

THE
TOWNHOUSE
COLLECTION

AT SPRINGPARK DRIVE



WOODBERRY DOWN

Notes

Customer ID:

*Surrounded by an exhilarating natural
waterside environment and just 20 minutes
from the City in Zone 2, Woodberry Down is the
perfect place to appreciate an unrivalled living
experience in London. A thriving community
with an abundance of amenities set alongside
a tranquil nature reserve and sailing lake.*



A Waterside Community

Emanating from acres of open water and parkland, Woodberry Down is Finsbury Park’s award-winning waterside community.

The Townhouses at Springpark Drive are an exclusive collection of family homes nestled within Woodberry Down, London’s unique landmark regeneration neighbourhood.

With just seven stylish three-storey townhouses positioned a short walk from Manor House underground station, these homes offer enviable connectivity to the City in under 20 minutes and King’s Cross in under eight minutes.

This flourishing, waterside community, set alongside a serene sailing lake and Finsbury Park’s 112 acres of green open space, is also minutes from another of London’s gems, the eclectic and vibrant urban village of Stoke Newington.

Experience the rare blend of life in a fine London townhouse cocooned within the calm of a wildlife sanctuary, as you enjoy outstanding access to the buzz of Central London. Live life beautifully at Woodberry Down.



*Computer-generated images are indicative only and subject to planning.
Computer-generated image depicts The Townhouse Collection and Woodberry Down, view north across West Reservoir.*

CONNECTIONS

Exploring London and beyond is easy. Manor House underground station is a mere four-minute walk away, where the Piccadilly line takes you directly to King's Cross in eight minutes, as well as the West End and the City in 20 minutes.

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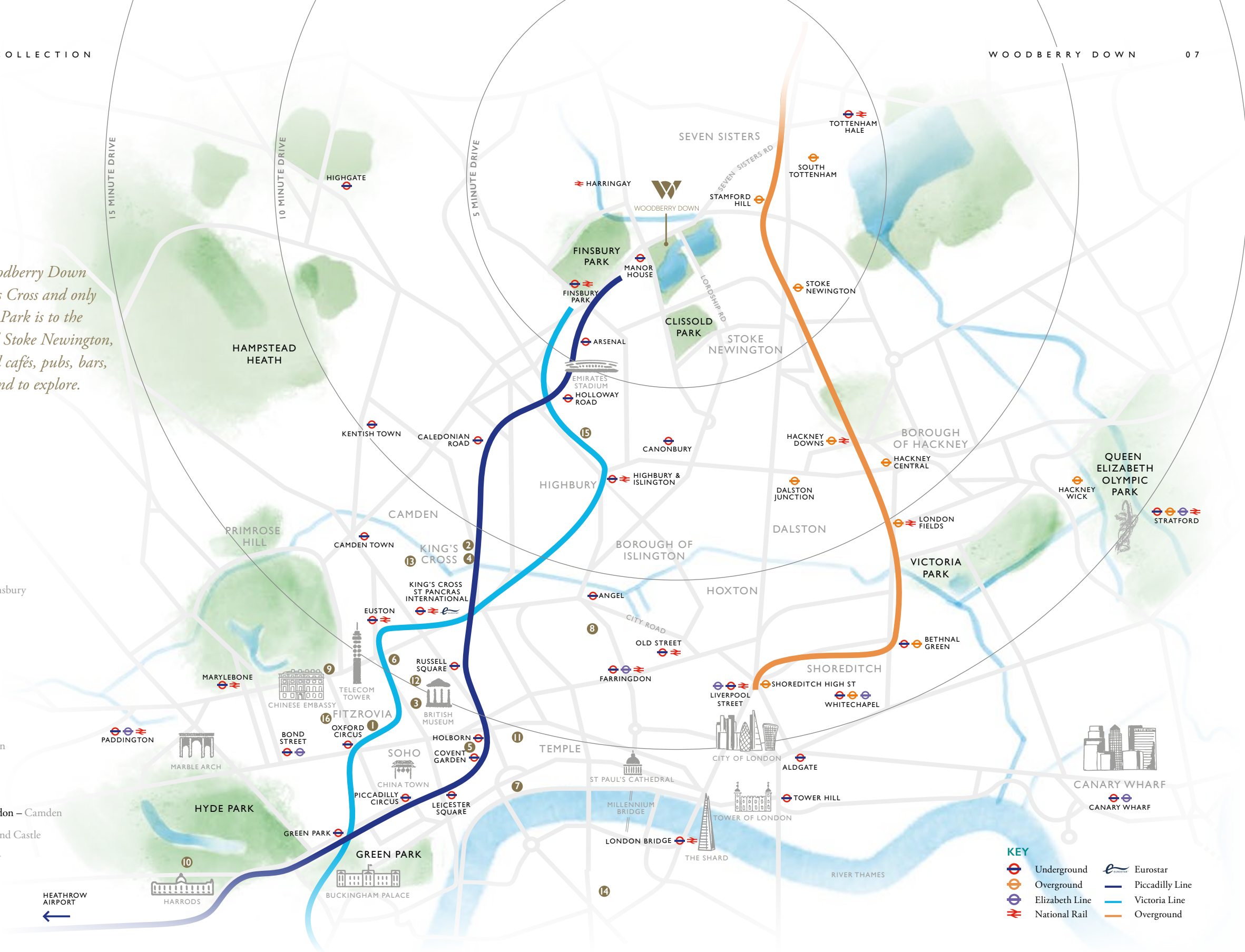
Natural City Living

One of London's hidden gems, Woodberry Down lies eight minutes by tube to King's Cross and only 20 minutes to The City. Finsbury Park is to the west whilst to the south you'll find Stoke Newington, with lots of independent shops and cafés, pubs, bars, arts spaces and picturesque parkland to explore.

UNIVERSITIES

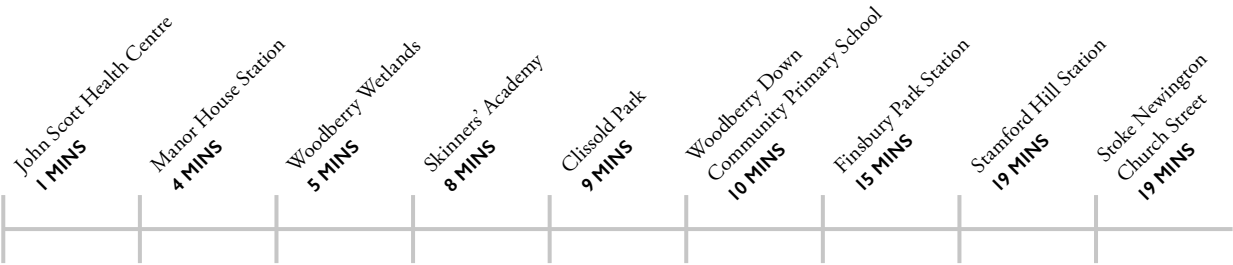
- 1. University of Westminster – Fitzrovia
- 2. UAL University – King's Cross
- 3. School of Oriental & African Studies – Bloomsbury
- 4. Central St. Martin's University – King's Cross
- 5. London School of Economics – Holborn
- 6. UCL University – Euston
- 7. King's College University – Covent Garden
- 8. City University London – Angel
- 9. Royal Academy of Music – Regent's Park
- 10. Imperial College London – South Kensington
- 11. Queen Mary University – Holborn
- 12. Birkbeck University – Bloomsbury
- 13. Royal Veterinary College, University of London – Camden
- 14. London South Bank University – Elephant and Castle
- 15. London Metropolitan University – Holloway
- 16. London College of Fashion – Fitzrovia

Locations and distances approximate only, map not to scale.

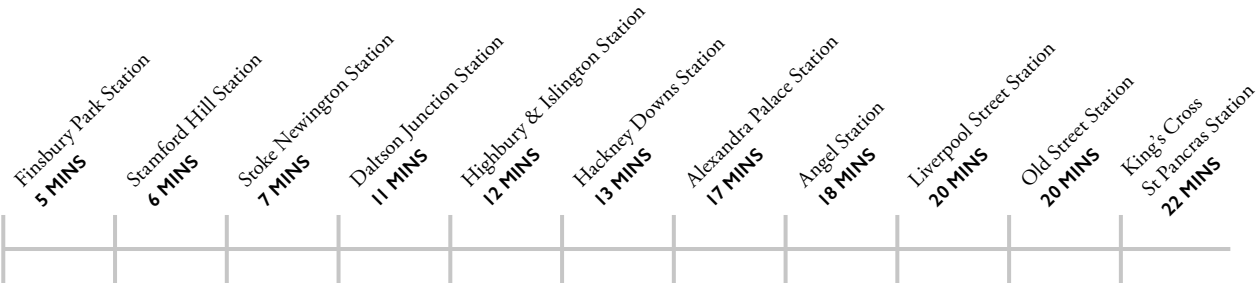


Well Connected

Exploring London and beyond is easy. Manor House Underground station is a mere four-minute walk away, where the Piccadilly line takes you directly to King’s Cross.



BY FOOT FROM THE TOWNHOUSES



BY BIKE FROM THE TOWNHOUSES

Source: tfl.gov.uk. All times are approximate.



BY TUBE FROM MANOR HOUSE STATION, ZONE 2





Aerial photography by Andrew Holt as of October 2018 includes computer enhanced imagery.



Computer-generated images are indicative only and subject to planning.
Computer-generated image depicts exterior of the Townhouses.

Fitness & Wellbeing

Residents of the Townhouses can enjoy a number of private lifestyle benefits located nearby at Hartington's. From the calming tranquillity of an indoor pool to a modern fitness area.

Computer-generated images are indicative only and subject to planning.
Computer-generated images depict resident-only facilities, located next door in Hartington's.

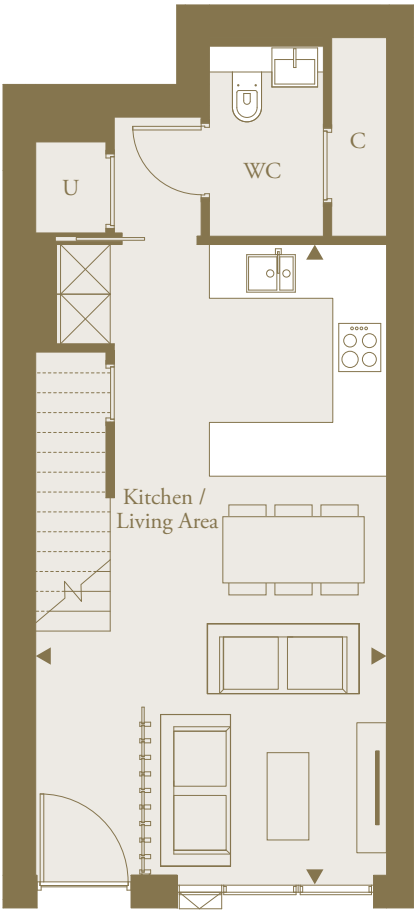


FLOORPLANS

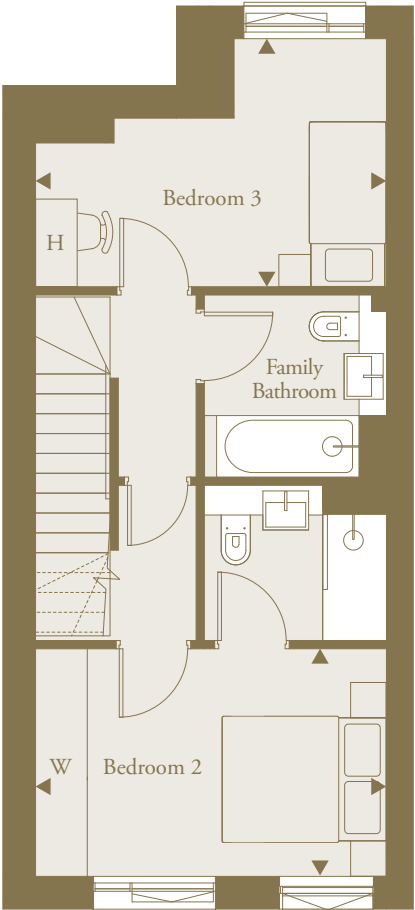
The Townhouses at Springpark Drive have been thoughtfully designed to provide space to unwind and relax. Set across three floors with an impressive roof terrace, modern elegance runs throughout this boutique collection of homes.

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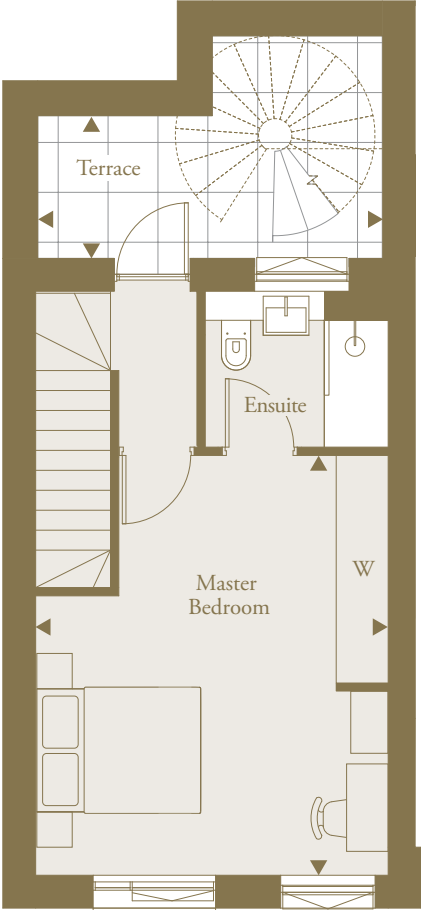
AT SPRINGPARK DRIVE



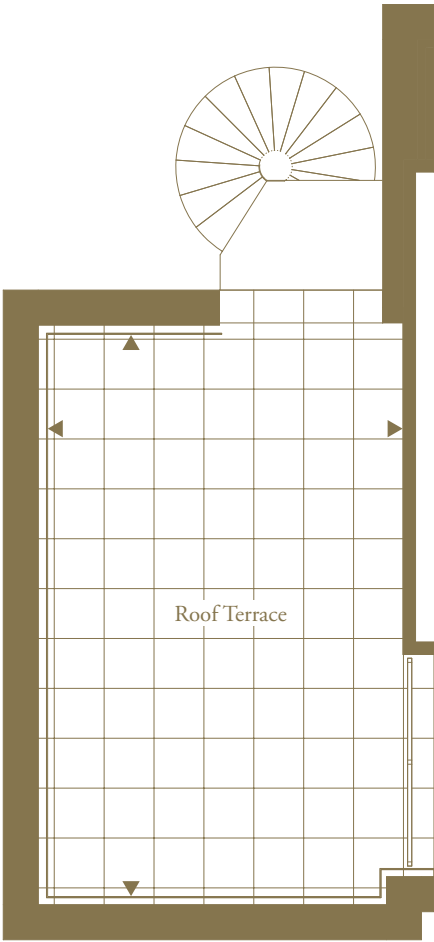
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



ROOF TERRACE



West Reservoir

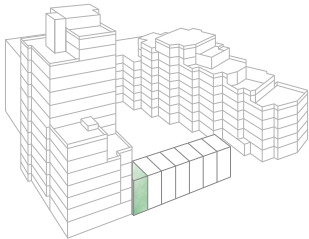


West Reservoir

1 Springpark Drive

KEY

- Provision for wardrobe
- High units
- W** Wardrobe
- C** Cupboard
- U** Utility
- H** Home working area

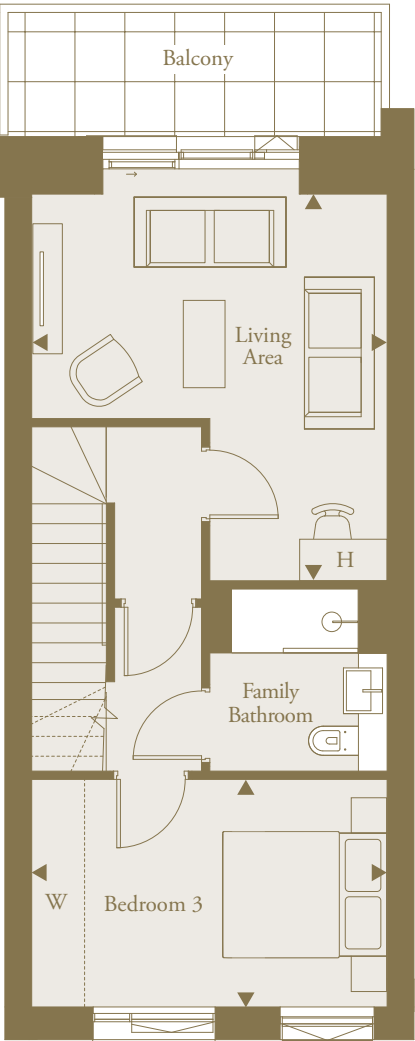


Floorplans shown for The Townhouses are for approximate measurements only. Exact layouts and sizes may vary. All measurements may vary within a tolerance of 5%. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture.

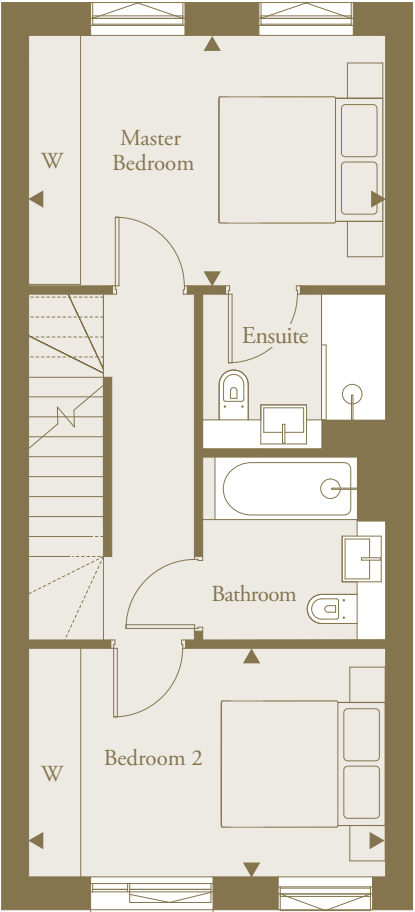
3 Bed Townhouse	1205.5 sqft	112.0 sqm
External Area	416.5 sqft	38.7 sqm
Kitchen / Living Area	24'11" x 13'9"	7.6m x 4.2m
Master Bedroom	16'5" x 13'9"	5.0m x 4.2m
Bedroom 2	13'9" x 8'10"	4.2m x 2.7m
Bedroom 3	13'9" x 9'10"	4.2m x 3.0m
Terrace	13'5" x 5'7"	4.1m x 1.7m
Roof Terrace	21'11" x 13'9"	6.7m x 4.2m



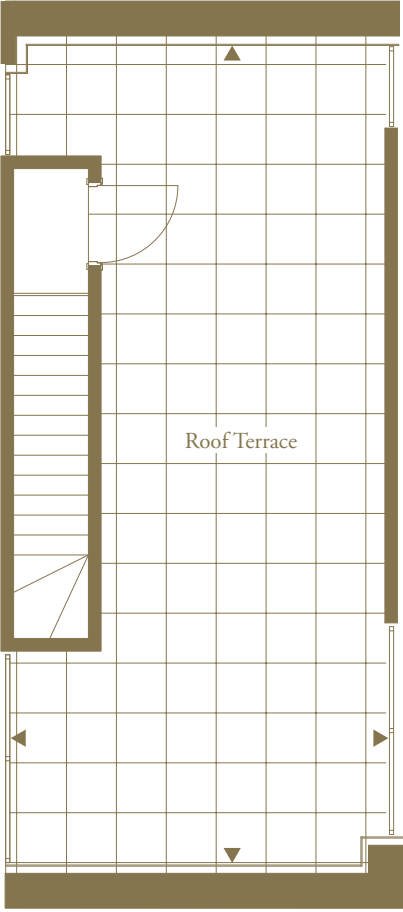
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



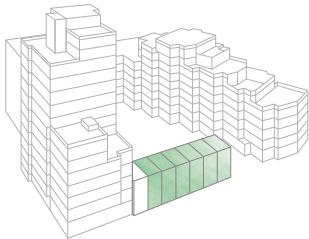
ROOF TERRACE

~~~~~  
West Reservoir

~~~~~  
West Reservoir

2-7 Springpark Drive

- KEY**
- Provision for wardrobe
 - High units
 - Wardrobe
 - Cupboard
 - Utility
 - Home working area



Floorplans shown for The Townhouses 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.

3 Bed Townhouse	1404.7 sqft	130.5 sqm
External Area	495.1 sqft	46.0 sqm
Kitchen / Living Area	26'11" x 13'9"	8.2m x 4.2m
Living Area	15'2" x 13'9"	4.6m x 4.2m
Master Bedroom	13'9" x 9'10"	4.2m x 3.0m
Bedroom 2	13'9" x 8'10"	4.2m x 2.7m
Bedroom 3	13'9" x 8'10"	4.2m x 2.7m
Balcony	14'9" x 4'11"	4.5m x 1.5m
Terrace	32'1" x 14'9"	9.8m x 4.5m

SPECIFICATIONS

An ambience of tranquillity, premium interiors are epitomised by matt finishes and accentuated by satin brass and marble effect features.

Natural warm and cool tones, bring a sense of the surrounding landscape into living spaces. Neutral greys and pure whites accentuate a fresh minimalist form, creating an aura of calm and peacefulness.

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Computer-generated images are indicative only and subject to planning.
Computer-generated image depicts kitchen, dining and living area.

INTERIOR FINISHES

- Engineered flooring
- Carpets to first floor living area
- Painted internal doors with feature grooves
- Walls and skirting in matt white finish
- Hinged/sliding doors onto terraces and balconies
- Satin stainless door furniture (internal doors only)
- Optional sound system (dual zone) to master bedroom and living room

BEDROOMS

- Fitted carpets
- Fitted wardrobes to bedroom 1 and 2
- Optional fitted wardrobe to bedroom 3

KITCHEN

- Marble effect porcelain worktops and splashback
- Matt finished wall and floor units with feature brass effect trim
- Individually designed contemporary handleless kitchen with Miele exposed appliances and Bosch integrated appliances
- Under cabinet feature lighting to wall units
- Miele 4 zone touch control induction hob and concealed telescopic extractor hood
- Miele single oven
- Miele built-in combination microwave/oven
- Bosch integrated fridge/freezer
- Bosch integrated dishwasher
- Miele washer/dryer (in cupboard)
- Wine cooler
- 1½ bowl under mounted sink
- Compartmental recycling bins

MAIN BATHROOMS

- Large format porcelain floor and wall tiles
- Feature tile above vanity top
- Composite vanity top with semi recessed hand basin and chrome wall-mounted mixer tap
- Floor-mounted white WC with soft close seat and concealed dual flush cistern
- Large mirrored storage cupboard with LED external feature lighting with internal shelves and shaver socket
- Under basin storage cupboard with feature brass effect inlay
- Matt finish bath panel with brass effect inlay
- Chrome wall-mounted thermostatic bath/shower mixer
- Chrome shower head on slider rail
- Clear glass bath screen
- Chrome heated towel rail
- Chrome robe hooks and toilet roll holder

SHOWER ROOMS / ENSUITES

- Large format porcelain floor and wall tiles
- Feature tile above vanity top
- Composite vanity top with semi recessed hand basin and wall-mounted chrome mixer tap
- Floor-mounted white WC with soft close seat and concealed dual flush cistern
- Large mirrored storage cupboard with LED external feature lighting with internal shelves and shaver socket
- Under basin storage cupboard with feature brass effect inlay
- Shower with fitted clear glass screen or enclosure
- Shower tray
- Overhead shower wall-mounted and chrome shower head on slider rail
- Chrome heated towel rail
- Chrome wall-mounted thermostatic shower mixer
- Chrome robe hooks and toilet roll holder

The information in this document is indicative and is intended to act as a guide only as to the finished product. Accordingly, due to Berkeley policy of continuous improvement, the finished product may vary from the information provided. These particulars should not be relied upon as statements of fact or representations and applicants must satisfy themselves by inspection or otherwise, as to their correctness. This information does not constitute a contract or warranty.



Computer-generated images are indicative only and subject to planning.
Computer-generated images depict bedroom, bathroom and kitchen (from top left, clockwise).

SECURITY AND PEACE OF MIND

- Ring doorbell
- Burglar alarm
- Mains powered smoke detector with battery back up
- Building warranty

ELECTRICAL FITTINGS / PLUMBING

- Energy efficient LED downlights
- Feature under cabinet lighting to wall units in kitchen and bath/shower room
- Master light switch in hallway
- Brushed satin chrome socket outlets at worktop height in kitchen
- Isolator grid switch for kitchen appliances
- White switches and sockets in all other areas
- Automatic lighting to storage cupboards
- Shaver sockets to bathrooms/shower rooms

HEATING

- Centrally provided heating and hot water, individually metered to each Townhouse
- Underfloor heating with zoned thermostatic temperature controls
- Chrome heated towel rail with individual control to bathrooms/shower rooms

TELECOMMUNICATIONS

- Wired for Sky Q, Virgin Media, Multi-room and Ultra High Definition-ready television with points to living room and all bedrooms (subject to future connection by purchaser)
- Broadband capability to all telephone points which are provided in the living area and all bedrooms (subject to future connection by purchaser)

EXTERNAL FINISHES

- Paving on terraces, glass and stainless steel balustrade/handrail

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All Townhouses feature elegantly designed roof terraces, with homes 2–7 also benefiting from private glass-boxes, ideal for entertaining friends and family or simply relaxing while looking over the open water.



*Computer-generated images are indicative only and subject to planning. Views may vary.
Computer-generated image depicts roof terrace.*



Computer-generated images are indicative only and subject to planning.
Computer-generated images depict Woodberry Down apartments and an aerial view of the local area.

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 Customer Relations Manager will help with any questions you may have.

Here is what you can expect:

- From the day you exchange until the day you complete we'll update you regularly on progress.
- You will be given your own login 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 Townhouse.
- 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 the Premier Guarantee 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.

“

You paid excellent attention to quality. The process made me feel special. The common areas are beautifully furnished, you haven't skimped on detail. Everything looks good and functions well. The customer service was super. You were very good at answering my questions and the people accompanying me to any site visits were very knowledgeable. ”

 **Investor in
Customers®**
Gold 2020

Berkeley Homes Purchaser
at Woodberry Down

Partnership & Collaboration

“

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. ”

Tony Pidgley CBE, Chairman of the Berkeley Group

A new neighbourhood for North London:

Woodberry Down in Hackney, North London is one of the capital's largest-estate regeneration projects providing place-shaping, 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
- Genesis Housing Association
- Berkeley Homes
- Resident-led Woodberry Down Community Organisation (WDCO)

Woodberry Down is now 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 a new secondary school and 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 is funded annually by Genesis and Hackney Council to drive 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 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

Berkeley
Designed for life

Hackney

manor house
development trust



MAYOR OF LONDON

Notting Hill
Genesis

Designed for Life

Our customers are at the heart of all our decisions. We aim to understand their needs and consistently meet or exceed their expectations. The service we provide is professional, efficient and helpful to make the home buying process as straightforward and enjoyable as possible. Our levels of customer service aim to be comparable to other top brands.

Customer service is our priority
All our customers are provided with a commitment that when they buy a new home from Berkeley they can be safe in the knowledge that it is built to very high standards of design and quality, has low environmental impact and that they will enjoy an exceptional customer experience. Each customer receives tailored information relating to their purchase and has a dedicated point of contact throughout the customer journey.

Green living and sustainable development is top of our agenda
As a company, we are committed to reducing energy, water and waste on our construction sites, in our offices and in the homes that we build. Almost all of our developments are built on brownfield land and we always take care to protect and enhance biodiversity and natural habitats. Our homes include features to encourage sustainable living such as dual-flush WCs, recycling bins and energy efficient white goods.

Quality is at the heart of everything we do
At Berkeley, quality takes precedence, from choosing the right location and style of home, to the construction processes we practise, the materials we use and the specifications we put into our homes. For extra peace of mind, in addition to the 10-year warranty all new homes receive, Berkeley operates a 2-year policy with dedicated Customer Service teams on hand 24 hours a day to deal with enquiries quickly and effectively.



Proud to be a member of the Berkeley Group of Companies



www.berkeleygroup.co.uk

Unparalleled choice of homes in the most sought after locations
As one of the UK's leading house builders, we are able to offer our customers an unrivalled choice of property location, size and type. From city penthouses to country retreats, modern studio apartments to traditional family homes, you will find the perfect home to match your requirements. Our homes are also built in some of Britain's most desirable locations from market towns and rural villages to major towns and cities, and countryside to the coast – we build in the locations you want to live.

A commitment to creating sustainable communities
Berkeley's homes and developments are not just built for today. They are designed to enhance the neighbourhoods in which they are located permanently. We achieve this through our commitment to excellence in design, sensitive landscaping, sympathetic restoration, and impeccable standards of sustainability. We aim to address the needs not only of our customers but their neighbours and the broader community of which they are a part. It is a long-term view: we want to create exceptional places for people to live, work and relax in, and build communities that will thrive today and for years to come.



Over the years, The Berkeley Group has won many prestigious awards for the quality, design and sustainability of its developments.

Our Vision is Berkeley's plan for the business, designed to raise standards higher still. Our goal is to be a world-class company creating successful, sustainable places where people aspire to live.

We take our responsibilities towards our customers, the environment, the workforce and the communities in which we work very seriously.

Our plan for the business has five areas of focus:

Customers, Homes, Places, Operations and Our People.

OUR VISION
To be a world-class business generating long-term value by creating successful, sustainable places where people aspire to live.

FIVE FOCUS AREAS

AN EXCEPTIONAL CUSTOMER EXPERIENCE
We aim to put customers at the heart of our decisions. Dedicated sales teams will provide exceptional service throughout the buying process, and teams will manage the customer relationship from exchange of contracts through to completion, delivery of the new home and after occupancy.

HIGH QUALITY HOMES
When you buy a new home from Berkeley you can be safe in the knowledge that it is built to very high standards of design and quality and has low environmental impact. We meet specific space standards for new homes and aim to deliver a home which has fibre broadband infrastructure.

GREAT PLACES
We seek to create beautiful, successful places characterised by the quality of their design, external spaces, transport and access to jobs and amenities. These are places where people choose to live, work and spend their time and which directly encourage people's well-being and quality of life.

EFFICIENT AND CONSIDERATE OPERATIONS
We reduce the impact of the construction process on the local community by registering all of our sites with the Considerate Constructors Scheme. We set targets to reduce water, energy and waste. We work with our supply chain to ensure high quality services and materials are consistently provided.

A COMMITMENT TO PEOPLE AND SAFETY
Safety is a high priority on all of our construction sites. We also aim to have a positive impact on society and enable young and unemployed people to get into work through our support of the Berkeley Foundation.

Some features are only applicable to specific developments. Please ask sales negotiator for further information.



Berkeley takes social responsibility very seriously. In 2011 we set up The Berkeley Foundation, with the aim of supporting Britain's young people and their communities.

We do this through a number of partner charities that tackle some of the most pressing social problems affecting young people today, including homelessness and unemployment. The money raised comes part from the Berkeley Group, and also through the tireless and inventive efforts of our staff.

We have set a goal for The Berkeley Foundation to invest £10 million over the next five years to support young people and their communities. Every penny will be spent on charitable activities and worthy causes to ensure that maximum benefit is achieved.

www.berkeleyfoundation.org.uk www.berkeleygroup.co.uk



Proud to be a member of the Berkeley Group of Companies



Contact Us

Woodberry Down

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woodberry.down@berkeleygroup.co.uk

woodberry-down.co.uk

Directions to 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 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).



The site plan is indicative only and subject to change (and subject to planning). In line with our policy of continuous improvement we reserve the right to alter the layout, building style, landscaping and specification at anytime without notice. The information in this document is indicative and is intended to act as a guide only as to the finished product. Accordingly, due to Berkeley policy of continuous improvement, the finished product may vary from the information provided. These particulars should not be relied upon as statements of fact or representations and applicants must satisfy themselves by inspection or otherwise as to their correctness. This information does not constitute a contract or warranty. The dimensions given on plans are subject to minor variations and are not intended to be used for carpet sizes, appliance sizes or items of furniture. The Townhouse Collection is a marketing name and will not necessarily form part of the approved postal address. All computer-generated images (CGIs) are indicative only. All lifestyle photography is indicative only. Applicants are advised to contact Berkeley to ascertain the availability of any particular property. E738/22CA/0620/V1



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