

The Mount

MILLBROOK PARK • MILL HILL • NW7

Executive Townhouse
— Collection —



BEAUTIFULLY PLACED WITHIN A
NEW LANDMARK ADDRESS

Introducing the Executive Townhouse Collection at Millbrook Park.

Set amongst expansive surroundings where formal landscaped areas and avenues sit within acres of green open spaces. Tree-lined terraces set around residential squares recall the ambiance of a traditional urban square, here recreated to look and feel refreshingly new.

It all works together, perfectly.



MILLBROOK
PARK

MILL HILL

MODERN LIVING ELEVATED TO A NEW LEVEL

With their ample proportions unfolding room after room and a superior specification, the Executive Townhouse Collection at Millbrook Park blends beautifully crafted quality with 21st century high performance, energy-efficiency and technological sophistication.

The townhouses are classic and enduringly appealing, in three and four bedroom designs. Elegantly spaced, each creates a wonderfully welcoming home, fusing indoor and outdoor spaces seamlessly.

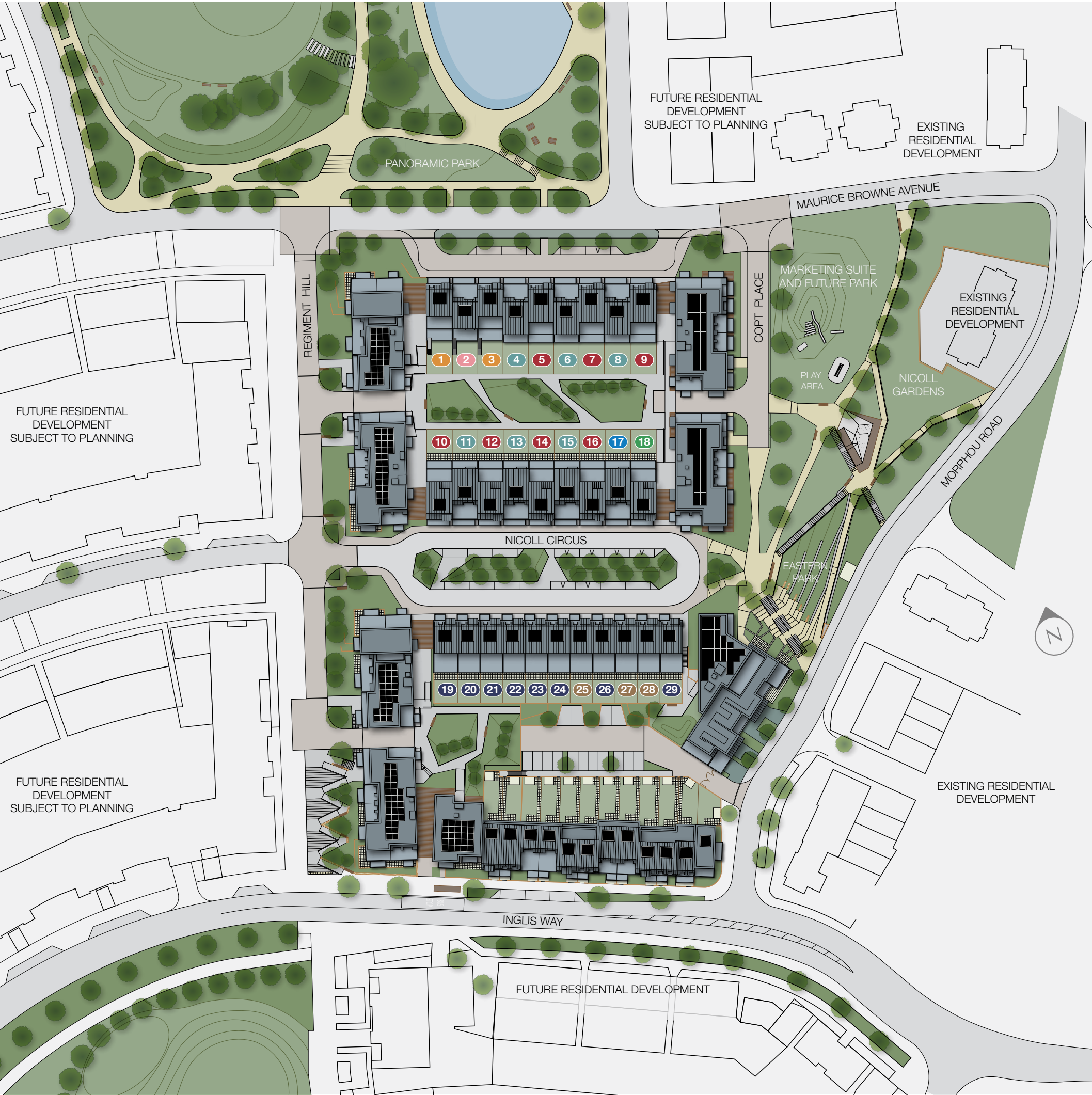


Computer generated image of The Mount. Building materials, design and landscaping are indicative only and may vary from the illustration. Please ask your Sales Consultant for further details.

THE COLLECTION

<div></div> THE ALTEZZA - Plots 1 & 3	4 bedroom, 4 storey home
<div></div> THE LIVELLO - Plot 2	4 bedroom, 4 storey home
<div></div> THE LUCENTE - Plots 4, 6, 8, 11, 13 & 15	4 bedroom, 4 storey home
<div></div> THE SALONE - Plots 5, 7, 9, 10, 12, 14 & 16	4 bedroom, 4 storey home
<div></div> THE NOVITA - Plot 17	3 bedroom, 4 storey home
<div></div> THE ALTO - Plot 18	3 bedroom, 4 storey home
<div></div> THE LUSSO - Plots 19-24, 26 & 29	4 bedroom, 4 storey home
<div></div> THE MODERNO - Plots 25, 27 & 28	3 bedroom, 4 storey home

Please note the site plan is not to scale and is intended for illustrative purposes only.
All road and paving surface colours and landscaping are indicative and layouts are given as a guide only.
Roof finishes may vary from the illustration.



A GLORIOUS BLEND OF CITY AND COUNTRY

The cosmopolitan buzz of the vibrant city of London.
Idyllic views across beautiful Hertfordshire countryside.
Both are yours for the taking from your elevated vantage
point at Millbrook Park in Mill Hill.

This outstanding collection of stylish and contemporary
townhouses enjoy a truly enviable location just nine miles
from central London, with the tube just a short stroll away.
Close to home, Mill Hill is a close-knit area with amenities
including the Adam and Eve pub, winner of the prestigious
Community of Pub Award. You'll enjoy browsing in the
independent boutiques, popping to Waitrose for your
essentials and watching your children flourish at the local
outstanding primary school.



LUXURY IN EVERY ASPECT

An exquisite home defined by beautifully integrated spaces. Thoughtfully designed living rooms create an elegant ambience with the finest of finishes. Rooms to relax, rooms to enjoy.



This is a computer generated image. Specification is indicative only and may vary from the illustration. Please speak to your Sales Consultant for further details.

ELEGANT OPEN PLAN LIVING

The light-filled kitchen, family and dining area offers the best in sleek, clean, contemporary design. White glossy surfaces are complemented by chic, fully integrated appliances.



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MODERN AND EXPERT DESIGN

The contemporary bathrooms are finished to a superb standard. Expertly designed, the rooms feature chrome fixtures, heated towel rails and large, fitted wall mirrors. Clean, modern lines and integrated spot lighting create a unique space to relax and unwind.



Photograph from a previous Countryside development

OUTSTANDING OUTDOOR SPACE

These executive homes offer private outdoor space over-looking the greenery at Millbrook Park. Finished to an exceptional standard, the terraces and balconies will be a space you'll want to show off.



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CONTEMPORARY OPULENCE

The master bedroom suite is a welcoming haven with generous interior and covetable private terrace. Your new home offers a balance between spaces wonderful to share, and those offering private retreats for every member of the family.



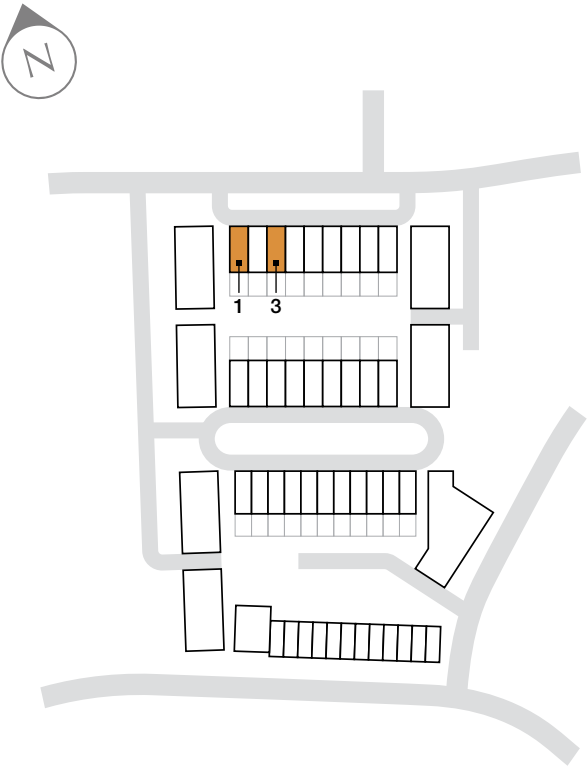
Photograph from a previous Countryside development

EXECUTIVE TOWNHOUSES PLOTS 1-18

An impressive collection of 3 and 4 bedroom townhouses, with views over attractive, beautifully landscaped green spaces.



Computer generated image of The Mount Townhouses Plots 2-5. Building materials, design and landscaping are indicative only and may vary from the illustration. Please ask your Sales Consultant for further details.



THE ALTEZZA
Plots 1 & 3

TOTAL INTERNAL AREA 205 sq.m 2207 sq.ft

Elegantly spaced across four floors, the Altezza offers a seamless balance between contemporary indoor living and inviting outdoor space. Intelligently designed, the ground floor benefits from an ample open plan kitchen and dining area with fully glazed double doors leading to a private garden.

The first floor features an expansive living room, with double doors opening onto a decked balcony overlooking beautiful parkland. A charming double bedroom leads onto a private terrace with stairs down to the garden below.

Two double bedrooms, one featuring a chic en suite bathroom, feature on the second floor alongside a family bathroom. The sumptuous master suite takes exclusive use of the third floor. This impressive room boasts a generous private terrace with far reaching views.

Ground Floor

KITCHEN/DINING AREA	5.70m x 5.65m	18'8" x 18'6"
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First Floor

LIVING ROOM	5.90m x 5.70m	19'4" x 18'8"
BEDROOM 4	3.85m x 3.50m	12'7" x 11'5"
TERRACE 1	5.80m x 2.65m	19'0" x 8'8"
BALCONY	5.60m x 1.55m	18'4" x 5'1"

Second Floor

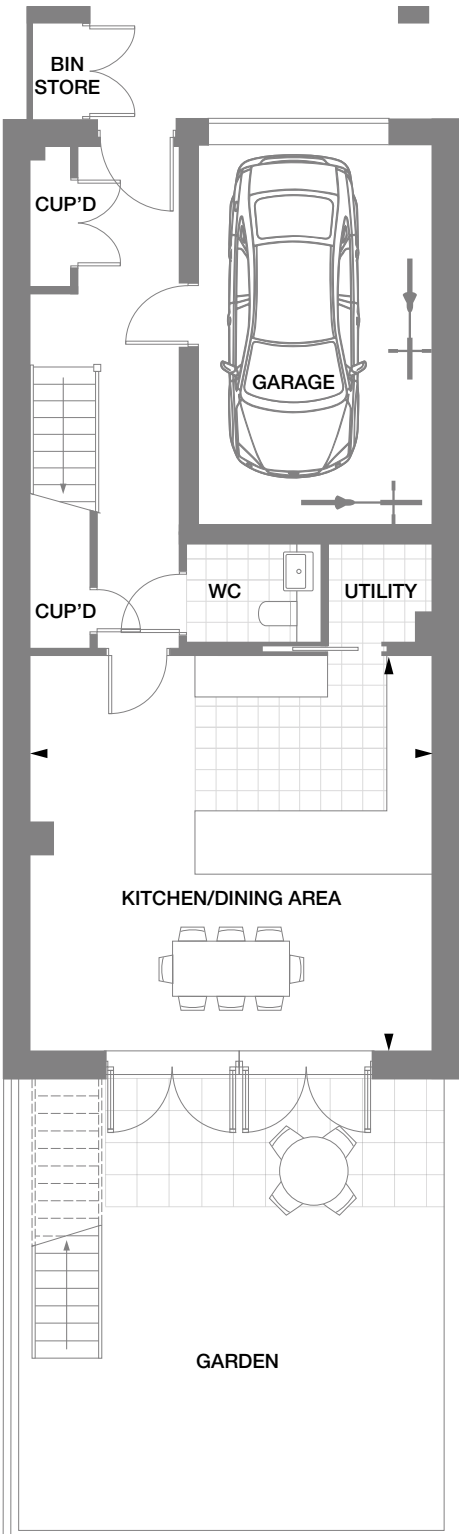
BEDROOM 2	5.15m x 3.35m	16'10" x 10'11"
BEDROOM 3	4.60m x 3.45m	15'1" x 11'3"

Third Floor

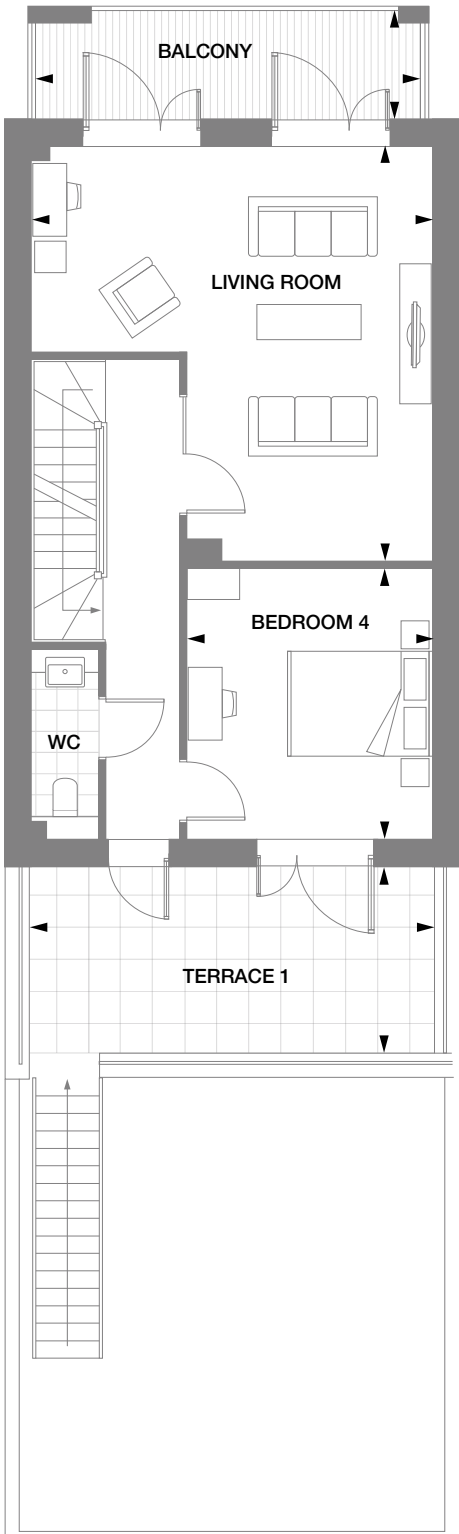
MASTER BEDROOM	6.25m x 2.95m	20'6" x 9'8"
TERRACE 2	5.90m x 2.60m	19'4" x 8'6"

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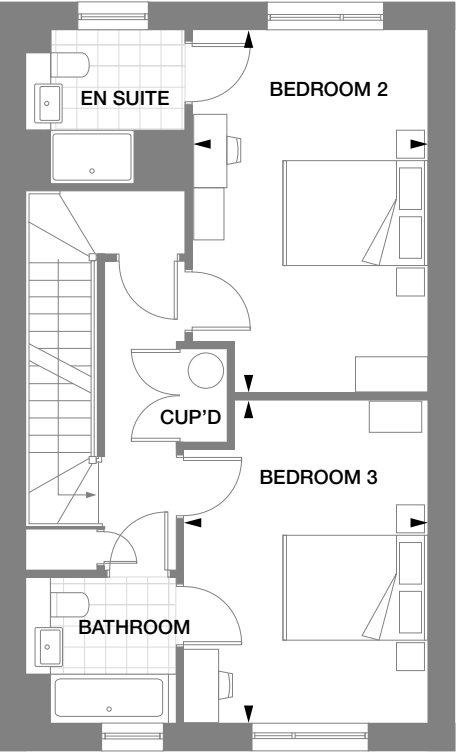
Ground Floor



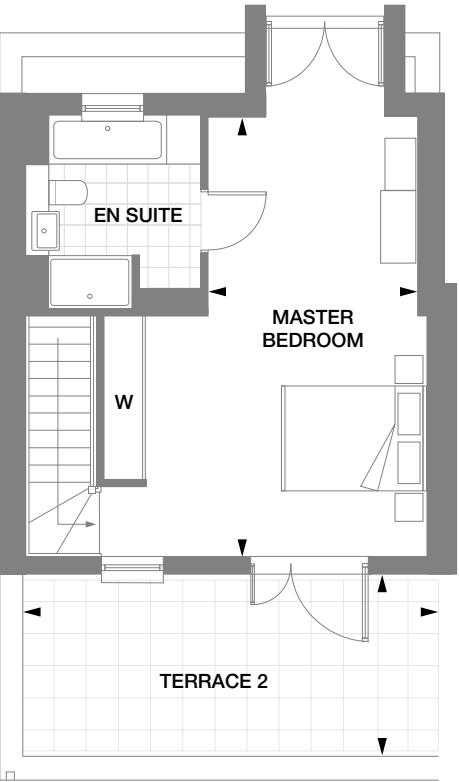
First Floor

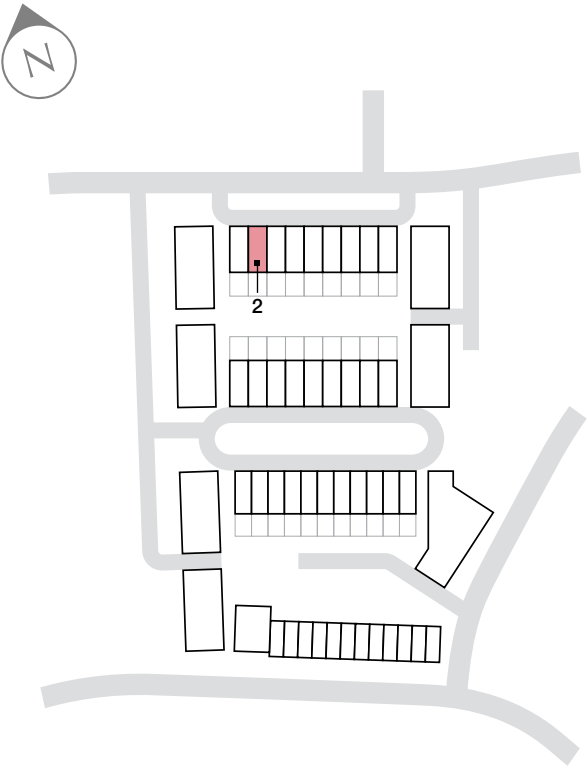


Second Floor



Third Floor





THE LIVELLO
Plot 2

TOTAL INTERNAL AREA 203 sq.m 2185 sq.ft

This luxurious four storey, four bedroom townhouse provides you with a light and airy, modern home. To the ground floor, you'll find a sizable open plan kitchen/dining area offering ample space to relax and entertain. Double doors lead onto the beautiful private garden, where you can enjoy al fresco dining in the warmer months.

Upstairs is a well-proportioned living space with doors opening out onto a decked balcony, while on the same floor is a stylish double bedroom with access to a private terrace. A further two double bedrooms and the family bathroom are located on the second floor, with one bedroom boasting an en suite bathroom.

The master suite on the third floor offers utmost privacy with an en suite bathroom and a glorious private terrace giving you panoramic views of the beautifully landscaped parkland.

Ground Floor

KITCHEN/DINING AREA 5.70m x 5.65m 18'8" x 18'6"

First Floor

LIVING ROOM 5.90m x 5.75m 19'4" x 18'10"
BEDROOM 4 3.85m x 3.50m 12'7" x 11'5"
TERRACE 1 5.80m x 2.65m 19'0" x 8'8"
BALCONY 5.50m x 1.55m 18'0" x 5'1"

Second Floor

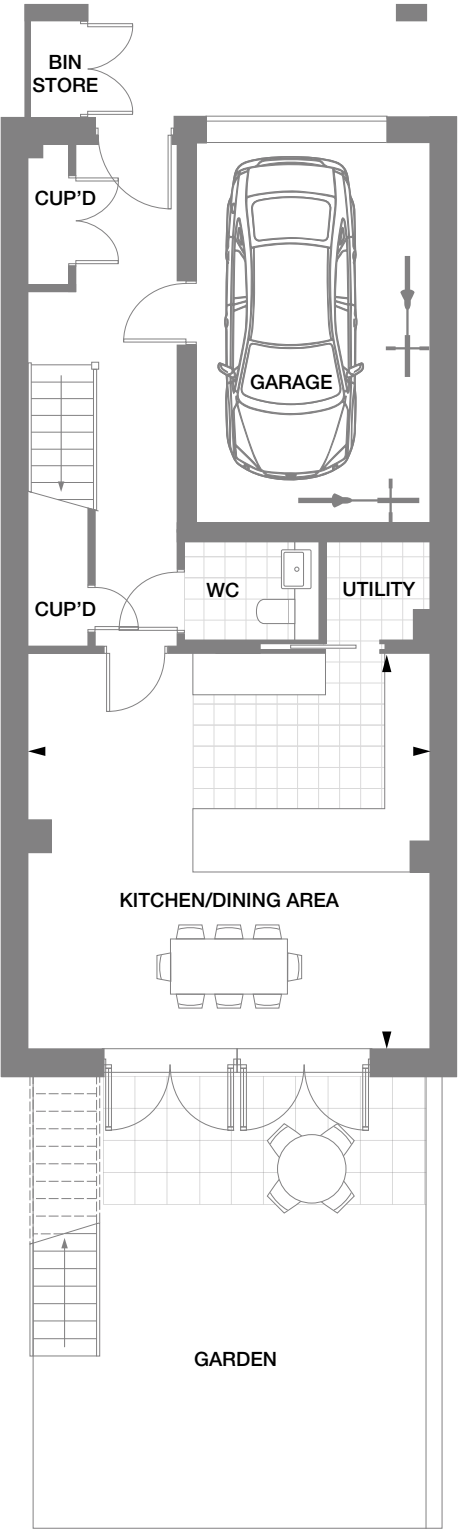
BEDROOM 2 5.15m x 3.35m 16'10" x 10'11"
BEDROOM 3 4.60m x 3.60m 15'1" x 11'5"

Third Floor

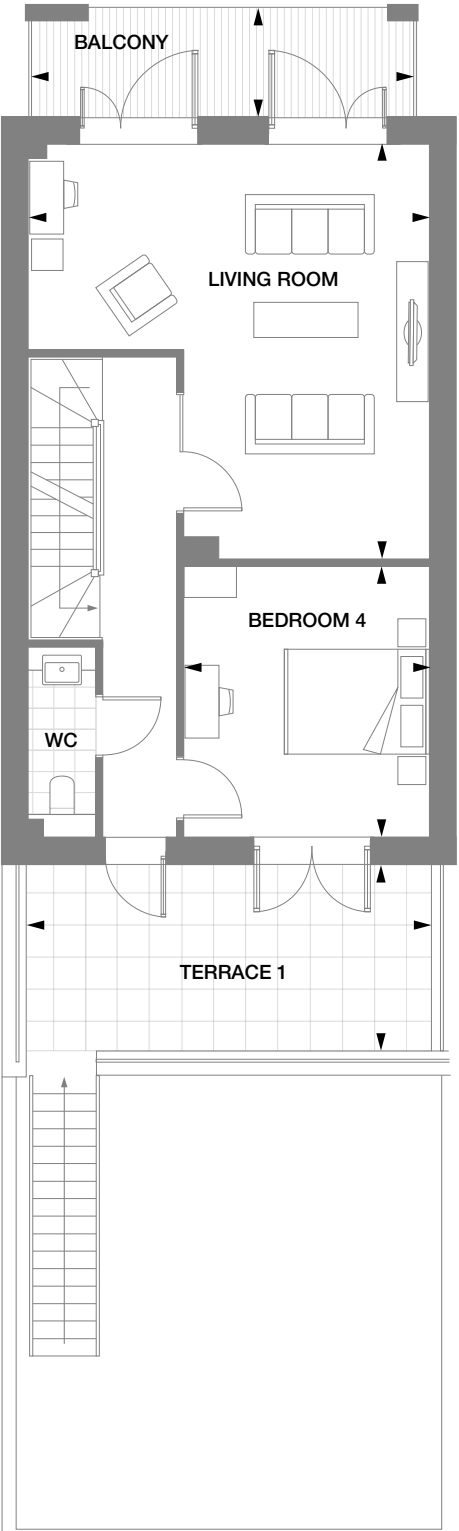
MASTER BEDROOM 6.45m x 2.90m 21'1" x 9'6"
TERRACE 2 6.05m x 3.20m 19'10" x 10'5"

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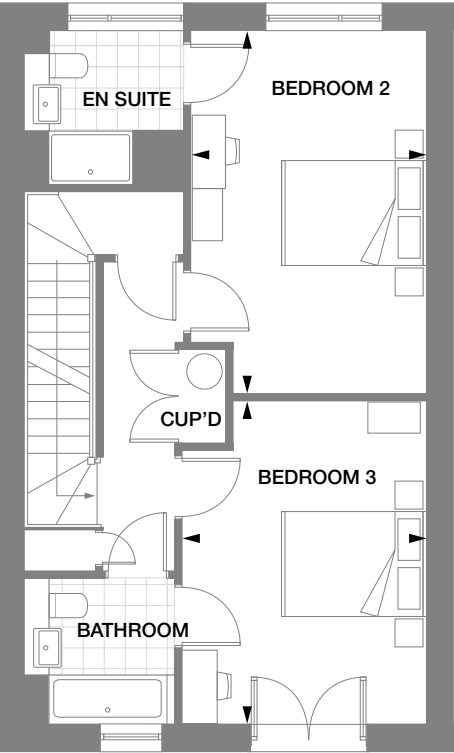
Ground Floor



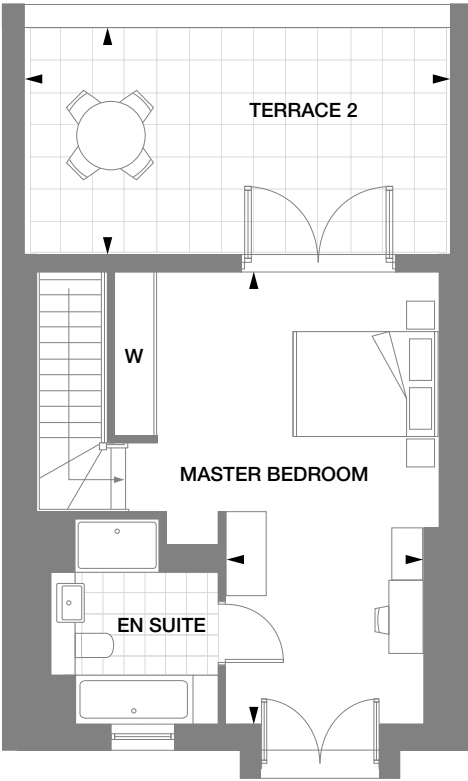
First Floor



Second Floor



Third Floor



THE LUCENTE PLOTS 4, 6, 8, 11, 13 & 15

The exceptional Lucente townhouse offers contemporary modern living over four storeys.



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THE LUCENTE

Plots 4, 6, 8, 11*, 13* & 15*

TOTAL INTERNAL AREA 215 sq.m 2314 sq.ft

Set over four impressive floors, the characterful Lucente townhouse features a street-level garage offering you space for two vehicles, alongside a useful utility room. The first floor is made up of a contemporary open plan living space including a well-appointed kitchen, ample space for dining and a welcoming living area. A balcony and a private garden complete this outstanding space.

To the second floor are three bedrooms, one with an en suite, plus a stylish family bathroom. Bedroom four has the potential to be converted into a cosy home office. Upstairs, the lavish master suite offers a wonderfully relaxing space with an elegant en suite bathroom, double fitted wardrobes and access to its own private terrace.

First Floor

KITCHEN/LIVING/DINING	13.35m x 5.70m	43'9" x 18'8"
BALCONY	5.45m x 1.50m	17'10" x 4'11"

Second Floor

BEDROOM 2	3.95m x 3.30m	12'11" x 10'9"
BEDROOM 3	4.55m x 3.00m	14'11" x 9'10"
BEDROOM 4	3.35m x 2.55m	10'11" x 8'4"

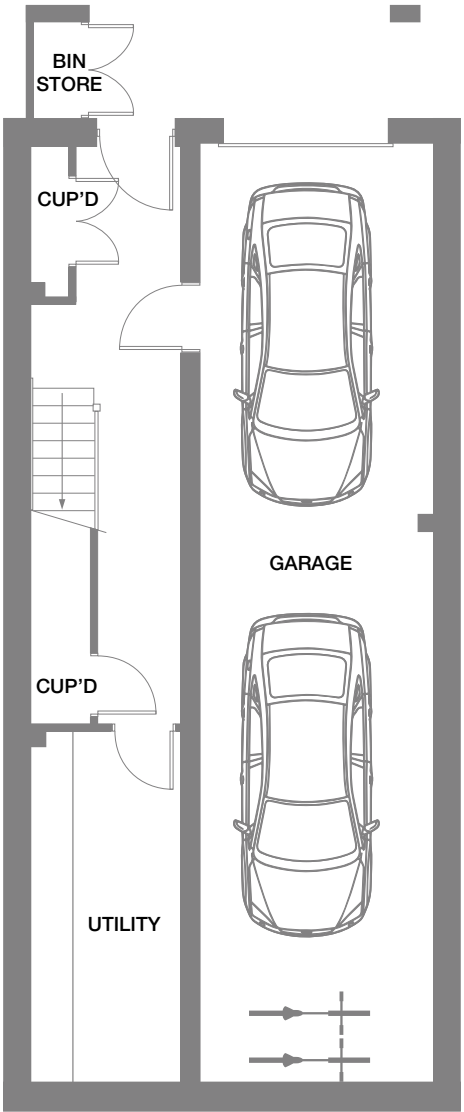
Third Floor

MASTER BEDROOM	8.00m x 3.95m	26'2" x 12'11"
TERRACE	6.05m x 3.20m	19'10" x 10'5"

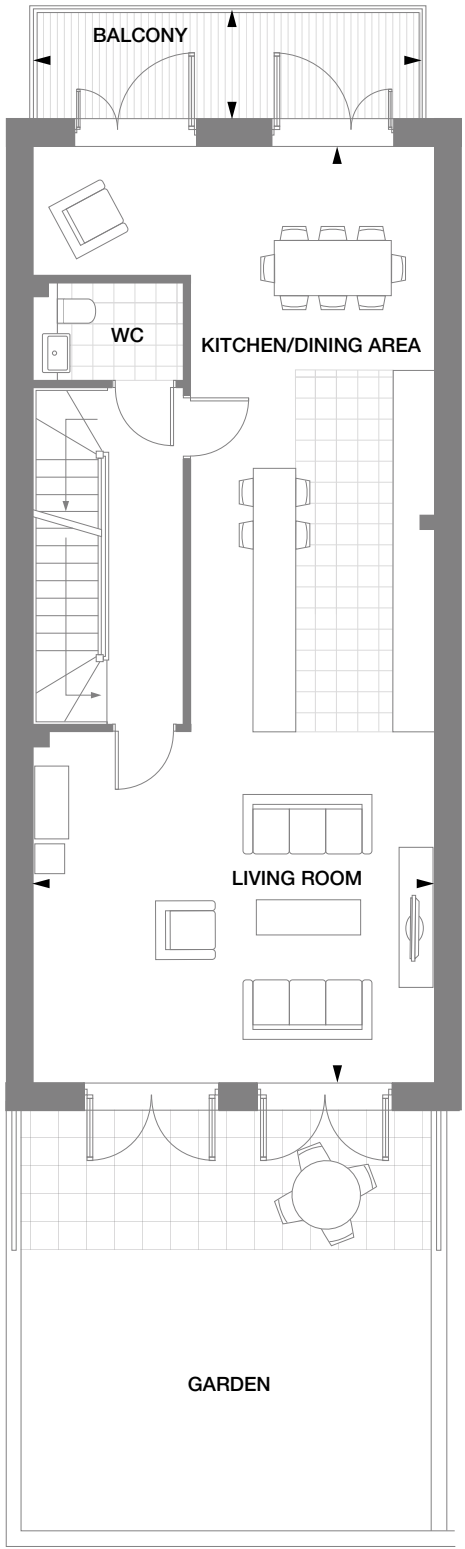
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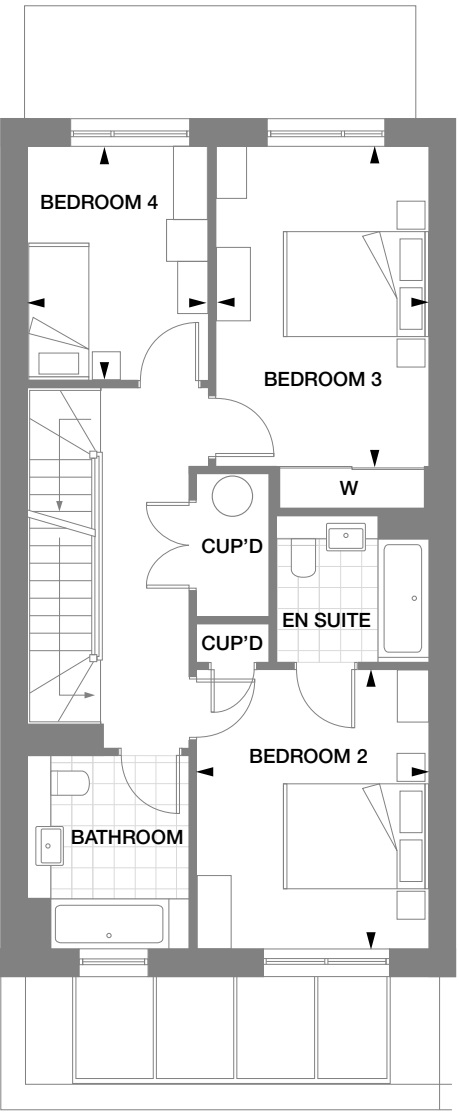
Ground Floor



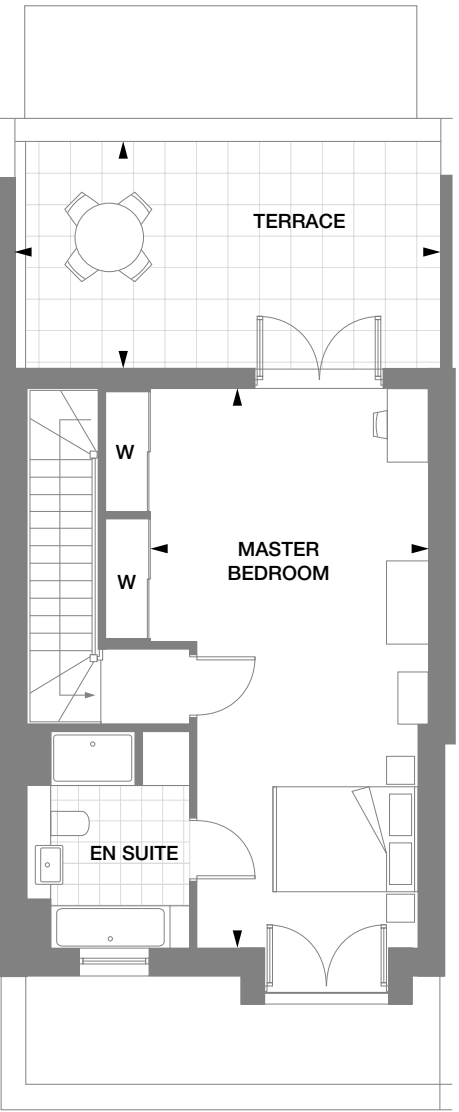
First Floor

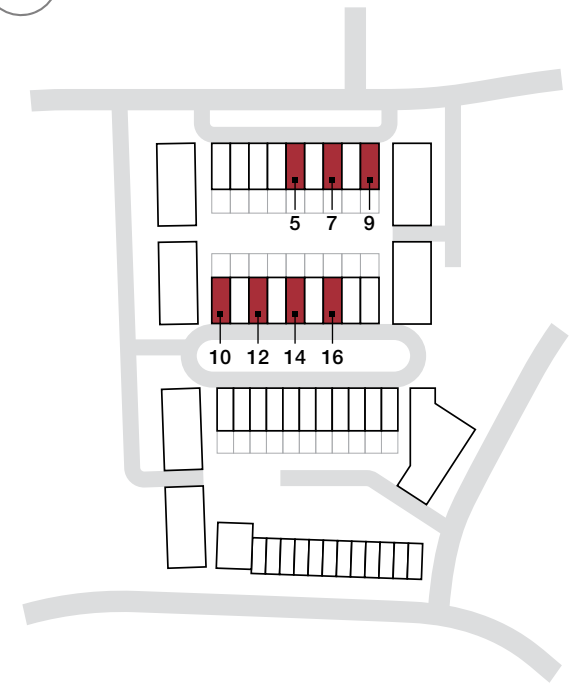


Second Floor



Third Floor





Executive Townhouse
Collection

THE SALONE
Plots 5, 7, 9, 10*, 12*, 14* & 16*

TOTAL INTERNAL AREA 214 sq.m 2303 sq.ft

Amongst the impressive features of this four bedroom home are its street level double garage and its excellently appointed, open plan kitchen/dining area and living room. Open space is in abundance at this charming townhouse, with both a garden and a balcony accessible from the first floor living space.

Bedroom two upstairs boasts an en suite bathroom, while bedroom four could be turned into a snug or home office if required. The second floor also includes another delightful double bedroom, as well as a modern family bathroom.

What's more, the lavish master suite at the top of the house comes with its own expansive terrace, offering spectacular parkland views. This glorious area also has an en suite bathroom and double fitted wardrobes.

First Floor

KITCHEN/LIVING/DINING	13.35m x 5.70m	43'9" x 18'8"
BALCONY	5.65m x 1.55m	18'6" x 5'1"

Second Floor

BEDROOM 2	3.95m x 3.30m	12'11" x 10'9"
BEDROOM 3	4.55m x 3.00m	14'11" x 9'10"
BEDROOM 4	3.35m x 2.55m	10'11" x 8'4"

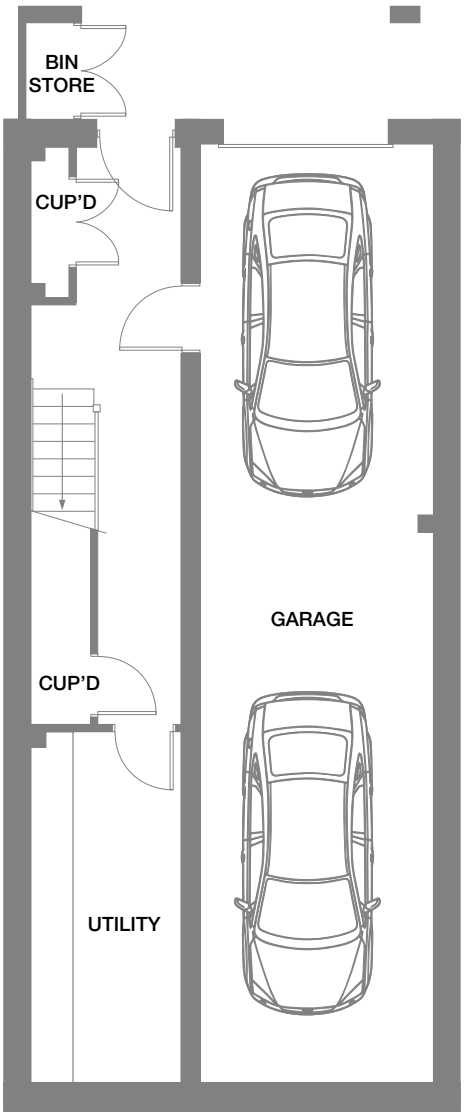
Third Floor

MASTER BEDROOM	7.45m x 3.95m	24'5" x 12'11"
TERRACE	6.05m x 2.95m	19'10" x 9'8"

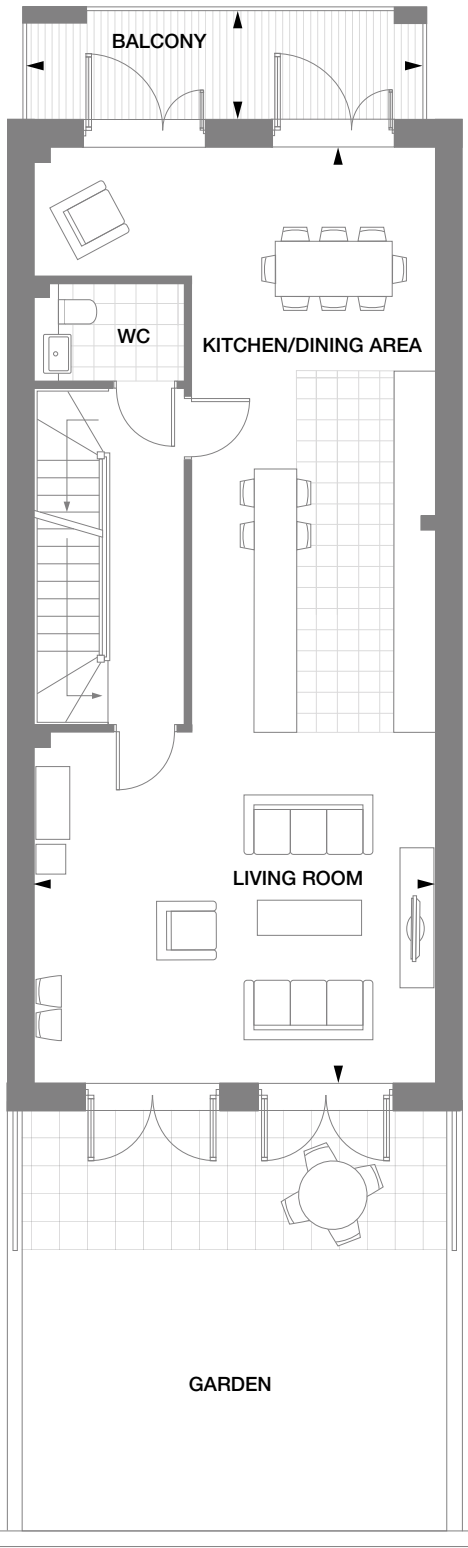
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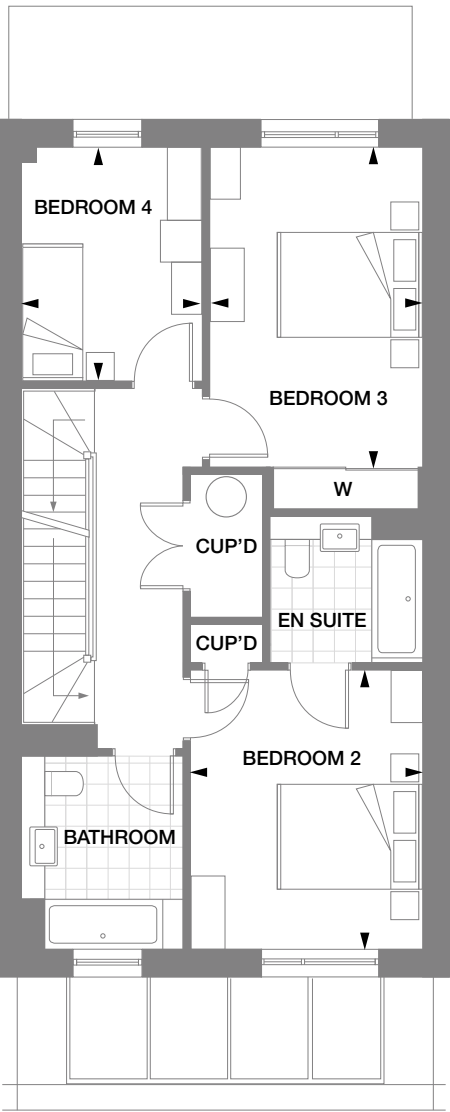
Ground Floor



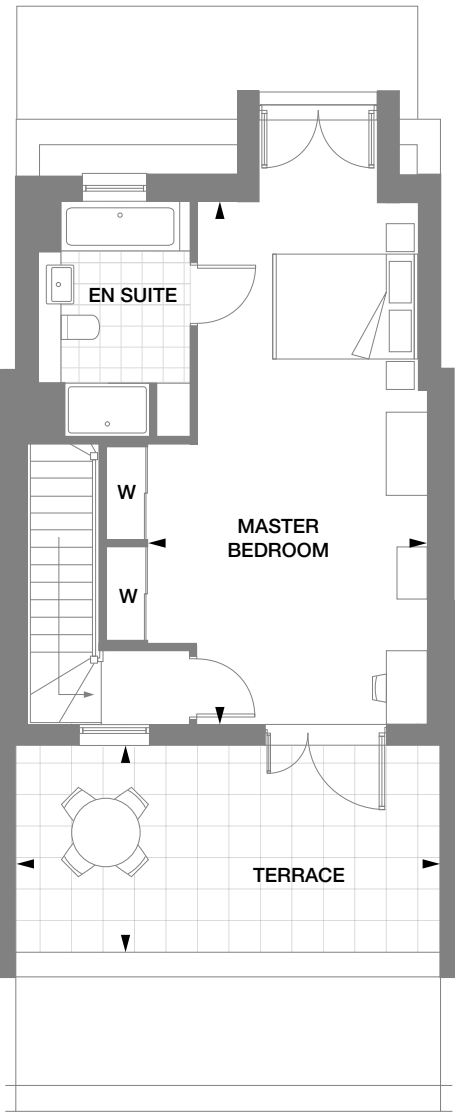
First Floor

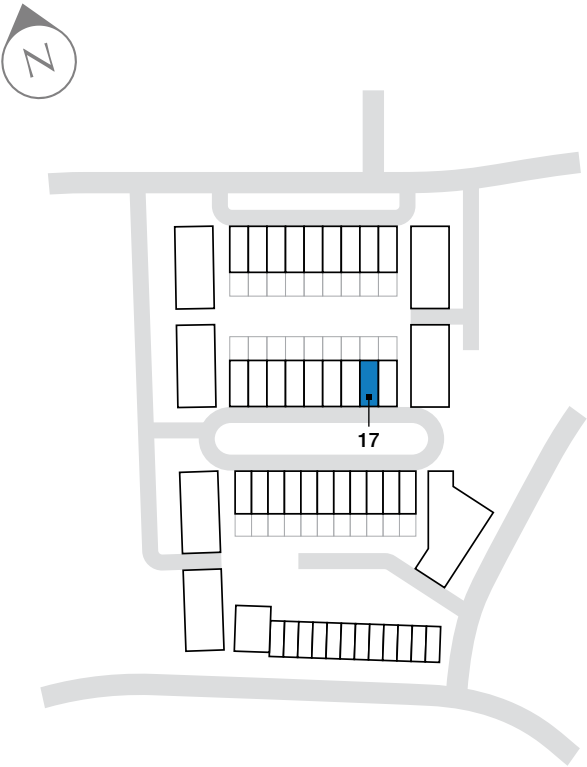


Second Floor



Third Floor





THE NOVITA
Plot 17

TOTAL INTERNAL AREA 215 sq.m 2314 sq.ft

A delightful three bedroom family home, the contemporary living space in the Novita townhouse is spread over four outstanding floors.

To the ground floor is a double garage, which sits alongside a utility room and ample storage space. Upstairs, you'll find an open plan living area that's just perfect for relaxing and entertaining, with an elegant kitchen, charming dining area and beautiful living room. What's more, this level affords you two outdoor areas with its balcony and garden.

Two double bedrooms, a bright and airy home office and a chic family bathroom can all be found on the second floor, while the third storey features the striking master suite. This glorious living space comes with its own en suite bathroom and access to a private terrace with views across Nicoll Circus.

First Floor

KITCHEN/LIVING/DINING	13.35m x 5.70m	43'9" x 18'8"
BALCONY	5.55m x 1.55m	18'2" x 5'1"

Second Floor

BEDROOM 2	3.95m x 3.30m	12'11" x 10'9"
BEDROOM 3	4.55m x 3.30m	14'11" x 10'9"
HOME OFFICE	3.35m x 2.30m	10'11" x 7'6"

Third Floor

MASTER BEDROOM	8.00m x 4.00m	26'2" x 13'1"
TERRACE	6.05m x 3.20m	19'10" x 10'5"

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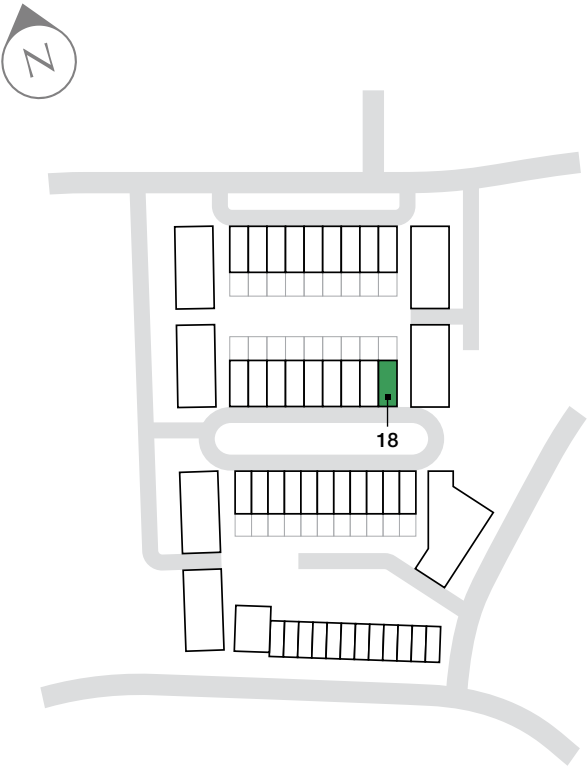


Ground Floor

First Floor

Second Floor

Third Floor



THE ALTO
Plot 18

TOTAL INTERNAL AREA 213 sq.m 2292 sq.ft

There's space for the whole family in the exceptional three bedroom Alto townhouse, set over four floors with an abundance of outdoor space.

Features include a double garage at street level and an outstanding open plan area to the first floor, giving you space to cook, dine, relax and socialise. Nature is all around you on this level, with a balcony and a garden both accessible from the living accommodation.

You'll find two charming double bedrooms on the second floor, one with en suite facilities, alongside a useful home office. A family bathroom and ample storage space make up the layout of this level.

Meanwhile, the master suite enjoys exclusive use of the third floor, with its en suite bathroom affording complete privacy and its terrace offering a blissful outdoor space in which to soak up the sun.

First Floor

KITCHEN/LIVING/DINING	13.35m x 5.70m	43'9" x 18'8"
BALCONY	5.60m x 1.55m	18'4" x 5'1"

Second Floor

BEDROOM 2	3.95m x 3.30m	12'11" x 10'9"
BEDROOM 3	4.55m x 3.30m	14'11" x 10'9"
HOME OFFICE	3.35m x 2.30m	10'11" x 7'6"

Third Floor

MASTER BEDROOM	7.45m x 4.00m	24'5" x 13'1"
TERRACE	5.90m x 2.90m	19'4" x 9'6"

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Ground Floor

First Floor

Second Floor

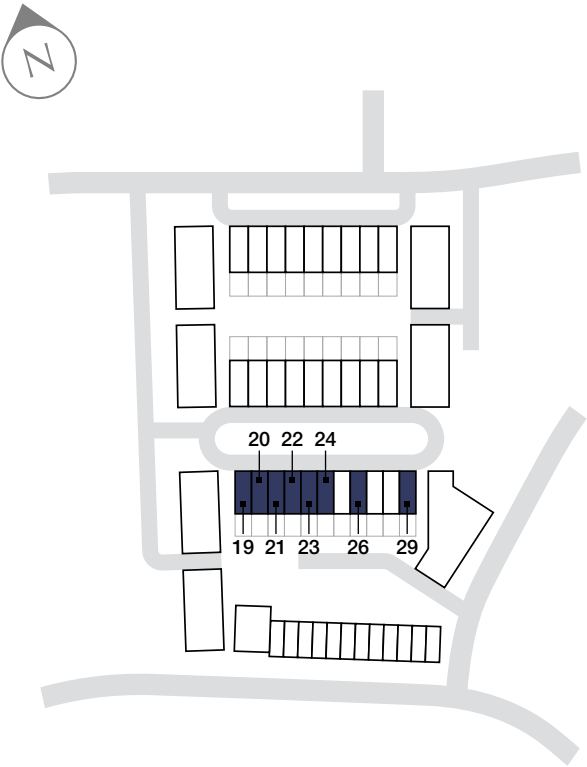
Third Floor

EXECUTIVE TOWNHOUSES PLOTS 19-29

This superb collection of 3 and 4 bedroom townhouses, overlooks the elegantly landscaped Nicoll Circus, located at the heart of the development.



Computer generated image of The Mount Townhouses Plots 25-29. Building materials, design and landscaping are indicative only and may vary from the illustration. Please ask your Sales Consultant for further details.



THE LUSSO
Plots 19-24, 26 & 29

TOTAL INTERNAL AREA 182 sq.m 1959 sq.ft

Contemporary living meets classic elegance in the luxurious surroundings of the four bedroom Lusso townhouse.

Day-to-day life can be enjoyed in the chic lower ground floor, where a modern open plan kitchen/dining area and living room offers you access to the beautiful private garden. There's a second welcoming living area on the ground floor, alongside a garage, WC and storage space.

Upstairs, a charming second bedroom boasts en suite facilities and its own balcony which overlooks Nicoll Circus. There are a two further bedrooms and a family bathroom on the same floor, while storage space has been included for your convenience. The outstanding master bedroom can be found on the second floor, featuring a welcoming, relaxing space with its dressing area, en suite bathroom and glorious private terrace.

Lower Ground Floor

KITCHEN/LIVING/DINING 9.00m x 5.05m 29'6" x 16'6"

Ground Floor

LIVING ROOM 5.05m x 4.50m 16'6" x 14'9"

First Floor

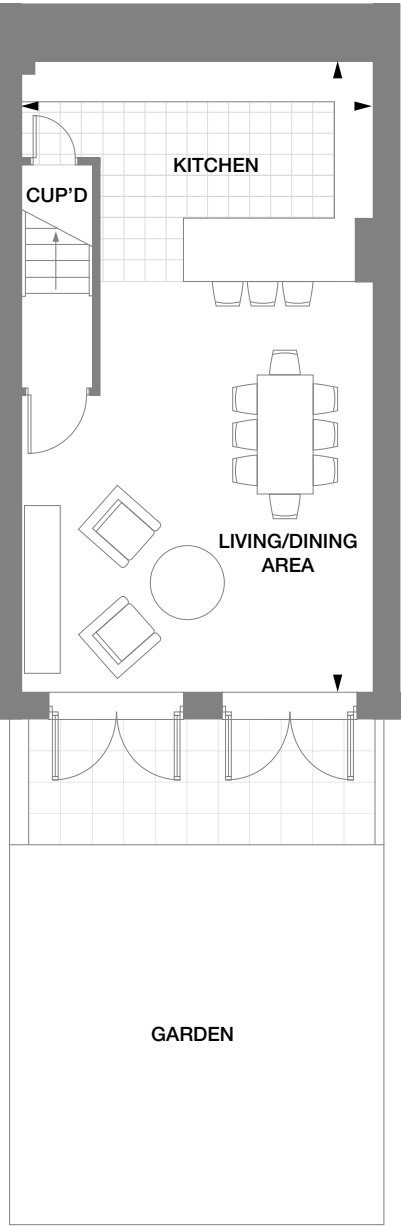
BEDROOM 2 5.05m x 3.10m 16'6" x 10'2"
BEDROOM 3 5.10m x 2.75m 16'8" x 9'0"
BEDROOM 4 3.80m x 2.20m 12'5" x 7'2"
BALCONY 2.65m x 1.55m 8'8" x 5'1"

Second Floor

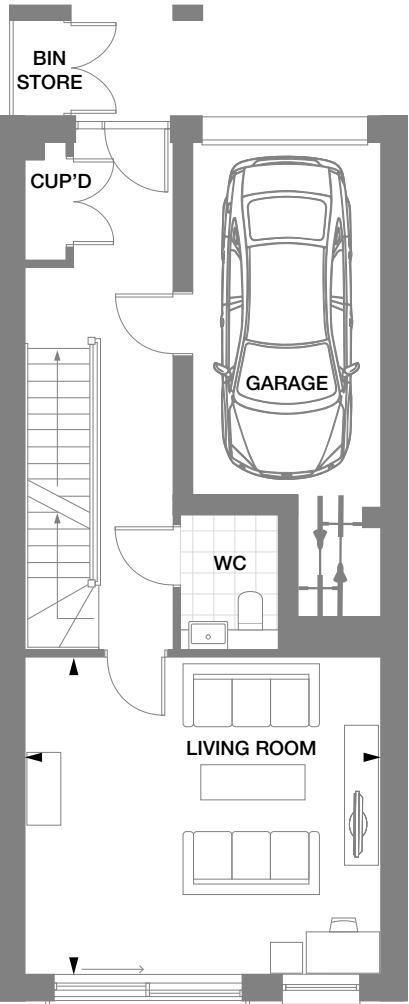
MASTER BEDROOM 6.55m x 3.35m 21'5" x 10'11"
TERRACE 5.10m x 4.30m 16'8" x 14'1"

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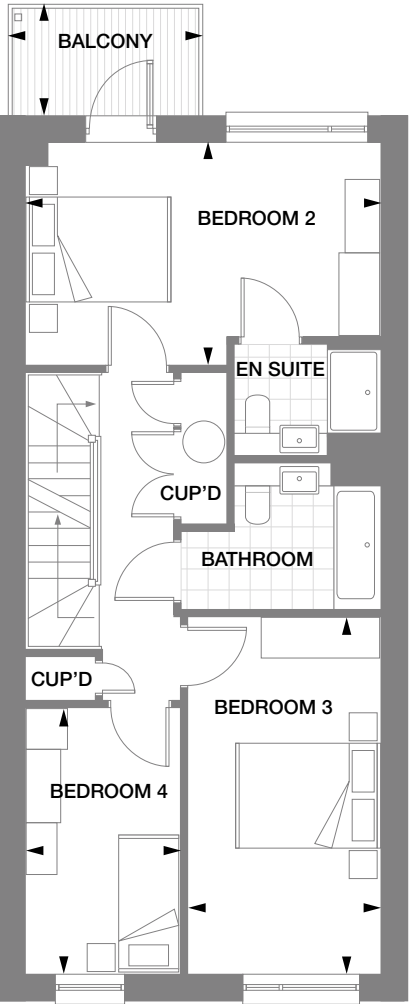
Lower Ground Floor



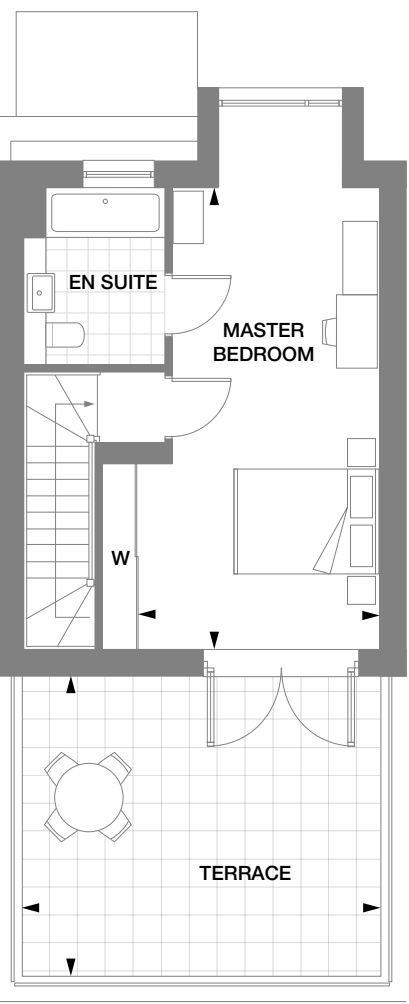
Ground Floor



First Floor



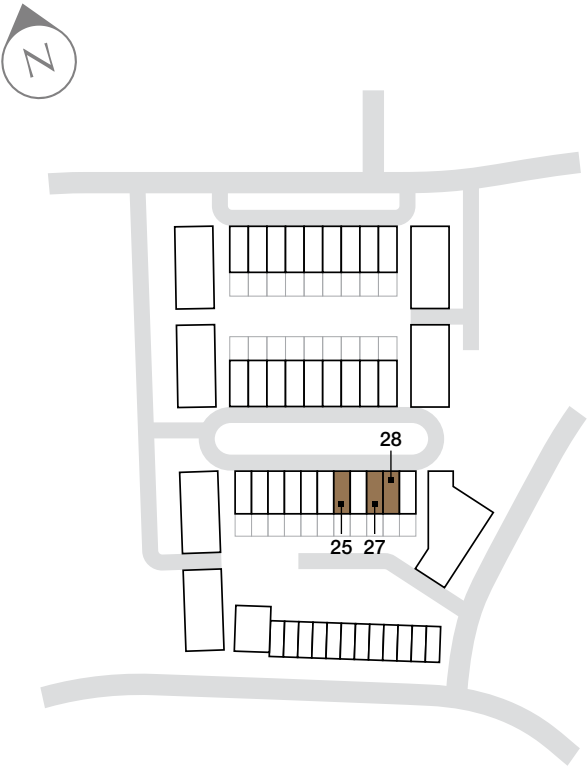
Second Floor



THE MODERNO PLOTS 25, 27 & 28

The Moderno townhouse has been expertly crafted to offer the very best in modern design, comfort and finish.





THE MODERNO
Plots 25, 27 & 28

TOTAL INTERNAL AREA 182 sq.m 1959 sq.ft

Every facet of modern life has been considered in the design of the sumptuous Moderno townhouse, which is set over four luxurious floors.

On the lower ground level, you'll find a charming open plan kitchen/dining area and living area which is likely to become the day-to-day hub of the house. And with chic double doors leading out onto the garden, it's the ideal space for entertaining. Upstairs, there's a generous living room for cosy nights in, as well as a street level garage.

Two light and airy bedrooms can be found on the first floor, with one benefitting from access to a balcony with views of Nicoll Circus. Both boast en suite bathrooms. The master bedroom on the second floor is an impressive area with expansive living space, an en suite bathroom and its own exclusive terrace.

Lower Ground Floor

KITCHEN/LIVING/DINING 9.00m x 5.05m 29'6" x 16'6"

Ground Floor

LIVING ROOM 5.05m x 4.50m 16'6" x 14'9"

First Floor

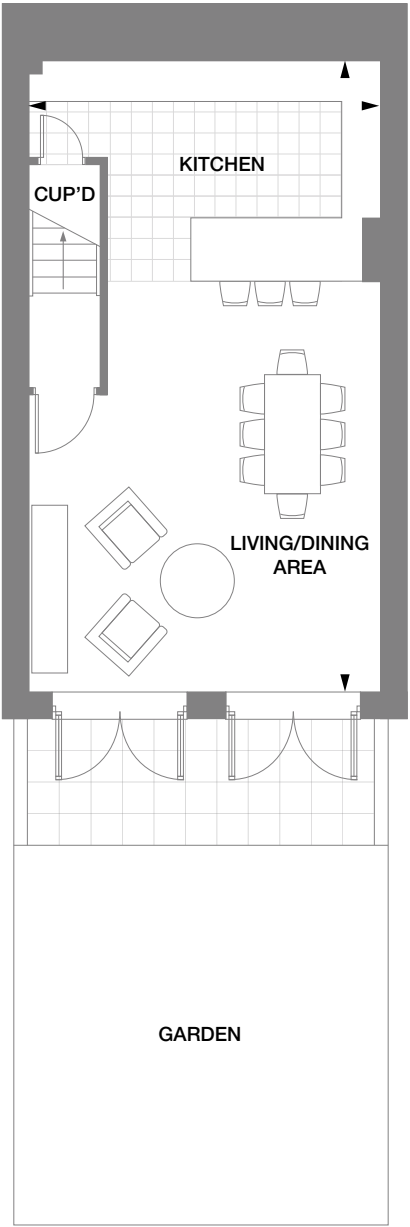
BEDROOM 2 5.05m x 4.55m 16'6" x 14'11"
BEDROOM 3 5.05m x 3.20m 16'6" x 10'5"
BALCONY 2.70m x 1.55m 8'10" x 5'1"

Second Floor

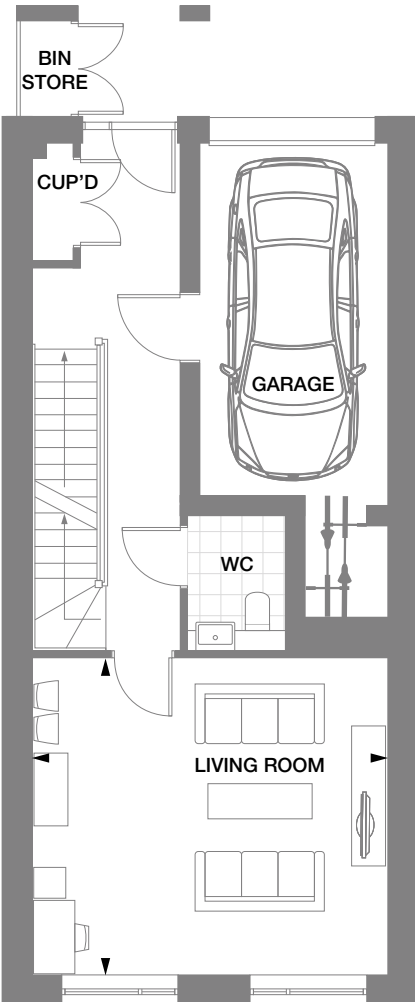
MASTER BEDROOM 6.55m x 3.35m 21'5" x 10'11"
TERRACE 5.10m x 4.30m 16'8" x 14'1"

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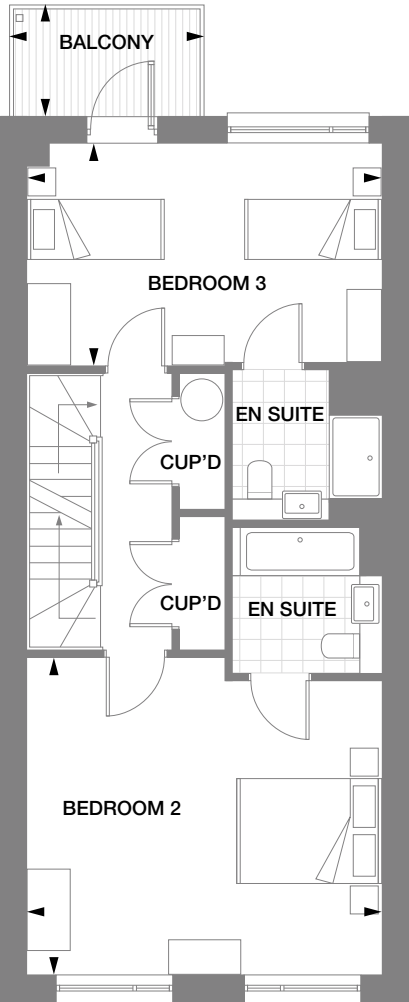
Lower Ground Floor



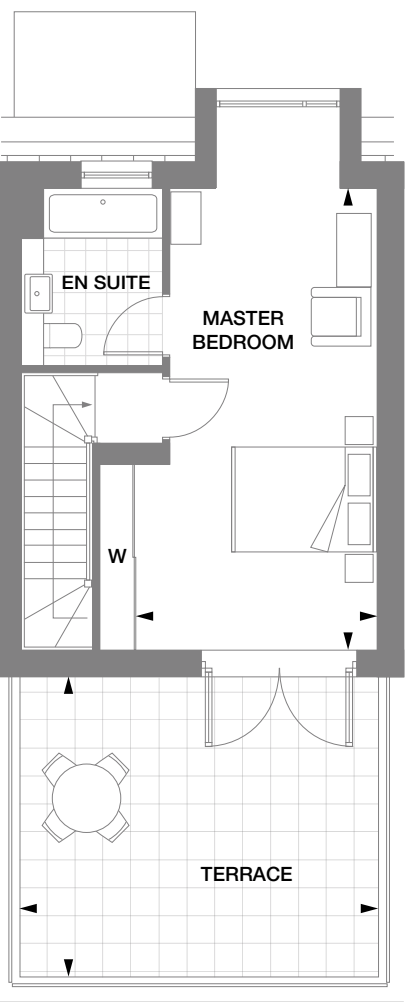
Ground Floor



First Floor



Second Floor



EXEMPLARY SPECIFICATION FOR EXCEPTIONAL LIVING

Our uncompromising approach to quality down to the fine details results in a home that not only looks impressive, but also ensures it is beautifully equipped for 21st century living. With every room designed for optimal comfort and performance – these homes will be a continuing pleasure to live in.

Kitchen

Each kitchen exudes luxury with gloss white handleless units alongside white quartz stone worktops and upstands. Sleek, fully fitted A-rated AEG appliances include gas hob, stainless-steel double oven, microwave oven and grill, dishwasher, fridge and freezer.* Washing machine provided to utility area or kitchen. Kitchen floors are immaculately finished with polished white ceramic tiling.

Bathroom & En Suite

Bathrooms and en suite are beautifully equipped with ROCA white sanitary ware, contemporary chrome accessories and heated towel ladder radiator. An attractive full width oak finish mirror fronted cabinet is provided in the master bedroom en suite and main bathroom, with a full height mirror above the basins to all other en suites. Full height ceramic tiles feature to the bath and shower with half height tiling to remainder of the bathroom.

Master Bedroom Suite

Generous master bedrooms feature sleek en suites and sliding mirrored glass door wardrobes with light oak finish.

General Finishes

All internal walls and ceilings are perfectly finished in Pure Brilliant White, with skirtings and architraves in White Satinwood. Internal doors satin painted with satin chrome door furniture.

Flooring

Polished white ceramic tiling to the kitchen, bathroom, en suite and cloakroom. Carpet and Amtico wood effect vinyl plank flooring to the remaining areas. Please speak to a Sales Consultant for further details.

Electrical

Wired for speed – homes feature superfast broadband - subject to a purchaser's contract with a communications provider, CAT5 cabling providing voice/data capability to various locations, TV aerial with cabling for Freeview, Sky+ and DAB services.

External

Outside balconies are timber decked and terraced areas are paved. Garages come with oak effect timber door with remote operation - plus allocated parking space to some plots. Block paved driveways and landscaped front gardens as well as turfed rear gardens with paved patio area, frame your home with perfectly presented outdoor space.

Security

Safe and secure, multipoint locking, oak effect front doors create the perfect first impression.

Environmentally Friendly Features

When feasible we adopt materials and build methods that help to minimize the impact on the planet, while each home features a raft of environmentally friendly features such as A rated appliances, heat recovery systems and photovoltaic panels.

Customer Service & NHBC 10-Year Warranty

Each home comes with peace of mind built in courtesy of an NHBC warranty against structural defect for a ten-year period following date of completion.

*Fridge and freezer are combined in certain plots, please speak to a Sales Consultant for further details.

These particulars should be treated as general guidance only and should not be relied upon as statements or representations of fact. We operate a policy of continuous product development and individual features may vary. We recommend intending purchasers satisfy themselves, by personal inspection or otherwise, as to the correctness of these particulars. Please ask Sales Consultants for detailed information regarding specific properties. Countryside Annington reserves the right to amend specifications as necessary. Photography from previous Countryside developments.



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