



ROSARY

MANOR

THE FINAL COLLECTION



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Discover Rosary Manor and eleven individually designed apartments, each with unparalleled views across Mill Hill.

Each apartment is truly one of a kind, designed with finesse to work within this highly distinctive manor house. Stunning communal gardens and secure gated access provide residents with peace and tranquillity in a truly unique setting. A resident's gym and concierge service perfectly compliment to provide luxury living at its finest.



COMPLETED COLLECTION

Waiting for you now

FRIEZE | MASCARON | SPIRE



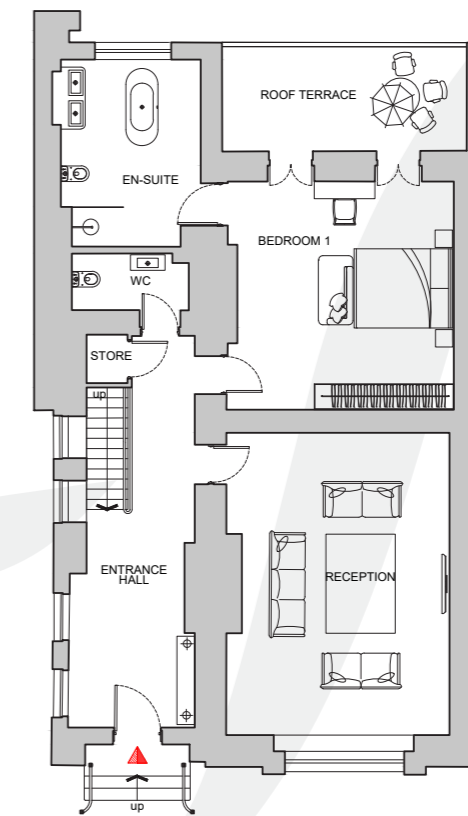
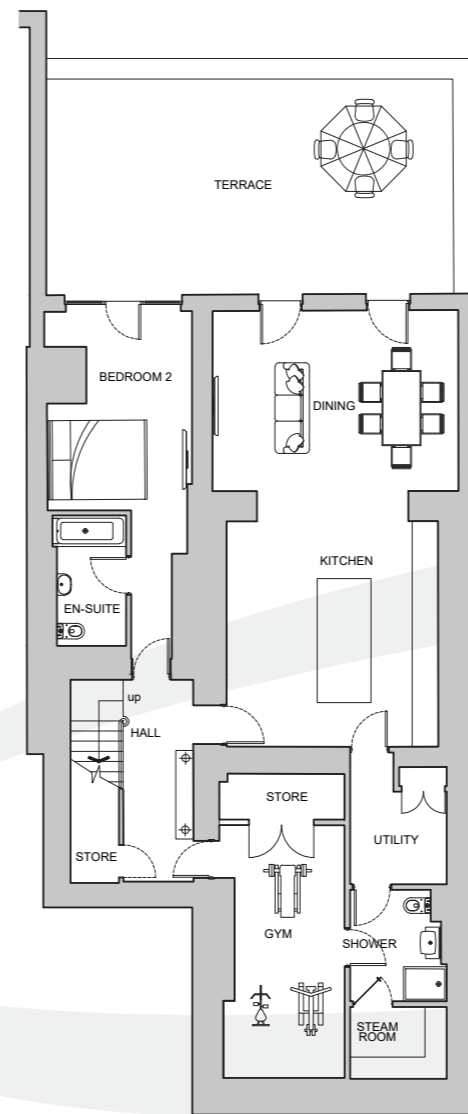
FRIEZE

A grand two bedroom apartment, split over two floors with its own private entrance. Frieze perfectly blends old and new.

An impressive hallway leads to a stunning master suite and formal drawing room. Further delight awaits on the lower ground with an open plan kitchen-diner opening onto a private patio.



"An exquisite marriage of past and present, balancing formal entertaining and family space."



FRIEZE

Opulent bathrooms with grand fixtures.

Fittings perfectly align with the original features of the manor house.

GIA 258 sqm / 2276 sqft

Ent Hallway 2.9m (9.6ft) x 9.1m (29.7ft)

Reception 5.2m (16.9ft) x 7m (22.9ft)

Master 5.3m (17.2ft) x 5.3m (17.3ft)

Ensuite 3.4m (11.3ft) x 4.3m (14.2ft)

Kitch/Diner 5.7m (18.6 ft) x 10.1m (33.1ft)

Bedroom 2 3.4m (11.2ft) x 8m (26.4ft)

Gym 2.9m (9.5ft) x 5.9m (19.2ft)

Roof Terrace 5.7m (18.5ft) x 2.4m (8ft)

Patio Terrace 9.4m (30.8ft) x 5m (16.3ft)



MASCARON

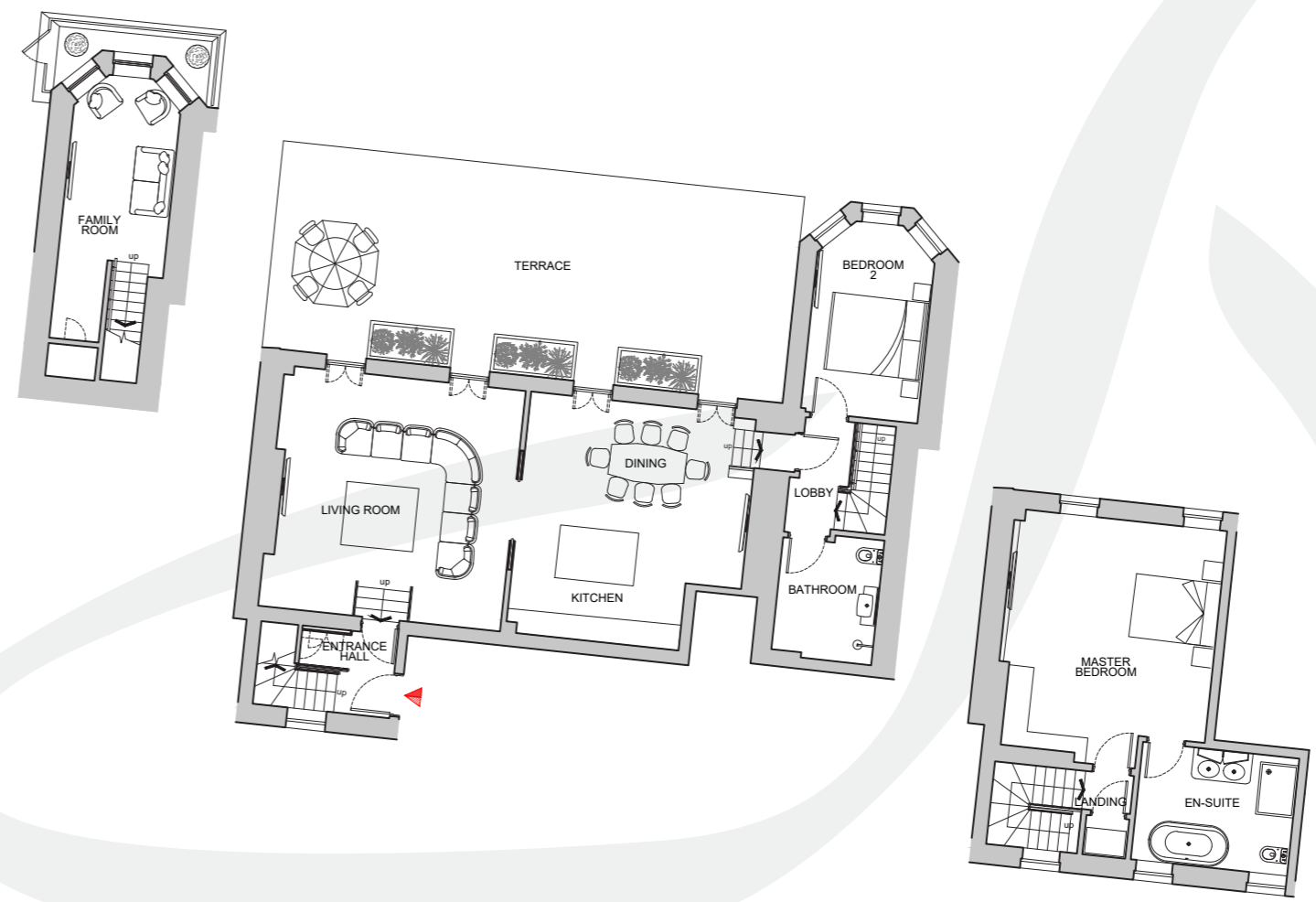
Created from the original building this charming 2-bedroom apartment dates to the 1800's.

A lower ground snug room provides the perfect cosy spot for relaxing; the master bedroom offers beautiful views to savour each morning.



R

"Luxury is when it seems flawless, when you reach the right balance between all elements. Understated theatrically."



MASCARON

Wonderfully unique

Open plan living stretching over 8 meters leads directly onto a sun-drenched private patio and communal gardens.

GIA 206 sqm / 2217 sqft

- Ent Hallway** 7.3m (23.9ft) x 2.2m (7.2ft)
- Reception Hall** 3.7m (12.3ft) x 2.8m (9.1ft)
- Living Room** 7m (23.1ft) x 5.8m (19.1ft)
- Kitchen/Diner** 2.8m (9ft) x 10.5m (34.5ft)
- Master Bedroom** 7.5m (24.5ft) x 4m (13.2ft)
- Dressing Room** 1.8m (6ft) x 4m (13.2ft)
- Ensuite** 2.6m (8.5ft) x 3.8m (12.8ft)
- Bedroom 2** 4.7m (15.4ft) x 4m (13.2ft)
- Gallery/Snug** 4.1m (13.4ft) x 2.7m (9ft)
- Roof Terrace** 3m (9.7ft) x 6.4m (20.8ft)



SPIRE

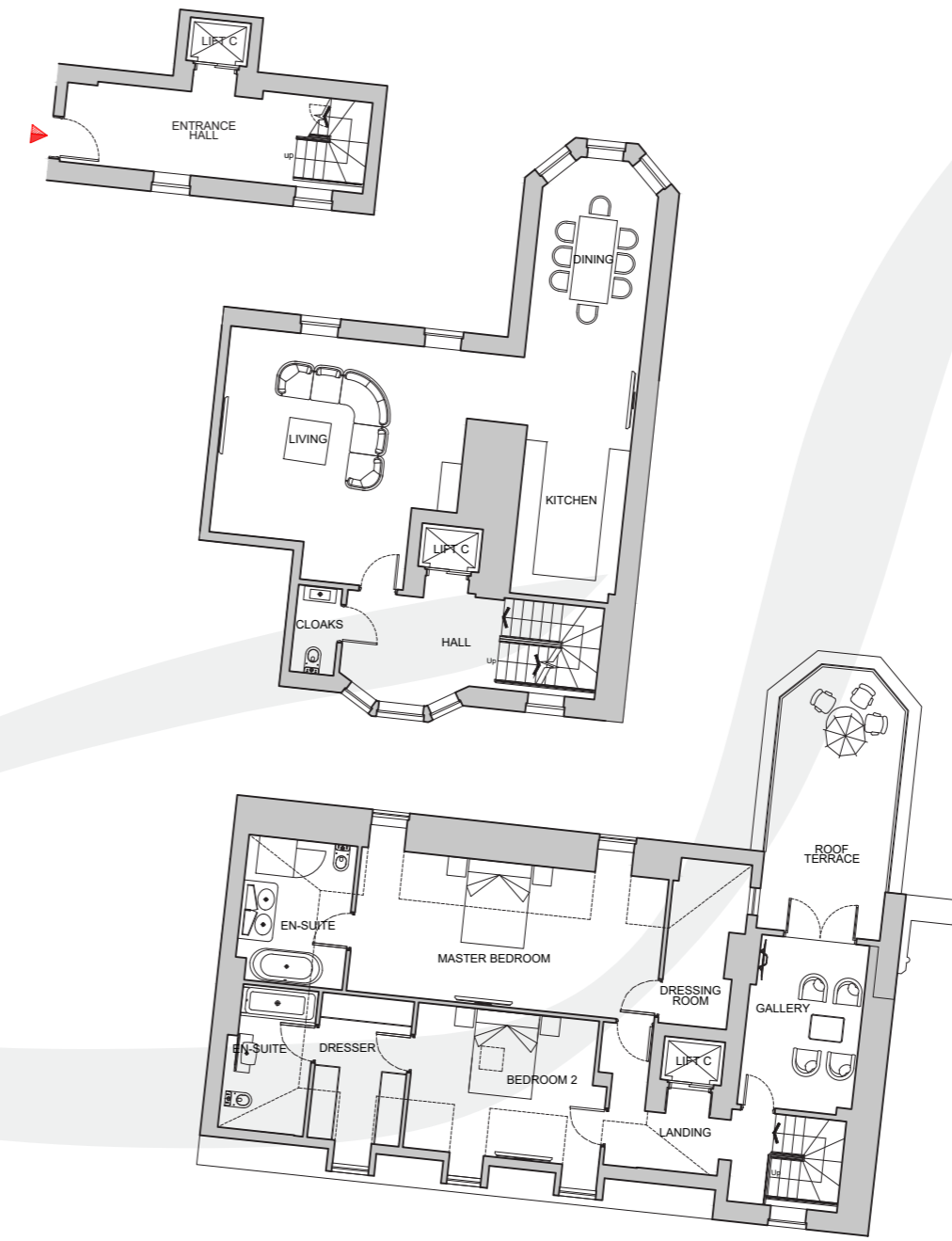
Mascaron is a beautifully proportioned apartment.

Two master bedrooms with dressing areas create a luxury haven of rest and relaxation.



R

"The grace and refinement of a country house with the ease and comforts of communal living."



SPIRE

Perfectly arranged over 3 floors, all serviced by your own private internal lift.

A show stopping terrace with uninterrupted breath taking 180 views over rolling parkland.

GIA 159 sqm / 1711 sqft

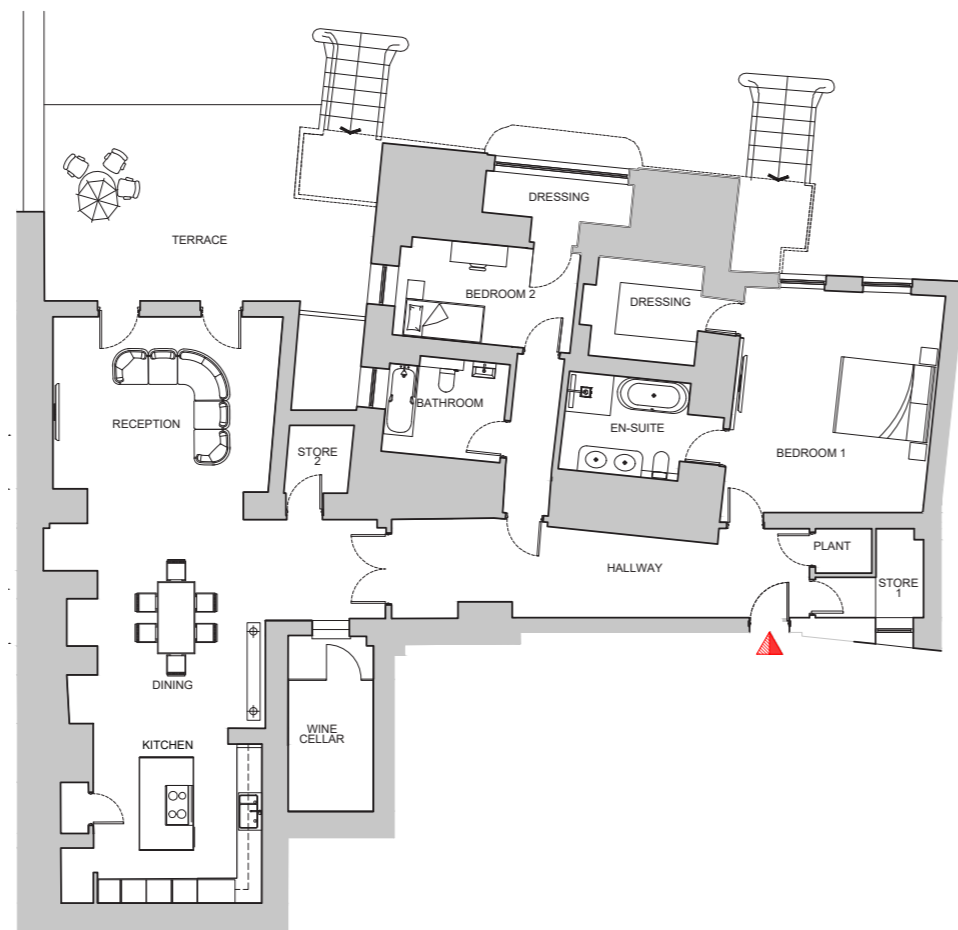
- Living Room** 5.7m (18.8ft) x 5.7m (18.7ft)
- Kitchen/Diner** 5.4m (17.8ft) x 5.7m (18.7ft)
- Family Room** 2.5m (8.3ft) x 6.3m (3.3ft)
- Master Bedroom** 5m (16.5ft) x 5.8m (19ft)
- Ensuite** 3.7m (12.2ft) x 2.8m (9.1ft)
- Bedroom 2** 2.8m (7.8ft) x 4.4m (15.1ft)

NOT LONG TO GO

Nearing Completion

GABLE | CORNICE | OCULUS | WEST LODGE





GIA 208 sqm / 2238 sqft

Entrance Hallway 10m (32.9ft) x 2.4m (7.6ft)

Kitchen/Diner 4m (13.2ft) x 9.2m (30.2ft)

Reception 5.5m (18.1ft) x 4.9m (16ft)

Master Bedroom 4.9m (16ft) x 5.7m (18.7ft)

Dressing 2.8m (9.3ft) x 2.4m (7.9ft)

Bedroom 2 4.3m (14.1ft) x 2.4m (7.9ft)

Terrace 7.7m (25.4ft) x 4.7m (15.5ft)

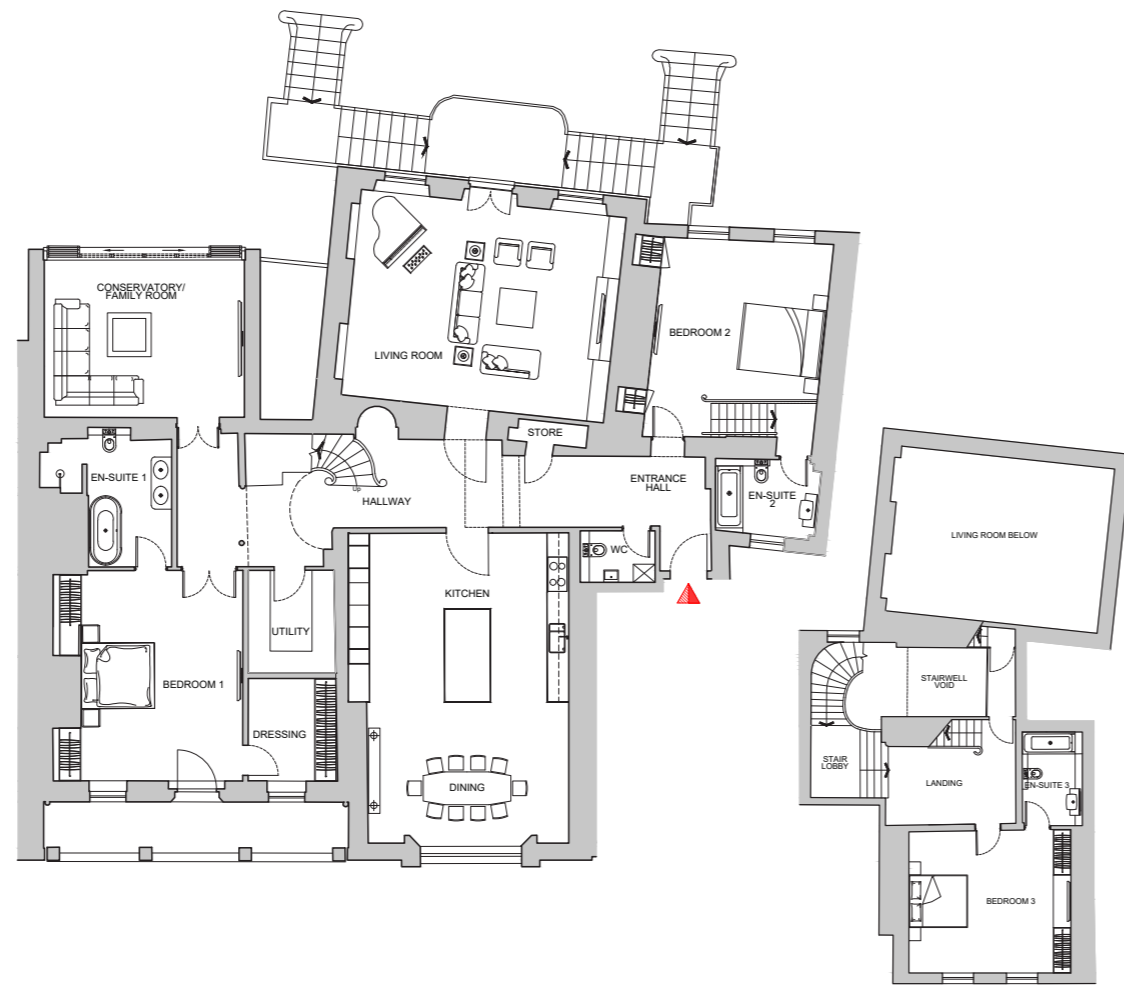
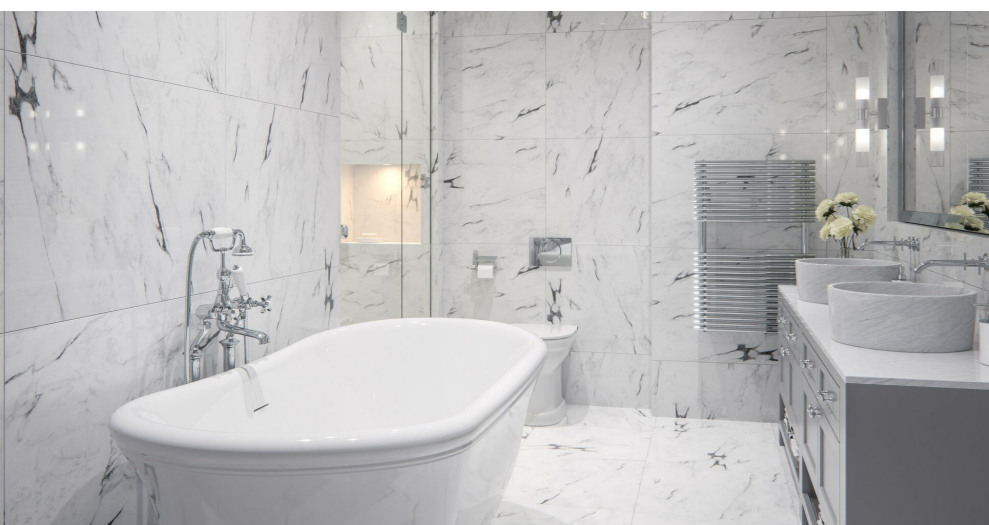
GABLE

Gable is a large lateral apartment bursting with character and heritage.

Wine from the bespoke cellar can be enjoyed on the private patio. Ample space in the walk-in wardrobe is the perfect fit for fashion collectors and visitors will enjoy an overnight stay in the guest suite, situated in the very oldest part of this unique building.

The spacious dining area provides the perfect backdrop for entertaining.





GIA 369 sqm / 3971 sqft

Entrance Hallway 14.6m (48ft) x 2.4m (7.9ft)

Living Room 7.2m (3.7ft) x 5.7m (18.6ft)

Kitchen/Diner 6m (19.8ft) x 8.5m (27.9ft)

Utility 2.3m (7.7m) x 3.6m (11.8ft)

Conservatory/Family Room 5.5m (18ft) x 4.3m (14.1ft)

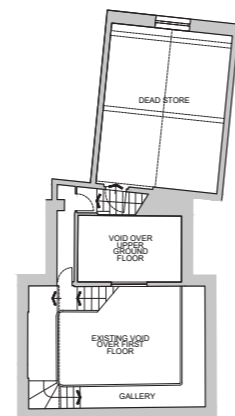
Master Bedroom 5.2m (17.1ft) x 5.8m (18.9ft)

Master Ensuite 3.6m (11.9ft) x 3.8m (12.5ft)

Dressing 2.4m (7.7ft) x 2m (6.6ft)

Bedroom 2 5.4m (17.8ft) x 5.5m (18.1ft)

Bedroom 3 5.5m (18.1ft) x 4.9m (16ft)



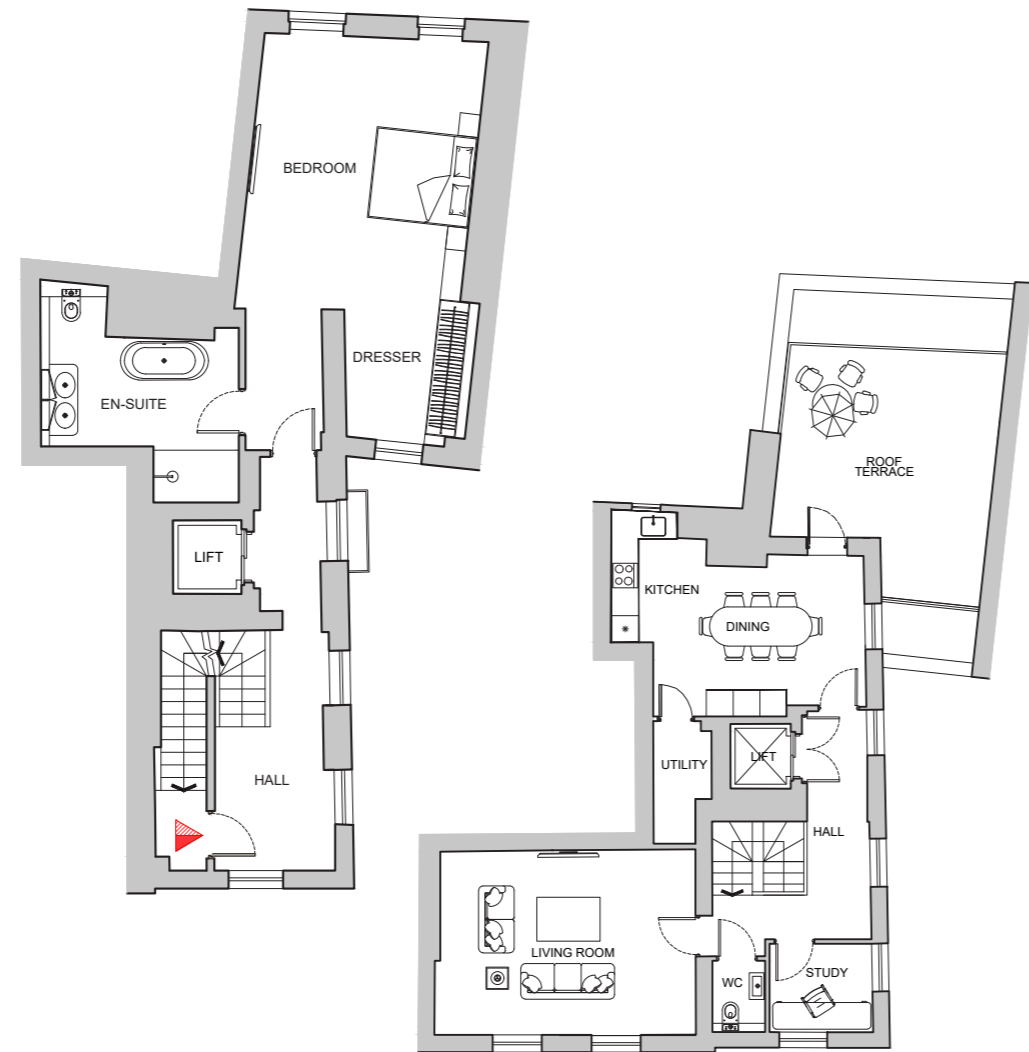
CORNICE

Truly grand and majestic, it makes you feel like you are in a movie.

From the moment you step into the marble tiled hallway and are greeted with the sweeping staircase this apartment takes your breath away at every turn.

From the drawing room with ornate ceilings and view down to the summer house to the galleried library and sumptuous bedrooms. This apartment is monument of architecture, design and luxury living.





GIA 130 sqm / 1399 sqft

Entrance Hallway 3.6m (11.7ft) x 5.1m (16.9 ft)

Living Room 5.9m (19.2ft) x 4.1m (13.5ft)

Kitchen/Diner 5.7m (18.6 ft) x 3.4m (11.1ft)

Study 2.3m (7.6ft) x 2m (6.5ft)

Master Bedroom 4.4m (14.5ft) x 8m (26.3ft)

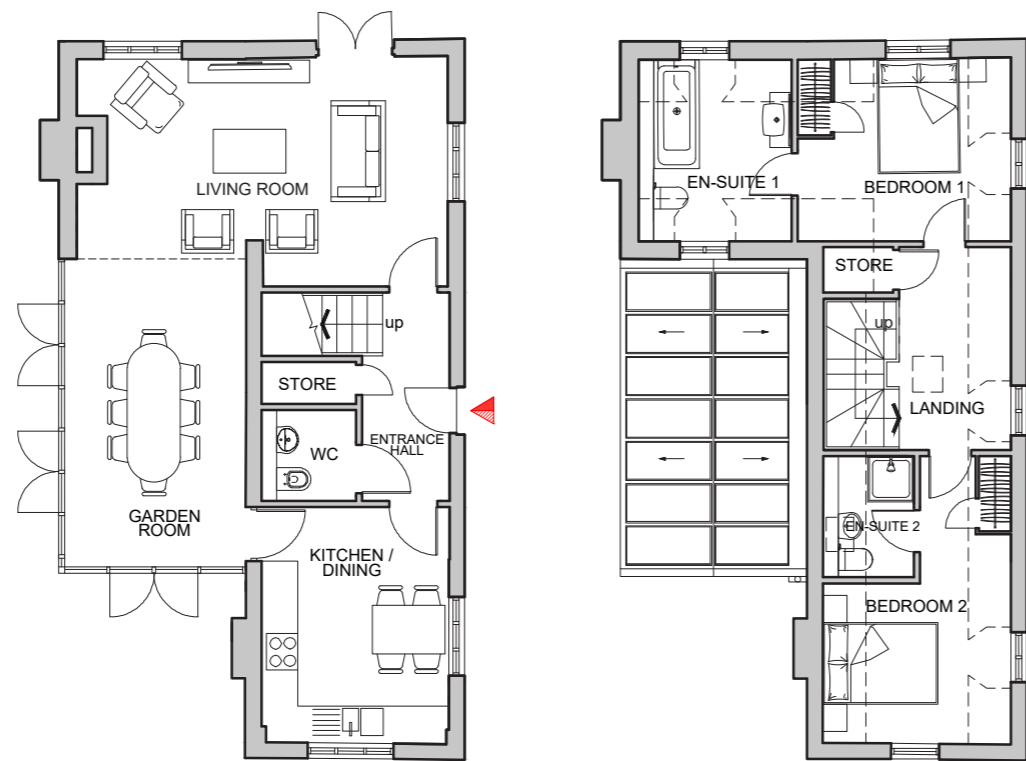
Roof Terrace 4.8m (15.9ft) x 5.7m (18.7ft)

OCULUS

A spacious one bedroom apartment with a fabulous private terrace to while the days away.

Beautifully designed over two floors a stunning master suite, cosy study, and well-proportioned lounge all fuse to make create a space ideal for modern living.





GIA 98 sqm / 1054 sqft

Entrance Hallway 6.1m (20.1ft) x 3.8m (12.5ft)

Kitchen/Diner 3.1m (10.2ft) x 9m (12.9ft)

Conservatory 3m (9.8ft) x 5.1m (16.7ft)

Master Bedroom 3.5m (11.6ft) x 3m (10ft)

Master Ensuite 2.5m (8.3ft) x 3m (9.8ft)

Bedroom 2 3.1m (10.2ft) x 4.8m (15.6ft)

WEST LODGE

Luxury meets cosy
at every turn.

A charming two-bedroom
cottage steeped in history
and nestled perfectly within
the grounds.

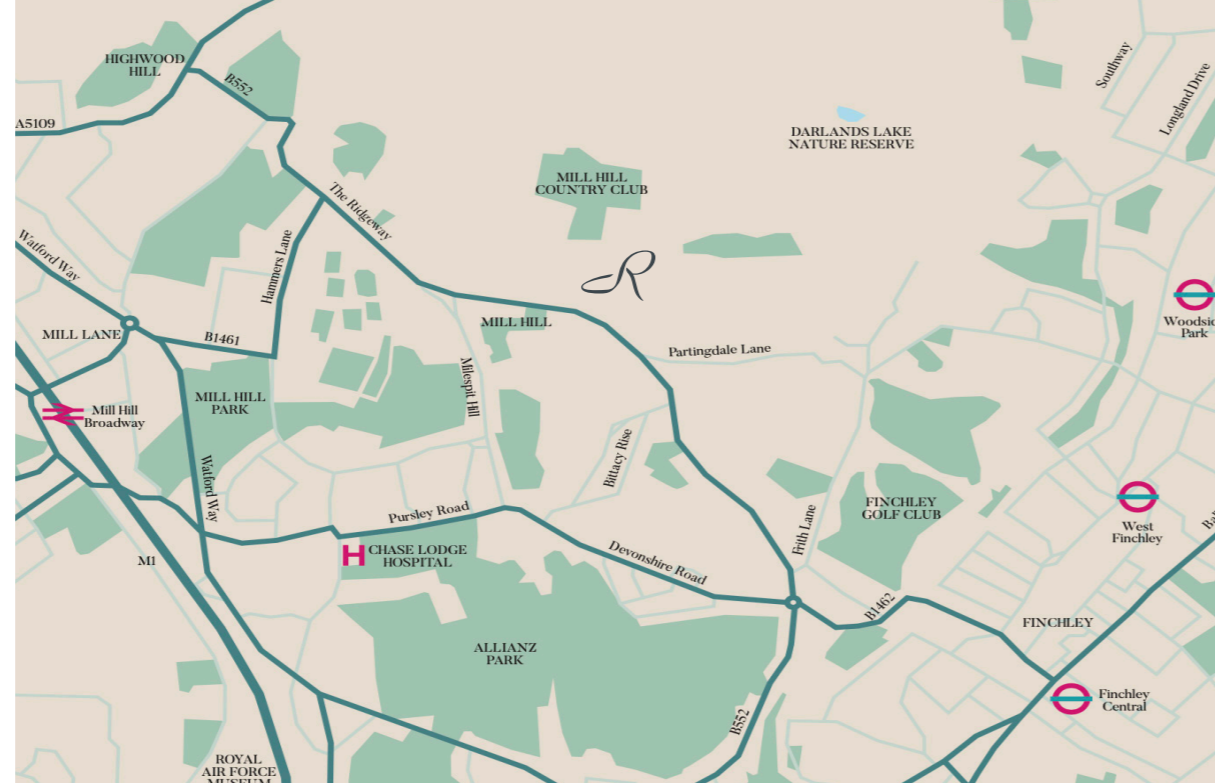
This deceptively spacious
home benefits from a
glorious south facing
summer room and private
garden.





EASY

Rosary Manor is well connected with direct links to central London and popular destinations in the city.



ADVENTURE

At Rosary Manor outdoor adventures are right on your doorstep with a variety of shops, bars and cafes at close hand.



LOCATION & TRAVEL

Mill Hill is well connected to central London and popular destinations just north of the capital.

Choose from London Underground or Overground, as well as a wide number of convenient bus routes and public transport.

JOURNEY TIMES *from tfl.gov.uk*

7 MIN	13 MIN	18 MIN	21 MIN	25 MIN	27 MIN
By train to West Hampstead Thameslink	By train to St Albans City and the Roman remains the city boasts	By train to London St Pancras International and easy travel on to Paris	By tube to Camden Town and its world famous vintage market	By train to Luton Airport Parkway and your flight to extra sunshine	By train to London Blackfriars and your job in the city



SPECIFICATION

Interior Finishes

- Composite oak front door with security features
- Composite internal doors
- All possible architectural detail and original windows to be retained where possible
- Chrome ironmongery
- Bespoke fitted wardrobes in all master bedrooms
- Mix of engineered wood flooring & tiles in kitchen/living areas
- Quality carpet to bedrooms
- Mix of under floor heating and feature radiators

Electrical

- Bespoke lighting design to each apartment
- High quality light fittings
- Television points in all relevant rooms
- Telephone points in living rooms and master bedroom
- Chrome cover plates
- CAT 6 wiring (where possible)
- Home control system
- Hardwired ceiling speakers in master bedroom and main reception rooms

Kitchens

- High quality Miele appliances
- Quartz worktops or similar
- Island units where applicable
- Quooker tap
- Soft closing units
- Energy efficient downlighters and under cabinet lighting
- Plinth lighting
- Fridge/Freezer
- Induction hob with extractor hood
- Stainless steel double electric oven
- Integrated dishwasher where appropriate

Bathrooms

- White sanitary ware
- Porcelain tiles
- Baths with chrome taps and shower head
- Vanity units
- Mirror above vanity units
- White hand basin
- Energy efficient downlights
- Tiled shower areas where possible, with glass screen
- Electric towel rail

Security

- Secure entry door to each apartment
- Smoke and heat detectors in each apartment
- Burglar alarm
- 10 year warranty
- CCTV cameras within communal grounds
- Gated entrance and exit
- Door entry system to each apartment

The Grounds

- Terraced areas to majority of apartments
- Estate manager
- Landscaped gardens
- Communal 'Folly'
- Stunning countryside views

Basement/Lower Ground

- Communal gymnasium
- Store room



BEYOND

Only nine miles from central London awaits this once in a lifetime opportunity.

R
ROSA RY
M A N O R

1 These particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property please ask for further information/verification.

2 Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves on such matters prior to purchase.

3 Floorplans are indicative only and may vary slightly. Please refer to individual floorplans for more information.

4 The photograph/s depict only certain parts of the property. It should not be assumed that any contents/furnishings/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph/s.

No assumptions should be made about parts of the property that have not been photographed. Please ask for further information if required. The computer-generated images do not represent the exact look and feel of the development.

5 Any areas, measurements or distances referred to are given as a guide only and are not precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries.

6 Where any reference is made to planning permissions or potential uses such information is given by the seller in good faith. Purchasers should however make their own enquiries into such matters prior to purchase.

7 Descriptions of the properties are subjective and are used in good faith as an opinion and not as a statement of fact. Please make further specific enquiries to ensure that our descriptions are likely to match any expectations you may have of the properties.



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