

# THE CLAVES

MILLBROOK PARK · NW7



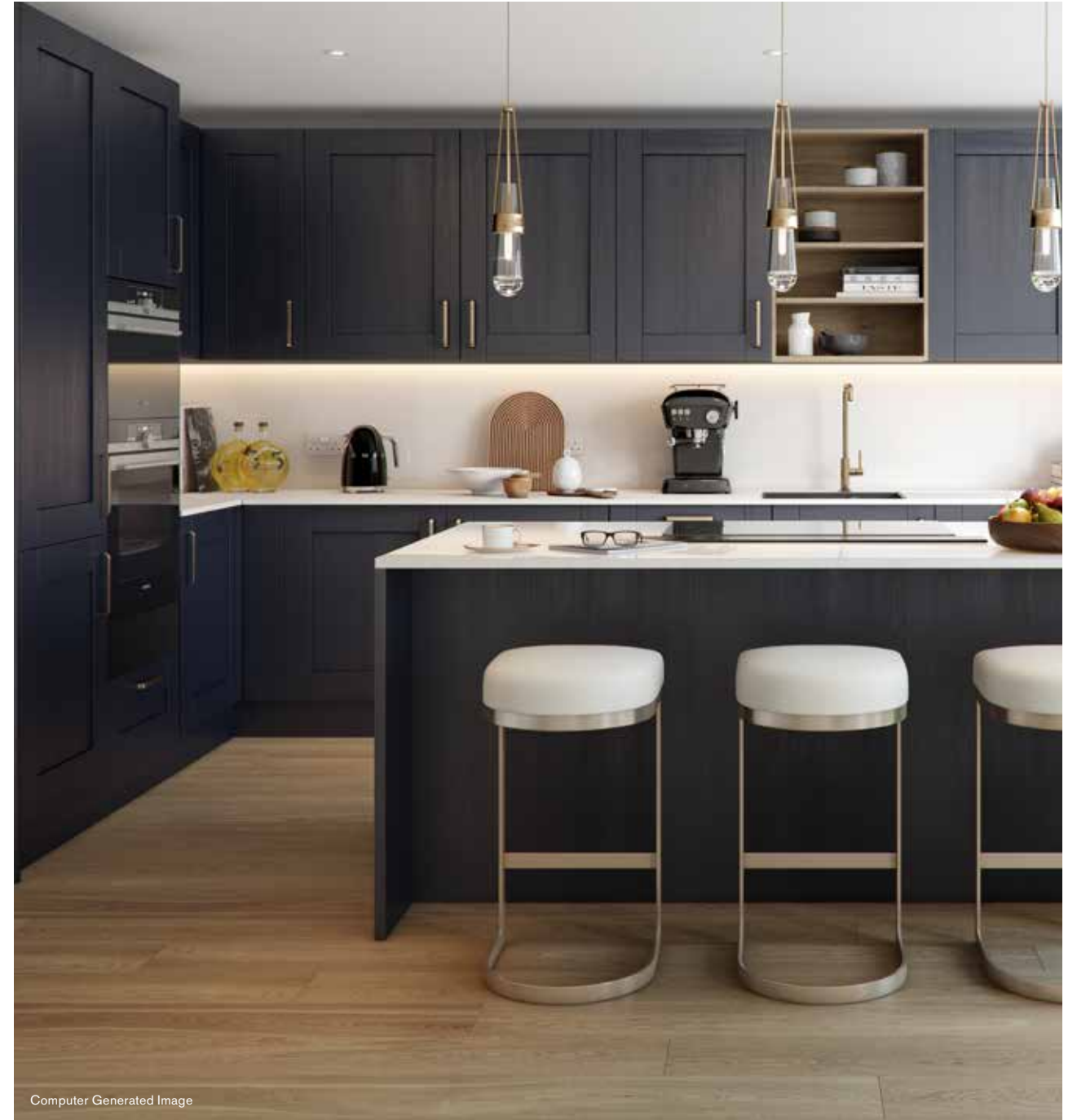






# MORE THAN SIMPLY A HOME, THE CLAVES OFFERS A COMPLETE LIFESTYLE

The Claves **TOWNHOUSES & MEWS HOUSES**



*The pinnacle of The Claves' exacting standards, 'The X' is a boutique selection of townhouses & mews houses*

While individually these elegant homes represent the very best of The Claves, they are far more than simply bricks and mortar. Each of these immaculately designed private sanctuaries also enjoys all the amenities of the wider development, a best of both worlds situation that sets this collection apart.

Introduction **WELCOME**









*With a complete  
focus on your  
wellbeing, it's  
time to expand your  
understanding  
of luxury*

The Claves has been designed to be an oasis of calm. An escape from the stresses of London life that caters to your every need and fulfils your every desire. As a resident of the development, you'll benefit from a variety of amenities, provided with the sole purpose of enhancing your quality of life.

In addition to the private gardens all of these homes enjoy, there are the picturesque communal gardens which have been planted to come alive as the seasons change. Then there's the concierge, who's there to be in when you're out. The media and games rooms, which are perfect for entertaining. Not to mention the gym, which ensures a workout is always within reach.

Finally for when you don't fancy the commute, but don't want to work from home either, there's the residents' lounge, an informal workspace complete with a board room. All this, on top of your own beautifully crafted residence. At The Claves, no detail has been overlooked in creating somewhere special to call home. Come and discover the difference.

#### **Concierge Lobby**

Our concierge service is on hand to assist with tasks including meeting and greeting your guests, parcel handling and key holding.





*Working from  
home has never  
been so stylish or  
comfortable*

#### **Residents' Lounge**

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





# ENJOY THE FREEDOM TO WORKOUT OR PLAY AT YOUR LEISURE

### 1. 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.

### 2. 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.

### 3. Gym

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





# ESCAPE THE PACE OF LONDON AND START REALLY LIVING

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.





1



2



3



4



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

#### 1. 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.

#### 2. 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.

#### 3. 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.

#### 4. Bluebelles of Portobello

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

#### 5. 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.

5





For children of all  
ages, Mill Hill is the  
educated choice

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 Outstanding

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. 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>o</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>o</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](https://tfl.gov.uk),  
<sup>o</sup>QS World University Rankings 2020, <sup>^</sup>Research Excellence Framework Rankings 2020,  
<sup>-</sup>[soas.ac.uk/about/](https://soas.ac.uk/about/), <sup>‡</sup>QS Global MBA Rankings 2020





The Claves TOWNHOUSES & MEWS HOUSES



Local Area LOCATION



# COMMUTE FROM MILL HILL’S GREENERY TO THE CITY’S FOREST OF TOWERS IN JUST OVER HALF AN HOUR

With the fact that 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.



The Claves **TOWNHOUSES & MEWS HOUSES**



## 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

\*Travel and walking times and distances are approximate, calculated at optimum travel times using [tfl.gov.uk](https://tfl.gov.uk), [walkit.com](https://walkit.com) and [google.co.uk/maps](https://google.co.uk/maps)



Local Area **TRANSPORT**



CAREFULLY  
CURATED  
AND  
LOVINGLY  
CRAFTED,  
THESE  
ARE TRUE  
HOMIES

*The Claves* TOWNHOUSES & MEWS HOUSES



*Computer Generated Image* THE CLAVES





























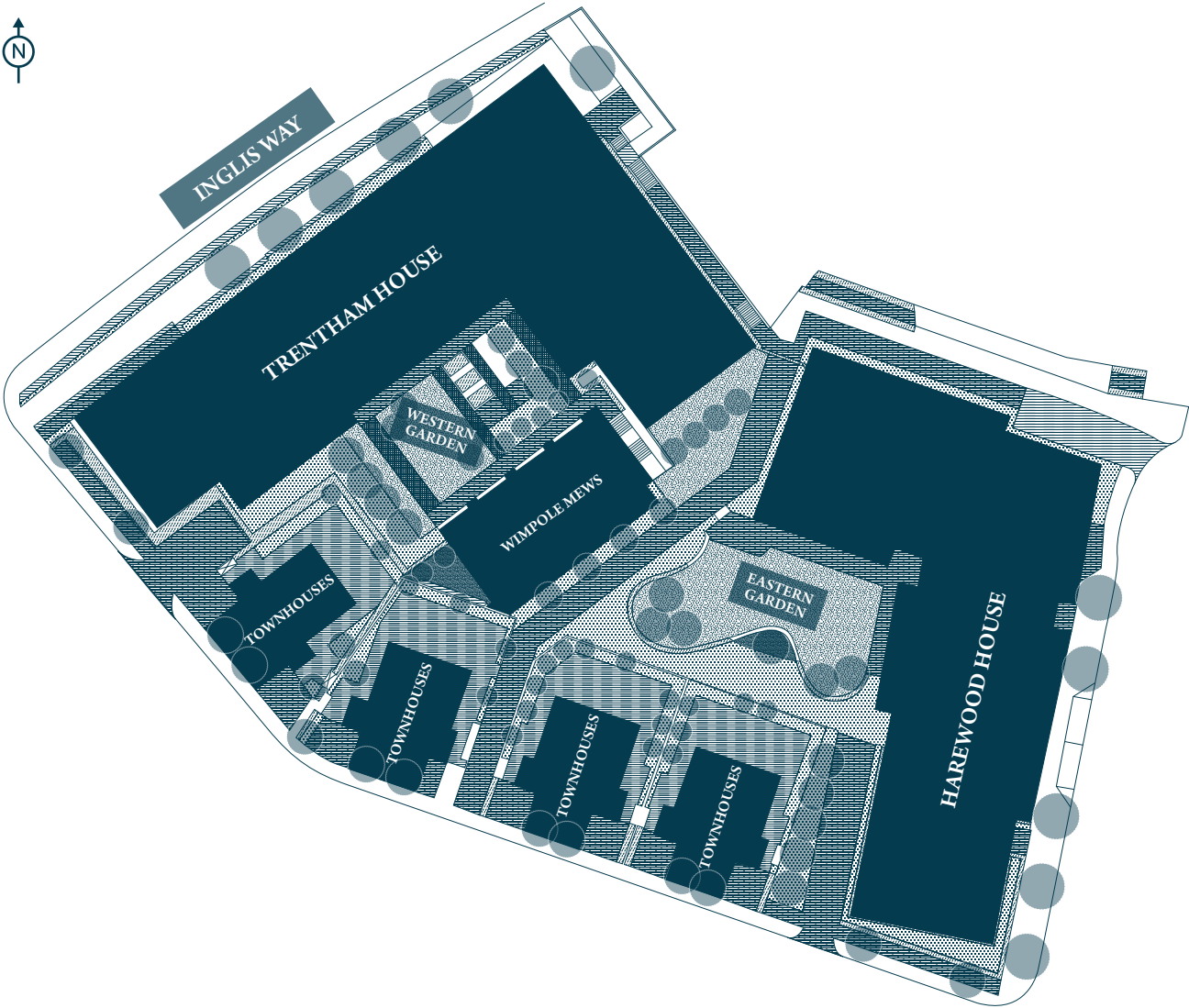


Milbrook Park



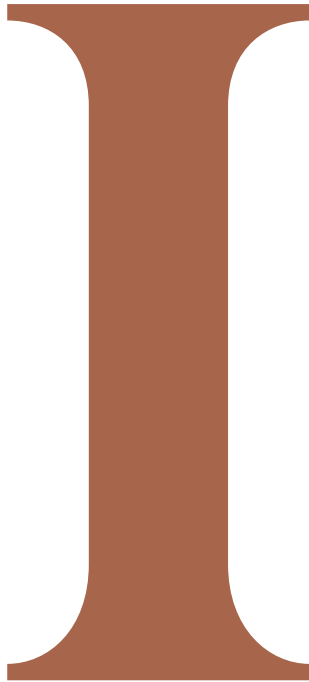
Mill Hill has long been popular with families and young professionals alike. Millbrook Park is set to make it even more so. Offering over 2,000 homes in a landscaped parkland setting, a primary school, wealth of open spaces and Millbrook Plaza – a new shop and café packed piazza – no detail has been 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





# Townhouse 1

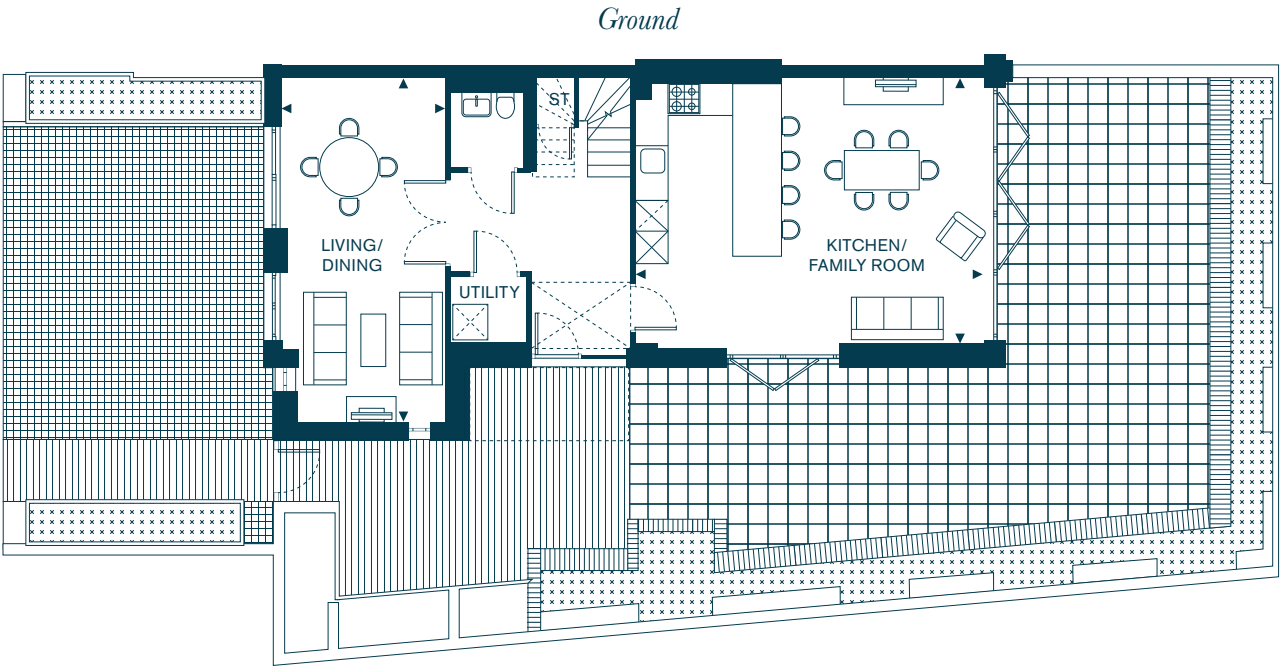
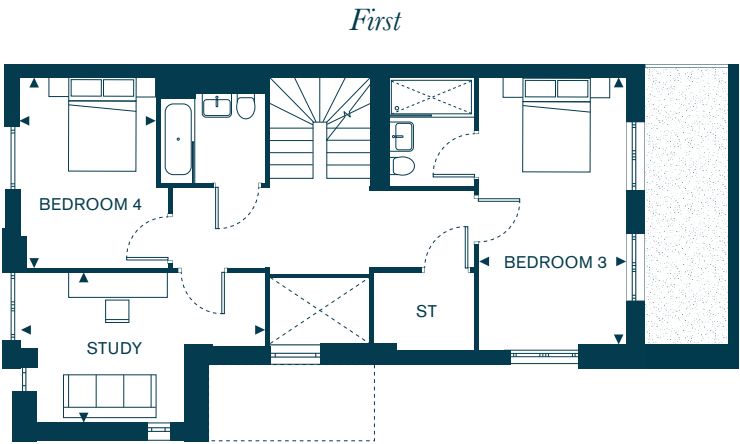
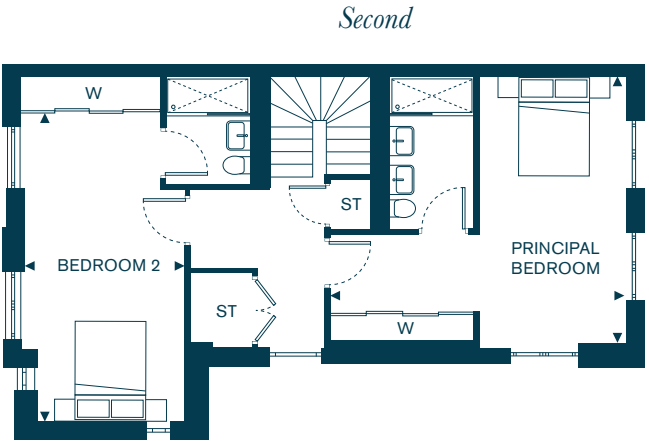


Kitchen/Family Room	17'5" x 23'4"	5.3 x 7.1 m
Living/Dining	22'8" x 10'10"	6.9 x 3.3 m
Principal Bedroom	17'11" x 19'6"	5.4 x 5.9 m
Bedroom 2	20'8" x 10'10"	6.3 x 3.3 m
Bedroom 3	17'5" x 9'6"	5.3 x 2.9 m
Bedroom 4	12'6" x 8'10"	3.8 x 2.7 m
Study	9'10" x 16'1"	3.0 x 4.9 m
<b>TIA</b>	<b>2383.6 sqft</b>	<b>221.4 sqm</b>
External Area	1338.0 sqft	124.3 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.

## KEY

- Tiled granite paving
- Granite gravel
- Sett granite paving
- Plank granite paving
- Flower beds










# Townhouse 2



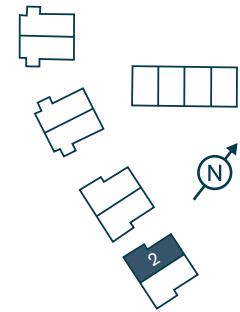
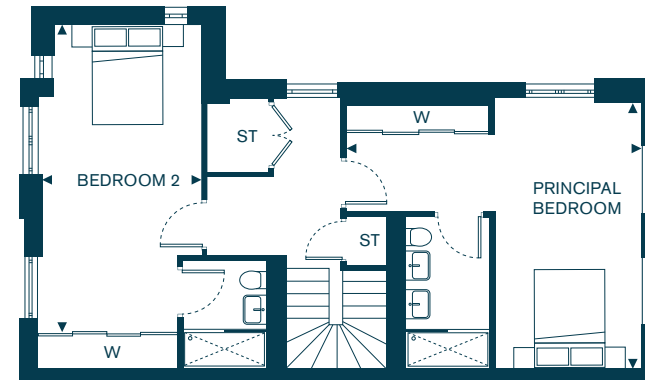
Kitchen/Family Room	17'5" x 23'4"	5.3 x 7.1 m
Living/Dining	22'8" x 10'10"	6.9 x 3.3 m
Principal Bedroom	17'11" x 19'6"	5.4 x 5.9 m
Bedroom 2	20'8" x 10'10"	6.3 x 3.3 m
Bedroom 3	17'5" x 9'6"	5.3 x 2.9 m
Bedroom 4	12'6" x 8'10"	3.8 x 2.7 m
Study	9'10" x 16'1"	3.0 x 4.9 m
<b>TIA</b>	<b>2384.2 sqft</b>	<b>221.5 sqm</b>
External Area	1095.8 sqft	101.8 sqm

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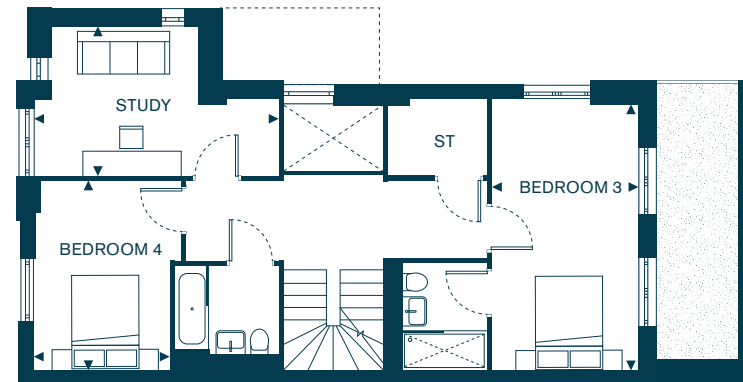
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-  Tiled granite paving
-  Granite gravel
-  Sett granite paving
-  Plank granite paving
-  Flower beds

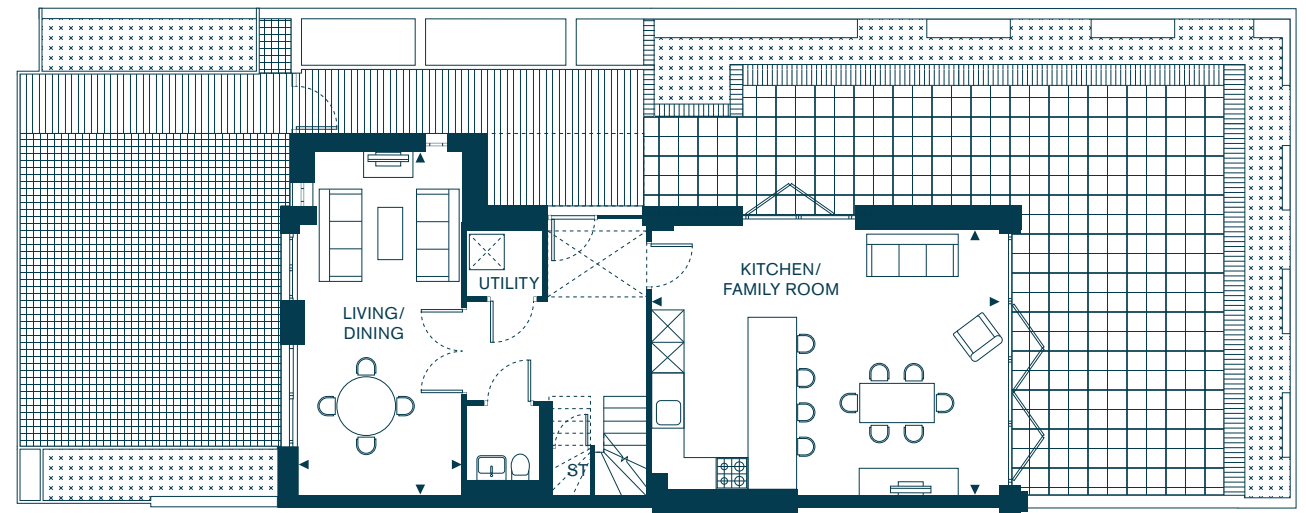
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## First

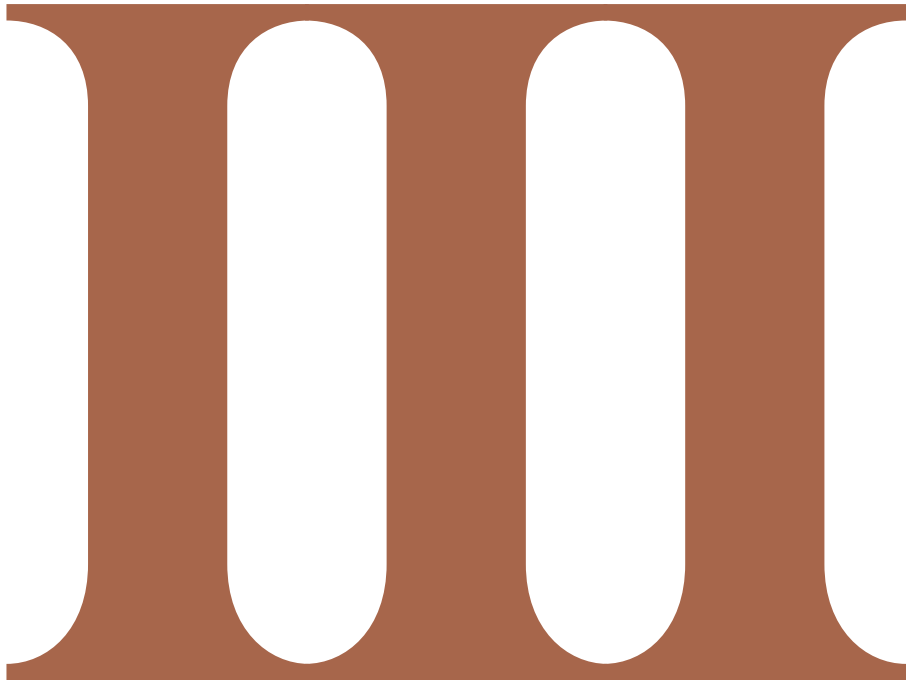


## Ground





Townhouse 3

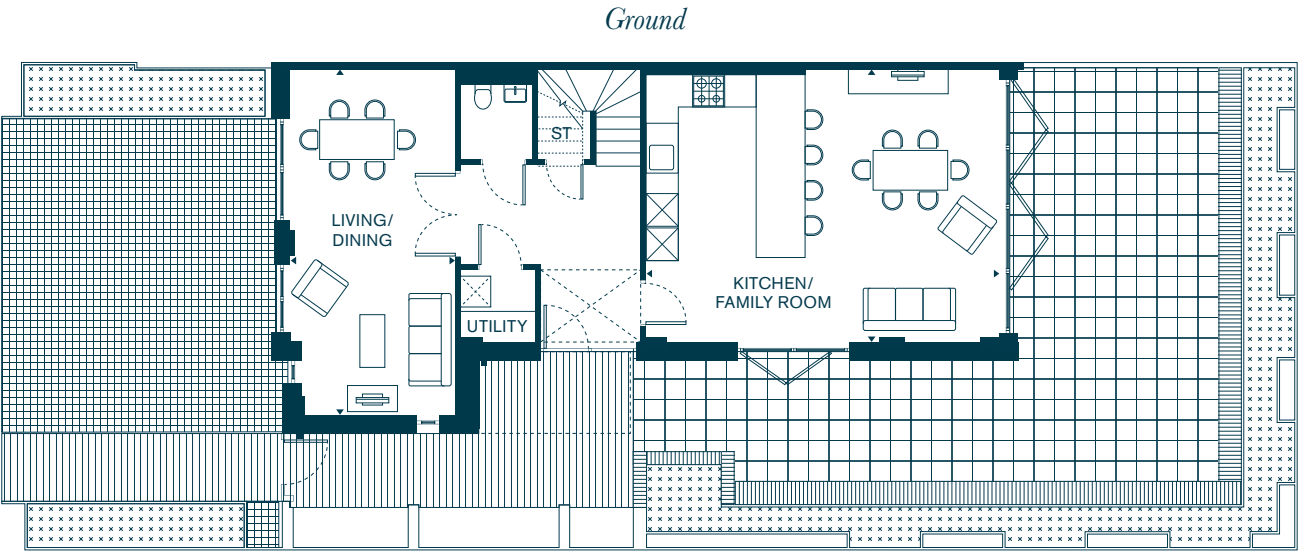
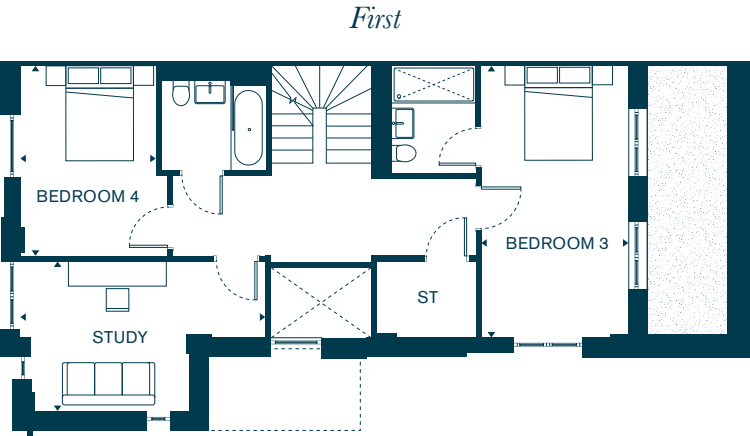
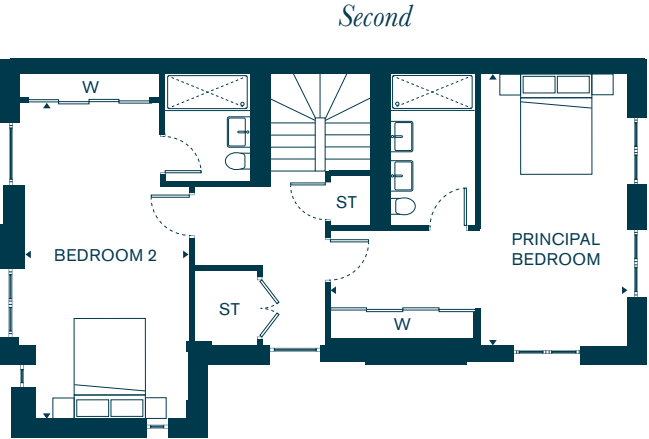


Kitchen/Family Room	17'5" x 23'3"	5.3 x 7.1 m
Living/Dining	22'8" x 10'10"	6.9 x 3.3 m
Principal Bedroom	17'11" x 19'6"	5.4 x 5.9 m
Bedroom 2	20'8" x 10'10"	6.3 x 3.3 m
Bedroom 3	17'9" x 9'8"	5.4 x 2.9 m
Bedroom 4	12'6" x 8'11"	3.8 x 2.7 m
Study	9'10" x 16'1"	3.0 x 4.9 m
<b>TIA</b>	<b>2412.5 sqft</b>	<b>224.1 sqm</b>
External Area	1109.8 sqft	103.1 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.

KEY

- Tiled granite paving
- Granite gravel
- Sett granite paving
- Plank granite paving
- Flower beds





Townhouse 4



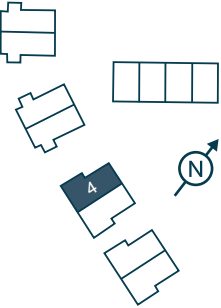
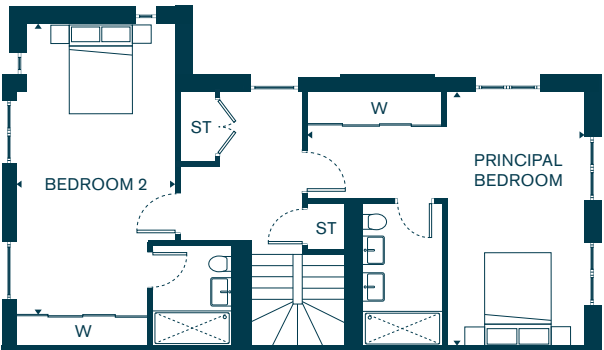
Kitchen/Family Room	17'9" x 23'3"	5.4 x 7.1 m
Living/Dining	22'8" x 10'10"	6.9 x 3.3 m
Principal Bedroom	17'11" x 19'6"	5.4 x 5.9 m
Bedroom 2	20'4" x 11'2"	6.2 x 3.4 m
Bedroom 3	17'9" x 9'8"	5.4 x 2.9 m
Bedroom 4	12'6" x 8'11"	3.8 x 2.7 m
Study	9'10" x 16'1"	3.0 x 4.9 m
<b>TIA</b>	<b>2408.0 sqft</b>	<b>223.7 sqm</b>
External Area	1093.6 sqft	101.6 sqm

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Drainage locations, kitchen and bathroom layouts are indicative and subject to change.

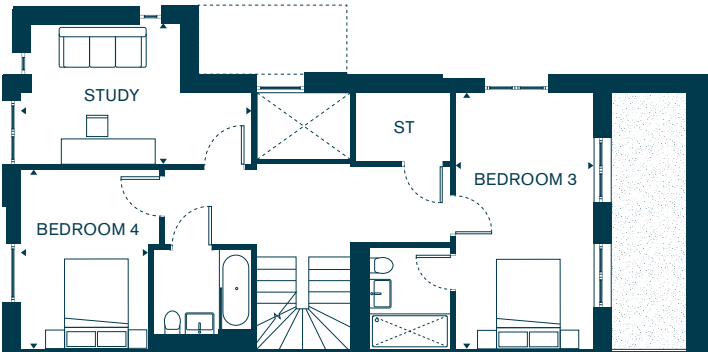
KEY

- Tiled granite paving
- Granite gravel
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- Plank granite paving
- Flower beds

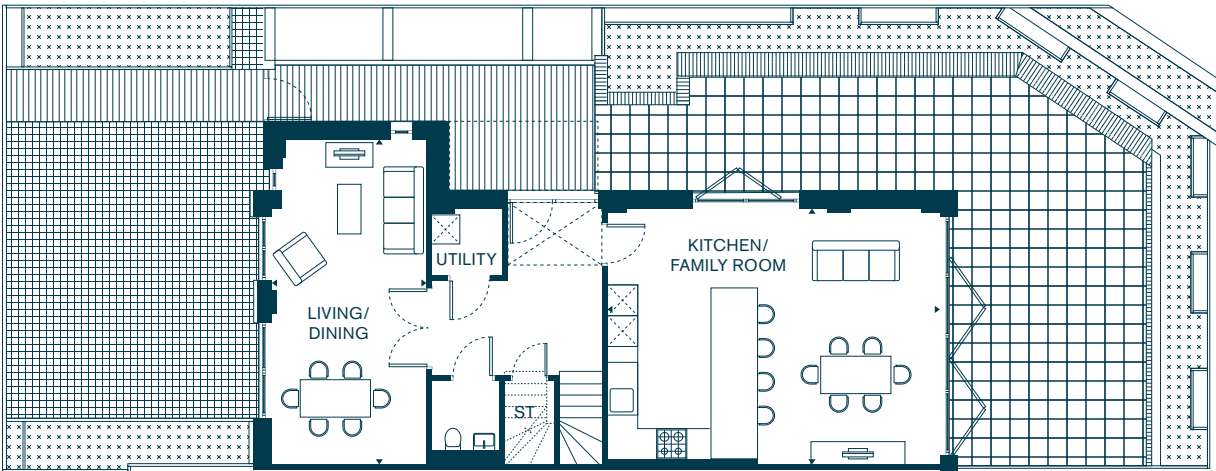
Second



First



Ground









# Townhouse 5

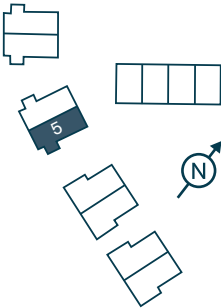


Kitchen/Dining	19'8" x 19'4"	6.0 x 5.9 m
Living Room	14'5" x 18'8"	4.4 x 5.7 m
Principal Bedroom	12'1" x 16'10"	3.7 x 5.1 m
Bedroom 2	14'8" x 12'0"	4.5 x 3.7 m
Study	7'7" x 11'6"	2.3 x 3.5 m
<b>TIA</b>	<b>1618.5 sqft</b>	<b>150.4 sqm</b>
External Area	1053.9 sqft	97.9 sqm

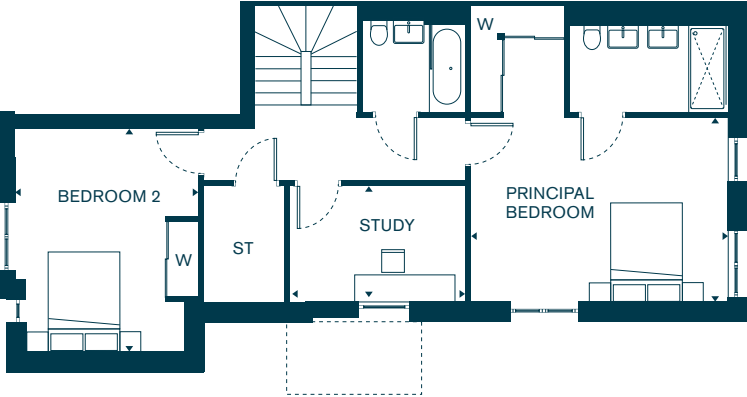
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Drainage locations, kitchen and bathroom layouts are indicative and subject to change.  
Apartment 1 sits above Townhouse 5.

## KEY

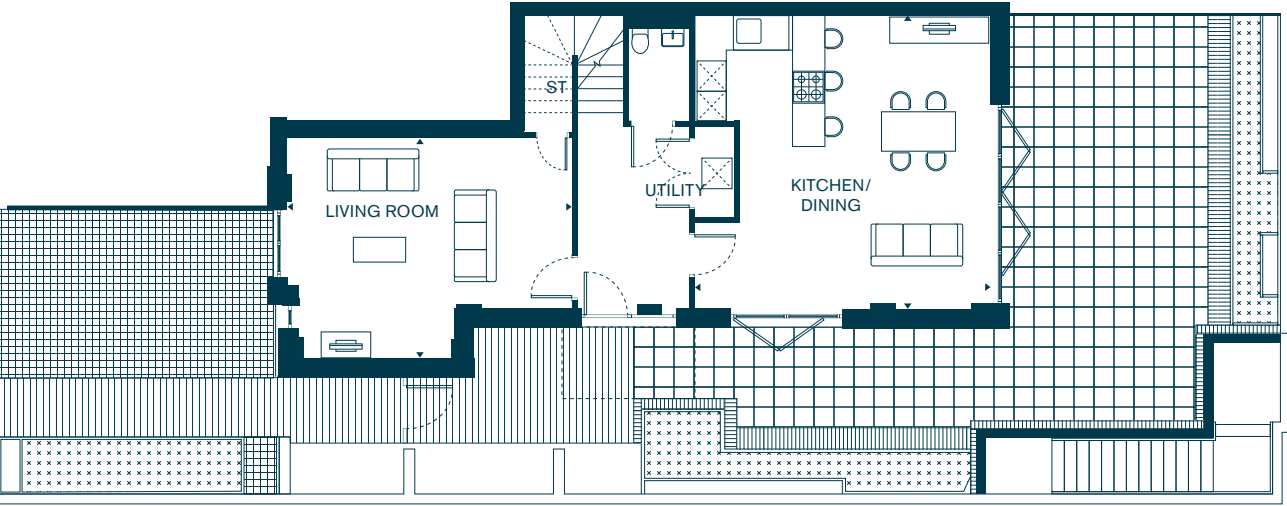
-  Tiled granite paving
-  Sett granite paving
-  Plank granite paving
-  Flower beds



First



Ground





Townhouse 6

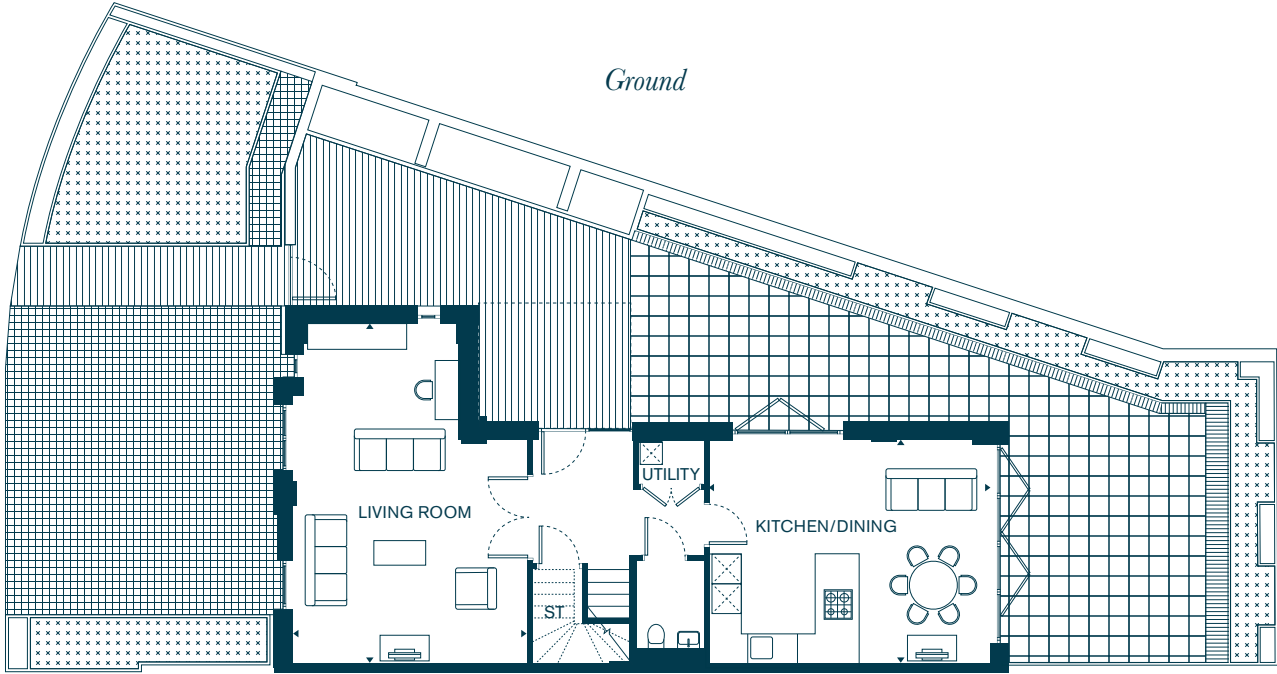
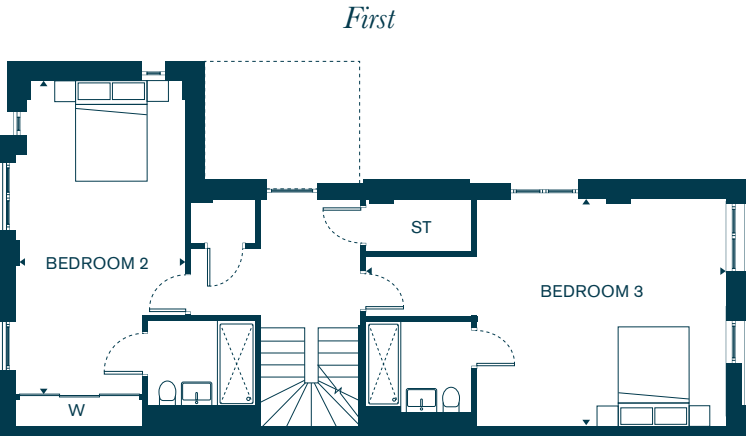
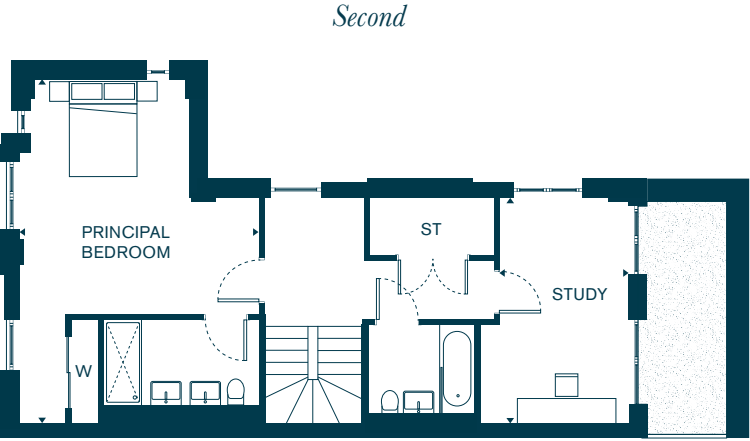


Kitchen/Dining	14'9" x 18'9"	4.5 x 5.7 m
Living Room	22'8" x 15'9"	6.9 x 4.8 m
Principal Bedroom	22'8" x 15'9"	6.9 x 4.8 m
Bedroom 2	20'4" x 11'2"	6.2 x 3.4 m
Bedroom 3	14'11" x 23'7"	4.5 x 7.2 m
Study	14'11" x 9'9"	4.5 x 3.0 m
<b>TIA</b>	<b>2234.1 sqft</b>	<b>207.6 sqm</b>
External Area	987.0 sqft	91.7 sqm

Dimensions shown are approximate only and may vary within a tolerance of ±100mm.  
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KEY

- Tiled granite paving
- Granite gravel
- Sett granite paving
- Plank granite paving
- Flower beds





Townhouse 7

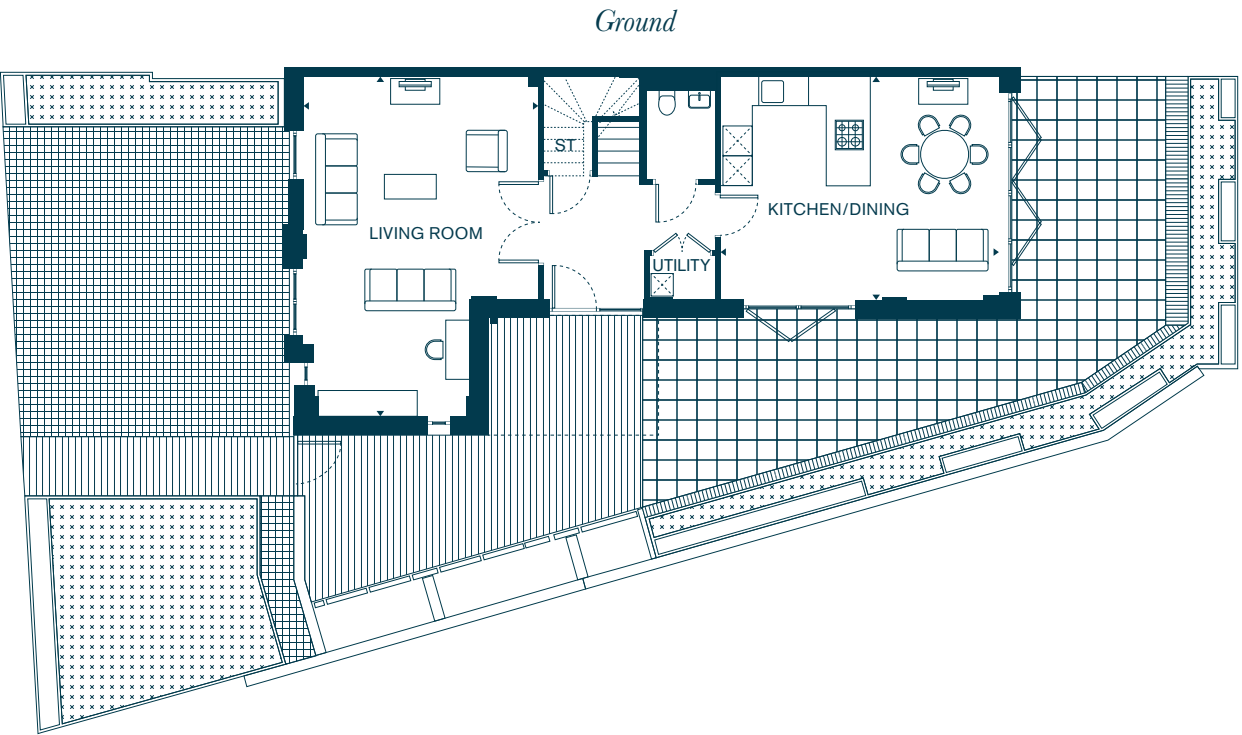
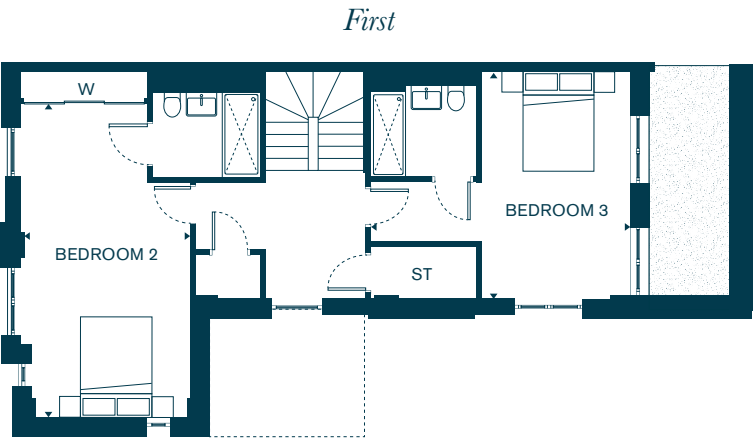
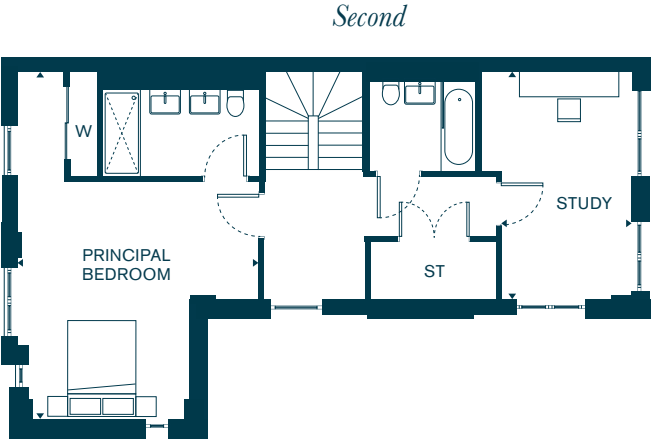


Kitchen/Dining	14'9" x 18'9"	4.5 x 5.7 m
Living Room	22'8" x 15'9"	6.9 x 4.8 m
Principal Bedroom	22'8" x 15'9"	6.9 x 4.8 m
Bedroom 2	20'4" x 11'2"	6.2 x 3.4 m
Bedroom 3	14'11" x 23'7"	4.5 x 7.2 m
Study	14'11" x 9'9"	4.5 x 3.0 m
<b>TIA</b>	<b>2132.4 sqft</b>	<b>198.1 sqm</b>
External Area	967.7 sqft	89.9 sqm

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Drainage locations, kitchen and bathroom layouts are indicative and subject to change.

KEY

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- Sett granite paving
- Plank granite paving
- Flower beds



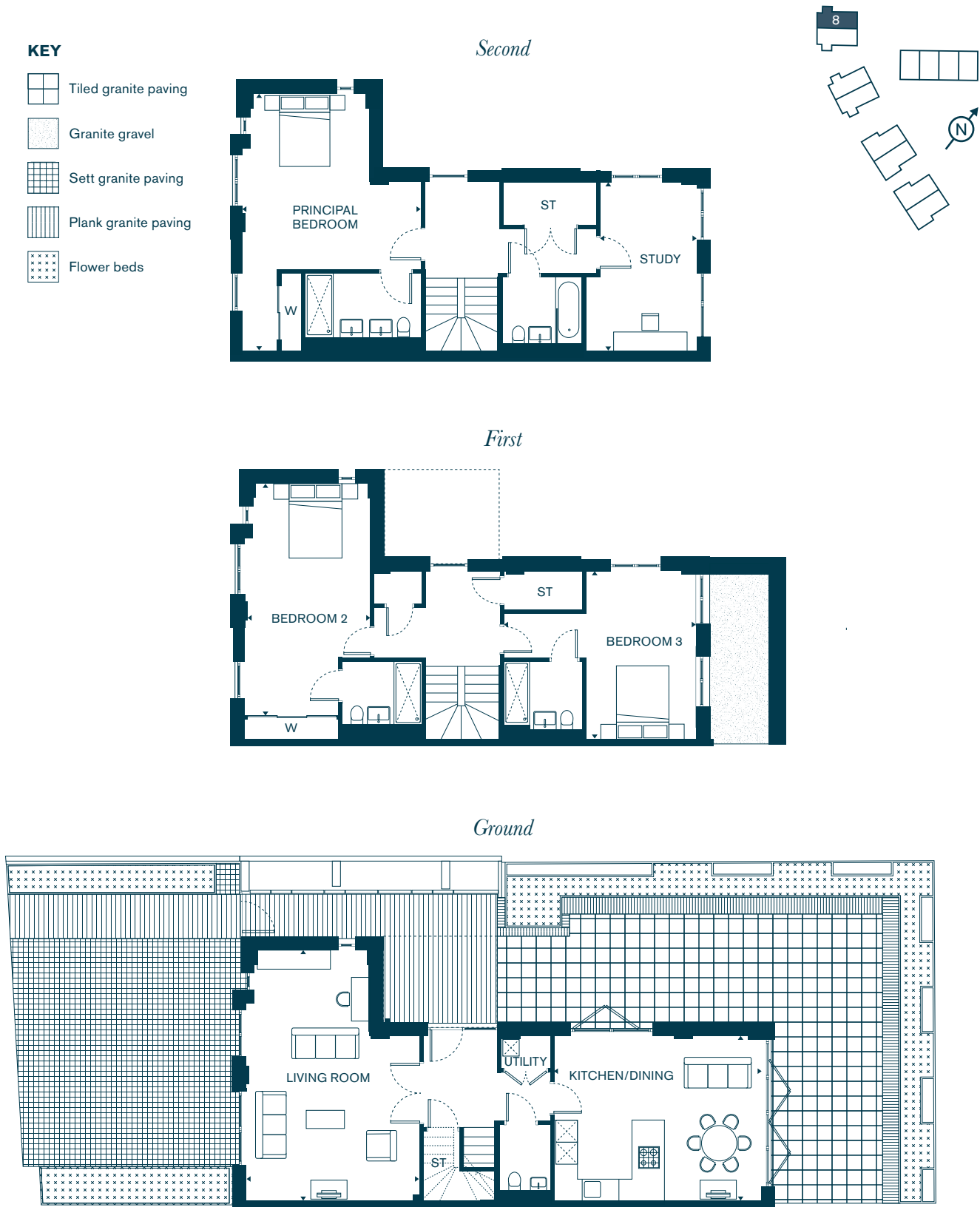


# WIII

## Townhouse 8

Kitchen/Dining	14'9" x 18'9"	4.5 x 5.7 m
Living Room	22'8" x 15'9"	6.9 x 4.8 m
Principal Bedroom	22'8" x 15'9"	6.9 x 4.8 m
Bedroom 2	20'4" x 11'2"	6.2 x 3.4 m
Bedroom 3	14'11" x 23'7"	4.5 x 7.2 m
Study	14'11" x 9'9"	4.5 x 3.0 m
<b>TIA</b>	<b>2139.5 sqft</b>	<b>198.8 sqm</b>
External Area	1043.0 sqft	96.9 sqm

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.





# Townhouse Specification

## Kitchens

- Individually designed kitchens
- Quartz work surfaces
- Integrated appliances by Siemens and Caple (wine cooler)\*
  - oven
  - combi-microwave oven
  - warming drawer
  - dishwasher
  - 5-zone induction hob
  - fridge/freezer
  - wine cooler
- Integrated extractor to outside from kitchen areas
- Quartz full height splashback
- Under-mounted 1 and ½ stainless steel sink with fluted drainer and copper 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 from bathrooms and ensuites

## 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

- Siemens washer/dryer\*

## Interior Finishes

- Oversized front entrance doors
- Painted skirtings and architrave
- Polished chrome door furniture
- Fitted wardrobes to principal 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 and to selected living areas
- Automatic lighting to utility cupboards
- Integrated extractor to outside from living areas^
- 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 select homes#

## Gardens

- Well-proportioned ground floor terraces with 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

\*Townhouse 1 features Bosch integrated appliances (consisting of an oven, 4-zone induction hob, dishwasher and fridge/freezer), a single stainless steel undermounted sink with a stainless steel mixer tap and a Bosch washer/dryer. ^Not included in Townhouse 1. #Townhouses 3, 4, 5, 6, 7 and 8 only.



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.



Merws House 9



Kitchen/Living/Dining	19'8" x 23'11"	6.0 x 7.3 m
Principal Bedroom	10'2" x 14'1"	3.1 x 4.3 m
Bedroom 2	9'2" x 14'9"	2.8 x 4.5 m
<b>TIA</b>	<b>1155.5 sqft</b>	<b>107.4 sqm</b>
External Area	374.5 sqft	34.8 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. † Right of access required to shaded area.

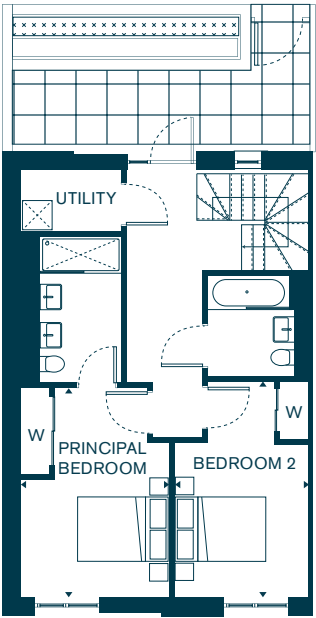
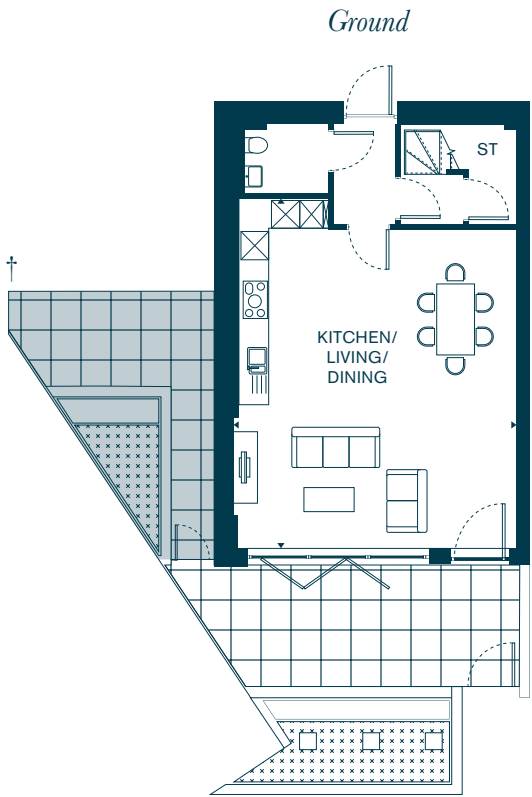
KEY



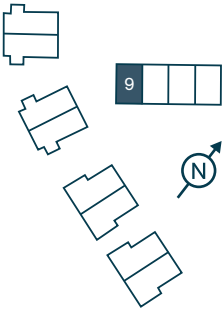
Paving



Flower beds



First





Merws House 10, 11 & 12



Merws House 10 & 11



Kitchen/Living/Dining	19'8" x 23'11"	6.0 x 7.3 m
Principal Bedroom	10'2" x 14'1"	3.1 x 4.3 m
Bedroom 2	9'2" x 14'9"	2.8 x 4.5 m
TIA	1159.2 sqft	107.7 sqm
External Area	344.2 sqft	32.5 sqm

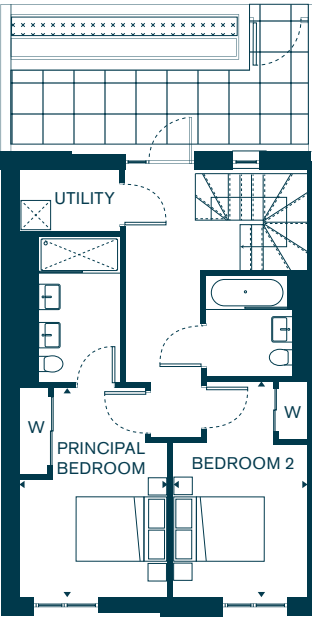
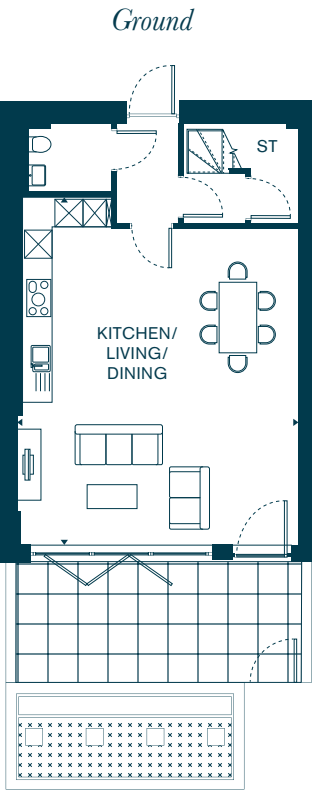
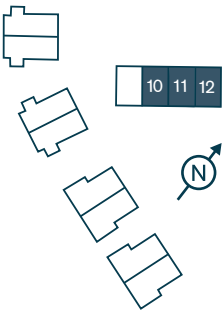
Merws House 12

Kitchen/Living/Dining	19'8" x 23'11"	6.0 x 7.3 m
Principal Bedroom	10'2" x 14'1"	3.1 x 4.3 m
Bedroom 2	9'2" x 14'9"	2.8 x 4.5 m
TIA	1154.9 sqft	107.3 sqm
External Area	344.2 sqft	32.5 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.

KEY

-  Paving
-  Flower beds



First



# MEWS HOUSE 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 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

- 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 and second bedrooms
- Internal fittings include rails, drawers 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, 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

## TERRACES

- Well-proportioned terraces with 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:
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# DELIVERING GREAT NEW PLACES FOR LONDONERS TO LIVE

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

To us, eco isn't just about being green. While we're mindful of our environmental impact, our goal is to create great places that are truly sustainable – creating communities for buyers and renters that grow and develop.

We don't leave when the building work finishes either. We stay 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.

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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).

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