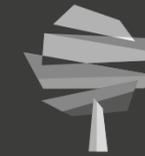




EIIEVENTREES

Mill Hill, London, NW7



ELEVENTREES

Bellis Homes presents a scheme of three new detached houses in the prestigious area of Mill Hill village with elevated views.

Eleven Trees is situated in the highly desirable suburban area of Mill Hill, in North West London. With unrivalled quality two of the individual properties benefit from five spacious bedrooms, whilst the central property features six, all with en-suite bathrooms and selected dressing areas. A lavish ground floor living space boasts open plan kitchen with a coffered ceiling design and dining areas that extend out onto a split level terrace and garden domain with beautiful elevated views.



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EXCLUSIVELY  **BELLIS**



THE AREA OF MILL HILL

Enjoy the good life in Mill Hill, strolling through the leafy residential streets or passing the time shopping and socialising on The Broadway.

Mill Hill offers a great variety of meeting places, with pubs, wine bars and restaurants centred on The Broadway, along with many independent shops and cafés.

Local amenities are in abundance including a Marks & Spencer and Waitrose, as well as other community businesses.





ELEVEN TREES to **ST PAULS** *10 miles*



WITHIN YOUR REACH

London is a dynamic and unique city - steeped in history and culture, with Eleven Trees ideally connected to the centre of all that is available.



BOND STREET 12 miles



HARRODS 12 miles



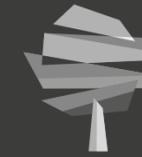
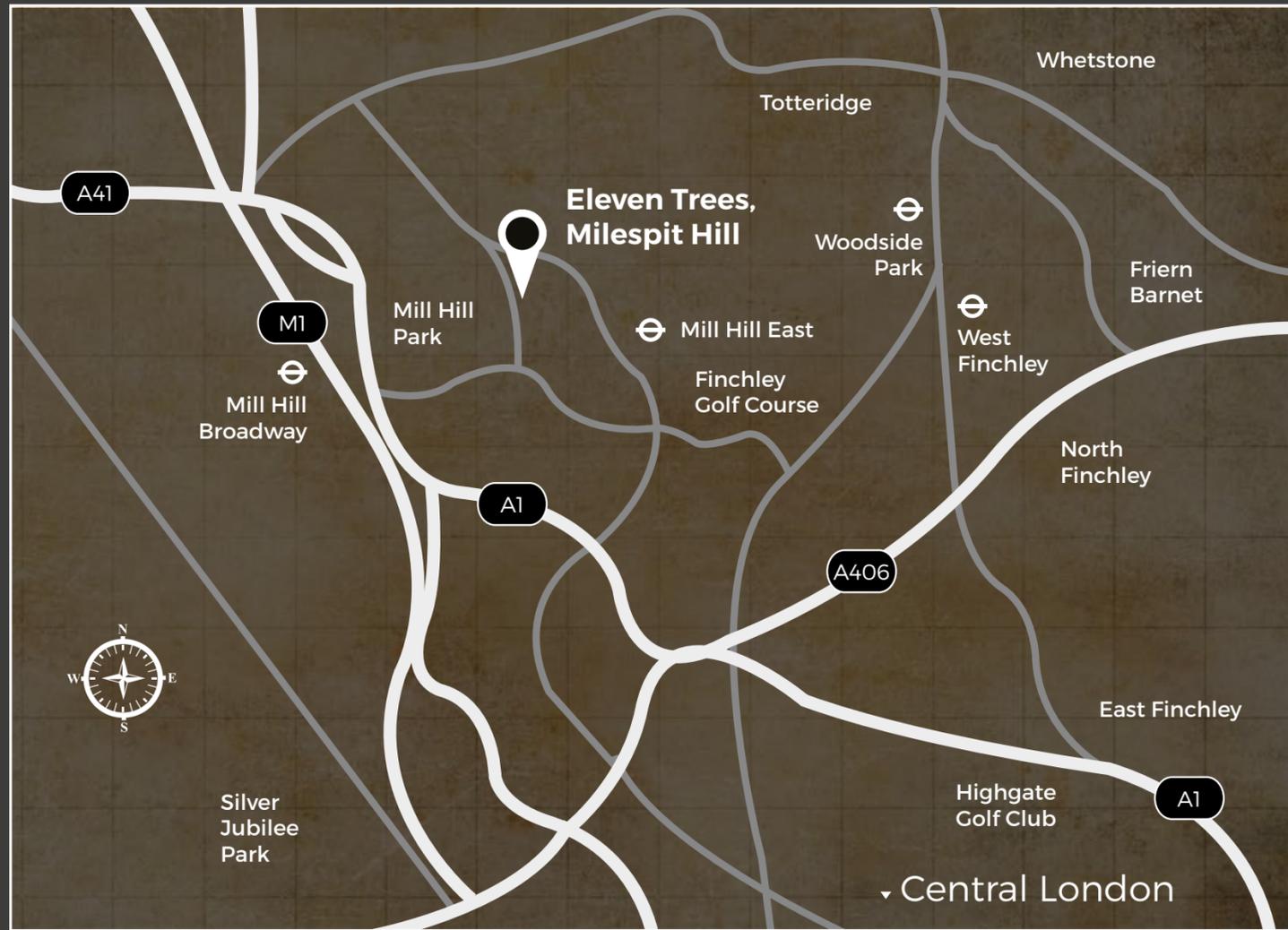
WEMBLEY STADIUM 9 miles



CITY AIRPORT 22 miles



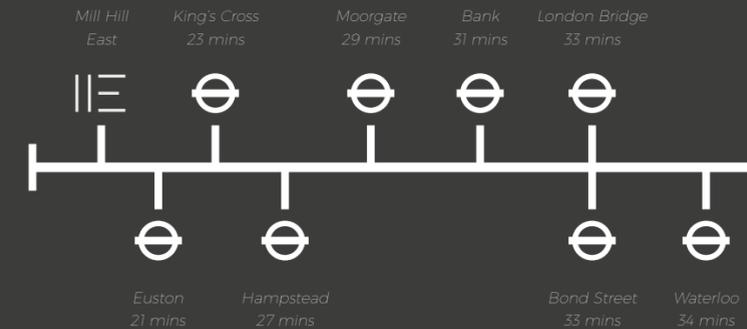
ASCOT RACECOURSE 38 miles



FAR & BEYOND

The transport links in London are second to none, with the underground, overground, buses and the river bus all available, not forgetting London's famous black taxis. Eleven Trees is only 15 minutes' walk from Mill Hill East underground station and is easily accessible from main motorways such as the A1, M1, and the M25.

Residents have easy access to all major European cities and destinations, with King's Cross St Pancras just 23 minutes away by underground, and Heathrow, Gatwick, Stansted, City and Luton airports, all within easy travelling distance.



- Luton - 31 mins
- Heathrow - 41 mins
- City Airport - 45 mins
- Stansted - 46 mins
- Gatwick - 1h 15 mins



INSIDE YOUR HOME

Eleven Trees is an outstanding new residential development. One of North London's most sought after areas.

These stunning individual properties are unique in their own way with the central home boasting 6 bedrooms with 5 bathrooms. Both neighbouring homes have been designed with 5 bedrooms, all with en-suite bathrooms.

The central unit master bedroom features a double sided fire place setting the atmosphere and mood of the room. The top floor bedrooms benefit from vast views over Greater London and the famous Wembley Stadium arch. Each property is set over four floors with an elevated terrace leading on to a private garden area. Leisure features include a Hydra Pool, Gym and Cinema. Selected properties also include a Steam Room.

The spacious contemporary kitchen to the rear of the house includes a walk through dining and living area. With all that Mill Hill has to offer, the Eleven Trees development stands for the very best in stylish suburban living.



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KITCHEN & LIVING AREA

The kitchens at Eleven Trees include high end appliances from leading brands such as Miele and quartz worktops, with a centre island and extensive range of appliances, from steam ovens to coffee machines, these homes cater for all.

French doors to the terraces provides natural light and views of the garden.



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INTERNAL LIVING

The contemporary living areas feature engineered wood flooring, uniquely designed and beautifully finished to complement modern lifestyles.

A stylish dining area provides a perfect host setting for guests and family with wireless controlled lighting and coffered ceilings to set the mood.

The Mount house features a dining room/bar area and a six person lift.



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BATHROOM

The bathrooms at Eleven Trees are the ultimate in sophistication.

Featuring fully tiled floor to ceiling walls, branded mixer taps, a chrome effect ladder style towel rail, underfloor heating and quality sanitary-ware.



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BEDROOM

The bedrooms ooze opulence. The vast space in the master bedrooms feature a make up and relaxation area.

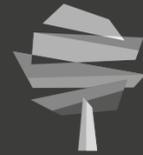
There are also plenty of thoughtful touches, such as controlled LED downlighters for a relaxing ambience. The bedrooms also include coffered ceiling detailing and concealed lighting.



CINEMA - GARDEN LEVEL

The cinema includes the latest technology with a full 4k definition ceiling mounted projector, Dolby Atmos surround sound and four metre screen. Perfect for the full cinema experience.

**seating for guidance purposes only.*



AT YOUR LEISURE

The luxurious garden level leisure complex comprises of a huge entertaining room, cinema, hydra pool, changing facilities, steam room and gym experience.

The spa areas provides you the up-most tranquillity; with mood lighting and speakers, all within the comfort of your own home.

The hydra pools intelligent design and jets means you will have a compact pool that you can enjoy doing endless swimming.

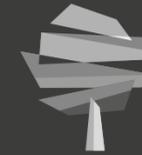
A mood lit gymnasium adjacent to shower and changing facilities is also at your convenience.



Enjoy the company of friends or **relax** after work in a home streamlined with design.



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GARDEN / EXTERNAL

Private gates secure the exclusive development of Eleven Trees.

Each house has its own double garage and parking spaces.

The rear of the house provides a patio terraced area along with ample sized gardens and beautiful landscaping, completely enclosed by natural woodland.

Mill View benefits having the hydra pool, and decking area as an outside feature.



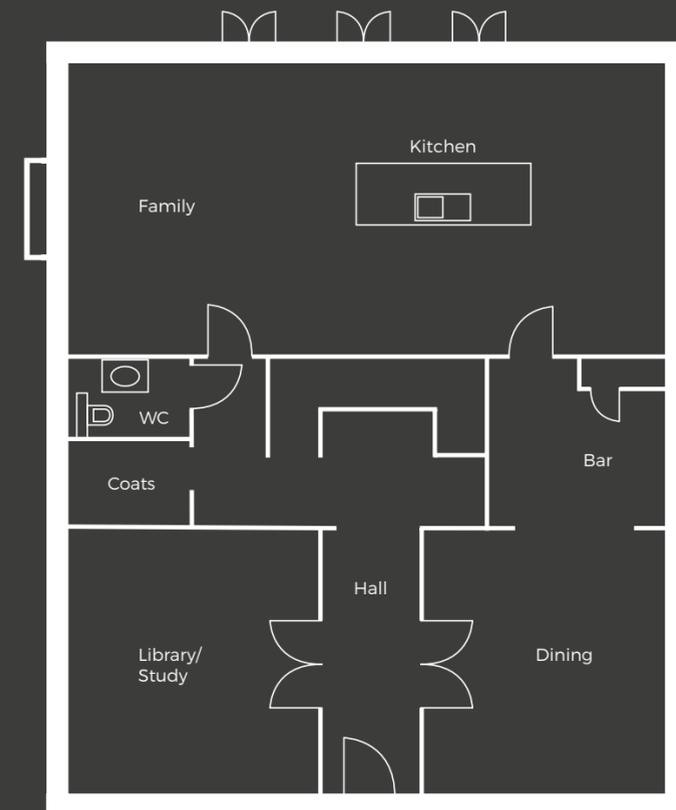
MILL VIEW & ROSEBANK HOUSE

The modern features designed into Eleven Trees give you luxurious living with your own comforts.

Enjoy contemporary, streamlined kitchens and bathrooms, quality wooden flooring, intelligent lighting, efficient heating and stylish fixtures and fittings, plus quality tiles.

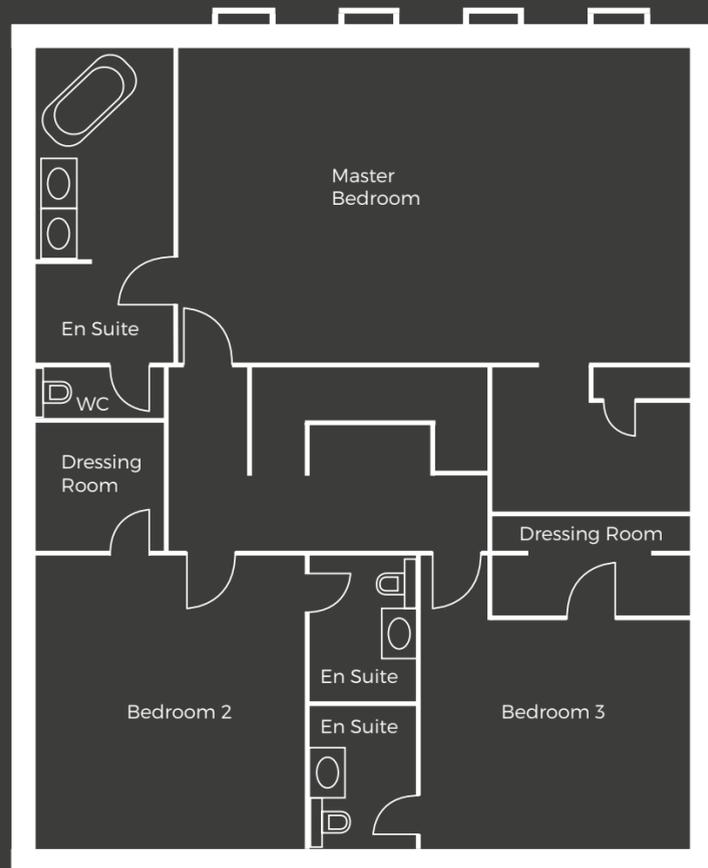


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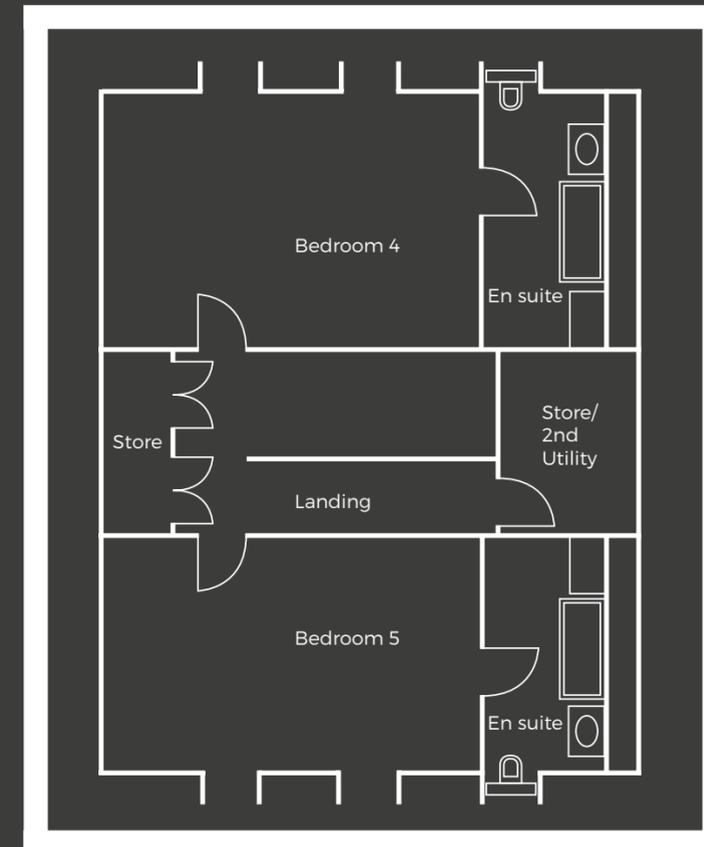
Kitchen/Family Area 11.4 x 5.5m, 37'8" x 18'2"
Lounge 5.1 x 4.6m, 16'11" x 15'3"
Dining 5.1 x 4.6m, 16'11" x 15'3"
Garage 6 x 5m, 19'10" x 16'6"

Ground Floor (Mill View & Rosebank)



Master 9 x 5.5m, 29'7" x 18'2"
Master Dressing 3.3 x 2.5m, 11'1" x 8'4"
Bedroom Two 5.1 x 4.6m, 16'11" x 15'5"
Bedroom Two Dressing 2.1 x 2m, 7'2" x 6'8"
Bedroom Three 5.1 x 4.6m, 16'11" x 15'5"
Bedroom Three Dressing 3.3 x 1.7m, 11'1" x 5'8"

First Floor (Mill View & Rosebank)



Bedroom Four 6.1 x 3.9m, 20'2" x 13'1"
Bedroom Five 6.1 x 3.6m, 20'2" x 11'10"
Store/Utility 3.2 x 1.8m, 10'9" x 6'ft

Second Floor (Mill View & Rosebank)



THE MOUNT

The houses at Eleven Trees are captivating and conducive to sumptuous living, providing luxurious fittings and superlative technology throughout.

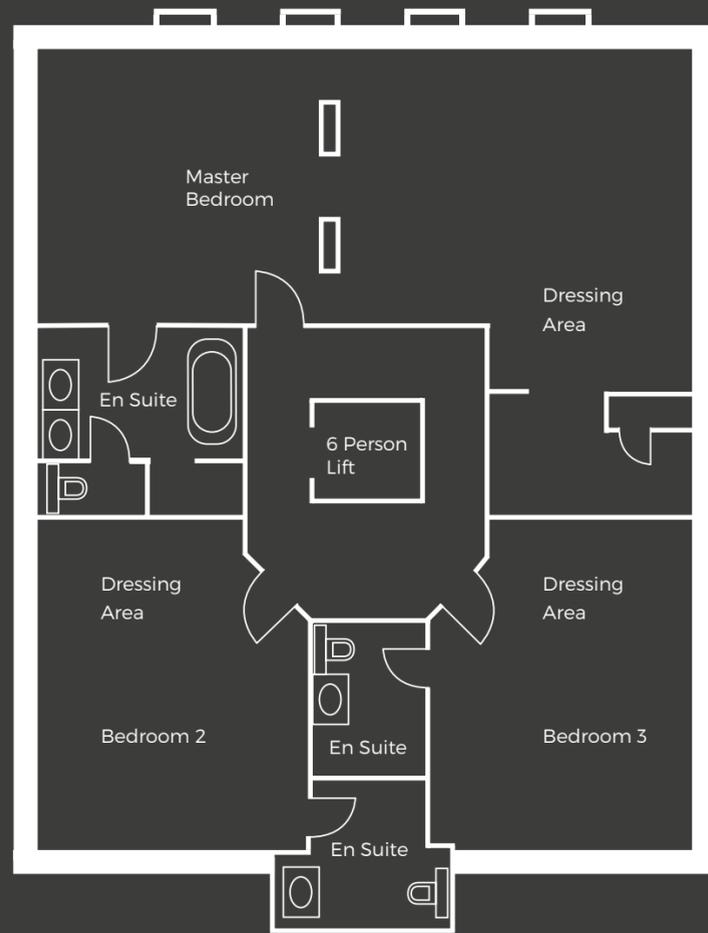


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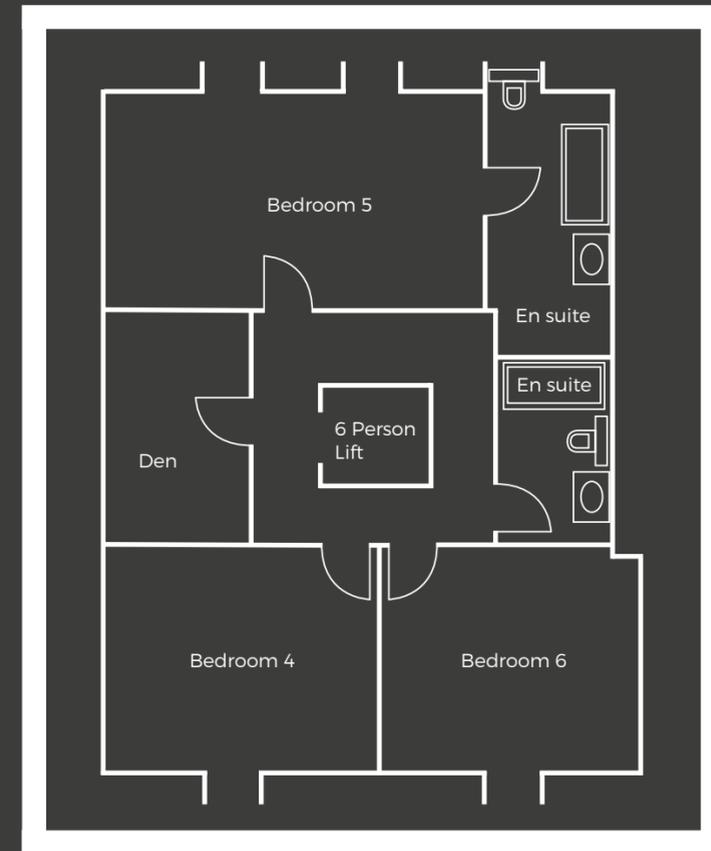
Kitchen/Family Area 11.4 x 5.5m, 37'8" x 18'2"
Lounge 5.1 x 4.6m, 16'11" x 15'3"
Dining/Pantry/Bar 8 x 4.6m, 26'4" x 15'2"
Garage 7.7 x 2.6m, 25'6" x 8'9"

Ground Floor (The Mount)



Master 11.4 x 4.8m, 37'8" x 15'10"
Master Dressing 3.5 x 3.3m, 11'6" x 10'10"
Bedroom Two 5.8 x 4.6m, 19'1" x 15'2"
Bedroom Three 5.8 x 4.6m, 19'1" x 15'2"

First Floor (The Mount)



Bedroom Four 4.1 x 3.4m, 13'7" x 11'4"
Bedroom Five 6.1 x 3.2m, 20'2" x 10'9"
Bedroom Six 4.1 x 2.8m, 13'7" x 9'5"
Bathroom 3.8 x 1.9m, 12'8" x 6'5"

Second Floor (The Mount)

SPECIFICATIONS



Gym 7.6 x 5m, 25'2" x 16'8"
Entertainment/Family Room 9.2 x 5.8m, 30'4" x 19'4"
WC/Shower 4.9 x 1.6m, 16'3" x 5'6"
Cinema 6.6 x 4.6m, 21'10" x 15'2"

Lower Ground Floor (all)

KITCHENS

- Miele appliances
- Quartz/Corian work tops
- Matching upstands from work tops
- Island units
- Quooker taps
- Coffee machine
- Soft closing units
- Energy efficient downlighters and under cabinet lighting
- Plinth lighting
- Warming drawer
- Double fridge/freezer
- Stone full height splash-back to hob
- Ceramic induction hob with extractor hood
- Stainless steel double electric oven
- Integrated Dishwasher
- Steam oven

EXTERNALS

- Shingle/bitumen base entrance
- All garages to have electric doors
- Patio to front doorway
- Patio doors to outside area
- Terraced area stretched along the back of each unit (approx. 3m deep)
- Lighting to patio
- Pathway to back entrance
- Turfed garden to front and back
- Water point to the rear & garage
- Side entrance pathway
- Lighting and electricity to garages
- Waterproof electricity points to external area
- Hydra pool and decking area to Mill View house

BATHROOMS

- Tiling to floors
- Fully tiled walls
- Quality sanitary-ware
- Mirrored above vanity
- Branded mixer taps
- Energy efficient downlighters
- Tiled shower areas with fixed clear glass screen
- Rain shower heads and glass doors
- Chrome effect ladder style towel rail to all bathrooms

ELECTRICAL

- Energy efficient LED ceiling downlighters throughout
- Large pendant feature to entrances
- Hallway LED lighting at plinth level
- Up lights on external elevations
- Television points in all relevant rooms
- Telephone points in living rooms and master bedroom
- Chrome cover plates
- CAT 6 wiring
- Controlled lighting throughout house - control 4 (excluding secondary bedrooms)
- Hardwired sound system
- Cinema room to include 4K projector, 3m+ screens and Dolby Atmos surround sound

THE STRUCTURE

- Quality brickwork and roof tiling
- High performance windows
- High level insulation
- Sustainable homes certificate

LOWER GROUND FLOOR

- Cinema room (Projector, comms, drop down screen)
- Gym (excluding equipment)
- Games Room
- Steam/Hydra Pool

INTERIOR FINISHES

- Composite oak panelled front door with security features
- Veneer panelled 2.35m internal doors to basement & ground floors
- High performance windows
- Coffered ceilings to all main ground floor reception rooms, hallway and master bedrooms
- Quality fitted, bespoke wardrobes in all bedrooms
- Mix of engineered wood flooring/porcelain tiles on all ground/basement floors
- Quality Carpet on remaining floors (minus bathrooms)
- Feature staircase with steel balustrade
- Under floor heating (wet system) throughout with individual room control
- Glass skylights on top floor
- The Mount house includes 8 person lift

SECURITY

- Secure entry door to each house
- Smoke and heat detectors in each house
- Lockable double glazed windows
- Burglar alarm
- 10 year warranty
- CCTV cameras
- Electric gated entrance

EXCLUSIVELY  **BELLIS**

FREEHOLD

All enquiries please contact

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www.statons.com



www.glentree.com



www.bellishomes.co.uk

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- 2. The photograph/s depict only certain parts of the property. It should not be assumed that any contents/furnishings/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph/s. No assumptions should be made with regard to parts of the property that have not been photographed. Please ask for further information if required.*
- 3. Any areas, measurements or distances referred to are given as a guide only and are not precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries.*
- 4. Descriptions of the property are subjective and are used in good faith as an opinion and not as a statement or fact. Please make further specific enquiries to ensure that our descriptions are likely to match any expectations you may have of the property.*