

# THE CLAVES

MILLBROOK PARK . NW7

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TWO BEDROOM MEWS HOUSES

## THE MEWS HOUSE

COLLECTION



# A serene escape like no other

A secret just waiting to be discovered, the Mews House Collection consists of just four immaculately finished residences.

Enjoying all the benefits of the lifestyle The Claves offers, these two bedroom homes also have the added bonus of a truly secluded location at the heart of the development's elegant gardens.

Each combining over 1,150 sqft of superbly designed living space with a premium specification, ample storage and a spacious terrace overlooking the gardens, no detail has been overlooked in creating this boutique collection.



Images of the Mews House are indicative only.



# Enjoy a lifestyle every bit as impressive as your new home

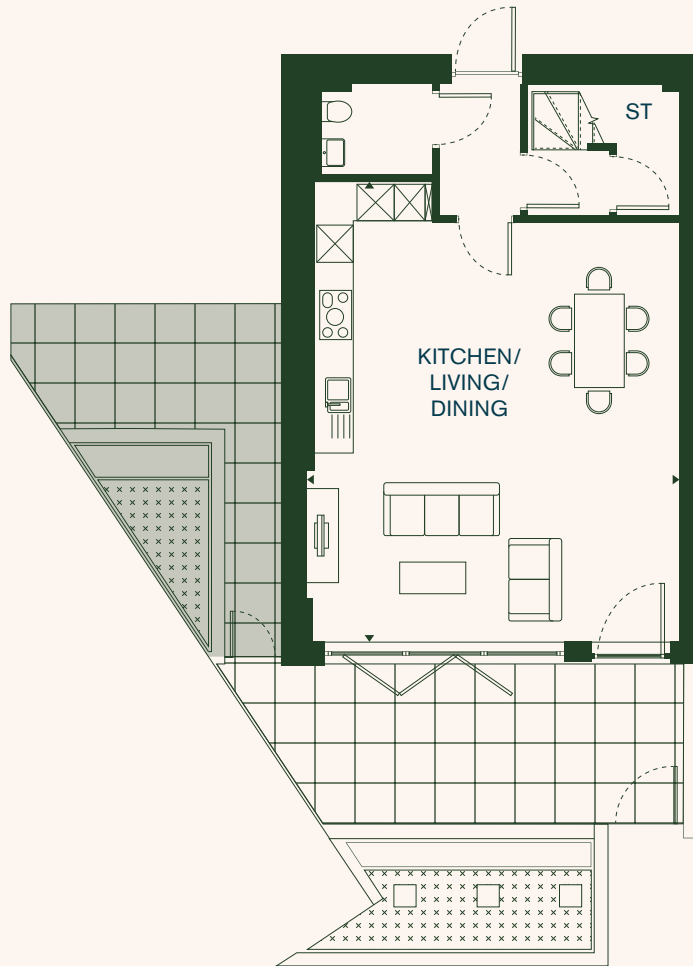
With a complete focus on your wellbeing, The Claves has been designed to cater to your every need.

Offering the very best in comfort and convenience on your doorstep, you'll enjoy a host of residents' amenities. As well as the picturesque communal gardens, there's a concierge for deliveries and key holding, and a fully equipped gym.

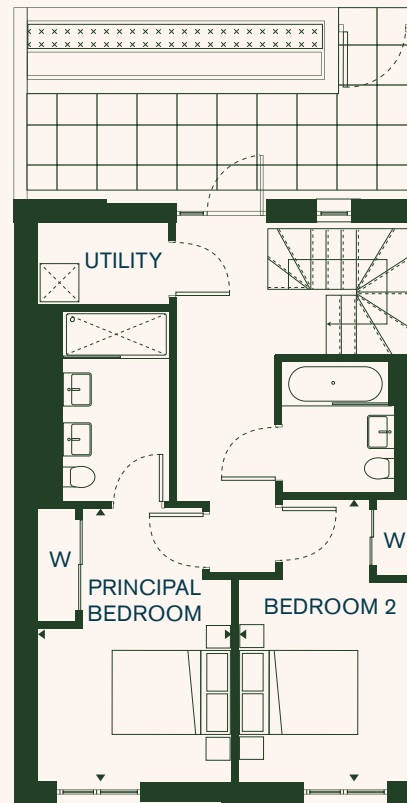
The media and games rooms are perfect for entertaining. While the residents' lounge boasts a mix of informal seating areas and a meeting room, allowing you to work from home in style.



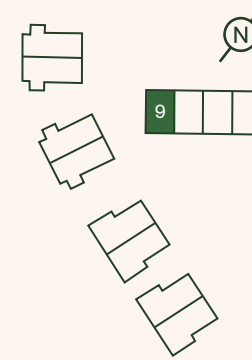
# Mews House 9



Ground Floor

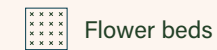


First Floor



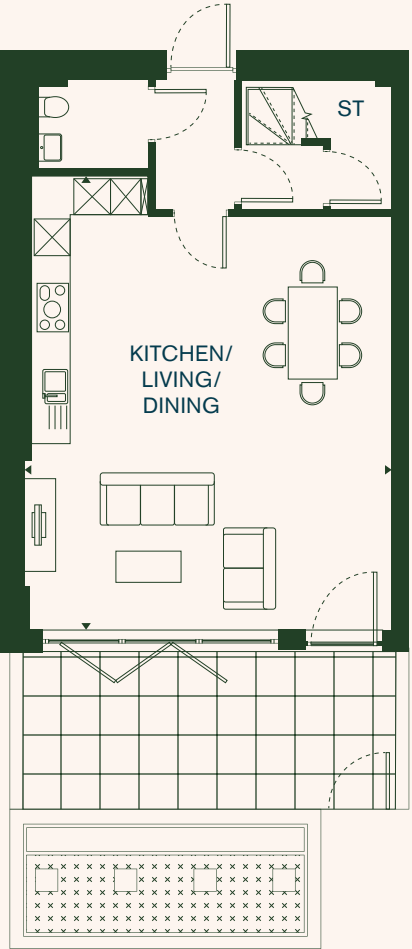
|                       |                    |                  |
|-----------------------|--------------------|------------------|
| Kitchen/Living/Dining | 19'8" x 23'11"     | 6.0 x 7.3 m      |
| Principal Bedroom     | 10'2" x 14'1"      | 3.1 x 4.3 m      |
| Bedroom 2             | 9'2" x 14'9"       | 2.8 x 4.5 m      |
| <b>TIA</b>            | <b>1155.5 sqft</b> | <b>107.4 sqm</b> |
| External Area         | 374.5 sqft         | 34.8 sqm         |

## KEY

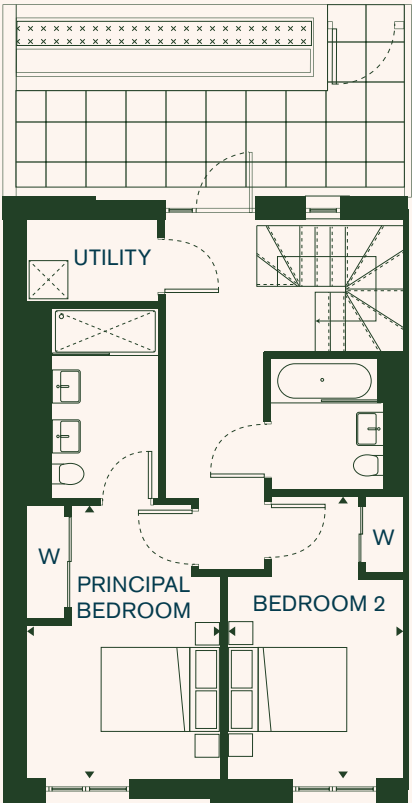


Dimensions shown are approximate only and may vary within a tolerance of  $\pm 100$ mm. Drainage locations, kitchen and bathroom layouts are indicative and subject to change. † Right of access required to shaded area.

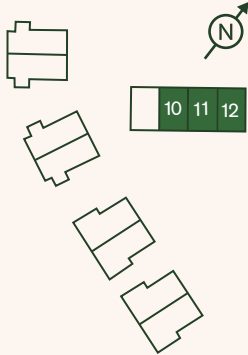
# Mews House 10, 11 & 12



Ground Floor





First Floor



|                          |                    |                  |
|--------------------------|--------------------|------------------|
| Kitchen/Living/Dining    | 19'8" x 23'11"     | 6.0 x 7.3 m      |
| Principal Bedroom        | 10'2" x 14'1"      | 3.1 x 4.3 m      |
| Bedroom 2                | 9'2" x 14'9"       | 2.8 x 4.5 m      |
| <b>TIA (10 &amp; 11)</b> | <b>1159.2 sqft</b> | <b>107.7 sqm</b> |
| <b>TIA (12)</b>          | <b>1154.9 sqft</b> | <b>107.3 sqm</b> |
| External Area            | 374.5 sqft         | 34.8 sqm         |

**KEY**

-  Paving
-  Flower beds

Dimensions shown are approximate only and may vary within a tolerance of ±100mm. Drainage locations, kitchen and bathroom layouts are indicative and subject to change. † Right of access required to shaded area.

# Enjoy comfort & convenience in equal measure

The Mews Houses' enhanced specification elevates The Claves' already superb standards to new heights.

- Secluded location in the heart of the gardens
- Over 1,150 sqft of superbly designed living space
- Enhanced 'Collection' specification which includes quartz work surfaces and splashbacks and a wine cooler
- Stylish contemporary, individually designed kitchen cabinetry with integrated Siemens and Bosch appliances
- Allocated parking within a secure underground car park
- Generously sized private terraces enjoying direct access to landscaped gardens
- Luxurious bathroom suites, including twin hand basins to the principal bedroom's ensuite
- A host of lifestyle amenities including a concierge, gym, residents' lounge and media and games rooms
- 999 year lease



**EWL LIVING**  
BUILDING VALUE, SHAPING TOMORROW