



THE CLAVES

MILLBROOK PARK . NW7





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“If you look the right way, you can see that the whole world is a garden”

- *Frances Hodgson Burnett,*
The Secret Garden

Set within a brand-new parkland community, The Claves is a tranquil and luxurious retreat from the strains of modern life. Elegantly designed around a residents-only ‘secret garden’, itself created to come alive as the seasons change, and offering a complete lifestyle these are homes that will pamper and delight in equal measure.

The Claves
Inglis Way, London NW7

A collection of 1 & 2 bedroom apartments and duplexes, and 3 & 4 bedroom townhouses



Distances indicative only

Why The Claves?

- An idyllic green corner of London that's only 25 minutes* by tube from The West End
- Part of a new residential community in elegantly landscaped parkland
- Designed by award-winning international architects, Broadway Malyan
- Stunning interior design that raises the bar for contemporary living
- A residents-only 'secret garden' designed to delight through the seasons
- A games room, screening room and underground car parking
- A dedicated concierge and fully-equipped gym[^]
- Outstanding local schools, including Mill Hill School, Harrow School and Highgate School

*From Mill Hill East Station to Tottenham Court Road Station, source tfl.gov.uk
^To be implemented in Phase 2





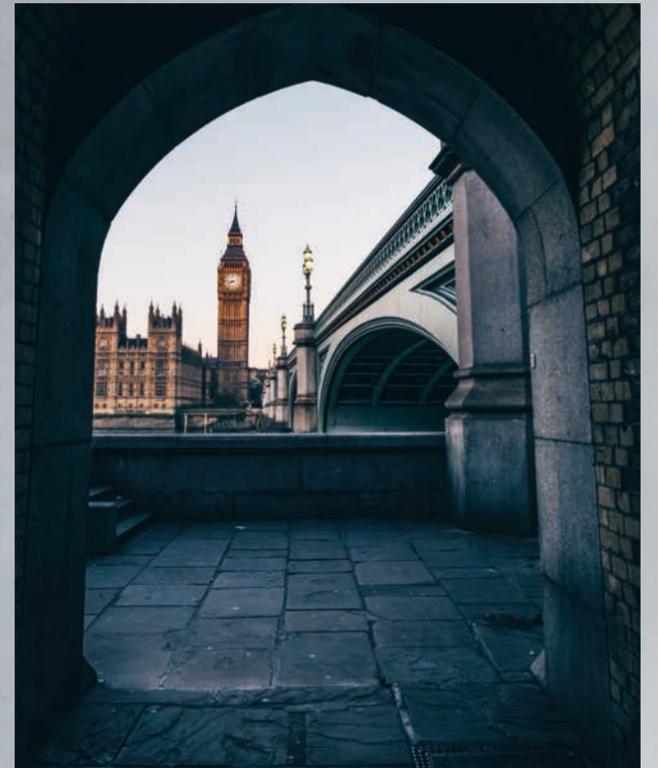
“The gardens have been designed as a tapestry of colour providing interest through the seasons”

- Ian Wale
Associate Landscape Architect,
ReardonSmith Landscape

Mill Hill offers a slice of country life...

Surrounded by woods and parkland, Mill Hill's tree-lined avenues and quaint village high street are almost at odds with the ease at which you can reach the bright lights of central London.

Originally an easily accessible country escape for London's gentry, as the centuries passed and the capital expanded outwards, Mill Hill became very much part of London.



It has however stayed true to its rural origins, maintaining its standing as a green and pleasant enclave. In fact it's as much a welcome reprieve from the pressures of London life as it ever was.

It's just now, it has the connectivity both to enable you to enjoy the capital's charms at your leisure, and benefit from an easy commute to London's key business districts.

...in the midst of London

BY UNDERGROUND*

Three minutes' walk[^]
to Mill Hill East Station

18 minutes
Camden Town

Camden Market
Roundhouse

21 minutes
Euston

University College London
British Library

23 minutes
King's Cross
St. Pancras

Eurostar
Central Saint Martins

25 minutes
Tottenham
Court Road

Soho
Crossrail

26 minutes
Leicester Square

National Gallery
Covent Garden

31 minutes
Waterloo

The Southbank
Royal Festival Hall

32 minutes
Bank

Financial District
One New Change

33 minutes
London Bridge

The Shard
Borough Market

BY ROAD†

2.3 miles
Mill Hill Broadway

2.5 miles
M1 Motorway

3.4 miles
Brent Cross
Shopping Centre

7.1 miles
M25 Motorway
(Junction 23)

9.0 miles
Central London
(Oxford Circus)

BY AIR‡

16.8 miles
London
City Airport

19.0 miles
Heathrow Airport

26.7 miles
Luton Airport

38.0 miles
Stansted Airport

Whether you're looking to head into central London or escape it, Mill Hill's superb transport links make it easy

*Travel time source: tfl.gov.uk
^Walking time source: walkit.com
†Road distance source: google.co.uk/maps



Enjoying expansive views of the capital, Millbrook Park is elevating London living to new heights







“The design of the concierge* area intends to consume the residents into the sophistication and exclusivity of The Claves”

- Gabrielle Omar
Director, Spot This Space

*Concierge to be implemented in Phase 2

Computer generated image



Computer generated image



More than just a home, a new lifestyle awaits you

The Claves has been born from a belief in providing not just exemplary homes, but exemplary lifestyles. From the calming serenity of the gardens to the stunning architecture and elegant sophistication of the concierge area*, you're welcomed home as soon as you enter its gates.

This feeling of comfort is continued in the apartments and townhouses themselves. While designed and finished to deliver luxury living environments where every detail has been considered, these are homes that exude warmth and relaxation. Homes that truly provide private sanctuaries for you to be yourself.

Adding convenience to the comfort offered, the lifestyle the development affords was also a key focus. As well as secure underground car parking enabling you to explore the local area at your leisure, you'll benefit from a stylishly designed games room and screening room, and a fully equipped gym*. The Claves is somewhere you can live the life you love in every sense.

*Gym and concierge to be implemented in Phase 2



“Our intention was for residents to feel like they have entered their home as soon as they walk into the lobby”

- Gabrielle Omar
Director, Spot This Space

Rising stars of interior design, Spot This Space have opulently crafted the communal areas of the development. Headed by Gabrielle Omar, the award-winning team is renowned for its ability to create luxury interiors that blend eclectic design influences with a timeless appeal. An approach they used to stunning effect at The Claves, as Gabrielle explains:

“Drawing inspiration from the development’s landscaped parkland setting, we wanted the interiors to reflect the tranquil ambience of this beautiful location, yet keep the energy of the metropolitan playground that London is.”

“The design of the concierge area intends to consume the residents into the sophistication and exclusivity of The Claves through its timeless design. It’s both opulent in its materials and textures, and subtle and understated in its tones, giving residents a sense of home and relaxation.”

“Exciting and inviting in equal measure, our intention was that residents would feel like they have entered their home as soon as they walk into the lobby. This theme continues through the games room, gym and screening room. Mirrors, textured seating and beautiful lighting are just some of the elements to make this development stand out from all others.”

*Gym and concierge to be implemented in Phase 2



“Extensive glazing, balconies and terraces will invite the gardens into the apartments”

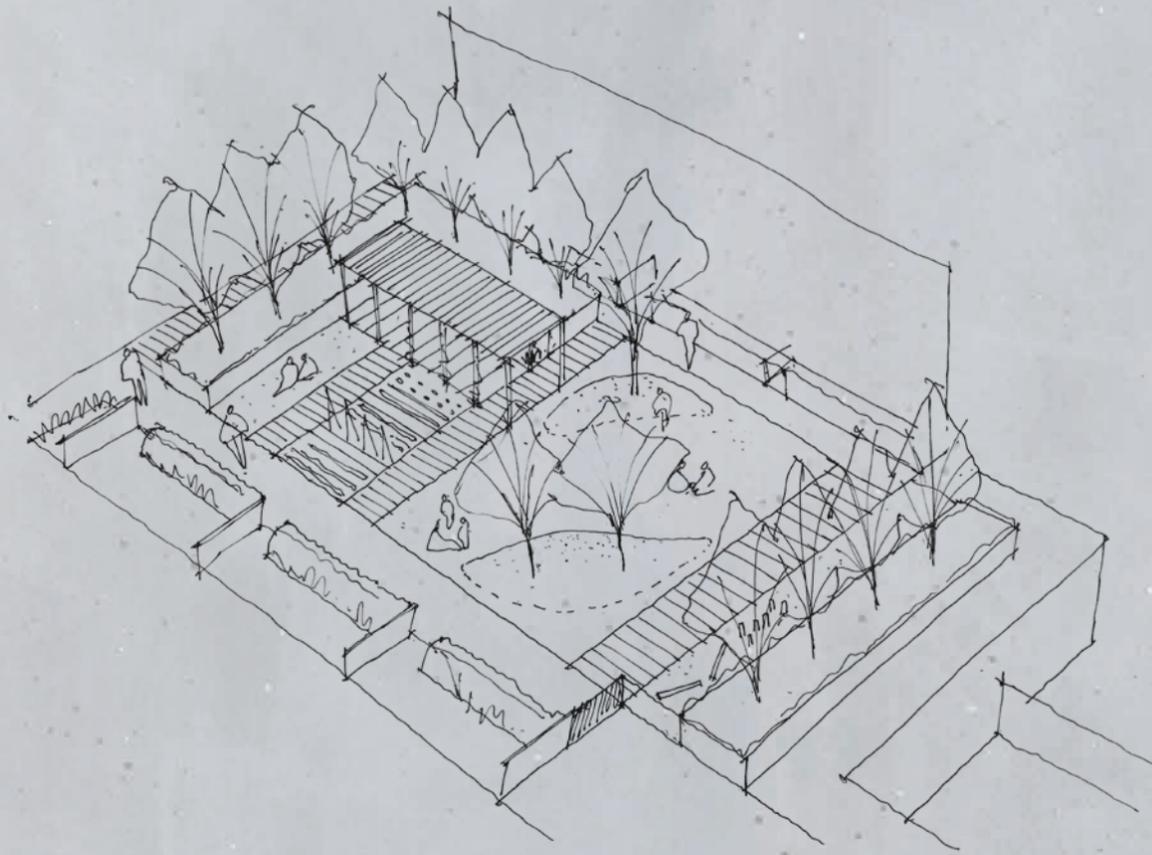
- Peter Vaughan
Director, Broadway Malyan

The landmark development was conceptualised and designed by Broadway Malyan, a global architecture, urbanism and design practice. Priding themselves on creating thriving environments with a strong sense of community and well-being, their vision was built around the concept of a central ‘secret garden’.

“The scheme has been designed so the community can directly experience the garden as it grows and changes over time – creating a sense of place for this new residential quarter. The design’s visual permeability then connects the ‘secret garden’ to Central Park and the wider Millbrook Park development. While the extensive glazing, balconies and terraces invite the gardens into the apartments themselves,” says Peter Vaughan, Director of Broadway Malyan.

“Contemporary in style, *The Claves* is a smart, urban development,” adds Arita Morris, Director of Child Graddon Lewis, the highly creative architectural and design practice which developed the proposals for construction.

“The distinctive materials – a combination of buff, textured brick alongside bronze and copper coloured metals – create the perfect backdrop for the extensive greenery. Its hillside location also means the development has a stepped character. Along with the gardens, this softens the design and creates an intimate and unique environment in which to live.”



“Dense swathes and drifts of plants intermingle to create a continually changing environment”

- Ian Wale
Associate Landscape Architect, ReardonSmith Landscape

The gardens at the heart of the development have been designed by award-winning landscape architects, ReardonSmith Landscape. Organic and free-flowing, allowing the plants to be the stars, the space was inspired by traditional English country gardens. Dense swathes and drifts of plants intermingle to create a continually changing environment.

Within the space, there are two distinct areas which purposely have very different characters to cater to the needs and tastes of all residents, from playful active uses to more sedate and restful ones. Ian Wale of ReardonSmith Landscape enlarges on this key aspect:

“The eastern garden has a playful character with undulating lawns sculpted by lush and verdant planting, trees, serpentine walls and clipped hedging. The lawns provide space for a plethora of activities, whether a game of boules, a restful snooze under the dappled shade of the trees or a spot to sit and just take in the surroundings.”

“The western garden has a more formal and structured character with elegant multi-stem flowering trees elevated at either end as living sculptures. A series of pathways wind through the space, leading to hidden seating spots, allotments and a stunning central pergola – ideal for a lunchtime picnic or social gathering.”





The masterplan for Millbrook Park is building a whole new community in North London

Thanks to its relaxed and distinctly greener ambience, Mill Hill has always been a hugely popular area of North West London for families and young professionals alike. This thriving new community is set to make it even more so.

Offering over 2,000 homes in a landscaped parkland setting, as well as a new primary school, six hectares of open space, a retail hub – Millbrook Plaza, and a wave of investment in local transport, no detail has been overlooked in planning Millbrook Park.

Situated at the scheme's Bittacy Hill entrance, a short walk to Mill Hill East underground station, The Claves has taken this focus even further. Located beside Central Park, the abundance of nature that surrounds is welcomed in through channels between the residential buildings, which afford a glimpse at the 'secret garden' that lies at its heart.





In Mill Hill, you can
embrace or escape
the pace of London
life at your leisure

Welcome to the neighbourhood



Distances indicative only

Leisure

- 1 . Finchley Golf Club
- 2 . Finchley Lawn Tennis Club
- 3 . London Equestrian Centre
- 4 . Mill Hill Golf Club
- 5 . Virgin Active Health Club
- 6 . Belmont Children's Farm
- 7 . Camden Sports Ground

Parks & Green Space

- 8 . Dollis Valley Greenwalk
- 9 . Mill Hill Country Park

Shopping

- 10 . Marks & Spencer
- 11 . Waitrose

Pubs

- 12 . The Rising Sun
- 13 . The Three Hammers
- 14 . Beaufort Tavern
- 15 . The Adam & Eve
- 16 . The Orange Tree

Cafés & Restaurants

- 17 . Metro Italia
- 18 . Delisserie
- 19 . Leyla Restaurant
- 20 . Molto Pizza
- 21 . El Vaquero
- 22 . Koi Japanese & Chinese Restaurant
- 23 . Prezzo
- 24 . The Good Earth





It's good to shop local,
but when all of London
is within easy reach the
choices are endless



While there's a Waitrose just by Mill Hill East station for a bigger shop, nearby Mill Hill Broadway is the area's main shopping district. A thriving traditional high street peppered with delis and cafés, it's perfect for all your essentials.

For more serious retail therapy however, you should drive the 3.4 miles to Brent Cross Shopping Centre. A distance made even more enticing by the 8,000 free parking spaces, John Lewis and 120 other high street favourites on offer.

Additionally, while it's easy to forget that central London is so close when you're enjoying Mill Hill's greenery, your wardrobe can rest easy. Safe in the knowledge that a wealth of stylish department stores and boutiques are as little as 25 minutes away. Not to mention all the culture and cuisine you could ask for.

Whatever you want from life, you'll find it in abundance



Clockwise from top: Mill Hill Broadway, Welsh Harp Reservoir, John Lewis at Brent Cross Shopping Centre, Coffee Shop, Dollis Valley Greenwalk



From top to bottom: Finchley Golf Club, Zadig & Voltaire Hampstead, The Adam & Eve Pub



Here country pursuits have a distinctly more metropolitan flavour

One of Mill Hill's greatest assets is its wealth of open space. The abundance it boasts is almost unnatural given how densely packed so much of the rest of London is. So embrace it and the world of possibilities it opens up for your leisure time.

With the number of golf clubs in the area, golf is very close to the area's heart. Designed by five-times Open Champion James Braid and regarded as the finest golfing challenge in North London, Finchley Golf Club couldn't be nearer. There are plenty more courses though to accommodate players of all standings.

Equestrian pursuits are also hugely popular and conveniently, the London Equestrian Centre is just a canter up the road. Alternatively there's the Welsh Harp Reservoir, which offers an array of watersports. Or if you simply like the idea of a Sunday stroll, from Mill Hill Country Park and the Dollis Valley Greenwalk to Hampstead Heath and Featherstone Hill, it'll take a lot of Sundays to explore the whole area.

In fact, with so many possibilities in terms of country walks, it's only right that you'll want to find a good country pub to reward yourself. Opposite a protected wood and part of a 200 year old inn-keeping tradition, The Adam and Eve ticks a lot of boxes. However with its characterful contemporary interiors and superb gastro-pub menu, it's an award-winningly modern take on tradition.



As well as its abundance of green space, Mill Hill's schooling provision has always been a major attraction for families



The most famous of its schools is the historic and prestigious Mill Hill School, which was established to safeguard its charges from the "dangers both physical and moral" that London presented.

From just 20 boarders in 1807, it's grown to be a co-educational foundation spanning four independent schools, including an international school that's focused solely on the needs of overseas pupils.

Other independent schools in the area include Harrow School, Highgate School and North London Grammar School. All of which are readily accessible by car.

The state provision is equally impressive. Only a short walk away is Millbrook Park CE Primary School, which was created specifically to support Millbrook Park's younger residents.

There are plenty of other well-regarded local primaries in the area. While for secondary schools, Queen Elizabeth's School, The Henrietta Barnett School and St Michael's Catholic Grammar School all come highly recommended.

Primary Schools

Millbrook Park CE Primary School – 0.2 miles

Frith Manor Primary School – 0.6 miles

St Vincent's RC Primary School – 0.7 miles

Dollis Junior School – 0.9 miles

Secondary Schools

St Michael's Catholic Grammar School
Co-educational grammar school – 1.7 miles

Mill Hill County High School
Co-educational comprehensive school – 2.9 miles

The Henrietta Barnett School
Girls' grammar school – 3.1 miles

St James' Catholic High School
Co-educational comprehensive school – 3.2 miles

Queen Elizabeth's School
Boys' grammar school – 4.9 miles

Independents

Grimsdell (Mill Hill School Foundation)
Co-educational pre-preparatory day school – 1.1 miles

Mill Hill (Mill Hill School Foundation)
Co-educational senior day and boarding school – 1.1 miles

Mill Hill International (Mill Hill School Foundation)
Co-educational senior international day and boarding school – 1.1 miles

Belmont (Mill Hill School Foundation)
Co-educational preparatory day school – 1.5 miles

Goodwyn School
Co-educational preparatory day school – 1.8 miles

North London Grammar School
Co-educational senior school – 3.0 miles

Channing School
Girls' junior and senior school – 5.1 miles

Highgate School
Co-educational all-through day school – 5.2 miles

Harrow School
Boys' senior boarding school – 7.0 miles



As a seat of higher learning, Mill Hill's standing is equally as impressive

UCL
(Euston station) 21 minutes[^]

SOAS
(Euston station) 21 minutes[^]

CENTRAL ST MARTINS
(King's Cross station) 23 minutes[^]

LSE
(Holborn station) 32 minutes[^]

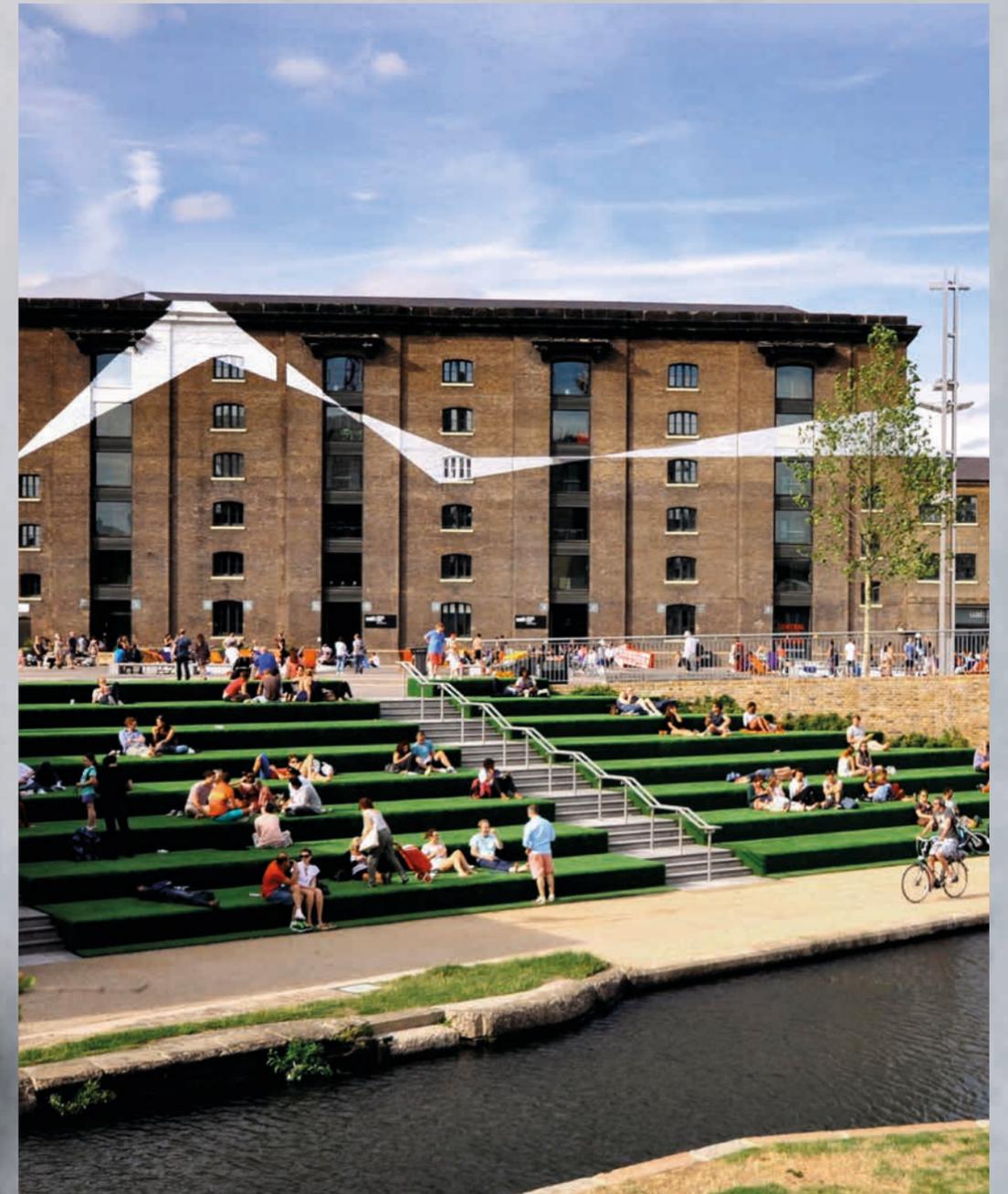
KING'S COLLEGE
(Holborn station) 32 minutes[^]

LONDON BUSINESS SCHOOL
(Baker Street station) 38 minutes[^]

James Murray began his work on the first English dictionary in 1879, whilst teaching at Mill Hill School. Mill Hill is also home to The National Institute of Medical Research, a facility famed for its ground-breaking discoveries and the University of London Observatory, part of UCL.

For all this pedigree, it's Mill Hill's superb transport links to London's universities that really sets it apart. University College London, ranked the world's 7th best university, second only to Oxford in the UK^{**}; Central Saint Martins, the world-leading centre for art and design; and SOAS, the world's foremost institution for the study of Asia, Africa and the Middle East, are the three nearest.

However, with the connectivity you'll enjoy, all of London's academic centres of excellence are readily accessible. So whether you want to take a world class MBA^{**} at the London Business School, embrace the social, political and economic sciences at LSE or immerse yourself in the sciences at King's College, it couldn't be easier.



^{*}The QS World University Rankings 2016-2017

^{**}FT Global MBA Ranking 2016

[^]Travel time source: tfl.gov.uk from Mill Hill East to nearest station as mentioned

A close-up photograph of a branch with reddish-brown leaves and small white flowers, set against a light blue background. The branch is the central focus, extending from the left towards the right. The leaves are oval-shaped with prominent veins and a slightly waxy texture. To the left, there are clusters of small, pale yellow or white flowers. The background is a soft, out-of-focus light blue-grey color.

Unwavering in our
focus, we create
great places to live.



Delivering great new places for Londoners to live

From the attention we pay to every last detail of the homes and places we create, to the way we support our developments' communities – at EcoWorld London, we always strive to achieve the highest possible standards. It underlines our belief in offering not just great homes, but a better quality of life.

To us, eco isn't just about being green. While we're mindful of our environmental impact, our goal is to create great places that are truly sustainable – creating communities for buyers and renters that grow and develop. We don't leave when the building work finishes either. We stay put keeping things just so and helping our communities evolve.

Our focus on design is just as long term. As important as materials are, we believe design is about far more than the finishes we use. It's about the way a home works. We continually talk to our customers, seeing how they live and finding ways to improve and adapt our approach. Only by really understanding what makes a home can we make our developments all they can be.

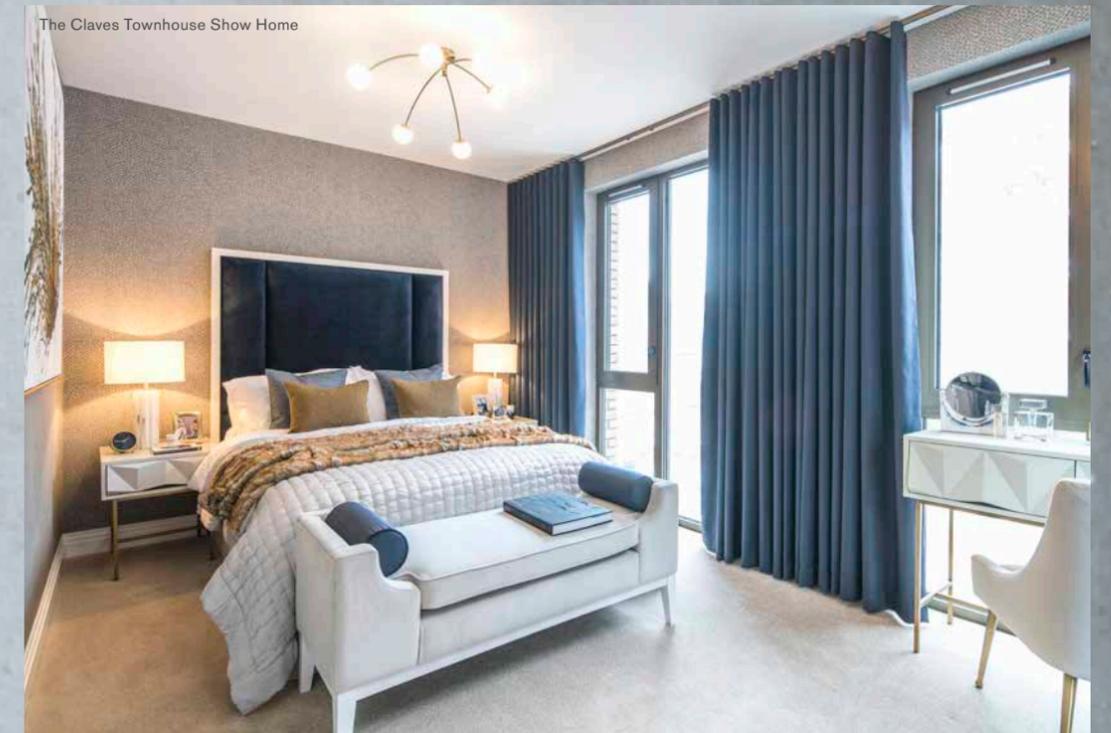
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CREATING TOMORROW & BEYOND

The Claves Townhouse Show Home



The Claves Townhouse Show Home



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Please note: All plans and maps are indicative only and are not to scale. Computer generated images have been used as an indicative guide, and are conceptual only and subject to change. Final materials and finish may differ from those shown. The developer operates a policy of continuous product development and reserves the right to alter any part of the development specification at any time.







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