

# THE CLAVES

MILLBROOK PARK . NW7

## APARTMENT FLOORPLANS





**THE CLAVES**  
MILLBROOK PARK · NW7

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

- Frances Hodgson Burnett,  
*The Secret Garden*

**A collection of one & two bedroom apartments and duplexes, and three & four bedroom townhouses**

Set within a brand new parkland community, The Claves' collection of 159 apartments and townhouses is a tranquil and luxurious retreat from the strains of modern life. Elegantly designed around a residents only 'secret garden', created to come alive as the seasons change, it offers a complete lifestyle. These are homes that will pamper and delight in equal measure.

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













Concierge area to be implemented as part of Phase 2







Computer generated image





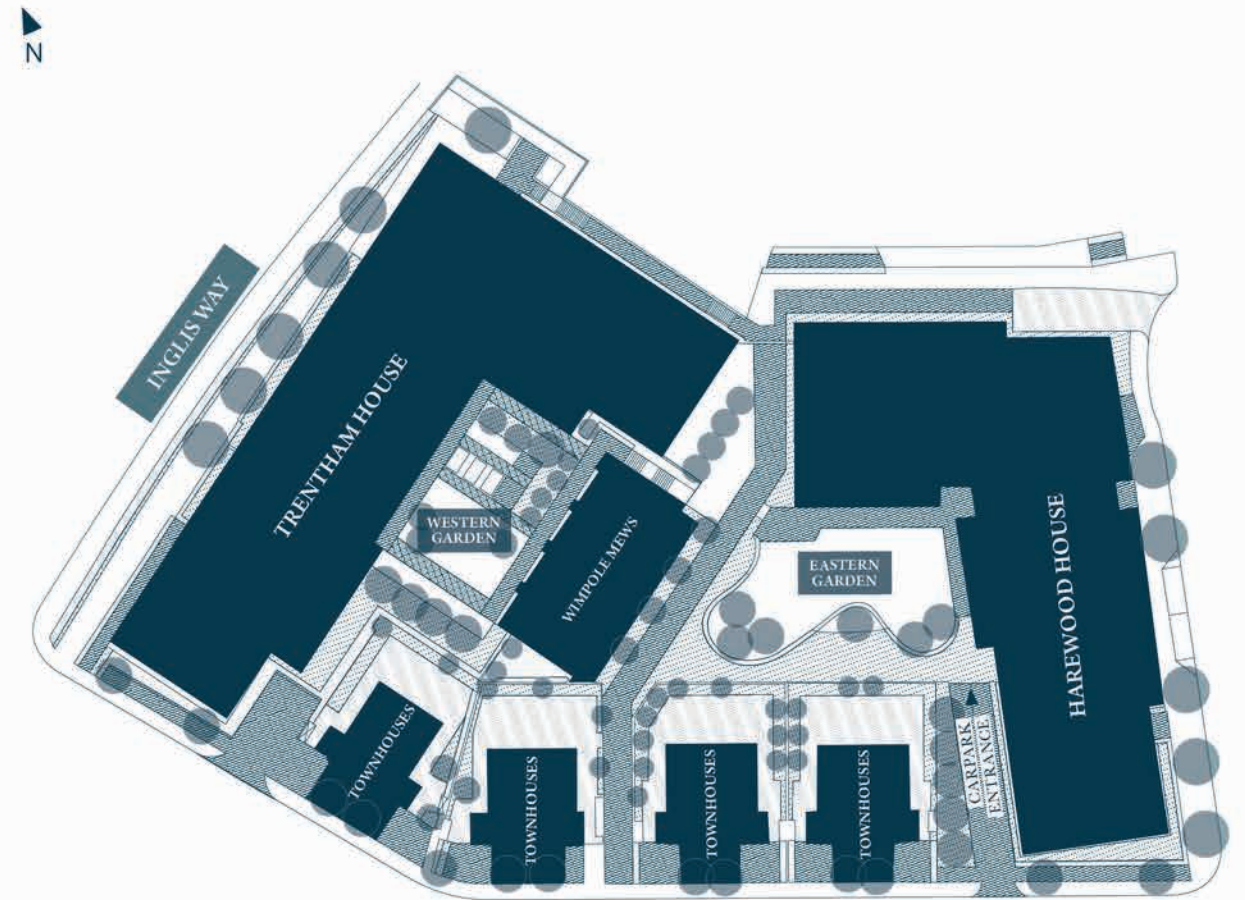
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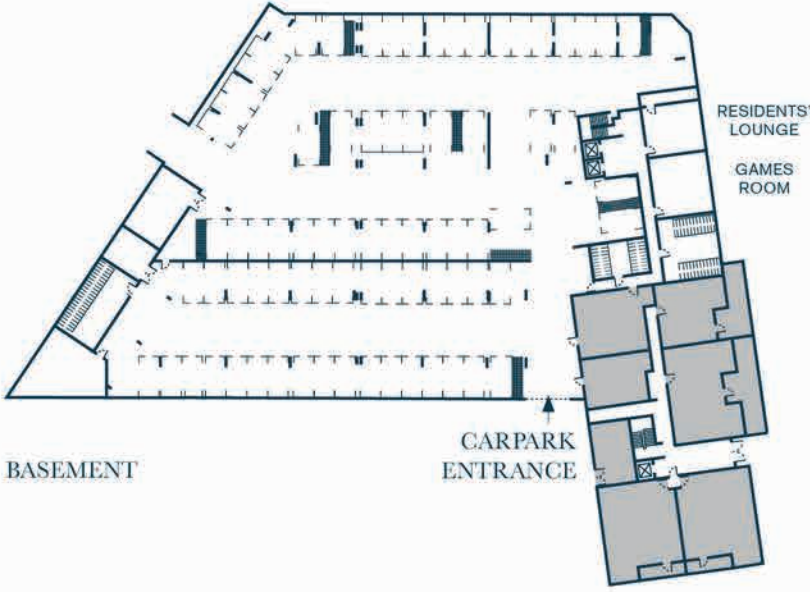
## Site Plan





# Harewood - Apartment Breakdown

- ONE BEDROOM APARTMENTS
- TWO BEDROOM APARTMENTS
- THE COLLECTION APARTMENTS



BASEMENT



SECOND FLOOR



THIRD FLOOR



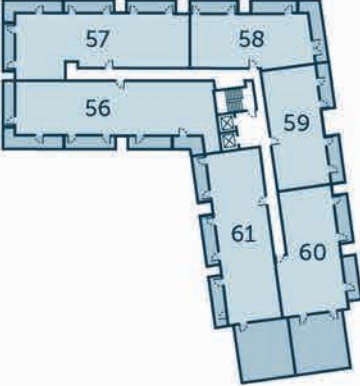
GROUND FLOOR



FIRST FLOOR



FOURTH FLOOR



FIFTH FLOOR





One & Two Bedroom  
Apartments Specification



# 1 & 2 Bedroom Apartments Specification



## KITCHENS

- Individually designed kitchens
- Silestone work surfaces
- Integrated appliances by Neff:
  - oven
  - induction hob
  - dishwasher
  - fridge/freezer
- Extract system to outside from kitchen areas
- Glass splash back
- 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

- 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

- Neff washer/dryer

## INTERIOR FINISHES

- Oversized front entrance doors
- Painted skirtings and architrave
- Polished chrome door furniture
- Fitted wardrobes to Principal bedroom with full height sliding doors
- Internal fittings include rails and shelves
- 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 services
- Telephone and media outlets to living areas and Principal bedrooms

## HEATING AND WATER SERVICES

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

## BALCONIES AND TERRACES

- Well-proportioned balconies and terraces with glass/metal balustrade and decking or paving finish as indicated

## SECURITY AND 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
- Comprehensive home demonstration with dedicated customer service manager

## RESIDENT FEATURES AND 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
- Residents' lounge
- Residents' games room
- 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

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 and from previous developments.



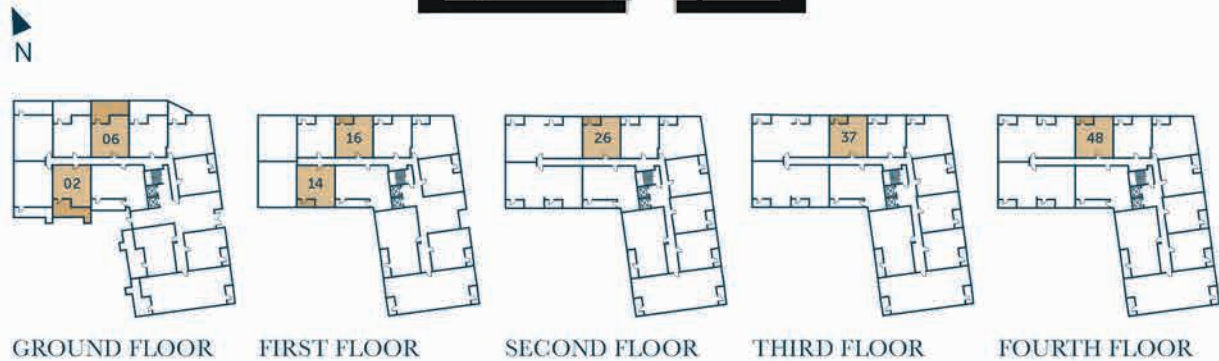


One Bedroom Apartments



# Apartments 02\*, 06, 14\*, 16, 26, 37, 48

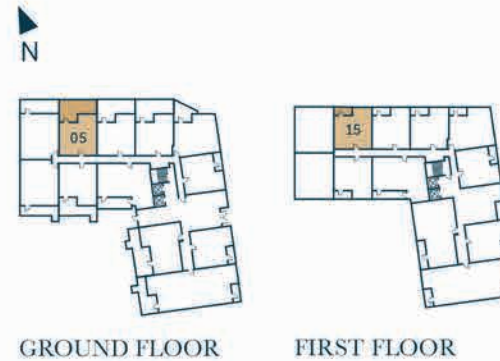
Kitchen/Living/Dining	16'8" x 21'4"	5.1 x 6.5 m
Principal Bedroom	11'8" x 12'5"	3.6 x 3.8 m
<b>TIA</b>	<b>571.4 sqft</b>	<b>53.1 sqm</b>
External Area (Apt 02)	235.8 sqft	21.9 sqm
External Area (Apt 06)	214.2 sqft	19.9 sqm
External Area (Apt 14, 16, 26, 37, 48)	55.6 sqft	5.2 sqm



Dimensions and areas shown are approximate only and may vary with a tolerance of +-5%. \*Apartments 2 & 14 handed.

# Apartments 05, 15

Kitchen/Living/Dining	11'8" x 21'4"	3.6 x 6.5 m
Principal Bedroom	11'8" x 12'5"	3.6 x 3.8 m
<b>TIA</b>	<b>559.2 sqft</b>	<b>52.0 sqm</b>
External Area (Apt 05)	214.2 sqft	19.9 sqm
External Area (Apt 15)	55.6 sqft	5.2 sqm



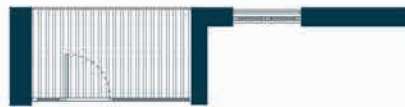
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## Apartments 07, 17, 27, 38, 49

Kitchen/Living/Dining	16'8" x 21'4"	5.1 x 6.5 m
Principal Bedroom	11'8" x 12'5"	3.6 x 3.8 m
<b>TIA</b>	<b>567.0 sqft</b>	<b>52.7 sqm</b>
External Area (Apt 07)	213.3 sqft	19.8 sqm
External Area (Apt 17, 27, 38, 49)	55.6 sqft	5.2 sqm

BALCONY (APARTMENTS 17, 27, 38, 49)



TERRACE (APARTMENT 07)



GROUND FLOOR    FIRST FLOOR    SECOND FLOOR    THIRD FLOOR    FOURTH FLOOR

Dimensions and areas shown are approximate only and may vary with a tolerance of +/-5%.

## Apartments 08, 18, 28, 39, 50

Kitchen/Living/Dining	27'7" x 12'2"	8.4 x 3.7 m
Principal Bedroom	13'6" x 10'8"	4.1 x 3.2 m
<b>TIA</b>	<b>657.0 sqft</b>	<b>61.0 sqm</b>
External Area (Apt 08)	127.7 sqft	11.9 sqm
External Area (Apt 18, 28, 39, 50)	55.6 sqft	5.2 sqm

BALCONY (APARTMENTS 18, 28, 39, 50)



TERRACE (APARTMENT 08)



GROUND FLOOR    FIRST FLOOR    SECOND FLOOR    THIRD FLOOR    FOURTH FLOOR

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## Apartments 09, 19, 29, 40, 51

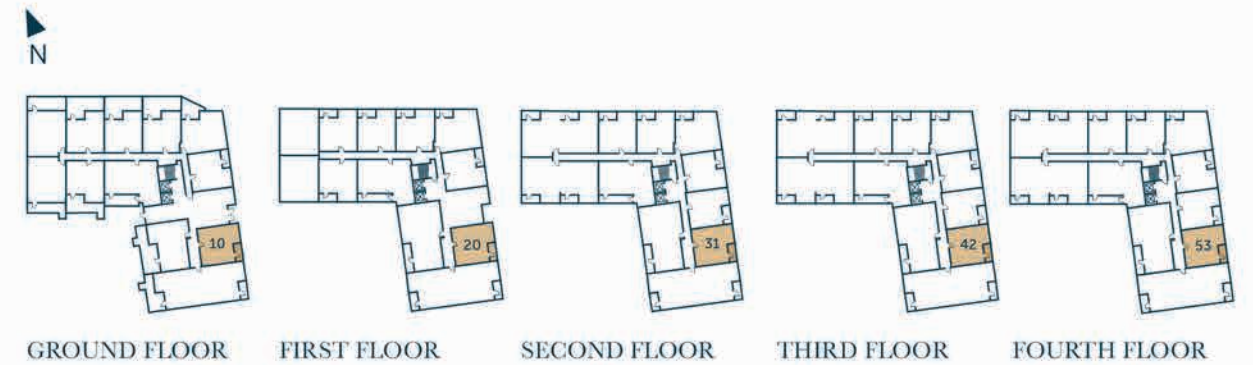
Kitchen/Living/Dining	12'5" x 20'3"	3.8 x 6.2 m
Principal Bedroom	11'2" x 12'5"	3.4 x 3.8 m
<b>TIA</b>	<b>550.2 sqft</b>	<b>51.1 sqm</b>
External Area	55.6 sqft	5.2 sqm



Dimensions and areas shown are approximate only and may vary with a tolerance of +-5%.

## Apartments 10, 20, 31, 42, 53

Kitchen/Living/Dining	21'0" x 11'8"	6.4 x 3.6 m
Principal Bedroom	13'3" x 11'8"	4.1 x 3.6 m
<b>TIA</b>	<b>567.0 sqft</b>	<b>52.7 sqm</b>
External Area	55.6 sqft	5.2 sqm



Dimensions and areas shown are approximate only and may vary with a tolerance of +-5%.



# Apartment 12

Kitchen/Living/Dining	18'3" x 18'8"	5.6 x 5.7 m
Principal Bedroom	13'7" x 12'0"	4.2 x 3.7 m
<b>TIA</b>	<b>666.4 sqft</b>	<b>61.9 sqm</b>
External Area	269.1 sqft	25.0 sqm



GROUND FLOOR

Dimensions and areas shown are approximate only and may vary with a tolerance of +/-5%.

# Apartments 30, 41, 52

Kitchen/Living/Dining	21'0" x 11'8"	6.4 x 3.6 m
Principal Bedroom	13'3" x 10'11"	4.1 x 3.3 m
<b>TIA</b>	<b>543.9 sqft</b>	<b>50.5 sqm</b>
External Area	55.6 sqft	5.2 sqm



SECOND FLOOR

THIRD FLOOR

FOURTH FLOOR

Dimensions and areas shown are approximate only and may vary with a tolerance of +/-5%.



# Two Bedroom Apartments

## Apartments 01, 13, 23, 34, 45

Kitchen/Living/Dining	13'1" x 21'4"	4.0 x 6.5 m
Principal Bedroom	13'10" x 15'1"	4.2 x 4.6 m
Bedroom 2	8'9" x 10'2"	2.7 x 3.1 m
<b>TIA</b>	<b>819.4 sqft</b>	<b>76.1 sqm</b>
External Area (Apt 01)	150.3 sqft	14.0 sqm
External Area (Apt 13, 45)	106.5 sqft	9.9 sqm
External Area (Apt 23, 34)	105.1 sqft	9.8 sqm



TERRACE (APARTMENT 01)



BALCONY (APARTMENTS 13, 23, 34, 45)



GROUND FLOOR    FIRST FLOOR    SECOND FLOOR    THIRD FLOOR    FOURTH FLOOR

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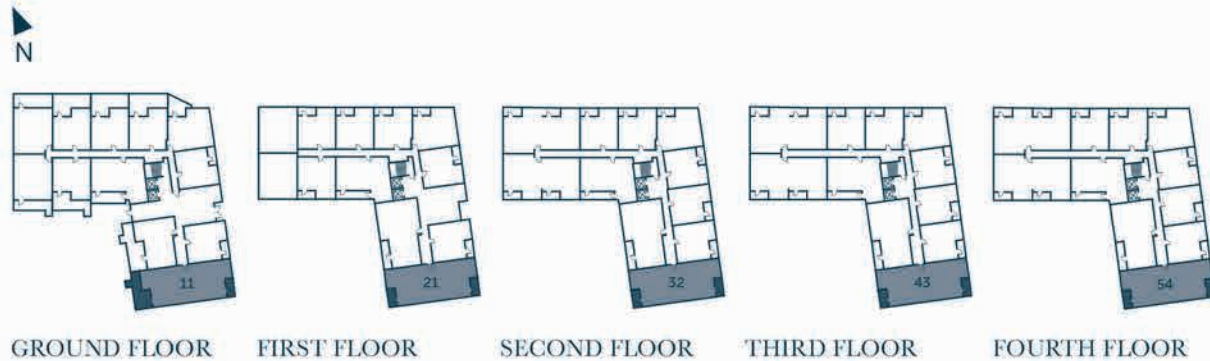
## Apartments 11, 21, 32, 43, 54

Kitchen/Dining	18'6" x 11'4"	5.7 x 3.5 m
Living	23'9" x 12'2"	7.2 x 3.7 m
Principal Bedroom	16'2" x 11'8"	4.9 x 3.6 m
Bedroom 2	18'9" x 11'8"	5.7 x 3.6 m
<b>TIA</b>	<b>1262.5 sqft</b>	<b>117.3 sqm</b>
External Area (Apt 11)	264.7 sqft	24.6 sqm
External Area (Apt 21, 32, 43, 54)	111.3 sqft	10.3 sqm

BALCONY (APARTMENTS 21, 32, 43, 54)



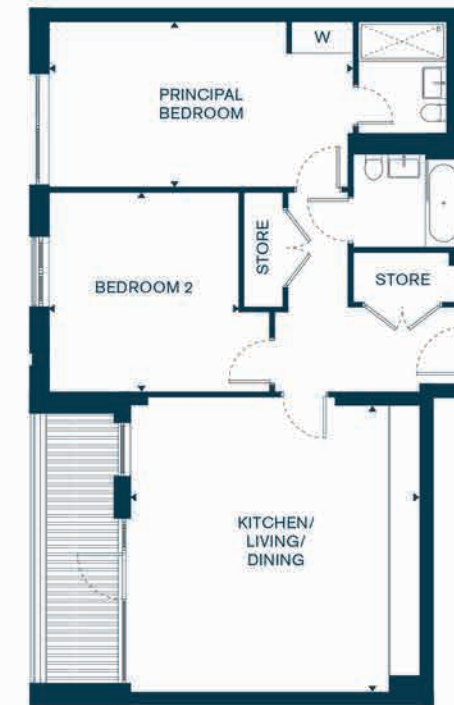
TERRACE (APARTMENT 11)



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## Apartments 22, 33, 44, 55

Kitchen/Living/Dining	18'3" x 17'1"	5.6 x 5.7 m
Principal Bedroom	19'3" x 10'6"	5.9 x 3.2 m
Bedroom 2	12'0" x 12'7"	3.7 x 3.9 m
<b>TIA</b>	<b>967.5 sqft</b>	<b>89.9 sqm</b>
External Area	87.4 sqft	8.1 sqm



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## Apartments 24, 35, 46

Kitchen/Living/Dining	24'4" x 26'3"	7.4 x 8.0 m
Principal Bedroom	11'8" x 16'8"	3.6 x 5.1 m
Bedroom 2	11'8" x 16'1"	3.6 x 4.9 m
<b>TIA</b>	<b>1206.5 sqft</b>	<b>112.1 sqm</b>
External Area	110.1 sqft	10.2 sqm



SECOND FLOOR    THIRD FLOOR    FOURTH FLOOR

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## Apartments 25, 36, 47

Kitchen/Living/Dining	24'4" x 26'4"	7.4 x 8.0 m
Principal Bedroom	11'6" x 16'8"	3.5 x 5.1 m
Bedroom 2	11'8" x 16'1"	3.6 x 4.9 m
<b>TIA</b>	<b>1193.6 sqft</b>	<b>110.9 sqm</b>
External Area	111.3 sqft	10.3 sqm



SECOND FLOOR    THIRD FLOOR    FOURTH FLOOR

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The Collection comprises a number of apartments that take The Claves' already elevated standards to new heights.

Each of these residences has been individually designed by luxury interior specialists, Ellis Öner, to offer a living experience that's second to none, as Jan Öner, Director, explains:

*"As each of The Collection's apartments is unique, we approached them as individual projects, developing bespoke solutions for each home. Our aim was to create spaces which are effortless to live in. Spaces that are designed so well that you don't actually notice the design, they just work perfectly."*

From the overall architectural arrangement of each apartment and in turn, each individual room layout, every last detail has been carefully considered. The result being harmonious and welcoming homes that are simply stunning, both aesthetically and functionally.

ellis öner

The Collection



# The Collection Specification



## KITCHENS

- Individually designed kitchens
- Silestone work surfaces
- Integrated appliances by Siemens and Neff:
  - oven
  - combination microwave oven
  - warming drawer
  - dishwasher
  - induction hob
  - fridge/freezer
  - wine cooler
- Downdraft extractor and 5 ring induction hob to selected apartments
- Extract system to outside from kitchen areas
- Glass splash back
- 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

- 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

- Neff washer/dryer

## INTERIOR FINISHES

- Oversized front entrance doors
- Painted skirtings and architrave
- Polished chrome door furniture
- Fitted wardrobes to Principal and second bedrooms with full height sliding doors where indicated
- 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 services
- Telephone and media outlets to living areas and Principal bedrooms

## HEATING AND WATER SERVICES

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

## BALCONIES AND TERRACES

- Well-proportioned balconies and terraces with glass/metal balustrade and decking or paving finish as indicated

## SECURITY AND 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
- Comprehensive home demonstration with dedicated customer service manager

## RESIDENT FEATURES AND 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
- Residents' lounge
- Residents' games room
- 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



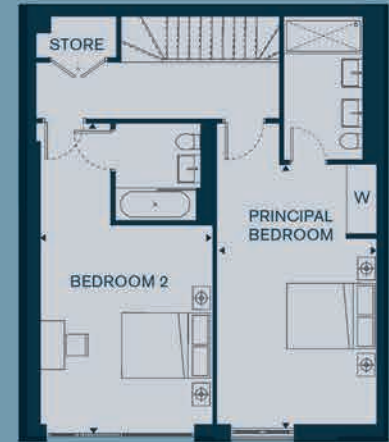
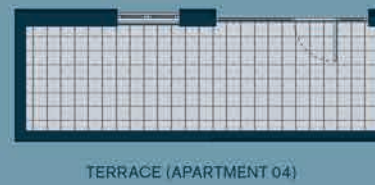
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# Apartments 03, 04\*

Kitchen/Living/Dining	23'8" x 28'9"	7.2 x 8.8 m
Principal Bedroom	11'2" x 18'5"	3.4 x 5.6 m
Bedroom 2	12'1" x 14'1"	3.7 x 4.3 m
TIA	1372.8 sqft	127.5 sqm
External Area (Apt 03)	186.1 sqft	17.3 sqm
External Area (Apt 04)	164.4 sqft	15.3 sqm



GROUND FLOOR

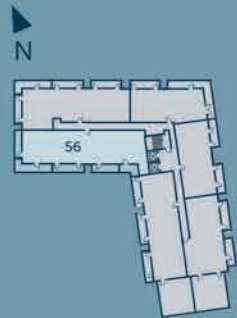
FIRST FLOOR

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# Apartment 56

Kitchen/Living/Dining	20'7" x 33'1"	6.3 x 10.1 m
Principal Bedroom	14'1" x 17'3"	4.3 x 5.3 m
Bedroom 2	11'9" x 17'3"	3.6 x 5.3 m
Study	11'9" x 9'10"	3.6 x 3.0 m
TIA	1714.9 sqft	159.3 sqm
External Area	482.9 sqft	44.9 sqm



FIFTH FLOOR

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Furnishing layouts are purely suggested.

# Apartment 57

Living/Dining	18'11" x 25'9"	5.8 x 7.9 m
Kitchen	13'3" x 18'6"	4.0 x 5.6 m
Principal Bedroom	14'3" x 14'1"	4.4 x 4.3 m
Bedroom 2	13'2" x 12'1"	4.0 x 3.7 m
TIA	1542.9 sqft	143.3 sqm
External Area	419.2 sqft	38.9 sqm



FIFTH FLOOR

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Furnishing layouts are purely suggested.





# Apartment 58

Kitchen/Living/Dining	19'4" x 20'9"	6.0 x 6.3 m
Principal Bedroom	10'6" x 14'1"	3.2 x 4.3 m
Bedroom 2	11'9" x 9'10"	3.6 x 3.0 m
<b>TIA</b>	<b>989.7 sqft</b>	<b>91.9 sqm</b>
External Area	337.1 sqft	31.3 sqm



## FIFTH FLOOR

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Furnishing layouts are purely suggested.



# Apartment 59

Kitchen/Living/Dining	24'4" x 20'7"	7.4 x 6.3 m
Principal Bedroom	10'0" x 13'10"	3.1 x 4.2 m
Bedroom 2	12'7" x 9'7"	3.9 x 2.9 m
<b>TIA</b>	<b>1003.9 sqft</b>	<b>93.3 sqm</b>
External Area	200.5 sqft	18.63 sqm



## FIFTH FLOOR

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Furnishing layouts are purely suggested.

# Apartment 60

Kitchen/Living/Dining	25'3" x 19'0"	7.7 x 5.8 m
Principal Bedroom	13'4" x 14'2"	4.1 x 4.3 m
Bedroom 2	9'7" x 13'2"	2.9 x 4.0 m
<b>TIA</b>	<b>1149.6 sqft</b>	<b>106.8 sqm</b>
External Area	702.6 sqft	65.3 sqm



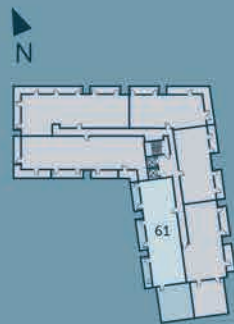
## FIFTH FLOOR

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Furnishing layouts are purely suggested.



# Apartment 61

Kitchen/Living/Dining	20'5" x 21'5"	6.2 x 6.5 m
Principal Bedroom	13'7" x 17'5"	4.2 x 5.3 m
Bedroom 2	9'10" x 12'2"	3.0 x 3.7 m
Study	9'10" x 8'8"	3.0 x 2.7 m
TIA	1365.7 sqft	126.9 sqm
External Area	803.6 sqft	74.7 sqm



## FIFTH FLOOR

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Furnishing layouts are purely suggested.





# THE CLAVES

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CREATING TOMORROW & BEYOND



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CREATING TOMORROW & BEYOND