



A Signature Collection in the  
heart of Woodberry Down

EDITIONS

DARTER  
APARTMENTS



## Welcome home to Darter Apartments

Darter Apartments, the third phase of the Editions Collection at Woodberry Down, offers a range of sixty-eight 1, 2 and 3 bedroom apartments, all of which have private outdoor space. Many apartments have views over the landscaped surroundings and are a short distance away from the tranquil waterside.

Local shops and amenities are conveniently close by, as well as the natural surroundings of parkland and reservoirs just a short stroll away.

Woodberry Down is extremely well connected. Thanks to its Zone 2 location, you are only 8 minutes from King's Cross, 13 minutes to Bond Street and 15 minutes to the City.



WOODBERRY DOWN



Computer Generated Image of Darter Apartments and views are indicative only, and subject to planning.

L

**Life as you live it**

These beautifully designed apartments have been curated to meet every requirement of your lifestyle. Spacious, light, welcoming, beautifully planned, designed and equipped to a high standard by Berkeley.





STRATFORD

CANARY WHARF

WEST END ▶

ABNEY PARK

STOKE NEWINGTON

CLISSOLD PARK

THE CITY

WOODBERRY WETLANDS  
EAST RESERVOIR

EDITIONS

SAILING LAKE  
WEST RESERVOIR

DARTER APARTMENTS

MANOR HOUSE STATION

FINSBURY PARK ▶

Computer enhanced image and views are indicative only, and subject to planning. Locations approximate only.



Naturally spectacular

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A tranquil waterside retreat, less than 20 minutes from central London. An urban oasis with two reservoirs, a wildlife reserve, idyllic views and lush landscaped greenery.

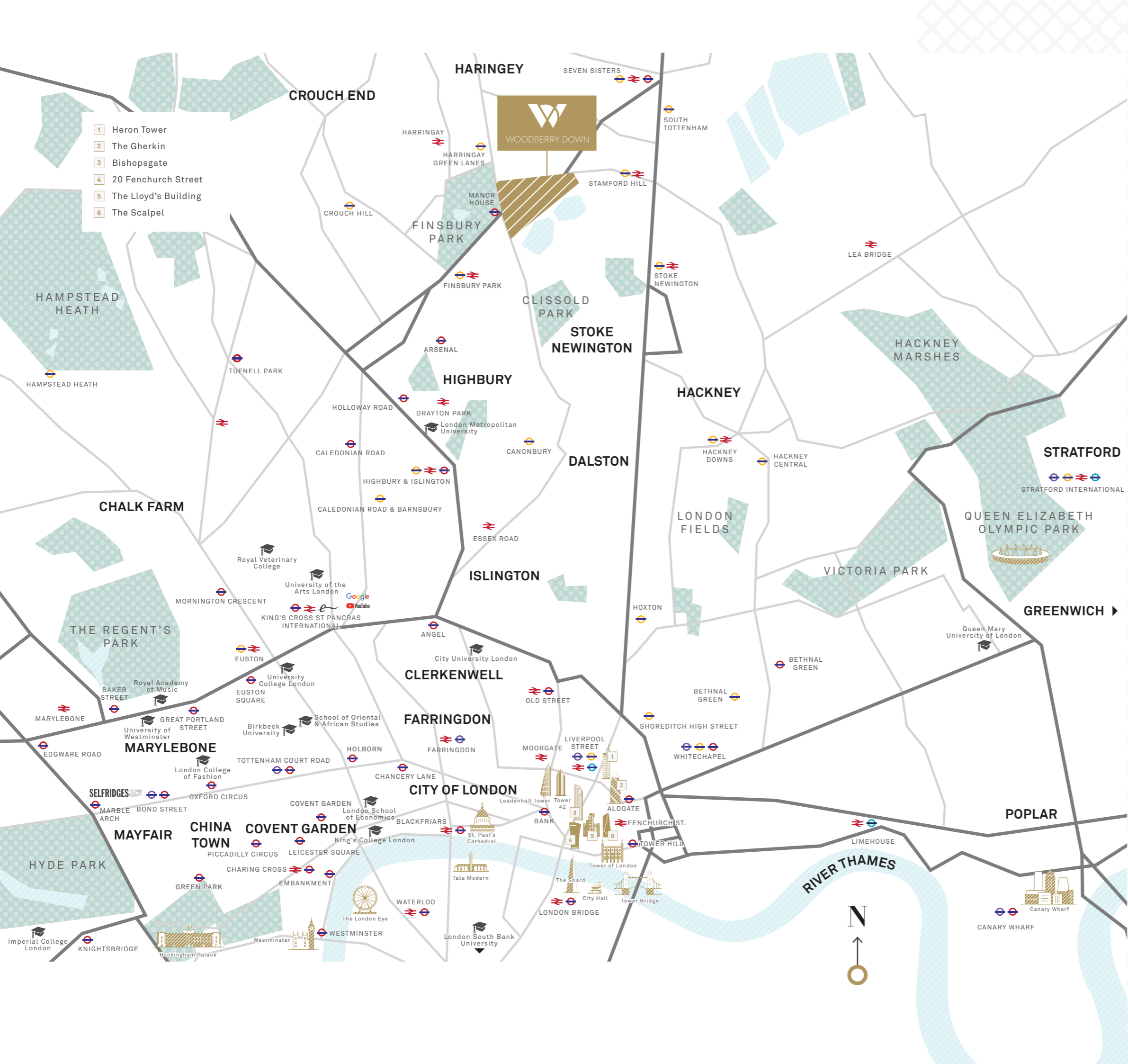
WHERE THE

# JOURNEY

STARTED

Creating the Darter Apartments began with selecting the finest, most exquisite materials available, in tones and textures that would highlight the natural assets of this unique location. As we continue the journey, the outdoor environment remains a strong influence. The delicate lattice-like structure of the Darter Dragonfly's wings is just one example of nature's wonderful design, and has inspired the name of this collection of apartments.





## Locate London's hidden gem

Woodberry Down is in the London Borough of Hackney, close to several other neighbourhoods worth discovering for their own distinctive character. There's Stoke Newington, which has its own large park, Clissold Park, and a great range of bars and restaurants. Finsbury Park, as the name suggests, also has a park which plays host to many large gatherings through the year: music festivals, fun runs, family and charity events.

Victoria Park is yet another wonderful open space, the original 'people's park', which opened in 1845 and is loved as much as ever today. London Fields is a smaller open space but certainly packs plenty in, including an Olympic-size outdoor pool. It's close to Broadway Market, incredibly popular for its food stalls and wonderful fresh produce.

Islington is a little more traditional, full of places to eat and drink, boutiques and antique dealers, and home to the highly respected Almeida Theatre.





Computer Generated Image of the Editions Park area and views are indicative only, and subject to planning.



# W

## Reflect on your wellbeing

It's a fact. Living near water is soothing, and can make us feel less stressed, and even more creative. At Woodberry Down you can take a break from staring at your screen and venture out to gaze over the 42 acres of open water in two reservoirs.

# PERFECTLY

Woodberry Down is one of Berkeley's most successful placemaking projects, one that has transformed 64 acres of land into a sustainable and beautiful new place, and won several prestigious awards.

The focus has always been on integrating its vibrant community with nature, with an overarching commitment to conserving energy and protecting the environment.

Woodberry Down, where Berkeley works in partnership with the London Wildlife Trust, is the perfect expression of this vision. It is a habitat where birds and wildlife of many species can co-exist with visitors in perfect serenity.



# NATURAL

# UR

# AL

Coffee At The  
**COAL HOUSE**



**It's all close  
to home**

Nowadays, we're all appreciating the benefits of staying local, especially when working from home. There's so much you can do at Woodberry Down without even leaving its boundaries. An early morning run beside the water, sailing and swimming in the West Reservoir, taking a break at the friendly Coal House Café with the papers, or taking a walk in the wetlands nature reserve all just minutes from your door.





# J

## Just around the corner

Darter Apartments couldn't be more conveniently located, close to the Zer Café and Juice Bar, Coal House Café, Sublime Italian restaurant, Naturalist pub, 215 Hackney and Simply Organique food store. Woodberry Down also has a health centre, two schools, an academy, Post Office, fruit and veg store, florist, fitness studio and dry cleaner.



A people kind of place

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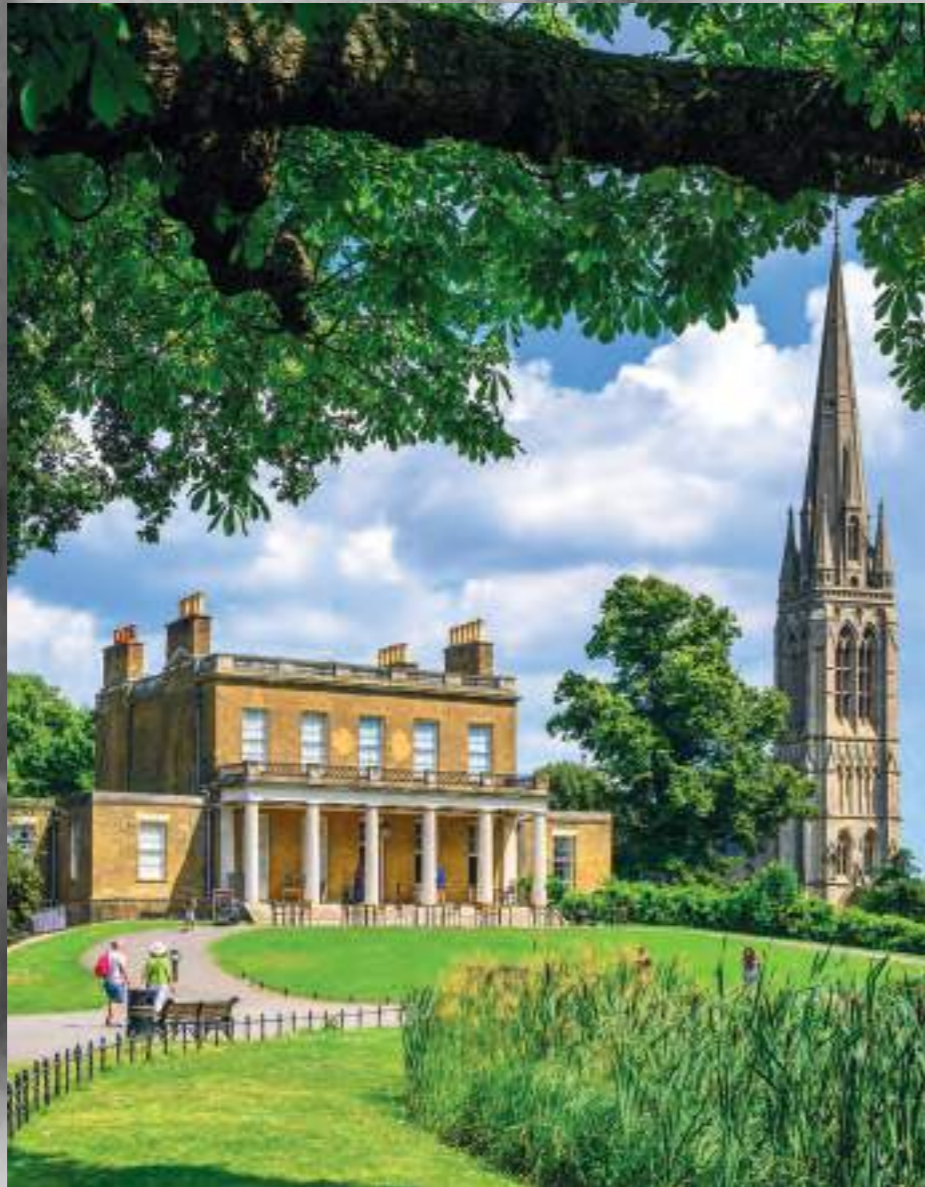
Festivals, fun days and outdoor screenings run throughout the year, giving Woodberry Down residents the opportunity to get to know one another. It's a flourishing community, where people enjoy being together.



## A new social network

The social hub of Woodberry Down is The Redmond Community Centre, a beautiful, light-drenched modern building which offers a programme of activities including yoga, creative arts, and cookery classes. It also houses a library and the space can be hired for private events. It's a true community asset.





## Park life

Some of London's biggest and best parks are close to Woodberry Down, extending your options for the outdoor life. They include Finsbury Park, and Clissold Park in Stoke Newington. Woodberry Down has the Spring Park playground, and Editions is soon to have a new park of its own, with pathways and planting threading their way between the buildings.

DISCOVER  
YOUR

LONDON







# IT'S A LONDON THING



You don't have to travel into the West End to get a genuine feel for what London is all about. The local neighbourhoods all have authentic character of their own, each one a microcosm of the hip, colourful and vibrant lifestyle the Capital offers. They are well worth getting to know.

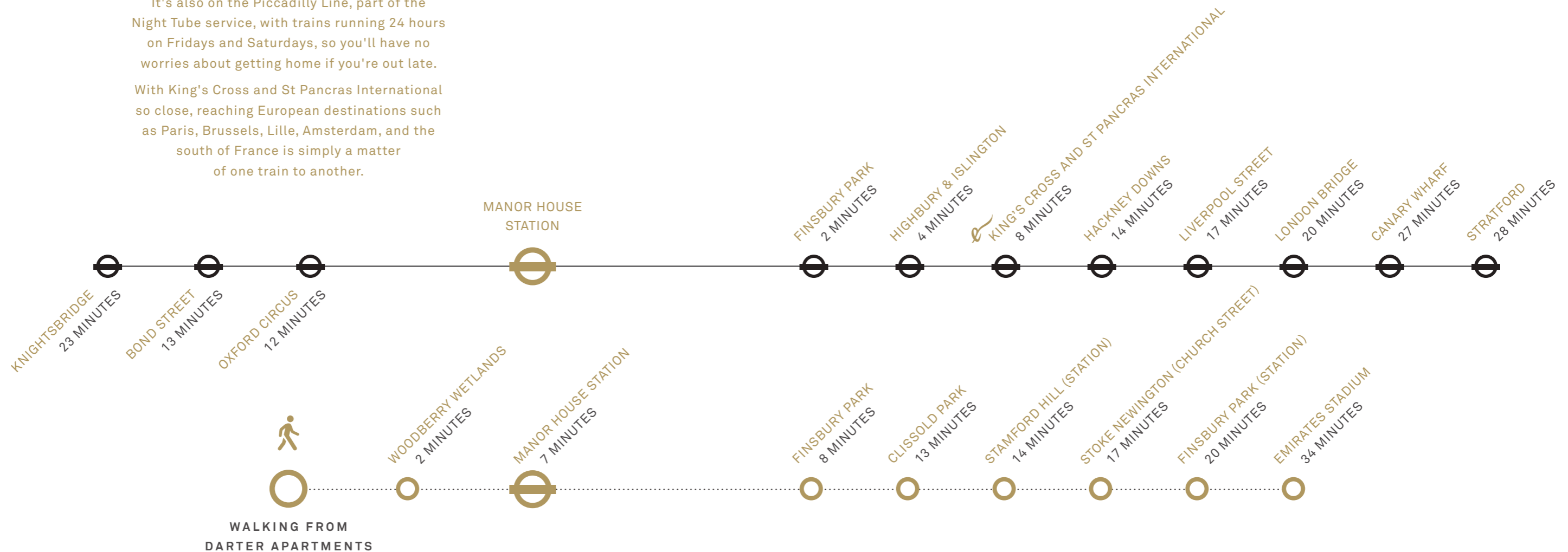
# GOING PLACES

Walk, tube, rail, bus, bike; London travels in many different ways and most are easily accessible from Darter Apartments.

Manor House within Zone 2 is the station nearest to Woodberry Down, and is just a 7 minute walk from Darter Apartments. From there it's only 8 minutes from King's Cross, 13 minutes to Bond Street and 15 minutes to the City.

It's also on the Piccadilly Line, part of the Night Tube service, with trains running 24 hours on Fridays and Saturdays, so you'll have no worries about getting home if you're out late.

With King's Cross and St Pancras International so close, reaching European destinations such as Paris, Brussels, Lille, Amsterdam, and the south of France is simply a matter of one train to another.



The graphic illustration shows approximate times only and is not representative of the London tube map. All times are based on travelling at 6.30am on a weekday from Manor House Tube. Eurostar links from King's Cross and St Pancras International station. Source: TfL.gov.uk and google.com/maps. All times are approximate.

# NEW VIBES

## In King's Cross and Hackney

In just a few years, King's Cross has been transformed into one of London's most exciting places to spend time. It's just 8 minutes away by tube from Manor House, the station nearest to Woodberry Down. Hackney too has experienced a renaissance as one of east London's trendiest locations, drawing in art, food, fashion and technology. Hackney less than 3 miles from Woodberry Down.

The grand old buildings have come back to life, repurposed and revitalised. King's Cross is a fantastic success story of designer boutiques, restaurants, bars, an amazing public square, work spaces, and a new campus for the University of the Arts London.

## Eurostar starts here

One reason for the resurgence of the area is that it is the stepping-off point for mainland Europe via Eurostar, from King's Cross St Pancras International. You could have breakfast in Granary Square and lunch in Paris.

Distance : **4.3 miles**

## The Hackney Empire

Stunning former music hall with a grand interior, showcasing drama, comedy and opera, as well as offering training courses for those who want to work in the creative sector.

Distance : **2.8 miles**

Lifestyle photography, indicative only.



## Granary Square

Away from the traffic, Granary Square is a sublime spot for al fresco drinks or roof top dining. Unexpected parks, indoor and outdoor art, canalside walks and gardens, musical performances and the famous fountains all go towards making King's Cross a place like no other. You really have to see it.

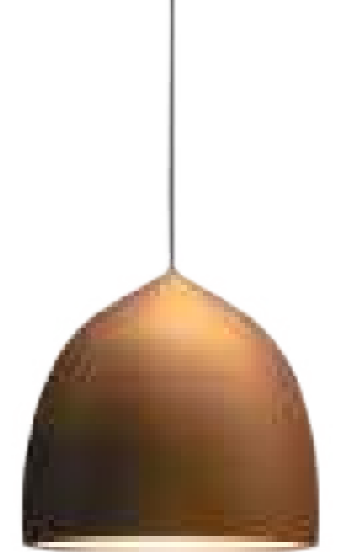
Distance : **4.0 miles**

## Coal Drops Yard

Shops you won't find in Bond Street. Fashion brands you love, and some worth discovering. Amazing restaurants with super inventive chefs. Real records, real books.

Things to beautify your home at Tom Dixon, or your body, from Aussie brand Aesop. Coal Drops Yard is a destination within a destination.

Distance : **4.0 miles**



## Broadway Market

Browse the 135 stalls on a Saturday for amazing fresh produce, flowers, coffee, books and clothes. And if that's not enough, more than 70 cafés, boutiques and restaurants line the street.

Distance : **3.6 miles**

## Victoria Park

The original people's park opened its gates in 1845 and remains a glorious community asset with many awards to its name. The lakes, boating pond, pagoda, tennis courts and regular outdoor events are just some of the reasons to visit.

Distance : **4.0 miles**





# EAT,

# DRINK

King's Cross is now one of London's premier dining destinations, where many of the restaurants and bars offer outdoor tables.

## Lina in Piazza

Italian al fresco dining brought to you by Lina Stores, the long-established Soho deli which has a new branch in King's Cross. Fresh home-made pasta is the speciality.

## Parillian

Spanish outdoor terrace restaurant and bar with celebrated Barrafina chef Angel Zapata Martin directing operations. You cook your own food at the table on a 'parilla', a mini charcoal grill.

All information correct at time of print.



## Drake and Morgan

Great cocktails, small plates, salads, burgers and sizzling dishes from the grill are on the menu. Eat and drink outside – they'll even bring you a blanket if the evening gets chilly.

## Hicce

The food here isn't just cooked – it's wood fired, steamed, smoked and pickled, with chef Pip Lacey supplying the inspiration. The sunset views are said to be some of the best in London.

## The Coal Office

Buzzy rooftop venue where customers share plates of Mediterranean, North African and Middle Eastern delicacies over drinks.

# WATCH THE WORLD GO BY

## Casa and Plaza Pastor

More open-top dining, this time with Mexican flavours and a side order of live music. Their tequila and mescal-based cocktails will definitely put you in the right mood.

## Caravan

The first eatery to open in the new King's Cross, and very popular for all-day dining, breakfasts and superb coffee.

## Vermuteria

Delightful café-bar where the signature drinks are spritzers and vermouths – hence the name. Tapas style food provides exactly the right accompaniment.

## Arabica

Middle Eastern dishes served in convivial sharing-size portions – think hummus, halloumi and smoked aubergine, all to be scooped up with hot flatbreads.



# LOVE AFFAIR



## with London

London is a city for work, play, enterprise, art, ideas, history, music, theatre, food and tech. It's fast, busy, but always magnetic. This is why, for centuries, people from all over the world have wanted to reach London, live in London and make it in London. It's constantly changing, but eternal.

Change means that there are now two areas within easy reach of Woodberry Down where some of the world's biggest tech companies are making their presence felt: King's Cross and Old Street, aka Silicon Roundabout.

## Samsung

At the Samsung KX experience space in Coal Drops Yard, visitors immerse themselves in culture, innovation and learning, powered by Samsung technology.

## Microsoft

Microsoft Reactor, in the heart of Tech City, is where developers learn, connect and build. Training, networking, hackathons, events and meetings are all part of the daily life there.

## Adobe

The global tech brand has recently taken three floors of the awesome White Collar Factory right on Silicon Roundabout.

## Facebook

The social media empire has signed up to take 611,000 sq ft of office space in three buildings at King's Cross.

## Google

Their new HQ skyscraper, taller than The Shard, means that the tech giant will have three office buildings in King's Cross.

## YouTube

YouTube 'Space' in the heart of King's Cross, is a 20,000 sq ft creative hub where users have free access to equipment and technology.

## Universally Admired



London's universities are the envy of the world and a magnet for students from many different countries. It's very easy to reach them from Darter Apartments at Woodberry Down.



## Journeys from Manor House station

University of the Arts London	10 - 15 mins
Central St. Martin's University	10 - 15 mins
University of Westminster	10 - 15 mins
University College London	10 - 15 mins
London School of Economics	10 - 15 mins
Royal Academy of Music	10 - 15 mins
Imperial College London	20 - 25 mins
King's College London	20 - 25 mins

# CLOSE UP

ON  
DARTER  
APARTMENTS



# Darter Apartments in context

You will find Darter Apartments in the heart of Woodberry Down, close to the both East and West Reservoirs and equally short distance to many of the shops and other amenities.



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



Computer Generated Image of Darter  
Apartments and views are indicative  
only and subject to planning.

# ELEVATED STYLE

**Defined by  
beautiful interiors**

Darter Apartments gives you the space you need to live, work, relax and entertain. A carefully considered mix of colours, materials and textures, all of the highest quality, together create an ideal private world.





Computer Generated Images and views are indicative only, and subject to planning.



## Exclusively yours

The concierge service\* will help life to run smoothly, for example taking your deliveries or holding keys.

\*Concierge services for all Editions Collection residents.



# FLAWLESS AND FUNCTIONAL

Cook and entertain, thanks to a superb fitted kitchen equipped with state-of-the-art appliances such as an integrated Miele oven, hob and microwave. You will be able to select one of three colour palette options for your kitchen and bathroom. Pearl is all light hues, Azure slightly darker and Ebony deeper still.



# PEARL



## The new look

Darter Apartments bathrooms feature the latest colour in fittings, providing a contemporary feel against the lighter sanitaryware, porcelain tiling and composite vanity tops. Like the kitchens, the bathrooms are available in a choice of three colour schemes: Pearl, Azure and Ebony.



Pearl bathroom and kitchen.

# AZURE



Azure bathroom and kitchen.





# EBONY



Ebony bathroom and kitchen.



EDITIONS COLLECTION  
DARTER APARTMENTS

NOW  
FIND  
YOUR

HO  
ME

# FLOORPLAN LEVEL 01



## Level 01



Views over landscaped gardens



Views over landscaped gardens



■ 1 Bedroom Apartments ■ 2 Bedroom Apartments ■ 3 Bedroom Apartments

◀▶ Measurement Points C Cupboard W Wardrobe PW Provision for Wardrobe

U Utility ☒ High Units ☒ Dishwasher AOV Automatic Opening Vent

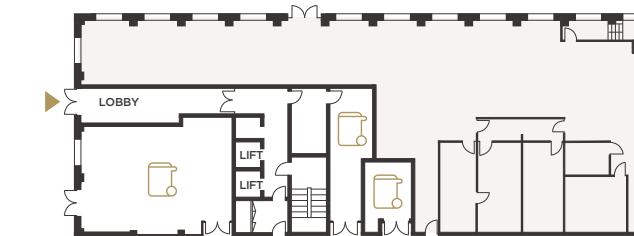
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### NORTH WEST ELEVATION

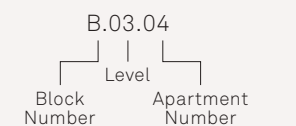


### GROUND FLOOR



APARTMENT B1.01.01	86.3 SQ M	929 SQ FT
Kitchen	2.86m x 3.11m	9' 5" x 10' 2"
Living / Dining	4.05m x 5.00m	13' 4" x 16' 4"
Main Bedroom	3.60m x 4.50m	11' 10" x 14' 9"
Bedroom 2	3.80m x 3.65m	12' 6" x 11' 11"
Balcony	9.8 sq m	105 sq ft
APARTMENT B1.01.02	51.5 SQ M	554 SQ FT
Kitchen	2.00m x 2.61m	6' 6" x 8' 6"
Living / Dining	5.21m x 3.61m	17' 1" x 11' 10"
Bedroom	4.85m x 3.46m	15' 11" x 11' 4"
Balcony	5.2 sq m	56 sq ft
APARTMENT B1.01.03	51.5 SQ M	554 SQ FT
Kitchen	2.00m x 2.61m	6' 6" x 8' 6"
Living / Dining	5.21m x 3.61m	17' 1" x 11' 10"
Bedroom	4.85m x 3.46m	15' 11" x 11' 4"
Balcony	5.2 sq m	56 sq ft
APARTMENT B1.01.04	51.5 SQ M	554 SQ FT
Kitchen	2.00m x 2.61m	6' 6" x 8' 6"
Living / Dining	5.21m x 3.61m	17' 1" x 11' 10"
Bedroom	4.85m x 3.46m	15' 11" x 11' 4"
Balcony	5.2 sq m	56 sq ft
APARTMENT B1.01.05	76.9 SQ M	829 SQ FT
Kitchen	2.60m x 3.52m	8' 6" x 11' 7"
Living / Dining	4.61m x 4.38m	15' 1" x 14' 4"
Main Bedroom	5.08m x 2.80m	16' 8" x 9' 2"
Bedroom 2	3.80m x 3.35m	12' 5" x 11' 0"
Balcony	9.8 sq m	105 sq ft
APARTMENT B1.01.06	76 SQ M	818 SQ FT
Kitchen	3.62m x 2.21m	11' 10" x 7' 3"
Living / Dining	4.00m x 5.00m	13' 1" x 16' 4"
Main Bedroom	3.35m x 4.25m	10' 11" x 13' 10"
Bedroom 2	3.18m x 3.85m	10' 5" x 12' 8"
Terrace	20.4 sq m	219 sq ft
APARTMENT B1.01.07	51.5 SQ M	554 SQ FT
Kitchen	2.00m x 2.61m	6' 6" x 8' 6"
Living / Dining	5.21m x 3.61m	17' 1" x 11' 10"
Bedroom	4.85m x 3.46m	15' 11" x 11' 4"
Terrace	11.6 sq m	125 sq ft
APARTMENT B1.01.08	51.5 SQ M	554 SQ FT
Kitchen	2.00m x 2.61m	6' 6" x 8' 6"
Living / Dining	5.21m x 3.61m	17' 1" x 11' 10"
Bedroom	4.85m x 3.46m	15' 11" x 11' 4"
Terrace	11.0 sq m	118 sq ft
APARTMENT B1.01.09	86.3 SQ M	929 SQ FT
Kitchen	2.86m x 3.11m	9' 5" x 10' 2"
Living / Dining	4.05m x 5.00m	13' 3" x 16' 5"
Main Bedroom	3.60m x 4.50m	11' 10" x 14' 9"
Bedroom 2	3.80m x 3.65m	12' 6" x 12' 0"
Terrace	16.4 sq m	177 sq ft

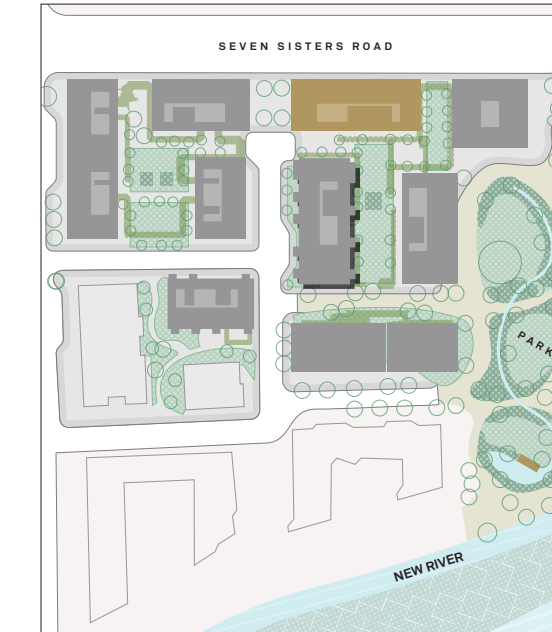
Key example:



# FLOORPLAN LEVEL 02-06



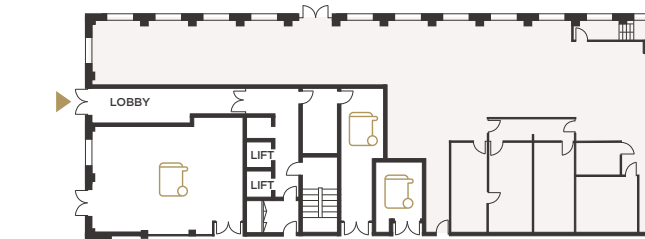
## Levels 02 - 06



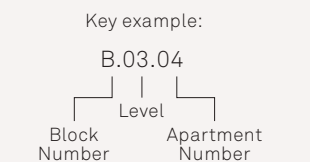
### NORTH WEST ELEVATION



### GROUND FLOOR



APARTMENT	SQ M	SQ FT
<b>APARTMENT B1.02-06.01</b>	<b>86.3 SQ M</b>	<b>929 SQ FT</b>
Kitchen	2.86m x 3.11m	9' 5" x 10' 2"
Living / Dining	4.05m x 5.00m	13' 4" x 16' 4"
Main Bedroom	3.60m x 4.50m	11' 10" x 14' 9"
Bedroom 2	3.80m x 3.65m	12' 6" x 11' 11"
Balcony	9.8 sq m	105 sq ft
<b>APARTMENT B1.02-06.02</b>	<b>51.5 SQ M</b>	<b>554 SQ FT</b>
Kitchen	2.00m x 2.61m	6' 6" x 8' 6"
Living / Dining	5.21m x 3.61m	17' 1" x 11' 10"
Bedroom	4.85m x 3.46m	15' 11" x 11' 4"
Balcony	5.2 sq m	56 sq ft
<b>APARTMENT B1.02-06.03</b>	<b>51.5 SQ M</b>	<b>554 SQ FT</b>
Kitchen	2.00m x 2.61m	6' 6" x 8' 6"
Living / Dining	5.21m x 3.61m	17' 1" x 11' 10"
Bedroom	4.85m x 3.46m	15' 11" x 11' 4"
Balcony	5.2 sq m	56 sq ft
<b>APARTMENT B1.02-06.04</b>	<b>51.5 SQ M</b>	<b>554 SQ FT</b>
Kitchen	2.00m x 2.61m	6' 6" x 8' 6"
Living / Dining	5.21m x 3.61m	17' 1" x 11' 10"
Bedroom	4.85m x 3.46m	15' 11" x 11' 4"
Balcony	5.2 sq m	56 sq ft
<b>APARTMENT B1.02-06.05</b>	<b>76.9 SQ M</b>	<b>829 SQ FT</b>
Kitchen	2.60m x 3.52m	8' 6" x 11' 7"
Living / Dining	4.61m x 4.38m	15' 1" x 14' 4"
Main Bedroom	5.08m x 2.80m	16' 8" x 9' 2"
Bedroom 2	3.80m x 3.35m	12' 5" x 11' 0"
Balcony	9.8 sq m	105 sq ft
<b>APARTMENT B1.02-06.06</b>	<b>76 SQ M</b>	<b>818 SQ FT</b>
Kitchen	3.62m x 2.21m	11' 10" x 7' 3"
Living / Dining	4.00m x 5.00m	13' 1" x 16' 4"
Main Bedroom	3.35m x 4.25m	10' 11" x 13' 10"
Bedroom 2	3.18m x 3.85m	10' 5" x 12' 8"
Balcony	9.8 sq m	105 sq ft
<b>APARTMENT B1.02-06.07</b>	<b>51.5 SQ M</b>	<b>554 SQ FT</b>
Kitchen	2.00m x 2.61m	6' 6" x 8' 6"
Living / Dining	5.21m x 3.61m	17' 1" x 11' 10"
Bedroom	4.85m x 3.46m	15' 11" x 11' 4"
Balcony	5 sq m	54 sq ft
<b>APARTMENT B1.02-06.08</b>	<b>51.5 SQ M</b>	<b>554 SQ FT</b>
Kitchen	2.00m x 2.61m	6' 6" x 8' 6"
Living / Dining	5.21m x 3.61m	17' 1" x 11' 10"
Bedroom	4.85m x 3.46m	15' 11" x 11' 4"
Balcony	5 sq m	54 sq ft
<b>APARTMENT B1.02-06.09</b>	<b>86.3 SQ M</b>	<b>929 SQ FT</b>
Kitchen	2.86m x 3.11m	9' 5" x 10' 2"
Living / Dining	4.05m x 5.00m	13' 3" x 16' 5"
Main Bedroom	3.60m x 4.50m	11' 10" x 14' 9"
Bedroom 2	3.80m x 3.65m	12' 6" x 12' 0"
Balcony	9.8 sq m	105 sq ft



Views over landscaped gardens



Views over landscaped gardens



1 Bedroom Apartments 2 Bedroom Apartments 3 Bedroom Apartments

Measurement Points Cupboard Wardrobe Provision for Wardrobe

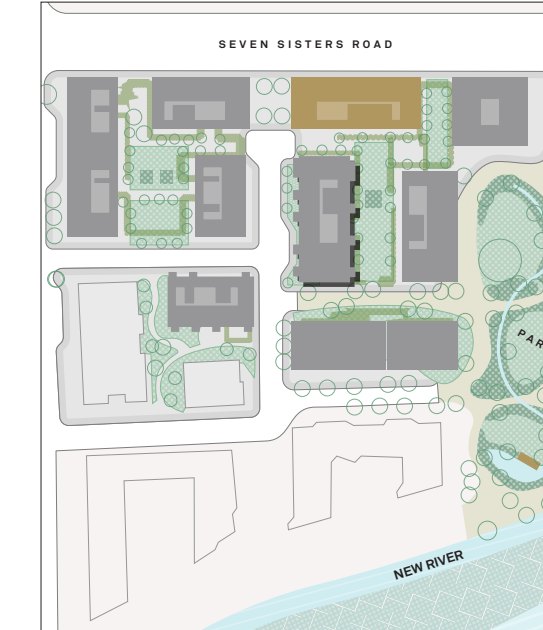
Utility High Units Dishwasher Automatic Opening Vent

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# FLOORPLAN LEVEL 07



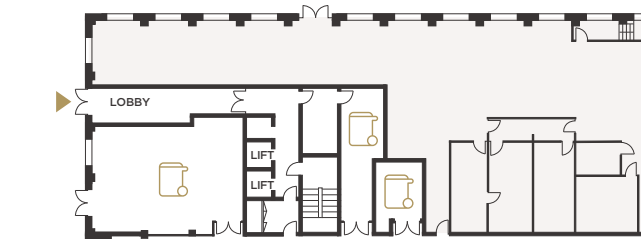
## Level 07



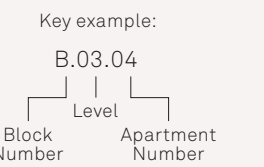
NORTH WEST ELEVATION



GROUND FLOOR



APARTMENT	SQ M	SQ FT
<b>APARTMENT B1.07.01</b>	<b>50.7 SQ M</b>	<b>546 SQ FT</b>
Kitchen	2.93m x 2.36m	9' 7" x 7' 9"
Living / Dining	4.45m x 4.36m	14' 7" x 14' 4"
Bedroom	3.84m x 3.17m	12' 7" x 10' 5"
Terrace	36.4 sq m	391.8 sq ft
<b>APARTMENT B1.07.02</b>	<b>55.1 SQ M</b>	<b>593 SQ FT</b>
Kitchen	1.91m x 3.18m	6' 3" x 10' 5"
Living / Dining	3.16m x 6.18m	10' 4" x 20' 3"
Bedroom	2.86m x 4.61m	9' 5" x 15' 1"
Terrace	18.1 sq m	194.8 sq ft
<b>APARTMENT B1.07.03</b>	<b>55.1 SQ M</b>	<b>593 SQ FT</b>
Kitchen	1.91m x 3.18m	6' 3" x 10' 5"
Living / Dining	3.16m x 6.18m	10' 4" x 20' 3"
Bedroom	2.86m x 4.61m	9' 5" x 15' 2"
Terrace	18.1 sq m	194.8 sq ft
<b>APARTMENT B1.07.04</b>	<b>67.7 SQ M</b>	<b>729 SQ FT</b>
Kitchen	4.31m x 1.80m	14' 2" x 5' 11"
Living / Dining	3.50m x 5.07m	11' 6" x 16' 7"
Main Bedroom	3.76m x 3.32m	12' 4" x 10' 10"
Bedroom 2	3.26m x 3.32m	10' 8" x 10' 10"
Terrace	18.3 sq m	197 sq ft
<b>APARTMENT B1.07.05</b>	<b>103.7 SQ M</b>	<b>1116 SQ FT</b>
Kitchen	4.43m x 2.21m	14' 6" x 7' 3"
Living / Dining	4.43m x 5.00m	14' 6" x 16' 5"
Main Bedroom	3.46m x 5.01m	11' 4" x 16' 5"
Bedroom 2	3.50m x 3.10m	11' 6" x 10' 2"
Bedroom 3	2.95m x 3.70m	9' 8" x 12' 2"
Balcony	9.8 sq m	105 sq ft
<b>APARTMENT B1.07.06</b>	<b>76.9 SQ M</b>	<b>829 SQ FT</b>
Kitchen	3.52m x 2.60m	11' 6" x 8' 6"
Living / Dining	4.61m x 4.38m	15' 1" x 14' 4"
Main Bedroom	5.00m x 2.80m	16' 5" x 9' 2"
Bedroom 2	3.80m x 3.35m	12' 6" x 11' 0"
Balcony	9.8 sq m	105 sq ft
<b>APARTMENT B1.07.07</b>	<b>60.9 SQ M</b>	<b>655 SQ FT</b>
Kitchen	3.66m x 2.45m	12' 0" x 8' 0"
Living / Dining	3.66m x 5.94m	12' 0" x 19' 6"
Bedroom	3.60m x 3.68m	11' 10" x 12' 1"
Terrace	23.7 sq m	255.1 sq ft



Views over landscaped gardens



Views over landscaped gardens



■ 1 Bedroom Apartments ■ 2 Bedroom Apartments ■ 3 Bedroom Apartments

◀▶ Measurement Points C Cupboard W Wardrobe PW Provision for Wardrobe

U Utility ☒ High Units ☒ Dishwasher AOV Automatic Opening Vent

Floorplans shown for Darter Apartments are for approximate measurements only. Exact layouts and sizes may vary. All measurements may vary within a tolerance of 5%. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture. Furniture layouts are indicative only. Kitchen layout indicative only. Please ask Sales Consultant for further information. All plans are subject to planning. Ground floor layout is subject to change.

# FLOORPLAN LEVEL 08



## Level 08



Views over landscaped gardens



Views over landscaped gardens



■ 1 Bedroom Apartments ■ 2 Bedroom Apartments ■ 3 Bedroom Apartments

◀▶ Measurement Points C Cupboard W Wardrobe PW Provision for Wardrobe

U Utility ☒ High Units ☒ Dishwasher AOV Automatic Opening Vent

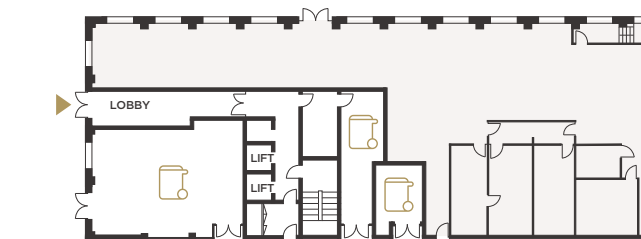
Floorplans shown for Darter Apartments are for approximate measurements only. Exact layouts and sizes may vary. All measurements may vary within a tolerance of 5%. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture. Furniture layouts are indicative only. Kitchen layout indicative only. Please ask Sales Consultant for further information. All plans are subject to planning. Ground floor layout is subject to change.



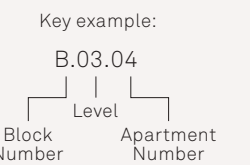
### NORTH WEST ELEVATION

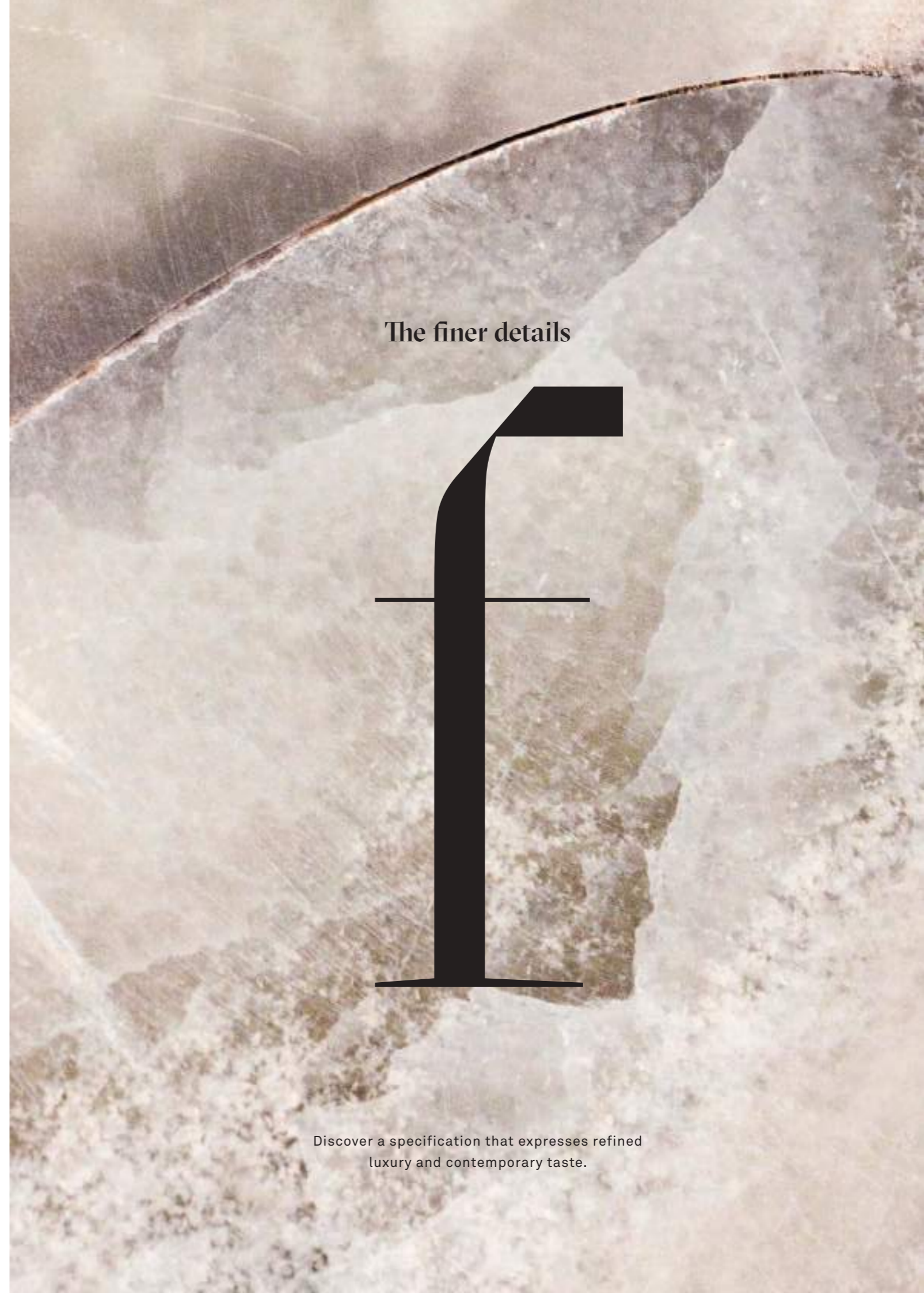


### GROUND FLOOR



APARTMENT B1.08.01	50.7 SQ M	546 SQ FT
Kitchen	2.93m x 2.36m	9' 7" x 7' 9"
Living / Dining	4.45m x 4.36m	14' 7" x 14' 4"
Bedroom	3.84m x 3.17m	12' 7" x 10' 5"
Balcony	5.2 sq m	56 sq ft
APARTMENT B1.08.02	55.1 SQ M	593 SQ FT
Kitchen	1.91m x 3.18m	6' 3" x 10' 5"
Living / Dining	3.16m x 6.18m	10' 4" x 20' 3"
Bedroom	2.86m x 4.61m	9' 5" x 15' 1"
Balcony	5.2 sq m	56 sq ft
APARTMENT B1.08.03	55.1 SQ M	593 SQ FT
Kitchen	1.91m x 3.18m	6' 3" x 10' 5"
Living / Dining	3.16m x 6.18m	10' 4" x 20' 3"
Bedroom	2.86m x 4.61m	9' 5" x 15' 2"
Balcony	5.2 sq m	56 sq ft
APARTMENT B1.08.04	67.7 SQ M	729 SQ FT
Kitchen	4.31m x 1.80m	14' 2" x 5' 11"
Living / Dining	3.50m x 5.07m	11' 6" x 16' 7"
Main Bedroom	3.76m x 3.32m	12' 4" x 10' 10"
Bedroom 2	3.26m x 3.32m	10' 8" x 10' 10"
Balcony	5.2 sq m	56 sq ft
APARTMENT B1.08.05	103.7 SQ M	1116 SQ FT
Kitchen	4.43m x 2.21m	14' 6" x 7' 3"
Living / Dining	4.43m x 5.00m	14' 6" x 16' 5"
Main Bedroom	3.46m x 5.01m	11' 4" x 16' 5"
Bedroom 2	3.50m x 3.10m	11' 6" x 10' 2"
Bedroom 3	2.95m x 3.70m	9' 8" x 12' 2"
Balcony	9.8 sq m	105 sq ft
APARTMENT B1.08.06	76.9 SQ M	829 SQ FT
Kitchen	3.52m x 2.60m	11' 6" x 8' 6"
Living / Dining	4.61m x 4.38m	15' 1" x 14' 4"
Main Bedroom	5.00m x 2.80m	16' 5" x 9' 2"
Bedroom 2	3.80m x 3.35m	12' 6" x 11' 0"
Balcony	9.8 sq m	105 sq ft
APARTMENT B1.08.07	60.9 SQ M	655 SQ FT
Kitchen	3.66m x 2.45m	12' 0" x 8' 0"
Living / Dining	3.66m x 5.94m	12' 0" x 19' 6"
Bedroom	3.60m x 3.68m	11' 10" x 12' 1"
Balcony	5.6 sq m	60.2 sq ft





The finer details

Discover a specification that expresses refined luxury and contemporary taste.



# MODERN LUXE

# LUXE

## Interior / Exterior Finishes

- Engineered flooring to living, dining, kitchen, hall and reception areas
- Stained solid wood entrance door
- Brushed steel door fittings throughout
- Internal doors in white painted finish
- Skirting in white painted finish
- Balcony decking

## Kitchen

- Matte finish with soft-close cabinets and units
- Stone worktops and splashbacks
- Brushed black metal shelving
- Stainless steel sink
- Brushed black mixer tap
- Compartmentalised waste storage
- Miele black integrated oven and microwave
- Miele induction hob
- Integrated extractor hood
- Integrated fridge-freezer
- Integrated dishwasher
- Washer-dryer in utility area

## Heating

- Zoned underfloor heating throughout
- Centrally provided heating and hot water, individually metered to each apartment

## Bathrooms

- WC with soft-close seat and concealed cistern
- White ceramic washbasin
- Brushed black mixer tap
- White steel enamel bath
- Brushed black shower hose
- Glass shower enclosure with matte black trim
- Heated black towel warmer
- Brushed black robe hooks
- Porcelain tiles to floor and walls
- Feature wall tiling
- Composite worktop with black metal feature storage
- Wall mounted mirrored cabinet

## Lighting and Electrical Finishes

- Undermounted LED strip with warm light to kitchen wall units
- Energy efficient LED downlights to all areas
- LED lighting to storage cupboards
- Satin chrome socket outlets with black inserts are to kitchen worktop areas only
- Shaver sockets to bathrooms
- Multimedia plate in living area and all bedrooms
- Master light switch to hallway
- Thermostatic controls to underfloor heating

## Bedrooms

- Fitted carpets
- High quality soft-close fitted wardrobe to bedrooms
- LED strip lighting to bedroom wardrobe

## Security and Peace of Mind

- Access to apartments via audio/video door entry system and electronic access to internal areas
- Multipoint locking front entrance door to apartment
- Mains powered smoke detector with battery back up
- 10-Year Premier Guarantee Warranty

## Communal Areas

- Tiled floor to entrance lobby
- Carpet to hallways
- Lifts access to all floors
- Editions concierge (in future phase)
- Secure cycle storage
- Architecturally designed hard and soft landscaping

## Telecommunications

- Telephone points fitted in all bedrooms and living areas
- TV/FM/satellite fitted in all bedrooms and living areas
- Wired for Sky Q, Virgin Media, Multi-room and High Definition ready television
- Cabling for digital, TV, DAB and FM radio telephone and data services
- High speed broadband connectivity for all units

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 Homes Capital (North East London) Ltd 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 Homes Capital (North East London) Ltd 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.

Showhome photography, indicative only.



# CUSTOMER RELATIONS

We want to ensure you are happy with every aspect of your new home, so we look after our customers at every stage with expert advice, attention to detail and continuous communication.

From reservation to exchange of contracts, the sales team will guide you through the process. From exchange of contracts your dedicated Berkeley Customer Service Representative will take over and assist you with any questions you may have.

Here is what you can expect:

From the day you reserve – until the day you complete – we'll update you regularly on progress.

You will be given your own log-in credentials at reservation to access your personal MyHome Plus account where you will be able to view the development, property, construction progress and buying process information.

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.

Our Customer Relations Manager will present a selection of designer-conceived colour palettes to help you find the interior finish that most suits your style.

We'll meet you on site to demonstrate all the functions and facilities of your new apartment.

We personally hand over your key on completion day and make sure everything is to your satisfaction.

The 2-year warranty with 24-hour emergency service has a dedicated customer service telephone number and from the 3rd to the 10th year you'll have the added security protection of a 10-year premier guarantee.

Finally we'll contact you after 7 days, at 4 weeks and 7 months after you move in, to make sure everything continues smoothly.



Daphne Ho, Customer Relations Manager



Berkeley Homes offers high quality products and services. Their vision of the development is sustainable, and they are competent when it comes to the whole package of the purchase, in terms of the location, the design, the service and the management. I have already recommended my friends to buy from them!



I want to say a big 'Thank you' to Berkeley Homes. They have managed to keep the whole purchase smooth during Covid, which needs a lot of effort and skills.

Woodberry Down residents  
(Customer survey, 2020)

# PARTNERSHIP & COLLABORATION

A vibrant neighbourhood for north London: Woodberry Down in Hackney is one of the Capital's largest estate regeneration projects providing placemaking, social and economic change on an inspiring scale.

“

We have to create real communities. Not just homes, but beautiful places with the amenities and green open spaces that bring people together. We have to talk to people, listen to everyone, and ensure we're providing the facilities they really need and care about most.

If we keep the focus on people, then housing offers so much more than just shelter. It becomes a powerful force for good.

Berkeley Group



The concepts of placemaking and people sit at the heart of the 30-year development project, which on completion will see 1,890 existing homes replaced by over 5,500 new build apartments (of which 41% will be affordable). Of the 2,016 we have delivered to date, 808 have been affordable with a further 298 currently under construction.

The long-term transformation can be attributed to the effective collaboration between the four main delivery partners:

- Hackney Council
- Notting Hill Genesis Housing Association
- Berkeley Homes
- Woodberry Down Community Organisation (WDCO) a democratically elected body for all residents and retailers on the WD estate

Woodberry Down is a mixed, balanced and integrated community. The development is tenure blind which means that it is extremely difficult to tell the difference between the private and affordable housing.

High quality amenities such as two schools, an academy and a community centre, as well as shops for a range of budgets, continue to be provided. In addition, there are 2.61 acres of new parkland – awarded a prestigious Green Flag in 2016/17. All are fundamental partnership objectives with one goal in mind: to make Woodberry Down a successful new London district for existing residents and new homebuyers alike.

Manor House Development Trust (MHDT) is also a key player in Woodberry Down. This award-winning, charitable social enterprise funded annually by Notting Hill Genesis and Hackney Council drives forward economic and social regeneration through building community resilience and sustained empowerment to secure Woodberry Down's long-term future.

Thanks to the efforts of all involved in the regeneration project, Woodberry Down has become a thriving, sociable place to live. Well attended events such as the annual Hidden River Festival have become a much loved fixture in the area's community calendar, while the nature reserve provides a gorgeous waterside setting for the new homes, in addition to attracting a new wave of visitors to Woodberry Down.

## A people-centred approach

We want to create places that people will love as their own. Places that inspire a sense of pride, belonging and community spirit.

This can only be achieved through listening to people and putting their wellbeing at the heart of everything we do. We have to show care, passion and attention to detail, day after day.

When we approach development in this way, local people become our partners. They bring their own energy and ideas, and they turn a place into a real community.

IN PARTNERSHIP WITH



MAYOR OF LONDON



# 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 wellbeing 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.



## 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.

## 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.

## 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.



Proud to be a member of the Berkeley Group of companies

Berkeley  
Designed for life

St Edward  
Designed for life

St George  
Designed for life

St James  
Designed for life

St Joseph  
Designed for life

St William  
Designed for life

# Transforming tomorrow

## OUR VISION 2030

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 10-year plan which sets out how we will achieve this.**



### 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**

OUR VISION  
**2030**  
TRANSFORMING TOMORROW

## People, planet, prosperity

Sustainability is fundamental to Berkeley's ethos. In simple terms, we want to ensure the long-term health, wellbeing 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 Woodberry Down.

## 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, even in the heart of the city. They are all part of our commitment to net biodiversity gain on our developments. Within and around Woodberry Down, we have created natural habitats that encourage wildlife to flourish. We are working with award-winning landscape architects, Murdoch Wickham, to engage residents in the natural landscapes that we have created.

## Waste and recycling

We actively encourage all residents to reduce their waste wherever possible. In addition to external recycling bins, we provide integrated recycling bins in kitchens to make it easier to separate and recycle 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. We also suggest simple steps to reduce water consumption, such as not leaving taps running unnecessarily.

## Energy efficiency

Efficient use of electricity and gas helps to 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. All lighting is low energy and kitchen appliances are minimum A rated or above.

## Noise reduction

We can't eliminate noise, but we 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 incorporate measures to reduce the different types of noise wherever possible to create a quieter environment.

## Clean air

It is hard to avoid polluted air, particularly in our cities. Throughout Woodberry Down we have planted trees, shrubs and flower beds to help create a cleaner air environment.

## Sustainable transport

We provide bike stores and car charging points to encourage the use of sustainable methods of transport, to help reduce air pollution around the development and the wider area. These active methods of transport also help to encourage healthier lifestyles.

## Stewardship

Maintaining our communal open spaces and facilities in perpetuity is an important benefit to the whole community. We work with managing agents 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.



## Contact us



**Woodberry Down**  
**Sales & Marketing Suite**  
Riverside Apartments,  
Woodberry Grove,  
London, N4 2BA

### Directions to the Marketing Suite

#### By Car:

From Seven Sisters Road, driving towards Manor House Station turn left onto Woodberry Grove, the Marketing Suite is 300ft on your right.

#### By Train:

Exit via exit 2 at Manor House Tube Station (Piccadilly Line), walk straight down Woodberry Down to the end. Turn right onto Woodberry Grove, the Sales & Marketing Suite is further down on the right hand side of the road (just before the bridge).

**Call** +44 (0)20 8985 9918 **Email** [woodberry.down@berkeleygroup.co.uk](mailto:woodberry.down@berkeleygroup.co.uk)

**Visit** [woodberry-down.co.uk](http://woodberry-down.co.uk)

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