



WOODBERRY DOWN



# The Waterside Collection

Exceptional *3-Bedroom Homes*  
*Made For Life's Next Chapter*

**Berkeley**  
Designed for life



EDITIONS COLLECTION

# INTRODUCING THE WATERSIDE COLLECTION

EDITIONS COLLECTION

The Waterside Collection offers a selection of beautifully crafted three-bedroom residences, each enjoying serene reservoir views and sophisticated interiors. Set within a peaceful Zone 2 location, these light-filled homes combine generous living spaces with thoughtful design - the perfect setting for your next chapter.

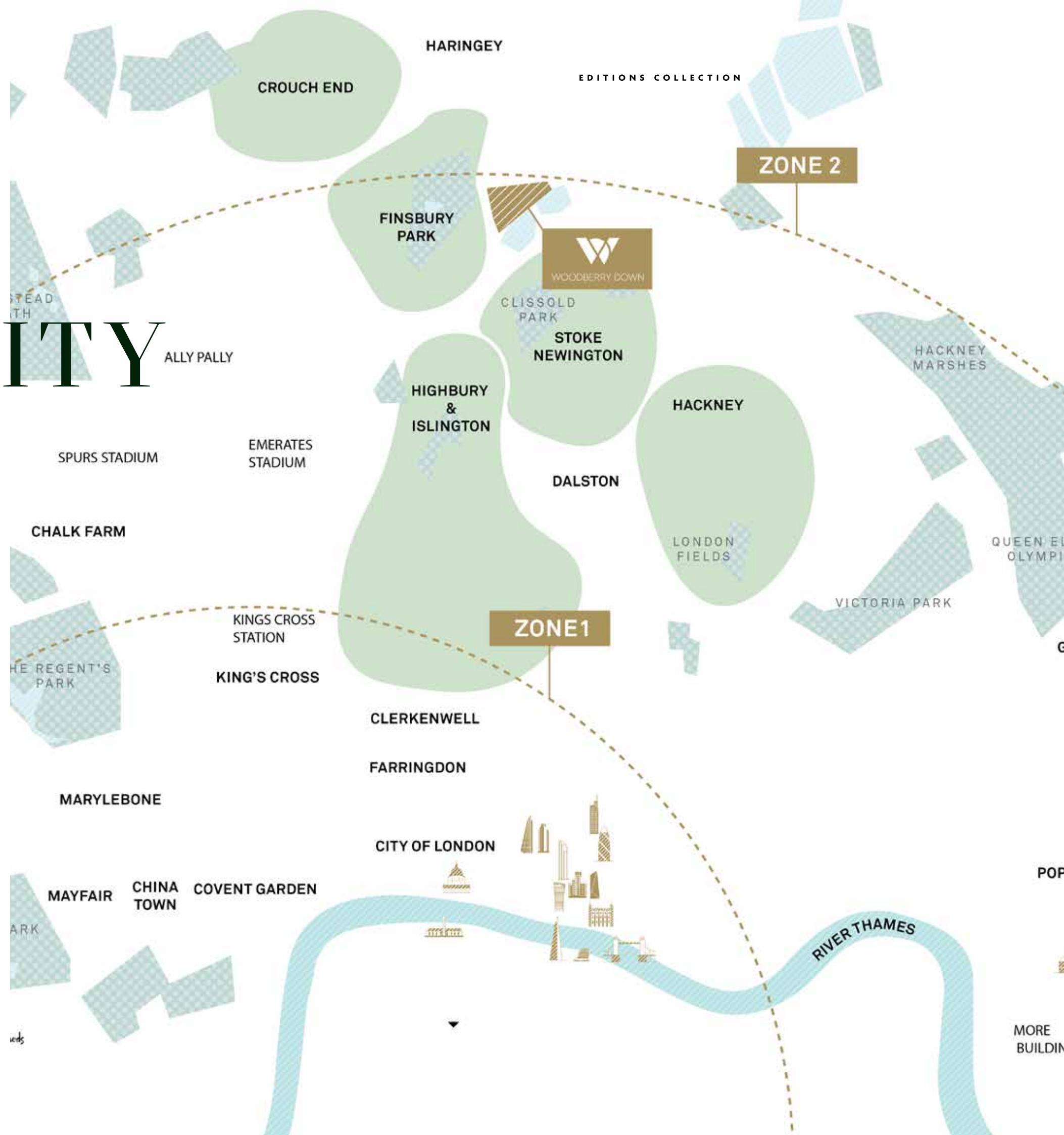




# AN AFFLUENT COMMUNITY

Woodberry Down is surrounded by some of North and East London's coolest neighbourhoods, each offering its own unique vibe.

Just moments away, you'll find the eclectic charm of Stoke Newington, the chic and vibrant Highbury & Islington, the creative energy of Hackney, and the laid-back village feel of Crouch End. Whether you're after stylish boutiques, cozy cafés, or buzzing cultural spots, these trendy areas have something for everyone.





# THRIVING WITH NATURE



**11 Hectares**  
of Woodberry  
Wetlands form a  
wildlife reserve



**15 Acres**  
of landscaped  
parkland



**42 Acres**  
of surrounding  
open water



**600+**  
new trees  
planted



**154%**  
net biodiversity  
gain



**4,000  
Metres**  
of running and  
cycle paths



**2,600+**  
cycle spaces



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# LIFE, SIMPLIFIED AND SECURED



## Concierge

Always at your service, our 24-hour concierge takes care of the details - from handling deliveries to arranging services - so you can focus on what matters most.



## Screening Room

Woodberry Down offers a modern screening room where you can relax and enjoy your favourite films, from classics to the latest blockbusters.



## Games Room

Whether you're aiming to win or just enjoying the game, it's the perfect way to destress.



## Wellness at Woodberry

From Yoga and Pilates classes to 24/7 gym access and online coaching with Anytime Fitness, staying active, healthy, and motivated has never been easier.



## 24-hour security

Safety around the clock, so you can relax and focus on what matters.



## Fob Access

Quick, secure entry for effortless day-to-day living.

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# AMENITIES ON YOUR DOORSTEP

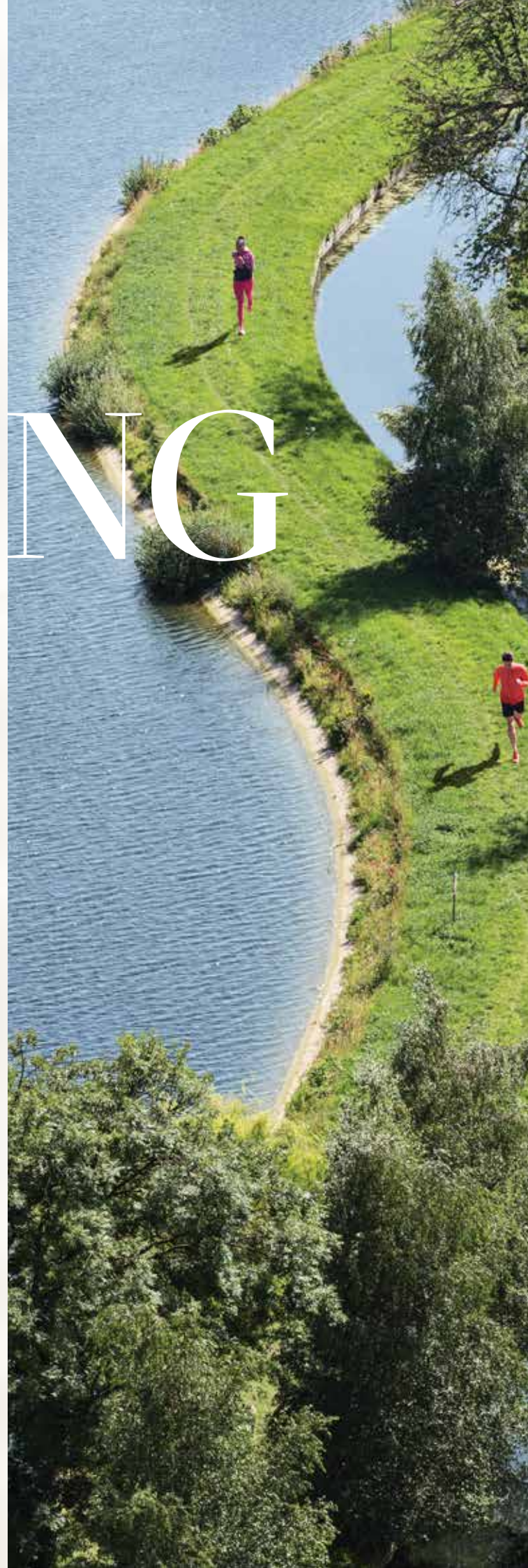




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# A PLACE TO BELONG

A thriving community has already been established at Woodberry Down. Festivals, fun days and outdoor screenings run throughout the year, giving residents the opportunity to get to know one another.





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# SPACE TO LIVE ROOM TO GROW





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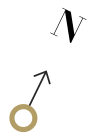
EDITIONS COLLECTION

# WITH VIEWS THAT INSPIRE

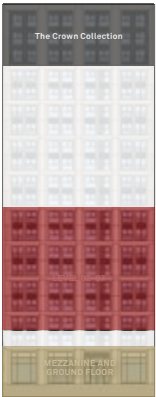




EDITIONS COLLECTION  
EMPEROR POINT



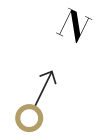
B2.04.06 - B2.06.06



TOTAL AREA	100.4 SQ M	1080 SQ FT
Kitchen	4.71m x 2.40m	15'5" x 7'10"
Living / Dining	5.31m x 4.18m	17'5" x 13'8"
Main Bedroom	4.95m x 3.74m	16'3" x 12'3"
Bedroom 2	3.67m x 2.75m	12'1" x 9'0"
Bedroom 3	3.52m x 2.65m	11'7" x 8'8"
Balcony	7.7sq m	82.8 sq ft

C Cupboard WM Washing Machine W Wardrobe PW Provision for Wardrobe U Utility ☑ Tall Units ☐ Dishwasher Location  
Floorplans shown for Emperor Point are for approximate measurements only. Exact layouts and sizes may vary. All measurements may vary within a tolerance of 5%. Please ask a Sales Consultant for further information. All plans are subject to planning.

EDITIONS COLLECTION  
AMBER APARTMENTS



B3.06.04



TOTAL AREA	104.0 SQ M	1,119 SQ FT
Kitchen / Dining	3.20m x 2.94m	10' 6" x 9' 8"
Living	4.91m x 4.36m	16' 1" x 14' 4"
Main Bedroom	3.25m x 3.09m	10' 8" x 10' 2"
Bedroom	2 3.81m x 2.85m	12' 6" x 9' 4"
Bedroom	3 3.61m x 2.90m	11' 10" x 9' 6"
Balcony	9.6 sq m	103 sq ft

C Cupboard WM Washing Machine W Wardrobe PW Provision for Wardrobe U Utility ☑ Tall Units ☐ Dishwasher Location  
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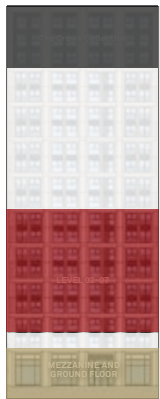


EDITIONS COLLECTION  
EMPEROR POINT



B 2 . 0 9 . 0 6

B2.09.06



TOTAL AREA	100.4 SQ M	1080 SQ FT
Kitchen	4.71m x 2.40m	15'5" x 7'10"
Living / Dining	5.31m x 4.18m	17'5" x 13'8"
Main Bedroom	4.95m x 3.74m	16'3" x 12'3"
Bedroom 2	3.67m x 2.75m	12'1" x 9'0"
Bedroom 3	3.52m x 2.65m	11'7" x 8'8"
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EDITIONS COLLECTION  
THE CROWN COLLECTION



B 2 . 1 8 . 0 4



B 2 . 1 9 . 0 4

B2.18.04 & B2.19.04



TOTAL AREA	1,340.1 SQ FT	124.5 SQM
LIVING/DINING	18'1" x 17'4"	5.73m x 5.29m
KITCHEN	13'0" x 11'4"	3.96m x 3.46m
MAIN BEDROOM	10'9" x 10'5"	3.26m x 3.18m
BEDROOM 2	15'2" x 9'5"	4.63m x 2.88m
BEDROOM 3	15'10" x 9'5"	4.83m x 2.86m
BALCONY	149.6 sq ft	13.9 sqm

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ONYX

OPAL





# Premium LOOK

## Interior / Exterior Finishes

- Engineered European Oak herringbone pattern flooring
- Stained solid wood entrance door
- Straight bar lever door handles in matt black finish
- Internal doors in white painted finish
- Skirting in white painted finish

## Kitchen

- Matt finish with soft-close cabinets and units
- Stone worktop
- Mirrored splashback
- Stainless steel sink
- Hot Tap in matt black
- Compartmentalised waste storage
- Miele black integrated oven
- Miele integrated microwave
- Miele Induction hob
- Integrated extractor hood
- Integrated fridge-freezer
- Integrated dishwasher
- Integrated wine cooler
- Washer-dryer in utility area

Your attention is drawn to the fact that in rare circumstances it may not be possible to obtain the exact products or materials referred to in the specification. Berkeley Homes reserves the right to alter, amend or update the specification, which may include changes in the colour, material and/or brand specified. In such cases, a similar alternative will be provided. Berkeley Homes reserves the right to make these changes as required. A number of choices and options are available to personalise your home. Choices and options are subject to timeframes, availability and change.

## Communal Areas

- Tiled floor to entrance lobby
- Carpet to hallways
- Lifts access to all floors
- Concierge for the Editions Collection will be located within Emperor Point
- Secure cycle storage
- Architecturally designed hard and soft landscaping

## Bedrooms

- Fitted carpets
- High quality soft-close fitted wardrobe to main bedroom (and within second bedroom in three bedroom apartments)
- LED strip lighting to bedroom wardrobe

## Bathrooms

- WC with soft-close seat and concealed cistern
- White ceramic washbasin
- Brushed black mixer tap
- White steel enamel bath
- Mirror bath panel with lighting
- Rainfall shower head
- Brushed black shower hose
- Hand-held shower on rail to bath and shower room
- Fixed bath screen with matt black trim
- Black frame walk-in shower or shower enclosure as applicable
- Individual heated towel bars in black
- Brushed black robe hooks
- Porcelain tiles to floor and walls
- Feature wall tiling
- Composite worktop with black metal
- Feature storage
- Wall mounted mirrored cabinet

## Security and Peace of Mind

- Access to apartments via wireless audio/video door entry system and electronic access to internal areas
- Multipoint locking front entrance door to apartment
- Mains powered smoke detector with battery back up
- 10 year NHBC warranty

## Lighting and Electrical Finishes

- Undermounted LED strip to kitchen wall units
- Energy efficient LED downlights to all areas
- Lighting to storage cupboards
- Slim screwless sockets in matt black to high level sockets
- Shaver sockets to bathrooms
- Multimedia plate in living area and bedrooms
- Master light switch to hallway
- Thermostatic controls to underfloor heating
- Dimmable light switches to master bedroom and living room
- USB outlet sockets to kitchen splashback, master bed head and sofa position in living room

## Heating

- Zoned underfloor heating throughout
- Centrally provided heating and hot water, individually metered to each apartment

## Telecommunications

- Wired for Sky Q, Virgin Media, Multi-room and High Definition ready television
- Cabling for digital, TV, DAB and FM radio telephone and data services
- High speed broadband connectivity for all units



Photography depicts the Onyx Premium Specification kitchen and is indicative only



# Contact us



**Woodberry Down**  
**Sales & Marketing Suite**  
Riverside Apartments,  
Woodberry Grove,  
London, N4 2BA

### Directions to the Marketing Suite

**By Car:**  
From Seven Sisters Road, driving  
towards Manor House Station turn  
left onto Woodberry Grove, the  
Marketing Suite is 300ft on your right.

**By Train:**  
Exit via exit 2 at Manor House Tube  
Station (Piccadilly Line), walk straight  
down Woodberry Down to the end.  
Turn right onto Woodberry Grove,  
the Sales & Marketing Suite is  
further down on the right hand side  
of the road (just before the bridge).

**Call** +44 (0)20 8985 9918 **Email** woodberry.down@berkeleygroup.co.uk  
**Visit** woodberry-down.co.uk

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