

THE
**Garratt
Collection**

EARLSFIELD SW18

Higgins
HOMES

A collection
of beautifully
designed homes
in the heart of
leafy Earlsfield.



Protection for new-build
home buyers



Welcome to Earlsfield

Perfectly located in the vibrant neighbourhood of Earlsfield, just a short walk from the buzz of Wandsworth, you'll find The Garratt Collection – a carefully curated development of 36 contemporary homes. Choose from one, two and three bedroom apartments, or four bedroom townhouses, all with a terrace, patio or balcony – designed and finished to the highest specification.

Sensitively imagined and nestling beautifully into a street scene steeped in history, the development is surrounded by Victorian terraces and post-war builds, and nearby the imposing, Grade 2 listed Earlsfield House on Swaffield Road.

Just across the road is the newly built Floreat Wandsworth Primary School, with two other primary schools and three secondary schools all within catchment – all rated Good or Excellent by Ofsted and easily accessed on foot or two wheels.

High-quality, stylish new homes — thoughtfully positioned in a characterful neighbourhood.





Interiors — carefully designed for modern living

Spacious, bright and streamlined. The Garratt Collection weaves modern design with timeless style. Flooded with natural light from generously proportioned windows, each home brings together clean, neutral décor with contemporary trim and high-specification practicalities.

Chic kitchens by Rok European, all offered with integrated appliances by Bosch including a multi-function oven, microwave, dishwasher, fridge-freezer and induction hob.

No matter your level of experience in homemaking the open-plan living areas, designed for functionality and style, feature durable Karndean flooring – ideal for busy families and experienced hosts alike.

When it's time to escape and unwind, each cosy bedroom is carpeted with soft, easy-clean Cormar carpet. Whilst the clever built-in storage solutions to the main bedroom ensure clutter is neatly tucked out of sight.





Image of The Garratt Collection showhome are for illustrative purposes only.



The Garratt Collection

Atheldene Road,
SW18 3BZ

Education

- 01 Allfarthing Primary School
- 02 Earlsfield Primary School
- 03 Southfields Academy
- 04 Floreat Wandsworth Primary School
- 05 The Roche School

Entertainment

- 06 Kristin Hjellegjerde Gallery
- 07 National Opera Studio
- 08 Putt in the Park
- 09 Odeon Luxe Cinema
- 10 Wandsworth Common Cricket Ground

Dining & Bars

- 11 Amrutha Lounge
- 12 Bean & Hop
- 13 Brewers Inn Hotel & Pub
- 14 Café Fleur
- 15 Donburi & Co
- 16 Konnigans
- 17 Manny Dartin Cafe
- 18 Cicchetti & Wine
- 19 Roxie Steak
- 20 Spread Eagle Pub
- 21 The Alma Pub
- 22 The Cat's Back
- 23 The Eclectic Collection
- 24 The Jolly Gardeners
- 25 The Wandle
- 26 Tribe Time

Shopping

- 27 Crumbs and Doilies Cupcakes
- 28 Earlsfield Grocer
- 29 Flying Tiger Copenhagen
- 30 GAIL's Bakery Earlsfield
- 31 Lark Earlsfield
- 32 M&S Foodhall
- 33 Sainsbury's
- 34 Simple Interiors
- 35 Southside Shopping Centre
- 36 Waitrose & Partners

Sports & Leisure

- 37 All Star Tennis
- 38 Cineworld Cinema
- 39 Lotus Spa
- 40 MoreYoga
- 41 Nuffield Health
- 42 Virgin Active





Manny Dartin Cafe

Full of cosmopolitan character

Whether you wander North to the bustling Wandsworth or South towards Earlsfield train station, Garratt Lane is brimming with quirky independent eateries, bars and boutiques.

Your local, The Jolly Gardeners, just happens to be a top-rated gastropub – friendly and informal with fantastic eats and local craft beers. More outstanding foodie pubs await just up the road in Wandsworth. Be sure to stop at The Spread Eagle – a quintessentially British pub that showcases the finest heritage ingredients to create nostalgic British classics.

A close-by favourite for parents is Tribe Time, with its soft play, proper coffee, fresh salads and indulgent pastries – a must on a rainy day with wriggly under-5s.

Rotisserie / Bellwether Lane



Tribe Time

Frenchie Wandsworth





Wandsworth Common



Nuffield Health Wandsworth

688 hectares of green space*

Just across the River Wandle, you'll find the expansive, traditional King George's Park, with its waterside walks (or jogs), lake and vast green space – perfect for a picnic and a kick-about on a sunny day.

There's an adventure play area, bowling green and tennis courts, inspiring both children and adults alike. Head south on the picturesque Wandle Trail to check out Kimber Skatepark and BMX track, as well as the Aspire Sports & fitness centre, offering everything from swimming to archery, yoga to ceramics and art classes.

Fitness enthusiasts will love the choice of gyms in and around the borough, from major names like Nuffield Health and Virgin Active to privately owned studios and active spaces such as MoreYoga and The Font – a world-class bouldering centre built for the urban climbing community.



King George's Park



Wimbledon Farmer's Market

Lark



Living in Earlsfield, you'll never be short of places to brunch or lunch with friends, or en route to work stop off for something delicious. For everyday essentials, you'll find a Sainsbury's Local and a Tesco Express on your doorstep, with larger supermarkets and high-street brands at Southside Shopping Centre, just 15 minutes' walk away. There's a huge choice of small independents to tempt you off the street, too.

We love...

Wimbledon Farmer's Market: A weekly event you won't want to miss, selling seasonal, farm-direct produce, meat, cheese and flowers. Find it just North of the Durnsfield Road Recreation ground, every Saturday morning.

The Eclectic Collection: A cavernous boutique, a restaurant and a deli. Three premises with décor to die for – all on Garratt Lane.

Lark Earlsfield: a quirky, family-run home and lifestyle shop with branches all over South-West London, supporting local companies, people and products.

Boutique by The Eclectic Collection



Independents...
the beating heart
of Earlsfield

The birthplace of Captain Corelli's Mandolin...



Strike Bowling



Backyard Cinema

Gravity



Louis de Bernières lived in Earlsfield while writing his most famous novel – and it's easy to see why he speaks of the area with such fondness.

This vibrant, culturally switched-on community is a destination for creatives, culture-lovers and fans of stage and screen. Take the uniquely brilliant Backyard Cinema, with its pop-up Winter Night Garden, Miami Beach and LA Nights experiences, or the pioneering Tara Theatre (now a Theatre of Sanctuary for its work helping to support refugee communities and amplifying the voices of asylum seekers), which nurtures Asian talent and hosts its own shows as well as local and national touring productions.

Up in Wandsworth, a 14-screen branch of Cineworld also puts blockbuster movies within walking distance – with plenty of pre- and post-film entertainment close on hand.



Tara Theatre

Connectivity

Like most modern developments in the area, **The Garratt Collection is car-free by design and incorporates cycle storage for every home.**

Earlsfield train station is just 11 minutes' walk South, getting you into London Waterloo in under quarter of an hour, with the Southfields tube stop just 21 minutes' walk east. Three bus routes run adjacent and Heathrow airport lies just 12 miles west – so however far your next trip takes you, you're never short of ways to get there.

Walk

- Earlsfield Grocer / 4 mins
- Earlsfield Station / 11 mins
- The Eclectic Collection / 12 mins
- Bean & Hop / 12 mins
- MoreYoga / 18 mins



- Cafe Fleur / 5 mins
- Virgin Active / 8 mins
- Wimbledon Park Beach Volleyball / 9 mins
- Morden Hall Park / 18 mins
- Richmond Park / 28 mins

Cycle

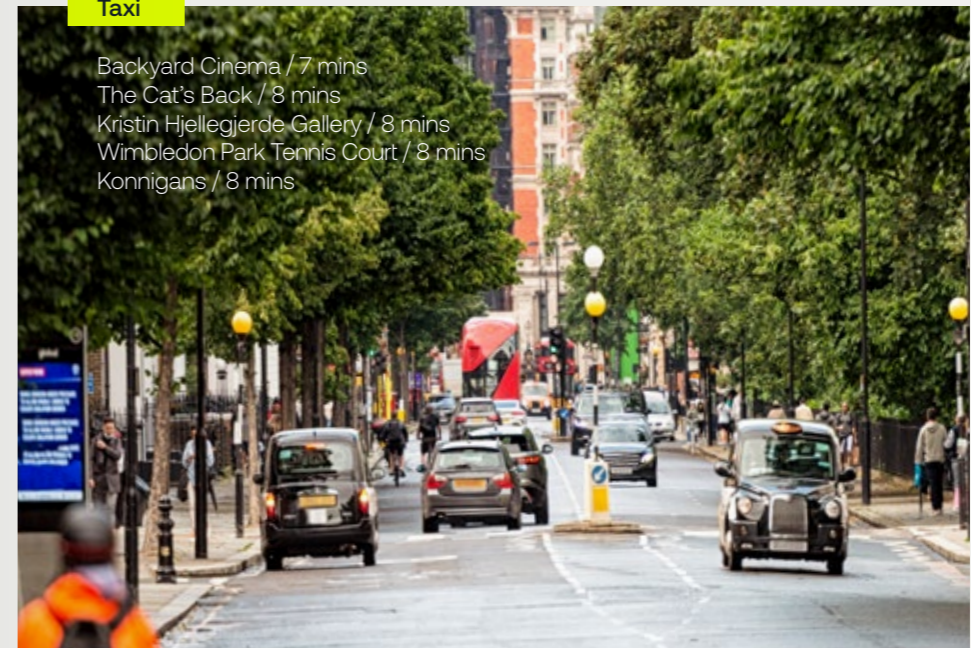
Tube/train*

- Clapham Junction / 3 mins
- Wimbledon / 6 mins
- Waterloo / 13mins
- Covent Garden / 27 mins
- Canary Wharf / 34 mins



Taxi

- Backyard Cinema / 7 mins
- The Cat's Back / 8 mins
- Kristin Hjellegjerde Gallery / 8 mins
- Wimbledon Park Tennis Court / 8 mins
- Konnigans / 8 mins





Impressive legacy

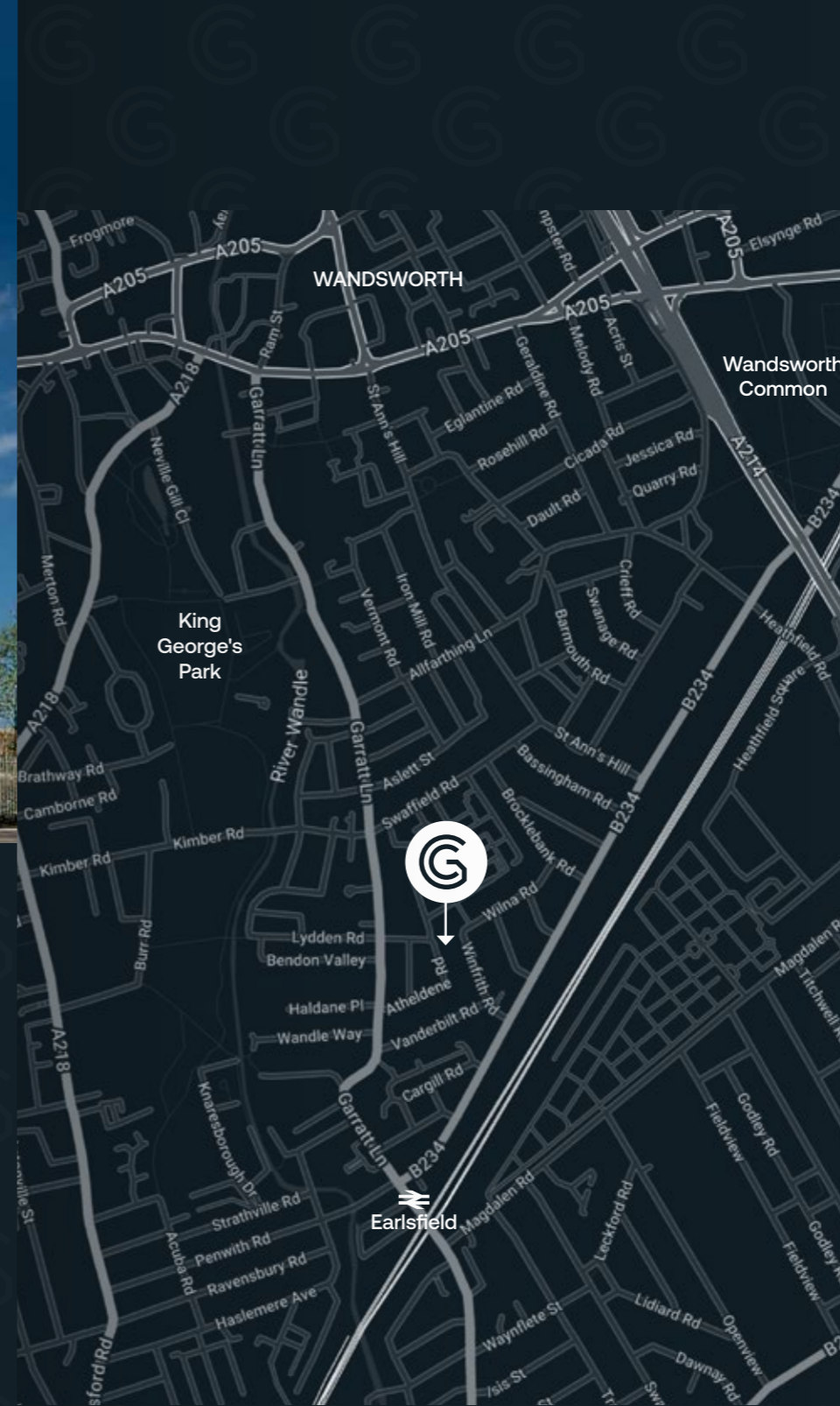
Since 1965, Higgins Homes have become known for their vision, sensitivity and meticulous attention to detail in everything they build.

When choosing a new home, whether it's your first time or a next step on the ladder, at Higgins Homes we understand the importance of individuality, reliability and, above all, quality.

Since we began designing and building homes over 50 years ago, Higgins Homes has become a well respected name across London and the South East, winning numerous industry awards and establishing a reputation for excellence along the way.

Our approach is simple. Whether a contemporary urban apartment or rural family home, new build or sensitive restoration, every Higgins Homes development is crafted with care and attention to detail, from the desirable locations and stand out architectural design to the finishing touches that make all the difference.

What's more, every Higgins Homes property is, naturally, made to stand the test of time. As a company we are committed to the highest build standards, expert workmanship and finest materials, and every home is guaranteed for 10 years by a national warranty provider.



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thegarrattcollection.co.uk

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