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THE MILNE BUILDING
WEST HAMPSTEAD NW6



WELCOME HOME

London life has just got better. Seamlessly combining the city's cosmopolitan vibe with relaxed neighbourhood living, The Milne Building is a welcome addition to this already sought-after pocket of West Hampstead. Boutiques, restaurants, schools and easy transport links are all mere moments away, making this an attractive option for professionals and families alike.

Set in a leafy square surrounded by landscaped gardens, The Milne Building features 20 contemporary apartments available for Shared Ownership. These 1 and 2 bedroom homes are spread over 5 floors (4 units per floor) and all have private balconies or terraces. Tranquil, secure and immaculately designed, these are homes you can be proud of.



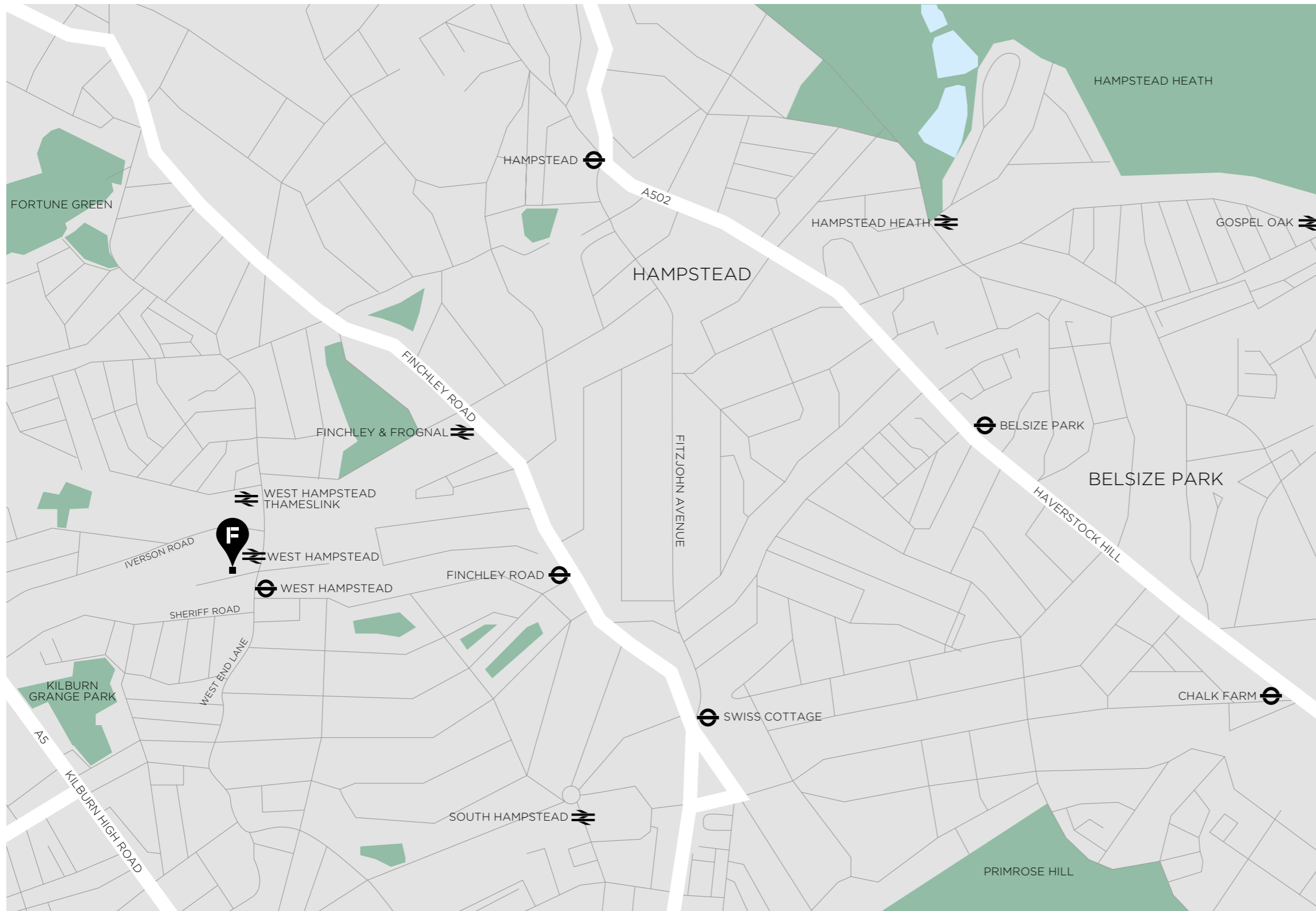
QUINTESSENTIALLY LONDON

Bordering Hampstead and Kilburn, the village-like neighbourhood of West Hampstead is celebrated for its distinct architectural character. Its Victorian red brick buildings and Art Deco details offer a taste of traditional London.

Creative types - among them famous actors, writers and musicians - have lived in this pretty pocket of North London for decades. More recently, young professionals and growing families have been allured by West Hampstead's excellent transport links and strong community feel.



LOCATION



KEY

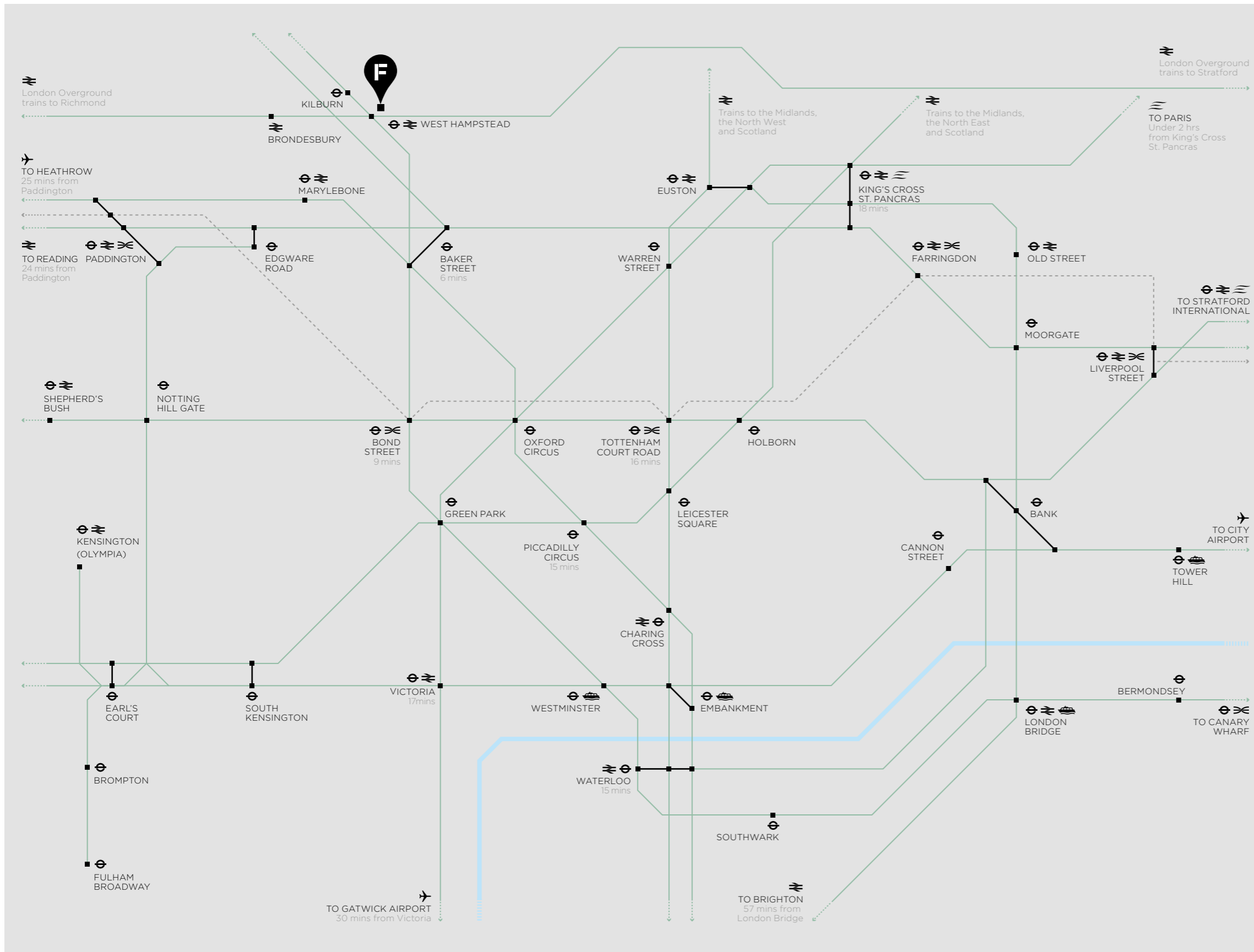
-  The Milne Building
-  Green space
-  National Rail
-  London Underground

Map not to scale and indicative only

THE MILNE BUILDING NW6

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HOME CONNECTIONS



The Milne Building residents have three stations within an easy 3-minute stroll. The Jubilee line connects commuters to Waterloo in 15 minutes, or Canary Wharf in 24 minutes. Overground trains serve Hampstead Heath, Highbury & Islington and Clapham Junction, while the West Hampstead Thameslink railway station has a direct 7-minute service to King's Cross St. Pancras - from here, the Eurostar links London to Paris in under 2 hours.

Several bus routes connect West Hampstead with all corners of London - hop aboard number 328 to reach the boutique-lined streets of Notting Hill, or number 139 for high street shopping at Oxford Circus.

- Key
- London Underground
 - National Rail
 - Crossrail (from 2018*)
 - Thames Riverboat
 - Airport
 - Eurostar

Map not to scale. Journey times calculated from West Hampstead Underground Station using TfL.gov.uk, and are dependent on time of day. *Crossrail services source: crossrail.co.uk



Hampstead Heath

TOP TASTES

West Hampstead's focal point, West End Lane, is abuzz with family-friendly cafés, romantic restaurants and trend-setting bars.

The Wet Fish Café is well-known across London – retro cinema posters, twinkling fairy lights and creative cuisine make this the perfect date night spot. Another local favourite is Sarracino, a rustic trattoria that transports diners to the vibrant streets of Naples.

Sink into a sumptuous leather sofa at The Alice House West Hampstead and take in the vintage-chic décor as you feast on classic British fare, or mingle on the plant-filled outdoor terrace. Nearby is The Gallery, a buzzy neighbourhood bar that offers late-night cocktails and a scrumptious Sunday roast.



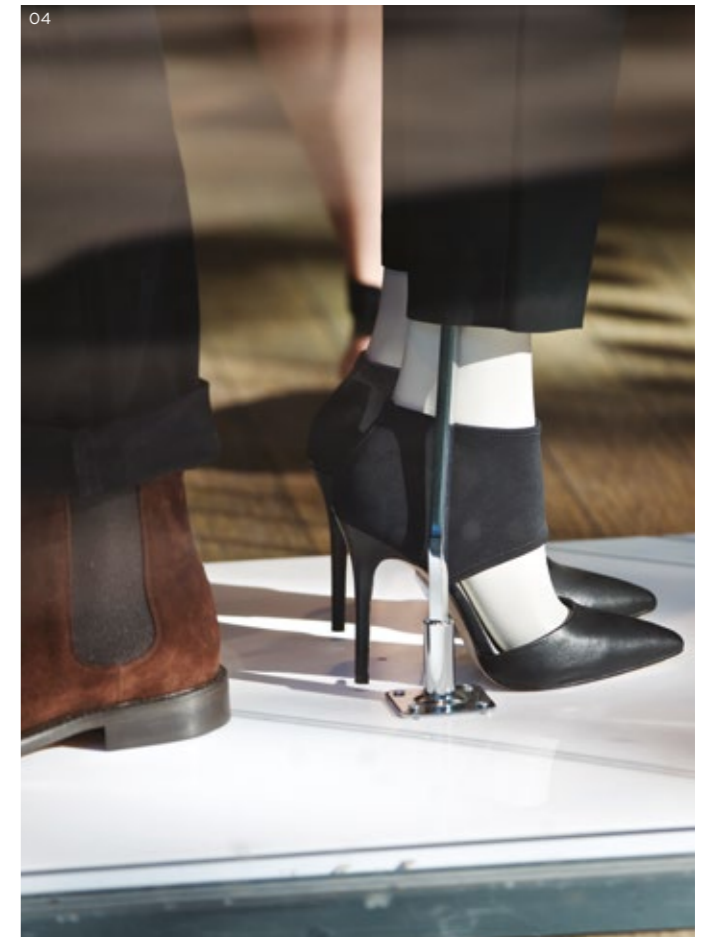
- 01. Paul, Hampstead High Street
- 02. Ginger & White, Perrin's Court
- 03. The Alice House West Hampstead, West End Lane
- 04. The Wet Fish Café & Brasserie, West End Lane

STYLE AND SUBSTANCE

Independent shops thrive on bustling West End Lane, from jewellery stores to cosy delis. Stop off at West End Lane Books to browse the literary treasure trove, or for French fashion finds, head to Claudie Perlot on Hampstead High Street. Further up on Flask Walk are the sweet scents of boutique florist, Galton Flowers.

Another West Hampstead fixture is the weekly Farmers' Market. Every Saturday, friendly stallholders sell fresh and organic produce, ranging from tangy apple juice to grass-fed meats and fluffy, home-baked cakes. The Hampstead Butcher & Providore is another one-stop-shop for the finest charcuterie, cheese, meat and wine. Here you can fill your basket with sun-blushed tomatoes, garlic-stuffed olives and marinated artichoke hearts to enjoy with a prime cut of organic, free-range lamb.

- 01. Claudie Perlot, Hampstead High Street
- 02. Galton Flowers, Flask Walk
- 03. The Hampstead Butcher & Providore, Hampstead High Street
- 04. Reiss, Hampstead High Street





NATURE IN THE CITY

Fortune Green park is an oasis of calm nearby to The Milne Building. Just over a mile away, Hampstead Heath's undulating expanse of wooded parkland, grassy meadows and playing fields are perfect for long, leisurely weekend walks. You'll be treated to unparalleled views of the capital, while a dip in one of the three natural ponds is the ultimate summer refreshment.

Below West Hampstead is majestic Regent's Park. Covering 395 acres, it features over 12,000 sweet-smelling roses and 100 species of wild birds. Also within the royal park are London Zoo and the wildly popular Open Air Theatre: on balmy summer evenings, theatregoers gather for Pimm's and picnics before enjoying a dynamic production under a canopy of stars.

- 01. Hampstead Heath
- 02. Hampstead Heath ponds



FABRICA IS PART OF AN AWARD-WINNING PROPERTY BUSINESS, COMMITTED TO CREATING METICULOUSLY DESIGNED, SKILFULLY PRODUCED HOMES. FROM APARTMENTS OF STRIKING URBAN ARCHITECTURE TO HOUSES WITH A MORE RURAL INTIMATE CHARM, OUR AIM IS ALWAYS THE SAME: TO CREATE BEAUTIFULLY DESIGNED HOMES WHICH ARE A REAL PLEASURE TO LIVE IN.

URBAN INTERIORS

The Milne Building apartments feature well thought-out living spaces that seamlessly blend comfort with modern design. Spotlights and floor-to-ceiling windows exude warmth, while bespoke white kitchens include integrated appliances such as dishwashers and fridge freezers.

Bedrooms with built-in wardrobes are havens of tranquillity - many feature ensuite bathrooms with slick finishes. Best of all, every home comes with a private balcony or terrace. Look down for views of the landscaped communal garden and courtyard - perfect spots to mingle with like-minded neighbours.

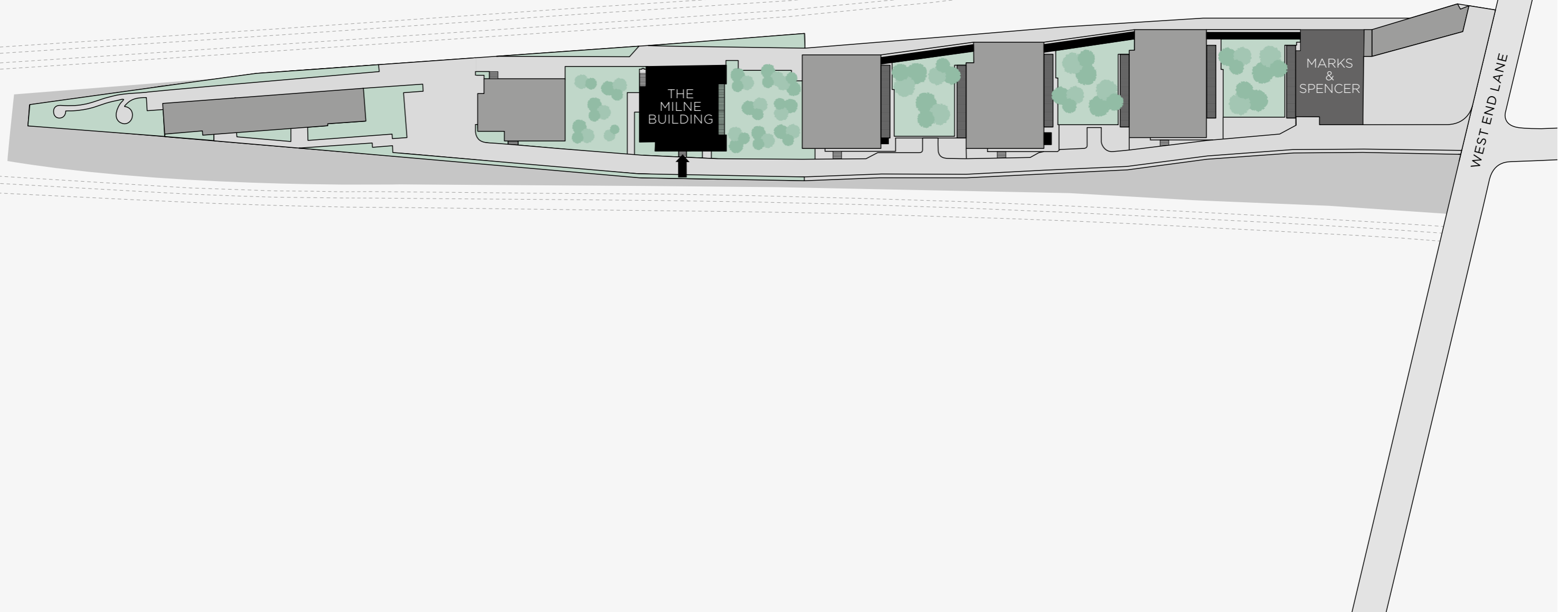




SITE PLAN

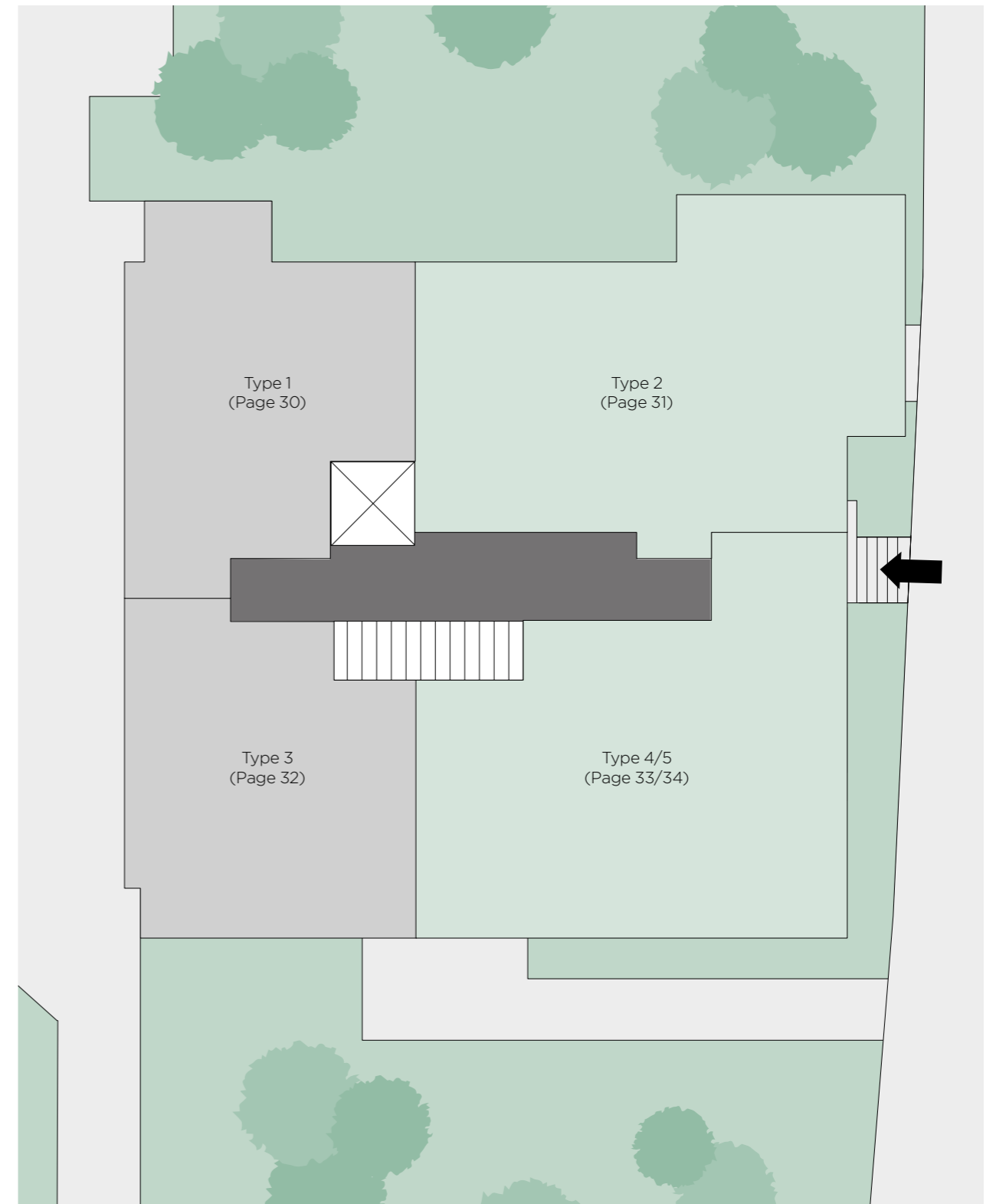
KEY

- The Milne Building
- Green space
- ➔ Development entrance
- Development by other
- Roads
- Marks & Spencer
- ⋯ Railway lines



FLOORPLANS

Type Number	Number of Bedrooms	Internal areas Total sq ft/sq m	Page number
1	1	560.7/52.1	30
2	2	847.1/78.7	31
3	1	561.8/52.2	32
4	2	895.5/83.2	33
5	2	911.7/84.7	34



Map not to scale and indicative only

Key	
■	1 Bedroom
■	2 Bedrooms
■	Communal area
➔	Development entrance
⊗	Lift
	Staircase

The kitchen, furniture layouts and dimensions on the following floorplans are for guidance only. Dimensions are taken from the points indicated and are not intended to be used for carpet sizes, appliance space or items of furniture. The sq m and sq ft are measured as gross internal areas using the RICS code to measuring. Apartment layouts shown here are for approximate measurements only. All measurements and areas may vary within a tolerance of 5%. Wardrobe layouts and locations are indicative only. Balconies may vary in size. Window arrangements may vary from floor to floor. Please speak to your Sales Executive for details.

1 Bedroom Apartment
Type 1

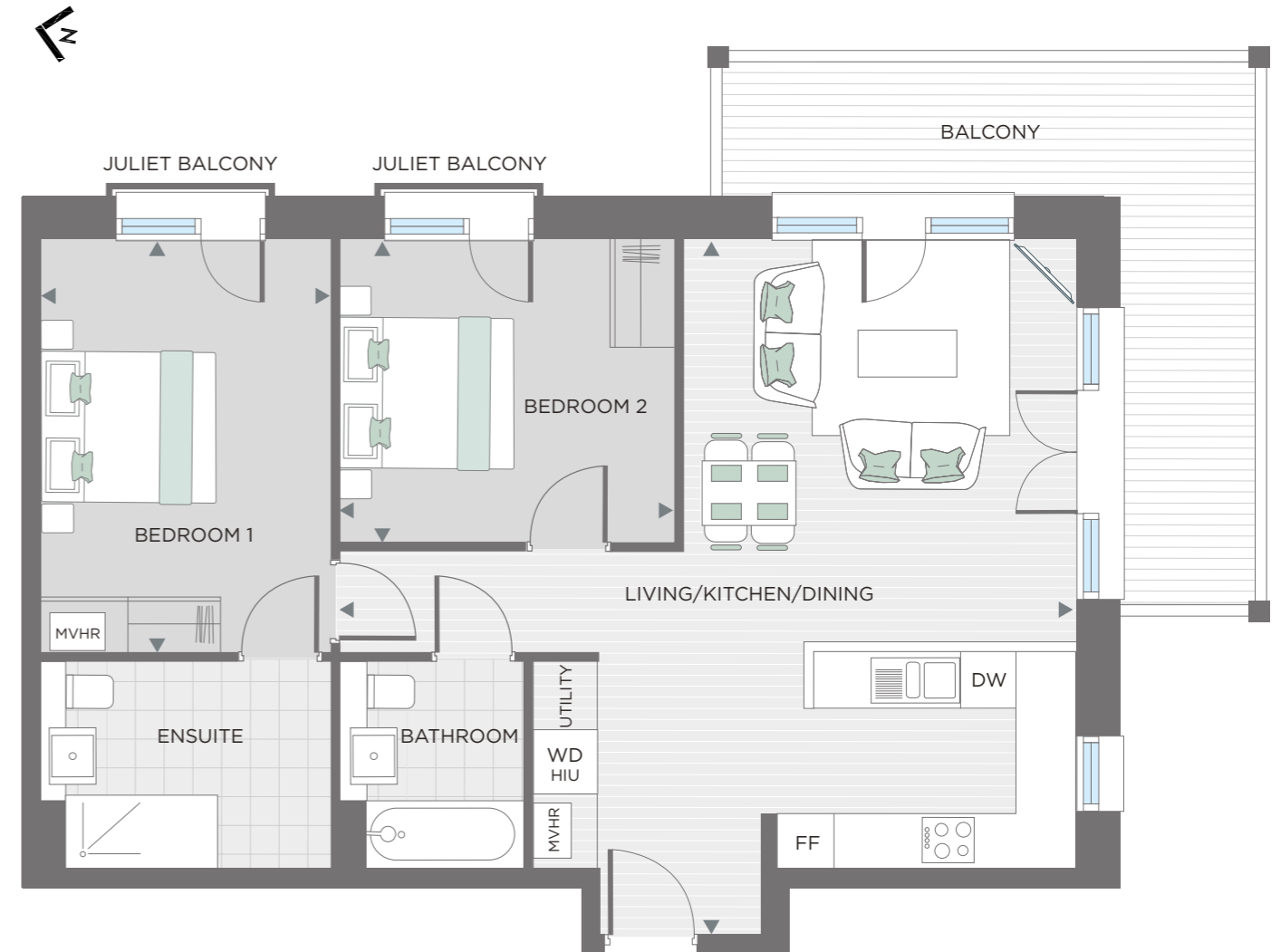
Apartment 201	301	401	501	601	
Floor	Second	Third	Fourth	Fifth	Sixth



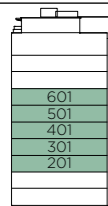
2 Bedroom Apartment
Type 2

Apartment 202	302	402	502	602	
Floor	Second	Third	Fourth	Fifth	Sixth

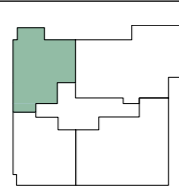
Apartments 202, 502, and 602 do not feature architectural detail to balcony.



The Milne Building



Floor Plate



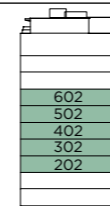
Living/Kitchen/Dining	7.56 m x 5.02 m	24'10" x 16'6"
Bedroom	4.9 m x 2.93 m	16'1" x 9'7"
Total internal area	52.1 sq m	560.7 sq ft
Balcony	5 sq m	53.8 sq ft

The kitchen, furniture layouts and dimensions on the following floorplans are for guidance only. Dimensions are taken from the points indicated and are not intended to be used for carpet sizes, appliance space or items of furniture. The sq m and sq ft are measured as gross internal areas using the RICS code of measuring practice (6th edition). Apartment layouts shown here are for approximate measurements only. All measurements and areas may vary within a tolerance of 5%. Wardrobe layouts and locations are indicative only. Balconies may vary in size. Window arrangements may vary from floor to floor. Please speak to your Sales Executive for details.

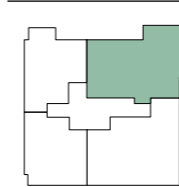
Key

FF	Fridge Freezer
WM	Washing Machine
DW	Dishwasher
HIU	Heat Interface Unit
MVHR	Mechanical Ventilation Heat Recovery

The Milne Building



Floor Plate



Living/Kitchen/Dining	8.03 m x 7.58 m	26'4" x 24'10"
Bedroom 1	4.45 m x 3.16 m	14'7" x 12'1"
Bedroom 2	3.28 m x 3.69 m	10'9" x 10'9"
Total internal area	78.7 sq m	847.1 sq ft
Balcony	15.5 sq m	166.8 sq ft

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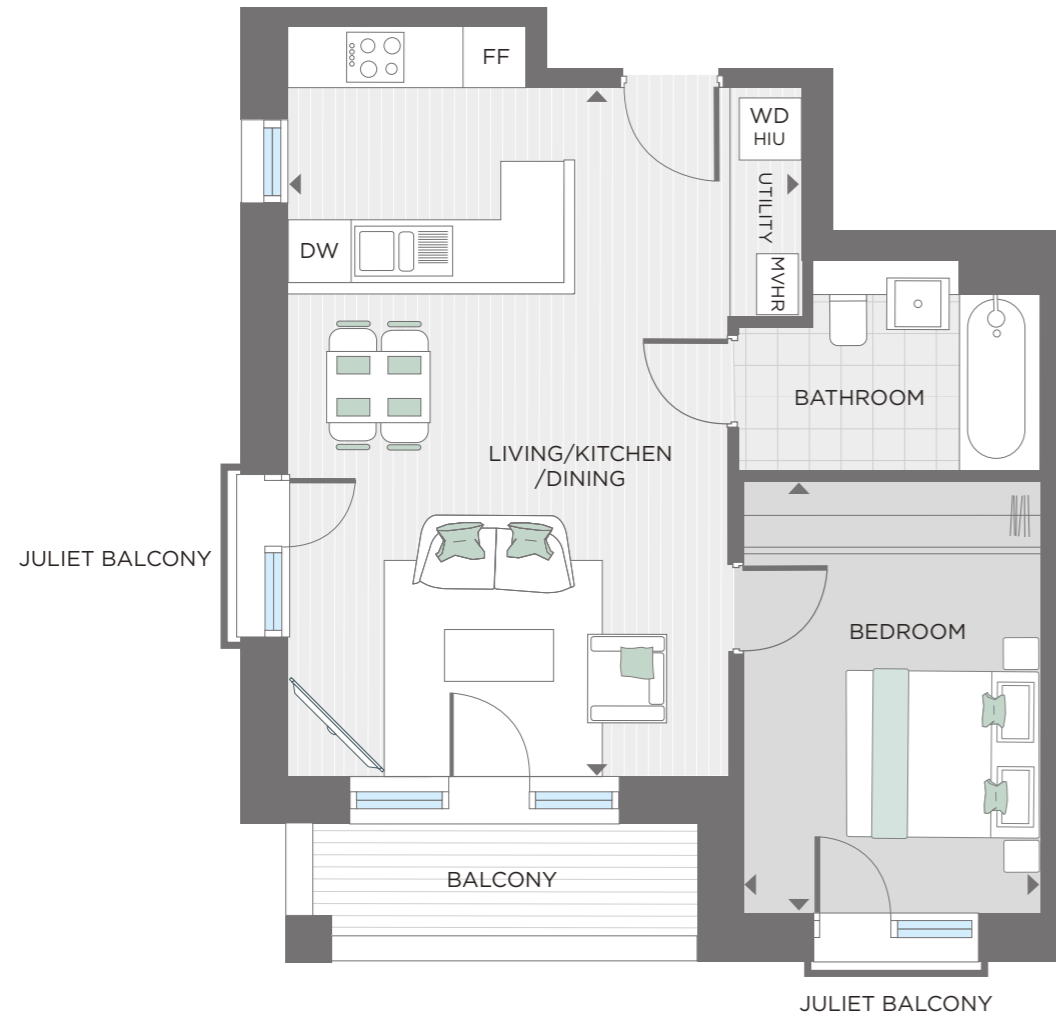
Key

FF	Fridge Freezer
WM	Washing Machine
DW	Dishwasher
HIU	Heat Interface Unit
MVHR	Mechanical Ventilation Heat Recovery

1 Bedroom Apartment
Type 3

Apartment	204	304	404	504	604
Floor	Second	Third	Fourth	Fifth	Sixth

Apartments 404 and 504 do not feature architectural detail to balcony.



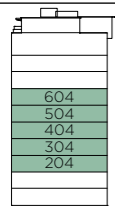
2 Bedroom Apartment
Type 4

Apartment	203	303	403
Floor	Second	Third	Fourth

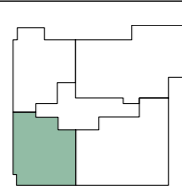
Please note: these plots have mid-level sockets, switches, door entry system and thermostat.
Apartment 403 does not feature architectural detail to balcony.



The Milne Building



Floor Plate



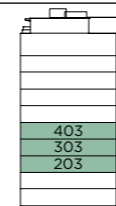
Living/Kitchen/Dining	7.43 m x 4.85 m	24'4" x 15'10"
Bedroom	4.13 m x 2.93 m	13'6" x 9'7"
Total internal area	52.2 sq m	561.8 sq ft
Balcony	5 sq m	53.8 sq ft

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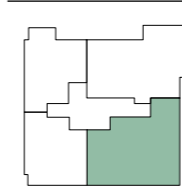
Key

FF	Fridge Freezer
WM	Washing Machine
DW	Dishwasher
HIU	Heat Interface Unit
MVHR	Mechanical Ventilation Heat Recovery

The Milne Building



Floor Plate



Living/Kitchen/Dining	8.03 m x 5.96 m	26'4" x 19'5"
Bedroom 1	4.9 m x 3.08 m	16' x 10'1"
Bedroom 2	3.3 m x 2.91 m	10'10" x 9'6"
Total internal area	83.2 sq m	895.5 sq ft
Balcony	7 sq m	75.3 sq ft

The kitchen, furniture layouts and dimensions on the following floorplans are for guidance only. Dimensions are taken from the points indicated and are not intended to be used for carpet sizes, appliance space or items of furniture. The sq m and sq ft are measured as gross internal areas using the RICS code of measuring practice (6th edition). Apartment layouts shown here are for approximate measurements only. All measurements and areas may vary within a tolerance of 5%. Wardrobe layouts and locations are indicative only. Balconies may vary in size. Window arrangements may vary from floor to floor. Please speak to your Sales Executive for details.

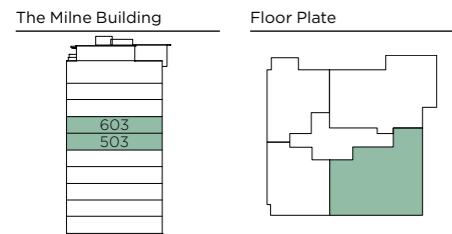
Key

FF	Fridge Freezer
WM	Washing Machine
DW	Dishwasher
HIU	Heat Interface Unit
MVHR	Mechanical Ventilation Heat Recovery

2 Bedroom Apartment
Type 5

Apartment 503	603
Floor	Fifth Sixth

Apartment 503 does not feature architectural detail to balcony.



Living/Kitchen/Dining	8.03 m x 5.92 m	26'4" x 19'5"
Bedroom 1	4.37 m x 3.09 m	14'4" x 10'1"
Bedroom 2	4.25 m x 2.95 m	13'11" x 9'8"
Total internal area	84.7 sq m	911.7 sq ft
Balcony	7 sq m	75.3 sq ft

The kitchen, furniture layouts and dimensions on the following floorplans are for guidance only. Dimensions are taken from the points indicated and are not intended to be used for carpet sizes, appliance space or items of furniture. The sq m and sq ft are measured as gross internal areas using the RICS code of measuring practice (6th edition). Apartment layouts shown here are for approximate measurements only. All measurements and areas may vary within a tolerance of 5%. Wardrobe layouts and locations are indicative only. Balconies may vary in size. Window arrangements may vary from floor to floor. Please speak to your Sales Executive for details.

Key	
FF	Fridge Freezer
WM	Washing Machine
DW	Dishwasher
HIU	Heat Interface Unit
MVHR	Mechanical Ventilation Heat Recovery



Computer generated image is indicative only

SPECIFICATION

Interior finishes

- Sandstorm oak wood laminate flooring to hallway, living room and kitchen
- Carpet to bedrooms

Kitchen/Living areas

- Bespoke handleless white gloss kitchens
- Stone surface kitchen worktop and stainless steel splashback
- Neff appliances including:
 - Built-in single oven*
 - Ceramic 4 burner hob
 - Extractor hood
 - Integrated fridge freezer
 - Washer dryer
 - Integrated dishwasher
- Undermounted bowl and a half stainless steel sink
- Chrome sink mixer tap

Bedrooms

- Built-in wardrobe with white gloss hinged doors

Bathrooms

- Ceramic floor and wall tiling
- Semi-recessed or freestanding washbasin
- Overhead shower head and arm
- Wall mounted shower and bath mixer
- Wall mounted white WC with soft close seat and dual flush plate
- Chrome heated towel rail
- Wall hung mirror
- Carrara marble vanity shelf

Electrical

- Spotlight fittings
- Video door entry

Heating and hot water

- Combined Heat and Power system (CHP)
- Centralised cooling system
- Smart energy meters

Communal areas

- Landscaped communal courtyard gardens
- Cycle storage with secure access
- On-site CCTV

Sustainability

- Code for Sustainable Homes Level 4
- Combined Heat and Power system (CHP)
- Smart energy meters

*Not applicable for apartment type 2 which includes an electric side opening oven.

Whilst every effort has been taken to ensure that the information here is correct, it has been supplied as a guide. FABRICA reserves the right to amend the specification as necessary and without notification.



WHY SHARED OWNERSHIP?

Buying a home can be a complicated process so it's little wonder that the idea of Shared Ownership can be a little daunting. We offer a variety of homes to buy under the Shared Ownership scheme and the following few pages will provide you with everything you need to know including how to apply, the cost of buying and eligibility.

What is Shared Ownership?

Shared Ownership is an affordable way to buy a home which involves part owning, part renting a property. It's designed to help people who can't afford to buy a home at full market value and offers a stepping stone route to owning a home. It allows you to buy a share of a property (usually 25%-75%) and pay rent on the part you don't own. You'll need to take out a mortgage to pay for your share. When you can afford to, you may wish to increase your shares until you own the entire property. This is known as 'staircasing'. You will also pay a service charge to cover things like maintenance of the building and communal areas, which is usually charged on a monthly basis.

There are lots of good reasons to buy a Shared Ownership home:

- Buy chain free
- Have a 10 year construction warranty from a leading warranty provider
- In many cases it could be cheaper than renting
- Stepping stone to owning a home outright: increase your share over time
- Sell at any time and benefit from any increase in value

How does it work?

The price of the share you buy is determined by a property valuation, carried out by a Royal Institution of Chartered Surveyors (RICS) qualified surveyor. For example, if you purchase 40% of your home, you will pay rent on the remaining 60%. You will need to have a financial assessment to establish the maximum share you can afford to buy.

What will you own?

Shared Ownership properties are always leasehold. This means that you own the property for a fixed period of time – usually 125 years, and will have the normal rights and responsibilities of a normal purchaser. We will act as the landlord and will own the share that you don't own.

How much will it cost?

The level of deposit you need depends on the cost of the share you would like to buy, and the mortgage you choose. In addition to your monthly mortgage and rent payments, you will also need savings of around £4,000 to be able to cover the cost of the survey, legal fees and stamp duty.

If you want to buy more shares, the cost of your new share will depend on how much your home is worth when you want to buy the share. If the value of your property has gone up, you'll pay more than what you did for your first share. If your home has dropped in value, your new share will be cheaper. Buying additional shares will reduce the amount of rent you pay. If you staircase to the point where you own outright, you will no longer have rent to pay.

Eligibility

To qualify for Shared Ownership you will need to meet certain criteria set by the Local Authority, which varies for each development. You should be eligible for Shared Ownership if you have a household income of less than £80,000 a year (or £90,000 in London) and any of the following apply:

- You are a first time buyer
- You used to own a home but can't afford to buy a new one
- You're an existing shared owner
- You do not own any other property at time of legal completion

Applicants for Shared Ownership are prioritised based on the Local Authority criteria. Priority is generally given to applicants living or working in the same borough as the property they wish to buy. When prioritising applicants, the Local Authority will also consider whether:

- You are a housing association tenant
- You work in the Ministry of Defence
- You are a first time buyer
- You are registered with the Local Authority for housing
- You are deemed to be in a high priority group by the Local Authority

In some cases, the Local Authority use their own criteria to prioritise applicants.*

How to apply

For Shared Ownership outside London

Before we can progress an enquiry, you will need to register with the Help to Buy agent in the area you want to live. Once you have registered please contact us with your registration number and we will be delighted to talk you through our portfolio of suitable homes.

For Shared Ownership in London

If you are looking for a Shared Ownership home in London please get in touch with us directly on 0800 783 2159 or register online at fabrica.co.uk and we will explain the process and talk you through our portfolio of suitable homes.

Example based on 25% share**

Total property value: £555,000
Purchase share (25%): £138,750
Deposit (10%): £13,875

Rental value (75%): £416,250
Rent (1.3%): £5,412
Rent per month: £451

The above is in addition to monthly mortgage payments, service charges, Combined Heat & Power costs (if applicable) and utilities.

*Please note: Minimum incomes may vary for each scheme. Eligibility criteria changes regularly and we make no representations or warranties with respect to the current accuracy of the information. Information correct at time of going to print. **Example for reference only.

THE SHARED OWNERSHIP PROCESS

1. Selection & Reservation

Once we have established your eligibility we will refer you to a financial advisor who will assess your finances and affordability. Once successful we will invite you to view the properties available to you, and where applicable you will be asked to put them in order of preference. Homes will be allocated based on eligibility criteria and your choices.

Once you are allocated a home you will be invited to complete a reservation application before arranging your mortgage. We can recommend trusted partners and financial advisors who specialise in Shared Ownership new build homes who offer many benefits to help keep the process simple and straightforward. At this point you will need to pay a £350 reservation fee (which forms part of your deposit) to secure the property and take it off the market.

2. The conveyancing process

This is the process of transferring ownership of a property from one person to another and usually takes 28 days from reservation to exchange of contracts. You should instruct a solicitor to act on your behalf as soon as possible so that they are able to complete your mortgage application (if applicable) and we will also need details of your lender. We will issue a Memorandum of Sale to all parties, which gets the legal process underway.

Searches

Your solicitor will carry out a number of searches including environmental searches as well as local area searches.

Survey

You will need to pay for a survey/valuation, which is carried out by your lender.

Mortgage offer

If you are buying a property with a mortgage, you'll need a mortgage offer on the property. Once you've received the offer your lender will forward a copy to your solicitor so that all parties can be notified once you are in a position to exchange contracts.

3. Exchange of contracts

Exchange of contracts usually takes place within 28 days from the date of reservation. Once contracts have exchanged, this means the sale is legally binding. Deposit monies that you pay are held in a client account with our solicitor and you can make all the necessary arrangements to prepare for your move. If you withdraw from the sale for any reason, the deposit is non-refundable. At this stage you are also now ready to agree a completion date.

4. Completion

The completion date is when your solicitor transfers the remainder of the money to our solicitor and the title of the home is transferred to you, making you the official owner of your new home. Your solicitor will request the funds from your lender well in advance of the completion date and will also carry out a final search at the Land Registry. Other costs that will need to be paid are Stamp Duty (if applicable) as well as rent and service charge to us.



INCREASING YOUR SHARE & SELLING YOUR HOME

Increasing your share

You can increase your share in your home at any time until you own the property outright if your lease permits. You will have to pay for the valuation of your home to do this. The share you wish to buy is calculated on the value of your home, which needs to be assessed by a qualified RICS surveyor. An estate agent's market appraisal cannot be used. You may need to pay Stamp Duty if the additional shares you buy increase your ownership to 80%-100%. Please speak to your solicitor for more information on how this is calculated. You will have 3 months from the date your property is inspected by the surveyor to complete the purchase of the additional shares. Please note; once you staircase to 100% ownership, you will be liable to pay an annual ground rent.

If you have made any improvements to your property which have added to its value and that have been approved by our Leasehold department the surveyor would be asked to provide two valuation figures; one with improvements and one without.

Selling your home

You may sell your home at any time. If you decide to sell, we will need to find a suitable buyer for your share and your lease will state how long we have to find a buyer, which is typically 8 weeks. A RICS qualified surveyor will need to assess the value of your home as an estate agent appraisal is not valid. If we find a buyer for your property a resale fee between 1% and 2% of the sale value is also payable.

If we're unable to find a buyer, you may sell your home with an estate agent and the fees you pay would depend on the agent you appoint. If you sell through an estate agent you would have the option of marketing both your share and the property outright for the value based on your valuation report.



ABOUT FABRICA

- 01. City Wharf N1
- 02. Jigsaw W13
- 03. The Chroma Buildings SE1
- 04. Queen's Wharf W6

SKILFULLY PRODUCED

FABRICA is part of an award-winning property business, committed to creating meticulously designed, skilfully produced homes.

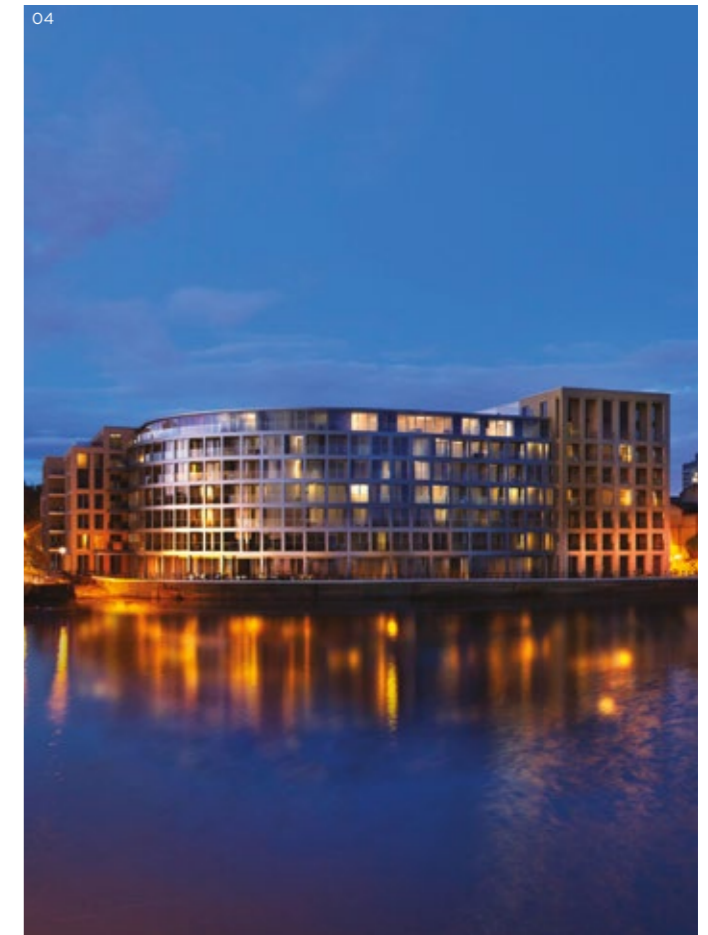
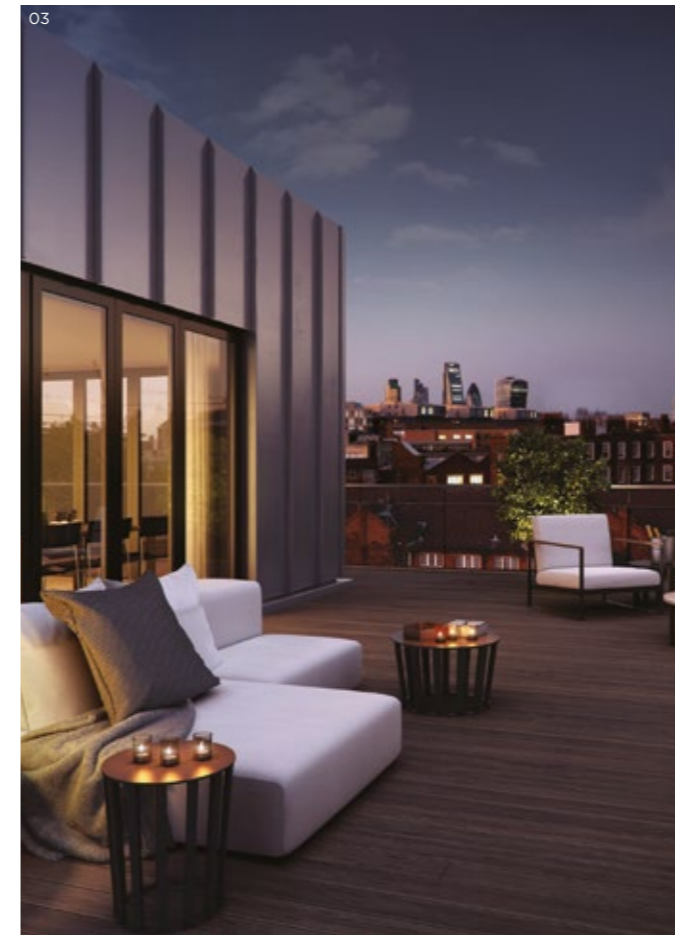
From apartments of striking urban architecture to houses with a more rural intimate charm, our aim is always the same: to create beautifully designed homes which are a real pleasure to live in. Our design ethos and commitment to sustainability means that our homes are built in carefully considered locations and are sympathetic to the environment. Every project reflects our dedication to thoughtful design, sustainable living, and to providing an outstanding experience for our customers.

People are at the heart of everything we do, and because we own and manage all our properties, our commitment to providing the best possible service for our customers never stops. Our estate management team is exceptional, and has the awards to prove it.

FABRICA is part of the A2Dominion Group. With over 70 years of experience and an asset base of £2.9billion across 36,000 homes, we are one of the largest developers in the UK. Our A+ credit rating and pipeline of 4,500 homes across London and the South East combined with our partnerships with world-class architects and interior designers ensures that we maintain our unique approach to house building. We don't just build remarkable homes, we invest all profits into projects which benefit communities and create better ways to live.

Skilfully produced is the one thing we always live by.

FABRICA
by A2Dominion



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**CONSUMER
CODE FOR
HOME BUILDERS**

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