



MILLBROOK

PARK NW7



MEADOW APARTMENTS

A VILLAGE LIFESTYLE IN ZONE 4

BARRATT
— LONDON —

WELCOME TO
MILLBROOK PARK

A village lifestyle in Zone 4

At Mill Hill in north London, we are creating 345 apartments and 10 houses within Millbrook Park.

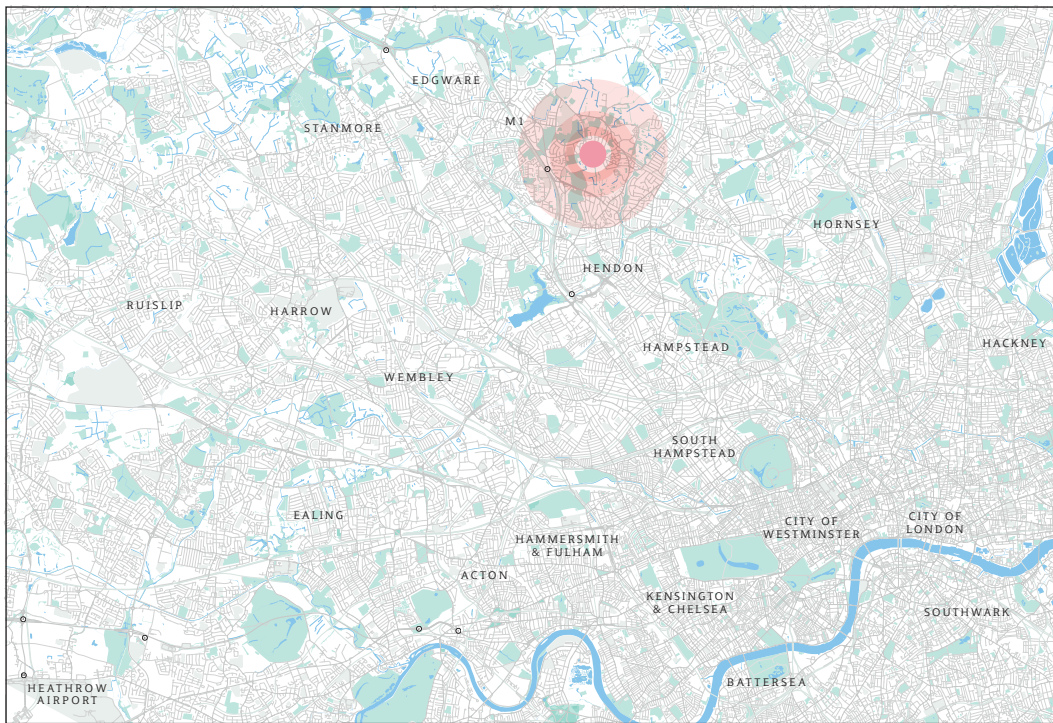
a primary school, a public piazza and Millbrook Plaza, with proposed new restaurants, shops and office space.

We are part of a large collection of developments that will provide 2,240 new apartments and houses. Set in landscaped parkland offering far-reaching views of London, the site includes new parks and open spaces,

With the Tube only moments from the development, you could be enjoying a village lifestyle whilst being within half an hour of central London.



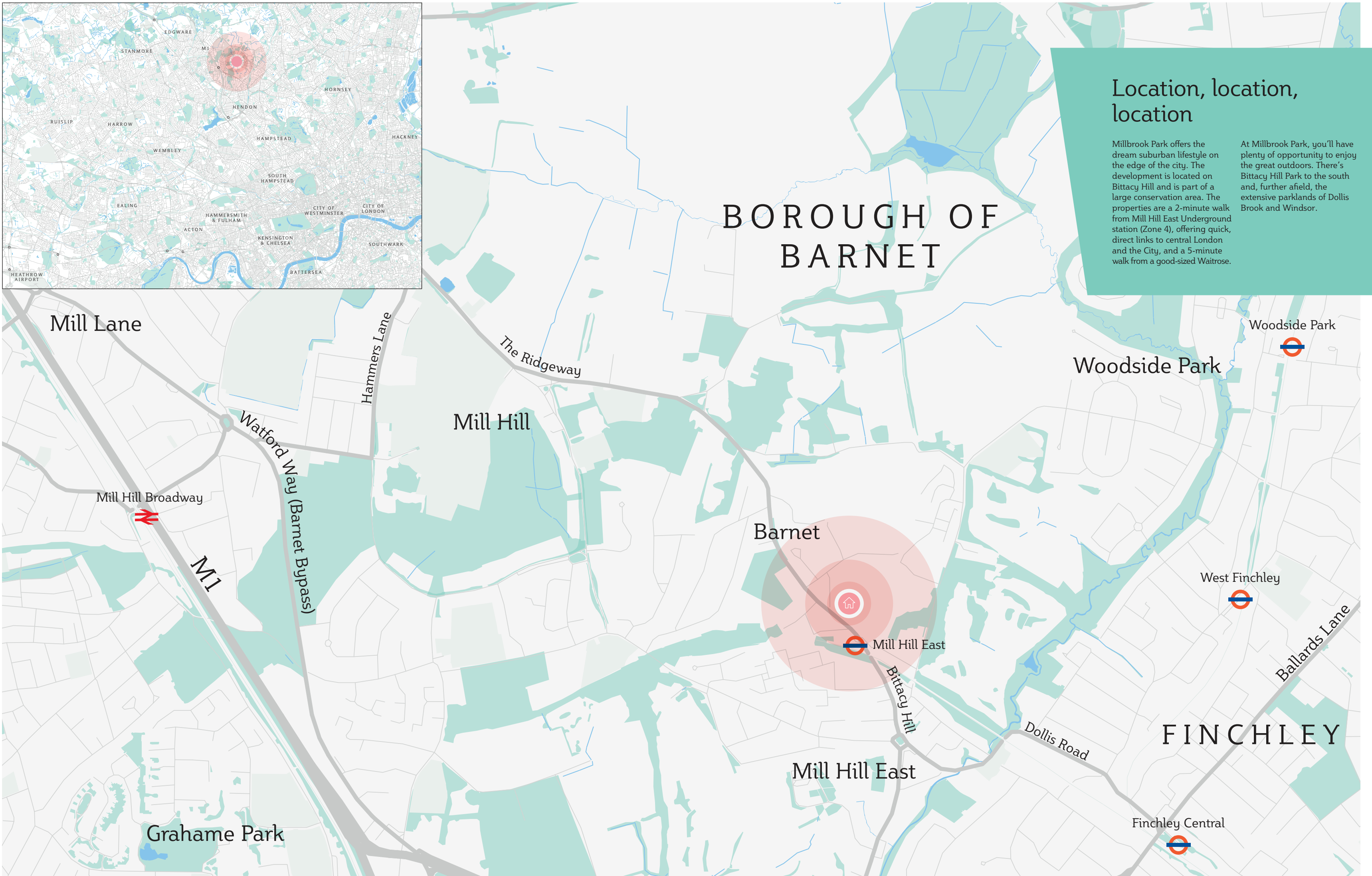
CGIs are indicative and for illustrative purposes only.



Location, location, location

Millbrook Park offers the dream suburban lifestyle on the edge of the city. The development is located on Bittacy Hill and is part of a large conservation area. The properties are a 2-minute walk from Mill Hill East Underground station (Zone 4), offering quick, direct links to central London and the City, and a 5-minute walk from a good-sized Waitrose.

At Millbrook Park, you'll have plenty of opportunity to enjoy the great outdoors. There's Bittacy Hill Park to the south and, further afield, the extensive parklands of Dollis Brook and Windsor.





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The fast-track to town

With access to the Northern line just 2 minutes from your property, you could be shopping on Oxford Street or meeting friends in Shoreditch within half an hour. With links like these, you can enjoy the village-like culture of your suburban community knowing that all of the charms of the Capital are waiting for you.

Should you wish to explore the surrounding counties at the weekend, the M1 and North Circular are just minutes away.

- By car
- 6 minutes to the M1 motorway

7 minutes to the North Circular (A406)

9 minutes to Mill Hill Broadway shops
- On foot
- 2 minutes to Mill Hill East Underground

5 minutes to Waitrose

5 minutes to Virgin Active Health Club

20 minutes to Mill Hill village

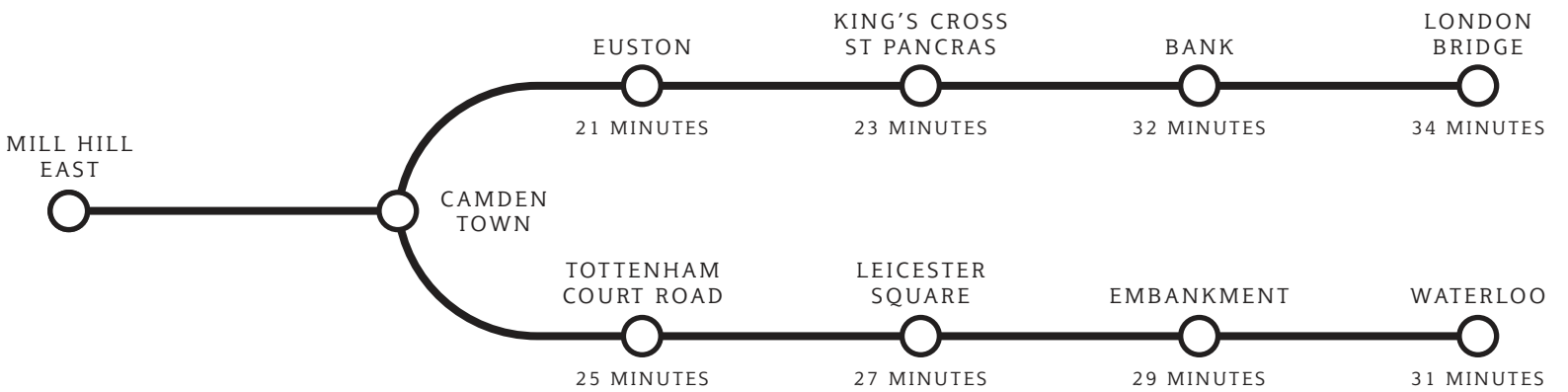
- To London airports
- Luton
36-minute drive or
1 hour by public transport

Stansted
56-minute drive or
1 hour 27 minutes by
public transport

Heathrow
52-minute drive or
1 hour 20 minutes by
public transport

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

Northern Line connections from Mill Hill East





The best of Barnet

Lying largely within the Metropolitan Green Belt, the borough of Barnet is home to picturesque parks and woodland, conservation sites and reservoirs, open countryside and green spaces – notably Hampstead Heath and Golders Hill Park. Close by, the Dollis Valley Greenwalk provides almost ten miles of

level footpaths – great news for runners and dog walkers. Just two miles from Millbrook Park, the newly refurbished Allianz Park (home to the Saracens rugby team) offers plenty of excitement on match days, along with extensive and impressive sporting facilities that can be enjoyed by the whole family year-round.



Discover what's on your doorstep

Come the weekend, you won't need to travel far for entertainment. Finchley is a mere 20-minute walk away, providing a lively hub of bars, restaurants and cafés, and cultural and leisure options – including an arthouse cinema, lido and library. We recommend stopping at the Catcher in The Rye to sample their craft ales.

Two miles away, Mill Hill Broadway offers convenient high-street stores, including Marks and Spencer and Boots. For serious

shoppers, the original and iconic Brent Cross Shopping Centre puts 120 big-name stores within easy reach.

Fitness fans will find plenty of activities to raise their heart rates. Virgin Active Health Club offers a fully equipped gym, pool, spa and even a Costa Coffee shop. Those preferring to exercise outdoors can make use of Finchley Golf Club, nearby tennis courts and playing fields, a cricket ground and Frith Manor Equestrian Centre.

A place for families to thrive

With a selection of well-rated schools nearby, Millbrook Park is the perfect place to raise a family.

Millbrook Park Church of England Primary is a well-regarded, three-form entry primary school created specifically for the Millbrook Park development. Accepting 90 pupils each year, it provides children with a 'safe, settled and happy' start to their learning

career. A further eight 'Good' and 'Outstanding' primary schools can be found within 10 miles of the development.

Copthall School and Mill Hill County High School are both local secondary schools with equally impressive Ofsted ratings. Alternatively, Mill Hill School and Belmont Preparatory School offer private education for children aged 7 to 18.

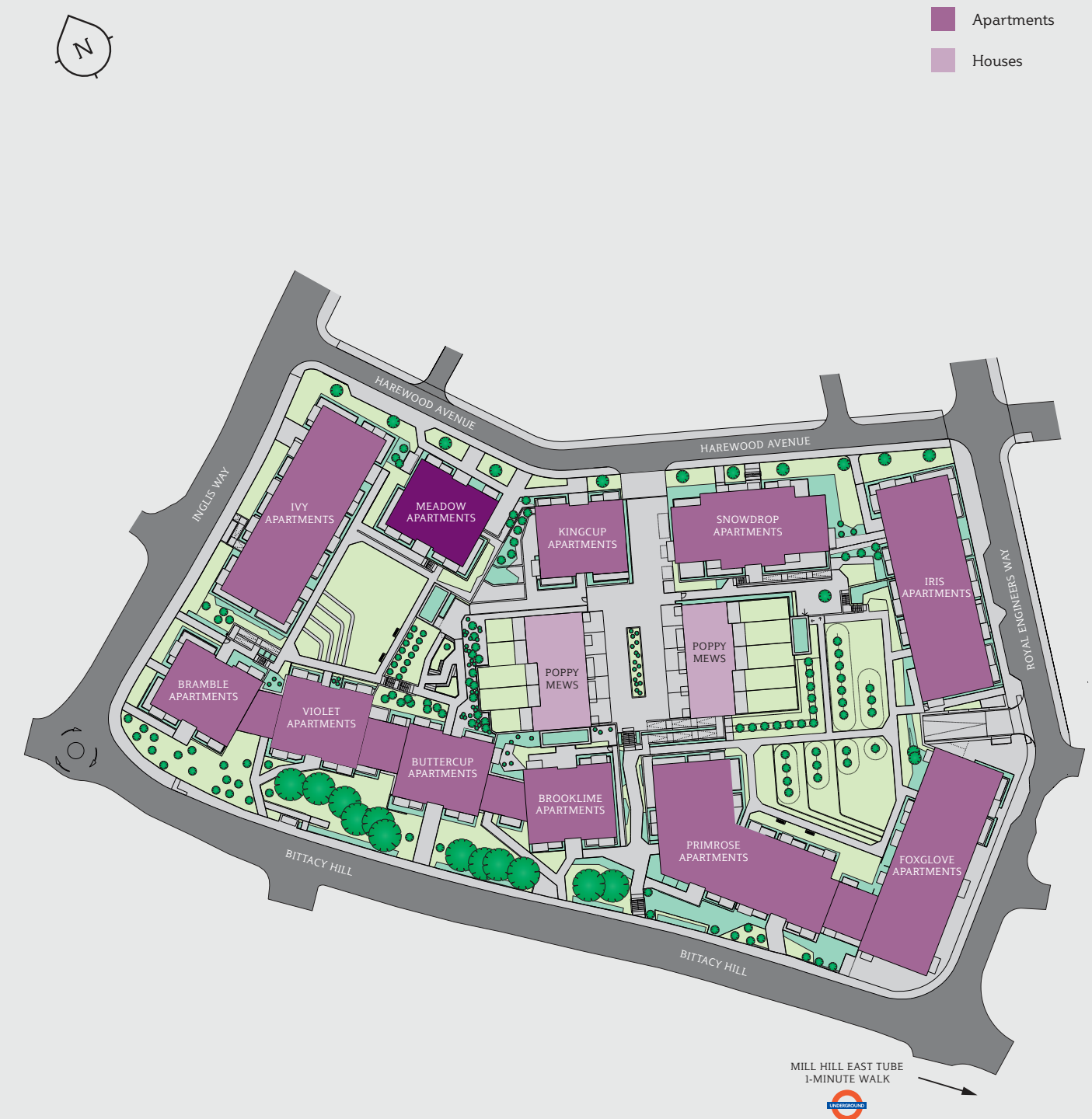




Introducing our spacious new homes

Our spacious apartments have been created with comfort and style in mind, with floor-to-ceiling windows and either a private balcony or terrace. Designed to suit either professional couples, sharers or young families, every detail has been considered to make enjoying the space as effortless as possible.

From the German kitchens with their soft-close doors and integrated appliances, to the heated towel rails featured in every bathroom, we understand that it's the little things that make all the difference. It's why our apartments come with fibre-optic broadband installed, why each bedroom has both a TV and BT connection and why every apartment is accessible by lift.



Amenities

Landscaped communal gardens

Car parking included

All homes have private outdoor space

Bike storage available

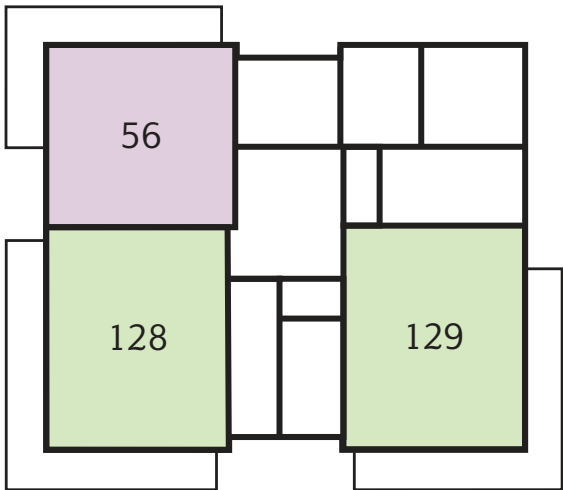
A Co-Op supermarket on site

Further planned retail space

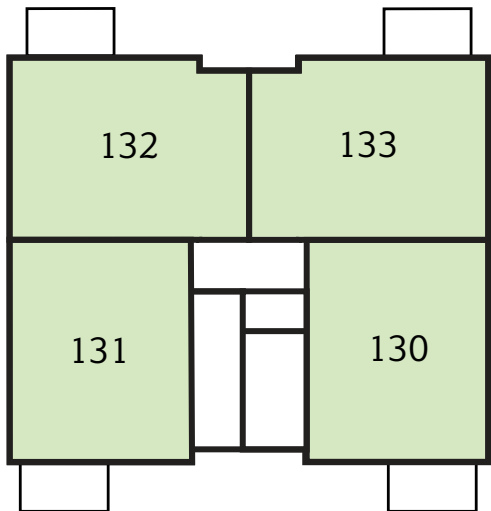
Millbrook Park
Meadow Apartments



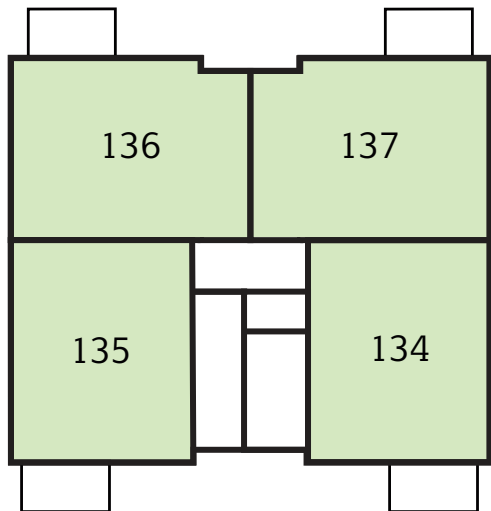
Ground Level



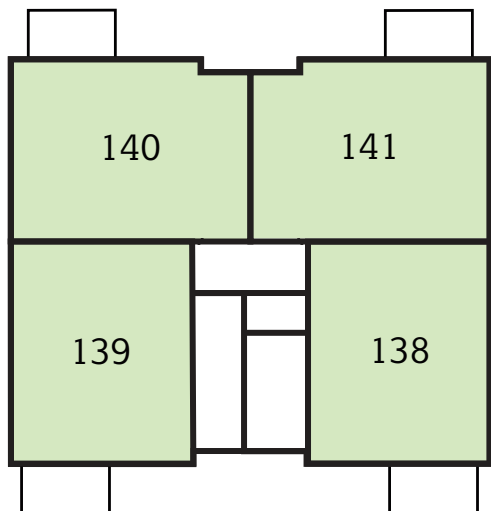
Level 1



Level 2



Level 3

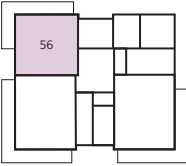


One-bedroom apartments Two-bedroom apartments

Meadow Apartments
1 bedroom apartment

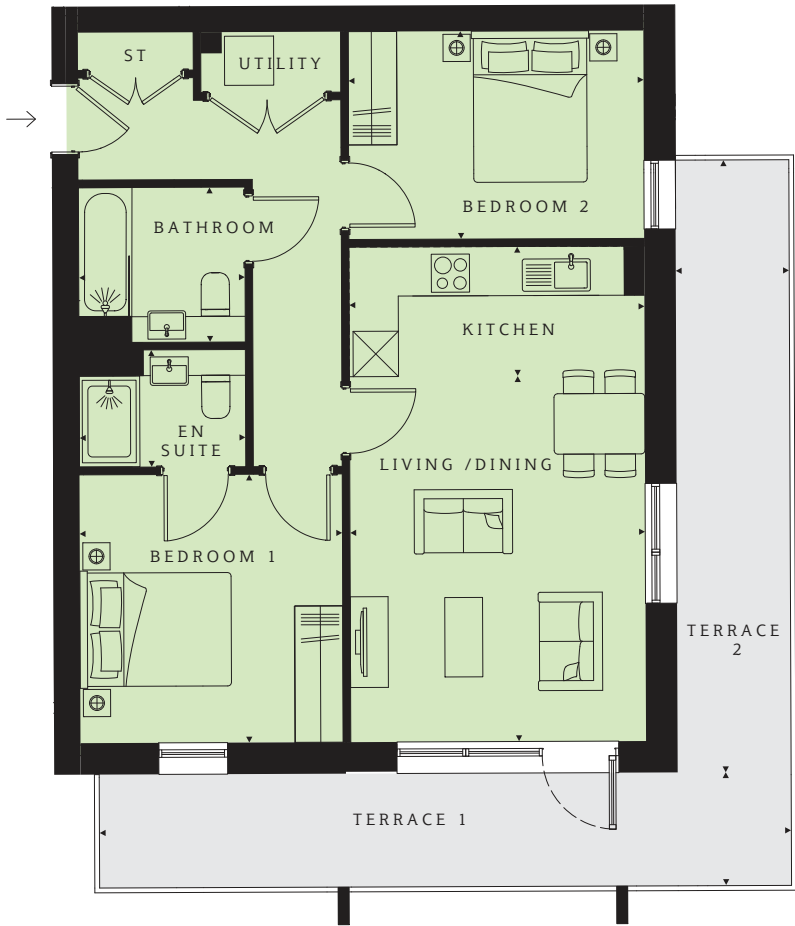


PLOT 56 (G)
Kitchen/Living/Dining 16'4" x 15'5" (4969 x 4692mm)
Bedroom 16'4" x 9'11" (4969 x 3025mm)
Bathroom 8'6" x 8'1" (2600 x 2450mm)
TOTAL AREA 636 sq ft (59.1 sq m)
Terrace 1 23'3" x 5'2" (7098 x 1563mm)
Terrace 2 19'0" x 4'9" (5800 x 1500mm)

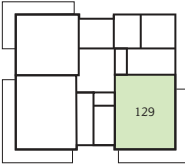


Ground Level

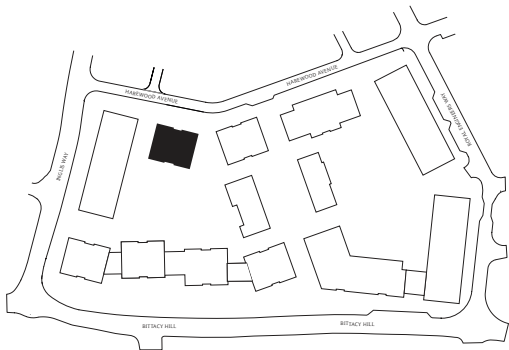
Meadow Apartments
2 bedroom apartment



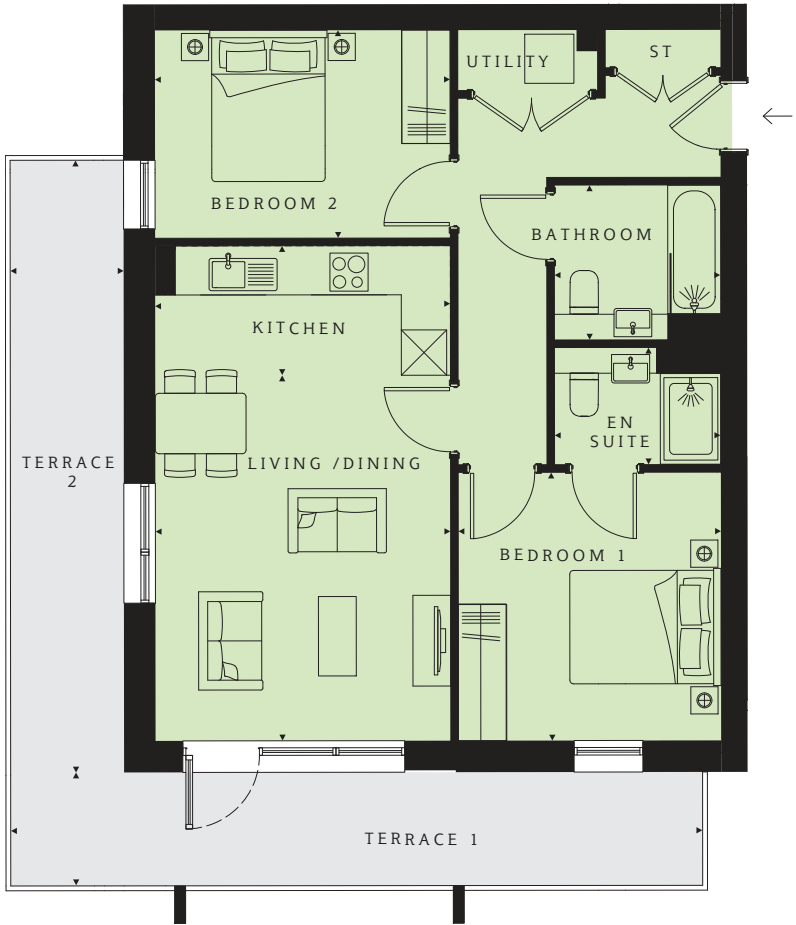
PLOT 129 (G)
Kitchen 12'10" x 5'8" (3905 x 1715mm)
Living/Dining 15'10" x 12'10" (4834 x 3905mm)
Bedroom 1 11'8" x 11'5" (3549 x 3475mm)
En suite 7'3" x 5'1" (2200 x 1550mm)
Bedroom 2 12'10" x 9'0" (3905 x 2750mm)
Bathroom 7'3" x 6'9" (2200 x 2050mm)
TOTAL AREA 763 sq ft (70.9 sq m)
Terrace 1 30'3" x 4'11" (9212 x 1505mm)
Terrace 2 26'7" x 4'11" (8100 x 1500mm)



Ground Level

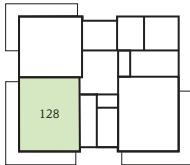


Meadow Apartments
2 bedroom apartment

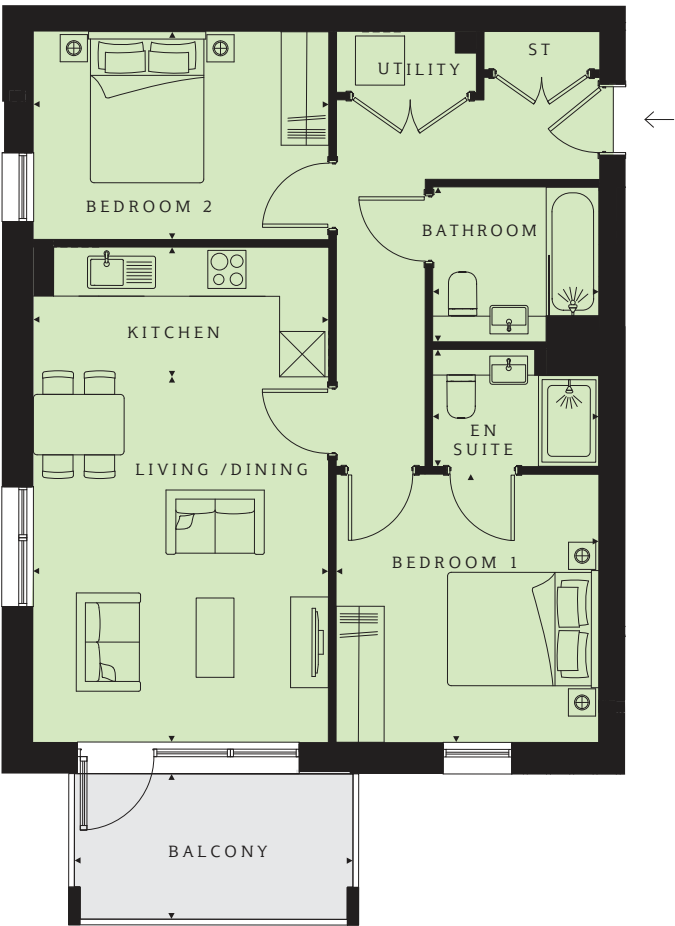


PLOT 128 (G)

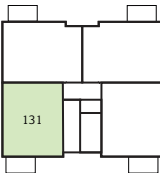
- Kitchen**
12'10" x 5'8" (3905 x 1715mm)
- Living/Dining**
15'10" x 12'10" (4834 x 3905mm)
- Bedroom 1**
11'8" x 11'5" (3549 x 3475mm)
- En suite**
7'3" x 5'1" (2200 x 1550mm)
- Bedroom 2**
12'10" x 9'0" (3905 x 2750mm)
- Bathroom**
7'3"x 6'9" (2200 x 2050mm)
- TOTAL AREA**
763 sq ft (70.9 sq m)
- Terrace 1**
30'3" x 4'11" (9212 x 1505mm)
- Terrace 2**
26'7" x 4'11" (8100 x 1500mm)



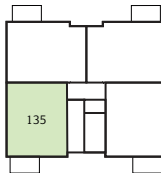
Ground Level



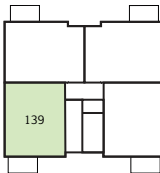
- PLOTS 131 (1), 135 (2), 139 (3)**
- Kitchen**
12'10" x 5'8" (3905 x 1715mm)
- Living/Dining**
15'10" x 12'10" (4834 x 3905mm)
- Bedroom 1**
11'8" x 11'5" (3549 x 3475mm)
- En suite**
7'3" x 5'1" (2200 x 1550mm)
- Bedroom 2**
12'10" x 9'0" (3905 x 2750mm)
- Bathroom**
7'3"x 6'9" (2200 x 2050mm)
- TOTAL AREA**
763 sq ft (70.9 sq m)
- Balcony**
12'1" x 6'4" (3685 x 1925mm)



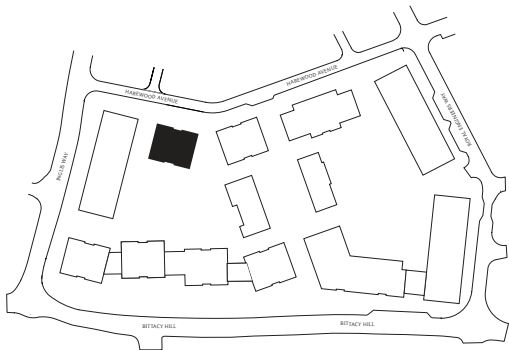
Level 1



Level 2



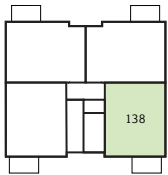
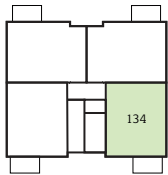
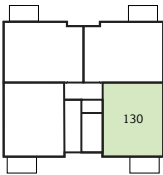
Level 3



Meadow Apartments
2 bedroom apartment



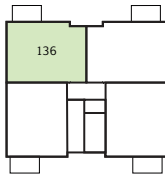
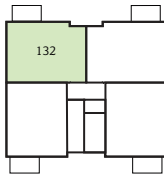
PLOTS 130 (1), 134 (2), 138 (3)
Kitchen 12'10" x 5'8" (3905 x 1715mm)
Living/Dining 15'10" x 12'10" (4834 x 3905mm)
Bedroom 1 11'8" x 11'5" (3549 x 3475mm)
En suite 7'3" x 5'1" (2200 x 1550mm)
Bedroom 2 12'10" x 9'0" (3905 x 2750mm)
Bathroom 7'3" x 6'9" (2200 x 2050mm)
TOTAL AREA 763 sq ft (70.9 sq m)
Balcony 12'1" x 6'4" (3685 x 1925mm)



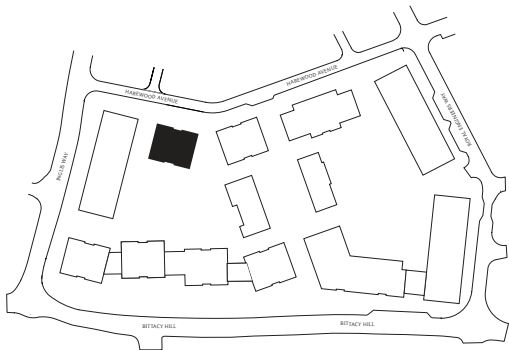
Level 1Level 2Level 3



PLOTS 132 (1), 136 (2), 140 (3)
Kitchen 11'3" x 7'1" (3439 x 2150mm)
Living/Dining 17'7" x 11'9" (5369 x 3590mm)
Bedroom 1 13'2" x 11'4" (4006 x 3454mm)
En suite 7'3" x 5'1" (2200 x 1550mm)
Bedroom 2 13'10" x 9'4" (4219 x 2845mm)
Bathroom 7'3" x 6'9" (2200 x 2050mm)
TOTAL AREA 810 sq ft (75.3 sq m)
Balcony 12'1" x 6'4" (3685 x 1925mm)



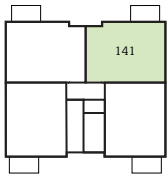
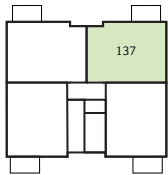
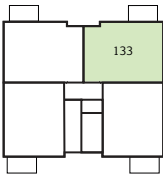
Level 1Level 2Level 3



Meadow Apartments
2 bedroom apartment



PLOTS 133 (1), 137 (2), 141 (3)	
Kitchen	11'3" x 7'1" (3439 x 2150mm)
Living/Dining	17'7" x 11'9" (5369 x 3590mm)
Bedroom 1	13'2" x 11'4" (4006 x 3454mm)
En suite	7'3" x 5'1" (2200 x 1550mm)
Bedroom 2	13'10" x 9'4" (4219 x 2845mm)
Bathroom	7'3"x 6'9" (2200 x 2050mm)
TOTAL AREA	810 sq ft (75.3 sq m)
Balcony	12'1" x 6'4" (3685 x 1925mm)



Level 1 Level 2 Level 3









CGIs are indicative and for illustrative purposes only.

Specification

Kitchen	General
Individually designed handleless kitchens with soft-close doors and drawers	Underfloor heating throughout
Matching worktops and 150mm upstands	Video door entry
Stainless steel bowl sink and chrome tap	BT TV/Sky+/FM connectivity in living area
Fully integrated appliances including combi oven, hood, ceramic hob, dishwasher and fridge/freezer	BT and Hyperoptic broadband connectivity
Spotlight lighting	Engineered laminate flooring to hallway, kitchen and living/dining area
	Bedrooms
Bathroom	TV connectivity to main bedroom
White hand wash basin	Pendant lighting
Toilet with soft-close pan	Carpet to bedrooms
White bath with wall-mounted shower and screen	Built-in wardrobe to main bedroom
Built-in mirrored vanity unit	Communal areas and facilities
Heated towel rail	Lifts to all floors
Ceramic wall and floor tiles	Entrance foyer within each block
Shaver socket	Private communal gardens
Spotlight lighting	Car parking included for all homes
En suite	Supermarket within development
White hand wash basin	
Toilet with soft-close pan	
White freestanding shower tray	
Heated towel rail	
Ceramic wall and floor tiles	
Shaver socket	
Spotlight lighting	



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Why Barratt London?

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, one of the UK’s largest housebuilders, 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
Not only does every Barratt London home come with a ten-year structural guarantee from the NHBC, it also comes with a two-year fixtures and fittings warranty**, giving you added peace of mind from the moment you move in.

*We are the only major national housebuilder to be awarded this award 12 years running. “we” refers to the Barratt Developments PLC group brands including Barratt London, Barratt Homes and David Wilson Homes.

**First two years covered by Builder Warranty & NHBC Guarantee or similar. Years three-ten covered by NHBC insurance or similar. Full exclusions and limitations can be found on the NHBC website.



The Consumer Code

The Consumer Code for Home Builders (“the Code”), which came into effect in April 2010, applies to all home builders registered with the UK’s main new Home Warranty Bodies: NHBC, Premier Guarantee and LABC Warranty.

The Code gives protection and rights to purchasers of new homes. It requires all new home buyers to be treated fairly and ensure they are fully informed about their purchase before and after they sign the contract.

The aim of the Code is for all new home buyers to:

- be treated fairly
- know what levels of service to expect
- be given reliable information about their purchase and their consumer rights before and after they move in
- know how to access speedy, low-cost dispute resolution arrangements to deal with complaints about breaches of the Code.

The Code reinforces best practice among home builders to encourage a consistently high level of information and customer service. It builds on successful efforts already made by the industry to improve consumer satisfaction in recent years.

The Code covers every stage of the home-buying purchase – pre-contract, exchange of contract and during occupation.

We are committed to the Consumer Code for Home Builders. For more information on the Consumer Code for Home Builders, please visit <http://www.consumercode.co.uk/>

**CONSUMER
CODE FOR
HOME BUILDERS**

www.consumercode.co.uk



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OF LONDON

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SEARCH MILLBROOK PARK

Computer generated images, maps and development layouts are intended for illustrative purposes and should be treated as general guidance only. The features, designs, materials and visual depictions of and in our Show Apartments and in our Show Apartment photography must be treated as general illustration and guidance. Images may also include upgrades which are available at extra cost. Furniture and furnishings are not included. Fixtures, fittings and specification may be subject to change as necessary and without notice and their accuracy or completeness is not guaranteed. Nor are they intended to form part of any contract or a warranty unless specifically incorporated into the contract. Please ask your Sales Adviser for the current specification. Individual features such as windows, brick and other materials' colours may vary, as may drainage, heating and electrical layouts. Floor plans are intended to give a general indication of the proposed floor layout only. The dimensions are accurate to within + or – 50mm. Dimensions should not be used for carpet or flooring sizes, appliance spaces or items of furniture. Please ask our Sales Adviser for details of the treatments specified for individual plots. Specification may be subject to change as necessary and without notice. Development layouts and landscaping, specification, dimensions and computer generated images are not intended to form part of any contract or warranty unless specifically incorporated in writing into the contract. The development name, Millbrook Park and building names are for marketing purposes only and may not be the designated postal address, which may be determined by The Post Office. All information in this document is correct to the best of our knowledge at the time of issue October 2021. Calls to 03 numbers are charged at the same rate as dialling an 01 or 02 number. If your fixed line or mobile service has inclusive minutes to 01/02 numbers, then calls to 03 are counted as part of this inclusive call volume. Non-BT customers and mobile phone users should contact their service providers for information about the cost of calls.

