L&Q at
MILLBROOK
PARK
L&Q

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.

Computer generated image. For indicative purposes only.

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.

Mill Hill Broadway's shopping

The Dollis Valley Greenwalk

Mill Hill Golf Club

Artsdepot

Virgin Active

The Bohemia

Computer generated image

Sports

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

Virgin Active Gym

0.3 Miles*

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.

Mill Hill Golf Club

2.8 Miles*

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.

artsdepot

2.0 Miles*

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.

The Bohemia

2.0 Miles*

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.

Mill Hill Viewpoint

5.7 Miles*

Shopping

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

Brent Cross

2.8 Miles*

*Distances taken from www.google.co.uk/maps

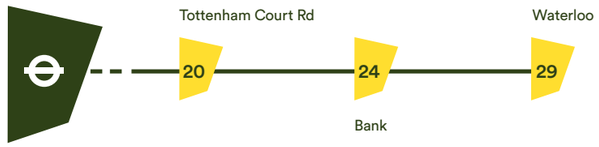
Get anywhere and everywhere

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.

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

Computer generated image

Specification

Kitchen

Modern kitchen cabinets with a complementary worktop and matching upstand

Full height stainless steel splashback behind the hob

Under cupboard lighting

Stainless steel 1.5 bowl sink with accompanying chrome mixer tap

Fully integrated appliances including oven, ceramic hob, fridge/freezer, dishwasher and integrated extractor

Bathroom

Modern white sanitaryware including semi-recessed basin with chrome basin tap

Floor mounted WC with concealed cistern

Chrome dual flush plate for water efficiency

Full height mirror

Steel bath with bespoke bath panel

Chrome towel radiator

Homes without an en suite will include a shower screen over the bath, chrome bath mixer tap, thermostatic shower valve with overhead shower and hair wash attachment

Homes with an en suite will include a bath mixer tap with hair wash attachment mounted at low level.

En Suites

Modern white sanitaryware including semi-recessed basin with chrome basin tap

Floor mounted WC with concealed cistern

Chrome dual flush plate

Fitted mirror

Steel bath with bespoke bath panel

Chrome towel radiator

White shower tray with fixed shower screen/ sliding door

Thermostatic mixer valve with shower head and hair wash attachment

Bedroom

Fitted carpet

Sliding wardrobe to Bedroom 1

Wall & Floor Finishes

Cameo White emulsion painted walls and ceilings

Cameo White satin architraves and skirting boards

Amtico flooring to hallways and kitchen/living/ dining areas

Ceramic large format floor and wall tiles to bathrooms and en-suites

Heating, Electrical & Lighting

Underfloor Heating sourced by onsite CHP heating system (subject to supply agreement)

Low energy white LED downlights to hallways/ kitchen/dining/living area and bathrooms

Pendant lights to bedrooms & store cupboards

Satin chrome switches and sockets. Double sockets to include USB charging where applicable

White shaver point in bathrooms

Provision for Sky Q (subscription will be required)

Mains operated ceiling mounted smoke/heat detector

General

Free standing washer/dryer located in store cupboard

White internal doors

Chrome door furniture

Private garden, balcony or terrace every home

Video door entry system

Communal bicycle storage for every home

NHBC 12-year Warranty

Car parking allocated to every home

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.

Site plan

Key

- Shared Ownership
- Shared Ownership & Market Sale
- Market Sale
- Affordable Rent
- ☆ Show Apartment

Site plan and plot locators

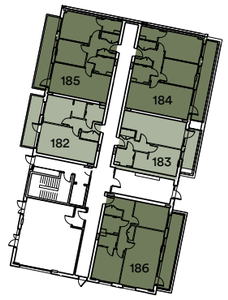
Iris Apartments

Third floor

Key

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

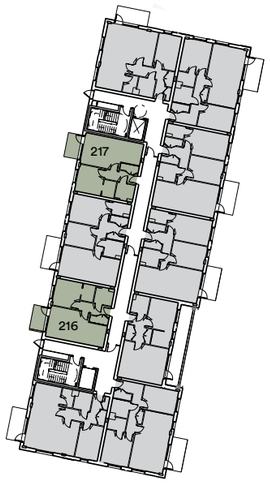
Ground floor



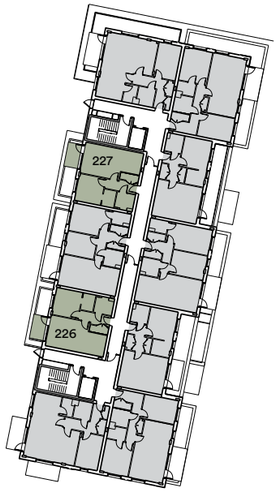
First floor

Second floor

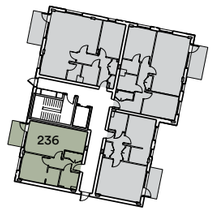
Fourth floor



Fifth floor



Sixth floor



The floor plans provided are intended to only 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. Kitchen, bathroom 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.

Site plan and plot locators

Foxglove Apartments

Key

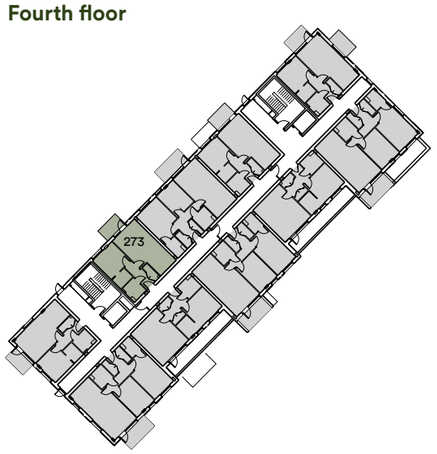
- One bedroom homes
- Two bedroom homes
- Three bedroom homes
- Market Sale
- Affordable Rent

First floor

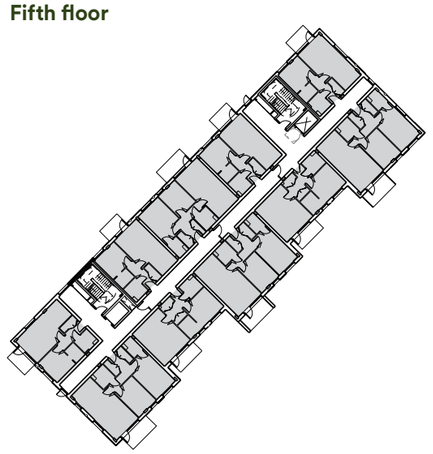
Second floor

Third floor

Fourth floor



Fifth floor



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Site plan and plot locators

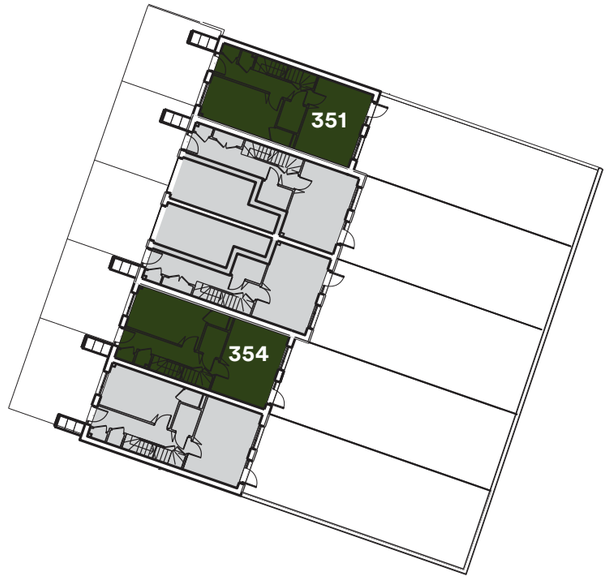
Poppy Mews

Key

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

N

Houses

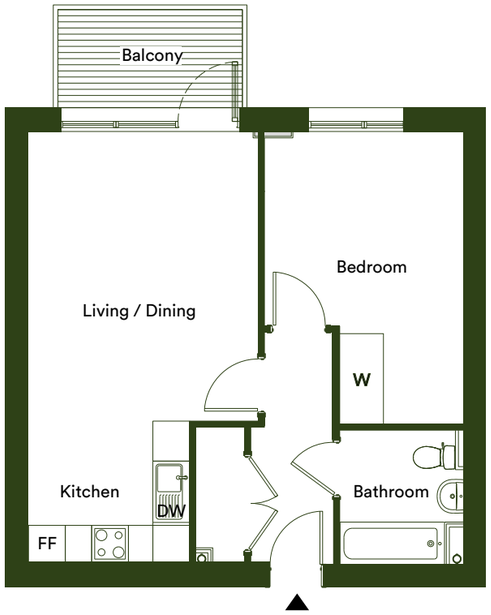


The floor plans provided are intended to only give a general indication of the proposed floor layout, are not drawn to scale and are not intended to form part of any offer, contract, warranty or representation. Measurements are given to the widest point, are approximate and are given as a guide only. 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. Kitchen, bathroom 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.

One bedroom homes

Type A1

Plots 187, 196, 206, 216, 226



Iris Apartments

First Floor: 187
Second Floor: 196
Third Floor: 206
Forth Floor: 216
Fifth Floor: 226

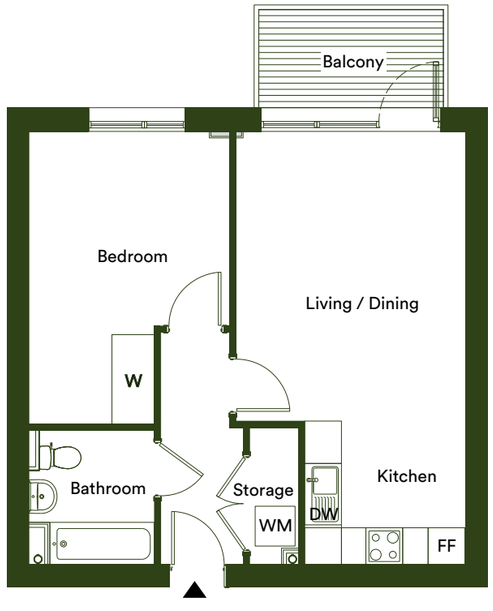
Dimensions	Metric	Imperial
Kitchen	2.63m x 2.30m	8’7” x 7’7”
Living/Dining	4.72m x 3.75m	15’6” x 12’4”
Bedroom	3.28m x 4.77m	10’9” x 15’8”
Total Internal Area	**50.6 m²**	**545 ft²**
Balcony	1.63m x 3.01m	5’4 ” x 9’11”

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

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.

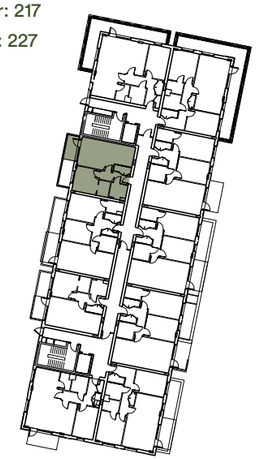
Type A2

Plots 197, 207, 217, 227



Iris Apartments

Second Floor: 197
Third Floor: 207
Forth Floor: 217
Fifth Floor: 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 - Dishwaher

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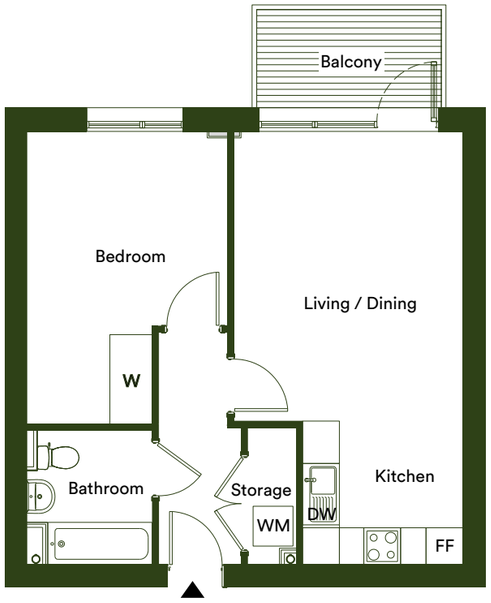
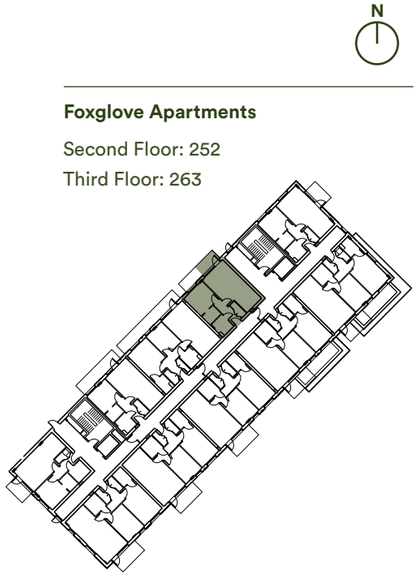
Please ask sales associate for more information.

Type A3

Plots 251, 252, 262, 263, 273



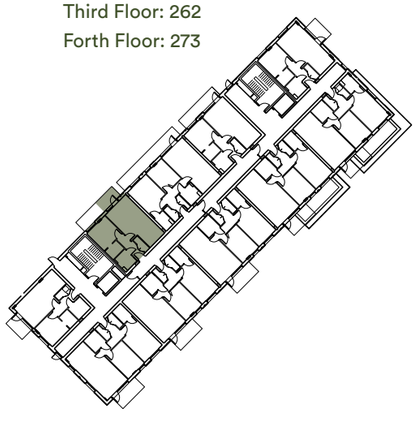


Foxglove Apartments

Second Floor: 252
Third Floor: 263

Foxglove Apartments

Second Floor: 251
Third Floor: 262
Forth Floor: 273



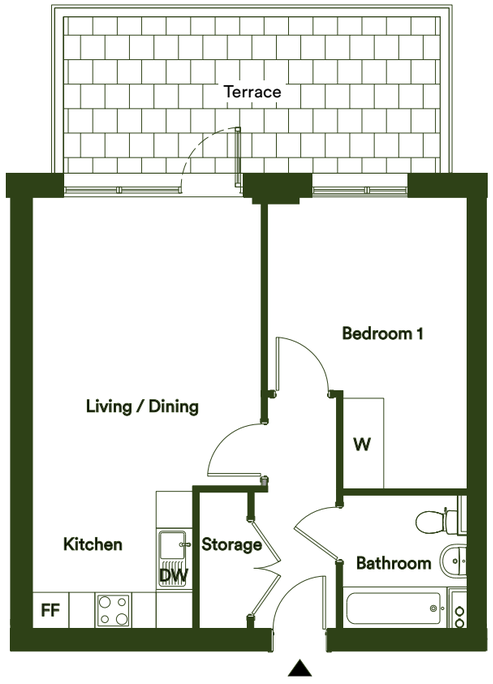
Dimensions	Metric	Imperial
Kitchen	2.63m x 2.30m	8’7” x 7’7”
Living/Dining	4.72m x 3.75m	15’6” x 12’4”
Bedroom	3.28m x 4.77m	10’9” x 15’8”
Total Internal Area	**50.6 m²**	**545 ft²**
Balcony	1.63m x 3.01m	5’4 ” x 9’11”

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

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.

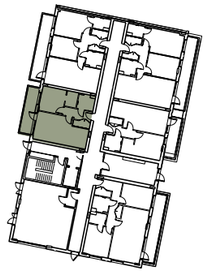
Type B

Plot 182



Iris Apartments

Ground Floor: 182



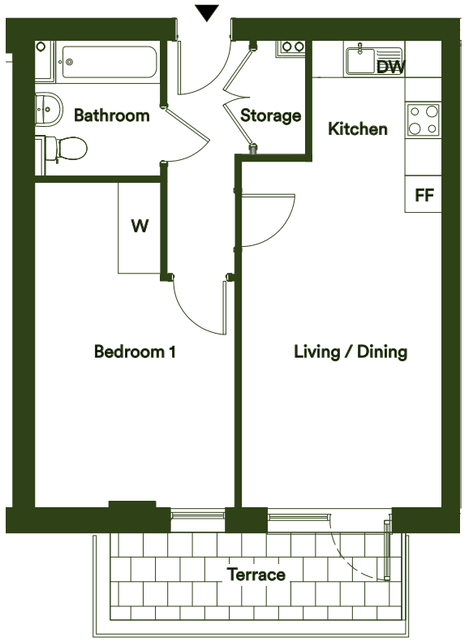
Dimensions	Metric	Imperial
Kitchen	2.63m x 2.30m	8’7” x 7’7”
Living/Dining	4.72m x 3.75m	15’6” x 12’4”
Bedroom	3.28m x 4.77m	10’9” x 15’8”
Total Internal Area	**50.6 m²**	**545 ft²**
Terrace	1.63m x 3.01m	5’4 ” x 9’11”

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

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 C

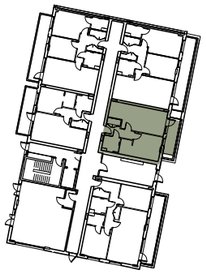
Plot 183



N

Iris Apartments

Ground Floor: 182



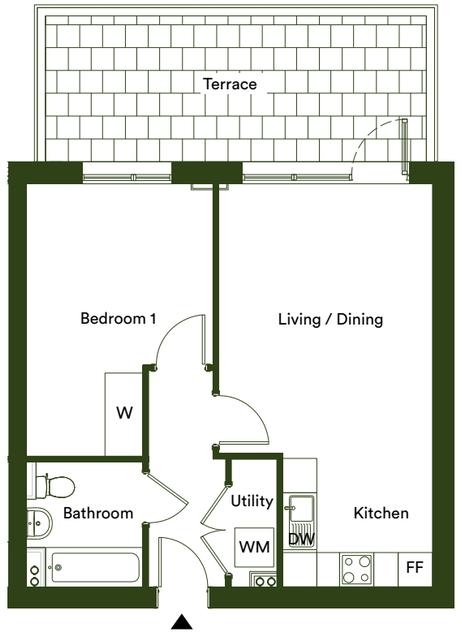
Dimensions	Metric	Imperial
Kitchen	2.07m x 2.84m	6’9” x 9’4”
Living/Dining	3.28m x 4.71m	10’9” x 15’5”
Bedroom	3.25m x 5.30m	10’8” x 17’5”
Total Internal Area	**50.6 m²**	**545 ft²**
Terrace	4.80m x 1.42m	15’9” x 4’8”

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

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 D

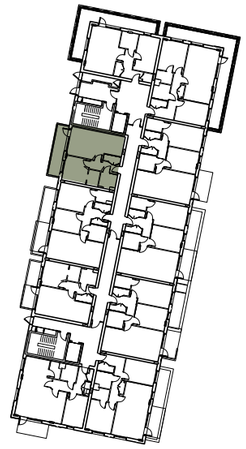
Plot 188



N

Iris Apartments

First Floor: 188



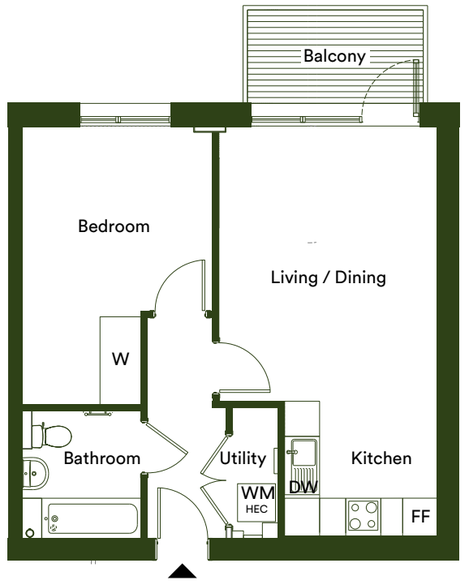
Dimensions	Metric	Imperial
Kitchen	2.63m x 2.30m	8’7” x 7’7”
Living/Dining	4.72m x 3.75m	15’6” x 12’4”
Bedroom	3.28m x 4.77m	10’9” x 15’8”
Total Internal Area	**50.6 m²**	**545 ft²**
Terrace	1.63m x 3.01m	5’4 ” x 9’11”

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

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 E

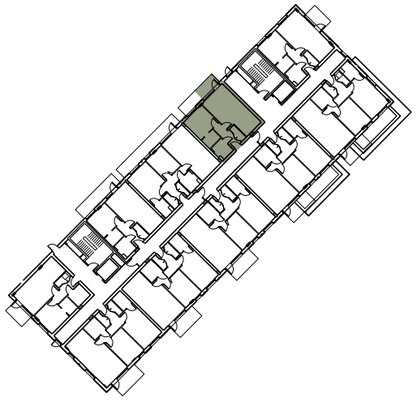
Plot 236, 241



N

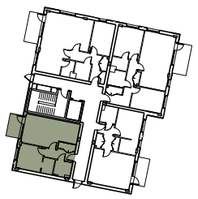
Foxglove Apartments

First Floor: 241



Iris Apartments

Sixth Floor: 236



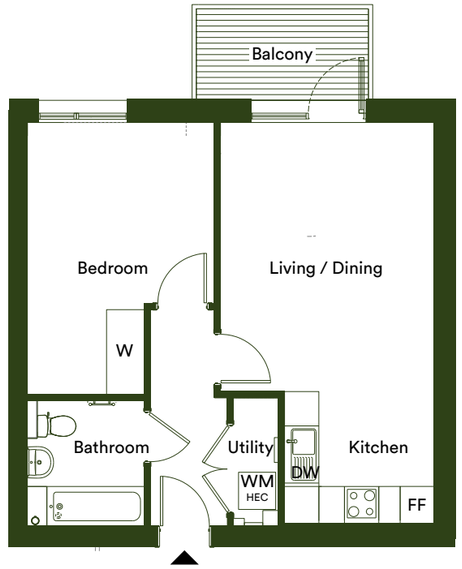
Dimensions	Metric	Imperial
Kitchen	2.63m x 2.30m	8’7” x 7’7”
Living/Dining	4.72m x 3.75m	15’6” x 12’4”
Bedroom	3.28m x 4.77m	10’9” x 15’8”
Total Internal Area	50.6 m^2	545 ft^2
Balcony	1.63m x 3.01m	5’4 ” x 9’11”

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

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 F

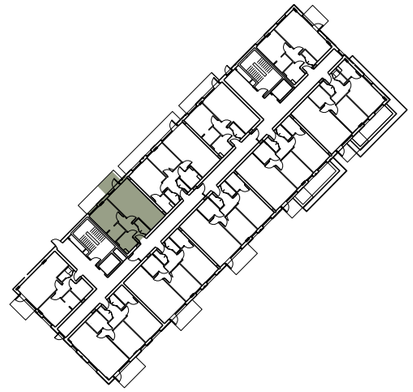
Plot 240



N

Foxglove Apartments

First Floor: 240



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 m^2	545 ft^2
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 - Dishwaher

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

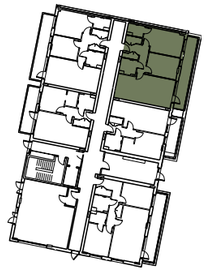
Type G

Plot 184

N

Iris Apartments

Ground Floor: 184



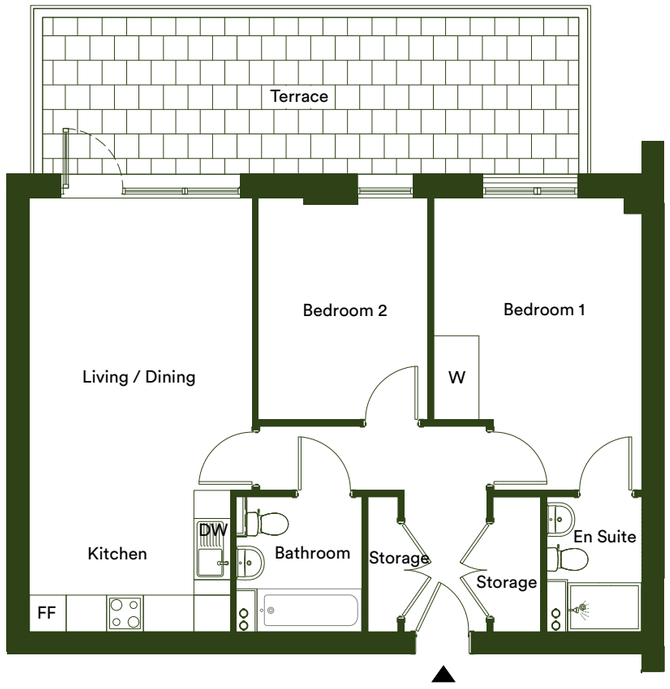
Dimensions	Metric	Imperial
Kitchen	3.20m x 2.25m	10’6” x 7’5”
Living/Dining	5.30m x 3.78m	17’5” x 12’5”
Bedroom 1	3.18m x 5.30m	10’5” x 17’5”
Bedroom 2	2.88m x 4.15m	9’5” x 13’7”
Total Internal Area	**76.6 m²**	**825 ft²**
Terrace	9.74m x 1.42m	31’11” x 4’8”

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

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

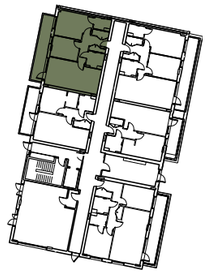
Plot 185



N

Iris Apartments

Ground Floor: 185



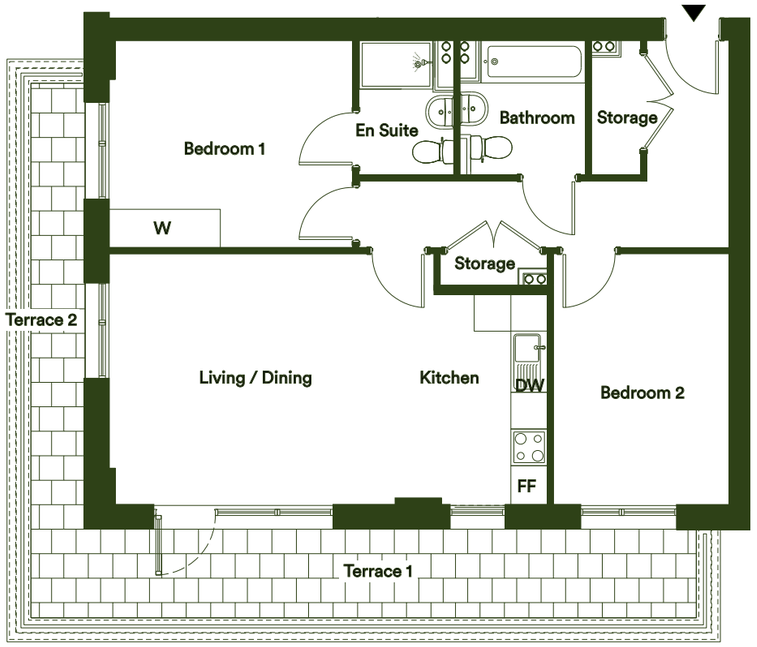
Dimensions	Metric	Imperial
Kitchen	2.25m x 3.28m	7’5” x 10’9”
Living/Dining	4.77m x 3.65m	15’8” x 11’12”
Bedroom 1	3.39m x 4.77m	11’1” x 15’8”
Bedroom 2	2.75m x 3.62m	9’0” x 11’11”
Total Internal Area	**70.8m²**	**762 ft²**
Terrace	8.74m x 2.55m	28’8” x 8’4”

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

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

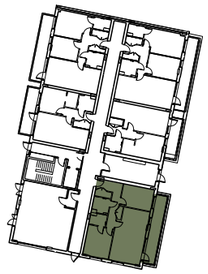
Plot 186



N

Iris Apartments

Ground Floor: 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	4.11 m x 2.87m	13’6” x 9’5”
Total Internal Area	**77.4 m²**	**833 ft²**
Terrace 1	1.45m x 10.87m	4’9” x 35’8”
Terrace 2	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 - Dishwaher

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.

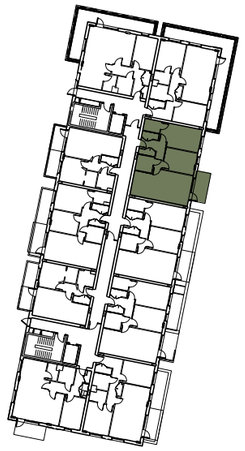
Type J

Plot 194, 202

N

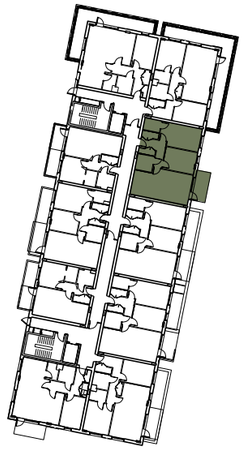
Iris Apartments

First Floor: 194



Iris Apartments

Second Floor: 202



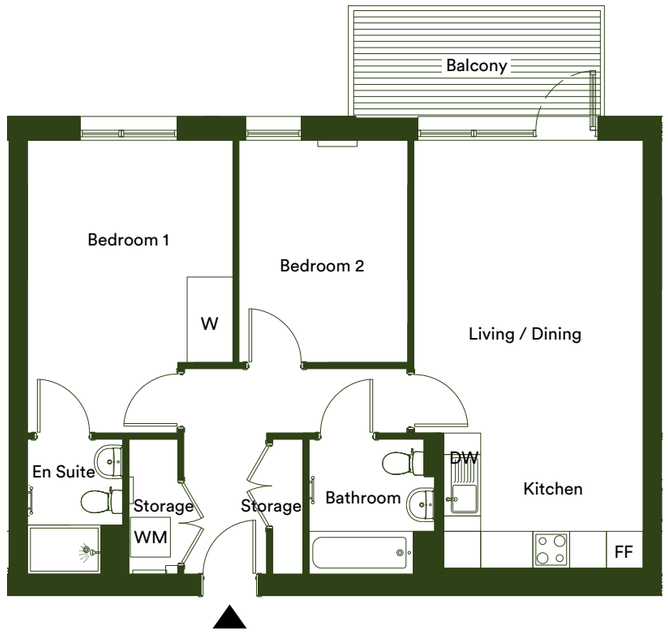
Dimensions	Metric	Imperial
Kitchen	3.22m x 2.25m	10’7” x 7’5”
Living/Dining	5.30m x 3.80m	17’5” x 12’6”
Bedroom 1	3.25m x 5.30m	10’8” x 17’5”
Bedroom 2	2.88m x 4.15m	9’5” x 13’7”
Total Internal Area	**77.3 m²**	**832 ft²**
Balcony	1.75m x 3.85m	5’9” x 12’7”

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

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 K

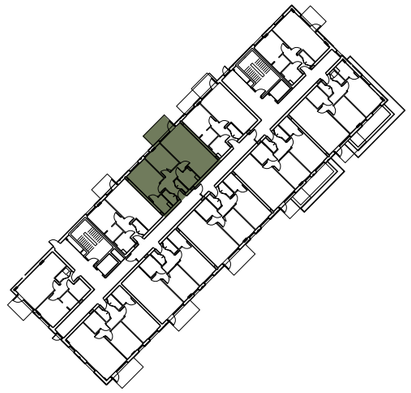
Plot 255, 266



N

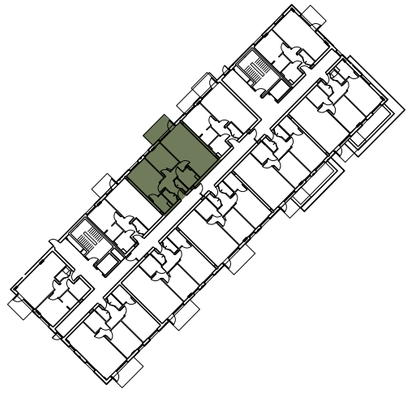
Foxglove Apartments

Second Floor: 255



Foxglove Apartments

Third Floor: 266



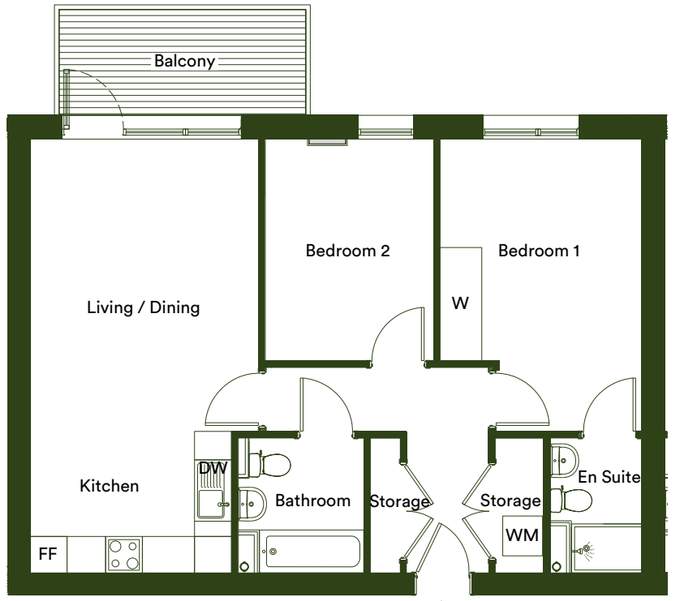
Dimensions	Metric	Imperial
Kitchen	2.25m x 3.30m	7’5” x 10’10”
Living/Dining	4.77m x 3.74m	15’8” x 12’3”
Bedroom 1	3.35m x 4.77m	10’12” x 15’8”
Bedroom 2	2.75m x 3.62m	9’0” x 11’11”
Total Internal Area	**71.3m²**	**767 ft²**
Balcony	3.85m x 1.73m	12’8” x 5’8”

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

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 L

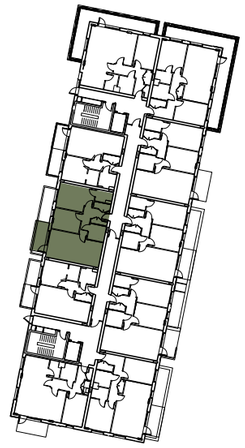
Plot 189, 198



N

Iris Apartments

First Floor: 189



Iris Apartments

Second Floor: 198

Dimensions	Metric	Imperial
Kitchen	2.25m x 3.30m	7’5” x 10’10”
Living/Dining	4.77m x 3.74m	15’8” x 12’3”
Bedroom 1	3.35m x 4.77m	10’12” x 15’8”
Bedroom 2	2.75m x 3.62m	9’0” x 11’11”
Total Internal Area	**71.3m²**	**767 ft²**
Balcony	3.85m x 1.73m	12’8” x 5’8”

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

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.

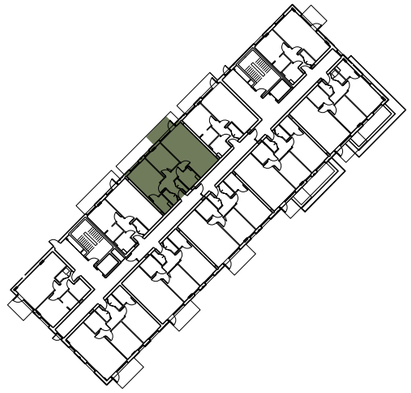
Type M

Plot 244

N

Foxglove Apartments

First Floor: 244



Dimensions	Metric	Imperial
Kitchen	2.25m x 3.30m	7’5” x 10’10”
Living/Dining	4.77m x 3.74m	15’8” x 12’3”
Bedroom 1	3.35m x 4.77m	10’12” x 15’8”
Bedroom 2	2.75m x 3.62m	9’0” x 11’11”
Total Internal Area	**71.3m²**	**767 ft²**
Balcony	3.85m x 1.73m	12’8” x 5’8”

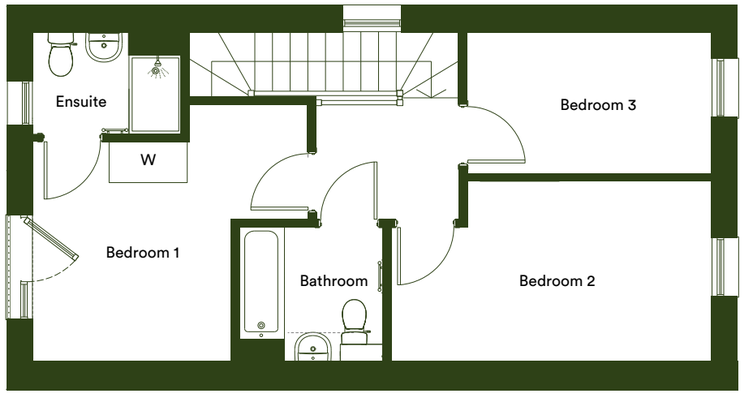
Key: W - Wardrobe \ FF - Fridge freezer \ WM - Washing Machine \ HEC - Heating and electrical controls \ DW - Dishwaher

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.

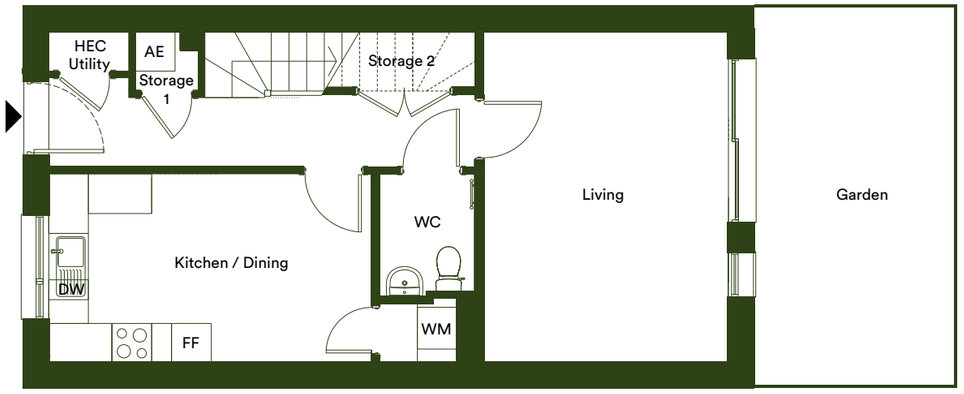
Three bedroom home

Type N

Plot 351, 354



N



Dimensions	Metric	Imperial
Living	3.72m x 5.00m	12’2” x 16’4”
Kitchen/Dining	4.88m x 2.85m	16’0” x 9’3”
Bedroom 1	3.00m x 3.35m	9’8” x 11’0”
Bedroom 2	4.85m x 2.75m	15’9” x 9’0”
Bedroom 3	3.72m x 2.15m	12’2” x 7’0”
Total Internal Area	**103.1 m²**	**1,110 ft²**
Garden (Plot 351)	15.2m x 5.17m	49’10” x 16’12”
Garden (Plot 354)	14.85m x 5.15m	48’9” x 16’11”

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

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. ***Location of fitted wardrobe in Bedroom 1 may vary**

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.

Better homes *and better living*

CONSUMER CODE FOR HOME BUILDERS
www.consumercode.co.uk

tsi APPROVED CODE TRADINGSTANDARDS.UK

NHBC

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.

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L&Q at Milbrook Park

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