

NW'9

Sage@
Colindale Gardens



Live life to the full

Make the most of your London years, enjoying garden life within easy reach of the heart of the capital.

Colindale Gardens gives you the space you need as you take the first steps to owning your own home. All the amenities of modern living are within strolling distance of the gardens, from restaurants and coffee bars to late-night shops. There is more to come from further regeneration in the area, all in an already well-connected and up-and-coming North London postcode.

Welcome home

Colindale Gardens features stunning one and two bedroom apartments, each with outside space on a private terrace or balcony. On the inside, our homes are designed for flexible, open-plan living. They are all bright, light and spacious, with high-quality specifications and stylish finishing throughout.









Room to Breathe

Colindale Gardens is a great base for your London years. There is space to relax. And as well as enjoying great connections, you can live life to the full nearby. All our homes are set within nine acres of landscaped open space, surrounded by parkland and linked with a network of walkways and cycle paths.



The Capital Ring walking route runs from West Hendon playing fields. A dedicated cycle route to Hampstead Heath takes 35 minutes. From Colindale Gardens you can reach Fryent Country Park on foot in around 45 minutes, or 10 minutes in the car.



Only half a mile away, garden residents can find Rushgrove Park, with tennis and basketball facilities and play areas for children.



A popular, well used linear park in the heart of Burnt Oak, with the Silk Stream flowing through its heart sits on the edge of Colindale Gardens.



Colindale Gardens

Colindale is an exciting and well connected area of North London. Originally a small hamlet called Colindeep, which lay in the valley of the Silk Stream, a tributary of the River Brent it is now a bustling and vibrant part of the capital. With historical links to aeronautics it now hosts facilities as diverse as the Oriental City shopping centre to the British Library Newspaper Library.



Walk along the Silk Stream, or go further afield on the capital ring to see other parts of London on foot.

The Royal Air Force Museum London is the area's living link to its rich history of aviation, telling the story of the Battle of Britain.



Colindale is home to Bang-Bang, one of the largest Asian food courts in the capital, offering a wide range of oriental cuisine.



With restaurants and bars influenced from the Mediterranean, Africa and the Orient there is plenty of choice for eating drinking and socialising around where you are living.

If daytime coffee, chai and cakes are more your thing then you will be spoilt for choice.



There are a wide choice of gyms, exercise classes and spas nearby so whether you like to lift weights, join a boot camp, de-stress with yoga or simply relax while having some holistic treatments the options are open to you.



Exercise doesn't need to be indoors at Colindale as there are plenty of parks to run in, outdoor gym equipment to use and cycle routes to set off and explore on, the choice is yours.

“Colindale Gardens offers bright and breezy modern day living space”

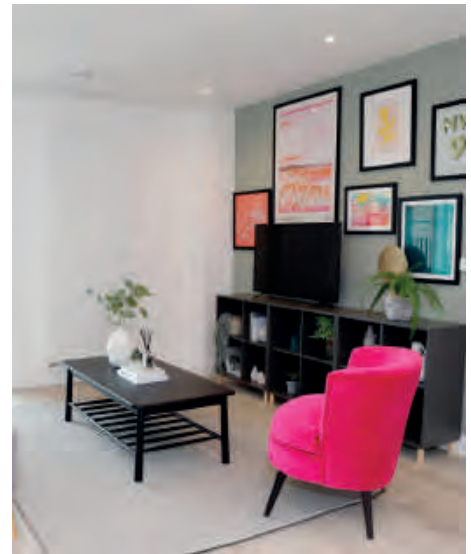




Spacious and well lit bedrooms



High specification kitchens and appliances

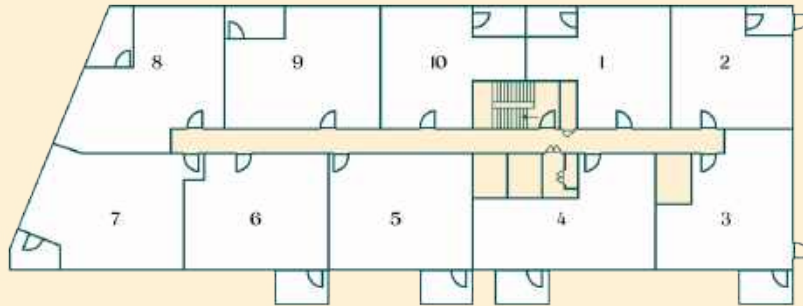


Room to relax and unwind

Floor Plates



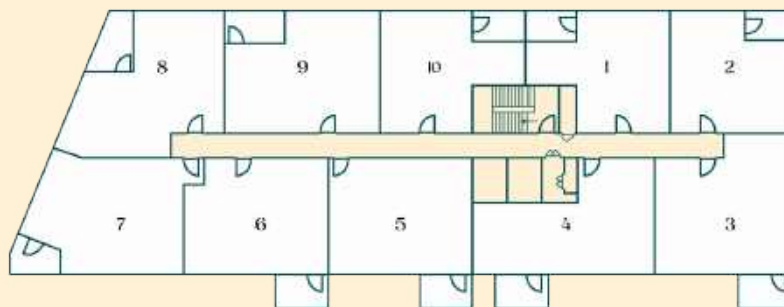
FLOOR 2



Floor 2	
Apt No	Apt type
1	Holly
2	Hazel
3	Maple
4	Aspen
5	Beech
6	Birch
7	Oak
8	Yew
9	Elder
10	Hornbeam

Floors 3, 4, 5, 6, 7	
Apt No	Apt type
1	Holly
2	Hazel
3	Hawthorn
4	Aspen
5	Pine
6	Poplar
7	Oak
8	Yew
9	Willow
10	Hornbeam

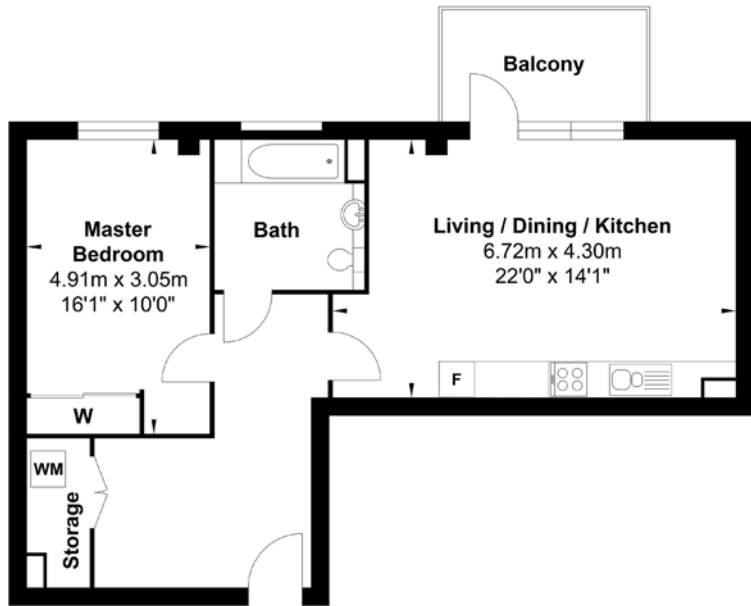
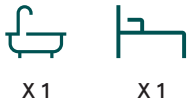
FLOOR 3-7



Aspen

One bedroom apartment

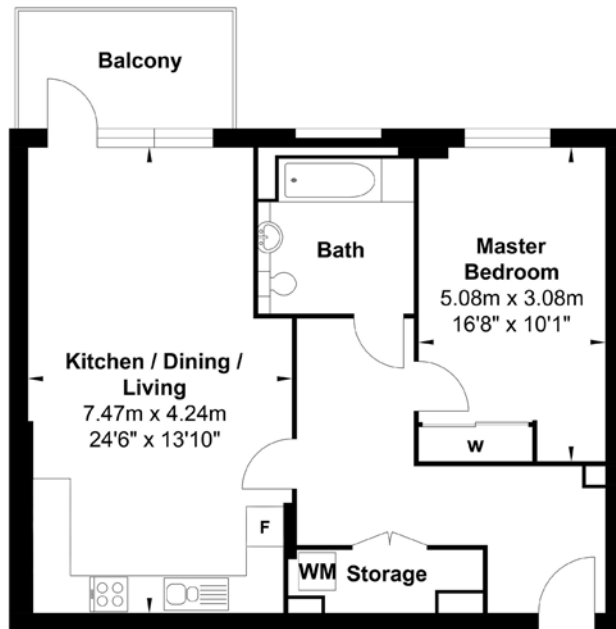
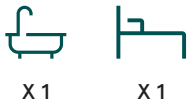
INTERNAL AREA:
65.88M² | 709.12FT²



Beech

One bedroom apartment

INTERNAL AREA:
69.05M² | 743.24FT²

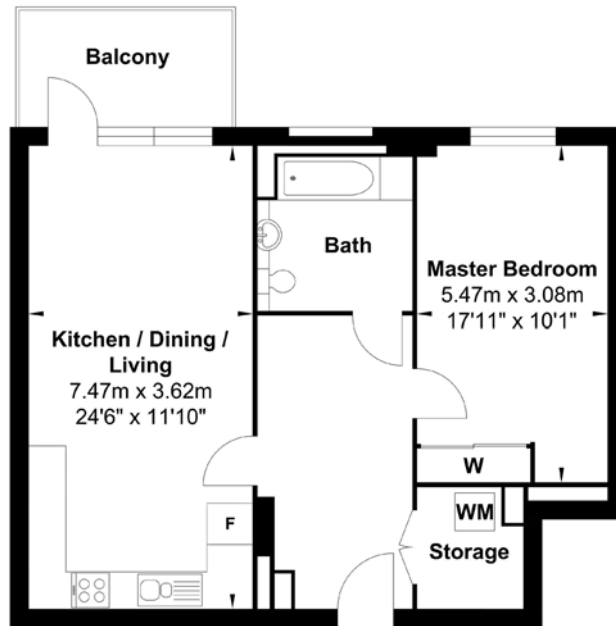
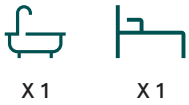


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Birch

One bedroom apartment

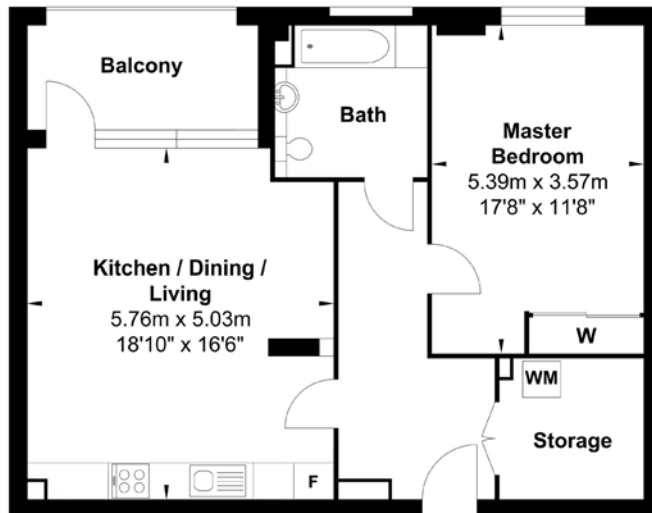
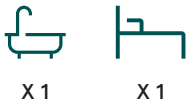
INTERNAL AREA:
67.43M² | 725.81FT²



Elder

One bedroom apartment

INTERNAL AREA:
70.47M² | 761.43FT²

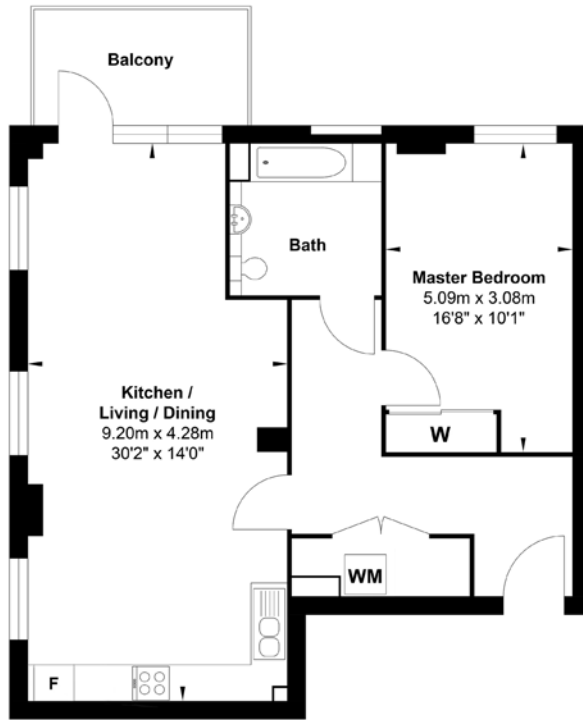
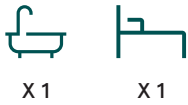


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Hawthorn

One bedroom apartment

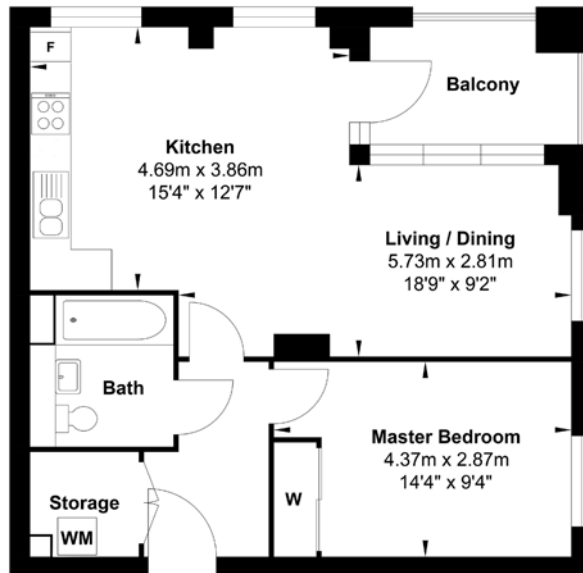
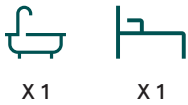
INTERNAL AREA:
74.49M² | 801.80FT²



Hazel

One bedroom apartment

INTERNAL AREA:
55.37M² | 595.99FT²



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Holly

One bedroom apartment

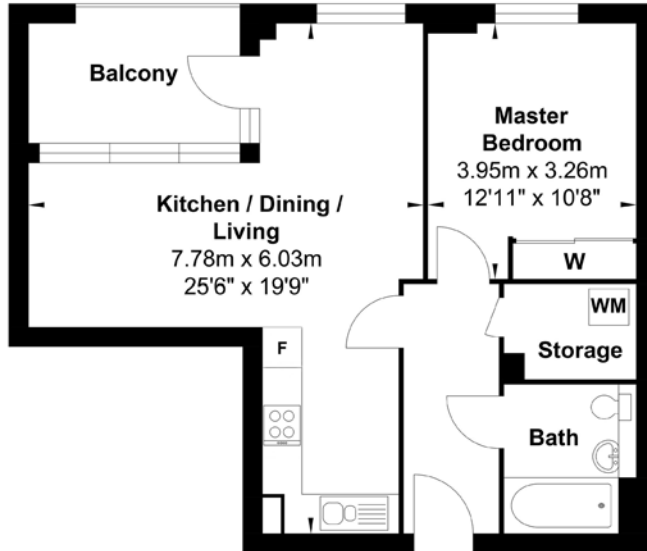
INTERNAL AREA:
53.43M² | 575.11FT²



X 1



X 1



Hornbeam

One bedroom apartment

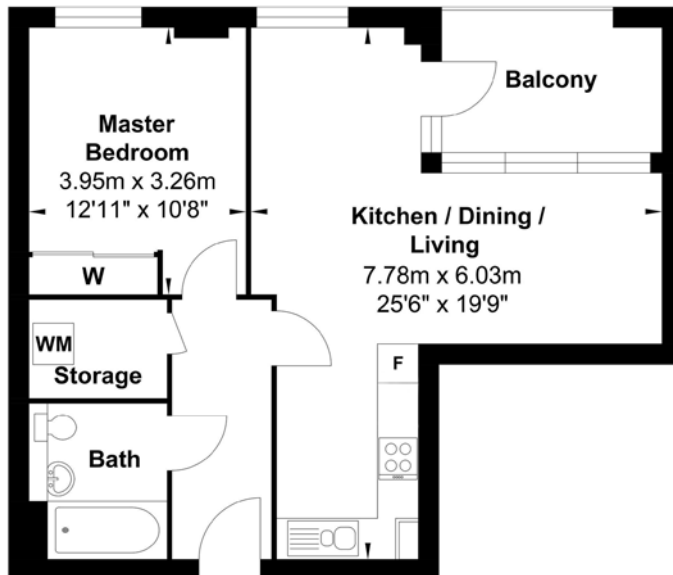
INTERNAL AREA:
53.43M² | 575.11FT²



X 1



X 1

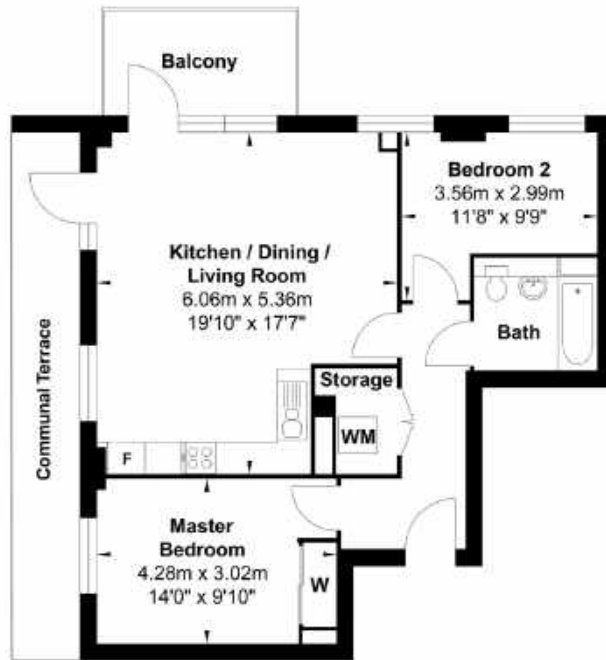
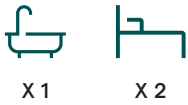


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Maple

Two bedroom apartment

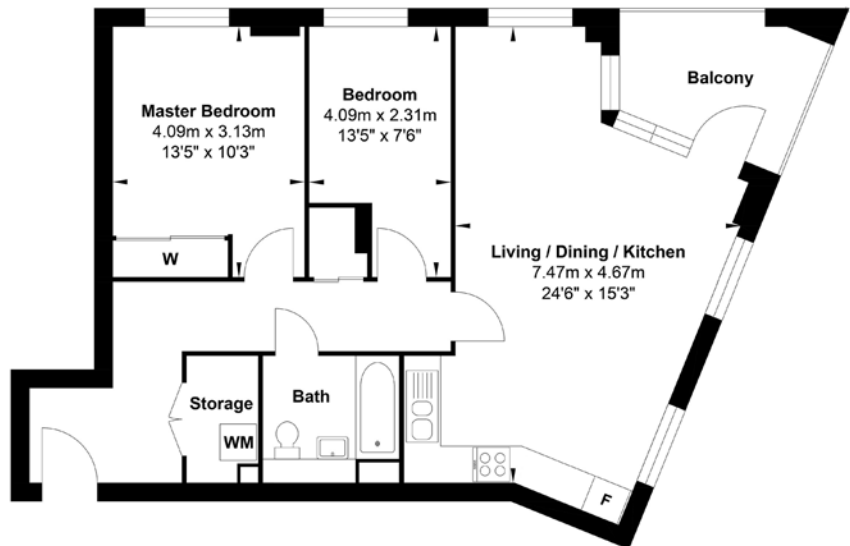
INTERNAL AREA:
65.18M² | 701.59FT²



Oak

Two bedroom apartment

INTERNAL AREA:
71.04M² | 764.66FT²

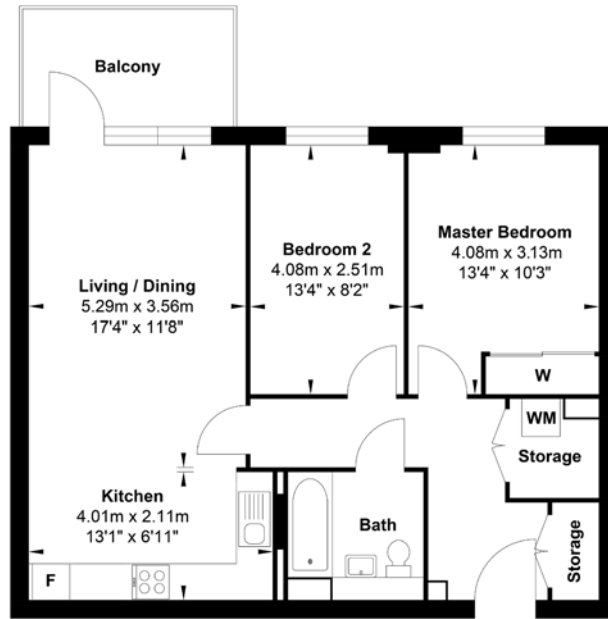


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Pine

Two bedroom apartment

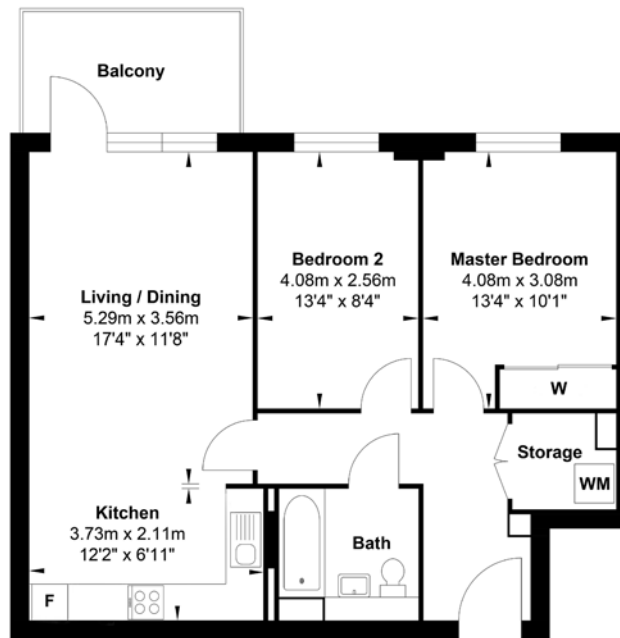
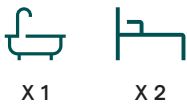
INTERNAL AREA:
69.97M² | 753.15FT²



Poplar

Two bedroom apartment

INTERNAL AREA:
67.55M² | 727.10FT²

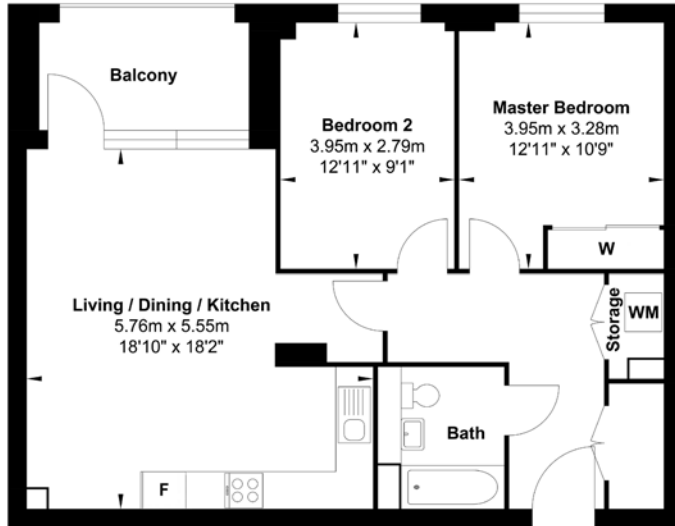


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Willow

Two bedroom apartment

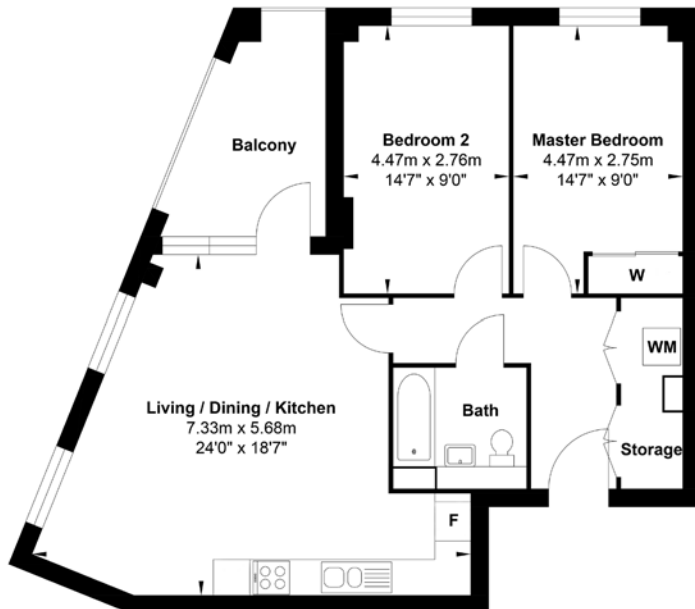
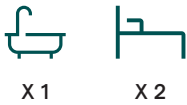
INTERNAL AREA:
71.25M² | 766.92FT²



yew

Two bedroom apartment

INTERNAL AREA:
71.18M² | 766.17FT²



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Specification

General Specification

Oak veneered entrance doors

Laminate to living/kitchen/dining/hall

Cormar carpet to bedroom

Solid internal doors

Kitchen

Crystal gloss light grey cabinets

Belato grey laminate worktops

Belato grey upstands

White glass splashback

Brushed nickel single lever tap

Integral bins

Stainless steel sink and drainer

Bathrooms, Ensuites and Shower Rooms

Matching bath panel and vanity unit

Merlyn bath screen

Wall hung Scottini basin

Hansgrohe Coolstart tap

Full size mirror

Soft close toilet seat

Lighting and Electrical

Downlights to all rooms

Multi media to living/bedrooms

LED strip lights in kitchen

Heated towel rail

Security and External

Downlighters in communal corridors

Slip resistant flooring in lobby

Video entry system

Residents lift

CCTV system/cameras

Appliances

Bosch single oven

Bosch ceramic hob

Bosch integrated fridge freezer

Bosch integrated dishwasher

Built-in telescopic hood extractor

Bosch freestanding washer/dryer



Transport

Colindale station is on the Northern Line, offering direct connections to Euston, Kings Cross, Bank and London Bridge. That puts most of London's main business districts, including the City itself, within half an hour's reach.

For the West End, the N5 Night Bus links the station directly with Trafalgar Square. St Pancras International is 20 minutes away, with its direct connections to Europe, as well as Thameslink, National Rail and Crossrail services, including trains to Heathrow airport.



Walking

Colindale station
2 mins

Tesco express
3 mins

Silkstream Park
5 mins



Train

Mill Hill Broadway to
London Kings Cross
22 mins

Mill Hill Broadway
to Luton
30 mins



Car

Edgware
Community Hospital
7 mins

Harrow
19 mins

Watford
21 mins



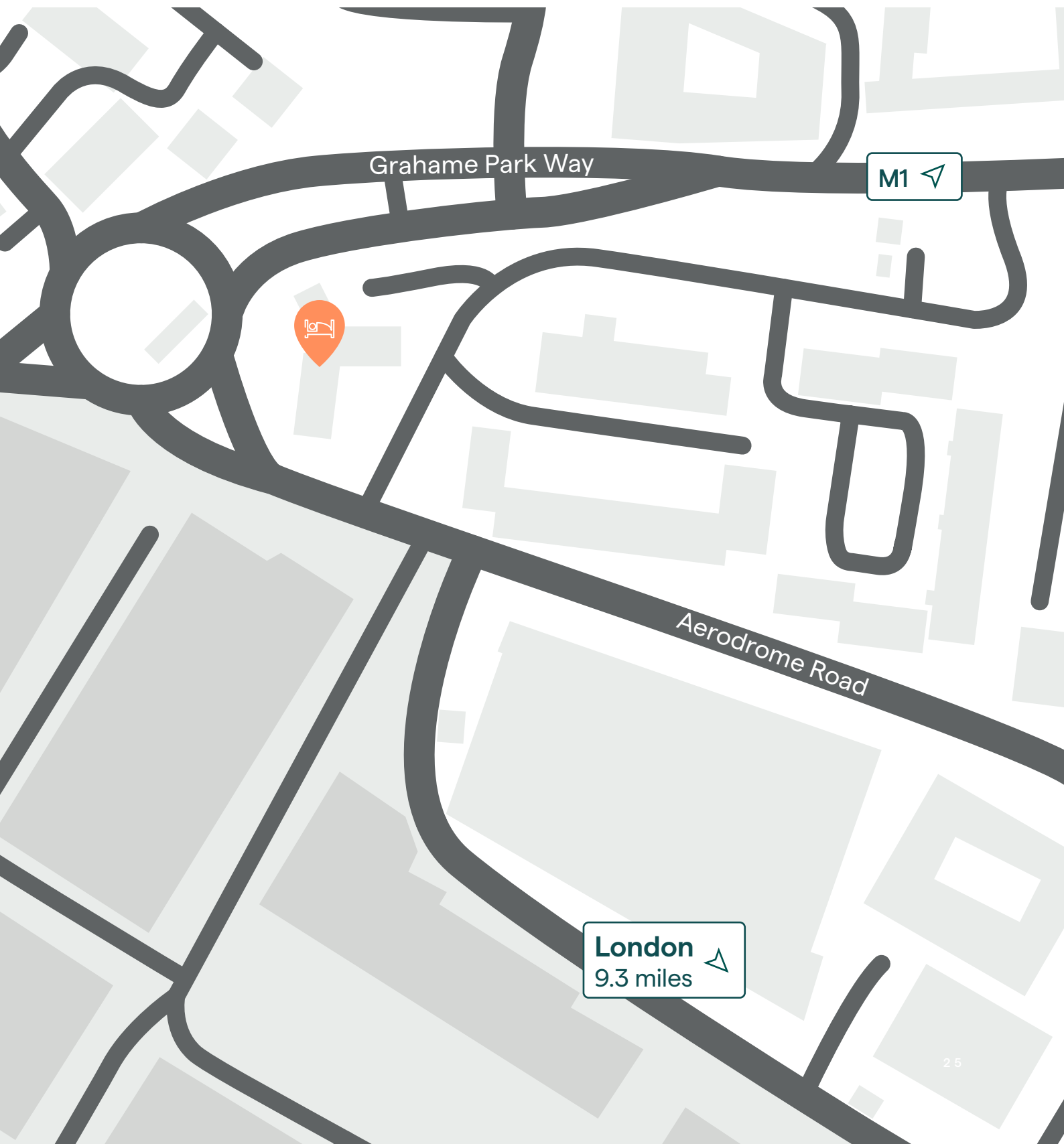
Only half a mile away, garden residents can find Rushgrove Park, with tennis and basketball facilities and play areas for children. The Capital Ring walking route runs from West Hendon playing fields and from Colindale Gardens you can reach Fryent Country Park on foot in around 45 minutes, or 10 minutes in the car. A dedicated cycle route to Hampstead Heath takes 35 minutes.

Sage Homes are offering high specification apartments within a stylish building all with private balconies. A central position with shops, bars and restaurants as close as parks and open space and excellent transport links just across the road.

Available across 6 floors at Colindale Gardens are a selection of one and two bedroom apartments. Open plan living with a light and spacious feel means these apartments will make an ideal home in this popular area of North London.

Colindale Gardens area plan





Grahame Park Way

M1 ↗



Aerodrome Road

London ↗
9.3 miles

Who are Sage Homes?

Sage Homes provide good quality affordable housing across England. We work with the largest house builders to offer brand new housing for shared ownership (part buy, part rent) and low-cost rental homes.

We have handed over the keys to over 9,000 homes since 2017. We are on track to achieve our target of providing 30,000 new affordable homes by 2030. Helping us make sure there is more housing available, within the reach of as many people as possible.

Our customers are at the heart of our business and we're always looking for new ways to provide good service in great homes. We are a registered provider of social housing and became an investment partner of Homes England in 2019, enabling us to offer grant funding for affordable homes.

[sagehomes.co.uk](https://www.sagehomes.co.uk)



Biola, a Sage Homes customer

What is Shared Ownership?

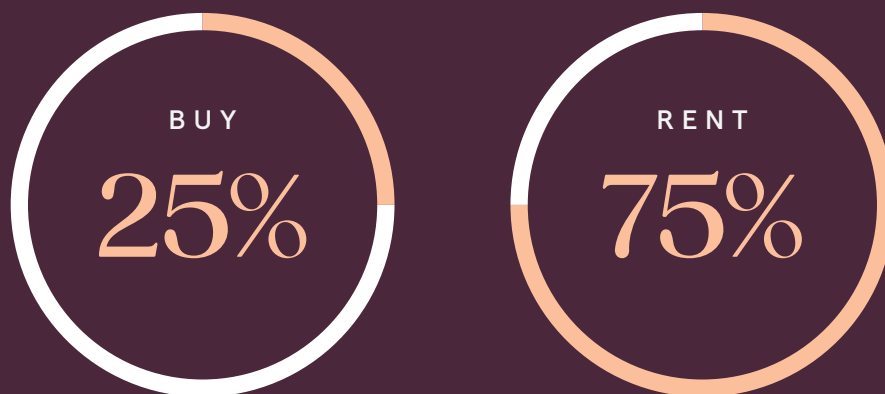
Shared Ownership offers you the chance to buy a share of your very own home and pay rent on the remaining share*.

With Shared Ownership you start by buying a share in your home, between 25% and 75% of the full value. Your deposit is based on the share you buy, not the full value. You will pay a mortgage on the share you own and pay rent to Sage on the share you don't own. As and when you can afford to, you can buy greater shares in your home, up to 100%. This is a process called staircasing.

Shared Ownership is a great option if you can't quite afford the mortgage on 100% of a home or don't have a large deposit that buying outright often requires.

Visit our website sagehomes.co.uk/sales/listing/colindale-gardens to find out more and to check out our affordability calculator and see how Shared Ownership can work for you.

Shared Ownership example



	Apartment no. 1	Apartment no. 2	Apartment no.3	Apartment no.4	Apartment no.5	Apartment no. 6	Apartment no.7	Apartment no.8	Apartment no.9	Apartment no.10
	The Holly	The Hazel	The Maple	The Aspen	The Beech	The Birch	The Oak	The Yew	The Elder	The Hornbeam
2nd floor	B1.02.01	B1.02.02	B1.02.03	B1.02.04	B1.02.05	B1.02.06	B1.02.07	B1.02.08	B1.02.09	B1.02.10

	Apartment no. 1	Apartment no. 2	Apartment no.3	Apartment no.4	Apartment no.5	Apartment no. 6	Apartment no.7	Apartment no.8	Apartment no.9	Apartment no.10
	The Holly	The Hazel	The Hawthorn	The Aspen	The Pine	The Poplar	The Oak	The Yew	The Willow	The Hornbeam
3rd floor	B1.03.01	B1.03.02	B1.03.03	B1.03.04	B1.03.05	B1.03.06	B1.03.07	B1.03.08	B1.03.09	B1.03.10
4th floor	B1.04.01	B1.04.02	B1.04.03	B1.04.04	B1.04.05	B1.04.06	B1.04.07	B1.04.08	B1.04.09	B1.04.10
5th floor	B1.05.01	B1.05.02	B1.05.03	B1.05.04	B1.05.05	B1.05.06	B1.05.07	B1.05.08	B1.05.09	B1.05.10
6th floor	B1.06.01	B1.06.02	B1.06.03	B1.06.04	B1.06.05	B1.06.06	B1.06.07	B1.06.08	B1.06.09	B1.06.10
7th floor	B1.07.01	B1.07.02	B1.07.03	B1.07.04	B1.07.05	B1.07.06	B1.07.07	B1.07.08	B1.07.09	B1.07.10



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