contemporary design gives way to luxurious style cues and ultra premium finishes, where every detail is exacting, and every touch is carefully considered.

London Square Earlsfield is more than urban London reimagined. It's a living, breathing, vibrant community where wellness is given space to flourish.



SITEPLAN IS INDICATIVE ONLY.



CGI IS INDICATIVE ONLY.

SALES SUITE

Bicknell Way, SW17 0FD

EST. COMPLETION

Starting from Q3 2025

LOCAL AUTHORITY

London Borough of Wandsworth

TRAVEL ZONE

Zone 3

ARCHITECT

Assael Architecture

PEA RATING (PREDICTED ENERGY ASSESSMENT)

B

INSURANCE

12-year building warranty with International Construction Warranties (ICW)

GROUND RENT

Peppercorn

EST. SERVICE CHARGE

- Willow Apartments: £2.50psf
- Beech Apartments: £2.50psf
- Hawthorn Apartments: £1.60psf
- Birch Apartments: £1.55psf
- The Houses: £85 p.a. for heat pumps for hot water only
- Service Charge typically includes:** Building's insurance, lift maintenance, block utilities, internal cleaning (fortnightly basis), external accessible window cleaning (twice annually), fire equipment maintenance, general repairs and maintenance, maintenance of booster pumps and any other electrical and mechanical equipment, bank charges and audit fees, managing agent fees

ESTATE CHARGE

- £1,345 p.a. for The Villas, Willow and Beech Apartments
- £1,288 p.a. for The Houses
- £1,270 p.a. for Hawthorn and Birch Apartments
- Estate Charge typically includes:** Maintenance, repairs and cleaning cost associated with the estate roads, lighting, landscaping and Springfield Park as well as waste management and tree maintenance

SPRINGFIELD PARK

- | | |
|------------------------------------|-------------------------|
| 1 COMMUNITY GARDENS | 5 SPORTS GROUND |
| 2 PAVILION & CAFÉ | 6 BRIDGE WALKWAY |
| 3 TRIM TRAIL | 7 PROPOSED AMPHITHEATRE |
| 4 SPRINGFIELD PARK VISITOR PARKING | 8 PLAY AREA |
| | 9 WETLANDS |

145
PRIVATE UNITS

4
HOUSES

24
VILLAS

117
APARTMENTS

MANAGING AGENT

Encore Group

PARKING

- Driveway parking to all The Villas with EV charger
- Limited spaces available to purchase for selected apartment plots and houses
- Cycle storage available for all apartments and provided for all The Villas and Houses

LEASE

- Apartments: 999 years from 1st January 2024
- The Villas and Houses: Freehold

INVESTOR Insights

We are London Square, the property company with a difference.

We've been making waves across the capital with our innovative approach to design, build and customer service, winning awards throughout the industry responding to the needs of our residents.

CGI IS INDICATIVE ONLY.



DESIRABLE PRODUCT MIX

The Villas at London Square Earlsfield will be in high demand. In Wandsworth's commenced planning pipeline, only 1% of residential properties are houses. Of these, only 5% are 4+ bedroom properties¹.



30-MINUTE COMMUTE

32% of all London jobs (1.8 million) are within a 30-minute commute from London Square Earlsfield, including 60% of all London financial and insurance jobs due to easy access into the city.



18.2% GROWTH RENTAL FORECAST

Savills expects rents to increase between 2024 and 2028³.



A THRIVING NEIGHBOURHOOD

Price growth in the neighbourhood has outperformed the rest of Wandsworth Borough over the past 10 years with a 3.2% compound annual growth rate (CAGR)².



RETAIL HOTSPOT

For local shopping highlights, explore Garratt Lane or Bellevue Road for unique independent businesses or Southside Shopping Centre for popular high street brands, all within a 10-minute cycle.



EDUCATION HAVEN

9 schools in the area are rated Outstanding by Ofsted, as well as a fully co-ed independent day school ranked 6th nationally in 2023⁴.

NEIGHBOURHOOD Highlights



LIVING MADE GREENER

You'll be part of a vibrant community where nature intertwines seamlessly with the contemporary.

- Every home comes with private outdoor space
- New 32-acre park on your doorstep
- Community gardens
- Play areas and trim trail
- Take your pick from nearby commons such as Wandsworth, Clapham, Tooting and Wimbledon



QUICK CONNECTIONS

Earlsfield Station, Wandsworth Common Station and Tooting Bec Underground Station are all within a 19-minute walk, where you can access:

- South Western Railway to Wimbledon in 4 minutes and London Waterloo in 14 minutes
- Northern Line to main stations including London Bridge in 18 minutes, Bank in 19 minutes and King's Cross St Pancras in just 22 minutes
- Southern Railway to Battersea Park in 8 minutes and London Victoria in 12 minutes



EVERYTHING YOU NEED

All your daily needs, from a proposed supermarket in Springfield Village and a new café in Springfield Park, to a plethora of bakeries, independent food stores and eateries, are all within a 15-minute walk or cycle from your front door.

For education, there is a provision for a brand new primary school on-site as well as access to an abundance of top-rated institutions.

IN THE HEART OF

South West London

Embrace a London lifestyle that bridges
peaceful rural living with urban connections,
where every part of the capital can be explored.

NEARBY TRAIN STATIONS

EARLSFIELD STATION
SOUTH WESTERN RAILWAY
15 MIN WALK

WANDSWORTH COMMON STATION
SOUTHERN RAILWAY
18 MIN WALK

TOOTING BEC STATION
NORTHERN LINE
19 MIN WALK

NEARBY TOWN CENTRES

TOOTING
4 MIN CYCLE

BALHAM
9 MIN CYCLE

EARLSFIELD
14 MIN WALK

BELLEVUE VILLAGE
14 MIN WALK

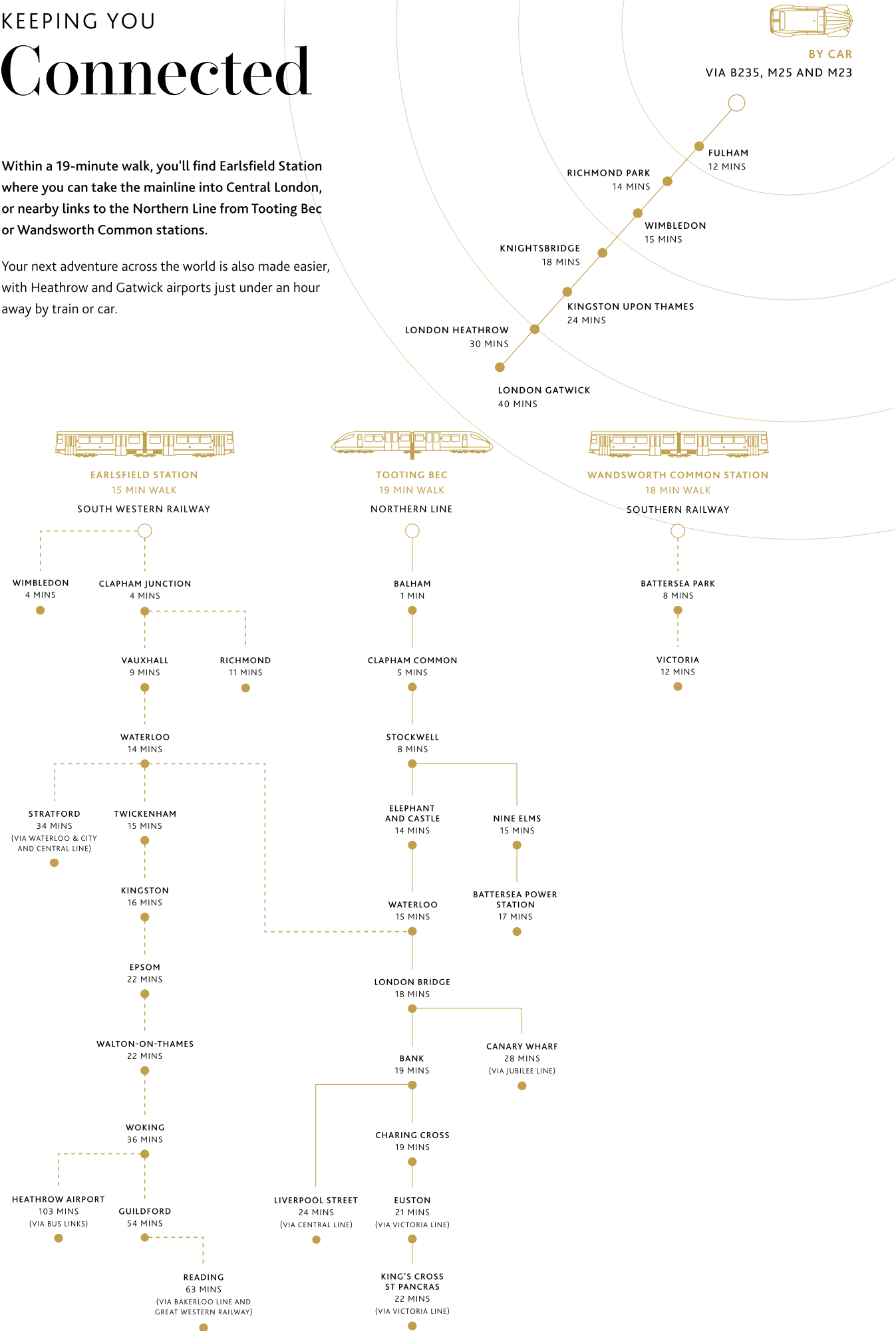


KEEPING YOU

Connected

Within a 19-minute walk, you'll find Earlsfield Station where you can take the mainline into Central London, or nearby links to the Northern Line from Tooting Bec or Wandsworth Common stations.

Your next adventure across the world is also made easier, with Heathrow and Gatwick airports just under an hour away by train or car.



TIMES TAKEN FROM GOOGLE MAPS & CITYMAPPER.

SHAPING BRIGHT

Futures

London Square Earlsfield offers you access to 'Outstanding' Ofsted-rated schools for all ages, as well as a fantastic selection of independent schools.

There are also plenty of excellent options for nurseries and preschools as well as some of London's top universities, all accessible by foot, train, car or bike.



EARLY YEARS

THE COLOUR BOX MONTESSORI NURSERY
0.5 MILES

STICKY FINGERS DAY NURSERY
0.9 MILES

PRIMARY

EARLSFIELD PRIMARY SCHOOL
0.5 MILES

GATTON (VA) PRIMARY SCHOOL
0.7 MILES

HILLBROOK SCHOOL
0.8 MILES

ST ANSELM'S CATHOLIC PRIMARY SCHOOL
0.8 MILES

WIMBLEDON PARK PRIMARY SCHOOL
0.9 MILES

HOLY GHOST CATHOLIC PRIMARY SCHOOL
1.0 MILES

TOOTING PRIMARY SCHOOL
1.0 MILES

SECONDARY

BURNTWOOD GIRLS' SCHOOL
0.3 MILES

LA RETRAITE ROMAN CATHOLIC GIRLS' SCHOOL
1.4 MILES

GRAVENEY SCHOOL
1.5 MILES

RICARDS LODGE HIGH SCHOOL
1.5 MILES

INDEPENDENT

EMANUEL SCHOOL
1.3 MILES

WIMBLEDON HIGH SCHOOL
1.9 MILES

PUTNEY HIGH SCHOOL
2.3 MILES

KING'S COLLEGE SCHOOL
2.5 MILES

ST PAUL'S SCHOOL
4.4 MILES

UNIVERSITIES

uol: wimbledon college of arts
22 MIN CYCLE

Imperial College London
45 MIN TRAIN

KING'S College LONDON
46 MIN TRAIN

LSE THE LONDON SCHOOL OF ECONOMICS AND POLITICAL SCIENCE
41 MIN TRAIN

Kingston University London
44 MIN TRAIN

UCL
42 MIN TRAIN

TIMES TAKEN FROM GOOGLE MAPS & CITYMAPPER. TRAINS FROM EARLSFIELD STATION OR TOOTING BEC UNDERGROUND.

6
OUTSTANDING
PRIMARY
SCHOOLS

3
OUTSTANDING
SECONDARY
SCHOOLS

EMANUEL
SCHOOL RANKED
6th
NATIONALLY
IN 2023

EMBRACE A LIFE IN Full bloom



SPRINGFIELD PARK

Experience more than just living and discover the essence of living well at London Square Earlsfield.

Welcome to a place where nature is renewed to meet the modern built environment in perfect harmony.

At its heart, there's a wholly new 32-acre Springfield Park, rich in greener places to enjoy – and be beside. From trails and ponds to community and sensory gardens, there's open space to play and relax, no matter your age.

Find children's playgrounds, a trim trail with outdoor gym equipment, a café, and an amphitheatre. As well as plenty of green open space to cater for every passion and pastime.

Research has proven that people living within 300 metres of a 2.47-acre green space have a significant wellbeing boost*.

*RESEARCH CONDUCTED BY THE UNIVERSITY OF WARWICK.

FURTHER AFIELD

Zip through Earlsfield's bike-friendly streets to explore the alluring oasis of infinite greenery that surrounds you.

Further afield and a short cycle away, there's more greenery to behold with open spaces like Wandsworth Common and Wimbledon Park.

Less than 1km to the west of London Square Earlsfield is the River Wandle. This chalk stream is a wonderful tributary of the River Thames that flows for 9 miles and features the popular walking route, The Wandle Trail.

A family-friendly area, across the rest of the neighbourhood there are:

- 16 play areas
- 7 public parks/gardens
- 7 playing fields



WIMBLEDON PARK TENNIS COURTS
12 MIN CYCLE



WANDSWORTH COMMON
5 MIN CYCLE

WANDSWORTH COMMON

156 acres, 0.3 miles

TOOTING BEC COMMON

141 acres, 1.2 miles

CLAPHAM COMMON

187 acres, 1.5 miles

PUTNEY HEATH

325 acres, 2 miles

WIMBLEDON COMMON

718 acres, 2.1 miles

MITCHAM COMMON

462 acres, 2.4 miles

BATTERSEA PARK

198 acres, 2.5 miles

BROCKWELL PARK

129 acres, 2.8 miles

RICHMOND PARK

2352 acres, 3 miles



KING GEORGE'S PARK
10 MIN CYCLE

TIMES TAKEN FROM GOOGLE MAPS & CITYMAPPER.



UPPER TOOTING ROAD
5 MIN CYCLE



BONSAI ESPRESSO ROOM
12 MIN WALK

YOUR NEW NEIGHBOURHOOD & Local charms

Enjoy the charm of local delights on your doorstep.

Earlsfield and the surrounding areas will entice you with their culinary range, where the tastebuds awaken and the spirit of community thrives.

When it comes to delis, dive into the diverse delights from Dugard and Daughters, a specialist in rare-breed meat. Amrutha Lounge is the go-to vegan hotspot, whilst a family favourite is Well Kneaded, known for their sourdough pizza.

The thriving brunch scene at Earlsfield is also noteworthy with plenty of cosy choices on Garratt Lane, including The Eclectic Collection for something unique and GAIL's Bakery for when you're meeting a larger group of friends.



BRINKLEY'S KITCHEN
12 MIN WALK

- CAFÉS AND BRUNCH**

 - 1 CAFÉ COMING SOON TO SPRINGFIELD PARK
 - 2 BONSAI ESPRESSO ROOM 12 MIN WALK
 - 3 FLOTSAM & JETSAM 13 MIN WALK
 - 4 THE ECLECTIC COLLECTION 13 MIN WALK
 - 5 GAIL'S BAKERY 16 MIN WALK

GROCERIES

 - 6 SUPERMARKET COMING SOON TO SPRINGFIELD VILLAGE
 - 7 TESCO EXPRESS 9 MIN WALK
 - 8 SAINSBURY'S LOCAL 13 MIN WALK
 - 9 RASONS LOCAL 15 MIN WALK
- EATERIES**

 - 10 UNWINED 8 MIN CYCLE
 - 11 TOOTING & BROADWAY MARKETS 8 MIN CYCLE
 - 12 GREEN CHOY 8 MIN CYCLE
 - 13 HYDE FARM CAFÉ & DELI 13 MIN WALK
 - 14 THE ALTHORP 14 MIN WALK
 - 15 CHEZ BRUCE 15 MIN WALK
 - 16 THE WANDLE 17 MIN WALK
 - 17 AMRUTHA LOUNGE 18 MIN WALK
- WELLBEING & LEISURE**

 - 18 BATTERSEA IRONSIDES SPORTS CLUB 4 MIN WALK
 - 19 ENERGIE FITNESS 5 MIN WALK
 - 20 MELISSA COUPE LUXURY WELLBEING CLINIC 12 MIN WALK
 - 21 LOTUS SPA 13 MIN WALK
 - 22 MAGDALEN PARK LAWN TENNIS CLUB 16 MIN WALK

DELI

 - 23 DUGARD AND DAUGHTERS 16 MIN WALK

POST OFFICE

 - 24 EARLSFIELD POST OFFICE 13 MIN WALK
- PET CARE**

 - 25 DOG & GROOM 13 MIN WALK
 - 26 THE URBAN VET 13 MIN WALK

DOCTORS

 - 27 THE EARLSFIELD PRACTICE 15 MIN WALK
 - 28 TOGETHER DENTAL 13 MIN WALK

DENTIST

 - 29 DUMMLERS CHEMIST 13 MIN WALK

PHARMACY

 - 30 SOUTHSIDE SHOPPING CENTRE 13 MIN CYCLE

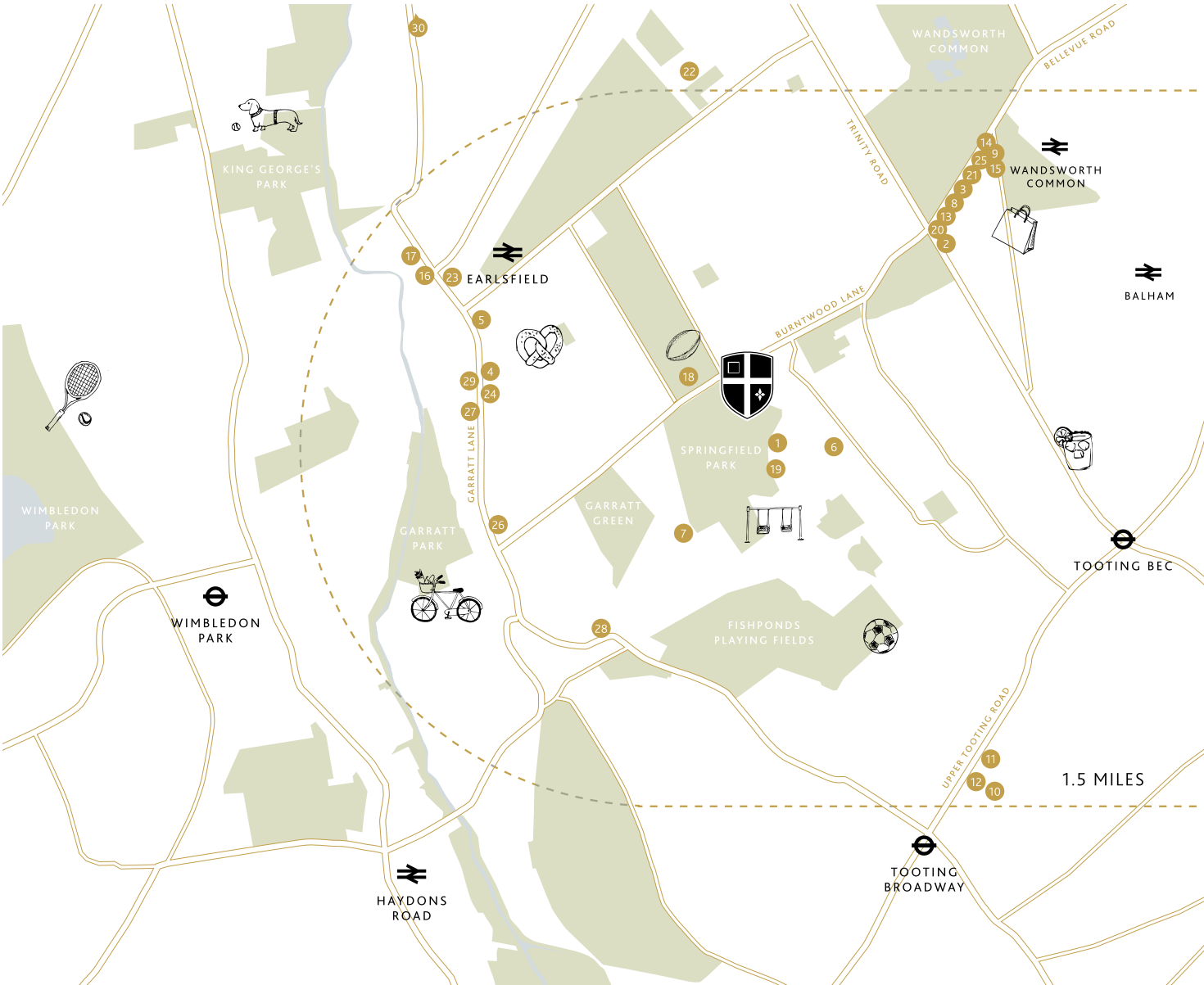
BELLEVUE ROAD 0.7 MILES

GARRATT LANE 0.8 MILES

TOOTING AND BROADWAY MARKETS 1.1 MILES

SOUTHSIDE SHOPPING CENTRE 1.8 MILES

TIMES TAKEN FROM GOOGLE MAPS & CITYMAPPER.



Thoughtfully
DESIGNED
HOMES



APARTMENTS' PRINCIPAL BEDROOM



THE VILLAS' LIVING ROOM

APARTMENTS' KITCHEN



THE VILLAS

- Luxury living over 4 floors
- Shaker-style timber kitchens with Corian worktops
- Concealed pantry
- Feature understairs wine storage
- Herringbone engineered timber effect flooring to ground floor
- Underfloor heating to ground and lower ground floor
- Dressing room to principal bedroom
- 5-piece principal en-suite
- Brushed gold brassware to bathrooms and en-suites
- Balcony to principal bedroom

THE APARTMENTS

- Lift access to all floors
- Handleless contemporary kitchens with Corian worktops
- Integrated appliances
- Herringbone timber effect flooring throughout living areas
- Brushed bronze brassware to bathrooms and en-suites
- Underflooring heating throughout
- Private balcony or terrace to all apartments

REASONS TO BUY AT
London Square
Earlsfield

A NEW
32-ACRE PARK
SPRINGFIELD PARK IS RIGHT ON
YOUR DOORSTEP

OVER 9 PARKS
& GARDENS
WITHIN A 3-MILE RADIUS

DESIRABLE HOMES
IN A DESIRABLE LOCATION

9 'OUTSTANDING'
PRIMARY AND SECONDARY
SCHOOLS IN THE AREA

WALKABLE
STATIONS
EARLSFIELD, WANDSWORTH COMMON
AND TOOTING BEC STATIONS ARE WITHIN
A 19-MINUTE WALK

ALL HOMES ARE
UNIQUELY DESIGNED
TO INCLUDE A HIGH SPECIFICATION AS
STANDARD, DESIGNED AND BUILT BY
AWARD-WINNING LONDON SQUARE

IN THE ESTEEMED
RANKINGS OF 2023, THE
SUNDAY TIMES PLACED
EARLSFIELD AMONG THE
Top 5 Best
Places to Live

	1 BEDROOM	2 BEDROOM	3 BEDROOM	4 BEDROOM	5 BEDROOM	TOTAL
THE HOUSES	-	-	4	-	-	4
THE VILLAS	-	-	-	16	8	24
WILLOW APARTMENTS	4	28	-	-	-	32
BEECH APARTMENTS	4	18	-	-	-	22
HAWTHORN APARTMENTS	16	19	10	-	-	45
BIRCH APARTMENTS	8	7	3	-	-	18
TOTAL	32	72	17	16	8	145



BUYING WITH London Square

DESIGNED FOR YOU

At London Square, we plan right down to the finest detail to ensure that you find the home of your dreams.

We are dedicated to making London even greater. Founded in 2010, our name was inspired by the ethos of London's famous squares – landmarks renowned for their legacy and community.

RESERVATION TERMS

- £2,500 reservation fee on Apartments and £5,000 reservation fee on The Villas and houses
- 10% of the purchase price (less the reservation fee) paid upon exchange of contracts (or 21 days later)
- 90% balance paid upon legal completion

VENDOR SOLICITORS

IBB LAW LLP
Natika Richards-Perry
Capital Court, 30 Windsor Street, Uxbridge
Middlesex UB8 1AB
DX: 45105 Uxbridge
T: 01895 207917
E: natika.richards-perry@ibblaw.co.uk

RECOMMENDED SOLICITORS

RISEAM SHARPLES SOLICITORS
Hayley Marler, Partner
2 Tower Street, London WC2H 9NP
T: 020 7632 8902
M: 077 6922 6902
E: hayley@rs-law.co.uk

ENQUIRIES

0333 666 4545
earlsfield@londonsquare.co.uk
Sales Suite, Bicknell Way, SW17 0FD
LONDONSQUARE.CO.UK



For more information on our Home Buying Journey, please scan the QR code.

