A stylized illustration of a park scene. A person with a simple, rounded head and a white shirt is sitting on a wooden bench. The bench is on a light-colored path. There are large, dark green trees with orange and blue flowers. The background is a mix of green and blue washes.

CAVENDISH HOUSE

**alexandra
gate**

Berkeley
Designed for life



Computer generated image indicative only.



Photography of Alexandra Gate.

CAVENDISH HOUSE

Cavendish House is perfectly placed to enjoy the best of all that Alexandra Gate has to offer, from the tranquillity of Hornsey Park to the vibrancy of the new central square. The collection of contemporary suites, one and two bedroom apartments, all with balconies, includes access to the exclusive residents' facilities of The Park Club. A beautifully landscaped garden square and private residents roof garden on the 8th floor provide additional spaces for residents' to relax and enjoy.

Alexandra Gate has an excellent choice of travel connections with four stations within easy walking distance for access to London, arriving at King's Cross in just 10 minutes. Residents' can enjoy the open green spaces and landscaped gardens as well as nearby Alexandra Park with its iconic palace and 196 acre park.



Computer generated image indicative only.
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.



WATERSIDE CAFE

A new waterside cafe*
with access to a one-acre
park on your doorstep.

*Waterside Cafe subject to planning.
Computer generated image indicative only.

alexandra gate

LDN • N8



Key

- 01** Cavendish House
- 02** The Park Club
- 03** 24 - Hour Concierge
- 04** Temporary Gym
- 05** Hornsey Park
- 06** Nursery
- 07** Cafe
- 08** Central Square

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.



Computer generated image indicative only.

alexandra gate



Computer generated image indicative only.

DISCOVER THE PARK CLUB

The Park Club is situated in Cavendish House with rejuvenating health and wellness facilities. The lobby's relaxed atmosphere leads into a series of rooms and spaces that include a residents' lounge, flexible workspaces, a 16 metre swimming pool, gym, spa, yoga studio and intensity studio.

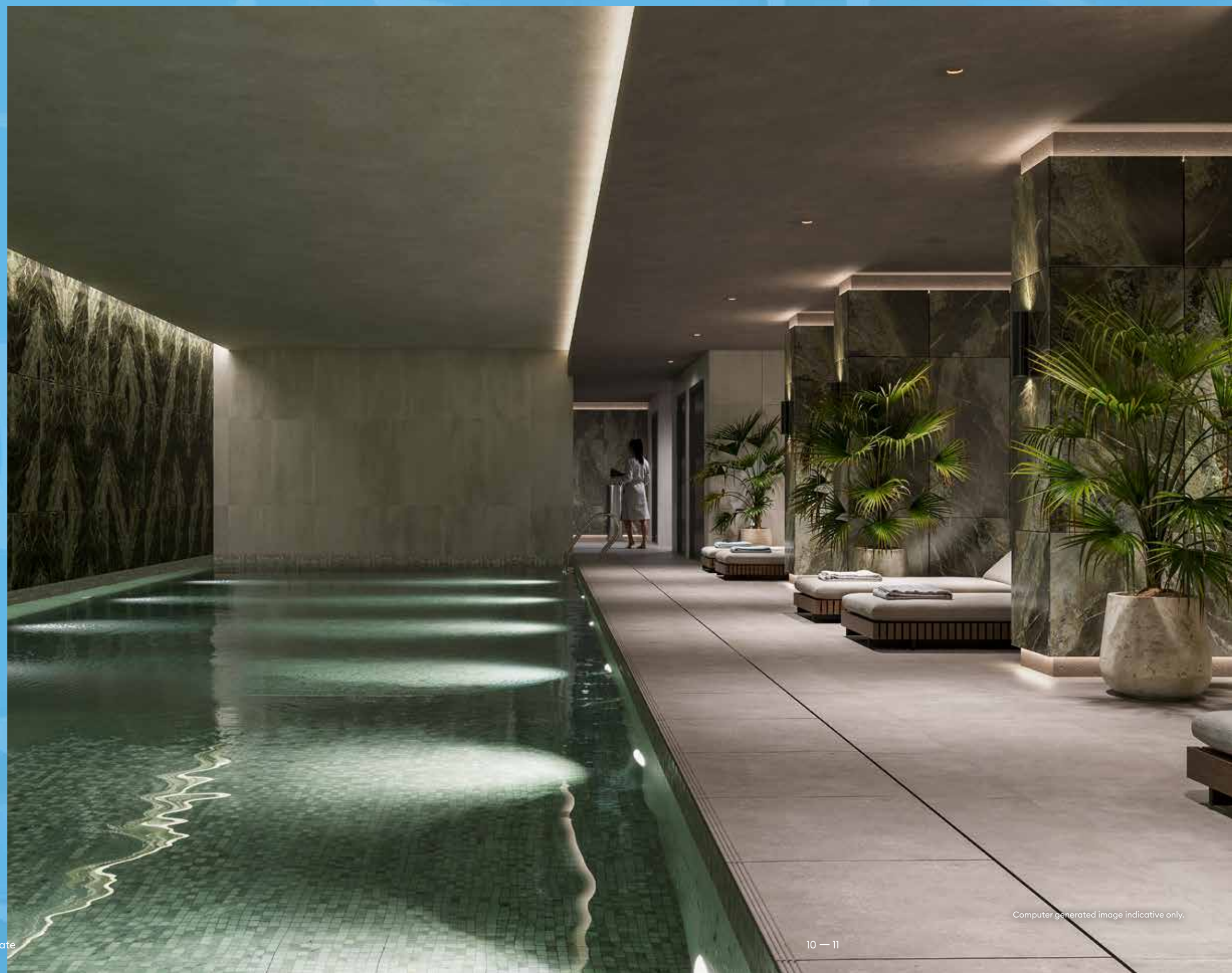




GO WITH THE FLOW

Work out & relax
in the pool & spa

Enjoy an early morning
swim or relax after
work in the 16 metre
pool, followed by some
downtime in the spa.





Computer generated image indicative only.



Computer generated image indicative only.



Computer generated image indicative only.

alexandra gate



Make the most of the flexible workspaces, meet friends in the lounge area, or enjoy a yoga class followed by a massage at the residents' only Park Club.



People will feel enveloped by the rich planting that changes with the seasons.

Andrew Harland
LDA Design Landscape Architects



Photography of Alexandra Gate.



Computer generated image indicative only.



alexandra gate

LANDSCAPED LIFESTYLE

2.5 acres of beautiful gardens to enjoy.



Computer generated image indicative only.



Computer generated image indicative only.

CAFÉ CULTURE

Relax alfresco in Alexandra Gate

Alexandra Gate is home to a vibrant central square, offering cafés, restaurants and 125,000 sq ft of commercial space. The plaza itself will be able to host an array of events and be a place for residents and visitors to meet, shop and relax.

alexandra gate



16 — 17



**SURROUNDED
BY STYLE**
Beautifully
designed homes



Photography of showhome.



Computer generated image indicative only.

With exquisite attention to detail, premium appliances and well-considered storage, the homes have social living and dining spaces, airy bedrooms and relaxing bathrooms. All apartments feature spacious balconies providing private outdoor space.

FLOOR 1



Key

Suite

1 Bedroom

2 bedroom

W

Fitted wardrobe

--

Optional wardrobe

U

Utility

S

Storage

Floorplans shown are for approximate measurements only. Exact layout and sizes may vary. All measurements may vary within a tolerance of 5%. To increase legibility these plans have been sized to fit the page, therefore each plan may be at a different scale to others within this brochure.

Type T8

PLOT	E1.01.01	
INTERNAL MEASUREMENTS	62.9 m ²	677 sq ft
EXTERNAL MEASUREMENTS	6.0 m ²	65 sq ft
KITCHEN	2.50 x 2.32 m	8ft 2" x 7ft 7"
LIVING/DINING	3.95 x 3.34 m	12ft 11" x 10ft 11"
BEDROOM 1	3.75 x 2.25 m	10ft 6" x 9ft 0"
BEDROOM 2	4.00 x 2.65 m	13ft 1" x 8ft 8"
BALCONY	2.73 x 2.19 m	8ft 9" x 7ft 1"

Type T1

PLOT	E1.01.02	
INTERNAL MEASUREMENTS	50 m ²	538 sq ft
EXTERNAL MEASUREMENTS	5.6 m ²	60.3 sq ft
KITCHEN	3.55 x 1.99 m	11ft 8" x 6ft 6"
LIVING/DINING	5.12 x 4.04 m	16ft 9" x 13ft 3"
BEDROOM	3.97 x 3.00 m	13ft 0" x 9ft 10"
BALCONY	2.59 x 2.22 m	8ft 5" x 7ft 3"

Type T9

PLOT	E1.01.03	
INTERNAL MEASUREMENTS	70.0 m ²	753 sq ft
EXTERNAL MEASUREMENTS	7.3 m ²	79 sq ft
KITCHEN	3.85 x 1.90 m	12ft 7" x 6ft 3"
LIVING/DINING	4.20 x 3.35 m	13ft 9" x 11ft 0"
BEDROOM 1	3.40 x 3.34 m	11ft 2" x 10ft 11"
BEDROOM 2	3.77 x 3.04 m	12ft 4" x 10ft 0"
BALCONY	3.39 x 2.15 m	11ft 1" x 7ft 1"

Type T36

PLOT	E1.01.04	
INTERNAL MEASUREMENTS	81.1 m ²	873 sq ft
KITCHEN/LIVING/DINING	5.80 x 5.25 m	19ft 0" x 17ft 3"
BEDROOM 1	4.40 x 3.72 m	14ft 5" x 12ft 2"
BEDROOM 2	3.50 x 3.32 m	11ft 6" x 10ft 10"

Type T2

PLOT	E1.01.05	
INTERNAL MEASUREMENTS	51.1 m ²	550 sq ft
EXTERNAL MEASUREMENTS	5.4 m ²	58.13 sq ft
KITCHEN	3.17 x 2.55 m	10ft 5" x 8ft 4"
LIVING/DINING	5.06 x 4.82 m	16ft 7" x 15ft 10"
BEDROOM	5.14 x 2.90 m	16ft 10" x 9ft 6"
BALCONY	2.48 x 2.16 m	8ft 1" x 7ft 0"

Type T4

PLOT	E1.01.06	
INTERNAL MEASUREMENTS	58.6 m ²	631 sq ft
EXTERNAL MEASUREMENTS	5.3 m ²	57 sq ft
KITCHEN	3.22 x 2.50 m	10ft 7" x 8ft 2"
LIVING/DINING	5.08 x 4.75 m	16ft 8" x 15ft 7"
BEDROOM	4.57 x 3.00 m	15ft 0" x 9ft 10"
BALCONY	2.42 x 2.18 m	7ft 9" x 7ft 2"

Type T34

PLOT	E1.01.07	
INTERNAL MEASUREMENTS	67.8 m ²	730 sq ft
EXTERNAL MEASUREMENTS	6.6 m ²	71 sq ft
KITCHEN	3.63 x 1.87 m	11ft 11" x 6ft 1"
LIVING/DINING	6.54 x 3.45 m	21ft 5" x 11ft 4"
BEDROOM 1	4.45 x 3.32 m	14ft 7" x 10ft 11"
BEDROOM 2	4.25 x 2.61 m	13ft 9" x 8ft 6"
BALCONY	3.13 x 2.08 m	10ft 3" x 6ft 9"

Type T29

PLOT	E1.01.08	
INTERNAL MEASUREMENTS	65.9 m ²	710 sq ft
EXTERNAL MEASUREMENTS	6.3 m ²	68 sq ft
KITCHEN	2.50 x 2.32 m	8ft 2" x 7ft 7"
LIVING/DINING	5.18 x 3.20 m	17ft 0" x 10ft 6"
BEDROOM 1	5.17 x 2.75 m	16ft 9" x 9ft 0"
BEDROOM 2	4.00 x 2.65 m	13ft 1" x 8ft 8"
BALCONY	4.00 x 1.57 m	13ft 1" x 5ft 1"

Type T35

PLOT	E1.01.09	
INTERNAL MEASUREMENTS	85.6 m ²	921 sq ft
EXTERNAL MEASUREMENTS	5.3 m ²	57 sq ft
KITCHEN	3.90 x 2.87 m	12ft 9" x 9ft 5"
LIVING/DINING	4.89 x 3.26 m	16ft 0" x 10ft 8"
BEDROOM 1	5.31 x 3.30 m	17ft 5" x 10ft 8"
BEDROOM 2	4.05 x 3.11 m	13ft 3" x 10ft 2"
BALCONY	3.35 x 1.58 m	11ft 0" x 5ft 2"

FLOOR 2



Key

● Suite
 W Fitted wardrobe
 -- Optional wardrobe

● 1 Bedroom
 U Utility

● 2 bedroom
 S Storage

Floorplans shown are for approximate measurements only. Exact layout and sizes may vary. All measurements may vary within a tolerance of 5%. To increase legibility these plans have been sized to fit the page, therefore each plan may be at a different scale to others within this brochure.

Type T8

PLOT	E1.02.01	
INTERNAL MEASUREMENTS	62.9 m ²	677 sq ft
EXTERNAL MEASUREMENTS	6.0 m ²	65 sq ft
KITCHEN	2.50 x 2.32 m	8ft 2" x 7ft 7"
LIVING/DINING	3.95 x 3.34 m	12ft 11" x 10ft 11"
BEDROOM 1	3.25 x 2.75 m	10ft 6" x 9ft 0"
BEDROOM 2	4.00 x 2.65 m	13ft 1" x 8ft 8"
BALCONY	2.73 x 2.19 m	8ft 9" x 7ft 1"

Type T1

PLOT	E1.02.02	
INTERNAL MEASUREMENTS	50.0 m ²	538 sq ft
EXTERNAL MEASUREMENTS	5.6 m ²	60.3 sq ft
KITCHEN	3.55 x 1.99 m	11ft 8" x 6ft 6"
LIVING/DINING	5.12 x 4.04 m	16ft 9" x 13ft 3"
BEDROOM	3.97 x 3.00 m	13ft 0" x 9ft 10"
BALCONY	2.59 x 2.22 m	8ft 5" x 7ft 3"

Type T9

PLOT	E1.02.03	
INTERNAL MEASUREMENTS	70.0 m ²	753 sq ft
EXTERNAL MEASUREMENTS	7.3 m ²	79 sq ft
KITCHEN	3.85 x 1.90 m	12ft 7" x 6ft 3"
LIVING/DINING	4.20 x 3.35 m	13ft 9" x 11ft 0"
BEDROOM 1	3.40 x 3.34 m	11ft 2" x 10ft 11"
BEDROOM 2	3.77 x 3.04 m	12ft 4" x 10ft 0"
BALCONY	3.39 x 2.15 m	11ft 1" x 7ft 1"

Type T10

PLOT	E1.02.04	
INTERNAL MEASUREMENTS	77.3 m ²	833 sq ft
EXTERNAL MEASUREMENTS	6.4 m ²	69 sq ft
KITCHEN	4.95 x 2.15 m	16ft 3" x 7ft 0"
LIVING/DINING	4.03 x 3.84 m	13ft 3" x 12ft 7"
BEDROOM 1	3.90 x 3.84 m	12ft 9" x 12ft 7"
BEDROOM 2	3.30 x 2.67 m	10ft 10" x 8ft 9"
BALCONY	3.12 x 2.05 m	10ft 2" x 6ft 8"

Type T2

PLOT	E1.02.05	
INTERNAL MEASUREMENTS	51.1 m ²	550 sq ft
EXTERNAL MEASUREMENTS	5.4 m ²	58.13 sq ft
KITCHEN	3.17 x 2.55 m	10ft 5" x 8ft 4"
LIVING/DINING	5.06 x 4.82 m	16ft 7" x 15ft 10"
BEDROOM	5.14 x 2.90 m	16ft 10" x 9ft 6"
BALCONY	2.48 x 2.16 m	8ft 1" x 7ft 0"

Type T4

PLOT	E1.02.06	
INTERNAL MEASUREMENTS	58.6 m ²	631 sq ft
EXTERNAL MEASUREMENTS	5.3 m ²	57 sq ft
KITCHEN	3.22 x 2.50 m	10ft 7" x 8ft 2"
LIVING/DINING	5.08 x 4.75 m	16ft 8" x 15ft 7"
BEDROOM	4.57 x 3.00 m	15ft 0" x 9ft 10"
BALCONY	2.42 x 2.18 m	7ft 9" x 7ft 2"

Type T32

PLOT	E1.02.07	
INTERNAL MEASUREMENTS	56.0 m ²	602 sq ft
EXTERNAL MEASUREMENTS	6.5 m ²	70 sq ft
KITCHEN	3.20 x 2.84 m	10ft 6" x 9ft 4"
LIVING/DINING	4.74 x 3.32 m	15ft 6" x 10ft 10"
BEDROOM	4.45 x 3.10 m	14ft 7" x 10ft 2"
BALCONY	3.10 x 2.08 m	10ft 2" x 6ft 9"

Type T6

PLOT	E1.02.08	
INTERNAL MEASUREMENTS	62.8 m ²	676 sq ft
EXTERNAL MEASUREMENTS	6.3 m ²	68 sq ft
KITCHEN/LIVING/DINING	5.14 x 3.93 m	16ft 10" x 12ft 11"
BEDROOM 1	4.17 x 3.11 m	13ft 9" x 10ft 2"
BEDROOM 2	3.46 x 3.02 m	11ft 4" x 9ft 11"
BALCONY	4.00 x 1.57 m	13ft 1" x 5ft 1"

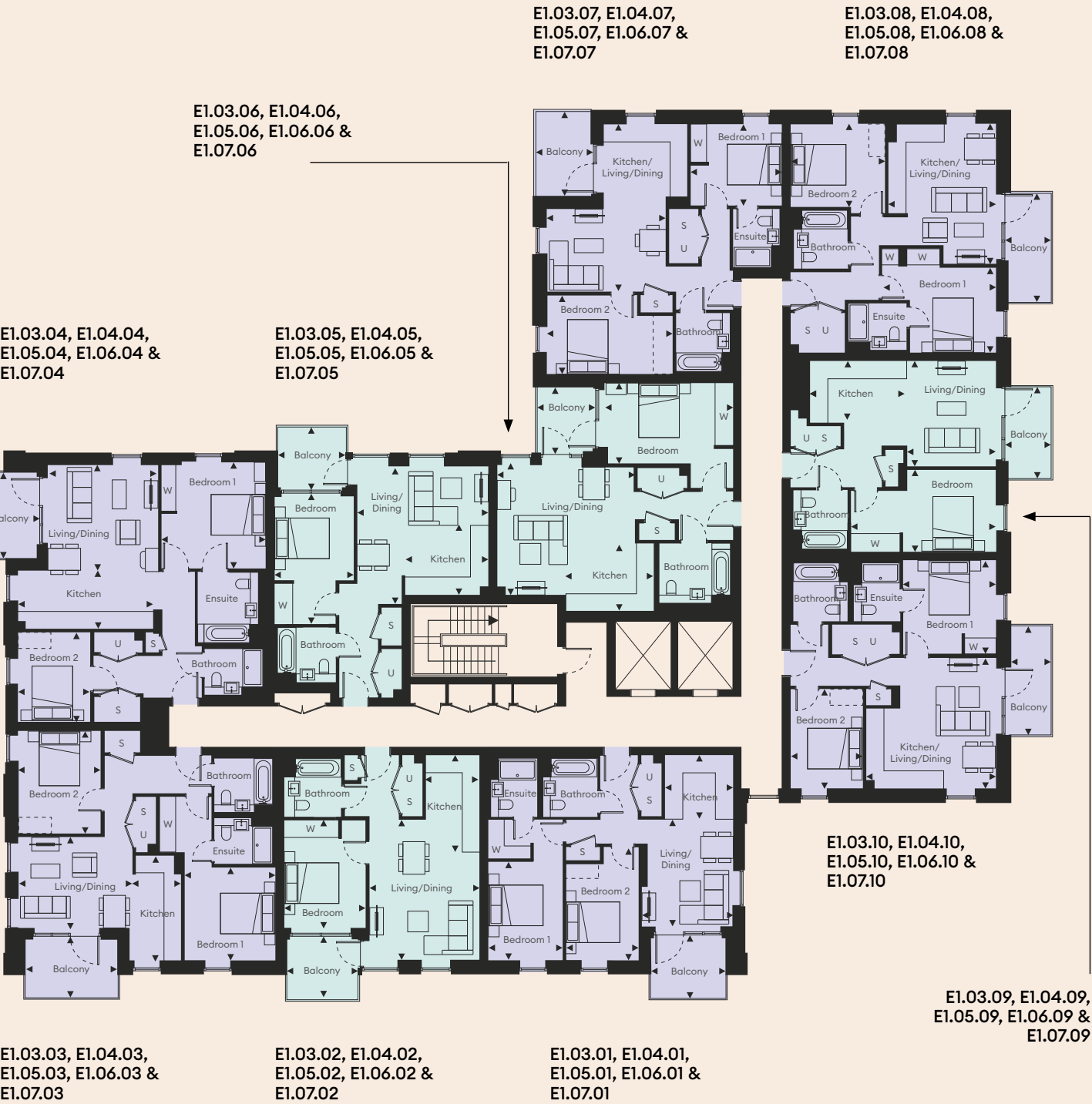
Type T3

PLOT	E1.02.09	
INTERNAL MEASUREMENTS	51.1 m ²	550 sq ft
EXTERNAL MEASUREMENTS	5.3 m ²	57.05 sq ft
KITCHEN	3.55 x 2.27 m	11ft 8" x 7ft 5"
LIVING/DINING	3.87 x 3.27 m	12ft 8" x 10ft 9"
BEDROOM	5.30 x 3.00 m	17ft 5" x 9ft 10"
BALCONY	3.35 x 1.58 m	11ft 0" x 5ft 2"

Type T7

PLOT	E1.02.10	
INTERNAL MEASUREMENTS	62.8 m ²	676 sq ft
EXTERNAL MEASUREMENTS	6.3 m ²	68 sq ft
KITCHEN/LIVING/DINING	4.81 x 4.75 m	15ft 9" x 15ft 7"
BEDROOM 1	3.45 x 3.42 m	11ft 3" x 11ft 2"
BEDROOM 2	3.65 x 2.65 m	12ft 0" x 8ft 8"
BALCONY	4.00 x 1.57 m	13ft 1" x 5ft 1"

FLOOR 3-7



Floorplans shown are for approximate measurements only. Exact layout and sizes may vary. All measurements may vary within a tolerance of 5%. To increase legibility these plans have been sized to fit the page, therefore each plan may be at a different scale to others within this brochure.

Type T8

PLOTS	E1.03.01, E1.04.01, E1.05.01, E1.06.01 & E1.07.01	
INTERNAL MEASUREMENTS	62.9 m ²	677 sq ft
EXTERNAL MEASUREMENTS	6.0 m ²	65 sq ft
KITCHEN	2.50 x 2.32 m	8ft 2" x 7ft 7"
LIVING/DINING	3.95 x 3.34 m	12ft 11" x 10ft 11"
BEDROOM 1	3.25 x 2.75 m	10ft 6" x 9ft 0"
BEDROOM 2	4.00 x 2.65 m	13ft 1" x 8ft 8"
BALCONY	2.73 x 2.19 m	8ft 9" x 7ft 1"

Type T1

PLOTS	E1.03.02, E1.04.02, E1.05.02, E1.06.02 & E1.07.02	
INTERNAL MEASUREMENTS	50.0 m ²	538 sq ft
EXTERNAL MEASUREMENTS	5.6 m ²	60.3 sq ft
KITCHEN	3.55 x 1.99 m	11ft 8" x 6ft 6"
LIVING/DINING	5.12 x 4.04 m	16ft 9" x 13ft 3"
BEDROOM	3.97 x 3.00 m	13ft 0" x 9ft 10"
BALCONY	2.59 x 2.22 m	8ft 5" x 7ft 3"

Type T9

PLOTS	E1.03.03, E1.04.03, E1.05.03, E1.06.03 & E1.07.03	
INTERNAL MEASUREMENTS	70.0 m ²	753 sq ft
EXTERNAL MEASUREMENTS	7.3 m ²	79 sq ft
KITCHEN	3.85 x 1.90 m	12ft 7" x 6ft 3"
LIVING/DINING	4.20 x 3.35 m	13ft 9" x 11ft 0"
BEDROOM 1	3.40 x 3.34 m	11ft 2" x 10ft 11"
BEDROOM 2	3.77 x 3.04 m	12ft 4" x 10ft 0"
BALCONY	3.39 x 2.15 m	11ft 1" x 7ft 1"

Type T10

PLOTS	E1.03.04, E1.04.04, E1.05.04, E1.06.04 & E1.07.04	
INTERNAL MEASUREMENTS	77.3 m ²	833 sq ft
EXTERNAL MEASUREMENTS	6.4 m ²	69 sq ft
KITCHEN	4.95 x 2.15 m	16ft 3" x 7ft 0"
LIVING/DINING	4.03 x 3.84 m	13ft 3" x 12ft 7"
BEDROOM 1	3.90 x 3.84 m	12ft 9" x 12ft 7"
BEDROOM 2	3.30 x 2.67 m	10ft 10" x 8ft 9"
BALCONY	3.12 x 2.05 m	10ft 2" x 6ft 8"

Type T2

PLOTS	E1.03.05, E1.04.05, E1.05.05, E1.06.05 & E1.07.05	
INTERNAL MEASUREMENTS	51.1 m ²	550 sq ft
EXTERNAL MEASUREMENTS	5.4 m ²	58.13 sq ft
KITCHEN	3.17 x 2.55 m	10ft 5" x 8ft 4"
LIVING/DINING	5.06 x 4.82 m	16ft 7" x 15ft 10"
BEDROOM	5.14 x 2.90 m	16ft 10" x 9ft 6"
BALCONY	2.48 x 2.16 m	8ft 1" x 7ft 0"

Type T4

PLOTS	E1.03.06, E1.04.06, E1.05.06, E1.06.06 & E1.07.06	
INTERNAL MEASUREMENTS	58.6 m ²	631 sq ft
EXTERNAL MEASUREMENTS	5.3 m ²	57 sq ft
KITCHEN	2.50 x 3.22 m	10ft 7" x 8ft 2"
LIVING/DINING	5.08 x 4.75 m	16ft 8" x 15ft 7"
BEDROOM	4.57 x 3.00 m	15ft 0" x 9ft 10"
BALCONY	2.42 x 2.18 m	7ft 9" x 7ft 2"

Type T5

PLOTS	E1.03.07, E1.04.07, E1.05.07, E1.06.07 & E1.07.07	
INTERNAL MEASUREMENTS	65.6 m ²	706 sq ft
EXTERNAL MEASUREMENTS	6.5 m ²	70 sq ft
KITCHEN/LIVING/DINING	6.15 x 4.36 m	20ft 2" x 14ft 3"
BEDROOM 1	3.35 x 3.00 m	11ft 0" x 9ft 10"
BEDROOM 2	4.61 x 2.90 m	15ft 1" x 9ft 6"
BALCONY	3.10 x 2.08 m	10ft 2" x 6ft 9"

Type T6

PLOTS	E1.03.08, E1.04.08, E1.05.08, E1.06.08 & E1.07.08	
INTERNAL MEASUREMENTS	62.8 m ²	676 sq ft
EXTERNAL MEASUREMENTS	6.3 m ²	68 sq ft
KITCHEN/LIVING/DINING	5.14 x 3.93 m	16ft 10" x 12ft 11"
BEDROOM 1	4.17 x 3.11 m	13ft 9" x 10ft 2"
BEDROOM 2	3.46 x 3.02 m	11ft 4" x 9ft 11"
BALCONY	4.00 x 1.57 m	13ft 1" x 5ft 1"

Type T3

PLOTS	E1.03.09, E1.04.09, E1.05.09, E1.06.09 & E1.07.09	
INTERNAL MEASUREMENTS	51.1 m ²	550 sq ft
EXTERNAL MEASUREMENTS	5.3 m ²	57.05 sq ft
KITCHEN	3.55 x 2.27 m	11ft 8" x 7ft 5"
LIVING/DINING	3.87 x 3.27 m	12ft 8" x 10ft 9"
BEDROOM	5.30 x 3.00 m	17ft 5" x 9ft 10"
BALCONY	3.35 x 1.58 m	11ft 0" x 5ft 2"

Type T7

PLOTS	E1.03.10, E1.04.10, E1.05.10, E1.06.10 & E1.07.10	
INTERNAL MEASUREMENTS	62.8 m ²	676 sq ft
EXTERNAL MEASUREMENTS	6.3 m ²	68 sq ft
KITCHEN/LIVING/DINING	4.81 x 4.75 m	15ft 9" x 15ft 7"
BEDROOM 1	3.45 x 3.42 m	11ft 3" x 11ft 2"
BEDROOM 2	3.65 x 2.65 m	12ft 0" x 8ft 8"
BALCONY	4.00 x 1.57 m	13ft 1" x 5ft 1"

FLOOR 8



- Key
- Suite

1 Bedroom

2 bedroom

W

Fitted wardrobe

--

Optional wardrobe

U

Utility

S

Storage

Floorplans shown are for approximate measurements only. Exact layout and sizes may vary. All measurements may vary within a tolerance of 5%. To increase legibility these plans have been sized to fit the page, therefore each plan may be at a different scale to others within this brochure.

Type T8

PLOT	E1.08.01	
INTERNAL MEASUREMENTS	62.9 m ²	677 sq ft
EXTERNAL MEASUREMENTS	6.0 m ²	65 sq ft
KITCHEN	2.50 x 2.32 m	8ft 2" x 7ft 7"
LIVING/DINING	3.95 x 3.34 m	12ft 11" x 10ft 11"
BEDROOM 1	3.25 x 2.75 m	10ft 6" x 9ft 0"
BEDROOM 2	4.00 x 2.65 m	13ft 1" x 8ft 8"
BALCONY	2.73 x 2.19 m	8ft 9" x 7ft 1"

Type T1

PLOT	E1.08.02	
INTERNAL MEASUREMENTS	50.0 m ²	538 sq ft
EXTERNAL MEASUREMENTS	5.6 m ²	60.3 sq ft
KITCHEN	3.55 x 1.99 m	11ft 8" x 6ft 6"
LIVING/DINING	5.12 x 4.04 m	16ft 9" x 13ft 3"
BEDROOM	3.97 x 3.00 m	13ft 0" x 9ft 10"
BALCONY	2.59 x 2.22 m	8ft 5" x 7ft 3"

Type T9

PLOT	E1.08.03	
INTERNAL MEASUREMENTS	70.0 m ²	753 sq ft
EXTERNAL MEASUREMENTS	7.3 m ²	79 sq ft
KITCHEN	3.85 x 1.90 m	12ft 7" x 6ft 3"
LIVING/DINING	4.20 x 3.35 m	13ft 9" x 11ft 0"
BEDROOM 1	3.40 x 3.34 m	11ft 2" x 10ft 11"
BEDROOM 2	3.77 x 3.04 m	12ft 4" x 10ft 0"
BALCONY	3.39 x 2.15 m	11ft 1" x 7ft 1"

Type T10

PLOT	E1.08.04	
INTERNAL MEASUREMENTS	77.3 m ²	833 sq ft
EXTERNAL MEASUREMENTS	6.4 m ²	69 sq ft
KITCHEN	4.95 x 2.15 m	16ft 3" x 7ft 0"
LIVING/DINING	4.03 x 3.84 m	13ft 3" x 12ft 7"
BEDROOM 1	3.90 x 3.84 m	12ft 9" x 12ft 7"
BEDROOM 2	3.30 x 2.67 m	10ft 10" x 8ft 9"
BALCONY	3.12 x 2.05 m	10ft 2" x 6ft 8"

Type T2

PLOT	E1.08.05	
INTERNAL MEASUREMENTS	51.1 m ²	550 sq ft
EXTERNAL MEASUREMENTS	5.4 m ²	58.13 sq ft
KITCHEN	3.17 x 2.55 m	10ft 5" x 8ft 4"
LIVING/DINING	5.06 x4.82 m	16ft 7" x 15ft 10"
BEDROOM	5.14 x 2.90 m	16ft 10" x 9ft 6"
BALCONY	2.48 x 2.16 m	8ft 1" x 7ft 0"

Type T11

PLOT	E1.08.06	
INTERNAL MEASUREMENTS	41.2 m ²	443 sq ft
EXTERNAL MEASUREMENTS	26.0 m ²	279 sq ft
KITCHEN/LIVING	4.25 x 3.60 m	13ft 9" x 11ft 9"
DINING	2.53 x 2.00 m	8ft 3" x 6ft 7"
BEDROOM	3.35 x 2.56 m	10ft 9" x 8ft 5"
TERRACE	26.0 m ²	279 sq ft

FLOOR 9-11



- Key
- Suite

1 Bedroom

2 bedroom

W Fitted wardrobe

-- Optional wardrobe

U Utility

S Storage

Floorplans shown are for approximate measurements only. Exact layout and sizes may vary. All measurements may vary within a tolerance of 5%. To increase legibility these plans have been sized to fit the page, therefore each plan may be at a different scale to others within this brochure.

Type T8

PLOTS	E1.09.01, E1.10.01 & E1.11.01	
INTERNAL MEASUREMENTS	62.9 m ²	677 sq ft
EXTERNAL MEASUREMENTS	6.0 m ²	65 sq ft
KITCHEN	2.50 x 2.32 m	8ft 2" x 7ft 7"
LIVING/DINING	3.95 x 3.34 m	12ft 11" x 10ft 11"
BEDROOM 1	3.25 x 2.75 m	10ft 6" x 9ft 0"
BEDROOM 2	4.00 x 2.65 m	13ft 1" x 8ft 8"
BALCONY	2.73 x 2.19 m	8ft 9" x 7ft 1"

Type T1

PLOTS	E1.09.02, E1.10.02 & E1.11.02	
INTERNAL MEASUREMENTS	50.0 m ²	538 sq ft
EXTERNAL MEASUREMENTS	5.6 m ²	60.3 sq ft
KITCHEN	3.55 x 1.99 m	11ft 8" x 6ft 6"
LIVING/DINING	5.12 x 4.04 m	16ft 9" x 13ft 3"
BEDROOM	3.97 x 3.00 m	13ft 0" x 9ft 10"
BALCONY	2.59 x 2.22 m	8ft 5" x 7ft 3"

Type T9

PLOTS	E1.09.03, E1.10.03 & E1.11.03	
INTERNAL MEASUREMENTS	70.0 m ²	753 sq ft
EXTERNAL MEASUREMENTS	7.3 m ²	79 sq ft
KITCHEN	3.85 x 1.90 m	12ft 7" x 6ft 3"
LIVING/DINING	4.20 x 3.35 m	13ft 9" x 11ft 0"
BEDROOM 1	3.40 x 3.34 m	11ft 2" x 10ft 11"
BEDROOM 2	3.77 x 3.04 m	12ft 4" x 10ft 0"
BALCONY	3.39 x 2.15 m	11ft 1" x 7ft 1"

Type T10

PLOTS	E1.09.04, E1.10.04 & E1.11.04	
INTERNAL MEASUREMENTS	77.3 m ²	833 sq ft
EXTERNAL MEASUREMENTS	6.4 m ²	69 sq ft
KITCHEN	4.95 x 2.15 m	16ft 3" x 7ft 0"
LIVING/DINING	4.03 x 3.84 m	13ft 3" x 12ft 7"
BEDROOM 1	3.90 x 3.84 m	12ft 9" x 12ft 7"
BEDROOM 2	3.30 x 2.67 m	10ft 10" x 8ft 9"
BALCONY	3.12 x 2.05 m	10ft 2" x 6ft 8"

Type T2

PLOTS	E1.09.05, E1.10.05 & E1.11.05	
INTERNAL MEASUREMENTS	51.1 m ²	550 sq ft
EXTERNAL MEASUREMENTS	5.4 m ²	58.13 sq ft
KITCHEN	3.17 x 2.55 m	10ft 5" x 8ft 4"
LIVING/DINING	5.06 x 4.82 m	16ft 7" x 15ft 10"
BEDROOM	5.14 x 2.90 m	16ft 10" x 9ft 6"
BALCONY	2.48 x 2.16 m	8ft 1" x 7ft 0"

Type T11

PLOTS	E1.09.06, E1.10.06 & E1.11.06	
INTERNAL MEASUREMENTS	41.2 m ²	443 sq ft
EXTERNAL MEASUREMENTS	5.1 m ²	55 sq ft
KITCHEN/LIVING	4.25 x 3.60 m	13ft 9" x 11ft 9"
DINING	2.53 x 2.00 m	8ft 3" x 6ft 7"
BEDROOM	3.35 x 2.56 m	10ft 9" x 8ft 5"
BALCONY	2.53 x 2.03 m	8ft 3" x 6ft 7"

STAY CONNECTED

Four stations are just a short walk away.



ALEXANDRA
PALACE
10 MINS



WOOD GREEN
10 MINS



HORNSEY
12 MINS



TURNPIKE LANE
12 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.

alexandra gate

Cavendish House
is ideally located
to explore the local
area and beyond.



Millenium Bridge and St Paul's Cathedral.

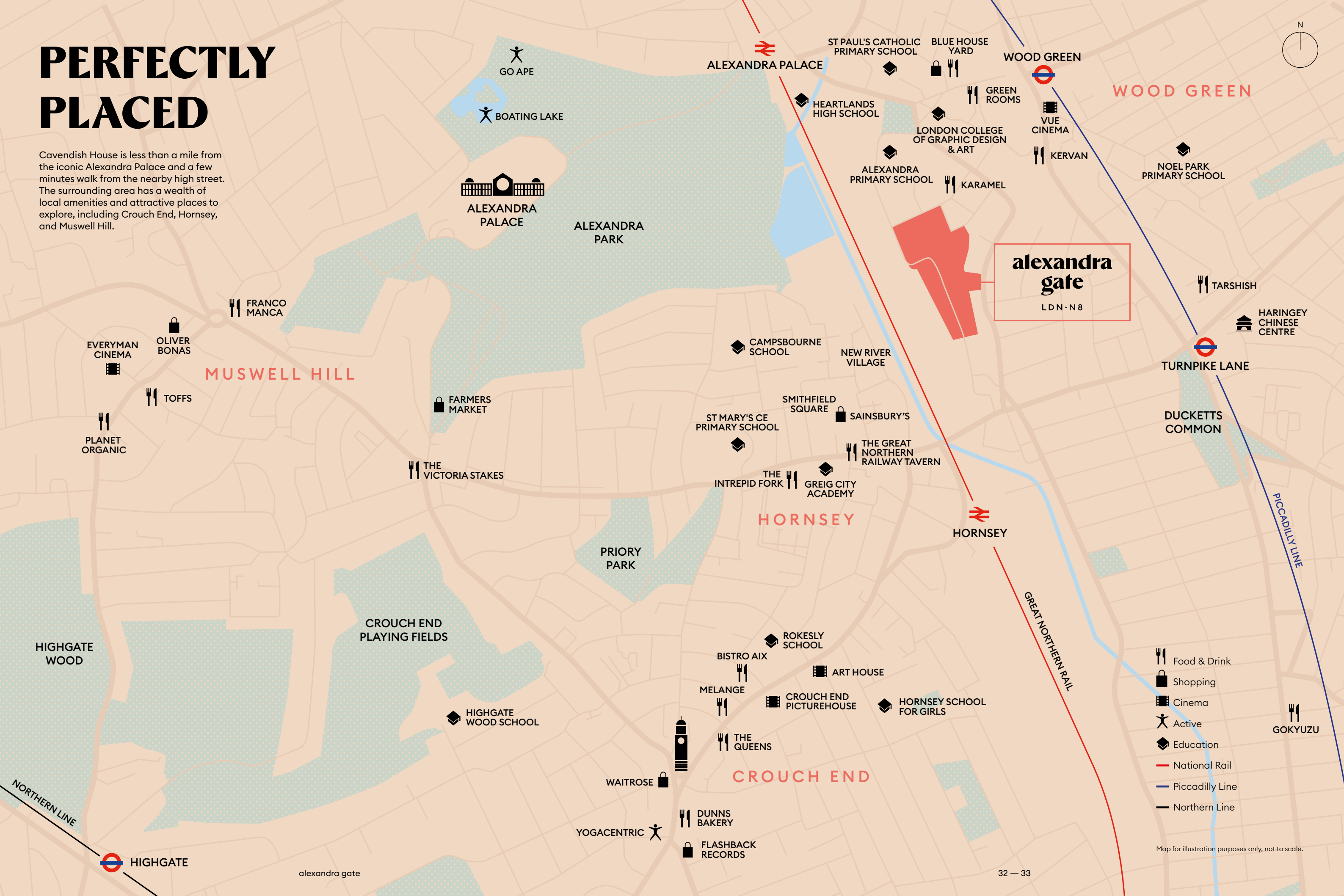


Google London Headquarters, King's Cross.

There are four stations within a 12 minute walk from Cavendish House. King's Cross St Pancras can be reached in just 10 minutes from Alexandra Palace rail station, while Moorgate is only 20 minutes from Hornsey station.

PERFECTLY PLACED

Cavendish House is less than a mile from the iconic Alexandra Palace and a few minutes walk from the nearby high street. The surrounding area has a wealth of local amenities and attractive places to explore, including Crouch End, Hornsey, and Muswell Hill.





Alexandra Palace.



Fireworks Festival at Alexandra Palace.



Ice Skating at Alexandra Palace.



Summer event at Alexandra Palace.

ALEXANDRA PALACE

The beloved 'Ally Pally' has delighted Londoners with first-rate leisure and entertainment for over 150 years.

Surrounded by 196 acres of parkland, this historic palace with an extraordinary past offers expansive views over London and is home to famous firework displays, must-see concerts and a calendar of enticing events.



Computer generated image indicative only.

SPECIFICATION

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) monobloc tap

Satin stainless steel finish to sockets at kitchen splashback only

Bathrooms / Ensuities

Tiling to floor and selected walls (available in two 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

Semi-recessed ceramic basin with polished chrome monobloc 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



Computer generated image indicative only.



Computer generated image indicative only.

Wardrobes

Fitted wardrobe to bedroom 1 with high level shelf, hanging rail

Optional 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

Carpet to all bedrooms

Optional upgrade to timber effect flooring in bedrooms

General

Free-standing 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. Berkeley 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. Berkeley 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 time frames, availability and change.



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.

alexandra gate



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.

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

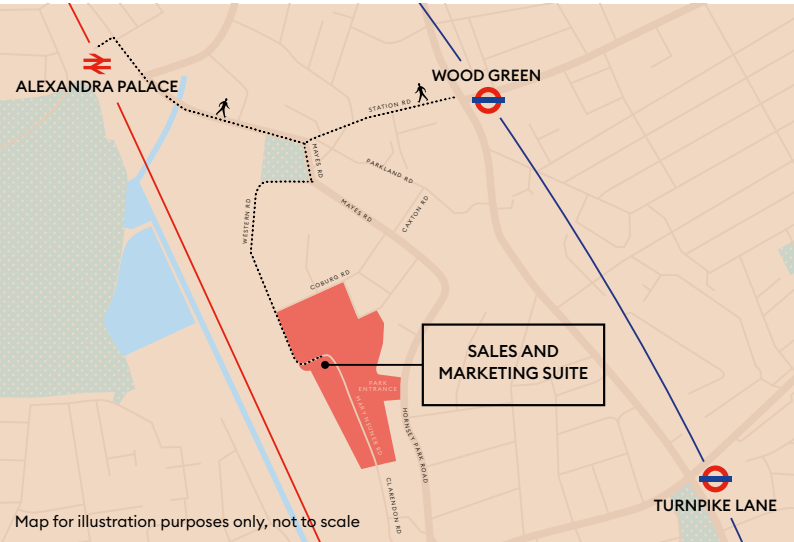
01 Your Sales Consultant will send you a link that you will need to activate to access MyHome Plus. The link will require you to set a password for access.

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.

Alexandra Gate Sales & Marketing Suite

Alington House, 1 Mary Neuner Road
London N8 0ES

www.alexandragaten8.co.uk
sales.alexandragate@berkeleygroup.co.uk
+44 (0)20 3002 9464



OUR VISION
2030
TRANSFORMING TOMORROW

Berkeley
Group
Proud to be a member of the Berkeley Group of companies

CONSUMER
CODE FOR
HOME BUILDERS
www.consumercode.co.uk

**Investor in
Customers**
Gold 2022

Berkeley
Designed for life

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 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. Cavendish House 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. A number of choices and options are available to personalise your home. Choices and options are subject to time frames, availability and change. Computer generated images of Alexandra Gate are indicative only. Maps are for illustration purposes only and not to scale. Travel times are approximate, correct at time of print and do not include walking/transfer times. Source: tfl.gov.uk, Google maps and nationalrail.co.uk. W257/CA23/0922



Photography of Alexandra Gate.

WWW.ALEXANDRAGATEN8.CO.UK

**alexandra
gate**

Berkeley
Designed for life