L&Q at

MILLBROOK
PARK
Invest in the future
and own your own home

Introducing L&Q at Millbrook Park, a collection of 1, 2 and 3 bedroom Shared Ownership homes from L&Q, one of London’s leading residential developers.

L&Q Shared Ownership opens the door to owning your own home where you want to live, in a prime location in north west London.

One of London’s original villages is still here, and the area has lost little of its green appeal. Visibly rooted in its twin histories of 18th-century hamlet and vibrant Victorian suburb, today’s Mill Hill has a genuine homegrown community. It offers places to explore, amenities to enjoy, hidden delights to discover, and good transport links. Shared Ownership with L&Q at Millbrook Park gives you the opportunity to settle in an area where you really want to be.
Our vision is to make quality living accessible through Shared Ownership. Light and airy apartments, each with a private balcony or terrace. Well-designed buildings in materials that complement the natural environment, and buildings that sit happily in the landscape.
Things to do, places to go

L&Q at Millbrook Park gives you the chance to own in a much-loved part of North London with Shared Ownership. Your new home is perfectly placed for everything Mill Hill has to offer.

Enjoy the rare joy of strolling to an empty tube train in less time than it takes to boil a kettle. Visit the village for a pint or some good wine in one of its three lovely pubs. Tick off all your shopping list, from everyday groceries to urban luxuries, on the Broadway, in North Finchley, or not very far beyond.

The area is packed with great little cafés and good quality restaurants. It has walks, rides and views to enjoy, every day of the week.

Venture out a little further and you’ll find all kinds of places to explore. Mill Hill is a springboard into Hertfordshire and its grand country houses, quintessentially English villages, and towns – like St Albans and Welwyn – with a surprising Roman past.

North London’s suburbs have their surprises too. Who would have thought that the Harry Potter film sets are intact down to the last prop, and open to tour in Watford? Or that Hendon has hangars full of fighter jets?

These places and many more are all a short drive, Tube or train trip away. Go and explore, and have some great days out.
**Local area**

**Sports**
After-work workouts are somehow easier close to home. Your local gym and swim is Virgin Active Mill Hill.

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Virgin Active Gym
0.3 Miles*

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Mill Hill Golf Club
2.8 Miles*

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Leisure
Spend a green and serene Sunday at Mill Hill Golf Club. Learn how to play from a PGA pro, then hit the 18 holes.

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artsdepot
2.0 Miles*

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Culture
Friday night at the artsdepot. An outpost of the National Theatre, this North Finchley venue runs an attention-worthy programme of theatre, dance, comedy, music and art.

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Eat and Drink
The London Brewing Company’s flagship space, The Bohemia, provides a great beer, food and entertainment experience, highlighted by their own multi award-winning beer range, brewed on site.

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The Bohemia
2.0 Miles*

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Mill Hill Viewpoint
5.7 Miles*

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Green Space
Mill Hill is bordered by the Green Belt and peppered with parks and open spaces. Visit Mill Hill Viewpoint for fantastic, 180-degree views of both city and countryside. If you love sports and the joys of the outdoors, this is the place.

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Brent Cross
2.8 Miles*

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Shopping
Skip West End weekend shopping for Brent Cross. It has 120 shops, and is set to become a mega retail destination.

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*Distances taken from www.google.co.uk/maps
Get anywhere and everywhere

Enjoy fast access into the city and out to the country. Mill Hill is well connected by Tube, rail and road. And everything’s easy to get to from Millbrook Park.

The development is in Zone 4 and served by both underground and overground stations. From Mill Hill East, Northern Line trains take you into the West End in 20 minutes and the City in 30. Or board the ThamesLink at Mill Hill Broadway: it’s two stops and 24 minutes to Farringdon.

The M1 and M25 are minutes away, gateways to all of the UK. And Luton or Heathrow airports can be reached in around half an hour.

Transport

Mill Hill East Underground Station - 2 mins walk

Car

Walking

Cycling

Train times taken from tfl.gov.uk
Distances taken from www.google.co.uk/maps
Stylish living and a wonderful location
The specification of the properties is correct at the date of print but may change as building works progress. Any images are indicative of the anticipated quality and style of the specification and may not represent the actual furnishings and fittings of the properties. Unless specifically incorporated in writing into the sales contract the specification is not intended to form part of any offer, contract, warranty or representation and should not be relied upon as a statement or representation of fact.
The floor plans provided are intended only to give a general indication of the proposed floor layout, are not drawn to scale and are not intended to form part of any offer, contract, warranty or representation. Measurements are given to the widest point, are approximate and are given as a guide only. They must not be relied upon as a statement or representation of fact. Do not use these measurements for carpet sizes, appliance spaces or items of furniture. Kitchens, bathrooms and utility layouts may differ to build, and specific plot sizes and layouts may vary within the same unit type. For further clarification regarding specific individual plots, please ask our Sales Advisors.
Overview

Site plan and plot locators

Foxglove Apartments

Key
- One bedroom homes
- Two bedroom homes
- Three bedroom homes
- Market Sale
- Affordable Rent

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One bedroom homes

Type A1
Plots 187, 196, 206, 216, 226

Dimensions
Metric | Imperial
---|---
Kitchen | 2.63m x 2.30m | 8'7" x 7'7"
Living/Dining | 4.72m x 3.75m | 15'6" x 12'4"
Bedroom | 3.28m x 4.77m | 10'9" x 15'8"
Total Internal Area | 50.6 m² | 545 ft²
Balcony | 1.63m x 3.01m | 5'4" x 9'11"

Key: W - Wardrobe \ FF - Fridge freezer \ WM - Washing Machine \ HEC - Heating and electrical controls \ DW - Dishwasher

Please be aware the storage cupboard may include heating and electrical controls, which may reduce the storage available.

Please ask sales associate for more information.

Type A2
Plots 197, 207, 217, 227

Dimensions
Metric | Imperial
---|---
Kitchen | 2.63m x 2.30m | 8'7" x 7'7"
Living/Dining | 4.72m x 3.75m | 15'6" x 12'4"
Bedroom | 3.28m x 4.77m | 10'9" x 15'8"
Total Internal Area | 50.6 m² | 545 ft²
Balcony | 1.63m x 3.01m | 5'4" x 9'11"

Key: W - Wardrobe \ FF - Fridge freezer \ WM - Washing Machine \ HEC - Heating and electrical controls \ DW - Dishwasher

Please be aware the storage cupboard may include heating and electrical controls, which may reduce the storage available.

Please ask sales associate for more information.
Dimensions | Metric | Imperial
---|---|---
Kitchen | 2.07m x 2.84m | 6'9'' x 9'4''
Living/Dining | 3.28m x 4.71m | 10'9'' x 15'5''
Bedroom | 3.25m x 5.30m | 10'8'' x 17'5''
Total Internal Area | 50.6 m² | 545 ft²
Terrace | 4.80m x 1.42m | 15'9'' x 4'8''

Dimensions | Metric | Imperial
---|---|---
Kitchen | 2.63m x 2.30m | 8'7'' x 7'7''
Living/Dining | 4.72m x 3.75m | 15'6'' x 12'4''
Bedroom | 3.28m x 4.77m | 10'9'' x 15'8''
Total Internal Area | 50.6 m² | 545 ft²
Terrace | 1.63m x 3.01m | 5'4'' x 9'11''

Key: W - Wardrobe \ FF - Fridge freezer \ WM - Washing Machine \ HEC - Heating and electrical controls \ DW - Dishwasher

Please be aware the storage cupboard may include heating and electrical controls, which may reduce the storage available. Please ask sales associate for more information.
Two bedroom homes

Type G
Plot 184

Dimensions
Metric | Imperial
--- | ---
Kitchen | 3.20m x 2.25m | 10'6" x 7'5"
Living/Dining | 5.30m x 3.78m | 17'5" x 12'5"
Bedroom 1 | 3.18m x 5.30m | 10'5" x 17'5"
Bedroom 2 | 2.88m x 4.15m | 9'5" x 13'7"
Total Internal Area | 76.6 m² | 825 ft²
Terrace | 9.74m x 1.42m | 31'11" x 4'8"

Key: W - Wardrobe \ FF - Fridge freezer \ WM - Washing Machine \ HEC - Heating and electrical controls \ DW - Dishwasher

Please be aware the storage cupboard may include heating and electrical controls, which may reduce the storage available.

Please ask sales associate for more information.

Type H
Plot 185

Dimensions
Metric | Imperial
--- | ---
Kitchen | 2.25m x 3.28m | 7'5" x 10'9"
Living/Dining | 4.77m x 3.65m | 15'8" x 11'12"
Bedroom 1 | 3.39m x 4.77m | 11'1" x 15'8"
Bedroom 2 | 2.75m x 3.62m | 9'0" x 11'11"
Total Internal Area | 70.8 m² | 762 ft²
Terrace | 8.74m x 2.55m | 28'8" x 8'4"

Key: W - Wardrobe \ FF - Fridge freezer \ WM - Washing Machine \ HEC - Heating and electrical controls \ DW - Dishwasher

Please be aware the storage cupboard may include heating and electrical controls, which may reduce the storage available.

Please ask sales associate for more information.
Type I
Plot 186

Dimensions
Metric
Imperial
Kitchen
3.50m x 1.85m
11'6" x 6'1"
Living/Dining
4.11m x 5.32m
13'6" x 17'5"
Bedroom 1
3.39m x 3.99m
11'1" x 13'1"
Bedroom 2
4.11m x 2.87m
13'6" x 9'5"
Total Internal Area
77.4 m²
833 ft²
Terrace
1.45m x 10.87m
4'9" x 35'8"
Terrace
0.89m x 7.29m
2'9" x 23'9"

Key: W - Wardrobe \ FF - Fridge freezer \ WM - Washing Machine \ HEC - Heating and electrical controls \ DW - Dishwasher
Please be aware the storage cupboard may include heating and electrical controls, which may reduce the storage available. Please ask sales associate for more information.

Type J
Plot 194, 202

Dimensions
Metric
Imperial
Kitchen
3.22m x 2.25m
10'7" x 7'5"
Living/Dining
5.30m x 3.80m
17'5" x 12'6"
Bedroom 1
3.25m x 5.30m
10'8" x 17'5"
Bedroom 2
2.88m x 4.15m
9'5" x 13'7"
Total Internal Area
77.3 m²
832 ft²
Balcony
1.75m x 3.85m
5'9" x 12'7"

Key: W - Wardrobe \ FF - Fridge freezer \ WM - Washing Machine \ HEC - Heating and electrical controls \ DW - Dishwasher
Please be aware the storage cupboard may include heating and electrical controls, which may reduce the storage available. Please ask sales associate for more information.
**Dimensions**

<table>
<thead>
<tr>
<th>Room</th>
<th>Metric</th>
<th>Imperial</th>
</tr>
</thead>
<tbody>
<tr>
<td>Kitchen</td>
<td>2.25m x 3.30m</td>
<td>7'5&quot; x 10'10&quot;</td>
</tr>
<tr>
<td>Living/Dining</td>
<td>4.77m x 3.74m</td>
<td>15'8&quot; x 12'3&quot;</td>
</tr>
<tr>
<td>Bedroom 1</td>
<td>3.35m x 4.77m</td>
<td>10'12&quot; x 15'8&quot;</td>
</tr>
<tr>
<td>Bedroom 2</td>
<td>2.75m x 3.62m</td>
<td>9'0&quot; x 11'11&quot;</td>
</tr>
<tr>
<td>Total Internal Area</td>
<td>71.3m²</td>
<td>767 ft²</td>
</tr>
<tr>
<td>Balcony</td>
<td>3.85m x 1.73m</td>
<td>12'8&quot; x 5'6&quot;</td>
</tr>
</tbody>
</table>

**Key:**
- W - Wardrobe
- FF - Fridge freezer
- WM - Washing Machine
- HEC - Heating and electrical controls
- DW - Dishwasher

Please be aware the storage cupboard may include heating and electrical controls, which may reduce the storage available. Please ask sales associate for more information.
Three bedroom home

**Type N**

Plot 351, 354

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**Dimensions**

<table>
<thead>
<tr>
<th>Metric</th>
<th>Imperial</th>
</tr>
</thead>
<tbody>
<tr>
<td>Living</td>
<td>3.72m x 5.00m</td>
</tr>
<tr>
<td>Kitchen/Dining</td>
<td>4.88m x 2.85m</td>
</tr>
<tr>
<td>Bedroom 1</td>
<td>3.00m x 3.35m</td>
</tr>
<tr>
<td>Bedroom 2</td>
<td>4.85m x 2.75m</td>
</tr>
<tr>
<td>Bedroom 3</td>
<td>3.72m x 2.15m</td>
</tr>
<tr>
<td>Total Internal Area</td>
<td>103.1 m²</td>
</tr>
</tbody>
</table>

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**Garden (Plot 351)**

- 15.2m x 5.17m
- 49'10" x 16'12"

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**Garden (Plot 354)**

- 14.85m x 5.15m
- 48'9" x 16'11"

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Key: **W** - Wardrobe | **FF** - Fridge freezer | **WM** - Washing Machine | **HEC** - Heating and electrical controls | **DW** - Dishwasher

Please be aware the storage cupboard may include heating and electrical controls, which may reduce the storage available. Please ask sales associate for more information.

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*Location of fitted wardrobe in Bedroom 1 may vary*
About us

The Consumer Code sets mandatory Requirements that all Home Builders must meet in their marketing and selling of Homes and their after-sales customer service. The Consumer Code for Home Builders (the Code) is an industry-led scheme which gives protection and rights to the purchasers of new homes, ensuring that new home buyers are treated fairly and are fully informed about their purchase before and after they sign the contract. London & Quadrant Housing Trust agree to comply with the Code requirements. The Code benefits both home builders and buyers by aiming to improve on the already high levels of customer satisfaction and therefore enhancing the reputation of the industry.

All information in this document is correct at the time of publication going to print 11/2020.

Computer generated images are for illustrative purposes only and dimensions are not intended to form part of any contract or warranty. Individual features such as windows, bricks and other material colours may vary, as may heating and electrical layouts. Images provided of the proposed development do not show final details of gradients of land, boundary treatments, local authority street lighting or landscaping. We aim to build according to the layout, but occasionally we do have to change property designs, boundaries, landscaping and the position of roads, footpaths, street lighting and other features as the development proceeds. All services and facilities may not be available on completion of the property. Should you have any queries, please direct them through your legal representatives. The contents of this brochure should not be considered material information for the purposes of purchasing a home.

Getting to know L&Q

We’ve been building homes since 1963 and are committed to creating homes and neighbourhoods everyone can be proud of.

At L&Q we believe passionately that people’s health, security and happiness depend on where they live. We create better places to live by delivering high quality homes, neighbourhoods and housing services that people can afford.

With over 50 years’ experience, we have what it takes to do things right. We aim to deliver great service to every customer, every time, and we're always looking for ways to improve ourselves.

Our relationships are built on trust, transparency and fairness and we're there when we're needed – locally responsive and working hard to keep the communities we serve safe and vibrant.

Because our social purpose is at the core of what we do, we reinvest all the money we make into our homes and services.

We are dedicated to quality homes and quality services – we are L&Q.

A relationship built on trust

We know that trusting your seller is essential to feeling safe and happy in your new home. That’s why we aim to be as clear as possible on things such as maintenance, safety, responsiveness and future reinvestment.

After legal completion, your property benefits from a twelve-year warranty — the first two years of which are covered by us. Your Customer Care Manager will also be on hand to make sure you’re happy with your new home and help with any issues that may arise.

Your sales associate can provide you with more details on the L&Q New Homes Warranty and the NHBC Buildmark Choice.

Building better homes and communities

We remain fully committed to tackling the housing crisis and have the land, the skills and the ambition to enable the delivery of 100,000 quality new homes nationwide.

At least half of our new homes will be genuinely affordable to people on average and lower incomes, with the rest available for private rent or sale.