

MOSELLE GARDENS



CLARENDON
LONDON N8

CREATED BY

St William
Designed for life

LOVE LIFE EVERYDAY



Computer generated image of 3rd floor balcony in Dovecote House is indicative only



Computer generated image of the pool is indicative only

Welcome to Moselle Gardens the latest chapter at Clarendon. A thriving 12-acre city village in North London, Zone 3 delivered by St William. Clarendon will be a new cultural quarter for residents to enjoy both nature and a wealth of amenities.

Adjacent to the Moselle Walk, the 288 suites, one, two and three bedrooms are set across four buildings surrounded by beautiful landscaped gardens. Residents can enjoy a range of elevated views from the city to the new central square.

Residents at Moselle Gardens will benefit from a 24-hour concierge as well as direct access to extensive facilities at The Park Club. These include a 16m pool, gym, spa, Zen studio, Intensity studio, lounge and flexible workspaces.

The vibrant central square will be home to a new Co-op grocery store together with 125,000 sq ft of commercial space and a new community centre. Within a short walk are a host of shops, bars and restaurants as well as the iconic Alexandra Palace, home to 196 acres of parkland. Two underground stations and two overground stations frame Clarendon and provide connections to King's Cross in just 14 minutes.

Love your lifestyle, love nature, love connections. Love life everyday at Moselle Gardens.

Created by St William



Computer generated image of the central square is indicative only

LOVE YOUR PLACE

Clarendon is extremely well-connected with a choice of four stations for easy access to London, arriving at King's Cross in just 14 minutes. Located next to the iconic Alexandra Palace and 196 acres of park make for a superb extension to the five acres of open space to be enjoyed at Clarendon.



CANARY WHARF

THE CITY

MOORGATE

FARRINGDON

KING'S CROSS

WEST END

OXFORD STREET

BOND STREET


KNIGHTSBRIDGE

FINSBURY PARK

CROUCH END

MOSELLE GARDENS

 HORNSEY

 TURNPIKE LANE

MUSWELL HILL

 WOOD GREEN

ALEXANDRA PARK

ALEXANDRA PALACE

 ALEXANDRA PALACE

Computer generated image is indicative only and subject to change

LOVE YOUR VIEW

Computer generated image is indicative only and subject to change

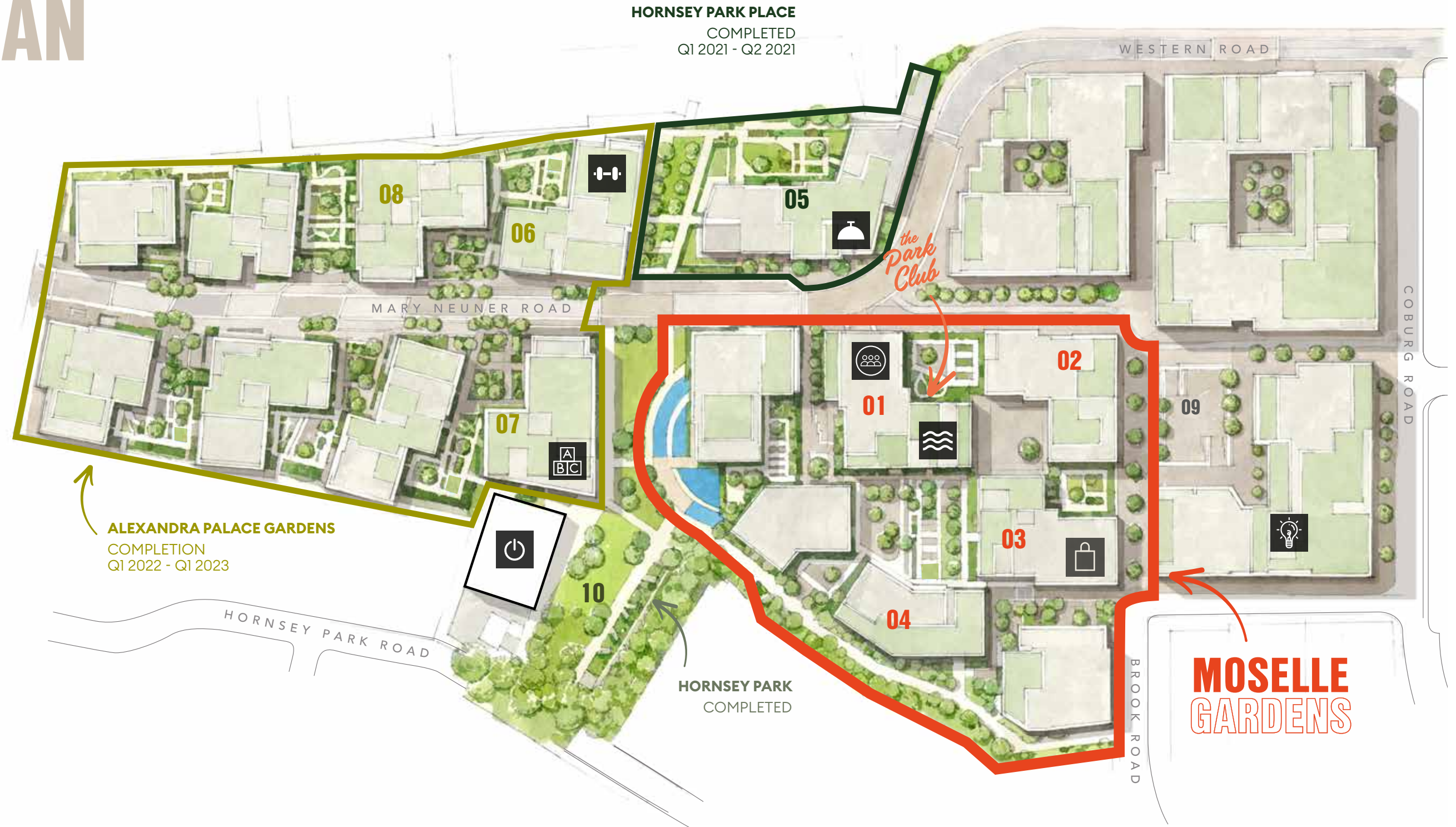
All apartments have access to private rooftop terraces to relax and unwind whilst enjoying views of London.

CLARENDON MASTERPLAN



KEY

- Moselle Gardens
- Hornsey Park Place
- Alexandra Palace Gardens
- 💡 Clarendon Yards: Cultural Quarter (Temporary use)
- 👤 24-hour concierge
- 🌊 The Park Club Residents' facilities
- 🏋️ Residents' "meanwhile" gym
- 📖 Crèche
- 👥 Community Centre
- 🔌 National Grid Property
- 🛒 Co-op grocery store and Community Cafe



01 CAVENDISH HOUSE

A collection of 93 suites, one and two bedroom apartments.

03 DOVECOTE HOUSE

A collection of 78 suites, one, two and three bedroom apartments.

05 HORNSEY PARK PLACE

A collection of 169 suites, one, two and three bedroom apartments.

07 BEELEY MANSIONS

A collection of 40 suites, one, two and three bedroom apartments.

09 CENTRAL SQUARE

A new square with shops, bars and restaurants and space for events and farmers markets.

02 CHAPMAN HOUSE

A collection of 62 suites, one, two and three bedroom apartments.

04 AZURE MANSIONS

A collection of 55 suites, one and two bedroom apartments.

06 LAMBERT MANSIONS

A collection of 104 suites, one, two and three bedroom apartments.

08 ELBERTA MANSIONS

A collection of 11 suites, one, two and three bedroom apartments.

10 HORNSEY PARK

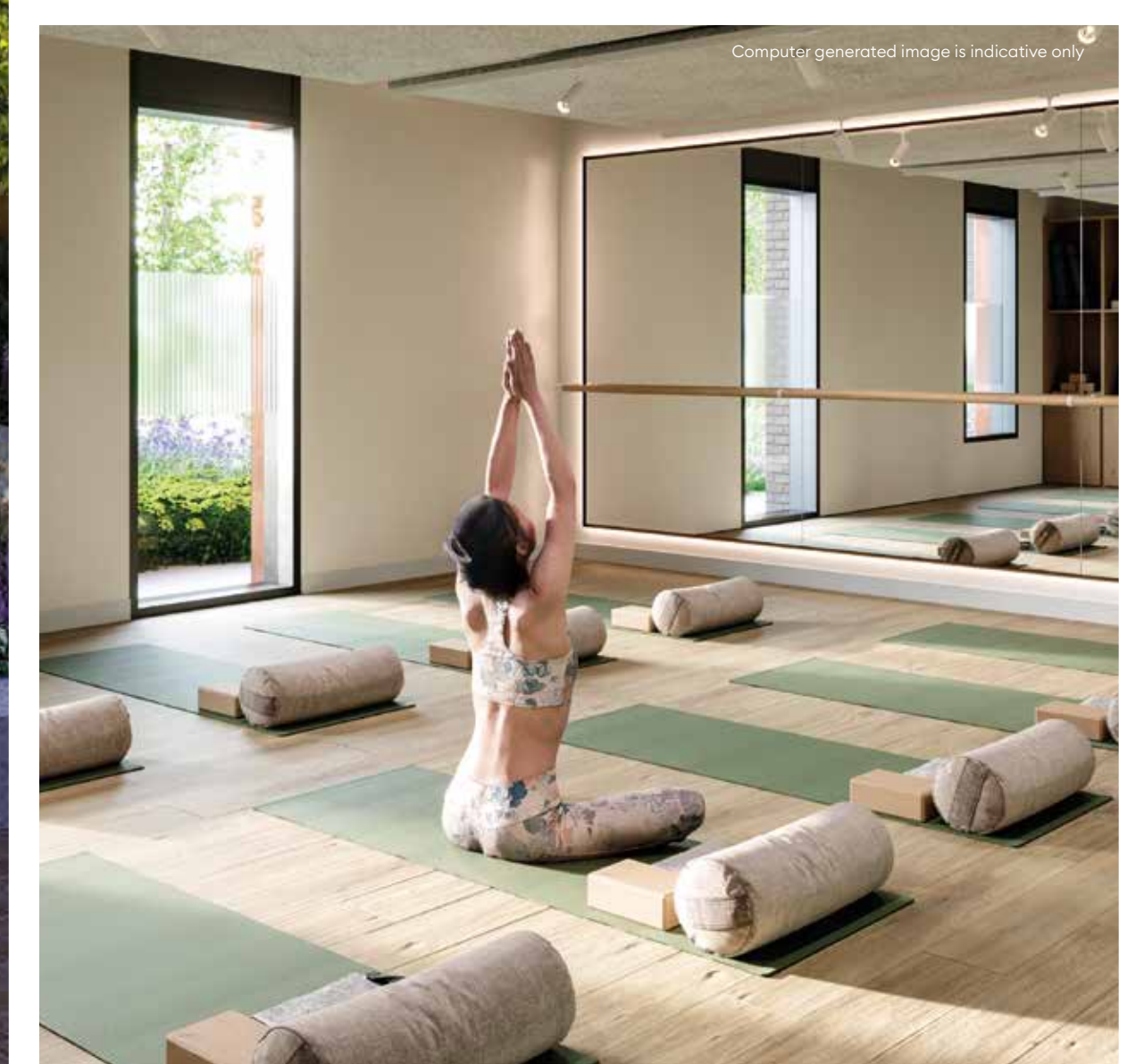
A collection of landscaped gardens; with spacious lawns placed around gentle flowing water features and planting providing year round colour.

The site plan is not to scale and is indicative only and subject to planning. 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.

LOVE YOUR WELL-BEING



Computer generated image of The Park Club facilities entrance is indicative only



Computer generated image is indicative only

LOUNGE LOBBY

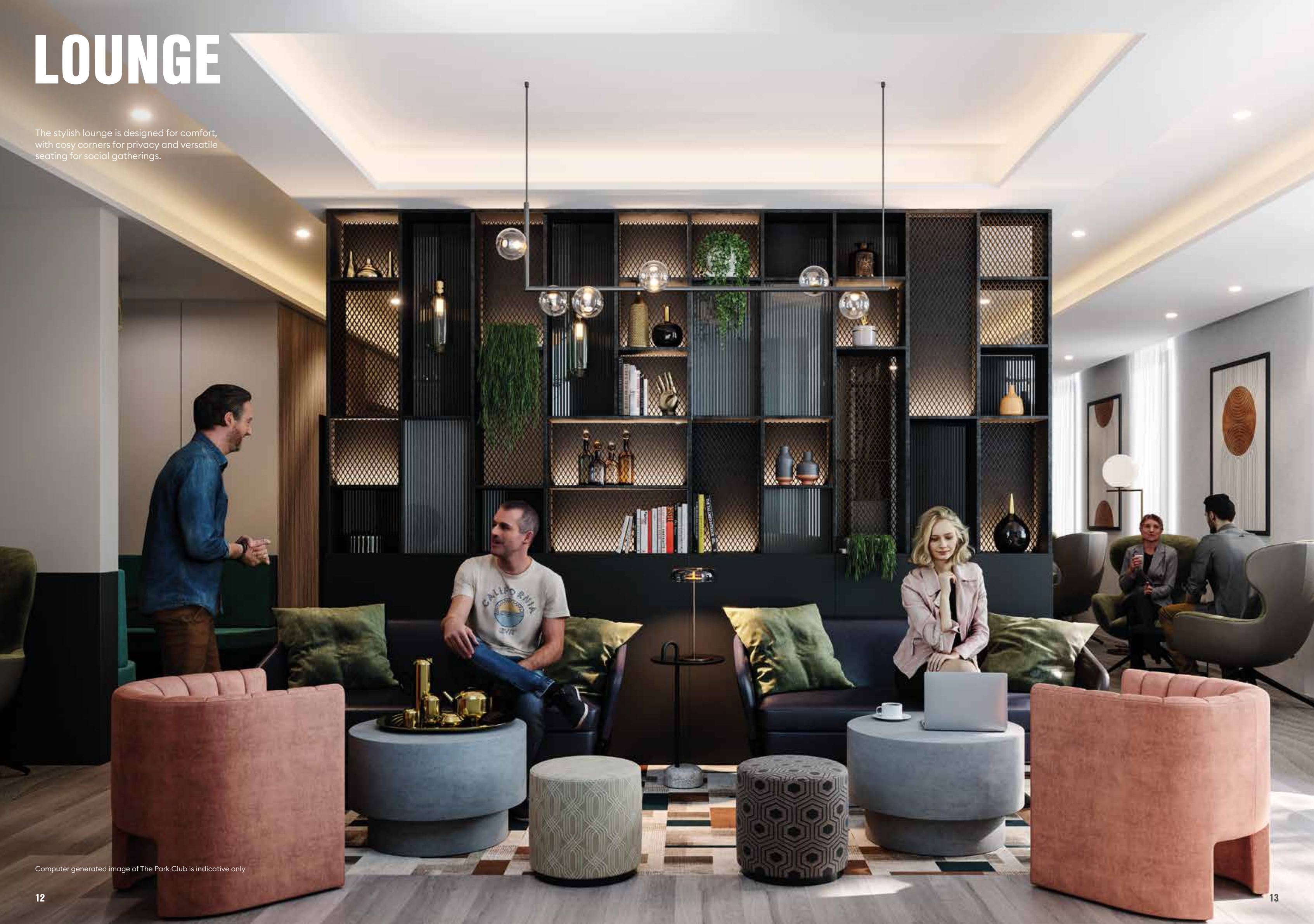


Welcoming residents into The Park Club, the lobby's relaxed atmosphere invites you to gather to book treatments, classes and meeting spaces.

Computer generated image of entrance lobby at The Park Club is indicative only

LOUNGE

The stylish lounge is designed for comfort, with cosy corners for privacy and versatile seating for social gatherings.



Computer generated image of The Park Club is indicative only

FLEXIBLE WORKSPACES

These flexible workspaces have been created to adapt to different needs and times of day. Snug seating and work pods create space for mobile working or entertaining. Private meetings and intimate dinners can be hosted in the central space, alongside a kitchen and the latest AV technology.

Computer generated image of The Park Club is indicative only

POOL

The 16-metre pool is for residents' exclusive use. Soft lighting and natural finishes make this a soothing space for early-morning laps or a weekend dip.



SAUNA



Computer generated image of The Park Club is indicative only

TREATMENT ROOM



Computer generated image of The Park Club is indicative only



GYM

The Park Club gym has a comprehensive range of equipment, including Technogym treadmills, bikes and cross trainers.

The gym is split into individual zones – stretch, strength, cardio and group training. Two training studios are available for private personal training, and both are equipped with Wexer programmer virtual reality classes.

Computer generated image of the gym at The Park Club is indicative only

INTENSITY STUDIO

An immersive and atmospheric studio designed specifically for high impact and intensity workouts. Available for private training sessions or group classes such as spin.



ZEN STUDIO



Computer-generated image is indicative only

A space for dynamic flows or gentler practices, including yoga, pilates and barre. The Zen studio is available for private or shared sessions.

LOVE NATURE

At the centre of Moselle Gardens is a new public communal square with seating, playful features including swing seats and play trails through planting. The private podiums are accessible from all buildings. The Moselle Walk is a new green link for residents' connecting Wood Green, with new cycle routes with beautiful planting and social spaces.



Photography of Hornsey Park at Clarendon



Photography of Hornsey Park at Clarendon

Photography of podium garden at Hornsey Park Place, Clarendon

WATERSIDE CAFÉ

A new one acre park has been created to weave through the heart of the neighbourhood, with inviting spaces for family and friends to gather. In addition to this beautiful park, a distinctive water feature, formed from part of the Victorian gas holder, will be built with natural planting and walkways that gently curve towards a waterside café for all residents* to enjoy.

Computer generated image of Hornsey Park and waterside café is indicative only

THE LANDSCAPE VISION

“OUR LANDSCAPE-LED VISION MAKES STRONG CONNECTIONS TO THE AUTHENTIC MEMORY OF THE SITE AND TO NATURE”

Photography of Hornsey Park at Clarendon

We wanted residents to hear birdsong and be able to pick an apple from a tree. People will feel enveloped by the rich planting that changes with the seasons. We wanted to make it easy for people to meet up with their neighbours, and provide a tempting variety of places for play and exercise.

Andrew Harland
LDA Design, Landscape Architects



Computer-generated image of Moselle Walk is indicative only



Photography of Podium Garden at Hornsey Park Place



Photography of Podium Garden at Hornsey Park Place



Photography of Hornsey Park at Clarendon

LOVE YOUR LIFESTYLE

The vibrant central square at Clarendon offers cafés, restaurants, a Co-op grocery store and 125,000 sq ft of commercial space. The plaza itself will be able to host an array of events and will be a place for people to meet, shop and relax.

Computer generated image of the new central square is indicative only

DESIGNED WITH LOVE

Each home is made with attention to detail. Spacious balconies frame expansive views across green spaces and the city beyond. Interiors are designed to create the perfect backdrop for individual style, with premium appliances and well-considered storage.

Computer generated image is indicative only and subject to change



ELEGANT INTERIORS

Computer generated image of two bedroom apartment at Moselle Gardens



Photography of living area in showhome at Moselle Gardens



Photography of kitchen in Cultivist palette in showhome at Moselle Gardens



Computer generated image is indicative only and subject to change





Computer generated image of kitchen in the Commuter palette is indicative only

SPECIFICATIONS

KITCHENS

Interior designed fitted kitchens with bespoke cupboard handles and satin brass utensil rail

Feature lighting to underside of wall units and full height tiled splashback

Integrated appliances including:
 - Extractor hood
 - Fridge/freezer
 - Dishwasher (60cm to one, two & three beds, 45cm to suites)

Integrated Siemens branded appliances:
 - Single oven (not applicable to suites)
 - Microwave oven (not applicable to suites)
 - Combi oven-microwave (suites only)
 - Touch control induction hob with four zones

Composite stone worktops

1.5 bowl undermount sink (not applicable to suites)

1.0 bowl undermount sink (suites only)

Monoblock tap

Satin stainless steel finish to sockets at kitchen splashback only

BATHROOMS / ENSUITES

Tiling to floor and selected walls (available in three palette options)

Feature tiling to selected walls (palette defines location)

Mirrored cabinet with feature lighting, open shelving and shaver socket

Bespoke designed vanity unit with composite stone top and bespoke towel bar

Undermount ceramic basin with polished chrome monoblock tap

White WC with concealed cistern and polished chrome dual flush button

White bath with glass bath screen, wall mounted shower and rail, concealed thermostatic mixer and bath filler (where bathroom is noted on floorplan)

White shower tray with sliding glass screen, wall mounted rail, hand shower and concealed thermostatic mixer (where ensuite noted on floorplan)

White shower tray with fixed glass screen, wall mounted hand shower, overhead rain shower and concealed thermostatic mixer (where shower suite noted on floorplan)

Chrome heated towel rail

Polished chrome accessories including:
 - Paper holder
 - Robe hooks
 - Bath/shower shelf

WARDROBES

Fitted wardrobe to bedroom 1 with high level shelf, hanging rail and lighting as standard

Wardrobe upgrade to additional bedrooms

WALL / FLOOR FINISHES

Off-white painted internal walls and ceilings

Two colourways of timber effect flooring to hall, kitchen/living room and coat cupboard

Two colourways of carpet to all bedrooms

Optional upgrade to timber effect flooring in bedrooms

GENERAL

Freestanding washer-dryer located in utility cupboard

White sockets and light switches throughout (with exception of kitchen)

Downlights to hallways, bathrooms, kitchen, open plan living rooms and bedroom 1

Pendants to additional bedrooms

Lighting to utility and coat cupboards

CCTV to car park and external communal area

Underfloor heating throughout the whole apartment

Your attention is drawn to the fact that in rare circumstances it may not be possible to obtain the exact products or materials referred to in the specification. St William Homes LLP reserves the right to alter, amend or update the specification, which may include changes in the colour, material or brand specified. In such cases, a similar alternative will be provided. St William Homes LLP reserves the right to make these changes as required.

A number of choices and options are available to personalise your home. Choices and options are subject to timeframes, availability and change.

LOVE LONDON

FOUR STATIONS ARE JUST A SHORT WALK AWAY.



ALEXANDRA PALACE
12 MINS



WOOD GREEN
12 MINS



HORNSEY
13 MINS



TURNPIKE LANE
13 MINS

Travel times are from [google.co.uk/maps](https://www.google.co.uk/maps) and [tfl.gov.uk](https://www.tfl.gov.uk) and are indicative only

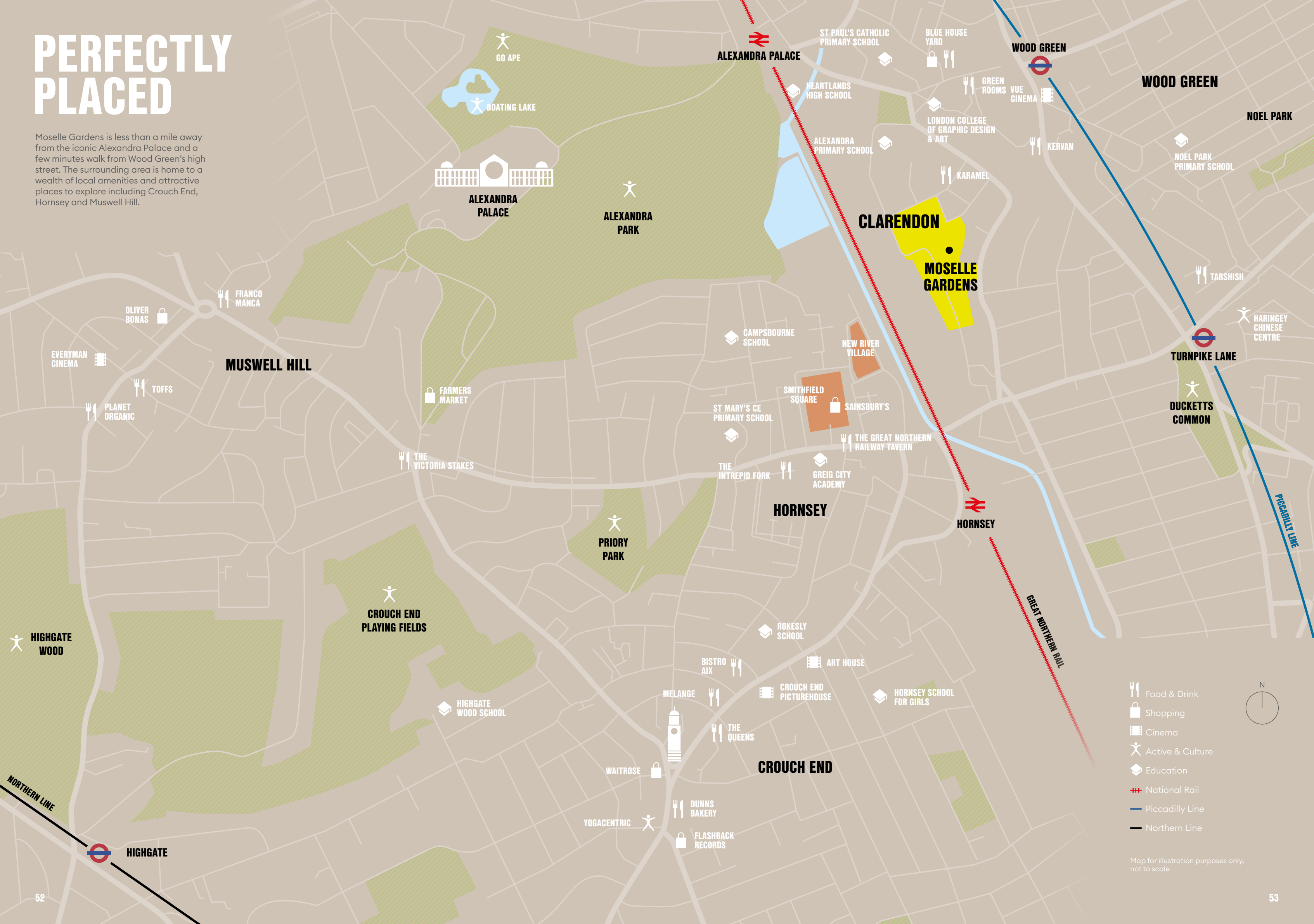
MOSELLE GARDENS IS IDEALLY LOCATED TO EXPLORE THE LOCAL AREA AND BEYOND



There are four stations within a 13-minute walk from Moselle Gardens. King's Cross St Pancras can be reached in just 14 minutes from Turnpike Lane tube station, while Moorgate is only 20 minutes from Hornsey station.

PERFECTLY PLACED

Moselle Gardens is less than a mile away from the iconic Alexandra Palace and a few minutes walk from Wood Green's high street. The surrounding area is home to a wealth of local amenities and attractive places to explore including Crouch End, Hornsey and Muswell Hill.



- Food & Drink
- Shopping
- Cinema
- Active & Culture
- Education
- National Rail
- Piccadilly Line
- Northern Line



Map for illustration purposes only, not to scale

CONNECTIONS

**ALEXANDRA
PALACE**
4 MINS



**KING'S CROSS
ST PANCRAS**
14 MINS

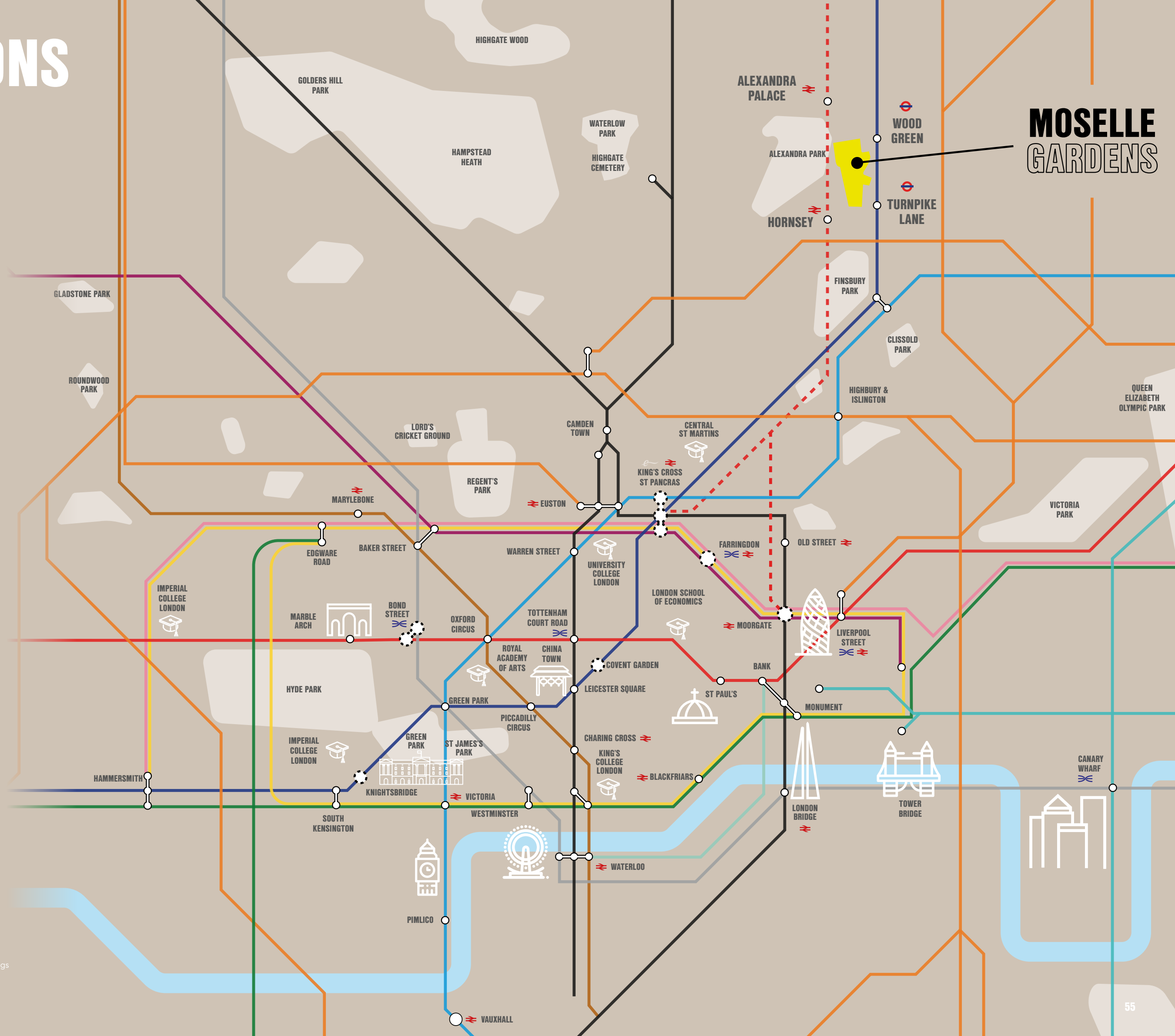


BOND STREET
27 MINS



KNIGHTSBRIDGE
28 MINS

Map for illustration purposes only, not to scale. Travel times are from google.co.uk/maps and tfl.gov.uk and are indicative only. Tube timings from Turnpike Lane station. Time to Alexandra Palace by bike.



**MOSELLE
GARDENS**

WELL CONNECTED



WALK

From Moselle Gardens

Alexandra Park
10 mins

Sainsbury's Hornsey
11 mins

➤
Alexandra Palace
12 mins

⊖
Wood Green
12 mins

➤
Hornsey
13 mins

⊖
Turnpike Lane
13 mins



BIKE

From Moselle Gardens

Alexandra Park
3 mins

Green Lanes
4 mins

Crouch End High Street
6 mins

Alexandra Palace
6 mins

Muswell Hill Broadway
8 mins

Highgate Wood
18 mins



ROAD

From Moselle Gardens

Green Lanes
7 mins

Crouch End High Street
7 mins

Muswell Hill Broadway
10 mins


Highgate Wood
11 mins

Camden Town
27 mins



TUBE

(Piccadilly Line
from Wood Green)

 King's Cross St Pancras
15 mins

Covent Garden
21 mins

Leicester Square
22 mins

➤
Farringdon
25 mins

Knightsbridge
28 mins

➤
Paddington
35 mins




RAIL

(Rail from
Hornsey)

Finsbury Park
6 mins

Highbury & Islington
10 mins

Old Street
16 mins

 King's Cross St Pancras
18 mins

Moorgate
21 mins



AIR

(By road from
Moselle Gardens)

London City Airport
46 mins

London Luton
52 mins

London Stansted
57 mins

Heathrow
63 mins

LESS THAN 30 MINUTES FROM A WORLD CLASS EDUCATION



HIGHER EDUCATION

From Wood Green
Underground
Station

University
College London
22 mins

School of Oriental
and African Studies
23 mins

London School
of Economics and
Political Science
26 mins

Royal Academy
of Arts
29 mins

King's College
London
30 mins

Imperial College
London
40 mins



SECONDARY EDUCATION

Walking from
Moselle Gardens

Heartlands
High School
Ofsted – Good
11 mins

Greig City
Academy
Ofsted – Good
15 mins

Greek Secondary
School of London
Ofsted – Good
17 mins

St Thomas More
Catholic School
Ofsted – Outstanding
26 mins

Alexandra Park
School
Ofsted – Outstanding
33 mins



PRIMARY EDUCATION

Walking from
Moselle Gardens

Alexandra
Primary School
Ofsted – Good
6 mins

St Paul's RC
Primary School
Ofsted – Good
11 mins

North Harringay
Primary School
Ofsted – Good
14 mins

Campsbourne
Infant School
Ofsted – Good
15 mins

Trinity Primary
Academy
Ofsted – Outstanding
16 mins



Enjoy the highest level of support at each stage of education, from primary school to doctorate degree. You'll find five primary schools and six secondary schools rated as good or outstanding by Ofsted in the immediate vicinity. Some of the world's top universities, colleges and business schools only a short Underground ride away.

King's Cross is the new home to Central St Martins – an internationally renowned centre for arts and design. Among its alumni is Alexander McQueen, Antony Gormley and Stella McCartney. Research and teaching powerhouses including the London School of Economics and University College London are also nearby.



LOVE LOCAL

MOSELLE GARDENS BELONGS TO A VIBRANT AND DIVERSE COMMUNITY

Moselle Gardens is centrally located for every kind of shopping and entertainment. From the leafy North London enclave of Muswell Hill, to the magnificent Alexandra Palace and Hornsey's bustling high street.

Less than 15 minutes away are chic boutiques, imaginative cocktail bars and inviting green spaces. There is a huge array of cultural and social venues which host inventive film screenings, live performances and more.



HORNSEY



“AN UP-AND-COMING VICTORIAN SUBURB WITH SHOPS, BARS AND RESTAURANTS FOR EVERY TASTE”

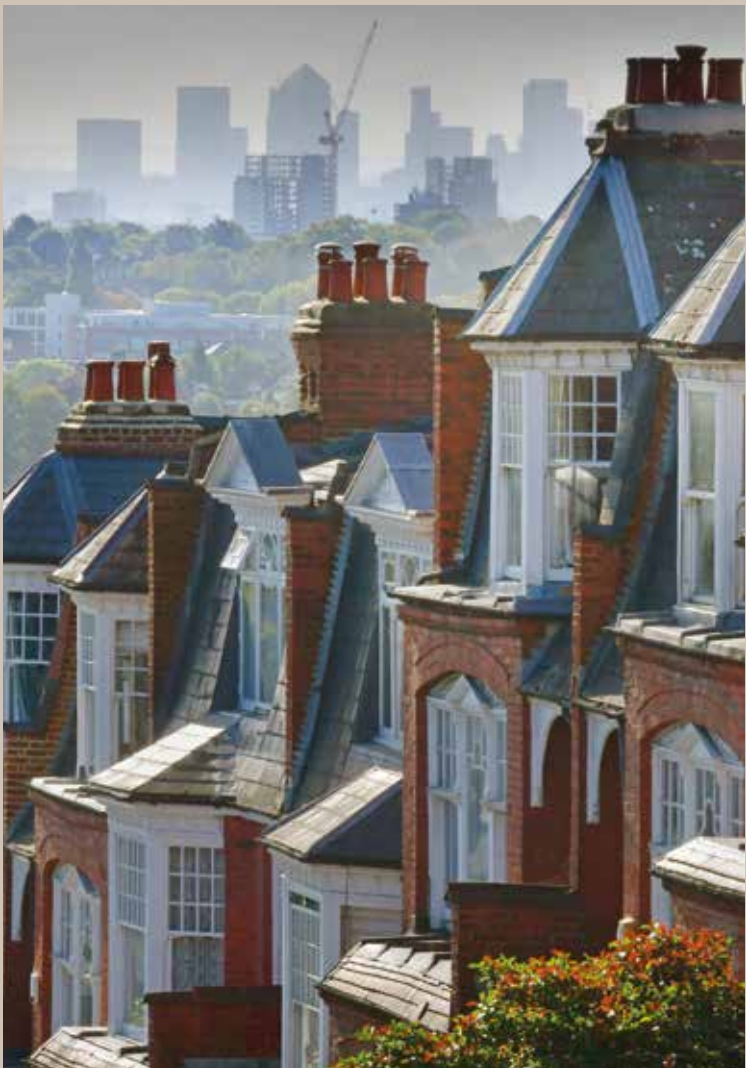
Located just 10 minutes' walk from Moselle Gardens, Hornsey is an up-and-coming Victorian suburb with shops, bars and restaurants for every taste. Florists and vintage stores, sit alongside an array of neighbourhood eateries, cosy coffee shops and great pubs in this popular local suburb.



MUSWELL HILL



A cosy enclave above the city, Muswell Hill is nestled between Highgate Woods and Alexandra Palace. Its village atmosphere is popular with families and informs every specialist store, independent book shop, local restaurant and craft beer pub.





CROUCH END

A leafy neighbourhood much-loved by families, artists and professionals. Independent restaurants and cafés abound, along with local festivals, an ArtHouse cinema, delicatessens, specialist food shops and galleries.



LOVE YOUR PARK

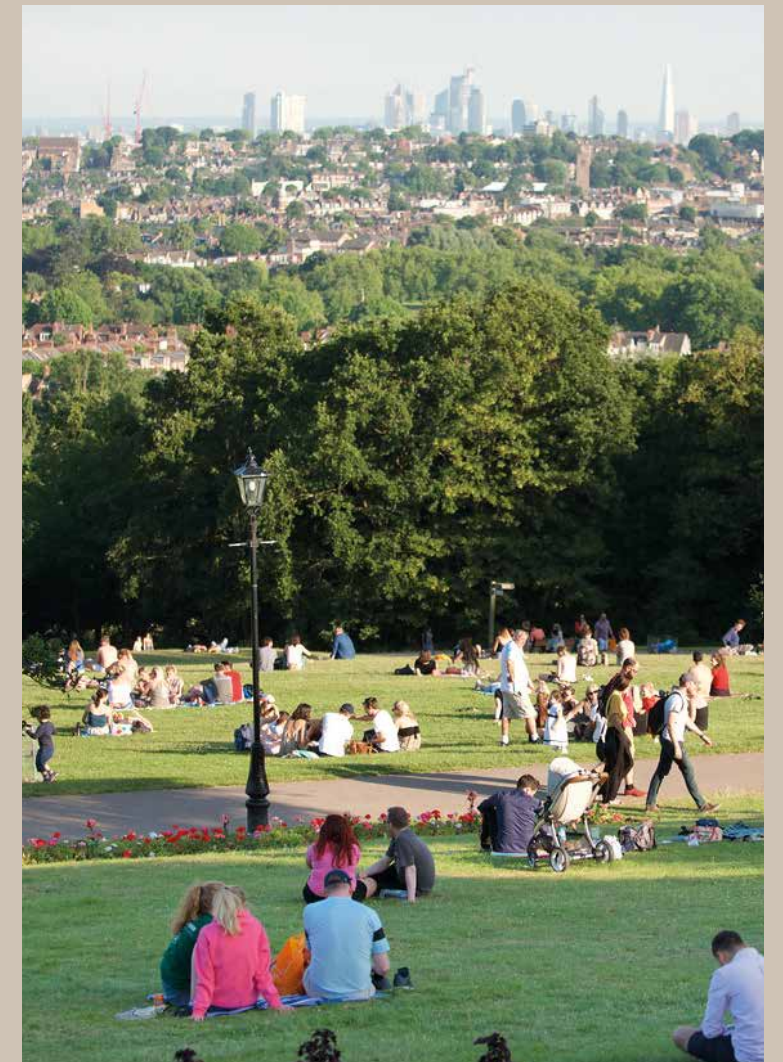
196 acres of parkland just ten minutes
away from Moseley Gardens.

ALEXANDRA PALACE



Surrounded by 196 acres of parkland, this historic palace with an extraordinary past offers expansive views over London. Home to famous firework displays, must-see concerts and fascinating events. The beloved 'Ally Pally' has delighted Londoners with first-rate leisure and entertainment for more than 150 years.

£26.7M RESTORATION



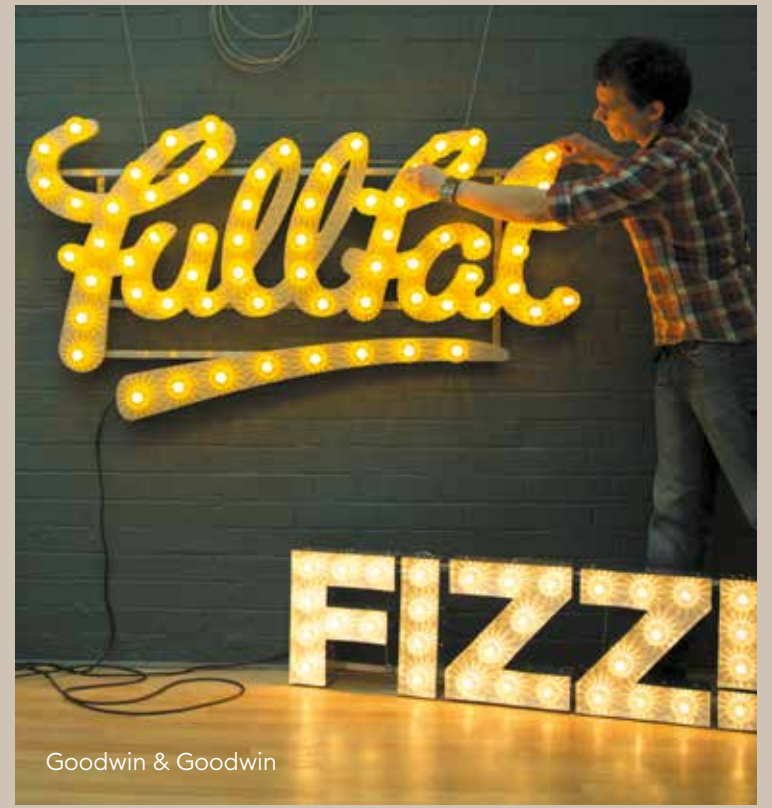


LOVE YOUR CREATIVITY

Working with St William, Projekt has transformed former industrial land into a centre for innovation and culture. Clarendon Yards is a meanwhile space which will offer 40,000 sq ft of maker spaces, workshops and studios for creative start-ups.

Some of the businesses currently at Clarendon Yards include art development charity Collage Arts and North London Strength & Conditioning (a CrossFit Gym). Creative sign-makers Goodwin & Goodwin and independent book distributors Turnaround Publisher Services.

With its carefully chosen range of bars, food outlets, fitness hubs and cultural spaces, Clarendon Yards builds a unique identity for the neighbourhood.



Goodwin & Goodwin



THE BERKELEY DIFFERENCE

We want to ensure that you are happy with every aspect of your new home, so we look after you at every stage with sound advice, attention to detail and continuous communication. From exchange of contracts, your dedicated Berkeley Customer Relations Team will help with any questions you may have.

AWARD-WINNING CUSTOMER SERVICE

From the day you reserve until the day you complete we'll update you regularly on progress. We're proud of our customer service level, recently receiving a Gold Award by Investor in Customers.

AWARD-WINNING

With a richly deserved reputation for quality, the Berkeley Group is proud to have won a number of prestigious awards including the UK's highest accolade for business success, the WhatHouse? Award and Housebuilder of the year.

10-YEAR WARRANTY

For your peace of mind, our homes benefit from a 10 year guarantee. This is complemented by a warranty from Berkeley for the first two years and a dedicated Customer Service Team on hand.

ATTENTION TO DETAIL

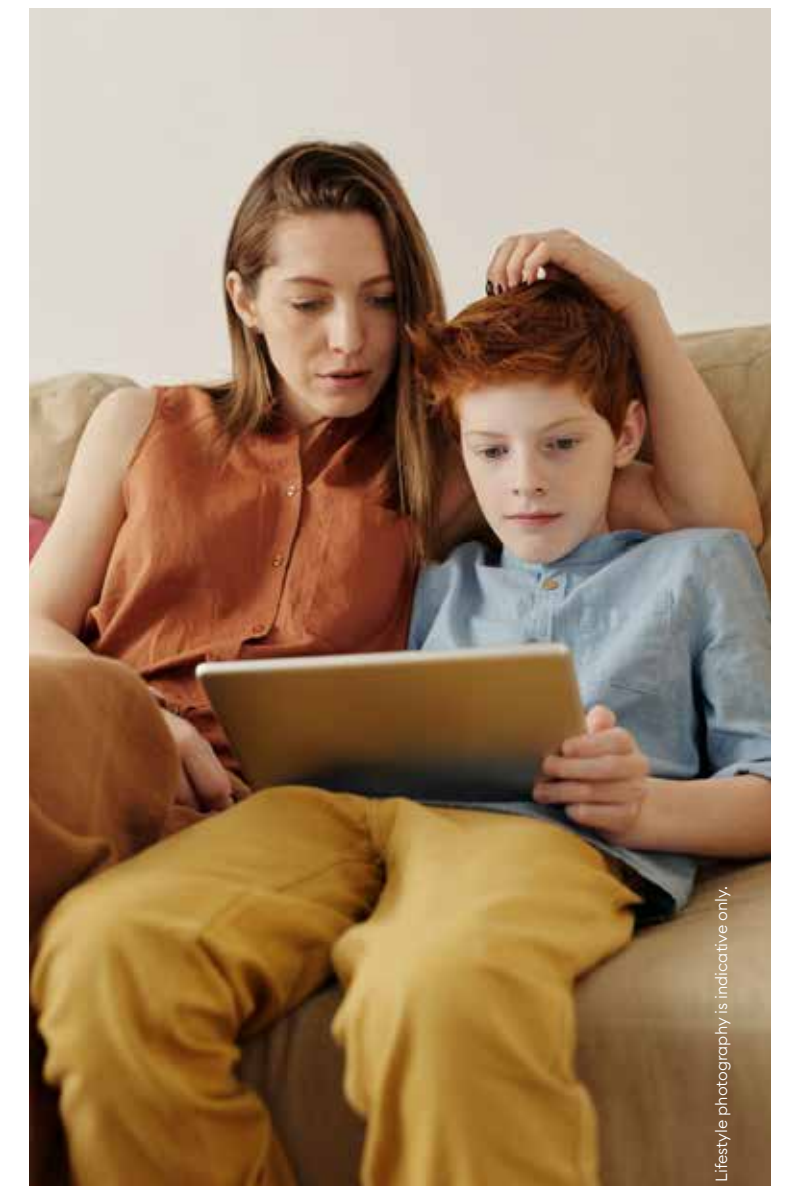
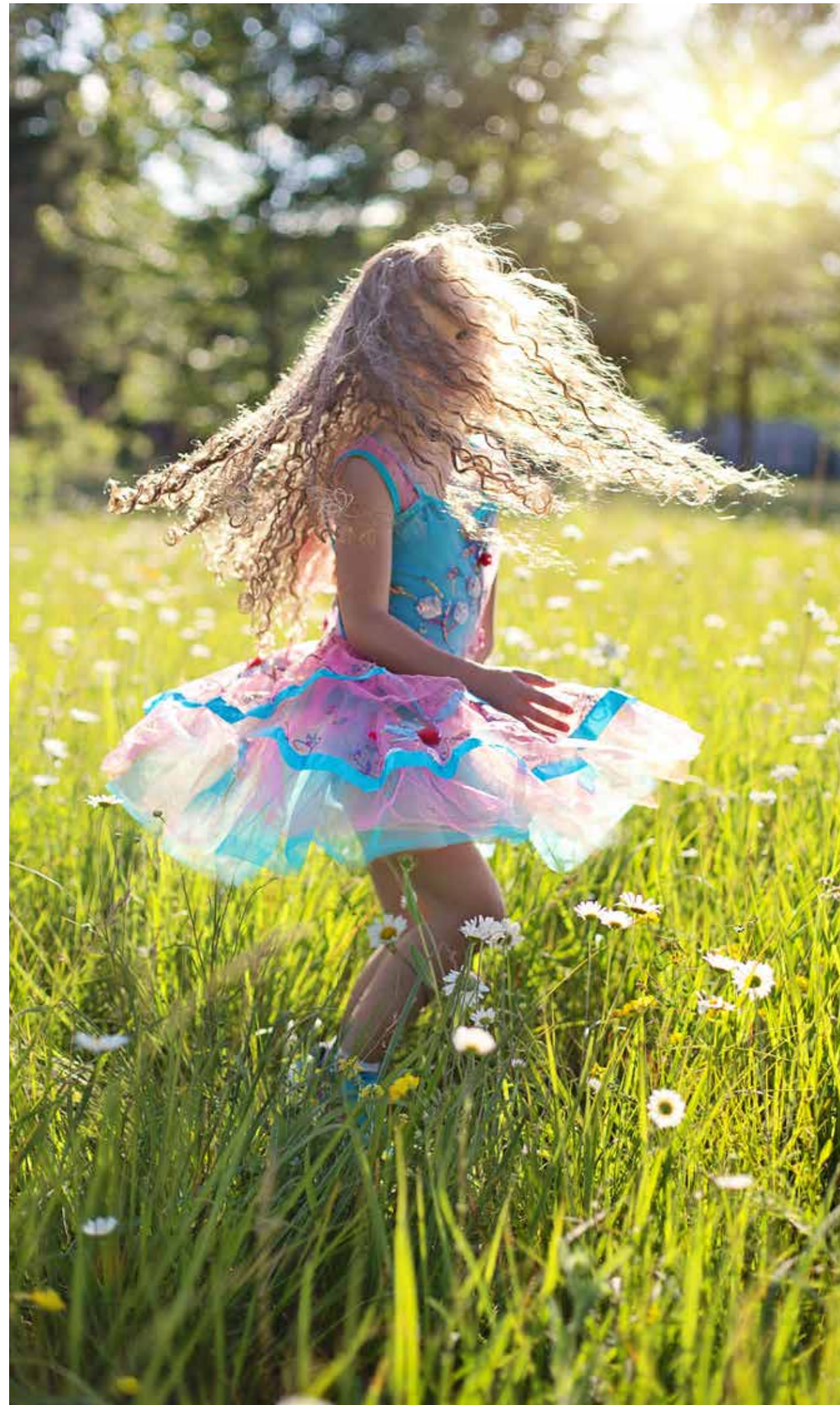
With 40 years of experience, our expertise shines through in everything we do. From bespoke mirrors in the bathrooms to selecting the style of the kitchen cabinets and handles, our attention to detail is where we make a difference

HIGH SPECIFICATION

Individually designed kitchens with high-quality appliances, and a carefully selected range of luxury choices and finishes allow you to personalise your home. Quality comes as standard in all our homes.

SUSTAINABILITY

Sustainability is high on any responsible builder's agenda. We promise to fully communicate the environmental features of our developments to all of our customers.



TRANSFORMING TOMORROW



At Berkeley Group our passion and purpose is to build quality homes, strengthen communities and improve people's lives. We are innovating, pushing boundaries and taking action to ensure we have a long-term, positive impact that is good for our customers, the communities we touch, our business and the world around us.

We transform underused sites into exceptional places and we're also transforming the way we work; embracing technology and raising standards, as we continue to deliver an outstanding customer experience and create high-quality homes that delight our customers.

Our Vision 2030 is our ten year plan which sets out how we will achieve this.

Photography of Hornsey Park



TRANSFORMING PLACES

Working with local people and partners we create welcoming and connected neighbourhoods where you can be proud to live.



TRANSFORMING LIFESTYLES

Taking action on climate change and giving you ways to live more sustainably. We're building efficient homes that use less energy over their lifetime, with sustainable travel choices on the doorstep.



TRANSFORMING NATURE

Creating beautiful places with habitats that help nature to thrive, meaning that every site is left with more nature than when we began.



TRANSFORMING FUTURES

Helping people to reach their potential through apprenticeships and training, and programmes supported by the Berkeley Foundation.



Please scan this QR code for more information on how we are TRANSFORMING TOMORROW

DESIGNED FOR LIFE

DESIGNED FOR LIFE

At Berkeley, we are committed to creating great places where people love to live, work and relax. Where the homes are light-filled, adaptable and finished to very high standards. Where carefully planned public areas enhance well-being and quality of life for residents and visitors. Where people feel a sense of community.

CUSTOMERS DRIVE ALL OUR DECISIONS

We achieve that by putting our customers at the heart of everything we do. First, we strive to understand what our customers want and need – well-built homes, in a pleasant and safe neighbourhood, with plenty of amenities and good transport connections. Then we apply that understanding to all our planning and design decisions.

And for every new development, we challenge ourselves to go further, to improve and innovate, ensuring we satisfy the real needs of our customers in inspiring and sustainable ways.

CHOICE AND DIVERSITY

No two Berkeley customers are the same, so we aim to offer a wide choice of property location, size and type. From central London to major towns and cities; from market towns to rural villages, countryside to the coast – we build in locations our customers love. And whatever home you are looking for, whether that's a city penthouse, a modern studio apartment or traditional family home, you will find the perfect fit for your lifestyle.

QUALITY FIRST TO LAST

Quality is the defining characteristic of Berkeley developments, right down to the very last detail. We choose our locations, style of homes, construction practices, materials and specifications with great care. When you buy a new home from Berkeley you can be safe in the knowledge that it is built to high standards of design and quality, has low environmental impact and that you will receive a professional, efficient and helpful service from us. For extra peace of mind, all new properties come with a 10-year build warranty.

GREEN LIVING

For Berkeley, sustainability isn't simply the latest buzzword. We are committed to creating a better environment within our developments and in the areas that surround them. That's why we build on brownfield sites whenever we can, bringing new life to disused and unloved spaces. We take care to protect the natural environment and enhance biodiversity. All our homes are designed to reduce water and energy consumption, and to enable residents to recycle waste.

COMMITMENT TO THE FUTURE

When we plan a development, we take a long-term view of how the community we create can thrive in years to come. Our aim is to permanently enhance the neighbourhoods in which they are located, through intelligent design, quality landscaping, sympathetic architecture or restoration, and high standards of sustainability. We don't just build for today; we build for the future too.



THIS IS HOW WE ARE ENSURING SUSTAINABILITY AT CLARENDON



Computer generated image of café

PEOPLE, PLANET, PROSPERITY

Sustainability is fundamental to Berkeley's ethos. In simple terms, we want to ensure the long-term health, well-being and prosperity of people and the planet. There are a range of ways we are managing and minimising the environmental impact of our operations and delivery of homes and communities. These are the initiatives we have implemented at Clarendon.

NATURE AND BIODIVERSITY

Parkland, trees, flowers, green roofs, ponds, hedges, gardens – these are the fundamentals of a thriving natural environment that can be enjoyed by everyone. They are all part of our commitment to achieve a net biodiversity gain on our developments. At Clarendon we will transform a brownfield site (historically used for industrial purposes) into a brand new destination which features over 2.5 acres and 41% of open space including a one acre community park, public square, courtyards, pocket parks, playspace and pedestrian routes. We have worked with our landscape architects to introduce green spaces with extensive landscaping creating 71% net-biodiversity with around 250 trees in total, 8 new tree species including a new apple and pear community orchard. Green and brown roofs also form part of the strategy to support local wildlife and boost biodiversity.

WASTE AND RECYCLING

We actively encourage all residents to reduce their waste wherever possible. We provide integrated recycling bins within kitchen units to make it easier to separate and recycle different types of waste.

WATER EFFICIENCY

Our homes are designed to high water efficiency standards and are fitted with dual flush WCs, and low-flow taps and showerheads which use less water without compromising convenience and comfort. Rainwater harvesting is also in place for the wider development, with water captured during periods of rainfall, stored underground and then used to irrigate landscaped areas.

ENERGY EFFICIENCY

Efficient use of electricity and gas helps lower fuel bills and reduces carbon emissions. Our homes have been designed to use less energy than a standard home. They have enhanced levels of thermal insulation and air-tightness, and have been fitted with Mechanical Extract Ventilation (MEV). Each home has a smart energy meter, so residents can monitor usage, whilst all lighting is low energy and kitchen appliances are energy efficient.

NOISE REDUCTION

We can't eliminate noise, but we do consider the impact of noise in the design of our homes. We consider external noise, such as from nearby roads, and internal noise including the transfer between rooms and floors. We consider room layout and incorporate insulation to create a quieter environment wherever possible.

CLEAN AIR

It is hard to avoid polluted air, particularly in our cities. Throughout Clarendon we have planted trees, shrubs and flower beds to help create a cleaner air environment. Within our homes we provide mechanical ventilation to extract moist air, whilst the paints and adhesives used have low levels of volatile organic compounds (VOCs) to ensure a healthy indoor environment.

SUSTAINABLE TRANSPORT

We provide secure cycle parking and electric car charging infrastructure and 3,000 secure cycle spaces to encourage the use of sustainable methods of transport. Extensive walking and cycling routes through the site also ensure easy access to bus, tube and rail links. A car club is available to residents.

COMMUNITY & STEWARDSHIP

We want to ensure that Clarendon develops into a thriving community, where people get to know their neighbours and enjoy a great quality of life. The development will have key amenities and places to meet, including communal gardens, an open plaza, children's play spaces, a brand new supermarket, and over 125,000 sq ft of commercial and community space. Clarendon will also have a community plan, and we will support the development of a resident led community committee and provide funding to run clubs and events aimed at bringing people together.

Maintaining our communal open spaces and facilities in perpetuity is an important benefit to the whole community. We work with the Estate Management Team and residents to ensure the development remains in pristine condition.

FUTURE-PROOF DESIGN

From the early stages of design, we assess how our homes will stand up to the future effects of climate change, such as how they will be affected by higher summer temperatures, periods of drought, or more extreme rainfall. We are constantly researching how we can ensure our homes and developments are more resilient to these extremes to understand what new innovative technologies we should use in our future designs. Adaptation features at Clarendon include green and brown roofs, rainwater harvesting and sustainable urban drainage.



Proud to be a member of the Berkeley Group of Companies



MYHOME PLUS

MyHome Plus is a new online service that is designed to help you manage key aspects of your new home at any time from anywhere around the world.

Providing you with a step-by-step guide to the buying process from reservation through to completion, moving in and warranty. At each milestone, the buying process section advises on the next steps so that you can be absolutely clear on your current position and what to expect next.

Sign in by visiting:
berkeleygroup.co.uk/my-home/sign-in

01

FILING CABINET

In the filing cabinet section you can access documentation relating to your new home immediately at your own convenience.



02

MEET THE TEAM

This section provides an introduction to the team that will be working with you throughout your journey and details their individual roles. You can email any member of the team directly via this section.



03

OPTIONS AND CHOICES SELECTION

We are able to offer some choices on certain internal finishes of your new home. Whether this option is available to you will depend on what stage of construction the property has reached at the time of you making your reservation. See the next steps section for further detail on this.

04

CONSTRUCTION PROGRESS

Under this section, regular updates on the construction of your new property will be provided, keeping you up to date on the progress on site and the local area. Your Customer Service Manager will issue regular newsletters and photographs to this section throughout your journey.

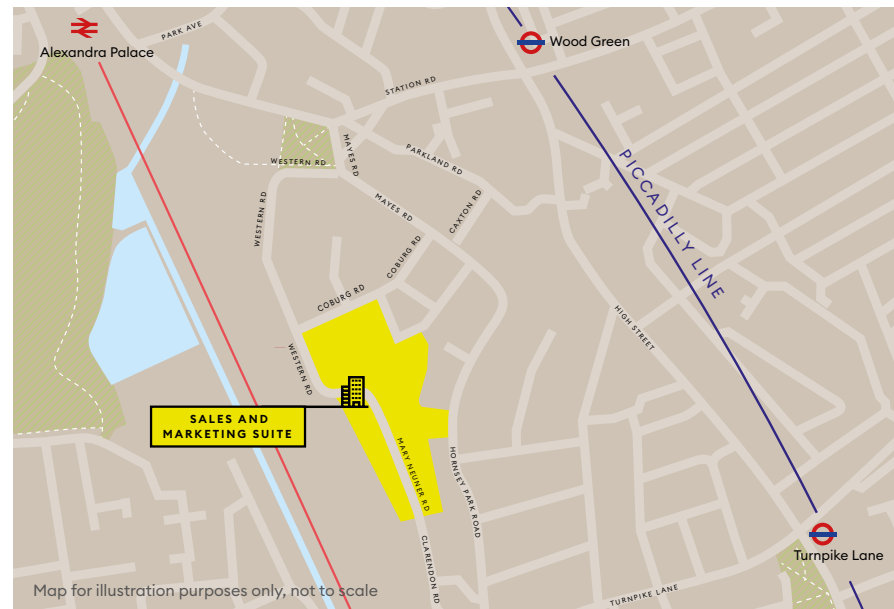
NEXT STEPS

- 01 Your Sales Consultant will send you a link that you will need to activate to access MyHome Plus. The link will require you to set a password for access.
- 02 Customer Service will then be in touch to invite you in to our Show Apartment to view the interior selections available for the internal finishes that you have an option to select. If you cannot make it to the appointment, the options can be discussed over the telephone and selected via MyHome Plus. Customer Service will need to receive your choices selection by the deadline date, which will be given in advance.

CLARENDON SALES & MARKETING SUITE

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The information in this document is indicative and is intended to act as a guide only as to the finished product. Accordingly, due to St William policy of continuous improvement, the finished product may vary from the information provided. These particulars should not be relied upon as statements of fact or representations and applicants must satisfy themselves by inspection or otherwise as to their correctness. 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. Moselle Gardens is a marketing name and will not necessarily form part of the approved postal address. Applicants are advised to contact St William to ascertain the availability of any particular property. A number of choices and options are available to personalise your home. Choices and options are subject to timeframes, availability and change. Computer generated images of Clarendon are indicative only. Maps are for illustration purposes only and not to scale. Travel times taken from Google.co.uk/maps, tfl.gov.uk and nationalrail.co.uk. W257/CA23/0922



Computer generated image of private roof terrace with play area

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