“At Berkeley we pride ourselves in ‘Heritage at the Heart of Placemaking’.

At St Joseph’s Gate we have taken this local landmark, an extraordinary architectural statement, and restored it to its original splendour.

Taking every opportunity to preserve and enhance the superb original features, and create a truly unique place to live.”

Andrew Saunders Davies
Chairman of Berkeley Homes (Three Valleys)
“The long history of this iconic building enriches the living space and gives the building character you just cannot find elsewhere.”

RAMEEN FIROOZAN
Managing Director, Berkeley Homes (Three Valleys)

A magnificent example of design and architecture, The Chapel at St Joseph’s Gate perfectly combines classical Grade II listed period features with exquisite craftsmanship and modern, bespoke interior design. Restored by Berkeley Homes, this exclusive residence redefines renovation.

Originally the dream of Cardinal Herbert Alfred Vaughan, who founded the Mill Hill Missionaries in 1866, The Chapel has stood for over 150 years and been cherished as a local landmark and an extraordinary architectural statement. Today, this remarkable building has been awarded Grade II listed status, appreciated and acclaimed for its historical and aesthetic properties. Truly, somewhere very special and quite unique to call home.

North London’s Newest Landmark Residence
A Commanding Location

Sitting proudly within the beautifully landscaped grounds of the former St Joseph’s College, The Chapel holds a commanding hilltop position with impressive unbroken views towards Wembley and beyond.

The neighbouring Mill Hill Village and Mill Hill Broadway provide a wealth of local shops, cafés and restaurants ensuring everything you could possibly need is conveniently located right on your doorstep. As well as excellent amenities, the acclaimed Harrow boys school, Haberdashers’ Aske’s, Mill Hill School and The JFS are all within a convenient six mile radius.

Exceptional transport links connect you from Mill Hill Broadway to London St Pancras in just 14 minutes whilst both the M1 and A1 are just minutes away by car, connecting you to the M25 and beyond.
Tranquility, calm and beauty define the grounds at St Joseph’s Gate, the perfect place to escape The City.

ANDY DEMETRIOU / ANIL MANEK
Concierges, St Joseph’s Gate
The Chapel truly has tranquility at its heart – the private courtyard garden provides the perfect place for alfresco dining or a morning coffee, whilst the beautifully landscaped terrace guides you towards the grand entrance, emphasising the striking beauty and grandeur of this unique residence. Beyond The Chapel’s private grounds, the seven acres of picturesque parkland, with its formal gardens, turfed lawns and wooded areas, meanders down the hill and towards the ever-present vista of London on the horizon.
The success of a garden can only be judged by its ability to enrich the lives of those who enjoy it.

MARK WHEELER
Landscape Designer, Folia
The wider grounds at St Joseph’s Gate feature a delightful combination of formal gardens, turfed lawns, box hedgerows and wooded areas giving you a wide choice of places to relax, walk or run in beautiful surroundings. All the landscaping within the grounds has been carefully designed to integrate the existing trees, planting and ecology – ensuring you have a garden for all seasons.

Seven Acres of Luxury

Photography of the grounds at St Joseph’s Gate.
The Chapel has been sympathetically restored to ensure the character and charm of this beautiful historic building is retained. A fine example of Victorian monastic architecture the grand exterior boasts gothic arched and roundel windows, and an imposing curved Southern façade.

Extending over 8000 sq ft, the interior features original granite pillars with carved finials and 45ft high vaulted ceilings, which frame the luxurious open plan living space. Each of these lovingly restored features is combined with contemporary design to bring distinction to a truly individual property.

Modern sustainable design sits perfectly within this age old building. Whether it is the feature stained glass windows being carefully replaced with the latest glazing or updating the orangery with a sensitively designed glazed roof to create a brighter, airy space – no expense has been spared to ensure The Chapel meets the needs of a modern lifestyle.

"The layout of this historic building has enabled us to design an extraordinary living space that perfectly sits within the original structure, creating an interior that has to be seen to be believed"

BRUCE LAWTON
Technical Director, Berkeley Homes (Three Valleys)
Traditional craftsmanship and fine materials are the Chapel’s hallmarks.
The spectacular central space of The Chapel has been retained to create a vast open plan living area. Bridged by the breathtaking vaulted ceilings, this unique space incorporates a beautifully crafted kitchen by leading Italian designer Pedini. A vast dining area, beautifully lit by low level lighting, and a dramatic curved gallery/living space with original windows provides 180 degree panoramic views over the historic lawns and London beyond.
Like its stunning exterior, the interior of The Chapel provides many unique rooms and spaces each as exciting as the next. These spaces have been brought to life by Alexander James Interiors who have used the finest modern materials, fixtures and fittings to complement the original fabric of the building and create a one of a kind residence. Finishes such as herringbone flooring, arched oak doors and Italian bespoke furniture have been incorporated throughout to help bring this unique residence into the 21st century.

"Exquisite finishes and furnishings seamlessly blend the spaces together to form a magnificent home and complement the dramatic interior of The Chapel."

STACEY SIBLEY
Alexander James Interiors
A place of peace and tranquility.

Nestled within the wings of the property, The Chapel boasts its own private gym space and luxurious spa with a sauna and steam room, designed to ensure you can enjoy some quality time without having to leave the comfort of your own home. Finished in attractive tile and natural wood, with mood lighting throughout, this space provides the perfect escape for you to unwind after a long day and brings an extra touch of contemporary luxury to your new home.
Sumptuous living space brings excitement and luxury to everyday living.
The award winning Alexander James Interiors specialise in creating interiors that are beautiful, unique and that maximise the full potential of a home by introducing bespoke designs tailored to the property’s particular requirements.

“When designing the interiors for The Chapel our brief was to help transform the unique historical building into a stunning home that catered for modern day living.

With such a vast property it was important to tie the spaces within The Chapel together. We emphasised the living zones using bespoke furniture, tactile textual materials and beautiful lighting. These finishes perfectly complement the bold architectural features to create a homely atmosphere with a contemporary twist.”

STACEY SIRLEY
Alexander James Interiors

Interior Design by Alexander James Interiors

The finest of specifications has been incorporated to ensure the space lives up to the level expected in a property of this calibre.”

BENJAMIN IVEY
Internal Project Manager, Berkeley Homes (Three Valleys)

STACEY SIRLEY
Alexander James Interiors
• Large format polished porcelain tiling to selected walls
• Feature border tile and shower wall
• Recessed niche within shower area with IP Rated LED down light
• Recessed niche with IP Rated LED lighting over bath
• IP Rated Chandelier fitted with LED down lights and marker lights to surround
• Bespoke gloss lacquered double drawer vanity unit with cast mineral double basin
• Bespoke lacquered mirror surround with shaver socket positioned over vanity
• Wall hung Toto pan with white glass dual flush plate
• Freestanding Villeroy & Boch double ended Quaryl bath with gloss surround
• Wet room with matt mosaic shower floor and Majestic smoked glass shower enclosure
• Polished chrome heated towel rail

Dornbracht brassware in polished chrome finish including:
• 2 x Deck mounted basin mixers
• Fixed shower head
• Thermostatic mixer to shower
• Separate hand-shower set
• Floor standing thermostatic mixer, spout and hand-shower set for freestanding bath

GUEST EN-SUITE

• Fully tiled in a polished porcelain tile with feature shower wall
• Recessed niche within shower area with IP Rated LED down light
• Recessed niche over bath with IP Rated LED down light
• IP Rated LED down lights fitted throughout
• Kuro Edition 11 glass vanity and cast mineral washbasin with close drain

Hansgrohe / Axor brassware in polished chrome finish including:
• Deck mounted basin mixer
• Fixed shower head
• Thermostatic mixer to shower
• Separate hand-shower set
• Thermostatic mixer to bath
• Separate hand-shower set to bath

WC / SHOWER

• Matt porcelain tiling to selected walls with tiled skirting to remainder
• Original exposed brickwork
• Recessed niche within shower area with IP Rated LED down light
• Recessed niche over WC with IP Rated LED down light and mirror to back
• Chandelier fitted with LED down lights to surround
• Cast mineral washbasin with free-draining waste and mirror positioned over
• Wall hung Villeroy & Boch pan with glass dual flush plate, concealed cistern and soft closing seat
• Walk-in wet room with matt mosaic shower area and Majestic glass shower wall

Myson column radiator

Hansgrohe / Axor brassware in polished chrome finish including:
• Wall mounted basin mixer
• Fixed shower head
• Thermostatic mixer to shower
• Separate hand-shower set
BEDROOM 1 EN-SUITE

- Fully tiled in a polished porcelain tile
- Recessed tiled niche within shower area with IP Rated LED down light
- Recessed mirror over WC and basin with IP Rated LED Marker lights and shaver socket
- IP Rated LED down lights fitted throughout
- Kooke Edition 11 glass vanity and cast mineral washbasin with clou drain
- Wall hung Villeroy & Boch pan with glass dual flush plate, concealed cistern
- IP Rated LED down lights
- Recessed mirror over WC and basin tiled skirting
- Polished porcelain flooring with polished porcelain tiling to CLOAKROOM / WC
- Separate hand-shower set
- Thermostatic mixer to shower
- Ceiling mounted shower head

CLOAKROOM / WC

- Polished porcelain tiling to WC / basin wall
- Polished chrome heated towel rail
- Recessed mirror over WC and basin with IP Rated LED Marker lights
- IP Rated LED down lights fitted throughout
- Kooke Edition 11 glass vanity and cast mineral washbasin with clou drain
- Axor deck mounted basin mixer in polished chrome finish
- Wall hung Villeroy & Boch pan with glass dual flush plate, concealed cistern and soft closing seat
- Polished chrome heated towel rail

SPA

- Fully tiled in a matt porcelain tile
- Polished chrome heated towel rail
- Recessed low level tile lights
- IP Rated LED down lights fitted throughout

BOOT ROOM / UTILITY

- Composite stone worktop with inset drainer grooves
- Single sink under mount with chrome mixer tap
- Siemens Freestanding Washing Machine
- Siemens Freestanding Tumble Dryer
- Siemens integrated under counter fridge

STEAM ROOM

- Wet tray with matt porcelain tiling to floor
- Glass mosaic tiling to walls, ceiling and benches
- LED lighting to underside of benches
- Electronic control panel in black glass
- Glass shower door

SAUNA

- Alder timber sauna bench
- LED lighting to above and below benches
- Glass shower wall and pivot door
- Electronic control panel in black glass

SHOWER

- Wet tray with matt porcelain tiling and glass shower door
- Hansgrohe / Axor brassware in polished chrome finish including:
  - Ceiling mounted shower head
  - Thermostatic mixer to shower

RECESS LOW LEVEL TILE LIGHTS

- Feature coffer ceiling with concealed LED lighting strip to Master Bedroom
- Recessed low level lighting around existing columns
- Recessed downlights within high level boxing
- Bi-fold chandelier over spiral staircase
- Recessed LED down lights throughout where applicable (Refer to electrical layout for further information)
- Up-lighting to exposed brickwork and minimalistic glass wall lights within orangery
- Dimming / Scene lighting controls throughout main reception area, all bedrooms, Snug / Study, Entrance Lobby, Orangery and Media Room
- Television points to all bedrooms and main areas (Sky+/terrestrial)
- Centralised AV network fitted within Gym
- Ceiling speakers fitted within Master Suite and En-suite, Guest Suite and Snug / Study
- Ceiling speakers and sound bar fitted within the Kitchen
- IP rated wall mounted speakers fitted within the Spa
- Wall mounted speakers fitted within the Gym
- Centralised AV network fitted within rack in electric stores to ground floor

MEDIA ROOM

- 110" transparent projection screen
- 4K projector
- Cinema Seating
- Artcoustic wall speakers and subwoofer
- Savant control
- Ceiling speakers fitted within Master Suite and En-suite, Guest Suite and Snug / Study
- Ceiling speakers and sound bar fitted within the Kitchen
- IP rated wall mounted speakers fitted within the Spa
- Wall mounted speakers fitted within the Gym
- Centralised AV network fitted within rack in electric stores to ground floor

HEATING / COOLING

- Gas fired central heating with mains pressure hot water
- Underfloor heating throughout (wet system)
- Myson column radiators fitted within Orangery, Snug / Study, Shower Room and Main Reception Area
- Additional heating and comfort cooling to Master Suite, Guest Suite, Orangery, Gym and Main Reception Area
- Fully fitted smoke detection and heat detection with battery back up
- Property will include an intruder alarm with wireless panic button
- Black external lanterns to front and rear entrance
- Full-height mirrored wall within the Gym
- Feature glazed doors from Snug / Study
- Feature glazed doors from Orangery
- Full-height glazed wall to mezzanine overlooking the main reception area
- Feature glazed doors from Snug / Study and Main Reception Area to Orangery
- Full-height glazed wall to mezzanine overlooking the main reception area with electric blinds
- Herringbone engineered wood floor to Main Reception Area and Orangery
- Inset carpet to dining table within herringbone floor
- Oak spiral staircase with curved glazed balustrade and oak handrail
- Oak stairwell to Mezzanine staircase with glazed balustrade
- Glazed viewing gallery
- Amtico flooring to feature within Laundry, linen store and Gym
- Full height mirrored wall within the Gym

SECURITY

- Individual Audio / Video entry system viewed by multiple handsets
- Sprinkler system installed
- Fully fitted smoke detection and heat detection with battery back up
- Property will include an intruder alarm with wireless panic button
- Black external lanterns to front and rear entrance
- Bedroom 4 - lacquered hinged wardrobes
- Bedroom 3 - open carcass dressing area
- Guest Suite - lacquered hinged wardrobes with back lit glass carcass
- Master Suite - lacquered hinged wardrobes with back lit glass carcass
- Master Suite - double bed with bespoke furniture with interior fittings to:
  - Coats cupboard
  - Master Suite - open carcass dressing area with back lit glass carcass
  - Guest Suite - lacquered hinged wardrobes with drawer pack
  - Bedroom 3 - open carcass dressing area

PEACE OF MIND

- 999 year lease
- All apartments benefit from a 10 year Premier Guarantee issued on build completion

CAR PARKING

- Two conveyed covered parking spaces
- Visitor parking bays observed by the Concierge

HANDBRACKETS

- Premier Guarantee issued on handbrackets

Garden

- Italian bespoke furniture with interior fittings:
Since its construction in the late 1860s, St Joseph’s Gate has become a cherished local landmark. Originally designed to train priests who would spread their message through the British Empire, the former St Joseph’s College became a major feature of Mill Hill life, opening its doors and grounds to the local community for fêtes and open days. It finally closed in 2008 and its extraordinary architecture has since made it a popular location for films and TV series.

The Chapel at St Joseph’s Gate has now reached the most spectacular phase of its life, refurbished with passion and care by Berkeley Homes as a unique residence.

The grand Victorian architecture of the building has been conserved and inside, the vast living space offers bright, spacious rooms complemented by a superb contemporary specification.

Refurbished homes within listed buildings have a life and unique character all of their own. You will discover interesting room shapes, fascinating details and mellow colours and textures. It is all part of the charm.

In restoring The Chapel at St Joseph’s Gate, Berkeley Homes had several important objectives to meet: retaining its historic character; creating a home within it to meet all the demands of today’s lifestyles; and working in partnership with the planning authorities to conserve a listed building. The Chapel is genuinely unique, and because it is an historic building, it has certain qualities that are not found in newly built homes.

 Buyers will appreciate that unusual details, and surfaces showing the patina of age, are all part of the charm of a period building. We are taking advantage of the original layout of the building to create bright new living spaces. For example, the open plan arrangement of the building enables us to give The Chapel 45ft high ceilings with windows on two, and in some cases, three levels.

We have retained the period features whenever possible and worked them into the interior design. It is a painstaking and fascinating project, one that transforms a historic building into an outstanding residence.
Over the past ten years, The Berkeley Group has transformed its business to become a leader in sustainable urban regeneration.

Sustainability is a key part of the Berkeley Group ethos, and its companies including Berkeley have made a long-term commitment to create sustainable, vibrant communities that enhance the surrounding area while minimising any adverse environmental impact. These values lie at the heart of St Joseph’s Gate.

The Chapel at St Joseph’s Gate also includes:

A and B rated appliances:
- Sub-zero combination fridge/freezer – A
- Sub-zero wine storage with refrigeration drawers – A+
- Siemens iQ300 Laundry condenser tumble dryer – B
- Siemens iQ300 Laundry washing machine – A+++ 
- Siemens built under single door fridge – A+
- Wolf E Series single ovens – A
- Gaggenau fully integrated power dishwasher – A++
- Sub-zero wine storage with refrigeration drawers – A+
- Sub-zero combination fridge/freezer – A+
- Wolf E Series single ovens – A

Recycling bins in every home
- Safe place to store bicycles
- Recycling bins
- Recycling bins are provided enabling waste separation.
- 75% low energy fittings
- Low energy fittings to save you energy and money.

Some features are only applicable to selected developments, please check with sales consultant. * Saving may vary. Figures based on The Chapel at St Joseph’s Gate. For further details contact sustainability@berkeleygroup.co.uk

OUR VISION
Our vision for your future

The Berkeley Group already leads the field in sustainable development, and we are now raising standards higher still with Our Vision initiative.

When you buy a new home from Berkeley you will be sharing this commitment of a more eco-friendly way of life that has benefits for you and for the whole community.

AN EXCEPTIONAL CUSTOMER EXPERIENCE
- Dedicated sales teams provide exceptional service throughout the whole buying process
- Our Customer Service teams ensure your new home exceeds expectations on all levels

GREENER, MORE ECONOMICAL HOMES
- Use 26% less water per person than the average house*
- Save around £380* per year on energy bills
- Reduce CO2 emissions by 70%*
- Recycling bins in every home
- Space for a home office
- A safer place to store bicycles

CREATING SUSTAINABLE COMMUNITIES
- Close to essential amenities including schools, parks and shops
- Good access to public transport
- Streets that are friendly for pedestrians and cyclists as well as cars
- Safe public spaces and pedestrian routes
- Homes designed to adapt to changing needs

A COMMITMENT TO THE FUTURE
- Berkeley sets targets to reduce the water use and CO2 emissions associated with our construction activities and business operations
- We also pledge to reuse or recycle over 80% of our construction, excavation and demolition waste.

Buying a home is one of the most important decisions you will ever make. The qualities that make Berkeley different mean that you can choose a new home from us with complete confidence. When you buy a home from Berkeley you can be in the knowledge that it is built to very high standards of design and quality, has low environmental impact and that you will enjoy an exceptional customer experience.

CUSTOMER SERVICE IS OUR PRIORITY
We place the highest priority on customer service and will manage the whole moving process for you. Our Customer Care Teams will contact you shortly after you complete, to ensure that everything in your new home is absolutely to your liking. Our homes also benefit from a ten year warranty, the first two years of which are covered by Berkeley.

GREEN LIVING AND SUSTAINABLE DEVELOPMENT IS TOP OF OUR AGENDA
As a company, we are committed to reducing energy, water and waste on our construction sites, in our offices and in the homes that we build. Almost all of our developments are built on brownfield land and we always take care to protect and enhance biodiversity and natural habitats. Our homes include features to encourage sustainable living such as dual-flush WCs, recycling bins and energy efficient white goods.*

QUALITY IS AT THE HEART OF EVERYTHING WE DO:
At Berkeley, quality takes precedence, from choosing the right location and style of home, to the construction processes we practice, the materials we use and the specifications we put into our homes. For extra peace of mind Berkeley operates a 2 year policy included in the 10 year warranty all new homes receive, with dedicated Customer Service teams on hand 24 hours a day to deal with enquires quickly and effectively.

UNPARALLELED CHOICE OF HOMES IN THE MOST SOUGHT AFTER LOCATIONS
As one of the UK’s leading house builders, we are able to offer our customers an unrivalled choice of property location, size and type. From city penthouses to country retreats, modern studio apartments to traditional family homes, you will find the perfect home to match your requirements. Our homes are also built in some of Britain’s most desirable locations from market towns and rural villages to major towns and cities, and countryside to the coast – we build in the locations you want to live.

A COMMITMENT TO CREATING SUSTAINABLE COMMUNITIES
Berkeley’s homes and developments are not just built for today. They are designed to enhance the neighbourhoods in which they are located permanently. We achieve this through our commitment to excellence in design, sensitive landscaping, sympathetic restoration, and impeccable standards of sustainability. We aim to address the needs not only of our customers but their neighbours and the broader community of which they are a part. It is a long-term view: we want to create exceptional places for people to live, work and relax in, and build communities that will thrive today and for years to come.
Call now to book your appointment
01753 784 417
or email: sales.oxford@berkeleyhomes.co.uk
St. Joseph's Gate, Lawrence Street, Mill Hill NW7 4JZ
www.stjosephsgate.co.uk