

# TWENTY

MILLBROOK PARK NW7

Notting Hill  
Genesis

INTRODUCING

TWENTY MILLBROOK PARK  
a brand new collection of  
1 & 2 bedroom apartments in  
the leafy location of Mill Hill NW7,  
available with Shared Ownership.



With only 20 homes available, this is the perfect opportunity to be part of living in a tranquil suburban neighbourhood, yet only a 5 minute walk to Mill Hill East Underground station.

This classic collection of apartments have been designed with the utmost attention to detail, whether it is the welcoming plaza and stately concierge office, the secure underground parking or the beautiful communal gardens to take in the light and relax – everything has been carefully considered.

Twenty Millbrook Park is surrounded by many open green spaces, making this the perfect urban oasis for well-being and relaxation, away from busy city life.

For day to day essentials, just around the corner is a bustling high street with independent stores and well known supermarkets.

For experimental diners and craft coffee drinkers, explore the delectable range of cafés, bars and restaurants in Finchley, just a short trip away from your new home at Twenty Millbrook Park.

For those who want a choice of tempo, Twenty Millbrook Park offers the quiet pace of suburban living and close proximity to the bustling city centre.

The Mill Hill area is perfect for all ages, with plentiful green space and parks all within walking distance of your new home. There's many great schools including Millbrook Park's own Primary School and nurseries in the surrounding areas, making this the perfect area for young families to call home.

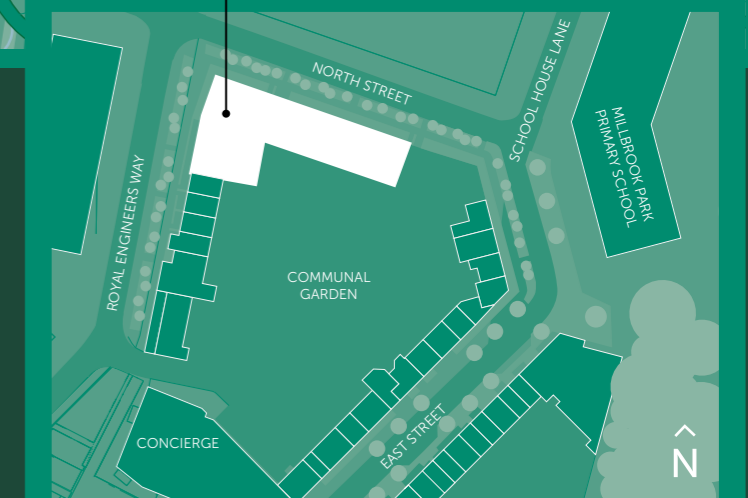
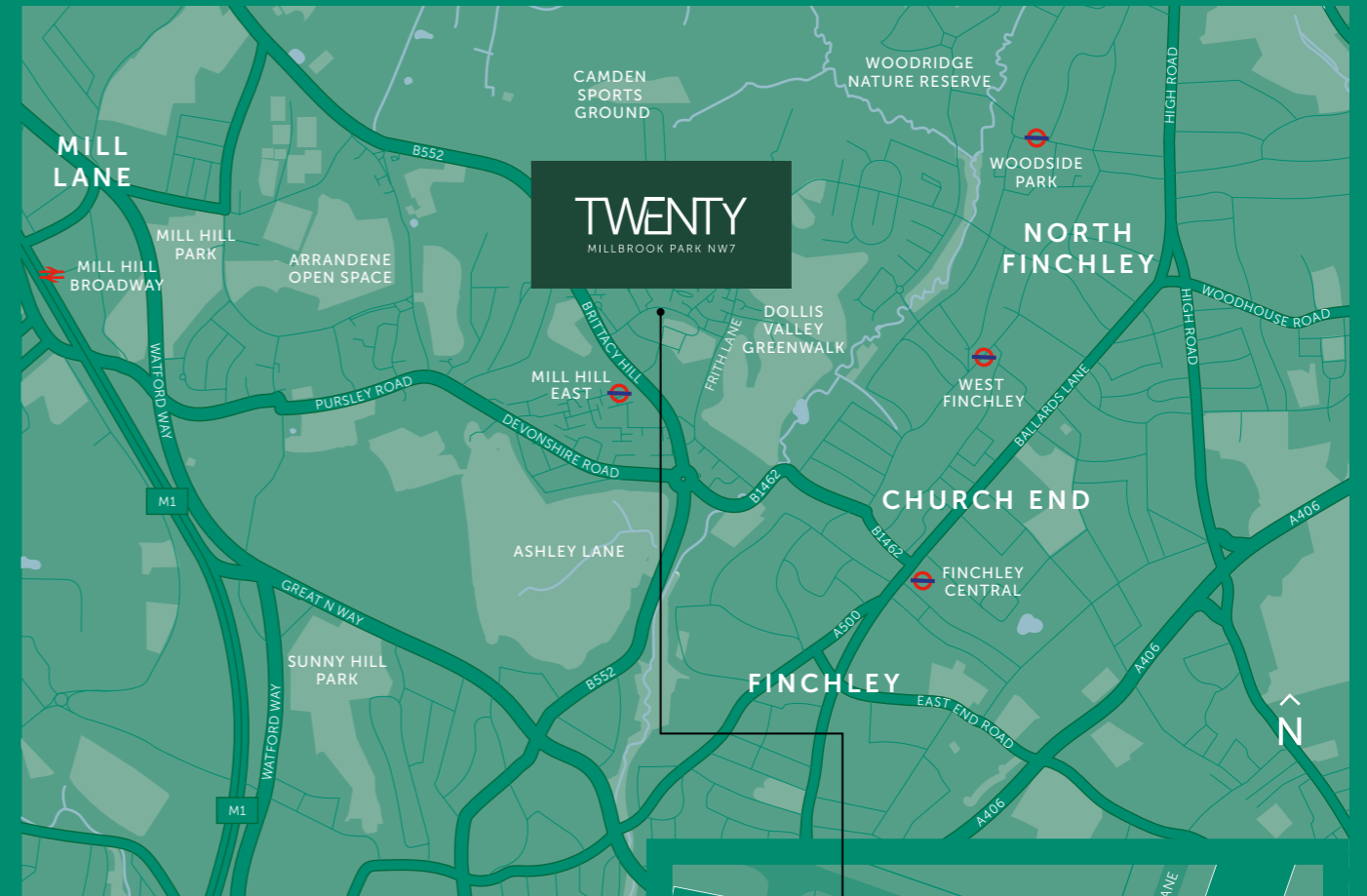
The area also includes plentiful shopping options with Brent Cross shopping centre only an 11-minute drive away from home and has your favourite high street stores and restaurants on offer.

Mill Hill Broadway offers a rich shopping experience with a great choice of retailers, including an M&S Food Hall, adjacent to some smaller boutiques. The area is well known with locals for artisan coffee, bakeries and a range of restaurants to suit all tastes.

For eating in, there is also a wide range of supermarkets and independent delis around the area including a Waitrose and Co-op, conveniently located just a short walk away from your new home.

Surrounded by various golf clubs and parks, Twenty Millbrook Park has an enviable choice of outdoor activities on your doorstep.

For fans of the Rugby, the Saracens stadium is less than a 10-minute drive away, but for those who prefer to do the exercise rather than watch it, a Virgin Active is just a stone's throw away from home.



Twenty Millbrook Park benefits from great travel connections. Just a 30-minute journey on the Northern Line takes you from Mill Hill East straight into the bustle of central London.

\*Map not to scale and for indicative purposes only.



DOLLIS VALLEY GREENWALK  
5 minute cycle



MILL HILL EAST  
5 minute walk



M1 ROAD NETWORK  
10 minute drive



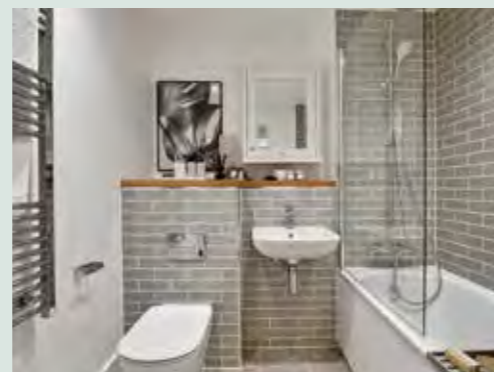
MILL HILL BROADWAY  
11 minutes by bus

\*Travel times are approximate and taken from Google Maps and TfL.



Show home interior.

# Inspired Interiors



Images of show home interiors.

## GENERAL

- Engineered light grey oak wood flooring laid herringbone to lounge, kitchen and hallway
- Stainless steel sockets and switches throughout
- TV and Sky Q, Radio and BT enabled points (broadband and telephone services require subscription at extra cost)
- Hard wired heat and smoke detector system with battery backup
- Central heating system serving white radiators with individual thermostat control
- Walnut veneer individual apartment entrance door
- Black lever door handles throughout
- Roller blinds throughout

## EXTERNAL AND COMMUNAL AREAS

- Secure underground single car parking space to every home
- Secure cycle storage located within the building
- Two passenger lifts located within the entrance lobby
- Polished concrete communal entrance lobby with pure matt white finish to walls
- Engineered brown oak wood flooring laid herringbone to staircase and lifts lobby
- Landscaped podium with picnic benches and tables

## KITCHEN

- Fitted modular design Paula Rosa kitchen units in matt grey with matching cornices and brushed nickel ironmongery
- Stardust composite stone worktops with matching upstand
- Vertical brick bond ceramic tiles in gloss colour stone between upstand and kitchen units
- Brushed stainless steel splashback behind the hob to complement the worktop
- Stainless steel undermounted single bowl sink with brushed steel monobloc mixer tap
- LED recessed downlighters
- Zanussi integrated stainless steel oven
- Zanussi ceramic electric hob
- Zanussi integrated stainless steel cooker hood
- Zanussi integrated fridge/freezer
- Zanussi integrated dishwasher
- Electrolux freestanding washer dryer to utility cupboard (see individual plans)

## BALCONIES

- All balconies feature aluminium railings in pearl mouse grey and aluminium decking in grey brown

## SECURITY AND PEACE OF MIND

- Audio and visual door entry system
- CCTV to communal areas
- 10 years NHBC build warranty
- Concierge service

## BEDROOM

- Tufted cut carpets in ivory to bedrooms
- Stainless steel switches including TV / satellite and BT points (broadband and telephone services require subscription at an extra cost)
- Chrome recessed LED downlights
- Built-in wardrobe with metal frame and mirrored doors to master bedrooms (see plan for details)
- Sky Q provision to master bedrooms (broadband and telephone services require subscription at extra cost)

## BATHROOM AND ENSUITE

- Porcelain floor tiles in granite tone with brilliant matt white skirting
- Brick bond ceramic wall tiling in gloss eggshell grey tone with white skirting
- Bath with Hansgrohe chrome thermostatic bath and shower mixer to main bathroom
- Hansgrohe shower set and frameless glass bath screen and chrome edge finishes to ensuite
- White ceramic wall-mounted WC with concealed cistern and soft close toilet seat
- Wall-hung wash basin with single lever Hansgrohe chrome mixer tap
- Wall - mounted cabinet with integrated mirror light and white shaver socket
- Chrome finish heated towel rail

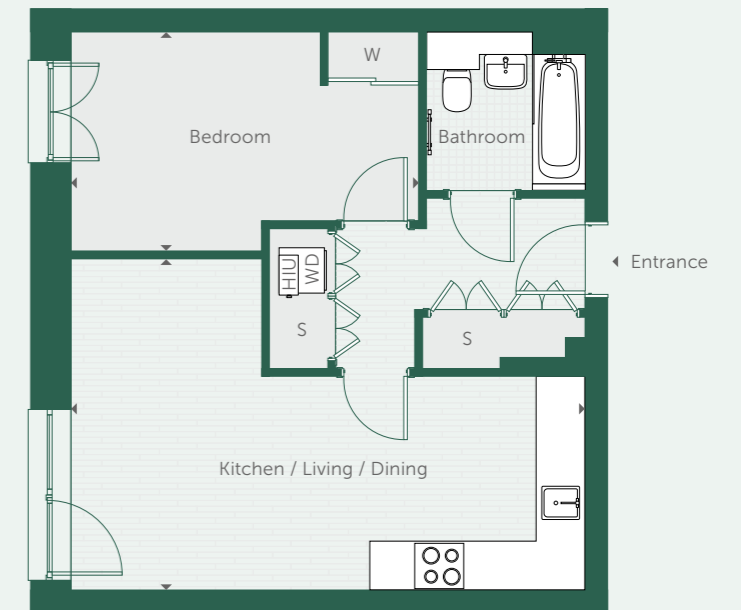
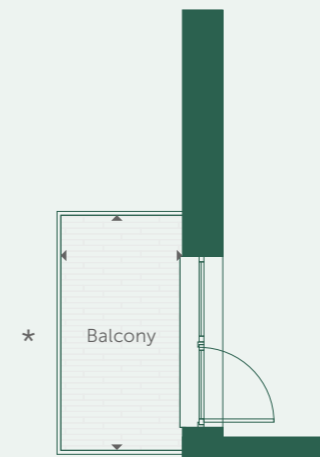
Designed with you in mind



No's. 4, 8 & 17  
One bedroom apartment



FLOORS 2 - 4



AREA DIMENSIONS

Kitchen/Living/Dining	4.38m x 6.80m	14' 5" x 22' 4"
Bedroom	2.90m x 4.59m	9' 6" x 15' 1"
<b>Gross Internal Area</b>	<b>50.2 sq m</b>	<b>540 sq ft</b>
*Balcony	3.11m x 1.65m	10' 3" x 5' 5"

S Storage  
HIU Heat Interface Unit  
WD Washer Dryer  
W Wardrobe

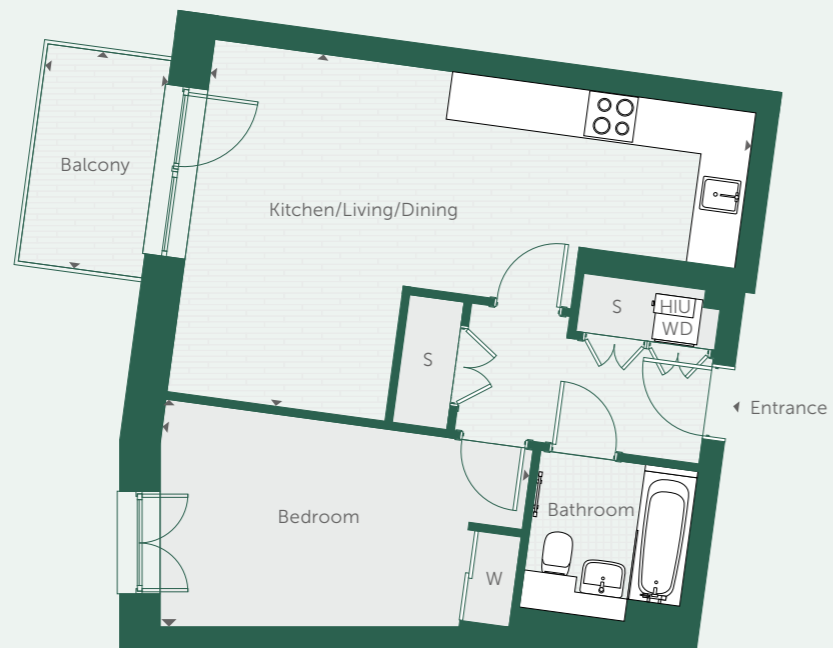
Floor plan for illustrative purposes only.

\*Plots 8 and 17 differ as they have a balcony of 3.11m x 1.65m.

No's. 5, 9, 18, 27  
One bedroom apartment



FLOORS 2 – 5



AREA DIMENSIONS

Kitchen/Living/Dining	4.71m x 7.22m	15' 6" x 23' 8"
Bedroom	3.0m x 4.93m	9' 10" x 16' 2"
<b>Gross Internal Area</b>	<b>52.1 sq m</b>	<b>560 sq ft</b>
Balcony	2.90m x 1.65m	9' 6" x 5' 5"

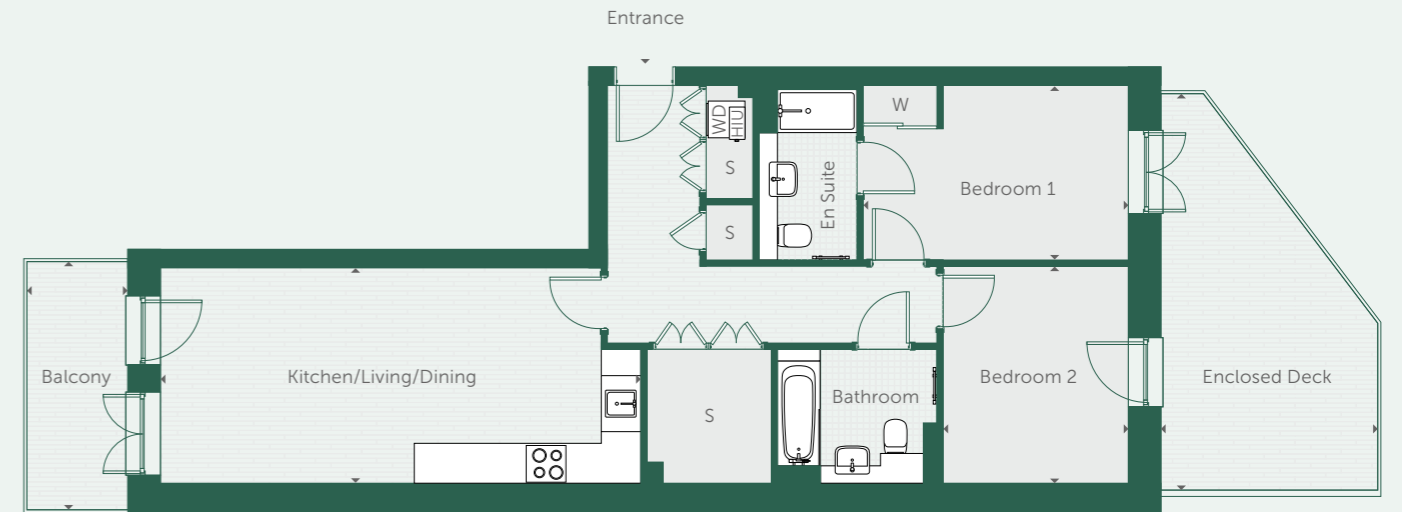
- S Storage
- HIU Heat Interface Unit
- WD Washer Dryer
- W Wardrobe

Floor plan for illustrative purposes only.

No. 1  
Two bedroom apartment



FLOOR 1



AREA DIMENSIONS

Kitchen/Living/Dining	3.51m x 7.84m	11' 6" x 25' 9"
Bedroom 1	2.84m x 4.32m	9' 4" x 14' 2"
Bedroom 2	3.55m x 3.02m	11' 8" x 9' 11"
<b>Gross Internal Area</b>	<b>81.1 sq m</b>	<b>872 sq ft</b>
Balcony	1.65m x 4.05m	5' 5" x 13' 3"
Enclosed Deck	3.54m x 6.47m	11' 7" x 21' 3"

- S Storage
- HIU Heat Interface Unit
- WD Washer Dryer
- W Wardrobe

Floor plan for illustrative purposes only.

No. 2  
Two bedroom apartment



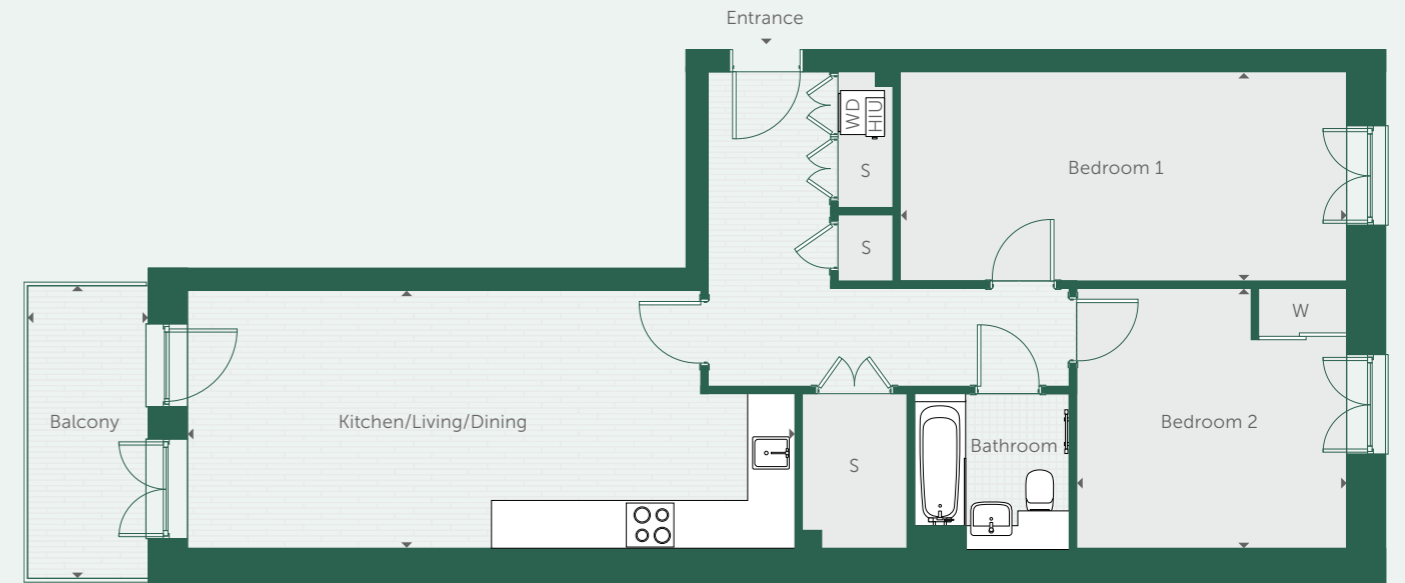
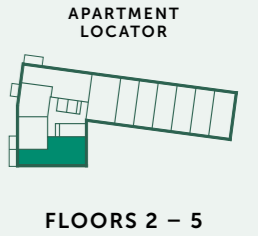
AREA DIMENSIONS

Kitchen/Living/Dining	5.37m x 8.85m	17' 8" x 29' 1"
Bedroom 1	4.79m x 3.77m	15' 9" x 12' 5"
Bedroom 2	3.67m x 3.24m	12' 1" x 10' 8"
<b>Gross Internal Area</b>	<b>92.1 sq m</b>	<b>991 sq ft</b>
Balcony	4.07m x 1.94m	13' 4" x 6' 5"

- S Storage
- HIU Heat Interface Unit
- WD Washer Dryer
- W Wardrobe

Floor plan for illustrative purposes only.

No's. 3, 7, 16 & 25  
Two bedroom apartment



AREA DIMENSIONS

Kitchen/Living/Dining	3.51m x 8.28m	11' 6" x 27' 2"
Bedroom 1	2.84m x 6.08m	9' 4" x 19' 11"
Bedroom 2	3.55m x 3.68m	11' 8" x 12' 1"
<b>Gross Internal Area</b>	<b>81.5 sq m</b>	<b>877 sq ft</b>
Balcony	3.98m x 1.65m	13' 1" x 5' 5"

- S Storage
- HIU Heat Interface Unit
- WD Washer Dryer
- W Wardrobe

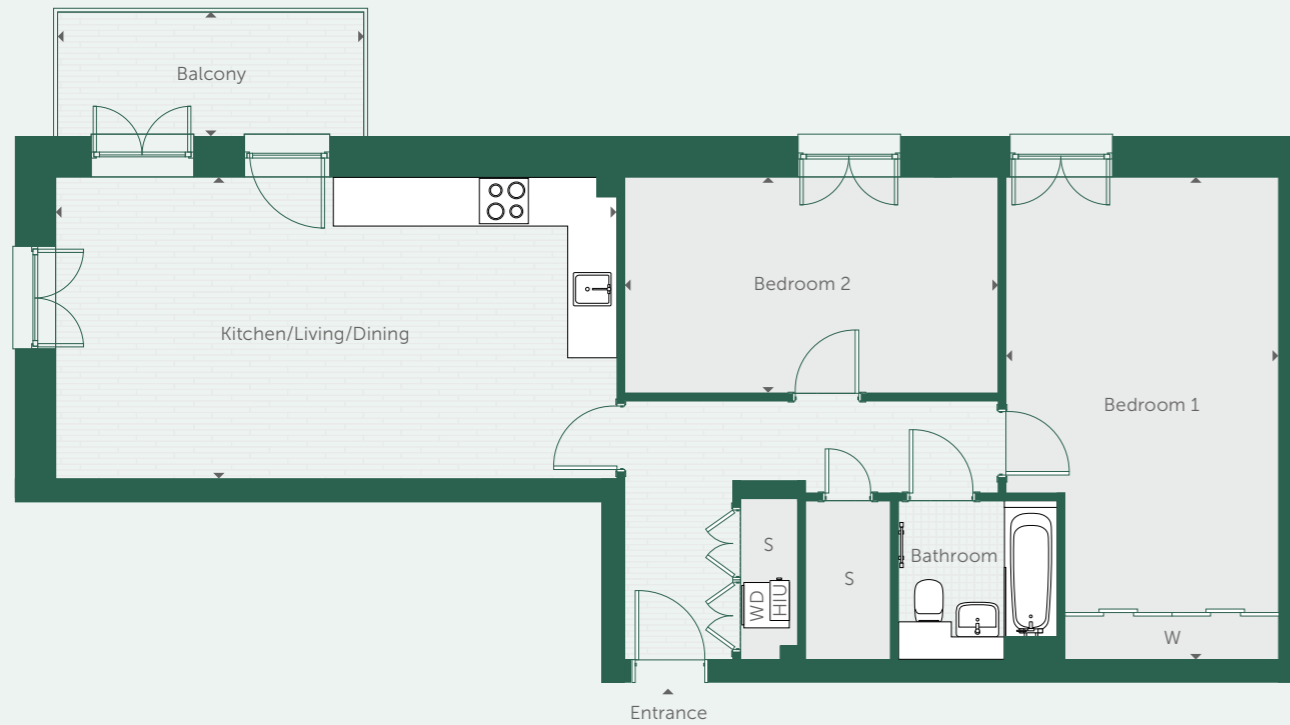
Floor plan for illustrative purposes only.



No. 6  
Two bedroom apartment



FLOOR 2



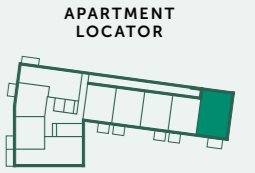
AREA DIMENSIONS

Kitchen/Living/Dining	3.99m x 7.42m	13' 1" x 24' 4"
Bedroom 1	3.61m x 6.38m	11' 10" x 20' 11"
Bedroom 2	2.86m x 4.93m	9' 5" x 16' 2"
<b>Gross Internal Area</b>	<b>85.2 sq m</b>	<b>917 sq ft</b>
Balcony	1.65m x 4.04m	5' 5" x 13' 3"

S Storage  
HIU Heat Interface Unit  
WD Washer Dryer  
W Wardrobe

Floor plan for illustrative purposes only.

No's. 11 & 20  
Two bedroom apartment



FLOORS 3 - 4



AREA DIMENSIONS

Kitchen/Living/Dining	6.98m x 4.25m	22' 11" x 13' 11"
Bedroom 1	4.46m x 2.66m	14' 8" x 8' 9"
Bedroom 2	3.54m x 3.37m	11' 8" x 11' 1"
<b>Gross Internal Area</b>	<b>74.6 sq m</b>	<b>802 sq ft</b>
Balcony	1.95m x 3.40m	6' 5" x 11' 2"

S Storage  
HIU Heat Interface Unit  
WD Washer Dryer  
W Wardrobe

Floor plan for illustrative purposes only.

No's. 10 & 19  
Two bedroom apartment



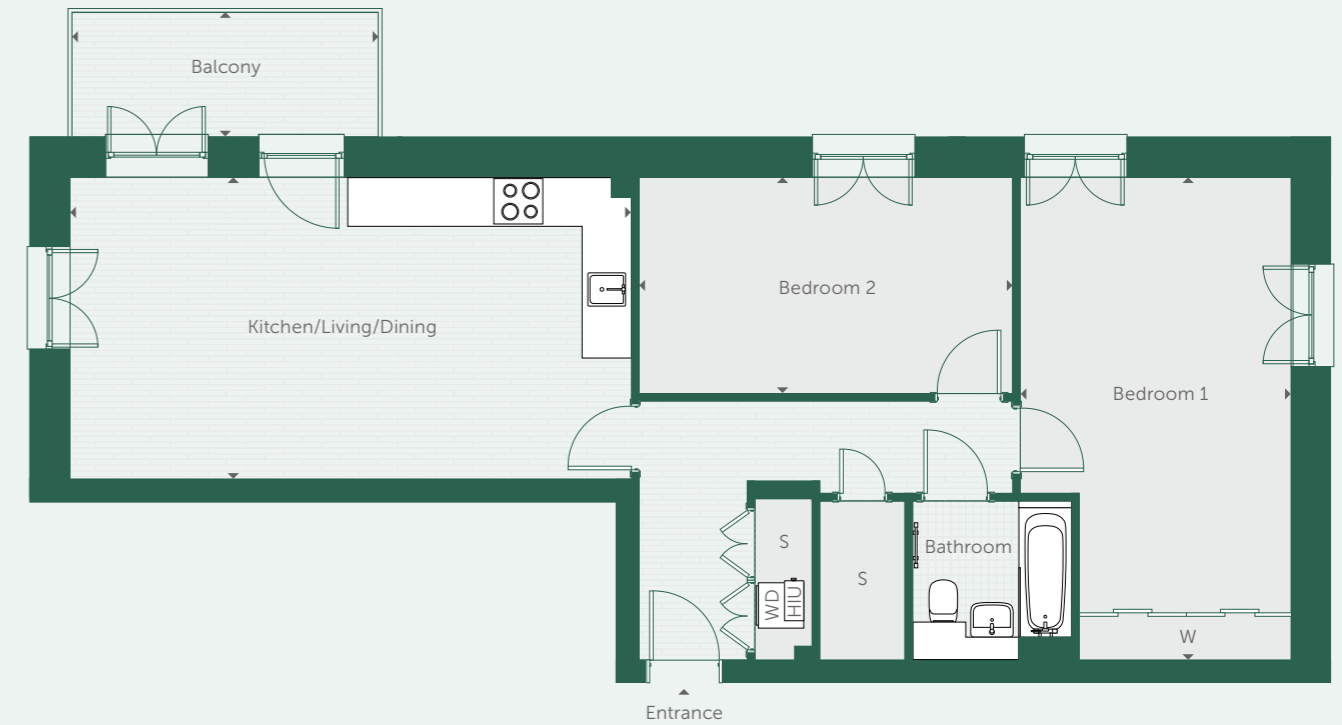
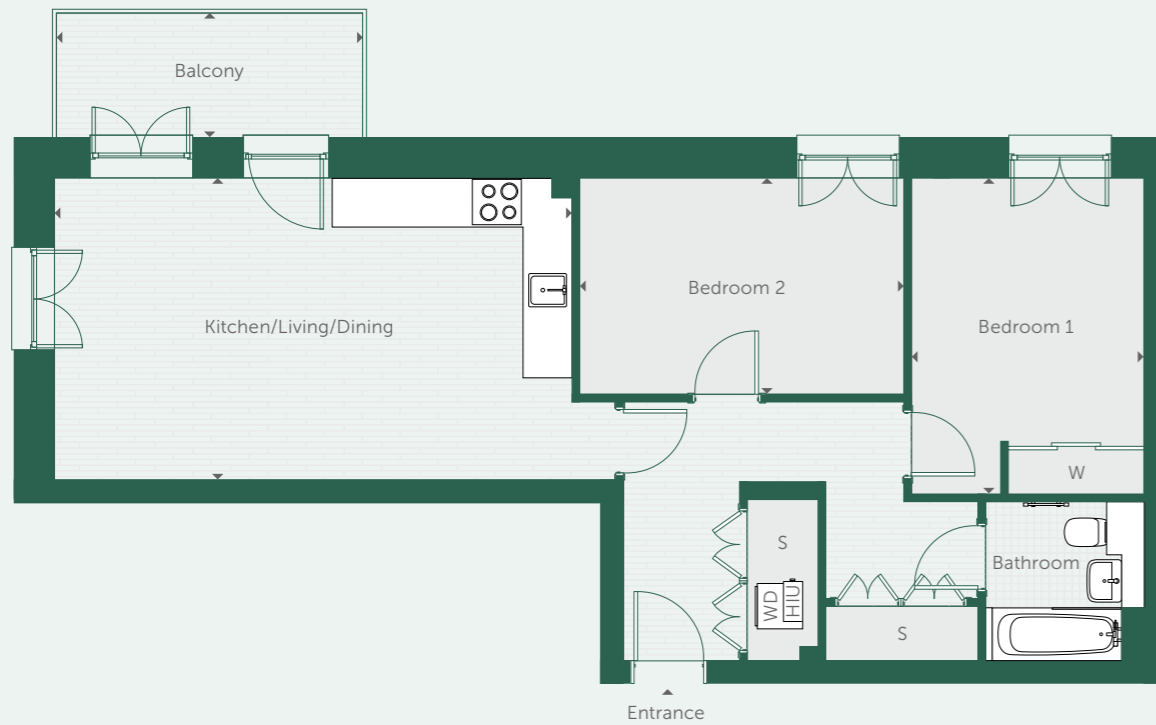
FLOORS 3 - 4



No's. 28 & 31  
Two bedroom apartment



FLOORS 5 - 6



AREA DIMENSIONS

Kitchen/Living/Dining	3.99m x 6.84m	13' 1" x 22' 6"
Bedroom 1	4.18m x 3.08m	13' 9" x 10' 1"
Bedroom 2	2.86m x 4.28m	9' 5" x 14' 1"
<b>Gross Internal Area</b>	<b>74 sq m</b>	<b>796 sq ft</b>
Balcony	1.65m x 4.04m	5' 5" x 13' 3"

- S Storage
- HIU Heat Interface Unit
- WD Washer Dryer
- W Wardrobe

Floor plan for illustrative purposes only.

AREA DIMENSIONS

Kitchen/Living/Dining	3.99m x 7.42m	13' 1" x 24' 4"
Bedroom 1	6.38m x 3.57m	20' 11" x 11' 9"
Bedroom 2	2.86m x 4.93m	9' 5" x 16' 2"
<b>Gross Internal Area</b>	<b>85 sq m</b>	<b>914 sq ft</b>
Balcony	1.65m x 4.05m	5' 5" x 13' 3"

- S Storage
- HIU Heat Interface Unit
- WD Washer Dryer
- W Wardrobe

Floor plan for illustrative purposes only.





## Introducing Notting Hill Genesis?

Notting Hill Genesis is one of the largest housing associations in London and the south-east, owning and managing more than 66,000 homes. We provide homes across a range of tenures and are committed to continuing to deliver housing that is affordable for all.

Our focus is our customers. We put their needs at the heart of our structures, processes and systems and they drive our decisions each and every day. We want them to be proud of the place they call home and from where they can begin to build lives, communities and futures.

## What is Shared Ownership?

Shared Ownership is a Government-funded, part-buy, part-rent scheme designed to help people buy a home of their own.

You buy a share of between 25% and 75% of the home's full market value and pay a subsidised rent on the remainder, with the option to increase the share you own when you can afford to (known as 'staircasing').

Shares available to buy at Twenty Millbrook Park may vary. Please speak to a member of the Sales Team for the latest eligibility and availability criteria.

### FIND

#### 1 | Start your journey

Choose the right home for you by visiting our website or giving us a call. Tell us what you are looking for and we will answer any questions you have.

#### 2 | Are you eligible?

Complete the online application form. We'll check your form to see if you've met the overall criteria for Shared Ownership and whether it is affordable for you.

#### 3 | Check out the development

Book your viewing at Twenty Millbrook Park with our Sales Team.

### APPLY

#### 4 | Select your preferred home

Have you seen something you like? Tell us which apartment is your preferred one.

#### 5 | We offer you a home

We'll try to offer you your preferred home. If we can't, we'll look to offer you a similar home at Twenty Millbrook Park or at another of our developments.

#### 6 | Purchasing interview

You'll supply evidence of your income, savings and other required information to one of our Specialist Financial Advisors.

They will review whether buying the home is affordable for you in more detail and will look to find the best mortgage deal available to you. A Sales Executive will then contact you (usually by phone) to discuss the outcome of the review and explain the buying process in more detail.

### BUY

#### 7 | Instruct your solicitor

When you instruct a solicitor you will also need to pay your reservation fee and apply for a mortgage.

#### 8 | Exchange of contracts

You're nearly there – exchanging contracts means that everything is tied up. We've legally agreed to sell you the home and you've agreed to buy it.

#### 9 | Home demonstration

When the building is ready, we'll invite you to see your home before you move in. We'll give you a resident's manual and make sure you are familiar with key features such as kitchen appliances, heating and security systems.

#### 10 | Legal completion and move in day

Reaching legal completion means you have bought your home and can move in.

**CONGRATULATIONS, YOU ARE NOW A HOMEOWNER AT TWENTY MILLBROOK PARK**



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