



Millbrook Park Messenger Summer 2018



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MILLBROOK
PARK

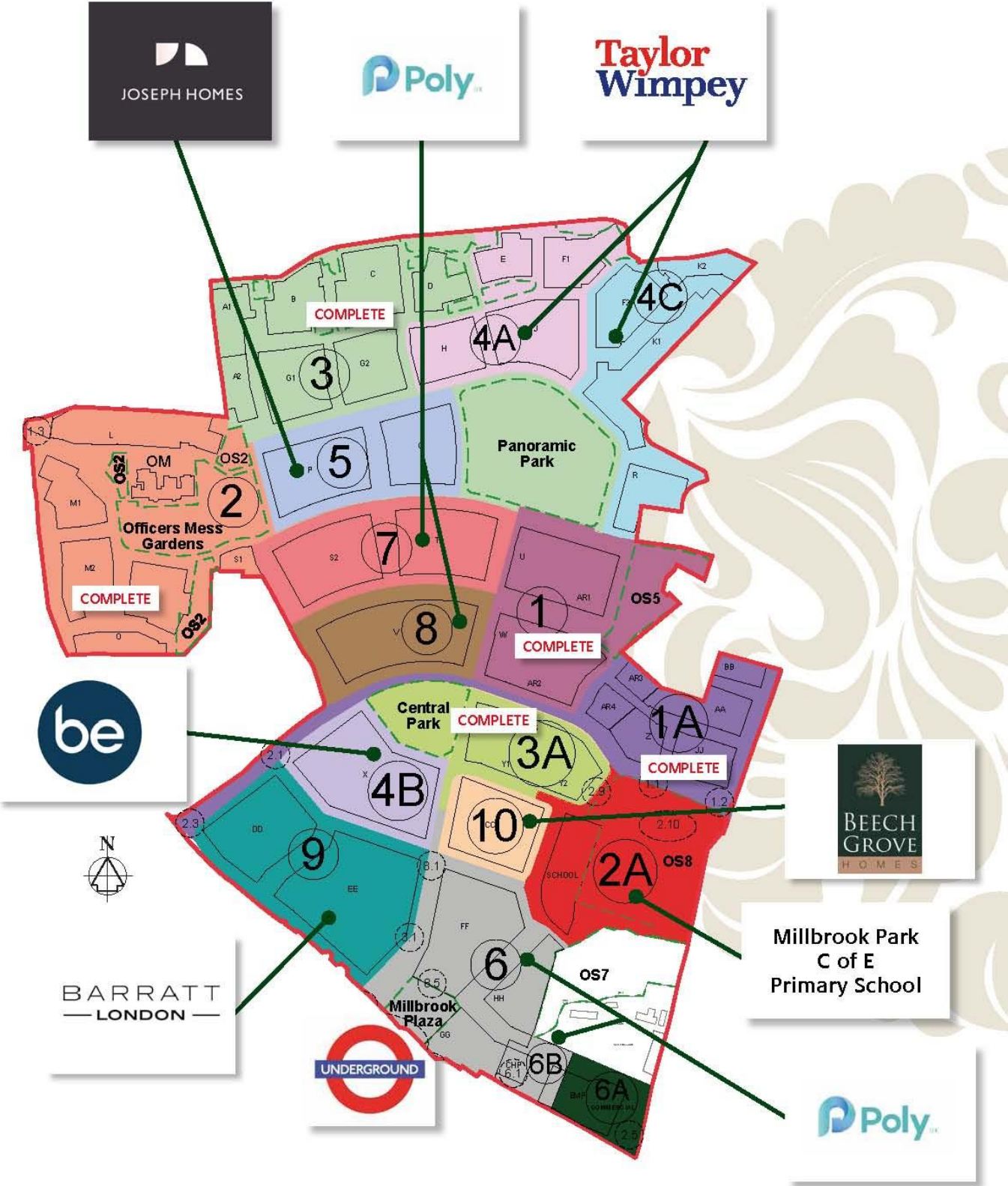
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MILLBROOK PARK

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Millbrook Park will be developed in 14 phases with expected completion of the 2240 apartments and houses in 2024



News Update



Since works began at Millbrook Park in December 2011, major progress has been made in turning the initial vision into homes for thousands of new residents and creating a new community.

The picture above shows the final phase of demolition has begun following the relocation of services from London Borough of Barnet's depot opposite Mill Hill East station.

Having begun work on forming Millbrook Park in late 2011 we now start to see real progress. At the time this newsletter was published 610 dwellings had been completed and occupied with a further 80 expected to complete by December 2018.

All 14 development parcels have now been sold and activity on Millbrook Park will increase markedly over the next 4 years.

New homes are currently being offered by Be Living, Countryside Annington and Taylor Wimpey. Interest is high and purchasers are making the decision to move to Millbrook Park.



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News Update



INGLIS CONSORTIUM COMPLETES SALE OF LAST RESIDENTIAL PHASES AT MILLBROOK PARK TO POLY GROUP

The final phases of the former army barracks in Mill Hill are set to be redeveloped into new homes following the sale of 11.8 acres by The Inglis Consortium to international property developer Poly Real Estate Group Co. Ltd. With a pipeline of developments across Australia, the United States and China, Poly Real Estate's UK arm will develop 706 residential units including 134 affordable residences and 1,400m² of associated commercial/retail space.

The sale is part of the total transformation of the former Inglis Barracks in Mill Hill into a new sustainable community. Millbrook Park has a planning consent for 2,240 new homes, a primary school, local shops, a district energy centre and 14.8 acres of open spaces including six acres of public parks.

Poly Global Managing Director Arthur Wang, said: "This is quite a significant acquisition for Poly Real Estate Group as our first development site in the United Kingdom. The site has been strategically selected due to its close proximity to many popular schools, as well as benefitting from excellent transport links and fantastic amenities. We are proud to be a part of this impressive development site and the thriving community which will call Millbrook Park home."

"We look forward to working closely with the Inglis Consortium LLP, the London Borough of Barnet and local stakeholders to ensure the delivery of high quality, sustainable homes and new office and retail facilities that will benefit the entire community."



News Update



Barratt London secures phase 9 at Millbrook Park

Barratt London will soon be starting construction work on the ninth phase of Millbrook Park, delivering a further 355 homes for the masterplan, including 58 affordable homes, alongside 4,500 sq ft of commercial space and a new plaza square.

The new scheme is located directly opposite Mill Hill Underground Station, approachable via new public square Millbrook Plaza. As such, Barratt London's long-term aspiration for the development is to provide a new gateway for the completed masterplan, integrating it into the wider Mill Hill area with public and private landscaped areas providing a route through the scheme.

The first homes are anticipated to launch in early 2019, with a mix of one and two bedroom apartments, as well as 10 three and four bedroom townhouses.

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News Update



Sanctuary Homes secures phase 10 at Millbrook Park

Sanctuary Homes has completed the purchase of Phase 10 at Millbrook Park at the end of September. Sanctuary's successful bid was for 110 units, comprising a mix of one and two-bed apartments and three-bed houses, either for shared ownership, affordable rent or private market. A planning application has been made to LBB to finalise the design of the phase.

The design outlined that the family houses will have their own private gardens and all apartments will have their own private terrace or balcony. A communal landscaped courtyard will also be overlooked by the homes while a children's play area and seating areas have also been proposed.

Jacque Agyemang-Johnson, Sanctuary's senior development manager – London, said: "We are excited to have been successful in our bid for the Millbrook Park development and look forward to delivering these new homes."



Taylor Wimpey



Taylor Wimpey announces the launch of a new showhome at Millbrook Park

To help prospective buyers get a feel for the new homes at Millbrook Park, Taylor Wimpey North Thames has announced that it will be opening a brand new showhome in July 2018. The four bedroom Wilson has been expertly fitted out by Show Business Interiors and will provide house hunters with the opportunity to visualise themselves in a new home at this development.

The Wilson has been designed with modern living in mind and offers a flexible, open plan layout over four floors. There is also plenty of outdoor space and, as well as a good sized garden, a top floor roof terrace provides an ideal space for entertaining guests during the summer months.

Jack Costello, Sales and Marketing Director for Taylor Wimpey North Thames, said: "We understand how important it is for people to see a new home before they commit to buying one and our brand new Wilson showhome will give house hunters the opportunity to really picture themselves living at Millbrook Park. We have a range of properties available to suit first time buyers, growing families and downsizers alike, and offer a number of incentives that can help make a move to a new home at Millbrook Park easier than many people might have thought. I'd encourage anyone interested in finding out more to pay us a visit and see for themselves what this exciting development has to offer."

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**Taylor
Wimpey**



Image of typical lounge



Image of typical kitchen

As well as the new Wilson showhome, visitors to Millbrook Park will also be able to look around a five bedroom Sinclair view home and a two bedroom show apartment.

Millbrook Park is a brand new community which, when complete, will offer a range of community facilities and large areas of public open space. A brand new primary school is already open at the development and its close proximity to London by train makes it a popular choice for both families and commuters looking for value for money outside of the capital. A brand new Panoramic Park, complete with play area and impressive views towards London, opened in April 2018.

Taylor Wimpey currently offers a range of two bedroom apartments at Millbrook Park priced from £570,000 and four bedroom houses from £889,950. Both first and second time buyers can benefit from Help to Buy London, through which selected apartments can be secured with a deposit as low as 5%. Taylor Wimpey's Part Exchange and Easymover incentives are also available at Millbrook Park and can help those with a home to sell.

Further information about the development, and the homes and incentives available, can be found online at www.taylorwimpey.co.uk, or by calling 02036 759414. Alternatively, home hunters can visit the Sales Information Centre at Millbrook Park which is located off Henry Darlot Drive, Mill Hill, London, NW7 1NP, and open daily from 10am to 5.30pm.

A two bedroom show apartment and a five bedroom view home are available to look around now and the new Wilson showhome will open in July 2018.

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Premium homes with excellent amenities at The Claves

A tranquil parkland setting, outstanding design, excellent residents' facilities and quick access to central London: The Claves has it all. This collection of contemporary apartments, penthouses, duplexes and townhouses from developer EcoWorld London (previously Be), designed by award-winning architects Broadway Malyan, is part of the thriving new community at Millbrook Park in Mill Hill.

Residents of The Claves benefit from amenities in tune with modern lifestyles, including a dedicated concierge, residents' lounge, games room and fully-equipped private gym. An allocated parking space in the secure underground car park is included with each home.

The Claves is located just three minutes' walk from Mill Hill East underground station; commuting to central London and the City is very easy with a journey time of just 21 minutes to Euston, 23 minutes to King's Cross and 32 minutes to Bank.

Each of the one and two-bedroom apartments has its own private balcony or terrace, and many are dual aspect with two balconies for full enjoyment of the private gardens and parkland. The homes offer exceptional luxury and comfort, from the airy open-plan living area to the contemporary high-end Leicht kitchen. Higher-than-usual ceilings that enhance the space, underfloor heating and ample storage space are evidence of the careful consideration behind the design of these homes.

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The Collection, a limited selection of individually-designed duplexes and penthouses, offers an enhanced specification and raises the already elevated standard of The Claves to new heights. Every detail has been carefully considered to create harmonious and welcoming homes. These spacious homes extend up to 1,700 sq ft and some feature wraparound terraces with panoramic views towards the City.

Prices at The Claves start from £425,000 for a one-bedroom apartment, £650,000 for a two-bedroom apartment and from £935,000 for homes in The Collection.

For further information and to arrange a viewing, please contact the Sales & Marketing Suite on **020 8168 0377** or visit www.ecoworldlondon.com.

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Joseph Homes brings contemporary Georgian style to Millbrook Park

Joseph Homes is excited to start work on No.1 Millbrook Park, which will offer 144 beautifully crafted new homes inspired by the elegance of Georgian architecture and reworked in a contemporary style. Coming soon, this new phase of Millbrook Park is designed with a premium specification and timeless design carefully thought out to meet the needs of modern lifestyles.

Providing a mix of three and four bedroom townhouses and one and two-bedroom apartments, homes will have views over the Panoramic Park to one side and the Officers' Mess Gardens to the other. Taking the perennially popular style of the Regency era as a starting point, award-winning architects 3D Reid have adapted the classical principles into modern design.

Properties of up to four storeys in height use the simple elegant lines and proportions of Georgian architecture, however the materials and details have been updated to reflect a more modern aesthetic. The townhouses, which come in semi-detached pairs or short terraces, have a base of cream concrete instead of a traditional white rendered plinth. Facades are of light buff brick, 'mansard-style' flat roofs are covered in anodized metal cladding and windows and balconies are aluminum framed.

The townhouses are set along a sweeping crescent shaped street that is predominantly south-facing, which maximizes natural light to the interiors of the homes. Each townhouse has an integrated garage, good-sized double bedrooms with en suite shower rooms, a first floor terrace and an enclosed rear garden.

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The apartments are set around a landscaped central courtyard garden that has grassed areas and spaces for children to play. Apartments come in a variety of layouts featuring recessed balconies, open plan kitchen and living spaces and a high quality specification, while residents have access to secure underground parking.

Help to buy will be available on select units. For more information and to register interest in No.1 Millbrook Park by Joseph Homes, please email: hello@josephhomes.co.uk or call 020 7499 7272.

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COUNTRYSIDE

Places People Love



ANNINGTON



Last few remaining.

Introducing The Mount, Millbrook Park a highly anticipated development offering a new collection of stylish, contemporary homes situated in an elevated position within walking distance of Mill Hill East tube station in sought after Mill Hill NW7.

Every home at The Mount has been meticulously designed, making the most of natural daylight, providing superb views of the countryside and parkland surroundings, resulting in new houses and apartments you'll be proud to call home.



Comprising a superb range of contemporary 1 and 2 bedroom apartments and 3 and 4 bedroom luxury townhouses, set around landscaped courtyards, The Mount is set to become one of the most desirable new addresses in Mill Hill.

The last of the luxury 3 & 4 bedroom houses are now available, so be sure to register your interest today by calling 0208 023 5441 to ensure you don't miss out.

**The Marketing Suite is now open Thursday to Monday, 10am-5pm
The Mount, Maurice Browne Avenue, Off Morphou Road, Mill Hill,
NW7 1ED. Or visit www.themount-millbrookpark.co.uk**

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An estate management company, Millbrook Park Residents Management Company, has been set up to manage the majority of roads together with the Parks and areas of landscaping within Millbrook Park.

The Manco employs an estate management company, Mainstay Residential, to carry out day to day management of the Millbrook Park Estate. We have a resident Estate Manager who manages landscaping contractors, maintenance contractors and parking in the areas being managed by Mainstay.

All properties within Millbrook Park pay an annual estate management charge towards the cost of estate management.

For further details contact Mainstay Residential at millbrookparkestatemanager@mainstaygroup.co.uk

Estate Management Enquiries

Contact: Matt Knight – Millbrook Park Estate Manager

T: [0773 436 6337](tel:07734366337)

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Officers Mess Gardens

The Officers Mess Gardens in the north eastern corner of Millbrook Park is now open to all residents . The gardens frame the Officers Mess which has been converted to 15 dwellings.



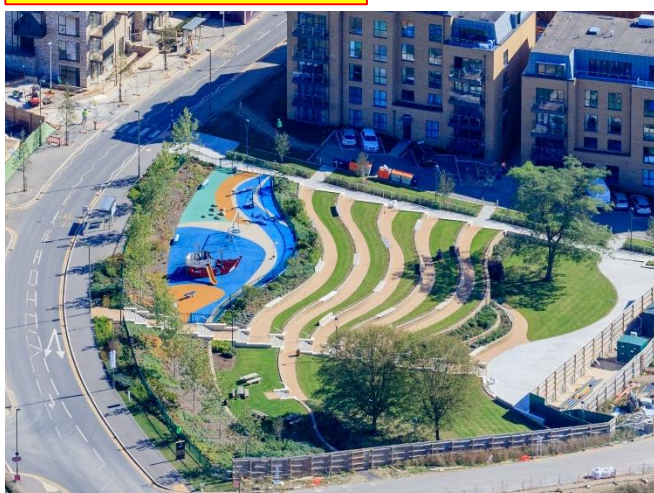
This park is one of 4 being constructed to benefit residents of Millbrook Park.

The Civic Square, to be known as Millbrook Plaza, will be completed by Spring 2020. This important landscaped area is situated opposite Mill Hill East station and will provide the gateway into Millbrook Park .



The retail and commercial centre of Millbrook Park will be in buildings surrounding Millbrook Plaza. The current programme for delivery of these facilities will be in 2020. The make up of the retail element will be determined by market forces but it is expected that it may include restaurants, shops and office space.

Central Park



Central Park has now opened to public use and has been well received by Millbrook Park residents.

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Panoramic Park

Panoramic Park is situated in the north of Millbrook Park adjacent to phases 3, 4a, 4b, 5 and 1. The Panoramic park is now fully open to use by residents. The park contains play areas and large grassed informal games area.



MILLBROOK PARK C.E. PRIMARY SCHOOL

"There is a great energy at Millbrook Park School to our learning that influences our curriculum, sporting aspirations, music and daily life. Underpinning all that we do is our Christian faith and commitment to the Convention for the Rights of a Child. Our children are joyful risk takers, curious learners, intelligent thinkers, polite servants who support and are supported by one another."

As a community of parents, friends, school staff and governors we are aspiring to nurture a child who can stand tall in the world that they inhabit. Without doubt their future world will be very different to ours but if we walk together and see our common duty is to equip our children spiritually and with as many resources as possible. And when it is their turn, they too will take on the duty of supporting tomorrow's children."

Anthony David, Executive Head Teacher

Nicola Dudley, Head of School

millbrookparkschool.lidsact.org



In September 2015 Millbrook Park School were delighted to open their brand new, state of the art nursery. Following the opening of the school in 2014, it had taken an additional twelve months to finalise the nursery's development to ensure that what it offers is the best available for your child, not just in the area but across London. They have invested nearly £100,000 in doing this - by far our biggest capital investment to date. They issue the following invitation to parents "Please come and visit".

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