



A signature collection of homes
in the heart of Woodberry Down

EDITIONS

EMERALD QUARTER



One of London's hidden gems, Woodberry Down lies 8 minutes by tube to King's Cross and only 20 minutes to The City. Just to the west is Finsbury Park, while to the south lies Stoke Newington, with lots of independent shops and cafés, pubs, bars, arts spaces and picturesque parkland to explore.

REASONS TO BUY AT



WOODBERRY DOWN

Editions at Woodberry Down is the newest phase of homes to join this landmark regeneration neighbourhood in London's Zone 2. The five distinctive buildings surrounded by winding groves of trees, lawns and flowers, create an inspiring natural lifestyle just 8 minutes to King's Cross and 20 minutes to the City.

£571K

Average House Price

£2,167

Average Rent

26% ↑

Average Price Growth Over Last 5 Years

7%

Average Price Growth 5-year Forecast

16%

Rental Value Growth Over Last 5 years

22%

Rental Value Growth 5-year Forecast

Hackney Regeneration

Hackney is one of the biggest success stories of London's East End regeneration programme. As programmes to further improve and update the area continue to roll out over the next few years, house prices are predicted to rise at one of the fastest rates in London.

The tube also takes you to Old Street, or Silicon Roundabout as it's popularly known. Around 5,000 tech businesses, involving 250,000 entrepreneurs and employees, are based there (including YouTube and Google), making it Europe's largest tech city.



- 280,917**
CURRENT POPULATION
- 14%**
POPULATION GROWTH OVER NEXT DECADE
- 21**
'OUTSTANDING' PRIMARY SCHOOLS
- £761**
AVERAGE WEEKLY EARNINGS
- 22%**
RENTAL VALUE GROWTH 5-YEAR FORECAST
- 2.0%**
SHARE OF LONDON OFFICE SPACE
- 164**
NUMBER OF RESTAURANTS AND CAFÉS
- 767**
NUMBER OF SHOPS
- 13**
UNDERGROUND/ OVERGROUND STATIONS

Locate London's Hidden Gem

The Piccadilly Line is part of the Night Tube service, with trains running 24 hours on Fridays and Saturdays, so you'll have no worries about getting home if you're out late.

BY TUBE FROM MANOR HOUSE TUBE STATION, ZONE 2

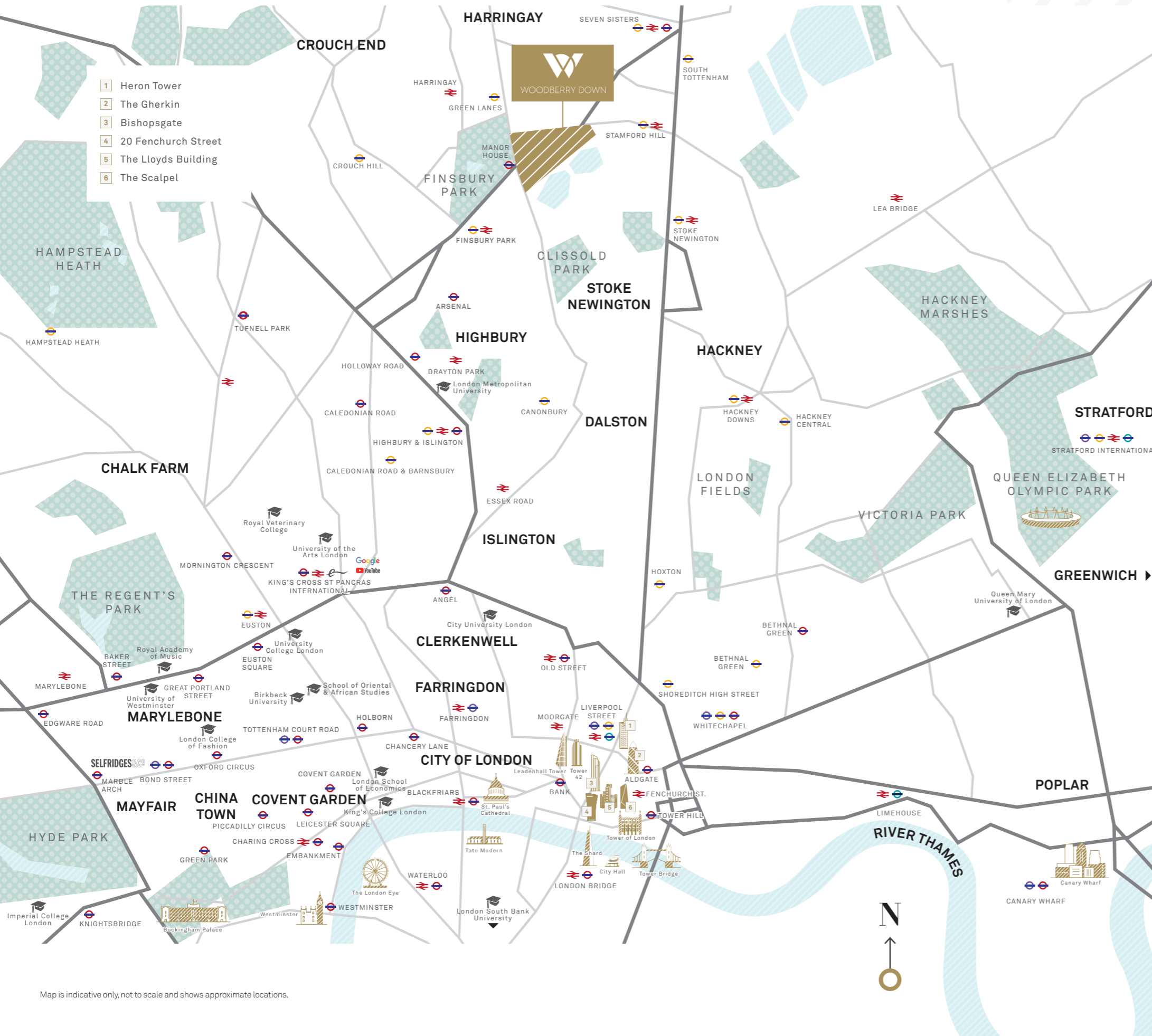
FINSBURY PARK 4 MINUTES	KING'S CROSS / ST. PANCRAS INTL 8 MINUTES
HIGHBURY & ISLINGTON 8 MINUTES	LIVERPOOL STREET 23 MINUTES
HACKNEY DOWN 18 MINUTES	LONDON BRIDGE 23 MINUTES
STRATFORD 34 MINUTES	KNIGHTSBRIDGE 26 MINUTES
CANARY WHARF 33 MINUTES	OXFORD CIRCUS 16 MINUTES

London Universities

BY TUBE

University of Westminster	10 - 15 mins
University of the Arts London	10 - 15 mins
Central St. Martins University	10 - 15 mins
London School of Economics	10 - 15 mins
University College London	10 - 15 mins
Birkbeck University	10 - 15 mins
London Metropolitan University	10 - 15 mins
King's College London	21 - 25 mins
City University London	21 - 25 mins
Royal Academy of Music	21 - 25 mins
Imperial College London	26 - 30 mins
Queen Mary University	26 - 30 mins
London South Bank University	26 - 30 mins

All journey times are approximate only. Sources: TFL and Google maps



Map is indicative only, not to scale and shows approximate locations.

FINTECH CAPITAL

London, the World's No.1 for investment in fintech firms.

London

attracted more fintech deals in the first 8 months of 2019 than New York or San Francisco

64,000

London has the world's highest concentration of financial and professional service firms

89,000

finance and insurance firms are in the UK

44,000

people work in fintech roles in London. More than Silicon Valley or New York

42%

of workers in UK Fintech are from overseas

£4.5bn

of investment in UK Fintech sector since 2015, with 2019 almost doubling that of 2018



Computer Generated Image of the Editions park area and views are indicative only, and subject to planning

Hackney local market **280,917** Current population

14% Population growth over next decade
£761 Average weekly earnings
73.1% Employment
2.0% Share of London office space

21 'Outstanding' primary schools
164 Number of restaurants and cafés
767 Number of shops
13 Underground / overground stations

4% Average yield
33% Proportion of PRS households
2,993 Units under construction
22% Rental value growth five year forecast

EDITIONS
FACTSHEET



Emerald Quarter in context

You will find Emerald Quarter in the heart of Woodberry Down, near the East Reservoir and West Reservoir and closer still to many of the shops and other amenities.



The site plan is indicative only and subject to change. In line with our policy of continuous improvement we reserve the right to alter the layout, building style, landscaping and specification at anytime without notice.
Not to scale, not accurate, subject to change.

Lease Terms

299 years from build start

Estimated Completion Dates

Emerald Quarter Q2 /Q3 2024

Apartment Mix

Emerald Quarter: 1 Bedroom = 49

Estimated Service Charges & Ground Rents

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

Estimated service charge for Emerald Quarter will be £3.83 to be reviewed at completion of The Editions amenities.

Service charge includes:

- Estate staffing (estate operatives and caretakers)
- Concierge staffing costs
- Utilities for Estate Office and communal areas (including electric, heating and telecommunications).
- Internal cleaning (common parts)
- External cleaning (including windows, façade and communal grounds)
- Landscaping
- Security provisions (security guards and CCTV)
- Maintenance and servicing contracts including (but not limited to) communal heating plant, lifts, fire safety, access control
- Building insurance
- Collection for the provision of a reserve fund
- General repairs and maintenance
- MandE (fire alarm maintenance, AOV, pumps, CHP maintenance)
- Screening room
- Residents' lounge

Council Tax Bands

VALUATION BAND	TOTAL (P.A)
E	£1,847.60
F	£2,183.54
G	£2,519.46
H	£3,023.36

Source:
Hackney Council tax
bands 2020/21 bands

Sales Process

1. Booking fee of £2,000 is required for 1 bedroom apartments
2. Exchange of contracts to take place within 21 days of reservation
3. 10% of the purchase price is payable on exchange of contracts (minus the reservation fee)
4. A further 10% advanced instalment is payable in 12 months after exchange
5. A further 5% advanced instalment is payable 18 months after exchange
6. Balance of 75% 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 of certified copies and must be valid within three months.

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
- Confirmation 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 ID and proof of address for directors and shareholders

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

The Developer

Berkeley is a leading developer of outstanding homes, founded in 1976, and has won numerous awards for quality, design and customer service, including the 2008 and 2014 Queen's Award for Enterprise in sustainable development, and the accolade Britain's Most Admired Company 2011.

Quality is at the heart of everything Berkeley does, not only in the homes we build, but in our commitment to customer service, green living and the regeneration of brownfield sites. All Berkeley developments are designed to permanently enhance the neighbourhoods in which they are located, through excellence in design, sensitive landscaping, sympathetic restoration and impeccable standards of sustainability.

Planning Architect	Detailed Architect	Landscaped Architect
Skidmore Owings and Merrill	Rolfe Judd	Murdoch Wickham

DEVELOPER CONTACT

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Call +44 (0)208 8985 9918 Email woodberry.down@berkeleygroup.co.uk Visit woodberry-down.co.uk

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 6th edition recommendation. Computer generated images of Emerald Quarter, Editions at Woodberry Down are indicative only. Lifestyle images are indicative only.



Proud to be a member of the Berkeley Group of companies