



THE GROVE  
COLLECTION

# FACTSHEET



**Berkeley**  
Designed for life

# 10

## REASONS TO BUY AT WOODBERRY DOWN



**ZONE 2**

development underground tube station



**7 MINS**

to King's Cross St. Pancras



**6,400+**

homes to be delivered



**42**

acres of open water



**WOODBERRY SQUARE**

a new central square in the heart of Woodberry Down



**18**

universities within 30 minutes



**MULTI-AWARD WINNING**

development



Up to **6.1%**

estimated rental yields\*



**£19M**

has been contributed to support local infrastructure



**43,000**

sqft of commercial and community facilities delivered

DALSTON

HACKNEY

THE CITY

WEST END ▶

ISLINGTON ▶

KINGS CROSS ▶

STOKE NEWINGTON

CLISSOLD PARK

**THE GROVE**  
COLLECTION

SAILING LAKE WEST RESERVOIR

**WOODBERRY SQUARE**

FINSBURY PARK ▶

ZONE 2 MANOR HOUSE STATION

\*All times are calculated based on a 5:30am departure from Manor House Station. These estimates account any additional time required to change platforms or transfer between services. Source: www.citymapper.com

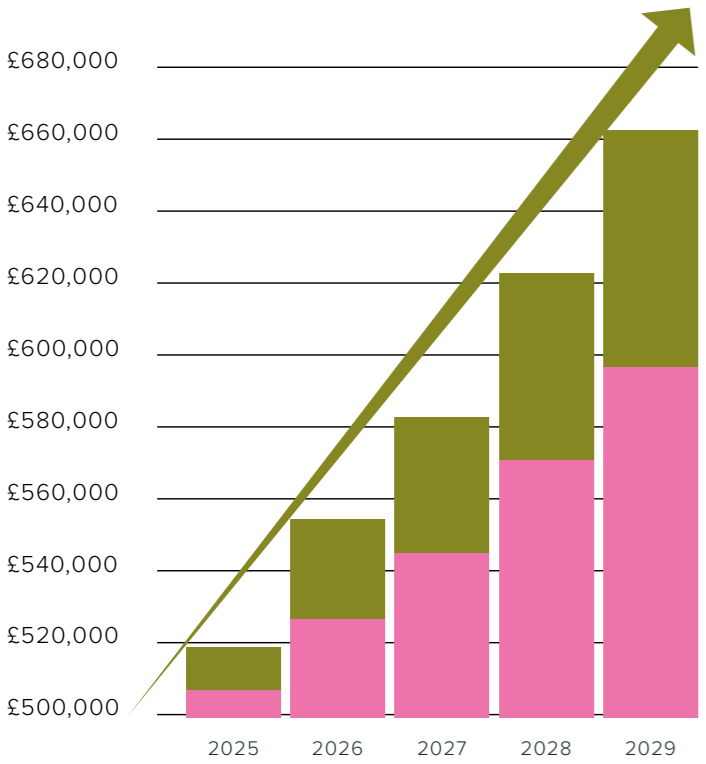
\*Computer generated image is indicative only and is not a contract or plan.



Computer generated image for illustrative purposes only and is subject to change

### CAPITAL GROWTH AND REGENERATION

Woodberry Down is one of Europe's largest single-site estate regeneration projects, delivering over 6,400 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.



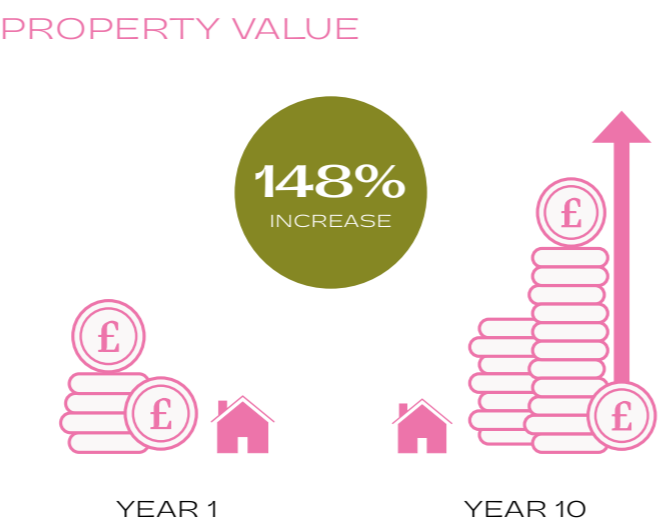
● Capital value  
● Capital uplift with regeneration

Average Predicted Growth sourced by Savills, JLL, Knight Frank, combined with average Predicted Growth for Regeneration Sites cited by CBRE, October 2024  
Estimated rental yields derived from projections supplied by Foxtons in January 2026.

### RENTAL PRICES AND YIELDS



### A DECADE OF EXCEPTIONAL GROWTH



\*based on individual tracked sales over ten years  
\*\*two-bed apartments Dataloft, Land Registry

### 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	£2,500 - £2,700 pcm
2 Bedroom Apartment	£3,500 - £3,600 pcm
3 Bedroom Apartment	£4,300 - £5,000 pcm

Rents achieved at Woodberry Down are comparable to those paid in popular locations across Zone 1 and 2:

Aldgate East	Battersea
Canary Wharf	Elephant & Castle
Nine Elms	Waterloo

\*\* Please be advised this is subject to change prior to completion taking into consideration inflation and market changes between now and completion date.  
^ This cost is an estimate and excludes a sinking fund charge which may increase the total amount payable.

### LOCATION

Manor House, North London, N4 2BA

### LOCAL AUTHORITY

London Borough of Hackney

### TENURE

299-year lease

### ARCHITECTS

**Architect:**  
Lifschutz Davidson Sandilands  
**Landscape Architect:**  
Fabrik

### BUILDING INSURANCE

10-year warranty

### ESTIMATED COMPLETION

**The Alba:**  
Launching March 2026  
Completion Q4 2029 / Q1 2030

Number of Storeys	12
Total Number of Apartments	77
1 Bedroom Apartments	59
2 Bedroom Apartments	10
3 Bedroom Apartments	8

**The Iris:**  
Launching March 2026  
Completion Q4 2029 / Q1 2030

Number of Storeys	10
Total Number of Apartments	66
Suites	1
1 Bedroom Apartments	50
3 Bedroom Apartments	15

### Forthcoming Building:

Launch date TBC Completion Q2 / Q3 2031

### COUNCIL TAX

London Borough of Hackney

Band A	£1,311 pa
Band B	£1,529 pa
Band C	£1,748 pa
Band D	£1,966 pa
Band E	£2,403 pa
Band F	£2,840 pa
Band G	£3,277 pa
Band H	£3,933 pa

### GROUND RENT\*\*

For all reservations from 30th June 2022, in line with Government legislation, a Peppercorn Rent will be applicable to all apartments.

### SERVICE CHARGES\*\*

The Alba: £4.89 psf^  
The Iris: £4.97 psf^

### 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 21 days of reservation
- » 10% of the purchase price is payable on exchange of contracts (minus the reservation fee)
- » An advanced instalment of 10% of the purchase price is payable 6 months after exchange
- » An advanced instalment of 5% of the purchase price is payable 12 months after exchange
- » Balance of 75% is payable on completion.

### The Grove Collection

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.



Computer generated image for illustrative purposes only and is subject to change



Photography of show home 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 specification choices have now been made.

## CONTACT DETAILS

📞 020 8985 9918

✉ WoodberrySalesTeam@berkeleygroup.co.uk

OUR VISION  
**2030**  
TRANSFORMING TOMORROW

 **Berkeley**  
Group  
Proud to be a member of the  
Berkeley Group of companies

 **Investor in  
Customers®**  
Gold 2022

 **What  
House?**  
AWARDS 2025  
GOLD

 **In-house  
CUSTOMER  
SATISFACTION**  
**GOLD AWARD** 2023  
CUSTOMER  
SATISFACTION

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