

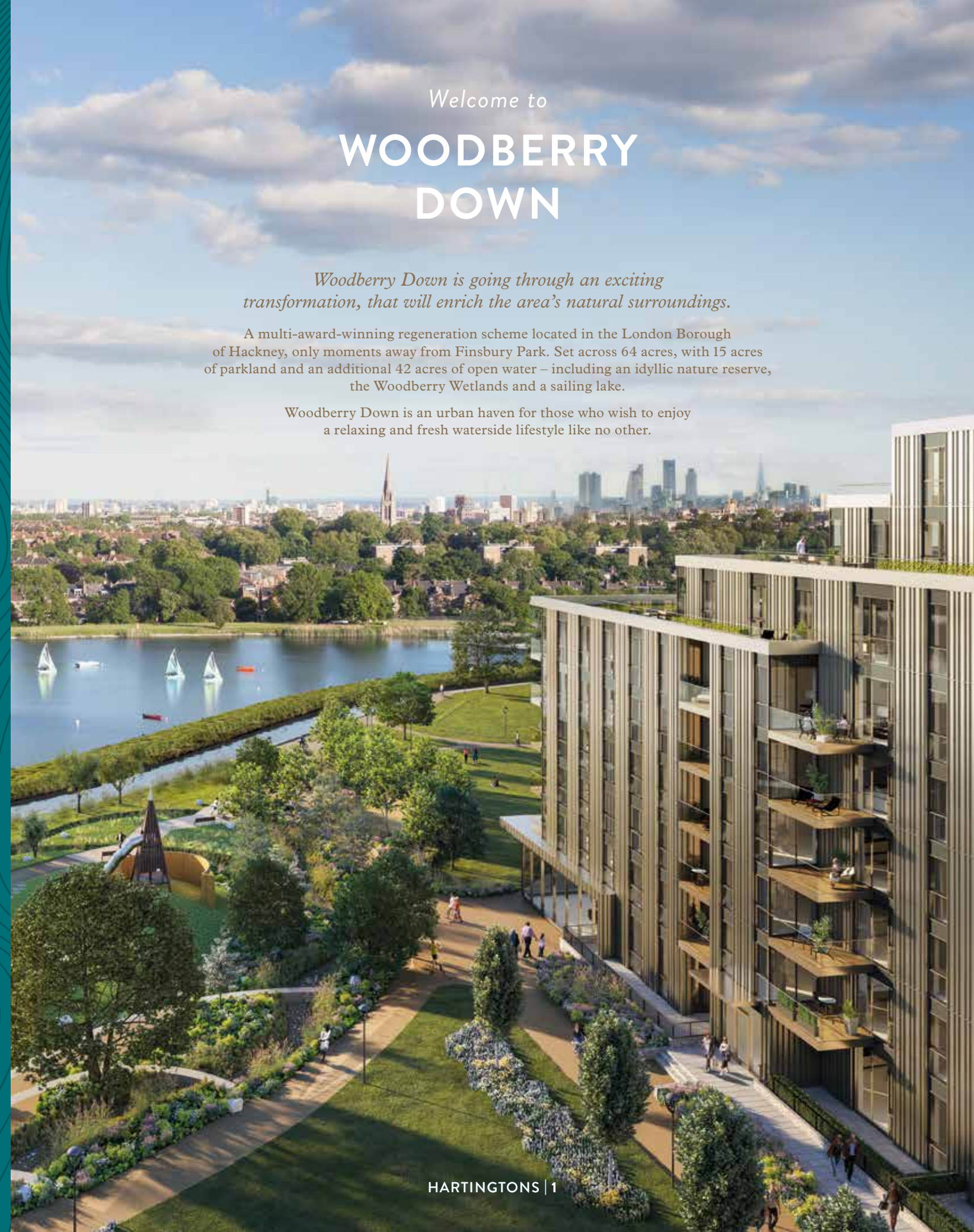
Welcome to

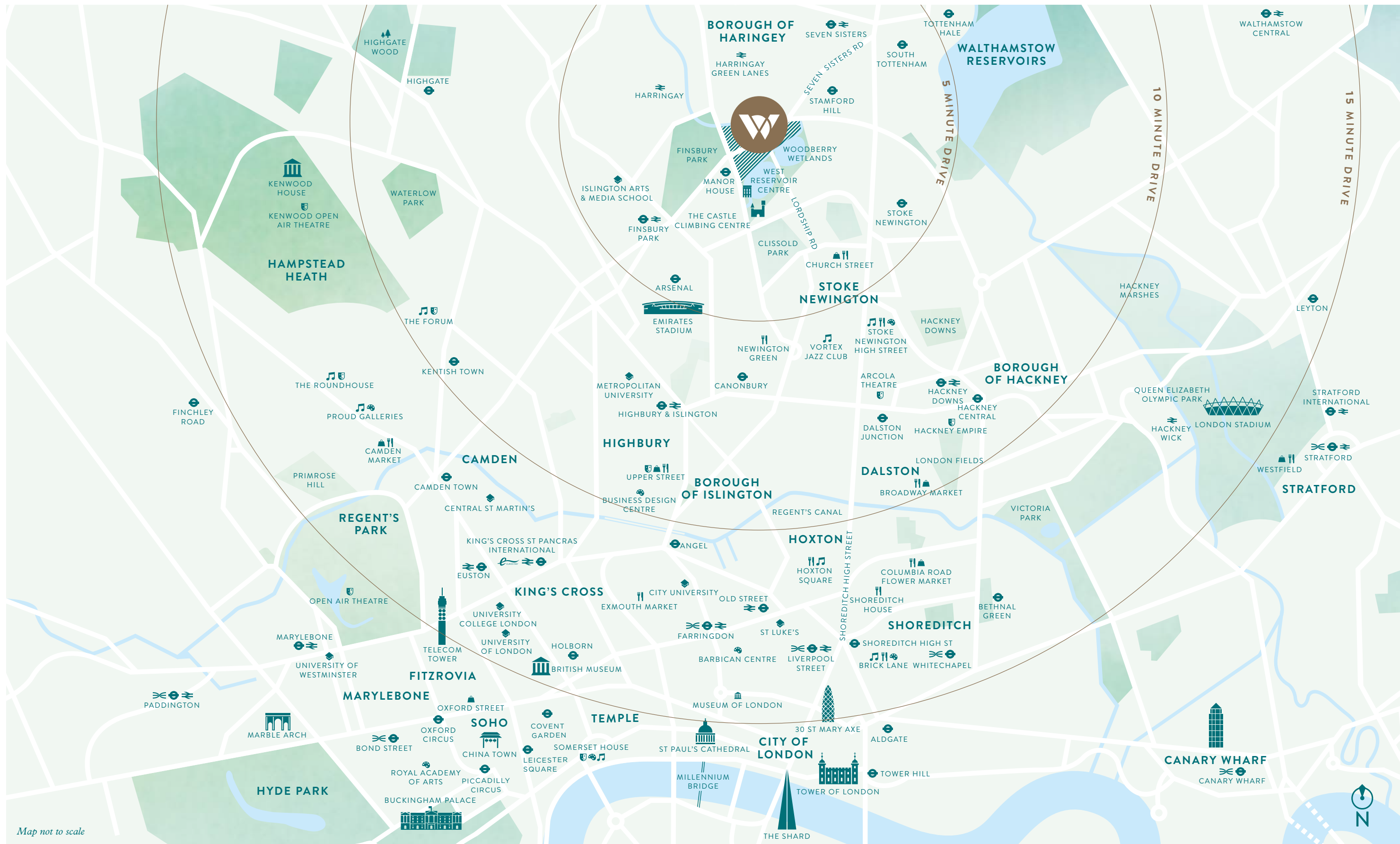
WOODBERRY DOWN

Woodberry Down is going through an exciting transformation, that will enrich the area's natural surroundings.

A multi-award-winning regeneration scheme located in the London Borough of Hackney, only moments away from Finsbury Park. Set across 64 acres, with 15 acres of parkland and an additional 42 acres of open water – including an idyllic nature reserve, the Woodberry Wetlands and a sailing lake.

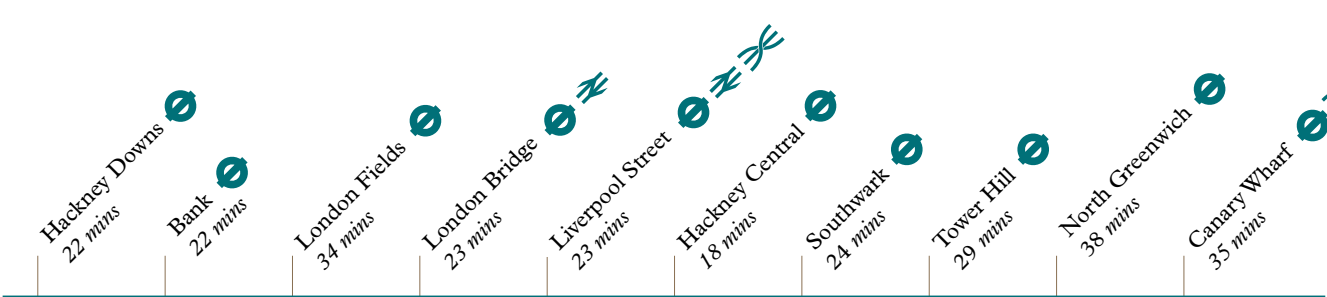
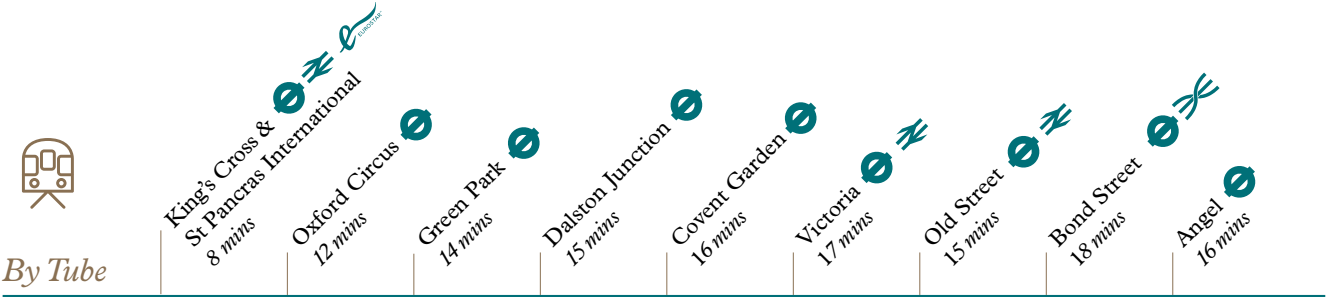
Woodberry Down is an urban haven for those who wish to enjoy a relaxing and fresh waterside lifestyle like no other.



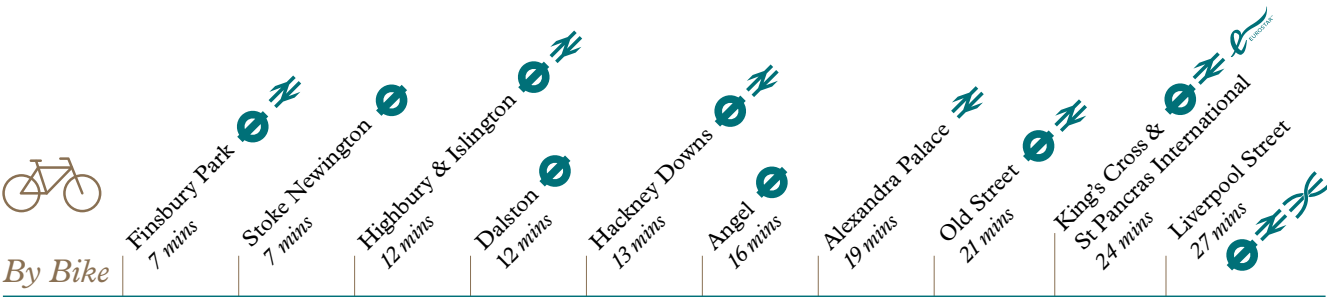
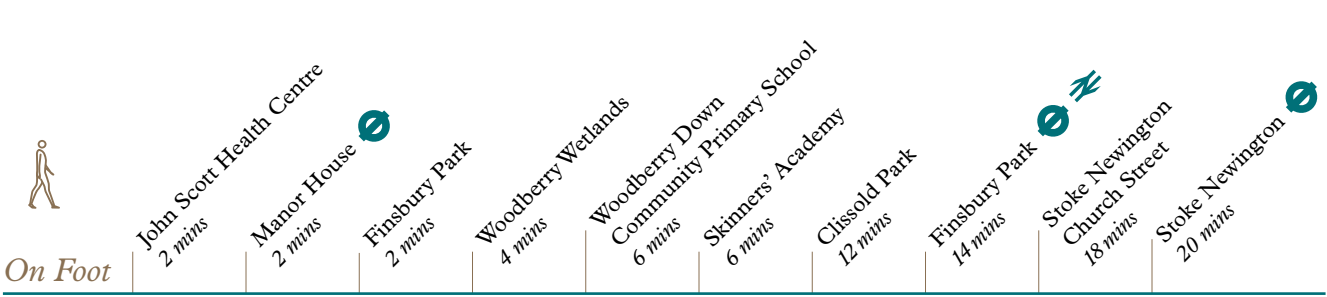


CONNECTIONS

Highly connected to the capital via the Piccadilly line, only 8 minutes to King's Cross and 16 minutes from Covent Garden.



All times are approximate, by public transport from Manor House Underground Station, calculated on Google Maps and Transport for London 2018.



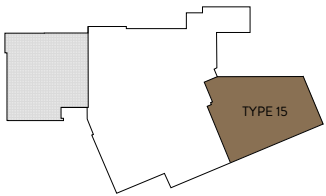
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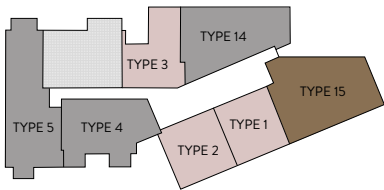
HARTINGTONS – APARTMENT TYPES, BLOCK A



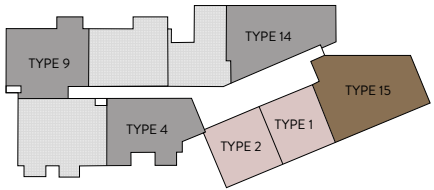
GROUND FLOOR



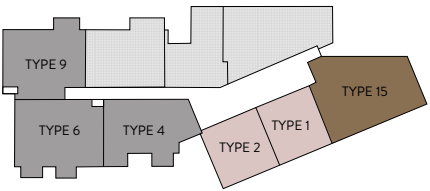
FLOOR 1



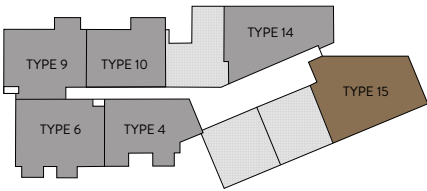
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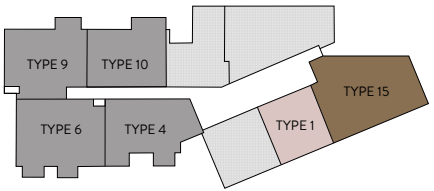
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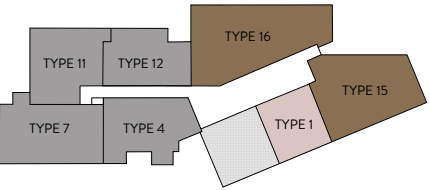
FLOOR 4



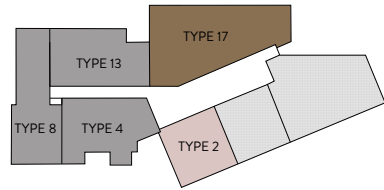
FLOOR 5



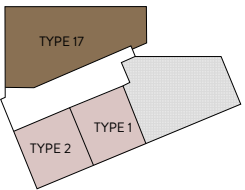
FLOOR 6



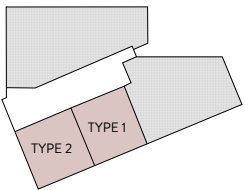
FLOOR 7



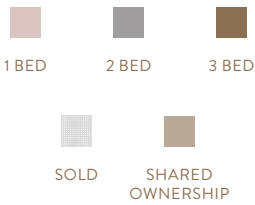
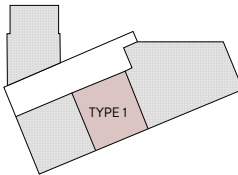
FLOOR 8



FLOOR 9



FLOOR 10



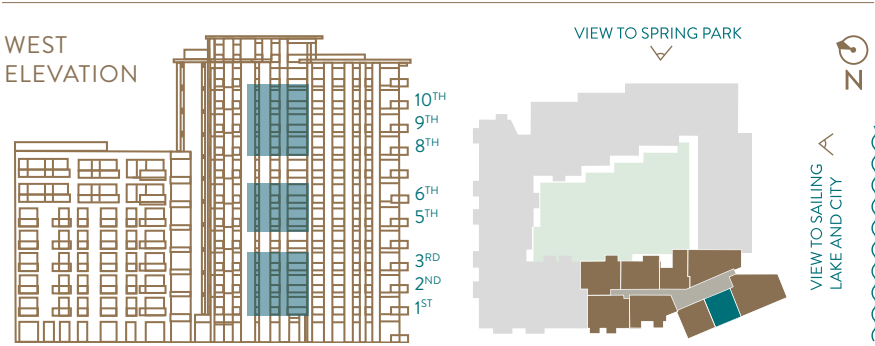
TYPE 1

1 Bedroom apartment
1st, 2nd, 3rd, 5th, 6th, 8th, 9th and 10th floors



A1.02 / 1 BED	645 sq ft	59.9sqm
Apartment Area	590 sq ft	54.8 sqm
External Area	55 sq ft	5.1 sqm
Kitchen/Living Area	19'8" x 14'1"	6.0 x 4.3
Bedroom	10'10" x 10'6"	3.3 x 3.2
Balcony	8'6" x 6'7"	2.6 x 2.0

U = Utility C = Cloak W = Wardrobe



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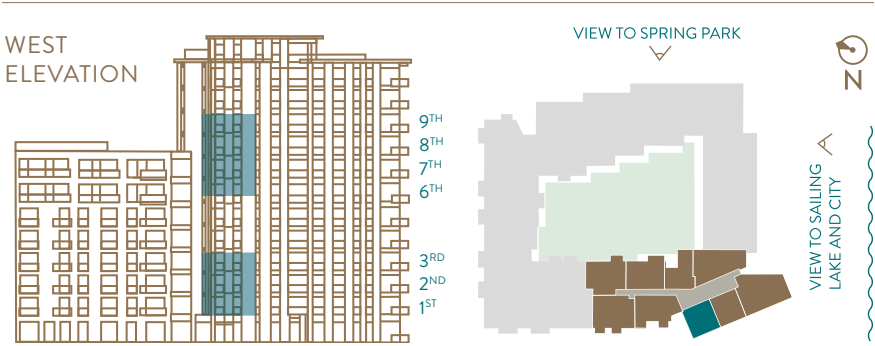
TYPE 2

1 Bedroom apartment
1st, 2nd, 3rd, 6th, 7th, 8th and 9th floors



A1.03 / 1 BED	660 sq ft	61.3 sqm
Apartment Area	590 sq ft	54.8 sqm
External Area	70 sq ft	6.5 sqm
Kitchen/Living Area	18'4" x 12'10"	5.6 x 3.9
Bedroom	11'10" x 9'10"	3.6 x 3.0
Balcony	10'6" x 6'7"	3.2 x 2.0

U = Utility C = Cloak W = Wardrobe



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TYPE 3

1 Bedroom apartment
1st and 2nd floors

VIEW TO
COURTYARD



A1.07 / 1 BED	659 sq ft	61.2 sqm
Apartment Area	595 sq ft	55.3 sqm
External Area	64 sq ft	5.9 sqm
Kitchen/Living Area	20'8" x 11'10"	6.3 x 3.6
Bedroom	10'10" x 9'10"	3.3 x 3.0
Balcony	12'6" x 4'11"	3.8 x 1.5

Also applies to A2.08

U = Utility C = Cloak W = Wardrobe S = Storage

EAST ELEVATION
FROM COURTYARD



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TYPE 4

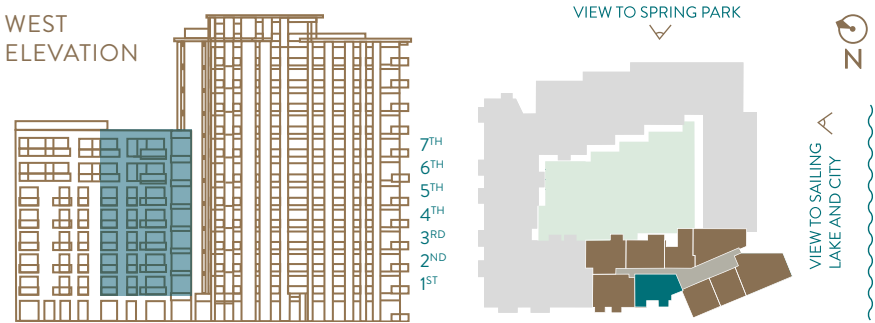
2 Bedroom apartment
1st, 2nd, 3rd, 4th, 5th, 6th and 7th floors



A1.04 / 2 BED	960 sq ft	89.2 sqm
Apartment Area	858 sq ft	79.7 sqm
External Area	102 sq ft	9.5 sqm
Kitchen/Living Area	22'4" x 4'4"	6.8 x 6.5
Bedroom 1	17'5" x 9'6"	5.3 x 2.9
Bedroom 2	11'2" x 10'10"	3.4 x 3.3
Balcony 1	9'6" x 5'11"	2.9 x 1.8
Balcony 2	8'10" x 5'3"	2.7 x 1.6

U = Utility C = Cloak W = Wardrobe

WEST
ELEVATION



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TYPE 5

2 Bedroom apartment
1st floor



A1.05 / 2 BED	1188 sq ft	110.4 sqm
Apartment NSA	1083 sq ft	100.6 sqm
External Area	105 sq ft	9.8 sqm
Kitchen/Living Area	36'1" x 14'5"	11.0 x 4.4
Bedroom 1	17'5" x 11'2"	5.3 x 3.4
Bedroom 2	17'5" x 11'2"	5.3 x 3.4
Balcony 1	4'11" x 11'2"	1.5 x 3.4
Balcony 2	8'6" x 4'11"	2.6 x 1.5

U = Utility C = Cloak W = Wardrobe S = Storage

WEST
ELEVATION



VIEW TO SPRING PARK



VIEW TO SAILING
LAKE AND CITY

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TYPE 6

2 Bedroom apartment
3rd, 4th and 5th floors



A3.05 / 2 BED	1143 sq ft	106.2 sqm
Apartment Area	1047 sq ft	97.3 sqm
External Area	96 sq ft	8.9 sqm
Kitchen/Living Area	28'3" x 13'9"	8.6 x 4.2
Bedroom 1	11'2" x 11'10"	3.6 x 3.4
Bedroom 2	13'1" x 11'6"	4.0 x 3.5
Balcony 1	9'6" x 4'11"	2.9 x 1.5
Balcony 2	8'6" x 4'11"	2.6 x 1.5

U = Utility C = Cloak W = Wardrobe

WEST
ELEVATION



VIEW TO SPRING PARK



VIEW TO SAILING
LAKE AND CITY

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TYPE 7

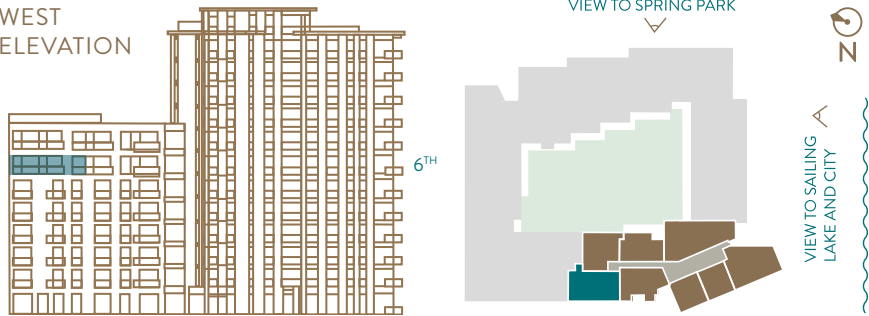
2 Bedroom apartment
6th floor



A6.05 / 2 BED	1178 sq ft	109.4 sqm
Apartment Area	940 sq ft	87.3 sqm
External Area	238 sq ft	22.1 sqm
Kitchen/Living Area	23'0" x 16'1"	7.0 x 4.9
Bedroom 1	23'0" x 11'2"	7.0 x 3.4
Bedroom 2	12'6" x 11'2"	3.8 x 3.4
Terrace	46'7" x 5'3"	14.2 x 1.6

U = Utility C = Cloak W = Wardrobe

WEST
ELEVATION



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TYPE 8

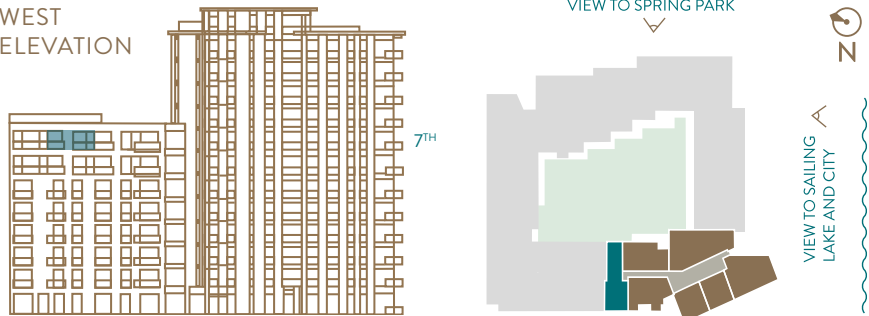
2 Bedroom apartment
7th floor



A7.05 / 2 BED	1009 sq ft	93.7 sqm
Apartment Area	818 sq ft	76.0 sqm
External Area	191 sq ft	17.7 sqm
Kitchen/Living Area	22'8" x 14'1"	6.9 x 4.3
Bedroom 1	11'6" x 10'10"	3.5 x 3.3
Bedroom 2	12'10" x 10'6"	3.9 x 3.2
Terrace 1	22'8" x 4'11"	6.9 x 1.5
Terrace 2	14'9" x 5'3"	4.5 x 1.6

U = Utility C = Cloak W = Wardrobe S = Storage

WEST
ELEVATION



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TYPE 9

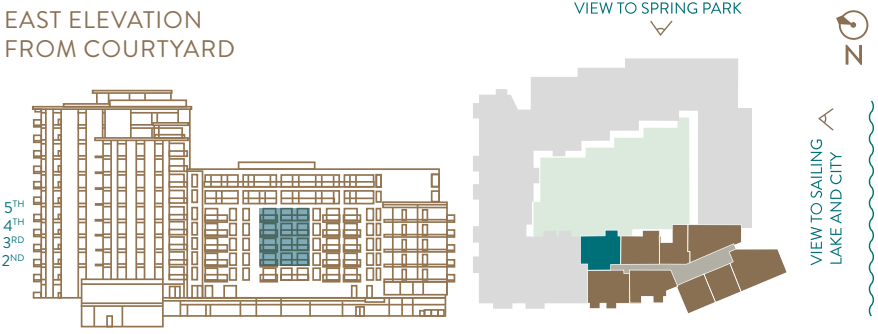
2 Bedroom apartment
2nd, 3rd, 4th and 5th floors



A2.06 / 2 BED	1013 sq ft	94.1 sqm
Apartment Area	856 sq ft	79.5 sqm
External Area	157 sq ft	14.6 sqm
Kitchen/Living Area	24'3" x 14'5"	7.4 x 4.4
Bedroom 1	16'9" x 9'6"	5.1 x 2.9
Bedroom 2	11'2" x 11'2"	3.4 x 3.4
Balcony 1	18'8" x 5'3"	5.7 x 1.6
Balcony 2	11'2" x 4'11"	3.4 x 1.5

U = Utility C = Cloak W = Wardrobe

EAST ELEVATION
FROM COURTYARD



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TYPE 10

2 Bedroom apartment
1st, 4th and 5th floors

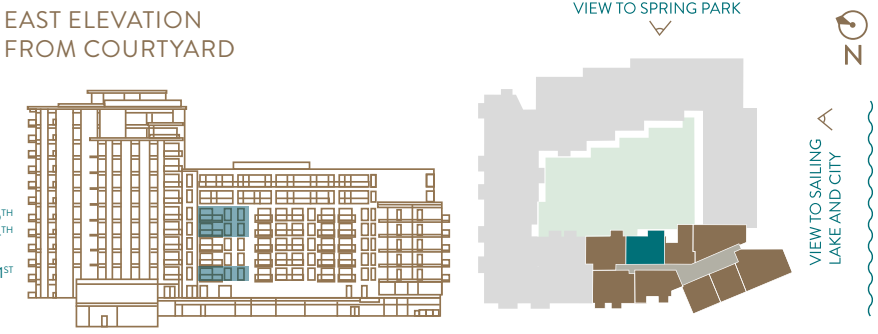


A4.07 / 2 BED	901 sq ft	83.7 sqm
Apartment Area	821 sq ft	76.3 sqm
External Area	80 sq ft	7.4 sqm
Kitchen/Living Area	23'11" x 13'1"	7.3 x 4.0
Bedroom 1	16'9" x 9'2"	5.1 x 2.8
Bedroom 2	12'6" x 11'10"	3.8 x 3.6
Balcony	15'5" x 4'11"	4.7 x 1.5

Also applies to A1.06, A4.07 & A5.09

U = Utility C = Cloak W = Wardrobe

EAST ELEVATION
FROM COURTYARD



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TYPE 11

2 Bedroom apartment
6th floor



VIEW TO
COURTYARD



A6.06 / 2 BED	953 sq ft	88.6 sqm
Apartment Area	764 sq ft	71.0 sqm
External Area	189 sq ft	17.6 sqm
Kitchen/Living Area	26'11" x 10'10"	8.2 x 3.3
Bedroom 1	10'10" x 9'2"	3.3 x 2.8
Bedroom 2	12'10" x 10'6"	3.9 x 3.2
Terrace	36'1" x 5'3"	11.0 x 1.6

U = Utility C = Cloak W = Wardrobe

EAST ELEVATION
FROM COURTYARD



VIEW TO SPRING PARK



VIEW TO SAILING
LAKE AND CITY



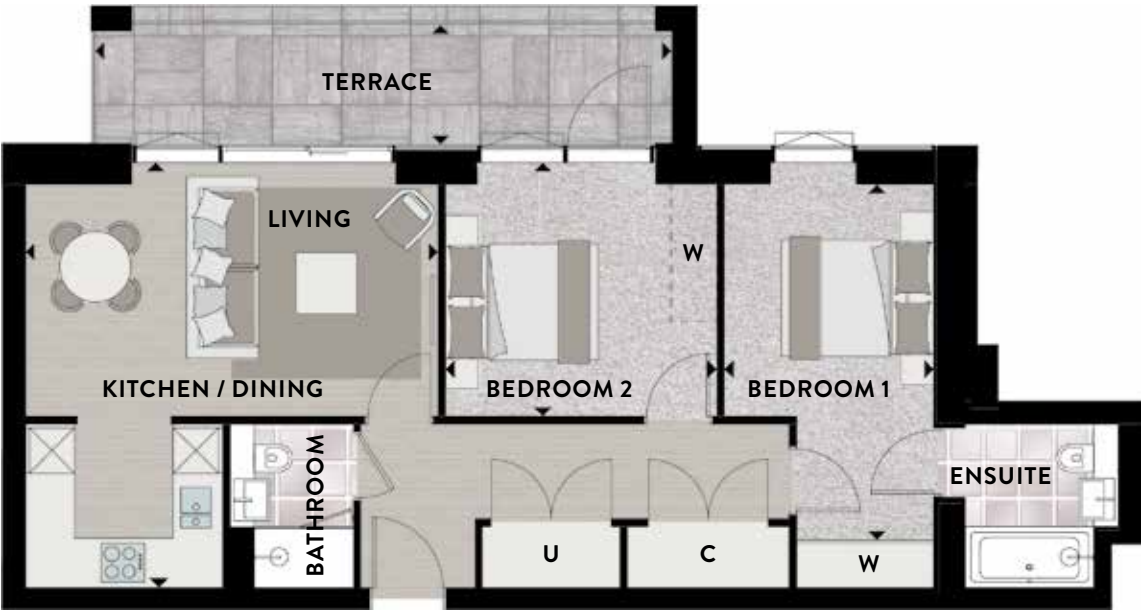
Floorplans shown are for approximate measurements only. Exact layouts and sizes may vary. All measurements may vary within a tolerance of 5%. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture.

TYPE 12

2 Bedroom apartment
6th floor



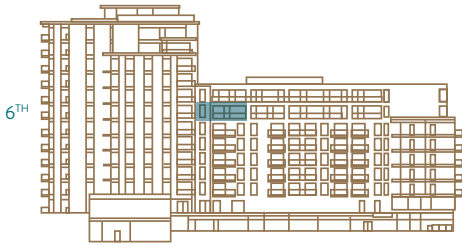
VIEW TO
COURTYARD



A6.07 / 2 BED	899 sq ft	83.5 sqm
Apartment Area	769 sq ft	71.4 sqm
External Area	130 sq ft	12.1 sqm
Kitchen/Living Area	18'4" x 17'9"	5.6 x 5.4
Bedroom 1	15'5" x 9'2"	4.7 x 2.8
Bedroom 2	11'10" x 10'10"	3.6 x 3.3
Terrace	24'11" x 5'3"	7.6 x 1.6

U = Utility C = Cloak W = Wardrobe

EAST ELEVATION
FROM COURTYARD



VIEW TO SPRING PARK



VIEW TO SAILING
LAKE AND CITY



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TYPE 13

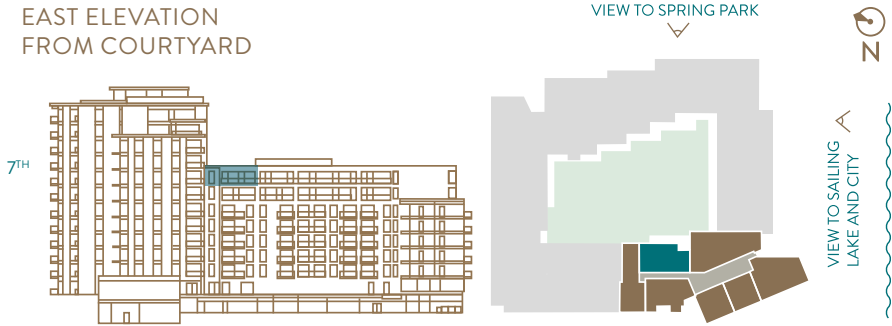
2 Bedroom apartment
7th floor



A7.06 / 2 BED	981 sq ft	91.2 sqm
Apartment Area	807 sq ft	75.0 sqm
External Area	174 sq ft	16.2 sqm
Kitchen/Living Area	18'4" x 17'9"	5.6 x 5.4
Bedroom 1	11'2" x 9'10"	3.4 x 3.0
Bedroom 2	12'6" x 11'2"	3.8 x 3.4
Terrace	33'10" x 5'3"	10.3 x 1.6

U = Utility C = Cloak W = Wardrobe

EAST ELEVATION
FROM COURTYARD



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TYPE 14

2 Bedroom apartment
1st, 2nd and 4th floors

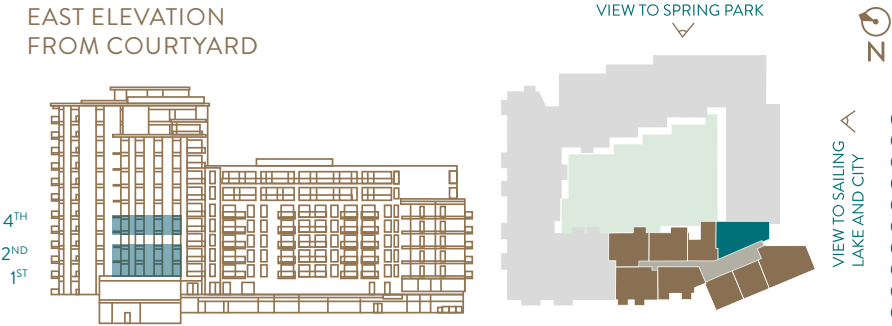


A1.08 / 2 BED	1130 sq ft	105.0 sqm
Apartment Area	1043 sq ft	96.9 sqm
External Area	87 sq ft	8.1 sqm
Kitchen/Living Area	20'8" x 18'8"	6.3 x 5.7
Bedroom 1	18'1" x 9'2"	5.5 x 2.8
Bedroom 2	13'5" x 9'2"	4.1 x 2.8
Balcony	17'9" x 4'11"	5.4 x 1.5

Also applies to A2.09 & A4.09

U = Utility C = Cloak W = Wardrobe S = Storage

EAST ELEVATION
FROM COURTYARD



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TYPE 15

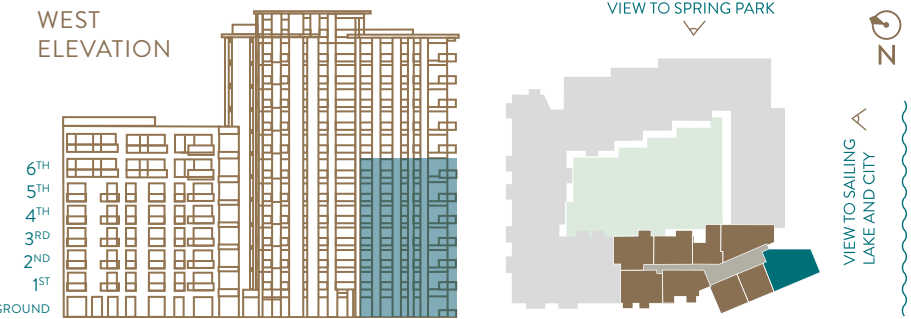
3 Bedroom apartment
G, 1st, 2nd, 3rd, 4th, 5th and 6th* floors
*(6th Floor Premium Apartment)



AG.01 / 3 BED	1278 sq ft	118.7 sqm
Apartment Area	1178 sq ft	109.4 sqm
External Area	100 sq ft	9.3 sqm
Kitchen/Living Area	26'11" x 21'4"	8.2 x 6.5
Bedroom 1	14'1" x 10'10"	4.3 x 3.3
Bedroom 2	12'2" x 9'2"	3.7 x 2.8
Bedroom 3	12'6" x 12'6"	3.8 x 3.8
Balcony	12'2" x 8'2"	3.7 x 2.5

U = Utility C = Cloak W = Wardrobe S = Storage

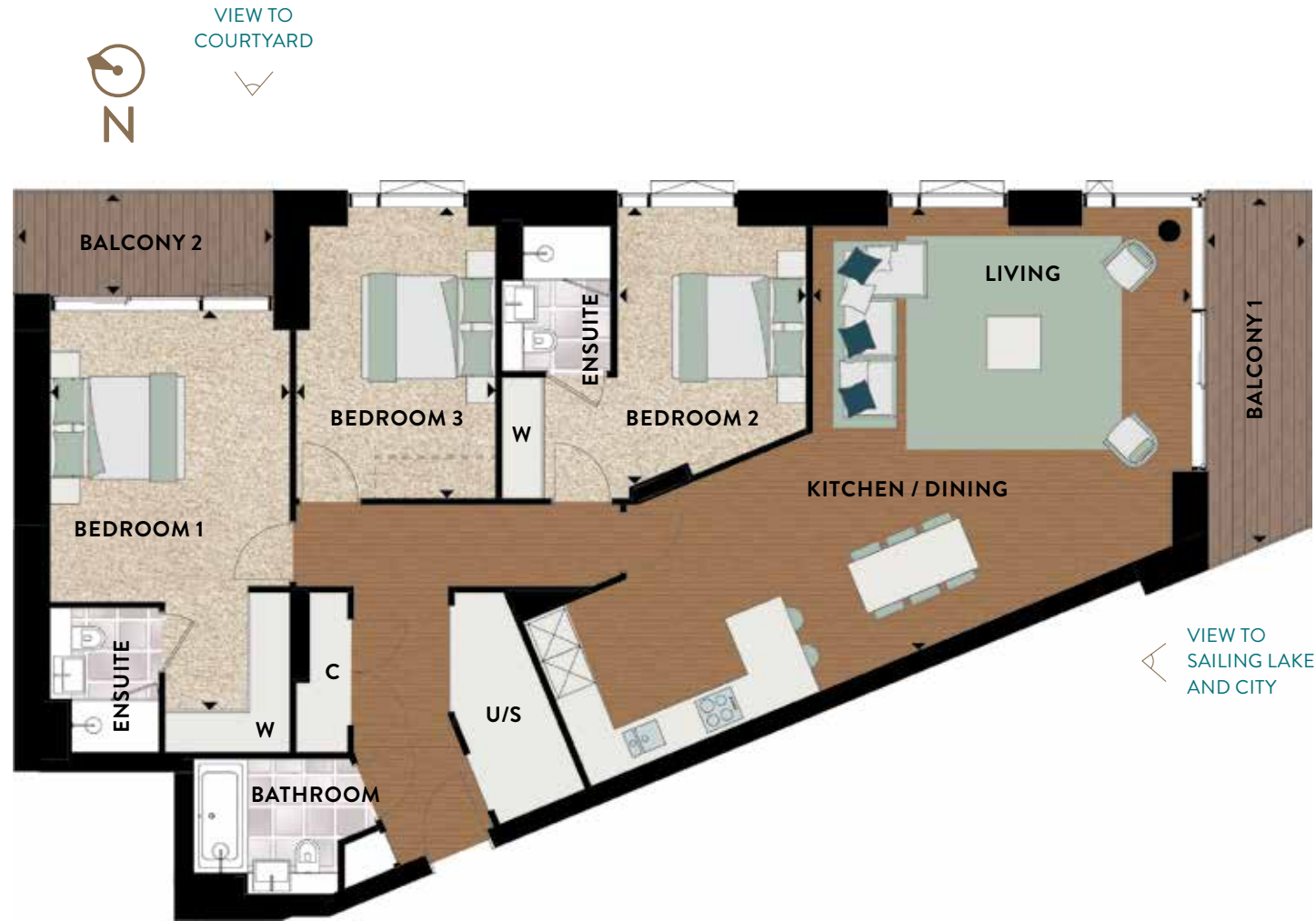
WEST ELEVATION



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TYPE 16

3 Bedroom apartment
6th and 8th floor
(Premium Apartments)



A6.08 / 3 BED	1531 sq ft	142.2 sqm
Apartment Area	1380 sq ft	128.2 sqm
External Area	151 sq ft	14.0 sqm
Kitchen/Living Area	21'8" x 18'8"	6.6 x 5.7
Bedroom 1	19'8" x 11'10"	6.0 x 3.6
Bedroom 2	13'5" x 9'2"	4.1 x 2.8
Bedroom 3	14'1" x 9'10"	4.3 x 3.0
Balcony 1	17'9" x 4'11"	5.4 x 1.5
Balcony 2	12'6" x 4'11"	3.8 x 1.5

Also applies to A8.04
U = Utility C = Cloak W = Wardrobe S = Storage

EAST ELEVATION FROM COURTYARD



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TYPE 17

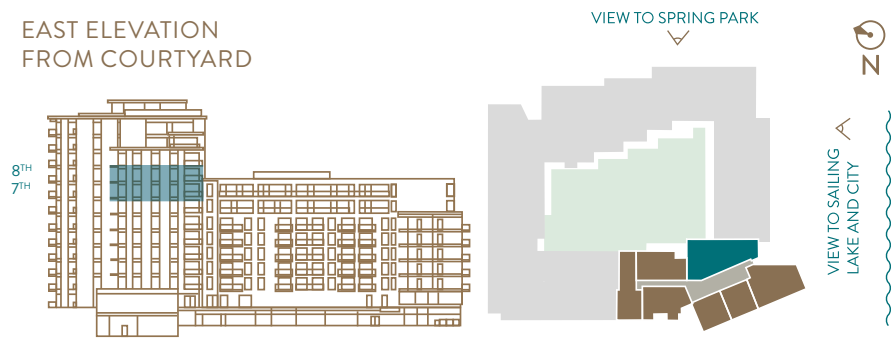
3 Bedroom apartment
7th and 8th floors



A7.07 / 3 BED	1587 sq ft	147.4 sqm
Apartment Area	1436 sq ft	133.4 sqm
External Area	151 sq ft	14.0 sqm
Kitchen/Living Area	21'8" x 18'8"	6.6 x 5.7
Bedroom 1	10'10" x 20'8"	3.3 x 6.3
Bedroom 2	13'5" x 9'2"	4.1 x 2.8
Bedroom 3	10'6" x 14'1"	3.2 x 4.3
Balcony 1	4'11" x 17'9"	1.5 x 5.4
Balcony 2	12'6" x 4'11"	3.8 x 1.5

U = Utility C = Cloak W = Wardrobe S = Storage

EAST ELEVATION
FROM COURTYARD

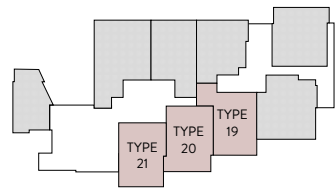


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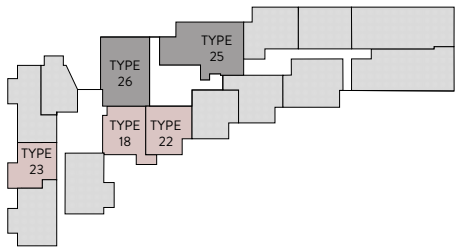
HARTINGTONS – APARTMENT TYPES, BLOCK B



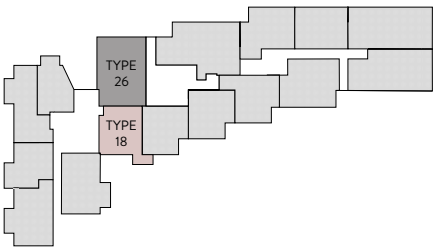
GROUND FLOOR



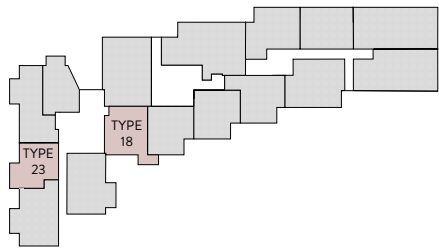
FLOOR 1



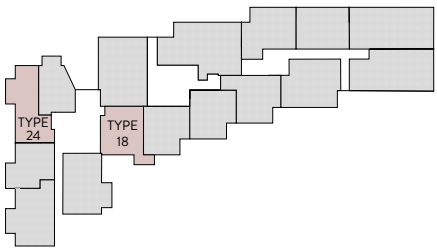
FLOOR 2



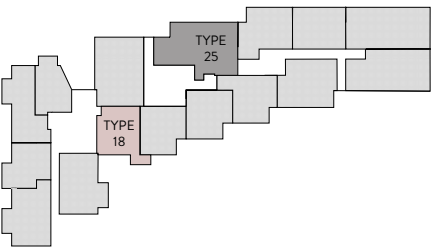
FLOOR 3



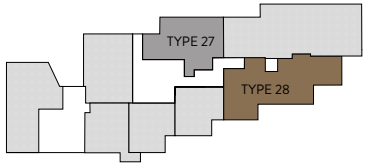
FLOOR 4



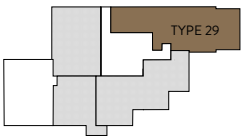
FLOOR 5



FLOOR 6



FLOOR 8



TYPE 18

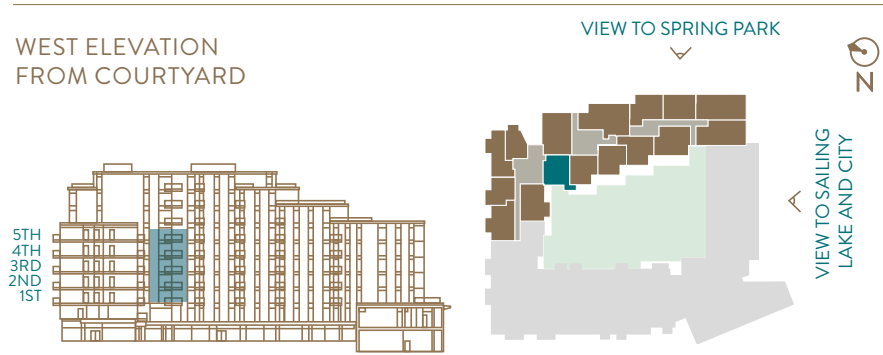
1 Bedroom Apartment
1st, 2nd, 3rd, 4th and 5th floor



B1.06 / 1 BED	664 sq ft	61.7 sqm
Apartment Area	609 sq ft	56.6 sqm
External Area	55 sq ft	5.1 sqm
Kitchen/Living Area	26'11" x 12'6"	8.2 x 3.8
Bedroom	11'6" x 10'10"	3.5 x 3.3
Balcony	11'6" x 4'11"	3.5 x 1.5

U = Utility C = Cloak W = Wardrobe

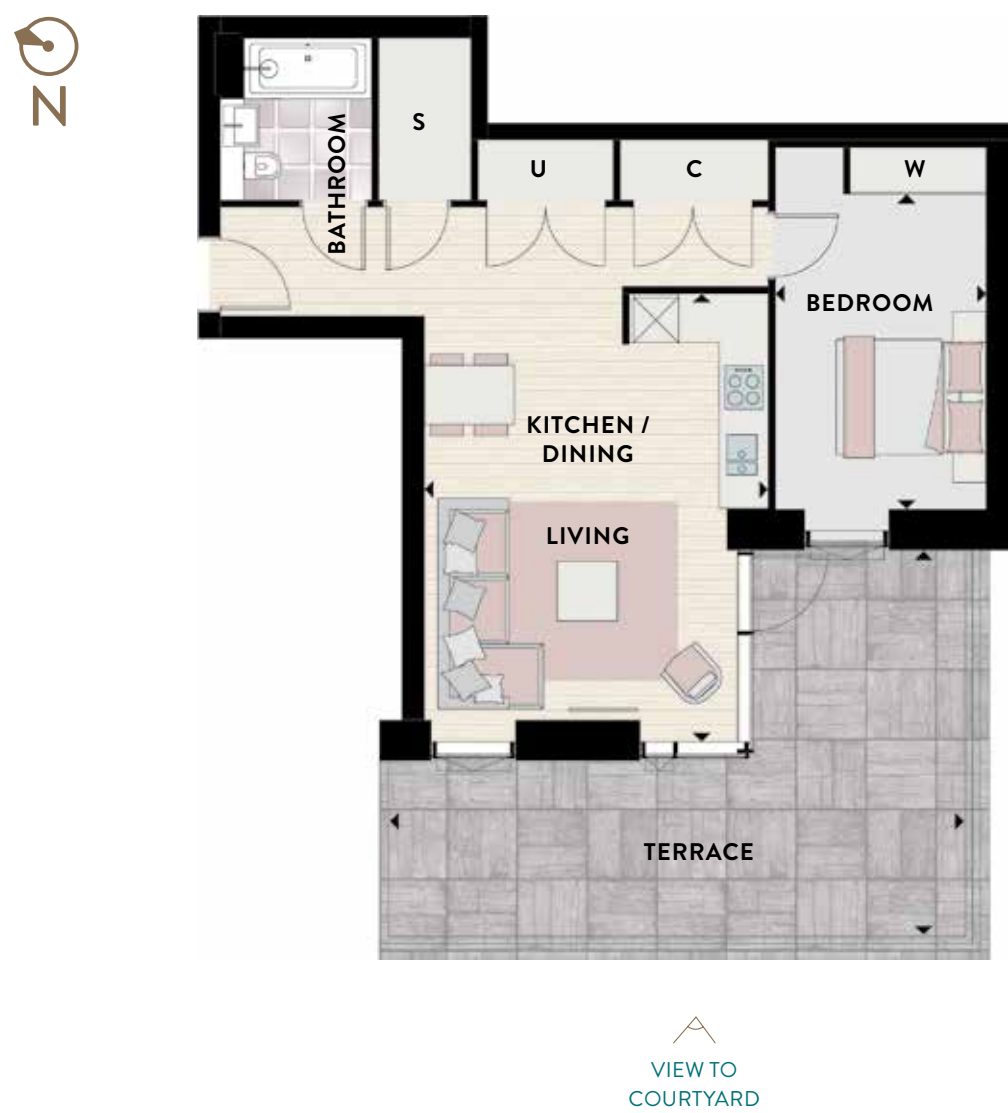
WEST ELEVATION
FROM COURTYARD



Floorplans shown 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.

TYPE 19

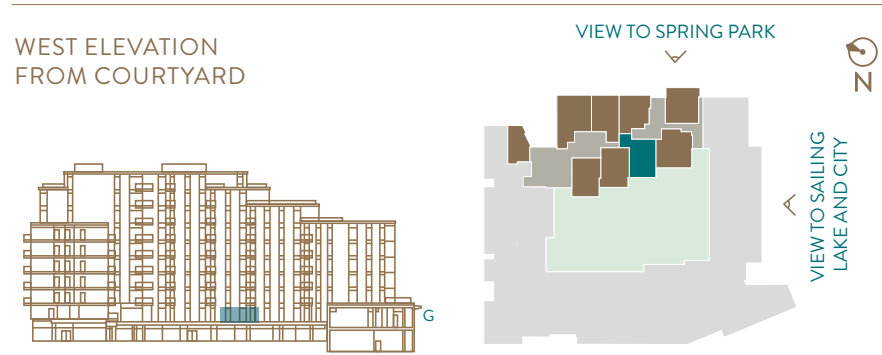
1 Bedroom Apartment
Ground floor



BG.06 / 1 BED	926 sq ft	86.0 sqm
Apartment Area	647 sq ft	60.1 sqm
External Area	279 sq ft	25.9 sqm
Kitchen/Living Area	19'8" x 15'1"	6.0 x 4.6
Bedroom	13'9" x 9'2"	4.2 x 2.8
Terrace	25'3" x 17'1"	7.7 x 5.2

U = Utility C = Cloak W = Wardrobe S = Storage

WEST ELEVATION
FROM COURTYARD



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TYPE 20

1 Bedroom Apartment
Ground floor



VIEW TO
COURTYARD

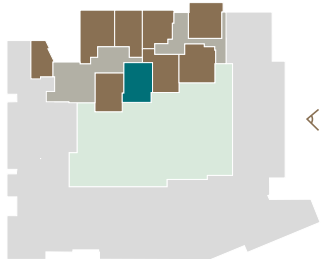
BG.07 / 1 BED	844 sq ft	78.4 sqm
Apartment Area	559 sq ft	51.9 sqm
External Area	285 sq ft	26.5 sqm
Kitchen/Living Area	18'4" x 15'5"	5.6 x 4.7
Bedroom	14'9" x 9'6"	4.5 x 2.9
Terrace	25'7" x 17'1"	7.8 x 5.2

U = Utility C = Cloak W = Wardrobe

WEST ELEVATION
FROM COURTYARD



VIEW TO SPRING PARK



VIEW TO SAILING
LAKE AND CITY



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TYPE 21

1 Bedroom Apartment
Ground floor



VIEW TO
COURTYARD

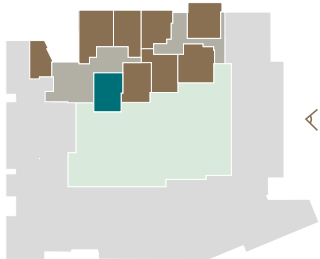
BG.08 / 1 BED	821 sq ft	76.2 sqm
Apartment Area	558 sq ft	51.8 sqm
External Area	263 sq ft	24.4 sqm
Kitchen/Living Area	18'4" x 15'5"	5.6 x 4.7
Bedroom	14'9" x 9'6"	4.5 x 2.9
Terrace	23'11" x 16'5"	7.3 x 5.0

U = Utility C = Cloak W = Wardrobe

WEST ELEVATION
FROM COURTYARD



VIEW TO SPRING PARK



VIEW TO SAILING
LAKE AND CITY



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TYPE 22

1 Bedroom Apartment
1st floor



VIEW TO
COURTYARD

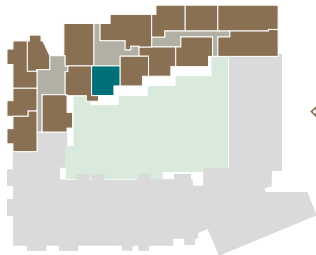
B1.05 / 1 BED	612 sq ft	56.8 sqm
Apartment Area	558 sq ft	51.8 sqm
External Area	54 sq ft	5.0 sqm
Kitchen/Living Area	18'4" x 15'5"	5.6 x 4.7
Bedroom	14'9" x 9'6"	4.5 x 2.9
Balcony	9'2" x 5'11"	2.8 x 1.8

U = Utility C = Cloak W = Wardrobe

WEST ELEVATION
FROM COURTYARD



VIEW TO SPRING PARK



VIEW TO SAILING
LAKE AND CITY



TYPE 23

1 Bedroom Apartment
1st and 3rd floors



B1.09 / 1 BED	557 sq ft	51.8 sqm
Apartment Area	483 sq ft	44.9 sqm
External Area	74 sq ft	6.9 sqm
Kitchen/Living Area	15'5" x 13'9"	4.7 x 4.2
Bedroom	11'6" x 9'10"	3.5 x 3.0
Balcony	14'1" x 4'11"	4.3 x 1.5

U = Utility C = Cloak W = Wardrobe

NORTH ELEVATION



VIEW TO SPRING PARK



VIEW TO SAILING
LAKE AND CITY



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TYPE 24

1 Bedroom Apartment
4th floor



B4.10 / 1 BED	711 sq ft	66.1 sqm
Apartment Area	637 sq ft	59.2 sqm
External Area	74 sq ft	6.9 sqm
Kitchen/Living Area	21'4" x 11'10"	6.5 x 3.6
Bedroom 1	10'10" x 9'6"	3.3 x 2.9
Study	9'10" x 7'10"	3.0 x 2.4
Balcony	14'1" x 4'11"	4.3 x 1.5

U = Utility C = Cloak W = Wardrobe

NORTH ELEVATION



VIEW TO SPRING PARK



VIEW TO SAILING LAKE AND CITY



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TYPE 25

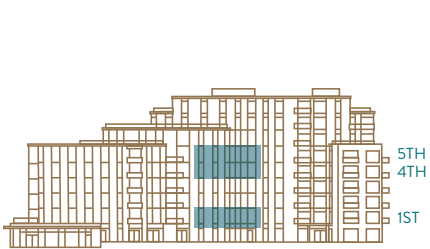
2 Bedroom Apartment
1st, 4th and 5th floors



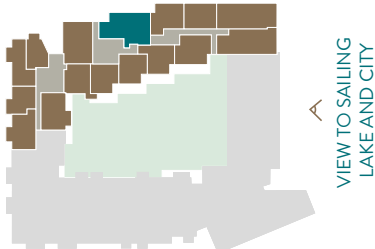
B1.13 / 2 BED	1123 sq ft	104.3 sqm
Apartment Area	1027 sq ft	95.4 sqm
External Area	96 sq ft	8.9 sqm
Kitchen/Living Area	25'3" x 13'5"	7.7 x 4.1
Bedroom 1	20'8" x 10'2"	6.3 x 3.1
Bedroom 2	15'5" x 13'1"	4.7 x 4.0
Balcony	11'6" x 8'6"	3.5 x 2.6

U = Utility C = Cloak W = Wardrobe

EAST ELEVATION



VIEW TO SPRING PARK



VIEW TO SAILING LAKE AND CITY



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TYPE 26

2 Bedroom Apartment
1st and 2nd floors



VIEW OF
SPRING PARK



B1.12 / 2 BED	987 sq ft	91.7 sqm
Apartment Area	896 sq ft	83.2 sqm
External Area	91 sq ft	8.5 sqm
Kitchen/Living Area	22'0" x 16'5"	6.7 x 5.0
Bedroom 1	13'1" x 9'10"	4.0 x 3.0
Bedroom 2	13'5" x 13'5"	4.1 x 4.1
Balcony	11'6" x 8'2"	3.5 x 2.5

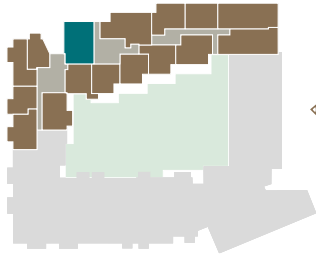
U = Utility C = Cloak W = Wardrobe

EAST ELEVATION



2ND
1ST

VIEW TO SPRING PARK



VIEW TO SAILING
LAKE AND CITY



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TYPE 27

2 Bedroom Apartment
6th floor



VIEW OF
SPRING PARK



B6.07 / 2 BED	981 sq ft	91.1 sqm
Apartment Area	885 sq ft	82.2 sqm
External Area	96 sq ft	8.9 sqm
Kitchen/Living Area	23'0" x 13'5"	7.0 x 4.1
Bedroom 1	11'2" x 9'6"	3.4 x 2.9
Bedroom 2	12'10" x 11'10"	3.9 x 3.6
Balcony	11'6" x 8'6"	3.5 x 2.6

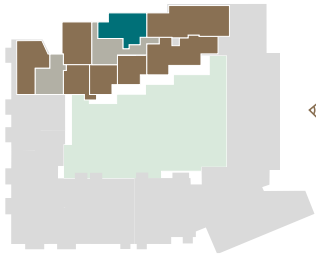
U = Utility C = Cloak W = Wardrobe

EAST ELEVATION



6TH

VIEW TO SPRING PARK



VIEW TO SAILING
LAKE AND CITY



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TYPE 28

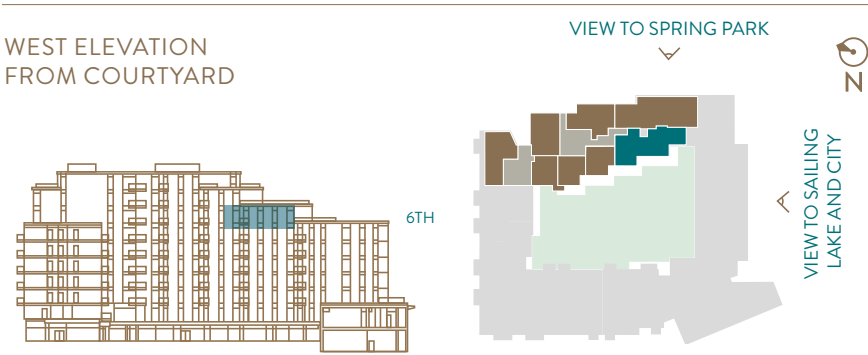
3 Bedroom Apartment
6th floor
(Premium Apartment)



B6.01 / 3 BED	1478 sq ft	137.3 sqm
Apartment Area	1178 sq ft	109.4 sqm
External Area	300 sq ft	27.9 sqm
Kitchen/Living Area	25'7" x 18'8"	7.8 x 5.7
Bedroom 1	13'9" x 10'10"	4.2 x 3.3
Bedroom 2	11'2" x 9'10"	3.4 x 3.0
Bedroom 3	12'2" x 9'10"	3.7 x 3.0
Balcony	9'2" x 5'11"	2.8 x 1.8
Terrace	15'9" x 15'9"	4.8 x 4.8

U = Utility C = Cloak W = Wardrobe

WEST ELEVATION
FROM COURTYARD



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TYPE 29

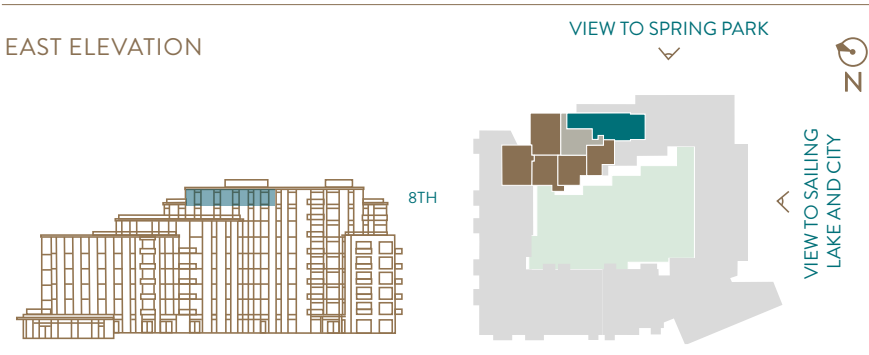
3 Bedroom Penthouse
8th floor
(Premium Apartments)



B8.01 / 3 BED	1401 sq ft	130.1 sqm
Apartment Area	1109 sq ft	103.0 sqm
External Area	292 sq ft	27.1 sqm
Kitchen/Living Area	22'4" x 13'5"	6.8 x 4.1
Bedroom 1	15'1" x 13'5"	4.6 x 4.1
Bedroom 2	10'6" x 9'6"	3.2 x 2.9
Bedroom 3	11'6" x 11'6"	3.5 x 3.5
Terrace	23'4" x 13'5"	7.1 x 4.1

U = Utility C = Cloak W = Wardrobe

EAST ELEVATION



Floorplans shown 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.



MATERIALS & SPECIFICATION

'Natural Elegance'

The calming interiors are a soft contrast to the impressive backdrop of Woodberry Down.

Clean lines are married with soft, relaxing interior elements – neutral greys and whites, with warming materials and plush carpets under foot.

A resolutely modern aesthetic brought to life.

Residents can choose from two palettes: Grove and Wildwood.



GROVE

Interior finishes: Light engineered flooring to living room, kitchen and hallways. Light grey carpets to all bedrooms

Kitchen: Handle free cabinets in graphite grey matt laminate; marble effect worktop with matching splashback

Bathroom / Shower Room: Porcelain floor tiles in warm grey; porcelain wall tiles in off white; porcelain feature wall tiles in a complementary neutral; matt finish wall cabinet with mirrored doors and feature lighting; matt finish base vanity unit in warm grey; white composite stone vanity top



WILDWOOD

Interior finishes: Soft brown engineered flooring to living room, kitchen and hallways. Seal grey carpets to all bedrooms

Kitchen: Handle free cabinets in soft grey laminate; marble effect worktop with matching splashback

Bathroom / Shower Room: Porcelain floor and wall tiles in cool beige; porcelain feature wall tiles in a complementary neutral; matt finish wall cabinet with mirrored doors with feature lighting; matt finish base vanity unit in warm grey; white stone vanity top





SPECIFICATION

INTERIOR FINISHES

- ~ Engineered flooring.
- ~ Stained timber veneer front entrance door with multipoint locking system and spy hole.
- ~ Painted internal doors with feature grooves.
- ~ Walls and skirting in white matt finish.
- ~ Hinged / sliding doors onto terraces and balconies.
- ~ Satin stainless steel door furniture – Internal doors only.

KITCHEN

- ~ Marble effect worktops and matching splashback.
- ~ Matt finished wall and base units.
- ~ Individually designed contemporary handle-less kitchen with Smeg appliances.
- ~ Under cabinet feature lighting to wall units.
- ~ 4 zone touch control induction hob and concealed telescopic extractor hood.
- ~ Single oven.
- ~ Built in microwave.
- ~ Integrated fridge/freezer (where applicable.)
- ~ Integrated dishwasher.
- ~ Washer/dryer (in cupboard).
- ~ 1½ bowl under mounted sink.
- ~ Compartmental recycling bins.

BEDROOMS

- ~ Fitted carpets.
- ~ Fitted wardrobes to master bedroom.
- ~ Fitted wardrobes to bedroom 2 in 3-bed apartments (where applicable).
- ~ Walk in dressing areas where applicable in larger units.

SHOWER ROOMS/EN-SUITES

- ~ Large format porcelain floor and wall tiles.
- ~ Feature tile above vanity top.
- ~ Composite stone 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.
- ~ Mirrored storage cupboard and open storage with LED external feature lighting, internal shelves and shaver socket.
- ~ Under basin storage cupboard.
- ~ Shower with fitted clear glass screen or enclosure.
- ~ Shower tray.
- ~ Chrome shower head on slider rail.
- ~ Chrome heated towel rail.
- ~ Chrome wall-mounted thermostatic shower mixer.
- ~ Chrome robe hooks, toilet roll holder.

MAIN BATHROOMS

- ~ Large format porcelain floor and wall tiles.
- ~ Feature tile above vanity top.
- ~ Composite stone 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.
- ~ Mirrored storage cupboard and open storage with LED external feature lighting, internal shelves and shaver socket.
- ~ Under basin storage cupboard.
- ~ Matt finish bath panel.
- ~ Chrome wall mounted thermostatic bath/shower mixer.
- ~ Chrome shower head on slider rail over bath.
- ~ Clear glass bath screen.
- ~ Chrome heated towel rail.
- ~ Chrome robe hooks, 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.



PREMIUM MATERIALS & SPECIFICATION

‘Organic Indulgence’

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

Residents can choose from two palettes: Lightwood Premium and Sorrel Premium.



LIGHTWOOD PREMIUM

Interior finishes: Light engineered flooring to living room, kitchen and hallways. Light grey carpets to all bedrooms

Kitchen: Handle free cabinets in light cashmere matt laminate; feature satin brass effect finger pulls; stone effect worktop with matching splashback

Bathroom / Shower Room: Porcelain floor and wall tiles in warm white; porcelain feature wall tiles in a complementary neutral; matt finish wall cabinet with mirrored doors and feature lighting; matt finish base vanity unit in warm grey with satin brass effect inlay; matt finish bath panel in warm grey with satin brass effect inlay; white composite vanity top





SORREL PREMIUM

Interior finishes: Soft brown engineered flooring to living, kitchen and hallways. Seal grey carpets to all bedrooms

Kitchen: Handle free cabinets in graphite grey matt laminate; feature satin brass effect finger pulls; stone effect worktop with matching splashback

Bathroom / Shower Room: Porcelain floor tiles in soft grey and wall tiles in warm beige; porcelain feature wall tiles in a complementary neutral; matt finish wall cabinet with mirrored doors and feature lighting; matt finish base vanity unit in warm grey with satin brass effect inlay; matt finish bath panel in warm grey with satin brass effect inlay; white composite vanity top



PREMIUM SPECIFICATION

INTERIOR FINISHES

- ~ Engineered flooring.
- ~ Stained timber veneer front entrance door with multipoint locking system and spy hole.
- ~ Painted internal doors with feature grooves.
- ~ Walls and skirting in matt white finish.
- ~ Hinged / sliding doors onto terraces and balconies.
- ~ Satin stainless steel door furniture -Internal doors only.
- ~ Sound system (dual Zone) to master bedroom and living room.

BEDROOMS

- ~ Fitted carpets.
- ~ Fitted wardrobes to bedroom 1 and 2
- ~ Walk-in dressing areas where applicable.

KITCHEN

- ~ Marble effect porcelain worktops and splashback.
- ~ Matt finished wall and floor units with feature brass effect trim.
- ~ Individually designed contemporary handle-less kitchen with Smeg appliances.
- ~ Under cabinet feature lighting to wall units.
- ~ 4 zone touch control induction hob and concealed telescopic extractor hood.
- ~ Single oven.
- ~ Built in combination microwave/oven.
- ~ Integrated fridge/freezer.
- ~ Integrated dishwasher.
- ~ 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, toilet roll holder.

SHOWER ROOMS/EN-SUITES

- ~ 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.
- ~ Over head shower wall-mounted & chrome shower head on slider rail.
- ~ Chrome heated towel rail.
- ~ Chrome wall mounted thermostatic shower mixer.
- ~ Chrome robe hooks, toilet roll holder.

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THE DETAILS

SECURITY & PEACE OF MIND

- ~ Concierge.
- ~ Access to apartments via video door entry system and electronic access to internal areas.
- ~ Main powered smoke detectors with battery back-up.
- ~ Recorded CCTV coverage of site entrance and car park areas.
- ~ Multi point locking front entrance door.
- ~ 10-year Premier Warranty Guarantee.

COMMON AREAS

- ~ Tiled flooring and feature timber wall panelling to entrance hallways.
- ~ Hallways and staircases to all floors carpeted throughout.
- ~ Painted corridor walls.
- ~ Lift access to all floors.
- ~ Refuse store provided in basement.
- ~ Post boxes in entrance lobby areas.
- ~ Access to gated car park via electronic entry system.
- ~ Underground car parking spaces available by separate negotiation on selected plots on a right to park permit.
- ~ Secure bicycle storage available.
- ~ Electric car charging points.

EXTERNAL FINISHES

- ~ Composite decking on balconies, paving on terraces, glass and stainless steel balustrade/handrail.

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 to all other locations.
- ~ Automatic lighting to storage cupboards.
- ~ Shaver sockets to bathrooms/shower rooms.

HEATING

- ~ Centrally provided heating and hot water, individually metered to each apartment.
- ~ Under floor heating with zoned thermostatic temperature controls.
- ~ Chrome heated towel rail with individual control to bathrooms/shower rooms.

TELECOMMUNICATIONS

- ~ Wired for Sky Q, 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 to living room and all bedrooms (subject to future connection by purchaser).

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Computer-generated image of Hartingtons concierge indicative only



Computer-generated image of Hartingtons Residents' Lounge indicative only

WELCOME HOME

Hartingtons provides the perfect setting to slow down and appreciate the moment.

The Residents' Lounge is a perfect space to meet your neighbours and guests, or even take a moment to enjoy the interior design. A dedicated concierge is on hand to manage everyday details.



Lifestyle images are indicative only



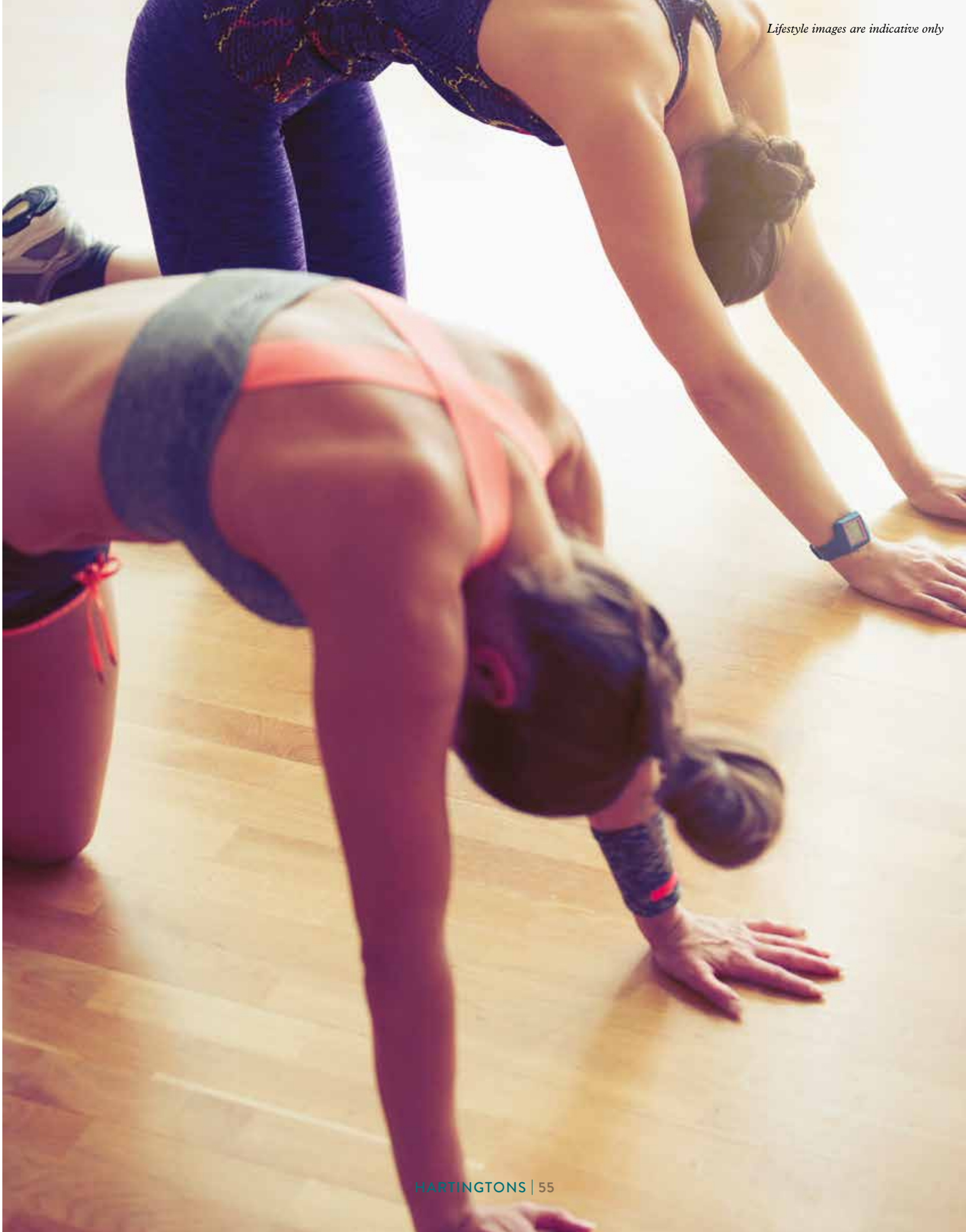
Gym at Skyline, Woodberry Down



Lifestyle images are indicative only

RELAX, UNWIND

At Hartingtons, residents can enjoy a number of lifestyle benefits, from the calming tranquillity of the pool to a fitness suite.



Lifestyle images are indicative only

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 handover 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... perfectly.



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.



Computer-generated image of Hartingtons indicative only

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 practice, 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.

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.



Proud to be a member of the Berkeley Group of Companies

Berkeley | St Edward | St George | St James | St William | St Joseph

www.berkeleygroup.co.uk

A COMMITMENT TO THE FUTURE

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

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			
<h4>AN EXCEPTIONAL CUSTOMER EXPERIENCE</h4> <p>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.</p>	<h4>HIGH QUALITY HOMES</h4> <p>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.</p>	<h4>GREAT PLACES</h4> <p>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.</p>	<h4>EFFICIENT & CONSIDERATE OPERATIONS</h4> <p>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.</p>

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.

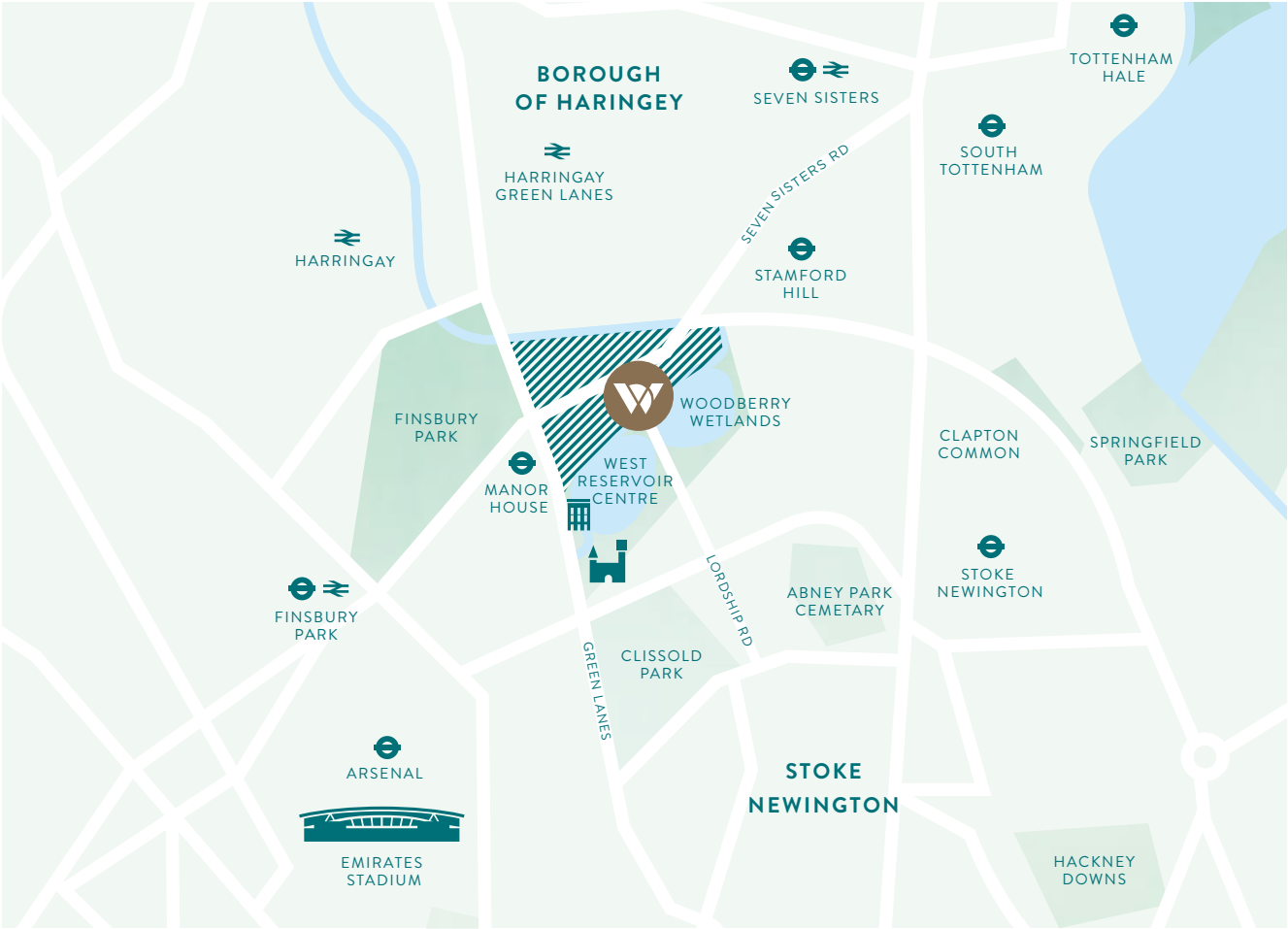
We do this through a number of partner charities that tackle some of the most pressing social problems affecting young people today, including homelessness and unemployment. The money raised comes part from the Berkeley Group, and also through the tireless and inventive efforts of our staff.

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



CONSUMER CODE FOR HOME BUILDERS
www.consumercode.co.uk



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Berkeley
Designed for life

