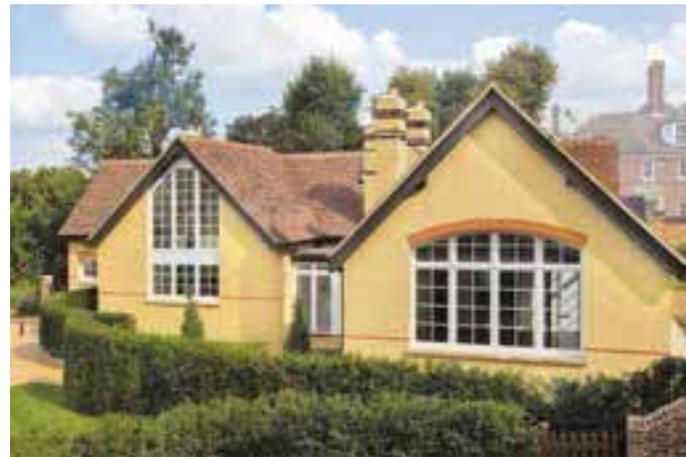


THE VILLAGE GREEN

THE RIDGEWAY · MILL HILL · LONDON NW7

www.thevillagegreennw7.com





THE VILLAGE GREEN

SUPERB NEW HOMES IN AN IDYLIC SETTING



The Village Green, Mill Hill offers the ultimate in countryside village living from a London postcode. Bringing Mayfair to Mill Hill, The Village Green consists of family homes, fitted out to a 21st century turnkey specification, designed to the highest quality with security in mind and privacy preserved.

This development of stylish houses is set around a central green, with the back drop of a historic chapel, and including the former 19th century school house

LIVING IN MILL HILL VILLAGE

The Village Green is just 10.5 miles to Hyde Park Corner by car. Oxford Circus in 35 minutes from Mill Hill East, and the City of London is 28 minutes from Mill Hill Broadway ThamesLink, and within walking distance of the excellent local schools



The Village Green is a quiet oasis located off The Ridgeway running through Mill Hill Village, with green belt land on both sides. The immediate area is dominated by the famous Mill Hill School, its playing fields preserving the green and pleasant environment. The surrounding parkland and open fields provide endless opportunities for leisure pursuits.

Mill Hill Broadway is a few minutes drive away and provides a wide range of shopping facilities, including Marks & Spencer, and numerous cafés and restaurants.

Waitrose is near Mill Hill East Underground station and further shopping facilities can be found in Totteridge & Whetstone and the nearby Brent Cross Shopping Centre.

Travelling into central London by rail, by Underground or by road is easy and convenient. The M1 and M25 motorways are just a few miles away and gives easy access to London's airports.



THE VISION HAS NOW BECOME REALITY



Centuries after George Littleberry first built his original home, the site is again becoming the desirable place to live in Mill Hill Village.

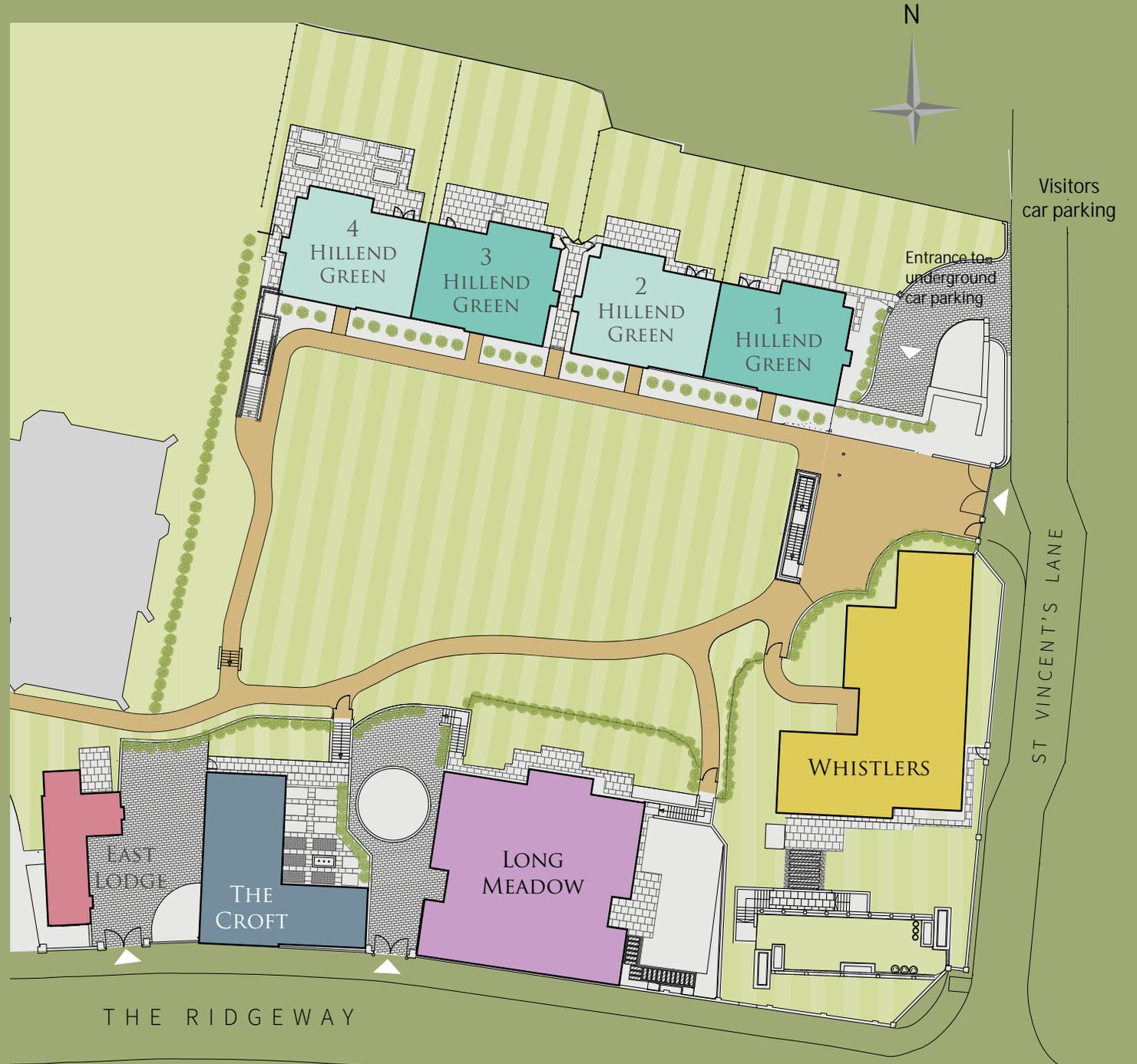
In 1887 the Sisters of Charity of St Vincent de Paul acquired 'Littleberries', the much-altered 17th Century house on the Ridgeway and expanded it into a convent. The neighbouring St Vincent's School opened in 1896.



These photographs show the site before the creation of The Village Green.



AROUND THE VILLAGE GREEN



THE GROUNDS & LANDSCAPING

Harking back to days gone by, The Village Green forms the central defining feature of this development, over which the houses all have views and where residents can enjoy the benefits of the peaceful environment together.

Each home also has its own fully landscaped private garden and paved area for residents to relax.

The common parts grounds are managed and maintained by the Management Company.

GENERAL SPECIFICATION

- Comfort cooling to the living rooms, kitchen and master bedrooms *
- Pre-wired for multi-room entertainment system providing audio and visual distribution to living rooms and bedrooms **
- Heat recovery whole house ventilation system *
- Bespoke veneer finish doors to reception areas
- Brushed satin stainless steel ironmongery
- Engineered Turgon timber flooring in reception areas and fitted carpets to bedrooms
- Tiled hallways * †
- Feature architraves and skirting

Electrical

- iLight lighting control in main reception areas and master bedrooms*
- Feature recessed lighting to living rooms *
- Brushed satin stainless steel sockets
- Telephone/home network points to living room, kitchen and bedrooms
- Pre-wired for facility to install and control audio visual, heating, lighting and window dressing
- Pre-wired speaker positions in living rooms and master bedroom **
- Sky+HD enabled to living rooms, kitchen and bedrooms **
- Lighting to external areas

Security

- Video entry phone system * †
- Multi-point high security door locking system to entrance doors
- Mains operated smoke detectors to hallways
- Pre-wired facility for burglar alarm system

Outside space

- Each home has a fully landscaped private garden area

Legal Title

- Houses sold freehold with a share in the freehold of the common parts through the management company

Building Guarantee

- Premier 10-year warranty

Individual specifications for each home follows

* Except East Lodge † Except The Croft ** Subject to future connection by purchaser







HOMES DESIGNED WITH YOUR COMFORT IN MIND



The Village Green comprises of a selection of eight exclusive family houses built and designed to be light and spacious, with virtually every window giving a fresh aspect of the extensive fully landscaped grounds

The individually designed kitchens with Quartz stone worktops, Blanco sinks and LED underwall lighting are fully equipped with the very best integrated appliances by Miele, Poggenpohl, Gaggenau, Nespresso and Liebherr.



The main bathrooms feature aqua-televisions, Bauhaus furniture with Hansgrohe chrome taps and Bette baths and shower trays. Finished in stone or ceramic floor tiles with underfloor heating.

All the bedrooms are carpeted and most benefit from bespoke fitted wardrobes. The living areas, kitchen and bedrooms are comfort cooled, whilst benefiting from a whole house heat-recovery ventilation system.

Photographs show the Show Home (1 Hillend Green)

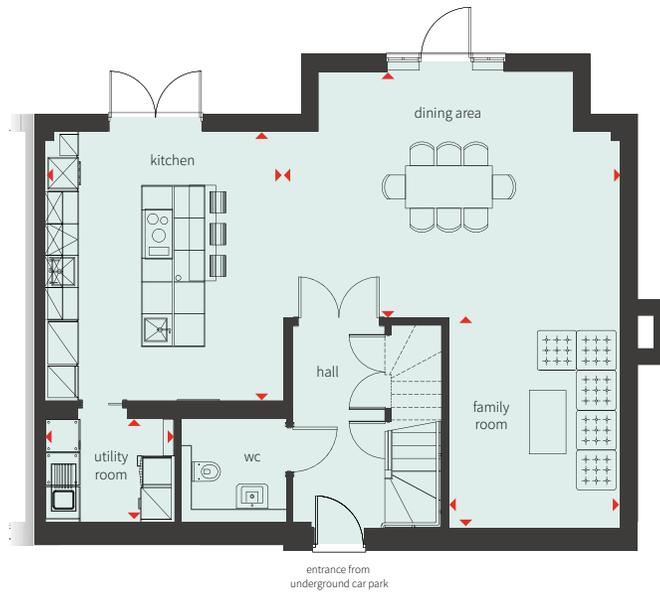
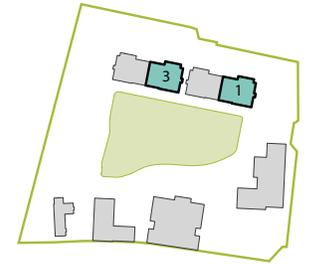




1 & 3 HILLENDD GREEN

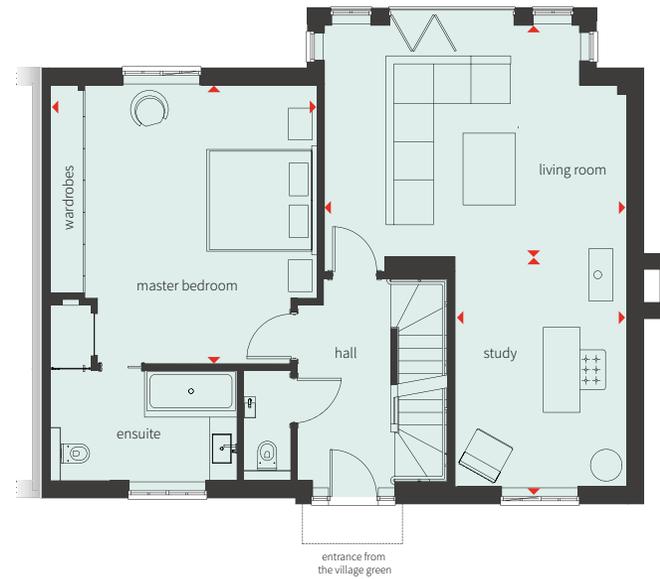
Four bedroom homes with landscaped gardens

Each house 242.56 sq m / 2,610.92 sq ft



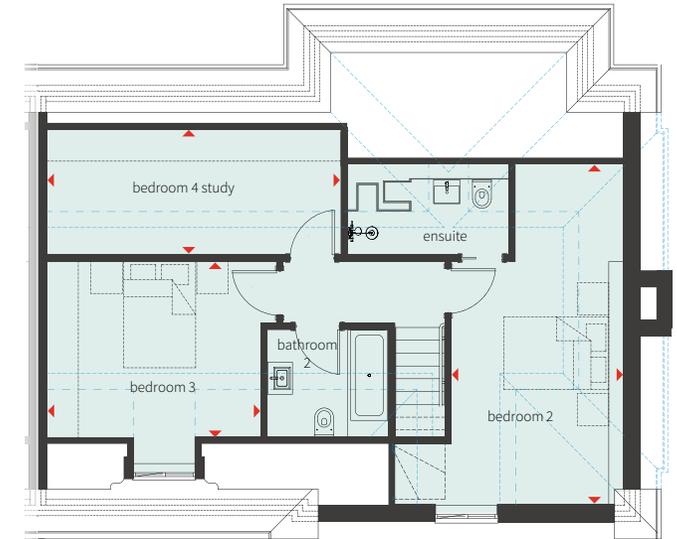
Lower Ground Floor

Family	3.97m x 3.10m	13'0" x 10'2"
Dining	6.37m x 4.62m	20'11" x 15'2"
Kitchen	5.04m x 4.58m	16'6" x 15'1"
Utility Room	2.37m x 1.92m	7'9" x 6'3"



Upper Ground Floor

Living	5.74m x 4.42m	18'10" x 14'6"
Study	4.42m x 3.18m	14'6" x 10'5"
Master Bedroom	5.20m x 4.79m	17'1" x 15'9"



First Floor

Bedroom 2	6.41m x 3.29m	21'0" x 10'10"
Bedroom 3	3.99m x 3.32m	13'1" x 10'11"
Bedroom 4/Study	5.53m x 2.30m	18'2" x 7'7"

 View the computer generated walkthrough at www.thevillagegreenw7.com

Kitchens

- Poggenpohl Segmento handle-less kitchen
- Quartz stone worktops by QuartzForm
- Gaggenau Integrated extra wide refrigerator with stainless steel interior and motorised shelf
- Miele integrated 8 program, pyrolytic cleaning oven and Miele perfect cleaning system oven
- Miele induction hob with 5 cooking zones
- Air Uno ceiling mounted extractor
- Miele Integrated microwave with grill
- Miele Nespresso coffee machine
- Integrated Miele dishwasher
- Blanco Zerox under mount stainless steel sink with hand wash soap dispenser
- ISE waste disposal unit
- ISE constant hot water tap and ambient water tap with filter
- Liebherr integrated dual zone 30 bottle wine cooler
- Feature LED under wall unit lighting
- Poggenpohl utility room with:
 - Extra-large 7 kg separate washer
 - 7 kg dryer
 - Liebherr fully integrated 8 draw freezer

Bathrooms, En Suites and Shower Rooms

- Bauhaus bathroom furniture
- Aqua-television in master bathroom
- Hansgrohe chrome taps
- Bette enamel baths and shower trays
- Heated chrome towel rail
- Bespoke frameless Matki clear glass shower enclosures
- Wall hung WC with soft close seat
- Vanity units with demisting mirrors
- Stone or ceramic floor tiles with under floor heating and zoned controls
- Bespoke fitted wardrobes

General

- Historic type 5 double glazed handmade windows
- Bespoke bedroom wardrobes in bedrooms 1 - 3 and with internal lighting in master bedrooms
- Loft access

Car Parking

- Parking and storage area in gated underground car park

Vision Residences reserves the right to make changes to the specification as required.

Plans are not to scale and are indicative only. Dimensions quoted are maximums and include fitted wardrobes



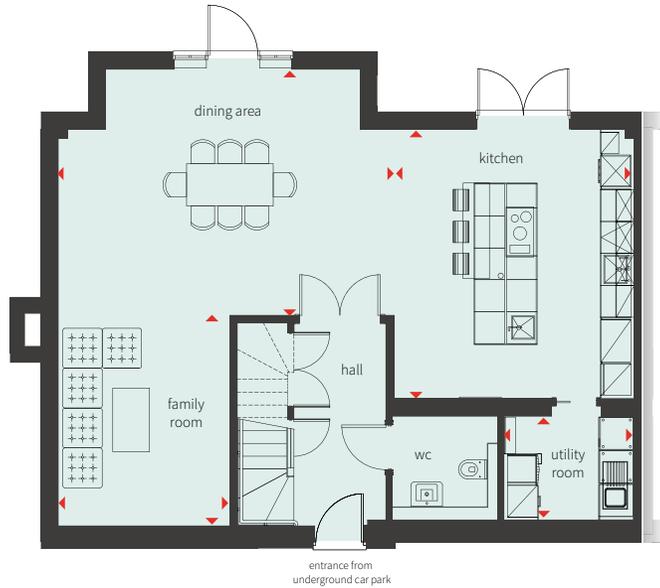
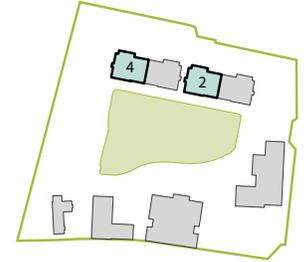




2 & 4 HILLENDD GREEN

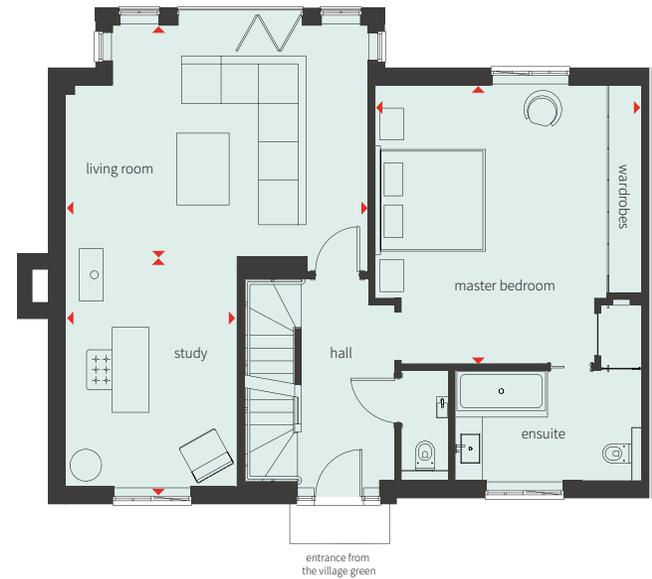
Four bedroom homes with landscaped gardens

Each house 242.56 sq m / 2,610.92 sq ft



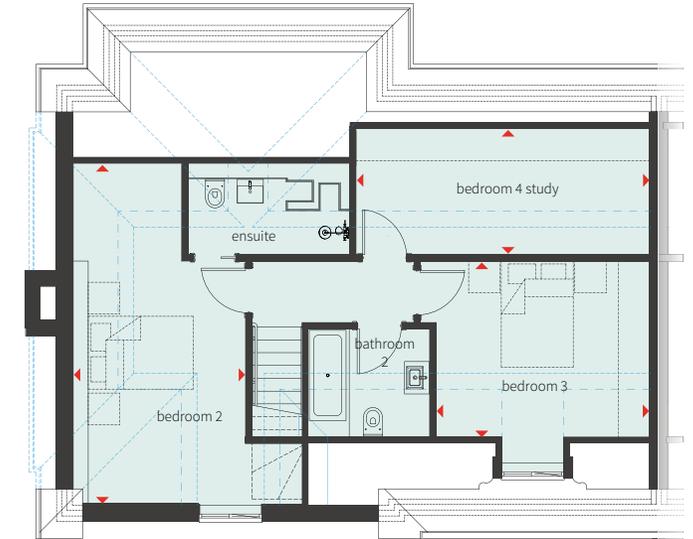
Lower Ground Floor

Family	3.97m x 3.10m	13'0" x 10'2"
Dining	6.37m x 4.62m	20'11" x 15'2"
Kitchen	5.04m x 4.58m	16'6" x 15'1"
Utility Room	2.37m x 1.92m	7'9" x 6'3"



Upper Ground Floor

Living	5.74m x 4.42m	18'10" x 14'6"
Study	4.42m x 3.18m	14'6" x 10'5"
Master Bedroom	5.20m x 4.79m	17'1" x 15'9"



First Floor

Bedroom 2	6.41m x 3.29m	21'0" x 10'10"
Bedroom 3	3.99m x 3.32m	13'1" x 10'11"
Bedroom 4/Study	5.53m x 2.30m	18'2" x 7'7"

 View the computer generated walkthrough at www.thevillagegreenw7.com

Kitchens

- Poggenpohl Segmento handle-less kitchen
- Quartz stone worktops by QuartzForm
- Gaggenau Integrated extra wide refrigerator with stainless steel interior and motorised shelf
- Miele integrated 8 program, pyrolytic cleaning oven and Miele perfect cleaning system oven
- Miele induction hob with 5 cooking zones
- Air Uno ceiling mounted extractor
- Miele Integrated microwave with grill
- Miele Nespresso coffee machine
- Integrated Miele dishwasher
- Blanco Zerox under mount stainless steel sink with hand wash soap dispenser
- ISE waste disposal unit
- ISE constant hot water tap and ambient water tap with filter
- Liebherr integrated dual zone 30 bottle wine cooler
- Feature LED under wall unit lighting
- Poggenpohl utility room with:
 - Extra-large 7 kg separate washer
 - 7 kg dryer
 - Liebherr fully integrated 8 draw freezer

Bathrooms, En Suites and Shower Rooms

- Bauhaus bathroom furniture
- Aqua-television in master bathroom
- Hansgrohe chrome taps
- Bette enamel baths and shower trays
- Heated chrome towel rail
- Bespoke frameless Matki clear glass shower enclosures
- Wall hung WC with soft close seat
- Vanity units with demisting mirrors
- Stone or ceramic floor tiles with under floor heating and zoned controls
- Bespoke fitted wardrobes

General

- Historic type 5 double glazed handmade windows
- Bespoke bedroom wardrobes in bedrooms 1 - 3 and with internal lighting in master bedrooms
- Loft access

Car Parking

- Parking and storage area in gated underground car park

Vision Residences reserves the right to make changes to the specification as required.

Plans are not to scale and are indicative only. Dimensions quoted are maximums and include fitted wardrobes

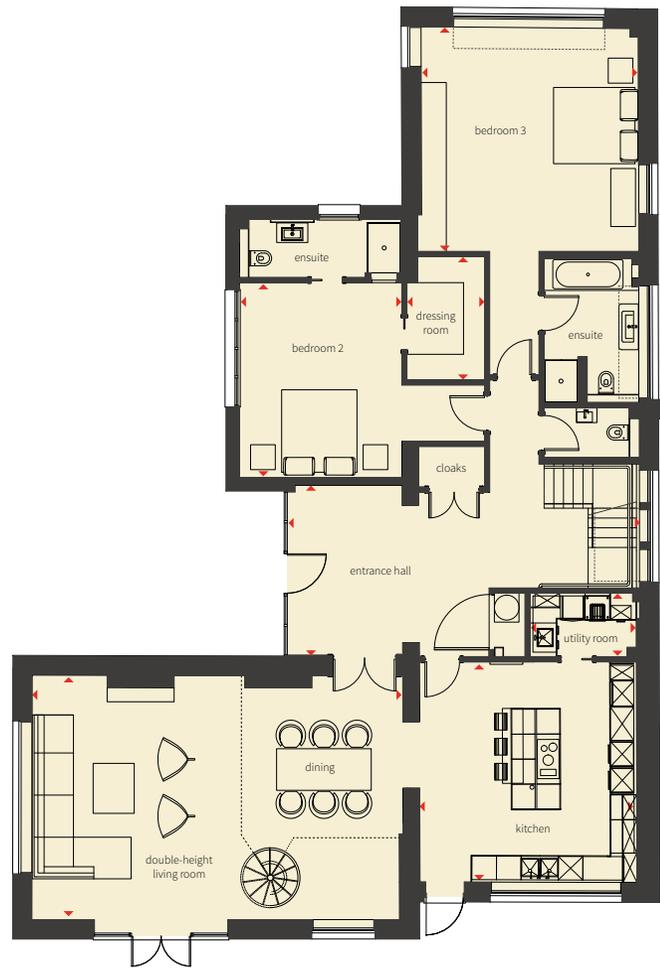
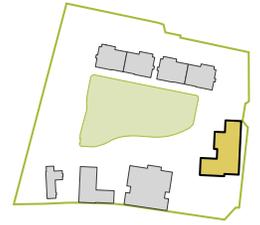




WHISTLERS

A stylish conversion into a superb five bedroom home

362.3 sq m / 3,899.80 sq ft



Ground Floor

Entrance Hall	8.37m x 4.07m	27'3" x 13'4"
Living/Dining	8.93m x 5.83m	29'4" x 19'2"
Kitchen	5.31m x 5.29m	17'5" x 17'4"
Utility Room	2.58m x 1.52m	8'6" x 5'0"
Bedroom 2	4.66m x 3.88m	15'3" x 12'9"
Dressing Room	2.96m x 2.07m	9'8" x 6'10"
Bedroom 3	5.38m x 5.28m	17'8" x 17'4"

First Floor

Gallery	4.14m x 3.85m	13'7" x 12'7"
Master Bedroom	5.51m x 4.08m	18'1" x 13'5"
Dressing Area	4.84m x 3.92m	15'10" x 12'10"
Bedroom 4	3.39m x 3.23m	11'1" x 10'7"
Bedroom 5	4.86m x 3.30m	15'11" x 10'10"

 View the computer generated walkthrough at www.thevillagegreenw7.com

Kitchen

- Poggenpohl Segmento handle-less kitchen
- Quartz stone worktops by QuartzForm
- Gaggenau Integrated extra wide refrigerator with stainless steel interior and motorised shelf
- Miele Integrated 8 program, pyrolytic cleaning oven and Miele perfect cleaning system oven
- Miele induction hob with 5 cooking zones
- Air Uno ceiling mounted extractor
- Miele Integrated microwave with grill
- Miele Nespresso coffee machine
- Integrated Miele dishwasher
- Blanco Zerox under mount stainless steel sink with hand wash soap dispenser
- ISE waste disposal unit
- ISE constant hot water tap and ambient water tap with filter
- Liebherr integrated dual zone 30 bottle wine cooler
- Feature LED under wall unit lighting
- Poggenpohl utility room with:
 - Extra-large 7 kg separate washer
 - 7 kg dryer
 - Liebherr fully integrated 8 draw freezer

Bathrooms, En Suites and Shower Rooms

- Bauhaus bathroom furniture
- Aqua-television in master bathroom
- Hansgrohe chrome taps
- Bette enamel baths and shower trays
- Heated chrome towel rail
- Bespoke frameless Matki clear glass shower enclosures
- Wall hung WC with soft close seat
- Vanity units with demisting mirrors
- Stone or ceramic floor tiles with under floor heating and zoned controls
- Bespoke fitted wardrobes

General

- Bespoke bedroom wardrobes bedrooms 1 - 3 and with internal lighting in master bedroom

Car Parking

- Parking in gated underground car park
- Additional storage created from an original air raid shelter

Vision Residences reserves the right to make changes to the specification as required.

Plans are not to scale and are indicative only. Dimensions quoted are maximums and include fitted wardrobes





Interior photographs of Whistlers

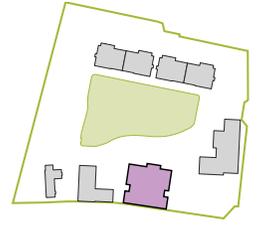




LONG MEADOW

A contemporary five bedroom home with integral garage

468.5 sq m / 5,042.93 sq ft



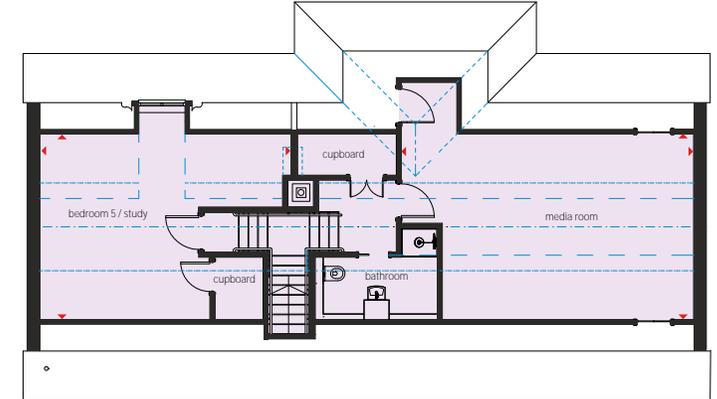
Lower Ground Floor

Bedroom 1	4.83m x 4.07m	15'10" x 13'4"
Dressing Room	3.20m x 2.27m	10'6" x 7'5"
Bedroom 2	4.56m x 4.40m	14'11" x 14'5"
Bedroom 3	4.58m x 2.90m	15'0" x 9'6"
Bedroom 4	3.84m x 3.15m	12'7" x 10'4"



Ground Floor

Entrance Hall	8.61m x 4.41m	28'3" x 14'6"
Living	7.39m x 4.89m	24'3" x 16'0"
Kitchen	4.89m x 4.65m	16'0" x 15'3"
Family/Breakfast	7.58m x 4.07m	24'10" x 13'4"
Dining	6.10m x 4.39m	20'0" x 14'5"
Utility Room	3.97m x 1.69m	13'0" x 5'7"
Gym	4.00m x 3.19m	13'2" x 10'5"
Garage	6.22m x 5.78m	20'5" x 19'0"



First Floor

Bedroom 5 / Study	6.36m x 4.63m	20'10" x 15'2"
Media Room	7.33m x 4.64m	24'1" x 15'3"

 View the computer generated walkthrough at www.thevillagegreenw7.com

Kitchen

- Poggenpohl Segmento handle-less kitchen
- Quartz stone worktops by QuartzForm
- Gaggenau Integrated extra wide refrigerator with stainless steel interior and motorised shelf
- Miele Integrated 8 program, pyrolytic cleaning oven and Miele perfect cleaning system oven
- Miele induction hob with 5 cooking zones
- Air Uno ceiling mounted extractor
- Miele Integrated microwave with grill
- Miele Nespresso coffee machine
- Integrated Miele dishwasher
- Blanco Zerox under mount stainless steel sink with hand wash soap dispenser
- ISE waste disposal unit
- ISE constant hot water tap and ambient water tap with filter
- Liebherr integrated dual zone 30 bottle wine cooler
- Feature LED under wall unit lighting
- Poggenpohl utility room with:
 - Extra-large 7 kg separate washer
 - 7 kg dryer
 - Liebherr fully integrated 8 draw freezer

Bathrooms, En Suites and Shower Rooms

- Bauhaus bathroom furniture
- Aqua-television in master bathroom
- Hansgrohe chrome taps
- Bette enamel baths and shower trays
- Heated chrome towel rail
- Bespoke frameless Matki clear glass shower enclosures
- Wall hung WC with soft close seat
- Vanity units with demisting mirrors
- Stone or ceramic floor tiles with under floor heating and zoned controls
- Bespoke fitted wardrobes

General

- Bespoke bedroom wardrobes in bedrooms 1 - 4, with internal lighting in master bedroom

Car Parking

- Double Garage
- Car turntable

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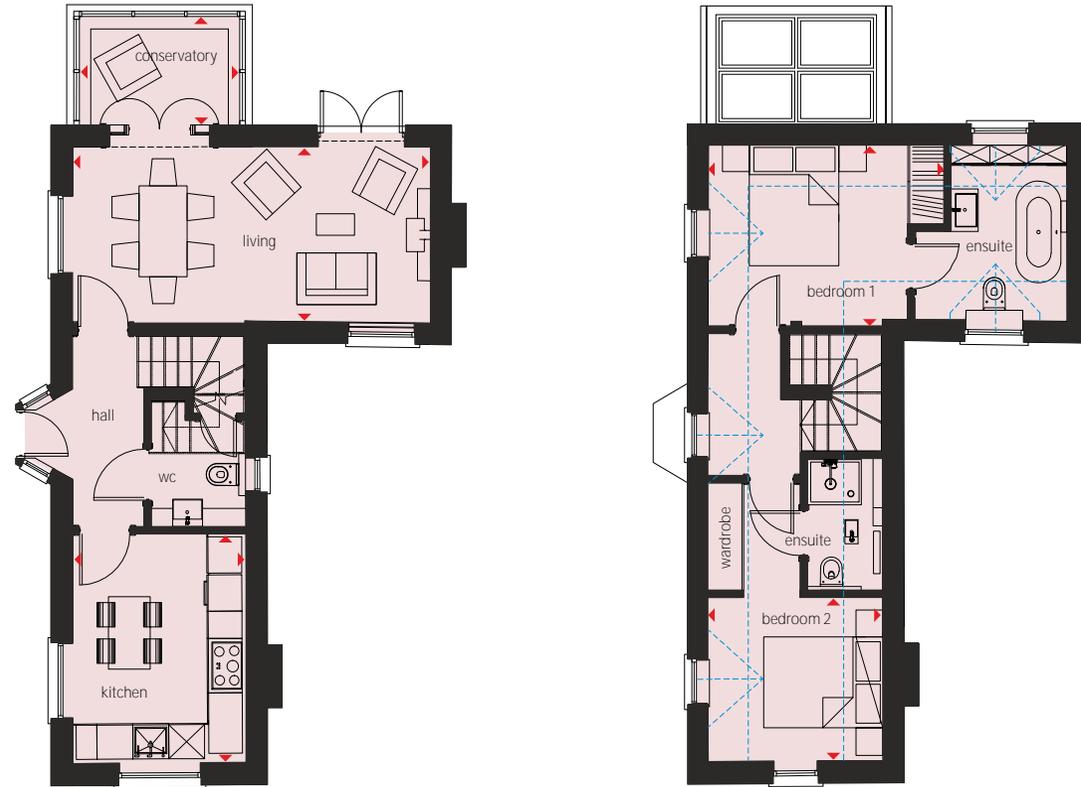
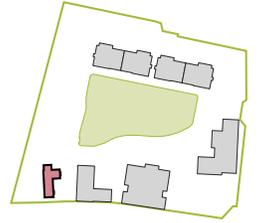
Interior photographs of Long Meadow



EAST LODGE

Two bedroom home with conservatory

82.2 sq m / 884.80 sq ft



Ground Floor

Living/Dining	5.97m x 2.92m	19'7" x 9'7"
Kitchen	3.73m x 2.81m	12'3" x 9'3"
Conservatory	2.44m x 1.66m	8'0" x 5'5"
Hallway	3.18m x 1.09m	10'5" x 3'7"

First Floor

Bedroom 1	3.82m x 2.98m	12'6" x 9'9"
Bedroom 2	2.88m x 2.63m	9'5" x 8'8"

Kitchen

- Poggenpohl Segmento handle-less kitchen
- Quartz stone worktops by QuartzForm
- Gaggenau Integrated refrigerator with stainless steel interior and motorised shelf
- Miele Integrated 8 program, pyrolytic cleaning oven and Miele perfect cleaning system oven
- Miele induction hob with 4 cooking zones
- Miele Integrated microwave with grill
- Integrated Miele dishwasher

- Blanco Zerox under mount stainless steel sink with hand wash soap dispenser
- ISE waste disposal unit
- ISE constant hot water tap and ambient water tap with filter
- Feature LED under wall unit lighting
- Washer/dryer
- Fridge / freezer

En Suite bathrooms

- Bauhaus bathroom furniture
- Hansgrohe chrome taps
- Bette enamel bath
- Heated chrome towel rails
- Bespoke frameless Matki clear glass shower enclosures
- Wall hung WCs with soft close seat
- Vanity units with demisting mirrors
- Stone or ceramic floor tiles with under floor heating and zoned controls

General

- Bespoke bedroom wardrobes in all bedrooms and with internal lighting in master bedrooms
- Alarm

Car Parking

- Driveway

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Computer generated image of The Croft



Entrance to the car park from St Vincent's Lane



1 - 4 Hillend Green



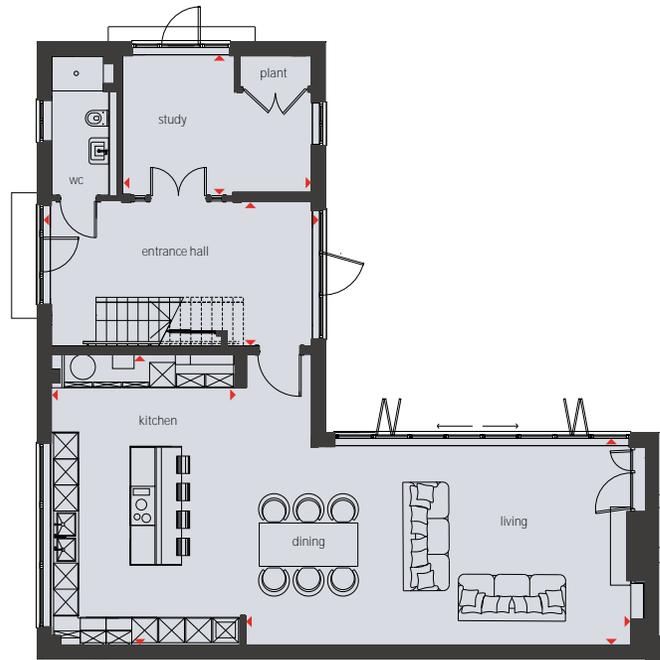
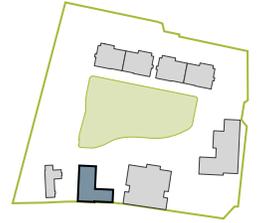
East Lodge



THE CROFT

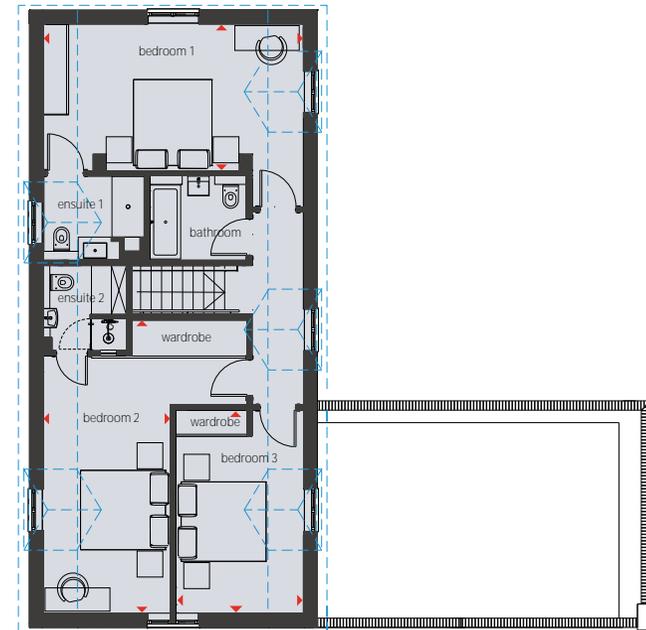
A superb three bedroom home

200.5 sq m / 2,158.18 sq ft



Ground Floor

Entrance Hallway	6.48m x 3.31m	21'3" x 10'10"
Living/Dining	9.22m x 4.54m	30'3" x 14'11"
Kitchen	6.64m x 4.33m	21'9" x 14'2"
Study	4.29m x 3.46m	14'1" x 11'4"



First Floor

Bedroom 1	6.00m x 3.31m	19'8" x 10'10"
Bedroom 2	6.72m x 2.94m	22'0" x 9'8"
Bedroom 3	4.65m x 2.95m	15'3" x 9'8"

Kitchen

- Poggenpohl Segmento handle-less kitchen
- Quartz stone worktops by QuartzForm
- Gaggenau Integrated refrigerator with stainless steel interior and motorised shelf
- Miele Integrated 8 program, pyrolytic cleaning oven and Miele perfect cleaning system oven
- Miele induction hob with 5 cooking zones
- Miele Integrated microwave with grill
- Miele Nespresso coffee machine
- Integrated Miele dishwasher

- Blanco Zerox under mount stainless steel sink with hand wash soap dispenser
- ISE waste disposal unit
- ISE constant hot water tap and ambient water tap with filter
- Liebherr integrated dual zone 30 bottle wine cooler
- Feature LED under wall unit lighting
- Washer / dryer
- Liebherr fully integrated 8 draw freezer

Bathrooms, En Suites and Shower Rooms

- Bauhaus bathroom furniture
- Aqua-television in main bathroom
- Hansgrohe chrome taps
- Bette enamel bath and shower trays
- Heated chrome towel rail
- Bespoke frameless Matki clear glass shower enclosures
- Wall hung WC with soft close seat
- Vanity units with demisting mirrors
- Stone or ceramic floor tiles with under floor heating and zoned controls

General

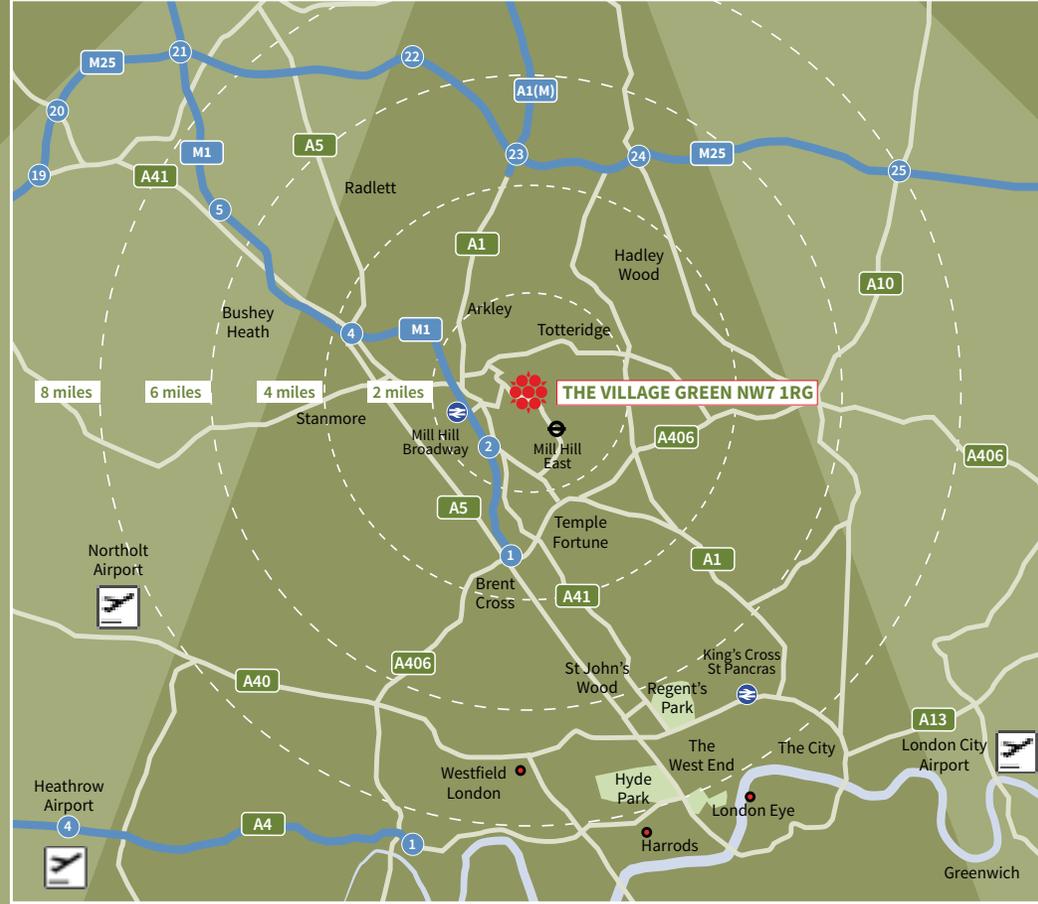
- Bespoke bedroom wardrobes in all bedrooms and with internal lighting in master bedrooms
- Alarm

Car Parking

- Secure driveway

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By Road	
Mill Hill Broadway	1.2 miles
M1 (Junction 2)	3 miles
Brent Cross	4 miles
M25 (Junction 23)	7 miles
Central London	10.5 miles

By Rail	
Mill Hill Broadway station (1.6 miles)	
London St Pancras	20 mins
Radlett	8 mins
Luton Parkway (Airport)	36 mins
London Bridge	43 mins

By Underground (Northern)	
Mill Hill East station (1 mile)	
Euston	22 mins
King's Cross St Pancras	23 mins
Leicester Square	24 mins
Bank	32 mins

By Air	
London City Airport	15 miles
Heathrow Airport	18 miles
Luton Airport	27 miles
Stansted Airport	38 miles

Joint Sole Agent



Statons New Homes
020 8441 9555
newhomes@statons.com
www.statons.com

A development by

VISION RESIDENCES

Online at:

www.thevillagegreennw7.com

Joint Sole Agent



Glentree New Homes
020 8731 9500
newhomes@glentree.com
www.glentree.com/newhomes

The title 'The Village Green' is being used for marketing purposes only. The development will be known as Hillend Green.

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