



A signature collection of homes
in the heart of Woodberry Down

EDITIONS
HAWKER HOUSE



Set in the heart of Woodberry Down sits Hawker House, the latest residence in the Editions Collection.

Comprised of sixty six, 1, 2 and 3 bedroom homes you will be surrounded by just under 2 acres of green space, including a new park, winding tree groves, lawns and flowers. Local amenities are conveniently close by, as well as the natural surroundings of parkland and two reservoirs just a short stroll away.

REASONS TO BUY AT



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, 19 minutes to the West End and 20 minutes to the City.

64

Acre Site with 42 acres of Open Water

111%

Increase in Apartment Value in 10 Years to date

17

Acres Of Landscaped Parkland

21%

Average Price Growth 5-year Forecast for Hackney

£1bn

Regeneration Scheme

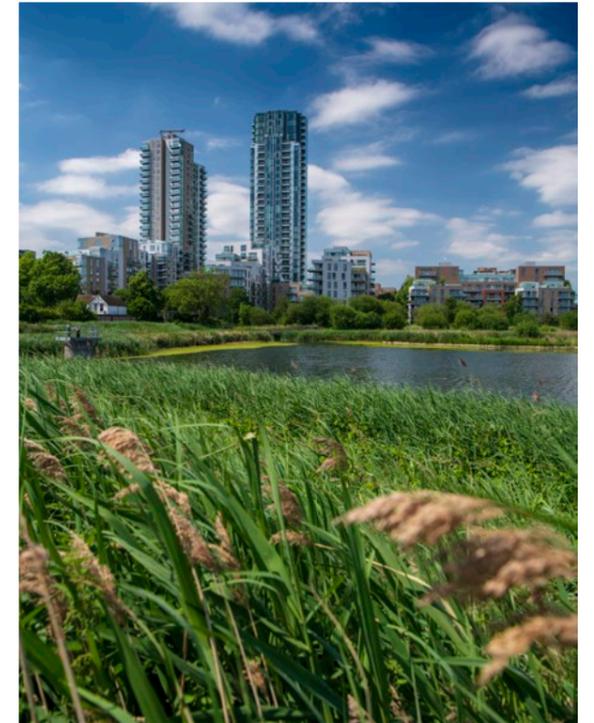
13%

Rental Value Growth 5-year Forecast for Hackney

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 Amazon and Adobe), making it Europe's largest tech city.



280,917
CURRENT POPULATION

111.6
DENSITY OF PEOPLE PER HECTARE

14.6%
OF PUBLIC OPEN SPACES

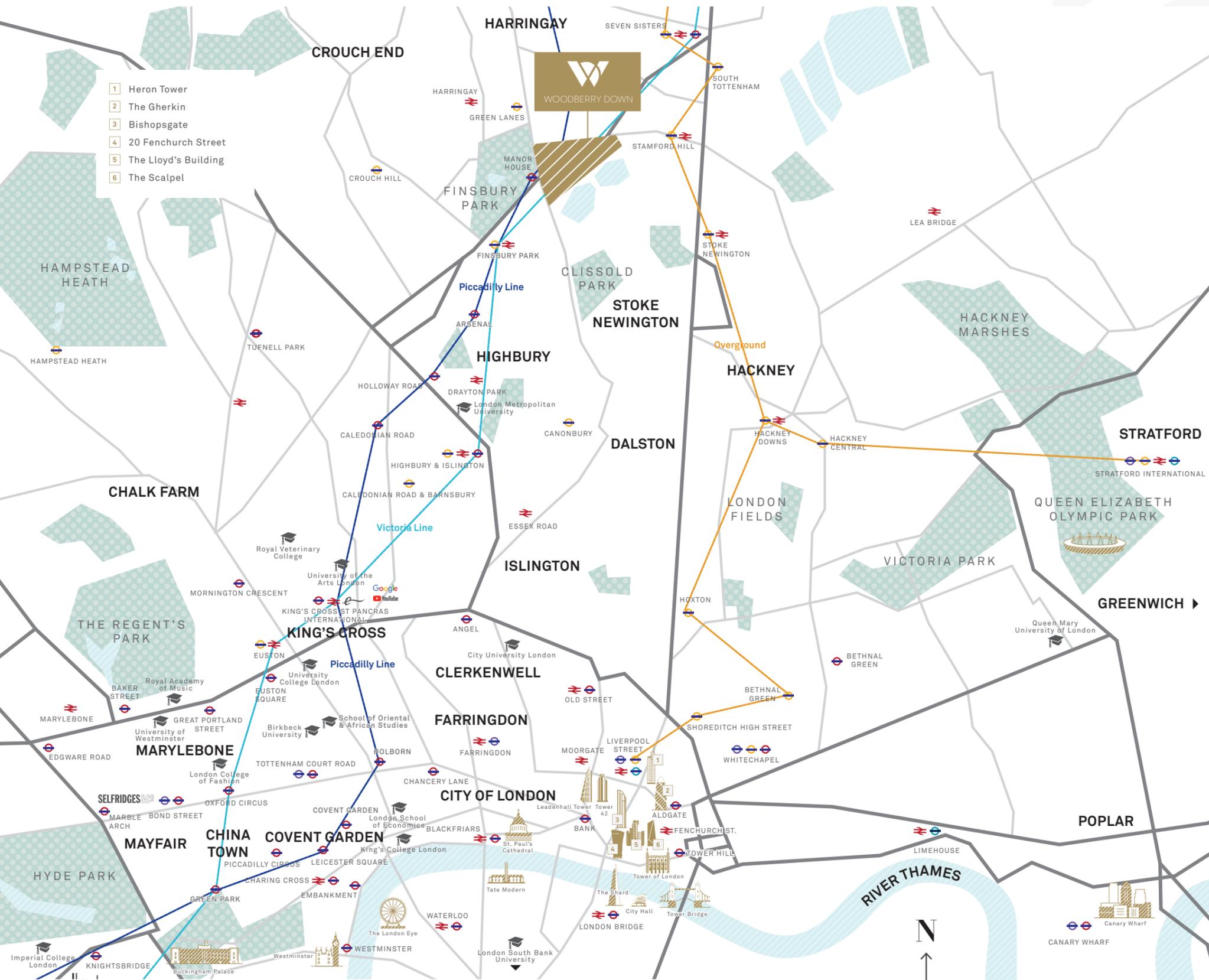
21
'OUTSTANDING' PRIMARY SCHOOLS

164
NUMBER OF RESTAURANTS AND CAFÉS

767
NUMBER OF SHOPS

13
UNDERGROUND/ OVERGROUND STATIONS





- 1 Heron Tower
- 2 The Gherkin
- 3 Bishopsgate
- 4 20 Fenchurch Street
- 5 The Lloyd's Building
- 6 The Scalpel

EDITIONS
FACTSHEET

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	HACKNEY DOWNS 18 MINUTES
HIGHBURY & ISLINGTON 8 MINUTES	LIVERPOOL STREET 23 MINUTES
KING'S CROSS / ST. PANCRAS INTL 8 MINUTES	LONDON BRIDGE 23 MINUTES
OXFORD CIRCUS 16 MINUTES	KNIGHTSBRIDGE 26 MINUTES
WEST END 19 MINUTES	CANARY WHARF 33 MINUTES
BOND STREET 20 MINUTES	STRATFORD 34 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	20 - 25 mins
City University London	20 - 25 mins
Royal Academy of Music	20 - 25 mins
Imperial College London	25 - 30 mins
Queen Mary University	25 - 30 mins
London South Bank University	25 - 30 mins

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

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

FINTECH CAPITAL

London, Europe's No.1 for investment in FinTech firms.

£3bn

London remains Europe's capital for investment in financial technology with £3bn received during 2020

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

76,500

people work in FinTech UK-wide, this number is set to grow to 105,500 by 2030

42%

of workers in UK FinTechs are from overseas

91%

London-based firms dominated the majority of deals in 2020, attracting 91% of the total cash invested in UK FinTechs



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

14.6%

Of public open spaces

111.6

Density of people per hectare

84.8%

Of homes within a 200 metre walk of a bus, train or tube

38.9%

With Ofsted 'Outstanding' school as their nearest primary school

21

Ofsted 'Outstanding' primary schools

164

Number of restaurants and cafés

767

Number of shops

13

Underground / overground stations

34.4%

Of households comprise just one person

26.9%

Of households include families with children

3%

Average yield

13%

Rental value growth five year forecast

Lease Terms

299 years from build start

Estimated Completion Dates

Hawker House: Q3 / Q4 2024

Apartment Mix

Hawker House:

1 bedroom = 48

2 bedrooms = 16

3 bedrooms = 2

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 Hawker House 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)
- 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. A reservation booking deposit is payable upon reservation:
£2,000 deposit for 1-bedroom apartments
£5,000 deposit for 2 & 3-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

Berkeley Homes (North East London) Ltd.
61 Leman Street, London E1 8NZ
+44 (0) 207 977 9100
www.berkeleygroup.co.uk

Woodberry Down Sales & Marketing Suite

Riverside Apartments, Woodberry Grove, Woodberry Down, London N4 2BA

Monday - Saturday 10am-6pm | Sunday 10am-4pm

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 Hawker House, Editions at Woodberry Down are indicative only. Lifestyle images are indicative only.



Proud to be a member of the Berkeley Group of companies