

CLARENDON

LONDON N8



Why invest?

Located within the London Borough of Haringey, Clarendon is an innovative regeneration project which once complete will feature 1,800 new homes set within 12 acres with views to Alexandra Palace and great transport connections.

Suites, one and two bedroom apartments completing from January 2024.

Please contact our sales team for more information sales.clarendon@stwilliam.co.uk or telephone +44 (0)20 3002 9464

1,800 new homes	Phase 2 Sold Out 155 Homes
Phase 1 Sold Out 169 Homes	Phase 3 336 Homes

UNPARALLELED GROWTH FOR LONDON BOROUGH OF HARINGEY

- £1billion investment underway
- 6,000 new homes
- 4,000 new jobs
- 60,000 sq ft of new employment space
- Hornsey, Muswell Hill, Alexandra Palace, Highgate and Crouch End, are North London neighbourhoods within easy reach of Clarendon. All have their own distinctive character and different attractions.
- Crossrail 2 Taking excellent connectivity to a whole new level.
- Penstock Tunnel New public realm for even more easier connections to Hornsey, Alexandra Palace and Park.

STRONG RENTAL MARKET ESTIMATED 5%+ ON ALL APARTMENTS

STUDIO	up to 5% up to £1,900 pcm	4 Key stations within 10 minutes
1 BED	up to 5.6% up to £2,260 pcm	Zone 3
2 BED	up to 5.7% up to £2,940 pcm	30 minutes from London's world-class universities
		Outstanding primary and secondary schools within walking distance

Well connected.

5 MINS	13 MINS	19 MINS	20+ MINS	20 MINS	21 MINS	25 MINS	28 MINS
Finsbury Park	King's Cross	Covent Garden	Moorgate	Leicester Square	Piccadilly Circus	Hyde Park Corner	Knightsbridge

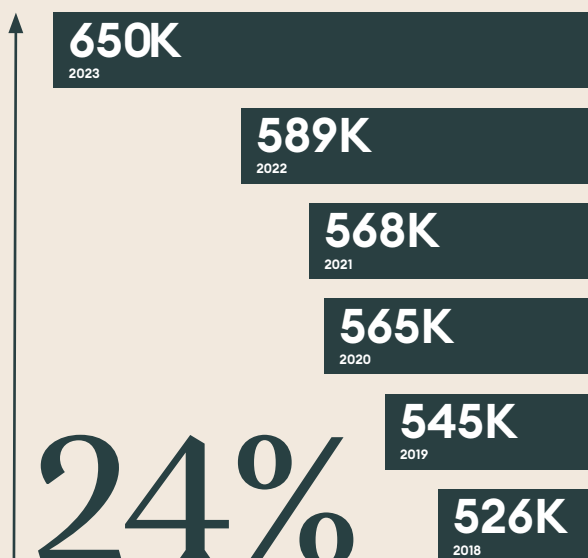
Disclaimer: From Turnpike Lane Station (Piccadilly line) +From Hornsey Rail Station | Source: Transport for London.

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Investing in North London

North London, a part of London known for its open green space and its excellent transport links within the capital and internationally, is undergoing a renaissance. At the heart of this is Clarendon, set in landscaped gardens and featuring retail, leisure and community facilities.



Average historic price growth for a 2 bedroom apartment in Clarendon



A NEW CULTURAL QUARTER WITH 125,000 SQ FT COMMERCIAL SPACE

- Grocery Store
- Waterside Café
- Hair Salon
- Restaurants
- Nursery
- JLL Estate agent

NORTH LONDON OUTPERFORMS LONDON

Over the past three years, price growth in North London has exceeded the London average.

AVERAGE 3 YEAR INCREASE

	EPSF	VALUE
North London	+18%	+£130,000
London	+14%	+£114,000

Dataloft, Land Registry, DLUHC, based property sales August to October 2019 v 2022

THE BERKELEY REGENERATION EFFECT

	Royal Arsenal Riverside	Woodberry Down	Kidbrooke Village	Beaufort Park
Launch £/PSF	£480	£415	£380	£431
Current £P/PSF	£1,091	£1,028	£880	£851
Percentage Increase	127.29%	147.71%	142.86%	97.4%
Years Running	2001 - 2033	2009 - 2035	2009 - 2030	2006 - 2032

EXCLUSIVE RESIDENTS FACILITIES

Including 24-hour concierge, gym, 16m swimming pool, spa, zen studio, intensity studio and more.

TENANT PROFILE

Professionals looking for affordability and fast transport links into Central London.

LENGTH OF TENANCY

- Majority of contracts agreed for 2 years
- Minimal void periods
- On average apartments are rented within the first two weeks of going online.

ACHIEVED/ ESTIMATED RENTAL YIELDS OF 5%+ ON ALL APARTMENTS

	Studio	1 Bed	2 Bed
2021	£1,239	£1,393	£1,661
2023	£1,665	£1,900	£2,290
Predicted 2024/2025	Up to £1,900	Up to £2,260	Up to £2,940
Predicted Gross Rental Yield	Up to 5.0%	Up to 5.6%	Up to 5.7%

Source JLL 2023



Disclaimer: Please be aware that these details are intended to give a general indication of properties available and should be used as a guide only. The company reserves the right to alter these details at any time. The contents herein shall not form any part of any contract or be a representation including such contract. These properties are offered subject to availability. Applicants are advised to contact the sales office or the appointed agents to ascertain the availability of any particular type of property so as to avoid a fruitless journey. The property areas are provided as gross internal areas under the RICS measuring practice 4th edition recommendation. Computer generated images of Clarendon are indicative only. Maps are for illustration purposes only and not to scale. Travel times taken from Google.co.uk/maps, tfl.gov.uk and nationalrail.co.uk. The estimated rental figures provided is for guidance purposes only, it is subject to change and indicative only.