WOODBERRY DOWN

Factsheet



Berkeley
Designed for life

10 reasons to buy at Woodberry Down

01

ZONE 2
Manor House Underground Station located on site

02

7 MINS
to Kings Cross St. Pancras

03

Phase 3 of a
30
year regeneration project

04

42
acres of open water

05

Up to
5.7%
estimated yields

06

18
universities within 30 minutes

07

AWARD WINNING
Development

08

27%
projected price growth over the next 5 years

09

£12M
has been contributed to support local infrastructure improvements

10

43,000
sqft of commercial and community facilities delivered





1832

Two reservoirs are dug - the East & West reservoirs of today - to purify the New River.



1932

Manor House Underground Station is built. The transport links pave the way for the area to be report as suitable for housing. This is the origin of Woodberry Down.



2009

Berkeley Homes start building at Woodberry Down and the first home is sold.



2021

Spring Park, 4.5 acres in size, opens



1869

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



1948

The first residents move into the vast estate being built. Much of the area continues to be redevloped until the 1970s.



2016

The Woodberry Wetlands are opened to the public for the first time in 200 years



2025

584 homes in Phase 3 will be completed delivering over 80,000sqft of public open space, 5,000sqft of commercial and community space and a net biodiversity gain of 154%.

2040

Final Phase at Woodberry Down is expected to complete

A SPOTLIGHT ON THE FUTURE

5 PHASES
to be constructed

140,000
sqft of public open space to be delivered

400+
new trees planted and high levels of tree retentian with all Class A trees retained

Up to
950 SQM
of new community space

NEW
artificial football pitch

MULTI-USE
Game Area

COMMUNITY
planting facilities

A new
CENTRAL
Square in the heart of Woodberry Down

Location
Manor House, North London, N4 2BA

Local Authority
London Borough of Hackney

Tenure
299-year lease

Architects
Planning Architect:
Skidmore, Owings & Merrill
Detail Architect:
Rolfe Judd
Landscape Architect:
Murdoch Wickham

Building insurance
10-year warranty

Estimated completion
Hawker House: Completed

Darter Apartments: Completed

Emerald Quarter: Completed

Amber Apartments: Completed

Emperor Point/Crown Collection:
July-December 2025

Council tax
London Borough of Hackney

Band A	£1,068pa
Band B	£1,246pa
Band C	£1,424pa
Band D	£1,602pa
Band E	£1,958pa
Band F	£2,314pa
Band G	£2,670pa
Band H	£3,204pa

Ground rent**



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

Service charges**
– £4.27 - £4.90 psf^

Development facilities
– 24-hour concierge (private)
– Screening Room (private)
– Games Room (private)
– Gym
– Nature Reserve
– Sailing Club
– Rock Climbing Centre
– Restaurants, Cafes, Pubs
– Shops
– GP Surgery
– Schools from Nursery to Senior School
– Parks
– Redmond Community Centre

Terms of payment
A reservation booking deposit is payable on reservation:

- £2,000 for a 1 bedroom
- £5,000 for a 2 & 3 bedroom
- Exchange of contracts to take place within 28 days of reservation
- 10% of the purchase price is payable on exchange of contracts (minus the reservation fee)

Hawker House, Emerald Quarter & Darter Apartments, Amber Apartments

Balance of 90% is payable on completion.

Emperor Point & The Crown Collection

An advanced instalment of 10% of the purchase price is payable 12 months after exchange

Balance of 80% is payable on completion.

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

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

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

– A copy of the Certificate of Incorporation and Memorandum of Articles and Association

– Evidence of the company's registered address

– A list of directors and shareholders

Individual photo identification for at least two directors and shareholders

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

*** Wellness suite delivered in future phases

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





A spotlight on investing

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

	Rental Figures (pcm)
1 Bedroom Apartment	£2,300 - £2,600 pcm
2 Bedroom Apartment	£3,300 - £3,500 pcm
3 Bedroom Apartment	£3,800 - £4,000 pcm

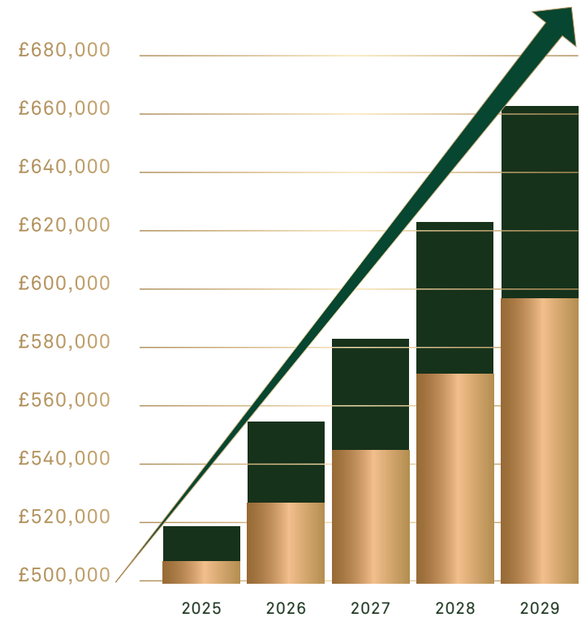
Rents achieved at Woodberry Down are comparable to those paid in popular locations across Zone 1 and 2:

Aldgate East
Canary Wharf
Nine Elms
Battersea
Elephant & Castle
Waterloo



Capital Growth and Regeneration

Woodberry Down is one of Europe's largest single-site estate regeneration projects, delivering 5,500 high quality homes, together with a wildlife reserve, school and play facilities. Dataloft research shows that on average, there is a **3.1% uplift** above average London price growth for homes in regeneration areas.



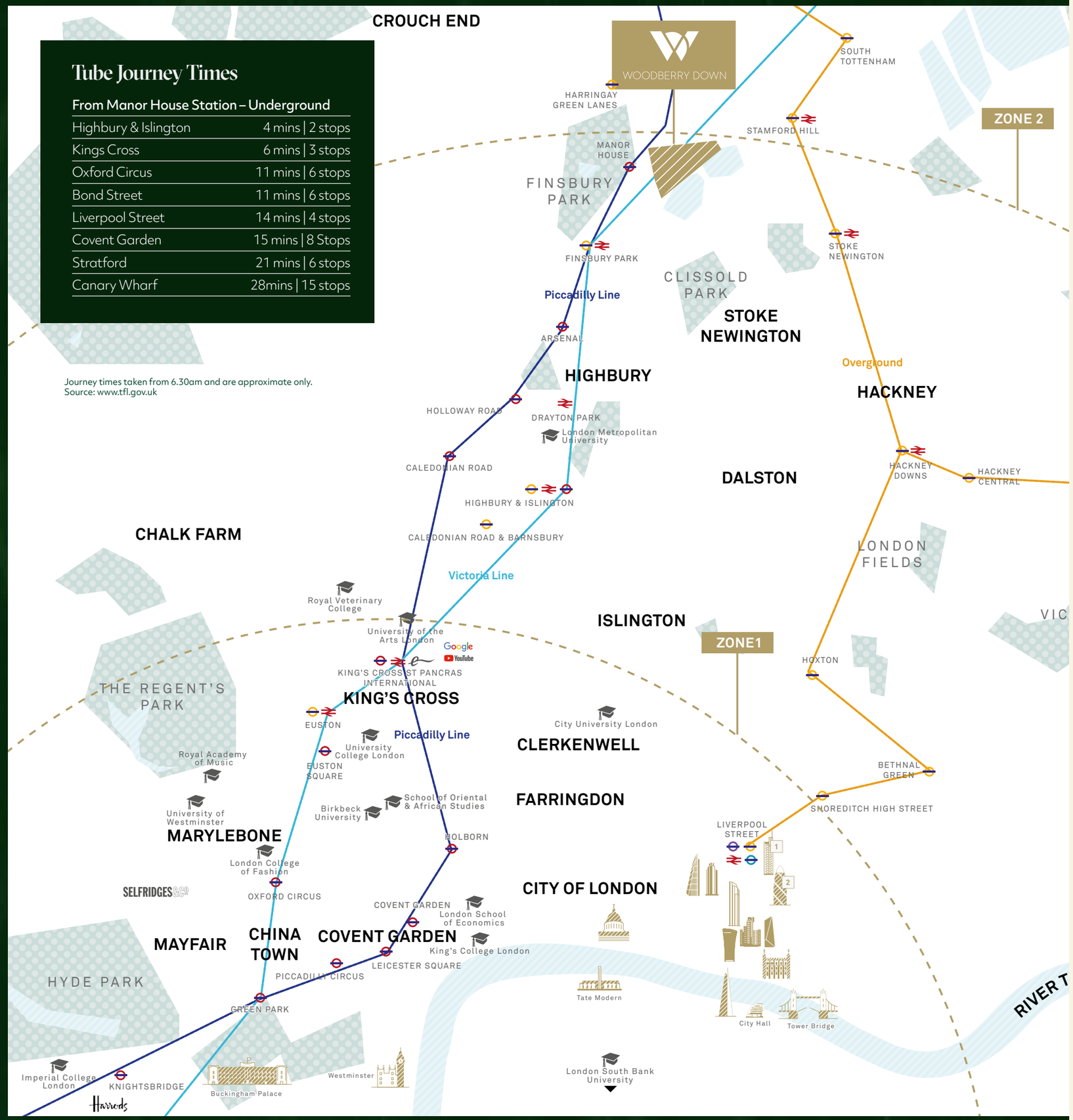
Average Predicted Growth sourced by Savills, JLL, Knight Frank, combined with average Predicted Growth for Regeneration Sites cited by CBRE. October 2024

Tube Journey Times

From Manor House Station – Underground

Highbury & Islington	4 mins | 2 stops
Kings Cross	6 mins | 3 stops
Oxford Circus	11 mins | 6 stops
Bond Street	11 mins | 6 stops
Liverpool Street	14 mins | 4 stops
Covent Garden	15 mins | 8 Stops
Stratford	21 mins | 6 stops
Canary Wharf	28mins | 15 stops

Journey times taken from 6.30am and are approximate only.
Source: www.tfl.gov.uk



World-Class Education

By tube from Manor House station to nearest station

UCL	5-10 MINS	**University College London** (London Euston)	9 2
SOAS University of London	10-15 MINS	**School of Oriental & African Studies** (Russell Square)	10
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)	8
Imperial College London	15-20 MINS	**Imperial College London** (South Kensington)	1 6
Queen Mary University of London	15-20 MINS	**Queen Mary University of London** (Bethnal Green)	5
King's College London	15-20 MINS	**King's College London** (Covent Garden)	3
London South Bank University	20-25 MINS	**London South Bank University** (Elephant and Castle)	15

★ London University Ranking ★ Global University Ranking



Photography of showhome is indicative only

A Sense of Quality

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

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

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



CONTACT DETAILS

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OUR VISION 2030 TRANSFORMING TOMORROW

Berkeley

Investor in Customers Gold 2022

In-house OUTSTANDING ACHIEVEMENT for CUSTOMER SATISFACTION

In-house GOLD AWARD 2023 CUSTOMER SATISFACTION

Berkeley Designed for life

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