THE GROVE

COLLECTION

AGENTS BRIEFING PACK

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WELCOME TO WOODBERRY DOWN



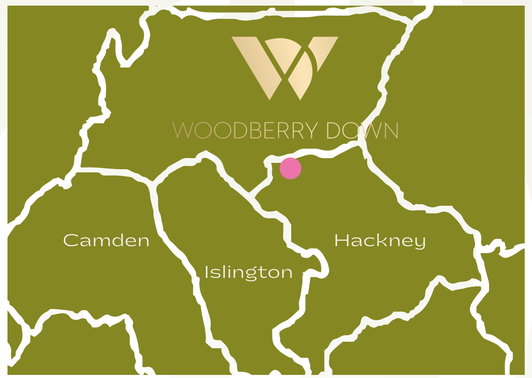
WHERE IS WOODBERRY DOWN?



UK

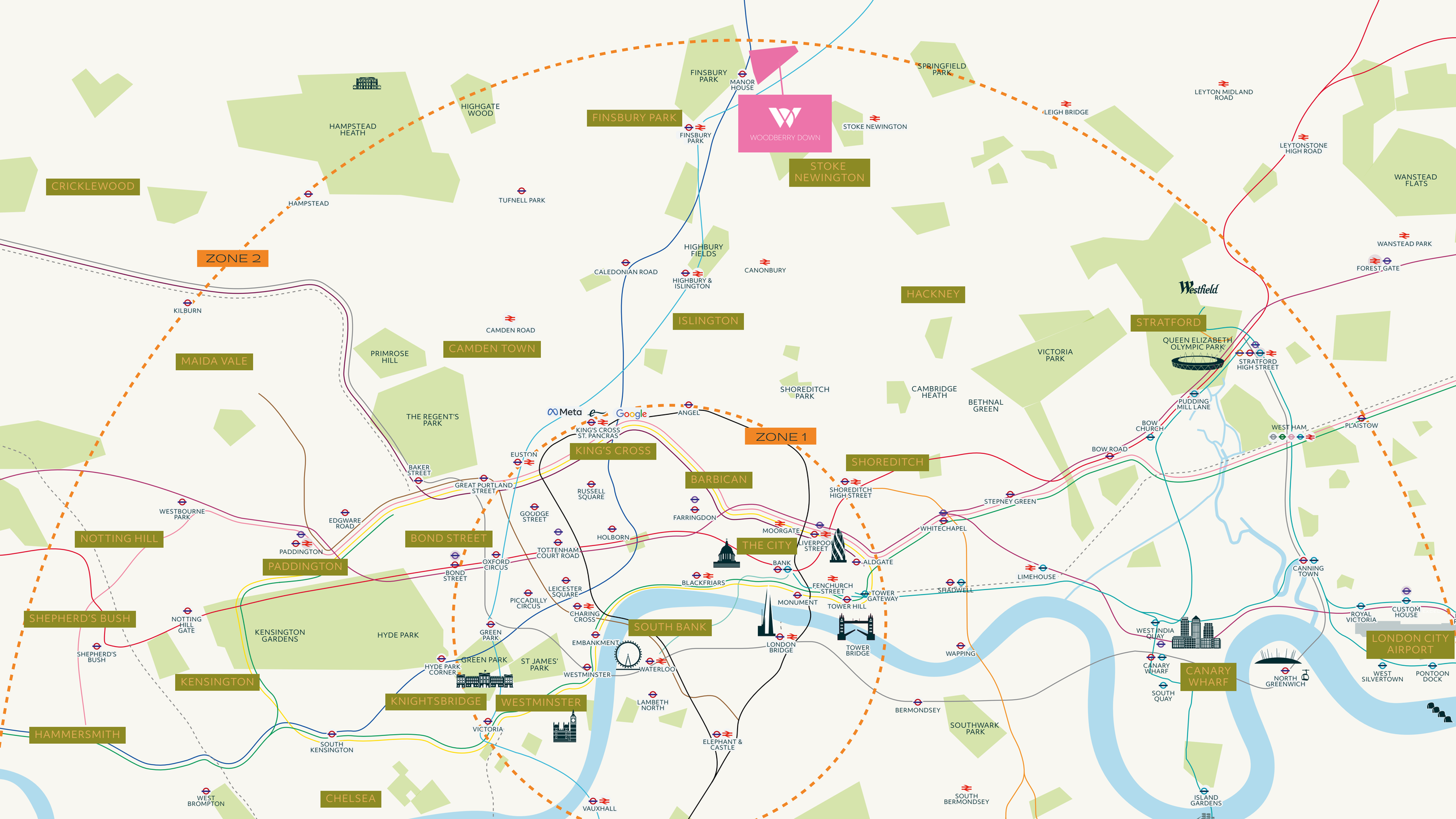


LONDON



ZONE 2
NORTH LONDON

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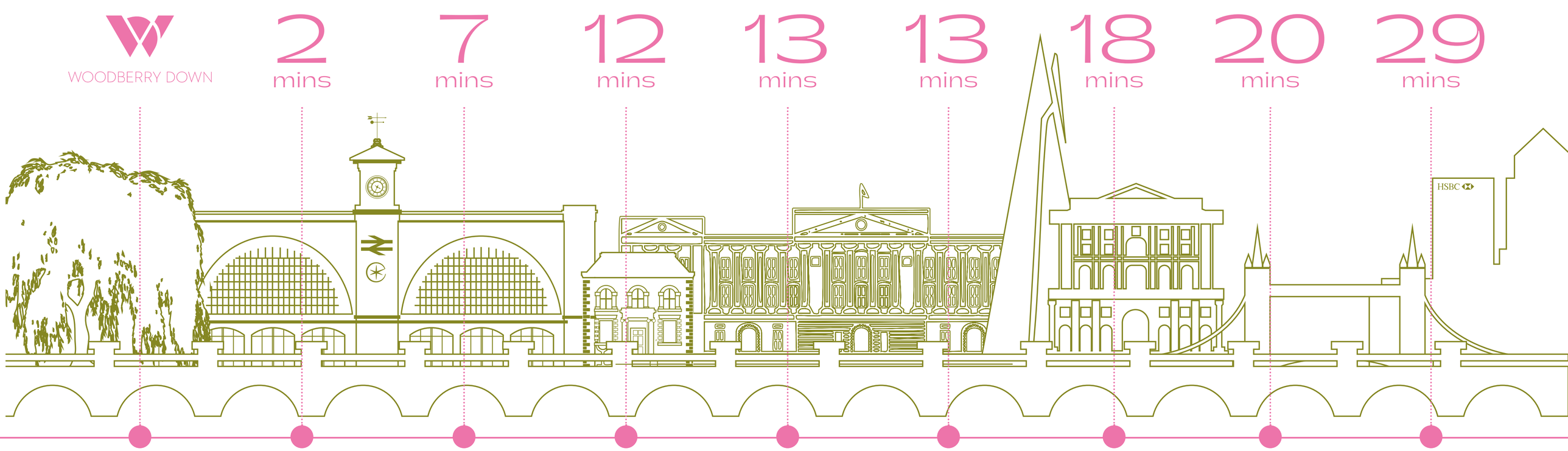

WOODBERRY DOWN
FINSBURY PARK
MANOR HOUSE
SPRINGFIELD PARK
LEIGH BRIDGE
LEYTON MIDLAND ROAD
LEYTONSTONE HIGH ROAD
WANSTEAD FLATS
WANSTEAD PARK
FOREST GATE
STOKE NEWINGTON
HIGHGATE WOOD
HAMPSTEAD HEATH
CRICKLEWOOD
HAMPSTEAD
TUFNELL PARK
HIGHBURY FIELDS
CALEDONIAN ROAD
HIGHBURY & ISLINGTON
CANONBURY
HACKNEY
ISLINGTON
CAMDEN ROAD
CAMDEN TOWN
PRIMROSE HILL
MAIDA VALE
KILBURN
ZONE 2
Westfield
STRATFORD
QUEEN ELIZABETH OLYMPIC PARK
STRATFORD HIGH STREET
VICTORIA PARK
SHOREDITCH PARK
CAMBRIDGE HEATH
BETHNAL GREEN
PUDDING MILL LANE
BOW CHURCH
BOW ROAD
WEST HAM
PLAISTOW
THE REGENT'S PARK
ANGEL
KING'S CROSS ST. PANCRAS
ZONE 1
KING'S CROSS
SHOREDITCH
EUSTON
BARBICAN
BAKER STREET
GREAT PORTLAND STREET
RUSSELL SQUARE
SHOREDITCH HIGH STREET
STEPNEY GREEN
WESTBOURNE PARK
EDGWARE ROAD
GOODGE STREET
FARRINGDON
WHITECHAPEL
NOTTING HILL
BOND STREET
HOLBORN
MOORGATE
LIVERPOOL STREET
THE CITY
PADDINGTON
TOTTENHAM COURT ROAD
OXFORD CIRCUS
BANK
ALDGATE
CANNING TOWN
LIMEHOUSE
BLACKFRIARS
LEICESTER SQUARE
FENCHURCH STREET
TOWER GATEWAY
SHADWELL
PICCADILLY CIRCUS
MONUMENT
TOWER HILL
ROYAL VICTORIA
CUSTOM HOUSE
SHEPHERD'S BUSH
NOTTING HILL GATE
CHARING CROSS
SOUTH BANK
WEST INDIA QUAY
LONDON CITY AIRPORT
KENSINGTON GARDENS
HYDE PARK
GREEN PARK
EMBANKMENT
LONDON BRIDGE
TOWER BRIDGE
WAPPING
CANARY WHARF
SHEPHERD'S BUSH
HYDE PARK CORNER
ST JAMES' PARK
WESTMINSTER
WATERLOO
SOUTH QUAY
NORTH GREENWICH
WEST SILVERTOWN
PONTOON DOCK
KENSINGTON
KNIGHTSBRIDGE
WESTMINSTER
LAMBETH NORTH
VICTORIA
BERMONDSEY
SOUTHWARK PARK
HAMMERSMITH
SOUTH KENSINGTON
ELEPHANT & CASTLE
CHELSEA
WEST BROMPTON
VAUXHALL
SOUTH BERMONDSEY
ISLAND GARDENS


STRATFORD
VICTORIA PARK
CANARY WHARF
DALSTON
HACKNEY
THE CITY
WEST END ▶
ISLINGTON ▶
KING'S CROSS ▶
ABNEY PARK
STOKE NEWINGTON
CLISSOLD PARK
WOODBERRY WETLANDS
EAST RESERVOIR
THE GROVE
COLLECTION
SAILING LAKE
WEST RESERVOIR
WOODBERRY SQUARE
PHASE 5
FINSBURY PARK ▶
ZONE 2
MANOR HOUSE STATION

SEAMLESS

CONNECTIONS, EFFORTLESS ACCESS

WOODBERRY DOWN



MANOR HOUSE WOODBERRY DOWN	FINSBURY PARK	KING'S CROSS	BOND STREET	GREEN PARK	FARRINGDON	BANK	LONDON BRIDGE	CANARY WHARF
	2 mins	7 mins	12 mins	13 mins	13 mins	18 mins	20 mins	29 mins

*All times are calculated based on a 5:30am departure from Manor House Station. These estimates do not take into account any additional time required to change platforms or transfer between services. Source: www.citymapper.com

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TRANSPORT FOR LONDON

PICCADILLY UPGRADE



£2.9 BILLION INVESTED

The Piccadilly line accounts for more than **10% of all journeys on the London Underground**, with around 158 million trips annually (NUMBAT data 2022) connecting destinations across north and west London, Heathrow Airport, the West End and King's Cross/St Pancras International.

CHANGES WE WILL SEE:

- walk-through carriages
- in-train CCTV cameras for additional customer security
- air conditioning, for the first time on a deep Tube train
- wider all-double doorways to help customers get on and off more easily
- improved step-free access from/ onto the platform
- modifications to signalling to ensure reliability & safety
- upgraded tracks and trackside equipment for a smoother and faster journey
- enhanced digital display screens for customer information
- over 25,000 jobs across the capital



*All times are calculated based on a 5:30am departure from Manor House Station. These estimates do not take into account any additional time required to change platforms or transfer between services. Source: www.citymapper.com

CGI image is indicative and is subject to change.

KING'S CROSS

7 MINUTES / 3 STOPS

PICCADILLY VICTORIA

A vibrant hub of culture, innovation, and connectivity, King's Cross is home to Google, Samsung, Central Saint Martins, Coal Drops Yard, Dishoom, and Everyman Cinema - where business, creativity, and lifestyle come together.

EMPLOYERS IN TECH & GLOBAL BUSINESS

YouTube · Meta · SAMSUNG · The Guardian · Google · eurostar

LUXURY FASHION

& Other Stories · Aēsop · Sweaty Betty · OLIVER BONAS · kate spade NEW YORK · COS · CK Calvin Klein

FINE DINING

DISHOOM · barrafina · FLAT IRON · THE HANSOM · HARRY'S

MEMBERS' CLUBS

The Standard

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CENTRAL LONDON

11 MINUTES / 6 STOPS

PICCADILLY VICTORIA

Central London is defined by world-class style, culture and innovation - home to iconic fashion houses, Michelin-starred dining, exclusive members' clubs and global industry leaders. From luxury boutiques and landmark department stores to celebrated restaurants and creative social hubs, it offers an unrivaled lifestyle that attracts taste makers, professionals and trend-setters from around the world.

EMPLOYERS IN TECH & GLOBAL BUSINESS

Adobe · amazon · Microsoft · airbnb · Spotify · wework

LUXURY FASHION

LOUIS VUITTON · PRADA · GUCCI · BURBERRY LONDON · CHANEL · Cartier · SELFRIDGES & Co · Dior · Harrods

FINE DINING

NOVIKOV RESTAURANT & BAR · sketch · HAKKASAN · NOBU · The Ritz · KOYI · Hutong · Fulham FIREHOUSE · the MANTL · CECCONI'S · PARK CHINOIS · PIED À TERRE THE ART OF HOSPITALITY

MEMBERS' CLUBS

Annabel's · SOHO HOUSE



*All times are calculated based on a 5:30am departure from Manor House Station. These estimates do not take into account any additional time required to change platforms or transfer between services. Source: www.citymapper.com



CITY OF LONDON

18 MINUTES / 7 STOPS

PICCADILLY NORTHERN

Bank & Monument stations serve 5 lines as well as the DLR, being the best connected station for the City of London, a historic and financial district within Greater London.

EMPLOYERS IN TECH & GLOBAL

Deloitte. LLOYDS Goldman Sachs

LinkedIn Bank of England 中国银行 BANK OF CHINA

LUXURY FASHION

MONT BLANC HERMÈS PARIS JO MALONE LONDON

OMEGA TIFFANY & CO.

FINE DINING

LOS MOCHIS GALVIN

Duck & Waffle SEARCYS AT THE GHERKIN

MEMBERS' CLUBS

THE NED CITY OF LONDON

*All times are calculated based on a 5:30am departure from Manor House Station. These estimates do not take into account any additional time required to change platforms or transfer between services. Source: www.citymapper.com

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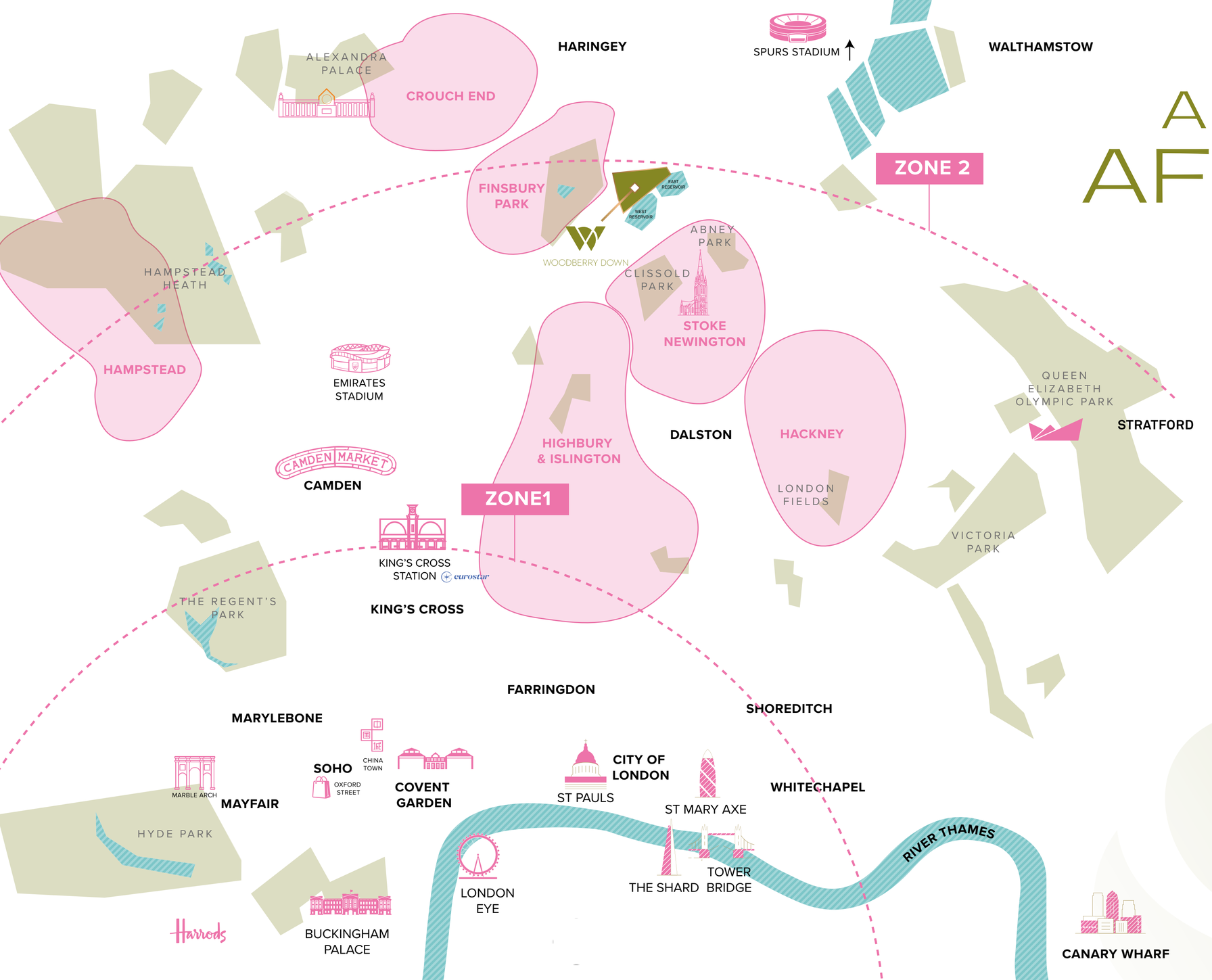
WORLD CLASS EDUCATION WITHIN 25 MINUTES

ual: central saint martins	5-10 MINS	**Central Saint Martins** (King's Cross)	2 9
UCL	5-10 MINS	**University College London** (London Euston)	9 2
ual: university of the arts london	10-15 MINS	**University of the Arts London** (Chancery Lane)	2 9
LSE The London School of Economics and Political Science	10-15 MINS	**London School of Economics and Political Science** (Holborn)	4
City University London	10-15 MINS	**City University of London** (Angel)	9
Imperial College London	20-25 MINS	**Imperial College London** (South Kensington)	2 1
Queen Mary University of London	20-25 MINS	**Queen Mary University of London** (Bethnal Green)	9
King's College London	20-25 MINS	**King's College London** (Covent Garden)	8

Global University Ranking Global Art and Design Ranking London University Ranking

Source: timeshighereducation.com & topuniversities.com





AN AFFLUENT COMMUNITY

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

AVERAGE SOLD PRICE FOR SECOND HAND TERRACED PROPERTIES

FINSBURY PARK	£1.139m
STOKE NEWINGTON	£1.212m
CROUCH END	£1.161m
HIGHBURY& ISLINGTON	£1.818m
HACKNEY	£1.149m
HAMPSTEAD	£2.404m

Source: Rightmove. Sold data from last 12 months to December 2025

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Finsbury Park

FINSBURY PARK

5 MINUTES

2 MINUTES

Finsbury Park is a vibrant 115 acre Victorian public park on the doorstep of Woodberry Down, offering a variety of recreational activities, beautiful gardens, and a picturesque boating lake.

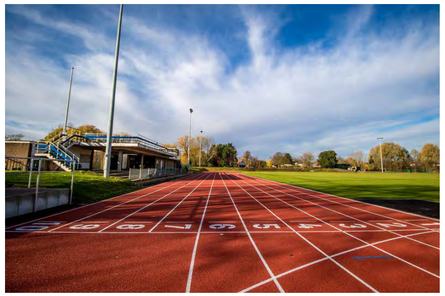
TENNIS COURTS

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!



Travel times are estimates sourced from Google Maps (https://www.google.com/maps/) and may vary based on traffic, route changes, and real-time conditions.

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Clissold Park

STOKE NEWINGTON

16 MINUTES 3 MINUTES

Stoke Newington is a trendy London neighbourhood known for its vibrant mix of indie boutiques, artisan cafés, and 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.



WHOLE FOODS

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.



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.



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.



THE GOOD EGG

A vibrant neighbourhood spot in Stoke Newington, serving Middle Eastern-inspired brunch, fresh breads, and bold flavours - perfect for relaxed mornings, long lunches, or sharing small plates with friends.



CLISSOLD LEISURE CENTRE

Nestled beside Clissold Park, this bright, modern leisure centre offers a welcoming space to swim, train and unwind - a lively hub where fitness and neighbourhood spirit meet.

Travel times are estimates sourced from Google Maps (https://www.google.com/maps/) and may vary based on traffic, route changes, and real-time conditions.

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CROUCH END

14 MINUTES

11 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.



GAIL'S CAFE

A crowd favourite, GAIL's is a cosy neighbourhood spot serving freshly baked sourdough, pastries, and great coffee in the heart of Crouch End.



CROUCH END PICTUREHOUSE

Crouch End Picturehouse offers a modern, welcoming cinema experience with comfortable screens and a relaxed neighbourhood vibe. Guests can enjoy freshly made food and a wide range of drinks delivered straight to their seats, making every visit feel like a treat whether you're watching the latest blockbuster or a quiet midweek film.

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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



REGENT'S 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.



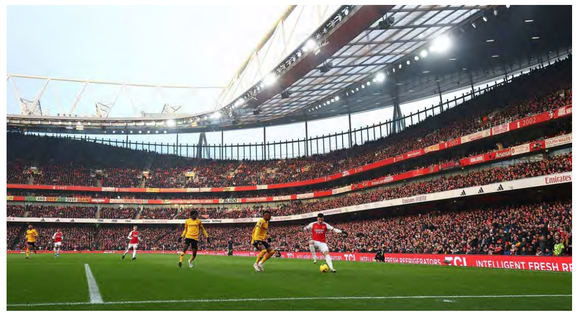
TRULLO

Trullo is just one of the many loved dining 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.

Travel times are estimates sourced from Google Maps (https://www.google.com/maps/) and may vary based on traffic, route changes, and real-time conditions.

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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.

Travel times are estimates sourced from Google Maps (https://www.google.com/maps/) and may vary based on traffic, route changes, and real-time conditions.

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AWARD WINNING REGENERATION SCHEME

2016

- **WhatHouse?**
  Best Regeneration Scheme Award
- **Premier Excellence**
  Developer of the Year

2017

- **Evening Standard**
  Best Regeneration Award
- **Planning Awards**
  Best Housing Scheme (over 500 homes) Award
- **Planning Awards**
  Planning for Housing Growth Award
- **WhatHouse?**
  Best Partnership Scheme
- **Premier Guarantee**
  Multi Storey Development of the Year
- **Considerate Constructors**
  Bronze Award for Phase 2 Block F
- **British Homes Awards**
  Outstanding Placemaking Award
- **Customer Satisfaction**
  Gold Award

2018

- **Evening Standard**
  Best Large Development
- **Planning Award**
  Award for Community Led Planning
- **RICS London**
  Regeneration Winner and Project of the Year
- **RICS National**
  Regeneration Winner and Project of the Year

2019

- **Customer Satisfaction**
  Gold Award

2020

- **WhatHouse?**
  Best Sustainable Development

2023

- **Green Apple Award**
  Gold for Environmental Best Practice
- **Green Apple Award**
  Silver for Sustainable Development

2024

- **Housebuilder Awards**
  Highly Commended for Best Regeneration Initiative

2025

- **WhatHouse?**
  Best Regeneration Scheme Award

10 REASONS TO BUY AT WOODBERRY DOWN

ZONE 2
on-site underground Station

7 MINS*
to King's Cross St. Pancras

64
acres of parkland & nature reserve

42
acres of open water

Up to **6.1%**
estimated rental yields

18
universities within a 30 minute public transport commute

BEST REGENERATION SCHEME 2025
gold winner - WhatHouse? Awards 2025

6,400+
homes to be delivered

Ofsted
'OUTSTANDING'
rated school on site

17,866
sqft of commercial space will be delivered across the development

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

WOODBERRY LIFE

DINE



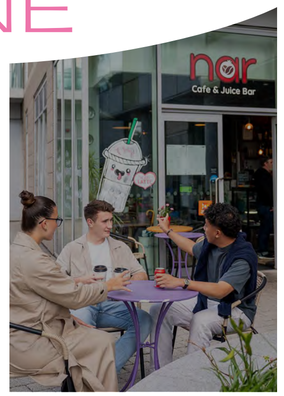
SUBLIME

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



DRURY N4

Drury N4 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 its profits to charity.



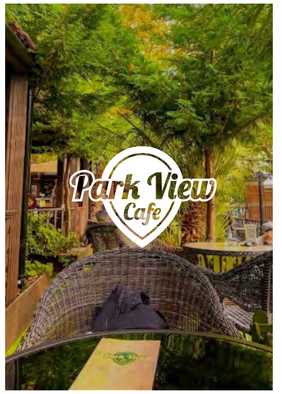
NAR CAFE

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



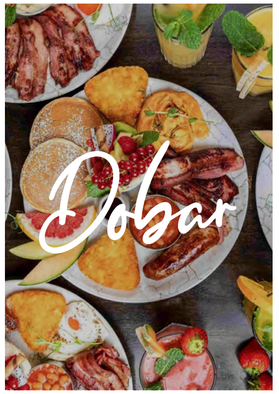
COAL HOUSE

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 CAFÉ

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.

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SHOP



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.

WATER



OPEN WATER SWIMMING

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

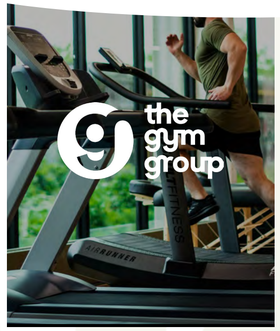
Set sail from the West Reservoir Centre, where calm waters and open skies create the perfect backdrop for life by the water. Whether you're learning the ropes or perfecting your technique, it's an experience that brings freedom and focus in equal measure.



KAYAKING

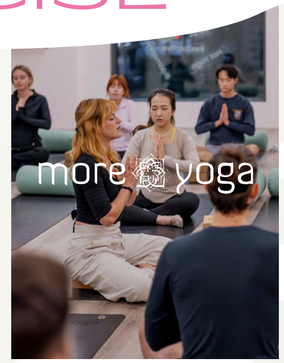
Glide across calm waters at the West Reservoir Centre and enjoy a fresh perspective on life by the water. Kayaking offers a peaceful yet invigorating escape - moments of movement and mindfulness just steps from home.

EXERCISE



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. 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.



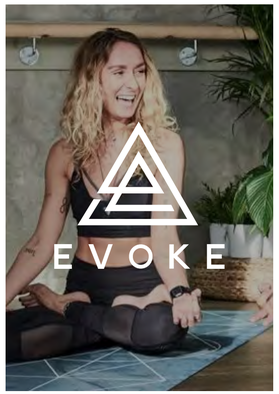
LEVEL OUT

Strengthen, stretch, and find your core at Level Out 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, one of the UK's most popular, offers bouldering and top roping for all levels—plus, it really looks like a castle!



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 state-of-the-art equipment and flexible opening hours, it's easy to fit fitness into your day.


DIVE
INTO A
SMART
INVESTMENT

PHASE 4 OF 8

PROGRESS IN MOTION



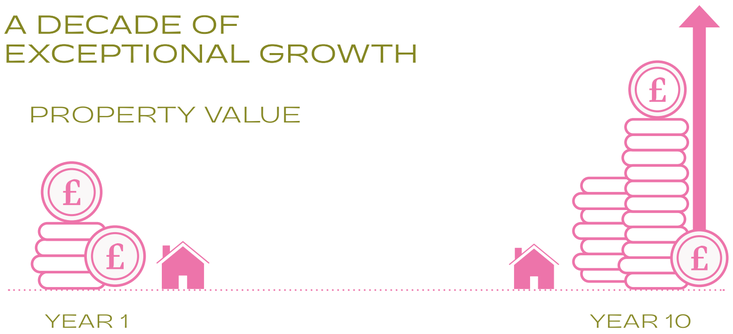


WHY INVEST IN WOODBERRY DOWN?

CAPITAL GROWTH REGENERATION AND PLACEMAKING

A DECADE OF EXCEPTIONAL GROWTH

PROPERTY VALUE



148%
Increase

*based on individual tracked sales over ten years
**two-bed apartments Dataloft, Land Registry

VALUE OF PLACEMAKING

Successful placemaking has helped Woodberry Down achieve superior growth over the last ten years.

	ROYAL ARSENAL RIVERSIDE	WOODBERRY DOWN	KIDBROOKE VILLAGE	BEAUFORT PARK
Launch £/PSF	£480	£415	£350	£431
Current £/PSF	£1,091	£941	£850	£851
% Increase	127.3%	**126.75%**	142.86%	97.4%
Years Running	2001-2033	2009-2035	2009-2030	2006-2032

CAPITAL GROWTH AND REGENERATION

Woodberry Down is one of Europe's largest single-site estate regeneration projects, delivering over 6,400 high quality homes, together with a wildlife reserve, school and play facilities. CBRE research shows that on average, there is a **3.1% uplift** above average London price growth for homes in regeneration areas.

Over the past 12 months 80% of buyers are buying to living in the UK and **60% are UK buyers.** Achieving **values in phase 3 up to £1.45m.** This under pins the long-term value creation; **Woodberry is more than just an investment**.

27%
predicted price growth over the next 5 years*



*Average Predicted Growth sourced by Savills, JLL, Knight Frank combined with average Predicted Growth for Regeneration Sites cited by CBRE. October 2024

RENTAL INVESTMENT

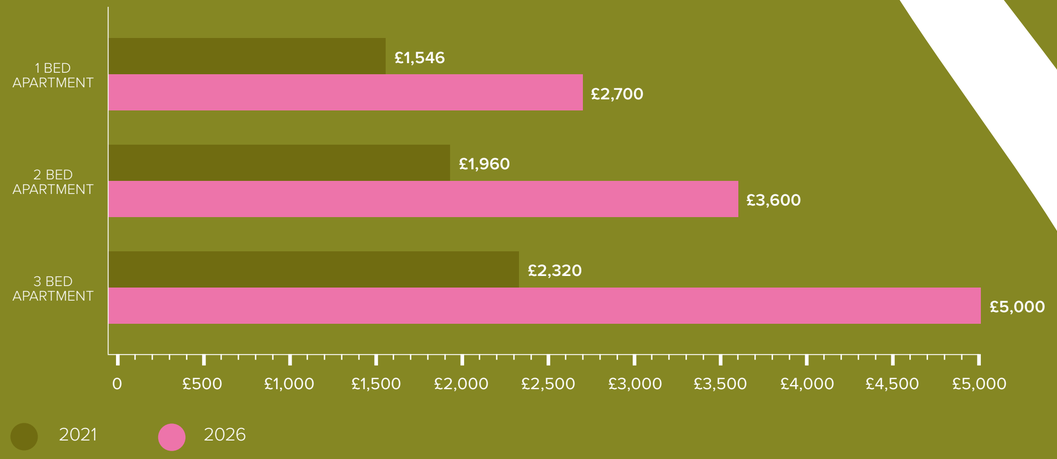
RENTAL PRICES AND YIELDS

5.8%

5.2%

6.1%

PROVEN RENTAL GROWTH



*Dataloft, Land Registry Average of JLL, JBrown and Foxtons predictions (agents for the development).

WHO RENTS IN WOODBERRY DOWN?

OUR RESIDENT PROFILE

Managers / Directors

Lawyers

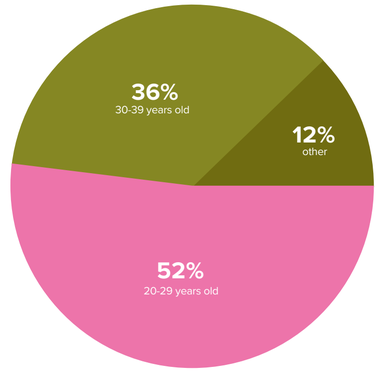
Technology Specialists

Doctors

Accountants

Architects

AGE OF RENTERS



Dataloft Rental Market Analytics (2025)

£123,726
upper quartiles gross individual income

65%
of renters work within 5 miles

16.1
Renters in Woodberry Down stay, on average, for 1.2 months longer than the Greater London average

HOUSEHOLD TYPE % OF TENANCIES

58% singles

40% sharers / couples

2% families

Dataloft Rental Market Analytics for Woodberry Down (2025) Note: the above are individual salaries. Some homes will have multiple occupants resulting in higher combined household salaries.

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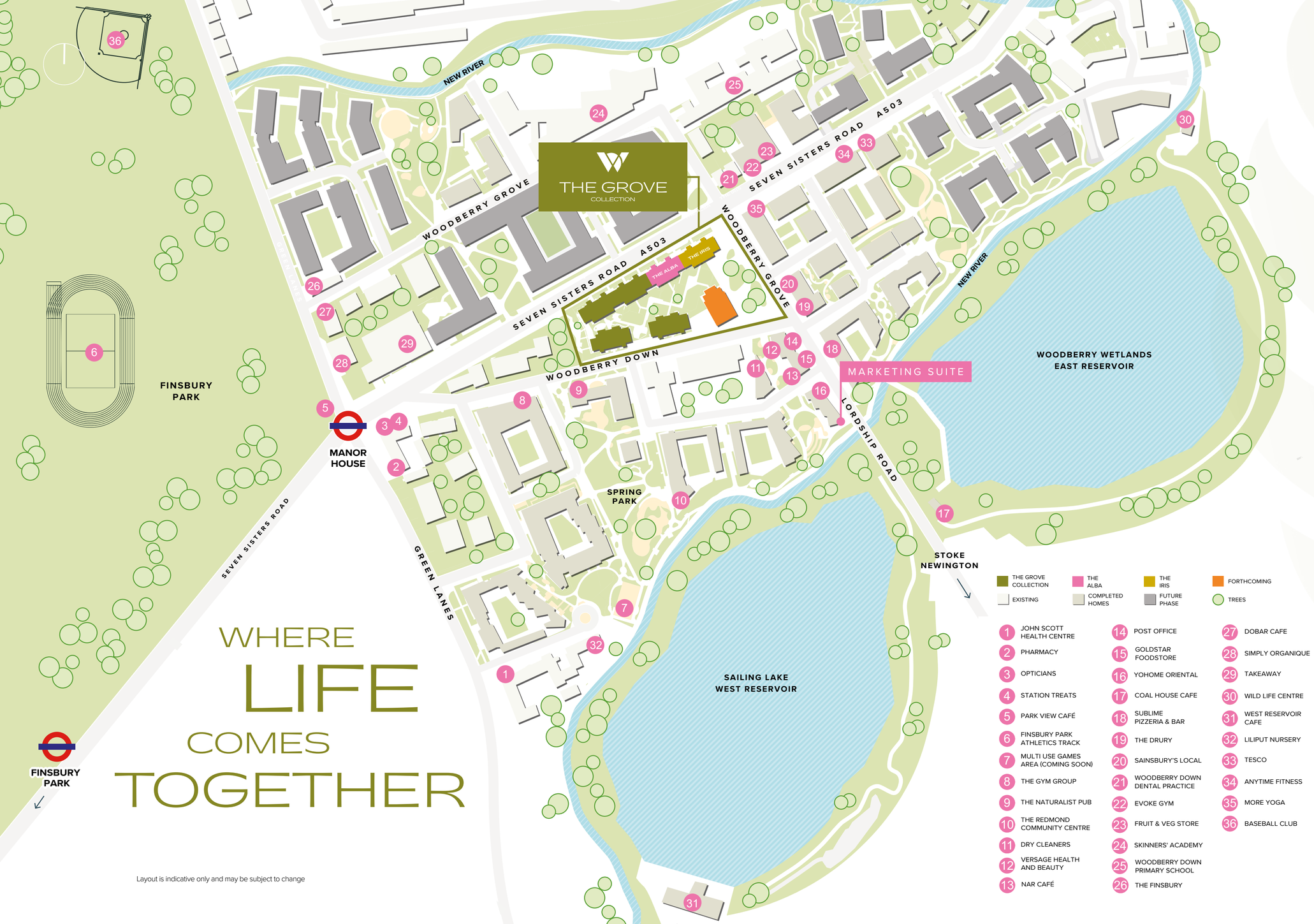


INTRODUCING

THE GROVE

COLLECTION

CGIs indicative only and may be subject to change.



WHERE LIFE COMES TOGETHER

Layout is indicative only and may be subject to change

THE GROVE COLLECTION
THE ALBA
THE IRIS
FORTHCOMING
EXISTING
COMPLETED HOMES
FUTURE PHASE
TREES

1. JOHN SCOTT HEALTH CENTRE
2. PHARMACY
3. OPTICIANS
4. STATION TREATS
5. PARK VIEW CAFÉ
6. FINSBURY PARK ATHLETICS TRACK
7. MULTI USE GAMES AREA (COMING SOON)
8. THE GYM GROUP
9. THE NATURALIST PUB
10. THE REDMOND COMMUNITY CENTRE
11. DRY CLEANERS
12. VERSAGE HEALTH AND BEAUTY
13. NAR CAFÉ
14. POST OFFICE
15. GOLDSTAR FOODSTORE
16. YOHOME ORIENTAL
17. COAL HOUSE CAFE
18. SUBLIME PIZZERIA & BAR
19. THE DRURY
20. SAINSBURY'S LOCAL
21. WOODBERRY DOWN DENTAL PRACTICE
22. EVOKE GYM
23. FRUIT & VEG STORE
24. SKINNERS' ACADEMY
25. WOODBERRY DOWN PRIMARY SCHOOL
26. THE FINSBURY
27. DOBAR CAFE
28. SIMPLY ORGANIQUE
29. TAKEAWAY
30. WILD LIFE CENTRE
31. WEST RESERVOIR CAFE
32. LILIPUT NURSERY
33. TESCO
34. ANYTIME FITNESS
35. MORE YOGA
36. BASEBALL CLUB

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A NEW
CHAPTER
AT THE HEART
OF WOODBERRY
DOWN
Coffee
COFFEE
SPECIALITY
Coffee Beans
Roasted HERE!
CGI is indicative only and may be subject to change

REASONS TO BUY AT THE GROVE

moments from Manor House tube station



podium gardens, central square and open spaces the size of Wembley Stadium

set around Woodberry Square in the heart of the development

multiple apartments with reservoir and garden views



walkways framed with beautifully scented rose blossoms

6 new commercial units activating the new central square



CGI is indicative only and may be subject to change.



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The Grove Collection marks a new chapter for Woodberry Down, redefining North London living with 289 beautifully crafted suites 1, 2 and 3 bedroom homes around the vibrant Woodberry Square.

THE ALBA

Launching March 2026
Completion Q4 2029 / Q1 2030

Number of Storeys	**12**
Total Number of Apartments	**77**
W2 Bedroom Apartments	10
3 Bedroom Apartments	8

THE IRIS

Launching March 2026
Completion Q4 2029 / Q1 2030

Number of Storeys	**10**
Total Number of Apartments	**66**
Suites	1
1 Bedroom Apartments	50
3 Bedroom Apartments	15

FORTHCOMING

Launch date TBC
Completion Q2 / Q3 2031

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SAMPLE

1 BEDROOM APARTMENT



TOTAL AREA	50.9 SQ M	548 SQ FT
Living / Kitchen / Dining	6.34 x 3.96	20'10" x 13'0"
Bedroom	5.83 x 2.75	19'2" x 9'0"
Balcony	2.72 x 1.85	8'11" x 6'0"

SAMPLE

2 BEDROOM APARTMENT



TOTAL AREA	76.3 SQ M	821 SQ FT
Living / Kitchen / Dining	6.13 x 5.92	20'2" x 19'5
Main Bedroom	5.64 x 3.17	18'6" x 10'5
Bedroom 2	4.90 x 2.65	16'1" x 8'8
Balcony	3.53 x 2.00	11'7" x 6'6"

SAMPLE

3 BEDROOM APARTMENT



TOTAL AREA	102.5 SQ M	1103 SQ FT
Living / Kitchen / Dining	7.59 x 4.21	24'11" x 13'10"
Main Bedroom	4.66 x 3.60	15'3" x 11'10"
Bedroom 2	5.65 x 3.41	18'6" x 11'2"
Bedroom 3	3.41 x 3.20	11'2" x 10'6"
Balcony	4.60 x 2.00	15'1" x 6'6"

► Measurement Points C Cupboard U Utility Cupboard W Wardrobe PW Provisional Wardrobe

Floorplans shown for Woodberry Down 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. Electrical positions shown are indicative only. Please ask Sales Consultant for further information.

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INDULGE IN THE ART OF UNWINDING



CGI is indicative only and may be subject to change.



LUMA

A warm palette that creates a space that opens up under gentle light. Blending sleek lines with natural textures to bring the calm of nature indoors. The result is a clean, open feel that's modern yet deeply comforting. Brushed brass details to bring luxury within the home.

©CGI is indicative only and may be subject to change.



NOIR

A darker palette that wraps you in moody warmth, where sleek silhouettes meet rich natural textures illuminated by beautiful brushed brass details. The atmosphere feels grounded and intimate, bringing nature's depth and serenity indoors.

©All is indicative only and may be subject to change.

CRAFTED WITH CARE

INTERIOR / EXTERIOR FINISHES

- Engineered European Oak effect flooring
- Painted solid wood entrance door
- Straight bar lever door handles in brushed brass finish
- Internal doors in white painted finish
- Skirting and architraves in white painted finish

KITCHEN

- Matt finish with soft-close cabinets and units
- Quartz worktop and splashback
- White sink
- Mixer tap in brushed brass
- Feature open shelf cabinet with
- fluted wood detail and LED strip
- down lighting
- Compartmentalised waste storage
- Bosch integrated oven with air fryer function
- Bosch induction hob
- Integrated extractor hood
- Bosch integrated fridge-freezer
- Bosch integrated dishwasher
- Integrated wine cooler to 1, 2 and 3 beds
- Bosch washer-dryer in utility area

*Customer extra

COMMUNAL AREAS

- Tiled floor to entrance lobby
- Carpet to hallways
- Lifts access to all floors
- Concierge for the Grove Collection to be located within forthcoming building
- Secure cycle storage
- Architecturally designed hard and soft landscaping

BEDROOMS

- Fitted carpets
- High quality soft-close fitted wardrobe to main bedroom
- LED strip lighting to bedroom wardrobe

BATHROOMS

- WC with soft-close seat and concealed cistern
- White countertop washbasin
- Wall mounted brushed brass mixer tap
- White bathtub
- Tiled bath panel
- Brushed brass rainfall shower head
- Brushed brass hand held shower
- Fixed bath screen with brushed brass trim
- Heated towel radiator in brushed brass
- Brushed brass robe hook
- Porcelain tiles to floor and all walls
- Feature porcelain wall tiling
- Wall mounted mirrored cabinet with LED strip down lighting

ENSUITES WITH SHOWERS

- WC with soft-close seat and concealed cistern
- White countertop washbasin
- Wall mounted brushed brass mixer tap
- Fixed or sliding screen (tray size dependent) with brushed brass trim**
- Brushed brass rainfall shower head
- Brushed brass hand held shower
- Heated towel radiator in brushed brass
- Brushed brass robe hook
- Porcelain tiles to floor and all walls
- Feature porcelain wall tiling
- Wall mounted mirrored cabinet with LED strip down lighting

LIGHTING AND ELECTRICAL FINISHES

- Undermounted LED strip to kitchen wall units
- Energy efficient LED downlights to all areas
- Lighting to storage cupboards
- Slim screwless sockets in brushed brass to high level sockets in kitchen
- Shaver sockets to bathrooms
- TV point in habitable rooms
- Master light switch to hallway
- USB-C outlet to kitchen and living room. Two USB-C outlets allocated to each bedroom

HEATING

- Locally provided heating and hot water within each apartment individually metered

SECURITY & PEACE OF MIND

- Controlled access to communal areas
- Multipoint locking front entrance door to apartment
- Mains powered smoke detector with battery back up
- 10 year ICW warranty

TELE COMMUNICATIONS

- Wired for Sky Q, 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

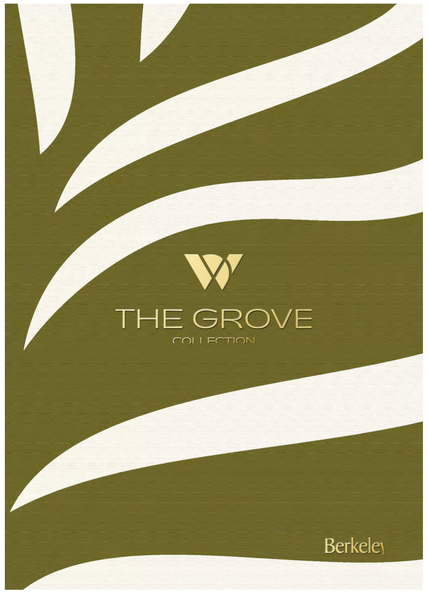
**For shower trays 1600 mm or smaller, a sliding screen is provided; for trays above 1600 mm, a fixed screen is supplied.



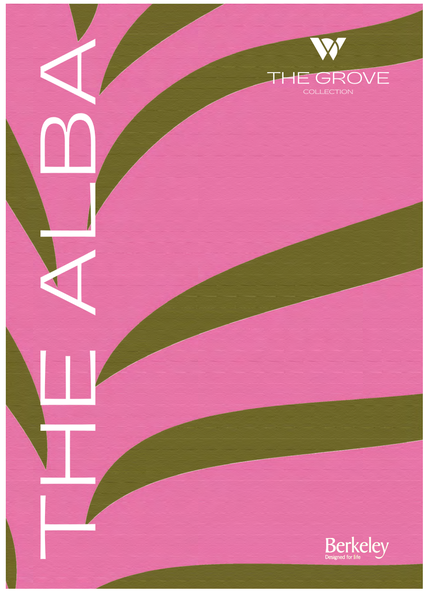
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WOODBERRY DOWN
INTERACTIVE LINK
CGI is indicative only and may be subject to change.

USEFUL LINKS



HOST BROCHURE



THE ALBA FLOORPLAN BROCHURE



THE IRIS FLOORPLAN BROCHURE



FACTSHEET



INVESTMENT GUIDE

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