

CLARENDON
LONDON N8

MOSELLE GARDENS

LONDON



CANARY WHARF

THE CITY

MOORGATE

KING'S CROSS

FINSBURY PARK

CROUCH END

MOSELLE GARDENS

HORNSEY

MUSWELL HILL

TURNPIKE LANE
(Piccadilly Line)

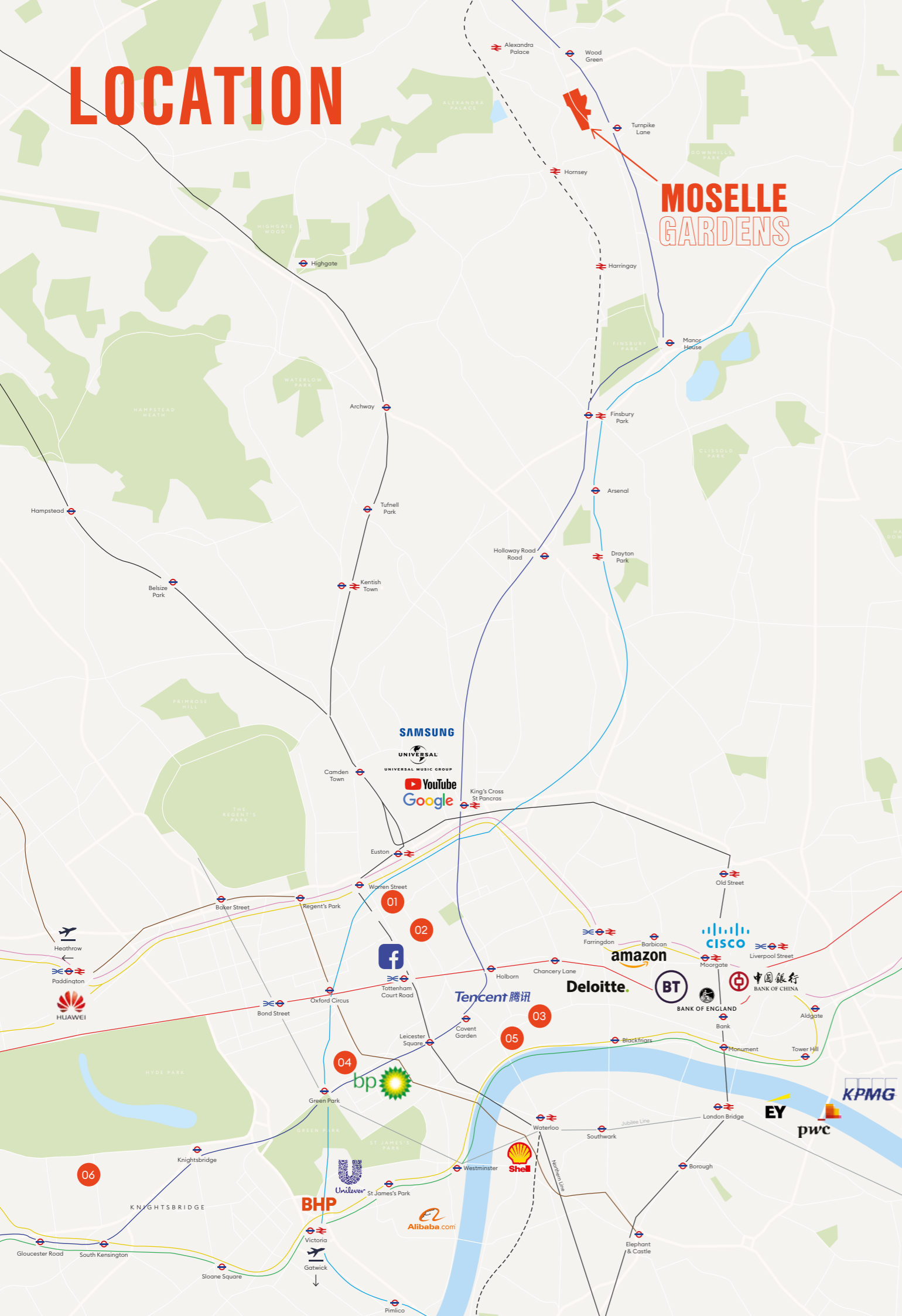
ALEXANDRA PARK

ALEXANDRA PALACE

WOOD GREEN
(Piccadilly Line)

ALEXANDRA PALACE

LOCATION



COMPANIES

	KM	MIN
BHP	15.6 km	28 mins
KPMG	15 km	47 mins
BP PLC	13.5 km	28 mins
SHELL CENTRE	12.9 km	35 mins
ALIBABA UK	15.1 km	39 mins
TENCENT GROUP UK	12.8 km	29 mins
FACEBOOK	10.5 km	28 mins
HUAWEI	12.8 km	39 mins
YOUTUBE	9.6 km	19 mins
GOOGLE UK	9.1 km	20 mins
UNIVERSAL MUSIC	9.1 km	20 mins
SAMSUNG UK	9 km	25 mins
AMAZON UK	11.1 km	27 mins
DELOITTE	11.1 km	28 mins
UNILEVER WORLD HQ	12 km	38 mins
BT CENTRE	10.9 km	32 mins
CISCO	10.9 km	29 mins
BANK OF CHINA	10.6 km	32 mins
BANK OF ENGLAND	10.9 km	31 mins
ERNST & YOUNG	13.7 km	38 mins
PWC	13.7 km	38 mins

UNIVERSITIES

	KM	MIN
01 University College London	10.4 km	21 mins
02 School of Oriental and African Studies	10.5 km	23 mins
03 London School of Economics	11.4 km	28 mins
04 Royal Academy of Arts	12.9 km	29 mins
05 King's College London	12.6 km	26 mins
06 Imperial College London	15.3 km	38 mins

ALEXANDRA PALACE

4 MINS 

KING'S CROSS ST PANCRAS

14 MINS 

BOND STREET

23 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 Wood Green station. Car journey distances from N8 QES

CONNECTIONS

9.1 KM

UNIVERSAL
UNIVERSAL MUSIC GROUP

9.1 KM

9.6 KM

amazon

11.1 KM

Unilever

11.9 KM

中國銀行
BANK OF CHINA

10.6 KM

Tencent 腾讯

12.8 KM

CISCO

10.9 KM

Map for illustration purposes only, not to scale. Travel times are from google.co.uk/maps and tfl.gov.uk and are indicative only. Car journey distances from N8 0ES

CONNECTIONS

Google
20 MINS

UNIVERSAL
UNIVERSAL MUSIC GROUP
20 MINS

YouTube
19 MINS

MOSELLE GARDENS

amazon
27 MINS

Unilever
38 MINS

中國銀行
BANK OF CHINA
32 MINS

Tencent 腾讯
29 MINS

CISCO
29 MINS

Map for illustration purposes only, not to scale. Travel times are from google.co.uk/maps and tf.gov.uk and are indicative only. Tube timings from Wood Green station.

UNIVERSITIES

UCL
10.4 KM

SOAS
University of London
10.5 KM

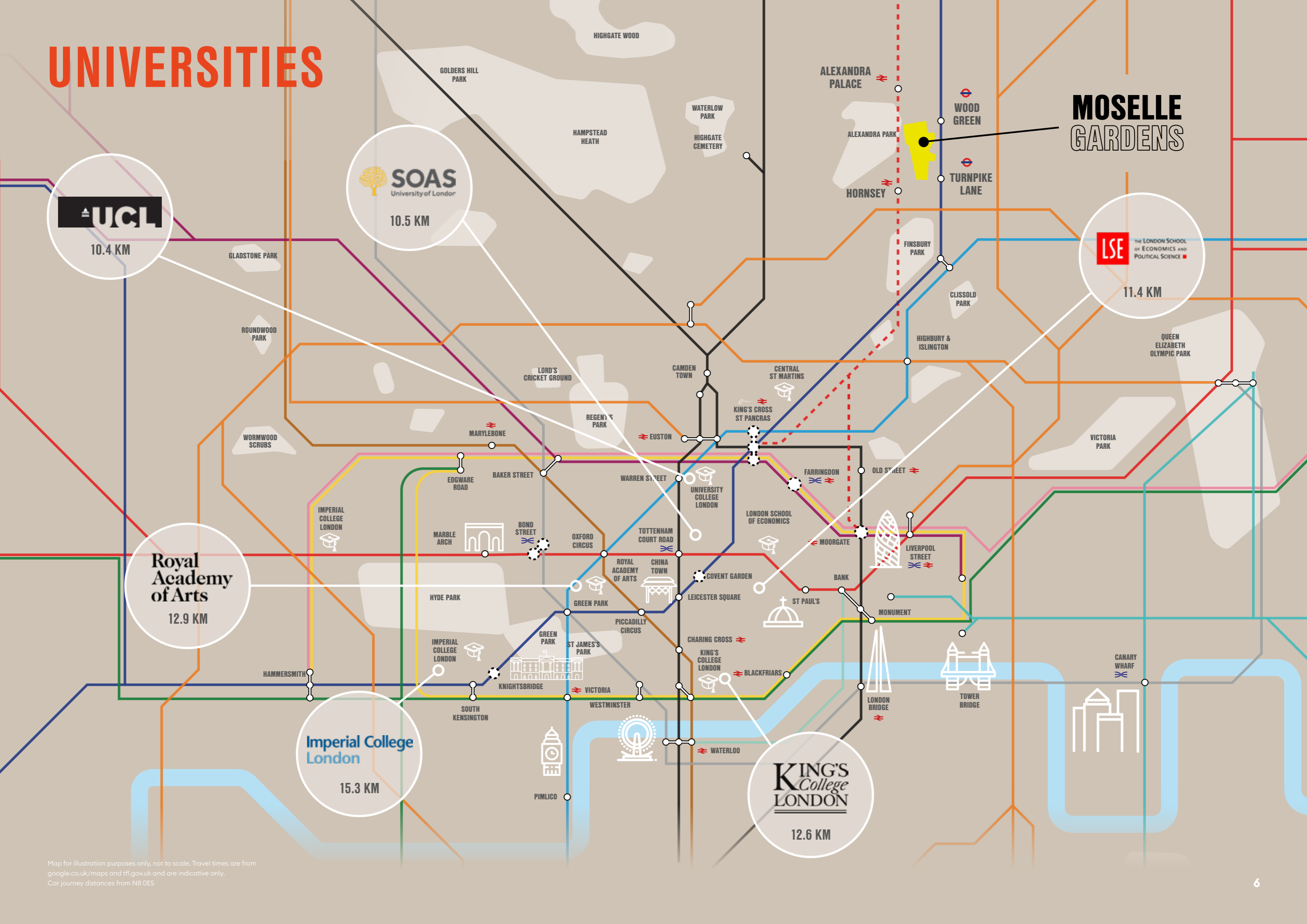
LSE
The London School of Economics and Political Science
11.4 KM

Royal Academy of Arts
12.9 KM

Imperial College London
15.3 KM

KING'S College LONDON
12.6 KM

MOSELLE GARDENS



Map for illustration purposes only, not to scale. Travel times are from google.co.uk/maps and tfl.gov.uk and are indicative only. Car journey distances from N8 0ES

UNIVERSITIES

UCL
21 MINS

SOAS
University of London
23 MINS

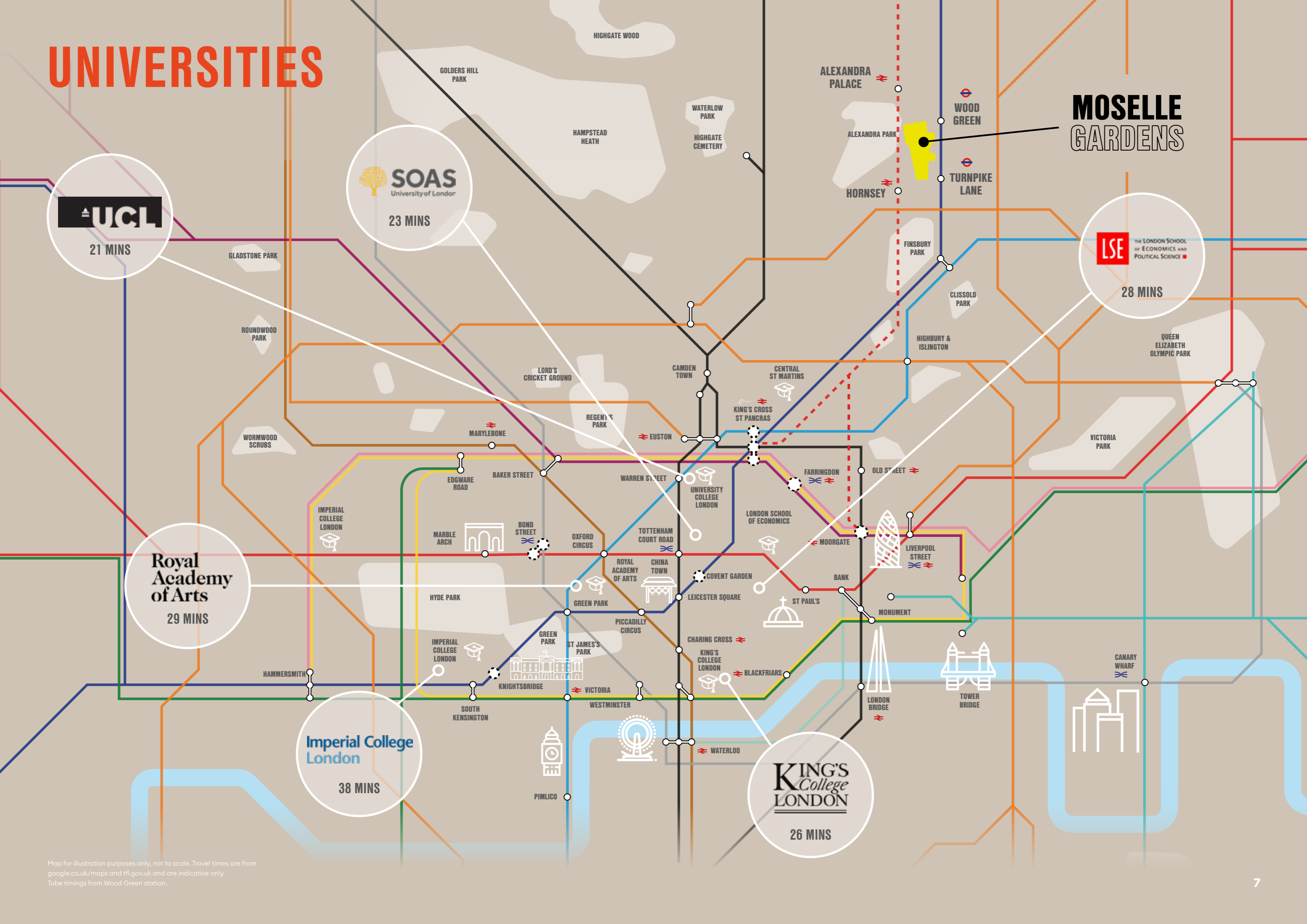
LSE
The London School of Economics and Political Science
28 MINS

Royal Academy of Arts
29 MINS

Imperial College London
38 MINS

KING'S College LONDON
26 MINS

MOSELLE GARDENS



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 Wood Green station.

DEVELOPMENT SNAPSHOT



OVER 700 HOMES
SOLD TO DATE SINCE
LAUNCHING IN 2018



125,000 SQ FT OF
COMMERCIAL SPACE
INCLUDING NEW
CO-OP GROCERY STORE,
COMMUNITY CENTRE &
WATERSIDE CAFE



NEW LANDSCAPED
WALKWAYS, CENTRAL
COURTYARD & PRIVATE
ROOF GARDENS



STRONG RENTAL
YIELD ESTIMATED
4.2% - 4.8%



NEW PHASE -
MOSELLE GARDENS
288 HOMES PRICES



ZONE 3
4 KEY STATIONS



12 ACRE NEW CITY
VILLAGE & NEW ONE
ACRE PARK



PARK CLUB RESIDENTS'
FACILITIES IN
MOSELLE GARDENS

CLARENDON MASTERPLAN

▶ Walk to Wood Green

▶ Walk to Alexandra Palace

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.

02 CHAPMAN HOUSE

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

03 DOVECOTE HOUSE

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

04 AZURE MANSIONS

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

05 HORNSEY PARK PLACE

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

06 LAMBERT MANSIONS

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

07 BEELEY MANSIONS

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

08 ELBERTA MANSIONS

A collection of 11 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.

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.

PHASE 3 - MOSELLE GARDENS

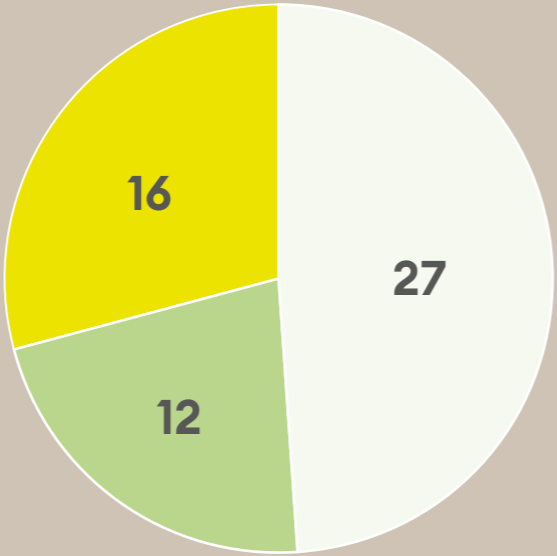
288 APARTMENTS OVERVIEW

AZURE MANSIONS BLOCK D3

LATEST RELEASE

- Suites (426 - 428 sq ft)
- 1 Bed (540 - 623 sq ft)
- 2 Bed (686 - 862 sq ft)

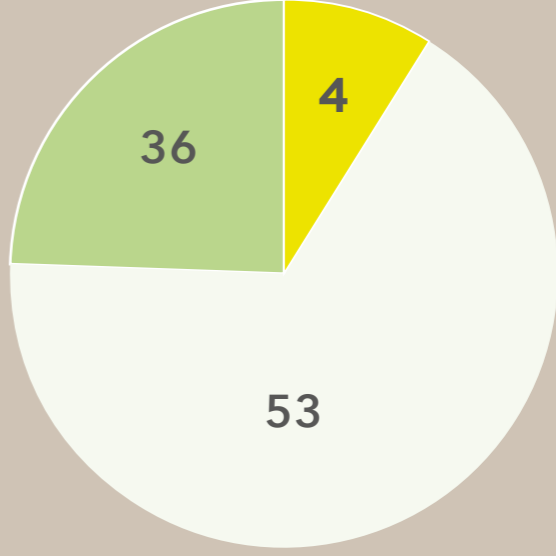
TOTAL: 55



CAVENDISH HOUSE E1

- Suites (443 sqft)
- 1 Bed (538 - 631 sq ft)
- 2 Bed (677 - 830 sq ft)

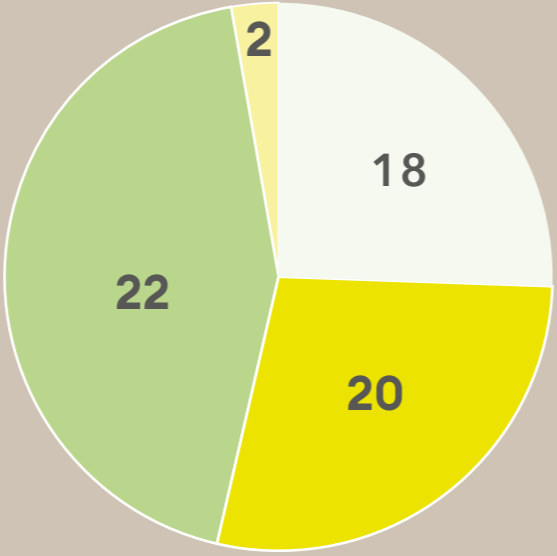
TOTAL: 93



CHAPMAN HOUSE E2

- Suites (428 - 443 sq ft)
- 1 Bed (529 - 690 sq ft)
- 2 Bed (678 - 772 sq ft)
- 3 Bed (1012 sq ft)

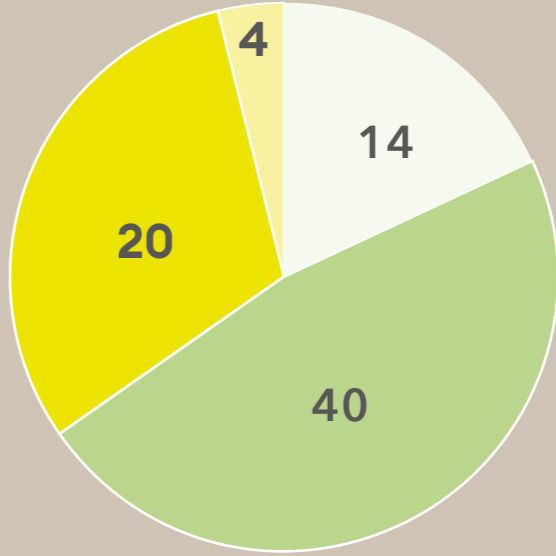
TOTAL: 62



DOVECOTE HOUSE E3

- Suites (421 sq ft)
- 1 Bed (529 - 690 sq ft)
- 2 Bed (675 - 794sq ft)
- 3 Bed (1019 sq ft)

TOTAL: 78



MOSELLE GARDENS

HORNSEY PARK

MOSELLE WALK

AZURE MANSIONS

14.07M

11.8M

4.18M

5.54M

34M

34M

5.03M

3.79M

4.66M

EDUCATION



**LESS THAN 30 MINUTES
FROM A WORLD CLASS
EDUCATION**



HIGHER EDUCATION



From Wood Green
Underground Station

University
College London
21 mins

School of Oriental
and African Studies
23 mins

King's College
London
26 mins

London School
of Economics and
Political Science
28 mins

Royal Academy
of Arts
29 mins

Imperial College
London
38 mins



SECONDARY EDUCATION



Walking from
Moselle Gardens

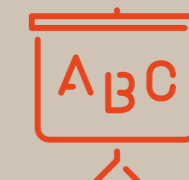
Heartlands
High School
Ofsted - Good
11 mins

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

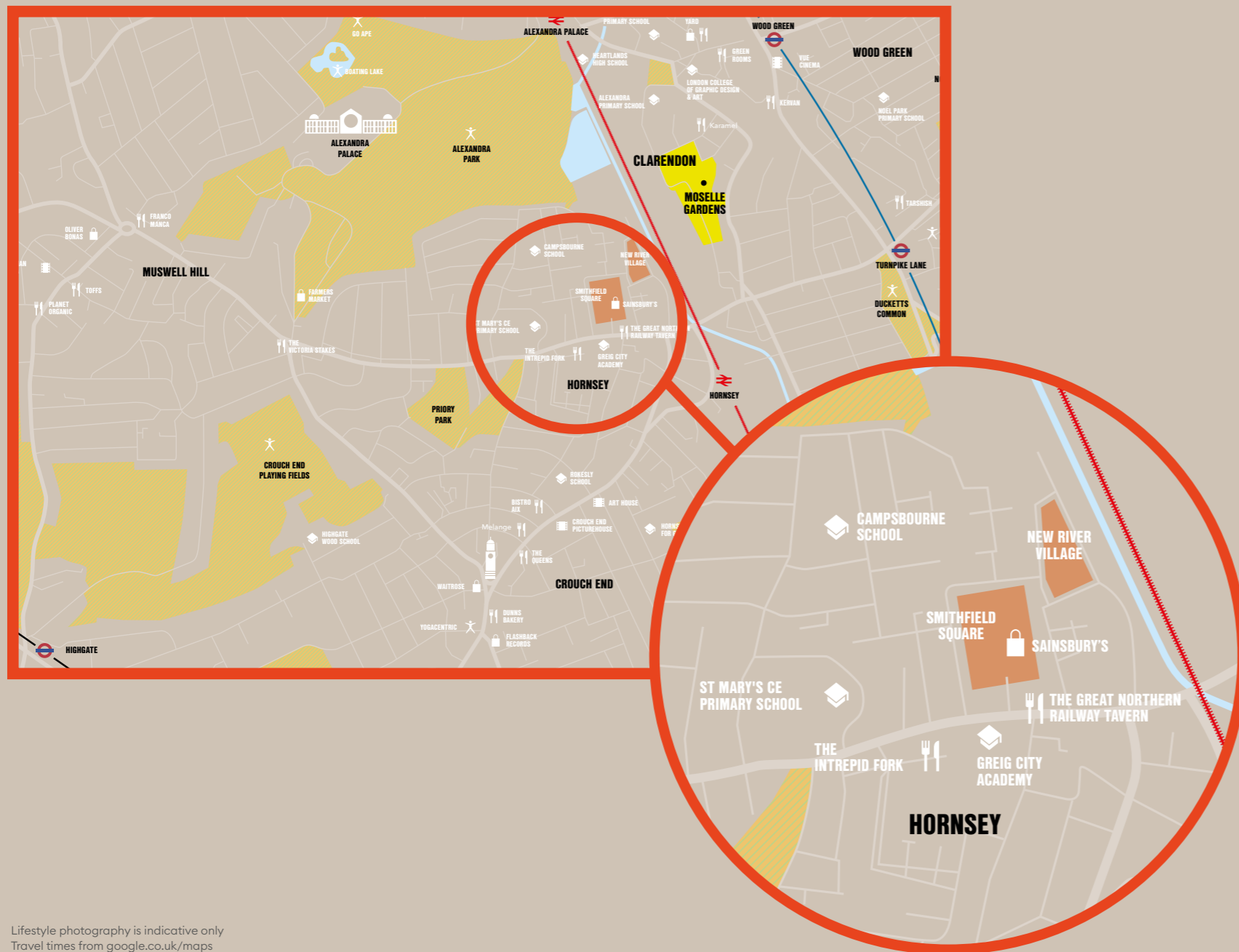
North Harringay
Primary School
Ofsted - Good
14 mins

Campsbourne
Infant School
Ofsted - Good
15 mins

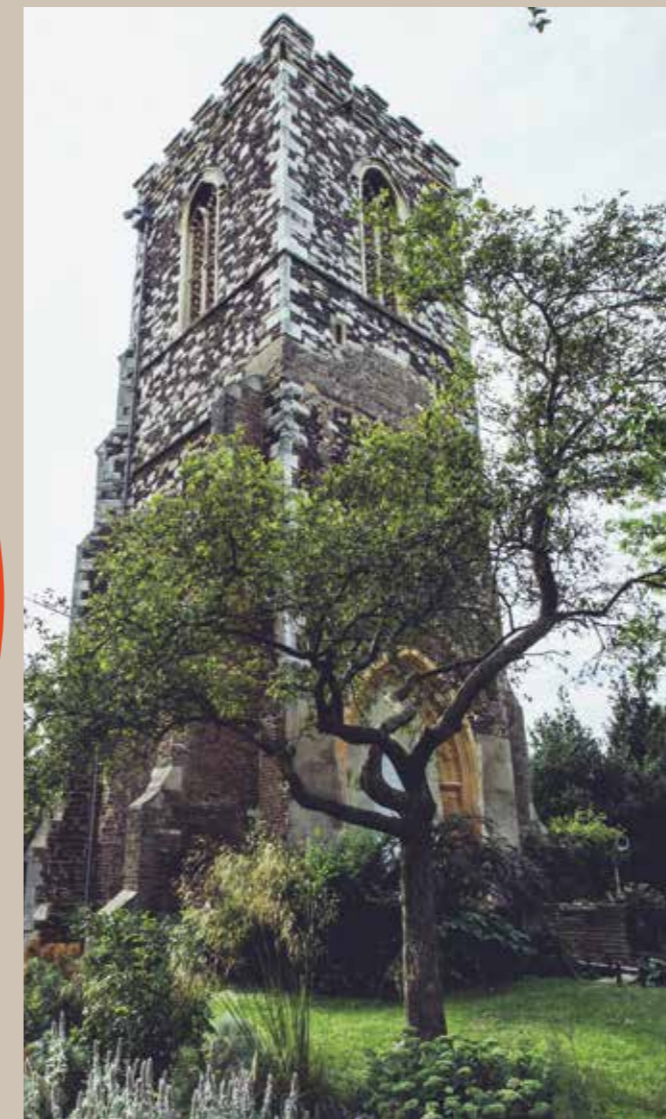
Trinity Primary
Academy
Ofsted - Outstanding
16 mins

HORNSEY

Located just 12 minutes walk from Moselle Gardens, Hornsey is an up-and coming High Street with shops, bars and restaurants for every taste.

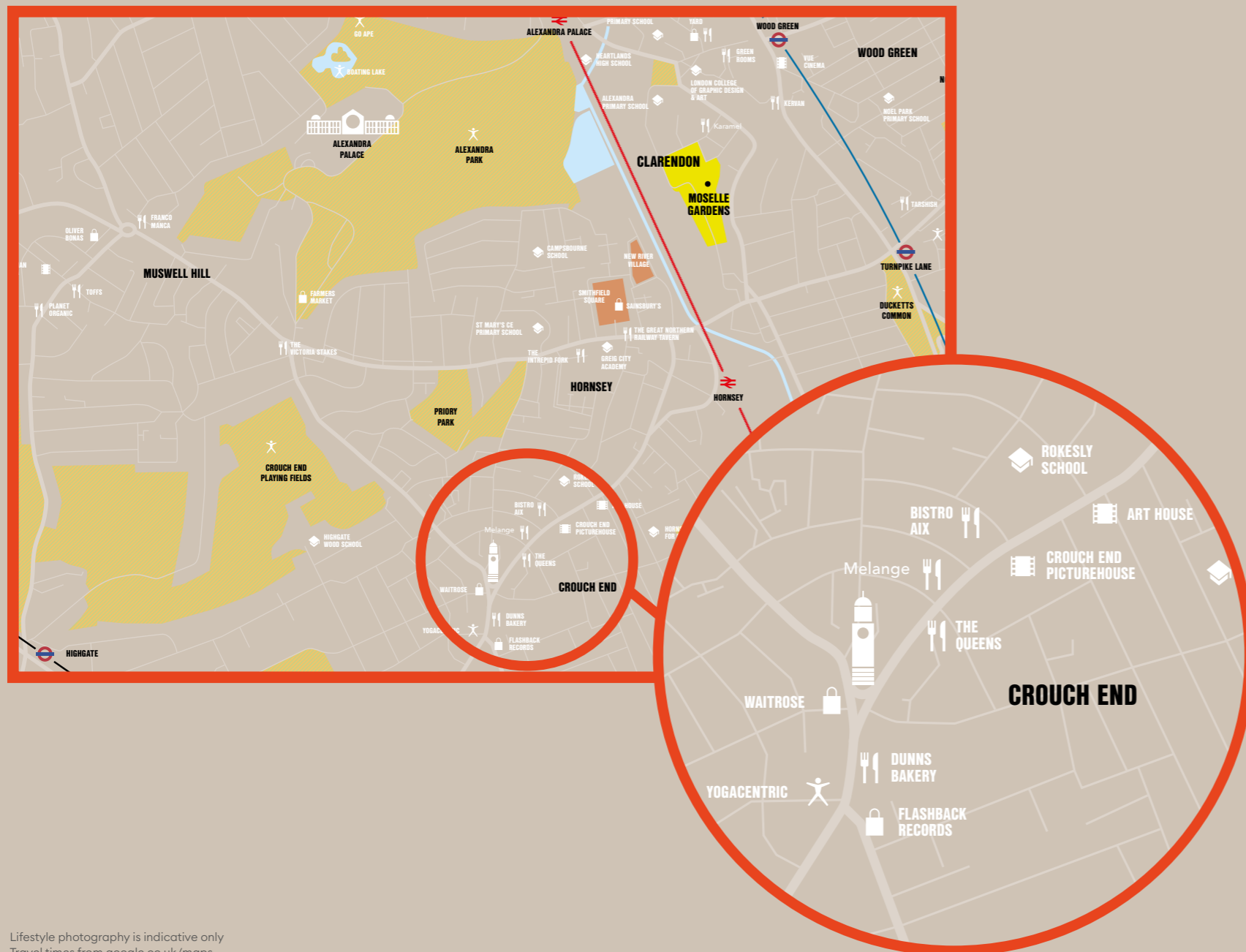


Lifestyle photography is indicative only
Travel times from google.co.uk/maps



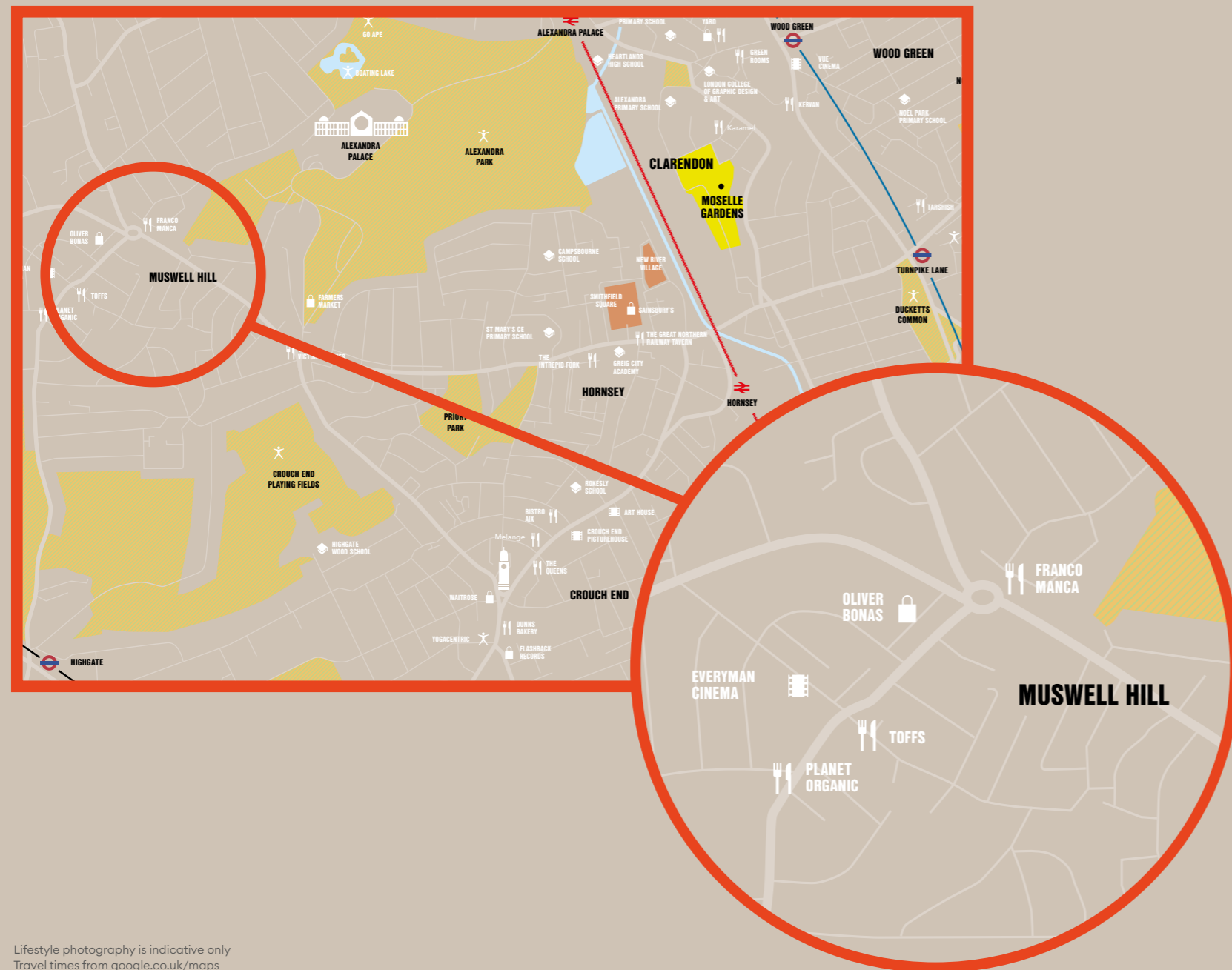
CROUCH END

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 (Waitrose) and galleries.



MUSWELL HILL

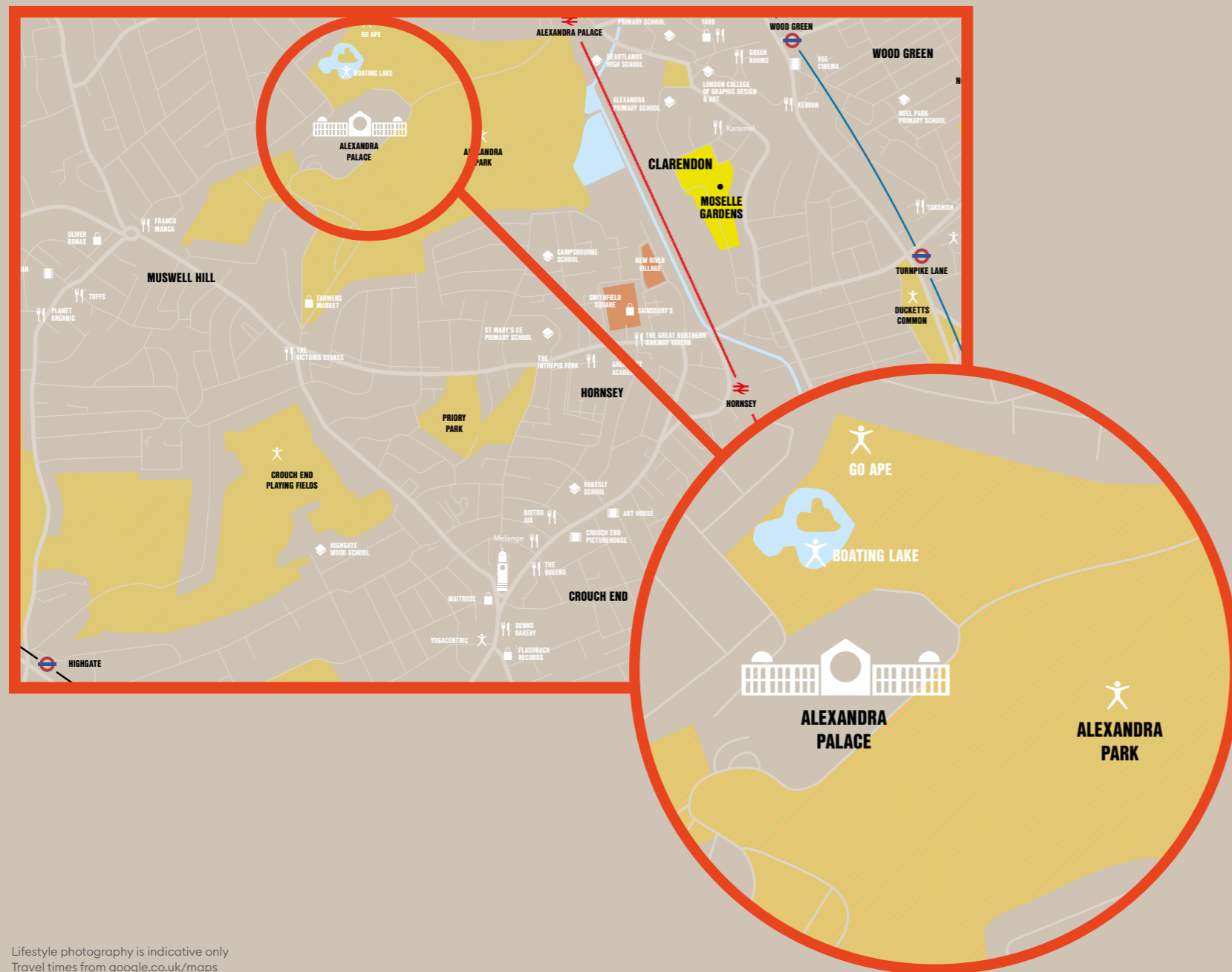
Muswell Hill has plenty of green spaces perfect for a quiet stroll and spectacular views towards the City. Nestled between Highgate Woods and Alexandra Palace its village atmosphere is popular with families and informs every specialist store, independent book shop, local restaurant and craft beer pub.



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.



NEIGHBOURING 196 ACRES OF PARKLAND



Computer-generated image, indicative only and subject to change

KING'S CROSS

14 MINUTES AWAY
EMPLOYMENT
HUB



Open Space



Retail



Employment
Opportunities



Food



Offices



New Tech
Destinations

CITY OF LONDON

18 MINUTES AWAY
TECH
& FINANCE



Google



4,500
EMPLOYEES

facebook

6,000
EMPLOYEES



Employment
Opportunities



Food



Offices



New Tech
Destinations

Bloomberg



Imperial College
London

UNIVERSITY
OF LONDON

£1 BILLION HARINGEY REGENERATION



CHOCOLATE FACTORY

Mixed use development comprising 10,657 sq.m (GIA) of commercial floorspace and 230 homes including commercial car parking, public realm works and access.

ICELAND DEVELOPMENT

Providing 160 residential homes, a medical centre, four retail spaces, and a flexible retail / office spaces.

CAXTON ROAD

Planning granted on 75 new homes.

HIGH ROAD WEST SCHEME

197 homes (with 40% affordable housing), a 134-key hotel, retail and restaurant units and workspace for local.

TOTTENHAM HALE

Regeneration will deliver 5,000 new homes.

THE RISE OF WOOD GREEN

OUR VISION IS THAT “WOOD GREEN WILL BE NORTH LONDON’S MOST PROSPEROUS AND LIVEABLE TOWN CENTRE. IT WILL BE A FOCUS FOR OPPORTUNITY AND GROWTH WHERE PEOPLE COME TOGETHER, EXCHANGE IDEAS AND CREATE. WOOD GREEN WILL COMBINE A WIDE RANGE OF PRODUCTIVE BUSINESSES WITH OUTSTANDING PLACES FOR PEOPLE TO SHOP AND SOCIALISE.”

HARINGEY COUNCIL



6,400
NEW HOMES



A BIGGER METROPOLITAN
TOWN CENTRE DELIVERING
4,000 NEW JOBS



ULTRA FAST BROADBAND
WITH AN AVERAGE SPEED
OF 74 MBPS

JLL, January 2022



INVEST IN SOCIAL
AND COMMUNITY
INFRASTRUCTURE



A GOOD
PLACE TO LIVE

91% OF RESIDENTS ARE
SATISFIED LIVING HERE

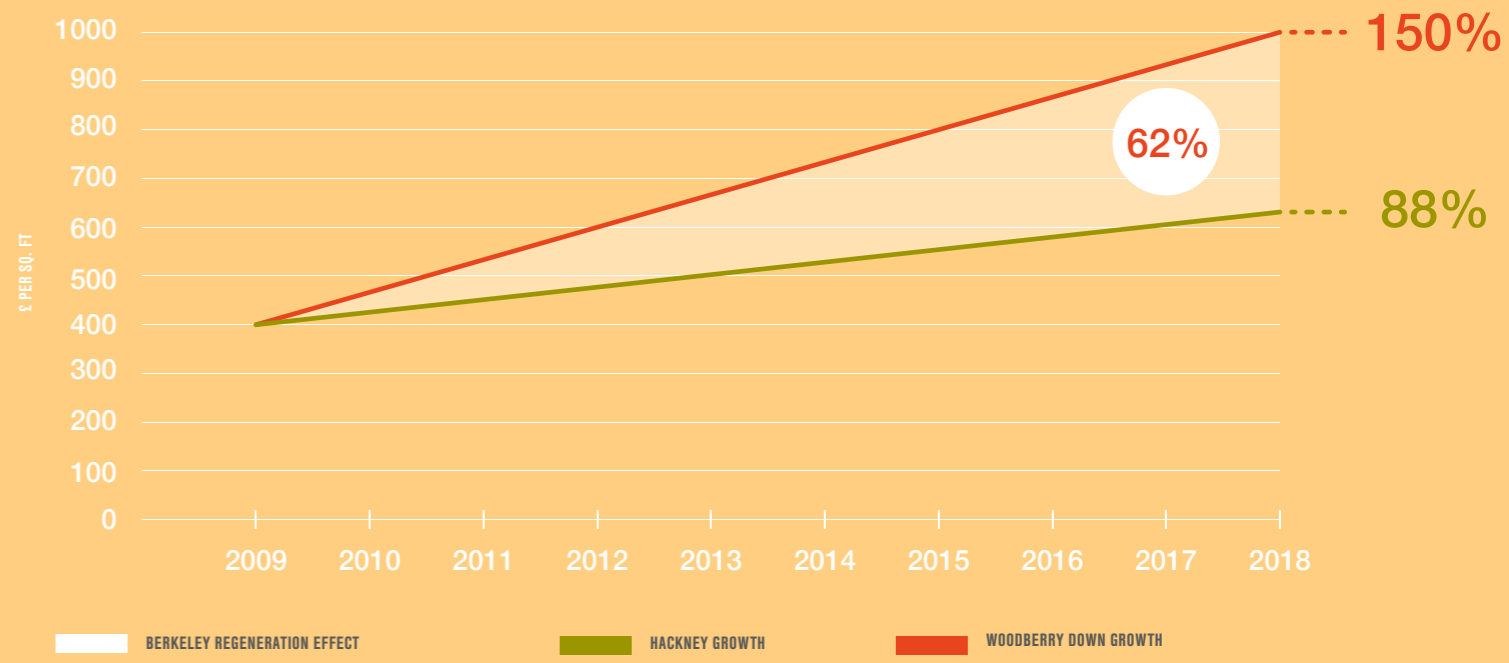
JLL, January 2022



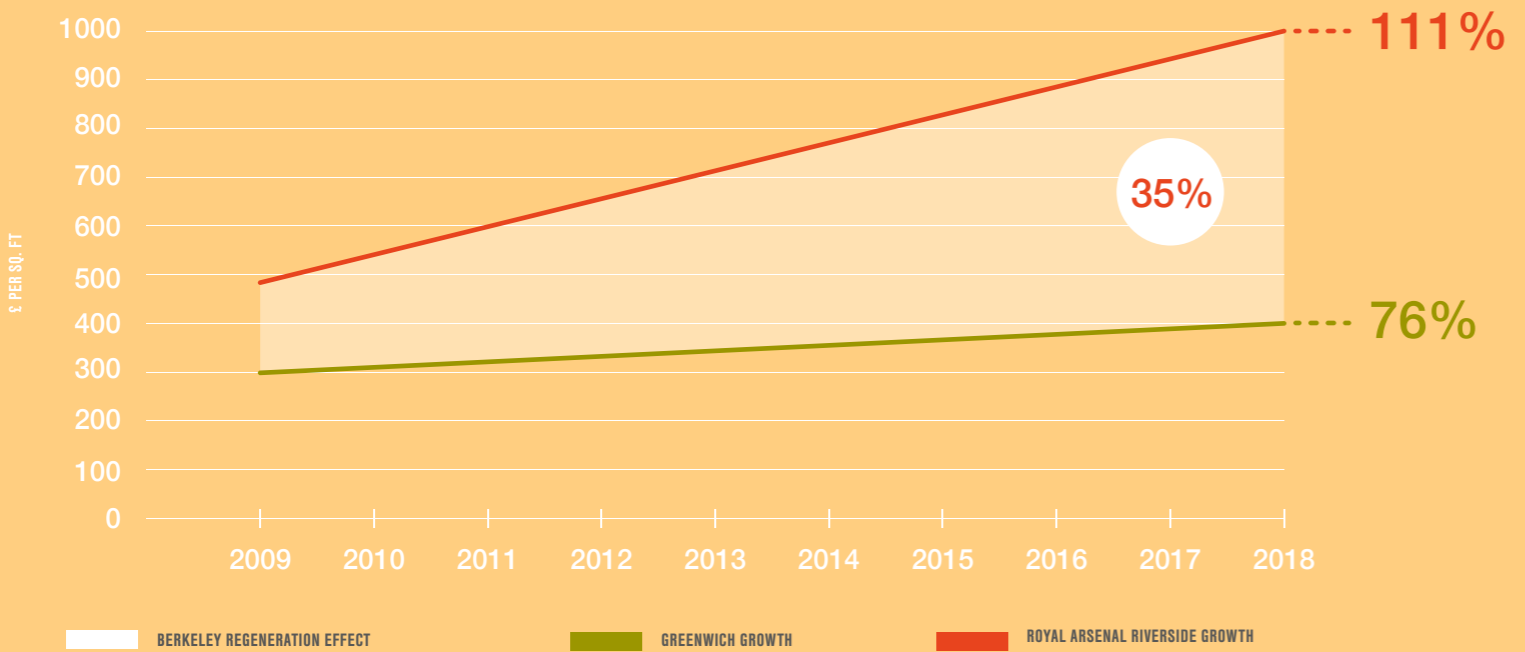
THE BERKELEY REGENERATION EFFECT

BERKELEY DEVELOPMENTS OUTPERFORM THE CAPITAL GROWTH OF THE LOCAL AREA BY 47% ON AVERAGE.

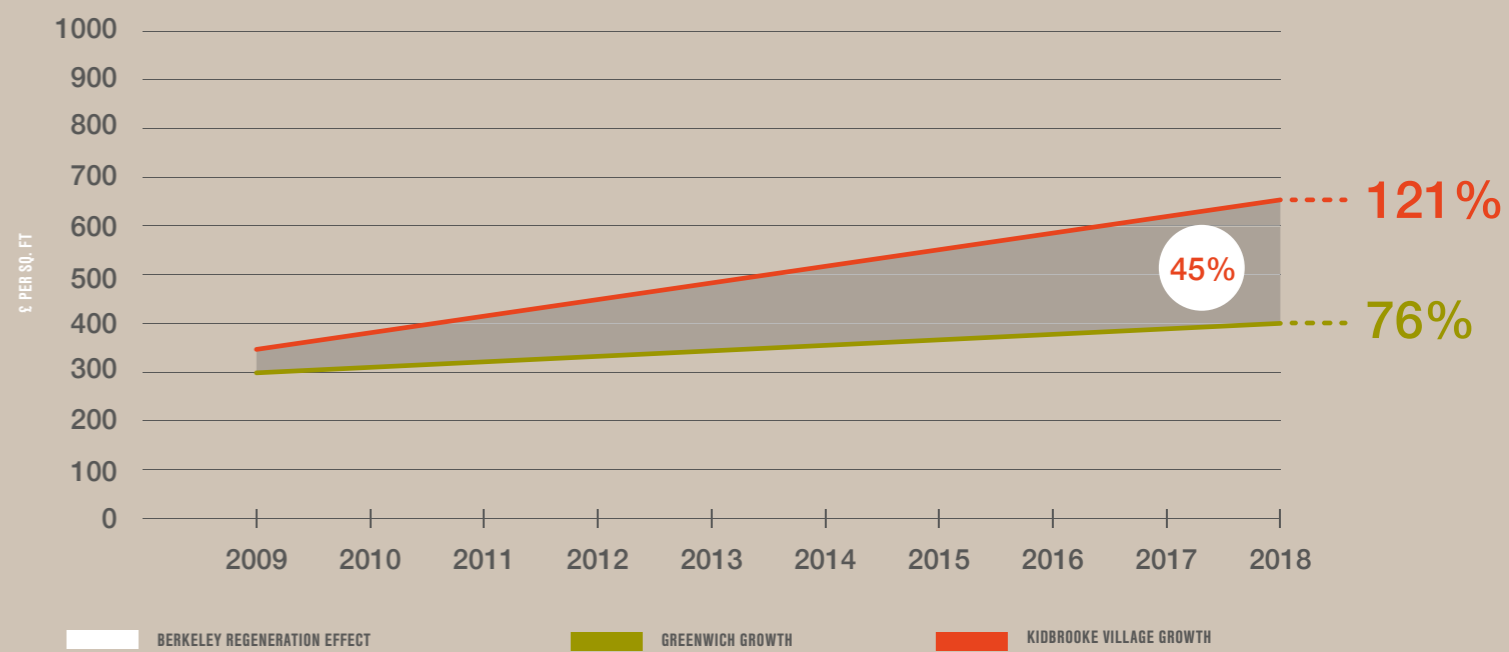
WOODBERRY DOWN



ROYAL ARSENAL RIVERSIDE



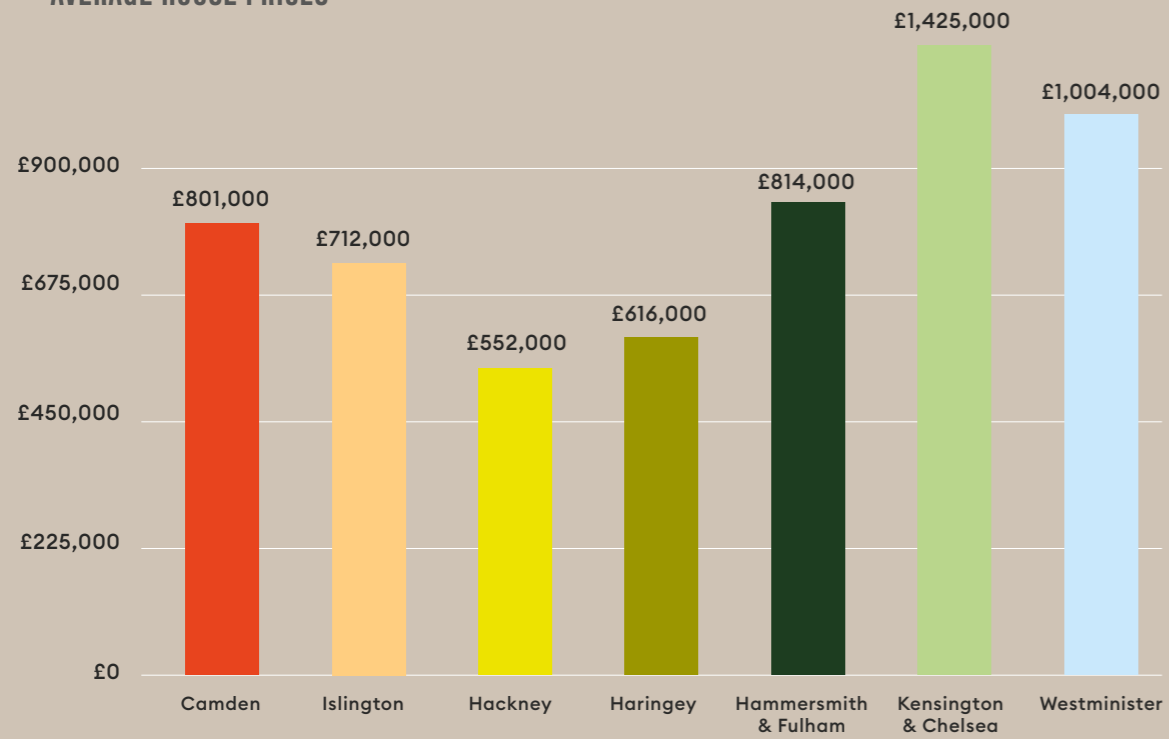
KIDBROOKE VILLAGE



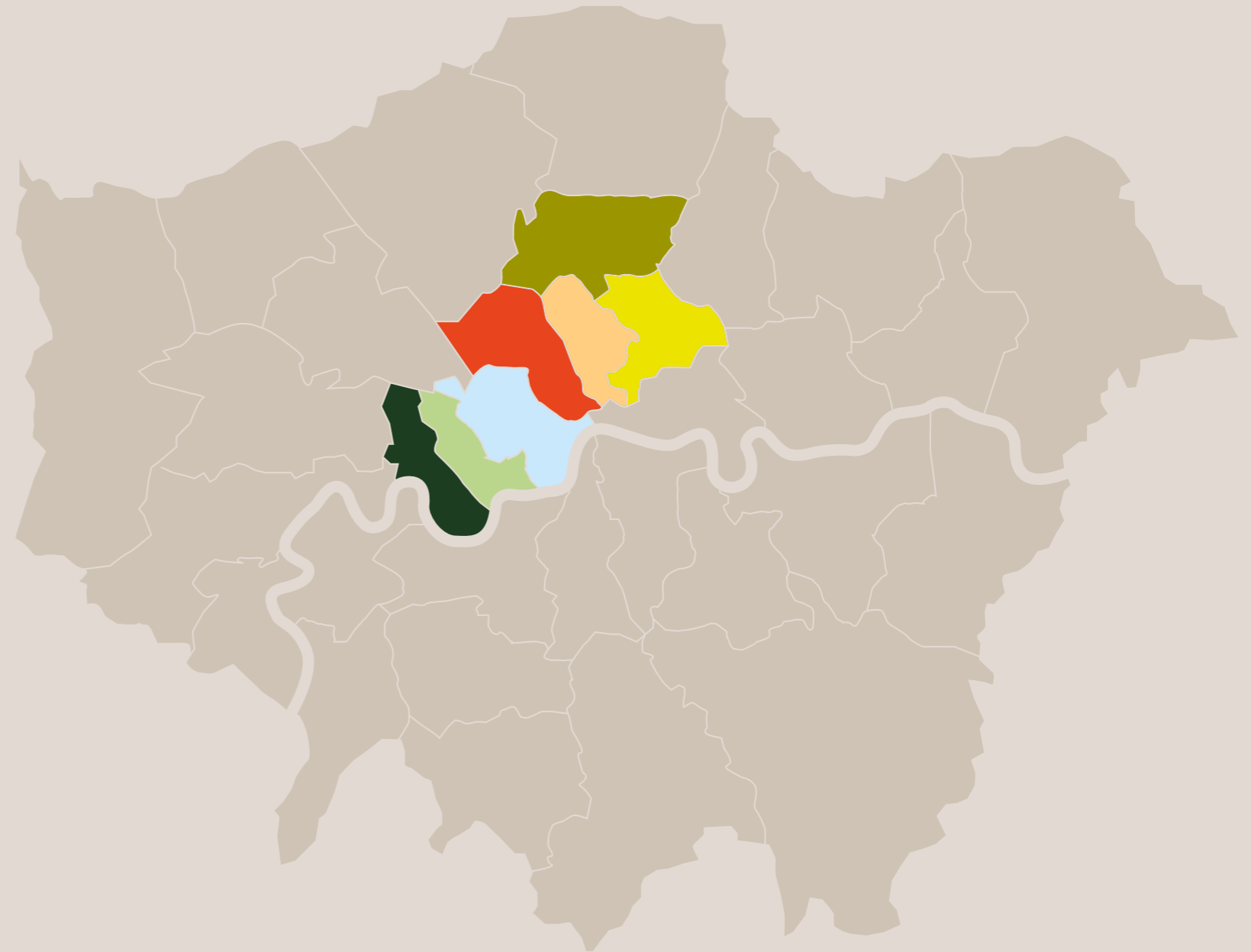
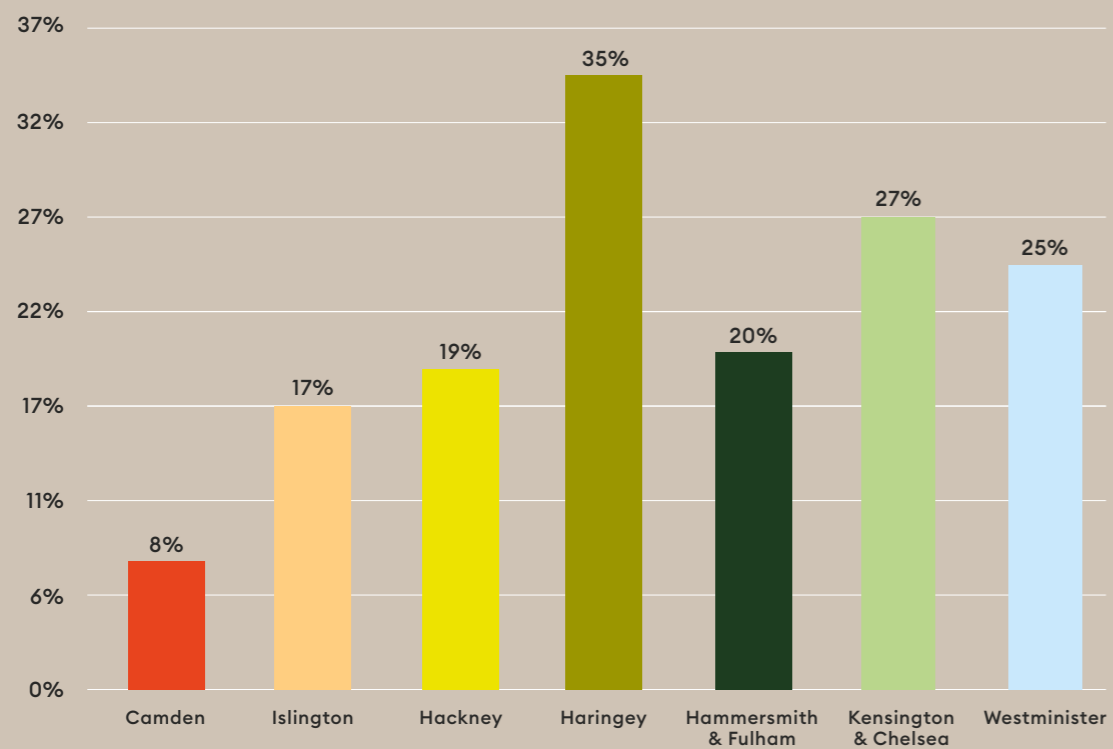
BOROUGH BY BOROUGH

Source: CBRE HARINGEY AREA GUIDE, 2022

AVERAGE HOUSE PRICES



HOUSE PRICE GROWTH OVER LAST 5 YEARS



KEY

- Camden
- Hackney
- Haringey
- Islington
- Kensington & Chelsea
- Hammersmith & Fulham
- Westminster

HARINGEY PROPERTY MARKET

	HOUSE PRICE	AVE. RENT	AVE. GROWTH YIELD
LONDON BOROUGH OF HARINGEY	£616K Average House Price vs	£1,600 pcm Average Rent vs	4% Average Yield vs
CLARENDON	£540K	£1,900 pcm	4.2%
FORECAST	20% Price Growth 5 Year Forecast*	+19% Rental difference vs Borough average	16.5% Rental Growth 5 Year Forecast*

21%
Price Growth Over Last 5 Years

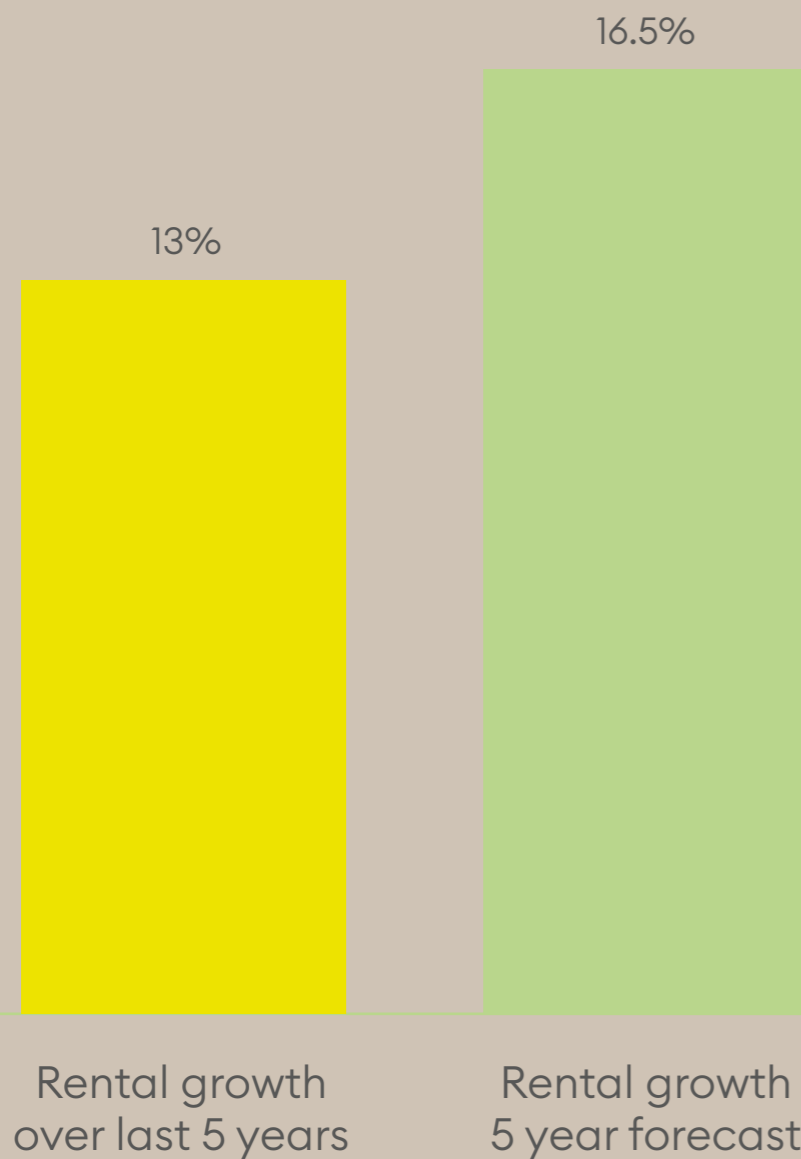
Source: CBRE, 2022 and *JLL, January 2022

5 YEAR FORECAST FOR GREATER LONDON (PRICE INCREASE %)

Agent	Date published	2022	2023	2024	2025	2026	5 Year Compound Growth
JLL	January 2022	6%	5.5%	3.5%	4%	4.5%	23.5%
Savills	November 2021	4%	3%	2%	2%	2%	13.7%

STRONG RENTAL MARKET

RENTAL PRICE GROWTH HARINGEY



Source: CBRE London Living, Haringey Area Guide 2022 and *JLL, January 2022

ESTIMATED RENT AT CLARENDON



SUITE

4.1%
£327 PW RENT



1 BED

4.5%
£414 PW RENT



2 BED

4.1%
£504 PW RENT

WATERSIDE CAFE



CITY VIEWS



Computer-generated image, indicative only and subject to change

AZURE MANSIONS



Computer-generated image, indicative only and subject to change

CAVENDISH HOUSE



Computer-generated image, indicative only, and subject to change

CENTRAL SQUARE



Computer-generated image, indicative only and subject to change

ONE ACRE NEW PARK DELIVERED IN PHASE 1



Photography at Clarendon

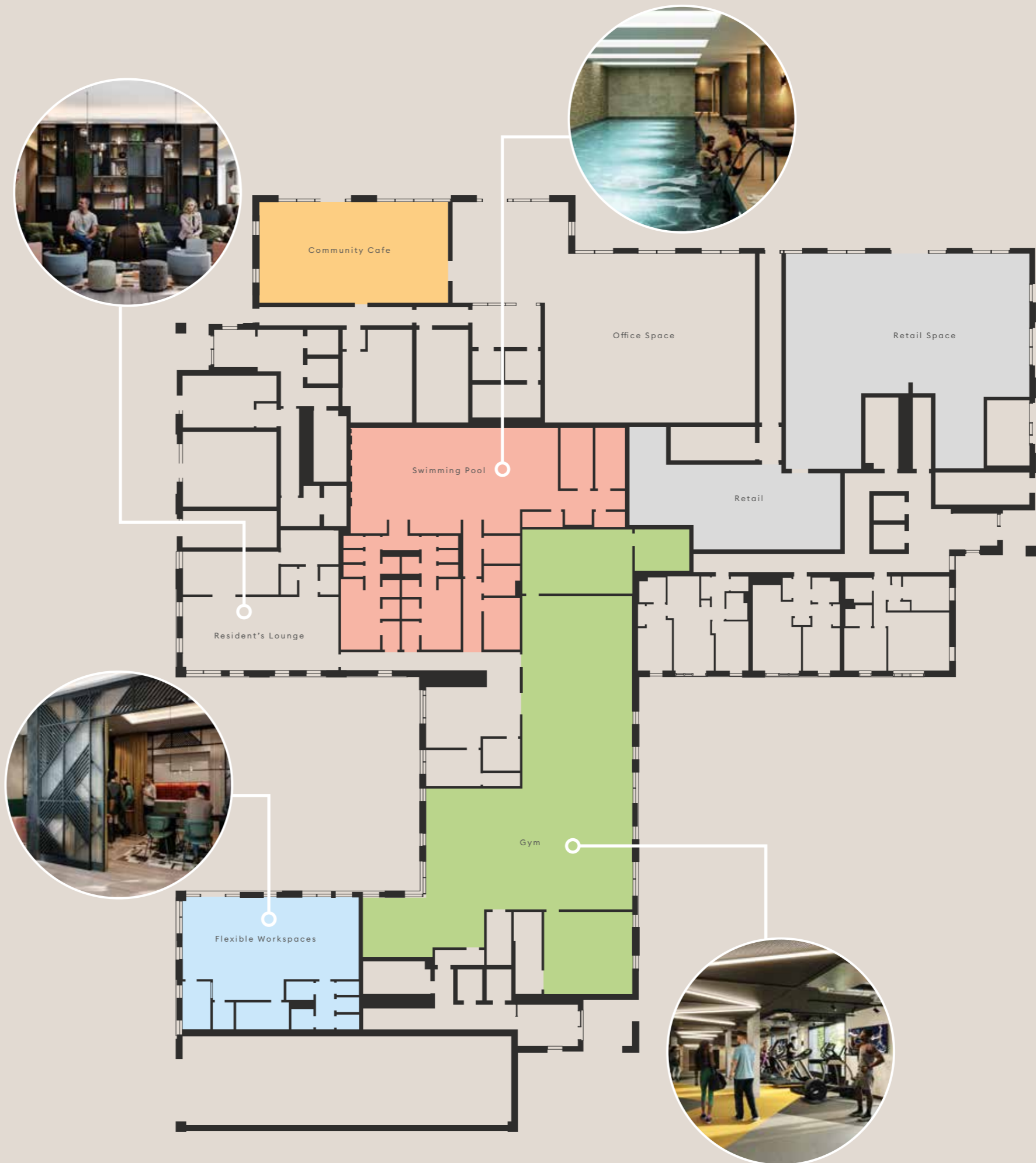
The Park Club

THE PARK CLUB RESIDENTS' FACILITIES

- 24 hour concierge in Phase 1
- Resident's lounge
- Flexible work spaces
- Gym
- 16m swimming pool
- Sauna
- Steam room
- Intensity Studio
- Zen Studio
- Treatment room

TOTAL AREA
9,822 SQ FT

Plan indicative only and subject to change



24-HOUR CONCIERGE



Photography of Concierge at Clarendon

LOUNGE LOBBY



Computer-generated image, indicative only and subject to change

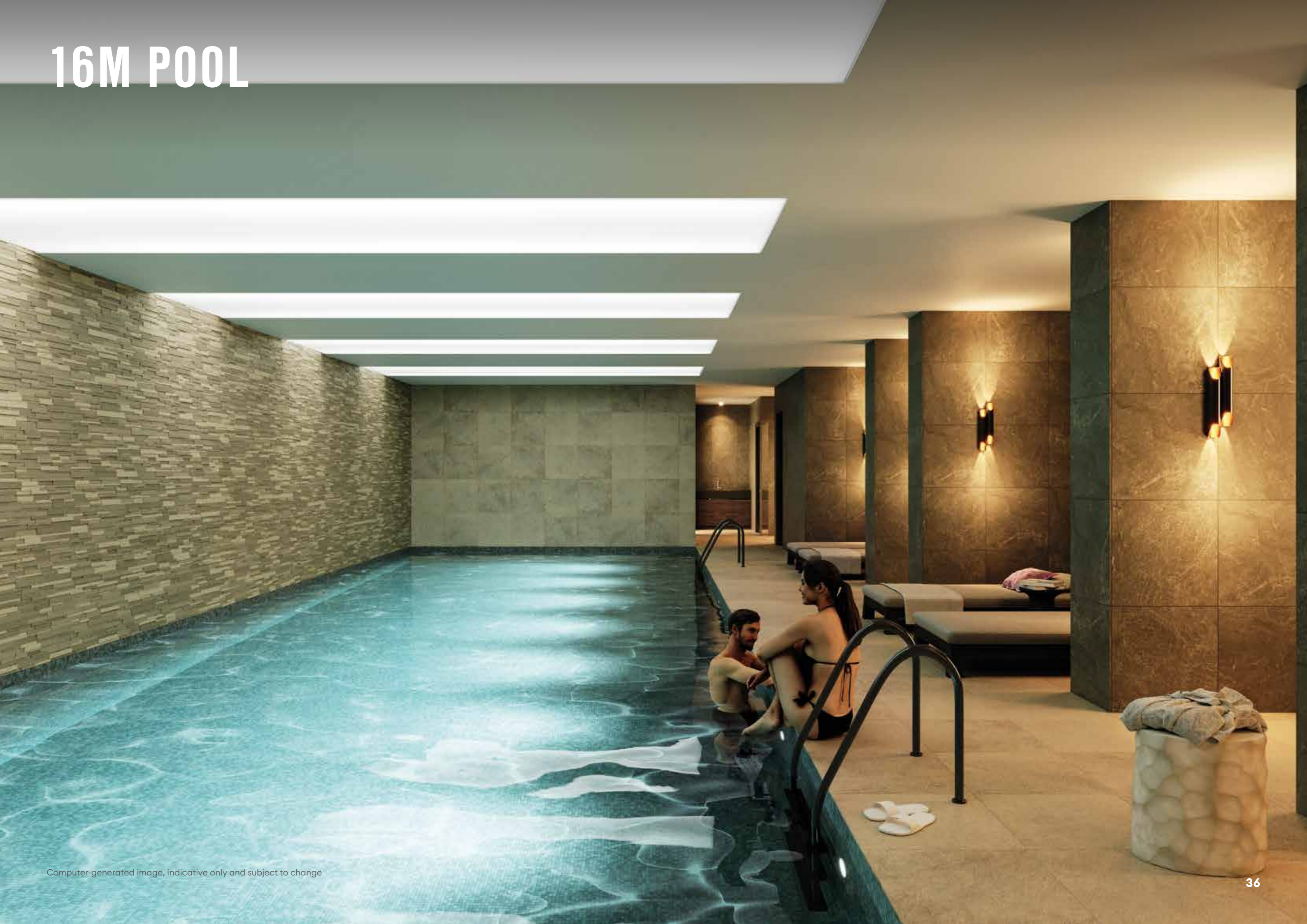
RESIDENTS' LOUNGE



FLEXIBLE WORKING SPACES

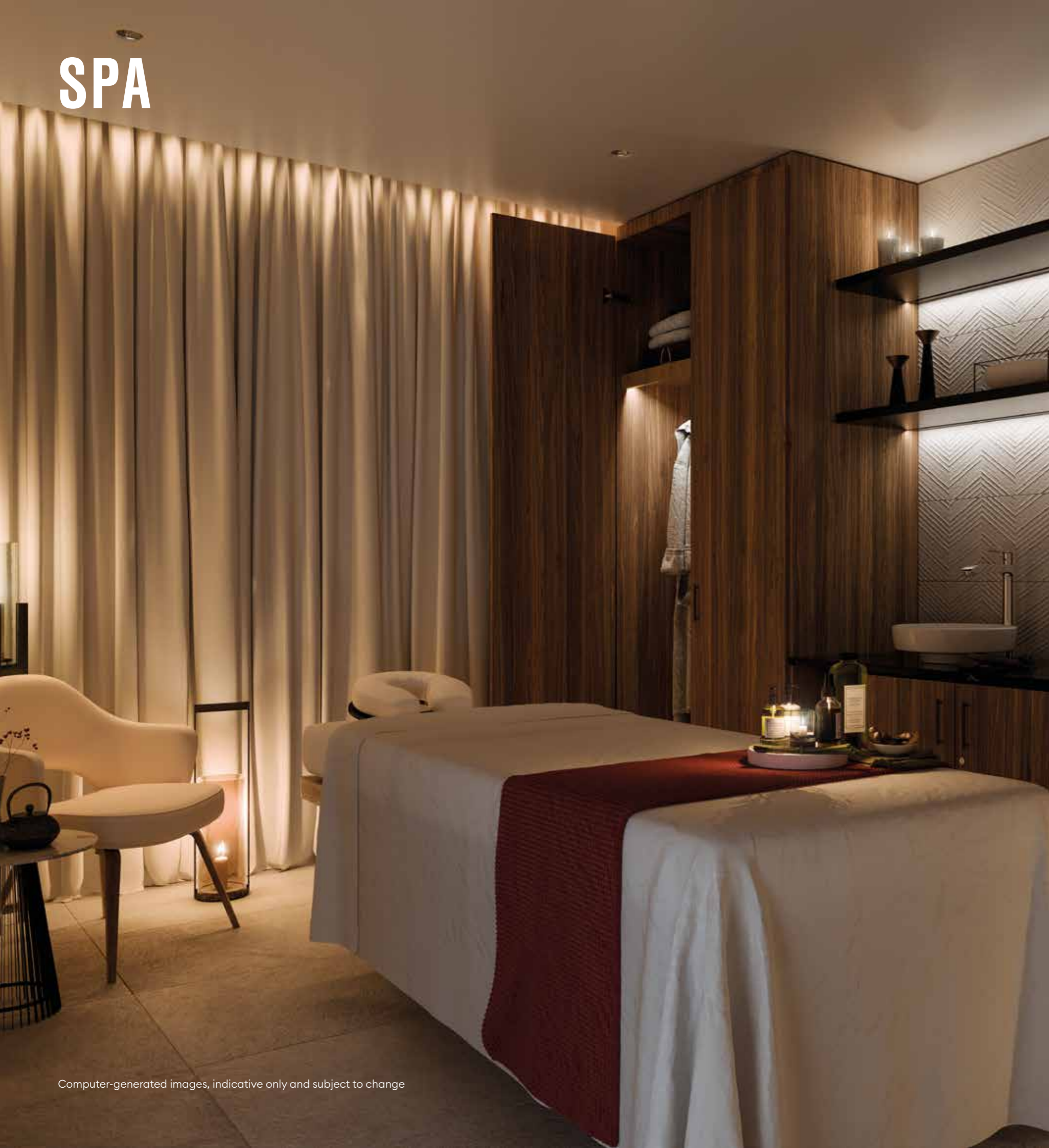


16M POOL



Computer-generated image, indicative only and subject to change

SPA



SAUNA AND STEAM ROOM



GYM



GYM



INTENSITY STUDIO



Computer-generated image, indicative only and subject to change

ZEN STUDIO



THE APARTMENTS



NEW SHOWHOME





KNOW YOUR NEW HOME

▶ Watch Matterport video



KNOW YOUR APARTMENT

[▶ Watch video](#)

NEW SHOWHOME



NEW SHOWHOME



NEW SHOWHOME



COMMUTER KITCHEN



COMMUTER BATHROOM



Computer generated image, indicative only

CREATIVE KITCHEN



CREATIVE BATHROOM



WHY BUY HERE? WHY BUY NOW?

- 14 MINUTES TO KING'S CROSS
- 4 KEY STATIONS
- NEW LANDSCAPED WALK, CENTRAL COURTYARD AND PRIVATE ROOF GARDENS
- NEIGHBOURING 196 ACRES OF ALEXANDRA PARK AND ALEXANDRA PALACE
- STRONG RENTAL YIELD ESTIMATED 4.2% - 4.8%
- UP TO 20% PRICE GROWTH FORECAST IN NEXT 5 YEARS
- PARK CLUB CIRCA 10,000 SQ FT OF RESIDENTS' FACILITIES
- REGENERATION AREA
- NEW CO OP GROCERY STORE, COMMUNITY CENTRE & CAFE ON SITE
- NEW ONE ACRE PARK DELIVERED IN PHASE 1
- 125,000 SQ.FT OF LIFESTYLE AND RETAIL OFFERING



"I LOVE EVERYTHING ABOUT MY NEW HOME AT CLARENDON AND I STILL CAN'T BELIEVE IT IS MY OWN."

TAMMY, RESIDENT AT CLARENDON



PAYMENT TERMS

- £2,500 reservation fee (pounds sterling) will be required upon the point of reservation.
- A 10% exchange deposit will be required after 21 days
- Further 10% 12 months after exchange
- Final 5% deposit payable 18 months after exchange
- Balance on completion

Anticipated completion dates

Azure Mansions:
September 2023 – February 2024

Cavendish House:
Q1 2024 – Q2 2024

Chapman House:
Q1 2025 – Q2 2025

Dovecote House:
Q3 2024 – Q4 2024

Full residents facilities known as
“Park Club” completion from Q3 2024

Service charge:

Estimated £4.29 per sq ft per annum

Ground Rent:

Suites	£320 pa
1 bedroom	£380 pa
2 bedrooms	£450 pa
3 bedrooms	£550 pa

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



THE BERKELEY DIFFERENCE

WE DELIVER ON OUR PROMISES

[▶ Watch video](#)



CLARENDON
CGI



PRINCE OF WALES DRIVE
CGI



CLARENDON
CGI



CLARENDON
REALITY



PRINCE OF WALES DRIVE
REALITY



CLARENDON
REALITY

MEET THE NEIGHBOURS

Check out Clarendon's new series of candid, on the ground video interviews with a range of local businesses, food and beverage establishments and community organisers found in area.

▶ Watch video



THE DEVELOPMENT AND THE TEAM

CHRISTIAN BARR

Sales & Marketing Director

BETZY DINESEN

Head of Sales

FRANCESCA IVES

Project Sales Manager

KAY BARTLETT

Senior Sales Consultant

TERI REDDY

Sales Consultant

WILLIAM SWINBURN

Sales Consultant

ARCHITECTS

Sheppard Robson:
Cavendish House
Chapman House
Dovecote House

Pollard Thomas Edwards:
Azure Mansions

LANDSCAPE ARCHITECTS

LDA Design

INTERIOR DESIGN

Arney Fender Katsalids
and Sheppard Robson

OUR VISION
2030
TRANSFORMING TOMORROW



Proud to be a member of the
Berkeley Group of Companies



St William
Designed for life