



# COLINDALE GARDENS

LONDON NW9



## DARMERA HOUSE

 **REDROW**





COLINDALE  
GARDENS  
LONDON NW9

# WELCOME

WE ARE DELIGHTED TO INTRODUCE THE DIANTHUS COLLECTION TO COLINDALE GARDENS, CONSISTING OF DAHLIA HOUSE, DIASCIA HOUSE, AND DARMERA HOUSE, BUILT AROUND A COURTYARD. THIS COLLECTION OF STUDIO, 1 AND 2 BEDROOM APARTMENTS ARE DESIGNED AND FINISHED TO REDROW'S EXEMPLARY STANDARD.

All of the apartments enjoy their own outdoor space, in the form of a balcony or terrace, many with views over the central podium garden. Internal layouts feature an open plan living/kitchen/dining space.

Colindale Gardens is a vibrant community in North West London, conveniently located just a short walk from the Colindale tube station, with access to both the West End and the City. It also benefits from a range of residents' facilities on site, and nine acres of green space.

FRESH OUTLOOK  
LONDON LIFESTYLE

# DISCOVER

A FANTASTIC PLACE  
TO LIVE FOR EVERYONE



Show home photography of Colindale Gardens is indicative only.

## COLINDALE GARDENS IS FAST BECOMING A NEW DESTINATION FOR NORTH WEST LONDON.

With its mix of contemporary studio, one and two bedroom apartments it offers something for everyone. Whatever stage of life you're at, you will find a home at Colindale Gardens, whether it's your first step on the property ladder, a home for your family, or when you want to downsize to a more convenient way of living.

There's also an exciting range of amenities on site, including a gym and a 24 hour concierge. There are plans for a new primary school, local shops, cafés and restaurants. Residents enjoy an astonishing amount of green space, with a glorious four acre park, walkways and attractive landscaping.

Colindale has undergone a transformation, with significant investment funding bringing new high quality homes, amenities, services, facilities and transport upgrades to both Colindale and the surrounding areas of Brent Cross, West Hendon and Cricklewood.



# A LANDMARK DEVELOPMENT WITH SO MUCH TO OFFER



Computer generated image is indicative only.



## SPACE TO BREATHE

At Colindale Gardens you can enjoy nine acres of green space, including a glorious new park at the centre.



## CONTEMPORARY DESIGN

Colindale Gardens has been designed for modern living, with the facilities everyone needs to help make life run more smoothly, including shops, cafés, a concierge and residents-only gym.



## REDROW QUALITY

All the apartments are finished to Redrow's exemplary standards, with a high specification and 10-year LABC guarantee.



## TRANSPORT UPGRADES

Redrow is committing funds to improving Colindale London Underground station, making getting around by public transport even more convenient. The underground is also now running through the night on Fridays and Saturdays.



## BETTER ENVIRONMENT

Colindale Gardens will be connected to existing neighbourhoods by an improved network of streets and attractive green spaces.



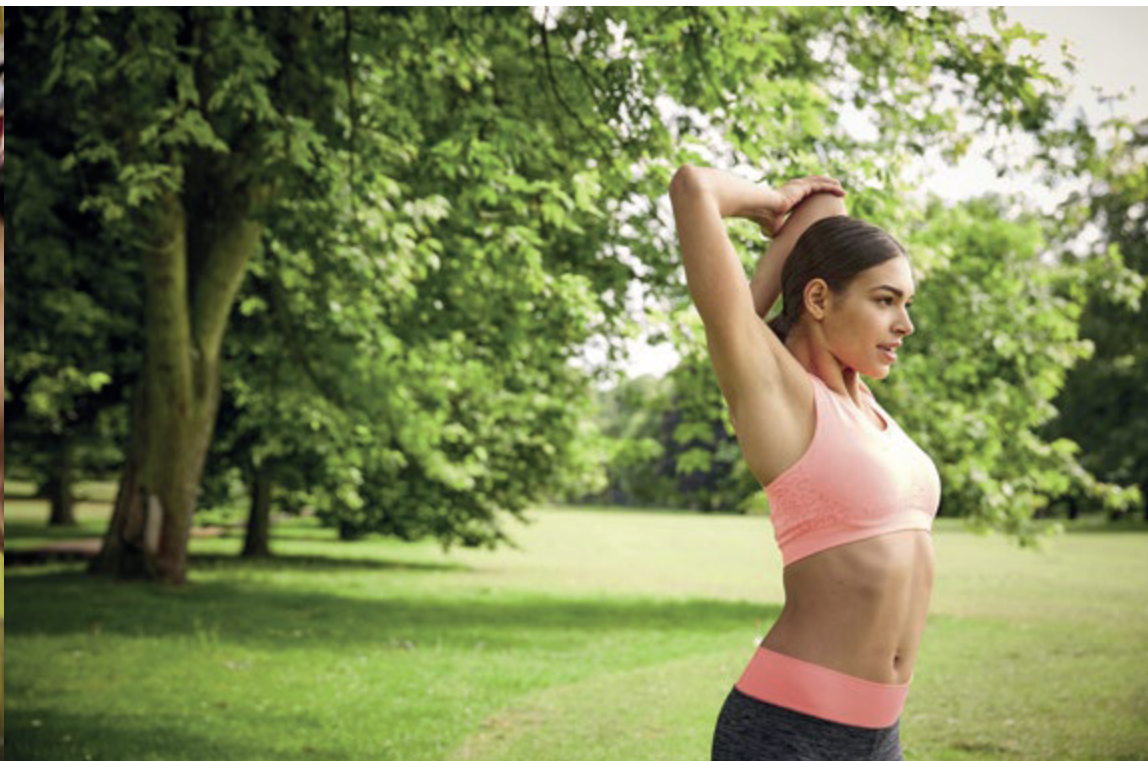
## AN INCLUSIVE COMMUNITY

With its range of housing options and on-site amenities, Colindale Gardens is becoming a vibrant, inclusive community.



## AN EXCITING VISION

10,000 new homes are to be built in Colindale, including circa 4,100 at Colindale Gardens, while £4 billion is being invested in the regeneration of the Brent Cross and Cricklewood area.



# THE COLINDALE GARDENS LIFESTYLE

COLINDALE GARDENS HAS BEEN DESIGNED WITH TODAY'S URBAN LIFESTYLE IN MIND, BRINGING TOGETHER EVERYTHING YOU NEED.

There's a 24 hour concierge, an essential service for busy people, located in the stylish reception area. The residents' gym enables you to work out at your convenience, or relax in the sauna and steam room.

The green open space is a major feature of life here. At the heart of Colindale Gardens is a new park, which includes a woodland adventure gym. Children also have dedicated play areas across the development, while footpaths create more opportunities to get active.

Shops, restaurants, cafés, and other residents' facilities will also be on site, making Colindale Gardens a true community and a wonderful place to live.



# BEAUTIFUL GREEN SPACE FOR YOU TO EXPLORE



AT COLINDALE GARDENS, YOU'LL ENJOY PLENTY OF SPACE TO GET OUTSIDE, GET ACTIVE, OR JUST RELAX SURROUNDED BY NATURE.

There are over nine acres of landscaped grounds to discover, including a four-acre park – the ideal place for games, picnics, a morning run or evening walk. Take in the beautiful blossom of the orchard garden, or enjoy a walk or bike ride along the pathways running through the grounds. With its imaginative design, the woodland adventure play area is an exciting place for children to run free.

Back at your home, there's the raised podium garden, with beautiful planting and quiet corners to unwind in. Or spend time with friends on your own private terrace or balcony, designed to extend your living space and connect you with the outdoors.

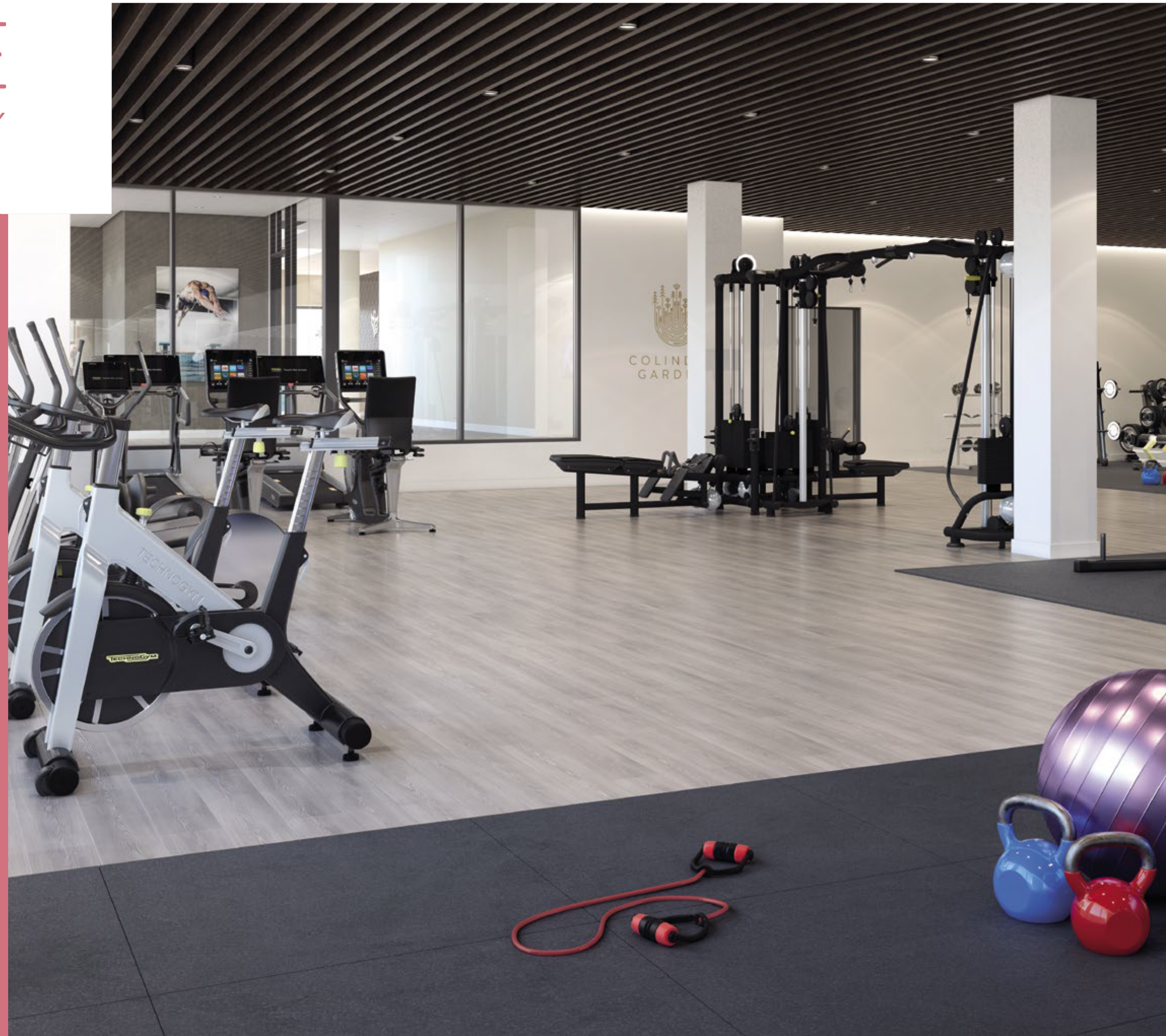


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# MAKING LIFE RUN MORE SMOOTHLY



Show home photography and computer generated imagery of Colindale Gardens is indicative only.



THERE ARE SO MANY WAYS THAT COLINDALE GARDENS WILL HELP MAKE YOUR LIFE EASIER, FROM EXERCISING WHEN YOU WANT TO WORKING FROM HOME.

The concierge is on hand 24 hours a day, while the postal box service means your deliveries can be stored securely. Electric car charging points are also located throughout the development for you to use. With a well-equipped gym just a short walk from your front door, you can fit in workouts more easily, helping you feel fitter and more energised.

We've teamed up with Sky and Virgin Media to offer an exclusive home broadband package\* to our new home owners for their TV and Ultrafast broadband services. Which means you'll be connected and ready to go from the day you move in.

\* Terms and conditions apply subject to purchaser entering into a separate agreement with the relevant supplier. Further charges will apply.



# FAST CONNECTIONS ON YOUR DOORSTEP

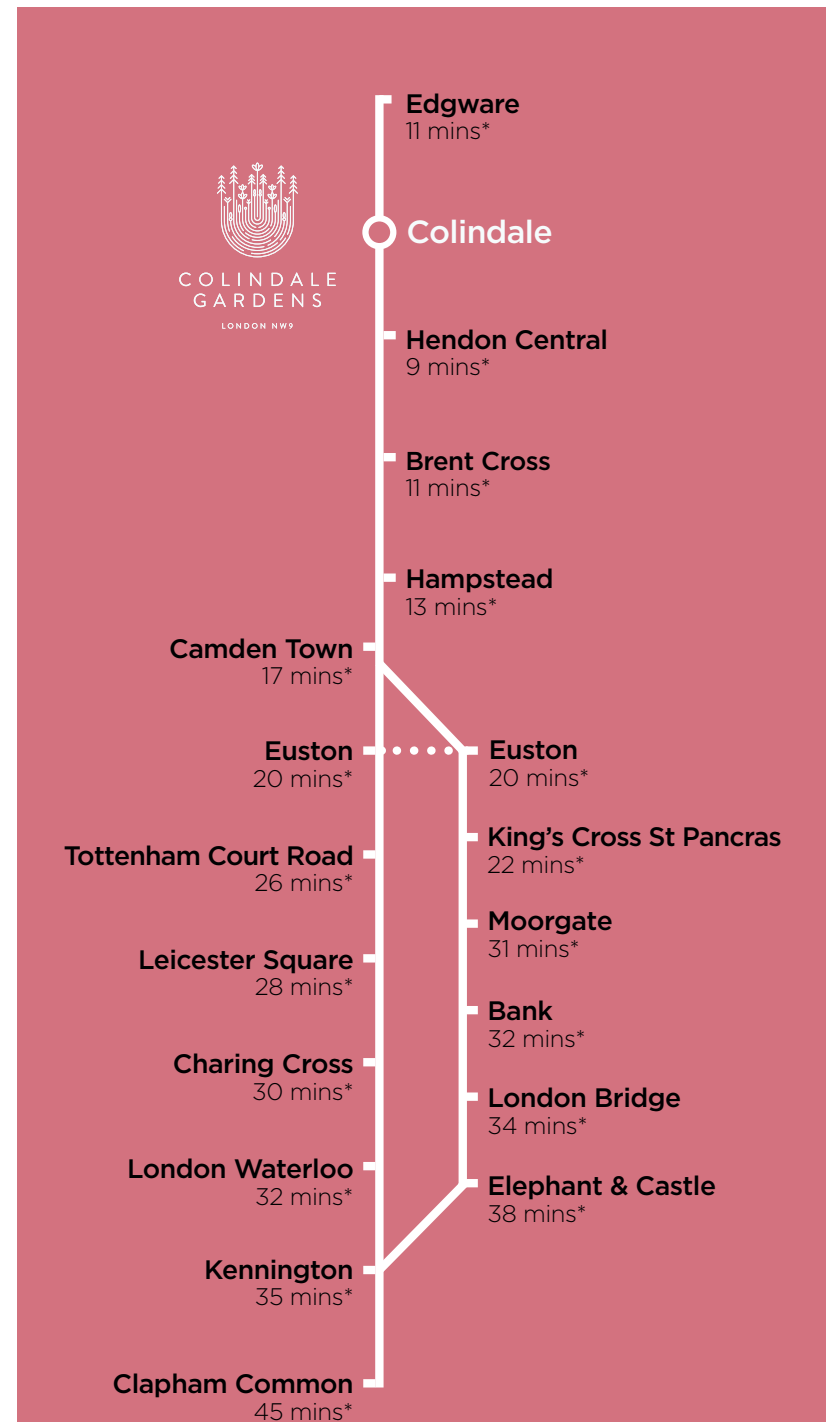
COLINDALE GARDENS HAS EXCELLENT PUBLIC TRANSPORT LINKS, WITH DIRECT ACCESS INTO CENTRAL LONDON.

It is located less than five minutes' walk from Colindale London Underground station, in which Redrow is investing in its regeneration programme.

Nearby Mill Hill Broadway station is on the National Rail network, with Thameslink services running north to Luton and south to St Pancras International. Farringdon is also on this line, which is part of the Crossrail network.

It's just as easy to get out of London as into London from Colindale Gardens. It's under two-and-a-half miles – about six minutes' drive\*\* – from Staples Corner, the interchange for the M1 and A406 North Circular, with links from there to the A1, M40 and M25.

\*Travel times are approximate. Source: tfl.gov.uk \*\*Google Maps



### 24 hour travel

The Northern Line runs a 24 hour service every Friday and Saturday.



### International travel

Take the Northern Line to King's Cross St Pancras in just 22 minutes\* for Eurostar trains from St Pancras International. Destinations include Paris, Brussels, Amsterdam and Rotterdam.



### Key route

As one of London's main tube networks, the Northern Line gives access to all of central London's key destinations in the City, West End and South Bank.



### On the road

It's about 6 minutes by car to M1 Junction 1 and the A406 North Circular. Drivers will be pleased to know that Colindale Gardens has residents' parking and a car club.



# EDUCATION AT EVERY AGE

LIVING AT COLINDALE GARDENS GIVES YOU AN EXCELLENT RANGE OF EDUCATIONAL OPPORTUNITIES.

As well as the new on-site primary school, there are several Ofsted rated 'Good' and 'Outstanding' primary and secondary schools in the area. For older students, nearby Middlesex University was rated top modern UK university in the Times Higher Education Young University Rankings in 2019.

## Primary

## Ofsted

|                            |               |                    |
|----------------------------|---------------|--------------------|
| Blessed Dominic RC School  | 2 mins by car | Outstanding (2019) |
| The Hyde School            | 6 mins by car | Outstanding (2015) |
| Sunnyfields Primary School | 4 mins by car | Good (2022)        |
| Colindale Primary School   | 5 mins by car | Good (2018)        |
| Beis Yaakov Primary School | 7 mins by car | Good (2019)        |

## Secondary

|                                |               |             |
|--------------------------------|---------------|-------------|
| St James' Catholic High School | 3 mins by car | Good (2022) |
| Kingsbury High School          | 8 mins by car | Good (2018) |



Middlesex University London  
[www.mdx.ac.uk](http://www.mdx.ac.uk) (0.8 miles)

Hendon Central  
6 minutes by bus



University College London  
[www.ucl.ac.uk](http://www.ucl.ac.uk)

Nearest tube: Warren Street  
22 minutes



University of Westminster  
[www.westminster.ac.uk](http://www.westminster.ac.uk)

Nearest tube: Oxford Circus  
25 minutes



School of Oriental and African Studies  
[www.soas.ac.uk](http://www.soas.ac.uk)

Nearest tube: Russell Square  
27 minutes



King's College London  
[www.kcl.ac.uk](http://www.kcl.ac.uk)

Nearest tube: Temple  
35 minutes

Imperial College London

Imperial College London  
[www.imperial.ac.uk](http://www.imperial.ac.uk)

Nearest tube: South Kensington  
39 minutes

# THE QUALITY YOU EXPECT FROM REDROW



## Flexible open plan living layouts

Open plan kitchen, dining and living spaces are ideal for family living and entertaining friends at home.



## Carefully chosen

Our close attention to detail means you will have the best of everything: from kitchen appliances to bathrooms.



## Superior finish

Quality fixtures and fittings and a high specification give these new homes a premium feel.



## Customer service

Always a priority for Redrow, making buying your new home a pleasure.



Show home photography of Colindale Gardens is indicative only.

DARMERA HOUSE IS DESIGNED FOR CONTEMPORARY LIVING, WITH A CHOICE OF 1 AND 2 BEDROOM APARTMENTS.

Interior layouts have been carefully designed to maximise space and flexibility, complemented by a stylish, high quality specification.

Redrow's customary attention to detail can be seen throughout, evident in everything from integrated kitchen appliances to elegant modern sanitaryware, flooring and lighting.



# A SUPERIOR FINISH TO YOUR NEW HOME

## KITCHEN

- Interior designed fitted kitchens
- Matt cabinet doors with softclose, handle-less design and under cupboard lighting
- Slimline laminate worktop
- Full laminated splashback
- 1½ bowl inset sink with chrome mixer tap
- Siemens oven
- Siemens microwave
- Siemens four zone induction hob
- Integrated hood
- Integrated dishwasher
- Integrated fridge freezer
- Free standing washer-dryer located in utility cupboard\*
- Recycling bin

## ELECTRICS

- Brushed stainless steel sockets, and white sockets in utility cupboard
- LED downlights to hallway, kitchen/living/dining area and bathrooms
- Pendant lighting to all bedrooms
- Wiring for digital TV and wiring only for SkyQ HD and Virgin TV to living area and bedroom 1
- Colour video door entry system<sup>Δ</sup>
- Fob entry system to apartment block
- Hyperoptic high speed broadband and phone line ready for you when you move in

## HEATING

- Underfloor heating throughout

## BATHROOM / EN SUITE

- Porcelanosa wall and floor tiles
- Mirrored vanity wall unit
- White semi recessed countertop wash basin
- Wall mounted WC with concealed cistern and dual flush button
- White bath
- Shower head over bath with thermostatic control valve (to bathrooms)
- White shower tray with sliding shower door with fixed shower head and handheld shower (to en suites)
- Shaver socket concealed in cabinet
- Polished chrome electric heated towel rail

## JOINERY

- Satin white finish apartment entrance and internal doors
- Feature skirtings and architraves
- Fitted wardrobe with sliding doors, single shelf and hanging rail to bedroom 1

## FLOORING

- Amtico Spacia flooring to kitchen/living/dining areas and hallway
- Fitted carpet to bedrooms

## COMMUNAL AREAS

- Landscaped gardens
- Lift to all floors
- Concierge service†
- Access to residents-only gym, sauna, and steam room located adjacent to the Concierge

## GENERAL

- 2 year Redrow warranty
- 10 year LABC building warranty
- 999 year lease from January 2017
- Parking available at additional cost\*\*
- Balcony or terrace area to all apartments with paving and external lighting

## OPTIONAL EXTRAS †

- Silestone kitchen worktop with drainer grooves and full width Silestone splashback
- Single bowl undermounted stainless steel kitchen sink (to accompany Silestone worktop)
- Fitted wardrobe with sliding doors, single shelf and hanging rail to bedroom 2
- Amtico flooring to bedrooms



COLINDALE GARDENS  
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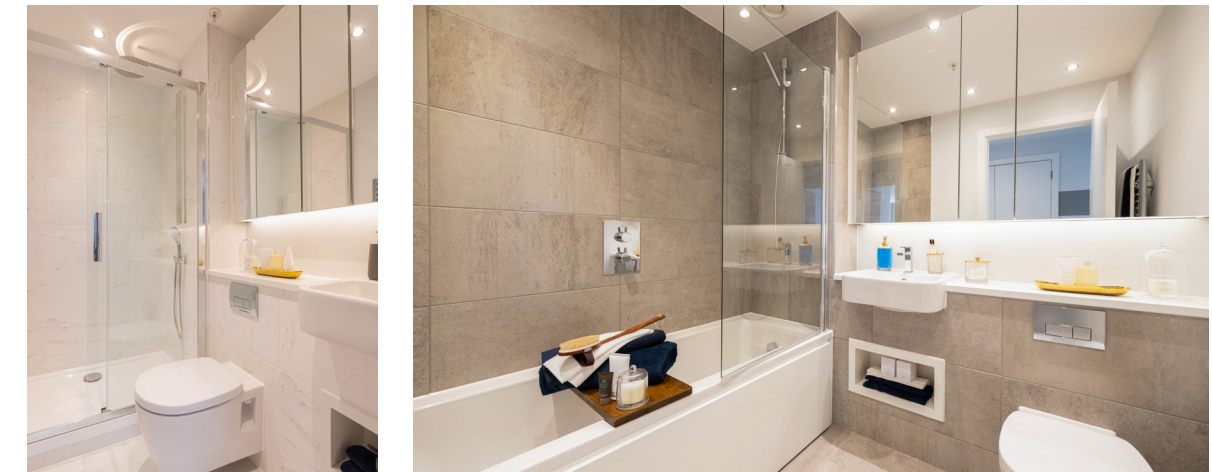
\* Location of washer-dryers may vary  
\*\* Parking subject to availability, and extra cost, please liaise with your Sales Consultant for further details

Δ Doorbell replaces video entryphone to all homes with direct access and not accessible via the communal lobby

† Concierge centrally located at Colindale Gardens and is payable via the service charge

‡ Optional extras available, subject to timing, at an additional cost

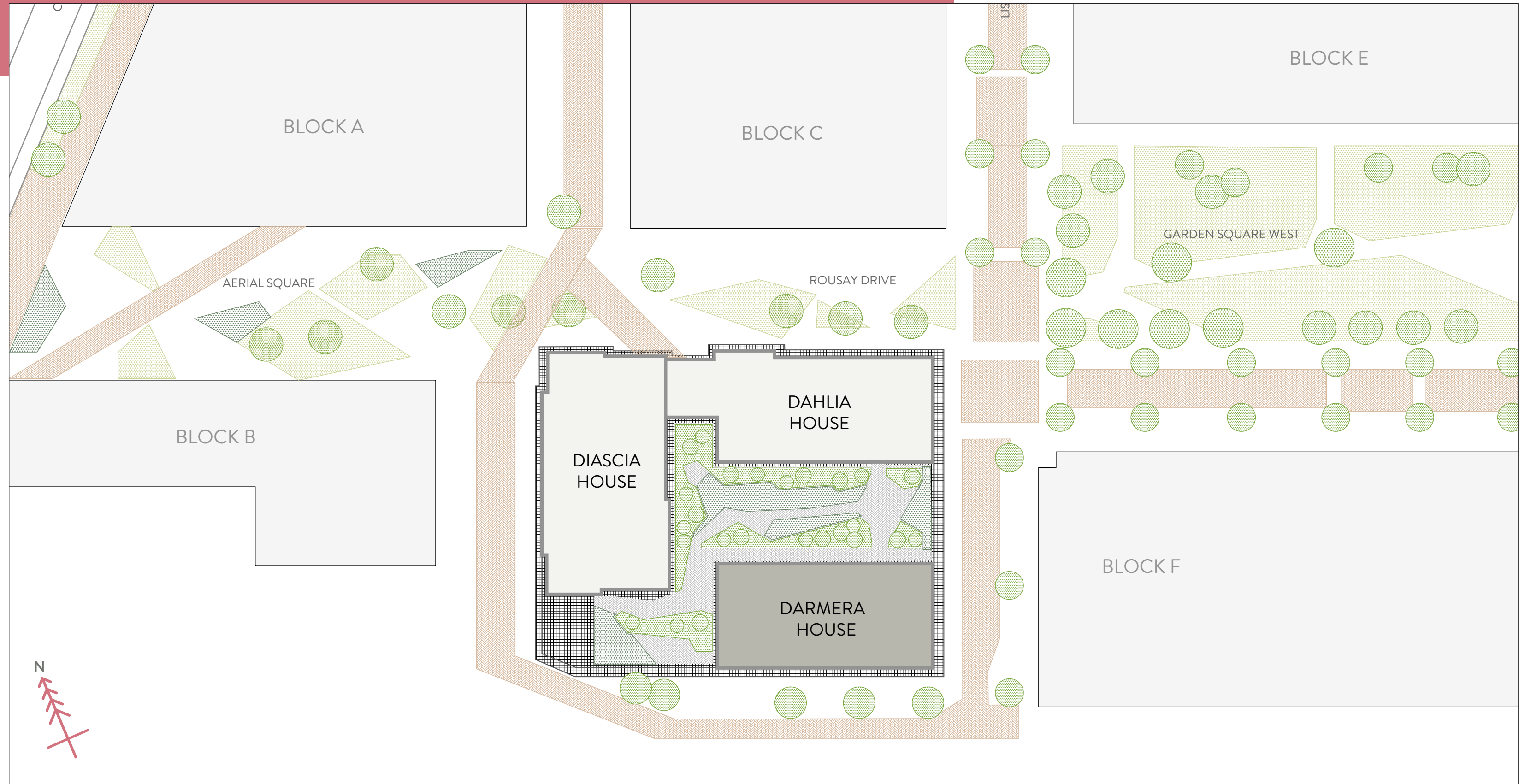
Your attention is drawn to the fact it may not be possible to obtain the products as referred to in the specification. In such cases, a similar alternative will be provided. Redrow reserve the right to make these changes. Please ask a Sales Consultant for further information.





# THE DIANTHUS COLLECTION

## SITE PLAN



# INTRODUCING DARMERA HOUSE

A DISTINCTIVE COLLECTION OF 1 AND 2 BEDROOM APARTMENTS,  
FEATURING A RESIDENTS-ONLY LANDSCAPED PODIUM GARDEN.



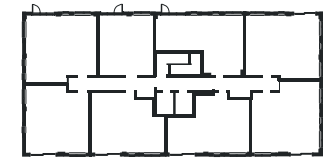
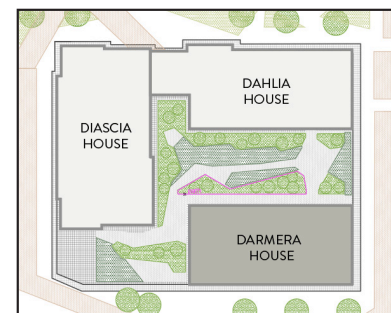
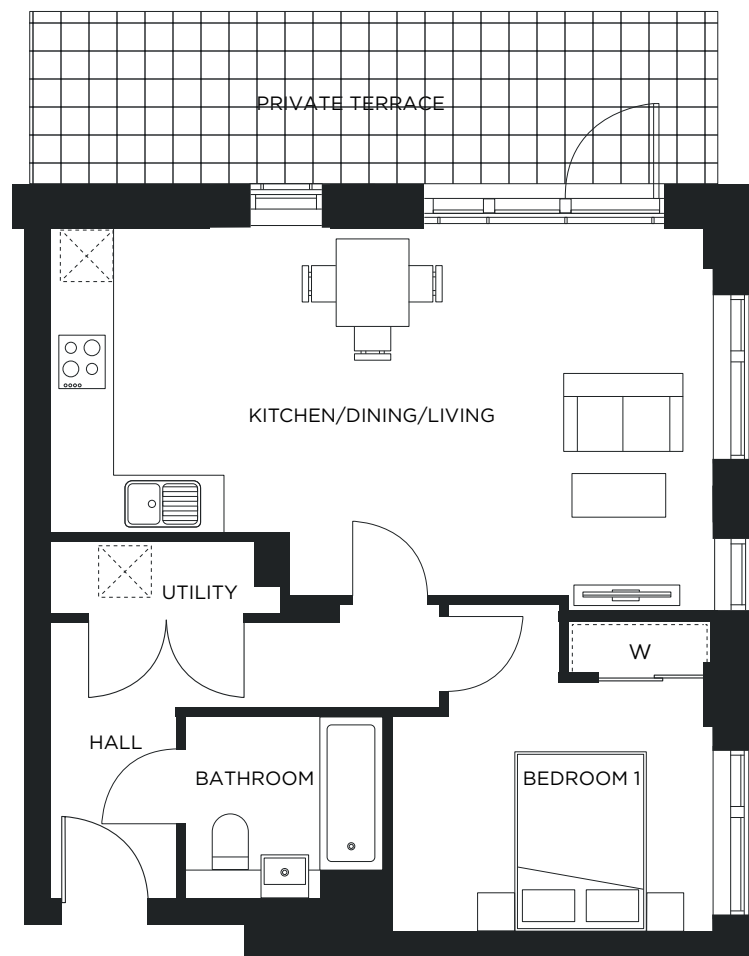
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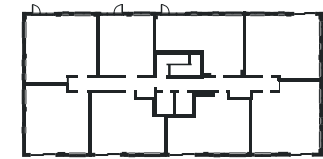
# 1 BEDROOM APARTMENT

## APARTMENT TYPE D3-04

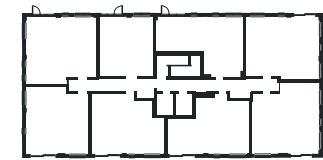
|  |                 |                 |
|--|-----------------|-----------------|
| <b>PLOT: D3.01.02</b><br>1 BEDROOM APARTMENT |                 |                 |
| Living/Kitchen/Dining                        | 7.29 m x 4.10 m | 23' 9" X 13' 4" |
| Bedroom 1                                    | 3.57 m x 3.53 m | 11' 7" X 11' 6" |
| Total Internal Area                          | 57.3 sq m       | 617 sq ft       |



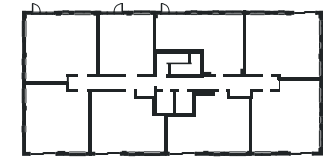
7TH FLOOR



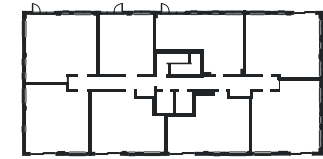
6TH FLOOR



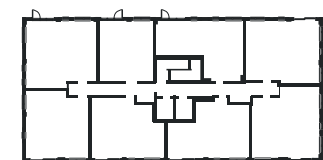
5TH FLOOR



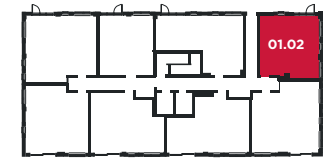
4TH FLOOR



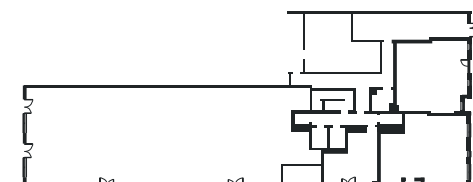
3RD FLOOR



2ND FLOOR



1ST FLOOR



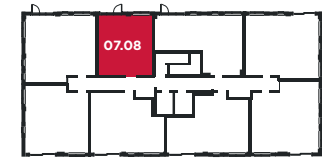
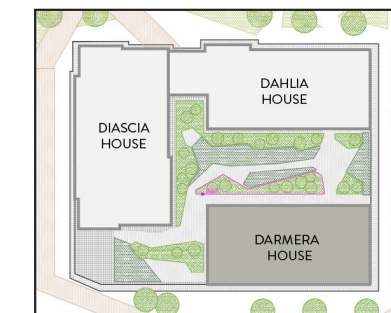
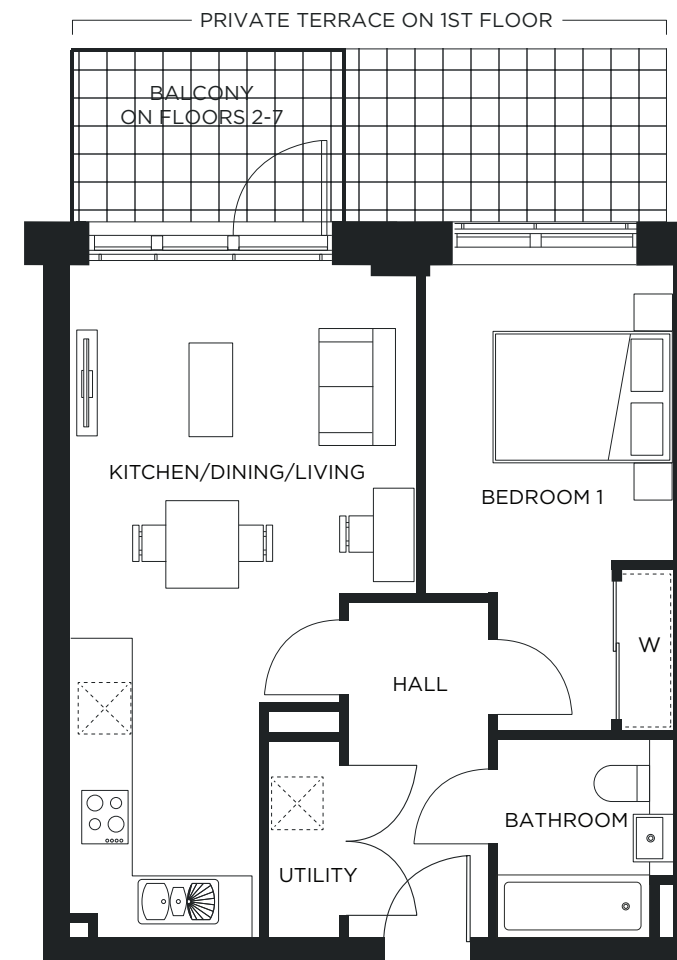
GROUND FLOOR

# 1 BEDROOM APARTMENT

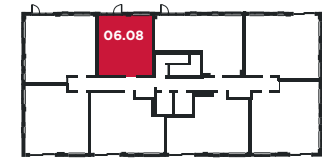
## APARTMENT TYPE D3-10

**PLOTS: D3.01.08, D3.02.08, D3.03.08, D3.04.08, D3.05.08, D3.06.08, D3.07.08**  
1 BEDROOM APARTMENT

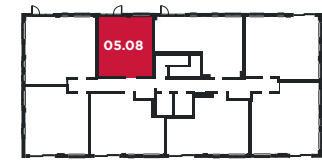
|                       |                 |                 |
|-----------------------|-----------------|-----------------|
| Living/Kitchen/Dining | 7.39 m x 3.76 m | 24' 2" X 12' 3" |
| Bedroom 1             | 5.13 m x 2.70 m | 16' 8" X 8' 8"  |
| Total Internal Area   | 51.0 sq m       | 549 sq ft       |



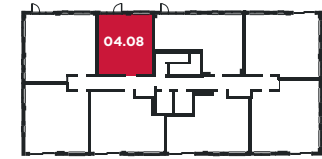
7TH FLOOR



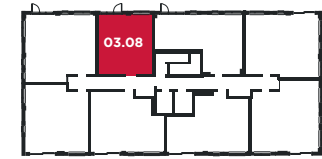
6TH FLOOR



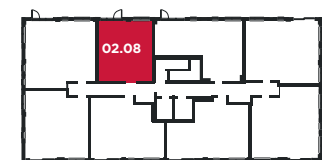
5TH FLOOR



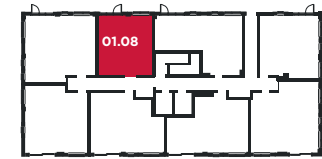
4TH FLOOR



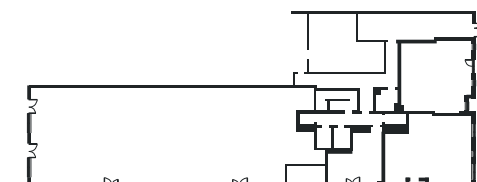
3RD FLOOR



2ND FLOOR



1ST FLOOR

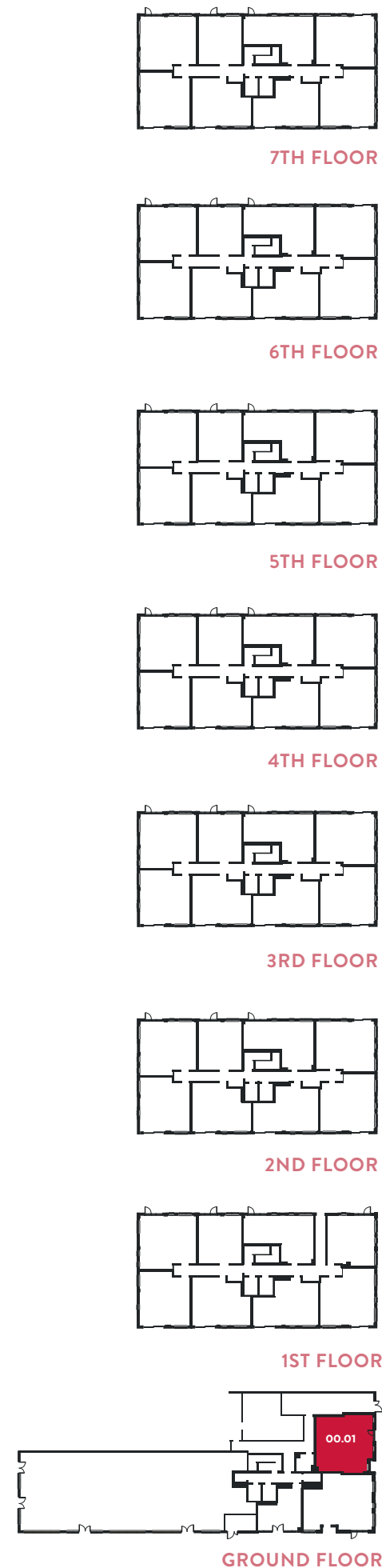
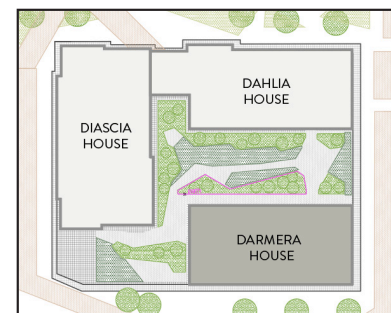
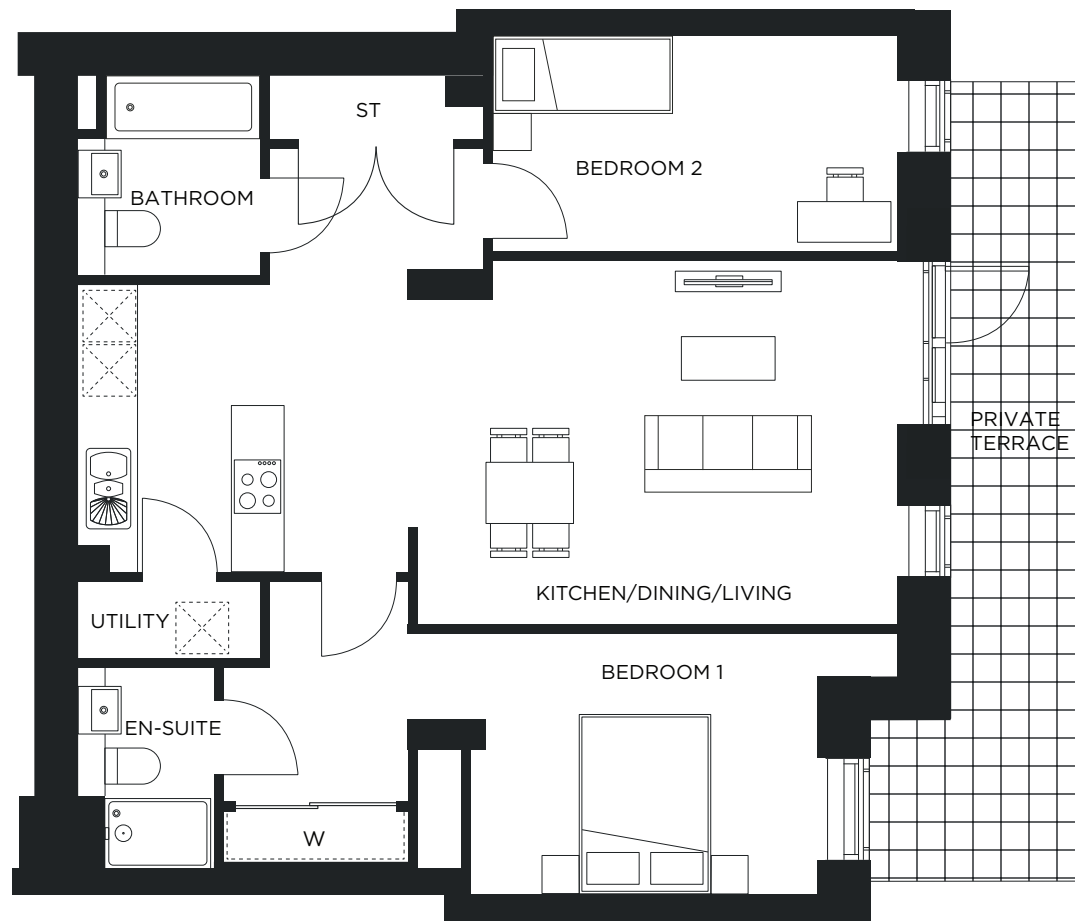


GROUND FLOOR

# 2 BEDROOM APARTMENT

## APARTMENT TYPE D3-01

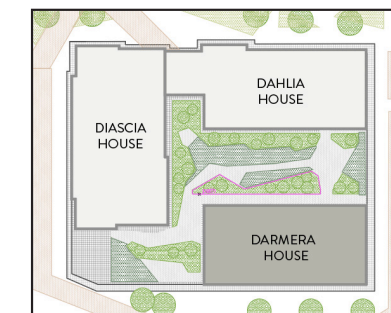
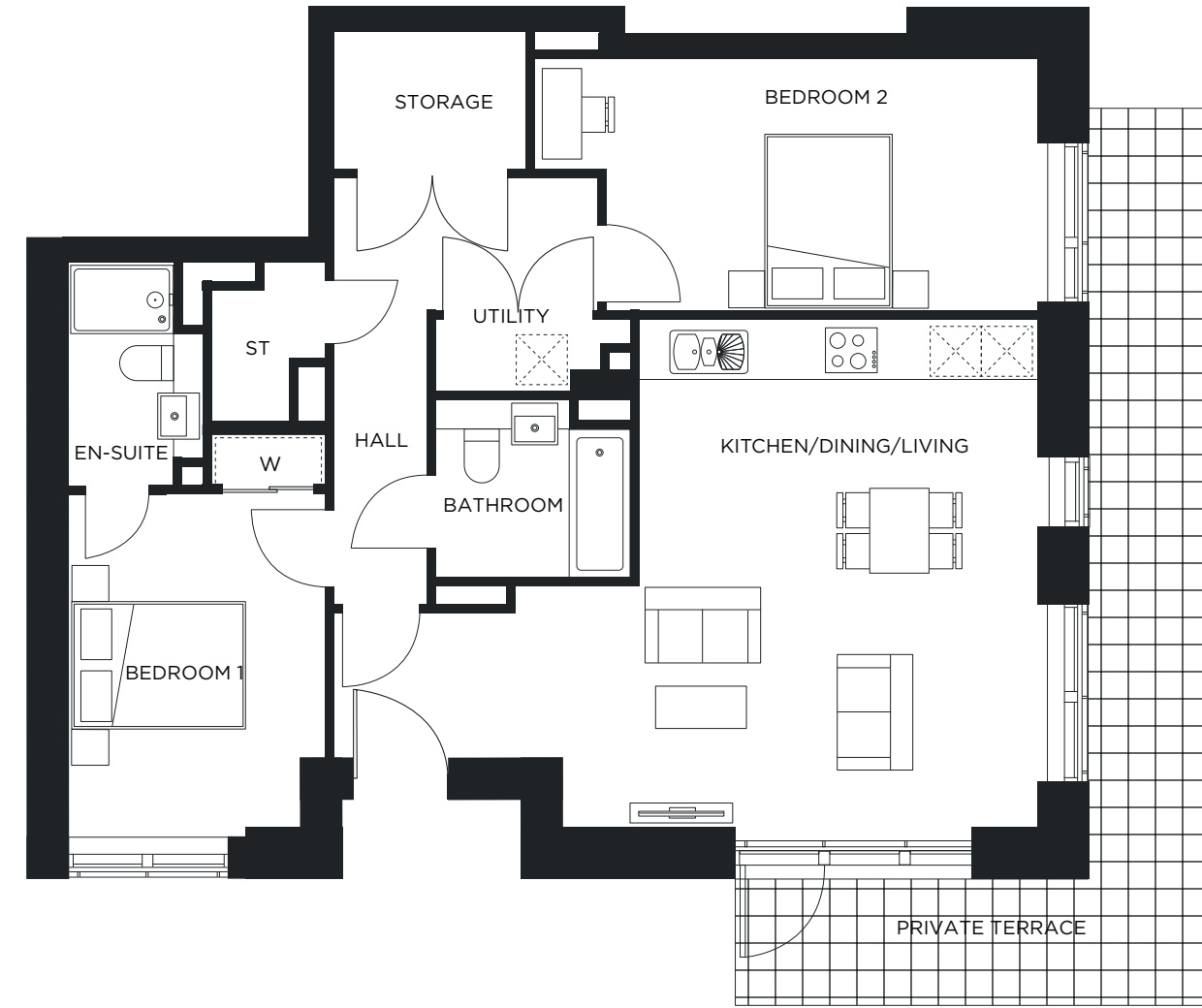
| PLOT: D3.00.01<br>2 BEDROOM APARTMENT |                 |                 |
|---------------------------------------|-----------------|-----------------|
| Living/Kitchen/Dining                 | 8.10 m x 4.15 m | 26' 6" X 13' 7" |
| Bedroom 1                             | 4.90 m x 2.70 m | 16' 0" X 8' 10" |
| Bedroom 2                             | 4.90 m x 2.64 m | 16' 0" X 8' 7"  |
| Total Internal Area                   | 82.4 sq m       | 887 sq ft       |



# 2 BEDROOM APARTMENT

## APARTMENT TYPE D3-02

| PLOT: D3.00.02<br>2 BEDROOM APARTMENT |                 |                 |
|---------------------------------------|-----------------|-----------------|
| Living/Kitchen/Dining                 | 6.30 m x 4.81 m | 20' 8" X 15' 9" |
| Bedroom 1                             | 3.56 m x 3.23 m | 11' 8" X 10' 7" |
| Bedroom 2                             | 3.78 m x 2.97 m | 12' 4" X 9' 8"  |
| Total Internal Area                   | 92.2 sq m       | 993 sq ft       |



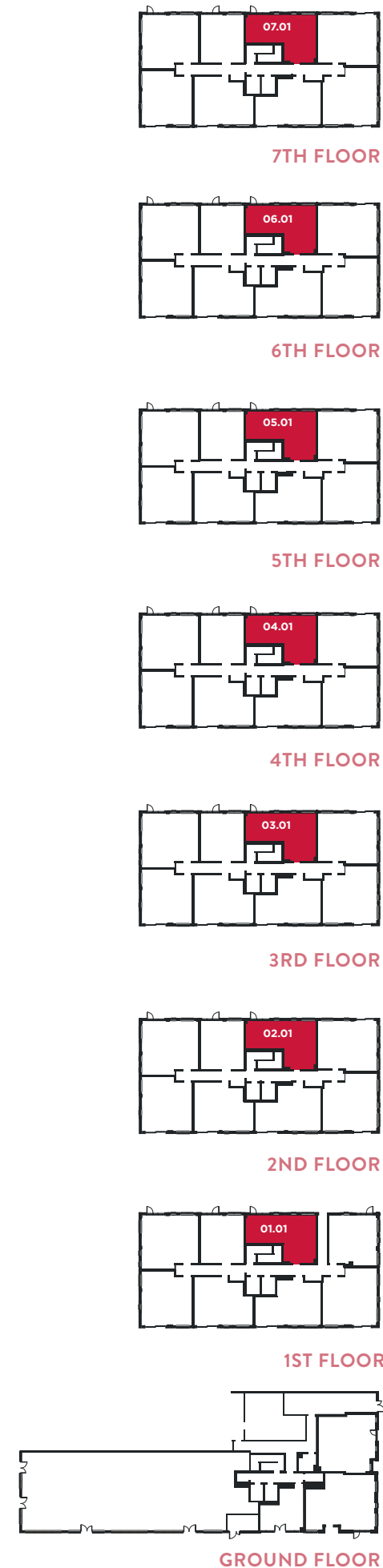
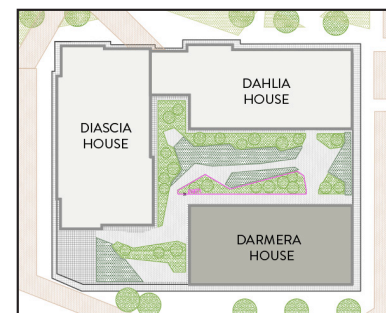
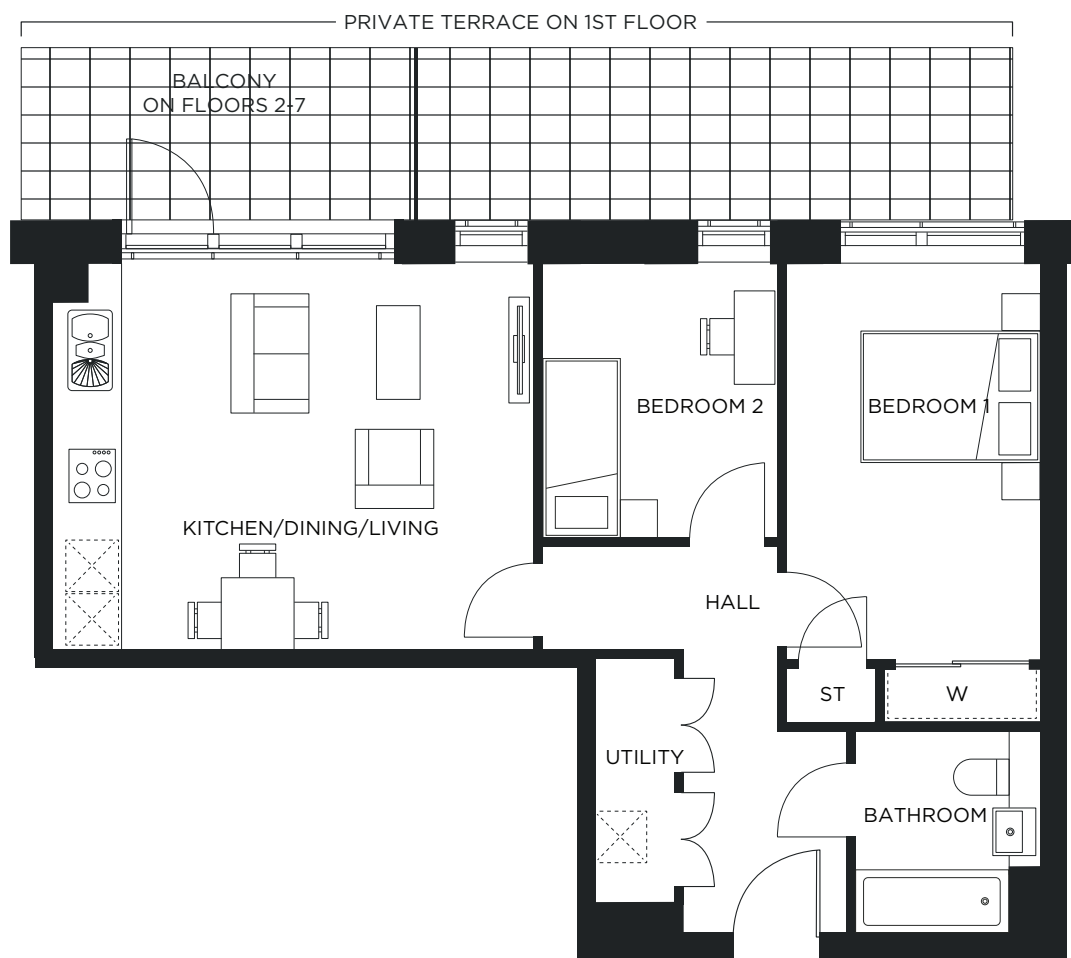


# 2 BEDROOM APARTMENT

## APARTMENT TYPE D3-03

PLOTS: D3.01.01, D3.02.01, D3.03.01, D3.04.01, D3.05.01, D3.05.01, D3.06.01, D3.07.01  
2 BEDROOM APARTMENT

|                       |                 |                 |
|-----------------------|-----------------|-----------------|
| Living/Kitchen/Dining | 4.28 m x 5.18 m | 14' 0" X 17' 0" |
| Bedroom 1             | 4.37 m x 2.71 m | 14' 3" X 8' 8"  |
| Bedroom 2             | 3.01 m x 2.57 m | 9' 9" X 8' 4"   |
| Total Internal Area   | 62.7 sq m       | 674 sq ft       |

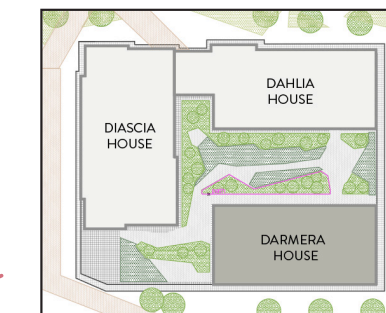
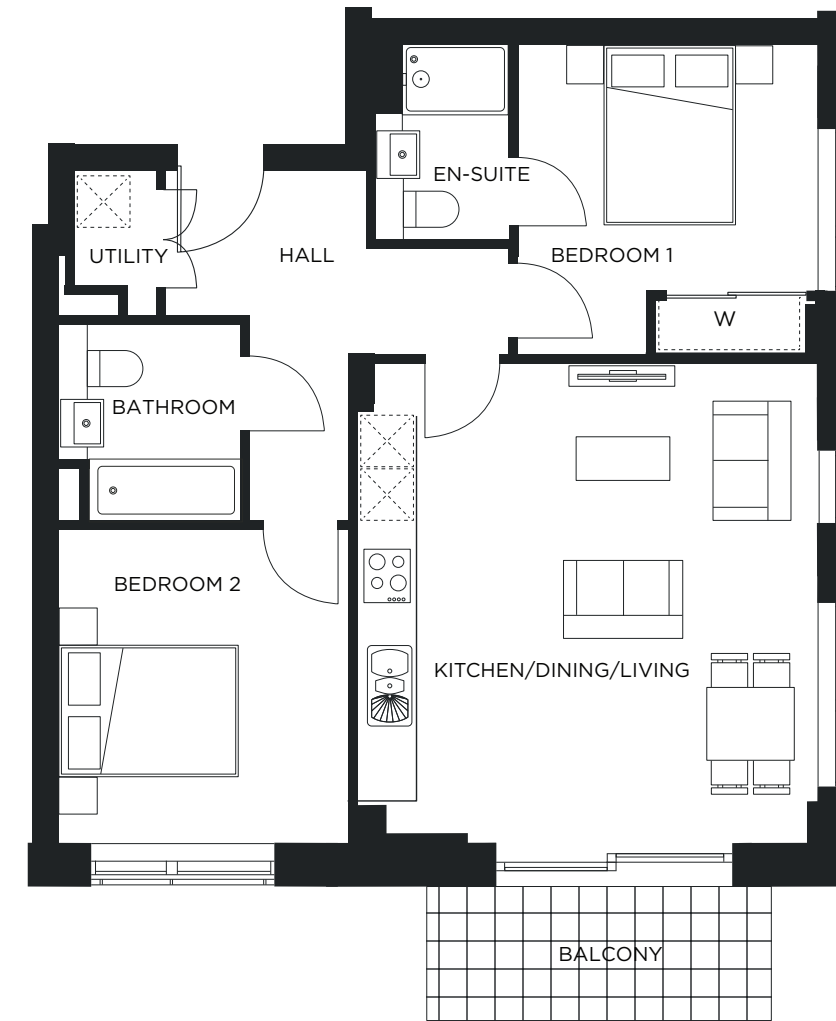


# 2 BEDROOM APARTMENT

## APARTMENT TYPE D3-05

PLOTS: D3.01.03, D3.02.03, D3.03.03, D3.04.03, D3.05.03, D3.05.03, D3.06.03, D3.07.03  
2 BEDROOM APARTMENT

|                       |                 |                 |
|-----------------------|-----------------|-----------------|
| Living/Kitchen/Dining | 4.99 m x 5.26 m | 16' 4" X 17' 2" |
| Bedroom 1             | 3.22 m x 3.38 m | 10' 6" X 11' 1" |
| Bedroom 2             | 3.43 m x 3.13 m | 11' 2" X 10' 3" |
| Total Internal Area   | 70.3 sq m       | 757 sq ft       |

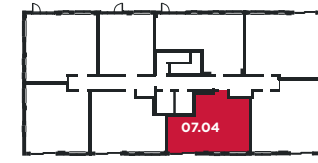
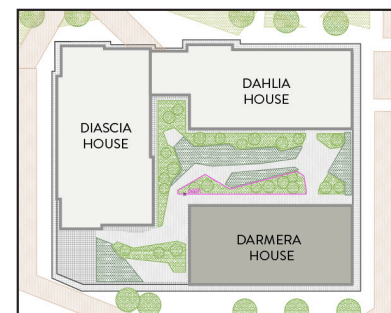
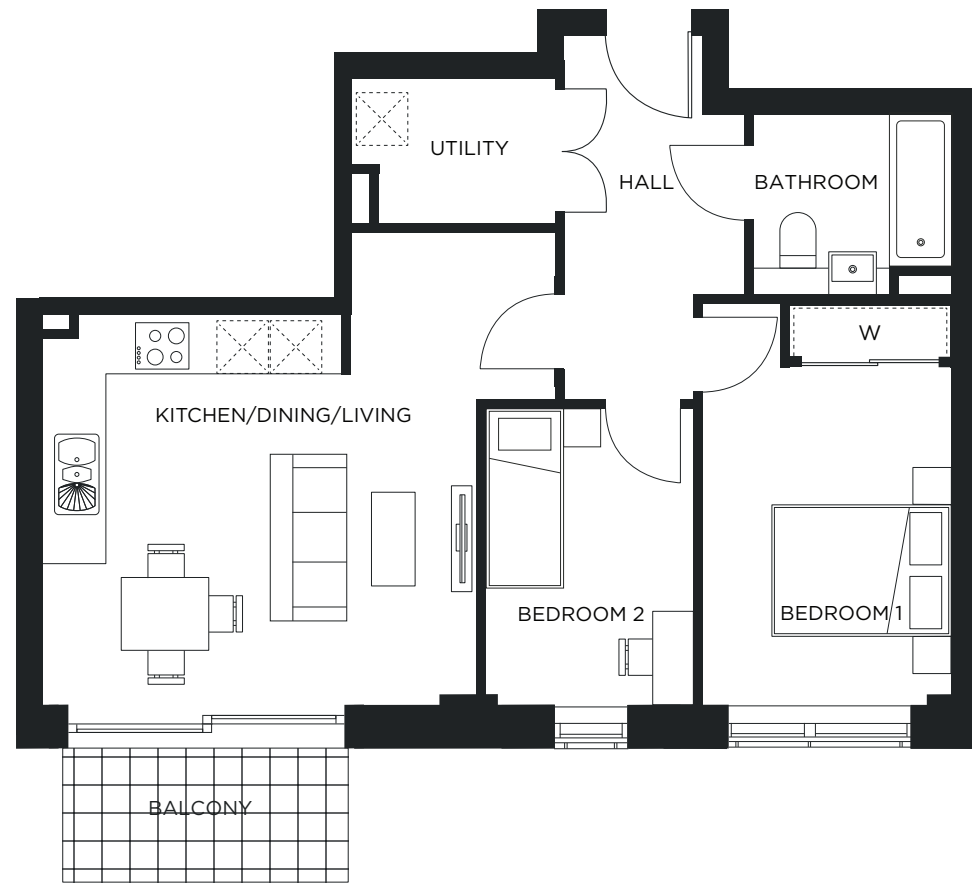


# 2 BEDROOM APARTMENT

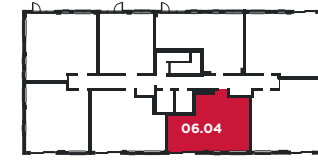
## APARTMENT TYPE D3-06

PLOTS: D3.01.04, D3.02.04, D3.03.04, D3.04.04, D3.05.04, D3.05.04, D3.06.04, D3.07.04  
2 BEDROOM APARTMENT

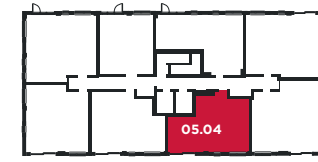
|                       |                 |                 |
|-----------------------|-----------------|-----------------|
| Living/Kitchen/Dining | 4.75 m x 5.22 m | 15' 6" X 17' 1" |
| Bedroom 1             | 3.72 m x 2.71 m | 12' 2" X 8' 9"  |
| Bedroom 2             | 3.26 m x 2.25 m | 10' 7" X 7' 4"  |
| Total Internal Area   | 61.5 sq m       | 662 sq ft       |



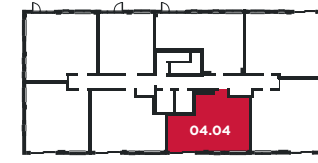
7TH FLOOR



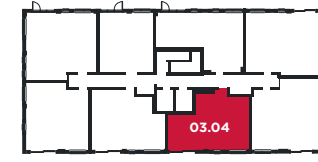
6TH FLOOR



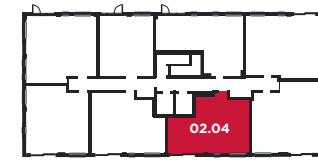
5TH FLOOR



4TH FLOOR



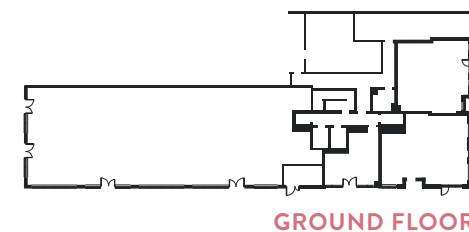
3RD FLOOR



2ND FLOOR



1ST FLOOR



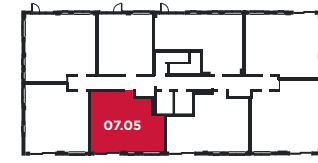
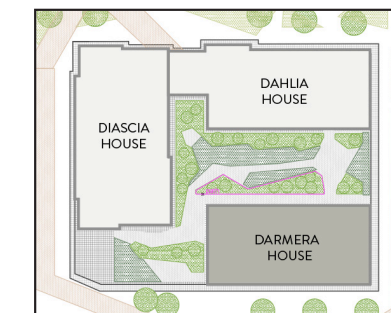
GROUND FLOOR

# 2 BEDROOM APARTMENT

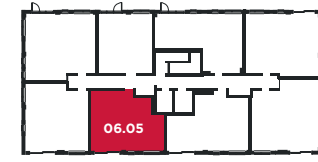
## APARTMENT TYPE D3-07

PLOTS: D3.01.05, D3.02.05, D3.03.05, D3.04.05, D3.05.05, D3.05.05, D3.06.05, D3.07.05  
2 BEDROOM APARTMENT

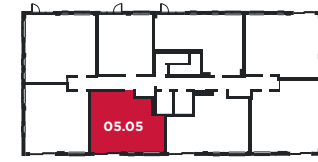
|                       |                 |                 |
|-----------------------|-----------------|-----------------|
| Living/Kitchen/Dining | 7.35 m x 3.69 m | 24' 1" X 12' 1" |
| Bedroom 1             | 3.60 m x 2.71 m | 11' 8" X 8' 9"  |
| Bedroom 2             | 3.36 m x 2.41 m | 11' 0" X 7' 9"  |
| Total Internal Area   | 62.8 sq m       | 676 sq ft       |



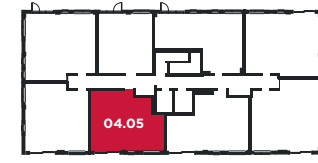
7TH FLOOR



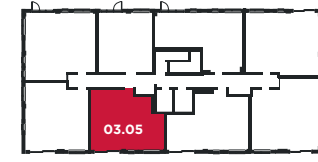
6TH FLOOR



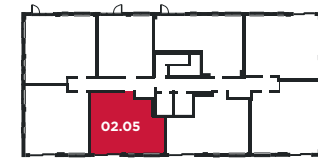
5TH FLOOR



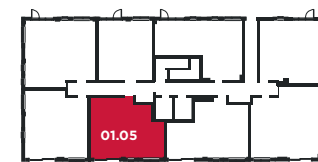
4TH FLOOR



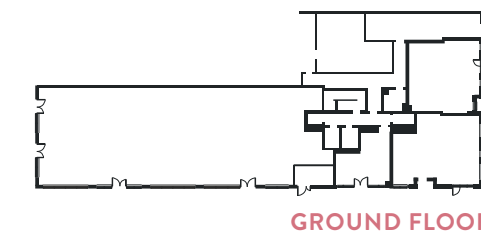
3RD FLOOR



2ND FLOOR



1ST FLOOR



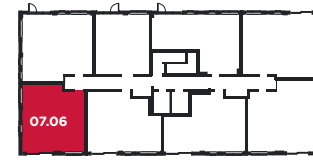
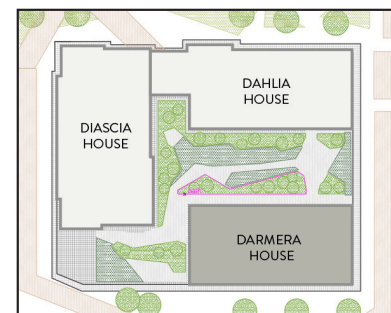
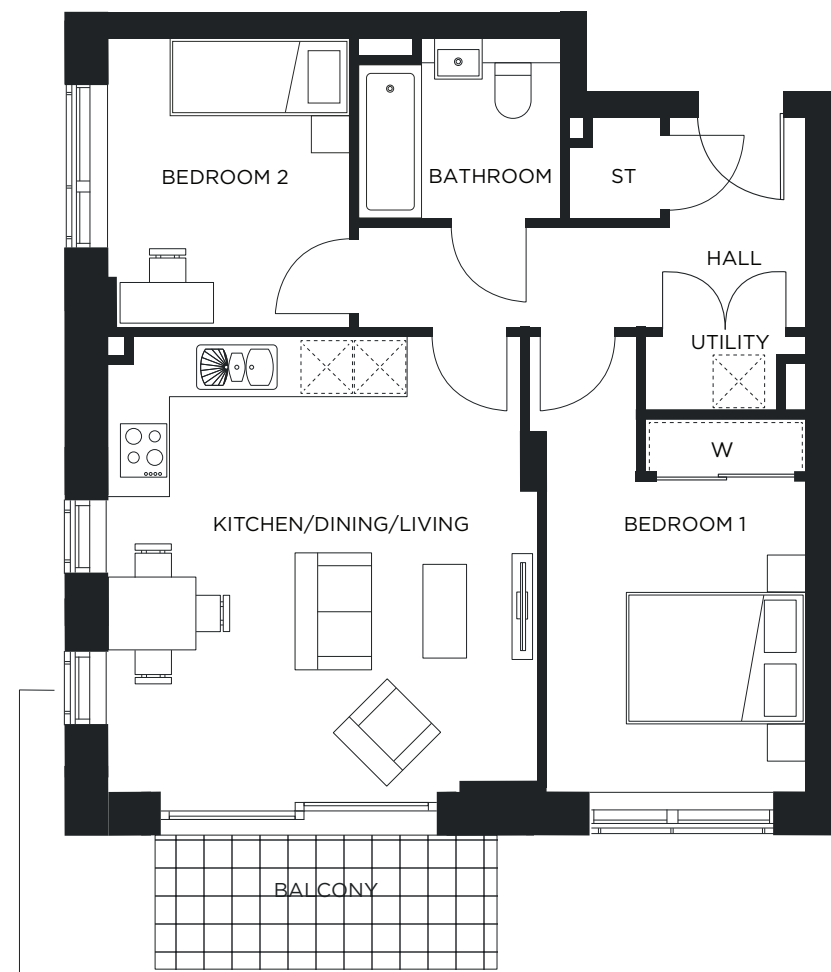
GROUND FLOOR

# 2 BEDROOM APARTMENT

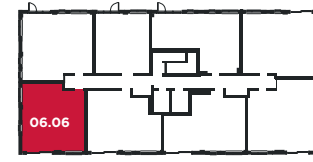
## APARTMENT TYPE D3-08

PLOTS: D3.01.06, D3.02.06, D3.03.06, D3.04.06, D3.05.06, D3.05.06, D3.06.06, D3.07.06  
2 BEDROOM APARTMENT

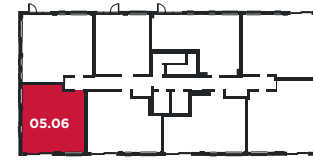
|                       |                 |                 |
|-----------------------|-----------------|-----------------|
| Living/Kitchen/Dining | 4.61 m x 5.02 m | 15' 1" X 16' 5" |
| Bedroom 1             | 3.42 m x 2.83 m | 11' 2" X 9' 3"  |
| Bedroom 2             | 3.16 m x 2.67 m | 10' 4" X 8' 7"  |
| Total Internal Area   | 63.1 sq m       | 680 sq ft       |



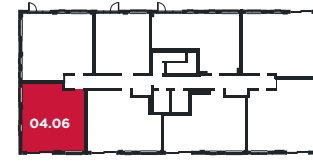
7TH FLOOR



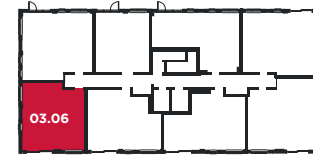
6TH FLOOR



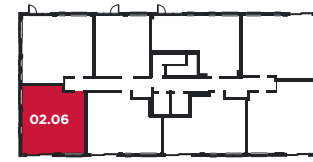
5TH FLOOR



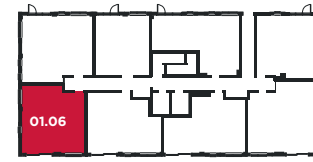
4TH FLOOR



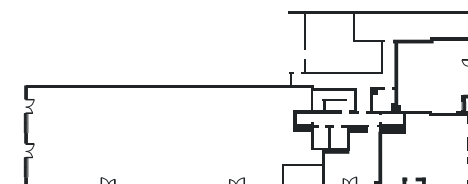
3RD FLOOR



2ND FLOOR



1ST FLOOR



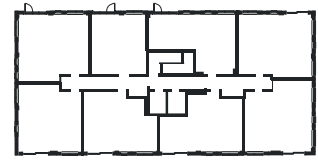
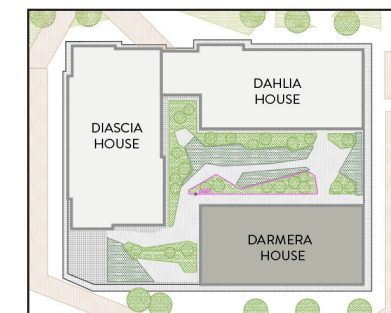
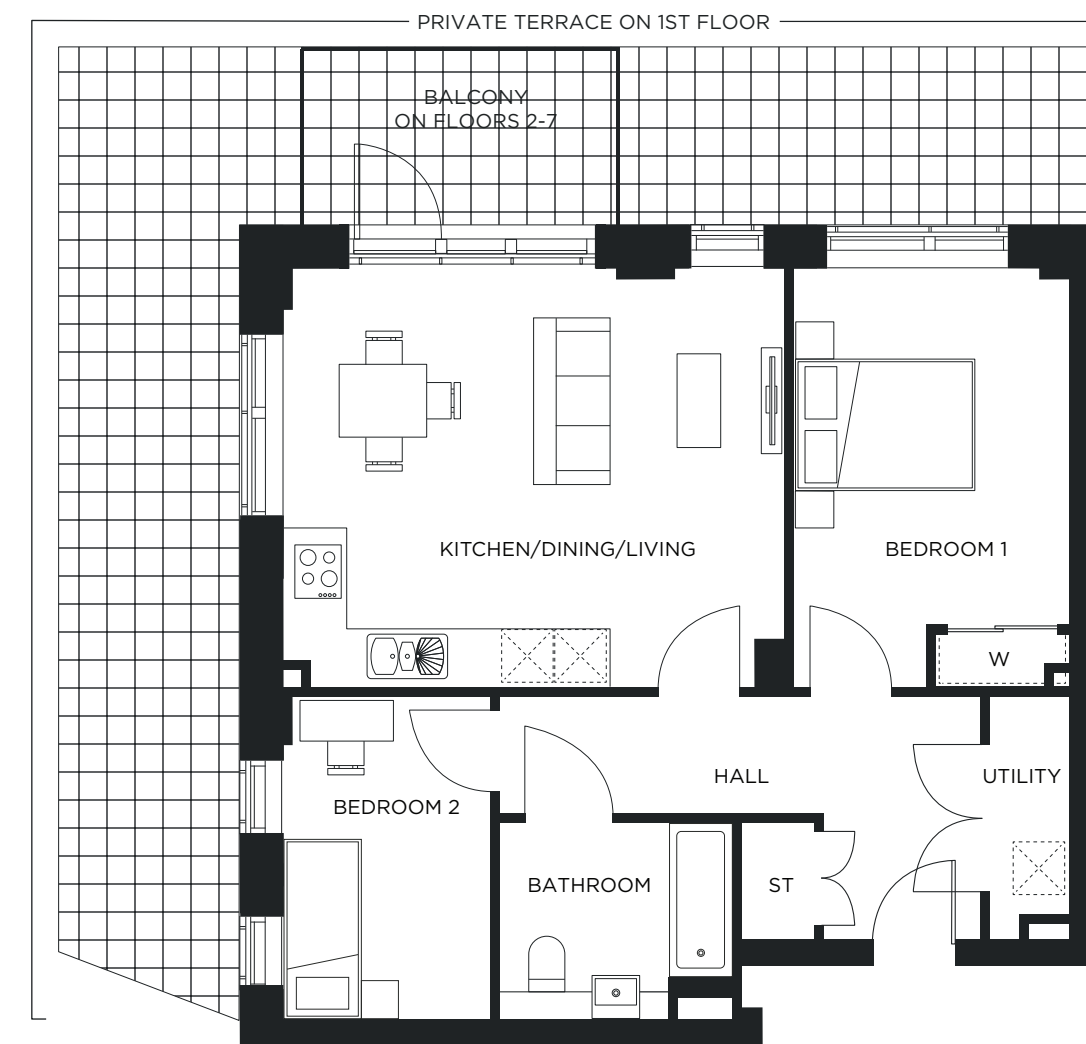
GROUND FLOOR

# 2 BEDROOM APARTMENT

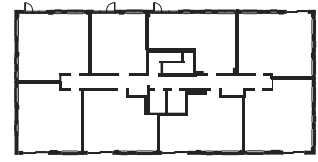
## APARTMENT TYPE D3-09

PLOTS: D3.01.07, D3.02.07, D3.03.07, D3.04.07, D3.05.07, D3.05.07  
2 BEDROOM APARTMENT

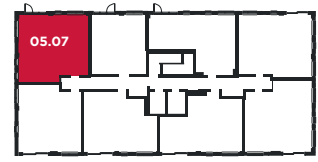
|                       |                 |                 |
|-----------------------|-----------------|-----------------|
| Living/Kitchen/Dining | 5.46 m x 4.62 m | 17' 9" X 15' 1" |
| Bedroom 1             | 4.62 m x 3.03 m | 15' 1" X 9' 1"  |
| Bedroom 2             | 3.53 m x 2.27 m | 11' 6" X 7' 4"  |
| Total Internal Area   | 70.4 sq m       | 758 sq ft       |



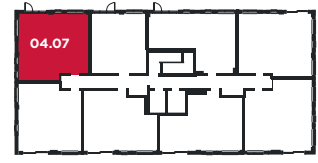
7TH FLOOR



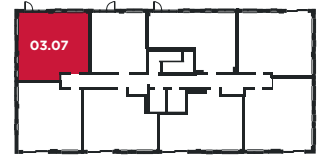
6TH FLOOR



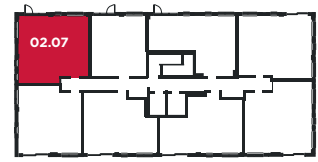
5TH FLOOR



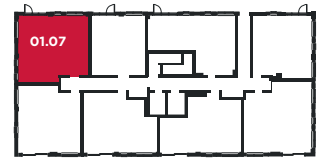
4TH FLOOR



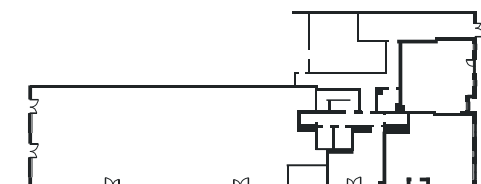
3RD FLOOR



2ND FLOOR



1ST FLOOR



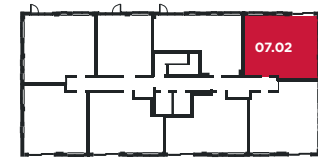
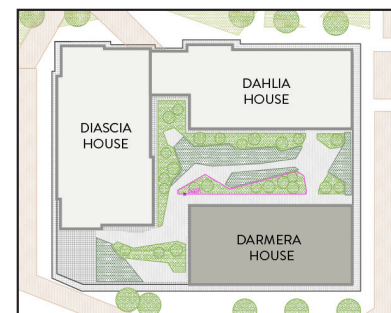
GROUND FLOOR

# 2 BEDROOM APARTMENT

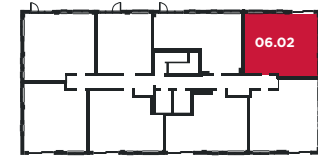
## APARTMENT TYPE D3-11

PLOTS: D3.02.02, D3.03.02, D3.04.02, D3.05.02, D3.05.02, D3.06.02, D3.07.02  
2 BEDROOM APARTMENT

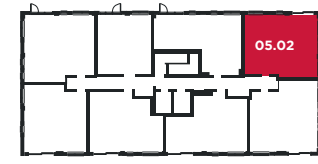
|                       |                 |                 |
|-----------------------|-----------------|-----------------|
| Living/Kitchen/Dining | 5.69 m x 4.23 m | 18' 7" X 13' 9" |
| Bedroom 1             | 3.35 m x 3.23 m | 10' 9" X 10' 6" |
| Bedroom 2             | 3.47 m x 3.16 m | 11' 4" X 10' 4" |
| Total Internal Area   | 70.5 sq m       | 759 sq ft       |



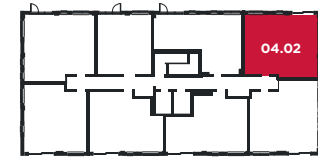
7TH FLOOR



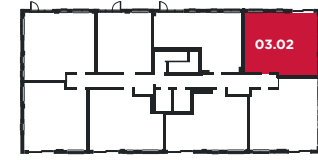
6TH FLOOR



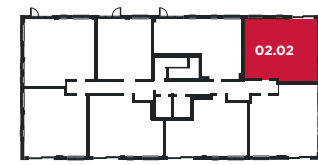
5TH FLOOR



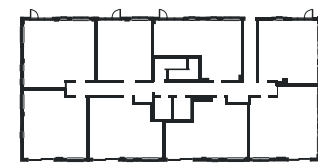
4TH FLOOR



3RD FLOOR



2ND FLOOR



1ST FLOOR



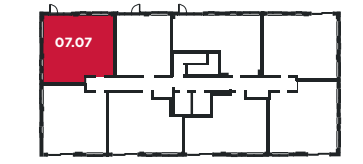
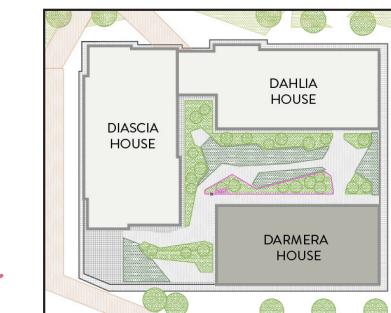
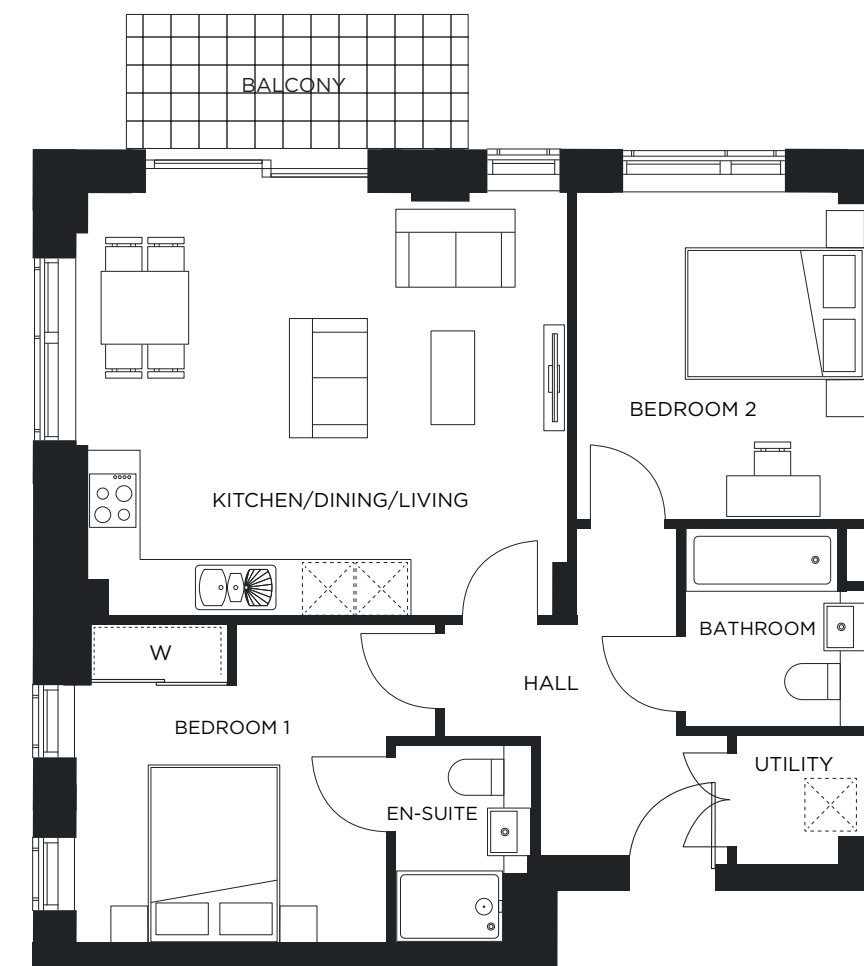
GROUND FLOOR

# 2 BEDROOM APARTMENT

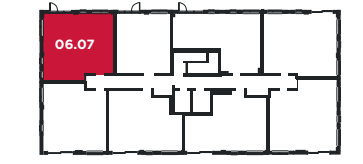
## APARTMENT TYPE D3-12

PLOT: D3.06.07, D3.07.07  
2 BEDROOM APARTMENT

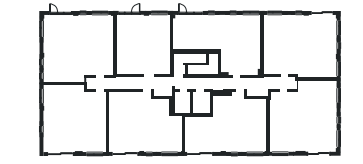
|                       |                 |                 |
|-----------------------|-----------------|-----------------|
| Living/Kitchen/Dining | 5.30 m x 4.24 m | 17' 4" X 13' 9" |
| Bedroom 1             | 3.35 m x 3.47 m | 10' 9" X 11' 4" |
| Bedroom 2             | 3.59 m x 3.13 m | 11' 8" X 10' 3" |
| Total Internal Area   | 70.4 sq m       | 758 sq ft       |



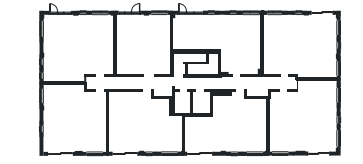
7TH FLOOR



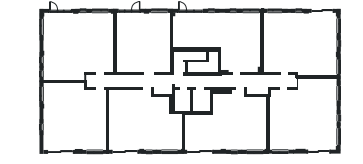
6TH FLOOR



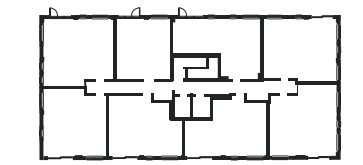
5TH FLOOR



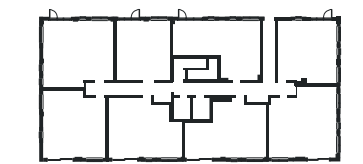
4TH FLOOR



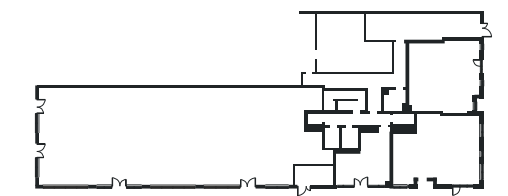
3RD FLOOR



2ND FLOOR



1ST FLOOR



GROUND FLOOR

# WITH YOU AT EVERY STEP

AT REDROW WE UNDERSTAND THAT BUYING A NEW HOME IS PROBABLY ONE OF THE BIGGEST DECISIONS YOU'LL EVER MAKE. IT'S A MAJOR FINANCIAL COMMITMENT TOO.

That's why you need to make the right decision about who to buy from. At Redrow we like to make it as easy as possible for you to buy your dream home. So, as soon as you choose to buy, we'll guide you through the entire process. Our Sales and Customer Service teams will always be on hand to give you the best possible advice and to help take away the stress at every stage.

They'll give you all the information you could possibly need about your new home, provide regular updates on the progress of your build and keep you fully informed on the legal side of things right from reservation to completion.

## THERE FOR YOU FOR AS LONG AS YOU NEED US

We also offer the MyRedrow service online. It's a whole new way to buy your home and it's unique to Redrow. Join up and you can see every location and property we have on offer, choose your favourites, save them to your own list and book an appointment to visit.

You needn't feel alone though. If you have any questions at all, just pick up the phone, we'll be ready for your call. And it doesn't end there. At Redrow we believe that Customer Service shouldn't come to an end just because you've completed your purchase. We'll be there for you during our comprehensive 2 year warranty period, helping you in any way we can. Plus, when you move into your new Redrow home, you'll be given access to your online residents' portal full of practical information and handy hints about every aspect of your home. It'll be useful for years to come and also contains all the numbers to call if you'd like our help with anything. It's our unique way of looking after our customers. And it's another one of those personal touches that makes Redrow that little bit different.



Show home photography of Redrow homes. Indicative only.



## A DYNAMIC PRESENCE IN LONDON



## INNOVATIVE LIVING

REDROW IS A PREMIUM RESIDENTIAL DEVELOPER FOCUSED ON BESPOKE RESIDENTIAL OPPORTUNITIES IN THE WORLD'S MOST DYNAMIC CITY.

Redrow is committed to creating new communities where people aspire to live. Our award-winning portfolio offers a wealth of choice for our discerning customers, combining innovative design and sought-after London locations. As a business, we are focused on contributing to economic development and creating vibrant, healthy communities where we work.

We are fortunate to have a fantastic blend of fresh-thinking and well-honed experience in every department of our team; from land acquisition, to planning and design, through to build, sales and aftercare.

This means that you can be confident that a distinctive and exacting standard has been set and followed throughout all our developments. That standard is to be the best. To buy the best land, design and build the best buildings, and provide the best sales and aftercare experience.

## A SUSTAINABLE REDROW

IN 2018, REDROW SET UP THE REDROW ASPIRATIONS ACTION PLAN TO ENSURE THAT YEAR ON YEAR OUR BUSINESS CONTINUES TO IMPROVE IN ENVIRONMENTAL SUSTAINABILITY, AIMING TO BE ONE OF THE MOST SUSTAINABLE AND SOCIALLY RESPONSIBLE COMPANIES IN OUR FIELD.

In 2019, Redrow were awarded gold in the NextGeneration benchmarking system for sustainability.



## SINCE THEN WE HAVE DELIVERED SOME OF THE FOLLOWING KEY HIGHLIGHTS:

# 100%

OF THE HEATING SUPPLY FOR ALL THE BUILDINGS AT COLINDALE GARDENS WILL COME FROM THE ON-SITE DISTRICT HEAT NETWORK

# 99.9%

OF TIMBER USED ACROSS ALL REDROW SITES WAS RESPONSIBLY SOURCED IN 2019

## OUR TRAVEL PLAN

GIVES ALL RESIDENTS ACCESS TO OUR CAR CLUB AND OFFERS SUSTAINABLE TRAVEL INCENTIVES

# 97.4%

OF WASTE PRODUCED IS NOW DIVERTED FROM LANDFILL

## COMMUNITY AND ENVIRONMENTAL VALUES

IMPROVING THE ENVIRONMENT AND QUALITY OF LIFE FOR OUR CUSTOMERS AND COMMUNITIES IS AT THE HEART OF REDROW'S OPERATIONS.

### ENVIRONMENT

Our Sustainability Strategy is to:

- Be more efficient in our use of resources such as energy and water
- Protect and enhance biodiversity
- Reduce the environmental impact of our homes through their design and construction, and the way residents live in them
- Work with suppliers to help them reduce their impact on the environment. This covers ethical material sourcing, transport and delivery, packaging, health and safety, workforce competency, training and welfare

We operate a system that ensures we manage our environmental impacts in a systematic way and is certified by the British Standards Institute to the international standard ISO 14001.

- At Colindale Gardens **100%** of the heating supply for all the buildings will come from the on-site District Heat Network
- All residents will have access to our Car Club, and sustainable travel incentives are available as part of our Travel Plan
- Across all Redrow sites, **99.9%** of timber used was responsibly sourced in 2019 and the amount of waste we diverted from landfill has increased to **97.4%**

### COMMUNITY

Colindale Gardens is a vibrant new community within an attractive green setting. Throughout its build programme, Redrow is committed to supporting local labour and training.

We are providing opportunities for:

- Over 90 apprentices
- 110 work experience placements
- 1000 site visits
- 500 workshops for local students

Redrow is the first Founding Patron of the nearby OnSide Youth Zone, at Montrose Playing Fields to the north of Colindale station. This £6 million state-of-the-art youth centre will give young people a quality, safe and affordable place to go in their leisure time.



## RECENT AWARDS



2020 Evening Standard New Homes Awards  
**Special Commendation**



2021 HBF Customer Satisfaction Survey  
**Five star rating for Redrow Homes**



2019 PRCA City & Financial Awards  
**Best Annual Report**



2019 NW Insider Residential Property Awards  
**Housebuilder of the Year**



2019 Property Week's Resi Awards  
**Large Developer of the Year**



2019 NHBC Health & Safety Awards  
**Highly Commended**



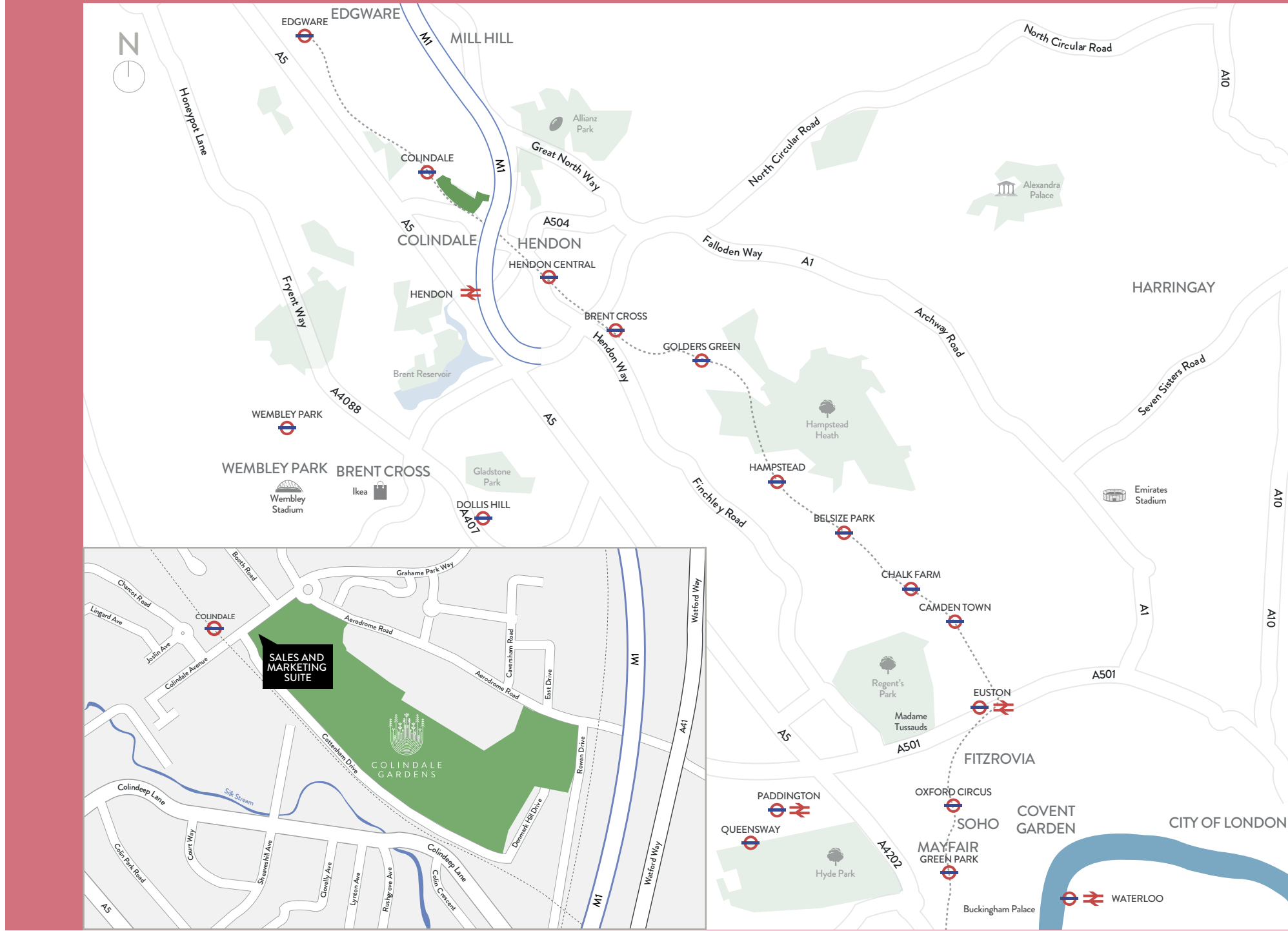
2019 NextGeneration Innovation Award  
**Social Value Calculator**



2020 WhatHouse? Awards  
**Best Large Housebuilder Bronze**

Redrow Homes Colindale  
Redrow House  
1 Denmark Hill Drive  
London  
NW9 4BQ

+44 (0)20 8358 8340

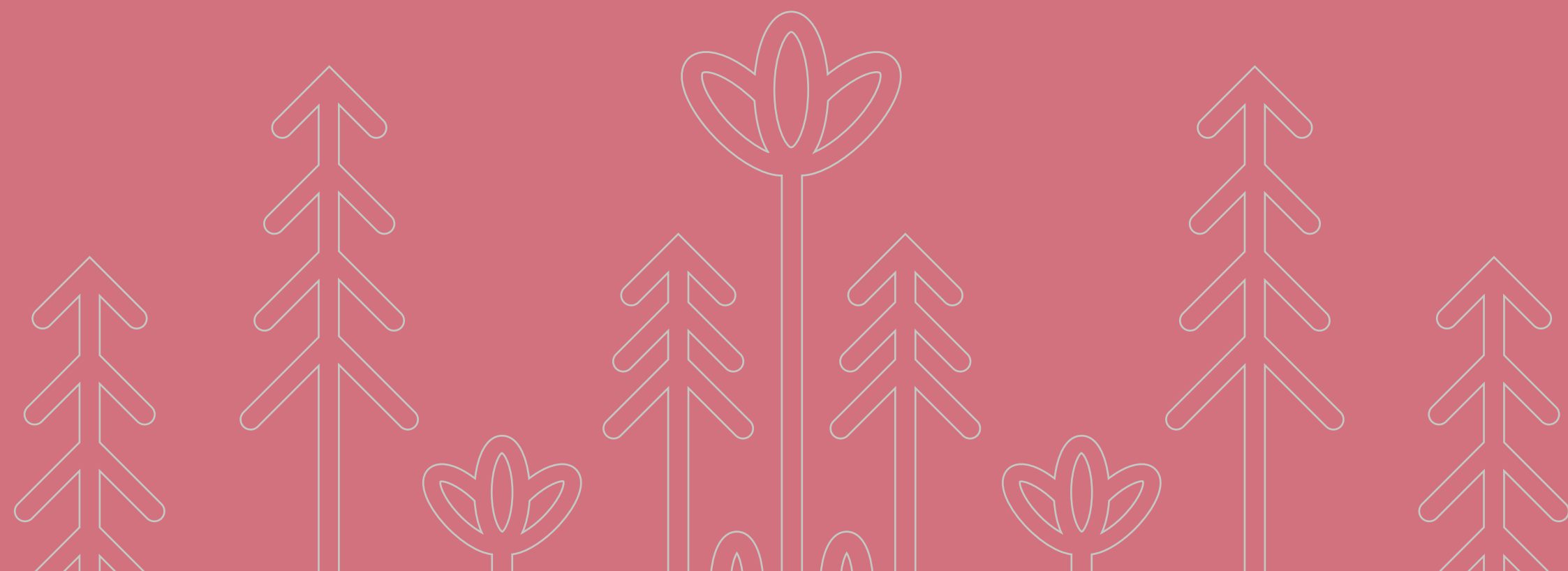


## CUSTOMER EXPERIENCE SUITE

Colindale Gardens  
144 Colindale Avenue  
London  
NW9 5HU

**Contact us**  
020 8003 9782  
[www.colindalegardens.com](http://www.colindalegardens.com)  
[colindalegardens@redrow.co.uk](mailto:colindalegardens@redrow.co.uk)

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