Clarendon is set to become a new city village in North London. Sitting in between Hornsey and Wood Green and the expansive Alexandra Park. Clarendon will deliver 1,714 homes all with balconies, pocket parks, five acres of public green space and private courtyards. A wealth of lifestyle and retail amenities close by and easy access to transport links into Central London means plentiful opportunities for both businesses and entrepreneurs to flourish. This former gasholder site identified as part of the Haringey Heartlands Opportunity Area is being transformed into a 12 acre cultural quarter.

Hornsey Park Place

Hornsey Park Place is the first opportunity to enjoy living at Clarendon a brand new city village with a park at its heart. There is a choice of 169 suites, one, two and three bedroom apartments available with a range of three interior design styles to choose from ‘Gallery’, ‘Park’ and ‘Town square’.

The new Hornsey Park Place will be the centrepiece to Clarendon and will include orchard style planting, striking water feature and a café. Landscape architects LDA Design have designed a tranquil landscape with rich planting that will evolve and change with the seasons. Providing a variety of generous places for residents to relax, work and play. Superb residents’ facilities will include* a 24-hour concierge, residents’ lounge, swimming pool, spa and gyms.

Clarendon will create 100,000 sq ft of business space designated for established retailers, start-ups and entrepreneurs to help provide growth to the local area. Clarendon is vibrant, urban and exciting.

COUNCIL TAX

London Borough of Haringey

Over *£320k = £2,958 per annum

GROUND RENT

<table>
<thead>
<tr>
<th>Suites</th>
<th>£320 pa</th>
</tr>
</thead>
<tbody>
<tr>
<td>1 bedroom</td>
<td>£145 pa</td>
</tr>
<tr>
<td>2 bedrooms</td>
<td>£155 pa</td>
</tr>
<tr>
<td>3 bedrooms</td>
<td>£250 pa</td>
</tr>
</tbody>
</table>

Please be advised that this is subject to change and is listed as indicative only.

SERVICE CHARGE

Service Charge estimated at £3.89 per sqft per annum + £0.35 per sqft per annum for CHP (combined heatpower) maintenance costs.

TERMS OF PAYMENT

£2,500 reservation fee (pounds sterling) will be required upon the point of reservation.

One nomination permitted.

1. 10% of purchase price is payable on exchange of contract (minus the reservation fee).
2. Further 10% advance payment of the contracted price is payable 12 months after exchange.
3. Further 5% advance payment of the contracted price is payable 18 months after exchange.
4. Balance of 75% is payable upon completion (anticipated Q4/2020 - Q1/2021).

Please be advised that the solicitors must have signed and certified the original copies of the above.

• Confirmation of occupation.
• If the purchase is being taken in a Company name then the following must be provided:
  • A copy of the Certificate of Incorporation and Memorandum of Articles and Association.
  • Information of source of funds.
• Confirmation of Directors and Shareholders occupation.
• Evidence of the Company’s registered address.
• A list of Directors and Shareholders.
• Individual Photo Identification and Address Identification for Directors and Shareholders.

SOLICITORS

Vendors solicitors:

Mills & Reeve
1 St James Court
Whitethorns
Norwich
NR3 1RU
Tel: 01603 662 155
Fax: 01603 633 027

CLARENDON INFORMATION SUITE

Hornsey Park Road, London N8 0JX
Call us: 020 3002 9464 | sales.clarendon@stwilliam.co.uk | www.clarendonn8.co.uk

Disclaimer: Please be aware that these details are intended to give a general indication of properties available and should be used as a guide only. The company reserves the right to alter these details at any time. The contents herein shall not form any part of any contract or be a representation including such contract. These properties are offered subject to availability. Applications are invited to the sales office or the appointed agents to ascertain the availability of any particular style of property as to be written in these particulars. The property sizes are calculated on gross internal areas using the RICS measuring practice for the United Kingdom and are indicative only. Computer generated images of Clarendon are indicative only. Maps are for illustration purposes only and not to scale. Times taken from Google.co.uk, Travel Link and nationalrail.co.uk. Prices and details correct at time of going to press.
**THE LOCATION**

Within walking distance of 4 stations: Wood Green and Turnpike Lane on the Piccadilly Line and Hornsey and Alexandra Palace on the mainline towards Kings Cross.

Easy access to work, leisure and culture in London hotspots like Old Street, Islington, Kings Cross and Moorgate.

Home to the longest high street in UK, Wood Green offers popular shops, restaurants and entertainment.

Hornsey is a Victorian suburb with shops, bars and restaurants including florists, vintage stores, cosy coffee shops and great pubs.

The iconic Alexandra Palace and its 196-acre park sits proudly on the hill overlooking Clarendon and provides panoramic views of the London Skyline.

The leafy village of Crouch End is a sophisticated and much loved area frequented by families, artists and professionals alike.

A sunny enclave set high above the city, Muswell Hill has a charm all of its own comfortably nestled between Highgate, Hampstead Garden Village and Crouch End.

**EDUCATION**

Great local primary and secondary schools mean children can build knowledge and friendships right in the community.

World-class colleges and universities are easily accessible from Hornsey Park Place, offering the best in art, science and humanities education.

**JOURNEY TIMES**

- From Wood Green Underground station
  - Kings Cross: 13 mins
  - Covent Garden: 21 mins
  - Paddington: 28 mins
  - Heathrow Airport: 55 mins

Travel times taken from Google.co.uk/maps, tfl.gov.uk and nationalrail.co.uk.

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**THE DEVELOPER**

St William is a joint venture between the Berkeley Group and National Grid. Our vision is to develop sites that have been closed to the public for decades and reconnect them to the community.

We want the places built by St William to be renowned for the quality of their landscape and the open space. The term ‘landscape’ comes from two words meaning ‘to shape a place where people belong’.

The idea that inspires our approach is the space between buildings where you can create a community and somewhere that is sociable, sustainable and safe.

Backed by the strength and expertise of National Grid and the Berkeley Group, St William will regenerate sites at the heart of communities across London and the South of England, creating homes for people to enjoy.

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**APARTMENT MIX**

HORSEY PARK PLACE - PHASE ONE

<table>
<thead>
<tr>
<th>Quantity</th>
<th>Size (sq. ft)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Suites</td>
<td>21</td>
</tr>
<tr>
<td>1 Bed</td>
<td>40</td>
</tr>
<tr>
<td>2 Bed</td>
<td>103</td>
</tr>
<tr>
<td>3 Bed</td>
<td>5</td>
</tr>
</tbody>
</table>

**LOCATION**

Horseyn and Wood Green, London

**LOCAL AUTHORITY**

London Borough of Haringey

**TENURE**

990-year lease

**ARCHITECTS**

Panter Hudspith Architects

**LANDSCAPE ARCHITECTS**

LDA Design

**INTERIOR DESIGN**

Arney Fender Katsalidis

**WARRANTY**

2 years under St William and 10 year LABC warranty

**THE DEVELOPMENT**

- A new take on London’s classic brick homes, incorporating yellow and red brick and generous elongated windows.
- Three different design palettes each reflecting the heritage of the site and its parkland setting.
- Over 5 acres of green space incorporating a beautiful landscaped central park, private and public parklets.
- Residents’ facilities include concierge, gymnasium and residents’ lounge.
- A swimming pool, spa and sauna will be available in the latter phases.
- Clarendon Yards is a temporary/meanwhile hub for socialising, creative spaces, new businesses and flavour in the Northern Quarter.
- Designed by Panter Hudspith Architects.

**COMPLETION**

Phase 1, Hornsey Park Place, Q4/2020 - Q1/2021

**PARKING**

A total of 18 parking spaces will be allocated to selected 2 and 3-bedroom apartments

Planning application number: HZ21/2017/3117

Map is not to scale and shows approximate locations only

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