



COLINDALE GARDENS

LONDON NW9



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Colindale Gardens is a major regeneration project for North West London, one that will create a thriving new destination for contemporary city living.

It is a whole new neighbourhood for the capital, a welcome combination of new homes, parkland and facilities designed for a lifestyle of convenience and freedom. With direct underground links to the West End and the City, it's also the ideal location for a connected London lifestyle.

FRESH OUTLOOK • LONDON LIFESTYLE

IT'S ALL COMING TO LIFE AT COLINDALE GARDENS

Colindale Gardens has a fantastic mix of spacious, contemporary apartments and houses of all sizes.

There will be something for everyone, at every stage of life, whether it's your first step on the property ladder, a home for your family, or for when you want to downsize to a more convenient way of living.

There's an astonishing 9 acres of space around these new homes, something you don't find very often in

a new London neighbourhood. Careful planning has also gone into the design of this exterior space, with cycle paths, walkways and landscaping, creating an attractive, green environment

There's so much more. The Masterplan includes convenient local shops, cafés and restaurants, places for sports and play, enhancements to Colindale station, and proposals for a crèche and a new primary school with spaces for 600 children.



Space to breathe

At Colindale Gardens you can enjoy 9 acres of green space, including a glorious new park at the centre.



Contemporary design

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



Redrow quality

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



Transport upgrades

Redrow is committing £11 million to improving Colindale London Underground station and will add a new bus stop, making getting around by public transport even more convenient.



Better environment

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



An inclusive community

With its range of housing options and our own on site amenities Colindale Gardens will grow as a vibrant, inclusive community.



NEW SCHOOL
proposed 3 form entry,
600 pupil primary school

SPORTS FIELDS

SERENITY HOUSE

REVERENCE HOUSE

CONCIERGE / GYM

PROPOSED RETAIL HUB
for convenience stores,
coffee shops and restaurants

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

SALES & MARKETING SUITE

A VISION FOR THE FUTURE OF NORTH WEST LONDON

Colindale has its sights set firmly on the future. It has been designated a Housing Growth Zone by the Mayor of London, with significant investment funding earmarked. The new plans build on Colindale's existing advantages to create a vibrant, 21st century London neighbourhood with a better quality of life for all.

Shops, healthcare, educational facilities, a hotel and transport upgrades are all part of the picture, as are the new high quality homes at Colindale Gardens.

There's more major regeneration in the pipeline for the area focused on Brent Cross and its broader environs, taking in West Hendon and Cricklewood, creating yet more homes, jobs, amenities and connections just over two miles from Colindale. Brent Cross Shopping Centre will be spectacularly transformed, with an expanded range of shops, plus evening entertainment in the form of a cinema and more restaurants, all sheltered under a huge glass canopy.

Other proposals include a new Thameslink station, a hotel, even a green landscaped bridge over the North Circular Road.

10,000

New homes are to be built in Colindale, including 2,900 at Colindale Gardens

£4 billion

Is being invested in the regeneration of the Brent Cross and Cricklewood area

47 acres

Total size of Colindale Gardens

A GREENER OUTLOOK

At a glance, the London map shows that the north west of the capital is very well supplied with green open spaces for casual strolls or more organised recreation. Many are easily reached from Colindale by car, tube or walking.

Closest to Colindale is Fryent Country Park. With 250 acres of rolling fields and woods, it's as if a piece of the countryside has strayed into town.

Hampstead Heath is the best known park in this area of London, an island of rural calm spanning nearly 800 acres. Its network of footpaths, woods and ponds, with Parliament Hill forming its high peak, make it a perennial favourite with walkers.

Around Colindale there are also numerous playing fields and sports pitches. One of the largest is centred on Barnet Copthall Leisure Centre. The centre itself includes three swimming pools, a 100 station gym, and a large sports stadium. Hendon Golf Course adjoins Copthall, and just to the south is Sunny Hill Park, as pretty as its name suggests.



Outdoor swimming

Hampstead Heath has three bathing ponds for hardy swimmers, open every day of the year. There's a Grade II Listed lido on Parliament Hill, also outdoors and unheated!



High point

Barn Hill Open Space, whose landscape was once shaped by Humphry Repton, has the quirky feature of a fish pond on top of a 86 metre hill.



Plain sailing

The Welsh Harp Sailing and Windsurfing Club, located on the reservoir of the same name, is open to all ages and abilities. Wembley Sailing Club also shares this mile long stretch of water.

EDUCATION, LOCAL AND LONDON

Colindale provides an excellent range of educational options. Families will appreciate the Ofsted rated ‘Good’ and ‘Outstanding’ primary and secondary schools, while Middlesex University, recognised as a centre of excellence by the Chartered Institute of Personal Development, is a draw for older students.



Primary		Ofsted
St Joseph's Catholic Primary School	7 mins by car	Outstanding (2009)
The Hyde School	8 mins by car	Outstanding (2015)
Beis Yaakov Primary School	9 mins on foot	Good (2015)
Colindale Primary School	10 mins on foot	Good (2014)
Blessed Dominic RC School	12 mins on foot	Good (2014)
Sunnyfields Primary School	3 mins by car	Good (2011)
Oliver Goldsmith Primary School	8 mins by car	Good (2014)
Secondary		
St James's Catholic High School	13 mins on foot	Good (2013)
North London Grammar School	14 mins on foot	Independent
Kingsbury High School	8 mins by car	Good (2014)



Living in London means you'll also have the pick of some of the world's leading universities. Three are consistently ranked high in international university league tables: King's College London, University College London and Imperial College London.

Middlesex University is the university closest to Colindale Gardens, where Redrow has established The Redrow Aspirational Award, a scholarship which will benefit five students over the next five years.

In total, London has 40 institutions of higher education. A recent survey* showed that almost 107,000 overseas students chose London for their studies, as well as students from all over the UK.



Middlesex University London
www.mdx.ac.uk

Nearest tube: Hendon Central
2 minutes (16 minutes by bus)



University College London
www.ucl.ac.uk

Nearest tube: Warren Street
22 minutes



University of Westminster
www.westminster.ac.uk

Nearest tube: Oxford Circus
25 minutes



School of Oriental and African Studies
www.soas.ac.uk

Nearest tube: Russell Square
27 minutes



King's College London
www.kcl.ac.uk

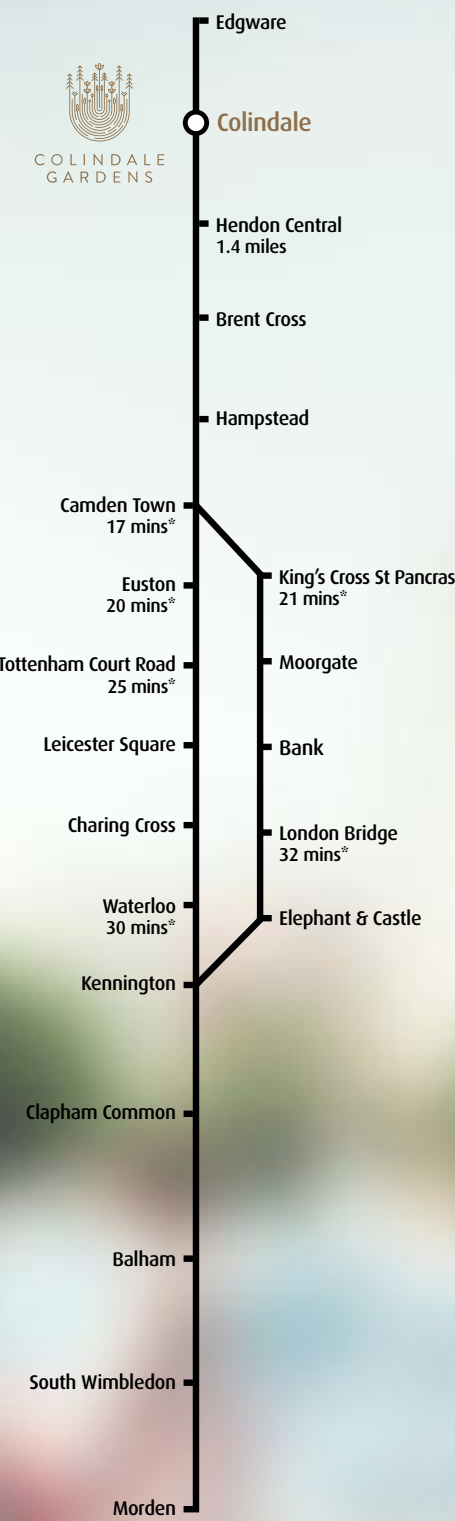
Nearest tube: Temple
35 minutes

Imperial College London

Imperial College London
www.imperial.ac.uk

Nearest tube: South Kensington
39 minutes

*London Calling: International students' contribution to Britain's economic growth, London First and Price Waterhouse Coopers, 2013-14. Journey times www.tfl.gov.uk



FROM DOORSTEP TO DESKTOP

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 are investing £11 million as part of the regeneration.

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, and from 2018 will be part of the Crossrail network.

It's just as easy to get out of London as into London from Colindale Gardens. It's under 2½ miles – about 6 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 / National Rail Enquiries
** Google maps



On track for Crossrail

Morning peak hour services from Mill Hill Broadway (186 bus - 23 minutes*) can whisk you to the forthcoming Crossrail interchange at Farringdon in as little as 20 minutes*.



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 and 24 hour weekend service is on the way.



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.

*Parking available at an additional cost

PUTTING COLINDALE ON THE MAP

Less than nine miles from Charing Cross, and connected by tube direct to the West End, Colindale is without doubt part of the great city of London. Its countless attractions – parks, museums, galleries, shops, theatres, music arenas, restaurants, historic landmarks and the ever changing river Thames – are all waiting for you.

THE
LONDON EYE
8.6 MILES

ST JAMES'S
PARK
8.1 MILES

CHARING
CROSS
8 MILES

SOMERSET
HOUSE
8.1 MILES

TATE
MODERN
8.8 MILES

SHAKESPEARE'S
GLOBE
8.9 MILES

MILLENNIUM
BRIDGE
8.7 MILES

LONDON
BRIDGE
9.2 MILES

ST PAUL'S
CATHEDRAL
8.6 MILES

AT COLINDALE GARDENS, YOU DON'T HAVE TO VISIT LONDON; YOU ALREADY LIVE THERE

London is deservedly world famous for its unique mix of arts, culture, fashion and history, and repeatedly takes the top spot in the 'world's most visited city' rankings.

Just 30 minutes from London's capital attractions, jump on the tube and you'll be taken straight to the centre of this amazing metropolis.

London's exciting restaurant scene embraces everything from Michelin star establishments to street food pop-ups. Its nightlife goes from super-cool clubs and bars to world class theatre, music, dance and opera. As for the arts, London can boast world famous spaces such as Tate Modern and the British Museum.

Dedicated shoppers have almost too much choice: big name department stores like Harrods and Selfridges, international glamour labels and independent boutiques.

Britain's capital is also home to some of the world's leading companies, in sectors such as finance, insurance, law, technology and media, creating unbeatable career opportunities and driving the UK economy.



CREATING A COMMUNITY

Colindale Gardens is far more than a collection of homes. It's set to become a hub for the whole community, with a wide range of convenient facilities to serve.

The Masterplan includes a plaza area, with a wide range of shops ideal for a convenience branch of a supermarket, perhaps a deli, a newsagent, or a coffee shop. These will all be very useful if you're at home and need to buy a few extras, if you're on your way home and need to pick up something for dinner. Quality restaurants and cafés are also proposed at Colindale Gardens.



Meet for a drink

The planned restaurants and café make it easy to catch up with friends, dine out with your partner or socialise with your new neighbours.



Pop to the shop

Shopping doesn't get any more local than the convenient outlets proposed as part of Colindale Gardens. They'll be just a short walk from home.



Car club

Take advantage of the car club scheme and you can enjoy all the freedom a car brings without the inconvenience and expense of owning one.





Computer generated image of residents gym is indicative only

NATURAL ADVANTAGES

Colindale Gardens has beautiful outside space, one of its most appealing advantages. It means that sport, fitness and outdoor life can be given high priority, an important consideration for everyone.

The large residents-only gym has a sauna and steam room, and there are open air pitches and sports pavilions, footpaths and cycle tracks, all helping to enhance residents' quality of life, and create a vibrant and friendly neighbourhood.

You'll find Colindale Gardens is a great place for making new friends as well as keeping fit and active.



Walkways and cycle paths

An intuitive network of paths will help to create a welcoming buzz around the development as people move through it.



Open air exercise

When the weather allows, the outdoor gym is a great alternative for maintaining fitness.



Active living

A morning run on the fitness trail, an evening stroll in the park, the perfect setting for activities in the fresh air.

FORGET OLD SCHOOL

This is a fantastic place for youngsters to grow up. They'll have a vast playground on their doorstep, and unlimited freedom to run, play and lead a more natural energetic lifestyle. Biking round the park, running along the footpaths, clambering and sliding in the playground, taking part in sports and making friends: it couldn't be a better place to enjoy all the rough and tumble of growing up.

The planned primary school will bring first rate education to Colindale Gardens, within walking distance of home. If they're not quite ready for school, the proposed crèche will keep them happy and safe when mums and dads are at work.



Crèche

Experienced and qualified staff will look after younger residents in a safe and stimulating environment at the proposed crèche.



Foundations of education

With brand new purpose-built classrooms and a gymnasium, the planned Colindale Gardens school will be an inspiring place to learn.



Time to play

Sports pitches, play areas and equipment are key features of the proposed new school, giving children the space they need to let their imaginations run free.



Computer generated image of Serenity House and Reverence House are indicative only.

THE QUALITY YOU EXPECT FROM REDROW

With a wide mix of homes, from 1 bedroom apartments to 4 bedroom houses, Colindale Gardens has something to suit everyone, whether you are buying on your own, with a friend or partner, downsizing or making an investment purchase. Interior layouts have been cleverly designed to maximise space and flexibility, all with a clean, contemporary finish.

Redrow's customary quality is evident throughout the homes, from appliances and sanitaryware to flooring and lighting.



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 careful attention to details 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.



THE FINEST INGREDIENTS

The kitchen is the heart of the home and it is certainly a focal point of the apartments at Colindale Gardens. We offer interior designed, individually planned kitchens with a selection of colour palettes. Yours will have gloss finish units, partnered by stylish painted glass splashbacks and a full range of Siemens appliances. Cooking for family and friends is a pleasure when you have a kitchen like this to work in.

INSIDE AND OUTSIDE

Engineered timber flooring with underfloor heating throughout, and complementary oak veneer doors provide the contemporary details.



COLINDALE
GARDENS
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PERSONALISED LUXURY

Your bathroom and en suite are oases of luxurious calm. The effect is created by your choice of colour palette from a selection of options, feature halo lighting, stylish Sottini sanitaryware with a fashionable square shape and vanity units with mirrored doors. Each master bedroom has an en suite shower room.





RISE AND SHINE

Your master bedroom will boast an en suite and built in wardrobes with sliding doors for organised storage.

Outdoor space is a must in London, so all of the apartments have at least one balcony, or a private terrace area, so you'll have the perfect spot to enjoy a 'sundowner' glass of wine on a summer evening, your wake-up cup of coffee in the morning, or simply admire the view, at any time of the day.



A DYNAMIC NEW PRESENCE IN LONDON



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

+44 (0)20 8358 8340

INNOVATIVE LIVING

Redrow London is a premium residential developer focused on bespoke residential opportunities in the world's most dynamic city.

Redrow London 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

Redrow has setup Redrow Aspirations 2018 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 2013 Redrow ranked 8th out of 27 most sustainable house builders in the UK in the Next Generation benchmarking system.



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

decreased our CO₂ emission per unit by:

19%

increased our waste diverted from landfill to

93.6%

DOUBLED THE NUMBER OF HOMES BUILT TO CODE

for Sustainable Homes level 3 or above

installed

82%

of our homes with SMART meters

ENVIRONMENTAL VALUES

Our sustainability strategy guides and measures performance across the business, putting sustainability at the heart of all our operations, while ensuring continual review and improvement. In recognition of our high standards in this field, we have achieved an independently assessed standard, British Standard 8555 Level 2, which focuses on environmental management systems.

ENSURING ETHICAL SOURCING

Conservation: We are proud to report that 2014 saw further improvement in responsibly sourced timber, with 42.05% of timber used on our sites being classified as 'Source Verified'.

Carbon emissions: We have Green Teams in each office to monitor and record waste and energy consumption and to recommend ways to improve efficiency. Redrow London successfully campaigned for the introduction of car clubs across London, and we are delivering onsite car clubs or car club initiatives on 60% of our London developments.

Reducing waste: We design our developments to minimise waste, working closely with suppliers and subcontractors to provide training and awareness sessions to employees in all departments, from design to build.

Suppliers: We consider the ethical environmental performance of our suppliers and sub-contractors, and we adopt a partnering approach that clearly sets out expectations from all parties. This covers issues such as sourcing of materials, transportation and delivery, packaging, H&S, workforce competency, and training and welfare.

CARBON NEUTRAL DEVELOPMENTS

Barking Central is a hugely successful London mixed-use regeneration scheme that includes a new library and learning centre, over 500 apartments, 22,000 sq ft of office space, a 66 bed hotel, storage for 250 bicycles, nine retail units, a café, a new town square and an arboretum, reaching a development value of £80m.

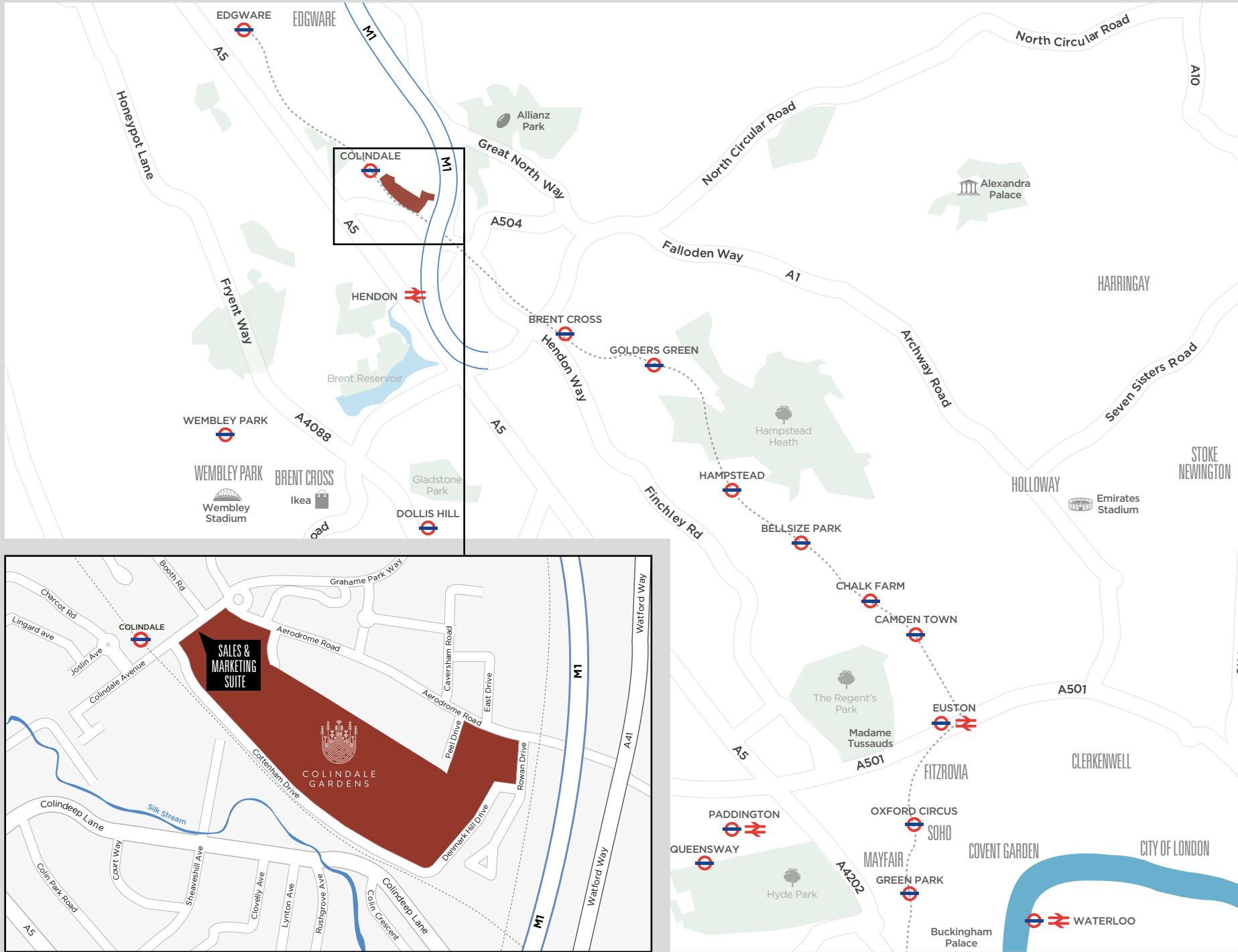
Redrow installed biomass heating, solar powered hot water, green and brown roofs, wind turbines, wet heating systems, and water saving devices, ensuring that it was environmentally sustainable.

The development is not only ahead of the current 10% renewable targets, but it also includes a vast area of public realm.



RECENT AWARDS





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