



REGENT LODGE
DEVELOPERS

THE RIDGEWAY

A stunning 6 bedroom family home set in the heart of Mill Hill

THE REGENT LODGE

DIFFERENCE

Regent Lodge are a design conscious residential developer with a proven track record for delivering bespoke family homes in North London, utilising contemporary architecture, sophisticated landscaping and interior design to create an endless sense of luxury.

Regent Lodge prides itself on adding value through sustainable design, quality of homes and through the reliable customer service it provides.

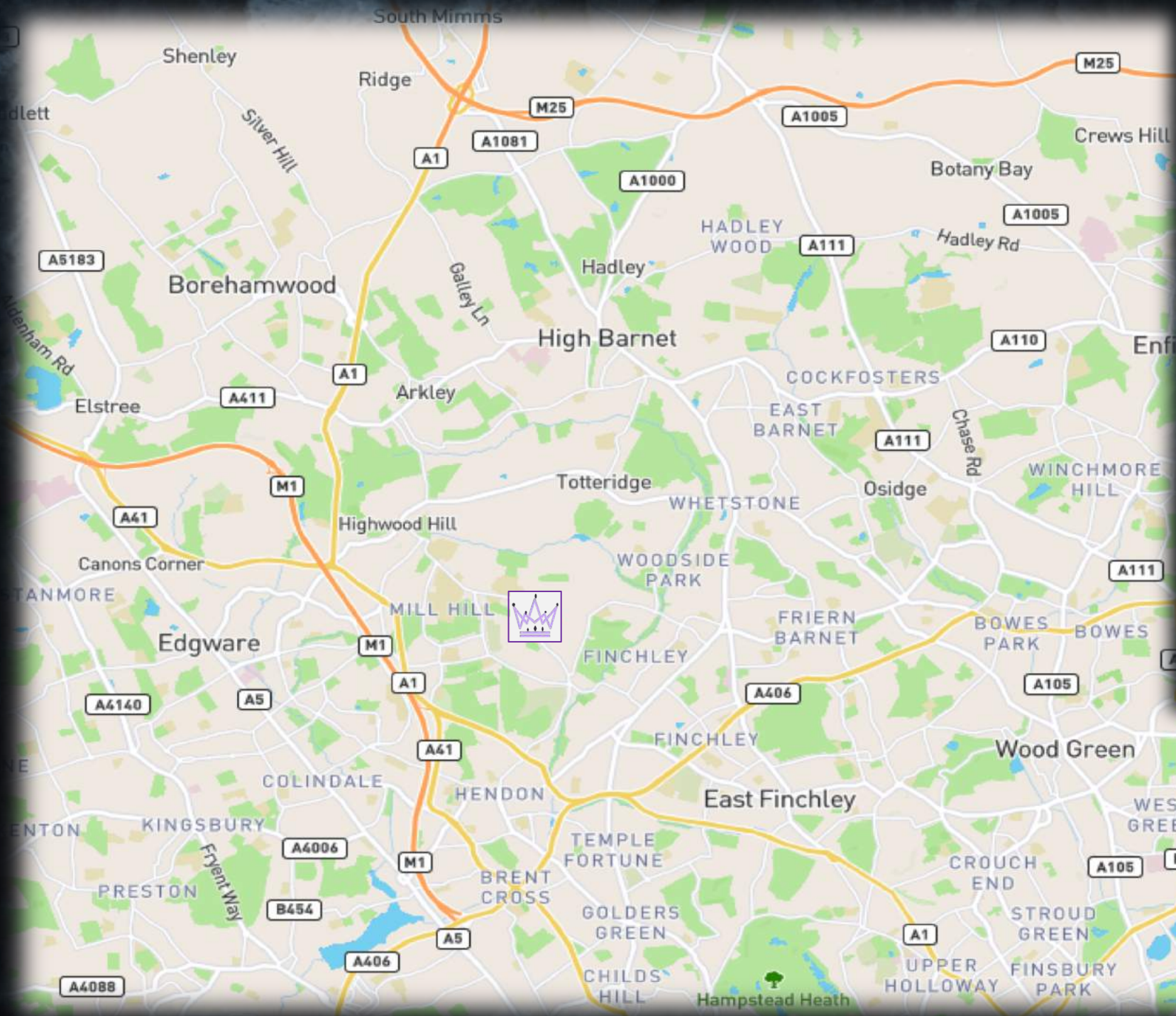


THE RIDGEWAY

The Ridgeway is a stunning 6 bedroom family home situated in Mill Hill, one of North London's most sought after areas. It is set over three floors measuring over 5,100 sq. ft with a patio leading onto a private garden area. The upper floor is dedicated to leisure and entertainment featuring a family leisure room and a bespoke Nordic sauna.

Half a mile away from Mill Hill School and within easy access of Central London, The Ridgeway offers the opportunity to also live in a leafy residential area in North London.

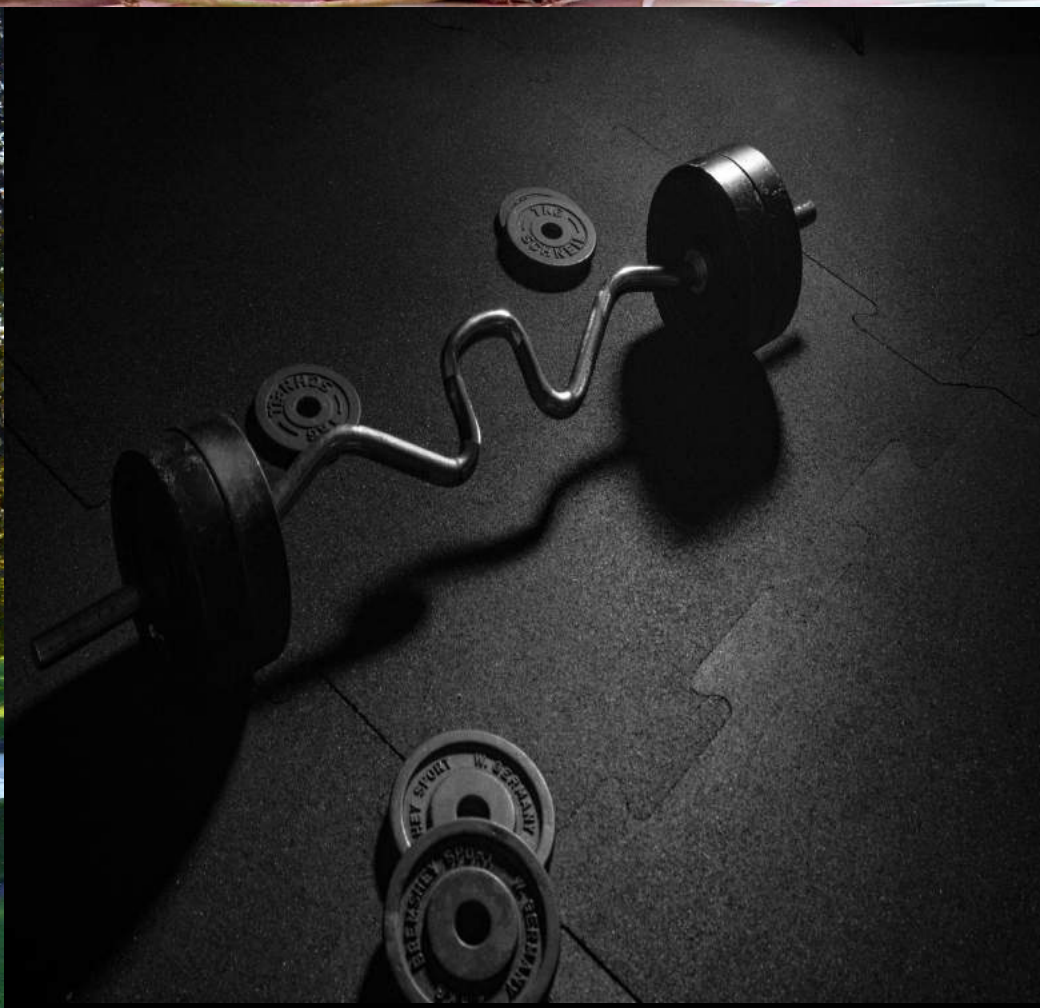






WITHIN REACH

Mill Hill and Finchley boast a wealth of stylish meeting places; with pubs, wine bars and restaurants, along with many independent shops and cafés. Local amenities are in abundance including a Marks & Spencer, Waitrose and Virgin Active Health Club. Unwind at Mill Hill Golf Club, set within 145 acres of dense woodland or stroll along the leafy streets, stopping along the way at one of the nearby parks and nature reserves.



STAY WELL CONNECTED

London is a dynamic and unique city, steeped in history and culture. The Ridgeway is set within a location that offers convenient transport connections with Mill Hill East underground station being within walking distance.

Nearby main roads such as the A1, M1 and the M25 connect The Ridgeway to the whole of London and further afield.



Euston	21 mins
King's Cross	23 mins
Hampstead	27 mins
Moorgate	29 mins
Bank	31 mins
London Bridge	33 mins
Waterloo	34 mins



Luton	31 mins
Heathrow	41 mins
City	45 mins
Stanstead	46 mins





EDUCATION

With many private and public schools within walking distance, The Ridgeway is ideally located for families.

PRIMARY SCHOOLS

St. Vincent's Catholic	0.5 miles
Dollis Junior	0.6 miles
Frith Manor	0.8 miles
Belmont Preparatory	1.1 miles

SECONDARY SCHOOLS

Mill Hill	0.9 miles
Copthall	1.0 miles
Hasmonean High	1.4 miles
Mill Hill County	2.4 miles
Haberdashers' Aske's School	7.4 miles







A STUNNING

KITCHEN SPECIFICATION

Bespoke Italian designer handle-less kitchen by 'Lube' fitted with Miele and Siemens appliances, along with a contrasting luxurious composite stone worktop by 'Caesarstone,' provides a sense of perpetual elegance.

French patio doors open directly into the garden for alfresco dining, bridging the gap between nature and our desire for an incredible place to cook.

LIVING AND DINING

Floating corner bi-folding doors open seamlessly to let the garden become a beautiful extension of this open plan living space, bringing the outside in.







FORMAL LOUNGE

The Control4 system can create different mood lighting schemes through the integrated LED smart lighting within the contemporary yet traditional coffered ceiling.

MASTER BEDROOM

The Juliette balcony adds a touch of glamour to this master bedroom blurring the boundary with nature.





**MASTER EN-SUITE
WITH DRESSING AREA**

A double bowl integrated glass basin with dual width vanity unit by 'Puntotre' offers luxurious practicality, whilst the curvaceous and sculptural high backed white stone bath surrounded by porcelain marble effect tiles exudes elegance.



BESPOKE NORDIC SAUNA

Relax and unwind in a bespoke designed sauna in Aspen wood with built-in Bluetooth speakers and integrated LED lighting fitted with 'EOS' 6kW heater and controller.





LEISURE & ENTERTAINMENT

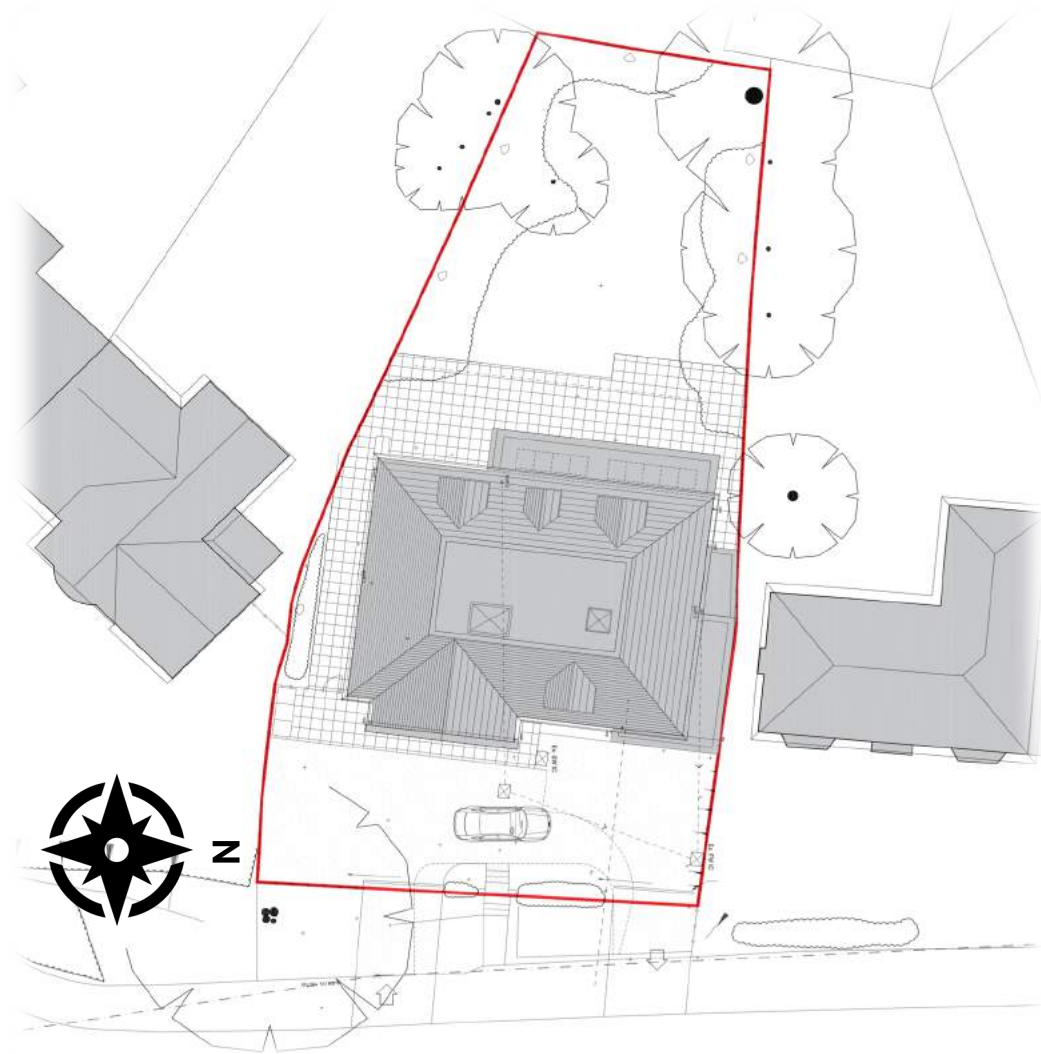
The natural light provided by the Velux skylight make this contemporary multi-purpose leisure room perfect for entertaining.

A SMARTER HOME

The Control4 home automation system controls the lighting, heating, music, security and the video gate entry on one single panel. It is easy to use and can be connected and controlled by your smart phone or tablet anywhere in the world.

The Ridgeway has been designed with security in mind. It is secured with video entry keypads, CCTV, perimeter surveillance and an internal security alarm. The owner also has the ability to manage and control the home from any offsite location with network connectivity.





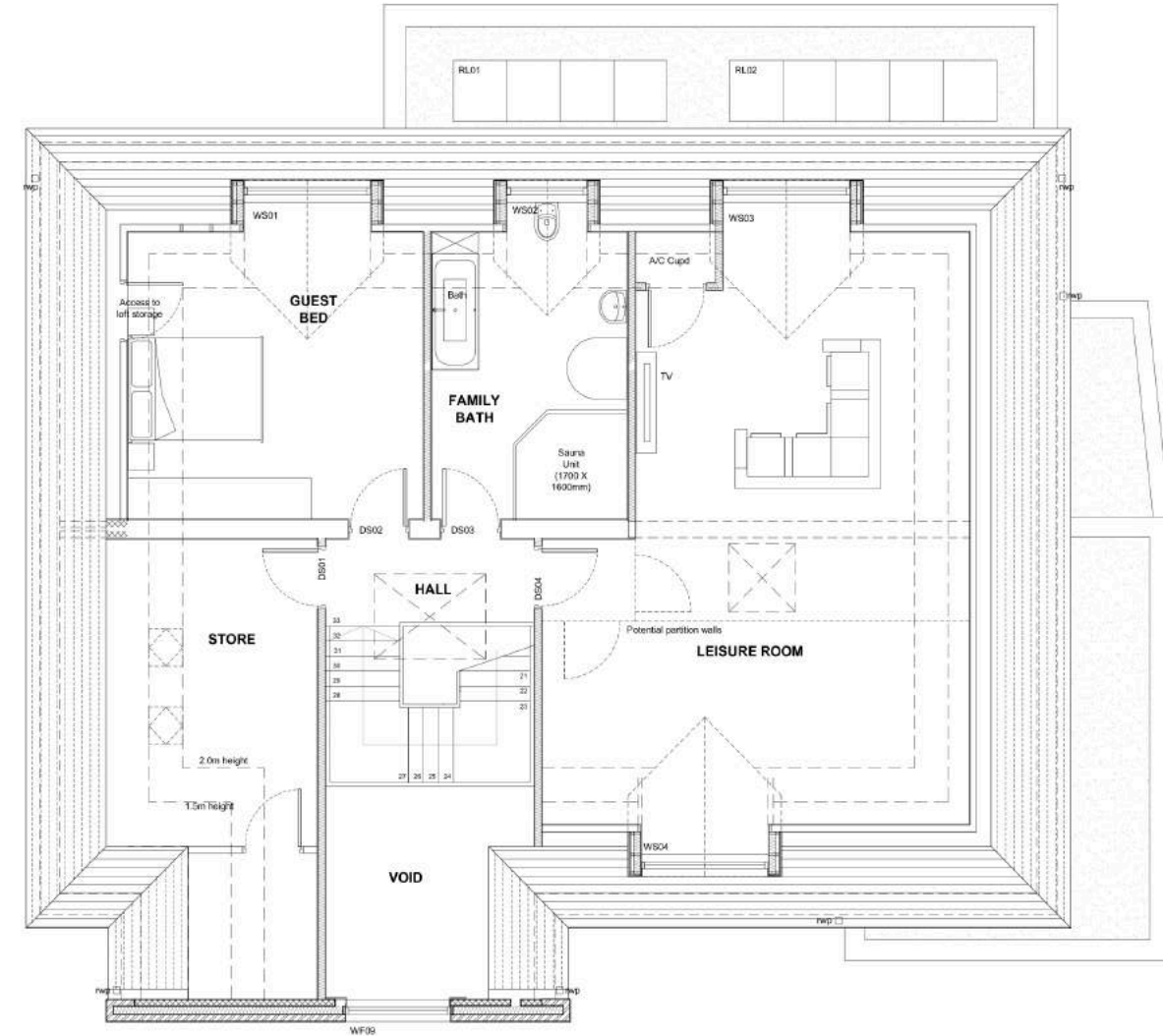
Floor Dimensions

Ground Floor	2141 Sq.ft	199 Sq.m
First Floor	1765 Sq.ft	164 Sq.m
Second Floor	1194 Sq.ft	111 Sq.m
Total GI Area	5100 Sq.ft	474 Sq.m

(Excludes areas below 1.5m in height)

Ground Floor

Hall	24.0' x 10.2'	7.3m x 3.1m	Garage	19.0' x 15.8'	5.8m x 4.8m
Study	12.8' x 12.5'	3.9m x 3.8m	Garden Store	10.0' x 4.3'	3.0m x 1.3m
Formal Lounge	17.2' x 14.8'	5.2m x 4.5m	Rear Garden	67.6' x 56.1'	20.5m x 17.0m
Living/ Dining	31.7' x 24.4'	9.6m x 7.4m		(narrows to 35.6')	(narrows to 10.8m)
Kitchen	16.8' x 17.2'	5.1m x 5.2m			
Prep kitchen	8.6' x 6.0'	2.6m x 1.8m			
W/ C	6.3' x 4.6'	1.9m x 1.4m			



First Floor

Second Floor

Master Bedroom	17.2' x 12.5'	5.2m x 3.8m	Bedroom 3	17.2' x 12.8'	5.2m x 3.9m	Bedroom 5	13.2' x 12.5'	4.0m x 3.8m
Dressing Area	17.2' x 8.6'	5.2m x 2.6m	En-suite	8.0' x 5.6'	2.4m x 1.7m	Family Bathroom	12.5' x 10.0'	3.8m x 3.0m
En-suite	17.2' x 7.3'	5.2m x 2.2m	Bedroom 4	22.1' x 12.5'	6.7m x 3.8m	Leisure Room	25.8' x 20.0'	7.8m x 6.0m
Bedroom 2	17.2' x 15.2'	5.2m x 4.6m	En-suite	8.3' x 5.6'	2.5m x 1.7m		(narrows to 15.2')	(narrows to 4.6m)
En-suite	8.9' x 8.9'	2.7m x 2.7m	Laundry	5.6' x 4.6'	1.7m x 1.4m	Store	13.2' x 8.3'	4.0m x 2.5m
Dressing Room	8.9' x 8.0'	2.7m x 2.4m				Boiler Room	9.0' x 4.3'	2.7m x 1.3m

SPECIFICATION

KITCHEN

- Italian designer handle-less fitted kitchen by 'Lube' with soft closing units and under wall cabinet lighting
- Luxurious composite stone work top by 'Caesarstone' and extra wide breakfast bar/ island with matching upstands
- Dual sided storage units below breakfast bar/ island
- Integrated Miele multifunction ovens with separate steam oven and separate microwave oven
- Miele induction hob to island with separate gas hob
- Integrated Siemens extractor hood
- Fully integrated Miele dishwasher
- Freestanding CDA dual temperature zone drinks chiller
- Siemens separate tall fridge and tall freezer with integrated chilled water and ice dispenser
- Large double bowl stainless steel sink with Hansgrohe semi-professional Cento high spout chrome flexible mono-block mixer tap
- Mirror glass splash-back above stone up-stand
- White oak designer internal fire doors which slide into wall pocket between kitchen and living & dining room
- Hidden LED lighting within lowered ceiling bulkhead over kitchen island controlled via Control4
- Integrated 'KEF' ceiling speakers controlled via Control4
- French doors open onto patio area for al-fresco dining

ADJACENT 'PREP' KITCHEN

- Italian designer floor and wall soft closing units fitted by 'Lube'
- Siemens gas hob and extractor in stainless steel
- Inset stainless steel sink and Hansgrohe mixer tap in chrome with pull out spray
- Mirror glass splash-back above stone up-stand
- External access door to side for deliveries

EXTERNAL

- Carriage drive in resin bound gravel with parking for numerous cars
- Contemporary design remote controlled metallic gates powered by 'Came' motors
- Matching pedestrian gate design with integral hydraulic self-closer and magnetic lock
- Oversized external post box by 'Allux' with secure lock to access door and anti-pilfer mechanism
- Landscaped front, side and west facing garden
- Porcelain tiles to front and side pathways and rear patio areas
- Large garage with high ceiling, internal door access to house for convenience and 'Hormann' remote controlled energy efficient composite aluminium sectional garage door with 2 remotes and internal activation switch (wi-fi accessible)
- External garden store
- Pathway to rear of property with side entrance
- Lighting and electricity to garage
- External water point accessible to the front and rear
- Quality brickwork, rendering and zinc cladding to dormers
- High level insulation
- Oversized energy saving dark grey aluminium composite entrance door by 'Spitfire Doors' with internal door restrictor and multi-point locking
- Grey/ white aluminium double glazed, flush profile windows with A-rated laminated low emissivity glass
- Grey/ white aluminium double glazed, flush profile bi-fold doors to terrace/ garden with floating corner post
- 'Sunsquare' skylights to dining/ living room as well as second floor landing
- Velux skylight to leisure room
- Juliette balcony to master bedroom

INTERIORS

- Large vaulted entrance hall with bespoke designed steel staircase with glass balustrade and oak handrail
- Large chandelier feature to entrance with full height glazing
- Coffered ceilings to formal lounge, living/ dining room with hidden LED lighting and additional integral recess for dual curtain tracks with power for future automation
- European porcelain tiles to ground floor excluding formal lounge
- Wet under floor heating to ground and first floors with contemporary designer radiators to second floor
- Italian designer fitted TV/ media unit to living/ dining room
- 'Daikin' air conditioning system to study, living/ dining room, master bedroom, bedrooms 3 & 5 and leisure room
- White oak designer internal fire doors with contemporary polished chrome door furniture, glazed doors to kitchen, living/ dining and utility room
- Art deco skirting and architraves painted in white satin eggshell
- Interior designed paint and wallpaper scheme to principle rooms
- Art deco coving to master bedroom
- Italian designer fitted wardrobes to all bedrooms with additional mirror glazed to master bedroom and walk-in dressing room to bedroom 2
- Fitted carpet to formal lounge, all bedrooms, leisure room and all landings
- Dual leaf spine wall and concrete first floor for improved sound attenuation

BATHROOM, WC AND EN-SUITES

- Dual bowl integrated glass basin with dual width vanity unit by 'Puntotre' to master bedroom en-suite with PIR light below and integrated Bluetooth speakers
- Freestanding white stone slipper bath with floor mounted Hansgrohe Axor shower/ mixer tap to master bedroom
- WC worktop and drawer by 'Puntotre' to coordinate with the sea theme, Lusso stone washbasin and Hansgrohe Axor tap
- Integral ceramic basins with colour co-ordinated vanity units by 'Duravit' to each individually designed en-suite and bathroom with PIR lights below
- Bluetooth speakers to mirror glass wall units with integral shaver/ toothbrush charging socket
- Contemporary wall hung sanitaryware in white by 'Duravit' with integrated dual flush system by 'Geberit'
- Hansgrohe chrome finished taps and 'Raindance' showers and energy efficient downlights
- Separate shower enclosure to en-suites and bathroom
- Oversized steel bath by 'Kaldewei' and Hansgrohe bath/ shower mixer taps to bedroom 2 and family bathroom
- Full height porcelain wall tiling and coordinated floor tiles
- Bespoke designed sauna in Aspen wood for up to 4 people with built-in Bluetooth speakers and hidden LED lighting fitted with 'EOS' 6kW heater and controller

LAUNDRY CUPBOARD

- Italian designer floor and wall soft closing units fitted by 'Lube'
- Stainless steel sink and Hansgrohe mixer tap
- Siemens washing machine and condenser tumble dryer with integrated condensate drain; both wi-fi accessible via app

ELECTRICAL

- Control4 (C4) home automation and smart lighting system to enable different mood settings and dimming control
- 'KEF' surround sound ceiling speakers to sitting room and stereo speakers to kitchen
- Surround sound speaker wiring to formal lounge ceiling and surround sound speaker points to leisure room.
- Stereo speaker wiring to all bedrooms with all speaker wiring terminating at media rack for future integrated whole house music and television system
- Built-in 'Ubiquiti' wi-fi system boosted across whole house with additional wired ethernet points to all rooms
- Installed digital aerial and Sky dish to inter-changeable TV points to study, kitchen, formal lounge, living/ dining room, all bedrooms and leisure room with additional x5 Cat6 cables to each TV point
- Adaptable for 'Sky Q' in individual rooms or upgradeable to central system from media rack for full Control4 control
- Telephone point to kitchen, however any wired ethernet point maybe interchanged to phone line
- Dual telephone points in the study for additional landlines
- 'Astro' wall mounted lights to stairs and landing
- Energy efficient downlights in chrome by 'Aurora' in kitchen and bathrooms whilst white low energy downlights are fitted elsewhere
- Chrome finished flat plate lighting dimmer switches
- 'Astro' wall mounted lights with integrated reading light to master bedroom
- Power sockets by 'Hamilton' with USB charging
- Post mounted floor lights to rear garden area
- Wall lights to front gates, front wall and rear wall of house
- Movement detected, dawn-to-dusk external flood lights to side, rear patio and garden stores

HEATING AND COOLING

- 'Vaillant' gas fired system, condensing central heating boiler to wet under-floor heating and radiators
- 'Heat-miser' control system with thermostat/ timers to each zone with Control4 wi-fi access
- Contemporary ladder style towel radiators in chrome to bathroom and en-suites on a separate controlled circuit with Control4 wi-fi access
- Hot water on a separate timer controller with Control4 wi-fi access
- Thermostatic chrome finished radiator valves
- Two 'Megaflo' mains pressure hot water system storage tanks
- 'Daikin' air conditioning system with individual room thermostat controllers can also be controlled via an app; system provides cooling as well as heating to study, living/ dining room, master bedroom, bedrooms 3 & 5 and leisure room

SECURITY

- 'Texecom' triple zone burglar alarm system with control panels in hall and first floor landing with fob and keycode access with additional control via the internet
- Movement detectors in each room, vibration sensors to windows and external perimeter beam at first floor level above ground floor extension
- Panic buttons on all floors
- CCTV cameras: 9 external and 3 internal with wi-fi access
- 'DS2' video intercom access via Control4 panel and wi-fi
- Car access gates are remote controlled by fob as well as through Control4
- Lockable double-glazed windows with laminated glass
- Lighting to perimeter of house
- Mains operated smoke, heat and carbon monoxide detectors



BUILDING WARRANTY

The Ridgeway has been inspected by the National House Building Council (NHBC) throughout the construction process and are providing a 10 year warranty.



Raising Standards. Protecting Homeowners



REGENT LODGE DEVELOPERS

For all sales enquiries, please contact our sole agents below:



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