



ST JOSEPH'S GATE

MILL HILL NW7



An exclusive collection of forty nine beautiful new and converted 2, 3 and 4 bedroom apartments set in a truly magnificent Grade II listed building, within extensive private grounds.

Perfectly located within walking distance of Mill Hill and just 10 miles from the Capital, St Joseph's Gate enjoys the very best of both worlds.

Berkeley
Designed for life

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COME HOME TO HISTORY

Situated on a hilltop location within seven acres of picturesque and peaceful, landscaped grounds with stunning views over Mill Hill and beyond, St Joseph's Gate offers an extremely rare and exciting opportunity to own a piece of history. The Grade II listed building has been extensively and lovingly transformed into just forty nine 2, 3 and 4 bedroom apartments, all with allocated parking spaces, and each boasting beautiful interiors and benefitting from a luxury specification for which Berkeley is renowned, as well as a dedicated concierge service.

The landscaping has been restored to its former glory and includes a tranquil pond with a bridge, providing the perfect place to relax, and the southern lawns lead down from the main entrance, enjoying panoramic views over London.



TWO STYLES, ONE QUALITY

CGI of Apartment 37 is indicative only and subject to change.



CGI of Apartment 23 is indicative only and subject to change.



CGI of Apartment 41 is indicative only and subject to change.



CGI of Winter Garden in Apartment 41 is indicative only and subject to change.

At St Joseph's Gate, you are spoiled for choice with the variety of homes on offer. Whether you would love to live in a space with original restored features and plenty of character, or prefer a brand new home with clean lines and a more contemporary feel, at St Joseph's Gate you really can enjoy the best of both worlds.

Whichever home you choose at St Joseph's Gate, each benefit from a luxury specification as standard, including fully fitted designer kitchens with integrated appliances. Upgrade packages are available to enhance your home further, including a sound and light system that can be remotely controlled, and a TV in the bathroom for the ultimate in modern comfort.

YOURS TO EXPLORE



Wherever your home is within St Joseph's Gate, there is a vast array of communal features to enjoy. Set in seven acres of picturesque and peaceful landscaped grounds, the areas are yours to explore, whether it is a leisurely stroll along the rolling lawns, or relaxing by the tranquil pond enjoying the stunning views over London, St Joseph's Gate provides the perfect escape from the hustle and bustle of city life.

Many of the communal areas enjoy beautiful original features such as ornate tile and brick detailing, Victorian staircases and large windows to let the light flood in.

A dedicated concierge is on hand to assist with your every day needs, from greeting your guests, to helping with your shopping and signing for packages whilst you are out. In addition, each apartment benefits from two conveyed parking spaces and audio/video entry system to each apartment, and the development is gated with CCTV for added security.



The 'Grotto'.



The pond and bridge.



CGI depicts communal hallway, indicative only.



SPECIFICATION

KITCHEN

- Individually designed layout
- Leading Italian kitchen manufacturer, Lida Cucina
- Italian composite stone worktops with drainer grooves and matching upstand (options available – subject to cut-off dates)
- Mirrored splash back to under side of wall units with feature LED lighting
- Blanco stainless steel single bowl under-mounted sink with chrome finish mixer tap
- Recessed LED downlighters and lighting to island/peninsula where appropriate
- Satin chrome socket outlets above work surfaces
- Pop-up socket to island/peninsula units where appropriate
- Large format porcelain floor tiles (options available – subject to cut-off dates)
- Siemens 5 Zone touch control induction hob
- Feature extractor to suit design
- Siemens dual function stainless steel coffee machine
- Siemens stainless steel steam oven
- Two Siemens stainless steel multi-function single ovens
- Siemens integrated multi-function dishwasher
- Integrated Tall Larder Fridge and Tall Freezer or Siemens integrated Fridge/Freezer dependant on kitchen design
- Integrated space saving recycling bins and waste disposal
- Stainless steel built-in wine cooler

LAUNDRY

- Fitted work surface, with space and plumbing provided for free-standing washing machine and tumble dryer
- Stainless steel sink and chrome mixer tap in selected plots
- Satin chrome multi-gang appliance panels

MASTER ENSUITE

- Free-standing bath with floor mounted hansgrohe polished chrome bath/shower mixer to selected bathrooms
- Villeroy & Boch double ended Quarryl Bath with overflow bath filler, polished porcelain tiled bath panel with polished chrome hansgrohe concealed thermostatic mixer/diverter in selected bathrooms
- Polished chrome hansgrohe concealed thermostatic mixer/diverter, raindance overhead shower arm and complete hand-shower set
- Walk-in shower area with glass shower wall/door
- Bespoke single/double vanity unit with Italian stone top, under-mounted Villeroy & Boch basin, storage drawer and hansgrohe wall mounted basin mixer within master ensuite where applicable, with Villeroy & Boch vanity unit provided to remaining plots
- White Villeroy & Boch wall mounted WC with chrome dual flush plate, concealed cistern and soft closing seat and cover
- Bespoke mirrored cabinets with shelving, shaver socket and concealed lighting to selected bathrooms, with feature mirror and concealed LED lighting in remaining plots
- Shelved niches above bath and shower areas with recessed downlighters in selected plots
- Wiring for future television provided above baths where possible
- Modern chrome ladder style thermostatically controlled heated towel rail
- Full height porcelain wall finish (options available – subject to cut-off dates)*
- Porcelain floor tiles with matt mosaic porcelain flooring to shower area (options available – subject to cut-off dates)
- Feature LED accent lighting included within the tiles

BATHROOM / SHOWER ROOM / GUEST ENSUITE / CLOAKROOM

- Villeroy & Boch double ended Quarryl Bath with overflow bath filler, polished porcelain tiled bath panel with polished chrome hansgrohe concealed thermostatic mixer/diverter in selected bathrooms/ensuites
- Polished chrome hansgrohe concealed thermostatic mixer and adjustable shower head to selected shower rooms/ensuites
- Walk-in shower area with glass shower wall/door to selected shower rooms/ensuites
- Recessed mirror fronted double cabinet with shelving, shaver socket and concealed lighting to selected bathrooms/shower rooms/ensuites
- Villeroy & Boch white wall hung washbasin with contemporary hansgrohe single lever basin mixer
- Villeroy & Boch wall mounted WC with chrome dual flush plate, concealed cistern and soft closing seat and cover
- Modern chrome ladder style thermostatically controlled heated towel rail
- Full height porcelain wall finish (options available – subject to cut-off dates)*
- Porcelain floor tiles with matt mosaic porcelain flooring to shower area (options available – subject to cut-off dates)
- Cloakrooms will feature porcelain wall tiling to selected areas with bespoke cut to fit mirror positioned on wall above basin/pan (options available – subject to cut-off dates)
- Cloakrooms will feature porcelain floor tiles (options available – subject to cut-off dates)
- LED downlighters to bathrooms/shower rooms/ensuites/cloakrooms

ELECTRICAL FITTINGS AND HOME ENTERTAINMENT

- Feature ceiling with concealed lighting to living area within selected plots
- Recessed LED downlighters throughout, with pendants to feature in Dining Area/Room (where applicable)
- Automatic lighting to coats cupboards
- Feature LED lighting to Kitchen Units and Master En-suite
- Pre-wired for Zonal integrated audio system and HD Distribution system within Living Area, Kitchen, Master Bedroom and Master En-suite
- Dimming/Scene lighting controls to all lighting circuits within two principal reception rooms and Master Bedroom
- Television point to Living Area, reception rooms (excluding formal dining) and bedrooms (Sky+/terrestrial)
- Telephone points provided to reception rooms (excluding formal dining) and Master Bedroom
- Data points provided to Living Area, Master Bedroom and Study if applicable
- Satin chrome switches, sockets and electrical outlets
- 5 amp lighting circuit to the Master Bedroom and Living Area

HEATING/COOLING

- Gas fired central heating with mains pressure hot water
- Underfloor heating throughout (wet system)
- Comfort Cooling provided to Kitchen Area, Living Area and Master Bedroom

INTERIOR FINISHES

- Feature engineered walnut veneer apartment entrance doors and internal doors with satin polished door furniture and white frame within new build apartments
- Feature engineered walnut apartment entrance door with panelled satin wood white internal doors and polished chrome door furniture within refurbished apartments
- Feature glazed doors to selected reception rooms
- Satin painted skirting and architraves throughout, with feature cornice to hallway and reception rooms dependant on ceiling heights
- Interior fittings to coats cupboards to suit situation
- Bespoke fitted or walk-in wardrobe to master bedroom, internal fittings include rails/drawers and shelves in a textured silk carcass (options available – subject to cut-off dates)

- Where sliding doors feature within Master Bedroom, full height leather sliding doors will be present (options available – subject to cut-off dates)
- Where sliding doors are positioned within further bedrooms, mirror doors will feature, with a shelf and hanging rail
- Remaining wardrobes will be fitted with internal doors, a shelf and hanging rail
- Engineered wood floor finish to hallways
- Carpet floor finishes to remainder of property (options available – subject to cut-off dates)

ALL WEATHER BALCONIES AND WINTER GARDENS

- External power and lighting where indicated
- Paving to All Weather Balconies
- Large format porcelain tiles to Winter Gardens with underfloor heating

SECURITY

- Gated entrance to development (electric)
- Development Manager with concierge duties
- Audio/Video entry system viewed by individual apartment handset/screen
- Property pre-wired for intruder alarm
- All apartments provided with mains supply smoke detectors and heat detectors with battery back up
- Multi-point locking and spy hole to apartment entrance doors
- Hardwired doorbell to all apartments
- CCTV to communal entrances monitored by Development Manager

PEACE OF MIND

- 999 year lease
- All apartments benefit from a 10 year Premier Guarantee issued on build completion

CAR PARKING

- Each apartment includes two conveyed parking spaces

LIFTS

- Passenger lifts serve each core and all levels, with access to parking levels where applicable

EXTERNAL FEATURES

- Landscaped communal grounds
- Cycle Store
- Bin Storage
- Interior designed communal areas
- Communal television aerial and satellite dish
- Background heating to communal areas



DEVELOPMENT LAYOUT

The Cambridge Wing
(Refurbished)

The Deerhurst Wing
(New Build)

The Fairford Wing
(New Build)

The Amberley Wing
(Refurbished)

The Elmbridge Wing
(Refurbished)

The Buckland Wing
(Refurbished)

CGI aerial view indicative only and subject to change.



CGI of Apartment 7 is indicative only and subject to change.



CGI of Apartment 38 is indicative only and subject to change



CGI of Apartment 7 is indicative only and subject to change.



CGI of feature window in living room of Apartment 34, indicative only and subject to change



CGI of feature window in kitchen to Apartment 39, indicative only and subject to change

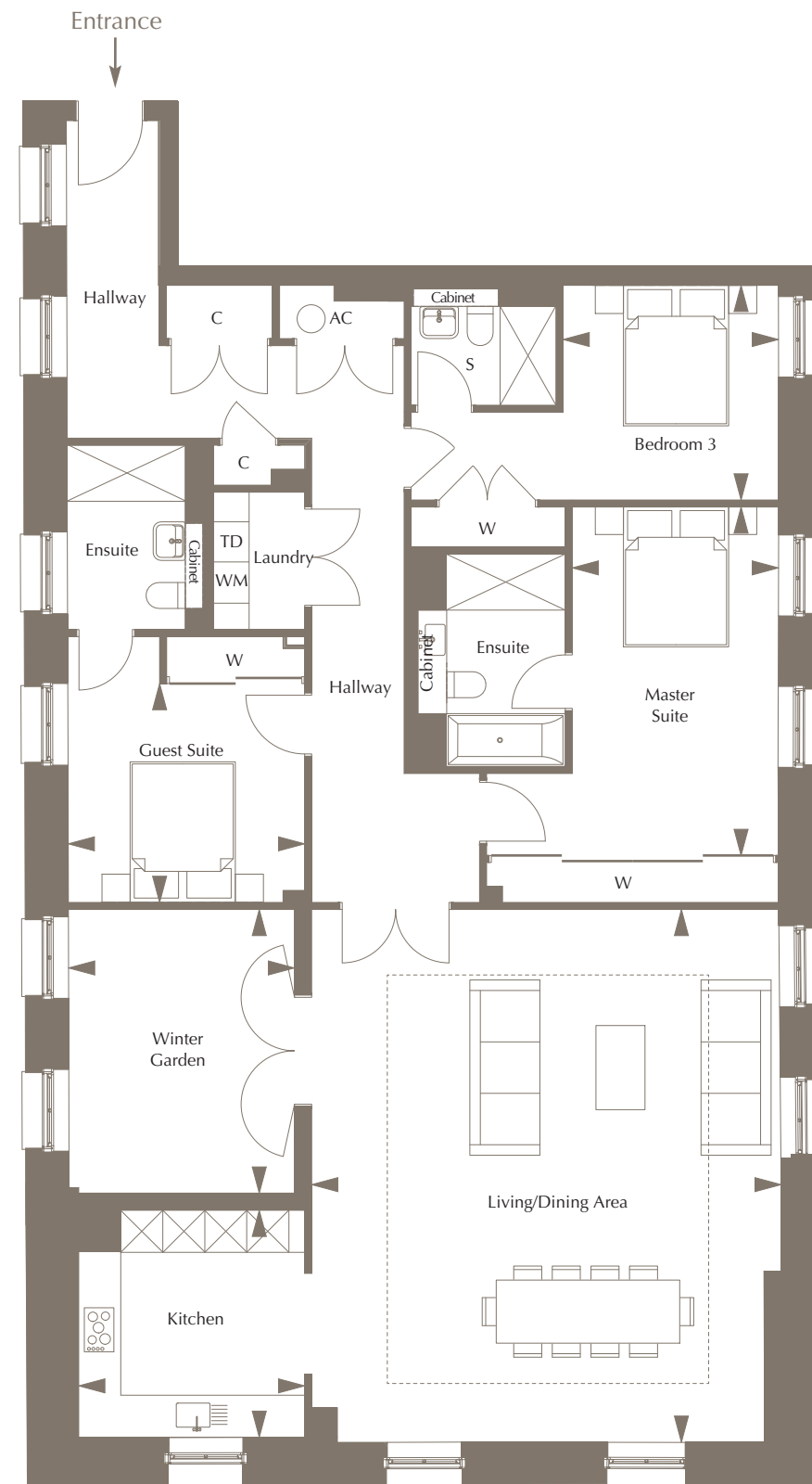


CGI of stairwell and original brick to Apartment 34, indicative only and subject to change

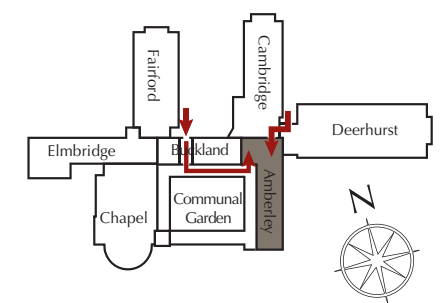
LOVINGLY RESTORED

The Amberley, Buckland, Cambridge and Elmbridge Wings have been lovingly restored by Berkeley into luxury 2 and 3 bedroom apartments, each one cleverly designed to fit within the original Victorian building. As a result, many of the apartments are unique in their layout and brimming with character, such as stunningly high vaulted ceilings, large feature windows, spiral staircases and mezzanine levels looking down onto the space below.

APARTMENT 3



Living/Dining Area	7.60m x 6.70m	24'11" x 21'11"
Kitchen	3.23m x 3.22m	10'7" x 10'6"
Master Suite	4.97m x 2.94m	16'3" x 9'7"
Guest Suite	3.37m x 3.12m	11'0" x 10'2"
Bedroom 3	3.07m x 3.06m	10'0" x 10'0"
Winter Garden	4.04m x 3.22m	13'3" x 10'6"

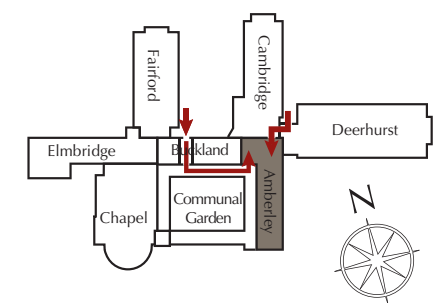
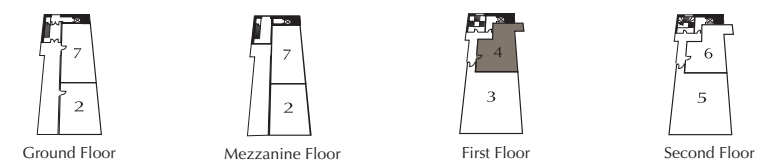


KEY: C: Cupboard W: Wardrobe WM: Space & plumbing for washing machine TD: Space & plumbing for tumble dryer AC: Airing Cupboard - plant shown, indicative only and subject to change
 ◆: Depicts where measurements have been taken from ☒: Tall kitchen unit -----: Coffered ceiling
 Kitchen layout subject to change, ask for more information. Furniture layouts indicative only. Dimensions are approximate only and may vary within a tolerance of 5%.

APARTMENT 4

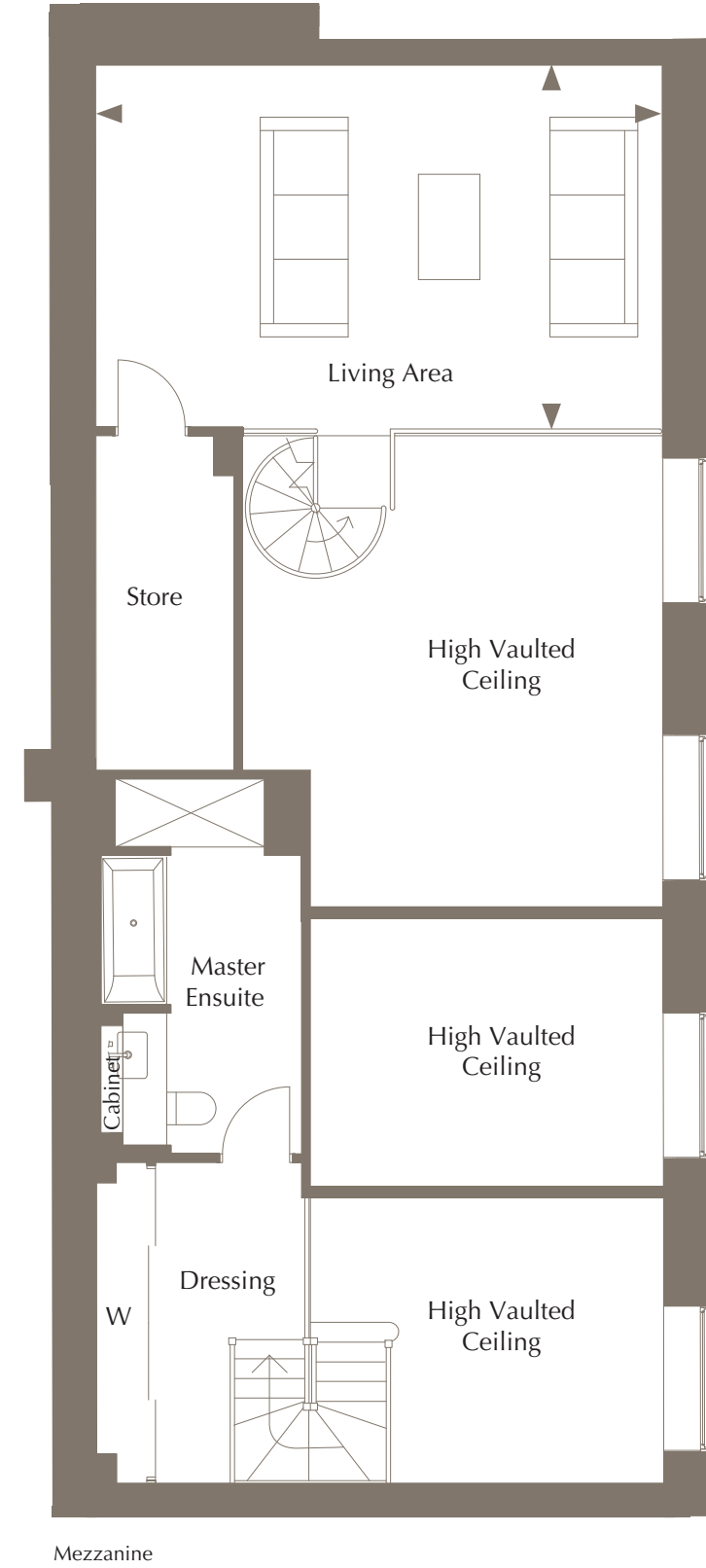
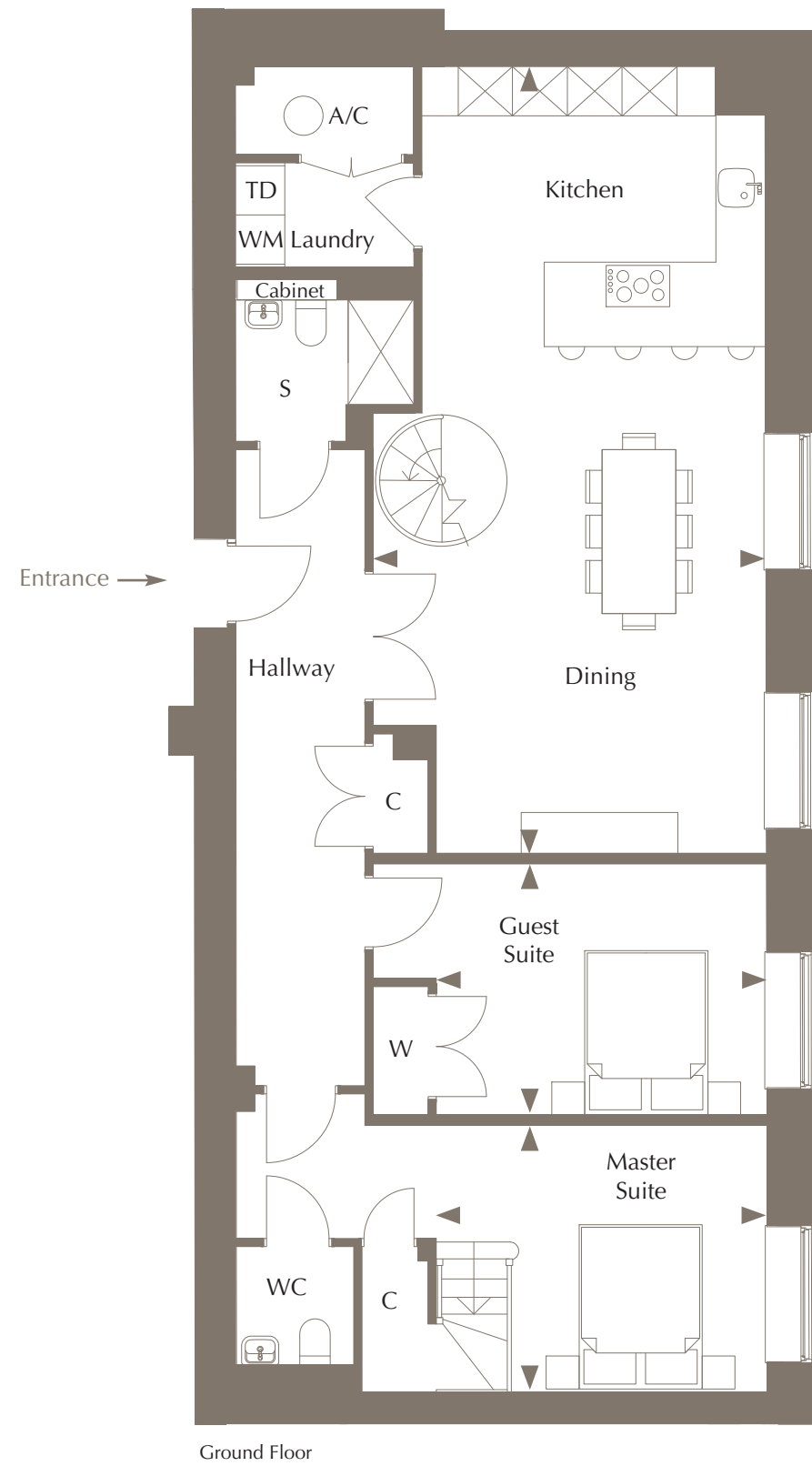


Kitchen	3.59m x 2.90m	11'9" x 9'6"
Living/Dining	6.87m x 4.95m	22'6" x 16'3"
Master Suite	3.17m x 2.96m	10'5" x 9'8"
Guest Suite	2.97m x 2.80m	9'9" x 9'2"
All Weather Balcony	2.05m x 1.80m	6'8" x 5'11"

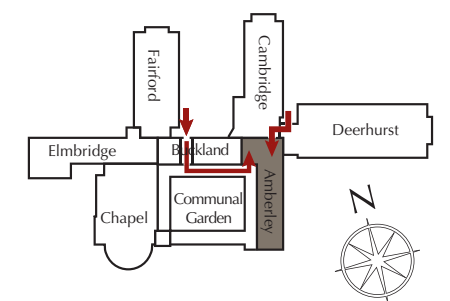
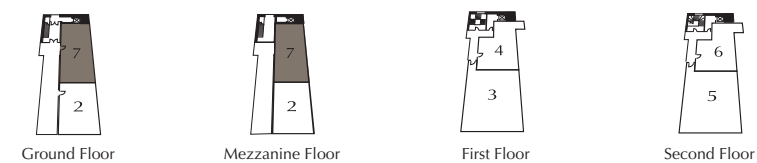


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 S: Shower Room B: Bathroom ◀▶: Depicts where measurements have been taken from ☒: Tall kitchen unit -----: Coffered ceiling
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APARTMENT 7



Living Area	6.45m x 4.20m	21'2" x 13'9"
Kitchen/Dining	9.58m x 4.78m	31'5" x 15'8"
Master Suite	4.03m x 3.25m	13'2" x 10'7"
Guest Suite	4.02m x 3.05m	13'2" x 10'0"

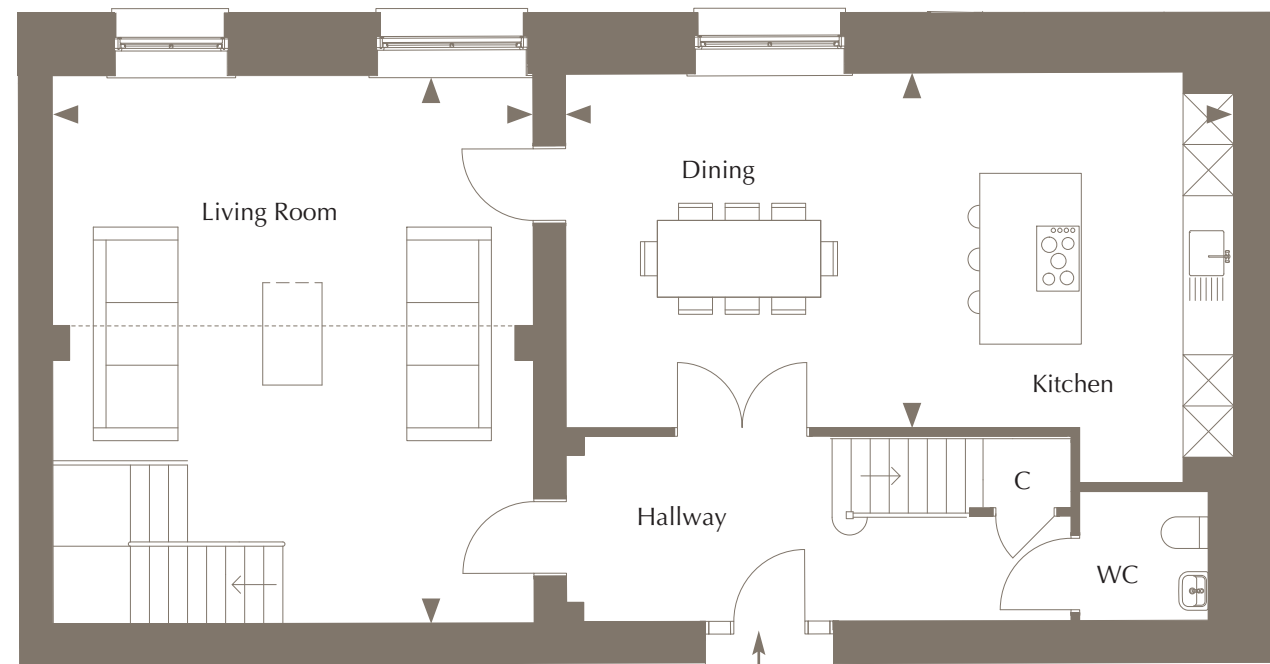


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 S: Shower Room ◀▶: Depicts where measurements have been taken from ☒: Tall kitchen unit
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APARTMENT 8



Mezzanine



Ground Floor

Entrance



First Floor

Kitchen/Dining	7.89m x 4.14m	25'11" x 13'7"
Living Room	6.41m x 5.67m	21'1" x 18'7"
Mezzanine	5.67m x 3.48m	18'7" x 11'5"
Master Suite	3.96m x 3.56m	12'2" x 11'8"
Guest Suite	3.56m x 3.32m	11'8" x 10'10"
Bedroom 3	3.49m x 2.97m	11'5" x 9'9"



Ground Floor



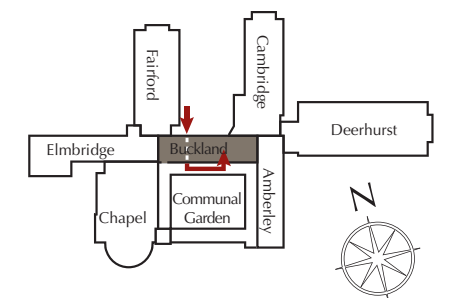
Mezzanine Floor



First Floor



Second Floor

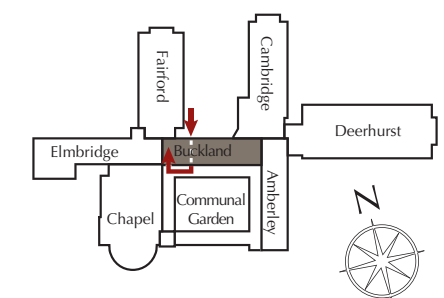
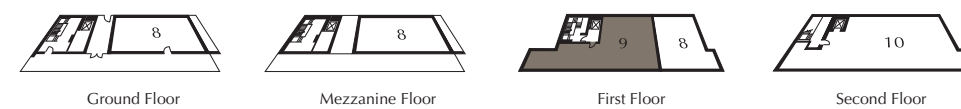


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 S: Shower Room ◀▶: Depicts where measurements have been taken from ☒: Tall kitchen unit -----: Denotes mezzanine level above
 Kitchen layout subject to change, ask for more information. Furniture layouts indicative only. Dimensions are approximate only and may vary within a tolerance of 5%.

APARTMENT 9



Kitchen/Dining	4.95m x 4.40m	16'3" x 14'5"
Living Room	5.63m x 4.97m	18'5" x 16'3"
Master Suite	3.45m x 3.35m	11'4" x 11'0"
Guest Suite	3.80m x 3.16m	12'5" x 10'4"
Bedroom 3	3.45m x 3.00m	11'4" x 9'10"

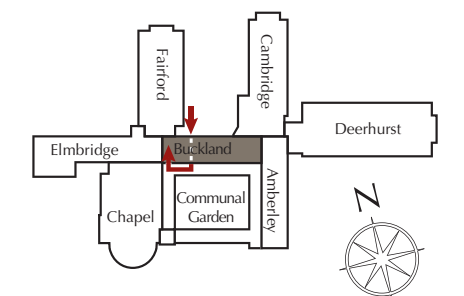
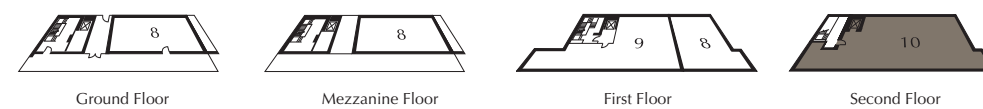


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 S: Shower Room ◀▶: Depicts where measurements have been taken from ☒: Tall kitchen unit - - - - : Coffered ceiling — Step
 Kitchen layout subject to change, ask for more information. Furniture layouts indicative only. Dimensions are approximate only and may vary within a tolerance of 5%.

PENTHOUSE APARTMENT 10



Living/Dining	10.40m x 6.93m (max) (max)	34'1" x 22'8" (max) (max)
Kitchen/Breakfast	4.73m x 4.11m (max)	15'5" x 13'6" (max)
Master Suite	5.12m x 4.32m	16'9" x 14'2"
Guest Suite	4.95m x 3.82m	16'3" x 12'6"
Bedroom 3	3.97m x 2.84m	13'0" x 9'4"
Study	3.98m x 2.47m	13'0" x 8'1"

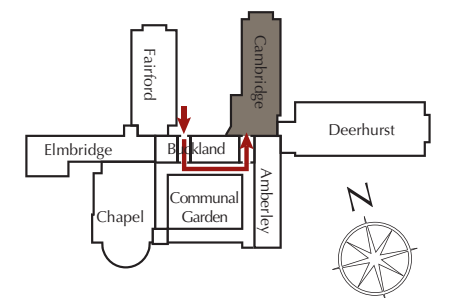
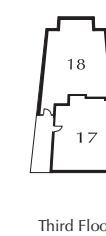
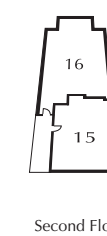
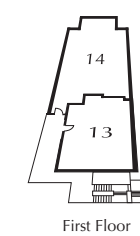
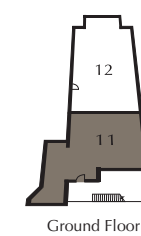


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APARTMENT II

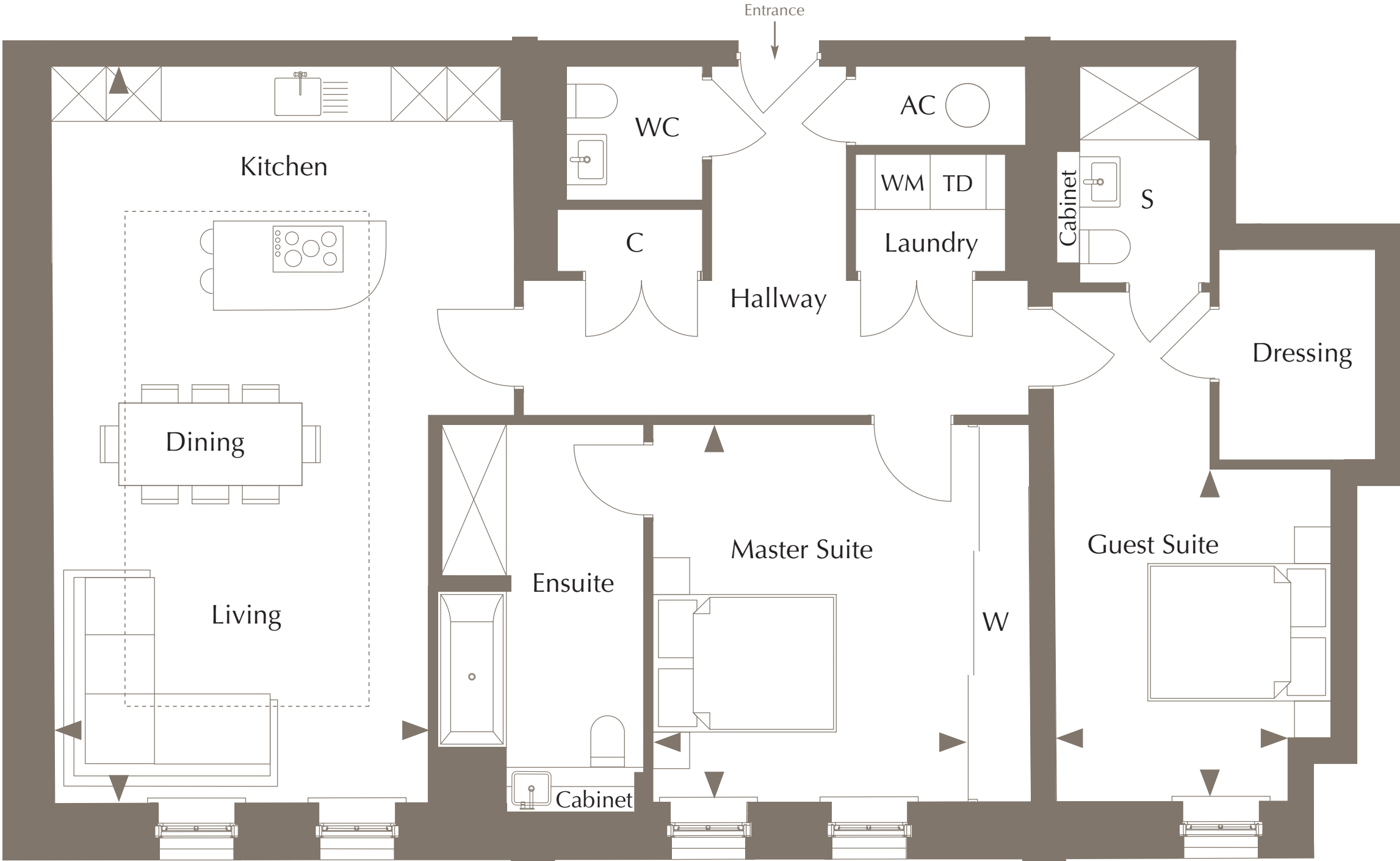


Kitchen	6.04m x 2.53m	19'10" x 8'3"
Dining Area	4.90m x 2.53m	16'0" x 8'3"
Living Room	5.28m x 4.33m	17'4" x 14'2"
Master Suite	4.50m x 3.15m	14'9" x 10'4"
Guest Suite	3.50m x 3.15m	11'6" x 10'4"
Hallway	5.09m x 3.03m	16'8" x 9'11"

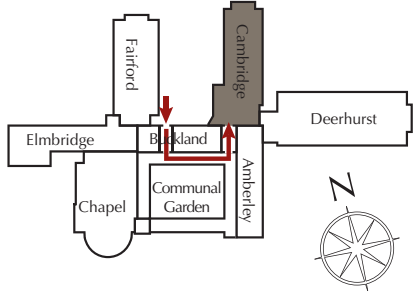
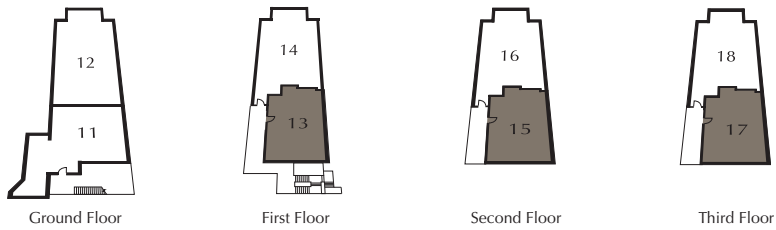


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 S: Shower Room ◀▶: Depicts where measurements have been taken from ☒: Tall kitchen unit ☒: Roof Light: Change in ceiling height, ask Sales Advisor for more information
 Kitchen layout subject to change, ask for more information. Furniture layouts indicative only. Dimensions are approximate only and may vary within a tolerance of 5%.
 *Courtyard Terrace layout indicative, please ask Sales Advisor for more information.

APARTMENTS 13, 15 AND 17



Kitchen/Living/Dining	8.03m x 4.07m	26'4" x 13'4"
Master Suite	4.10m x 3.43m	13'5" x 11'3"
Guest Suite	3.62m x 2.52m	11'10" x 8'3"

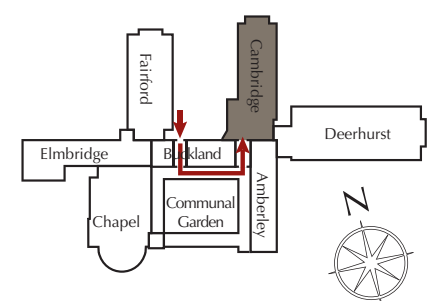
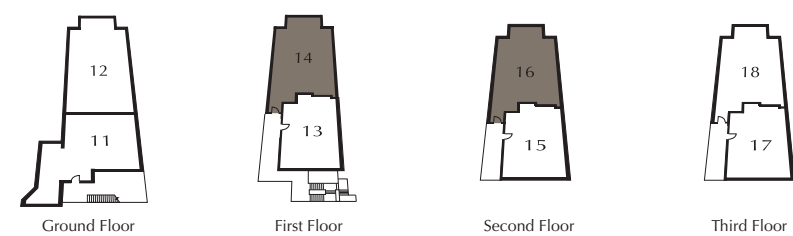


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APARTMENTS 14 AND 16

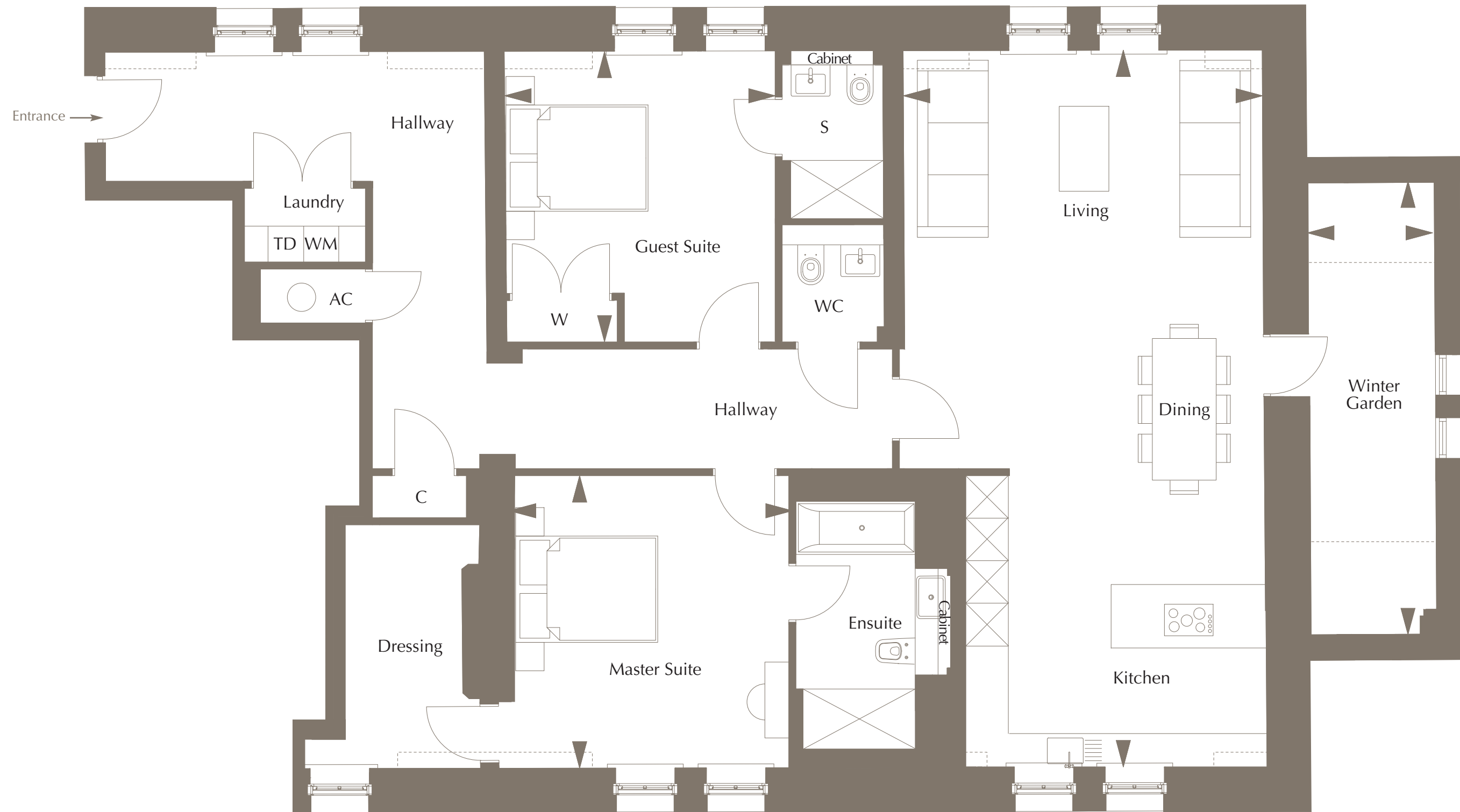


Kitchen/Dining/Living	10.10m x 5.08m	33'1" x 16'8"
Master Suite	4.13m x 3.98m	13'6" x 13'0"
Guest Suite	4.10m x 3.00m	13'5" x 9'10"
Winter Garden	6.33m x 1.88m	20'9" x 6'2"

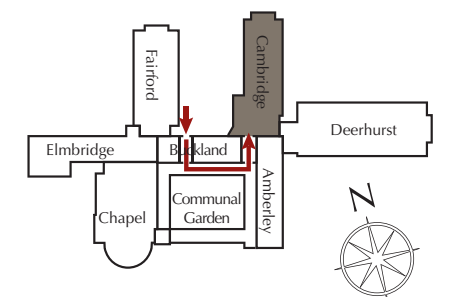
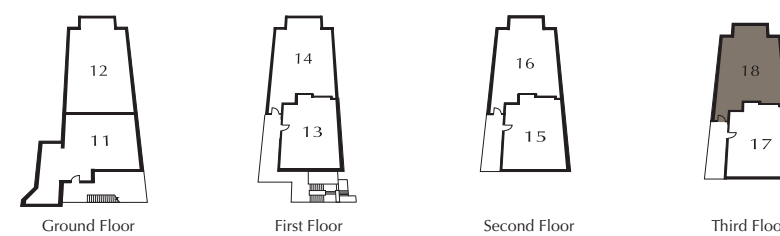


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APARTMENT 18

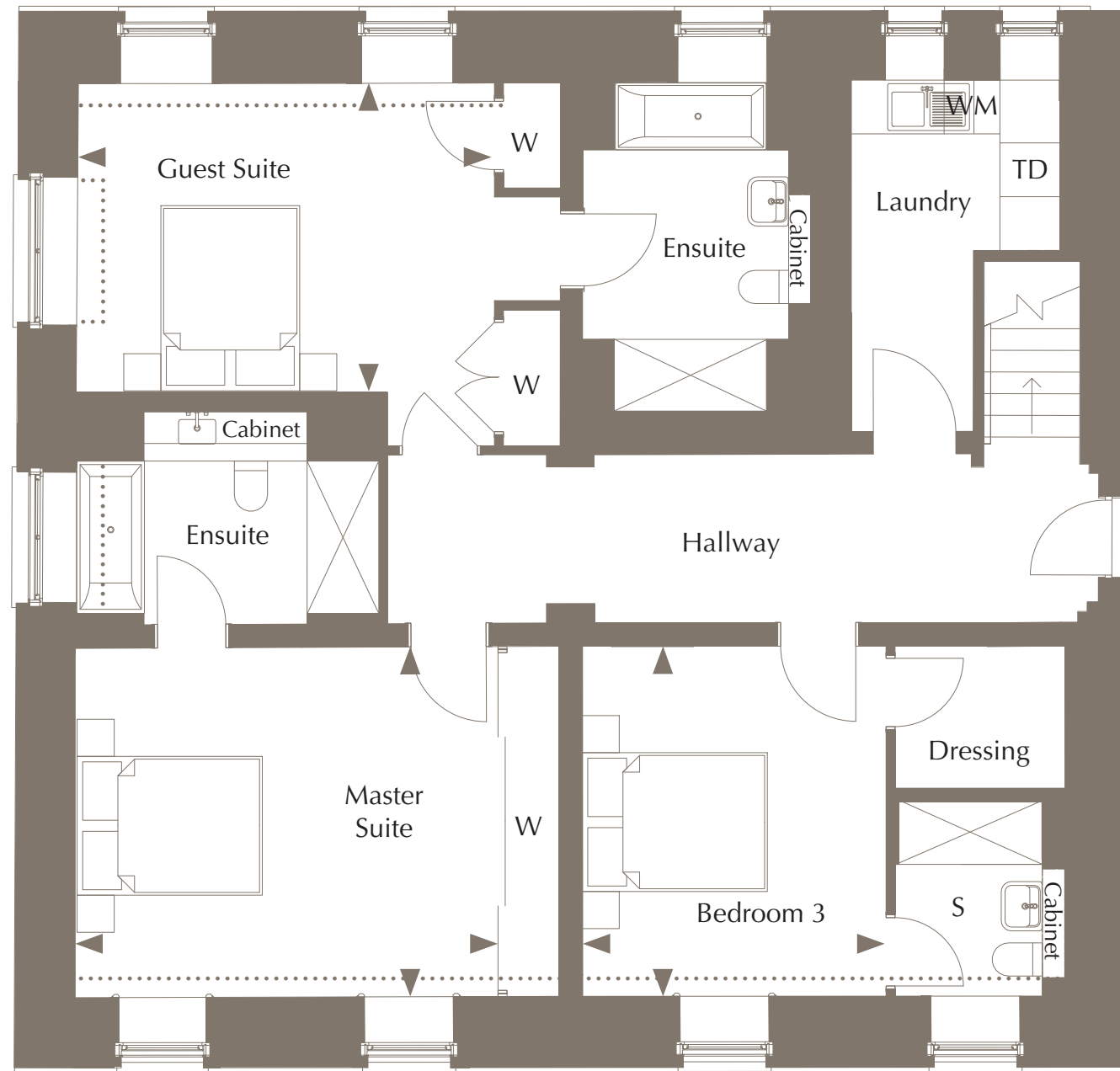


Kitchen/Dining/Living	10.10m x 5.08m	33'1" x 16'4"
Master Suite	4.13m x 3.98m	13'6" x 13'0"
Guest Suite	4.15m x 3.96m	13'7" x 13'0"
Winter Garden	6.33m x 1.88m	20'9" x 6'2"

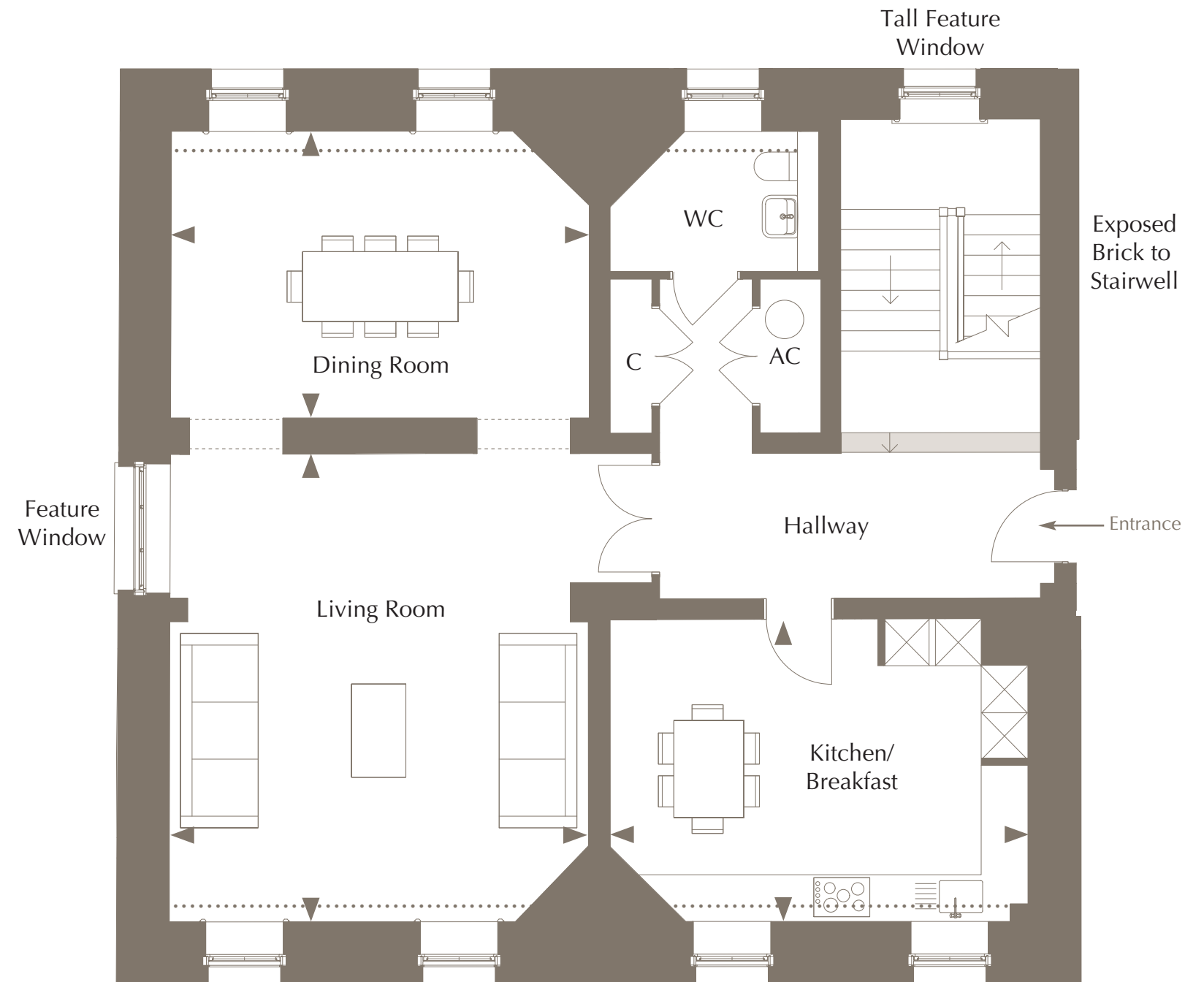


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 S: Shower Room ◀▶: Depicts where measurements have been taken from ☒: Tall kitchen unit - - - - : Skeliling lines, ask Sales Advisor for more information
 Kitchen layout subject to change, ask for more information. Furniture layouts indicative only. Dimensions are approximate only and may vary within a tolerance of 5%.

APARTMENT 34

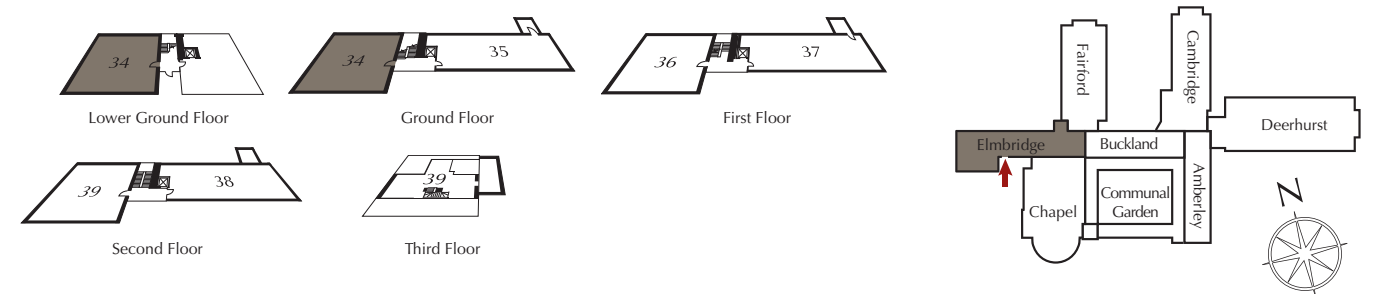


Lower Ground Floor



Ground Floor

Kitchen/Breakfast	5.37m x 3.89m	17'7" x 12'9"
Living Room	6.02m x 5.40m	19'9" x 17'8"
Dining Room	5.37m x 3.69m	17'7" x 12'1"
Master Suite	4.72m x 3.90m	15'6" x 12'9"
Guest Suite	4.64m x 3.45m	15'2" x 11'4"
Bedroom 3	3.90m x 3.38m	12'9" x 11'1"

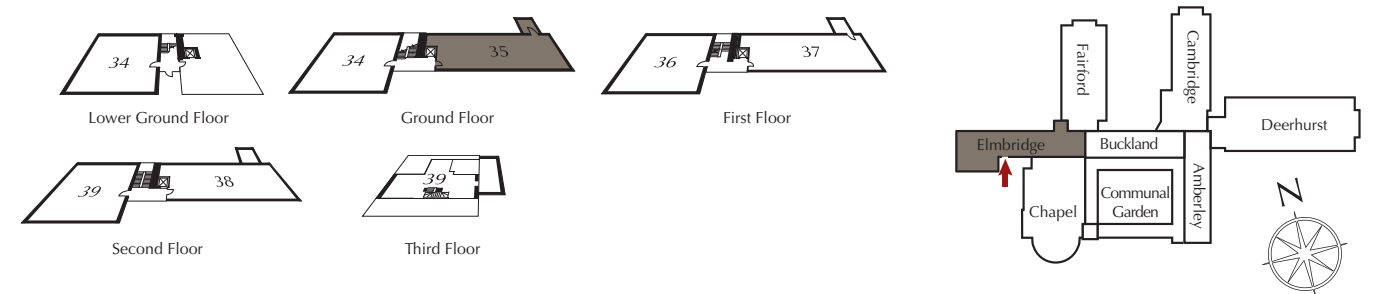


KEY: C: Cupboard W: Wardrobe WM: Space & plumbing for washing machine TD: Space & plumbing for tumble dryer AC: Airing Cupboard - plant shown, indicative only and subject to change
 S: Shower Room ◀▶: Depicts where measurements have been taken from ☒: Tall kitchen unit: Reverse Coffered ceiling, ask Sales Advisor for more information ◻: Step
 Kitchen layout subject to change, ask for more information. Furniture layouts indicative only. Dimensions are approximate only and may vary within a tolerance of 5%.
 Please note, this apartment can be accessed from both lower ground and ground floors.

APARTMENT 35

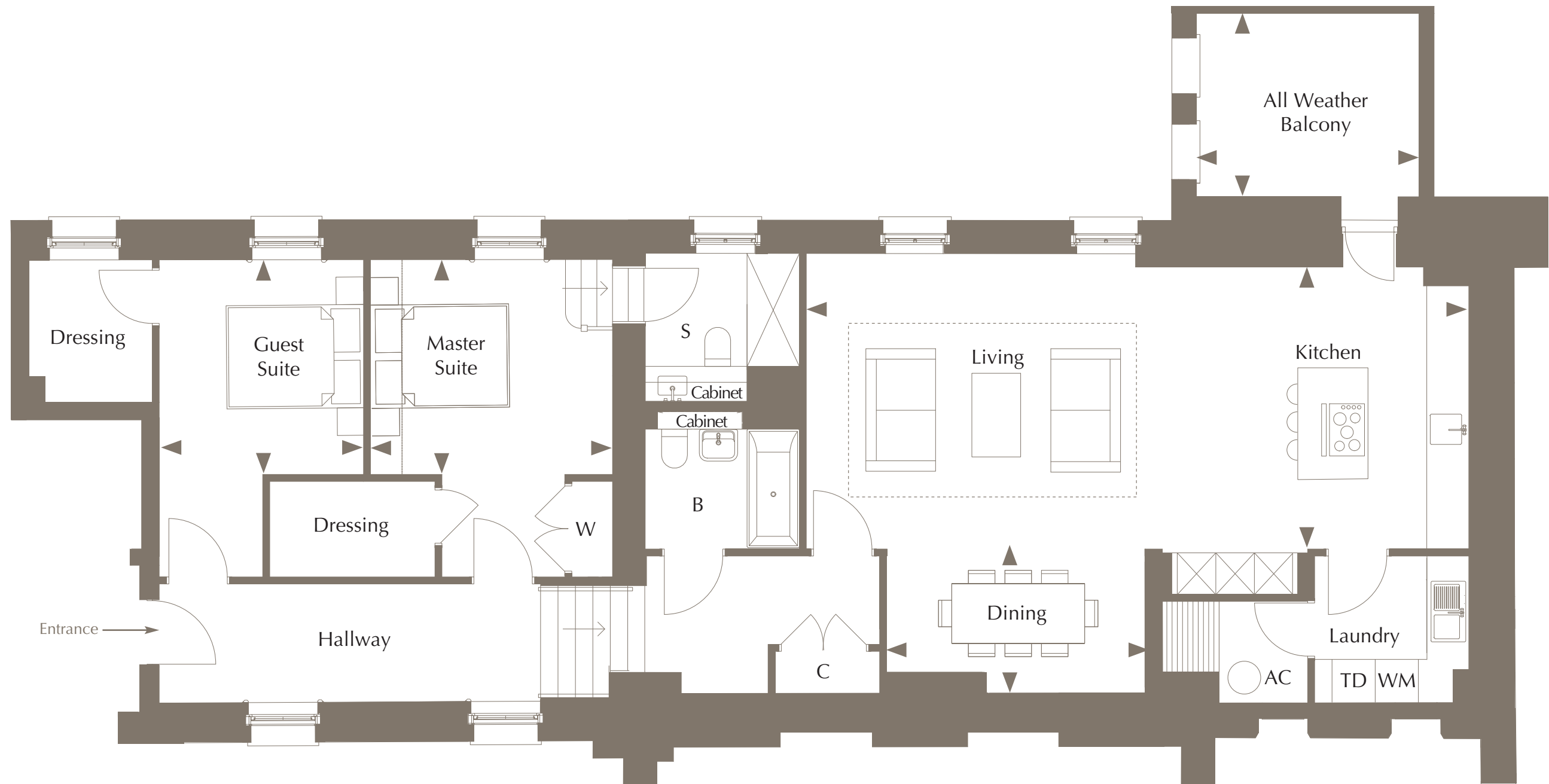


Kitchen/Living/Dining	9.49m x 3.77m	31'1" x 12'4"
Master Suite	4.02m x 3.00m	13'2" x 9'10"
Guest Suite	3.28m x 3.00m	10'9" x 9'10"
Study	2.30m x 1.83m	7'6" x 6'0"
All Weather Balcony	3.20m x 2.98m	10'6" x 9'9"

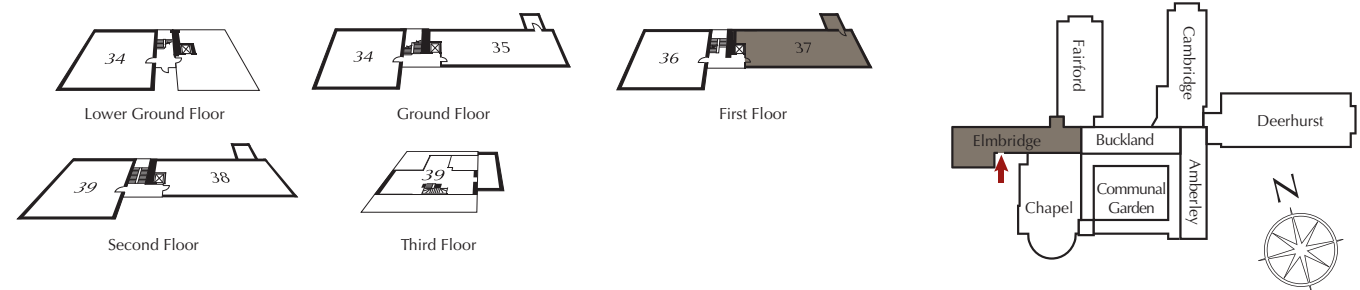


KEY: C: Cupboard W: Wardrobe WM: Space & plumbing for washing machine TD: Space & plumbing for tumble dryer AC: Airing Cupboard - plant shown, indicative only and subject to change
 B: Bathroom S: Shower Room ◀▶: Depicts where measurements have been taken from ☒: Tall kitchen unit -----: Coffered ceiling: Change in ceiling height, ask Sales Advisor for more information. Kitchen layout subject to change, ask for more information. Furniture layouts indicative only. Dimensions are approximate only and may vary within a tolerance of 5%.

APARTMENT 37

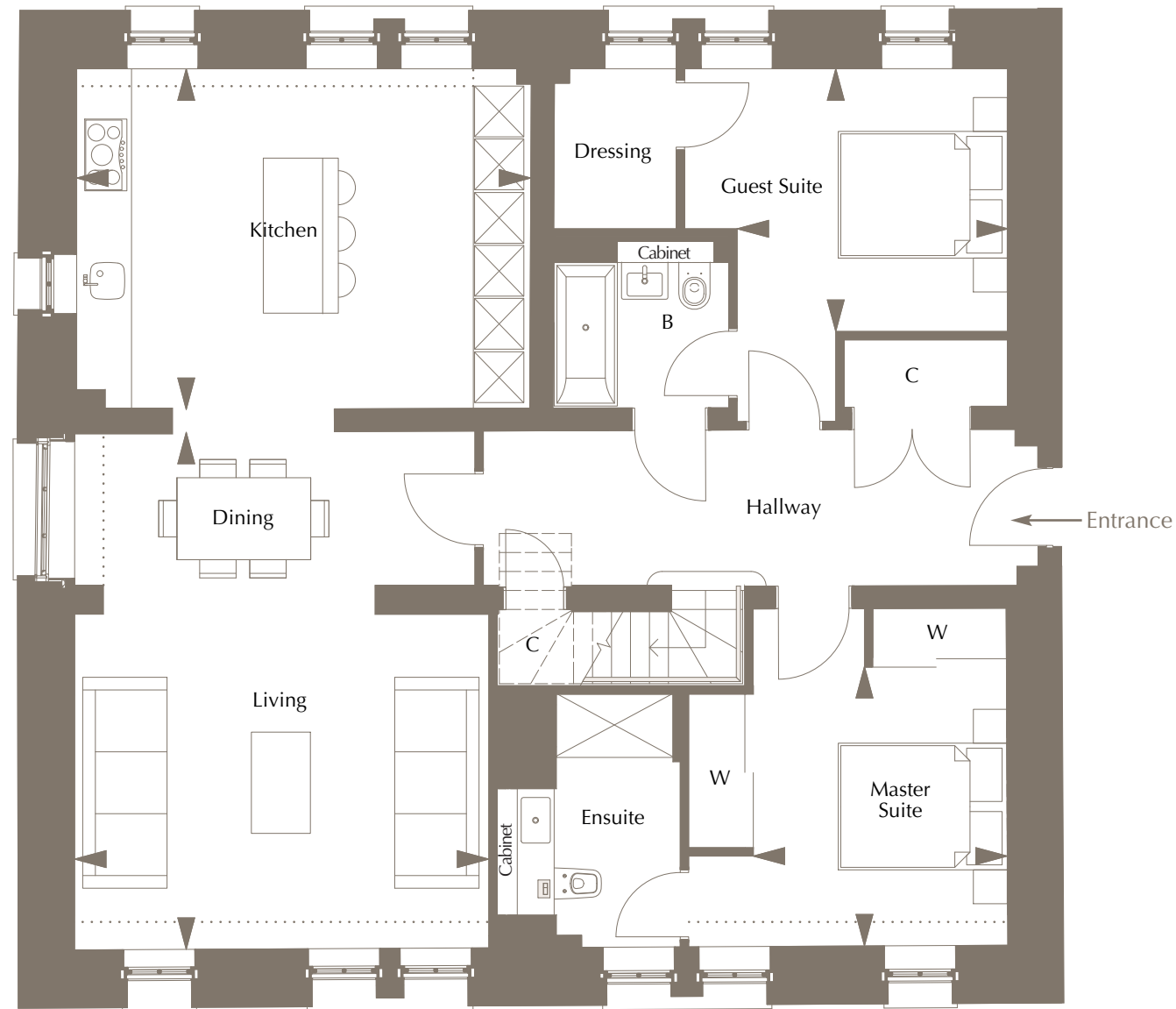


Kitchen/Living	9.50m x 6.10m (max) (max)	31'2" x 20'0" (max) (max)
Master Suite	3.47m x 3.08m	11'4" x 10'1"
Guest Suite	3.08m x 2.93m	10'1" x 9'7"
Dining	3.70m x 2.06m	12'1" x 6'9"
All Weather Balcony	3.20m x 2.73m	10'6" x 8'11"

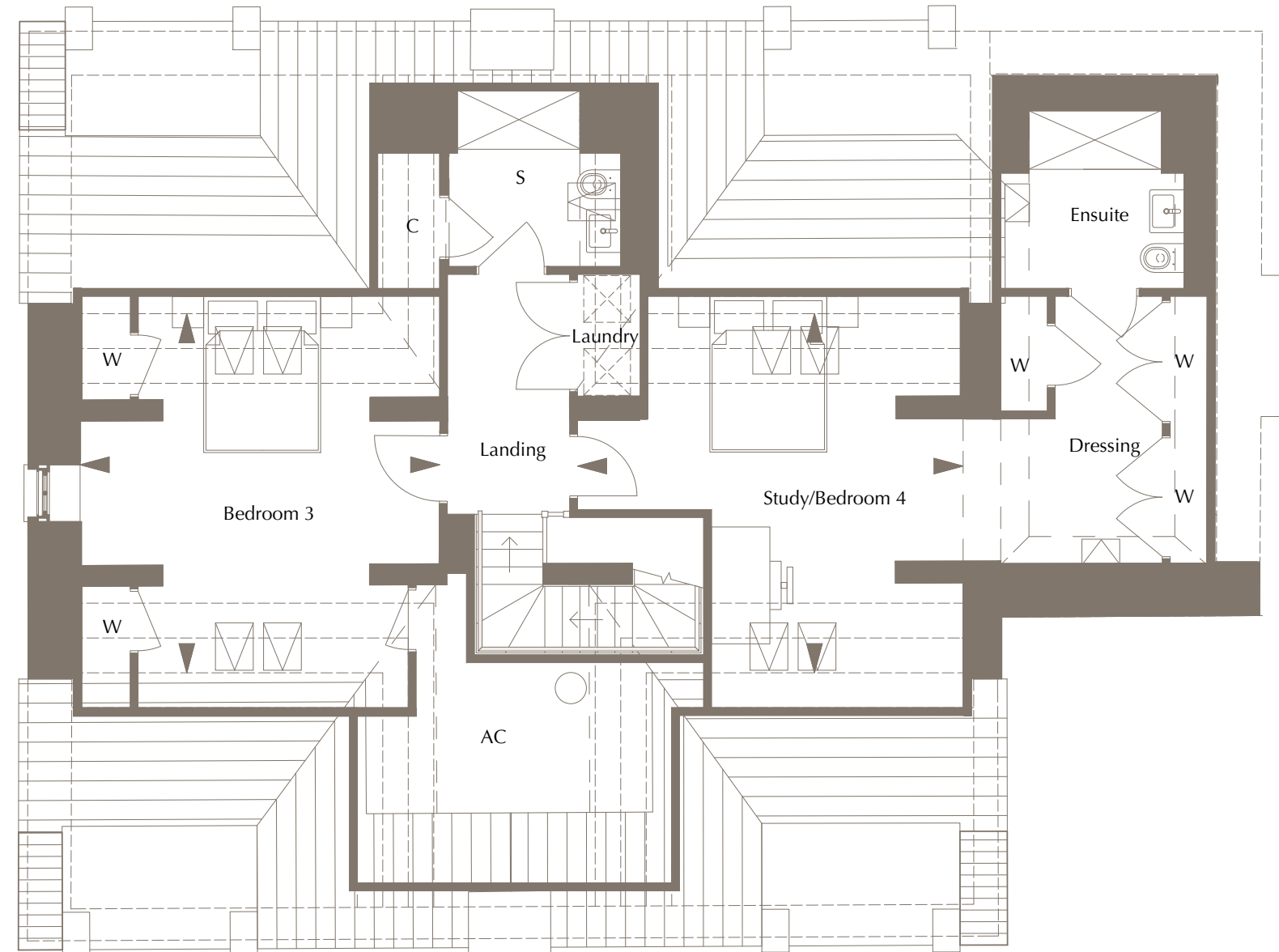


KEY: C: Cupboard W: Wardrobe WM: Space & plumbing for washing machine TD: Space & plumbing for tumble dryer AC: Airing Cupboard - plant shown, indicative only and subject to change
 S: Shower Room B: Bathroom ◀▶: Depicts where measurements have been taken from ☒: Tall kitchen unit -----: Coffered ceiling: Change in ceiling height, ask Sales Advisor for more information
 Kitchen layout subject to change, ask for more information. Furniture layouts indicative only. Dimensions are approximate only and may vary within a tolerance of 5%.

APARTMENT 39

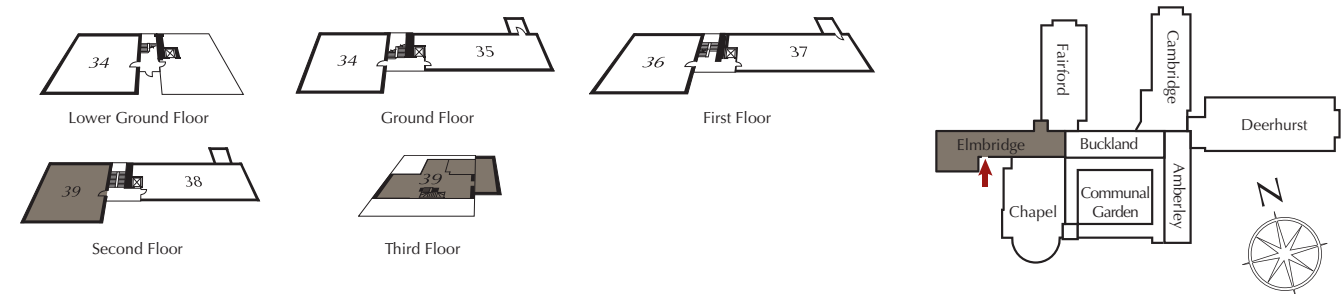


Second Floor



Third Floor

Kitchen	5.39m x 4.03m	17'8" x 13'2"
Living/Dining	6.13m x 4.91m	20'1" x 16'1"
Master Suite	3.30m x 3.02m	10'10" x 12'6"
Guest Suite	3.20m x 3.11m	10'6" x 10'2"
Bedroom 3	4.60m x 4.60m	15'1" x 15'1"
Study/Bedroom 4	4.95m x 4.60m	16'3" x 15'1"



KEY: C: Cupboard W: Wardrobe AC: Airing Cupboard - plant shown, indicative only and subject to change S: Shower Room: Reverse Coffered ceiling, ask Sales Advisor for more information
 B: Bathroom ◀▶: Depicts where measurements have been taken from ☒: Tall kitchen unit -----: Skieiling lines, ask Sales Advisor for more information ☒: Roof Light
 Kitchen layout subject to change, ask for more information. Furniture layouts indicative only. Dimensions are approximate only and may vary within a tolerance of 5%.



CGI of Apartment 21 is indicative only and subject to change.



CGI of Apartment 49 is indicative only and subject to change.



CGI of Apartment 33 is indicative only and subject to change.



CGI of Winter Garden in Apartment 41 is indicative only and subject to change.

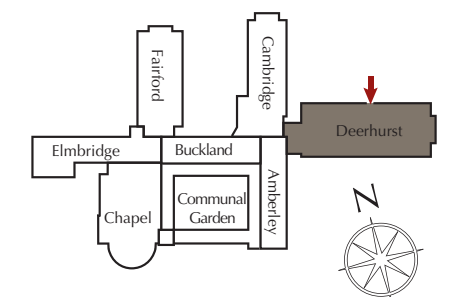
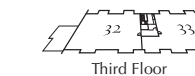
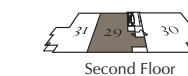
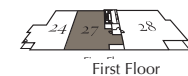
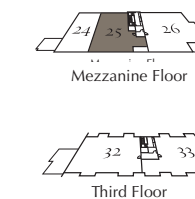
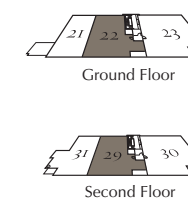
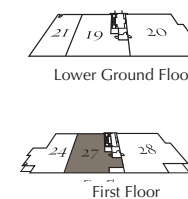
STYLISH NEW LIVING

The Deerhurst and Fairford wings are newly built and have been sympathetically designed to work in harmony with the existing building. Many apartments enjoy large windows and all weather balconies with beautiful exposed brickwork, and some homes include impressively high vaulted ceilings to really enhance the space. Additional features such as coffered ceilings and bi-fold doors add that extra touch of luxury for which Berkeley is renowned.

APARTMENTS 22, 25, 27 AND 29

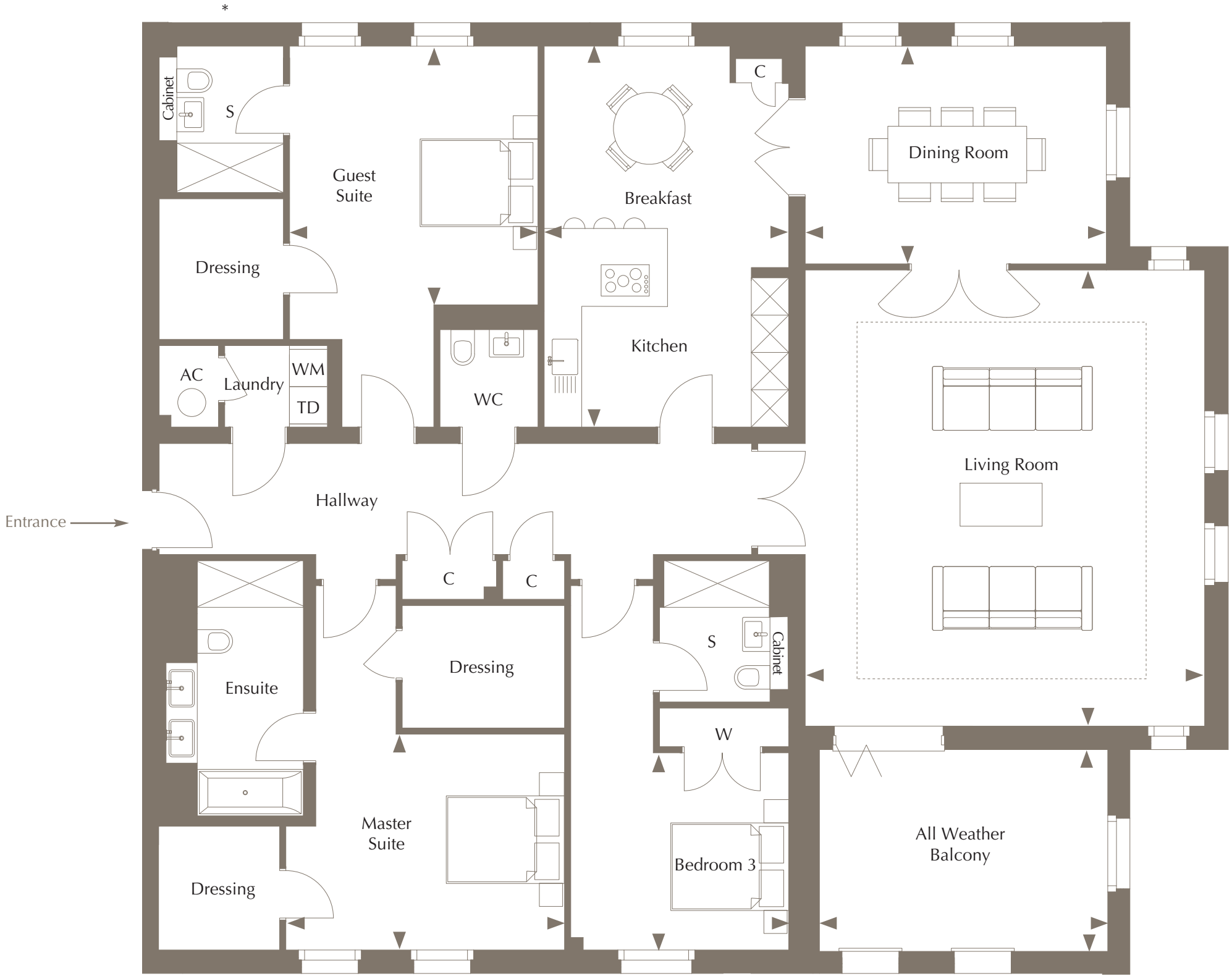


Kitchen/Living/Dining	10.52m x 5.53m (max) (max)	34'6" x 18'2" (max) (max)
Master Suite	6.80m x 3.58m (max)	22'3" x 11'9" (max)
Guest Suite	6.80m x 3.65m (max)	22'3" x 12'4" (max)
Study	3.50m x 3.44m	11'6" x 11'3"
All Weather Balcony	3.10m x 1.75m	10'2" x 5'9"

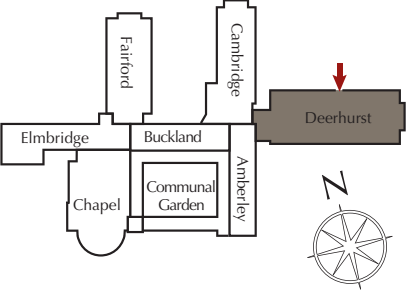
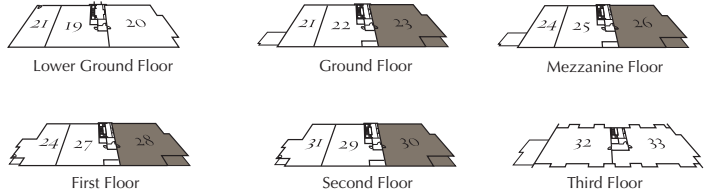


KEY: C: Cupboard W: Wardrobe WM: Space & plumbing for washing machine TD: Space & plumbing for tumble dryer AC: Airing Cupboard - plant shown, indicative only and subject to change
 S: Shower Room ◀▶: Depicts where measurements have been taken from ☒: Tall kitchen unit -----: Coffered ceiling ∨: Bifold Doors
 Kitchen layout subject to change, ask for more information. Furniture layouts indicative only. Dimensions are approximate only and may vary within a tolerance of 5%.
 Dimensions to plot 22 differ slightly, please ask for more information.

APARTMENTS 23, 26, 28 AND 30



Kitchen/Breakfast	6.28m x 3.92m	20'7" x 12'10"
Living Room	7.33m x 6.40m	24'1" x 21'0"
Dining Room	4.62m x 3.50m	15'12" x 11'6"
Master Suite	4.21m x 3.28m	15'10" x 10'8"
Guest Suite	3.98m x 3.77m	13'1" x 12'4"
Bedroom 3	3.48m x 3.17m	11'5" x 10'5"
All Weather Balcony	4.62m x 3.25m	15'2" x 10'8"

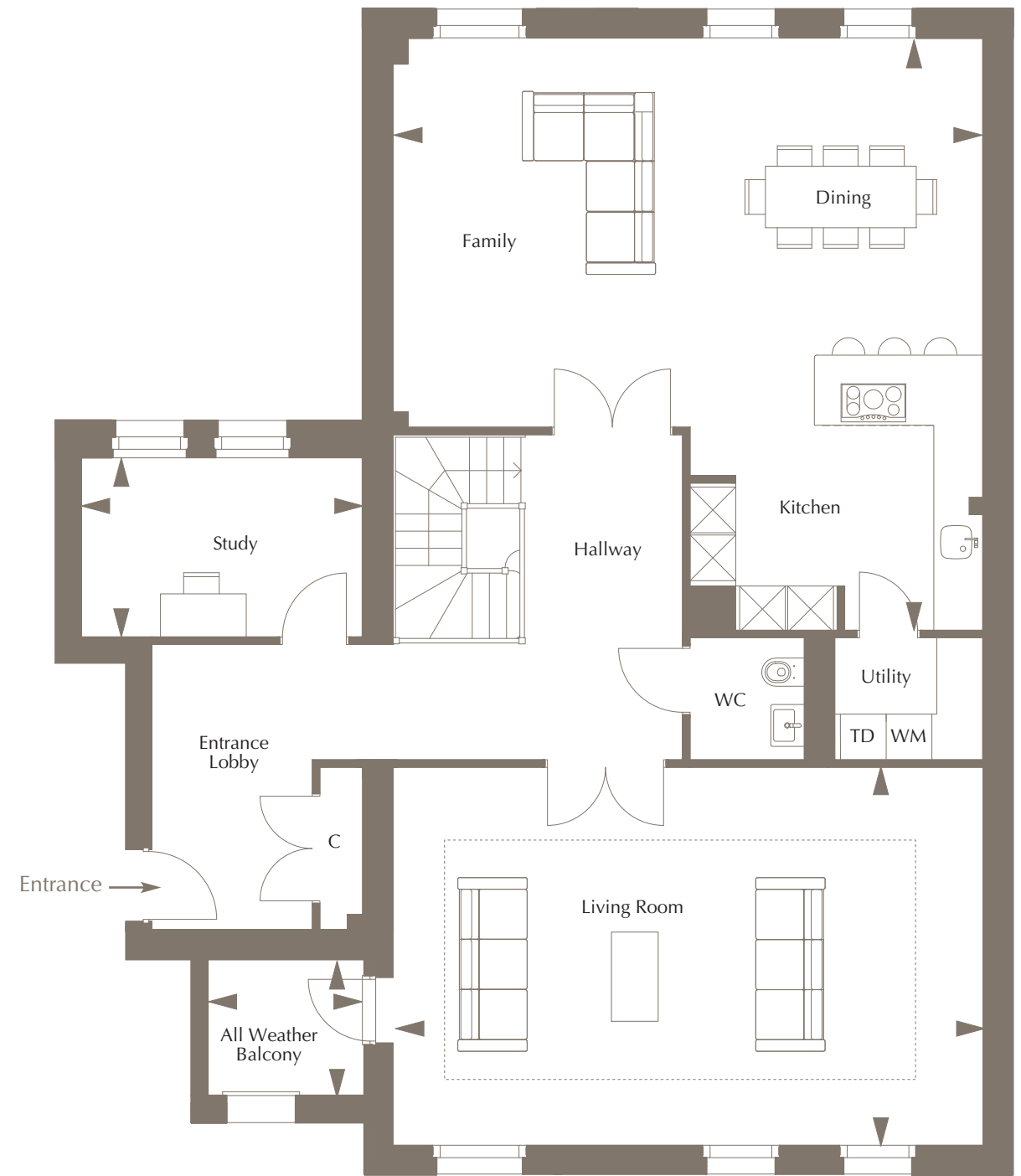


KEY: C: Cupboard W: Wardrobe WM: Space & plumbing for washing machine TD: Space & plumbing for tumble dryer AC: Airing Cupboard - plant shown, indicative only and subject to change
 S: Shower Room ◀▶: Depicts where measurements have been taken from ☒: Tall kitchen unit -----: Coffered ceiling
 Kitchen layout subject to change, ask for more information. Furniture layouts indicative only. Dimensions are approximate only and may vary within a tolerance of 5%.
 *Plot 26, 28 & 30 layout drawn, dimensions to plot 23 may differ. Layout of guest ensuite to plot 23 differs, as does Bedroom 3 wardrobes, please ask for further information.

APARTMENT 24



Mezzanine Floor



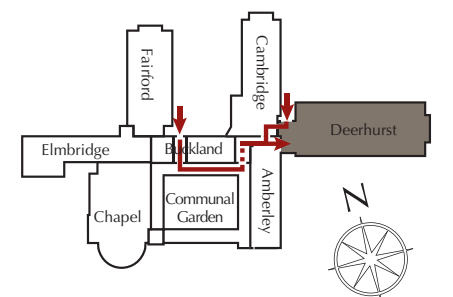
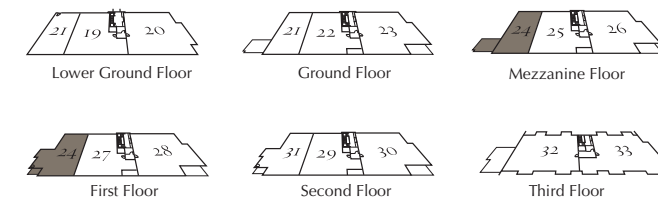
First Floor

Mezzanine Floor

Family Room	4.16m x 3.48m	13'8" x 11'5"
Master Suite	4.21m x 3.47m	13'10" x 11'5"
Guest Suite	3.52m x 3.06m	11'7" x 10'0"
Bedroom 3	3.49m x 3.31m	11'5" x 10'10"
All Weather Balcony	4.40m x 4.24m	14'5" x 13'11"

First Floor

Kitchen/Dining/Family	7.77m x 7.74m (max) (max)	25'6" x 25'5" (max) (max)
Living Room	7.79m x 4.96m	25'7" x 16'3"
Study	3.69m x 2.35m	12'1" x 7'9"
All Weather Balcony	2.06m x 1.80m	6'9" x 5'11"

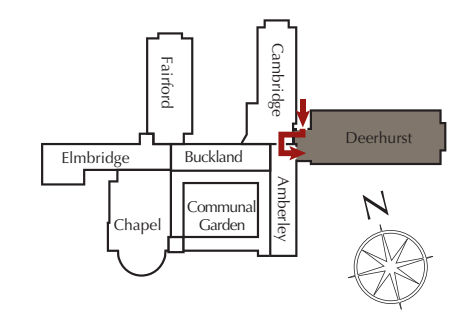
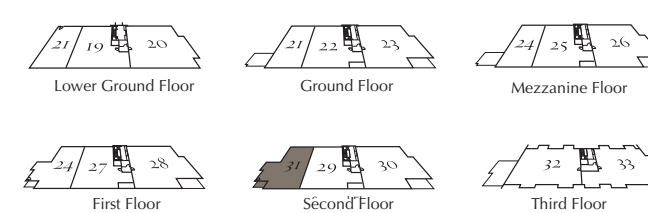


KEY: C: Cupboard W: Wardrobe WM: Space & plumbing for washing machine TD: Space & plumbing for tumble dryer AC: Airing Cupboard - plant shown, indicative only and subject to change
S: Shower Room ◀▶: Depicts where measurements have been taken from ☒: Tall kitchen unit -----: Coffered ceiling
Kitchen layout subject to change, ask for more information. Furniture layouts indicative only. Dimensions are approximate only and may vary within a tolerance of 5%.

APARTMENT 31



Kitchen/Living/Dining	7.90m x 7.73m (max) (max)	26'0" x 25'5" (max) (max)
Master Suite	3.51m x 3.31m	11'6" x 10'10"
Guest Suite	3.49m x 3.31m	11'5" x 10'10"
Bedroom 3/Study	3.69m x 2.35m	12'1" x 7'9"
All Weather Balcony	2.06m x 1.80m	6'9" x 5'11"

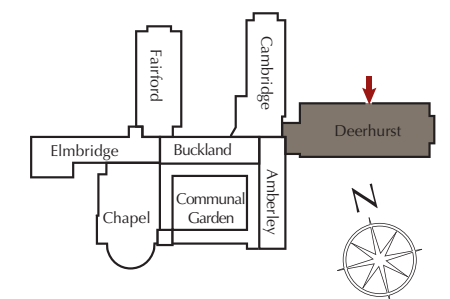
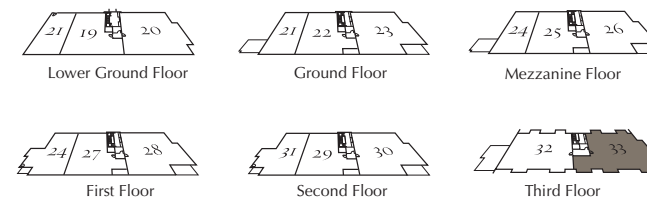


KEY: C: Cupboard W: Wardrobe WM: Space & plumbing for washing machine TD: Space & plumbing for tumble dryer AC: Airing Cupboard - plant shown, indicative only and subject to change
 ▶: Depicts where measurements have been taken from ☒: Tall kitchen unit -----: Coffered ceiling
 Kitchen layout subject to change, ask for more information. Furniture layouts indicative only. Dimensions are approximate only and may vary within a tolerance of 5%.

PENTHOUSE APARTMENT 33



Kitchen/Breakfast	5.15m x 4.31m	16'11" x 14'2"
Living/Dining Room	14.53m x 6.40m (max) (max)	47'8" x 21'0" (max) (max)
Master Suite	5.54m x 3.51m	18'2" x 11'6"
Guest Suite	4.75m x 3.76m	15'7" x 12'4"
Bedroom 3	6.12m x 3.71m	20'1" x 12'2"

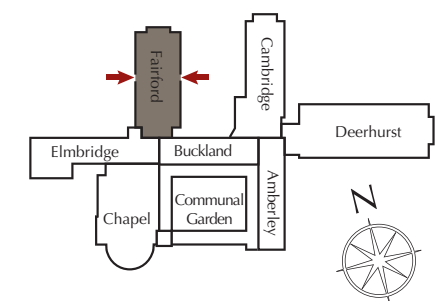
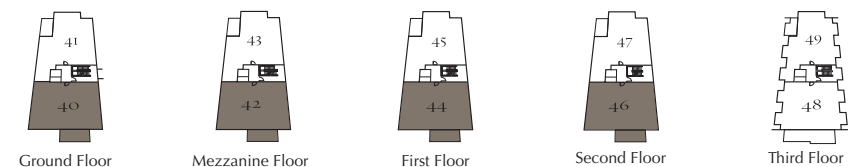


KEY: C: Cupboard W: Wardrobe WM: Space & plumbing for washing machine TD: Space & plumbing for tumble dryer AC: Airing Cupboard - plant shown, indicative only and subject to change
 S: Shower Room ◀▶: Depicts where measurements have been taken from ☒: Tall kitchen unit - - - - : Skirting lines, ask Sales Consultant for more information ☒: Roof Light
 Kitchen layout subject to change, ask for more information. Furniture layouts indicative only. Dimensions are approximate only and may vary within a tolerance of 5%.

APARTMENTS 40*, 42, 44 AND 46

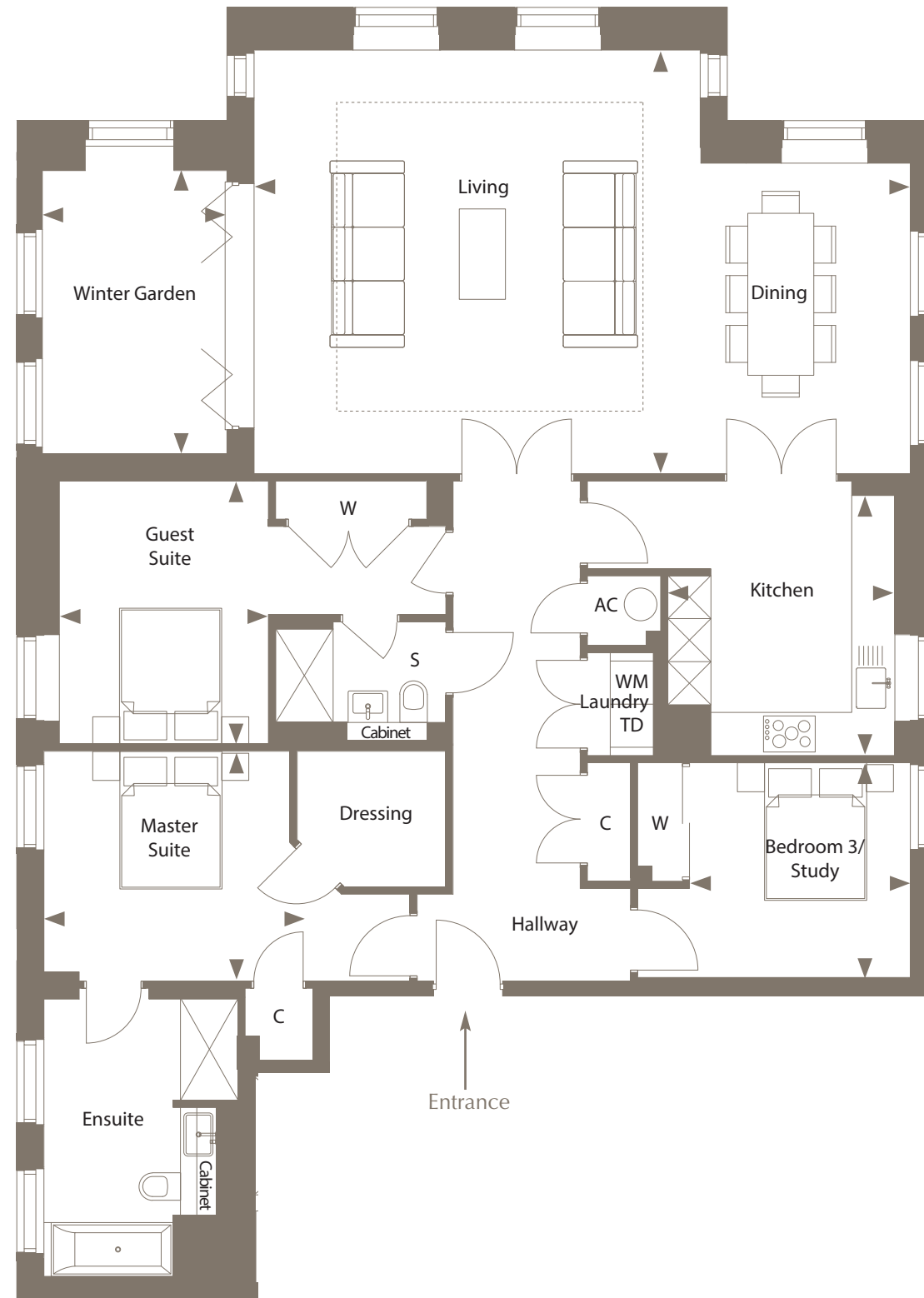


Kitchen/Dining	6.45m x 4.76m	21'2" x 15'6"
Living Room	5.95m x 5.36m	19'2" x 19'5"
Master Suite	4.21m x 3.66m	17'5" x 13'8"
Guest Suite	3.11m x 2.84m	10'2" x 9'3"
Bedroom 3/Study	3.15m x 3.11m	10'3" x 10'2"
All Weather Balcony	4.75m x 2.73m	15'6" x 8'9"

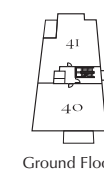


KEY: C: Cupboard W: Wardrobe WM: Space & plumbing for washing machine TD: Space & plumbing for tumble dryer
 AC: Airing Cupboard - plant shown, indicative only and subject to change S: Shower Room ◀▶: Depicts where measurements have been taken from ☒: Tall kitchen unit -----: Coffered ceiling
 Kitchen layout subject to change, ask for more information. Furniture layouts indicative only. Dimensions are approximate only and may vary within a tolerance of 5%.
 *Dimensions to plot 40 differ slightly, please ask a Sales Consultant for further information.

APARTMENT 43



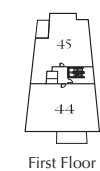
Kitchen	3.82m x 3.36m	12'6" x 11'1"
Living/Dining	9.14m x 5.95m (max) (max)	29'11" x 19'6" (max) (max)
Master Suite	3.31m x 3.14m	10'9" x 10'3"
Guest Suite	3.66m x 2.91m	12'0" x 9'7"
Bedroom 3/Study	3.08m x 3.02m	10'1" x 9'10"
Winter Garden	4.28m x 2.57m	14'1" x 8'5"



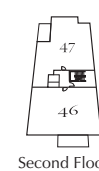
Ground Floor



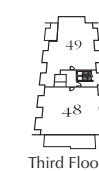
Mezzanine Floor



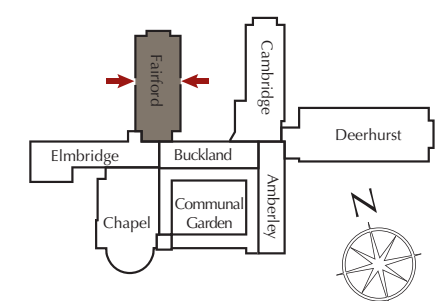
First Floor



Second Floor

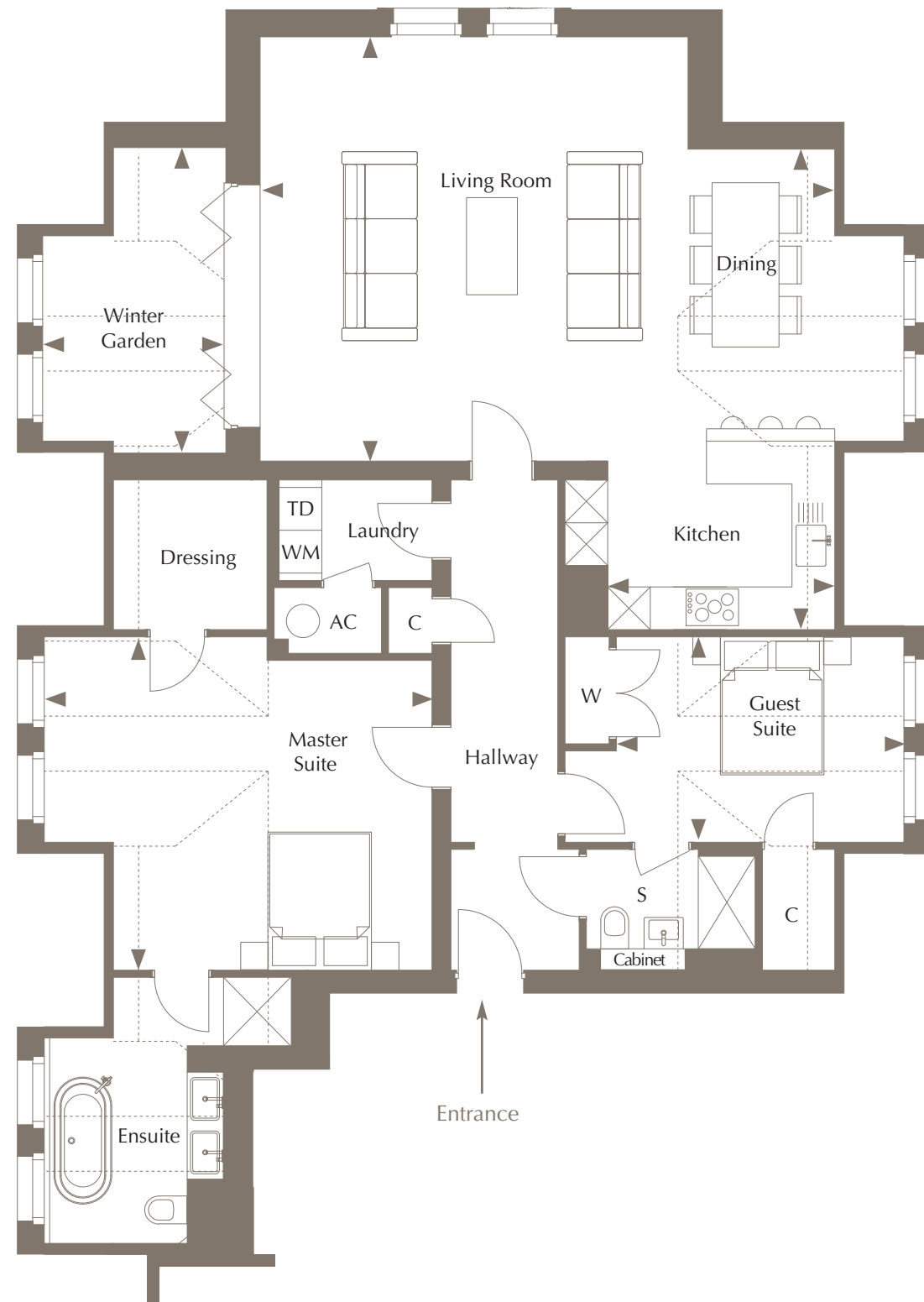


Third Floor

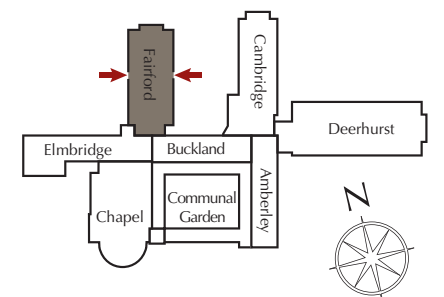
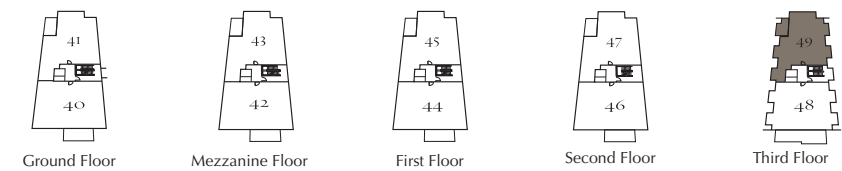


KEY: C: Cupboard W: Wardrobe WM: Space & plumbing for washing machine TD: Space & plumbing for tumble dryer AC: Airing Cupboard - plant shown, indicative only and subject to change
 S: Shower Room ◀▶: Depicts where measurements have been taken from ☒: Tall kitchen unit - - - - : Coffered ceiling ~: Bifold Doors
 Kitchen layout subject to change, ask for more information. Furniture layouts indicative only. Dimensions are approximate only and may vary within a tolerance of 5%.

PENTHOUSE APARTMENT 49



Kitchen/Dining	6.74m x 3.78m (max)	22'1" x 12'5" (max)
Living Room	8.06m x 5.95m (max) (max)	26'5" x 19'6" (max) (max)
Master Suite	5.44m x 4.69m (max) (max)	17'10" x 15'5" (max) (max)
Guest Suite	4.03m x 2.88m	13'3" x 9'5"
Winter Garden	4.28m x 2.57m (max)	14'1" x 8'5" (max)



KEY: C: Cupboard W: Wardrobe WM: Space & plumbing for washing machine TD: Space & plumbing for tumble dryer AC: Airing Cupboard - plant shown, indicative only and subject to change
 S: Shower Room ◀▶: Depicts where measurements have been taken from ☒: Tall kitchen unit -----: Skelining lines, ask Sales Advisor for more information
 Kitchen layout subject to change, ask for more information. Furniture layouts indicative only. Dimensions are approximate only and may vary within a tolerance of 5%.

SIMPLY NATURAL

OUR VISION OUR VISION FOR YOUR FUTURE



The Berkeley Group already leads the field in sustainable development, and we are now raising standards higher still with Our Vision initiative.

When you buy a new home from Berkeley you will be sharing this commitment of a more eco-friendly way of life that has benefits for you and for the whole community.

AN EXCEPTIONAL CUSTOMER EXPERIENCE

- Dedicated sales teams provide exceptional service throughout the whole buying process
- Our Customer Service teams ensure your new home exceeds expectations on all levels

GREENER, MORE ECONOMICAL HOMES

- Use 26% less water per person than the average house*
- Save around £380* per year on energy bills
- Reduce CO₂ emissions by 76%*
- Recycling bins in every home
- Space for a home office
- A safer place to store bicycles

CREATING SUSTAINABLE COMMUNITIES

- Close to essential amenities including schools, parks and shops
- Good access to public transport
- Streets that are friendly for pedestrians and cyclists as well as cars
- Safe public spaces and pedestrian routes
- Homes designed to adapt to changing needs

A COMMITMENT TO THE FUTURE

- Berkeley sets targets to reduce the water use and CO₂ emissions associated with our construction activities and business operations
- We also pledge to reuse or recycle over 80% of our construction, excavation and demolition waste.

Over the past ten years, The Berkeley Group has transformed its business to become a leader in sustainable urban regeneration.

Sustainability is a key part of the Berkeley Group ethos, and its companies including Berkeley have made a long term commitment to create sustainable, vibrant communities that enhance the surrounding area while minimising any adverse environmental impact. These values lie at the heart of St Joseph's Gate.

The Code for Sustainable Homes (CFSH) is an environmental rating system, setting new standards for resource efficiency. The new homes at St Joseph's Gate (Deerhurst and Fairford Wings) achieve Code Level 4 and are 25% more energy efficient than the applicable Building Regulations requirement. For householders, this means lower running costs, as well as the satisfaction of living a 'more sustainable' life.

HOMES AT ST JOSEPH'S GATE ALSO INCLUDE:

'A' AND 'B' RATED APPLIANCES:

Fitted in kitchens these reduce energy consumption and emissions by up to 60%.

6/4 LITRE DUAL FLUSH TOILETS:

This could save you up to 33% of water consumption.

RECYCLING BINS:

Recycling bins are provided with each property enabling waste separation.

75% LOW ENERGY LIGHT FITTINGS:

Low energy fittings to save you energy and money.

When you buy a new home from Berkeley you can be safe in the knowledge that it is built to a very high standard of design and quality, has low environmental impact and that you will enjoy an exceptional customer experience.

DESIGNED FOR LIFE



Showhome at Silk Woods, Ascot



Showhome at St Joseph's Gate, Mill Hill

Buying a home is one of the most important decisions you will ever make. The qualities that make Berkeley different mean that you can choose a new home from us with complete confidence. When you buy a home from Berkeley you can be safe in the knowledge that it is built to very high standards of design and quality, has low environmental impact and that you will enjoy an exceptional customer experience.

Customer service is our priority

We place the highest priority on customer service and will manage the whole moving process for you. Our Customer Care Teams will contact you shortly after you complete, to ensure that everything in your new home is absolutely to your liking. Our homes also benefit from a ten year warranty, the first two years of which are covered by Berkeley.

Green living and sustainable development is top of our agenda

As a company, we are committed to reducing energy, water and waste on our construction sites, in our offices and in the homes that we build. Almost all of our developments are built on brownfield land and we always take care to protect and enhance biodiversity and natural habitats. Our homes include features to encourage sustainable living such as dual-flush WCs, recycling bins and energy efficient white goods.*

Quality is at the heart of everything we do

At Berkeley, quality takes precedence, from choosing the right location and style of home, to the construction processes we practice, the materials we use and the specifications we put into our homes. For extra peace of mind Berkeley operates a 2 year policy, included in the 10 year warranty all new homes receive, with dedicated Customer Service teams on hand 24 hours a day to deal with enquiries quickly and effectively.

Unparalleled choice of homes in the most sought after locations

As one of the UK's leading house builders, we are able to offer our customers an unrivalled choice of property location, size and type. From city penthouses to country retreats, modern studio apartments to traditional family homes, you will find the perfect home to match your requirements. Our homes are also built in some of Britain's most desirable locations from market towns and rural villages to major towns and cities, and countryside to the coast – we build in the locations you want to live.

A commitment to creating sustainable communities

Berkeley's homes and developments are not just built for today. They are designed to enhance the neighbourhoods in which they are located permanently. We achieve this through our commitment to excellence in design, sensitive landscaping, sympathetic restoration, and impeccable standards of sustainability. We aim to address the needs not only of our customers but their neighbours and the broader community of which they are a part. It is a long-term view: we want to create exceptional places for people to live, work and relax in, and build communities that will thrive today and for years to come.



Proud to be members of the Berkeley Group of companies

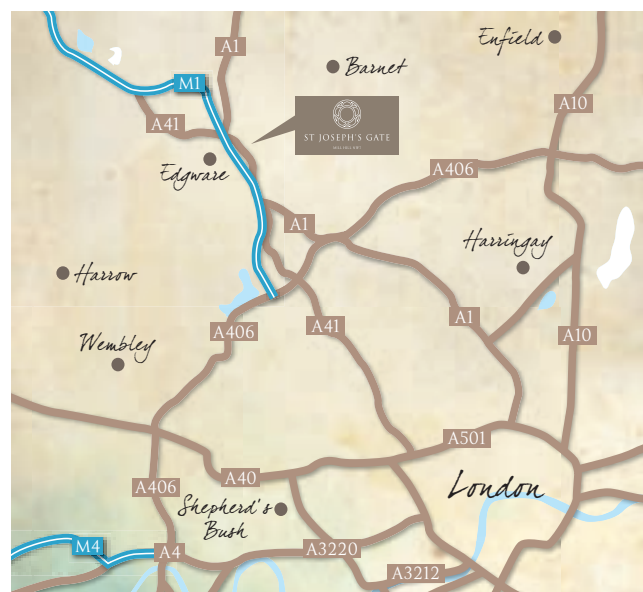


* Not development specific.

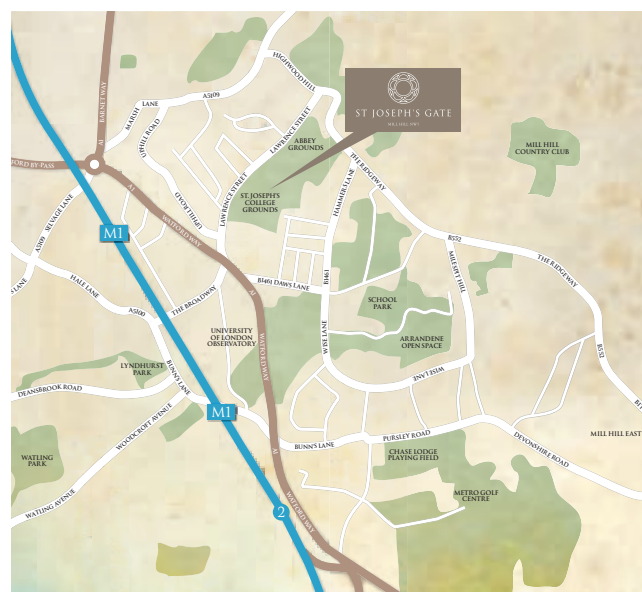


ST JOSEPH'S GATE

MILL HILL NW7



Area Map



Local Map

Maps not to scale.

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

01753 784 417

or email: sales.oxford@berkeleyhomes.co.uk
St. Joseph's Gate, Lawrence Street, Mill Hill NW7 4JZ
www.stjosephsgate.co.uk



The information in this document is indicative and is intended to act as a guide only as to the finished product. Accordingly, due to Berkeley Homes' policy of continuous improvement, the finished product may vary from the information provided. These particulars should not be relied upon as statements of fact or representations and applicants must satisfy themselves by inspection or otherwise as to their correctness. This information does not constitute a contract or warranty. The dimensions given on plans are subject to minor variations and are not intended to be used for carpet sizes, appliance sizes or items of furniture. The floorplans are not all shown to scale. St Joseph's Gate is a marketing name and will not necessarily form part of the approved postal address. Applicants are advised to contact Berkeley Homes to ascertain the availability of any particular property. 0394/015CA/1214.

