

LONDON NW9

**BEAUFORT
PARK**

ORIGIN
HOUSING

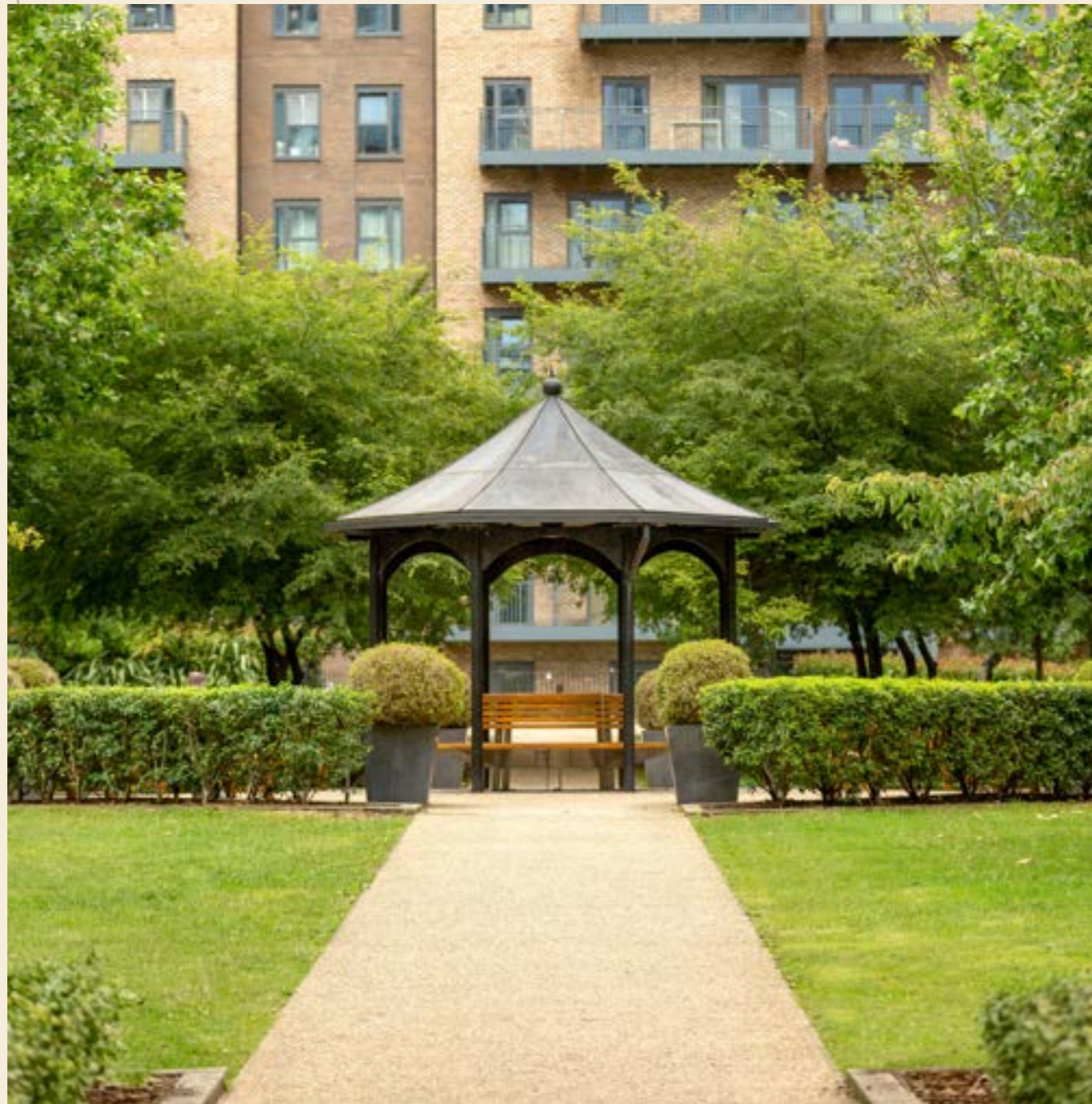
DACE HOUSE



Introducing Dace House

Modern apartments for modern living

Dace House is a collection of 46 one and two bedroom, shared-ownership apartments in the heart of Colindale. Three different layouts offer choice and versatility, with each home benefiting from a smart specification, a private balcony and access to a landscaped courtyard garden. Onsite parking and cycle storage is complemented by a short walk to Colindale Tube station. The apartments also enjoy many of the wider comforts offered by Beaufort Park - one of North West London's leading regeneration schemes.



Life at Beaufort Park

A new London quarter

Beaufort Park is where people, placemaking and businesses come together in a practical, harmonious way. The choice of properties, development layout, shared spaces and on-site facilities foster a warm community spirit and create a thriving new neighbourhood.

Integrated within Beaufort Park is a strong infrastructure that supports everyday living. Restaurants, pubs and shops are joined by a dentist, a hairdresser, a nursery, Middlesex University and the Driving Standards Agency. The development is also well served by bus routes and is less than a mile from Colindale Tube station.

Despite its city location, Beaufort Park provides exceptional opportunities to relax and socialise in the natural environment, with a residents' concert an annual highlight. The 25 acre site encompasses a landscaped park with central square and bandstand, play areas, a series of continental-style courtyards and manicured gardens.



Getting to know NW9

Colindale – a Zone 4 location with a Tube station on the Northern line - is a rapidly-evolving neighbourhood. Here, there's an eagerness to embrace fresh vibrancy yet protect an established character and a fascinating past. Several pockets of rejuvenation have attracted new businesses, which serve to enrich the choice and quality available to residents.



As such, the community is well served by places to eat and drink, ranging from small independents and large, familiar chains to the awe-inspiring Bang Bang Oriental Foodhall and nearby farmers' markets. Practical amenities are in abundance too - supermarkets, a library, gyms, a park with children's playground, a cinema, a Post Office, medical centres, dentists and pharmacies are all in the immediate vicinity.



Families looking for educational excellence will be reassured that standards in Colindale are high. Ten schools within a mile of Beaufort Park are rated 'Good' or 'Outstanding' by Ofsted, representing the state, selective, faith and independent sectors.



Getting to know NW9

Schools

1. Goldbeaters Primary School
2. St Joseph's Catholic Primary School
3. Mill Hill School - Private
4. Hendon School - Secondary
5. Canons High School - Secondary
6. Middlesex University
7. UCL – University College London

Shopping

8. Brent Cross Shopping Centre
9. Camden Market
10. IKEA Wembley
11. Westfield London

Food & Drink

12. Beaufort Fresh
13. Bang Bang Oriental Food Hall
14. JM Restaurant
15. Mill Hill Kitchen
16. Nando's Colindale
17. BOGA Steakhouse Colindale

Culture

18. Beaufort Park
19. Colindale Library
20. Mill Hill Broadway
21. RAF Museum
22. The Laboratory Health and Spa
23. Roundhouse
24. Natural History Museum





Heritage highs

The skies over Colindale were once filled with numerous aircraft.

Beaufort Park itself was the location for the world's first airfield and London's first flying school. Hendon Aerodrome was founded in 1911 by Claude Grahame-White, one of England's most notable pilots. From Colindale, he took author H. G. Wells up into the clouds, organised magnificent air shows and opened an aircraft factory.

The airfield eventually switched from civilian flights to military operations, being commandeered by the War Office in 1916. It was briefly used during the Battle of Britain for fighter squadrons and the last military flying unit left in 1957.

Today, Hendon Aerodrome and Britain's wider aeronautical heritage is celebrated at Colindale's Royal Air Force Museum. One of its most interesting exhibits is Grahame-White's original watchtower, which was painstakingly moved, brick by brick, from Beaufort Park to Grahame Park Way.

In 1934, Hendon Police College opened in the aerodrome's old clubhouse, starting its long association with Colindale. The Metropolitan Police's presence grew in the 1970s with the building of The Peel Centre and several accommodation blocks. Although many of its original training facilities have been redeveloped, the Met retains a local presence.



The rest of London is calling

Colindale is bordered by Edgware, Harrow and Brent Cross, increasing the number of places to explore with ease. Within reach are the Mill Hill Spa & Health Club, the Barnet Cophall Sports Centre, Alexandra Palace and Finchley Golf Club

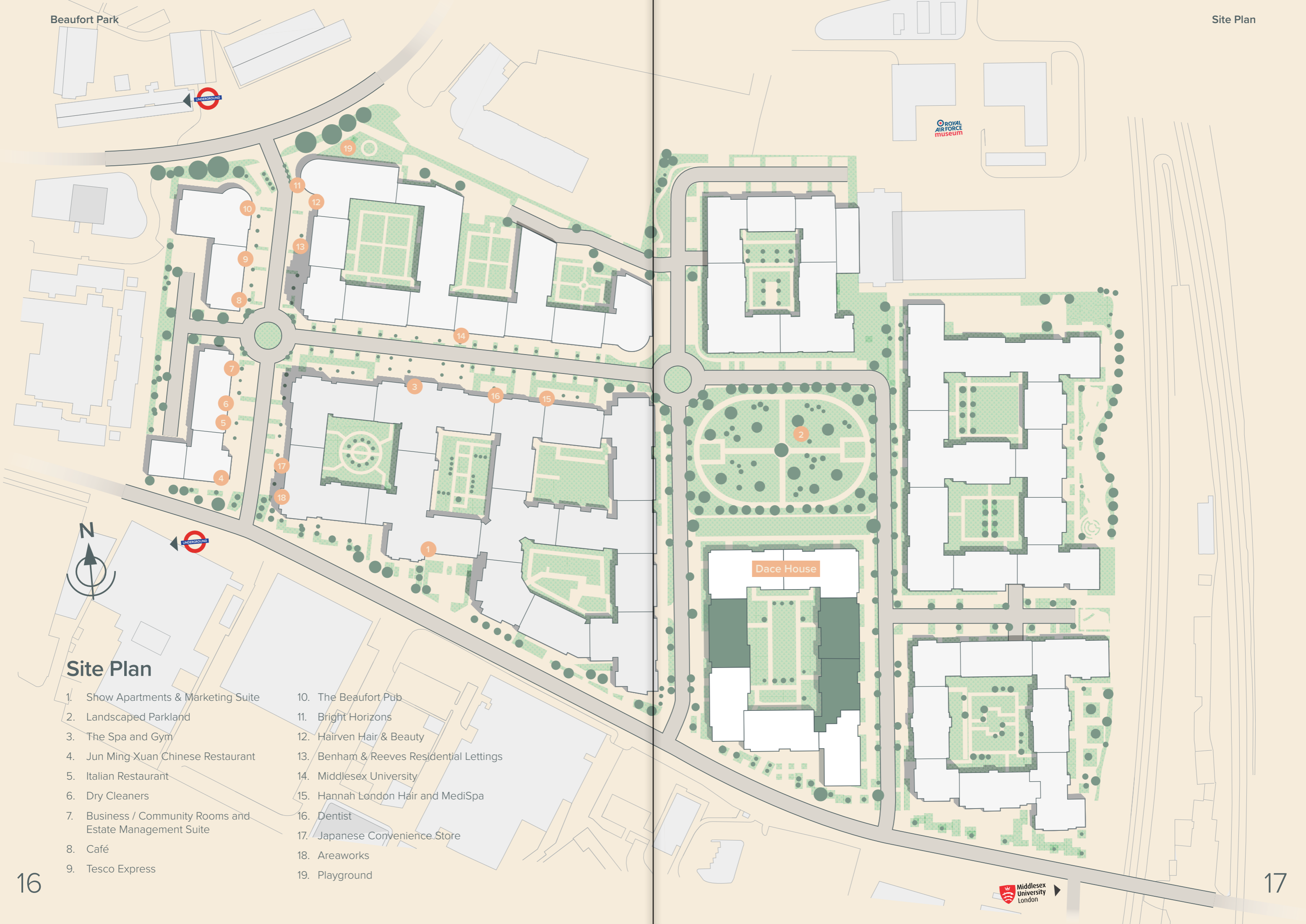
Residents can also zip across London thanks to Colindale's excellent road, rail and Tube connections. Hampstead is a 12 minute journey via the Northern line, offering a stark contrast to the hubbub of NW9. Take a dip in the natural bathing ponds, walk across the wide, open heath or discover one of the best views across the capital at Parliament Hill.

For something completely different, stay on the Tube another seven minutes and disembark at Camden Town by the Regent's Canal. The neighbourhood's counter-culture vibe is still strong, and you can while away the hours browsing the market stalls or simply people watching.

Travelling from A to B

| On Foot | | By Tube | | By Road | |
|----------------------------|----------------------|-------------------------|---------|------------------|-----------|
| Beaufort Square Garden | 140 yards 2 mins | Hendon Central | 3 mins | Shopping Centre | 1.9 miles |
| Tesco Express | 0.2 miles 4 mins | Brent Cross | 5 mins | M1 Junction 1 | 3 miles |
| The Beaufort Pub | 0.2 miles 5 mins | Hampstead | 12 mins | Kenwood House | 5 miles |
| Bright Horizons Nursery | 0.3 miles 6 mins | Camden Town | 19 mins | Westfield London | 7.6 miles |
| Colindale Tube Station | 0.5 miles 11 mins | King's Cross/St Pancras | 21 mins | Watford | 11 miles |
| Sunnyfields Primary School | 0.6 miles 12 mins | Oxford Circus | 25 mins | Heathrow | 18 miles |





Site Plan

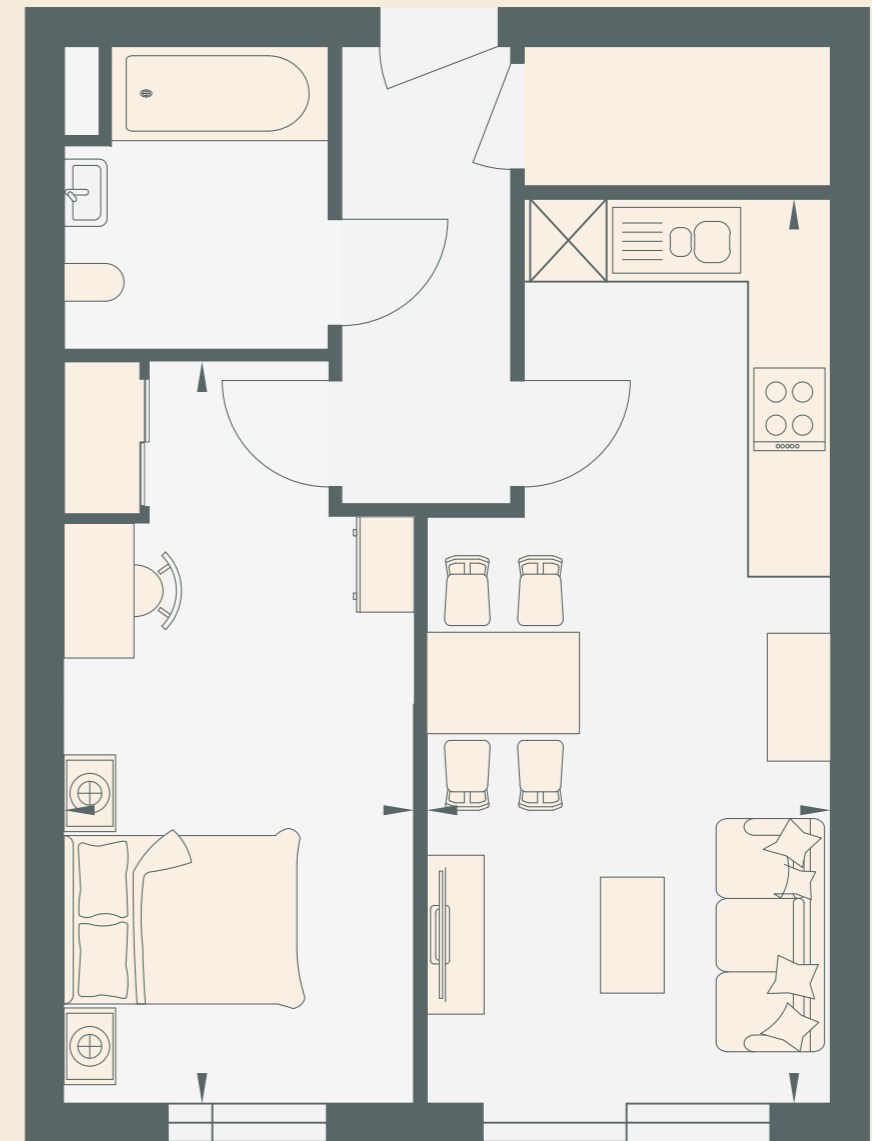
- 1. Show Apartments & Marketing Suite
- 2. Landscaped Parkland
- 3. The Spa and Gym
- 4. Jun Ming Xuan Chinese Restaurant
- 5. Italian Restaurant
- 6. Dry Cleaners
- 7. Business / Community Rooms and Estate Management Suite
- 8. Café
- 9. Tesco Express
- 10. The Beaufort Pub
- 11. Bright Horizons
- 12. Hairven Hair & Beauty
- 13. Benham & Reeves Residential Lettings
- 14. Middlesex University
- 15. Hannah London Hair and MediSpa
- 16. Dentist
- 17. Japanese Convenience Store
- 18. Areaworks
- 19. Playground



Apartment Types



SCAN FOR VR TOUR



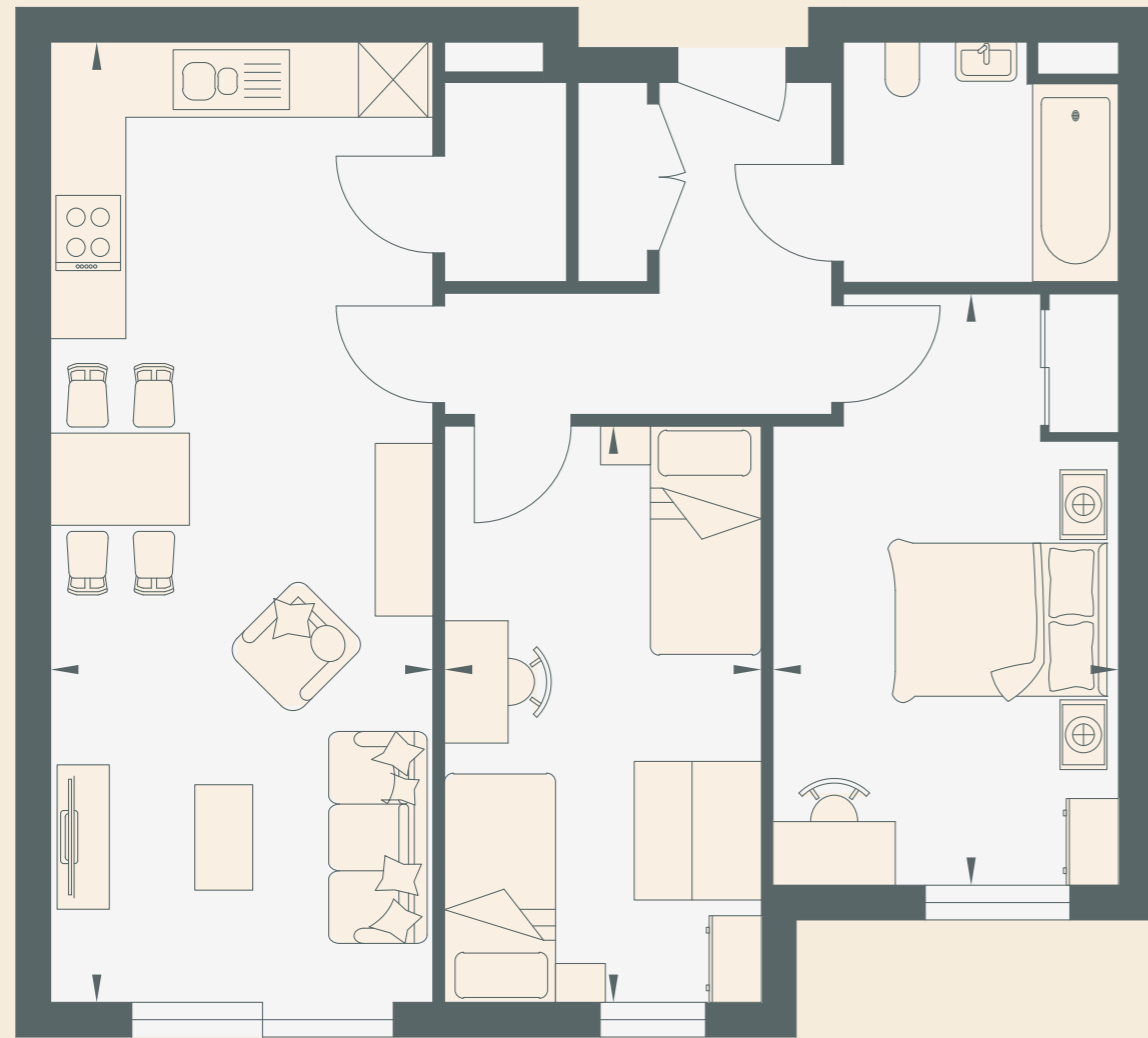
Apt Type: Dakota

From 538.1 ft²
 From 50.0 m²

| | | |
|----------------|---------------|---------------|
| Kitchen/Living | 8.54m x 2.41m | 28'0" x 7'10" |
| Bedroom 1 | 5.49m x 2.75m | 18'0" x 9'0" |



SCAN FOR VR TOUR



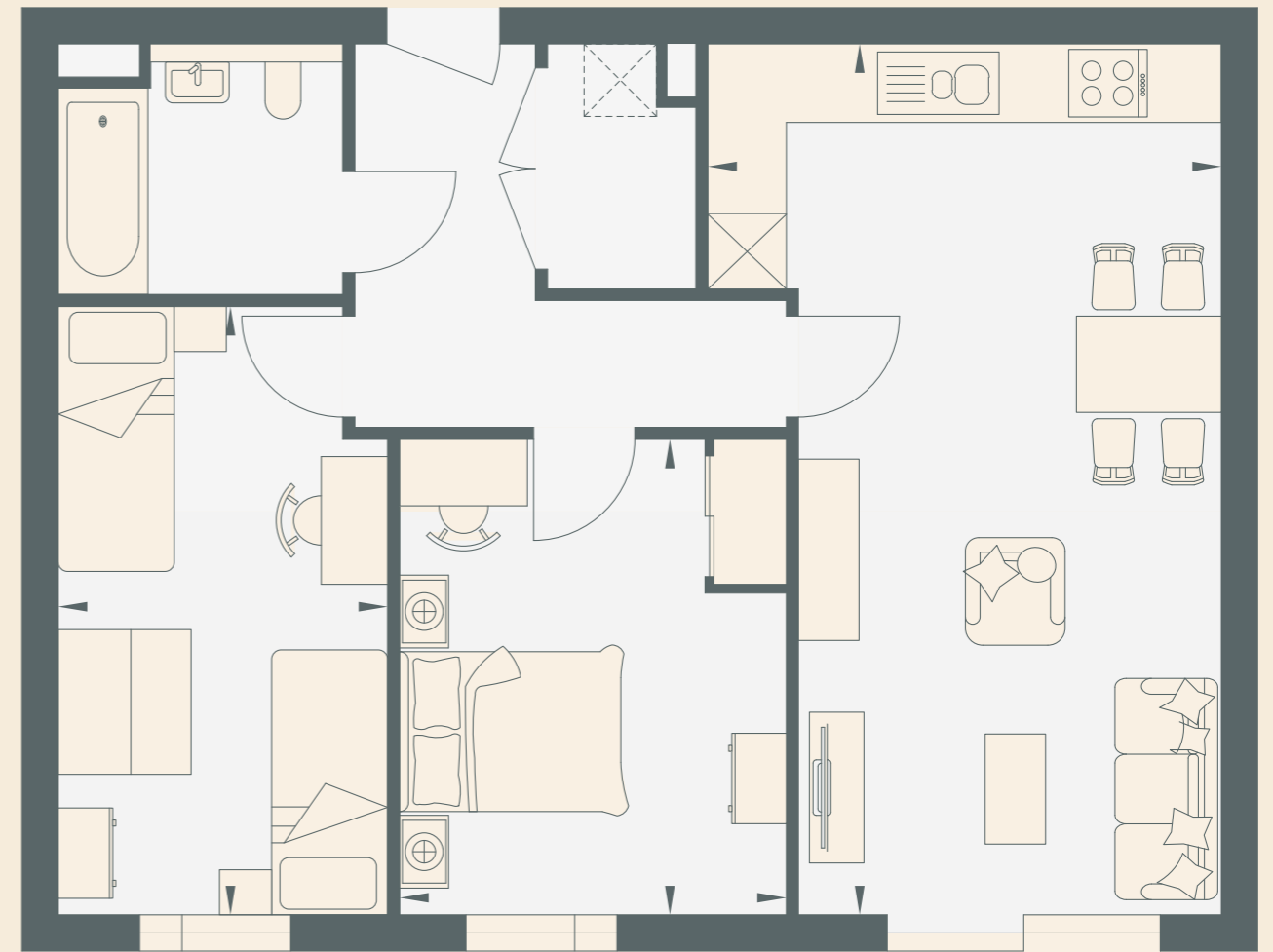
Apt Type: Hawk

From 782.5 ft²
From 72.7 m²

| | | |
|-----------------------|---------------|---------------|
| Kitchen/Living | 8.30m x 3.30m | 27'2" x 10'9" |
| Bedroom 1 | 4.86m x 2.98m | 15'11" x 9'9" |
| Bedroom 2 | 4.92m x 2.74m | 16'1" x 8'11" |



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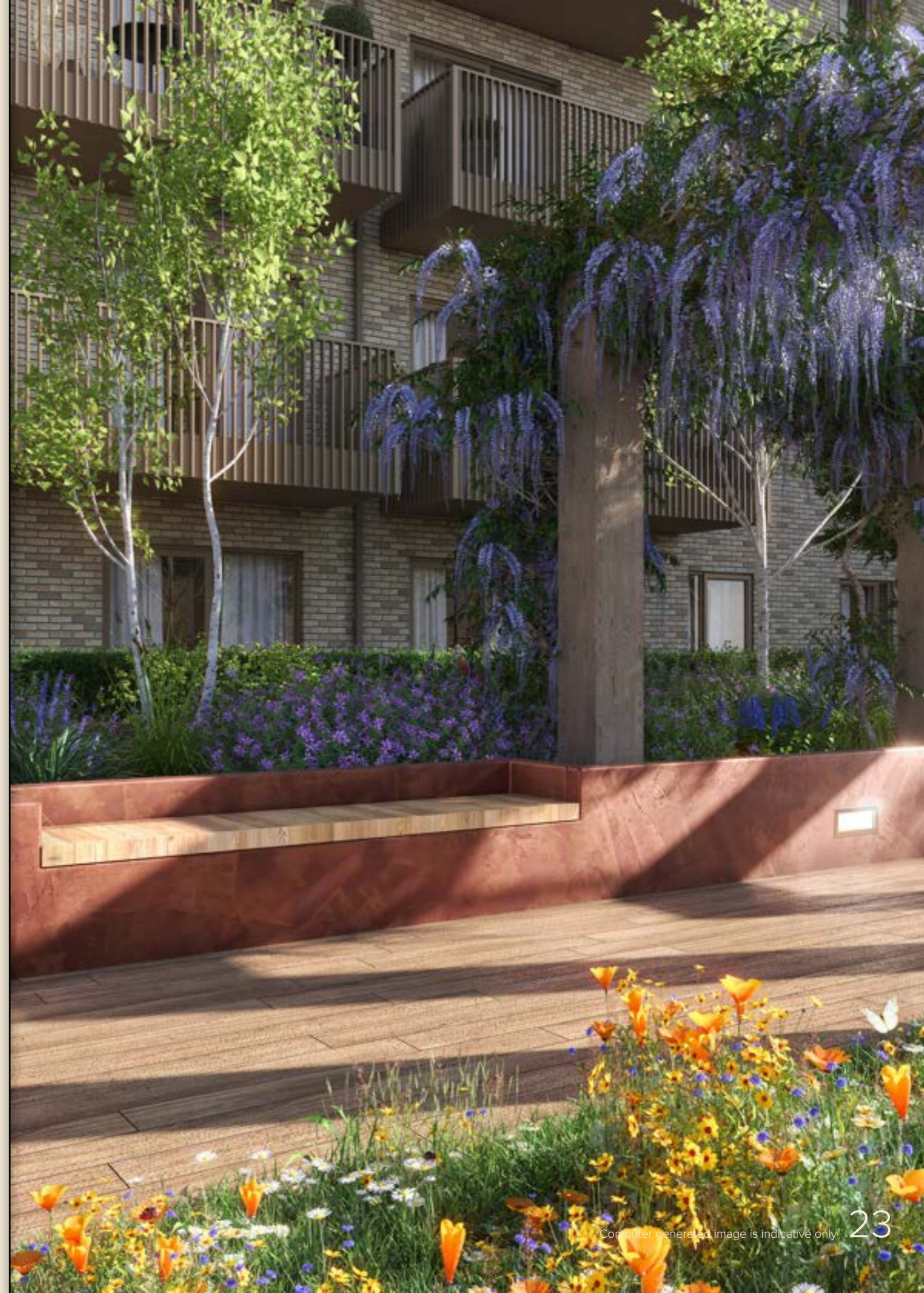
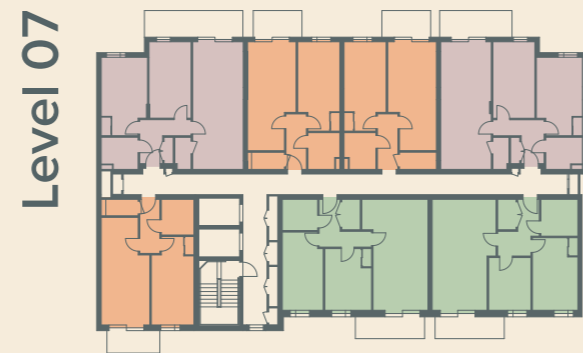
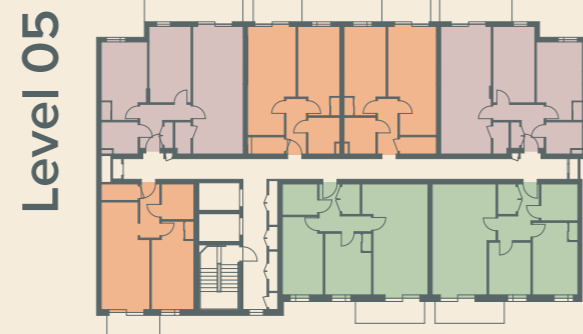
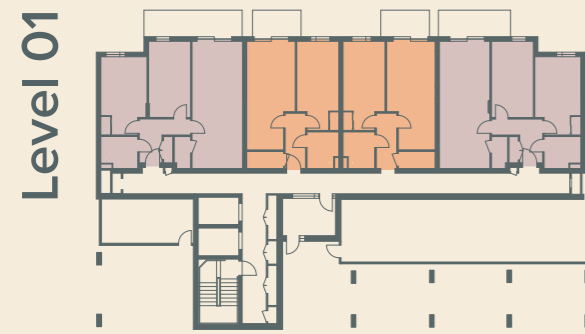
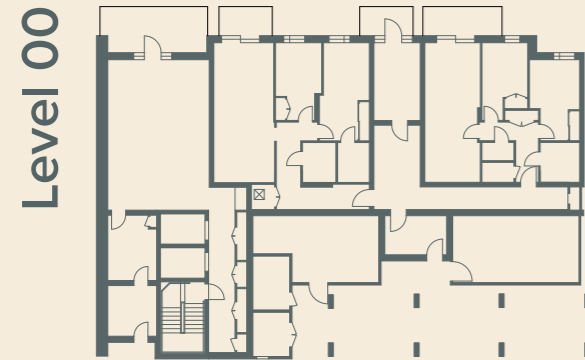
Apt Type: Puma

From 756.7 ft²
From 70.3 m²

| | | |
|-----------------------|---------------|----------------|
| Kitchen/Living | 7.68m x 3.50m | 25'2" x 11'5" |
| Bedroom 1 | 3.93m x 3.20m | 12'10" x 10'5" |
| Bedroom 2 | 5.25m x 2.72m | 17'2" x 8'11" |

Key

- Dakota
- Hawk
- Puma



All in the detail

Kitchen

Zanussi ceramic hob in black
 Zanussi integrated single oven
 Zanussi integrated cooker hood in stainless steel
 Zanussi integrated fridge/freezer
 Zanussi integrated dishwasher
 Zanussi freestanding washer/dryer (to utility cupboard)
 Cabinetry finished in colourway 'pebble' with matt black bar handles
 3 x 10 litre integrated waste bins
 Grey granite-effect laminate worktops and upstands
 Stainless steel splashback
 1.5 bowl Carron Onda inset sink
 Blanco Daras Eco Flow 6 mixer tap in chrome

Bathroom

Vado thermostatic bath mixer in chrome
 Sandringham bath in white
 Merlyn bath screen
 Vado adjustable, wall mounted shower kit in chrome
 Johnsons wall tiles, Zeya range, in light grey
 Ideal Standard semi-countertop basin
 Gloss white laminate vanity top
 Ideal Standard WC with concealed cistern and dual flush
 Vado toilet roll holder in chrome
 Walls painted using Johnstones acrylic durable matt in white

Decorative Finishes

Fitted sliding door wardrobe with full height mirror finish and hanging rail (principal bedroom)
 Internal doors in pure white
 Stainless steel door ironmongery
 Walls painted using Johnstones emulsion in ivory
 Ceilings painted using Johnstones emulsion in white
 Doors, skirting and architraves painted using Johnstones satin in white

Floor Finishes

Domus oak-effect, plank-style luxury vinyl to kitchen, hallway and utility cupboard
 Clarendon Carpets New Kendall Twist in sable to bedrooms
 Johnsons floor tiles, Rico range, in cement, to bathrooms

External Finishes

External door in anthracite mountain larch
 Door viewer in stainless steel
 Door chain in satin stainless steel
 Heavy duty mortice tubular latch
 Comelit Mini video entry phone door system

Electrical

Orlight downlighters throughout
 White sockets and switches



About Origin Housing



You've found your dream home, here's what happens next:

Step 1. Get things moving?

We're delighted that you've chosen to enquire about an Origin development. In the first instance, contact us and we will happily talk you through this process and arrange you're viewing. Please phone or call into the sales office to arrange a convenient time.

Step 2. A little more about you

Before you can reserve your new home, there are some simple forms that you need to complete. These are just a formality, but they're important as they help us tailor our expertise to your requirements. If you require any assistance or help filling them in, your Sales Advisor will be on hand to help.

Step 3. Arrange your finances

If you need a mortgage to purchase your new home, you'll need to obtain an Agreement in Principle (AIP) from your preferred bank or building society. Many people use the services of an Independent Financial Advisor (IFA) to help them select the right mortgage product and assist with the application process. Origin can put you in touch with a trusted IFA who will help you select a product that is a good fit for your requirements.

Step 4. Reserve your home

Once you've chosen a home, a payment of £250 will reserve it for you. The reservation fee will be returned to you if;

- You decide that you don't want to go ahead with your purchase within 7 days.
- We are unable to offer you the property of your choice.
- You buy the property with us (it will be deducted from the fees due at completion).

This reservation fee takes your home off the market for 28 days, (unless otherwise stated) giving you time to ensure you're ready for your move.

Step 5. Make it legal

Having paid your reservation fee, you need to instruct a solicitor. Your solicitor handles all the legal aspects of your purchase, from reservation to completion. Once you've appointed a solicitor, our legal team will send them a detailed information pack containing all the information they need to assist you with your purchase. If you need help finding a solicitor, your Sales Advisor will be happy to recommend some.

Step 6. Exchange contracts

Good news, if you're at this stage, your home is reserved. During, or by the end of this 28 day reservation period, you should be in a position to pay your deposit and exchange contracts. Once contracts are exchanged, we are both legally committed to complete on the purchase and you are one step closer to moving in to your new home.

Step 7. The keys to your new home

Completion normally takes place within 10 working days of exchanging contracts, or as soon as the property is ready to move into. Upon completion, you get the keys and take ownership of your new home. The Sales Advisor will also provide you extra information about your new home.

Step 8. You're in!

Congratulations and welcome to your new home.

Step 9. With you ALL the way

Don't worry, we're still here to help you settle in; your Sales Aftercare Team will keep in touch and contact you shortly after you move in, but if you have any questions about your home or need anything in the meantime, just drop us a line. Thank you for choosing Origin.

