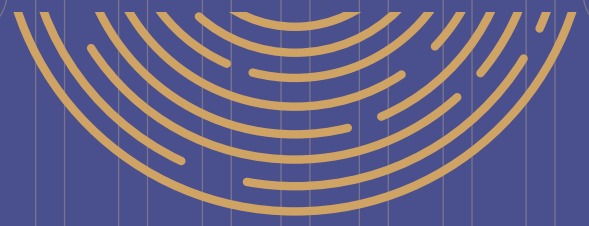


THE VILLAS
AT COLINDALE GARDENS





COLINDALE
GARDENS

LONDON NW9

WELCOME

The Villas at Colindale Gardens offer an outstanding range of 3 and 4 bedroom townhouses. These exemplary homes offer ample, well planned space to suit modern family life, including an open plan kitchen/dining/living area, an en suite bathroom to the master bedroom, and private gardens.

Colindale Gardens is growing and evolving into a vibrant new community. This welcoming, green environment has easy access to central London by tube from Colindale station, which is less than five minutes' walk.

FRESH OUTLOOK • LONDON LIFESTYLE

A FAMILY FRIENDLY LIFESTYLE

Colindale Gardens is a fantastic place for everyone, and that includes the youngest members of the community. They have nine acres of open space to run free, leading a healthy, energetic lifestyle, making friends as they ride their bikes, climb and jump in the playground and the central park.

Parents will be delighted to know that the new Colindale Gardens primary school is well on the way to being

built. It will receive the first intake of pupils in 2019, with a 3-form entry system providing 600 places.

If children are not old enough for primary school, the proposed crèche will keep them happy and safe when mums and dads are at work.





Computer generated image, indicative only.

EXCLUSIVELY YOURS

Busy residents will be pleased to know that Colindale Gardens has a 24 hour concierge service, which is located in a boutique hotel style reception area. The concierge is there to receive deliveries, offer assistance and carry out countless other little services to help life run more smoothly.

There is also a well equipped residents' gym at Colindale Gardens. It means you can take regular exercise at any time that suits you, working out with cardio machines and weights, and relaxing afterwards in the sauna and steam room. It's a great way to escape daily pressures and enjoy a little 'me-time'.





KEY

- THE HARTWELL 3 bedroom townhouse
- THE ASCOT 3 bedroom townhouse
- THE HAMPTON 4 bedroom townhouse

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.



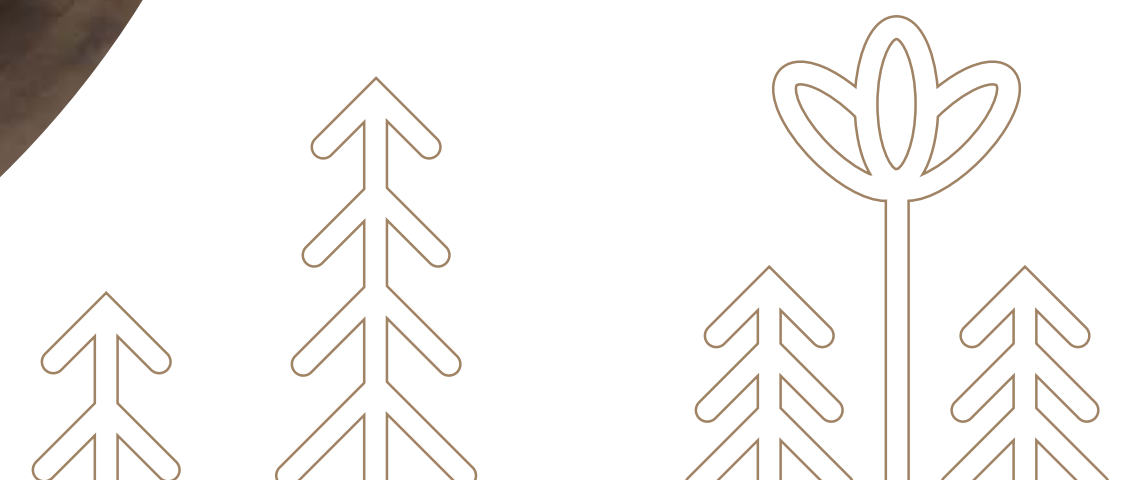
Computer generated image of the kitchen/dining area, indicative only.

HEART OF THE HOME

We know that the kitchen is frequently a focus of family life, and is now considered a living space in its own right rather than just somewhere to cook. With this in mind, we have given each Villa a large kitchen area which merges in seamless open plan fashion into the dining room.

The cabinets have a smart matt finish and are partnered by practical and good-looking laminate or stone worktops. The latest Siemens appliances help make light work of all kitchen tasks.

Back painted glass splashbacks provide a contemporary accent, and engineered timber flooring is hardwearing and elegant underfoot. Underfloor heating adds the ultimate comfort: you won't know how good it feels until you experience it.





COLINDALE
GARDENS
LONDON NW9

LIGHT BRIGHT LIVING

The living room is spacious and bright, with bi-fold doors giving direct access to a private rear garden: the perfect solution for indoor-outdoor living. Provided with artificial turf and decking, the gardens are designed to be low maintenance, giving you more time to enjoy them.





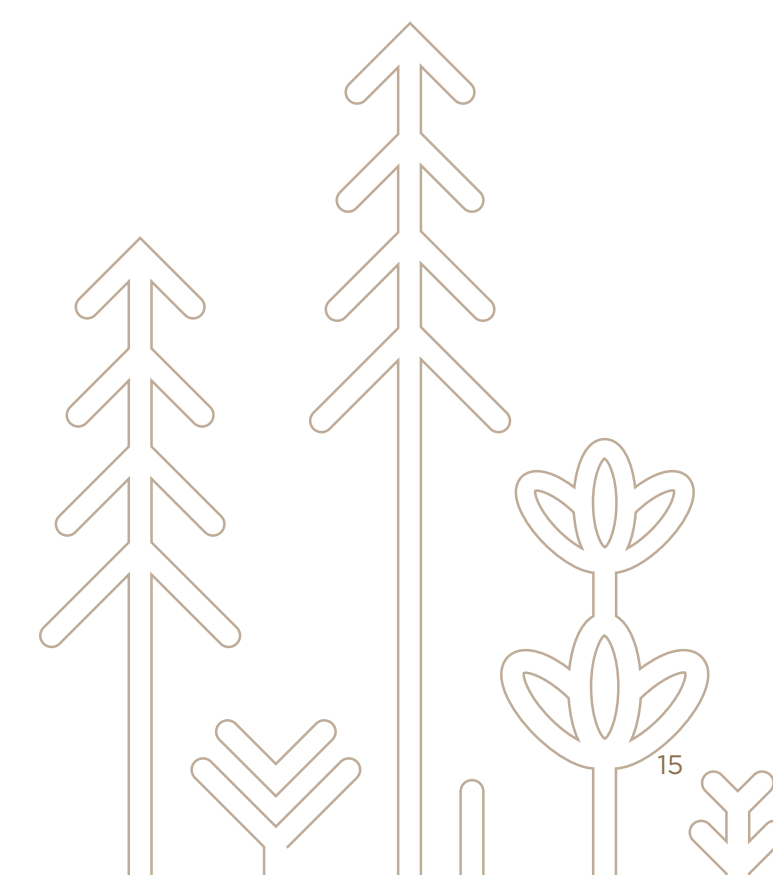
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YOUR OWN SPACE

The Villas have a choice of 3 or 4 bedrooms, so everyone gets a good night's sleep, and children have a space to make their own private world. All master bedrooms have an en suite bathroom, and built in wardrobes with sliding doors, for organised storage.



SPECIFICATION

KITCHEN

- Interior designed fitted kitchens
- A choice of gloss or contemporary matt finish cabinet doors with soft close, handleless 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
- Slimline Wine Cooler
- Free standing Washer-dryer located in cupboard off WC**
- 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 all bathrooms)
- 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
- High level satin chrome sockets to hallway and kitchen/living/dining area
- LED downlights to hallway, kitchen/living/dining area and bathrooms
- Pendant lighting to all bedrooms
- Wiring for digital TV and wiring only for Sky to living area and bedroom 1
- USB charging points to living space and bedroom 1

JOINERY

- Oak veneer entrance and internal doors
- Solid oak handrail and newel caps to staircase
- Feature skirtings and architraves
- Fitted wardrobe with 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
- 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
- Parking included
- Private podium garden with decking, artificial turf and external lighting
- Rain water butts to gardens

OPTIONAL EXTRAS†

- Silestone worktops
- Engineered wood flooring throughout
- Additional wardrobe in bedrooms 2, 3 and 4
- All walls tiled in bathroom and/or en suite

* Dishwashers vary in size

** Location of washer-dryers may vary

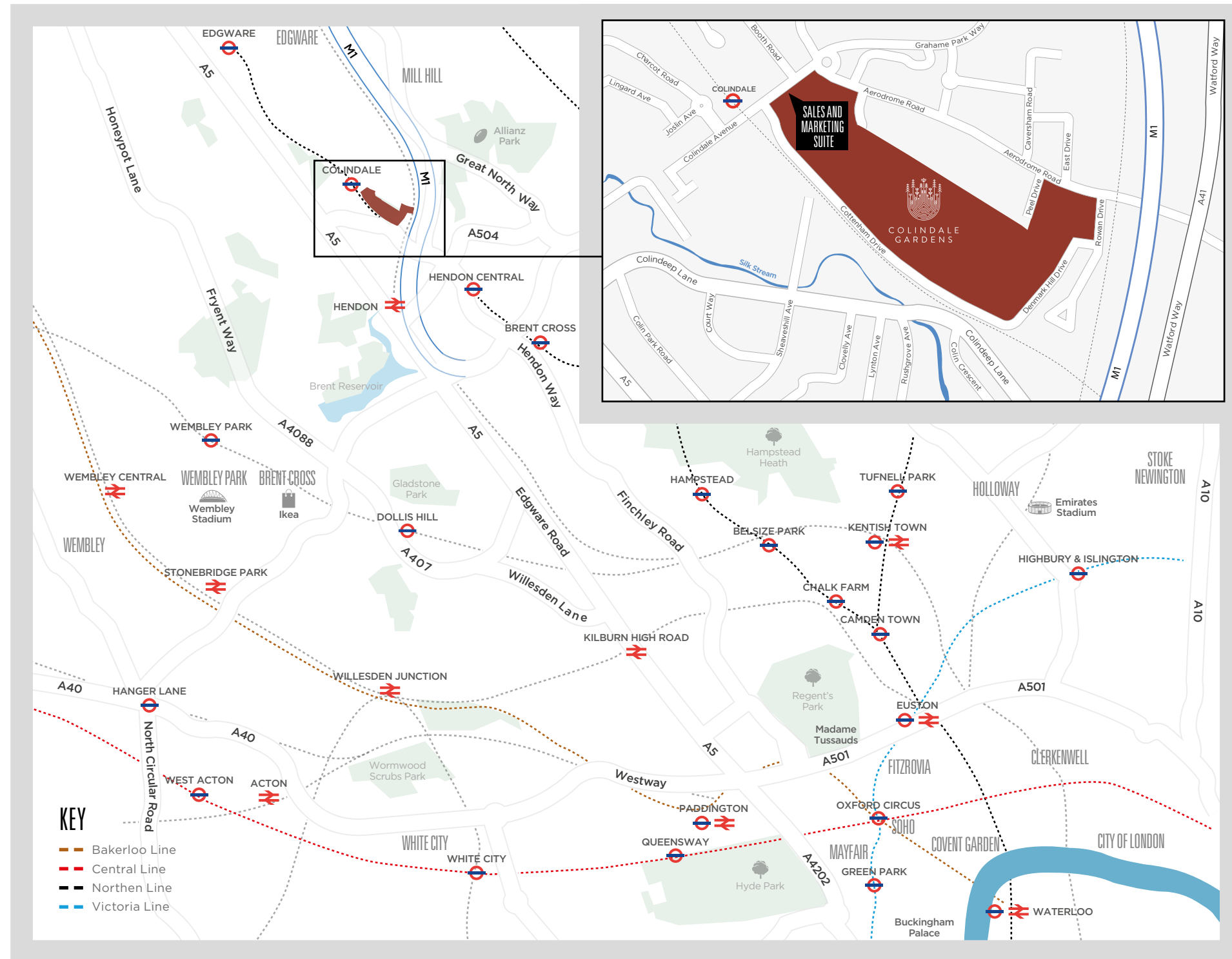
† Concierge service will be in a central location within the development

‡ Optional extras available at an additional cost. Wardrobe sizes may vary, additional wardrobes available on selected plots only

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



Photography of bathroom, indicative only.



SALES AND MARKETING SUITE

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Space for business card

