



COLINDALE
GARDENS

LONDON NW9

LASSEN HOUSE AND NEWINGTON HOUSE



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WELCOME

Lassen House and Newington House are the latest release of homes at Colindale Gardens. This new development is an accomplished combination of contemporary architecture and community facilities, leading the visionary regeneration of Colindale in North West London.

You will discover a wide variety of homes, from 1 bedroom apartments to the 3 bedroom Park Walk Townhouses, all with a balcony, terrace or private garden to connect with the outside environment and surrounding parkland.

Located less than five minutes' walk from the tube station, Colindale Gardens combines a welcoming, green environment with easy access to central London.

FRESH OUTLOOK • LONDON LIFESTYLE

REFRESH YOUR OUTLOOK

Lassen House and Newington House are located behind beautifully landscaped gardens. In total, Colindale Gardens has nine acres of green space in which to meet, relax and enjoy the genial atmosphere of a friendly neighbourhood. It will include walkways, cycle paths, large open grass areas and tranquil corners with attractive planting and trees. There's also a large new park in the heart of Colindale Gardens, which is effectively a modern village green for the community.

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

PROPOSED RETAIL HUB
for convenience stores,
coffee shops and restaurants

CONCIERGE AND RESIDENTS' GYM

LASSEN HOUSE

NEWINGTON HOUSE

REVERENCE HOUSE

SERENITY HOUSE

RAILWAY MAINLINE

NEW SCHOOL
proposed 3 form entry,
600 pupil primary school

SALES AND MARKETING SUITE

4 ACRE PARK

THE QUALITY YOU EXPECT FROM REDROW

Lassen House and Newington House are designed for contemporary living. The wide range of home styles and sizes means there will be something for everyone.

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 Siemens kitchen appliances, to stylish modern sanitaryware, 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 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.

THE FINEST INGREDIENTS

Cooking for family and friends is a pleasure when you have a kitchen like this to work in. A choice of contemporary units paired with premium Siemens appliances and thin profile laminate or stone worktops. Low profile back painted glass splashbacks provide a stylish touch, and engineered timber flooring makes a practical yet elegant floor.

Underfloor heating adds the ultimate comfort: you won't know how good it feels until you experience it.

INSIDE AND OUTSIDE

Your living room is a spacious and completely relaxing place to be, extending onto a private balcony or terrace for that indoor-outdoor lifestyle.



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SWEET DREAMS

In your bedroom, you'll have the perfect view to wake up to – or fall asleep to. The master bedroom also boasts an en suite bathroom and built in wardrobes with sliding doors for organised storage.

SPECIFICATION

KITCHEN

- Interior designed fitted kitchens
- Gloss cabinet doors with soft close, handle-less design and feature lighting
- Slim line laminate worktop
- Full height back painted glass splashback
- Stainless steel sink with satin chrome mixer tap
- Siemens single oven
- Siemens integrated microwave
- Siemens four zone ceramic hob with integrated telescopic hood
- Siemens integrated dishwasher*
- Siemens 50/50 fridge freezer
- Free standing washer-dryer located in hallway cupboard or kitchen**
- Recycling bin
- Cutlery drawer inserts

BATHROOM / EN SUITE

- Porcelain wall and floor tiles
- Bespoke designed vanity unit with mirrored door and feature halo lighting
- Wall mounted washbasin
- Wall mounted WC with concealed cistern, aquablade technology and polished chrome dual flush button
- White steel bath with timber effect bath panel with feature LED lighting (to bathrooms only)
- White shower tray with sliding shower door (to all en suites)
- Recessed tiled shelf to bath and shower
- Shaver socket concealed in cabinet
- Polished chrome electric heated towel rail
- Toilet roll holder

ELECTRICS

- Satin chrome dimmer switches to kitchen/living/dining area
- Satin chrome sockets
- LED downlights to hallway, kitchen/living/dining area and bathrooms
- Pendant lighting to all bedrooms
- Wiring for digital TV and wiring only for Sky+HD to living area and bedroom 1
- USB charging points to living space and bedroom 1
- Colour video door entry system
- Fob entry system to apartment block

JOINERY

- Oak veneer apartment entrance and internal doors
- Feature skirtings and architraves
- Fitted wardrobe with 3 panel sliding door, hanging rail and high level shelf to bedroom 1

WALL AND FLOOR FINISHES

- White emulsion painted internal walls and ceilings
- Engineered wood flooring to hallway, kitchen/living/dining area
- Carpet to all bedrooms, stairs and landings

HEATING

- Underfloor heating throughout

COMMUNAL AREAS

- Landscaped gardens
- Interior designed shared areas with feature lighting
- Lift to all floors
- Concierge service†
- Access to residents-only gym, sauna and steam room

GENERAL

- 2 year Redrow Warranty
- 10 year LABC building warranty
- 999 year lease from January 2017
- Permit parking available at additional cost
- Balcony or terrace area to all apartments with decking and external lighting
- Gardens to Park Walk Townhouses with paving and turf
- External tap to Park Walk Townhouses

OPTIONAL EXTRAS†

- Silestone worktops
- Engineered wood flooring throughout
- Additional wardrobe in bedrooms 2 and 3
- Full height tiling to all walls in bathroom or en suite

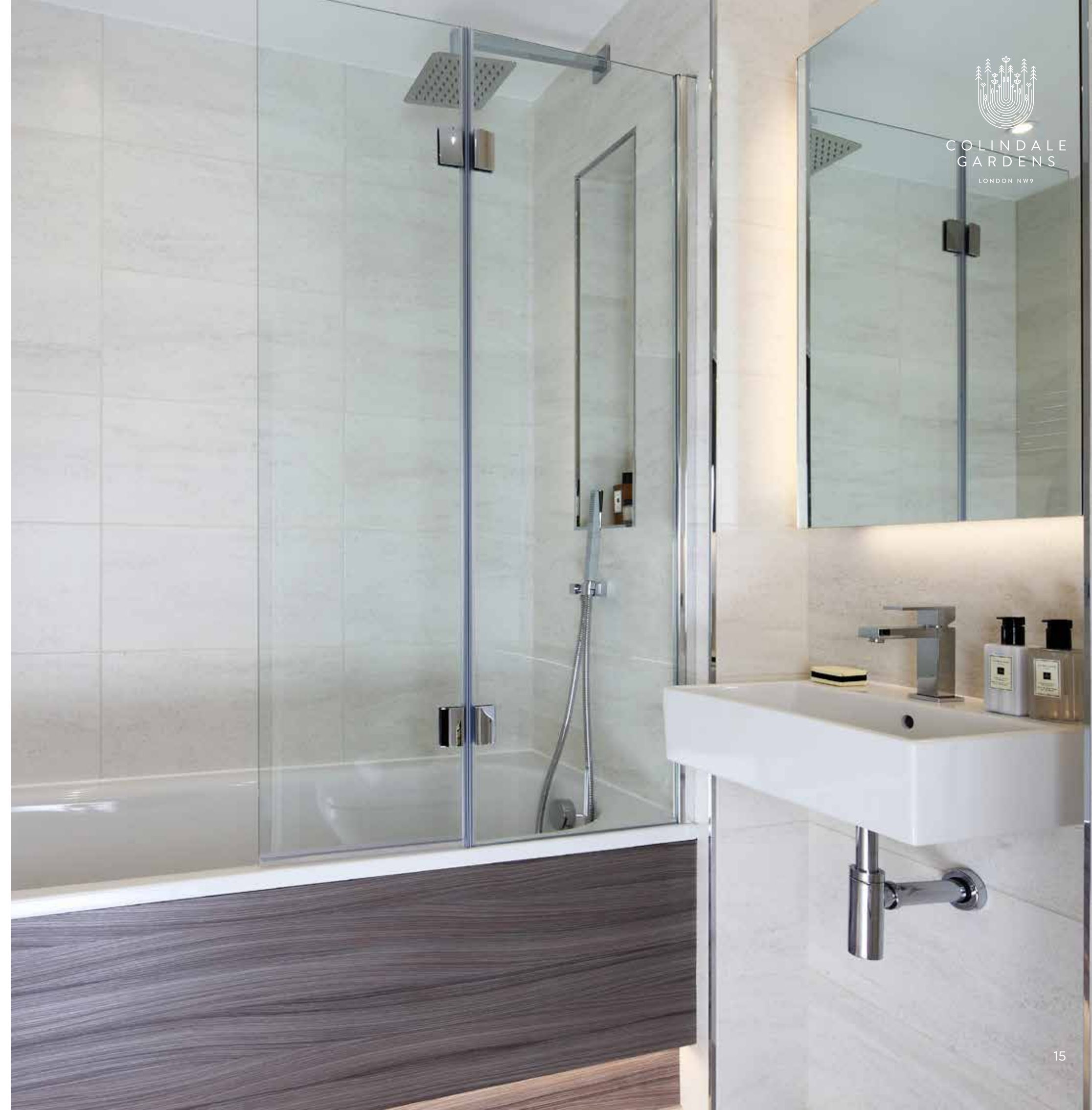
*Dishwashers vary in size

**Location of washer-dryers may vary

†Concierge service will be in a central location within the development

‡Optional extras available 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

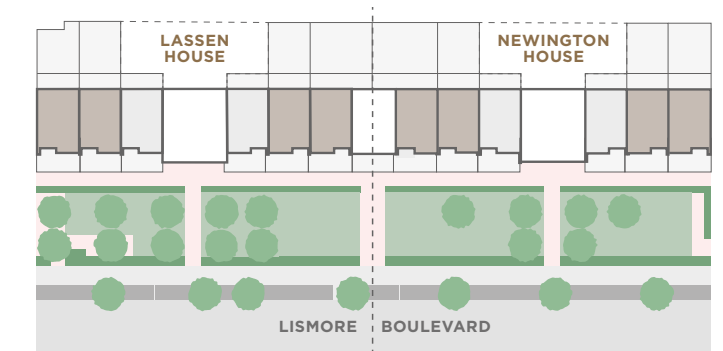
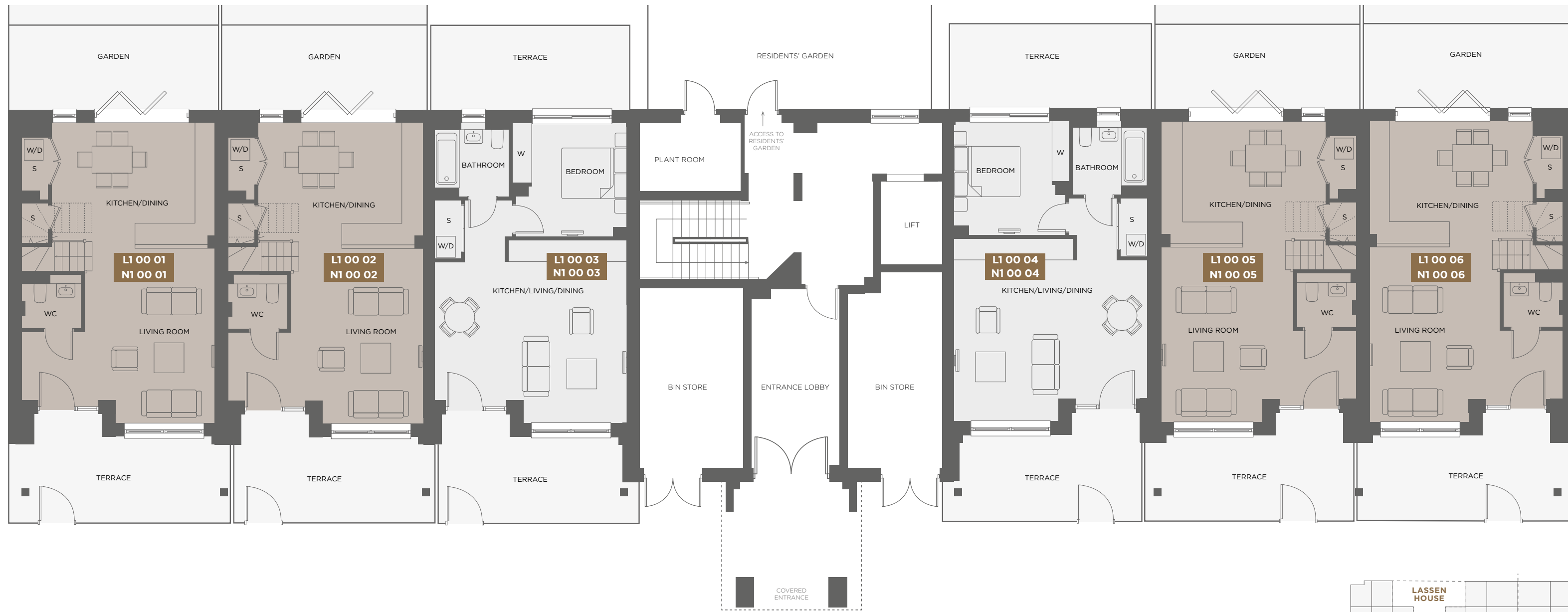


Computer generated image of bathroom, indicative only.

LASSEN HOUSE AND NEWINGTON HOUSE

GROUND FLOOR

1 BEDROOM	PARK WALK TOWNHOUSE*
PLOTS: L1 00 01, N1 00 01 (LOWER LEVEL) TYPE 1	
3 BEDROOM TOWNHOUSE	
Internal Area (Lower Level)	50 sq m 538 sq ft
Total Internal Area	102 sq m 1098 sq ft
PLOTS: L1 00 02, N1 00 02 (LOWER LEVEL) TYPE 2	
3 BEDROOM TOWNHOUSE	
Internal Area (Lower Level)	50 sq m 538 sq ft
Total Internal Area	102 sq m 1098 sq ft
PLOTS: L1 00 03, N1 00 03 TYPE 3	
1 BEDROOM APARTMENT	
Total Internal Area	50 sq m 538 sq ft
PLOTS: L1 00 04, N1 00 04 TYPE 4	
1 BEDROOM APARTMENT	
Total Internal Area	50 sq m 538 sq ft
PLOTS: L1 00 05, N1 00 05 (LOWER LEVEL) TYPE 5	
3 BEDROOM TOWNHOUSE	
Internal Area (Lower Level)	50 sq m 538 sq ft
Total Internal Area	102 sq m 1098 sq ft
PLOTS: L1 00 06, N1 00 06 (LOWER LEVEL) TYPE 6	
3 BEDROOM TOWNHOUSE	
Internal Area (Lower Level)	50 sq m 538 sq ft
Total Internal Area	102 sq m 1098 sq ft



*Townhouses illustrated are for Lassen House. Newington House townhouses are internally identical. Gardens have been truncated to fit and will vary in size and shape for all Newington House plots from those shown.

LASSEN HOUSE AND NEWINGTON HOUSE

FIRST FLOOR

1 BEDROOM PARK WALK TOWNHOUSE*

PLOTS: L1 00 01, N1 00 01 (UPPER LEVEL) TYPE 1
3 BEDROOM TOWNHOUSE

Internal Area (Upper Level)	52 sq m	560 sq ft
Total Internal Area	102 sq m	1098 sq ft

PLOTS: L1 00 02, N1 00 02 (UPPER LEVEL) TYPE 2
3 BEDROOM TOWNHOUSE

Internal Area (Upper Level)	52 sq m	560 sq ft
Total Internal Area	102 sq m	1098 sq ft

PLOTS: L1 01 01, N1 01 01 TYPE 7
1 BEDROOM APARTMENT

Total Internal Area	52 sq m	560 sq ft
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PLOTS: L1 01 02, N1 01 02 TYPE 8
1 BEDROOM APARTMENT

Total Internal Area	56.5 sq m	608 sq ft
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PLOTS: L1 01 03, N1 01 03 TYPE 9
1 BEDROOM APARTMENT

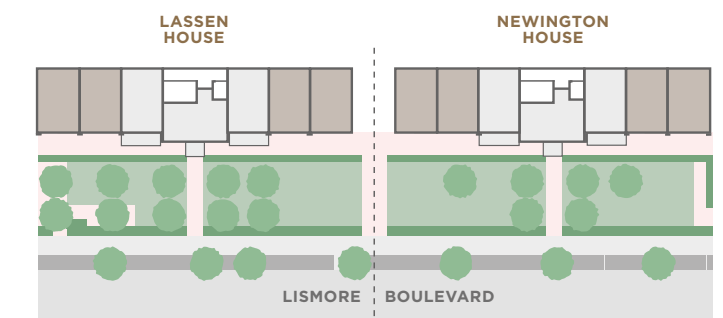
Total Internal Area	52 sq m	560 sq ft
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PLOTS: L1 00 05, N1 00 05 (UPPER LEVEL) TYPE 5
3 BEDROOM TOWNHOUSE

Internal Area (Upper Level)	52 sq m	560 sq ft
Total Internal Area	102 sq m	1098 sq ft

PLOTS: L1 00 06, N1 00 06 (UPPER LEVEL) TYPE 6
3 BEDROOM TOWNHOUSE

Internal Area (Upper Level)	52 sq m	560 sq ft
Total Internal Area	102 sq m	1098 sq ft



LASSEN HOUSE AND NEWINGTON HOUSE

SECOND FLOOR

1 BEDROOM 2 BEDROOM

PLOTS: L1 02 01, N1 02 01 TYPE 10
2 BEDROOM APARTMENT

Total Internal Area 76.5 sq m 823 sq ft

PLOTS: L1 02 02, N1 02 02 TYPE 11
2 BEDROOM APARTMENT

Total Internal Area 71 sq m 764 sq ft

PLOTS: L1 02 03, N1 02 03 TYPE 12
1 BEDROOM APARTMENT

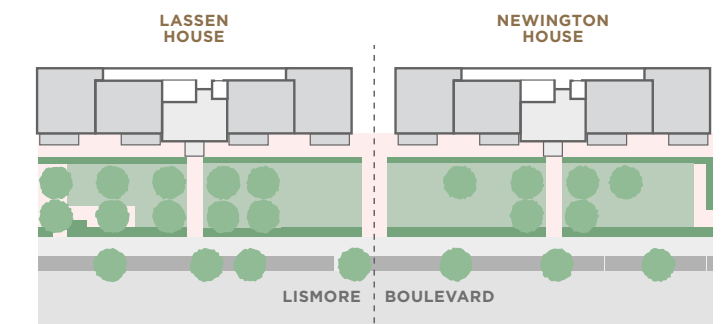
Total Internal Area 54 sq m 581 sq ft

PLOTS: L1 02 04, N1 02 04 TYPE 13
2 BEDROOM APARTMENT

Total Internal Area 71 sq m 764 sq ft

PLOTS: L1 02 05, N1 02 05 TYPE 14
2 BEDROOM APARTMENT

Total Internal Area 76.5 sq m 823 sq ft



LASSEN HOUSE AND NEWINGTON HOUSE

THIRD FLOOR

1 BEDROOM 2 BEDROOM

PLOTS: L1 03 01, N1 03 01 TYPE 10
2 BEDROOM APARTMENT

Total Internal Area 76.5 sq m 823 sq ft

PLOTS: L1 03 02, N1 03 02 TYPE 11
2 BEDROOM APARTMENT

Total Internal Area 71 sq m 764 sq ft

PLOTS: L1 03 03, N1 03 03 TYPE 12
1 BEDROOM APARTMENT

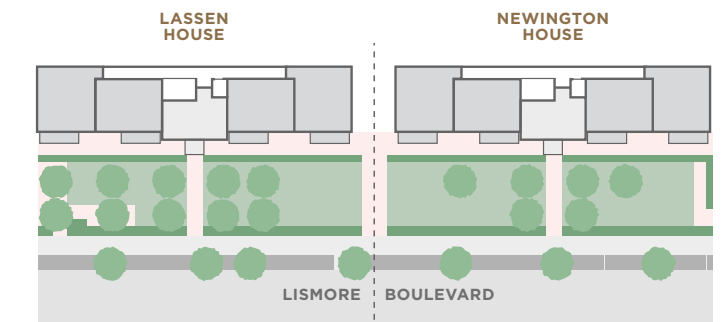
Total Internal Area 54 sq m 581 sq ft

PLOTS: L1 03 04, N1 03 04 TYPE 13
2 BEDROOM APARTMENT

Total Internal Area 71 sq m 764 sq ft

PLOTS: L1 03 05, N1 03 05 TYPE 14
2 BEDROOM APARTMENT

Total Internal Area 76.5 sq m 823 sq ft



LASSEN HOUSE AND NEWINGTON HOUSE

FOURTH FLOOR

1 BEDROOM 2 BEDROOM 3 BEDROOM

PLOTS: L1 04 01, N1 04 01 TYPE 15
3 BEDROOM APARTMENT

Total Internal Area 88 sq m 947 sq ft

PLOTS: L1 04 02, N1 04 02 TYPE 16
2 BEDROOM APARTMENT

Total Internal Area 63 sq m 678 sq ft

PLOTS: L1 04 03, N1 04 03 TYPE 12
1 BEDROOM APARTMENT

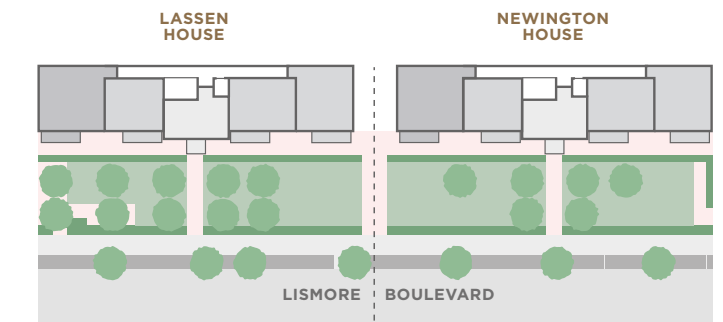
Total Internal Area 54 sq m 581 sq ft

PLOTS: L1 04 04, N1 04 04 TYPE 13
2 BEDROOM APARTMENT

Total Internal Area 71 sq m 764 sq ft

PLOTS: L1 04 05, N1 04 05 TYPE 14
2 BEDROOM APARTMENT

Total Internal Area 76.5 sq m 823 sq ft



PRIVATE SPACE FOR EVERYONE

Outdoor space is a must in London, so all of the apartments have at least one balcony or terrace, and the Park Walk Townhouses have their own private gardens too.

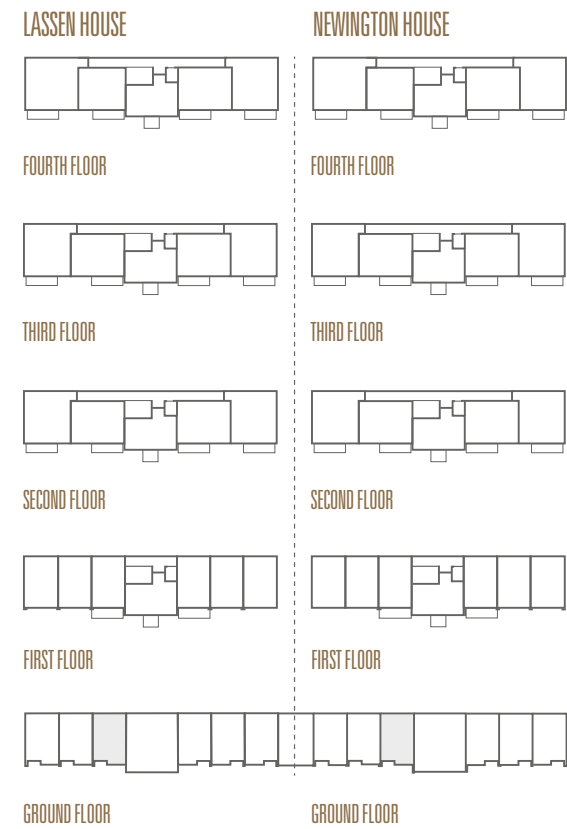
The balconies are the perfect spot to enjoy a glass of wine on a summer evening or your wake up cup of coffee in the morning.



1 BEDROOM APARTMENT TYPE 3

PLOTS: L1 00 03, N1 00 03
FLOOR: GROUND

Kitchen/Living/Dining	5.77 m x 5.42 m	18' 11" x 17' 9"
Bedroom	3.47 m x 3.35 m	11' 5" x 11' 0"
Total Internal Area	50 sq m	538 sq ft



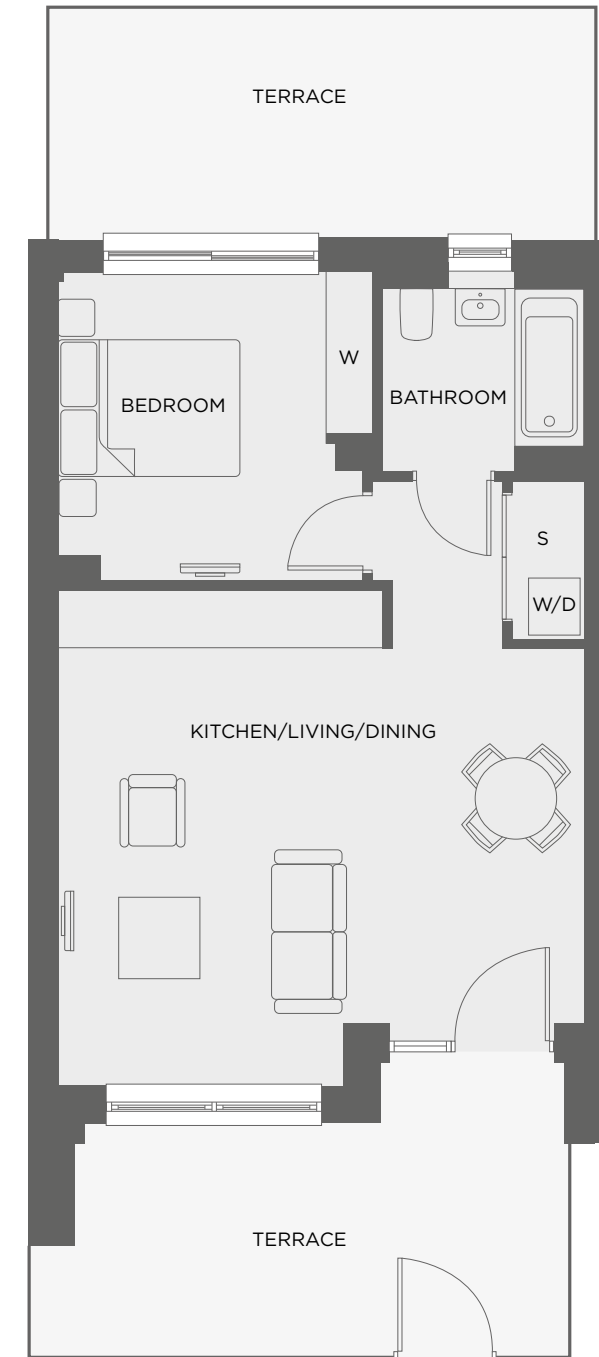
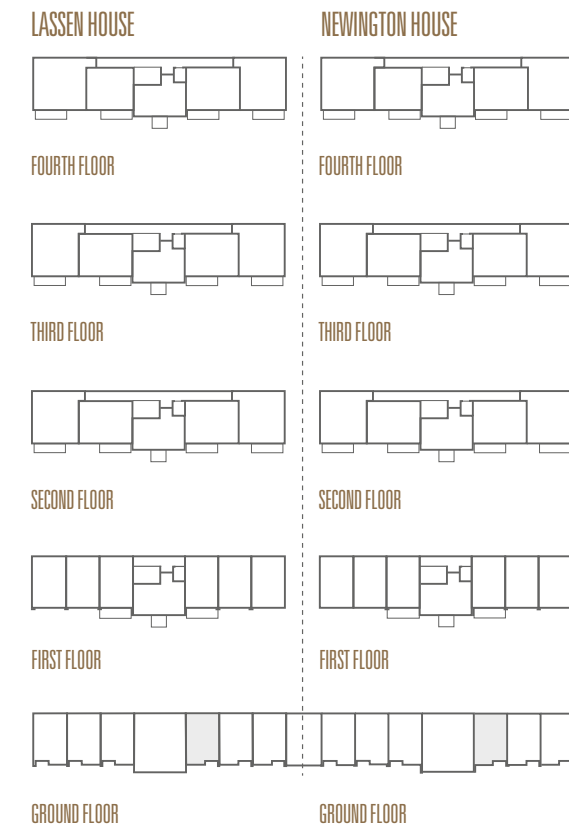
KEY

- S Service Cupboard
- W Wardrobe
- W/D Washer/Dryer

1 BEDROOM APARTMENT TYPE 4

PLOTS: L1 00 04, N1 00 04
FLOOR: GROUND

Kitchen/Living/Dining	5.77 m x 5.42 m	18' 11" x 17' 9"
Bedroom	3.47 m x 3.35 m	11' 5" x 11' 0"
Total Internal Area	50 sq m	538 sq ft



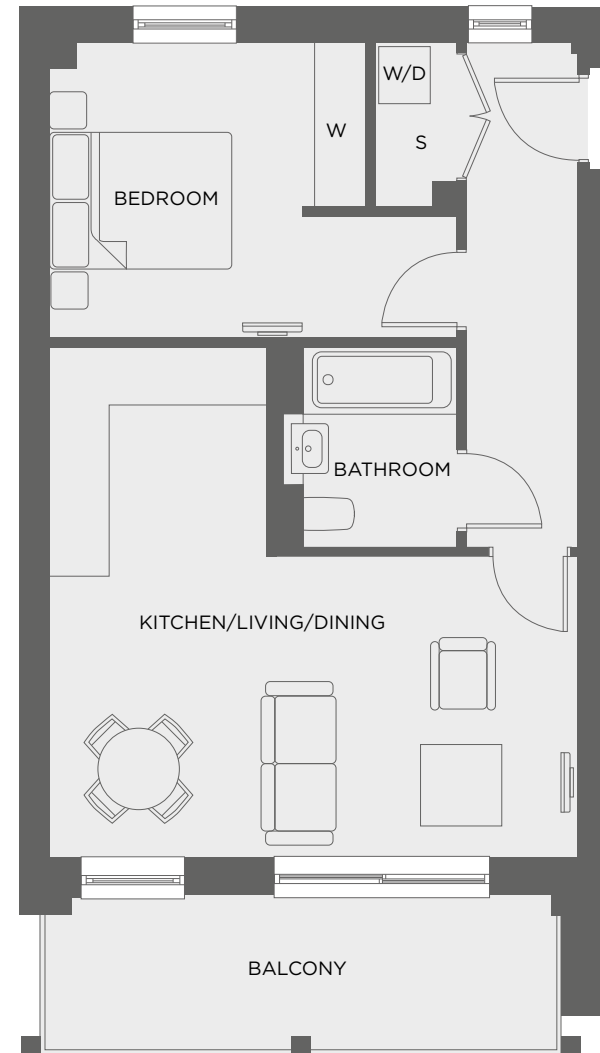
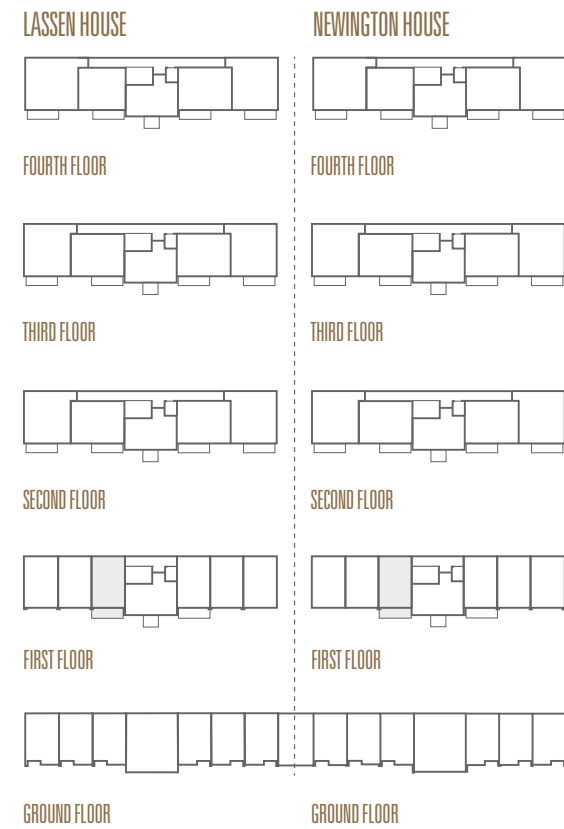
KEY

- S Service Cupboard
- W Wardrobe
- W/D Washer/Dryer

1 BEDROOM APARTMENT TYPE 7

PLOTS: L1 01 01, N1 01 01
FLOOR: 1

Kitchen/Living/Dining	5.77 m x 5.58 m	18' 11" x 18' 3"
Bedroom	4.44 m x 3.20 m	14' 7" x 10' 6"
Total Internal Area	52 sq m	560 sq ft



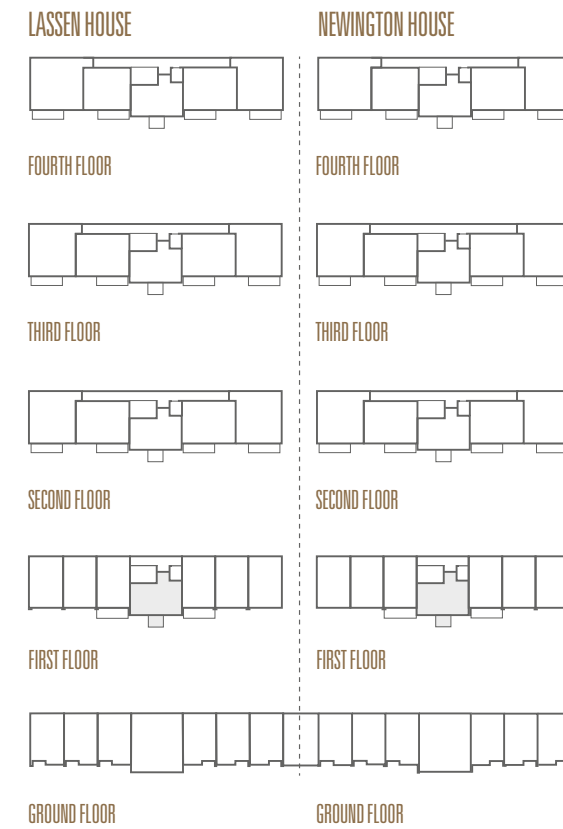
KEY

- S Service Cupboard
- W Wardrobe
- W/D Washer/Dryer

1 BEDROOM APARTMENT TYPE 8

PLOTS: L1 01 02, N1 01 02
FLOOR: 1

Kitchen/Living/Dining	5.76 m x 5.30 m	18' 10" x 17' 4"
Bedroom	3.26 m x 3.25 m	10' 8" x 10' 8"
Total Internal Area	56.5 sq m	608 sq ft



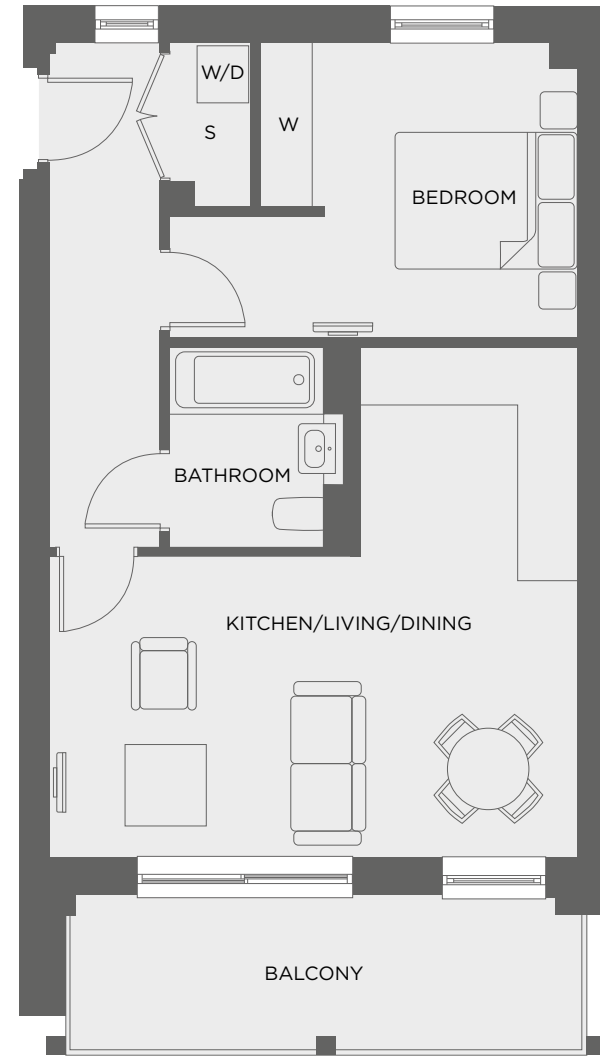
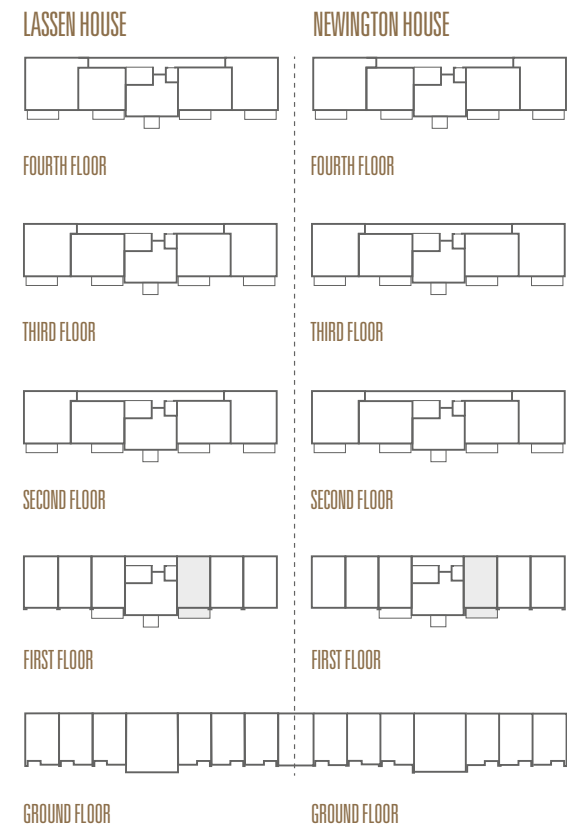
KEY

- S Service Cupboard
- W Wardrobe
- W/D Washer/Dryer

1 BEDROOM APARTMENT TYPE 9

**PLOTS: L1 01 03, N1 01 03
FLOOR: 1**

Kitchen/Living/Dining	5.77 m x 5.58 m	18' 11" x 18' 3"
Bedroom	4.44 m x 3.20 m	14' 7" x 10' 6"
Total Internal Area	52 sq m	560 sq ft



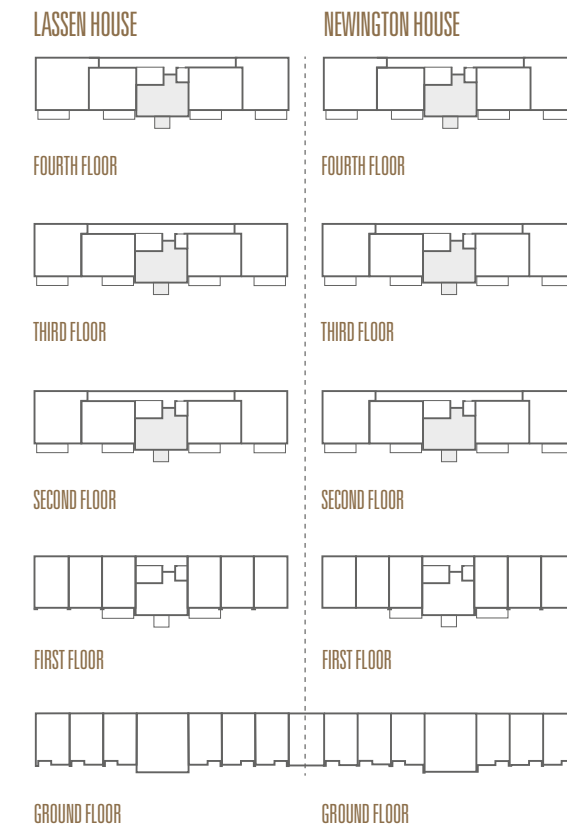
KEY

- S Service Cupboard
- W Wardrobe
- W/D Washer/Dryer

1 BEDROOM APARTMENT TYPE 12

**PLOTS: L1 02 03, L1 03 03, L1 04 03,
N1 02 03, N1 03 03, N1 04 03
FLOORS: 2, 3, 4**

Kitchen/Living/Dining	5.76 m x 5.30 m	18' 10" x 17' 4"
Bedroom	3.26 m x 3.25 m	10' 8" x 10' 8"
Total Internal Area	54 sq m	581 sq ft



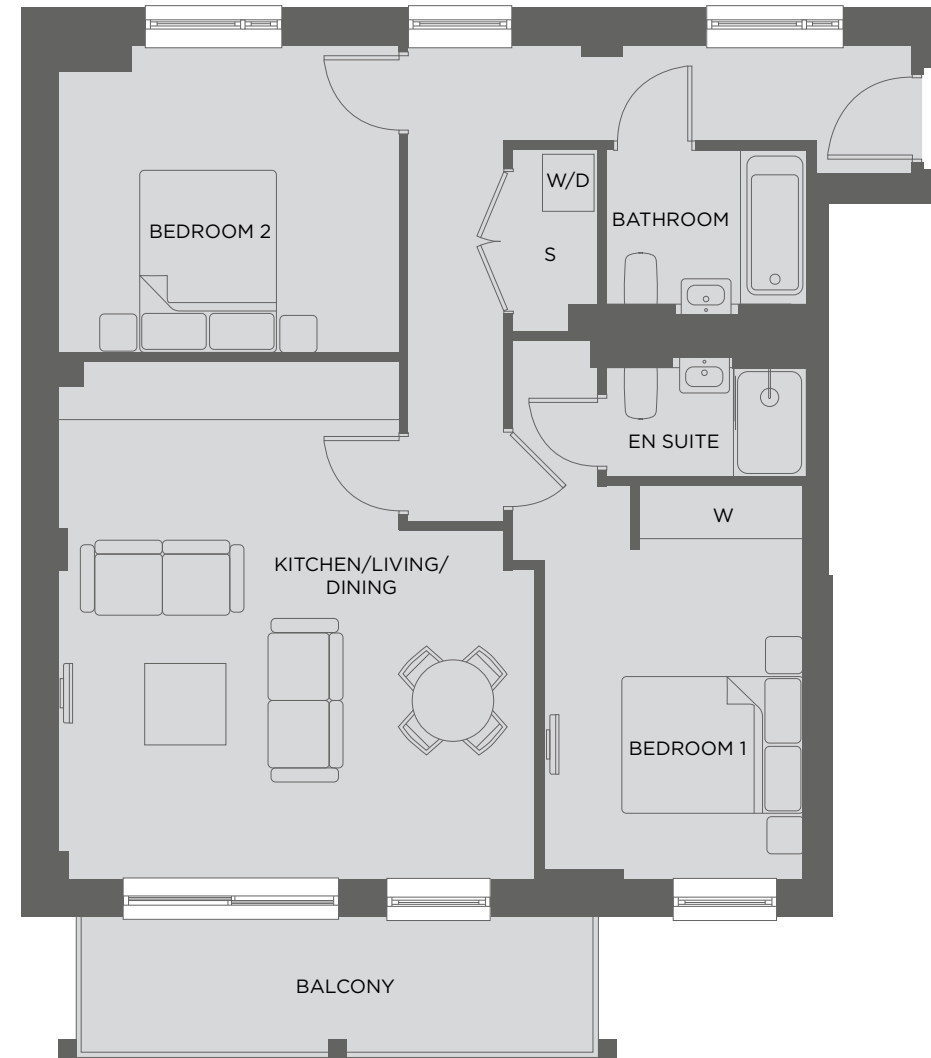
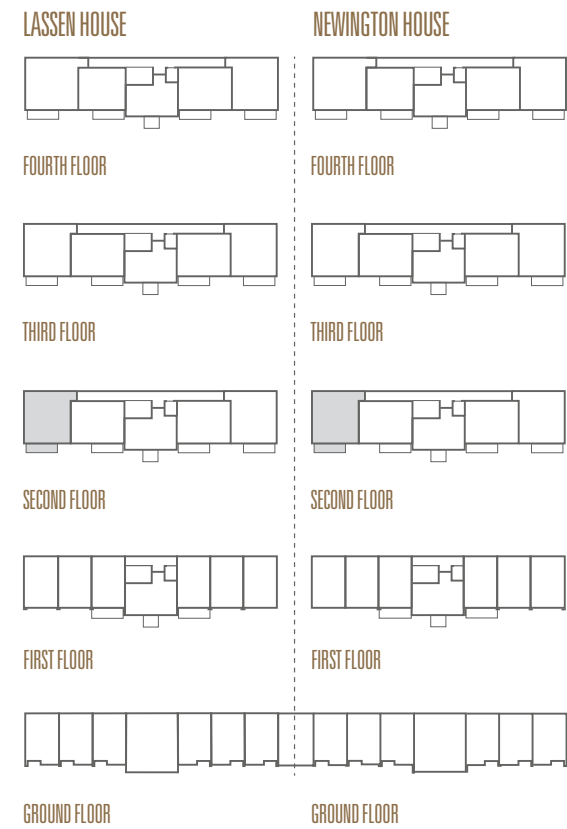
KEY

- S Service Cupboard
- W Wardrobe
- W/D Washer/Dryer

2 BEDROOM APARTMENT TYPE 10

PLOTS: L1 02 01, N1 02 01
FLOOR: 2

Kitchen/Living/Dining	5.67 m x 5.21 m	18' 7" x 17' 1"
Bedroom 1	4.30 m x 2.80 m	14' 1" x 9' 2"
Bedroom 2	3.71 m x 3.33 m	12' 2" x 10' 10"
Total Internal Area	76.5 sq m	823 sq ft



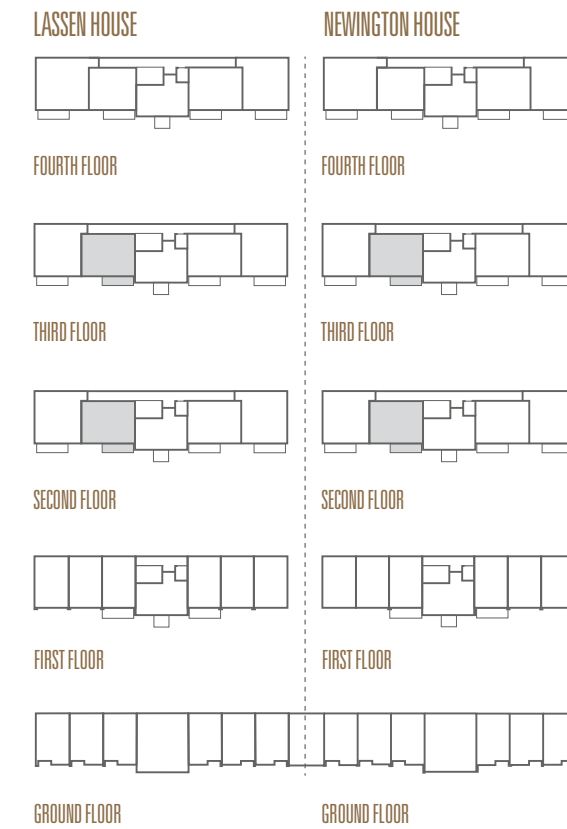
KEY

- S Service Cupboard
- W Wardrobe
- W/D Washer/Dryer

2 BEDROOM APARTMENT TYPE 11

PLOTS: L1 02 02, L1 03 02, N1 02 02, N1 03 02
FLOORS: 2, 3

Kitchen/Living/Dining	7.41 m x 3.64 m	24' 3" x 11' 11"
Bedroom 1	5.11 m x 2.80 m	16' 9" x 9' 2"
Bedroom 2	4.56 m x 2.80 m	11' 5" x 9' 2"
Total Internal Area	71 sq m	764 sq ft



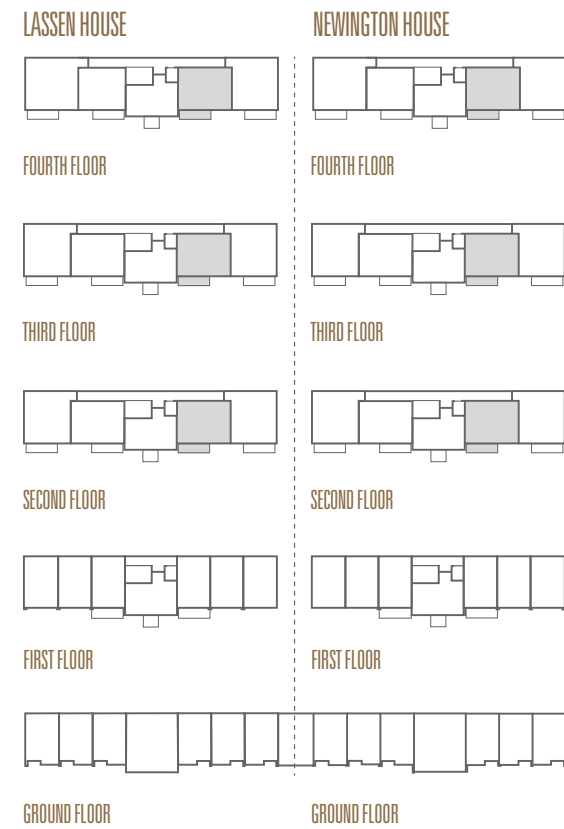
KEY

- S Service Cupboard
- W Wardrobe
- W/D Washer/Dryer

2 BEDROOM APARTMENT TYPE 13

**PLOTS: L1 02 04, L1 03 04, L1 04 04,
N1 02 04, N1 03 04, N1 04 04**
FLOORS: 2, 3, 4

Kitchen/Living/Dining	7.41 m x 3.64 m	24' 3" x 11' 11"
Bedroom 1	5.11 m x 2.80 m	16' 9" x 9' 2"
Bedroom 2	4.56 m x 2.80 m	14' 11" x 9' 2"
Total Internal Area	71 sq m	764 sq ft



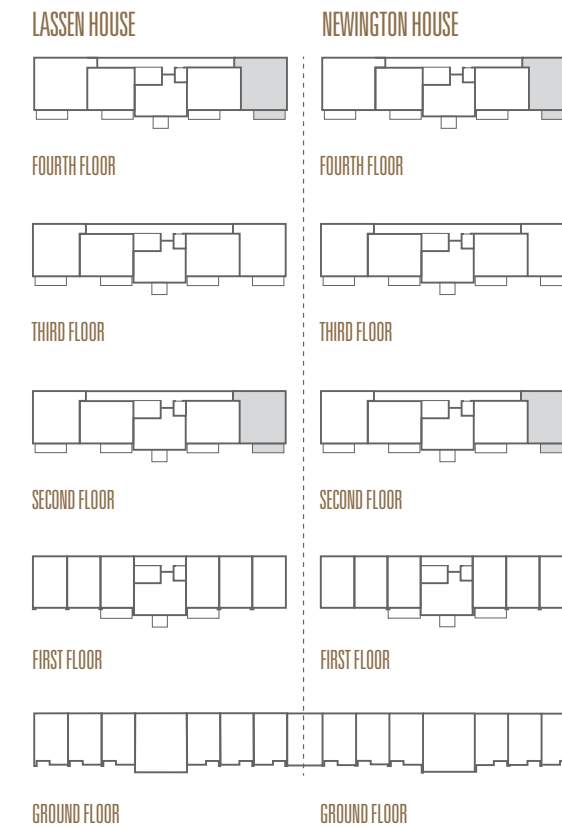
KEY

- S Service Cupboard
- W Wardrobe
- W/D Washer/Dryer

2 BEDROOM APARTMENT TYPE 14

PLOTS: L1 02 05, L1 04 05, N1 02 05, N1 04 05
FLOORS: 2, 4

Kitchen/Living/Dining	5.67 m x 5.21 m	18' 7" x 17' 1"
Bedroom 1	4.30 m x 2.80 m	14' 1" x 9' 2"
Bedroom 2	3.71 m x 3.33 m	12' 2" x 10' 10"
Total Internal Area	76.5 sq m	823 sq ft



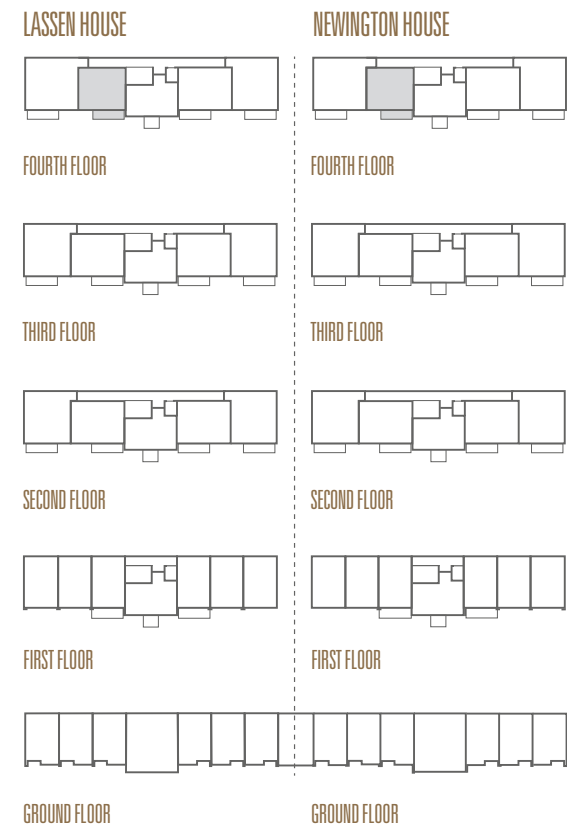
KEY

- S Service Cupboard
- W Wardrobe
- W/D Washer/Dryer

2 BEDROOM APARTMENT TYPE 16

PLOTS: L1 04 02, N1 04 02
FLOOR: 4

Kitchen/Living/Dining	7.41 m x 3.34 m	24' 3" x 10' 11"
Bedroom 1	5.11 m x 2.80 m	16' 9" x 9' 2"
Bedroom 2	3.67 m x 1.98 m	10' 0" x 6' 5"
Total Internal Area	63 sq m	678 sq ft



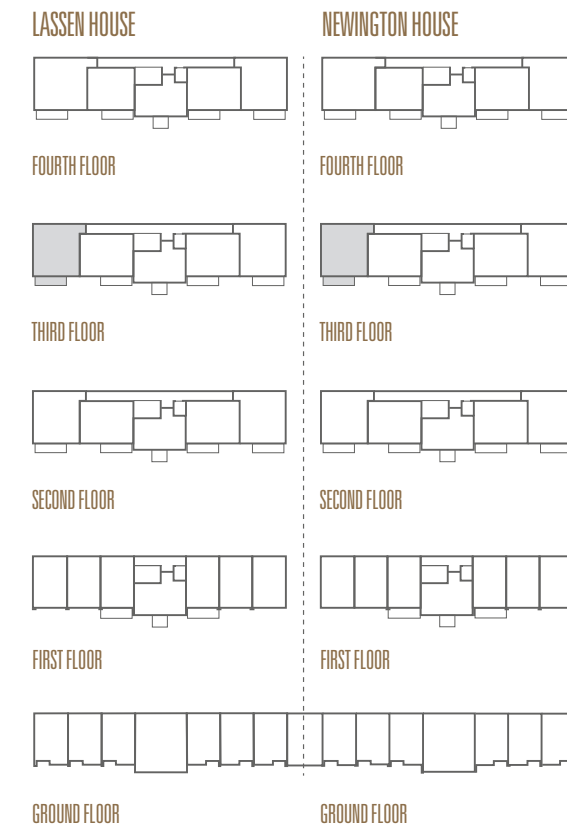
KEY

- S Service Cupboard
- W Wardrobe
- W/D Washer/Dryer

2 BEDROOM APARTMENT TYPE 17

PLOTS: L1 03 01, N1 03 01
FLOOR: 3

Kitchen/Living/Dining	5.67 m x 5.21 m	18' 7" x 17' 1"
Bedroom 1	4.30 m x 2.80 m	14' 1" x 9' 2"
Bedroom 2	3.71 m x 3.33 m	12' 2" x 10' 10"
Total Internal Area	76.5 sq m	823 sq ft



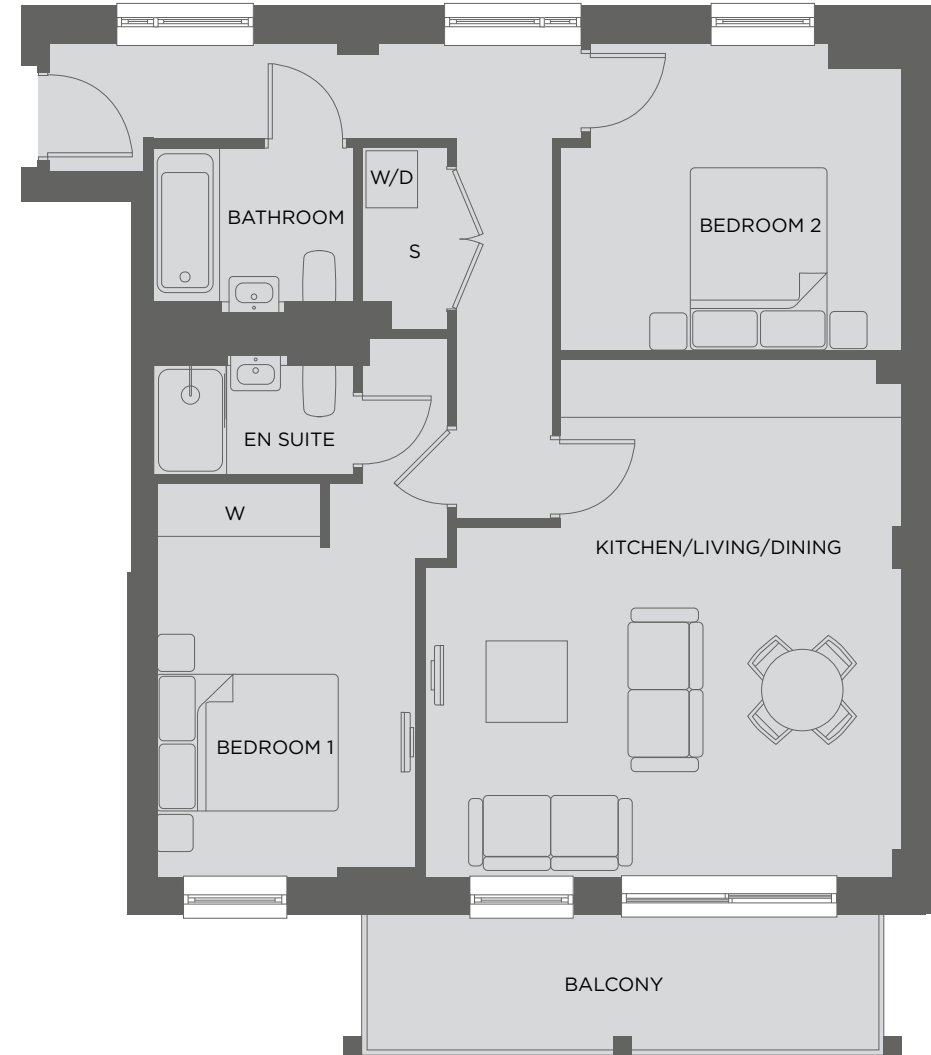
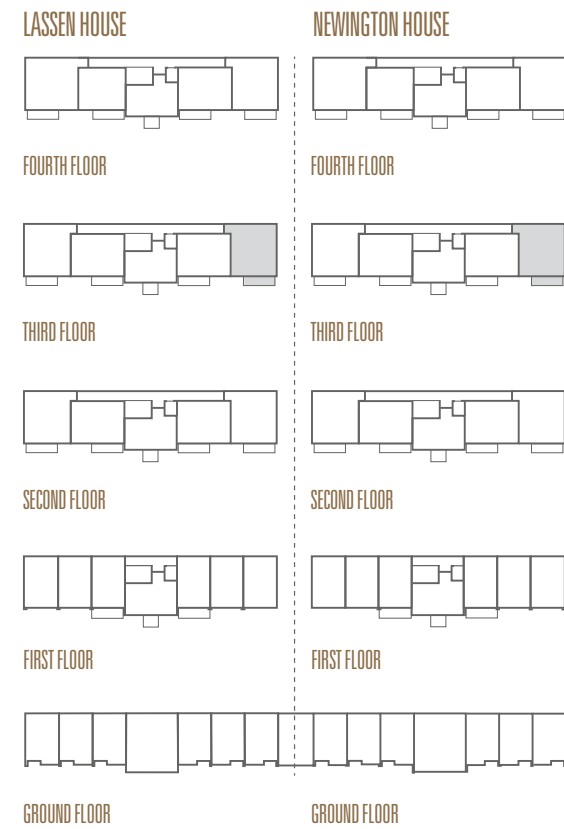
KEY

- S Service Cupboard
- W Wardrobe
- W/D Washer/Dryer

2 BEDROOM APARTMENT TYPE 18

PLOTS: L1 03 05, N1 03 05
FLOOR: 3

Kitchen/Living/Dining	5.67 m x 5.21 m	18' 7" x 17' 1"
Bedroom 1	4.30 m x 2.80 m	14' 1" x 9' 2"
Bedroom 2	3.71 m x 3.33 m	12' 2" x 10' 10"
Total Internal Area	76.5 sq m	823 sq ft



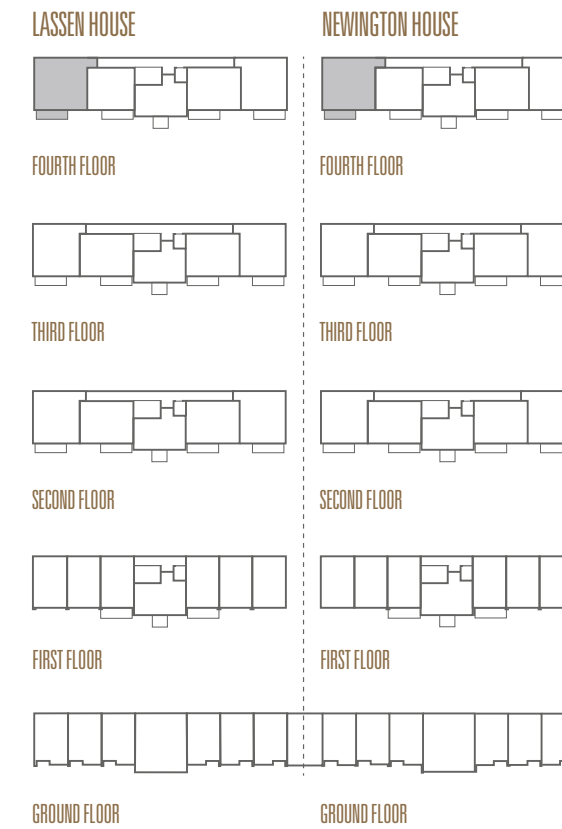
KEY

- S Service Cupboard
- W Wardrobe
- W/D Washer/Dryer

3 BEDROOM APARTMENT TYPE 15

PLOTS: L1 04 01, N1 04 01
FLOOR: 4

Kitchen/Living/Dining	5.73 m x 4.86 m	18' 9" x 15' 11"
Bedroom 1	3.41 m x 3.40 m	11' 2" x 11' 1"
Bedroom 2	4.14 m x 2.80 m	13' 7" x 9' 2"
Bedroom 3	3.03 m x 2.99 m	9' 11" x 9' 9"
Total Internal Area	88 sq m	947 sq ft



KEY

- S Service Cupboard
- W Wardrobe
- W/D Washer/Dryer

INTRODUCING THE PARK WALK TOWNHOUSES

Each Park Walk Townhouse has a private terrace, leading to its own entrance door. From here, you step into very spacious, open plan living room/dining/kitchen space – just imagine the possibilities for entertaining friends or spending quality time with your family.

From the kitchen area of this amazing room, bi-fold doors open directly onto the garden, extending your living space and inviting sunshine and light inside. There is also a cloakroom, conveniently located close to the front door.

Take the stairs to the upper level, and you come to the stunning master suite, which contains an en suite bathroom with a walk-in shower, and built in wardrobe. As these are family homes, two further bedrooms and a family bathroom complete the accommodation on the upper floor.



Computer generated images of the townhouses



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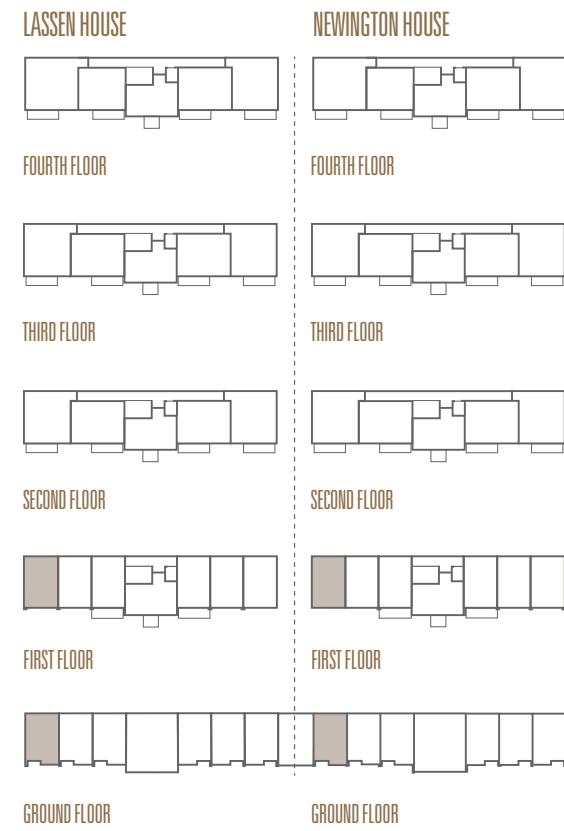


PARK WALK TOWNHOUSE*

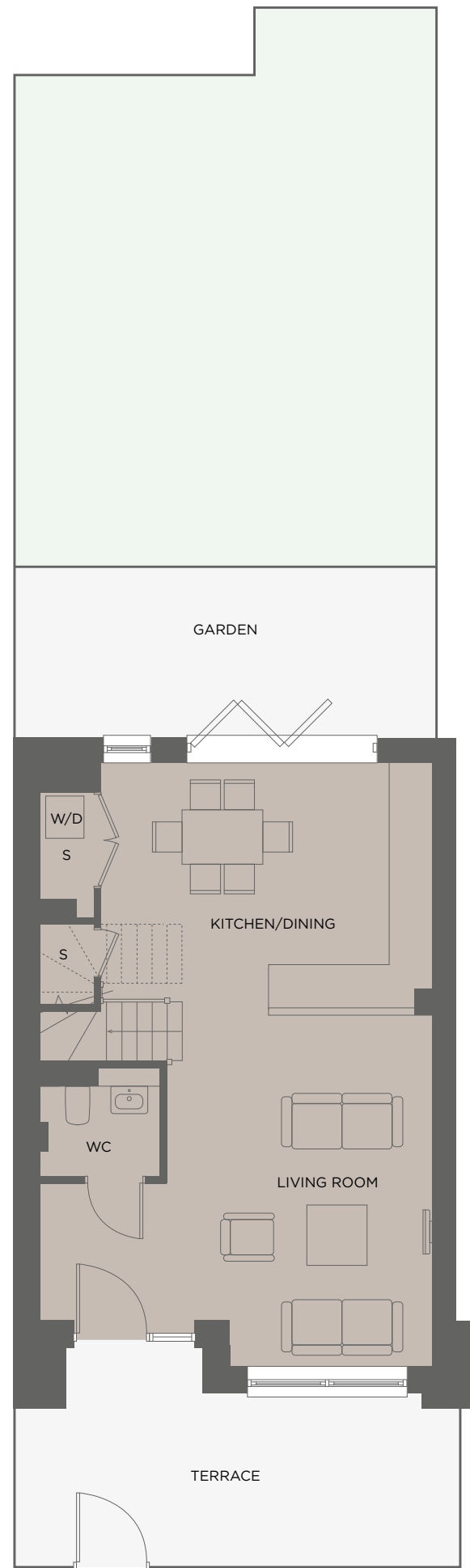
TYPE 1

PLOTS: L1 00 01, N1 00 01
FLOOR: GROUND, 1

Living Room	5.18 m x 3.92 m	16' 11" x 12' 10"
Kitchen/Dining	4.89 m x 3.60 m	16' 0" x 11' 9"
Bedroom 1	4.50 m x 2.89 m	14' 9" x 9' 6"
Bedroom 2	4.40 m x 2.75 m	14' 5" x 9' 0"
Bedroom 3	2.67 m x 2.34 m	8' 9" x 7' 8"
Total Internal Area	102 sq m	1098 sq ft

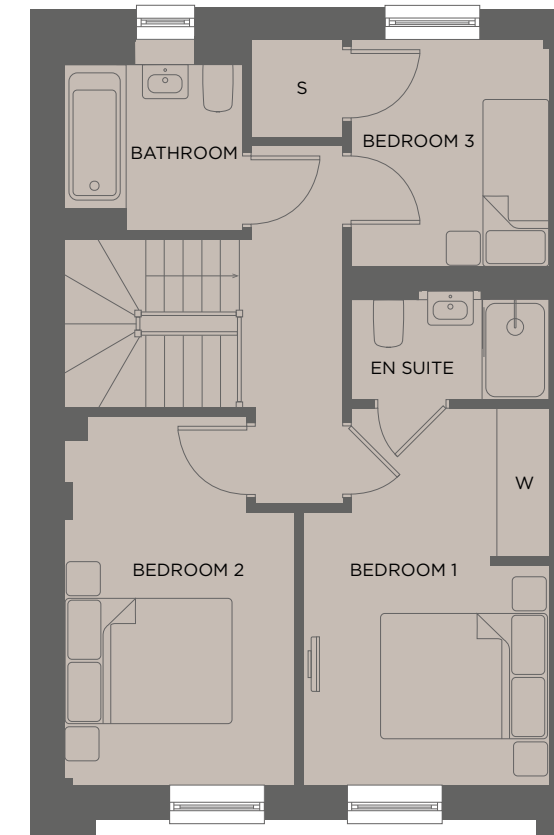


GROUND FLOOR



*Townhouses illustrated are for Lassen House. Newington House townhouses are internally identical. Gardens will vary in size and shape for all Newington House plots from those shown. Floorplans are for approximate measurements only. All measurements may vary within a tolerance of 5%.

FIRST FLOOR



- KEY**
- S Service Cupboard
 - W Wardrobe
 - W/D Washer/Dryer
 - Low Level Wall
 - Bi-fold Doors
 - Restricted Head Height



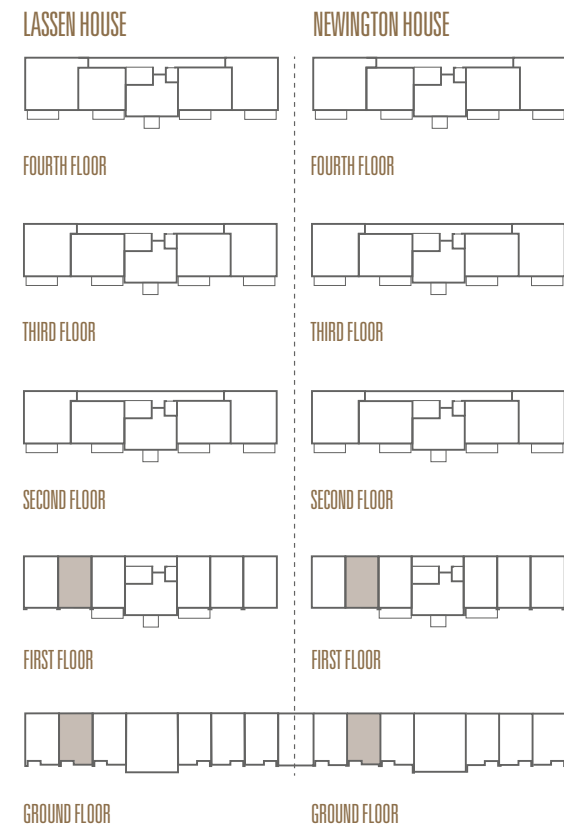
Floorplans are for approximate measurements only. All measurements may vary within a tolerance of 5%.

PARK WALK TOWNHOUSE*

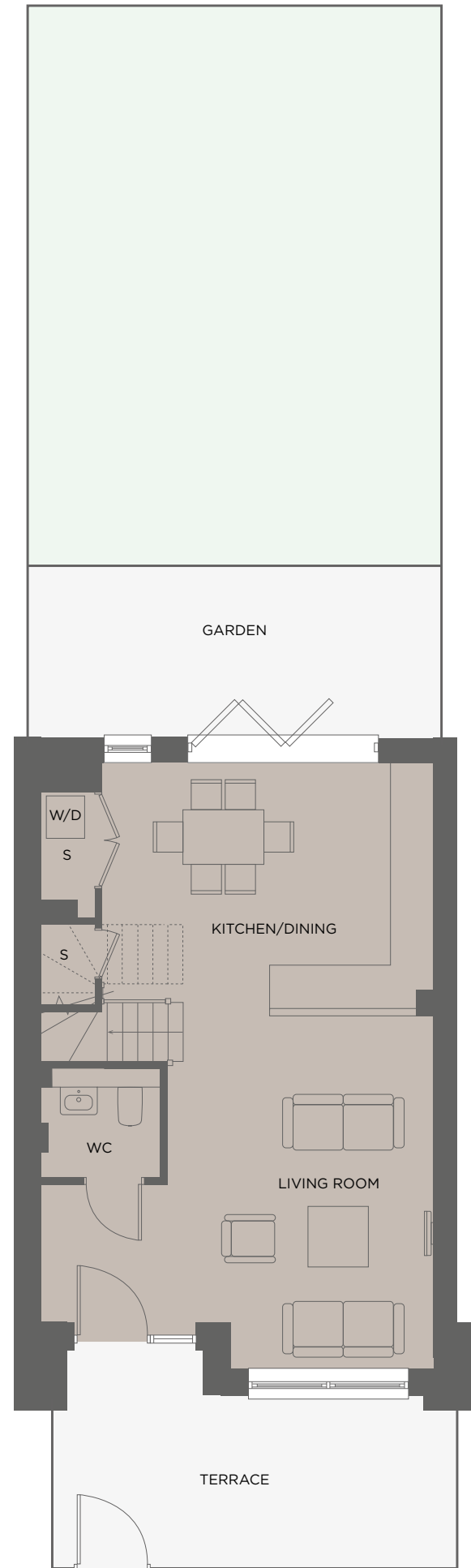
TYPE 2

PLOTS: L1 00 02, N1 00 02
FLOOR: GROUND, 1

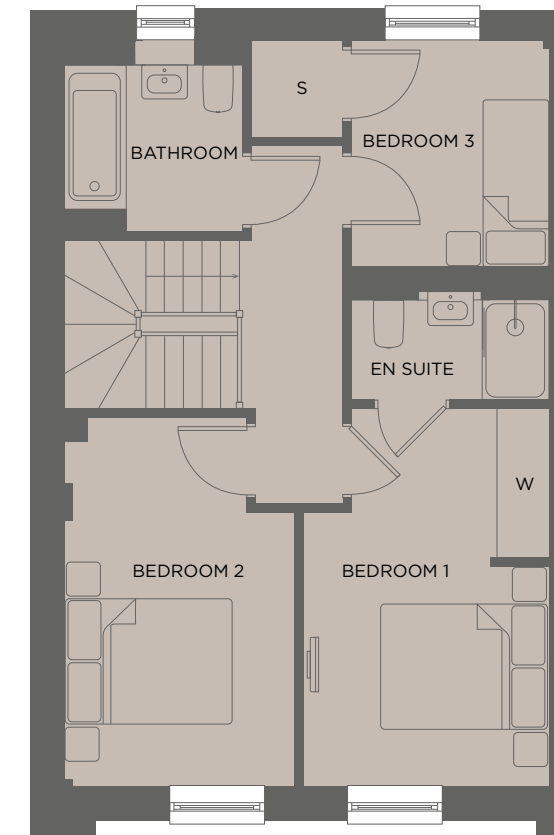
Living Room	5.18 m x 3.90 m	16' 11" x 12' 9"
Kitchen/Dining	4.87 m x 3.60 m	15' 11" x 11' 9"
Bedroom 1	4.50 m x 2.89 m	14' 9" x 9' 6"
Bedroom 2	4.40 m x 2.73 m	14' 5" x 8' 11"
Bedroom 3	2.67 m x 2.32 m	8' 9" x 7' 7"
Total Internal Area	102 sq m	1098 sq ft



GROUND FLOOR



FIRST FLOOR



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- KEY**
- S Service Cupboard
 - W Wardrobe
 - W/D Washer/Dryer
 - Low Level Wall
 - Bi-fold Doors
 - Restricted Head Height

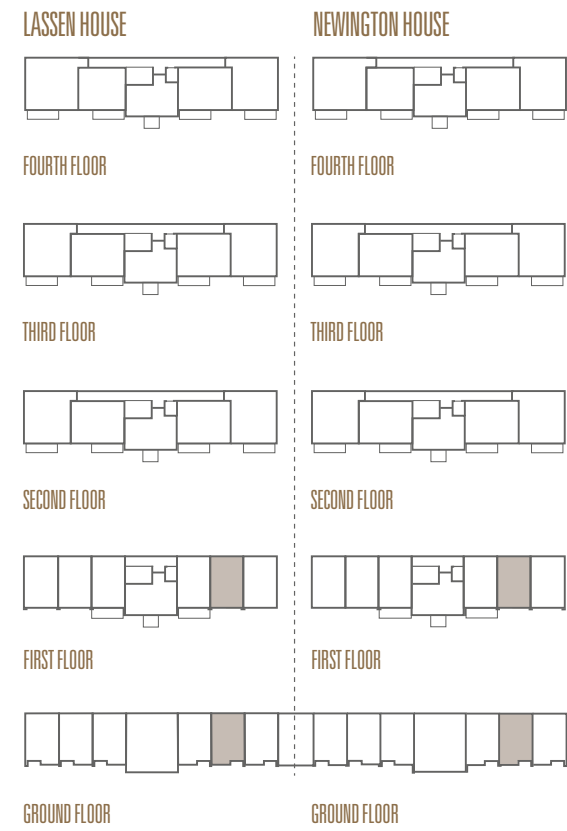


PARK WALK TOWNHOUSE*

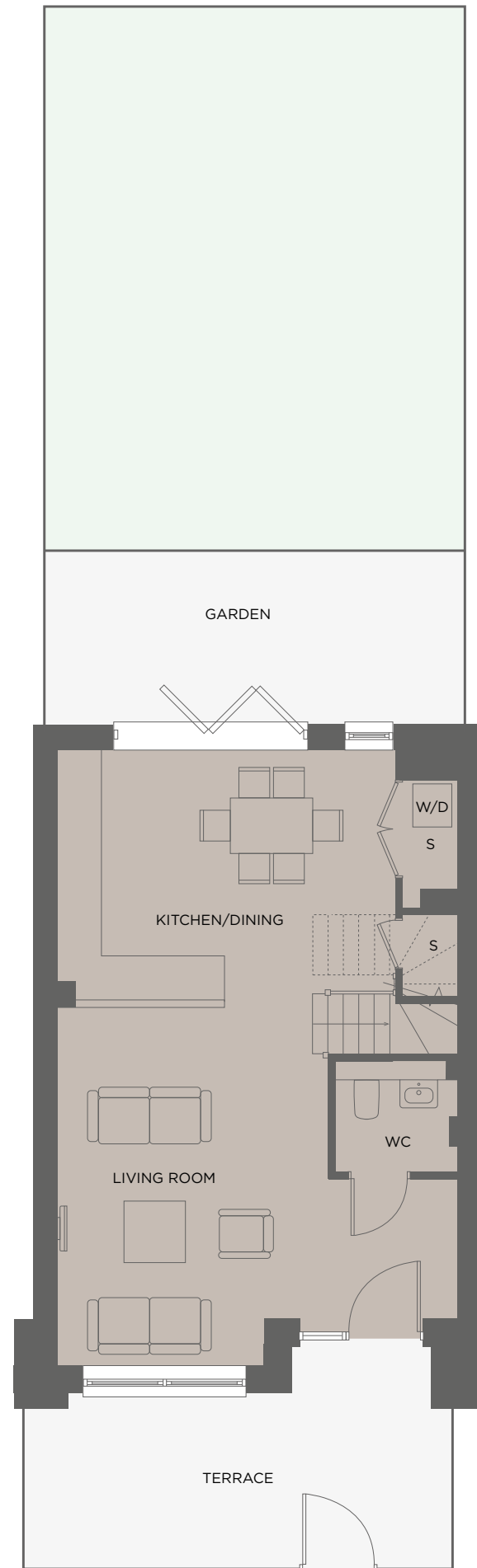
TYPE 5

PLOTS: L1 00 05, N1 00 05
FLOOR: GROUND, 1

Living Room	5.18 m x 3.90 m	16' 11" x 12' 9"
Kitchen/Dining	4.87 m x 3.60 m	15' 11" x 11' 9"
Bedroom 1	4.50 m x 2.89 m	14' 9" x 9' 6"
Bedroom 2	4.40 m x 2.73 m	14' 5" x 8' 11"
Bedroom 3	2.67 m x 2.32 m	8' 9" x 7' 7"
Total Internal Area	102 sq m	1098 sq ft

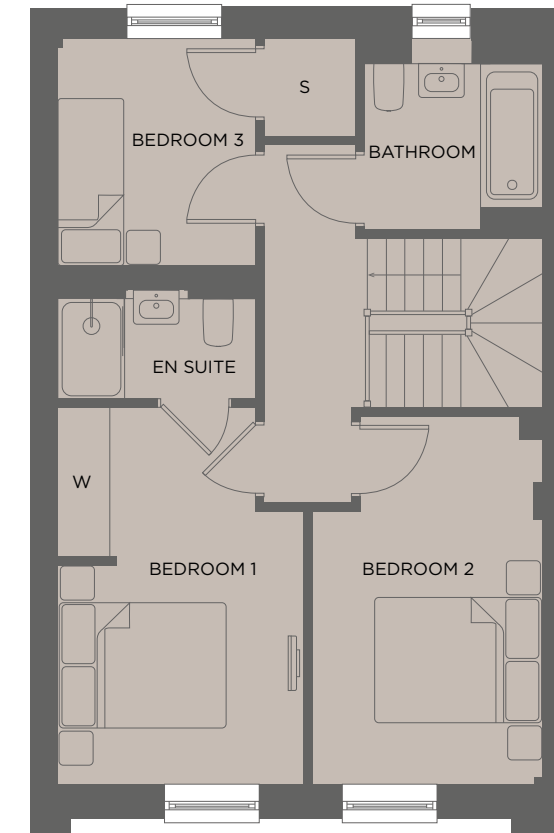


GROUND FLOOR



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FIRST FLOOR



Floorplans are for approximate measurements only. All measurements may vary within a tolerance of 5%.

- KEY**
- S Service Cupboard
 - W Wardrobe
 - W/D Washer/Dryer
 - Low Level Wall
 - Bi-fold Doors
 - Restricted Head Height

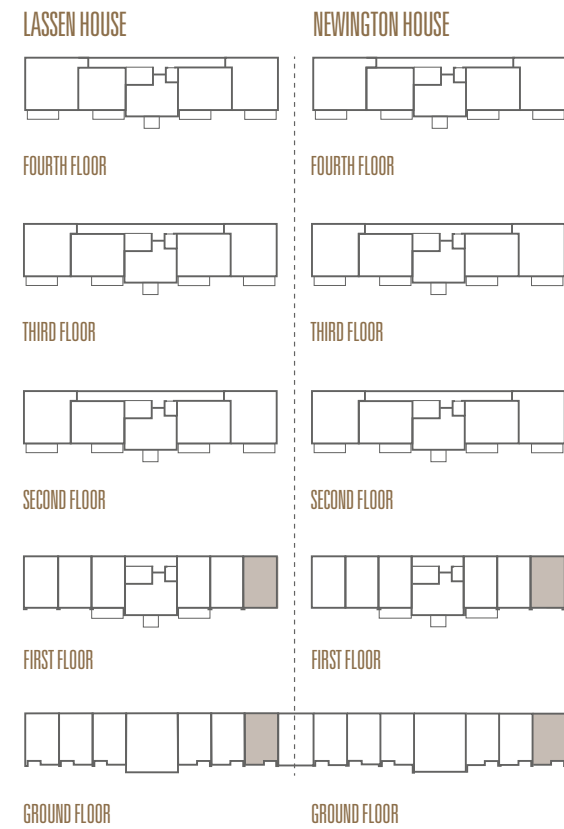


PARK WALK TOWNHOUSE*

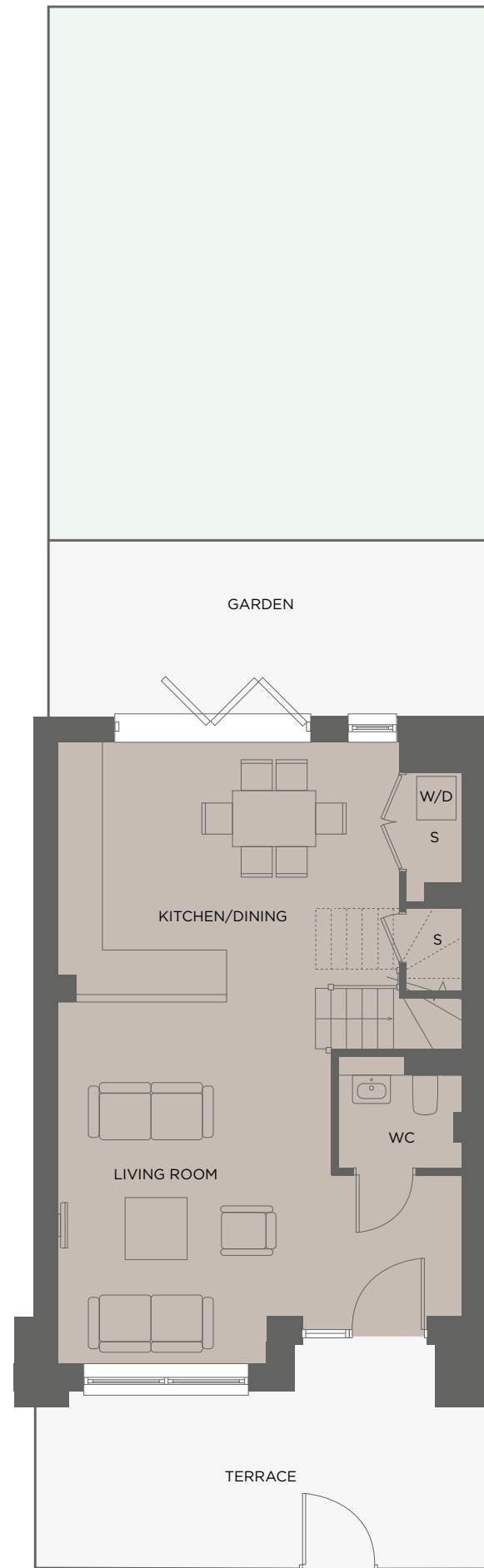
TYPE 6

PLOTS: L1 00 06, N1 00 06
FLOOR: GROUND, 1

Living Room	5.18 m x 3.92 m	16' 11" x 12' 10"
Kitchen/Dining	4.89 m x 3.60 m	16' 0" x 11' 9"
Bedroom 1	4.50 m x 2.89 m	14' 9" x 9' 6"
Bedroom 2	4.40 m x 2.75 m	14' 5" x 9' 0"
Bedroom 3	2.67 m x 2.34 m	8' 9" x 7' 8"
Total Internal Area	102 sq m	1098 sq ft

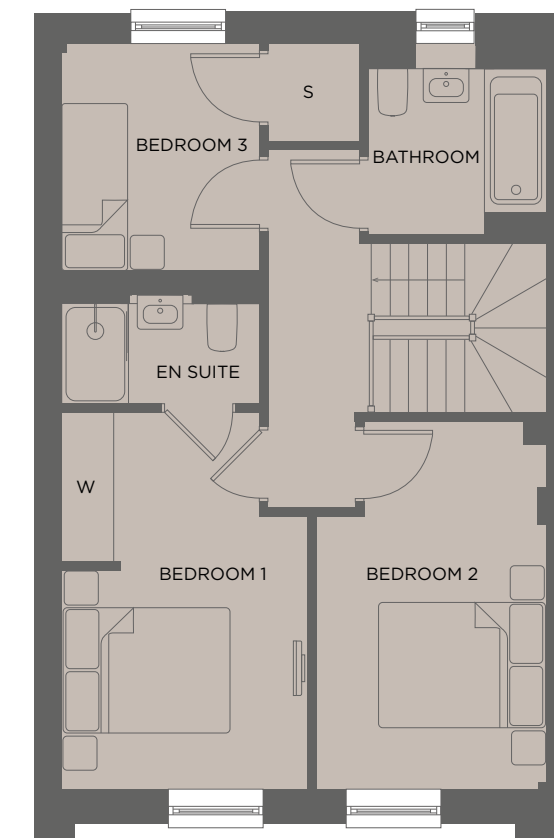


GROUND FLOOR



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FIRST FLOOR



- KEY**
- S Service Cupboard
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A DYNAMIC PRESENCE IN LONDON



Redrow Homes Colindale
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NW9 4BQ

+44 (0)20 8358 8340

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

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*

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

In recognition of our environmental performance, we have achieved an independently assessed, British Standard 8555 Level 2, which focuses on environmental management systems.

- 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, **99.8%** of timber used was responsibly sourced in 2015 and the amount of waste we diverted from landfill has increased to **94.8%**

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:

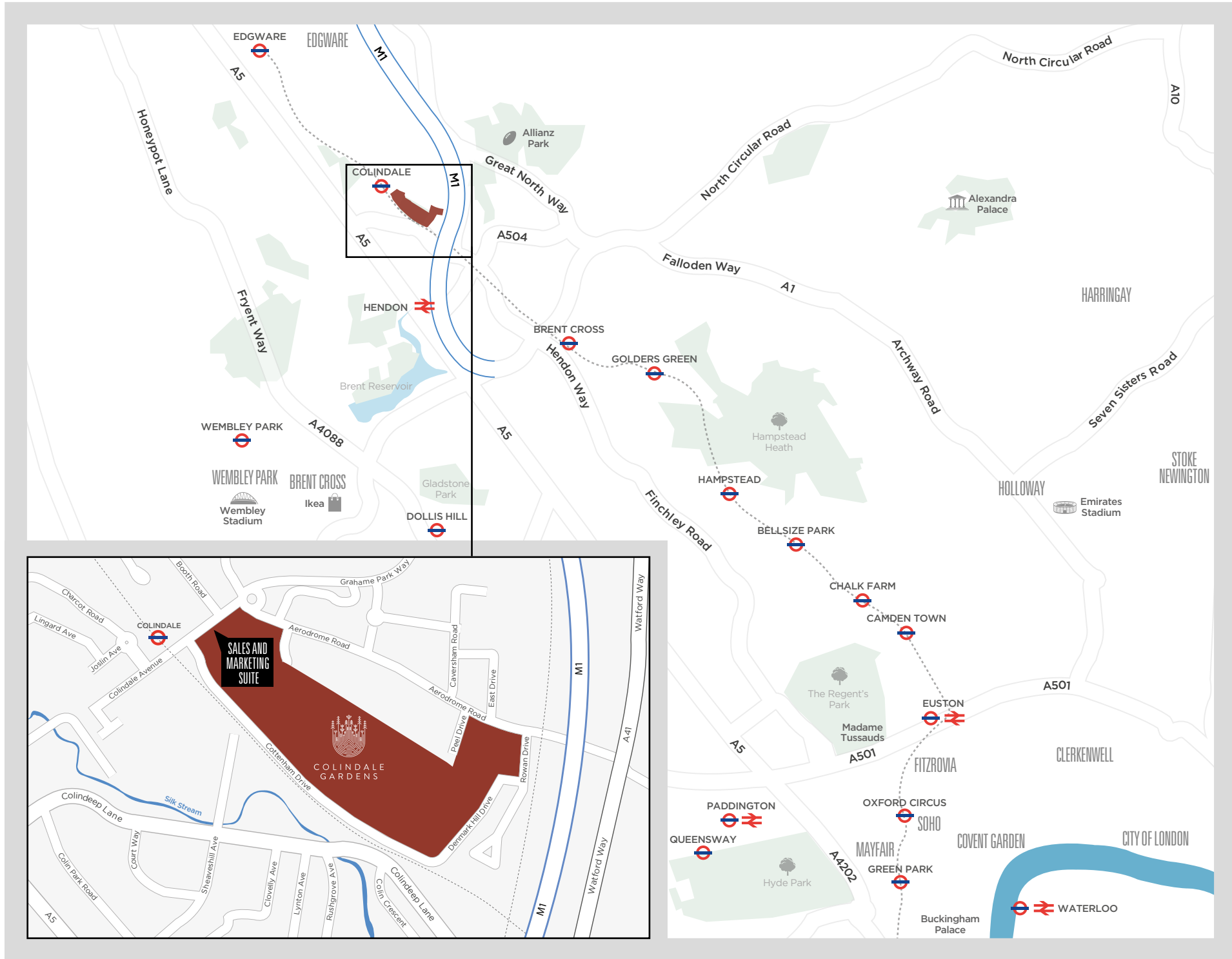
- Over 90 apprentices
- 110 work experience placements
- 1000 site visits
- 500 workshops for local students

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





SALES AND MARKETING SUITE

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 NW9 5HU

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sales@colindalegardens.com

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