

# THE GROVE

## COLLECTION

Berkeley
Designed for life

# WELCOME TO WOODBERRY DOWN

Woodberry Down is an award-winning Zone 2 waterside community delivering over 6,400 new homes, where city living and nature exist in perfect harmony. Framed by 42 acres of tranquil reservoirs and 15 acres of landscaped green space, it offers a rare balance of serenity and connectivity. With excellent transport links and a vibrant mix of local amenities, Woodberry Down provides a truly modern lifestyle in a stunning natural setting.

01



Photograph of reservoir

# ZONE 2
# WATERSIDE
## LIVING

Since construction began in 2009, multi award-winning Woodberry Down has grown into one of Europe's largest and most successful regeneration schemes.

With place-making at the heart of our ethos, we have created a waterside community moments from central London where people can truly live, connect and thrive.

Zone 2 waterside development

42 acres of open water

64 acres of parkland & nature reserve

13,185 sq m public open space

multi-award-winning development




STRATFORD
VICTORIA PARK
CANARY WHARF
DALSTON
HACKNEY
THE CITY
WEST END ▶
ISLINGTON ▶
KINGS CROSS ▶
ABNEY PARK
STOKE NEWINGTON
CLISSOLD PARK
WOODBERRY WETLANDS
EAST RESERVOIR
SAILING LAKE
WEST RESERVOIR
THE GROVE
COLLECTION
WOODBERRY SQUARE
FUTURE
DEVELOPMENT
FINSBURY PARK ▶
ZONE 2
MANOR HOUSE STATION
THE GROVE COLLECTION
Computer Generated Image is indicative only and subject to change




THE GROVE COLLECTION

# CONNECT TO THE CAPITAL

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



Photograph of King's Cross Outdoor Cinema

WOODBERRY DOWN




## KING'S CROSS

7 MINUTES

Aēsop
SWEATY BETTY
COS
kate spade
NEW YORK
&OTHER STORIES

## CENTRAL LONDON

11 MINUTES

PRADA
LOUIS VUITTON
BURBERRY
GUCCI
Cartier
CHANEL
SELFRIDGES&Co

## CITY OF LONDON

13 MINUTES

HERMÈS
PARIS
Jo MALONE
LONDON
TIFFANY&CO.
MONTBLANC
OMEGA

## CANARY WHARF

29 MINUTES

REISS
ROLEX
COACH
PENHALIGON'S
EST. LONDON 1870
FORTNUM & MASON
EST 1707
WATCHES of SWITZERLAND

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WOODBERRY DOWN




KING'S CROSS

7 MINUTES

Meta SAMSUNG Google YouTube The Guardian

CENTRAL LONDON

11 MINUTES

Adobe amazon airbnb Spotify wework Microsoft

CITY OF LONDON

13 MINUTES

LLOYDS Goldman Sachs Bank of England LinkedIn Deloitte.

CANARY WHARF

29 MINUTES

Revolut HSBC pwc BARCLAYS KPMG J.P.Morgan

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# AN APPETITE FOR PERFECTION

## KING'S CROSS

7 MINUTES

DISHOOM

The Standard

barrafina

FLAT IRON

THE HANSOM

## CENTRAL LONDON

11 MINUTES

THE RITZ LONDON

NOBU

HAKKASAN

KOKI

CECCONI'S

Hutong

PARK CHINOIS

PIED À TERRE
THE ART OF HOSPITALITY

SOHO HOUSE

sketch

NOVIKOV
RESTAURANT & BAR

the MANTL

Shillern FIREHOUSE

## CITY OF LONDON

13 MINUTES

LOS MOCHIS

GALVIN

THE NED
CITY OF LONDON

SEARCYS
AT THE GHERKIN

Duck & Waffle

## CANARY WHARF

29 MINUTES

ROE

GAUCHO

THE IVY

RŌKA

鼎泰豐
DINディン TAIタイ FUNGフォン

HAWKSMOOR

Burger & lobster

*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

THE GROVE COLLECTION

WOODBERRY DOWN




# WORLD CLASS EDUCATION WITHIN 25 MINUTES

04

London's world-renowned universities attract students from every corner of the globe, offering unmatched opportunities for learning and growth. From your home at Woodberry Down, you're just moments away from this vibrant academic world.

| | | | |
|---|---|---|---|
| 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) | 5 |
| King's College London | 20-25 MINS | **King's College London** (Covent Garden) | 3 |

Global University Ranking · Global Art and Design Ranking · London University Ranking

Source: timeshighereducation.com, theguardian.com & topuniversities.com
*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

WOODBERRY DOWN

# AN AFFLUENT COMMUNITY

Woodberry Down is surrounded by some of North 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

SPURS STADIUM

ALEXANDRA PALACE

CROUCH END

ZONE 2

FINSBURY PARK

EAST RESERVOIR

WEST RESERVOIR

WOODBERRY DOWN

ABNEY PARK

CLISSOLD PARK

STOKE NEWINGTON

HAMPSTEAD HEATH

HIGHBURY & ISLINGTON

EMIRATES STADIUM

DALSTON

HACKNEY

QUEEN ELIZABETH OLYMPIC PARK

STRATFORD

CAMDEN MARKET

CAMDEN

ZONE1

LONDON FIELDS

VICTORIA PARK

KING'S CROSS STATION

eurostar

KING'S CROSS

THE REGENT'S PARK

FARRINGDON

MARYLEBONE

MARBLE ARCH

MAYFAIR

SOHO

OXFORD STREET

CHINA TOWN

COVENT GARDEN

ST PAULS

CITY OF LONDON

ST MARY AXE

RIVER THAMES

HYDE PARK

LONDON EYE

THE SHARD

TOWER BRIDGE

Harrods

BUCKINGHAM PALACE

CANARY WHARF

THE GROVE COLLECTION

WOODBERRY DOWN

# 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.

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.



## BOATING LAKE

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.

# 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.

Clissold Park




## 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.



## 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.



## 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 it's delicious blend of Thai and Asian flavours. Aun provides a delightful culinary experience.



## 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.



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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.



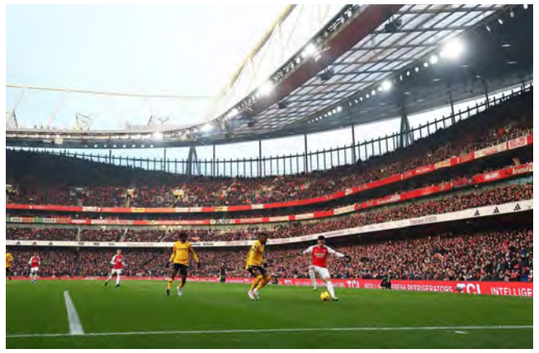
## TRULLO

Trullo is just one of the many loved dining spots in Highbury and Islington. This renowned Italian restaurant is known for it's 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.

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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.




## 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.




## GAIL'S BAKERY

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

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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.



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# WOODBERRY DOWN

## A LEGACY IN THE MAKING



Photograph of Woodberry Wetlands

# WOODBERRY DOWN, THE STORY

Woodberry Down stands as one of Europe's largest & most successful regeneration schemes - a landmark collaboration between Berkeley Homes, the London Borough of Hackney, and Notting Hill Genesis, working hand-in-hand with the Woodberry Down Community Organisation and the Manor House Development Trust.



**1869**

Finsbury Park is created — one of the first of the great London parks laid out in the Victorian era.



**1932**

Manor House Underground station is built, with nine entrances and two tram stations. The transport links pave the way for a 1936 London County Council report that states the area is suitable 'for housing and use in the relief of over-crowding'.



**2009**

The London Borough of Hackney appoints Berkeley Homes to lead the regeneration, forming a partnership with Notting Hill Genesis to deliver the project together.



**2009**

Construction starts at Woodberry Down, and we celebrate the sale of our first home.



**2009**

Demolition of old buildings begin.



**2021**

Delivered our 2,000th home.



**2025**

A milestone year: Phase 3 now complete and Woodberry Down wins gold at the WhatHouse? Awards for Best Regeneration Scheme in the UK.



**2031**

Phase 4's final home completed, delivering 289 new private homes, and marking another major step forward in the transformation of the neighbourhood.



**2041**

Since construction began in 2009, 6,495 homes will be delivered across eight phases as part of one of Europe's largest and most successful regeneration schemes.



**2030**

Our neighbourhood will continue to grow with new restaurants, bars, cafés and fitness facilities, enhancing the great amenities already here.



**2026**

New Piccadilly Line trains arrive as part of a £2.9bn modernisation.



**2016**

The Woodberry Wetlands are opened up to the public for the first time in 200 years, by Sir David Attenborough.



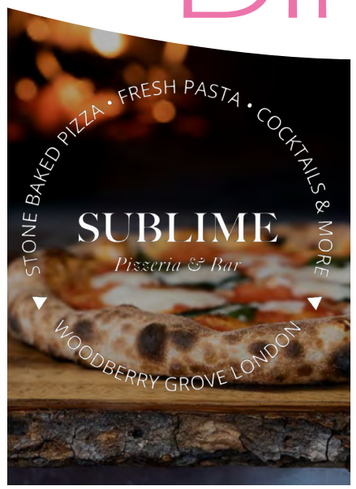
# DIVE INTO LIFE AT WOODBERRY DOWN

Woodberry Down is more than a home - it's a neighbourhood designed for well-being. Wellness amenities, green spaces, and social hubs connect you to community and calm, while on-site shops, cafés, and essentials keep everything you need just steps away.

# WOODBERRY LIFE TODAY



# 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. 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 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.

# 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

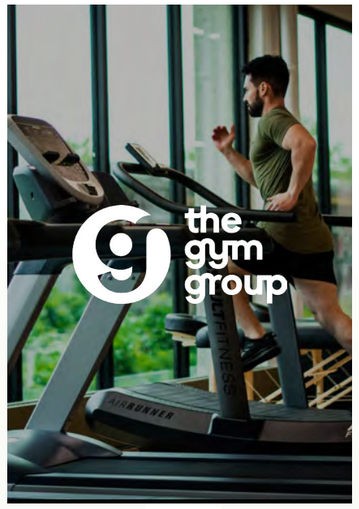
Just steps from home, Tesco Express makes everyday shopping effortless. From fresh groceries to essentials on the go, it's designed for modern living and convenience on your doorstep.




## YOHOME

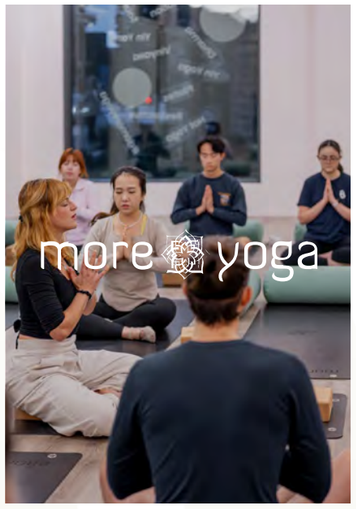
YoHome Oriental has quickly become a valued part of the Woodberry Down community. Specialising in Asian foods and products, from China, Japan, Korea, and Southeast Asia, offering a wide selection of groceries.

# 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.




## MOREYOGA

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.




## LEVELOUT

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.

# 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.



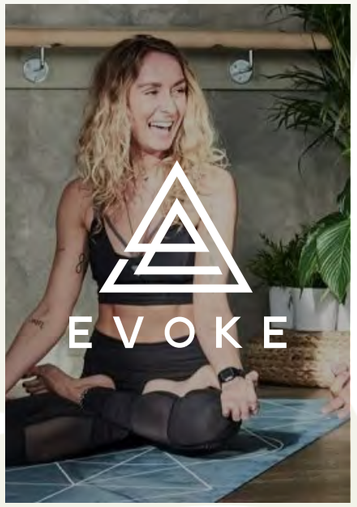
## KAYAKING

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.



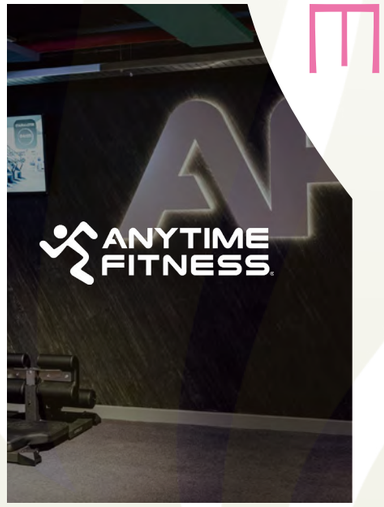

## CASTLE CLIMBING

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.

INTRODUCING

# THE GROVE COLLECTION

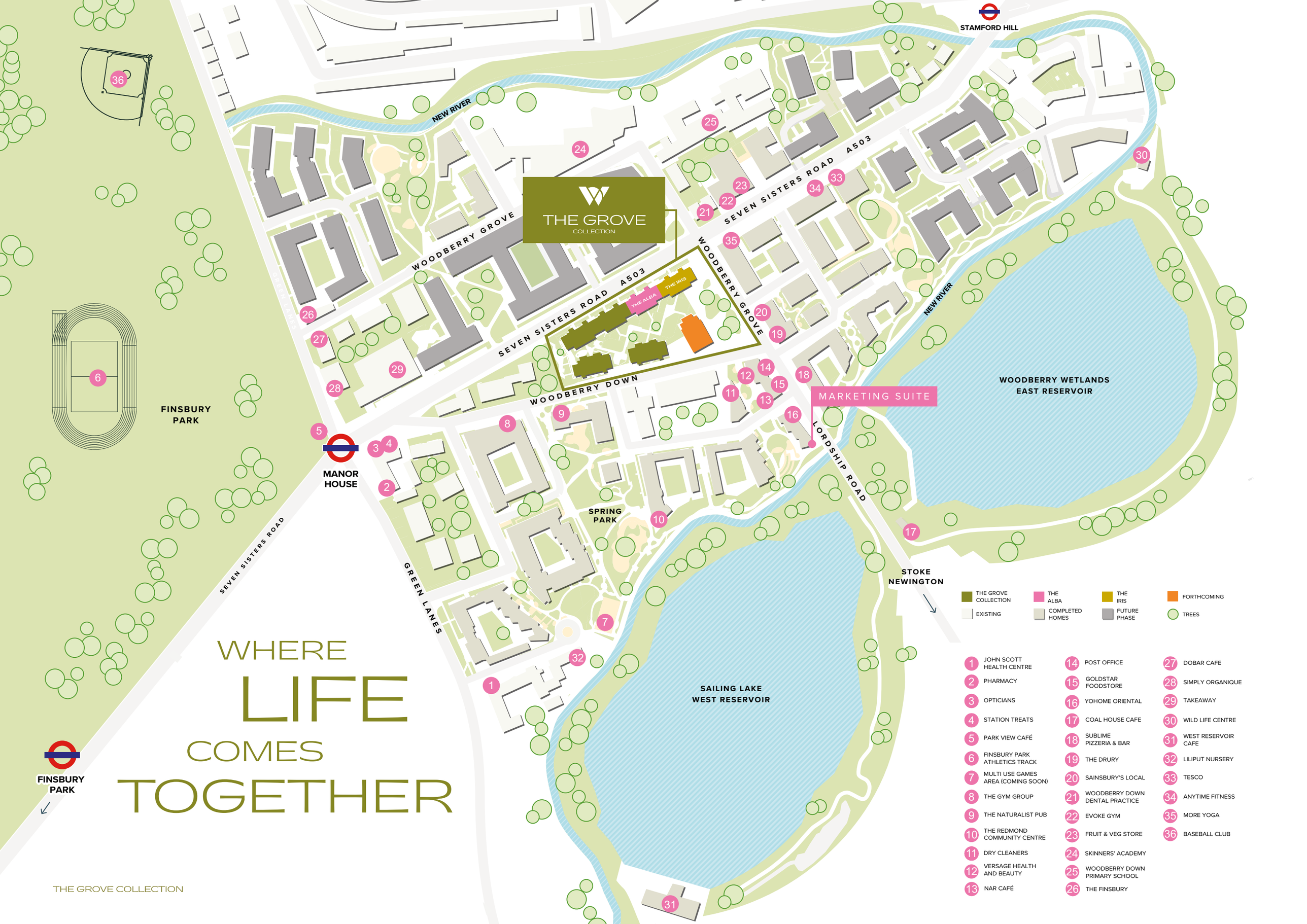
The Grove Collection marks a new chapter in the evolution of Woodberry Down. This exceptional new phase comprises 289 beautifully crafted suites, one, two and three bedroom homes set within the heart of Woodberry Down.

Designed with nature, landscape and community at its core, it features Podium Gardens and a public square together the size of Wembley Stadium, lush rose gardens, and peaceful walkways that create a true sense of calm and connection. Perfectly positioned just moments from Manor House Underground Station, residents enjoy effortless access to the best of London while surrounded by green spaces that embody the character and spirit of this remarkable neighbourhood.

07



*Artist's impression image, indicative only and subject to change.


THE GROVE
COLLECTION
THE ALBA
THE IRIS
NEW RIVER
WOODBERRY GROVE
SEVEN SISTERS ROAD A503
WOODBERRY DOWN
MARKETING SUITE
LORDSHIP ROAD
WOODBERRY WETLANDS
EAST RESERVOIR
STAMFORD HILL
FINSBURY PARK
MANOR HOUSE
SEVEN SISTERS ROAD
GREEN LANES
SPRING PARK
SAILING LAKE
WEST RESERVOIR
STOKE NEWINGTON
FINSBURY PARK
WHERE
LIFE
COMES
TOGETHER
THE GROVE COLLECTION
THE GROVE COLLECTION
EXISTING
THE ALBA
COMPLETED HOMES
THE IRIS
FUTURE PHASE
FORTHCOMING
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

# A NEW CHAPTER AT THE HEART OF WOODBERRY DOWN

## LIFE IN FULL BLOOM

Designed with nature, landscape, and community at its heart, The Grove Collection is set within expansive gardens, including lush rose arches and tranquil scented walkways that foster a true sense of calm and connection.

Just moments from Manor House Underground Station the new Woodberry Square sits alongside The Grove Collection, offering shops, cafés and inviting spaces to relax and unwind with friends.



Photographs of Woodberry Wetlands

# WATERSIDE & LONDON CITY VIEWS



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# IT'S IN OUR NATURE

# A LANDSCAPE MADE TO LAST

WITH THOUGHTFULLY CURATED PLANTING AND BEAUTIFULLY ESTABLISHED TREES, THIS IS A PLACE WHERE LIFE FINDS ITS FOUNDATION.



sensory and herb gardens



walkways framed with beautifully scented rose blossoms



podium gardens, Woodberry Square and open spaces the size of Wembley Stadium



set around Woodberry Square



100+
new trees will be planted



28,000+
new plants will be introduced

“Woodberry Down has a storied history, and for those who have known it the longest, its proud landscape tradition – and the roses that once brought colour to the development – remain strong in their memories. This tradition continues in The Grove Collection.”

**Mark Bell**
Landscape Architect, Fabrik

LANDSCAPED

# LIVING ON ANOTHER LEVEL



Computer Generated image is indicative only and subject to change.

# THE HEARTBEAT OF WOODBERRY DOWN

Woodberry Square is the dynamic centrepiece of Woodberry Down, bringing The Grove Collection and the wider community together. Set against a backdrop of contemporary architecture and tree-lined streets, it's a place designed for people - where cafés, shops, and landscaped gardens create a welcoming environment for everyday life.

*"The Grove Collection brings a vibrant new square to the heart of the development, inspired by Woodberry Down's historic charm. It creates a welcoming centre that beautifully balances heritage with modern living."*

**Martin Kiefer**
Lifschutz Davidson Sandilands, Architect



Computer generated images are for illustrative purposes only and subject to change

# FIND YOUR DREAM HOME



1 Computer Generated Image is indicative only and subject to change.



# INTERIOR DESIGNER'S Q&A

Lauren Willis
**Senior Interior Design Manager**

### WHAT WAS YOUR MAIN INSPIRATION FOR THE INTERIOR SCHEMES FOR THE GROVE COLLECTION?

The Grove Collection draws inspiration from the balance between contemporary city living and the calming connection to nature. The material palette has been thoughtfully curated to resonate with the essence of its surroundings, embracing earthy, natural tones that ground the space in warmth and authenticity. Subtle brass accents introduce a sense of refinement and timeless elegance, while the continuous fluted detailing weaves a tactile rhythm throughout, seamlessly connecting each space with a unified design language.

### HOW DO YOU WANT PEOPLE TO FEEL WHEN THEY WALK INTO THE APARTMENTS?

When people walk into the apartments, I want them to feel an immediate sense of calm and connection — a sanctuary that balances the energy of city life with the tranquillity of nature. The design should evoke warmth, comfort, and authenticity through its natural material palette, while the refined brass accents and thoughtful detailing add a quiet sense of luxury. Ultimately, the space should feel both grounding and uplifting — a place where modern sophistication meets organic serenity.

### PLEASE DESCRIBE THE TWO OPTIONAL DESIGN SCHEMES

The Grove Collection offers both light and dark finish options to reflect the balance at the heart of its design — the contrast between the vibrancy of city living and the calm of nature. The light palette brings an airy, uplifting energy that enhances natural light and evokes a sense of freshness and serenity. The dark palette, on the other hand, offers depth and intimacy, creating a cocooning atmosphere of refined luxury. Together, they allow residents to choose a home that resonates with them.

### HOW DO YOU SEE THE INTERIORS REFLECTING THE OVERALL IDENTITY OF THE GROVE COLLECTION AND ITS CONNECTION TO NATURE?

The connection to nature is expressed through a palette and form language that echo the organic qualities of the landscape. Warm, tactile materials and fluid detailing bring a sense of natural harmony, grounding the contemporary architecture in authenticity and calm. The result is a home that feels rooted and restorative — a seamless extension of the natural world, thoughtfully crafted for modern living.

# INDULGE IN THE ART OF UNWINDING



Computer Generated Image is indicative only and subject to change.




# LUMA

Computer Generated Image is indicative only and subject to change.

WOODBERRY DOWN





# 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.



Computer Generated Images are indicative only and subject to change.




# NOIR

Computer Generated Image is indicative only and subject to change.

WOODBERRY DOWN

# 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.





Computer Generated Images are indicative only and 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.

# 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 ICW (International Construction Warranties) 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.



**Head of Customer Experience**
Heather Bothwell

"The staff have been incredibly helpful in making sure my documents were signed so I could move in on my preferred date. They were kind, understanding and respectful, making the whole process stress-free."

*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**



# PARTNERSHIP & 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 6,400 new build apartments (of which 41% will be affordable). 2,901 homes have been delivered to date with 511 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)

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.

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.

## 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.



Photograph of reservoir

# 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 well-being and quality of life for residents and visitors. Where people feel a sense of community.

## 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 nature, 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.

## 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.

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Protection for new-build home buyers

The Institute of Customer Service
MEMBER

## 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.

## GREEN LIVING

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. Our homes are designed to be water and energy efficient, promote recycling and enable residents to choose sustainable transport options.

## 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.



## OUR VISION 2030

TRANSFORMING TOMORROW

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.

# 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.





Photography is indicative only and may not represent the exact wildlife present.

# SUSTAINABILITY AT IT'S HEART

This is how we are ensuring sustainability at Woodberry Down.

## CLIMATE ACTION, NATURE AND COMMUNITIES

Sustainability is fundamental to Berkeley. In simple terms, our approach is to develop the homes and places of the future without compromising the ability of younger generations to meet their needs. 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

We believe a new development should enhance nature, not take away from it. Parkland, trees, flowers, living roofs, ponds, hedges, gardens – these are the fundamentals of a thriving natural environment that bring nature to people. 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. For our business operations we've had a strong commitment to waste and reducing our impact for many years, and we strive to embed efficient waste management within our operations.

## 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 lower fuel bills and reduces carbon emissions. Our homes have been designed to be energy efficient. They have enhanced levels of thermal insulation and airtightness, [and have been fitted with mechanical ventilation units with heat recovery (MVHR)]. All lighting is low energy and kitchen appliances are selected to deliver high levels of energy efficiency.

## SUSTAINABLE MATERIALS

We commit to sourcing the materials for the construction of our buildings in a sustainable and responsible way. All timber and wood-based products used to build your home should be certified to either the Forest Stewardship Council (FSC) or Programme for the Endorsement of Forest Certification (PEFC) scheme. This means it will have come from a responsibly managed forest. Our focus on materials doesn't just stop there – as a business we are committed to measuring and reducing the embodied carbon of our buildings, which where possible, includes sourcing low carbon materials, and those with high levels of recycled content.

## 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 also provide walking routes, cycle paths, secure cycle parks 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. Promoting walking and cycling as methods of transport also help encourage healthier lifestyles.

## STEWARDSHIP

Maintaining our communal open spaces and facilities in perpetuity is an important benefit to the whole community. We work with Rendall and Rittner 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.




# CONTACT US

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

**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).

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

OUR VISION 2030 TRANSFORMING TOMORROW

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Berkeley Designed for life

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# THE GROVE

## COLLECTION

Berkeley
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