



Millbrook Park Messenger Spring 2019



www.millbrookpark.com

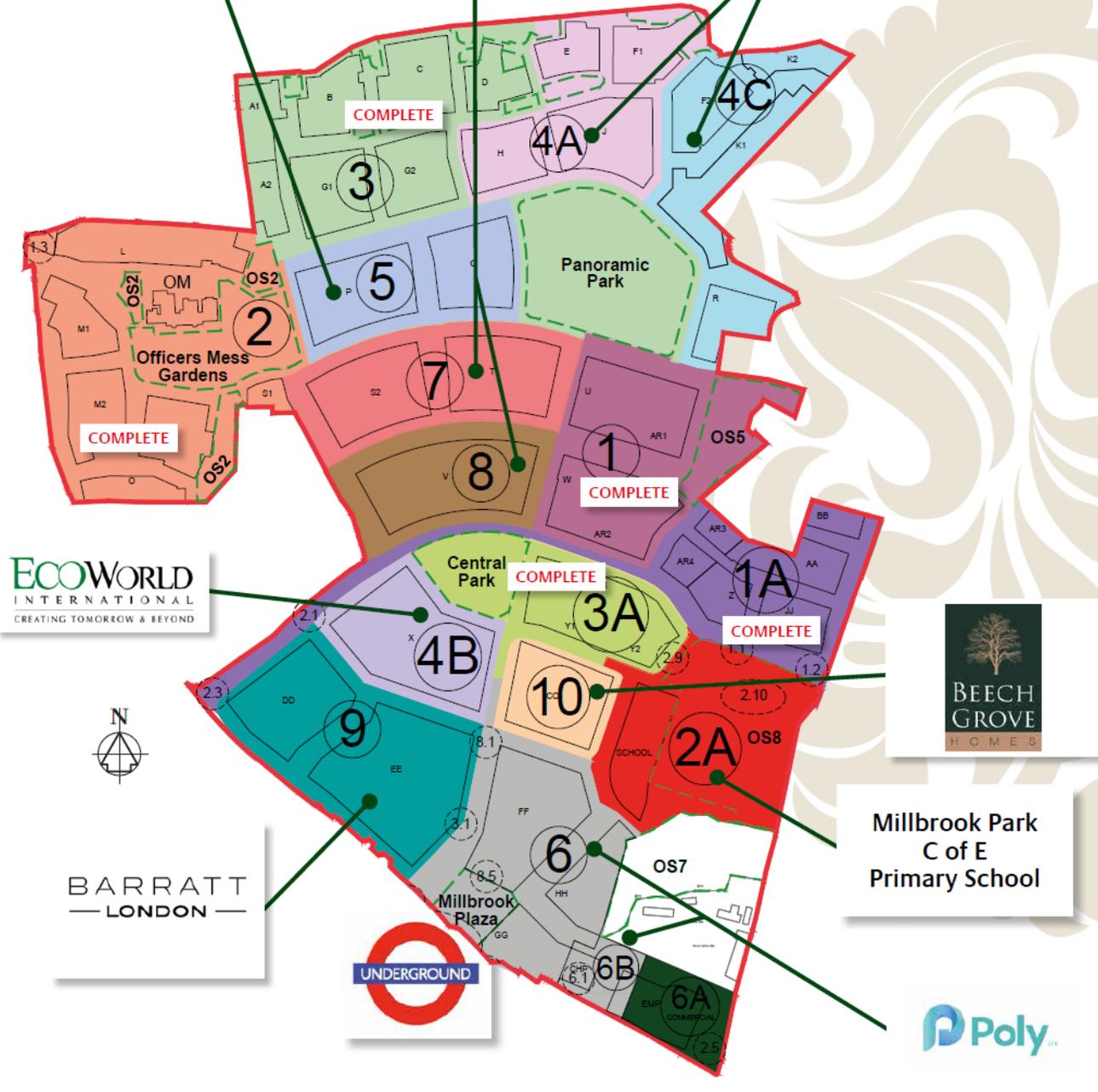
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Millbrook Park will be developed in 14 phases with expected completion of the 2240 apartments and houses in 2024



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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 been completed 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 650 dwellings had been completed and occupied with a further 80 expected to complete in 2019.

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 Eco World London and Taylor Wimpey, with new releases due in 2019 by Joseph Homes and Barratt. Interest is high and purchasers are making the decision to move to Millbrook Park.





Taylor
Wimpey



Taylor Wimpey releases new phase of homes at Millbrook Park

Taylor Wimpey North Thames is excited to announce the launch of a new phase of three, four and five bedroom houses at Millbrook Park, with prices starting from £730,000. The new phase includes a choice of house types with a variety of different layouts to suit young couples, growing families and downsizers alike. A range of incentives are also available to help existing homeowners to make a stress free move to Millbrook Park, including Taylor Wimpey's easymover scheme through which the housebuilder will manage the buying, selling and moving process and will even pay a contribution towards estate agent fees.

Located in the leafy suburb of Mill Hill, the homes at Millbrook Park are surrounded by areas of green open space. A Panoramic Park offering impressive views towards the London skyline, opened in spring last year for the use of both residents and the local community. With a choice of primary and secondary schools and Mill Hill East train station close by, Millbrook Park is ideally located for families and commuters who need easy access to the capital.

Jack Costello, Sales and Marketing Director at North Thames, said: "We're delighted to announce the launch of our new phase of homes which will give prospective buyers further opportunities to join the growing community at Millbrook Park. We have an excellent choice of houses, all of which benefit from an impressive square footage, and I would encourage anyone interested in finding out more to pay us a visit to see for themselves everything that Millbrook Park has to offer."

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Taylor
Wimpey



There is a four bedroom Taylor Wimpey show home open for visitors to look around to help people to visualise what it could be like to live at Millbrook Park. A model of the new phase is available to view at the Millbrook Park development and is located in the Taylor Wimpey Sales Information Centre to help people to see what the development will be like when it's complete.

Further information about the Taylor Wimpey homes at Millbrook Park, as well as the incentives available, can be found online at www.taylorwimpey.co.uk, or by calling 02036 759414. Alternatively, home hunters can visit the Taylor Wimpey Sales Information Centre at Millbrook Park which is located off Henry Darlot Drive, Mill Hill, London, NW7 1NP, and is open daily between 10am and 5.30pm, except for Friday which is 11.30am and 5.30pm.

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Indicative image

Phase 2 launching early 2019 at The Claves

Work is advancing well at The Claves, with the Apartments in Phase 1 nearing handover and Phase 2 due to launch soon which will see the release of our Mews House and Townhouse Collection.

Designed by award-winning architects Broadway Malyan and set in a tranquil parkland just 21 minutes* from the hustle and bustle of central London, residents' of The Claves have it all. Premium amenities include a dedicated concierge to greet your guests and handle your parcels, a residents' lounge, fully-equipped private gym and bookable games and media room, perfect for entertaining.

Homes at The Claves offer exceptional luxury and comfort, from the open-plan living area, to high-end Leicht kitchens and private outdoor space, many with views of the secluded gardens and parkland. 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.



ECOWORLD
INTERNATIONAL
CREATING TOMORROW & BEYOND



Indicative image

Product is available to suit all tastes and styles, from One & Two-bedroom Apartments to Penthouses, Duplexes, Mews Houses and Townhouses. The Collection is also on offer, a bespoke and limited selection of properties offering up to 1,700 sq ft, some with wraparound terraces and panoramic views towards the City.

Prices at The Claves start from £425,000 for a One-bedroom Apartment with Help to Buy available, £650,000 for a Two-bedroom Apartment and from £940,000 for homes in The Collection.

For further information and to arrange a viewing, including our new 2 bedroom show apartment, please contact the Sales & Marketing Suite on [020 8168 0377](tel:02081680377) or visit www.ecoworldlondon.com.

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Left to right :- Councillor John Harte, Mayor of Barnet Councillor Reuben Thompstone and Joseph Rajah, Managing Director of Joseph Homes.

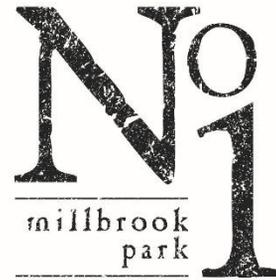
MAYOR LAYS FIRST BRICK AT NO.1 MILLBROOK PARK

Work is well underway at No. 1 Millbrook Park and to mark the beginning of construction, Joseph Homes invited the Mayor of Barnet, Councillor Reuben Thompstone to lay the first brick of the new homes.

Located on the original marching parade ground of Inglis Army Barracks, the new homes at No.1 Millbrook Park are inspired by the elegance of Georgian architecture, but reworked with a contemporary style. Properties of up to four storeys in height use the simple elegant lines and proportions of Georgian architecture, whilst materials used and details within the homes have been updated to reflect a more modern aesthetic.

Once built, the development will consist of 144 beautifully crafted new homes, comprising of 111 one and two-bedroom contemporary apartments, and 33 three and four-bedroom townhouses. Phase one is due to launch in Spring 2019.

During his visit, the Mayor of Barnet, Councillor Reuben Thompstone, commented: "I am thrilled to have been invited to lay the first brick at No.1 Millbrook Park. It was a pleasure meeting the team involved in the production of the development. This is a very exciting time for Millbrook Park, and I cannot wait to see the finished product."



Artist impression

With a strong set of principles ensuring innovation and creativity are at the heart of everything they do, Joseph Homes is passionate about developing differently. No. 1 Millbrook Park is no exception, offering a boutique collection of contemporary homes with a Regency style twist.

Set along a sweeping crescent shaped street, the townhouses are predominantly south-facing, maximising natural light inside the homes. Each townhouse will have an integrated garage, good-sized double bedrooms with en-suites, a first floor terrace and an enclosed rear garden. The apartments are set around a landscaped central courtyard garden with grassed areas for children to play on. Apartments will come in a variety of layouts featuring recessed balconies, open plan kitchen and living spaces and a high-quality specification, while residents will 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 visit www.no1millbrook.co.uk or call [020 8712 4265](tel:02087124265).

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Millbrook Plaza



Indicative image

Work on Millbrook Plaza are well under way and this civic square will open in 2019. Millbrook Plaza form the southern entry into Millbrook Park and forms an interface with Mill Hill East Station. The Plaza will provide a setting for retail units on the northern and western sides. The Plaza also houses the Millbrook Park Energy Centre which provides district heating to approx. 1500 units across the central and southern areas of Millbrook Park.

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.



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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BARRATT
HOMES



Indicative images



Barratt London launching this spring at Millbrook Park

Barratt London's collection of one and two-bedroom apartments and three and four-bedroom houses will be ready to move into from late 2019.

These spacious homes have been designed with comfort and style in mind, with floor to ceiling windows and a private balcony, terrace or garden. Designed to suit both professional couples and young families, every detail has been considered to make enjoying the space as effortless as possible.

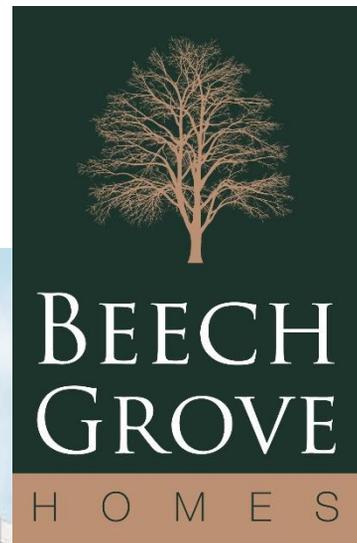
All apartments are eligible for the Government-backed London Help to Buy scheme meaning a village lifestyle in zone 4 could be more affordable than you think.

The properties are located on Bittacy Hill just a 2-minute walk from Mill Hill East tube station (zone 4), which offers direct links to Bank in just 27 minutes and Waterloo in 36-minutes.

For further information about the development and to receive details on the launch event in spring visit

www.barrattlondon.com or call 0330 057 6666 to register your interest.

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Indicative image

Coming Soon - Millbrook Square by Beech Grove Homes

Beech Grove 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 approved by London Borough Barnet and construction work will begin in February 2019.

The design allows for the family houses to 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.

Jacquie 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."

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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."



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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