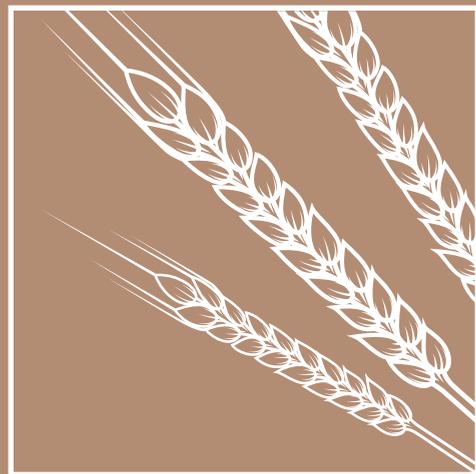




MILLBROOK SQUARE BARNET





THE NEW SHAPE OF
LONDON
LIVING



WELCOME HOME TO
MILLBROOK SQUARE

THE NEW SHAPE OF LONDON LIVING

Beech Grove Homes is proud to present Millbrook Square, a superb collection of newly crafted apartments and townhouses, set in one of the capital's most sought after postcodes and in one of London's greenest boroughs.

Situated in Barnet, within Mill Hill's Millbrook Park estate, Millbrook Square offers a fantastic opportunity to call NW7 your home.

Millbrook Square is in an exciting location that is surrounded by landscaped parkland and open spaces, yet still within easy reach of vibrant shopping opportunities and amenities with the centre of London just half an hour away.

Millbrook Square is stylish, elegant, and contemporary. It is designed for those wanting to live close enough to the vibrance of the country's capital city, while retaining the open space feel that North London has to offer.

Our properties here, your new home, offer an air of sophistication, with space and comfort for busy

executives and families alike to unwind. You are squarely set in the centre of a sought-after location, and we offer homes to suit your lifestyle.

Millbrook Square comprises four apartment edifices, that form the cornerstones of the development: Snowdrop Court, Wildflower Court, Tulip Court, and Harvest House. These four cores present 90 apartments for sale and are adjoined by contemporary 3-bedroom, multi-floor town houses, also available to purchase.





LIVING IN MILLBROOK SQUARE

Our brand-new homes at Millbrook Square have been lovingly designed with you in mind. From our apartments through to our townhouses, we have designed these private homes to combine the best of stylish, modern-day sustainable living, with security and peace of mind.

Each property features contemporary kitchens with fully integrated appliances, elegantly designed bathrooms each with heated chrome towel rails, and fitted wardrobes to master bedrooms. Across all the properties we also feature energy efficient lighting, media points in all lounges, a district heating system that supplies low-carbon, energy efficient heating at Millbrook Square plus secure car and cycle parking for each home.



Each property has its own personal outdoor space, with either a terrace, balcony, or private garden, while ensconced within Millbrook Square is a communal, landscaped garden space for all to enjoy.



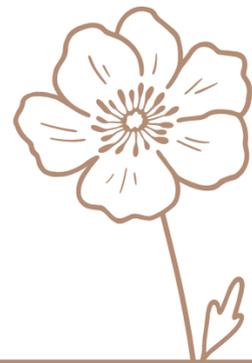


YOUR NEW HOME IS TAKING SHAPE
MILLBROOK SQUARE

AROUND MILLBROOK SQUARE

Millbrook Square is in Mill Hill, which itself is nestled in the brilliant borough of Barnet, sitting largely in the Metropolitan Green Belt. The area has an abundance of green spaces to complement your London home, surrounded by woodland walks, picture postcard parks, conservation areas and local reservoirs for riparian rambles, making it obvious why it's known for being one of London's greenest boroughs.

From your new home at Millbrook Park, you are just a few minutes' walk away from the stunning Bittacy Hill Park while the popular Arrandene Open Space and the Dollis Valley Greenwalk are both within a mile and a half of your doorstep.



For those looking for all-year round indoor pursuits, Virgin Active is located at Mill Hill nearby while the Barnet Copthall Leisure Centre is less than half an hour's walk from Millbrook Square, offering an exciting and extensive range of sport and fitness clubs, including swimming. Rugby fans will also note that it is the location of the StoneX Stadium, home to Premiership Rugby team The Saracens.

Of course, you are within easy reach of the city of London and all the attractions it has on offer via the underground, but also you are best placed for other attractions too. The BBC Elstree studio tours are just a 10-minute drive from Millbrook Square, while the Warner Bros. Studio Tour is just half an hour's drive northwest on the M1 for Harry Potter fans. Heading east on the M25 for half an hour will also bring you to the equally magical Epping Forest.



DISCOVER MILLBROOK SQUARE



You couldn't be better placed for shopping, dining and entertainment than at Millbrook Square.



Nearby you also have some of the best locations in London for shopping including Edgware, Finchley, and Hendon, while on your doorstep you have fantastic amenities, with plenty of retail stores, bars and eateries on Mill Hill's Broadway and an indoor mall that sits just a few minutes down the road at Broadwalk Shopping Centre.

Finchley features a slew of bistro bars, cafes, and plenty of places to eat-in or out. It's also a great place to find artisan stores and in East Finchley you'll find a period cinema that features contemporary, classic, and art-house films. The vaulted Phoenix Cinema picture house, formerly the East Finchley Picturedrome, also houses a café and gallery that regularly features exhibitions by local artists.

EDUCATING MILLBROOK SQUARE



Millbrook Square is perfectly placed for an abundance of acclaimed local schools.

A stone's throw from your new home is Millbrook CE Primary, a thriving three-form entry primary school and nursery for ages 3-11, created specifically for the new homes built within Millbrook Park estate. A further four primary schools are also within a 15-minute walk, offering plenty of choice. Outstanding rated primary schools nearby include The Orion and St. Paul's CE.

Secondary schools nearby include St Mary's & St. Johns' CofE, Copthall Secondary, Mill Hill County High, Pardes House Grammar, the specialist Ellern Mede school, Hasmonean High School for Boys and Girls which serve the Orthodox Jewish community, plus the outstanding rated St. Michaels Catholic Grammar and Wren Academy. In addition, there are the private Mill Hill schools consisting of Belmont Preparatory, Grimsdell Pre-prep and The Mount International.

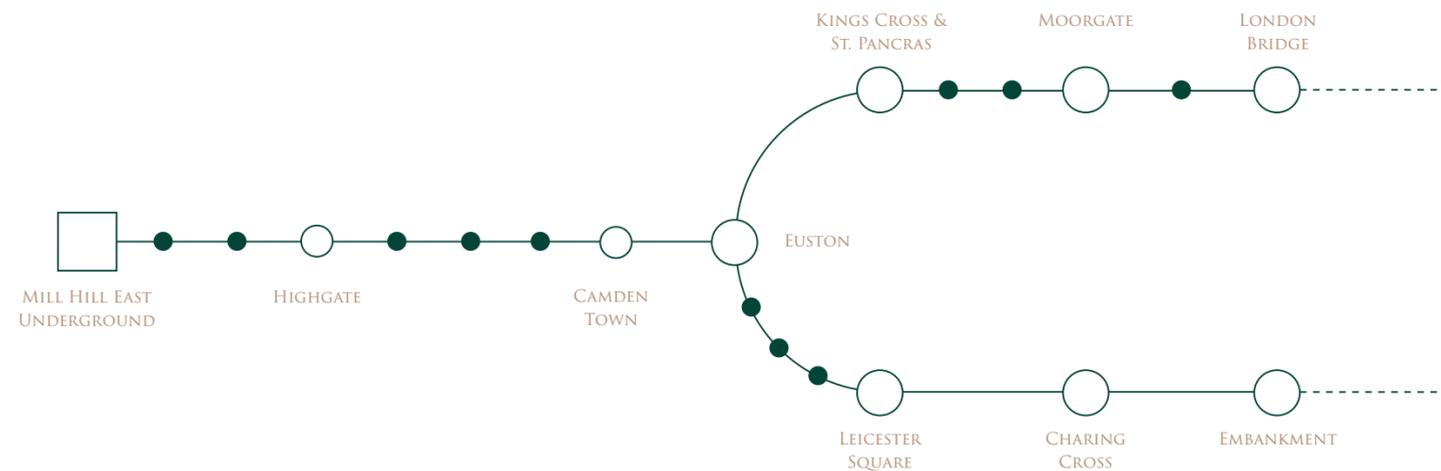
(reports.ofsted.gov.uk)



COMMUTING MILLBROOK SQUARE

Everything you need is within easy reach of Millbrook Square, including access to all the major transport routes. From Millbrook Square you are mere minutes away from reaching the centre of London, as Mill Hill East underground station is just 2 minutes from your door.

This station is the terminus for the single-track Northern Line which can take you to Finchley if you want to stay local, or via Highgate to Camden Town and on to the travel hubs of Euston, Kings Cross & St. Pancras or into London for Leicester Square, Embankment, London Bridge and onwards.



You are also best placed for major road access, with the M1 motorway a little over 5 minutes from Millbrook Square, as is the North Circular.



- 2 mins – Mill Hill East Underground station
- 9 mins – Waitrose
- 10 mins – Bittacy Hill Park
- 11 mins – Virgin Active Health Club
- 19 mins – London Equestrian Centre



- 6 mins – M1 motorway
- 9 mins – Mill Hill Broadway Train Station & shops
- 12 mins – Brent Cross Shopping Centre
- 35 mins – Luton airport
- 50 mins – Heathrow



- 5 mins – East Finchley via Mill Hill East
- 13 mins – St. Albans via Mill Hill Broadway
- 25 mins – Leicester Square via Mill Hill East
- 21 mins – Kings Cross & St. Pancras via Mill Hill East
- 103 mins – Brighton via Mill Hill Broadway



MODERN, SUSTAINABLE,
NW7 LIVING



SITE MAP

MILLBROOK SQUARE



3 BEDROOM HOMES

- PLOT H-10, 11, 12, 13, 14, 16
- PLOT H-01, 02, 03

SNOWDROP COURT (6 FLOORS)

- 1 Bedroom Apartments
5-7, 10-12, 15-17
- 2 Bedroom Apartments
1-4, 9, 13-14, 18-26

WILDFLOWER COURT (6 FLOORS)

- 1 Bedroom Apartments
3, 5-6, 9, 11-12, 15, 17-18, 21, 23-24, 26
- 2 Bedroom Apartments
1-2, 4, 7-8, 10, 13-14, 16, 19-20, 22, 25, 27-30

HARVEST HOUSE (6 FLOORS)

- 1 Bedroom Apartments
6, 8-9, 14-15, 20-21
- 2 Bedroom Apartments
1-5, 7, 10-13, 16-19, 22-28

TULIP COURT (6 FLOORS)

- 1 Bedroom Apartments
4-5
- 2 Bedroom Apartments
3, 6, 9-10

TENURE KEY

- Open Market (OM)
- Shared Ownership (SO)
- Affordable Rent (AR)



UNCOVER MILLBROOK SQUARE

ONE BEDROOM APARTMENTS

Millbrook Square features four apartment courts, offering a variety of 1 and 2 bedroom apartments, each with their own car parking and bike space. Our 1-bedroom apartments offer contemporary living with your own personal outdoor space, fitted wardrobe in the bedroom plus a utility store.

Wonderfully designed to be spacious and considerate, these apartments are ideal for first time property seekers looking for an ideal London home.

TWO BEDROOM APARTMENTS

Millbrook Square's 2-bedroom apartments offer you versatility, to turn your second bedroom into a home office space, or ideal for a guest bedroom. The master bedrooms feature an en-suite bathroom and fitted wardrobe, with your own outdoor space plus utility store.

Bright and commodious, these outstanding apartments offer the space and location needed for the best of London living. Fantastically designed for modern living these are perfect for young couples and professionals alike.



SKYLINE APARTMENT COLLECTION

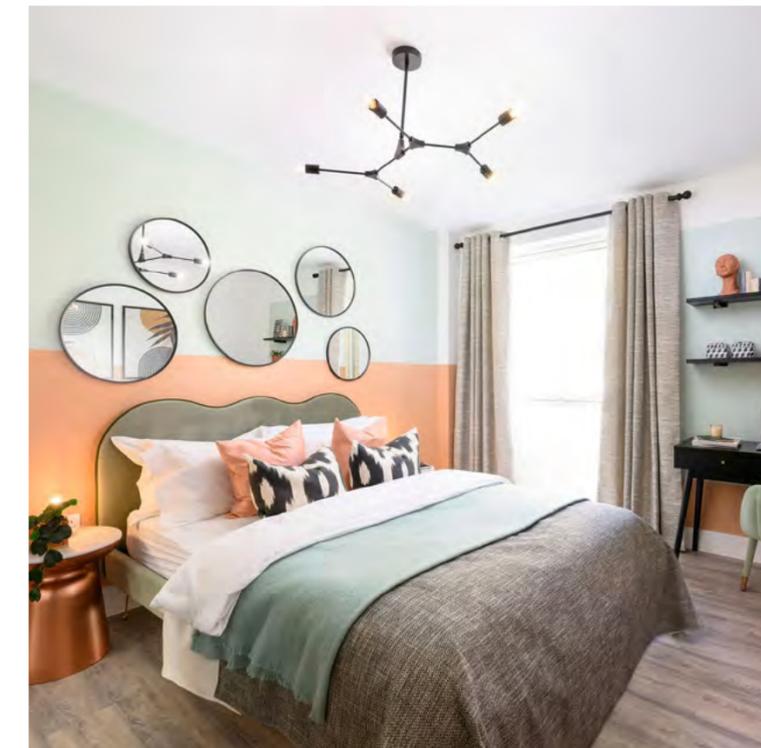
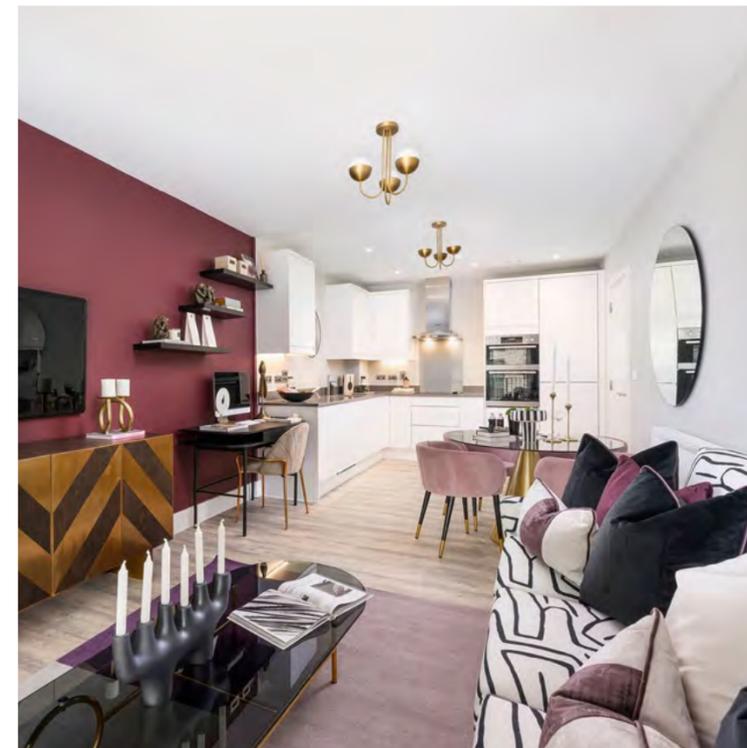
These upper floor apartments provide you with some of the best views of the borough and come with greater outdoor space. Each apartment has been designed to offer the best outlook for those looking for top-level living in the capital.

Speak to our Sales Executives for more information on which apartments are available in our Millbrook Square Skyline Collection.

THREE BEDROOM TOWNHOUSES

The townhouses at Millbrook Square are perfect for families or professionals looking for ample space to live, work and entertain. Spread across multiple floors each home comes with a dedicated study with hard wired ethernet data point, storage space, and WC/ bathroom facilities on each floor including an ensuite to the master bedroom.

There is ample open space, with a sun terrace leading off the top floor master bedroom, a featured Juliet balcony from the living room facing the front of the property and a garden to the rear of the property. As with all properties at Millbrook Square, your home comes with a dedicated sub level car parking space and a bicycle store plus an additional parking space just outside your front door.



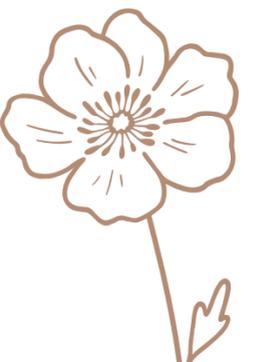
SNOWDROP COURT APARTMENT LOCATOR

	APT TYPE	PLOT NO.	APT TYPE
FIFTH FLOOR	2 BED	26	2 BED
	2 BED	25	
	2 BED	24	2 BED
		23	
FOURTH FLOOR	2 BED	22	2 BED
	2 BED	21	
	2 BED	20	2 BED
		19	
THIRD FLOOR	1 BED	18	2 BED
	1 BED	17	
	1 BED	16	
	1 BED	15	2 BED
		14	
SECOND FLOOR	1 BED	13	2 BED
	1 BED	12	
	1 BED	11	
	1 BED	10	2 BED
		9	
FIRST FLOOR	1 BED	8	2 BED
	1 BED	7	
	1 BED	6	
	1 BED	5	2 BED
		4	
GROUND FLOOR		3	2 BED
	2 BED	2	
		1	2 BED



WILDFLOWER COURT APARTMENT LOCATOR

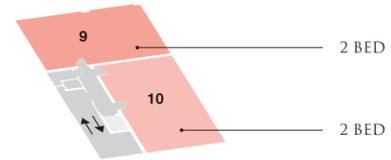
	APT TYPE	PLOT NO.	APT TYPE
FOURTH FLOOR	2 BED	30	
	2 BED	29	1 BED
	2 BED	28	2 BED
		27	
THIRD FLOOR	2 BED	25	
	1 BED	24	
	1 BED	23	2 BED
	2 BED	22	1 BED
		21	
SECOND FLOOR	2 BED	19	
	1 BED	18	
	1 BED	17	2 BED
	2 BED	16	2 BED
		15	
FIRST FLOOR	2 BED	13	
	1 BED	12	
	1 BED	11	2 BED
	2 BED	10	1 BED
		9	
		8	
GROUND FLOOR	2 BED	7	
	1 BED	6	
	1 BED	5	2 BED
	2 BED	4	1 BED
		3	
		2	
LOWER GROUND FLOOR	2 BED	1	



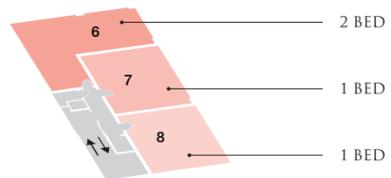
TULIP COURT APARTMENT LOCATOR

PLOT NO. APT TYPE

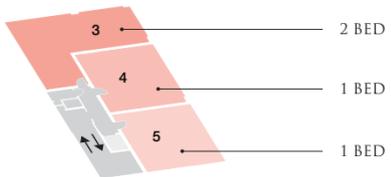
THIRD FLOOR



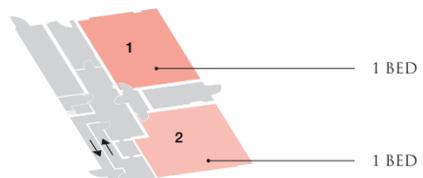
SECOND FLOOR



FIRST FLOOR



GROUND FLOOR



HARVEST HOUSE APARTMENT LOCATOR

APT TYPE PLOT NO. APT TYPE

FOURTH FLOOR



THIRD FLOOR



SECOND FLOOR



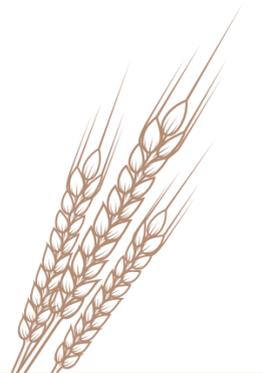
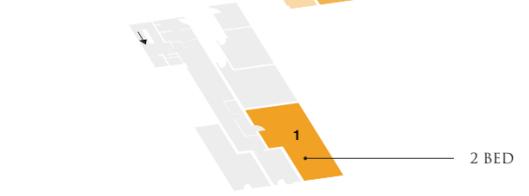
FIRST FLOOR



GROUND FLOOR



LOWER GROUND FLOOR



FLOOR PLATES

MILLBROOK SQUARE

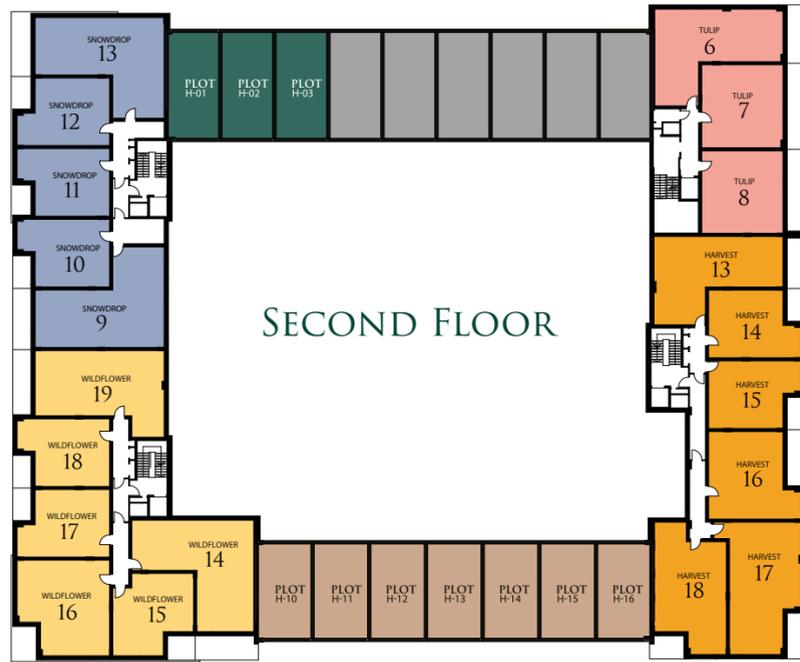
The apartments at Millbrook Square are situated in four main 'cores' which make up the 4 corners of Millbrook Square—interconnected by beautifully presented 3-bedroom townhouses.

Here we display all of the floor plate layouts, which show the individual apartment locations. You can also view the individual core layouts on the Apartment Locator pages.

For individual details, including floor plans of each apartment and townhouse please speak directly to our Sales Executives.



SNOWDROP COURT



TULIP COURT

WILDFLOWER COURT

HARVEST HOUSE

SNOWDROP COURT



TULIP COURT

HARVEST HOUSE

SNOWDROP COURT

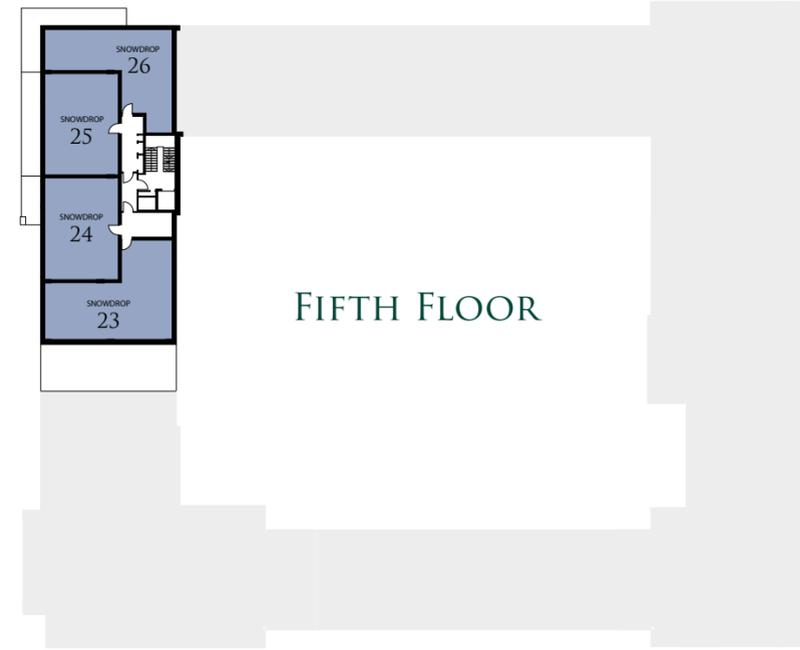


TULIP COURT

WILDFLOWER COURT

HARVEST HOUSE

SNOWDROP COURT



TULIP COURT

HARVEST HOUSE

MILLBROOK SQUARE SHAPING YOUR HOME



SPECIFICATIONS

MILLBROOK SQUARE

KITCHENS

- Stylish and contemporary kitchens, handpicked for their versatility and durability, featuring soft-close doors and drawers.
- Fully integrated kitchen appliances - including oven, ceramic hob, chrome extractor hood, and 50/50 fridge freezer.
- Millbrook Square properties come with clothes washer and dryer appliances included*.
- Beautiful and hard-wearing quartz or laminate work surfaces, perfect for today's modern kitchens, complete with colour-matched upstand and splashback.
- Durable and stylish Forbo Allura or Novilon Viva flooring to kitchen areas*, excellent anti-slip and noise reduction attributes.

BATHROOMS

- High quality and elegant white bathroom suite, featuring Vitra basin and soft close WC, plus brassware from leading British manufacturer Vado.
- Stylish Atlanta Bathrooms vanity units to WC and basin in bathrooms and properties with ensuites.
- Ensuite bathrooms feature a walk-in shower, while main bathrooms feature an over bath shower.
- Contemporary style, handcrafted, glazed half wall ceramic tiling.

- Bathrooms and ensuites feature slip resistant Forbo Allura & Novilon Viva flooring in wood/terrazzo effect styles*.
- Shaver socket point.
- Heated chrome towel rail in bathrooms and ensuites.

ELECTRICAL, LIGHTING & HEATING

- Media point to lounge and TV point to bedrooms.
- Hard wired ethernet data point in properties featuring a study*.
- Brushed chrome plug sockets and switches to kitchen and dining area. Double plug sockets in some rooms feature USB slot for portable device charging.
- Ceiling mounted lighting throughout: pendant lighting to bedrooms, dining room, hall and lounge.
- Energy efficient LED down lighting in kitchen, bathrooms, ensuite and cloakrooms.
- Compact, easy control radiators within each room.
- District heating system - supplying low-carbon, energy efficient heating throughout Millbrook Square.

INTERNAL FINISH

- Smooth ceiling and walls throughout finished in a bright, modern, soft white emulsion.
- Sleek finish, white pencil round skirting and architraves throughout.
- White panelled internal doors, with Lynx lever door handles in a polished chrome finish.
- Fitted wardrobes to master bedroom*.

COMMUNAL

- Enjoy your outdoor space! All Millbrook Square properties come with either a private balcony, terrace, or garden*.
- Residents can enjoy access to beautifully landscaped and maintained communal gardens.
- Entrance foyer with individual secure post-boxes for each apartment property.
- Lifts to all apartment floors within Millbrook Square.
- Dedicated secure bike storage space for every home
- Communal bin store within Millbrook Square premises.
- A must for any London resident – an individual secure parking space for all homes.

PEACE OF MIND

- We are by your side to assist you once you've moved in, with our two-year Beech Grove Homes Customer Care service.
- Feel secure; multi point locking system to your home front door and video/fob door entry access to apartment main entrances.
- Lockable double-glazed windows.
- Smoke and CO detectors within each property
- Category D | LD2 mains powered heat detection system.
- 12-year NHBC Warranty

*Your Beech Grove Homes Sales Executive will be able to advise you on plot availability featuring this item.



BEECH GROVE HOMES ABOUT US

At Beech Grove Homes we are about more than just bricks and mortar; we carefully select each site to ensure it is the best available in the local area. This means that each Beech Grove Homes development is special, whether that be due to its natural beauty, awe-inspiring views, or renowned location.

The process of finding you your perfect home starts as soon as we find its ideal location. Every single aspect is carefully considered by the whole team, who share a passion for creating high quality, sophisticated properties.

Our aim is to ensure that we design properties which are perfect for our future homeowners to use as a blank canvas to create their forever homes. We carefully consider every feature of every home, from room layouts to top quality specifications, fixtures, and fittings.

So, whether you need advice on choosing which of our homes to make your own or help to make your move-in day as smooth as possible, our experienced team are here for you every step of the way.



MORE THAN JUST
BRICKS AND MORTAR



HERE FOR YOU
EVERY STEP OF THE WAY

TOGETHER MILLBROOK SQUARE

Beech Grove Homes is committed to ensuring that we are there for you every step of your home buying journey, and that doesn't stop when you move in. From when you begin your search to when you move into your dream home and start creating memories; we'll be on hand to listen, guide and give straight-forward advice.

Quality and service are two areas that our Beech Grove Homes teams are passionate about. During key stages of the construction of your new home, a series of independent quality inspections are carried out to ensure your home is meeting our high-quality expectations, as well as being compliant with building standards. These standards provide guidance on every part of the build process from foundations to decoration, including performance and technical standards. By conducting these regular reviews, you can have the peace of mind in knowing that we have been looking after your home from the moment a spade first enters the ground. From our construction partners who carefully

build your home, our Sales Executives who will help guide you through the sales process, to our dedicated customer service agents who are at the end of the phone to manage any queries you may have after you move in – Beech Grove Homes are here to ensure that your new home is as exactly as it should be.





THE NEW SHAPE OF
LONDON LIVING

LET US BRING YOU

HOME



Part of Sanctuary

020 3369 2034

www.millbrooksquare.co.uk | millbrooksquare@countrywide.co.uk

Millbrook Square | Royal Engineers Way | Mill Hill | London | NW7 1TT

Beech Grove Homes Limited

Registered office: Sanctuary House, Chamber Court, Castle Street, Worcester, WR1 3ZQ

A company incorporated in England and Wales, Registration No. 11966303

Beech Grove Homes Limited is a subsidiary of Sanctuary Housing Association, an exempt charity

Millbrook Park is part of The Inglis Consortium, a limited liability partnership registered in England and Wales with number OC361803.

The particulars within this brochure have been prepared for prospective purchasers for guidance only. They are not part of an offer or contract. Whilst some descriptions are inevitably subjective and information is given in good faith, they should not be relied upon as statements or representations of fact. All measurements are taken from plans and must therefore, be treated as approximate. Some variation in the finished construction and landscaping should be expected. The site plan and photographs are indicative only, not to scale and for general guidance only. Sanctuary reserves the right to amend the specifications without prior notice. Any substantial changes to the specification or plan following reservation will only be made with the prior approval of the buyer. Any substitution of materials will be to an equal or higher standard.



Protection for new-build
home buyers

