

The Orchard Quarter, with stunning views over its park, is developed by Redrow, featuring studios, 1, 2 & 3 bedroom apartments and 2, 3 & 4 bedroom duplexes



Developer

Redrow Homes Limited

Location

London NW9

Local Authority

London Borough of Barnet

Tenure

Leasehold 999 years from 1st January 2017

Planning Architect

Fourpoint Architects

Landscape Architect

Broadway Malyan

Building Insurance

10 year LABC cover

Anticipated Completion

Summer - Autumn 2019

Car Parking

Additional cost, on selected apartments

DEVELOPMENT

- Over 3,000 new homes consisting of Studios, 1, 2 and 3 bedroom apartments, and 3 and 4 bedroom houses
- Zone 4 location
- Colindale has been designated a major regeneration growth zone by the Mayor of London
- Concierge service, residents' gym, sauna and steam room
- 9 acres of landscaped gardens and parks
- 100,00sqft of commercial space for new restaurant and shops
- 600 pupil primary and junior school on the development, operated by Saracens
- £11m upgrade to Colindale Underground station
- Varied apartment layouts, all with private outside spaces, balconies or terraces.
- High specification including Siemens appliances and underfloor heating, LED lighting system.
- Upgrades to specification available at additional cost, including Silestone worktops, additional wardrobes, fully tiled bathrooms, wooden flooring in bedrooms.
- District heating/CHP plant serving the entire development

APARTMENT MIX – THE ORCHARD QUARTER

Floor	Studios	1 bed	2 bed	3 bed	Duplexes	Total
8		2	3	3		8
7		2	3	3		8
6		3	4	6		13
5	1	3	6	5		15
4	1	3	6	5		15
3	1	3	8	7		19
2	1	4	9	7		21
1		2	2			4
G			1		18	19
Total	4	22	42	36	18	122

LOCAL AREA

- Brent Cross shopping centre (2.5 miles drive or 2 stops by underground) is home to 120 shops including John Lewis, Waitrose, Fenwicks and Marks and Spencer. Planning permission has been obtained to add a cinema complex, additional shops and restaurants as part of a £4bn regeneration scheme
- Local supermarkets include a Tesco Metro and Sainsbury's Local, an Asda superstore (0.7 miles) and Morrisons (0.6 miles)
- There are numerous playing fields and sports venues nearby, including Barnet Cophall Leisure Centre (three swimming pools, a 100 station gym, and a large sports stadium; 2 miles), Hendon Golf Course and Sunny Hill Park
- Hampstead Village, 4 stops away by underground, provides chic shops and cafés while Kenwood House is home to outdoor music events in summer.
- Mill Hill, a short bus ride, offers a wide range of restaurants with a variety of cuisines.
- Leading universities are within easy reach. Middlesex is an easy walk, while Imperial College, University College of London, University of Westminster, King's College, School of Oriental & African Studies and many others are easily reachable by tube
- 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). Northern Line runs 24hr night tube operation at weekends
- Easy access to the City (30 mins by tube to Bank) and West End (25 mins to Tottenham Court Road)
- London Heathrow airport is 36 minutes away by car
- London Luton airport is approximately 30 minutes away by car
- Stanstead airport is approximately 40 minutes away by car
- Kings Cross & St Pancras (Eurostar) are 22 mins away by tube
- Close to major road routes: M1, M25, A41, A406 (North Circular), A5 Edgware Road
- By tube / mainline rail (stations and travel time)

Brent Cross	4 mins
Camden Town	17 mins
Eurostar Terminal (Kings Cross St Pancras)	22 mins
Leicester Square	26 mins
London Bridge	32 mins
Waterloo	30 mins
Bank	30 mins
Oxford Circus	24 mins
Covent Garden	30 mins
Bond Street	29 mins
Baker Street	32 mins
Charing Cross	27 mins

Travel times and distances are approximate only. Source www.tfl.gov.uk 19 July 2017

LONDON UNIVERSITIES AND COLLEGES

	<u>Time / Tube</u>		<u>Time / Tube</u>
Middlesex University The Burroughs, London NW4 Colindale to Hendon Central Station	3 minutes	King's College Strand, London WC2 Colindale to Holborn Station	31 minutes
University College London Gower Street, London WC1 Colindale to Euston Square Station	21 minutes	University of Westminster Baker Street, London NW1 Colindale to Baker Street Station	32 minutes
Central St Martins King's Cross, London N1 Colindale to Kings Cross Station	22 minutes	Imperial College South Kensington Colindale to South Kensington Station	38 minutes
School of Oriental and African Studies Russell Square Colindale to Russell Square Station	28 minutes		

COUNCIL TAX BANDS – LONDON BOROUGH OF BARNET

Tax Band	Market value (April 1991)	London Borough of Barnet (Based on 2+ occupants within the Property)
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)

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

ESTIMATED SERVICE CHARGE

£3.00 p.sf. + CHP Charge. This includes: Concierge staffing costs, cleaning, general maintenance, gym, steam, sauna, insurance, external landscaping / garden maintenance, communal utilities.

GROUND RENT

Studio - £100 p.a.
1 bed - £200 p.a.
2 bed - £300 p.a.
3 bed - £400 p.a.
4 bed - £500 p.a.

Ground rents are reviewed every 15 years up to the 60th year in line with inflation (RPI)

PARKING

Secured parking spaces within the building are available for selected plots for £25,000. An annual service charge of £350 will also be applicable.

An annual permit to park is available for selected plots at a charge of £950 in year 1. The permit gives a right to park in a specified on-street parking zone.

HEATING AND HOT WATER

There is a central gas boiler plant that generates all the heating and hot water for the development.



COLINDALE GARDENS

Colindale, London NW9



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. 5% deposit of the purchase price is payable within 21 days from exchange of contracts
3. 5% payable in 6 months from exchange of contracts
4. 5% payable in 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.

ASSIGNMENT

Buyers may assign contracts once with the developer's permission

VENDOR'S SOLICITOR

REDROW HOMES LIMITED

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Senior Conveyancer

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