













WOODBERRY DOWN

Factsheet



Berkeley
Designed for life

10 reasons to buy at Woodberry Down

- 01  **ZONE 2**
Manor House Underground Station located on site
- 02  **6 MINS**
to Kings Cross St. Pancras
- 03  Phase 3 of a **30**
year regeneration project
- 04  **42**
acres of open water
- 05  Up to **5.7%**
estimated yields
- 06  **18**
universities within 30 minutes
- 07  **AWARD WINNING**
Development
- 08  **2,300**
homes built to date within this thriving community
- 09  **£12M**
has been contributed to support local infrastructure improvements
- 10  **43,000**
sqft of commercial and community facilities delivered



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



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.



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



Spring Park, 4.5 acres in size, opens



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



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



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



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

 **5 PHASES**
to be constructed

 **140,000**
sqft of public open space to be delivered

 **400+**
new trees planted and high levels of tree retention with all Class A trees retained

 Up to **950 SQM**
of new community space

 **NEW**
artificial football pitch

 **MULTI-USE**
Game Area

 **COMMUNITY**
planting facilities

 A new **CENTRAL**
Square in the heart of Woodberry Down

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:
September/October 2024

Emerald Quarter:
November/December 2024

Amber Apartments:
April-June 2025

Emperor Point/Crown Collection:
July-December 2025

** 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.



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**

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)
- Residents Lounge (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.

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	Battersea
Canary Wharf	Elephant & Castle
Nine Elms	Waterloo

Average Price Growth

9.2%
Average annual price growth*.

– *Source: Dataloft

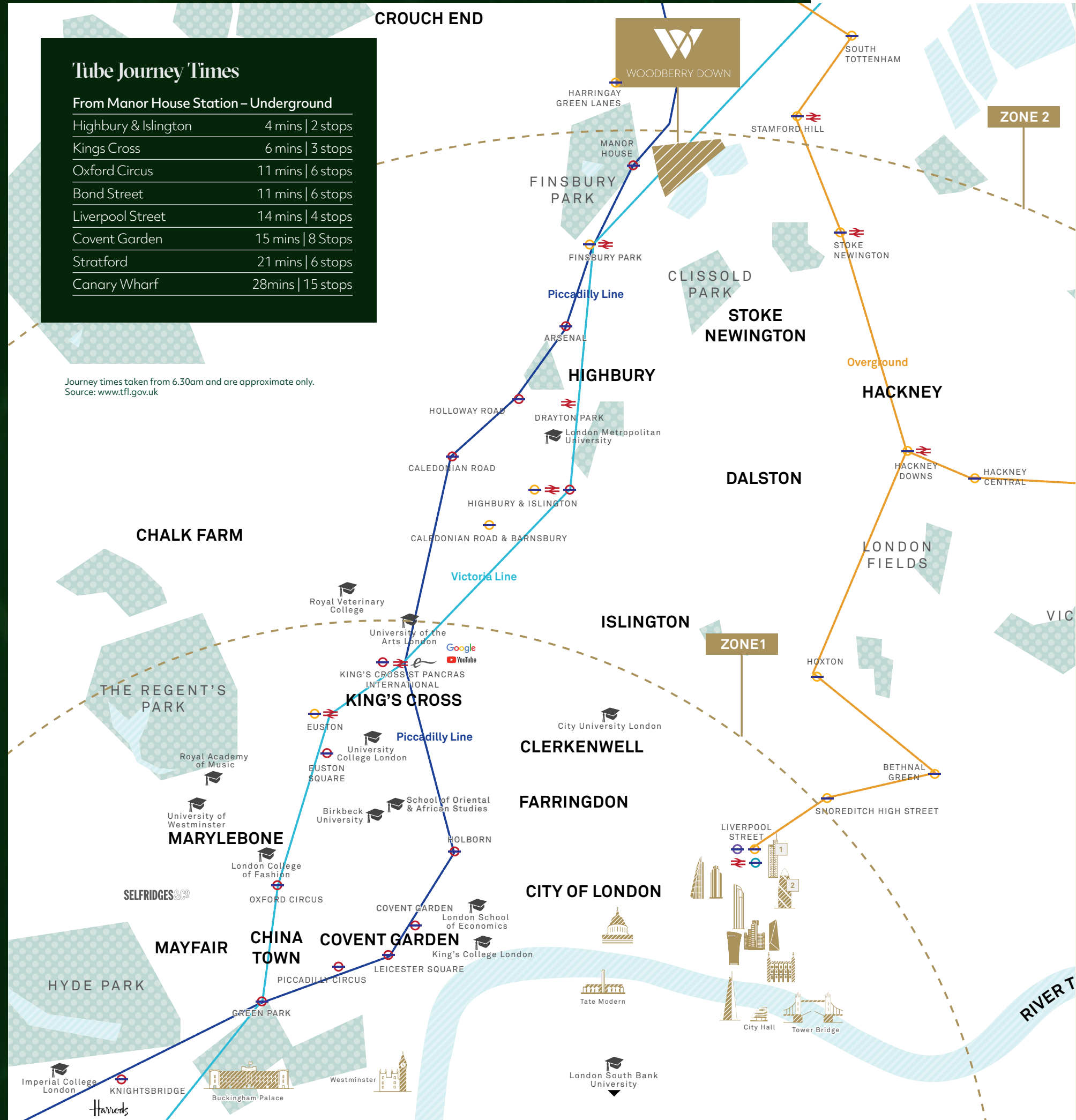


Tube Journey Times

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

CROUCH END



World-Class Education



By tube from Manor House station to nearest station

	5-10 MINS	University College London (London Euston)	★ ★
	10-15 MINS	School of Oriental & African Studies (Russell Square)	★
	10-15 MINS	London School of Economics and Political Science (Holborn)	★
	10-15 MINS	City University of London (Angel)	★
	15-20 MINS	Imperial College London (South Kensington)	★ ★
	15-20 MINS	Queen Mary University of London (Bethnal Green)	★
	15-20 MINS	King's College London (Covent Garden)	★
	20-25 MINS	London South Bank University (Elephant and Castle)	★

★ 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



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OUR VISION
2030
TRANSFORMING TOMORROW



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