

PLAZA
COLLECTION

BY POLY

WHERE PARK MEETS PLAZA



PLAZA
COLLECTION

BY POLY

WHERE PARK MEETS PLAZA



London's best kept secret

Surrounded by the wide-open acres of North London's Green Belt, yet just a 30-minute journey on the underground to the bright lights of the West End, Plaza Collection at Millbrook Park presents the best of London living in a leafy, well-connected community.

Situated opposite Mill Hill East Underground Station, and overlooking the vibrant new public plaza, which will be home to an exciting array of retail stores and cafés, this will be the perfect location for those who want to enjoy all that London has to offer in a uniquely green and peaceful environment.



An all-encompassing location

Award-winning architecture and interior design studio Michaelis Boyd has crafted a stunning collection of 262 new homes based around the exciting new Millbrook Plaza.

The generously-sized apartments have been individually designed to meet the needs of home buyers who are seeking to live in large, lateral and duplex spaces.

Every home will enjoy a balcony or terrace which will bring the outside in and flood the interiors with natural light.



Steeped in history

Mill Hill dates back to the 14th Century and was once buried in an ancient forest that covered most of the South-East of England. Its name first appeared formally as 'Myllehill' in 1547, translated from Middle English to mean 'hill with a windmill'.

Over time the agrarian community has transformed as London continues to grow and expand. However, in keeping with its countryside roots and with the establishment of the Green Belt, Mill Hill still enjoys a rural landscape.

Plaza Collection is part of the large regeneration of Millbrook Park, which will create a community of over 2,000 new apartments and houses that will breathe new life into this much-loved North London village.



The area

Plaza Collection is well positioned to enjoy the wealth of eclectic local amenities on offer.

Leisure

- 1 — The Laboratory Spa and Health Club
- 2 — Finchley Golf Club
- 3 — Finchley Lawn Tennis Club
- 4 — The London Equestrian Centre
- 5 — Mill Hill Golf Club
- 6 — Virgin Active Health Club
- 7 — Belmont Children's Farm
- 8 — Camden Sports Ground
- 9 — Chandos Tennis Club
- 10 — Hendon Golf Club

Parks and Green Spaces

- 11 — Dollis Valley Greenwalk
- 12 — Mill Hill Park
- 13 — Bittacy Hill Park
- 14 — Arrandene Open Space
- 15 — Sunny Hill Park
- 16 — Victoria Park
- 17 — Highwood Park
- 18 — Glebelands Local Nature Reserve

Shopping

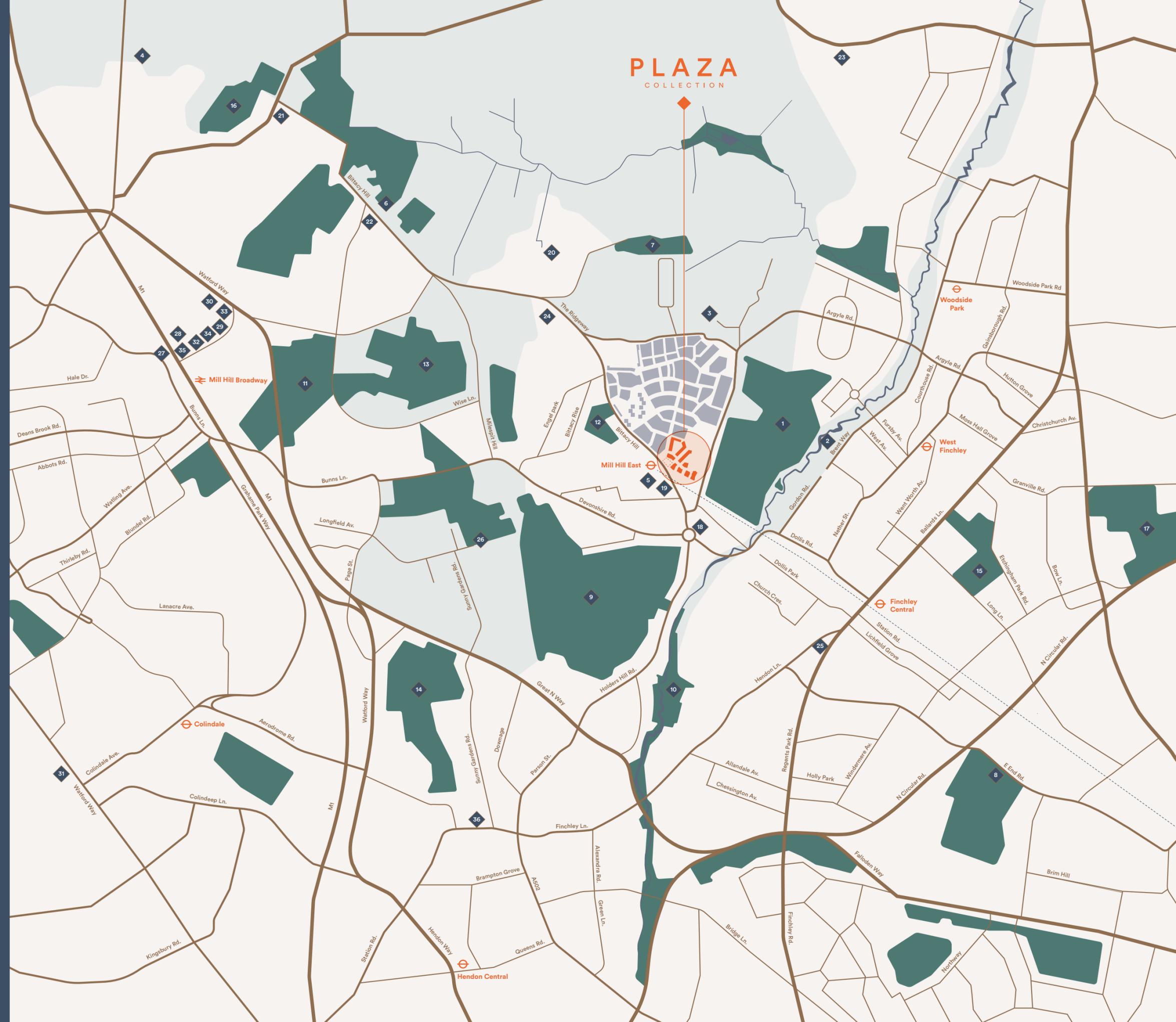
- 19 — Marks & Spencer
- 20 — Waitrose & Partners
- 21 — Finchley Nurseries

Pubs

- 22 — The Rising Sun
- 23 — The Three Hammers
- 24 — The Orange Tree
- 25 — The Adam & Eve
- 26 — The Catcher in the Rye

Cafés and Restaurants

- 27 — Metro Italia
- 28 — El Vaquero
- 29 — Koi Japanese and Chinese Restaurant
- 30 — Prezzo
- 31 — The Good Earth
- 32 — Bang Bang Oriental Foodhall
- 33 — Bluebelles of Portobello
- 34 — Hudsons Brasserie
- 35 — Baw Café
- 35 — Mill & Brew
- 37 — Kaifeng
- 38 — Two Brothers Fish Restaurant
- 39 — Tintico
- 40 — Lavash Restaurant
- 41 — Gails Bakery



1

Lifestyle



1

Lifestyle

1

Lifestyle

Located adjacent to the exciting, new Millbrook Plaza, residents at Plaza Collection will be able to enjoy convenient access to an eclectic range of retail stores and cafés on their doorstep.

A large Waitrose supermarket is just a short walk from Plaza Collection whilst in the wider Mill Hill area there is the bustling Mill Hill Broadway with its boutique shops and active café culture.

There are plenty of opportunities to enjoy the great outdoors in the nearby vicinity of Plaza Collection. From enjoying playing golf at one of the three 19-hole courses to riding with the The London Equestrian Centre to playing a game of tennis at the nearby Chandos Tennis Club or simply relaxing and whiling away the hours at the Laboratory Spa and Health Club, Mill Hill has it all.



Living in Mill Hill



1

- 1 — Chandos Tennis Club
- 2 — Waitrose & Partners, Mill Hill East
- 3 — Finchley Golf Club
- 4 — Dollis Valley Greenwalk
- 5 — M&S Foodhall, Mill Hill Broadway
- 6 — John Lewis, Brent Cross Shopping Centre
- 7 — The London Equestrian Centre



2



4



5



6



7



3



8



9



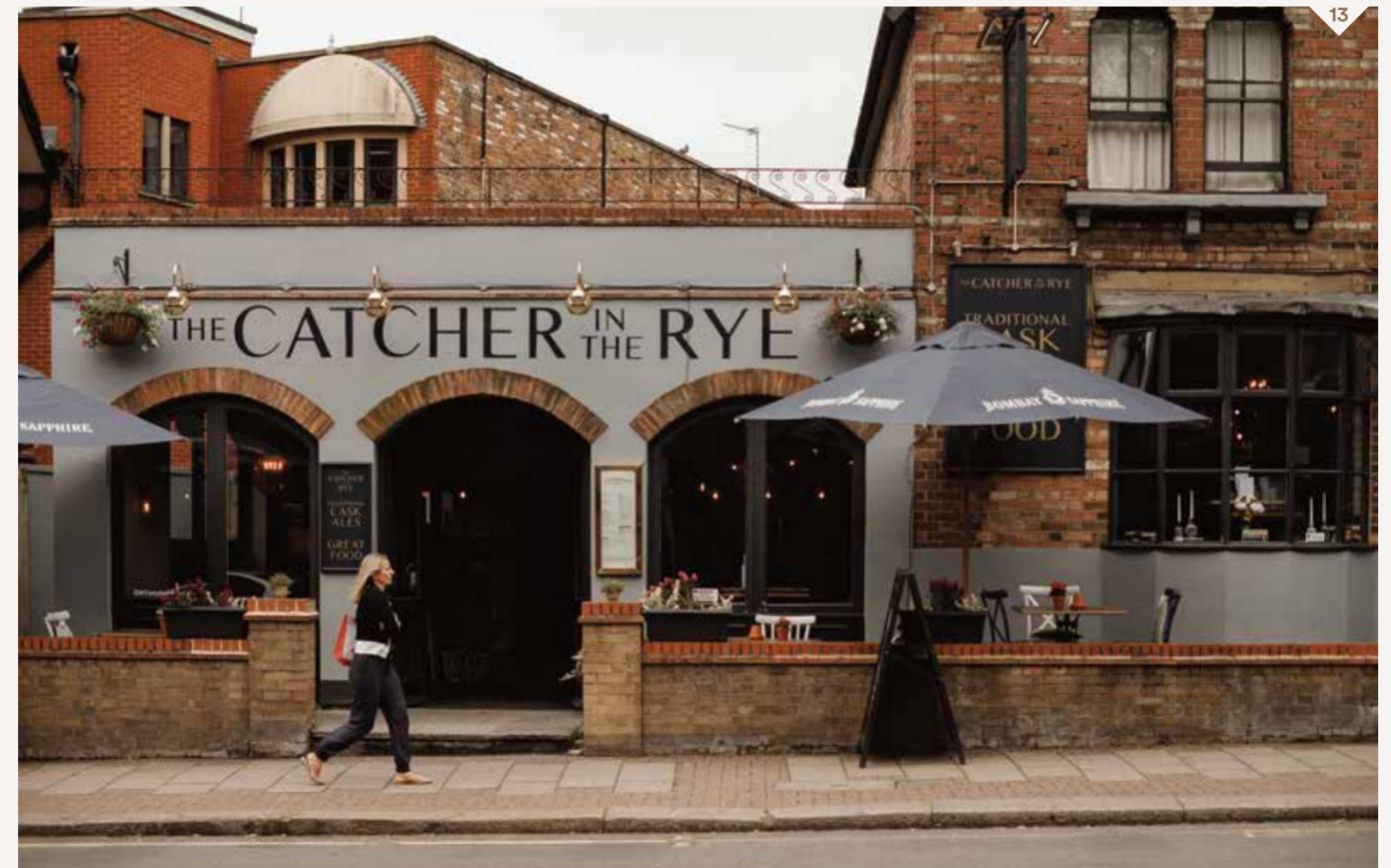
10



11



12



13

- 8 — Bluebelles of Portobello
- 9 — Hudsons Brasserie
- 10 — The Adam & Eve
- 11 — Baw Café
- 12 — Mill & Brew
- 13 — The Catcher In The Rye

Get connected

Plaza Collection boasts one of the best locations within Millbrook Park, just a few moments from Mill Hill East Underground Station which offers Northern Line services into Central London.

For anyone heading out of town, Plaza Collection has the added benefit of being well connected to the M1 and North Circular. Alternatively, hop on the tube and be on your way to Europe within minutes from King's Cross St Pancras International.

By Underground



- Camden: 17 mins
- Euston: 21 mins
- King's Cross St Pancras: 23 mins (Eurostar)
- Tottenham Court Road: 26 mins (Crossrail)
- Leicester Square: 28 mins
- Bank: 33 mins (The City)
- London Bridge: 36 mins (The City)
- Waterloo: 34 mins

By Road



- M1 Motorway: 2.5 miles
- Brent Cross Shopping Centre: 3.0 miles
- Mill Hill Broadway: 3.1 miles
- M25 Motorway (Junction 23): 7.1 miles
- Central London (Oxford Circus): 9.0 miles

By Air



- London City Airport: 20.8 miles
- Heathrow Airport: 19.9 miles
- Luton Airport: 26.6 miles
- Stansted Airport: 38.0 miles



- Travel times are based on public transport journeys from Mill Hill East Underground Station, according to Google maps
 - Please note that travel times may vary depending on time of departure
 - Distances referenced on page 26 have been taken from Google maps

Exploring Central London



- 1 — Covent Garden
- 2 — Lyceum Theatre
- 3 — British Museum
- 4 — Retail shopping
- 5 — Selfridges
- 6 — The London Eye

2

Education



2

Education

2

Education

Wherever your interest in learning and education lies, Plaza Collection at Millbrook Park stands within easy reach of a vast range of the Capital's finest educational and academic establishments.

Early education

Mill Hill is an affluent North London village which has long been a magnet for parents looking for good schools. A range of local nurseries and primary schools are within a short drive or walk from Plaza Collection, and some of the highest-performing secondary schools in the city are also located nearby.

Local Nurseries

Parkside Pre-School

🚶 6 mins walk

The Rocking Horse Day Nursery

🚗 7 mins drive

St Mary's CE Nursery School

🚗 7 mins drive

Goodwyn Early Years

🚗 7 mins drive

Grimsdell Pre-Preparatory School*

🚗 10 mins drive

Primary Schools

Millbrook Park CE Primary School

🚶 5 min walk

Dollis Junior School

🚗 4 min drive

St Vincent's Catholic Primary School

🚗 4 min drive

Frith Manor Primary School

🚗 4 min drive

Belmont Preparatory Day School*

🚗 7 mins drive

St Mary's CE Primary School

🚗 7 mins drive

Goodwyn School

🚗 7 mins drive

Hendon Preparatory School

🚗 7 mins drive

Secondary Schools

The Mount, Mill Hill International Co-Ed Day and Boarding School*

🚗 4 mins Drive

Mill Hill Co-Ed Day and Boarding School*

🚗 5 mins drive

Henrietta Barnett Girls' Grammar School

🚗 14 mins drive

North London Co-Ed Grammar School

🚗 14 mins drive

Queen Elizabeth's Boys' Grammar School

🚗 15 mins drive

Highgate Co-Ed Day School

🚗 16 mins

Channing School for Girls

🚗 18 mins drive

Harrow Boarding School for Boys

🚗 25 mins drive



1 — Mill Hill School
2 — The Mount, Mill Hill International



*Please note that travel times are approximate and may vary depending on time of departure

*Mill Hill School Foundation

World-class universities

With many of the world's leading universities located in Central London, Plaza Collection is a very convenient commute, making it a perfect place for students to live.



34

Travel times

Middlesex University

🚗 14 mins drive

UCL - University College London

🕒 21 minutes (Euston and Warren Street Station)

UAL - Central Saint Martins

🕒 23 minutes (King's Cross St Pancras Station)

SOAS - School of Oriental and African Studies

🕒 25 minutes (Goodge Street Station)

University of Westminster

🕒 28 minutes (Oxford Circus and Baker Street Station)

King's College London

🕒 30 minutes (Charing Cross Station)

LSE - London School of Economics

🕒 31 minutes (Holborn Station)

London Business School

🕒 39 minutes (Baker Street Station)

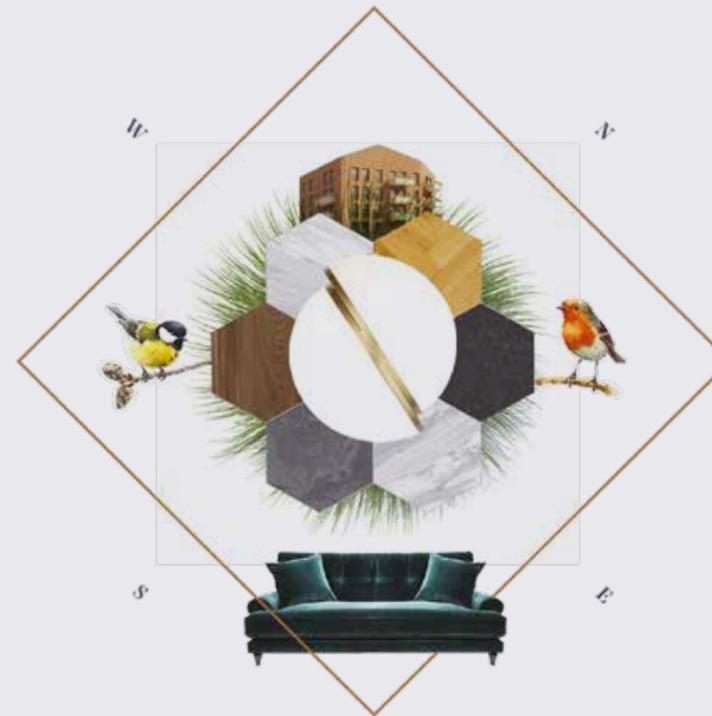
1 — Middlesex University

2 — LSE

3 — UCL

3

Plaza Collection



3

Plaza Collection

3

Plaza Collection

London is famed for its beautiful squares which form the heart of their surrounding communities. Plaza Collection celebrates this tradition by naming the buildings after these famous squares, making each building a part of London's glorious history.

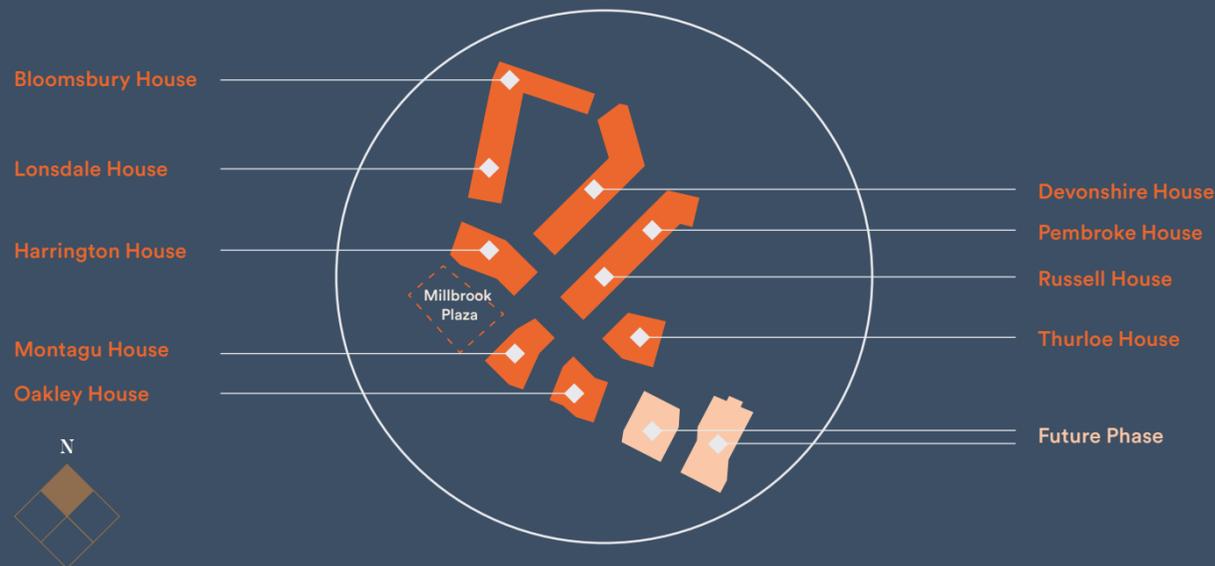
Buildings

- 1 — Bloomsbury House
- 2 — Devonshire House
- 3 — Harrington House
- 4 — Lonsdale House
- 5 — Montagu House
- 6 — Oakley House
- 7 — Pembroke House
- 8 — Russell House
- 9 — Thurloe House

Pages 34-59



A prime position in Millbrook Park



“We’ve taken our cues from the surrounding Edwardian streetscapes to create new buildings which sit happily and respectfully within its local context”

Eva Hernández Donoso
Chapman Taylor LLP

Plaza Collection overlooks the new public plaza which will be the centre of the new Millbrook Park community. Retail stores and cafés will offer a renewed vibrancy to the area, just steps away from Mill Hill East Underground Station.

Taking architectural cues from the local Mill Hill vernacular, the exteriors of the buildings are clad in eye-catching exposed brickwork and each boasts a characterful gabled roof.

Inside, generously-sized apartments have been meticulously designed by award-winning interior architects and designers Michaelis Boyd (whose projects include Soho House and Babington House) to create design-led, lateral and duplex apartments which are flooded with natural light.





The gardens

Beautiful communal gardens cleverly combine a planting mix of herbaceous and evergreen species to ensure year-round bloom.

The gardens will provide residents with their own private oasis to relax and enjoy nature at its very finest.

Q&A with Tim Boyd, co-founder Michaelis Boyd Associates



Michaelis Boyd is an award-winning architectural and interior design practice based in Notting Hill, London and New York.

Image by:
Gemma Day

Established by founding partners Alex Michaelis and Tim Boyd in 1995, together they share an interest in sustainable architecture and character properties. Today the team work on projects across five continents.

“The apartments at Plaza Collection at Millbrook Park blend warm wood tones, characterful colours and smart industrial accents—all inspired by the spectacular rolling countryside of Mill Hill and its enriched history”

Tim Boyd
Co-founder,
Michaelis Boyd Associates

Q — What was the inspiration behind the interior design of the Plaza Collection?

A — Mill Hill has a rich history of British heritage. Once just farmland, it then developed into an area boasting many distinguished family homes belonging to people of note. The site itself was a former military barracks which is referenced in the choice of brickwork used on the exteriors of Plaza Collection and a significant component of our design concept involved bringing the warm, earthy tones of the red brick façade into the communal areas—including the concierge and reception areas. In our scheme for the interiors, we wanted to celebrate fine British craftsmanship through materials.

Q — How would you describe the design of the apartments?

A — We anticipate buyers at Millbrook Park will be made up of people who are attracted to the location which at once offers easy access to Central London but is surrounded by the countryside—those with a love of the outdoors but who want to keep a toe in the action of our capital city. Our aim was therefore to balance and blend both traditional and modern elements, focusing on rich materials and their tactility resulting in a design-led but practical approach.

Q — Can you elaborate on the level of craftsmanship involved in the scheme?

A — We worked with the client and developed various details and joinery elements to complement the apartments from terrazzo tiles in the bathrooms to timber Herringbone flooring and eye-catching dark bronze fixtures and door handles. This carries on into the decorative details which include powder-coated metal shelving rods with walnut timber shelves and using high, traditional-profiled skirting boards which run throughout the apartments which contrast with other, more modern design elements.

Q — Tell us the thinking behind the colour palettes chosen for the apartments.

A — We've made another historical reference to the area's military past by using a khaki green for the cabinetry in the kitchens which also serves to unify the apartments in their setting, surrounded by trees and fields of London's Green Belt. Warm wood flooring throughout the living areas introduces another natural element while the bathrooms have some industrial notes with dark bronze fixtures contrasting against grey-green wall tiles and terrazzo flooring.

Q — And what about the communal areas?

A — Again, here we've strived to root the building to its location to give it a sense of place and definition. Brick slip pavers to the reception and concierge areas continue the theme from the red-brick exterior. These are complemented by the lush green wall and planting around the reception area as well as antique bronze finish to the mailboxes.



Herringbone parquet flooring with a beautiful, natural wood finish connect generous living spaces that are filled with natural light.



At Plaza Collection, interior designers and architects worked from the beginning to create beautifully proportioned spaces which have a sense of place and distinction.



Traditional shaker style cabinetry is contrasted with contemporary elements such as a composite stone counter top, dark bronze finish tap and state of the art Siemens appliances.



Bedrooms dovetail elegant and simple designs with classical style.



56

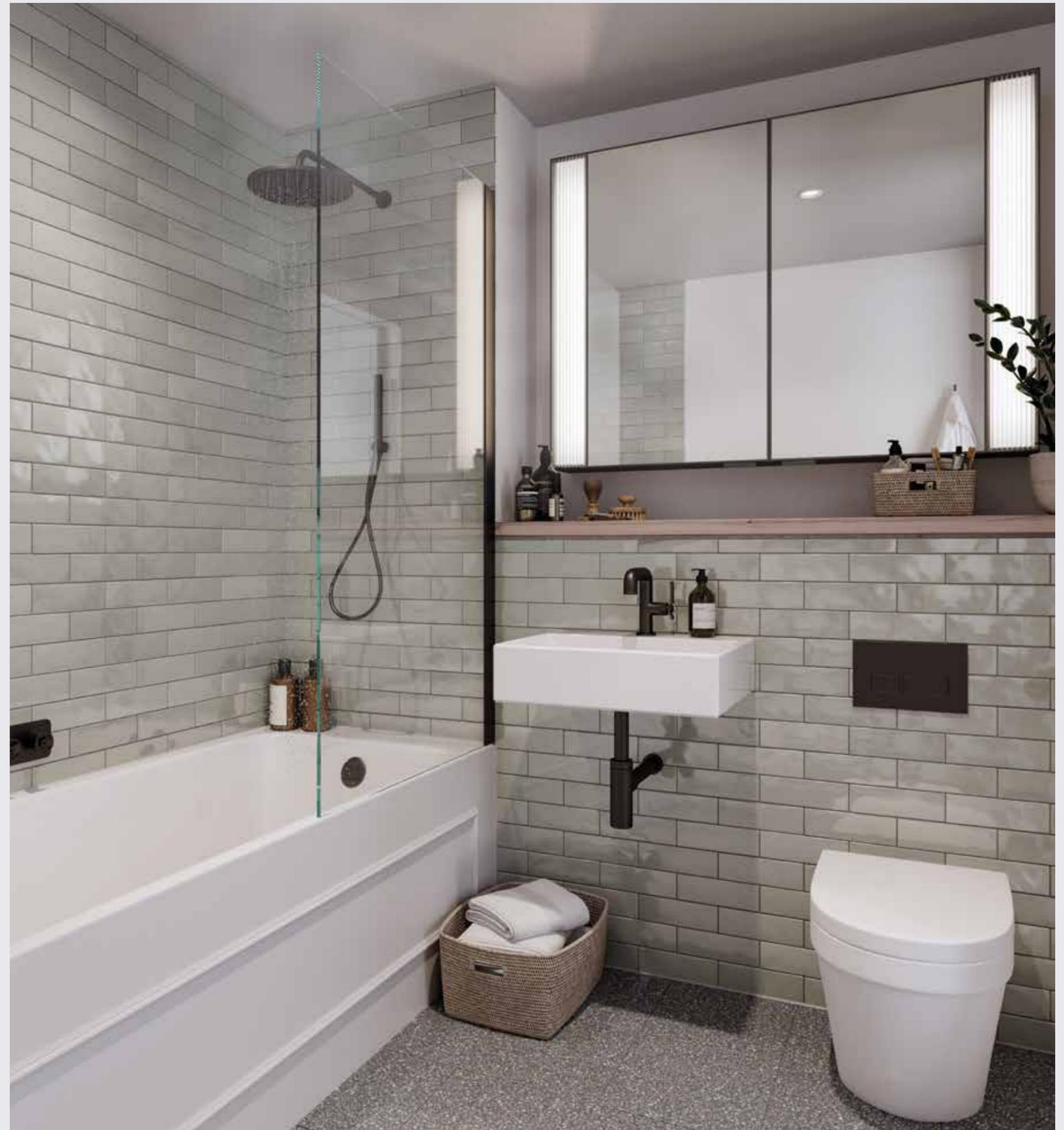


57

Spacious master suites have been designed with comfort in mind, featuring bespoke fitted wardrobes in a spray lacquer finish, complete with hanging rail, shelving and integrated lighting.



Thoughtfully designed family bathrooms include underfloor heating and bespoke vanity cupboards with integrated lighting.



Specification

Apartment specification

Residents' amenities and communal areas

- Interior designed entrance lobby with bespoke concierge desk and visitor seating area (located in Harrington House)
- Dedicated concierge service
- Lifts serving all cores and residential floors, including basement
- Secure underground parking with electric car charging points available*
- Secure underground bicycle storage
- Landscape designed communal podium gardens
- Screening room
- Multi-function room with kitchen facilities

* Subject to availability and separate negotiation

Communal finishes

- Communal hallways in painted white finish
- Timber floor or carpet
- Recessed LED downlighters
- Clay paver slip, timber floor or carpet (where applicable)

Interior apartment finishes

- Engineered timber herringbone flooring to living, dining, kitchen and hallway areas
- Carpet to all bedrooms
- Timber veneer apartment entrance doors with antique bronze finish ironmongery
- Painted white finish to internal doors with antique bronze finish ironmongery
- Traditional skirting design in white satin finish
- Walls and ceilings in painted white finish
- Double glazed windows and doors onto terraces and balconies (where applicable)
- Fitted wardrobes to master bedrooms* in spray lacquer finish with shelving, hanging rail and integrated lighting

* Some apartments have wardrobes fitted in second bedroom instead of the master

Kitchen

- Individually designed contemporary kitchens
- Handle-less shaker style wall and base units in a matt lacquer finish
- Marble effect composite stone worktops and tiled splashback
- Under-cabinet LED lighting to wall units
- Composite stone under-mounted kitchen sink with kitchen mixer tap in a dark bronze finish
- Range of integrated Siemens appliances:
 - Single oven
 - Built-in microwave
 - Extractor hood
 - 4 zone touch control induction hob
- Integrated dishwasher
- Integrated fridge freezer
- Freestanding washer/dryer located in utility cupboard

Bathrooms/shower rooms/ powder room

- Terrazzo floor tiles
- Gloss ceramic tiles to bath and shower areas
- Wall hung Villeroy & Boch basin with brushed black chrome mixer tap
- Mirrored cupboard with feature lighting, internal shelves and shaver socket
- WC with soft close seat and concealed cistern with brushed black chrome dual flush plate
- White shower tray with feature matt black framed glass screen
- White steel bath with bespoke panel and feature matt black framed glass screen
- Brushed black chrome shower head, hand-shower and mixer set
- Heated towel rail in matt black finish

Building specification

Heating

- Heat interface unit connecting each apartment to the central heating system providing heating and hot water which is individually metred to each apartment
- Zoned underfloor heating throughout

Lighting/electrical

- Recessed energy efficient LED downlighters to all areas
- Switches and sockets in white finish throughout
- USB electric sockets in each bedroom
- High speed broadband connectivity available to all apartments*
- Satellite television wiring*
- Telephone/media outlets* to living areas and bedrooms
- TV point* located in living room and master bedroom

* Buyers are responsible for their own connections and related costs

Security and peace of mind

- 10 year NHBC warranty
- Concierge service
- Audio and visual access control to all apartments with fob access to main building door
- Multipoint locking system to apartment entrance doors with spy hole
- CCTV to communal areas
- Smoke alarm in the hallway
- Heat detector in the kitchen



- Your attention is drawn to the fact that it may not be possible to provide the branded products as referred to in the specification. In such cases, a similar alternative will be provided. Poly UK reserves the right to make these changes as required. Showhome photography is indicative only and subject to change

The team



The Developer

International developer Poly Development and Holding Group boast a strong track record of delivering socially sustainable environments for living and working across the world from San Francisco to Shanghai. Using intelligent design to provide the best living experience and understanding local market forces in granular detail, each project seeks to make a positive impact in every community.

With total assets of \$94 billion by year end 2018 and currently employing 44,000 employees across the USA, UK, Asia and Australia, Poly Development and Holding Group has developed homes for more than 2 million people worldwide. Providing a full-service approach to each development, assuming full responsibility from conception through to final delivery, the company has built up a reputation for delivering projects on time and to a high quality standard.

Millbrook Park marks the first launch into the UK residential market for Poly UK, with further projects in the pipeline. Once complete, Poly UK's development at Millbrook Park will deliver over 700 residential units including 1,400m² of associated commercial/retail space over 4 different phases.

Poly UK is a subsidiary of Poly Development and Holding Group

“We are extremely proud and delighted to present Plaza Collection. This is Poly's first residential project in the UK and we are confident it will become a hallmark of excellent design and help foster the exciting new community growing at Millbrook Park”

Terence Luo
Director,
Poly UK

“Our approach is to create high quality, attractive and well-considered designs which develop into positive and sustainable places for people to live. We aim to create inclusive neighbourhoods which foster a sense of community and civic pride”

Eva Hernández Donoso
Chapman Taylor LLP



The Architect

Chapman Taylor is a multi award-winning practice of global architects and master planners known for designing places and buildings that are both creative and successful. Established in 1959, they operate from 17 design studios and to date have delivered over 2,000 projects across five continents.

“The apartments at Plaza Collection at Millbrook Park blend warm wood tones, characterful colours and smart industrial accents—all inspired by the spectacular rolling countryside of Mill Hill”

Tim Boyd
Co-founder,
Michaelis Boyd Associates



The Interior Designer

Michaelis Boyd is an award-winning architecture and interior design studio based in London and New York. Since establishing in 1995, it has become a byword for designing boundary-pushing living spaces and delivering simple, elegant designs. Completed projects include the interiors for Soho House, Babington House, Battersea Power Station, 11 Hoyt Brooklyn and the Electric Cinema on Portobello Road.

About Poly

Mile One by Poly, Sydney

Located in the South Western part of Sydney, this development has beautiful views of the South Pacific Ocean and is well-connected to the Central Business District.

— Gross building area of 20,000 sq m

1133 Hope Street, Los Angeles

Located next to the Staples Centre, 1133 Hope Street was the first project Poly Global has undertaken in the United States and is part of the neighbourhood revitalisation of Downtown Los Angeles.

— Circa USD \$200 million

— 28 levels and covers an area over 20,500 sq m, totalling 208 luxury apartments

Poly Centre, Sydney

Poly Centre Sydney, situated at 210-220 George Street, will be Poly Australia's first commercial development in the heart of Sydney.

— Total gross floor area of 19,700 sq m of commercial and retail office space



- 1 — Mile One, Australia
- 2 — 1133 Hope Street, Los Angeles, USA
- 3 — Sydney, Poly Centre, Australia

Enquiries

Website: www.plaza-collection.co.uk

Millbrook Park
Master Developer

Developer



Important notice:

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements that are made by Poly UK or their sales representatives in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Any information given is entirely without responsibility on the part of the agent or seller.

2. Photos, plans, maps and Computer Generated Images (CGIs): Photographs used show only certain parts of the property as they appeared at the time they were taken. CGIs used in this document are for indicative purposes only. Areas, measurements and distances given are approximate only.

3. Regulations: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.

4. VAT: The VAT position relating to the property may change without notice. Particulars dated January 2020.

