



MONTREAL
MEWS



MONTREAL
MEWS

^
THORNLEY

AN EXCLUSIVE COLLECTION
OF SEVENTEEN LUXURY
1 & 2 BEDROOM APARTMENTS,
THREE **3 BEDROOM HOUSES**
& ONE **2 BEDROOM HOUSE**
PERFECTLY POSITIONED ON
MILL ROAD, CAMBRIDGE

MONTREAL MEWS



^
THORNLEY





M MONTREAL MEWS



MONTREAL MEWS & MILL ROAD

Sleek, luxury living has arrived at Mill Road in the form of Montreal Mews. Presenting the opportunity to make your home in a thriving, cosmopolitan community, Montreal Mews is the place where you can enjoy all the advantages that Cambridge living brings, from the diversity of one of England's most historic and exciting cities, to the pleasures of its charming necklace villages and the picturesque countryside beyond.

Offering sophisticated design and elegant practicality, Montreal Mews will ensure that your expectations are always met in style and with reassuring quality. An exceptional level of attention to detail has been paid to every element of the development. With carefully considered elevational detailing designed to reflect the local vernacular and well-planned luxurious interiors, complemented by a wealth of desirable features and finishing touches, Montreal Mews displays a high degree of quality throughout.

With its vibrant and cosmopolitan reputation, Mill Road has become a destination in its own right. Here you'll find an array of independent retailers, artisan traders, cafés, restaurants and food emporiums right on your doorstep, yet you're only a short walk away from Cambridge city centre. With its Winter Fair and various community events Mill Road has its own special character unique within Cambridge and always manages to intrigue, amuse and appeal to the senses.

In fact Mill Road offers the best of both worlds combining an undeniable charm with superb connectivity and convenience; its broad appeal has something for everyone, whatever your needs or pace of life. So whether it's the stylish kitchens and bathrooms and interior design, the evident quality of the product, or the highly desirable location, you're sure to fall in love with everything that makes Montreal Mews so special.

CAMBRIDGE & THE LOCAL AREA

Whether working or enjoying recreational activities, cultural pursuits, or socialising, getting around Cambridge is easy. With its extensive network of footpaths, cycle paths, bus routes, easy access to major roads and direct train links to London and Stansted Airport, you'll always be well connected however you prefer to travel, or wherever you choose to go.

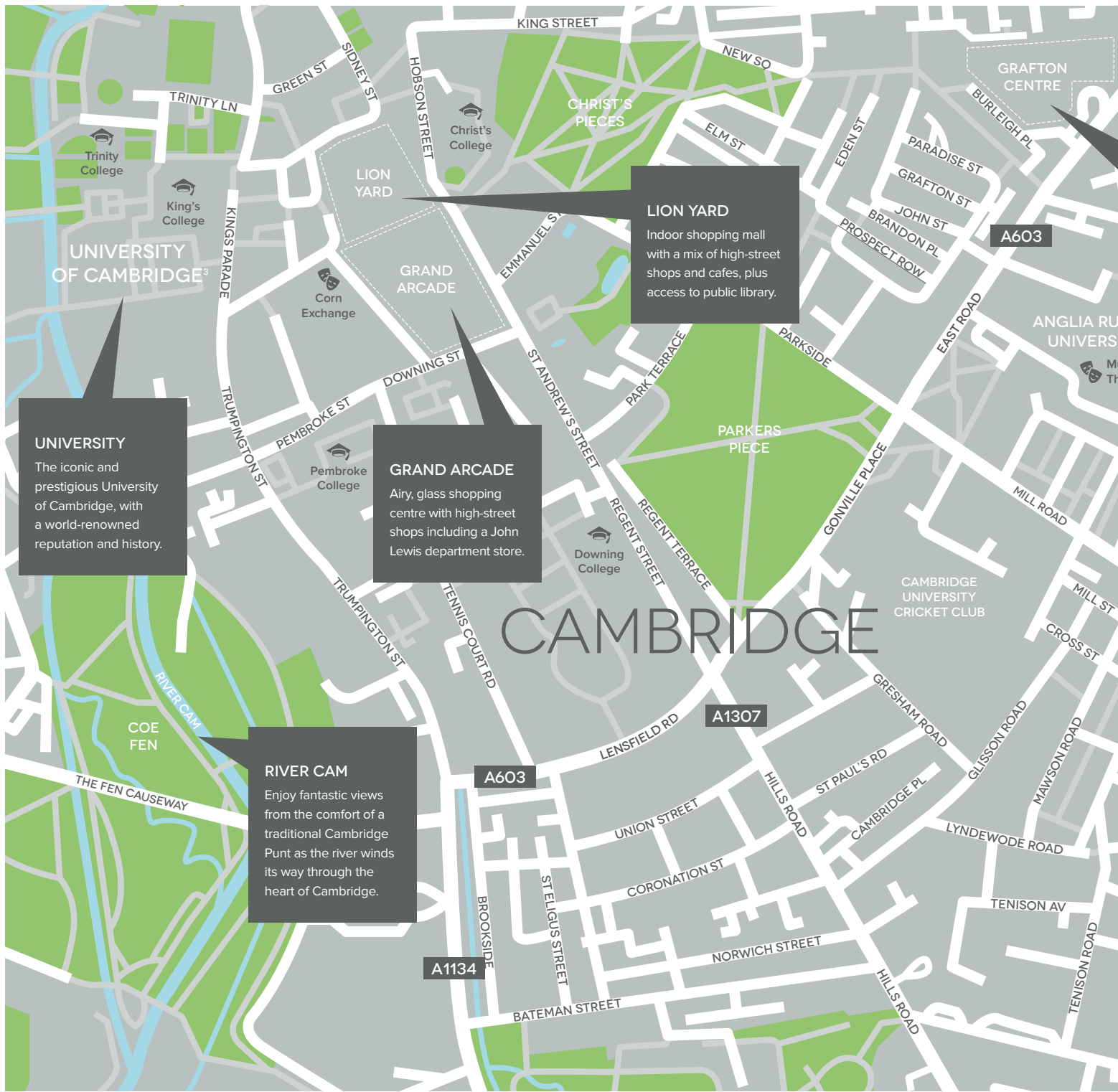
The city centre is home to an extensive mix of premium retailers, high street stores and independent boutiques, with numerous high-quality cafés, restaurants and bars. The river Cam and Cambridge's beautifully managed open spaces provide recreational places right in the heart of the city. With all this in easy reach, there's something to cater for every taste so you'll always find plenty of choice and plenty of opportunities for entertainment, or to escape and unwind.

Within less than two miles you'll find the world-renowned Addenbrooke's Hospital, an internationally respected university teaching hospital, and a centre of medical excellence. The hospital is based on the Cambridge Biomedical Campus, one of the largest and most important centres of health science and medical research world-wide and a significant employment site.

When venturing further afield, you can reach London in only 50 minutes by train, so for either work, or lively days and nights out, with all that London has to offer, at Montreal Mews, you're perfectly positioned to take advantage of the London connection. In contrast, the beauty of the eastern counties with their equally historic and delightful towns and villages and the attraction of the East Anglian coast, are just as easily accessible.

From the magnificent historic architecture of the iconic colleges and their impact on the shaping of Cambridge, to the thriving economy of a city at the forefront of technological advancement, Cambridge with all its many attributes offers an exceptional quality of life. Steeped in character, prestige and culture Cambridge is a very special place to call home.





UNIVERSITY

The iconic and prestigious University of Cambridge, with a world-renowned reputation and history.

LION YARD

Indoor shopping mall with a mix of high-street shops and cafes, plus access to public library.

GRAND ARCADE

Airy, glass shopping centre with high-street shops including a John Lewis department store.

RIVER CAM

Enjoy fantastic views from the comfort of a traditional Cambridge Punt as the river winds its way through the heart of Cambridge.

CAMBRIDGE

A603

NEW ST
YOUNG ST

ST MATTHEW'S
PIECE

SUTTON ST

GWYDIR ST

KINGSTON ST

MILL ROAD

DEVONSHIRE RD

ST BARNABAS ROAD

TENISON ROAD

CHARLES ST
STOCKWELL ST
ARGYLE ST
COCKBURN ST

GREAT EASTERN ST
CAVENDISH ST

HOPE ST
ARGYLE ST

SEDGWICK ST

CATHARINE ST

THODAY ST

ROSS ST

MILL ROAD

MALTA RD

CYPRUS RD

SUEZ RD

MADRAS RD

HOBART RD

MONTREAL RD

BROOKFIELDS

RECREATION
GROUND

ROMSEY ROAD

VINERY ROAD

BROOKFIELD
HEALTH CENTRE

A1134

CONNECTIONS

Easy access to several key connection points for both public and private transport, whether you want to stay local or venture further afield.

MILL ROAD

Offering an array of independent retailers, cafes and famous street fairs.

DISCOVER CAMBRIDGE & BEYOND



STANSTED
AIRPORT
30 MINS

LONDON
KING'S CROSS
50 MINS

LONDON
LIVERPOOL ST
1 HOUR 6 MINS

HEATHROW
AIRPORT
2 HOURS 1 MIN



M11
JUNCTION 11
4.3 MILES

CAMBRIDGE
SCIENCE PARK
4.6 MILES

STANSTED
AIRPORT
27.4 MILES

CENTRAL
LONDON
57 MILES

HEATHROW
AIRPORT
72.1 MILES



GRAND
ARCADE
1.7 MILES | 9 MINS

CAMBRIDGE
RAILWAY STATION
1.2 MILES | 7 MINS

ADDENBROOKE'S
HOSPITAL
1.8 MILES | 12 MINS

CAMBRIDGE
CITY CENTRE
1.8 MILES | 12 MINS

Trains are from Cambridge Railway Station. Journey times / distances taken from nationalrail.co.uk, cyclestreets.net, and theaa.com.
Please note all times are approximate, are dependent on travel conditions, and are correct at time of going to print.



MONTREAL
MEWS

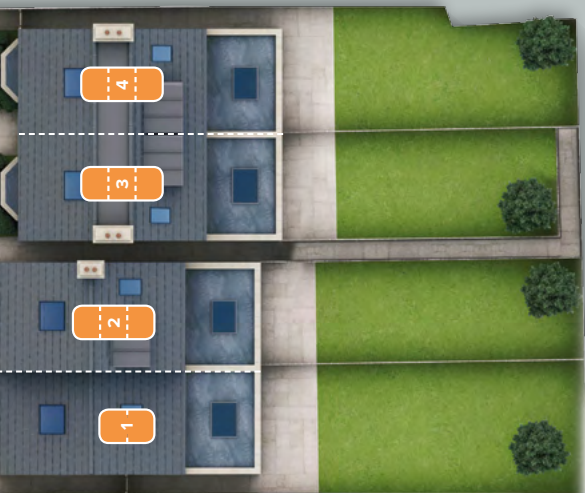




MONTREAL MEWS

SCHEME PLAN





PLOT KEY



First & Second Floor Duplex



First Floor Apartment



Ground Floor Apartment



Houses



Ground Floor Services



Bike Store



Bin Store



Vehicular Access



BEDROOMS

Apt 1 | 1 Bed

Apt 2 | 1 Bed

Apt 3 | 1 Bed

Apt 4 | 1 Bed

Apt 5 | 1 Bed

Apt 6 | 1 Bed

Apt 7 | 1 Bed

Apt 8 | 2 Bed

Apt 9 | 2 Bed

Apt 10 | 2 Bed

Apt 11 | 1 Bed

Apt 12 | 1 Bed

Apt 13 | 2 Bed

Apt 14 | 2 Bed

Apt 15 | 2 Bed

Apt 16 | 2 Bed

Apt 17 | 1 Bed

House 1 | 2 Bed

House 2 | 3 Bed

House 3 | 3 Bed

House 4 | 3 Bed



Computer Generated Image – For illustrative purposes only





MONTREAL MEWS SPECIFICATION



KITCHENS

- Contemporary styled kitchen by Manor Interiors, incorporating classic white high-gloss cabinets with soft-close fittings, and sleek white marble-effect quartz worktops/upstands
- All appliances are Siemens
- Integrated fridge & freezer
- Integrated full-sized combination microwave/oven
- Integrated or free-standing washer/dryer
- Induction hob & integrated extractor
- Integrated slimline dishwasher
- Stainless steel sink with chrome mixer tap



BATHROOMS

- Contemporary styling by CP Hart, featuring white wall-mounted Duravit sanitary ware and vanity unit, with designer chrome finished taps, fittings & accessories
- **Apartments:** generous shower enclosures
- **Houses:** Jack & Jill family bathroom with large shower/bath and en-suite to principle bedroom with generous shower enclosure
- Fully tiled floors & walls
- Chrome towel rail
- Large mirrors & shaver sockets



HEATING, ELECTRICAL & LIGHTING

- **Apartments:** programmable underfloor heating throughout with heat recovery and pressurised 'Megaflo style' hot water system
- **Houses:** programmable gas central heating, underfloor heating to ground floor, and 'Megaflo style' hot water system
- Extensive power and lighting system with LED low energy recessed lighting throughout
- USB charging sockets



HOME ENTERTAINMENT & COMMUNICATIONS

- **Apartments:** communal satellite dish for independent SKY subscription and communal aerial for free to view television channels
- **Houses:** provision for independent SKY subscription
- Centralised home hub communication for distribution of telephone, data and TV to all rooms (except bathrooms)



INTERIOR FINISHES

- **Apartments:** wood-effect porcelain floor tiling throughout
- **Houses:** wood-effect porcelain floor tiling on ground floor, tiled bathrooms and option for carpeting in bedrooms and stairs
- Integrated wardrobes with fitted shelf and hanging rail (see plans for specific units)
- Glass balustrade to duplex apartment staircases
- White painted internal doors with chrome fixtures
- Ceilings & walls painted in white



EXTERNAL PRIVATE & SHARED FEATURES

- **Apartments:** private patios and terraces as indicated for each apartment (excluding 4, 11 & 12) with landscaped communal garden. Communal cycle and refuse stores.
- **Houses:** private individual car parking space, shared visitor parking space. Landscaped courtyard and turfed rear gardens with patio. Private cycle and refuse stores.
- Controlled vehicular access
- Communal and private external amenity lighting



SECURITY & PEACE OF MIND

- High security doors and windows
- **Apartments:** audio/visual door entry system
- Mains operated integrated smoke, heat and carbon monoxide detectors
- **Apartments:** communal fire alarm system (apartment 13 fitted with residential sprinkler system)
- 10 year Premier Guarantee warranty





M

01

02

03

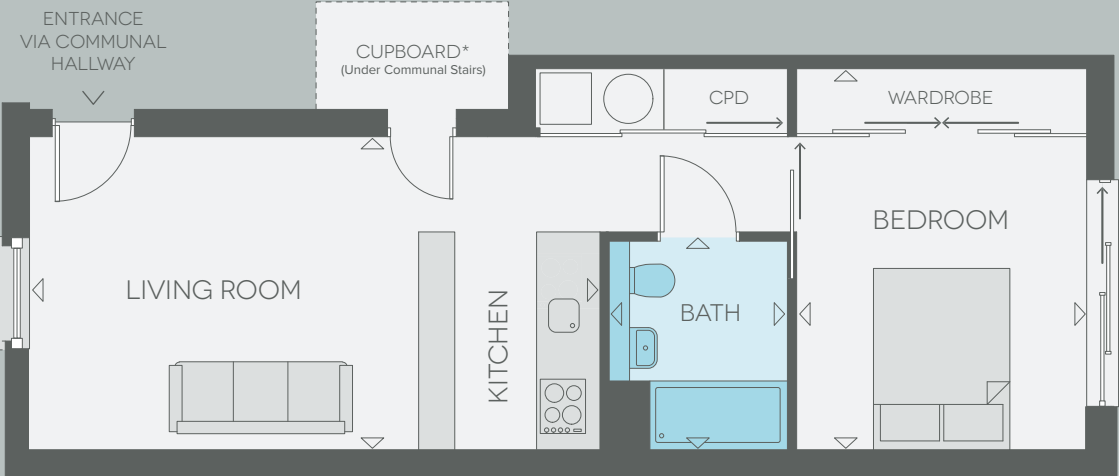
05


06

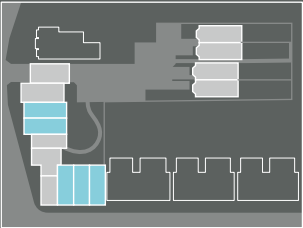
FLOOR G

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* Only units 01 & 05 have a cupboard under the stairs  Units 02 & 06 are mirrored

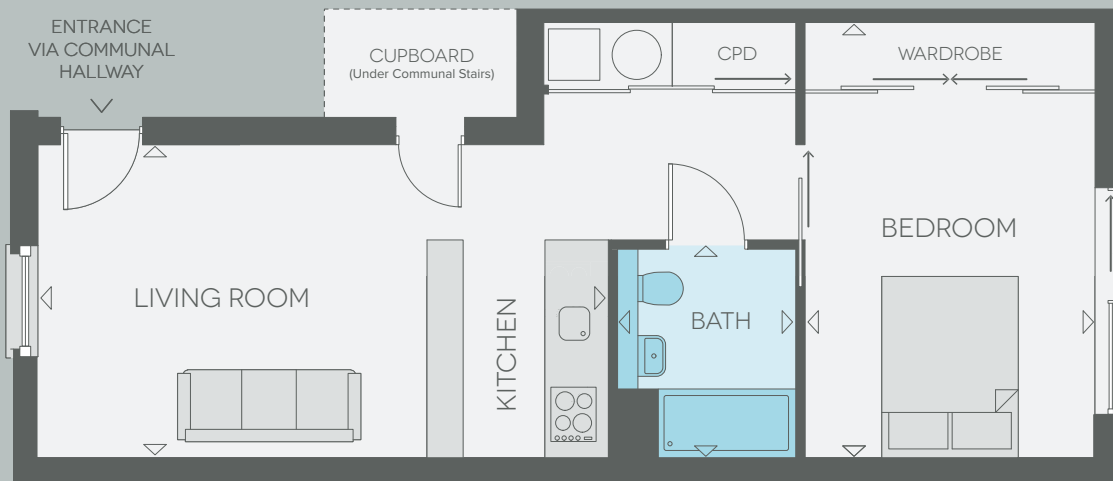


LIVING ROOM / KITCHEN / DINING	6.25m x 3.40m	20' 6" x 11' 2"
BEDROOM	4.15m x 3.15m	13' 7" x 10' 4"
BATHROOM	2.25m x 1.92m	7' 5" x 6' 4"



07

FLOOR G



6.25m x 3.40m

20' 6" x 11' 2"

LIVING ROOM / KITCHEN / DINING

4.90m x 3.15m

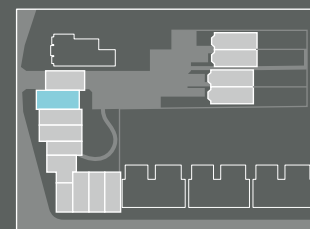
16' 1" x 10' 4"

BEDROOM

2.25m x 1.92m

7' 5" x 6' 4"

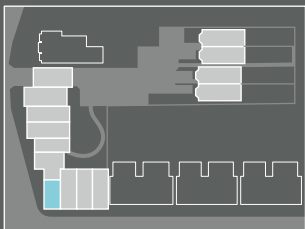
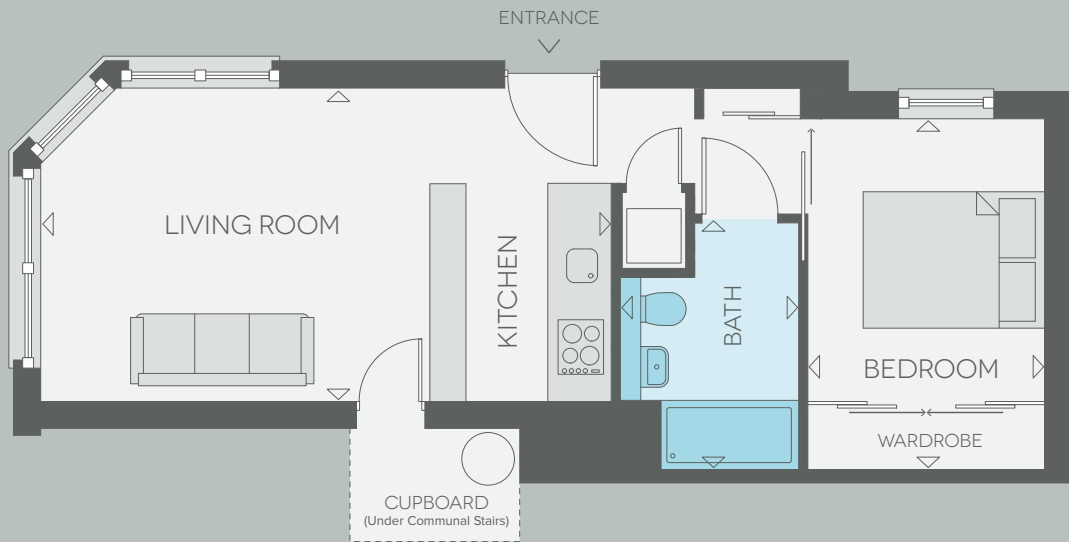
BATHROOM





04

FLOOR G



LIVING ROOM / KITCHEN

6.25m x 3.40m

20' 6" x 11' 2"

BEDROOM

3.82m x 2.56m

12' 6" x 8' 5"

BATHROOM

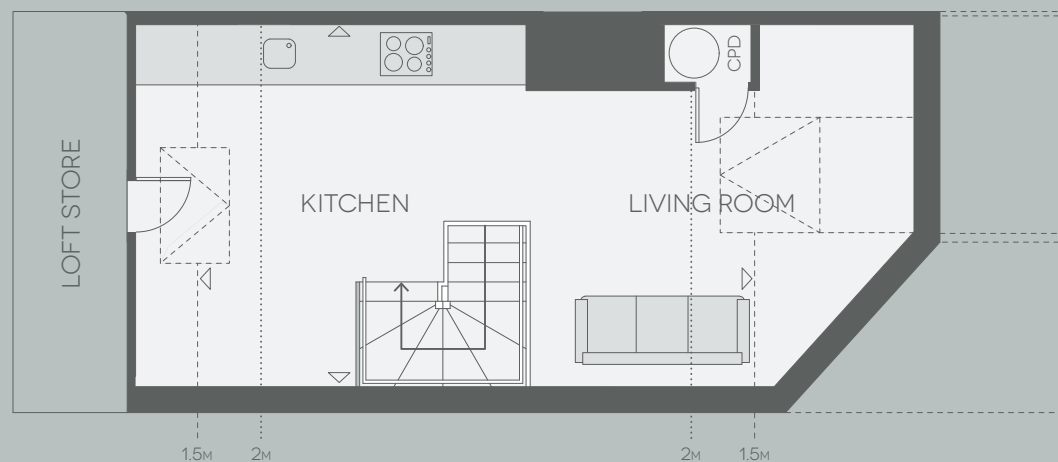
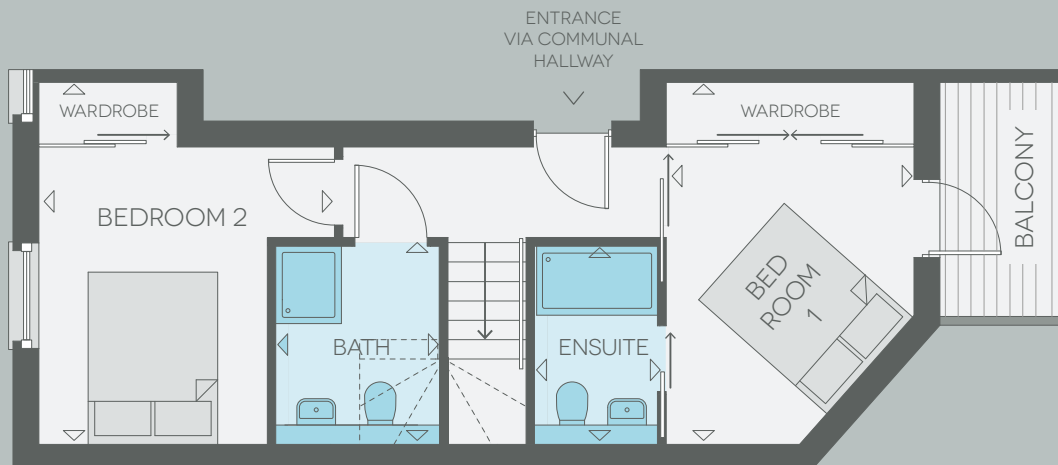
2.67m x 1.92m

8' 9" x 6' 4"



08

FLOOR 1/2



6.47m x 4.15m

4.15m x 2.60m

2.25m x 1.60m

4.15m x 3.38m

2.25m x 1.85m

21' 3" x 13' 7"

13' 7" x 8' 6"

7' 5" x 5' 3"

13' 7" x 11' 1"

7' 5" x 6' 1"

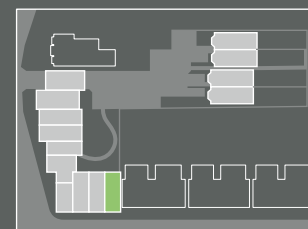
LIVING ROOM / KITCHEN / DINING

BEDROOM 1

ENSUITE

BEDROOM 2

BATHROOM





09

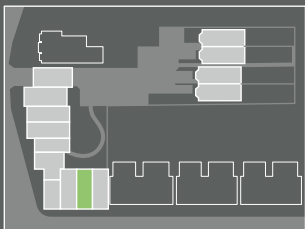
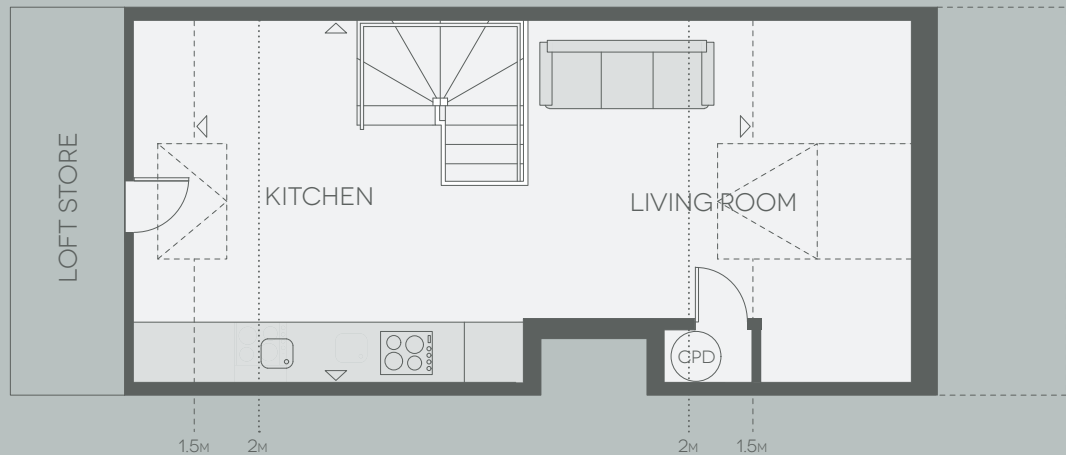
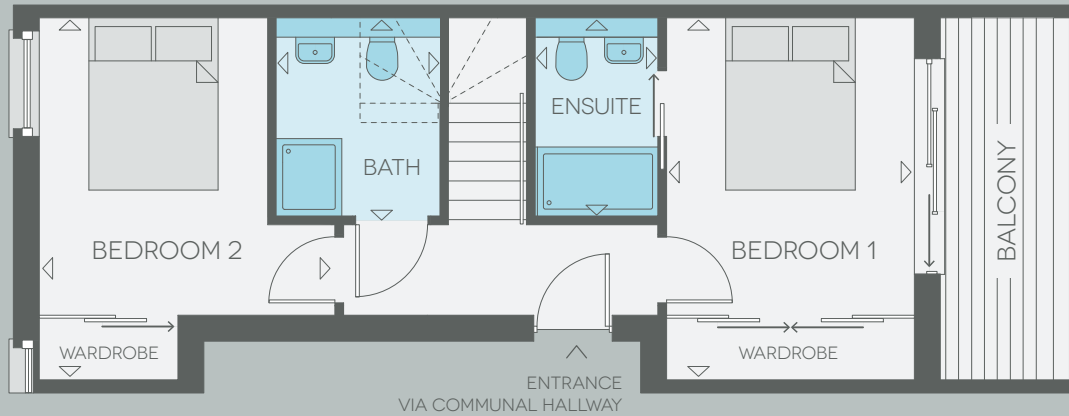
FLOOR 1/2



2



2



LIVING ROOM / KITCHEN / DINING

6.47m x 4.15m

21' 3" x 13' 7"

BEDROOM 1

4.15m x 2.60m

13' 7" x 8' 6"

ENSUITE

2.25m x 1.60m

7' 5" x 5' 3"

BEDROOM 2

4.15m x 3.38m

13' 7" x 11' 1"

BATHROOM

2.25m x 1.85m

7' 5" x 6' 1"



10

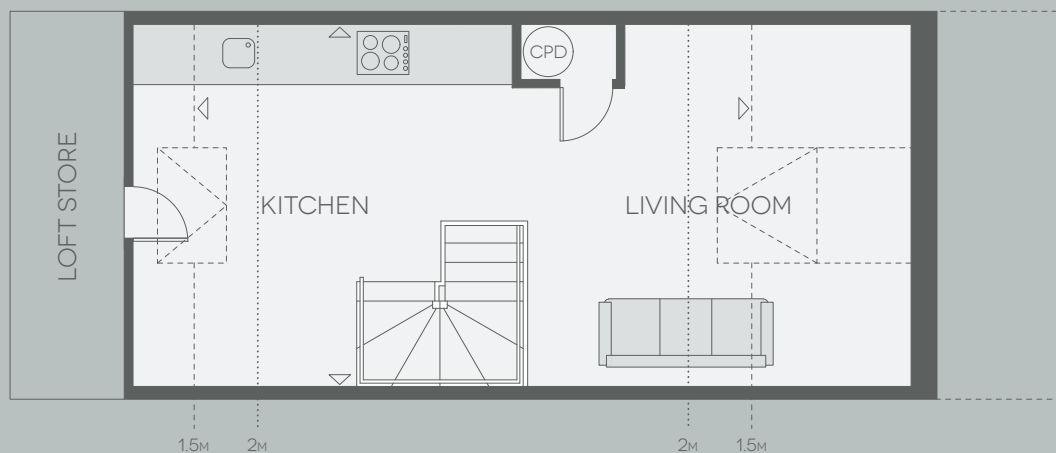
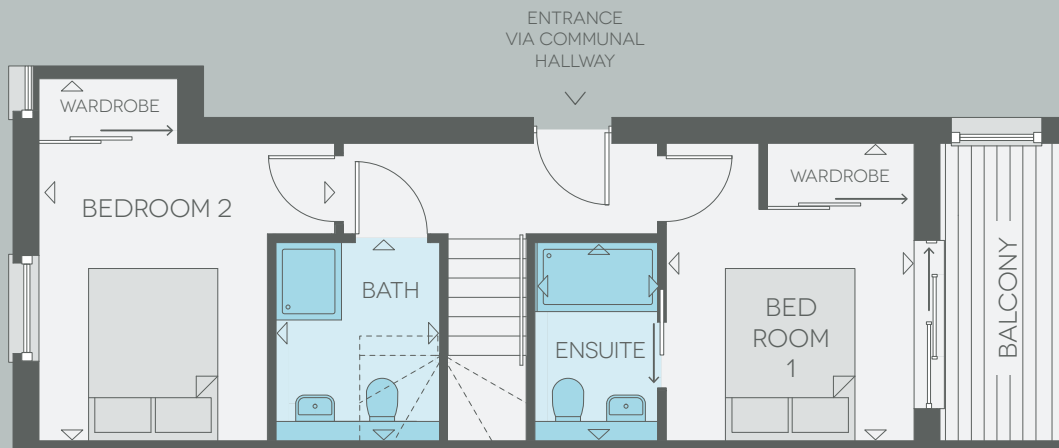
FLOOR 1/2



2



2



6.47m x 4.15m

21' 3" x 13' 7"

LIVING ROOM / KITCHEN / DINING

3.40m x 2.60m

11' 2" x 8' 6"

BEDROOM 1

2.25m x 1.60m

7' 5" x 5' 3"

ENSUITE

4.15m x 3.38m

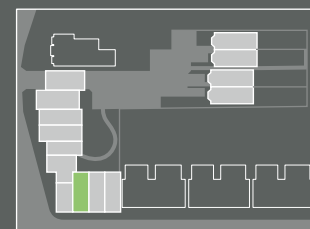
13' 7" x 11' 1"

BEDROOM 2

2.25m x 1.85m

7' 5" x 6' 1"

BATHROOM



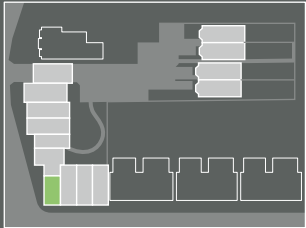
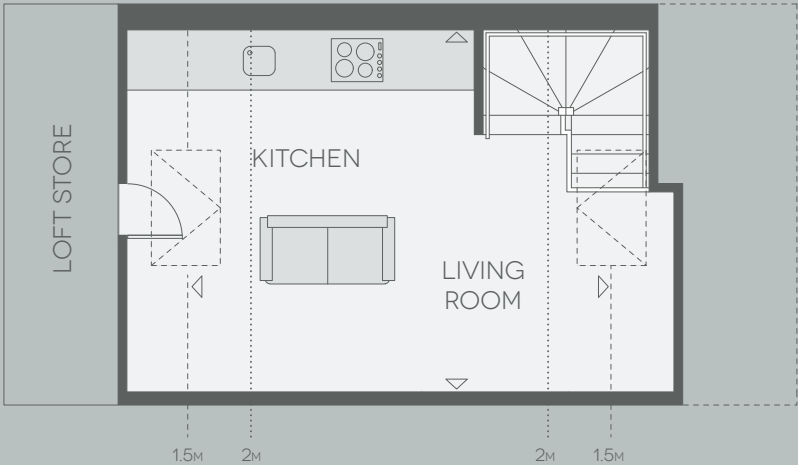
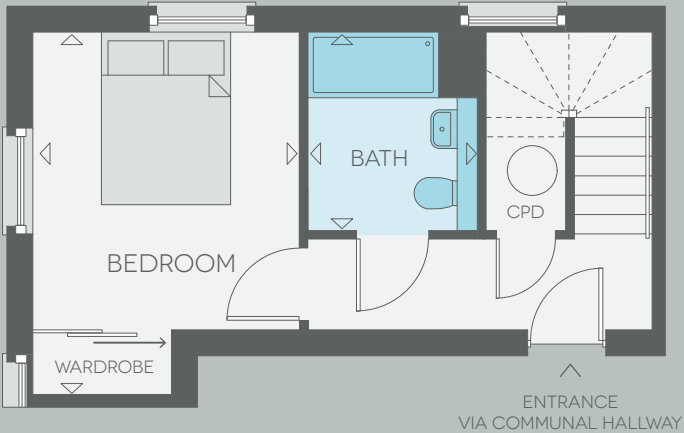




FLOOR 1/2





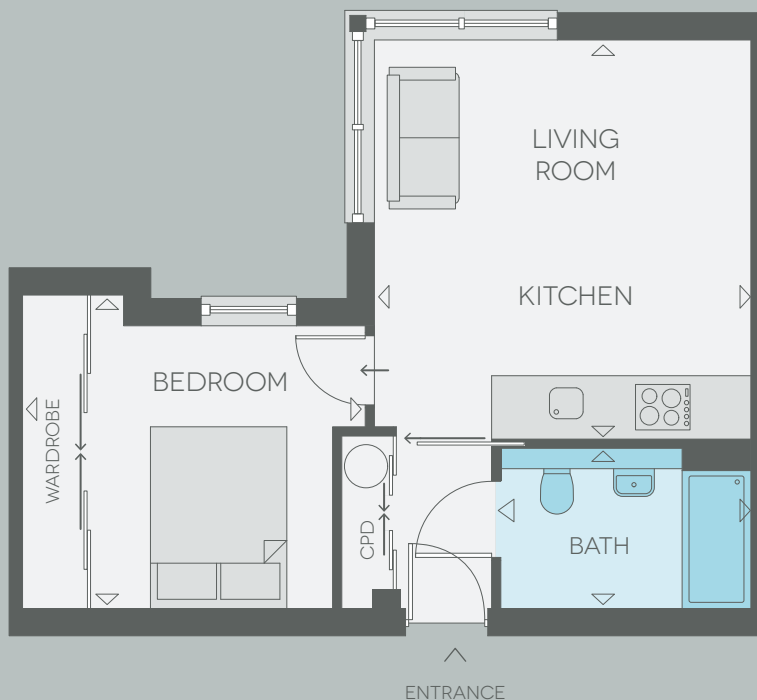


LIVING ROOM / KITCHEN / DINING	4.92m x 4.15m	16' 2" x 13' 7"
BEDROOM	4.15m x 3.04m	13' 7" x 10' 0"
BATHROOM	2.25m x 1.92m	7' 5" x 6' 4"



12

FLOOR 1



4.35m x 4.10m

14' 3" x 13' 5"

LIVING ROOM / KITCHEN / DINING

3.73m x 3.40m

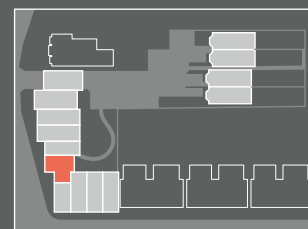
12' 3" x 11' 2"

BEDROOM

2.70m x 1.72m

8' 10" x 7' 6"

BATHROOM





I3

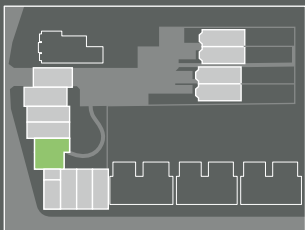
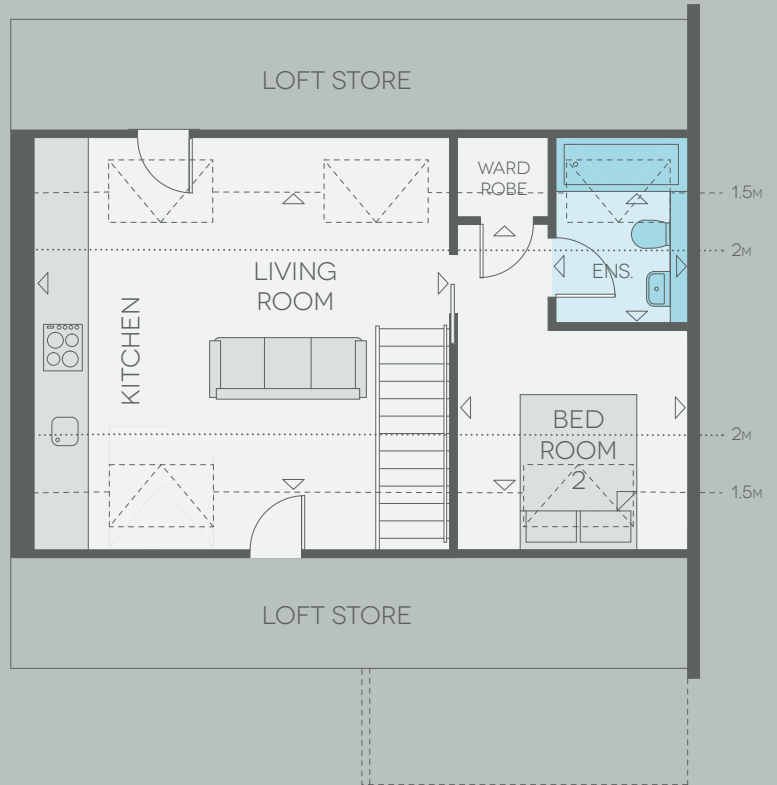
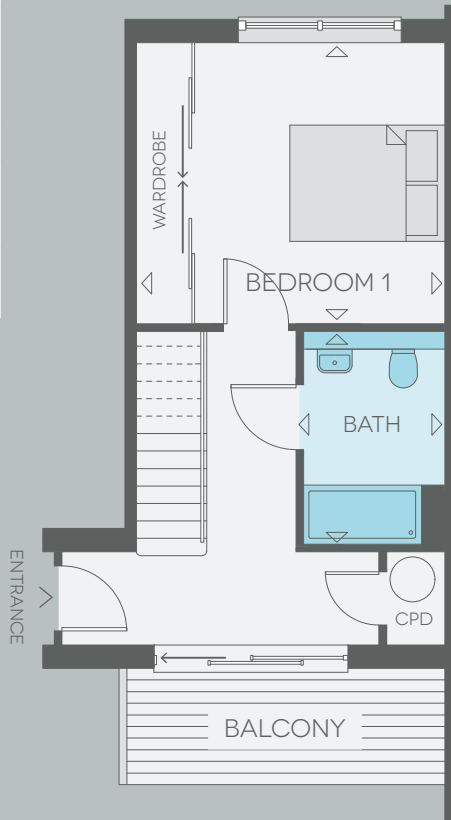
FLOOR I/2



2



2



LIVING ROOM / KITCHEN / DINING

5.31m x 3.86m

17' 5" x 12' 8"

BEDROOM 1

3.93m x 3.57m

12' 11" x 11' 9"

ENSUITE

2.69m x 1.77m

8' 10" x 5' 10"

BEDROOM 2

2.92m x 2.07m

9' 7" x 6' 10"

BATHROOM

1.70m x 1.64m

5' 7" x 5' 5"

M

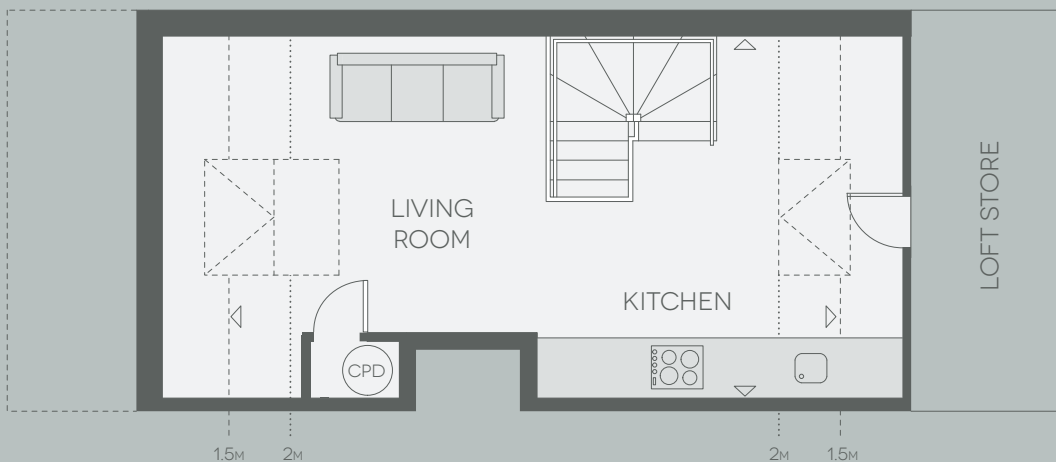
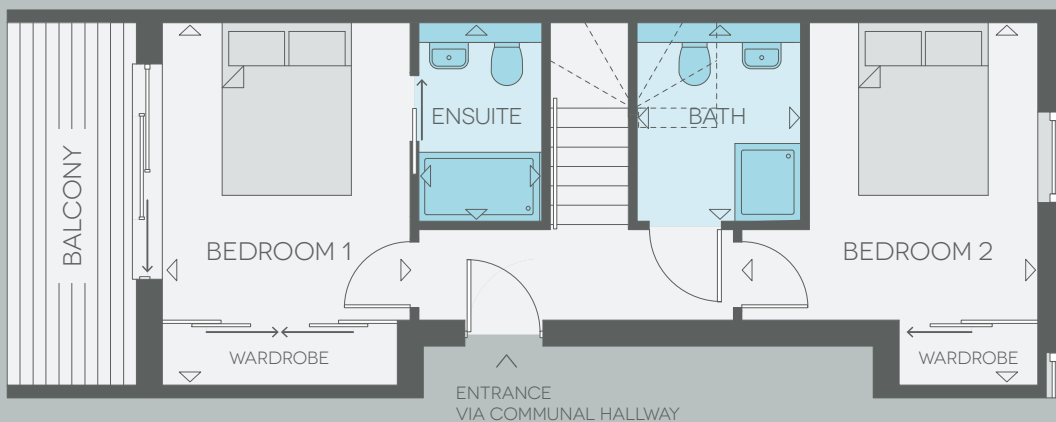
14

15

FLOOR 1/2

2

2



Unit 15 is mirrored

7.10m x 4.15m

23' 4" x 13' 7"

LIVING ROOM / KITCHEN / DINING

4.15m x 2.60m

13' 7" x 8' 6"

BEDROOM 1

2.25m x 1.60m

7' 5" x 5' 3"

ENSUITE

4.15m x 3.38m

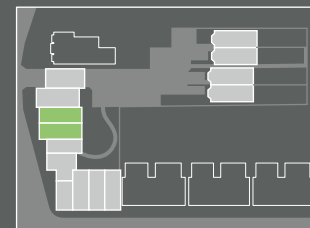
13' 7" x 11' 1"

BEDROOM 2

2.25m x 1.85m

7' 5" x 6' 1"

BATHROOM



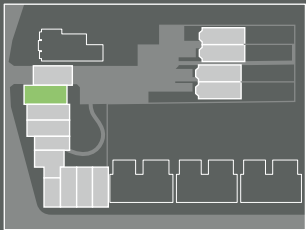
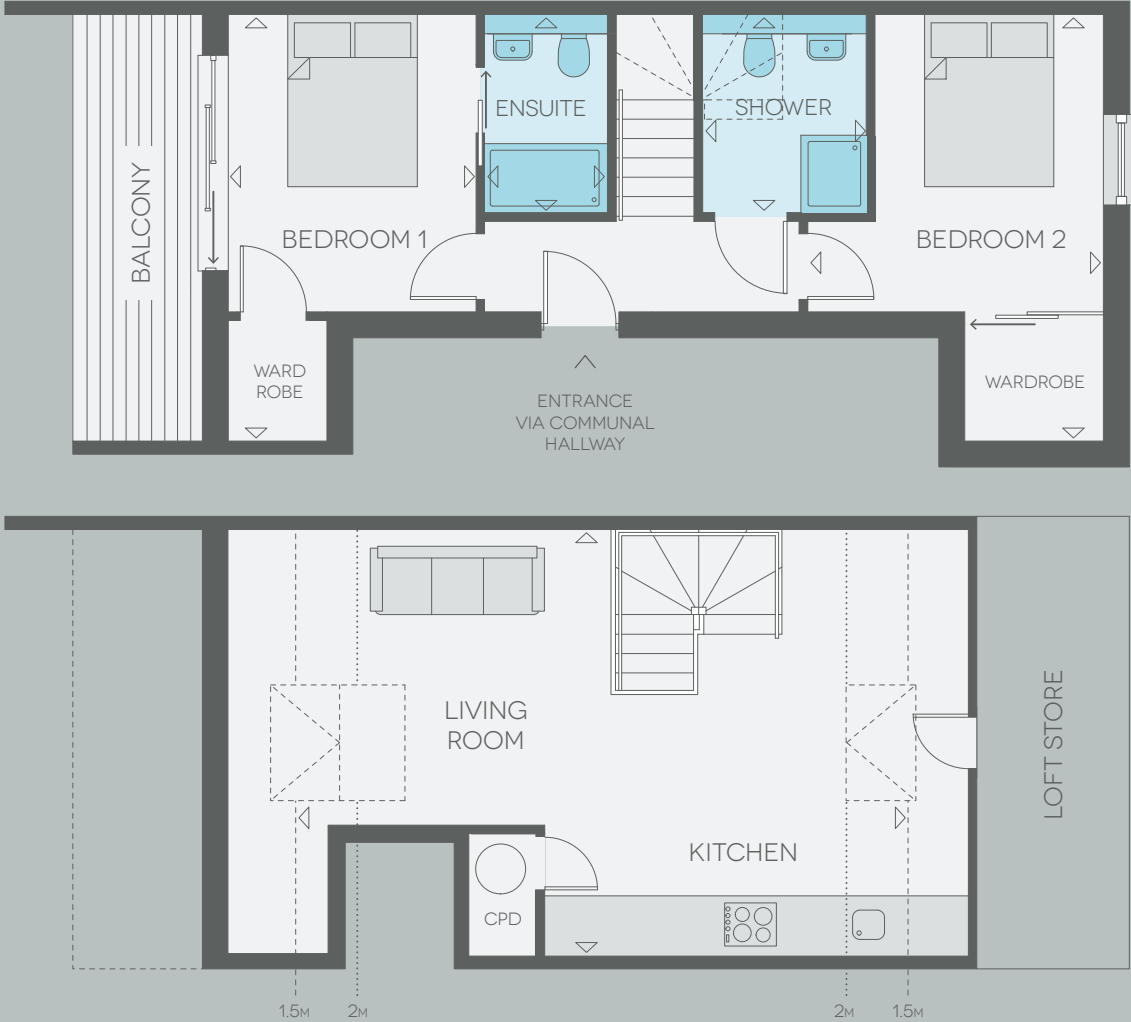
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16

FLOOR 1/2

 2

 2

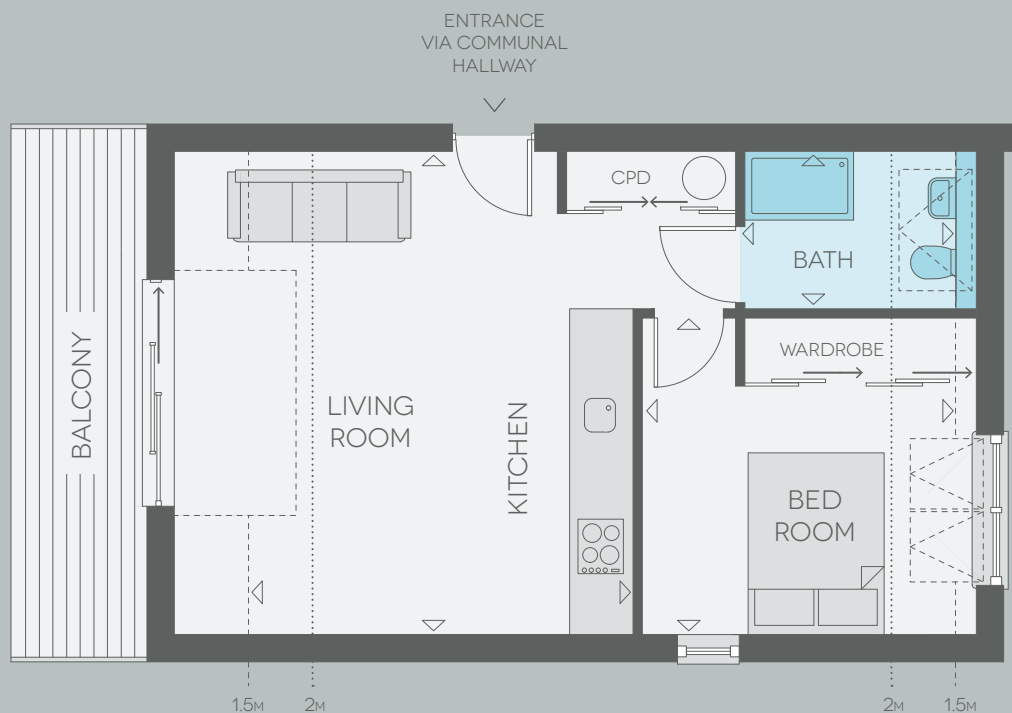


LIVING ROOM / KITCHEN / DINING	7.10m x 4.90m	23' 4" x 16' 1"
BEDROOM 1	4.90m x 2.60m	16' 1" x 8' 6"
ENSUITE	2.25m x 1.60m	7' 5" x 5' 3"
BEDROOM 2	4.90m x 3.38m	16' 1" x 11' 1"
BATHROOM	2.25m x 1.85m	7' 5" x 6' 1"



17

FLOOR I



5.28m x 4.20m

17' 4" x 13' 9"

LIVING ROOM / KITCHEN / DINING

3.44m x 3.42m

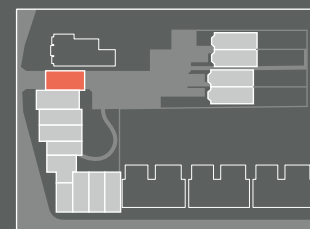
11' 3" x 11' 3"

BEDROOM

2.29m x 1.69m

7' 6" x 5' 6"

BATHROOM









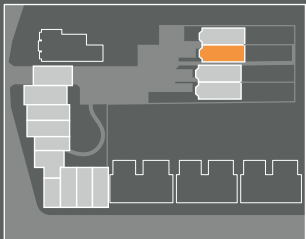
H3

3 FLOORS

 3

 2

 1



LIVING	4.83m x 4.33m	15' 10" x 14' 3"
KITCHEN / DINING	7.60m x 3.18m	24' 11" x 10' 5"
BEDROOM 1	3.93m x 4.33m	12' 11" x 14' 3"
ENSUITE	2.10m x 1.47m	6' 11" x 4' 10"
BEDROOM 2	4.33m x 2.58m	14' 3" x 8' 5"
BEDROOM 3	4.33m x 2.58m	14' 3" x 8' 5"
BATHROOM	2.55m x 2.03m	8' 4" x 6' 8"



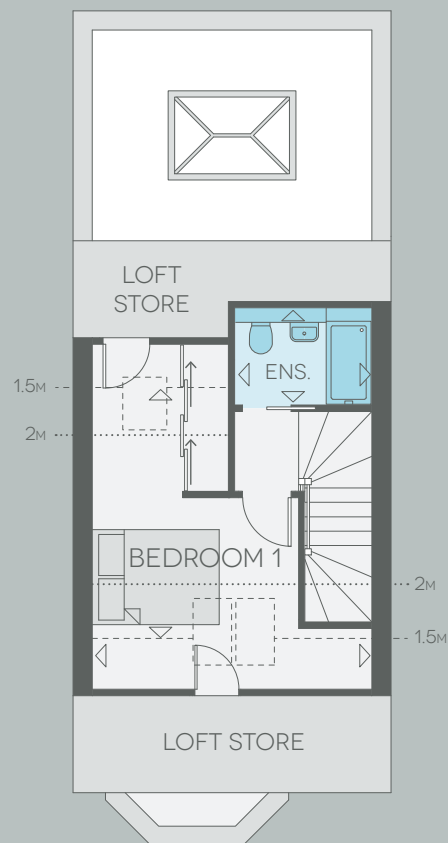
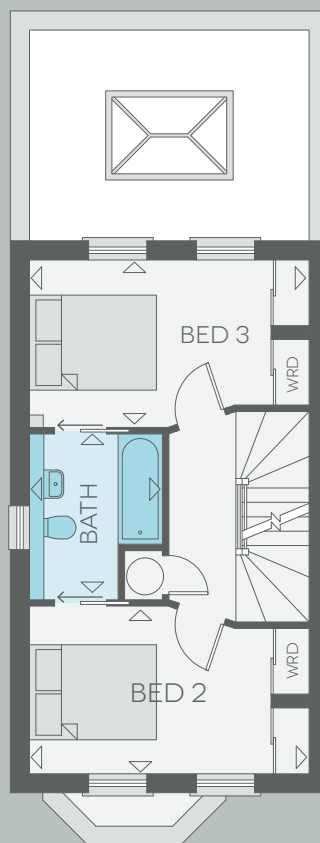
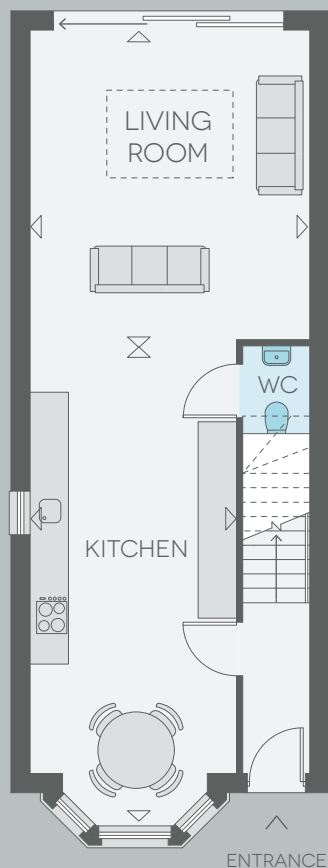
H4

3 FLOORS

3

2

1



4.83m x 4.33m

15' 10" x 14' 3"

LIVING

7.60m x 3.18m

24' 11" x 10' 5"

KITCHEN / DINING

3.93m x 4.33m

12' 11" x 14' 3"

BEDROOM 1

2.10m x 1.47m

6' 11" x 4' 10"

ENSUITE

4.33m x 2.58m

14' 3" x 8' 5"

BEDROOM 2

4.33m x 2.58m

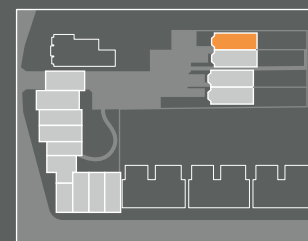
14' 3" x 8' 5"

BEDROOM 3

2.55m x 2.03m

8' 4" x 6' 8"

BATHROOM







THORNLEY

Montreal Mews is the catalyst for an exciting new partnership between two well respected members of the residential property development community, Jonathan Collins who has been active in Cambridge property development since 1988 and Sevenoaks-based Yellow Tree Capital.

Collectively the Thornley team has a wealth of experience which is invested into each and every aspect of its developments to ensure that from inception to delivery its product can display both an obvious and superior quality of design and finish which continues to deliver in terms of longevity and satisfaction.

Montreal Mews represents the combination of Thornley, with its own high standards and ideals, working in conjunction with the Local Authority's planning and conservation teams, to achieve the sympathetic redevelopment of a prominent heritage property. The intention is to enhance the setting of the Mill Road Conservation Area and to create a community which itself will form part of the wider Mill Road community.

Thornley is proud of its achievement at Montreal Mews and looks forward to sharing this experience with prospective owners.

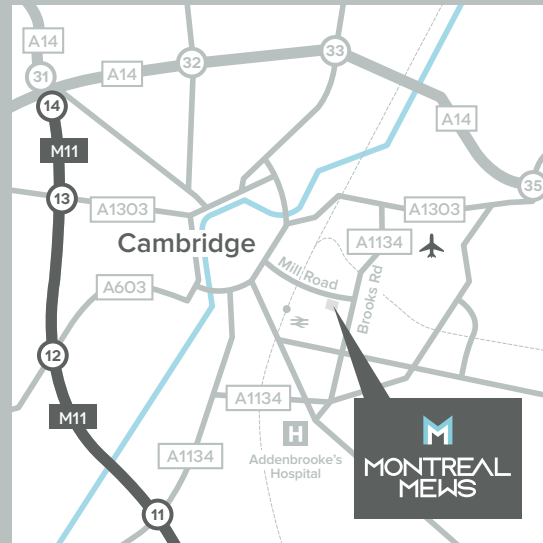
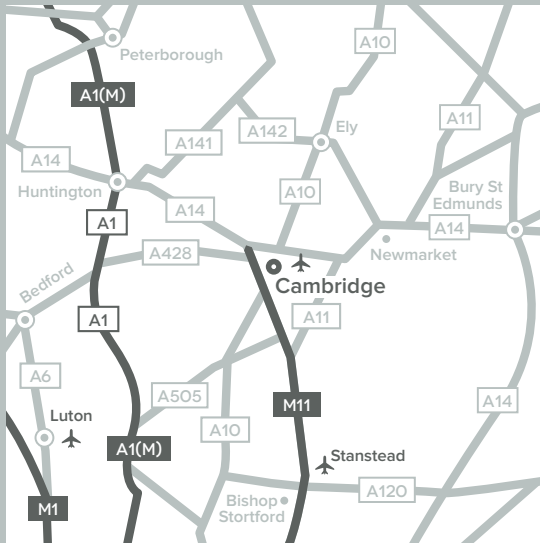


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