



A Signature Collection in the
heart of Woodberry Down

EDITIONS

EMPEROR
POINT

Berkeley
Designed for life



EDITIONS COLLECTION

EMPEROR POINT

Welcome home to Emperor Point

**One of the final opportunities for
waterside living with spectacular
reservoir views**

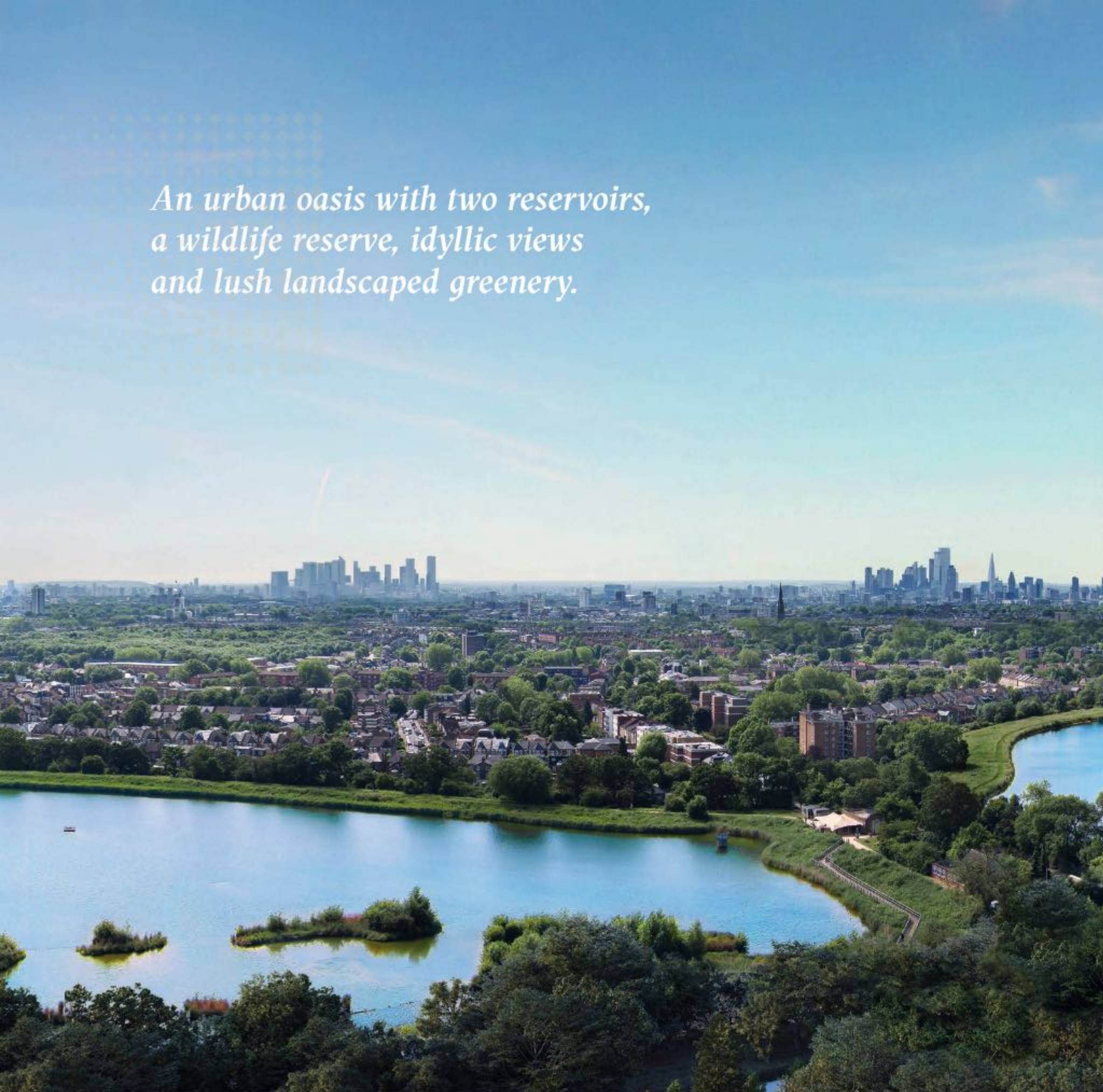
Emperor Point represents the final phase of the Editions Collection at Woodberry Down, consisting of a twenty-storey tower offering a selection of 108 one, two and three bedroom apartments. Many of these stylish apartments have breathtaking views over the reservoirs, City skyline and beautiful landscaped surroundings, and are situated just a short distance away from the tranquil waterside.

Local shops and amenities are also located close by and our residents' only facilities are conveniently situated within Emperor Point itself which includes a 24-hour concierge, business lounge and screening room.



WOODBERRY DOWN

*An urban oasis with two reservoirs,
a wildlife reserve, idyllic views
and lush landscaped greenery.*



*A tranquil waterside retreat,
located within Zone 2 with
connections to King's Cross
in just 6 minutes**

View photography is indicative only.
Source: tfl.gov.uk. Timings are approximate.

EDITIONS COLLECTION

EMPEROR POINT

Natural LIVING

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 has 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.



EDITIONS COLLECTION

EMPEROR POINT



All lifestyle photography is indicative only.

6

Woodberry WELLNESS

£1 Billion
regeneration project

11 Hectares

Woodberry Wetlands is a dedicated nature reserve and home to a variety of wildlife

15 Acres
of landscaped parkland

42 Acres
of surrounding open water

154%
net biodiversity gain

4,000 Metres
of running and cycle paths





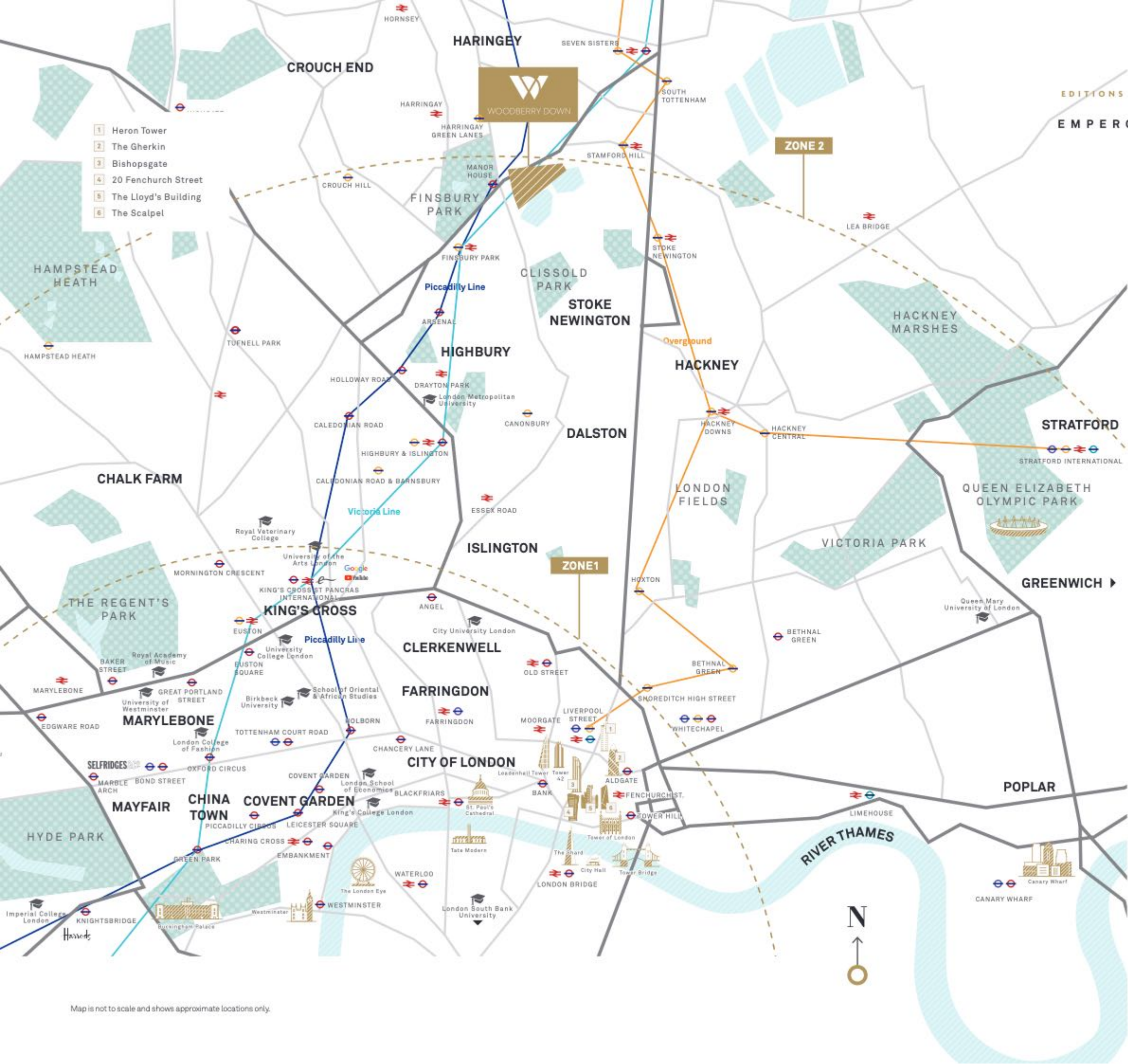
The Finest DETAIL

Creating Emperor Point began with selecting the finest, most exquisite materials available, in tones and textures that would highlight the natural assets of this unique location. As the final chapter of The Editions Collection, Emperor Point has taken inspiration from nature, where perfect design is to be found in the smallest details.

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

All two and three bedroom apartments within Emperor Point benefit from an uplifted premium specification, with two colour palettes for you to choose from.





Locate London's hidden gem

Woodberry Down is located 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. Woodberry Down is also close to Broadway Market, incredibly popular for its food stalls and wonderful fresh produce.

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

EDITIONS COLLECTION
EMPEROR POINT

Computer Generated Image of Emperor Point
and views is indicative only.

EDITIONS COLLECTION

EMPEROR POINT

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, or taking a walk in the Woodberry Wetlands nature reserve, all just minutes from your door.

EDITIONS COLLECTION

EMPEROR POINT



Local convenience

Emperor Point couldn't be more conveniently located, close to Zer Café and Juice Bar, Coal House Café, Sublime Italian restaurant, The Naturalist pub, 215 Hackney and Goldstar food store. Woodberry Down also has a health centre, two schools, post office, gym, yoga studio and dry cleaners all on site.

Park Life

Some of London's biggest and best parks are located close to Woodberry Down, extending your options for outdoor activities.

These parks include Finsbury Park, and Clissold Park in Stoke Newington. Woodberry Down itself has Spring Park already situated on the development, and The Editions Collection is soon to have a new park of its own, with pathways and planting threading their way between the buildings.





Hidden River Festival

EDITIONS COLLECTION
EMPEROR POINT

A flourishing COMMUNITY



Woodberry Down Summer Screenings

A people kind of place

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.



Hidden River Festival



Hidden River Festival

A 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.

Going PLACES

Walk, tube, rail, bus, bike; London is accessible in many different ways, all of which are achievable from Emperor Point.

Manor House, situated within Zone 2, is the station nearest to Woodberry Down, and is just a 5 minute walk from Emperor Point. From there, it's only 6 minutes to King's Cross, 11 minutes to Bond Street and 17 minutes to the City.

Manor House is also on the Piccadilly Line, part of the Night Tube service, with trains running 24-hours on Fridays and Saturdays.

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



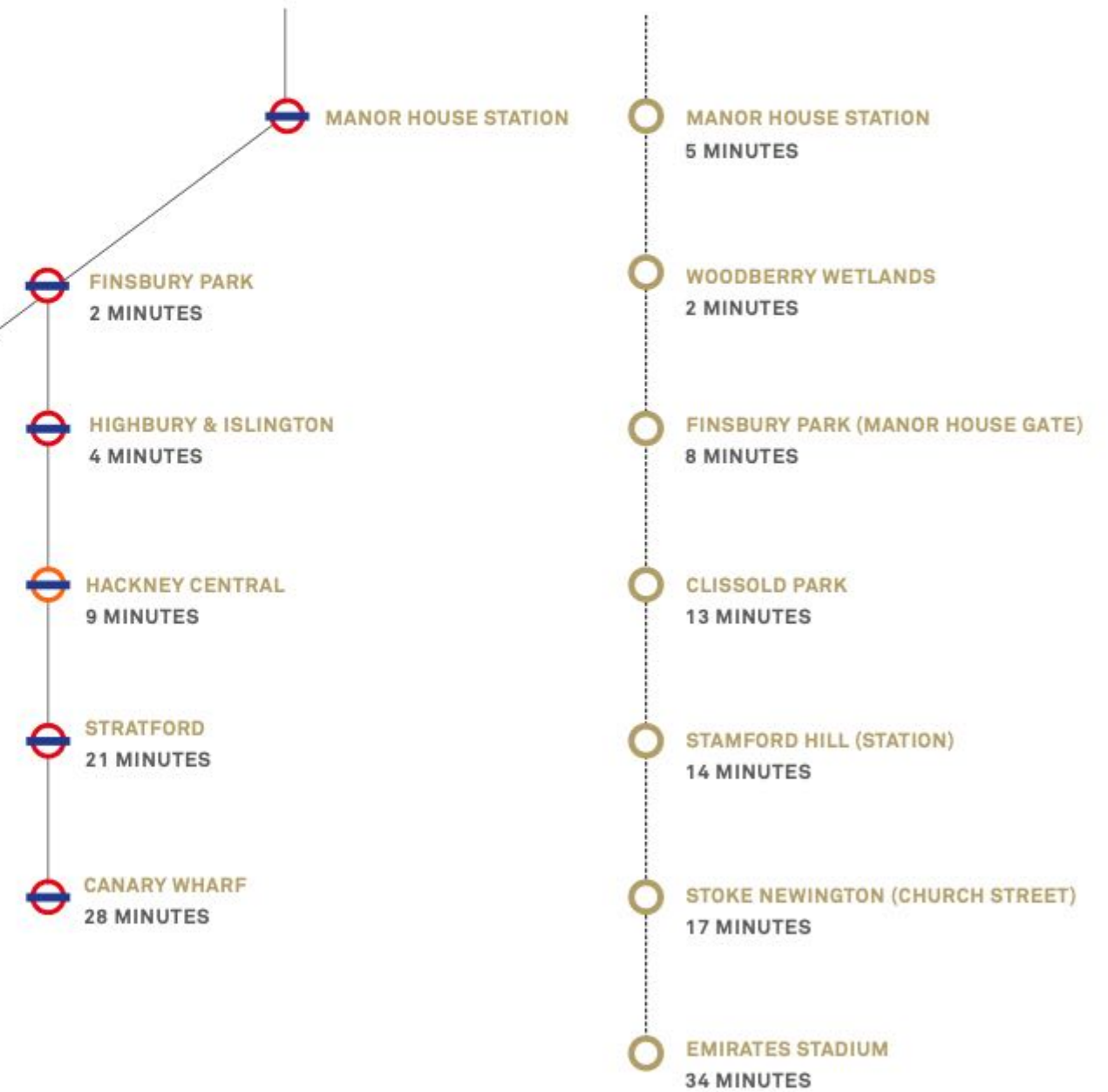
FROM EMPEROR POINT



BY TUBE



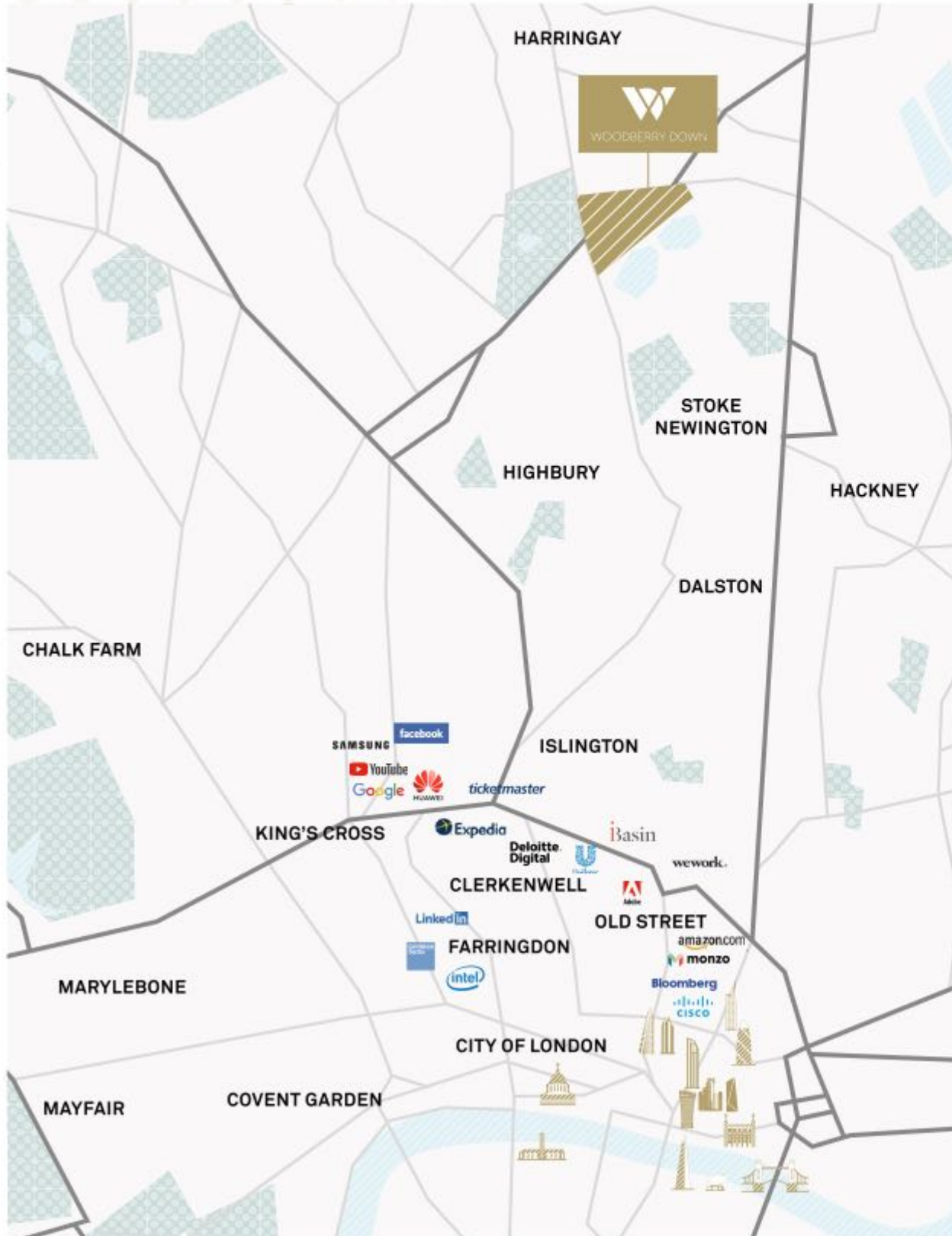
WALKING



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 Underground Station. Eurostar links from King's Cross and St Pancras International station. Source: TfL.gov.uk and google.com/maps. All times are approximate.

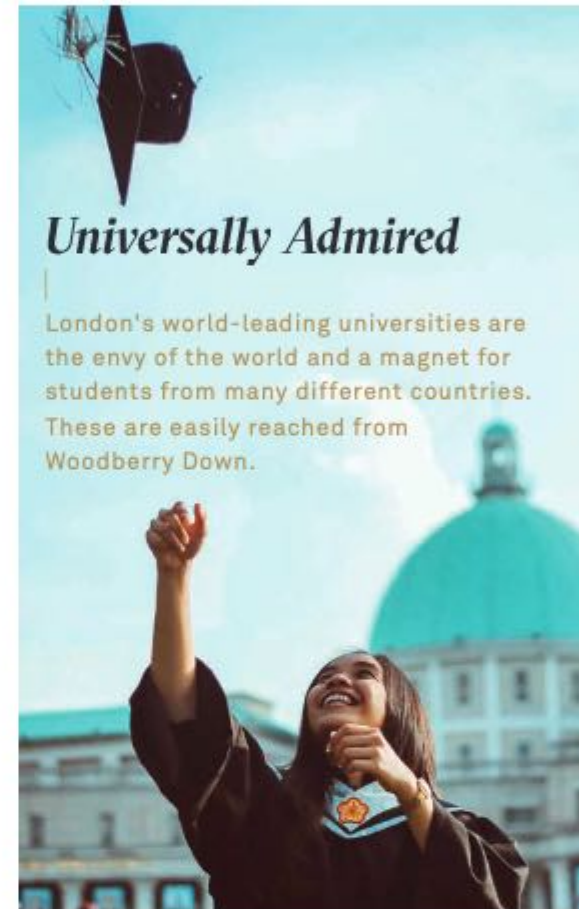
Reach King's Cross
in just 6 minutes*

King's Cross is renowned as the home of creativity and innovation. This buzzing business hub is where the world's tech giants are staking out their space, with many other major companies just minutes further.



Map is not to scale and shows approximate locations only.

Thriving EDUCATION



Universally Admired

London's world-leading universities are the envy of the world and a magnet for students from many different countries. These are easily reached from Woodberry Down.

JOURNEY FROM MANOR HOUSE STATION

University of Westminster	10 - 15 mins
UAL University	10 - 15 mins
Central St. Martin's University	10 - 15 mins
London School of Economics	10 - 15 mins
University College London	10 - 15 mins
London Metropolitan University	10 - 15 mins
Royal Academy of Music	10 - 15 mins
Imperial College London	10 - 15 mins
University College London (UCL)	15 - 20 mins
King's College University	20 - 25 mins
City University London	20 - 25 mins
Queen Mary University	25 - 30 mins

Nursery

Woodberry Down Childrens Centre	5 - 10 mins
Twinkle Stars Day Nursery	5 - 10 mins
Castle Views Nursery	10 - 15 mins
Parkwood Nursery	10 - 15 mins
Sir Thomas Abney School Nursery	10 - 15 mins
Little Angels Nursey/ Pre Prep	20 - 25 mins
Ambler Primary / Children's Centre	20 - 25 mins

Primary Schools

BASED ON - SITE	
Woodberry Down (Outstanding)	5 - 10 mins
CLOSE BY	
Sir Thomas Abney (Good)	10 - 15 mins
Grazebrook (Outstanding)	15 - 20 mins
Holmleigh (Outstanding)	10 - 15 mins
The Olive School (Outstanding)	20 - 25 mins
Jubilee Primary (Outstanding)	20 - 25 mins

Secondary Schools

BASED ON - SITE	
Skinner's Academy (Good)	5 - 10 mins
CLOSE BY	
Stoke Newington (Good)	10 - 15 mins
Gladesmore Comm (Outstanding)	15 - 20 mins
City of London School for Boys	25 - 30 mins
Highgate School	30 - 35 mins
Westminster School	35 - 40 mins
St Paul's Girls' School	40 - 45 mins

Key

- WALKING
- BY BUS
- BY TUBE

Source: TfL.gov.uk and google.com/maps. All times are approximate.

EDITIONS COLLECTION
DARTER APARTMENTS

CLOSE UP

On Emperor Point

EDITIONS COLLECTION
EMPEROR POINT

Emperor Point in context

You will find Emperor Point in the heart of Woodberry Down, situated close to both the East and West reservoirs and a short walk away from many shops, restaurants 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.

EDITIONS COLLECTION
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Interior photography depicts the Onyx Premium Specification Kitchen and is indicative only.

EDITIONS COLLECTION

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Elevated STYLE

*Defined by
beautiful interiors*

Emperor Point 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.

For our 1 bedroom apartments, you will be able to select one of three colour palette options for your kitchen and bathroom; Pearl, Azure or Ebony.

For our 2 and 3 bedroom apartments, you will benefit from an uplifted premium specification where you will be able to select one of two colour palette options; Opal or Onyx.



Concierge

On your DOORSTEP

Emperor Point residents have access to exclusive residents' only facilities, all situated within the building itself. The concierge service will help life to run smoothly, such as taking your deliveries or holding keys. Perhaps you need a remote working space or somewhere to unwind and relax, our business lounge and screening room will be just the place.



Podium Gardens



Screening Room



Business Lounge



Nature Reserve



Waterside Café



Cycle Spaces



Gym



Local Supermarket



The New River Path



Post Office



Sailing Club



Community Centre

EDITIONS COLLECTION
EMPEROR POINT



Floorplan

Level

01

The first floor of Emperor Point consists of a selection of 1 and 2 bedroom apartments, all benefitting from views towards the landscaped park, podium garden and urban landscape. The 2 bedroom homes on this floor also have their own private balconies.

Views towards Urban Landscape



Views towards Podium Gardens

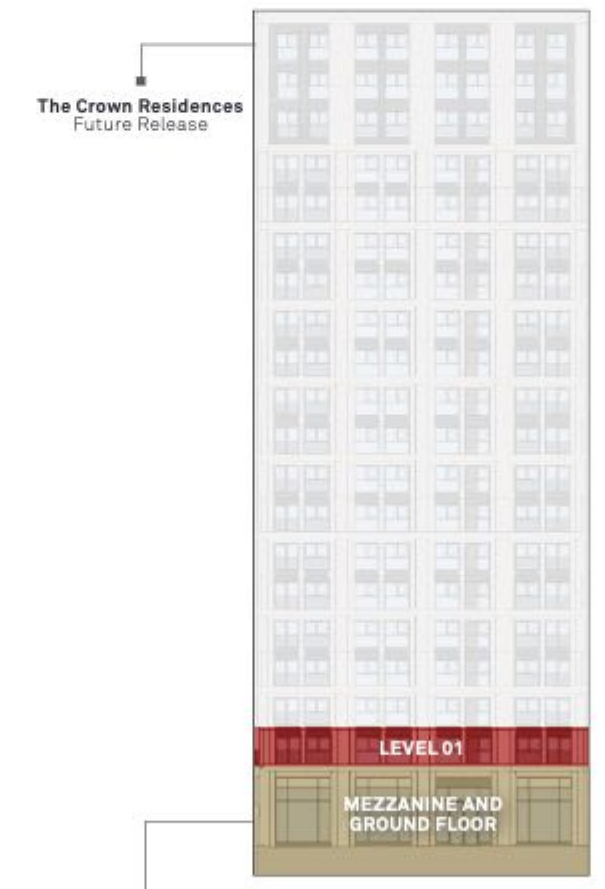
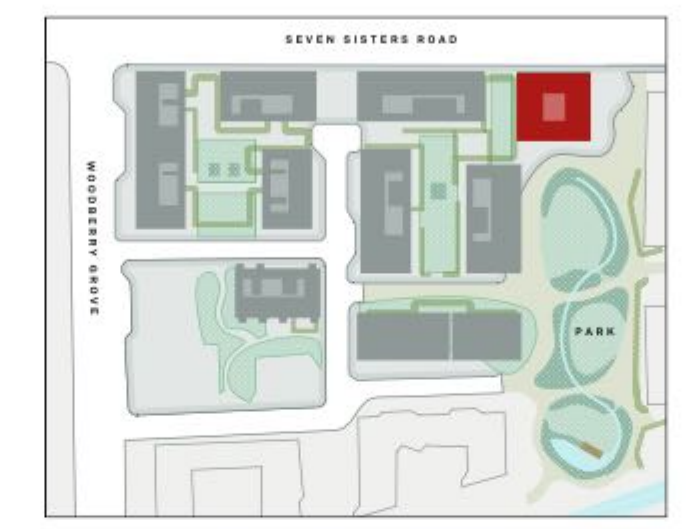
Views towards Park

Views towards Park

■ 1 Bedroom Apartments ■ 2 Bedroom Apartments
 ◀▶ Measurement Points C Cupboard WM Washing Machine W Wardrobe PW Provision for Wardrobe U Utility □ Tall Units
 Floorplans shown for Emperor Point are for approximate measurements only. Exact layouts and sizes may vary. All measurements may vary within a tolerance of 5%. Please ask a Sales Consultant for further information. All plans are subject to planning.

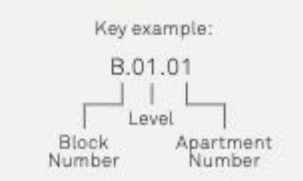
EDITIONS COLLECTION
EMPEROR POINT

Level 01



Residents' Facilities
Concierge, Meeting Rooms and Screening Room

APARTMENT B2.01.01	75.8 SQ M	815 SQ FT
Kitchen	3.74m x 2.60m	12' 3" x 8' 6"
Living / Dining	5.05m x 3.05m	16' 7" x 10' 0"
Main Bedroom	4.06m x 2.81m	13' 4" x 9' 3"
Bedroom 2	4.06m x 2.80m	13' 4" x 9' 2"
Balcony	7.7 sq m	82.8 sq ft
APARTMENT B2.01.02	55.5 SQ M	597 SQ FT
Kitchen	3.26m x 2.10m	10' 9" x 6' 11"
Living / Dining	4.85m x 4.09m	15' 11" x 13' 5"
Bedroom	4.80m x 3.62m	15' 9" x 11' 10"
APARTMENT B2.01.03	78.6 SQ M	846 SQ FT
Kitchen	4.22m x 2.40m	13' 10" x 7' 10"
Living / Dining	4.59m x 3.48m	15' 1" x 11' 5"
Main Bedroom	4.95m x 2.99m	16' 3" x 9' 10"
Bedroom 2	3.33m x 3.05m	10' 11" x 10' 0"
Balcony	7.7 sq m	82.8 sq ft
APARTMENT B2.01.04	55.1 SQ M	593 SQ FT
Kitchen	2.81m x 2.10m	9' 3" x 6' 11"
Living / Dining	5.37m x 4.52m	17' 7" x 14' 10"
Bedroom	5.19m x 2.82m	17' 0" x 9' 3"
APARTMENT B2.01.05	78.6 SQ M	846 SQ FT
Kitchen	4.22m x 2.40m	13' 10" x 7' 10"
Living / Dining	4.59m x 3.49m	15' 1" x 11' 5"
Main Bedroom	4.95m x 2.99m	16' 3" x 9' 10"
Bedroom 2	3.33m x 3.05m	10' 11" x 10' 0"
Balcony	7.7 sq m	82.8 sq ft
APARTMENT B2.01.06	82.2 SQ M	884 SQ FT
Kitchen	4.53m x 2.40m	14' 11" x 7' 10"
Living / Dining	6.58m x 2.86m	21' 7" x 9' 4"
Main Bedroom	4.94m x 3.74m	16' 3" x 12' 3"
Bedroom 2	3.62m x 2.75m	11' 11" x 9' 0"
Balcony	7.7 sq m	82.8 sq ft



Floorplan

Level

02

07

Floors 2-7 consist of a selection of 1, 2 and 3 bedroom apartments, all benefitting from views towards the reservoir, landscaped park, podium gardens and/or urban landscape. The 2 and 3 bedroom homes on these floors also feature private balconies.



■ 1 Bedroom Apartments
 ■ 2 Bedroom Apartments
 ■ 3 Bedroom Apartments
 ▶ Measurement Points
 C Cupboard
 WM Washing Machine
 W Wardrobe
 PW Provision for Wardrobe
 U Utility
 □ Tall Units
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EDITIONS COLLECTION
EMPEROR POINT

Level 02-07



APARTMENT B2.02.01	75.8 SQ M	815 SQ FT
Kitchen	3.74m x 2.60m	12' 3" x 8' 6"
Living / Dining	5.05m x 3.05m	16' 7" x 10' 0"
Main Bedroom	4.06m x 2.81m	13' 4" x 9' 3"
Bedroom 2	4.06m x 2.80m	13' 4" x 9' 2"
Balcony	7.7 sq m	82.8 sq ft

APARTMENT B2.02.02	55.5 SQ M	597 SQ FT
Kitchen	3.26m x 2.10m	10' 9" x 6' 11"
Living / Dining	4.85m x 4.09m	15' 11" x 13' 5"
Bedroom	4.80m x 3.62m	15' 9" x 11' 10"

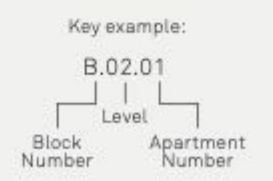
APARTMENT B2.02.03	78.6 SQ M	846 SQ FT
Kitchen	4.22m x 2.40m	13' 10" x 7' 10"
Living / Dining	4.59m x 3.49m	15' 1" x 11' 5"
Main Bedroom	4.95m x 2.99m	16' 3" x 9' 10"
Bedroom 2	3.33m x 3.05m	10' 11" x 10' 0"
Balcony	7.7 sq m	82.8 sq ft

APARTMENT B2.02.04	55.1 SQ M	593 SQ FT
Kitchen	2.81m x 2.10m	9' 3" x 6' 11"
Living / Dining	5.37m x 4.52m	17' 7" x 14' 10"
Bedroom	5.19m x 2.82m	17' 0" x 9' 3"

APARTMENT B2.02.05	78.6 SQ M	846 SQ FT
Kitchen	4.22m x 2.40m	13' 10" x 7' 10"
Living / Dining	4.59m x 3.49m	15' 1" x 11' 5"
Main Bedroom	4.95m x 2.99m	16' 3" x 9' 10"
Bedroom 2	3.33m x 3.05m	10' 11" x 10' 0"
Balcony	7.7 sq m	82.8 sq ft

APARTMENT B2.02.06	100.4 SQ M	1080 SQ FT
Kitchen	4.71m x 2.40m	15' 5" x 7' 10"
Living / Dining	5.31m x 4.18m	17' 5" x 13' 8"
Main Bedroom	4.95m x 3.74m	16' 3" x 12' 3"
Bedroom 2	3.67m x 2.75m	12' 1" x 9' 0"
Bedroom 3	3.52m x 2.65m	11' 7" x 8' 8"
Balcony	7.7 sq m	82.8 sq ft

LEVEL	APARTMENT NUMBER
1	B2.02.01 to B2.07.01
2	B2.02.02 to B2.07.02
3	B2.02.03 to B2.07.03
4	B2.02.04 to B2.07.04
5	B2.02.05 to B2.07.05
6	B2.02.06 to B2.07.06



Floorplan

Level

08
16

Floors 8-16 consist of a beautiful selection of 1, 2 and 3 bedroom apartments, all benefitting from views towards both reservoirs, the City skyline, Alexandra Palace and beyond. All 2 and 3 bedroom homes on these floors feature a private balcony.

The Crown Residences
Future Release

Residents' Facilities
Concierge, Meeting Rooms
and Screening Room

Views towards Alexandra Palace / Urban Landscape



Views towards Reservoir / City Skyline / Alexandra Palace / Podium Gardens

Views towards Reservoir / Urban Landscape

Panoramic views towards Reservoirs / City Skyline

EDITIONS COLLECTION
EMPEROR POINT



Level 08-16



The Crown Residences
Future Release

Residents' Facilities
Concierge, Meeting Rooms
and Screening Room



APARTMENT B2.08.01	75.8 SQ M	815 SQ FT
Kitchen	3.74m x 2.60m	12' 3" x 8' 6"
Living / Dining	5.05m x 3.05m	16' 7" x 10' 0"
Main Bedroom	4.06m x 2.81m	13' 4" x 9' 3"
Bedroom 2	4.06m x 2.80m	13' 4" x 9' 2"
Balcony	7.7 sq m	82.8 sq ft

APARTMENT B2.08.02	55.5 SQ M	597 SQ FT
Kitchen	3.26m x 2.10m	10' 9" x 6' 11"
Living / Dining	4.85m x 4.09m	15' 11" x 13' 5"
Bedroom	4.80m x 3.62m	15' 9" x 11' 10"

APARTMENT B2.08.03	78.6 SQ M	846 SQ FT
Kitchen	4.22m x 2.40m	13' 10" x 7' 10"
Living / Dining	4.59m x 3.49m	15' 1" x 11' 5"
Main Bedroom	4.95m x 2.99m	16' 3" x 9' 10"
Bedroom 2	3.33m x 3.05m	10' 11" x 10' 0"
Balcony	7.7 sq m	82.8 sq ft

APARTMENT B2.08.04	55.1 SQ M	593 SQ FT
Kitchen	2.81m x 2.10m	9' 3" x 6' 11"
Living / Dining	5.37m x 4.52m	17' 7" x 14' 10"
Bedroom	5.19m x 2.82m	17' 0" x 9' 3"

APARTMENT B2.08.05	78.6 SQ M	846 SQ FT
Kitchen	4.22m x 2.40m	13' 10" x 7' 10"
Living / Dining	4.59m x 3.49m	15' 1" x 11' 5"
Main Bedroom	4.95m x 2.99m	16' 3" x 9' 10"
Bedroom 2	3.33m x 3.05m	10' 11" x 10' 0"
Balcony	7.7 sq m	82.8 sq ft

APARTMENT B2.08.06	100.4 SQ M	1080 SQ FT
Kitchen	4.71m x 2.40m	15' 5" x 7' 10"
Living / Dining	5.31m x 4.18m	17' 5" x 13' 8"
Main Bedroom	4.95m x 3.74m	16' 3" x 12' 3"
Bedroom 2	3.67m x 2.75m	12' 1" x 9' 0"
Bedroom 3	3.52m x 2.65m	11' 7" x 8' 8"
Balcony	7.7 sq m	82.8 sq ft

LEVEL	APARTMENT NUMBER
1	B2.08.01 to B2.16.01
2	B2.08.02 to B2.16.02
3	B2.08.03 to B2.16.03
4	B2.08.04 to B2.16.04
5	B2.08.05 to B2.16.05
6	B2.08.06 to B2.16.06

Key example:



■ 1 Bedroom Apartments ■ 2 Bedroom Apartments ■ 3 Bedroom Apartments
 ▶ Measurement Points C Cupboard WM Washing Machine W Wardrobe PW Provision for Wardrobe U Utility Tall Units
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EDITIONS COLLECTION

EMPEROR POINT

1 Bedroom APARTMENTS

For all 1 bedroom apartments in Emperor Point, you will be able to select one of three colour palette options for your kitchen and bathroom; Pearl, Azure or Ebony. Pearl is all light hues, Azure slightly darker and Ebony deeper still.



Photography of show apartment is indicative only

One Bedroom Apartment Specification

PEARL



EDITIONS COLLECTION
EMPEROR POINT



EDITIONS COLLECTION
One Bedroom Apartment Specification

EBONY



One Bedroom Apartment Specification

AZURE



Modern

LUXE

1 Bedroom Specification

Interior / Exterior Finishes

- Laminate flooring
- Stained solid wood entrance door
- Straight bar lever door handles in satin
- Internal doors in white painted finish
- Skirting in white painted finish

Kitchen

- Matt finish with soft-close cabinets and units
- Stone worktop
- Stone splashback
- Stainless steel sink
- Compartmentalised waste storage
- Miele black integrated oven
- Miele integrated microwave
- Miele induction hob
- Integrated extractor hood
- Integrated fridge-freezer
- Integrated dishwasher
- Washer-dryer in utility area

*Only available in 1 bedroom apartments.

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 reserves the right to alter, amend or update the specification, which may include changes in the colour, material and/or brand specified. In such cases, a similar alternative will be provided. Berkeley Homes 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.

Communal Areas

- Tiled floor to entrance lobby
- Carpet to hallways
- Lifts access to all floors
- Concierge for the Editions Collection will be situated within Emperor Point
- Secure cycle storage
- Architecturally designed hard and soft landscaping

Bedrooms

- Fitted carpets
- High quality soft-close fitted wardrobe to main bedroom (and within second bedroom in three bedroom apartments)
- LED strip lighting to bedroom wardrobe

Bathrooms

- WC with soft-close seat and concealed cistern
- White ceramic washbasin
- Brushed black mixer tap
- White steel enamel bath
- Mirror bath panel with lighting
- Rainfall shower head
- Brushed black shower hose
- Hand-held shower on rail to bath and shower room
- Fixed bath screen with matt black trim
- Black frame walk-in shower or shower enclosure as applicable
- Individual heated towel bars in black
- Brushed black robe hooks
- Porcelain tiles to floor and walls
- Feature wall tiling
- Composite worktop with black metal feature storage
- Mirror backing to shelving in cabinet
- Wall mounted mirrored cabinet

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 warranty

Lighting and Electrical Finishes

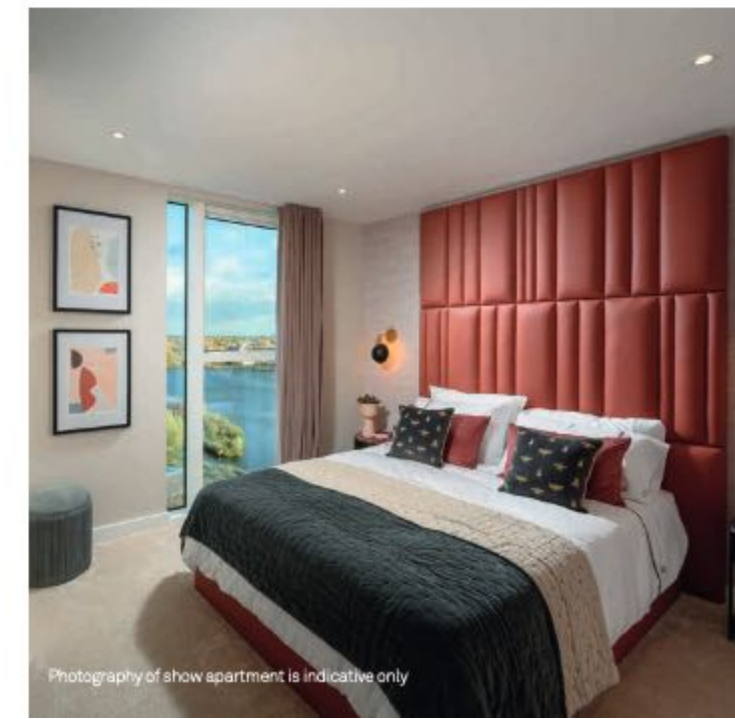
- Undermounted LED strip to kitchen wall units
- Energy efficient LED downlights to all areas
- Slim screwless sockets in white to high level sockets
- Shaver sockets to bathrooms
- Multimedia plate in living area and bedrooms
- Master light switch to hallway
- Thermostatic controls to underfloor heating
- Dimmable light switches to master bedroom and living room
- Sockets to kitchen splashback, master bed head and sofa position in living room

Heating

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

Telecommunications

- 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



Photography of show apartment is indicative only



Photography of show apartment is indicative only

EDITIONS COLLECTION

EMPEROR POINT

2 & 3 Bedroom APARTMENTS

All 2 and 3 bedroom apartments in Emperor Point benefit from an uplifted premium specification, taking your interior style to the next level. You will be able to select between one of two colour palette options for your kitchen and bathroom; Opal and Onyx. Opal reflects medium tones whereas Onyx encompasses dark hues.



EDITIONS COLLECTION
EMPEROR POINT



EDITIONS COLLECTION
2 & 3 Bedroom Apartment Specification

ONYX



2 & 3 Bedroom Apartment Specification

OPAL





Premium

LOOK

2 & 3 Bedroom Specification

Interior / Exterior Finishes

- Engineered European Oak herringbone pattern flooring
- Stained solid wood entrance door
- Straight bar lever door handles in matt black finish
- Internal doors in white painted finish
- Skirting in white painted finish

Kitchen

- Matt finish with soft-close cabinets and units
- Stone worktop
- Mirrored splashback
- Stainless steel sink
- Hot Tap in matt black*
- Compartmentalised waste storage
- Miele black integrated oven
- Miele integrated microwave
- Miele induction hob
- Integrated extractor hood
- Integrated fridge-freezer
- Integrated dishwasher
- Integrated wine cooler
- Washer-dryer in utility area

* Only available in 2 or 3 bedroom apartments.

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 reserves the right to alter, amend or update the specification, which may include changes in the colour, material and/or brand specified. In such cases, a similar alternative will be provided. Berkeley Homes 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.

Communal Areas

- Tiled floor to entrance lobby
- Carpet to hallways
- Lifts access to all floors
- Concierge for the Editions Collection will be located within Emperor Point
- Secure cycle storage

Bedrooms

- Fitted carpets
- High quality soft-close fitted wardrobe to main bedroom (and within second bedroom in three bedroom apartments)
- LED strip lighting to bedroom wardrobe

Bathrooms

- WC with soft-close seat and concealed cistern
- White ceramic washbasin
- Brushed black mixer tap
- White steel enamel bath
- Mirror bath panel with lighting
- Rainfall shower head
- Brushed black shower hose
- Hand-held shower on rail to bath and shower room
- Fixed bath screen with matt black trim
- Black frame walk-in shower or shower enclosure as applicable
- Individual heated towel bars in black
- Brushed black robe hooks
- Porcelain tiles to floor and walls
- Feature wall tiling
- Composite worktop with black metal feature storage
- Mirror backing to shelving in cabinet
- Wall mounted mirrored cabinet

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 warranty

Lighting and Electrical Finishes

- Undermounted LED strip to kitchen wall units
- Energy efficient LED downlights to all areas
- LED lighting to storage cupboards
- Slim screwless sockets in matt black to high level sockets
- Shaver sockets to bathrooms
- Multimedia plate in living area and bedrooms
- Master light switch to hallway
- Thermostatic controls to underfloor heating
- Dimmable light switches to master bedroom and living room
- USB outlet sockets to kitchen splashback, master bed head and sofa position in living room

Heating

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

Telecommunications

- 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



Photography depicts the Onyx Premium Specification kitchen and is indicative only

EDITIONS COLLECTION
EMPEROR POINT



EDITIONS COLLECTION
EMPEROR POINT



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 exchange of contracts, your dedicated Berkeley Customer Service Representative will help 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 NHBC warranty

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



Natalie Allen, Customer Relations Manager

They are a leading developer, the service was brilliant and the site is really great...It's good overall. Natalie Allen, was brilliant and answered messages. She was very responsive and polite, had good attention to detail and kept me updated all the time.

Being honest with the customer and selling what they promised in the sales pitch.

Woodberry Down residents
(Customer survey, 2022)

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



Partnership and 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.

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). 1,479 homes have been delivered to date with a further 563 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
- Resident-led Woodberry Down Community Organisation (WDCO)

Woodberry Down is a mixed, balanced and integrated community. Walking through the new neighbourhood, it is impossible to tell the difference between private and social 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 is 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, community-led organisation 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.



EDITIONS COLLECTION

EMPEROR POINT

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.

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.

Green living

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



Commitment to the future

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



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

Our VISION

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.



EDITIONS COLLECTION

EMPEROR POINT

Transforming...

Places

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

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.

Nature

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

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**



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.

Sustainability at it's HEART

Creating a sustainable living environment that is also called home, is central to the ethos of Woodberry Down.



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

Visit woodberry-down.co.uk

Map for illustration purposes only and not to scale. 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's 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. Emperor Point 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. All Computer Generated Images (CGIs) are indicative only. All lifestyle photography is indicative only. E730/BerkeleyNEL/0223



