













WOODBERRY DOWN

# Factsheet





# 10 reasons to buy at Woodberry Down

<p><b>01</b></p>  <p><b>ZONE 2</b> Manor House Underground Station located on site</p>	<p><b>02</b></p>  <p><b>6 MINS</b> to Kings Cross St. Pancras</p>	<p><b>03</b></p>  <p>Phase 3 of a <b>30</b> year regeneration project</p>	<p><b>04</b></p>  <p><b>42</b> acres of open water</p>	<p><b>05</b></p>  <p>Up to <b>5.7%</b> estimated yields</p>
<p><b>06</b></p>  <p><b>18</b> universities within 30 minutes</p>	<p><b>07</b></p>  <p><b>AWARD WINNING</b> Development</p>	<p><b>08</b></p>  <p><b>27%</b> projected price growth over the next 5 years</p>	<p><b>09</b></p>  <p><b>£12M</b> has been contributed to support local infrastructure improvements</p>	<p><b>10</b></p>  <p><b>43,000</b> sqft of commercial and community facilities delivered</p>

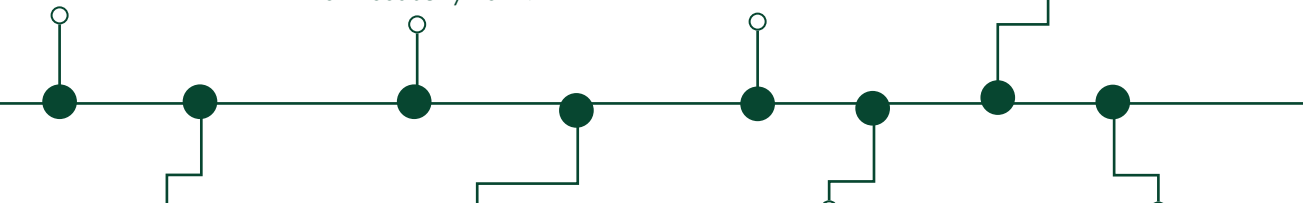


**1832** Two reservoirs are dug - the East & West reservoirs of today - to purify the New River.

**1932** Manor House Underground Station is built. The transport links pave the way for the area to be reported as suitable for housing. This is the origin of Woodberry Down.

**2009** Berkeley Homes start building at Woodberry Down and the first home is sold.

**2021** Spring Park, 4.5 acres in size, opens



**1869** Finsbury Park is created, one of the first of the great London Parks laid out in the Victorian era.

**1948** The first residents move into the vast estate being built. Much of the area continues to be redeveloped until the 1970s.

**2016** The Woodberry Wetlands are opened to the public for the first time in 200 years

**2025** 584 homes in Phase 3 will be completed delivering over 80,000sqft of public open space, 5,000sqft of commercial and community space and a net biodiversity gain of 154%.

## 2040

Final Phase at Woodberry Down is expected to complete  
**A SPOTLIGHT ON THE FUTURE**

 <p><b>5 PHASES</b> to be constructed</p>	 <p><b>140,000</b> sqft of public open space to be delivered</p>	 <p><b>400+</b> new trees planted and high levels of tree retention with all Class A trees retained</p>	 <p>Up to <b>950 SQM</b> of new community space</p>
 <p><b>NEW</b> artificial football pitch</p>	 <p><b>MULTI-USE</b> Game Area</p>	 <p><b>COMMUNITY</b> planting facilities</p>	 <p>A new <b>CENTRAL</b> Square in the heart of Woodberry Down</p>



## Location

Manor House, North London, N4 2BA

## Local Authority

London Borough of Hackney

## Tenure

299-year lease

## Architects

**Planning Architect:**

Skidmore, Owings & Merrill

**Detail Architect:**

Rolfe Judd

**Landscape Architect:**

Murdoch Wickham

## Building insurance

10-year warranty

## Estimated completion

**Hawker House:** Completed

**Darter Apartments:** Completed

**Emerald Quarter:** Completed

**Amber Apartments:** Completed

**Emperor Point/Crown Collection:**

July-December 2025

## Council tax

London Borough of Hackney

Band A £1,068pa

Band B £1,246pa

Band C £1,424pa

Band D £1,602pa

Band E £1,958pa

Band F £2,314pa

Band G £2,670pa

Band H £3,204pa

## Ground rent\*\*

\*\* Please be advised this is subject to change prior to completion taking into consideration inflation and market changes between now and completion date.

\*\*\* Wellness suite delivered in future phases

^ This cost is an estimate and excludes a sinking fund charge which may increase the total amount payable.



For all reservations from 30th June 2022, in line with Government legislation, a Peppercorn Rent will be applicable to all apartments.

## Service charges\*\*

– £4.27 - £4.90 psf^

## Development facilities

– 24-hour concierge (private)

– Screening Room (private)

– Games Room (private)

– Gym

– Nature Reserve

– Sailing Club

– Rock Climbing Centre

– Restaurants, Cafes, Pubs

– Shops

– GP Surgery

– Schools from Nursery to Senior School

– Parks

– Redmond Community Centre

## Terms of payment

A reservation booking deposit is payable on reservation:

- £2,000 for a 1 bedroom
- £5,000 for a 2 & 3 bedroom
- Exchange of contracts to take place within 28 days of reservation
- 10% of the purchase price is payable on exchange of contracts (minus the reservation fee)

## Hawker House, Emerald Quarter & Darter Apartments, Amber Apartments

Balance of 90% is payable on completion.

## Emperor Point & The Crown Collection

An advanced instalment of 10% of the purchase price is payable 12 months after exchange

Balance of 80% is payable on completion.

Two forms of identification are requested for each purchaser – a proof of address and proof of identity. These must be originals and must be valid and dated within the last three months.

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If the purchase is being made in a company name then the following must be provided:

- A copy of the Certificate of Incorporation and Memorandum of Articles and Association
- Evidence of the company's registered address
- A list of directors and shareholders

Individual photo identification for at least two directors and shareholders



## A spotlight on investing

Strong, consistent rents & yields have been recorded at Woodberry Down, increasing significantly in recent years

	Rental Figures (pcm)
1 Bedroom Apartment	£2,300 - £2,600 pcm
2 Bedroom Apartment	£3,300 - £3,500 pcm
3 Bedroom Apartment	£3,800 - £4,000 pcm

Rents achieved at Woodberry Down are comparable to those paid in popular locations across Zone 1 and 2:

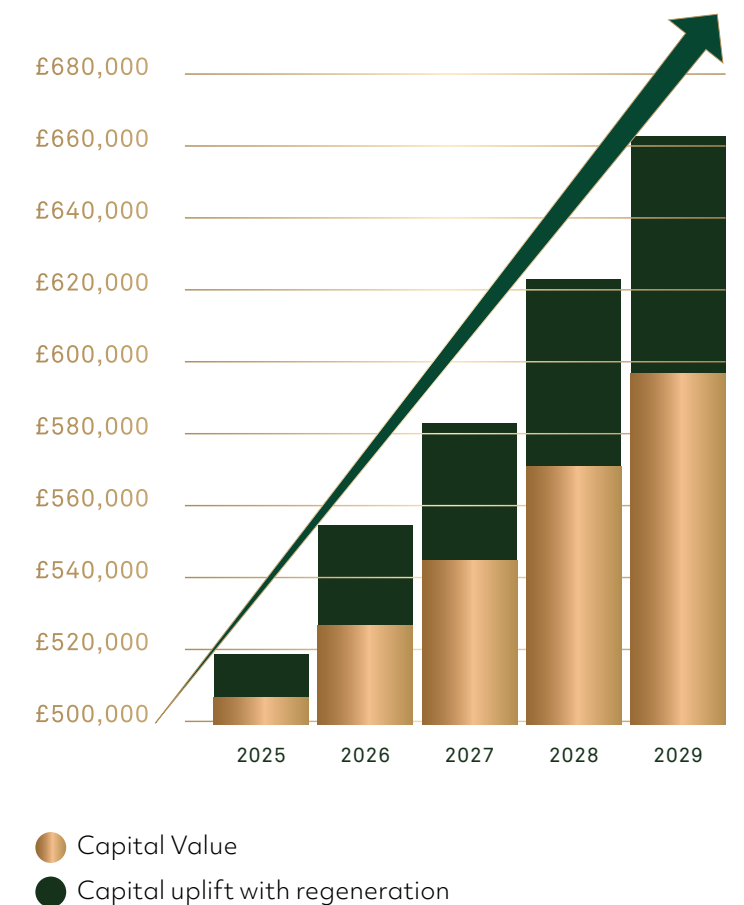
Aldgate East  
Canary Wharf  
Nine Elms

Battersea  
Elephant & Castle  
Waterloo



## Capital Growth and Regeneration

Woodberry Down is one of Europe's largest single-site estate regeneration projects, delivering 5,500 high quality homes, together with a wildlife reserve, school and play facilities. Dataloft research shows that on average, there is a **3.1% uplift** above average London price growth for homes in regeneration areas.



Average Predicted Growth sourced by Savills, JLL, Knight Frank, combined with average Predicted Growth for Regeneration Sites cited by CBRE. October 2024



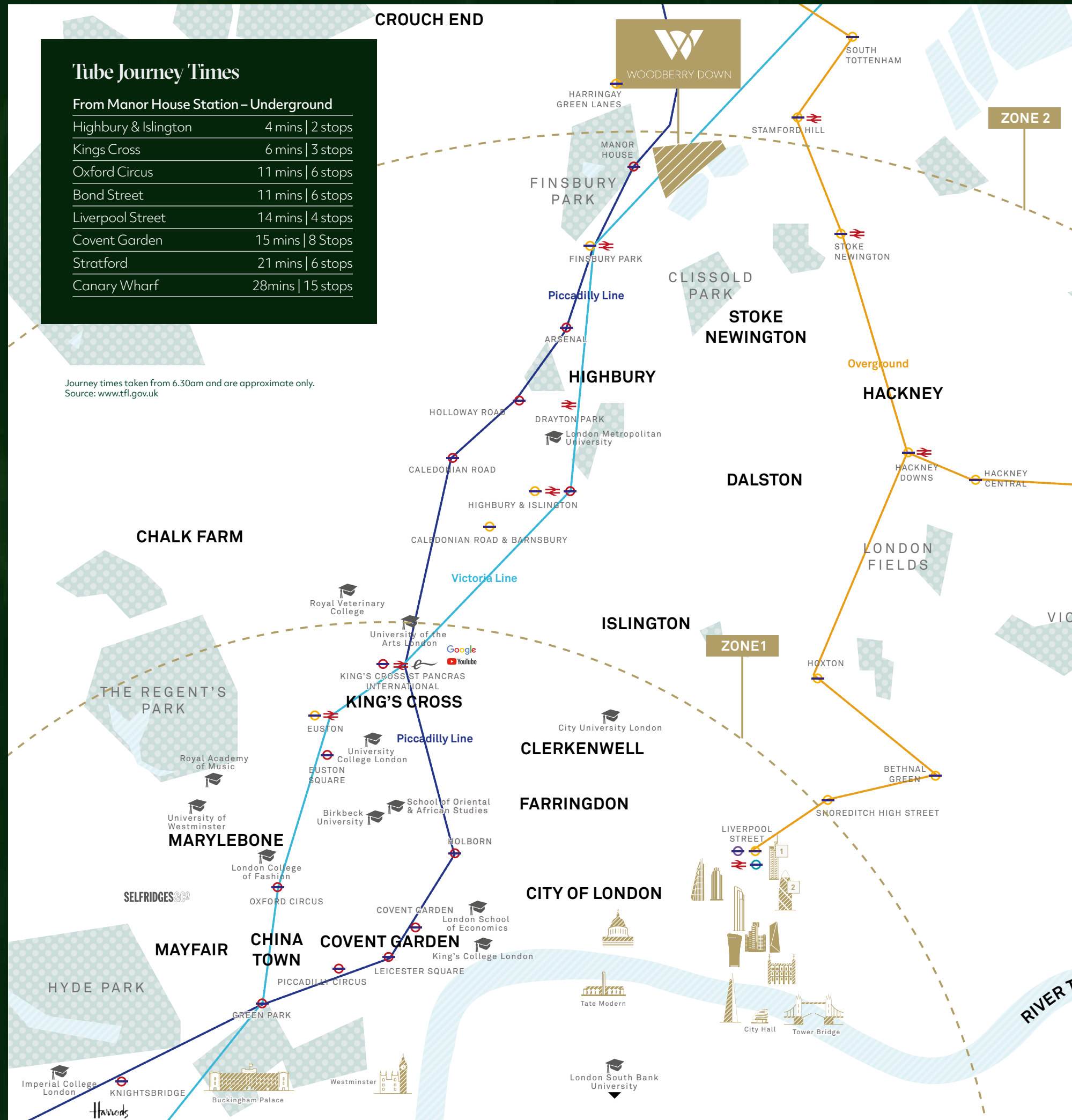


## Tube Journey Times

### From Manor House Station – Underground

Highbury & Islington	4 mins   2 stops
Kings Cross	6 mins   3 stops
Oxford Circus	11 mins   6 stops
Bond Street	11 mins   6 stops
Liverpool Street	14 mins   4 stops
Covent Garden	15 mins   8 Stops
Stratford	21 mins   6 stops
Canary Wharf	28mins   15 stops

Journey times taken from 6.30am and are approximate only.  
Source: www.tfl.gov.uk



## World-Class Education



By tube from Manor House station to nearest station

	5-10 MINS	<b>University College London</b> (London Euston)	★ <sup>9</sup> ★ <sup>2</sup>
	10-15 MINS	<b>School of Oriental &amp; African Studies</b> (Russell Square)	★ <sup>6</sup>
	10-15 MINS	<b>London School of Economics and Political Science</b> (Holborn)	★ <sup>4</sup>
	10-15 MINS	<b>City University of London</b> (Angel)	★ <sup>8</sup>
	15-20 MINS	<b>Imperial College London</b> (South Kensington)	★ <sup>1</sup> ★ <sup>6</sup>
	15-20 MINS	<b>Queen Mary University of London</b> (Bethnal Green)	★ <sup>5</sup>
	15-20 MINS	<b>King's College London</b> (Covent Garden)	★ <sup>3</sup>
	20-25 MINS	<b>London South Bank University</b> (Elephant and Castle)	★ <sup>15</sup>

★ London University Ranking    ★ Global University Ranking



Photography of showhome is indicative only

## A Sense of Quality

Every home at Woodberry Down will be delivered to the highest quality standards, with fresh and modern specification and high end finishes. Clients get a choice of colour palettes\* to make their home their own.

Woodberry Down has been designed to create a place that enables people to enjoy a calming, and more fulfilling life.

\*Due to cut off dates, all spec choices have now been made.



## Meet the Team



Laura Barrett



Abigail Pain



Jodie Sinarwi



Joshua Nembhard

### CONTACT DETAILS

020 8108 3583

WoodberrySalesTeam@berkeleygroup.co.uk

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**2030**  
TRANSFORMING TOMORROW

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Group  
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2022  
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