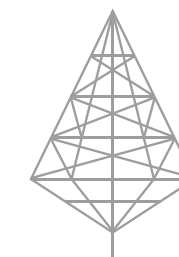


MILLFIELDS

HACKBRIDGE · LONDON





THE BEST OF BOTH WORLDS AWAITS

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.

MILLFIELDS

HACKBRIDGE · LONDON



CGI is indicative only > Not representative of the final product



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.



CGI is indicative only > Not representative of the final product

A high-angle, close-up photograph of several people's hands clinking wine glasses filled with a golden liquid. The glasses are held in a circle over a table covered with a light-colored, woven placemat. In the foreground, there are plates of food: one with chocolate-covered round treats and red berries, and another with sliced passion fruit. The background shows a white plate with more food and a vase with flowers. The lighting is bright and natural, suggesting an outdoor or well-lit indoor setting.

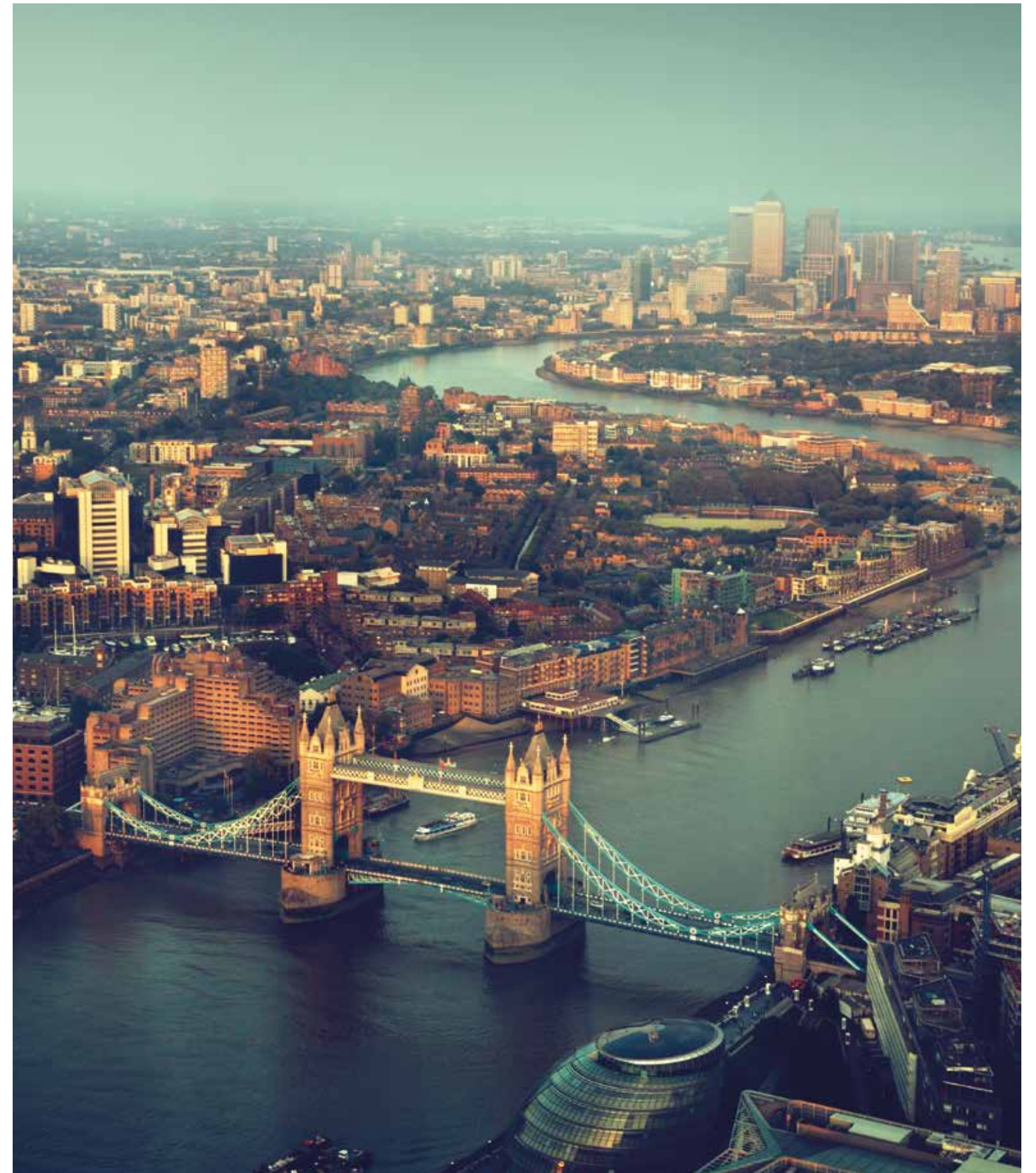
LONDON'S BEST
KEPT SECRET

You've finally found it: these are homes
without compromise – the perfect environment for
modern living. Welcome to your forever home.



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'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.

THE LONDON LIFESTYLE

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.

Tower Bridge > London



Liberty > West End



Selfridges > West End



Natural History Museum > London



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 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.



BY ROAD

M25	20 mins
Richmond Park	25 mins
Hampton Court	26 mins
Gatwick Airport	27 mins
Heathrow	44 mins
Brighton	59 mins



BY TRAM

Morden Road	7 mins
Wandle Park	8 mins
Centrale Shopping Centre	12 mins
Wimbledon	12 mins
East Croydon	18 mins
Beckenham Jct	45 mins



BY BUS

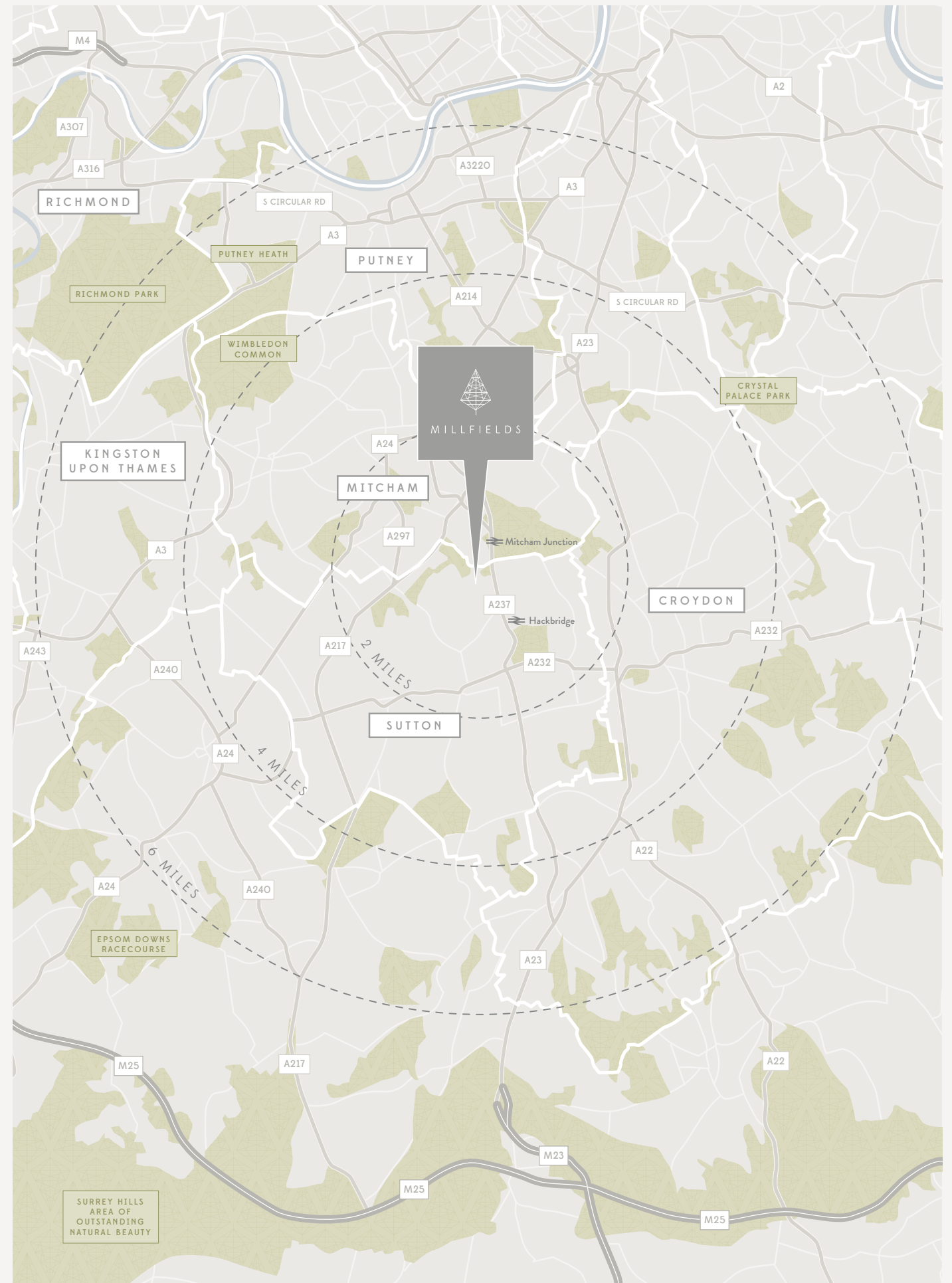
Carshalton	13 mins
Wallington	18 mins
Morden	24 mins
Tooting Broadway	32 mins

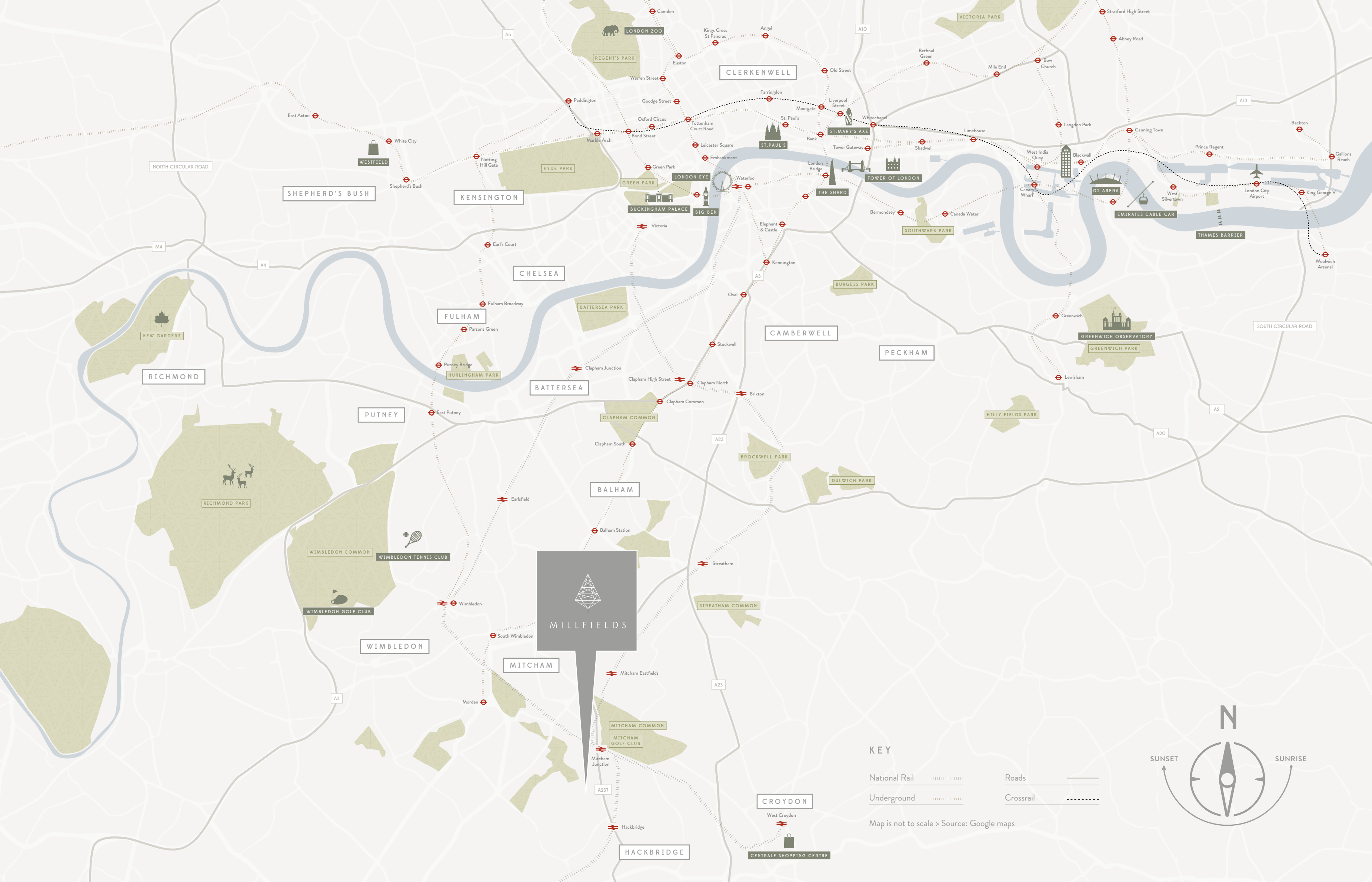


BY FOOT

Mill Green Park	4 mins
Sainsbury's Local	14 mins
Mitcham Jct Station	14 mins
Hackbridge Station	15 mins
Imperial Sports Ground	16 mins
David Weir Leisure Centre	21 mins

Sources: TfL, National Rail and Google Maps





NORTH CIRCULAR ROAD

SHEPHERD'S BUSH

KENSINGTON

CHELSEA

FULHAM

RICHMOND

PUTNEY

BATTERSEA

CAMBERWELL

PECKHAM

BALHAM

WIMBLEDON

MITCHAM

CROYDON

HACKBRIDGE

KEY

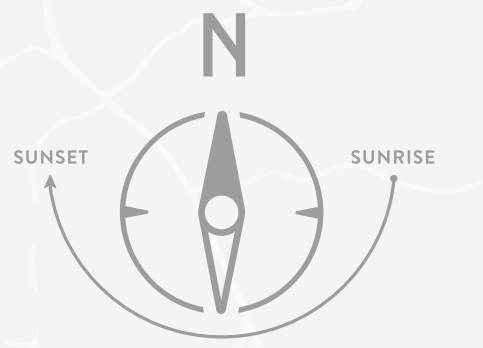
National Rail

Underground

Roads

Crossrail

Map is not to scale > Source: Google maps



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



Diane Von Furstenberg > Wimbledon

The Windmill > Clapham



Café Culture > Croydon



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 45 shows a year, while the Polka Theatre is dedicated to events for children and families.

NATURAL SPACE AT YOUR PACE

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 Morden Hall Park.



A REAL SENSE OF ARRIVAL



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



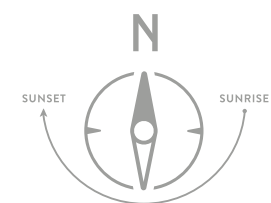
THE RAVENSBURY
End of Terrace / Mid Terrace



THE BEDDINGTON
Semi Detached / End of Terrace / Mid Terrace



JADE HOUSE
Ground & First / First & Second Floors



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.



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 – making these homes a first-class location for families with school-age children.

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.

Higher Education > South London



PRIMARY SCHOOLS

Culvers 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

University Learning > London

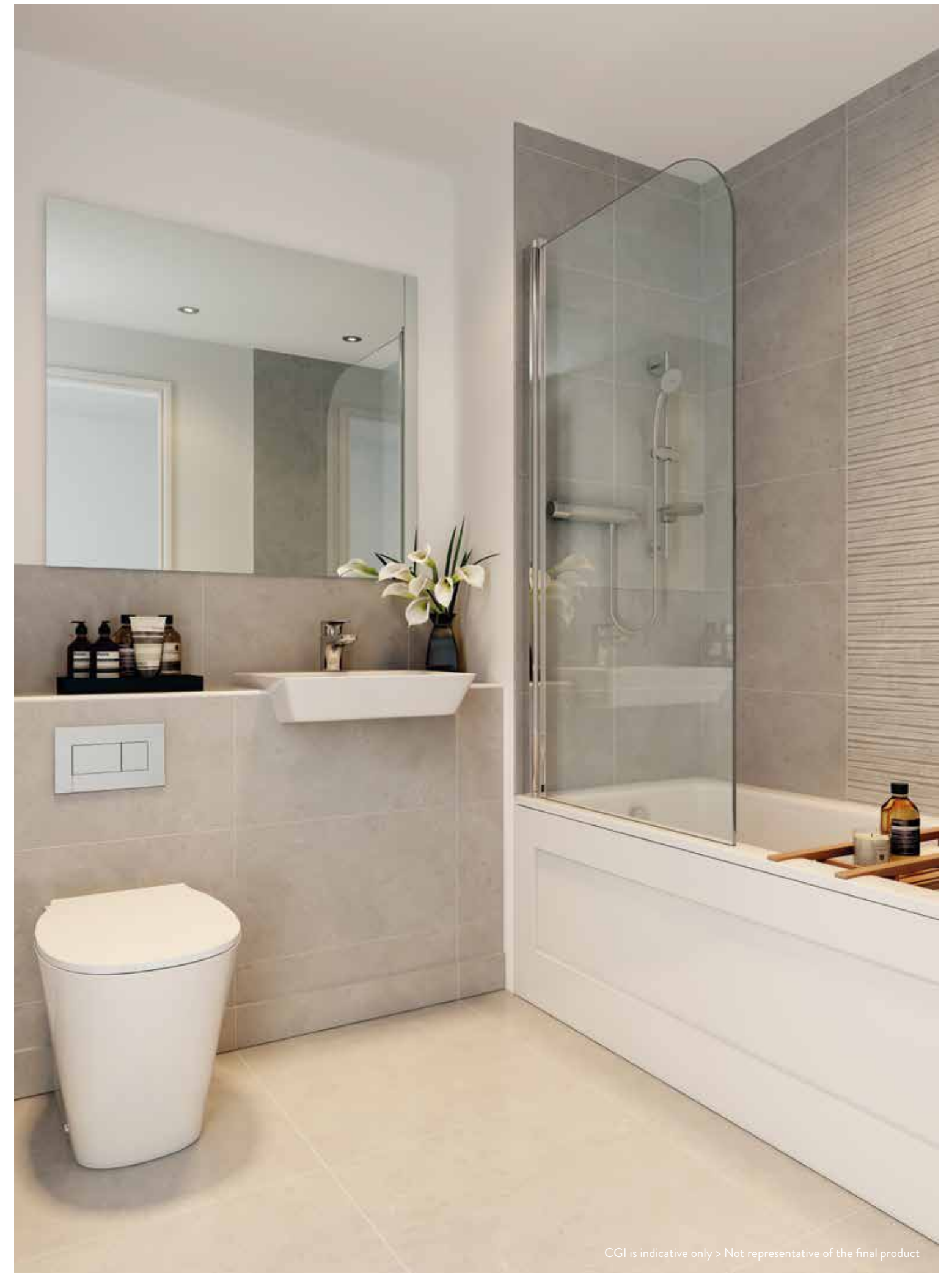








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CGI is indicative only > Not representative of the final product

FIND DISTINCTION BEHIND EVERY DOOR



CGI is indicative only > Not representative of the final product



CGI is indicative only > Not representative 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.
- Mirror to wet areas.
- 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

- Amtico Spacia flooring to all areas (except 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.

Your attention is drawn to the fact that it may not be possible to obtain the products as referred to in the specification. In such cases a similar alternative will be provided. Redrow reserve the right to make these changes as required.
* Except house type H03 with only hanging rail/shelf as opposed to fitted wardrobe.



THE SPENCER

HOUSE TYPE HO1

ACCOMMODATION

Kitchen/Dining	2.82m x 4.14m	9'3" x 13'7"
Lounge	4.98m x 4.09m	16'4" x 13'5"
Bedroom 1	2.74m x 3.66m	8'11" x 12'
Bedroom 2	2.84m x 3.94m	9'4" x 13'
Bedroom 3	2.17m x 4.09m	7'1" x 11'2"
Total Area	98.5 sq m	1,060.5 sq ft



DISCLAIMER

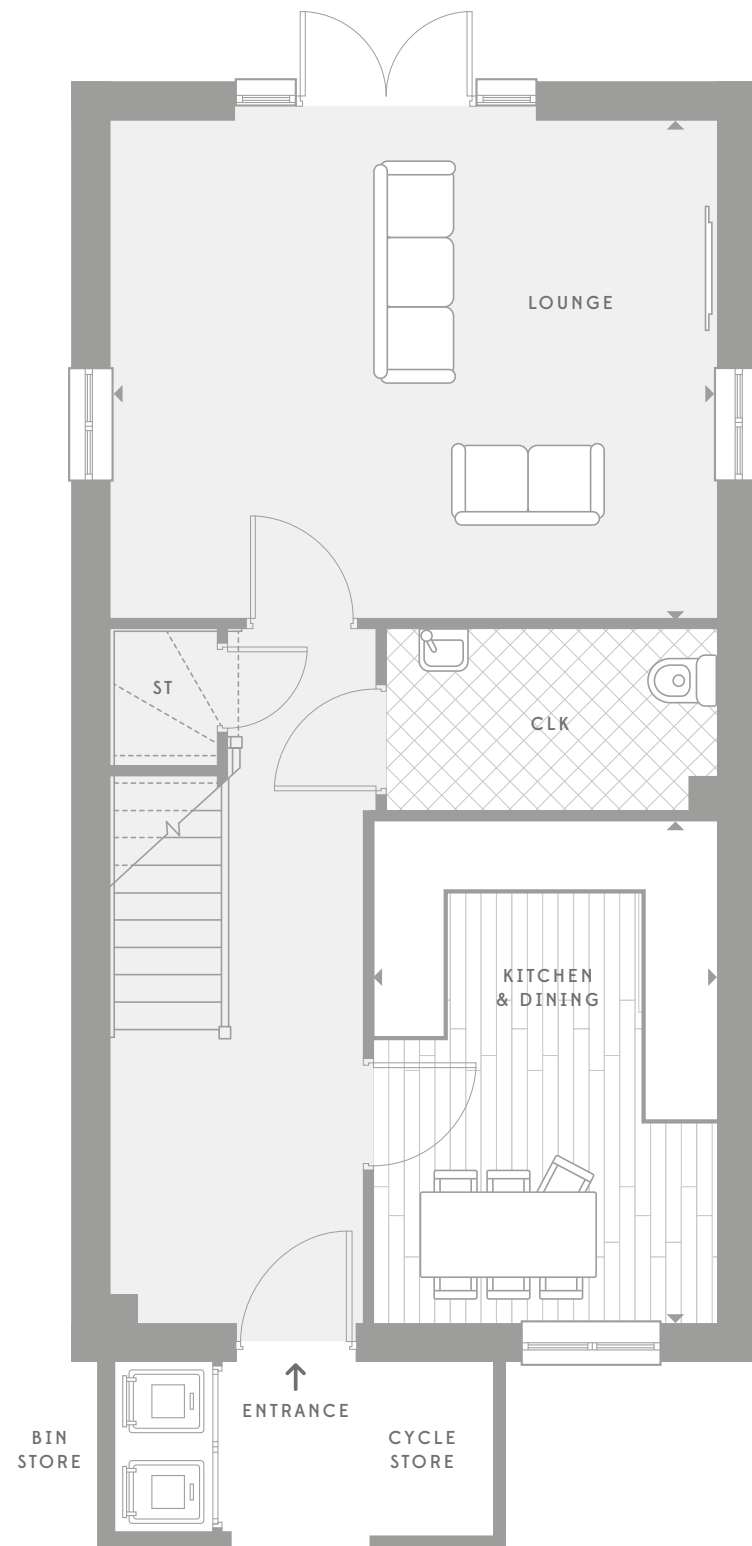
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GROUND FLOOR

3 BEDROOM HOUSE / END OF TERRACE



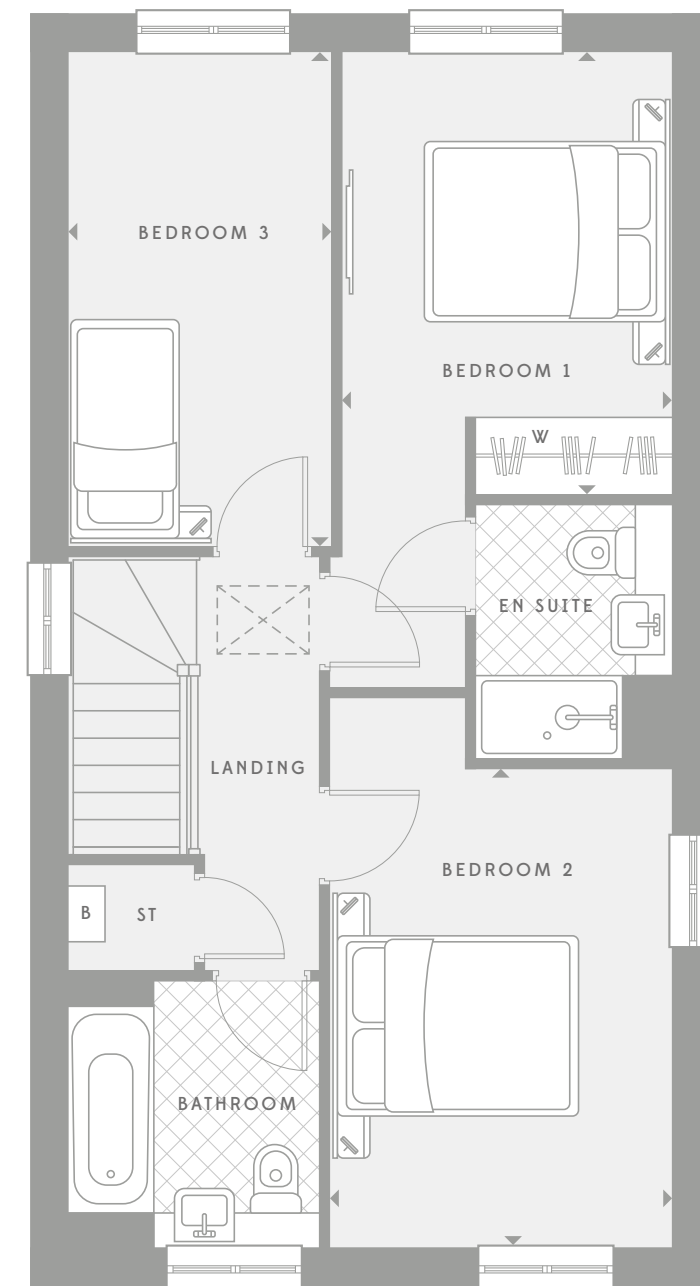
PLOTS: 8 / 10 / 47 / 51

- ◀ ▶ Measurement Points
- ST Storage
- CLK Cloakroom

Window variations apply to plots: 8 / 10 / 47 / 51

FIRST FLOOR

3 BEDROOM HOUSE / END OF TERRACE



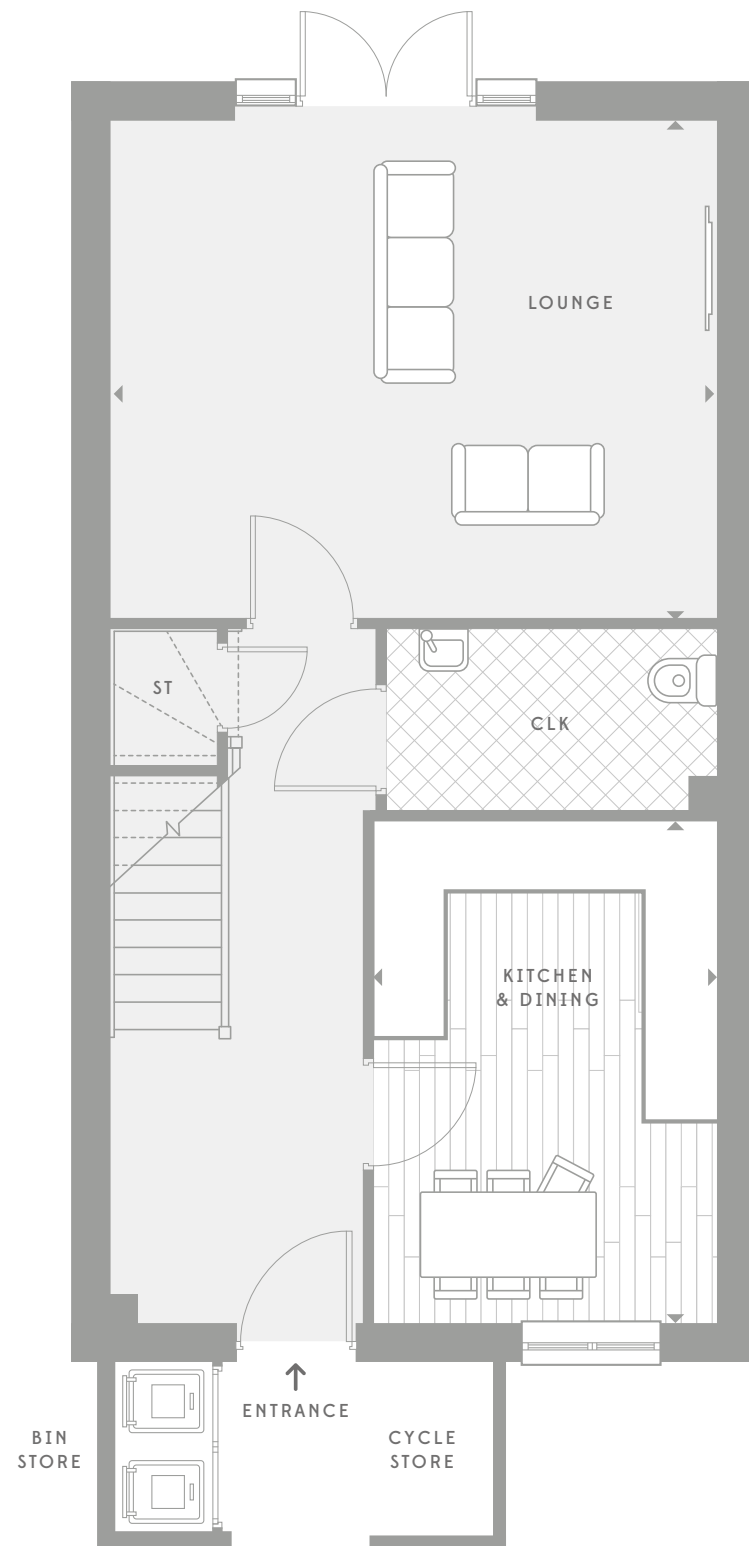
PLOTS: 8 / 10 / 47 / 51

- ◀ ▶ Measurement Points
- ST Storage
- ⊠ Loft Access
- W Fitted Wardrobe
- B Boiler

Window variations apply to plots: 8 / 10 / 47 / 51

GROUND FLOOR

3 BEDROOM HOUSE / MID TERRACE

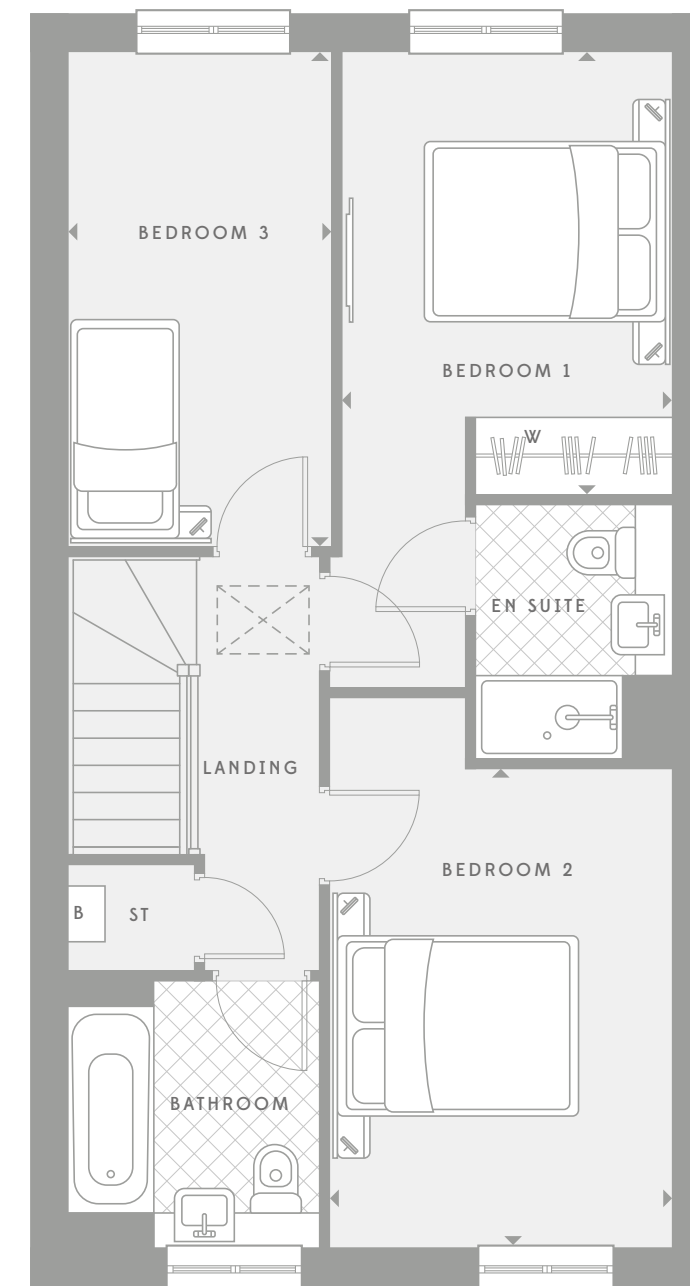


PLOTS: 9 / 48 / 49 / 50

- ◀ ▶ Measurement Points
- ST Storage
- CLK Cloakroom

FIRST FLOOR

3 BEDROOM HOUSE / MID TERRACE



PLOTS: 9 / 48 / 49 / 50

- ◀ ▶ Measurement Points
- ST Storage
- ⊠ Loft Access
- W Fitted Wardrobe
- B Boiler



THE WATERMEAD

HOUSE TYPE HO2

ACCOMMODATION

Kitchen	2.21m x 3.87m	7'3" x 12'8"
Lounge/Dining	4.34m x 4.34m	14'3" x 14'3"
Bedroom 1	4.34m x 2.76m	14'2" x 9'
Bedroom 2	4.34m x 2.77m	14'3" x 9'1"
Total Area	82.6 sq m	888.9 sq ft



DISCLAIMER

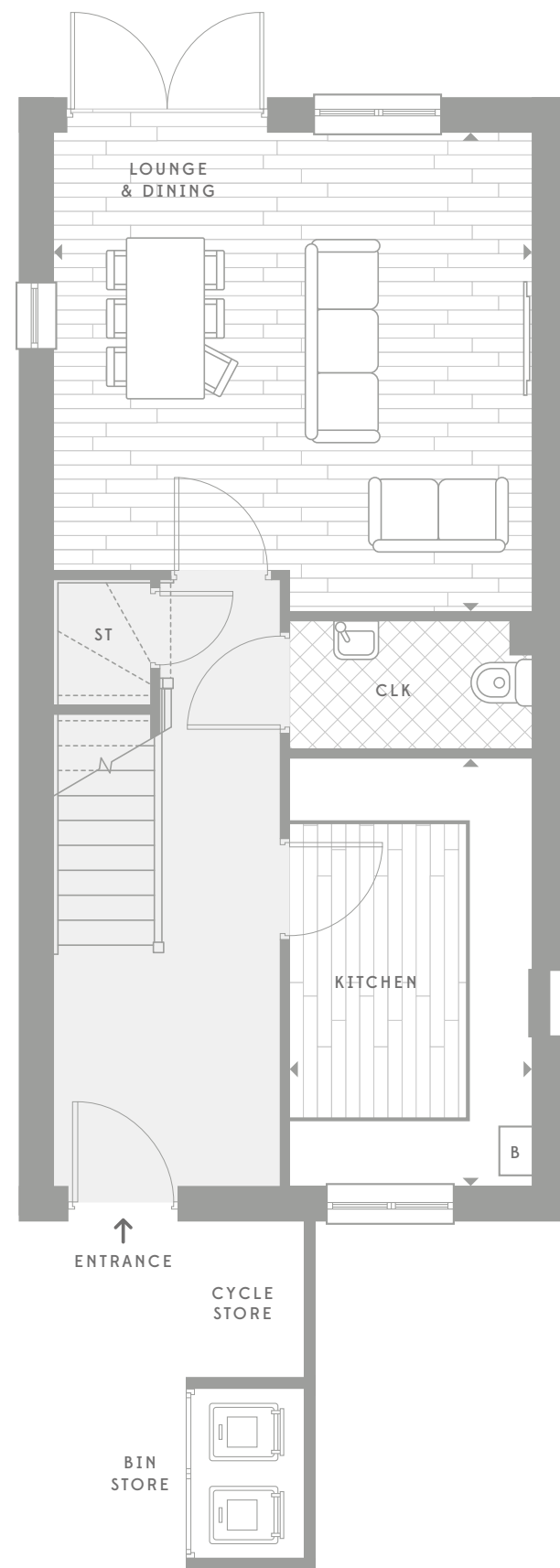
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GROUND FLOOR

2 BEDROOM HOUSE / END OF TERRACE



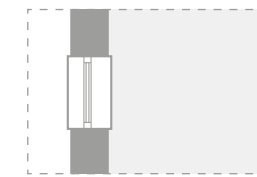
PLOTS: 5 / 7 / 39 / 42

◀ ▶	Measurement Points
ST	Storage
CLK	Cloakroom
B	Boiler

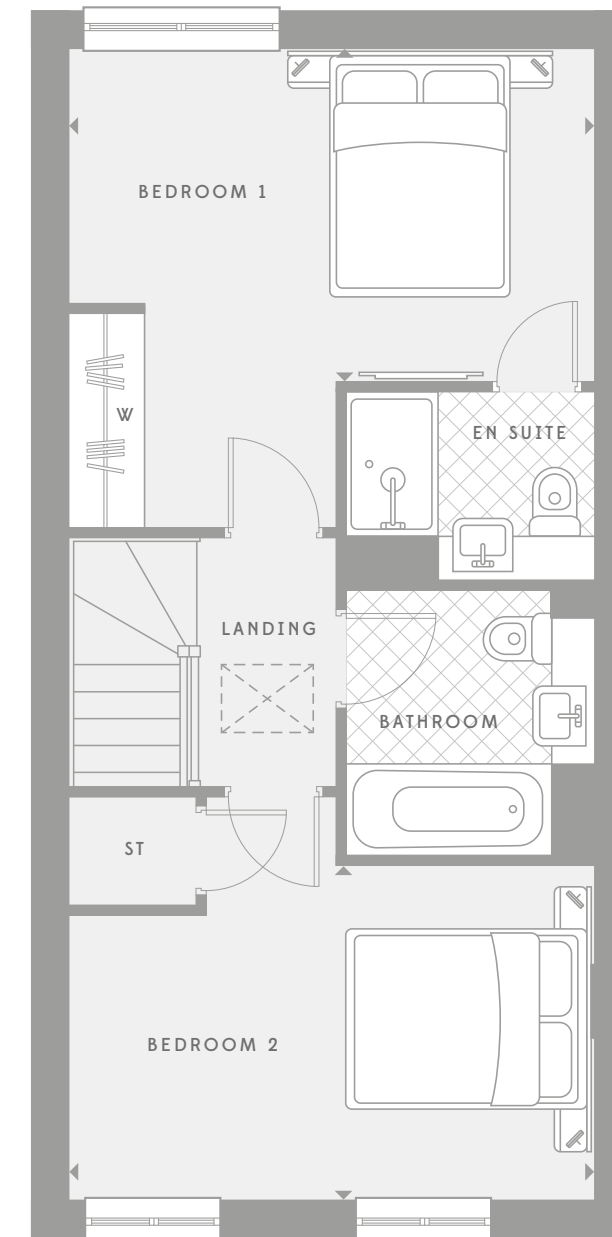
Window variations apply to plots: 5 / 7 / 39 / 42

FIRST FLOOR

2 BEDROOM HOUSE / END OF TERRACE



Alternative window configuration applies to plot 5 only



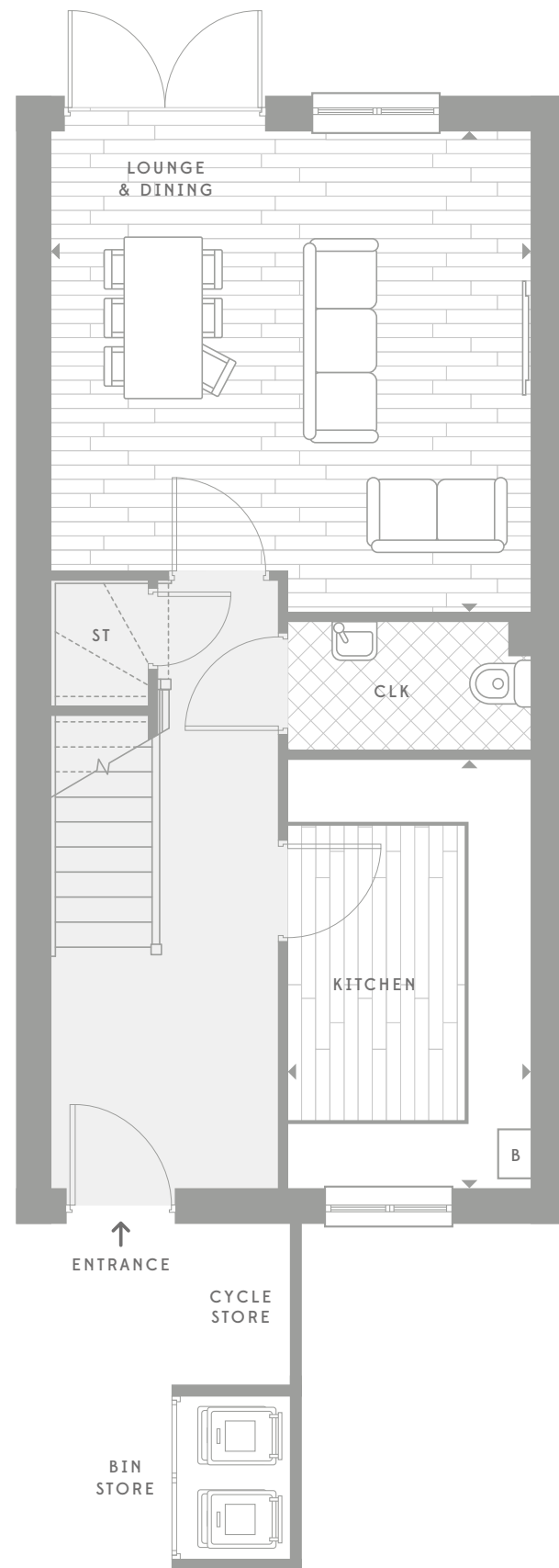
PLOTS: 5 / 7 / 39 / 42

◀ ▶	Measurement Points
ST	Storage
⊠	Loft Access
W	Fitted Wardrobe

Window variations apply to plots: 5 / 7 / 42

GROUND FLOOR

2 BEDROOM HOUSE / MID TERRACE

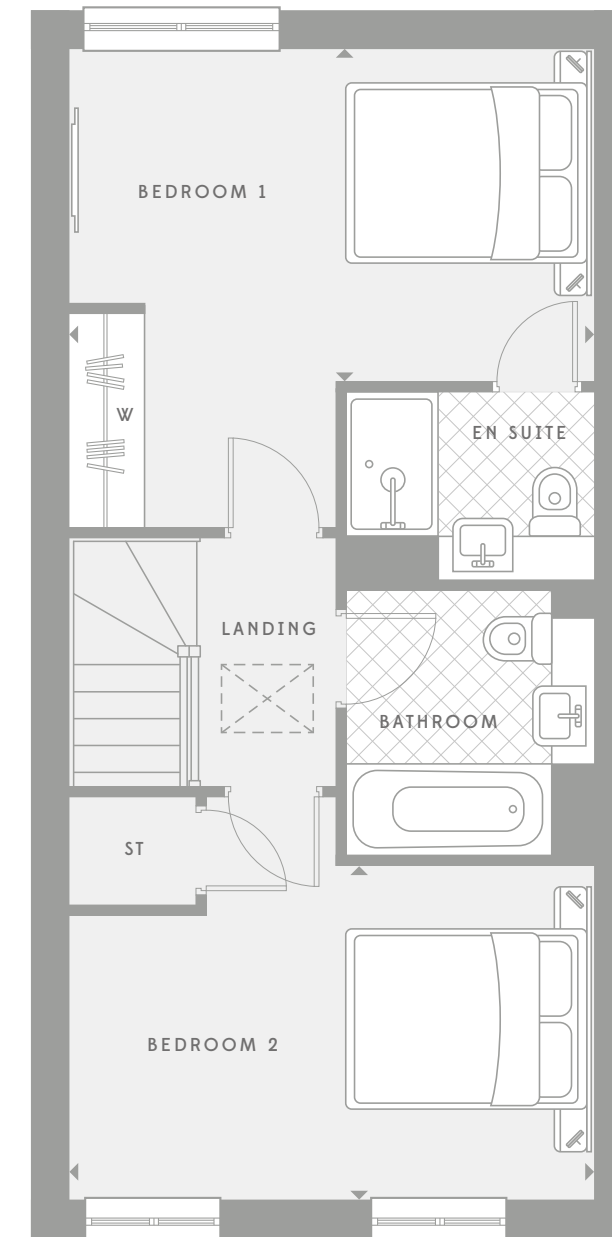


PLOTS: 6

◀ ▶	Measurement Points
ST	Storage
CLK	Cloakroom
B	Boiler

FIRST FLOOR

2 BEDROOM HOUSE / MID TERRACE



PLOTS: 6

◀ ▶	Measurement Points
ST	Storage
⊠	Loft Access
W	Fitted Wardrobe



THE RAVENSBURY

HOUSE TYPE HO3 / 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

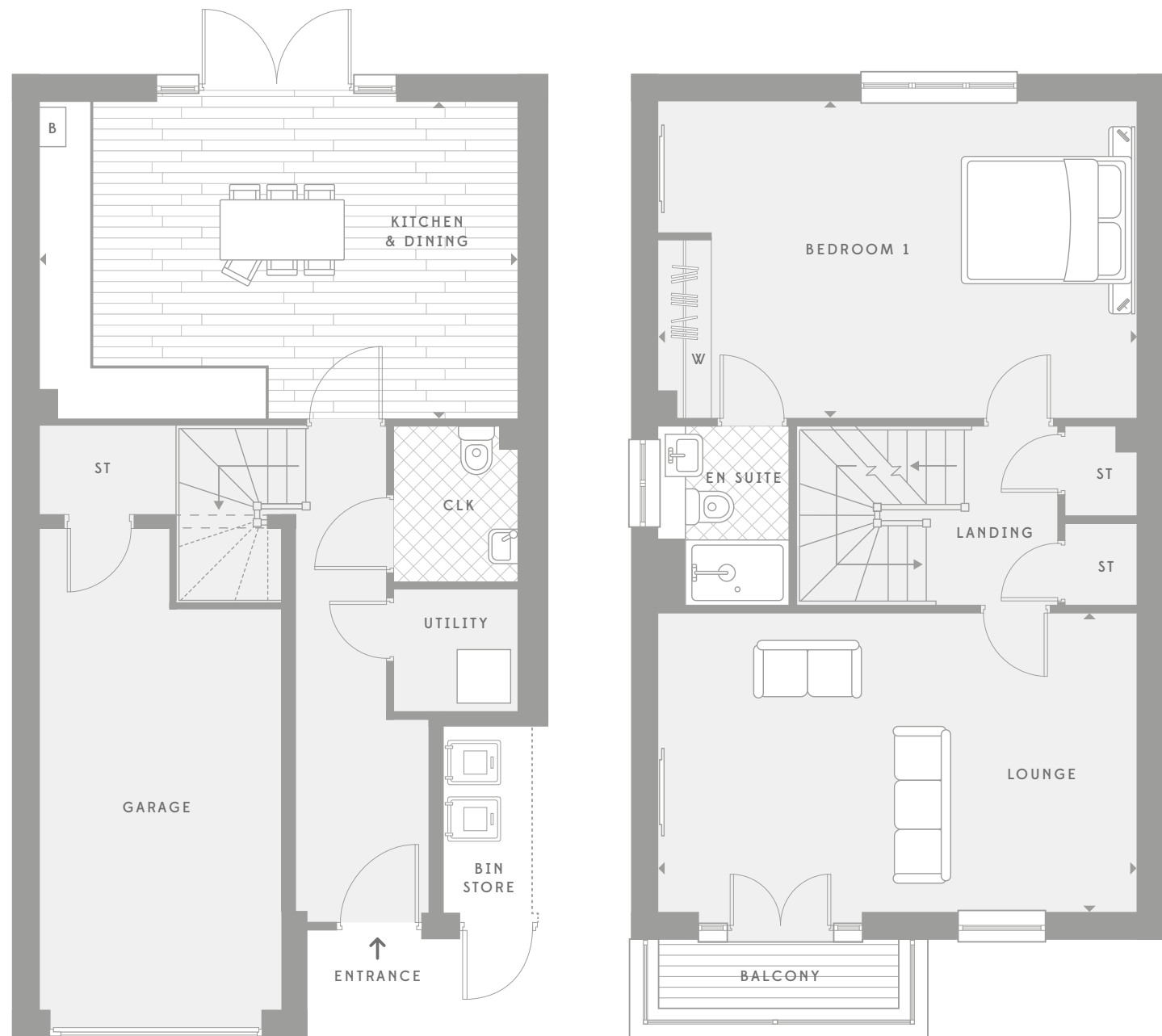
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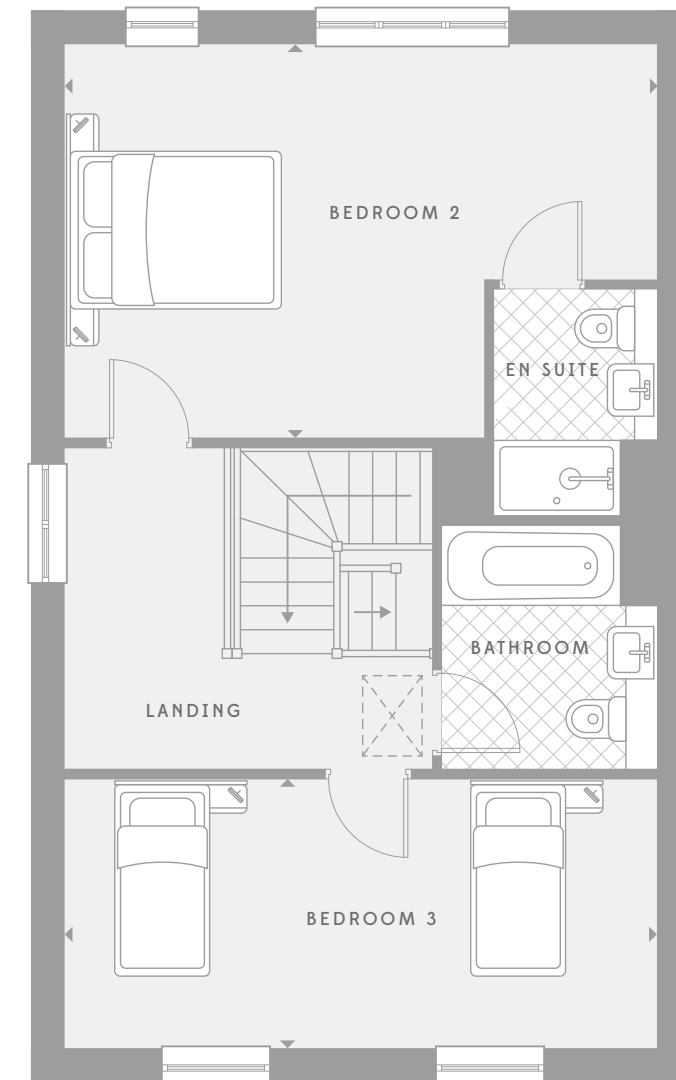
GROUND & FIRST FLOOR

3 BEDROOM HOUSE / END OF TERRACE / TYPE 1



SECOND FLOOR

3 BEDROOM HOUSE / END OF TERRACE / TYPE 1



PLOTS: 17 / 20 / 33 / 34 / 35 / 38

- ◀ ▶ Measurement Points
- ST Storage
- CLK Cloakroom
- B Boiler
- W Fitted Wardrobe

Window variations apply to plots: 20 / 33 / 35

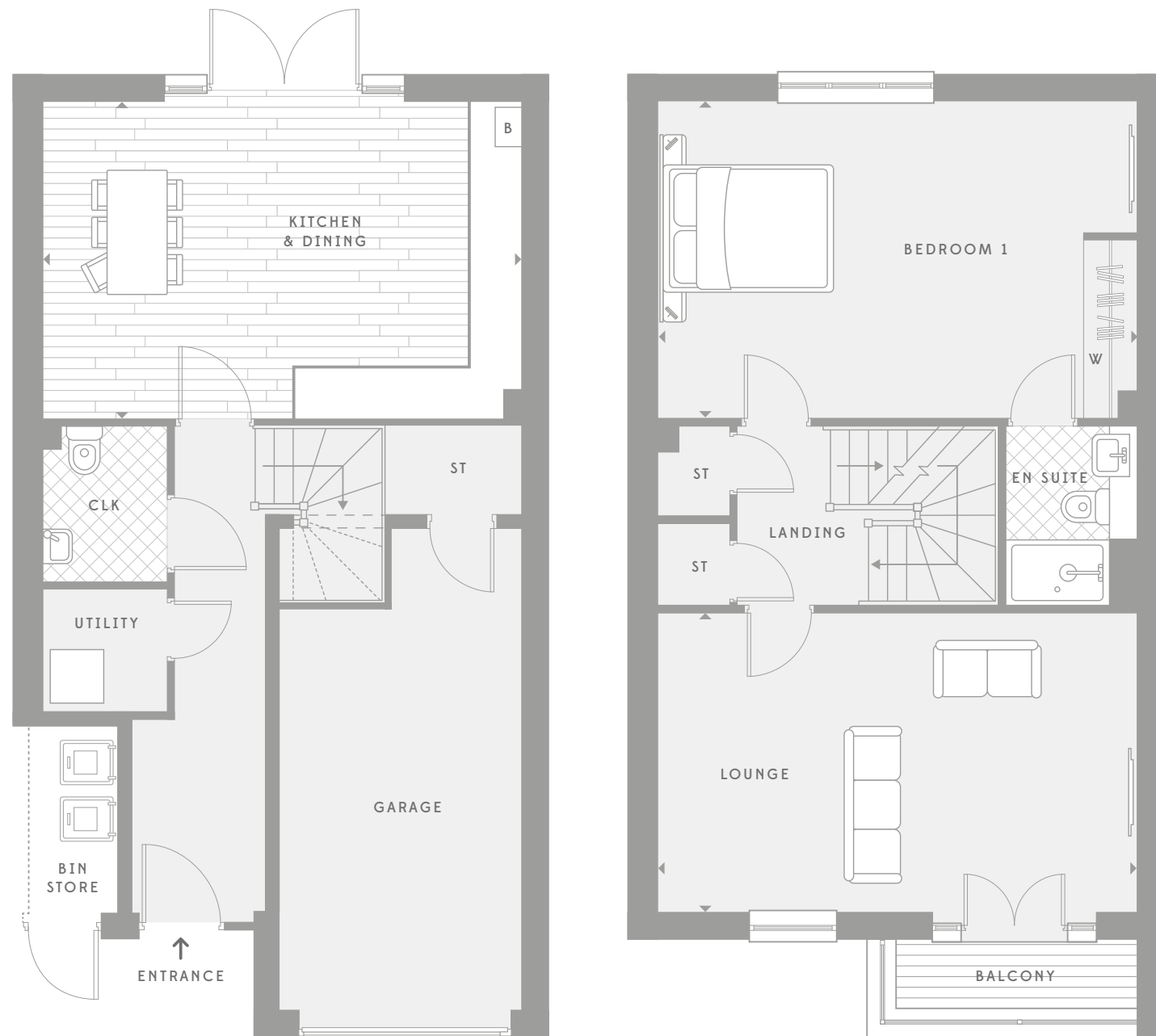
PLOTS: 17 / 20 / 33 / 34 / 35 / 38

- ◀ ▶ Measurement Points
- ⊠ Loft Access

Window variations apply to plots: 20 / 33 / 35

GROUND & FIRST FLOOR

3 BEDROOM HOUSE / MID TERRACE / TYPE 1

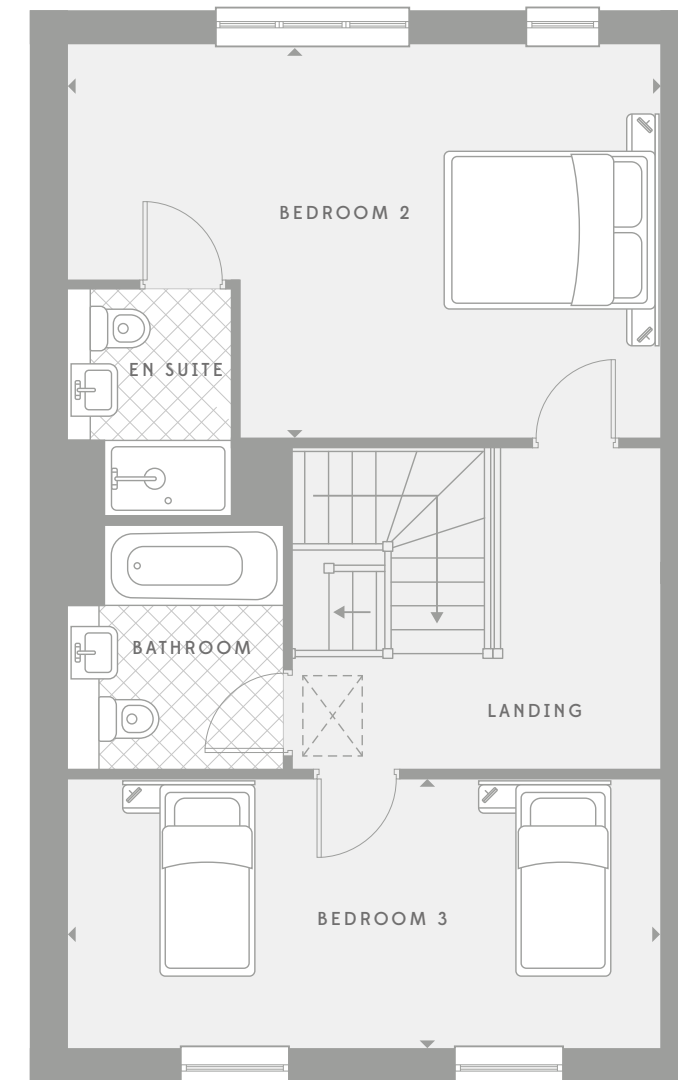


PLOTS: 18 / 19 / 36 / 37

◀ ▶	Measurement Points
ST	Storage
CLK	Cloakroom
B	Boiler
W	Fitted Wardrobe

SECOND FLOOR

3 BEDROOM HOUSE / MID TERRACE / TYPE 1



PLOTS: 18 / 19 / 36 / 37

◀ ▶	Measurement Points
⊠	Loft Access



THE RAVENSBURY

HOUSE TYPE HO3 / TYPE 2

ACCOMMODATION

21 / 22 / 23 / 24

Kitchen/Dining	5.59m x 3.30m	18'4" x 10'10"
Lounge	3.40m x 4.17m	11'2" x 13'8"
Bedroom 1	4.52m x 4.47m	14'10" x 14'8"
Bedroom 2	5.59m x 2.72m	18'4" x 8'11"
Bedroom 3	2.12m x 3.14m	6'11" x 10'4"
Total Area	128.2 sq m	1,380 sq ft



DISCLAIMER

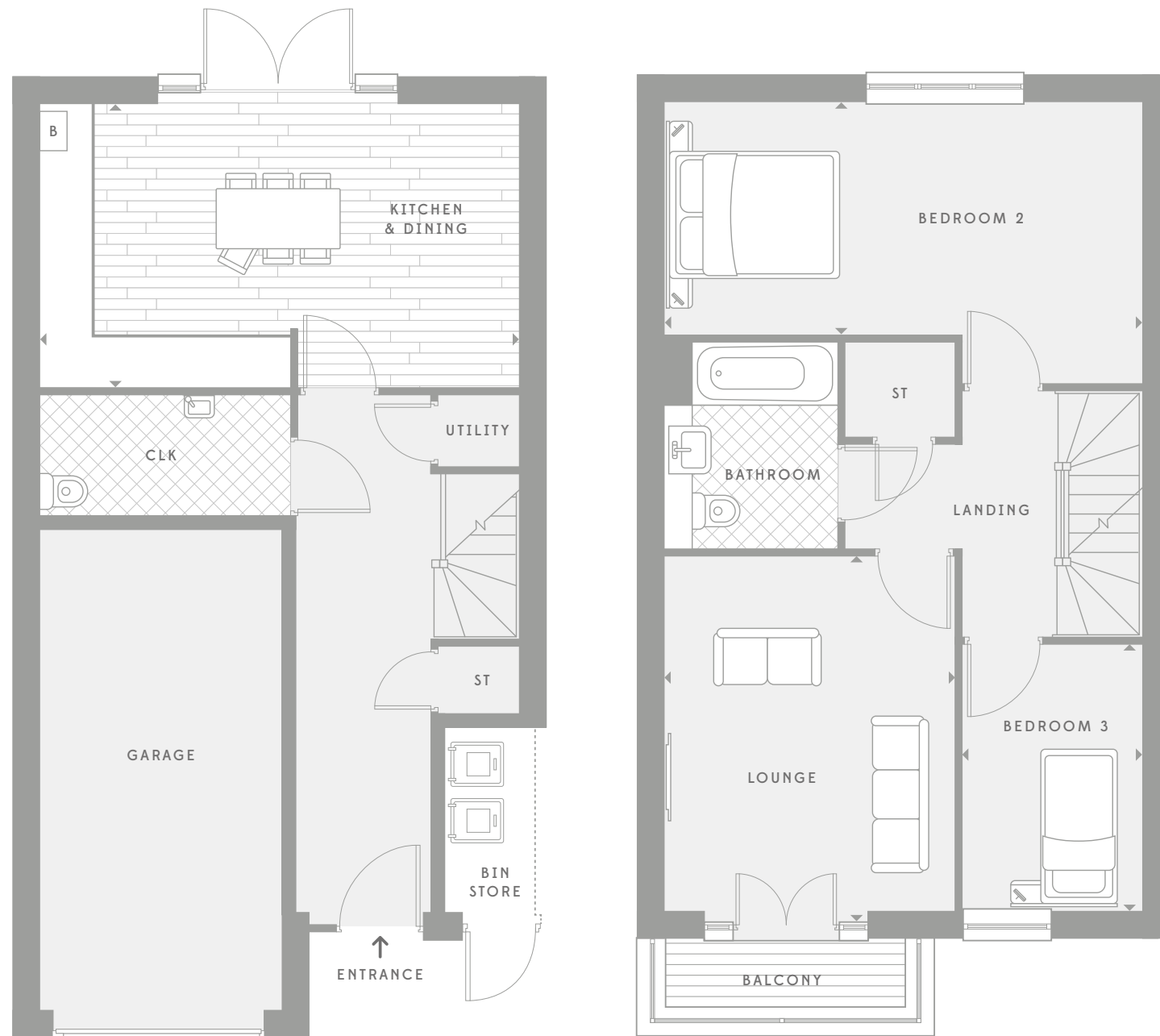
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GROUND & FIRST FLOOR

3 BEDROOM HOUSE / END OF TERRACE / TYPE 2

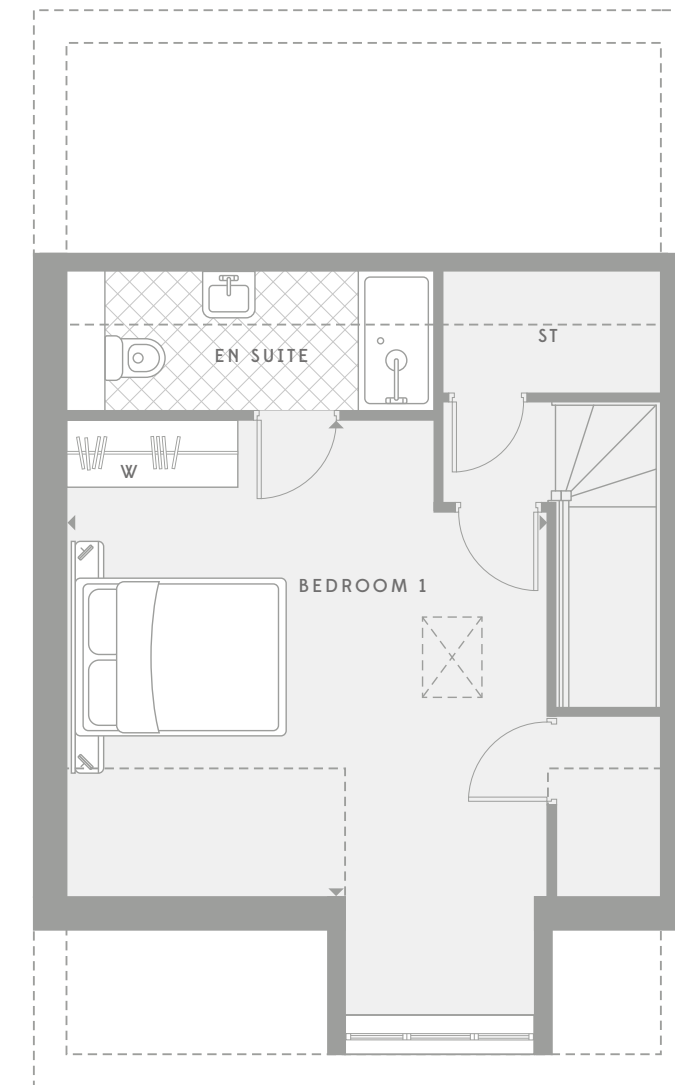


PLOTS: 21 / 24

◀ ▶	Measurement Points
ST	Storage
CLK	Cloakroom
B	Boiler

SECOND FLOOR

3 BEDROOM HOUSE / END OF TERRACE / TYPE 2



PLOTS: 21 / 24

◀ ▶	Measurement Points
ST	Storage
⊠	Loft Access
W	Fitted Wardrobe

GROUND & FIRST FLOOR

3 BEDROOM HOUSE / MID TERRACE / TYPE 2

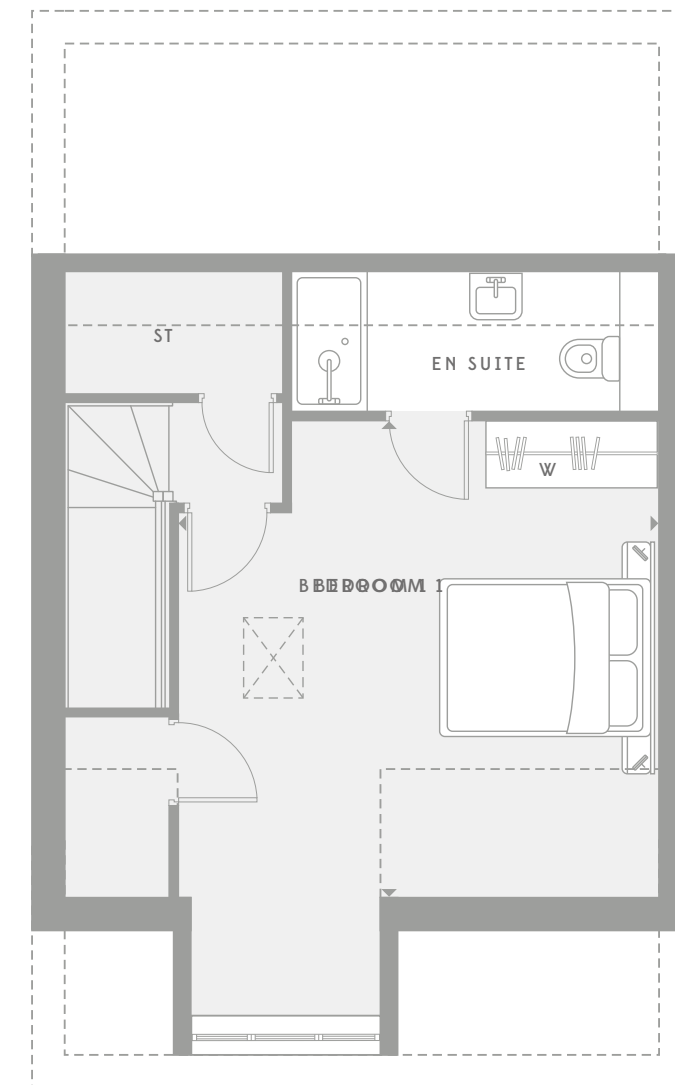


PLOTS: 22 / 23

◀ ▶	Measurement Points
ST	Storage
CLK	Cloakroom
B	Boiler

SECOND FLOOR

3 BEDROOM HOUSE / MID TERRACE / TYPE 2



PLOTS: 22 / 23

◀ ▶	Measurement Points
ST	Storage
⊠	Loft Access
W	Fitted Wardrobe



THE BEDDINGTON

HOUSE TYPE HO4

ACCOMMODATION

Kitchen	2m x 3.86m	6'7" x 12'8"
Lounge/Dining	4.01m x 5.06m	13'2" x 16'7"
Bedroom 1	4.01m x 2.75m	13'2" x 9'
Bedroom 2	4.01m x 3.01m	13'2" x 9'11"
Total Area	81.4 sq m	876 sq ft



DISCLAIMER

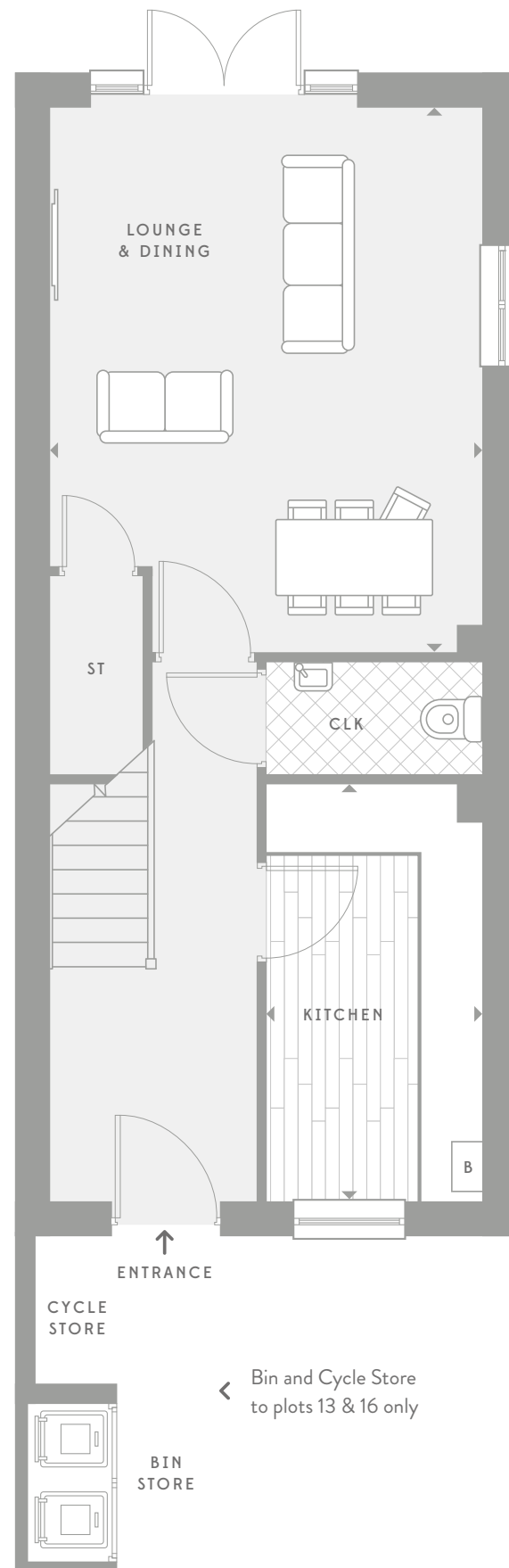
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GROUND FLOOR

2 BEDROOM HOUSE / END OF TERRACE



PLOTS: 1 / 4 / 13 / 16 / 25 / 30

- ◀ ▶ Measurement Points
- ST Storage
- CLK Cloakroom
- B Boiler

Window variations apply to plots: 1 / 16 / 30

FIRST FLOOR

2 BEDROOM HOUSE / END OF TERRACE



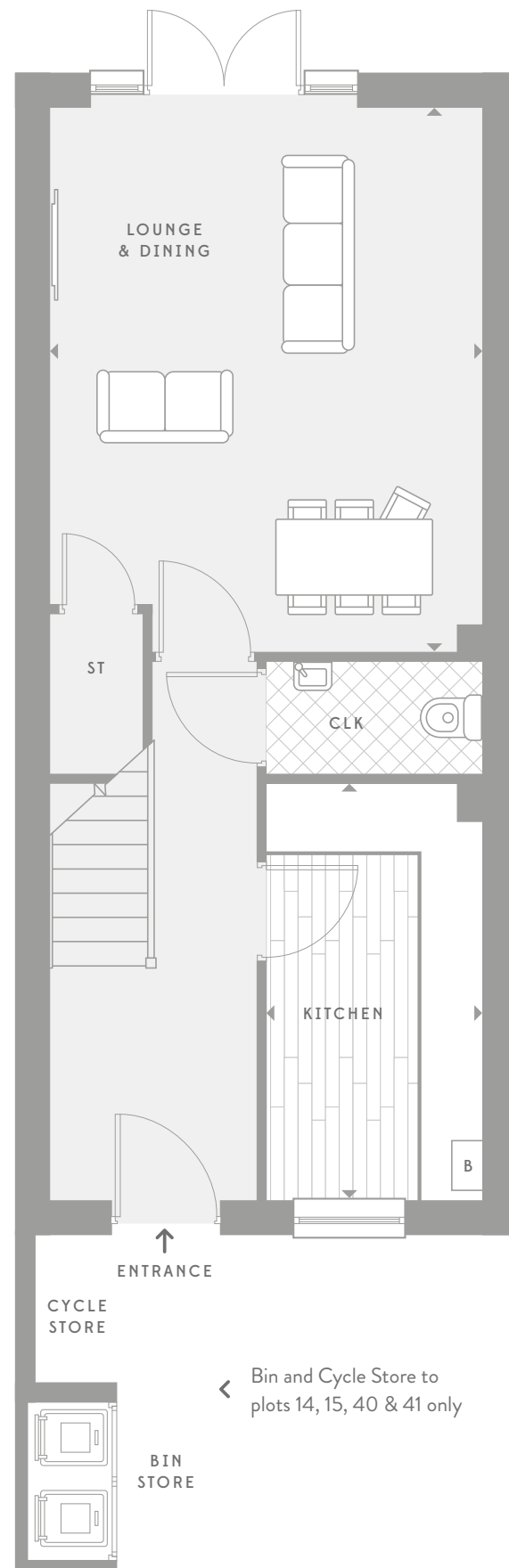
PLOTS: 1 / 4 / 13 / 16 / 25 / 30

- ◀ ▶ Measurement Points
- ST Storage
- Loft Access
- W Fitted Wardrobe

Window variations apply to plots: 1 / 16 / 30

GROUND FLOOR

2 BEDROOM HOUSE / MID TERRACE



PLOTS: 2 / 3 / 14 / 15 / 26
27 / 28 / 29 / 40 / 41

- ◀ ▶ Measurement Points
- ST Storage
- CLK Cloakroom
- B Boiler

FIRST FLOOR

2 BEDROOM HOUSE / MID TERRACE

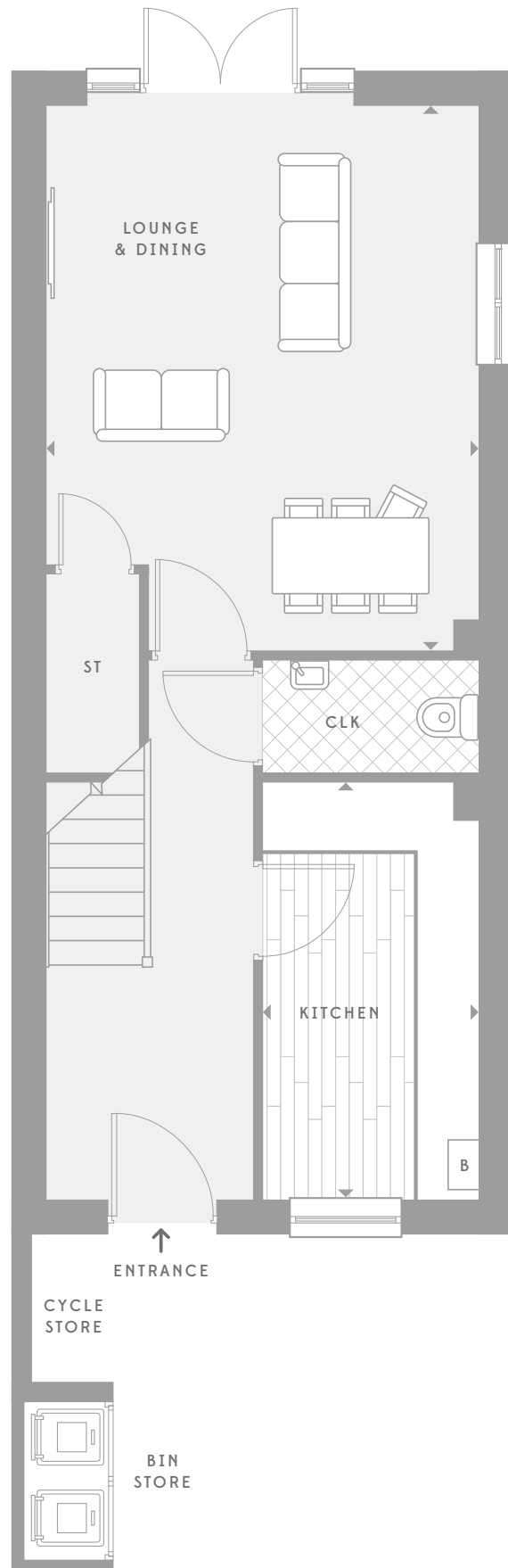


PLOTS: 2 / 3 / 14 / 15 / 26
27 / 28 / 29 / 40 / 41

- ◀ ▶ Measurement Points
- ST Storage
- Loft Access
- W Fitted Wardrobe

GROUND FLOOR

2 BEDROOM HOUSE / SEMI DETACHED



PLOTS: 11 / 12 / 31 / 32

- ◀ ▶ Measurement Points
- ST Storage
- CLK Cloakroom
- B Boiler

Window variations apply to plots: 12 / 31

FIRST FLOOR

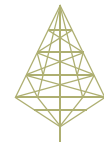
2 BEDROOM HOUSE / SEMI DETACHED



PLOTS: 11 / 12 / 31 / 32

- ◀ ▶ Measurement Points
- ST Storage
- Loft Access
- W Fitted Wardrobe

Window variations apply to plots: 12 / 31



JADE HOUSE

TYPES F05 & F06

ACCOMMODATION - F05 - APARTMENTS 45 / 46

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

ACCOMMODATION - F06 - APARTMENTS 43 / 44

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



DISCLAIMER

All areas and dimensions have been taken from architect plans prior to construction therefore, whilst the information is believed to be correct its accuracy cannot be guaranteed and does 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 within + or - 50mm.



CGI is indicative only > Not representative of the final product

GROUND FLOOR

2 BEDROOM APARTMENT



PLOT: 43

◀ ▶	Measurement Points
ST	Storage
W	Fitted Wardrobe
B	Boiler

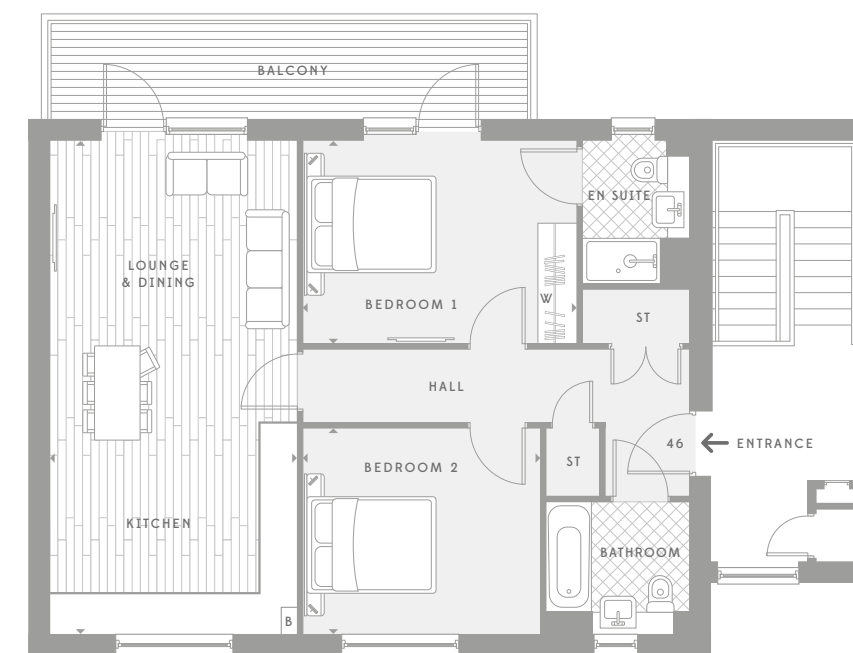
FIRST & SECOND FLOOR

2 BEDROOM APARTMENTS

FIRST FLOOR



SECOND FLOOR



PLOTS: 44 / 45 / 46

◀ ▶	Measurement Points
ST	Storage
W	Fitted Wardrobe
B	Boiler

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.



2015 WHAT HOUSE?
AWARDS

Gold Award for
Best Large Housebuilder



2015 SUNDAY TIMES
BRITISH HOMES AWARDS

Best House Design (less than 50 units)
for The Highfield five-bedroom home



2015 HOUSEBUILDER
AWARDS

Highly Commended Best
Marketing Initiative



2015 HBF CUSTOMER
SATISFACTION SURVEY

5-star rating for Redrow Homes



2014-2015 UK
PROPERTY AWARDS

Best Residential Renovation,
5 & 6 Connaught Place

CGI > One Commercial Street > London E1



Westbourne Place > London W9



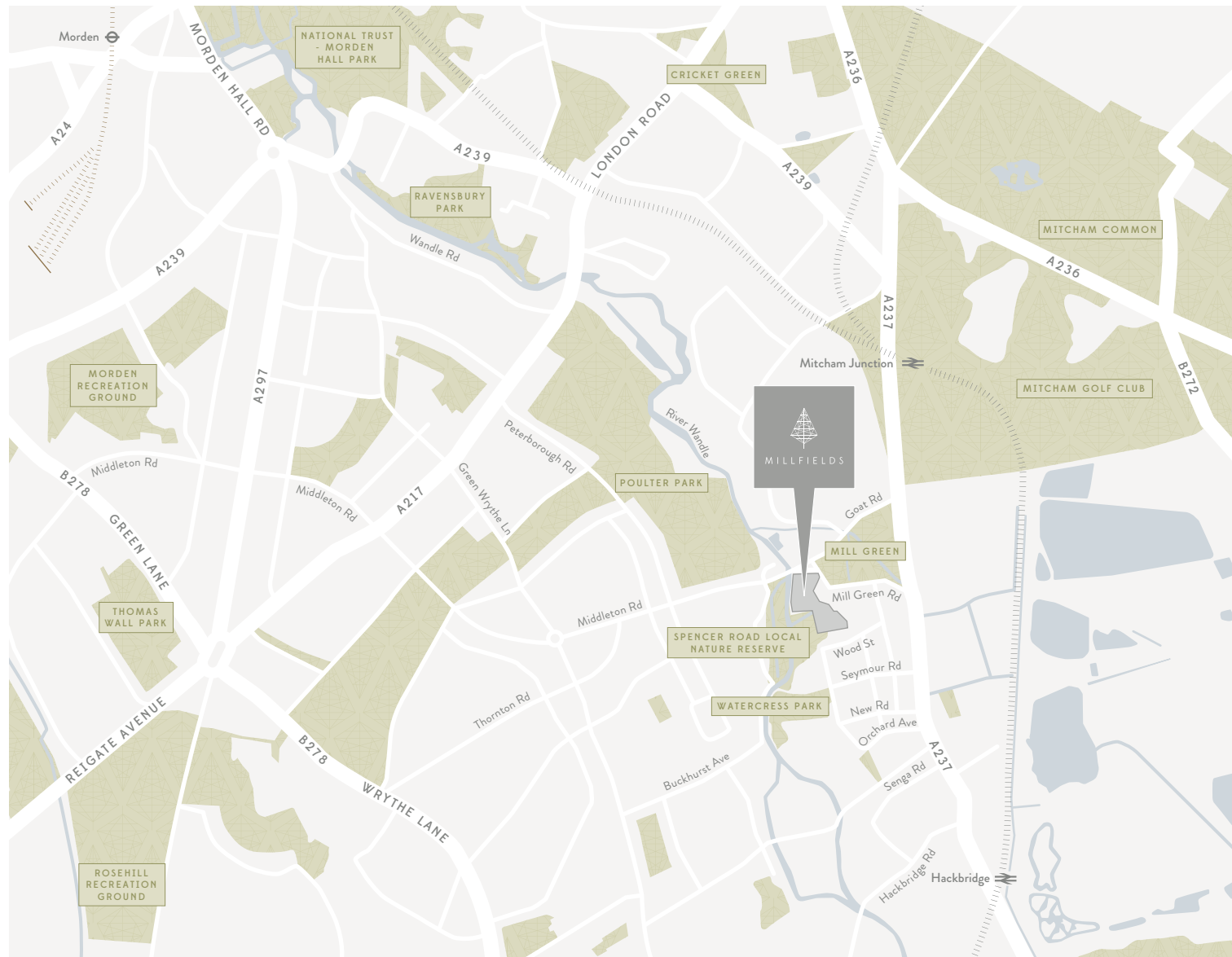
Connaught Place > London W2

Amberley Waterfront > London W9



A PREMIUM DEVELOPER

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



MILLFIELDS
MILL GREEN ROAD
MITCHAM
SURREY CR4 4HZ

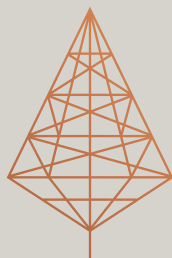
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