WOODBERRY DOWN

2-BEDROOM PENTHOUSE

Expertly interior designed and ready to MOVE INTO NOW



Berkeley
Designed for life

DISCOVER ZONE 2 WATERSIDE LIVING



THE CROWN COLLECTION

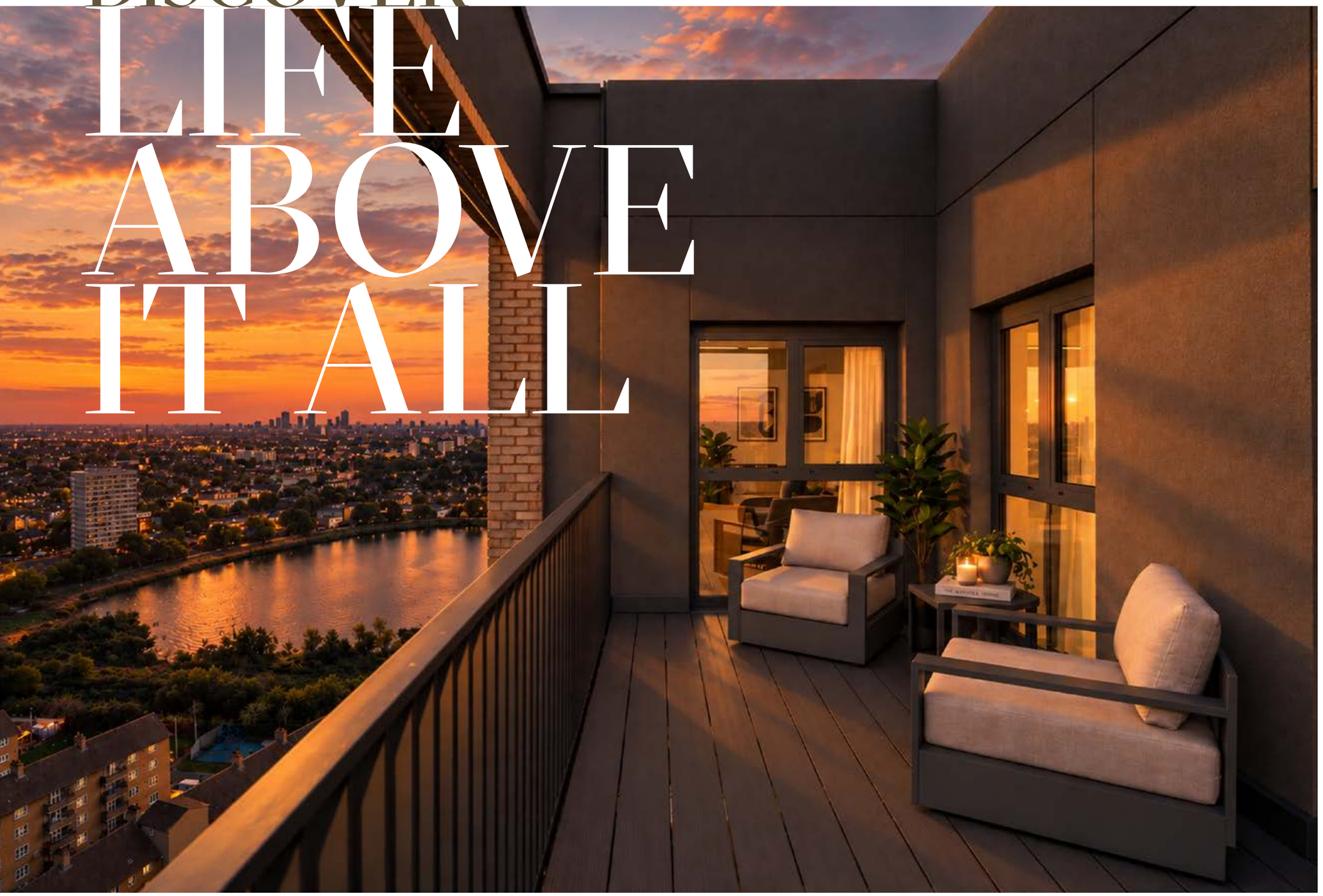
B2.19.02

Woodberry Down is a multi-award-winning Zone 2 waterside development where nature and city living come together in perfect harmony. Framed by 42 acres of open water and 64 acres of parkland and nature reserve, it offers a rare harmony of tranquillity and convenience. With King's Cross, the City and Oxford Street all less than 15 minutes away, and a vibrant, established community on its doorstep, it's a modern lifestyle in a truly picturesque setting.

THE CROWN COLLECTION

B2.19.02

DISCOVER LIFE ABOVE IT ALL



WELCOME HOME



THE CROWN COLLECTION

B2.19.02

FROM FIRST COFFEE



TO LIGHTS OUT







ELEVATED CITY LIVING

THE CROWN COLLECTION

B2.19.02



THE CROWN COLLECTION

FLOOR 19

Two-bedroom Penthouse

B2.19.02

ASKING PRICE
£999,999





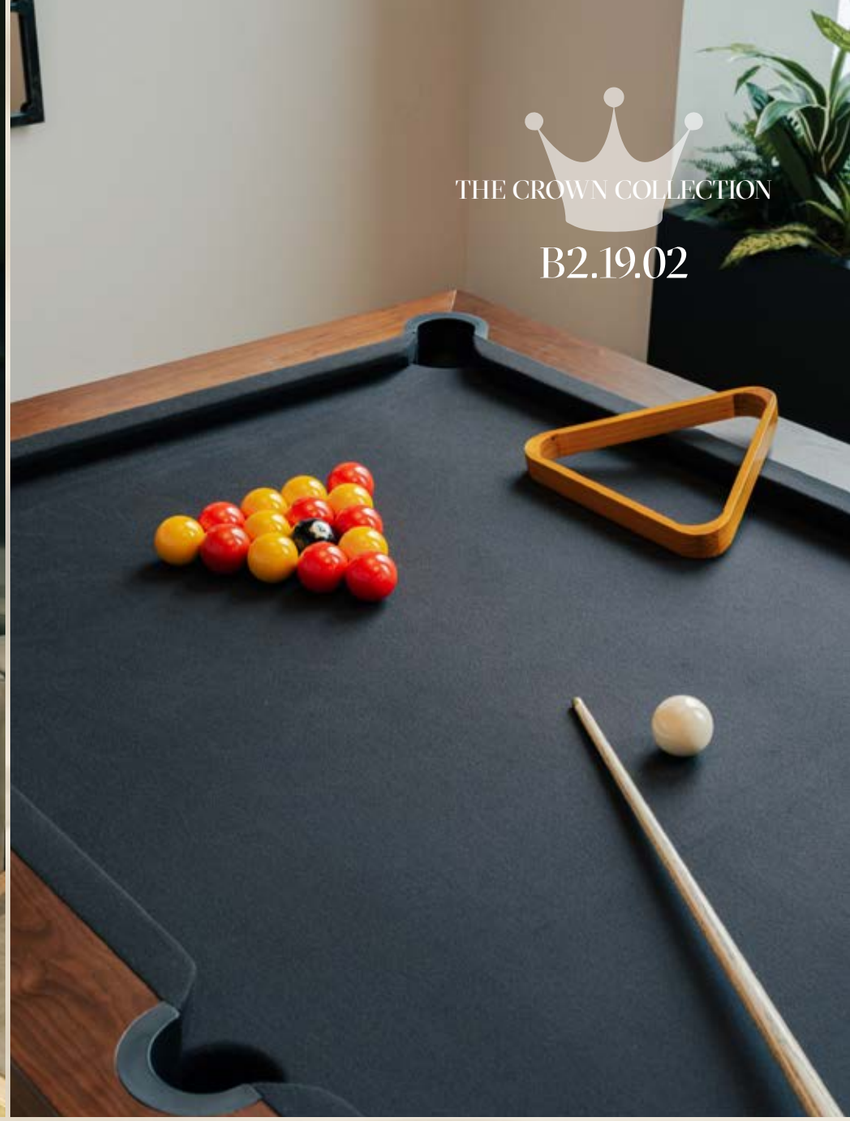
TOTAL AREA	904.1 SQ FT	84.0 SQM
LIVING/DINING	19'5" x 11'4"	5.92m x 3.44m
KITCHEN	12'3" x 7'0"	3.74m x 2.14m
MAIN BEDROOM	14'4" x 9'1"	4.38m x 3.00m
BEDROOM 2	12'9" x 10'7"	3.88m x 3.23m
BALCONY	149.6 sq ft	13.9 sqm

C Cupboard **WM** Washing Machine **W** Wardrobe **PW** Provision for Wardrobe **U** Utility ☒ Tall Units ⬚ Dishwasher Location

Floorplans shown for Emperor Point are for approximate measurements only. Exact layouts and sizes may vary. All measurements may vary within a tolerance of 5%. Please ask a Sales Consultant for further information. All plans are subject to planning.







THE CROWN COLLECTION

B2.19.02

24-HR CONCIERGE

24-hour concierge service, ensuring assistance is always available whenever you need it. Receiving packages, arranging services, or simply seeking help with everyday tasks, our friendly and professional concierge team is here.

SCREENING ROOM

Woodberry Down features a cozy and modern screening room where you can unwind and enjoy your favorite movies. Whether you're in the mood for a classic film or the latest blockbuster, just head down and immerse yourself in a true cinema experience.

GAMES ROOM

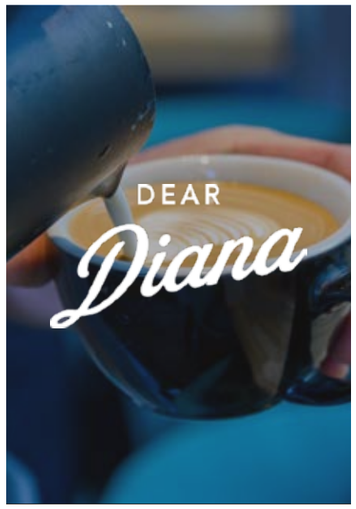
Gather your friends and family and enjoy a classic game of pool in our dedicated Residents' Games Room. Designed for laid-back competition and casual fun, this stylish space offers the perfect setting to sharpen your skills or simply unwind over a few friendly rounds.

WOODBERRY LIFE



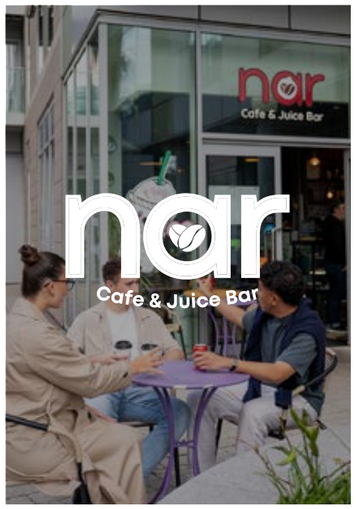
SUBLIME

Sublime Pizza brings artisan pizzas to Woodberry Down, serving fresh ingredients, bold flavours, and a relaxed neighbourhood vibe.



DEAR DIANA

Dear Diana serves a diverse all-day menu, featuring everything from classic eggs benedict to vegan options. Dedicated to giving back, it offers free meals to NHS staff and donates part of it's profits to charity.



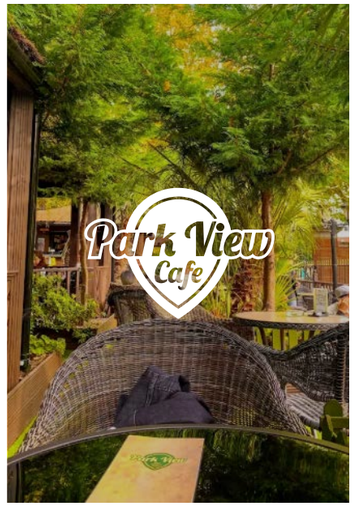
NAR CAFE

Nar Cafe provides a welcoming, pet-friendly setting for enjoying quality coffee and fresh food. It's relaxed atmosphere and friendly service make it an ideal place to meet friends, work remotely, or unwind close to home.



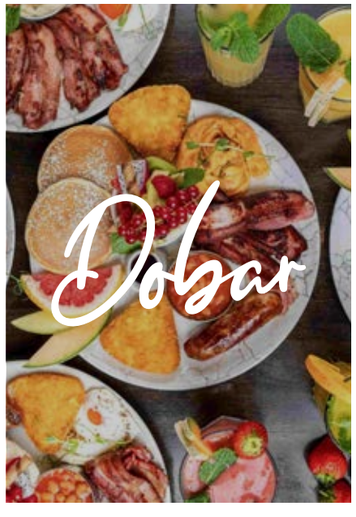
COAL HOUSE

Located in Woodberry Wetlands, this charming café occupies a beautifully restored Grade II listed building. With indoor seating and a scenic terrace overlooking the wetlands, it's an ideal place to unwind and enjoy nature.



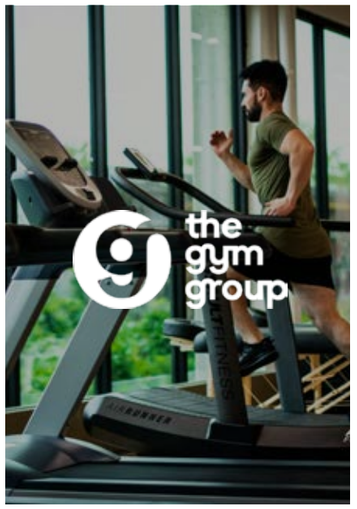
PARK VIEW

With sweeping views of Finsbury Park, Park View Café is your corner of calm. Enjoy good food, great coffee, and the simple pleasure of nature just steps away.



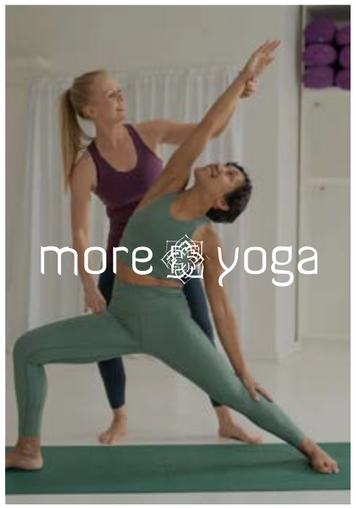
DOBAR

Start your day at Dobar, Vogue's 2022 favourite brunch spot. With vibrant flavours, an Instagram-worthy setting and a menu that caters to all.



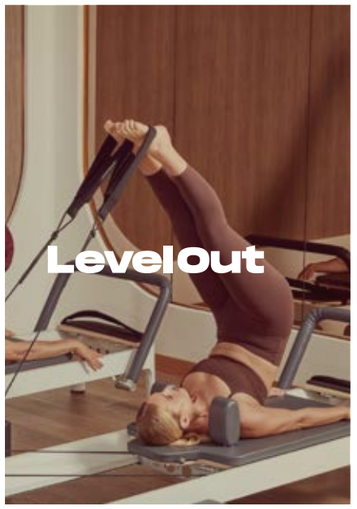
THE GYM GROUP

Experience fitness your way at The Gym Group, featuring modern equipment, flexible no-contract memberships, and a motivating environment that helps you stay active and reach your goals.



MORE YOGA

MoreYoga brings calm and energy together, offering a range of classes to suit your lifestyle. Step in to stretch, breathe, and recharge - right on your doorstep.



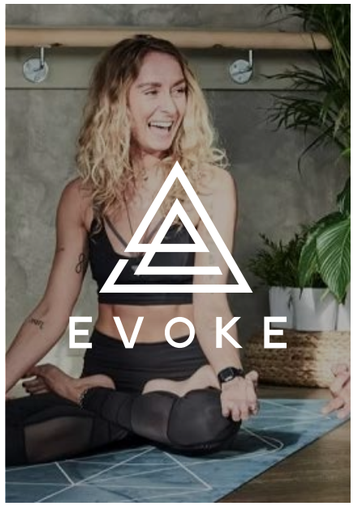
LEVEL OUT

Strengthen, stretch, and find your core at LevelOut Pilates Studio, conveniently close to home. With expert-led classes for all levels, it's the perfect way to stay fit, flexible, and focused.



CASTLE CLIMBING

The Castle Climbing Centre is one of London's most iconic climbing destinations, set inside a striking Victorian water pumping station. Whether you're a complete beginner or a seasoned climber, the Castle provides expert instruction, a vibrant community, and beautifully designed climbing spaces that make every visit memorable.



EVOKE STUDIO

Evoke Fitness Studio delivers high-energy yoga, boxing, and dance classes led by expert instructors. Each session is designed to build strength, confidence, and community in a supportive studio environment.



ANYTIME FITNESS

Stay active and energised at Anytime Fitness, conveniently located along Seven Sisters Road. With modern equipment and flexible opening hours, it's easy to fit fitness into your day.



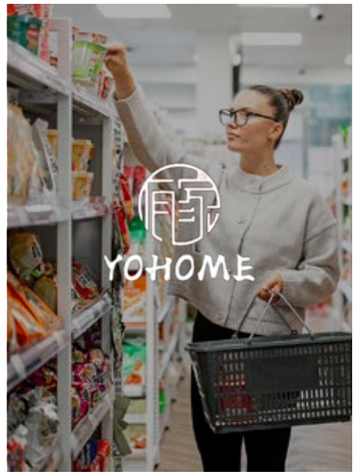
SAINSBURY'S LOCAL

Conveniently located on-site, our Sainsbury's Local offers everything you need for daily essentials and last minute shopping.



TESCO EXPRESS

Just steps from home, Tesco Express makes everyday shopping effortless. From fresh groceries to essentials on the go, it's designed for modern living and convenience on your doorstep.



YOHOME

YoHome Oriental has quickly become a valued part of the Woodberry Down community. Specialising in Asian foods and products, from China, Japan, Korea, and Southeast Asia, offering a wide selection of groceries.



OPEN WATER SWIMING

At the nearby West Reservoir Centre, residents can enjoy open-water swimming in a tranquil, natural environment - the perfect way to unwind, recharge, and embrace life by the water.



SAILING CLUB

Set sail from the West Reservoir Centre, where calm waters and open skies create the perfect backdrop for life by the water. Whether you're learning the ropes or perfecting your technique, it's an experience that brings freedom and focus in equal measure.



KAYAKING

Glide across calm waters at the West Reservoir Centre and enjoy a fresh perspective on life by the water. Kayaking offers a peaceful yet invigorating escape - moments of movement and mindfulness just steps from home.





THE CROWN COLLECTION

B2.19.02

CONTACT US



Woodberry Down
Sales & Marketing Suite
Riverside Apartments,
Woodberry Grove,
London, N4 2BA

Directions to the Marketing Suite

By Car:
From Seven Sisters Road, driving towards Manor House Station turn left onto Woodberry Grove, the Marketing Suite is 300ft on your right.

By Train:
Exit via exit 2 at Manor House Tube Station (Piccadilly Line), walk straight down Woodberry Down to the end. Turn right onto Woodberry Grove, the Sales & Marketing Suite is further down on the right hand side of the road (just before the bridge).

Call +44 (0)20 8985 9918 **Email** woodberry.down@berkeleygroup.co.uk

Visit woodberry-down.co.uk

This material prepared by Berkeley Homes Capital and Berkeley Group (collectively "Berkeley") is intended solely for use by qualified real estate agents. Such agents are responsible for ensuring compliance with all relevant marketing guidelines and regulations when using this material. The information provided herein is for reference only and does not constitute any form of financial or professional advice. Under no circumstances shall anything in this information be deemed to be a promise, warranty, or contractual obligation of Berkeley. While the information provided herein is accurate to the best of our knowledge at the time of publication, Berkeley makes no warranty, express or implied, as to its accuracy, correctness, completeness, reliability, suitability, or timeliness. Berkeley reserves the right to modify this material without prior notice.

本资料由英国Berkeley Homes Capital和英国Berkeley集团（合称为"Berkeley"）编制 ，仅供有资格的房地产经纪使用。这些经纪有责任确保在使用本资料时遵守所有相关的 营销准则和法规。 本资料中的信息仅供参考，不构成任何形式的财务或专业建议。在任何情况下，本资料 中的任何内容均不视为Berkeley的承诺、保证或合同义务。 尽管据我们所知本资料提供的信息在发布时是准确的，Berkeley不对该信息的准确性 、 正确性、完整性、可靠性、适用性或时效性作任何明示或暗示的保证。Berkeley保留修 改本资料的权利，恕不另行通知。

Map for illustration purposes only and not to scale. The information in this document is indicative and is intended to act as a guide only as to the finished product. Accordingly, due to Berkeley's policy of continuous improvement, the finished product may vary from the information provided. These particulars should not be relied upon as statements of fact or representations and applicants must satisfy themselves by inspection or otherwise as to their correctness. This information does not constitute a contract or warranty. The dimensions given on plans are subject to minor variations and are not intended to be used for carpet sizes, appliance sizes or items of furniture. Emperor Point is a marketing name and will not necessarily form part of the approved postal address. Applicants are advised to contact Berkeley to ascertain the availability of any particular property. All Computer Generated Images (CGIs) are indicative only. All lifestyle photography is indicative only.
E730/BerkeleyNEL/1025

OUR VISION 2030 TRANSFORMING TOMORROW | Berkeley Group Proud to be a member of the Berkeley Group of companies | CONSUMER CODE FOR HOME BUILDERS www.consumercode.co.uk

Berkeley Designed for life



Berkeley
Designed for life