



THE PARK
MILL HILL, NW7

AN EXCLUSIVE
DEVELOPMENT OF
4 AND 5 BEDROOM
LUXURY HOUSES

THE PARK
CRANBERRY CLOSE
MILL HILL
LONDON
NW7 2FG



A COLLECTION
OF LUXURY HOUSES
AND SPACIOUS
APARTMENTS SET
WITHIN A TREELINED
SECURE PRIVATE
DEVELOPMENT IN
NORTH LONDON'S
MILL HILL.

A scenic view of a golf course green with a house in the background and trees in the foreground. The green is in the foreground, and the house is partially obscured by trees in the middle ground. The sky is blue with some clouds, and the overall atmosphere is peaceful and natural.

WHERE CITY
MEETS COUNTRY:
A COLLECTION
OF LUXURY HOMES
LOCATED FOR
THE PERFECT
WORK / LIFE
BALANCE

Mill Hill Park
Access to ten miles of linked
green spaces begins right
on your door step.

WITH ONE FOOT
IN THE CAPITAL,
THE PARK ENJOYS
GREAT TRANSPORT
LINKS BY RAIL
OR ROAD.



Mill Hill Broadway
The local transport hub
connects passengers
to most areas in North
and Central London.

FROM BREAKFAST
THROUGH TO
DINNER, THE
LOCAL AREA
PROVIDES AN
ENDLESS CHOICE
OF CAFES, BARS,
AND RESTAURANTS.



LOCAL AREA

TRANSPORT



Bus

113 – Edgware to Marble Arch
 114 – Mill Hill Broadway to Ruislip
 186 – Brent Cross to Northwick Park
 221 – Edgware to Turnpike Lane
 240 – Edgware to Golders Green
 251 – Edgware to Arnos Grove
 302 – Mill Hill Broadway to Kensal Rise
 303 – Edgware to Colindale



Rail

Mill Hill Broadway (Train)
 Burnt Oak (Tube)
 Colindale (Tube)
 Mill Hill East (Tube)

Walk time

5 mins
 20 mins
 20 mins
 20 mins



Road

M1
 A406
 A1(M)
 M25
 M40

Distance

1.3 miles
 3 miles
 4 miles
 8 miles
 8 miles



Air

London City Airport
 Heathrow
 Luton Airport
 Stansted Airport

Distance

16 miles
 18 miles
 20 miles
 34 miles

AMENITIES



Green spaces

Mill Hill Park
 Arrandene Open Space
 Cophall Playing Fields
 Sunny Hill Park
 Dollis Valley Greenwalk
 Moat Mount Open Space
 Brent Reservoir

Walk time

1 min
 10 mins
 15 mins
 20 mins
 25 mins
 40 mins
 4 miles



Gyms

Anytime Fitness
 Burnt Oak Leisure Centre
 Laboratory Spa, Hendon
 Cophall Leisure Centre
 Virgin Active, Mill Hill
 Nuffield Health, Hendon

Walk time

5 mins
 15 mins
 20 mins
 20 mins
 1.7 miles
 2.3 miles



Sports Clubs

Mill Hill Bowling Club
 Tennis Courts, Mill Hill Park
 Mill Hill Rugby Club
 Metro Golf Centre
 Hendon Golf Club
 Hendon Rugby / Football
 Mill Hill Golf Club
 Welsh Harp Sailing Club
 Aldenham Sailing Club
 Flying Lessons, Elstree

Walk time

8 mins
 8 mins
 15 mins
 25 mins
 30 mins
 1.6 miles
 3 miles
 5 miles
 5 miles
 5 miles



Schools

Orion Primary
 Woodcroft Primary
 Cophall School
 Mill Hill School
 Belmont School
 The Mount, Mill Hill
 St Pauls, Mill Hill
 St Pauls, Mill Hill
 Middlesex University

Distance

0.4 miles
 0.7 miles
 0.7 miles
 1.5 miles
 1.4 miles
 1.5 miles
 1.6 miles
 1.6 miles
 2 miles



Supermarkets

M&S, Mill Hill Broadway
 Tesco, Beaufort Park
 Sainsbury's, Colindale
 Tesco, Edgware
 Waitrose, Mill Hill East
 Sainsbury's, Edgware
 M&S, Edgware
 Tesco, Hendon
 Sainsbury's, Finchley
 Sainsbury's, Hendon
 Waitrose, Temple Fortune
 Waitrose, Brent Cross

Distance

0.4 miles
 1.4 miles
 1.5 miles
 1.8 miles
 2 miles
 2 miles
 2.2 miles
 2.7 miles
 2.7 miles
 2.8 miles
 3 miles
 3 miles



Local Eateries

Mill Hill Tandoori (Indian)
 El Vaquero (Argentine Grill)
 Zushi Sushi
 Franco Manca (Pizza)
 Bluebelles (Cafe)
 Fratelli (Cafe)
 Layla (Turkish)
 The Good Earth (Chinese)
 Day of the Raj (Indian)
 Prezzo (Italian)
 Delisserie (Grill)
 Koi Japanese (Sushi)
 Half Full (Spanish)
 Pizza Express
 Deansbrook (Fish & Chips)
 The Rising Sun (Pub)

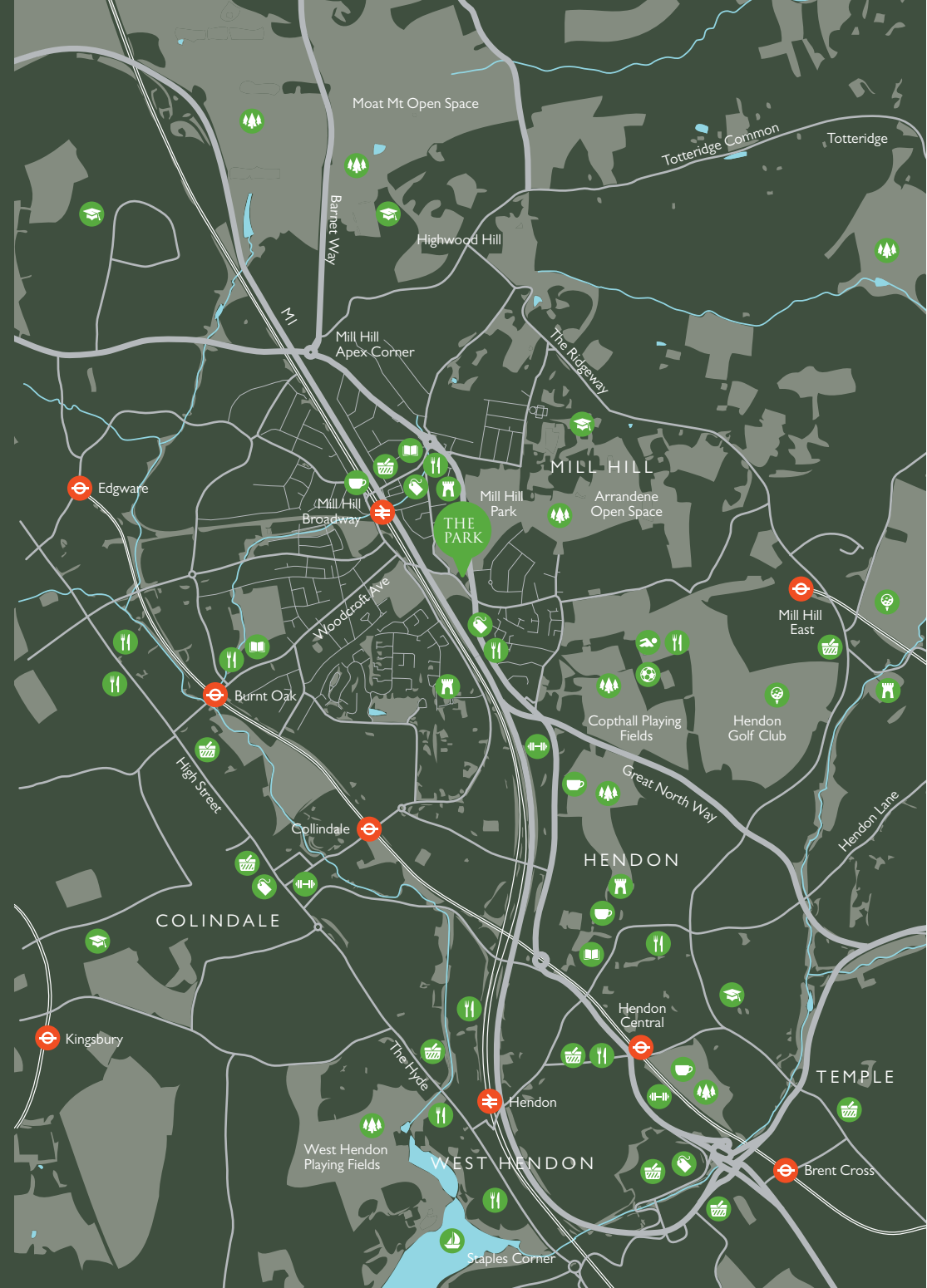


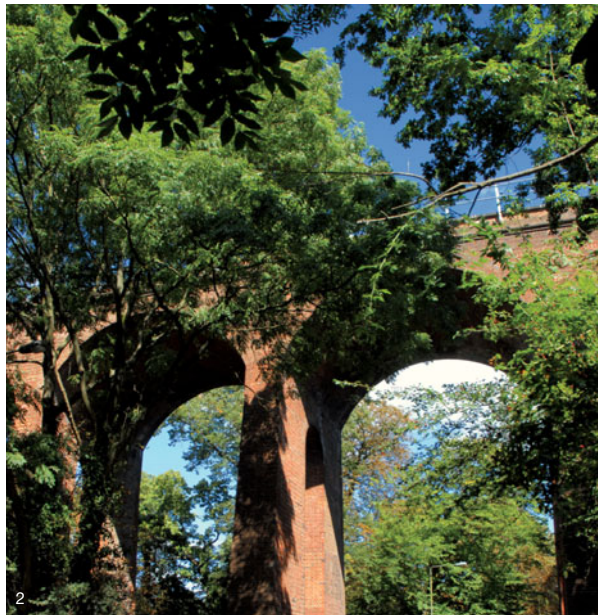
Places of interest

London Observatory
 RAF Museum
 Belmont Children's Farm
 Hendon Town Hall
 Arts Depot Theatre
 Camden Arts Centre
 Alexandra Palace
 Hampstead Theatre
 London Zoo

Distance

0.5 mile
 1 mile
 1.4 miles
 2 miles
 3.8 miles
 5 miles
 6 miles
 6.5 miles
 7 miles





WHETHER YOU ENJOY LONG WALKS, SPORTS, EATING OUT OR FEEDING ON CULTURE, THE LOCAL AREA PROVIDES SOMETHING FOR EVERYONE.



- 1 Footbridge over Dollis Brook at Windsor Open Space
- 2 Dollis Brook Viaduct
- 3 Cricket pitch at the Cophall Playing Fields
- 4 Dollis Valley Greenway
- 5 Hendon Town Hall
- 6 Sunny Hill Park
- 7 The Pavilion cafe in Sunny Hill Park
- 8 Cophall Leisure Centre with swimming pool, gym and studios
- 9 Local shopping area at Mill Hill Broadway
- 10 Mill Hill village
- 11 Waitrose supermarket in Mill Hill East
- 12 Belmont Children's Farm
- 13 RAF Museum Hendon
- 14 Arts Depot theatre
- 15 One of many popular local cafes in Mill Hill Broadway



SITE PLAN

A COLLECTION OF LUXURY HOUSES AND SPACIOUS APARTMENTS SET WITHIN A TREELINED SECURE PRIVATE DEVELOPMENT IN NORTH LONDON'S MILL HILL.



1

Five bedroom luxury house with private landscaped garden and two parking spaces.

2

Four bedroom luxury house with private landscaped garden and two parking spaces.

3

Five bedroom luxury house with private landscaped garden and two parking spaces. **(SOLD)**

4

Five bedroom luxury house with private landscaped garden and two parking spaces.

5

Five luxury apartments with balconies and communal garden. **(All apartments SOLD)**





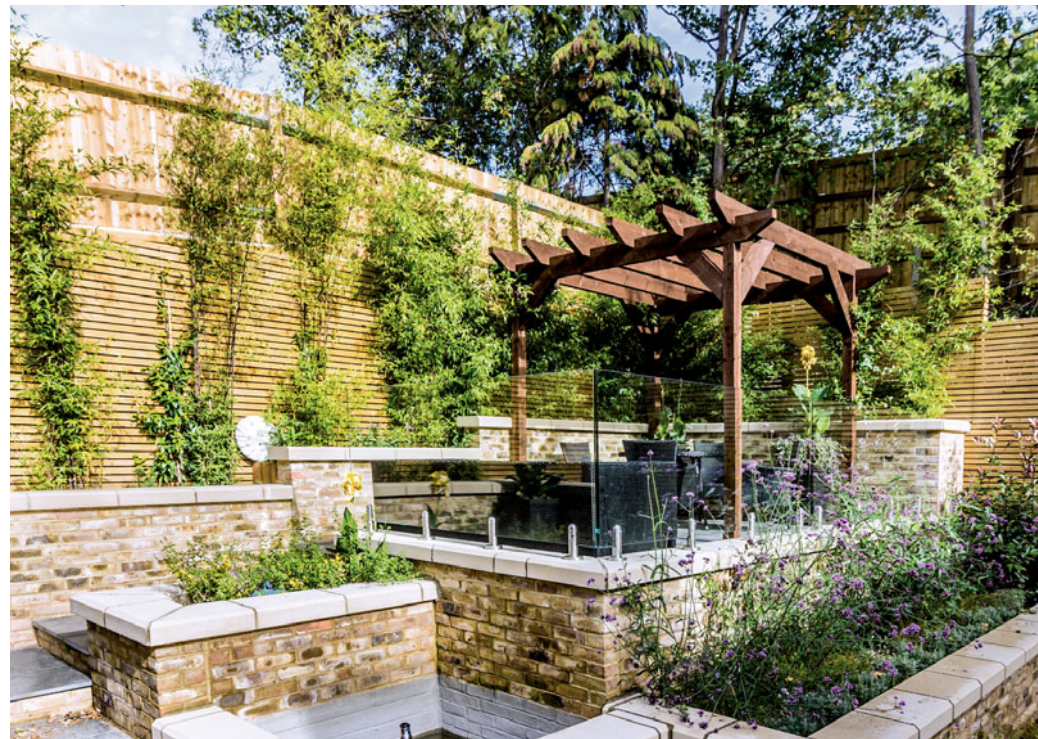












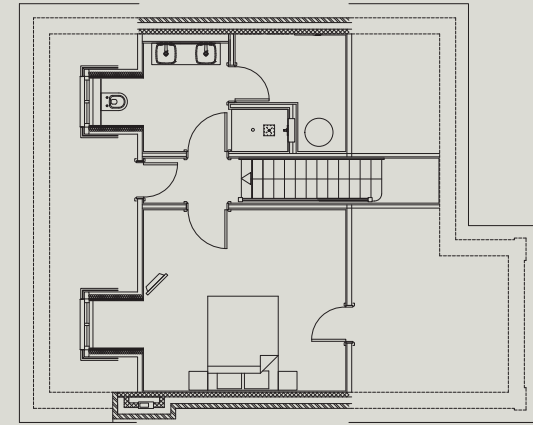
HOUSE 1

5 BEDROOM LUXURY HOUSE, FITTED TO THE HIGHEST SPECIFICATION. BOASTING ITS OWN PRIVATE LANDSCAPED GARDEN AND PRIVATE PARKING.

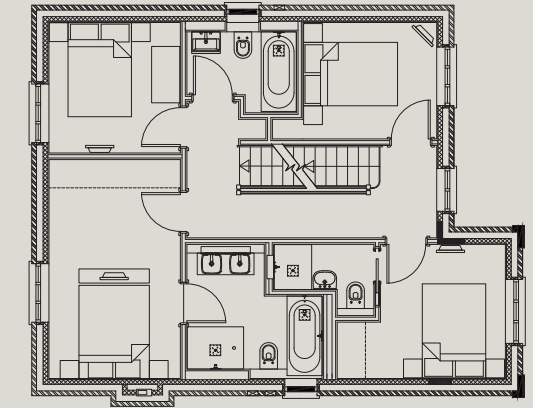


- Lounge:**
4.41m x 3.06m | 14'6" x 10'0"
- Kitchen/Breakfast Area:**
6.97m x 3.90m | 22'10" x 12'9"
- Family Room:**
4.17m x 4.07m | 13'8" x 13'4"
- Study:**
3.09m x 2.68m | 10'1" x 8'9"
- Guest WC**
- Master Bedroom with ensuite:**
4.87m x 3.07m | 15'12" x 10'1"
- Bedroom 2 with ensuite:**
3.79m x 3.07m | 12'5" x 10'1"
- Bedroom 3:**
3.07m x 3.05m | 10'1" x 10'0"
- Bedroom 4:**
2.91m x 2.69m | 9'6" x 8'10"
- Family bathroom**
- Bedroom 5:**
5.54m x 4.36m | 18'2" x 14'4"
- Bathroom**
- Utility room**

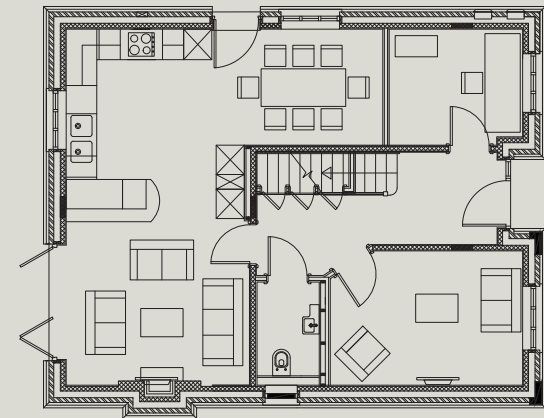
Second Floor



First Floor



Ground Floor



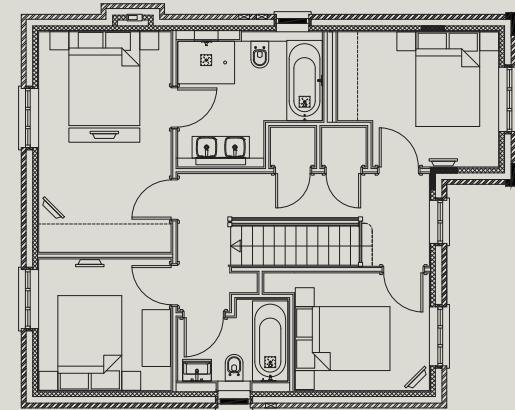
HOUSE 2

4 BEDROOM LUXURY HOUSE, FITTED TO THE HIGHEST SPECIFICATION. BOASTING ITS OWN PRIVATE LANDSCAPED GARDEN AND PRIVATE PARKING.

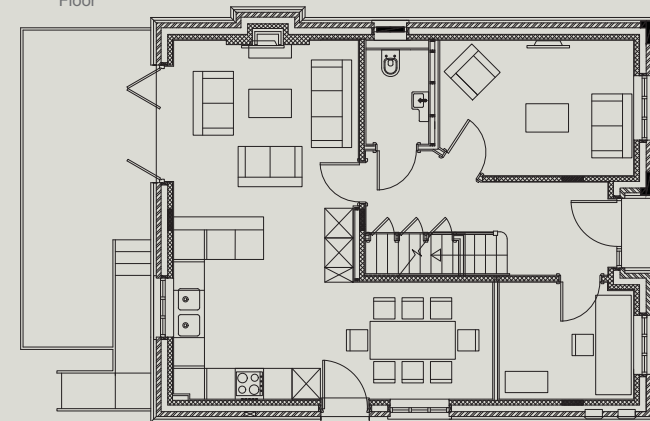


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- Family bathroom**

First Floor



Ground Floor



HOUSE 3

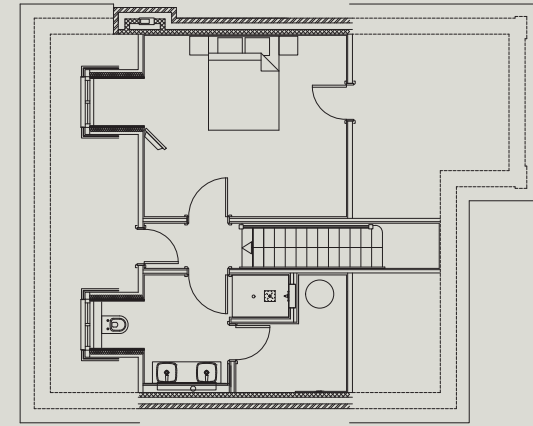
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SOLD

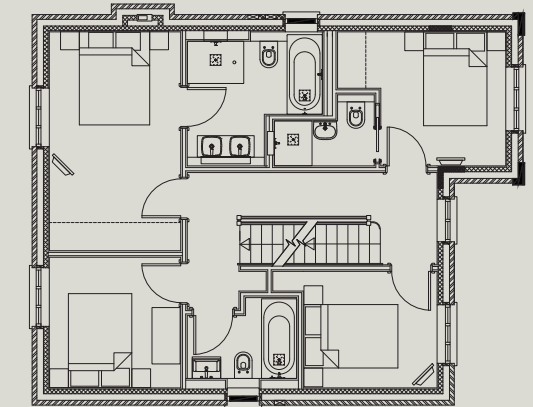


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- Utility room**

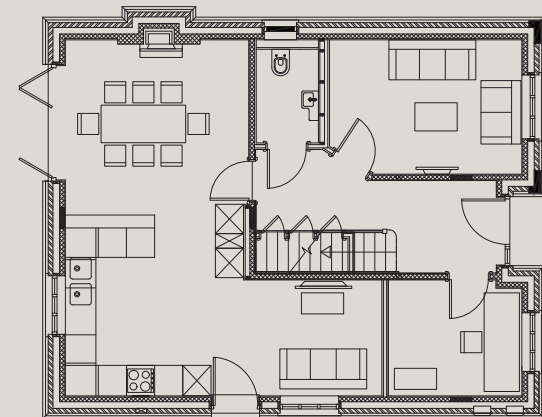
Second Floor



First Floor



Ground Floor



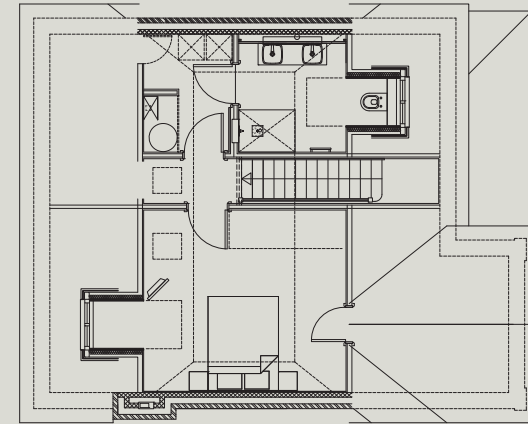
HOUSE 4

5 BEDROOM LUXURY HOUSE, FITTED TO THE HIGHEST SPECIFICATION. BOASTING ITS OWN PRIVATE LANDSCAPED GARDEN AND PRIVATE PARKING.

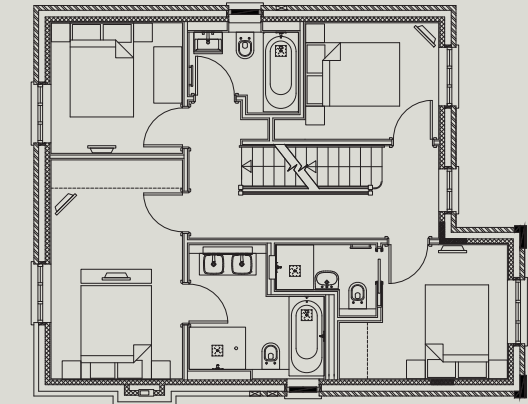


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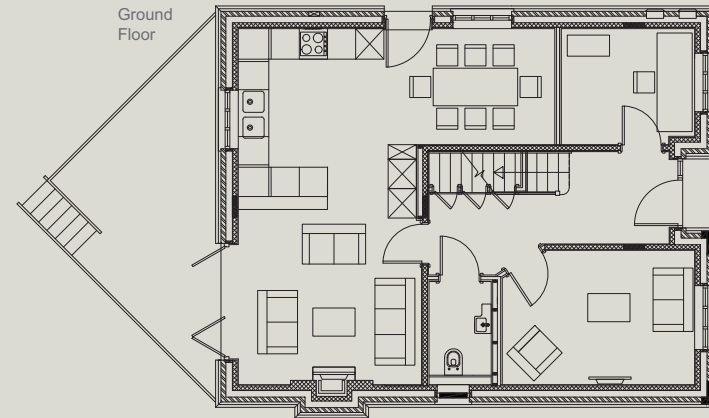
Second Floor



First Floor



Ground Floor



SPECIFICATIONS



Kitchen

- Individually designed German or Italian kitchens
- Elegant stone work surfaces
- Stainless steel double bowl sink unit
- Waste disposal unit fitted to sink
- Miele integrated larder fridge
- Miele integrated freezer
- Miele stainless steel combi microwave oven
- Miele 5 burner gas hob with stainless steel canopy hood
- Miele fully integrated dishwasher
- Miele free standing washing machine in utility area
- Miele free standing dryer in utility area
- Wine cooler
- Filter + hot water tap
- Recess ceiling LED down lights
- Glass splash back
- Stone or porcelain tiling

Bathrooms & Ensuites

- Villeroy & Boch Wall mounted toilets
- Villeroy & Boch basins with chrome mixer taps
- Thermostatically controlled showers in en-suites
- Villeroy & Boch bath with chrome mixer taps
- Full tiling to bathroom walls and floors in porcelain grade stone
- Fitted vanity units
- Heated towel rails
- Dual voltage shaver points
- Recess ceiling LED down lights

Bedrooms

- Fitted wardrobes to master and second bedroom
- Luxury Carpets

Other Specifications

- Folding double glazed door to garden from family room
- Internal wood veneer doors
- Coving (not in bathrooms, en-suites, kitchens & cupboards)
- Bespoke architrave and skirting
- Brushed stainless steel/chrome ironmongery
- Grohe taps and fittings in chrome
- Full gas under floor central heating
- Discrete comfort cooling to lounge, family room, dining room, kitchen, master bedroom and 2nd floor bedroom (if applicable).
- BLP 10 year warranty

Electrical and Cable

- Wall mounted colour display control system for heating, cooling, audio visual and lighting to lounge, family room, dining room, kitchen, master bedroom and 2nd floor bedroom (if applicable)*
- Mood lighting to lounge, family room, dining room, kitchen, master bedroom and 2nd floor bedroom (if applicable)
- Provision for streaming Sky, media (including music server, visual content) from central location to lounge, family room & master bedroom **
- Satellite dish & aerial included
- Wired for TV, Satellite (Sky+ & HD) and Telephone*
- CAT 6 wiring throughout (not in hallways & cupboards)
- Ceiling mounted speakers wiring throughout (not in hallways & cupboards)*
- Recessed LED down lights throughout (except storage cupboard)
- Shaver sockets to bathrooms

External areas

- Landscaped gardens
- Off street parking
- Separate visitors parking

Security

- Private Gated Development with electrically controlled entrance gates
- External lighting

Video entry door security

- Fully alarmed with alarm prepared for monitoring ***
- Wired for CCTV

* Subject to future connection by purchaser

** Sky box, music server, DVD player, etc. not provided

*** Monitoring requires paid subscription with Third Party Company. This is not provided.

All specification details provided are indicative and may change. These details should be treated as general guidance only and cannot be relied upon accurately describing any of the specified matters prescribed by any order under the Property Mis-descriptions Act 1991. Nor do they constitute a contract or a warranty.

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In conjunction with

AVOCADO
DEVELOPMENTS