



A Signature Collection in the
heart of Woodberry Down

EDIT I O N S
EMERALD QUARTER

Berkeley
Designed for life



EDITIONS
EMERALD QUARTER

Elevated style at Editions

Introducing Editions, the latest phase of apartments in the award-winning development of Woodberry Down. This signature collection of homes is surrounded by just under 2 acres of green space, including a new park, winding tree groves, lawns and flowers – the equivalent of 29 tennis courts.

Local shops and amenities are conveniently close by, as well as the natural surroundings of parkland and reservoirs just a short stroll away.

Woodberry Down is extremely well connected too.

Thanks to its Zone 2 location, you are only 10 minutes from King's Cross by tube, and 20 minutes from the City.



EDITIONS
EMERALD QUARTER



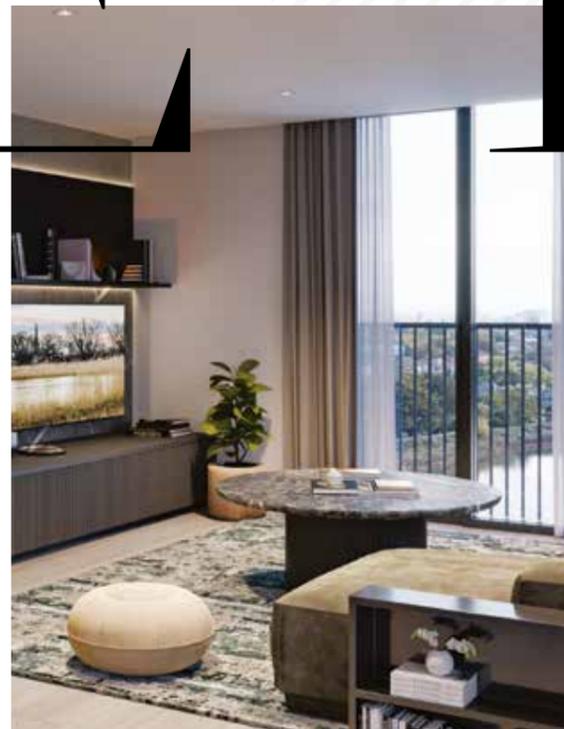
EDITIONS

EMERALD QUARTER

LIFE AS YOU

L I V E F E T

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



Computer Generated Image, views and lifestyle photography are indicative only, and subject to planning.



EDITIONS

EMERALD QUARTER

STRATFORD

CANARY WHARF

WEST END ▶

THE CITY

STOKE NEWINGTON

EDITIONS

WOODBERRY WETLANDS
EAST RESERVOIR

SAILING LAKE
WEST RESERVOIR

EMERALD QUARTER

MANOR HOUSE STATION
ZONE 2

FINSBURY PARK ▶

EDITIONS

EMERALD QUARTER

Naturally spectacular

S

A tranquil, waterside retreat just 20 minutes from central London. An urban oasis with two reservoirs, a wildlife reserve, idyllic views and lush landscaped greenery.





WHERE THE
JOUR

NEY
STARTED

EDITIONS
EMERALD QUARTER

Creating Emerald Quarter began with selecting the finest, most exquisite materials available, in tones and textures that would highlight the natural assets of this unique location. In continuing the journey, we have taken inspiration from nature, where perfect design is to be found in the smallest details.

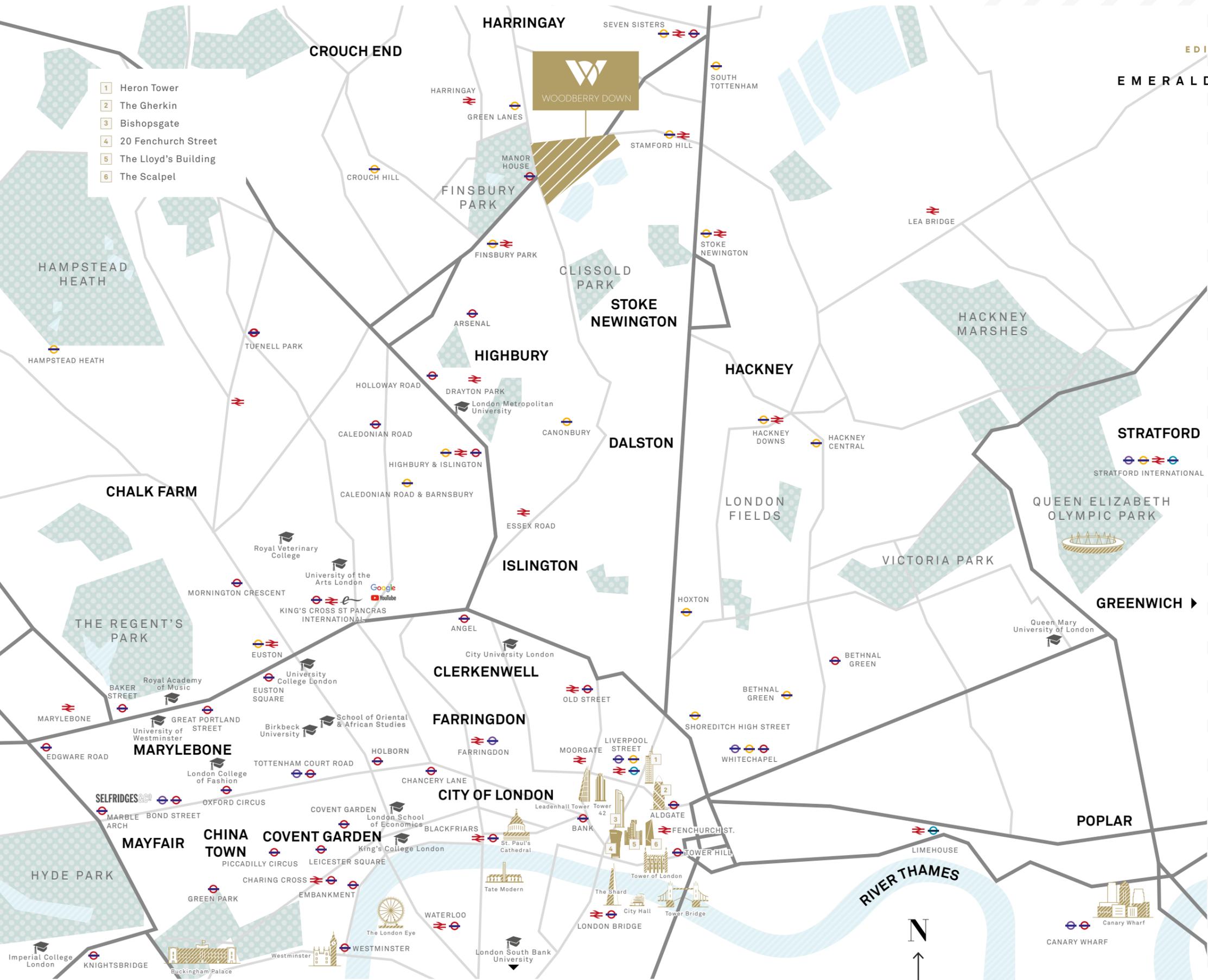
EDITIONS

EMERALD QUARTER

Welcome home to Emerald Quarter

Emerald Quarter, the first phase of Editions at Woodberry Down, offers a range of forty-nine 1 bedroom apartments, all of which have private outdoor space. Many offer tranquil waterside views, and all look out over the landscaped surroundings.

From this green oasis, it's just seven minutes walk to Manor House tube station with its speedy connections to central London.



EDITIONS
EMERALD QUARTER

Locate London's hidden gem

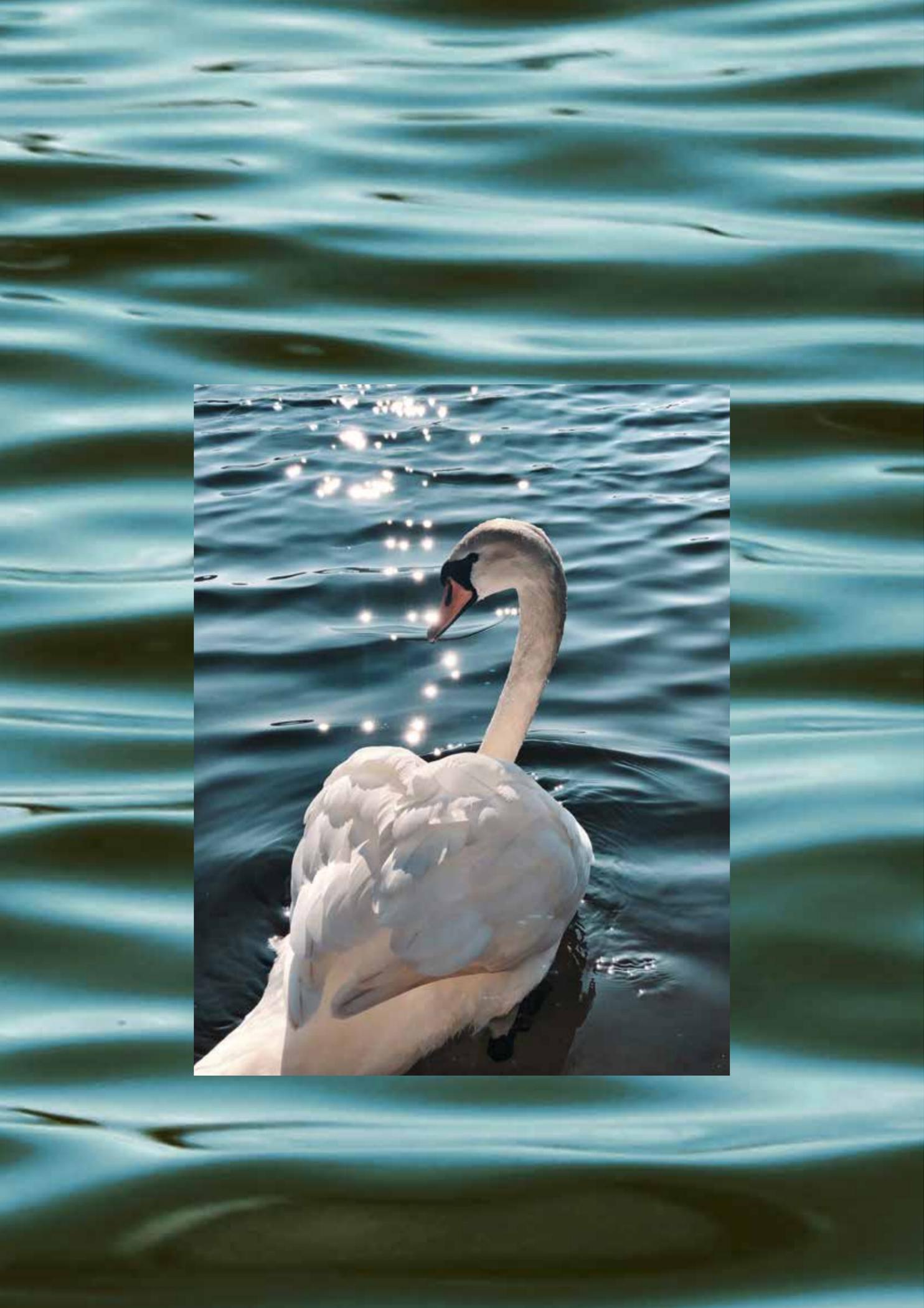
Woodberry Down is in the London Borough of Hackney, close to several other neighbourhoods worth discovering for their own distinctive character. There's Stoke Newington, which has its own large park, Clissold Park, and a great range of bars and restaurants. Finsbury Park, as the name suggests, also has a park which plays host to many large gatherings through the year: music festivals, fun runs, family and charity events.

Victoria Park is yet another wonderful open space, the original 'people's park', which opened in 1845 and is loved as much as ever today. London Fields is a smaller open space but certainly packs plenty in, including an Olympic-size outdoor pool. It's close to Broadway Market, incredibly popular for its food stalls and wonderful fresh produce.

Islington is a little more traditional, full of places to eat and drink, boutiques and antique dealers, and home to the highly respected Almeida Theatre.

EDITIONS





EDITIONS

EMERALD QUARTER

W

Reflect on your wellbeing

|

It's a fact. Living near water is soothing, and can make us feel less stressed, and even more creative. At Woodberry Down you can take a break from staring at your screen and venture out to gaze over the 42 acres of open water in two reservoirs.

EDITIONS

EMERALD QUARTER

PERFECTLY

Woodberry Down is one of Berkeley's most successful placemaking projects, one that has transformed 64 acres of land into a sustainable and beautiful new place, and won several prestigious awards.

The focus has always been on integrating its vibrant community with nature, with an overarching commitment to conserving energy and protecting the environment.

Woodberry Down, where Berkeley works in partnership with the London Wildlife Trust, is the perfect expression of this vision. It is a habitat where birds and wildlife of many species can co-exist with visitors in perfect serenity.



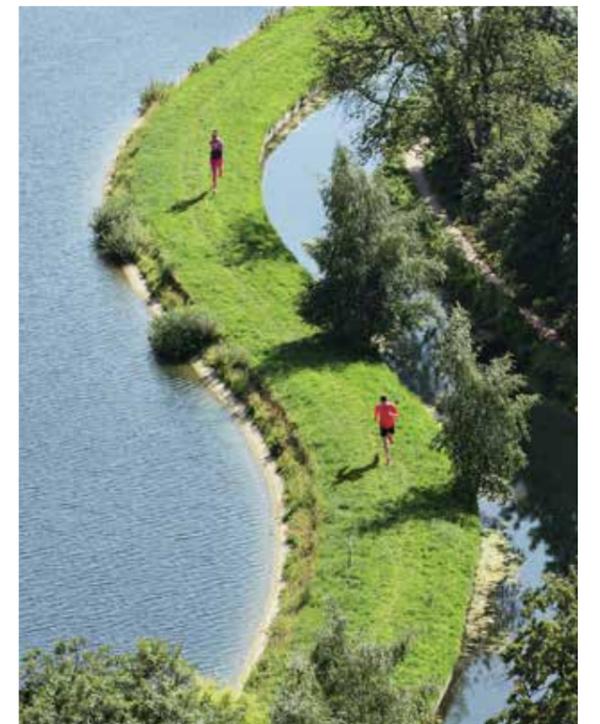
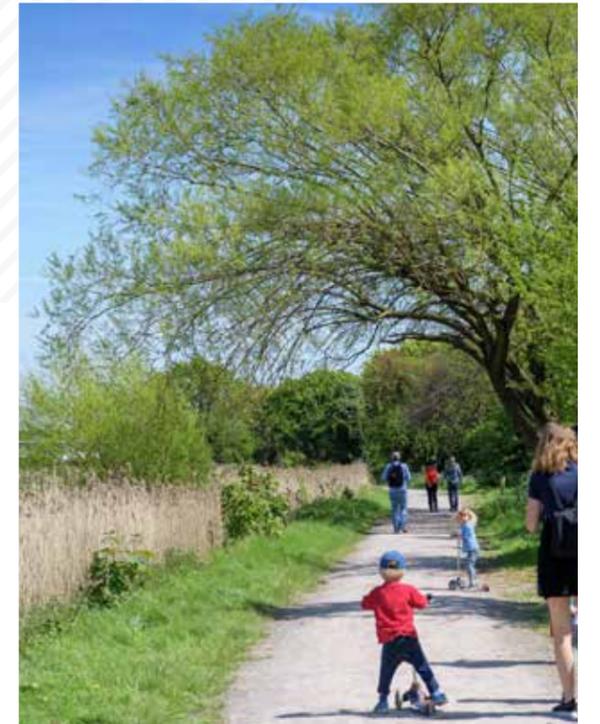
NATURAL UR AL



COFFEE AT THE COAL HOUSE

It's all close to home

Nowadays, we're all appreciating the benefits of staying local, especially when working from home. There's so much you can do at Woodberry Down without even leaving its boundaries. An early morning run beside the water, sailing and swimming in the West Reservoir, taking a break at the friendly Coal House Café with the papers, or taking a walk in the wetlands nature reserve all just minutes from your door.





EDITIONS
EMERALD QUARTER



J

Just around the corner

Emerald Quarter couldn't be more conveniently located, close to the Zer Café and Juice Bar, Coal House Café, Sublime Italian restaurant, and Simply Organique food store. Woodberry Down also has a health centre, two schools, an academy, post office, fruit and veg store, florist, fitness studio and dry cleaner.



A people kind of place

P

Festivals, fun days and outdoor screenings run throughout the year, giving Woodberry Down residents the opportunity to get to know one another. It's a flourishing community, where people enjoy being together.



Join a new social network

The social hub of Woodberry Down is The Redmond Community Centre, a beautiful, light-drenched modern building which offers a programme of activities including yoga, creative arts, and cookery classes. It also houses a library and the space can be hired for private events. It's a true community asset.



EDITIONS

EMERALD QUARTER

DISCOVER
YOUR



LDN

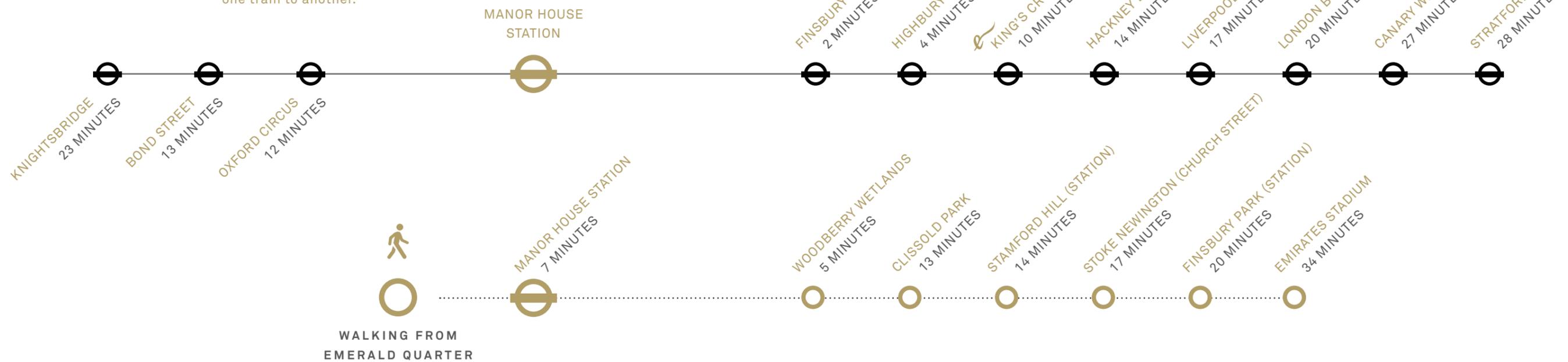
GOING PLACES

Walk, tube, rail, bus, bike; London travels in many different ways and most are easily possible from Emerald Quarter.

Manor House is the station nearest to Woodberry Down, and it's the only tube station in the London Borough of Hackney.

It's also on the Piccadilly Line, 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.

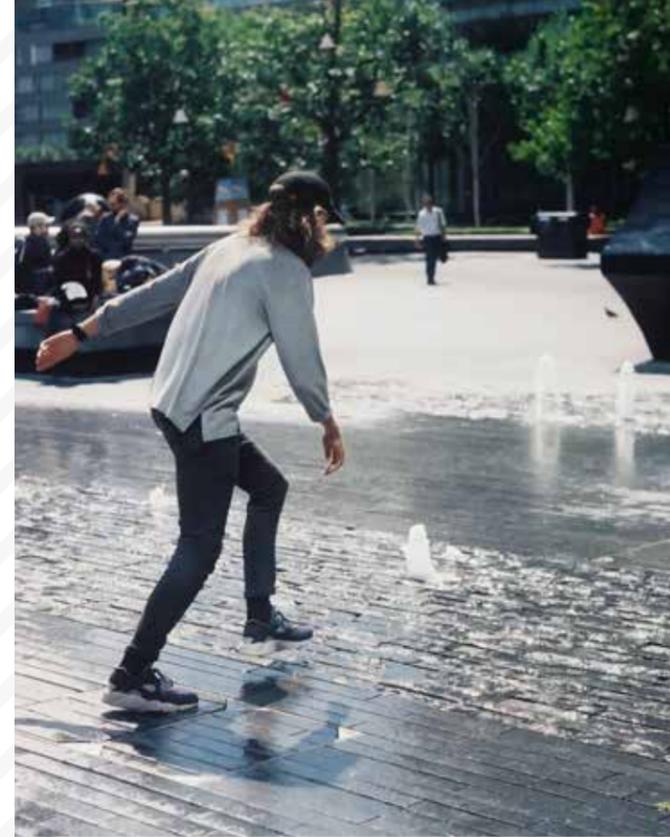
With King's Cross St Pancras International so close, reaching European destinations such as Paris, Brussels, Lille, Amsterdam, and the south of France is simply a matter of one train to another.



EDITIONS

EMERALD QUARTER

NEW VIBES



It's a real experience

Away from the traffic, Granary Square is a sublime spot for al fresco drinks or roof top dining. Unexpected parks, indoor and outdoor art, canalside walks and gardens, musical performances and the famous fountains all go towards making King's Cross a place like no other. You really have to see it.

At King's Cross

In just a few years, King's Cross has been transformed into one of London's most exciting places to spend time.

The grand old buildings have come back to life, repurposed and revitalised. King's Cross is a fantastic success story of designer boutiques, restaurants, bars, an amazing public square, work spaces, and a new campus for the University of the Arts London.

Eurostar starts here

One reason for the resurgence of the area is that it is the stepping-off point for mainland Europe via Eurostar, from King's Cross St Pancras International. You could have breakfast in Granary Square and lunch in Paris.



Coal Drops Yard

Shops you won't find in Bond Street. Fashion brands you love, and some worth discovering. Amazing restaurants with super inventive chefs. Real records, real books. Things to beautify your home at Tom Dixon, or your body, from Aussie brand Aesop. Coal Drops Yard is a destination within a destination.



EDITIONS
EMERALD QUARTER





EAT,

DRINK

King's Cross is now one of London's premier dining destinations, where many of the restaurants and bars offer outdoor tables.

Lina in Piazza

Italian al fresco dining brought to you by Lina Stores, the long-established Soho deli which has a new branch in King's Cross. Fresh home-made pasta is the speciality.

Parillian

Spanish outdoor terrace restaurant and bar with celebrated Barrafinas chef Angel Zapata Martin directing operations. You cook your own food at the table on a 'parilla', a mini charcoal grill.



Drake and Morgan

Great cocktails, small plates, salads, burgers and sizzling dishes from the grill are on the menu. Eat and drink outside – they'll even bring you a blanket if the evening gets chilly.

Hicce

The food here isn't just cooked – it's wood fired, steamed, smoked and pickled, with chef Pip Lacey supplying the inspiration. The sunset views are said to be some of the best in London.

WATCH THE WORLD GO BY

The Coal Office

Buzzy rooftop venue where customers share plates of Mediterranean, North African and Middle Eastern delicacies over drinks.

Casa and Plaza Pastor

More open-top dining, this time with Mexican flavours and a side order of live music. Their tequila and mescal-based cocktails will definitely put you in the right mood.

Caravan

The first eatery to open in the new King's Cross, and very popular for all-day dining, breakfasts and superb coffee.

Vermuteria

Delightful café-bar where the signature drinks are spritzers and vermouths – hence the name. Tapas style food provides exactly the right accompaniment.

Arabica

Middle Eastern dishes served in convivial sharing-size portions – think hummus, halloumi and smoked aubergine, all to be scooped up with hot flatbreads.

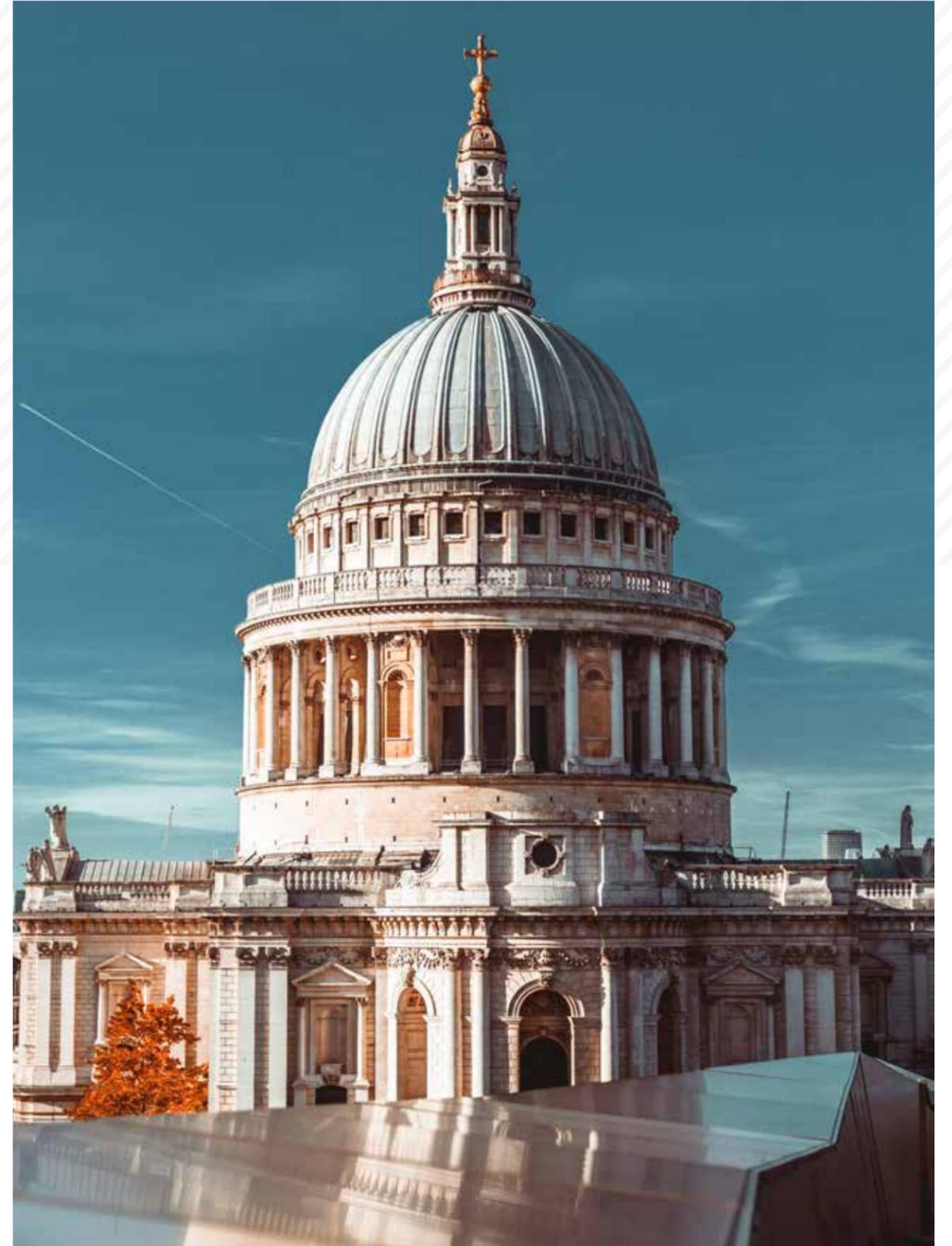


L

Love affair with London

London is a city for work, play, enterprise, art, ideas, history, music, theatre, food and tech. It's fast, busy, but always magnetic. This is why, for centuries, people from all over the world have wanted to reach London, live in London and make it in London. It's constantly changing, but eternal.

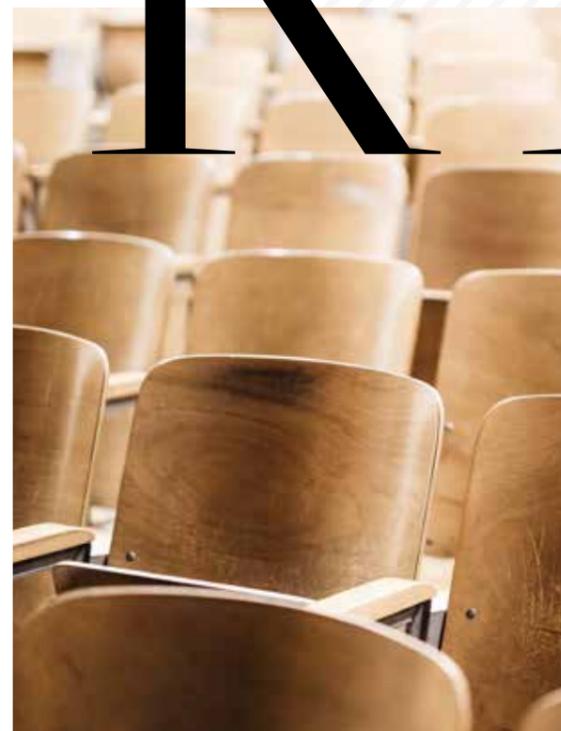
The tube also takes you to Old Street, or Silicon Roundabout as it's popularly known. Around 5,000 tech businesses, involving 250,000 entrepreneurs and employees, are based there (including YouTube and Google), making it Europe's largest tech city.



UNIVERSALLY

ADMIRABLE

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 Emerald Quarter at Woodberry Down.



Journeys from Manor House station

University of Westminster	10 - 15 mins
University of the Arts London	10 - 15 mins
Central St. Martin's University	10 - 15 mins
University College London	10 - 15 mins
London School of Economics	10 - 15 mins
King's College London	21 - 25 mins
Royal Academy of Music	21 - 25 mins

EDITIONS
EMERALD QUARTER

CLOSE UP

ON
EMERALD
QUARTER

Emerald Quarter in context

You will find Emerald Quarter in the heart of Woodberry Down, near the East Reservoir and West Reservoir and closer still to many of the shops and other amenities.

EDITIONS

EMERALD QUARTER



The site plan is indicative only and subject to change. 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.

EDITIONS
EMERALD QUARTER



EDITIONS

EMERALD QUARTER



ST

ELEVATED
YLEE

Defined by
beautiful interiors

Emerald Quarter gives you the space you need to live, work, relax and entertain. A carefully considered mix of colours, materials and textures, all of the highest quality, together create an ideal private world.



Computer Generated Images and views are indicative only, and subject to planning.

EDITIONS
EMERALD QUARTER



Exclusively
yours

The 24-hour Concierge* helps life to run smoothly, for example taking your deliveries or holding keys.

EDITIONS
EMERALD QUARTER

UNDERSTATED LUXURY

Berkeley's experience, renowned attention to detail and eye for perfection ensure your home is a haven of subtle elegance.



EDITIONS
EMERALD QUARTER



EDITIONS
EMERALD QUARTER



Flawless and functional

Cook and entertain with maximum efficiency, thanks to a superb fitted kitchen equipped with Miele appliances, offset by stylish details. You will be able to select one of three colour palette options for your kitchen. Pearl is all light hues, Azure slightly darker and Ebony deeper still.



Ebony kitchen range

EDITIONS

EMERALD QUARTER

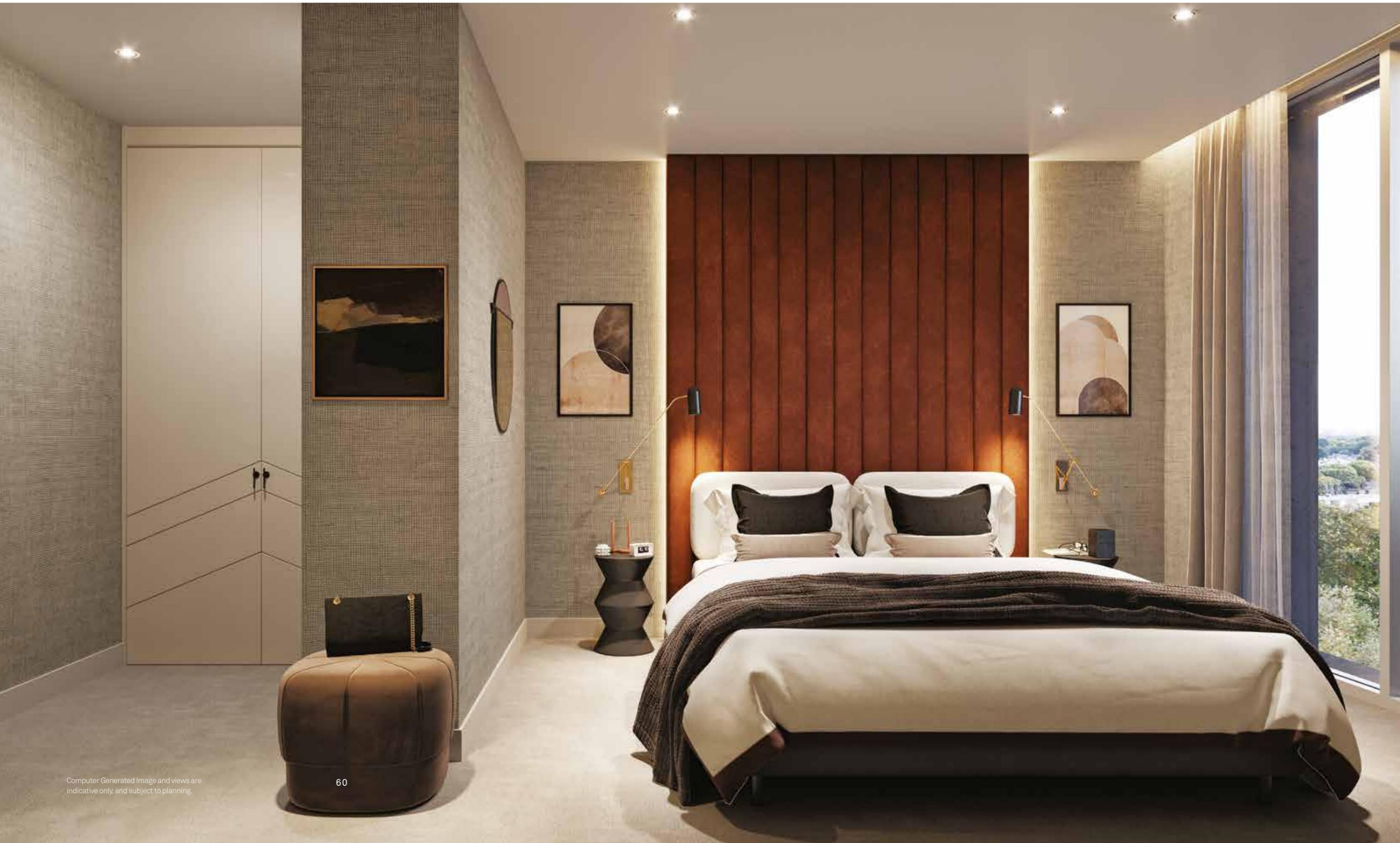


Azure kitchen range

Pearl kitchen range

EDITIONS

EMERALD QUARTER





Ebony bathroom range

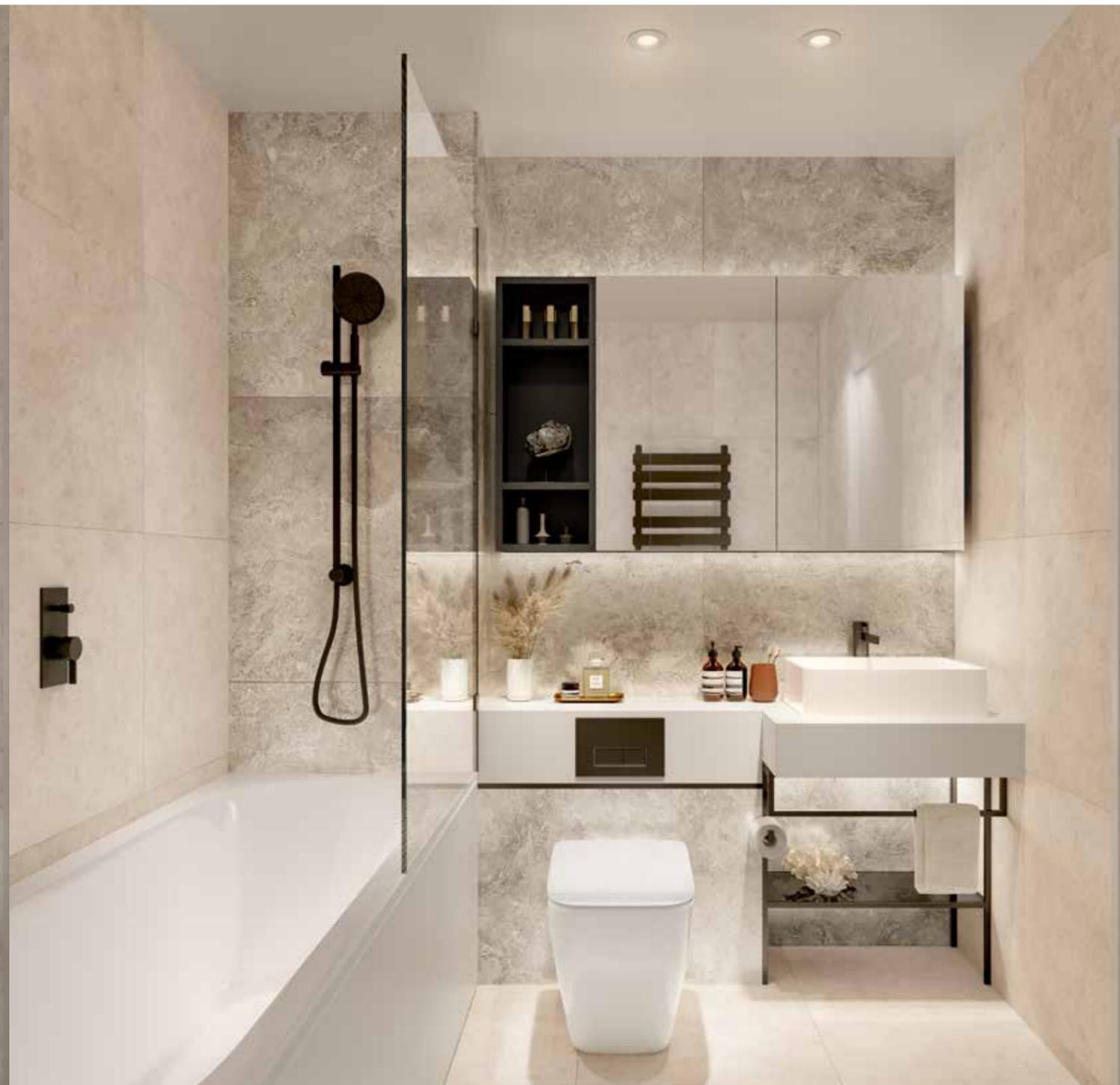
Computer Generated Images are indicative only.



The new look

Emerald Quarter bathrooms feature the latest colour in fittings, providing a contemporary feel against the lighter sanitaryware, porcelain tiling and ceramic vanity tops. Like the kitchens, the bathrooms are available in a choice of three colour schemes: Pearl, Azure and Ebony.

EDITIONS
EMERALD QUARTER



Azure bathroom range

Pearl bathroom range

EDITIONS
EMERALD QUARTER

NOW
FIND
YOUR

HO ME

FLOORPLANS

Views over landscaped gardens



▶ Measurement Points C Cupboard W Wardrobe U Utility ☒ High Units

Floorplans shown for Emerald Quarter 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.

EDITIONS
EMERALD QUARTER



Levels 01 - 07

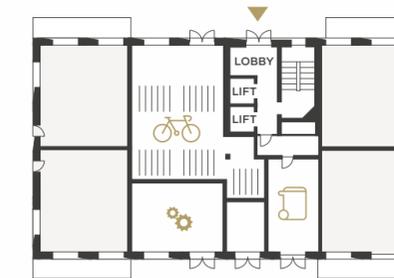


APARTMENT A.01-07.01	51.1 SQ M	550.0 SQ FT
Kitchen	3.01m x 2.35m	9' 11" x 7' 9"
Living / Dining	5.10m x 3.35m	16' 9" x 11' 0"
Bedroom	3.61m x 3.32m	11' 10" x 10' 11"
Balcony	5.3 sq m	57.0 sq ft
APARTMENT A.01-07.02	50.8 SQ M	546.8 SQ FT
Kitchen	2.60m x 2.10m	8' 7" x 6' 11"
Living / Dining	5.10m x 3.60m	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.01-07.03	51.1 SQ M	550.0 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	550.0 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.01-07.07	51.1 SQ M	550.0 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

NORTH WEST ELEVATION

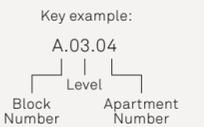


GROUND FLOOR



☐ Shared Ownership

LEVEL	APARTMENT NUMBER
1	A.01.01 to A.01.07
2	A.02.01 to A.02.07
3	A.03.01 to A.03.07
4	A.04.01 to A.04.07
5	A.05.01 to A.05.07
6	A.06.01 to A.06.07
7	A.07.01 to A.07.07



EDITIONS
EMERALD QUARTER



The finer details



Discover a specification that expresses refined luxury and contemporary taste.

EDITIONS

EMERALD QUARTER

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
- Aluminium balcony decking

Kitchen

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

Heating

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

Your attention is drawn to the fact that it may not be possible to provide the branded products as referred to in the specification. In such cases, a similar alternative will be provided. Berkeley reserves the right to make these changes as required.

There are three colour palettes to choose from to personalise your home. Choices and options are subject to time frames, availability and change.

Bathrooms

- WC with soft-close seat and concealed cistern
- White ceramic washbasin
- Brushed black mixer tap
- White steel enamel bath
- Brushed black shower hose
- Glass shower enclosure 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 with warm light to kitchen wall units
- Energy efficient LED downlights to all areas
- LED lighting to storage cupboards
- Satin chrome socket outlets with black inserts are to kitchen worktop areas only
- 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 bedrooms
- LED strip lighting to bedroom wardrobe

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 concierge (in future phase)
- Secure cycle storage
- Architecturally designed hard and soft landscaping

Telecommunications

- Telephone points fitted in all bedrooms and living areas
- TV/FM/satellite 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



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.



EDITIONS
EMERALD QUARTER



Daphne Ho, Customer Relations Manager



Berkeley Homes offers high quality products and services. Their vision of the development is sustainable, and they are competent when it comes to the whole package of the purchase, in terms of the location, the design, the service and the management. I have already recommended my friends to buy from them!



I want to say a big 'Thank you' to Berkeley Homes. They have managed to keep the whole purchase smooth during Covid, which needs a lot of effort and skills.

Woodberry Down residents
(Customer survey, 2020)

PARTNERSHIP & COLLABORATION

A new 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.

”

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.



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

EDITIONS

EMERALD QUARTER



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.



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.

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.

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

Berkeley
Designed for life

St Edward
Designed for life

St George
Designed for life

St James
Designed for life

St Joseph
Designed for life

St William
Designed for life

OUR VISION

Berkeley Group is a responsible organisation, wholly committed to being a world-class business, as defined by the quality of places we create, the value they generate for people, communities and the environment, and their positive long-term impact on society. We set ourselves the highest standards in the industry for design, construction, safety and efficiency.

Our Vision, a strategic plan for the business, is designed to raise our standards higher still. Our Vision is reviewed every two years, following objective analysis and discussion of the key industry, national and global issues that are most relevant to our customers and supply chain.

Our Vision focuses our attention on five key business areas.

- Customer experience
- Quality homes
- Great places
- Efficient and considerate operations
- Commitment to people and safety



The Berkeley Foundation

We are committed to making a real and lasting difference to the communities we serve. The Berkeley Foundation supports voluntary organisations in tackling long-term social issues in their local community. Working together, we help people choose a different life path, develop confidence and skills, and find hope for the future. Since we established the Berkeley Foundation in 2011, we have committed many millions of pounds to hundreds of charities and organisations.



A significant proportion of our donations are raised through the tireless efforts of our own staff.

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



Photography of Berkeley Foundation activity is indicative only

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 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.

DESIGNED TO HIGH SUSTAINABILITY STANDARDS



EDITIONS
EMERALD QUARTER

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

Map for illustration purposes only and not to scale. 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's 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. Emerald Quarter is a marketing name and will not necessarily form part of the approved postal address. Applicants are advised to contact Berkeley to ascertain the availability of any particular property. All Computer Generated Images (CGIs) are indicative only. All lifestyle photography is indicative only. E730/05CA/1020



