



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

7MINS
 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



1832

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

1932

 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.

2009

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

2021


 Spring Park, 4.5 acres in size, opens.

1869

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

1948

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

2016

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

2025

 584 homes in Phase 3 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

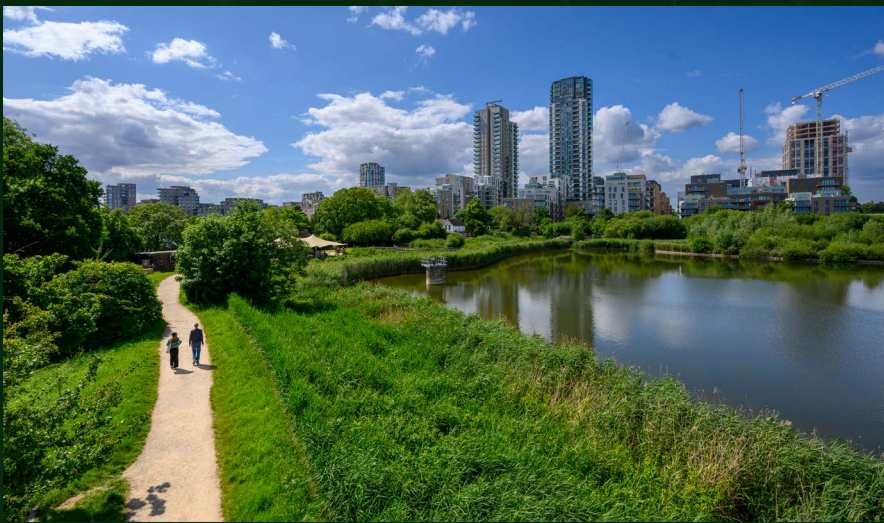
Band A	£1,068pa
Band B	£1,246pa
Band C	£1,424pa
Band D	£1,602pa
Band E	£1,958pa
Band F	£2,314pa
Band G	£2,670pa
Band H	£3,204pa

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.

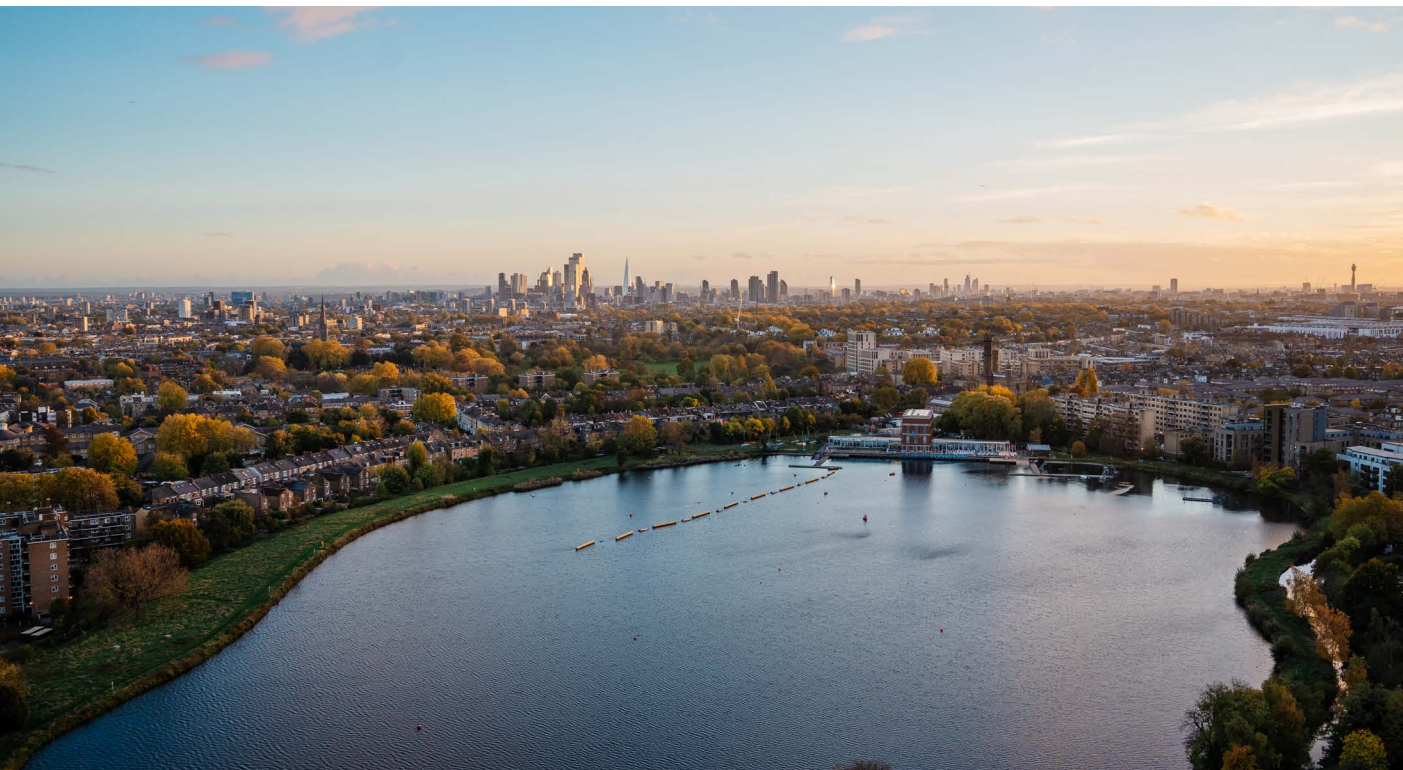
Two forms of identification are requested for each purchaser – a proof of address and proof of identity.

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:

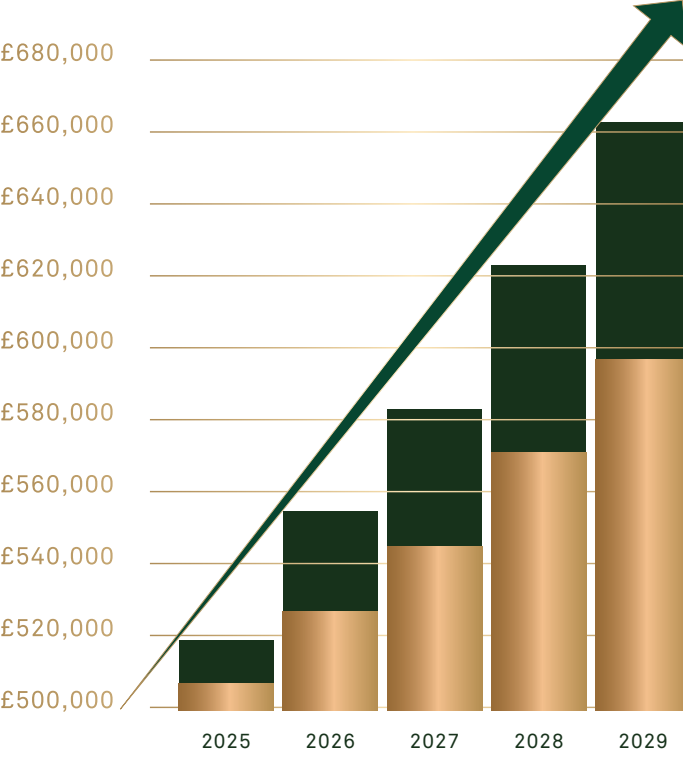
Aldgate East
Canary Wharf
Nine Elms

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

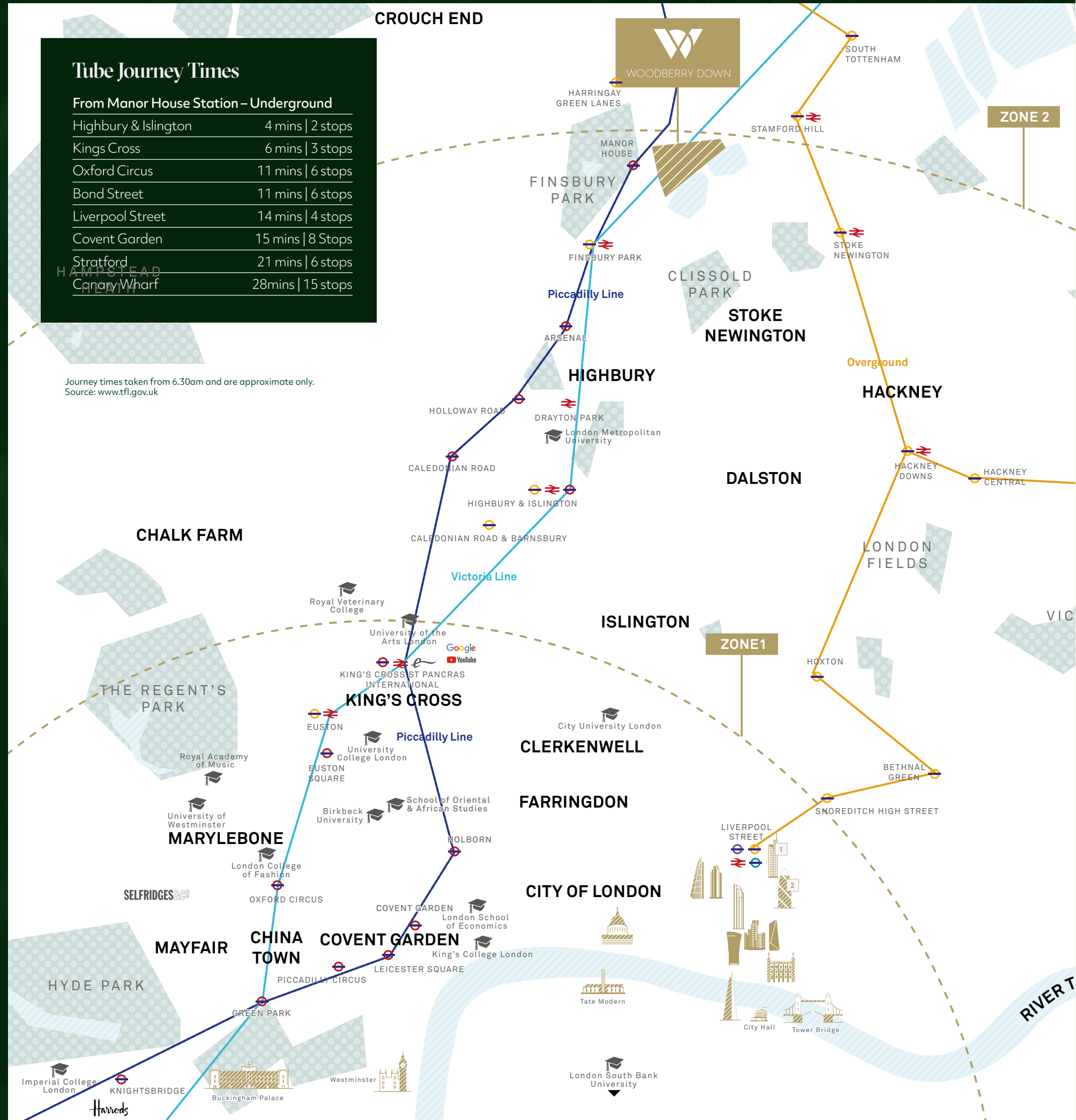
Average Predicted Growth sourced by Savills, JLL, Knight Frank, combined with average Predicted Growth for Regeneration Sites cited by CBRE. October 2024

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

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.



CONTACT DETAILS

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OUR VISION
2030
TRANSFORMING TOMORROW

B Berkeley

**Investor in
Customers®**
Gold 2022

In-house
**OUTSTANDING
CUSTOMER
SATISFACTION**

In-house
**GOLD
AWARD**
CUSTOMER
SATISFACTION

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