

ASHBURY  & BLOOM

MARSH  PARSONS  
NEW HOMES

The Mill  
HOUSE

Millers Way, London, W6





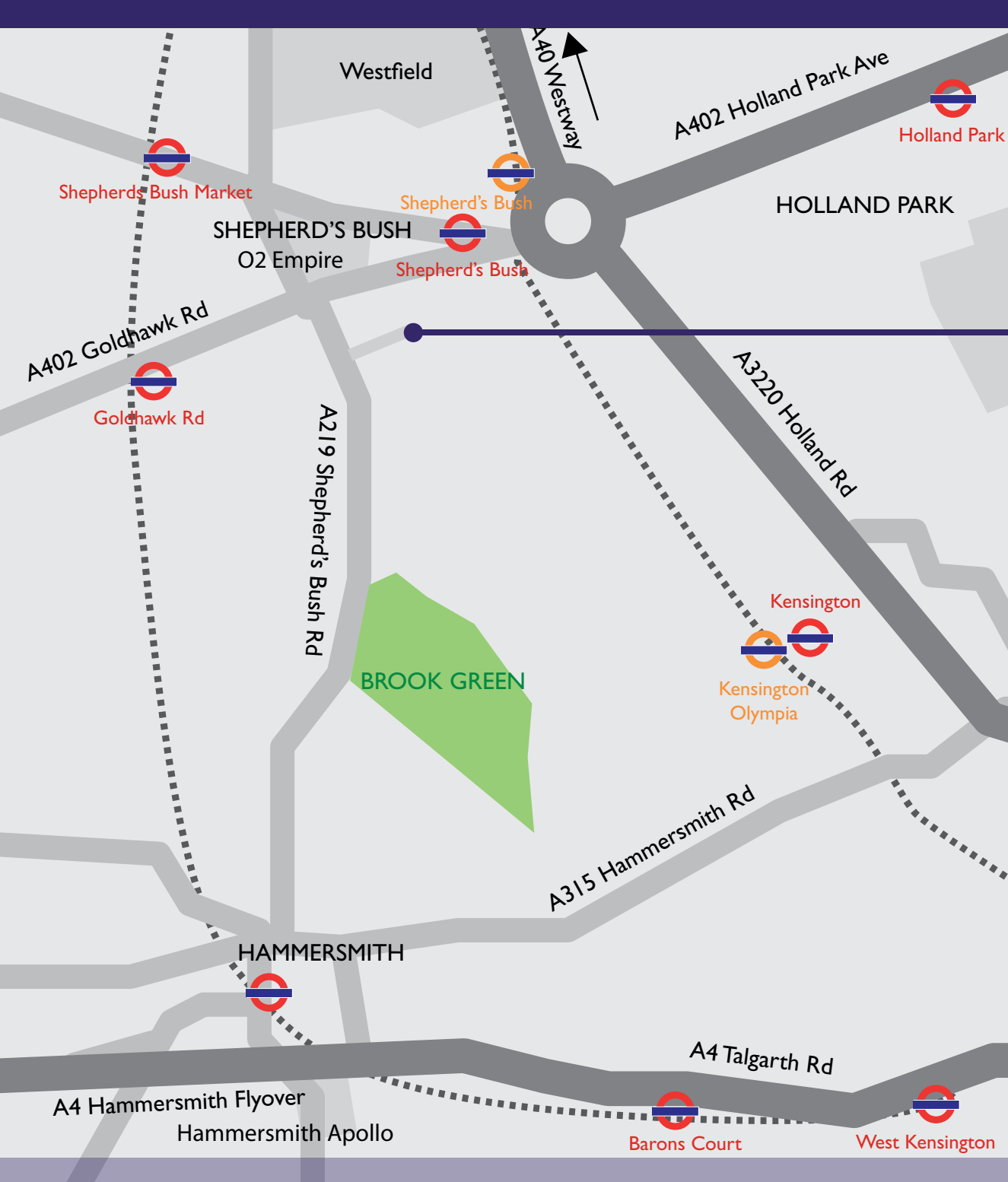
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## The Development

This former Mill House in Brook Green has been a hidden architectural treasure for years, enjoying a wonderfully discreet location at the end of a private 'no through' road, yet superbly positioned for the immediate and extensive facilities of the surrounding area. The property was recently granted full planning permission for a sympathetic conversion into 9 brand new luxury lateral apartments, most of which come with large private terracing, and secure gated parking. Enjoying a discreet entrance with cobbled forecourt, the development has been carefully designed to capture the striking traditional architecture of the original building's façade, blended with a modern, bright and contemporary interior showcasing the very latest in stylish modern living.

Immediately upon entering each of these unique apartments the positive sensation created by these vast, light-filled open spaces is apparent. The properties have been carefully designed to provide the most striking open-plan living spaces, direct access to large private terraces and well balanced bedroom accommodation to ensure that luxury, privacy and floor space are to the fore in each and every property.

For safety and absolute peace of mind, the apartments have been installed with mains-wired smoke detectors. All properties are being sold with the benefit of a 10yr structural warranty.



# The Mill HOUSE

Millers Way, London, W6

## Transport:

Transport surrounding The Mill House is plentiful with three tube lines that run from Hammersmith (Piccadilly line, District line and Hammersmith & City line) and both underground (Central) and mainline trains (linking to Clapham Junction) from Shepherd's Bush. Bus routes that run for 24 hours operate from Hammersmith and Shepherd's Bush linking West London with the West End and City. For those who need easy access by car to the M4 or Heathrow, The Mill House is perfectly situated.

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## Location

The Mill House really does enjoy the best of both worlds, being conveniently located in the heart of Brook Green whilst enjoying the vibrancy of Shepherd's Bush with its plethora of restaurants, entertainment facilities and vast green open spaces right on your doorstep.

Brook Green originally takes its name from a small tributary of the Thames that used to run through the area, and benefits from a combination of attractive amenities including smart boutiques, pavement cafés and the many bistros on Blythe Road, all of which provide a constant reminder of its unique 'village' feel. After a short stroll, you'll find yourself enchanted by the pretty cottages, grand Victorian houses on the green and impressive riverside properties at Chiswick Mall, W4.

Shepherd's Bush has an eclectic selection of places to eat, drink and shop and now boasts the largest shopping centre in West London, the iconic Westfield, where incredible choice and inconceivable luxury are de rigueur - you may not ever feel the need to travel to other parts of Central London again! The Westfield phenomenon is providing a catalyst for regeneration in the Shepherd's Bush area, which has recently seen its central green undergo a facelift, while the market – a treasure trove of eclectic goods and services is scheduled for significant enhancement over coming years. Other Shepherd's Bush attractions include the O2 Empire and The Bush Theatre, while Holland Park, Notting Hill, Portobello Road and Kensington are all within close proximity.



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## Specification

Interiors at The Mill House promise to offer nothing less than the very best in design and specification. Considerable thought has been put into each and every fixture and fitting to ensure continuity and the very best in style and quality.

### KITCHENS:

- Bosch stainless steel oven, hob and extractor hood
- Integrated fridge/freezer
- Integrated washer/dryer
- Integrated dishwasher
- Integrated wine cooler
- Black granite work tops
- High gloss cream/white/grey soft close kitchen units with integrated handles
- Polished chrome mixer taps by Crosswater
- Island unit with breakfast bar
- Under cabinet lighting
- Clear glass splash-back
- Black stone tile effect laminate floor

### BATHROOMS:

- Roca/Villeroy and Boch sanitaryware
- Bauhaus shaver fittings with chrome sockets
- Crosswater polished chrome towel rails
- Crosswater polished chrome sink taps
- Crosswater polished chrome bath mixer taps
- Fully tiled walls and floor
- Under floor heating
- Flush full height vanity mirrors

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### GENERAL:

- Passenger lift covering ground to third floors
- Wood flooring to hallways and living room
- Fully carpeted bedrooms
- Fitted wardrobes – on request
- Oak Dordogne doors to all rooms
- Polished chrome door handles and furniture
- Gas fired central heating
- Polished chrome sockets and surfaces
- Low voltage down lights
- Video/audio entry phone
- Double glazed windows
- Taurus wood skirting and architrave
- Secure under-croft parking (additional cost)
- Optional water and air purification system
- CAT 5 cabling
- Pre-fitted BT telephone cabling
- Pre-fitted Satellite TV cabling

\* In certain circumstances that are out of our control it might be necessary to change some of the manufacturers or specifications listed above. Any changes will be of similar quality and finish and will be communicated to purchasers as soon as possible.





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## Ground Floor - Apartment 1

Apartment 1

2 Bedroom 2 Bathroom, Guest WC with Terrace

Master Bedroom	13'8 x 13'6
Bedroom 2	16'4 x 9'4
Kitchen/Reception	26'6 x 21'6
Terrace	258 sq ft
Total Internal sq ft:	1,164 sq ft



# First Floor - Apartments 2,3 & 4

## Apartment 2

### 2 Bedroom 2 Bathroom, Guest WC with Balcony

Master Bedroom	13'8 x 13'6
Bedroom 2	16'4 x 9'4
Kitchen/Reception	28' x 21'6
Balcony	33 sq ft
Total Internal sq ft:	1,165 sq ft

## Apartment 3

### 2 Bedroom 2 Bathroom with Terrace

Master Bedroom	23'2 x 12'4
Bedroom 2	12'6 x 11'10
Kitchen	13'10 x 12'6
Reception	21' x 13'10
Terrace	153 sq ft
Total Internal sq ft:	1,086 sq ft

## Apartment 4

### 2 Bedroom 1 Bathroom with Terrace

Master Bedroom	14'8 x 10'10
Bedroom 2	15'2 x 8'4
Kitchen/Reception	24'2 x 17'4
Terrace	96 sq ft
Total Internal sq ft:	925 sq ft



\*SL Skylight

# Second Floor - Apartments 5 & 6

## Apartment 5

### 2 Bedroom 2 Bathroom, Guest WC with Balcony

Master Bedroom	13'8 x 13'6
Bedroom 2	16'4 x 9'4
Kitchen/Reception	26'6 x 21'6
Balcony	33 sq ft
Total Internal sq ft:	1,194 sq ft

## Apartment 6

### 2 Bedroom 2 Bathroom, Guest WC with Terrace

Master Bedroom	21'10 x 9'2
Bedroom 2	12'4 x 12'2
Kitchen/Reception	26'4 x 19'6
Terrace	150 sq ft
Total Internal sq ft:	1,123 sq ft



\*SL Skylight

## Third Floor - Apartments 7 & 8

### Apartment 7

2 Bedroom 2 Bathroom, Guest WC with Balcony & Terrace

Master Bedroom	13'8 x 13'6
Bedroom 2	16'4 x 9'4
Kitchen/Reception	21'6 x 20'6
Balcony & Terrace	116 sq ft
Total Internal sq ft:	1,055 sq ft

### Apartment 8

1 Bedroom 1 Bathroom, with Balcony & Terrace

Master Bedroom	14' x 11'2
Kitchen	15'6 x 8'4
Reception	15,10 x 15'2
Balcony & Terrace	187 sq ft
Total Internal sq ft:	656 sq ft

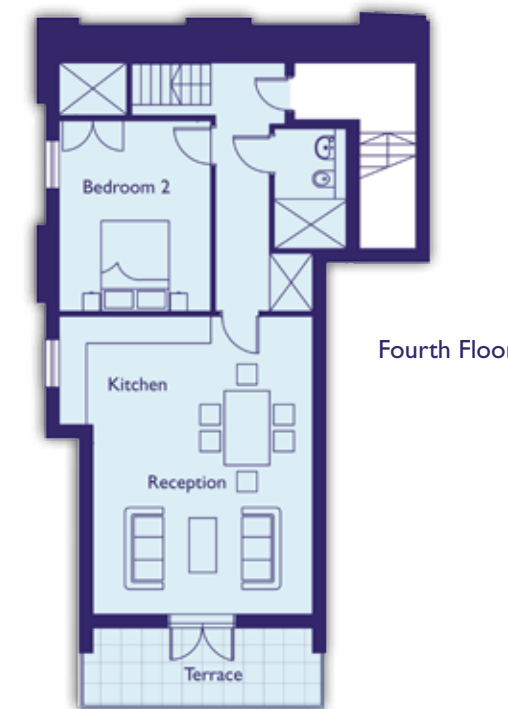


## Fourth and Fifth Floor - Apartment 9

### Apartment 9

2 Bedroom 2 Bathroom Duplex with Roof Terraces

Master Bedroom	19' x 16'
Bedroom 2	13'10 x 11'
Kitchen/Reception	21'8 x 18'4
Balcony & Terrace	245 sq ft
Total Internal sq ft:	1,179 sq ft



Fourth Floor



Fifth Floor

\*SL Skylight





With a combined experience of over 35 years in Property, Ashbury & Bloom is fast becoming one of the most trusted and respected Property Developers in the South East of England.

We are founded on the principles of Quality & Innovation and all our developments embody these themes. We recognise that choosing your home will be one of the most important decisions that you will ever make which is why we are constantly seeking and implementing new ways of creating beautiful, functional and sustainable homes to suit every need and taste.

We research and implement new innovations, materials and technology into our developments to make sure that your new home will be as sustainable, functional, and economical as possible. However, we are adamant that function and beauty should always go hand in hand and so our craftsmen and designers will always ensure that the work is finished to the highest quality, beauty and comfort.

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Since 1856 Marsh & Parsons has been part of the Central, West and South London property scene. With our 16 offices situated in prime positions in some of the most charming and interesting “villages” of London we have an intimate and extensive knowledge of the area which we know gets us the best results. Specialising in Central, West and South London, we make sure that all of our developments fall within a three mile radius of one of our London based offices. Our successful and unique “open register” ensures that it is not just our New Homes consultants that have access to the developments, sales staff from every office are able to promote and discuss New Homes developments.

Marsh & Parsons New Homes ensures that all properties are offered with builders or architects guarantees, protecting against any defects, for up to 10 years from the build completion. In addition, all of our new properties are equipped with brand new appliances, state-of-the-art kitchens and brand new central heating systems, all under manufacturers guarantee.

Subject to the stage of completion, we may be able to offer you the flexibility of designing the layout of your new home, made possible due to the working relationships we have with our developers. Additionally, every brand new home that Marsh & Parsons sells is, of course, offered entirely chain free.

We understand that we are judged on the level of our service and are committed to offering a first class service delivering unrivalled results with our aim to establish individual relationships with our clients through a business which is built on energy, agility, professionalism and knowledge.

We want to be the agent that not only understands the local area around our offices better than any other, we want to be at the heart of the community.



# The Mill HOUSE

Millers Way, London, W6

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