

CALA HOMES AT



MILLBROOK
PARK

MILL HILL

A COLLECTION OF ONE AND TWO BEDROOM APARTMENTS


CALA
HOMES

CANARY WHARF

THE CITY

THE SHARD

REGENTS PARK

FINCHLEY GOLF CLUB

CALA HOMES

MILL HILL EAST STATION

WAITROSE & VIRGIN ACTIVE



MILLBROOK PARK

MILL HILL

MILLBROOK PARK

YOUR LEAFY, LUXURY LONDON HOME AWAITS

Millbrook Park is fast becoming one of the most desirable and exclusive neighbourhoods to live in, in North West London. Set amongst 14 acres of park and open countryside, our luxury development of 65 one and two bedroom apartments enjoys a picture perfect location in the leafy village of Mill Hill.

With far reaching views over the Totteridge Valley or towards the city, just 10 miles away, each luxury apartment ranges from 538 to 1733 square feet and features light, spacious and stylish interiors, all conveniently located within a few minutes' walk from Mill Hill East Underground Station.

So whether you're a first time buyer or a growing family, Millbrook Park's unique heritage, tranquil landscape and local amenities create a desirable haven for contemporary living.





MILLBROOK
PARK

MILL HILL

HISTORIC SURROUNDINGS WITH A PROUD HERITAGE

Formerly known as Inglis Barracks, the Middlesex Regiment first resided here between 1905 and 1961, followed by The Royal Engineers Courier and Postal Service from 1962 up until the barracks closed in 2007.

Many heroic servicemen and women have called these historic grounds home and today you will still find the Officers' Mess building and gardens, fully restored in memory of the important role they played.





MILL HILL

VILLAGE LIFE WITH EVERY CONVENIENCE

An affluent suburb in the Borough of Barnet, Mill Hill's name derives from a windmill on The Ridgeway.

Whether you're looking for relaxation or rejuvenation, Mill Hill Broadway, just two miles away, has a wide choice of shops and cafés. Other local amenities and leisure facilities include, Waitrose, Virgin Active Health Club, Cophall Leisure Centre, Belmont Farm, Finchley Golf Club, The London Equestrian Centre, Camden Sports Ground and the award-winning Adam and Eve pub.

Brent Cross, with its 120 high street stores is only four miles away. Or simply head straight into the city centre for a glittering array of shops, restaurants, theatres, clubs, activities and world-class attractions.

And if you want to get away from it all, you can escape to the many open spaces of Mill Hill Country Park, Dollis Valley Green Walk, Hampstead Heath, Arrandene Open Space and Featherstone Hill.



Local area photography





Local area photography

WELL-CONNECTED AND CONVENIENT

Access to the Northern Line at Mill Hill East Underground station is a short walk away, reaching Camden in around 20 minutes, Euston in 23 minutes and Islington in 32 minutes. By car, the A1, A406 and M1 are also close by, with the M25 just over seven miles away.

Education is well-rounded too, with good state schools surrounding Millbrook Park, including the newly-opened Millbrook CE Primary, St Vincent's RC Primary, Frith Manor Primary and Mill Hill County High. While Grimsdell Mill Hill Preparatory School, Belmont Preparatory School, Mill Hill School and The Mount School are all within two miles.

Journey times taken from www.tfl.gov.uk



Local area photography

AN IMPECCABLE PEDIGREE

It's a shared passion for craftsmanship, architectural heritage and innovative design that encourages our architects and designers to continuously set the industry standard.

With external finishes inspired by and sympathetic to their surroundings, you'll find just as much character and personality on the inside. Generous flowing spaces are more inviting and larger than average windows bathe every corner in natural light.

Whether you're bringing everyone together or simply prefer some peace and quiet, CALA homes have the high specification, flexibility and clever storage to reflect your contemporary lifestyle.



Photography from a previous development

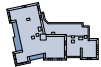




MILLBROOK PARK – THE DEVELOPMENT



ARRANDENE HOUSE
PLOTS 71-92



SENSA
PLOTS 7-40



ZENITH
PLOTS 41-59

For Plots 1-6 and 60-70 please refer to the house brochure.



The above development layout is not drawn to scale and is for general guidance only. Road layouts, pathways, external treatments and specific details may differ. Please confirm the most up-to-date details with our Sales Advisor prior to reservation.



Photography from a previous development

APARTMENT SPECIFICATION

KITCHEN

- Open plan German kitchen with Silestone work surfaces, upstands and splashback to hob (and utility, where applicable)*
- 5-ring stainless steel electric induction hob (4-ring to one bed apartments)
- Built-in 1½ oven (single oven to one bed apartments)
- Stainless steel chimney extractor hood
- Integrated dishwasher and fridge freezer
- Free standing washer/dryer in cupboard space (except where there is a utility room)
- Specialist under-unit lighting
- 1½ bowl under-mounted stainless steel sink
- Quality floor tiling to kitchen

CLOAKROOMS, BATHROOMS & EN SUITES

- White Villeroy & Boch sanitaryware
- High gloss white vanity units to bathroom and en suite
- Hansgrohe mixer taps
- Hansgrohe thermostatically controlled showers (where applicable)*
- Wet ladder style radiators (chrome finish) to bathroom and en suite
- Glass shower doors (where applicable)*
- Shaving points to bathroom and master en suite (where applicable)*
- Quality wall and floor tiling*



Photography from a previous development

* Please see detailed specification and individual floor plans for information



PLUMBING, HEATING & ELECTRICAL

- Audio/visual entry phone system with handset
- Key fob access and digital entry keypad
- Eye level polished chrome fittings to all rooms (except bedrooms)
- Low level white electric fittings to all rooms
- LED downlighters in hallway, kitchen, bathroom, en suite (utility, where applicable)*
- Pendants to all other rooms
- Thermostatically controlled underfloor heating throughout
- Pre-wiring for TV/Satellite (compatible with Sky Multiscreen) to kitchen/living room and master bedroom
- TV/FM points to all other bedrooms
- BT points installed to hall, living room and master bedroom
- Ceiling mounted smoke and heat detectors

DOORS, WINDOWS & BALCONIES

- Internal doors finished in Vicaima American Oak woodgrain
- Timber windows and French doors (where applicable)*
- Steel balcony with timber decked or tiled concrete floors (where applicable)*

INTERNAL FINISHES

- Wardrobes included in master bedroom and bedroom two (where specified)*
- Fully fitted wardrobes to dressing room in master bedroom only (where specified)*
- Ceilings are smooth and finished in white emulsion
- All internal walls are finished in Gardenia emulsion, except the cloakroom, bathroom and en suites, which are finished in white emulsion (except where tiled)
- All woodwork finished in white satin



APARTMENT SPECIFICATION

COMMUNAL AREAS

- Lockable power sockets in communal areas
- PIR activated bulkhead lights in bin stores and undercroft parking areas
- PIR activated lamp to all doors leading outside of block
- Pendant/bulkhead lights to hallway, stairwell and landing
- Fully accessible eight person passenger lift to all floors
- Electrically operated vehicle gates

ENVIRONMENTAL DETAILS

- A-rated kitchen appliances to reduce water and energy use[†]
- Dual flush mechanisms to toilets to reduce water use
- High levels of insulation and wall cavities to limit heat loss in the winter and reduce heat gain in the summer
- PIR sensors to external lighting
- Low energy lighting throughout
- Significant amounts of recycling of waste materials and packaging during the construction of each home to reduce the environmental impact of the development



[†]Not all domestic appliances have an EU energy label. Please refer to Sales Advisor for further details



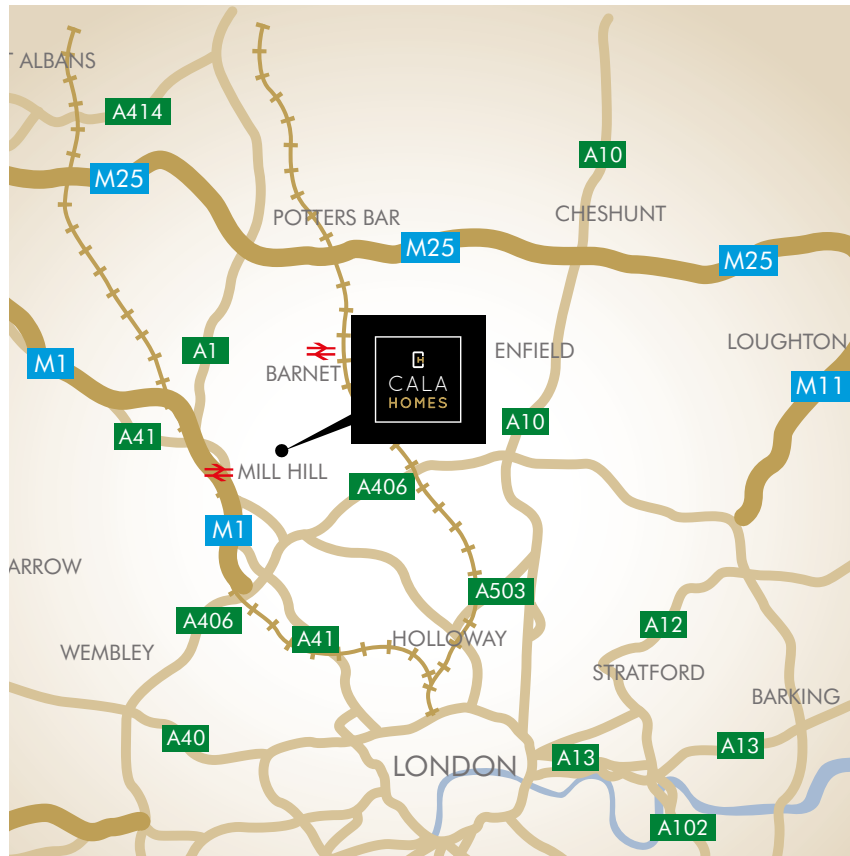




Photography from a previous development

PERFECTLY LOCATED

Millbrook Park, Mill Hill, London, NW7 1HA



REGIONAL MAP



LOCAL AREA MAP

SUPERBLY CONNECTED



ON FOOT

- Millbrook CE Primary School – 0.1 miles
- London Equestrian Centre – 0.4 miles
- Mill Hill East Station – 0.5 miles
- Finchley Golf Club – 0.5 miles
- Virgin Active Health Club – 0.7 miles
- Adam and Eve pub – 0.8 miles
- Waitrose – 0.8 miles
- Mill Hill Country Park – 1 mile
- Grimsdell Preparatory School – 1.1 miles
- Belmont Preparatory School – 1.1 miles
- Camden Sports Ground – 1.1 miles



BY CAR

- The Mount School – 1.3 miles
- The A1 – 1.4 miles
- Mill Hill School – 1.4 miles
- Belmont Children's Farm – 1.5 miles
- The A406 – 1.9 miles
- Dollis Valley Greenwalk – 2.3 miles
- M1 Junction 2 – 2.8 miles
- Brent Cross Shopping Centre – 3.4 miles
- Hampstead Heath – 4.6 miles
- M25 Junction 23 – 7.2 miles



BY UNDERGROUND (FROM MILL HILL EAST STATION)

- Camden – 20 minutes
- Euston – 23 minutes
- Islington – 32 minutes

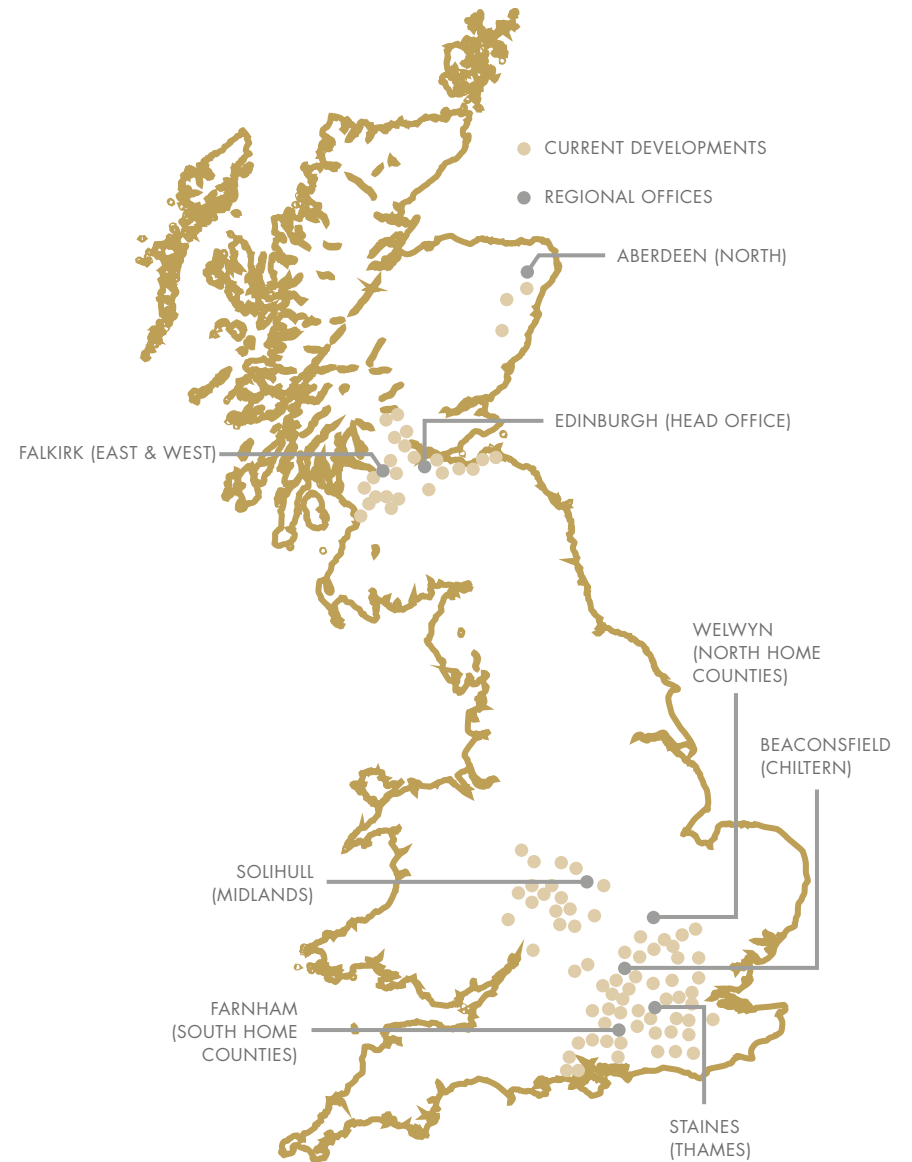
CALA HOMES – THE UK’S MOST UPMARKET MAJOR HOMEBUILDER

CALA Homes has a long track record of success, from incorporation as a land management and collection company in 1875, to today’s thriving national housebuilder.

We’re passionate about providing exceptionally well designed, beautifully constructed new homes in which people aspire to live. Throughout Scotland, the Midlands and the South East of England, we build premium homes with sensitivity and consideration in desirable locations. We take great pride not just in our product, but also in the outstanding levels of service we deliver to our homebuyers.

We continually strive to innovate in design and construction techniques to ensure that every home we build meets its owner’s expectations, is sympathetic to its local community and complies with or exceeds the latest, environmental and sustainability regulations.

From contemporary apartments to luxury family homes, creating beautiful places to live and providing the utmost customer care are at the heart of everything CALA does.



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