



# COLINDALE GARDENS

LONDON NW9



## DIASCIA HOUSE



 **REDROW**





# WELCOME

WE ARE DELIGHTED TO INTRODUCE THE DIANTHUS COLLECTION TO COLINDALE GARDENS, CONSISTING OF DAHLIA HOUSE, DIASCIA HOUSE, AND DARMERA HOUSE. 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 Northern Line 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 is undergoing a transformation, with significant investment funding earmarked. Plans will bring 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



## 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.



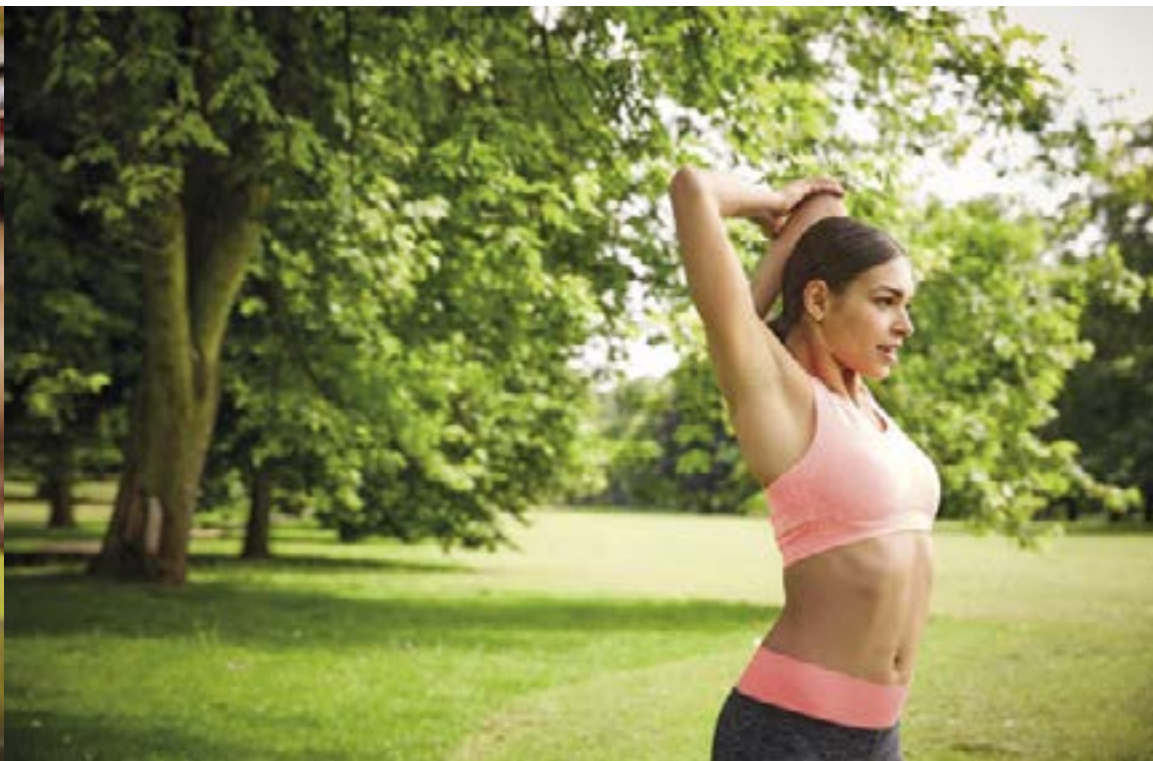
## AN INCLUSIVE COMMUNITY

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 foot paths create more opportunities to get active.

Shops, restaurants, cafés, sports pitches 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.

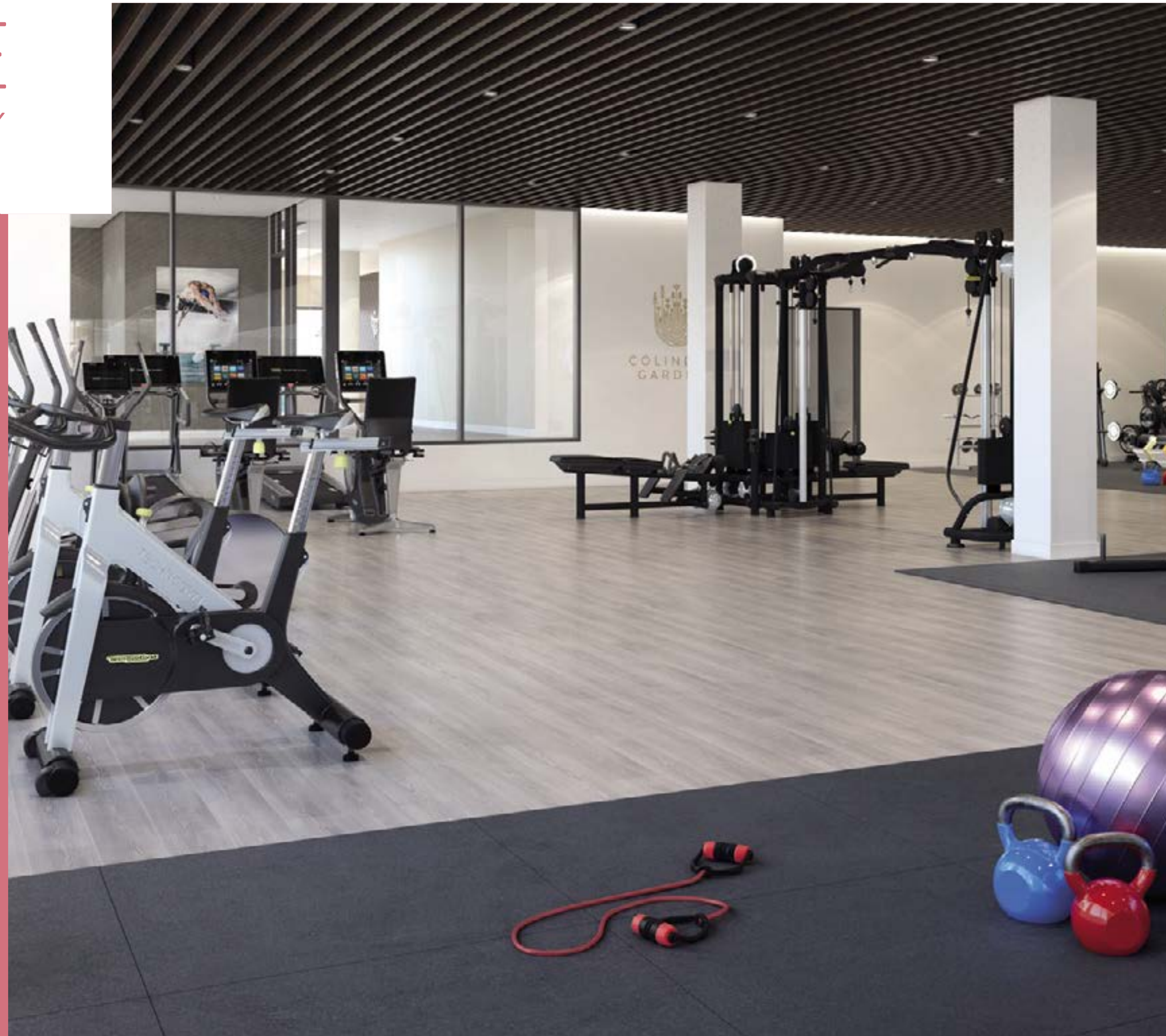


Show home photography of Colindale Gardens is indicative only.

# MAKING LIFE RUN MORE SMOOTHLY



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



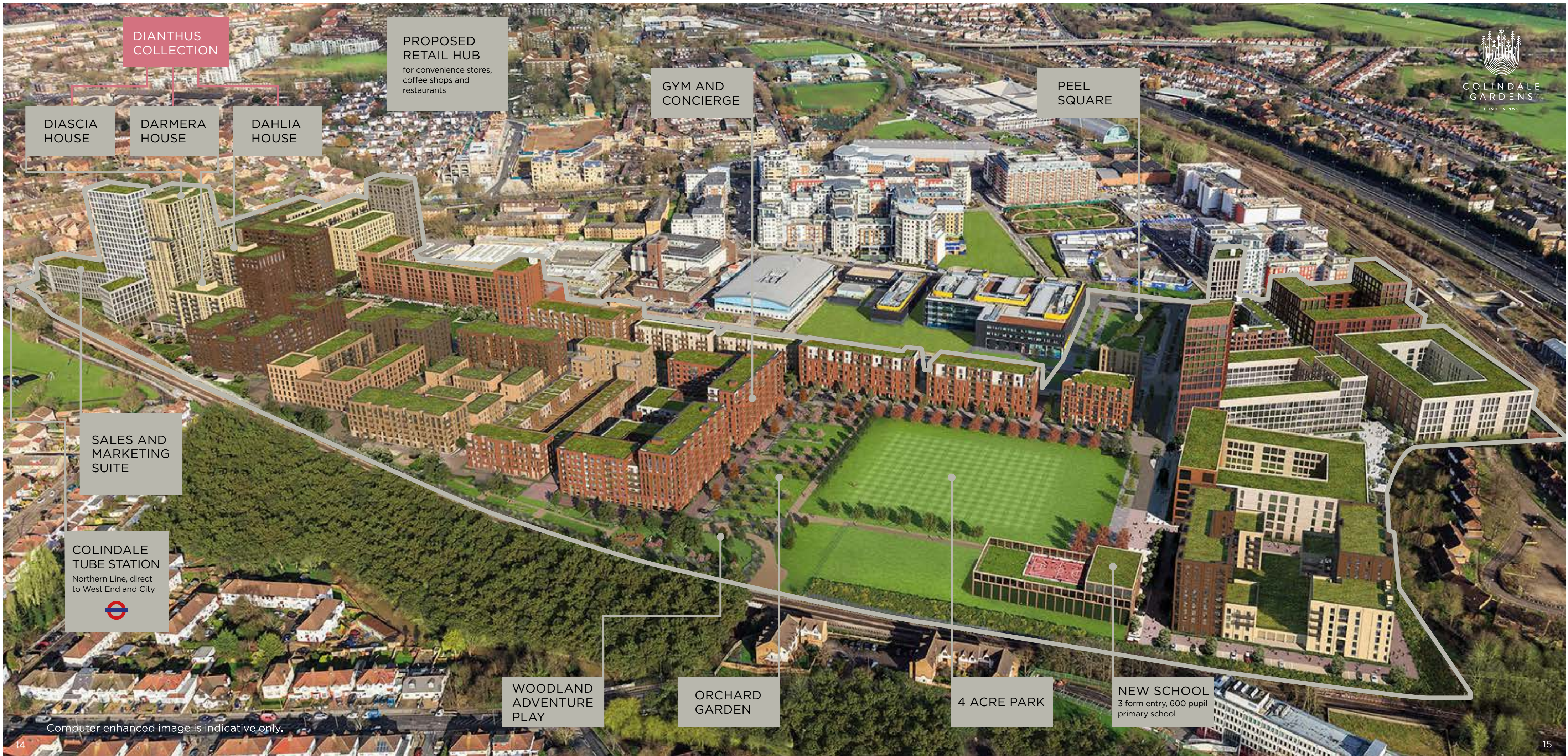
THERE ARE SO MANY WAYS THAT COLINDALE GARDENS WILL HELP MAKE YOUR LIFE EASIER, FROM EXERCISING WHEN YOU WANT TO WORKING FROM HOME.

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.





DIANTHUS  
COLLECTION

PROPOSED  
RETAIL HUB  
for convenience stores,  
coffee shops and  
restaurants

GYM AND  
CONCIERGE

PEEL  
SQUARE

DIASCIA  
HOUSE

DARMERA  
HOUSE

DAHLIA  
HOUSE

SALES AND  
MARKETING  
SUITE

COLINDALE  
TUBE STATION  
Northern Line, direct  
to West End and City



WOODLAND  
ADVENTURE  
PLAY

ORCHARD  
GARDEN

4 ACRE PARK

NEW SCHOOL  
3 form entry, 600 pupil  
primary school

Computer enhanced image is indicative only.



# FAST CONNECTIONS ON YOUR DOORSTEP

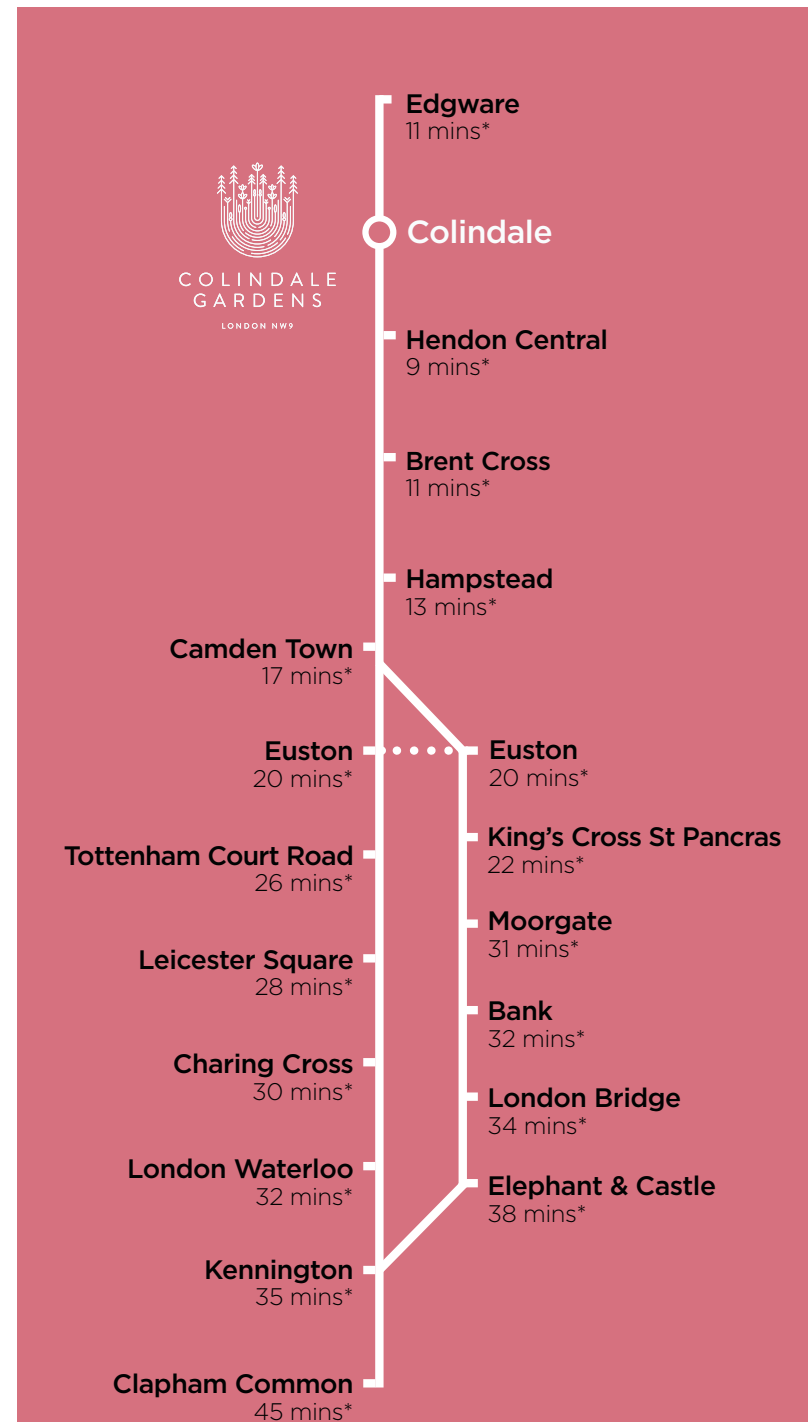
COLINDALE GARDENS HAS EXCELLENT PUBLIC TRANSPORT LINKS, WITH DIRECT ACCESS INTO CENTRAL LONDON.

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 will be part of the forthcoming 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 the South Bank.



### On the road

It's about 6 minutes by car to the 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 (2011)
Colindale Primary School	5 mins by car	Good (2018)
Beis Yaakov Primary School	7 mins by car	Good (2019)

## Secondary

North London Grammar School	5 mins by car	Outstanding (2018)
St James's Catholic High School	3 mins by car	Good (2013)
Kingsbury High School	8 mins by car	Good (2014)



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.

DIASCIA 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 ceramic hob with 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

## 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<sup>†</sup>
- Access to residents-only gym, sauna, and steam room located adjacent to the Concierge

## GENERAL

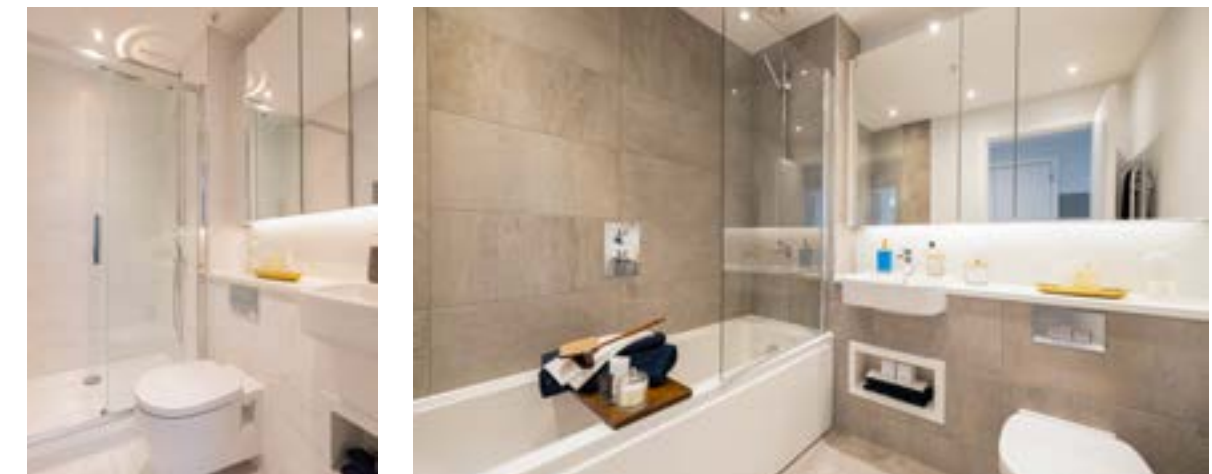
- 2 year Redrow warranty
- 10 year LABC building warranty
- 999 year lease from January 2017
- Parking available at additional cost\*\*
- Balcony or terrace area to all apartments with paving and external lighting

## OPTIONAL EXTRAS<sup>‡</sup>

- 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



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



\* 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

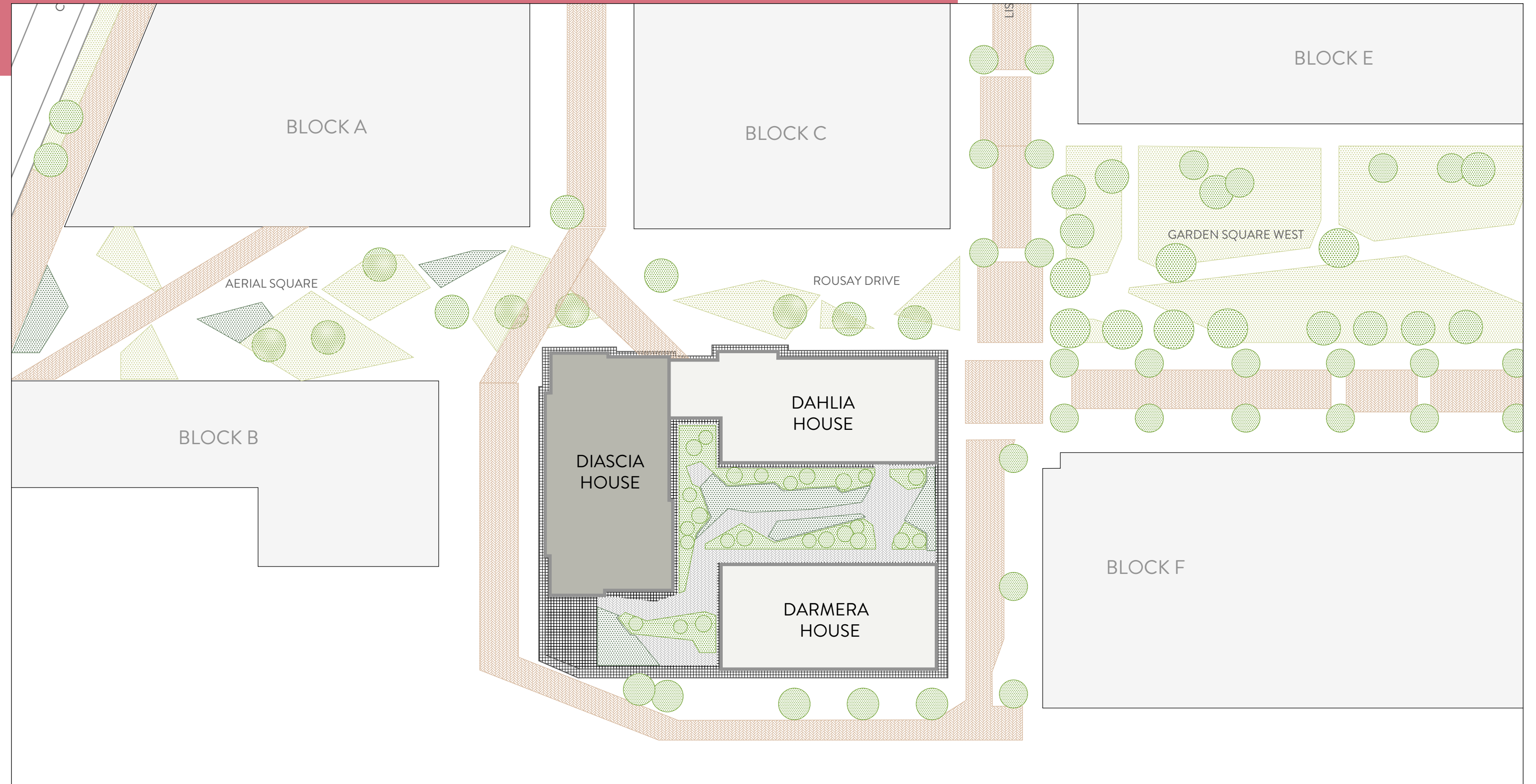
‡ Optional extras available, subject to timing, at an additional cost

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 DIASCIA HOUSE

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



Show home photography of Colindale Gardens is indicative only.



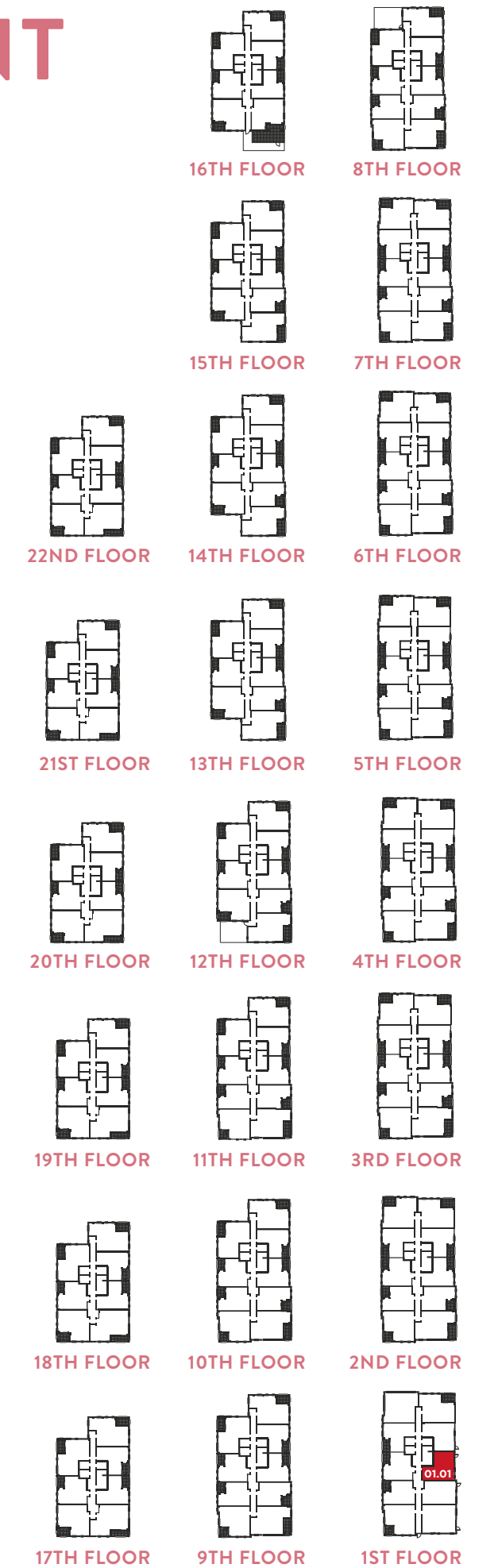
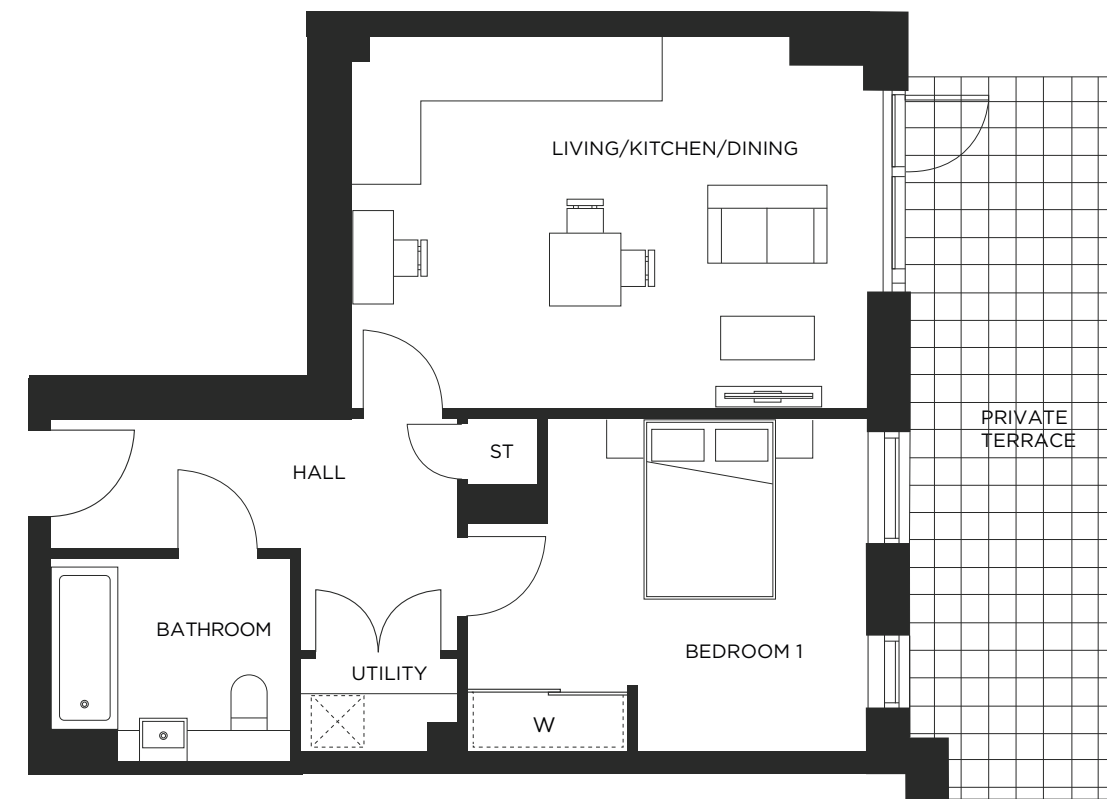
Computer generated image is indicative only.



# 1 BEDROOM APARTMENT

## APARTMENT TYPE D1-01

PLOT: D1.01.01 1 BEDROOM APARTMENT		
Living/Kitchen/Dining	5.71 m x 4.04 m	18' 9" x 13' 3"
Bedroom 1	4.40 m x 3.61 m	14' 6" X 11' 10"
Total Internal Area	57.9 sq m	624 sq ft



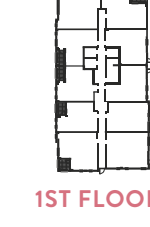
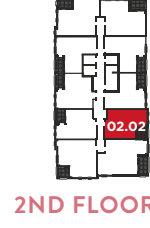
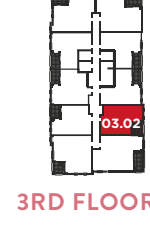
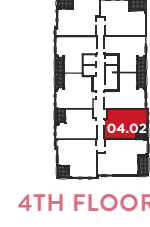
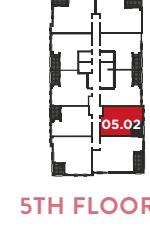
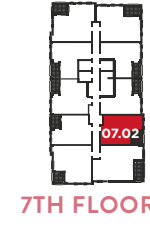
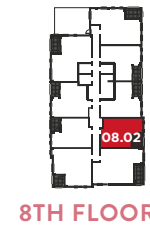
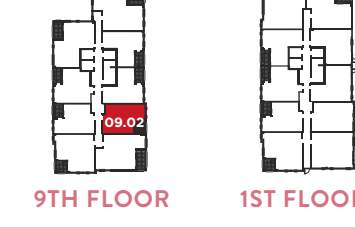
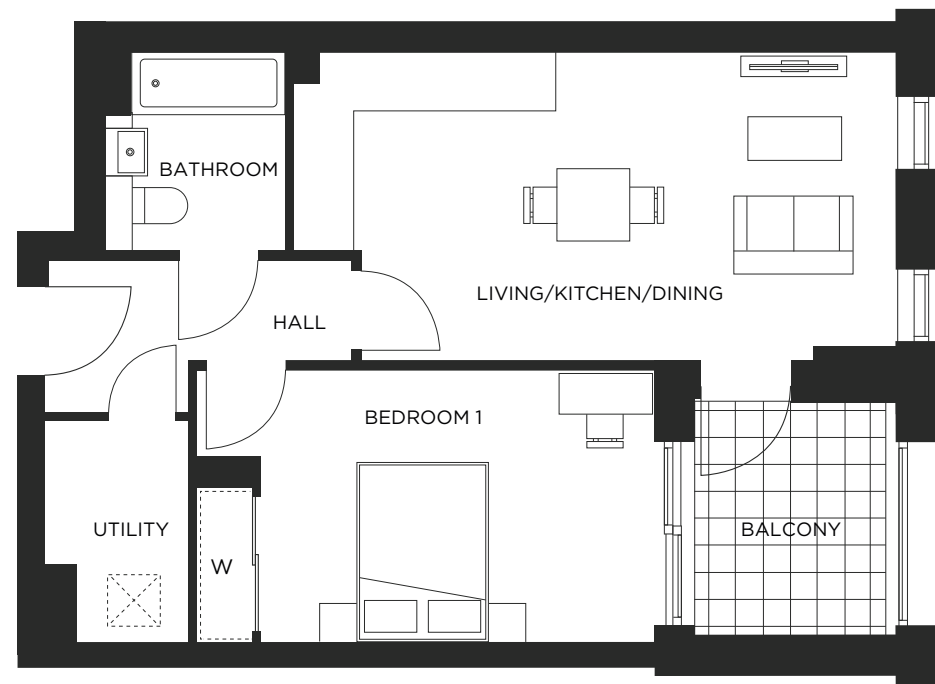


# 1 BEDROOM APARTMENT

## APARTMENT TYPE D1-02

PLOTS: D1.02.02, D1.03.02, D1.04.02, D1.05.02, D1.06.02, D1.07.02, D1.08.02, D1.09.02, D1.10.02, D1.11.02, D1.12.02, D1.13.02, D1.14.02, D1.15.02  
1 BEDROOM APARTMENT

Living/Kitchen/Dining	6.63 m x 3.37 m	21' 9" x 11' 1"
Bedroom 1	5.00 m x 2.95 m	16' 5" x 9' 8"
Total Internal Area	52.6 sq m	566 sq ft

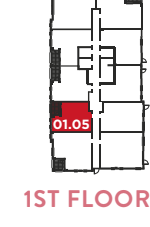
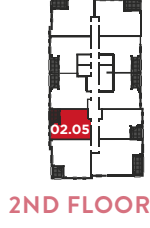
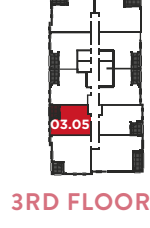
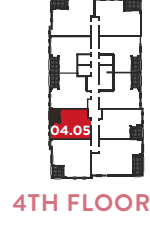
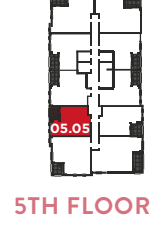
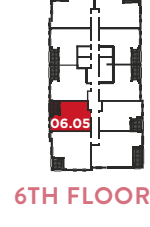
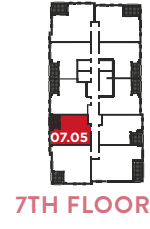
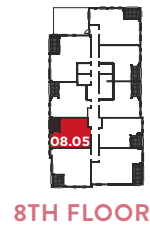
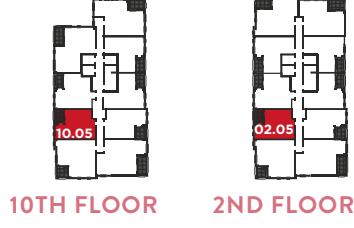
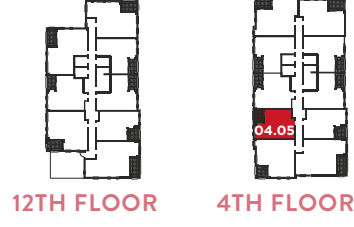
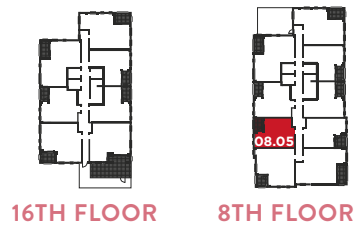
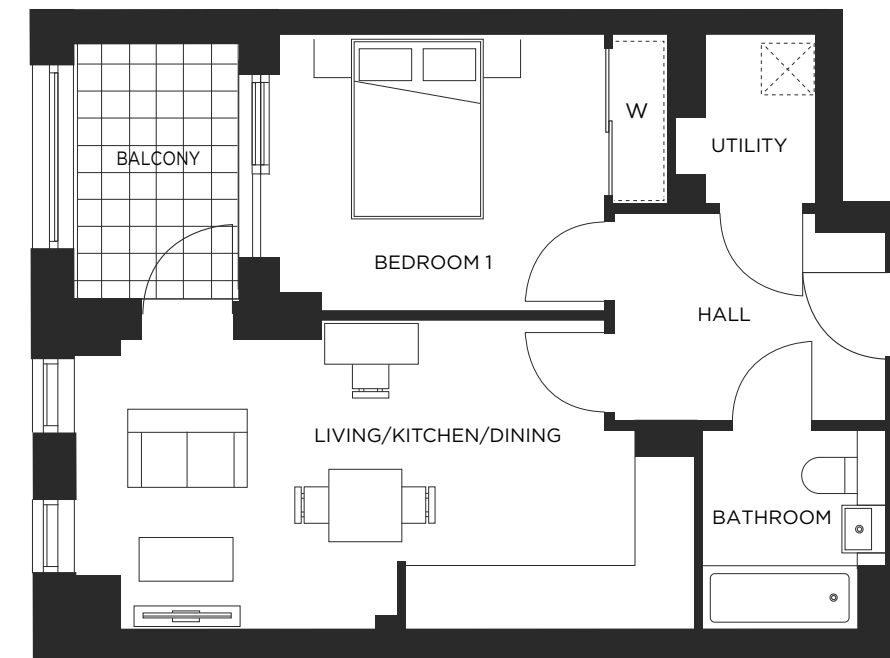


# 1 BEDROOM APARTMENT

## APARTMENT TYPE D1-05

PLOTS: D1.01.05, D1.02.05, D1.03.05, D1.04.05, D1.05.05, D1.06.05, D1.07.05, D1.08.05, D1.09.05, D1.10.05, D1.11.05  
1 BEDROOM APARTMENT

Living/Kitchen/Dining	6.80 m x 3.35 m	22' 4" x 11' 0"
Bedroom 1	4.35 m x 2.95 m	14' 4" x 9' 8"
Total Internal Area	49.5 sq m	534 sq ft

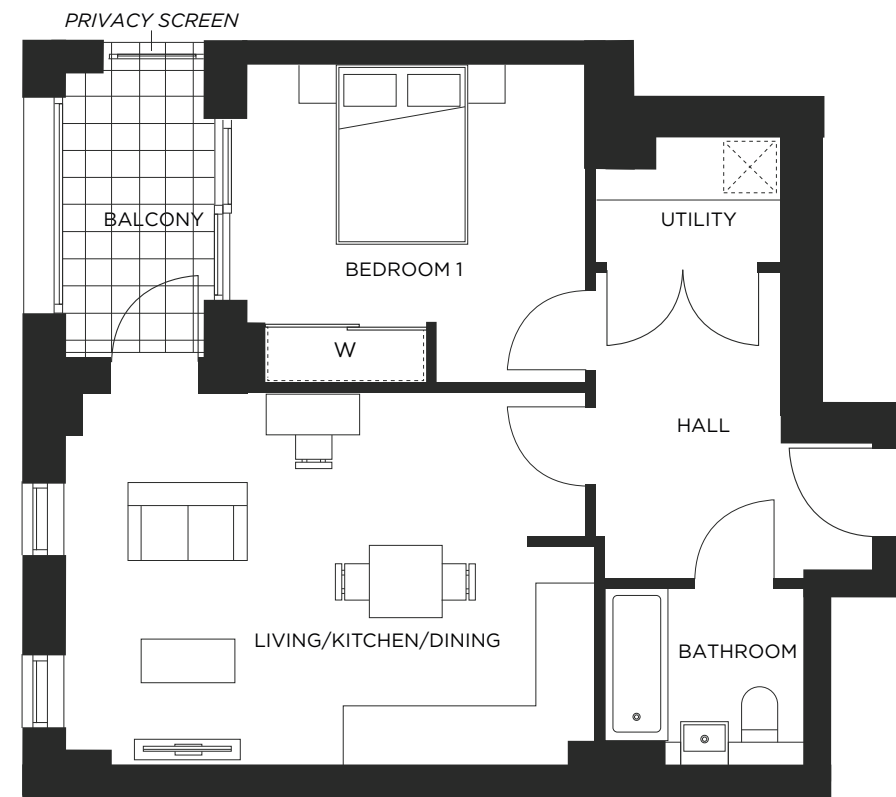


# 1 BEDROOM APARTMENT

## APARTMENT TYPE D1-06

PLOTS: D1.01.06, D1.02.06, D1.03.06, D1.04.06, D1.05.06, D1.06.06, D1.07.06, D1.08.06, D1.09.06, D1.10.06, D1.11.06, D1.12.05, D1.13.05, D1.14.05, D1.15.05, D1.16.04, D1.17.04, D1.18.04, D1.19.04, D1.20.04, D1.21.04, D1.22.04  
1 BEDROOM APARTMENT

Living/Kitchen/Dining	4.05 m x 5.83 m	13' 4" X 19' 2"
Bedroom 1	3.68 m x 3.46 m	12' 1" X 11' 4"
Total Internal Area	54.8 sq m	590 sq ft

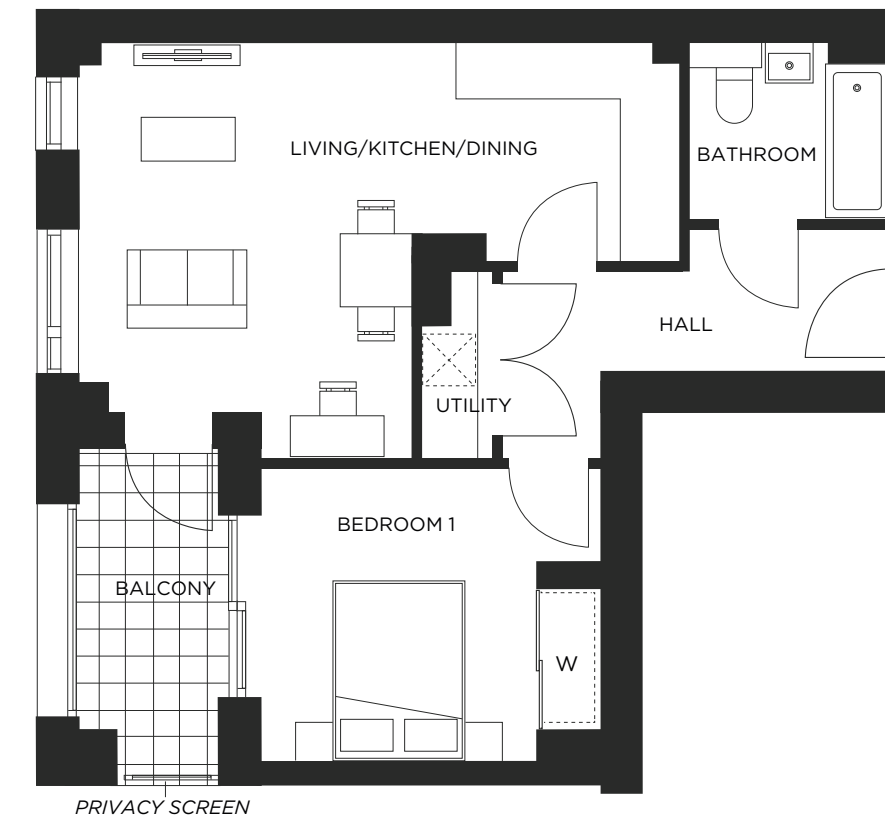


# 1 BEDROOM APARTMENT

## APARTMENT TYPE D1-07

PLOTS: D1.01.07, D1.02.07, D1.03.07, D1.04.07, D1.05.07, D1.06.07, D1.07.07  
1 BEDROOM APARTMENT

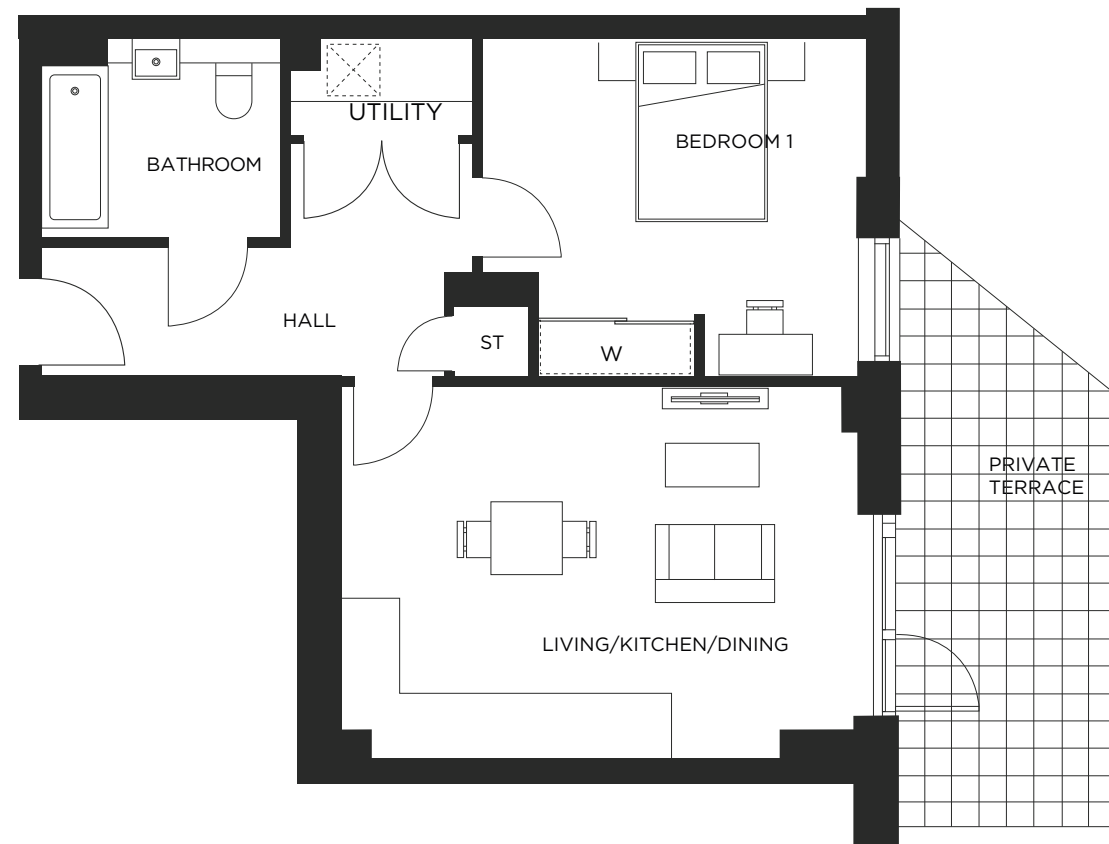
Living/Kitchen/Dining	6.60 m x 4.59 m	21' 8" x 15' 1"
Bedroom 1	3.68 m x 3.14 m	12' 1" x 10' 4"
Total Internal Area	49.9 sq m	538 sq ft



# 1 BEDROOM APARTMENT

## APARTMENT TYPE D1-09

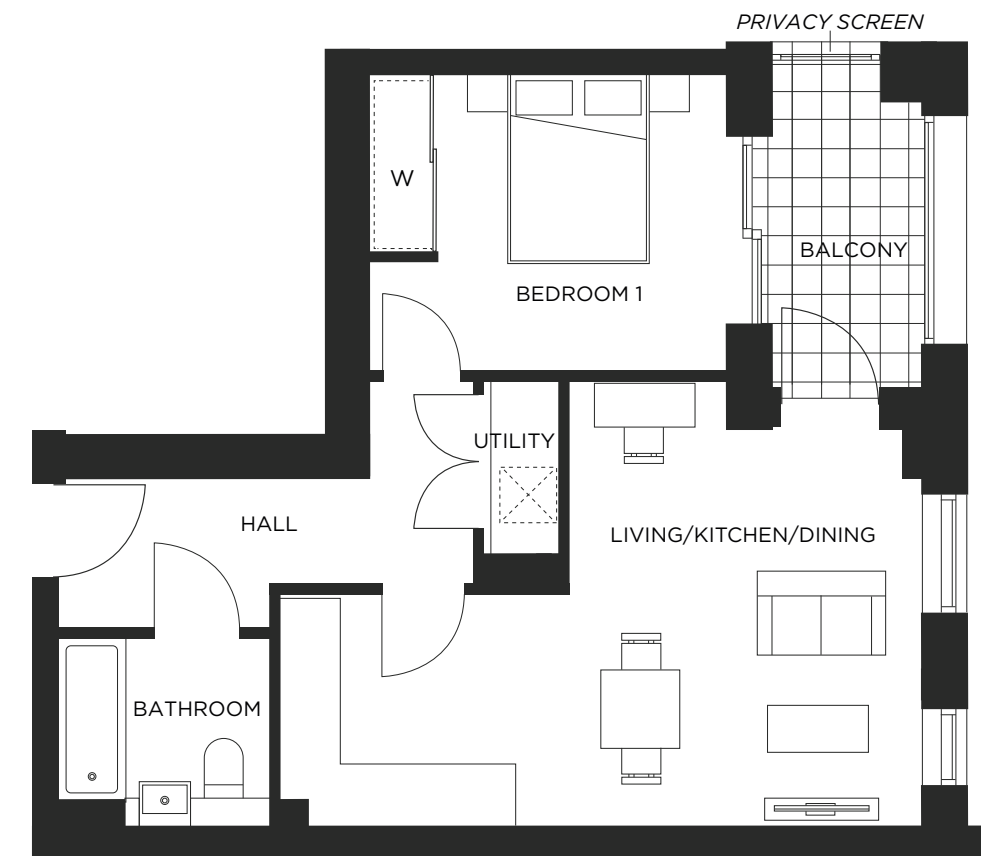
<b>PLOT: D1.01.09</b> 1 BEDROOM APARTMENT		
Living/Kitchen/Dining	5.71 m x 3.99 m	18' 9" X 13' 1"
Bedroom 1	4.21 m x 3.65 m	13' 10" X 12' 0"
Total Internal Area	58.6 sq m	631 sq ft



# 1 BEDROOM APARTMENT

## APARTMENT TYPE D1-10

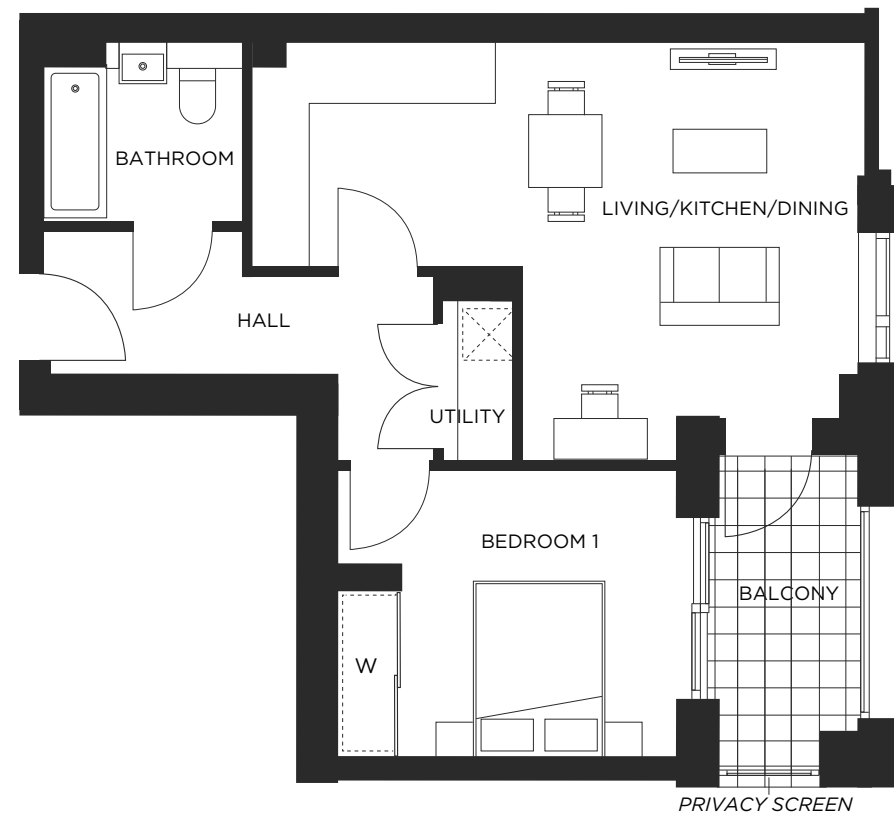
<b>PLOTS: D1.02.01, D1.03.01, D1.04.01, D1.05.01, D1.06.01, D1.07.01, D1.08.01, D1.09.01, D1.10.01, D1.11.01, D1.12.01, D1.13.01, D1.14.01, D1.15.01, D1.16.01, D1.17.01, D1.18.01, D1.19.01, D1.20.01, D1.21.01, D1.22.01</b> 1 BEDROOM APARTMENT		
Living/Kitchen/Dining	6.66 m x 4.62 m	21' 11" X 15' 2"
Bedroom 1	3.68 m x 3.02 m	12' 1" X 9' 11"
Total Internal Area	50.2 sq m	541 sq ft



# 1 BEDROOM APARTMENT

## APARTMENT TYPE D1-13

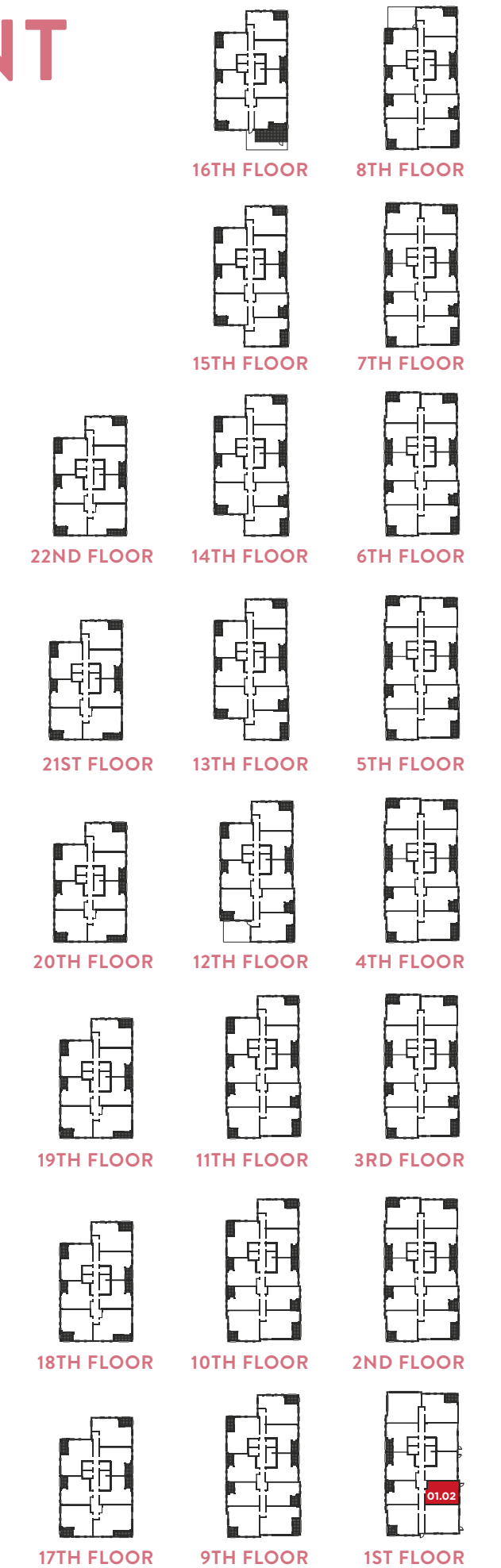
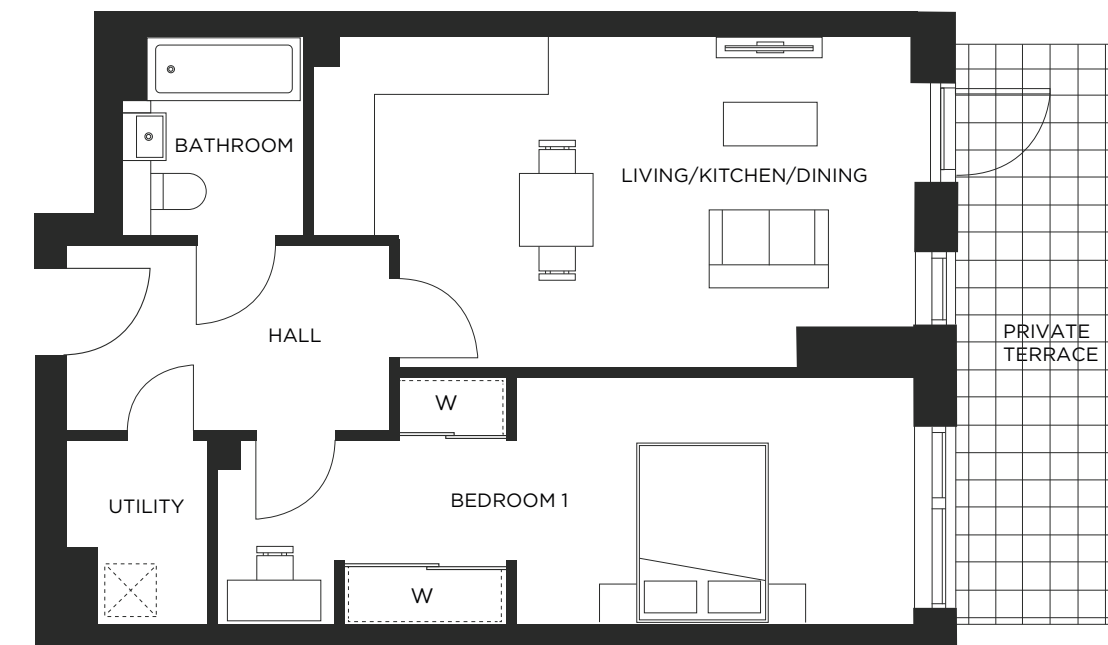
PLOTS: D1.02.10, D1.03.10, D1.04.10, D1.05.10 1 BEDROOM APARTMENT		
Living/Kitchen/Dining	6.67 m x 4.59 m	21' 11" X 15' 1"
Bedroom 1	3.38 m x 3.07 m	12' 1" X 10' 1"
Total Internal Area	51.0 sq m	549 sq ft



# 1 BEDROOM APARTMENT

## APARTMENT TYPE D1-20

PLOT: D1.01.02 1 BEDROOM APARTMENT		
Living/Kitchen/Dining	6.63 m x 3.62 m	21' 9" X 11' 11"
Bedroom 1	7.70 m x 2.69 m	25' 4" X 8' 10"
Total Internal Area	60.6 sq m	652 sq ft

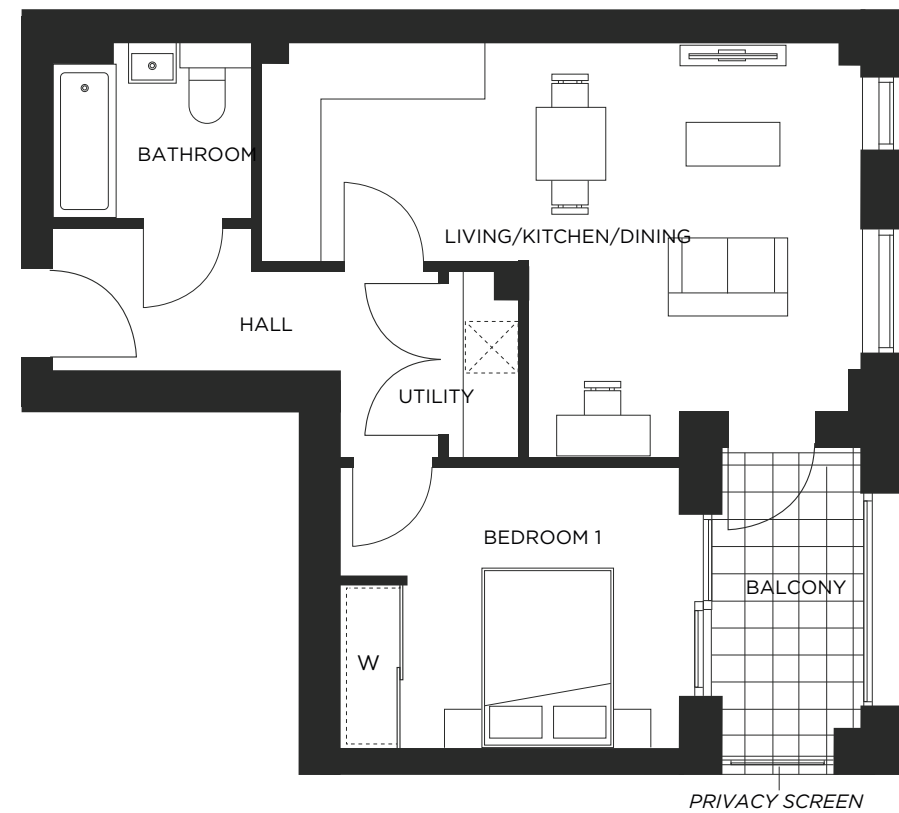


# 1 BEDROOM APARTMENT

## APARTMENT TYPE D1-23

PLOTS: D1.06.10, D1.07.10, D1.08.09, D1.09.09, D1.10.09, D1.11.09, D1.12.08, D1.13.08, D1.14.08, D1.15.08, D1.16.07, D1.17.07, D1.18.07, D1.19.07, D1.20.07, D1.21.07, D1.22.07, 1 BEDROOM APARTMENT

Living/Kitchen/Dining	6.67 m x 4.60 m	21' 11" X 15' 1"
Bedroom 1	3.69 m x 3.07 m	12' 1" X 10' 1"
Total Internal Area	50.8 sq m	547 sq ft

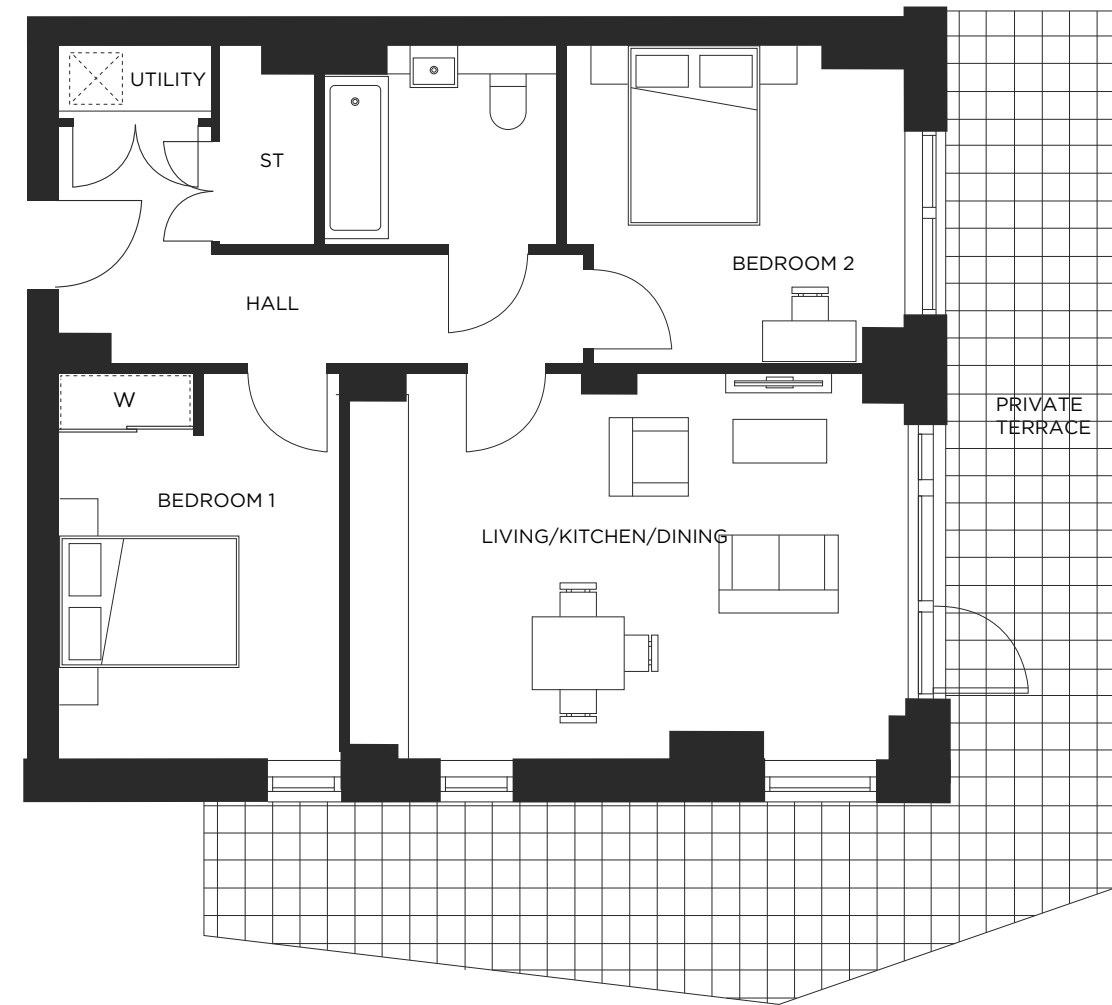


# 2 BEDROOM APARTMENT

## APARTMENT TYPE D1-03

PLOT: D1.01.03  
2 BEDROOM APARTMENT

Living/Kitchen/Dining	6.13 m x 4.24 m	20' 2" X 13' 11"
Bedroom 1	4.24 m x 3.07 m	13' 11" X 10' 1"
Bedroom 2	3.70 m x 3.47 m	12' 2" X 11' 5"
Total Internal Area	74.7 sq m	804 sq ft

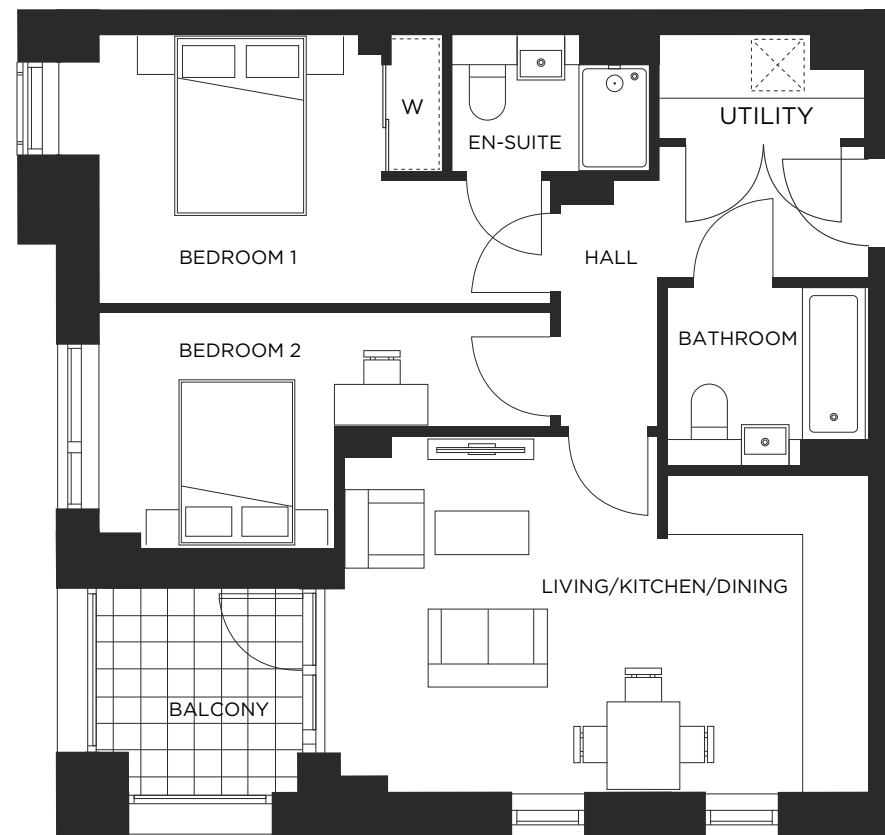


# 2 BEDROOM APARTMENT

## APARTMENT TYPE D1-04

PLOTS: D1.02.04, D1.03.04, D1.04.04, D1.05.04, D1.06.04, D1.07.04, D1.08.04, D1.09.04, D1.10.04, D1.11.04  
2 BEDROOM APARTMENT

Living/Kitchen/Dining	5.69 m x 3.89 m	18' 8" X 12' 9"
Bedroom 1	4.95 m x 2.90 m	16' 3" X 9' 6"
Bedroom 2	4.95 m x 2.56 m	16' 3" X 8' 5"
Total Internal Area	65.2 sq m	702 sq ft

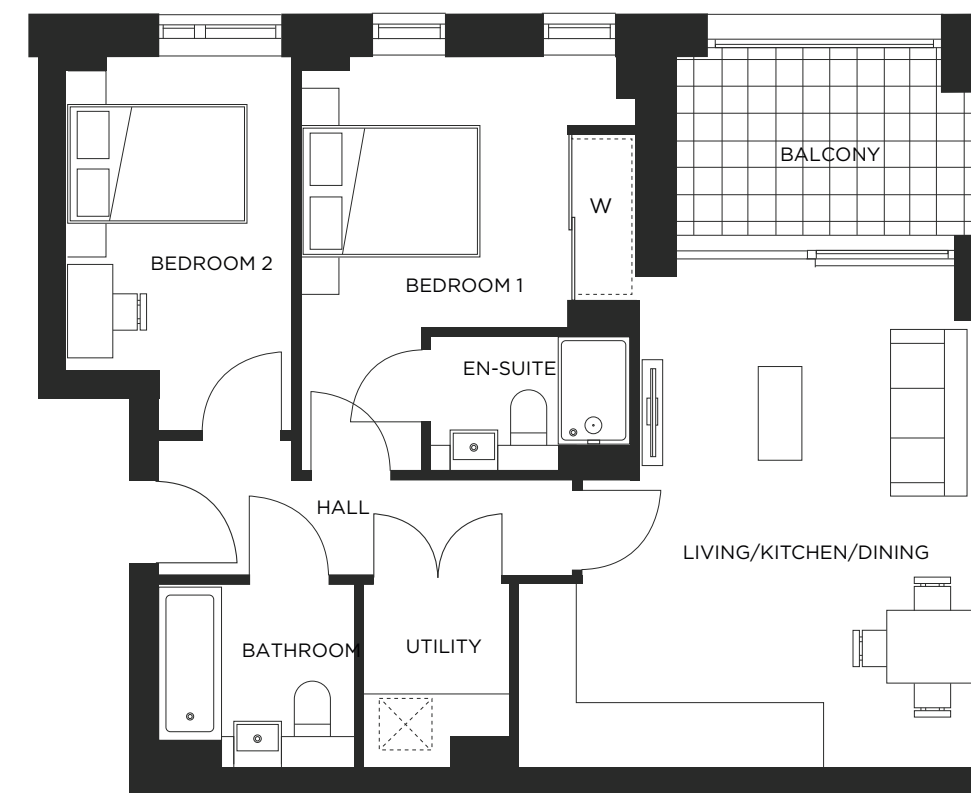


# 2 BEDROOM APARTMENT

## APARTMENT TYPE D1-08

PLOT: D1.01.08, D1.02.09, D1.03.09, D1.04.09, D1.05.09  
2 BEDROOM APARTMENT

Living/Kitchen/Dining	5.32 m x 5.05 m	17' 5" X 16' 7"
Bedroom 1	4.58 m x 3.63 m	15' 1" X 12' 11"
Bedroom 2	4.13 m x 2.42 m	13' 7" X 7' 11"
Total Internal Area	66.3 sq m	715 sq ft

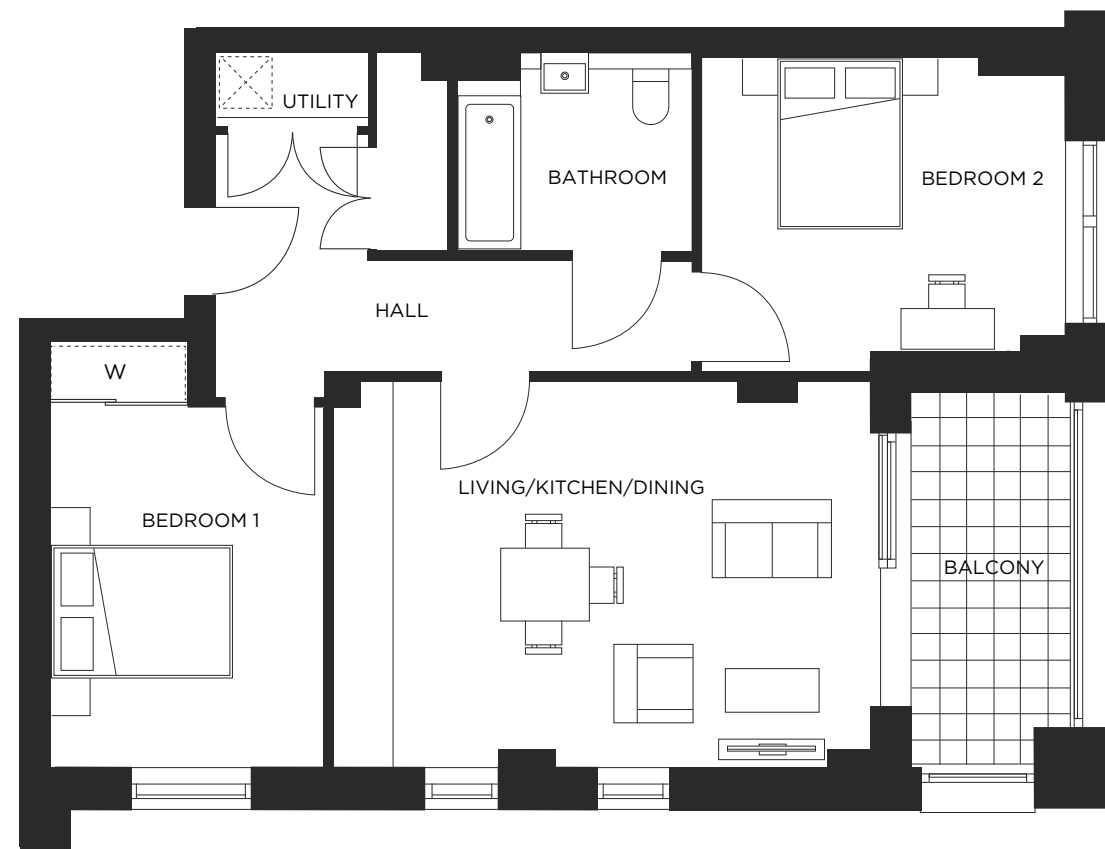


# 2 BEDROOM APARTMENT

## APARTMENT TYPE D1-11

PLOTS: D1.02.03, D1.03.03, D1.04.03, D1.05.03, D1.06.03, D1.07.03, D1.08.03, D1.09.03, D1.10.03, D1.11.03  
2 BEDROOM APARTMENT

Living/Kitchen/Dining	5.92 m x 4.20 m	19' 5" x 13' 10"
Bedroom 1	2.96 m x 4.65 m	9' 9" x 15' 3"
Bedroom 2	3.97 m x 3.40 m	13' 1" x 11' 2"
Total Internal Area	73.3 sq m	789 sq ft

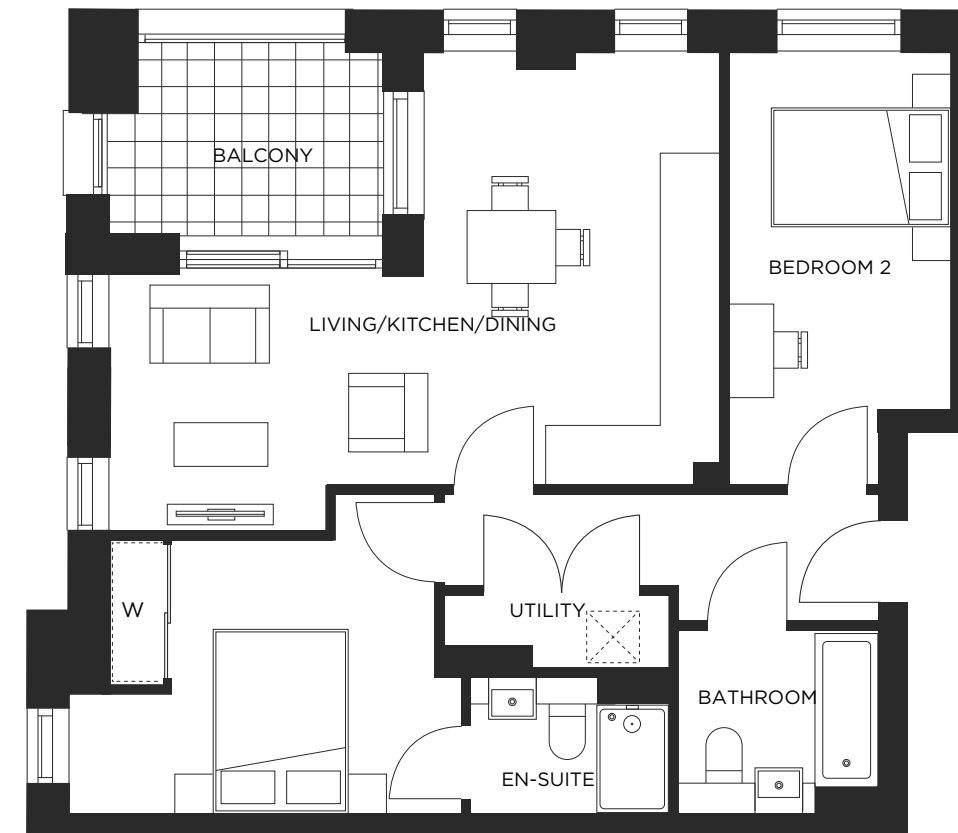


# 2 BEDROOM APARTMENT

## APARTMENT TYPE D1-12

PLOT: D1.02.08, D1.03.08, D1.04.08, D1.05.08, D1.06.08, D1.07.08  
2 BEDROOM APARTMENT

Living/Kitchen/Dining	6.71 m x 4.73 m	22' 1" X 15' 6"
Bedroom 1	4.30 m x 3.47 m	14' 2" X 11' 5"
Bedroom 2	4.74 m x 2.41 m	15' 7" X 7' 11"
Total Internal Area	67.3 sq m	725 sq ft

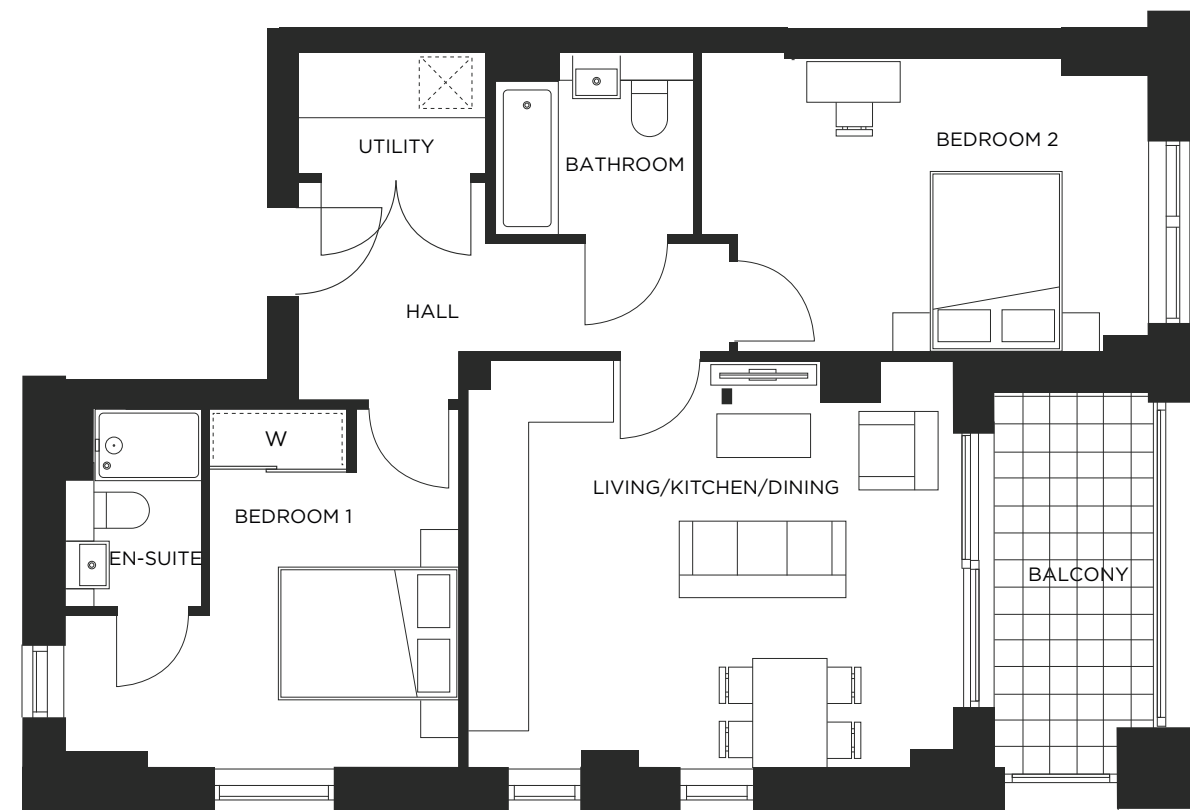


# 2 BEDROOM APARTMENT

## APARTMENT TYPE D1-14

**PLOTS: D1.12.03, D1.13.03, D1.14.03, D1.15.03**  
2 BEDROOM APARTMENT

Living/Kitchen/Dining	5.34 m x 4.46 m	17' 6" X 14' 8"
Bedroom 1	4.34 m x 3.91 m	12' 10" X 14' 3"
Bedroom 2	4.87 m x 3.19 m	16' 0" X 10' 6"
Total Internal Area	74.7 sq m	804 sq ft

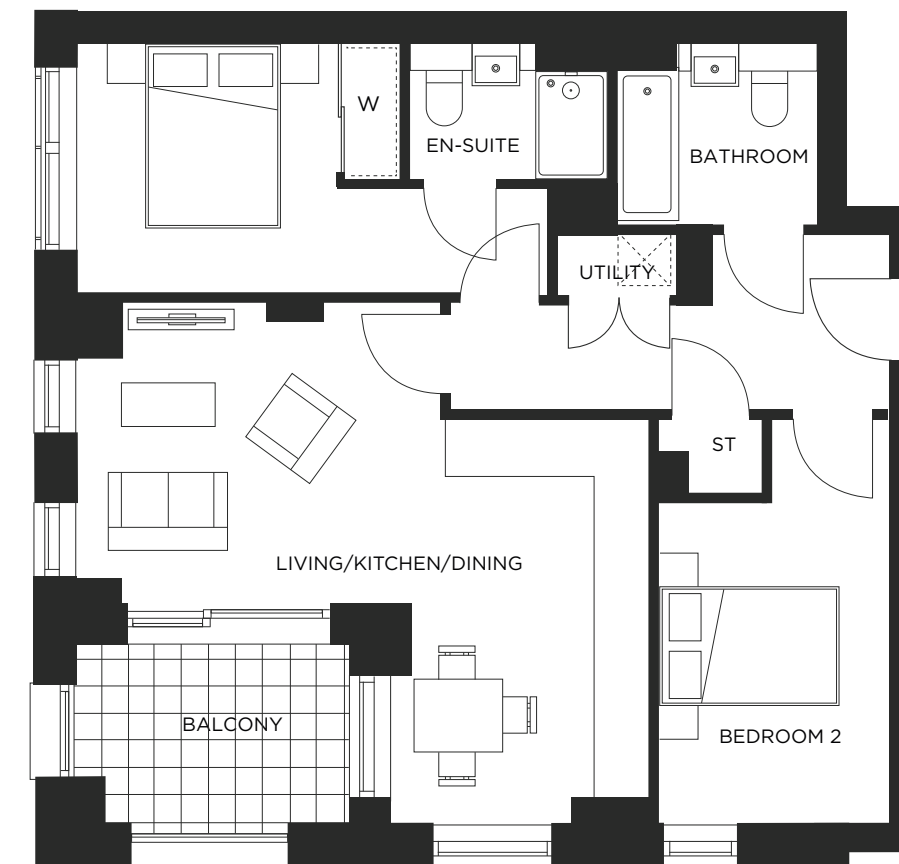


# 2 BEDROOM APARTMENT

## APARTMENT TYPE D1-15

**PLOT: D1.12.04, D1.13.04, D1.14.04, D1.15.04, D1.16.03, D1.17.03, D1.18.03, D1.19.03, D1.20.03, D1.21.03, D1.22.03**  
2 BEDROOM APARTMENT

Living/Kitchen/Dining	6.31 m x 5.75 m	20' 9" X 18' 11"
Bedroom 1	5.20 m x 2.72 m	17' 1" X 8' 11"
Bedroom 2	4.45 m x 2.44 m	14' 7" X 8' 0"
Total Internal Area	67.7 sq m	729 sq ft



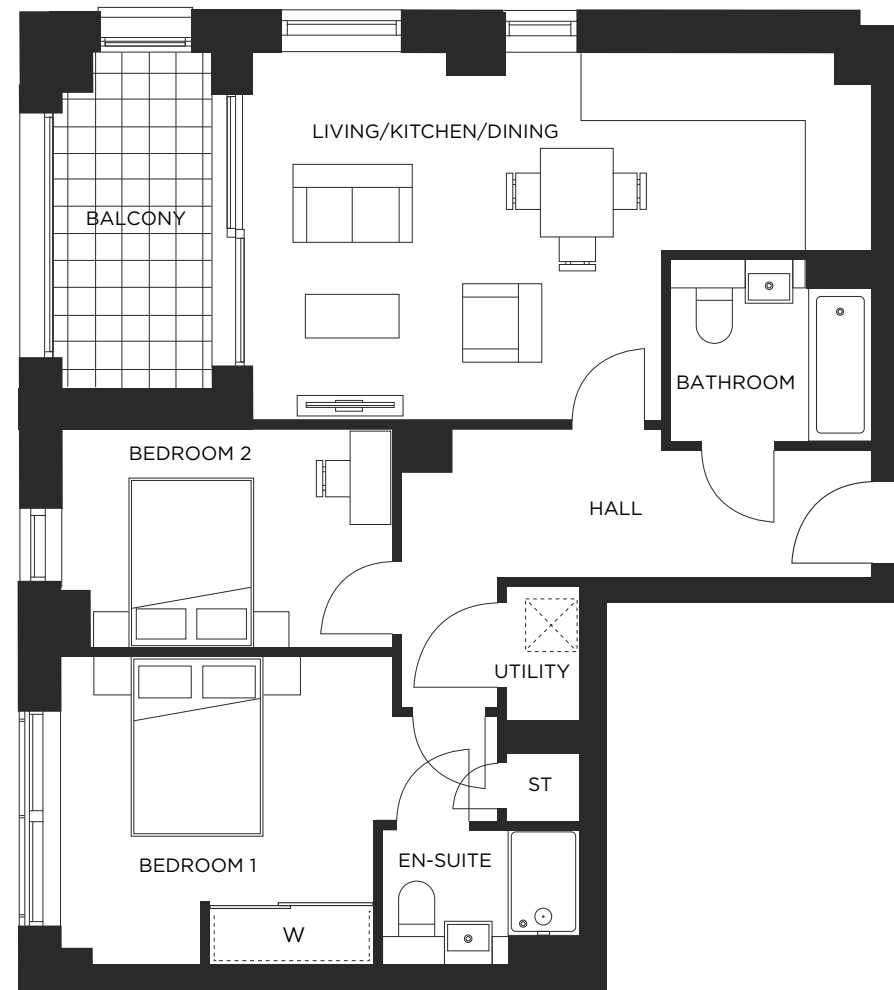


# 2 BEDROOM APARTMENT

## APARTMENT TYPE D1-16

PLOTS: D1.08.07, D1.09.07, D1.10.07, D1.11.07, D1.12.06, D1.13.06, D1.14.06, D1.15.06, D1.16.05, D1.17.05, D1.18.05, D1.19.05, D1.20.05, D1.21.05, D1.22.05  
2 BEDROOM APARTMENT

Living/Kitchen/Dining	6.72 m x 4.01 m	22' 1" X 13' 2"
Bedroom 1	4.79 m x 3.33 m	15' 9" X 10' 11"
Bedroom 2	3.64 m x 2.36 m	11' 11" X 7' 9"
Total Internal Area	67.9 sq m	731 sq ft

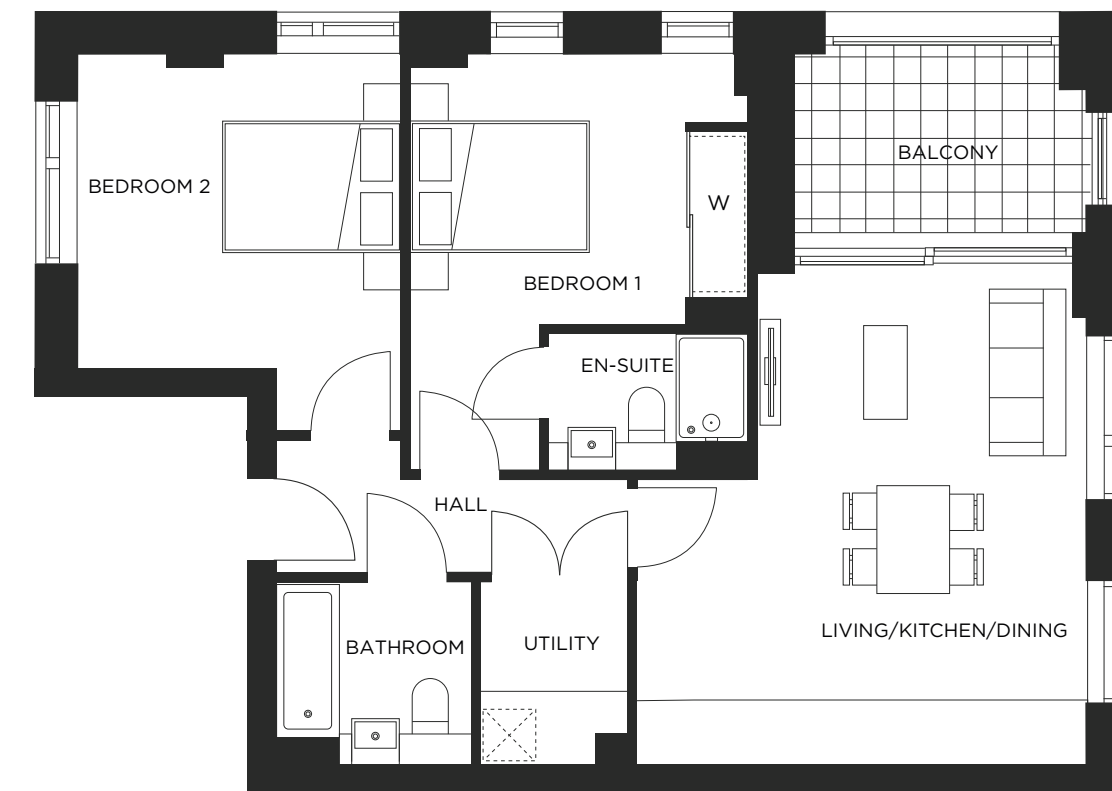


# 2 BEDROOM APARTMENT

## APARTMENT TYPE D1-17

PLOT: D1.08.08, D1.09.08, D1.10.08, D1.11.08, D1.12.07, D1.13.07, D1.14.07, D1.15.07, D1.16.06, D1.17.06, D1.18.06, D1.19.06, D1.20.06, D1.21.06, D1.22.06  
2 BEDROOM APARTMENT

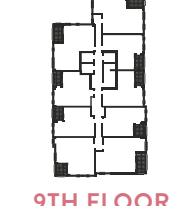
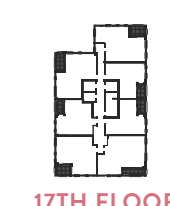
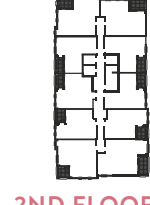
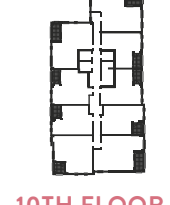
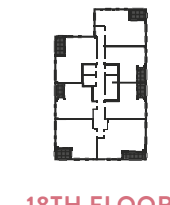
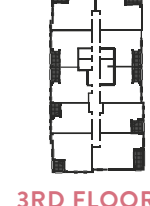
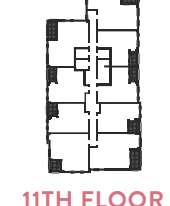
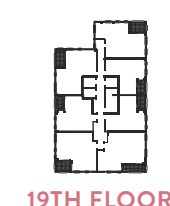
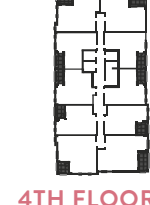
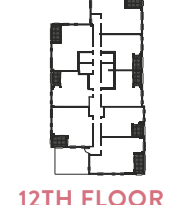
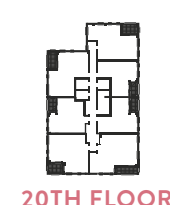
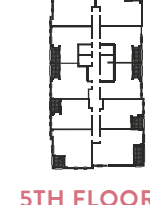
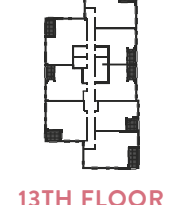
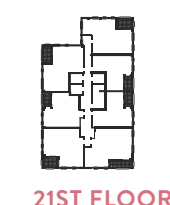
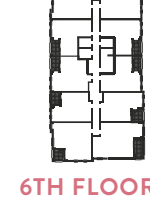
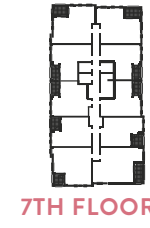
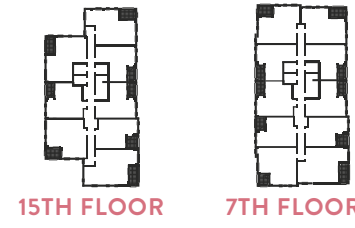
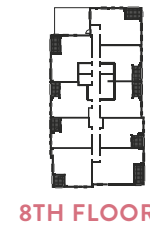
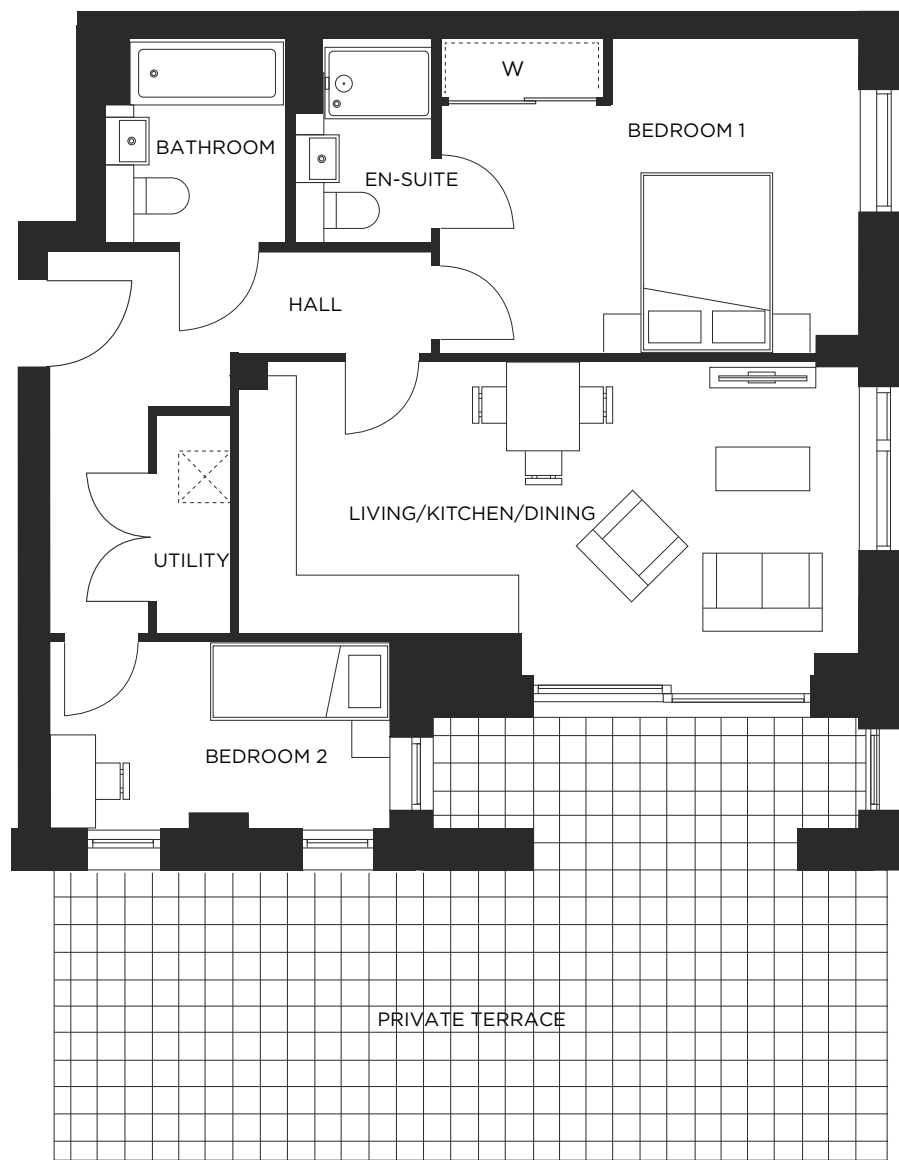
Living/Kitchen/Dining	5.32 m x 4.95 m	17' 5" X 16' 3"
Bedroom 1	4.59 m x 3.75 m	15' 1" X 12' 4"
Bedroom 2	4.14 m x 3.56 m	13' 7" X 11' 8"
Total Internal Area	69.9 sq m	753 sq ft



# 2 BEDROOM APARTMENT

## APARTMENT TYPE D1-18

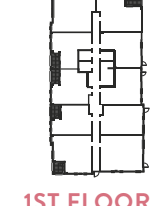
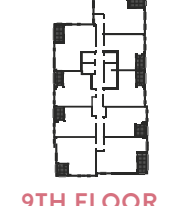
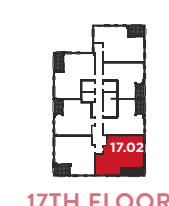
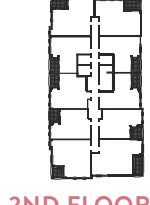
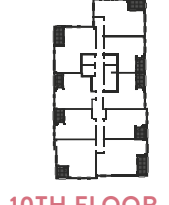
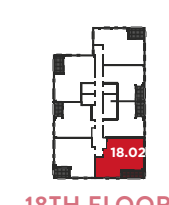
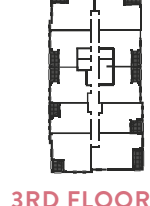
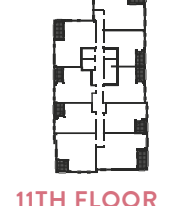
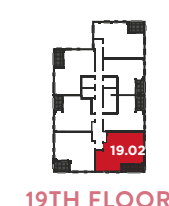
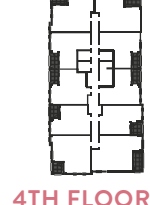
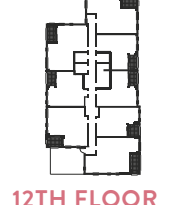
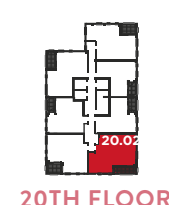
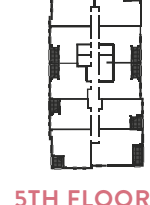
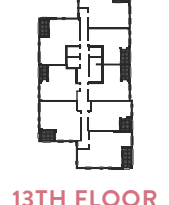
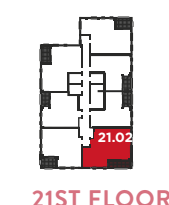
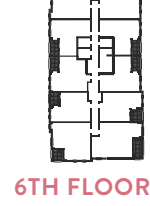
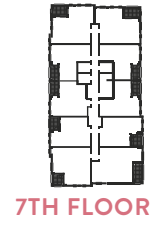
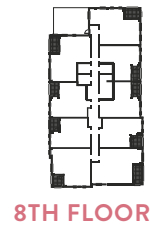
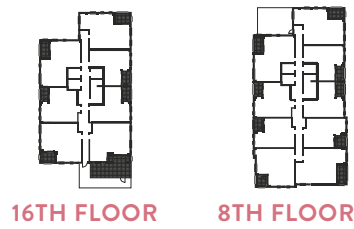
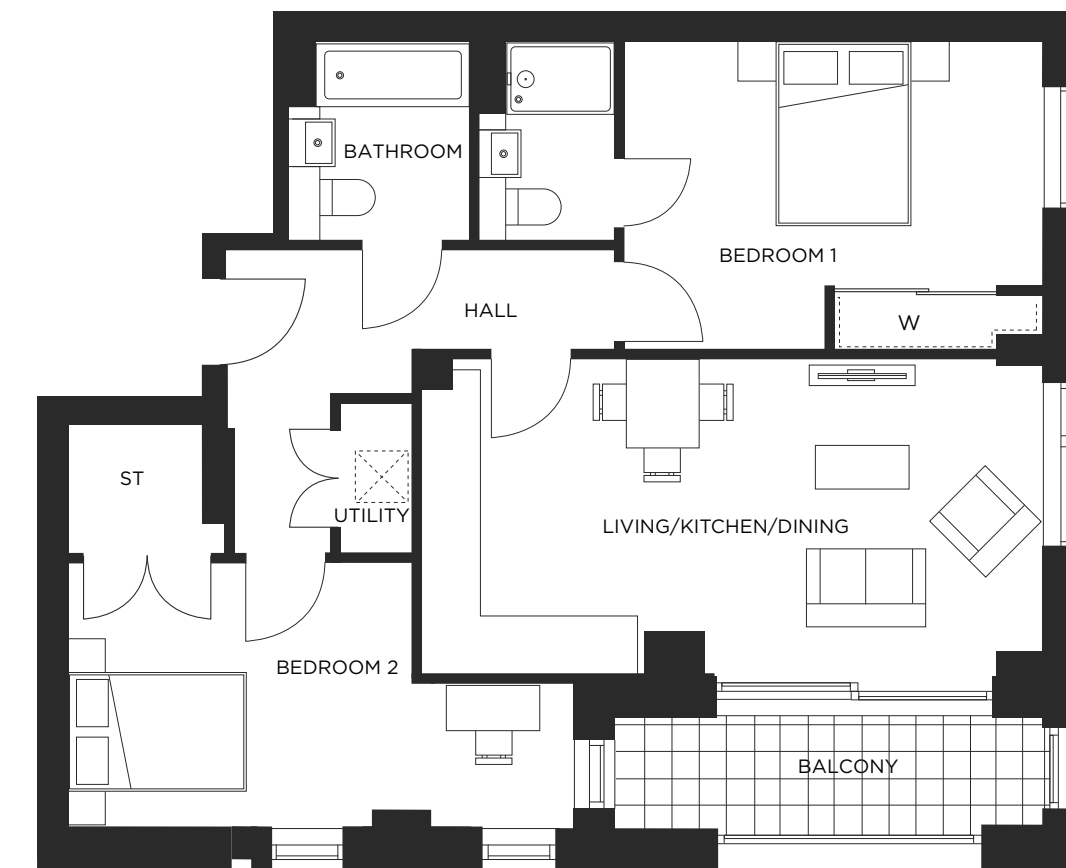
PLOT: D1.16.02 2 BEDROOM APARTMENT		
Living/Kitchen/Dining	6.82 m x 3.45 m	22' 5" x 11' 4"
Bedroom 1	4.58 m x 3.38 m	15' 0" x 11' 1"
Bedroom 2	3.73 m x 2.03 m	12' 3" x 6' 8"
Total Internal Area	68.3 sq m	736 sq ft



# 2 BEDROOM APARTMENT

## APARTMENT TYPE D1-19

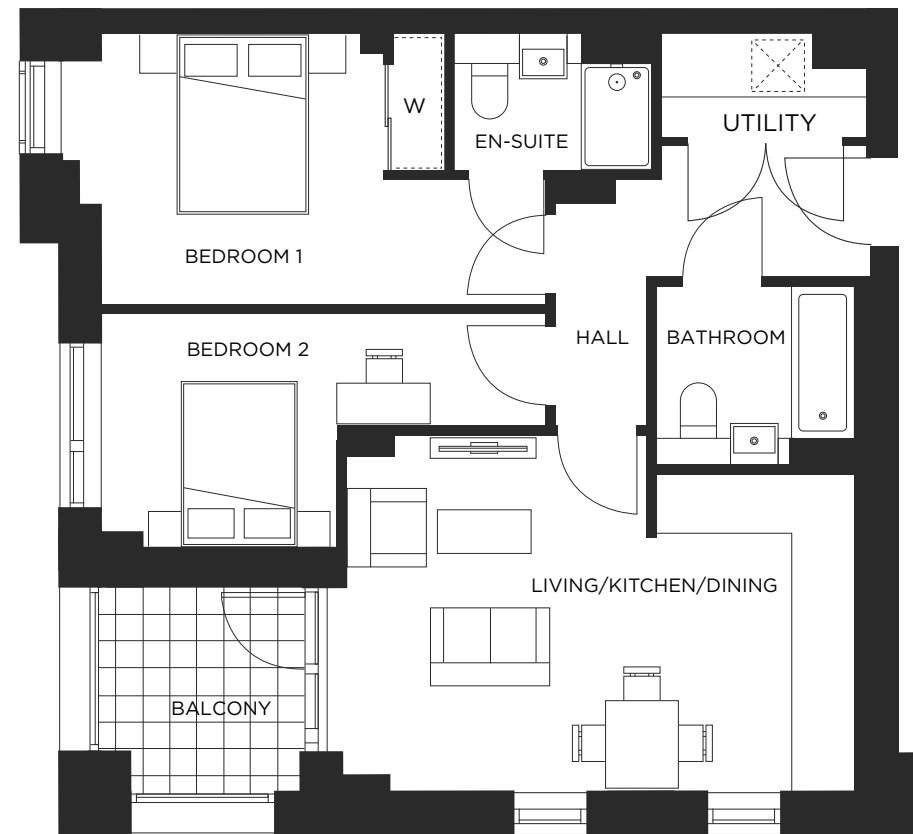
PLOTS: D1.17.02, D1.18.02, D1.19.02, D1.20.02, D1.21.02, D1.22.02 2 BEDROOM APARTMENT		
Living/Kitchen/Dining	6.82 m x 3.45 m	22' 5" x 11' 4"
Bedroom 1	4.58 m x 3.38 m	15' 0" x 11' 1"
Bedroom 2	5.54 m x 2.88 m	18' 2" x 9' 6"
Total Internal Area	76.6 sq m	825 sq ft



# 2 BEDROOM APARTMENT

## APARTMENT TYPE D1-21

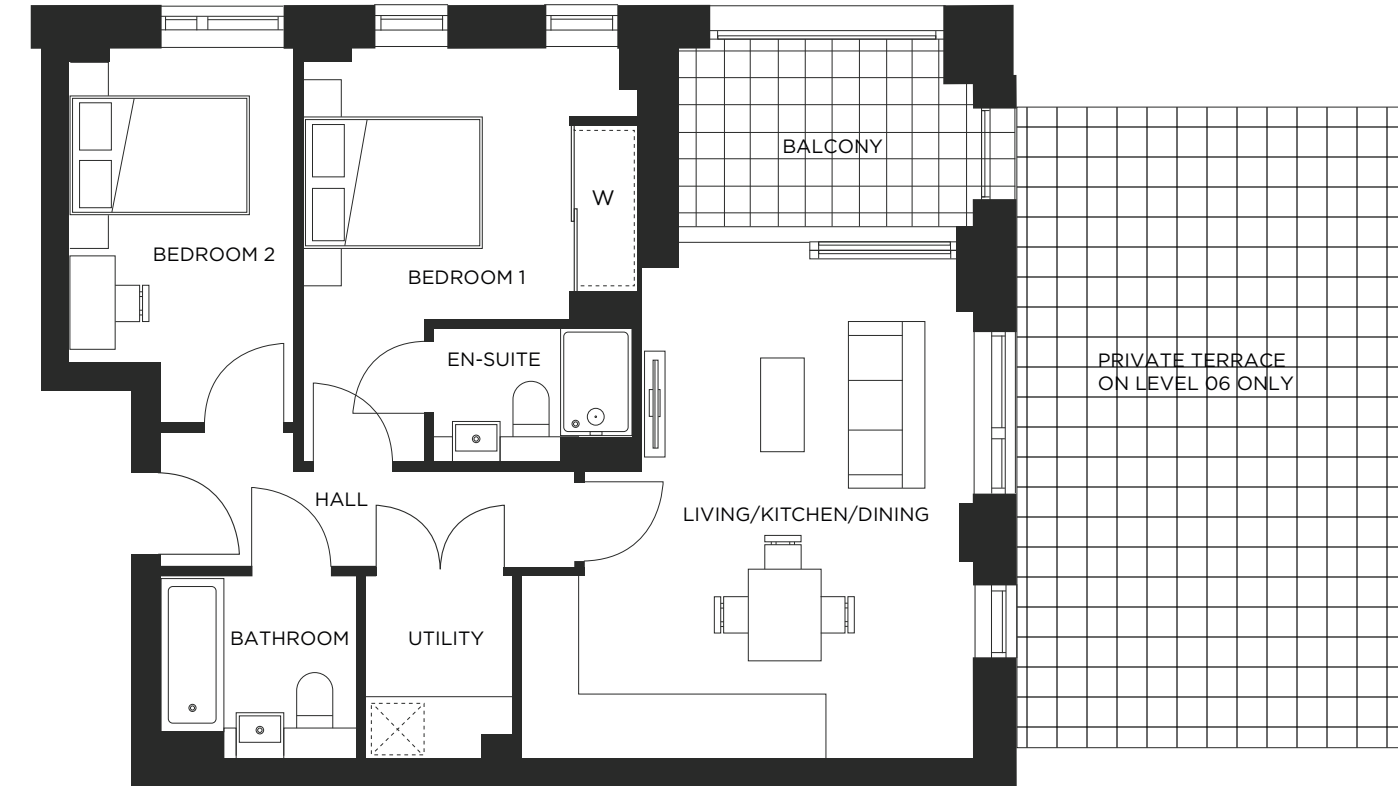
PLOT: D1.01.04 2 BEDROOM APARTMENT		
Living/Kitchen/Dining	5.59 m x 3.90 m	18' 4" X 12' 9"
Bedroom 1	4.88 m x 2.92 m	16' 0" X 9' 7"
Bedroom 2	4.88 m x 2.55 m	16' 0" X 8' 4"
Total Internal Area	63.9 sq m	689 sq ft



# 2 BEDROOM APARTMENT

## APARTMENT TYPE D1-22

PLOTS: D1.06.09, D1.07.09 2 BEDROOM APARTMENT		
Living/Kitchen/Dining	4.95 m x 5.32 m	16' 3" X 17' 5"
Bedroom 1	4.58 m x 3.67 m	15' 1" X 12' 1"
Bedroom 2	4.13 m x 2.42 m	13' 7" X 7' 11"
Total Internal Area	65.8 sq m	709 sq ft



# 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 after care 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**



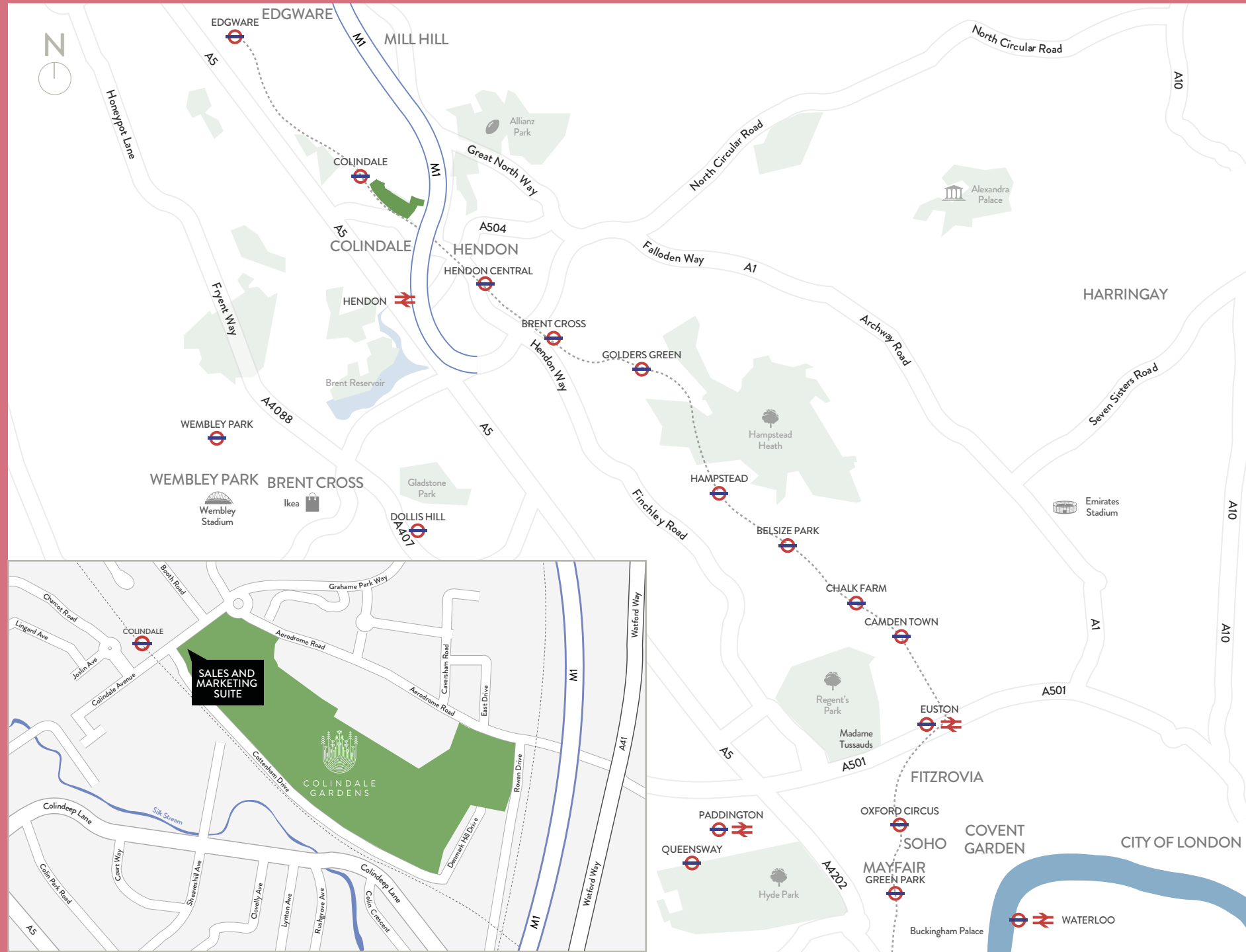
2019 NextGeneration Innovation Award  
**Social Value Calculator**



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

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

+44 (0)20 8358 8340

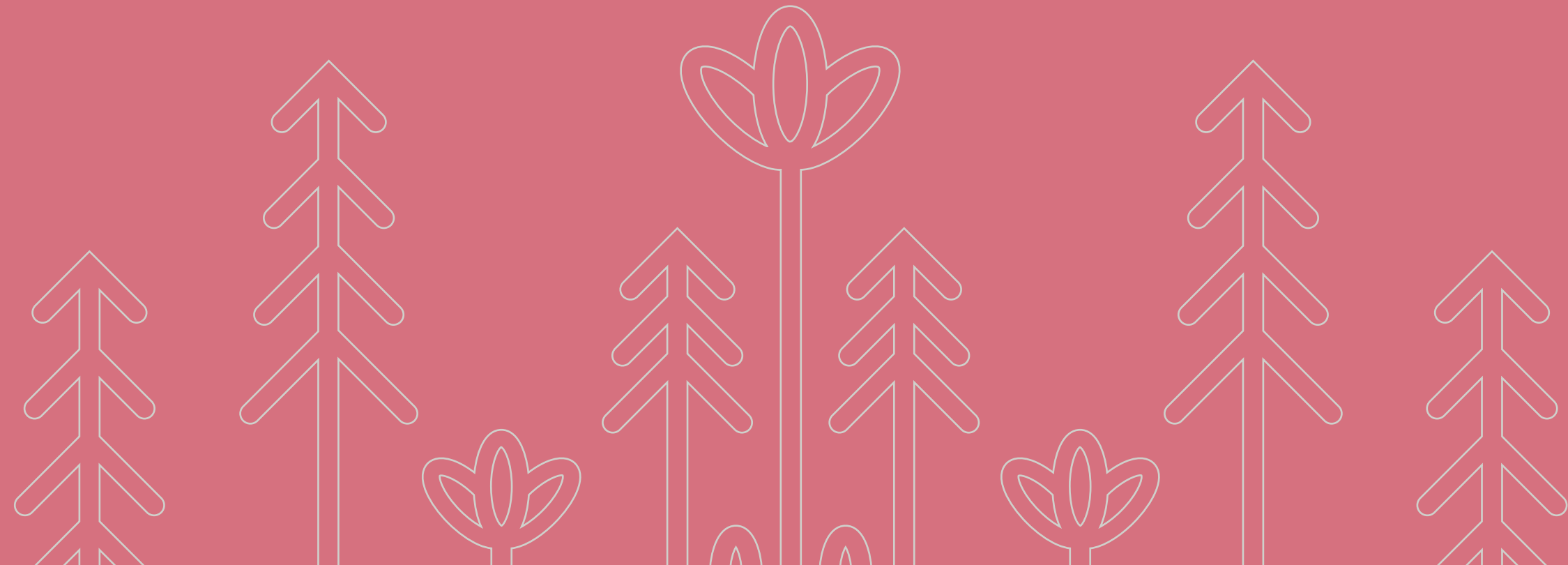


## CUSTOMER EXPERIENCE SUITE

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)

The information contained in this document is provided for general guidelines only and does not form the whole or any part of any offer, contract or warranty. These particulars should not be relied upon as accurately describing any of the specific matters described by any order under the Consumer Protection from Unfair Trading Regulations 2008. Customers are strongly advised to contact a Redrow Homes Limited representative for further details and to satisfy themselves as to their accuracy. Your attention is drawn to the fact that it may not be possible to obtain all products as referred to in the specification. In such cases, a similar alternative will be provided. Redrow Homes Limited reserve the right to make these changes as required. All information and computer representations contained in this document are taken from design intent material and may be subject to further design development. Floorplans are for approximate measurements only. All measurements may vary within a tolerance of 5%. They are not intended to be used for carpet sizes, appliance sizes or items of furniture. Images are representative only. Maps are not to scale and show approximate locations only. Kitchen layouts are indicative only and subject to optimisation by Redrow Homes Limited. Colindale Gardens is a marketing name and will not necessarily form part of the approved postal address. Version 7 - November 2021.



[WWW.COLINDALEGARDENS.COM](http://WWW.COLINDALEGARDENS.COM)



 **REDROW**