





NORWOOD GREEN

Located within the London Borough of Ealing amid the hustle and bustle of West London, the peaceful, leafy area of Norwood Green offers a quiet sanctuary in the heart of the capital.

This exclusive development backs onto open fields and is just a stones-throw from the quaint village green, it's difficult to believe that The Old Dairy and Norwood Green is just ten miles from central London.

To the east, it's a short walk to the famous National Trust gardens of Osterley House which stretch as far as the eye can see, easily earning the title as one of the largest open spaces in west London. A beautiful manor rests in the

heart of the gardens, providing the setting for many films including 'The Duchess ' with Keira Knightley.

Thanks to its vibrant heritage, Norwood Green (which dates back to 832) has been designated as a Conservation Area and The Old Dairy is immediately adjacent to Metropolitan Open Land.

LOCAL AMENITIES

Leisure facilities close-by include Osterley Sports Centre and the Cricket Club next door, while Airlinks Golf and Country Club and Wyke Green both offer a challenging 18 holes.

There are a number of excellent primary, secondary and sixth form educational facilities all within a very close radius of Norwood Green.

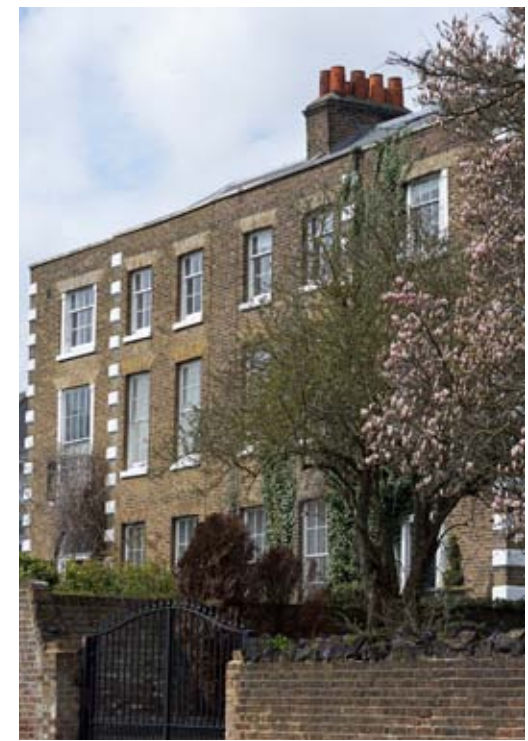
SHOPPING

A couple of miles away at Ealing Broadway you'll find major high street shopping, a theatre, a cinema and a wealth of restaurants. Furthermore, you're not far from Chiswick or Richmond, while Westfield Shopping Centre at Shepherds Bush offers all the designer shopping you could hope for.v

OSTERLEY TUBE STATION & PICCADILLY LINE INFORMATION

Communications from The Old Dairy are excellent via road and rail with the nearby A4 connecting to the M4 and M25.

Osterley tube station offers Piccadilly Line services direct to the heart of London (13 minutes) whilst London Heathrow is just 15 minutes away.



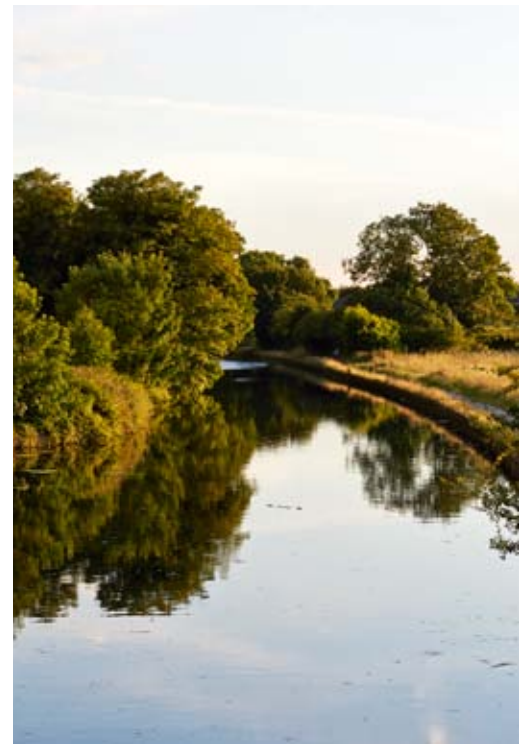
BEYOND NORWOOD GREEN

The nearest major town is Ealing, the leafy West London neighbourhood often referred to as “Queen of the Suburbs”. Historically a rural village, Ealing has undergone a massive transformation into a major metropolitan centre and has formed part of Greater London since 1995. The town is today alive with an eclectic mix of international cuisine, restaurants, bars, street cafes, shopping centres and galleries. Together with excellent transport links connecting the town centre to Central London, like Norwood Green, Ealing continues to attract residents seeking all the advantages of London living but with a countryside charm.

With a new Crossrail station at Ealing Broadway scheduled to commence in 2017, journey times into the City of London will be cut to just 18 minutes.

For more cosmopolitan attractions, Southall’s local markets are full of colourful fabrics and wonderful aromas from food stalls selling Indian sweets and other delightful delicacies. Often referred to as Little India, with its strong Indian and Pakistani roots as well as a mix of other diverse cultures and ethnicities, it is a real hive of activity, particularly around late October for Diwali.

From Southall Overground (zone 4) Station you can be in Ealing Broadway in six minutes and London Paddington in 18 minutes. In addition, you’re not far from Chiswick or Richmond, where you’ll find high street shopping, theatre and cinema and a wealth of gastronomic opportunities.



THE OLD DAIRY

The Old Dairy is an exclusive development of just eight large luxury houses – a pair of semi-detached and six detached. Situated in the much sought-after Norwood Green area in West London, the homes all have 5/6 bedrooms and 4/5 bathrooms and range in size from 2,110 sq/ft to over 3,000 sq/ft.

Every home also has two parking spaces, one in its own garage and one on a private drive in front. All are accessed via a private entrance road and protected by secure electric entrance gates. There's also unrestricted on-road parking both within and outside the site.



THE HOUSES

PLOT 1 ~ THE WOODCOTE

5 Beds	3/4 baths	2147 SQ/FT (GIA)	2386 SQ/FT (GEA)
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PLOT 2 ~ THE WOODCOTE

5 Beds	3/4 baths	2147 SQ/FT (GIA)	2386 SQ/FT (GEA)
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PLOT 3 ~ THE ASCOT

5/6 beds	3/4 baths	2922 SQ/FT (GIA)	3318 SQ/FT (GEA)
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PLOT 4 ~ THE WOBURN

5/6 beds	3/4 baths	2658 SQ/FT (GIA)	3010 SQ/FT (GEA)
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PLOT 5 ~ THE CHATSWORTH

5/6 beds	3/4 baths	2739 SQ/FT (GIA)	3085 SQ/FT (GEA)
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PLOT 6 ~ THE CHATSWORTH

5/6 beds	3/4 baths	2739 SQ/FT (GIA)	3085 SQ/FT (GEA)
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PLOT 7 ~ THE CHATSWORTH

5/6 beds	3/4 baths	2739 SQ/FT (GIA)	3085 SQ/FT (GEA)
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PLOT 8 ~ THE MILFORD

5/6 beds	3/4 baths	2722 SQ/FT (GIA)	3004 SQ/FT (GEA)
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GIA = Gross Internal Area • GEA = Gross External Area

GARAGES AND PARKING

- The development is accessed through entrance gates off of a private road
- Each plot has two private allocated parking spaces
- Further unrestricted parking is available within the site



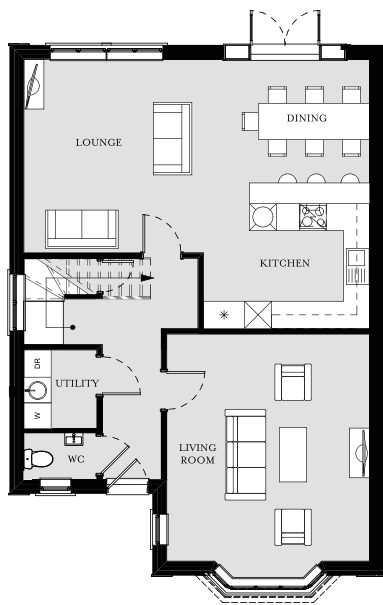


PLOT 1 & 2 ~ THE WOODCOTES - 199.62 M² / 2147.52 SQ/FT (GIA)

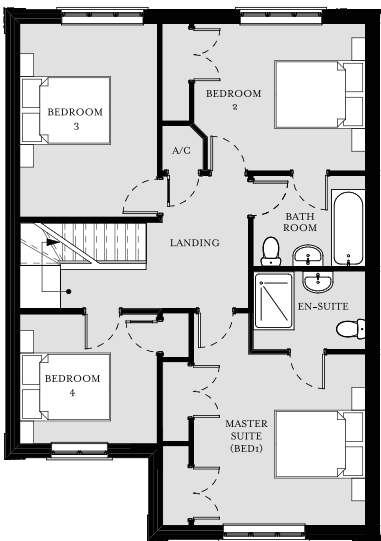
The Woodcotes are exceptionally spacious, semi-detached 5-Bedroom, 2.5 storey houses with a Gross External Area of 2,386 sq/ft. The houses front

Norwood Road and, as well as on-road parking being available to the front, each has two allocated parking spaces to the rear, one in a covered parking block and

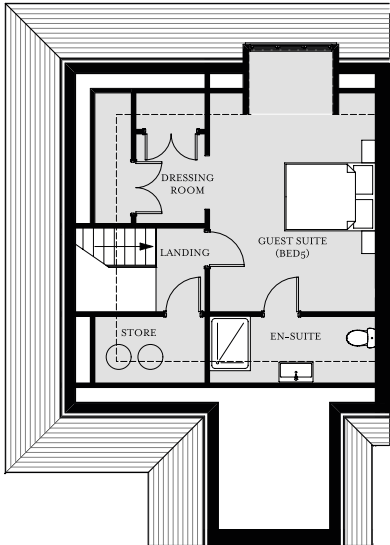
one on the forecourt in front of the block, all accessed through the secure entrance gates to be constructed on the private road.



GROUND FLOOR: 79.50 M ² /855.73 SQ FT	
Kitchen/Dining/Lounge	7620 x 5935 / 25'0" x 19'6"
Living Room	4470 x 5000 / 16'5" x 14'8"
WC	1600 x 1025 / 5'3" x 3'3"
Utility Room	1730 x 1600 / 5'9" x 5'3"



FIRST FLOOR: 78.78 M ² /846.53 SQ FT	
Master bedroom (Bed 1)	3799 x 4495 / 12'6" x 14'9"
Ensuite	2480 x 2000 / 8'2" x 5'8"
Bedroom 2	3271 x 4508 / 10'9" x 14'9"
Bedroom 3	4265 x 3030 / 14'0" x 10'0"
Bedroom 4	3025 x 2855 / 9'10" x 9'5"
WC	2480 x 2000 / 8'2" x 6'7"



SECOND FLOOR: 38.50M ² /414.41 SQ FT	
Guest Suite (Bed 5)	4820 x 3650 / 15'10" x 12'0"
Ensuite	3650 x 1470 / 12'0" x 4'10"
Dressing Room	1525 x 1970 / 5'4" x 9'5"
Store	2430 x 1470 / 8'0" x 4'10"

Note - Plot 2 layout shown (plot 1 is handed)

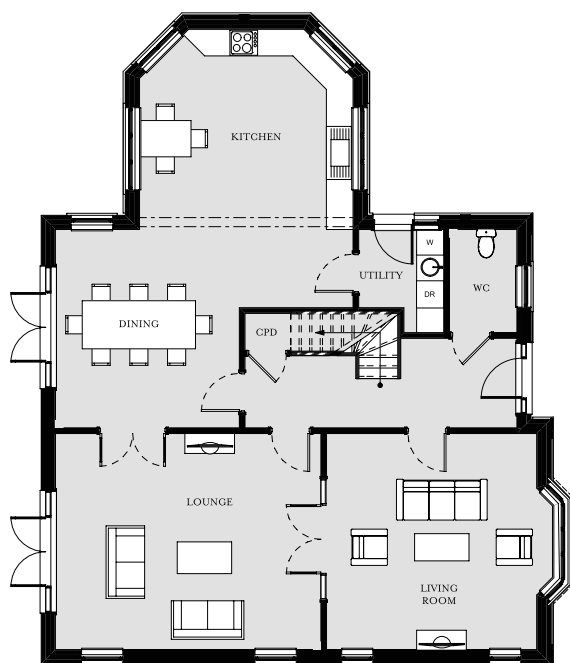


PLOT 3 ~ THE ASCOT - 271.52 M² / 2922.65 SQ/FT (GIA)

The Ascot is a spectacular, detached 5/6 Bedroom, 2.5 storey house with a Gross External Area of 3,318 sq/ft . This is the only home of this type and is the

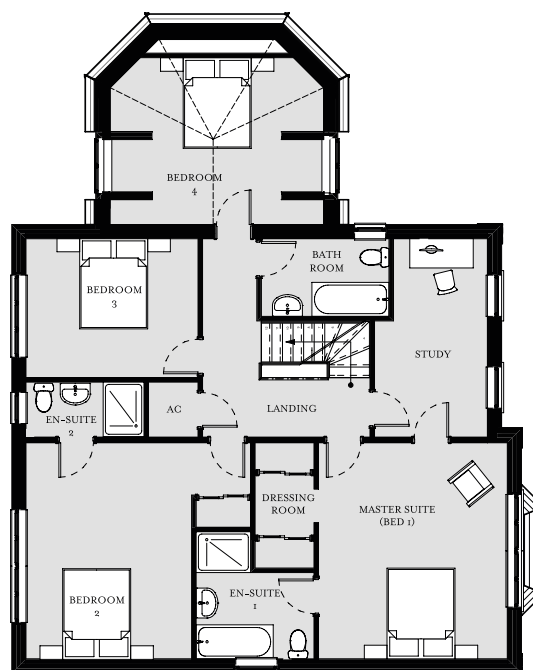
largest house and the largest plot on the site. Accessed at the end of a private drive, The Ascot has two allocated parking spaces, one in a covered parking

block and one on the forecourt in front of the block, all accessed through the secure entrance gates to be constructed on the private road.



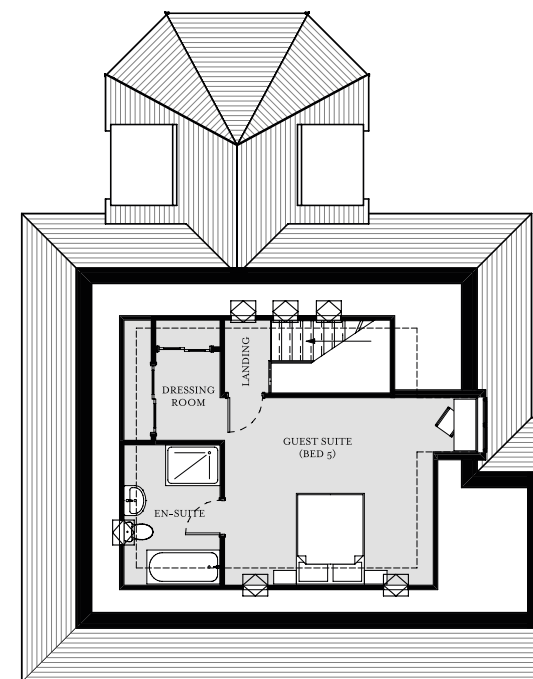
GROUND FLOOR: 116.95 M² / 1258.84 SQ FT

Living Room	4675 x 4630 / 15'8" x 15'3"
Lounge	5855 x 4777 / 19'3" x 15'8"
Dining Room	6570 x 4380 / 21'7" x 14'5"
Kitchen	4400 x 4720 / 14'6" x 15'6"
Utility Room	2300 x 1870 / 7'6" x 6'2"
WC	2300 x 1485 / 7'6" x 4'10"



FIRST FLOOR: 115.18 M² / 1239.67 SQ FT

Master bedroom (Bed 1)	4765 x 4165 / 15'8" x 13'8"
Dressing Room	1340 x 1300 / 4'5" x 4'3"
Ensuite 1	2800 x 2698 / 9'3" x 8'6"
Bedroom 2	4777 x 3666 / 12'0" x 15'8"
Ensuite 2	2600 x 1200 / 8'6" x 3'11"
Bedroom 3	3800 x 3075 / 12'6" x 10'1"
Bedroom 4	4700 x 4000 / 15'6" x 12'1"
Study	4375 x 2490 / 14'5" x 8' 2"
WC	1725 x 2800 / 9'3" x 5'7"



SECOND FLOOR: 39.39 M² / 424.14 SQ FT

Guest Suite (Bed 5)	5580 x 4135 / 18'4" x 13'7"
Ensuite	3095 x 2118 / 10'2" x 6'11"
Dressing Room	1962 x 1418 / 6'5" x 4'8"

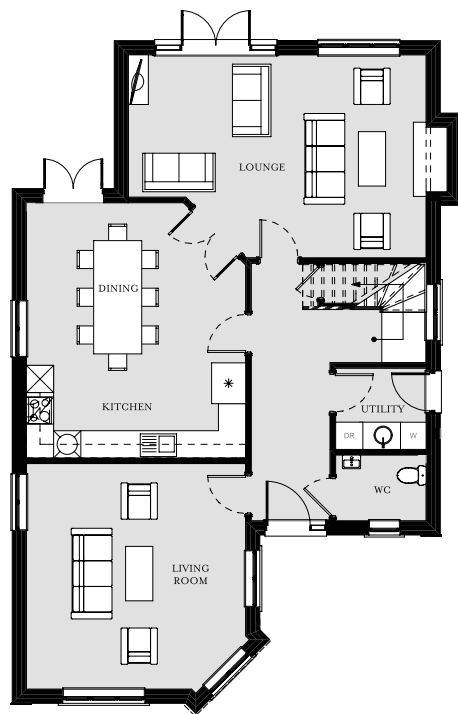


PLOT 4 ~ THE WOBURN - 246.94 M² / 2658 SQ/FT (GIA)

The Woburn is a fantastic, detached 5-Bedroom, 2.5 storey house with a Gross External Area of 3,010 sq/ft . This is the only unit of this type. Accessed at

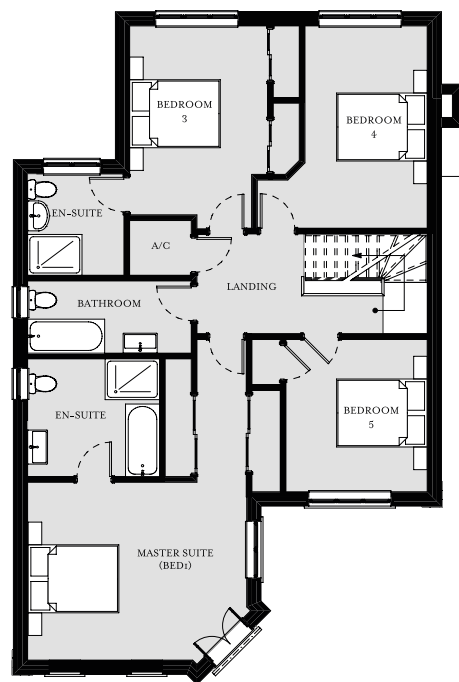
the end of a private drive, The Woburn has two allocated parking spaces, one in its own separate private garage and one on the forecourt in front, all

accessed through the secure entrance gates to be constructed on the private road.



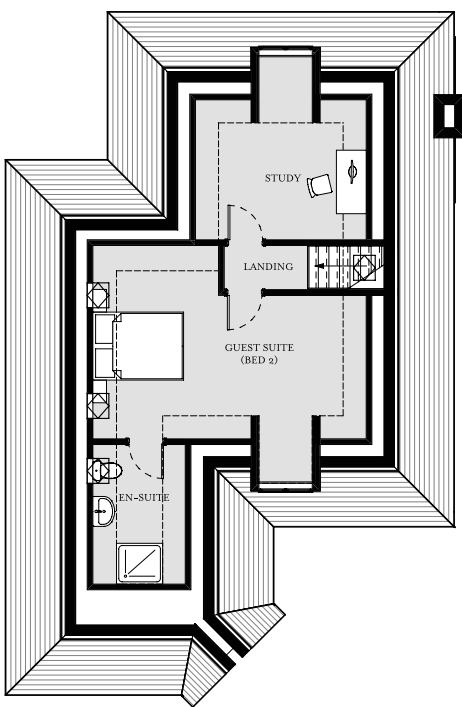
GROUND FLOOR: 100.80 M²/1085 SQ FT

Living Room	5000 x 4860 / 16'4" x 15'10"
Lounge	6565 x 4475 / 21'6" x 14'8"
Kitchen/Dining Room	5653 x 4860 / 18'6" x 15'10"
Utility Room	2020 x 1815 / 6'7" x 5'10"
WC	2020 x 1475 / 6'7" x 4'9"



FIRST FLOOR: 114.68 M²/1234.40 SQ FT

Master Suite (Bed 1)	4860 x 3950 / 15'11" x 12'11"
Ensuite 1	2935 x 2609 / 9'8" x 8'7"
Bedroom 3	4168 x 3742 / 13'8" x 12'3"
Ensuite 2	2263 x 2125 / 7'5" x 7'0"
Bedroom 4	4463 x 3749 / 14'8" x 12'4"
Bedroom 5	3365 x 3143 / 11'0" x 10'4"
WC	3610 x 1618 / 11'10" x 5'4"



SECOND FLOOR: 45.34M²/488.04 SQ FT

Guest Suite (Bed 2)	6028 x 4290 / 19'9" x 14'1"
Ensuite	3100 x 2037 / 10'2" x 6'8"
Study	3765 x 3112 / 12'4" x 10'3"

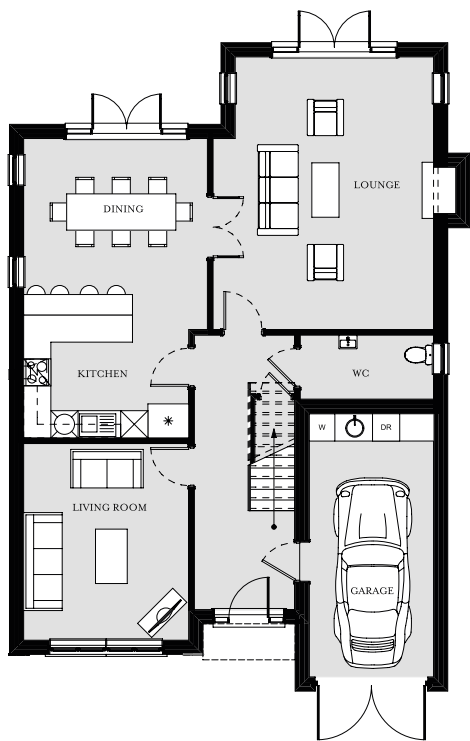


PLOT 5 ~ THE CHATSWORTH - 254.50 M² / 2739.40 SQ/FT (GIA)

The Chatsworth is an outstanding, detached 5-Bedroom, 2.5 storey house with a Gross External Area of 3,085 sq/ft. This is the 2nd largest house

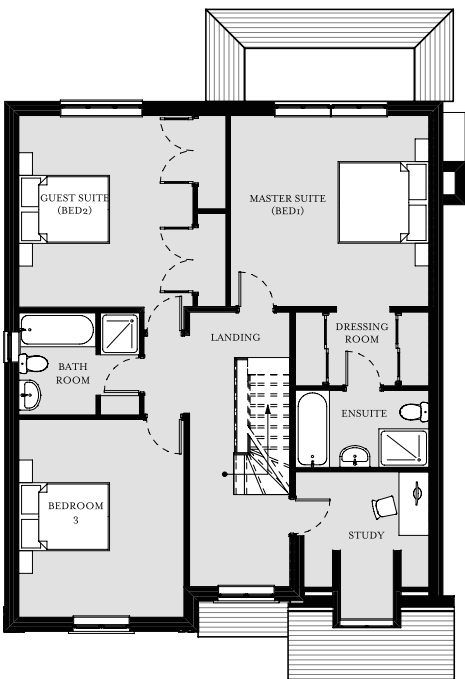
type on the site. Accessed at the end of the private entrance road, The Chatsworth has two allocated parking spaces, one in an integral garage and one on

the forecourt in front, all accessed through the secure entrance gates to be constructed on the private road.



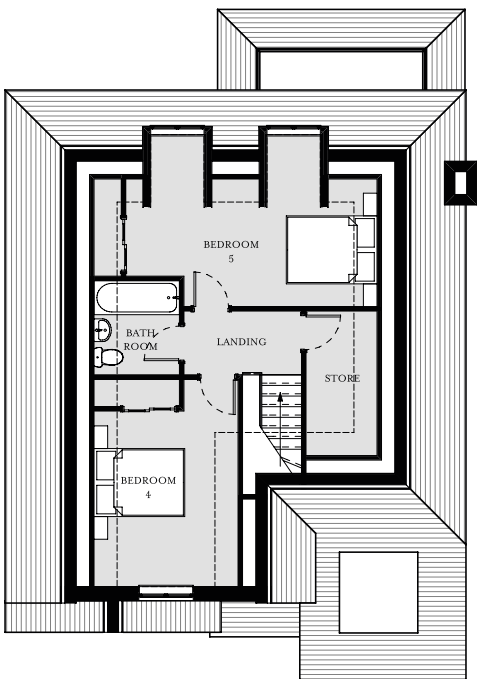
GROUND FLOOR: 108.33 M²/1166 SQ FT

Living Room	4363 x 3665 / 14'4" x 12'0"
Lounge	6038 x 4863 / 19'10" x 15'11"
Kitchen/Dining Room	6628 x 4053 / 21'9" x 13'4"
WC	2965 x 1435 / 9'9" x 4'8"
Garage	5828 x 2765 / 19'1" x 9'1"



FIRST FLOOR: 96.63 M²/1040.10 SQ FT

Master Suite (Bed 1)	4400 x 4230 / 14'5" x 13'11"
Dressing room	1635 x 1497 / 5'4" x 4'11"
Ensuite	2940 x 1700 / 9'8" x 5'7"
Guest Suite (Bed 2)	4238 x 4590 / 13'11" x 15'0"
Bedroom 3	4375 x 3665 / 14'4" x 12'0"
WC	2660 x 2265 / 8'9" x 7'5"
Study	2765 x 2543 / 9'1" x 8'4"



SECOND FLOOR: 49.54M²/533.24 SQ FT

Bedroom 4	4597 x 3200 / 15'1" x 10'6"
Bedroom 5	6265 x 2837 / 20'7" x 9'4"
WC	2100 x 1908 / 6'11" x 6'3"
Store	3211 x 1565 / 10'6" x 5'2"

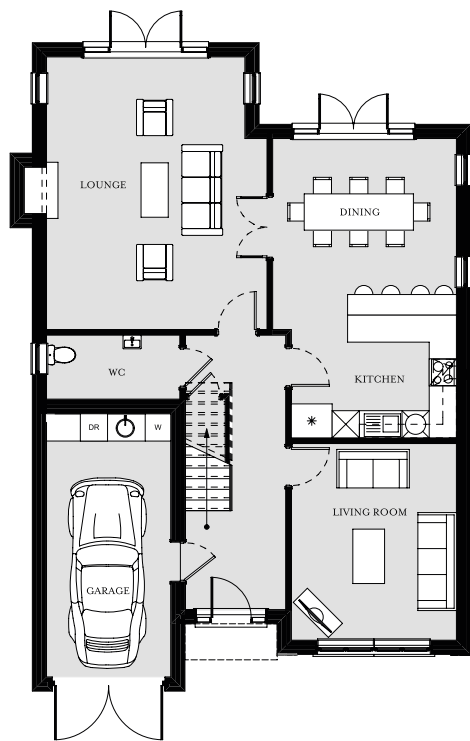


PLOT 6 ~ THE CHATSWORTH - 254.50 M² / 2739.40 SQ/FT (GIA)

The Chatsworth is an outstanding detached 5-Bedroom, 2.5 storey house with a Gross External Area of 3,085 sq/ft . This is the 2nd largest house

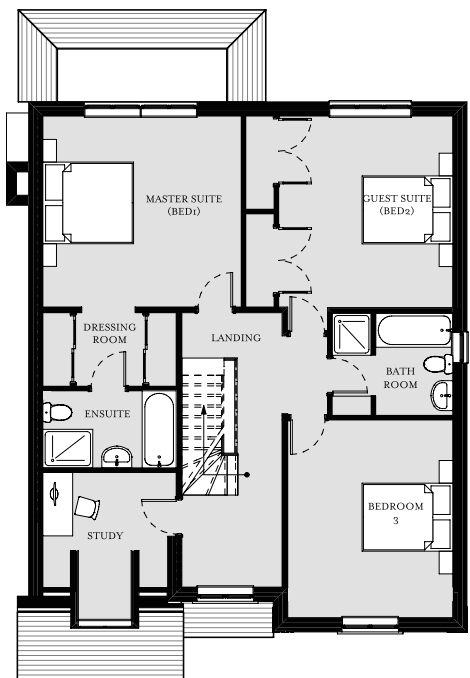
type on the site. Accessed at the end of the private entrance road, The Chatsworth has two allocated parking spaces, one in an integral garage and one on

the forecourt in front, all accessed through the secure entrance gates to be constructed on the private road.



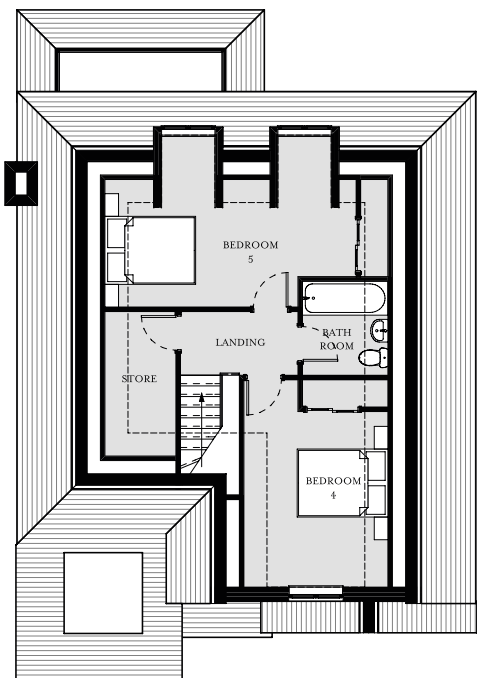
GROUND FLOOR: 108.33 M²/1166 SQ FT

Living Room	4363 x 3665 / 14'4" x 12'0"
Lounge	6038 x 4863 / 19'10" x 15'11"
Kitchen/Dining Room	6628 x 4053 / 21'9" x 13'4"
WC	2965 x 1435 / 9'9" x 4'8"
Garage	5828 x 2765 / 19'1" x 9'1"



FIRST FLOOR: 96.63 M²/1040.10 SQ FT

Master Suite (Bed 1)	4400 x 4230 / 14'5" x 13'11"
Dressing room	1635 x 1497 / 5'4" x 4'11"
Ensuite	2940 x 1700 / 9'8" x 5'7"
Guest Suite (Bed 2)	4238 x 4590 / 13'11" x 15'11"
Bedroom 3	4375 x 3665 / 14'4" x 12'0"
WC	2660 x 2265 / 8'9" x 7'5"
Study	2765 x 2543 / 9'1" x 8'4"



SECOND FLOOR: 49.54M²/533.24 SQ FT

Bedroom 4	4597 x 3200 / 15'1" x 10'6"
Bedroom 5	6265 x 2837 / 20'7" x 9'4"
WC	2100 x 1908 / 6'11" x 6'3"
Store	3211 x 1565 / 10'6" x 5'2"

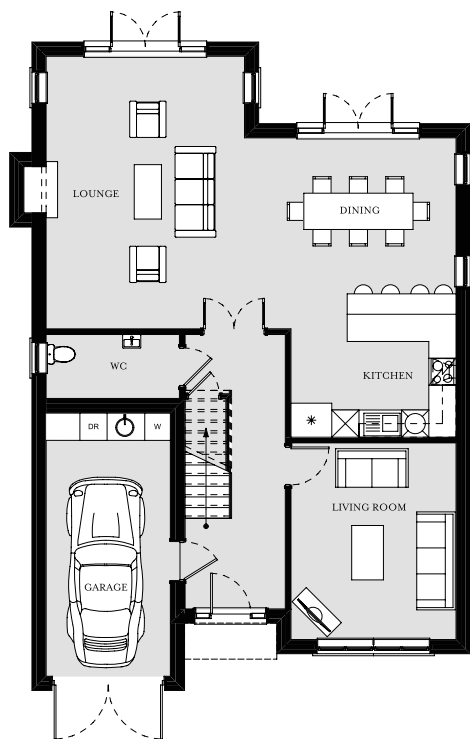


PLOT 7 ~ THE CHATSWORTH - 254.50 M² / 2739.40 SQ/FT (GIA)

The Chatsworth is an outstanding detached 5-Bedroom, 2.5 storey house with a Gross External Area of 3,085 sq/ft . This is the 2nd largest house

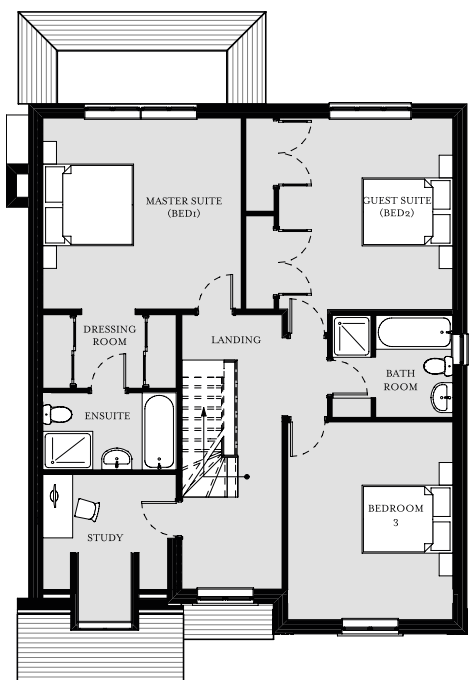
type on the site. Accessed at the end of the private entrance road, The Chatsworth has two allocated parking spaces, one in an integral garage and one on

the forecourt in front, all accessed through the secure entrance gates to be constructed on the private road.



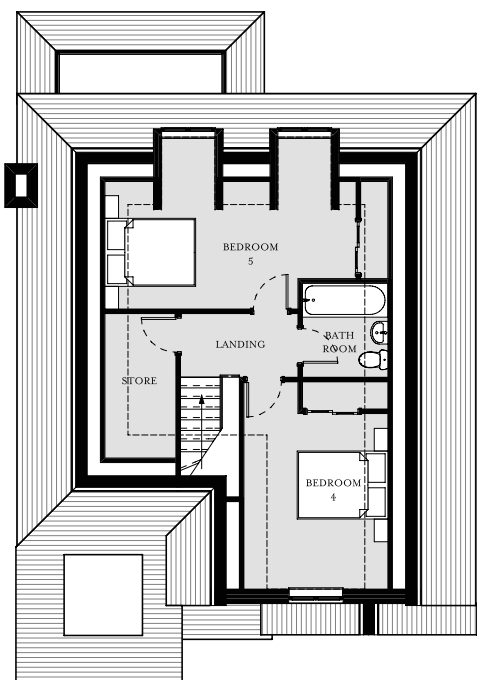
GROUND FLOOR: 108.33 M²/1166 SQ FT

Living Room	4363 x 3665 / 14'4" x 12'0"
Lounge/Kitchen/Dining	9040 x 8403 / 29'8" x 27'7"
WC	2965 x 1435 / 9'9" x 4'8"
Garage	5828 x 2765 / 19'1" x 9'1"



FIRST FLOOR: 96.63 M²/1040.10 SQ FT

Master Suite (Bed 1)	4400 x 4230 / 14'5" x 13'11"
Dressing room	1635 x 1497 / 5'4" x 4'11"
Ensuite	2940 x 1700 / 9'8" x 5'7"
Guest Suite (Bed 2)	4238 x 4590 / 13'11" x 15'1"
Bedroom 3	4375 x 3665 / 14'4" x 12'0"
WC	2660 x 2265 / 8'9" x 7'5"
Study	2765 x 2543 / 9'1" x 8'4"



SECOND FLOOR: 49.54 M²/533.24 SQ F

Bedroom 4	4597 x 3200 / 15'1" x 10'6"
Bedroom 5	6265 x 2837 / 20'7" x 9'4"
WC	2100 x 1908 / 6'11" x 6'3"
Store	3211 x 1565 / 10'6" x 5'2"

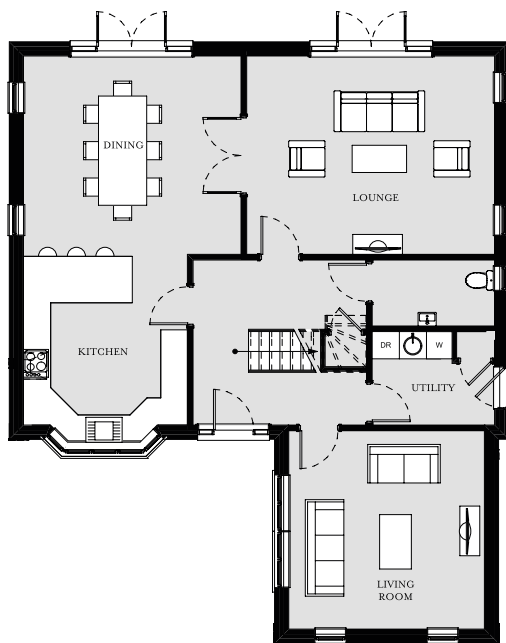


PLOT 8 ~ THE MILFORD - 252.90 M² / 2722.20 SQ/FT (GIA)

The Milford is a spectacular detached 5-Bedroom, 2.5 storey house with a Gross External Area of 3,004 sq/ft . This is the only unit of this type. Accessed at the end

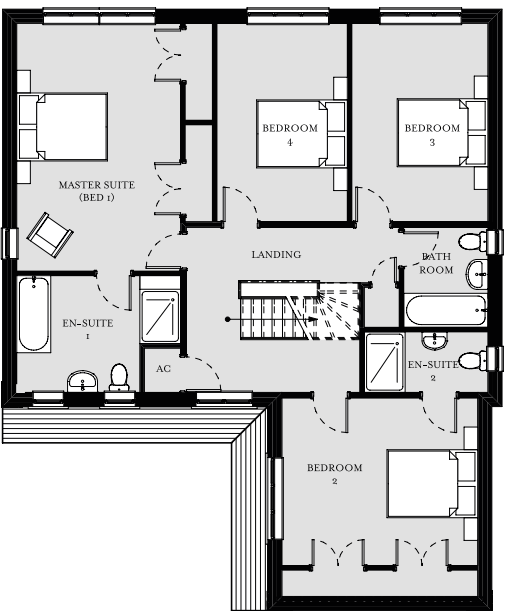
of the hammerhead, The Milford has two allocated parking spaces, one in its own separate private garage and one on the forecourt in front, all accessed through

the secure entrance gates to be constructed on the private road.



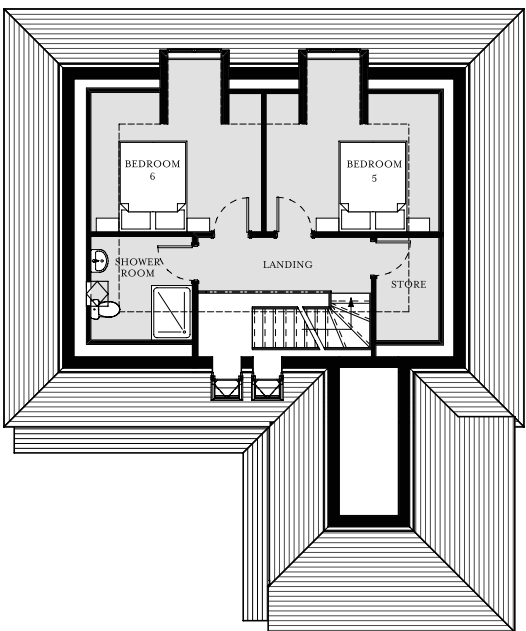
GROUND FLOOR: 104.83 M²/1128.40 SQ FT

Living room	4375 x 4340 / 14'4" x 14'3"
Lounge	5493 x 4400 / 18'0" x 14'5"
Kitchen/Dining	8165 x 4823 / 26'9" x 15'10"
WC	2725 x 1455 / 8'11" x 4'9"
Utility room	2725 x 2060 / 8'11" x 6'9"



FIRST FLOOR: 103.84M²/1117.70 SQ FT

Master Suite (Bed 1)	5490 x 4340 / 18'0" x 14'3"
Ensuite 1	3615 x 2641 / 11'10" x 8'6"
Bedroom 2	4400 x 4315 / 15'5" x 14'2"
Ensuite 2	2750 x 1361 / 9'0" x 4'6"
Bedroom 3	4400 x 3025 / 14'5" x 9'11"
Bedroom 4	4400 x 2900 / 14'5" x 9'6"
WC	2230 x 1880 / 7'4" x 6'2"



SECOND FLOOR: 44.23 M²/476.09 SQ FT

Bedroom 5	3807 x 3072 / 12'6" x 10'1"
Bedroom 6	3766 x 3072 / 12'4" x 10'1"
WC	2261 x 2261 / 7'5" x 7'5"
Store	2261 x 1412 / 7'5" x 4'8"

SPECIFICATION



THE FINEST SPECIFICATION

Millbank Homes has an established reputation for providing homes of quality inside and out. No matter the size, style or price, our homes are designed to be enjoyed by our customers. This specification is indicative of the Millbank commitment and will ensure that your new home comes with quality, style and comfort as standard.

KITCHENS

- SieMatic German designer kitchens
- Siemens fully-integrated appliances
- Tall larder fridge, freezer and dishwasher
- Gas hob, extractor hood, single oven plus combination microwave/oven
- Silestone composite quartz worktops
- Silgranite supersized single bowl undermount sink
- Blanco chrome tap with pullout spout
- Low energy lighting below wall units

UTILITY ROOMS

- (Utility spaces in the garages of Plots 5,6 & 7)
- Fitted with at least one base unit and two spaces for appliances

CLOAKROOMS

- Villeroy & Boch white sanitary ware
- Hansgrohe chrome plated mixer tap with pop-up waste
- Heated chrome towel rail

FAMILY BATHROOM, EN-SUITES & SHOWER ROOMS

- Villeroy & Boch white sanitary ware
- Stone resin shower trays
- Half height tiling to sanitary ware walls
- Hansgrohe dual control mixer taps with pop-up wastes
- Chrome heated towel rail
- Porcelain floor and feature wall tiling incorporating niches

INTERNAL FINISHES

- Painted finish interior doors with brushed stainless steel and chrome ironmongery
- Staircases have a dark stained handrail with spindles finished in white gloss
- Ceilings finished in white emulsion and walls in off white vinyl matt, white gloss finish to skirting's and architraves
- Schneider switches and sockets throughout

WARDROBES

- Built-in wardrobe spaces with hanging rails and shelving to most plots

ELECTRICAL AND LIGHTING

- Recessed downlights to kitchen, bathrooms, en-suites and shower room
- Telephone points, TV & digital satellite points

SECURITY

- Outside light to front and rear doors
- Dusk to dawn sensor light to front door light
- Vehicular entrance gates
- All plots wired for future provision of alarms

EXTERNAL DETAILS

- Hardwood front door with a painted finish and polished chrome door furniture
- Outside water tap
- Landscaped front garden, rear garden finished with top soil and grass

ENVIRONMENTAL DETAILS

- Energy efficient and thermostatically controlled gas central heating
- Double glazed PVCu windows
- A+ or A++ Ratings to appliances
- High levels of insulation

ADDITIONAL DETAILS

- Solid ground floor. Engineered timber joists to upper floors
- Underfloor heating throughout ground floors
- Mains-pressure hot water system
- Gas central heating system
- **Ten year Build-Zone warranty**





MILLBANK HOMES

ABOUT US

From boutique city centre developments to traditional detached homes or complex mixed-use schemes, Millbank Homes creates innovative, sustainable homes and communities, setting ever-higher environmental and quality standards.

We work with talented architects to design stunning buildings that enhance their local environments. This care and attention to detail is reflected in everything we do, from the time we purchase land, to looking after our customers long after they have moved in. Just last year, one of our developments (The Print House, Clerkenwell, EC1) won the coveted Evening Standard New Homes Awards for 'Best Apartment'.

We put the same high level of care and attention into looking after our customers as we do into building our homes. And, as a small to medium-sized house builder, we are able to offer a very personal level of service.

Each Millbank homeowner is a valued customer, no matter what size property they have purchased.

LAND & PLANNING

Our core expertise is in Land & Planning, the critical area where we believe every successful development begins. This expertise inevitably led to us securing and promoting our own schemes and we are now also experienced developers in our own right, focused on niche high-value residential and mixed-use schemes.

We develop independently, as well as with land owners and other partners. Across the group, we cover every aspect of residential and mixed-use property planning and development, from land acquisition and consultancy on planning and potential, through to funding, creating delivery teams and constructing new homes, businesses and community premises to be proud of.

GREENER LIVING

The Millbank Group recognises that we have important responsibilities to protect resources and enhance the environment. One of the ways we do this is by focusing on developing brownfield sites that offer significant sustainability benefits through the recycling of

land, cleaning up of contaminated sites and assisting environmental, social and economic regeneration.

100% of our developments are built on brownfield land.

SUSTAINABILITY

We work closely with industry experts to embrace the objectives of sustainability whilst conforming to relevant policies in the most straightforward and value enhancing way possible.





LOCATION

Located within the London Borough of Ealing amid the hustle and bustle of West London, the peaceful, leafy area of Norwood Green offers a quiet sanctuary in the heart of the capital. Situated backing onto open fields and just a stones-throw from the quaint village green, it's difficult to believe that The Old Dairy and Norwood Green is just ten miles from central London.

TRAVEL TIMES BY TRAIN FROM

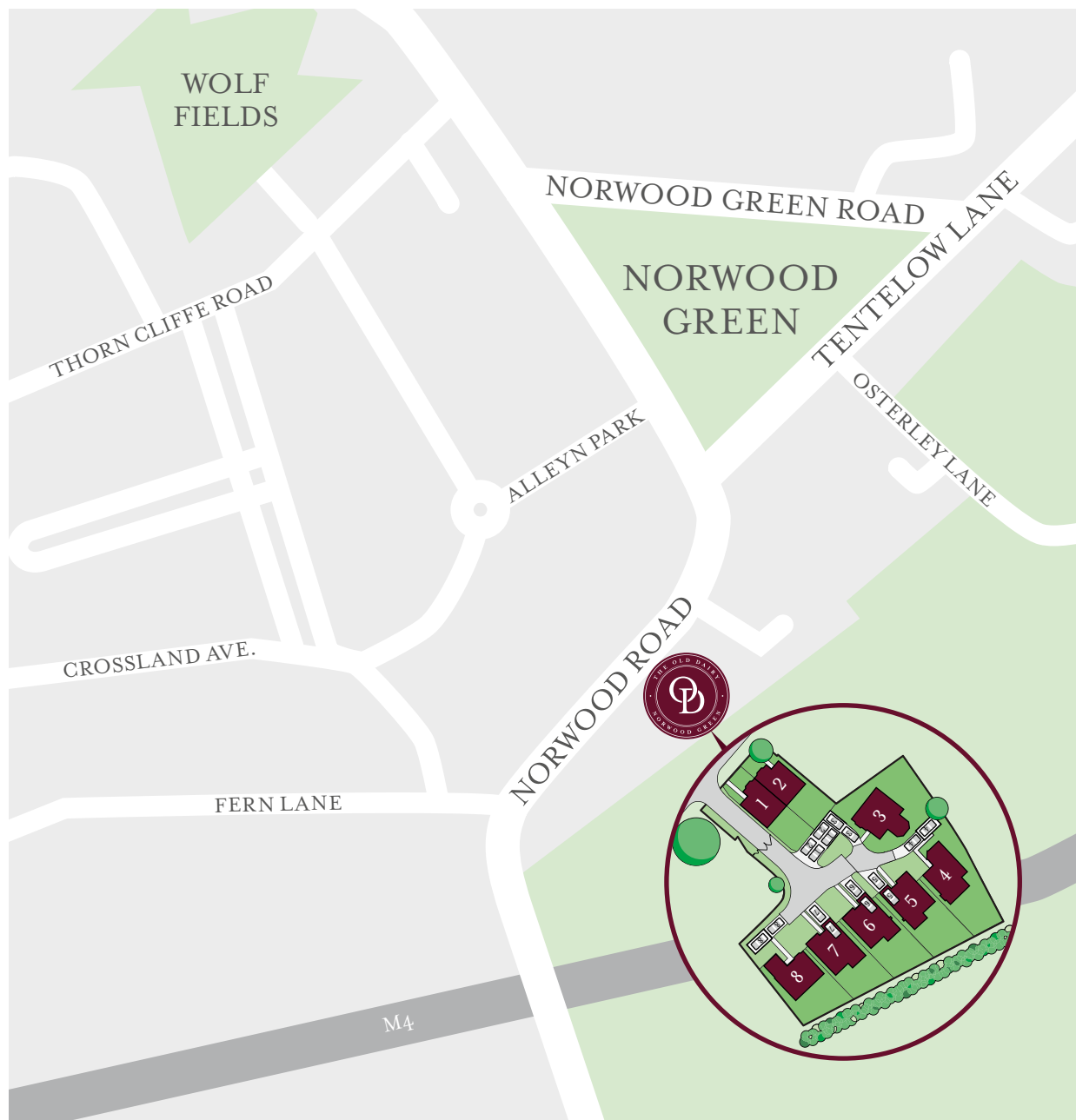
Osterley Station to Green Park (Piccadilly Line)	31 mins
Osterley Station to Heathrow	15 mins
Southall Station to Paddington (Overground)	18 mins

TRAVEL TIMES ON FOOT FROM NORWOOD GREEN

1.7 Miles to Osterley Station	21 min
1.3 Miles to Southall Station	20 mins
2.5 Miles to Hanwell Station	40 mins

TRAVEL TIMES BY ROAD

Heathrow Terminal 1, 2 & 3	5.2 miles - 15mins
London (Brompton Road - Harrods)	10.6 miles - 33 mins





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Maps not to scale. Approximate journey times taken from national rail and AA websites (June 2014). Please note : Due to our policy of continual improvement we reserve the right to vary specifications as and when it may become necessary. Computer generated images for illustration purposes only, photography of surrounding areas and previous developments and any dimensions are intended for guidance only and may vary by plus or minus 7.6cm/3".

Layouts and Computer Generated Images are for illustrative purposes only. Individual features such as windows, brick and other materials and colours may vary, as may heating and electrical layouts. Floor plans are intended to give a general indication of the proposed floor layouts only. Dimensions are accurate to within +/- 50mm. Dimensions should not be used for appliance spaces, carpet sizes, curtains or furniture. Please ask our sales agent for specific details in relation to any individual plot. Computer Generated Images, Specifications and Dimensions are not intended to form part of any contract or warranty. Furniture and landscaping is shown for illustrative purposes only.

