WOODBERRY DOWN

The Waterside Collection

Exceptional ***3-Bedroom Homes***
Made For Life's Next Chapter

Berkeley
Designed for life

INTRODUCING
THE WATERSIDE COLLECTION

EDITIONS COLLECTION

The Waterside Collection offers a selection of beautifully crafted three-bedroom residences, each enjoying serene reservoir views and sophisticated interiors. Set within a peaceful Zone 2 location, these light-filled homes combine generous living spaces with thoughtful design - the perfect setting for your next chapter.

EDITIONS COLLECTION

AN AFFLUENT COMMUNITY

ALLY PALLY

Woodberry Down is surrounded by some of North and East 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.



EDITIONS COLLECTION

HARINGEY

CROUCH END

ZONE 2

FINSBURY PARK

WOODBERRY DOWN

CLISSOLD PARK

STOKE NEWINGTON

HACKNEY MARSHES

HIGHBURY & ISLINGTON

HACKNEY

SPURS STADIUM

EMERATES STADIUM

DALSTON

CHALK FARM

LONDON FIELDS

VICTORIA PARK

KINGS CROSS STATION

ZONE1

HE REGENT'S PARK

KING'S CROSS

CLERKENWELL

FARRINGDON

MARYLEBONE

CITY OF LONDON

MAYFAIR

CHINA TOWN

COVENT GARDEN

RIVER THAMES

THRIVING WITH NATURE

11 Hectares
of Woodberry Wetlands form a wildlife reserve

15 Acres
of landscaped parkland

42 Acres
of surrounding open water

600+
new trees planted

154%
net biodiversity gain

4,000 Metres
of running and cycle paths

2,600+
cycle spaces

EDITIONS COLLECTION

LIFE, SIMPLIFIED AND SECURED



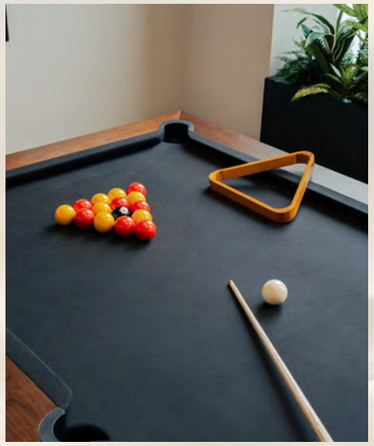
Concierge

Always at your service, our 24-hour concierge takes care of the details - from handling deliveries to arranging services - so you can focus on what matters most.



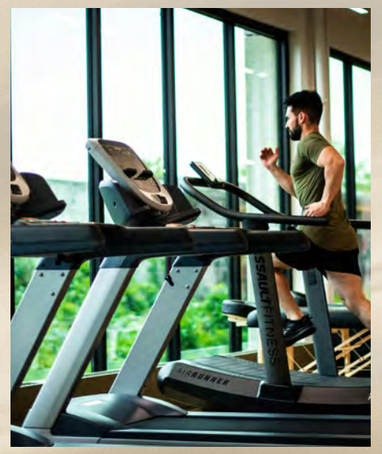
Screening Room

Woodberry Down offers a modern screening room where you can relax and enjoy your favourite films, from classics to the latest blockbusters.



Games Room

Whether you're aiming to win or just enjoying the game, it's the perfect way to destress.



Wellness at Woodberry

From Yoga and Pilates classes to 24/7 gym access and online coaching with Anytime Fitness, staying active, healthy, and motivated has never been easier.



24-hour security

Safety around the clock, so you can relax and focus on what matters.



Fob Access

Quick, secure entry for effortless day-to-day living.

EDITIONS COLLECTION

EDITIONS COLLECTION

AMENITIES ON YOUR DOORSTEP

1 PILATES STUDIO

2 MEDICAL FACILITIES

3 GYMS

5 SUPERMARKETS

1 OPTICIAN

10 CAFES & RESTAURANTS

1 DENTIST

2 SCHOOLS

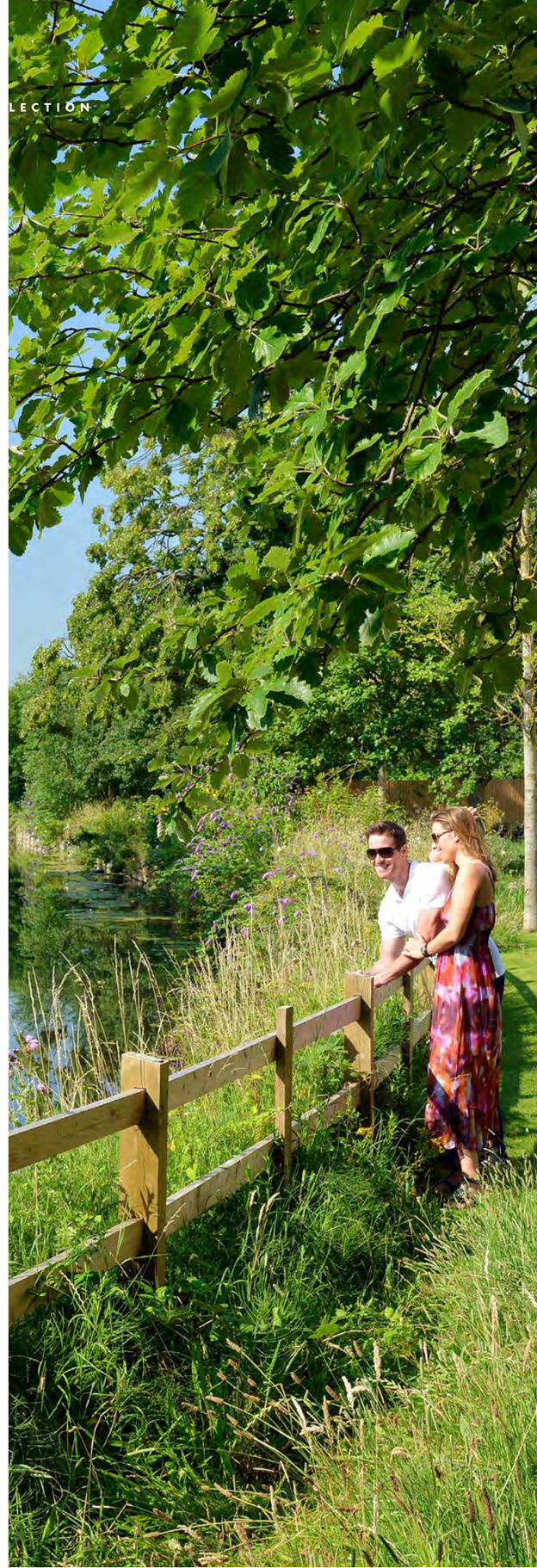
1 YOGA STUDIO

A PLACE TO BELONG

A thriving community has already been established at Woodberry Down. Festivals, fun days and outdoor screenings run throughout the year, giving residents the opportunity to get to know one another.







SPACE TO LIVE
ROOM
TO GROW

EDITIONS COLLECTION

EDITIONS COLLECTION

WITH VIEWS THAT INSPIRE

EDITIONS COLLECTION

EMPEROR POINT



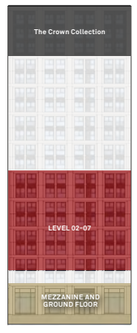
B2.05.06



B2.06.06



B2.04.06 - B2.06.06





TOTAL AREA	100.4 SQ M	1080 SQ FT
Kitchen	4.71m x 2.40m	15’5” x 7’10”
Living / Dining	5.31m x 4.18m	17’5” x 13’8”
Main Bedroom	4.95m x 3.74m	16’3” x 12’3”
Bedroom 2	3.67m 2.75m	12’1” X 9’0”
Bedroom 3	3.52m x 2.65m	11’7” X 8’8”
Balcony	7.7sq m	82.8 sq ft

C Cupboard **WM** Washing Machine **W** Wardrobe **PW** Provision for Wardrobe **U** Utility ☒ Tall Units ⬚ Dishwasher Location

Floorplans shown for Emperor Point are for approximate measurements only. Exact layouts and sizes may vary. All measurements may vary within a tolerance of 5%. Please ask a Sales Consultant for further information. All plans are subject to planning.

EDITIONS COLLECTION

AMBER APARTMENTS



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B3.06.04

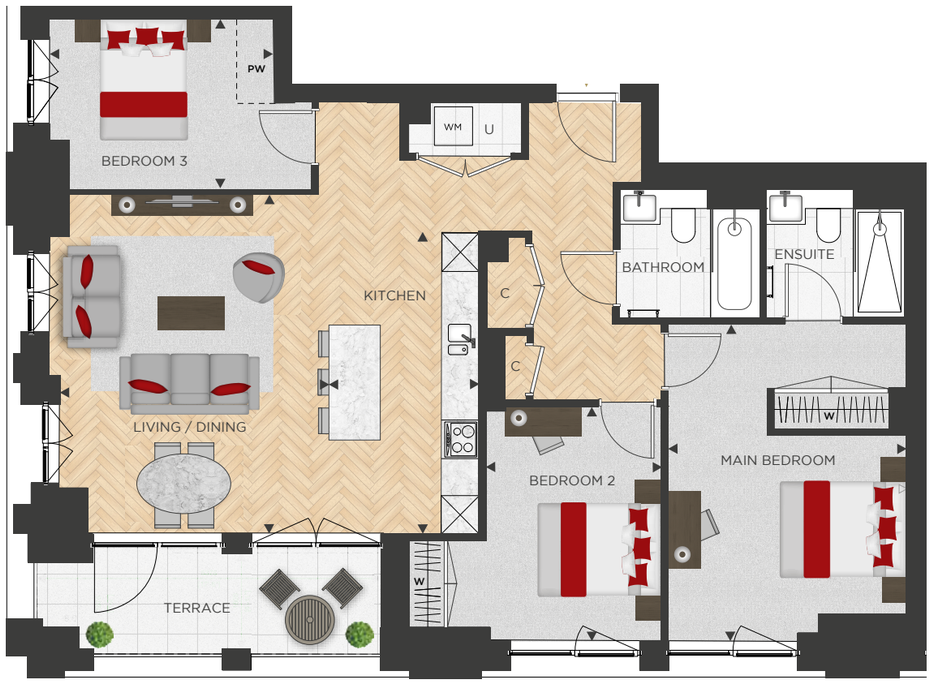


TOTAL AREA	104.0 SQ M	1,119 SQ FT
Kitchen / Dining	3.20m x 2.94m	10’ 6” x 9’ 8”
Living	4.91m x 4.36m	16’ 1” x 14’ 4”
Main Bedroom	3.25m x 3.09m	10’ 8” x 10’ 2”
Bedroom	2 3.81m x 2.85m	12’ 6” x 9’ 4”
Bedroom	3 3.61m x 2.90m	11’ 10” x 9’ 6”
Balcony	9.6 sq m	103 sq ft

C Cupboard **WM** Washing Machine **W** Wardrobe **PW** Provision for Wardrobe **U** Utility ☒ Tall Units ⬚ Dishwasher Location

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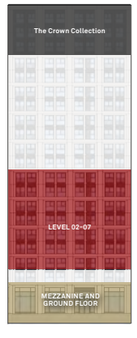
EMPEROR POINT



B2.09.06



B2.09.06





TOTAL AREA	100.4 SQ M	1080 SQ FT
Kitchen	4.71m x 2.40m	15’5” x 7’10”
Living / Dining	5.31m x 4.18m	17’5” x 13’8”
Main Bedroom	4.95m x 3.74m	16’3” x 12’3”
Bedroom 2	3.67m 2.75m	12’1” x 9’0”
Bedroom 3	3.52m x 2.65m	11’7” x 8’8”
Balcony	7.7sq m	82.8 sq ft

C Cupboard **WM** Washing Machine **W** Wardrobe **PW** Provision for Wardrobe **U** Utility ☒ Tall Units ⬚ Dishwasher Location

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THE CROWN COLLECTION



B2.18.04

B2.19.04





B2.18.04 & B2.19.04





TOTAL AREA	1,340.1 SQ FT	124.5 SQM
LIVING/DINING	18'1" x 17'4"	5.73m x 5.29m
KITCHEN	13'0" x 11'4"	3.96m x 3.46m
MAIN BEDROOM	10'9" x 10'5"	3.26m x 3.18m
BEDROOM 2	15'2" x 9'5"	4.63m x 2.88m
BEDROOM 3	15'10" x 9'5"	4.83m x 2.86m
BALCONY	149.6 sq ft	13.9 sqm

C Cupboard **WM** Washing Machine **W** Wardrobe **PW** Provision for Wardrobe **U** Utility ☒ Tall Units ⬚ Dishwasher Location

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OPAL



EDITIONS COLLECTION



ONYX



Premium LOOK

Interior / Exterior Finishes

- Engineered European Oak herringbone pattern flooring
- Stained solid wood entrance door
- Straight bar lever door handles in matt black finish
- Internal doors in white painted finish
- Skirting in white painted finish

Kitchen

- Matt finish with soft-close cabinets and units
- Stone worktop
- Mirrored splashback
- Stainless steel sink
- Hot Tap in matt black
- Compartmentalised waste storage
- Miele black integrated oven
- Miele integrated microwave
- Miele Induction hob
- Integrated extractor hood
- Integrated fridge-freezer
- Integrated dishwasher
- Integrated wine cooler
- Washer-dryer in utility area

Your attention is drawn to the fact that in rare circumstances it may not be possible to obtain the exact products or materials referred to in the specification. Berkeley Homes reserves the right to alter, amend or update the specification, which may include changes in the colour, material and/or brand specified. In such cases, a similar alternative will be provided. Berkeley Homes reserves the right to make these changes as required. A number of choices and options are available to personalise your home. Choices and options are subject to timeframes, availability and change.

Communal Areas

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

Bedrooms

- Fitted carpets
- High quality soft-close fitted wardrobe to main bedroom (and within second bedroom in three bedroom apartments)
- LED strip lighting to bedroom wardrobe

Bathrooms

- WC with soft-close seat and concealed cistern
- White ceramic washbasin
- Brushed black mixer tap
- White steel enamel bath
- Mirror bath panel with lighting
- Rainfall shower head
- Brushed black shower hose
- Hand-held shower on rail to bath and shower room
- Fixed bath screen with matt black trim
- Black frame walk-in shower or shower enclosure as applicable
- Individual heated towel bars in black
- Brushed black robe hooks
- Porcelain tiles to floor and walls
- Feature wall tiling
- Composite worktop with black metal
- Feature storage
- Wall mounted mirrored cabinet

Security and Peace of Mind

- Access to apartments via wireless audio/video door entry system and electronic access to internal areas
- Multipoint locking front entrance door to apartment
- Mains powered smoke detector with battery back up
- 10 year NHBC warranty

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 matt black to high level sockets
- Shaver sockets to bathrooms
- Multimedia plate in living area and bedrooms
- Master light switch to hallway
- Thermostatic controls to underfloor heating
- Dimmable light switches to master bedroom and living room
- USB outlet sockets to kitchen splashback, master bed head and sofa position in living room

Heating

- Zoned underfloor heating throughout
- Centrally provided heating and hot water, individually metered to each apartment

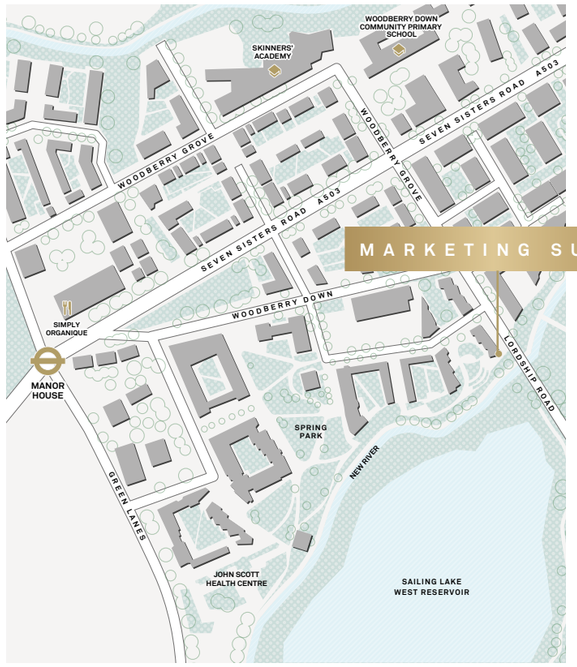
Telecommunications

- Wired for Sky Q, Virgin Media, 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



Photography depicts the Onyx Premium Specification kitchen and is indicative only

Contact us



MARKETING SUITE

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

Directions to the Marketing Suite

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).

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

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