



WOODBERRY DOWN



EDITIONS

A signature collection in the heart of Woodberry Down

Berkeley
Designed for life

North London's Hidden

GEM

Featuring two reservoirs, a wildlife reserve, idyllic views and lush landscaped greenery.



STRATFORD

CANARY WHARF

WEST END ▶

ABNEY PARK

STOKE NEWINGTON

CLISSOLD PARK

THE CITY

WOODBERRY WETLANDS
EAST RESERVOIR

SAILING LAKE
WEST RESERVOIR

AMBER APARTMENTS

THE
CROWN
COLLECTION

EMERALD
QUARTER

PHASE FIVE

PHASE FOUR

HAWKER HOUSE

 MANOR HOUSE STATION
ZONE 2

EMPEROR POINT

DARTER APARTMENTS

PHASE SEVEN

PHASE SIX

PHASE EIGHT
▶



WELCOME TO WATERSIDE LIVING



Zone 2

Manor House Underground Station located on site



6 minutes*

To Kings Cross St. Pancras



Phase 3 of a

30

year regeneration project



42

Acres of open water



Up to

5.7%

estimated rental yield



18

Universities within a 30 minute public transport commute



Multi-Award Winning

Development



2,300

homes built to date within this thriving community



12 Million

has been contributed to support local infrastructure improvements



43,000

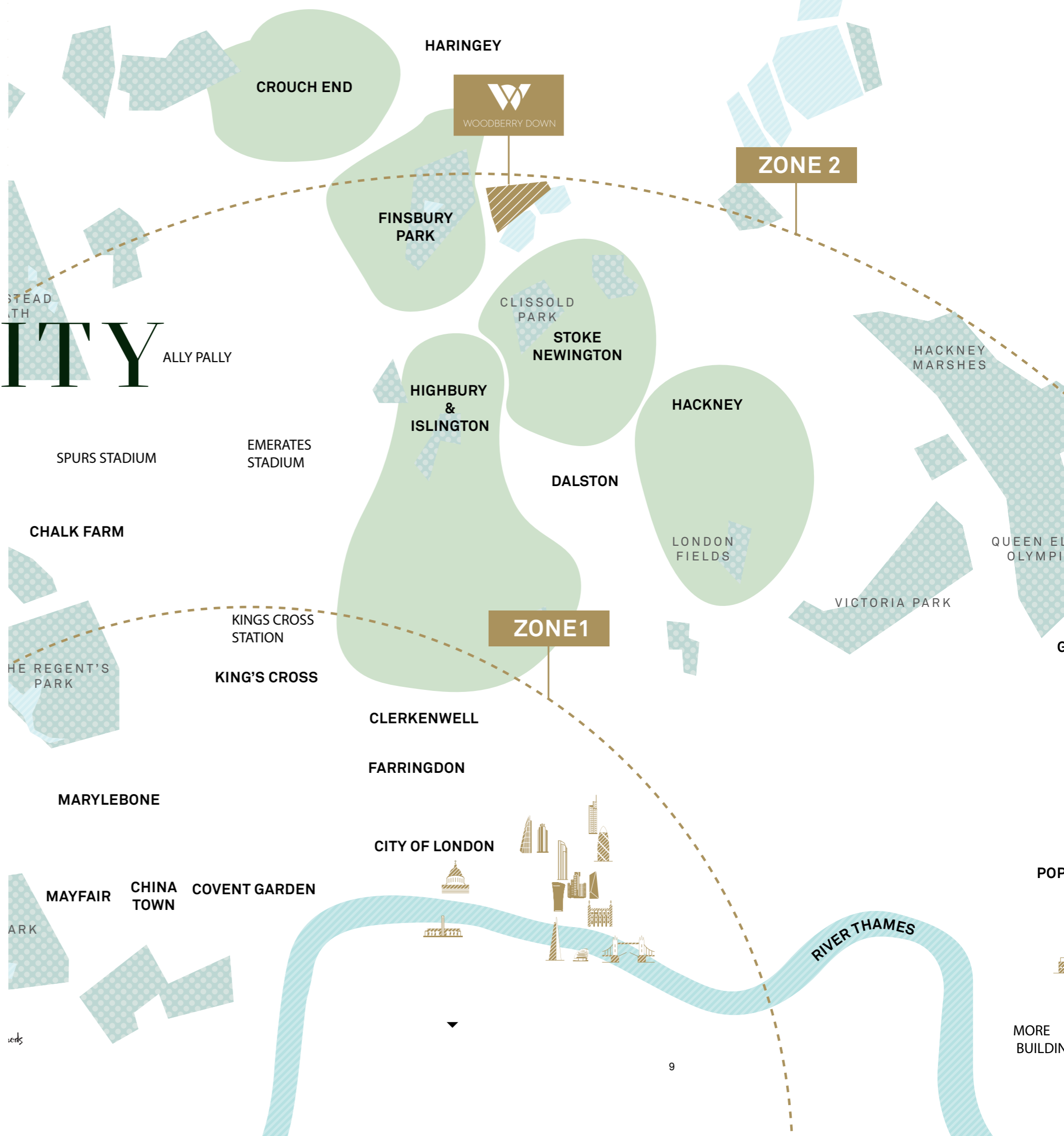
sqft of commercial and community facilities delivered

*Time is taken from 5:30am and is approximate only. Route is Manor House - Finsbury Park - Kings Cross. Source: tfl.co.uk

AN AFFLUENT COMMUNITY

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.



FINSBURY PARK

🚶 3 Minutes 🚲 1 Minute

Finsbury Park is a vibrant green space in North London, offering a variety of recreational activities, beautiful gardens, and a picturesque boating lake.



Photograph of Finsbury Park is indicative only

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.



Park Run

A free, fun, and friendly weekly 5k community event. Walk, jog, run, volunteer or spectate – it's up to you!



STOKE NEWINGTON

🚶 10 Minutes 🚲 5 Minutes

Stoke Newington is a trendy London neighbourhood known for its vibrant mix of indie boutiques, artisan cafés, and a 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

With its picturesque gardens, tranquil ponds, and a children's playground, it's a beloved local retreat.



Wholefoods

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.



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 its delicious blend of Thai and Asian flavours. Aun provides a delightful culinary experience.



Zia Lucia

Zia Lucia offers delicious slow-fermented pizzas with unique dough options, including their signature charcoal and carrot-based doughs, paired with Italian wines and craft beers.



Stoke Newington's 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, offering fresh produce and goods from local, sustainable farms.

HIGHBURY & ISLINGTON

🚆 20 Minutes 🚲 15 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.



Regents 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 its 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.

HACKNEY

🚶 31 Minutes 🚲 8 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.



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.

CROUCH END

 11 Minutes  15 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.



Photograph of 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.



Beam Cafe

This charming, family-run spot in Crouch End is known for its relaxed atmosphere and delightful menu. With a focus on quality ingredients, it serves a mix of Mediterranean-inspired dishes and classic brunch favourites.



ArtHouse

ArtHouse Crouch End is an independent cinema and live performance venue, offering a vibrant mix of films, theatre, music, and more.

London is at your fingertips from Woodberry Down, with multiple transport options including walking, tube, rail, bus, or bike. Manor House station, conveniently located in Zone 2, offers swift connections—just 6 minutes to King's Cross, 11 minutes to Bond Street, and 17 minutes to the City. The Piccadilly Line provides 24-hour Night Tube services on Fridays and Saturdays. Plus, with King's Cross and St Pancras International close by, destinations like Paris, Brussels, Amsterdam, and the south of France are just a seamless train journey away.

GOING PLACES



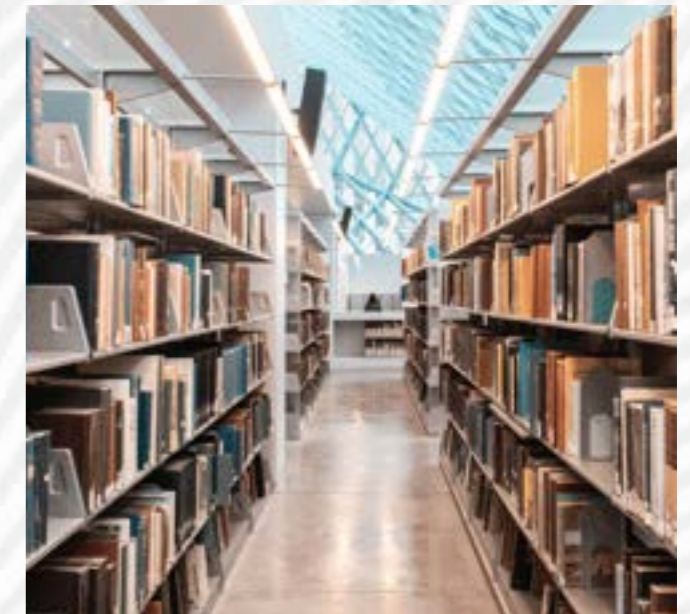
Photograph of Kings Cross is indicative only



UNIVERSALLY ADMIRIED



London's universities are the envy of the world and a magnet for students from many different countries. It's very easy to reach them from your Woodberry Down home.



Journeys from Manor House station

University of the Arts London	10 - 15 mins
Central St. Martin's University	10 - 15 mins
University of Westminster	10 - 15 mins
University College London	10 - 15 mins
London School of Economics	10 - 15 mins
Royal Academy of Music	10 - 15 mins
Imperial College London	20 - 25 mins
King's College London	20 - 25 mins

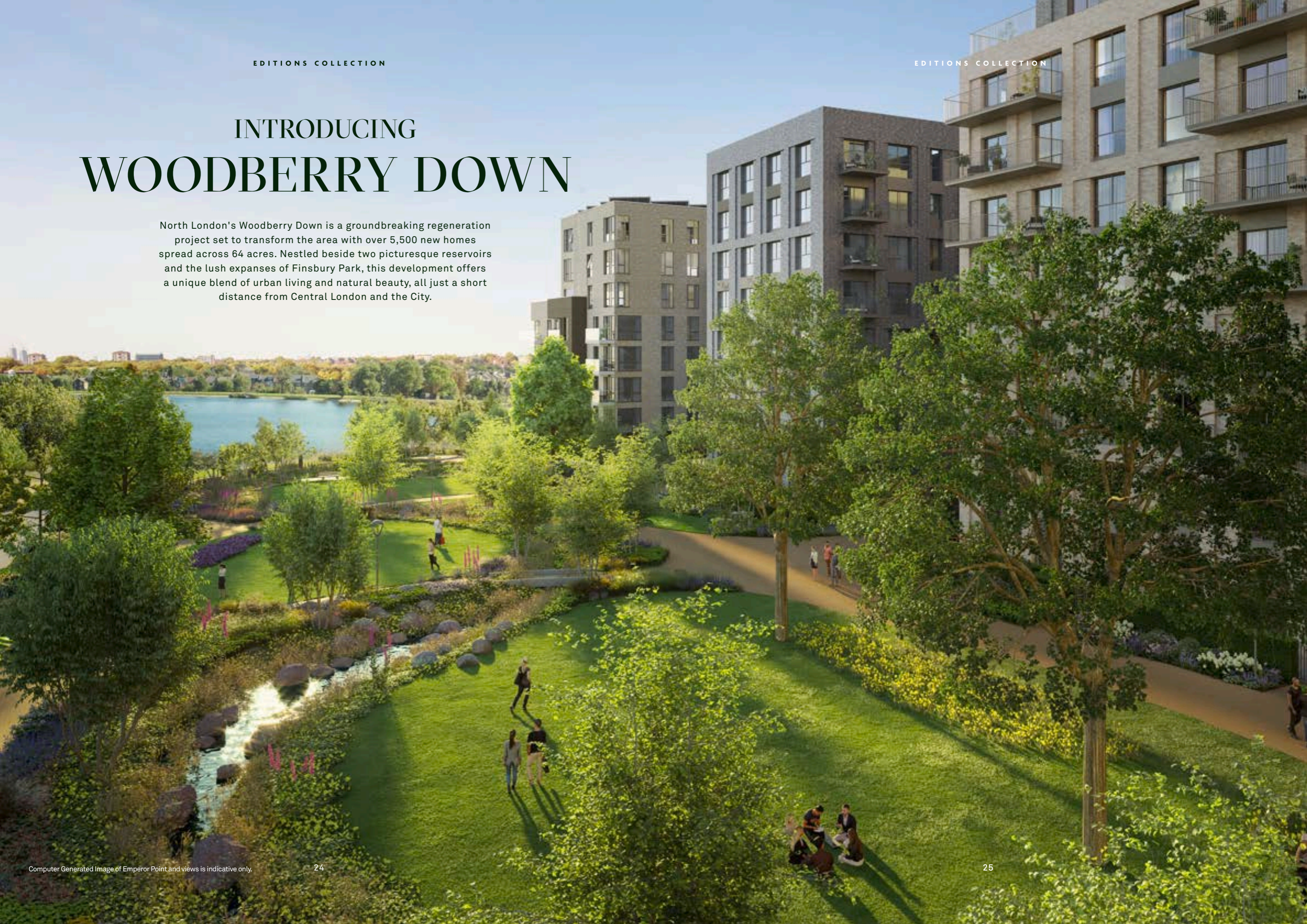
All journey times are approximate only. Sources: TfL.gov.uk and google.com/maps.

Scan here for the Woodberry Down Education Guide



INTRODUCING WOODBERRY DOWN

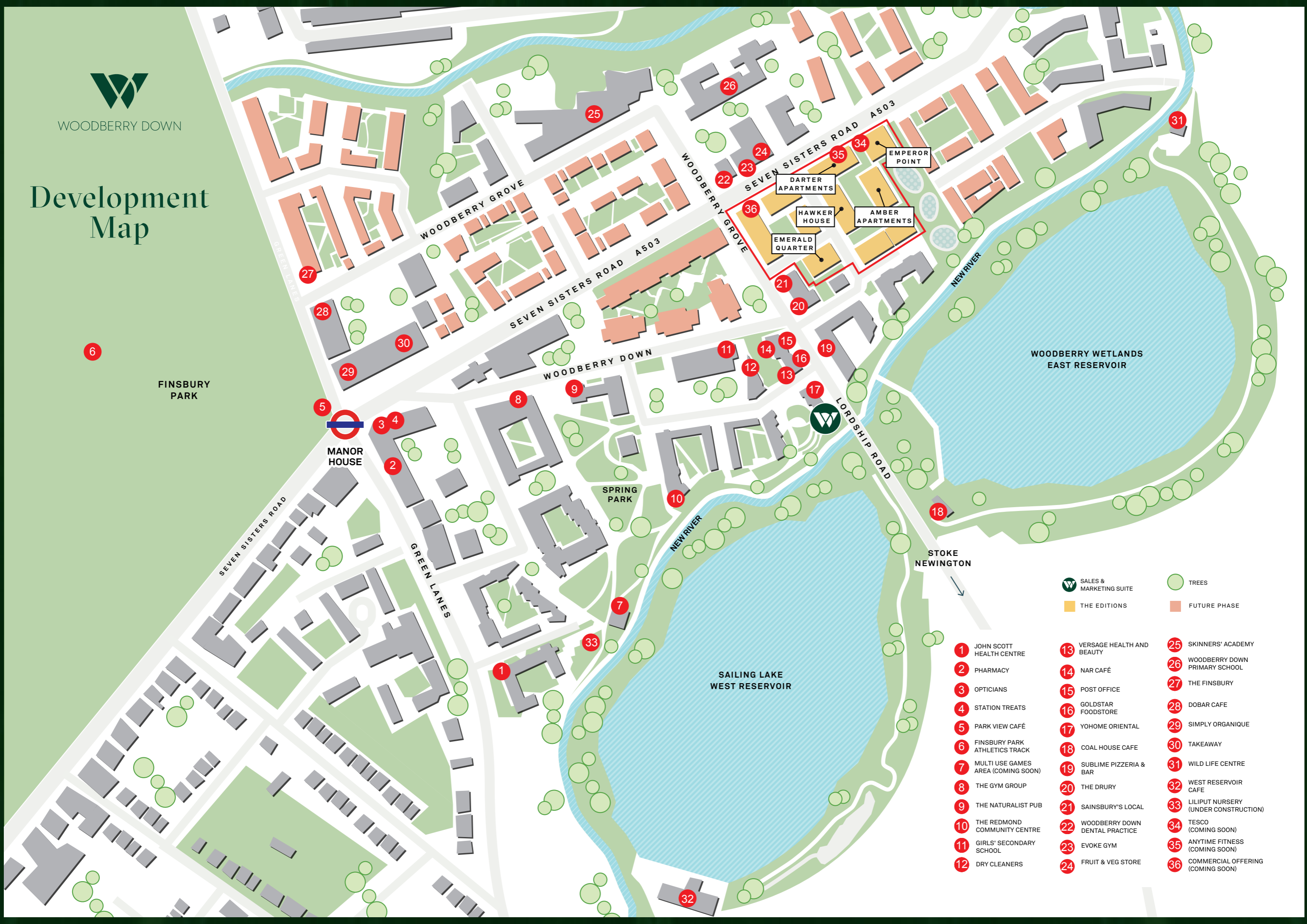
North London's Woodberry Down is a groundbreaking regeneration project set to transform the area with over 5,500 new homes spread across 64 acres. Nestled beside two picturesque reservoirs and the lush expanses of Finsbury Park, this development offers a unique blend of urban living and natural beauty, all just a short distance from Central London and the City.





WOODBERRY DOWN

Development Map



- SALES & MARKETING SUITE
- THE EDITIONS
- TREES
- FUTURE PHASE

- 1 JOHN SCOTT HEALTH CENTRE
- 2 PHARMACY
- 3 OPTICIANS
- 4 STATION TREATS
- 5 PARK VIEW CAFE
- 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 GIRLS' SECONDARY SCHOOL
- 12 DRY CLEANERS
- 13 VERSAGE HEALTH AND BEAUTY
- 14 NAR CAFE
- 15 POST OFFICE
- 16 GOLDSTAR FOODSTORE
- 17 YOHOME ORIENTAL
- 18 COAL HOUSE CAFE
- 19 SUBLIME PIZZERIA & BAR
- 20 THE DRURY
- 21 SAINSBURY'S LOCAL
- 22 WOODBERRY DOWN DENTAL PRACTICE
- 23 EVOKE GYM
- 24 FRUIT & VEG STORE
- 25 SKINNERS' ACADEMY
- 26 WOODBERRY DOWN PRIMARY SCHOOL
- 27 THE FINSBURY
- 28 DOBAR CAFE
- 29 SIMPLY ORGANIQUE
- 30 TAKEAWAY
- 31 WILD LIFE CENTRE
- 32 WEST RESERVOIR CAFE
- 33 LILIPUT NURSERY (UNDER CONSTRUCTION)
- 34 TESCO (COMING SOON)
- 35 ANYTIME FITNESS (COMING SOON)
- 36 COMMERCIAL OFFERING (COMING SOON)

WOODBERRY LIFE



The Gym Group

With no contract memberships starting from just £21.99 a month, and plenty of state-of-the-art equipment, The Gym Group London Manor House is fantastic value for money.



Concierge

24-hour concierge service, ensuring assistance is always available whenever you need it. Receiving packages, arranging services, or simply seeking help with everyday tasks, our friendly and professional concierge team is here.

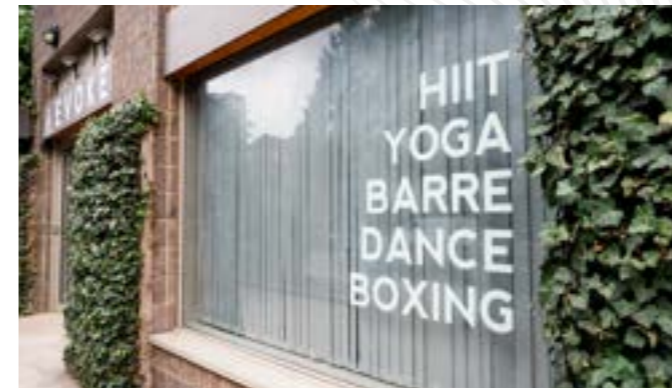


Residents Lounge

Located in Emperor Point the Residents' Business Lounge features a variety of breakout spaces and workstations ideal for meetings and remote work setups.

Screening Room

Woodberry Down features a cozy and modern screening room where you can unwind and enjoy your favorite movies. Whether you're in the mood for a classic film or the latest blockbuster, just head down and immerse yourself in a true cinema experience.



Evoke Fitness Studio

Evoke Fitness Studio is a comprehensive destination for physical exercise and mental well-being, offering classes such as yoga, boxing, and dance workshops led by expert instructors. With membership packages starting at £48 per month and a two-week trial for just £20, there are plenty of options available.



West Reservoir Centre

With open water swimming sessions available for confident swimmers, the centre features a beautiful 1.5-kilometre stretch of water, ideal for various water sports. It also includes facilities for sailing, kayaking, and rowing, making it a popular destination for both recreational and competitive water activities.



Sublime

The café has become a neighbourhood favorite, earning accolades such as being named one of the best brunch spots in London by Vogue and topping TripAdvisor reviews.



Drury N4

Drury N4 offers a diverse all-day menu with options for everyone, from classic eggs benedict to vegan dishes. Committed to community support, it has provided free meals to NHS staff and donates a portion of its profits to charity.



Nar Cafe & Juice Bar

With a welcoming atmosphere and pet-friendly policy, it's the perfect spot to enjoy quality food and coffee, making it a favorite among locals. The café is open from 7am to 5pm on weekdays and 8am to 5pm on weekends.



Sainsbury's Local

Conveniently located on-site, our Sainsbury's Local offers everything you need for daily essentials and last-minute shopping.



The Castle Climbing

The Castle Climbing Centre is described by many as the most popular climbing centre in the UK. A wide range of climbing activities, such as bouldering and top roping, are on offer. Whether you are a seasoned pro or a beginner, this place has it all. And yes, the venue really does look like a castle!



The Naturalist

The Naturalist is a vibrant gastro-pub located in the heart of the Woodberry Down community, offering a fantastic mix of great food, drinks, and ambiance.



YoHome

YoHome Oriental Lifestyle supermarket is proving to be a great addition to the Woodberry Down community. Specialising in oriental foods and products, importing daily necessities from China, Japan, Korea, and Southeast Asia it offers a wide range of popular snacks, groceries, and cooking ingredients.



The Coal House

Nestled within Woodberry Wetlands, this charming café is set in a beautifully restored Grade II listed building. With indoor seating and a scenic outdoor terrace overlooking the wetlands, it's the perfect spot to relax and enjoy nature.

Woodberry Wetlands

Woodberry Wetlands features reed-fringed ponds, wildflower meadows, and diverse wildlife, including over 300 bird species, amphibians, and butterflies. The wetland's tranquil beauty is complemented by views of the city skyline, making it a popular spot for leisurely walks, birdwatching, and connecting with nature.



FIND YOUR HOME

Views over landscaped gardens



■ Standard Specification
 ■ Premium Specification

◀▶ Measurement Points
 C Cupboard
 W Wardrobe
 PW Provision for Wardrobe

U Utility
 ☒ High Units
 ☒ Dishwasher
 AOV Automatic Opening Vent

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EDITIONS COLLECTION

EMERALD QUARTER

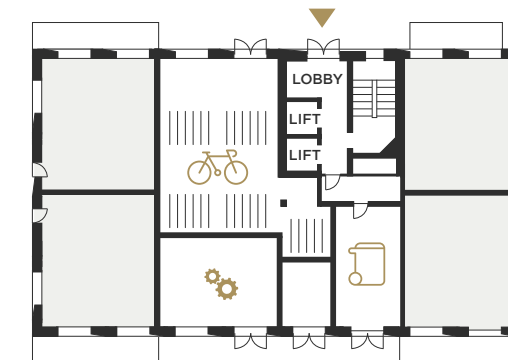
Level 01 - 07



NORTH WEST ELEVATION



GROUND FLOOR



☐ Shared Ownership

APARTMENT A.01-07.01	51.1 SQ M	550 SQ FT
Kitchen	3.01m x 2.35m	9' 11" x 7' 9"
Living / Dining	5.10m x 3.35m	16' 9" x 11' 0"
Bedroom	3.61m x 3.32m	11' 10" x 10' 11"
Balcony	5.3 sq m	57.0 sq ft

APARTMENT A.01-07.02	50.8 SQ M	546 SQ FT
Kitchen	2.60m x 2.10m	8' 7" x 6' 11"
Living / Dining	5.10m x 3.60m	16' 9" x 11' 10"
Bedroom	3.61m x 3.32m	11' 10" x 10' 11"
Balcony	5.3 sq m	57.0 sq ft

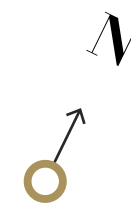
APARTMENT A.01-07.03	51.1 SQ M	550 SQ FT
Kitchen	3.01m x 2.35m	9' 11" x 7' 9"
Living / Dining	5.10m x 3.35m	16' 9" x 11' 0"
Bedroom	3.61m x 3.32m	11' 10" x 10' 11"
Balcony	5.3 sq m	57.0 sq ft

APARTMENT A.01-07.04	51.1 SQ M	550 SQ FT
Kitchen	3.01m x 2.35m	9' 11" x 7' 9"
Living / Dining	5.10m x 3.35m	16' 9" x 11' 0"
Bedroom	3.61m x 3.32m	11' 10" x 10' 11"
Balcony	5.3 sq m	57.0 sq ft

APARTMENT A.01-07.05	50.8 SQ M	546.8 SQ FT
Kitchen	2.60m x 2.10m	8' 7" x 6' 11"
Living / Dining	5.10m x 3.60m	16' 9" x 11' 10"
Bedroom	3.61m x 3.32m	11' 10" x 10' 11"
Balcony	5.3 sq m	57.0 sq ft

APARTMENT A.01-07.06	50.8 SQ M	546.8 SQ FT
Kitchen	2.60m x 2.10m	8' 7" x 6' 11"
Living / Dining	5.10m x 3.60m	16' 9" x 11' 10"
Bedroom	3.61m x 3.32m	11' 10" x 10' 11"
Balcony	5.3 sq m	57.0 sq ft

APARTMENT A.01-07.06	51.1 SQ M	550 SQ FT
Kitchen	3.01m x 2.35m	9' 11" x 7' 9"
Living / Dining	5.10m x 3.35m	16' 9" x 11' 0"
Bedroom	3.61m x 3.32m	11' 10" x 10' 11"
Balcony	5.3 sq m	57.0 sq ft



AMBER APARTMENTS

Level 01



NORTH EAST ELEVATION



GROUND FLOOR



APARTMENT B3.01.01	50.8 SQ M	546 SQ FT
Kitchen	3.00m x 2.24m	9' 10" x 7' 4"
Living / Dining	5.11m x 3.60m	16' 9" x 11' 10"
Bedroom	4.93m x 3.10m	16' 2" x 10' 2"
Terrace	13.7 sq m	147 sq ft

APARTMENT B3.01.02	78.9 SQ M	849 SQ FT
Kitchen	3.10m x 2.84m	10' 2" x 9' 4"
Living / Dining	5.00m x 4.36m	16' 5" x 14' 4"
Main Bedroom	5.08m x 2.80m	16' 8" x 9' 1"
Bedroom 2	3.80m x 3.35m	12' 6" x 11' 0"
Balcony	9.6 sq m	103 sq ft

APARTMENT B3.01.03	77.1 SQ M	829 SQ FT
Kitchen	3.42m x 2.60m	11' 3" x 8' 6"
Living / Dining	4.61m x 4.28m	15' 2" x 14' 1"
Main Bedroom	5.08m x 2.80m	16' 8" x 9' 1"
Bedroom 2	3.80m x 3.45m	12' 6" x 11' 4"
Balcony	9.6 sq m	103 sq ft

APARTMENT B3.01.04	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

APARTMENT B3.01.05	50.8 SQ M	546 SQ FT
Kitchen	3.00m x 2.24m	9' 10" x 7' 4"
Living / Dining	5.11m x 3.60m	16' 9" x 11' 10"
Bedroom	4.93m x 3.10m	16' 2" x 10' 2"
Terrace	12.5 sq m	134 sq ft

APARTMENT B3.01.06	51.5 SQ M	554 SQ FT
Kitchen	2.61m x 2.00m	8' 7" x 6' 7"
Living / Dining	5.21m x 3.61m	17' 1" x 11' 10"
Bedroom	4.93m x 3.45m	16' 2" x 11' 4"
Terrace	11.3 sq m	121 sq ft

APARTMENT B3.01.07	51.5 SQ M	554 SQ FT
Kitchen	2.61m x 2.00m	8' 7" x 6' 7"
Living / Dining	5.21m x 3.61m	17' 1" x 11' 10"
Bedroom	4.93m x 3.45m	16' 2" x 11' 4"
Terrace	11.4 sq m	120 sq ft

- Standard Specification
- Premium Specification
- ◀▶ Measurement Points
- C Cupboard
- W Wardrobe
- PW Provision for Wardrobe
- U Utility
- ☒ High Units
- ☒ Dishwasher
- AOV Automatic Opening Vent

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- 🪴 Services / Plant room
- 🗑️ Bin Store
- 🚲 Cycle Store

AMBER APARTMENTS

Levels 02-06



NORTH EAST ELEVATION



GROUND FLOOR



- Services / Plant room
- Bin Store
- Cycle Store

APARTMENT B3.02-06.01	50.8 SQ M	546 SQ FT
Kitchen	3.00m x 2.24m	9' 10" x 7' 4"
Living / Dining	5.11m x 3.60m	16' 9" x 11' 10"
Bedroom	4.93m x 3.10m	16' 2" x 10' 2"
Balcony	5.0 sq m	53 sq ft

APARTMENT B3.02-06.02	78.9 SQ M	849 SQ FT
Kitchen	3.10m x 2.84m	10' 2" x 9' 4"
Living / Dining	5.00m x 4.36m	16' 5" x 14' 4"
Main Bedroom	5.08m x 2.80m	16' 8" x 9' 1"
Bedroom 2	3.80m x 3.35m	12' 6" x 11' 0"
Balcony	9.6 sq m	103 sq ft

APARTMENT B3.02-06.03	77.1 SQ M	829 SQ FT
Kitchen	3.42m x 2.60m	11' 3" x 8' 6"
Living / Dining	4.61m x 4.28m	15' 2" x 14' 1"
Main Bedroom	5.08m x 2.80m	16' 8" x 9' 1"
Bedroom 2	3.80m x 3.45m	12' 6" x 11' 4"
Balcony	9.6 sq m	103 sq ft

APARTMENT B3.02-06.04	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

APARTMENT B3.02-06.05	50.8 SQ M	546 SQ FT
Kitchen	3.00m x 2.24m	9' 10" x 7' 4"
Living / Dining	5.11m x 3.60m	16' 9" x 11' 10"
Bedroom	4.93m x 3.10m	16' 2" x 10' 2"
Balcony	5.0 sq m	53 sq ft

APARTMENT B3.02-06.06	51.5 SQ M	554 SQ FT
Kitchen	2.61m x 2.00m	8' 7" x 6' 7"
Living / Dining	5.21m x 3.61m	17' 1" x 11' 10"
Bedroom	4.93m x 3.45m	16' 2" x 11' 4"
Balcony	5.0 sq m	53 sq ft

APARTMENT B3.02-06.07	51.5 SQ M	554 SQ FT
Kitchen	2.61m x 2.00m	8' 7" x 6' 7"
Living / Dining	5.21m x 3.61m	17' 1" x 11' 10"
Bedroom	4.93m x 3.45m	16' 2" x 11' 4"
Balcony	5.0 sq m	53 sq ft

Views over park

Views towards reservoir

Views over landscaped gardens

Views over landscaped gardens

- Standard Specification
- Premium Specification

- Measurement Points
- C** Cupboard
- W** Wardrobe
- PW** Provision for Wardrobe
- U** Utility
- High Units
- Dishwasher
- AOV** Automatic Opening Vent

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AMBER APARTMENTS

Level 07

APARTMENT B3.07.01	50.8 SQ M	546 SQ FT
Kitchen	3.00m x 2.24m	9' 10" x 7' 4"
Living / Dining	5.11m x 3.60m	16' 9" x 11' 10"
Bedroom	4.93m x 3.10m	16' 2" x 10' 2"
Balcony	5.0 sq m	53 sq ft

APARTMENT B3.07.04	107.8 SQ M	1,160 SQ FT
Kitchen	3.41m x 3.23m	11' 2" x 10' 7"
Living / Dining	6.77m x 4.15m	22' 2" x 13' 7"
Main Bedroom	5.07m x 3.25m	16' 8" x 10' 8"
Bedroom 2	4.20m x 3.37m	13' 9" x 11' 1"
Bedroom 3	4.04m x 3.00m	13' 3" x 9' 10"
Terrace	57.5 sq m	618 sq ft

APARTMENT B3.07.05	77.2 SQ M	830 SQ FT
Kitchen	3.42m x 2.60m	11' 3" x 8' 6"
Living / Dining	4.61m x 4.28m	15' 1" x 14' 1"
Main Bedroom	5.08m x 2.80m	16' 8" x 9' 1"
Bedroom 2	3.80m x 3.45m	12' 6" x 11' 4"
Balcony	9.6 sq m	103 sq ft



NORTH EAST ELEVATION



GROUND FLOOR



- Services / Plant room
- Bin Store
- Cycle Store



Views over park



Views towards reservoir



Views over landscaped gardens

Views over landscaped gardens

- Standard Specification
- Premium Specification

- Measurement Points
- C** Cupboard
- W** Wardrobe
- PW** Provision for Wardrobe
- U** Utility
- High Units
- Dishwasher
- AOV** Automatic Opening Vent

Floorplans shown for Amber Apartments 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. Please ask Sales Consultant for further information. All plans are subject to planning. Ground floor layout is subject to change.



AMBER APARTMENTS

Level 08



APARTMENT B3.08.01	50.8 SQ M	546 SQ FT
Kitchen	3.00m x 2.24m	9' 10" x 7' 4"
Living / Dining	5.11m x 3.60m	16' 9" x 11' 10"
Bedroom	4.93m x 3.10m	16' 2" x 10' 2"
Balcony	5.0 sq m	53 sq ft

APARTMENT B3.08.04	107.8 SQ M	1,160 SQ FT
Kitchen	3.41m x 3.23m	11' 2" x 10' 7"
Living / Dining	6.77m x 4.15m	22' 2" x 13' 7"
Main Bedroom	5.07m x 3.25m	16' 8" x 10' 8"
Bedroom 2	4.20m x 3.37m	13' 9" x 11' 1"
Bedroom 3	4.04m x 3.00m	13' 3" x 9' 10"
Balcony	10.2 sq m	109 sq ft

APARTMENT B3.08.05	77.2 SQ M	830 SQ FT
Kitchen	3.42m x 2.60m	11' 3" x 8' 6"
Living / Dining	4.61m x 4.28m	15' 1" x 14' 1"
Main Bedroom	5.08m x 2.80m	16' 8" x 9' 1"
Bedroom 2	3.80m x 3.45m	12' 6" x 11' 4"
Balcony	9.6 sq m	103 sq ft



GROUND FLOOR



- Services / Plant room
- Bin Store
- Cycle Store



Views over park

Views towards reservoir

To view this duplex apartment please see page 78-79

To view this duplex apartment please see page 80-81

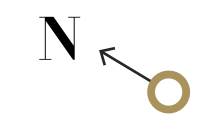
Views over landscaped gardens

Views over landscaped gardens

- Standard Specification
- Premium Specification

- Measurement Points
- C Cupboard
- W Wardrobe
- PW Provision for Wardrobe
- U Utility
- High Units
- Dishwasher
- AOV Automatic Opening Vent

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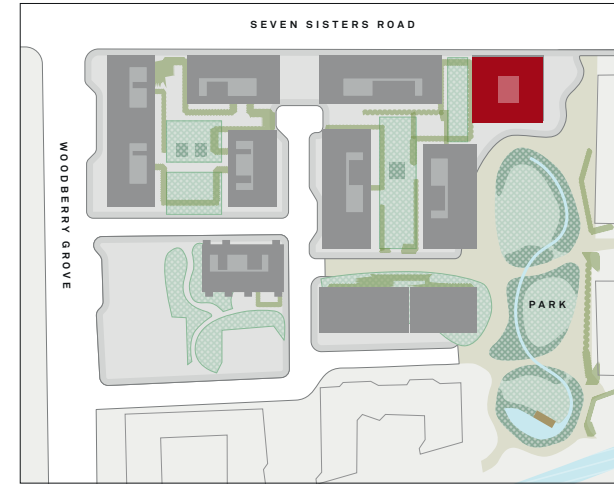


Views towards
Urban Landscape

EDITIONS COLLECTION

EMPEROR POINT

Level 01



APARTMENT B2.01.01	75.8 SQ M	815 SQ FT
Kitchen	3.74m x 2.60m	12' 3" x 8' 6"
Living / Dining	5.05m x 3.05m	16' 7" x 10' 0"
Main Bedroom	4.06m x 2.81m	13' 4" x 9' 3"
Bedroom 2	4.06m x 2.80m	13' 4" x 9' 2"
Balcony	7.7 sq m	82.8 sq ft

APARTMENT B2.01.02	55.5 SQ M	597 SQ FT
Kitchen	3.26m x 2.10m	10' 9" x 6' 11"
Living / Dining	4.85m x 4.09m	15' 11" x 13' 5"
Bedroom	4.80m x 3.62m	15' 9" x 11' 10"

APARTMENT B2.01.03	78.6 SQ M	846 SQ FT
Kitchen	4.22m x 2.40m	13' 10" x 7' 10"
Living / Dining	4.59m x 3.48m	15' 1" x 11' 5"
Main Bedroom	4.95m x 2.99m	16' 3" x 9' 10"
Bedroom 2	3.33m x 3.05m	10' 11" x 10' 0"
Balcony	7.7 sq m	82.8 sq ft

APARTMENT B2.01.04	55.1 SQ M	593 SQ FT
Kitchen	2.81m x 2.10m	9' 3" x 6' 11"
Living / Dining	5.37m x 4.52m	17' 7" x 14' 10"
Bedroom	5.19m x 2.82m	17' 0" x 9' 3"

APARTMENT B2.01.05	78.6 SQ M	846 SQ FT
Kitchen	4.22m x 2.40m	13' 10" x 7' 10"
Living / Dining	4.59m x 3.49m	15' 1" x 11' 5"
Main Bedroom	4.95m x 2.99m	16' 3" x 9' 10"
Bedroom 2	3.33m x 3.05m	10' 11" x 10' 0"
Balcony	7.7 sq m	82.8 sq ft

APARTMENT B2.01.06	82.2 SQ M	884 SQ FT
Kitchen	4.53m x 2.40m	14' 11" x 7' 10"
Living / Dining	6.58m x 2.86m	21' 7" x 9' 4"
Main Bedroom	4.94m x 3.74m	16' 3" x 12' 3"
Bedroom 2	3.62m x 2.75m	11' 11" x 9' 0"
Balcony	7.7 sq m	82.8 sq ft

Views towards
Podium Gardens

Views towards
Park

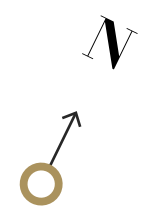
Standard Specification Premium Specification

Measurement Points C Cupboard WM Washing Machine W Wardrobe PW Provision for Wardrobe U Utility Tall Units

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Residents' Facilities
Concierge, Meeting Rooms
and Screening Room



Views towards
Urban Landscape

EDITIONS COLLECTION

EMPEROR POINT

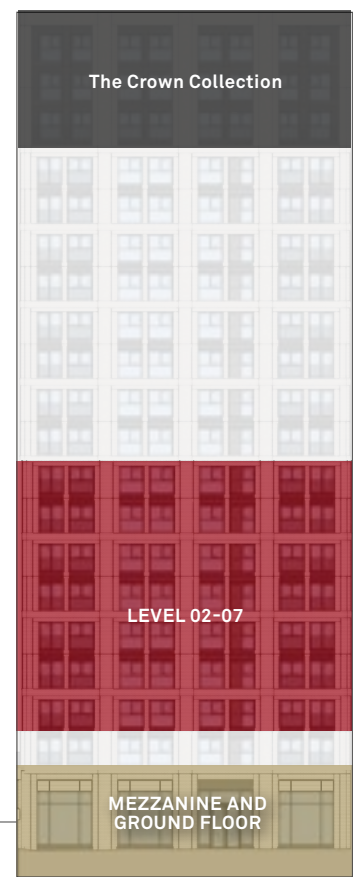
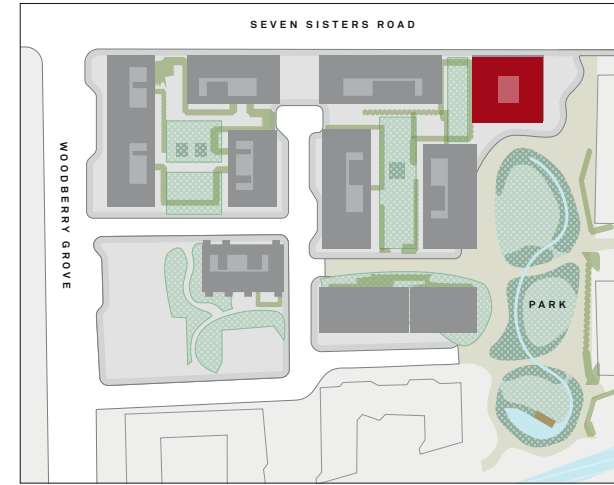
Level 02 - 07



Views towards Podium Gardens
/ Urban Landscape

Views towards
Reservoir / Park

Views towards
Reservoir / Park



Residents' Facilities
Concierge, Meeting Rooms
and Screening Room

Standard Specification Premium Specification

Measurement Points C Cupboard WM Washing Machine W Wardrobe PW Provision for Wardrobe U Utility Tall Units

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.

APARTMENT B2.02.01	75.8 SQ M	815 SQ FT
Kitchen	3.74m x 2.60m	12' 3" x 8' 6"
Living / Dining	5.05m x 3.05m	16' 7" x 10' 0"
Main Bedroom	4.06m x 2.81m	13' 4" x 9' 3"
Bedroom 2	4.06m x 2.80m	13' 4" x 9' 2"
Balcony	7.7 sq m	82.8 sq ft
APARTMENT B2.02.02	55.5 SQ M	597 SQ FT
Kitchen	3.26m x 2.10m	10' 9" x 6' 11"
Living / Dining	4.85m x 4.09m	15' 11" x 13' 5"
Bedroom	4.80m x 3.62m	15' 9" x 11' 10"
APARTMENT B2.02.03	78.6 SQ M	846 SQ FT
Kitchen	4.22m x 2.40m	13' 10" x 7' 10"
Living / Dining	4.59m x 3.49m	15' 1" x 11' 5"
Main Bedroom	4.95m x 2.99m	16' 3" x 9' 10"
Bedroom 2	3.33m x 3.05m	10' 11" x 10' 0"
Balcony	7.7 sq m	82.8 sq ft
APARTMENT B2.02.04	55.1 SQ M	593 SQ FT
Kitchen	2.81m x 2.10m	9' 3" x 6' 11"
Living / Dining	5.37m x 4.52m	17' 7" x 14' 10"
Bedroom	5.19m x 2.82m	17' 0" x 9' 3"
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Kitchen	4.22m x 2.40m	13' 10" x 7' 10"
Living / Dining	4.59m x 3.49m	15' 1" x 11' 5"
Main Bedroom	4.95m x 2.99m	16' 3" x 9' 10"
Bedroom 2	3.33m x 3.05m	10' 11" x 10' 0"
Balcony	7.7 sq m	82.8 sq ft
APARTMENT B2.02.06	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 x 2.75m	12' 1" x 9' 0"
Bedroom 3	3.52m x 2.65m	11' 7" x 8' 8"
Balcony	7.7 sq m	82.8 sq ft

Views towards Alexandra Palace / Urban Landscape

EDITIONS COLLECTION

EMPEROR POINT

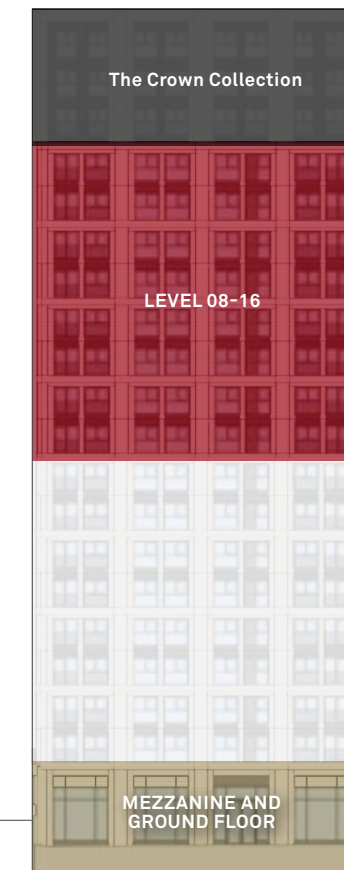
Level 08-16



Views towards Reservoir / City Skyline / Alexandra Palace / Podium Gardens

Views towards Reservoir / Urban Landscape

Panoramic views towards Reservoirs / City Skyline



Residents' Facilities
Concierge, Meeting Rooms
and Screening Room

APARTMENT B2.08.01	75.8 SQ M	815 SQ FT
Kitchen	3.74m x 2.60m	12' 3" x 8' 6"
Living / Dining	5.05m x 3.05m	16' 7" x 10' 0"
Main Bedroom	4.06m x 2.81m	13' 4" x 9' 3"
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Balcony	7.7 sq m	82.8 sq ft
APARTMENT B2.08.02	55.5 SQ M	597 SQ FT
Kitchen	3.26m x 2.10m	10' 9" x 6' 11"
Living / Dining	4.85m x 4.09m	15' 11" x 13' 5"
Bedroom	4.80m x 3.62m	15' 9" x 11' 10"
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Balcony	7.7sq m	82.8 sq ft

Standard Specification Premium Specification

Measurement Points C Cupboard WM Washing Machine W Wardrobe PW Provision for Wardrobe U Utility Tall Units

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.



Elevated STYLE

*Defined by
beautiful interiors*

Creating The Editions Collection began with selecting the finest, most exquisite materials available, in tones and textures that would highlight the natural assets of this unique location.

These beautifully designed apartments have been curated to meet every requirement of your lifestyle. Spacious, light, welcoming and exquisitely planned, designed and equipped to a high standard by Berkeley.

Modern

LUXE

Interior / Exterior Finishes

- Engineered flooring to living, dining, kitchen, hall and reception areas
- Stained solid wood entrance door
- Brushed steel door fittings throughout
- Internal doors in white painted finish
- Skirting in white painted finish

Kitchen

- Matte finish with soft-close cabinets and units
- Quartz worktops and splashbacks
- Brushed black metal shelving
- Stainless steel sink
- Brushed black mixer tap
- Compartmentalised waste storage
- Miele black integrated oven
- Miele integrated microwave
- Miele induction hob
- Integrated extractor hood
- Integrated fridge-freezer
- Integrated dishwasher
- Washer-dryer in utility area

*Only available in 1 bedroom apartments.

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.

Bathrooms

- WC with soft-close seat and concealed cistern
- White ceramic washbasin
- Brushed black mixer tap
- White steel enamel bath with shower over
- Brushed black shower hose
- Fixed bath screen with matte black trim
- Fixed shower screen with matte black trim
- Heated black towel warmer
- Brushed black robe hooks
- Porcelain tiles to floor and walls
- Feature wall tiling
- Composite worktop with black metal feature storage
- Wall mounted mirrored cabinet

Lighting and Electrical Finishes

- Undermounted LED strip to kitchen wall units
- Energy efficient LED downlights to all areas
- LED lighting to storage cupboards
- Satin chrome socket outlets with black inserts to kitchen worktop areas
- Shaver sockets to bathrooms
- Multimedia plate in living area and all bedrooms
- Master light switch to hallway
- Thermostatic controls to underfloor heating

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

Heating

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

Security and Peace of Mind

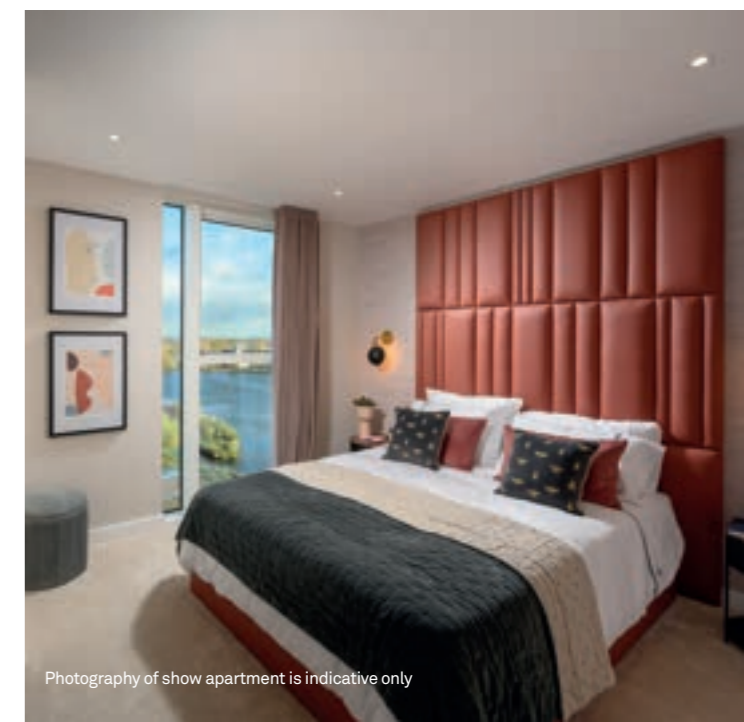
- Access to apartments via audio/video door entry system and electronic access to internal areas
- Multipoint locking front entrance door to apartment
- Mains powered smoke detector with battery back up
- 10-Year Premier Guarantee Warranty

Communal Areas

- Tiled floor to entrance lobby
- Carpet to hallways
- Lifts access to all floors
- Editions Collection concierge will be delivered in the Tower
- Secure cycle storage
- Architecturally designed hard and soft landscaping

Telecommunications

- Telephone points fitted in all bedrooms and living areas
- TV/FM/satellite points fitted in all bedrooms and living areas
- 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 of show apartment is indicative only



PEARL



AZURE



EDITIONS COLLECTION

EBONY



Computer Generated Images
are indicative only

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EDITIONS COLLECTION



57

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

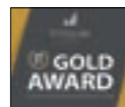
Our Customer Relations Manager will present a selection of designer-conceived colour palettes to help you find the interior finish that most suits your style

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 NHBC 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.



Customer Relations Manager: Xian Deng

Xian always gave a satisfactory solution when I asked for help. He was able to consider issues from the customer's point of view.

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 and 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 5,500 new build apartments (of which 41% will be affordable). 1,479 homes have been delivered to date with a further 563 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)

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.

IN PARTNERSHIP WITH



MAYOR OF LONDON



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 wellbeing 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 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.

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

For Berkeley, sustainability isn't simply the latest buzzword. 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. All our homes are designed to reduce water and energy consumption, and to enable residents to recycle waste.



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.



Proud to be a member of the Berkeley Group of companies

Our VISION

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.

Our Vision 2030 is our 10-year plan which sets out how we will achieve this.



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.



Please scan this QR code for more information on how we are **TRANSFORMING TOMORROW**



Sustainability at it's HEART

Creating a sustainable living environment that is also called home, is central to the ethos of Woodberry Down.

People, planet, prosperity

Sustainability is fundamental to Berkeley's ethos. In simple terms, we want to ensure the long-term health, wellbeing and prosperity of people and the planet. 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

Parkland, trees, flowers, green roofs, ponds, hedges, gardens – these are the fundamentals of a thriving natural environment that can be enjoyed by everyone, even in the heart of the city. They are all part of our commitment to net biodiversity gain on our developments. 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.

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 to lower fuel bills and reduces carbon emissions. Our homes have been designed to use less energy than a standard home. They have enhanced levels of thermal insulation and air-tightness. All lighting is low energy and kitchen appliances are minimum A rated or above.

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 provide bike stores 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. These active methods of transport also help to encourage healthier lifestyles.

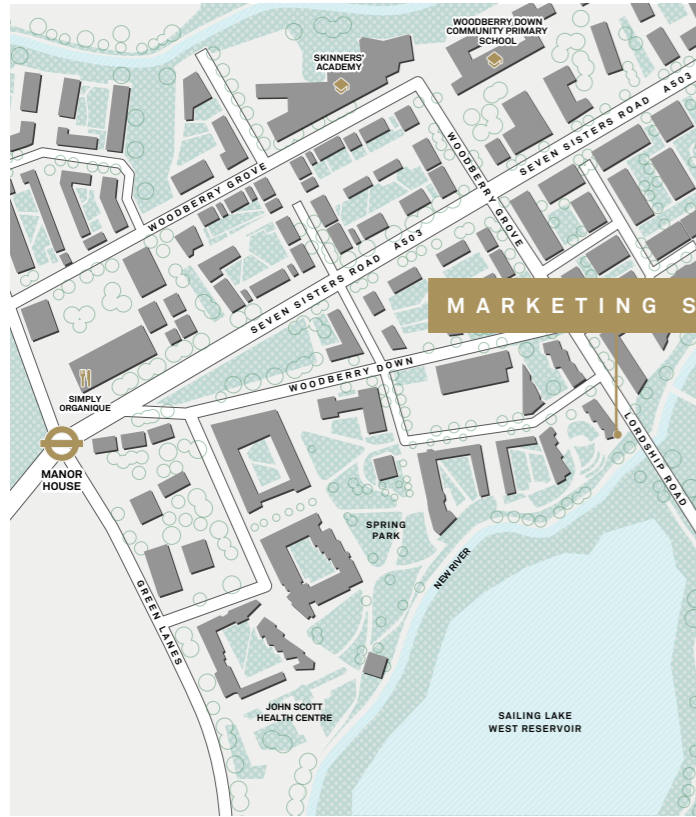
Stewardship

Maintaining our communal open spaces and facilities in perpetuity is an important benefit to the whole community. We work with managing agents 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. We are constantly researching how we can ensure our homes and developments are more resilient to these extremes to understand what new innovative technologies we should use in our future designs.

Contact us



**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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