



An Unparalleled Opportunity

Burleigh Dell is proud to present a stunning new development of just three 4 bedroom, 3/4 bathroom detached houses with south facing gardens in the heart of Mill Hill.

These unparalleled new homes based in the highly sought after area of Mill Hill combine luxury and elegance. Close to the cosmopolitan amenities of Mill Hill Broadway and outstanding schools including the Mill Hill School and Belmont Mill Hill Preparatory.

Featuring stunning kitchens and bathrooms, landscaped gardens and off street parking this is an opportunity not to be missed.





Well Connected

By car, Brent Cross shopping centre is just 10 minutes away and London's West End reachable in 30 minutes. There, exclusive department stores like Harrods and Selfridges combine with world-renowned restaurant and entertainment facilities.

The Woods is also well situated for easy access to the M1 and M25 motorways, and major roads such as the A1 and A41. Luton Airport is just 30 minutes away by car and Heathrow Airport a little further at only 40 minutes drive.







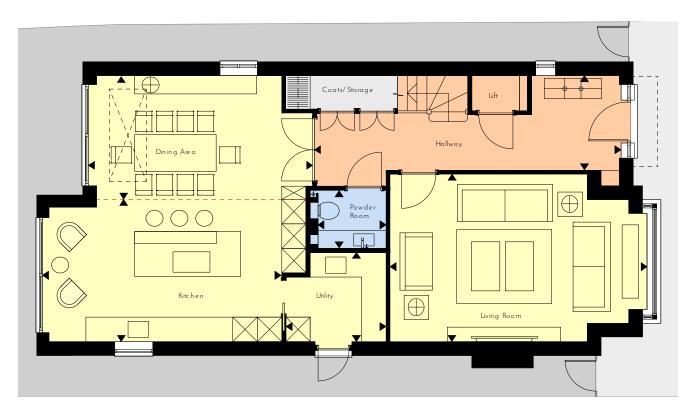












GROUND FLOOR

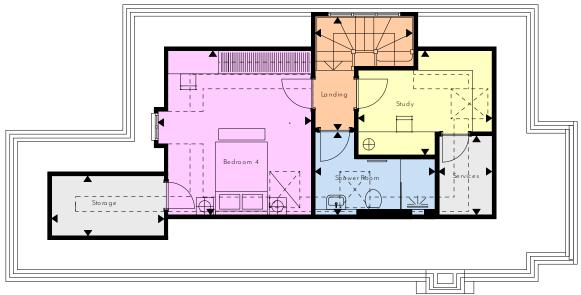
Internal Area 2,185ft 2 | $203m^2$ (not including private garden)

GROUND FLOOR				
DINING AREA	18′0″	9'10"	5.5	3.0
KITCHEN	19'3"	11′5″	5.8	3.5
UTILITY	8'2"	7'2"	2.5	2.2
HALLWAY	24'7"	7'6"	7.5	2.3
POWDER ROOM	5′7″	4'7"	1.7	1.4
LIVING ROOM	20′8″	13′5″	6.3	4.1





FIRST FLOOR



SECOND FLOOR

FIRST FLOOR				
MASTER BEDROOM	25'3"	10′8″	7.7	3.3
MASTER DRESSING	5′8″	5′7″	1.8	1.7
MASTER ENSUITE	9'8"	9'8"	2.9	2.9
BEDROOM 3	12′4″	11′11″	3.7	3.6
LANDING	15′10″	9'1"	4.8	2.8
BEDROOM 2	13′10″	11′10″	4.2	3.6
ENSUITE 2	7′3″	4'6"	2.2	1.4
BATHROOM	11'11"	5′9″	3.6	1.7

SECOND FLOOR				
LANDING	9′7″	8′5″	2.9	2.6
BEDROOM 4	14'0"	13'0"	4.3	3.9
STUDY	11′5″	8′10″	3.5	2.7
SHOWER ROOM	10′3″	7′1″	3.1	2.1
SERVICES	6'8"	4'6"	2.0	1.4
STORAGE	9'7"	5′1″	2.9	1.5







GROUND FLOOR

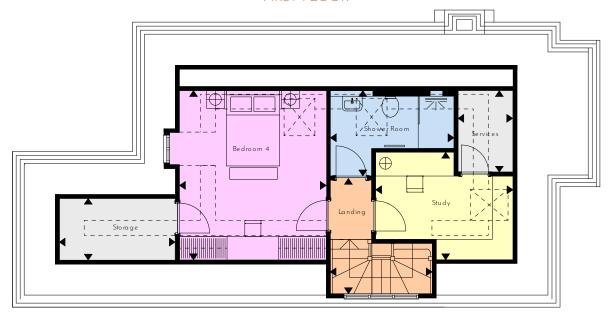
Internal Area $2,217ft^2 \mid 206m^2$ (not including private garden)

GROUND FLOOR				
KITCHEN	21′10″	11'11"	5.9	2.9
DINING AREA	19'3"	9'6"	6.7	3.6
UTILITY	8′1″	7'2"	2.5	2.2
HALLWAY	247"	7′6″	7.5	2.3
POWDER ROOM	5′7″	4'8"	1.7	1.4
LIVING ROOM	20′8″	13'7"	6.3	4.1







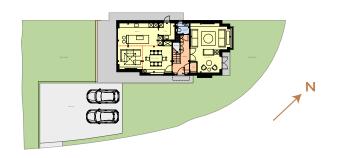


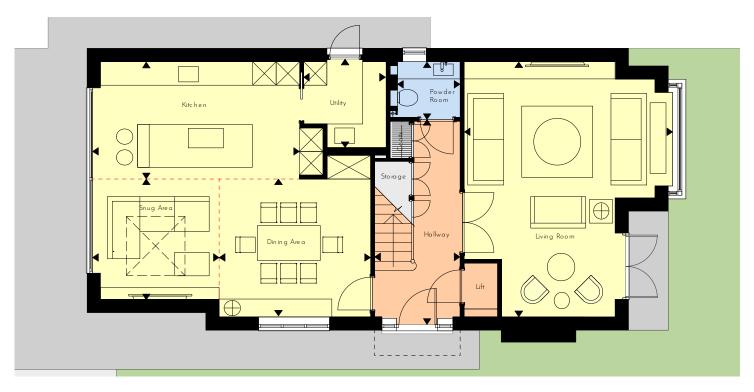
SECOND FLOOR

FIRST FLOOR				
MASTER BEDROOM	11′8″	11'6"	3.6	3.5
MASTER DRESSING	9'2"	4'11"	2.8	1.5
MASTER ENSUITE	11'6"	7′1″	3.5	2.2
BEDROOM 3	13'6"	11′10″	4.1	3.6
ENSUITE 3	7'6"	4′5″	2.3	1.4
LANDING	19'8"	9'7"	6.0	2.9
BEDROOM 2	18'3"	10'8"	5.6	3.3
ENSUITE 2	10′10″	4'2"	3.3	1.3

SECOND FLOOR				
LANDING	9′7″	8′5″	2.9	2.6
BEDROOM 4	14'0"	13'0"	4.3	3.7
STUDY	11′5″	8′10″	3.5	2.7
SHOWER ROOM	10′3″	7'1"	3.1	2.1
SERVICES	6'8"	4'6"	2.0	1.4
STORAGE	9'7"	5′1″	2.9	1.5







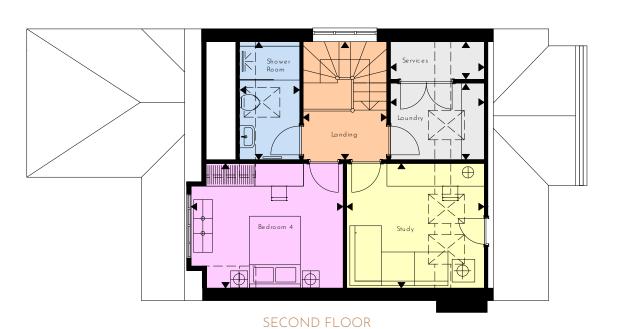
GROUND FLOOR

Internal Area $2,250 ft^2 \mid 209 m^2$ (not including private garden)

17′4″		9'9"	5.3		3.0
12'8"		11'6"	3.9		3.5
10′7″		10'1"	3.2		3.1
7′5″		6'10"	2.3		2.1
17'2"		7'2"	5.2		2.2
5′3″		4'10"	1.6		1.5
				x	
	12'8" 10'7" 7'5" 17'2"	12'8" x 10'7" x 7'5" x 17'2" x	17'4" x 9'9" 12'8" x 11'6" 10'7" x 10'1" 7'5" x 6'10"	17'4' x 9'9' 5.3 12'8' x 11'6' 3.9 10'7' x 10'1' 3.2 7'5' x 6'10' 2.3 17'2' x 7'2' 5.2	17'4" x 9'9" 5.3 x 12'8" x 11'6" 3.9 x 10'7" x 10'1" 3.2 x 7'5" x 6'10" 2.3 x 17'2" x 7'2" 5.2 x







FIRST FLOOR				
MASTER BEDROOM	15'9"	11'6"	4.8	3.5
MASTER DRESSING	5′5″	4'9"	1.6	1.5
MASTER ENSUITE	9'7"	9'6"	2.9	2.9
BEDROOM 3	11′9″	10'9"	3.6	3.3
LANDING	21′4″	18'0"	6.5	5.5
BEDROOM 2	12'7"	10′5″	3.8	3.2
BATHROOM	10′4″	6′5″	3.1	1.9

SECOND FLOOR				
LANDING	10′3″	7'3"	3.1	2.2
BEDROOM 4	13′3″	10′9″	4.0	3.3
STUDY	11′11″	10′10″	3.6	3.3
SHOWER ROOM	10′3″	5'2"	3.1	1.6
SERVICES	8'2"	3'3"	2.5	1.0
STORAGE	8'2"	6'7"	2.5	2.0













Kitchen

- · Scavolini Italian kitchens with individual layouts exclusively designed for The Woods
- · High quality quartz worktops throughout with splash-backs
- Extra wide cutlery and utensil drawers
- · Ambient LED lighting
- · Siemens integrated oven
- · Siemens induction hobs

- Siemens warming drawer
- · Siemens integrated combination microwave/oven
- · Siemens wine cooling unit
- · Full height Siemens integrated fridge
- · Full height Siemens integrated freezer
- Quooker Fusion boiling hot water tap
- Under mount sink with InSinkErator waste disposal



Bathrooms

- Scavolini Italian bathroom furniture
- Italian tiles throughout
- Treeme Italian brass-ware
- Italian sanitaryware
- Electric underfloor heating to all bathrooms
- Heated towel rails to all bathrooms
- Ceiling mounted shower heads
- Pull-out hand showers to all bathrooms
- Ambient LED lighting







Bedrooms

- Scavolini walk in wardrobes to the Master Bedroom
- Scavolini wardrobes fitted to all first floor bedrooms
- All bedrooms fully carpeted throughout
- Concealed air conditioning built in with heating and cooling for Master Bedroom
- High level wall mounted air conditioning in second floor bedroom and study
- · LED lighting throughout





Other Specifications

- · Gas central heating
- Hydrogen ready boiler
- Under floor heating on ground floor and radiators on other floors
- 4 person lift between ground and first floor
- Daikin concealed air conditioning to Kitchen, Dining and Family Rooms plus Master Bedroom
- High level wall mounted Daikin air conditioning units in Second Floor Bedroom and Study

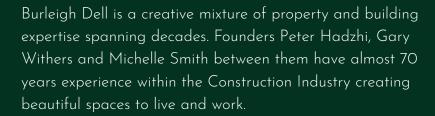




- · Hot and cold external water taps
- Two electric car charging points installed
- Landscaped front and rear gardens
- External power sockets
- Block paved driveways
- Porcelain tile patio
- Garden shed

BURLEIGH DELL







Peter, a builder and structural engineer by trade, is a busy dad who makes time for sports was one of the founding partners of Multiliving, the UK flagship store for Italy's number one kitchen and bathroom brand Scavolini. He is also the Managing Director of Hadzhi Brothers who have built over a hundred high-end homes for their clients



Gary and Michelle have run one of London and Hertfordshire's premier air conditioning and electrical contractors, AAC Group for over 23 years, and have a long history working in high-end residential property.

Together Peter, Gary and Michelle have completed four projects to date. The Woods is their latest exciting development where they will again create some outstanding and individual homes for their buyers.











Disclaimer:

All specification details, including computer generated images, provided are indicative and intended to act as a guide only and may change.

These details should be treated as general guidance only and cannot be relied upon as accurately describing any of the specified matters prescribed by any order under the Consumer Protection from Unfair Trading Regulations 2008. Nor do they constitute a contract of a warranty. Dimensions should not be used for carpet sizes, appliances or furniture.

Branding & Design by Webshape Design.



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