



# Beaufort Park

LONDON

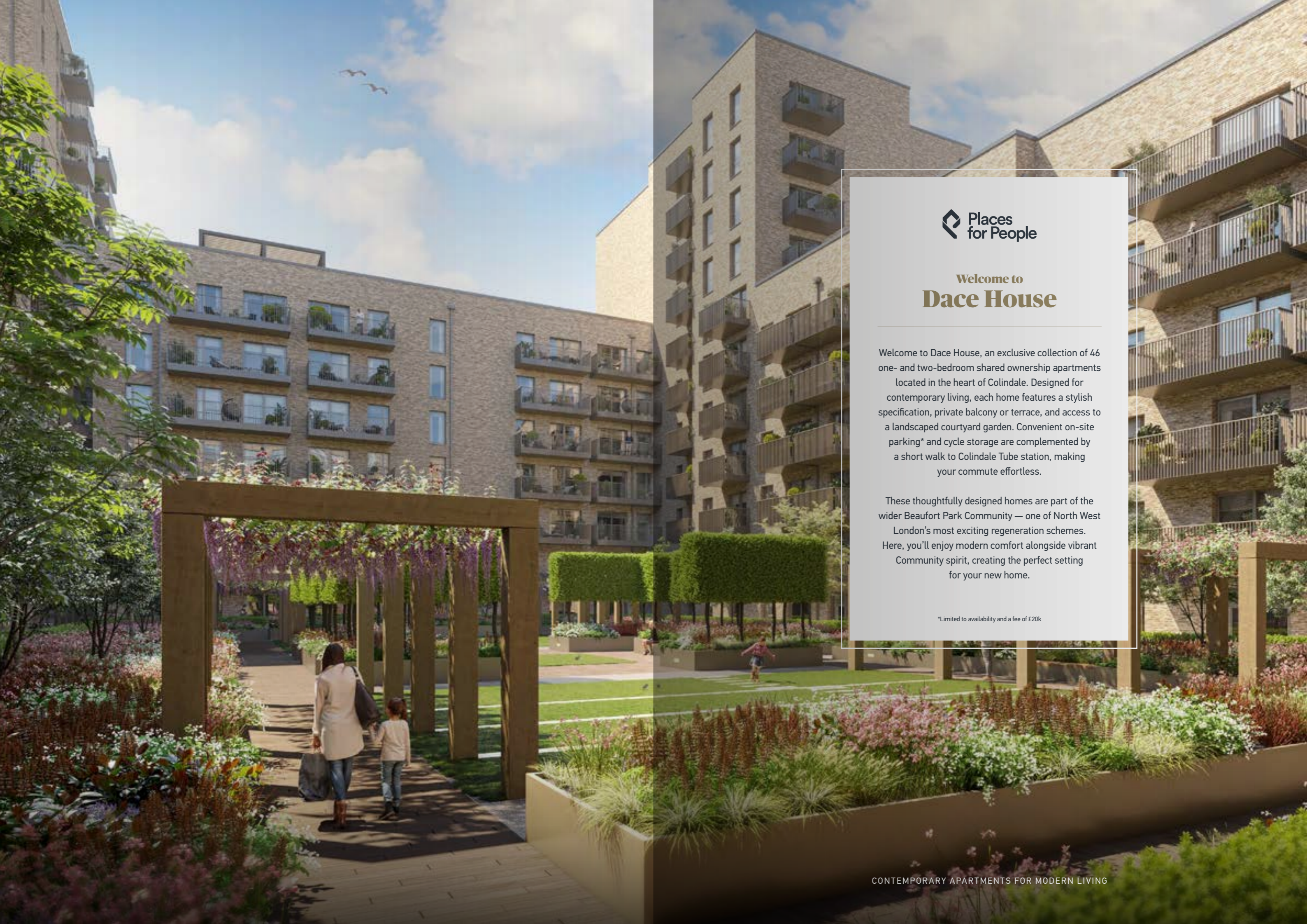
A STUNNING COLLECTION OF  
1 AND 2 BEDROOM APARTMENTS

Homes designed for  
a modern lifestyle

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**Embrace modern  
living at Dace House –  
stylish apartments set  
within a vibrant Community,  
offering contemporary  
comfort, green spaces,  
and seamless city  
connections.**

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## Welcome to **Dace House**

Welcome to Dace House, an exclusive collection of 46 one- and two-bedroom shared ownership apartments located in the heart of Colindale. Designed for contemporary living, each home features a stylish specification, private balcony or terrace, and access to a landscaped courtyard garden. Convenient on-site parking\* and cycle storage are complemented by a short walk to Colindale Tube station, making your commute effortless.

These thoughtfully designed homes are part of the wider Beaufort Park Community — one of North West London's most exciting regeneration schemes. Here, you'll enjoy modern comfort alongside vibrant Community spirit, creating the perfect setting for your new home.

\*Limited to availability and a fee of £20k

# A great place to live

**Life at Beaufort Park is about more than just a home – it's about being part of a vibrant, well-connected Community in North West London.**

At the heart of this thriving neighbourhood lies Dace House, a stunning collection of 46 one- and two-bedroom shared ownership apartments, thoughtfully designed to offer contemporary comfort and style.

As part of the wider Beaufort Park development, Dace House enjoys access to an array of on-site amenities. From cafés and restaurants to essential services like a dentist, hairdresser, and nursery, everything you need is just moments away. Colindale Tube station, less than a mile away, ensures effortless travel across the capital, while nearby bus routes provide further connectivity.

Despite its urban location, Beaufort Park offers plenty of green spaces to relax and unwind. Landscaped gardens, children's play areas, and continental-style courtyards create a tranquil retreat, while the central square and bandstand host Community events, including the much-loved residents' concert.

Dace House offers more than just a stylish place to live—it's an opportunity to be part of a well-established Community, where modern convenience meets a welcoming neighbourhood spirit. Whether you're enjoying the local cafés, exploring nearby parks, or simply relaxing on your private balcony or terrace, life here is designed around you.



*Relax and unwind in Beaufort Park's open green spaces*



COLINDALE – A ZONE 4 LOCATION ON THE NORTHERN LINE, OFFERING A VIBRANT, WELL-CONNECTED COMMUNITY THAT'S EVOLVING WITH MODERN LIVING IN MIND.



WITH GREEN SPACES AND TRANQUIL  
GARDENS, BEAUFORD PARK IS  
A PEACEFUL CITY RETREAT.



Computer Generated Image – Beauford Park

## Why buy new?

**Buying a brand-new home with Places for People is one of the easiest decisions you'll ever make. Designed for modern living, with plenty of space to relax, work or entertain, all you need to do is unpack and start making your home your own.**

[placesforpeople.co.uk/beaufort-park](https://placesforpeople.co.uk/beaufort-park)



Research by the Home Builders Federation (HBF)\* shows that new homes are much more environmentally friendly than older equivalent properties, emitting just 1.4 tonnes of carbon a year, compared to the 3.6 tonnes that existing properties emit.

At Places for People, we design and build our homes to maximise energy efficiency, using energy-saving lighting, eco-appliances and water-saving devices as well as excellent insulation to reduce your carbon footprint and keep your utility costs down. Our homes are rated from A to C.

Buying a new home can be good for your bank balance too. The HBF calculates that buyers of new homes save on average £2,510.73 on household bills each year,

with buyers of houses saving even more at £3,117.85 (around £260 per month).

When you buy your new home at Beaufort Park, our experienced sales team will be with you every step of the way to guide you through the home-buying process. Our homes also benefit from a 10-year insurance-backed warranty, meaning you can move in with peace of mind (without the worry of expensive structural repairs) and simply enjoy the thrill of turning a blank canvas into your dream home.

Plus — you and your new neighbours are all getting to build a new Community together — what's not to love?

\*Home Builders Federation Watt a Save report Feb 2023

# A connected Community

**Colindale offers the perfect balance of vibrant city living and Community charm, making it an ideal place to call home.**

This thriving North West London neighbourhood provides everything you need for modern living, with an array of shops, cafés, and essential services just moments from your door.

From independent eateries to familiar favourites, Colindale's dining scene caters to every taste. The renowned Bang Bang Oriental Food Hall, the largest Asian food court in Europe, offers an unforgettable culinary experience, while nearby farmers' markets provide fresh, local produce. For everyday essentials, supermarkets, pharmacies, and medical centres are all within easy reach.

Families will appreciate the area's strong focus on education, with ten schools rated 'Good' or 'Outstanding' by Ofsted within a mile of Beaufort Park. These include state, selective, faith, and independent options, ensuring every child has access to excellent learning opportunities.

Colindale's appeal extends beyond convenience, with plenty of opportunities to enjoy the outdoors. The nearby Silkstream Park and Montrose Playing Fields offer green spaces for walking, cycling, and family picnics, while Hampstead Heath, just a short tube ride away, provides breathtaking views of the London skyline.

Commuting is effortless, thanks to Colindale Tube station on the Northern Line, connecting you to central London in under 30 minutes. Whether you're heading into the city for work or leisure, you'll always be well-connected.

Colindale offers more than just a place to live — it's a Community designed around modern lifestyles, with everything you need to thrive.



COLINDALE IS A RARE FIND — A THRIVING LONDON COMMUNITY WHERE GREEN SPACES INVITE YOU TO RELAX, RECHARGE, AND RECONNECT.



Beautifully designed one- and two-bedroom apartments offering attainable luxury through Shared Ownership.



Enjoy your own private balcony or terrace — perfect for a morning coffee or winding down after a busy day.



Relax and connect with neighbours in the beautifully landscaped courtyard garden.



Just a short walk to Colindale Tube (Northern Line), you can enjoy all the convenience of city living, with King's Cross just 22 minutes away.



Featuring dedicated parking and secure cycle storage, commuting and local travel is a doddle.



As part of the wider Beaufort Park Community, and wide array of cafés, shops, a nursery, and health services on your doorstep.



Close to green spaces like Silkstream Park, Montrose Playing Fields, and Hampstead Heath.



From independent cafés to the popular Bang Bang Oriental Food Hall — enjoy Colindale's thriving local scene.

BLENDING VIBRANT CITY ENERGY WITH  
MODERN CONVENIENCE, COLINDALE IS A  
UNIQUELY DYNAMIC PLACE TO CALL HOME.





# Well-connected living

**Colindale's prime location offers effortless connections across the capital. Colindale Tube station (Northern Line) is just a short walk away, with King's Cross reachable in 22 minutes, Camden Town in under 20, and Tottenham Court Road in less than half an hour.**

For road travel, the nearby M1 provides quick access to the wider motorway network, while frequent bus routes connect you to surrounding areas, including Hendon, Brent Cross, and Edgware.

Colindale's proximity to popular London neighbourhoods adds to its appeal. Explore the boutique shops and cafés of West

Hampstead, unwind at Hampstead Heath, or enjoy a shopping spree at Brent Cross Shopping Centre, just a short drive or bus ride away.

Living at Dace House means enjoying the best of city life while staying seamlessly connected to the vibrant boroughs that make London truly unique.

BEAUFORT PARK OFFERS A UNIQUE CITY LIFESTYLE THAT SEAMLESSLY BLENDS STYLE AND CONVENIENCE WITH THE TRANQUIL BEAUTY OF AN URBAN OASIS.

All timing are approximate and taken from Google Maps and TFL

## BEAUFORT PARK LONDON

- 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
- 8 Brent Cross Shopping Centre
- 9 Camden Market
- 10 IKEA Wembley
- 11 Westfield London
- 12 Beaufort Fresh
- 13 Bang Bang Oriental Food Hall
- 14 JM Restaurant
- 15 Mill Hill Kitchen
- 16 Nando's Colindale
- 17 BOGA Steakhouse Colindale
- 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





Computer Generated Image – Dace House

BEAUFORT PARK  
LONDON

On foot		By tube		By road	
Beaufort Garden Square	140 yards 2 minutes	Hendon Central	3 minutes	Shopping Centre	1.9 miles
Tesco Express	0.2 miles 4 minutes	Brent Cross	5 minutes	M1 Junction 1	3 miles
The Beaufort Pub	0.2 miles 5 minutes	Hampstead	12 minutes	Kenwood House	5 miles
Bright Horizons Nursery	0.3 miles 6 minutes	Camden Town	19 minutes	Westfield London	7.6 miles
Colindale Tube Station	0.5 miles 11 minutes	Kings Cross St Pancras	21 minutes	Watford	11 miles
Sunnyfields primary School	0.6 miles 12 minutes	Oxford Circus	25 minutes	Heathrow	18 miles

All timing are approximate and taken from Google Maps and TFL

## When you buy a home from Places for People, you know you're in safe hands...

### What we do

We are a property developer and manager with a proven track record for delivering high-quality homes in thriving Communities right across the UK. With us, you can look forward to outstanding quality and service, because we handle the whole development process — from acquiring the land, planning our sites and designing our homes, to building and selling or renting them.

As the UK's leading Social Enterprise, our overriding purpose is to create homes where Community matters. From small housing developments to large-scale regeneration projects, we tailor our homes to the needs of local People, take responsibility for our environmental impact, and put People First to build a sense of Community.

### Our approach

With more than 50 years' experience of managing and developing homes, we know what it takes to build happy, healthy and inclusive places to live. All our Communities are delivered by our award-winning, specialist placemaking, property investment and management companies across the UK, who ensure the places we create meet a variety of needs, not just now but well into the future. Where others think in years, we think in decades.

### What makes us different

We believe our homes should be attainable for everyone, which is why we offer a wide range of buying options, including shared ownership. So, whether you're taking your first step onto the property ladder or looking for your forever home, there's a place to suit your individual needs.

We listen to our Customers too — and give them what they ask for: bright, spacious homes with flexible living areas that easily adapt to work or play, plenty of storage and that all-important private outdoor space. In our well-connected Communities, you'll have all the services and facilities you need on your doorstep — from shops, restaurants, schools and healthcare to beautiful green open spaces offering a natural retreat from the busyness of modern life.

Because when you buy from us, you're not just buying a home — you're buying into a Community; a place where you can belong, build connections and put down roots to last a lifetime.



Show Apartment – Dace House



# Specifications

## HIGH-QUALITY FINISHES AND MODERN COMFORTS

From sleek kitchens with integrated appliances to stylish bathrooms and energy-efficient features, each detail has been carefully considered. Enjoy contemporary interiors, generous storage, and private outdoor space, all within a home that perfectly balances style and practicality.

### KITCHENS

- 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



**Please note:** The specifications outlined above are for indication purposes only. There may be changes throughout the build process to specific brand, materials and appliances referred to in the specification. In such cases, an alternative of similar quality will be provided. Any alterations of the specification will be of equal to or greater value, and Places for People reserve the right to implement changes to the specification without warning. This information is for guidance only and does not form any part of any contract or constitute a warranty. All CGIs are indicative and are subject to change. Please consult your Sales Executive for further information. Correct as of March 2025.



Show Apartment – Dace House

## Dakota 1 bedroom apartment

50 sq m / 538 sq ft

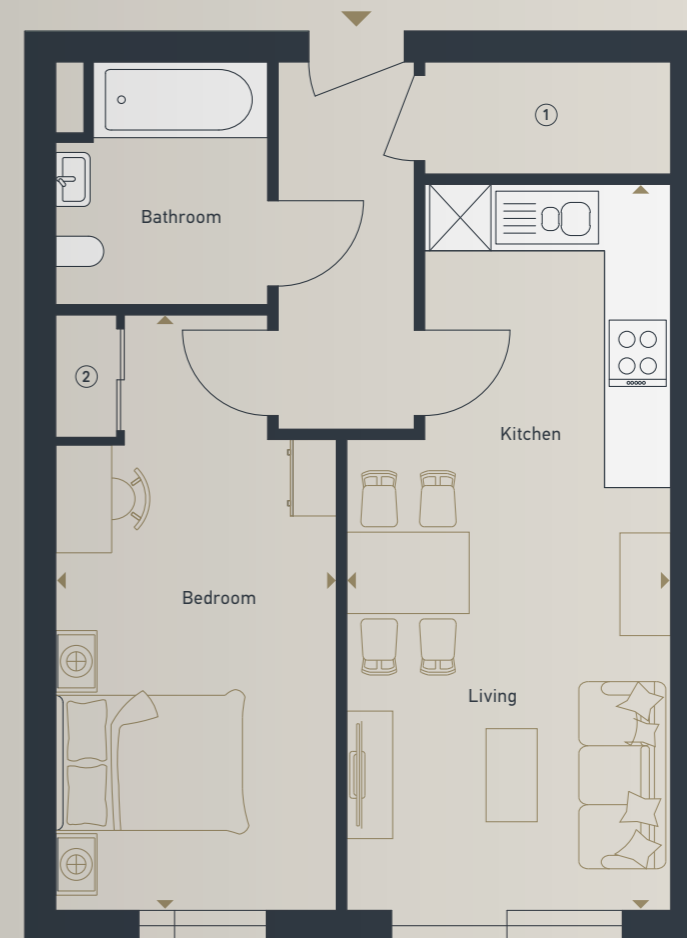
- ① Store cupboard
- ② Fitted wardrobe

PLOTS: 3031, 3032, 3034, 3036, 3037,  
3041, 3043, 3044, 3048, 3050, 3051,  
3055, 3057, 3058, 3062, 3064, 3065,  
3069, 3071 & 3072

# Floor Plans

DISCOVER YOUR PERFECT  
COLINDALE HOME

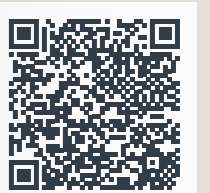
We understand that everyone's lifestyle is unique, which is why Dace House offers a carefully curated selection of one- and two-bedroom apartments. Each home is thoughtfully designed with modern layouts, stylish interiors, and private outdoor space, ensuring comfort and convenience at every turn. Whether you're starting fresh or looking for more room to grow, find a space that perfectly fits the way you live.



### DIMENSIONS

Kitchen / Living:	8.83m x 2.41m	28'0" x 7'10"
Bedroom:	5.49m x 2.75m	18'0" x 9'0"

Scan for a VR tour



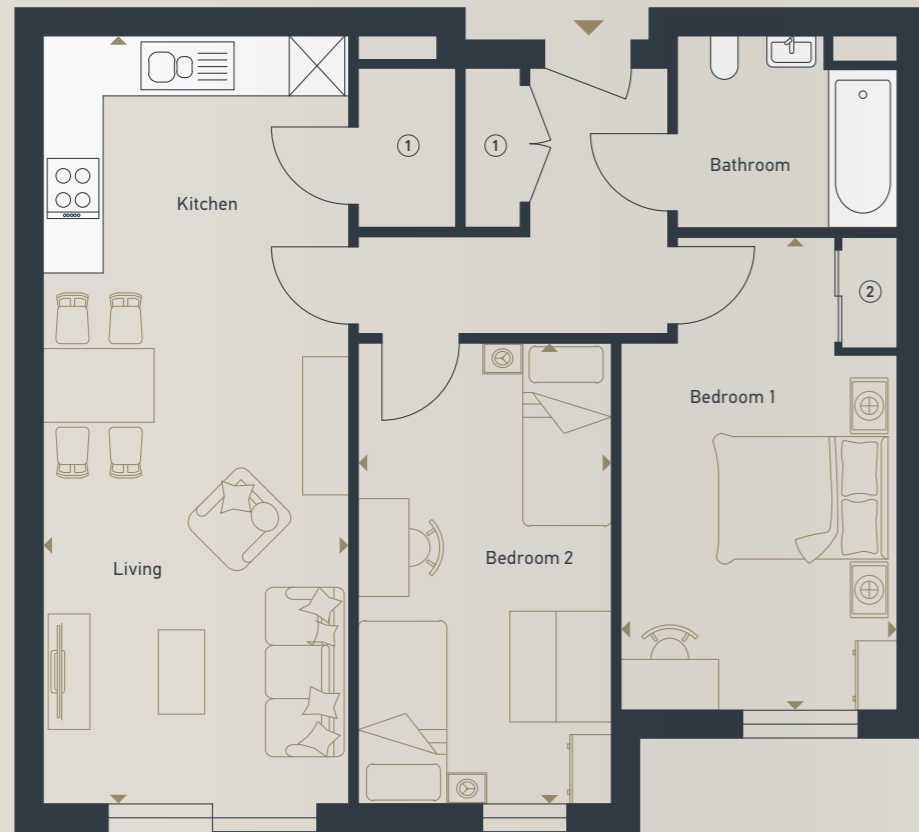
All floor plans, and dimensions are approximate and indicative only.  
Each layout and sizes may vary. Each plan may be at a different scale to the others within this brochure.

## Hawk 2 bedroom apartment

72.7 sq m / 782.5 sq ft

- ① Store cupboard
- ② Fitted wardrobe

PLOTS: 3030, 3033, 3035, 3038,  
3042, 3045, 3049, 3052, 3054, 3056,  
3059, 3063, 3066, 3070 & 3073



### DIMENSIONS

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"

Scan for a VR tour



## Puma 2 bedroom apartment

70.3 sq m / 756.7 sq ft

- ① Store cupboard
- ② Fitted wardrobe

PLOTS: 3040, 3047, 3061,  
3068, 3074 & 3075



### DIMENSIONS

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"

Scan for a VR tour

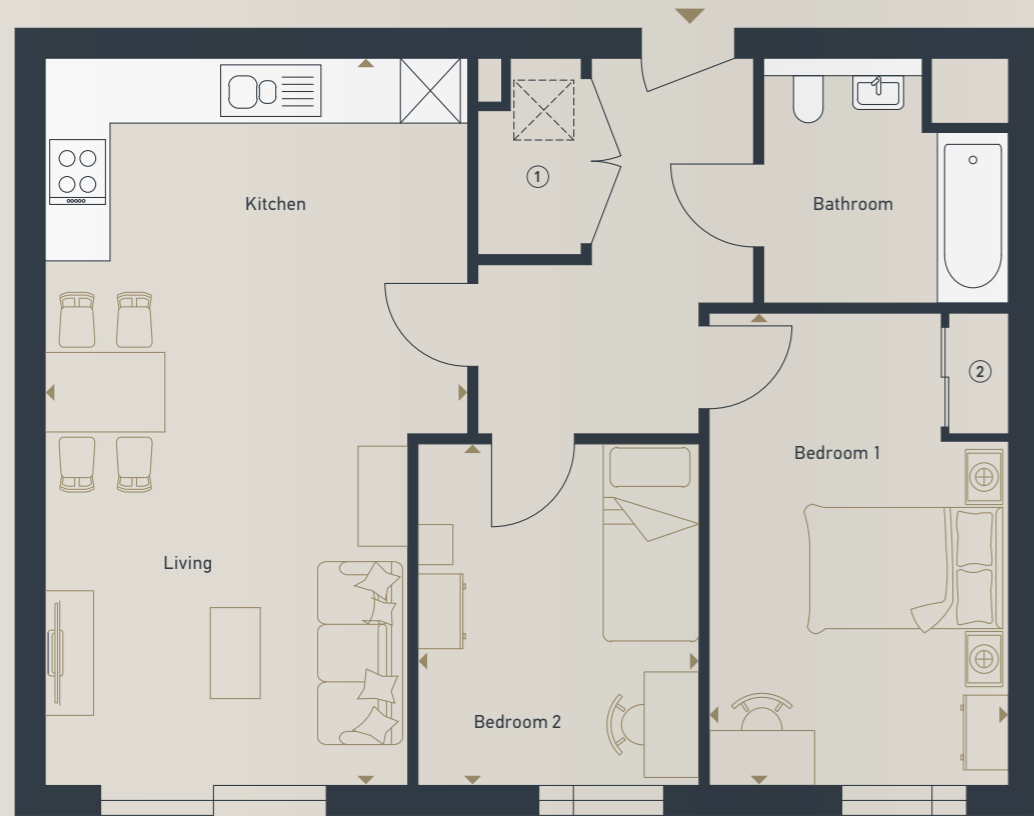


## Westland 2 bedroom apartment

70.3 sq m / 756.7 sq ft

- ① Store cupboard
- ② Fitted wardrobe

PLOTS: 3039, 3046, 3053,  
3060 & 3067



### DIMENSIONS

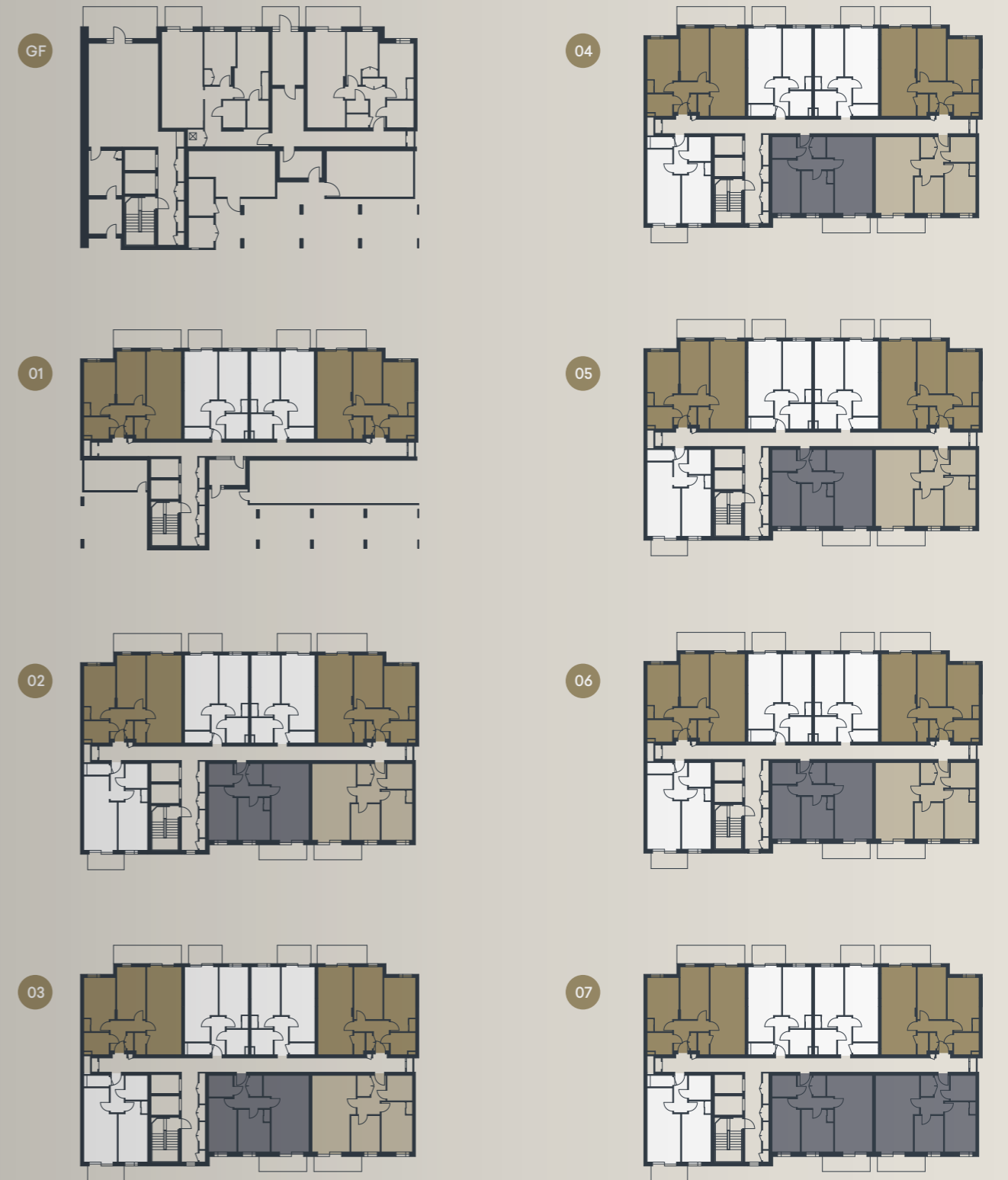
Kitchen / Living:	8.30m x 3.30m	27'2" x 10'9"
Bedroom 1:	4.86m x 2.98m	15'11" x 9'9"
Bedroom 2:	4.92m x 2.74m	16'1" x 8'11"

Scan for a VR tour



## Dace House Apartment block plans

- Dakota – 1 bed
- Hawk – 2 bed
- Puma – 2 bed
- Westland – 2 bed







Show Apartment – Dace House

— Site plan is approximate  
and for indicative  
purposes only.





Computer Generated Image – Dace House



# steps to secure your dream home

## Here's what your home buying journey looks like...

Purchasing a Places for People home has never been easier. Whether you're buying for the first time or you're an existing homeowner looking to move up the ladder, we've kept things simple so you're free to enjoy this next exciting phase.

From the moment you get in touch to that exhilarating day when you pick up your keys (and even after you've settled in), our friendly, experienced sales executives will be right by your side, supporting and guiding you every step of the way.

### Book a viewing

Arrange an appointment to come and see us in person. That way you can explore our Community and quality products first-hand, to discover for yourself why it's the perfect place to put down roots.

### Determine your budget

You should apply for a 'mortgage in principle', which confirms how much you can borrow — and — more importantly — how much you can afford. We can refer you to an Independent Financial Advisor (IFA).

### Instruct a solicitor

Now you've reserved your new home, it's important to instruct a solicitor to handle the legal aspects of the purchase. We can recommend independent solicitors or you can choose your own.

### Exchange contracts

This is when things become official! Once you're happy with the legal contracts, you can sign them, pay your deposit and arrange a completion date to move into your new home.

### Attend a home demonstration

Before completing, we'll arrange for you to attend your new home demonstration — a great opportunity to get to know your new home and understand how everything works before you move in.

### Get expert advice

Whether you need support with mortgages, selling your existing property or stepping onto the property ladder, our sales team will guide you through the different ways to purchase your dream home.

### Reserve your home

Once you're happy you've found the home of your dreams, you can reserve your chosen plot! Our team will guide you through the reservation process and all aspects of your home buying journey.

### Apply for a mortgage

If you're purchasing your new home with a mortgage, now is when you should contact your mortgage lender or IFA to let them know they can proceed with your mortgage application.

### Get ready to move

Now is the time to organise buildings and contents insurance, arrange removals quotes and set up or transfer accounts for TV, internet and utilities suppliers ready for when you change address.

### Complete and move in

Legal completion is that happy moment when you take ownership of your new home! Your mortgage lender will transfer the funds, you pay any outstanding costs and we arrange handover of your keys!

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**“Everyone I’ve dealt with at Places for People has been so friendly and gone out of their way to help, no matter what your query. They’ve been brilliant and have kept in constant touch with us throughout.”**

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Christian, Places for People Customer



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**“We already loved the area so it only took us five minutes to decide this was the home for us! It’s so convenient here; we’re close to work and we have beautiful walks and a café on our doorstep.”**

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Ellie, Places for People Customer

**We create homes where Community matters. We improve our Customers' lives every day through the homes we build and the Communities we manage.**



**Because Community Matters**  
**#WeAreCommunity**  
Proud to be creating sustainable  
Communities for the long term




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Origin Housing – Part of Places for People  
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#BecauseCommunityMatters