

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



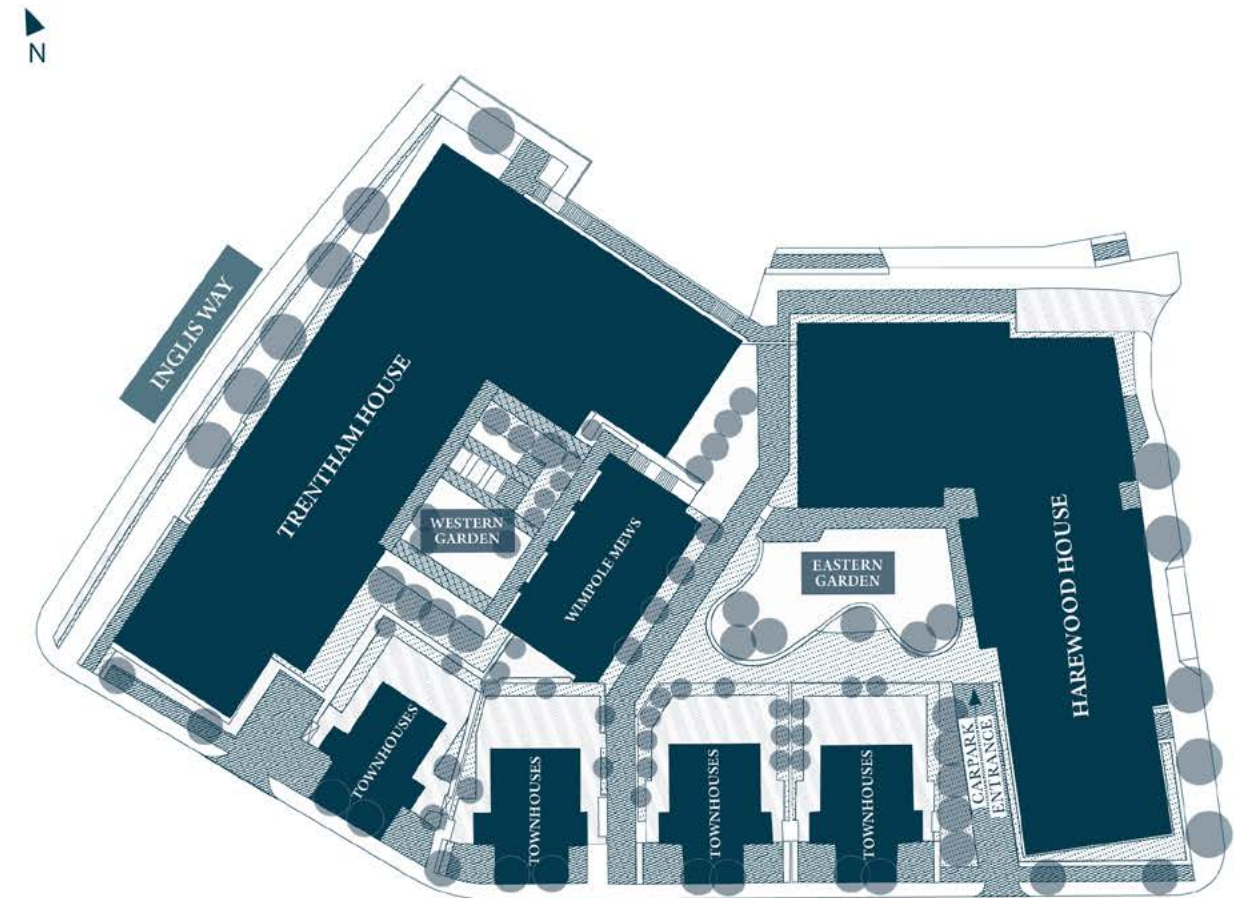
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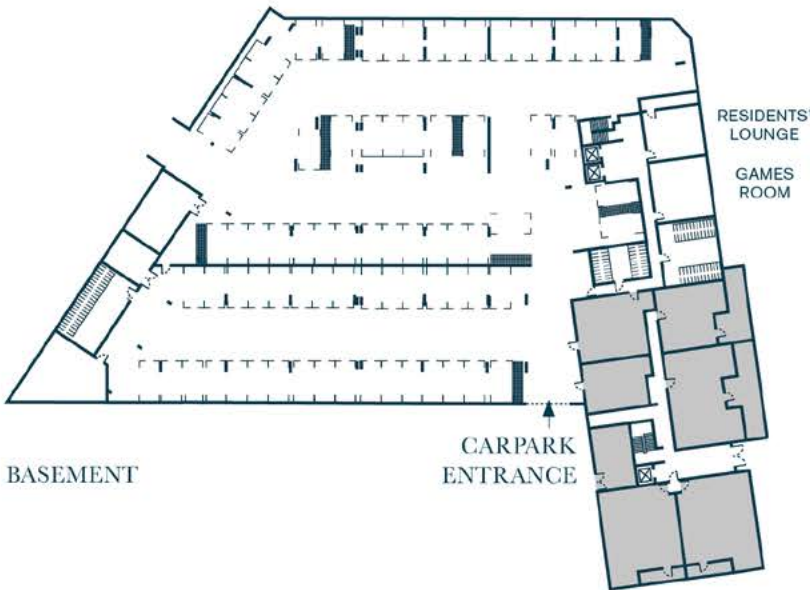


Site Plan



Harewood - Apartment Breakdown

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



SECOND FLOOR



THIRD FLOOR



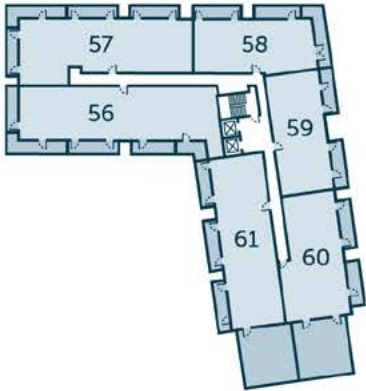
GROUND FLOOR



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 |
| TIA | 571.4 sqft | 53.1 sqm |
| 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

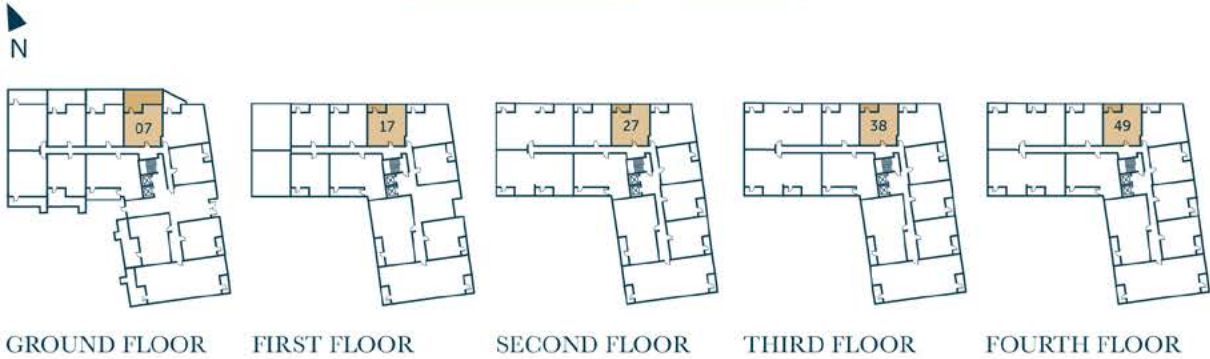
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|------------------------|-------------------|-----------------|
| Kitchen/Living/Dining | 11'8" x 21'4" | 3.6 x 6.5 m |
| Principal Bedroom | 11'8" x 12'5" | 3.6 x 3.8 m |
| TIA | 559.2 sqft | 52.0 sqm |
| External Area (Apt 05) | 214.2 sqft | 19.9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



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

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 |
| TIA | 567.0 sqft | 52.7 sqm |
| External Area (Apt 07) | 213.3 sqft | 19.8 sqm |
| External Area (Apt 17, 27, 38, 49) | 55.6 sqft | 5.2 sqm |



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Apartments 08, 18, 28, 39, 50

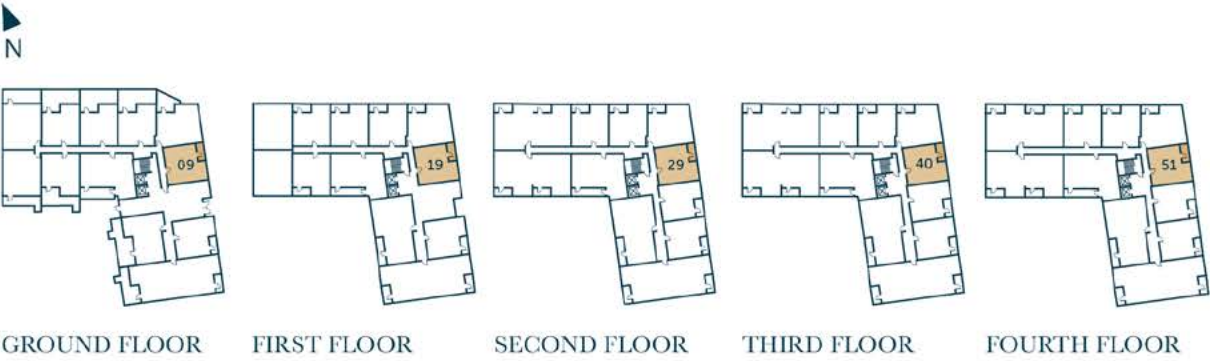
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|---------------------------------------|---------------|-------------|
| Kitchen/Living/Dining | 27'7" x 12'2" | 8.4 x 3.7 m |
| Principal Bedroom | 13'6" x 10'8" | 4.1 x 3.2 m |
| TIA | 657.0 sqft | 61.0 sqm |
| External Area (Apt 08) | 127.7 sqft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



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

Apartments 09, 19, 29, 40, 51

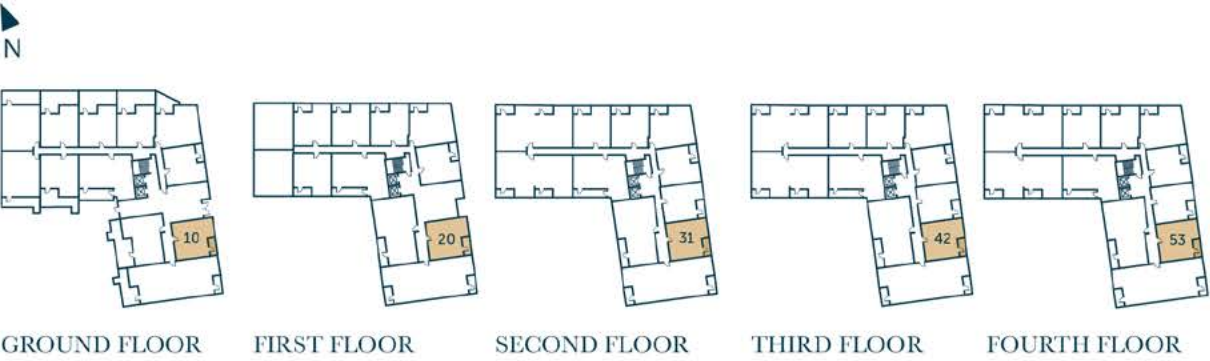
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| Kitchen/Living/Dining | 12'5" x 20'3" | 3.8 x 6.2 m |
| Principal Bedroom | 11'2" x 12'5" | 3.4 x 3.8 m |
| TIA | 550.2 sqft | 51.1 sqm |
| External Area | 55.6 sqft | 5.2 sqm |



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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 |
| TIA | 567.0 sqft | 52.7 sqm |
| 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 |
| TIA | 666.4 sqft | 61.9 sqm |
| External Area | 269.1 sqft | 25.0 sqm |

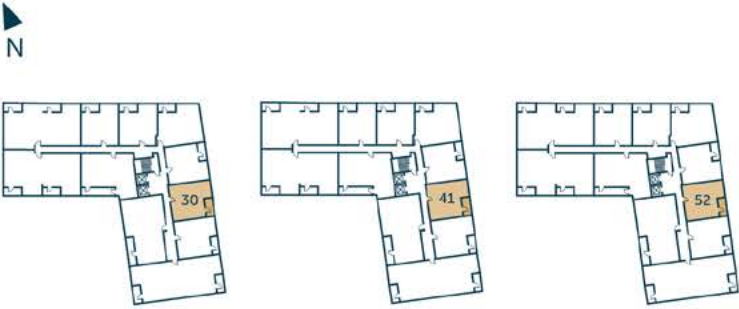


GROUND FLOOR

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 |
| TIA | 543.9 sqft | 50.5 sqm |
| 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 |
| TIA | 819.4 sqft | 76.1 sqm |
| 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)



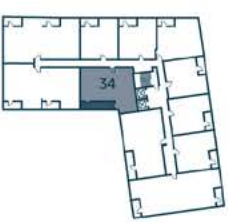
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



THIRD FLOOR



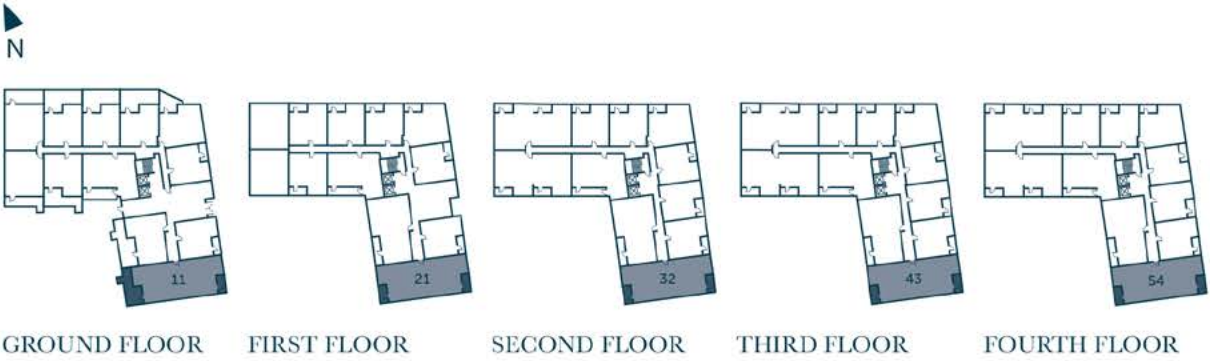
FOURTH FLOOR

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

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 |
| TIA | 1262.5 sqft | 117.3 sqm |
| External Area (Apt 11) | 264.7 sqft | 24.6 sqm |
| External Area (Apt 21, 32, 43, 54) | 111.3 sqft | 10.3 sqm |

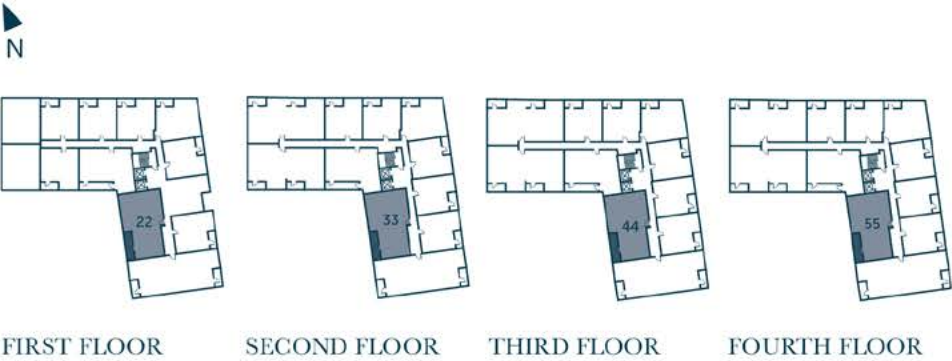
BALCONY (APARTMENTS 21, 32, 43, 54)



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

Apartments 22, 33, 44, 55

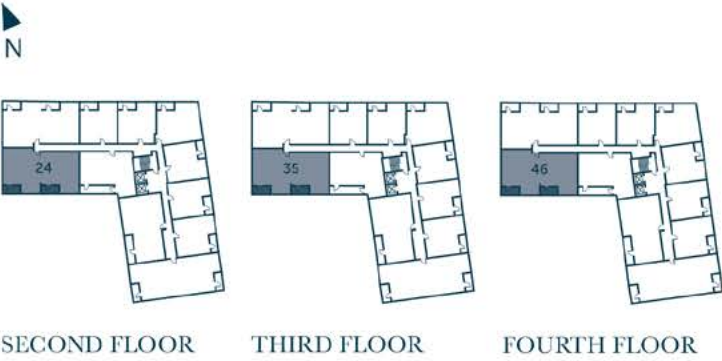
| | | |
|-----------------------|-------------------|-----------------|
| Kitchen/Living/Dining | 18'3" x 17'1" | 5.6 x 5.7 m |
| Principal Bedroom | 19'3" x 10'6" | 5.9 x 3.2 m |
| Bedroom 2 | 12'0" x 12'7" | 3.7 x 3.9 m |
| TIA | 967.5 sqft | 89.9 sqm |
| External Area | 87.4 sqft | 8.1 sqm |



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Apartments 24, 35, 46

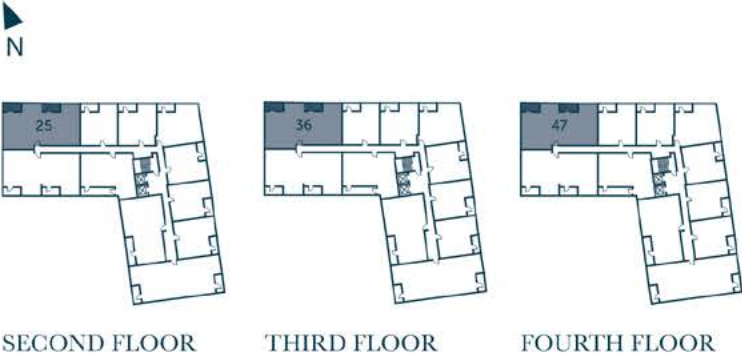
| | | |
|-----------------------|---------------|-------------|
| Kitchen/Living/Dining | 24'4" x 26'3" | 7.4 x 8.0 m |
| Principal Bedroom | 11'8" x 16'8" | 3.6 x 5.1 m |
| Bedroom 2 | 11'8" x 16'1" | 3.6 x 4.9 m |
| TIA | 1206.5 sqft | 112.1 sqm |
| External Area | 110.1 sqft | 10.2 sqm |



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

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 |
| TIA | 1193.6 sqft | 110.9 sqm |
| External Area | 111.3 sqft | 10.3 sqm |



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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

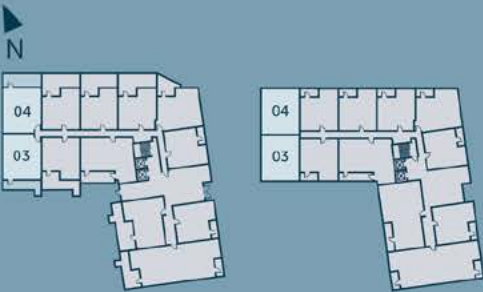
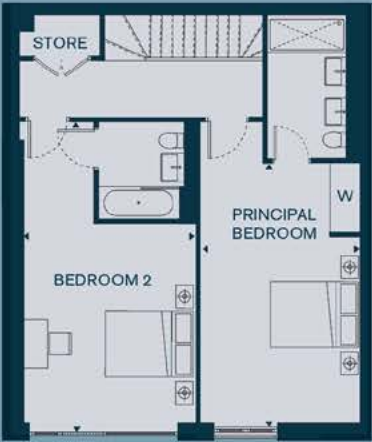
- Glass doors, tiled flooring and interior designed feature finishes to main apartment block entrances and lift lobbies
- Lifts serving all cores and levels
- Residents' lounge
- Residents' games room
- Architect designed landscaped gardens for residents
- Secure bicycle storage
- A managing agent will 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

Dimensions and areas shown are approximate only and may vary with a tolerance of +/-5%. *Apartment 4 handed. Furnishing layouts are purely suggested.

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

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

Dimensions and areas shown are approximate only and may vary with a tolerance of +-5%.
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 |
| TIA | 989.7 sqft | 91.9 sqm |
| 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 |
| TIA | 1003.9 sqft | 93.3 sqm |
| 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 |
| TIA | 1149.6 sqft | 106.8 sqm |
| External Area | 702.6 sqft | 65.3 sqm |



FIFTH FLOOR

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



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

020 8131 6877 | theclaves@ecoworldinternational.com
ecoworldlondon.com

LONDON

EcoWorld London
25 Victoria Street,
London SW1H 0EX
T: +44 (0)20 8066 2255
E: hello@ecoworldlondon.com

SINGAPORE

EcoWorld Gallery @ Singapore
8, Marina View, #43-01,
Asia Square Tower 1,
Singapore 018960
T: +65 6235 2525
E: sg-gallery@ecoworld.my

KUALA LUMPUR

EcoWorld International
No. 2 Jalan Hang Tuah,
55100 Kuala Lumpur, Malaysia
T: +603 2116 2525
E: ewi@ecoworldinternational.com

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