

COLINDALE GARDENS

Colindale, London NW9



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LONDON NW9

~ A large-scale scheme of over 2,900 homes developed by Redrow ~



Developer

Redrow Homes Limited

Location

Colindale, London NW9

Local Authority

London Borough of Barnet

Tenure

Leasehold 999 years from 1st January 2017

Architect

MDR Architects

Building Insurance

10 year LABC cover

Anticipated Completion

Autumn/Winter 2017

Car Parking

Secure parking available on higher value 2 beds & all 3 beds at purchase price £15,000 each

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DEVELOPMENT

- 1, 2 and 3 bedroom apartments in a garden setting
- A regeneration scheme of over 2,900 homes
- Colindale has been designated a Housing Growth Zone by the Mayor of London, with significant investment funding earmarked
- Master plan includes proposals for extensive community facilities – including a primary school, crèche, cafes, restaurants and shops
- Concierge service, residents’ gym, sauna and steam room
- Over 4 acres of green open space will remain at the development’s centre with 9 acres of landscaped gardens in all
- Varied apartment layouts, all with private outside space
- High specifications including Siemens appliances and underfloor heating
- Upgrades to specifications available at an additional cost, including Sonos sound system and Silestone worktops
- Secure car parking available on selected plots at an additional cost
- District heating or combined heat and power (CHP)
- Outline planning permission provides for up to 100,000 sq. ft. of commercial space in a second phase



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LOCAL AREA

- Known for the Royal Airforce Museum, 0.5 miles away
- Brent Cross shopping centre (0.5 miles) is home to 120 shops. Planning permission has been obtained to add cinema, additional shops and restaurants under a glass canopy as part of a £4bn local regeneration scheme.
- Local supermarkets include Tesco, Sainsbury's, Asda (0.7 miles), Morrisons (1.8 miles) and Waitrose (2.5 miles)
- There are numerous playing fields and sports venues nearby, including Barnet Copthall Leisure Centre (three swimming pools, a 100 station gym, and a large sports stadium; 2 miles), Hendon Golf Course and Sunny Hill Park
- Hampstead Heath (5 miles away) spans nearly 800 acres with a network of footpaths, woods and ponds. Hampstead Village provides shops and cafés while Kenwood House is home to outdoor music events in summer
- Leading universities are within easy reach: Middlesex, Imperial College, University College of London, University of Westminster, King's College, School of Oriental & African Studies
- Good choice of healthcare, libraries, community centres, places of worship, sports facilities within a one mile radius

TRANSPORT LINKS

- 5 mins walk to Colindale Tube station (Northern Line)
- Easy access to the City (25 mins by tube – Colindale to Bank) and West End (25 mins – Colindale to Tottenham Court Road)
- London Heathrow Airport is 40 mins away by car or just over an hour by public transport by tube or Heathrow Express
- Kings Cross & St Pancras (Eurostar) are 22 mins away by tube
- Close to major road routes: M1, M25, A41, A406 (North Circular), A5

By tube / mainline rail (stations and travel time)

Brent Cross	4 mins
Camden	17 mins
King's Cross St Pancras (Eurostar)	22 mins
Leicester Square	26 mins
Oxford Circus	26 mins
Bank	32 mins
Bond Street	32 mins
Covent Garden	33 mins
London Bridge	34 mins

Travel times and distances are approximate only. Source www.tfl.gov.uk and [rac.co.uk route planner](http://rac.co.uk).

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LONDON UNIVERSITIES AND COLLEGES

Time / Tube

Middlesex University London

The Burroughs, London NW4 2 mins / Hendon Central Station

Central St Martins

King's Cross, London N1 23 mins / King's Cross

King's College

Strand, London WC2 29 mins / Holborn Station

School of Oriental and African Studies

London WC1H 29 mins / Russell Square Station

Time / Tube

University College London

Gower Street, London WC1 32 mins / Euston Square

University of Westminster

Baker Street, London NW1 33 mins / Baker Street

Imperial College

London SW7 38 mins / South Kensington Station



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APARTMENT MIX – Reverence House

	1 Bed	2 Bed	3 Bed	Total
G/F	0	4	3	7
1/F	4	3	0	7
2/F	5	7	1	13
3/F	5	7	1	13
4/F	5	7	1	13
5/F	5	1	2	8
6/F	5	1	2	8
Total	29	30	10	69

COUNCIL TAX BANDS

Tax Band	Market value (April 1991)	London Borough of Barnet (Based on 2+ occupants within the Property)
A	Up to £40,000	£931.38
B	£40,001 - £52,000	£1,086.61
C	£52,001 - £68,000	£1,241.84
D	£68,001 - £88,000	£1,397.07
E	£88,001 - £120,000	£1,707.53
F	£120,001 - £160,000	£2,017.99
G	£160,001 - £320,000	£2,328.45
H	Over £320,001	£2,794.14

Source: www.barnet.gov.uk Information correct as at 24/3/ 2016 (Year 1 April 2016 to 31 March 2017)

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ESTIMATED SERVICE CHARGE

Apartment	£3 per sq. ft. p.a. including estate charge
Parking	£321 p.a.

GROUND RENT

- 1 Bed - £200 p.a.
- 2 Bed - £300 p.a.
- 3 Bed - £400 p.a.

STAMP DUTY LAND TAX (SDLT)

Lower Limited	Upper Limited	New Rate of SDLT *
£0	£125,000	3%
£125,001	£250,000	5%
£250,001	£925,000	8%

**Higher rates of SDLT will be charged on purchases of additional residential properties, such as buy to let properties and second homes, for properties that complete from 1 April 2016. The higher rates will be 3 percentage points above the current SDLT rates. The government will consult on the policy detail, including on whether an exemption for corporates and funds owning more than 15 residential properties is appropriate.*

Source: <https://www.gov.uk/government/publications/main-tax-announcements-for-autumn-statement-2015/main-tax-announcements-for-autumn-statement-2015#stamp-duty-land-tax-sdlt--and-capital-gains-tax-cgt>

PAYMENT TERMS

1. A non-refundable booking deposit of HKD30,000 is payable upon reservation / exchange of contracts. This booking deposit will be refunded to the buyer only when the full 5% deposit has been received in full by the purchaser's solicitors. Please note that the refund may take in excess of one month to process.
2. A full 5% deposit is payable within 14 days from exchange of contracts
3. 5% deposit payment is payable 6 months from exchange of contracts
4. 5% deposit payment is payable 12 months from exchange of contracts
5. The balance of 85% of the purchase price will be payable upon legal completion

DOCUMENTATION REQUIRED FOR EXCHANGE OF CONTRACT

- Passport / ID card
- Two utility bill copies with buyer's name and address
- One bank statement copy with buyer's name and address
- Proof of fund – written evidence of the source of the deposit monies accumulating in your account

Please be advised that the solicitors must see the original copies of the above.



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CONVEYANCING FEES

Property up to £500,000	£1,750 plus VAT and disbursements
Property from £500,001 to £1,000,000	£1,950 plus VAT and disbursements
Property over £1,000,000	£2,500 plus VAT and disbursements

ASSIGNMENT

Buyers may assign contracts once with the developer's permission.

VENDOR'S SOLICITOR

REDROW HOMES LIMITED

Redrow House
St. David's Park, Ewloe
Flintshire, CH5 3RX

Graham Cope
Company Secretary / Legal Director
Tel: 44 1244 520044
Email: graham.cope@redrow.co.uk

RECOMMENDED PURCHASERS' SOLICITOR

RISEAM SHARPLES

2 Tower Street
London WC2H 9NP

Julia Caveller
Partner
Tel: 44 20 7836 9555
Email: juliac@rs-law.co.uk