

R I D G E W A Y

— V I E W S —

M I L L (N W 7) H I L L

A COUNTRY ESTATE ON CENTRAL LONDON'S DOORSTEP

Rossi House

BARRATT
— L O N D O N —



NW7

WELCOME TO RIDGEWAY VIEWS

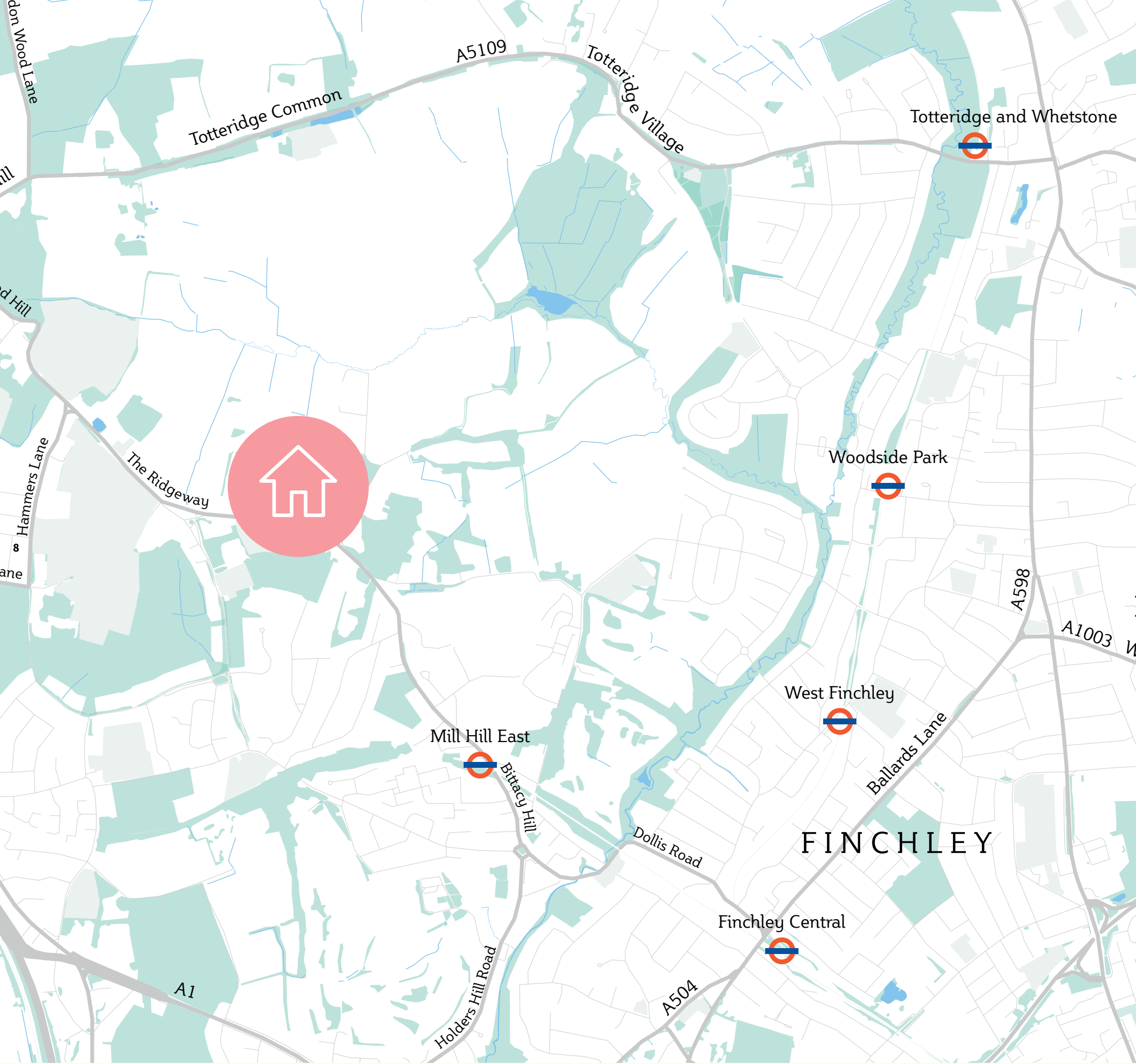
Perched on a hilltop overlooking the rolling green fields of the Totteridge Valley, Ridgeway Views, Mill Hill, offers modern living within a stunning, countryside setting.

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Just a short walk from nearby Mill Hill Underground station, from where you can reach the West End in under 30 minutes, Ridgeway Views offers a taste of village life coupled with the convenience of city living.

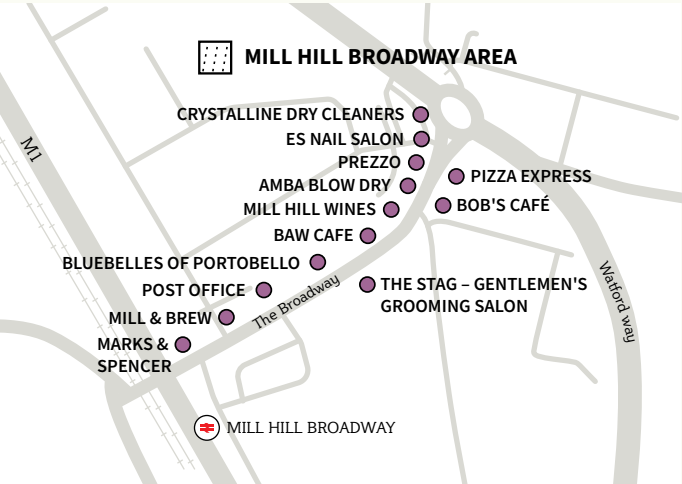
A concierge service, on-site residents' gym and restaurant will also contribute to the great work-life balance available. With a broad range of high-quality apartments on offer, Ridgeway Views will give you space to thrive whether you're looking for your first home or the next step for your growing family.





THE AREA

A COUNTRY ESTATE ON CENTRAL LONDON'S DOORSTEP



- By car**
- ⌚ MILL HILL GOLF CLUB 12 minutes
 - ⌚ BRENT CROSS SHOPPING CENTRE 12 minutes
 - ⌚ HEATHROW AIRPORT 41 minutes
 - ⌚ ROYAL AIR FORCE MUSEUM 8 minutes
 - ⌚ HAMPSTEAD HEATH 18 minutes

By Tube (from Mill Hill East Underground)

	Euston	King's Cross St Pancras	Tottenham Court Road	Waterloo	Bank	London Bridge
⌚	21 mins	22 mins	25 mins	31 mins	31 mins	33 mins

Travel times are approximate. Sources: tfl.gov.uk and maps.google.com



BARRATT LONDON

HISTORY OF THE RIDGEWAY & LOCAL AREA

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Ridgeway Views sits above the green fields of the Totteridge Valley, offering modern, refined living and a stunning countryside setting, all within an easy commute of London’s West End and the financial district. A hidden treasure among acres of London’s green-belt countryside, Ridgeway Views is a new addition to one of the capital’s oldest communities: Mill Hill Village.

The village and its local area, with quaint duck pond, pretty houses, sports clubs and traditional pubs, is a historic gem – one that offers excellent transport links to both central London and Heathrow, as well as the university cities of Oxford and Cambridge.

Ridgeway Views will also feature a rebuild of the iconic National Institute of Medical Research, with its distinctive copper roof and cruciform shape. To honour the Institute and its achievements, Barratt London will name new buildings after its illustrious alumni, including Kenneth Callow and Rosa Beddington.

RIDGEWAY VIEWS

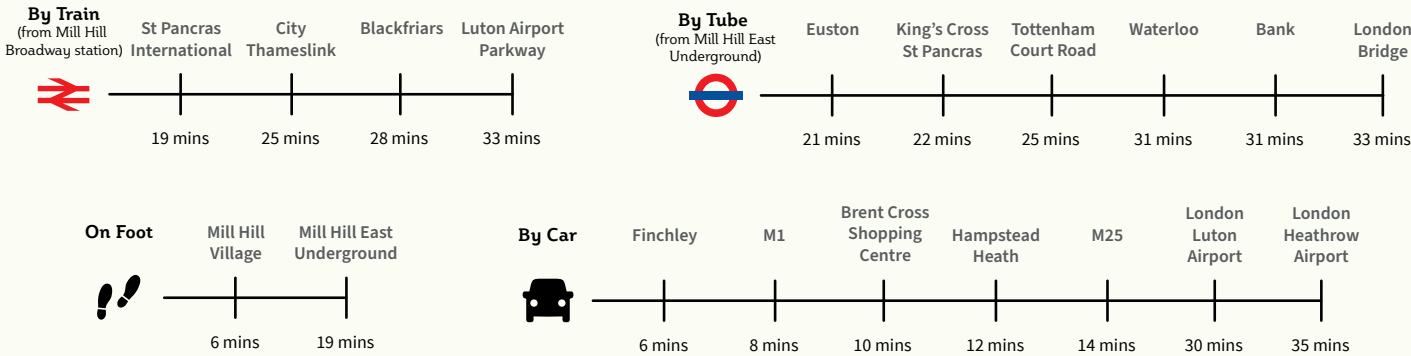
DISCOVER LONDON ON YOUR DOORSTEP

NW7

From the daily commute, to city visits and long-distance travel, Ridgeway Views is excellently served by a number of transport links.

Catch the Northern line from Mill Hill East Underground station and, in under 30 minutes, you'll arrive in London's West End to find world-class theatres, award-winning shows and an exciting nightlife. Alternatively, Mill Hill Broadway station, just a short bus ride from Ridgeway Views, runs fast rail connections into The City, the financial heart of the Capital – as well as onward services to Europe from St. Pancras.

If driving, the M1 and A1 are five minutes away, ensuring easy access to central London, Heathrow and Luton airports, and the world-famous university towns of Oxford and Cambridge.



Travel times are approximate.
Sources: tfl.gov.uk and Maps.google.com
*Without traffic





DEDICATED CONCIERGE SERVICE

All residents will benefit from a dedicated concierge service, providing support and assistance as needed.



RESIDENTS' GYM

Healthy body, healthy mind. All residents will enjoy access to an on-site gym, exclusive to Ridgeway residents, with a range of superior equipment.



RESIDENTS' RESTAURANT

A restaurant in the heart of the development will create the perfect space for relaxing and socialising while enjoying the stunning surroundings.



PET-FRIENDLY, ALWAYS

Your four-legged family members are just as important to us as they are to you. Rest assured that Ridgeway Views is a pet-friendly development, and always will be.



ENTERPRISE CAR CLUB

With the M1 and A1 just a few minutes away, you can easily connect with routes to central London and the city's airports – plus you'll have access to our on-site car club. Residents enjoy two years' free membership and £50 credit.



DESIGNATED FITNESS TRAILS

Whether it's a gentle stroll or marathon training, the waymarked fitness trails provide options to suit everyone, and some feature outdoor gym equipment too.

EXCLUSIVE ON-SITE AMENITIES

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As well as stunning individual apartments and expansive landscaped gardens, Ridgeway Views completes the refined lifestyle with a number of exclusive, on-site offerings.

EXPLORING CENTRAL LONDON

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Discover some of the attractions that make London such a wonderful place to live – many are just 30 minutes away from Ridgeway Views.



WORLD-RENOWNED SHOPPING

From the boutiques of Bond Street to the legendary tailors of Savile Row, the West End has much to offer. Alternatively, head to Knightsbridge for Harrods – a famous landmark for all things luxury.



EXPLORE THE SOUTHBANK

Stretching all the way from Waterloo to London Bridge, London’s Southbank is a great place to feel the buzz of the city. It’s home to an eclectic array of sights, bars and eateries – including Tate Modern and Borough Market, where over 100 food and drink stalls cater to every taste.



THEATRES AND CULTURE

Head into town to see a show. Whether you prefer a West End musical, Shakespeare at The Globe or a production at the National Theatre, world-class entertainment is only a short journey away.





MILL & BREW

Located on Mill Hill's Broadway, Mill & Brew is a modern café with a rustic interior. A popular spot to brunch with friends, its lovingly curated menu offers local and award-winning produce.



ADAM & EVE

At the Adam & Eve pub, you'll find a warm welcome and modern menu. Its pleasant garden and interiors make this traditional pub a well-loved local, with regular music and comedy nights.



MILL HILL GOLF CLUB

Set across 145 acres of mature woodland, Mill Hill Golf Club is home to a social clubhouse and an 18-hole course designed by legendary course designer J. F. Abercrombie.



THE LONDON EQUESTRIAN CENTRE

Highly commended by the British Horse Society, the London Equestrian Centre is a family-run establishment founded over 30 years ago. Lessons, family hacks and livery places are all available.

LIFE AT YOUR LEISURE

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Ridgeway Views offers an abundance of green, open spaces, yet is within easy reach of the bustling high streets of Mill Hill Broadway, Whetstone and High Barnet. Here, you'll discover a choice of shops, salons, artisan bakeries and cafés; as well as restaurants, including family favourites like Pizza Express. Supermarkets such as Waitrose & Partners and Marks & Spencer are on-hand for all your groceries, while Brent Cross Shopping Centre offers a complete retail experience just 12 minutes away by car.

Mill Hill Golf Club has a highly regarded 18-hole course, while Mill Hill Cricket Club hosts regular matches and family fun days. Allianz Park, home to Saracens Rugby Club, is nearby, offering pro-grade gym facilities and the opportunity to catch the three-time champions of Europe in action.

HEALTHY OUTDOOR LIVING

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If nature is your tonic, you’re spoilt for choice in Mill Hill. For a captivating rural walk, follow the Folly Brook, which flows for two miles across north London. Darlands Nature Reserve is nearby, as is Hampstead Heath, famous for its literary connections and open-air swimming. Just around the corner, Belmont Farm is a great day out for all the family.



DARLANDS NATURE RESERVE

An idyllic and protected 80 acres of woodlands, wetlands and grasslands comprise the Darlands Nature Reserve. Visitors can discover some of London’s most peaceful rural walks.



HAMPSTEAD HEATH

A north London oasis with expansive parkland and grade II-listed Lido, Hampstead Heath is just 18 minutes’ drive from Ridgeway Views.



BELMONT FARM

Located in Mill Hill Village, this is the only public farm of its size within the M25. It provides family fun for all ages, with over 30 animals, tractor rides and a café – as well as a new day-care nursery.



Ridgeway Views Woodland Gardens



Stephens House and Gardens



A FIRST-CLASS EDUCATION

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If you are looking to enrol your child or children in school, Ridgeway Views has a number of primary and secondary schools nearby, all rated ‘Outstanding’ or ‘Good’ by Ofsted.

Not far from Mill Hill Broadway is Goodwyn School, a highly respected independent preparatory. For secondary education, renowned independent day and boarding school Mill Hill is close, as is exceptionally high-performing grammar school Queen Elizabeth’s.

World-leading universities such as the London School of Economics and Imperial College London are also within easy distance; as is the University of Cambridge and the University of Oxford, 52 and 55 miles away respectively.

MILL HILL SCHOOL

Founded in 1807, Mill Hill School is a private independent day and boarding school for ages 13–18. The Good Schools Guide 2020 has called it ‘a buzzing school with a solid academic underpinning’.

QUEEN ELIZABETH'S SCHOOL

A grammar school that has ranked third in UK’s top schools, Queen Elizabeth’s combines highly skilled staff and state-of-the-art facilities to deliver a state school experience like no other.



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RIDGEWAY VIEWS

THE APARTMENTS



A BEAUTIFUL HOME. A MODERN LIFESTYLE.

When you choose a Ridgeway Views apartment, you choose to own a home of contemporary beauty.

Stunning interiors and open-plan designs create flowing living spaces, filled with light, with consideration for every detail. Kitchen and dining areas, often the heart of a home, are equipped with modern and integrated appliances – including high-quality oven, hob, microwave, dishwasher and fridge freezer – to make entertaining and cooking a pleasure.

All main bedrooms are complemented by en suite bathrooms, carefully finished in attractive schemes to create a refined and relaxed space. Family bathrooms are also similarly finished, with beautifully tiled walls and floors.

The living space of every Ridgeway Views apartment is extended by a private balcony or terrace. And thanks to expansive landscaped gardens, a fitness trail and a play area, Ridgeway Views is as appealing outside as the homes are on the inside.

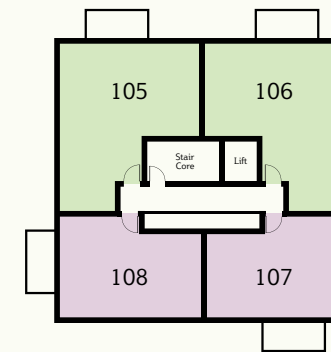




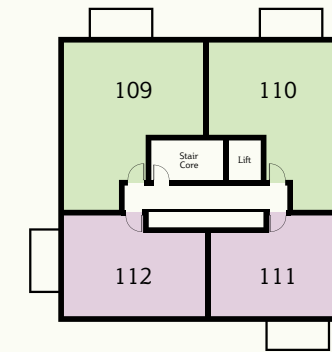
- Enterprise Car Club x 2 parking spaces
- Playgrounds
- Affordable housing
- Assisted Living
- Not released
- Available
- Complete
- Concierge
- Residents' Gym

Images and development layouts are for illustrative purposes, should be used for general guidance only and are not intended to form part of any contract or warranty unless specifically incorporated in writing. Development layouts including house types and tenures, the location of affordable housing, parking arrangements, play areas, landscaping and public open spaces are subject to change including any changes required due to a change in planning permission. Ridgeway Views is a marketing name only and may not be the designated postal address, which may be determined by The Post Office.

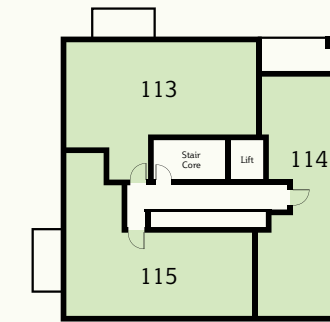
ROSSI HOUSE



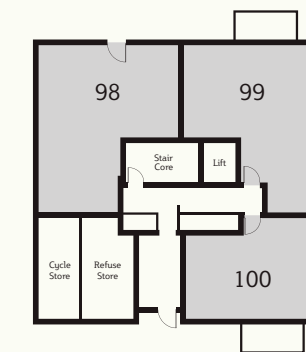
Level 2



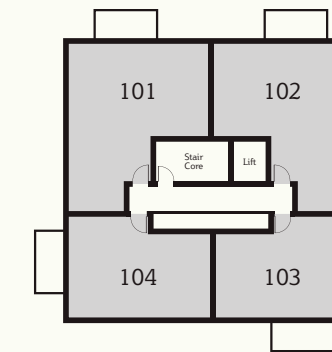
Level 3



Level 4



Ground



Level 1

- One-bedroom apartment
- Two-bedroom apartment
- Affordable homes

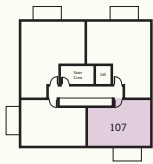
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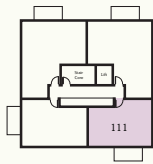
1 BEDROOM APARTMENT



PLOTS 107 (2) & 111 (3)	
Kitchen/Living/Dining	20'7" x 16' 8" (6273 x 5066mm)
Bedroom	9' 11" x 11'1" (3031 x 3373mm)
Bathroom	6'8" x 7'6" (2050 x 2295mm)
TOTAL AREA	538.59 sq ft (50.04 sq m)
Balcony	6'1" x 12'6" (1847 x 3815mm)



Second Level



Third Level

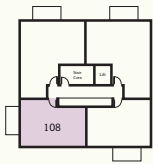
ROSSI HOUSE



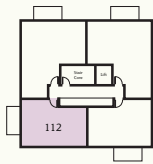
1 BEDROOM APARTMENT



PLOTS 108 (2) & 112 (3)	
Kitchen/Living/Dining	20'7" x 14'0" (6274 x 4275mm)
Bedroom 1	9'11" x 14'6" (3031 x 4427mm)
Bathroom	6'8" x 7'6" (2050 x 2295mm)
TOTAL AREA	553.11 sq ft (51.39 sq m)
Balcony	12'6" x 6'1" (3815 x 1847mm)



Second Level



Third Level

ROSSI HOUSE



2 BEDROOM APARTMENT



PLOTS 105 (2) & 109 (3)

Kitchen/Living/Dining
13'9" x 18'8" (4188 x 5690mm)

Bedroom 1
12'2" x 11'3" (3710 x 3419mm)

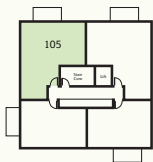
Bedroom 2
18'8" x 9'6" (5688 x 2881mm)

Bathroom
7'6" x 6'8" (2295 x 2050mm)

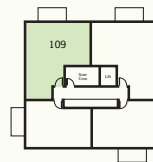
Ensuite
7'6" x 5'4" (2295 x 1650mm)

TOTAL AREA
759.12 sq ft (70.52 sq m)

Balcony
6'1" x 12'6" (1847 x 3815mm)



Second Level



Third Level

ROSSI HOUSE



2 BEDROOM APARTMENT



PLOTS 106 (2) & 110 (3)

Kitchen/Living/Dining
13'9" x 18'8" (4188 x 5690mm)

Bedroom 1
12'2" x 11'3" (3710 x 3419mm)

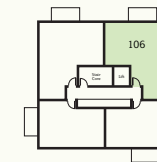
Bedroom 2
18'8" x 9'6" (5688 x 2881mm)

Bathroom
7'6" x 6'8" (2295 x 2050mm)

Ensuite
7'6" x 5'4" (2295 x 1650mm)

TOTAL AREA
759.12 sq ft (70.52 sq m)

Balcony
6'1" x 12'6" (1847 x 3815mm)



Second Level



Third Level

ROSSI HOUSE



2 BEDROOM APARTMENT



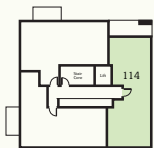
Fourth Level

PLOT 113 (4)
Kitchen/Living/Dining 21'5" x 18'1" (6513 x 5506mm)
Bedroom 1 18'8" x 11'1" (5688 x 3370mm)
Bedroom 2 11'9" x 9'0" (3588 x 2750mm)
Bathroom 7'6" x 6'8" (2295 x 2050mm)
Ensuite 7'2" x 5'4" (2195 x 1650mm)
TOTAL AREA 825.97 sq ft (76.73 sq m)
Balcony 6'1" x 12'6" (1847 x 3815mm)

ROSSI HOUSE



2 BEDROOM APARTMENT



Fourth Level

PLOT 114 (4)
Kitchen/Living/Dining 20'2" x 18'1" (6155 x 5526 mm)
Bedroom 1 15'6" x 9'10" (4723 x 3015 mm)
Bedroom 2 20'7" x 8'8" (6273 x 2640 mm)
Bathroom 6'8" x 7'6" (2050 x 2295 mm)
En Suite 5'4" x 7'2" (1650 x 2195 mm)
TOTAL AREA 839.87 sq ft (78.03 sq m)
Terrace 6'8" x 18'3" (2037 x 5565 mm)

ROSSI HOUSE



2 BEDROOM APARTMENT



PLOT 115 (4)

Kitchen/Living/Dining
12'2" x 24'6" (3706 x 7466 mm)

Bedroom 1
15'1" x 10'10" (4597 x 3319 mm)

Bedroom 2
9'11" x 13'2" (3031 x 4020 mm)

Bathroom
6'8" x 7'6" (2050 x 2295 mm)

En Suite
5'4" x 7'2" (1650 x 2195 mm)

TOTAL AREA
807.91 sq ft (75.06 sq m)

Balcony
6'0" x 12'6" (1847 x 3815 mm)



Fourth Level



APARTMENT SPECIFICATION

KITCHEN

- Individually designed, contemporary kitchens with handleless, soft-close doors and drawers
- Colour choice of wall and base units (subject to construction stage)
- Silestone worktop with full-height splashback
- LED under-cabinet lighting
- Stainless steel sink and chrome mixer tap
- Fully integrated AEG appliances including fridge freezer, single oven, induction hob, extractor hood, dishwasher and microwave

BATHROOM

- Sottini sanitary ware
- Thermostatic shower to main bathroom
- Heated towel rail, shaver socket, floor and full-height wall tiles
- Mirrored vanity unit

EN SUITE

- Sottini sanitary ware
- Thermostatic shower
- Heated towel rail, shaver socket, floor and full-height wall tiles

INTERNAL SPECIFICATION

- Herringbone flooring included throughout
- Freestanding washer/dryer
- Video door entry
- LED downlights to all rooms
- TV/Sky+/FM connectivity to living area
- Cat5e wiring
- Fibre optic broadband and telephone connectivity (subject to subscription)

BEDROOMS

- TV/FM connectivity to main bedroom
- Telephone socket
- Wardrobe to main bedroom

COMMUNAL AREAS / SERVICES

- Concierge service, residents' gym and restaurant on completion of the development
- Allocated car parking
- Residents' cycle store
- Landscaped communal gardens



ADDITIONAL INFORMATION

ADDRESS

The Ridgeway, Mill Hill, London
NW7 1AA

Local authority
London Borough of Barnet

ESTIMATED
CHARGES

Estimated service charge per annum
1 bedroom apartment £2,693 - £2,731
1 bedroom apartment £3,271 - £3,484

PARKING

All apartments include one car
parking space. Selected two bedroom
apartments include two car parking
spaces. Any additional car parking
spaces will incur additional charges
of approx. £25,000

MISCELLANEOUS

Building Warranty
10 year NHBC**

Length of lease
999 years

Estimated completion date
Autumn 2024

Reservation deposit
£1,000

Terms of Payment
10% of purchase price
payable on exchange, balance
of purchase price to be paid on
completion.

VENDOR'S
SOLICITOR

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Address
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London SE1 9BB



NEW HOMES QUALITY CODE

Housebuilders and developers who build new homes will be expected to register with the New Homes Quality Board (NHQB). As long as a housebuilder or developer has followed the correct registration process, including completing the necessary training, introducing a complaints procedure, and following other processes and procedures that are needed to meet the requirements of this New Homes Quality Code (the code), they will become a registered developer.

Registered developers agree to follow the code and the New Homes Ombudsman Service, including accepting the decisions of the New Homes Ombudsman in relation to dealings with customers. If a registered developer does not meet the required standards, or fails to accept and act in line with the decisions of the New Homes Ombudsman, they may have action taken against them, including being removed from the register of registered developers.

The code sets out the requirements that registered developers must meet. The code may be updated from time to time to reflect changes to industry best practice as well as the decisions of the New Homes Ombudsman Service.

All homes built by registered developers must meet building-safety and other regulations. All registered developers should aim to make sure there are no snags or defects in their properties before the keys are handed over to a customer. If there are any snags or defects, these should be put right within the agreed timescales.

What the code covers

For the purposes of this code, ‘customer’ means a person who is buying or intends to buy a new home which they will live in or give to another person. (If a new home is being bought in joint names, ‘the customer’ includes all the joint customers.) However, the New Homes Quality Board have also started work to consider other groups of customers and what they should be able to expect from a new home. This includes shared owners and people who are buying a new home to let to other people. Any changes the New Homes Quality Board make to the code to reflect the needs of other groups of customers will be developed through consultation, and they will continually assess and review the effectiveness of the code, and any new laws or regulations that apply. Other areas which are not covered by the code are claims for loss of property value or blight (where a property falls in value or becomes difficult to sell because of major public work in the area), personal injury or claims that are not covered by the scheme rules of the New Homes Ombudsman Service.

Nothing in this code affects any other rights the customer has by law and does not replace any legislation that applies to the new home. Customers do not have to make a complaint to the New Homes Ombudsman Service if they are not satisfied with a matter that is covered by the code. They may decide to take other action, such as through the civil courts or other ombudsman or regulator. We are on the New Homes Quality Code register of registered developers. “We” refers to the Barratt Developments PLC group brands including Barratt London, Barratt Homes and David Wilson Homes.



BARRATT LONDON



RIDGEWAY VIEWS

WHY BARRATT LONDON?

NW7

BARRATT LONDON'S VISION

Since the construction of our first London development in 1982, our goal has been to provide high-quality homes for all Londoners by focusing on excellence in design, construction and customer service. The supply of new housing is essential to the continued growth of London as a major global city and Barratt London is proud to be contributing to this with the delivery of 1,500 new homes each year.

FIVE-STAR CUSTOMER SERVICE

As part of Barratt Developments PLC, the UK's most recommended house builder, we are fully committed to delivering a superior service for our customers and have been awarded the maximum five-star rating for customer satisfaction by the Home Builders Federation every year since 2010*. For our customers, this means that when you buy a Barratt London home, you can be confident you are buying a home of quality and receiving the very best in customer service.

REAL PEACE OF MIND

**Our homes come with an NHBC warranty and insurance policy, known as Buildmark, which includes a 2 year builder warranty period, followed by an 8 year insurance cover, giving you added peace of mind from the moment you move in.

*We are the only major national housebuilder to be awarded this award every year since 2010. "we" refers to the Barratt Developments PLC group brands including Barratt London, Barratt Homes and David Wilson Homes.



RIDGEWAY VIEWS

FIND YOUR PIECE OF LONDON

MILL NW7 HILL

0330 057 6666

RIDGEWAYVIEWS@BARRATTLONDON.COM

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