

# Ridgeway Views

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MILL HILL, BARNET

One and two bedroom apartments  
available through **Shared Ownership**



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# Ridgeway Views

MILL HILL, BARNET

**A taste of village life,  
the convenience of city living.**

Ridgeway Views is a beautifully designed new development in Mill Hill village. Enjoy the convenience of on-site amenities like a gym, concierge, and café, all within walking distance of shops, restaurants, and parks.



# History of The Ridgeway & local area

**Mill Hill village is a hidden treasure within London's green-belt countryside and is one of London's oldest communities.**

The village and its local area offer a wide range of excellent established amenities, including a wonderful village pub and several sporting clubs, it also offers efficient transport links to the West End, central London and Heathrow.

Ridgeway Views features a careful redevelopment of the iconic National Institute of Medical Research (NIMR), with its distinctive copper roof and cruciform shape.

You will also find many other features across the development supporting you with sustainable lifestyle choices and helping the local ecosystem to thrive.

What you'll find at Ridgeway Views...



**Free**

2-year car club membership\*



**3445**

retained trees



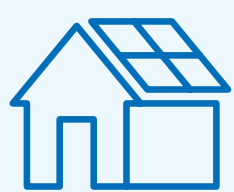
**898**

cycle spaces



**700**

new trees



circa  
**500**

solar panels



**15**

bird & bat boxes

\* See Specification for further details





# Living at Ridgeway Views



## Village Life

With a great range of local shops & services within walking distance.



## Lifestyle

Concierge service, residents' gym, café area and extensive green space and fitness trails.



## History

Steeped in history, Ridgeway Views features a rebuild of the iconic National Institute of Medical Research.



## Fantastic location

Just a short walk from Mill Hill East underground station. Reach the West End in under 30 minutes.

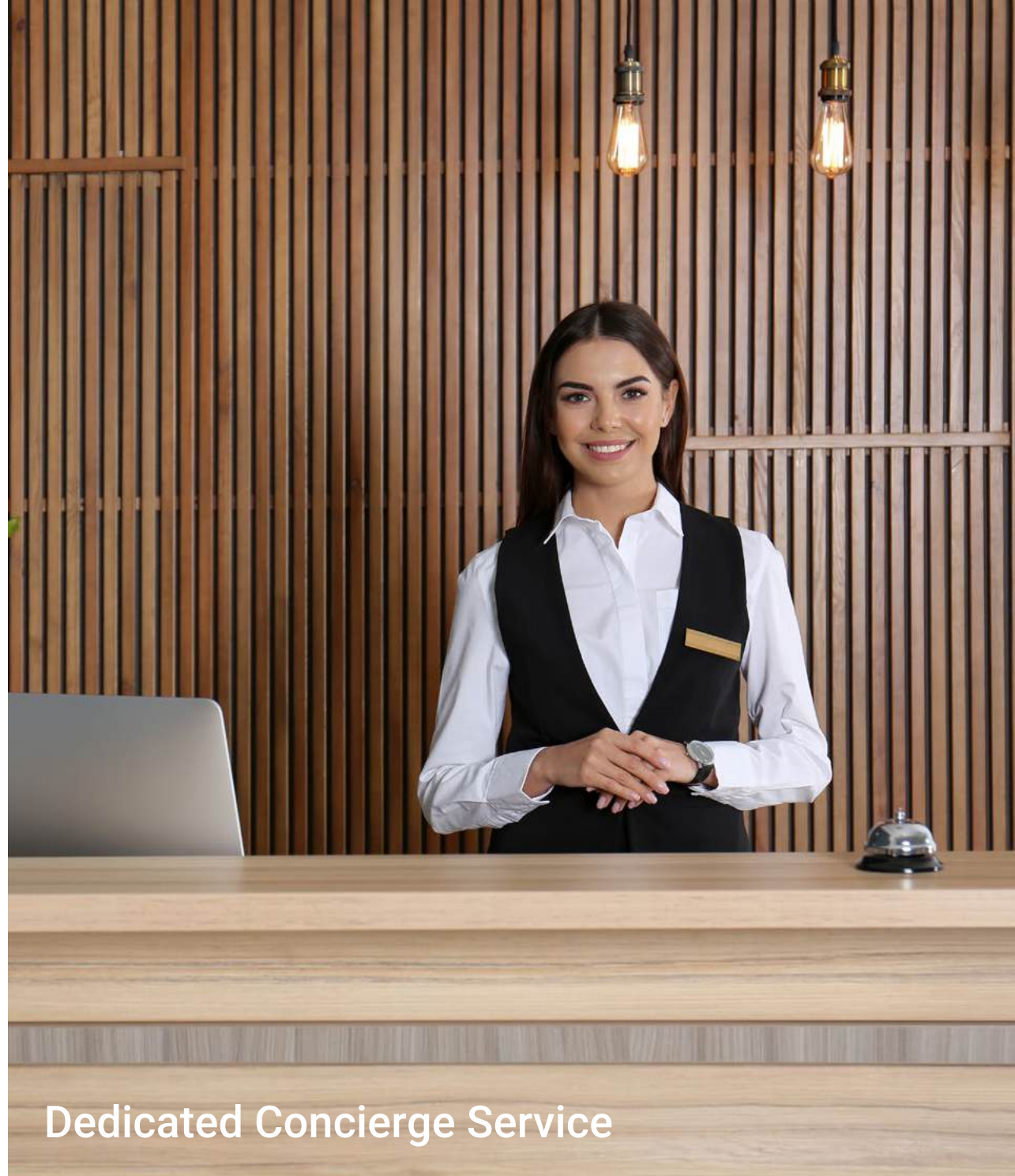
Interior images are computer generated and indicative only







Designated Fitness Trails

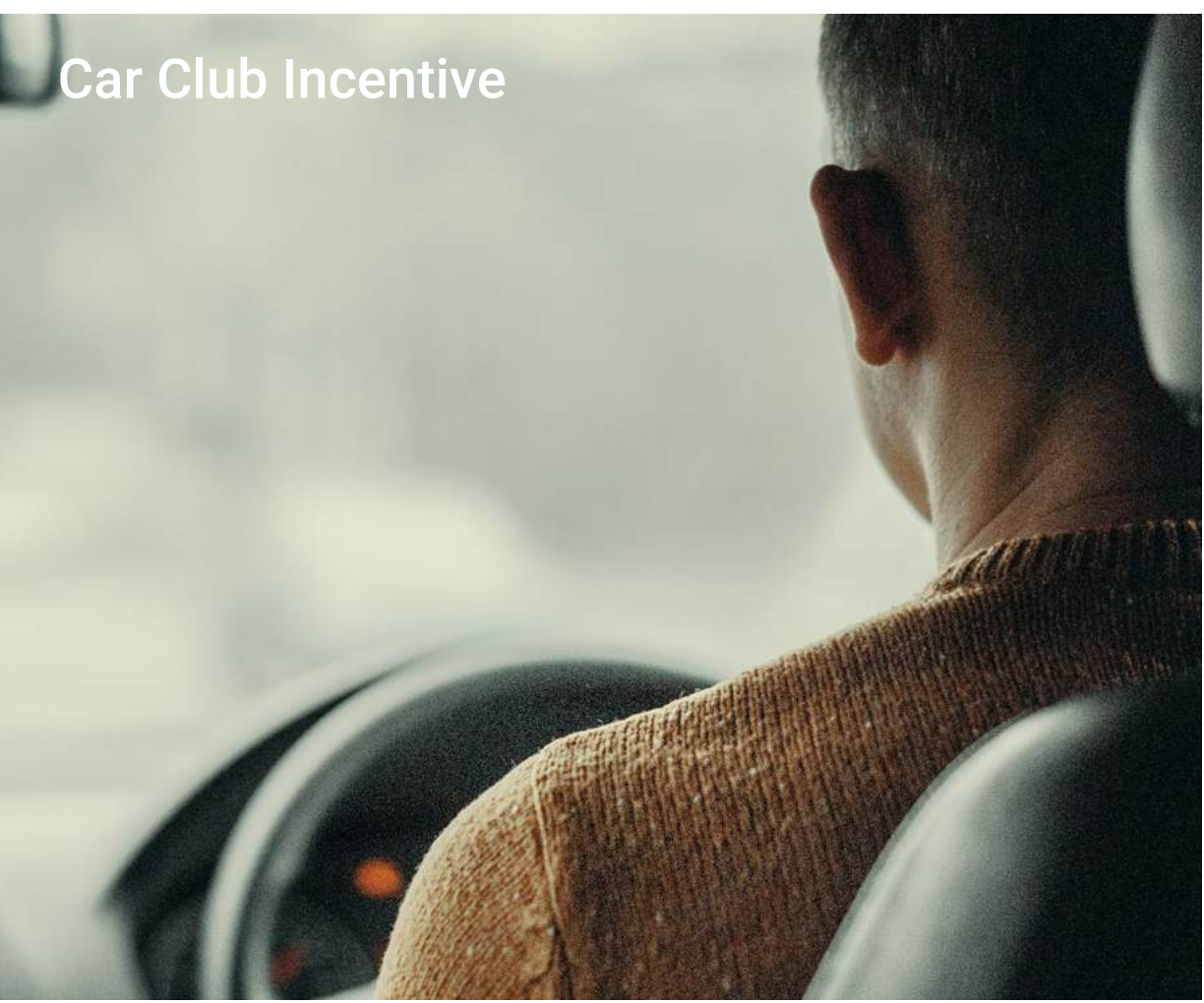


Dedicated Concierge Service

# Village life meets city living



Residents' Gym



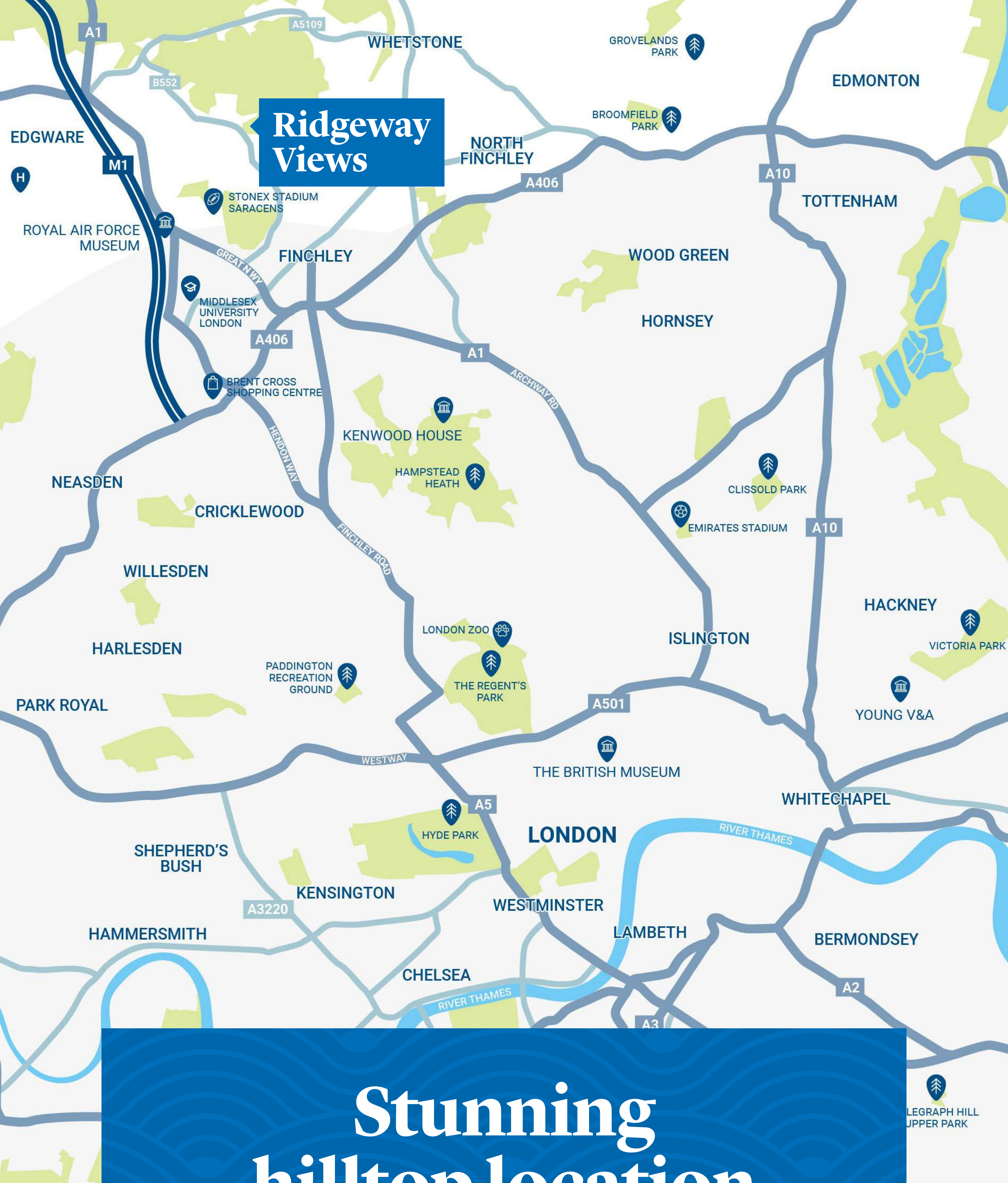
Car Club Incentive



Mill Hill Golf Club



Arrandene Open Space, Mill Hill



## Ridgeway Views

# Stunning hilltop location

Set within 47 acres, this beautiful collection of high-quality, energy-efficient homes is located within the Mill Hill conservation area.

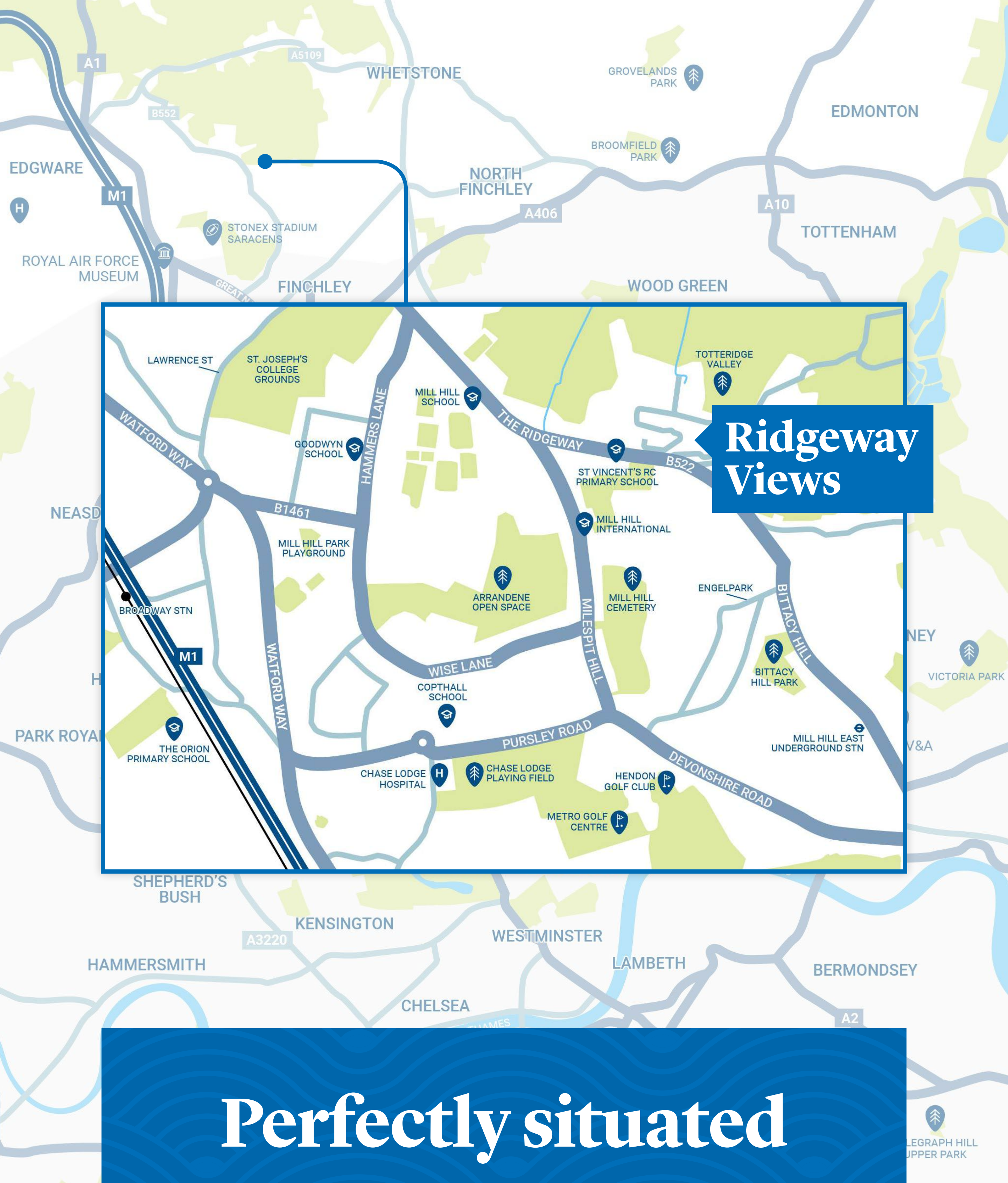
### Get Directions

[Google Maps](#)

[device.leave.hears](#)







## Ridgeway Views

# Perfectly situated

Just 30 minutes from central London, enjoy a taste of village life plus the convenience of city living.

### Get Directions

[Google Maps](#)

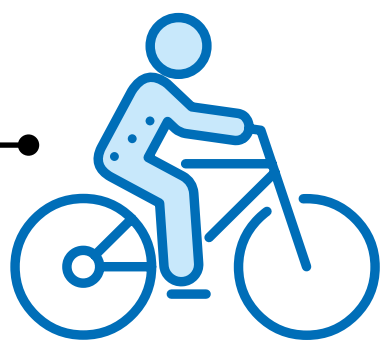
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# Well connected

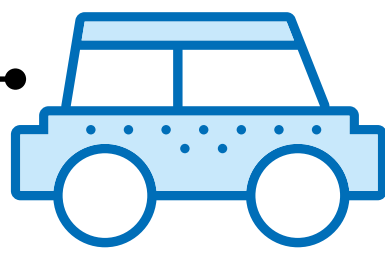
Ridgeway Views is located in the highly desirable Mill Hill Village. It's a 20 minute walk to Mill Hill East Underground Station and just a short drive to Mill Hill Broadway Station. The local area has much to offer – from parkland, shops and restaurants.

## By Bicycle



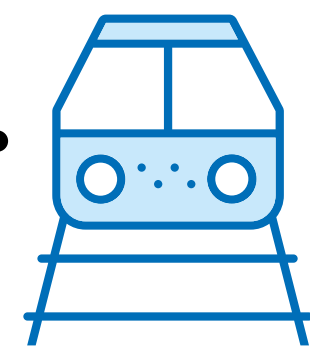
- Camden Sports Ground  
**0.5 miles**
- Mill Hill Village Cricket Club  
**0.6 miles**
- Mill Hill East Underground Station (Northern Line)  
**0.9 miles**
- Mill Hill Post Office  
**1.7 miles**
- Chase Lodge Hospital  
**1.8 miles**

## By Road



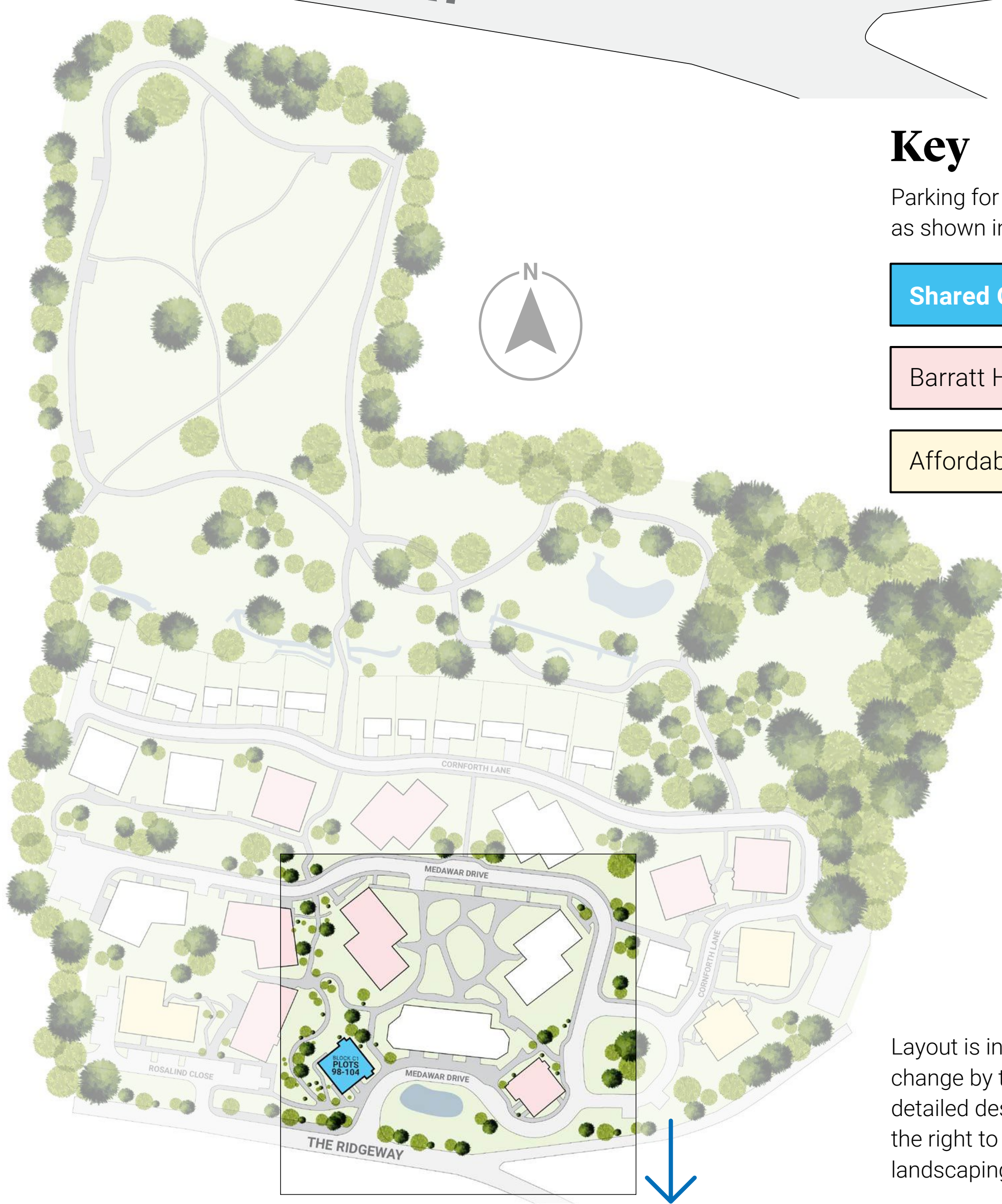
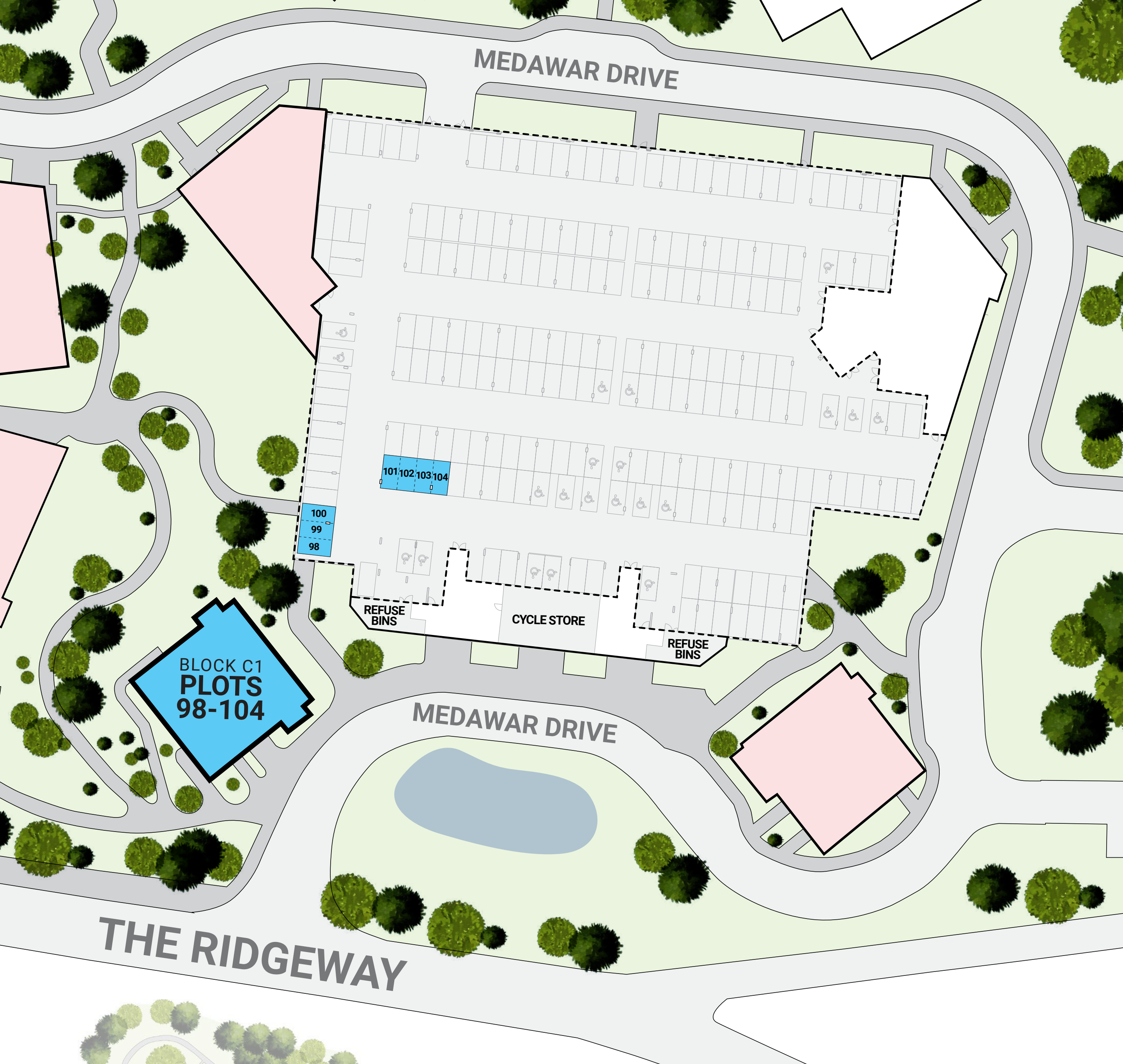
- Arrandene Open Space  
**0.5 miles**
- Co-op Food  
**0.8 miles**
- Finchley Golf Club  
**1.4 miles**
- Waitrose  
**1.6 miles**
- Mill Hill Broadway Train Station  
**2.1 miles**
- Edgware Community Hospital  
**3.4 miles**

## By Train



- Euston (Northern Line)  
**21 mins**
  - King's Cross St. Pancras (Thames Link)  
**23 mins**
  - Euston (Thames Link)  
**25 mins**
  - Luton Airport Parkway (Thames Link)  
**27 mins**
  - London Waterloo (Northern Line)  
**32 mins**
  - London Bridge (Northern Line)  
**34 min**
  - London Waterloo (Thames Link)  
**51 mins**
- FROM MILL HILL BROADWAY STATION & MILL HILL EAST UNDERGROUND STATION





## Key

Parking for Plots 98-104 are underground as shown in the Site Plan illustration above.

Shared Ownership Apartments

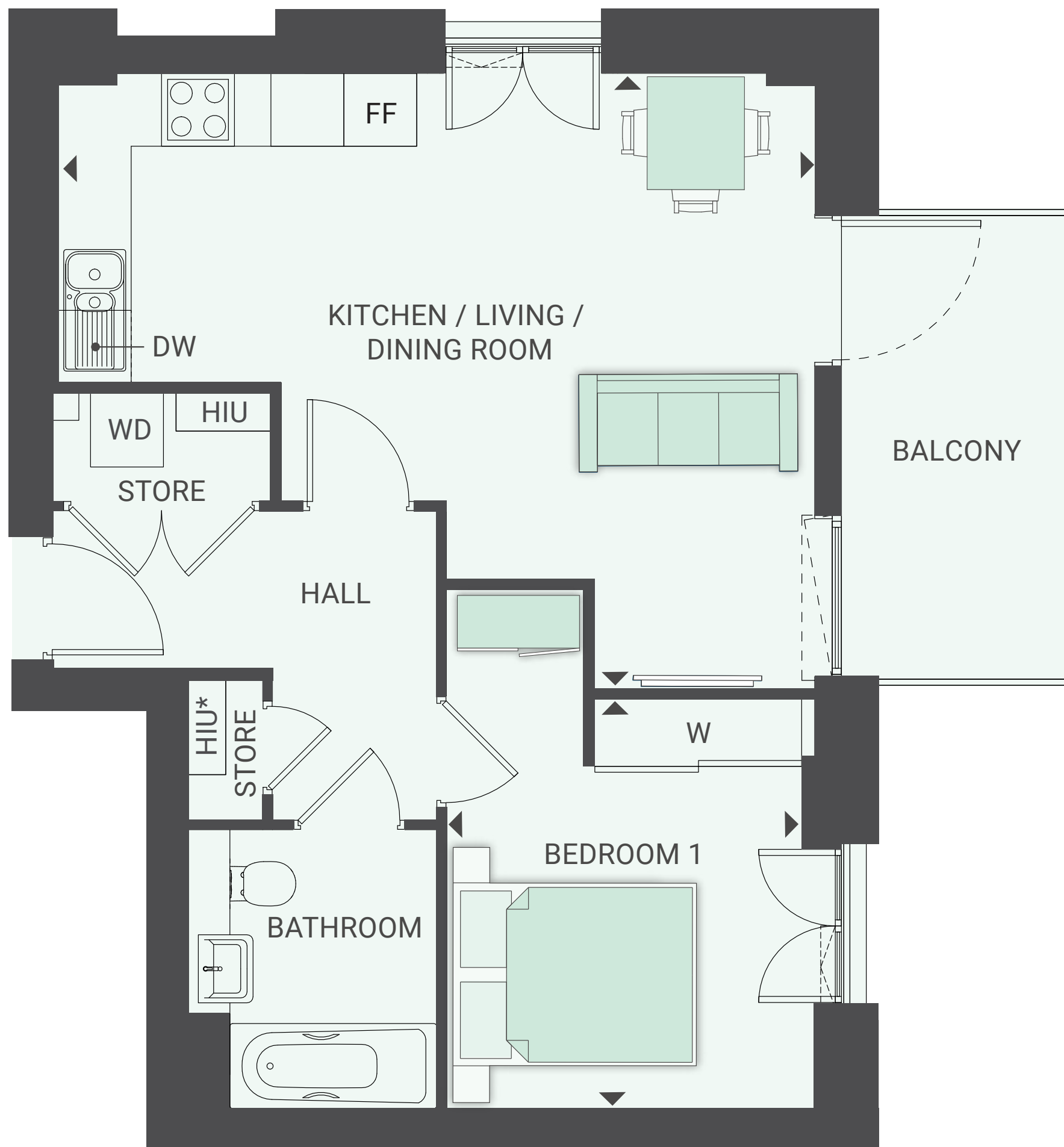
Barratt Homes

Affordable Homes

Layout is indicative only and subject to change by the developer (and subject to detailed design). The developer reserves the right to alter the layout, building style, landscaping and specification at any time.

# One Bedroom Apartment

PLOTS 100 & 103



\* HIU located here on plot 100 only

## Dimensions

**Total Area: 52.51 sq m / 565 sq ft**

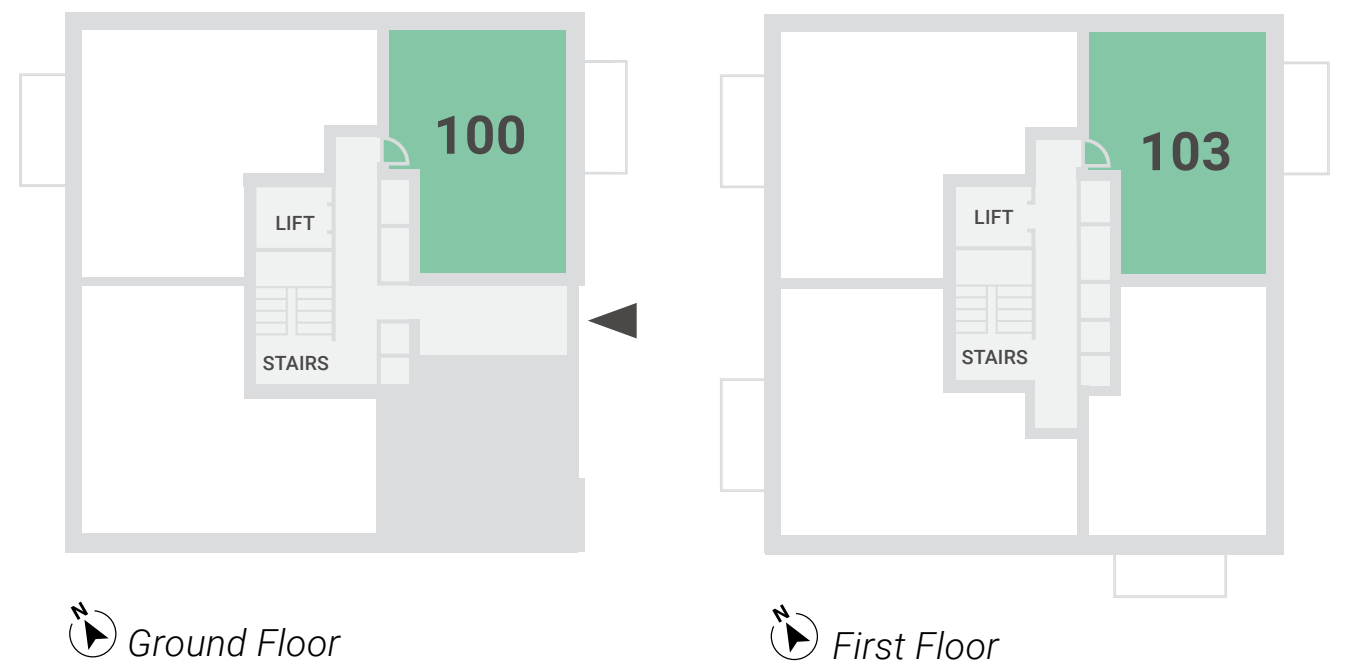
All measurements are length x width

### KITCHEN/LIVING/DINING ROOM

6.27m x 5.06m    20'7" x 16'7"

### BEDROOM 1

3.03m x 3.37m    9'11" x 11'0"



**Key** FF Fridge/freezer    DW Dishwasher    WD Washer/dryer    HIU Heat Interface Unit    W Wardrobe

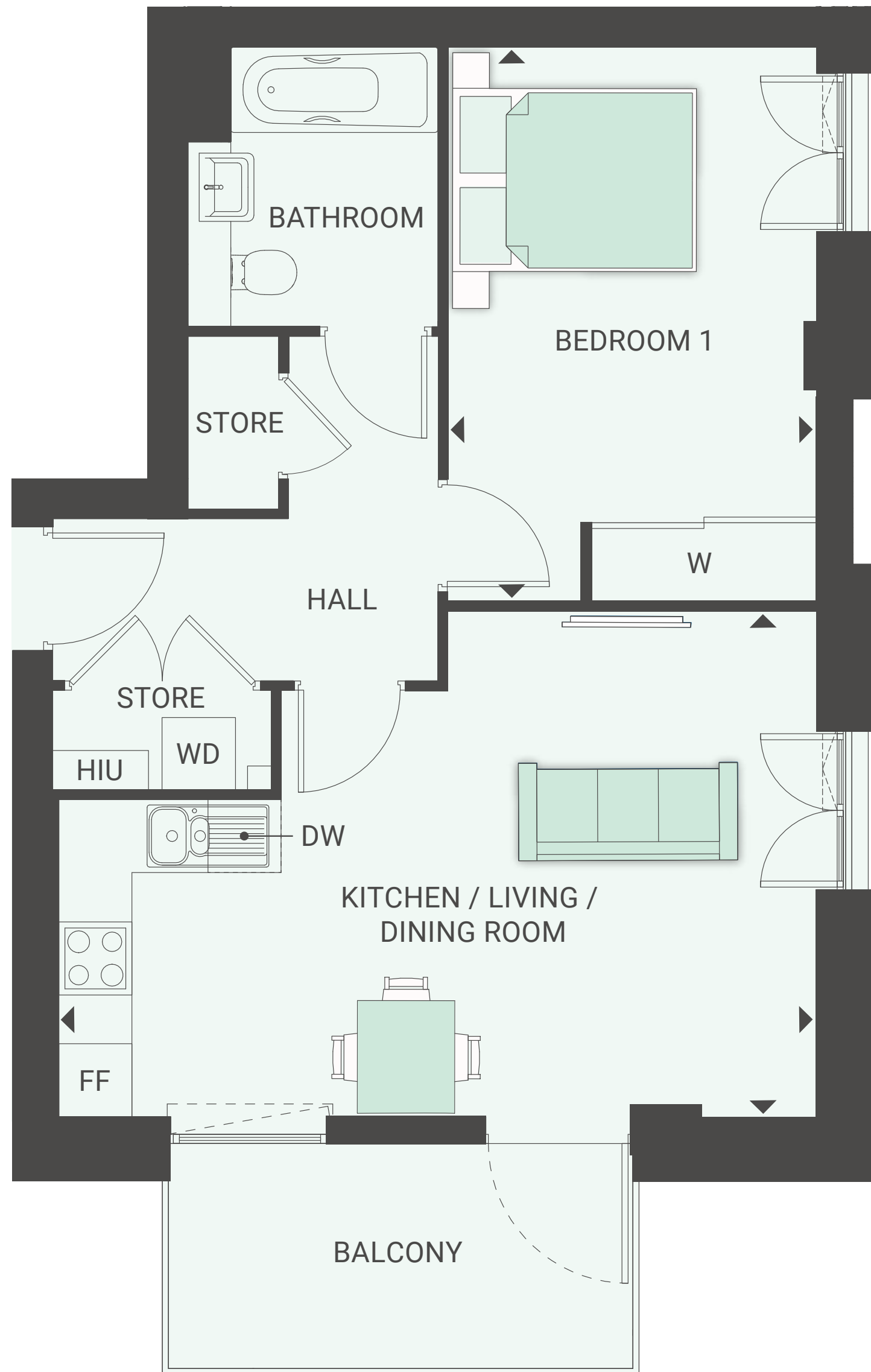
The floorplans shown are for approximate measurements only.

[Read more >](#)



# One Bedroom Apartment

PLOT 104



## Dimensions

**Total Area: 53.97 sq m / 581 sq ft**

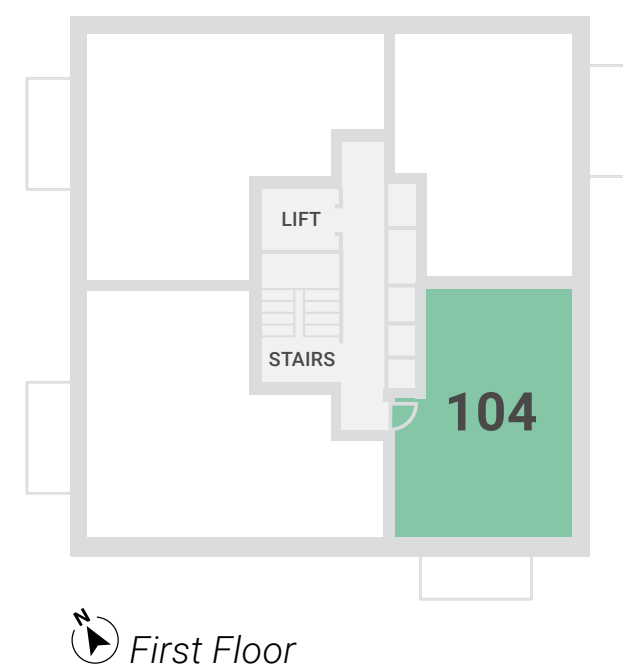
All measurements are length x width

### KITCHEN/LIVING/DINING ROOM

6.27m x 4.15m     20'7" x 13'7"

### BEDROOM 1

3.03m x 4.54m     9'11" x 14'11"



First Floor

**Key** FF Fridge/freezer   DW Dishwasher   WD Washer/dryer   HIU Heat Interface Unit   W Wardrobe

The floorplans shown are for approximate measurements only.

[Read more >](#)



# Two Bedroom Apartment

PLOT 98



## Dimensions

**Total Area: 77.21 sq m / 831 sq ft**

All measurements are length x width

### KITCHEN/DINING/LIVING ROOM

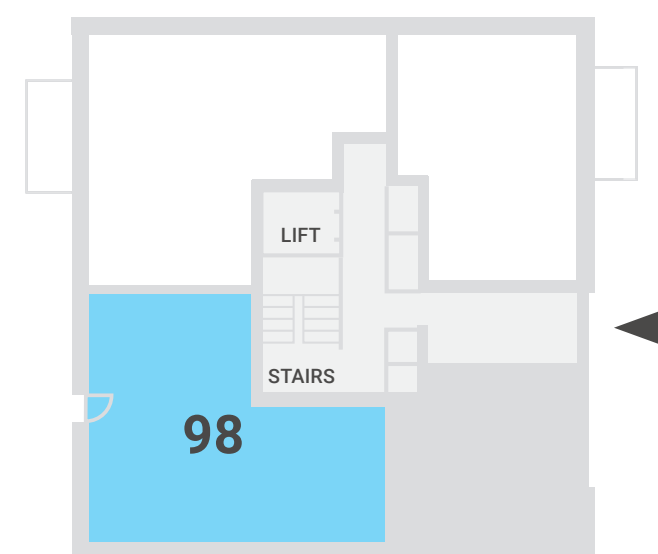
6.72m x 3.92m    22'1" x 12'10"

### BEDROOM 1

3.54m x 3.92m    11'7" x 12'10"

### BEDROOM 2

3.55m x 3.04m    11'8" x 10'0"



Ground Floor

**Key** FF Fridge/freezer   DW Dishwasher   WD Washer/dryer   HIU Heat Interface Unit   W Wardrobe

The floorplans shown are for approximate measurements only.

[Read more >](#)



# Two Bedroom Apartment

PLOTS 99, 101\* & 102

*\*plot is handed to plan drawn*



\* HIU located here on plot 99 only

## Dimensions

**Total Area: 74.08 sq m / 797 sq ft**

All measurements are length x width

### KITCHEN/DINING/LIVING ROOM

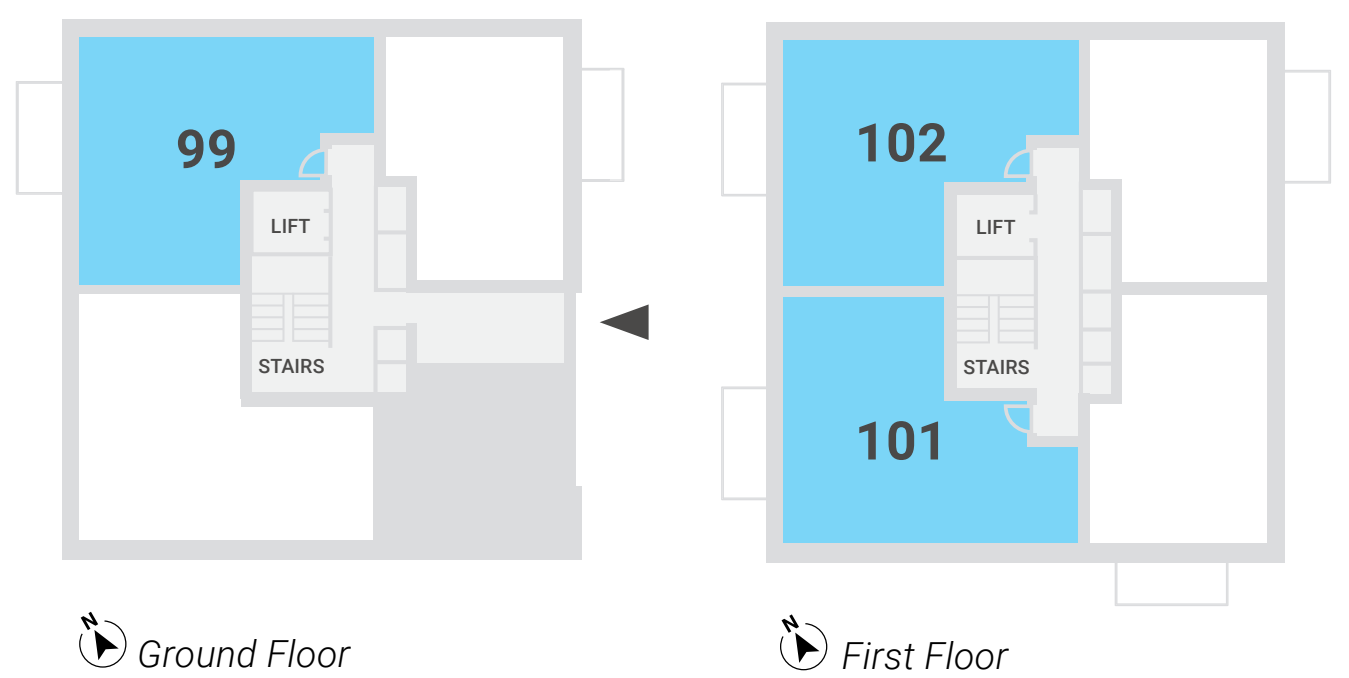
4.18m x 5.69m    13'9" x 18'8"

### BEDROOM 1

3.71m x 3.41m    12'2" x 11'2"

### BEDROOM 2

5.68m x 2.88m    18'8" x 9'5"



Ground Floor

First Floor

**Key** FF Fridge/freezer    DW Dishwasher    WD Washer/dryer    HIU Heat Interface Unit    W Wardrobe

The floorplans shown are for approximate measurements only.

**Read more >**



Image depicts a typical Legal and General Affordable Homes property and is indicative only.



# Specification

## Kitchen

- Contemporary matt cashmere kitchen with chrome handles with soft close and under unit lighting
- Laminate worktop with matching upstand
- Glass splashback to hob
- Stainless steel single sink with chrome tap
- Electric single oven, induction hob and cooker hood
- Integrated fridge/freezer
- Freestanding washer dryer to Utility cupboard

## Bathroom & Ensuite

- Contemporary white bathroom suite comprising bath, WC, basin with chrome mixer tap
- Shower over bath with glass shower screen
- Large format wall tiling to bath and half height tiling to all other walls
- Chrome heated towel rail

## Flooring

- Amtico wood effect flooring to hall, kitchen/living/dining, bathroom and ensuite
- Twist pile carpet to bedrooms

## General

- Composite double glazed windows
- Walls, ceilings, architraves and skirtings painted white
- White flush internal doors with chrome ironmongery
- Wardrobe with sliding doors to bedroom one
- Communal boiler with Heat Interface Unit within each apartment served by white contemporary radiators
- Sprinklers to individual apartments
- NHBC 12-year build warranty





# Specification

## External/Communal

- Floor tiling to entrance lobby
- Carpet to communal corridors
- Lift to all floors
- One allocated parking bay. Please ask the Sales Consultant regarding EV charging facilities.
- Video entry system
- Bin store and cycle store
- Post boxes in lobby
- Residents Gym
- Concierge

## Electrical

- Downlights to kitchen, living/ dining, bathroom and ensuite
- Pendant lighting to all other areas
- White sockets and switches
- TV point to living room
- Communal satellite dish\*
- Telephone point to utility cupboard, lounge and bedroom one
- Smoke and heat detectors
- Mechanical Ventilation with Heat Recovery
- Extractor fan to bathroom
- Shaver socket to bathroom

\*Connection to services subject to purchaser subscription

## Car Club & Travel Incentive

- Each household will receive a 2-year free membership plus £50 free drive time credit with Enterprise Car Club
- Each household to be offered two of the three following incentives, to be selected by residents on occupation of their new home:
  1. Oyster card with £150 prepaid credit.
  2. Cycle shop voucher to the value of £150.
  3. Car club credit to the value of £150.



Image depicts a typical Legal and General Affordable Homes property and is indicative only.





# Shared Ownership explained

## Your essential guide to all things Shared Ownership with Legal & General

### **How does Shared Ownership work?**

At Ridgeway Views, you can buy an initial share between 25% and 75% of the home's full value and pay a subsidised rent on the remainder. You can purchase further shares (up to 100%) as your circumstances change. Your annual rent is charged at 1.6% of the residual value of your home on 1 bedroom apartments and 2.4% on 2 bedroom apartments. The rent is reviewed annually each April and is capped at RPI (Retail Price Index) from September of the previous year +0.5%.

### **Am I eligible for Shared Ownership?**

Ridgeway Views is subject to annual household income caps which vary between £41,562 and £65,087 per annum.

These caps are applicable based on Priority Groups. You can use Shared Ownership to buy alone or with another person as long as your joint incomes don't exceed the maximum earnings bracket. This development has eligibility criteria around where you live and / or work. Please speak to the Sales Consultant for further details.

### **What other charges will be payable?**

Alongside paying a mortgage on the share you've bought, you'll also pay rent on the share you don't own. Plus, there is a service charge to cover maintenance of the building and an estate management charge to maintain the landscaped areas. This also includes your access to the residents' gym and concierge service.



# Shared Ownership explained

## Can I buy additional shares in the property?

Yes, you can. This is known as 'staircasing'. When you buy more shares in your home, your home is re-valued and you buy the shares at the current market value, at the time you are buying the shares. You can staircase up to 100%.

## Is it cheaper than renting?

Shared Ownership can be cheaper than renting privately as the mortgage cost and low rent usually add up to less than the equivalent rental payments to a landlord.

## What if I already have a home?

If you already own a property you would need to have confirmed the sale of your home when you apply

to buy via Shared Ownership. Your application would be assessed based on your housing need for you to be considered for Shared Ownership.

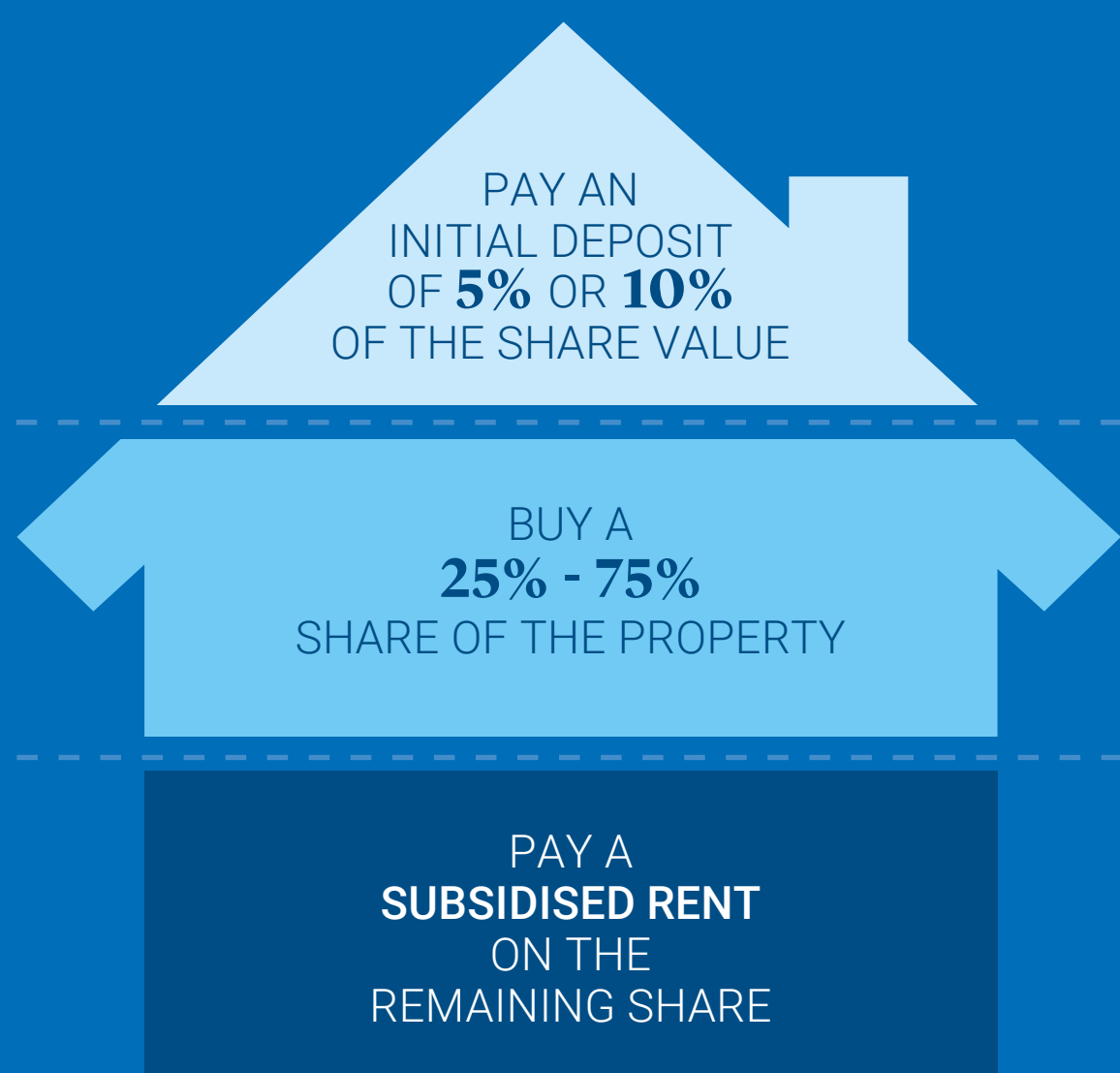
## Will I need a deposit?

Yes, you still need a deposit, but only on the percentage of the property you are buying. Deposits are typically 5% or 10% of the share value.

## We're here to help

If you're interested in viewing or applying for a property, or if you simply have some more questions around Shared Ownership, visit [www.landgah.com](http://www.landgah.com)

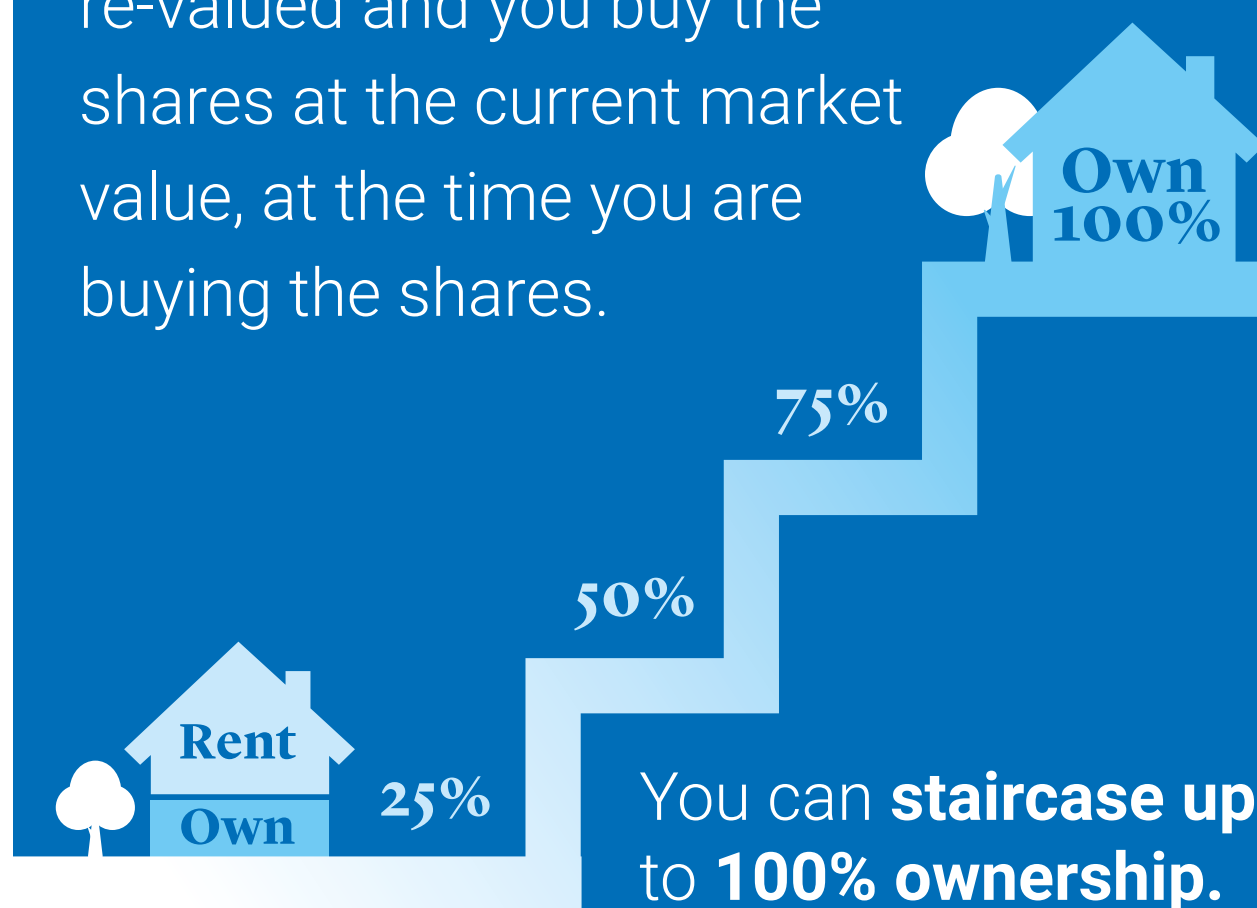
## Breakdown example of buying a new home at Ridgeway Views



## Buying more shares

### Staircase your way to owning **100%**

When you buy more shares in your home, your home is re-valued and you buy the shares at the current market value, at the time you are buying the shares.



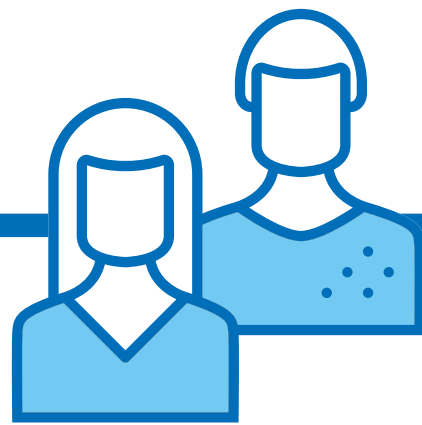
[READ MORE](#)

# A step by step guide to owning your own home

Find a Legal & General Shared Ownership property you'd like to buy and follow our step by step guide to turn your home-buying dreams into reality.

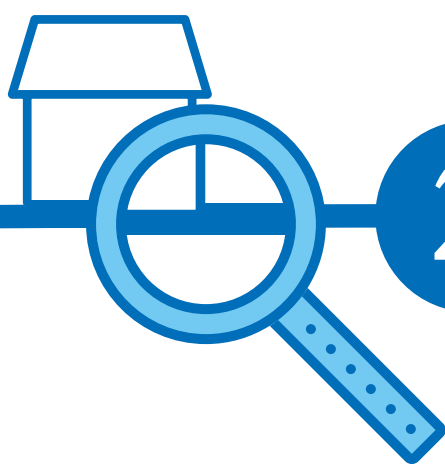


1



Book an appointment and **come and see us** in person or online

2



Find your dream home

3



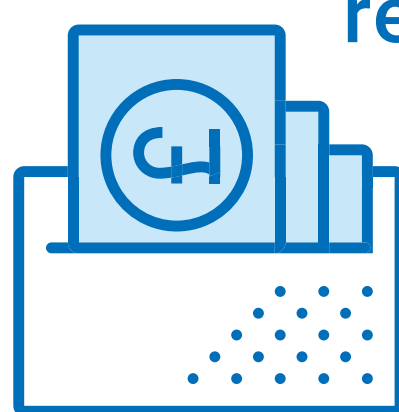
Speak to our recommended **mortgage broker** to see how much of the home you can buy

4

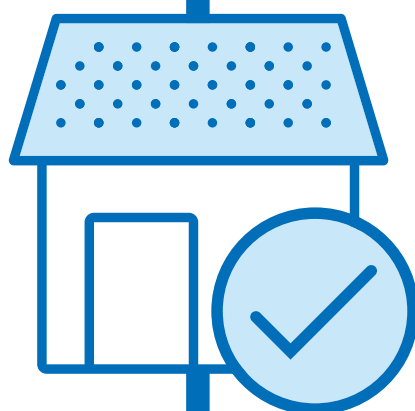


Complete your application and reservation paperwork

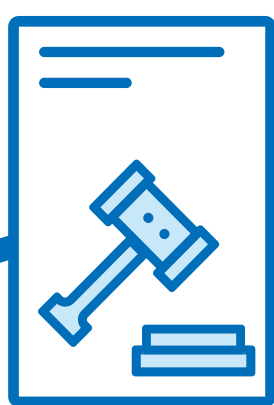
5



Pay your reservation fee

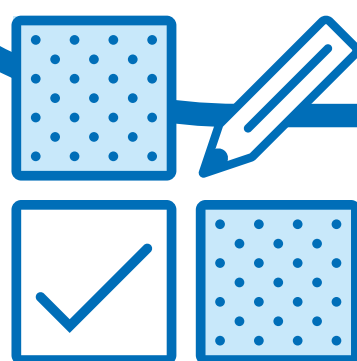


**6** Reserve your home



**7** Instruct a solicitor and begin your legal paperwork

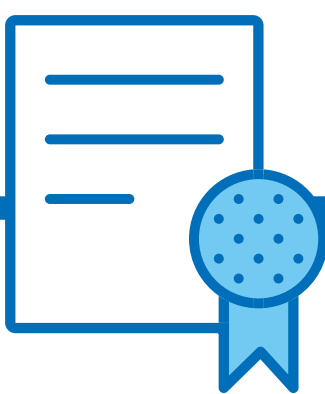
**8** Complete your mortgage application



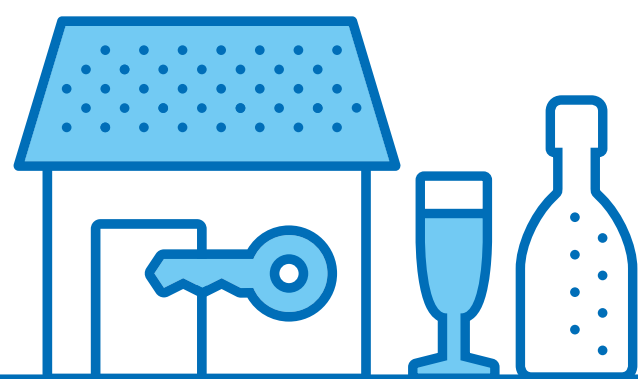
**9** Once your valuation is done, receive your mortgage offer



**10** Sign the Contract lease and pay your deposit



**11** Exchange Contracts



**12**

**Congratulations** Complete and receive your keys and celebrate!





# Enjoy your new home, your way

## People come first. It's been the Legal & General way for almost 200 years.

Legal & General began in a coffee house on London's Chancery Lane back in 1836. Almost 200 years later we are investing in new homes for all ages, social groups and housing tenures.

The shortage of housing in the UK, and high deposits required to buy a property outright, mean many people can't afford a new home. That's why our aim is to better people's lives by offering opportunities to those who need a helping hand. Whether it's a first-time buyer, young

couple or growing family, it's important that everyone has a safe and secure space to call their own.

Our mission is to become the leading private affordable housing provider in the UK and to make a positive difference to the affordable housing sector. As a company, we have never stopped moving forward, but our position of being a byword for reliability, integrity and trust. is one we will never move from. That's why our key principles underpin everything we do...



# Our key principles



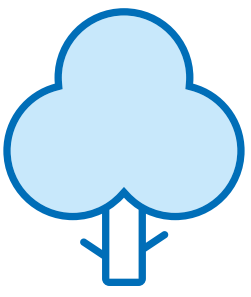
## Quality

We aim to bring you the best possible experience in every aspect of your new home. That's in location, design, finishes, environment and, above all, value.



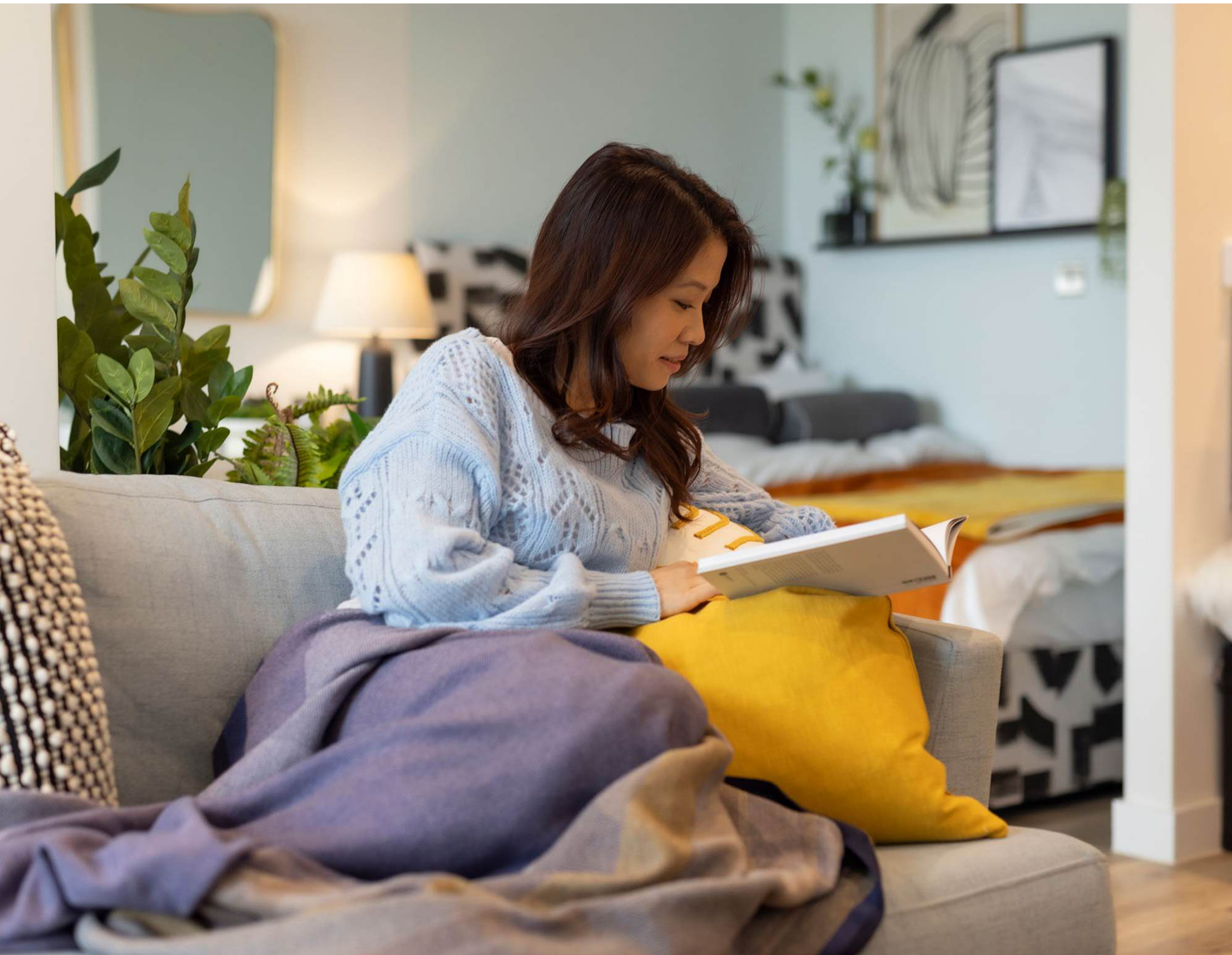
## Customer Service

We're committed to providing first-class customer service, from the moment you arrive to when you open the door of your new home.



## Sustainability

We work to minimise the environmental impact of what we do. That means reducing carbon emissions, using renewable materials and following sustainable design and building processes.





# Ridgeway Views

THE RIDGEWAY, MILL HILL, LONDON NW7 1AA

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**020 3966 3176**

[landgah.com/ridgeway-views](https://landgah.com/ridgeway-views)

**GET MOVING TODAY**

**Whilst every effort has been made to ensure that the information contained in this brochure is correct, it is designed specifically as a guide.**

We take every care to ensure that the correct information is provided. The company employs a policy of continuous improvement and reserves the right to alter or amend the specification at any time and is subject to change. Details are correct at the time of going to print.

The floorplans shown are for approximate measurements only. Exact layouts, dimensions, entrance and position of windows and doors may vary between plots. All measurements may vary within a tolerance of 5%. Furniture, kitchen and electrical layouts are indicative only and subject to change. Please ask your Sales Consultant for further information. Computer generated images are for illustrative purposes only – plot specific elevations may vary. LGAH-RW-280224