



woodberrypark

London N4

*A place in the making*

**Berkeley**  
Designed for life

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Welcome to

Welcome to Woodberry Park

Woodberry Park



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# 1 *Woodberry Park at a glance*

## WOODBERRY PARK AT A GLANCE

To create a successful regeneration project you need three things; the right land, right environment and right community. At Woodberry Park, we have all three in abundance.

Woodberry Park is much more than new housing. Whilst the Masterplan takes advantage of the unique location (Manor House underground, New River, adjacent reservoirs and Finsbury Park) - the programme of physical change is also fundamentally geared to addressing socioeconomic outcomes.

Place-making has been taken forward in a way that combines social, economic and environmental sustainability considerations in pursuit of the 'total living environment' agreed with local residents.

Close working with the Learning Trust, the City & Hackney Primary Care Trust, the Greater London Authority (including London Development Agency and Transport for London) among others has meant that a broad range of new community facilities will be delivered early to support the needs of existing and new incoming residents.

**£1bn**  
REGENERATION INVESTMENT

**64**  
ACRES SITUATED ALONGSIDE  
WATER & GREEN SPACES

**42**  
ACRES SITUATED BESIDE OPEN WATER

**20**  
ACRE SAILING LAKE - WEST

**16**  
ACRE NATURE RESERVE - EAST

**5**  
MINUTES TO FINSBURY PARK

**15**  
MINUTES FROM THE CITY AND  
THE WEST END

*"The surrounding area offers up many a surprise. Finsbury Park is a fantastic open space within minutes of the development. The two beautiful reservoirs at the front of the scheme, offer the opportunity to enjoy watersports as well as observe wildlife."*

*Piers Clanford, Managing Director, Berkeley Homes Capital Plc*





## 2 THE PLACE TO BE

*The place to be*

Woodberry Park is perfectly placed for residents to enjoy the best the local area has to offer, while easy access to Central London allows endless entertainment, shopping and dining options.

Local Train/Tube Stations	Distance	Drive Time	Public Transport
Manor House	0.4 miles	1 minute	—
Finsbury Park	1 mile	3 minutes	2 minutes
Harringay Green Lanes	0.8 miles	3 minutes	4 minutes
Arsenal	1.7 miles	5 minutes	3 minutes
Crouch Hill	1.8 miles	6 minutes	18 minutes
Mainline Train Stations	Distance	Drive Time	Public Transport
King's Cross St. Pancras	4.1 miles	11 minutes	9 minutes
Euston	4.2 miles	11 minutes	10 minutes
Liverpool St	5.5 miles	14 minutes	21 minutes
Waterloo	6.5 miles	16 minutes	21 minutes
Paddington	6.7 miles	19 minutes	25 minutes
Victoria	7.9 miles	23 minutes	17 minutes
Coach Stations	Distance	Drive Time	Public Transport
Golders Green	6.3 miles	15 minutes	29 minutes
Stratford	7.1 miles	19 minutes	31 minutes
London Victoria	8 miles	24 minutes	17 minutes
Airports	Distance	Drive Time	Train Times
London City Airport	10.9 miles	25 minutes	51 minutes
London Heathrow Airport	24.7 miles	39 minutes	61 minutes
London Stansted Airport	31.7 miles	40 minutes	52 minutes
London Luton Airport	32.3 miles	44 minutes	1hr 03 minutes
London Gatwick Airport	33.5 miles	1hr 5 minutes	1hr 53 minutes
Roads	Distance	Drive Time	Train Times
A1	4.2 miles	10 minutes	—
North Circular	5.7 miles	17 minutes	—
M11	7.1 miles	14 minutes	—
M25	9 miles	18 minutes	—

The above distances and drive times are from the Woodberry Park sales office/Manor House tube station and have been calculated using Google Maps and Transport for London Journey Planner.





*View from balcony overlooking the reservoir*

“The over-arching concept was to create a complete living environment and to reinterpret traditional London tree-lined streets and squares in a contemporary way”

Matt Lally, Director, Matrix Partnership Ltd (Woodberry Park Masterplanners)

### 3 *Woodberry Park - A place in the making* **WOODBERRY PARK - A PLACE IN THE MAKING**

North London's Woodberry Park is an innovative Regeneration Project which, once complete, will feature 4,600 new homes set in 64 acres adjacent to the spectacular natural surroundings of two existing reservoirs and Finsbury Park, all within a short distance of Central London and the City. It is a sustainable development, committed to the natural environment and energy conservation, enhancing the area's abundant wildlife.

These improvements, alongside excellent transport connections, will ensure that Woodberry Park becomes a vibrant urban neighbourhood offering residents a unique opportunity to live in a dynamic city environment within natural surroundings.

Masterplanning for Woodberry Park, one of London's largest regeneration projects has focused on creating a sustainable community, with large and improved public open spaces as well as new community facilities.

#### 2012

This year will see the completion of the first 800 new homes and the new retail provision at the heart of the development. This will be supported by a new Academy for 11 – 19 year olds, landscaped riverside walks and a new state-of-the art Community Facility.

#### 2014

This year will see the completion of the first new homes at Waters Edge and New River Gardens, with over 1,100 new homes complete. Work will also be underway on the new Spring Park.

#### 2018

New River Gardens, Waters Edge and surrounding buildings will be fully complete delivering over 2,000 new homes. A new riverside and a central park within the development will be open for public use. Additional retail provisions will also be complete, creating a central hub to the development.

#### 2020

Almost 3,000 homes will be built. All of the southern element of the development and the Riverside walk will now be fully complete.



PHASE 1		PHASE 2	
<span style="color: red;">■</span>	The Residence	<span style="color: grey;">■</span>	Waters Edge
<span style="color: orange;">■</span>	City Riverside	<span style="color: blue;">■</span>	New River Gardens
<span style="color: purple;">■</span>	City Waterside		

Disclaimer: The above information is indicative only at this stage and subject to change.



"A unique factor for Woodberry Park is its position on the northern side of the reservoir; offering views of the two reservoirs and a beautiful church steeple in the foreground and the cityscape in the background"

Charles Graham, Rolf Judd, Architect

## 4 THE STORY SO FAR *The story so far*

The first phase of Woodberry Park consists of 498 one, two and three bedroom apartments and penthouses, located on the banks of the West Reservoir and New River. Made up of 3 contemporary blocks ranging from 8 to 27 storeys in height, the buildings step back in order to maximise the spectacular views looking across the landscaped gardens with their stunning water features and out across 43 acres of open water and towards the city skyline.

The Residence a 27 storey iconic tower, sits proudly at the entrance of the development providing breathtaking panoramic views as well as featuring a private residents only gym and concierge facility.



The Residence and City Riverside at Woodberry Park phase one



The Residence



“The development aims to absorb ecology right into the green corridors so nature is brought into the heart of the site.”

John Murdoch, Managing Director of Murdoch Wickham Landscape Architects

## 5 THE NEXT PHASE *The next phase*

Following the successful launch of Waters Edge, New River Gardens is the next phase at Woodberry Park and will feature 152 apartments, ranging in size from studios to penthouses, offering stunning views across the tranquil setting of the East Reservoir.

Each individual apartment and common area has been meticulously planned, featuring private courtyards and a residents only gym, swimming pool and spa facilities. This phase will also see the opening of a Sainsbury's Local supermarket within the development.

There are six different specifications for purchasers to select from which all feature high quality fittings throughout, including engineered wooden flooring, carpets, large format porcelain tiles, state of the art technology in the kitchen and under floor heating throughout.

There are four bespoke specification options (*Lava*, *Heather*, *Smoke*, *Shell*) and two upgrade options (*Clay* and *Sand*) for purchasers to select from.

*Lava* is a dramatic colour scheme, featuring dark greys and charcoals to kitchens and bathrooms. *Shell* incorporates warm oak floors and buff limestone tones to create a light natural feel. *Heather* combines plum and aubergine accents to evoke a sophisticated look. *Smoke* is a contemporary option, coupling pastel greys and dusky blues for a modern feel. *Sand* merges limed oak, sandstone and taupe to create a bright sophisticated setting. And finally *Clay* couples dark taupe carpets and natural tumbled stone mosaic tiles to create a rich earthy feel.

Each apartment will benefit from private outdoor space, be it a balcony, garden or roof terrace. Biodiverse and sustainable green roofs have been incorporated into the design, featuring bird boxes, photo voltaic panels, and even bee hotels.

Residents will benefit from 24 hour concierge with enhanced security through the use of electronic entry keypads ensuring peace of mind.



Natural views of Waters Edge from across the water



Beautifully balanced waterside contemporary living



Landscaped green areas surrounding New River Gardens



Breathtaking views from penthouse terrace



Residents pool and spa



Premium style kitchen



Contemporary entrance



Contemporary living room



Residents only gym



Landscaped courtyard



Wake up to the views of the city and the reservoir

# 6

## THE INSPIRATION



**Piers Clanford, BSc (Hons) MCIQB, Managing Director, Berkeley Homes Capital Plc**

The thinking behind Woodberry Park is to create a brand new urban village for London. The project spans 64 acres of land and has the beautiful aspect of 40 acres of open water. It comprises 4,600 new homes, which will benefit from the peaceful tranquil surroundings, local amenities and residents facilities; all just 20 minutes from the West End and City.

The development is a wonderful opportunity for a wide group of potential purchasers from property investors to young families to downsizers –it offers something for everybody. It has that rare combination of nature and proximity to Central London.

Each phase, delivered with the local authority, has its own unique identity and community spirit. All residents will have a sense of living in their own little quarter, yet benefiting from everything that comes from a well designed regeneration project.

The surrounding area offers up many a surprise. Finsbury Park, is a fantastic open space only minutes from the development. The two beautiful reservoirs at the front of the scheme, offer the opportunity to enjoy watersports as well as observe wildlife. And you are only a short walk from Stoke Newington's Church Street, a hidden gem, with independent boutiques, restaurants, bars and cafes.

I think Woodberry Park is one of London's best-kept secrets.



**Charles Graham, BArch (Hons) Dip Arch RIBA, Architect, Rolfe Judd**

The key influence in the building designs is their relationship with the two reservoirs. Introducing a tall building was a specific response to creating a more central focus to the masterplan, the heart of Woodberry Park and the heart of the whole regeneration project.

The first two phases are the urban response to three main components; the Central Square, the new London Square and the Reservoirs. The importance of engaging with the natural environment throughout the development has inspired the pathways between the apartments, squares, and reservoirs. A unique factor for Woodberry Park is its position next to the reservoir, the views with beautiful church steeple and the cityscape in the background, which are all fantastic.

From the higher level apartments, the buildings offer breath-taking views of the city, but as you go down you engage with the environment, and the natural edge to the reservoir. It is a very unique context, for all levels in the buildings. The design, predominantly of the tower in the next phase, has been largely influenced by the reed beds that sit along the reservoirs.

These reed beds are vertical plants, found mainly on the more natural East Reservoir. As part of the tower, a series of fins, inspired by the form of the reeds will act as solar shades.

The use of a cladding material will give a very three dimensional feel to the tower, so as one looks up, you would observe a façade and sparkle, similar to that across the reservoir when the wind creates ripples on the water. A lighting scheme will also be designed to focus on the idea of light reflecting on the water. These elements are just a few examples of the natural influences in the overall design.

The living/kitchen/dining space is the public component to the apartments, and has a very central feel to it. The balcony wraps around the public space, giving the impression residents are living in an outdoor environment. The private component to the apartment is the bedroom; a vertical window gives residents a hint of the view, but also provides privacy. Every apartment has been designed to have a private outdoor space, be it a balcony, roof garden or garden. This has been an important part of the design to make residents feel like they are very much living in the outside environment.

Woodberry Park aspires to create a place that people want to populate, take ownership of and look after. In order to do that Woodberry Park cannot just be apartments; there needs to be other facilities that add to that vitality. So the ambition is to regenerate an area which allows residents to live in a community; ensuring that new landscape and habitat are well managed and well maintained for both people and animals.

# 6 THE INSPIRATION

*The inspiration*



**Giacomo Ribolla, ssssBA (Hons) Dip Arch**  
Interior Designer, Manser

The view of the reservoirs dominates the layout of the rooms within the apartments. All flats have outside living space, some have amazing gardens. The sliding door onto the balconies and gardens mean that living space is part of the outdoors; the two areas are seamless.

The public areas have been designed to have a very smart hotel feel to them. Nature inspired artwork is used throughout so the development has character and is in keeping with the natural influences of Woodberry Park. Every block has a different natural theme, such as the butterfly and the botanical trees. The base colour of the areas is the same, but the accent colours change to reflect the theme.

Although tranquil and peaceful, the Woodberry Park area is also a trendy vibrant area for the younger generation. Many apartments have been designed to have a retro look and feel to them, in contrast to the more classic looking designs such as Lava and Shell finishes in the next phase. This proves there is something to appeal to everyone in Woodberry Park.



**John Murdoch, Dip LA,**  
Managing Director, Murdoch Wickham  
Landscape Architects

The primary driver behind the landscape concept was the presence of water. This led to the concept of treating Woodberry Park like a river catchment area, with much of the design based on the water-cycle concept. Here, footpaths and spaces have been designed to be sinuous and fluvial. Features such as gravel boulders, waterfalls, oxbow lakes and open seating spaces, reflect the life cycles of the river.

As the planting strategy moves from the reservoirs up into the site, the design goes from ecology to amenity. The development aims to bring nature right into the heart of the site, designed in an eco-friendly manner and will specify all native plants. The development is very much an eco-based landscape, particularly along the Metropolitan Open Land Area. Willows, older ash and other similar trees will be planted, as well as foraging varieties that have berries and fruit. Meadow turf, which encourages invertebrates, will also be planted.



## 7 Reservoirs RESERVOIRS

For those who enjoy the outdoors, the West Reservoir located across from the development is home to a Water Sports Centre, an ideal place to participate in water activities or study the local environment. Activities include sailing, kayaking and canoeing courses; many of which are very popular and receive lots of interest from locals.

The Waterfront Café on the edge of the West Reservoir provides an ideal place to relax in the sun with stunning water views.

The East Reservoir has been developed into a special place for local people, wildlife, gardeners and nature enthusiasts with the help of schools, wildlife clubs, local residents, corporate volunteers and members of the outreach programmes. The Wildlife Trust run activities around the

East Reservoir, including bird watching walks, evening bat and moth walks, as well as history and heritage and tree walks. These programmes and events based around the East Reservoir make the most of the outstanding natural environment around Woodberry Park.

The New River, which runs alongside more than 40 acres of open water, is classified as a site of ecological importance. It provides an important habitat for various wildlife and birds, including the common toad (which Berkeley has carefully relocated from the development site whilst construction works took place), attracting naturalists and bird lovers from all over the country.



River walkway at Woodberry Park



# 8 *Building a community*

## BUILDING A COMMUNITY

Quality of life is at the heart of Woodberry Park, which has combined sustainable building practices with improved public open areas, cycle and pedestrian routes and community facilities. These include:

- Lifelong learning campus
- Provision for a new 2,000m<sup>2</sup> Health Centre
- A new Youth Centre
- A new Community Centre
- A Business and Training Development centre (with workspace/adult education facilities)
- A new entry Academy for 11–18 year olds
- A range of new shops
- A variety of environmental measures to create a low carbon community
- A range of open space and play facilities, including a landscaped riverside walkway
- New cycle paths and secure cycle storage

A residents' design committee was established so local people could directly influence the development, from the layout of the roads and positioning of buildings, to the integration of tall buildings to the general space around them; the design committee also commented on the internal layout of the apartments themselves. As a result, The Woodberry Down Design Committee now comprises 6-8 local residents elected through the residents' association, together with senior representatives from Berkeley, Genesis and Hackney Council.

Berkeley has worked closely with local schools, conducting tours of the construction sites for pupils of all ages.

There is now a grassed play area complete with new screening for the local girls' school at the heart of the Estate.



The Vision Suite at Woodberry Park

River walkway at Woodberry Park





9 *Out and about*  
OUT AND ABOUT

Residents can make the most of the idyllic setting around the development, with the New River and two reservoirs on their doorstep as well as many parks. The New River walkway, at the front of the development, is classified as a site of ecological significance, while the two reservoirs offer sailing and an abundance of wildlife.

Woodberry Park residents have easy access to three beautiful parks in close proximity, perfect for sporting events, picnics and relaxing, offering a calm and balanced environment.

A stones throw away from the development is Finsbury Park, one of the great Victorian parks. Huge expanses of greenery are complimented by landscaped gardens, an art exhibition space and sporting facilities. It also serves as a music venue which hosts an eclectic range of artists and festivals.

Clissold Park on the opposite side of the West Reservoir is popular among nature lovers with its aviary, butterfly tunnel and deer, goat and rabbit enclosures. Two lakes, a rose garden, tennis courts and a café situated in the elegant 18th Century Clissold House are located in the grounds.

Just off Stoke Newington's Church Street lies Abney Park, a fascinating 300 year old nature reserve offering an educational attraction that was originally set in a landscape of fields and woods. It offers free public access and educational facilities, including a small stone carving workshop, training centre / classroom and a visitor centre.

The Castle, a premier indoor climbing centre is visible from Woodberry Park and provides a comfortable, controlled environment in which to practice, challenge and excel as a climber. It is constructed within a magnificent Victorian building, formerly a water pumping station and features an extensive range of facilities for beginners and advanced climbers, spread over two floors. It houses over 450 routes serviced by more than 90 roped lines, with bouldering surfaces displaying over 250 marked problems.

For football fans, the world famous Arsenal Football Club is just around the corner, whilst White Hart Lane, home to Tottenham Hotspur, is a short distance away.



View over the reservoir towards City Riverside and The Residence at Woodberry Park



The Climbing Centre near Woodberry Park



Finsbury Park



The Sailing Club at the sailing reservoir



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**10** *Local bars & restaurants*  
LOCAL BARS & RESTAURANTS

North London is brimming with bars, restaurants and cafés on every corner. There is something for everyone with food from around the world, and the perfect location for friends, families and couples to enjoy great food, great drinks and a great atmosphere.

#### Simply Coffee

Simply Coffee is a bright and cheerful local coffee shop selling fresh coffee, sandwiches and fruit smoothies.  
[020 7249 7249](tel:02072497249)

Nearest station: Stoke Newington  
Distance: 15 minutes walking

#### The Tea Rooms

The Tea Rooms celebrates the traditional art of British cake making. All cakes and tea are free-range, home-made and locally sourced.  
[www.thetearooms.org](http://www.thetearooms.org)  
[020 7923 1870](tel:02079231870)

Nearest station: Stoke Newington  
Distance: 15 minutes walking

#### The Old Dairy

The Old Dairy is a restored old Dairy from the 1800's. With fantastic original features, this magnificent pub serves delicious food in a great atmosphere.  
[www.theolddairy4.co.uk](http://www.theolddairy4.co.uk)  
[020 7263 3337](tel:02072633337)

Nearest station: Crouch Hill  
Distance: 11 minutes walking/bus

#### Finsbury Park Café

Set in Finsbury Park itself, this family run vibrant café serves food and beverages with a refreshing ambience.  
[www.finsburyparkcafe.co.uk](http://www.finsburyparkcafe.co.uk)  
[020 8880 2681](tel:02088802681)

Nearest station: Manor House  
Distance: 10 minutes walking

#### Cats Café Des Artistes

Cats Café Des Artistes serves Thai cuisine in a relaxed and friendly atmosphere with live music on Sundays.  
[www.cats-cafe-des-artistes.co.uk](http://www.cats-cafe-des-artistes.co.uk)  
[020 7281 5557](tel:02072815557)

Nearest station: Finsbury Park  
Distance: 15 minutes walking

#### Pizzeria Pappagone

One of the most popular and well known eateries in London, known by most of the Italian community and by the many Italians working in London. It boasts the best pizza in London.  
[www.pizzeriapappagone.co.uk](http://www.pizzeriapappagone.co.uk)  
[020 7263 2114](tel:02072632114)

Nearest station: Finsbury Park  
Distance: 15 minutes walking

#### Rowans Leisure - Bowling Centre & Live DJ

This exciting party venue is the perfect place to have a night out with friends and family to enjoy music and a fun game of bowling.  
[www.rowans.co.uk](http://www.rowans.co.uk)  
[020 8800 1950](tel:02088001950)

Nearest station: Finsbury Park  
Distance: 13 minutes walking





**11** LOCAL SHOPPING *Local shopping*

Shopping around Woodberry Park has something for everyone; from fantastic vintage clothes shops, to high end boutique shops to perfect little nik-naks for gifts and the home.

**Ribbons and Taylor**

This Vintage clothing store has glamorous garments for women and men from throughout the 50's, 60's, 70's and 80's, costumes for film, stage, magazine and studio photo shoots.

[www.ribbonsandtaylor.co.uk](http://www.ribbonsandtaylor.co.uk)  
020 7254 4735

Nearest station: Stoke Newington  
Distance: 15 minutes walking

**Strut and Stroll**

Strut of Stoke Newington sells a good variety of well-priced vintage clothes and accessories with a mix of designer and no-name stock.

[www.strutvintage.com](http://www.strutvintage.com)  
020 7254 8121

Nearest station: Stoke Newington  
Distance: 20 minutes walking

**The Noble**

The Noble is the perfect North London gallery retreat to find artwork you will love, specialising exclusively in Indian, Sri Lankan and Pakistani contemporary art.

[www.thenoblesage.com](http://www.thenoblesage.com)  
020 7281 7444

Nearest station: East Finchley  
Distance: 12 minutes bus

**Homage**

Homage is a new and independent furniture, home decors and gift shop selling interiors from Indonesia, reclaimed wood furniture from India, bold print soft furnishings and modern decors from acclaimed Scandinavian design houses.

[www.homageonline.co.uk](http://www.homageonline.co.uk)  
0203 556 8362

Nearest station: Stoke Newington  
Distance: 16 minutes walking

**Kontakt**

This great hairdressers offers the best stylists and colour technicians in the area with a huge depth of experience.

[www.kontakthair.com](http://www.kontakthair.com)  
020 7275 9082

Nearest station: Stoke Newington  
Distance: 15 minutes walking

**Whole Foods Market**

Chain of natural foods supermarkets which sell meat and poultry free of growth hormones and antibiotics, unprocessed grains and cereals and other natural produce.

[www.wholefoodsmarket.com](http://www.wholefoodsmarket.com)  
02072542332

Nearest station: Stoke Newington  
Distance: 19 minute walk

*The above distances and drive times are from the Woodberry Park sales office and have been calculated using Google Maps.*



**12** *Local culture*  
LOCAL CULTURE



The local culture in North London is undeniably one of a kind. With home-grown top artists and musicians, it truly is the place to be if you want to live amongst a buzzing culture of live music, galleries and entertainment.

#### **Union Chapel**

Union Chapel, just south of Highbury Corner in Compton Terrace, on the east side of Upper Street is one of Islington's most important buildings. The main Chapel is a Grade I listed building, and holds events such as live music concerts, comedy and quiz nights.

[www.unionchapel.org.uk](http://www.unionchapel.org.uk)  
020 7437 4370

Nearest station: Highbury and Islington  
Distance: 5 minute drive

#### **Alexandra Palace**

The People's Palace, nicknamed Ally Pally, has been the centre of music, sport and events for over 130 years. The venue is bursting with culture and heritage that no other destination in London can offer – it is also home to the Great British Beer Festival!

[www.alexandrapalace.com](http://www.alexandrapalace.com)  
020 8365 2121

Nearest station: Wood Green  
Distance: 12 minute drive

#### **Islington Business Design Centre**

This centre is London's most stylish exhibition space, playing host to over 80 exhibitions and 250 conferences every year.

[www.businessdesigncentre.co.uk](http://www.businessdesigncentre.co.uk)  
020 7359 3535

Nearest station: Angel  
Distance: 9 minute drive

#### **Stoke Newington Literary Festival**

An amusing, inspiring, sometimes audacious and always brilliant festival held in June, set up to celebrate the area's radical thinking and literary heritage.

[www.stokenewingtonliteraryfestival.com](http://www.stokenewingtonliteraryfestival.com)

Nearest station: Stoke Newington  
Distance: 5 minute drive

#### **Almeida Theatre**

The Almeida is a 325 seat theatre in the heart of Islington, North London producing a diverse range of British and international drama with some of the world's best artists, and has developed a reputation as a local theatre with world profile.

[www.almeida.co.uk](http://www.almeida.co.uk)  
020 7359 4404

Nearest Tube: Highbury and Islington  
Distance: 6 minute drive

#### **Arcola Theatre**

Founded in 2000 by Artistic Director Mehmet Ergen and Executive Producer Leyla Nazli, Arcola Theatre is now one of the most respected arts venues in the UK; blazing a trail in artistic excellence and innovative management since day one. Housed in a converted paint factory in Hackney, Arcola is a favourite of established theatre literati as well as young, upwardly mobile innovators.

[www.arcolatheatre.com](http://www.arcolatheatre.com)  
020 75031646

Nearest Tube: Highbury and Islington  
Distance: 7 minute drive

#### **Sadler's Wells Theatre**

Sadler's Wells is the UK's leading dance house, uniquely dedicated to bringing the very best international and UK dance to London audiences, committed to producing, commissioning and presenting works of the highest standards, crossing the boundaries between different art forms.

[www.sadlerswells.com](http://www.sadlerswells.com)  
020 7863 8198

Nearest Tube: Highbury and Islington  
Distance: 10 minute drive



Alexandra Palace



Sadler's Wells







**13** *Setting the standard*  
SETTING THE STANDARD

London is home to many reputable centres of higher education which attract students from all over the world. Woodberry Park, with its major underground, bus and train connections, is an ideal base for students studying at the city's major campuses. It also benefits from a selection of primary and secondary educational institutions locally.

**Stoke Newington School & Sixth Form**

Stoke Newington School & Sixth Form is a vibrant and High Achieving Specialist School in Hackney. Age 11 – 18  
[www.sns.hackney.sch.uk](http://www.sns.hackney.sch.uk)  
 Nearest station: Manor House  
 Distance: 13 minutes walking

**Beis Chinuch Lebonos Girls' School**

An independent Orthodox Jewish school which comprises Kindergarten, Junior and Senior schools. Age 2 – 16  
[www.bclschool.co.uk](http://www.bclschool.co.uk)  
 Nearest station: Manor House  
 Distance: 2 minutes walking

**Sir Thomas Abney Primary School**

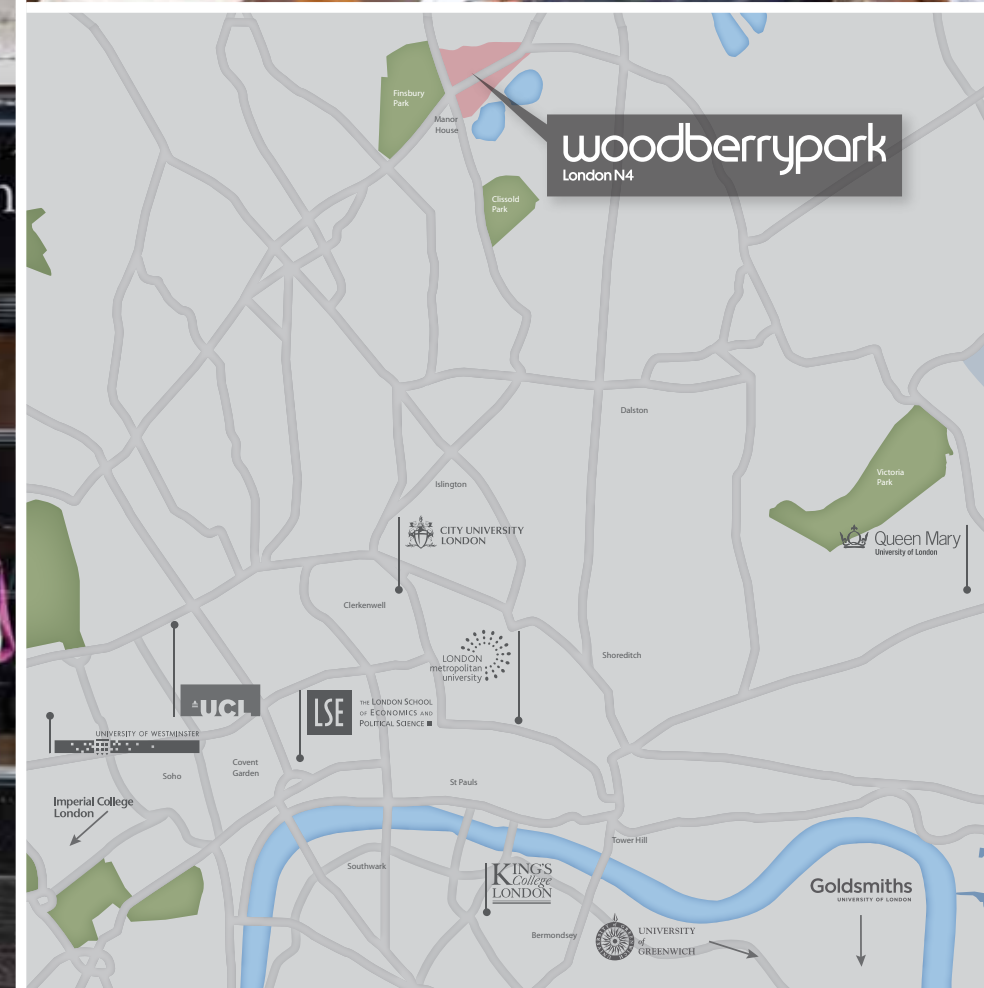
This is a peaceful, spacious primary school, boasting a multi-use games area, pond, vegetable garden and spacious playground. Age 5 – 11  
[www.sirthomasabney.hackney.sch.uk](http://www.sirthomasabney.hackney.sch.uk)  
 Nearest station: Manor House  
 Distance: 7 minutes walking

**Our Lady's Convent High School**

Lady's Convent High School has been awarded the highest award possible, in every individual category in the recent Diocesan Inspection report for their rich experience of Catholic tradition, Servite value of respect for diversity and commitment to excellence. Age 11 – 18  
[www.ourladys.hackney.sch.uk](http://www.ourladys.hackney.sch.uk)  
 Nearest station: Stamford Hill  
 Distance: 11 minutes walking

**Stamford Hill Primary School**

This is very much a community school with pupils and staff drawn from different parts of the world. They aim to build on the rich diversity to give children every opportunity to develop to their full potential, with particular emphasis on music and sport. Age 5 – 11  
[www.stamfordhill.haringey.sch.uk](http://www.stamfordhill.haringey.sch.uk)  
 Nearest station: Manor House  
 Distance: 10 minutes walking



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**Universities**



**London School of Economics**  
 A centre of excellence for teaching and research across the full range of social, political and economic sciences.  
[www.lse.ac.uk](http://www.lse.ac.uk)  
 Nearest station: Holborn  
 Distance: 14 minute journey

**Imperial College London**  
**Imperial College London**  
 Consistently rated amongst the world's best universities, Imperial College London is a science based institution with a reputation for excellence in teaching and research.  
[www3.imperial.ac.uk](http://www3.imperial.ac.uk)  
 Nearest station: South Kensington  
 Distance: 26 minute journey



**University College London**  
 One of Britain's leading multi-faculty universities, ranked among the top ten higher education centres in the world.  
[www.ucl.ac.uk](http://www.ucl.ac.uk)  
 Nearest station: Euston Square  
 Distance: 11 minute journey



**King's College London**  
 One of England's oldest Universities educating over 19,700 students and ranked among the world's top 25 centres of education.  
[www.kcl.ac.uk](http://www.kcl.ac.uk)  
 Nearest station: London Bridge  
 Distance: 24 minute journey



**City University London**  
 A major centre for arts, science, social science and business studies, in the heart of the City.  
[www.city.ac.uk](http://www.city.ac.uk)  
 Nearest station: Holborn  
 Distance: 14 minute journey



**Queens Mary's University of London**  
 One of the UK's leading research-focused higher education institutions, delivering world-class degree programmes.  
[www.qmul.ac.uk](http://www.qmul.ac.uk)  
 Nearest station: Stepney Green  
 Distance: 29 minute journey



**Goldsmiths**  
**Goldsmiths**  
 Internationally renowned for their creative and innovative approach to teaching and research, Goldsmiths offer subjects covering the arts and humanities, social sciences, cultural studies, IT.  
[www.gold.ac.uk](http://www.gold.ac.uk)  
 nearest tube: new cross gate  
 distance: 24 minute journey



**University of Westminster**  
 A multi-disciplinary university based in the heart of the West End, with academic and vocational focuses including fashion and media.  
[www.westminster.ac.uk](http://www.westminster.ac.uk)  
 Nearest station: Oxford Circus  
 Distance: 15 minute journey



**Greenwich**  
 This University won the Queen's Anniversary Prizes for Higher and Further Education in 2008. It was ranked No 1 for student satisfaction in London, for the second year running in the Sunday Times University Guide 2010.  
[www2.gre.ac.uk](http://www2.gre.ac.uk)  
 nearest tube: Maze Hill  
 distance: 23 minute journey



**London Metropolitan University**  
 A leading provider of undergraduate, postgraduate, professional and vocational education and training, based in the City of London with another campus in North London.  
[www.londonmet.ac.uk](http://www.londonmet.ac.uk)  
 Nearest station: Holloway Road  
 Distance: 5 minute journey

The above journey times are from the Manor House Tube Station and have been calculated using Transport for London Journey Planner.



**14** *London on your doorstep*  
LONDON ON YOUR DOORSTEP

# woodberrypark

London N4

Connections from Manor House

- King's Cross St. Pancras – 8 minutes
- Russell Square – 12 minutes
- Green Park – 15 minutes
- Covent Garden – 16 minutes
- Leicester Square – 17 minutes
- Victoria – 17 minutes
- Bond Street – 19 minutes
- Liverpool Street – 21 minutes
- Oxford Street – 21 minutes
- Waterloo – 21 minutes
- Bank – 22 minutes
- Westminster – 22 minutes
- Knightsbridge – 23 minutes
- London Bridge – 25 minutes
- Canary Wharf – 36 minutes

London is a thriving and dynamic global city comprised of characterful districts, villages and sprawling nature. Iconic buildings, theatres and museums make the capital probably the most culturally diverse and exciting city in the world.

The West End is home to the film and media industry, international embassies and retail institutions and the world famous Soho and Covent Garden. To the east of the City – in Shoreditch and Hoxton – is the new bustling creative quarter filled with innovative design agencies, architecture practices, artists and the best bars, pop-up restaurants and artisanal cafés in the world.

The East End is rapidly reinventing itself in a way that only London can. It is the new bustling creative quarter, filled with innovative design agencies, architecture practices, artists and the best bars, pop up restaurants and artisan cafés in the world. Dalston has its jazz venues, Hoxton its clubs, Shoreditch its private members' clubs for the young and hip and Brick Lane, a historic part of London, its Indian and Bangladeshi cuisine, pop-up food markets and 24-hour bagel bakeries.

The above journey times are from the Manor House Tube Station and have been calculated using Transport for London Journey Planner.



# 15 *Business epicentre* BUSINESS EPICENTRE

London's financial and business sectors are crucial to the economy of Europe. The City of London is Europe's financial centre of worldwide commercial importance, with the Bank of England sitting in the middle of the Square Mile where every world major bank and financial institution is represented. Canary Wharf is London's major business district, home to the world or European headquarters of numerous major banks, professional services firms and media organisations including Barclays, Citigroup, Clifford Chance, Credit Suisse, HSBC, J.P. Morgan, KPMG, MetLife, Morgan Stanley, Skadden, State Street and Thomson Reuters.

Bank: 22 minute journey

Canary Wharf: 36 minute journey

The above journey times are from the Manor House Tube Station and have been calculated using Transport for London Journey Planner.



Bank of England



The Shard and Tower Bridge



Claridge's

# 16 *Impeccable taste* IMPECCABLE TASTE

World-class restaurants, famous bars and the high-end fashion of London's West End all lie within 15 minutes of Woodberry Park, allowing residents to access some of Europe's most fashionable boutiques and nightlife with the greatest of ease.

## The Ivy, WC2

This iconic restaurant is the place to spot A-list celebrities and Royals while tucking into modern British cuisine - although you have to book 6 months in advance!  
[www.the-ivy.co.uk](http://www.the-ivy.co.uk)  
020 7836 4751

Nearest station: Covent Garden  
Distance: 16 minute journey

## Claridge's, WC1

One of the most famous luxury 5 star hotels in London, set in the affluent area of Mayfair, serving award winning tea and celebrated food at Gordon Ramsay's exquisite restaurant.  
[www.gordonramsay.com/claridges](http://www.gordonramsay.com/claridges)  
020 7107 8860

Nearest station: Bond Street  
Distance: 20 minute journey

## Dinner by Heston Blumenthal

The menu is a startlingly original read, offering new versions of ancient British recipes, reworked with all Blumenthal's customary invention.  
[www.dinnerbyheston.com](http://www.dinnerbyheston.com)  
020 7201 3833

Nearest Tube: Knightsbridge  
Distance: 23 minute journey

## Nobu Berkeley

The eponymous Nobu London was the first European venture for the celebrated Japanese chef Nobu Matsuhisa. Opened in conjunction with partners Robert De Niro, restaurateur Drew Nieporent,

managing partner Richard Notar, and hotel owner Christina Ong.  
[www.noburestaurants.com/berkeley-st](http://www.noburestaurants.com/berkeley-st)  
020 7290 9222

Nearest Tube: Green Park  
Distance: 15 minute journey

## Hakkasan

A high-class modern Chinese restaurant, designed by famed interiors designer Christian Liaigre. Headed by legendary chef Tong Chee Hwee who was instrumental in creating signature dishes such as Peking duck with caviar and grilled Wagyu beef with king soy sauce.  
[www.hakkasan.com](http://www.hakkasan.com)  
0207 927 7000

Nearest Tube: Tottenham Court Road  
Distance: 17 minute journey

## Mark's Bar

Mark's is one of the coolest bars in London. With a traditional bar billiards table and a cocktail list of historical curiosities and celebrations, Mark's is the place to sit back and enjoy a more eccentric approach to drinking.  
[www.marksbar.co.uk](http://www.marksbar.co.uk)  
020 7292 3518

Nearest Tube: Piccadilly Circus  
Distance: 15 minute journey

## Experimental Cocktail Bar

Experimental Cocktail Club is perhaps the closest we have to a genuine hidden drinking den. The concise list shows astounding creativity but never lets 'molecular mixology' get in the way of drinkability.  
[www.chinatownecc.com](http://www.chinatownecc.com)  
020 7434 3559

Nearest Tube: Leicester Square  
Distance: 17 minute journey

The above journey times are from the Manor House Tube Station and have been calculated using Transport for London Journey Planner.

# 17 SHOPPING

## Shopping

There is a wealth of internationally renowned shops as well as hidden treasures such as the many permanent and pop-up street markets held throughout the City.

### Carnaby Street

It is known for unique independent boutiques, global fashion brands and award winning restaurants, cafés and bars, making it one of London's most popular and distinctive shopping and lifestyle destinations.  
[www.carnaby.co.uk](http://www.carnaby.co.uk)

Nearest Tube: Piccadilly Circus  
Distance: 19 minute journey

### Bond Street

Revered throughout the world for its wealth of elegant stores, exclusive brands, designer fashion, luxury goods, fine jewels, art and antiques. Shops include Boodles, Smythson, Armani, Louis Vuitton, Graff Diamonds, Cartier, Dolce & Gabbana, Tiffany, Hermès, Polo Ralph Lauren, Chanel, Prada and Gucci.  
[www.bondstreet.co.uk](http://www.bondstreet.co.uk)

Nearest Tube: Bond Street  
Distance: 20 minute journey

### Spitalfields Market

Discover 'hidden gems' from fashion and arts to interiors and small independent cafes as you wander through streets steeped in history. Old Spitalfields Market or simply 'Spitalfields' as it is fondly known, is the heart of East London.  
[www.spitalfields.co.uk](http://www.spitalfields.co.uk)

Nearest station: Liverpool Street  
Distance: 22 minute journey

### Oxford Street

Renowned for its world class shopping, vibrant ambiance and endless selection of entertainment, it truly is the ultimate shopping destination. With over one and a half miles of high street brands, iconic department stores, hotels and a diverse selection of international cuisine.  
[www.oxfordstreet.co.uk](http://www.oxfordstreet.co.uk)

Nearest Tube: Oxford Circus  
Distance: 23 minute journey

### Regent Street

It rivals the Champs-Élysées and Fifth Avenue, with over 2km of store frontage, it is home to one of the finest collections of international brands in the world, including Apple, Burberry, Banana Republic, Jaeger  
[www.regentstreetonline.com](http://www.regentstreetonline.com)

Nearest Tube: Oxford Circus  
Distance: 23 minute journey

### Borough Market

Set beneath railway viaducts in a series of distinctive streets and walkways, Borough Market is one of London's oldest and largest markets with stalls offering rare delicacies, fresh meats, seasonal fish, vegetables and fruit. Due to the sheer quality of the goods on offer, the market has become a vast repository of culinary knowledge.  
[www.boroughmarket.org.uk](http://www.boroughmarket.org.uk)

Nearest station: London Bridge  
Distance: 34 minute journey

### Westfield London

It offers the ultimate shopping experience with more than 300 shops under one roof in two London locations.  
[uk.westfield.com](http://uk.westfield.com)

Nearest Tube: Shepherd's Bush/Stratford  
Distance: 30 minute journey



British Museum



South Bank



Tate Britain

# 18 ART & CULTURE

## Art & Culture

With around 200 theatres to choose from in London you will be spoilt for choice. Choose from world famous West End Theatres that entertain and amaze with their magnificent space, to London's small fringe theatres through secret doors and passages. London is not only filled with beautiful theatres, but is brimming with internationally known museums and art galleries.

### Covent Garden, London WC2

Covent Garden is a national treasure, internationally known for its buzzing street market, world famous opera house and exciting street performers. At the heart of the area is the thriving Piazza and elegant market buildings, a chic place to shop for arts and crafts, antiques and authentic British food.

Once you've seen the street artists on the cobbled square, you can browse Paul Smith's flagship store along with hundreds of other independent boutiques, catch the latest performance at the Theatre Royal or legendary Royal Opera House, or perhaps eat in one of the hundreds of different restaurants that range from Modern European to Pan-Asian cuisine, or relax at the world famous Sanctuary Day Spa.

Nearest Tube: Covent Garden  
Distance: 16 minute journey

### Tate Britain / Tate Modern

Tate Britain is part of the Tate gallery network in Britain. It is the oldest gallery in the network, opening in 1897. The Tate Galleries hold the national collection of British art from 1500 to the present day and international modern and contemporary art.

Nearest Station: Pimlico  
Distance: 19 minute journey

### British Museum

The British Museum is widely considered to be one of the world's greatest museums of human history and culture. Its permanent collection, numbering some eight million works, is amongst the finest, most comprehensive, and largest in existence and originates from all continents.

Nearest Station: Tottenham Court Road  
Distance: 20 minute journey

### West End

London's West End is the world's top cultural, entertainment, shopping and dining destination, with a global mix of over 2,500 restaurants and bars, 2,000 shops, 40 renowned theatres, 30 museums and galleries, 17 Michelin starred restaurants and seven tranquil green spaces. Places in the West End include Piccadilly Circus, Carnaby Street, Selfridges, Chinatown Gates and Seven Dials.

[www.londontheatre.co.uk](http://www.londontheatre.co.uk)

Nearest Tube: Leicester Square  
Distance: 17 minute journey

### South Bank

South Bank is an eclectic area that is the cultural heart of the city and home to London's most iconic attractions, theatres, arts and design-led venues. The area is buzzing with things to see and do all year round; free events, music, film, exhibitions, dance, theatre, debates, festivals and all sorts of family fun. Away from the bustle of the West End, South Bank is a relaxed, design-led shopping experience that offers something a bit different. Explore the unique boutiques to pick up stylish gifts, quirky homeware, irresistible jewellery, vintage books or indulge in a serious fashion fix.  
[www.southbankcentre.co.uk](http://www.southbankcentre.co.uk)

Nearest Tube: Waterloo  
Distance: 21 minute journey

# 19 Sustainability vision 2020

## SUSTAINABILITY VISION 2020

### Sustainability: Simply a more natural way to live

Berkeley already leads the field in sustainable development and we are now raising standards higher still with our Vision 2020 initiative. When you buy a new home from Berkeley you will be sharing this commitment to a more eco-friendly way of life that has benefits for you and for the whole community.

### An Exceptional Customer Experience

Dedicated sales teams provide exceptional service throughout the whole buying process. Our Customer Service teams ensure your new home exceeds expectations on all levels.

### Greener, More Economical Homes

- Use 26% less water per person than the average house
- Save around £380 per year on energy bills
- Reduce CO2 emissions by 76%
- Recycling bins in every home
- Space for a home office
- A safe place to store bicycles

### Creating Sustainable Communities

- Close to essential amenities including school, parks and shops
- Good access to public transport
- Streets that are friendly for pedestrians and cyclists as well as cars
- Safe public spaces and pedestrian routes
- Homes designed to adapt to changing needs

### A Commitment to the Future

Berkeley pledges to reduce CO2 emissions and water consumptions by 5% per year until 2012. We also pledge to reuse or recycle over 80% of our construction, excavation and demolition waste.



Sugar House, E1



One Tower Bridge, SE1

# 20 DESIGNED FOR LIFE

## 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.

### Award winning and royally recognised

In addition to receiving numerous awards for quality, design and customer service, the Berkeley Group was granted the 2008 Queen's Award for Enterprise in Sustainable Development. These prestigious awards recognise and reward outstanding achievements in business performance.

### 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 enquires 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 love.

### A commitment to creating sustainable communities

Berkeley's homes and developments are not 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 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.

# 21 DIRECTIONS

## Directions

### Sales and Marketing Suite

Riverside Apartments  
Woodberry Grove  
London N4 2SB  
+44(0)20 8985 9918  
www.woodberrypark.co.uk

### Directions to Woodberry Park:

**By Car:**  
Driving north from London along Green Lanes (A105) turn right at the junction of Seven Sisters Road (A503) and proceed along Seven Sisters Road to the traffic lights and the junction with Woodberry Grove, turn right. Proceed along Woodberry Grove past Goodchild Road on your right and the Sales and Marketing suite can be found on the ground floor facing the reservoir.

**By Tube:**  
Take exit 2 from Manor House station and proceed along Woodberry Down until you reach the junction with Woodberry Grove and then turn right. Walk along Woodberry Grove and the sales and marketing suite can be found facing the reservoir on the right hand side.



The information in this document is indicative and is intended to act as a guide only as to the finished product. Accordingly, due to Berkeley policy of continuous improvement, the finished product may vary from the information provided. These particulars should not be relied upon as accurately describing any of the specific matters described by any order under the Property Misdescriptions Act 1991. This information does not constitute a contract, or warranty. The dimensions given on plans are subject to minor variations and are not intended to be used for carpet sizes, appliance sizes or items of furniture. Woodberry Park is a marketing name and will not necessarily form part of the approved postal address. Applicants are advised to contact Berkeley to ascertain the availability of any particular property.



**Berkeley**  
Designed for life



woodberrypark  
London N4

[www.woodberrypark.co.uk](http://www.woodberrypark.co.uk)

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