

CLARENDON

LONDON N8



Computer-generated image, indicative only

A NEW CITY VILLAGE WITH A PARK AT ITS HEART

Clarendon is set to become a new city village in North London. Sitting in between Hornsey and Wood Green and the expansive Alexandra Park. Clarendon will deliver over 1,700 new homes all with balconies, pocket parks, five acres of public green space and private courtyards.

A wealth of lifestyle and retail amenities close by and easy access to transport links into Central London means plentiful opportunities for both businesses and entrepreneurs to flourish. This former gasholder site identified as part of the Haringey Heartlands Opportunity Area is being transformed into a 12 acre cultural quarter.

Hornsey Park Place

Hornsey Park Place is the first opportunity to enjoy living at Clarendon a brand new city village with a park at its heart. There is a choice of 169 suites, one, two and three bedroom apartments available with a range of three interior design styles to choose from 'Gallery', 'Park' and 'Town square'.

The new Hornsey Park Place will be the centrepiece to Clarendon and will include orchard style planting, striking water feature and a café. Landscape architects LDA Design have designed a tranquil landscape with rich planting that will evolve and change with the seasons. Providing a variety of generous places for residents to relax, work and play. Superb residents' facilities will include* a 24-hour concierge, residents' lounge, swimming pool, spa and gyms.

Clarendon will create 100,000 sq ft of business space designated for established retailers, start-ups and entrepreneurs to help provide growth to the local area. Clarendon is vibrant, urban and exciting.



Computer-generated image, indicative only

St William
Designed for life



Actual photography of Clarendon Showhome

APARTMENT MIX

HORNSEY PARK PLACE - PHASE ONE

	Quantity	Size (Sq. Ft.)
Suites	21	ALL SOLD
1 Bed	40	557 - 645
2 Bed	103	688 - 1016
3 Bed	5	1107 - 1350



Actual photography of Clarendon Showhome

THE DEVELOPMENT

- A new take on London's classic brick homes, incorporating yellow and red brick and generous elongated windows.
- Three different design palettes each reflecting the heritage of the site and its parkland setting.
- Over 5 acres of green space incorporating a beautiful landscaped central park, private and public parklets.
- Residents' facilities include concierge, gymnasium and residents' lounge. A swimming pool, spa and sauna will be available in the latter phases.
- Clarendon Yards is a temporary/meanwhile hub for socialising, creative spaces, new businesses and flavour in the Northern Quarter.
- Designed by Panter Hudspith Architects.

THE DEVELOPER

St William is a joint venture between the Berkeley Group and National Grid. Our vision is to develop sites that have been closed to the public for decades and reconnect them to the community.

We want the places built by St William to be renowned for the quality of their landscape and the open space. The term 'landscape' comes from two words meaning 'to shape a place where people belong'.

The idea that inspires our approach is the space between buildings where you can create a community and somewhere that is sociable, sustainable and safe.

Backed by the strength and expertise of National Grid and the Berkeley Group, St William will regenerate sites at the heart of communities across London and the South of England, creating homes for people to enjoy.

LOCATION

Hornsey and Wood Green, London

LOCAL AUTHORITY

London Borough of Haringey

TENURE

999-year lease

ARCHITECTS

Panter Hudspith Architects

LANDSCAPE ARCHITECTS

LDA Design

INTERIOR DESIGN

Arney Fender Katsalidis

WARRANTY

2 years under St William and 10 year LABC warranty

COMPLETION

Hornsey Park Place:
January 2021 - August 2021

Lambert Mansions Meanwhile Gym (A4):
February 2022 - September 2022

Full residents facilities known as 'Park Club' are due for completion :
July 2024

Nursery (B4): Q1 2023

PARKING

A total of 18 parking spaces will be allocated to selected 2 and 3-bedroom apartments

Planning application number:
HGY/2017/3117



Computer-generated image, indicative only

THE LOCATION

- Within walking distance of 4 stations: Wood Green and Turnpike Lane on the Piccadilly Line and Hornsey and Alexandra Palace on the mainline towards Kings Cross.
- Easy access to work, leisure and culture in London hotspots like Old Street, Islington, Kings Cross and Moorgate.
- Home to the longest high street in UK, Wood Green offers popular shops, restaurants and entertainment.
- Hornsey is a Victorian suburb with shops, bars and restaurants including florists, vintage stores, cosy coffee shops and great pubs.
- The iconic Alexandra Palace and its 196-acre park sits proudly on the hill overlooking Clarendon and provides panoramic views of the London Skyline.
- The leafy village of Crouch End is a sophisticated and much loved area frequented by families, artists and professionals alike.
- A cosy enclave set high above the city, Muswell Hill has a charm all of its own comfortably nestled between Highgate, Hampstead Garden Village and Crouch End.



Map is not to scale and shows approximate locations only

EDUCATION

Great local primary and secondary schools mean children can build knowledge and friendships right in the community.

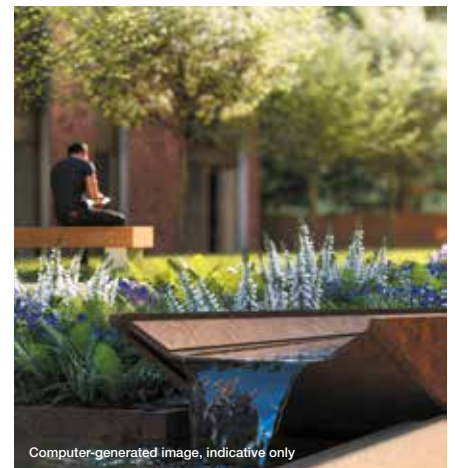
World-class colleges and universities are easily accessible from Hornsey Park Place, offering the best in art, science and humanities education.

JOURNEY TIMES

From Wood Green Underground station

King's Cross	14 mins
Covent Garden	21 mins
Leicester Square	22 mins
Farringdon (Crossrail)	23 mins
Knightsbridge	28 mins
Paddington (Crossrail Heathrow Express)	31 mins
Heathrow Airport	55 mins

Travel times taken from Google.co.uk/maps, tfl.gov.uk and nationalrail.co.uk.



Computer-generated image, indicative only



COUNCIL TAX

London Borough of Haringey

Over *£320k = £3,409.26 per annum

Information will be taken from Council Tax Guide 2020-2021

GROUND RENT

Suites	£320 pa
1 bedroom	£380 pa
2 bedrooms	£450 pa
3 bedrooms	£550 pa

Please be advised that this is subject to change and is listed as indicative only.

SERVICE CHARGE

Service Charge estimated at £3.89 per sqft per annum + £0.35 per sqft per annum for CHP (combined heatpower) maintenance costs.

TERMS OF PAYMENT

£2,500 reservation fee (pounds sterling) will be required upon the point of reservation.

One nomination permitted.

1. 10% of purchase price is payable on exchange of contract (minus the reservation fee).
2. Further 5% is payable 3 months after exchange.
3. Balance of 85% is payable upon completion (anticipated January 2021 - August 2021).

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

For Help to Buy sales:

1. Reservation Fee of £500
2. 5% on exchange
3. Balance of 95% on completion

DOCUMENTATION

Documentation required for exchange of contracts:

- One form of photo identification - Passport, Driving Licence or ID card.
- One form of proof of address - A current utility bill or bank statement showing name and home address no older than 3 months.
- Confirmation of source of funds.

- Confirmation of occupation.
- If the purchase is being taken in a Company name then the following must be provided:
- A copy of the Certificate of Incorporation and Memorandum of Articles and Association.
- Information 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 Identification and Address Identification for Directors and Shareholders.

SOLICITORS

Vendors solicitors:

Mills & Reeve
1 St James Court
Whitefriars
Norwich
NR3 1RU

Tel: 01603 660 155
Fax: 01603 633 027

CLARENDON SALES & MARKETING SUITE

83-89 Western Road, London N22 6US

Call us: 020 3002 9464 | sales.clarendon@stwilliam.co.uk | www.clarendonn8.co.uk



Berkeley
Group

Proud to be a member of the Berkeley Group of companies

St William
Designed for life

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 4th edition recommendation. Computer generated images of Clarendon are indicative only. Maps are for illustration purposes only and not to scale. Travel times taken from Google.co.uk/maps, tfl.gov.uk and nationalrail.co.uk. Prices and details correct at time of going to press August 2020.