

The Mews

at Holders Hill

Spacious, new one bed apartments
in leafy Mill Hill East, NW7.

Available through Shared Ownership

Boutique.



A leafy setting close to the city buzz

Settle in Mill Hill East, and you're an easy walk from peaceful woodlands, parks, meadows and nature reserves. You can live a relaxed lifestyle with rural landscapes and village life close by yet you can be in the beating heart of London in less than half an hour.

The Mews at Holders Hill is a new community of spacious, energy-efficient apartments and houses, just a 7-minute walk from Mill Hill East tube station in zone 4. They're available to buy on a Shared Ownership basis, which makes owning your own home in this popular, leafy neighbourhood a more affordable option.



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Computer Generated Image

**For sale at The Mews:
8 one bedroom apartments**





Mill Hill Village



Everything within easy reach

At The Mews, you have local shops and cafes a short stroll away. Finchley's high-street stores and vibrant bars, restaurants and cafes within a 7-minute cycle or 17-minute walk. It's just an 8-minute cycle or 24-minute walk to charming Mill Hill village – perfect for weekend brunch. The bright lights of the West End and hidden gems of the East End are only a tube journey away.



Dollis Valley Greenwalk

Space to breathe and be

At Mill Hill East, there's an abundance of greenbelt land on your doorstep, from wide open countryside to picturesque parks. Dollis Valley Greenwalk is a 7-minute stroll from The Mews and offers almost ten miles of level footpaths. Windsor Open Space and Bittacy Hill Park are less than 10 minutes away by bus and have play areas and plenty of space for burning off steam.

Arrandene, a nature reserve laced with public footpaths, is a 26-minute walk or 9-minute cycle. Mill Hill Park (a 12-minute cycle away) offers everything from basketball courts and tennis courts to crazy golf and an outdoor gym. Only a little further afield, at a 15-minute drive, are sprawling Hampstead Heath and Golders Hill Park.

An abundance of greenbelt land on your doorstep



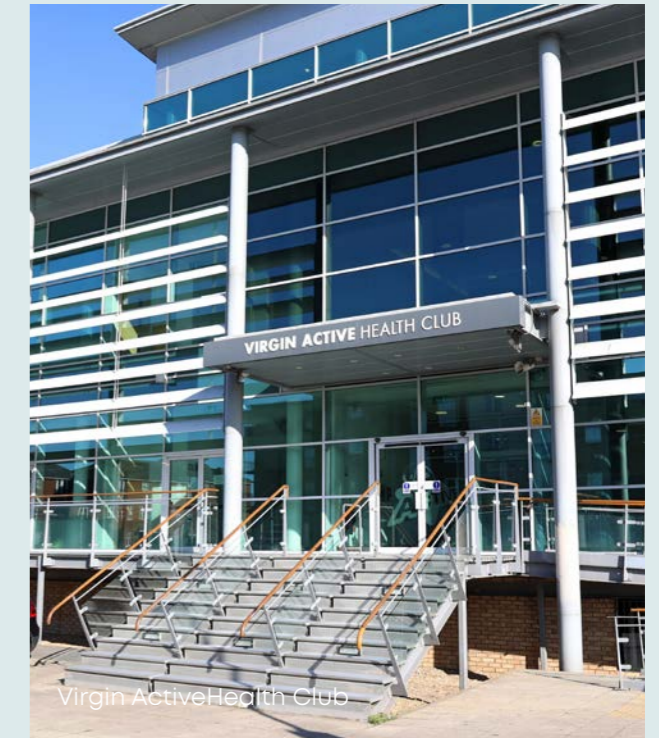
Windsor Open Space

Places to meet and eat

Life at the Mews isn't just about the tranquillity of getting back to nature. You're spoilt for choice for places to get together with friends too. In Finchley, you can enjoy a craft ale at The Catcher in The Rye, speciality coffee at Tintico, sushi at Taro, lamb shish at Izgara – the list goes on.

Friendly Mill Hill village and Mill Hill Broadway are also foodie hotspots, boasting much-loved, independent eateries. From the Delnevo family's The Rising Sun to Yummies deli, famed for its smoked salmon and bagels. And from Mill & Brew with its wholesome menu to BAW with its technicolour interiors.

Popular London neighbourhoods such as Kings Cross, Covent Garden, Islington, Shoreditch and London Bridge are all within easy reach too.



Much-loved, independent eateries



Entertainment for all ages

Just a 21-minute walk from The Mews, Stephens House and Gardens hosts a packed agenda of events – from water colour workshops to Halloween ghost hunts. In Finchley, you can catch an indie film at the Arthouse Phoenix cinema, send skittles flying at Hollywood Bowl, curl up with a book at Church End library, swim al fresco at the lido, and much more. As this area's so rich with green spaces, it's no surprise there are plenty of outdoor activities to enjoy.

From horse riding at The London Equestrian Centre (11 minutes by bus) to a round of golf at Hendon Golf Club (3 minutes by car), from a game of tennis at Finchley Manor Tennis, Squash & Health Club (a 6-minute walk) to a game of cricket at Christ College Cricket Ground (a 7-minute walk) the list goes on.

For indoor wellness activities, you have Virgin Active Health Club an 8-minute walk from The Mews and Fierce Grace Hot Yoga studio is a 19-minute walk. For a day of indulgence, The Laboratory Spa is just a 7-minute drive.



M&S Simply Food



Gail's Bakery



Mill Hill Broadway



A family-friendly community

Offering leafy surroundings and a fast commute, Mill Hill East is popular with families. It also gives easy access to several schools with 'outstanding' or 'good' Ofsted ratings. Including St Mary's CE Nursery School, Millbrook Park CE Primary School and Copthall Secondary School and Sixth Form.

Independent stores and big-brand shops

At The Mews, you have all the shops you need for daily life within a 6-minute walk. This includes a Waitrose, a post office, a pharmacy, a high-quality grocer and a fishmonger that supplies some of London's top restaurants. There's also an M&S Simply Food next door and a Tesco a 4-minute drive away.

Mill Hill Village is home to a diverse mix of local businesses, and Finchley and Mill Hill Broadway offer high-street stores as well as independents.

For big-brand shopping, the iconic Brent Cross Shopping Centre is just 11 minutes by car or 26 minutes by bus from The Mews.

All the shops you need for daily life



Quick, direct links

The Mews makes commuting a dream and puts everything London has to offer within easy reach. When it comes to getting out of the capital, that's easy too.

By car

The M1 and North Circular (A406) are just a few minutes' drive from The Mews, giving excellent access to the motorway network.

Journey times from The Mews by car*:



Mill Hill Village	1 mile
Finchley	1 mile
Mill Hill Broadway	2 miles
Cambridge	51 miles
Southend-on-Sea	54 miles
Birmingham	112 miles
Bristol	130 miles
Leeds	186 miles

By tube

From The Mews, it's just a 7-minute walk to Mill Hill East tube station (zone 4), which offers fast journeys to central London and the City via the Northern line.

Journey times from there*:



Camden Town	16 mins
Euston	21 mins
Kings Cross St Pancras	23 mins
Tottenham Court Road	25 mins
Leicester Square	27 mins
Embankment	29 mins
Waterloo	31 mins
Bank	32 mins
London Bridge	34 mins



By train

Mill Hill East's speedy underground connections to Euston and Kings Cross St Pancras give direct access to the UK rail network, and the international rail network via Eurostar.

While Mill Hill Broadway train station (24 minutes by bus or an 8-minute drive) gives quick connections to locations including Luton Airport, St Albans and West Hampstead.

By bus

With bus stops along Dollis Road and Bittacy Hill, it's easy to take advantage of the area's brilliant bus network.

By plane

You can be at Heathrow and Stansted airports within less than an hour from The Mews, and Luton Airport in just over half an hour.

*Sources: [google.com/maps](https://www.google.com/maps). Times shown are approximate and subject to traffic.
**[thetrainline.com](https://www.thetrainline.com). Times shown are for the fastest travel times, average journeys may be longer.

Shopping

- 1 Waitrose
- 2 M&S Simply Food (Dollis Road)
- 3 Tesco (Ballards Lane)
- 4 Post Office (Holders Hill Road)
- 5 Day Lewis Pharmacy
- 6 A & D Highclass Fruiterers
- 7 Elias Fish
- 8 Brent Cross Shopping Centre

Food & drink

- 9 The Catcher in the Rye
- 10 Tintico
- 11 Taro
- 12 Izgara
- 13 The Rising Sun
- 14 Yummies
- 15 Mill & Brew
- 16 BAW

Leisure

- 17 Stephens House & Gardens
- 18 Phoenix Cinema
- 19 Hollywood Bowl
- 20 Church End Library
- 21 Finchley Lido
- 22 The London Equestrian Centre
- 23 Hendon Golf Club
- 24 Finchley Golf Club
- 25 Christ College Cricket Ground
- 26 Virgin Active Health Club
- 27 Fierce Grace Hot Yoga
- 28 The Laboratory Spa & Health Club
- 29 Finchley Manor Tennis, Squash & Health Club

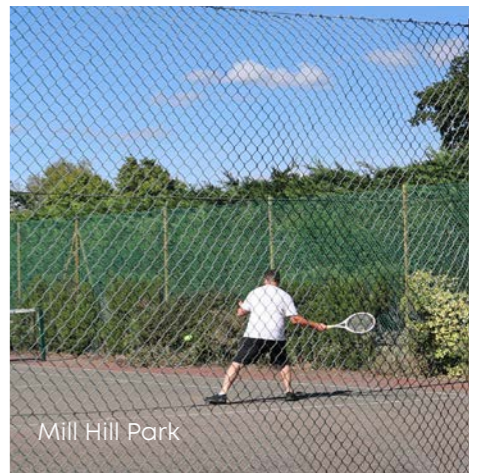
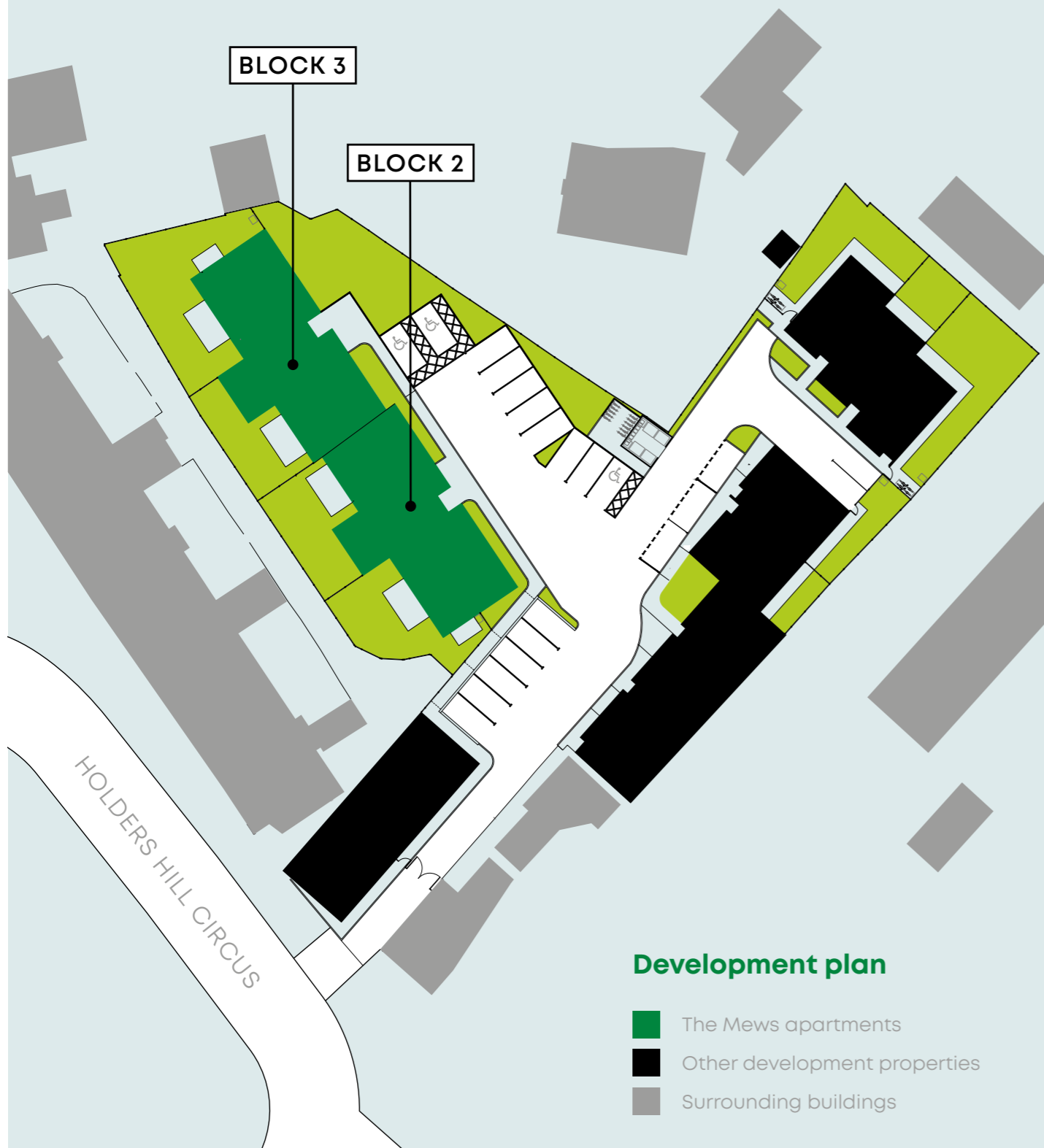
Education

- 30 St Mary's CE Nursery School
- 31 Millbrook Park CE Primary School
- 32 Copthall Secondary School & Sixth Form



The Mews

at Holders Hill



Your home, your style

Your home at The Mews will be finished to a high standard with neutral décor and discreet, stylish fittings. So it's ready for you to unpack and begin making your mark right away.



Kitchen

- Sleek units with handleless, soft-close doors.
- Square-edge quartz worktop with matching upstand
- 1.5-bowl plastic and resin sink with monobloc mixer tap
- Integrated oven, touch-control hob and extractor hood
- Integrated washer/dryer, fridge freezer and dishwasher
- LED spotlights

Bathroom

- White bath with bath panel and glass shower screen
- Thermostatic bath-shower mixer
- White toilet with concealed cistern
- Grey vanity unit with ceramic hand basin*
- Monobloc mixer tap
- Mirror above basin
- Shaver socket
- LED spotlights
- Large Bristol Grey wall tiles

Flooring

- 80/20 wool twist carpet in bedrooms, hall and living areas
- Vinyl flooring in kitchen areas
- Grey floor tiles in bathroom

Decor

- Brilliant white emulsion on walls and ceiling
- Brilliant white satin gloss woodwork
- Veneered entrance door with chrome door furniture
- White Premdor horizontal-line internal doors
- Brushed chrome internal door furniture

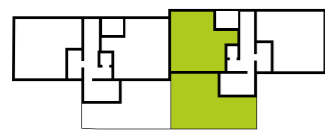
Electrical & heating

- Air-source heat pump
- Video entry system
- Underfloor heating
- Wiring for TV, telephone, internet and Sky Q
- Hardwire smoke and heat detectors with battery backup

*Not applicable to all units, ask sales advisor





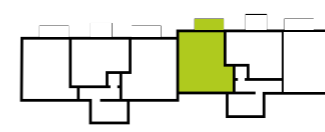
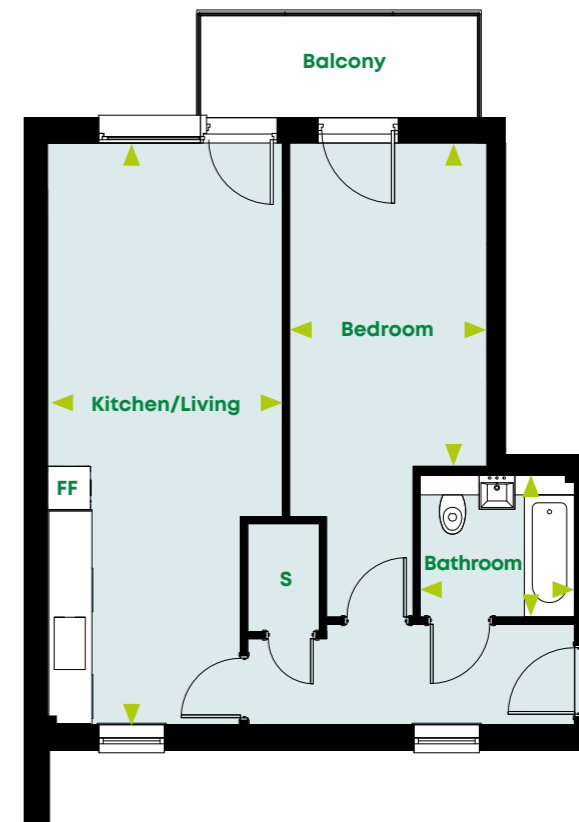


Apartment A2

Property type 1 Bed Apt	Kitchen/ Living 7.2m x 3.7m	Total Floor Area 58.6m ²
Address 2 Beagle Close Flat 2 NW7 1XH	Bedroom 3.2m x 4.3m	
	Bathroom 2.2m x 2.5m	
	Garden 11.8m x 7.5m	

S = Store
FF = Fridge Freezer

This information is for guidance and the finished product is subject to variation. The information in this brochure should not be relied on or assumed to constitute a contract or warranty. Please note: All measurements shown above, are taken at their maximum point and are for general guidance only.

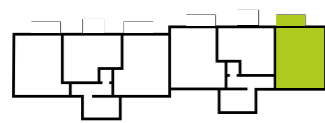
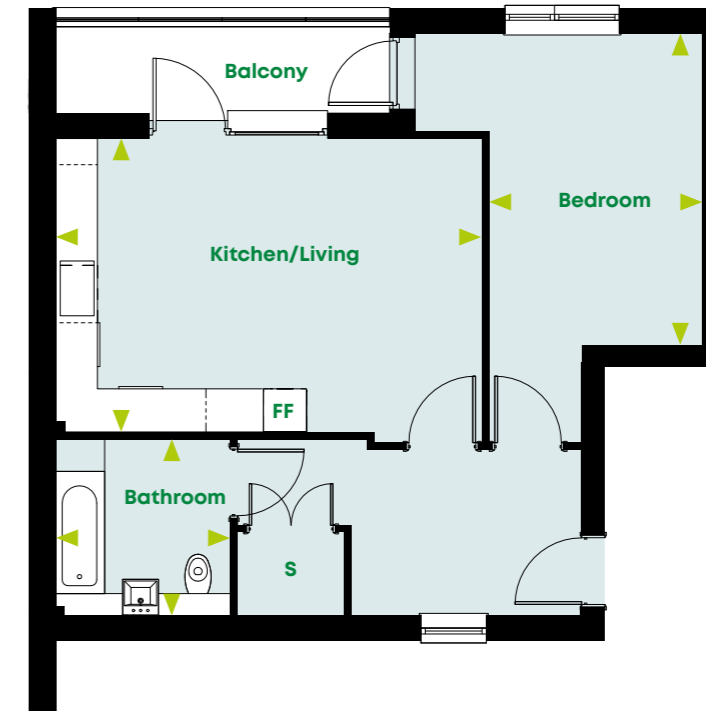
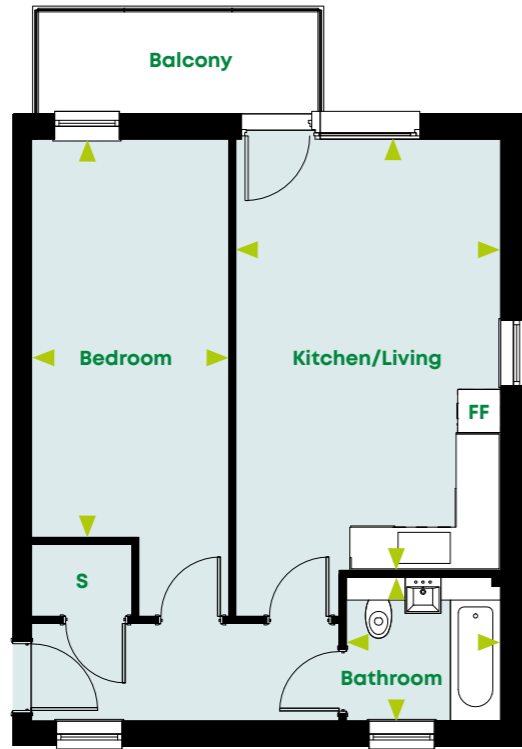


Apartment A3

Property type 1 Bed Apt	Kitchen/ Living 3.3m x 8.1m	Total Floor Area 54.2m ²
Address 2 Beagle Close Flat 3 NW7 1XH	Bedroom 2.8m x 4.4m	
	Bathroom 2m x 1.8m	
	Balcony 3.9m x 1.5m	

S = Store
FF = Fridge Freezer

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Apartment A5

Property type
1 Bed Apt

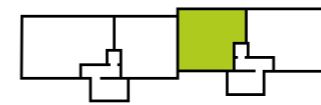
Address
**2 Beagle Close
Flat 5
NW7 1XH**

Kitchen/ Living	3.1m x 6m
Bedroom	2.8m x 5.5m
Bathroom	2.1m x 1.7m
Balcony	3.9m x 1.5m

Total Floor Area
52.9m²

S = Store
FF = Fridge Freezer

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Apartment A6

Property type
1 Bed Apt

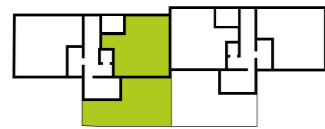
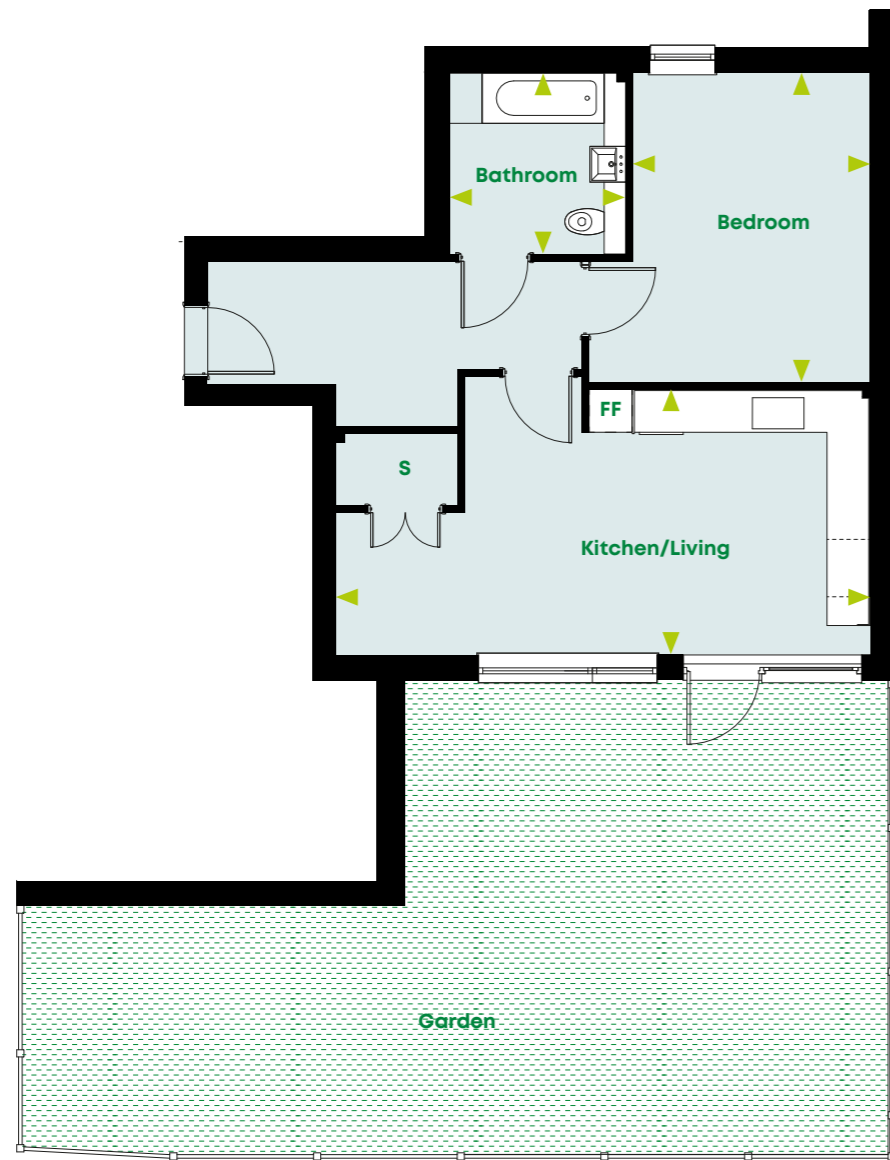
Address
**2 Beagle Close
Flat 6
NW7 1XH**

Kitchen/ Living	5.9m x 4.1m
Bedroom	3m x 4.3m
Bathroom	2.4m x 2.2m
Balcony	4.6m x 1.1m

Total Floor Area
60m²

S = Store
FF = Fridge Freezer

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Apartment A8

Property type
1 Bed Apt

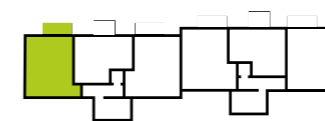
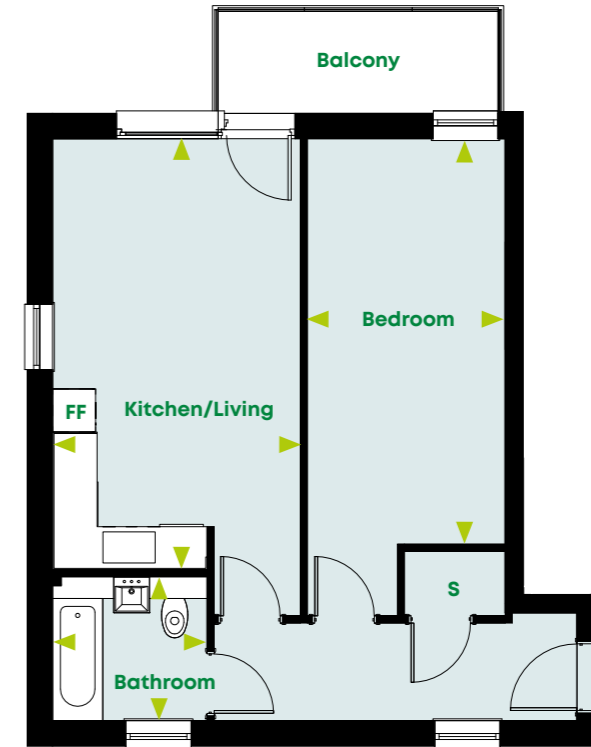
Address
**3 Beagle Close
Flat 1
NW7 1XH**

Kitchen/ Living	7.4m x 3.7m
Bedroom	3.3m x 4.3m
Bathroom	2.2m x 2.5m

Total Floor Area
59.8m²

S = Store
FF = Fridge Freezer

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Apartment A10

Property type
1 Bed Apt

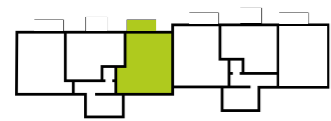
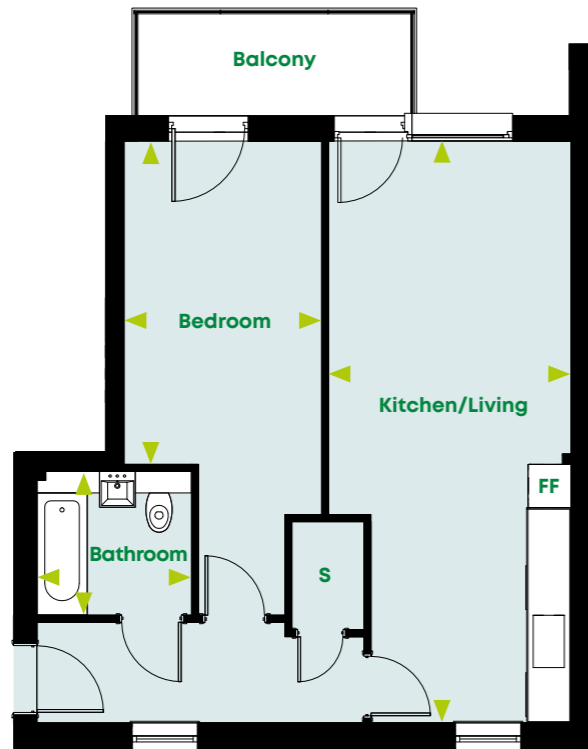
Address
**3 Beagle Close
Flat 3
NW7 1XH**

Kitchen/ Living	3.4m x 6m
Bedroom	2.8m x 5.6m
Bathroom	2.1m x 1.7m
Balcony	3.9m x 1.5m

Total Floor Area
52.5m²

S = Store
FF = Fridge Freezer

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Apartment A12

Property type
1 Bed Apt

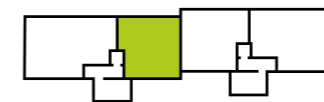
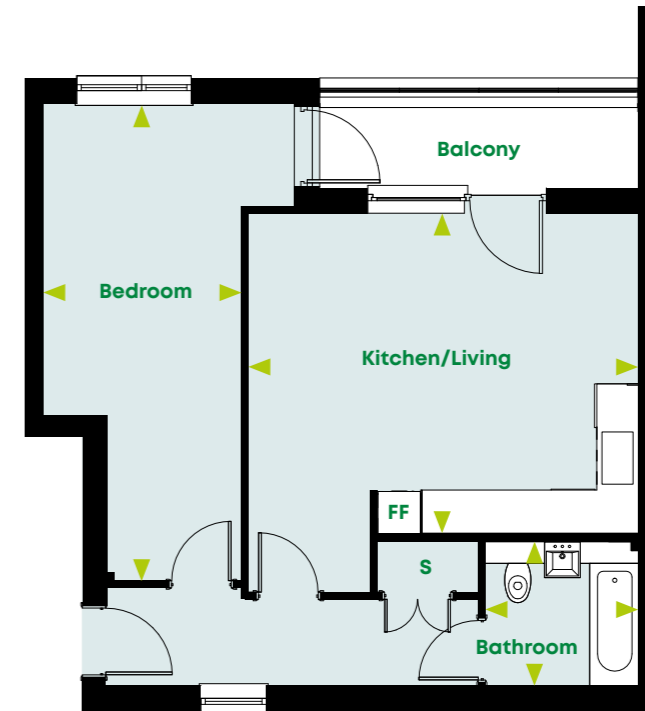
Address
**3 Beagle Close
Flat 5
NW7 1XH**

Kitchen/ Living	3.3m x 8.1m
Bedroom	2.8m x 4.5m
Bathroom	2.1m x 1.7m
Balcony	3.9m x 1.5m

Total Floor Area
54.9m²

S = Store
FF = Fridge Freezer

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Apartment A14

Property type
1 Bed Apt

Address
**3 Beagle Close
Flat 7
NW7 1XH**

Kitchen/ Living	5.4m x 4.4m
Bedroom	2.8m x 6.7m
Bathroom	2.1m x 1.7m
Balcony	4.5m x 1.2m

Total Floor Area
56.9m²

S = Store
FF = Fridge Freezer

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About Shared Ownership

Shared Ownership is a government-backed scheme which allows those eligible to purchase a share in a property from an approved provider.

For growing numbers of the population Shared Ownership is first step onto the property ladder. Shared Ownership generally allows for the purchase of shares at between 25% and 75% of the value of a property. Rent is paid on the remainder. This is designed to help those otherwise priced out of the property market.

Monthly costs will consist of a mortgage, rent on the share you don't own and a service charge.

The amount you will pay towards your mortgage will be dependent on the value of the share value purchased and the level of deposit paid.

Shared Ownership usually offers the ability to own up to 100% of the property through a process known as staircasing by incremental purchase of additional shares when financially viable.



What are the eligibility rules for Shared Ownership?

There are some general eligibility requirements that anyone wishing to buy a Shared Ownership home must meet.

- In London, your annual household income must be less than £90,000.
- Shared Ownership purchasers are often first time buyers but if you do already own another home, you must be in the process of selling it.
- You should not be able to afford to buy a home suitable for your housing needs on the open market.
- You must show you are not in mortgage or rent arrears.
- You must be able to demonstrate that you have a good credit history (no bad debts or County Court Judgements) and can afford the regular payments and costs involved in buying a home.

- Household salary must be less than £90,000
- First-time buyers or in the process of selling
- No mortgage or rent arrears
- Good credit history
- Suitable deposit

How it works

- 1 Have your eligibility assessed by reference to your household income and potentially other locally set criteria.
- 2 Choose one of the 8 apartments available that suits your requirements and budget.
- 3 Arrange your deposit, mortgage and conveyancing service and then move into your new Shared Ownership home!





ZEN
HOUSING

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