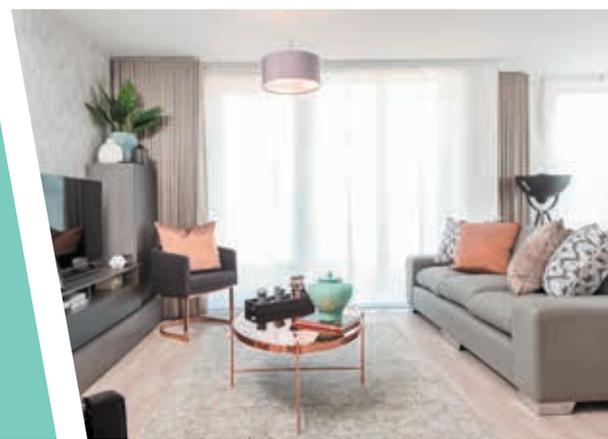




# RIDGEWAY VIEWS

MILL HILL NW7



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WHERE CITY AND COUNTRY LIVING MEET

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BARRATT  
— LONDON —

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WELCOME TO  
RIDGWAY VIEWS

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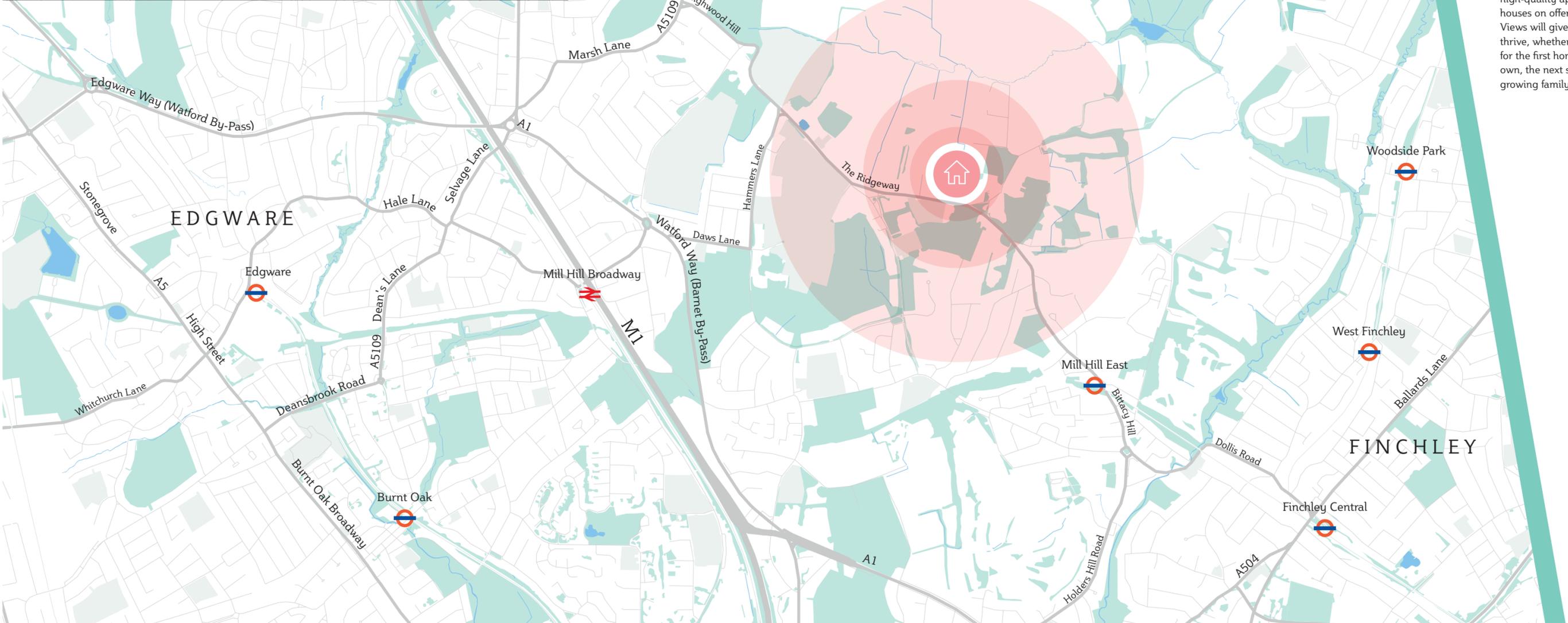
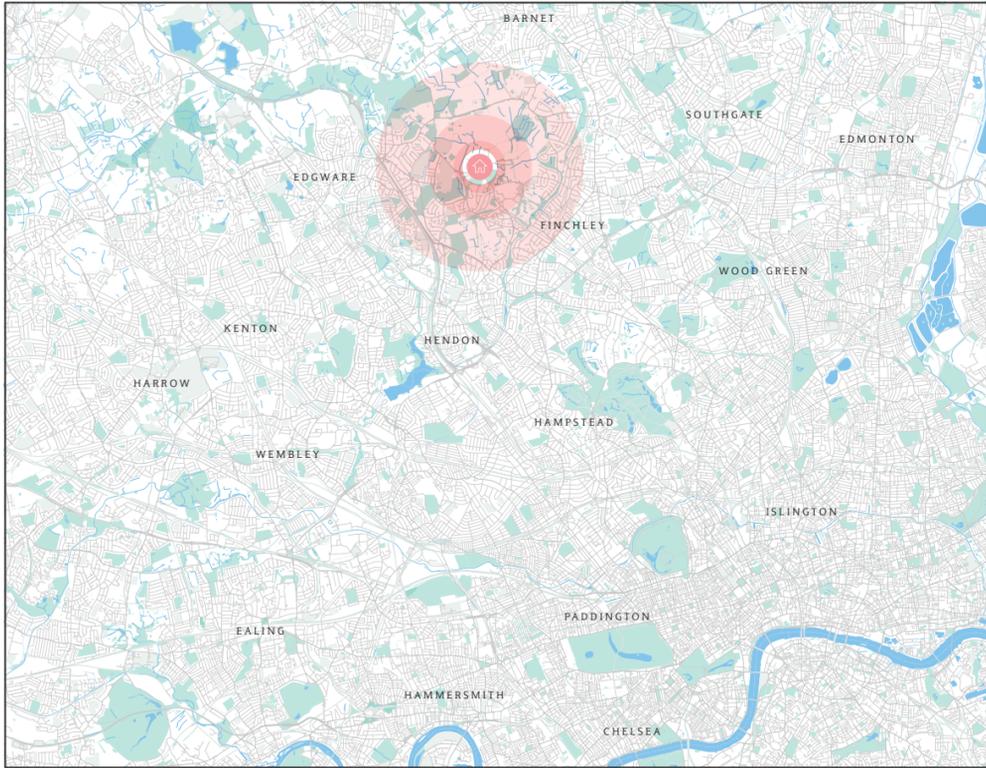
# The best of both worlds

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

Just a short walk from the tube, from where you can reach the West End in just 20 minutes, this community of 460 new homes in suburban London gives residents a taste of village life, coupled with the convenience of city living.

What's more, a concierge service and on-site residents' fitness suite will also contribute to the great work/life balance on offer.

With a broad range of high-quality apartments and houses on offer, Ridgeway Views will give you space to thrive, whether you're looking for the first home of your own, the next step for your growing family.

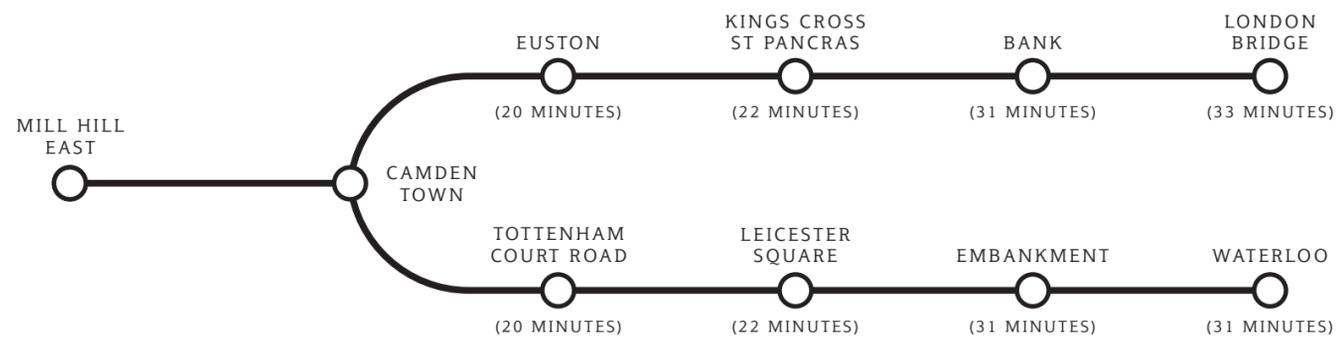


## Where nature meets modern life

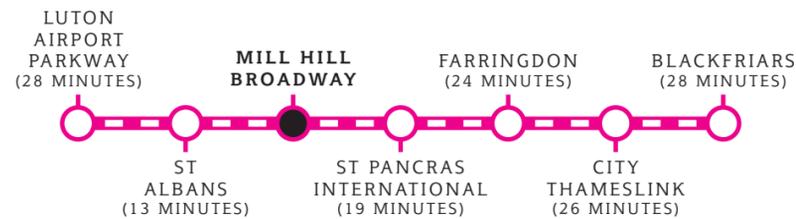
Surrounded by a large, picturesque greenbelt and just a short distance from Mill Hill East underground and Mill Hill Broadway station, Ridgeway Views is located in the north London suburb of Barnet. The development is just minutes away from Mill Hill Village, featuring a charming central duck pond and a country pub. And with vibrant Finchley nearby and easy access to Central London too, Ridgeway Views opens up the best of rural and urban life.

From local journeys and the daily commute, to airports – whatever your plans – whatever your plans, Ridgeway Views is well connected. With such easy transport on your doorstep, getting around couldn't be more convenient.

### Northern Line connections from Mill Hill East



### National Rail connections from Mill Hill Broadway



#### By foot

6 minutes to Mill Hill Village

15 minutes to Mill Hill East (underground)

#### By bus

13 minutes to Mill Hill Broadway (railway station)

#### By tube (from Mill Hill East underground)

20 minutes to Euston

22 minutes to Kings Cross St Pancras

26 minutes to Tottenham Court Road

31 minutes to Waterloo

31 minutes to Bank

33 minutes to London Bridge

#### By train (from Mill Hill Broadway station)

19 minutes to St Pancras International

26 minutes to City Thameslink

28 minutes to Blackfriars

28 minutes to Luton Airport Parkway

#### By car

6 minutes to Finchley

12 minutes to Brent Cross Shopping Centre

8 minutes to the M1

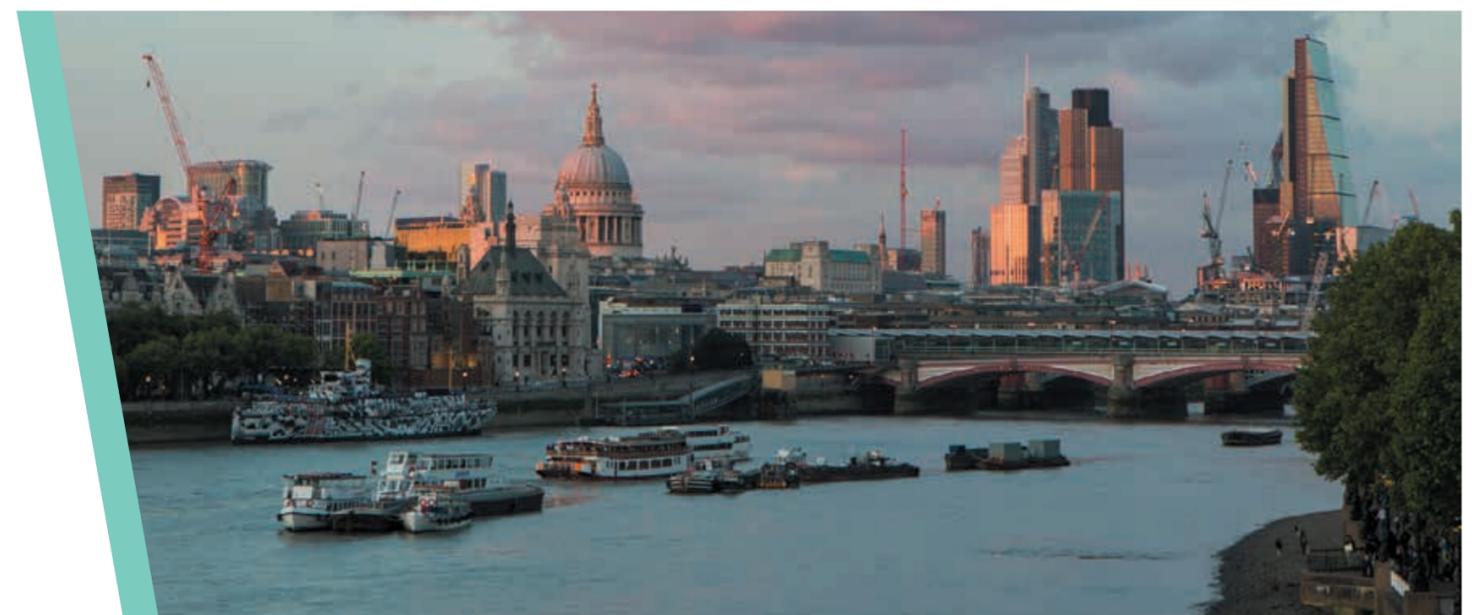
12 minutes to Hampstead Heath

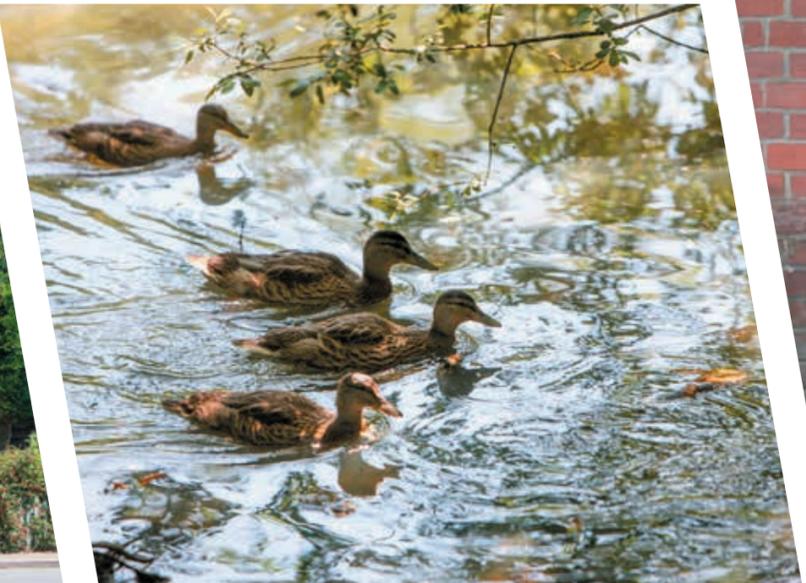
14 minutes to the M25

27 minutes to London Luton Airport

34 minutes to London Heathrow Airport

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





## Think city, live rural

Within easy reach of Ridgeway Views, you'll find open spaces, activities and amenities to cater for country and city tastes alike. As well as on-site facilities, the local area has so much to offer – from parkland, shops and restaurants, to schools, fitness facilities and entertainment.

### Enjoy the great outdoors

Nature lovers and Sunday strollers are spoilt for choice in Mill Hill. Folly Brook flows for two miles across north London, giving runners, walkers and horse-riders a chance to escape city life. Mill Hill Park provides a family friendly haven in which the children can let off steam.

Hampstead Heath, famed for its open-air swimming, is a calming oasis popular with locals; it even houses a zoo.

While Darlands Lake Nature Reserve is home to a wealth of wildlife, from wildfowl, mallards and moorhens to frogs, newts, goldfish, the occasional kingfisher and 12 species of dragonfly. This quiet, sheltered lake is surrounded by woodland that only adds to the sense of peaceful seclusion.

### Keep the kids busy

Belmont children's farm is the only public farm of its size within the M25, and it's home to a variety of different animals, from cows and rabbits, to goats and exotic lovebirds. The whole family will love meeting, handling and feeding the animals, plus there are tractor rides for the adventurous and a waffle café when you're ready to refuel. Booking the family on a hack with the much-loved horses and ponies of the London Equestrian Centre is yet another way to explore the beautiful greenbelt surrounding Ridgeway Views.

### A first-class education

Ridgeway Views has a wide choice of primary and secondary schools nearby, all rated 'good' or 'outstanding' by Ofsted. Just a short walk away is Mill Hill School – a private co-educational independent day and boarding school for ages 13-18. Also in the area is the Queen Elizabeth's School, Barnet – a grammar school for boys currently ranked third in the UK league table of the best 100 schools.

With so many leading schools close by, you can have confidence Ridgeway Views is the right place to raise your family.





## Meet the locals

Make the historic Adam & Eve pub your local and you'll enjoy locally sourced, modern British food and a traditional warm welcome. With a charming Victorian walled garden to the rear, this country pub hails itself as 'a destination for the discerning'. The Orange Tree in Totteridge also boasts a sophisticated setting and seasonal menus; it's the perfect place to entertain friends and relax with family.

**Shop 'til you drop**  
Tempting shoppers since 1976, Brent Cross is the iconic shopping mecca that formed the blueprint for retail centres throughout the UK. The centre is set to double in size as part of a £1.4 billion redevelopment, which will see 150 new shops, more than 40 new restaurants, a luxury cinema and a new Riverside Park. When you have the first – and arguably the best – on your doorstep, why go anywhere else? But if you simply need an extra pint of milk or a weekend paper, you'll find the essential shops, cafés and restaurants of bustling Mill Hill Broadway high street close at hand.

**Enjoy some healthy competition**  
If you're more at home on the pitch, course or field, take your pick from countless local sports clubs catering for all ages and abilities. Allianz rugby ground – home to the Saracens – is an important community sports hub offering exceptional facilities. Set amidst 145 acres of mature woodland, Mill Hill Golf Club boasts a picturesque clubhouse and an 18-hole course first laid out by famed course designer J F Abercrombie in 1923. And players of all ages are welcome at Mill Hill Cricket Club, which borders Ridgeway Views. With family fun days, regular matches and a host of special events, there's so much to enjoy at this friendly, well situated club.



## Modern city living in a countryside setting

Whether you choose a two or three-bedroom apartment, you'll enjoy a home filled with light and space. Open-plan living areas provide spacious, flowing interiors, while kitchens are equipped with a full range of modern integrated appliances, including cooker, microwave, dishwasher and fridge freezer, making cooking and entertaining a pleasure.

Enjoy the privacy of an en suite to your master bedroom, which, along with the main bathroom, comes complete with stylish fittings in white and chrome, finished with attractive tiled floors and walls.

Every home includes a private balcony or terrace, providing an outdoor extension of your living space, as well as access to a shared landscaped courtyard framing views across the valley below.

The convenience of a dedicated concierge service and on-site residents' fitness suite, along with a communal terrace to enjoy the countryside views, extensive landscaped green space, play area and fitness trail\*, means your new apartment at Ridgeway Views really will be much more than just a home.

\*All communal amenities available on completion of development.



Barratt London at Ridgeway Views is an exciting new development of 460 apartments and houses just a short walk from Mill Hill East station in leafy North London. Once complete, residents will enjoy access to a concierge service and fitness suite, as well as the extensive landscaped grounds merging with the valley below, a fitness trail and communal terrace with views across the countryside. The development also includes over 20,000 sq ft of commercial space.

Our first phase of two and three-bedroom apartments are located in Andrewes House and Laidlaw House, and are positioned around landscaped podium gardens featuring a play area.

- Apartments
- Affordable Housing
- \* Concierge and residents' fitness suite



## Phase One

- Apartments
- Affordable Housing
- Block entrance



# Specification

## Kitchen

Individually designed contemporary kitchens with soft close doors and drawers

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

Laminate worktops with matching upstand with stainless steel splashback behind the hob

LED under-cabinet lighting

Stainless steel sink and chrome mixer tap

Fully integrated Electrolux Group appliances (Zanussi brand mainly) including fridge freezer, single oven, induction hob, extractor hood, dishwasher and microwave

## Bathroom

Sottini sanitary ware

Thermostatic shower to main bathroom (one bathroom apartments only)

Heated towel rail

Shaver socket

Floor and wall tiles

## En suite

Sottini sanitary ware

Thermostatic shower

Heated towel rail

Shaver socket

Floor and wall tiles

## Internal specification

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 bedroom one

Telephone socket

## Communal areas/services

12-hour concierge service on completion of the development

Residents' fitness suite on completion of the development

Allocated car parking\*

Residents' cycle store

Landscaped communal gardens



\*Available by separate negotiation

Image shown is from a previous Barratt Development

# Why Barratt London?

## About Barratt London

Barratt London is one of the market-leading residential developers in the Capital. With over 30 years' experience, we've helped shape one of the world's most exciting, diverse and dynamic cities. We've crafted our portfolio to provide homes for all Londoners, from state-of-the-art apartments and penthouses in Westminster to riverside communities in Fulham, and complex, mixed-use regeneration schemes in Hendon.

## Five-star home builder

As part of Barratt Developments PLC, Barratt London is incredibly proud to have been recognised as a market leader for quality. We became the first major nationwide house builder to be awarded the maximum five-star rating, every year since 2009, in the annual Home Builders Federation Customer Satisfaction survey. For our customers, this gives peace of mind that when you buy a Barratt London home, you can be confident you are buying a high-quality home and you will receive unbeatable customer service.

## Ten-year NHBC Buildmark Warranty

When you move into a new-build home, you expect everything to be pristine and in working order. With a new Barratt London home you can expect it to stay that way, with the ten-year structural NHBC Buildmark Warranty and a two-year fixtures and fittings warranty.\*

\*First two years covered by Builder Warranty & NHBC Guarantee or similar. Years three-ten covered by NHBC insurance or similar. Full exclusions and limitations can be found on the NHBC website. Available on virtually all of our developments. Your statutory rights are unaffected.



## The Consumer Code

The Consumer Code for Home Builders ("the Code"), which came into effect in April 2010, applies to all home builders registered with the UK's main new Home Warranty Bodies: NHBC, Premier Guarantee and LABC Warranty.

The Code gives protection and rights to purchasers of new homes. It requires all new home buyers to be treated fairly and ensure they are fully informed about their purchase before and after they sign the contract.

The aim of the Code is for all new home buyers to:

- be treated fairly
- know what levels of service to expect
- be given reliable information about their purchase and their consumer rights before and after they move in
- know how to access speedy, low-cost dispute resolution arrangements to deal with complaints about breaches of the Code.

The Code reinforces best practice among home builders to encourage a consistently high level of information and customer service. It builds on successful efforts already made by the industry to improve consumer satisfaction in recent years.

The Code covers every stage of the home-buying purchase – pre-contract, exchange of contract and during occupation.

As a 5 star housebuilder, we are committed to the Consumer Code for Home Builders. For more information on the Consumer Code for Home Builders, please visit <http://www.consumercode.co.uk/>

**CONSUMER  
CODE FOR  
HOME BUILDERS**

[www.consumercode.co.uk](http://www.consumercode.co.uk)



Image shown is from a previous Barratt London development

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FIND YOUR PIECE  
OF LONDON

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For further information and sales enquiries  
e: [newhomes@fraser.uk.com](mailto:newhomes@fraser.uk.com)  
T: 020 7723 1284

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