



COLINDALE GARDENS

LONDON NW9



THE ACRES



 **REDROW**



WELCOME

WE ARE DELIGHTED TO INTRODUCE THE ACRES TO COLINDALE GARDENS, COMPRISING WEIGELA COURT, WREATH COURT, WINDFLOWER COURT AND WATSONIA COURT. THE ACRES IS SET AROUND A LANDSCAPED COURTYARD AND IS NEXT TO FOUR ACRES OF GREEN SPACE. THIS COLLECTION OF 1, 2 AND 3 BEDROOM APARTMENTS ARE DESIGNED AND FINISHED TO REDROW'S EXEMPLARY STANDARD.

All of the homes enjoy their own outdoor space, in the form of a balcony or terrace, many with views over the park or 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 one, two and three bedroom apartments it offers something for everyone. Whatever stage of life you're at, you will find a home at Colindale Gardens, whether it's your first step on the property ladder, a home for your family, or when you want to downsize to a more convenient way of living.

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

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





A LANDMARK DEVELOPMENT WITH SO MUCH TO OFFER



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, 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. Images show steam room and sauna from actual development.



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.





SALES AND
MARKETING
SUITE

FUTURE
DEVELOPMENT

GYM AND
CONCIERGE

PEEL
SQUARE




THE

ACRES

FUTURE
DEVELOPMENT

COLINDALE
TUBE STATION

Northern Line, direct
to West End and City



WOODLAND
ADVENTURE
PLAY

ORCHARD
GARDEN

4 ACRE PARK

PROPOSED
NEW SCHOOL

Computer enhanced image is indicative only.

FAST CONNECTIONS ON YOUR DOORSTEP

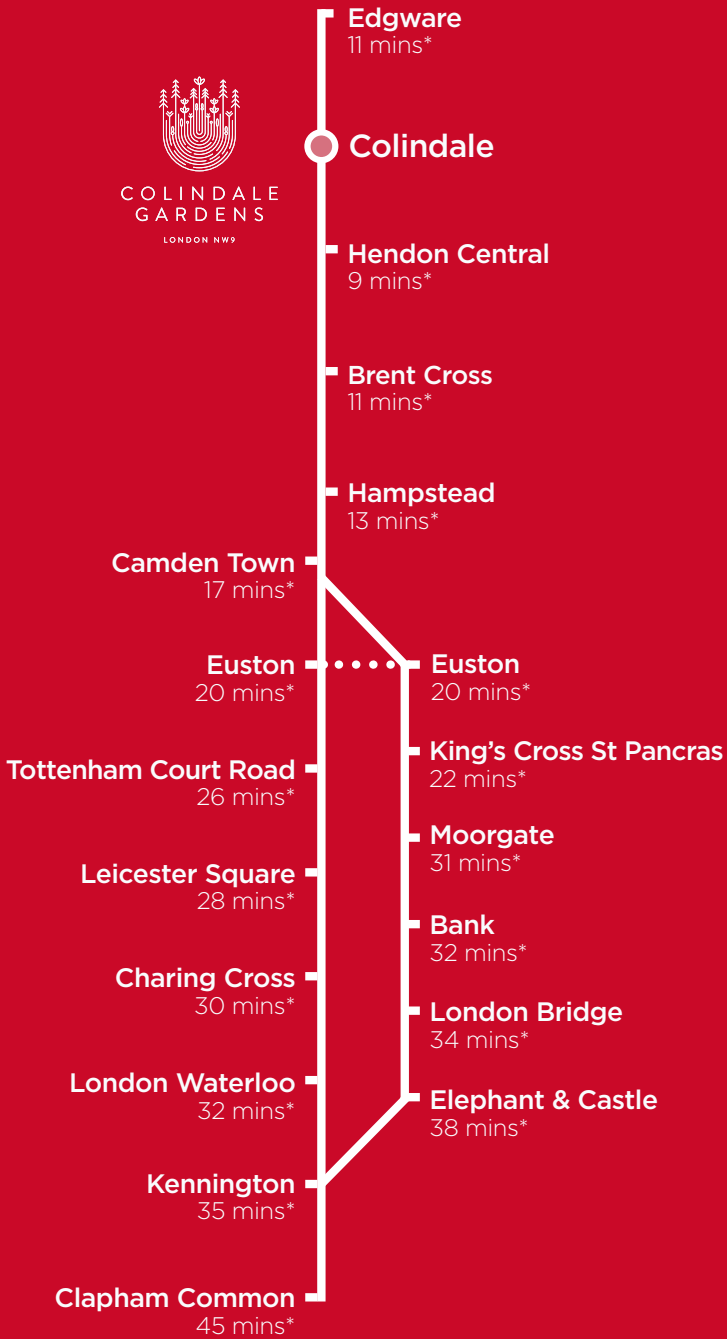
COLINDALE GARDENS HAS EXCELLENT PUBLIC TRANSPORT LINKS, WITH DIRECT ACCESS INTO CENTRAL LONDON.

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, providing connections across London via the Elizabeth Line.

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 proposed new on-site primary school, there is a wide choice of primary and secondary schools in the area. For older students, nearby Middlesex University was one of the top-ranked modern UK university in the Times Higher Education Young University Rankings in 2025.

Primary

Blessed Dominic RC School	2 mins by car
The Orion Primary	4 mins by car
Sunnyfields Primary School	4 mins by car
Colindale Primary School	5 mins by car
The Hyde School	6 mins by car
Kingsbury Green Primary School	7 mins by car
St Robert Southwell Catholic Primary	7 mins by car
Beis Yaakov Primary School	7 mins by car
Oliver Goldsmith Primary School	9 mins by car

Secondary

St James's Catholic High School	3 mins by car
Saracens High School	4 mins by car
North London Grammar School	5 mins by car
Kingsbury High School	8 mins by car
Whitefield School	10 mins by car
Ark Academy	13 mins by car



Middlesex University London
www.mdx.ac.uk (0.8 miles)

Hendon Central
6 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

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.

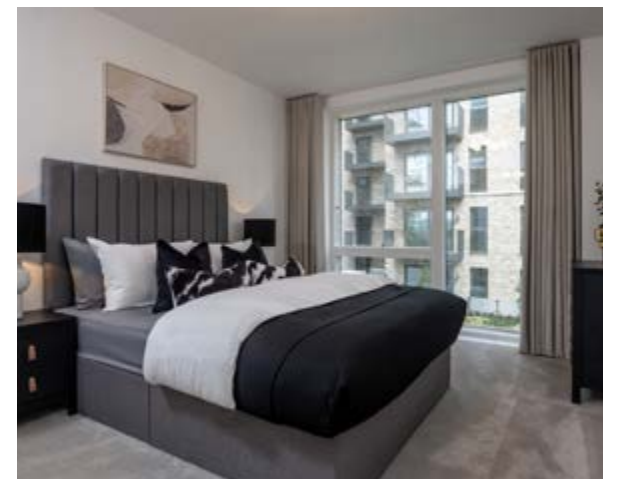
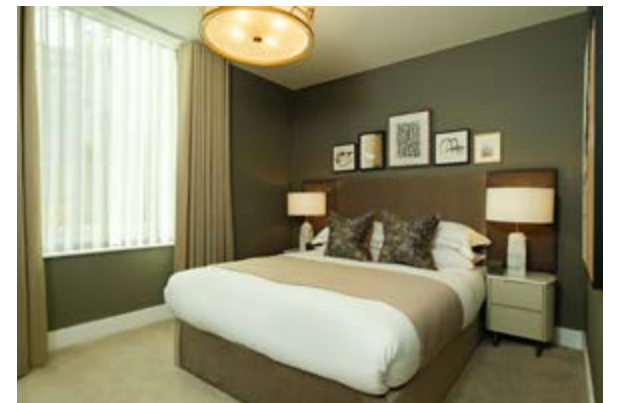


Show home photography of Colindale Gardens is indicative only.

THE ACRES IS DESIGNED FOR CONTEMPORARY LIVING, WITH A CHOICE OF 1, 2 AND 3 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 with full-height upstand
- Full glass splashback behind hob
- 1½ bowl inset sink with chrome mixer tap
- Siemens oven
- Siemens microwave
- Siemens four zone ceramic hob
- Integrated hood
- Integrated Bosch dishwasher
- Integrated Bosch 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
- Virgin Wireless distributed throughout the apartment
- Colour video door entry system^Δ
- Fob entry system to apartment block
- Hyperoptic high speed broadband and phone line ready for you when you move in

HEATING

- Underfloor heating throughout

BATHROOM / EN SUITE

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

JOINERY

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

FLOORING

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

COMMUNAL AREAS

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

GENERAL

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



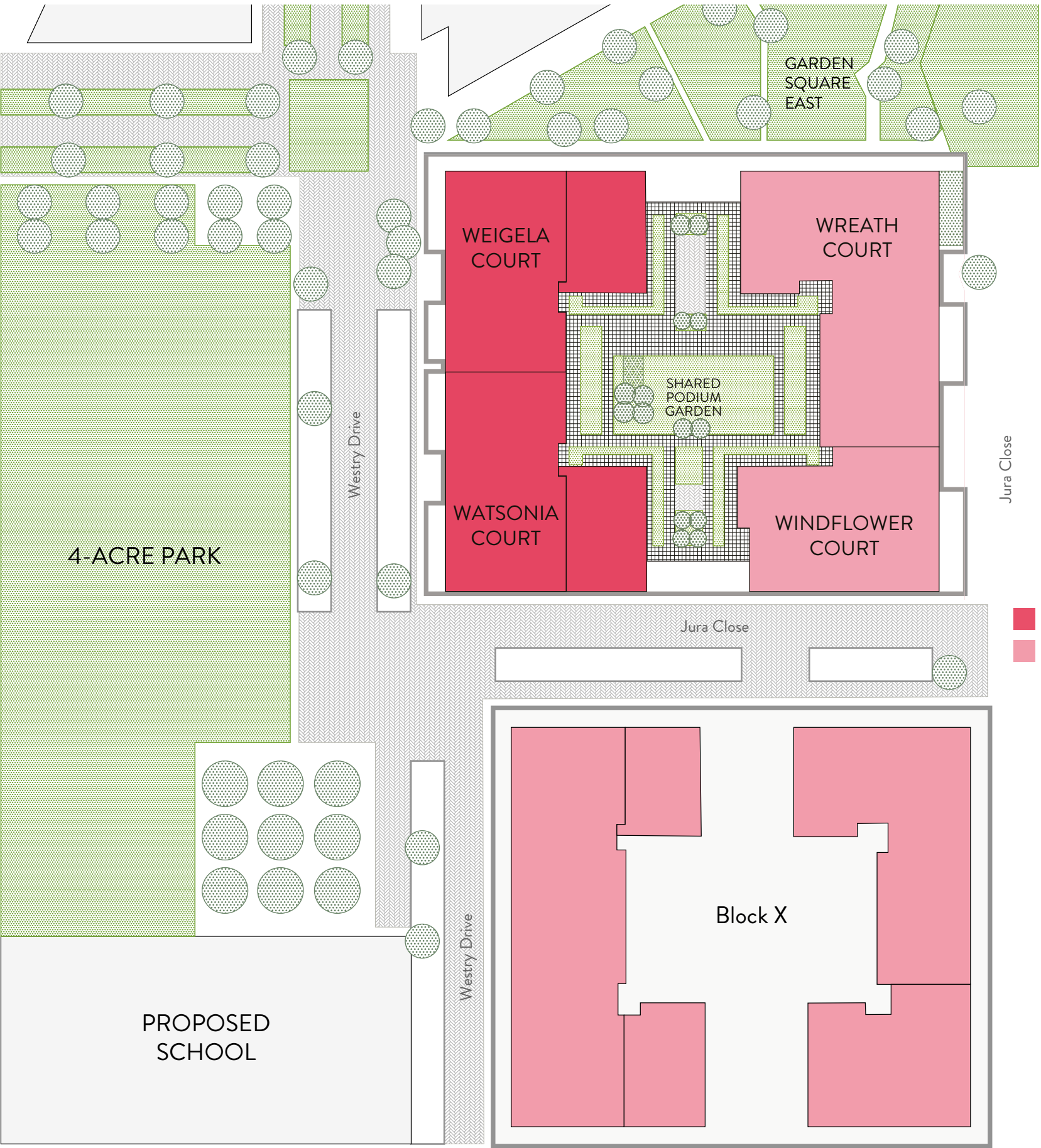
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* Location of washer-dryers may vary
 ** Parking subject to availability, and extra cost, please liaise with your Sales Consultant for further details
 Δ Doorbell replaces video entryphone to all homes with direct access and not accessible via the communal lobby
 † Concierge centrally located at Colindale Gardens and is payable via the service charge
 ‡ Optional extras available, subject to timing, at an additional cost
 Your attention is drawn to the fact it may not be possible to obtain the products as referred to in the specification. In such cases, a similar alternative will be provided. Redrow reserve the right to make these changes. Please ask a Sales Consultant for further information.



THE ACRES COLLECTION SITE PLAN



INTRODUCING THE ACRES

A DISTINCTIVE COLLECTION OF 1, 2 AND 3 BEDROOM APARTMENTS,
FEATURING A RESIDENTS ONLY LANDSCAPED PODIUM GARDEN.



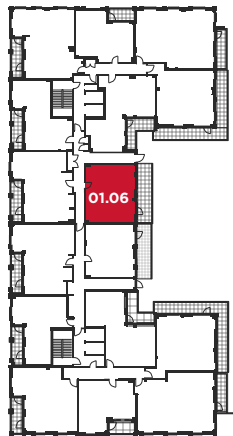
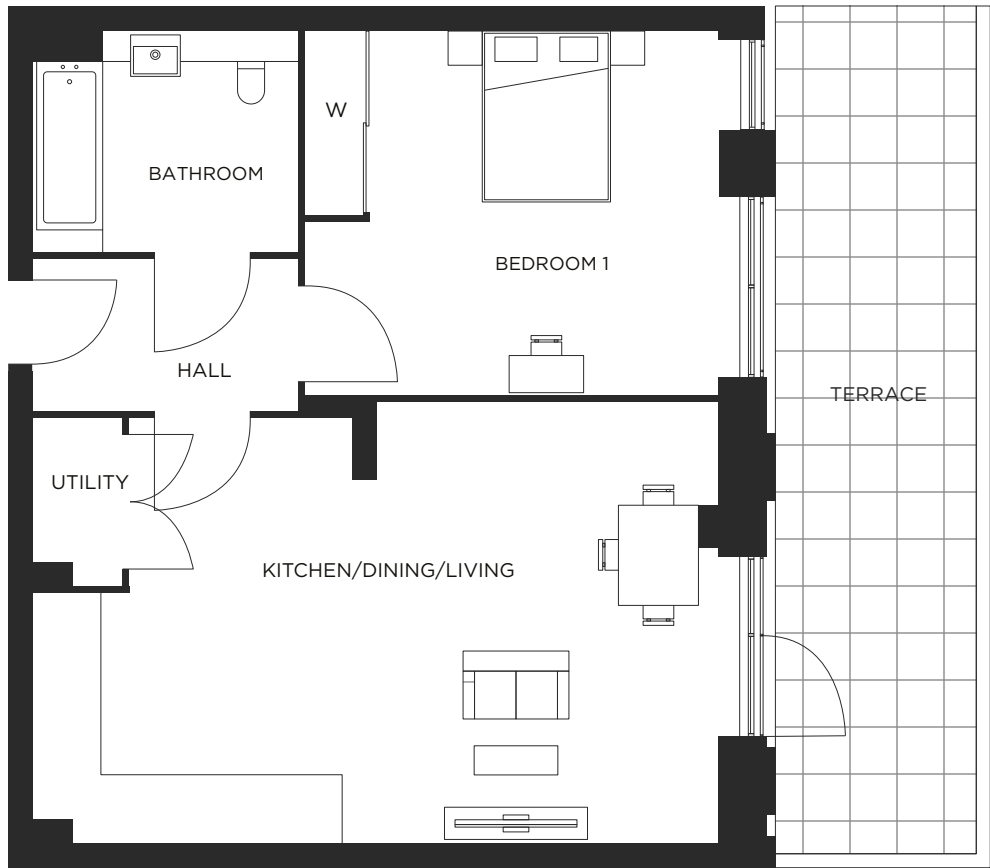
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1 BEDROOM APARTMENT

APARTMENT TYPE C1-100

PLOT: W1.01.06 1 BEDROOM APARTMENT		
Living/Kitchen/Dining	6.79 m x 4.31 m	22' 6" X 14' 4"
Bedroom 1	4.09 m x 3.55 m	13' 7" X 11' 10"
Bathroom	2.55 m x 2.15 m	8' 6" X 7' 3"
Utility	1.58 m x 0.80 m	5' 4" X 2' 9"
Total Internal Area	56.0 sq m	602 sq ft

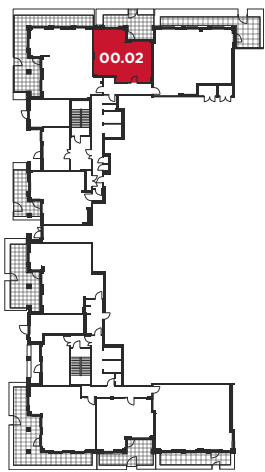
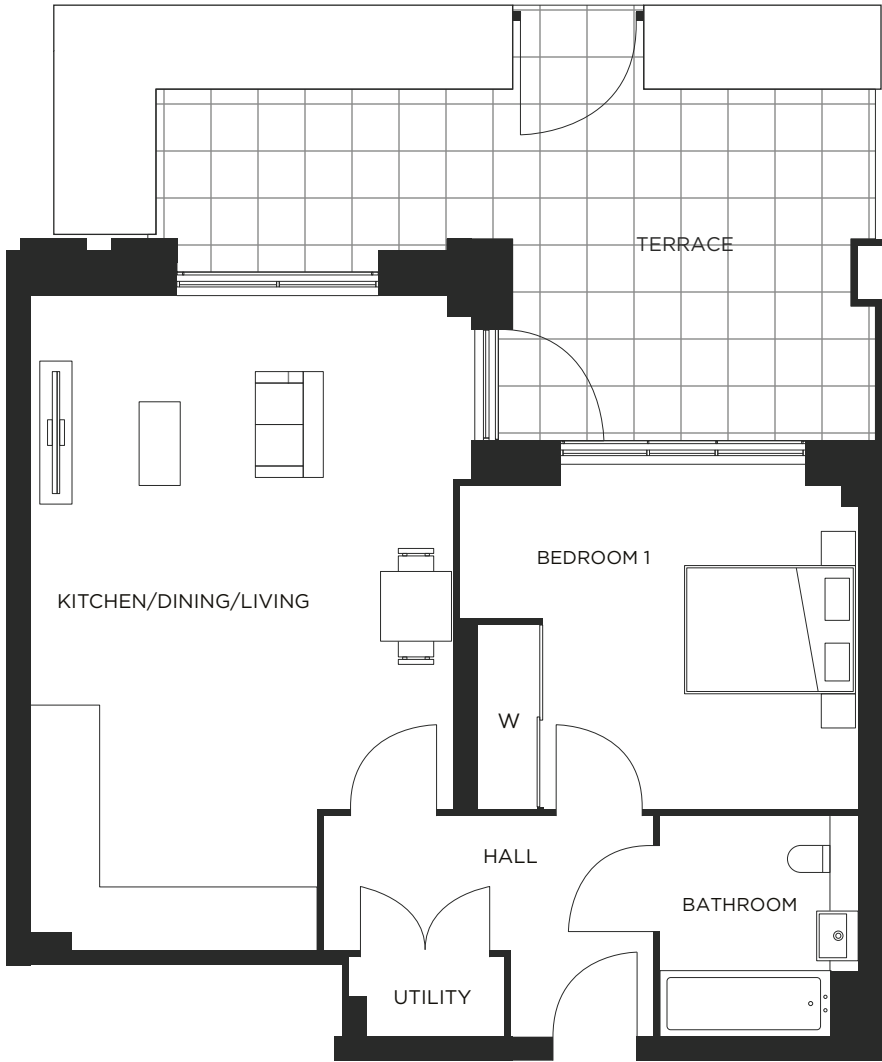


1ST FLOOR

1 BEDROOM APARTMENT

APARTMENT TYPE C1-103

PLOT: W1-00-02 1 BEDROOM APARTMENT		
Living/Kitchen/Dining	6.50 m x 4.09 m	21' 6" X 13' 7"
Bedroom 1	3.91 m x 3.16 m	13' 0" X 10' 6"
Bathroom	2.15 m x 1.95 m	7' 3" X 6' 7"
Utility	1.51 m x 0.72 m	5' 1" X 2' 6"
Total Internal Area	51.2 sq m	551 sq ft

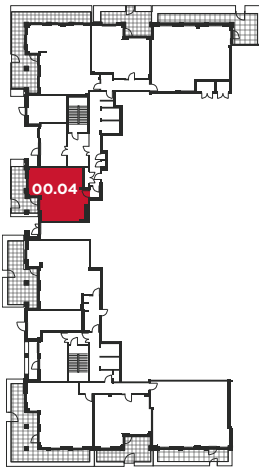
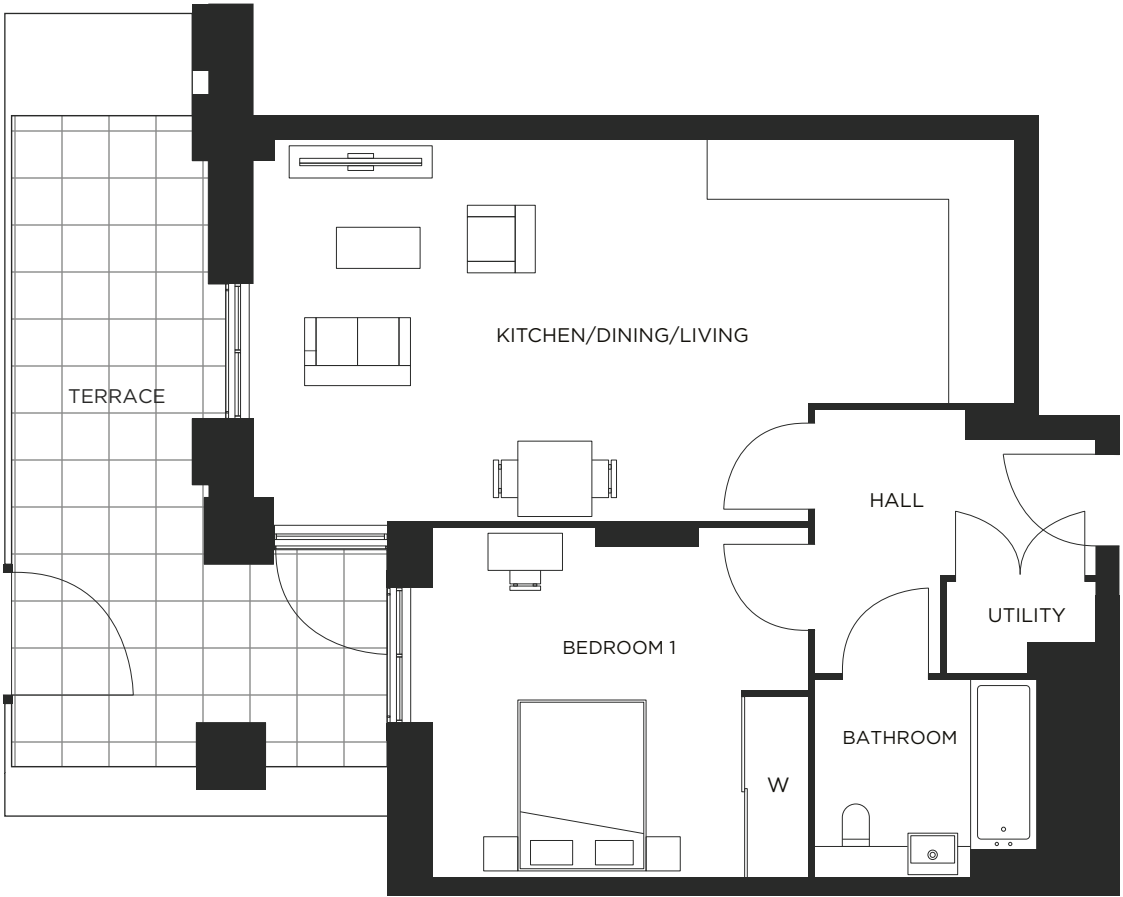


GROUND FLOOR

1 BEDROOM APARTMENT

APARTMENT TYPE C1-106

PLOT: W1.00.04 1 BEDROOM APARTMENT		
Living/Kitchen/Dining	7.56 m x 3.76 m	25' 0" X 12' 6"
Bedroom 1	3.68 m x 3.43 m	12' 3" X 11' 5"
Bathroom	2.15 m x 1.95 m	7' 3" X 6' 7"
Utility	1.38 m x 0.73 m	4' 8" X 2' 7"
Total Internal Area	53.9 sq m	580 sq ft

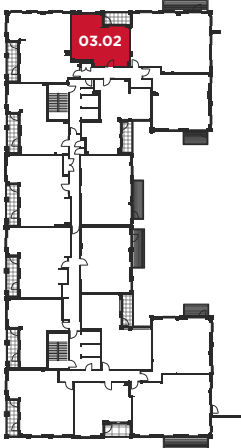
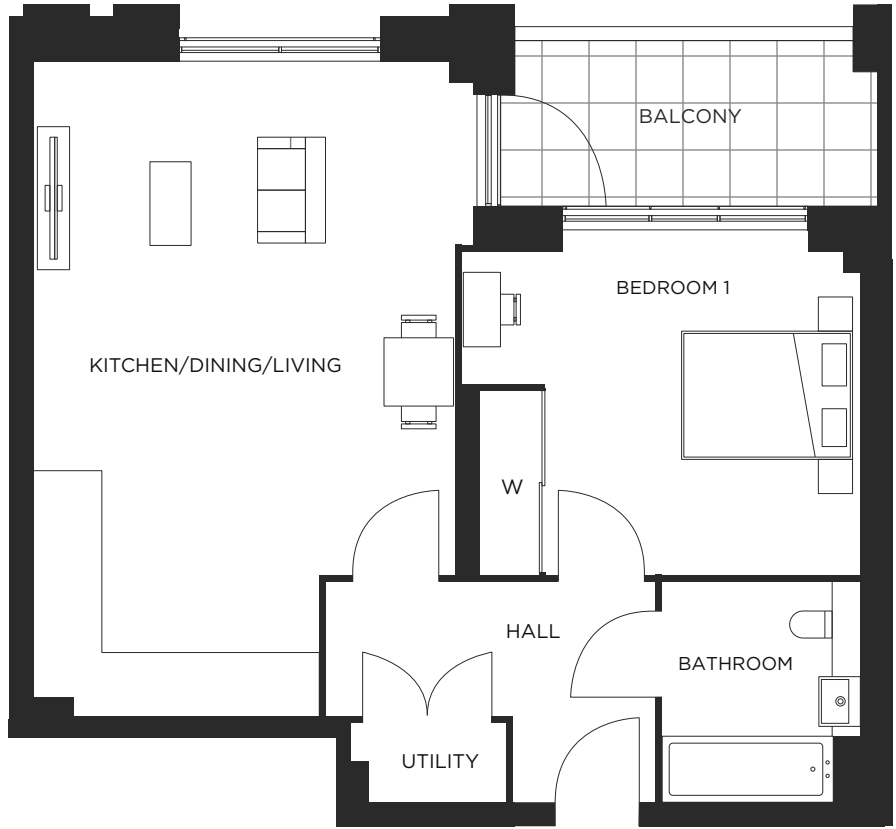


GROUND FLOOR

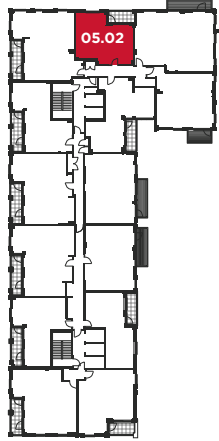
1 BEDROOM APARTMENT

APARTMENT TYPE C1-102

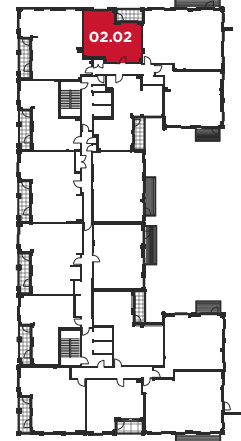
PLOTS: W1-01-02, W1-02-02, W1-03-02, W1-04-02, W1-05-02 1 BEDROOM APARTMENT		
Living/Kitchen/Dining	6.50 m x 4.06 m	21' 6" X 13' 6"
Bedroom 1	3.96 m x 3.18 m	13' 2" X 10' 7"
Bathroom	2.15 m x 1.95 m	7' 3" X 6' 7"
Utility	1.53 m x 0.70 m	5' 2" X 2' 6"
Total Internal Area	51.3 sq m	552 sq ft



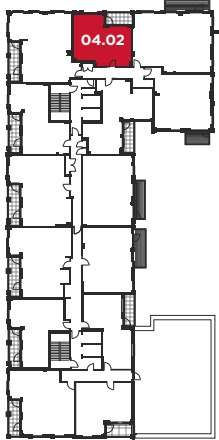
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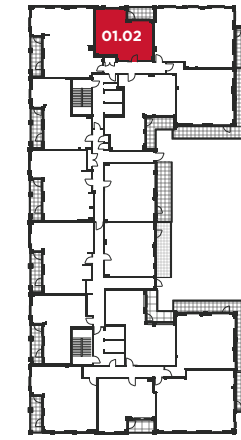
5TH FLOOR



2ND FLOOR



4TH FLOOR

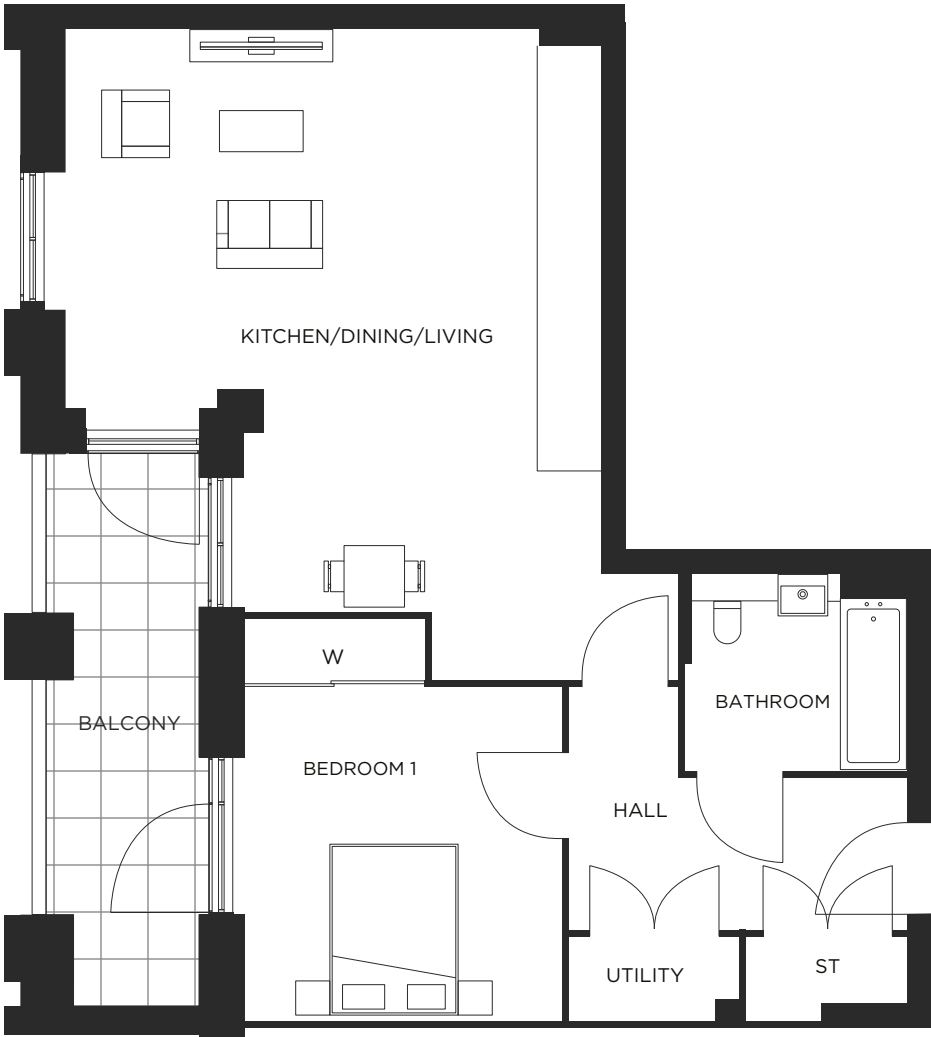


1ST FLOOR

1 BEDROOM APARTMENT

APARTMENT TYPE C1-104

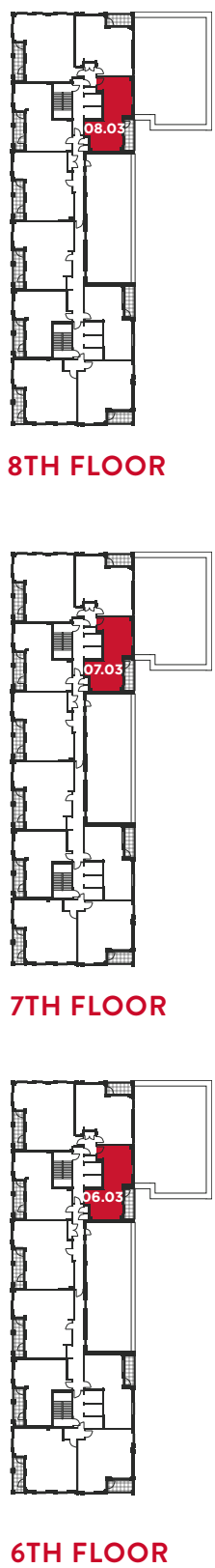
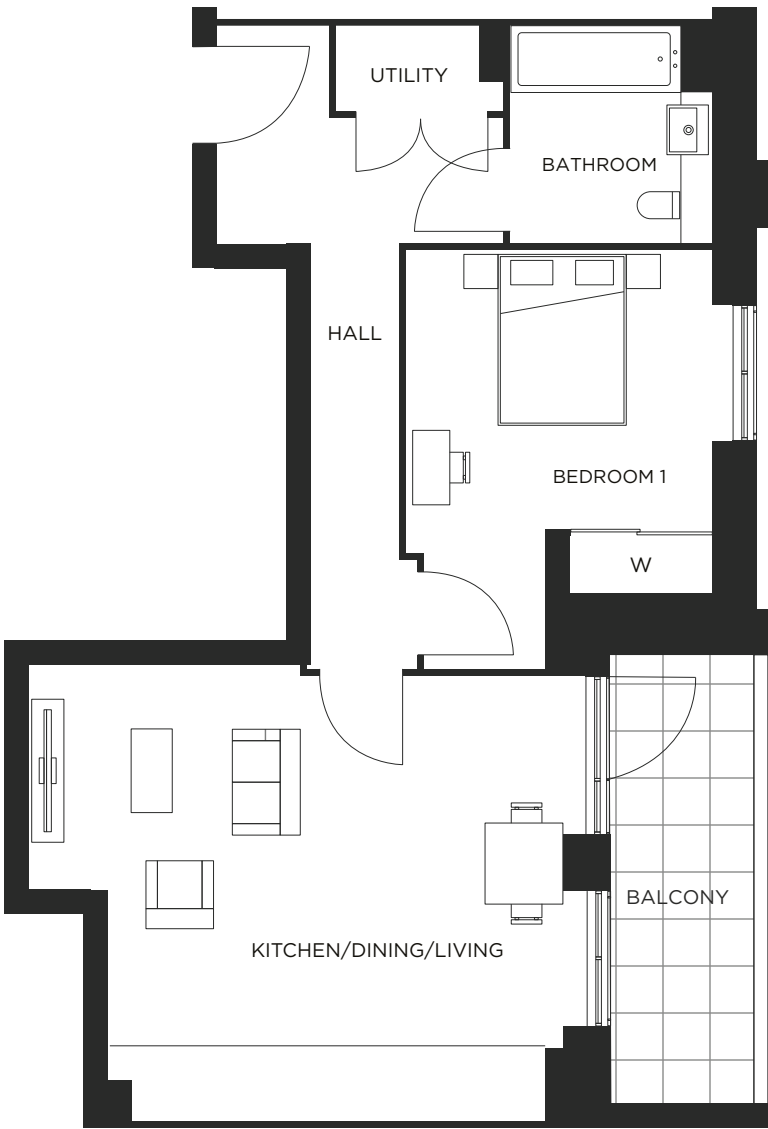
PLOTS: W1-01-08, W1-02-08, W1-03-08, W1-04-08, W1-05-08, W1-06-05, W1-07-05, W1-08-05 1 BEDROOM APARTMENT		
Living/Kitchen/Dining	6.45 m x 5.35 m	21' 4" X 17' 9"
Bedroom 1	3.92 m x 3.14 m	13' 0" X 10' 6"
Bathroom	2.15 m x 1.95 m	7' 3" X 6' 7"
Utility	1.60 m x 0.76 m	5' 5" X 2' 8"
Total Internal Area	56.4 sq m	607 sq ft



1 BEDROOM APARTMENT

APARTMENT TYPE C1-105

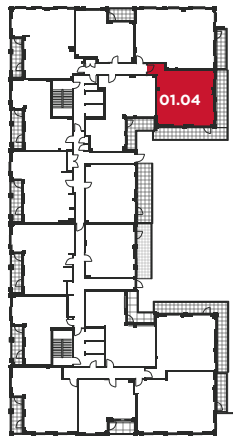
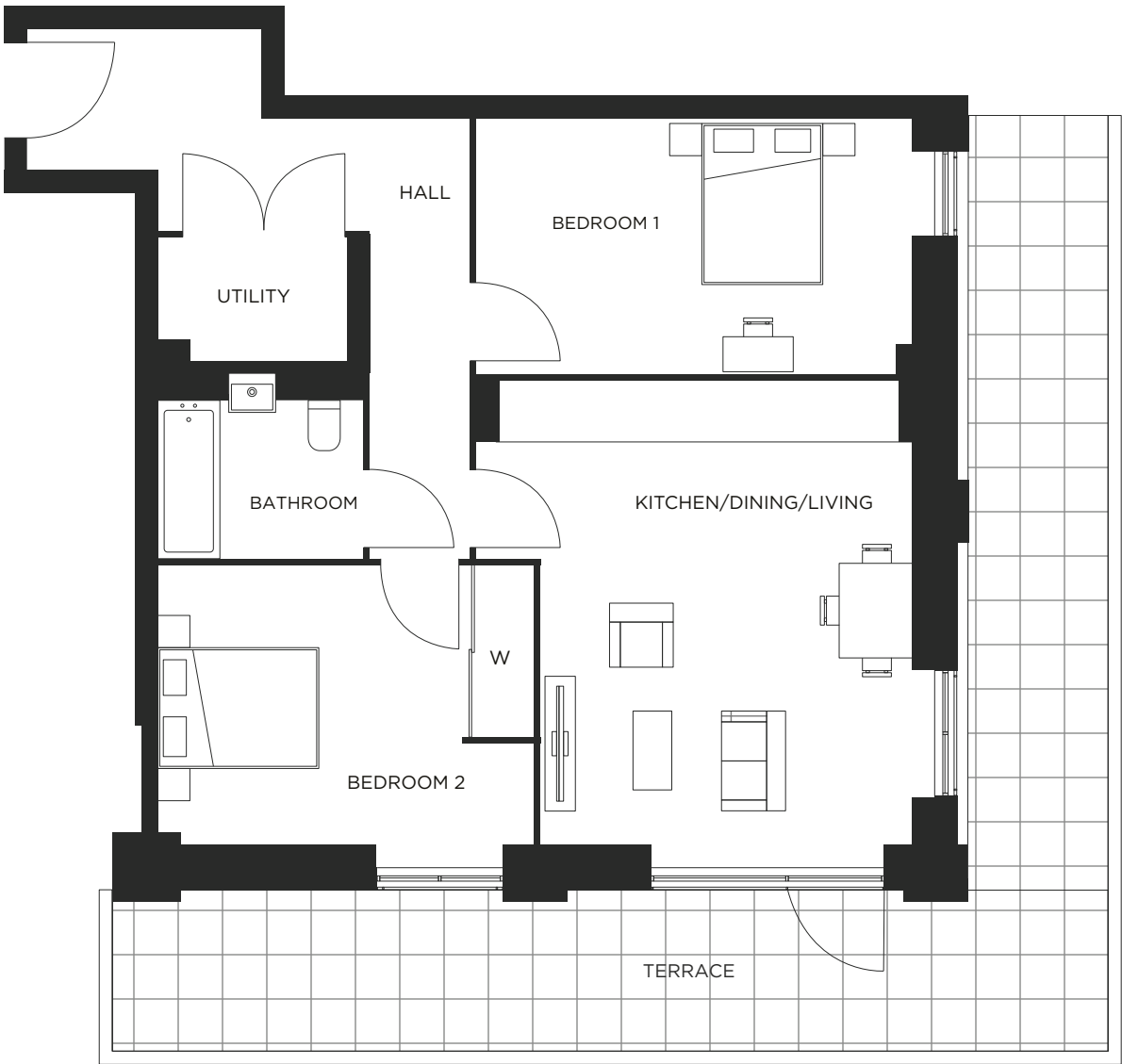
PLOTS: W1-06-03, W1-07-03, W1-08-03 1 BEDROOM APARTMENT		
Living/Kitchen/Dining	5.33 m x 4.41 m	17' 8" X 14' 8"
Bedroom 1	4.08 m x 2.98 m	13' 7" X 10' 0"
Bathroom	2.15 m x 1.95 m	7' 3" X 6' 7"
Utility	1.60 m x 0.75 m	5' 5" X 2' 8"
Total Internal Area	50.5 sq m	543 sq ft



2 BEDROOM APARTMENT

APARTMENT TYPE C1-108

PLOT: W1.01.04 2 BEDROOM APARTMENT		
Living/Kitchen/Dining	3.95 m x 4.91 m	13' 2" X 16' 3"
Bedroom 1	3.91 m x 2.94 m	13' 0" X 9' 10"
Bedroom 2	4.58 m x 2.60 m	15' 2" X 8' 8"
Bathroom	2.15 m x 1.95 m	7' 3" X 6' 7"
Utility	2.11 m x 1.31 m	7' 1" X 4' 6"
Total Internal Area	65.8 sq m	708 sq ft

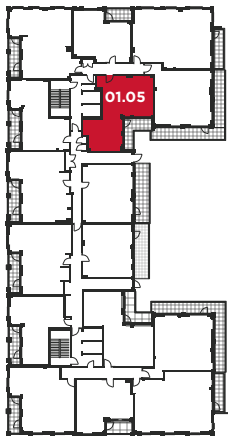
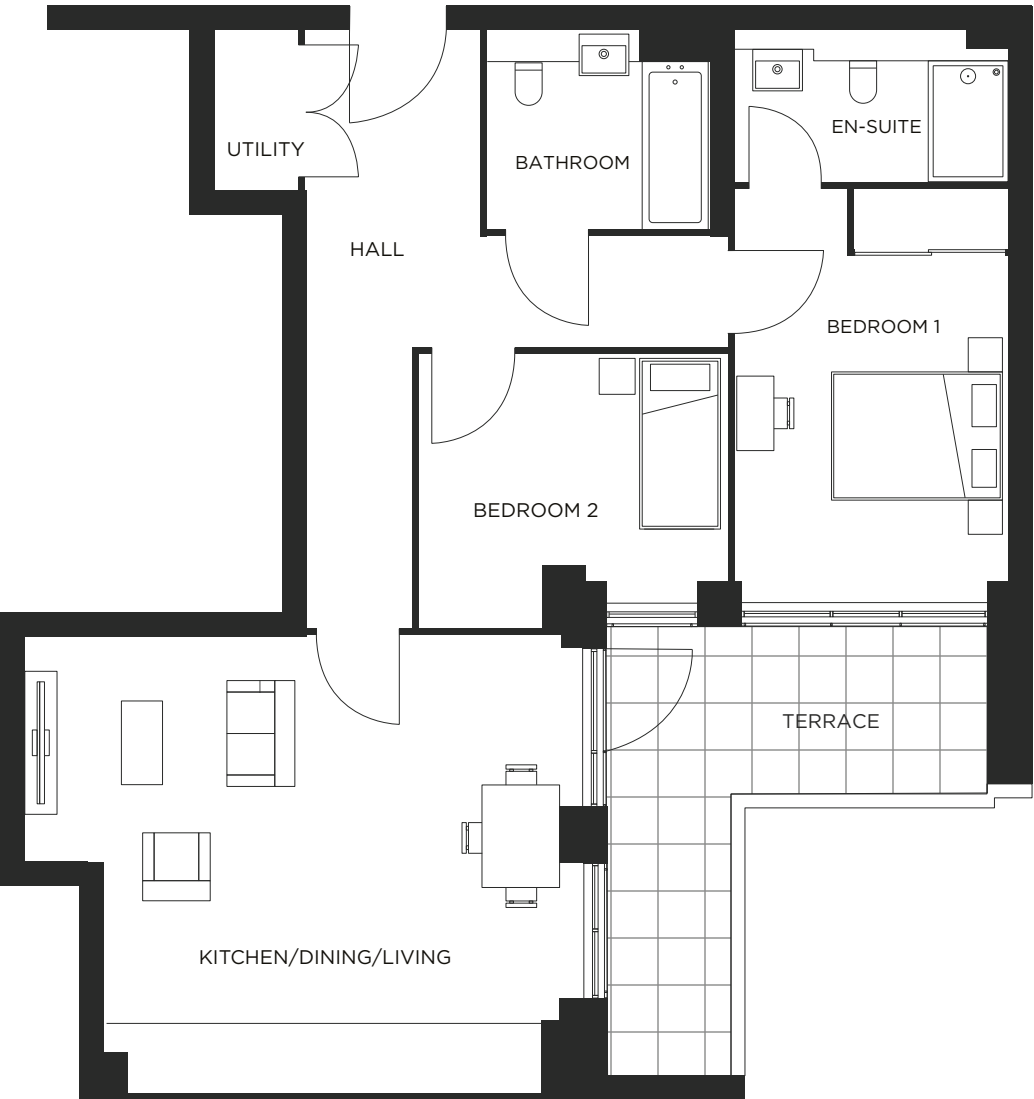


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1ST FLOOR

2 BEDROOM APARTMENT

APARTMENT TYPE C1-111

PLOT: W1.01.05 2 BEDROOM APARTMENT		
Living/Kitchen/Dining	5.33 m x 4.48 m	17' 8" X 14' 11"
Bedroom 1	2.69 m x 3.87 m	9' 0" X 12' 11"
Bedroom 2	2.97 m x 2.67 m	9' 11" X 8' 11"
Bathroom	2.15 m x 1.95 m	7' 3" X 6' 7"
En-Suite	2.69 m x 1.45 m	9' 0" X 4' 11"
Utility	1.52 m x 0.75 m	5' 2" X 2' 7"
Total Internal Area	65.0 sq m	699 sq ft

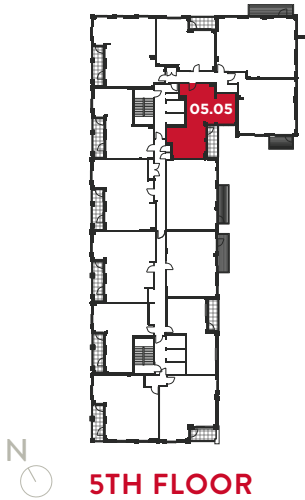
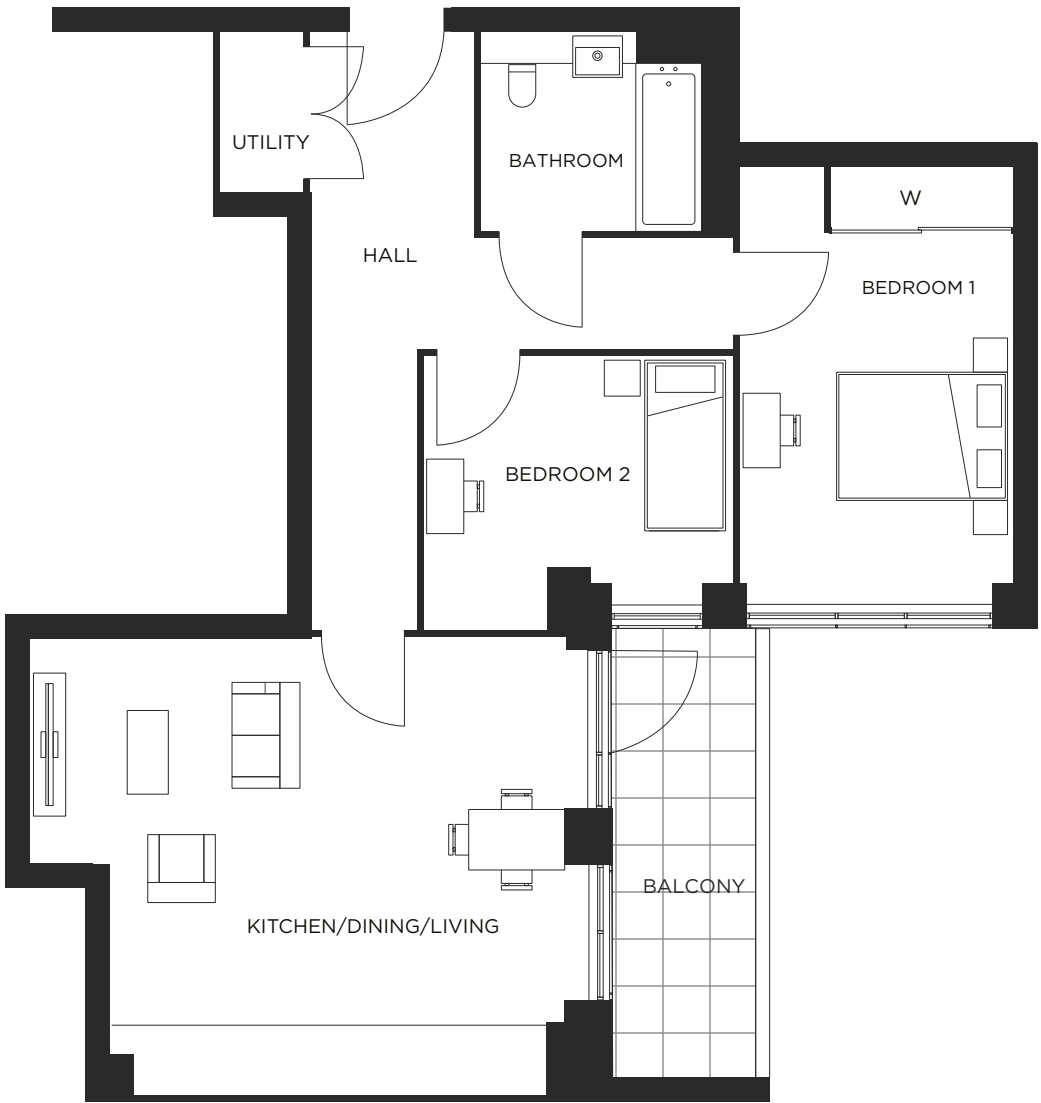


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2 BEDROOM APARTMENT

APARTMENT TYPE C1-109

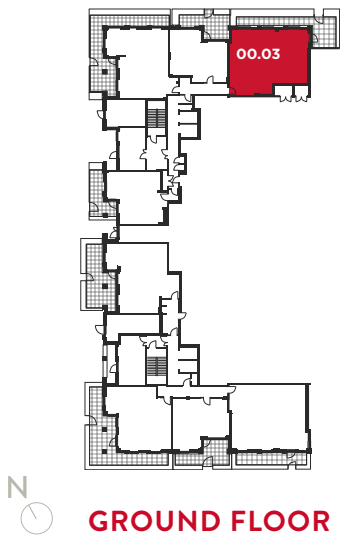
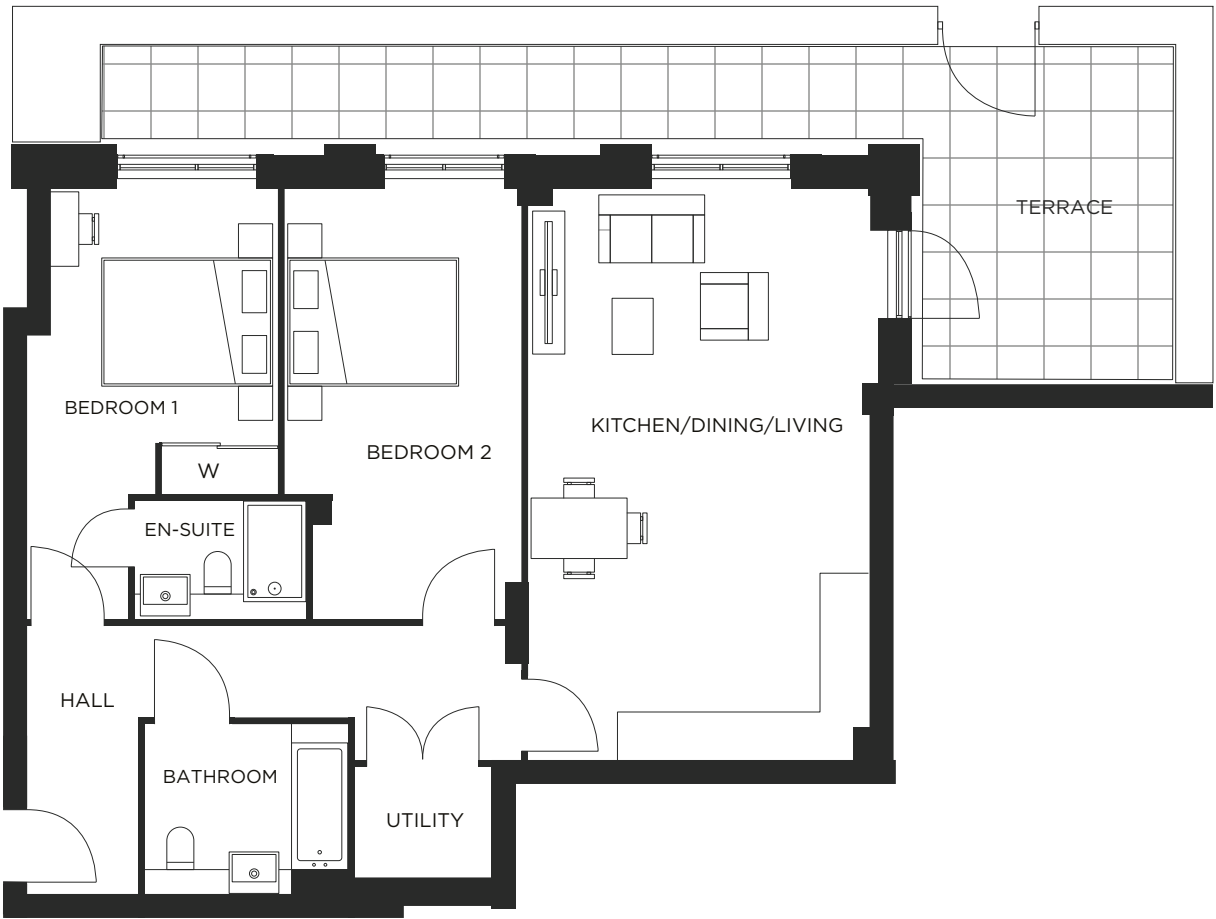
PLOT: W1.05.05 2 BEDROOM APARTMENT		
Living/Kitchen/Dining	5.33 m x 4.48 m	17' 8" X 14' 11"
Bedroom 1	4.10 m x 2.69 m	13' 8" X 9' 0"
Bedroom 2	2.97 m x 2.67 m	9' 11" X 8' 11"
Bathroom	2.15 m x 1.95 m	7' 3" X 6' 7"
Utility	1.78 m x 0.75 m	6' 0" X 2' 7"
Total Internal Area	61.1 sq m	657 sq ft



2 BEDROOM APARTMENT

APARTMENT TYPE C1-101

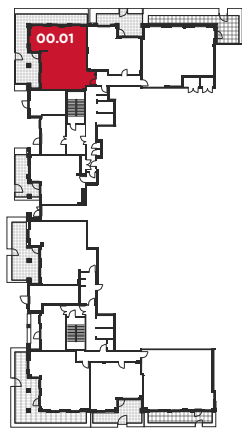
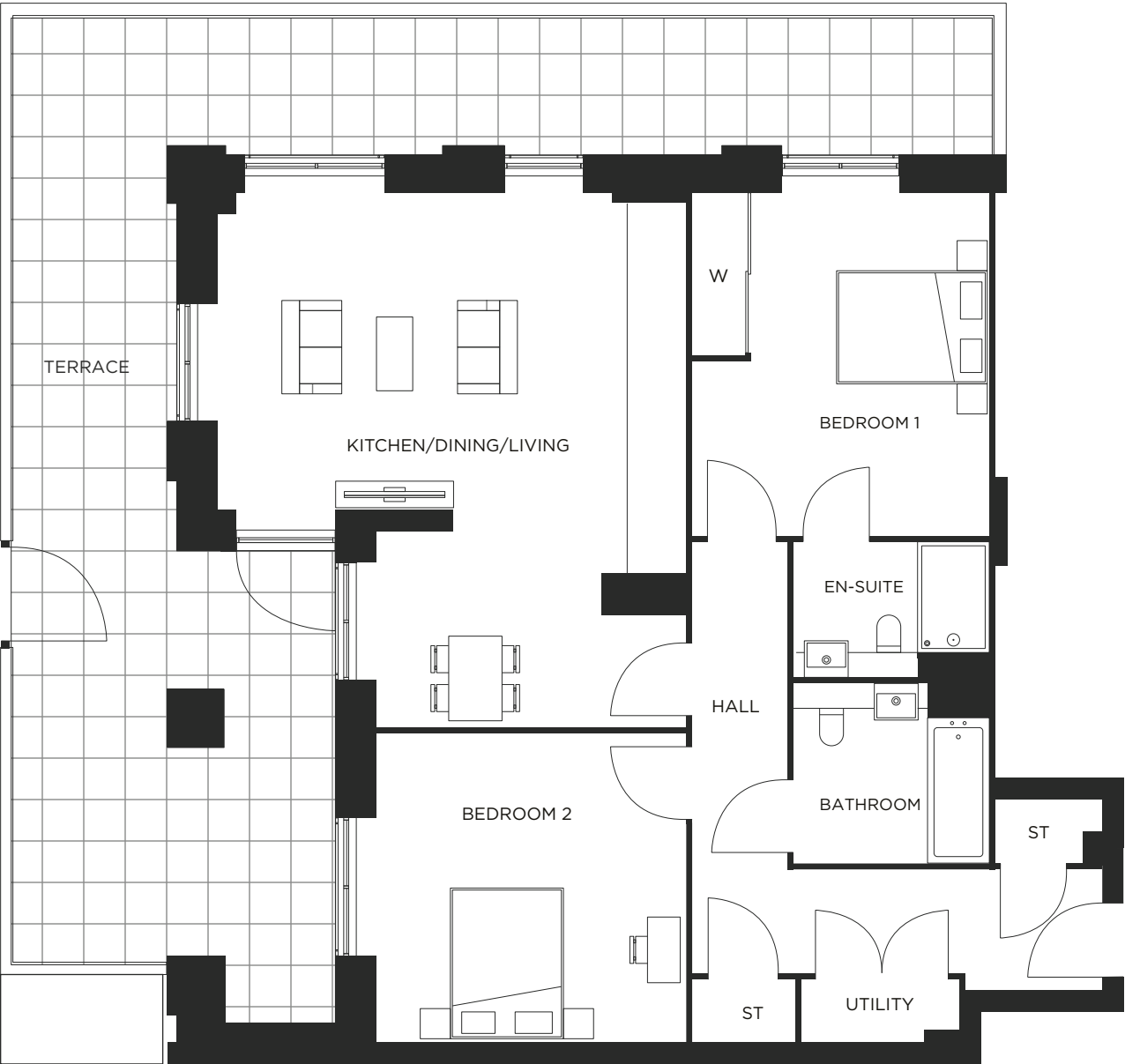
PLOT: W1.00.03 2 BEDROOM APARTMENT		
Living/Kitchen/Dining	7.39 m x 4.42 m	24' 5" X 14' 8"
Bedroom 1	5.53 m x 3.26 m	18' 4" X 10' 11"
Bedroom 2	5.53 m x 2.95 m	18' 4" X 9' 10"
Bathroom	2.55 m x 2.15 m	8' 6" X 7' 3"
En-Suite	2.15 m x 1.45 m	7' 3" X 4' 11"
Utility	1.71 m x 1.34 m	5' 10" X 4' 7"
Total Internal Area	92.1 sq m	991 sq ft



2 BEDROOM APARTMENT

APARTMENT TYPE C1-117

PLOT: W1.00.01 2 BEDROOM APARTMENT		
Living/Kitchen/Dining	5.98 m x 5.25 m	19' 9" X 17' 5"
Bedroom 1	3.79 m x 3.26 m	12' 7" X 10' 10"
Bedroom 2	3.45 m x 3.49 m	11' 6" X 11' 7"
Bathroom	2.15 m x 1.95 m	7' 3" X 6' 7"
En-Suite	2.15 m x 1.45 m	7' 3" X 4' 11"
Utility	1.74 m x 0.70 m	5' 10" X 2' 6"
Total Internal Area	76.6 sq m	824 sq ft

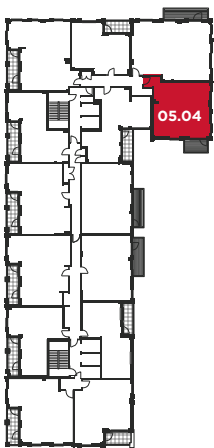
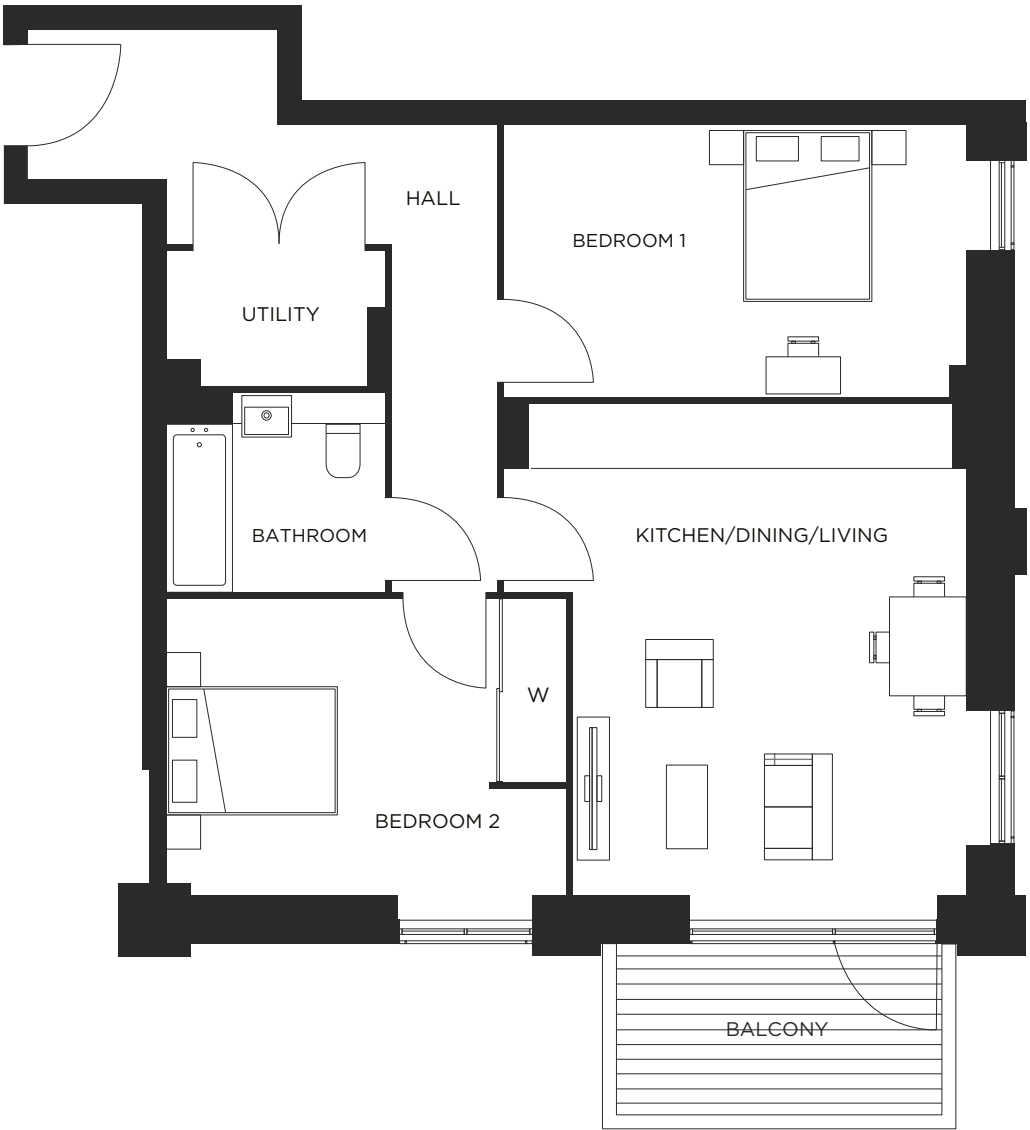


GROUND FLOOR

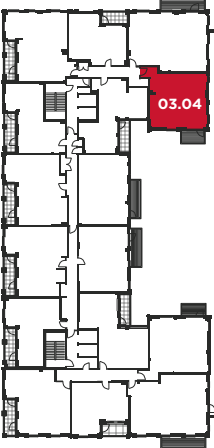
2 BEDROOM APARTMENT

APARTMENT TYPE C1-107

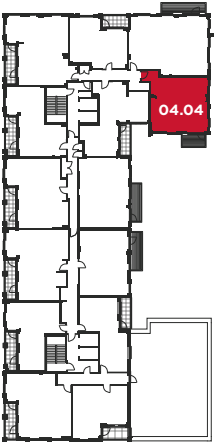
PLOTS: W1.02.04, W1.03.04, W1.04.04, W1.05.04 2 BEDROOM APARTMENT		
Living/Kitchen/Dining	4.93 m x 4.58 m	16' 4" X 15' 2"
Bedroom 1	3.91 m x 2.94 m	13' 0" X 9' 10"
Bedroom 2	4.58 m x 2.60 m	15' 2" X 8' 8"
Bathroom	2.15 m x 1.95 m	7' 3" X 6' 7"
Utility	2.11 m x 1.26 m	7' 1" X 4' 4"
Total Internal Area	65.8 sq m	708 sq ft



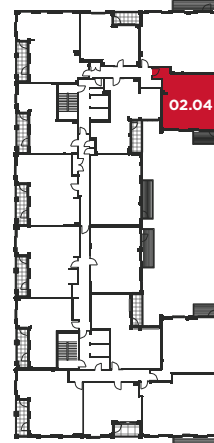
5TH FLOOR



3RD FLOOR



4TH FLOOR



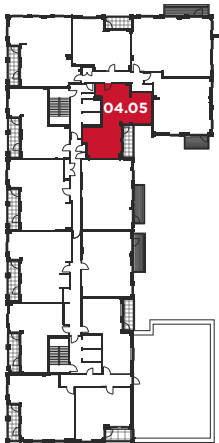
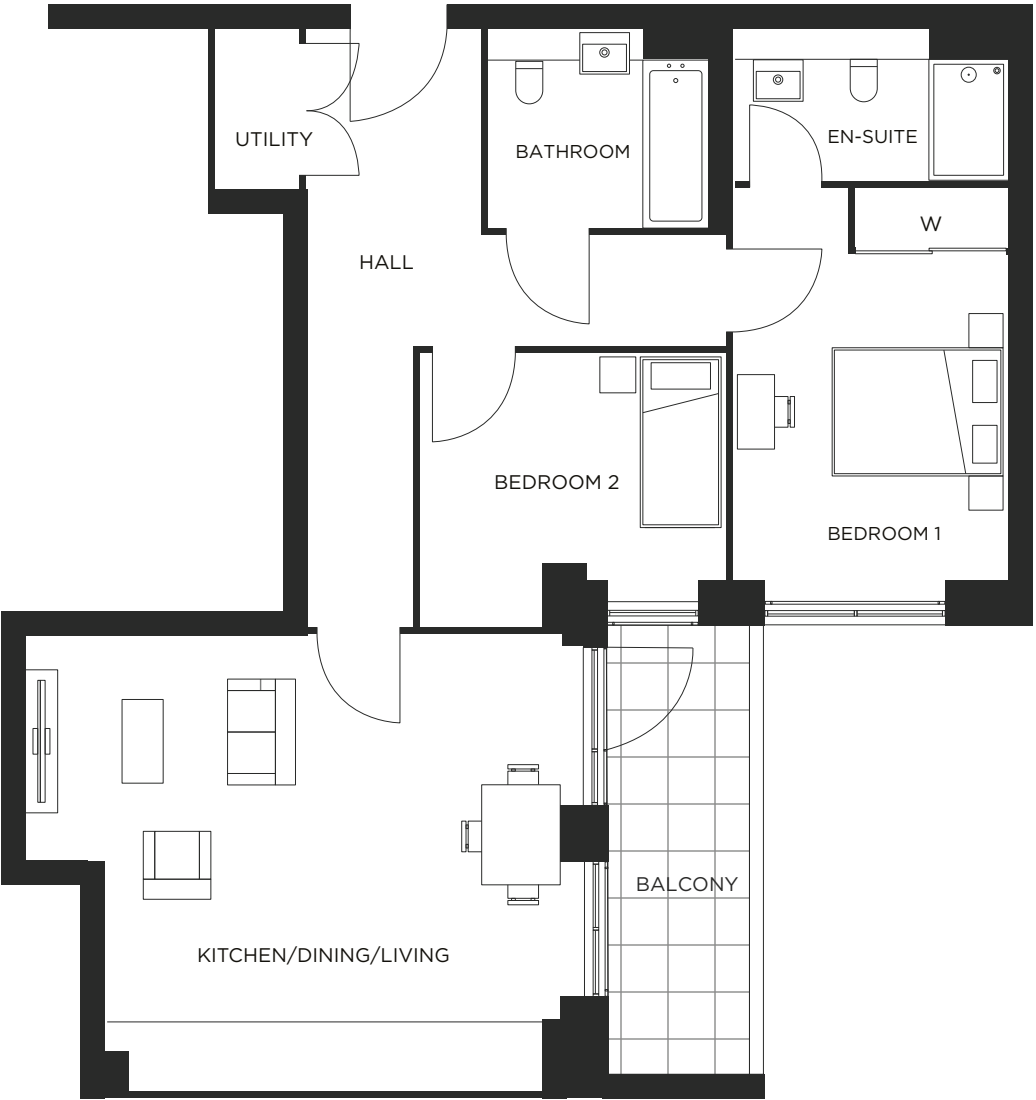
2ND FLOOR



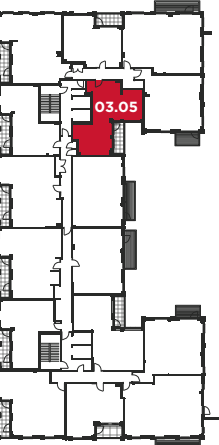
2 BEDROOM APARTMENT

APARTMENT TYPE C1-110

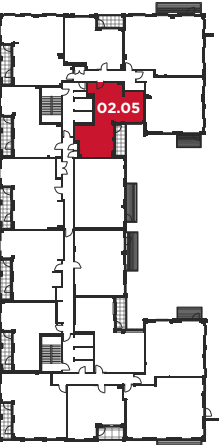
PLOTS: W1.02.05, W1.03.05, W1.04.05 2 BEDROOM APARTMENT		
Living/Kitchen/Dining	5.33 m x 4.48 m	17' 8" X 14' 11"
Bedroom 1	3.87 m x 2.69 m	12' 11" X 9' 0"
Bedroom 2	2.67 m x 2.97 m	8' 11" X 9' 11"
Bathroom	2.15 m x 1.95 m	7' 3" X 6' 7"
En-Suite	2.69 m x 1.45 m	9' 0" X 4' 11"
Utility	1.52 m x 0.75 m	5' 2" X 2' 7"
Total Internal Area	65.0 sq m	699 sq ft



4TH FLOOR



3RD FLOOR



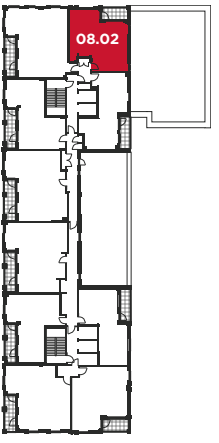
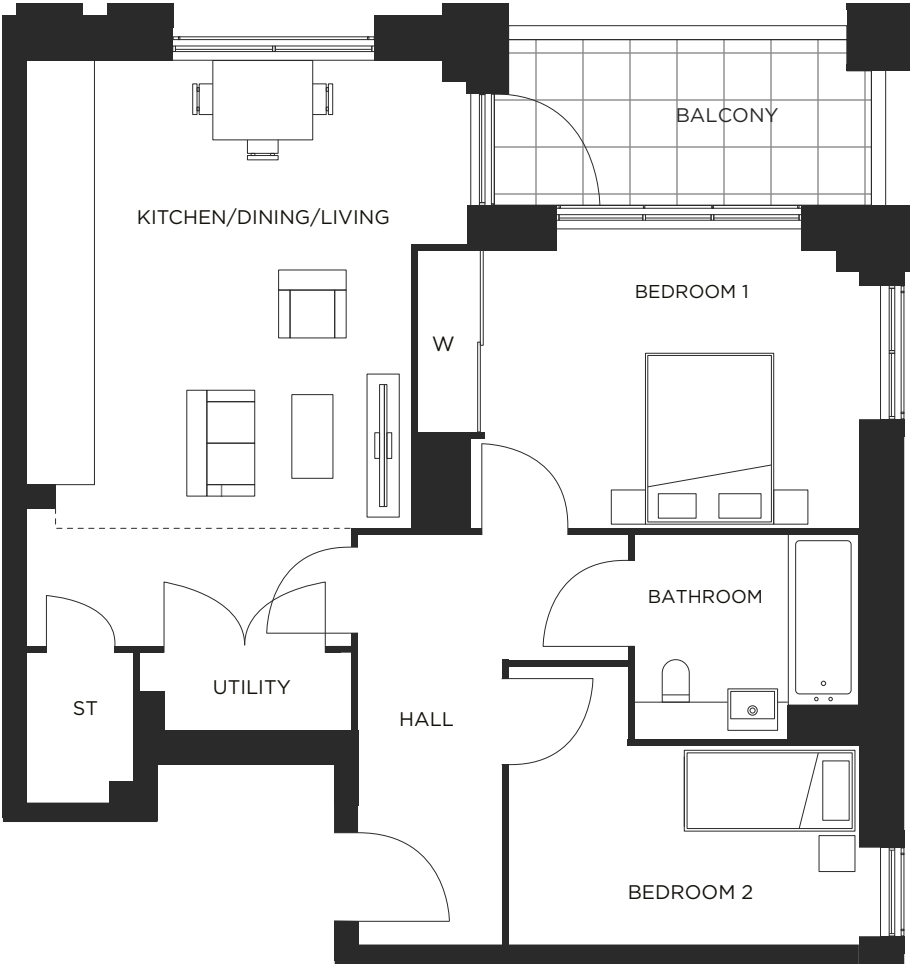
2ND FLOOR



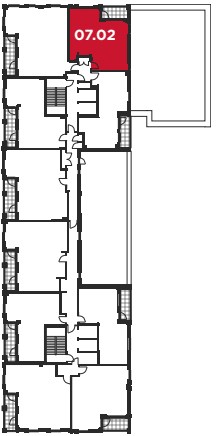
2 BEDROOM APARTMENT

APARTMENT TYPE C1-112

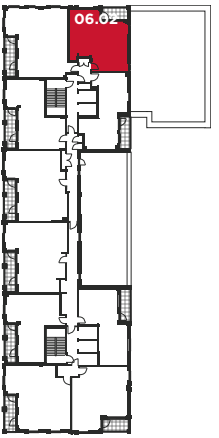
PLOTS: W1.06.02, W1.07.02, W1.08.02 2 BEDROOM APARTMENT		
Living/Kitchen/Dining	4.27 m x 5.79 m	14' 2" X 19' 2"
Bedroom 1	4.32 m x 2.70 m	14' 4" X 9' 0"
Bedroom 2	3.42 m x 2.69 m	11' 5" X 9' 0"
Bathroom	2.15 m x 1.95 m	7' 3" X 6' 7"
Utility	2.02 m x 0.70 m	6' 10" X 2' 6"
Total Internal Area	61.0 sq m	656 sq ft



8TH FLOOR



7TH FLOOR



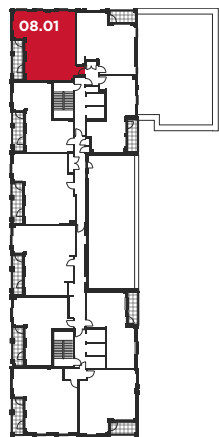
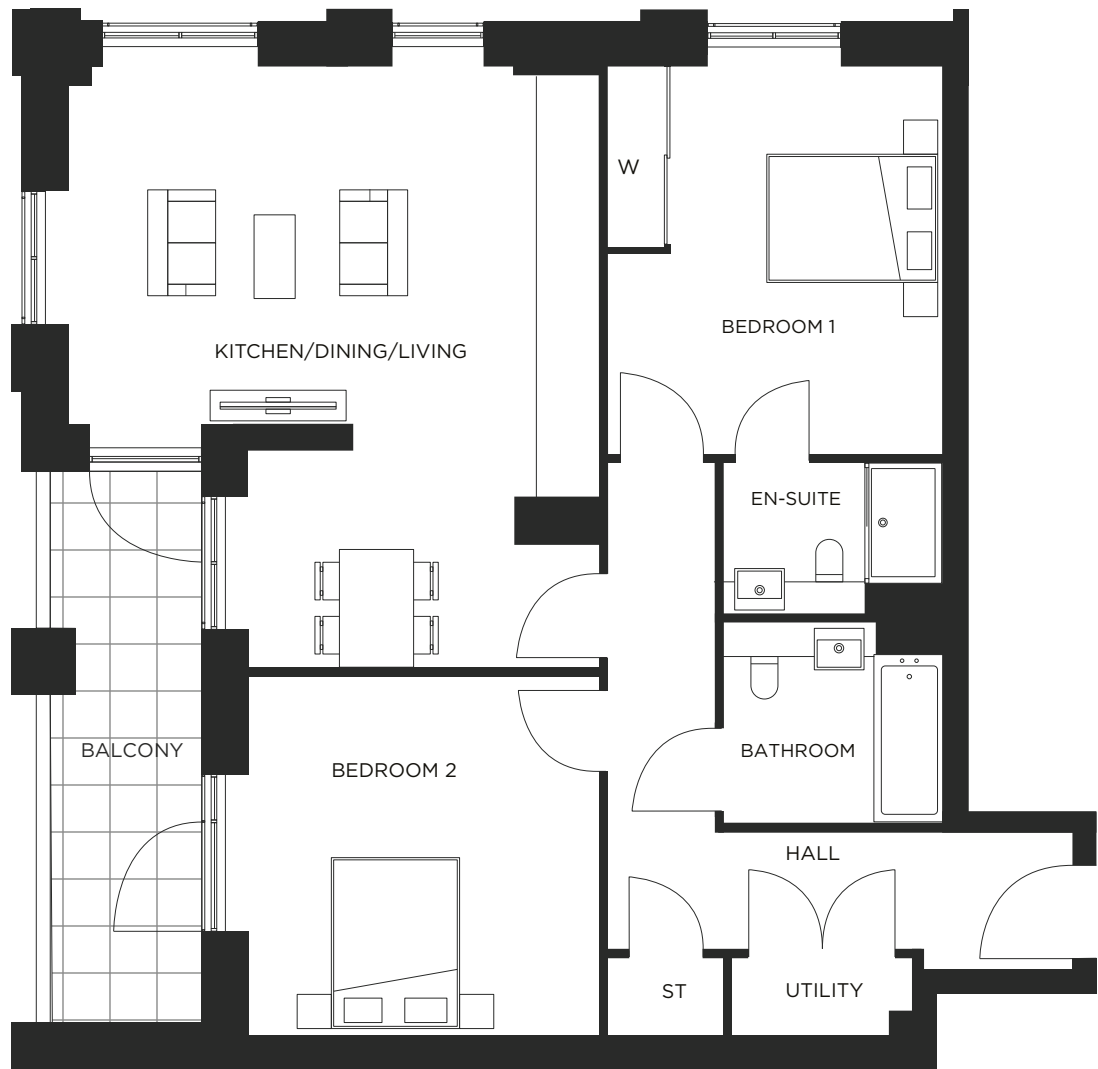
6TH FLOOR



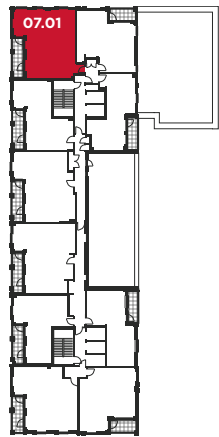
2 BEDROOM APARTMENT

APARTMENT TYPE C1-113

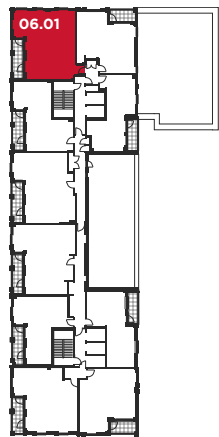
PLOTS: W1.06.01, W1.07.01, W1.08.01 2 BEDROOM APARTMENT		
Living/Kitchen/Dining	5.98 m x 5.26 m	19' 10" X 17' 5"
Bedroom 1	3.83 m x 3.27 m	12' 9" X 10' 11"
Bedroom 2	3.51 m x 3.46 m	11' 8" X 11' 6"
Bathroom	2.15 m x 1.95 m	7' 3" X 6' 7"
En-Suite	2.15 m x 1.45 m	7' 3" X 4' 11"
Utility	1.74 m x 0.70 m	5' 10" X 2' 6"
Total Internal Area	75.5 sq m	812 sq ft



8TH FLOOR



7TH FLOOR



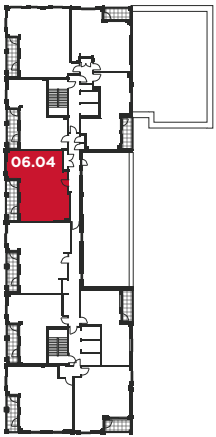
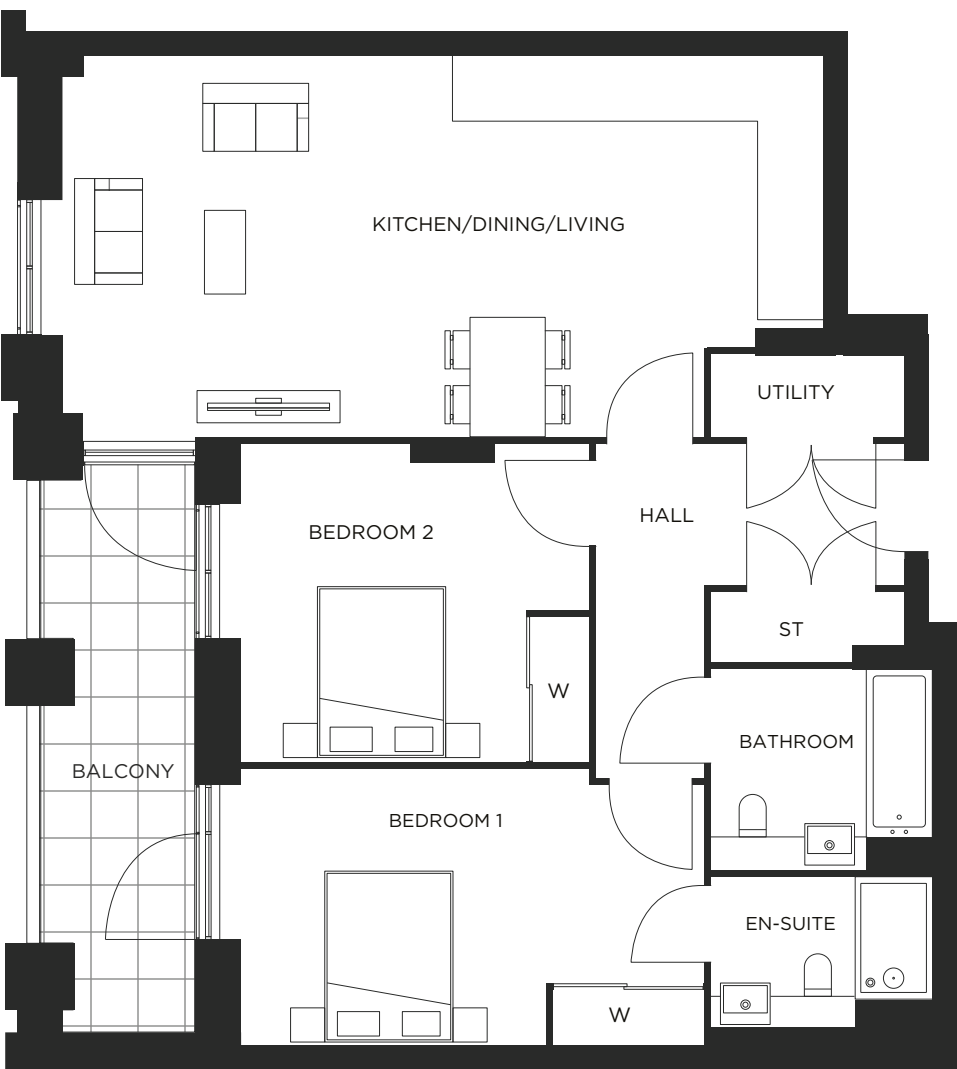
6TH FLOOR



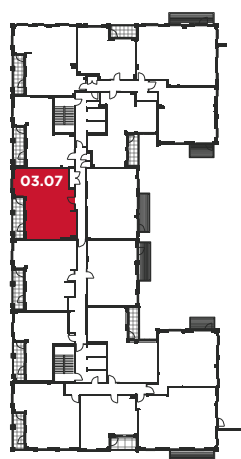
2 BEDROOM APARTMENT

APARTMENT TYPE C1-114

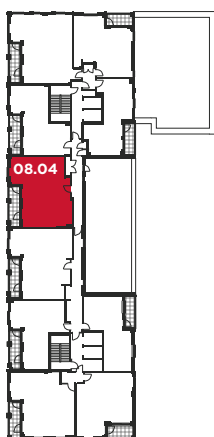
PLOTS: W1.01.07, W1.02.07, W1.03.07, W1.04.07, W1.05.07, W1.06.04, W1.07.04, W1.08.04 2 BEDROOM APARTMENT		
Living/Kitchen/Dining	7.36 m x 3.76 m	24' 4" X 12' 6"
Bedroom 1	4.60 m x 2.70 m	15' 3" X 9' 0"
Bedroom 2	3.44 m x 3.10 m	11' 6" X 10' 4"
Bathroom	2.15 m x 1.95 m	7' 3" X 6' 7"
En-Suite	2.15 m x 1.45 m	7' 3" X 4' 11"
Utility	1.81 m x 0.75 m	6' 1" X 2' 7"
Total Internal Area	71.9 sq m	773 sq ft



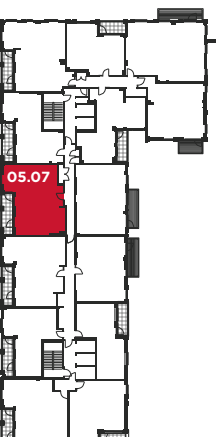
6TH FLOOR



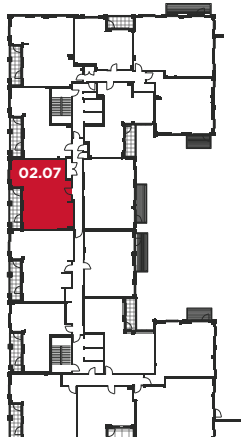
3RD FLOOR



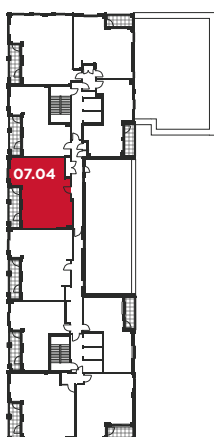
8TH FLOOR



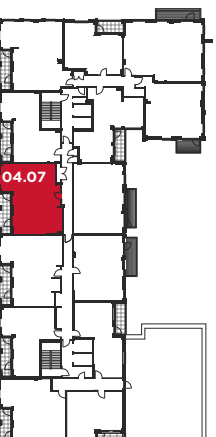
5TH FLOOR



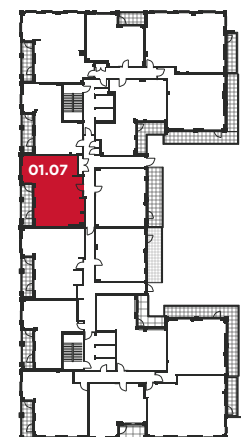
2ND FLOOR



7TH FLOOR



4TH FLOOR



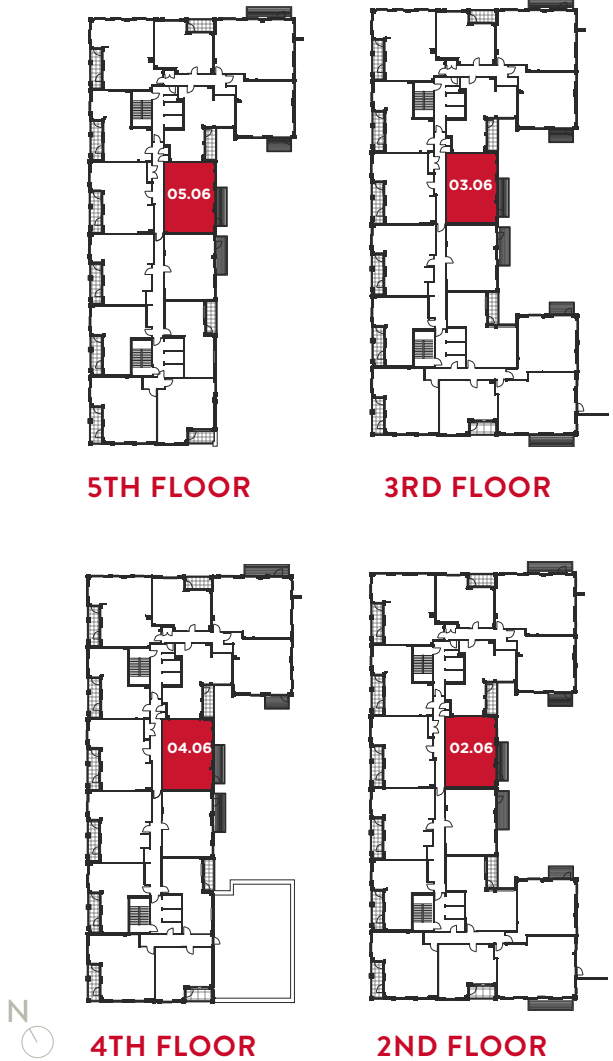
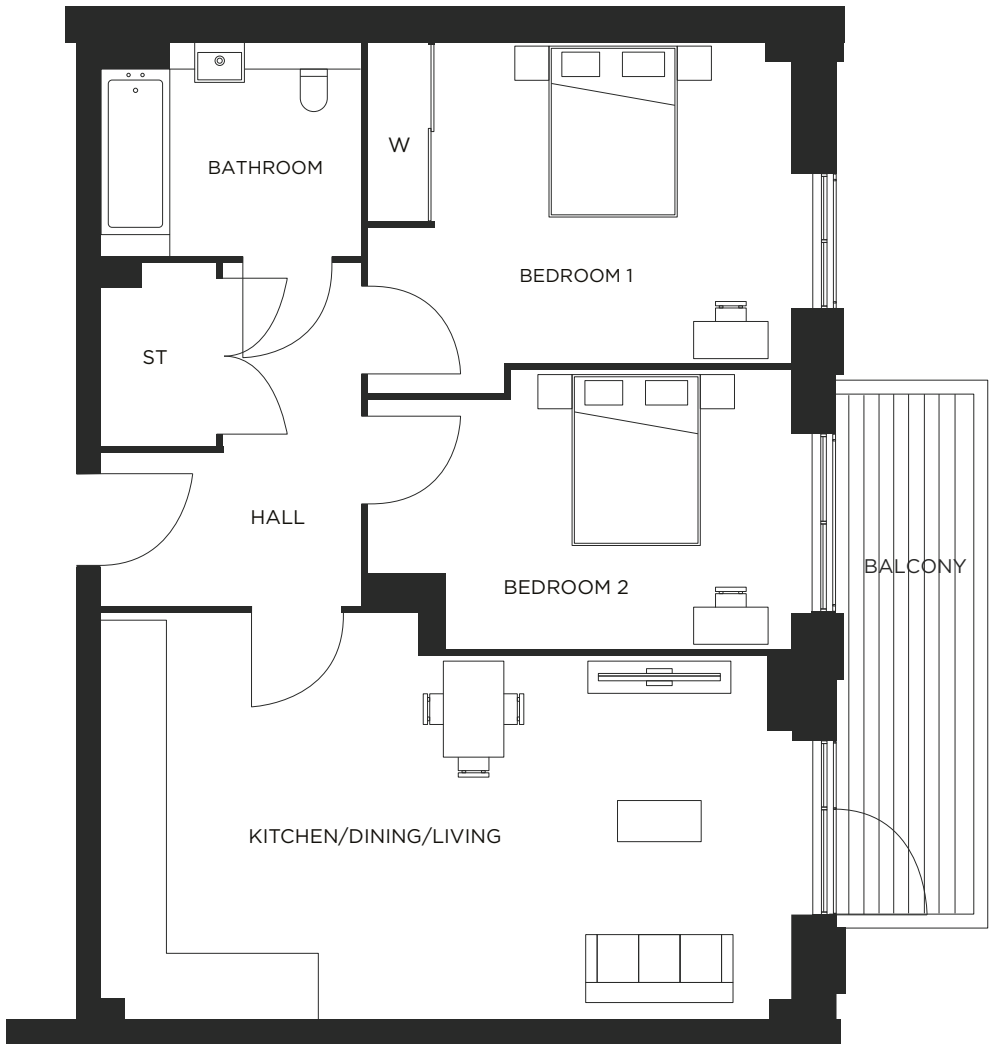
1ST FLOOR



2 BEDROOM APARTMENT

APARTMENT TYPE C1-115

PLOTS: W1.02.06, W1.03.06, W1.04.06, W1.05.06 2 BEDROOM APARTMENT		
Living/Kitchen/Dining	6.79 m x 3.99 m	22' 5" X 13' 3"
Bedroom 1	4.13 m x 3.45 m	13' 9" X 11' 6"
Bedroom 2	4.13 m x 2.71 m	13' 9" X 9' 1"
Bathroom	2.55 m x 2.15 m	8' 6" X 7' 3"
Utility	1.75 m x 1.06 m	5' 11" X 3' 8"
Total Internal Area	67.5 sq m	726 sq ft



2 BEDROOM APARTMENT

APARTMENT TYPE C1-116

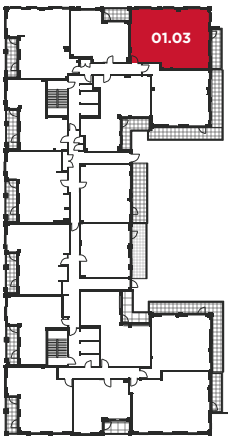
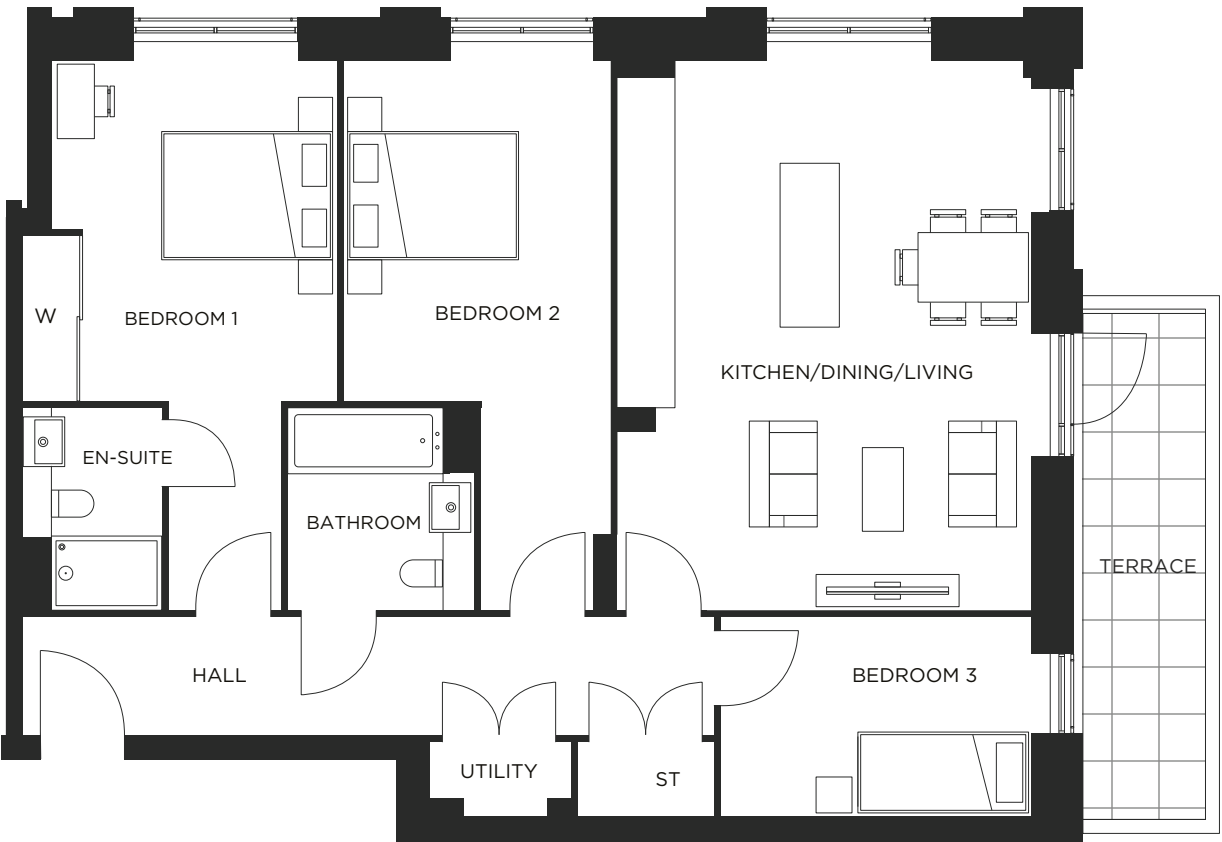
PLOTS: W1.01.01, W1.02.01, W1.03.01, W1.04.01, W1.05.01 2 BEDROOM APARTMENT		
Living/Kitchen/Dining	5.98 m x 5.26 m	19' 9" X 17' 5"
Bedroom 1	3.83 m x 3.27 m	12' 9" X 10' 11"
Bedroom 2	3.51 m x 3.46 m	11' 8" X 11' 6"
Bathroom	2.15 m x 1.95 m	7' 3" X 6' 7"
En-Suite	2.15 m x 1.45 m	7' 3" X 4' 11"
Utility	1.74 m x 0.70 m	5' 10" X 2' 6"
Total Internal Area	76.6 sq m	824 sq ft



3 BEDROOM APARTMENT

APARTMENT TYPE C1-119

PLOT: W1.01.03 3 BEDROOM APARTMENT		
Living/Kitchen/Dining	6.02 m x 4.52 m	19' 11" X 15' 0"
Bedroom 1	6.02 m x 3.39 m	19' 11" X 11' 4"
Bedroom 2	6.02 m x 2.84 m	19' 11" X 9' 6"
Bedroom 3	3.37 m x 2.13 m	11' 3" X 7' 2"
Bathroom	2.15 m x 1.95 m	7' 3" X 6' 7"
En-Suite	2.15 m x 1.45 m	7' 3" X 4' 11"
Utility	1.50 m x 0.76 m	5' 1" X 2' 8"
Total Internal Area	88.4 sq m	951 sq ft

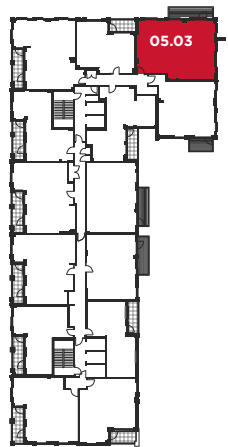
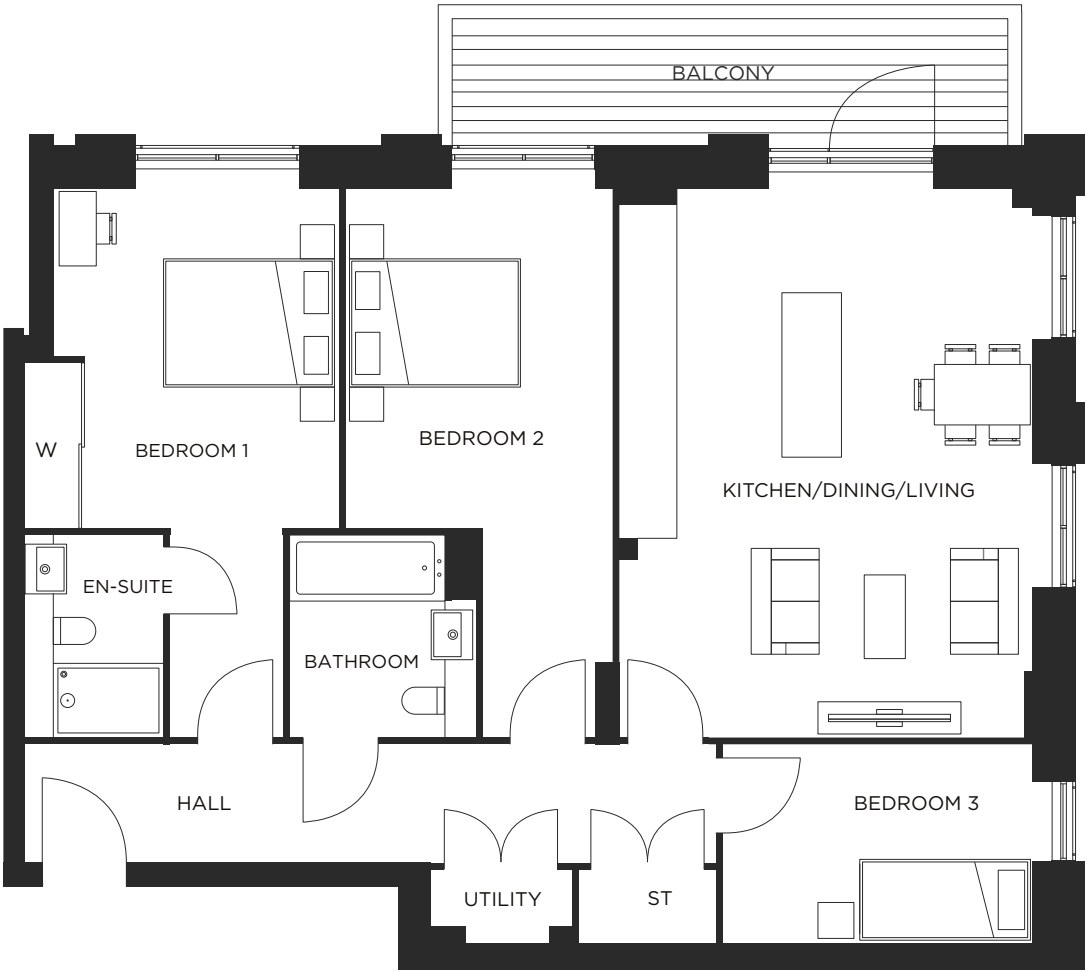


1ST FLOOR

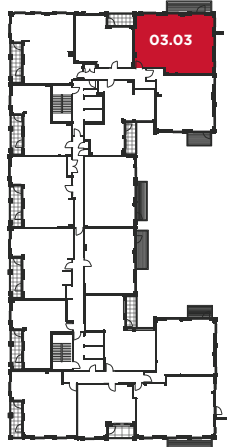
3 BEDROOM APARTMENT

APARTMENT TYPE C1-118

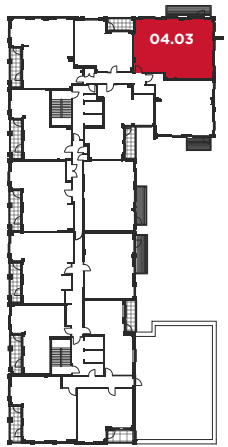
PLOTS: W1.02.03, W1.03.03, W1.04.03, W1.05.03 3 BEDROOM APARTMENT		
Living/Kitchen/Dining	6.02 m x 4.52 m	19' 11" X 15' 0"
Bedroom 1	6.02 m x 3.39 m	19' 11" X 11' 4"
Bedroom 2	6.02 m x 2.84 m	19' 11" X 9' 6"
Bedroom 3	3.37 m x 2.17 m	11' 3" X 7' 4"
Bathroom	2.15 m x 1.95 m	7' 3" X 6' 7"
En-Suite	2.15 m x 1.45 m	7' 3" X 4' 11"
Utility	1.50 m x 0.76 m	5' 1" X 2' 8"
Total Internal Area	88.4 sq m	951 sq ft



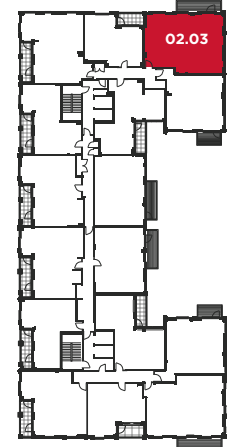
5TH FLOOR



3RD FLOOR



4TH FLOOR

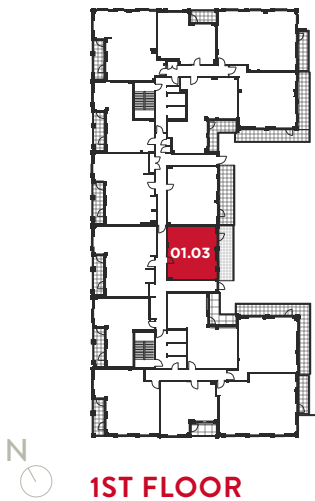
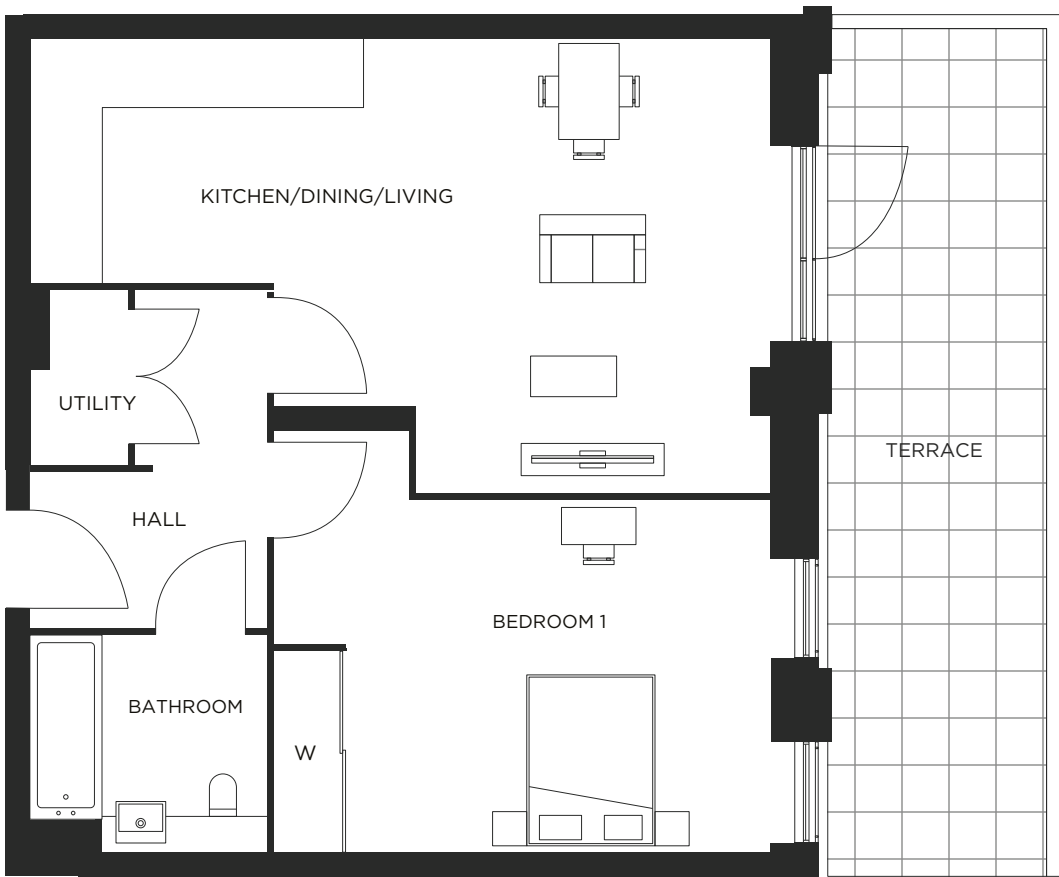


2ND FLOOR

1 BEDROOM APARTMENT

APARTMENT TYPE C4-418

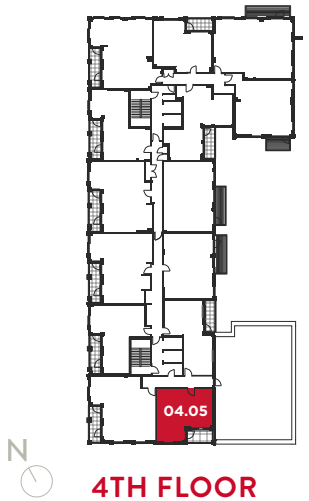
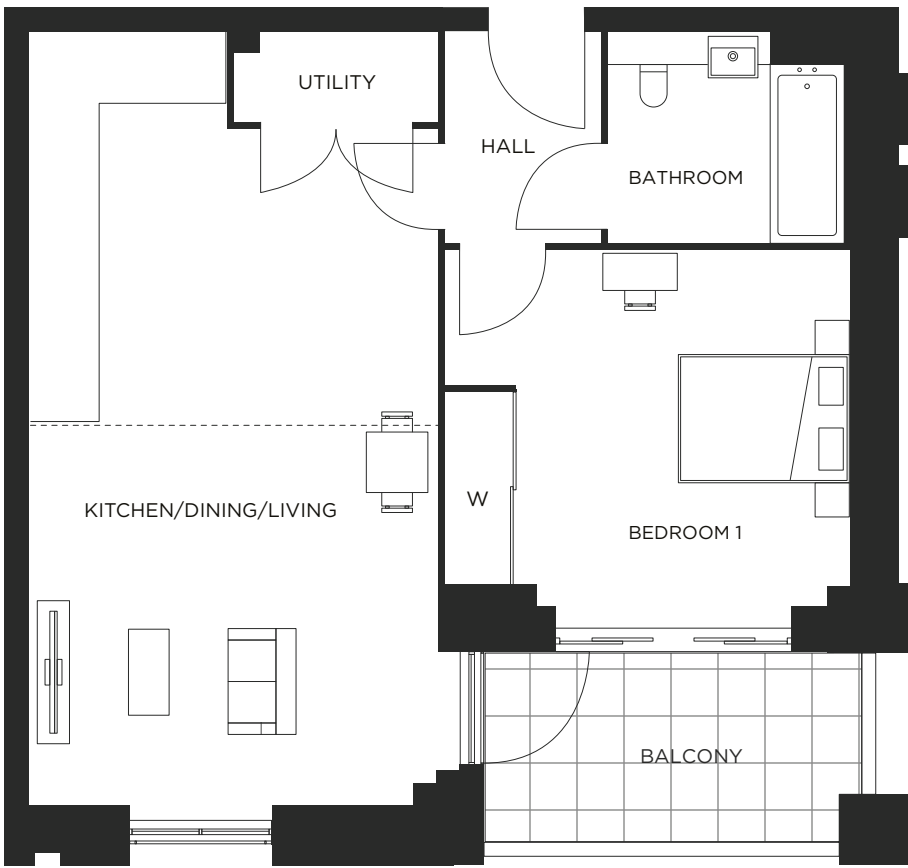
PLOT: W4.01.03 1 BEDROOM APARTMENT		
Living/Kitchen/Dining	6.79 m x 4.19 m	22' 6" X 13' 11"
Bedroom 1	4.53 m x 3.80 m	15' 1" X 12' 8"
Bathroom	2.15 m x 1.95 m	7' 3" X 6' 7"
Utility	1.54 m x 0.81 m	5' 3" X 2' 10"
Total Internal Area	52.1 sq m	560 sq ft



1 BEDROOM APARTMENT

APARTMENT TYPE C4-400

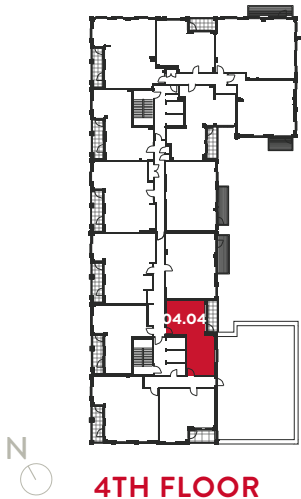
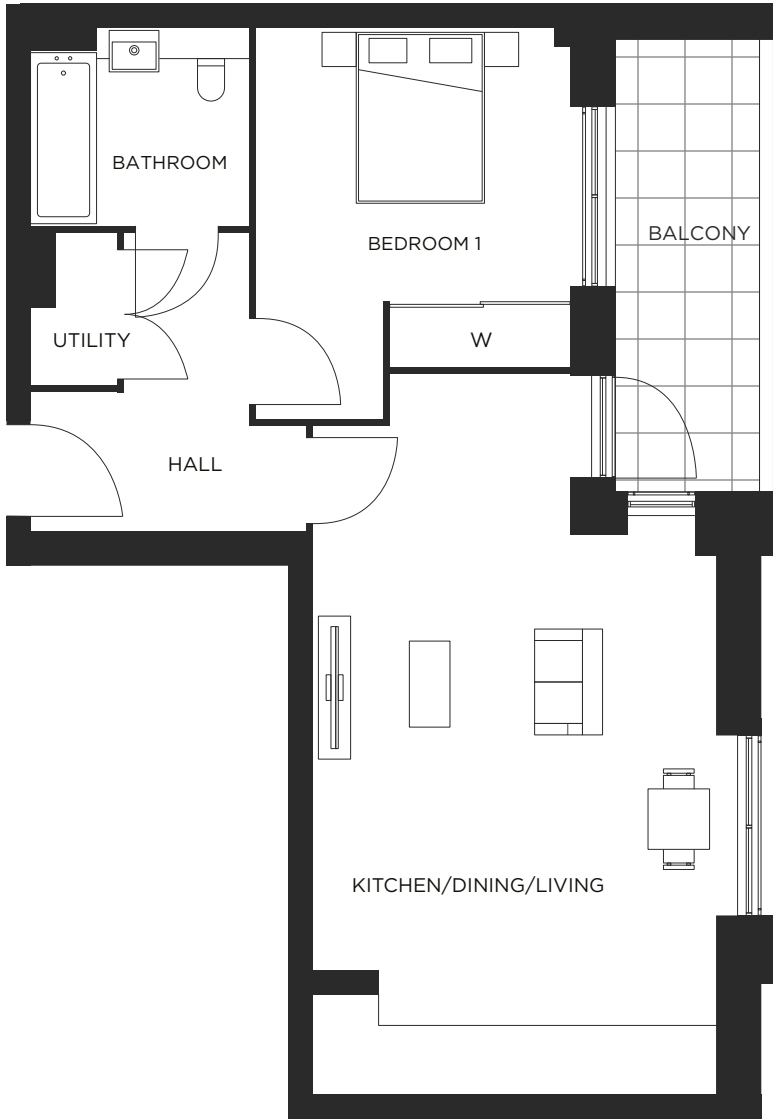
PLOT: W4-04-05 1 BEDROOM APARTMENT		
Living/Kitchen/Dining	7.27 m x 3.80 m	24' 0" X 12' 8"
Bedroom 1	3.78 m x 3.30 m	12' 7" X 11' 0"
Bathroom	2.15 m x 1.95 m	7' 3" X 6' 7"
Utility	1.85 m x 0.75 m	6' 3" X 2' 8"
Total Internal Area	50.0 sq m	538 sq ft



1 BEDROOM APARTMENT

APARTMENT TYPE C4-404

PLOT: W4.04.04 1 BEDROOM APARTMENT		
Living/Kitchen/Dining	7.10 m x 3.98 m	23' 6" X 13' 3"
Bedroom 1	3.83 m x 3.07 m	12' 9" X 10' 3"
Bathroom	2.15 m x 1.95 m	7' 3" X 6' 7"
Utility	1.45 m x 0.75 m	4' 11" X 2' 8"
Total Internal Area	50.2 sq m	540 sq ft

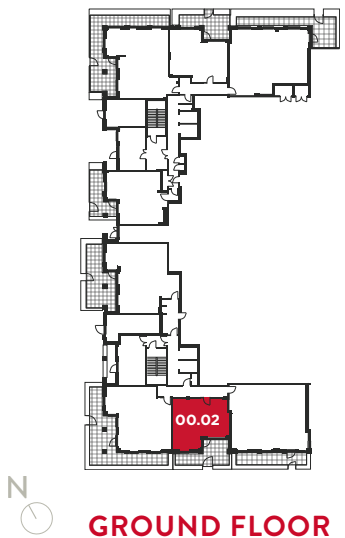
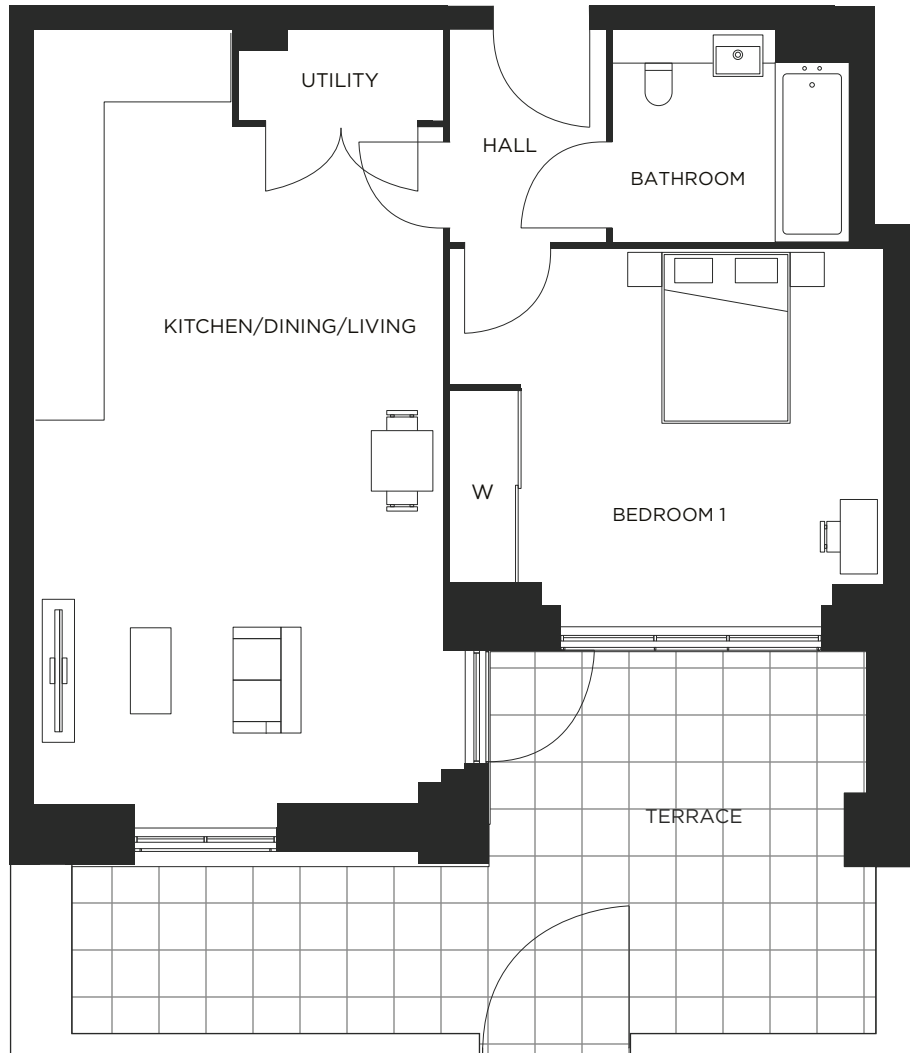


4TH FLOOR

1 BEDROOM APARTMENT

APARTMENT TYPE C4-403

PLOT: W4-00-02 1 BEDROOM APARTMENT		
Living/Kitchen/Dining	7.27 m x 3.80 m	24' 0" X 12' 8"
Bedroom 1	4.02 m x 3.28 m	13' 4" X 10' 11"
Bathroom	2.15 m x 1.95 m	7' 3" X 6' 7"
Utility	1.83 m x 0.75 m	6' 2" X 2' 8"
Total Internal Area	50.6 sq m	544 sq ft

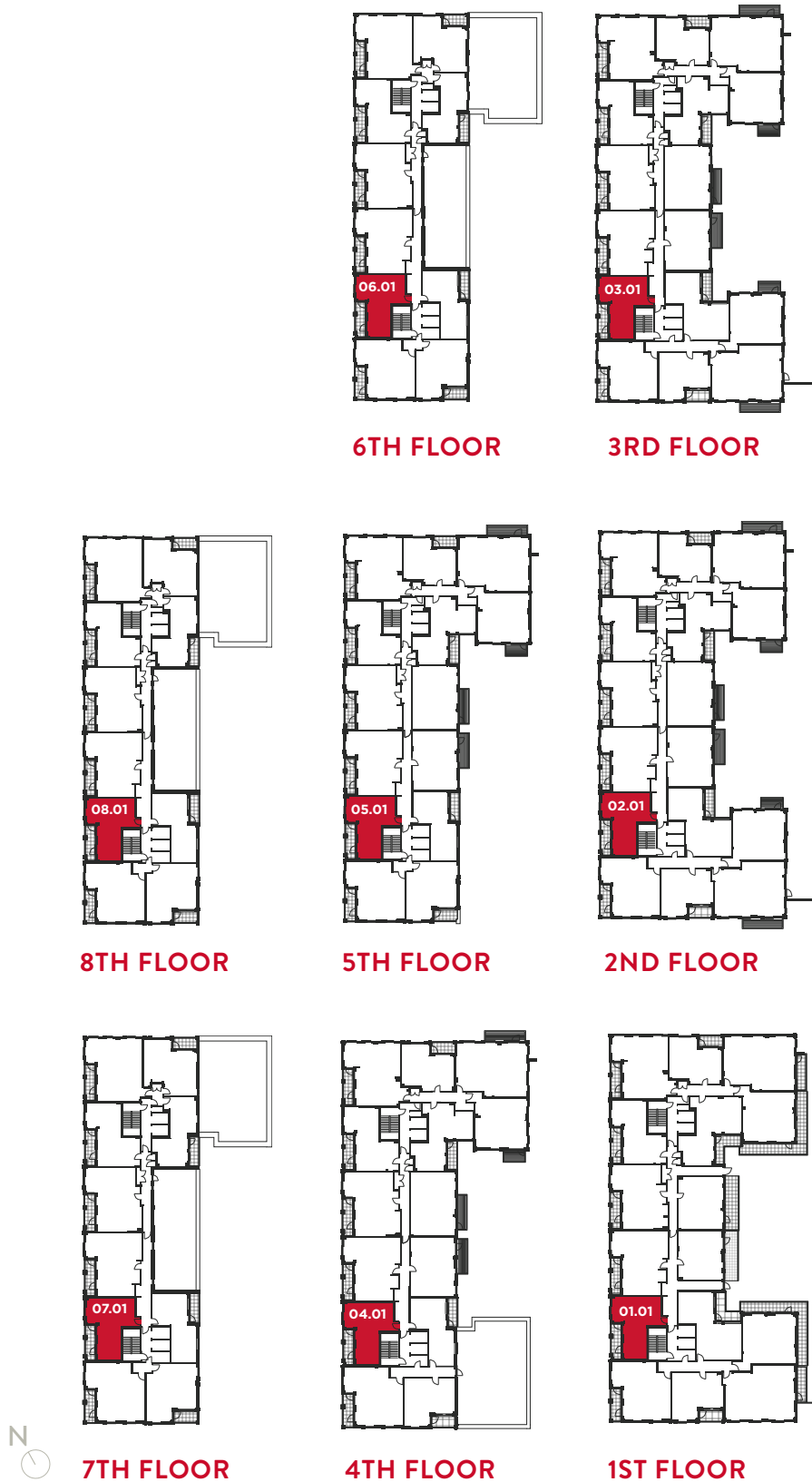
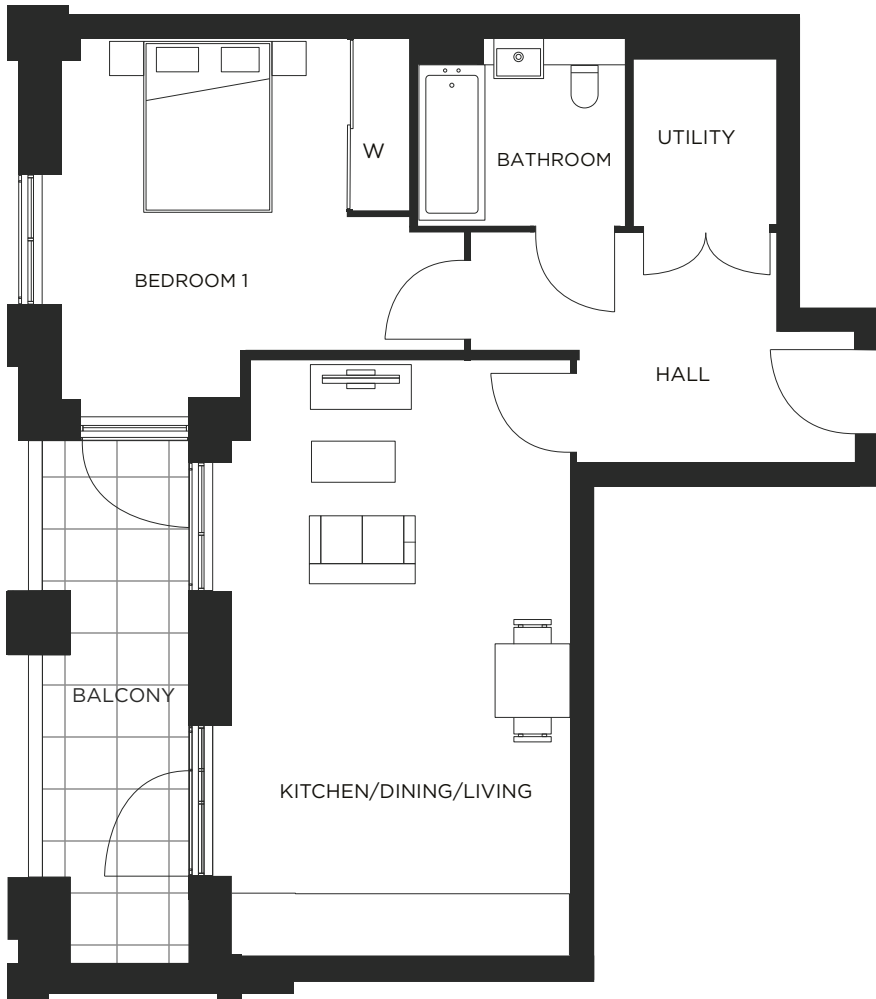


GROUND FLOOR

1 BEDROOM APARTMENT

APARTMENT TYPE C4-401

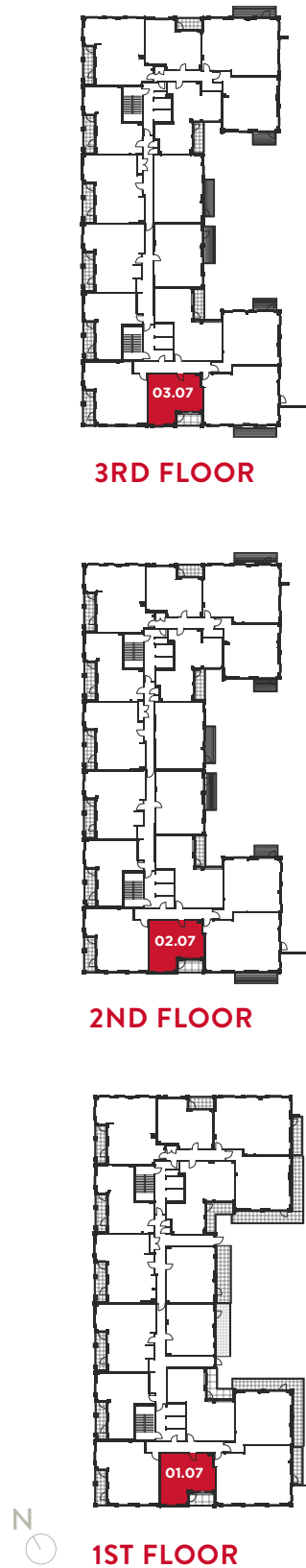
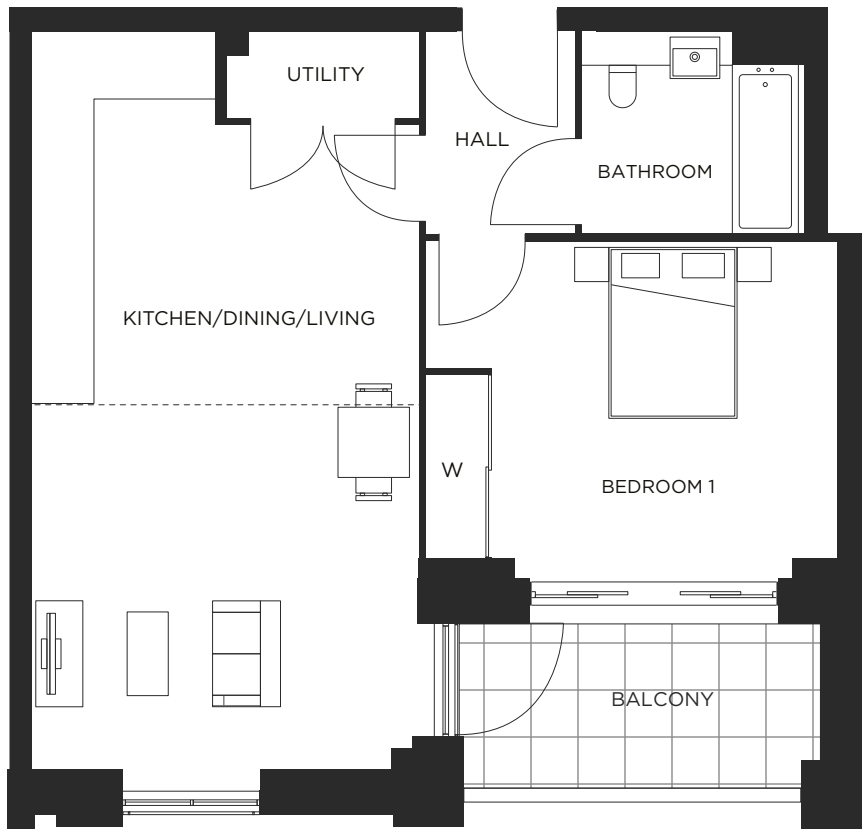
PLOTS: W4.01.01, W4.02.01, W4.03.01, W4.04.01, W4.05.01, W4.06.01, W4.07.01, W4.08.01 1 BEDROOM APARTMENT		
Living/Kitchen/Dining	6.27 m x 3.54 m	20' 9" X 11' 10"
Bedroom 1	4.21 m x 3.76 m	14'0" X 12' 6"
Bathroom	2.15 m x 1.95 m	7' 3" X 6' 7"
Utility	1.70 m x 1.47 m	5' 9" X 5' 0"
Total Internal Area	54.1 sq m	582 sq ft



1 BEDROOM APARTMENT

APARTMENT TYPE C4-402

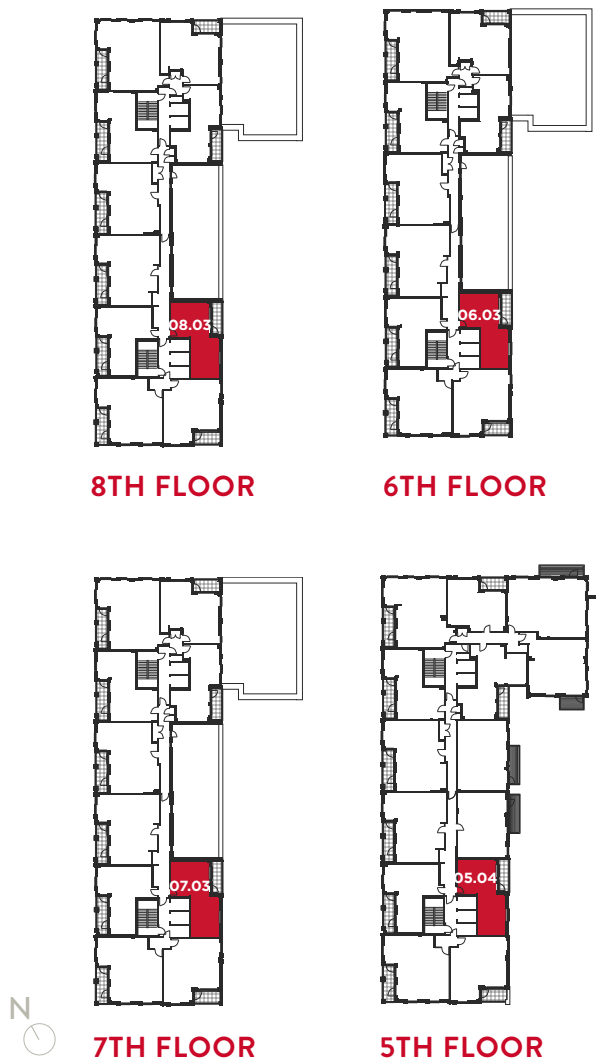
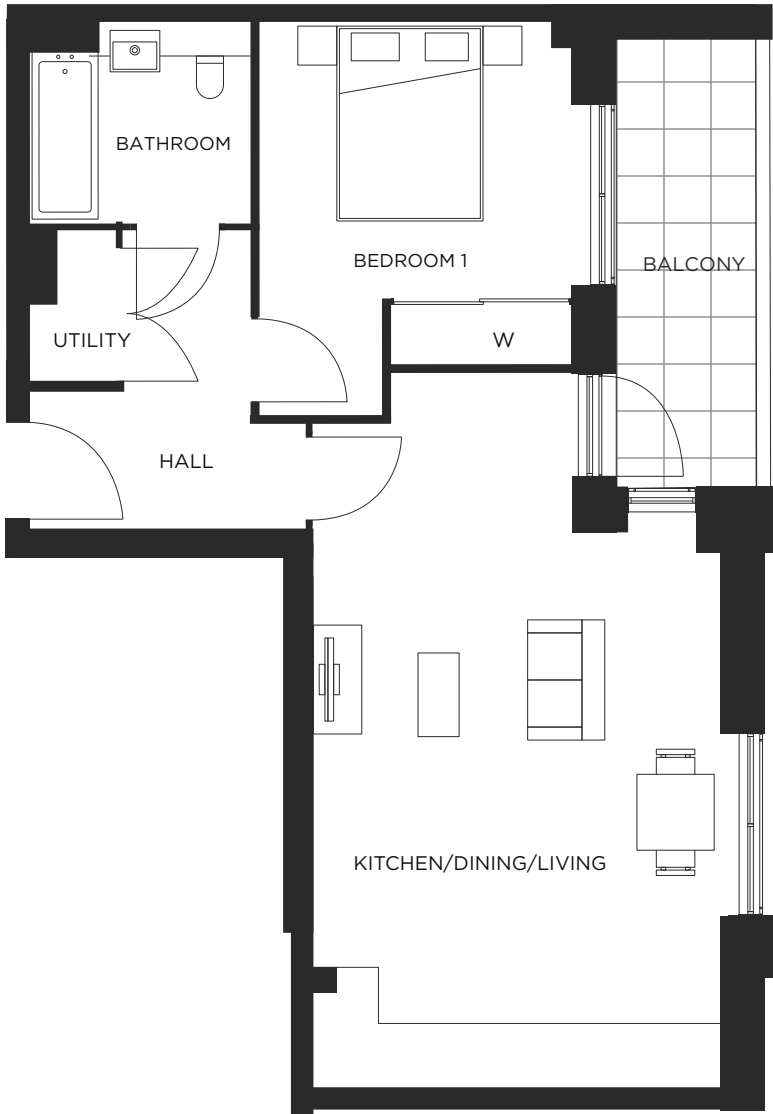
PLOTS: W4-01-07, W4-02-07, W4-03-07 1 BEDROOM APARTMENT		
Living/Kitchen/Dining	7.27 m x 3.80 m	24' 0" X 12' 8"
Bedroom 1	4.04 m x 3.30 m	13'5" X 11' 0"
Bathroom	2.15 m x 1.95 m	7' 3" X 6' 7"
Utility	1.85 m x 0.75 m	6' 3" X 2' 8"
Total Internal Area	50.7 sq m	545 sq ft



1 BEDROOM APARTMENT

APARTMENT TYPE C4-405

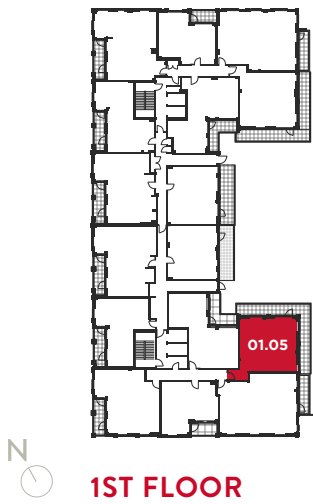
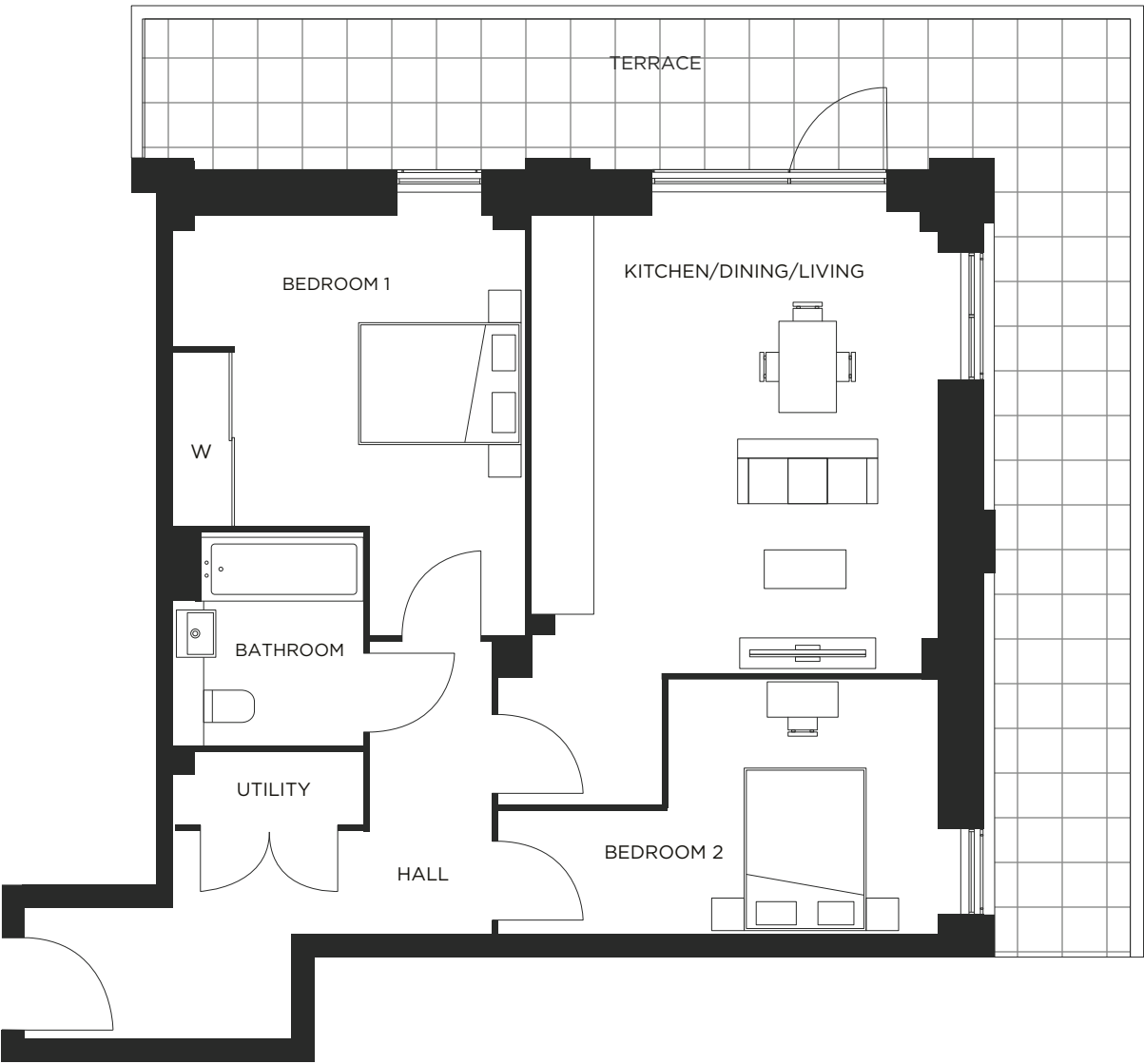
PLOTS: W4.05.04, W4.06.03, W4.07.03, W4.08.03 1 BEDROOM APARTMENT		
Living/Kitchen/Dining	7.10 m x 3.98 m	23' 6" X 13' 3"
Bedroom 1	3.83 m x 3.07 m	12' 9" X 10' 3"
Bathroom	2.15 m x 1.95 m	7' 3" X 6' 7"
Utility	1.45 m x 0.75 m	4' 11" X 2' 8"
Total Internal Area	50.7 sq m	545 sq ft



2 BEDROOM APARTMENT

APARTMENT TYPE C4-407

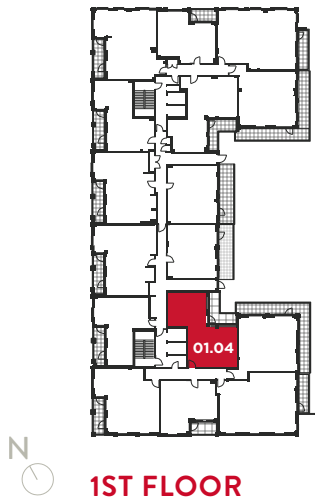
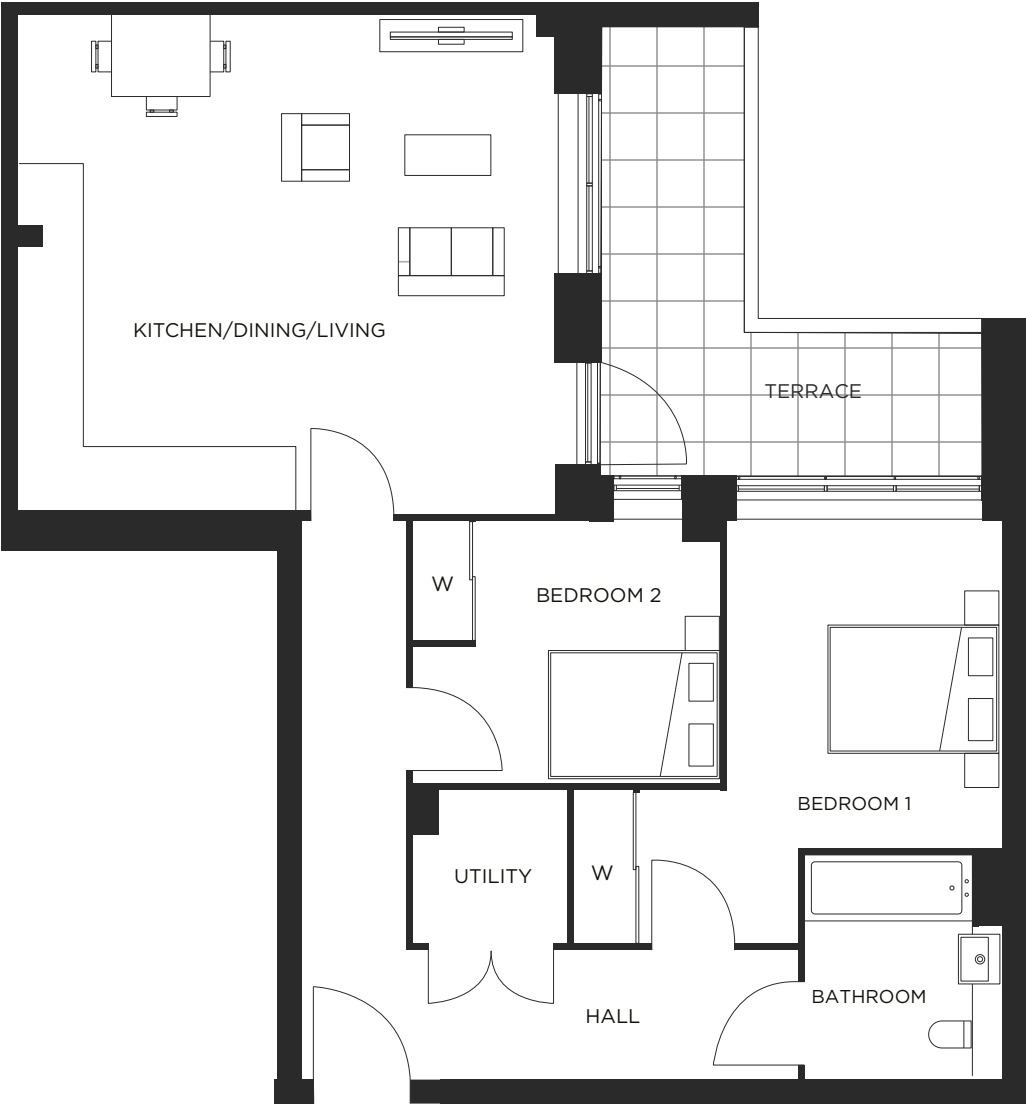
PLOT: W4.01.05 2 BEDROOM APARTMENT		
Living/Kitchen/Dining	6.18 m x 4.24 m	20' 5" X 14' 1"
Bedroom 1	4.39 m x 3.64 m	14' 7" X 12' 2"
Bedroom 2	4.59 m x 2.68 m	15' 3" X 9' 0"
Bathroom	2.15 m x 1.95 m	7' 3" X 6' 7"
Utility	1.91 m x 0.70 m	6' 5" X 2' 6"
Total Internal Area	65.3 sq m	702 sq ft



2 BEDROOM APARTMENT

APARTMENT TYPE C4-409

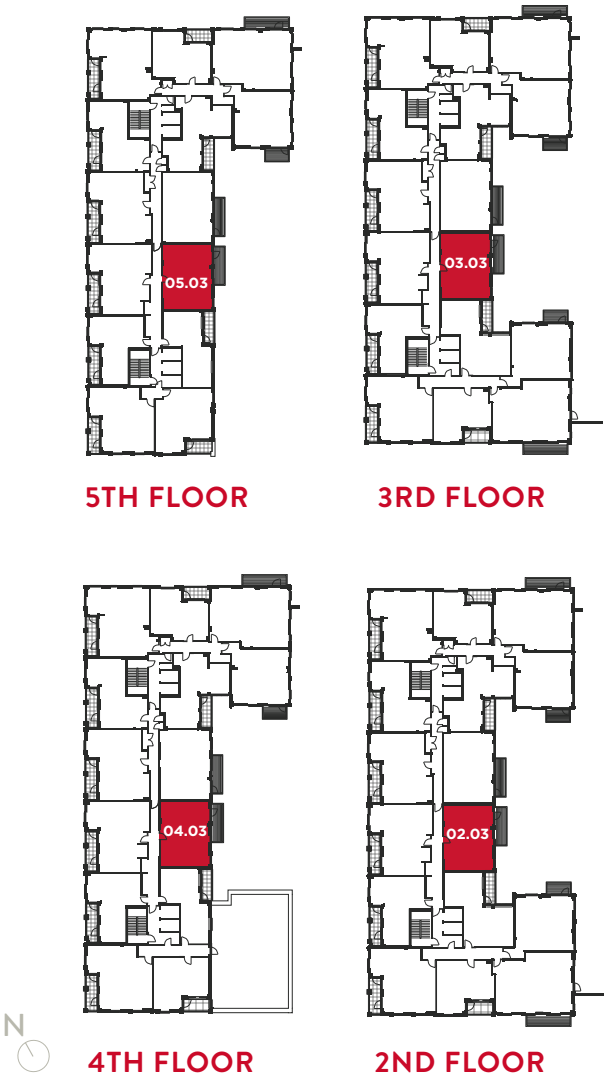
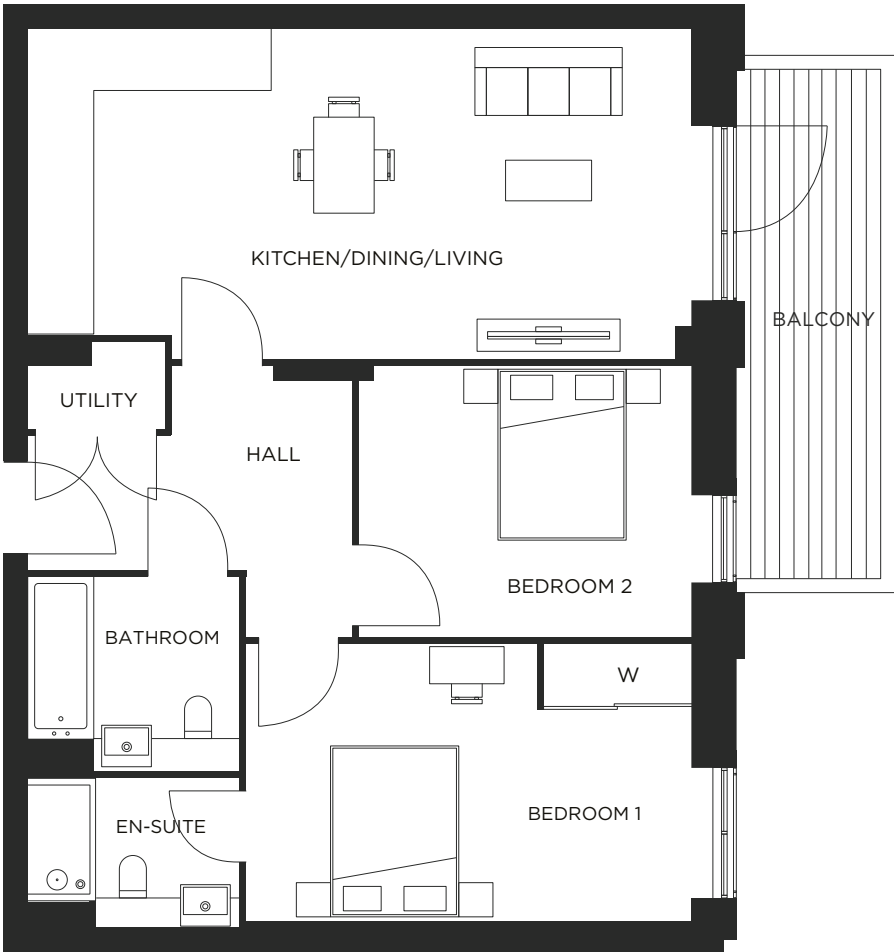
PLOT: W4.01.04 2 BEDROOM APARTMENT		
Living/Kitchen/Dining	5.33 m x 4.91 m	17' 8" X 16' 3"
Bedroom 1	4.21 m x 4.16 m	14' 0" X 13' 10"
Bedroom 2	2.97 m x 2.56 m	9' 11" X 8' 7"
Bathroom	2.15 m x 1.95 m	7' 3" X 6' 7"
Utility	1.45 m x 1.45 m	4' 11" X 4' 11"
Total Internal Area	67.0 sq m	721 sq ft



2 BEDROOM APARTMENT

APARTMENT TYPE C4-411

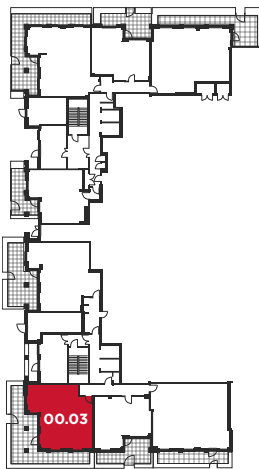
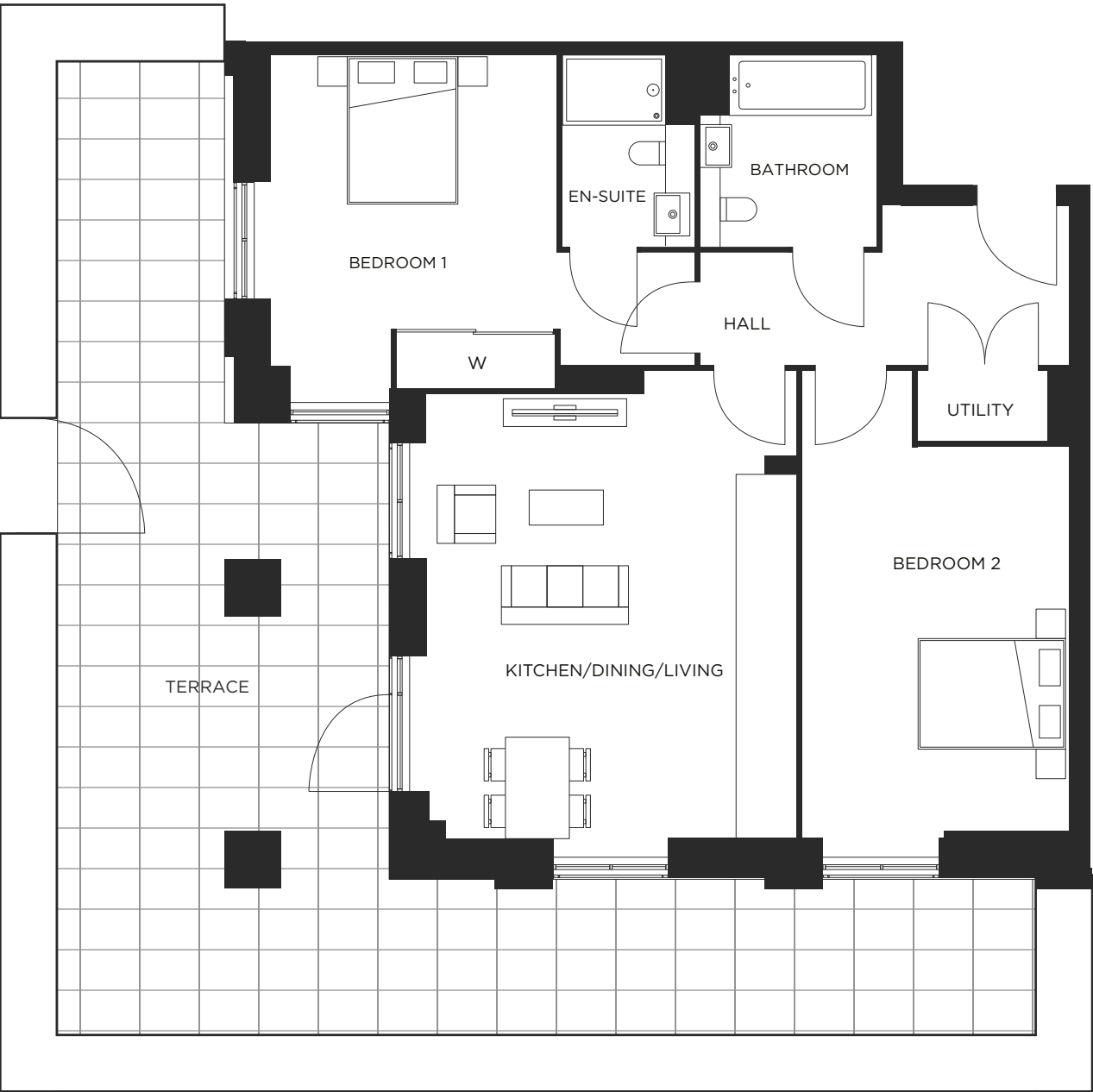
PLOTS: W4-02-03, W4-03-03, W4-04-03, W4-05-03 2 BEDROOM APARTMENT		
Living/Kitchen/Dining	6.79 m x 3.35 m	22' 5" X 11' 2"
Bedroom 1	4.53 m x 2.70 m	15' 1" X 9' 0"
Bedroom 2	3.37 m x 2.81 m	11' 3" X 9' 5"
Bathroom	2.15 m x 1.95 m	7' 3" X 6' 7"
En-Suite	2.15 m x 1.45 m	7' 3" X 4' 11"
Utility	1.35 m x 0.80 m	4' 7" X 2' 10"
Total Internal Area	64 sq m	688 sq ft



2 BEDROOM APARTMENT

APARTMENT TYPE C4-413

PLOT: W4.00.03 2 BEDROOM APARTMENT		
Living/Kitchen/Dining	5.36 m x 4.21 m	17' 9" X 14' 0"
Bedroom 1	4.83 m x 3.76 m	16' 0" X 12' 6"
Bedroom 2	5.36 m x 2.97 m	17' 9" X 9' 11"
Bathroom	2.15 m x 1.95 m	7' 3" X 6' 7"
En-Suite	2.15 m x 1.45 m	7' 3" X 4' 11"
Utility	1.42 m x 0.70 m	4' 10" X 2' 6"
Total Internal Area	70.6 sq m	759 sq ft

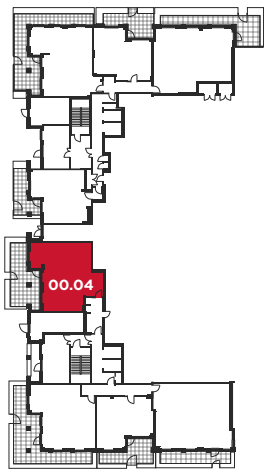
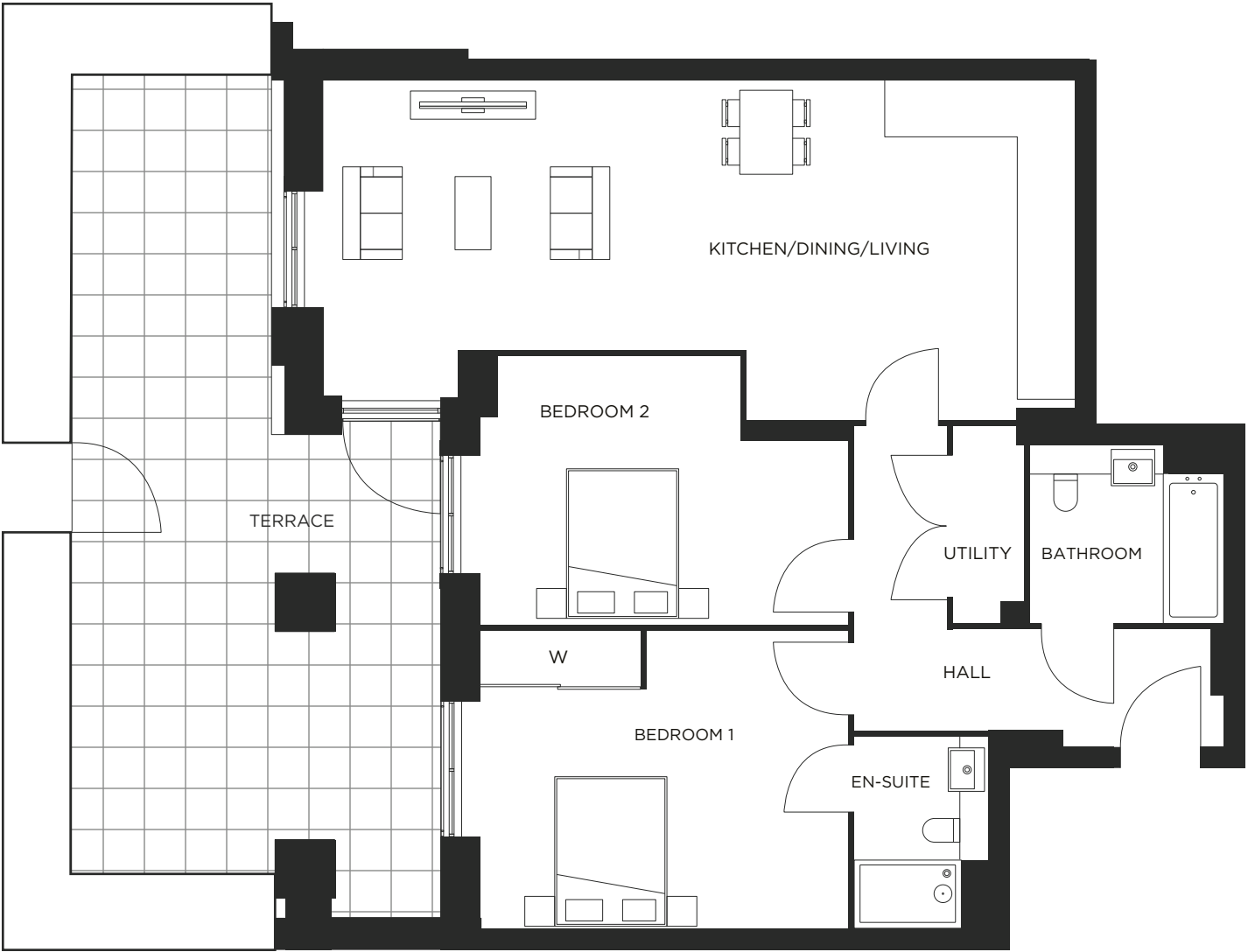


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GROUND FLOOR

2 BEDROOM APARTMENT

APARTMENT TYPE C4-415

PLOT: W4-00-04 2 BEDROOM APARTMENT		
Living/Kitchen/Dining	8.55 m x 3.84 m	28' 3" X 12' 9"
Bedroom 1	4.13 m x 3.36 m	13' 9" X 11' 2"
Bedroom 2	4.13 m x 2.94 m	13' 9" X 9' 10"
Bathroom	2.15 m x 1.95 m	7' 3" X 6' 7"
En-Suite	2.15 m x 1.45 m	7' 3" X 4' 11"
Utility	2.13 m x 0.68 m	7' 2" X 2' 5"
Total Internal Area	76.2 sq m	820 sq ft

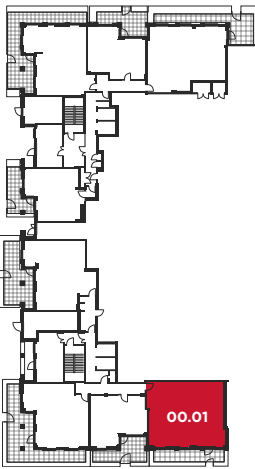
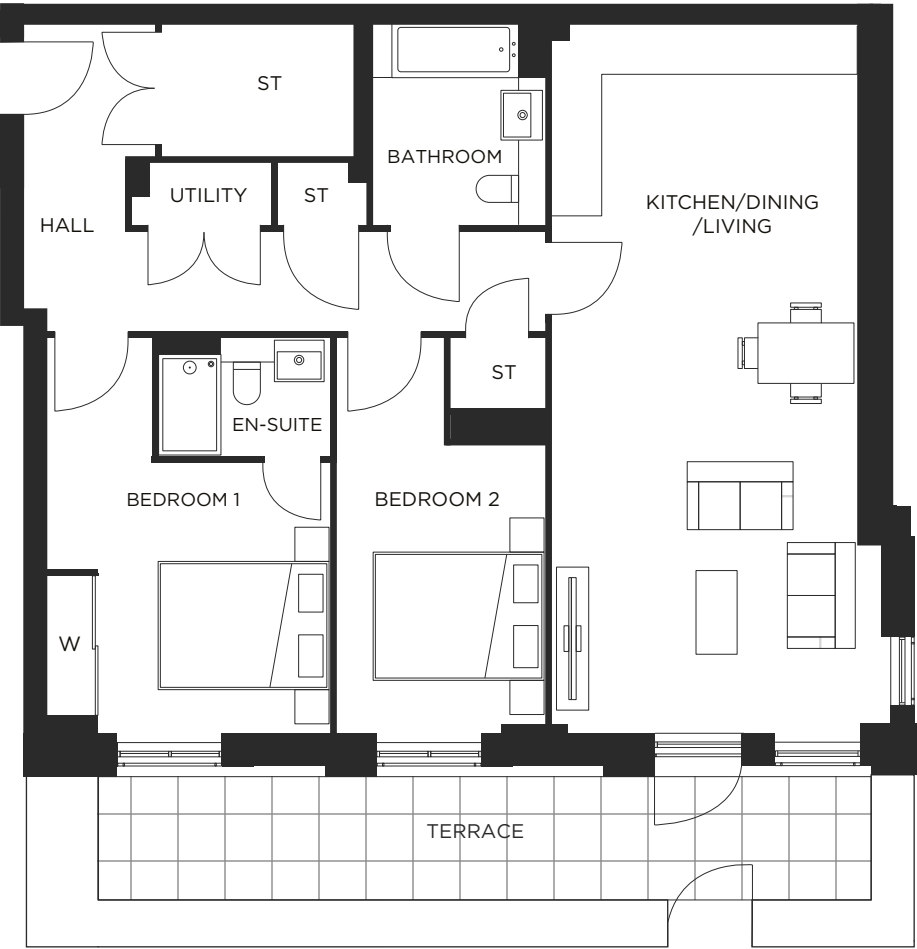


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GROUND FLOOR

2 BEDROOM APARTMENT

APARTMENT TYPE C4-421

PLOT: W4.00.01 2 BEDROOM APARTMENT		
Living/Kitchen/Dining	9.13 m x 4.19 m	30' 2" X 13' 11"
Bedroom 1	5.05 m x 3.64 m	16' 9" X 12' 1"
Bedroom 2	5.05 m x 2.60 m	16' 9" X 8' 8"
Bathroom	2.55 m x 2.15 m	8' 6" X 7' 3"
En-Suite	2.15 m x 1.45 m	7' 3" X 4' 11"
Utility	1.75 m x 0.73 m	5' 11" X 2' 7"
Total Internal Area	98.7 sq m	1062 sq ft

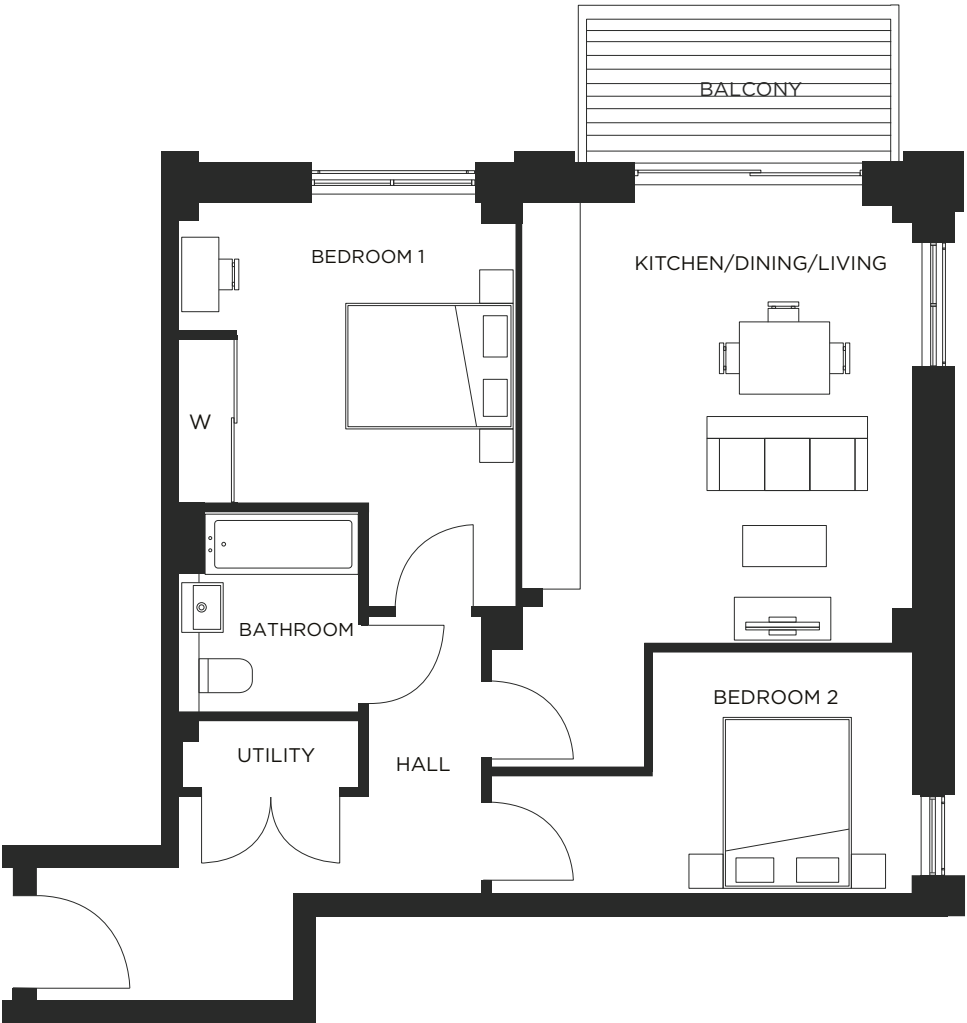


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GROUND FLOOR

2 BEDROOM APARTMENT

APARTMENT TYPE C4-406

PLOTS: W4-02-05, W4-03-05 2 BEDROOM APARTMENT		
Living/Kitchen/Dining	6.18 m x 4.24 m	20' 5" X 14' 1"
Bedroom 1	4.39 m x 3.64 m	14' 7" X 12' 2"
Bedroom 2	4.59 m x 2.68 m	15' 3" X 9' 0"
Bathroom	2.15 m x 1.95 m	7' 3" X 6' 7"
Utility	1.91 m x 0.70 m	6' 5" X 2' 6"
Total Internal Area	65.3 sq m	702 sq ft



3RD FLOOR

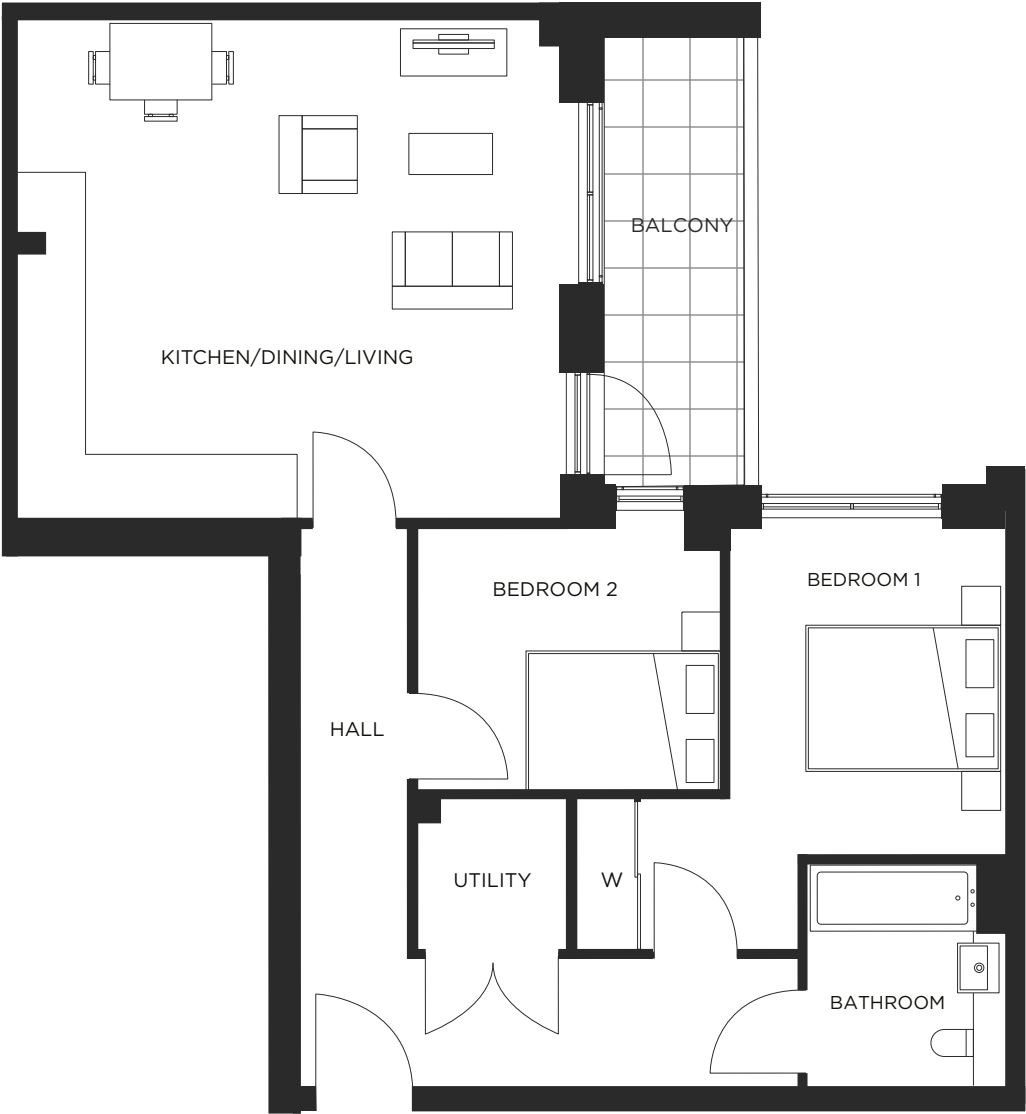


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2ND FLOOR

2 BEDROOM APARTMENT

APARTMENT TYPE C4-408

PLOTS: W4-02-04, W4-03-04 2 BEDROOM APARTMENT		
Living/Kitchen/Dining	5.33 m x 4.91 m	17' 8" X 16' 3"
Bedroom 1	4.21 m x 4.16 m	14' 0" X 13' 10"
Bedroom 2	2.97 m x 2.56 m	9' 11" X 8' 7"
Bathroom	2.15 m x 1.95 m	7' 3" X 6' 7"
Utility	1.45 m x 1.45 m	4' 11" X 4' 11"
Total Internal Area	67.0 sq m	721 sq ft



3RD FLOOR

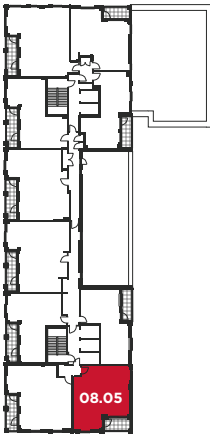
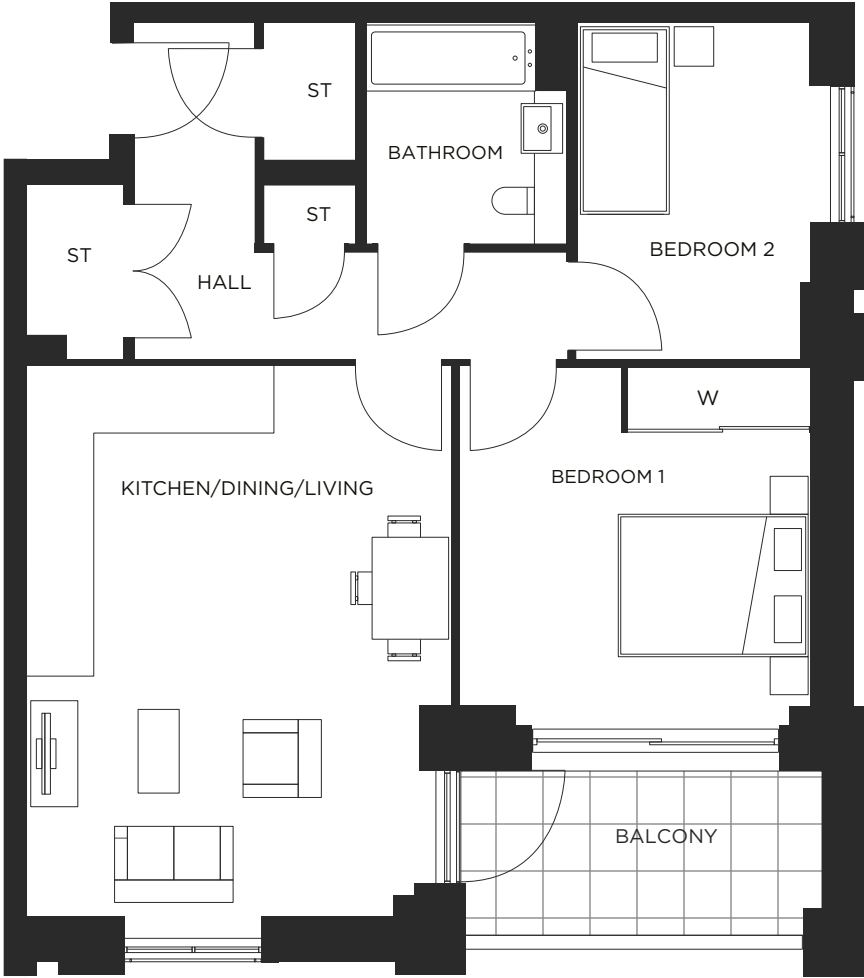


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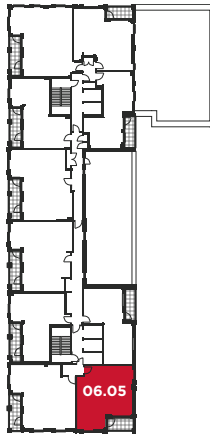
2 BEDROOM APARTMENT

APARTMENT TYPE C4-410

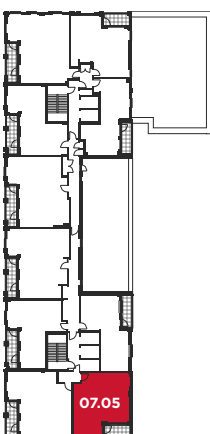
PLOTS: W4-05-05, W4-06-04, W4-07-04, W4-08-04, 2 BEDROOM APARTMENT		
Living/Kitchen/Dining	5.46 m x 4.16 m	18' 1" X 13' 10"
Bedroom 1	3.55 m x 3.43 m	11' 10" X 11' 5"
Bedroom 2	3.27 m x 2.27 m	10' 11" X 7' 7"
Bathroom	2.15 m x 1.95 m	7' 3" X 6' 7"
Utility	1.70 m x 0.90 m	5' 9" X 3' 1"
Total Internal Area	61.1 sq m	657 sq ft



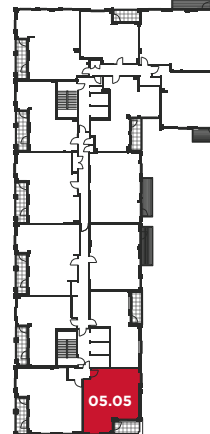
8TH FLOOR



6TH FLOOR



7TH FLOOR

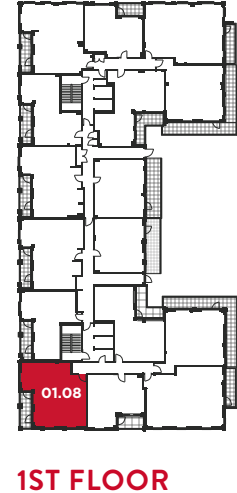
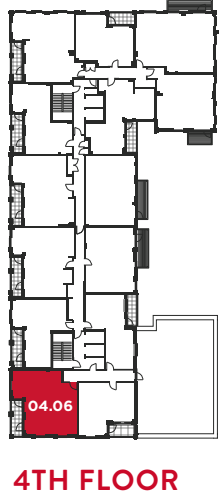
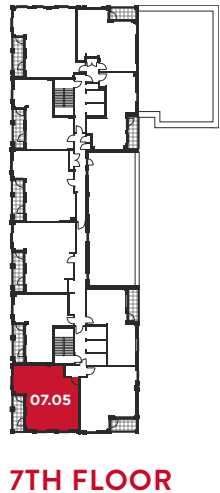
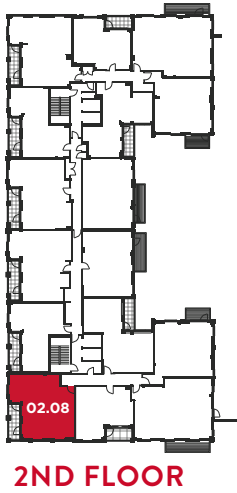
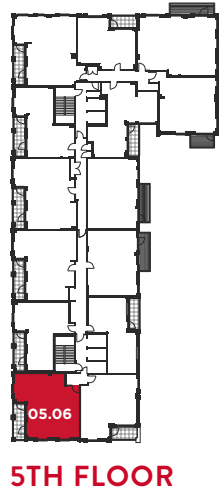
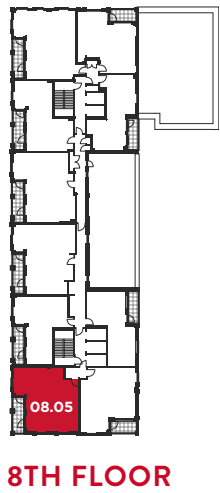
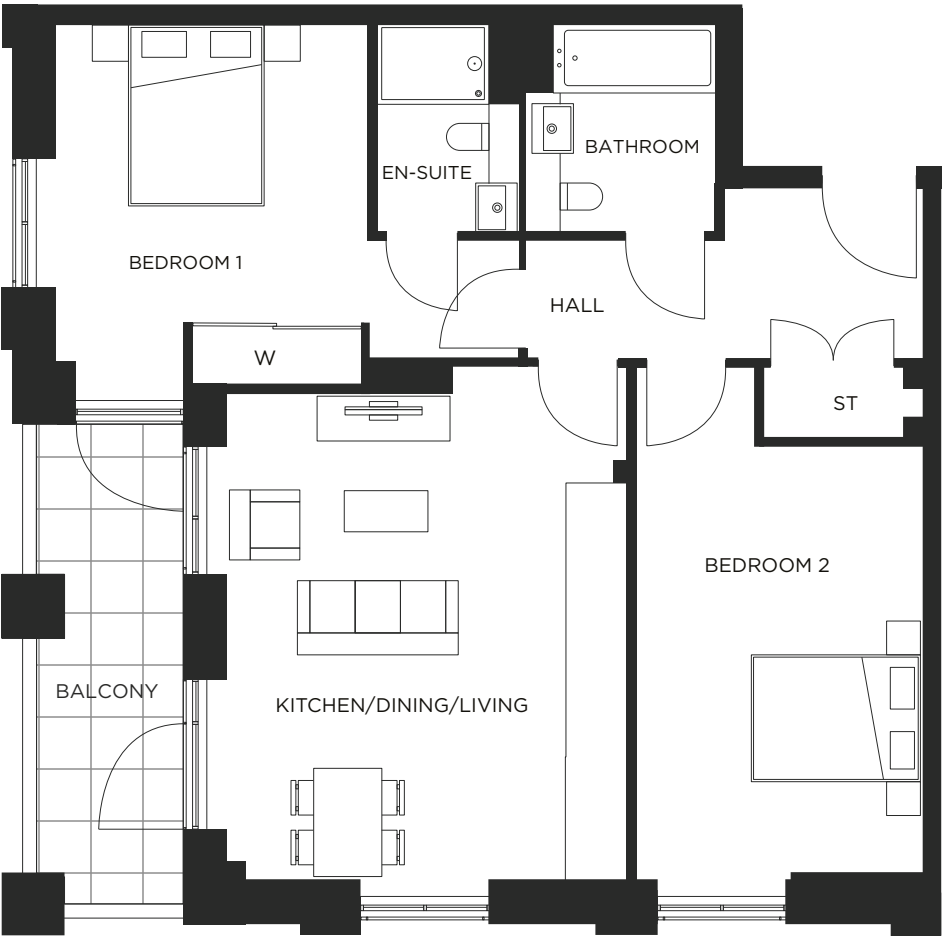


5TH FLOOR

2 BEDROOM APARTMENT

APARTMENT TYPE C4-412

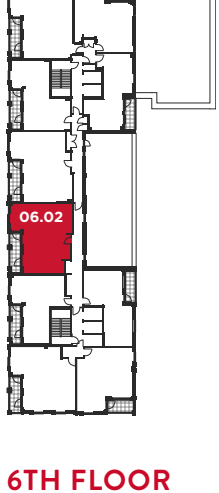
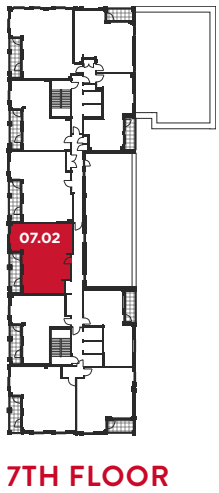
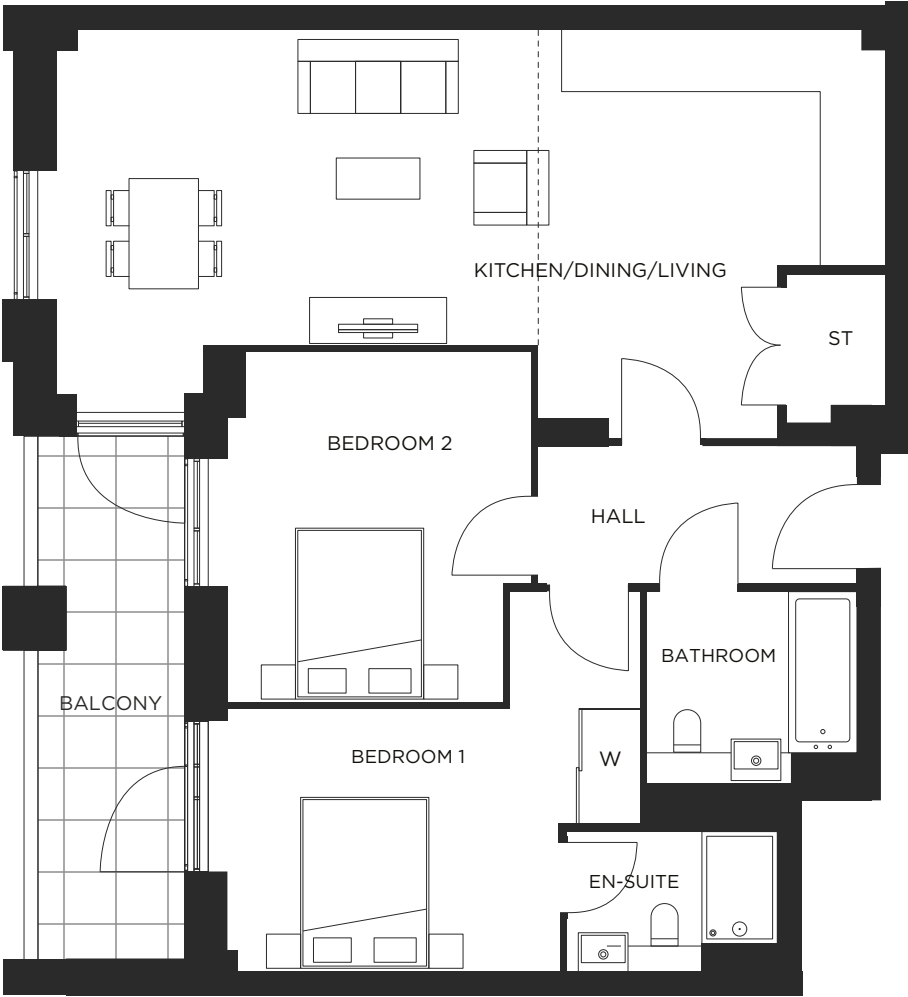
PLOTS: W4-01-08, W4-02-08, W4-03-08, W4-04-06, W4-05-06, W4-06-05, W4-07-05, W4-08-05		
2 BEDROOM APARTMENT		
Living/Kitchen/Dining	5.40 m x 4.22 m	17' 11" X 14' 0"
Bedroom 1	4.86 m x 3.76 m	16' 1" X 12' 6"
Bedroom 2	5.40 m x 2.97 m	17' 11" X 9' 11"
Bathroom	2.15 m x 1.95 m	7' 3" X 6' 7"
En-Suite	2.15 m x 1.45 m	7' 3" X 4' 11"
Utility	1.66 m x 0.70 m	5' 8" X 2' 6"
Total Internal Area	70.5 sq m	758 sq ft



2 BEDROOM APARTMENT

APARTMENT TYPE C4-414

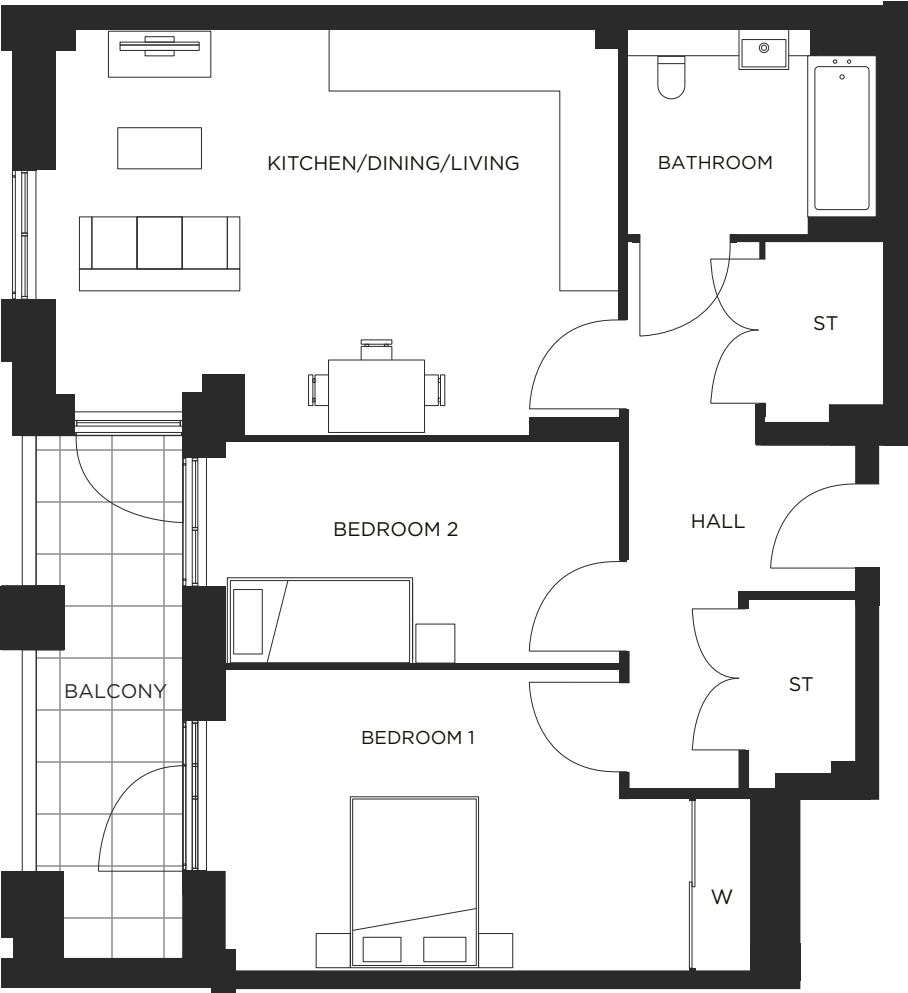
PLOTS: W4-06-02, W4-07-02, W4-08-02		
2 BEDROOM APARTMENT		
Living/Kitchen/Dining	8.65 m x 4.25 m	28' 7" X 14' 1"
Bedroom 1	3.93 m x 4.29 m	13' 1" X 14' 3"
Bedroom 2	3.61 m x 3.15 m	12' 0" X 10' 6"
Bathroom	2.15 m x 1.95 m	7' 3" X 6' 7"
En-Suite	2.15 m x 1.45 m	7' 3" X 4' 11"
Utility	1.52 m x 0.95 m	5' 2" X 3' 3"
Total Internal Area	72.5 sq m	780 sq ft



2 BEDROOM APARTMENT

APARTMENT TYPE C4-420

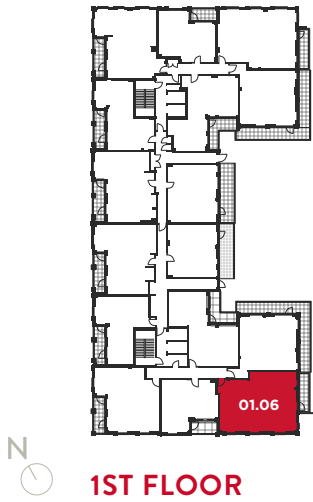
PLOTS: W4-01-02, W4-02-02, W4-03-02, W4-04-02, W4-05-02 2 BEDROOM APARTMENT		
Living/Kitchen/Dining	5.89 m x 4.20 m	19' 6" X 14' 0"
Bedroom 1	5.45 m x 3.09 m	18' 1" X 10' 4"
Bedroom 2	4.09 m x 2.26 m	13' 7" X 7' 7"
Bathroom	2.55 m x 2.15 m	8' 6" X 7' 3"
Utility	1.84 m x 1.15 m	6' 2" X 3' 11"
Total Internal Area	72.4 sq m	779 sq ft



3 BEDROOM APARTMENT

APARTMENT TYPE C4-417

PLOT: W4-01-06 3 BEDROOM APARTMENT		
Living/Kitchen/Dining	6.21 m x 5.01 m	20' 7" X 16' 7"
Bedroom 1	5.25 m x 2.82 m	17' 5" X 9' 5"
Bedroom 2	5.25 m x 2.60 m	17' 5" X 8' 8"
Bedroom 3	4.22 m x 2.10 m	14' 0" X 7' 1"
Bathroom	2.15 m x 1.95 m	7' 3" X 6' 7"
En-Suite	2.15 m x 1.45 m	7' 3" X 4' 11"
Utility	1.75 m x 0.71 m	5' 11" X 2' 6"
Total Internal Area	88.0 sq m	947 sq ft

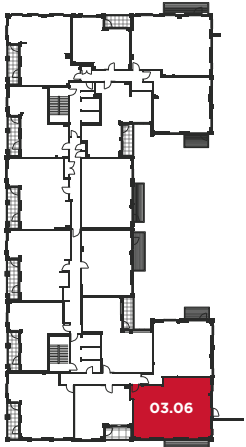
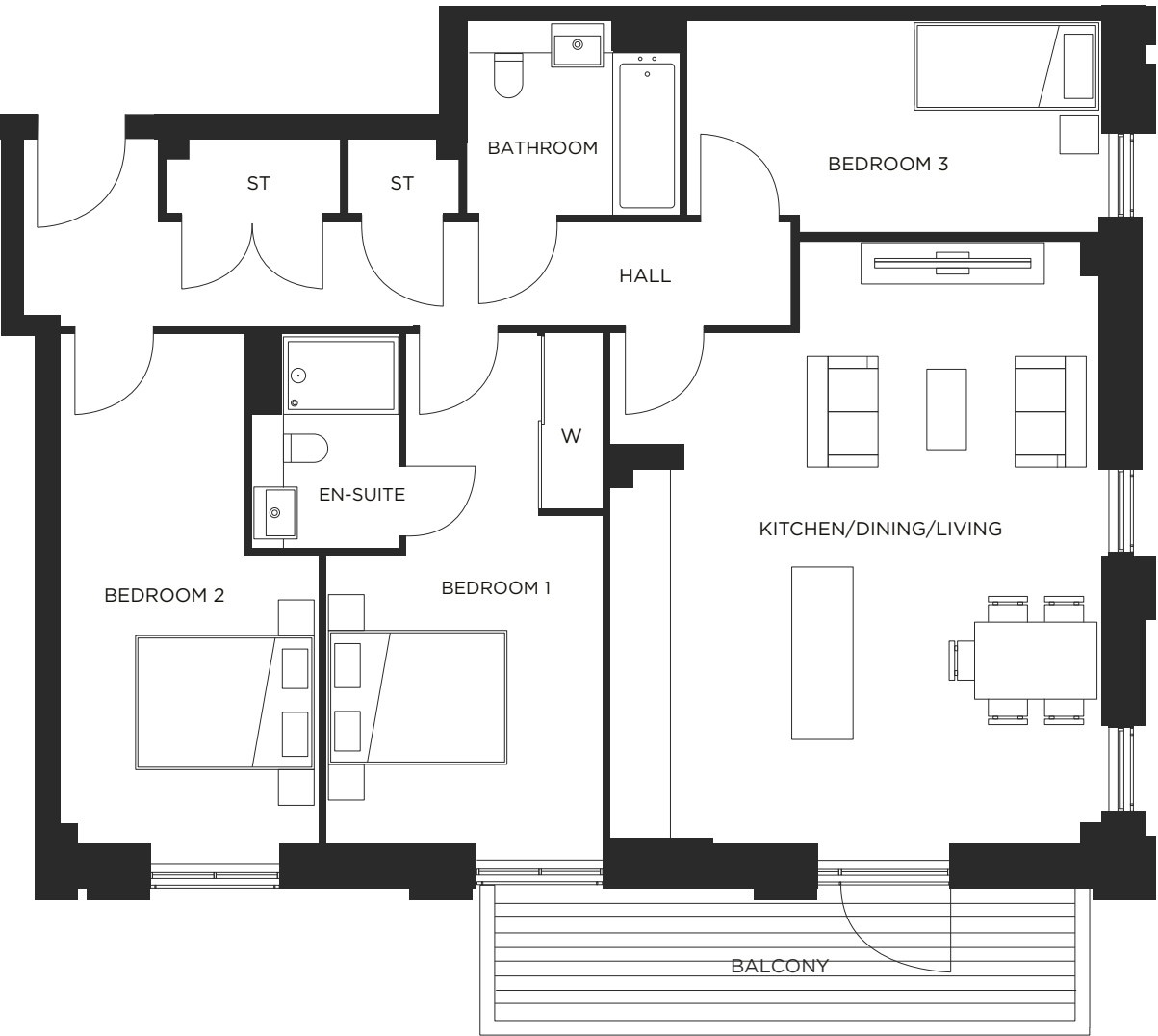


3 BEDROOM APARTMENT

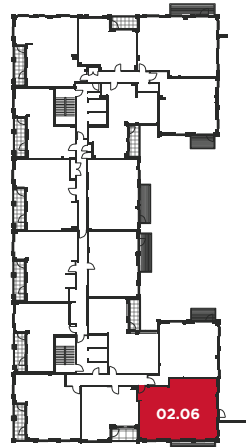
APARTMENT TYPE C4-416

PLOTS: W4-02-06, W4-03-06
3 BEDROOM APARTMENT

Living/Kitchen/Dining	6.21 m x 5.01 m	20' 7" X 16' 7"
Bedroom 1	5.25 m x 2.82 m	17' 5" X 9' 5"
Bedroom 2	5.25 m x 2.60 m	17' 5" X 8' 8"
Bedroom 3	4.22 m x 2.10 m	14' 0" X 7' 1"
Bathroom	2.15 m x 1.95 m	7' 3" X 6' 7"
En-Suite	2.15 m x 1.45 m	7' 3" X 4' 11"
Utility	1.75 m x 0.71 m	5' 11" X 2' 6"
Total Internal Area	88 sq m	947 sq ft



3RD FLOOR



2ND FLOOR



Show home photography of Colindale Gardens is indicative only.

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.

- All residents will have access to our Car Club, and sustainable travel incentives are available as part of our Travel Plan
- Across Redrow sites in FY24, **99%** of timber used was responsibly sourced and the amount of waste diverted from landfill was **99%**.

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

2025



2025 HBF Customer Satisfaction Survey
Five star rating for Redrow Homes

2024



2024 WhatHouse? Awards
Best Large Housebuilder Silver



2024 WhatHouse? Awards
Best Energy Efficient Homes Gold



2024 Housebuilder Awards
Best Customer Satisfaction Initiative - Eco Electric



2024 Housebuilder Awards
Best Marketing Initiative - From Placemaking to Playmaking



TIME and Statista's Award List 2024
'World's Most Suustainable Companies'

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London
NW9 4BQ

+44 (0)20 8358 8340

OUR REQUIREMENTS AS HOME-BUILDERS

THE NEW HOMES QUALITY CODE: STATEMENT OF PRINCIPLES

THIS STATEMENT OF PRINCIPLES (THE CORE PRINCIPLES) SETS OUT THE MAIN PRINCIPLES WHICH REGISTERED DEVELOPERS AGREE TO FOLLOW TO BENEFIT THEIR CUSTOMERS.

1. FAIRNESS

Treat customers fairly throughout the buying and after-sales process.
2. SAFETY

Carry out and complete work in line with all regulations and requirements that apply to the new home, as set out by the Government, and have the necessary certificates from an appropriately approved body to show they have done this.
3. QUALITY

Complete all work to a high standard in line with all building and other standards and regulations that apply, as well as to the specification for the new home, and make sure that completion does not take place until the new home is complete (see section 2 of this code).
4. SERVICE

Have in place systems, processes and staff training to meet the customer service requirements of the code, and not use high-pressure selling techniques to influence a customer's decision to buy a new home.
5. RESPONSIVENESS

Have in place a reliable after-sales service and effective complaints procedure to make sure responses to customer queries are clear, thorough and provided in good time.
6. TRANSPARENCY

Provide clear and accurate information about buying the new home, including tenure and any costs the customer may have to pay in the future, such as ground rents and service charges.
7. INDEPENDENCE

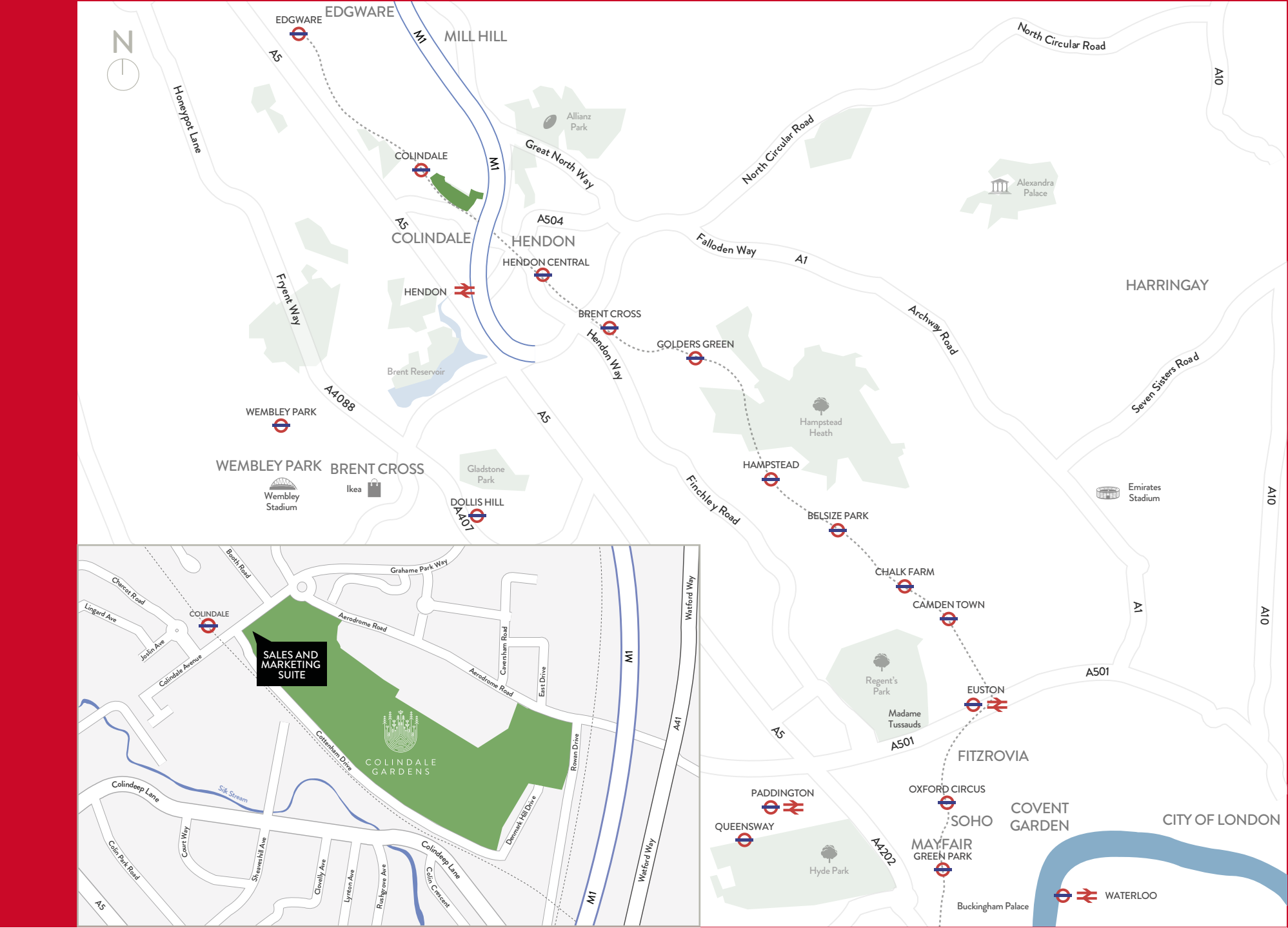
Make sure that customers know they should appoint independent legal advisers when buying a new home and that they have the right to ask for an independent pre-completion inspection before completion takes place.
8. INCLUSIVITY

Take steps to identify and provide appropriate support to vulnerable customers and make sure the code is available to all customers, including in appropriate formats and languages.
9. SECURITY

Make sure there are reasonable financial arrangements in place, through insurance or otherwise, to meet all their obligations under the code, including repaying deposits when they are due and any financial awards made by the New Homes Ombudsman Service.
10. COMPLIANCE

Meet the requirements of the code and the New Homes Ombudsman Service.



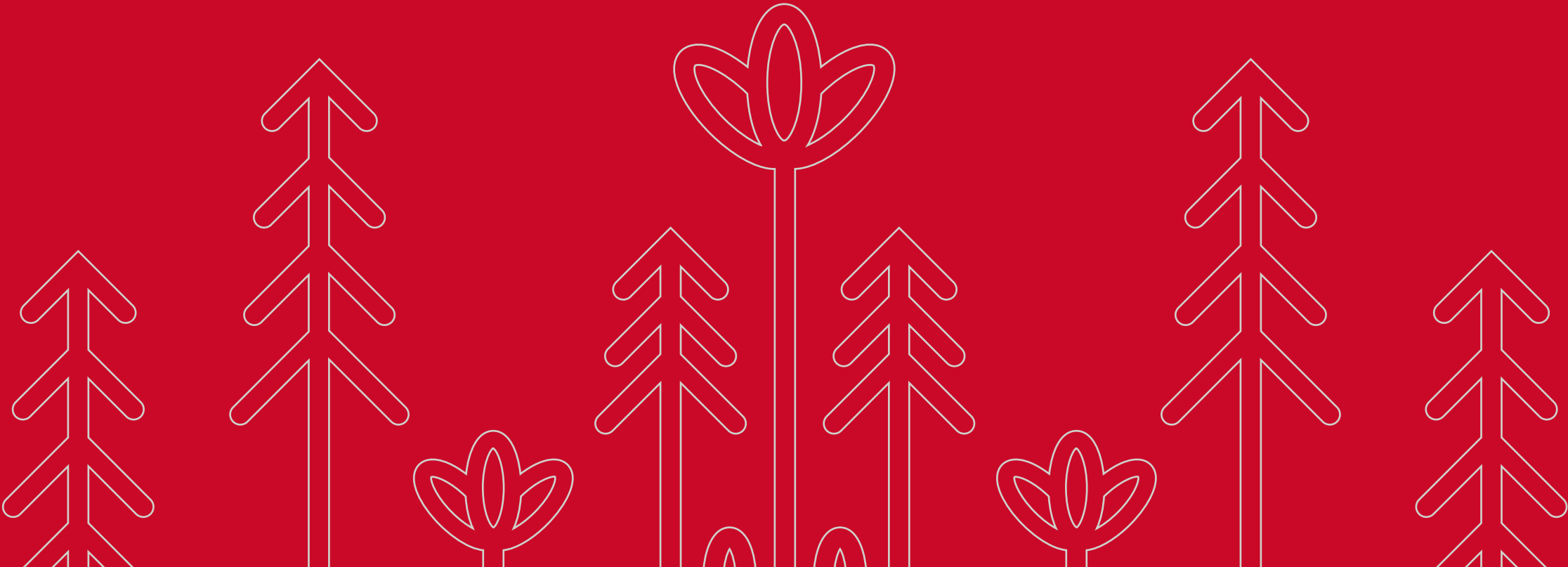


CUSTOMER EXPERIENCE SUITE

Colindale Gardens
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London
NW9 5HU

Contact us
0203 993 6199
www.colindalegardens.com
colindalegardens@redrow.co.uk

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WWW.COLINDALEGARDENS.COM



 **REDROW**