

CLARENDON
LONDON N8

The Clarendon guide to

OWN NEW



Buy your new home at Clarendon
using own new Rate Reducer





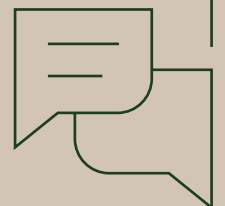
Computer generated image depicts Clarendon and is indicative only

WHAT DOES OWN NEW MEAN FOR ME?

Berkeley Group has always been passionate about building high-quality homes for everyone. Which is why we are excited that you can buy a new home at Clarendon with the Own New Rate Reducer scheme, a private scheme designed for owner-occupiers buying a new build home.

Own New Rate Reducer allows you to buy a new build home with lower interest rate mortgages, for a fixed period, enabling lower monthly payments. Whether you're buying your first home, moving the family into a bigger home, or are looking to purchase a second home, Own New makes it easier to buy your dream home.

Want to learn more? Visit our website.



Cover: Computer generated image depicts Clarendon and is indicative only

HOW WILL IT HELP ME BUY A HOME?

- You can buy a Berkeley Group home using Own New Rate Reducer giving you access to lower interest rate mortgages for a fixed period.
- Buy the Berkeley home you dream of.
- You'll own 100% of your new home.
- You don't need to be a first time buyer, you can buy a Berkeley Group home with Own New Rate Reducer even if you own a home and are looking to move.



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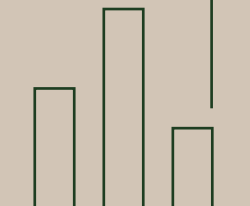
HOW DOES IT WORK?

Own New is open to owner-occupiers, including first-time buyers, homeowners looking to move, and those who are looking to purchase a second home. If that's you, you could use Own New to purchase your new home (on selected homes at Clarendon).

Buying a new home at Clarendon through the Own New Rate Reducer is straightforward.

1. Find your new home.
2. Within five days of making a reservation, receive a Letter of Acknowledgment and send it to your mortgage broker to apply for an Own New mortgage.*
3. Exchange with a valid mortgage offer and a minimum of 10% deposit for new build houses or 20% for new build apartments within six weeks of the reservations.*
4. Wait for the build of your new home to be complete.
5. Final step: you're ready to move in.

*The terms and conditions of the Own New Rate Reducer can vary depending on personal circumstances. Please speak to an Independent Financial Adviser for further information.

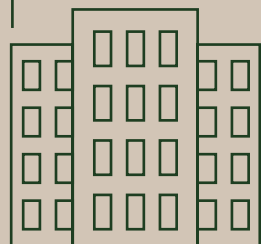


OWN NEW RATE REDUCER EXAMPLE

An example based on buying a Clarendon apartment with a purchase price of £500,000, with a minimum of 20% deposit.

APARTMENT

Purchase Price	£500,000
20% Deposit	£100,000
LTV Mortgage	£400,000
Monthly payment (Based on 5 year fix at a Own New Rate Reducer of 2.1%)	£1,345



Examples are based on a 35 year term and the interest rates will vary. Please speak to an Independent Financial Adviser for further information on how the Own New Rate Reducer will apply to your personal circumstances.



Interior photography is of Clarendon and is indicative only

WHY BUY AT CLARENDON?

LIVE BESIDE AN ICONIC PARK AND PALACE

Residents can benefit from living beside the iconic cultural and events venue, Alexandra Palace, and the 200 acre Alexandra Park.



ENJOY UNRIVALLED RESIDENT FACILITIES

For fitness, wellness and a place to work, study and relax, the resident facilities at Clarendon are unrivalled in the area, with a pool, steam room and sauna, state of the art gym, yoga studio and residents lounge.



WELL CONNECTED

Be transported to King's Cross in just 10 minutes from nearby Alexandra Palace station, or travel to some of London's hotspots with the nearby Piccadilly line.



LOCATION, LOCATION, LOCATION

Be immersed in Zone 3 North London living, with the fashionable Crouch End and Muswell Hill minutes away from your door, for restaurants, cafés, vintage fashion and antique markets, cinemas and bars.

A SOLID EDUCATION

Located with several 'Good' and 'Outstanding' Ofsted rated primary, secondary and private schools nearby. Universities are also within easy reach with the good transport links at Clarendon.



A SPACE TO BREATHE

Well designed homes are built around beautiful landscaped gardens and private courtyards, providing a green and tranquil setting.



A NEW CREATIVE DISTRICT

New bars, coffee shops and creative workspace will be coming to the development to create a new creative and social district in North London.



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Scan to find out more about the scheme



Please speak to a Sales Consultant and an Independent Financial Advisor for further information.

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The Own New Rate Reducer is available with the purchase of a new home through participating developers only, subject to terms and conditions.

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