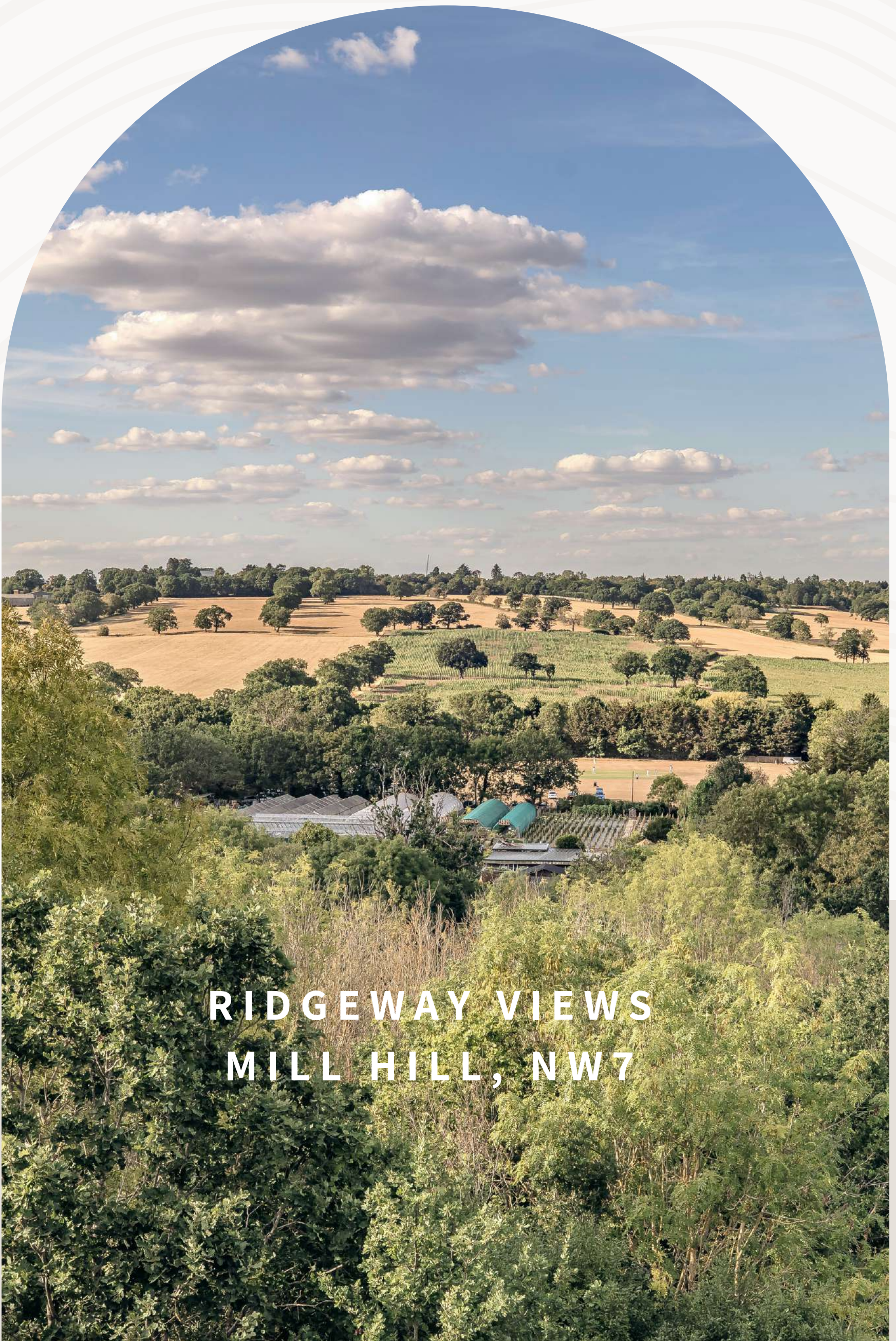




NO. 16
HAWKING HOUSE



RIDGEWAY VIEWS
MILL HILL, NW7



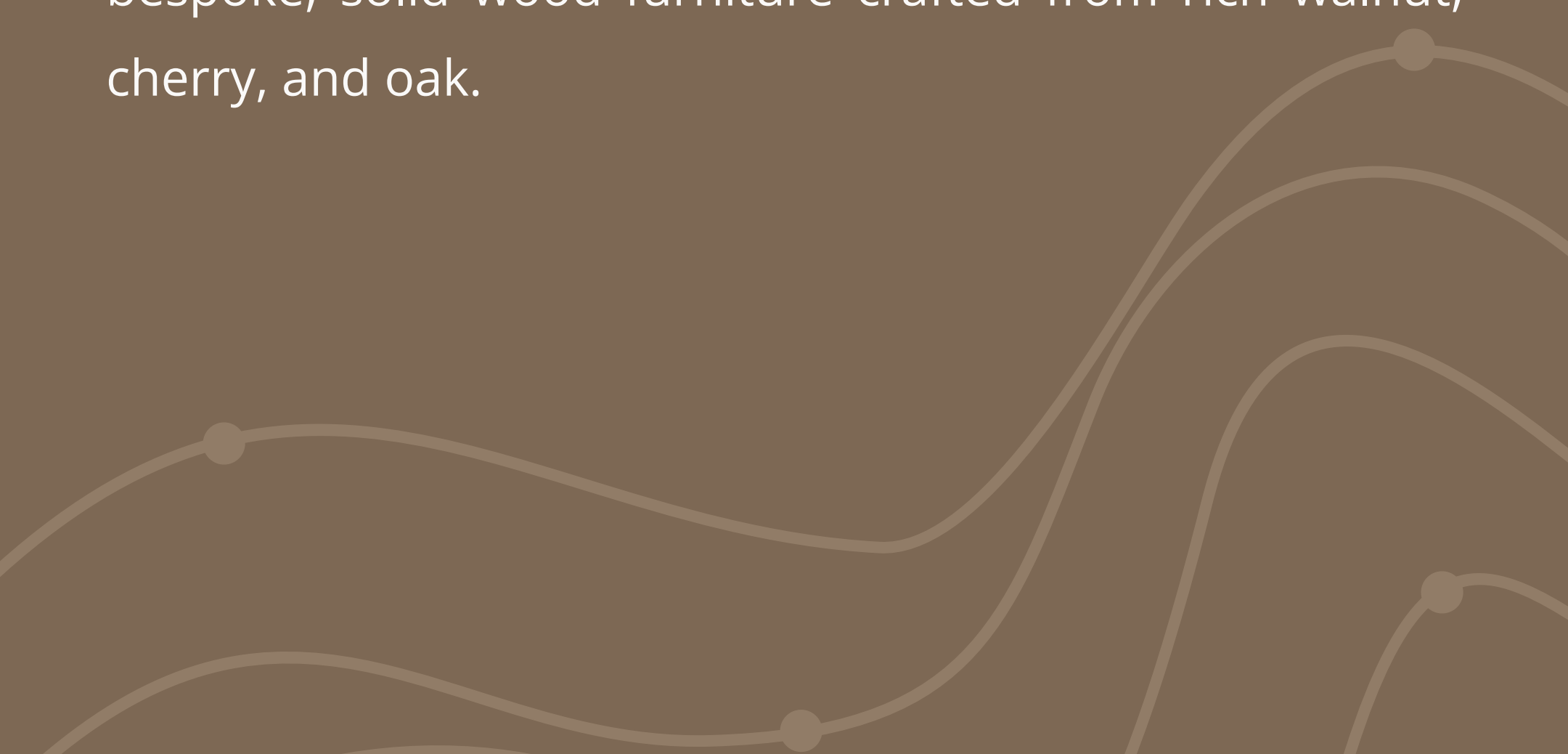
A Masterpiece of Modern Lateral Living



Occupying the top floor of a boutique block of just 17 homes, Penthouse 16 is a masterclass in modern lateral living. Spanning a generous 2,330 sq ft of combined indoor and outdoor space, this exceptional three-bedroom, three-bathroom residence offers an unparalleled lifestyle.

The penthouse benefits from a spectacular triple aspect (North, South, and East), flooding the 1,846 sq ft interior with natural light through floor-to-ceiling windows. The crowning glory of this home is its protected, unobstructed views across the green belt of the Totteridge Valley — a rare vantage point enjoyed from the expansive main terrace, the principal bedroom, and its luxurious en-suite.

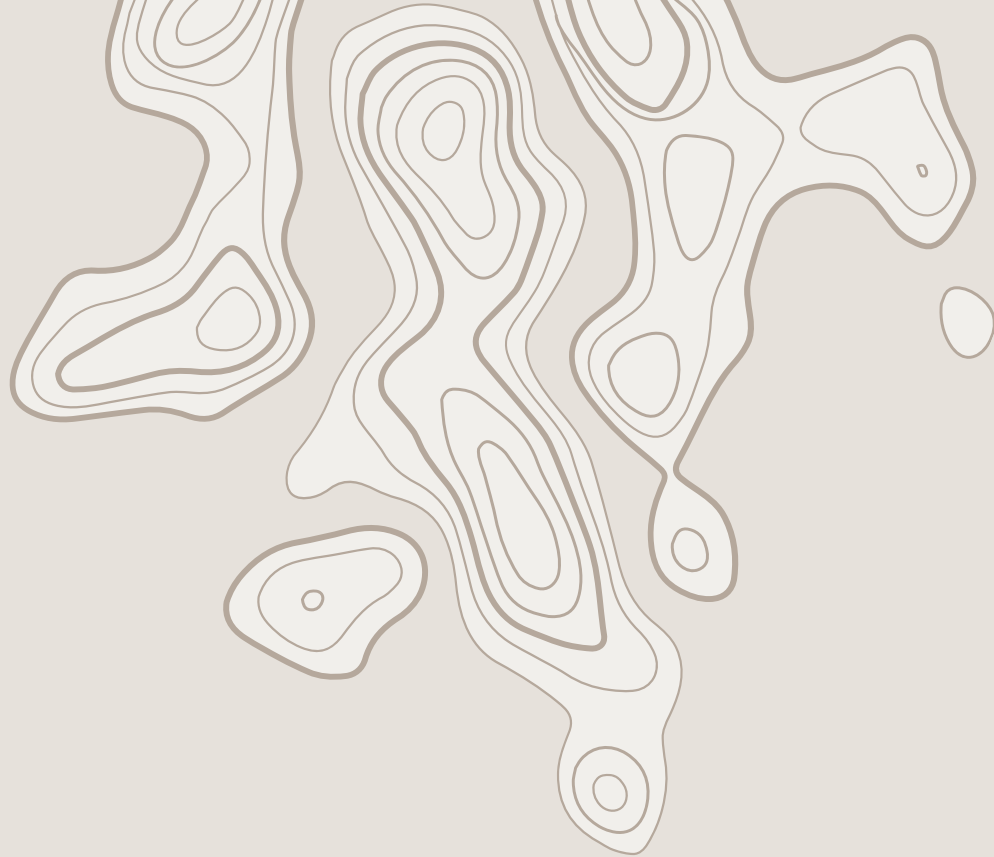
Every detail has been carefully curated, featuring solid oak herringbone flooring that flows seamlessly through the living spaces and bedrooms, complemented by bespoke, solid wood furniture crafted from rich walnut, cherry, and oak.





Bespoke Culinary Excellence





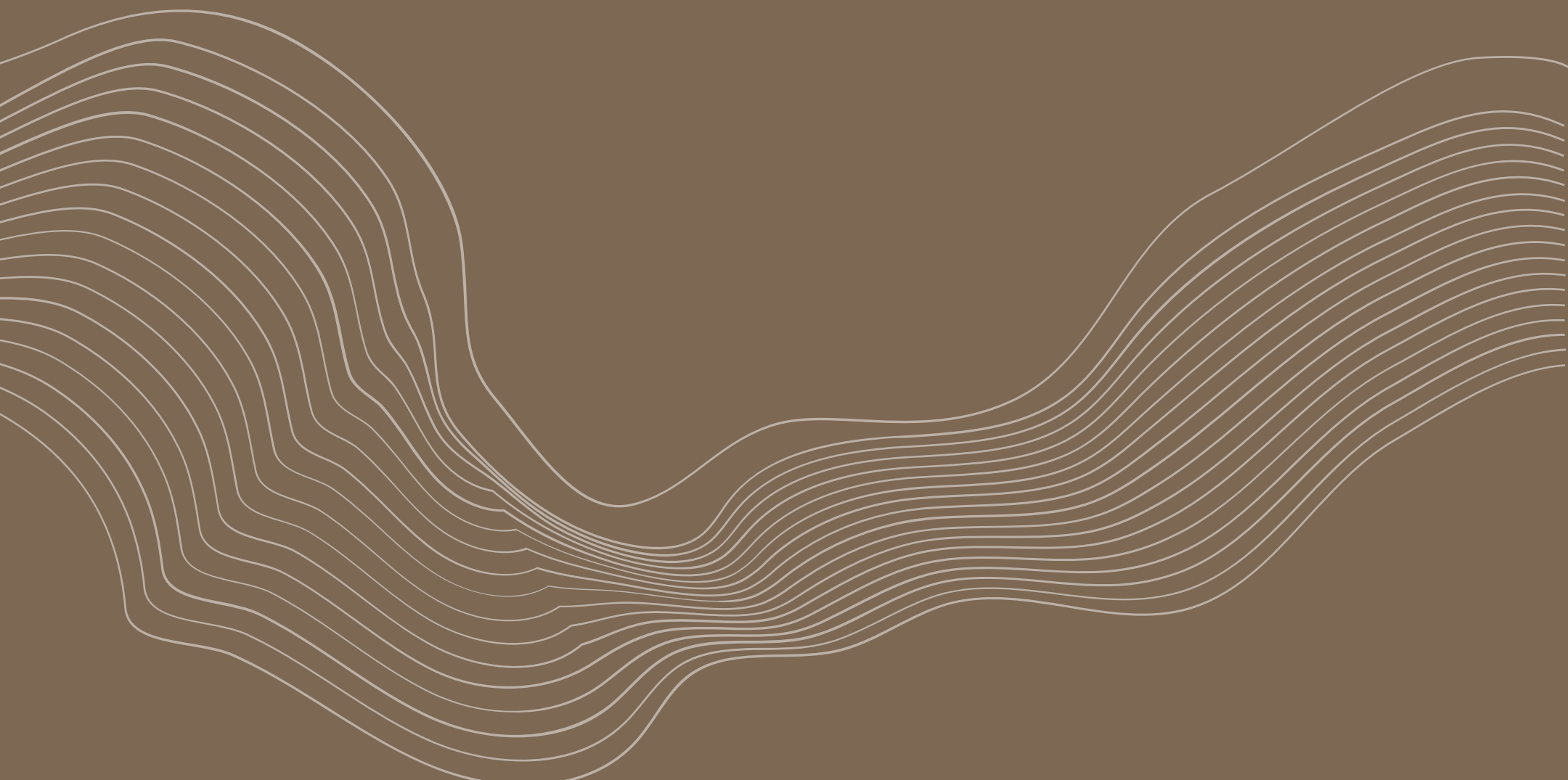
The heart of the home is an individually designed kitchen by Magnet, featuring elegant Nordic in-frame cabinetry and Dekton composite stone worktops with a matching splashback. A substantial central island, illuminated by feature pendant lighting, which houses a Miele induction hob with an integrated extractor, creating a perfect hub for entertaining. The kitchen is fully equipped with premium integrated appliances, including a Miele combi-oven, a conventional oven, a dishwasher, and a top-of-the-line Liebherr double-door fridge. A filtered water tap and a classic Shaws of Darwen double-bowl ceramic sink complete this exceptional culinary space.



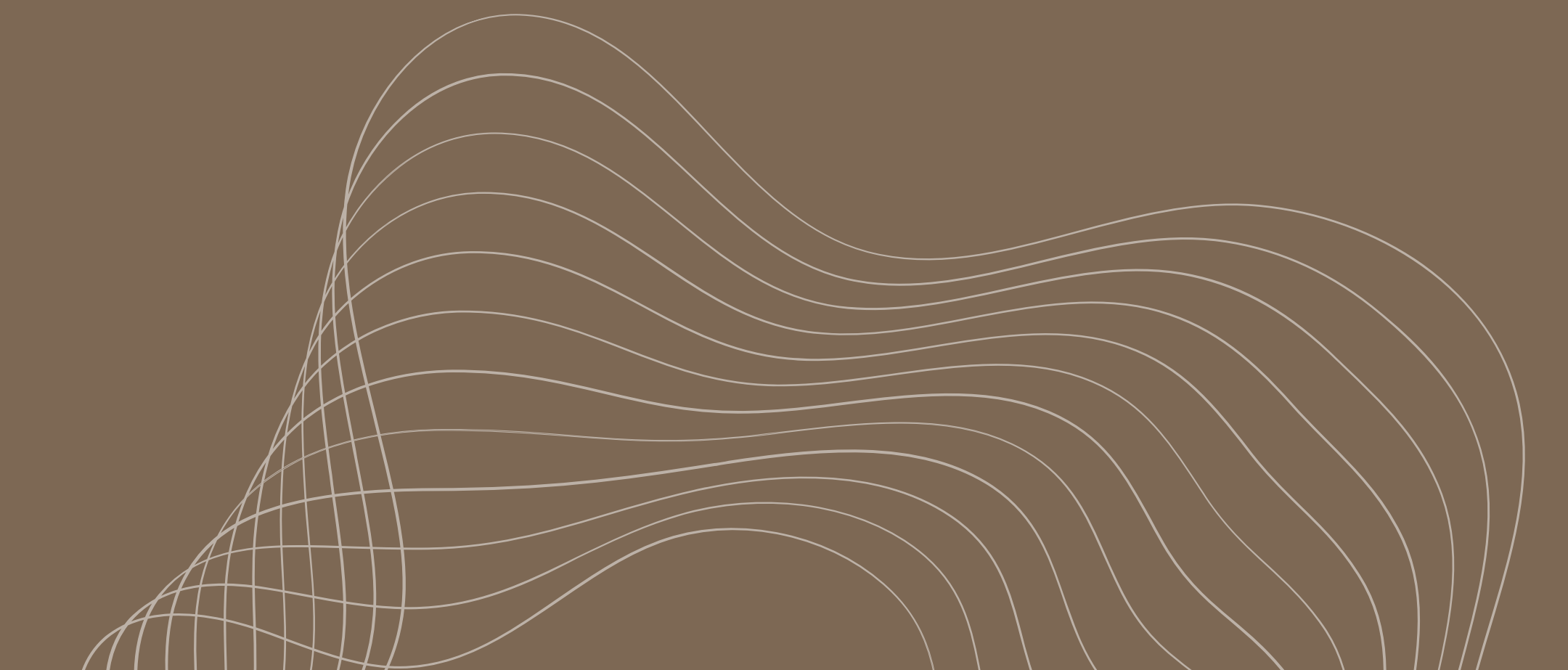


Open-Plan Living & Dining





Designed for effortless entertaining, the spacious open-plan living area enjoys a bright dual aspect, framing mature greenery and the beautifully landscaped terrace. The adjoining dining area easily accommodates a bespoke solid walnut table for six to eight guests, offering striking views of the development's landmarks and outdoor spaces.





The Terraces: Your Private Oasis





The penthouse features two expansive outdoor terraces totaling 484 sq ft.

Terrace One (38'7" x 7'10" / 11.7m x 2.3m): A beautifully landscaped green retreat, perfect for relaxing under a teak parasol on premium teak outdoor furniture.

Terrace Two (14'5" x 13'8" / 4.4m x 4.1m): Connected exclusively to the principal suite, this 11-metre-long private sanctuary directly faces the Totteridge Valley. With no overlooking buildings, it offers ultimate privacy to enjoy the changing seasons, the dawn chorus, and the tranquility of nature.





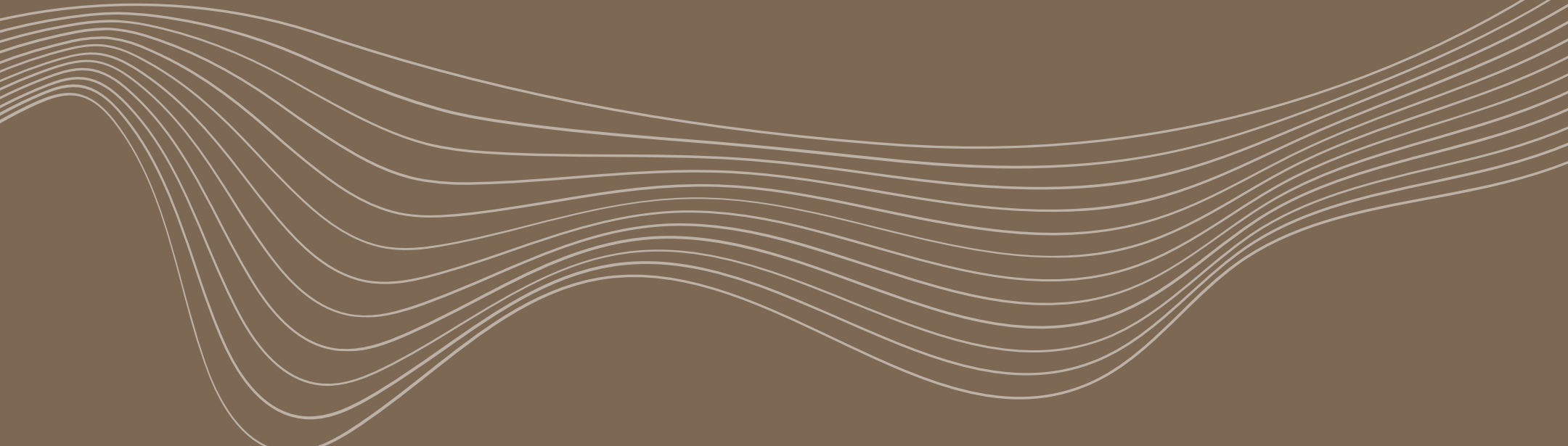
The Principal Suite



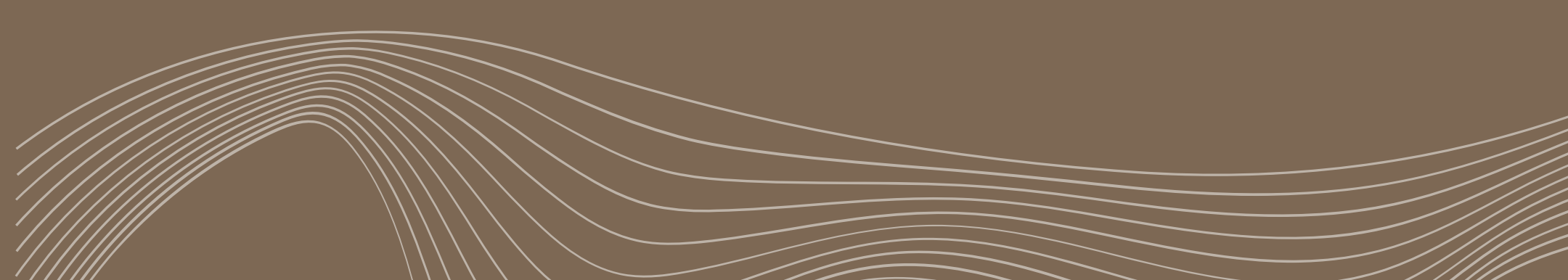


The Principal Suite





Wake up to breathtaking, unobstructed views of the Totteridge Valley from the moment you open your eyes. This sanctuary includes a bespoke walk-in dressing area and a stunning open en-suite, where you can soak in the bathtub or take a shower while still enjoying the panoramic valley vista.





Guest Bedrooms & Bathrooms

Family Bathroom

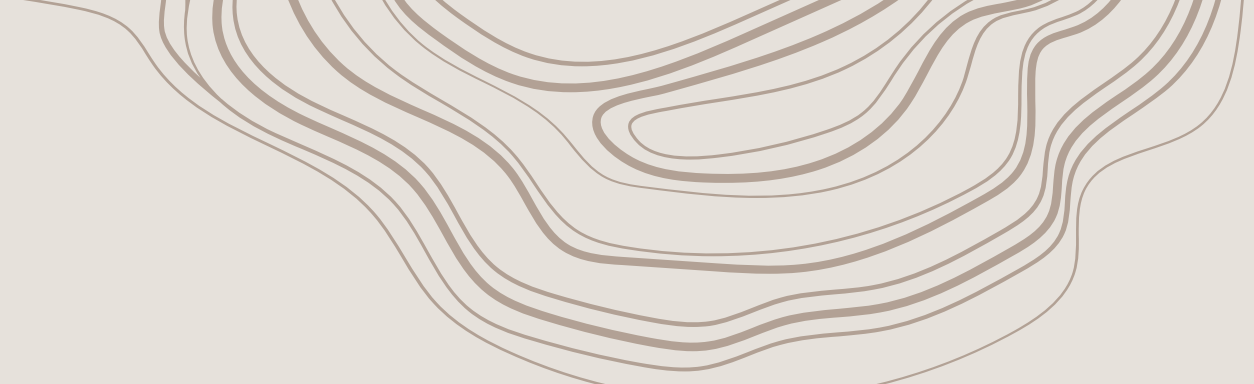


Bedroom 2



Bedroom 3





Bedroom Two & Three: Both generous bedrooms feature full-size, east-facing windows, capturing the morning sunshine and offering uninterrupted views of mature greenery without any overlooking buildings. Bedroom Two includes a private en-suite.

Family Bathroom: An elegantly appointed full bathroom that perfectly serves the third bedroom while providing a luxurious alternative bathing space for the household. When entertaining, it doubles as a sophisticated guest bathroom, and its generous size makes it a highly practical space to freshen up after a muddy walk along the development's woodland trails.





Practical Luxury

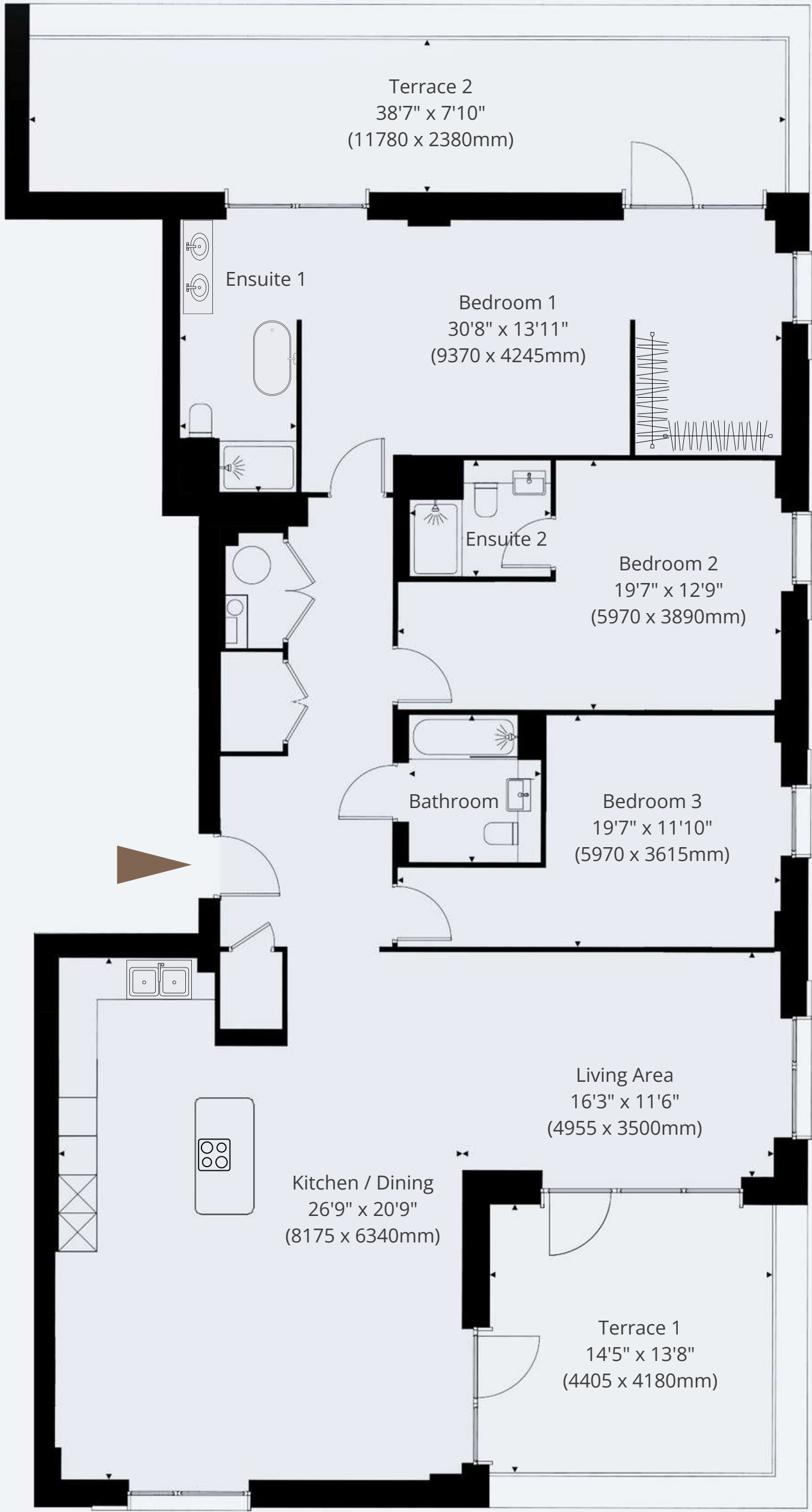


The background is a solid brown color with a gradient. It features abstract, flowing white lines that create a sense of movement and depth. These lines are composed of many thin, overlapping curves that sweep across the frame, particularly concentrated in the top and bottom corners, leaving the center relatively clear for the text.

The home is supported by a dedicated utility room, fitted by Magnet Kitchens with Dekton worktops and integrated Miele washing and drying machines. A separate cloakroom features bespoke solid walnut cabinetry, providing elegant storage for day-to-day use and guest coats. The property also includes one allocated parking space.



Floor Plan





Address: Hawking House, Mill Hill, London, NW7

Property Type: 3 Bedroom, 3 Bathroom Penthouse

Floor: Level 3 (Top floor, with lift access)

Approximate Internal Area: 1,846 sq ft (171.5 sq m)

Approximate Terrace 1: 14'5" x 13'8" (4.4m x 4.1m)

Approximate Terrace 2: 38'7" x 7'10" (11.7m x 2.3m)

*Illustration for identification purposes only,
measurements are approximate, not to scale*

Lease: 990 years

Ground Rent: £0

Service Charge: £4,830 (for 2026/2027)

EPC Rating: B





A Legacy of Discovery: A Celebration of Science

"Each building within the development is named in honor of a pioneer who advanced the frontiers of science on this very site."





Ridgeway Views stands on hallowed ground. This land was once the home of the National Institute for Medical Research (NIMR), a groundbreaking centre of excellence that relocated to Mill Hill in 1950. Designed to foster collaboration, the NIMR brought together the world's brightest minds in science, medicine, and technology to push the boundaries of human knowledge and pioneer advancements that improved global health.

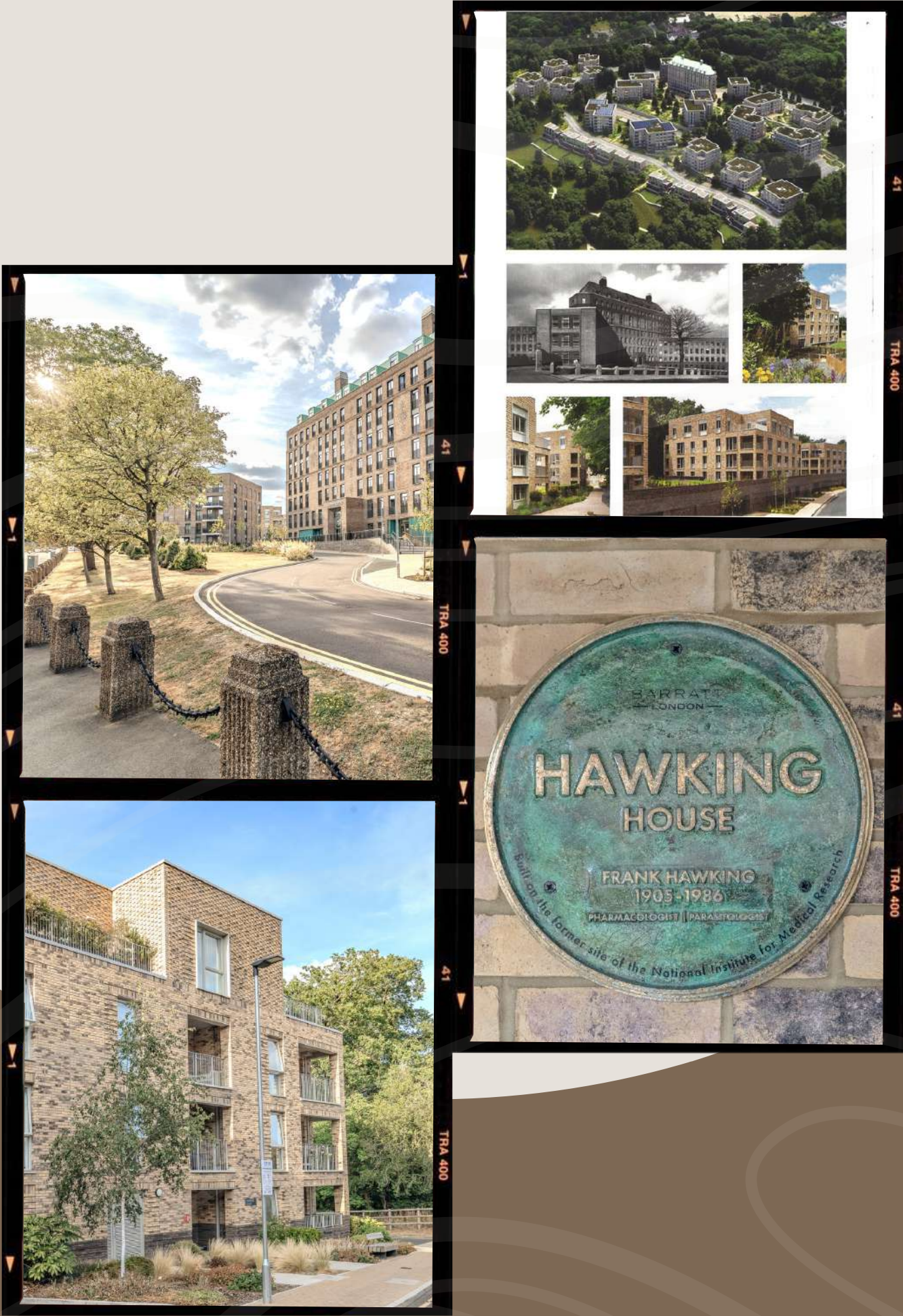
The site's prestige and historical importance have been celebrated with notable royal visits over the decades. The original Mill Hill facility was officially opened in 1950 by His Majesty King George VI and Queen Elizabeth, and later welcomed Princess Diana in 1988, reflecting its status as a true cornerstone of British achievement.

While the NIMR has since evolved into the Francis Crick Institute at St Pancras, the legacy of the brilliant men and women who worked here is forever preserved at Ridgeway Views. Each building within the development is named in honor of a pioneer who advanced the frontiers of science on this very site.





The Story of Hawking House





Meet the Face Behind Hawking House: **Frank Hawking (1905–1986)**

While his son, the world-renowned astrophysicist Stephen Hawking, became a household name, Frank Hawking was a brilliant pioneer in his own right. A leading biologist and researcher in the field of parasitology, Frank published over 150 articles on combating tropical diseases, including groundbreaking work on malaria.

In 1940, he joined the NIMR's Division of Chemotherapy in Mill Hill, initially focusing on the early antibiotic treatment of war wounds. It was here that he met his wife, Isobel. Frank eventually became head of the Parasitology division, dedicating his career to research that improved lives worldwide.

Hawking House stands as a tribute to his remarkable contributions to global medicine.



Resident Facilities

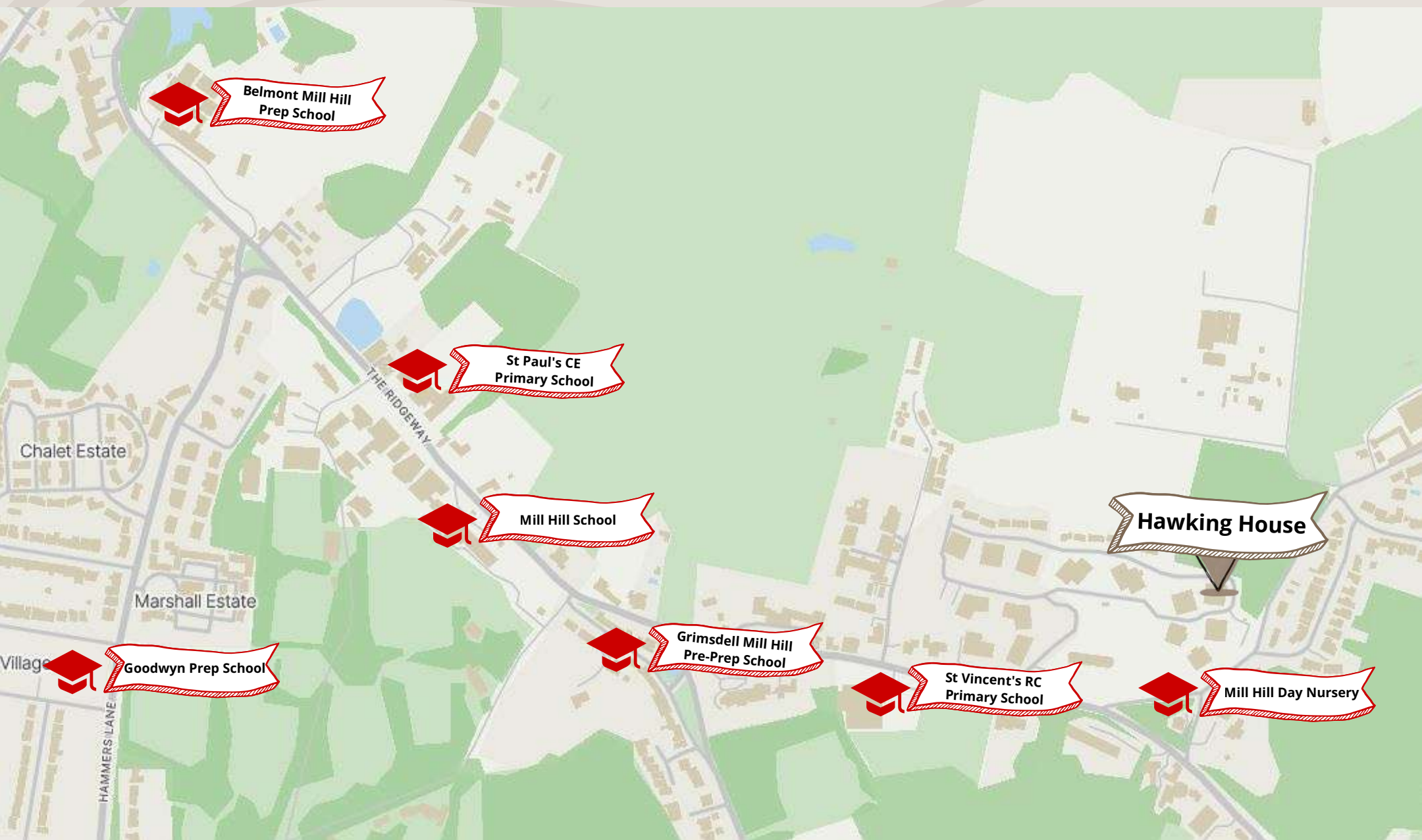


Ridgeway Views offers a lifestyle that balances community and tranquility.

Residents benefit from a dedicated 12-hour concierge service, a fully equipped on-site gym, and beautifully maintained podium garden and extensive woodland park and running trails that weave through the development's mature green spaces.



Education



The area is renowned for its exceptional schooling options, making it highly sought after by families.

Within Walking Distance: The Ridgeway itself is home to the Mill Hill Day Nursery, St Vincent's RC Primary School, Grimsdell Mill Hill Pre-Prep, Belmont Mill Hill Prep, Mill Hill School, and St Paul's CE Primary School.

A Short Drive: The area is also served by the highly respected Goodwyn Prep School, the exceptionally high-performing Queen Elizabeth's Grammar, Millbrook Park CE Primary School, and Frith Manor Primary School.



Local Amenities & Leisure



Adam & Eve



The Three Hammers



M&S Foodhall



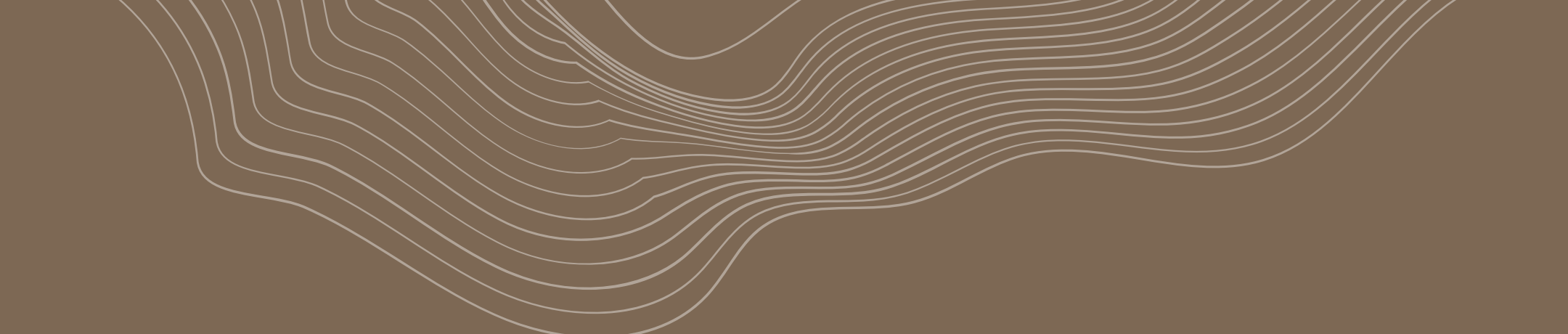
Waitrose & Partners



Finchley Lawn Tennis Club



Finchley Golf Club



Mill Hill village offers a rare blend of rural charm and modern convenience.

Pubs & Dining: The historic Adam & Eve pub is practically on your doorstep (a 5-minute walk), while The Three Hammers is just a short stroll away.

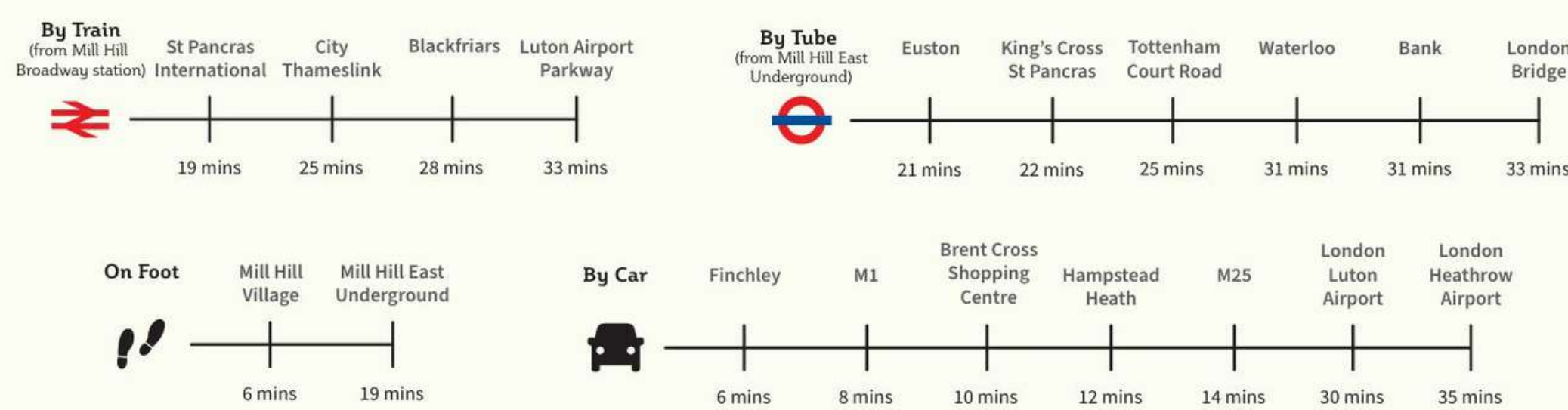
Shopping: Waitrose and Marks & Spencer are conveniently located nearby in Mill Hill, easily accessible by car or bus. For green thumbs, Finchley Nurseries is a scenic 10-minute walk away.

Sport & Recreation: The area boasts fantastic sporting facilities, including the Finchley Golf Club, Finchley Lawn Tennis Club, Oakleigh Park Swimming Pool, Virgin Active Mill Hill, the Mill Hill Village Cricket Club, and for riding enthusiasts, The London Equestrian Centre.





Connectivity



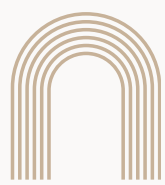
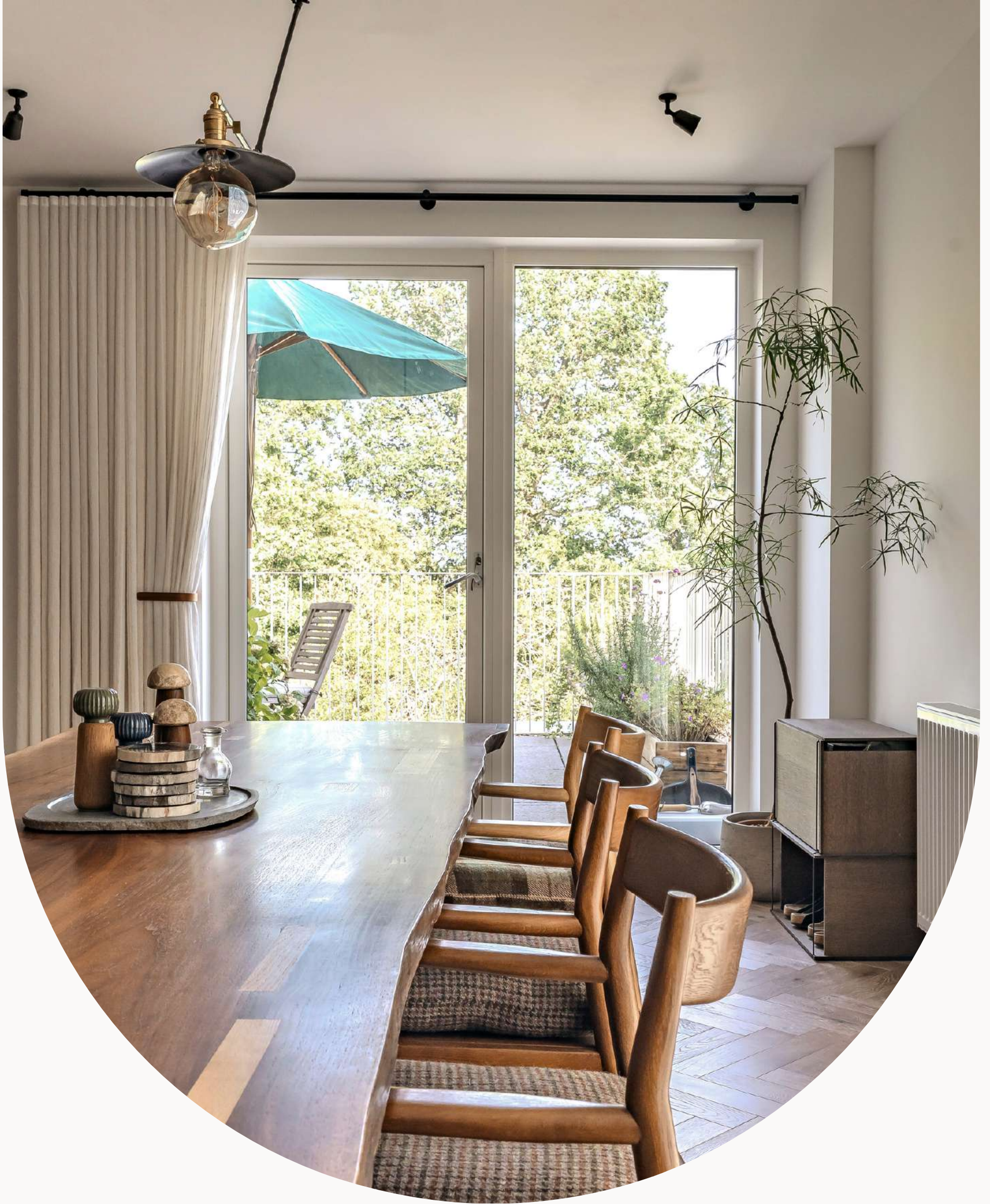
Travel times are approximate.
Sources: tfl.gov.uk and Maps.google.com
*Without traffic

Perched on a hilltop in historic Mill Hill, the property offers an idyllic countryside setting without sacrificing city convenience.

London Underground: A 15-20 minute walk to Mill Hill East Station (Northern Line) connects you to the West End in under 30 minutes.

National Rail: A short drive (or bus ride) to Mill Hill Broadway Station provides fast, direct rail connections into The City, St Pancras International, and beyond.

By Car: The M1 and A1 are just five minutes away, ensuring rapid access to central London, as well as Heathrow and Luton airports.



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