



A signature collection of homes
in the heart of Woodberry Down

FACTSHEET

EDITIONS
DARTER
APARTMENTS



Set in the heart of Woodberry Down sits Darter Apartments, the latest residence in the Editions Collection.

Comprised of sixty-eight, 1, 2 and 3 bedroom homes you will be surrounded by just under 2 acres of green space, including winding tree groves, lawns and flowers, with parkland and two reservoirs just a short stroll away.

Situated just 8 minutes to King's Cross, 13 minutes to Bond Street and 15 minutes to the City, there are also many local amenities close by.

Berkeley
Designed for life

REASONS TO BUY

64

Acre Site with 42 acres of Open Water

111%

Increase in Apartment Value in 10 Years to date

17

Acres Of Landscaped Parkland

21%

Average Price Growth 5-year Forecast for Hackney

£1bn

Regeneration Scheme

13%

Rental Value Growth 5-year Forecast for Hackney

4 YEAR HOUSE PRICE GROWTH FORECASTS FOR CENTRAL LONDON

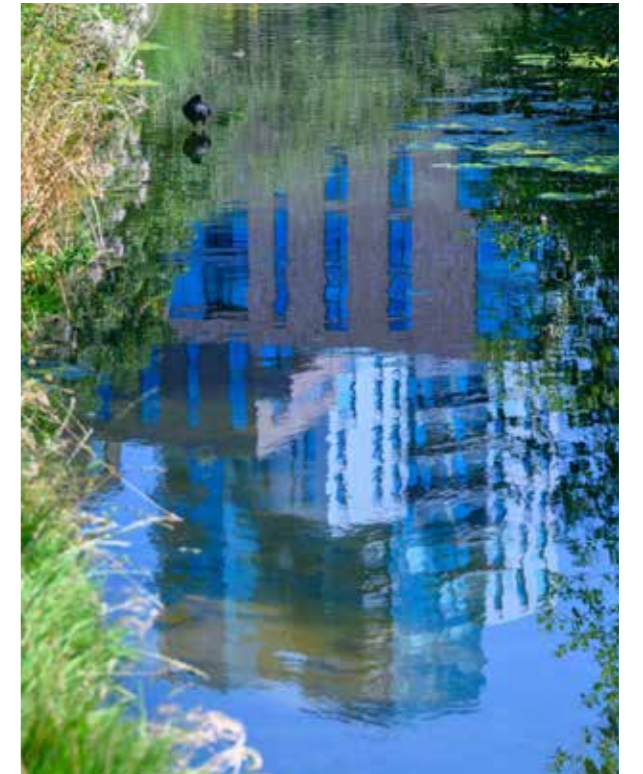
AGENT	2020	2021	2022	2023	2024	4-YEAR
Savills	4.4%	0%	1.0%	4.0%	2.0%	12.7%
JLL	-4.0%	4.0%	7.0%	4.0%	3.0%	15.4%
Knight Frank	1.0%	3.0%	4.0%	5.0%	4.0%	18.0%
CBRE	3.0%	4.0%	4.0%	5.0%	-	19.0%

Sources from published dates are: Savills, Autumn 2020. JLL, May 2020. Knight Frank, 2020. CBRE, 2019

Hackney Regeneration

Hackney is one of the biggest success stories of London's East End regeneration programme. As programmes to further improve and update the area continue to roll out over the next few years, house prices are predicted to rise at one of the fastest rates in London.

The tube also takes you to Old Street, or Silicon Roundabout as it's popularly known. Around 5,000 tech businesses, involving 250,000 entrepreneurs and employees are based there (including Amazon and Adobe), making it Europe's largest tech city.



280,917
CURRENT POPULATION

111.6
DENSITY OF PEOPLE PER HECTARE

14.6%
OF PUBLIC OPEN SPACES

21
'OUTSTANDING' PRIMARY SCHOOLS

164
NUMBER OF RESTAURANTS AND CAFÉS

767
NUMBER OF SHOPS

13
UNDERGROUND/ OVERGROUND STATIONS



Locate London's Hidden Gem

The Piccadilly Line is part of the Night Tube service, with trains running 24 hours on Fridays and Saturdays, so you'll have no worries about getting home if you're out late.

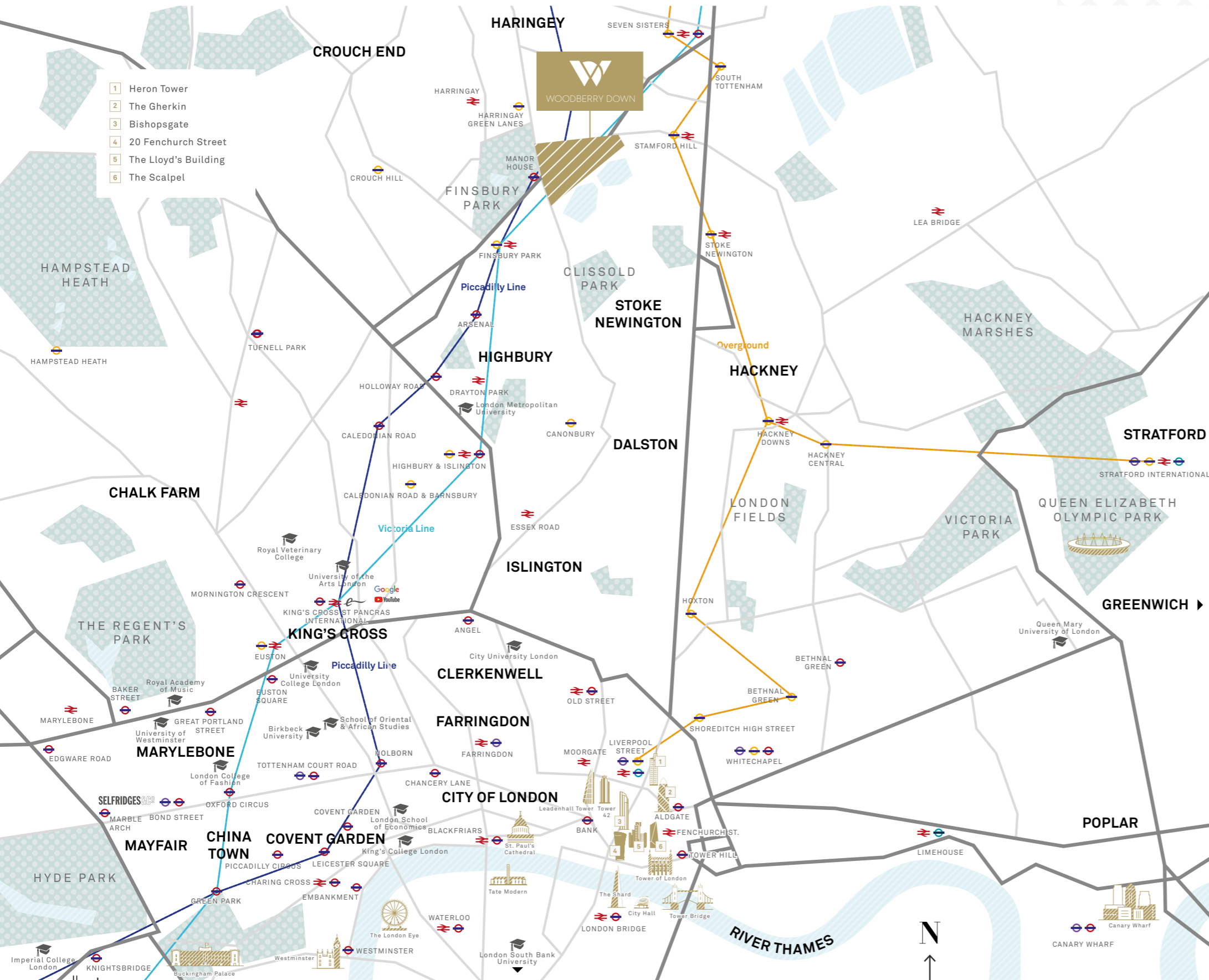
BY TUBE FROM MANOR HOUSE TUBE STATION, ZONE 2

FINSBURY PARK 2 MINUTES	HACKNEY DOWNS 14 MINUTES
HIGHBURY & ISLINGTON 4 MINUTES	LIVERPOOL STREET 17 MINUTES
KING'S CROSS/ST. PANCRAS INTL 8 MINUTES	LONDON BRIDGE 20 MINUTES
OXFORD CIRCUS 12 MINUTES	KNIGHTSBRIDGE 23 MINUTES
WEST END 13 MINUTES	CANARY WHARF 27 MINUTES
BOND STREET 13 MINUTES	STRATFORD 28 MINUTES

London Universities

BY TUBE

University of Westminster	10 - 15 mins
University of the Arts London	10 - 15 mins
Central St. Martins University	10 - 15 mins
London School of Economics	10 - 15 mins
University College London	10 - 15 mins
Birkbeck University	10 - 15 mins
London Metropolitan University	10 - 15 mins
King's College London	20 - 25 mins
City University London	20 - 25 mins
Royal Academy of Music	20 - 25 mins
Imperial College London	25 - 30 mins
Queen Mary University	25 - 30 mins
London South Bank University	25 - 30 mins



FINTECH CAPITAL

London, Europe's No.1 for investment in FinTech firms.

£3bn

London remains Europe's capital for investment in financial technology with £3bn received during 2020

64,000

London has the world's highest concentration of financial and professional service firms

89,000

finance and insurance firms are in the UK

76,500

people work in FinTech UK-wide, this number is set to grow to 105,500 by 2030

42%

of workers in UK FinTechs are from overseas

91%

London-based firms dominated the majority of deals in 2020, attracting 91% of the total cash invested in UK FinTechs



Computer Generated Image of Darter apartments and views are indicative only, and subject to planning

RENTAL VALUATION

79%

Rental increase since 2012

83%

Of tenants work in neighbouring boroughs or in central London

23 months

The average tenancy is 23 months (London average is only 20 months)

3%

Average yield

13%

Rental value growth five year forecast

Lease Terms

299 years from build start

Estimated Completion Dates

Darter Apartments (Q4 2024/Q1 2025)

Azure Apartments (Q1/Q2 2025)

Hawker House (Q3/Q4 2024)

Emerald Quarter (Q3 2023/Q1 2024)

Apartment Mix

Darter Apartments:

1 bed = 40

2 beds = 26

3 beds = 2

Estimated Service Charges & Ground Rents

Estimated Ground Rent: 1 Bed £380 PA, 2 Beds £450 PA, 3 Beds £550 PA. Estimated service charge for The Editions will be £3.83 to be reviewed at completion of The Editions amenities. Parking spaces available by separate negotiation to selected apartments only at an additional premium of £30,000. Service charge on a parking space is £398 per annum and ground rent £50 per annum, subject to change.

Service charge includes:

- Estate staffing (estate operatives and caretakers)
- Concierge staffing costs
- Communal area utilities (including electric, heating and telecommunications)
- Internal cleaning (common parts)
- External cleaning (including windows, façade and communal grounds)
- Landscaping
- Resident facilities
- Security provisions (including access control & CCTV)
- Maintenance and servicing contracts including (but not limited to) lifts, access equipment & doors
- Mechanical and Electrical maintenance and service (communal heat plant)
- Fire Safety (life safety equipment and risk assessments (FRAs))
- Insurance (building, public, engineering)
- Collection for the provision of a reserve fund
- General repairs and maintenance (internal and external)

Council Tax Bands

VALUATION BAND	TOTAL (P.A)
E	£1,847.60
F	£2,183.54
G	£2,519.46
H	£3,023.36

Source:
Hackney Council tax
bands 2020/21 bands

Sales Process

1. A reservation booking deposit is payable upon reservation:
£2,000 deposit for 1-bedroom apartments
£5,000 deposit for 2 & 3-bedroom apartments
2. Exchange of contracts to take place within 21 days of reservation
3. 10% of the purchase price is payable on exchange of contracts (minus the reservation fee)
4. A further 10% advanced instalment is payable in 12 months after exchange
5. A further 5% advanced instalment is payable 18 months after exchange
6. Balance of 75% 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 of certified copies and must be valid within 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
- Confirmation of source of funds
- Confirmation of directors' and shareholders' occupation
- Evidence of the company's registered address
- A list of directors and shareholders
- Individual photo ID and proof of address for directors and shareholders

Please be advised that the solicitor must have signed and certified the original copies of the above.

The Developer

Berkeley is a leading developer of outstanding homes, founded in 1976, and has won numerous awards for quality, design and customer service, including the 2008 and 2014 Queen's Award for Enterprise in Sustainable Development, and the accolade Britain's Most Admired Company 2011.

Quality is at the heart of everything Berkeley does, not only in the homes we build, but in our commitment to customer service, green living and the regeneration of brownfield sites. All Berkeley developments are designed to permanently enhance the neighbourhoods in which they are located, through excellence in design, sensitive landscaping, sympathetic restoration and impeccable standards of sustainability.

Planning Architect	Detailed Architect	Landscape Architect
Skidmore Owings and Merrill	Rolfe Judd	Murdoch Wickham

DEVELOPER CONTACT

Berkeley Homes (North East London) Ltd.

61 Leman Street, London E1 8NZ

+44 (0) 207 977 9100

www.berkeleygroup.co.uk

WOODBERRY DOWN SALES & MARKETING SUITE

Riverside Apartments, Woodberry Grove, Woodberry Down, London N4 2BA

Monday - Saturday 10am-6pm | Sunday 10am-4pm

Call +44 (0)208 8985 9918 Email woodberry.down@berkeleygroup.co.uk Visit woodberry-down.co.uk



@woodberry_down

woodberrylife.co.uk

DISCLAIMER

Please be aware that these details are intended to give a general indication of properties available and should be used as a guide only. The company reserves the right to alter these details at any time. The contents herein shall not form any part of any contract or be a representation including such contract. These properties are offered subject to availability. Applicants are advised to contact the sales office or the appointed agents to ascertain the availability of any particular type of property so as to avoid a fruitless journey. The property areas are provided as gross internal areas under the RICS measuring practice 6th edition recommendation. Computer generated images of Darter Apartments, Editions at Woodberry Down are indicative only. Lifestyle images are indicative only.

OUR VISION
2030
TRANSFORMING TOMORROW

Berkeley Group
Proud to be a member of the Berkeley Group of companies