



Welcome to...

MILLBROOK PARK

MILL HILL

A carefully selected collection of homes built with the same passion and commitment that we have had for over 100 years. We are proud of the homes we build and we hope you'll love them too.





DISCOVER



The established setting of Mill Hill and its exclusive collection of Taylor Wimpey homes at Millbrook Park balances leafy tranquil settings with excellent local amenities, including fast connections to the capital.

Nestled in a landscaped parkland setting, the new community of Millbrook Park is creating an enviable quality of life in this extremely well-located area of North London. As it evolves you will see the arrival of new amenities from a primary school to new parks and open spaces.

Taylor Wimpey at Millbrook Park offers 1, 2, 3, 4 and 5 bedroom homes defined by an exceptional calibre of design flair and level of specification. For a relaxed lifestyle surrounded by greenery, yet without compromising on enjoying everything that makes for convenient, modern family living, Taylor Wimpey at Millbrook Park offers a varied lifestyle that sets it apart from the rest.

Just 10 miles from Trafalgar Square and the heart of the capital, with Mill Hill East station within walking distance from home and with excellent access to both the M1 and the M25, Taylor Wimpey at Millbrook Park is well positioned for commuters.

Canary
Wharf

The
City

The
Shard

04

Finchley
Golf Club

Taylor Wimpey at
**MILLBROOK
PARK**



Regent's
Park

Waitrose

Virgin
Active

05

Bittacy
Hill Park

MILLBROOK
PARK

MILLBROOK PARK SITE PLAN



Perfectly located in the leafy suburb of Mill Hill, you'll be just 0.6 miles from Mill Hill East tube station which can offer direct links to London Euston in 21 minutes. Mill Hill Broadway station is only 2.3 miles away and provides direct services to Blackfriars in 32 minutes, making Mill Hill a prime location for commuters and culture-lovers.*

As well as the travel benefits, Millbrook Park is set amongst landscaped parkland with panoramic views over the surrounding green spaces creating an enviable new community that you will be proud to call home.



3 bedroom homes

 **The Bowden**
3 bedroom home
Plot: 102

 **The Clerke**
3 bedroom home
Plot: 82


 **The Hoskyn**
3 bedroom home
Plots: 86-90

 **The Hudson**
3 bedroom home
Plott: 103

 **The Ingram**
3 bedroom home
Plot: 81

 **The Sunter**
3 bedroom home
Plot: 93

4 bedroom homes


 **The Bedarra**
4 bedroom home
Plots: 95, 96,
107 & 108

 **The Beesley**
4 bedroom home
Plot: 104

 **The Magra**
4 bedroom home
Plots: 109-111

 **The Orton**
4 bedroom home
Plots: 85, 91, 94, 97 & 106

 **The Palfrey**
4 bedroom home
Plot: 98

 **The Pelorus**
4 bedroom home
Plots: 112, 113 & 114

 **The Rocky**
4 bedroom home
Plots: 83 & 84

 **The Tern**
4 bedroom home
Plot: 105

5 bedroom homes

 **The Aplin**
5 bedroom home
Plot: 99

 **The Sinclair**
5 bedroom home
Plots: 100 & 101



THE BOWDEN



Unique to the development and boasting an individual layout, this 3 bedroom home offers a perfect haven away from the hustle and bustle of daily life.

The ground floor has a dual aspect living room across the hall from an open-plan kitchen/dining area, plus a downstairs cloakroom and two useful storage cupboards.

The master bedroom offers privacy with its own en suite shower room, while bedrooms 2 and 3, along with a central bathroom complete the first floor.

Approximate gross internal area:

113.72 sq m

1224 sq ft

Key

B – Boiler St – Store WC – Cloakroom

This image is from an imaginary viewpoint within an open space area. Its purpose is to give a feel for the development, not an accurate description of each property. The illustration shows a typical Taylor Wimpey home of this type, but there are, however variances from site to site. External materials, finishes, landscaping and the position of garages, (where provided) may vary throughout the development. Properties may also be built handed (mirror image). Please enquire for further details.

08



Ground Floor

KITCHEN/DINING AREA

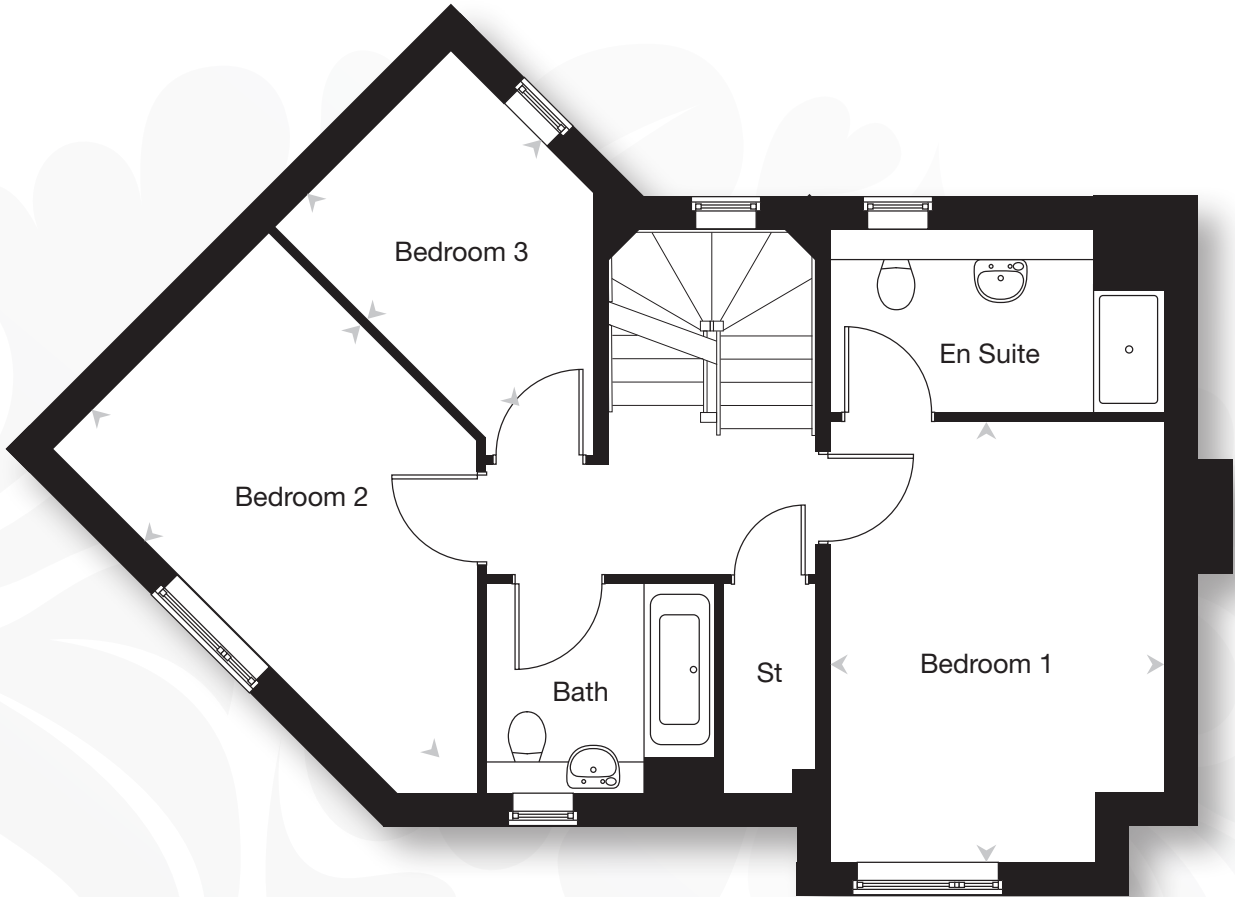
5544mm × 3782mm 18'2" × 12'5"

LIVING ROOM

6193mm × 3269mm 20'4" × 10'9"



The floor plans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions and floor plan differences consult your Sales Executive.
All dimensions are + or - 50mm and floor plans are not shown to scale.



First Floor

BEDROOM 1		
4319mm × 3269mm	14'2" × 10'9"	
BEDROOM 2		
4747mm × 2999mm	15'7" × 9'10"	
BEDROOM 3		
2928mm × 2450mm	9'7" × 8'0"	

The floor plans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions and floor plan differences consult your Sales Executive.
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THE CLERKE



An attractive hallway welcomes you as you enter this exceptional 3 bedroom, three storey family home.

There's open-plan living space to the ground floor, with a further living room upstairs, giving each member of the family somewhere they can relax.

The master bedroom and bedroom 2 are located on the second floor, while the master bedroom boasts an en suite shower room for convenience.

Approximate gross internal area:

148.74 sq m

1601 sq ft

Key

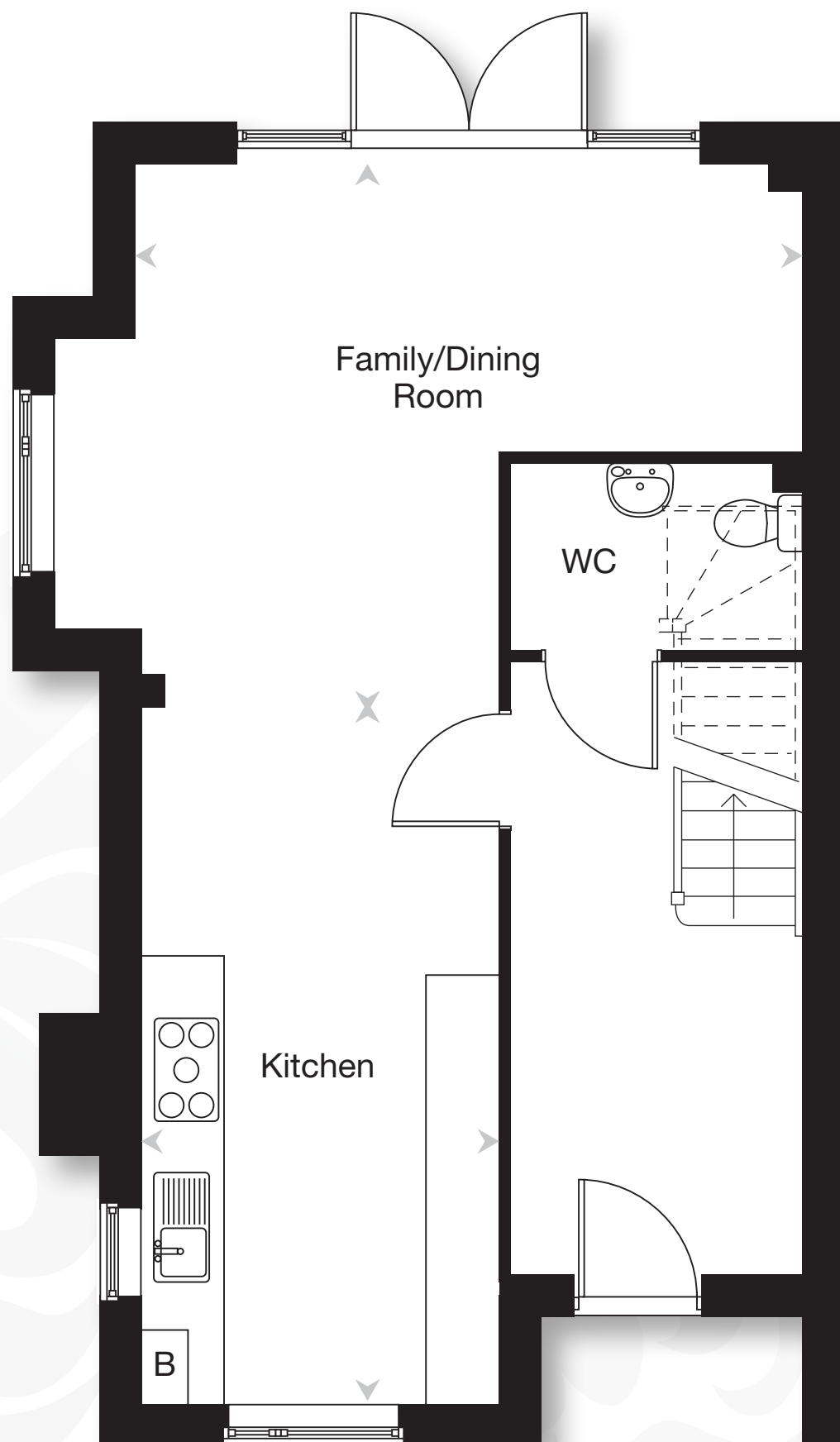
B – Boiler --- – Restricted Headroom

St – Store WC – Cloakroom

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Ground Floor

KITCHEN

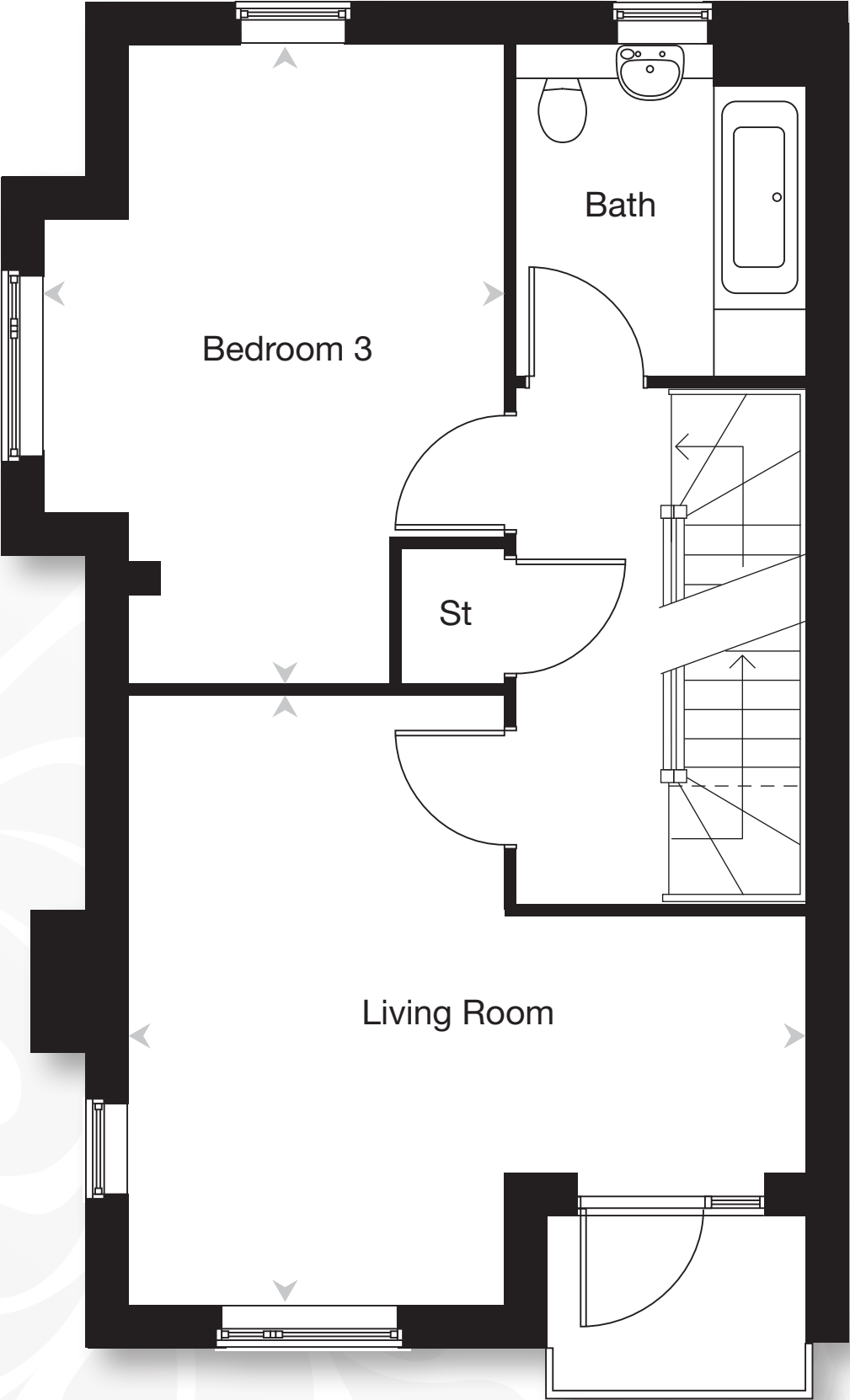
5448mm × 2831mm

17'10" × 9'3"

FAMILY/DINING ROOM

5196mm × 4233mm

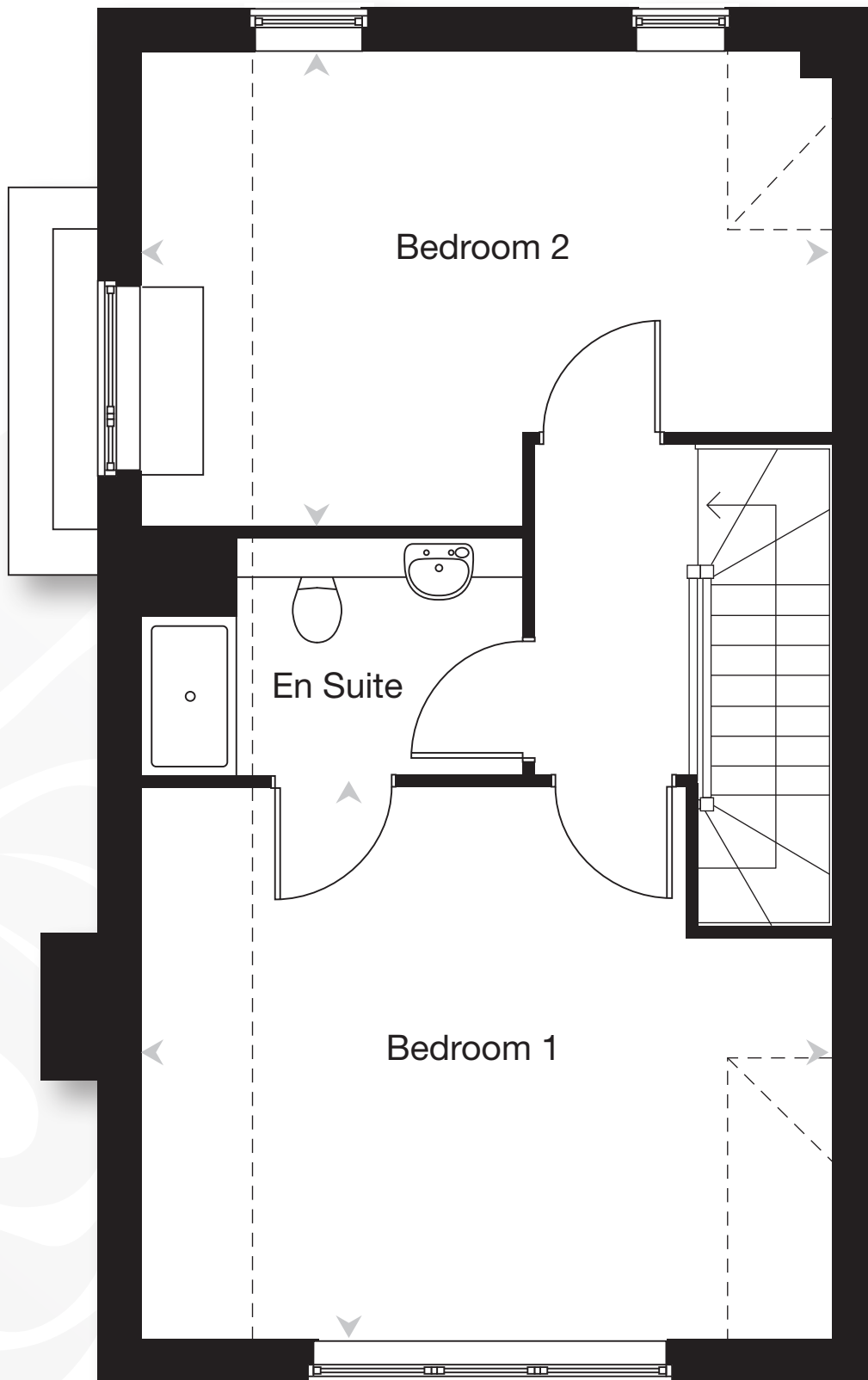
17'1" × 13'11"



First Floor

LIVING ROOM		
5181mm × 4692mm	17'0" × 15'5"	
BEDROOM 3		
4914mm × 3533mm	16'1" × 11'7"	

The floor plans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions and floor plan differences consult your Sales Executive.
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Second Floor

BEDROOM 1

5181mm × 4148mm

17'0" × 13'7"

BEDROOM 3

5181mm × 3583mm

17'0" × 11'9"

THE HOSKYN



The Hoskyn is a welcoming 3 bedroom family home. There are attractive living areas to both the ground and first floor, as well as a study and excellent storage space.

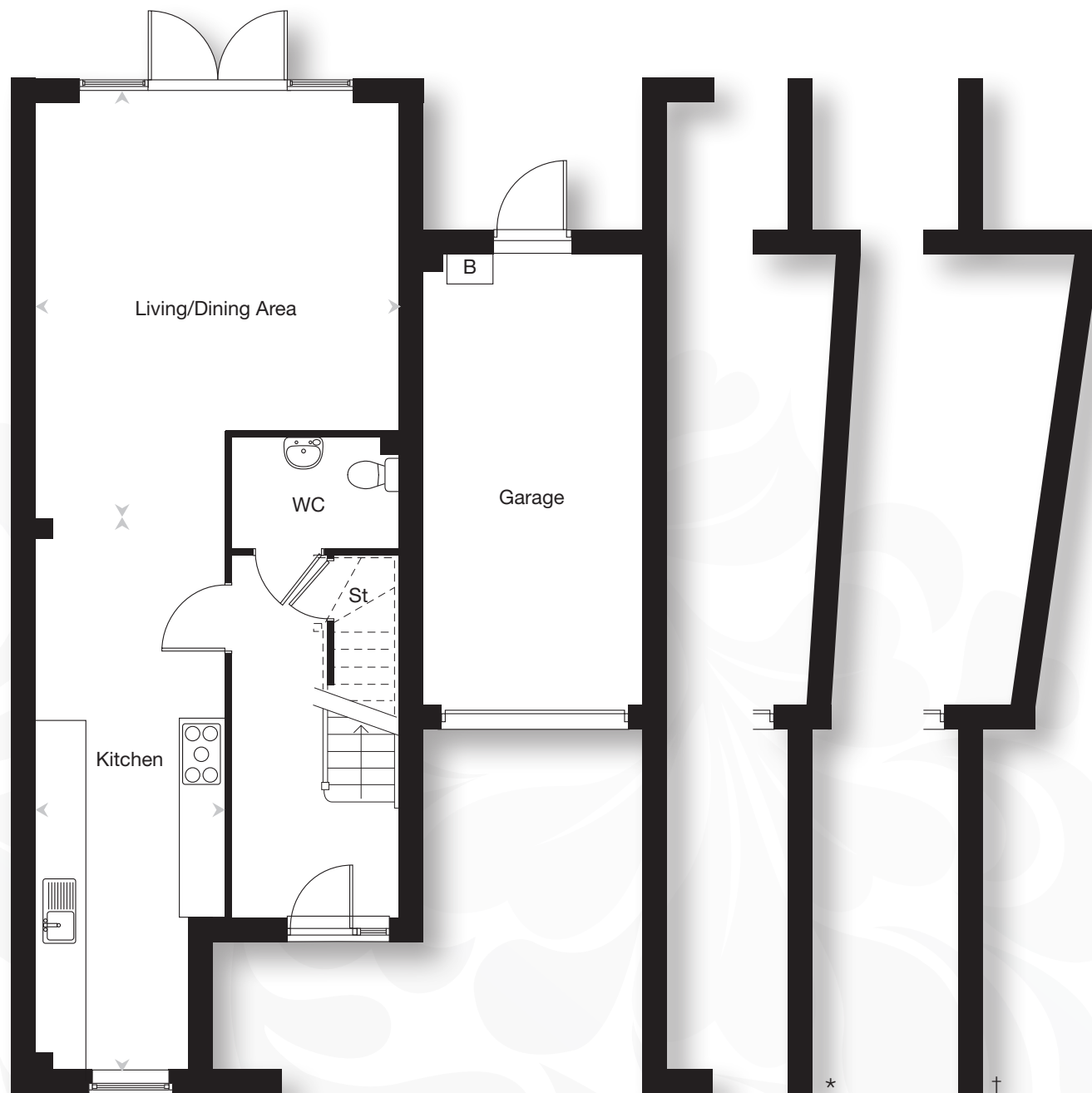
Bedrooms 1 and 2 on the second floor both benefit from en suite shower rooms to offer extra convenience and privacy, while the master bedroom also boasts access to a balcony. Other features include an integrated garage giving you security for your car.

Approximate gross internal area:**
181.27 – 192.40 sq m
1951 – 2071 sq ft

Key
B – Boiler --- – Restricted Headroom
St – Store WC – Cloakroom

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Ground Floor

KITCHEN

7275mm × 2511mm

23'10" × 8'3"

LIVING/DINING AREA

5487mm × 4800mm

18'0" × 15'9"



First Floor

LIVING AREA		
5155mm × 3575mm	16'11" × 11'9"	
STUDY		
5968mm × 2850mm	19'7" × 9'4"	
BEDROOM 3		
4963mm × 2931mm	16'3" × 9'7"	

The floor plans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions and floor plan differences consult your Sales Executive. All dimensions are + or – 50mm and floor plans are not shown to scale. *Additional space in rooms over garages to plot 88. †Additional space in rooms over garages to plot 89. **Balcony to plot 86 + 90 only, window replaces door to plots 87, 88 & 89 as there is no balcony.



Second Floor

BEDROOM 1	
5869mm × 3700mm	19'3" × 12'2"
BEDROOM 2	
5069mm × 2850mm	16'8" × 9'4"

THE HUDSON



The Hudson is a perfectly proportioned 3 bedroom home for growing families.

The ground floor features an open-plan kitchen/ living/dining area which opens out onto the garden. A downstairs cloakroom and two storage cupboards complete the downstairs.

There are three bedrooms to the first floor, with the master bedroom benefiting from its own en suite shower room. A family bathroom and a useful storage cupboard is also provided for your convenience.

Approximate gross internal area:

104.3 sq m

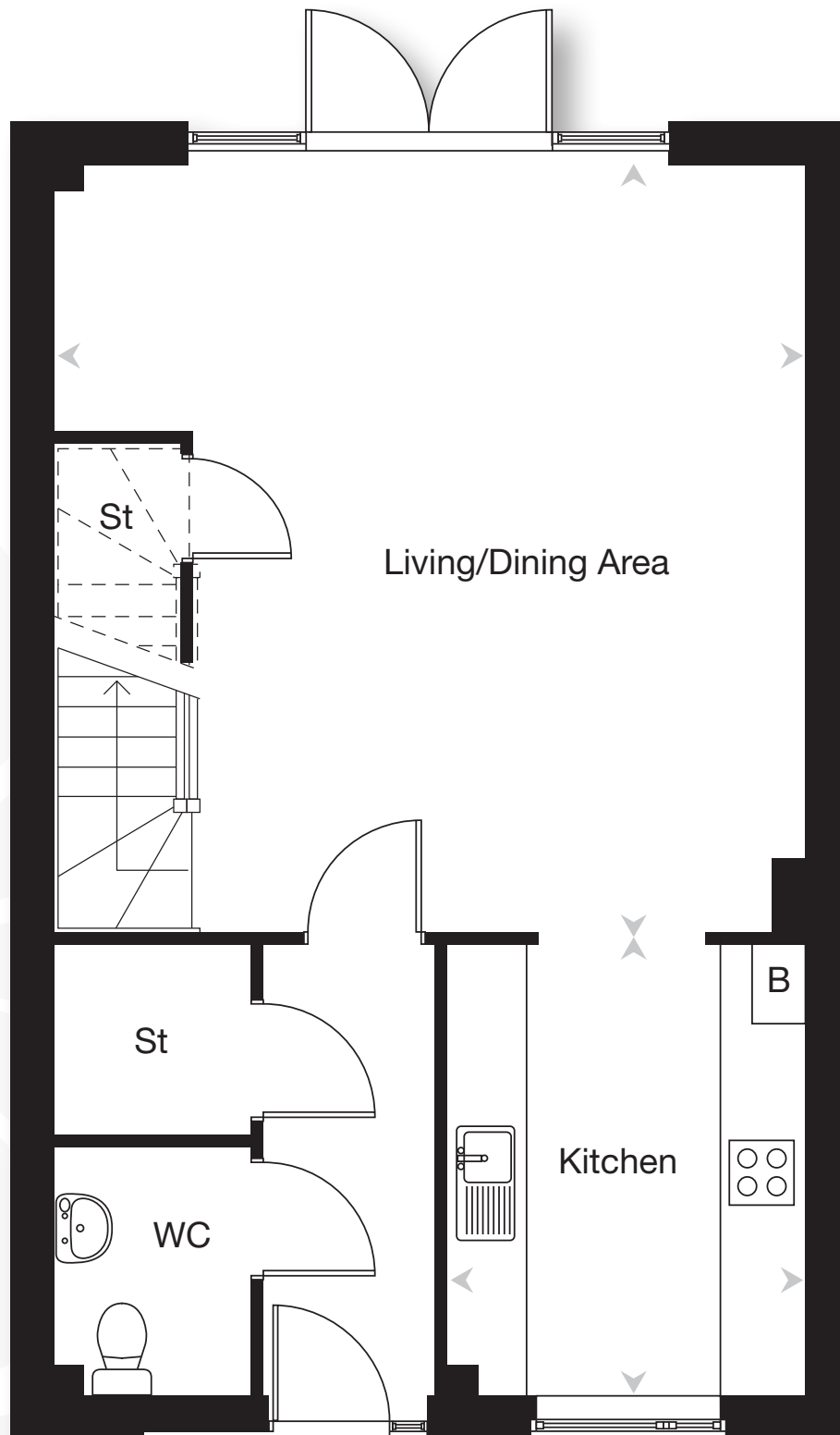
1123 sq ft

Key

B – Boiler St – Store WC – Cloakroom

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Ground Floor

KITCHEN

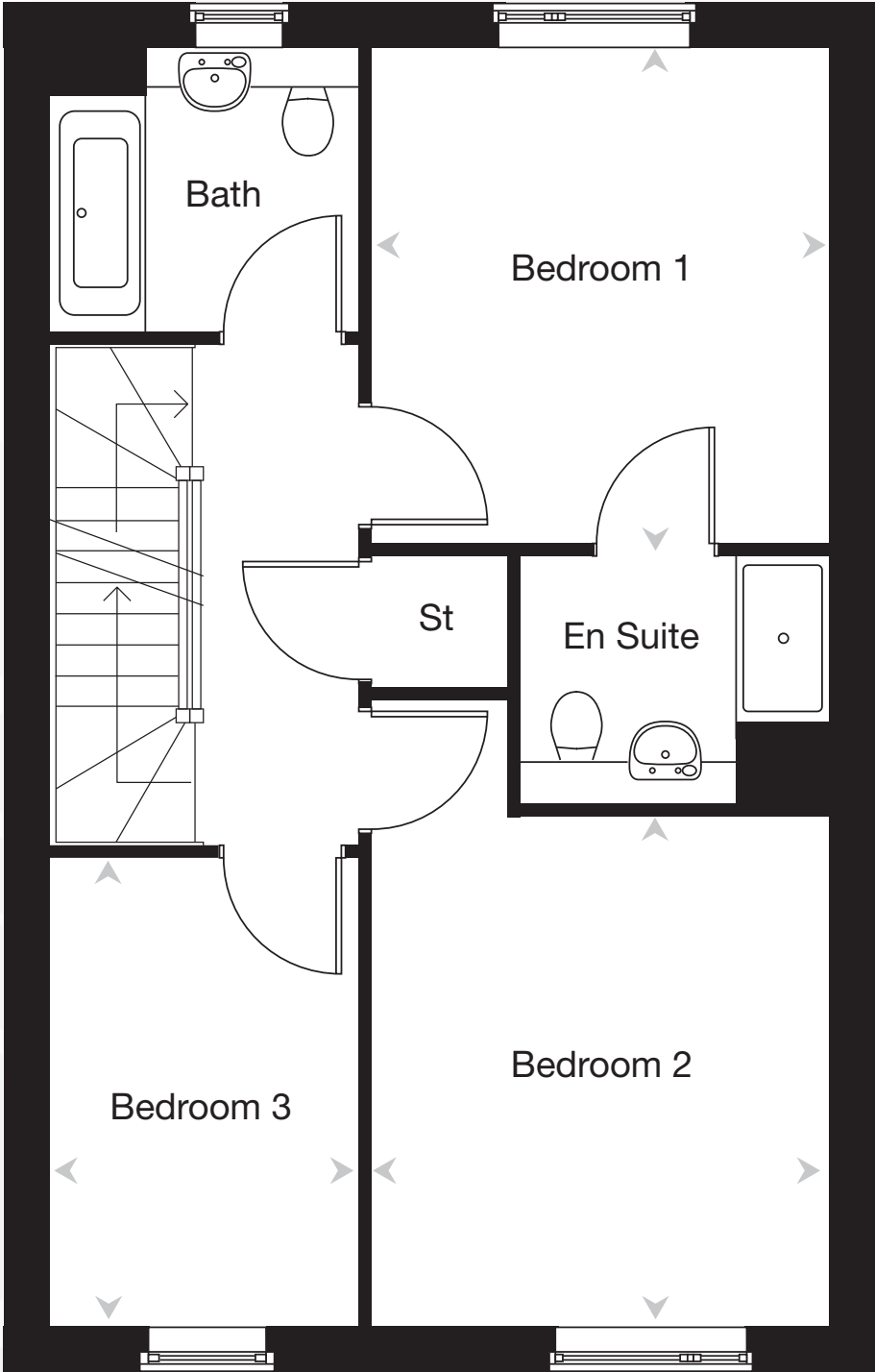
3380mm × 2707mm

11'1" × 8'11"

FAMILY/DINING AREA

5776mm × 5650mm

18'11" × 18'6"



First Floor

BEDROOM 1		
3600mm × 3326mm	11'10" × 10'11"	
BEDROOM 2		
3681mm × 3326mm	12'1" × 10'11"	
BEDROOM 3		
3381mm × 2250mm	11'1" × 7'5"	

The floor plans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions and floor plan differences consult your Sales Executive.
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THE INGRAM



Welcoming open-plan living accommodation to the ground floor and a pleasing front-facing first floor living room are amongst the myriad features of this lovely home.

With a door leading out to the garden, the open-plan kitchen/family/dining room is perfect for welcoming friends and family, especially during the warmer months.

The upstairs living room, meanwhile, is a great space for the whole family to relax.

Bedroom 3 and a family bathroom are also on the first floor, while the master bedroom with its en suite shower room, together with bedroom 2 are on the top floor.

Approximate gross internal area:

133.82 sq m

1440 sq ft

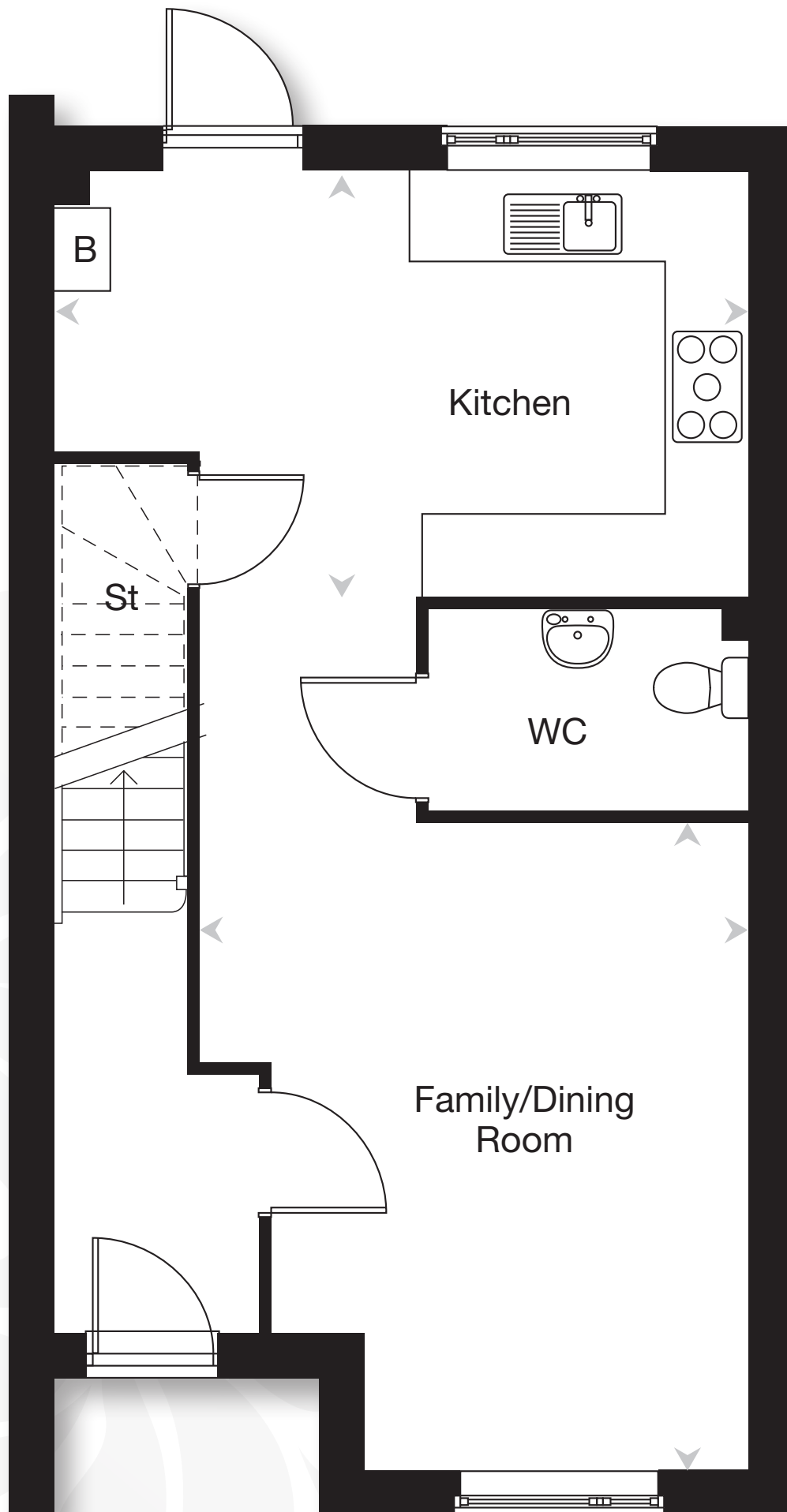
Key

B – Boiler St – Store WC – Cloakroom

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Ground Floor

KITCHEN

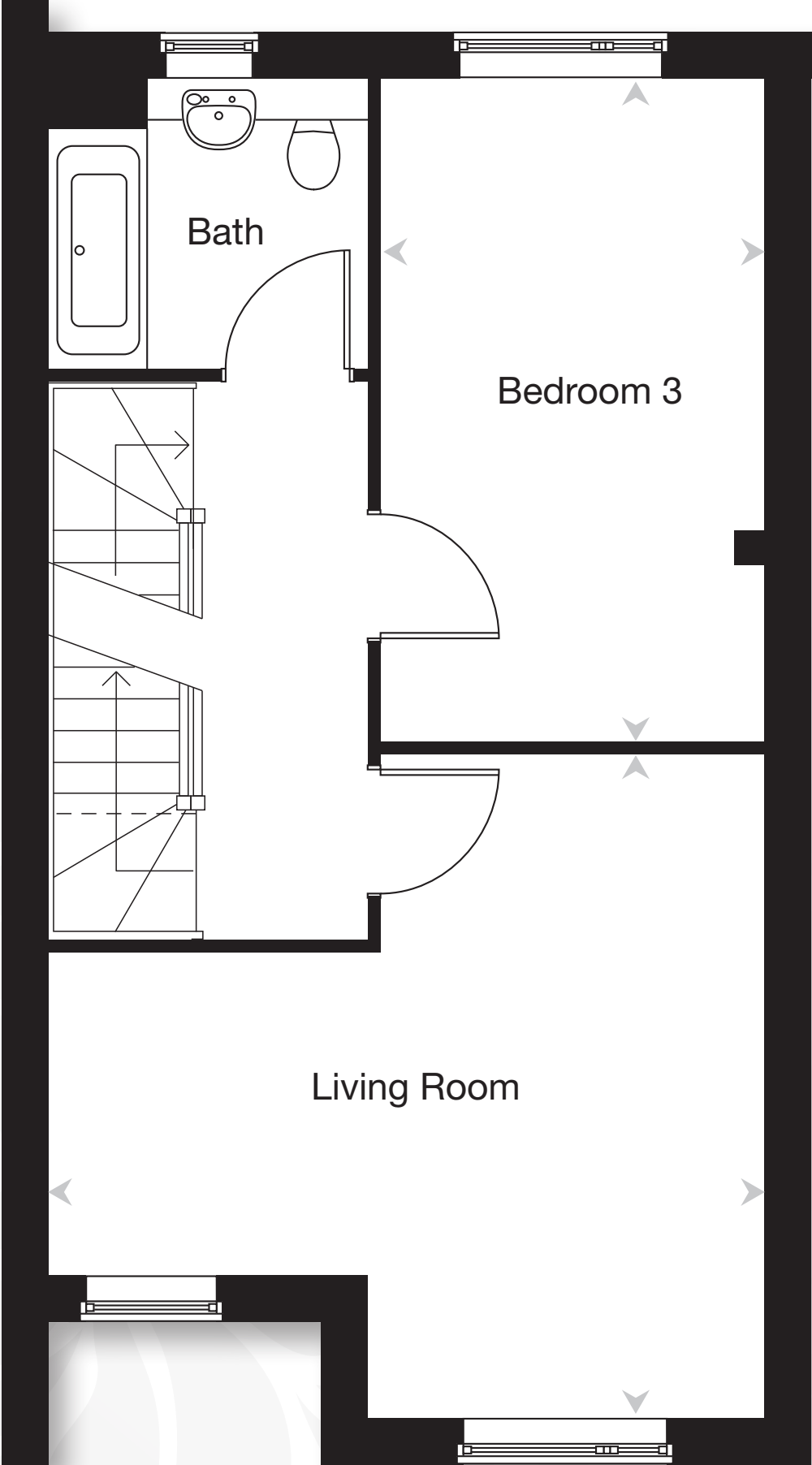
5056mm × 3103mm

16'7" × 10'2"

FAMILY/DINING ROOM

4706mm × 4014mm

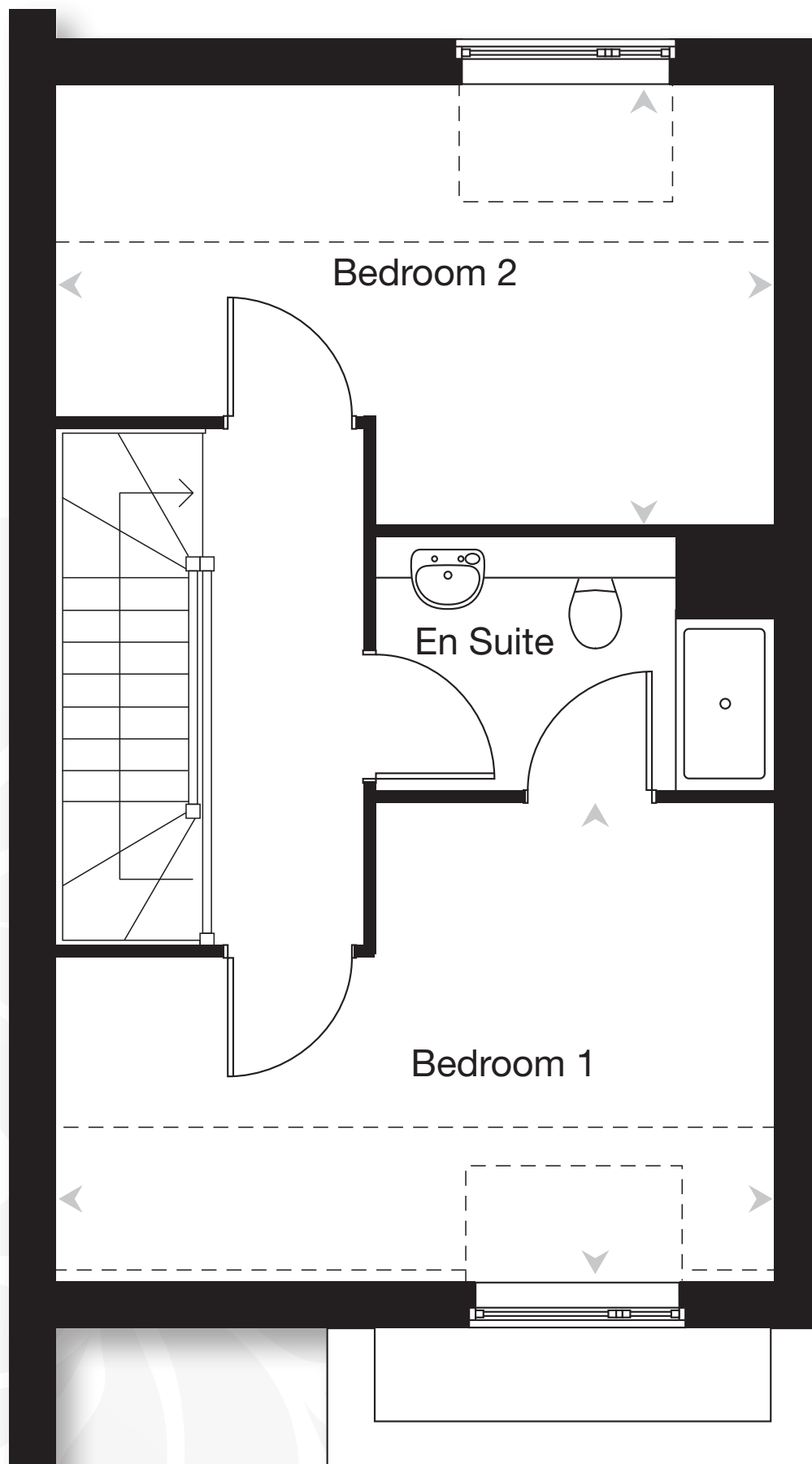
15'5" × 13'2"



First Floor

LIVING ROOM		
5056mm × 4706mm	16'7" × 15'5"	
BEDROOM 3		
4675mm × 2730mm	15'4" × 8'11"	

The floor plans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions and floor plan differences consult your Sales Executive.
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Second Floor

BEDROOM 1
5056mm × 3318mm 16'7" × 10'11"

BEDROOM 2
5056mm × 3015mm 16'7" × 9'11"

THE SUNTER



A distinctive 3 bedroom home set over three welcoming floors, with a layout which makes it perfect for both entertaining guests and relaxing.

To the ground floor is a dual aspect living room and open kitchen/dining area with double doors leading out to the garden. The first floor bedrooms have a central bathroom for both, with storage space off the landing. The master bedroom on the top floor benefits from its own balcony and en suite shower room and a study.

Approximate gross internal area:

161 sq m

1730 sq ft

Key

B – Boiler --- – Restricted Headroom

St – Store WC – Cloakroom

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Ground Floor

KITCHEN/DINING AREA

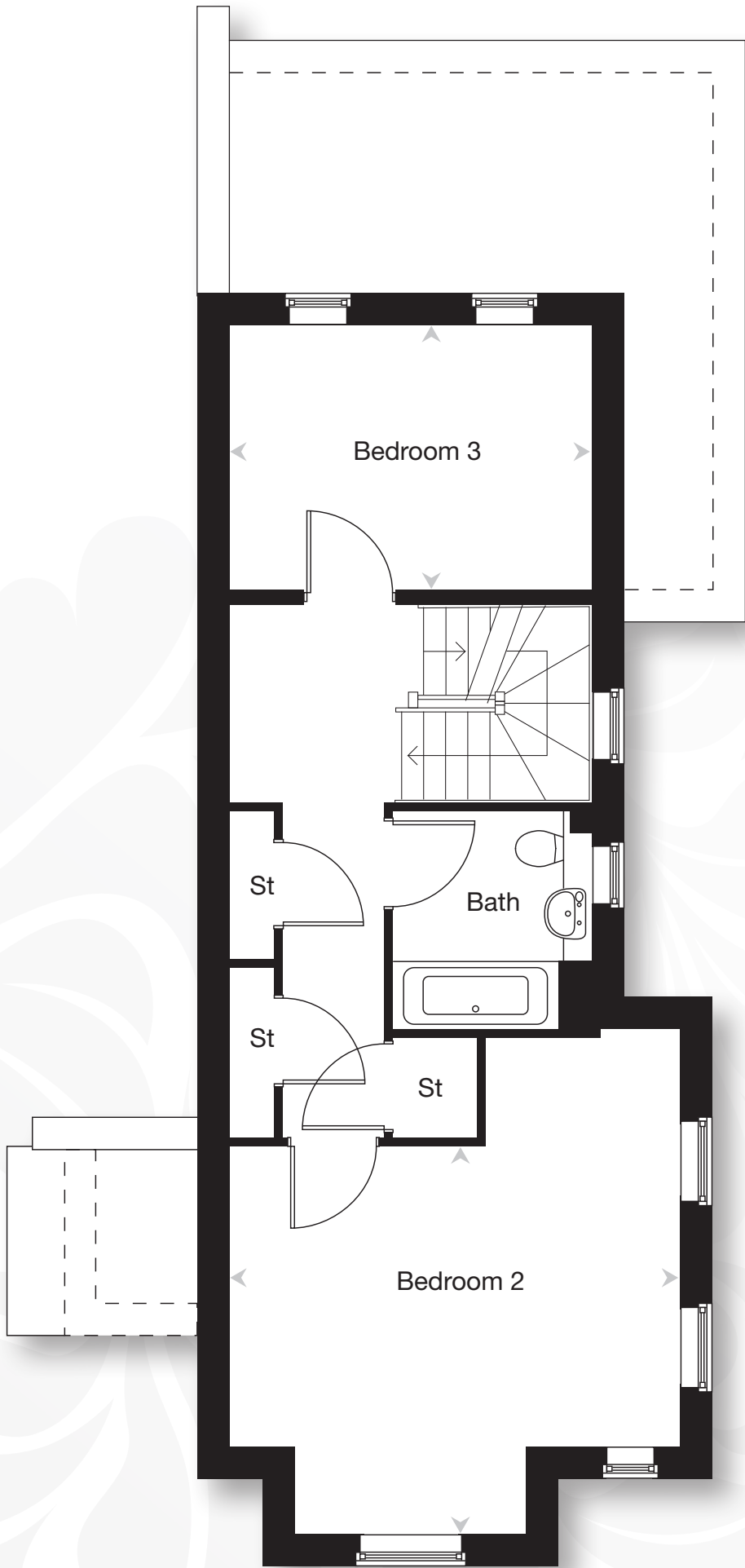
5294mm × 4956mm

17'4" × 16'3"

LIVING ROOM

5843mm × 4619mm

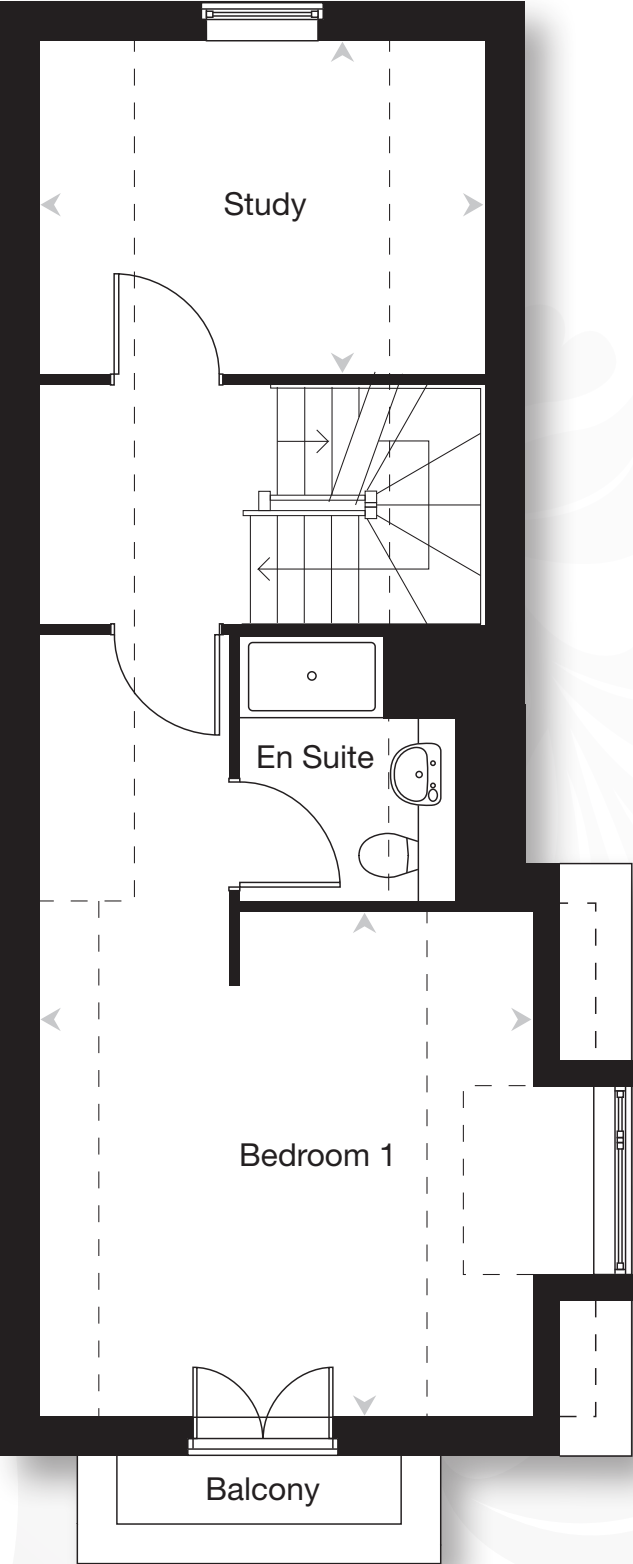
19'2" × 15'2"



First Floor

BEDROOM 2		
4619mm × 3993mm	15'2" × 13'1"	
BEDROOM 3		
3719mm × 2706mm	12'2" × 8'11"	

The floor plans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions and floor plan differences consult your Sales Executive.
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Second Floor

BEDROOM 1	
4218mm × 4131mm	13'10" × 13'7"
STUDY	
3718mm × 2806mm	12'2" × 9'2"

The floor plans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions and floor plan differences consult your Sales Executive.
All dimensions are + or – 50mm and floor plans are not shown to scale.

THE BEDARRA




This eye-catching 4 bedroom, three storey home is the ideal space for enjoying day-to-day family life.

The ground floor features a sweeping and contemporary, open-plan kitchen and living/dining area which offers a fantastic space for welcoming friends and family.

The first floor living area is perfect for relaxation or entertaining. There is also a study, a family bathroom and the master bedroom with its en suite shower room on this floor.

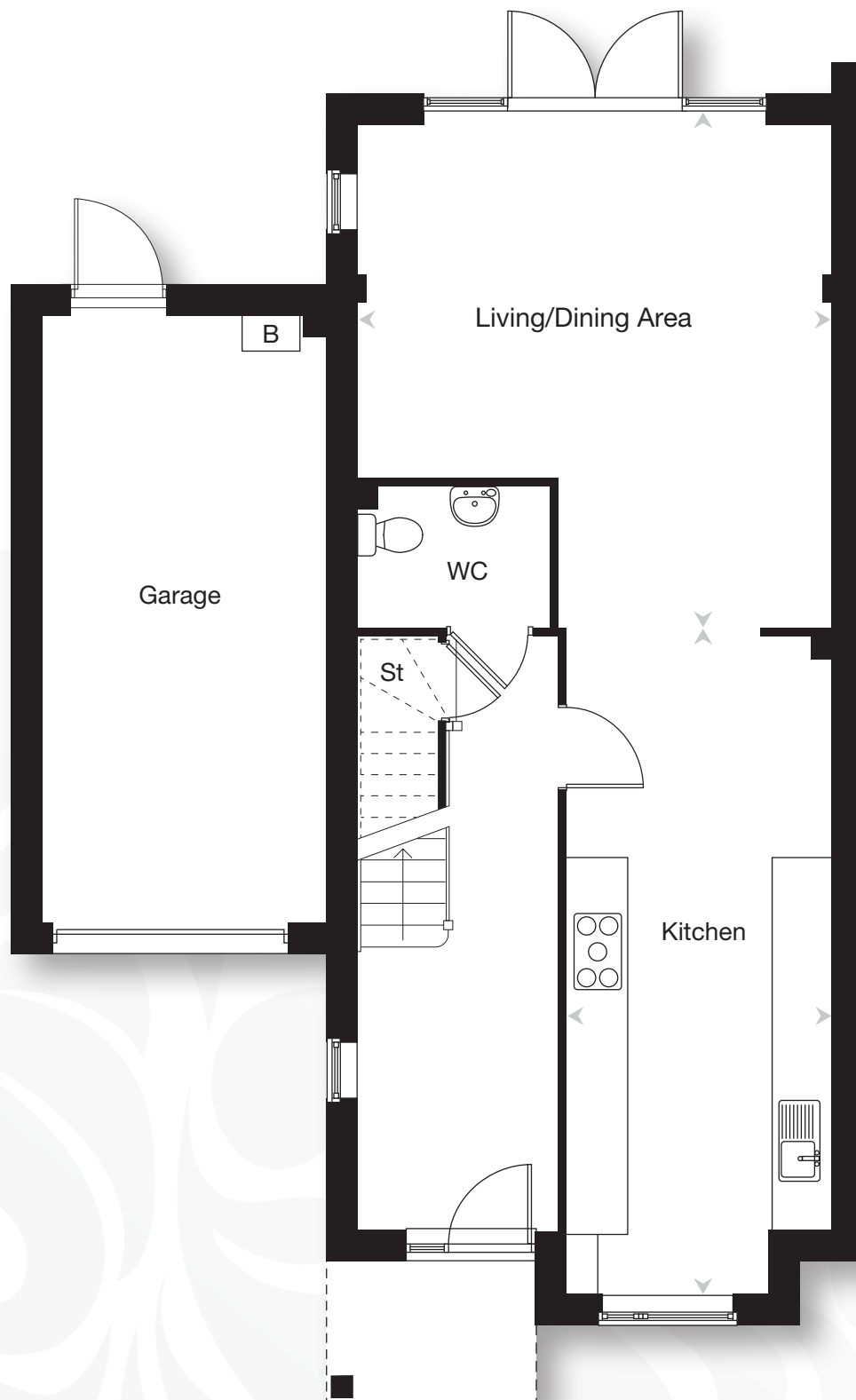
The top floor has three bedrooms and a central shower room for all.

Approximate gross internal area:
192 sq m
2071 sq ft

Key
B – Boiler  – Rooflight
--- – Restricted Headroom
St – Store WC – Cloakroom

Computer generated image depicts plot 95. Images include optional upgrades at additional costs. This image is from an imaginary viewpoint within an open space area. Its purpose is to give a feel for the development, not an accurate description of each property. The illustration shows a typical Taylor Wimpey home of this type, but there are, however variances from site to site. External materials, finishes, landscaping and the position of garages, (where provided) may vary throughout the development. Properties may also be built handed (mirror image). Please enquire for further details.





Ground Floor

KITCHEN

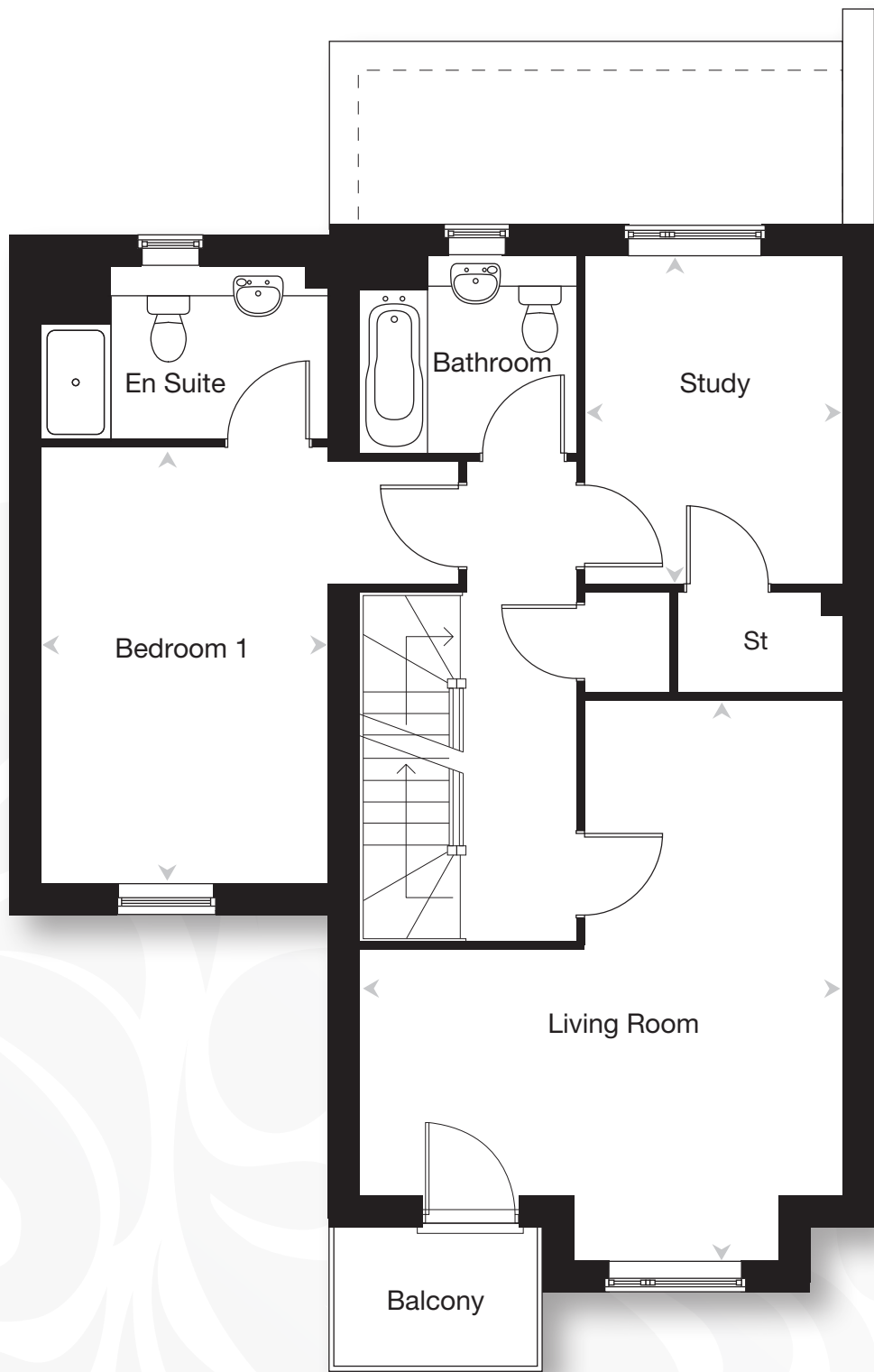
6972mm × 2818mm

22'10" × 9'3"

LIVING/DINING AREA

5334mm × 5026mm

17'6" × 16'6"

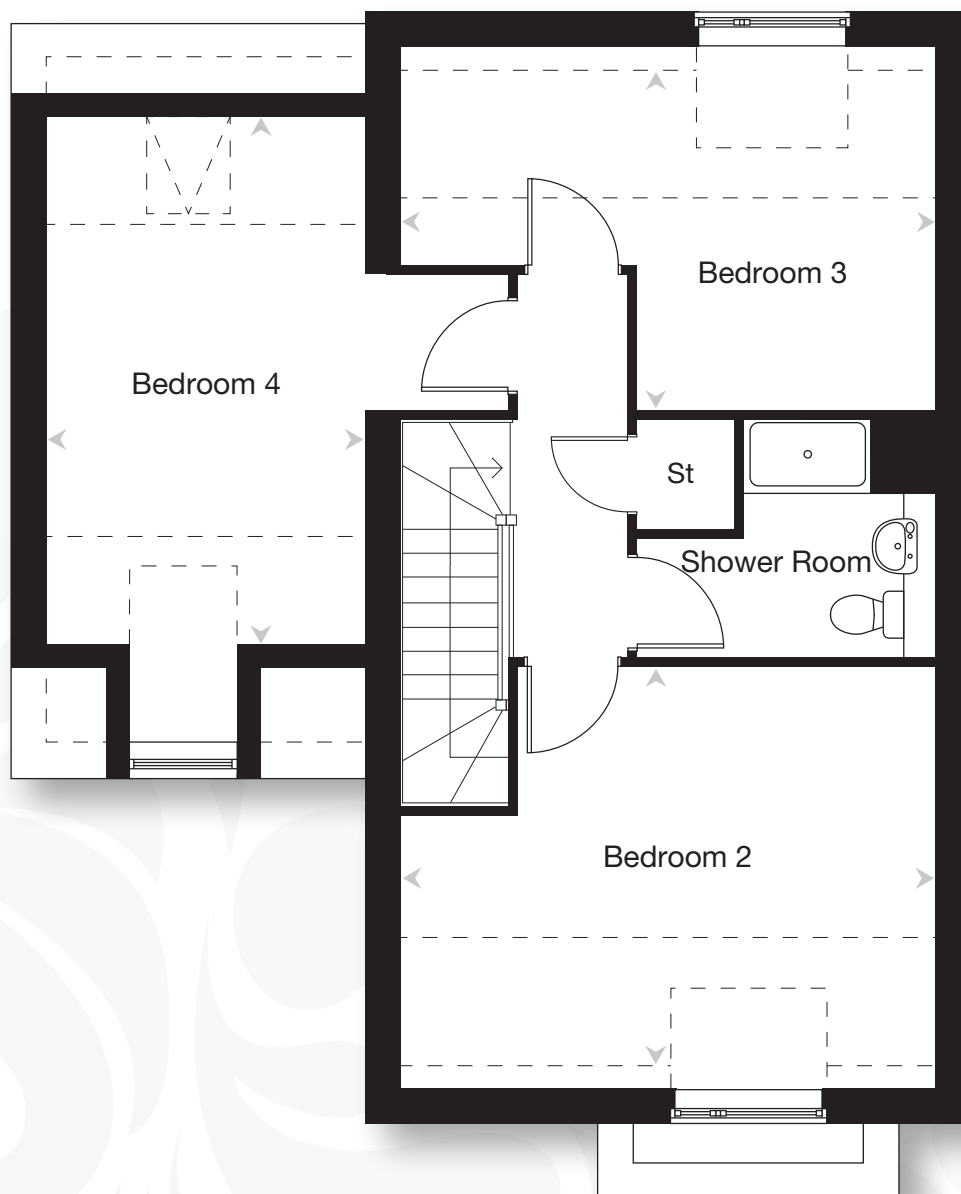


*

First Floor

LIVING ROOM		
5847mm × 5026mm	19'2" × 16'6"	
BEDROOM 1		
4543mm × 2976mm	14'11" × 9'9"	
STUDY		
3422mm × 2701mm	11'3" × 8'10"	

The floor plans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions and floor plan differences consult your Sales Executive. All dimensions are + or – 50mm and floor plans are not shown to scale. *Balcony to plots 112, 113 & 114 only, window replaces door to remaining plots.



Second Floor

BEDROOM 2	
5026mm × 3752mm	16'6" × 12'4"
BEDROOM 3	
5026mm × 3202mm	16'6" × 10'6"
BEDROOM 4	
4978mm × 2976mm	16'4" × 9'9"

THE BEESLEY



This striking family home is both perfect for entertaining and is ideal for living and relaxing in peace.

An open-plan downstairs kitchen/dining/living room provides excellent family space for contemporary lifestyles.

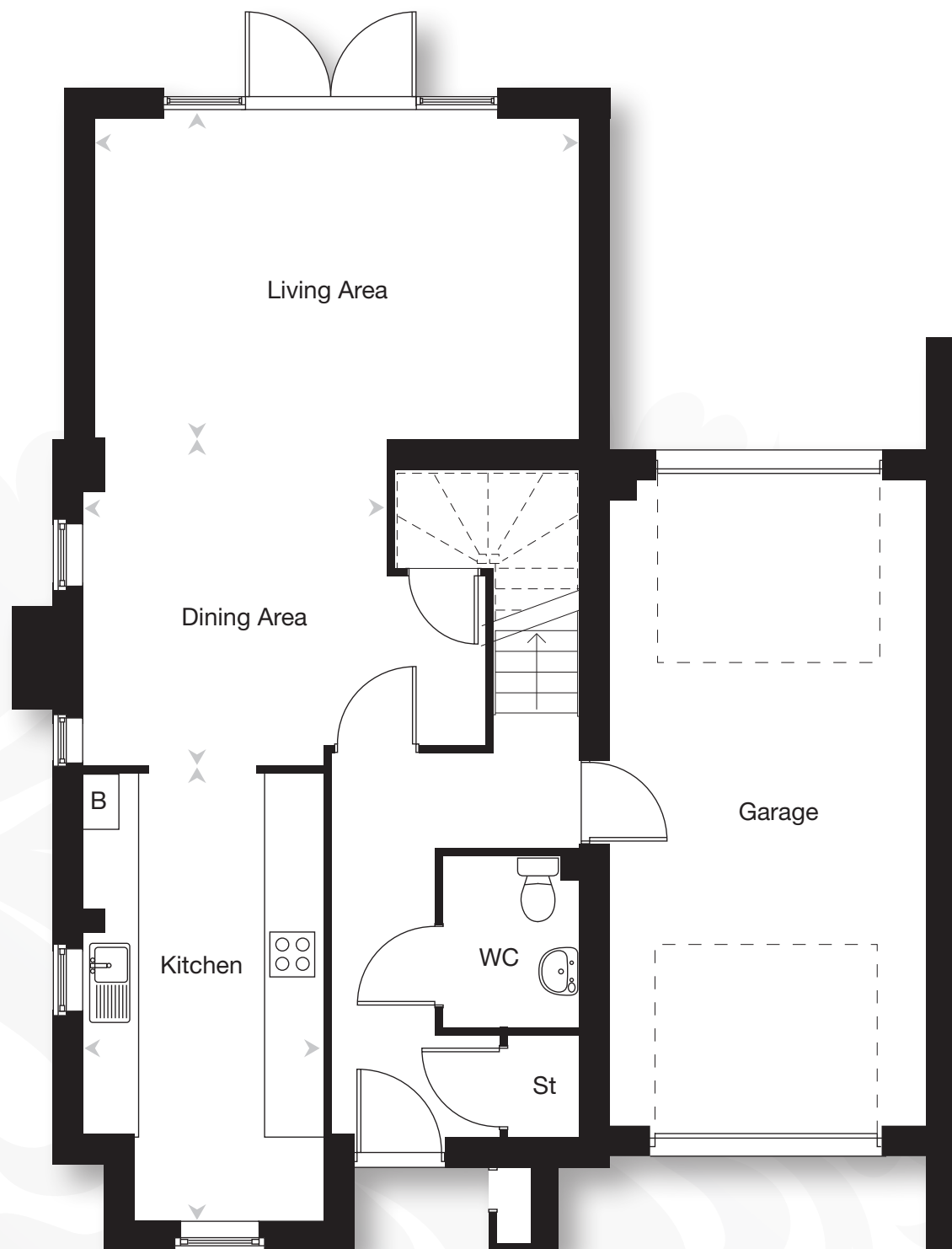
There are three bedrooms, including bedroom 2 with an en suite shower room and a balcony to bedroom 4, on the first floor, along with a family bathroom. The second floor is exclusively for use as the master suite, boasting an en suite shower room, dressing room, storage cupboard and access to a balcony.

Approximate gross internal area:
169 sq m
1819 sq ft

Key
B – Boiler – Rooflight
--- – Restricted Headroom
St – Store WC – Cloakroom

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Ground Floor

KITCHEN

4833mm × 2591mm

15'10" × 8'6"

LIVING AREA

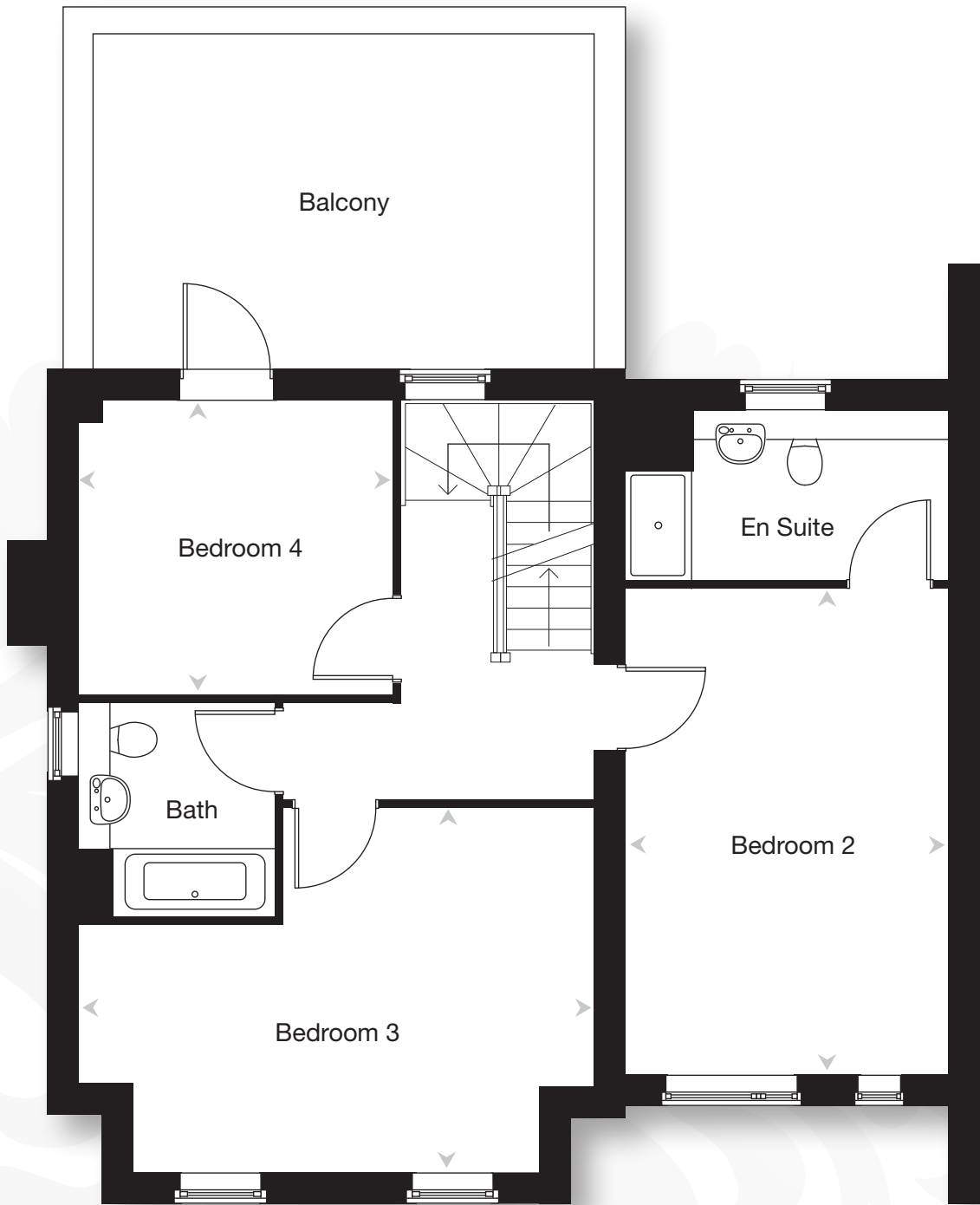
5278mm × 3486mm

17'4" × 11'5"

DINING AREA

3553mm × 3284mm

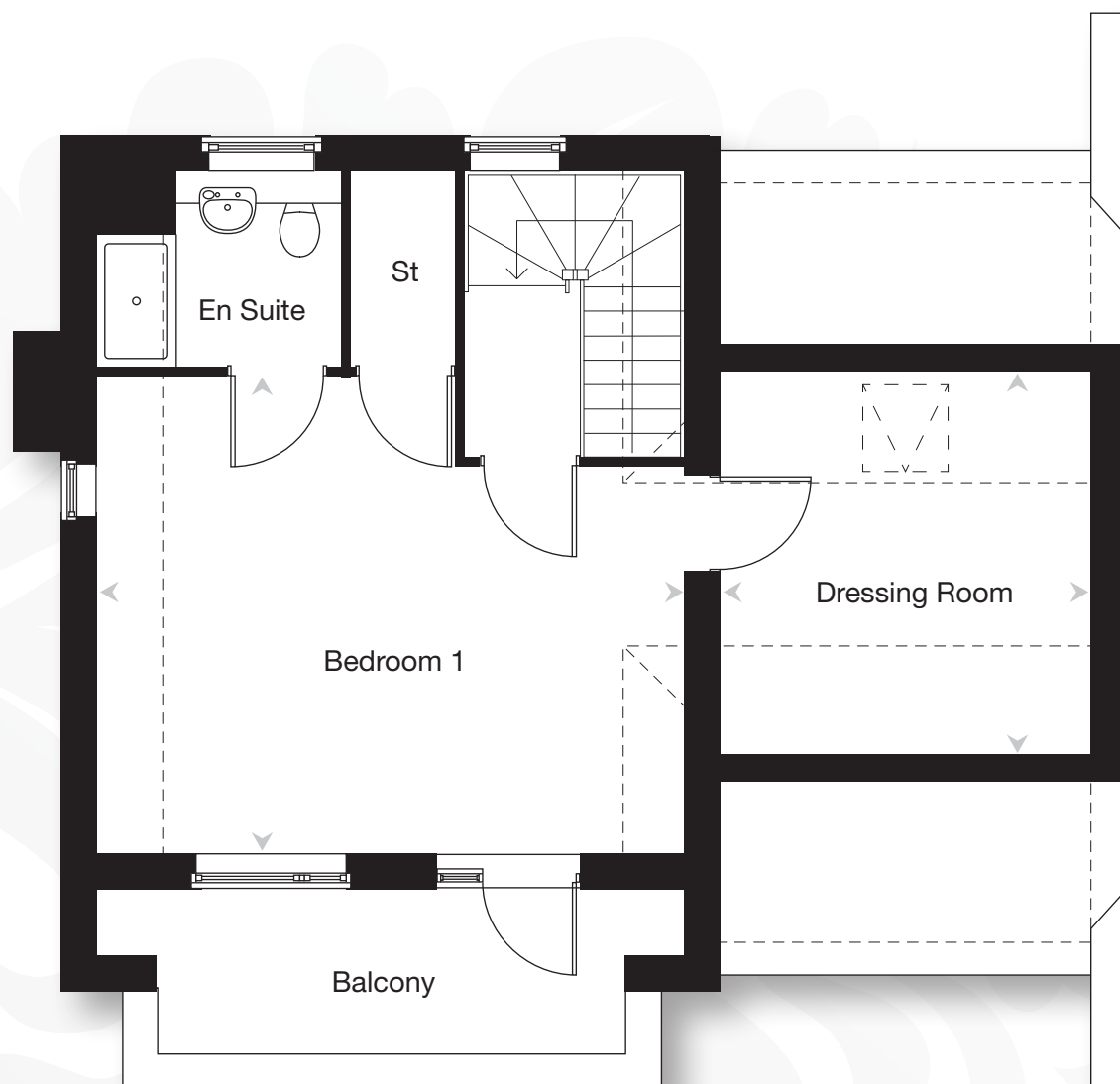
11'8" × 10'9"



First Floor

BEDROOM 2	5106mm × 3380mm	16'9" × 11'1"
BEDROOM 3	5391mm × 3806mm	17'8" × 12'6"
BEDROOM 4	3284mm × 3101mm	10'9" × 10'2"

The floor plans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions and floor plan differences consult your Sales Executive.
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Second Floor

BEDROOM 1

5391mm × 4401mm

17'8" × 14'5"

DRESSING ROOM

3528mm × 3380mm

11'7" × 11'1"

THE MAGRA



This striking 4 bedroom family home offers something special, with its fantastic features including its own courtyard, a double integrated garage and two balconies.

The ground floor is home to the open-plan kitchen/family area which runs through to the living/dining area, along with access to the courtyard.

Three bedrooms, a central bathroom and a living room with double doors to the balcony are found on the first floor.

On the second floor is the master bedroom with a double-sink en suite shower room and access to its own balcony completing a perfect family home.

Approximate gross internal area:

218.10 sq m

2348 sq ft

Key

B – Boiler St – Store WC – Cloakroom

Computer generate image depicts plot 62 & 63. Images include optional upgrades at additional costs. This image is from an imaginary viewpoint within an open space area. Its purpose is to give a feel for the development, not an accurate description of each property. The illustration shows a typical Taylor Wimpey home of this type, but there are, however variances from site to site. External materials, finishes, landscaping and the position of garages, (where provided) may vary throughout the development. Properties may also be built handed (mirror image). Please enquire for further details.

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Ground Floor

KITCHEN/FAMILY AREA

6354mm × 5748mm 20'10" × 18'10"

LIVING/DINING AREA

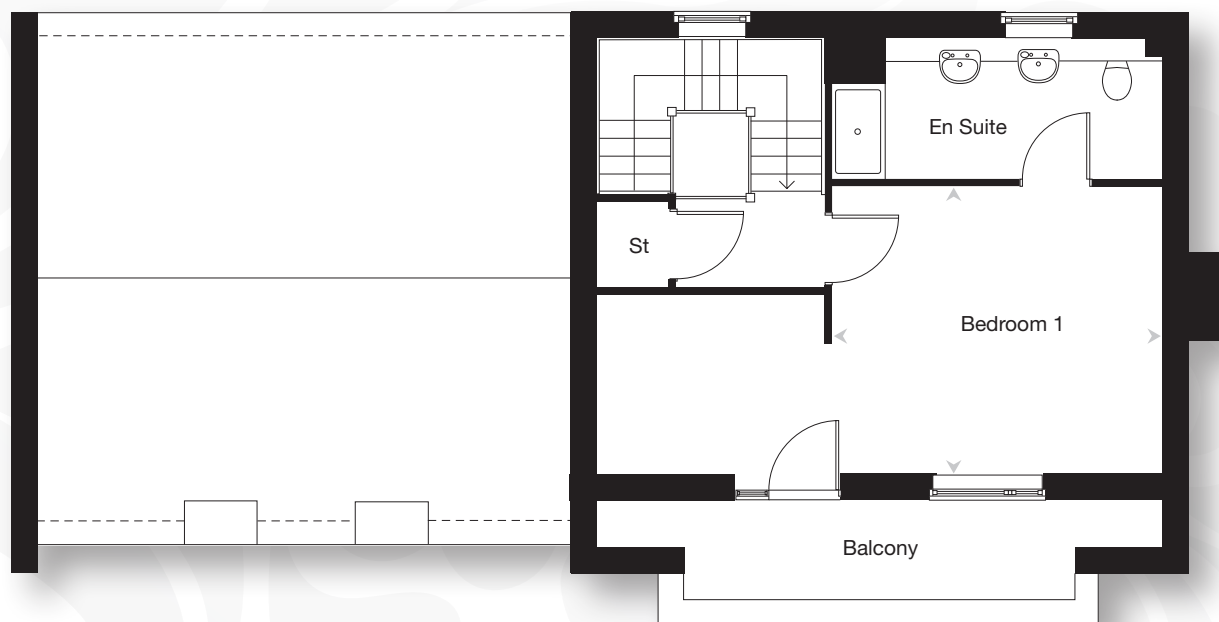
7093mm × 4103mm 23'3" × 13'6"



First Floor

LIVING ROOM		
7093mm × 4103mm	23'3" × 13'6"	
BEDROOM 2		
4390mm × 3175mm	14'5" × 10'5"	
BEDROOM 3		
4165mm × 2831mm	13'8" × 9'3"	
BEDROOM 4		
3844mm × 3242mm	12'7" × 10'8"	

The floor plans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions and floor plan differences consult your Sales Executive. All dimensions are + or – 50mm and floor plans are not shown to scale. *Windows to plots 109 & 111 only. †Chimney to plots 109 & 111 only.



Second Floor

BEDROOM 1

4179mm × 3643mm

13'9" × 11'11"

THE ORTON



Every facet of modern life has been considered in the design of this beautiful 4 bedroom home.

There's a fantastic open-plan living space to the ground floor where you can enjoy socialising with guests, and a dual aspect first floor living room perfect for relaxing.

The master bedroom on the first floor boasts its own en suite shower room, while the second floor benefits from three further bedrooms, a central shower room and a handy storage cupboard.

Approximate gross internal area:**

194.91 – 197.41 sq m

2098 – 2125 sq ft

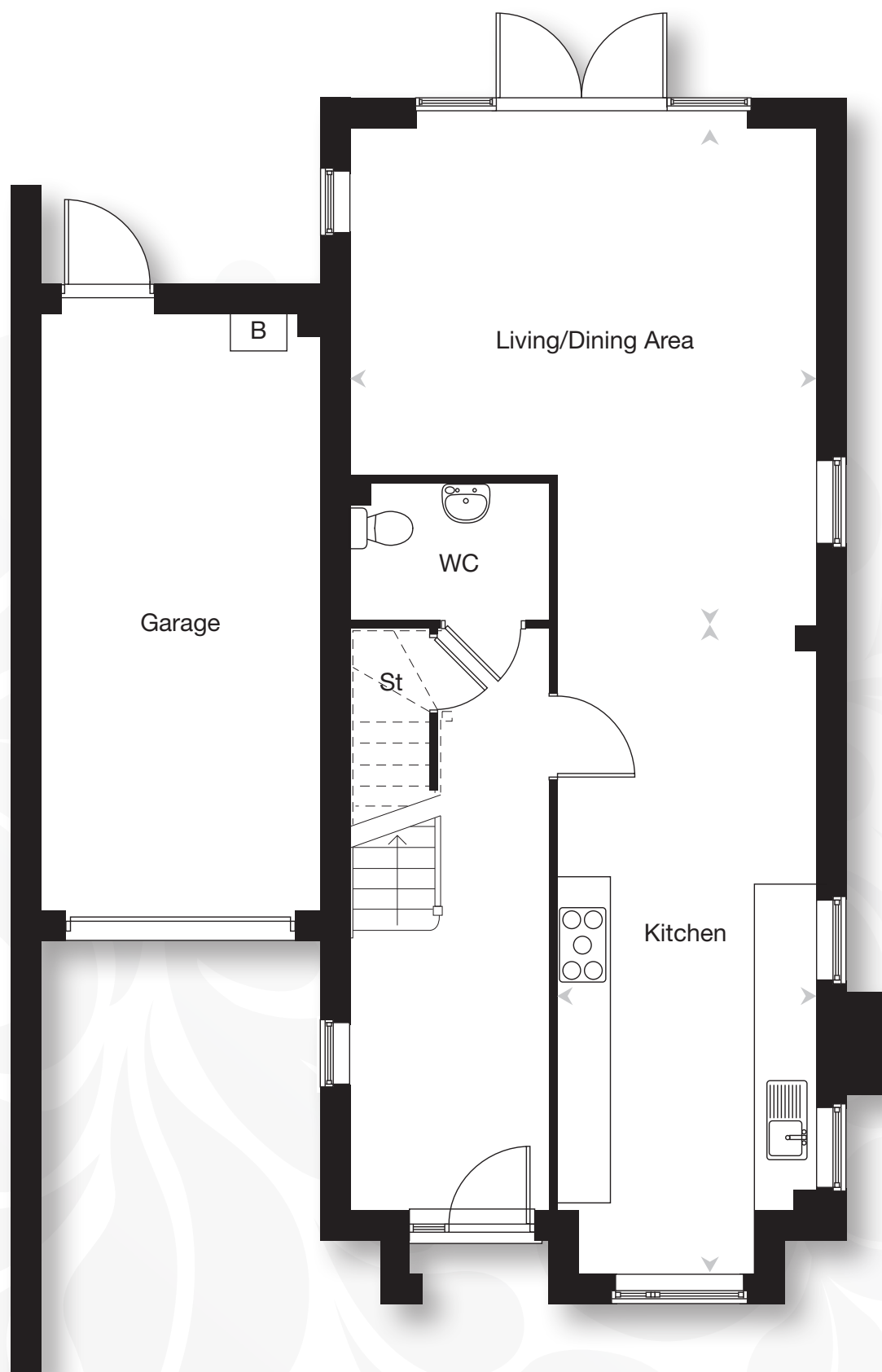
Key

B – Boiler --- – Restricted Headroom

St – Store WC – Cloakroom

Computer generated image depicts plot 85. Plots 91 & 97 are handed. Images include optional upgrades at additional costs. This image is from an imaginary viewpoint within an open space area. Its purpose is to give a feel for the development, not an accurate description of each property. The illustration shows a typical Taylor Wimpey home of this type, but there are, however variances from site to site. External materials, finishes, landscaping and the position of garages, (where provided) may vary throughout the development. Properties may also be built handed (mirror image). Please enquire for further details.





Ground Floor

KITCHEN

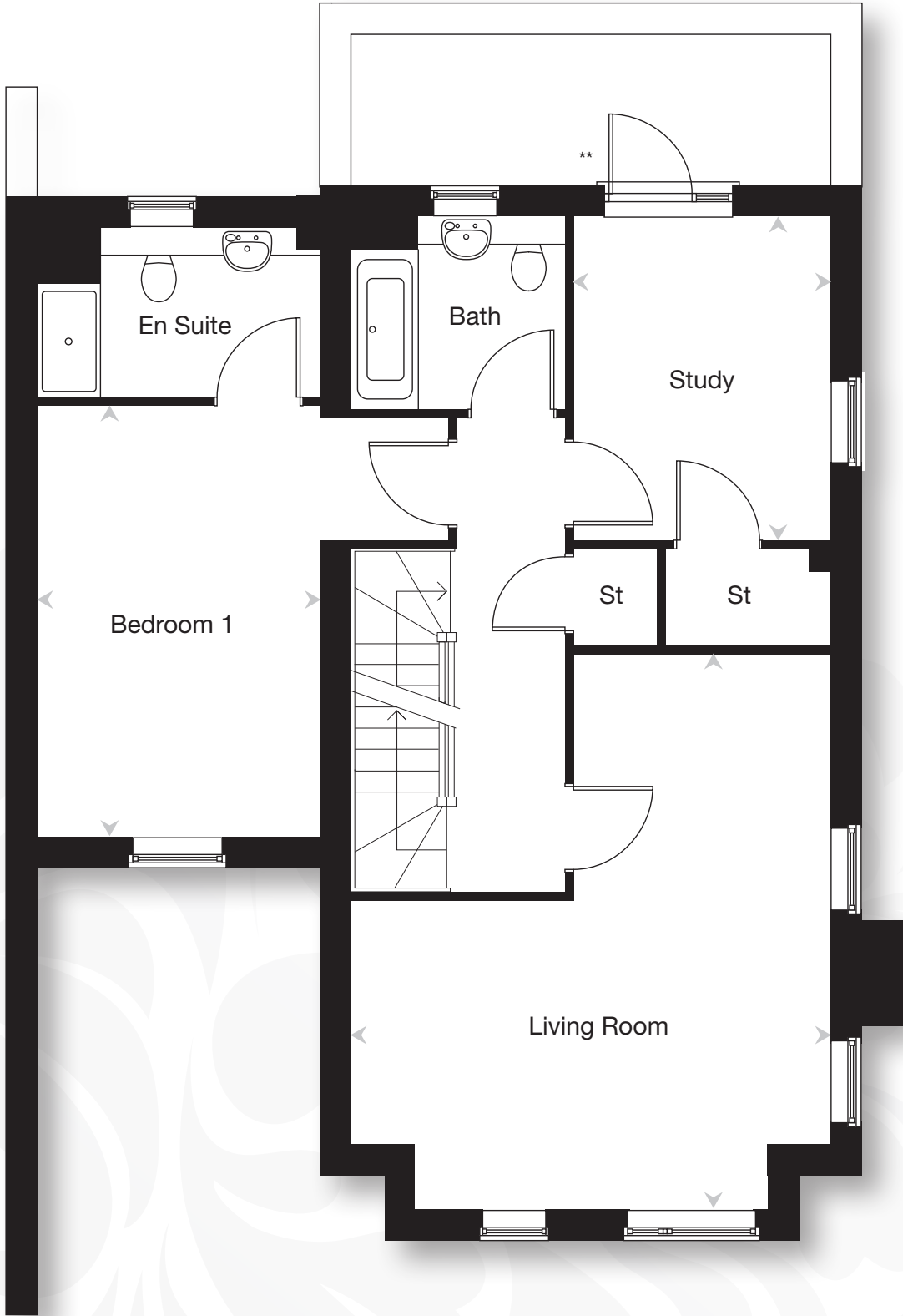
6972mm × 2801mm

22'10" × 9'2"

LIVING/DINING AREA

5334mm × 5026mm

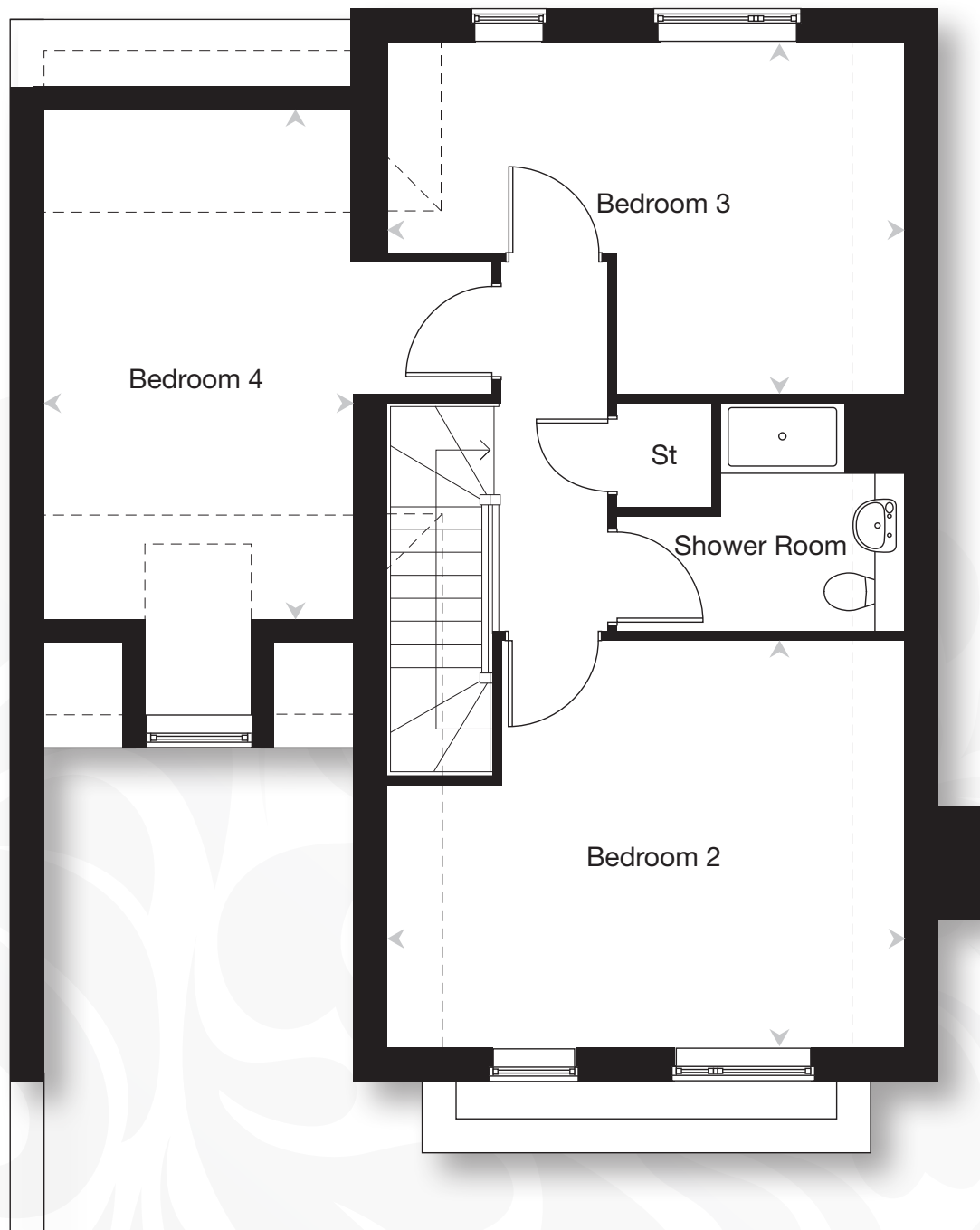
17'6" × 16'6"



First Floor

LIVING ROOM		
5847mm × 5026mm	19'2" × 16'6"	
STUDY		
3422mm × 2701mm	11'3" × 8'10"	
BEDROOM 1		
4543mm × 2950mm	14'11" × 9'8"	

The floor plans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions and floor plan differences consult your Sales Executive. All dimensions are + or - 50mm and floor plans are not shown to scale.** Balcony to plot 85, 91, 94 and 97 only. Window replaces door to plot 106.



Second Floor

BEDROOM 2	
5026mm × 3972mm	16'6" × 13'0"
BEDROOM 3	
5026mm × 3422mm	16'6" × 11'3"
BEDROOM 4	
4977mm × 2950mm	16'4" × 9'8"

THE PALFREY



Unique to this development, this is a welcoming 4 bedroom family home set over three floors. A galley kitchen leads onto an open-plan living/dining area to the ground floor, before continuing through double doors into the garden.

There are three bedrooms on the first floor, with bedroom 2 benefiting from its own en suite shower room. A family bathroom completes this floor.

The master bedroom has its own second floor suite with an en suite shower room, storage space and an adjacent study, along with access to a balcony.

Approximate gross internal area:

163 sq m

1751 sq ft

Key

B – Boiler Clks – Cloakroom

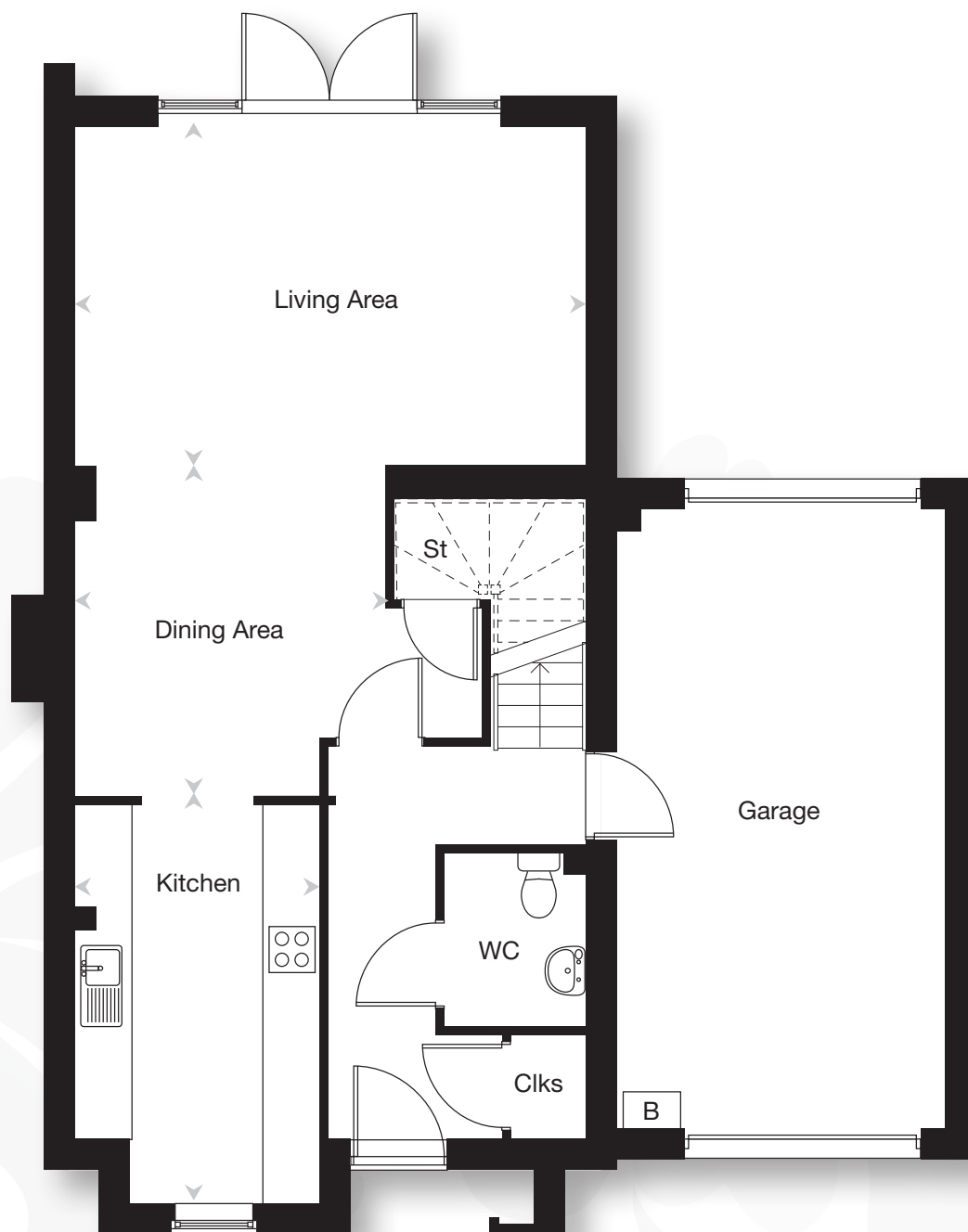
☐ – Rooflight --- – Restricted Headroom

St – Store WC – Cloakroom

Images include optional upgrades at additional costs. This image is from an imaginary viewpoint within an open space area. Its purpose is to give a feel for the development, not an accurate description of each property. The illustration shows a typical Taylor Wimpey home of this type, but there are, however variances from site to site. External materials, finishes, landscaping and the position of garages, (where provided) may vary throughout the development. Properties may also be built handed (mirror image). Please enquire for further details.

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Ground Floor

KITCHEN

4830mm × 2590mm

15'10" × 8'6"

LIVING AREA

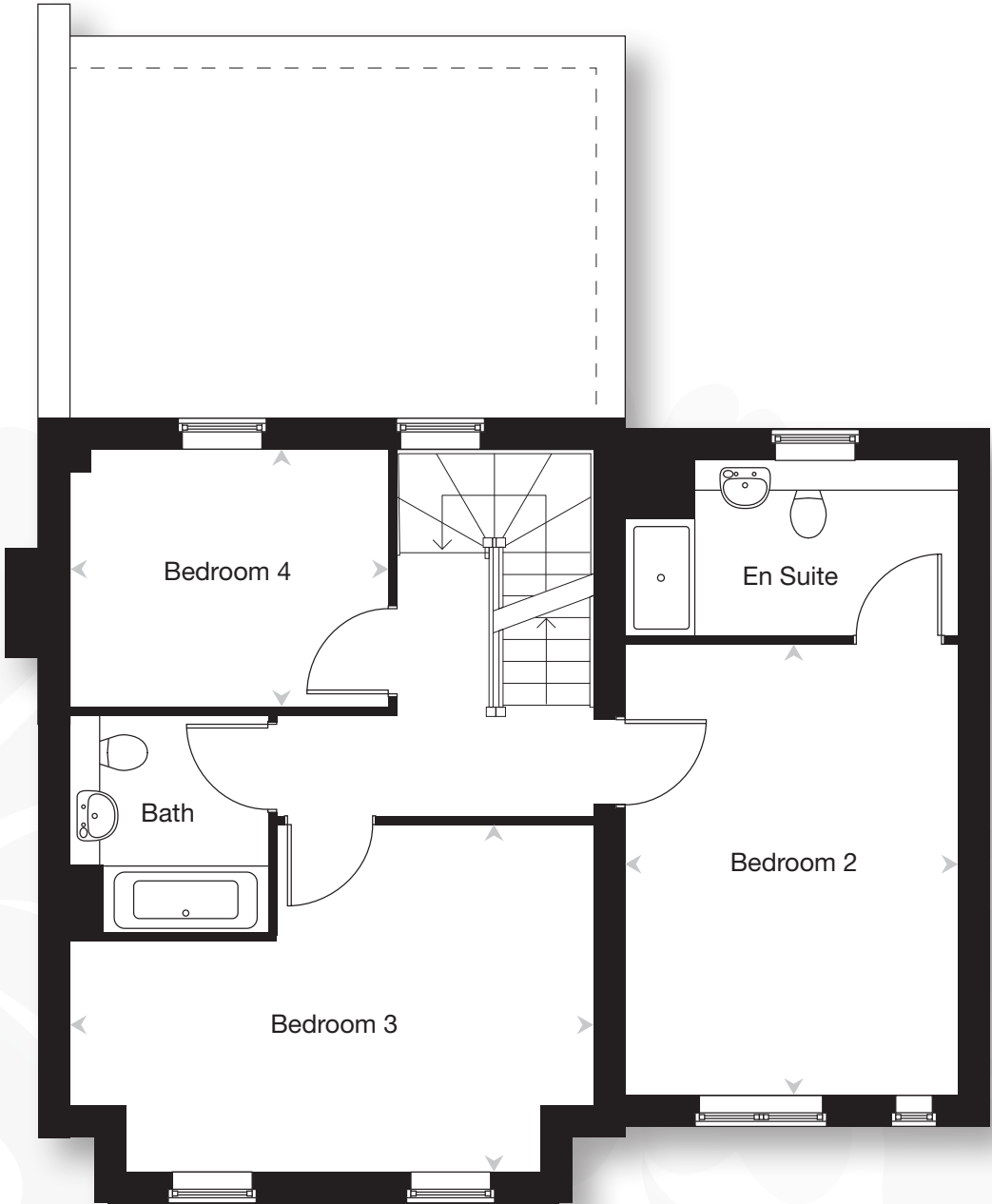
5391mm × 3583mm

17'8" × 11'9"

DINING AREA

3283mm × 2892mm

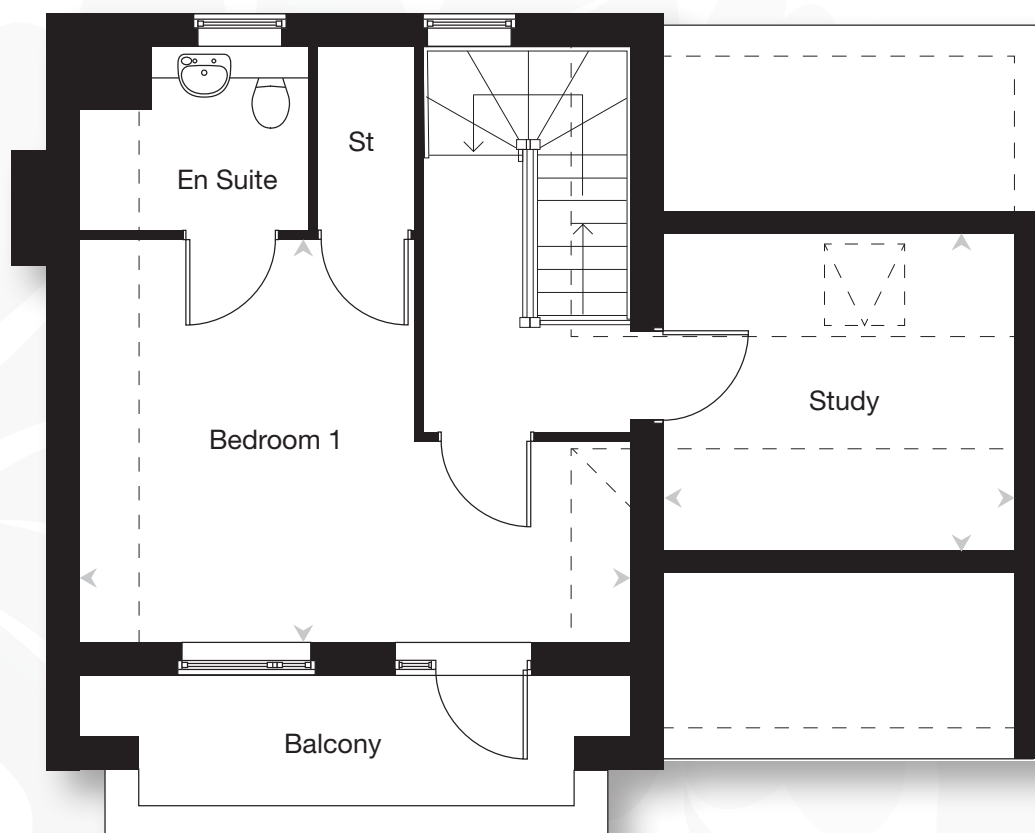
10'9" × 9'6"



First Floor

BEDROOM 2	4656mm × 3406mm	15'3" × 11'2"
BEDROOM 3	5390mm × 3580mm	17'8" × 11'9"
BEDROOM 4	3284mm × 2650mm	10'9" × 8'8"

The floor plans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions and floor plan differences consult your Sales Executive.
All dimensions are + or – 50mm and floor plans are not shown to scale.



Second Floor

BEDROOM 1

5416mm × 3950mm

17'9" × 13'0"

STUDY

3405mm × 3130mm

11'2" × 10'3"

THE PELORUS



This eye-catching 4 bedroom, three storey home is the ideal space for enjoying day-to-day family life.

The ground floor features a sweeping and contemporary, open-plan kitchen and living/dining area which offers a fantastic space for welcoming friends and family.

The first floor living area is perfect for relaxation or entertaining. There is also a study, a family bathroom and the master bedroom with its en suite shower room on this floor.

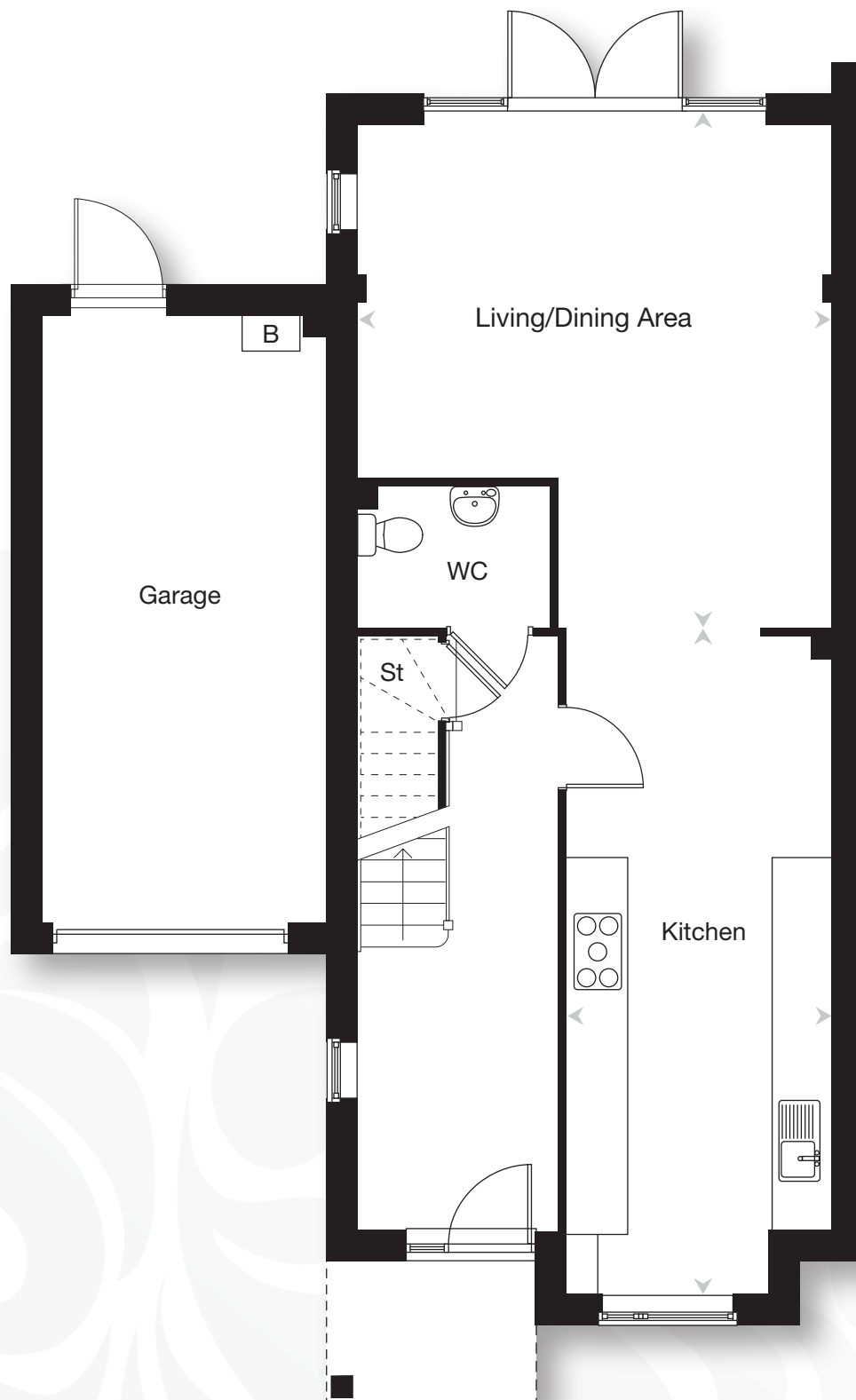
The top floor has three bedrooms and a central shower room for all.

Approximate gross internal area:
192.43 sq m
2071 sq ft

Key
B – Boiler ☒ – Rooflight
--- – Restricted Headroom
St – Store WC – Cloakroom

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Ground Floor

KITCHEN

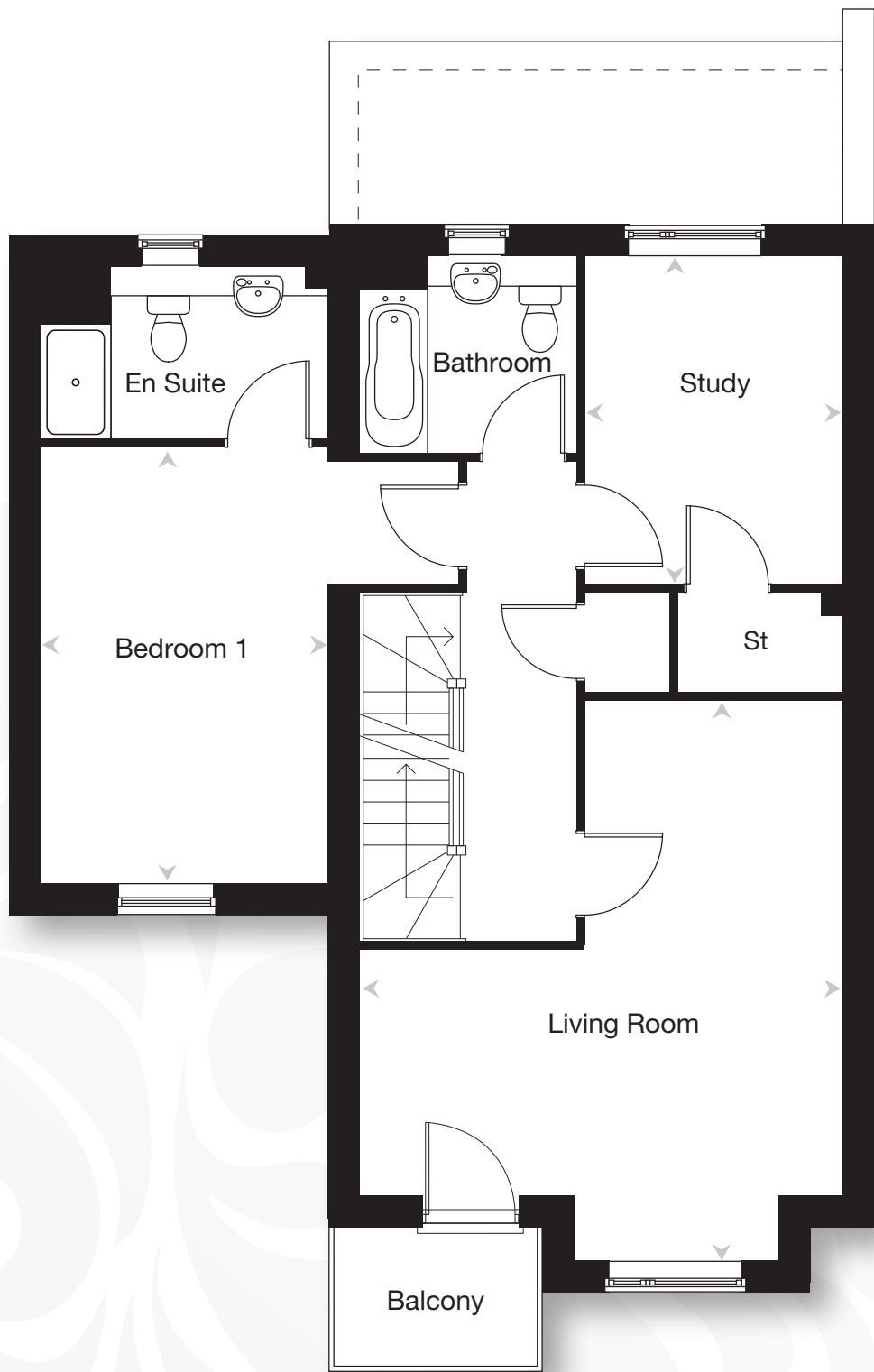
6972mm × 2818mm

22'10" × 9'3"

LIVING/DINING AREA

5334mm × 5026mm

17'6" × 16'6"



First Floor

LIVING ROOM

5847mm × 5026mm

19'2" × 16'6"

BEDROOM 1

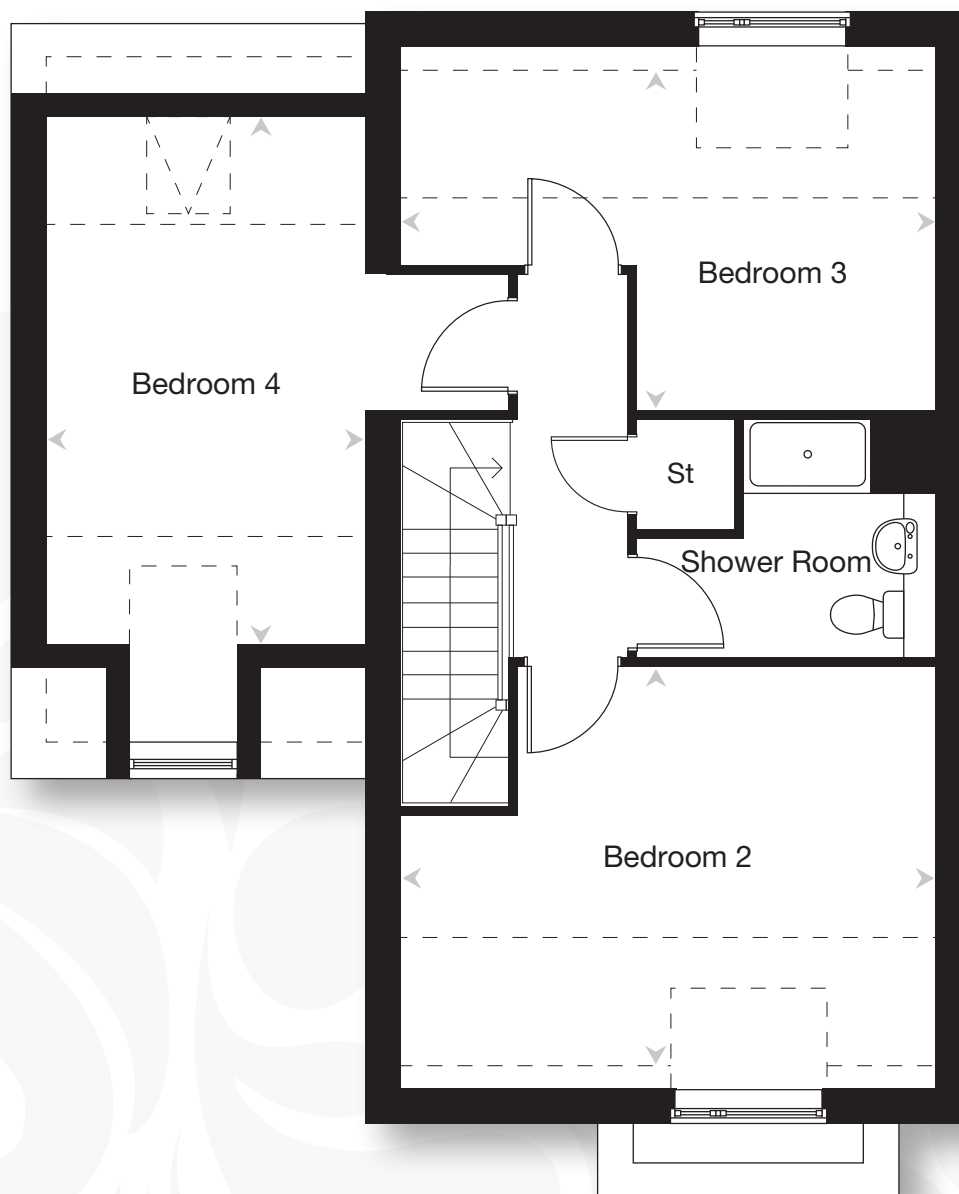
4543mm × 2976mm

14'11" × 9'9"

STUDY

3422mm × 2701mm

11'3" × 8'10"



Second Floor

BEDROOM 2	
5026mm × 3752mm	16'6" × 12'4"
BEDROOM 3	
5026mm × 3202mm	16'6" × 10'6"
BEDROOM 4	
4978mm × 2976mm	16'4" × 9'9"

THE ROCKY



A striking 4 bedroom home which benefits from excellent space to enjoy day-to-day family life.

An open-plan kitchen/dining area opens out onto the garden to the ground floor, while there's also an integrated garage for your convenience.

On the first floor is a flexible living room affording you space for a study area, which is perfect for students or those working from home. A double bedroom and family bathroom complete this floor.

The second floor is home to three further bedrooms, with the master bedroom boasting an en suite shower room.

Approximate gross internal area:

155.72 sq m

1676 sq ft

Key

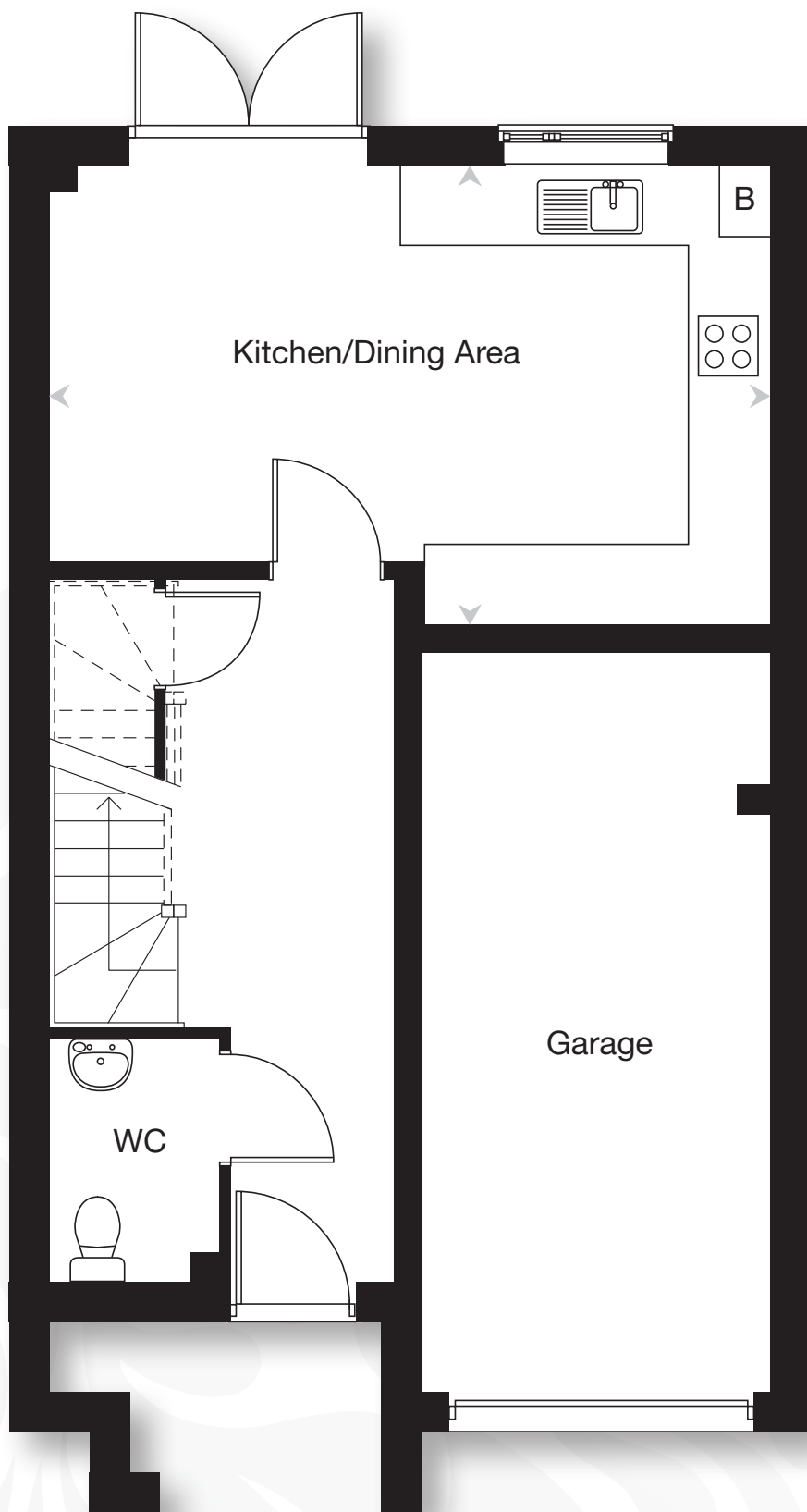
B – Boiler --- – Restricted Headroom

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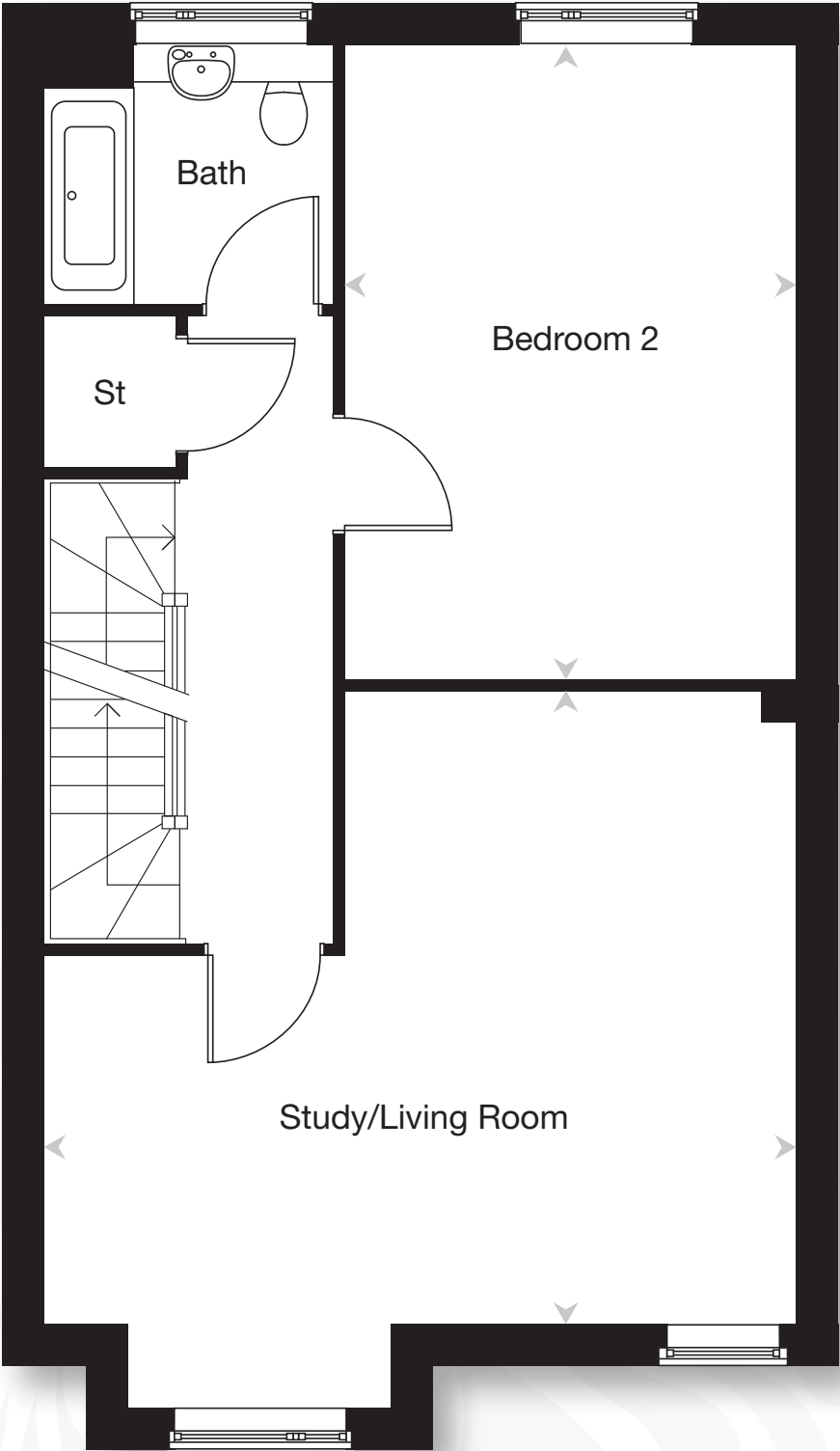


Ground Floor

KITCHEN/DINING AREA

5855mm x 3761mm

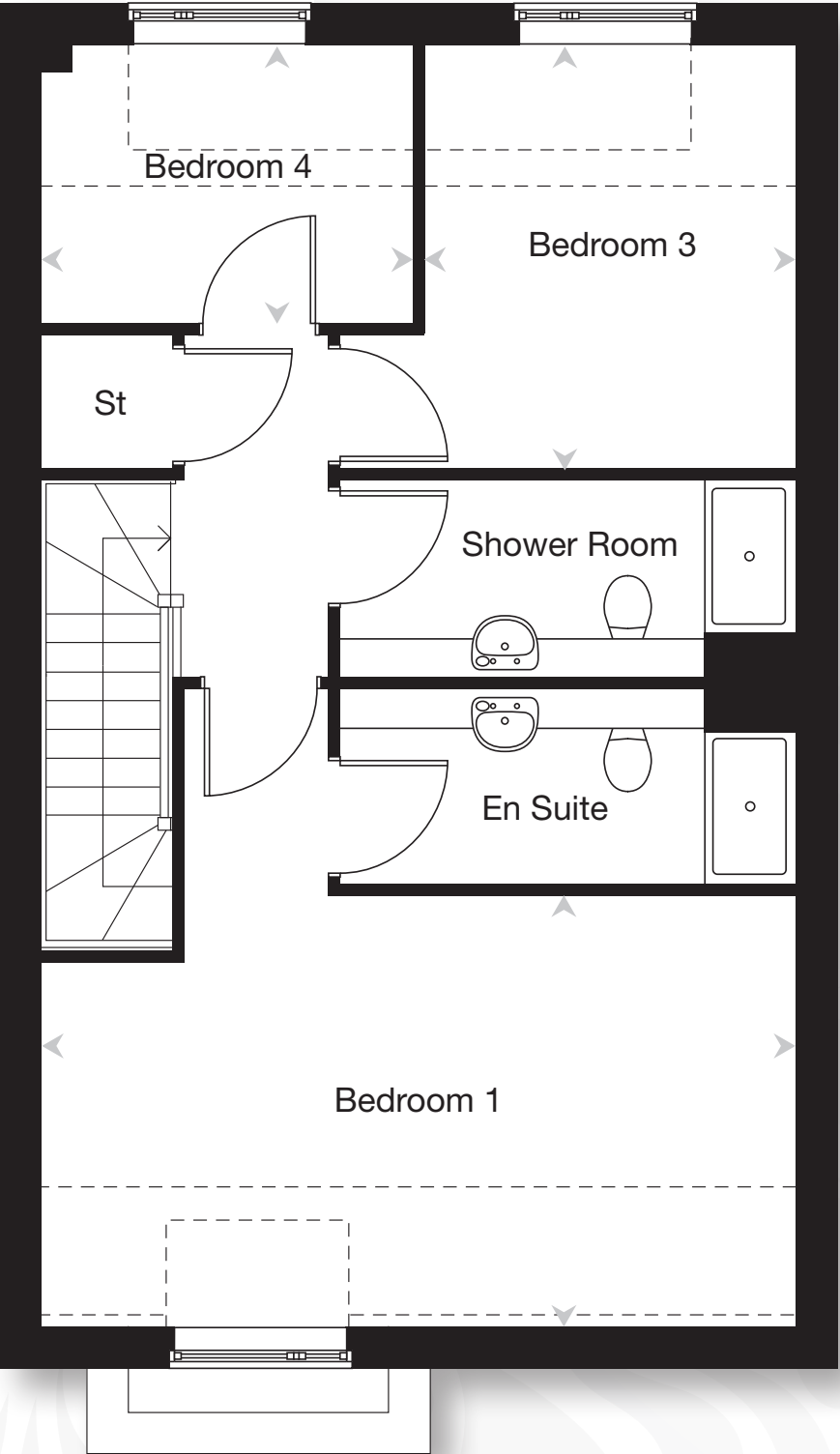
19'3" x 12'4"



First Floor

STUDY/LIVING ROOM		
5855mm × 4960mm	19'3" × 16'3"	
BEDROOM 2		
4983mm × 3531mm	16'4" × 11'7"	

The floor plans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions and floor plan differences consult your Sales Executive.
All dimensions are + or – 50mm and floor plans are not shown to scale.



Second Floor

BEDROOM 1		
5855mm × 3281mm		19'3" × 10'9"
BEDROOM 3		
3327mm × 2881mm		10'11" × 9'5"
BEDROOM 4		
2900mm × 2202mm		9'6" × 7'3"

The floor plans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions and floor plan differences consult your Sales Executive.
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THE TERN



A characterful 4 bedroom family home, set over three floors, with an unusual and attractive layout including an integrated garage.

The ground floor offers space for entertaining with a kitchen/dining area and living room, both with access to the garden.

On the first floor there are two double bedrooms, with bedroom 3 having access to a balcony. There is also handy storage space and a family bathroom on this floor.

The second floor boasts two further bedrooms both with en suite facilities. The master bedroom also has access to its own balcony.

Approximate gross internal area:

154.75 sq m

1666 sq ft

Key

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St – Store WC – Cloakroom

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Ground Floor

KITCHEN/DINING AREA

5177mm × 3247mm 17'0" × 10'8"

LIVING ROOM

6381mm × 3269mm 20'11" × 10'9"



First Floor

BEDROOM 2		
6381mm × 3269mm	20'11" × 10'9"	
BEDROOM 3		
5177mm × 2960mm	17'0" × 9'9"	



Second Floor

BEDROOM 1

5181mm × 3344mm

17'0" × 11'0"

BEDROOM 4

4308mm × 3306mm

14'2" × 10'10"

THE APLIN



One of a kind on the development, this impressive family house will feel like home the moment the key is in the door, with a place for everyone to call their own.

The ground floor has two living areas perfect for socialising and relaxing, while two of the four bedrooms on the first floor benefit from convenient en suite shower rooms. The master bedroom offers complete privacy, with a flexible adjoining area which could be used as a study or dressing room.

Approximate gross internal area:
226 sq m
2437 sq ft

Key
B – Boiler --- – Restricted Headroom
St – Store WC – Cloakroom

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Ground Floor

KITCHEN

3700mm × 3065mm 12'2" × 10'1"

FAMILY/DINING AREA

5100mm × 4280mm 16'9" × 14'1"

LIVING ROOM

6803mm × 3550mm 22'4" × 11'8"

STUDY

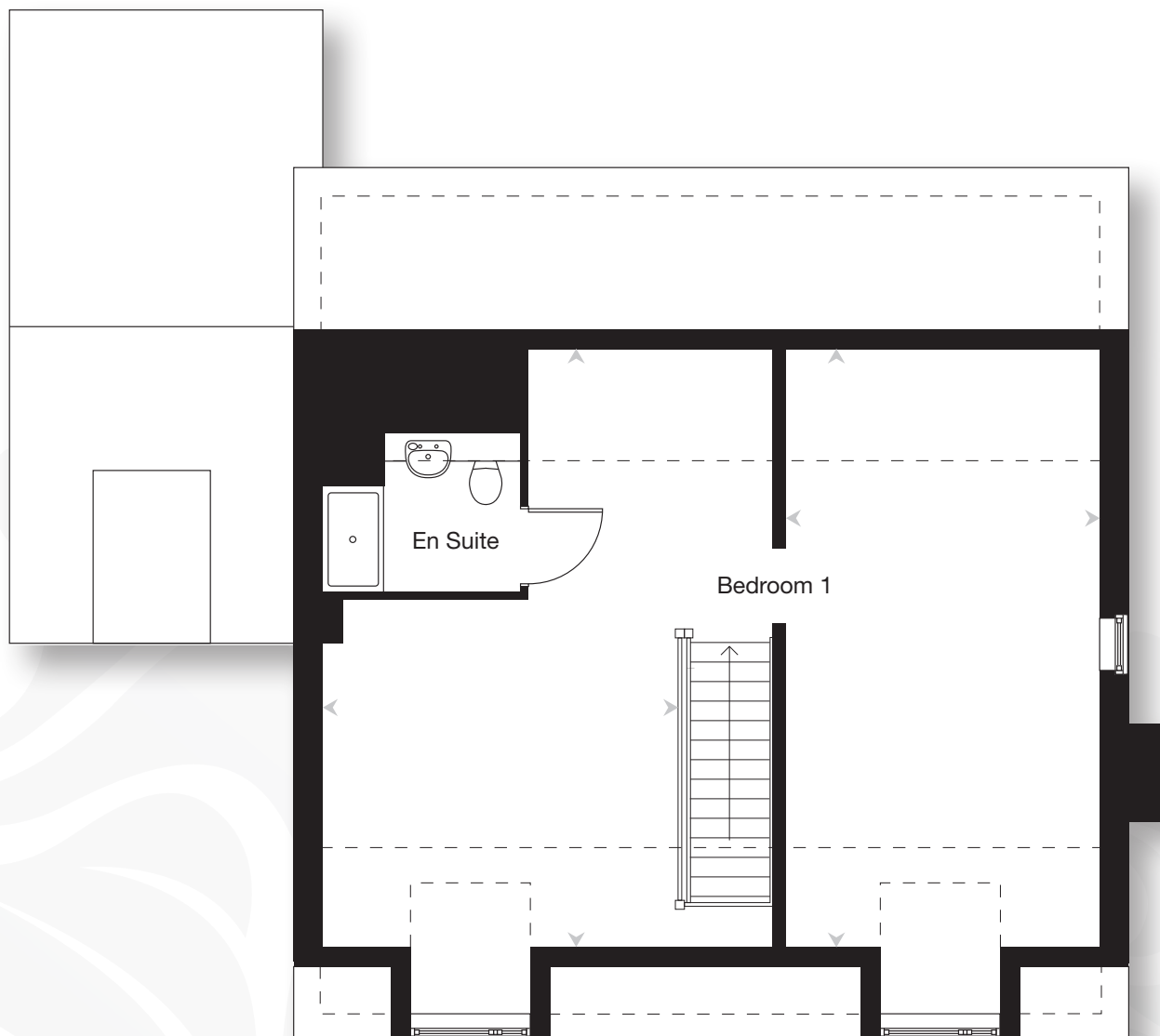
2490mm × 2100mm 8'1" × 6'11"



First Floor

BEDROOM 2	4928mm × 3550mm	16'2" × 11'8"
BEDROOM 3	3625mm × 3066mm	11'11" × 10'1"
BEDROOM 4	4895mm × 2909mm	16'1" × 9'7"
BEDROOM 5	4105mm × 2876mm	13'6" × 9'5"

The floor plans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions and floor plan differences consult your Sales Executive.
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Second Floor

BEDROOM 1 – LEFT SIDE

6794mm × 3550mm 22'3" × 11'8"

BEDROOM 1 – RIGHT SIDE

6794mm × 4025mm 22'3" × 13'2"

THE SINCLAIR



Set over three stunning floors, this 5 bedroom family home offers everything you need for day-to-day life.

The ground floor living space is entirely open-plan, offering a perfect area for socialising and enjoying time with the family.

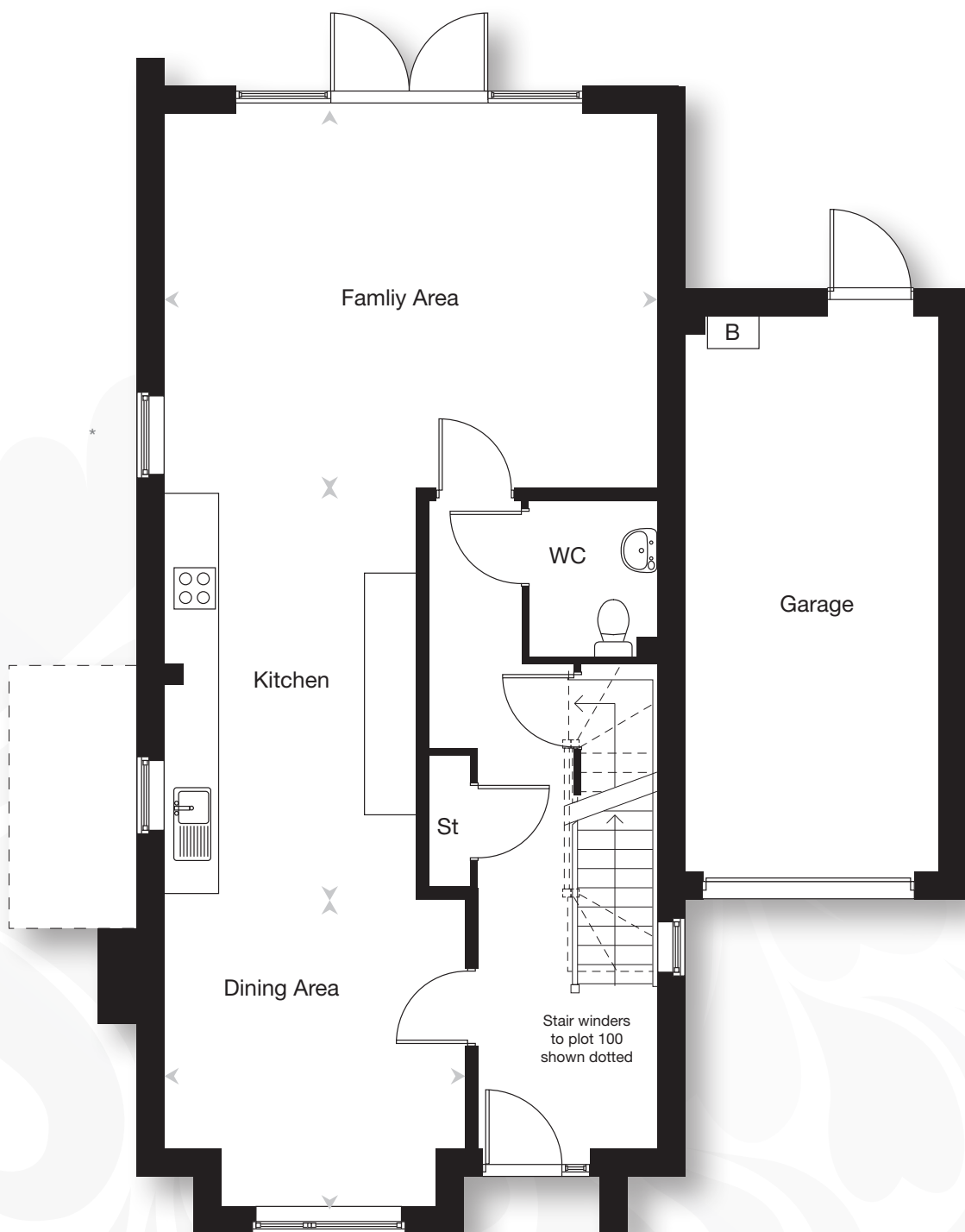
There's a separate living room upstairs for relaxing nights in, alongside two bedrooms and a family bathroom. The second floor boasts three further bedrooms, with an en suite shower room to the master bedroom and a useful storage cupboard on the landing.

Approximate gross internal area:
225 sq m
2419 sq ft

Key
B – Boiler  – Rooflight
--- – Restricted Headroom
St – Store WC – Cloakroom

Computer generated image depicts plot 100 & 101. Plot 100 is handed. Images include optional upgrades at additional costs. This image is from an imaginary viewpoint within an open space area. Its purpose is to give a feel for the development, not an accurate description of each property. The illustration shows a typical Taylor Wimpey home of this type, but there are, however variances from site to site. External materials, finishes, landscaping and the position of garages, (where provided) may vary throughout the development. Properties may also be built handed (mirror image). Please enquire for further details.





Ground Floor

KITCHEN	
4850mm × 2961mm	15'11" × 9'9"
DINING AREA	
3600mm × 3536mm	11'10" × 11'7"
FAMILY AREA	
5786mm × 4379mm	19'0" × 14'4"

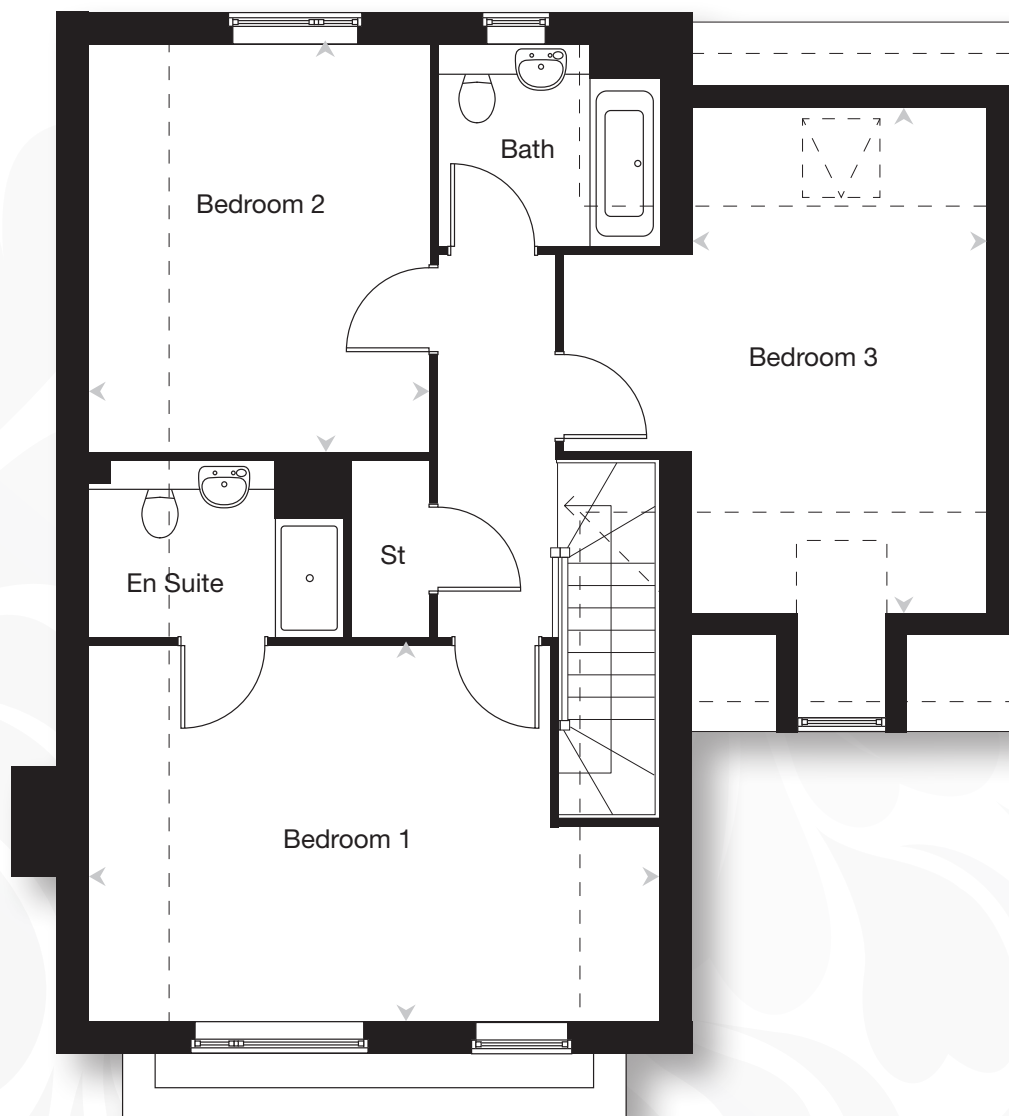
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First Floor

LIVING ROOM		
5786mm × 5470mm		19'0" × 17'11"
BEDROOM 4		
5035mm × 3460mm		16'6" × 11'4"
BEDROOM 5		
6531mm × 2962mm		21'5" × 9'9"

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Second Floor

BEDROOM 1	
5786mm × 3820mm	19'0" × 12'6"
BEDROOM 2	
4136mm × 3460mm	13'7" × 11'4"
BEDROOM 3	
5140mm × 2962mm	16'10" × 9'9"



SPECIFICATION



This is the standard specification for each of the homes available, as indicated

Kitchens

Luxury modern kitchen fitted with high-quality German manufactured Hacker furniture	✓
20mm silestone worktops with 100mm upstands	✓
Hob splash back to match work top	✓
*AEG built in double oven to selected plots	✓
*AEG built under double oven to selected plots	✓
AEG 4 burner gas hob to homes under 1400 sq ft	✓
AEG 5 burner gas hob to homes over 1400 sq ft	✓
Zanussi integrated fridge freezer	✓
Zanussi integrated washer dryer	✓
Zanussi integrated dishwasher	✓
Blanco chrome kitchen tap	✓
Undermounted steel 1 1/2 bowl with drainer	✓
Under cabinet LED strip lighting	✓
Chrome low-energy downlighters	✓

Cloakrooms

White sanitaryware	✓
Half-height tiling to walls with sanitaryware	✓
Chrome mixer tap	✓
Chrome low-energy downlighters	✓

Bathrooms

Laufen Pro white sanitaryware	✓
Half-height tiling to walls with sanitaryware	✓
Full-height tiling to bath walls	✓
Chrome mixer tap	✓
Chrome bath mixer taps with built-in thermostatic shower over bath function	✓
Over bath glass shower screen	✓
Heated chrome towel radiator	✓
Chrome low-energy downlighters	✓

En-suites and Shower rooms

Laufen Pro white sanitaryware	✓
Half-height tiling to walls with sanitaryware	✓
Full-height tiling to shower enclosures	✓
Chrome mixer tap	✓
Heated chrome towel radiator	✓
Chrome low-energy downlighters	✓
Chrome thermostatic shower	✓

Heating

Gas fired central heating with Ideal standard system boiler	✓
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Internal Finishes

Acrylic white gloss doors with soft wood gloss frames	✓
Polished chrome internal door handles	✓
Acrylic white gloss painted woodwork including skirting boards, architraves and window boards	✓
White walls and ceilings	✓

Lighting and Electrical

White switches and sockets to all rooms	✓
Chrome low-energy downlighters to kitchen and wet areas	✓
Low-energy pendant light fittings to all other rooms	✓
Wiring for satellite to living room, bed 1 and bed 2	✓
BT points to living room, home office, bed 1 and bed 2	✓
Mains operated smoke detectors with battery back up	✓

External Features

*Turf to front and rear gardens on selected plots only	✓
*Artificial grass to rear gardens on selected plots only	✓
External tap (see drawing for location)	✓
Power and lighting to all on plot garages	✓
Stainless steel double up/down light to all front door entrances	✓

Warranty

NHBC 10-year Buildmark Policy	✓
2-year Taylor Wimpey warranty from legal completion	✓

Images are of a typical Taylor Wimpey Show Home and include upgrades at an additional cost. Standard specifications are correct at time of going to print, but are subject to change without notice. Please contact the Sales Executive for further information. *To selected plots only. Please liaise with your Sales Executive for further information. February 2017.



OPTIONS



Kitchen

Add the personal touch to your kitchen by selecting your colour choice of door fronts and worktops.

Flooring

Various types of flooring are available including carpet, laminate, Amtico and ceramic tiles.

Wardrobes

There is a great range of built-in sliding wardrobes with a choice of colours and designs to choose from.

Please speak to a Sales Executive if you wish to take advantage of our options service

Electrical

You can choose to add more switches, sockets, BT, TV points and downlights. Please liaise with your Sales Executive for more information.

All switches and sockets can be upgraded to chrome to entire house.

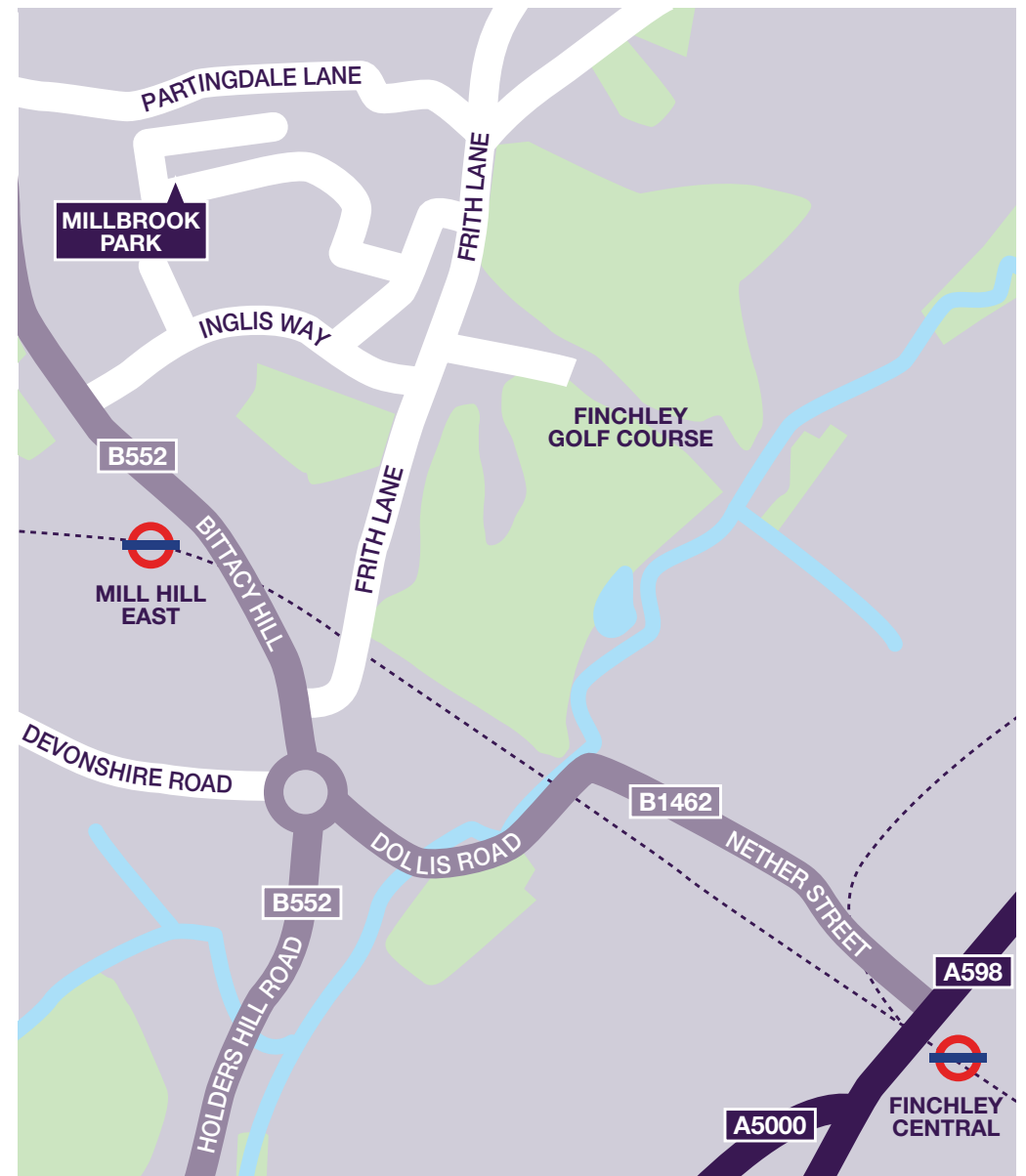
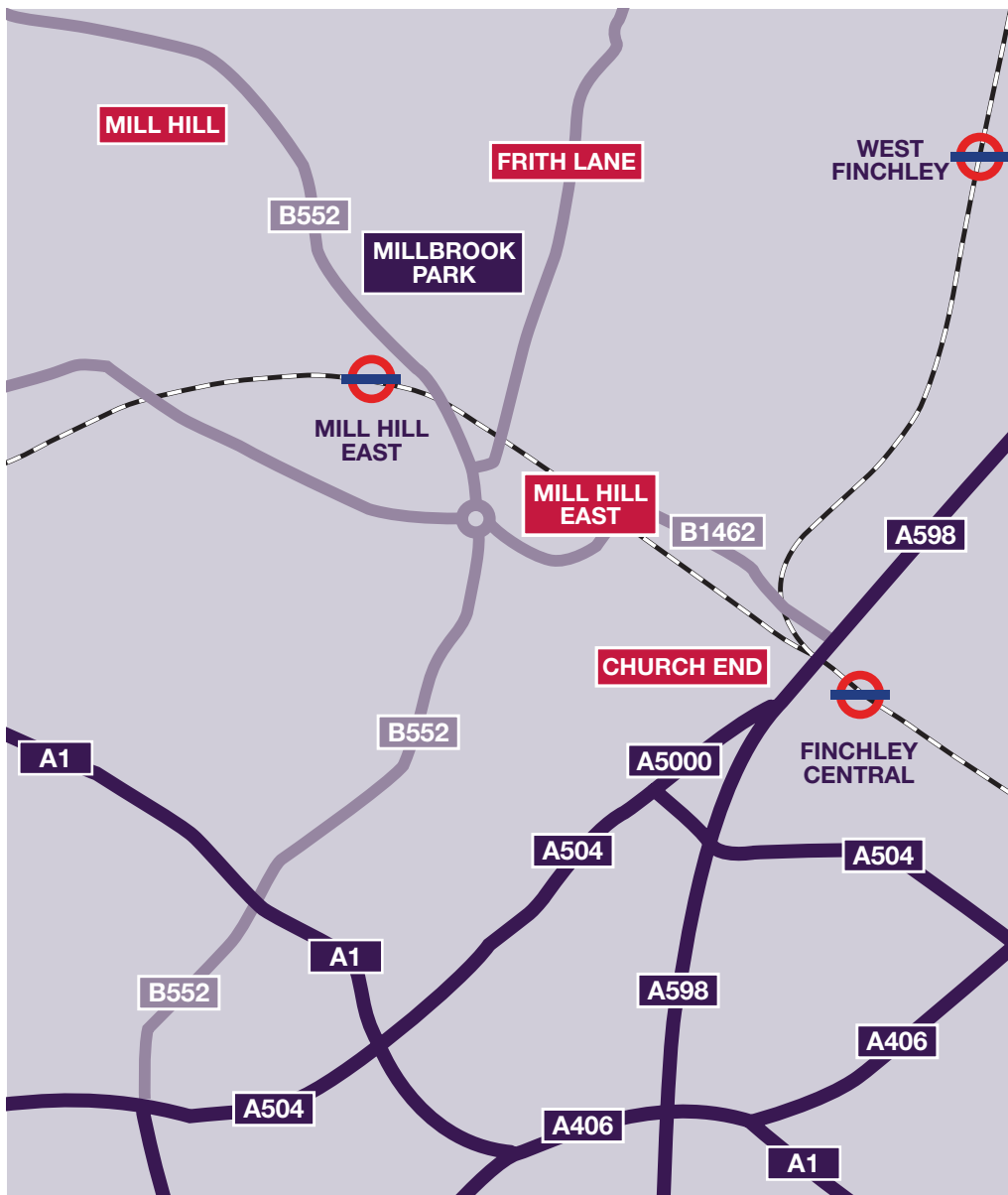
Tiling

Upgrade your wall tiling for bathrooms, en suites and cloakrooms to full height. You can also choose to upgrade these rooms to include floor tiles.



✓ = Standard features
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DIRECTIONS



By Car

From the M25: Leave the M25 at Junction 23. Take the A1(M) exit to Hatfield/Barnet/London (NW). At the first roundabout take the 2nd exit onto the A1 and then at Stirling Corner take the 2nd exit onto Barnet Way. Just before the next roundabout take a left onto Marsh Lane/A5109. Turn right at the traffic lights onto Highwood Hill/B552 and follow this road. Turn left into Charles Sevrigh Way. Continue along this road until it becomes Henry Darlot Drive and you will see the Marketing Suite on the left hand side.

From London: Head west on the North Circular towards Green Lane/A105. Stay on the North Circular and keep right when exiting onto the Great N Way/A1. Turn right onto Holders Hill Road/B552 and at the roundabout take the 2nd exit onto Bittacy Hill/B552. Turn right into Charles Sevrigh Way. Continue along the road until it becomes Henry Darlot Drive and you will see the Marketing Suite on the left hand side.

Walking from Mill Hill Underground station

As you exit the station turn right onto Bittacy Hill. At the roundabout turn right into Inglis Way, follow this road until you see a construction access on the left hand side. Follow the pedestrian access which will lead you to the Marketing Suite in Henry Darlot Drive. (Approximately a 10-minute walk).*

The floorplans depict a typical layout of the apartment type. For exact plot specification, details of external and internal finishes, dimensions and floor plan differences consult your Sales Executive. All dimensions are + or – 50mm and floor plans are not shown to scale. Taylor Wimpey has a policy of continuous improvement and reserves the right to change specifications, designs, floorplans and site plans at any time. Room dimensions are subject to change and should not be used when ordering floorcoverings or furnishings. Computer generated images depict typical views within the Millbrook Park development. Features, internal and external, may vary from time to time and may differ from those shown within the brochure. All lifestyle and location imagery used within this brochure is indicative only and may not be taken in the local area itself. Please ask the Sales Executive for up-to-date information when reserving your new home. As part of Taylor Wimpey UK Limited's general development policy, it reserves the right to sell individual units or blocks of units to Housing Associations or other bodies. Accordingly some units may already or at some time in the future be the subject of tenancy agreements. Such disposals may be over and above any planning requirements. Information correct at time of going to print. *Distances and times taken from google.co.uk/maps. 27709_February 2017.