THE IRIS

THE GROVE
COLLECTION

Berkeley
Designed for life

INTRODUCING THE IRIS

Elegantly rising ten storeys within The Grove Collection at Woodberry Down, The Iris offers a serene collection of 66 exceptional suites, one and three-bedroom homes.

Each home is crafted with comfort, character and enduring sophistication, complemented by private outdoor space and calming views across the tranquil waters, beautifully landscaped podium gardens, or towards the skyline of North London that define this unique neighbourhood.



Computer Generated Image is indicative only and subject to change

WATERSIDE & LONDON

CITY VIEWS

From the higher residences, the water of the reservoirs glimmers like a mirror with the impressive London skyline rising beyond. Below, the landscaped podium gardens provide a calm, verdant foreground, perfect for peaceful mornings or quiet moments of reflection. Together, these views create a striking contrast of tranquility and urban energy.

YOUR ZONE 2 WATERSIDE SANCTUARY

Zone 2 waterside development

42 acres of open water

64 acres of parkland & nature reserve

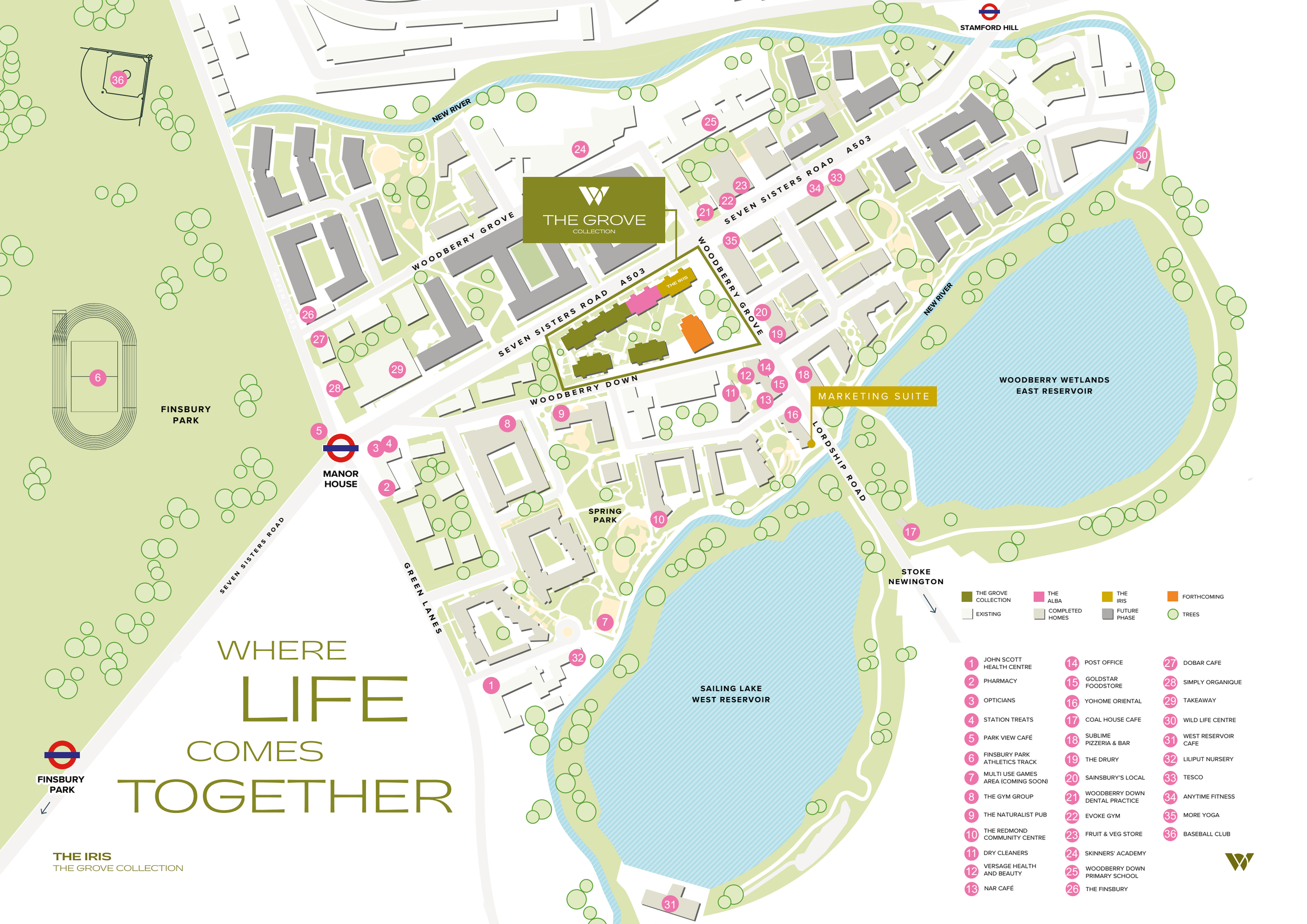
13,185 sq m public open space

multi-award-winning development



Computer generated image produced using Autodesk 3ds Max and Corona Renderer

THE IRIS
THE GROVE COLLECTION


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

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.

02

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A NEW CHAPTER AT THE HEART OF WOODBERRY DOWN

THE IRIS
THE GROVE COLLECTION

Photograph of Woodberry Wetlands

LANDSCAPED

LIVING ON ANOTHER LEVEL

THE IRIS
THE GROVE COLLECTION

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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

THE IRIS
THE GROVE COLLECTION

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THE IRIS
THE GROVE COLLECTION

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THE IRIS
THE GROVE COLLECTION

Computer Generated Image is indicative only and subject to change

INDULGE IN THE ART OF UNWINDING

THE IRIS
THE GROVE COLLECTION

Computer Generated Image is indicative only and subject to change.

LUMA

Computer Generated Image is indicative only and subject to change.



THE IRIS
THE GROVE COLLECTION

Computer Generated Images are indicative only and 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.

NOIR

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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.



THE IRIS
THE GROVE COLLECTION

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

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

HEATING

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

THE IRIS
THE GROVE COLLECTION

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



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?

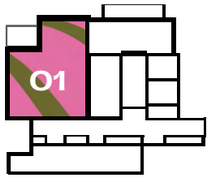
The connection to nature is expressed through a palette and form language that echo the organic qualities of the landscape. Warm, tactile materials and fluid detailing bring a sense of natural harmony, grounding the contemporary architecture in authenticity and calm. The result is a home that feels rooted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

FLOORPLATES

Views towards Urban
Landscape / Alexandra Palace

N

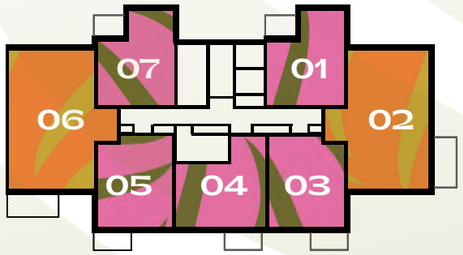
FLOOR 00



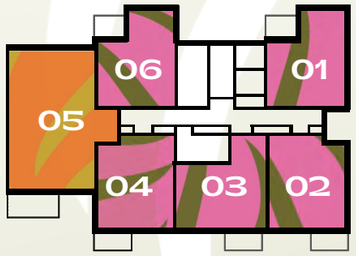
FLOOR 01



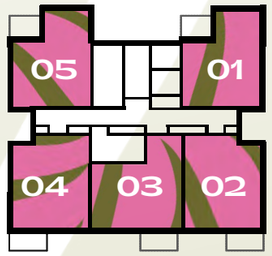
FLOORS 02 – 07



FLOOR 08



FLOORS 09–10



Views towards Landscaped Gardens /
Reservoir / City Skyline & Canary Wharf

ONE BEDROOM SUITES

ONE BEDROOM APARTMENTS

THREE BEDROOM APARTMENTS

05

THE IRIS
THE GROVE COLLECTION

“Inspired spaces, thoughtful layouts — where design meets everyday living.”

ONE BEDROOM SUITE

N

APARTMENTS

A4.01.05



FLOORS

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KEY

▶	Measurement Points
C	Cupboard
U	Utility Cupboard
W	Wardrobe
PWD	Provisional Washer / Dryer

TOTAL AREA	**44.5 sq m**	**479 sq ft**
Kitchen	3.41 x 2.68	11'2" x 8'10"
Living / Dining	5.15 x 3.21	16'11" x 10'6"
Bedspace	3.60 x 2.30	11'10" x 7'7"
Terrace	5 sq m	53.8 sq ft

FLOORPLATE

Floor 01 shown



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THE IRIS

THE GROVE COLLECTION

ONE BEDROOM APARTMENT

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APARTMENTS

A4.01.04



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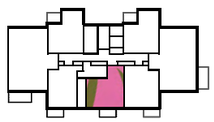
KEY

▶	Measurement Points
C	Cupboard
U	Utility Cupboard
W	Wardrobe
PWD	Provisional Washer / Dryer

TOTAL AREA	**50.6 sq m**	**544 sq ft**
Living / Kitchen / Dining	6.10 x 3.81	20'0" x 12'6"
Bedroom	3.62 x 3.45	11'11" x 11'4"
Terrace	5 sq m	53.8 sq ft

FLOORPLATE

Floor 01 shown



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ONE BEDROOM APARTMENT

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APARTMENTS

A4.00.01 - 07.01
A4.01.07 - 07.07
A4.08.06
A4.09.05 - 10.05



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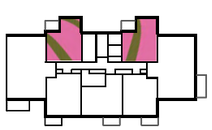
▶	Measurement Points
C	Cupboard
U	Utility Cupboard
W	Wardrobe
PWD	Provisional Washer / Dryer

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"
Terrace / Balcony	5 sq m	53.8 sq ft

*Paved Terrace on Ground Floor only

FLOORPLATE

Floor 02 shown



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THE IRIS
THE GROVE COLLECTION

ONE BEDROOM APARTMENT

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APARTMENTS

A4.08.01 - 10.01



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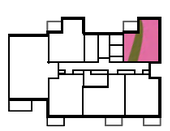
KEY

▶	Measurement Points
C	Cupboard
U	Utility Cupboard
W	Wardrobe
PWD	Provisional Washer / Dryer

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	5 sq m	53.8 sq ft

FLOORPLATE

Floor 08 shown



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ONE BEDROOM APARTMENT

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APARTMENTS

A4.02.04 - 07.04
A4.08.03 - 10.03



Views towards Landscaped Gardens / Reservoir / City Skyline & Canary Wharf

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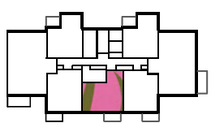
KEY

▶	Measurement Points
C	Cupboard
U	Utility Cupboard
W	Wardrobe
PWD	Provisional Washer / Dryer

TOTAL AREA	54.0 sq m	581 sq ft
Living / Kitchen / Dining	5.81 x 4.10	19'1" x 13'5"
Bedroom	3.96 x 3.45	13'0" x 11'4"
Balcony	5 sq m	53.8 sq ft

FLOORPLATE

Floor 02 shown



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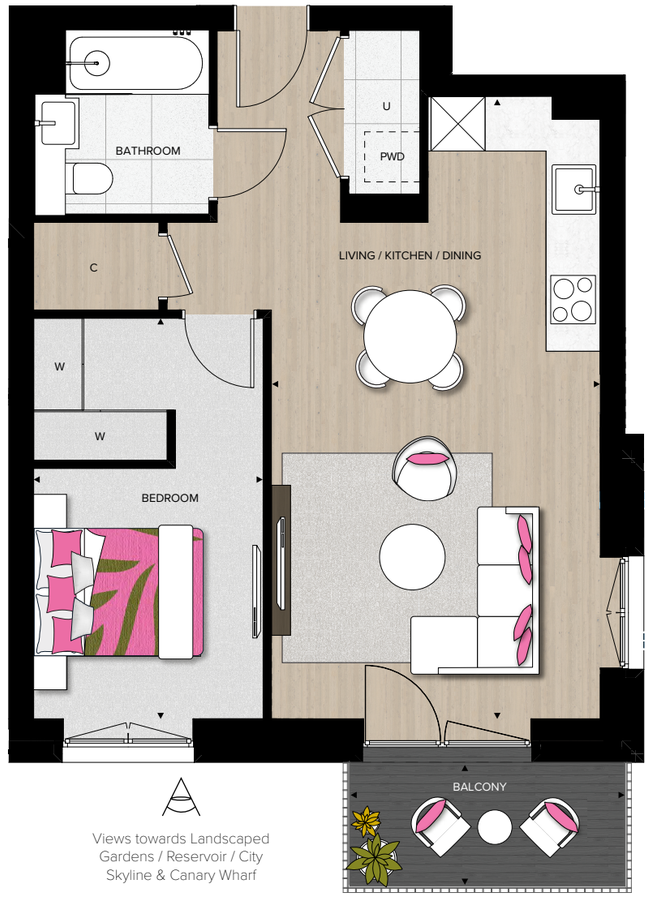
THE IRIS
THE GROVE COLLECTION

ONE BEDROOM APARTMENT

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APARTMENTS

A4.01.03 - 07.03



Views towards Landscaped Gardens / Reservoir / City Skyline & Canary Wharf

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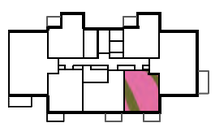
KEY

▶	Measurement Points
C	Cupboard
U	Utility Cupboard
W	Wardrobe
PWD	Provisional Washer / Dryer

TOTAL AREA	54.4 sq m	585 sq ft
Living / Kitchen / Dining	7.45 x 3.94	24'6" x 12'11"
Bedroom	4.80 x 2.75	15'9" x 9'0"
Balcony	5 sq m	53.8 sq ft

FLOORPLATE

Floor 02 shown



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ONE BEDROOM APARTMENT

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APARTMENTS

A4.02.05 - 07.05
A4.08.04 - 10.04



Views towards Landscaped
Gardens / Reservoir / City
Skyline & Canary Wharf

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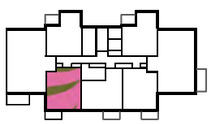
KEY

▶	Measurement Points
C	Cupboard
U	Utility Cupboard
W	Wardrobe
PWD	Provisional Washer / Dryer

TOTAL AREA	**54.4 sq m**	**585 sq ft**
Living / Kitchen / Dining	7.45 x 3.94	24'6" x 12'11"
Bedroom	4.80 x 2.75	15'9" x 9'0"
Balcony	5 sq m	53.8 sq ft

FLOORPLATE

Floor 02 shown



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THE IRIS
THE GROVE COLLECTION

ONE BEDROOM APARTMENT

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APARTMENTS

A4.08.02 - 10.02



Views towards Landscaped
Gardens / Reservoir / City
Skyline & Canary Wharf

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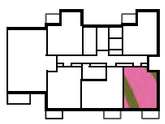
KEY

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C	Cupboard
U	Utility Cupboard
W	Wardrobe
PWD	Provisional Washer / Dryer

TOTAL AREA	**54.4 sq m**	**585 sq ft**
Living / Kitchen / Dining	7.45 x 3.94	24'6" x 12'11"
Bedroom	4.80 x 2.75	15'9" x 9'0"
Balcony	5 sq m	53.8 sq ft

FLOORPLATE

Floor 08 shown



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THREE BEDROOM APARTMENT

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APARTMENTS

A4.01.02 - 07.02

Views towards Landscaped Gardens / Reservoir / City Skyline & Canary Wharf



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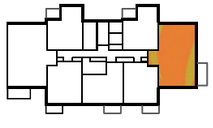
KEY

▶	Measurement Points
C	Cupboard
U	Utility Cupboard
W	Wardrobe
PW	Provisional Wardrobe
PWD	Provisional Washer / Dryer

TOTAL AREA	98.2 sq m	1,057 sq ft
Living / Kitchen / Dining	7.52 x 3.87	24'8" x 12'9"
Main Bedroom	3.77 x 3.48	12'5" x 11'5"
Bedroom 2	3.47 x 3.28	11'5" x 10'9"
Bedroom 3	3.53 x 3.37	11'7" x 11'1"
Balcony	9 sq m	96.9 sq ft

FLOORPLATE

Floor 02 shown



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THE IRIS

THE GROVE COLLECTION

THREE BEDROOM APARTMENT

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APARTMENTS

A4.01.06 - 07.06
A4.08.05



Views towards Landscaped Gardens / Reservoir / City Skyline & Canary Wharf

FLOORS

10
09
08
07
06
05
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03
02
01
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KEY

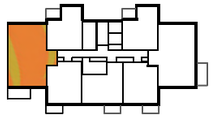
▶	Measurement Points
C	Cupboard
U	Utility Cupboard
W	Wardrobe
PW	Provisional Wardrobe
PWD	Provisional Washer / Dryer

TOTAL AREA	102.5 sq m	1,103 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"
Terrace / Balcony	9 sq m	96.9 sq ft

*Paved Terrace on First Floor only

FLOORPLATE

Floor 02 shown



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. To improve legibility these plans have been sized to fit each page. As a result this plan may not be at the same scale as those on other pages.

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.

THE IRIS
THE GROVE COLLECTION

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.

CONSUMER CODE FOR HOME BUILDERS
www.consumercode.co.uk

APPROVED CODE
TRADINGSTANDARDS.UK

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).

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woodberry.down@berkeleygroup.co.uk
woodberry-down.co.uk

OUR VISION 2030 TRANSFORMING TOMORROW | Berkeley Proud to be a member of the Berkeley Group of companies | Investor in Customers Gold 2020 | CONSUMER CODE FOR HOME BUILDERS www.consumercode.co.uk | Berkeley Designed for life

The information in this document is indicative and is intended to act as a guide only as to the finished product. Accordingly, due to Berkeley's policy of continuous improvement, the finished product may vary from the information provided. It may not be possible to provide the exact materials as referred to in the brochure. In such cases a suitable alternative will be provided. Berkeley reserves the right to make these changes as required. These particulars should not be relied upon as statements of fact or representations and applicants must satisfy themselves by inspection or otherwise as to their correctness. This information does not constitute a contract or warranty. The dimensions given on plans are subject to minor variations and are not intended to be used for carpet sizes, appliance sizes or items of furniture. Woodberry Down is a marketing name and will not necessarily form part of the approved postal address. Applicants are advised to contact Berkeley to ascertain the availability of any particular property. E731/00CA/0126 Berkeley Homes (North East London) Ltd, Registered in England & Wales with Company Registration Number 04294000 Registered Office Berkeley House, 19 Portsmouth Road, Cobham, Surrey, KT11 1JG

THE IRIS
THE GROVE COLLECTION



THE GROVE

COLLECTION

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