THE GROVE
COLLECTION

INVESTMENT FACTSHEET

Berkeley
Designed for life

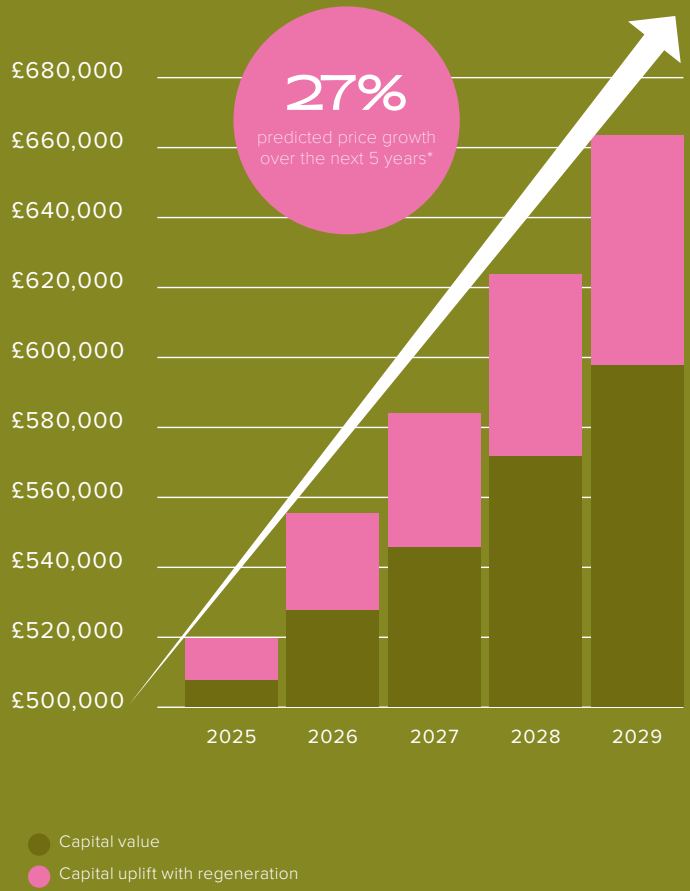
CAPITAL GROWTH AND REGENERATION

Woodberry Down is one of Europe's largest and most successful regeneration schemes, delivering over 6,400 high-quality homes alongside a wildlife reserve, as well as a wide range of cafés, restaurants, shops and fitness facilities. Part of a 30-year regeneration programme, it is located in Hackney, ranked among the top 10 places to live in London, combining vibrant city living with exceptional surroundings.

4.2%

annual price growth at Woodberry Down in the last decade. Outperforming both Hackney & London*

*Source: PriceHubble, Land Registry, average all property £sqft, All Property



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

THE BERKELEY EFFECT

We have a proven track record of delivering strong long-term price growth across our developments.

42%

price growth at Woodberry Down over the last decade

18% Hackney*

17% London*

*Source: PriceHubble, based on change in average £psf for flats using Land Registry/MHCLG, data to September 2025.

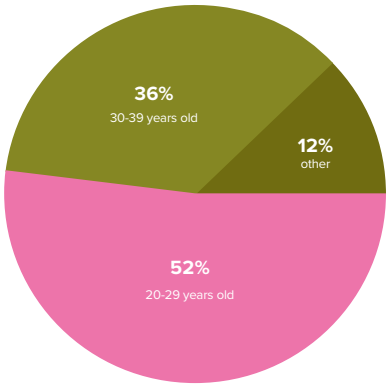
WHO RENTS AT WOODBERRY DOWN?

Popular with renters attracted by amenities and a central location, the average tenancy length at Woodberry Down is 16.1 months, 1.2 months longer than the Greater London average.

OUR RESIDENT PROFILE

- Managers / Directors
- Lawyers
- Technology Specialists
- Doctors
- Accountants
- Architects

AGE OF RENTERS



Dataloft Rental Market Analytics (2025)

HOUSEHOLD TYPE % OF TENANCIES

58% singles

40% sharers / couples

2% families

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

£123,726
gross individual income in the top 25%

16.1%
of renters in Woodberry Down stay on average for 1.2 months longer than the Greater London average

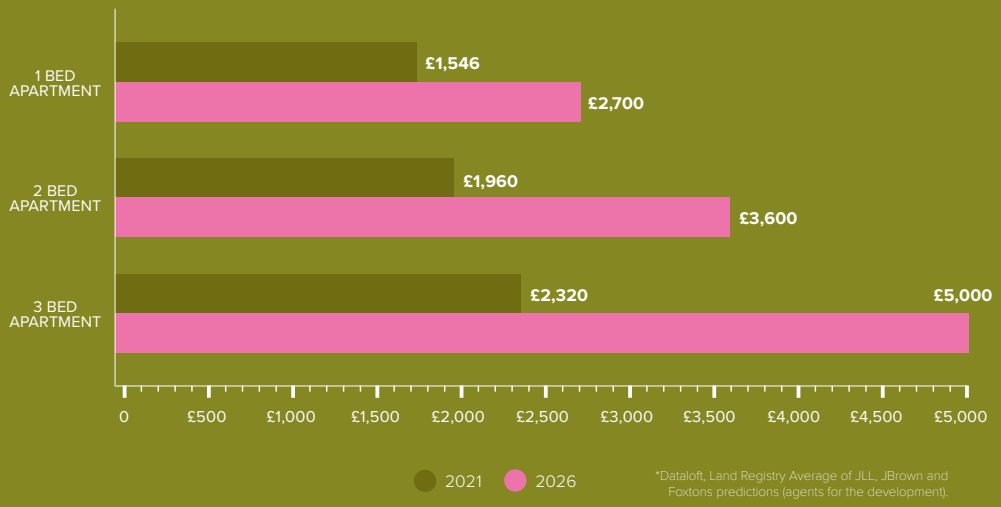
65%
of renters work within 5 miles



Computer Generated Image is indicative only and subject to change.

RENTAL INVESTMENT

PROVEN RENTAL GROWTH



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

RENTAL PRICES AND YIELDS

5.8%

5.2%

6.1%

46%
rental growth over the last decade **compared to 24% across the borough**

24 MONTHS
average length of tenancy

11 DAYS
on average to secure a renter at Woodberry Down, compared to **38 days in the borough of Hackney**

* Source: PriceHubble using Information Works, showing average number of days between a property listed to rent and being marked as let, based on January 2025 to October 2025.

CONNECTIVITY

Manor House tube station is just moments away from Woodberry Down. Located in Zone 2, all major leisure and work destinations are within easy reach.

WORKPLACE

3.7M

jobs within a 45-minute commute of Woodberry Down.

Top workplace locations of renters in Woodberry Down include:

The City	34%
King's Cross	9%
West End	9%
London Bridge	3%

Dataloft Rental Market Analytics (2025)

OCCUPATION

Main occupational categories of Woodberry Down residents.

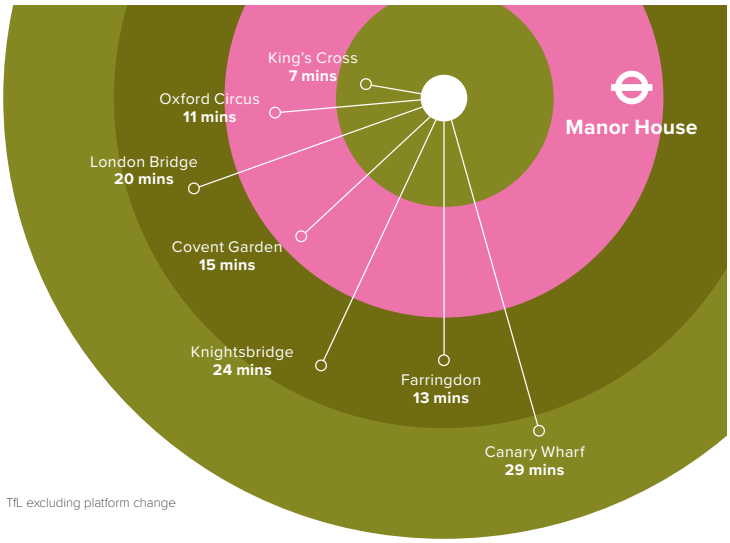
32% Professional*

18% Associate professional & technical

14% Managers, directors & senior officials

*Fully qualified/chartered: Doctors, Architects, Lawyers, Accountants, Surveyors etc

JOURNEY TIME FROM MANOR HOUSE

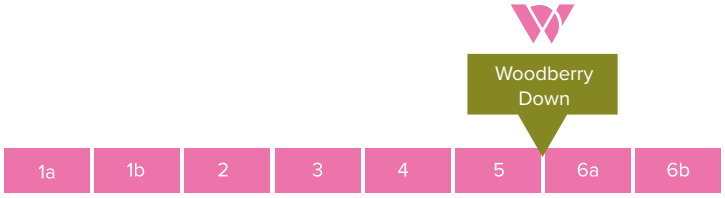


TfL excluding platform change

PUBLIC TRANSPORT EXCELLENCE

Public Transport Accessibility Levels (PTAL) is a measure used to rate locations by distance from frequent public transport services.

The average PTAL score for Woodberry Down is 5, with western parts of the development scoring 6a.



What is a good PTAL rating? Each location is scored a rating from 0 to 6b, with 0 representing the least accessible locations and 6b as an 'excellent' standard of accessibility. For example, if an area has a score of 0 it is likely that very limited public transport infrastructure is available.



TRANSPORT FOR LONDON

PICCADILLY LINE UPGRADE

The Piccadilly Line, serving Woodberry Down is undergoing a £2.9bn investment programme to help the line run more reliably, safely, inclusively and sustainably.

- Upgraded tracks and trackside equipment for a smoother and faster journey
- On-train CCTV cameras for additional customer security
- Air conditioning, for the first time on a deep tube train

WORLD CLASS EDUCATION WITHIN 25 MINUTES

Woodberry Down offers excellent access to 18 universities, all reachable within 30 minutes by public transport, serving over 210,820 students, 85,640 of whom are from overseas.



BEST IN CLASS

KEY UNIVERSITIES WITHIN A 20-MINUTE JOURNEY TIME BY PUBLIC TRANSPORT	TOTAL STUDENTS	OVERSEAS STUDENTS
University College London *	51,435	26,885
SOAS University of London	6,285	1,780
University of the Arts, London	22,800	12,405
London School of Economics and Political Science *	12,910	8,225
King's College London *	39,435	13,970

* Population for both UAL Central St Martin and London College of Fashion
** Population for both City, University of London and Bayes Business School
Source: HESA, QS Rankings, TfL excluding walking time

5 OUT OF THE LONDON TOP 10 UNIVERSITIES

Within a 30-minute commute

1ST London School of Economics and Political Science

3RD University College London

4TH King's College London

5TH University of the Arts, London

8TH SOAS University of London

Global Development Studies
Global University Ranking
Global Art and Design Ranking
London University Ranking

Source: The Complete University Guide London 2026 rankings, commute time from Manor House station

AT THE HEART OF

NORTH LONDON'S MOST VIBRANT NEIGHBOURHOOD



INVESTING IN WELLBEING: THE POWER OF NATURE AND WATER

Woodberry Down offers 64 acres of beautiful onsite green space, with lakeside paths and generous landscaped areas to enjoy. Within a 30-minute walk, you'll also find 17 parks providing more than 267 acres of parkland. You're just a 26-minute cycle from the Royal Parks of Regent's Park and Primrose Hill.

HACKNEY IS RANKED IN THE TOP 10

London Borough's of best places to live.

Source: The Telegraph2025, Hackney ranked 7th out of 32 boroughs. Included things such as green space, dining, culture, heritage, safety, density and resident happiness.

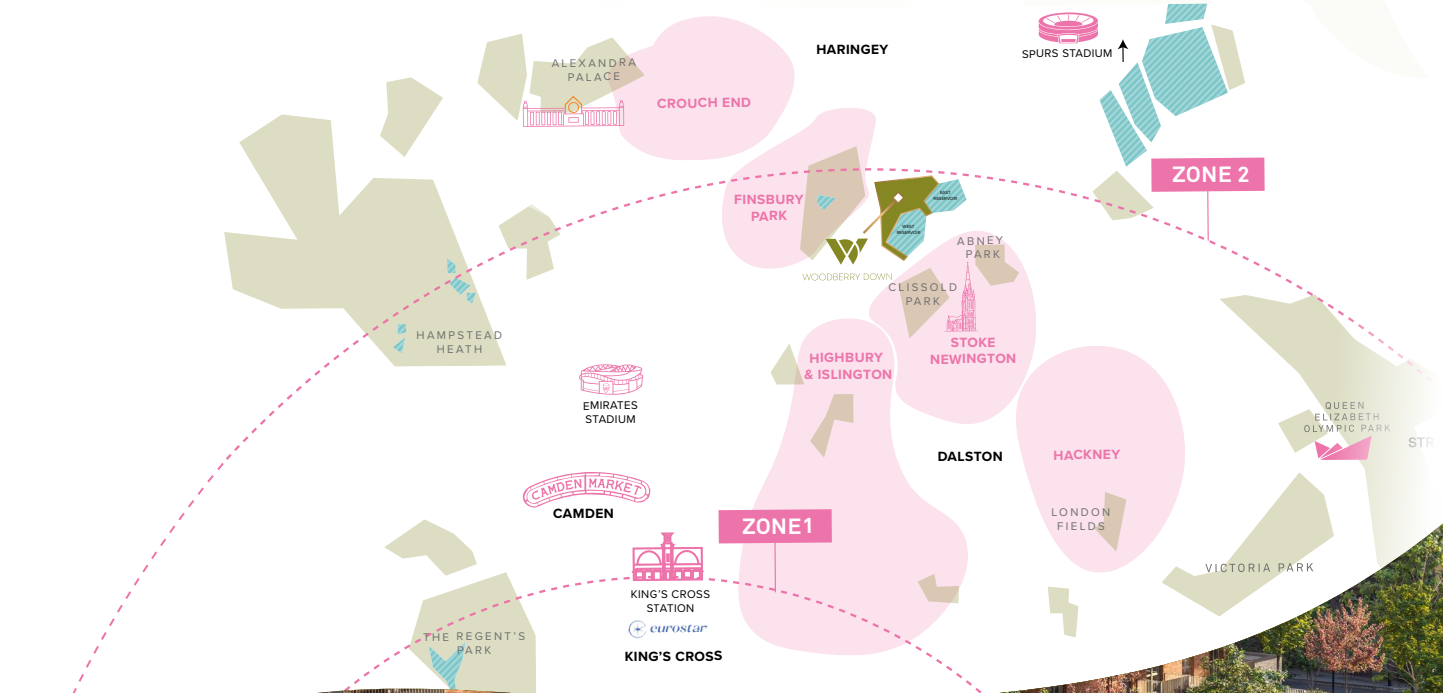
Proximity to water enhances wellbeing, happiness, and social connection.

Ordnance Survey, Environment Agency, The social benefits of Blue Space: a systematic review. Blue Space refers to outdoor environments - either natural or man-made - that prominently feature water and are accessible to humans.

Green Flag Award®

4 Green Flag Awarded Parks within a 30 min walk.

Source: Ordnance Survey 2024, within a 30-minute walk





Living within 300m of a 2.4-acre green space boosts wellbeing and vitality.

Source: Houlden, 2019 , University of Warwick



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).

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