



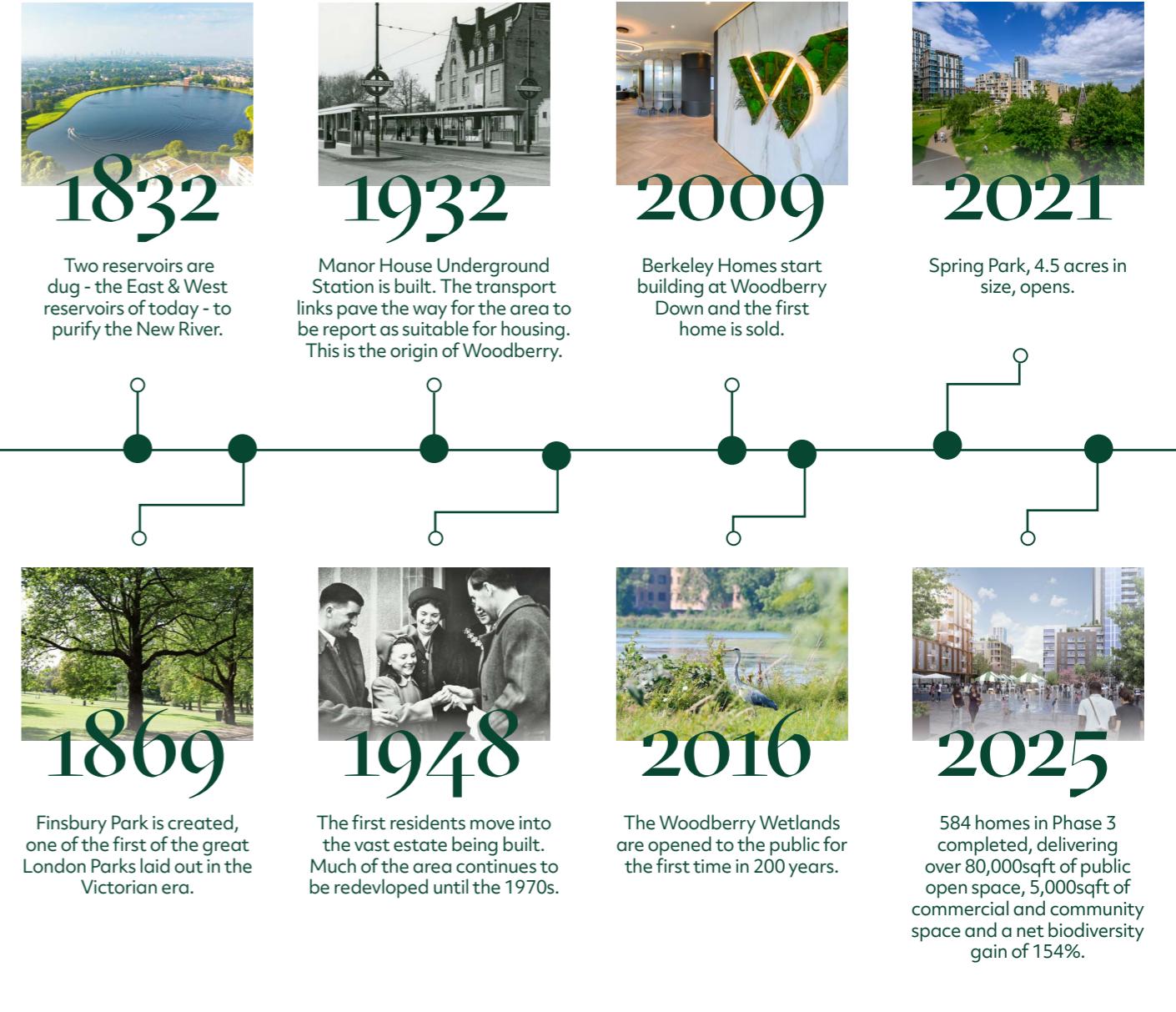
WOODBERRY DOWN

# Factsheet



Berkeley  
Designed for life

# 10 reasons to buy at Woodberry Down



## 2040

Final Phase at Woodberry Down is expected to complete

### A SPOTLIGHT ON THE FUTURE



## 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<sup>^</sup>

## 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

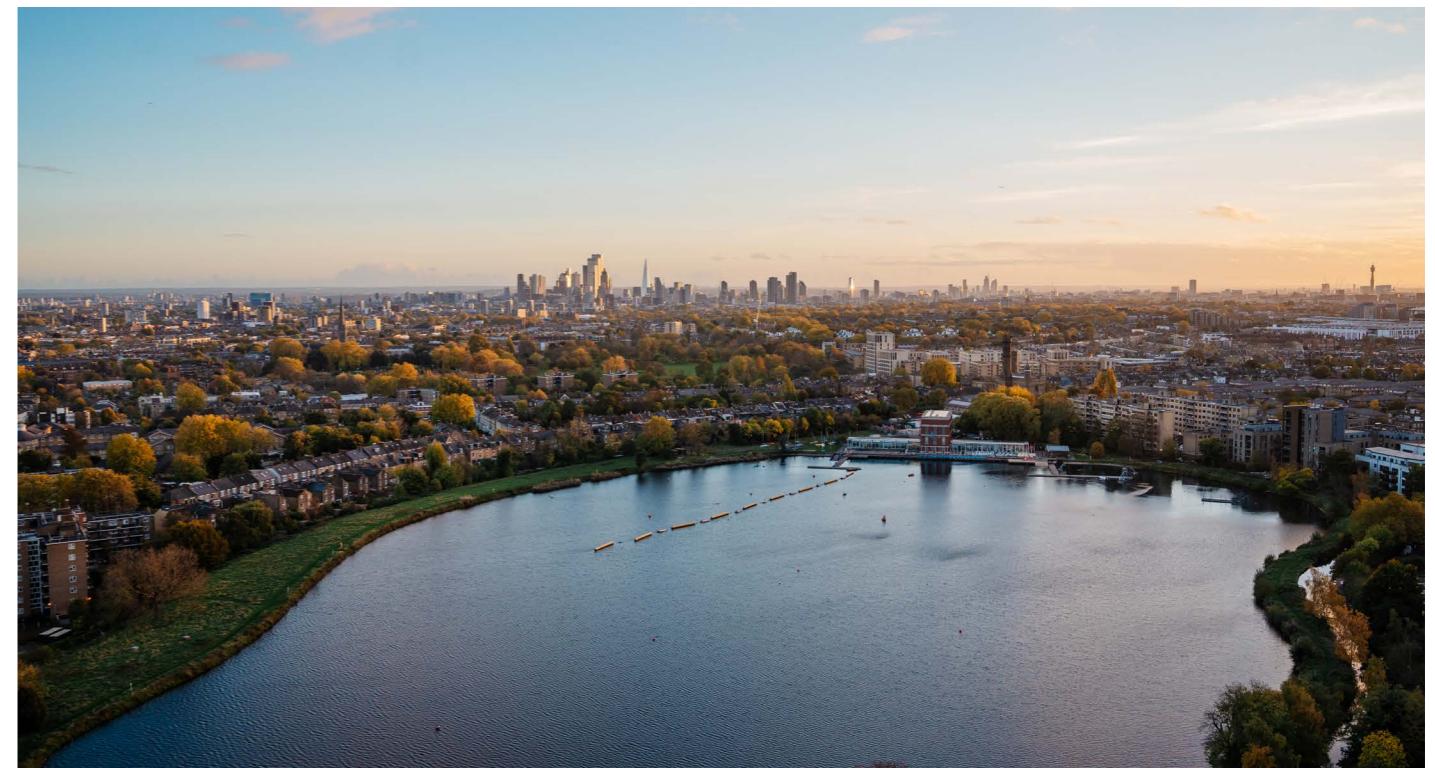
Balance of 80% is payable on completion.

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

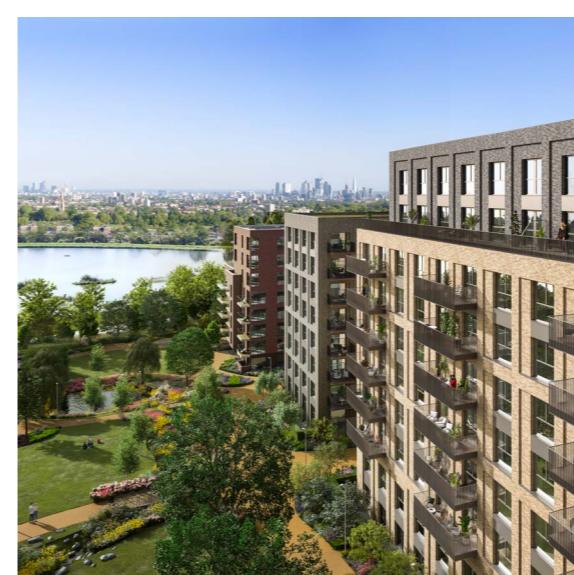
Strong, consistent rents & yields have been recorded at Woodberry Down, increasing significantly in recent years

	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:

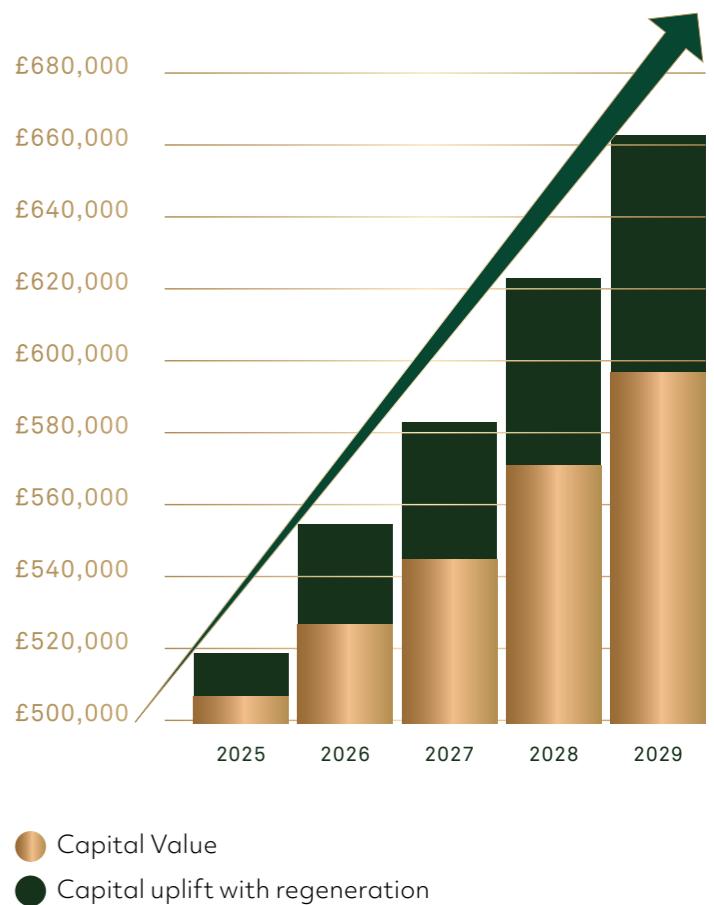
Aldgate East  
Canary Wharf  
Nine Elms

Battersea  
Elephant & Castle  
Waterloo



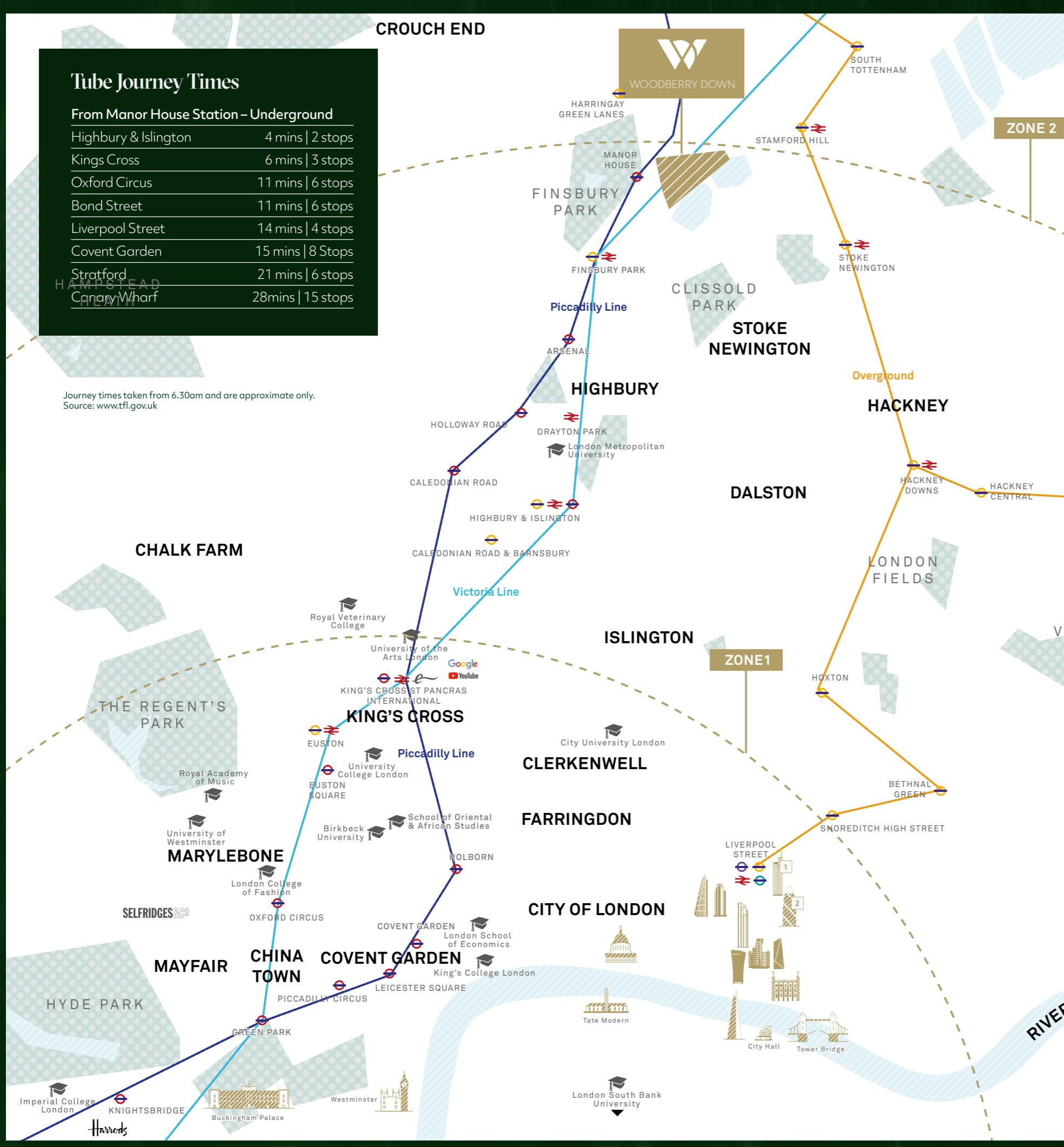
## Capital Growth and Regeneration

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.



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





## World-Class Education



By tube from Manor House station to nearest station



★ 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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B Berkeley



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