

LINDEN HOMES

— *at* —



MILLBROOK  
PARK

MILL HILL

A superb collection of new luxury homes set  
within the beautiful Millbrook Park development

  
**Linden**  
HOMES





Presenting a superb collection of new homes surrounded by mature woodland and rolling countryside: at Millbrook Park, award-winning developer Linden Homes has created the ultimate in contemporary luxury.

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Less than nine miles from central London, the new community of Millbrook Park is a truly unique place to live. Each of these highly desirable properties has been individually planned, with sleek designer kitchens, luxurious bathrooms and dedicated parking. Set within beautifully landscaped grounds – and with Mill Hill East Underground Station just a few minutes' walk away – these exceptional homes have been purpose designed to suit today's modern lifestyle.



CANARY WHARF

FINCHLEY GOLF CLUB

BITTACY HILL PARK

From their elevated position on the western edge of Millbrook Park, these aspirational homes offer breathtaking views over the surrounding leafy parkland, with the iconic landmarks of central London just visible on the horizon.



THE CITY

THE SHARD

REGENT'S PARK

LOCAL AMENITIES

FUTURE DEVELOPMENT

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## Linden Homes has set a new benchmark for homes at Millbrook Park.

Creating an exclusive new neighbourhood of premier properties, this superb range of luxury homes comprises three, four and five bedroom townhouses and villas, along with one and two bedroom apartments.

Set within tree lined avenues with intimate courtyards and pockets of open green space to enhance the relaxed, leafy atmosphere, every house has its own private garden and all homes benefit from dedicated parking.

At the heart of it all is the delightful memorial garden, which has been lovingly restored for all to enjoy. Sitting amidst the manicured lawns and lush planting, with views over north London and beyond, it may be hard to remember that the bright lights of the City are just 30 minutes away.





Site plan not to scale. Indicative only and subject to change.



Located on the edge of Mill Hill's quaint conservation area, surrounded by lush countryside and tranquil woodland and with the famous Frith Manor Equestrian Centre on your doorstep – Millbrook Park offers modern living in a delightfully rural setting.



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With greenbelt countryside on one side and protected woodland on the other, Mill Hill is a highly desirable place to live, full of delightful cottages, Arcadian villas and a choice of friendly local hostelryes.

The quintessential English village of Mill Hill provides an enviable setting for a vibrant Millbrook Park lifestyle. Both the Adam & Eve and the Three Hammers are popular gastro-pubs, while the Waffle Café at Belmont Children's Farm offers a range of deli snacks and great coffee. The large Waitrose – and the smaller stores on Frith Lane – provide all the day-to-day essentials and more, while the nearby Virgin Active provides a range of exercise and relaxation options, including a pool, high-tech gym and luxurious spa.

Of course, residents of Millbrook Park will want to take advantage of the great outdoors, from the numerous tracks and bridle paths in the area to the tennis courts, cricket grounds and nearby parks, not forgetting the prestigious golf clubs at Mill Hill, Hendon and Finchley.

Mill Hill Broadway, just two miles away, offers a wide range of convenient high street stores, as well as a selection of designer boutiques and specialist shops, while the range of restaurants, pubs, wine bars and cafés has something for every palate. There are also 120 stylish outlets at the nearby Brent Cross Shopping Centre, well-known as north west London's premier shopping destination – and of course, the high octane attractions of the West End, the eclectic antique shops of Hampstead and the trendy boutiques of Islington are all easily accessible by Tube.

In addition to excellent shopping, elegant dining, ample leisure opportunities and a vibrant social life, the area also boasts a range of superb schools for all ages – The Mount School, Mill Hill Private School and Belmont Prep School, to mention but a few – as well as several thriving churches and a choice of synagogues.

- 1/ Frith Manor Equestrian Centre
- 2/ Waitrose at Mill Hill
- 3/ Virgin Active at Mill Hill
- 4/ Mill Hill village
- 5/ Local bridal paths
- 6/ The Mount School, Mill Hill
- 7/ The Adam & Eve, local gastro-pub



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## Millbrook Park is exceptionally well connected, with easy access to all the benefits of living in the world's most vibrant Capital City.

Just a short walk from Millbrook Park, Mill Hill East Underground Station is within Travelcard Zone 4 and offers speedy connections via the Northern Line to London's numerous amenities. Camden Town and Leicester Square can be reached in a matter of minutes, while Euston Station, King's Cross, St Pancras, Charing Cross and Waterloo all provide links with the wider National Rail network.

Bus services are also plentiful, with routes in and around Barnet, Finchley, Hendon and Golders Green passing close to Millbrook Park, while drivers will appreciate easy access to the A1 Watford Way, the A406 North Circular Road and the M1, which opens up the UK's motorway network. For air travel, Luton Airport is 23 miles away, Heathrow is 36 miles away, and London City is 39 miles.



### London Underground from Mill Hill East

Camden	20 mins
King's Cross	28 mins
Leicester Square	31 mins
Charing Cross	31 mins
Waterloo	33 mins
Euston	33 mins



### Driving to airports from Millbrook Park

Luton Airport	27 mins
London Heathrow Airport	34 mins
London City Airport	37 mins
Stansted	43 mins
London Gatwick	68 mins



Each property has been designed to have its own individual character, with exquisite detailing displayed in the rustic brick, hanging tiles, deeply recessed porches and projecting bays.



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## At Millbrook Park, Linden Homes has combined timeless architecture with contemporary landscape design to create an unmistakable sense of place.

Taking its inspiration from the neighbouring conservation area, Millbrook Park brings tranquil living right up to date. The variety of house designs, the rise and fall of rooflines, the richness of detail and the extraordinary quality and finish combine to provide an inspired living environment. Yet while the traditional façades and meticulous craftsmanship hark back to a bygone age, the design of each home has been carefully considered to offer flexible, modern living space.

Whether detached, semi-detached or terraced, the houses all benefit from generous gardens, while the apartments are surrounded by green space, with balconies, terraces and communal gardens offering the opportunity for an alfresco lifestyle. Parking is provided for both houses and apartments either in driveways, dedicated spaces or garages.







All of the houses at Millbrook Park offer a private garden, with many benefitting from a balcony or terrace to enable you to embrace the magnificent views over green space all year round.



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## Combining elegance, comfort, security and amenities, Linden's new homes at Millbrook Park redefine luxury living.

Step through traditional front doors and into beautiful contemporary living spaces with high ceilings, spacious living areas and ample storage throughout. Linden has provided a range of intelligently planned layouts to suit the way we live today: many of the properties have large open-plan kitchen/dining areas, often opening onto the garden, while others offer a more traditional layout, where the kitchen (with space to breakfast in) is kept separate from more formal entertaining spaces.

Within these spaces, no detail has been overlooked and every element has been carefully considered. In both houses and apartments alike, elegantly proportioned triple-glazed windows flood each room with natural daylight, while low energy downlights lights ensure excellent illumination even after dark. High quality kitchens ensure that entertaining is effortless, with sleek designer units complemented by granite or quartz worktops and integrated appliances. Ceramic tiling in the kitchen and bathrooms (and in some cases in the hall) give onto quality carpet in the living areas, offering a touch of luxury underfoot.







Whether in the houses arranged over three floors, or the apartments extending over one, Linden Homes has designed these interiors to meet and exceed 21st century aspirations.





*Interior shown is from a previous Linden Homes development. Indicative only.*

## Demonstrating exceptional attention to detail, each new home features superior quality materials and is finished to the highest standard.

Every aspect of these superb new homes at Millbrook Park is designed to optimise luxury, with every interior created using a discerning eye and decisive touch. Combining refined finishes, quality fittings and the latest technologies ensures that waking or sleeping, your home is a peaceful haven from the hustle and bustle of London life.

At the end of the day, retreat to the most relaxing and intimate of spaces. Bedrooms are bright and airy, with most boasting ensuite bathrooms and some houses benefitting from sumptuous walk-in dressing rooms. Bathrooms are serene and spa-like, featuring Sottini fittings and Hansgrohe brassware, recessed mirrors and heated towel rails, while low energy IP-rated downlights ensure that the chrome accessories sparkle.



# enhance

Your new Linden home, just the way you want it.

Enhance is an in-house service offering you the chance to tailor your new home ready for the day you move in. Every Enhance experience begins with a one-to-one consultation at our studio with one of our dedicated Style Consultants. The home you have chosen and the stage of build will vary the range of potential options, and your Style Consultant will explain all of the choices available to you from the standard selections, and from our range of optional upgrades.

The range of stylish Enhance products is extensive and includes the following standard options and upgrades:

## Kitchens

- Choice of unit and worktop styles including laminate and marble finishes
- Upgrade options on appliances and white goods
- Variety of flooring options

## Bathrooms

- Choice of tiles for walls and floors
- Options on mirrored cabinets and storage
- Mirrors
- Variety of floorings
- Fixtures and fittings

## Finishing touches

- Choice of built-in wardrobes and storage to bedrooms
- Lighting
- Carpets, curtains and blinds
- Chrome sockets and switches
- Laminate, vinyl and tiled flooring
- Alarm systems
- Automatic garage doors

For full details of the options available, and a detailed explanation of the Enhance service speak to your Style Consultant.

All of your Enhance options will be scheduled into the final build of your new home, so they are professionally installed and fitted ready for the day you move in. As an added bonus, many of the products are exempt from VAT.

## Terms & Conditions

Enhance is only available on certain developments, terms & conditions apply, subject to build stages. Please speak to your Sales Executive for more information.







# MILLBROOK PARK

MILL HILL

Millbrook Park is an exceptional new residential destination located in the sought-after NW7 postcode. The vision for the development is to create a thriving, sustainable community, comprising a comprehensive range of imaginative new homes, designed to suit today's lifestyles.

The delivery of Millbrook Park will be led by the master developer and landowners. The Inglis Consortium, made up of The London Borough of Barnet, VSM Estates Ltd and Annington Property Ltd, have come together to make this vision a reality together with our housebuilder partners.

Major infrastructure works are currently underway to serve the development, marking a key milestone which will see the delivery of 2,174 new homes across 11 phases, alongside community facilities, including a new primary school and almost six hectares of parks and open space.

Combining the very best of city and country living, residents of Millbrook Park will benefit from a beautiful tranquil setting on the edge of the greenbelt, within easy reach of central London but with all the conveniences that an urban location has to offer.

The development will comprise:

- 2,174 new homes
- 500 new jobs
- A new two-form entry primary school
- New parks and open spaces including a 'panoramic park' providing excellent views across London, and a new public piazza, Millbrook Plaza, at the junction of the High Street and Mill Hill East Underground Station.
- Employment use: development including offices, light industrial and business-class uses
- Green infrastructure including a new energy centre and sustainable urban drainage systems (SUDS) across the site
- Upgrades to the transport infrastructure particularly the London Underground Station at Mill Hill East (Northern Line) and enhanced bus services penetrating the new development and connecting to the wider area.



Linden Homes development

Other Developments



MILLBROOK  
PARK

MILL HILL



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# National Strength, Locally Delivered

Renowned for our award-winning homes and a reputation for quality, we are industry experts in regenerating brownfield land, delivering distinctive and diverse homes in prime locations throughout the UK. We strive to create sustainable new developments that inspire modern living and set new benchmarks in design.

## The bigger picture

Community feedback is important to us, and we often work with local residents. By seeking out local knowledge, we are able to provide homes that complement and enhance the local surroundings and make a positive contribution to the community.

Success doesn't have to sacrifice sustainability. We encourage the use of environmentally friendly materials and features within the specification of all our homes, including modern building methods and renewable energy products. We have a formal environmental policy and are dedicated to recycling on-site material wherever possible, as well as producing highly efficient homes that reduce running costs to be kinder on your pocket, not to mention future generations.

As a responsible housebuilder these commitments ensure we are accountable to you, your community and the environment.

## Customer experience

Right from the moment you register your interest in a new Linden home, we'll keep you informed about forthcoming events and offers that are right for you. Our website features up-to-date information with downloadable brochures, availability, virtual tours and local area information for you to browse through at your convenience.

Our customer charter describes our commitment to providing you with a first-class service at each stage of your purchase. It also outlines the warranties and guarantees we provide with every home we build. Our team will be at hand from the moment you reserve your new home and long after you've settled in, making sure everything runs smoothly and that your new home is perfect for you.

## Foundations for success

Galliford Try is the name behind Linden Homes, and is one of the UK's leading construction and housebuilding companies, responsible for high profile projects such as the All England Lawn Tennis Club roof at Wimbledon, the 2012 Olympic Village and the new Forth Road Bridge in Scotland.

## New homes mortgage helpline

As part of our commitment to making the purchase of a new Linden home as easy as possible, we work with the New Homes Mortgage Helpline. This is the leading new homes mortgage specialist in the UK, and can provide advice and help on all the financial aspects of buying a new home.

For more information visit [nhmh.co.uk](http://nhmh.co.uk) or call **01206 715 415**.





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# How to find us

Millbrook Park  
The Ridgeway  
Mill Hill  
NW7 1EP

Leave the M1 at Junction 2 and head Southeast on Exit 2 and merge onto the Great North Way/A1 and continue. After approximately 0.6 miles exit left onto Holders Hill Road/B552 and continue, going straight on at Holders Hill Circus roundabout onto Bittacy Hill/B552, following the road as it becomes The Ridgeway/B552 and Millbrook Park is on the right.





For more information please call  
**0844 488 3193**

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Linden House 10 Linden Square  
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**[lindenhomes.co.uk/millbrook](http://lindenhomes.co.uk/millbrook)**