

The Nature Collection

Skylark Point



Berkeley
Designed for life


WOODBERRY DOWN

Berkeley
Designed for life



Welcome to Woodberry Down

Set across 64 acres, with 14 acres of parklands and 42 acres of open water including an idyllic nature reserve, Woodberry Wetlands. The homes that will make up Woodberry Down are part of a truly exciting transformation that will enrich the area's spectacular natural surroundings.

Intricate layers of grassy spaces are interspersed with lovely play areas and varied planting, forming a majestic green landscape along the New River; further enhanced by panoramic City and nature views over the open waters of the Stoke Newington reservoirs. Here, residents can enjoy a relaxing yet active waterside lifestyle like no other.

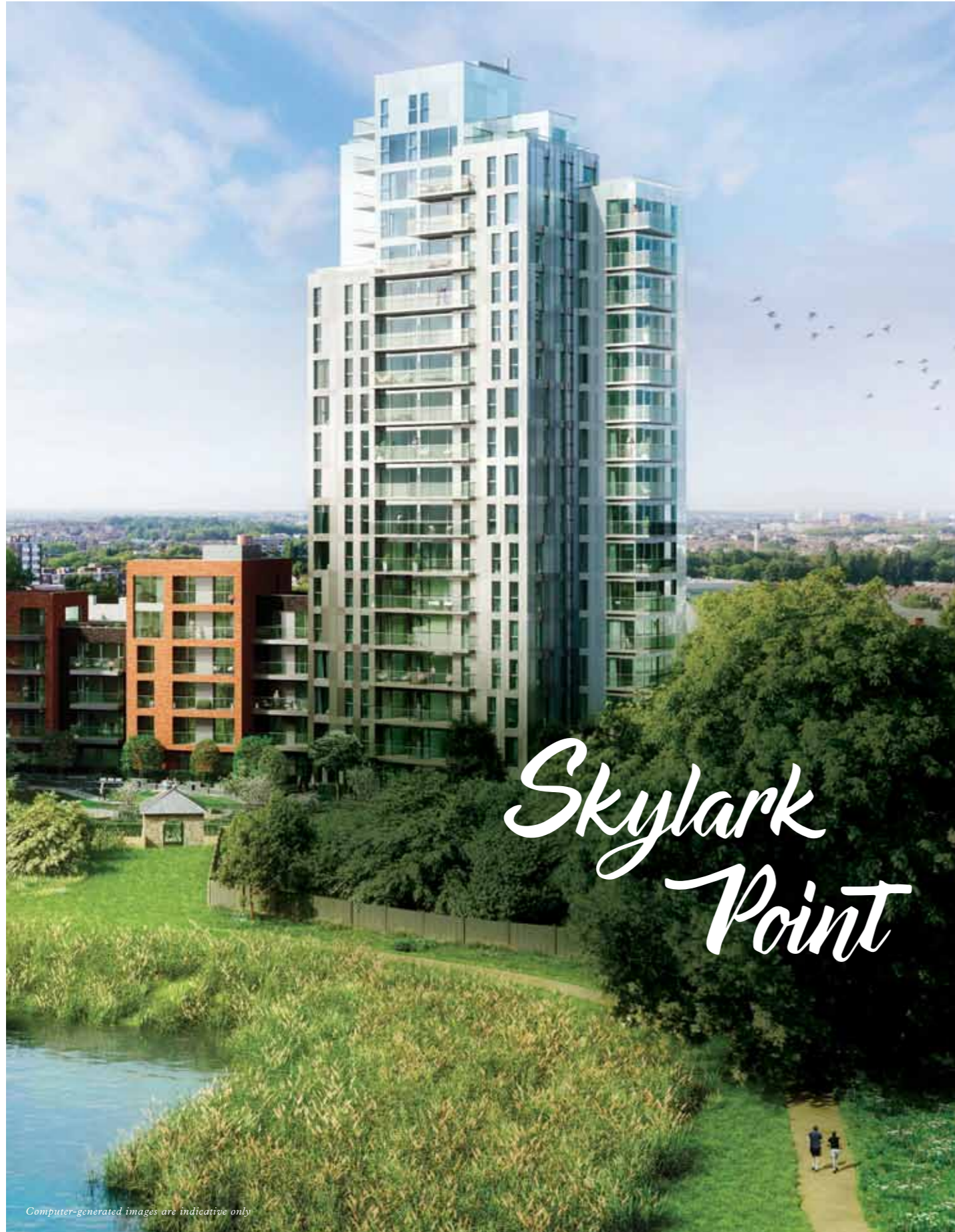
*City living,
country life*



The Nature Collection invites residents to enjoy the harmony and calmness of uninterrupted nature and City views.

Set on the banks of the Woodberry Wetlands, a tranquil, abundant nature reserve, animated by urban wildlife year-round. This is London living of an entirely different nature.

The four buildings that make up the Nature Collection – The Shoreline, Goldcrest, Sandpiper, and Skylark Point – vary in scale from five to 18 floors, offering an array of apartments to suit individual needs. An attractive Residents' Garden is a prelude to the idyllic parks, and the open water of the Woodberry Wetlands. The beauty of nature is captured at every turn, kindling a remarkable sense of retreat from the City.



Skylark Point

Computer-generated images are indicative only



Soaring high, the landmark Skylark Point features 60 apartments spread over 18 floors.

Its gleaming sleek exterior reflects the vivid blues and greens of its surroundings, across delicate layers of glass and aluminium. Individual balconies and terraces capture rich natural panoramas across the Woodberry Wetlands and beyond – enhancing the feeling of serenity and being at one with nature.

Computer-generated images are indicative only

A natural haven

The lifestyle that awaits is relaxing and enhanced by a close connection to water.

The Nature Collection is framed by the spectacular natural surroundings of the Stoke Newington reservoirs, including the Woodberry Wetlands urban nature reserve – an extraordinary place from which to observe North London’s unique wildlife and scenery. A trio of beautiful parks; Finsbury Park, Clissold Park and Woodberry Down’s new Spring Park – which offers a generous open space for unwinding outdoors – deepen the area’s affinity with nature.



View across the Woodberry Wetlands at Woodberry Down

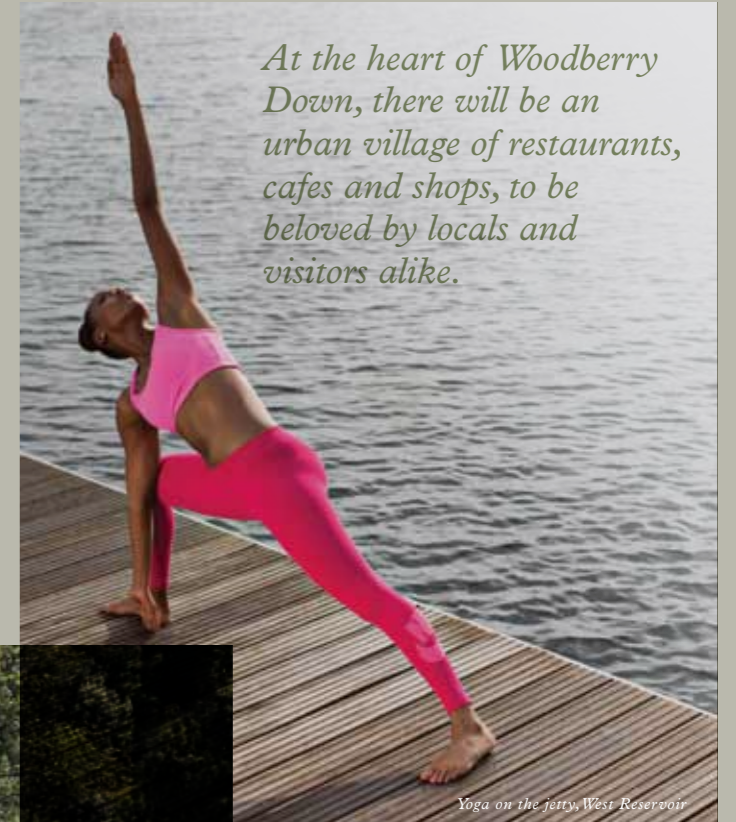
Rich surroundings



Residents BBQ at Riverside Gardens, Woodberry Down

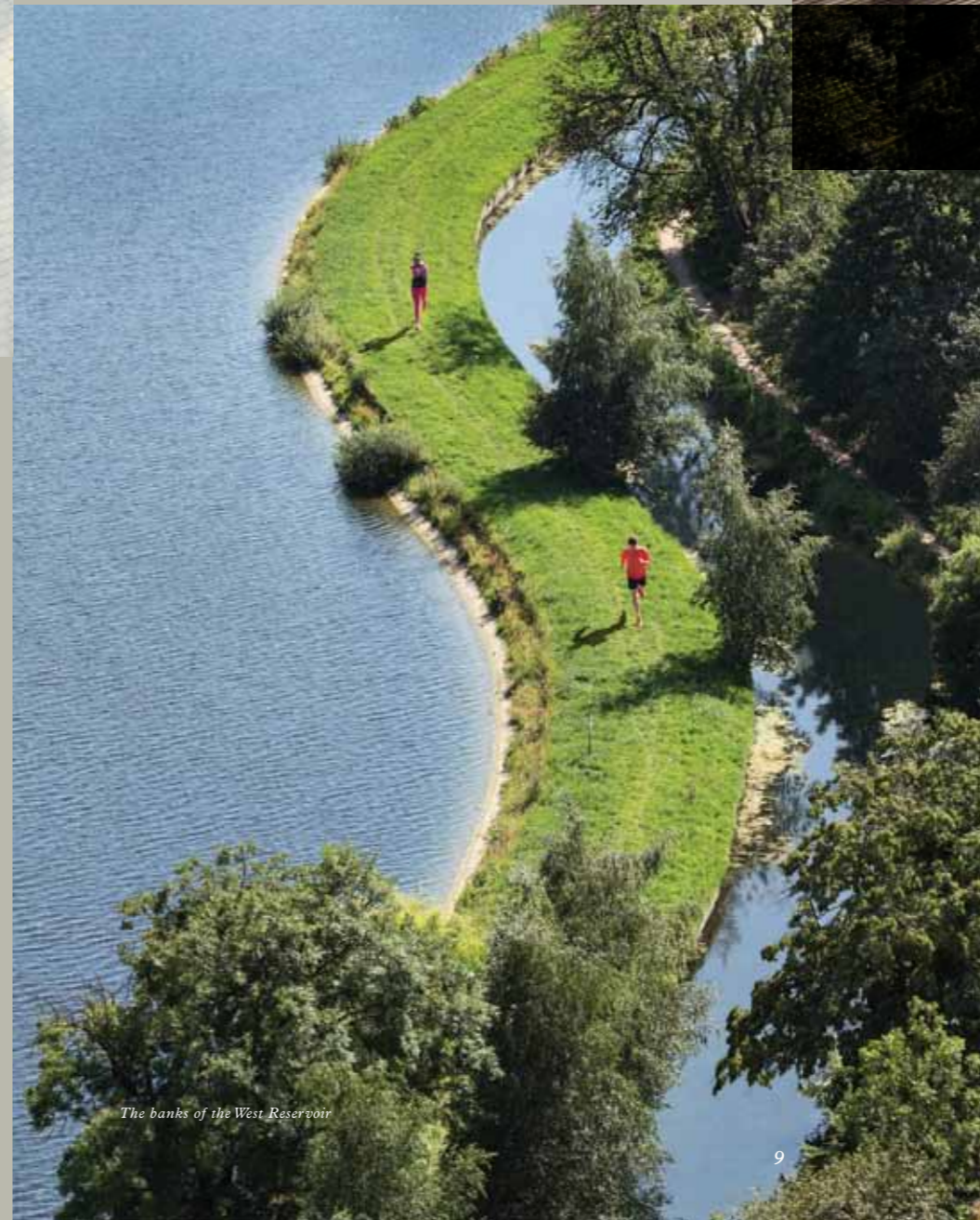


Stoke Newington's Church Street



At the heart of Woodberry Down, there will be an urban village of restaurants, cafes and shops, to be beloved by locals and visitors alike.

Yoga on the Jetty, West Reservoir



The banks of the West Reservoir



Boating at Finsbury Park



Sailing at the West Reservoir



Lifestyle images are indicative only

Friendly local shops, cafes and restaurants are coupled with diverse community events and a dedicated local lifestyle magazine, to draw residents together into a tight community. Opportunities to take part in watersports and outdoor sports are abundant, with a sailing lake, climbing centre and a multitude of green spaces just moments away.

Nearby, Stoke Newington's Church Street, a gastronomic hub that is home to organic farmers' markets and independent restaurants, puts the spotlight on the most exciting global cuisines alongside a carefully edited collection of vintage and artisanal boutiques.

Fast connections



Universities

Driving times

London Metropolitan University	10 mins
The Royal Veterinary College	10 mins
City University London	20 mins
University College London	> 20 mins
London School of Economics and Political Science	> 20 mins
University of Westminster	> 20 mins
Kings College London	> 20 mins
Central Saint Martins	> 20 mins
Royal Academy of Music	> 20 mins
Royal College of Art	> 20 mins
School of Oriental and African Studies	< 30 mins
Imperial College London	> 30 mins



On Foot

Woodberry Wetlands	2 mins
Skinners' Academy	8 mins
Woodberry Down Community Primary School	8 mins
Stamford Hill Station	10 mins
Manor House Underground Station	10 mins
Stoke Newington Station	22 mins
John Scott Health Centre	13 mins
Finsbury Park	15 mins
Clissold Park	20 mins
Stoke Newington Church Street	20 mins
Finsbury Park Station	24 mins



By Bike

Stamford Hill Station	5 mins
Stoke Newington Station	< 10 mins
Finsbury Park Station	< 10 mins
Highbury and Islington	> 10 mins
Hackney Downs	> 10 mins
Dalston	> 10 mins
Old Street	> 20 mins
Angel	> 20 mins
Alexandra Palace	> 20 mins
Liverpool Street	30 mins
King's Cross St Pancras	> 20 mins



By Bus

Stamford Hill Station	< 10 mins
Finsbury Park Station	> 10 mins
Stoke Newington Station	20 mins
Old Street	> 20 mins
Stoke Newington Church Street	30 mins
Camden Town	> 30 mins
Dalston	> 30 mins
Angel	< 40 mins
Hackney Central	> 40 mins
Liverpool Street	< 50 mins
Alexandra Palace	< 50 mins



By Tube

From Manor House Underground station, 10 minutes walk from The Nature Collection

King's Cross St Pancras	< 8 mins
Green Park	< 15 mins
London Victoria	15 mins
Covent Garden	> 15 mins
Oxford Circus	< 15 mins
Bond Street	< 20 mins
Bank	20 mins
London Bridge	> 20 mins
Canary Wharf	> 30 mins



By Crossrail (from 2018)

From Liverpool Street Station, 24 minutes by 141 bus:

Canary Wharf	< 10 mins
Whitechapel	< 10 mins
Farringdon	< 10 mins
Tottenham Court Road	< 10 mins
Paddington	10 mins
Bond Street	< 20 mins
Heathrow	< 40 mins



By Train

From Stamford Hill Train Station, 10 minutes walk from The Nature Collection

Stoke Newington	3 mins
Hackney Downs	6 mins
London Fields	8 mins
Liverpool Street	15 mins



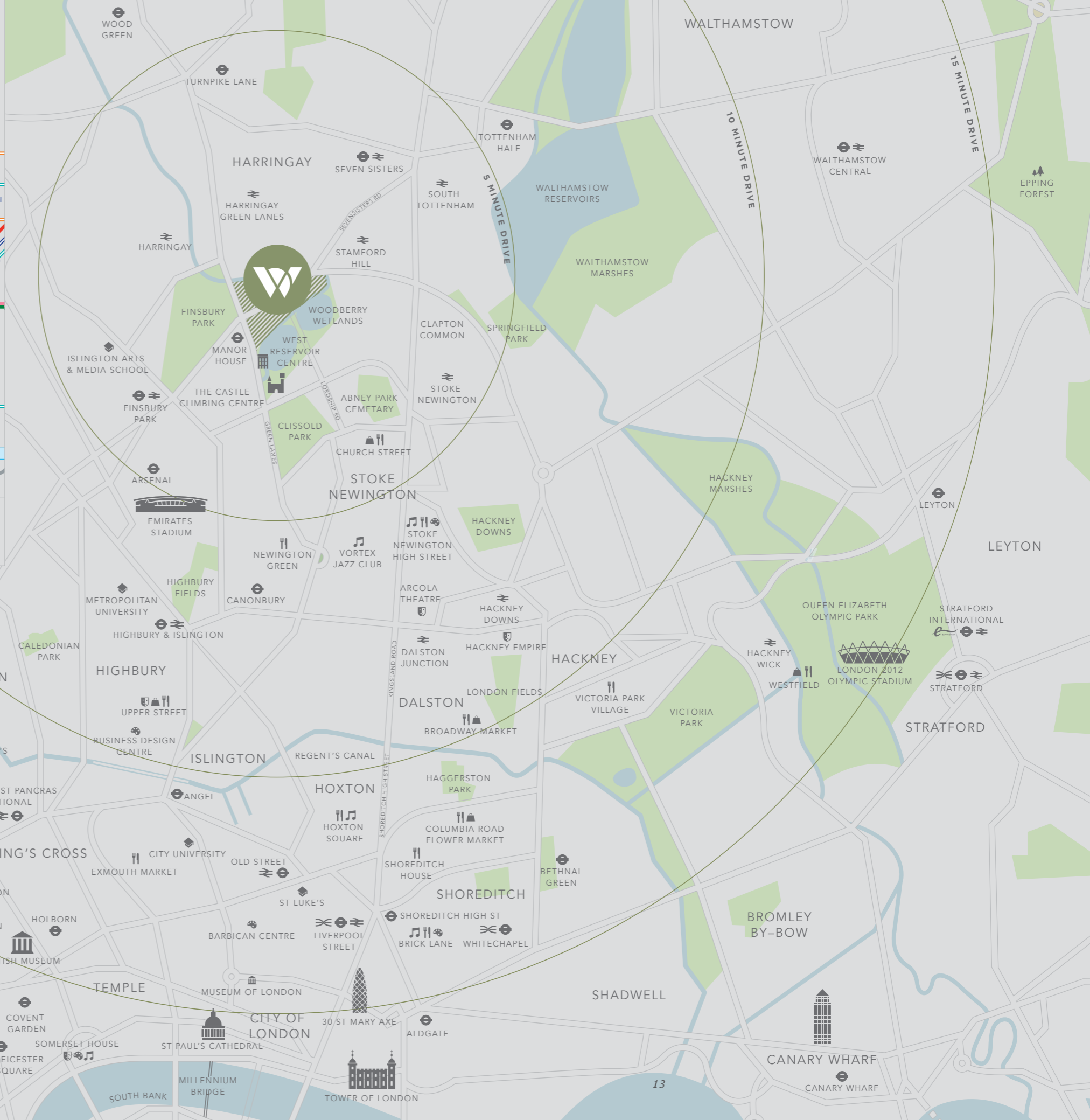
Airports

Driving times

London City	< 40 mins
London Stanstead	< 70 mins
London Heathrow	< 70 mins

Woodberry Down enjoys an exceptionally well-connected Zone 2 location with extensive transport links to central London, whether via road, bicycle or rail.

Within a short walk, the Piccadilly Line transports passengers from Manor House to Covent Garden – the heart of the West End – in just 16 minutes, while Finsbury Park train station offers frequent First Capital Connect services to the local Area, including King's Cross and Moorgate. Stamford Hill station, a few minutes from The Nature Collection, offers services directly to Liverpool Street in less than 20 minutes.



Maps are not to scale and show approximate locations only

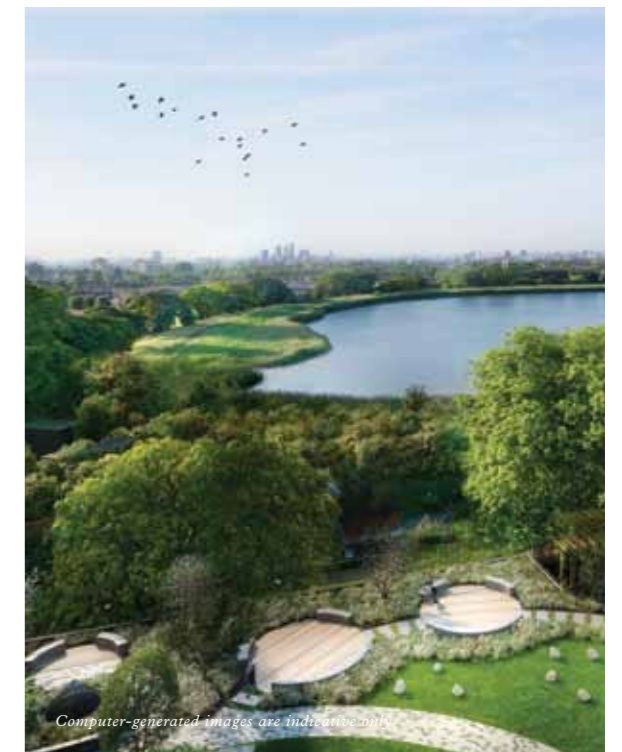


Tranquil lifestyle

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Living at Woodberry Down offers the ultimate experience of relaxation, ease and convenience.

The elliptical Residents' Garden, with its rich layers of natural beauty, bathed in sunlight from dawn until dusk, will offer a delightful retreat from urban life. Attractive planting and elegant materials such as natural stone add timeless beauty, and carefully arranged seating allows for optimal views of the reservoir.



Computer-generated images are indicative only



Swimming pool at Skyline. Computer-generated images are indicative only

Residents will have access to a wealth of communal amenities including, a generous swimming pool and gym within the development. A concierge will connect residents to a wide range of services.



Concierge. Computer-generated images are indicative only

The Nature Collection



- The Nature Collection
- Completed Buildings
- Future Phases

FINSBURY PARK

The site plan is indicative only and subject to change. In line with our policy of continuous improvement we reserve the right to alter the layout, building style, landscaping and specification at anytime without notice.



SANDPIPER

GOLDCREST

SKYLARK POINT

THE SHORELINE

NEW RIVER

STAMFORD HILL

MANOR HOUSE

WOODBERRY WETLANDS
EAST RESERVOIR

Floorplans

The site plan is indicative only and subject to change. In line with our policy of continuous improvement we reserve the right to alter the layout, building style, landscaping and specification at anytime without notice.



Level 0

D0.12 / 2 BED	1155 sq ft	107.32 sqm	D0.13 / 2 BED	1077 sq ft	100.12 sqm
Apartment NIA	695 sq ft	64.61 sqm	Apartment NIA	763 sq ft	70.91 sqm
External area	460 sq ft	42.71 sqm	External area	314 sq ft	29.21 sqm
Kitchen/Living Area	14'11" x 18'9"	4.57 x 5.73	Kitchen/Living Area	20'1" x 12'11"	6.14 x 3.94
Bedroom 1	9'11" x 11'8"	3.03 x 3.58	Bedroom 1	17'10" x 10'7"	5.46 x 3.25
Bedroom 2	9'11" x 11'1"	3.03 x 3.38	Bedroom 2	11'11" x 8'5"	3.65 x 2.58
Terrace 1	35'4" x 5'2"	10.79 x 1.60	Terrace	8'7" x 33'9"	2.63 x 10.29
Terrace 2	39'4" x 4'11"	12 x 1.50			
Terrace 3	21'3" x 6'9"	6.50 x 2.07			
D0.14 / 1 BED	766 sq ft	71.17 sqm			
Apartment NIA	544 sq ft	50.57 sqm			
External area	222 sq ft	20.60 sqm			
Kitchen/Living Area	22'11" x 11'8"	7.01 x 3.56			
Bedroom	13'4" x 12'0"	4.07 x 3.68			
Terrace	25'5" x 8'6"	7.76 x 2.60			

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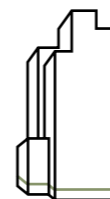


Level 3

D3.29 / 1 BED	468 sq ft	43.54 sqm
Apartment NIA	449 sq ft	41.73 sqm
External area	19 sq ft	1.81 sqm
Kitchen/Living Area	25'10" x 8'3"	7.88 x 2.52
Bedroom	9'1" x 12'7"	2.77 x 3.84
Balcony	5'6" x 3'7"	1.70 x 1.10
D3.31 / 2 BED	838 sq ft	77.84 sqm
Apartment NIA	760 sq ft	70.59 sqm
External area	78 sq ft	7.25 sqm
Kitchen/Living Area	20'1" x 12'5"	6.14 x 3.79
Bedroom 1	17'5" x 10'4"	5.33 x 3.15
Bedroom 2	11'9" x 8'9"	3.60 x 2.68
Balcony	18'9" x 5'2"	5.74 x 1.60
D3.33 / 1 BED	542 sq ft	50.34 sqm
Apartment NIA	492 sq ft	45.75 sqm
External area	50 sq ft	4.68 sqm
Kitchen/Living Area	14'2" x 18'8"	4.33 x 5.69
Bedroom	19'5" x 11'1"	5.93 x 3.39
Balcony	11'5" x 4'9"	3.50 x 1.46

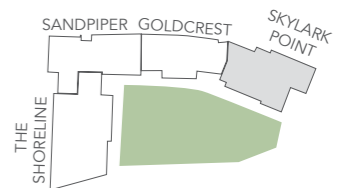
D3.30 / 1 BED	522 sq ft	48.53 sqm
Apartment NIA	477 sq ft	44.35 sqm
External area	45 sq ft	4.18 sqm
Kitchen/Living Area	24'5" x 12'0"	7.46 x 3.66
Bedroom	12'0" x 10'9"	3.68 x 3.28
Balcony	18'10" x 4'1"	5.76 x 1.27
D3.32 / 2 BED	819 sq ft	76.12 sqm
Apartment NIA	759 sq ft	70.55 sqm
External area	60 sq ft	5.57 sqm
Kitchen/Living Area	20'1" x 11'10"	6.14 x 3.62
Bedroom 1	17'5" x 10'4"	5.32 x 3.15
Bedroom 2	13'6" x 8'8"	4.12 x 2.66
Balcony	12'1" x 5'2"	3.70 x 1.60

N



1 Bedroom

2 Bedrooms



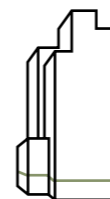
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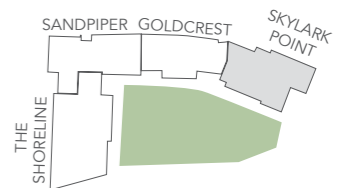


D4.48 / 3 BED	1035 sq ft	96.14 sqm	D4.49 / 2 BED	838 sq ft	77.84 sqm
Apartment NIA	885 sq ft	82.23 sqm	Apartment NIA	760 sq ft	70.59 sqm
External area	150 sq ft	13.91 sqm	External area	78 sq ft	7.25 sqm
Kitchen/Living Area	24'5" x 12'0"	7.46 x 3.68	Kitchen/Living Area	20'1" x 12'5"	6.14 x 3.79
Bedroom 1	8'2" x 13'3"	2.50 x 4.06	Bedroom 1	17'5" x 10'4"	5.33 x 3.15
Bedroom 2	9'5" x 10'11"	2.88 x 3.35	Bedroom 2	11'9" x 8'9"	3.60 x 2.68
Bedroom 3	12'1" x 10'9"	3.69 x 3.28	Balcony	18'9" x 5'2"	5.74 x 1.60
Balcony	19'0" x 3'9"	5.81 x 1.16	D4.51 / 1 BED	542 sq ft	50.43 sqm
Terrace	20'0" x 5'8"	6.10 x 1.75	Apartment NIA	492 sq ft	45.75 sqm
D4.50 / 2 BED	819 sq ft	76.12 sqm	External area	50 sq ft	4.68 sqm
Apartment NIA	759 sq ft	70.55 sqm	Kitchen/Living Area	14'2" x 18'8"	4.33 x 5.69
External area	60 sq ft	5.57 sqm	Bedroom	19'5" x 11'1"	5.93 x 3.39
Kitchen/Living Area	20'1" x 11'10"	6.14 x 3.62	Balcony	11'5" x 4'9"	3.50 x 1.46
Bedroom 1	17'5" x 10'4"	5.32 x 3.15			
Bedroom 2	13'6" x 8'8"	4.12 x 2.66			
Balcony	12'1" x 5'2"	3.70 x 1.60			

N



1 Bedroom 2 Bedrooms 3 Bedrooms



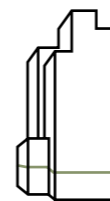
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D5.66 / 3 BED	1076 sq ft	99.93 sqm	D5.67 / 2 BED	838 sq ft	77.84 sqm
Apartment NIA	885 sq ft	82.23 sqm	Apartment NIA	760 sq ft	70.59 sqm
External area	191 sq ft	17.70 sqm	External area	78 sq ft	7.25 sqm
Kitchen/Living Area	24'5" x 12'0"	7.46 x 3.68	Kitchen/Living Area	20'1" x 12'5"	6.14 x 3.79
Bedroom 1	8'2" x 13'3"	2.50 x 4.06	Bedroom 1	17'5" x 10'4"	5.33 x 3.15
Bedroom 2	9'5" x 10'11"	2.88 x 3.35	Bedroom 2	11'9" x 8'9"	3.60 x 2.68
Bedroom 3	12'1" x 10'9"	3.69 x 3.28	Balcony	18'9" x 5'2"	5.74 x 1.60
Balcony 1	19'0" x 3'9"	5.81 x 1.16	D5.69 / 1 BED	537 sq ft	49.96 sqm
Balcony 2	20'0" x 5'8"	6.10 x 1.75	Apartment NIA	504 sq ft	46.86 sqm
D5.68 / 2 BED	819 sq ft	76.12 sqm	External area	33 sq ft	3.10 sqm
Apartment NIA	759 sq ft	70.55 sqm	Kitchen/Living Area	19'4" x 13'9"	5.90 x 4.20
External area	60 sq ft	5.57 sqm	Bedroom	14'2" x 11'11"	4.33 x 3.64
Kitchen/Living Area	20'1" x 11'10"	6.14 x 3.62	Balcony	8'10" x 4'9"	2.71 x 1.46
Bedroom 1	17'5" x 10'4"	5.32 x 3.15			
Bedroom 2	13'6" x 8'8"	4.12 x 2.66			
Balcony	12'1" x 5'2"	3.70 x 1.60			

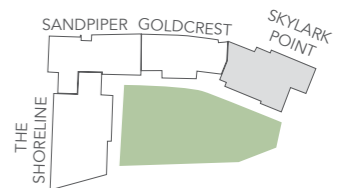
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1 Bedroom

2 Bedrooms

3 Bedrooms



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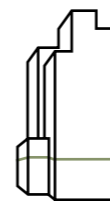
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Level 6

D6.83 / 3 BED	1075 sq ft	99.92 sqm	D6.84 / 2 BED	838 sq ft	77.84 sqm
Apartment NIA	885 sq ft	82.23 sqm	Apartment NIA	760 sq ft	70.59 sqm
External area	190 sq ft	17.69 sqm	External area	78 sq ft	7.25 sqm
Kitchen/Living Area	24'5" x 12'0"	7.46 x 3.68	Kitchen/Living Area	20'1" x 12'5"	6.14 x 3.79
Bedroom 1	8'2" x 13'3"	2.50 x 4.06	Bedroom 1	17'5" x 10'4"	5.33 x 3.15
Bedroom 2	9'5" x 10'11"	2.88 x 3.35	Bedroom 2	11'9" x 8'9"	3.60 x 2.68
Bedroom 3	12'1" x 10'9"	3.69 x 3.28	Balcony	18'9" x 5'2"	5.74 x 1.60
Balcony 1	19'0" x 3'9"	5.81 x 1.16	D6.86 / 1 BED	546 sq ft	50.79 sqm
Balcony 2	20'0" x 5'8"	6.10 x 1.75	Apartment NIA	504 sq ft	46.86 sqm
D6.85 / 2 BED	819 sq ft	76.12 sqm	External area	42 sq ft	3.93 sqm
Apartment NIA	759 sq ft	70.55 sqm	Kitchen/Living Area	19'4" x 13'9"	5.90 x 4.20
External area	60 sq ft	5.57 sqm	Bedroom	14'2" x 11'11"	4.33 x 3.64
Kitchen/Living Area	20'1" x 11'10"	6.14 x 3.62	Balcony	8'10" x 4'9"	2.71 x 1.46
Bedroom 1	17'5" x 10'4"	5.32 x 3.15			
Bedroom 2	13'6" x 8'8"	4.12 x 2.66			
Balcony	12'1" x 5'2"	3.70 x 1.60			

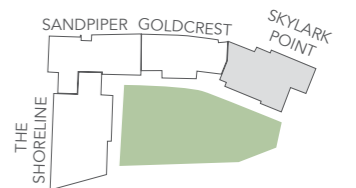
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1 Bedroom

2 Bedrooms

3 Bedrooms

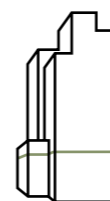


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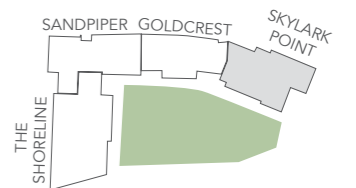


D7.96 / 1 BED	468 sq ft	43.54 sqm
Apartment NIA	449 sq ft	41.73 sqm
External area	19 sq ft	1.81 sqm
Kitchen/Living Area	25'10" x 8'3"	7.88 x 2.52
Bedroom	9'1" x 12'7"	2.77 x 3.84
Balcony	5'6" x 3'7"	1.70 x 1.10
D7.97 / 1 BED	522 sq ft	48.53 sqm
Apartment NIA	477 sq ft	44.35 sqm
External area	45 sq ft	4.18 sqm
Kitchen/Living Area	24'5" x 12'0"	7.46 x 3.66
Bedroom	12'0" x 10'9"	3.68 x 3.28
Balcony	19'0" x 3'11"	5.80 x 1.20
D7.98 / 2 BED	838 sq ft	77.84 sqm
Apartment NIA	760 sq ft	70.59 sqm
External area	78 sq ft	7.25 sqm
Kitchen/Living Area	20'1" x 12'5"	6.14 x 3.79
Bedroom 1	17'5" x 10'4"	5.33 x 3.15
Bedroom 2	11'9" x 8'9"	3.60 x 2.68
Balcony	18'9" x 5'2"	5.74 x 1.60
D7.99 / 2 BED	819 sq ft	76.12 sqm
Apartment NIA	759 sq ft	70.55 sqm
External area	60 sq ft	5.57 sqm
Kitchen/Living Area	20'1" x 11'10"	6.14 x 3.62
Bedroom 1	17'5" x 10'4"	5.32 x 3.15
Bedroom 2	13'6" x 8'8"	4.12 x 2.66
Balcony	12'8" x 5'2"	3.87 x 1.60
D7.100 / 1 BED	546 sq ft	50.79 sqm
Apartment NIA	504 sq ft	46.86 sqm
External area	42 sq ft	3.93 sqm
Kitchen/Living Area	19'4" x 13'9"	5.90 x 4.20
Bedroom	14'2" x 11'11"	4.33 x 3.64
Balcony	8'10" x 4'9"	2.71 x 1.46



1 Bedroom

2 Bedrooms



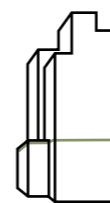
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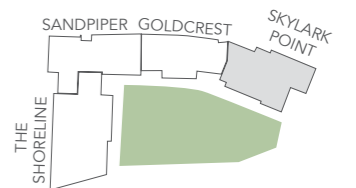
D8.110 / 1 BED	468 sq ft	43.54 sqm
Apartment NIA	449 sq ft	41.73 sqm
External area	19 sq ft	1.81 sqm
Kitchen/Living Area	25'10" x 8'3"	7.88 x 2.52
Bedroom	9'1" x 12'7"	2.77 x 3.84
Balcony	5'6" x 3'7"	1.70 x 1.10
D8.111 / 1 BED	522 sq ft	48.53 sqm
Apartment NIA	477 sq ft	44.35 sqm
External area	45 sq ft	4.18 sqm
Kitchen/Living Area	24'5" x 12'0"	7.46 x 3.66
Bedroom	12'0" x 10'9"	3.68 x 3.28
Balcony	19'0" x 3'11"	5.80 x 1.20
D8.112 / 2 BED	838 sq ft	77.84 sqm
Apartment NIA	760 sq ft	70.59 sqm
External area	78 sq ft	7.25 sqm
Kitchen/Living Area	20'1" x 12'5"	6.14 x 3.79
Bedroom 1	17'5" x 10'4"	5.33 x 3.15
Bedroom 2	11'9" x 8'9"	3.60 x 2.68
Balcony	18'9" x 5'2"	5.74 x 1.60
D8.114 / 1 BED	546 sq ft	50.79 sqm
Apartment NIA	504 sq ft	46.86 sqm
External area	42 sq ft	3.93 sqm
Kitchen/Living Area	19'4" x 13'9"	5.90 x 4.20
Bedroom	14'2" x 11'11"	4.33 x 3.64
Balcony	8'10" x 4'9"	2.71 x 1.46

D8.113 / 2 BED	819 sq ft	76.12 sqm
Apartment NIA	759 sq ft	70.55 sqm
External area	60 sq ft	5.57 sqm
Kitchen/Living Area	20'1" x 11'10"	6.14 x 3.62
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1 Bedroom

2 Bedrooms



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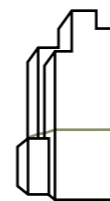
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Level 9

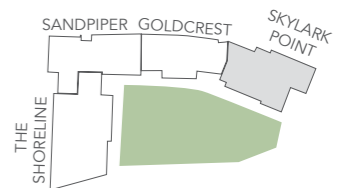
D9.121 / 1 BED	468 sq ft	43.54 sqm	D9.122 / 1 BED	522 sq ft	48.53 sqm
Apartment NIA	449 sq ft	41.73 sqm	Apartment NIA	477 sq ft	44.35 sqm
External area	19 sq ft	1.81 sqm	External area	45 sq ft	4.18 sqm
Kitchen/Living Area	25'10" x 8'3"	7.88 x 2.52	Kitchen/Living Area	24'5" x 12'0"	7.46 x 3.66
Bedroom	9'1" x 12'7"	2.77 x 3.84	Bedroom	12'0" x 10'9"	3.68 x 3.28
Balcony	5'6" x 3'7"	1.70 x 1.10	Balcony	19'0" x 3'11"	5.80 x 1.20
D9.123 / 2 BED	838 sq ft	77.84 sqm	D9.124 / 2 BED	819 sq ft	76.12 sqm
Apartment NIA	760 sq ft	70.59 sqm	Apartment NIA	759 sq ft	70.55 sqm
External area	78 sq ft	7.25 sqm	External area	60 sq ft	5.57 sqm
Kitchen/Living Area	20'1" x 12'5"	6.14 x 3.79	Kitchen/Living Area	20'1" x 11'10"	6.14 x 3.62
Bedroom 1	17'5" x 10'4"	5.33 x 3.15	Bedroom 1	17'5" x 10'4"	5.32 x 3.15
Bedroom 2	11'9" x 8'9"	3.60 x 2.68	Bedroom 2	13'6" x 8'8"	4.12 x 2.66
Balcony	18'9" x 5'2"	5.74 x 1.60	Balcony	12'1" x 5'2"	3.70 x 1.60
D9.125 / 1 BED	546 sq ft	50.79 sqm			
Apartment NIA	504 sq ft	46.86 sqm			
External area	42 sq ft	3.93 sqm			
Kitchen/Living Area	19'4" x 13'9"	5.90 x 4.20			
Bedroom	14'2" x 11'11"	4.33 x 3.64			
Balcony	8'10" x 4'9"	2.71 x 1.46			

N



1 Bedroom

2 Bedrooms

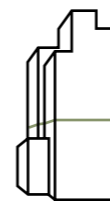


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D10.132 / 3 BED	1035 sq ft	96.12 sqm	D10.133 / 2 BED	838 sq ft	77.84 sqm
Apartment NIA	885 sq ft	82.23 sqm	Apartment NIA	760 sq ft	70.59 sqm
External area	150 sq ft	13.89 sqm	External area	78 sq ft	7.25 sqm
Kitchen/Living Area	24'5" x 12'0"	7.46 x 3.68	Kitchen/Living Area	20'1" x 12'5"	6.14 x 3.79
Bedroom 1	8'2" x 13'3"	2.50 x 4.06	Bedroom 1	17'5" x 10'4"	5.33 x 3.15
Bedroom 2	9'5" x 10'11"	2.88 x 3.35	Bedroom 2	11'9" x 8'9"	3.60 x 2.68
Bedroom 3	12'1" x 10'9"	3.69 x 3.28	Balcony	18'9" x 5'2"	5.74 x 1.60
Balcony	19'0" x 3'9"	5.81 x 1.16	D10.135 / 1 BED	546 sq ft	50.79 sqm
Terrace	20'0" x 5'8"	6.10 x 1.75	Apartment NIA	504 sq ft	46.86 sqm
D10.134 / 2 BED	819 sq ft	76.12 sqm	External area	42 sq ft	3.93 sqm
Apartment NIA	759 sq ft	70.55 sqm	Kitchen/Living Area	19'4" x 13'9"	5.90 x 4.20
External area	60 sq ft	5.57 sqm	Bedroom	14'2" x 11'11"	4.33 x 3.64
Kitchen/Living Area	20'1" x 11'10"	6.14 x 3.62	Balcony	8'10" x 4'9"	2.71 x 1.46
Bedroom 1	17'5" x 10'4"	5.32 x 3.15			
Bedroom 2	13'6" x 8'8"	4.12 x 2.66			
Balcony	12'1" x 5'2"	3.70 x 1.60			



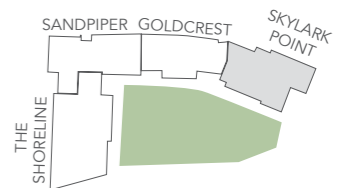
1 Bedroom

2 Bedrooms

3 Bedrooms

Premium specification

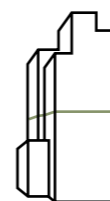
U = Utility C = Cloak



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D11.139 / 3 BED	1075 sq ft	99.92 sqm	D11.140 / 2 BED	838 sq ft	77.84 sqm
Apartment NIA	885 sq ft	82.23 sqm	Apartment NIA	760 sq ft	70.59 sqm
External area	190 sq ft	17.69 sqm	External area	78 sq ft	7.25 sqm
Kitchen/Living Area	24'5" x 12'0"	7.46 x 3.68	Kitchen/Living Area	20'1" x 12'5"	6.14 x 3.79
Bedroom 1	8'2" x 13'3"	2.50 x 4.06	Bedroom 1	17'5" x 10'4"	5.33 x 3.15
Bedroom 2	9'5" x 10'11"	2.88 x 3.35	Bedroom 2	11'9" x 8'9"	3.60 x 2.68
Bedroom 3	12'1" x 10'9"	3.69 x 3.28	Balcony	18'9" x 5'2"	5.74 x 1.60
Balcony 1	19'0" x 3'9"	5.81 x 1.16	D11.142 / 1 BED	546 sq ft	50.79 sqm
Balcony 2	20'0" x 5'8"	6.10 x 1.75	Apartment NIA	504 sq ft	46.86 sqm
D11.141 / 2 BED	819 sq ft	76.12 sqm	External area	42 sq ft	3.93 sqm
Apartment NIA	759 sq ft	70.55 sqm	Kitchen/Living Area	19'4" x 13'9"	5.90 x 4.20
External area	60 sq ft	5.57 sqm	Bedroom	14'2" x 11'11"	4.33 x 3.64
Kitchen/Living Area	20'1" x 11'10"	6.14 x 3.62	Balcony	8'10" x 4'9"	2.71 x 1.46
Bedroom 1	17'5" x 10'4"	5.32 x 3.15			
Bedroom 2	13'6" x 8'8"	4.12 x 2.66			
Balcony	12'1" x 5'2"	3.70 x 1.60			



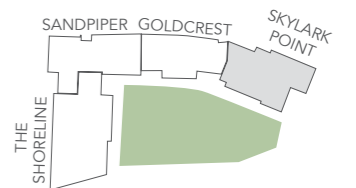
1 Bedroom

2 Bedrooms

3 Bedrooms

Premium specification

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Level 12, 13

D12.144 / 3 BED	1075 sq ft	99.92 sqm
Apartment NIA	885 sq ft	82.23 sqm
External area	190 sq ft	17.69 sqm
Kitchen/Living Area	24'5" x 12'0"	7.46 x 3.68
Bedroom 1	8'2" x 13'3"	2.50 x 4.06
Bedroom 2	9'5" x 10'11"	2.88 x 3.35
Bedroom 3	12'1" x 10'9"	3.69 x 3.28
Balcony 1	19'0" x 3'9"	5.81 x 1.16
Balcony 2	20'0" x 5'8"	6.10 x 1.75

D13.148 has equivalent dimensions

D12.146 / 2 BED	819 sq ft	76.12 sqm
Apartment NIA	759 sq ft	70.55 sqm
External area	60 sq ft	5.57 sqm
Kitchen/Living Area	20'1" x 11'10"	6.14 x 3.62
Bedroom 1	17'5" x 10'4"	5.32 x 3.15
Bedroom 2	13'6" x 8'8"	4.12 x 2.66
Balcony	12'1" x 5'2"	3.70 x 1.60

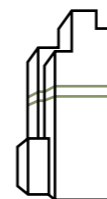
D13.150 has equivalent dimensions

D12.145 / 2 BED	838 sq ft	77.84 sqm
Apartment NIA	760 sq ft	70.59 sqm
External area	78 sq ft	7.25 sqm
Kitchen/Living Area	20'1" x 12'5"	6.14 x 3.79
Bedroom 1	17'5" x 10'4"	5.33 x 3.15
Bedroom 2	11'9" x 8'9"	3.60 x 2.68
Balcony	18'9" x 5'2"	5.74 x 1.60

D13.149 has equivalent dimensions

D12.147 / 1 BED	546 sq ft	50.79 sqm
Apartment NIA	504 sq ft	46.86 sqm
External area	42 sq ft	3.93 sqm
Kitchen/Living Area	19'4" x 13'9"	5.91 x 4.20
Bedroom	14'2" x 11'11"	4.33 x 3.64
Balcony	8'10" x 4'9"	2.71 x 1.46

D13.151 has equivalent dimensions



1 Bedroom
 2 Bedrooms
 3 Bedrooms
 Premium specification
 U = Utility
C = Cloak



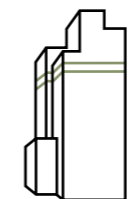
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Level 14

D14.152 / 3 BED			D14.153 / 2 BED		
Apartment NIA	1075 sq ft	99.92 sqm	Apartment NIA	838 sq ft	77.84 sqm
External area	885 sq ft	82.23 sqm	External area	760 sq ft	70.59 sqm
Kitchen/Living Area	190 sq ft	17.69 sqm	External area	78 sq ft	7.25 sqm
Bedroom 1	24'5" x 12'0"	7.46 x 3.68	Kitchen/Living Area	20'1" x 12'5"	6.14 x 3.79
Bedroom 2	8'2" x 13'3"	2.50 x 4.06	Bedroom 1	17'5" x 10'4"	5.33 x 3.15
Bedroom 3	9'5" x 10'11"	2.88 x 3.35	Bedroom 2	11'9" x 8'9"	3.60 x 2.68
Balcony 1	12'1" x 10'9"	3.69 x 3.28	Balcony	18'9" x 5'2"	5.74 x 1.60
Balcony 2	19'0" x 3'9"	5.81 x 1.16			
Balcony 2	20'0" x 5'8"	6.10 x 1.75			

D14.154 / 2BED		
Apartment NIA	1219 sq ft	113.19 sqm
External area	854 sq ft	79.36 sqm
External area	365 sq ft	33.83 sqm
Kitchen/Living Area	12'1" x 20'1"	3.70 x 6.14
Bedroom 1	12'9" x 19'4"	3.89 x 5.91
Bedroom 2	9'10" x 15'1"	3.00 x 4.60
Balcony 1	11'8" x 5'3"	3.57 x 1.61
Balcony 2	8'7" x 4'9"	2.63 x 1.46
Terrace	19'11" x 13'5"	6.09 x 4.10



2 Bedrooms
 3 Bedrooms
 Premium specification



U = Utility C = Cloak

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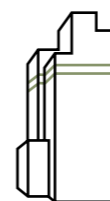


Level 15

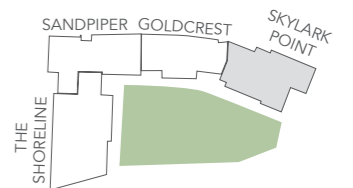
D15.155 / 3 BED	1075 sq ft	99.92 sqm
Apartment NIA	885 sq ft	82.23 sqm
External area	190 sq ft	17.69 sqm
Kitchen/Living Area	24'5" x 12'0"	7.46 x 3.68
Bedroom 1	8'2" x 13'3"	2.50 x 4.06
Bedroom 2	9'5" x 10'11"	2.88 x 3.35
Bedroom 3	12'1" x 10'9"	3.69 x 3.28
Balcony 1	19'0" x 3'9"	5.81 x 1.16
Balcony 2	20'0" x 5'8"	6.10 x 1.74

D15.156 / 2 BED	838 sq ft	77.84 sqm
Apartment NIA	760 sq ft	70.59 sqm
External area	78 sq ft	7.25 sqm
Kitchen/Living Area	20'1" x 12'5"	6.14 x 3.79
Bedroom 1	17'5" x 10'4"	5.33 x 3.15
Bedroom 2	11'9" x 8'9"	3.60 x 2.68
Balcony	18'9" x 5'2"	5.74 x 1.60

D15.157 / 2BED	985 sq ft	91.48 sqm
Apartment NIA	854 sq ft	79.30 sqm
External area	131 sq ft	12.18 sqm
Kitchen/Living Area	19'10" x 19'4"	6.07 x 5.91
Bedroom 1	12'1" x 21'8"	3.70 x 6.62
Bedroom 2	9'10" x 15'1"	3.00 x 4.60
Balcony 1	4'9" x 8'7"	1.46 x 2.63
Balcony 2	12'4" x 7'3"	3.76 x 2.23

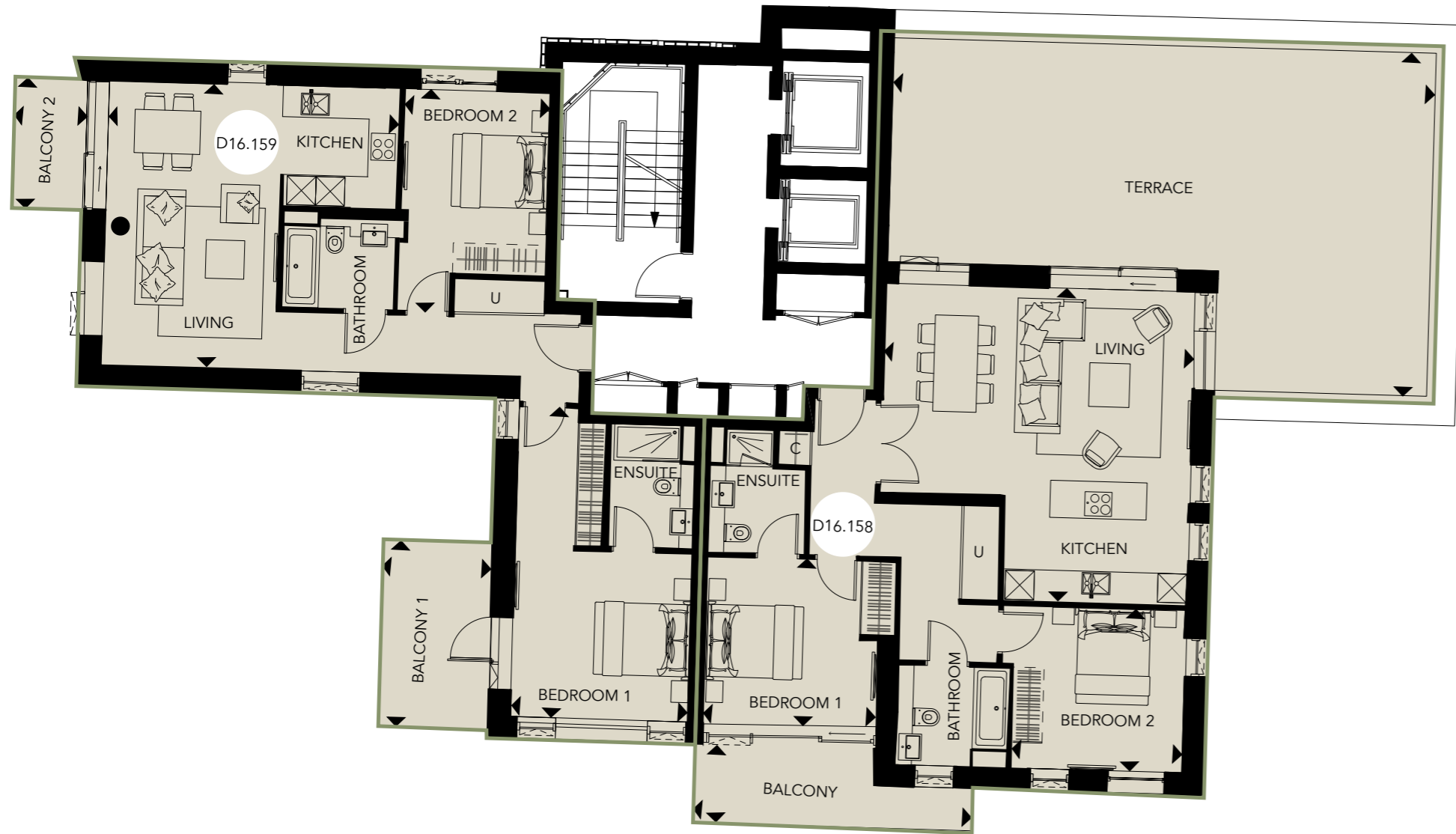


2 Bedrooms 3 Bedrooms Premium specification



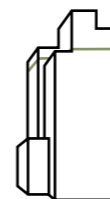
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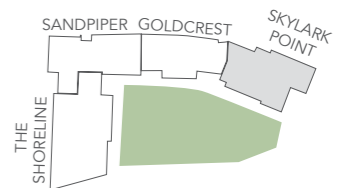


Level 16

D16.158 / 2 BED	1686 sq ft	156.73 sqm	D16.159 / 2 BED	984 sq ft	91.35 sqm
Apartment NIA	932 sq ft	86.63 sqm	Apartment NIA	854 sq ft	79.30 sqm
External area	754 sq ft	70.10 sqm	External area	130 sq ft	12.05 sqm
Kitchen/Living Area	21'1" x 21'4"	6.43 x 6.52	Kitchen/Living Area	19'10" x 19'4"	6.07 x 5.91
Bedroom 1	12'10" x 11'3"	3.92 x 3.44	Bedroom 1	12'1" x 21'1"	3.70 x 6.44
Bedroom 2	11'6" x 11'1"	3.53 x 3.38	Bedroom 2	9'8" x 15'1"	2.95 x 4.60
Balcony	18'5" x 5'3"	5.62 x 1.61	Balcony 1	12'4" x 7'3"	3.76 x 2.23
Terrace	23'4" x 36'11"	7.13 x 11.27	Balcony 2	8'7" x 4'9"	2.63 x 1.46

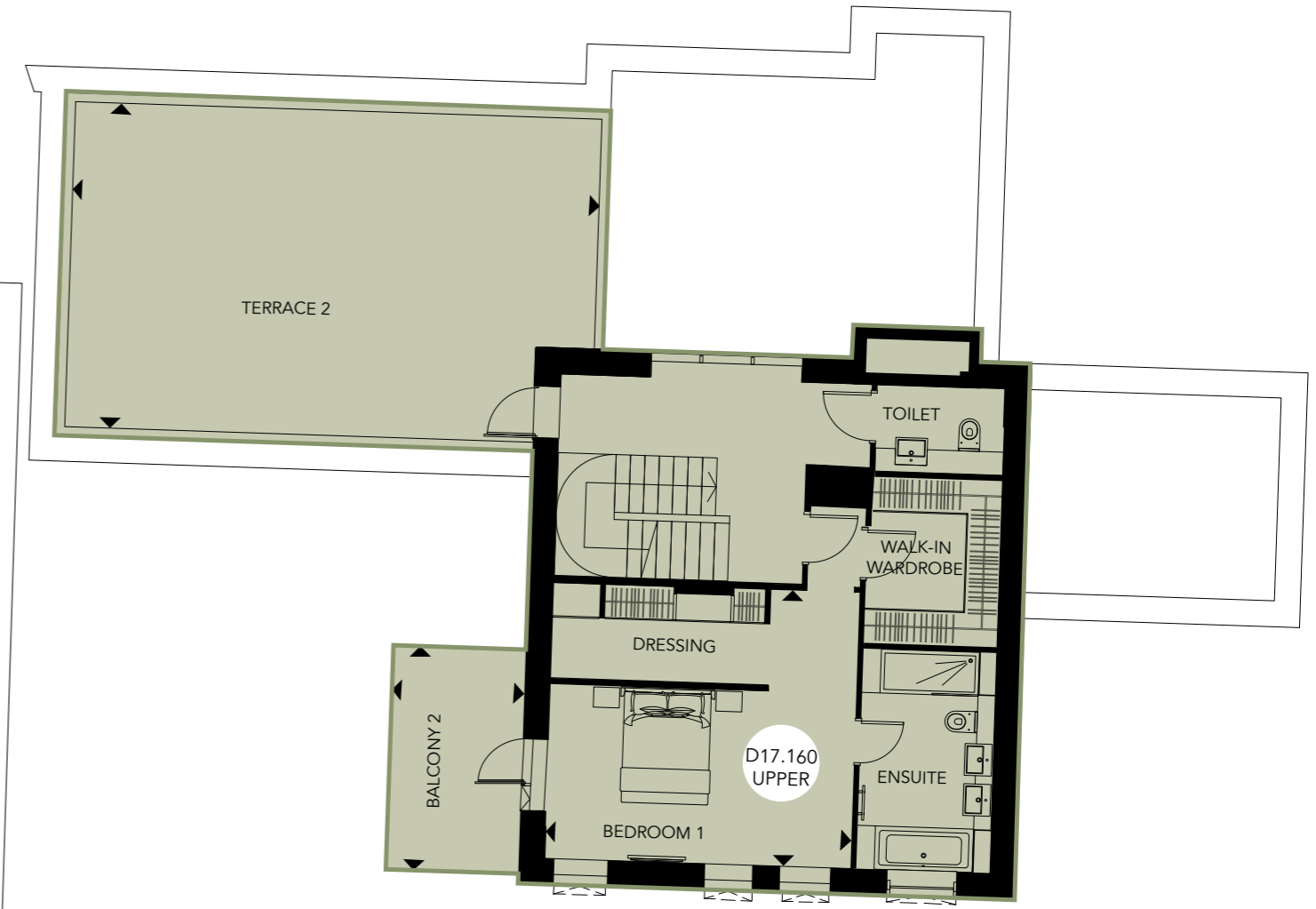
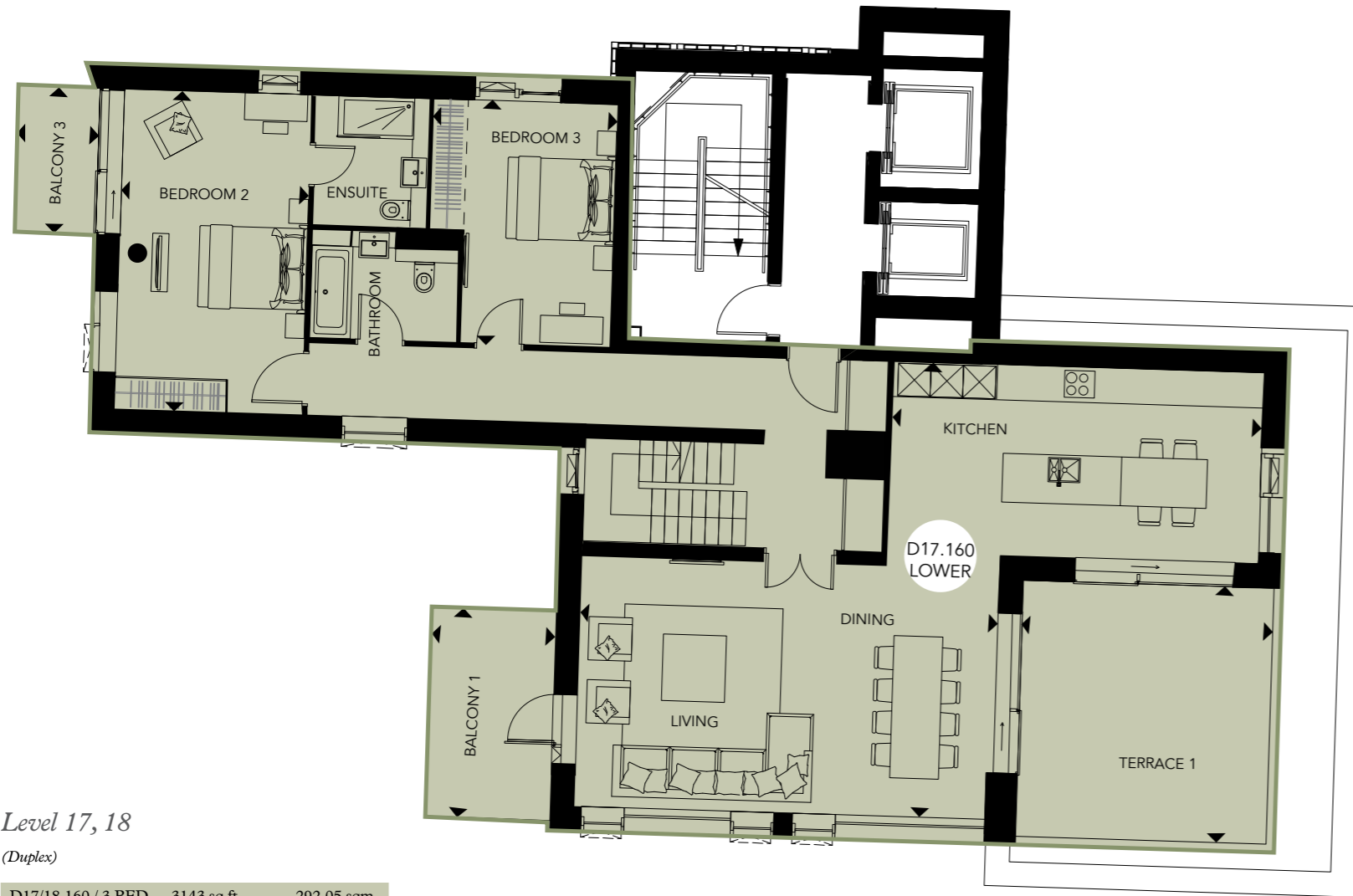


2 Bedrooms Premium specification



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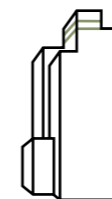
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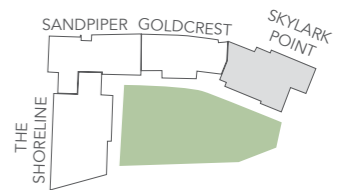
Level 17, 18

(Duplex)

D17/18.160 / 3 BED	3143 sq ft	292.05 sqm
Apartment NIA	2150 sq ft	199.72 sqm
External area	993 sq ft	92.33 sqm
Kitchen/Living Area	27'6" x 25'3"	8.39 x 7.70
Bedroom 1	16'6" x 17'4"	5.05 x 5.29
Bedroom 2	19'5" x 11'3"	5.93 x 3.45
Bedroom 3	14'8" x 11'3"	4.48 x 3.43
Balcony 1	12'4" x 7'3"	3.76 x 2.23
Balcony 2	12'4" x 7'3"	3.76 x 2.23
Balcony 3	8'7" x 4'9"	2.63 x 1.46
Terrace 1	15'6" x 15'1"	4.73 x 4.62
Terrace 2	18'5" x 29'11"	5.63 x 9.12

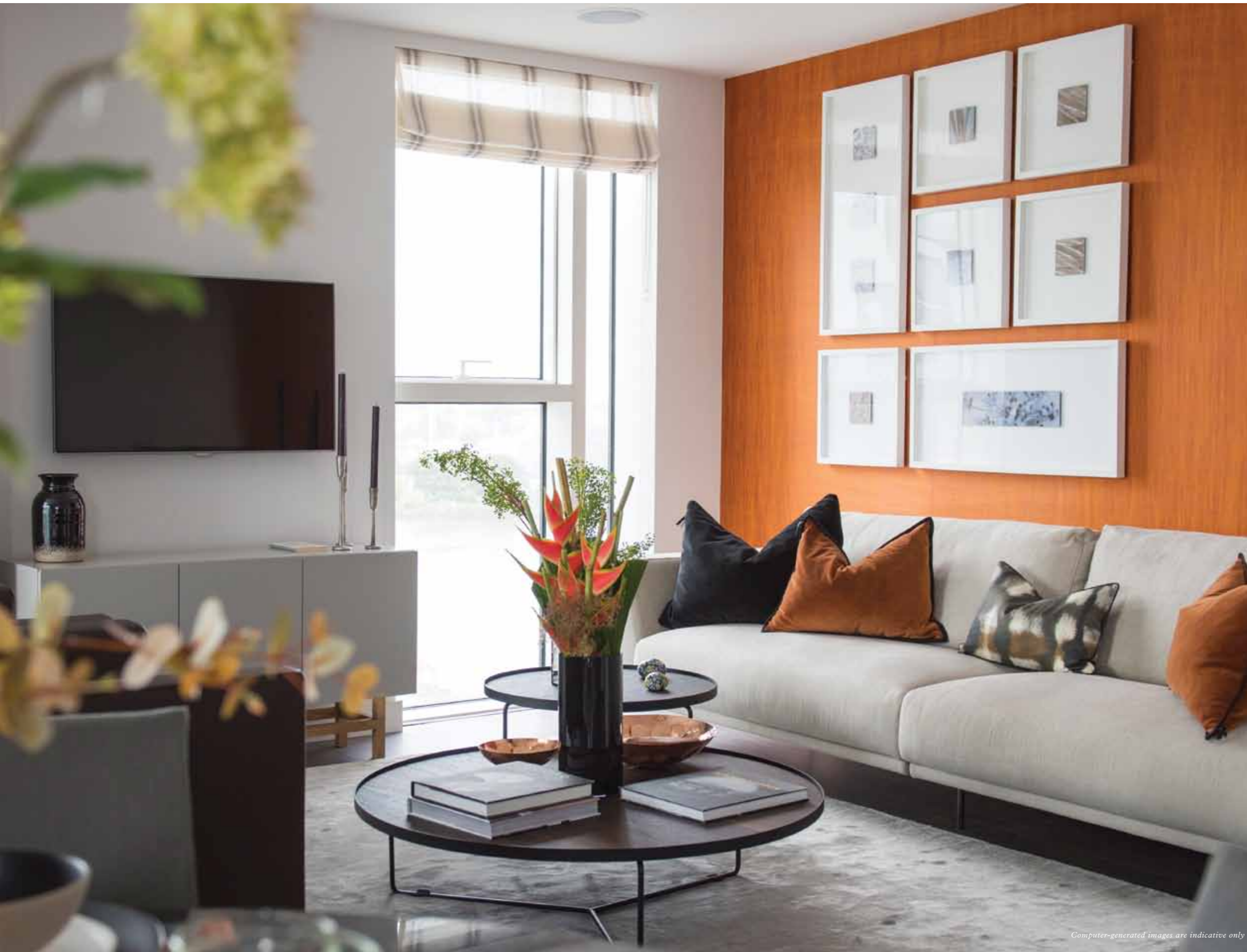


3 Bedrooms Premium specification



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Naturally refined

Homes are finished to the highest specification, using the finest materials in an exquisite colour palette – from white and anthracite, to honey-beige and warm greys.

Residents have the choice of three finishes: Cavendish, Portman and Grosvenor. The premium finish, Claridge, is available for three bedroom apartments and penthouses. Each finish, inspired by natural elements, is refined and individual – reflecting a resolutely modern take on interior design.

Computer-generated images are indicative only

Portman

Portman interiors are a blend of contrasts – of black and white, polished and matt surfaces. The use of white oak effect to floors and quartz to worktops lends a contemporary touch, creating an aura of calm.



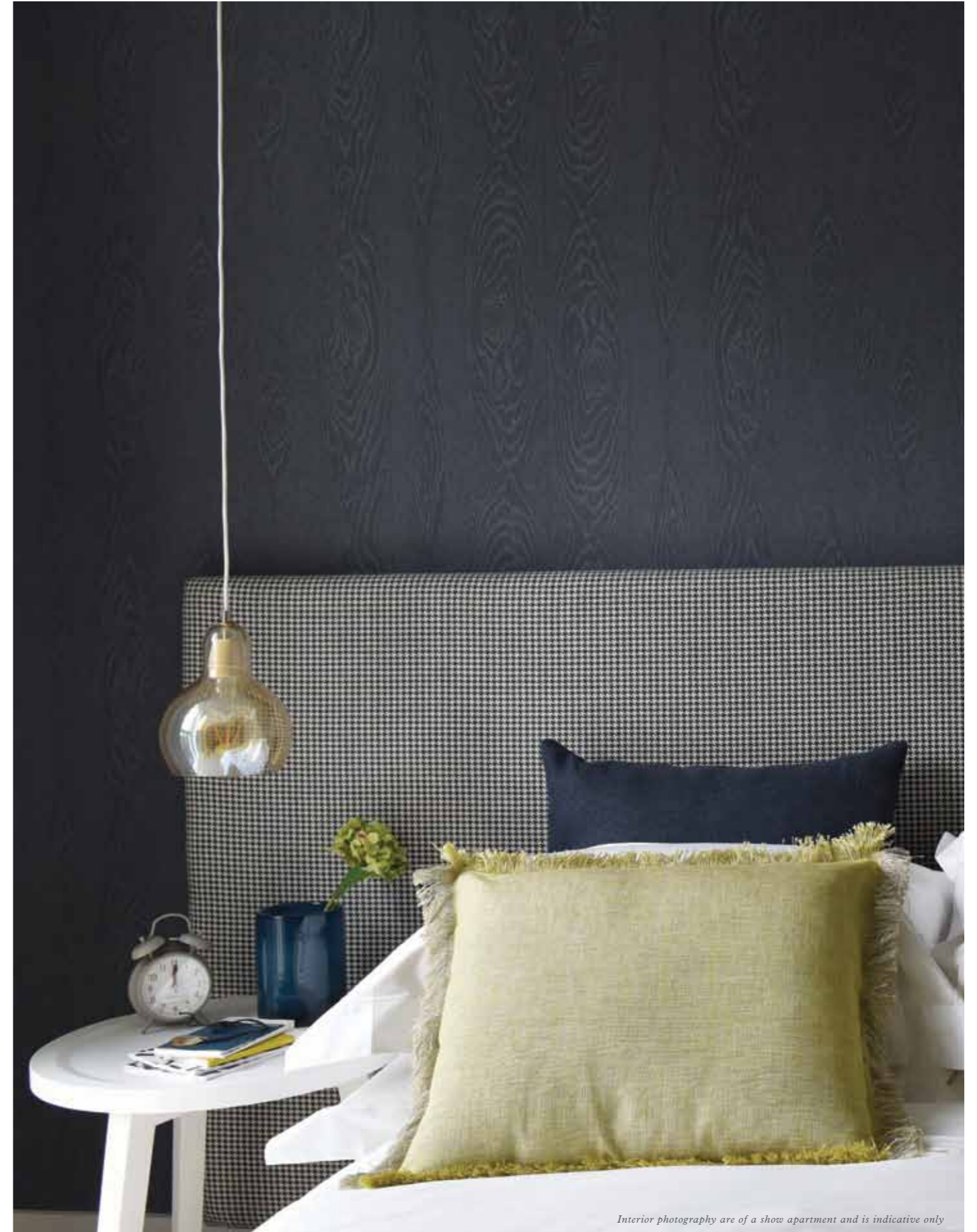
Cavendish

A sleek, urban finish, Cavendish brings together subtle shades of stone, taupe and soft grey. Dark elm and walnut accents add warmth and sophistication.



Grosvenor

Pleasing and unexpected details – such as polished worktops or honey-beige feature tiles – characterise Grosvenor, a highly original colour scheme that is as chic as it is expressive.



General specification



Kitchen – 1, 2 and 3 Bedroom Apartments

- Composite stone worktops.
- Matt finished wall and floor units
- Individually designed contemporary handle-less kitchen.
- Under cabinet feature lighting to wall units.
- 4 ring touch control induction hob and concealed extractor hood.
- Single oven.
- Built in microwave.
- Integrated fridge/freezer.
- Integrated dishwasher.
- Space for washer/dryer (in cupboard).
- 1 ½ bowl under mounted sink.
- Compartmental recycling bins.



Interior photography are of a show apartment and is indicative only

Interior Finishes

- Engineered flooring.
- Dark stained timber effect veneer front entrance door with multipoint locking system and spy hole.
- Painted internal doors.
- Walls and skirting in matt finish.
- Smooth painted ceilings.
- Hinged / sliding doors onto terraces and balconies.
- Satin stainless steel door furniture - Internal doors only.



Computer-generated images are indicative only

Shower Rooms/En-Suites

- Large format porcelain floor and wall tiles.
- Feature tile above vanity top.
- Composite stone vanity top with semi recessed hand basin and chrome mixer tap.
- Floor mounted white WC with soft close seat and concealed dual flush.
- Mirrored storage cupboard with LED external feature lighting with internal shelves and shaver socket.
- Recessed storage shelves/cupboard below sink.
- Shower with fitted clear glass screen.
- Step in shower tray.
- Adjustable wall mounted chrome shower head.
- Chrome heated towel rail with individual control to bathrooms/shower rooms.
- Chrome wall mounted thermostatic shower mixer.
- Chrome robe hooks, toilet roll holder and toilet brush holder.



Interior photography are of a show apartment and is indicative only



Interior photography are of a show apartment and is indicative only

Bedrooms

- Fitted carpets.
- Fitted wardrobes to master bedroom and bedroom 2 in 3 bed apartments.
- Walk in dressing areas where applicable in larger units.



Interior photography are of a show apartment and is indicative only

Main Bathrooms

- Large format porcelain floor and wall tiles.
- Feature tile above vanity top.
- Composite stone vanity top with semi recessed hand basin and chrome mixer tap.
- Floor mounted white WC with soft close seat and concealed dual flush.
- Mirrored storage cupboard with LED external feature lighting with internal shelves and shaver socket.
- Recessed storage shelves/cupboard below sink.
- Timber effect bath panel.
- Chrome wall mounted thermostatic bath/shower mixer.
- Adjustable wall mounted chrome shower head over bath.
- Polished clear glass bath screen.
- Polished chrome heated towel rail.
- Chrome robe hooks, toilet roll holder.



Computer-generated images are indicative only



Computer-generated images are indicative only



Computer-generated images are indicative only



Computer-generated images are indicative only

Claridge Premium

A thoughtful play on light and shadow, providing a sense of relaxed elegance. This premium finish is perfectly tailored to create an oasis of tranquillity.

Premium specification

Interior Finishes

- Engineered timber flooring.
- Dark stained timber effect veneer front entrance door with multipoint locking system and spy hole.
- Painted internal doors.
- Walls and skirting in matt finish.
- Smooth painted ceilings.
- Hinged / sliding doors onto terraces and balconies.
- Satin stainless steel door furniture - Internal doors only.
- Wireless sound system to master bedroom and living room.



Interior photography are of a show apartment and is indicative only



Interior photography are of a show apartment and is indicative only

Kitchen

- Composite stone worktops.
- Matt finished wall and floor units.
- Individually designed contemporary handle-less kitchen.
- Under cabinet feature lighting to wall units.
- 4 ring touch control induction hob and concealed extractor hood.
- Single oven.
- Built in combination microwave/oven.
- Integrated fridge/freezer.
- Integrated dishwasher.
- Washer/dryer (in cupboard).
- Wine cooler.
- 1½ bowl under mounted sink.
- Compartmental recycling bins.
- Instant hot water tap.



Interior photography are of a show apartment and is indicative only

Bedrooms

- Fitted wool carpets.
- Fitted wardrobes to master bedroom and second bedroom.
- Walk in dressing areas where applicable.



Interior photography are of a show apartment and is indicative only

Shower Rooms/En-Suites

- Large format porcelain floor and wall tiles.
- Feature tile above vanity top.
- Composite stone vanity top with semi recessed hand basin and chrome mixer tap.
- Floor mounted white WC with soft close seat and concealed dual flush.
- Large mirrored storage cupboard with LED external feature lighting with internal shelves and shaver socket.
- Recessed storage shelves/cupboard below sink.
- Shower with fitted clear glass screen.
- Step in shower tray.
- Adjustable wall mounted chrome shower head.
- Chrome heated towel rail with individual control to bathrooms/shower rooms.
- Chrome wall mounted thermostatic shower mixer.
- Chrome robe hooks, toilet roll holder and toilet brush holder.



Interior photography are of a show apartment and is indicative only

Main Bathrooms

- Large format porcelain floor and wall tiles.
- Feature tile above vanity top.
- Composite stone vanity top with semi recessed hand basin and chrome mixer tap.
- Floor mounted white WC with soft close seat and concealed dual flush.
- Large mirrored storage cupboard with LED external feature lighting with internal shelves and shaver socket.
- Recessed storage shelves/cupboard below sink.
- Timber effect bath panel.
- Chrome wall mounted thermostatic bath/shower mixer.
- Adjustable wall mounted chrome shower head over bath.
- Clear glass bath screen.
- Chrome heated towel rail.
- Chrome robe hooks, toilet roll holder.



Computer-generated images are indicative only

General details



Heating

Centrally provided heating and hot water, individually metered to each apartment.

Under floor heating with zoned thermostatic temperature controls.

Chrome heated towel rail with individual control to bathrooms/shower rooms.

Electrical Fittings/Plumbing

Energy efficient LED downlights.

Feature under cabinet lighting to wall units in kitchen.

Master light switch in hallway.

White socket outlets at worktop height in kitchen.

Isolator grid switch to kitchen (in cupboard).

White switches and sockets to all other locations.

Automatic lighting to storage cupboards.

Shaver sockets to bathrooms/shower rooms.

Telecommunications

Wired for Sky Plus, Multi-room and High Definition television with points to living room and all bedrooms (subject to future connection by purchaser).

Broadband capability to all telephone points which are provided to living room and all bedrooms (subject to future connection by purchaser).



Security & Peace of Mind

Access to apartments via audio door entry system and electronic access to internal areas.

Main powered smoke detectors with battery back up.

Recorded CCTV coverage of site entrance and car park areas.

Concierge.

Multi point locking front entrance door.

10 year Premier Warranty Guarantee.



Common Areas

Tiled flooring and feature timber wall panelling to entrance hallways.

Hallways and staircases to all floors carpeted throughout.

Painted corridor walls.

Lift access to all floors.

Refuse store provided in basement.

Post boxes in entrance lobby areas.



Underground Car Parking

Access to gated car park via electronic entry system.

Car parking spaces available by separate negotiation on selected plots on a right to park permit.

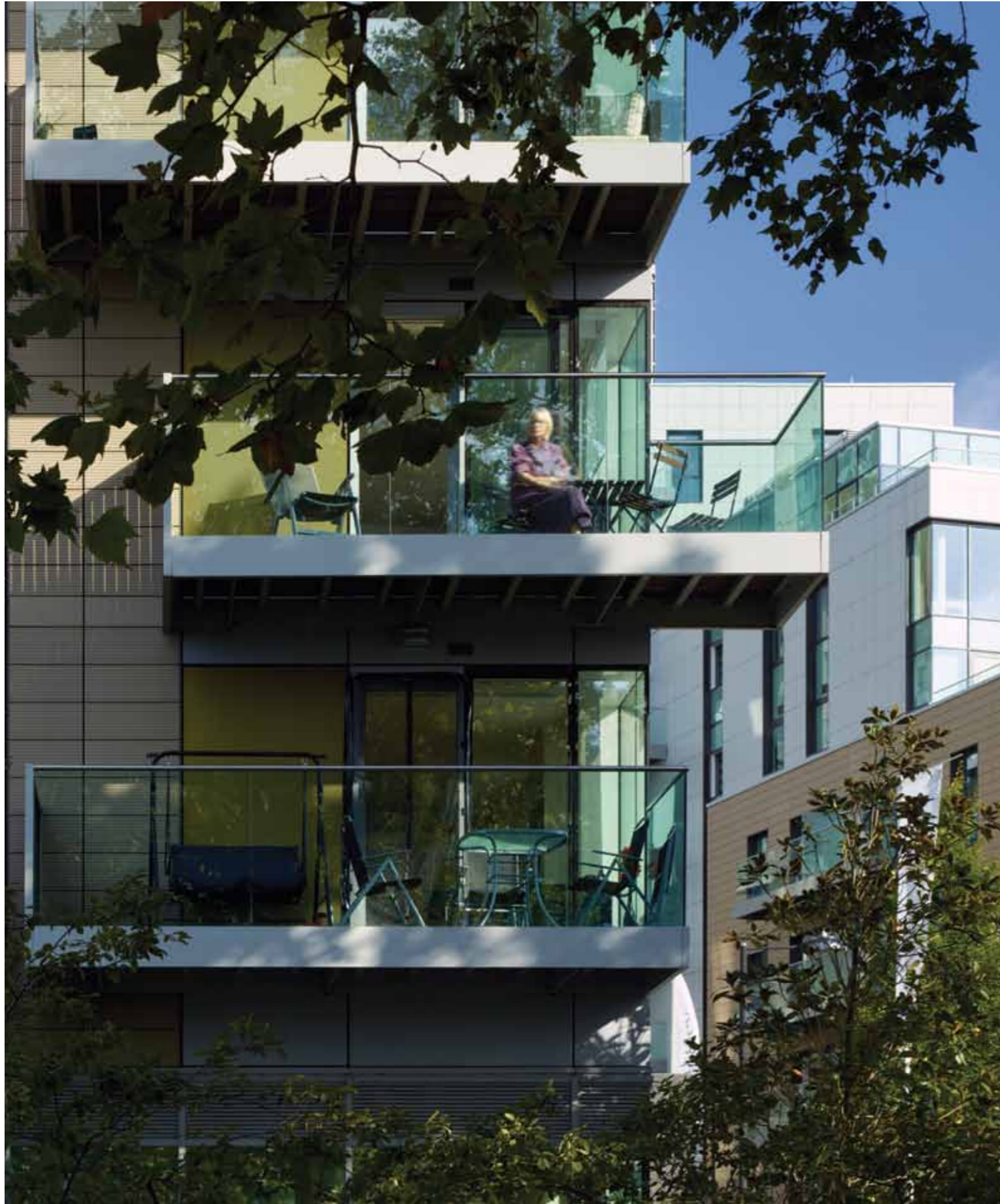
Secure bicycle storage available.

Electric car charging points.



External Finishes

Timber composite flooring on balconies, paved on terraces, glass and stainless steel balustrade/handrail.



Designed for life

Buying a home is one of the most important decisions you will ever make. The qualities that make Berkeley different mean that you can choose a new home from us with complete confidence. When you buy a home from Berkeley you can be safe in the knowledge that it is built to very high standards of design and quality, has low environmental impact and that you will enjoy an exceptional customer experience.

Customer service is our priority

We place the highest priority on customer service and will manage the whole moving process for you. Our Customer Care Teams will contact you shortly after you complete, to ensure that everything in your new home is absolutely to your liking. Our homes also benefit from a ten year warranty, the first two years of which are covered by Berkeley.

Green living and sustainable development is top of our agenda

As a company, we are committed to reducing energy, water and waste on our construction sites, in our offices and in the homes that we build. Almost all of our developments are built on brownfield land and we always take care to protect and enhance biodiversity and natural habitats. Our homes include features to encourage sustainable living such as dual-flush WCs, recycling bins and energy efficient white goods.

Quality is at the heart of everything we do

At Berkeley, quality takes precedence, from choosing the right location and style of home, to the construction processes we practice, the materials we use and the specifications we put into our homes. For extra peace of mind, in addition to the 10 year warranty all new homes receive, Berkeley operates a 2 year policy with dedicated Customer Service teams on hand 24 hours a day to deal with enquiries quickly and effectively.

Unparalleled choice of homes in the most sought after locations

As one of the UK's leading house builders, we are able to offer our customers an unrivalled choice of property location, size and type. From city penthouses to country retreats, modern studio apartments to traditional family homes, you will find the perfect home to match your requirements. Our homes are also built in some of Britain's most desirable locations from market towns and rural villages to major towns and cities, and countryside to the coast – we build in the locations you want to live.

A commitment to creating sustainable communities

Berkeley's homes and developments are not just built for today. They are designed to enhance the neighbourhoods in which they are located permanently. We achieve this through our commitment to excellence in design, sensitive landscaping, sympathetic restoration, and impeccable standards of sustainability. We aim to address the needs not only of our customers but their neighbours and the broader community of which they are a part. It is a long-term view: we want to create exceptional places for people to live, work and relax in, and build communities that will thrive today and for years to come.



Proud to be members of the Berkeley Group of companies





A commitment to the future

Our Vision

Over the years the Berkeley Group has won many prestigious awards for the quality, design and sustainability of our developments. Our Vision is Berkeley's plans for the business, designed to raise standards higher still. Our goal is to be a world class company creating successful, sustainable places where people aspire to live. We take our responsibilities towards our customers, the environment, the workforce and the communities in which we work very seriously. Our plan for the business has five areas of focus: Customers, Homes, Places, Operations and Our People.

Our Vision commitments

An exceptional customer experience Every customer benefits from our Berkeley Customer Satisfaction Commitment, with dedicated sales teams to provide exceptional service throughout the buying process, and Customer Service teams look after your needs after you have moved in.

Greener, more economical homes

Our new homes are designed to use 26% less water and their CO2 emissions are 76% lower than an average home*, saving you significant amounts on your utility bills. We provide recycling bins in every home, space to set up a home office and a safe place to store bicycles.

Creating sustainable communities

We make sure the homes and places we create are safe and secure. Our homes are also adaptable to meet the changing needs of individuals and families. We reduce the impact of the construction process on the local community by ensuring all of our sites are registered with the Considerate Constructors Scheme.

A commitment to the future

We set targets to reduce water use and CO2 emissions associated with our construction and business operations. We also aim to reuse or recycle a high proportion of our construction, demolition and excavation waste.

The Berkeley Foundation

Berkeley takes social responsibility very seriously. In 2011 we set up The Berkeley Foundation, with the aim of supporting Britain's young people and their communities.

We do this through a number of partner charities that tackle some of the most pressing social problems affecting young people today, including homelessness and unemployment. The money raised comes part from the Berkeley Group, and also through the tireless and inventive efforts of our staff.

We have set a goal for The Berkeley Foundation to invest £10 million over the next five years to support young people and their communities. Every penny will be spent on charitable activities and worthy causes to ensure that maximum benefit is achieved.



Proud to be a member of the Berkeley Group of Companies





Customer relations

From exchange of contracts, we will provide every customer with a Customer Service Representative to ensure that the customer always has an expert to talk to. We will also provide regular updates on the timing of completion of your new home and to keep you informed about the progress of construction, including progress photographs as well as regular updates on the development's sustainability.

We will invite you to choose the interior of your apartment from a selection of palettes designed by our expert Interior Designers, as well as inviting you to visit your apartment for a full Home Demonstration to personally demonstrate all the functions and facilities of your new home, prior to legal completion of your apartment.

On the legal completion day, we will arrange for you or your chosen representative to meet with your dedicated Customer Service Representative for a key handover. We will provide you with a 'Living Guide Folio' which contains comprehensive information on all aspects of your new home in addition to a 2-year warranty period (and a 24-hour emergency service) following legal completion of your new home.

A dedicated Customer Service telephone number is provided to our purchasers should you have any questions in regard to your new home. Following completion, we will contact you at 7 days, 4 weeks and 7 months after you move in to ensure that you are happy with every aspect of your new home and assist you with any issues that you may have.



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