



# MILL HILL PLACE

NW7



HERONSLEA  
GROUP

Welcome to Mill Hill Place: the ultimate in luxury living. These stunning apartments are located at the heart of the leafy and elegant Mill Hill conservation area, just nine miles from central London. They bring together classic architecture, the very latest in contemporary design, and the Heronslea reputation for producing spaces that really feel like home.

JASON RISHOVER  
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## CONTENTS

A LONDON VILLAGE	02
MASTERPLAN	04
THE LOCAL AREA	06
THE APARTMENTS	12
FLOORPLANS	20
SPECIFICATION	46
LANDSCAPED GARDENS	48
SECURITY & AMENITIES	50
THE DEVELOPER	52
CONTACT	54



# A LONDON VILLAGE

Mill Hill Place is an exclusive, secure gated development comprising 38 two- and three- bedroom luxury apartments within the attractive north London village of Mill Hill. It combines real proximity to central

London and international transport links, with a lifestyle amidst abundant green spaces that most would-be residents can only dream of. Set in landscaped gardens and positioned on high ground, many of the apartments and penthouses offer splendid views towards the capital, and all include private terraces or balconies. Each apartment is carefully designed to offer world-class, elegant accommodation with the very latest appliances and connectivity. In addition, Mill Hill Place residents have access to an on-site concierge service as well as a fully fitted private gym.



CCI of Mill Hill Place at night



**Ultimate choice** —  
 Mill Hill Place apartments are set within eight distinguished buildings arranged around attractive landscaped gardens. These vary in exterior architecture and outlook to reflect the grandest detached homes in the surrounding conservation area. Apartments also differ slightly, providing buyers with a choice of appealing layouts. ▾



**BUILDINGS**

- A** Chancery House
- B** Medburn House
- C** Collingham House
- D** Whitehall House
- E** Eltham House
- F** Newgate House
- G** Cavalier House
- H** Nelson House

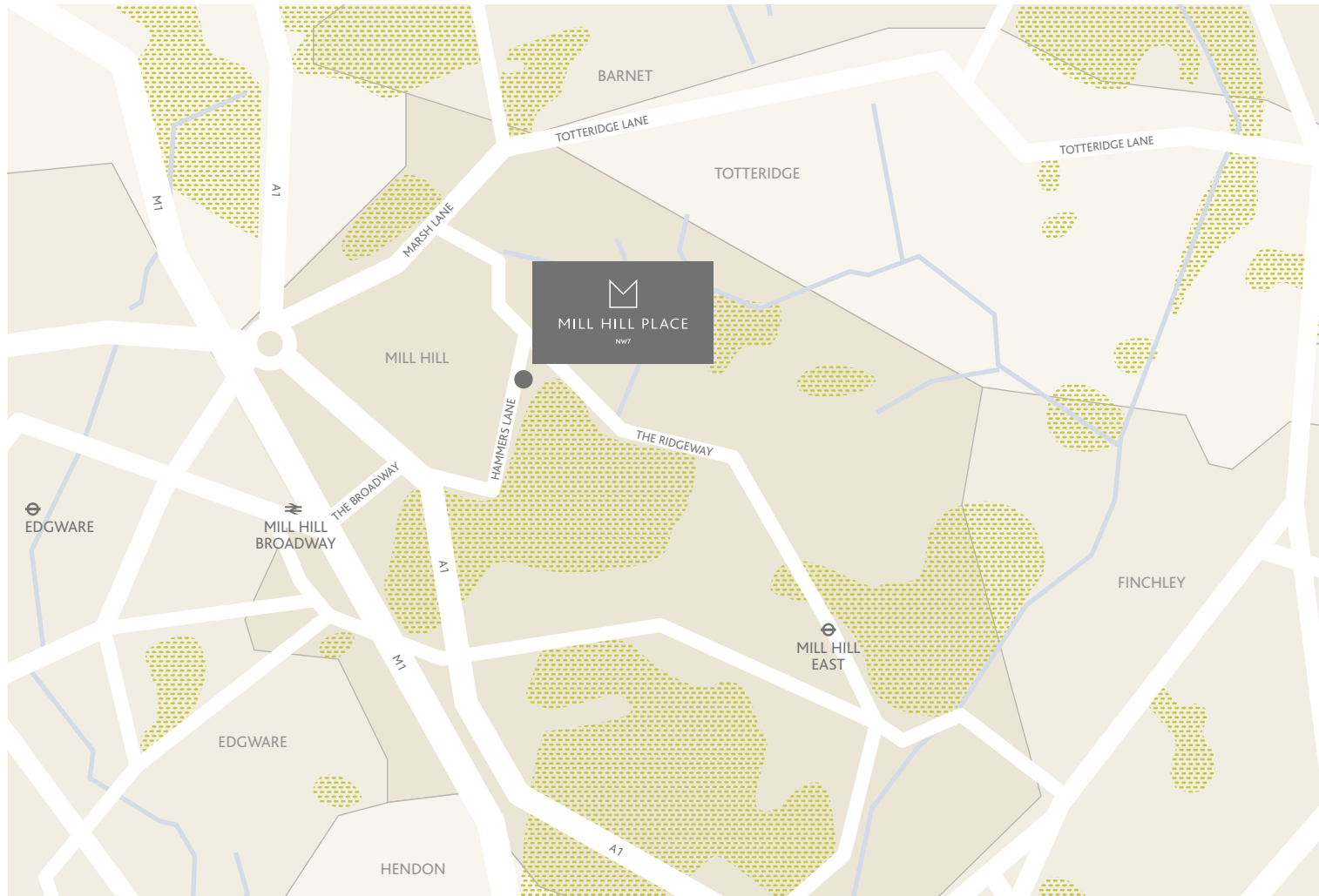


# MATURE LANDSCAPES

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In Mill Hill nature is never far away. Surrounded by green belt land, it offers a choice of parks and countryside. A 25-hectare conservation area of open fields, meadows and woodland, Arrandene Open Space and Featherstone Hill are ideal for a relaxing walk. Mill Hill Park is a large public park with mature trees and recreational facilities including a cricket pavilion and tennis courts.





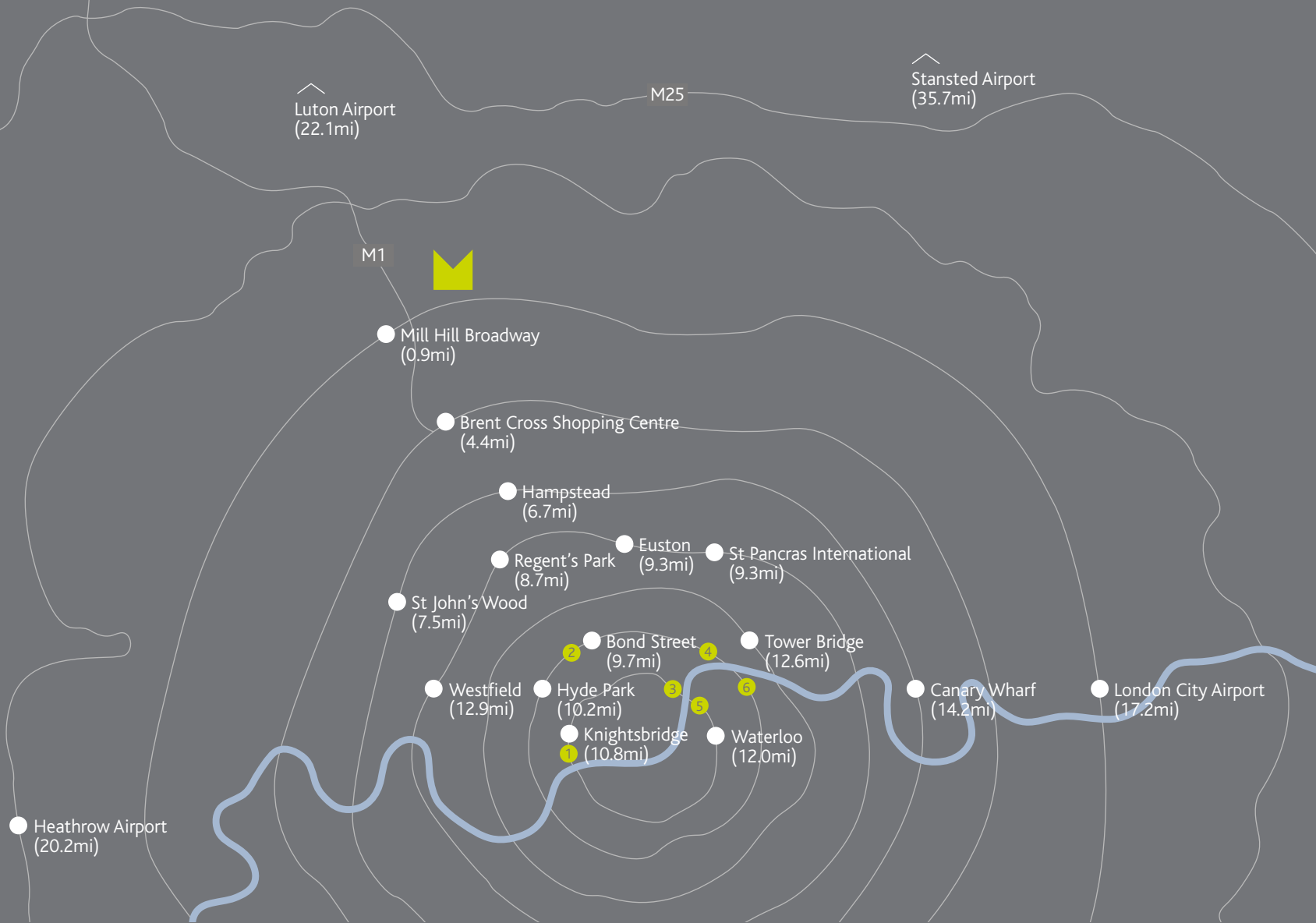
Mill Hill offers tranquility and a village atmosphere.

In addition to the numerous green spaces, a wealth of local shops, delis, cafés and restaurants are within easy reach at Mill Hill Broadway.

Nearby leisure facilities include Mill Hill Golf Club, offering excellent practice facilities and a challenging course bordering beautiful woodland, and the well-respected London Equestrian Centre, set in 34 acres of countryside, only minutes away in Finchley.

Mill Hill School, renowned for academic excellence, is also based in the area. ▾





- 1 Harrods
- 2 Selfridges
- 3 Houses of Parliament
- 4 Covent Garden
- 5 London Eye
- 6 The Shard

Mill Hill Place offers a choice of excellent transport links to central London – and the Continent.

St Pancras International is less than 20 minutes by train from Mill Hill Broadway. Heathrow and London City Airport can be reached in just over an hour, with Luton Airport just 30 minutes away. In addition, it's around 30 minutes to the heart of the City or the West End by underground on the Northern line from Mill Hill East. Regular bus services link the area with sought-after shopping areas such as Oxford Street in central London and Brent Cross.

It is also perfectly positioned for quick getaways by car. The M1 motorway and A1 route to the north are just minutes away. So, too, is the M25 London Orbital motorway. ▾

All distances shown are approximate from Mill Hill Place



London's West End combines exclusive department stores like Selfridges and Harrods, the world-renowned boutiques of Bond Street, and countless theatres for evening entertainment, including the prestigious Royal Opera House at Covent Garden. On the banks of the River Thames there is the Tower of London and the beautiful village of Greenwich with its maritime heritage. London's famous art galleries and museums include The National Gallery, Tate Britain and Tate Modern, the British Museum and The Victoria & Albert Museum. Madame Tussauds and the London Eye – for a bird's eye view of everything the city has to offer – are also major attractions. ▾

# AN EXCLUSIVE WELCOME

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The traditional Mill Hill Place buildings have been designed by Heronslea to look like classic period homes. Materials have been carefully chosen to match those in other parts of the conservation area and surrounding woodland, creating a sense of shared heritage. Each entrance lobby welcomes the resident to a luxury, modern interior. The communal areas combine stylish floor tiles, carpeted stairs and hallways with displayed artworks. Stainless steel lifts with interior black glass, tinted mirrors and porcelain floor tiles run from the basement car parks to each apartment floor and penthouse.





# ELEGANT INTERIORS

The Mill Hill Place apartments look and feel luxurious. They combine the appeal of a world class hotel with the warmth of an inviting home.

With bespoke interior design by Heronslea's in-house designers, decoration is contemporary in style. Rooms are light and airy with high ceilings. American black walnut doors to each room match the engineered walnut flooring in dining and living areas. Underfloor heating throughout means comfort is key. There is subtle, integrated lighting in hallway cornicing and feature lighting on the terraces. And the ultimate choice in home entertainment is guaranteed with TV/Sky Plus multi-room wiring linked to central TV aerials and a satellite dish. ▾



DINING & LIVING SPACES



Timber-glazed walnut double doors open onto the generous living room and dining areas. Architectural-feature coffer ceilings with concealed lighting create a subtle atmosphere for dining and relaxing. Abundant natural light flows in from the directly accessed balconies.



The penthouse living room areas also incorporate Apple iPad Mini music and lighting controls, together with Control4 iPod docks.



CONTEMPORARY KITCHENS



The state-of-the-art kitchens are designed by Neil Lerner, with stone worktops, soft closing cabinetry and drawers, and attractive porcelain floor tiles. The Gaggenau appliances combine sleek sculptural form with German efficiency. Timber-framed double doors open onto airy balconies.

Every apartment has an independent utility room or cupboard housing a Miele washing machine and separate dryer.

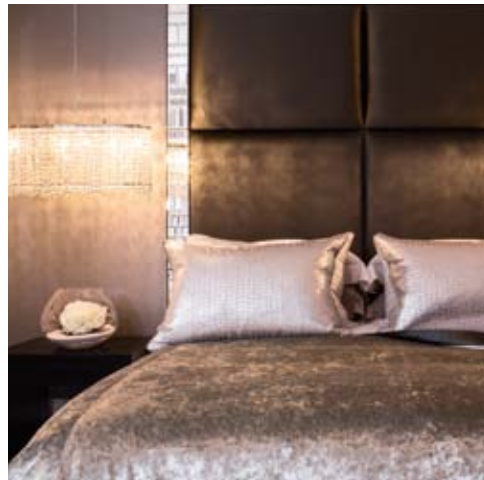


## LUXURY BEDROOMS



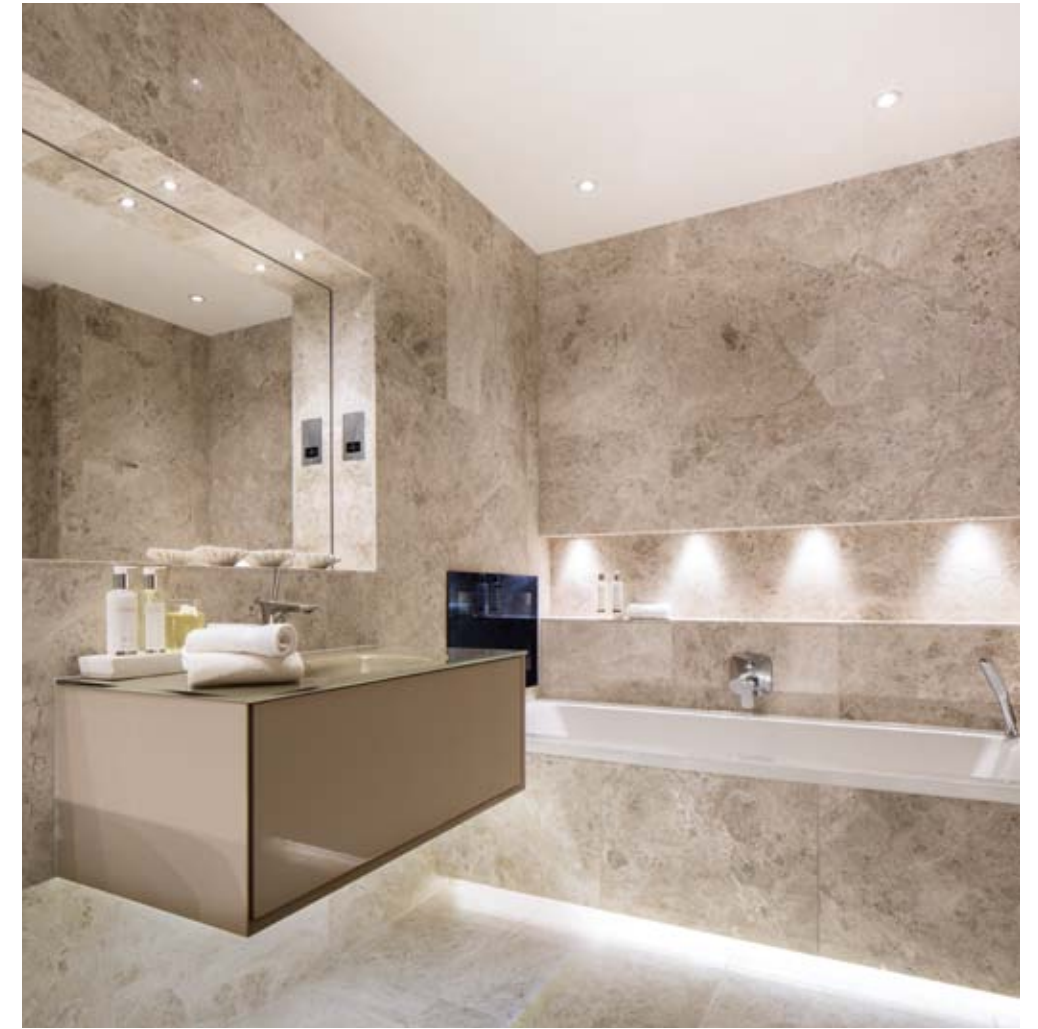
Master bedrooms are spacious and light with timber glazed double doors. The high coved ceilings, plush neutral-toned carpets and built-in wardrobes with either solid walnut or matt spray lacquer doors complete the picture of elegance.

All bedrooms are beautifully decorated and finely finished, offering tranquil spaces for restful sleep. ▾



## DESIGNER BATHROOMS

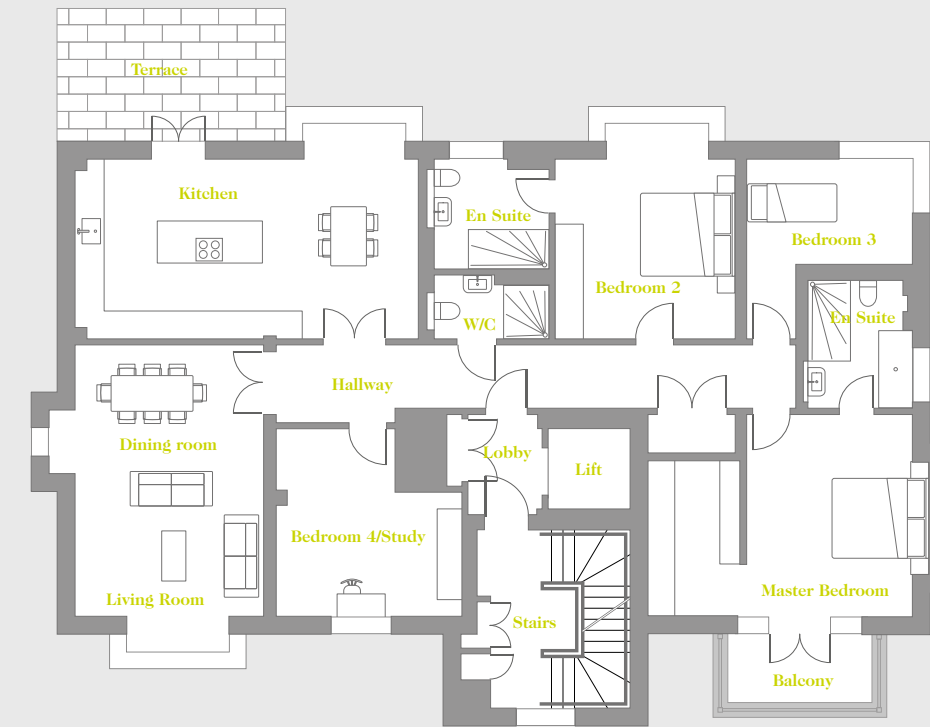
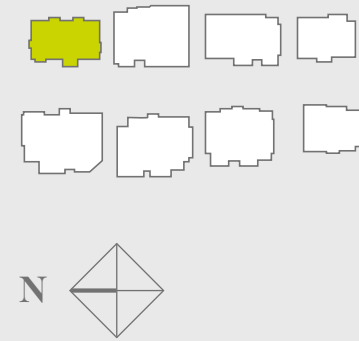
All apartments offer stylish master en-suite and family/guest bathrooms. Each features Italian handmade glass basins and wall-mounted lacquered gloss vanity units. Hansgrohe brassware shower fittings to the baths and walk-in wetroom areas add to the tasteful modernity of the overall design. LED lighting in alcoves and niches creates focal points for choice items. Italian porcelain wall and floor tiles echo the clean elegance of the world's finest residences. ▾



CHANCERY HOUSE



BUILDING LOCATOR



APARTMENT TWO

First floor – 4 Bed

DIMENSIONS

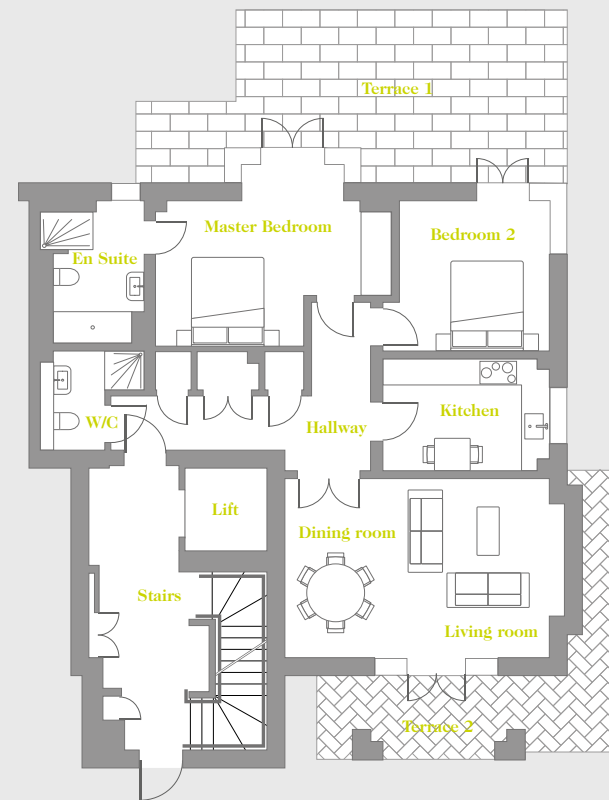
Lounge/Dining	6.73m x 5.09m*	22'1" x 15'5"*
Kitchen/Breakfast	7.53m x 4.72m*	24'8" x 15'6"*
Master Bedroom	4.41m x 3.98m*	14'5" x 13'1"*
Dressing	3.41m x 2.00m	11'2" x 6'7"
En-suite	2.83m x 2.19m	9'3" x 7'2"
Bedroom 2	4.72m x 3.94m*	15'6" x 12'11"*
En-suite	2.70m x 2.39m	8'10" x 7'10"
Bedroom 3	3.64m x 3.92m*	11'11" x 12'10"*
Shower Room	2.50m x 1.38m	8'2" x 4'6"
Hall	11.02m x 1.70m*	37'6" x 5'7"*
Bedroom 4/Study	4.08m x 4.09m*	13'4" x 13'5"*
Balcony	4.8m <sup>2</sup>	52ft <sup>2</sup>
Paved Terrace West	18.24m <sup>2</sup>	196ft <sup>2</sup>
<b>Internal Floor Area</b>	<b>173.45m<sup>2</sup></b>	<b>1867ft<sup>2</sup></b>

APARTMENT ONE

Ground floor – 2 Bed

DIMENSIONS

Lounge/Dining	3.93m x 6.14m*	12'10" x 20'2"*
Kitchen	2.49m x 3.64m	8'2" x 11'11"
Master Bedroom	3.96m x 5.20m*	13'0" x 17'11"*
En-suite	2.23m x 3.12m*	7'4" x 10'3"*
Bedroom 2	3.29m x 3.30m	10'9" x 10'10"
Cloakroom	2.18m x 2.23m*	7'2" x 7'4"*
Hall	5.70m x 3.71m*	18'8" x 12'2"*
Paved Terrace East	30.84m <sup>2</sup>	332ft <sup>2</sup>
Paved Terrace West	14.80m <sup>2</sup>	159ft <sup>2</sup>
<b>Internal floor area</b>	<b>89.72m<sup>2</sup></b>	<b>966ft<sup>2</sup></b>

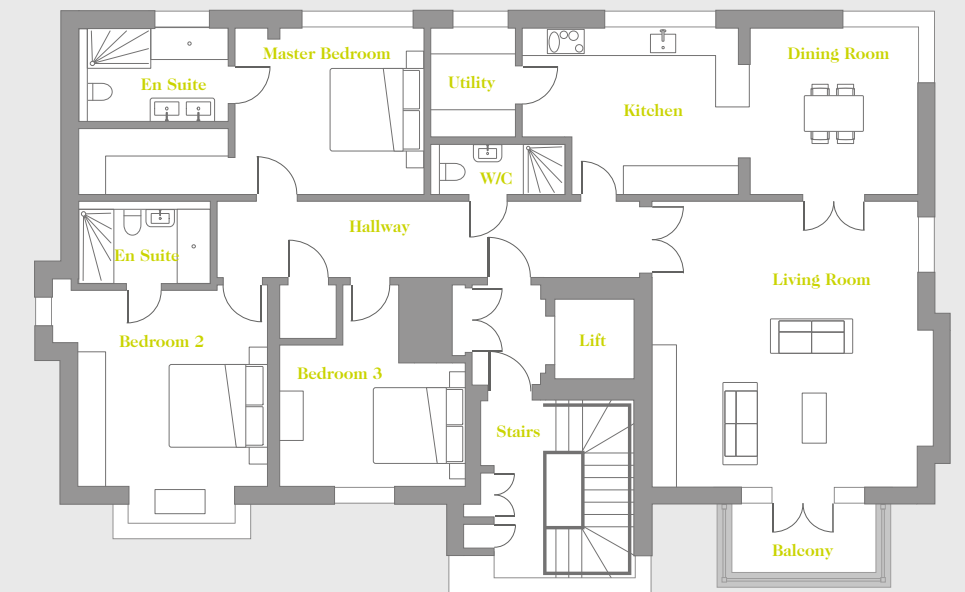


APARTMENT THREE

Second Floor – 3 Bed

DIMENSIONS

Lounge	6.28m x 6.18m*	20'7" x 20'3"*
Dining	3.66m x 3.68m	12'0" x 12'1"
Kitchen	4.76m x 3.66m*	15'7" x 12'0"*
Master Bedroom	4.15m x 3.66m	13'7" x 12'0"
Dressing	3.30m x 1.45m	10'10" x 4'9"
En-suite	2.90m x 2.06m	9'6" x 6'9"
Bedroom 2	4.17m x 5.11m*	13'8" x 16'9"*
En-suite	2.93m x 1.80m	9'7" x 5'11"
Bedroom 3	4.45m x 4.08m*	14'7" x 13'4"*
Utility	1.86m x 2.41m	6'1" x 7'11"
Cloak	2.76m x 1.10m	9'11" x 3'7"
Hall	9.30m x 1.68m*	30'6" x 5'6"*
Balcony	4.8m <sup>2</sup>	52ft <sup>2</sup>
<b>Internal Floor Area</b>	<b>172.16m<sup>2</sup></b>	<b>1853ft<sup>2</sup></b>

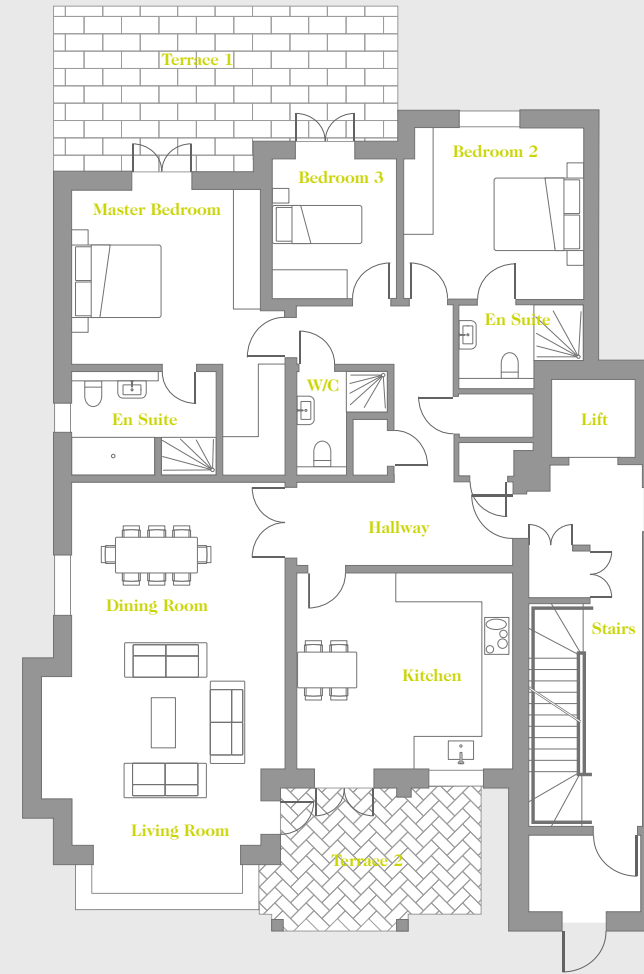
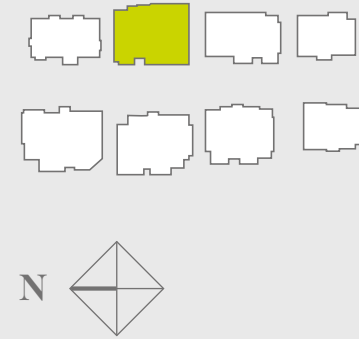


\* Denotes maximum measurement. All figures rounded up to two decimal places

MEDBURN HOUSE



BUILDING LOCATOR



APARTMENT TWO

First floor – 3 Bed

DIMENSIONS

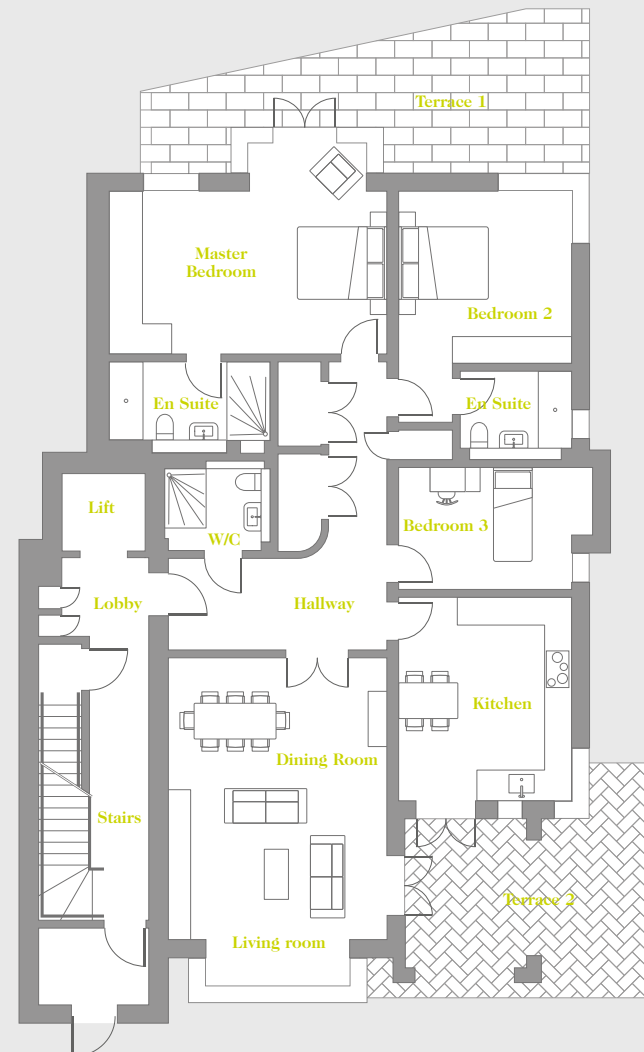
Lounge/Dining	9.00m x 5.34m*	29'6" x 17'6"*
Kitchen	4.31m x 4.74m	14'2" x 15'7"
Master Bedroom	3.83m x 4.13m	12'7" x 13'6"
Dressing	1.36m x 2.43m	4'6" x 8'0"
En-suite	3.15m x 2.19m*	9'7" x 7'2"*
Bedroom 2	3.92m x 3.74m*	12'10" x 12'3"*
En-suite	2.69m x 1.59m*	8'10" x 5'3"*
Shower Room	1.99m x 2.08m*	6'6" x 6'10"*
Bedroom 3	3.06m x 2.74m	10'1" x 9'0"
Hall	5.71m x 4.74m*	18'9" x 15'7"*
Paved Terrace East	22.56m <sup>2</sup>	243ft <sup>2</sup>
Paved Terrace West	12.92m <sup>2</sup>	139ft <sup>2</sup>
<b>Internal Floor Area</b>	<b>148.50m<sup>2</sup></b>	<b>1598ft<sup>2</sup></b>

APARTMENT ONE

Ground floor – 3 Bed

DIMENSIONS

Lounge/Dining	7.20m x 4.79m*	23'8" x 15'8"*
Kitchen	4.48m x 3.79m	14'8" x 12'5"
Master Bedroom	4.65m x 6.07m*	15'3" x 19'11"*
En-suite	3.51m x 1.70m	11'6" x 5'7"
Bedroom 2	5.11m x 3.79m*	16'9" x 12'5"*
En-suite	2.46m x 1.98m	8'1" x 6'6"
Bedroom 3	2.67m x 4.24m*	8'9" x 13'11"*
Hall	4.79m x 6.33m*	15'8" x 20'9"*
Utility	0.98m x 1.84m	3'3" x 6'0"
Cupboard	0.98m x 2.16m*	3'3" x 7'1"*
Bathroom	1.81m x 2.10m	5'11" x 6'11"
Paved Terrace East	24.41m <sup>2</sup>	263ft <sup>2</sup>
Paved Terrace West	23.22m <sup>2</sup>	250ft <sup>2</sup>
<b>Internal Floor Area</b>	<b>146.75m<sup>2</sup></b>	<b>1580ft<sup>2</sup></b>

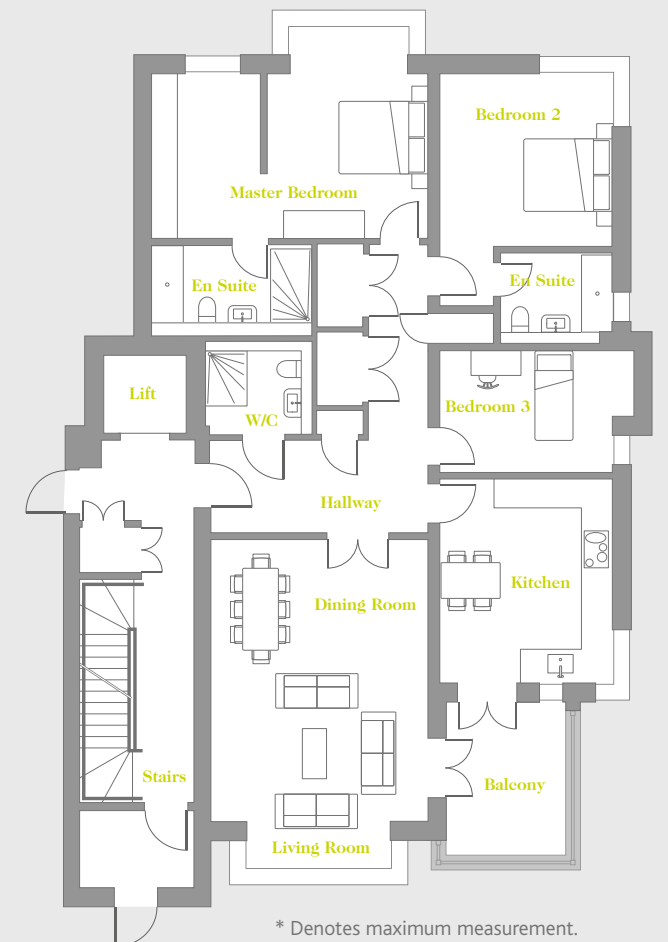


APARTMENT THREE

First floor – 3 Bed

DIMENSIONS

Lounge/Dining	4.79m x 7.20m*	15'8" x 23'8"*
Kitchen	4.48m x 3.79m	14'8" x 12'5"
Master Bedroom	4.66m x 6.07m*	15'4" x 19'11"*
En-suite	3.43m x 1.70m	11'3" x 5'7"
Bedroom 2	3.79m x 5.11m*	12'5" x 16'9"*
En-suite	2.36m x 1.98m	7'9" x 5'7"
Bathroom	2.10m x 1.81m	6'7" x 5'11"
Bedroom 3	4.24m x 2.67m*	13'11" x 8'9"*
Utility	0.98m x 1.78m	3'3" x 5'10"
Cupboard	0.98m x 1.58m	3'3" x 5'2"
Hall	6.32m x 4.79m*	20'9" x 15'8"*
Balcony	8.70m <sup>2</sup>	94ft <sup>2</sup>
<b>Internal Floor Area</b>	<b>146.79m<sup>2</sup></b>	<b>1580ft<sup>2</sup></b>



\* Denotes maximum measurement. All figures rounded up to two decimal places

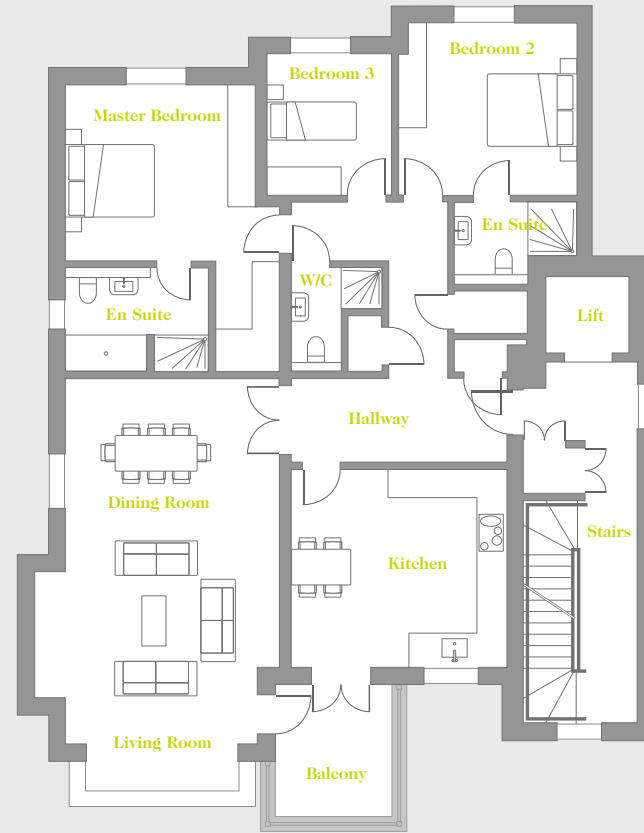
MEDBURN HOUSE

APARTMENT FOUR

Second floor – 3 Bed

DIMENSIONS

Lounge/Dining	9.04m x 5.38m*	29'8" x 17'8"
Kitchen	4.35m x 4.74m	14'3" x 15'7"
Master Bedroom	3.87m x 4.17m	12'8" x 13'8"
Dressing	1.40m x 2.43m	4'7" x 8'0"
En-suite	3.15m x 2.18m	10'4" x 7'2"
Bedroom 2	3.92m x 3.78m*	12'10" x 12'5"
En-suite	2.69m x 1.62m*	8'10" x 5'4"
Shower Room	1.10m x 2.08m*	6'6" x 7'6"
Bedroom 3	3.10m x 2.74m	10'2" x 6'10"
Hall	5.71m x 4.74m*	18'9" x 15'7"
Balcony	8.00m <sup>2</sup>	86ft <sup>2</sup>
<b>Internal Floor Area</b>	<b>150.14m<sup>2</sup></b>	<b>1616ft<sup>2</sup></b>



APARTMENT SIX

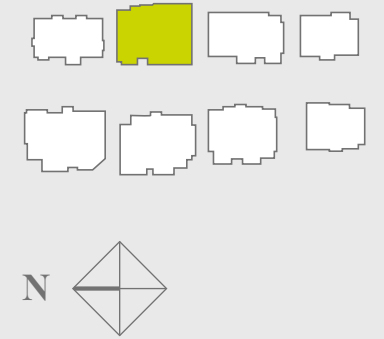
Third floor – 4 Bed

DIMENSIONS

Lounge/Reading	4.84m x 7.42m	15'11" x 24'4"
Kitchen	5.78m x 5.80m*	19'0" x 19'0"
Dining	5.78m x 4.25m	19'0" x 13'11"
Master Bedroom	5.66m x 6.47m*	18'7" x 21'3"
Dressing	3.01m x 2.37m	9'11" x 7'9"
En-suite	3.01m x 2.96m	9'1" x 9'8"
Bedroom 2	5.11m x 3.90m	16'9" x 12'10"
En-suite 2	1.98m x 2.75m*	6'6" x 9'0"
Bedroom 3	4.24m x 3.73m*	13'11" x 12'3"
En-suite 3	3.00m x 1.78m*	9'10" x 5'10"
Bedroom 4/Study	4.57m x 4.78m	15'0" x 15'8"
Hall	11.05m x 1.66m	36'3" x 5'5"
Utility	1.15m x 0.88m	3'9" x 2'11"
WC	1.34m x 2.20m	4'5" x 7'3"
Store	2.15m x 1.30m	7'0" x 4'3"
Balcony	34.00m <sup>2</sup>	366ft <sup>2</sup>
<b>Internal Floor Area</b>	<b>258.32m<sup>2</sup></b>	<b>2781ft<sup>2</sup></b>



BUILDING LOCATOR

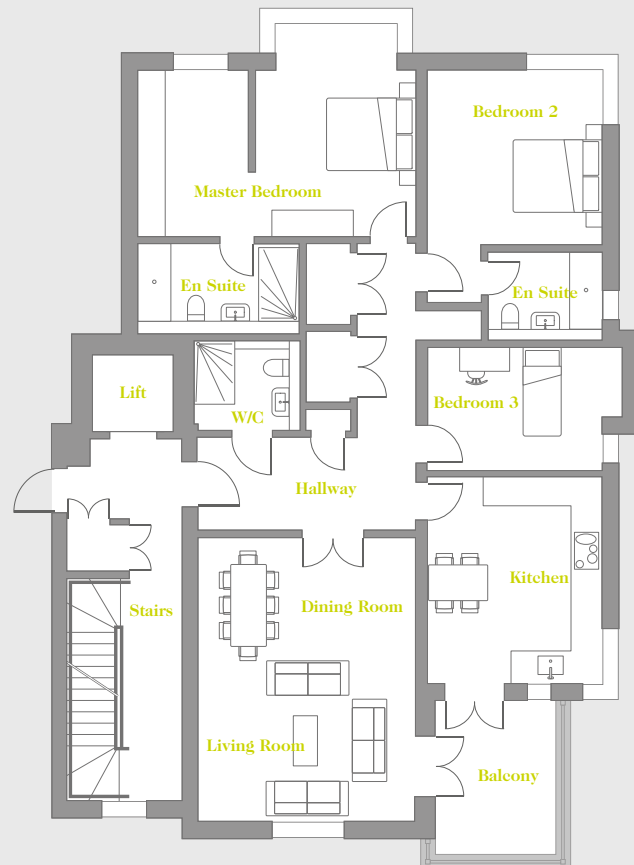


APARTMENT FIVE

Second floor – 3 Bed

DIMENSIONS

Lounge/Dining	4.79m x 6.25m	15'8" x 20'6"
Kitchen	4.54m x 3.83m	14'11" x 12'7"
Master Bedroom	4.66m x 6.11m*	15'4" x 20'0"
En-suite	3.46m x 1.70m	11'4" x 5'7"
Bedroom 2	3.83m x 5.12m*	12'7" x 16'9"
En-suite	2.40m x 1.70m	7'10" x 5'7"
Bathroom	2.10m x 1.77m	6'11" x 5'9"
Bedroom 3	4.28m x 2.70m*	14'1" x 8'10"
Utility	0.98m x 1.78m	3'3" x 5'10"
Cupboard	0.98m x 1.56m	3'3" x 5'1"
Hall	6.30m x 4.79m*	20'8" x 15'8"
Balcony	9.30m <sup>2</sup>	100ft <sup>2</sup>
<b>Internal Floor Area</b>	<b>145.15m<sup>2</sup></b>	<b>1562ft<sup>2</sup></b>

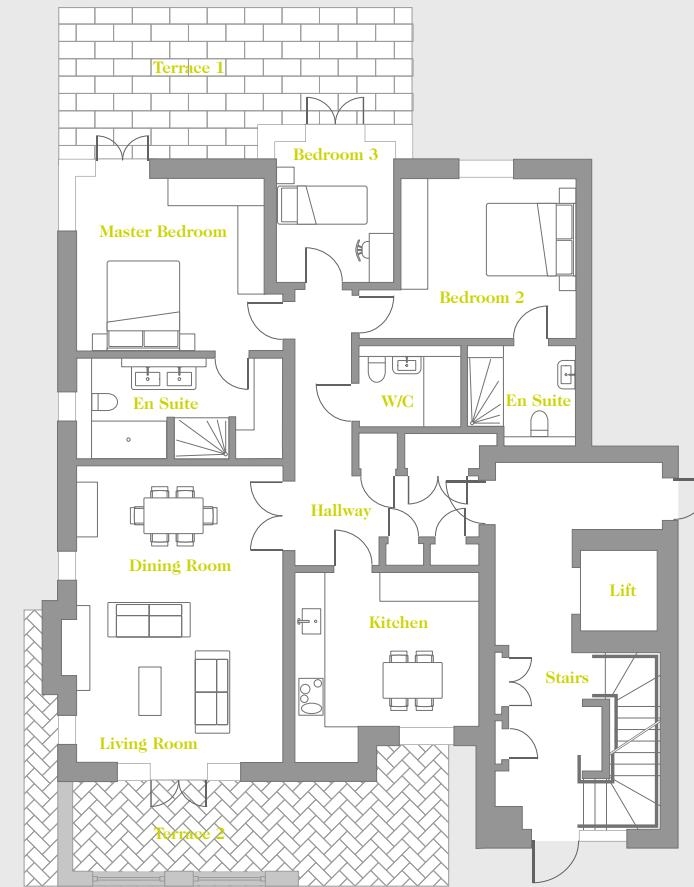
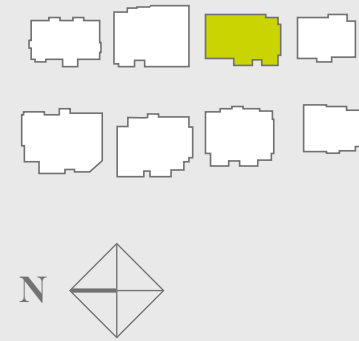


\* Denotes maximum measurement. All figures rounded up to two decimal places

COLLINGHAM HOUSE



BUILDING LOCATOR



APARTMENT TWO

First floor – 3 Bed

DIMENSIONS

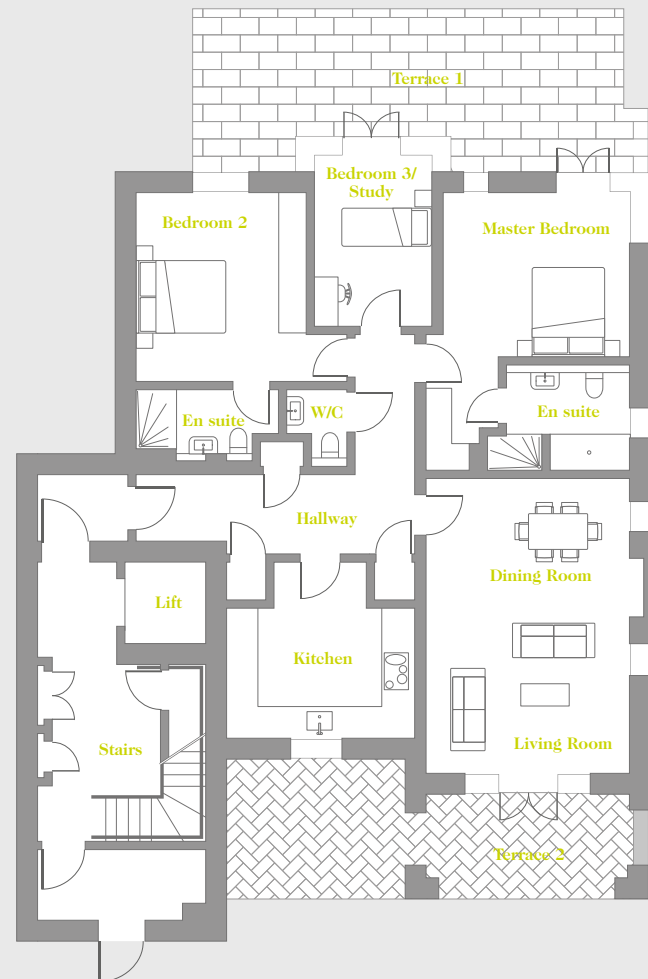
Lounge/Dining	4.53m x 6.51m	14'10" x 21'4"
Kitchen	4.05m x 4.18m*	13'3" x 13'8"
Master Bedroom	4.13m x 3.80m	13'6" x 12'5"
En-suite	4.53m x 2.13m	14'10" x 7'0"
Bedroom 2	3.52m x 4.77m*	11'7" x 15'8"
En-suite	2.38m x 2.01m*	7'10" x 6'7"
Bedroom 3	2.58m x 3.08m	8'6" x 10'1"
Cloakroom	2.23m x 1.78m	7'4" x 5'10"
Hall	4.05m x 6.07m*	13'3" x 19'11"
Paved Terrace East	22.5m <sup>2</sup>	240ft <sup>2</sup>
Paved Terrace West	25.39m <sup>2</sup>	270ft <sup>2</sup>
<b>Internal Floor Area</b>	<b>126.17m<sup>2</sup></b>	<b>1358ft<sup>2</sup></b>

APARTMENT ONE

Ground floor – 3 Bed

DIMENSIONS

Lounge/Dining	4.49m x 6.51m	14'9" x 21'4"
Kitchen	4.13m x 3.88m	13'7" x 12'9"
Master Bedroom	4.13m x 6.17m*	13'6" x 20'3"
En-suite	2.71m x 2.16m	8'1" x 7'1"
Bedroom 2	4.22m x 3.73m*	13'10" x 12'3"
En-suite	3.14m x 1.43m*	10'4" x 4'8"
Bedroom 3	2.58m x 3.78m	8'6" x 12'5"
Hall	6.12m x 4.88m*	20'1" x 16'0"
Paved Terrace East	28.6m <sup>2</sup>	308ft <sup>2</sup>
Paved Terrace West	24.5m <sup>2</sup>	263ft <sup>2</sup>
<b>Internal Floor Area</b>	<b>127.62m<sup>2</sup></b>	<b>1374ft<sup>2</sup></b>

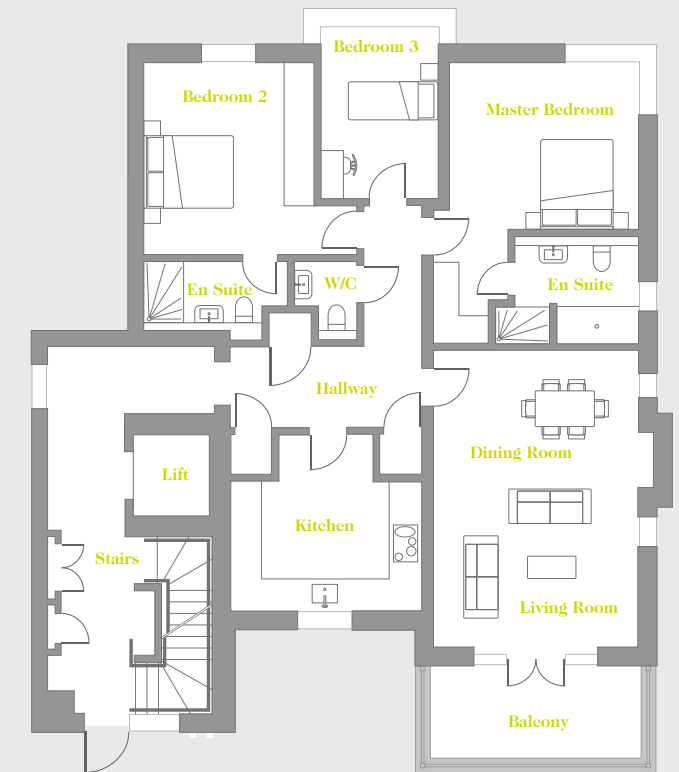


APARTMENT THREE

First floor – 3 Bed

DIMENSIONS

Lounge/Dining	4.83m x 6.55m*	15'10" x 21'6"
Kitchen	4.21m x 3.92m*	13'10" x 12'10"
Master Bedroom	4.13m x 6.63m	13'6" x 11'11"
Dressing	1.63m x 1.81m	5'4" x 5'11"
En-suite	3.14m x 2.16m*	10'4" x 7'1"
Bedroom 2	3.73m x 4.18m*	12'3" x 13'9"
En-suite	3.14m x 1.39m	10'4" x 4'7"
Bedroom 3	2.58m x 3.76m	8'6" x 12'13"
Hall	4.20m x 4.88m*	13'9" x 16'0"
Balcony	9.40m <sup>2</sup>	101ft <sup>2</sup>
<b>Internal Floor Area</b>	<b>124.86m<sup>2</sup></b>	<b>1344ft<sup>2</sup></b>



\* Denotes maximum measurement. All figures rounded up to two decimal places

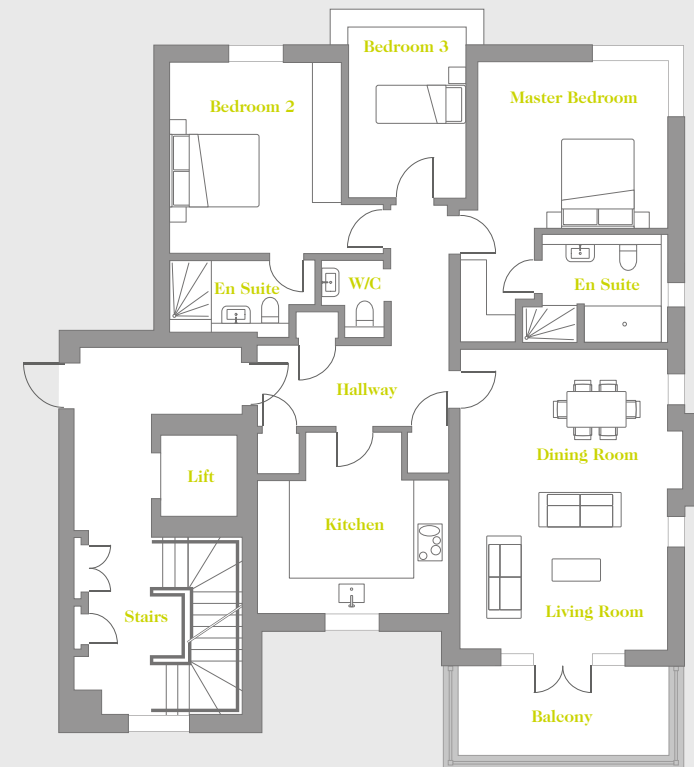
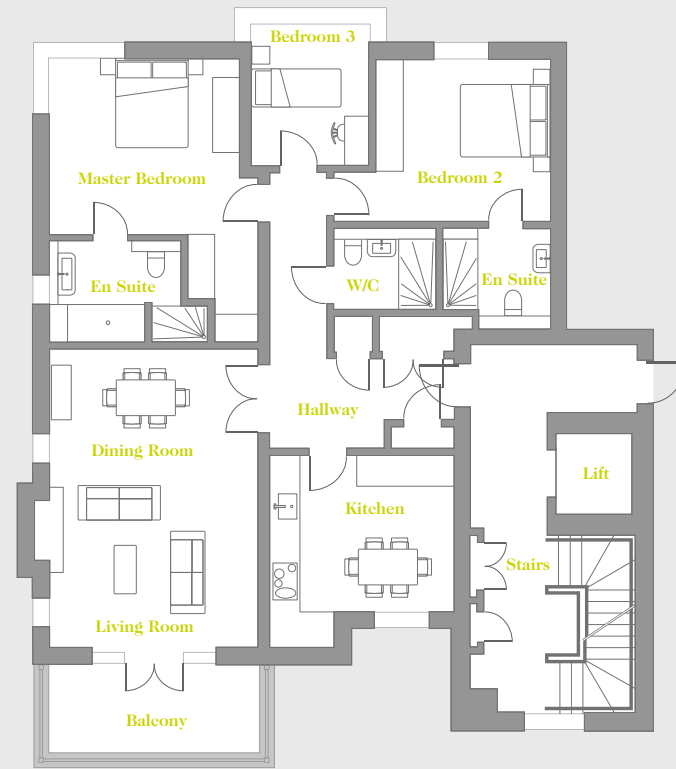
COLLINGHAM HOUSE

APARTMENT FOUR

Second floor – 3 Bed

DIMENSIONS

Lounge/Dining	4.57m x 6.55m	15'0" x 21'6"
Kitchen	4.05m x 4.22m*	13'3" x 13'10"*
Master Bedroom	4.17m x 3.84m	13'8" x 12'7"
Dressing	1.53m x 2.37m*	5'1" x 7'9"*
En-suite	2.88m x 1.98m*	9'5" x 6'6"*
Bedroom 2	4.77m x 3.56m*	15'8" x 11'8"*
En-suite	2.38m x 2.01m*	7'10" x 6'7"*
Bedroom 3	2.58m x 3.09m	8'6" x 10'2"
Shower Room	2.23m x 1.55m*	7'4" x 5'1"*
Hall	4.05m x 6.07m*	13'3" x 19'11"*
Balcony	9.1m <sup>2</sup>	98ft <sup>2</sup>
<b>Internal Floor Area</b>	<b>127.44m<sup>2</sup></b>	<b>1371ft<sup>2</sup></b>



APARTMENT FIVE

Second floor – 3 Bed

DIMENSIONS

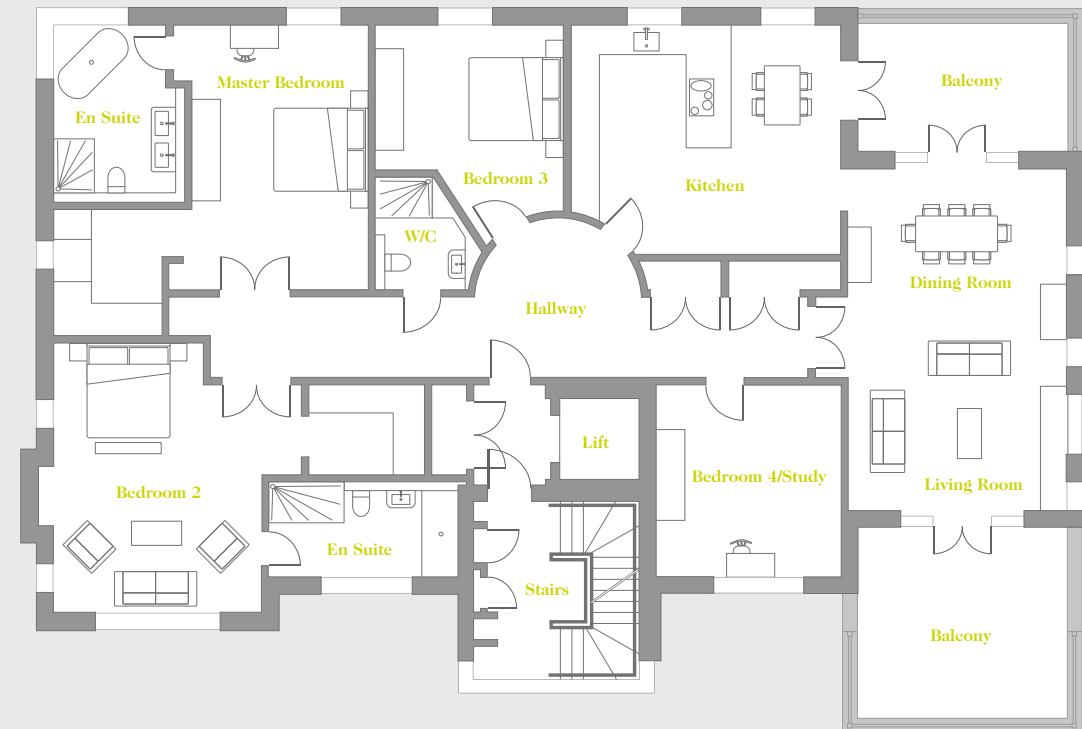
Lounge/Dining	4.53m x 6.55m	14'10" x 21'6"
Kitchen	4.21m x 3.93m*	13'10" x 12'11"*
Master Bedroom	4.17m x 3.71m	13'8" x 12'12"
Dressing	1.63m x 1.81m	5'4" x 5'11"*
En-suite	3.18m x 2.35m*	10'5" x 7'9"*
Bedroom 2	3.73m x 4.26m*	12'3" x 14'0"*
En-suite	3.12m x 1.30m*	10'3" x 4'3"*
Bedroom 3	2.58m x 3.77m	8'6" x 12'4"
Hall	4.20m x 4.88m*	13'9" x 16'0"*
Balcony	9.1m <sup>2</sup>	98ft <sup>2</sup>
<b>Internal Floor Area</b>	<b>126.12m<sup>2</sup></b>	<b>1357ft<sup>2</sup></b>

APARTMENT SIX

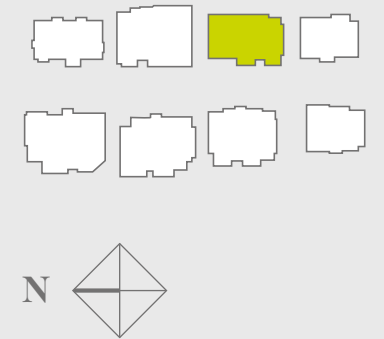
Third floor – 3 Bed

DIMENSIONS

Lounge/Dining	4.80m x 7.51m	15'9" x 24'8"
Kitchen	5.95m x 5.04m*	19'6" x 16'6"*
Master Bedroom	3.88m x 5.82m*	12'9" x 19'1"
Dressing	2.78m x 2.38m	9'1" x 7'10"*
En-suite	2.88m x 3.70m*	9'5" x 12'2"*
Bedroom 2	5.45m x 5.95m*	19'1" x 19'6"*
En-suite	1.90m x 4.15m*	6'3" x 13'7"*
Dressing	1.98m x 2.54m	6'6" x 8'4"*
Bedroom 3	4.14m x 4.83m*	13'7" x 15'10"
Shower Room	1.98m x 2.48m*	6'6" x 8'2"
Bedroom 4/Study	4.04m x 4.22m	13'3" x 13'10"*
Hall	13.12m x 1.78m	43'1" x 5'10"
East Balcony	12.00m <sup>2</sup>	129ft <sup>2</sup>
West Balcony	19.00m <sup>2</sup>	204ft <sup>2</sup>
<b>Internal Floor Area</b>	<b>236.54m<sup>2</sup></b>	<b>2546ft<sup>2</sup></b>



BUILDING LOCATOR



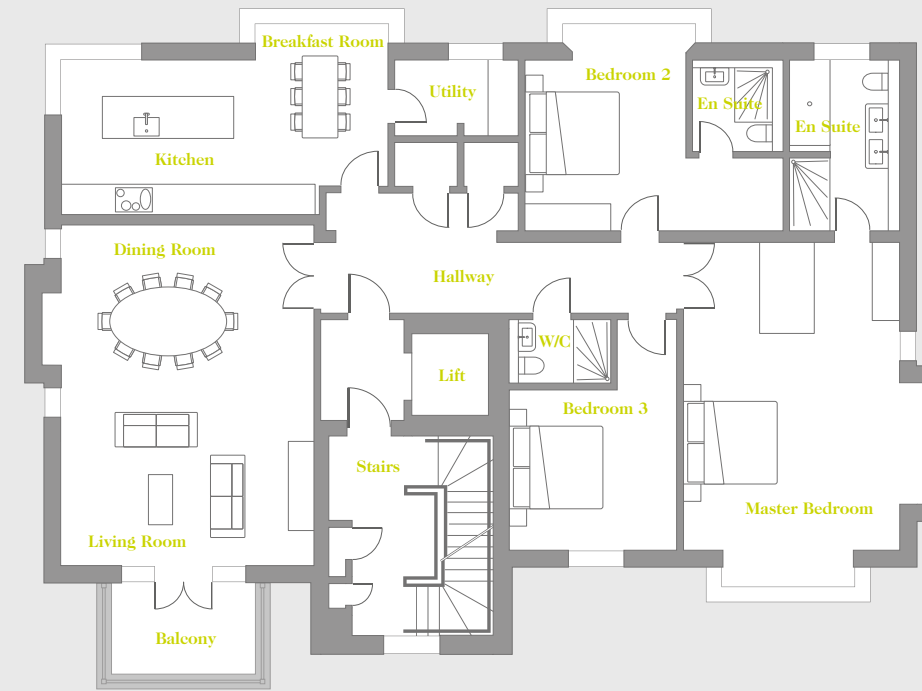
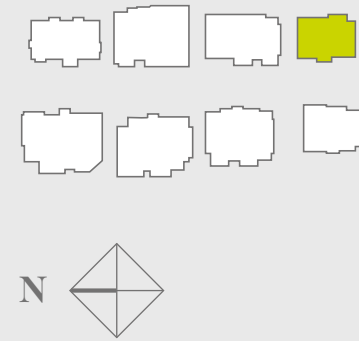
\* Denotes maximum measurement. All figures rounded up to two decimal places



WHITEHALL HOUSE



BUILDING LOCATOR



APARTMENT TWO

First floor – 3 Bed

DIMENSIONS

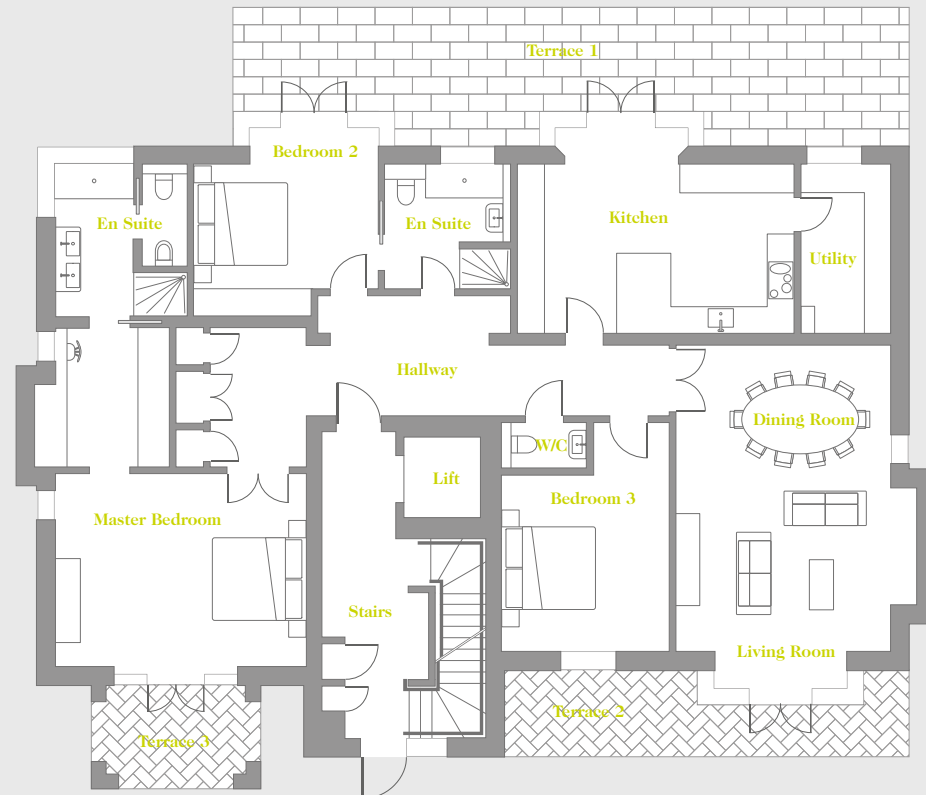
Lounge/Dining	7.47m x 5.99m*	24'6" x 19'8"
Kitchen/Breakfast	7.16m x 4.15m*	23'6" x 13'8"
Utility	2.72m x 1.66m	8'11" x 5'5"
Master Bedroom	5.31m x 7.55m*	17'5" x 24'9"
En-suite	3.74m x 2.19m*	12'3" x 7'2"
Bedroom 2	3.54m x 4.53m*	11'7" x 14'10"
Dressing	1.97m x 1.58m	6'6" x 5'2"
En-suite	1.77m x 2.01m*	5'10" x 6'7"
Bedroom 3	3.68m x 5.06m*	12'1" x 16'7"
Shower Room	2.04m x 1.43m	6'8" x 4'8"
Hall	7.82m x 2.64m	25'8" x 8'8"
Balcony	6.4m <sup>2</sup>	68ft <sup>2</sup>
<b>Internal Floor Area</b>	<b>191.08m<sup>2</sup></b>	<b>2056ft<sup>2</sup></b>

APARTMENT ONE

Ground floor – 3 Bed

DIMENSIONS

Lounge/Dining	7.55m x 5.27m*	24'9" x 17'4"
Kitchen/Breakfast	6.08m x 3.70m*	19'11" x 12'2"
Utility	3.70m x 1.97m	12'2" x 6'5"
Master Bedroom	4.24m x 5.50m*	13'11" x 18'1"
Dressing	2.95m x 2.92m*	9'8" x 9'7"
En-suite	3.33m x 2.88m*	10'11" x 9'5"
Bedroom 2	4.11m x 4.05m*	13'6" x 13'3"
En-suite	2.76m x 2.72m*	9'0" x 8'11"
Bedroom 3	3.68m x 5.02m*	12'1" x 16'6"
Cloakroom	1.65m x 0.92m*	5'5" x 3'0"
Hall	10.07m x 3.04m	33'1" x 10'0"
Paved Terrace East	47.74m <sup>2</sup>	510ft <sup>2</sup>
Paved Terrace West 1	18.63m <sup>2</sup>	200ft <sup>2</sup>
Paved Terrace West 2	27.37m <sup>2</sup>	290ft <sup>2</sup>
<b>Internal Floor Area</b>	<b>184.65m<sup>2</sup></b>	<b>1987ft<sup>2</sup></b>

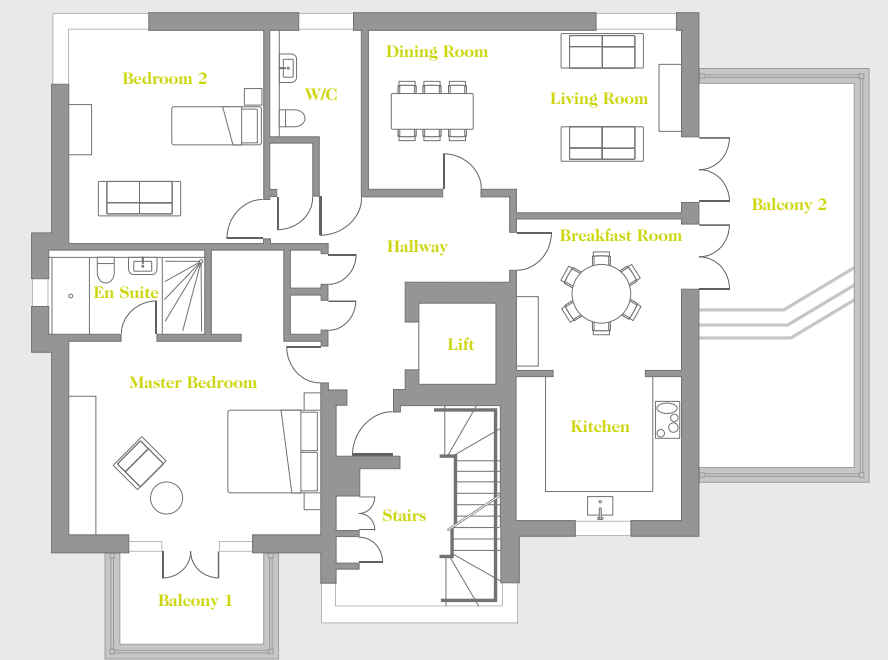


APARTMENT THREE

Second floor – 2 Bed

DIMENSIONS

Lounge	6.89m x 4.01m*	22'7" x 13'2"
Breakfast Room	3.63m x 3.31m	11'11" x 10'10"
Kitchen	3.63m x 3.15m	11'11" x 10'4"
Master Bedroom	5.54m x 4.24m	18'2" x 13'11"
Dressing	1.59m x 1.87m	5'2" x 6'2"
En-suite	3.30m x 1.87m	10'10" x 6'2"
Bedroom 2	4.28m x 4.69m	14'0" x 15'5"
Cloakroom	1.80m x 3.51m*	5'11" x 11'6"
Hall	5.26m x 5.72m*	17'3" x 18'9"
Balcony 1	6.90m <sup>2</sup>	74ft <sup>2</sup>
Balcony 2	27.0m <sup>2</sup>	290ft <sup>2</sup>
<b>Internal Floor Area</b>	<b>131.86m<sup>2</sup></b>	<b>1419ft<sup>2</sup></b>

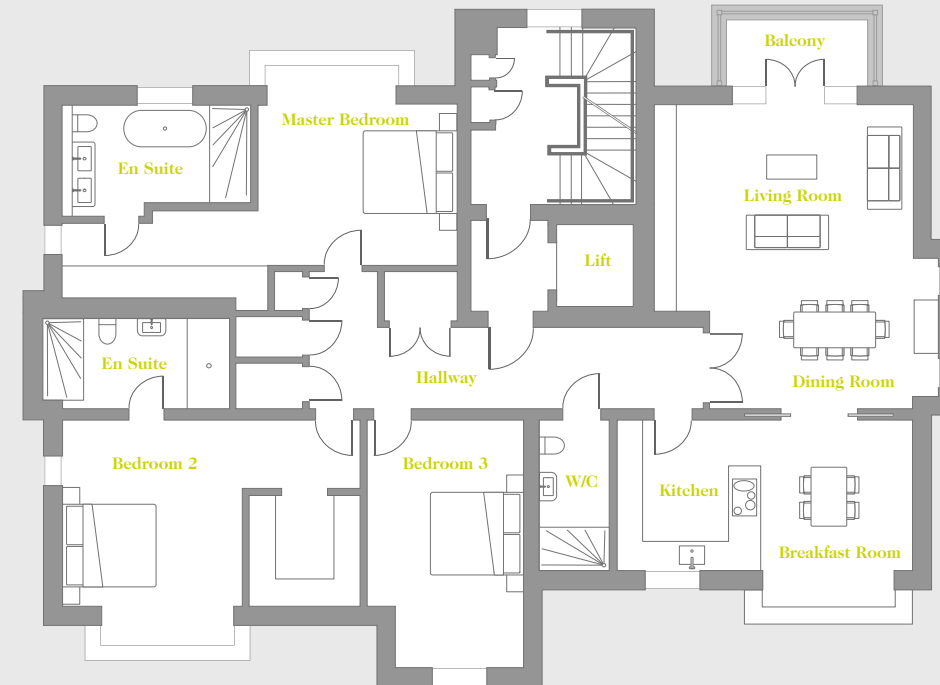
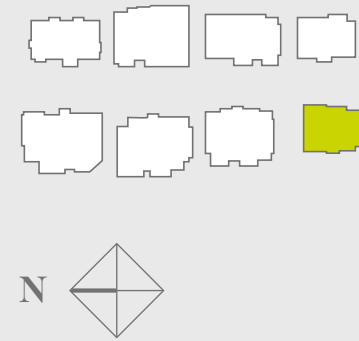


\* Denotes maximum measurement. All figures rounded up to two decimal places

ELTHAM HOUSE



BUILDING LOCATOR



APARTMENT TWO

First floor – 3 Bed

DIMENSIONS

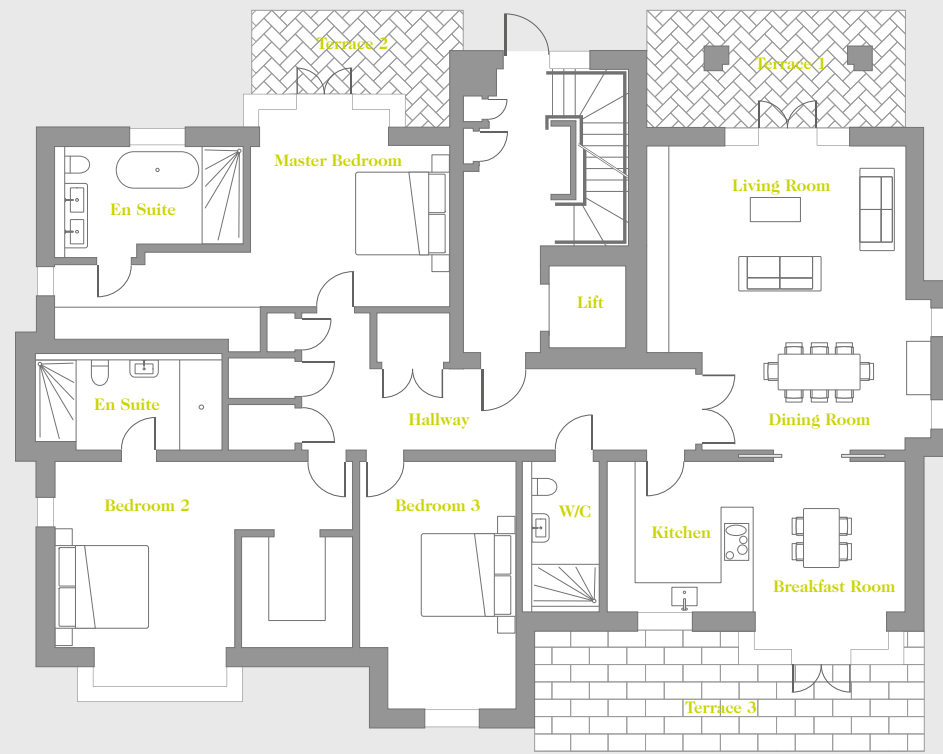
Lounge/Dining	6.71m x 6.29m*	22'0" x 20'8"
Breakfast	3.33m x 4.12m	10'11" x 13'6"
Kitchen	3.21m x 3.34m	10'6" x 10'11"
Master Bedroom	4.35m x 4.35m*	14'3" x 14'3"
Dressing	4.30m x 1.92m*	14'1" x 6'3"
En-suite	3.95m x 2.48m*	13'0" x 8'2"
Bedroom 2	4.91m x 6.53m*	16'1" x 21'5"
Dressing	2.44m x 2.47m	8'0" x 8'1"
En-suite	4.05m x 1.97m	13'3" x 6'6"
Bedroom 3	3.47m x 5.47m*	11'5" x 18'0"
Shower Room	1.50m x 3.16m	4'11" x 10'4"
Utility	1.46m x 0.87m*	4'9" x 2'10"
Hall	8.65m x 3.00m*	28'4" x 9'10"
Balcony	4.8m <sup>2</sup>	51ft <sup>2</sup>
<b>Internal Floor Area</b>	<b>198.0m<sup>2</sup></b>	<b>2131ft<sup>2</sup></b>

APARTMENT ONE

Ground floor – 3 Bed

DIMENSIONS

Lounge/Dining	6.67m x 6.25m*	21'11" x 20'6"
Breakfast	3.29m x 4.12m*	10'10" x 13'6"
Kitchen	3.26m x 3.30m	10'8" x 10'10"
Master Bedroom	4.35m x 4.31m*	14'3" x 14'2"
Dressing	4.30m x 1.92m*	14'1" x 6'3"
En-suite	3.95m x 2.44m*	13'0" x 13'0"
Bedroom 2	4.91m x 6.53m*	16'1" x 21'5"
Dressing	2.44m x 2.43m	8'0" x 8'0"
En-suite	4.01m x 1.97m	13'2" x 6'6"
Bedroom 3	3.43m x 5.43m*	11'3" x 17'10"
Shower Room	1.50m x 3.16m	4'11" x 10'4"
Utility	1.46m x 0.87m*	4'9" x 2'10"
Hall	8.65m x 3.00m*	28'4" x 9'10"
Paved Terrace East 1	8.63m <sup>2</sup>	90ft <sup>2</sup>
Paved Terrace East 2	14.57m <sup>2</sup>	156ft <sup>2</sup>
Paved Terrace West	26.87m <sup>2</sup>	290ft <sup>2</sup>
<b>Internal Floor Area</b>	<b>191.09m<sup>2</sup></b>	<b>2056ft<sup>2</sup></b>

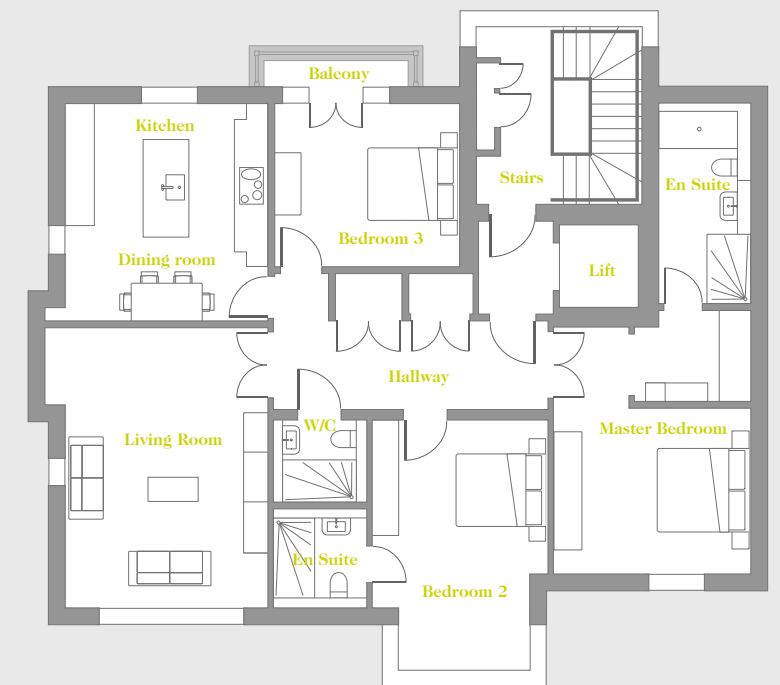


APARTMENT THREE

Second floor – 3 Bed

DIMENSIONS

Lounge	6.16m x 4.88m*	20'3" x 16'0"
Dining/Kitchen	4.43m x 4.78m	14'7" x 15'8"
Master Bedroom	4.31m x 5.38m*	14'2" x 17'8"
Dressing	2.01m x 2.55m*	6'7" x 8'4"
En-suite	1.99m x 4.20m	6'6" x 13'9"
Bedroom 2	3.85m x 5.48m*	12'8" x 18'0"
En-suite	1.99m x 1.85m*	6'6" x 6'1"
Bedroom 3	4.12m x 3.60m	13'6" x 11'10"
Shower Room	1.59m x 1.78m	5'3" x 5'10"
Utility	1.40m x 0.88m	4'7" x 2'11"
Hall	5.99m x 2.96m*	19'8" x 9'9"
Balcony	2.10m <sup>2</sup>	22ft <sup>2</sup>
<b>Internal Floor Area</b>	<b>151.18m<sup>2</sup></b>	<b>1627ft<sup>2</sup></b>

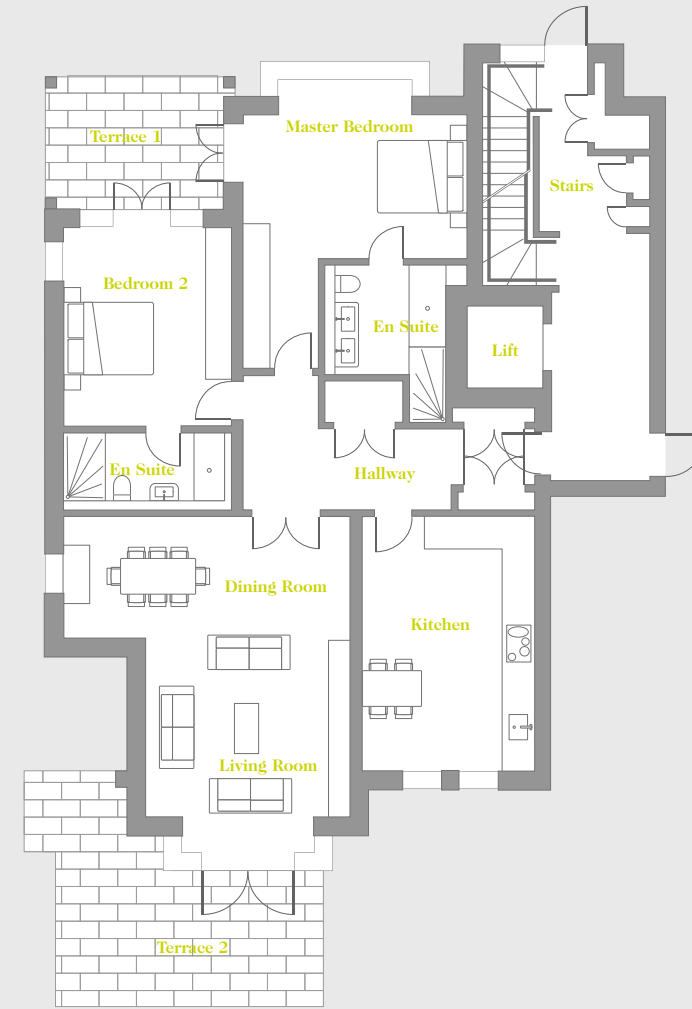
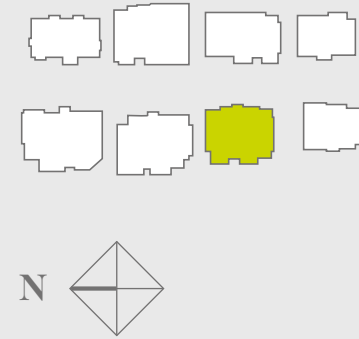


\* Denotes maximum measurement. All figures rounded up to two decimal places

NEWGATE HOUSE



BUILDING LOCATOR



APARTMENT TWO

First floor – 2 Bed

DIMENSIONS

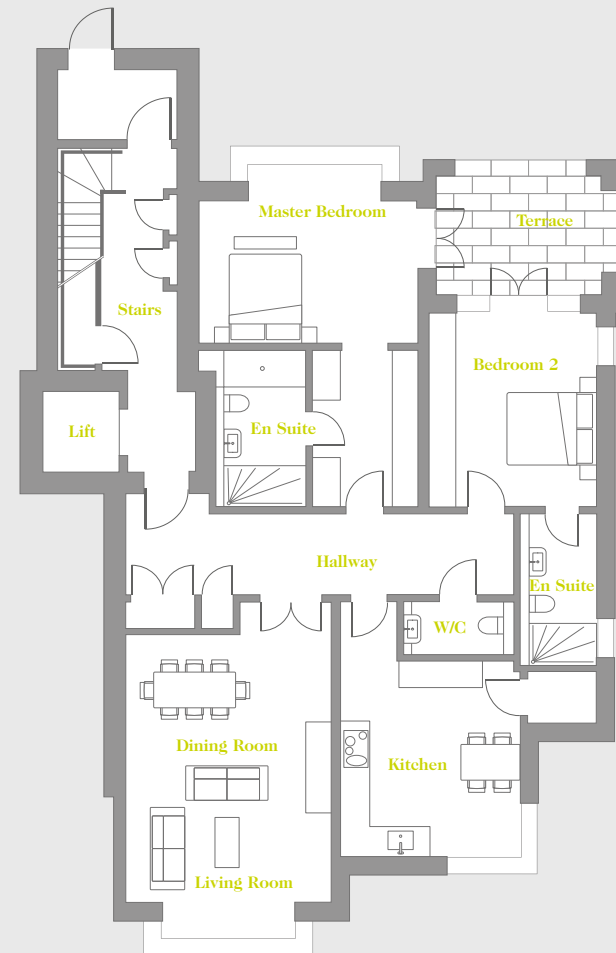
Lounge/Dining	6.29m x 7.37m*	20'8" x 24'2"*
Kitchen	3.81m x 5.58m*	12'6" x 18'4"*
Master Bedroom	4.91m x 6.33m*	16'1" x 20'9"*
En-suite	2.45m x 3.1m*	8'0" x 10'10"*
Bedroom 2	3.68m x 4.36m	12'1" x 14'3"
En-suite	3.56m x 1.48m	11'8" x 4'10"
Cloaks	2.28m x 1.08m	7'6" x 3'7"
Hall	6.40m x 2.96m*	21'0" x 9'8"*
Terrace 1	11.59m <sup>2</sup>	124ft <sup>2</sup>
Terrace 2	25.9m <sup>2</sup>	278ft <sup>2</sup>
<b>Internal Floor Area</b>	<b>132.17m<sup>2</sup></b>	<b>1422ft<sup>2</sup></b>

APARTMENT ONE

Ground floor – 2 Bed

DIMENSIONS

Lounge/Dining	4.49m x 7.37m*	14'9" x 24'2"*
Kitchen	3.90m x 5.58m*	12'10" x 18'4"*
Master Bedroom	4.81m x 3.91m*	15'9" x 12'10"*
Dressing	2.30m x 3.44m	7'7" x 11'3"
En-suite	1.80m x 3.43m	5'11" x 11'3"
Bedroom 2	3.68m x 4.26m	12'1" x 14'0"
En-suite	1.48m x 3.31m	4'10" x 10'10"
Cloaks	2.21m x 1.08m	7'3" x 3'6"
Hall	8.51m x 1.78m	27'11" x 5'10"
Terrace 1	13.47m <sup>2</sup>	144ft <sup>2</sup>
<b>Internal Floor Area</b>	<b>131.90m<sup>2</sup></b>	<b>1419ft<sup>2</sup></b>

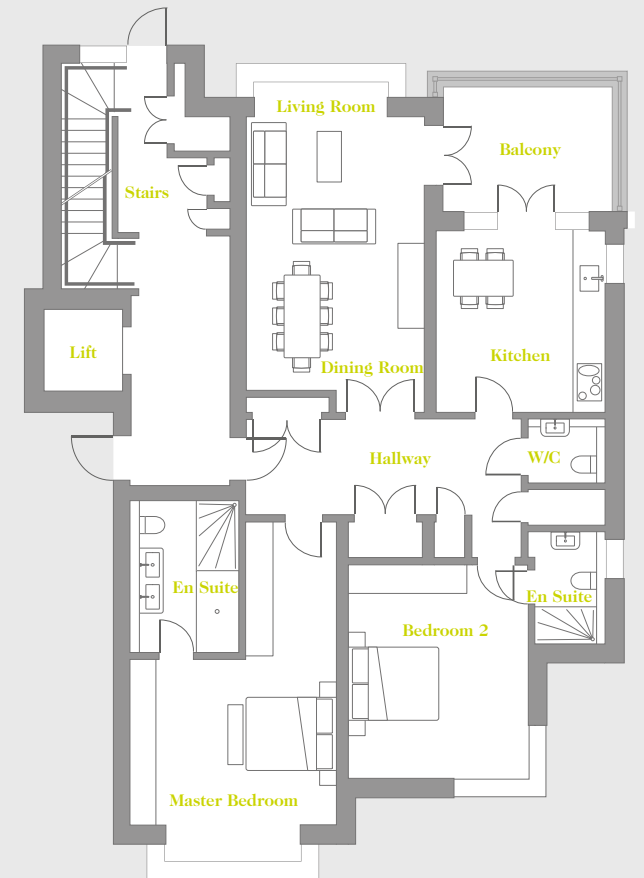


APARTMENT THREE

First floor – 2 Bed

DIMENSIONS

Lounge/Dining	3.88m x 7.20m*	12'9" x 23'8"*
Kitchen	3.68m x 3.96m	12'1" x 13'0"
Master Bedroom	4.49m x 7.39m*	14'9" x 24'3"*
En-suite	2.07m x 3.30m	6'10" x 10'10"
Bedroom 2	3.90m x 4.65m	12'10" x 15'3"
En-suite	1.34m x 2.44m	4'5" x 8'0"
Cloaks	1.48m x 1.38m	4'10" x 4'6"
Hall	5.99m x 2.08m	19'8" x 6'10"
Balcony	10.00m <sup>2</sup>	108ft <sup>2</sup>
<b>Internal Floor Area</b>	<b>122.26m<sup>2</sup></b>	<b>1316ft<sup>2</sup></b>



\* Denotes maximum measurement. All figures rounded up to two decimal places

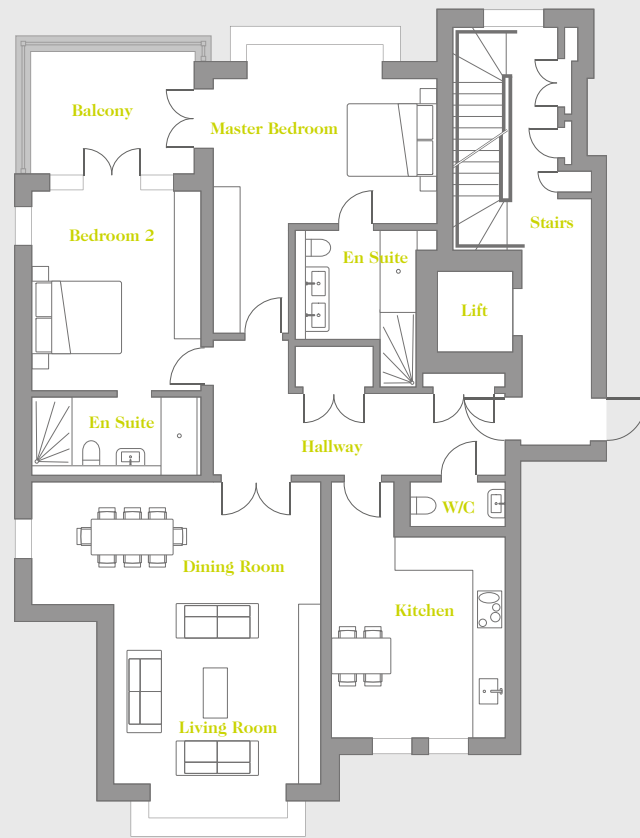
NEWGATE HOUSE

APARTMENT FOUR

Second floor – 2 Bed

DIMENSIONS

Lounge/Dining	6.34m x 7.41m*	20'10" x 24'4"*
Kitchen	3.79m x 5.63m*	12'5" x 18'6"*
Master Bedroom	4.91m x 6.37m*	16'1" x 20'11"*
En-suite	2.45m x 2.39m	8'0" x 7'10"
Bedroom 2	3.68m x 4.36m	12'1" x 14'3"
En-suite	3.60m x 1.5m	11'10" x 4'11"
Cloaks	2.08m x 1.7m	6'10" x 3'4"
Hall	6.40m x 2.96m*	21' x 9'8"*
Balcony	10m <sup>2</sup>	108ft <sup>2</sup>
<b>Internal Floor Area</b>	<b>133.52m<sup>2</sup></b>	<b>1437ft<sup>2</sup></b>



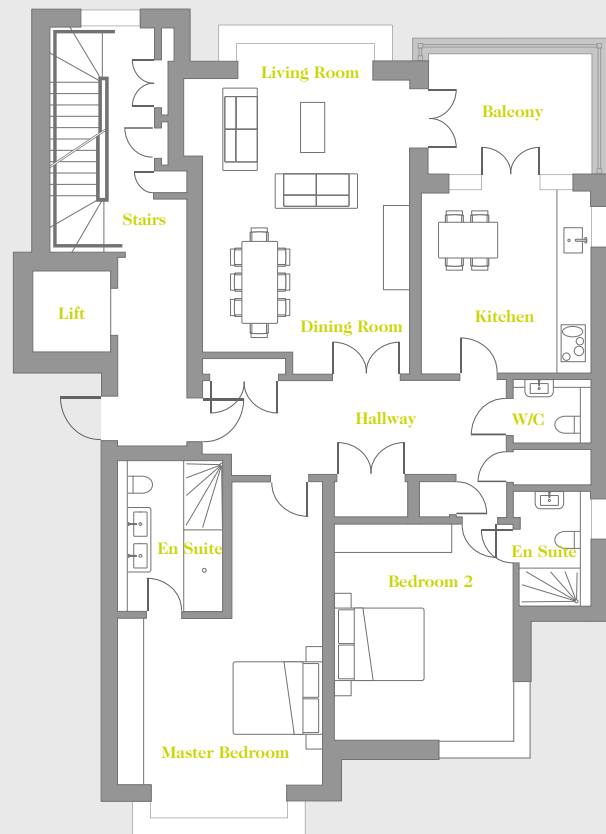
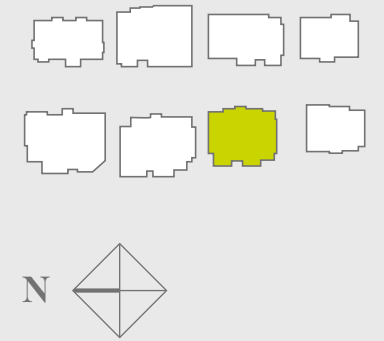
APARTMENT SIX

Third floor – 3 Bed

DIMENSIONS

Lounge	5.64m x 8.51m*	18'6" x 27'11"*
Dining/Kitchen	4.06m x 3.57m*	13'4" x 11'9"*
Master Bedroom	6.36m x 4.53m*	20'10" x 14'10"*
En-suite	2.81m x 1.65m	9'3" x 5'5"
Bedroom 2	7.39m x 3.45m*	24'3" x 11'4"*
En-suite	3.21m x 3.39m*	10'6" x 11'1"*
Shower	1.31m x 2.03m	4'4" x 6'8"
Bedroom 3	2.81m x 3.36m*	9'3" x 11'0"*
Hall	5.20m x 2.27m	17'1" x 7'6"
Balcony	4.8m <sup>2</sup>	50ft <sup>2</sup>
<b>Internal Floor Area</b>	<b>133.46m<sup>2</sup></b>	<b>1436.6ft<sup>2</sup></b>

BUILDING LOCATOR

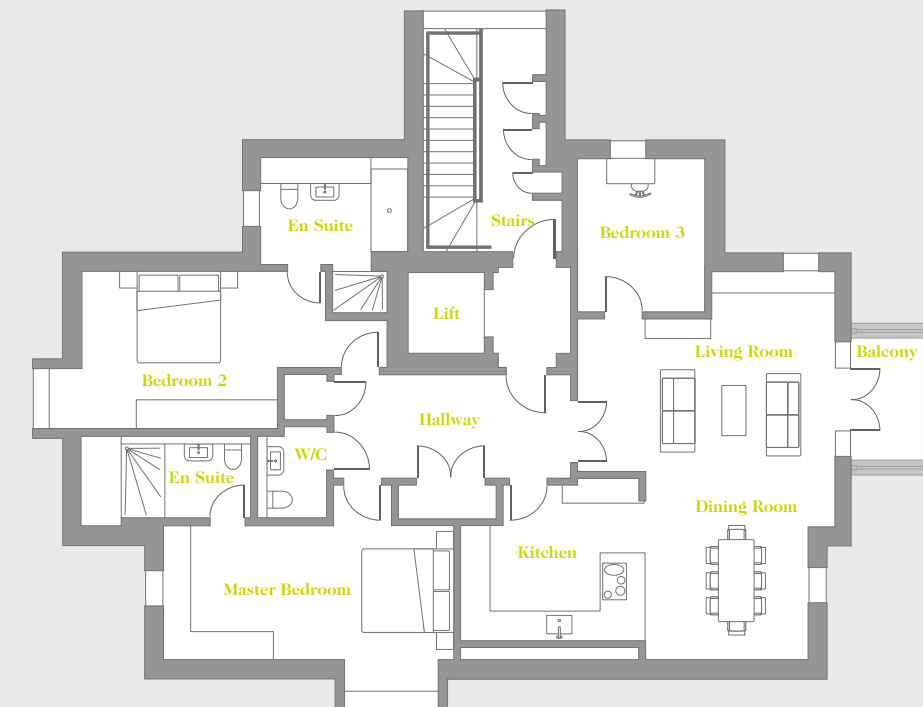


APARTMENT FIVE

Second floor – 2 Bed

DIMENSIONS

Lounge/Dining	4.96m x 7.26m*	16'3" x 23'10"*
Kitchen	3.71m x 4.01m	12'2" x 13'2"
Master Bedroom	4.49m x 7.41m*	14'9" x 24'4"*
En-suite	2.07m x 3.3m	6'10" x 10'10"
Bedroom 2	3.94m x 4.70m	12'11" x 15'5"
En-suite	1.54m x 2.47m	5'1" x 8'1"
Cloaks	1.43m x 1.38m	4'8" x 4'6"
Hall	6.67m x 2.1m	21'11" x 6'11"
Balcony	10m <sup>2</sup>	108ft <sup>2</sup>
<b>Internal Floor Area</b>	<b>129.58m<sup>2</sup></b>	<b>1395ft<sup>2</sup></b>

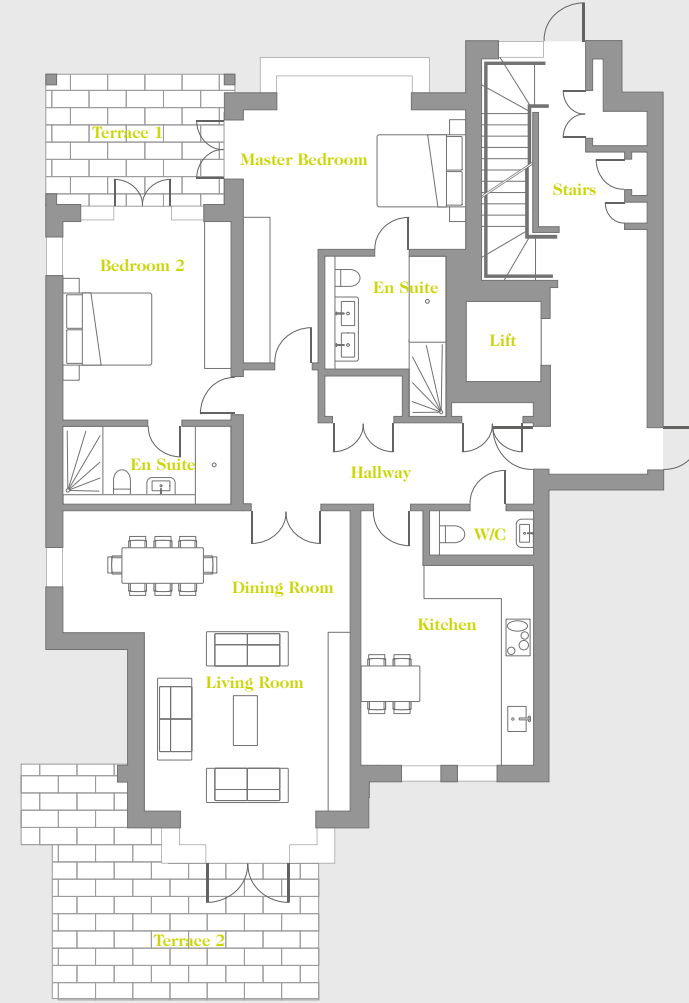
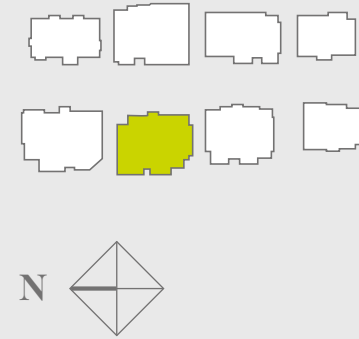


\* Denotes maximum measurement. All figures rounded up to two decimal places

CAVALIER HOUSE



BUILDING LOCATOR



APARTMENT TWO

First floor – 2 Bed

DIMENSIONS

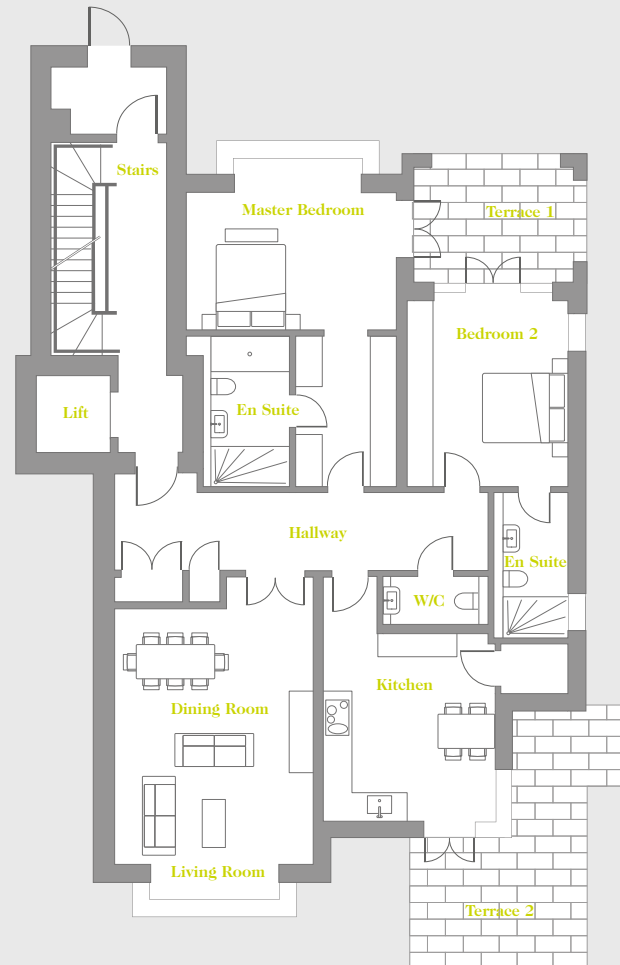
Lounge/Dining	6.29m x 7.36m*	20'8" x 24'2"*
Kitchen	3.79m x 5.58m*	12'5" x 18'4"*
Master Bedroom	4.91m x 6.32m*	16'1" x 20'9"*
En-suite	2.45m x 3.41m*	8'0" x 11'2"*
Bedroom 2	3.68m x 4.35m	12'1" x 14'3"
En-suite	3.56m x 1.48m	11'8" x 4'10"
Cloaks	2.08m x 1.08m	6'10" x 3'7"
Hall	6.40m x 2.95m*	21'0" x 9'8"*
Terrace 1	18.93m <sup>2</sup>	104ft <sup>2</sup>
Terrace 2	33.65m <sup>2</sup>	362ft <sup>2</sup>
<b>Internal Floor Area</b>	<b>132.17m<sup>2</sup></b>	<b>1423ft<sup>2</sup></b>

APARTMENT ONE

Ground floor – 2 Bed

DIMENSIONS

Lounge/Dining	4.52m x 7.37m*	14'10" x 24'2"*
Kitchen	3.90m x 5.58m*	12'10" x 18'4"*
Master Bedroom	4.84m x 3.92m*	15'10" x 12'10"*
Dressing	2.30m x 3.44m	7'7" x 11'3"
En-suite	1.80m x 3.34m	5'11" x 10'11"
Bedroom 2	3.68m x 4.27m	12'1" x 14'0"
En-suite	1.49m x 3.31m	4'11" x 10'10"
Cloaks	2.21m x 1.15m	7'3" x 3'9"
Hall	8.54m x 1.78m	28'0" x 5'10"
Terrace 1	17.22m <sup>2</sup>	185ft <sup>2</sup>
Terrace 2	20.75m <sup>2</sup>	233ft <sup>2</sup>
<b>Internal Floor Area</b>	<b>132.31m<sup>2</sup></b>	<b>1424ft<sup>2</sup></b>

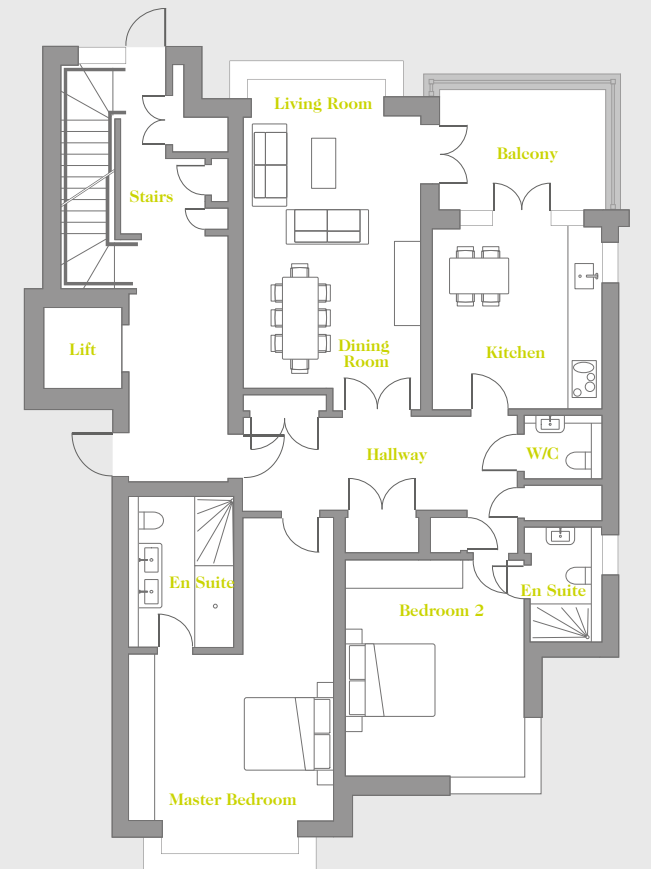


APARTMENT THREE

First floor – 2 Bed

DIMENSIONS

Lounge/Dining	3.88m x 7.20m*	12'9" x 23'8"*
Kitchen	3.68m x 3.96m	12'1" x 13'0"
Master Bedroom	4.49m x 7.39m*	14'9" x 24'3"*
En-suite	2.07m x 3.30m	6'10" x 10'10"
Bedroom 2	3.90m x 4.65m	12'10" x 15'3"
En-suite	1.34m x 2.44m	4'5" x 8'0"
Cloaks	1.48m x 1.38m	4'10" x 4'6"
Hall	5.99m x 2.08m	19'8" x 6'10"
Balcony	10.00m <sup>2</sup>	108ft <sup>2</sup>
<b>Internal Floor Area</b>	<b>122.26m<sup>2</sup></b>	<b>1316ft<sup>2</sup></b>



\* Denotes maximum measurement. All figures rounded up to two decimal places

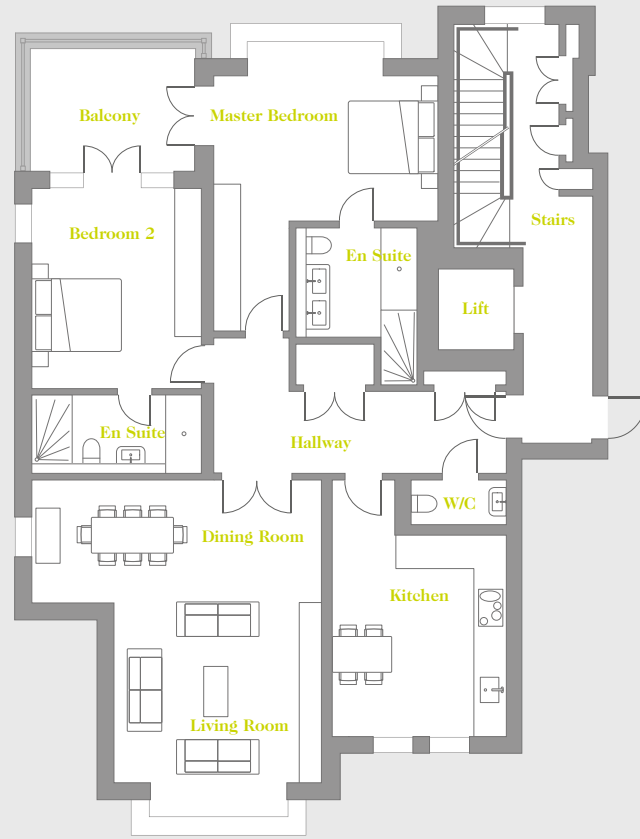
CAVALIER HOUSE

APARTMENT FOUR

Second floor – 2 Bed

DIMENSIONS

Lounge/Dining	6.34m x 7.41m*	20'10" x 24'4"*
Kitchen	3.79m x 5.63m*	12'5" x 18'6"*
Master Bedroom	4.91m x 6.37m*	16'1" x 20'11"*
En-suite	2.45m x 2.39m	8'0" x 7'10"
Bedroom 2	3.68m x 4.36m	12'1" x 14'3"
En-suite	3.60m x 1.5m	11'10" x 4'11"
Cloaks	2.08m x 1.7m	6'10" x 3'4"
Hall	6.40m x 2.96m*	21' x 9'8"*
Balcony	10m <sup>2</sup>	108ft <sup>2</sup>
<b>Internal Floor Area</b>	<b>133.52m<sup>2</sup></b>	<b>1437ft<sup>2</sup></b>



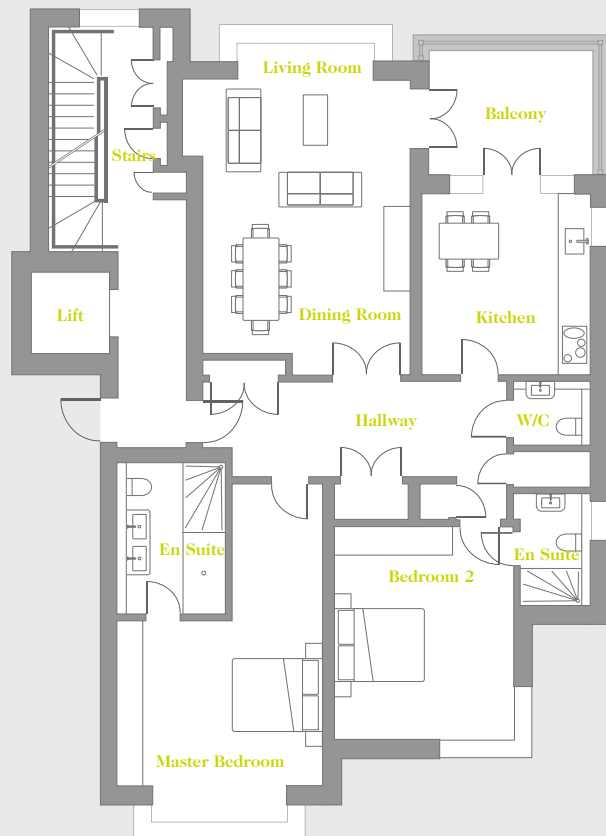
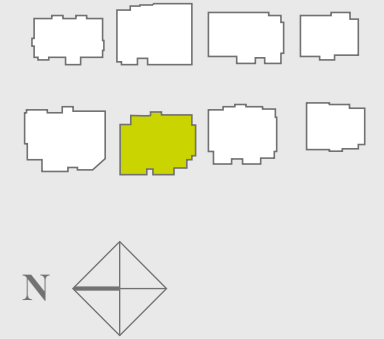
APARTMENT SIX

Third floor – 3 Bed

DIMENSIONS

Lounge/Dining	5.64m x 8.51m*	18'6" x 27'11"*
Kitchen	4.06m x 3.57m*	13'4" x 11'9"*
Master Bedroom	6.36m x 4.53m*	20'10" x 14'10"*
En-suite	2.81m x 1.65m	9'3" x 5'5"
Bedroom 2	7.39m x 3.45m*	24'3" x 11'4"*
En-suite	3.21m x 3.39m*	10'6" x 11'1"*
Shower	1.31m x 2.03m	4'4" x 6'8"
Bedroom 3	2.81m x 3.36m*	9'3" x 11'0"*
Hall	5.20m x 2.27m	17'1" x 7'6"
Balcony	4.8m <sup>2</sup>	50ft <sup>2</sup>
<b>Internal Floor Area</b>	<b>133.46m<sup>2</sup></b>	<b>1436.6ft<sup>2</sup></b>

BUILDING LOCATOR

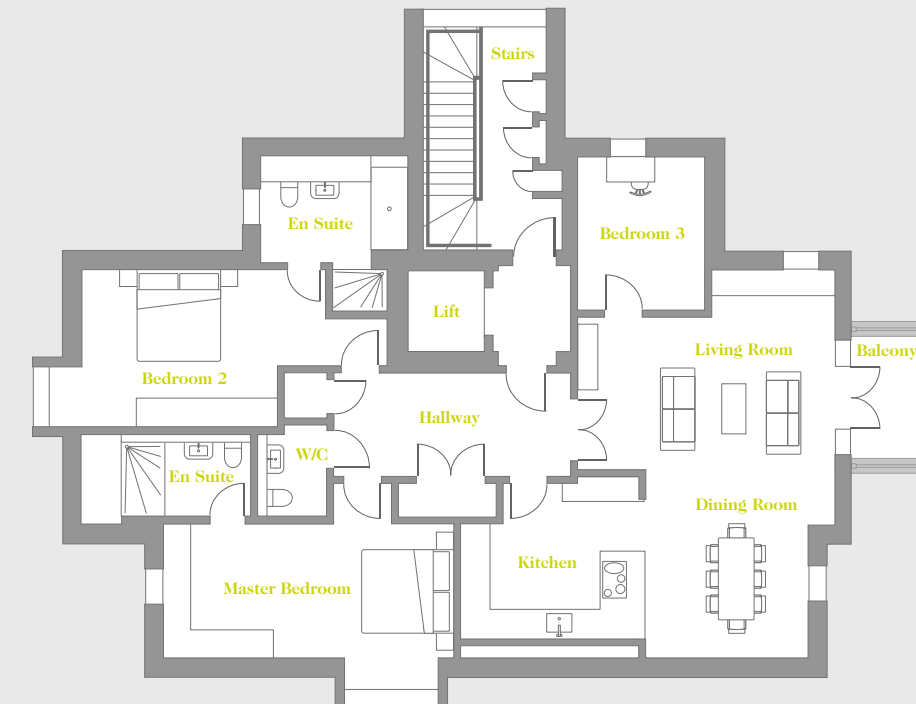


APARTMENT FIVE

Second floor – 2 Bed

DIMENSIONS

Lounge/Dining	4.96m x 7.26m*	16'3" x 23'10"*
Kitchen	3.72m x 4.00m	12'2" x 13'2"
Master Bedroom	4.49m x 7.41m*	14'9" x 24'4"*
En-suite	2.07m x 3.3m	6'10" x 10'10"
Bedroom 2	3.94m x 4.70m	12'11" x 15'5"
En-suite	1.54m x 2.47m	5'1" x 8'1"
Cloaks	1.43m x 1.38m	4'8" x 4'6"
Hall	6.67m x 2.10m	21'11" x 6'11"
Balcony	10m <sup>2</sup>	108ft <sup>2</sup>
<b>Internal Floor Area</b>	<b>129.58m<sup>2</sup></b>	<b>1395ft<sup>2</sup></b>

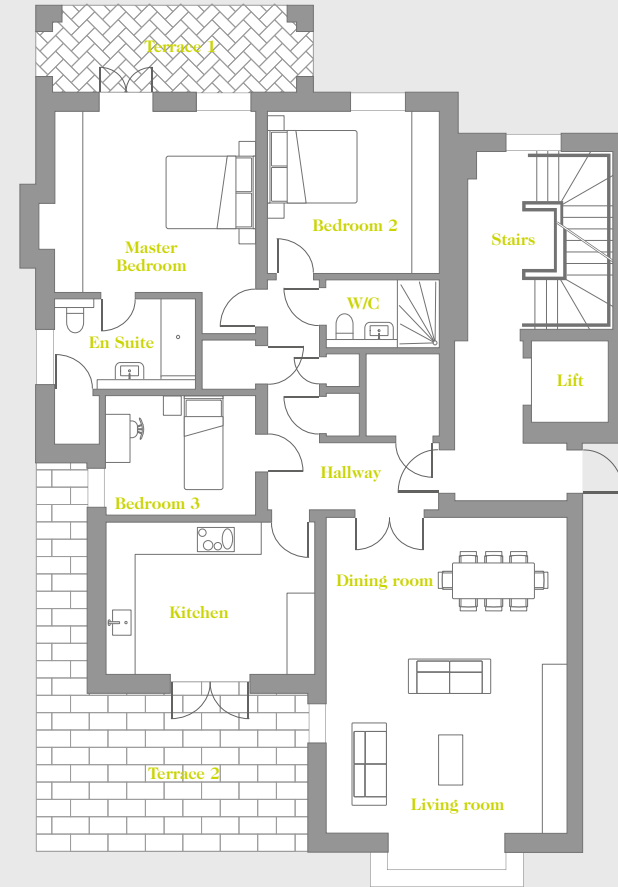
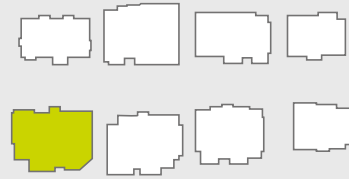


\* Denotes maximum measurement. All figures rounded up to two decimal places

NELSON HOUSE



BUILDING LOCATOR



APARTMENT TWO

First floor – 3 Bed

DIMENSIONS

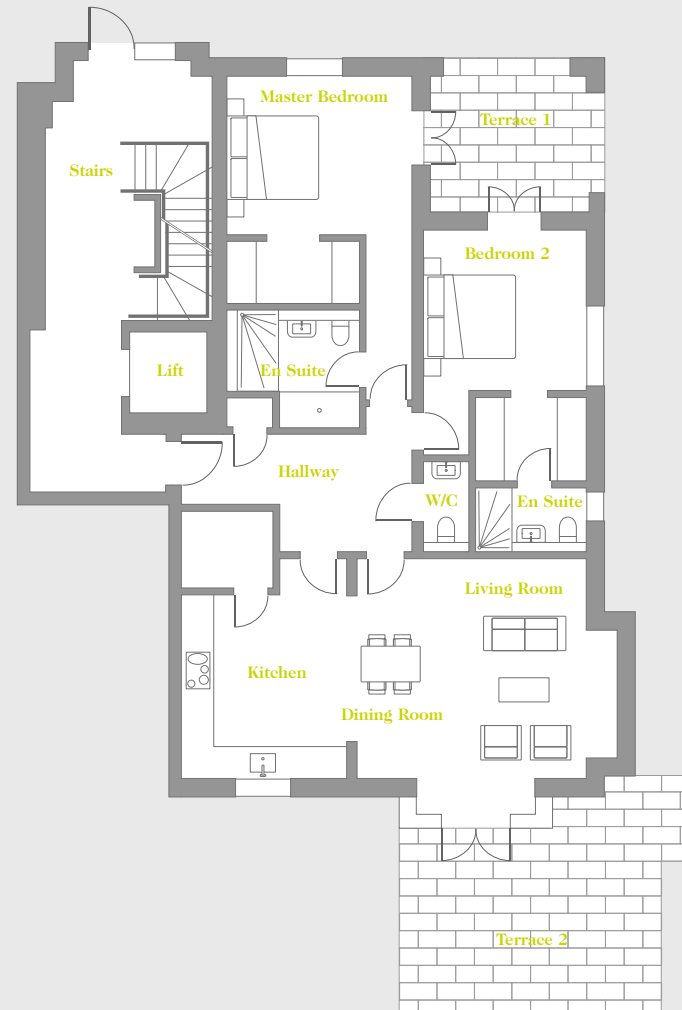
Lounge/Dining	5.28m x 6.94m	17'4" x 22'9"
Kitchen	4.58m x 3.35m	15'0" x 11'0"
Master Bedroom	4.76m x 3.97m	15'7" x 13'0"
En-suite	2.98m x 1.98m	9'9" x 6'6"
Bedroom 2	3.76m x 3.56m	12'4" x 11'8"
Shower Room	2.48m x 1.48m*	8'1" x 4'10"*
Bedroom 3	3.28m x 2.61m	10'9" x 8'7"
Utility	1.59m x 1.79m	5'3" x 5'10"
Hall	1.48m x 3.76m	4'10" x 12'4"
External Paving	26.4m <sup>2</sup>	285ft <sup>2</sup>
Terrace	11.6m <sup>2</sup>	124ft <sup>2</sup>
<b>Internal Floor Area</b>	<b>129.05m<sup>2</sup></b>	<b>1389ft<sup>2</sup></b>

APARTMENT ONE

Ground floor – 2 Bed

DIMENSIONS

Lounge/Dining	5.00m x 4.83m	16'5" x 15'10"
Kitchen	3.61m x 4.03m	11'10" x 13'3"
Utility	2.01m x 1.68m	6'7" x 5'6"
Master Bedroom	4.04m x 3.48m	13'3" x 11'5"
Dressing	2.89m x 1.35m	9'6" x 4'5"
En-suite	2.69m x 2.37m	8'10" x 7'9"
Bedroom 2	3.57m x 3.51m	11'8" x 11'6"
Dressing	2.43m x 1.84m	7'11" x 6'0"
En-suite	2.43m x 1.2m	7'11" x 3'11"
W.C.	0.99m x 1.98m	3'3" x 6'6"
Hall	5.05m x 2.59m*	16'7" x 8'6"*
Terrace	17.22m <sup>2</sup>	185ft <sup>2</sup>
External Paving	26.2m <sup>2</sup>	282ft <sup>2</sup>
<b>Internal Floor Area</b>	<b>119.82m<sup>2</sup></b>	<b>1289ft<sup>2</sup></b>

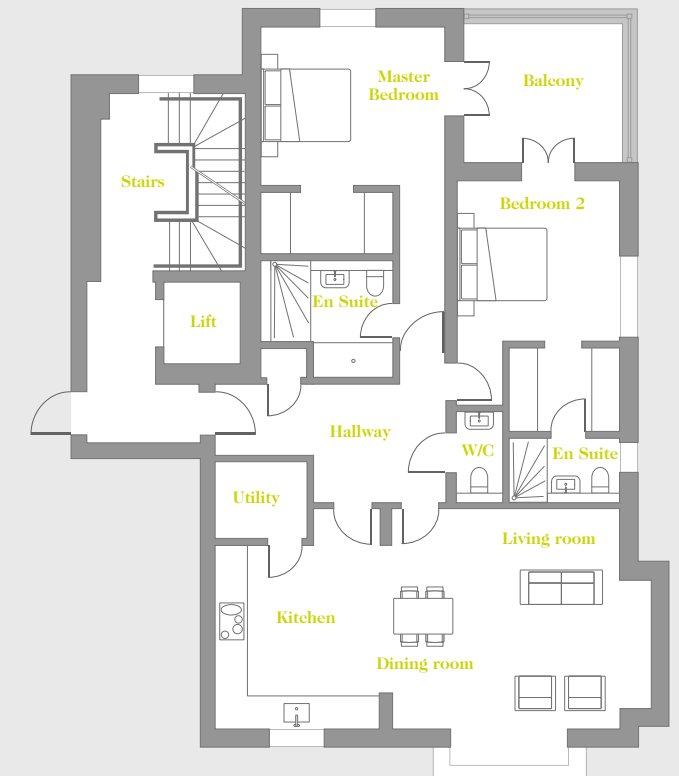


APARTMENT THREE

First floor – 2 Bed

DIMENSIONS

Lounge/Dining	5.00m x 4.29m	16'5" x 15'10"
Kitchen	3.61m x 4.03m	11'10" x 13'3"
Utility	2.01m x 1.68m	6'7" x 5'6"
Master Bedroom	4.04m x 3.48m	13'3" x 11'5"
Dressing	2.89m x 1.35m	9'6" x 4'5"
En-suite	2.69m x 2.37m	8'10" x 7'9"
Bedroom 2	3.57m x 3.51m	11'8" x 11'6"
Dressing	2.43m x 1.84m	7'11" x 6'0"
En-suite	2.43m x 1.2m	7'11" x 3'11"
W.C.	0.99m x 1.98m	3'3" x 6'6"
Hall	5.05m x 2.59m*	16'7" x 8'6"*
Balcony	11m <sup>2</sup>	118ft <sup>2</sup>
<b>Internal Floor Area</b>	<b>119.82m<sup>2</sup></b>	<b>1290ft<sup>2</sup></b>



\* Denotes maximum measurement. All figures rounded up to two decimal places

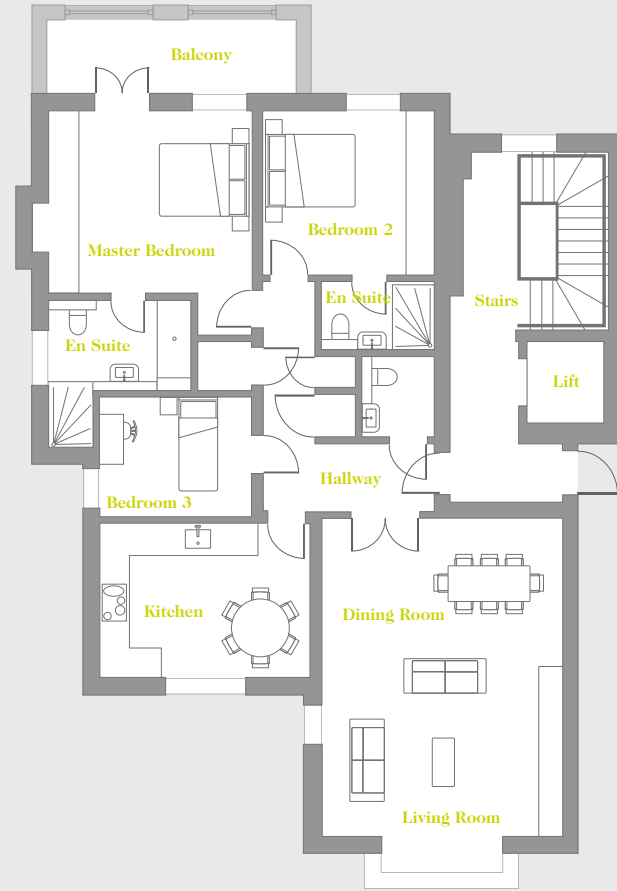
NELSON HOUSE

APARTMENT FOUR

Second floor – 3 Bed

DIMENSIONS

Lounge/Dining	5.28m x 6.98m	17'4" x 22'11"
Kitchen	3.39m x 4.61m	11'1" x 15'2"
Master Bedroom	4.45m x 4.01m	14'7" x 13'2"
En-suite	3.02m x 3.22m*	9'11" x 10'7"*
Bedroom 2	3.76m x 3.6m	12'4" x 11'10"
En-suite	2.48m x 1.48m*	8'1" x 4'10"*
Shower Room	1.59m x 1.79m*	5'3" x 5'11"*
Bedroom 3	3.33m x 2.62m	10'11" x 8'7"
Hall	1.48m x 3.76m	4'10" x 12'4"
Balcony	9.5m <sup>2</sup>	102ft <sup>2</sup>
<b>Internal Floor Area</b>	<b>130.40m<sup>2</sup></b>	<b>1403ft<sup>2</sup></b>

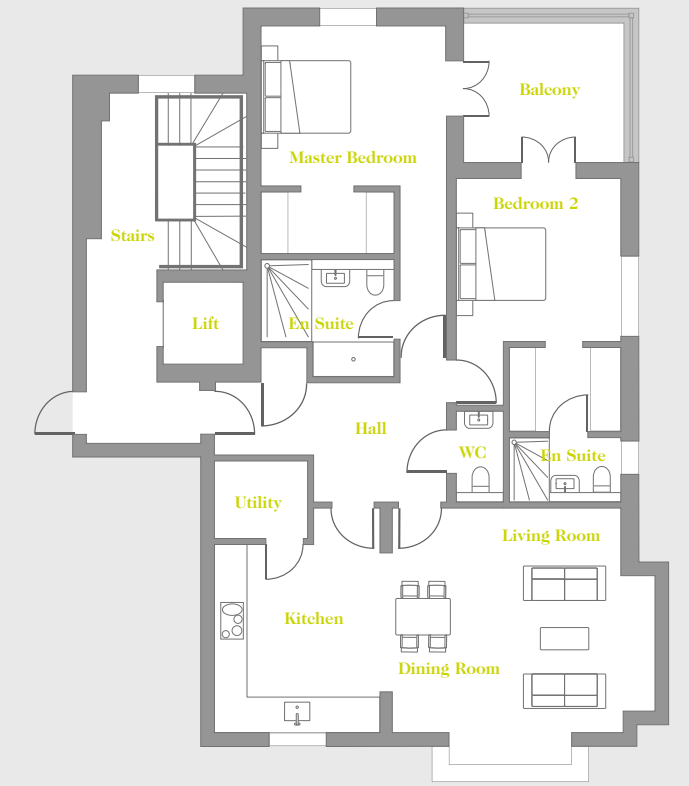


APARTMENT FIVE

Second floor – 2 Bed

DIMENSIONS

Lounge/Dining	5.72m x 4.87m*	18'9" x 16'0"*
Kitchen	3.61m x 4.07m	11'10" x 13'4"
Utility	2.01m x 1.68m	6'7" x 5'6"
Master Bedroom	4.04m x 3.52m	13'3" x 11'6"
Dressing	2.89m x 1.35m	9'6" x 4'5"
En-suite	2.69m x 2.37m	8'10" x 7'9"
Bedroom 2	3.61m x 3.55m	11'10" x 11'8"
Dressing	2.47m x 1.84m*	8'1" x 6'0"*
En-suite	2.47m x 1.2m	7'11" x 3'11"
W.C.	0.99m x 1.98m	3'3" x 6'6"
Hall	5.05m x 2.59m*	16'7" x 8'6"*
Balcony	11m <sup>2</sup>	118ft <sup>2</sup>
<b>Internal Floor Area</b>	<b>121.09m<sup>2</sup></b>	<b>1303ft<sup>2</sup></b>



BUILDING LOCATOR



\* Denotes maximum measurement.  
All figures rounded up to two decimal places



## APARTMENT SPECIFICATION

### GENERAL:

- 10 Year Premier Warranty
- Solid floors and walls
- Timber double-glazed casements
- Comfort Cooling with individual room thermostats
- Smoke alarm to hall and landings
- Heat alarm to kitchen
- Underfloor heating to all rooms
- Video entry handset to front door and kitchen
- Nacoss approved alarm system

### AUDIO VISUAL:

- CAT5, CAT6, Speaker and Coax cabling to AV sockets
- Data network cabling installed adjacent to telephone locations
- AV locations providing double brush inserts to feed cables up wall to wall mounted TV locations
- Central satellite system connected to AV cupboard
- Wall mounted patch panel located in AV cupboard
- Wiring only to allow for future speaker installation by others to Living/Dining Room, Kitchen and Master Bedroom
- Telephone connections – BT Master located in AV cupboard with points to all bedrooms, lounge and kitchen
- Full TV/SKY Plus multi room wiring system linking to central TV aerials and satellite dish capable of receiving digital & terrestrial channels
- Brushed stainless steel light switches, sockets and dimmers
- Hot water and heating supplied from the central CHP and Boiler System located in the basement plantrooms

### KITCHEN/BREAKFAST:

- Contemporary kitchens designed by Neil Lerner with soft closing cabinetry and drawer units
- Stainless steel sink with chrome taps
- Waste disposal

- Chrome hot & cold tap system for boiling water and filtered cold water
- Gaggenau Fully Integrated Power Dishwasher\*
- Gaggenau Oven\*
- Gaggenau Combination Oven\*
- Gaggenau Warming Drawer\*
- Gaggenau Induction Hob\*
- Gaggenau Flat Screen Pull-out Cooker Hood\*
- Gaggenau Integrated Fridge Freezer with soft closing hinge\*
- Gutmann Ceiling extractor with internal motor
- Porcelain floor tiles
- Stone worktop
- Smoked mirror glass splashback

### BEDROOMS:

- Wardrobes consisting of walnut or driftwood carcasses and either solid walnut or spray lacquer doors with brushed stainless steel ironmongery and soft closing internal door hinges (wardrobes installed as per the plan layouts)
- Satine carpet to all Bedrooms

### EN-SUITE/ SHOWER ROOM/ CLOAK ROOM:

- White double ended bath with tiled side panel including feature recessed LED lighting
- Italian handmade glass basin with a lacquered gloss vanity unit
- Hansgrohe chrome single lever basin mixer tap\*
- White wall hung WC with soft closing seat
- Polished chrome electric towel rail
- Hansgrohe shower head & hand held shower
- Seamless wet floor walk in shower with toughened frameless glass partition
- Tiled alcove with made to measure inset mirror and feature LED lighting
- Polished chrome shaver socket

### UTILITY ROOM/ CUPBOARD:

- Separate Miele freestanding washing machine and tumble dryer\*
- Designed by Neil Lerner with soft closing cabinetry
- Porcelain floor tiles

### HALLWAY CUPBOARDS:

- Cylinder cupboard housing hot water cylinder
- AV cupboard housing AV rack with shelving
- Coats cupboard
- Movement sensitive lights
- Engineered timber floor in walnut finish

### HALLWAY:

- Engineered timber floor in walnut finish
- Bespoke cornice with feature LED strip light to perimeter

### TERRACES AND BALCONIES:

- External feature lighting
- Double power sockets
- Decking to Balcony
- Paving to Terraces

### LOUNGE/DINING ROOM:

- LED directional downlights
- Coffe detail with LED lighting
- Upstand curtain detail
- Engineered timber floor in walnut finish

\* OR SIMILAR

## ADDITIONAL PENTHOUSE SPECIFICATION

### AUDIO VISUAL:

- Multi-room audio via discreet in-ceiling speakers
- 1 x Apple iPad Mini to Living/Dining room for the control of music and lighting\*
- 1 x Control4 iPod dock in Living/ Dining room
- Rako multi-scene lighting control system with brushed stainless steel, screwless, flush mounted, keypads
- System to allow for 1 Terrabyte of music storage

### KITCHEN/BREAKFAST:

- Gaggenau Wine Cool\*
- Gaggenau Integrated Tall Fridge and Separate built under Freezer with soft closing hinge

### EN-SUITE/ SHOWER ROOM/ CLOAK ROOM:

- Aquavision TV in Master En-suite
- Italian Porcelain or Marble floor and wall tiles with a range of feature LED niches

\* OR SIMILAR



LANDSCAPED GARDENS

Beautiful south-facing landscaped gardens provide a natural haven at the centre of the development.

Designed to encourage a 'community within a community' - Mill Hill Place within the Mill Hill Village area - the gardens combine lawns, high quality stone paving and herbaceous plants. Sculptures, a water feature and a pergola with colourful climbing plants add points of interest. Newly planted semi-mature trees provide seasonal toning and reflect the local conservation area, while existing trees along the edge create a striking border. Comfortable seating set amongst the planted beds means residents can feel completely at ease to appreciate their peaceful surroundings. ▾



CGIs of landscaped gardens at Mill Hill Place

## SECURITY & AMENITIES

Everything at Mill Hill Place is designed to make residents feel self-contained and entirely at home in their luxury environment.

That is why they have exclusive access to a fully fitted gym – so they can stay at home to stay in shape. There is gated underground parking with allocated spaces – and lifts straight up to the apartment levels, with selected penthouses enjoying direct access from lifts. Each apartment also has an additional secure storage area in the basement.

Security is taken very seriously. A uniformed concierge is on duty between 8am and 6pm, and further night security 7 days a week. Video intercoms and 24-hour CCTV are installed at the perimeter gates, the car park and the ground floor entrances to each building. Each apartment is fitted with a Nacoss approved alarm system. ▀



THE DEVELOPER



Developers of distinction — Heronslea are widely respected property developers with a reputation for building homes of the highest quality and finest design.

Well-established in north-west London and Hertfordshire since the 1990s, their style and reliability has brought them impressive growth in the region.

The company is renowned for its luxury bespoke homes, in-house interior design expertise and exceptional attention to detail. High specification finishes and top quality materials combine with integrated state-of-the-art heating, lighting and communications. But central to their philosophy is that a property should feel like home the moment you step inside. In fact, customer satisfaction is such a priority that Heronslea provides a dedicated after-care service to all buyers.

The company takes its responsibility to the environment seriously, and all properties are built to blend in harmoniously with their surroundings. ▾



## CONTACT

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A development by



Joint Sole Agents



**020 8731 9500**



**020 8954 8626**

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