THE GROVE
COLLECTION

FACTSHEET



Berkeley
Designed for life

10 REASONS TO BUY AT WOODBERRY DOWN

ZONE 2
development
underground tube station

7 MINS
to King's Cross
St. Pancras

6,400+
homes to be
delivered

42
acres of
open water

WOODBERRY SQUARE
a new central square in the
heart of Woodberry Down

18
universities
within 30 minutes

MULTI-AWARD WINNING
development

Up to
6.1%
estimated rental
yields*

£19M
has been contributed
to support local
infrastructure

43,000
sqft of commercial
and community
facilities delivered

*All times are calculated based on a 5:30am departure from Manor House Station. These estimates account any additional time required to change platforms or transfer between services. Source: www.citymapper.com

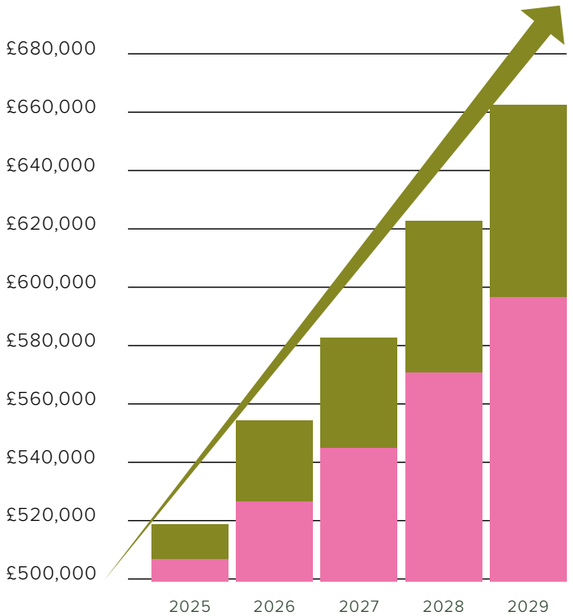


*Computer generated image is indicative only and is subject to change



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. Dataloft research shows that on average, there is a **3.1% uplift** above average London price growth for homes in regeneration areas.



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

Estimated rental yields derived from projections supplied by Foxtons in January 2026.

RENTAL PRICES AND YIELDS



A DECADE OF EXCEPTIONAL GROWTH

PROPERTY VALUE



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

A SPOTLIGHT ON INVESTING

Strong, consistent rents & yields have been recorded at Woodberry Down, increasing significantly in recent years.

	Rental Figures (pcm)
1 Bedroom Apartment	£2,500 - £2,700 pcm
2 Bedroom Apartment	£3,500 - £3,600 pcm
3 Bedroom Apartment	£4,300 - £5,000 pcm

Rents achieved at Woodberry Down are comparable to those paid in popular locations across Zone 1 and 2:

Aldgate East
Canary Wharf
Nine Elms
Battersea
Elephant & Castle
Waterloo

** Please be advised this is subject to change prior to completion taking into consideration inflation and market changes between now and completion date.

^ This cost is an estimate and excludes a sinking fund charge which may increase the total amount payable.

LOCATION

Manor House, North London, N4 2BA

LOCAL AUTHORITY

London Borough of Hackney

TENURE

299-year lease

ARCHITECTS

Architect:
Lifschutz Davidson Sandilands

Landscape Architect:
Fabrik

BUILDING INSURANCE

10-year warranty

ESTIMATED COMPLETION

The Alba:
Launching March 2026
Completion Q4 2029 / Q1 2030

Number of Storeys	12
Total Number of Apartments	77
1 Bedroom Apartments	59
2 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 Building:
Launch date TBC Completion Q2 / Q3 2031

COUNCIL TAX

London Borough of Hackney	
Band A	£1,311 pa
Band B	£1,529 pa
Band C	£1,748 pa
Band D	£1,966 pa
Band E	£2,403 pa
Band F	£2,840 pa
Band G	£3,277 pa
Band H	£3,933 pa

GROUND RENT**

For all reservations from 30th June 2022, in line with Government legislation, a Peppercorn Rent will be applicable to all apartments.

SERVICE CHARGES**

The Alba: £4.89 psf^
The Iris: £4.97 psf^

TERMS OF PAYMENT

- A reservation booking deposit is payable on reservation:
  - £2,500 for a 1 bedroom
  - £5,000 for a 2 & 3 bedroom
- Exchange of contracts to take place within 21 days of reservation
- 10% of the purchase price is payable on exchange of contracts (minus the reservation fee)
- An advanced instalment of 10% of the purchase price is payable 6 months after exchange
- An advanced instalment of 5% of the purchase price is payable 12 months after exchange
- Balance of 75% is payable on completion.

The Grove Collection

Two forms of identification are requested for each purchaser – a proof of address and proof of identity.

These must be originals and must be valid and dated within the last three months.

If the purchase is being made in a company name then the following must be provided:

- A copy of the Certificate of Incorporation and Memorandum of Articles and Association
- Evidence of the company's registered address
- A list of directors and shareholders

Individual photo identification for at least two directors and shareholders.





Photography of showhome is indicative only

A SENSE OF QUALITY

Every home at Woodberry Down will be delivered to the highest quality standards, with fresh and modern specification and high end finishes. Clients get a choice of colour palettes* to make their home their own.

Woodberry Down has been designed to create a place that enables people to enjoy a calming, and more fulfilling life.

*Due to cut off dates, all specification choices have now been made.

CONTACT DETAILS

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OUR VISION 2030 TRANSFORMING TOMORROW

Berkeley Group

Proud to be a member of the Berkeley Group of companies

Investor in Customers® Gold 2022

What House? Awards 2025 Gold

In-house Outstanding Achievement Customer Satisfaction

In-house Gold Award 2023 Customer Satisfaction

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