



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

27%
 projected price growth over the next 5 years

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: 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.

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:

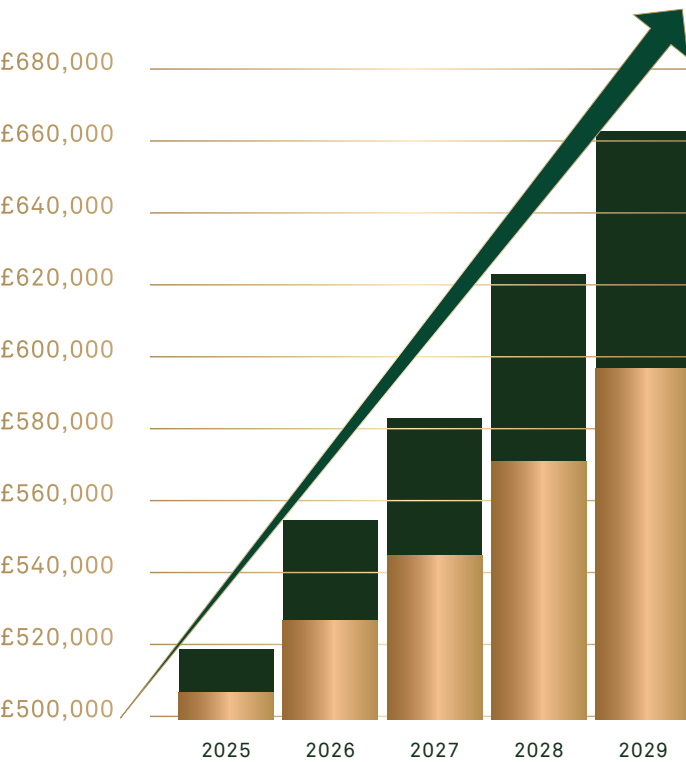
Aldgate East
Canary Wharf
Nine Elms

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.



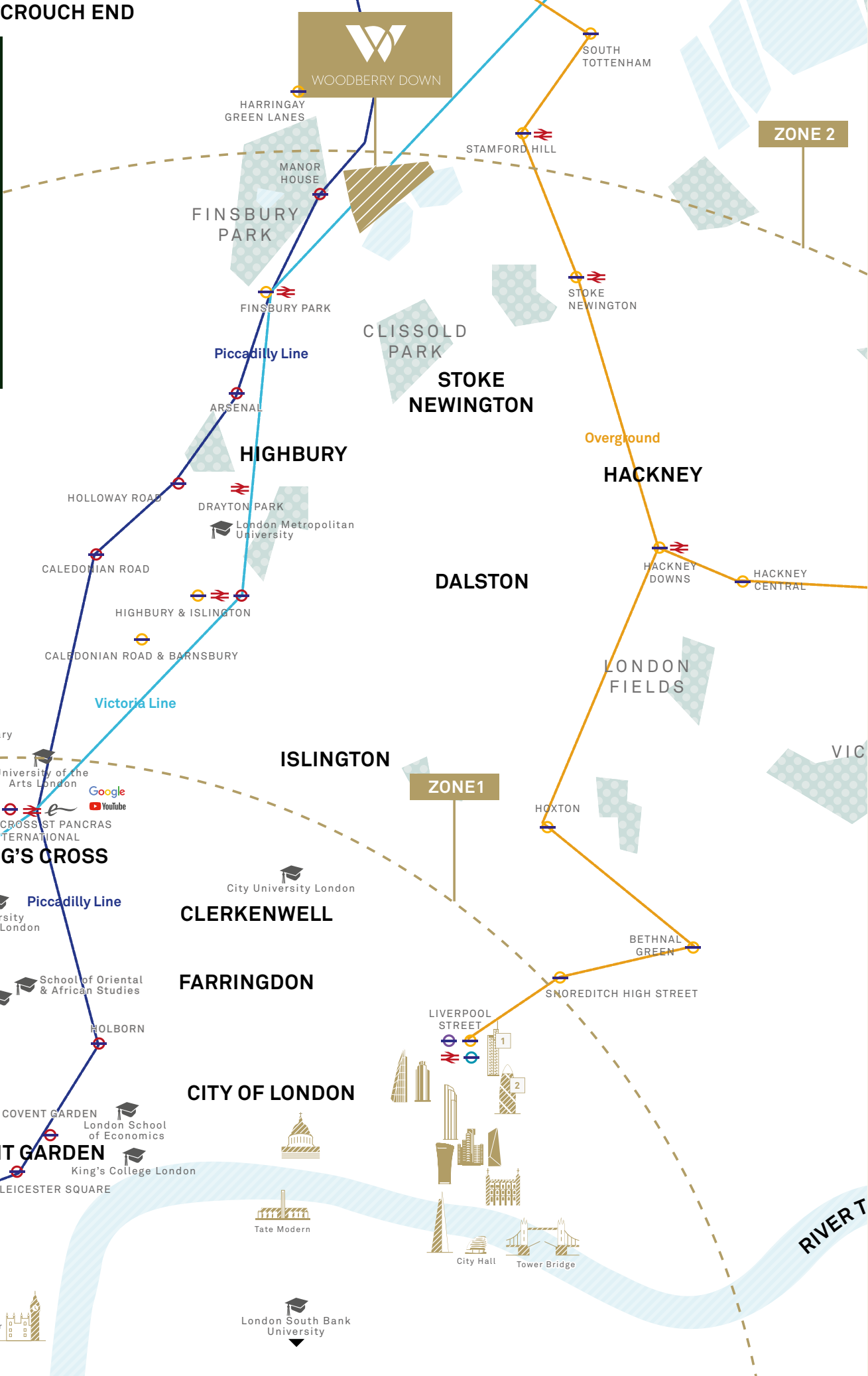
- Capital Value
- Capital uplift with regeneration

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	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



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OUR VISION
2030
TRANSFORMING TOMORROW



Berkeley
Group

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