



ST JOSEPH'S GATE

MILL HILL NW7



An exclusive opportunity to live in a truly unique residential location; a collection of individual and highly distinctive new and converted 2, 3 and 4 bedroom apartments set within a magnificent Grade II listed building and its extensive private grounds, the iconic former St Joseph's College.



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A woman with short, styled brown hair is shown from the waist up, wearing a sleeveless, silver sequined dress with a deep V-neckline and a matching necklace. She is looking slightly to her right. The background is a lush garden with green lawns, various trees, and flower beds, all bathed in the warm, golden light of a sunset. The sun is visible in the upper right corner, creating a soft glow and lens flare.

A world away

Set within 7 acres of picturesque, mature landscaped grounds, this Victorian landmark offers the perfect escape from the bustle of city life.

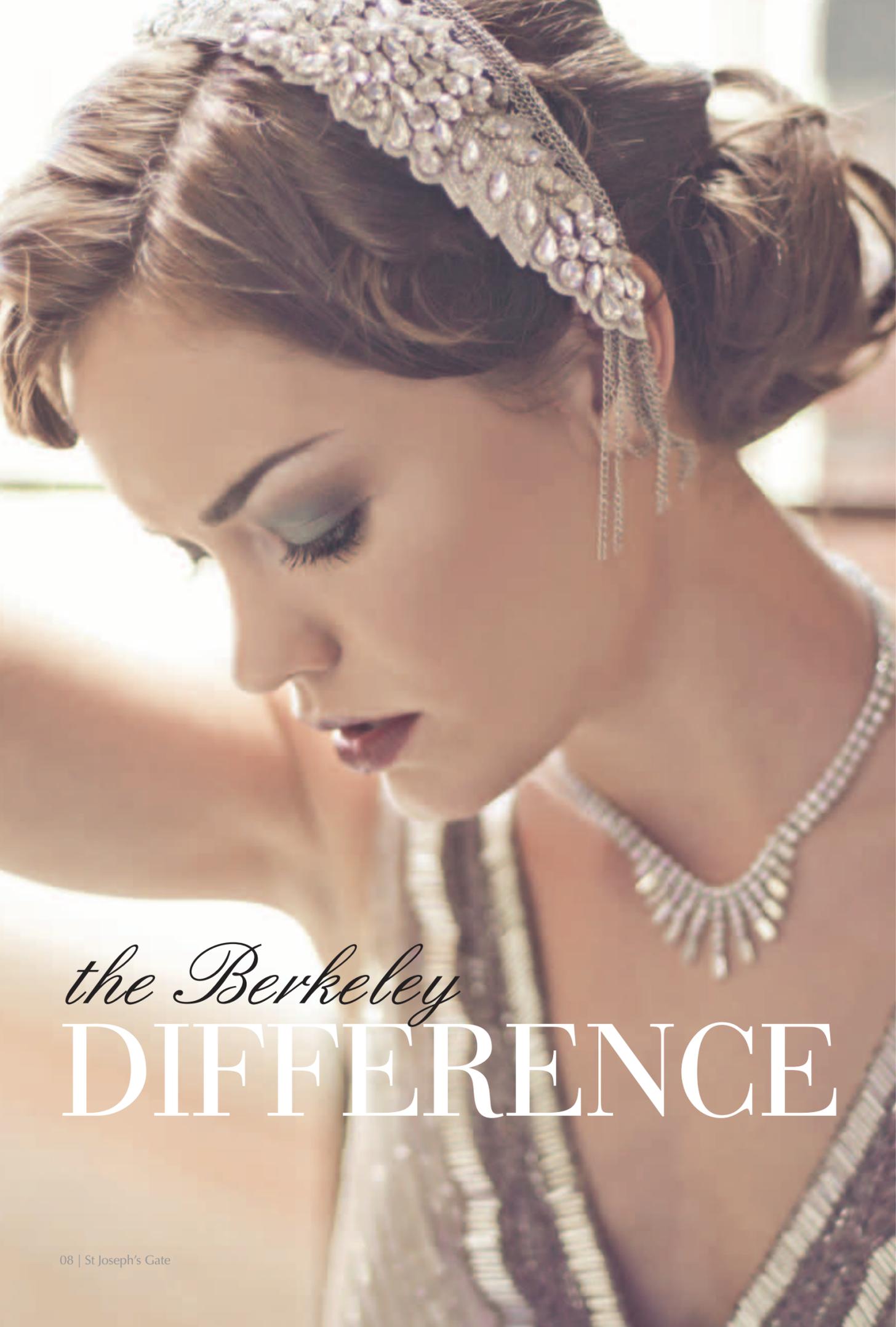
Just 10 miles from the Capital



From nearby Mill Hill Broadway station you can travel to St Pancras International in just 14 minutes, conveniently connecting you to the Piccadilly, Metropolitan, Circle, Victoria and Northern line Tube services. With the Capital so easy to access, it's not only possible to get to and from work much faster, it's also easy to enjoy the many and varied historic, cultural, entertainment and shopping attractions that London has to offer.

If you need to travel further afield, St Pancras is, of course, also London's Eurostar Terminal. From here Paris is only two and a quarter hours away and Brussels just under three and a half hours. If you need to fly, Heathrow Airport and London City Airport are both under twenty miles away by road.





the Berkeley
DIFFERENCE

Photography indicative only.



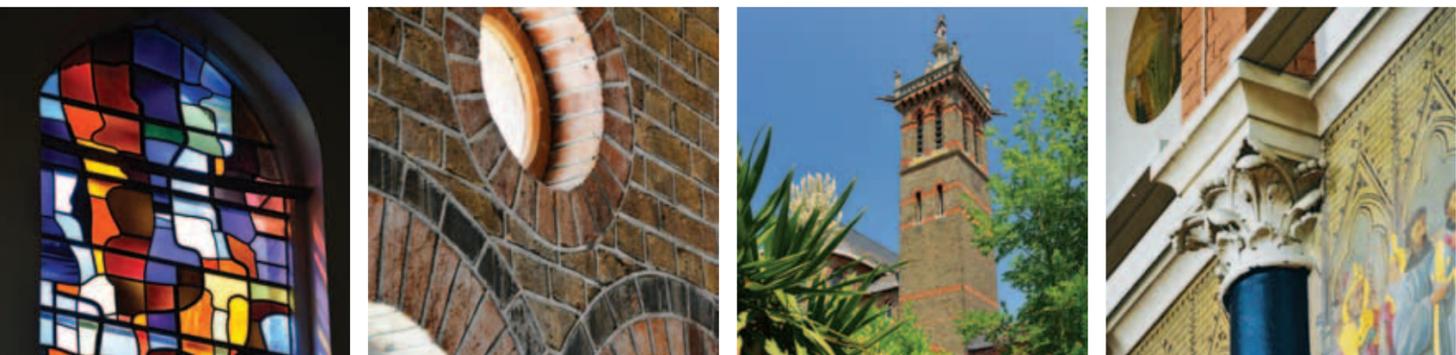
From choosing the right locations in which to develop, to adding those finishing touches that make a house a home, we apply the Berkeley Difference to every aspect of our business. One of the country's best known developers, Berkeley was established with a simple vision; to design and build the best new homes in the best locations in London and the South East. That means state-of-the-art interiors and an unrivaled quality of design and build. Although our current portfolio reflects the aspirations of a much broader range of homebuyers in towns, cities and the countryside, we still adhere to that self-same philosophy of the pursuit of excellence.

From choices of sizes and layouts to architecture and exterior appeal, style features and finishes inside, it is this attention to detail that sets Berkeley apart, so that we, and those who choose our homes, can be justly proud of the final result.

We build using traditional skills fused with the most advanced 21st Century materials, incorporating the features that now define modern living. Energy efficient heating systems and energy saving fixtures, maximum connectivity and airy flowing spaces work hard to create homes that are a haven of relaxation. That's the Berkeley Difference.

RENOVATION *and* INNOVATION

Breathtaking modern interiors that reflect the very best in contemporary design, work in harmony with the original architectural features to offer truly individual living spaces.



Come home to history

A landmark listed building with a rich heritage

For over 150 years, St Joseph's College was a cherished local landmark, an extraordinary architectural statement set on a commanding hilltop position on the fringes of Mill Hill Village.

The college was the dream of Cardinal Herbert Alfred Vaughan, who founded the Mill Hill Missionaries in 1866 to train priests who would spread their message throughout the British Empire. Built over the period 1869-1874, the College's location was carefully selected for its road and rail connections into London; Mill Hill station had opened the year before, offering steam services into St Pancras. Beautiful green expanses of ancient Middlesex forest lay to the north and, from its hilltop position, the college enjoyed stunning views over what was then miles of farmlands to the city of London beyond.

Over the decades St Joseph's College became a major feature of Mill Hill life, opening its doors and grounds to the local community for fêtes and open days. It finally closed in 2008 and its extraordinary architecture has since made it a popular location for films and TV programmes, notably the successful BBC drama 'Call The Midwife'.

Today, this remarkable building has been awarded Grade II listed status, appreciated and acclaimed for its architectural, historical and aesthetic properties. Truly somewhere very special, and quite unique, to call home.





Step inside elegant and stylish apartments and behind the classic architecture you'll enjoy the very best in contemporary interior design. Step outside and you'll be transported back to a bygone era of gracious living.



CGI of St Joseph's Gate, indicative only.

A unique expression of
STYLE

Where beautiful original Victorian features have been meticulously preserved and blended together with the best in modern design.



In converting St Joseph's College for modern use and restoring it to its original architectural splendor, Berkeley is taking every opportunity to preserve and enhance its superb original features.

Whether in communal areas or within individual apartments, it's these aspects that help make St Joseph's Gate a strikingly original and attractive proposition. At the same time, the development will be complemented by a host of modern features and improvements.

For example, the beautiful ornate Victorian staircases will be supplemented by lifts to all floors. Original windows will also remain and original flooring, tiling and ceilings will be preserved wherever possible while balustrades, arched doorways and ornamental ironwork will be meticulously restored to give a stunning effect.

The end result will be a striking collection of exclusive apartments within a setting rich in heritage and architectural history. A place you can be proud to call home.

A woman with her hair styled in an updo, wearing a silver sequined dress and a matching tiara, is shown in profile, looking down. She is standing on a paved path in a lush, green, historic setting with a large brick building in the background. The lighting is soft and natural, suggesting a bright day.

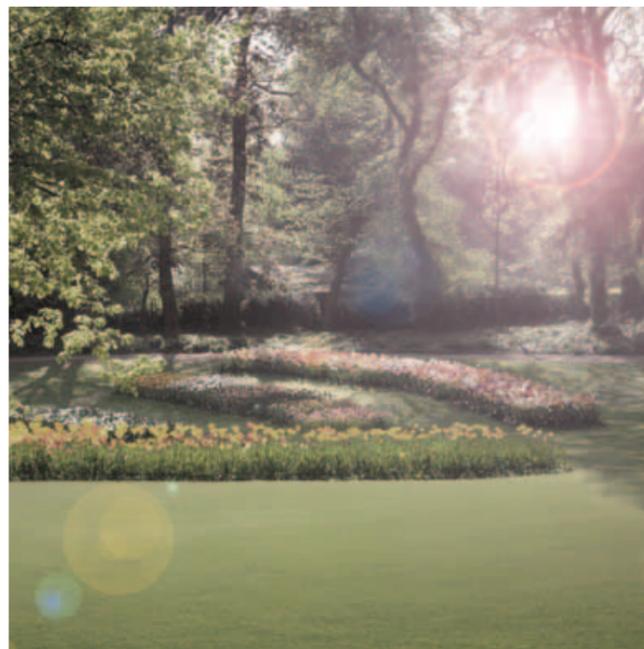
ENCHANTMENT

*Enjoy the very best in luxury living, with magnificent apartments
in an historic setting. It's an enchanting proposition.*



A greener **OUTLOOK**

St Joseph's Gate sits surrounded by seven acres of private and secluded grounds, offering superb views over London to the south. Sympathetically restored to their former glory these parkland grounds will incorporate formal gardens, turfed lawns, box hedgerows and wooded areas, providing luxuriant outdoor spaces as magnificently varied as the apartments themselves. A shaded ornamental water feature will also provide a delightful focus.



*'How fair is a garden amid the trials
and passions of existence'*

Benjamin Disraeli

Equally ideal for an early morning run or a late evening stroll, the mature grounds are the perfect place to relax and unwind; a verdant haven to intrigue and delight through the changing seasons. A further formal internal garden within the confines of a former college will be restored to its former splendor, providing a well-considered space for meeting and socialising.

The restoration of this magnificent building and its landscaping have been carefully designed to integrate with the existing trees, planting and ecology.



Mill Hill

Alongside the acclaimed Mill Hill public school, you'll find North London Collegiate, Haberdashers' Askes, the JFS and Mathilda Marks Kennedy School all within a convenient five mile radius – and Harrow itself just over six miles from home.

With London only 15 minutes away, Mill Hill is also ideal for older students attending one of the capital's many world-class universities and colleges.

Mill Hill Village, set beside St Joseph's Gate, still offers old country pubs and quirky restaurants. By contrast, just a half a mile away, Mill Hill Broadway is a thriving centre with a good choice of delis, eateries and a handy M&S Simply Food; you'll also find a large Waitrose supermarket nearby. Brent Cross Shopping Centre is less than 4 miles from St Joseph's Gate, offering a Fenwicks, John Lewis and 120 other stores.

From Mill Hill Broadway station, rail services take as little as 14 minutes to arrive into London St. Pancras. Road connections are equally exceptional. The M1 and A1 can both be joined locally within a few minutes, and Junction 13 of the M25 is just six miles to the north.

Just ten miles from central London, Mill Hill in the London Borough of Barnet can sometimes seem like a world away. Traditionally favoured as a country retreat by the wealthy since the 17th Century, its affluent tree-lined streets, tracts of sheltering ancient forests and expanses of parks, meadows and green spaces provided the ideal escape from the city. Today, rather than the gentry, the area attracts a wide audience drawn by the excellent transport links, a wealth of local facilities and the provision of outstanding state, independent and faith schools.

An excellent array of amenities on your doorstep – in one of London's greenest and most delightful boroughs.



Tee time



From some of North London's finest golf courses to exceptional equestrian facilities, at St Joseph's Gate you are surrounded by a wealth of leisure activities.



In this part of London, golf is more than just a casual pastime. It's played with a passion. Mill Hill Golf Club is less than one and a half miles from St Joseph's Gate and for those who crave a variety of challenges, Finchley, Hendon, The Shire, Dyrham Park, Old Ford Manor, South Herts, Arkley, Stanmore and Elstree courses are all within convenient reach.

Equestrianism is another local passion. Nearby South Medburn and the London Equestrian Centre offer professional tuitions while the LEC also offers a first class pony club for children. For more advanced riders, Contessa Equestrian is recommended for dressage and Littlebourne for show jumping.

The London Borough of Barnet offers several leisure centres with good pool, gym and court facilities. There's also a convenient Virgin Active health club in Mill Hill East while the Dyrham Park Country Club offers excellent swimming and tennis facilities. For watersports enthusiasts, Welsh Harp Reservoir is just some five miles away and offers comprehensive dinghy sailing facilities as well as windsurfing and kayaking.

For those who want to spectate rather than participate, Wembley Stadium is just over seven miles away to the west, providing the opportunity to see some of the nation's most prestigious sporting fixtures. Also nearby is the Wembley Arena, venue for many outstanding concerts and events. To relax and catch the latest blockbusters, Brent Cross and the O2 Centre at Finchley both offer outstanding cinema multiplex facilities.



The West End

32 minutes

Little more than half an hour from home at St Joseph's Gate, London's West End provides a vibrant choice of entertainment to rival any city in the world. Chic bars, exclusive restaurants and the chicest night clubs sit side by side with Theatreland. There are usually around forty shows to choose from on any night, ranging from musicals to dramas and comedies.

Covent Garden's Royal Opera House offers a dazzling programme of opera and ballet. Sadler's Wells continues to set new

standards in dance and a season at the Royal Albert Hall has far more to offer than just the Proms. Don't forget the South Bank too, thrilling audiences with the very best in both traditional and avant garde theatre, music and contemporary dance.

Add to that glittering film premieres and special evening events, launches and exhibitions at London's world class museums and galleries, it's easy to enjoy all the benefits of living in a city which is synonymous with the very best in the Arts.

World class *Cuisine*



For those who appreciate the delight of a truly fine dining experience, London offers you everything on a plate.



The Capital is a world class centre of excellence in fine dining. With more Michelin Starred restaurants than Paris and a reputation for daring, imagination and innovation, it's a city where change is constantly on the menu. From Street and Pop Ups to Molecular Gastronomy, and Flavour and Fusion Revival to Robatayaki (Japanese cuisine literally meaning 'fireside cooking'), it's all part of the excitement, the flavour and the freshness of London's dining scene.



Bank

35 minutes

When you work in the City, you know the importance of arriving fresh, clear-headed and brimming with vitality for the long day ahead. That is why you want to spend as little time as possible commuting. From St Joseph's Gate you can reach the heart of the City in little over half an hour. A shorter commute can give you a distinct edge and, knowing the journey home is so quick, more time to indulge in some useful after-hours entertaining or networking.



THE HOME OF DESIGNER BRANDS

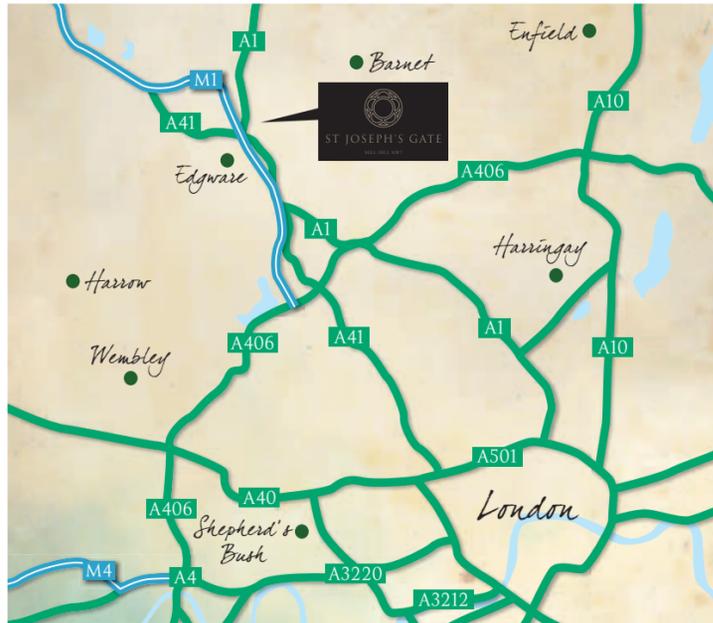
From the world's finest fashion houses to the world's most exclusive jewellers; from original art to exquisite furnishings, London means luxury shopping.

If you appreciate the very best, you're sure to find it in London. For the finest in designer names, Sloane Square and Sloane Street are simply unrivalled. Here you'll find all the most exquisite international boutiques, flagship designer stores and fashion houses, including Giorgio Armani, Chanel, Christian Dior, Dolce & Gabbana, Gucci, Jimmy Choo, Prada, Tiffany & Co and Yves St Laurent - to name barely a few.

Kensington and Knightsbridge provide an alluring combination of top names like Jaeger, Nicole Farhi, House of Fraser, Harvey Nichols and Harrods while Bond Street offers the very best in fashion, jewellery, perfumes and art.

For fine jewellery visit Hatton Garden, home to over fifty jewellers, as well as Cartier in Old Bond Street and Bulgari in Knightsbridge. Fine art can be purchased from traditional galleries in and around Mayfair or visit Hoxton for something more avant garde.

Just ten miles from St Joseph's Gate, Westfield London is home to over 250 stores, as well as a high end 'Designer Village' with brands including Burberry, De Beers, Louis Vuitton, Miu Miu, Mulberry and Versace.



Area Map



Local Map

From the North

Leave the M25 at junction 23, then at roundabout take the 2nd exit, then merge onto the A1 towards London (N & C) and Brent Cross. Continue straight through one roundabout onto Barnet Way, then take the 2nd exit at the next roundabout onto Watford Way. At the Mill Lane roundabout, take the 1st exit onto Lawrence Street and St Joseph's Gate can be found a short way up on your right.

From the South

Leave the M1 at junction 2, then merge onto the A1 towards Central London. At the traffic lights turn right onto Parson Street/B552 then turn right again onto Ashley Lane. Turn left onto the A1 at Great North Way, then at Fiveways Corner turn right onto the A1 towards Hatfield/Mill Hill. Continue forward until the Mill Lane roundabout and take the 3rd exit onto Lawrence Street. St Joseph's Gate can be found a short way up on your right.

CALL NOW TO BOOK YOUR APPOINTMENT

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