



THE CLAVES

MILLBROOK PARK . NW7





Images shown are indicative only and not representative of final product

## Homes for those who expect more

Designed to pamper and delight in equal measure, The Claves is a collection of one and two-bedroom apartments and penthouses set around a residents' only 'secret garden'.

**The Claves, Inglis Way, London NW7**



# Focused on your complete wellbeing, here you'll enjoy a lifestyle every bit as impressive as your new home

An exclusive and green escape from the pace of London life, as soon as you enter The Claves, you'll be welcomed into an oasis of calm. The picturesque gardens have been planted to come alive as the seasons change. The concierge area has been designed to leave a lasting impression on all of its visitors.

Then there are the media and games rooms, which are perfect for entertaining. The gym, which ensures a workout is always within reach. Not to mention, the residents' lounge, an informal workspace for when you don't fancy the commute. All this before you've even entered your immaculately designed home.

## Concierge Lobby

As well as warmly greeting your guests, our concierge service will assist with tasks including parcel handling and key holding.







Working from home has never been so stylish or comfortable

**Residents' Lounge**

The perfect home office, with a mix of informal seating, a board room and broadband on tap.





Computer generated image

### Gym

Fully equipped with a selection of workout stations and free weights, whatever your fitness goals, the gym puts a workout on your doorstep.



Enjoy the freedom to workout or play at your leisure

### Games Room

With a pool table, large television and bar style seating, our games room is an extension of your home and perfect for entertaining or relaxing with friends.



Computer generated image

### Media Room

Whether you want to watch the big game or a classic movie, with our media room's 80" screen and sumptuous furnishings you couldn't ask for more.



Computer generated image





Images shown are indicative only and not representative of final product

## London life at a distinctly more pleasant pace

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 central London. Yet everything you need is close to hand.



For your essentials, there's a Waitrose just by Mill Hill East station. While Mill Hill Broadway's shops, restaurants and cafés are just a short drive. As is Brent Cross Shopping Centre.

As well as a relaxed ambience, the wealth of open space offers lots of possibilities for your leisure time. Finchley Golf Club is just moments away. A host of others aren't much further.

Add to this, equestrian centres, the Welsh Harp Reservoir's watersports, rambling walks and great country pubs – if you prefer to admire greenery over a Sunday roast – and life here is most definitely for living.



# The lifestyle on offer at The Claves extends far beyond its grounds



## The Adam & Eve

A gastro-pub full of character which perfectly combines a seasonal, locally sourced Modern British menu with a traditional pub welcome and charming Victorian walled garden.

## Dollis Valley Walk & Mill Hill Country Park

Greenery is not something Mill Hill struggles for. It couldn't be easier to escape the hustle and bustle of London life, while enjoying stunning views of the capital.



## Finchley Golf Club

The nearest of the area's many golf clubs, Finchley Golf Club was designed by five time open champion James Braid and is regarded as the finest golfing challenge in North London.



## Allianz Park

Home to the Saracens, a wealth of sports facilities, arguably North London's best fireworks display and a host of other events throughout the year, you'll be spoilt for choice at Allianz Park.

## Bluebelles of Portobello

With an interior as Instagram worthy as their food, Bluebelles is the perfect brunch, lunch or coffee pick-me-up spot.





# Highly regarded schools of thought for all ages

Home to the esteemed Mill Hill School and its supporting cast of sister sites, the area has a strong reputation academically. There are a host of fine schools, both state and independent, nearby. Equally, with The Claves' superb connections to central London, all of the capital's universities are readily accessible.



## Primary Schools\*

Millbrook Park CE Primary School – 0.2 miles  
Ofsted rating Good

Frith Manor Primary School – 0.6 miles  
Ofsted rating Good

St Vincent's RC Primary School – 0.7 miles  
Ofsted rating Good

Dollis Junior School – 0.9 miles  
Ofsted rating Good

## Secondary Schools\*

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

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

The Henrietta Barnett School  
Girls' grammar school – 3.1 miles  
Ofsted rating Outstanding

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

Queen Elizabeth's School  
Boys' grammar school – 4.9 miles  
Ofsted rating Outstanding

## Independent Schools\*

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

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

\*Travel distances are approximate, calculated using [google.co.uk/maps](https://www.google.co.uk/maps). Ofsted ratings are correct at time of print.

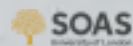


# From the sciences to the arts, Mill Hill puts London's best universities in easy reach



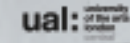
**UCL**  
(Euston station) – 21 minutes\*

London's leading multidisciplinary university, UCL is currently ranked the 8th best university in the world.<sup>‡</sup> It's also the UK's top-rated university for research power.<sup>^</sup>



**SOAS**  
(Euston station) – 21 minutes\*

SOAS is the world's foremost institution for the study of Asia, Africa and the Near and Middle East, and offers one of the best student-staff ratios in the UK.<sup>~</sup>



**Central St Martins**  
(King's Cross station) – 23 minutes\*

With an alumni which reads like a who's who of the creative industries, this world-renowned arts and design college's reputation speaks for itself.



**LSE**  
(Holborn station) – 32 minutes\*

Ranked second in the world for Social Science and Management subjects,<sup>°</sup> LSE shapes debate and policy on a global level.



**King's College**  
(Holborn station) – 32 minutes\*

One of the UK's oldest universities, with a distinguished reputation in the humanities, law, the sciences, medicine and social sciences.



**London Business School**  
(Baker Street station) – 38 minutes\*

Postgraduate specialist, London Business School's MBA is ranked the 6th best in the world.<sup>‡</sup>

\*Travel times are approximate, calculated at optimum travel times using tfl.gov.uk, <sup>°</sup>QS World University Rankings 2020, <sup>~</sup>Research Excellence Framework Rankings 2020, <sup>^</sup>soas.ac.uk/about/, <sup>‡</sup>QS Global MBA Rankings 2020



An idyllic and green escape from the bustle of central London, that's rather conveniently only moments from it



Distances indicative only



Images shown are indicative only and not representative of final product



# Commute from Mill Hill's greenery to The City's forest of towers in just over half an hour

With the fact you can reach both Bank and London Bridge stations in just over half an hour,\* The Claves is the perfect base from which to build a career as well as a home.

Superb motorway connections, and secure underground parking, also mean it's ideally located should your journey take you further afield.



## By Underground\*

Three minutes' walk to  
Mill Hill East station (Northern Line)

- 18 MINS  
Camden Town
- 21 MINS  
Euston
- 23 MINS  
King's Cross St. Pancras
- 25 MINS  
Tottenham Court Road
- 26 MINS  
Leicester Square
- 31 MINS  
Waterloo
- 32 MINS  
Bank
- 33 MINS  
London Bridge



## 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)



## Airports\*

- 16.8 MILES  
London City Airport
- 19.0 MILES  
Heathrow Airport
- 26.7 MILES  
Luton Airport
- 38.0 MILES  
Stansted Airport





From The Claves' elegant gardens to its spacious apartment layouts, it's time to expand your understanding of luxury





Images shown are indicative only and not representative of final product









Images shown are indicative only and not representative of final product





Images shown are indicative only and not representative of final product





View shown is indicative only.





Images shown are indicative only and not representative of final product





Computer generated image





Computer generated image

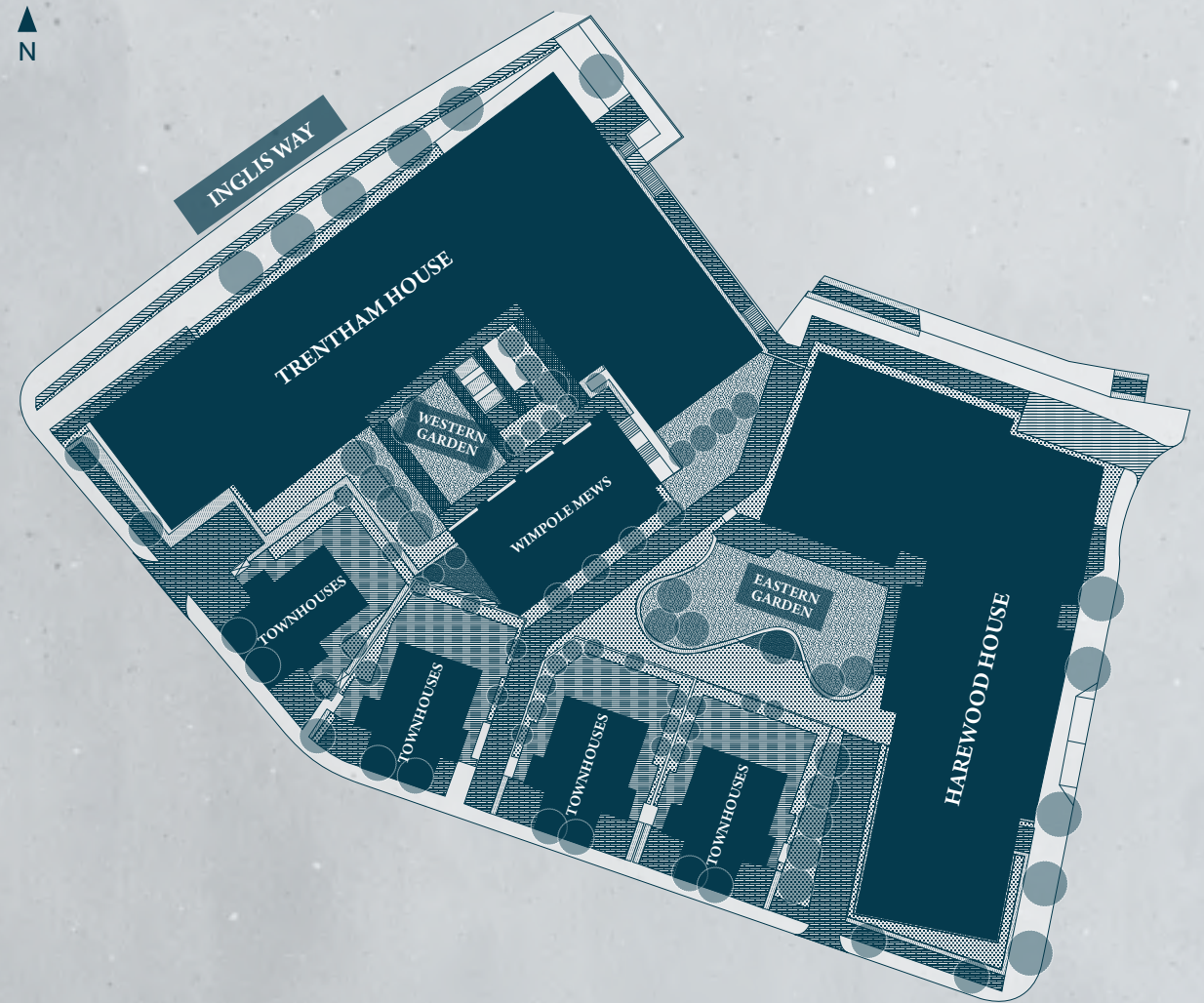




Millbrook Park is creating a whole new community

Mill Hill has long been popular with families and young professionals alike. Millbrook Park is set to make it even more so. Offering over 2,000 homes in a landscaped parkland setting, a primary school, wealth of open spaces and Millbrook Plaza – a new shop and café packed piazza – no detail has been overlooked in its creation. Located at the site's Bittacy Hill entrance, a short walk to Mill Hill East underground station, The Claves takes this focus to new heights, stylishly delivering its residents a truly outstanding lifestyle.

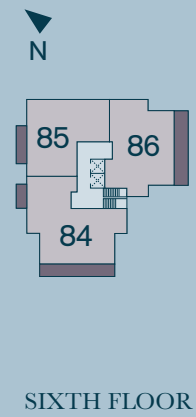
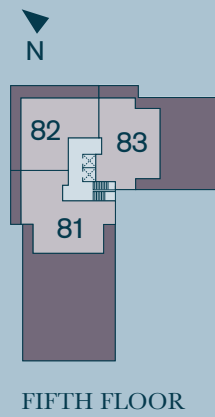
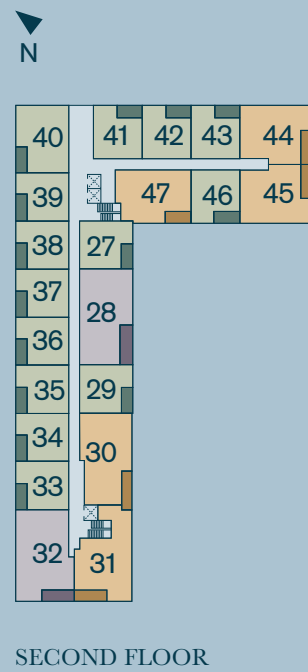
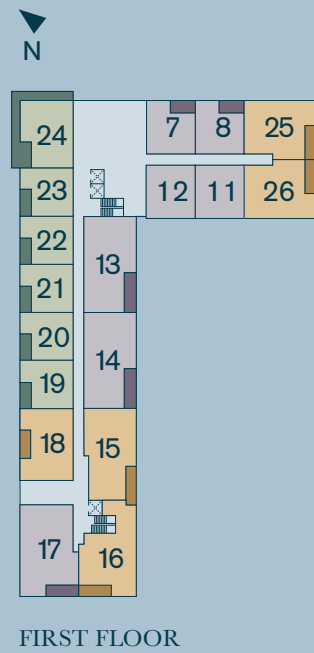
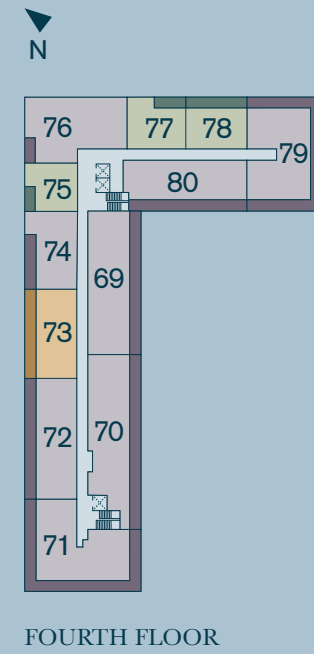
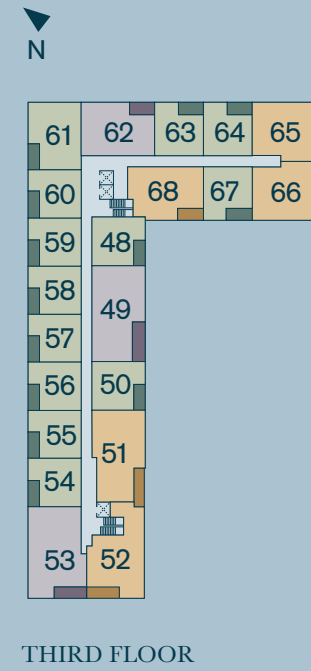
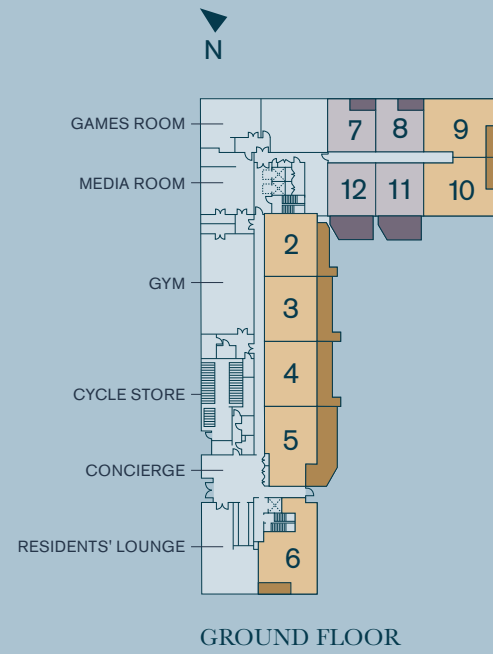
## Site Plan





# Trentham House

- APARTMENTS - 1 BEDROOM
- APARTMENTS - 2 BEDROOM
- THE COLLECTION



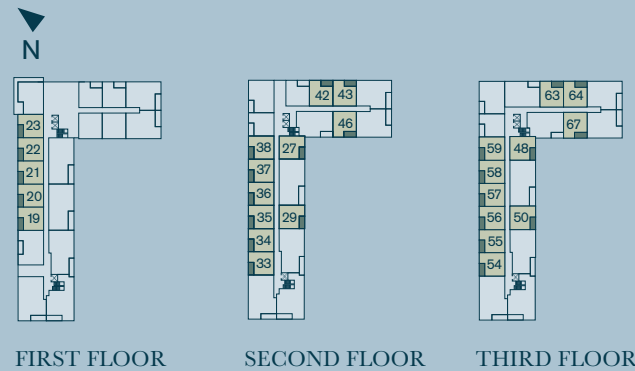
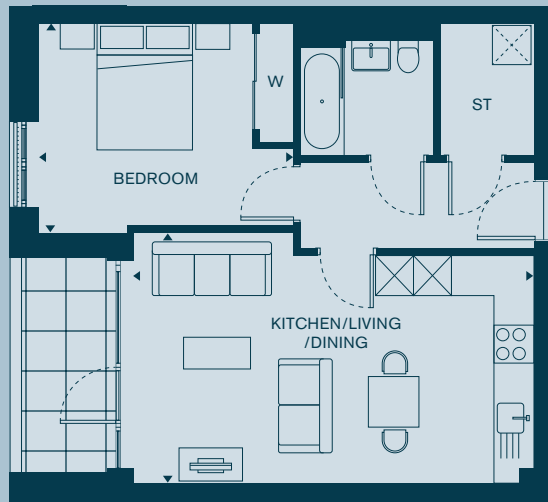


# Apartment 19, 20, 21, 22, 23, 27, 29<sup>†</sup>, 33, 34, 35, 36, 37, 38, 42<sup>†</sup>, 43<sup>†</sup>, 46, 48<sup>†</sup>, 50<sup>†</sup>, 54, 55, 56, 57, 58, 59, 63<sup>†</sup>, 64<sup>†</sup>, 67

Kitchen/Living/Dining	13'0" x 21'4"	4.0 x 6.5 m
Bedroom	10'11" x 13'2"	3.3 x 4.0 m
External Area	55.0 sqft	5.1 sqm

### TIA by Apartment No.

19, 20, 33, 34, 35, 36, 42, 46, 55, 56, 57, 59, 63, 67	556.3 sqft	51.7 sqm	27, 48	555.1 sqft	51.6 sqm
21, 22, 37, 38, 58	556.1 sqft	51.7 sqm	29	556.9 sqft	51.7 sqm
23, 64	556.4 sqft	51.7 sqm	43	555.7 sqft	51.6 sqm
			50	556.7 sqft	51.7 sqm
			54	555.5 sqft	51.6 sqm

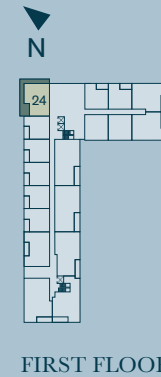
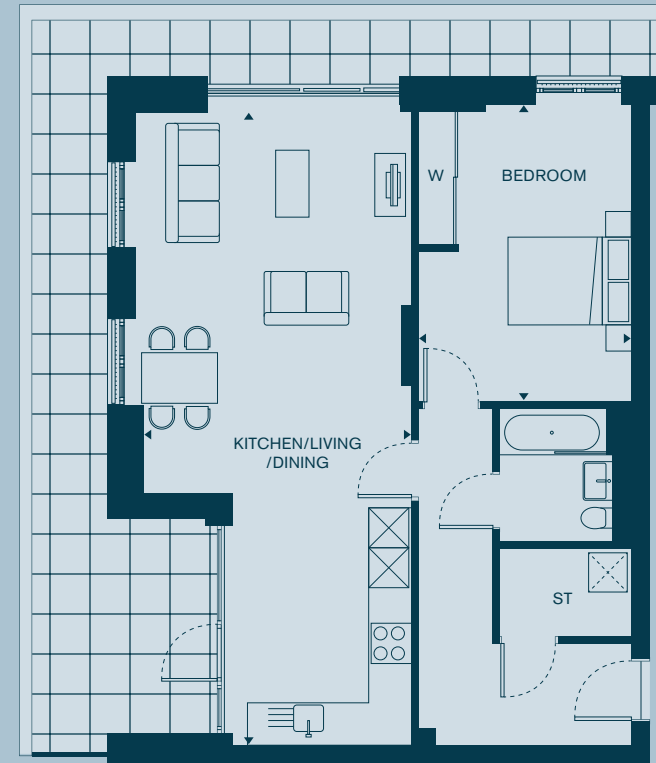


FIRST FLOOR      SECOND FLOOR      THIRD FLOOR

Dimensions shown are approximate only and may vary within a tolerance of ±100mm. Drainage locations, kitchen and bathroom layouts are indicative and subject to change. <sup>†</sup>Apartments 29, 42, 43, 48, 50, 63 and 64 handed. External paving is for illustrative purposes only and not to scale.

# Apartment 24

Kitchen/Living/Dining	33'1" x 14'3"	10.1 x 4.3 m
Bedroom	15'4" x 11'1"	4.7 x 3.4 m
External Area	294.9 sqft	27.4 sqm
<b>TIA</b>	<b>798.9 sqft</b>	<b>74.2 sqm</b>



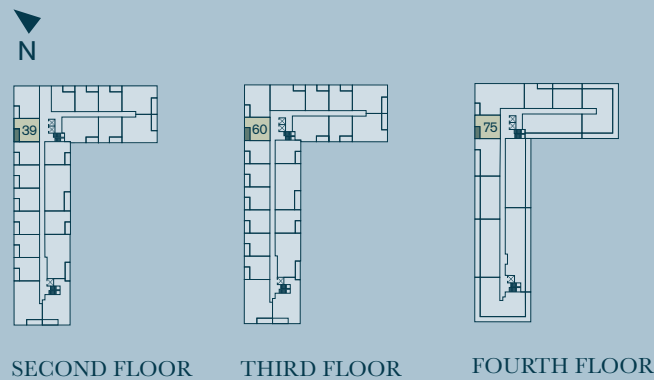
FIRST FLOOR

Dimensions shown are approximate only and may vary within a tolerance of ±100mm. Drainage locations, kitchen and bathroom layouts are indicative and subject to change. External paving is for illustrative purposes only and not to scale.



# Apartment 39, 60, 75

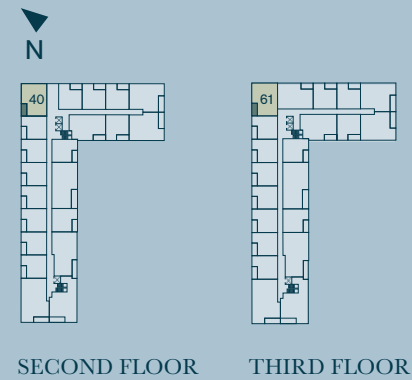
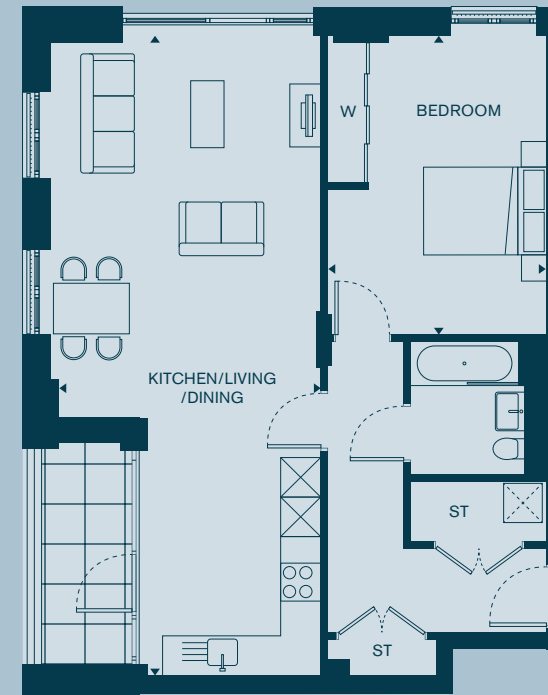
Kitchen/Living/Dining	12'8" x 20'8"	3.9 x 6.3 m	<b>TIA by Apartment No.</b>					
Bedroom	10'11" x 13'2"	3.3 x 4.0 m	39, 60	567.2 sqft	52.7 sqm	75	565.2 sqft	52.5 sqm
External Area	55.0 sqft	5.1 sqm						



Dimensions shown are approximate only and may vary within a tolerance of ±100mm. Drainage locations, kitchen and bathroom layouts are indicative and subject to change. External paving is for illustrative purposes only and not to scale.

# Apartment 40, 61

Kitchen/Living/Dining	33'7" x 13'11"	10.2 x 4.3 m	<b>TIA by Apartment No.</b>					
Bedroom	15'6" x 11'4"	4.7 x 3.5 m	40	786.9 sqft	73.1 sqm	61	786.7 sqft	73.1 sqm
External Area	55.0 sqft	5.1 sqm						

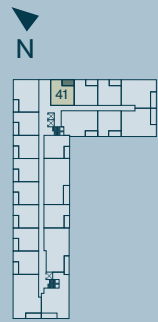
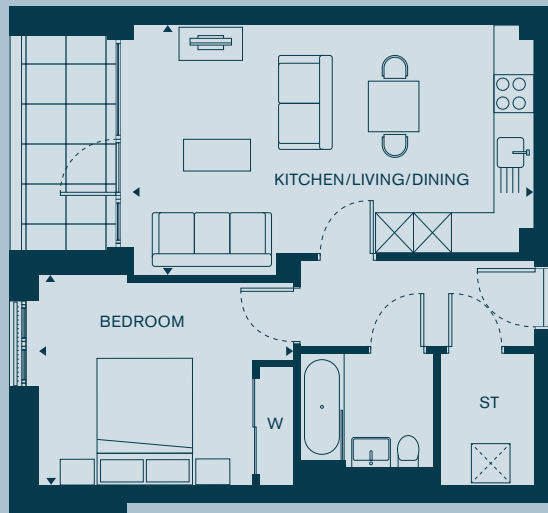


Dimensions shown are approximate only and may vary within a tolerance of ±100mm. Drainage locations, kitchen and bathroom layouts are indicative and subject to change. External paving is for illustrative purposes only and not to scale.



# Apartment 41

Kitchen/Living/Dining	13'0" x 21'4"	4.0 x 6.5 m
Bedroom	10'11" x 13'2"	3.3 x 4.0 m
External Area	<b>55.0 sqft</b>	5.1 sqm
<b>TIA</b>	<b>566.9 sqft</b>	<b>52.7 sqm</b>

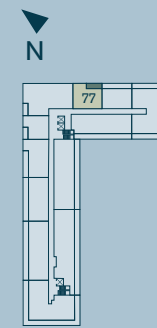


SECOND FLOOR

Dimensions shown are approximate only and may vary within a tolerance of ±100mm. Drainage locations, kitchen and bathroom layouts are indicative and subject to change. External paving is for illustrative purposes only and not to scale.

# Apartment 77

Kitchen/Living/Dining	25'8" x 12'9"	7.8 x 3.9 m
Bedroom	14'9" x 11'5"	4.5 x 3.5 m
External Area	70.9 sqft	6.6 sqm
<b>TIA</b>	<b>661.1 sqft</b>	<b>61.4 sqm</b>



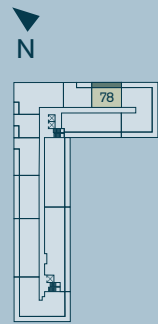
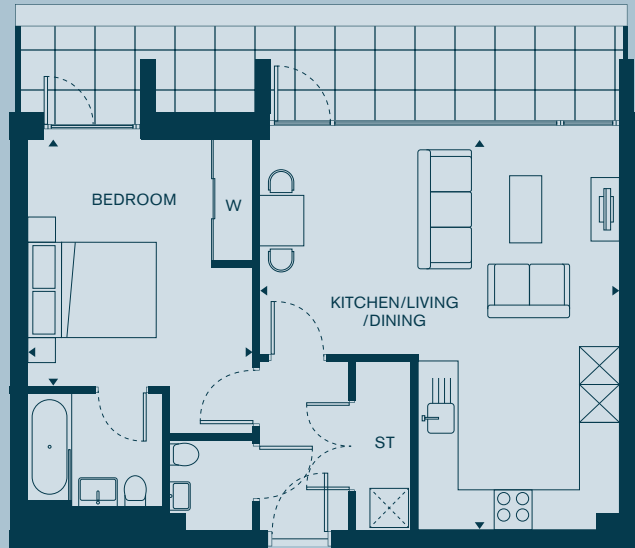
FOURTH FLOOR

Dimensions shown are approximate only and may vary within a tolerance of ±100mm. Drainage locations, kitchen and bathroom layouts are indicative and subject to change. External paving is for illustrative purposes only and not to scale.



# Apartment 78

Kitchen/Living/Dining	20'3" x 18'8"	6.2 x 5.7 m
Bedroom	12'10" x 11'8"	3.9 x 3.6 m
External Area	144.3 sqft	13.4 sqm
<b>TIA</b>	<b>631.4 sqft</b>	<b>58.7 sqm</b>



## FOURTH FLOOR

Dimensions shown are approximate only and may vary within a tolerance of  $\pm 100$ mm. Drainage locations, kitchen and bathroom layouts are indicative and subject to change. External paving is for illustrative purposes only and not to scale.

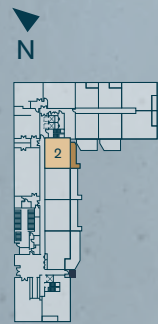
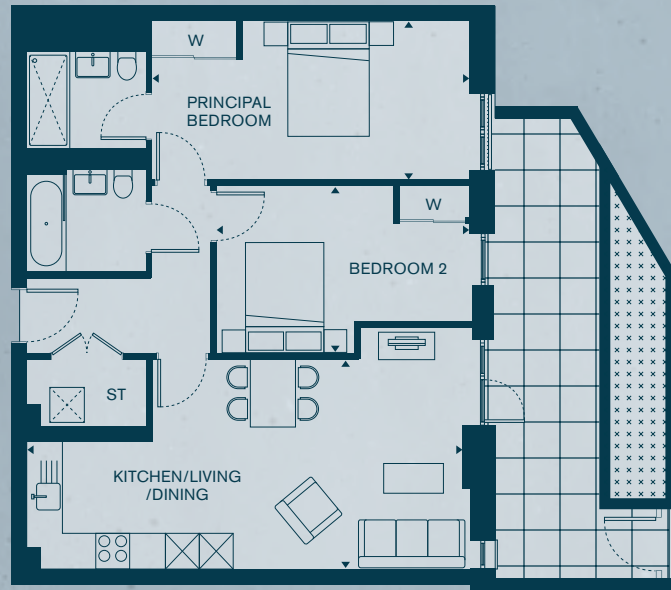


Images shown are indicative only and not representative of final product



# Apartment 2

Kitchen/Living/Dining	12'3" x 25'8"	3.7 x 7.8 m
Principal Bedroom	9'2" x 18'5"	2.8 x 5.6 m
Bedroom 2	9'8" x 14'7"	2.9 x 4.4 m
External Area	168.8 sqft	15.7 sqm
<b>TIA</b>	<b>817.5 sqft</b>	<b>76.0 sqm</b>

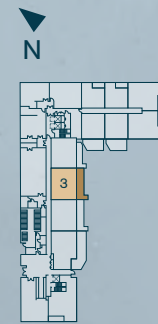
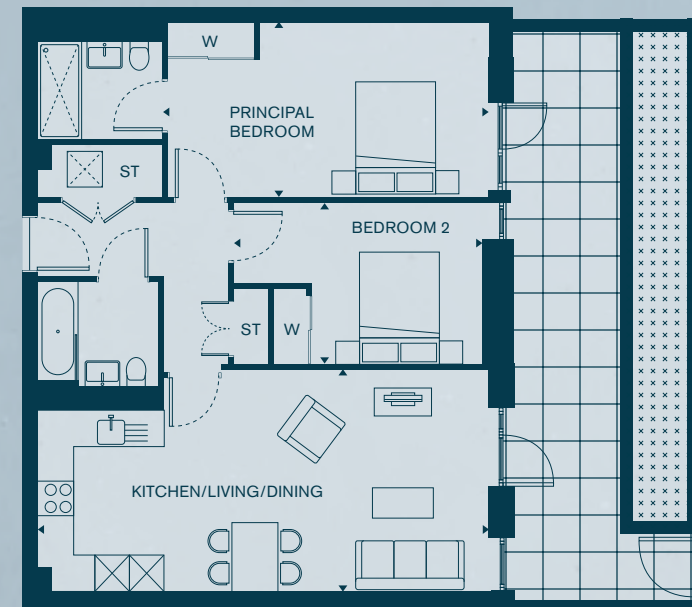


GROUND FLOOR

Dimensions shown are approximate only and may vary within a tolerance of ±100mm. Drainage locations, kitchen and bathroom layouts are indicative and subject to change. External paving is for illustrative purposes only and not to scale.

# Apartment 3

Kitchen/Living/Dining	12'1" x 25'8"	3.7 x 7.8 m
Principal Bedroom	9'10" x 18'5"	3.0 x 5.6 m
Bedroom 2	9'8" x 14'8"	3.0 x 4.5 m
External Area	207.4 sqft	19.3 sqm
<b>TIA</b>	<b>834.0 sqft</b>	<b>77.5 sqm</b>



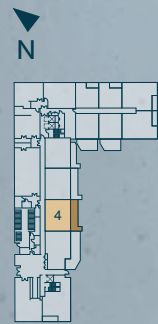
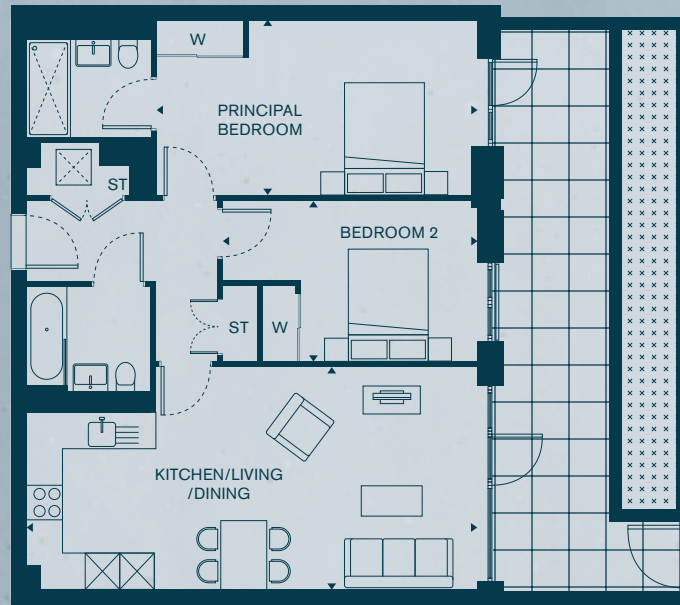
GROUND FLOOR

Dimensions shown are approximate only and may vary within a tolerance of ±100mm. Drainage locations, kitchen and bathroom layouts are indicative and subject to change. External paving is for illustrative purposes only and not to scale.



# Apartment 4

Kitchen/Living/Dining	12'1" x 25'8"	3.7 x 7.8 m
Principal Bedroom	9'10" x 18'5"	3.0 x 5.6 m
Bedroom 2	9'8" x 14'8"	3.0 x 4.5 m
External Area	207.4 sqft	19.3 sqm
<b>TIA</b>	<b>838.7 sqft</b>	<b>77.9 sqm</b>

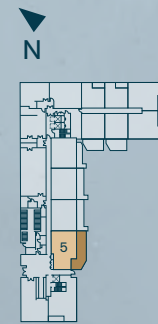


GROUND FLOOR

Dimensions shown are approximate only and may vary within a tolerance of ±100mm. Drainage locations, kitchen and bathroom layouts are indicative and subject to change. External paving is for illustrative purposes only and not to scale.

# Apartment 5

Kitchen/Living/Dining	16'9" x 22'11"	5.2 x 6.9 m
Principal Bedroom	12'1" x 18'0"	3.7 x 5.5 m
Bedroom 2	11'1" x 13'6"	3.4 x 4.1 m
External Area	259.2 sqft	24.1 sqm
<b>TIA</b>	<b>951.0 sqft</b>	<b>88.4 sqm</b>



GROUND FLOOR

Dimensions shown are approximate only and may vary within a tolerance of ±100mm. Drainage locations, kitchen and bathroom layouts are indicative and subject to change. External paving is for illustrative purposes only and not to scale.

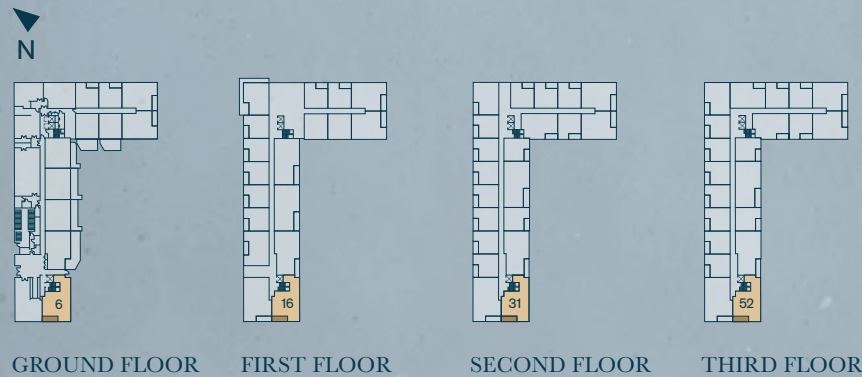
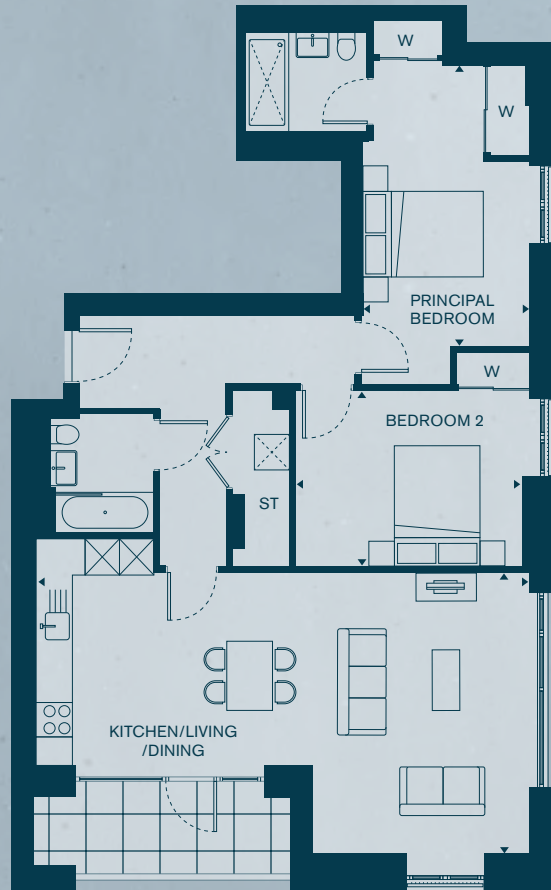


# Apartment 6, 16, 31, 52

Kitchen/Living/Dining	16'0" x 28'2"	4.9 x 8.6 m
Principal Bedroom	16'1" x 9'5"	4.9 x 2.9 m
Bedroom 2	10'6" x 13'2"	3.2 x 4.1 m
External Area	76.1 sqft	7.1 sqm

## TIA by Apartment No.

6	987.9 sqft	91.8 sqm	31	994.5 sqft	92.4 sqm
16, 52	994.6 sqft	92.4 sqm			



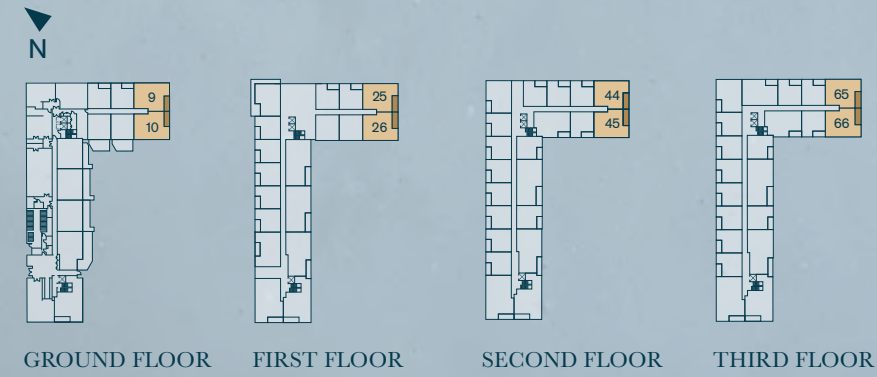
Dimensions shown are approximate only and may vary within a tolerance of ±100mm. Drainage locations, kitchen and bathroom layouts are indicative and subject to change. External paving is for illustrative purposes only and not to scale.

# Apartment 9†, 10, 25†, 26, 44†, 45, 65†, 66

Kitchen/Living/Dining	28'2" x 13'6"	8.6 x 4.2 m
Principal Bedroom	14'5" x 10'10"	4.4 x 3.3 m
Bedroom 2	14'5" x 8'6"	4.4 x 2.6 m
External Area	75.6 sqft	7.0 sqm

## TIA by Apartment No.

9	915.8 sqft	85.1 sqm	44	914.8 sqft	85.0 sqm
10	916.8 sqft	85.2 sqm	45, 66	917.8 sqft	85.3 sqm
25	915.2 sqft	85.0 sqm	65	914.9 sqft	85.0 sqm
26	917.0 sqft	85.2 sqm			



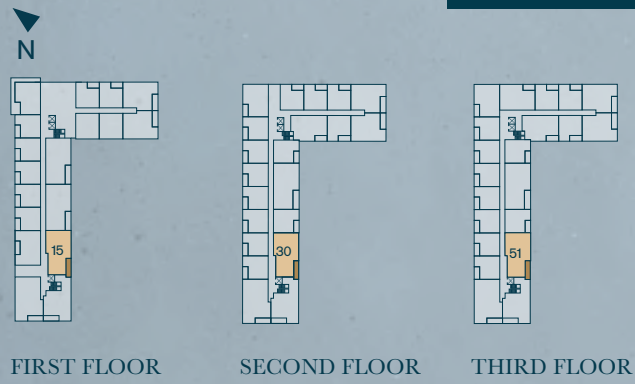
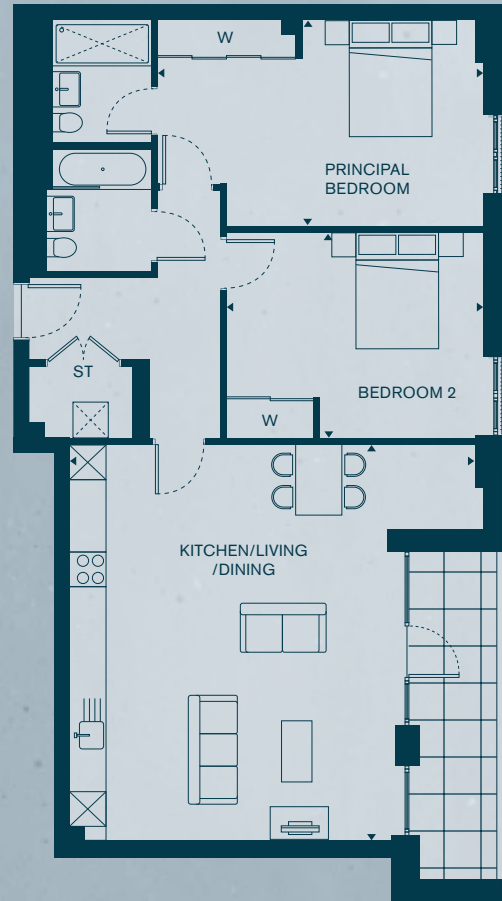
Dimensions shown are approximate only and may vary within a tolerance of ±100mm. Drainage locations, kitchen and bathroom layouts are indicative and subject to change. †Apartments 9, 25, 44 and 65 handed. External paving is for illustrative purposes only and not to scale.



# Apartment 15, 30, 51

Kitchen/Living/Dining	22'5" x 23'4"	6.8 x 7.1 m
Principal Bedroom	11'8" x 18'5"	3.6 x 5.6 m
Bedroom 2	11'8" x 14'6"	3.6 x 4.4 m
External Area	92.4 sqft	8.6 sqm

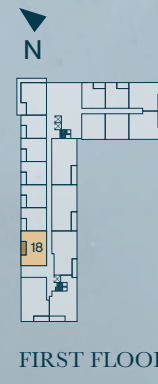
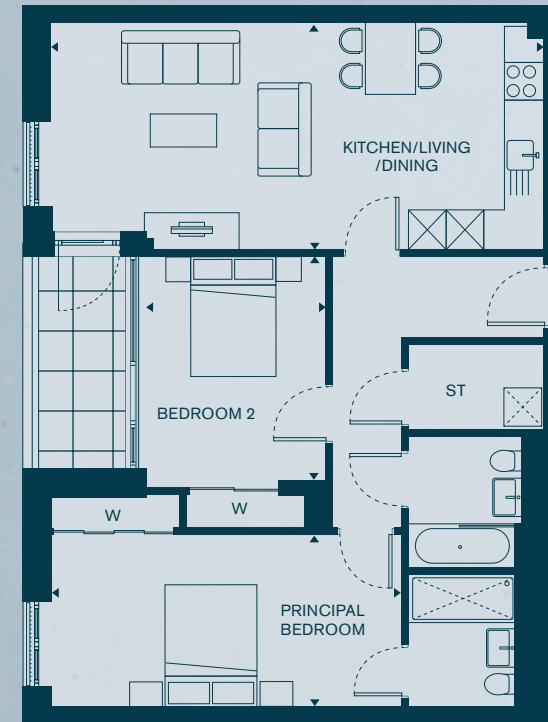
TIA by Apartment No.					
15	1062.0 sqft	98.7 sqm	51	1061.6 sqft	98.6 sqm
30	1061.8 sqft	98.7 sqm			



Dimensions shown are approximate only and may vary within a tolerance of ±100mm. Drainage locations, kitchen and bathroom layouts are indicative and subject to change. External paving is for illustrative purposes only and not to scale.

# Apartment 18

Kitchen/Living/Dining	11'10" x 25'8"	3.6 x 7.8 m
Principal Bedroom	8'11" x 18'3"	2.7 x 5.6 m
Bedroom 2	11'8" x 9'10"	3.7 x 2.9 m
External Area	54.7 sqft	5.1 sqm
<b>TIA</b>	<b>857.8 sqft</b>	<b>79.7 sqm</b>



Dimensions shown are approximate only and may vary within a tolerance of ±100mm. Drainage locations, kitchen and bathroom layouts are indicative and subject to change. External paving is for illustrative purposes only and not to scale.

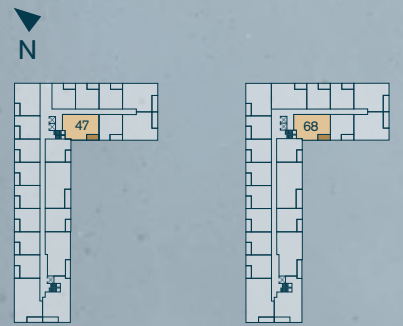


# Apartment 47, 68

Kitchen/Living/Dining	20'8" x 14'6"	6.3 x 4.4 m
Principal Bedroom	18'1" x 10'2"	5.5 x 2.9 m
Bedroom 2	11'10" x 10'6"	3.6 x 3.2 m
External Area	54.8 sqft	5.1 sqm

## TIA by Apartment No.

47	896.4 sqft	83.3 sqm	68	895.8 sqft	83.2 sqm
----	------------	----------	----	------------	----------

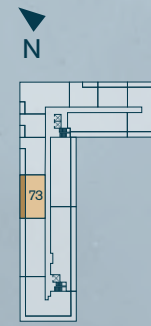
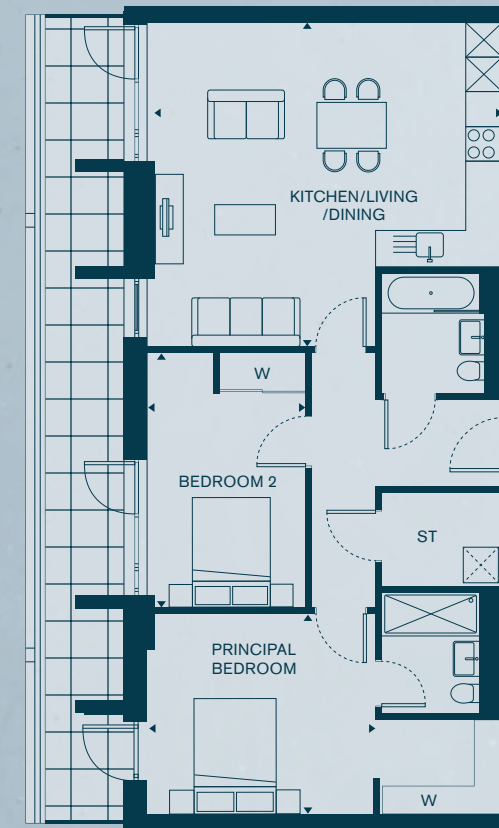


SECOND FLOOR      THIRD FLOOR

Dimensions shown are approximate only and may vary within a tolerance of ±100mm. Drainage locations, kitchen and bathroom layouts are indicative and subject to change. External paving is for illustrative purposes only and not to scale.

# Apartment 73

Kitchen/Living/Dining	18'5" x 19'8"	5.6 x 6.2 m
Principal Bedroom	11'5" x 12'11"	3.5 x 3.9 m
Bedroom 2	14'6" x 9'0"	4.4 x 2.8 m
External Area	208.9 sqft	19.4 sqm
<b>TIA</b>	<b>917.6 sqft</b>	<b>85.3 sqm</b>



FOURTH FLOOR

Dimensions shown are approximate only and may vary within a tolerance of ±100mm. Drainage locations, kitchen and bathroom layouts are indicative and subject to change. External paving is for illustrative purposes only and not to scale.

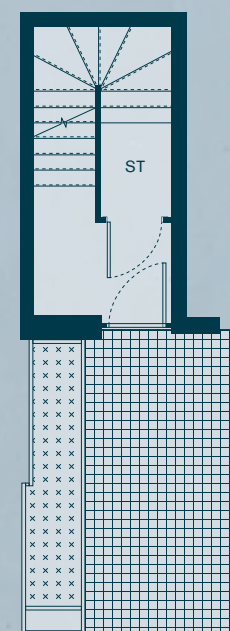


# Apartment 1

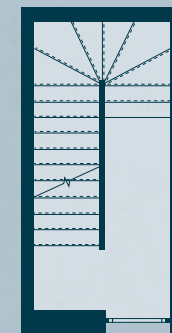
Kitchen/Living/Dining	19'4" x 19'8"	5.9 x 6.0 m
Principal Bedroom	19'0" x 8'10"	5.2 x 2.7 m
Bedroom 2	11'6" x 10'9"	3.5 x 3.3 m
External Area	106.4 sqft	9.9 sqm
TIA	1017.7 sqft	94.6 sqm



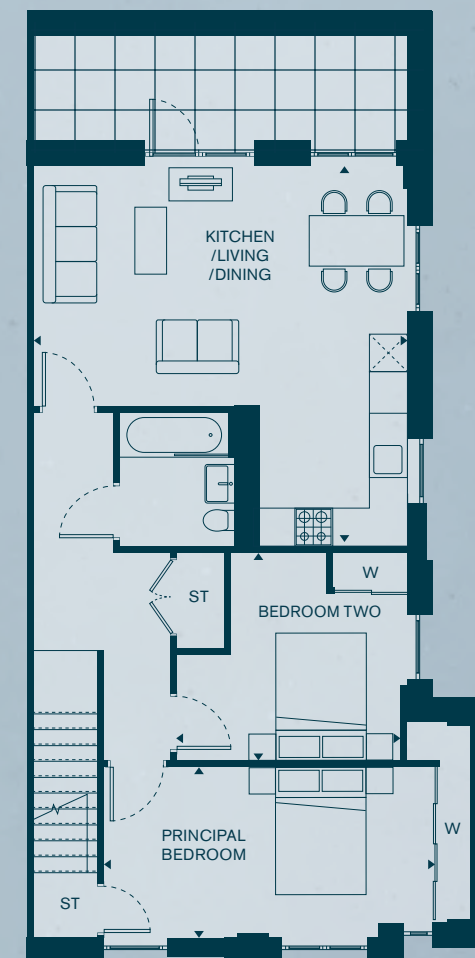
Images shown are indicative only and not representative of final product



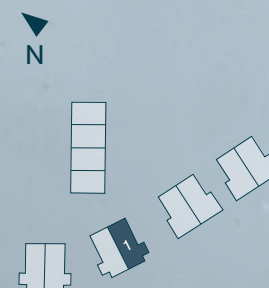
GROUND FLOOR ENTRANCE



FIRST FLOOR STAIRCASE



SECOND FLOOR



Dimensions shown are approximate only and may vary within a tolerance of ±100mm. Drainage locations, kitchen and bathroom layouts are indicative and subject to change. External paving is for illustrative purposes only and not to scale.



# Apartments Specification



## KITCHENS

- Individually designed kitchens
- Quartz work surfaces
- Integrated appliances by Bosch:
  - oven
  - 4-zone induction hob
  - dishwasher
  - fridge/freezer
- Extract system to outside from kitchen areas
- Quartz full height splashback
- Under-mounted stainless steel sink with fluted drainer and mixer tap
- Feature lighting under wall cabinetry

## BATHROOMS & ENSUITE SHOWER ROOMS

- Bath, frameless glass bath screen, bath filler and tiled bath panel
- Thermostatic wall mounted bath/shower diverter control panel
- Chrome fixed overhead shower and chrome handheld shower fitment
- Ceramic hand basin with chrome mixer tap
- Wall hung WC with soft close seat and concealed cistern with dual flush
- Shower tray with frameless glass shower screen
- Chrome thermostatic wall mounted shower mixer control panel, fixed overhead shower and handheld shower fitment
- Polished chrome ladder style, thermostatically controlled heated towel rail
- Recessed demister mirrored cabinet with shelving and shaver socket
- Large format wall and floor tiles
- Extract ventilation to outside



## CLOAKROOMS<sup>2</sup>

- Large format wall and floor tiles
- Wall hung WC with soft close seat and concealed cistern with dual flush
- Ceramic hand basin with chrome mixer tap

## UTILITY CUPBOARD

- Bosch washer/dryer

## INTERIOR FINISHES

- Oversized front entrance doors
- Painted skirtings and architrave
- Polished chrome door furniture
- Fitted wardrobes to principal bedroom and second bedrooms
- Engineered timber floor finishes to hallways, kitchens and living areas
- Carpet to bedrooms

## ELECTRICAL FITTINGS

- Energy efficient downlighters to hallways, living areas, kitchens and bathrooms
- Pendant lighting to bedrooms
- Automatic lighting to utility cupboards
- Sky Q Infrastructure (*subscription required*)
- Telephone and media outlets to living areas and principal bedrooms
- Broadband fibre to the home (*subscription required*)

## HEATING & WATER SERVICES

- Heating and hot water provided by communal system with metered water supply
- Underfloor heating throughout

## BALCONIES & TERRACES

- Well-proportioned balconies and terraces with glass/metal balustrade and tiled finish as indicated

## SECURITY & PEACE OF MIND

- Audio video entry system
- Power and telephone point provided in hall cupboard for wireless intruder alarm to be fitted by the owner
- Mains powered smoke detectors to hallways
- Heat detectors to kitchens
- Lockable windows
- Monitored CCTV to landscaped areas and gated car parking areas
- 10 year NHBC build warranty
- 999 year lease

## RESIDENT FEATURES & COMMUNAL AREAS

- Glass doors, tiled flooring and interior designed feature finishes to main apartment block entrances and lift lobbies
- Lifts serving all cores and levels
- Architect designed landscaped gardens for residents
- Secure bicycle storage

- A managing agent will be appointed to administer all communal facilities and services for the benefit of residents
- Amenities include:
  - Concierge
  - Gym
  - Residents' Lounge
  - Games Room
  - Media Room

<sup>2</sup>Cloakrooms to where applicable. These details are intended to give a general indication of the proposed specification. The developer operates a policy of continuous product development and reserves the right to alter any part of the development specification at any time. Where brands are specified the developer reserves the right to replace the brand with another of equal quality or better. Imagery is indicative only.



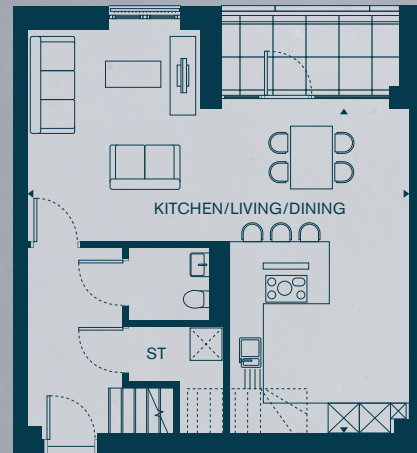




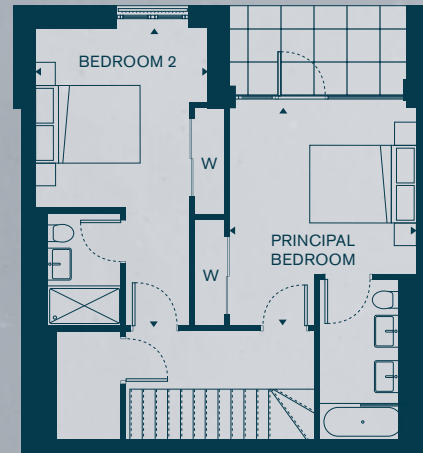
# Apartment 7, 8

Kitchen/Living/Dining	21'1" x 23'10"	6.2 x 7.3 m
Principal Bedroom	13'10" x 11'8"	4.3 x 3.6 m
Bedroom 2	18'4" x 10'10"	5.6 x 3.3 m
External Area	110.3 sqft	10.2 sqm

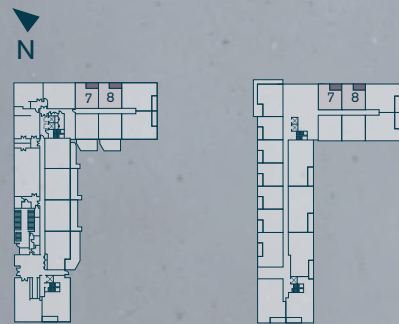
TIA by Apartment No.					
7	1111.4 sqft	103.3 sqm	8	1112.8 sqft	103.4 sqm



GROUND FLOOR



FIRST FLOOR



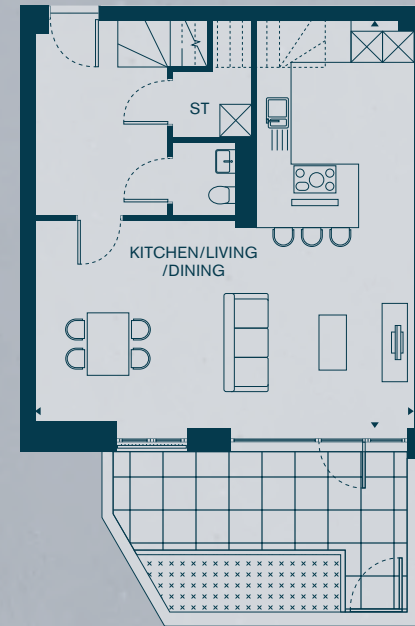
GROUND FLOOR FIRST FLOOR

Dimensions shown are approximate only and may vary within a tolerance of ±100mm. Drainage locations, kitchen and bathroom layouts are indicative and subject to change. External paving is for illustrative purposes only and not to scale.

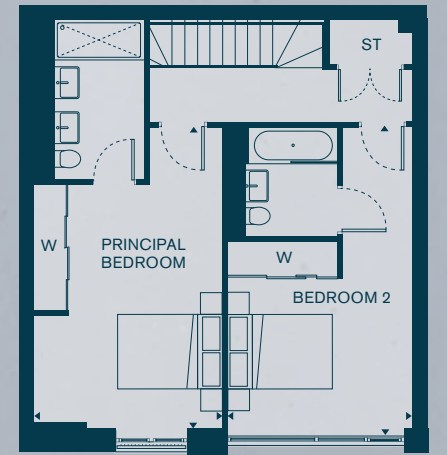
# Apartment 11, 12

Kitchen/Living/Dining	25'8" x 23'10"	7.8 x 7.3 m
Principal Bedroom	18'11" x 11'10"	5.8 x 3.6 m
Bedroom 2	18'11" x 11'8"	5.8 x 3.6 m
External Area	120.8 sqft	11.2 sqm

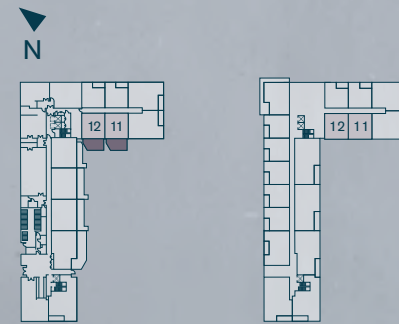
TIA by Apartment No.					
11	1241.9 sqft	115.4 sqm	12	1238.6 sqft	115.1 sqm



GROUND FLOOR



FIRST FLOOR



GROUND FLOOR FIRST FLOOR

Dimensions shown are approximate only and may vary within a tolerance of ±100mm. Drainage locations, kitchen and bathroom layouts are indicative and subject to change. External paving is for illustrative purposes only and not to scale.



# Apartment 13, 14

Kitchen/Living/Dining	21'3" x 20'8"	6.5 x 6.3 m
Principal Bedroom	10'2" x 18'4"	3.1 x 5.6 m
Bedroom 2	16'2" x 14'9"	4.9 x 4.5 m
External Area	85.5 sqft	7.9 sqm

## TIA by Apartment No.

13	1156.0 sqft	107.4 sqm	14	1166.5 sqft	108.4 sqm
----	-------------	-----------	----	-------------	-----------



FIRST FLOOR

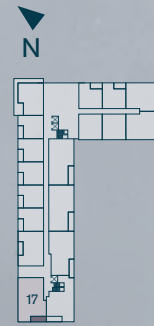
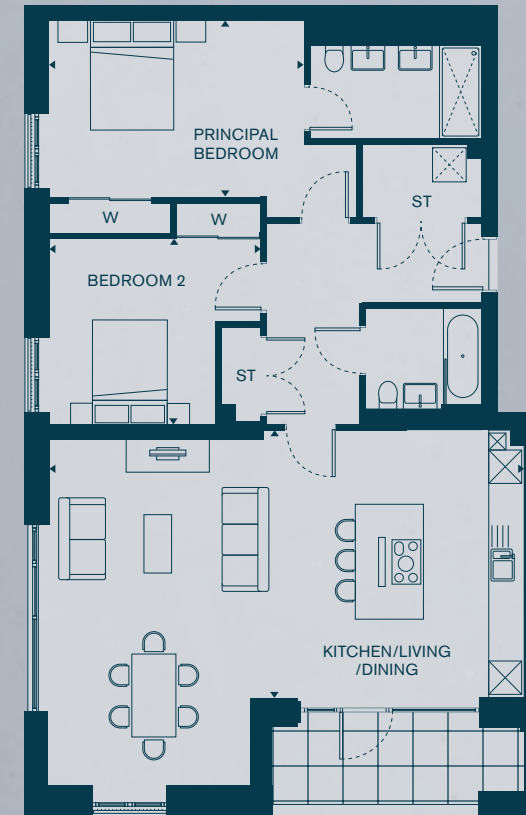
Dimensions shown are approximate only and may vary within a tolerance of ±100mm. Drainage locations, kitchen and bathroom layouts are indicative and subject to change. External paving is for illustrative purposes only and not to scale.

# Apartment 17, 32, 53

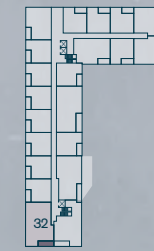
Kitchen/Living/Dining	16'11" x 28'2"	4.9 x 8.6 m
Principal Bedroom	10'6" x 15'2"	3.2 x 4.6 m
Bedroom 2	11'0" x 12'9"	3.3 x 3.9 m
External Area	75.0 sqft	7.0 sqm

## TIA by Apartment No.

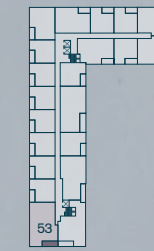
17	1173.0 sqft	109.0 sqm	53	1173.0 sqft	109.0 sqm
32	1173.3 sqft	109.0 sqm			



FIRST FLOOR



SECOND FLOOR



THIRD FLOOR

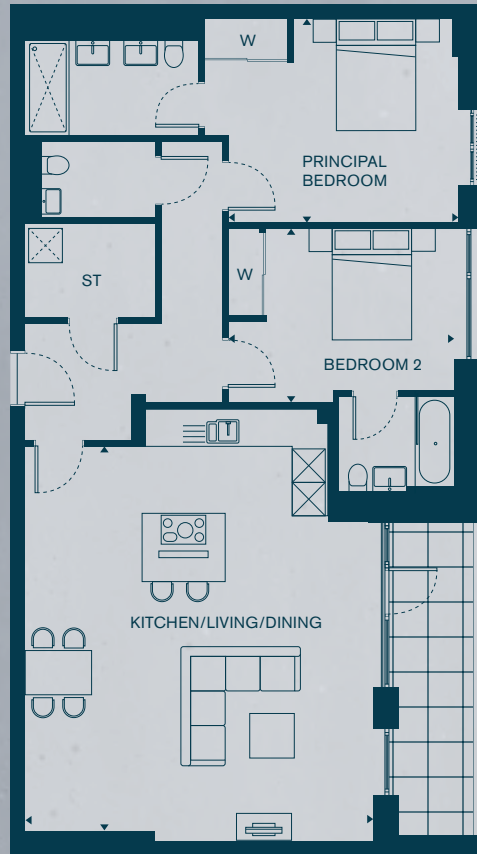
Dimensions shown are approximate only and may vary within a tolerance of ±100mm. Drainage locations, kitchen and bathroom layouts are indicative and subject to change. External paving is for illustrative purposes only and not to scale.



# Apartment 28, 49

Kitchen/Living/Dining	23'3" x 20'8"	7.1 x 6.3 m
Principal Bedroom	12'0" x 13'8"	3.7 x 4.2 m
Bedroom 2	10'4" x 13'8"	3.1 x 4.2 m
External Area	99.0 sqft	9.2 sqm

TIA by Apartment No.					
28	1155.8 sqft	107.4 sqm	49	1155.7 sqft	107.4 sqm

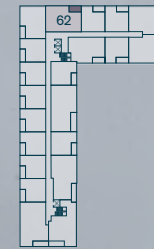
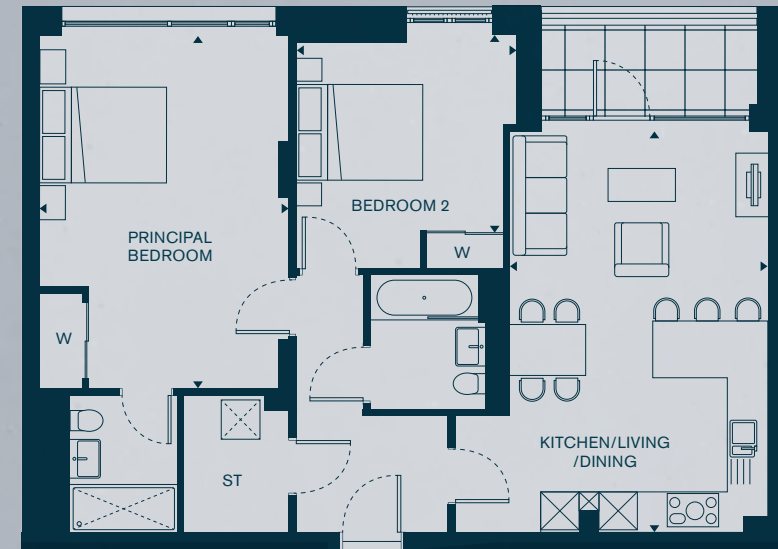


SECOND FLOOR      THIRD FLOOR

Dimensions shown are approximate only and may vary within a tolerance of ±100mm. Drainage locations, kitchen and bathroom layouts are indicative and subject to change. External paving is for illustrative purposes only and not to scale.

# Apartment 62

Kitchen/Living/Dining	21'4" x 13'2"	6.5 x 4.0 m
Principal Bedroom	18'3" x 12'10"	5.5 x 3.9 m
Bedroom 2	9'10" x 11'6"	3.0 x 3.5 m
External Area	54.2 sqft	5.0 sqm
<b>TIA</b>	<b>911.1 sqft</b>	<b>84.6 sqm</b>



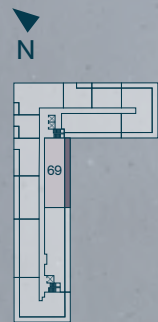
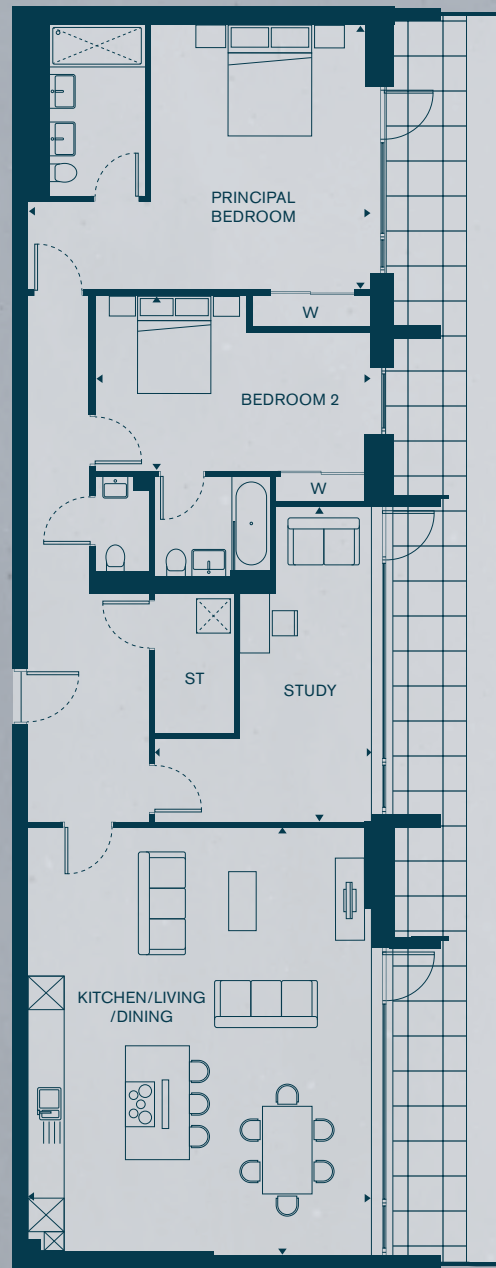
THIRD FLOOR

Dimensions shown are approximate only and may vary within a tolerance of ±100mm. Drainage locations, kitchen and bathroom layouts are indicative and subject to change. External paving is for illustrative purposes only and not to scale.



# Apartment 69

Kitchen/Living/Dining	25'3" x 20'3"	7.7 x 6.2 m
Principal Bedroom	15'9" x 20'3"	4.8 x 6.2 m
Bedroom 2	10'4" x 16'3"	3.2 x 5.0 m
Study	18'8" x 12'10"	5.7 x 3.9 m
Terrace	338.2 sqft	31.4 sqm
<b>TIA</b>	<b>1501.7 sqft</b>	<b>139.5 sqm</b>

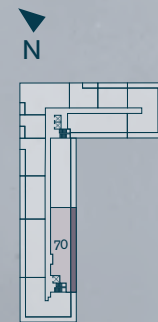
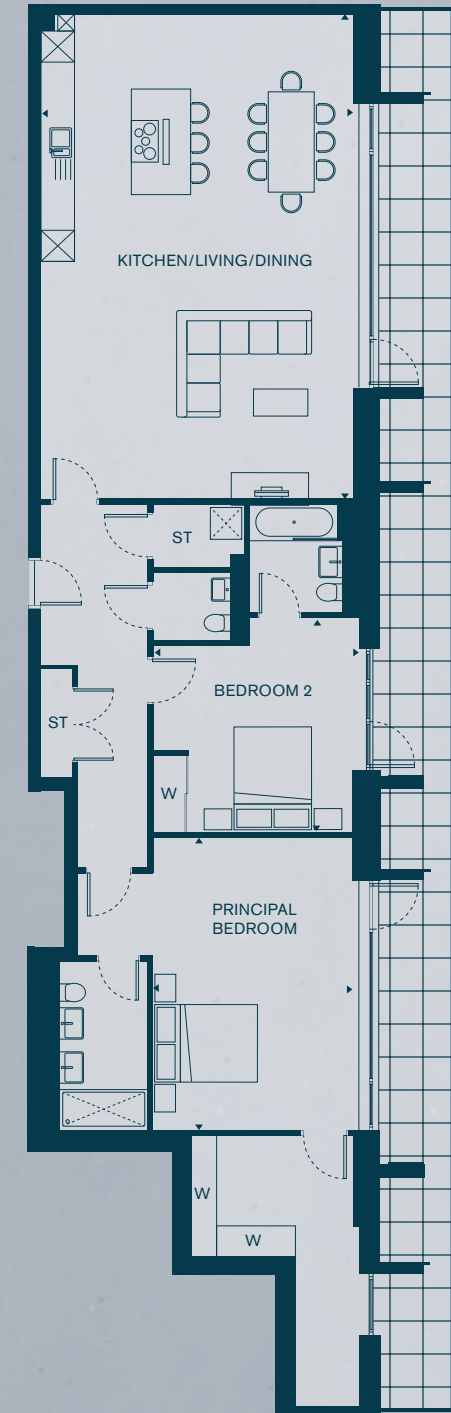


FOURTH FLOOR

Dimensions shown are approximate only and may vary within a tolerance of ±100mm. Drainage locations, kitchen and bathroom layouts are indicative and subject to change. External paving is for illustrative purposes only and not to scale.

# Apartment 70

Kitchen/Living/Dining	30'11" x 20'3"	9.4 x 6.2 m
Principal Bedroom	18'7" x 13'2"	5.7 x 4.0 m
Bedroom 2	13'8" x 13'2"	4.2 x 4.0 m
Terrace	406.0 sqft	37.7 sqm
<b>TIA</b>	<b>1558.9 sqft</b>	<b>144.8 sqm</b>



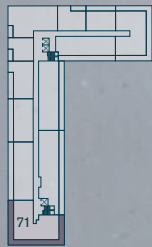
FOURTH FLOOR

Dimensions shown are approximate only and may vary within a tolerance of ±100mm. Drainage locations, kitchen and bathroom layouts are indicative and subject to change. External paving is for illustrative purposes only and not to scale.



# Apartment 71

Kitchen/Living/Dining	25'7" x 21'8"	7.8 x 6.6m
Principal Bedroom	12'5" x 25'1"	3.8 x 7.7 m
Bedroom 2	12'10" x 20'3"	3.9 x 6.2 m
Study	10'6" x 13'1"	3.2 x 4.0 m
Terrace	585.6 sqft	54.4 sqm
<b>TIA</b>	<b>1487.8 sqft</b>	<b>138.2 sqm</b>

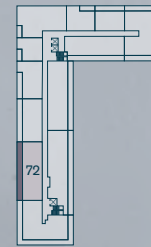
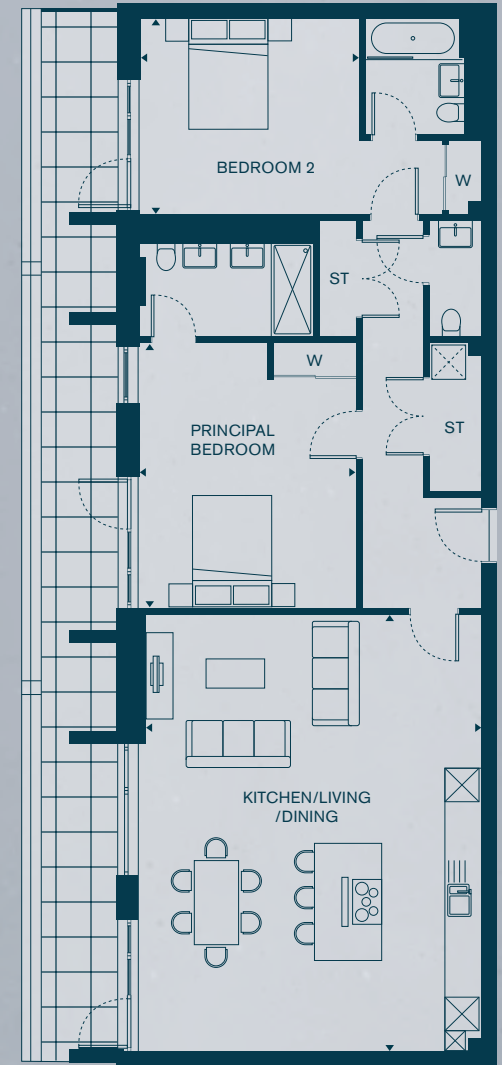


FOURTH FLOOR

Dimensions shown are approximate only and may vary within a tolerance of ±100mm. Drainage locations, kitchen and bathroom layouts are indicative and subject to change. External paving is for illustrative purposes only and not to scale.

# Apartment 72

Kitchen/Living/Dining	25'10" x 19'10"	7.9 x 6.0 m
Principal Bedroom	15'9" x 12'9"	4.8 x 3.9 m
Bedroom 2	11'6" x 13'1"	3.5 x 4.0 m
External Area	284.8 sqft	26.4 sqm
<b>TIA</b>	<b>1244.3 sqft</b>	<b>115.6 sqm</b>



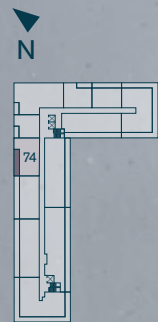
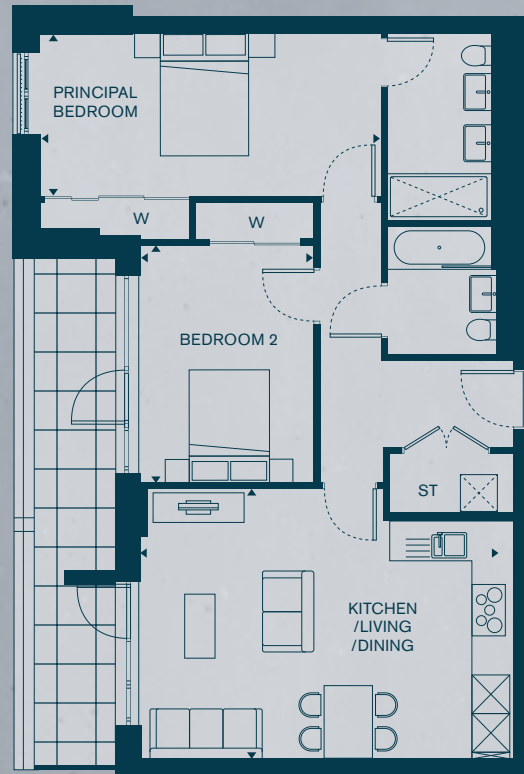
FOURTH FLOOR

Dimensions shown are approximate only and may vary within a tolerance of ±100mm. Drainage locations, kitchen and bathroom layouts are indicative and subject to change. External paving is for illustrative purposes only and not to scale.



# Apartment 74

Kitchen/Living/Dining	14'6" x 20'3"	4.4 x 6.2 m
Principal Bedroom	8'10" x 18'5"	2.7 x 5.6 m
Bedroom 2	12'9" x 7'3"	3.9 x 2.2 m
External Area	131.3 sqft	12.2 sqm
<b>TIA</b>	<b>862.0 sqft</b>	<b>80.1 sqm</b>

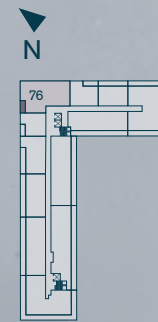
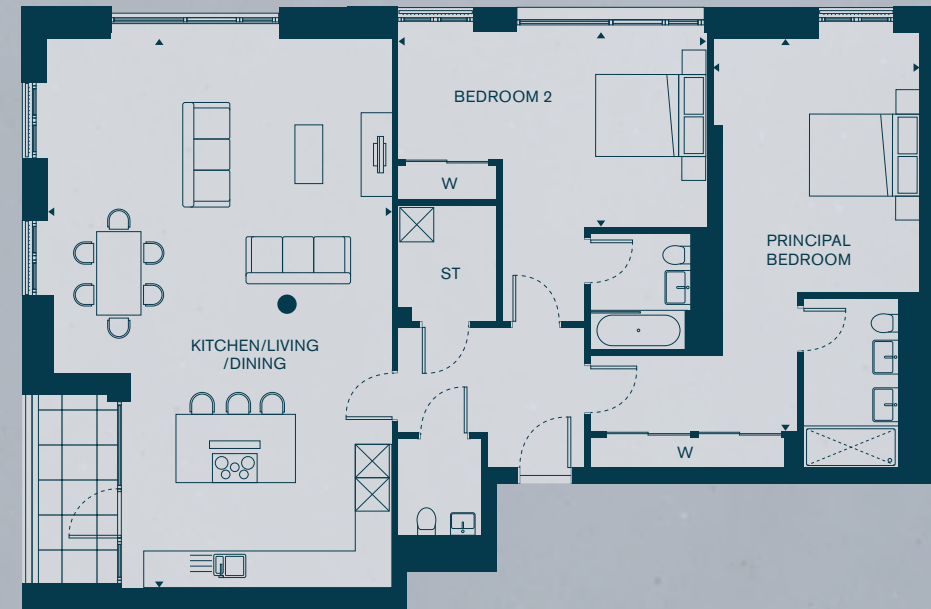


FOURTH FLOOR

Dimensions shown are approximate only and may vary within a tolerance of ±100mm. Drainage locations, kitchen and bathroom layouts are indicative and subject to change. External paving is for illustrative purposes only and not to scale.

# Apartment 76

Kitchen/Living/Dining	33'2" x 20'4"	10.1 x 6.2 m
Principal Bedroom	23'2" x 12'2"	7.0 x 3.7 m
Bedroom 2	11'6" x 18'3"	3.5 x 5.6 m
External Area	54.9 sqft	5.1 sqm
<b>TIA</b>	<b>1456.9 sqft</b>	<b>135.4 sqm</b>



FOURTH FLOOR

Dimensions shown are approximate only and may vary within a tolerance of ±100mm. Drainage locations, kitchen and bathroom layouts are indicative and subject to change. External paving is for illustrative purposes only and not to scale.



# Apartment 79

Kitchen/Living/Dining	20'4" x 31'2"	6.2 x 9.5 m
Principal Bedroom	15'8" x 12'2"	4.8 x 3.7 m
Bedroom 2	13'10" x 12'4"	4.2 x 3.7 m
Study	10'4" x 12'4"	3.2 x 3.7 m
Terrace	564.9 sqft	52.5 sqm
<b>TIA</b>	<b>1387.7 sqft</b>	<b>128.9 sqm</b>

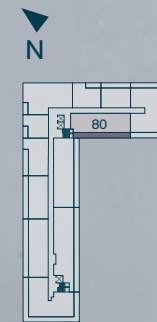
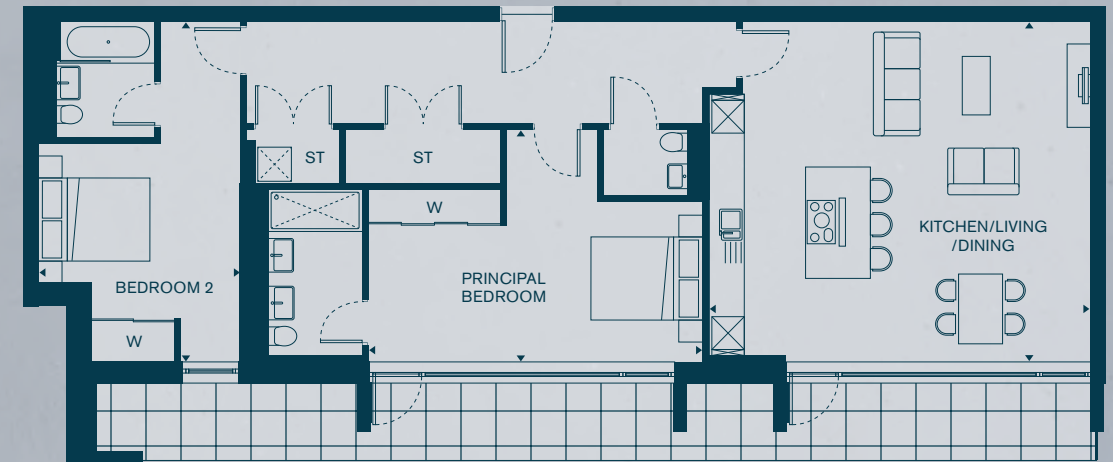


FOURTH FLOOR

Dimensions shown are approximate only and may vary within a tolerance of ±100mm. Drainage locations, kitchen and bathroom layouts are indicative and subject to change. External paving is for illustrative purposes only and not to scale.

# Apartment 80

Kitchen/Living/Dining	20'3" x 22'8"	6.2 x 6.9 m
Principal Bedroom	13'10" x 19'11"	4.2 x 6.1 m
Bedroom 2	20'3" x 12'0"	6.2 x 3.6 m
External Area	269.4 sqft	25.0 sqm
<b>TIA</b>	<b>1272.9 sqft</b>	<b>118.3 sqm</b>



FOURTH FLOOR

Dimensions shown are approximate only and may vary within a tolerance of ±100mm. Drainage locations, kitchen and bathroom layouts are indicative and subject to change. External paving is for illustrative purposes only and not to scale.



# Apartment 82

Kitchen/Living/Dining	36'7" x 13'8"	11.2 x 4.2 m
Principal Bedroom	12'11" x 13'5"	3.9 x 4.1 m
Bedroom 2	13'1" x 10'10"	4.0 x 3.3 m
External Area	400.9 sqft	37.2 sqm
<b>TIA</b>	<b>1178.8 sqft</b>	<b>109.5 sqm</b>



FIFTH FLOOR

Dimensions shown are approximate only and may vary within a tolerance of ±100mm. Drainage locations, kitchen and bathroom layouts are indicative and subject to change. External paving is for illustrative purposes only and not to scale.

# Apartment 83

Kitchen/Living/Dining	34'11" x 12'4"	10.6 x 3.8 m
Principal Bedroom	20'2" x 15'1"	6.1 x 4.6 m
Bedroom 2	13'8" x 12'9"	4.2 x 3.9 m
External Area	1837.7 sqft	170.7 sqm
<b>TIA</b>	<b>1225.4 sqft</b>	<b>113.8 sqm</b>



FIFTH FLOOR

Dimensions shown are approximate only and may vary within a tolerance of ±100mm. Drainage locations, kitchen and bathroom layouts are indicative and subject to change. External paving is for illustrative purposes only and not to scale.



# Apartment 84

Kitchen/Living/Dining	14'9" x 34'1"	4.5 x 10.4 m
Principal Bedroom	15'1" x 23'3"	4.6 x 7.1 m
Bedroom 2	11'3" x 11'6"	3.5 x 4.9 m
Study	11'3" x 15'10"	3.4 x 4.8 m
External Area	229.3 sqft	21.3 sqm
<b>TIA</b>	<b>1447.1 sqft</b>	<b>134.4 sqm</b>



SIXTH FLOOR

Dimensions shown are approximate only and may vary within a tolerance of ±100mm. Drainage locations, kitchen and bathroom layouts are indicative and subject to change. External paving is for illustrative purposes only and not to scale.

# Apartment 85

Kitchen/Living/Dining	36'7" x 13'8"	11.2 x 4.2 m
Principal Bedroom	12'5" x 13'5"	3.8 x 4.1 m
Bedroom 2	13'1" x 10'10"	4.0 x 3.3 m
External Area	54.8 sqft	5.1 sqm
<b>TIA</b>	<b>1173.6 sqft</b>	<b>109.0 sqm</b>



SIXTH FLOOR

Dimensions shown are approximate only and may vary within a tolerance of ±100mm. Drainage locations, kitchen and bathroom layouts are indicative and subject to change. External paving is for illustrative purposes only and not to scale.



# Apartment 86

Kitchen/Living/Dining	34'11" x 12'4"	10.6 x 3.8 m
Principal Bedroom	20'2" x 15'1"	6.1 x 4.6 m
Bedroom 2	13'8" x 12'9"	4.2 x 3.9 m
External Area	171.3 sqft	15.9 sqm
TIA	1225.5 sqft	113.9 sqm



SIXTH FLOOR

Dimensions shown are approximate only and may vary within a tolerance of  $\pm 100$ mm. Drainage locations, kitchen and bathroom layouts are indicative and subject to change. External paving is for illustrative purposes only and not to scale.



Images shown are indicative only and not representative of final product



# The Collection Specification



## KITCHENS

- Individually designed kitchens
- Quartz work surfaces
- Integrated appliances by Siemens and Caple (*wine cooler*)
  - oven
  - microwave oven
  - warming drawer
  - dishwasher
  - 5-zone induction hob
  - fridge/freezer
  - wine cooler
- Integrated / downdraft extractor depending on kitchen layout
- Extract system to outside from kitchen areas
- Quartz full height splashback
- Under-mounted stainless steel sink with fluted drainer and mixer tap
- Feature lighting under wall cabinetry

## BATHROOMS & ENSUITE

### SHOWER ROOMS

- Bath, frameless glass bath screen, bath filler and tiled bath panel
- Thermostatic wall mounted bath/shower diverter control panel
- Chrome fixed overhead shower and chrome handheld shower fitment
- His and her hand basin to principal ensuites
- Wall hung WC with soft close seat and concealed cistern with dual flush
- Shower tray with frameless glass shower screen
- Chrome thermostatic wall mounted shower mixer control panel, fixed overhead shower and handheld shower fitment
- Polished chrome ladder style, thermostatically controlled heated towel rail
- Recessed demister mirrored cabinet with shelving and shaver socket



- Large format wall and floor tiles
- Extract ventilation to outside

## CLOAKROOMS<sup>2</sup>

- Large format wall and floor tiles
- Wall hung WC with soft close seat and concealed cistern with dual flush
- Ceramic hand basin with chrome mixer tap

## UTILITY CUPBOARD

- Siemens washer/dryer

## INTERIOR FINISHES

- Oversized front entrance doors
- Painted skirtings and architrave
- Polished chrome door furniture
- Fitted wardrobes to principal bedroom and second bedrooms
- Internal fittings include rails, drawers and shelves
- Engineered timber floor finishes to hallways, kitchens and living areas
- Carpet to bedrooms and study areas

## ELECTRICAL FITTINGS

- Energy efficient downlighters to hallways, living areas, kitchens and bathrooms
- Pendant lighting to bedrooms, study areas, and to selected living areas
- Automatic lighting to utility cupboards
- Sky Q infrastructure (*subscription required*)
- Broadband fibre to the home (*subscription required*)
- Telephone and media outlets to living areas and principal bedrooms

## HEATING & WATER SERVICES

- Heating and hot water provided by communal system with metered water supply
- Underfloor heating throughout
- Comfort cooling to selected apartments

## BALCONIES & TERRACES

- Well-proportioned balconies and terraces with glass/metal balustrade and tiled finish as indicated

## SECURITY & PEACE OF MIND

- Audio video entry system
- Power and telephone point provided in hall cupboard for wireless intruder alarm to be fitted by the owner
- Mains powered smoke detectors to hallways
- Heat detectors to kitchens
- Lockable windows
- Monitored CCTV to landscaped areas and gated car parking areas
- 10 year NHBC build warranty
- 999 year lease

## RESIDENT FEATURES & COMMUNAL AREAS

- Glass doors, tiled flooring and interior designed feature finishes to main apartment block entrances and lift lobbies
- Lifts serving all cores and levels
- Architect designed landscaped gardens for residents
- Secure bicycle storage

- A managing agent will be appointed to administer all communal facilities and services for the benefit of residents

## Amenities include:

- Concierge
- Gym
- Residents' Lounge
- Games Room
- Media Room

<sup>2</sup>Cloakrooms to where applicable. These details are intended to give a general indication of the proposed specification. The developer operates a policy of continuous product development and reserves the right to alter any part of the development specification at any time. Where brands are specified the developer reserves the right to replace the brand with another of equal quality or better. Imagery is indicative only.





# Delivering great new places for you 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 involved, ensuring our communities grow and thrive. Our focus on design is just as long term, and 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 to find ways to improve and adapt our approach. Only by really understanding what makes a home can we make our developments all they can be.

EcoWorld London is part of EcoWorld International Berhad (EcoWorld International), a real estate developer listed on the Main Market of Bursa Malaysia Securities Berhad. EcoWorld London is also partly owned by the Willmott Dixon Group.

The EcoWorld International Group is managed by its board and management team comprising qualified and experienced individuals, including personnel who were involved in developing some of the most iconic and award-winning developments in Malaysia and the UK. Awards include Best New Place to Live (London Planning Awards), Development of the Year (RESI awards), Grand Prix Award and Best Regeneration Project (Evening Standard) and The Placemaking Award (2018 Property Awards).

**ECOWORLD**  
LONDON  
CREATING TOMORROW & BEYOND

[ecoworldlondon.com](http://ecoworldlondon.com)

Verdo, Kew Bridge TW8



Computer generated image

Third & Caird W10



Computer generated image



Computer generated image

Oxbow E14



# THE CLAVES

MILLBROOK PARK . NW7

Sales & Marketing Suite  
The Claves, Millbrook Park,  
Inglis Way, London NW7

020 8131 6877 | [theclaves@ecoworldinternational.com](mailto:theclaves@ecoworldinternational.com)  
[ecoworldlondon.com](http://ecoworldlondon.com)

## LONDON

EcoWorld London  
25 Victoria Street,  
London SW1H 0EX

T: +44 (0)20 8066 2255  
E: [hello@ecoworldlondon.com](mailto:hello@ecoworldlondon.com)

## SINGAPORE

EcoWorld Gallery @ Singapore  
8, Marina View, #43-01,  
Asia Square Tower 1,  
Singapore 018960

T: +65 6235 2525  
E: [sg-gallery@ecoworld.my](mailto:sg-gallery@ecoworld.my)

## KUALA LUMPUR

EcoWorld International  
No. 2 Jalan Hang Tuah,  
55100 Kuala Lumpur, Malaysia

T: +603 2116 2525  
E: [ewi@ecoworldinternational.com](mailto:ewi@ecoworldinternational.com)

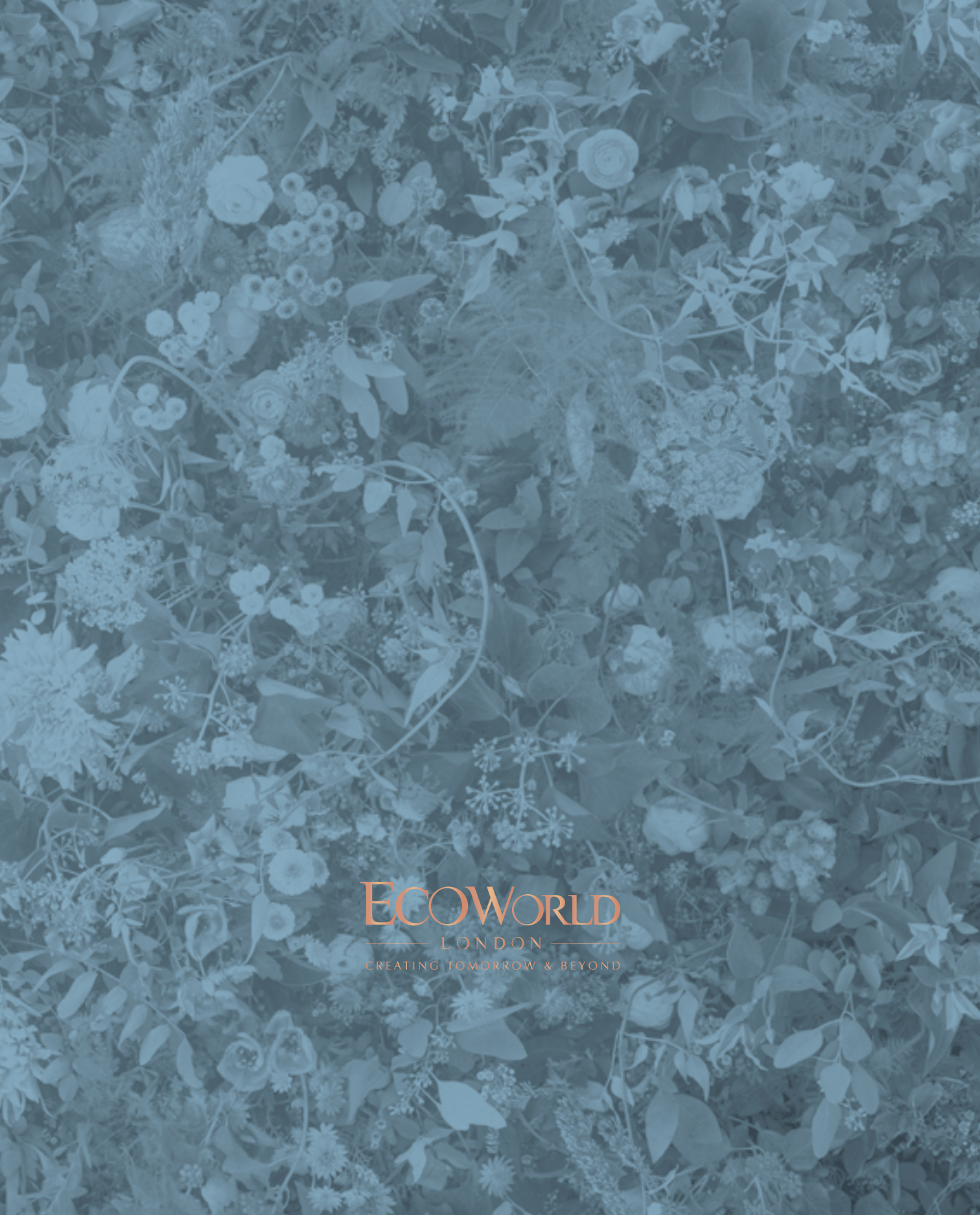
**ECOWORLD**  
LONDON  
CREATING TOMORROW & BEYOND



Important notice: Due to EcoWorld London's policy of continuous improvement, the finished product may vary from the information provided within this brochure. Whilst every care has been taken to ensure accuracy these particulars do not constitute part of any offer or contract and the right to change plans, specifications and materials is reserved. No liability can be accepted for any errors arising there from. No responsibility is taken for any other error, omission, or miss-statements in these particulars. Neither the vendor nor its agents make or give, whether in these particulars, during the negotiations or otherwise, any representation or warranty in relation to this property. Specifications for this development may not include fixtures, fittings and furnishings shown in the photographs and computer generated illustrations. Computer generated images are indicative and for illustrative purposes only. Consequently these particulars should be treated as general guidance only and cannot be relied upon as accurately describing any of the specified matters prescribed by any order under the Consumer Protection from Unfair Trading Regulations 2008 (CPR) and the Business Protection from Misleading Marketing Regulations 2008. The dimensions shown on plans are subject to minor variation and are not intended to be used for carpet sizes, appliance sizes or items of furniture. Dimensions shown are approximate only and may vary within a tolerance of  $\pm 100$ mm. Drainage locations, kitchen and bathroom layouts are indicative and subject to change. Travel and walking times and distances are approximate, calculated at optimum travel times using [tfl.gov.uk](http://tfl.gov.uk), [walkit.com](http://walkit.com) and [google.co.uk/maps](http://google.co.uk/maps). Similarly, information regarding local amenities, schools, shops and restaurants are correct at the time of going to press. The Claves is a marketing name only and will not necessarily form part of the approved postal address. Applicants are advised to contact EcoWorld London or one of its appointed agents in order to check final product details and ascertain the availability of any particular property. Residents' facilities to be implemented in Phase 2. Brochure issued August 2020.







ECOWORLD  
— LONDON —  
CREATING TOMORROW & BEYOND