WOODBERRY DOWN

EDITIONS

A signature collection in the heart of Woodberry Down

Berkeley
Designed for life

Over 6,400 new homes in a waterside setting

North London's Hidden

GEM

Featuring two reservoirs, a wildlife reserve, idyllic views and lush landscaped greenery.

Photograph of The Reservoir.


STRATFORD
ABNEY PARK
CANARY WHARF
STOKE NEWINGTON
CLISSOLD PARK
THE CITY
WEST END ▶
WOODBERRY WETLANDS
EAST RESERVOIR
SAILING LAKE
WEST RESERVOIR
AMBER APARTMENTS
THE CROWN COLLECTION
EMERALD QUARTER
PHASE FIVE
HAWKER HOUSE
PHASE FOUR
ZONE 2
MANOR HOUSE STATION
EMPEROR POINT
DARTER APARTMENTS
PHASE SEVEN
PHASE SIX
PHASE EIGHT



WELCOME TO WATERSIDE LIVING

Zone 2
Manor House Underground Station located on site

7 minutes*
To Kings Cross St. Pancras

Phase 3 of a
30
year regeneration project

42
Acres of open water

Up to
5.7%
estimated rental yield

18
Universities within a 30 minute public transport commute

Multi-Award Winning
Development

2,300
homes built to date within this thriving community

£12 Million
has been contributed to support local infrastructure improvements

43,000
sqft of commercial and community facilities delivered

*Time is taken from 5:30am and is approximate only. Route is Manor House - Finsbury Park - Kings Cross. Source: tfl.co.uk

EDITIONS COLLECTION

AN AFFLUENT

COMMUNITY

Woodberry Down is surrounded by some of North and East London's coolest neighbourhoods, each offering its own unique vibe.

Just moments away, you'll find the eclectic charm of Stoke Newington, the chic and vibrant Highbury & Islington, the creative energy of Hackney, and the laid-back village feel of Crouch End. Whether you're after stylish boutiques, cozy cafés, or buzzing cultural spots, these trendy areas have something for everyone.



HARINGEY
CROUCH END
ZONE 2
FINSBURY PARK
WOODBERRY DOWN
CLISSOLD PARK
STOKE NEWINGTON
HACKNEY MARSHES
HIGHBURY & ISLINGTON
HACKNEY
ALLY PALLY
SPURS STADIUM
EMERATES STADIUM
DALSTON
CHALK FARM
LONDON FIELDS
VICTORIA PARK
KINGS CROSS STATION
ZONE1
KING'S CROSS
CLERKENWELL
FARRINGDON
MARYLEBONE
CITY OF LONDON
MAYFAIR
CHINA TOWN
COVENT GARDEN
RIVER THAMES

EDITIONS COLLECTION

FINSBURY PARK

5 Minutes 2 Minutes

Finsbury Park is a vibrant green space in North London, offering a variety of recreational activities, beautiful gardens, and a picturesque boating lake.

Finsbury Park

Tennis Courts

Finsbury Park Tennis Courts run an all year coaching programme for those who want to socialise, play competitively, get some exercise or just dip their toe in the water. All abilities welcome.



Athletics Track

The athletics track in Finsbury Park is being used not only by local athletics clubs but also by many local schools (from Hackney, Haringey and Islington) for their sports days as well as local residents.



Rugby

The North London Tag Rugby Club runs sessions every Saturday morning for all abilities. Tag rugby is fast moving, high scoring and engages all level of players.



Baseball

Finsbury Park is home to the London Mets Baseball Club, where both youth and adult teams, including the top-level National Baseball League teams, play competitively on weekends, fostering a growing love for baseball in the UK.



Park Run

A free, fun, and friendly weekly 5k community event. Walk, jog, run, volunteer or spectate – it's up to you!



Timings are approximate only and are taken from Woodberry Down Sales & Marketing Suite. Source: Google Maps

STOKE NEWINGTON

16 Minutes *3 Minutes*

Stoke Newington is a trendy London neighbourhood known for its vibrant mix of indie boutiques, artisan cafés, and a lively arts scene. With its blend of historic charm, diverse dining, and creative energy, it's a sought-after spot for young professionals and creatives alike.

Stoke Newington High Street



Clissold Park

With its picturesque gardens, tranquil ponds, and a children's playground, it's a beloved local retreat.



Wholefoods

A go-to spot for those seeking organic and ethically sourced groceries. Shoppers can find everything from fresh produce to health-conscious snacks, making it an ideal choice for mindful eating.



Zia Lucia

Zia Lucia offers delicious slow-fermented pizzas with unique dough options, including their signature charcoal and carrot-based doughs, paired with Italian wines and craft beers.



Ryans N16

This cocktail spot features a spacious beer garden, the perfect spot for enjoying drinks with friends or a casual meal. Plus, there's a teeny live music venue hidden downstairs!



Aun

Aun is a vibrant restaurant in Stoke Newington, celebrated for its delicious blend of Thai and Asian flavours. Aun provides a delightful culinary experience.



Stoke Newington's Farmers Market

Stoke Newington Farmers Market is a weekly all-organic market held every Saturday from 10 a.m. to 2:30 p.m. at St. Paul's Church, offering fresh produce and goods from local, sustainable farms.

HIGHBURY & ISLINGTON

4 Minutes *14 Minutes*

Known for its stylish boutiques, leafy parks, and buzzing restaurant scene, it's a favourite spot for professionals and families alike. With its rich history and trendy vibe, Highbury & Islington strikes the ideal balance between cosmopolitan living and relaxed community spirit.

Camden Passage, Islington



Regents Canal

Regent's Canal is a scenic pathway ideal for leisurely walks and cycling, winding through vibrant neighbourhoods and lush parks. Discover charming cafés and hidden gems along the way.



Trullo

Trullo is just one of the many loved dinning spots in Highbury and Islington. This renowned Italian restaurant is known for its locally sourced ingredients and high quality dishes.



The Screen on the Green

A charming independent cinema known for its intimate atmosphere and eclectic film selection. From the latest blockbusters to indie gems, it offers a unique movie-going experience.



Emirates Stadium

Home to Arsenal Football Club, this modern architectural marvel offers an unforgettable matchday experience.

Timings are approximate only and are taken from Woodberry Down Sales & Marketing Suite. Source: Google Maps

HACKNEY

10 Minutes *15 Minutes*

Hackney is one of East London's trendiest hotspots, known for its vibrant mix of cutting-edge fashion, art, and culture. With stylish cafés, independent boutiques, and lively markets, it's a hub for creatives and trendsetters alike.

Well Street Kitchen



Night Tales Loft Jazz Bar

Night Tales Loft in Hackney hosts lively jazz nights in a stylish, industrial-style space with great views. Featuring a mix of traditional and contemporary jazz, these live performances create a vibrant, laid-back atmosphere where guests can enjoy cocktails while listening. The perfect spot for jazz lovers in East London!



Hackney Flea Market

Hackney Flea Market takes place on the last weekend of every month, offering a treasure trove of vintage finds, quirky antiques, and unique handmade goods. With a vibrant atmosphere and a mix of independent traders, it's the perfect spot to discover one-of-a-kind items in East London.



London Fields Lido

London Fields Lido is a popular heated outdoor pool, open year-round for swimmers to enjoy in all seasons. Located in the heart of Hackney, it's the perfect spot for a refreshing dip, offering early morning and evening swim sessions daily.



Columbia Road Flower Market

Columbia Road Flower Market is a vibrant Sunday tradition, overflowing with colourful blooms, plants, and local charm. With its independent shops and cozy cafés, it's a must-visit destination for plant lovers and those looking to brighten up their home.

Timings are approximate only and are taken from Woodberry Down Sales & Marketing Suite. Source: Google Maps

CROUCH END

11 Minutes *14 Minutes*

Crouch End is a picturesque and family-friendly neighbourhood just moments from Woodberry Down. A focal point of the area is the iconic Crouch End Clock Tower, a beloved landmark that adds character to the local streets.








Crouch End Clock Tower



Park Road Lido

A wonderful heated 50m long lido that's open all year. Opened in 1929, it's surrounded by sun terraces, making it a perfect spot for relaxation and recreation.



Urban Flower Co

Urban Flower Co in Crouch End is a vibrant florist known for its eclectic mix of flowers and plants, offering a unique and unstructured approach to floristry.



Beam Cafe

This charming, family-run spot in Crouch End is known for its relaxed atmosphere and delightful menu. With a focus on quality ingredients, it serves a mix of Mediterranean-inspired dishes and classic brunch favourites.



ArtHouse

ArtHouse Crouch End is an independent cinema and live performance venue, offering a vibrant mix of films, theatre, music, and more.

Timings are approximate only and are taken from Woodberry Down Sales & Marketing Suite. Source: Google Maps

London is at your fingertips from Woodberry Down, with multiple transport options including walking, tube, rail, bus, or bike. Manor House station, conveniently located in Zone 2, offers swift connections—just 7 minutes to King's Cross, 12 minutes to Bond Street, and 13 minutes to the City. The Piccadilly Line provides 24-hour Night Tube services on Fridays and Saturdays. Plus, with King's Cross and St Pancras International close by, destinations like Paris, Brussels, Amsterdam, and the south of France are just a seamless train journey away.

GOING PLACES



BY TUBE

- MANOR HOUSE STATION
- FINSBURY PARK — 2 MINUTES
- HIGHBURY & ISLINGTON — 4 MINUTES
- HACKNEY CENTRAL — 10 MINUTES
- STRATFORD — 23 MINUTES
- CANARY WHARF — 29 MINUTES
- KING'S CROSS /ST. PANCRAS INTL — 7 MINUTES
- FARRINGDON — 13 MINUTES
- BANK — 18 MINUTES
- LONDON BRIDGE — 20 MINUTES
- OXFORD CIRCUS — 11 MINUTES
- GREEN PARK — 13 MINUTES
- COVENT GARDEN — 15 MINUTES
- BOND STREET — 12 MINUTES
- KNIGHTSBRIDGE — 24 MINUTES





UNIVERSALLY ADMIRED

London's universities are the envy of the world and a magnet for students from many different countries. It's very easy to reach them from your Woodberry Down home.





Journeys from Manor House station

University of the Arts London	10 - 15 mins
Central St. Martin's University	10 - 15 mins
University of Westminster	10 - 15 mins
University College London	10 - 15 mins
London School of Economics	10 - 15 mins
Royal Academy of Music	10 - 15 mins
Imperial College London	20 - 25 mins
King's College London	20 - 25 mins

All journey times are approximate only.
Sources: TfL.gov.uk and google.com/maps.

Imperial College London

LSE The London School of Economics and Political Science

ual: university of the arts london

ual: central saint martins

University of Westminster

King's College London

UCL

Royal Academy of Music

Scan here for the Woodberry Down Education Guide

INTRODUCING
WOODBERRY DOWN

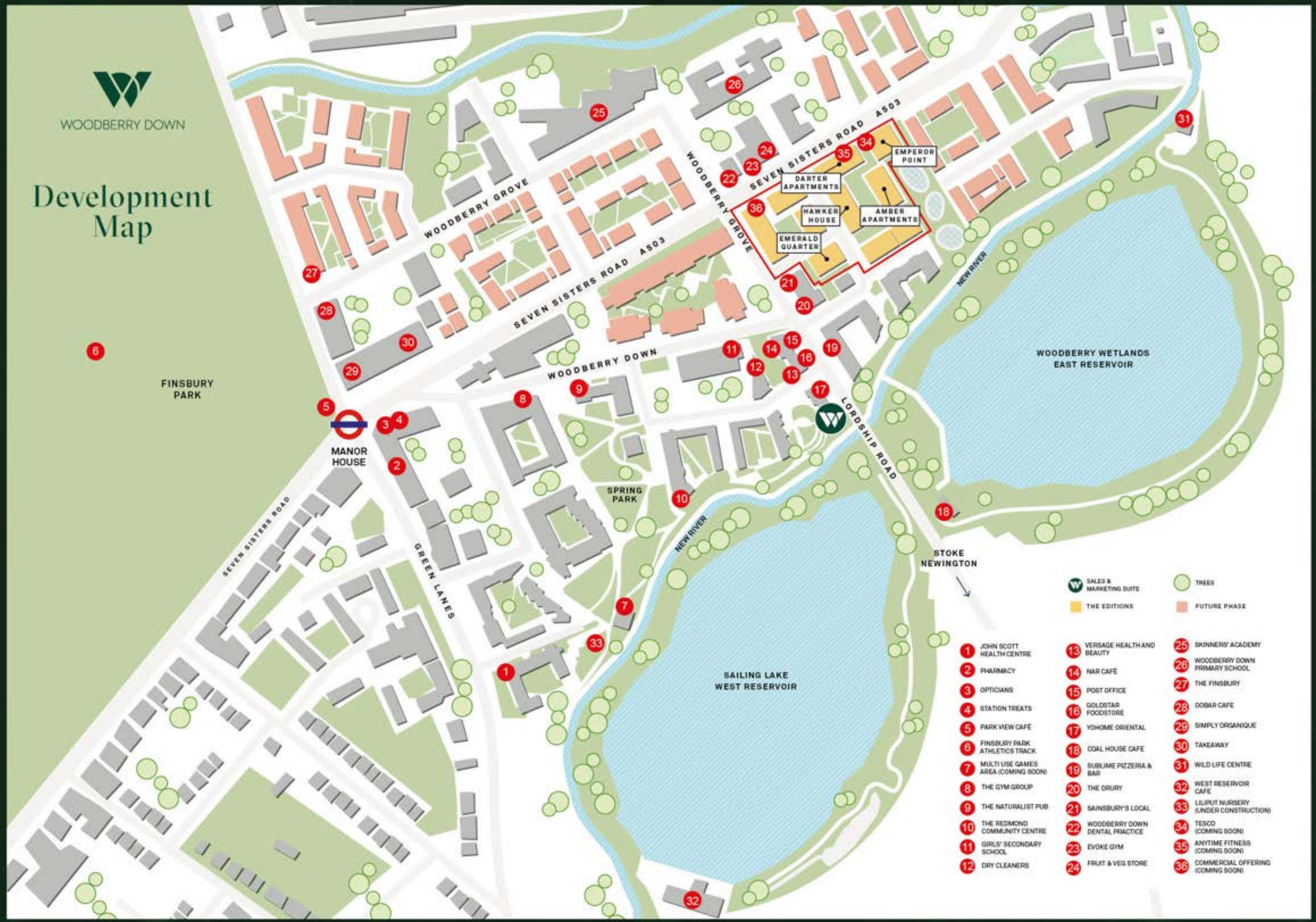
North London's Woodberry Down is a groundbreaking regeneration project set to transform the area with over 5,500 new homes spread across 64 acres. Nestled beside two picturesque reservoirs and the lush expanses of Finsbury Park, this development offers a unique blend of urban living and natural beauty, all just a short distance from Central London and the City.

EDITIONS COLLECTION

Computer Generated Image is indicative only and subject to change

WOODBERRY DOWN

Development Map



WOODBERRY LIFE



The Gym Group

With no contract memberships starting from just £21.99 a month, and plenty of state-of-the-art equipment, The Gym Group London Manor House is fantastic value for money.

*Images are indicative and for illustration only, these do not reflect the final design.



Relax & Unwind

Located in Emperor Point, you can unwind with a game of pool. Whether you're aiming to win or just enjoying the game, it's the perfect way to de-stress.



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.



Evoke Fitness Studio

Evoke Fitness Studio is a comprehensive destination for physical exercise and mental well-being, offering classes such as yoga, boxing, and dance workshops led by expert instructors. With membership packages starting at £48 per month and a two-week trial for just £20, there are plenty of options available.



West Reservoir Centre

With open water swimming sessions available for confident swimmers, the centre features a beautiful 1.5-kilometre stretch of water, ideal for various water sports. It also includes facilities for sailing, kayaking, and rowing, making it a popular destination for both recreational and competitive water activities.



Sublime

The café has become a neighbourhood favorite, earning accolades such as being named one of the best brunch spots in London by Vogue and topping TripAdvisor reviews.



Drury N4

Drury N4 offers a diverse all-day menu with options for everyone, from classic eggs benedict to vegan dishes. Committed to community support, it has provided free meals to NHS staff and donates a portion of its profits to charity.



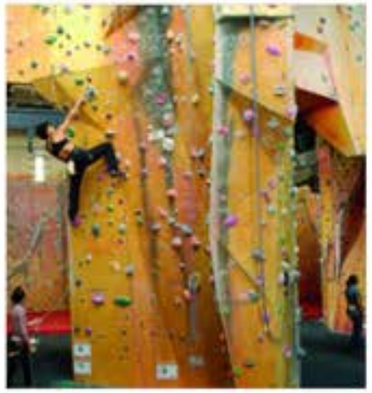
Nar Cafe & Juice Bar

With a welcoming atmosphere and pet-friendly policy, it's the perfect spot to enjoy quality food and coffee, making it a favorite among locals. The café is open from 7am to 5pm on weekdays and 8am to 5pm on weekends.



Sainsbury's Local

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



The Castle Climbing

The Castle Climbing Centre is described by many as the most popular climbing centre in the UK. A wide range of climbing activities, such as bouldering and top roping, are on offer. Whether you are a seasoned pro or a beginner, this place has it all. And yes, the venue really does look like a castle!



The Naturalist

The Naturalist is a vibrant gastro-pub located in the heart of the Woodberry Down community, offering a fantastic mix of great food, drinks, and ambiance.



YoHome

YoHome Oriental Lifestyle supermarket is proving to be a great addition to the Woodberry Down community. Specialising in oriental foods and products, importing daily necessities from China, Japan, Korea, and Southeast Asia it offers a wide range of popular snacks, groceries, and cooking ingredients.



The Coal House

Nestled within Woodberry Wetlands, this charming café is set in a beautifully restored Grade II listed building. With indoor seating and a scenic outdoor terrace overlooking the wetlands, it's the perfect spot to relax and enjoy nature.

Woodberry Wetlands

Woodberry Wetlands features reed-fringed ponds, wildflower meadows, and diverse wildlife, including over 300 bird species, amphibians, and butterflies. The wetland's tranquil beauty is complemented by views of the city skyline, making it a popular spot for leisurely walks, birdwatching, and connecting with nature.



EDITIONS COLLECTION



Woodberry Wetlands



The Coal House Cafe



West Reservoir Centre

EDITIONS COLLECTION

FIND YOUR HOME

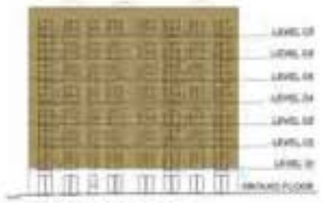
Photograph of 1 bed Showhome

EMERALD QUARTER





NORTH EAST ELEVATION



GROUND FLOOR



Shared Ownership

N

Standard Specification

Premium Specification

◄ ► Measurement Points **C** Cupboard **W** Wardrobe **PW** Provision for Wardrobe

U Utility ☒ High Units ☒ Dishwasher **AOV** Automatic Opening Vent

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Level 01 - 07

APARTMENT A.01-07.01	51.1 SQ M	550 SQ FT
Kitchen	3.01m x 2.35m	9' 11" x 7' 9"
Living / Dining	5.10m x 3.35m	16' 9"x 11' 0"
Bedroom	3.61m x 3.32m	11'10"x10'11"
Balcony	5.3 sq m	57.0 sq ft

APARTMENT A.01-07.02	50.8 SQ M	546 SQ FT
Kitchen	2.60m x 2.10m	8' 7" x 6' 11"
Living / Dining	5.10m x 3.60m	16'9"x11'10"
Bedroom	3.61m x 3.32m	11'10"x10'11"
Balcony	5.3 sq m	57.0 sq ft

APARTMENT A.01-07.03	51.1 SQ M	550 SQ FT
Kitchen	3.01m x 2.35m	9' 11" x 7' 9"
Living / Dining	5.10m x 3.35m	16' 9"x 11' 0"
Bedroom	3.61m x 3.32m	11'10"x10'11"
Balcony	5.3 sq m	57.0 sq ft

APARTMENT A.01-07.04	51.1 SQ M	550 SQ FT
Kitchen	3.01m x 2.35m	9' 11" x 7' 9"
Living / Dining	5.10m x 3.35m	16' 9"x 11' 0"
Bedroom	3.61m x 3.32m	11'10"x10'11"
Balcony	5.3 sq m	57.0 sq ft

APARTMENT A.01-07.05	50.8 SQ M	546.8 SQ FT
Kitchen	2.60m x 2.10m	8' 7" x 6' 11"
Living / Dining	5.10m x 3.60m	16'9"x11'10"
Bedroom	3.61m x 3.32m	11'10"x10'11"
Balcony	5.3 sq m	57.0 sq ft

APARTMENT A.01-07.06	50.8 SQ M	546.8 SQ FT
Kitchen	2.60m x 2.10m	8' 7" x 6' 11"
Living / Dining	5.10m x 3.60m	16'9"x11'10"
Bedroom	3.61m x 3.32m	11'10"x10'11"
Balcony	5.3 sq m	57.0 sq ft

APARTMENT A.01-07.06	51.1 SQ M	550 SQ FT
Kitchen	3.01m x 2.35m	9' 11" x 7' 9"
Living / Dining	5.10m x 3.35m	16' 9"x 11' 0"
Bedroom	3.61m x 3.32m	11'10"x10'11"
Balcony	5.3 sq m	57.0 sq ft

AMBER APARTMENTS





NORTH EAST ELEVATION



GROUND FLOOR



Standard Specification Premium Specification

◄► Measurement Points **C** Cupboard **W** Wardrobe **PW** Provision for Wardrobe

U Utility ☒ High Units ☒ Dishwasher **AOV** Automatic Opening Vent

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Level 01

APARTMENT B3.01.01	50.8 SQ M	546 SQ FT
Kitchen	3.00m x 2.24m	9' 10" x 7' 4"
Living / Dining	5.11m x 3.60m	16' 9" x 11' 10"
Bedroom	4.93m x 3.10m	16' 2" x 10' 2"
Terrace	13.7 sq m	147 sq ft

APARTMENT B3.01.02	78.9 SQ M	849 SQ FT
Kitchen	3.10m x 2.84m	10' 2" x 9' 4"
Living / Dining	5.00m x 4.36m	16' 5" x 14' 4"
Main Bedroom	5.08m x 2.80m	16' 8" x 9' 1"
Bedroom 2	3.80m x 3.35m	12' 6" x 11' 0"
Balcony	9.6 sq m	103 sq ft

APARTMENT B3.01.03	77.1 SQ M	829 SQ FT
Kitchen	3.42m x 2.60m	11' 3" x 8' 6"
Living / Dining	4.61m x 4.28m	15' 2" x 14' 1"
Main Bedroom	5.08m x 2.80m	16' 8" x 9' 1"
Bedroom 2	3.80m x 3.45m	12' 6" x 11' 4"
Balcony	9.6 sq m	103 sq ft

APARTMENT B3.01.04	104.0 SQ M	1,119 SQ FT
Kitchen / Dining	3.20m x 2.94m	10' 6" x 9' 8"
Living	4.91m x 4.36m	16' 1" x 14' 4"
Main Bedroom	3.25m x 3.09m	10' 8" x 10' 2"
Bedroom 2	3.81m x 2.85m	12' 6" x 9' 4"
Bedroom 3	3.61m x 2.90m	11' 10" x 9' 6"
Balcony	9.6 sq m	103 sq ft

APARTMENT B3.01.05	50.8 SQ M	546 SQ FT
Kitchen	3.00m x 2.24m	9' 10" x 7' 4"
Living / Dining	5.11m x 3.60m	16' 9" x 11' 10"
Bedroom	4.93m x 3.10m	16' 2" x 10' 2"
Terrace	12.5 sq m	134 sq ft

APARTMENT B3.01.06	51.5 SQ M	554 SQ FT
Kitchen	2.61m x 2.00m	8' 7" x 6' 7"
Living / Dining	5.21m x 3.61m	17' 1" x 11' 10"
Bedroom	4.93m x 3.45m	16' 2" x 11' 4"
Terrace	11.3 sq m	121 sq ft

APARTMENT B3.01.07	51.5 SQ M	554 SQ FT
Kitchen	2.61m x 2.00m	8' 7" x 6' 7"
Living / Dining	5.21m x 3.61m	17' 1" x 11' 10"
Bedroom	4.93m x 3.45m	16' 2" x 11' 4"
Terrace	11.4 sq m	120 sq ft

AMBER APARTMENTS





NORTH EAST ELEVATION



GROUND FLOOR



Services / Plant room
Bin Store
Cycle Store

Levels 02–06

APARTMENT B3.02-06.01	**50.8 SQ M**	**546 SQ FT**
Kitchen	3.00m x 2.24m	9' 10" x 7' 4"
Living / Dining	5.11m x 3.60m	16' 9" x 11' 10"
Bedroom	4.93m x 3.10m	16' 2" x 10' 2"
Balcony	5.0 sq m	53 sq ft
APARTMENT B3.02-06.02	**78.9 SQ M**	**849 SQ FT**
Kitchen	3.10m x 2.84m	10' 2" x 9' 4"
Living / Dining	5.00m x 4.36m	16' 5" x 14' 4"
Main Bedroom	5.08m x 2.80m	16' 8" x 9' 1"
Bedroom 2	3.80m x 3.35m	12' 6" x 11' 0"
Balcony	9.6 sq m	103 sq ft
APARTMENT B3.02-06.03	**77.1 SQ M**	**829 SQ FT**
Kitchen	3.42m x 2.60m	11' 3" x 8' 6"
Living / Dining	4.61m x 4.28m	15' 2" x 14' 1"
Main Bedroom	5.08m x 2.80m	16' 8" x 9' 1"
Bedroom 2	3.80m x 3.45m	12' 6" x 11' 4"
Balcony	9.6 sq m	103 sq ft
APARTMENT B3.02-06.04	**104.0 SQ M**	**1,119 SQ FT**
Kitchen / Dining	3.20m x 2.94m	10' 6" x 9' 8"
Living	4.91m x 4.36m	16' 1" x 14' 4"
Main Bedroom	3.25m x 3.09m	10' 8" x 10' 2"
Bedroom 2	3.81m x 2.85m	12' 6" x 9' 4"
Bedroom 3	3.61m x 2.90m	11' 10" x 9' 6"
Balcony	9.6 sq m	103 sq ft
APARTMENT B3.02-06.05	**50.8 SQ M**	**546 SQ FT**
Kitchen	3.00m x 2.24m	9' 10" x 7' 4"
Living / Dining	5.11m x 3.60m	16' 9" x 11' 10"
Bedroom	4.93m x 3.10m	16' 2" x 10' 2"
Balcony	5.0 sq m	53 sq ft
APARTMENT B3.02-06.06	**51.5 SQ M**	**554 SQ FT**
Kitchen	2.61m x 2.00m	8' 7" x 6' 7"
Living / Dining	5.21m x 3.61m	17' 1" x 11' 10"
Bedroom	4.93m x 3.45m	16' 2" x 11' 4"
Balcony	5.0 sq m	53 sq ft
APARTMENT B3.02-06.07	**51.5 SQ M**	**554 SQ FT**
Kitchen	2.61m x 2.00m	8' 7" x 6' 7"
Living / Dining	5.21m x 3.61m	17' 1" x 11' 10"
Bedroom	4.93m x 3.45m	16' 2" x 11' 4"
Balcony	5.0 sq m	53 sq ft

Standard Specification Premium Specification

◄► Measurement Points **C** Cupboard **W** Wardrobe **PW** Provision for Wardrobe

U Utility ☒ High Units ☒ Dishwasher **AOV** Automatic Opening Vent

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AMBER APARTMENTS

Level 07





NORTH EAST ELEVATION





GROUND FLOOR

APARTMENT B3.07.01	50.8 SQ M	546 SQ FT
Kitchen	3.00m x 2.24m	9' 10" x 7' 4"
Living / Dining	5.11m x 3.60m	16' 9" x 11' 10"
Bedroom	4.93m x 3.10m	16' 2" x 10' 2"
Balcony	5.0 sq m	53 sq ft

APARTMENT B3.07.04	107.8 SQ M	1,160 SQ FT
Kitchen	3.41m x 3.23m	11' 2" x 10' 7"
Living / Dining	6.77m x 4.15m	22' 2" x 13' 7"
Main Bedroom	5.07m x 3.25m	16' 8" x 10' 8"
Bedroom 2	4.20m x 3.37m	13' 9" x 11' 1"
Bedroom 3	4.04m x 3.00m	13' 3" x 9' 10"
Terrace	57.5 sq m	618 sq ft

APARTMENT B3.07.05	77.2 SQ M	830 SQ FT
Kitchen	3.42m x 2.60m	11' 3" x 8' 6"
Living / Dining	4.61m x 4.28m	15' 1" x 14' 1"
Main Bedroom	5.08m x 2.80m	16' 8" x 9' 1"
Bedroom 2	3.80m x 3.45m	12' 6" x 11' 4"
Balcony	9.6 sq m	103 sq ft

Standard Specification Premium Specification

◄► Measurement Points **C** Cupboard **W** Wardrobe **PW** Provision for Wardrobe

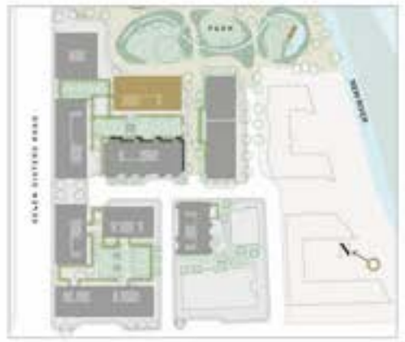
U Utility ☒ High Units ⍁ Dishwasher **AOV** Automatic Opening Vent

Floorplans shown for Amber Apartments are for approximate measurements only. Exact layouts and sizes may vary. All measurements may vary within a tolerance of 5%. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture. Furniture layouts are indicative only. Kitchen layout indicative only. Please ask Sales Consultant for further information. All plans are subject to planning. Ground floor layout is subject to change.

Services / Plant room
Bin Store
Cycle Store

AMBER APARTMENTS







GROUND FLOOR



Services / Plant room
Bin Store
Cycle Store

Level 08

APARTMENT B3.08.01	**50.8 SQ M**	**546 SQ FT**
Kitchen	3.00m x 2.24m	9' 10" x 7' 4"
Living / Dining	5.11m x 3.60m	16' 9" x 11' 10"
Bedroom	4.93m x 3.10m	16' 2" x 10' 2"
Balcony	5.0 sq m	53 sq ft
APARTMENT B3.08.04	**107.8 SQ M**	**1,160 SQ FT**
Kitchen	3.41m x 3.23m	11' 2" x 10' 7"
Living / Dining	6.77m x 4.15m	22' 2" x 13' 7"
Main Bedroom	5.07m x 3.25m	16' 8" x 10' 8"
Bedroom 2	4.20m x 3.37m	13' 9" x 11' 1"
Bedroom 3	4.04m x 3.00m	13' 3" x 9' 10"
Balcony	10.2 sq m	109 sq ft
APARTMENT B3.08.05	**77.2 SQ M**	**830 SQ FT**
Kitchen	3.42m x 2.60m	11' 3" x 8' 6"
Living / Dining	4.61m x 4.28m	15' 1" x 14' 1"
Main Bedroom	5.08m x 2.80m	16' 8" x 9' 1"
Bedroom 2	3.80m x 3.45m	12' 6" x 11' 4"
Balcony	9.6 sq m	103 sq ft

Standard Specification

Premium Specification

◄► Measurement Points **C** Cupboard **W** Wardrobe **PW** Provision for Wardrobe

U Utility ☒ High Units ☒ Dishwasher **AOV** Automatic Opening Vent

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EMPEROR POINT







Residents' Facilities
Concierge, Meeting Rooms and Screening Room

Level 01

APARTMENT B2.01.01	**75.8 SQ M**	**815 SQ FT**
Kitchen	3.74m x 2.60m	12' 3" x 8' 6"
Living / Dining	5.05m x 3.05m	16' 7" x 10' 0"
Main Bedroom	4.06m x 2.81m	13' 4" x 9' 3"
Bedroom 2	4.06m x 2.80m	13' 4" x 9' 2"
Balcony	7.7 sq m	82.8 sq ft
APARTMENT B2.01.02	**55.5 SQ M**	**597 SQ FT**
Kitchen	3.26m x 2.10m	10' 9" x 6' 11"
Living / Dining	4.85m x 4.09m	15' 11" x 13' 5"
Bedroom	4.80m x 3.62m	15' 9" x 11' 10"
APARTMENT B2.01.03	**78.6 SQ M**	**846 SQ FT**
Kitchen	4.22m x 2.40m	13' 10" x 7'10"
Living / Dining	4.59m x 3.48m	15' 1" x 11' 5"
Main Bedroom	4.95m x 2.99m	16' 3" x 9' 10"
Bedroom 2	3.33m x 3.05m	10' 11" x 10' 0"
Balcony	7.7 sq m	82.8 sq ft
APARTMENT B2.01.04	**55.1 SQ M**	**593 SQ FT**
Kitchen	2.81m x 2.10m	9' 3" x 6' 11"
Living / Dining	5.37m x 4.52m	17' 7" x 14' 10"
Bedroom	5.19m x 2.82m	17' 0" x 9' 3""
APARTMENT B2.01.05	**78.6 SQ M**	**846 SQ FT**
Kitchen	4.22m x 2.40m	13' 10" x 7' 10"
Living / Dining	4.59m x 3.49m	15' 1" x 11' 5"
Main Bedroom	4.95m x 2.99m	16'3 x 9' 10"
Bedroom 2	3.33m x 3.05m	10' 11" x 10' 0"
Balcony	7.7 sq m	82.8 sq ft
APARTMENT B2.01.06	**82.2 SQ M**	**884 SQ FT**
Kitchen	4.53m x 2.40m	14' 11" x 7' 10"
Living / Dining	6.58m x 2.86m	21' 7" x 9' 4"
Main Bedroom	4.94m x 3.74m	16' 3" x 12' 3"
Bedroom 2	3.62m x 2.75m	11' 11" x 9' 0"
Balcony	7.7 sq m	82.8 sq ft

Standard Specification Premium Specification

◄► Measurement Points C Cupboard WM Washing Machine W Wardrobe PW Provision for Wardrobe U Utility ☒ Tall Units

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EMPEROR POINT







Residents' Facilities
Concierge, Meeting Rooms and Screening Room

Level 02 - 07

APARTMENT B2.02.01	**75.8 SQ M**	**815 SQ FT**
Kitchen	3.74m x 2.60m	12' 3" x 8' 6"
Living / Dining	5.05m x 3.05m	16' 7" x 10' 0"
Main Bedroom	4.06m x 2.81m	13' 4" x 9' 3"
Bedroom 2	4.06m x 2.80m	13' 4" x 9' 2"
Balcony	7.7 sq m	82.8 sq ft
APARTMENT B2.02.02	**55.5 SQ M**	**597 SQ FT**
Kitchen	3.26m x 2.10m	10' 9" x 6' 11"
Living / Dining	4.85m x 4.09m	15' 11" x 13' 5"
Bedroom	4.80m x 3.62m	15' 9" x 11' 10"
APARTMENT B2.02.03	**78.6 SQ M**	**846 SQ FT**
Kitchen	4.22m x 2.40m	13' 10" x 7'10"
Living / Dining	4.59m x 3.49m	15' 1" x 11' 5"
Main Bedroom	4.95m x 2.99m	16' 3" x 9' 10"
Bedroom 2	3.33m x 3.05m	10' 11" x 10' 0"
Balcony	7.7 sq m	82.8 sq ft
APARTMENT B2.02.04	**55.1 SQ M**	**593 SQ FT**
Kitchen	2.81m x 2.10m	9' 3" x 6' 11"
Living / Dining	5.37m x 4.52m	17' 7" x 14' 10"
Bedroom	5.19m x 2.82m	17' 0" x 9' 3""
APARTMENT B2.02.05	**78.6 SQ M**	**846 SQ FT**
Kitchen	4.22m x 2.40m	13' 10" x 7' 10"
Living / Dining	4.59m x 3.49m	15' 1" x 11' 5"
Main Bedroom	4.95m x 2.99m	16'3 x 9' 10"
Bedroom 2	3.33m x 3.05m	10' 11" x 10' 0"
Balcony	7.7 sq m	82.8 sq ft
APARTMENT B2.02.06	**100.4 SQ M**	**1080 SQ FT**
Kitchen	4.71m x 2.40m	15'5" x 7'10"
Living / Dining	5.31m x 4.18m	17'5" x 13'8"
Main Bedroom	4.95m x 3.74m	16'3" x 12'3"
Bedroom 2	3.67m 2.75m	12'1" X 9'0"
Bedroom 3	3.52m x 2.65m	11'7" X 8'8"
Balcony	7.7sq m	82.8 sq ft

Standard Specification Premium Specification

◄► Measurement Points C Cupboard **WM** Washing Machine **W** Wardrobe **PW** Provision for Wardrobe **U** Utility ☒ Tall Units

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EMPEROR POINT

Level 08-16

Views towards Alexandra Palace



Views towards Reservoir / City Skyline / Alexandra Palace / Podium Gardens

Views towards Reservoir & Emperor Gardens

N

Panoramic views towards Reservoirs / City Skyline





Residents' Facilities
Concierge, Meeting Rooms and Screening Room

Standard Specification

Premium Specification

◄► Measurement Points **C** Cupboard **WM** Washing Machine **W** Wardrobe **PW** Provision for Wardrobe **U** Utility ☒ Tall Units

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APARTMENT B2.08.01	**75.8 SQ M**	**815 SQ FT**
Kitchen	3.74m x 2.60m	12' 3" x 8' 6"
Living / Dining	5.05m x 3.05m	16' 7" x 10' 0"
Main Bedroom	4.06m x 2.81m	13' 4" x 9' 3"
Bedroom 2	4.06m x 2.80m	13' 4" x 9' 2"
Balcony	7.7 sq m	82.8 sq ft
APARTMENT B2.08.02	**55.5 SQ M**	**597 SQ FT**
Kitchen	3.26m x 2.10m	10' 9" x 6' 11"
Living / Dining	4.85m x 4.09m	15' 11" x 13' 5"
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Balcony	7.7sq m	82.8 sq ft



The Reservoir

Elevated STYLE

Defined by beautiful interiors

Creating The Editions Collection began with selecting the finest, most exquisite materials available, in tones and textures that would highlight the natural assets of this unique location.

These beautifully designed apartments have been curated to meet every requirement of your lifestyle. Spacious, light, welcoming and exquisitely planned, designed and equipped to a high standard by Berkeley.

EDITIONS COLLECTION

Modern LUXE

Interior / Exterior Finishes

- Engineered flooring to living, dining, kitchen, hall and reception areas
- Stained solid wood entrance door
- Brushed steel door fittings throughout
- Internal doors in white painted finish
- Skirting in white painted finish

Kitchen

- Matte finish with soft-close cabinets and units
- Quartz worktops and splashbacks
- Brushed black metal shelving
- Stainless steel sink
- Brushed black mixer tap
- Compartmentalised waste storage
- Miele black integrated oven
- Miele integrated microwave
- Miele induction hob
- Integrated extractor hood
- Integrated fridge-freezer
- Integrated dishwasher
- Washer-dryer in utility area

*Only available in 1 bedroom apartments.

Your attention is drawn to the fact that in rare circumstances it may not be possible to obtain the exact products or materials referred to in the specification. Berkeley Homes reserves the right to alter, amend or update the specification, which may include changes in the colour, material and/or brand specified. In such cases, a similar alternative will be provided. Berkeley Homes reserves the right to make these changes as required. A number of choices and options are available to personalise your home. Choices and options are subject to timeframes, availability and change.

Bathrooms

- WC with soft-close seat and concealed cistern
- White ceramic washbasin
- Brushed black mixer tap
- White steel enamel bath with shower over
- Brushed black shower hose
- Fixed bath screen with matte black trim
- Fixed shower screen with matte black trim
- Heated black towel warmer
- Brushed black robe hooks
- Porcelain tiles to floor and walls
- Feature wall tiling
- Composite worktop with black metal feature storage
- Wall mounted mirrored cabinet

Lighting and Electrical Finishes

- Undermounted LED strip to kitchen wall units
- Energy efficient LED downlights to all areas
- LED lighting to storage cupboards
- Satin chrome socket outlets with black inserts to kitchen worktop areas
- Shaver sockets to bathrooms
- Multimedia plate in living area and all bedrooms
- Master light switch to hallway
- Thermostatic controls to underfloor heating

Bedrooms

- Fitted carpets
- High quality soft-close fitted wardrobe to main bedroom (and within second bedroom in three bedroom apartments)
- LED strip lighting to bedroom wardrobe

Heating

- Zoned underfloor heating throughout
- Centrally provided heating and hot water, individually metered to each apartment

Security and Peace of Mind

- Access to apartments via audio/video door entry system and electronic access to internal areas
- Multipoint locking front entrance door to apartment
- Mains powered smoke detector with battery back up
- 10-Year Premier Guarantee Warranty

Communal Areas

- Tiled floor to entrance lobby
- Carpet to hallways
- Lifts access to all floors
- Editions Collection concierge will be delivered in the Tower
- Secure cycle storage
- Architecturally designed hard and soft landscaping

Telecommunications

- Telephone points fitted in all bedrooms and living areas
- TV/FM/satellite points fitted in all bedrooms and living areas
- Wired for Sky Q, Virgin Media, Multi-room and High Definition ready television
- Cabling for digital, TV, DAB and FM radio telephone and data services
- High speed broadband connectivity for all units


Photograph of showhome



AZURE



PEARL





Computer Generated Images are indicative only

EBONY





Computer Generated Images
are indicative only

EDITIONS COLLECTION

Photograph of Showhome

Customer RELATIONS

We want to ensure you are happy with every aspect of your new home, so we look after our customers at every stage with expert advice, attention to detail and continuous communication.

From exchange of contracts, your dedicated Berkeley Customer Service Representative will help with any questions you may have.

Here is what you can expect:

From the day you reserve – until the day you complete – we'll update you regularly on progress

You will be given your own log-in credentials at reservation to access your personal MyHome Plus account where you will be able to view the development, property, construction progress and buying process information

Sustainability is high on any responsible builder's agenda. We promise to fully communicate the environmental features of our developments to all of our customers

Our Customer Relations Manager will present a selection of designer-conceived colour palettes to help you find the interior finish that most suits your style

We'll meet you on site to demonstrate all the functions and facilities of your new apartment

We personally hand over your key on completion day and make sure everything is to your satisfaction

The 2-year warranty with 24-hour emergency service has a dedicated customer service telephone number and from the 3rd to the 10th year you'll have the added security protection of a 10-year NHBC warranty

Finally we'll contact you after 7 days, at 4 weeks and 7 months after you move in, to make sure everything continues smoothly.

Investor in Customers Gold 2022

GOLD AWARD

The Institute of Customer Service MEMBER



Customer Relations Manager: Xian Deng

Xian always gave a satisfactory solution when I asked for help. He was able to consider issues from the customer's point of view.

West acre survey

We have to create real communities. Not just homes, but beautiful places with the amenities and green open spaces that bring people together. We have to talk to people, listen to everyone, and ensure we're providing the facilities they really need and care about most. If we keep the focus on people, then housing offers so much more than just shelter. It becomes a powerful force for good.

Berkeley Group



Spring Park, Woodberry Down

Partnership and COLLABORATION

A vibrant neighbourhood for north London: Woodberry Down in Hackney is one of the Capital's largest estate regeneration projects providing placemaking, social and economic change on an inspiring scale.

The concepts of placemaking and people sit at the heart of the 30-year development project, which on completion will see 1,890 existing homes replaced by over 5,500 new build apartments (of which 41% will be affordable). 1,479 homes have been delivered to date with a further 563 currently under construction.

The long-term transformation can be attributed to the effective collaboration between the four main delivery partners:

- Hackney Council
- Notting Hill Genesis Housing Association
- Berkeley Homes
- Resident-led Woodberry Down Community Organisation (WDCO)

Manor House Development Trust (MHDT) is also a key player in Woodberry Down. This award-winning, community-led organisation funded annually by Notting Hill Genesis and Hackney Council drives forward economic and social regeneration through building community resilience and sustained empowerment to secure Woodberry Down's long-term future.

Thanks to the efforts of all involved in the regeneration project, Woodberry Down has become a thriving, sociable place to live. Well attended events such as the annual Hidden River Festival have become a much loved fixture in the area's community calendar, while the nature reserve provides a gorgeous waterside setting for the new homes, in addition to attracting a new wave of visitors to Woodberry Down.

Woodberry Down is a mixed, balanced and integrated community. Walking through the new neighbourhood, it is impossible to tell the difference between private and social housing. High quality amenities such as two schools, an academy and a community centre, as well as shops for a range of budgets, continue to be provided. In addition, there is 2.61 acres of new parkland – awarded a prestigious Green Flag in 2016/17. All are fundamental partnership objectives with one goal in mind: to make Woodberry Down a successful new London district for existing residents and new homebuyers alike.

A people-centred approach

We want to create places that people will love as their own. Places that inspire a sense of pride, belonging and community spirit.

This can only be achieved through listening to people and putting their wellbeing at the heart of everything we do. We have to show care, passion and attention to detail, day after day.

When we approach development in this way, local people become our partners. They bring their own energy and ideas, and they turn a place into a real community.

IN PARTNERSHIP WITH

Berkeley · Hackney · MAYOR OF LONDON

Designed for LIFE

At Berkeley, we are committed to creating great places where people love to live, work and relax. Where the homes are light-filled, adaptable and finished to very high standards. Where carefully planned public areas enhance wellbeing and quality of life for residents and visitors. Where people feel a sense of community.



EDITIONS COLLECTION

Customers drive all our decisions

We achieve that by putting our customers at the heart of everything we do. First, we strive to understand what our customers want and need – well-built homes, in a pleasant and safe neighbourhood, with plenty of amenities and good transport connections. Then we apply that understanding to all our planning and design decisions.

And for every new development, we challenge ourselves to go further, to improve and innovate, ensuring we satisfy the real needs of our customers in inspiring and sustainable ways.

Quality first to last

Quality is the defining characteristic of Berkeley developments, right down to the very last detail. We choose our locations, style of homes, construction practices, materials and specifications with great care. When you buy a new home from Berkeley you can be safe in the knowledge that it is built to high standards of design and quality, has low environmental impact and that you will receive a professional, efficient and helpful service from us. For extra peace of mind, all new properties come with a 10-year build warranty.

Choice and diversity

No two Berkeley customers are the same, so we aim to offer a wide choice of property location, size and type. From central London to major towns and cities; from market towns to rural villages, countryside to the coast – we build in locations our customers love. And whatever home you are looking for, whether that's a city penthouse, a modern studio apartment or traditional family home, you will find the perfect fit for your lifestyle.

Green living

For Berkeley, sustainability isn't simply the latest buzzword. We are committed to creating a better environment within our developments and in the areas that surround them. That's why we build on brownfield sites whenever we can, bringing new life to disused and unloved spaces. We take care to protect the natural environment and enhance biodiversity. All our homes are designed to reduce water and energy consumption, and to enable residents to recycle waste.



Commitment to the future

When we plan a development, we take a long-term view of how the community we create can thrive in years to come. Our aim is to permanently enhance the neighbourhoods in which they are located, through intelligent design, quality landscaping, sympathetic architecture or restoration, and high standards of sustainability. We don't just build for today; we build for the future too.

Berkeley Group

Proud to be a member of the Berkeley Group of companies

Berkeley · St Edward · St George · St James · St Joseph · St William

Our VISION

At Berkeley Group our passion and purpose is to build quality homes, strengthen communities and improve people's lives.
We are innovating, pushing boundaries and taking action to ensure we have a long-term, positive impact that is good for our customers, the communities we touch, our business and the world around us.

We transform underused sites into exceptional places and we're also transforming the way we work; embracing technology and raising standards,
as we continue to deliver an outstanding customer experience and create high-quality homes that delight our customers.

Our Vision 2030 is our 10-year plan which sets out how we will achieve this.

OUR VISION 2030
TRANSFORMING TOMORROW

Transforming...

Places

Working with local people and partners we create welcoming and connected neighbourhoods where you can be proud to live.

Lifestyles

Taking action on climate change and giving you ways to live more sustainably. We're building efficient homes that use less energy over their lifetime, with sustainable travel choices on the doorstep.

Nature

Creating beautiful places with habitats that help nature to thrive, meaning that every site is left with more nature than when we began.

Futures

Helping people to reach their potential through apprenticeships and training, and programmes supported by the Berkeley Foundation.

Please scan this QR code for more information on how we are **TRANSFORMING TOMORROW**



Sustainability at it's HEART

Creating a sustainable living environment that is also called home, is central to the ethos of Woodberry Down.

People, planet, prosperity

Sustainability is fundamental to Berkeley's ethos. In simple terms, we want to ensure the long-term health, wellbeing and prosperity of people and the planet. There are a range of ways we are managing and minimising the environmental impact of our operations and delivery of homes and communities. These are the initiatives we have implemented at Woodberry Down.

Nature and biodiversity

Parkland, trees, flowers, green roofs, ponds, hedges, gardens – these are the fundamentals of a thriving natural environment that can be enjoyed by everyone, even in the heart of the city. They are all part of our commitment to net biodiversity gain on our developments. Within and around Woodberry Down, we have created natural habitats that encourage wildlife to flourish. We are working with award-winning landscape architects, Murdoch Wickham, to engage residents in the natural landscapes that we have created.

Waste and recycling

We actively encourage all residents to reduce their waste wherever possible. In addition to external recycling bins, we provide integrated recycling bins in kitchens to make it easier to separate and recycle waste.

Water efficiency

Our homes are designed to high water efficiency standards and are fitted with dual flush WCs, and low-flow taps and showerheads which use less water without compromising convenience and comfort. We also suggest simple steps to reduce water consumption, such as not leaving taps running unnecessarily.

Energy efficiency

Efficient use of electricity and gas helps to lower fuel bills and reduces carbon emissions. Our homes have been designed to use less energy than a standard home. They have enhanced levels of thermal insulation and air-tightness. All lighting is low energy and kitchen appliances are minimum A rated or above.

Noise reduction

We can't eliminate noise, but we consider the impact of noise in the design of our homes. We consider external noise, such as from nearby roads, and internal noise including the transfer between rooms and floors. We incorporate measures to reduce the different types of noise wherever possible to create a quieter environment.

Clean air

It is hard to avoid polluted air, particularly in our cities. Throughout Woodberry Down we have planted trees, shrubs and flower beds to help create a cleaner air environment.

Sustainable transport

We provide bike stores and car charging points to encourage the use of sustainable methods of transport, to help reduce air pollution around the development and the wider area. These active methods of transport also help to encourage healthier lifestyles.

Stewardship

Maintaining our communal open spaces and facilities in perpetuity is an important benefit to the whole community. We work with managing agents and residents to ensure the development remains in pristine condition.

Future-proof design

From the early stages of design, we assess how our homes will stand up to the future effects of climate change, such as how they will be affected by higher summer temperatures, periods of drought, or more extreme rainfall. We are constantly researching how we can ensure our homes and developments are more resilient to these extremes to understand what new innovative technologies we should use in our future designs.

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

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E730/BerkeleyNEL/1024

OUR VISION 2030 | Berkeley Group | Proud to be a member of the Berkeley Group of companies | Investor in Customers Gold 2022 | CONSUMER CODE FOR HOME BUILDERS

Berkeley
Designed for life

EDITIONS



WOODBERRY DOWN

woodberry-down.co.uk