



Computer-generated image, indicative only

LOVE LIFE EVERYDAY

Welcome to Moselle Gardens the latest chapter at Clarendon. A thriving 12-acre city village in North London, Zone 3 delivered by St William. Clarendon will be a new cultural quarter for residents to enjoy both nature and a wealth of amenities.

Adjacent to the Moselle Walk, the 288 suites, one, two and three bedrooms are set across four buildings surrounded by beautiful landscaped gardens. Residents can enjoy a range of elevated views from the city to the new central square.

Residents at Moselle Gardens will benefit from a 24-hour concierge as well as direct access to extensive facilities at The Park Club. These include a 16m pool, gym, spa, Zen studio, Intensity studio, lounge and flexible workspaces.

The vibrant central square will be home to a new Co-op grocery store together with 125,000 sq ft of commercial space and a new community centre. Within a short walk are a host of shops, bars and restaurants as well as the iconic Alexandra Palace, home to 196 acres of parkland. Two underground stations and two overground stations frame Clarendon and provide connections to King's Cross in just 14 minutes.

Love your lifestyle, love nature, love connections. Love life everyday at Moselle Gardens.



Computer-generated image of the Zen studio is indicative only



Computer-generated image of the new central square is indicative only

CLARENDON
LONDON N8

St William
Designed for life



Computer-generated image
Culturist Kitchen palette

APARTMENT MIX

First Release: Azure Mansions

	Quantity	Size (Sq. Ft.)
Suites	16	426 - 428
1 Bed	12	540 - 623
2 Bed	27	686 - 862



Computer generated image of The Park Club is indicative only

THE DEVELOPMENT

Clarendon incorporates five acres of open space, including a one acre park incorporating a beautiful water feature, and public parklets for residents to live, work and play.

Well-being is fundamental to life at Moselle Gardens, from the wealth of green spaces in the public parks and private gardens to direct access to the Park Club.

The Park Club is an exclusive series of rooms created specifically for the residents' facilities include gymnasium and residents' lounge. A swimming pool, spa, steam room, sauna, Zen studio, Intensity studio, pantry, phone booths, flexible working rooms for meetings and dining.

Clarendon Yards is a temporary/meanwhile hub for socialising, creative spaces, new businesses and flavour in the northern quarter.

THE DEVELOPER

St William is a joint venture between the Berkeley Group and National Grid. Our vision is to develop sites that have been closed to the public for decades and reconnect them to the community.

We want the places built by St William to be renowned for the quality of their landscape and the open space. The term 'landscape' comes from two words meaning 'to shape a place where people belong'.

The idea that inspires our approach is the space between buildings where you can create a community and somewhere that is sociable, sustainable and safe.

Backed by the strength and expertise of National Grid and the Berkeley Group, St William will regenerate sites at the heart of communities across London and the South of England, creating homes for people to enjoy.

LOCATION

Hornsey and Wood Green, London

LOCAL AUTHORITY

London Borough of Haringey

TENURE

999-year lease

ARCHITECTS

Shepherd Robson:

Cavendish House: E1

Chapman House: E2

Dovecote House: E3

Pollard Thomas Edwards:

Azure Mansions: D3

LANDSCAPE ARCHITECTS

LDA Design

INTERIOR DESIGN

Arney Fender Katsalidis

WARRANTY

2 years under St William and 10 year NHBC warranty

COMPLETION

Azure Mansions: September 2023 – February 2024

Cavendish House: Q1 2024 – Q2 2024

Chapman House: Q1 2025 – Q2 2025

Dovecote House: Q3 2024 – Q4 2024

Full residents facilities known as "Park Club" completion from Q3 2024

PARKING

There are a limited number of parking spaces allocated for Phase 3.

Please speak to a sales consultant for more information on parking.

Planning application number: HGY/2017/3117



Computer generated image of The Park Club is indicative only



Computer generated image of the gym at The Park Club is indicative only

THE LOCATION

4 stations within walking distance of: Wood Green and Turnpike Lane on the Piccadilly Line and Hornsey and Alexandra Palace on the mainline towards Kings Cross.

The Penstock Footpath Tunnel connects the scheme with direct access to the entrance of Alexandra Park.

Easy access to work, leisure and culture in London hotspots like Old Street, Islington, King's Cross and Moorgate.

The leafy village of Crouch End is a sophisticated and much loved area frequented by families, artists and professionals alike.

196 acre park the iconic Alexandra Palace sits proudly on the hill overlooking

Clarendon and provides panoramic views of the London Skyline. Hornsey is a Victorian suburb with shops, bars and restaurants including florists, vintage stores, cosy coffee shops and great pubs.

A cosy enclave set high above the city, Muswell Hill has a charm all of its own comfortably nestled between Highgate, Hampstead Garden Village and Crouch End.

EDUCATION

30 minutes from world class education. Research and teaching powerhouses; Kings College, only 26 minutes away on the underground and London School of Economics is just 28 minutes away on the Piccadilly line.

King's Cross is the new home to Central St Martins – an internationally renowned centre for arts and design, You'll find five primary schools and six secondary schools

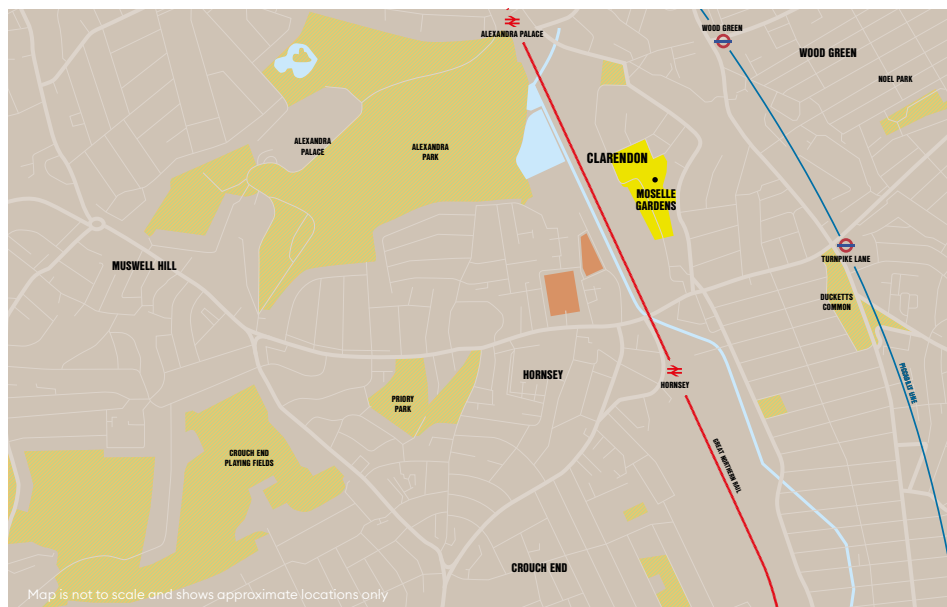
rated as good or outstanding by Ofsted in the immediate vicinity, plus the world's top universities, colleges and business schools only a short Underground ride away. Research and teaching powerhouses including the London School of Economics and University College London are also nearby.

JOURNEY TIMES

From Wood Green Underground station

King's Cross St Pancras	14 mins
Covent Garden	21 mins
Leicester Square	22 mins
Farringdon (Crossrail)	25 mins
Knightsbridge	28 mins
Paddington (Crossrail Heathrow Express)	35 mins
Heathrow Airport	63 mins

Travel times taken from [google.co.uk/maps](https://www.google.co.uk/maps)



Map is not to scale and shows approximate locations only



Computer generated image of private roof terrace with play area



Computer generated image of Hornsey Park and Waterside cafe is indicative only

COUNCIL TAX

London Borough of Haringey

GROUND RENT

Suites	£320 pa
1 bedroom	£380 pa
2 bedrooms	£450 pa
3 bedrooms	£550 pa

Please be advised that this is subject to change and is listed as indicative only.

SERVICE CHARGE

Service Charge estimated at £4.29 per sqft per annum

TERMS OF PAYMENT

£2,500 reservation fee (pounds sterling) will be required upon the point of reservation.

1. A 10% exchange deposit will be required after 21 days
2. Further 10% 12 months after exchange
3. Final 5% deposit payable 18 months after exchange
4. Balance on completion

DOCUMENTATION

Documentation required for exchange of contracts:

- One form of photo identification - Passport, Driving Licence or ID card.
- One form of proof of address - A current utility bill or bank statement showing name and home address no older than 3 months.
- Confirmation of source of funds.
- Confirmation of occupation.
- If the purchase is being taken in a Company name then the following must be provided:
 - A copy of the Certificate of Incorporation and Memorandum of Articles and Association.
 - Information of source of funds.
 - Confirmation of Directors and Shareholders occupation.
 - Evidence of the Company's registered address.
 - A list of Directors and Shareholders.
 - Individual Photo Identification and Address Identification for Directors and Shareholders.

Please be advised that the solicitors must have signed and certified the original copies of the above.

SOLICITORS

Vendors solicitors:

Mills & Reeve
1 St James Court
Whitefriars
Norwich
NR3 1RU

Tel: 01603 660 155
Fax: 01603 633 027

CLARENDON SALES & MARKETING SUITE

Alington House, 1 Mary Neuner Road, London, N8 0ES

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Proud to be a member of the Berkeley Group of companies



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