



RIDGEWAY

— VIEWS —

MILL NW7 HILL

A COUNTRY ESTATE ON CENTRAL LONDON'S DOORSTEP

BARRATT
— LONDON —



NW7

WELCOME TO RIDGEWAY VIEWS

Perched on a hilltop overlooking the rolling green fields of the Totteridge Valley, Ridgeway Views, Mill Hill, offers modern living within a stunning, countryside setting.

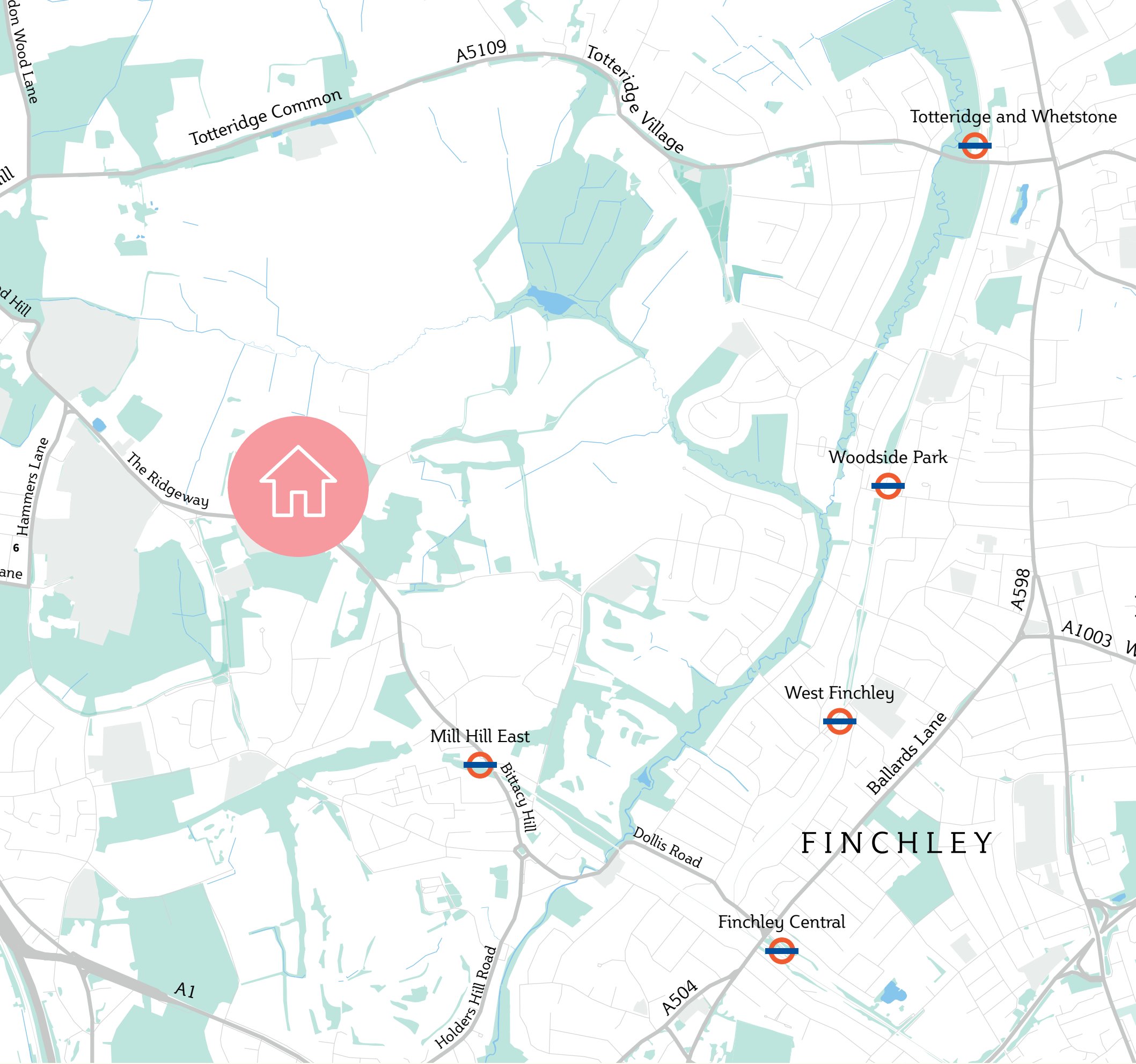
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Just a short walk from nearby Mill Hill Underground station, from where you can reach the West End in under 30 minutes, Ridgeway Views offers a taste of village life coupled with the convenience of city living.

A concierge service, on-site residents' gym and proposed café will also contribute to the great work-life balance available. With a broad range of high-quality apartments on offer, Ridgeway Views will give you space to thrive whether you're looking for your first home or the next step for your growing family.

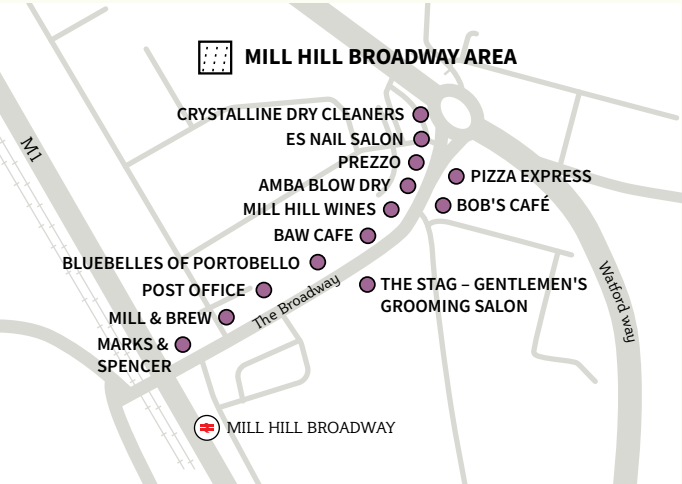


RIDGEWAY VIEWS



THE AREA

A COUNTRY ESTATE ON CENTRAL LONDON'S DOORSTEP



- By car**
- MILL HILL GOLF CLUB 12 minutes
 - BRENT CROSS SHOPPING CENTRE 12 minutes
 - HEATHROW AIRPORT 41 minutes
 - ROYAL AIR FORCE MUSEUM 8 minutes
 - HAMPSTEAD HEATH 18 minutes

By Tube (from Mill Hill East Underground)

	Euston	King's Cross St Pancras	Tottenham Court Road	Waterloo	Bank	London Bridge
	21 mins	22 mins	25 mins	31 mins	31 mins	33 mins

Travel times are approximate. Sources: tfl.gov.uk and maps.google.com



BARRATT LONDON

HISTORY OF THE RIDGEWAY & LOCAL AREA

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Ridgeway Views sits above the green fields of the Totteridge Valley, offering modern, refined living and a stunning countryside setting, all within an easy commute of London’s West End and the financial district. A hidden treasure among acres of London’s green-belt countryside, Ridgeway Views is a new addition to one of the capital’s oldest communities: Mill Hill Village.

The village and its local area, with quaint duck pond, pretty houses, sports clubs and traditional pubs, is a historic gem – one that offers excellent transport links to both central London and Heathrow, as well as the university cities of Oxford and Cambridge.

Ridgeway Views will also feature a rebuild of the iconic National Institute of Medical Research, with its distinctive copper roof and cruciform shape. To honour the Institute and its achievements, Barratt London will name new buildings after its illustrious alumni, including Kenneth Callow and Rosa Beddington.

RIDGEWAY VIEWS

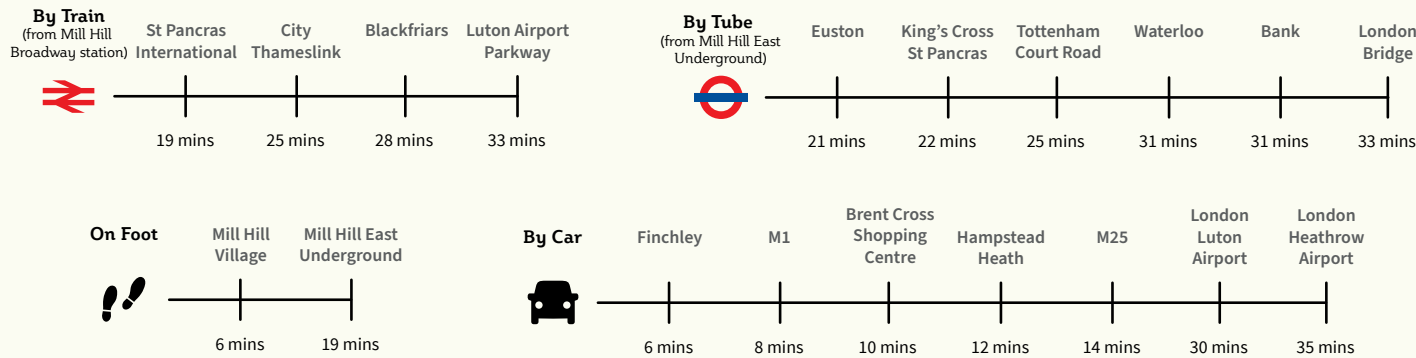
DISCOVER LONDON ON YOUR DOORSTEP

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From the daily commute, to city visits and long-distance travel, Ridgeway Views is excellently served by a number of transport links.

Catch the Northern line from Mill Hill East Underground station and, in under 30 minutes, you'll arrive in London's West End to find world-class theatres, award-winning shows and an exciting nightlife. Alternatively, Mill Hill Broadway station, just a short bus ride from Ridgeway Views, runs fast rail connections into The City, the financial heart of the Capital – as well as onward services to Europe from St. Pancras.

If driving, the M1 and A1 are five minutes away, ensuring easy access to central London, Heathrow and Luton airports, and the world-famous university towns of Oxford and Cambridge.



Travel times are approximate.
Sources: tfl.gov.uk and Maps.google.com
*Without traffic





DEDICATED CONCIERGE SERVICE

All residents will benefit from a dedicated concierge service, providing support and assistance as needed.



RESIDENTS' GYM

Healthy body, healthy mind. All residents will enjoy access to an on-site gym, exclusive to Ridgeway residents, with a range of superior equipment.



PROPOSED CAFÉ

A proposed café in the heart of the development will create the perfect space for relaxing and socialising while enjoying the stunning surroundings.



PET-FRIENDLY, ALWAYS

Your four-legged family members are just as important to us as they are to you. Rest assured that Ridgeway Views is a pet-friendly development, and always will be.



ENTERPRISE CAR CLUB

With the M1 and A1 just a few minutes away, you can easily connect with routes to central London and the city's airports – plus you'll have access to our on-site car club. Residents enjoy two years' free membership and £50 credit.



DESIGNATED FITNESS TRAILS

Whether it's a gentle stroll or marathon training, the waymarked fitness trails provide options to suit everyone, and some feature outdoor gym equipment too.

EXCLUSIVE ON-SITE AMENITIES

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As well as stunning individual apartments and expansive landscaped gardens, Ridgeway Views completes the refined lifestyle with a number of exclusive, on-site offerings.

EXPLORING CENTRAL LONDON

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Discover some of the attractions that make London such a wonderful place to live – many are just 30 minutes away from Ridgeway Views.



WORLD-RENOWNED SHOPPING

From the boutiques of Bond Street to the legendary tailors of Savile Row, the West End has much to offer. Alternatively, head to Knightsbridge for Harrods – a famous landmark for all things luxury.



EXPLORE THE SOUTHBANK

Stretching all the way from Waterloo to London Bridge, London’s Southbank is a great place to feel the buzz of the city. It’s home to an eclectic array of sights, bars and eateries – including Tate Modern and Borough Market, where over 100 food and drink stalls cater to every taste.



THEATRES AND CULTURE

Head into town to see a show. Whether you prefer a West End musical, Shakespeare at The Globe or a production at the National Theatre, world-class entertainment is only a short journey away.





MILL & BREW

Located on Mill Hill's Broadway, Mill & Brew is a modern café with a rustic interior. A popular spot to brunch with friends, its lovingly curated menu offers local and award-winning produce.



ADAM & EVE

At the Adam & Eve pub, you'll find a warm welcome and modern menu. Its pleasant garden and interiors make this traditional pub a well-loved local, with regular music and comedy nights.



MILL HILL GOLF CLUB

Set across 145 acres of mature woodland, Mill Hill Golf Club is home to a social clubhouse and an 18-hole course designed by legendary course designer J. F. Abercrombie.



THE LONDON EQUESTRIAN CENTRE

Highly commended by the British Horse Society, the London Equestrian Centre is a family-run establishment founded over 30 years ago. Lessons, family hacks and livery places are all available.

LIFE AT YOUR LEISURE

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Ridgeway Views offers an abundance of green, open spaces, yet is within easy reach of the bustling high streets of Mill Hill Broadway, Whetstone and High Barnet. Here, you'll discover a choice of shops, salons, artisan bakeries and cafés; as well as restaurants, including family favourites like Pizza Express. Supermarkets such as Waitrose & Partners and Marks & Spencer are on-hand for all your groceries, while Brent Cross Shopping Centre offers a complete retail experience just 12 minutes away by car.

Mill Hill Golf Club has a highly regarded 18-hole course, while Mill Hill Cricket Club hosts regular matches and family fun days. Allianz Park, home to Saracens Rugby Club, is nearby, offering pro-grade gym facilities and the opportunity to catch the three-time champions of Europe in action.

HEALTHY OUTDOOR LIVING

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If nature is your tonic, you're spoilt for choice in Mill Hill. For a captivating rural walk, follow the Folly Brook, which flows for two miles across north London. Darlands Nature Reserve is nearby, as is Hampstead Heath, famous for its literary connections and open-air swimming. Just around the corner, Belmont Farm is a great day out for all the family.



DARLANDS NATURE RESERVE

An idyllic and protected 80 acres of woodlands, wetlands and grasslands comprise the Darlands Nature Reserve. Visitors can discover some of London's most peaceful rural walks.

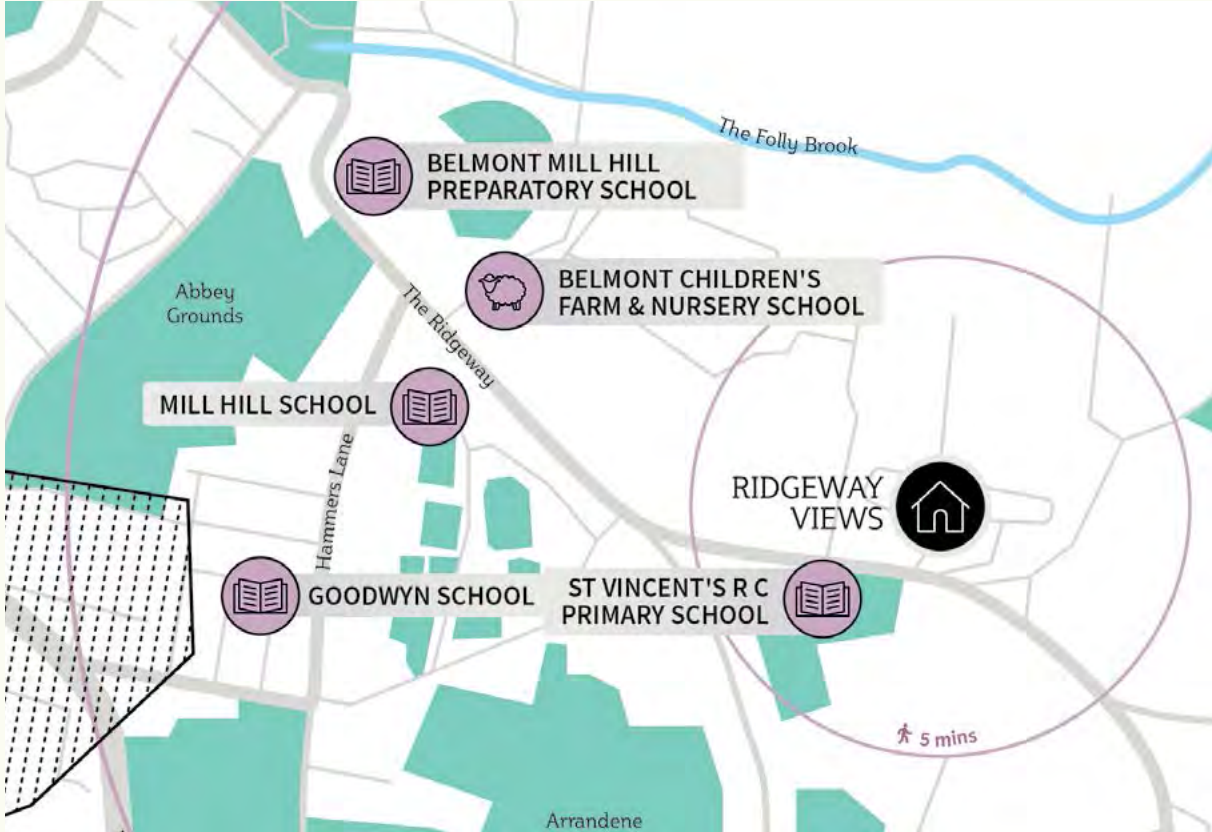


HAMPSTEAD HEATH A north London oasis with expansive parkland and grade II-listed Lido, Hampstead Heath is just 18 minutes' drive from Ridgeway Views.



BELMONT FARM Located in Mill Hill Village, this is the only public farm of its size within the M25. It provides family fun for all ages, with over 30 animals, tractor rides and a café – as well as a new day-care nursery.





A FIRST-CLASS EDUCATION

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If you are looking to enrol your child or children in school, Ridgeway Views has a number of primary and secondary schools nearby, all rated ‘Outstanding’ or ‘Good’ by Ofsted.

Not far from Mill Hill Broadway is Goodwyn School, a highly respected independent preparatory. For secondary education, renowned independent day and boarding school Mill Hill is close, as is exceptionally high-performing grammar school Queen Elizabeth’s.

World-leading universities such as the London School of Economics and Imperial College London are also within easy distance; as is the University of Cambridge and the University of Oxford, 52 and 55 miles away respectively.

MILL HILL SCHOOL

Founded in 1807, Mill Hill School is a private independent day and boarding school for ages 13–18. The Good Schools Guide 2020 has called it ‘a buzzing school with a solid academic underpinning’.

QUEEN ELIZABETH'S SCHOOL

A grammar school that has ranked third in UK’s top schools, Queen Elizabeth’s combines highly skilled staff and state-of-the-art facilities to deliver a state school experience like no other.



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RIDGEWAY VIEWS



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A BEAUTIFUL HOME. A MODERN LIFESTYLE.

When you choose a Ridgeway Views apartment, you choose to own a home of contemporary beauty.

Stunning interiors and open-plan designs create flowing living spaces, filled with light, with consideration for every detail. Kitchen and dining areas, often the heart of a home, are equipped with modern and integrated appliances – including high-quality oven, hob, microwave, dishwasher and fridge freezer – to make entertaining and cooking a pleasure.

All main bedrooms are complemented by en suite bathrooms, carefully finished in attractive schemes to create a refined and relaxed space. Family bathrooms are also similarly finished, with beautifully tiled walls and floors.

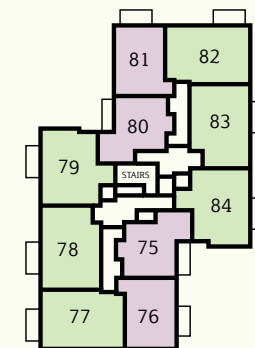
The living space of every Ridgeway Views apartment is extended by a private balcony or terrace. And thanks to expansive landscaped gardens, a fitness trail and a play area, Ridgeway Views is as appealing outside as the homes are on the inside.



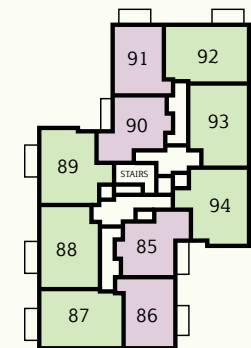


- Enterprise Car Club x 2 parking spaces
- Playgrounds
- Affordable housing
- Not released
- Available
- Complete
- Concierge
- Residents' Gym

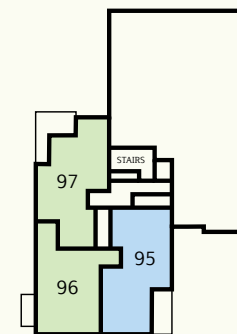
DODSON HOUSE



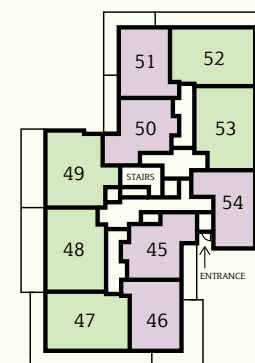
Level 2



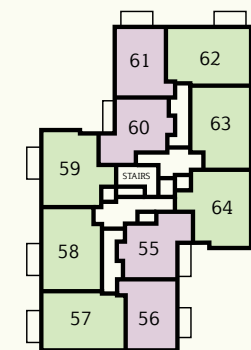
Level 3



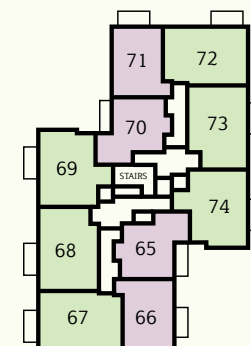
Level 4



Ground



Upper Ground



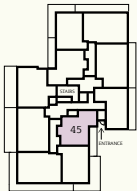
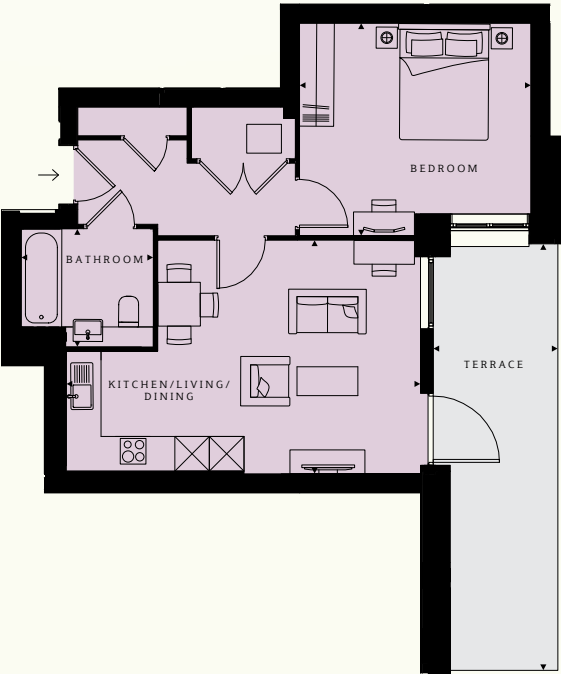
Level 1

- One-bedroom apartment
- Two-bedroom apartment
- Three-bedroom apartment

DODSON HOUSE

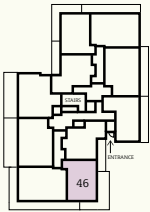
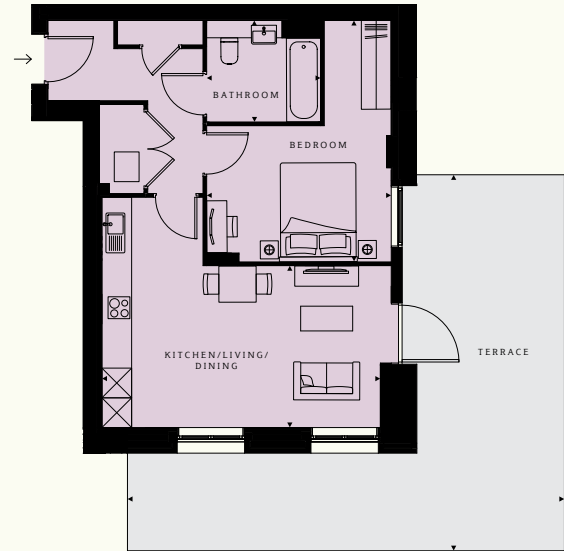


1 BEDROOM APARTMENT



Ground Level

1 BEDROOM APARTMENT



Ground Level

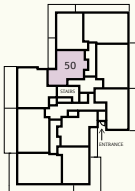
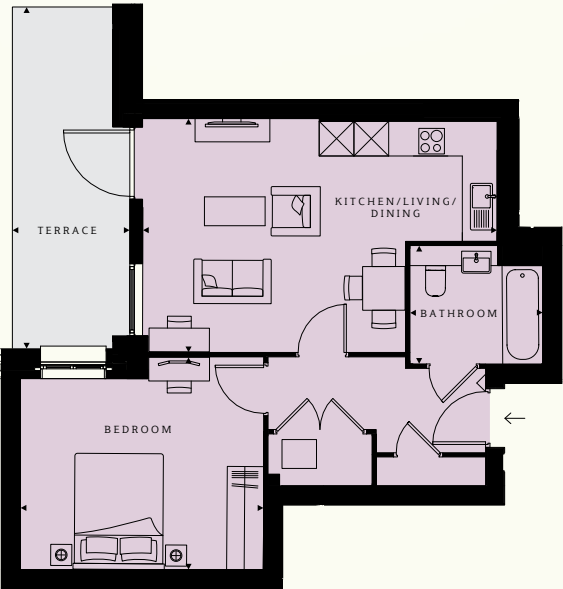
PLOT 45
Kitchen/Living/Dining 20'4" x 13'3" (6185 x 4045mm)
Bedroom 13'10" x 12'1" (4207 x 3682 mm)
Bathroom 7'6" x 6'8" (2295 x 2050mm)
TOTAL AREA 539.88 sq ft (50.16 sq m)
Terrace 24'3" x 7'1" (7388 x 2160mm)

PLOT 46
Kitchen/Living/Dining 18'7" x 14'11" (5671 x 4553mm)
Bedroom 1 16'0" x 12'0" (4875 x 3650mm)
Bathroom 7'6" x 6'8" (2300 x 2050mm)
TOTAL AREA 546.65 sq ft (50.79 sq m)
Terrace 29'0" x 24'11" (8827 x 7593mm)

DODSON HOUSE

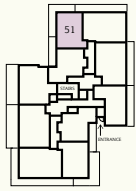
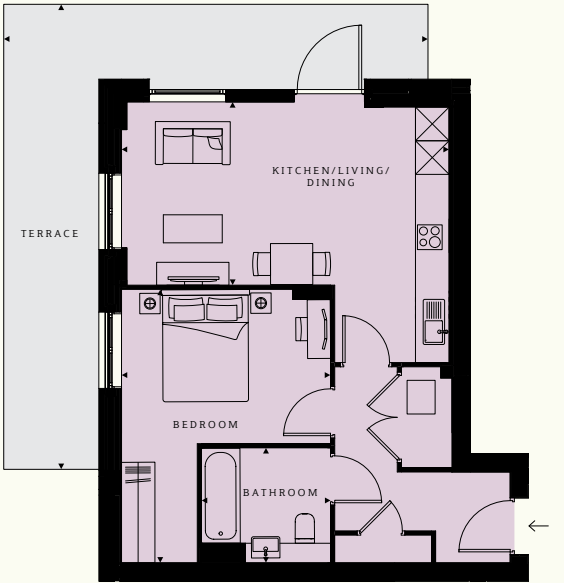


1 BEDROOM APARTMENT



Ground Level

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Ground Level

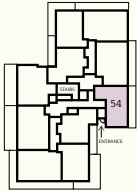
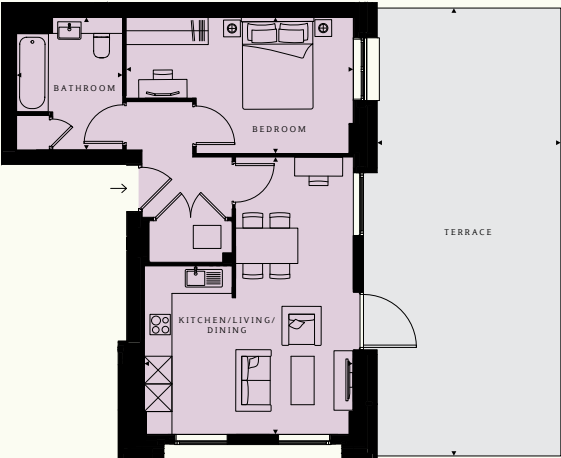
PLOT 50
Kitchen/Living/Dining 20'4" x 13'3" (6185 x 4045mm)
Bedroom 1 13'10" x 12'1" (4207 x 3682mm)
Bathroom 7'6" x 6'8" (2295 x 2050mm)
TOTAL AREA 539.88 sq ft (50.16 sq m)
Terrace 19'5" x 6'8" (5912 x 2035mm)

PLOT 51
Kitchen/Living/Dining 19'4" x 10'9" (5890 x 3268mm)
Bedroom 16'0" x 12'0" (4875 x 3650mm)
Bathroom 7'6" x 6'8" (2300 x 2050mm)
TOTAL AREA 543.67 sq ft (50.51 sq m)
Terrace 27'9" x 25'4" (8451 x 7710mm)

DODSON HOUSE



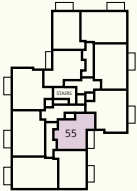
1 BEDROOM APARTMENT



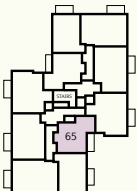
Ground Level

PLOT 54
Kitchen/Living/Dining 19'11" x 14'10" (6090 x 4531mm)
Bedroom 11'3" x 9'5" (3451 x 2870mm)
Bathroom 9'4" x 7'6" (2875 x 2295mm)
TOTAL AREA 538.23 sq ft (50.00 sq m)
Terrace 31'10" x 14'1" (9707 x 4278mm)

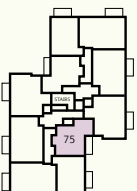
1 BEDROOM APARTMENT



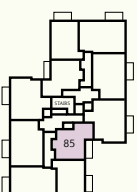
Upper Ground Level



First Level



Second Level



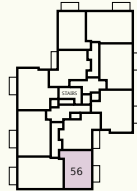
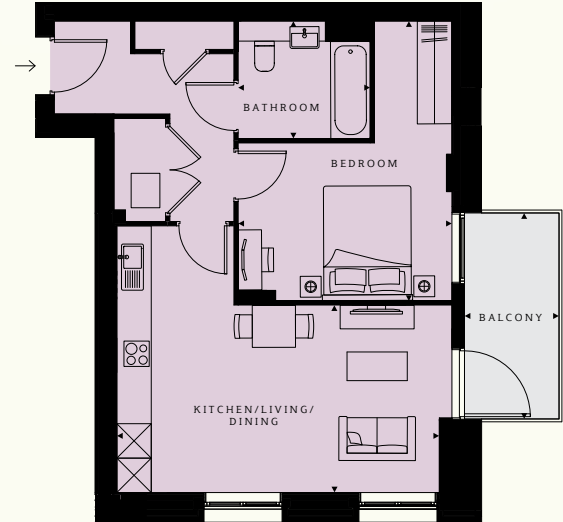
Third Level

PLOTS 55, 65, 75, 85
Kitchen/Living/Dining 20'4" x 13'3" (6185 x 4045mm)
Bedroom 13'10" x 12'1" (4207 x 3682 mm)
Bathroom 7'6" x 6'8" (2295 x 2050mm)
TOTAL AREA 539.88 sq ft (50.16 sq m)
Balcony 13'10" x 5'1" (4215 x 1535mm)

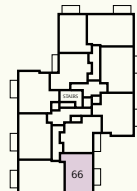
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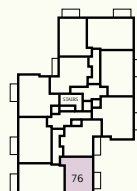
1 BEDROOM APARTMENT



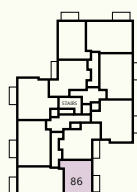
Upper Ground Level



First Level



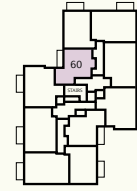
Second Level



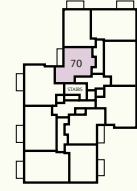
Third Level

PLOTS 56, 66, 76, 86
Kitchen/Living/Dining 18'7" x 14'11" (5671 x 4553mm)
Bedroom 16'0" x 12'0" (4875 x 3650mm)
Bathroom 7'6" x 6'8" (2300 x 2050mm)
TOTAL AREA 546.65 sq ft (50.79 sq m)
Balcony 11'9" x 5'5" (3590 x 1648mm)

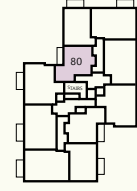
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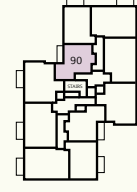
Upper Ground Level



First Level



Second Level



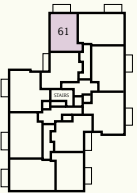
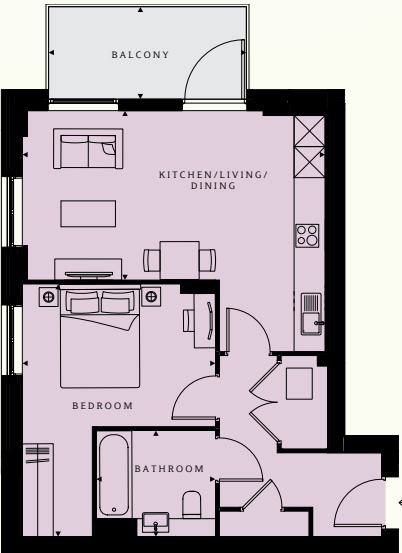
Third Level

PLOTS 60, 70, 80, 90
Kitchen/Living/Dining 20'4" x 13'3" (6185 x 4045mm)
Bedroom 13'10" x 12'1" (4207 x 3682 mm)
Bathroom 7'6" x 6'8" (2295 x 2050mm)
TOTAL AREA 539.88 sq ft (50.16 sq m)
Balcony 13'10" x 5'1" (4215 x 1535mm)

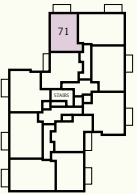
DODSON HOUSE



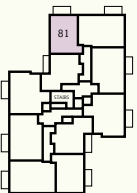
1 BEDROOM APARTMENT



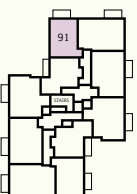
Upper Ground Level



First Level



Second Level



Third Level

PLOTS 61, 71, 81, 91

Kitchen/Living/Dining
19'4" x 10'9" (5890 x 3268mm)

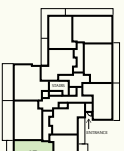
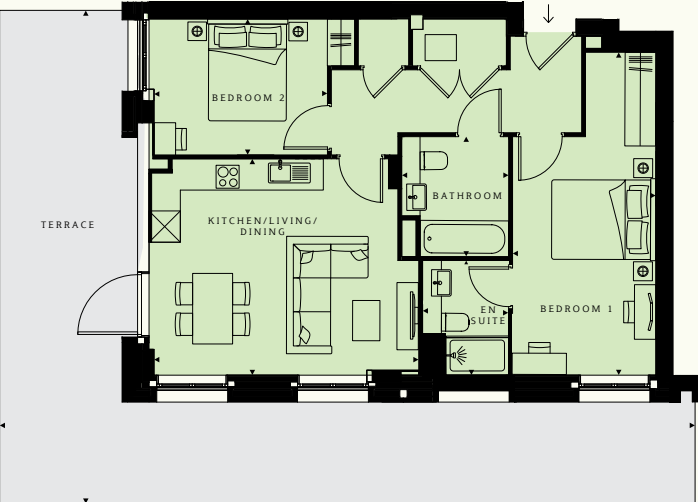
Bedroom
16'0" x 12'0" (4875 x 3650mm)

Bathroom
7'6" x 6'8" (2300 x 2050mm)

TOTAL AREA
543.67 sq ft (50.51 sq m)

Balcony
12'6" x 5'10" (3815 x 1785mm)

2 BEDROOM APARTMENT



Ground Level

PLOT 47

Kitchen/Living/Dining
16'11" x 13'7" (5164 x 4003mm)

Bedroom 1
20'4" x 9'0" (6188 x 2750mm)

En suite
7'2" x 5'4" (2200 x 1650mm)

Bedroom 2
10'11" x 9'0" (3327 x 2750mm)

Bathroom
7'6" x 6'8" (2295 x 2050mm)

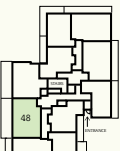
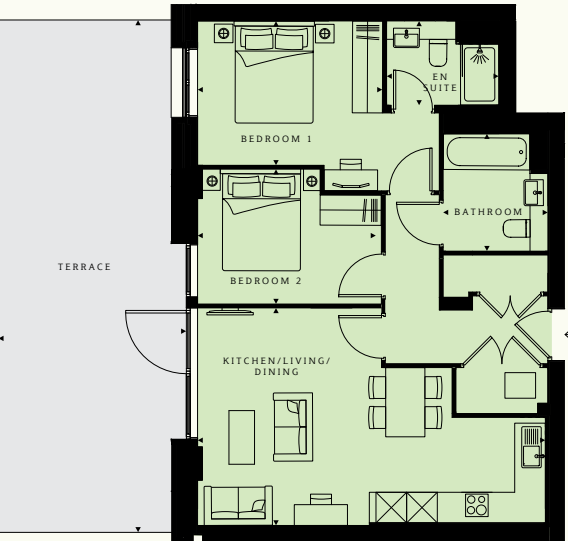
TOTAL AREA
703.17 sq ft (65.33 sq m)

Terrace
31'1" x 44'5" (13530 x 9475mm)

DODSON HOUSE



2 BEDROOM APARTMENT



Ground Level

PLOT 48

Kitchen/Living/Dining
22'4" x 13'9" (6805 x 4204mm)

Bedroom 1
11'11" x 9'3" (3624 x 2825mm)

En suite
7'2" x 5'4" (2195 x 1650mm)

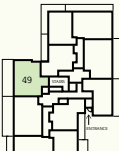
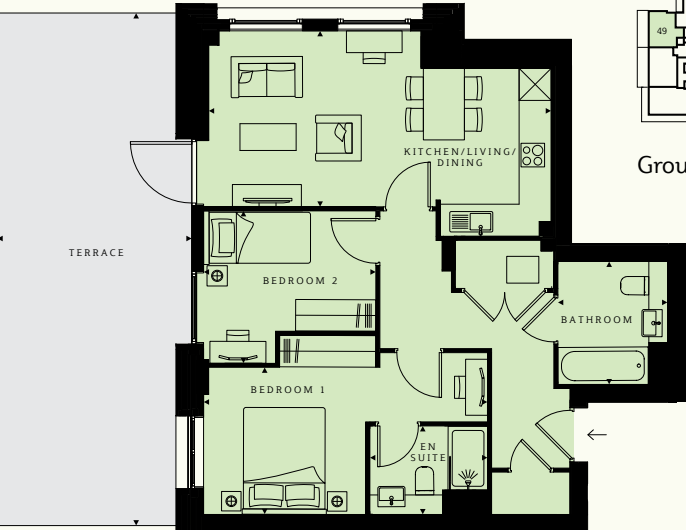
Bedroom 2
11'9" x 8'3" (3596 x 2684mm)

Bathroom
7'6" x 6'8" (2295 x 2050mm)

TOTAL AREA
712.24 sq ft (66.17 sq m)

Terrace
33'1" x 12'4" (10087 x 3747mm)

2 BEDROOM APARTMENT



Ground Level

PLOT 49

Kitchen/Living/Dining
21'2" x 10'10" (6453 x 3286mm)

Bedroom 1
17'5" x 9'0" (5309 x 2750mm)

En suite
7'2" x 5'4" (2195 x 1650mm)

Bedroom 2
10'7" x 9'4" (3216 x 2845mm)

Bathroom
7'6" x 6'8" (2295 x 2050mm)

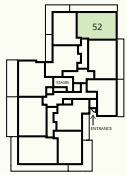
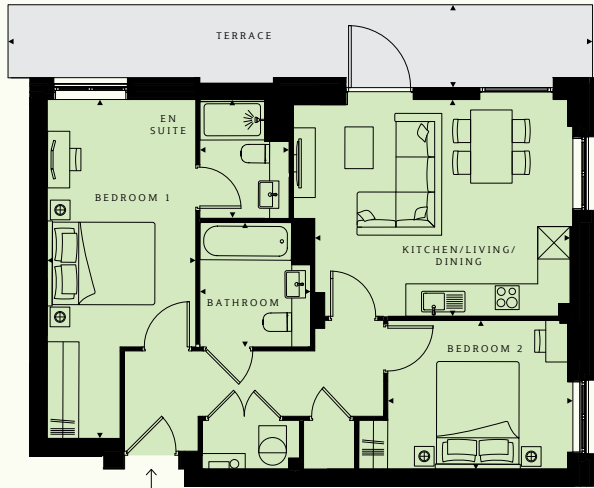
TOTAL AREA
691.99 sq ft (64.29 sq m)

Terrace
31'10" x 12'4" (9708 x 3747mm)

DODSON HOUSE

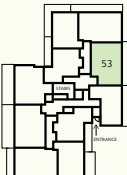
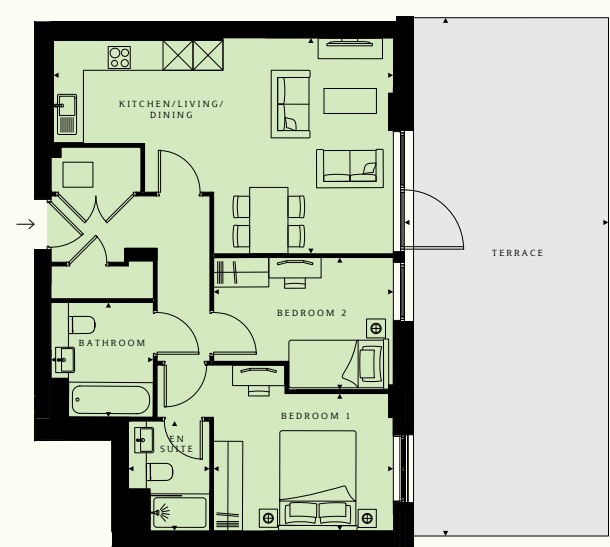


2 BEDROOM APARTMENT



Ground Level

2 BEDROOM APARTMENT



Ground Level

PLOT 52
Kitchen/Living/Dining 15'7" x 13'1" (4764 x 4003mm)
Bedroom 1 15'0" x 9'0" (4580 x 2750mm)
En suite 7'2" x 5'4" (2195 x 1650mm)
Bedroom 2 10'11" x 9'0" (3327 x 2750mm)
Bathroom 7'6" x 6'8" (2295 x 2050mm)
TOTAL AREA 705.39 sq ft (65.53 sq m)
Terrace 35'9" x 5'6" (10905 x 1661mm)

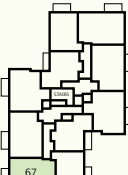
PLOT 53
Kitchen/Living/Dining 22'6" x 14'2" (6856 x 4318mm)
Bedroom 1 11'10" x 9'0" (3595 x 2750mm)
En suite 7'2" x 5'4" (2195 x 1630mm)
Bedroom 2 11'9" x 8'8" (3596 x 2650mm)
Bathroom 7'6" x 6'8" (2295 x 2050mm)
TOTAL AREA 699.36 sq ft (64.97 sq m)
Terrace 34'0" x 14'1" (10361 x 4277mm)

DODSON HOUSE

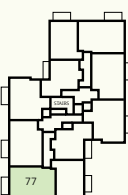
2 BEDROOM APARTMENT



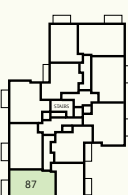
Upper Ground Level



First Level



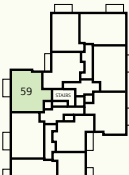
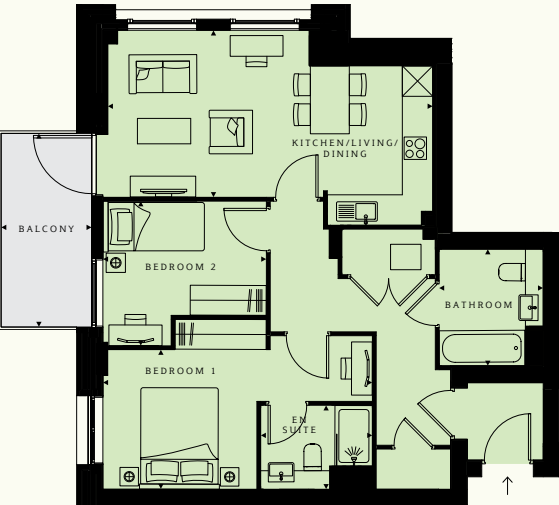
Second Level



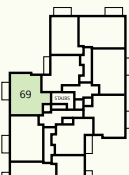
Third Level

PLOTS 57, 67 , 77, 87
Kitchen/Living/Dining 16'11" x 13'7" (5164 x 4003mm)
Bedroom 1 20'4" x 9'0" (6188 x 2750mm)
En suite 7'2" x 5'4" (2200 x 1650mm)
Bedroom 2 10'11" x 9'0" (3327 x 2750mm)
Bathroom 7'6" x 6'8" (2295 x 2050mm)
TOTAL AREA 703.17 sq ft (65.33 sq m)
Balcony 12'6" x 5'10" (3815 x 1785mm)

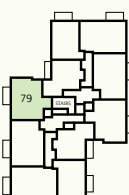
2 BEDROOM APARTMENT



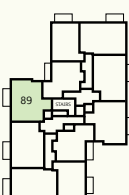
Upper Ground Level



First Level



Second Level



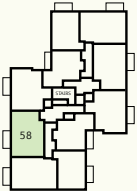
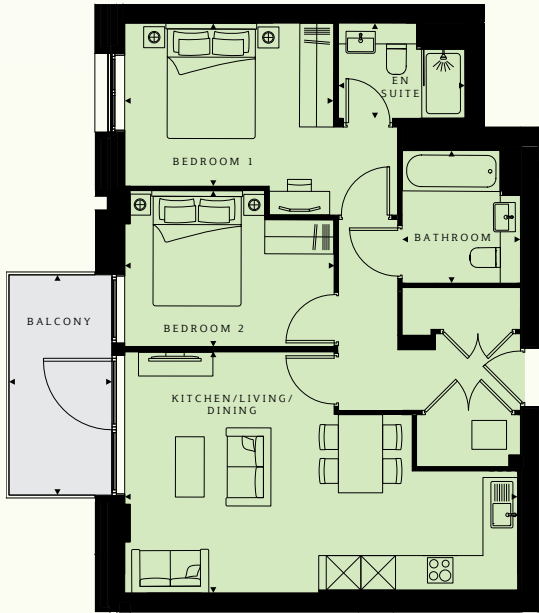
Third Level

PLOTS 59, 69,79, 89
Kitchen/Living/Dining 21'2" x 10'10" (6453 x 3286mm)
Bedroom 1 17'5" x 9'0" (5309 x 2750mm)
En suite 7'2" x 5'4" (2195 x 1650mm)
Bedroom 2 9'4" x 10'7" (3216 x 2845mm)
Bathroom 7'6" x 6'8" (2295 x 2050mm)
TOTAL AREA 691.99 sq ft (64.29 sq m)
Balcony 12'6" x 5'10" (3815 x 1785mm)

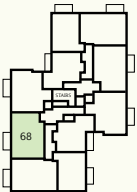
DODSON HOUSE



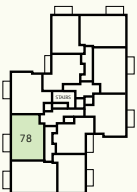
2 BEDROOM APARTMENT



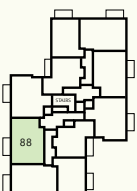
Upper Ground Level



First Level



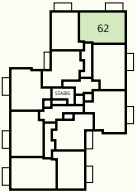
Second Level



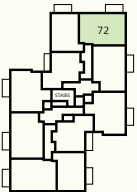
Third Level

PLOTS 58, 68, 78, 88
Kitchen/Living/Dining 22'4" x 13'9" (6805 x 4204mm)
Bedroom 1 11'11" x 9'3" (3624 x 2825mm)
En suite 7'2" x 5'4" (2195 x 1650mm)
Bedroom 2 11'9" x 8'3" (3596 x 2684mm)
Bathroom 7'6" x 6'8" (2295 x 2050mm)
TOTAL AREA 712.24 sq ft (66.17 sq m)
Balcony 12'6" x 5'10" (3815 x 1785mm)

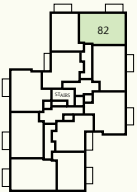
2 BEDROOM APARTMENT



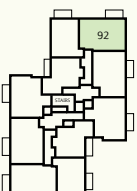
Upper Ground Level



First Level



Second Level



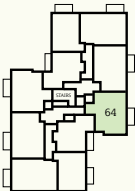
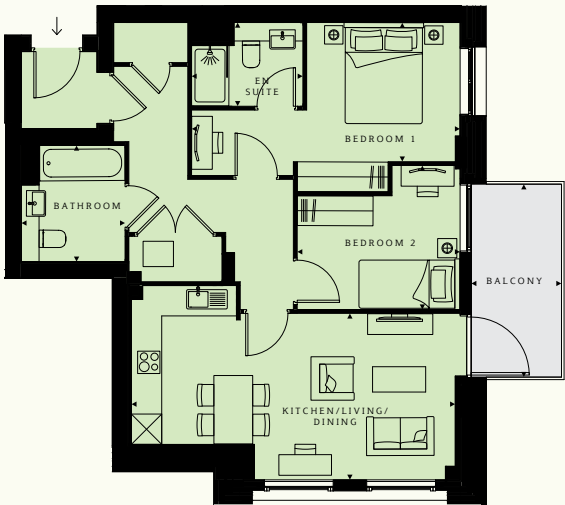
Third Level

PLOTS 62, 72, 82, 92
Kitchen/Living/Dining 15'7" x 13'1" (4764 x 4003mm)
Bedroom 1 15'0" x 9'0" (4580 x 2750mm)
En suite 7'2" x 5'4" (2195 x 1650mm)
Bedroom 2 10'11" x 9'0" (3327 x 2750mm)
Bathroom 7'6" x 6'8" (2295 x 2050mm)
TOTAL AREA 705.39 sq ft (65.53 sq m)
Balcony 12'6" x 5'10" (3815 x 1785mm)

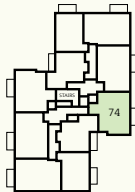
DODSON HOUSE



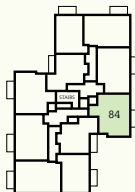
2 BEDROOM APARTMENT



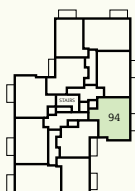
Upper Ground Level



First Level



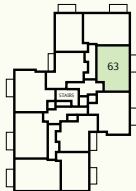
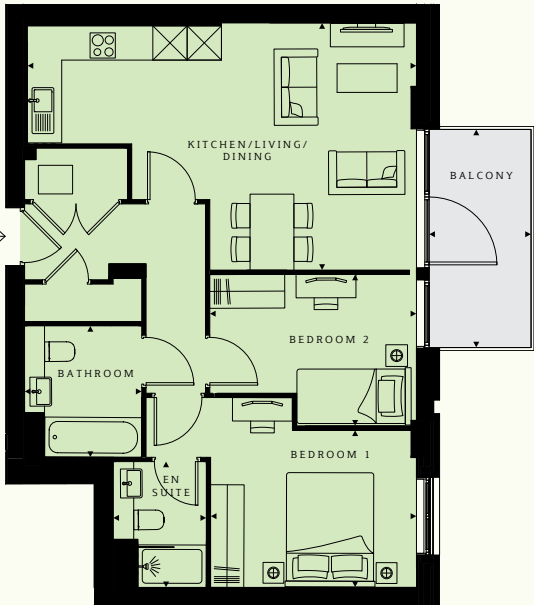
Second Level



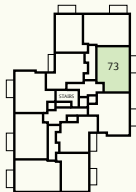
Third Level

PLOTS 64, 74, 84, 94
Kitchen/Living/Dining 21'2" x 10'10" (6453 x 3286mm)
Bedroom 1 17'5" x 9'0" (5309 x 2750mm)
En suite 7'2" x 5'4" (2195 x 1650mm)
Bedroom 2 9'4" x 10'7" (3216 x 2845mm)
Bathroom 7'6" x 6'8" (2295 x 2050mm)
TOTAL AREA 691.99 sq ft (64.29 sq m)
Balcony 12'6" x 5'10" (3815 x 1785mm)

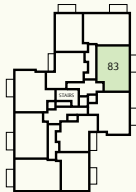
2 BEDROOM APARTMENT



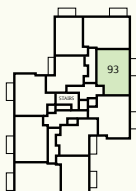
Upper Ground Level



First Level



Second Level



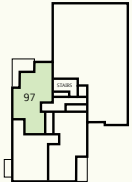
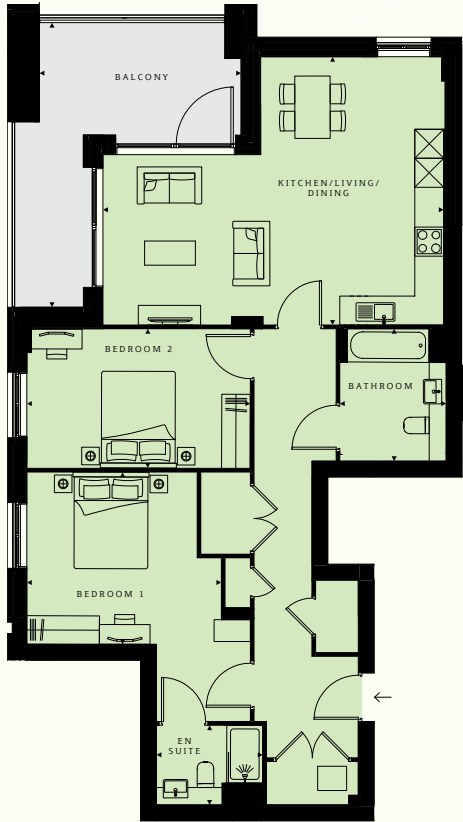
Third Level

PLOTS 63, 73, 83, 93
Kitchen/Living/Dining 22'6" x 14'2" (6856 x 4318mm)
Bedroom 1 11'10" x 9'0" (3595 x 2750mm)
En suite 7'2" x 5'4" (2195 x 1630mm)
Bedroom 2 11'9" x 8'8" (3596 x 2650mm)
Bathroom 7'6" x 6'8" (2295 x 2050mm)
TOTAL AREA 699.36 sq ft (64.97 sq m)
Balcony 12'6" x 5'10" (3815 x 1785mm)

DODSON HOUSE

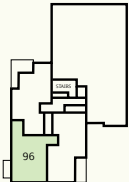
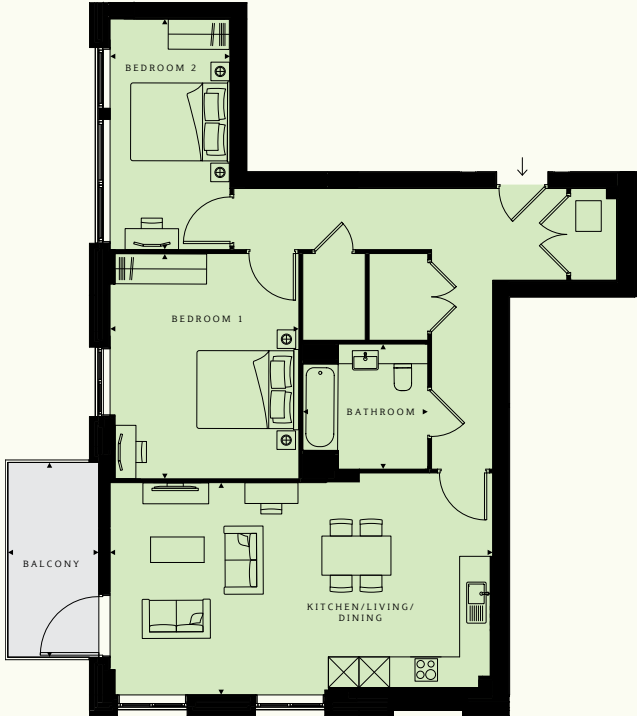


2 BEDROOM APARTMENT



Fourth Level

2 BEDROOM APARTMENT

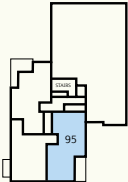
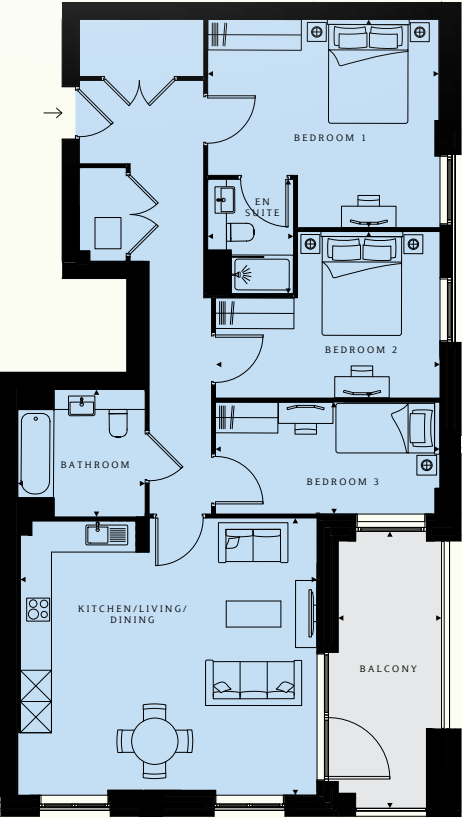


Fourth Level

DODSON HOUSE



3 BEDROOM APARTMENT



Fourth Level

PLOT 97

Kitchen/Living/Dining
23'4" x 18'3" (7098 x 5550mm)

Bedroom 1
13'3" x 11'9" (4023 x 3566mm)

En suite
7'2" x 5'4" (2200 x 1650mm)

Bedroom 2
15'2" x 9'6" (4624 x 2889mm)

Bathroom
9'0" x 7'2" (2750 x 2200mm)

TOTAL AREA
1029.31 sq ft (95.63 sq m)

Balcony
19'4" x 13'8" (5885 x 4172mm)

PLOT 96

Kitchen/Living/Dining
24'7" x 13'8" (7500 x 4155mm)

Bedroom 1
14'6" x 12'2" (4410 x 3695mm)

Bedroom 2
14'10" x 7'9" (4521 x 2350mm)

Bathroom
8'0" x 8'0" (2450 x 2445mm)

TOTAL AREA
943.40 sq ft (87.65 sq m)

Balcony
12'6" x 5'10" (3815 x 1785mm)



ONE AND TWO-BEDROOM

APARTMENT SPECIFICATION

KITCHEN

Individually designed, contemporary kitchens with handleless, soft-close doors and drawers

Colour choice of wall and base units (subject to construction stage)

Contemporary worktop with full-height splashback

LED under-cabinet lighting

Stainless steel sink and chrome mixer tap

Fully integrated appliances, including fridge freezer, single oven, ceramic hob, extractor hood, dishwasher and microwave

BATHROOM

Sottini sanitary ware

Thermostatic shower to main bathroom

Heated towel rail, shaver socket, floor and full-height wall tiles

Mirrored vanity unit

EN SUITE

Sottini sanitary ware

Thermostatic shower

Heated towel rail, shaver socket, floor and full-height wall tiles

INTERNAL SPECIFICATION

Flooring included throughout

Freestanding washer/dryer

Video door entry

LED downlights to hallway, bathrooms, kitchen, dining and living area

TV/Sky+/FM connectivity to living area

Cat5e wiring

Fibre optic broadband and telephone connectivity (subject to subscription)

BEDROOMS

TV/FM connectivity to main bedroom

Telephone socket

Wardrobe to main bedroom

COMMUNAL AREAS / SERVICES

Concierge service on completion of the development

Allocated car parking

Residents' cycle store

Landscaped communal gardens



THREE-BEDROOM

APARTMENT SPECIFICATION

KITCHEN

Individually designed, contemporary kitchens with handleless, soft-close doors and drawers

Colour choice of wall and base units (subject to construction stage)

Silestone worktops with matching upstand

LED under-cabinet lighting

Stainless steel sink and chrome mixer tap

Fully integrated appliances, including fridge freezer, single oven, ceramic hob, extractor hood, dishwasher and microwave

INTERNAL SPECIFICATION

Washer/dryer

Flooring included throughout

Video door entry

LED downlights to hallway, bathrooms, kitchen, dining and living area

TV/Sky+/FM connectivity to living area

Cat5e wiring

Fibre optic broadband and telephone connectivity (subject to subscription)

BATHROOM

Sottini sanitary ware

Thermostatic shower to main bathroom

Heated towel rail, shaver socket, floor and full-height wall tiles

EN SUITE

Sottini sanitary ware

Thermostatic shower

Heated towel rail, shaver socket, floor and full-height wall tiles

Mirrored vanity unit

BEDROOMS

Wardrobe to main and second bedroom

TV/FM connectivity to main bedroom

Telephone socket

COMMUNAL AREAS / SERVICES

Concierge service on completion of the development

Allocated car parking

Residents' cycle store

Landscaped communal gardens



ADDITIONAL INFORMATION

ADDRESS

The Ridgeway, Mill Hill, London NW7 1AA

Local authority
London Borough of Barnet

Estimated completion date
2023

Reservation deposit
£1,000

Terms of Payment
10% of purchase price payable on exchange, balance of purchase price to be paid on completion.

ESTIMATED CHARGES

Estimated service charge per annum
1-bedroom apartment £1,882
2-bedroom apartment £1,756 to £2,805
3-bedroom apartment £3,048

PARKING

A basement car parking space will incur additional charges of approx. £298 per annum.

MISCELLANEOUS

Building Warranty
10 year NHBC**

Length of lease
999 years

VENDOR'S SOLICITOR

Winckworth Sherwood

Telephone
020 7593 5054

Email
bdwteam@wslaw.co.uk

Address
Minerva House
5 Montague Close
London SE1 9BB

NEW HOMES QUALITY CODE

Housebuilders and developers who build new homes will be expected to register with the New Homes Quality Board (NHQB). As long as a housebuilder or developer has followed the correct registration process, including completing the necessary training, introducing a complaints procedure, and following other processes and procedures that are needed to meet the requirements of this New Homes Quality Code (the code), they will become a registered developer.

Registered developers agree to follow the code and the New Homes Ombudsman Service, including accepting the decisions of the New Homes Ombudsman in relation to dealings with customers. If a registered developer does not meet the required standards, or fails to accept and act in line with the decisions of the New Homes Ombudsman, they may have action taken against them, including being removed from the register of registered developers.

The code sets out the requirements that registered developers must meet. The code may be updated from time to time to reflect changes to industry best practice as well as the decisions of the New Homes Ombudsman Service.

All homes built by registered developers must meet building-safety and other regulations. All registered developers should aim to make sure there are no snags or defects in their properties before the keys are handed over to a customer. If there are any snags or defects, these should be put right within the agreed timescales.

What the code covers

For the purposes of this code, 'customer' means a person who is buying or intends to buy a new home which they will live in or give to another person. (If a new home is being bought in joint names, 'the customer' includes all the joint customers.) However, the New Homes Quality Board have also started work to consider other groups of customers and what they should be able to expect from a new home. This includes shared owners and people who are buying a new home to let to other people. Any changes the New Homes Quality Board make to the code to reflect the needs of other groups of customers will be developed through consultation, and they will continually assess and review the effectiveness of the code, and any new laws or regulations that apply. Other areas which are not covered by the code are claims for loss of property value or blight (where a property falls in value or becomes difficult to sell because of major public work in the area), personal injury or claims that are not covered by the scheme rules of the New Homes Ombudsman Service.





WHY BARRATT LONDON?

NW7

BARRATT LONDON'S VISION

Since the construction of our first London development in 1982, our goal has been to provide high-quality homes for all Londoners by focusing on excellence in design, construction and customer service. The supply of new housing is essential to the continued growth of London as a major global city and Barratt London is proud to be contributing to this with the delivery of 1,500 new homes each year.

FIVE-STAR CUSTOMER SERVICE

As part of Barratt Developments PLC, the UK's most recommended house builder, we are fully committed to delivering a superior service for our customers and have been awarded the maximum five-star rating for customer satisfaction by the Home Builders Federation every year since 2010*. For our customers, this means that when you buy a Barratt London home, you can be confident you are buying a home of quality and receiving the very best in customer service.

REAL PEACE OF MIND

Not only does every Barratt London home come with a ten-year structural guarantee from the NHBC, it also comes with a two-year fixtures and fittings warranty**, giving you added peace of mind from the moment you move in.

*We are the only major national house builder to be awarded this award 13 years running. "we" refers to the Barratt Developments PLC group brands including Barratt London, Barratt Homes and David Wilson Homes.

**First two years covered by Builder Warranty and NHBC Guarantee or similar. Years three-ten covered by NHBC insurance or similar. Full exclusions and limitations can be found on the NHBC website.

Nothing in this code affects any other rights the customer has by law and does not replace any legislation that applies to the new home. Customers do not have to make a complaint to the New Homes Ombudsman Service if they are not satisfied with a matter that is covered by the code. They may decide to take other action, such as through the civil courts or other ombudsman or regulator. We are on the New Homes Quality Code register of registered developers. "We" refers to the Barratt Developments PLC group brands including Barratt London, Barratt Homes and David Wilson Homes. All images used are for illustrative purposes. These and the dimensions given are illustrative for this house type and individual properties may differ. Please check with your Sales Adviser in respect of individual properties. We give maximum dimensions within each room which includes areas of fixtures and fittings including fitted furniture. These dimensions should not be used for carpet or flooring sizes, appliance spaces or items of furniture. All images, photographs and dimensions are not intended to be relied upon for, nor to form part of, any contract unless specifically incorporated in writing into the contract.



RIDGEWAY VIEWS



FIND YOUR PIECE OF LONDON

MILL NW7 HILL

Computer generated images, maps and development layouts are intended for illustrative purposes and should be treated as general guidance only. The features, designs, materials and visual depictions of and in our Show Apartments and in our Show Apartment photography must be treated as general illustration and guidance. Images may also include upgrades which are available at extra cost. Furniture and furnishings are not included. Fixtures, fittings and specification may be subject to change as necessary and without notice and their accuracy or completeness is not guaranteed. Nor are they intended to form part of any contract or a warranty unless specifically incorporated into the contract. Please ask your Sales Adviser for the current specification. Individual features such as windows, brick and other materials' colours may vary, as may drainage, heating and electrical layouts. Specification may be subject to change as necessary and without notice. Development layouts and landscaping, specification, dimensions and computer generated images are not intended to form part of any contract or warranty unless specifically incorporated in writing into the contract. The development name, Ridgeway Views and building names are for marketing purposes only and may not be the designated postal address, which may be determined by The Post Office. All information in this document is correct to the best of our knowledge at the time of issue March 2022. Calls to 03 numbers are charged at the same rate as dialling an 01 or 02 number. If your fixed line or mobile service has inclusive minutes to 01/02 numbers, then calls to 03 are counted as part of this inclusive call volume. Non-BT customers and mobile phone users should contact their service providers for information about the cost of calls.