



GADWALL QUARTER

WOODBERRY DOWN

GADWALL QUARTER



A stunning collection of
1, 2 & 3 bedroom Shared
Ownership apartments await
you at Gadwall Quarter.



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How to find us

A high-angle, dusk-time photograph of a modern multi-story apartment building. The building features a mix of dark grey stone and light grey concrete panels. Many windows are illuminated from within, and balconies with dark metal railings are visible. Below the building is a landscaped courtyard with a central lawn, several trees (including some with pink blossoms), a playground structure, and a small utility building. People are seen walking on the paths and sitting on benches in the courtyard. The sky is a deep twilight blue.

Your new
home *awaits...*

The masterplan

Located near Finsbury Park, Gadwall Quarter is a part of the wider North London Woodberry Down regeneration project which, once complete, will deliver over 5,500 new homes. Gadwall Quarter comprises 126 Shared Ownership homes, spanning 3 different blocks.

The development is set within astoundingly beautiful natural surroundings, a true haven in the city. Key to the development's design has been creating a sustainable community with open spaces for residents to mix.



The development layout does not show details of gradients of land, boundary treatments, local authority street lighting or landscaping. It is our intention to build in accordance with this layout. However, there may be occasions when the house designs, boundaries, landscaping and positions of roads and footpaths change as the development proceeds. Please check the details of your chosen property with your Sales Executive prior to reservation. 56158/October 2023.

History of Woodberry Down



May

First homes delivered

A transformative milestone was achieved. After two years of building, the first new homes at Woodberry Down were ready.

2009 • 2011 • 2015

April

Start of construction

Marking the start of a 30-year project, construction at Woodberry Down, one of Europe's largest regeneration schemes, began.

Community centre opened

A vibrant new community centre opened, shaping the regeneration and acting as the new heart of the community.



July

1,000th home delivered

A milestone of growth, signaling the progress of the regeneration.

April

April

Woodberry Wetlands opened

Sir David Attenborough unveiled the 11-hectare nature reserve site.



2016 • 2023 • 2035

August

Your new home at Gadwall Quarter is being built

Your new home is taking shape, bringing you closer to the joy of moving in.



September

Spring Park opened

New green and open spaces including Spring Park and the New River Path were added to Woodberry Down.

Woodberry Regeneration will be complete

Once completed, Woodberry Down will be a mixed, balanced and integrated community with over 15 acres of public open space.

Perfectly placed



Stratford

Canary Wharf

West End

Abney Park

Stoke Newington

Clissold Park

The City

Woodberry Wetlands
London Wildlife Trust

Whitetail Court

Scarlet Court

Calico House

West Reservoir
Centre

Manor House Station

Woodberry Down

Finsbury Park

Attention *to detail*

A carefully considered design balances elements of contemporary aesthetics, taking inspiration from the locality to ensure seamless integration into the community.

Parks and open spaces are crucial elements in the design, as they play a vital role in extending and connecting the high-quality natural environment that already exists in the surrounding landscape.

The homes themselves have been designed with the demands of modern day living in mind, versatile, open-plan living spaces mean that you can create your perfect home office, while still having enough space to host guests.

Every home comes with integrated appliances to the kitchen and flooring throughout, plus a private outdoor space. Discover a home where you can escape after a long day and enjoy the scenic surroundings of Woodberry Down.



A modern living room with a white sofa, a large window with a view of a city, and a coffee table. The room features a white sofa with red and blue pillows, a large window with a view of a city, and a coffee table with a wooden top and a woven base. A large lamp hangs from the ceiling, and a piece of art is on the wall. The room is bright and airy, with a view of a city through the window.

Homes designed to connect the great indoors with the equally great outdoors...





The finest specification

Kitchen

- Built-in single, electric oven and grill, wall mounted extractor hood and integrated hob
- Integrated fridge/freezer
- Integrated dishwasher
- Free standing washer/dryer
- Symphony indigo blue base and wall units
- 40mm laminate worktop
- Stainless steel, single-bowl sink and drainer, with chrome tap and tiled splashback
- Undercabinet lighting

Bathroom

- Over bath shower with chrome mixer taps
- Glass shower screen
- White ceramic semi-countertop basin with chrome mixer tap
- Mirrored vanity with integrated LED strip lighting
- Concrete effect tiled walls
- Electric heated chrome finish towel rail

Flooring

- Laminate floor, BMK flooring Amazonia in Kapok
- Eminence carpet in Mistral to bedrooms

General

- Radiators throughout
- Resident fob entry system
- Audio and visual visitor entry system
- Smoke detectors and sprinkler system throughout

Ensuite

- Walk-in shower with fixed shower screen
- White ceramic semi-countertop basin with chrome mixer tap
- Concrete effect tiled wall
- Mirrored vanity with integrated LED strip lighting and shaver socket





Natural *serenity*

Discover a hidden natural marvel.

Where lapping waters meet green shores, where humans and wildlife share a peaceful habitat.

Take time to relax and watch the sun arc across the sky as it glistens off the reservoir's waves: this is tranquillity.

Once you have taken your eyes off the natural surroundings you won't quite be able to believe that the city skyline looms in the background.

CADWALL QUARTER

“Being in contact with the natural world is the most precious inheritance that human beings can have.”

The words of Sir David Attenborough



A ringing endorsement

“Being able to see beautiful birds, some of them coming here all the way from Africa, is a great pleasure everyone in cities should be able to enjoy,” he said, as chiffchaffs, among the first migrant songbirds to arrive in the spring from western Africa, sang noisily from the treetops above.

Woodberry Wetlands is a haven for wildlife and people in Hackney: 11 hectares of reed-fringed ponds and dykes, free and accessible to everyone. The wetlands offers great opportunities for people to enjoy nature in the heart of London. There is also a café to enjoy refreshments and plenty of activities for all.

Sir David Attenborough himself opened the Woodberry Wetlands Nature Reserve back in 2016, and it stands as a testament to the area’s importance in offering a home for nature in the city.

Gadwall Quarter has it *all*...



Community

Gadwall Quarter will join an already flourishing community, where everyone is given the opportunity to thrive. Redmond Community Centre fosters a vibrant and inclusive environment, offering activities from fitness classes to art workshops, educational programmes and cultural festivals. The community centre is a welcoming place where neighbours can connect with one another.



Nature

If you're a lover of the outdoors, Woodberry Down is the ideal setting for exploring and enjoying an active lifestyle. Not only are some of London's biggest parks nearby, providing opportunities for walking, jogging and cycling, but West Reservoir Centre offers water activities including canoeing, kayaking, sailing and open water swimming.

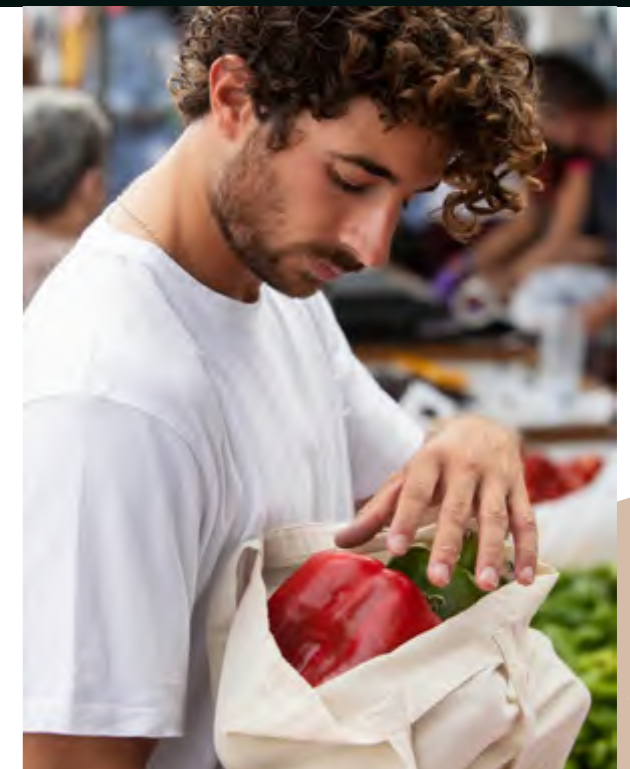


Convenience

At Gadwall Quarter, comfort and convenience are at your fingertips, and you'll find all the local amenities you could need for modern daily life. Embrace the surrounding green spaces, community facilities and local amenities, including cafes, a gym, a naturalist pub, and a supermarket.

Connection

Discover the ultimate blend of connection and leisure at Gadwall Quarter. A sought-after location in Zone 2's hidden gem of Woodberry Down, this vibrant community offers the ideal balance for work and play. Just 15 minutes from central London, you can enjoy connectivity to key destinations, unlocking the endless wonders of the capital.



Modern day *living*

Unveil the hidden treasures of Woodberry Down while having the whole of London at your fingertips.

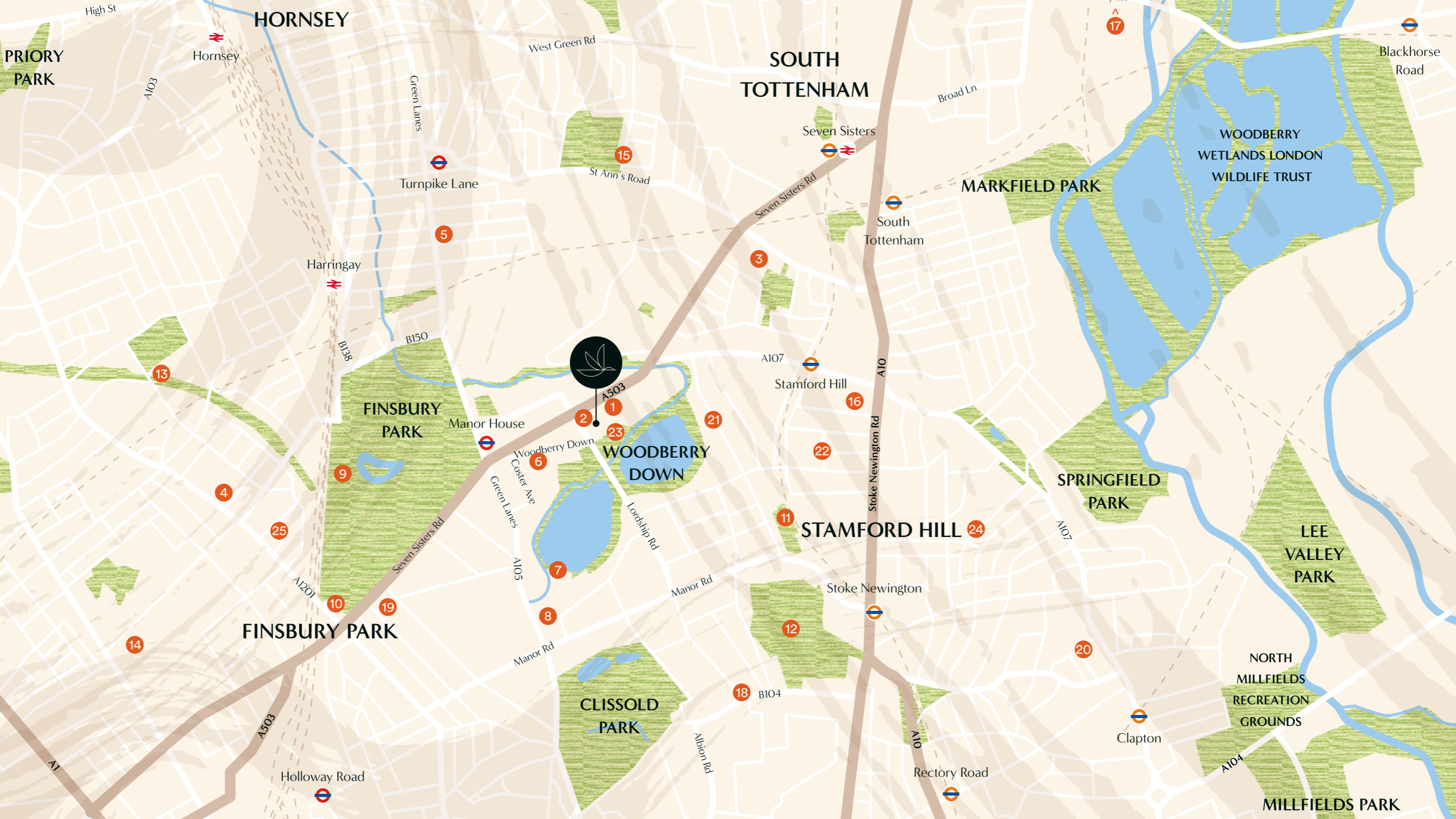
At Woodberry Down, you'll discover the perfect balance of location and lifestyle. Explore the vibrant local community, with its thriving parks, eclectic dining scene and range of amenities.

With easy access to the best of London's cultural landmarks, entertainment venues, and shopping districts, you'll never run out of things to discover and explore. Whether you're seeking tranquillity in nature or excitement in the city, Woodbury Down offers it all.



Shopping. Dining at a fancy restaurant. Sunset strolls in the park. Grabbing a coffee before yoga. Weekend cocktails with friends. Catching a theatre show. Listening to your favourite band. Wandering around. Visiting landmarks. People watching. Exploring the city.

If you're searching for that special place to put down roots, your first place to call home, your forever home, a place where you can grow up, or grow old, Gadwall Quarter offers the opportunity to elevate your lifestyle.



Find your way home

Food & Drink

- 1 Drury N4
- 2 The Naturalist
- 3 No.8 Seven Sisters
- 4 Pizzeria Pappagone
- 5 Gökyüzü Green Lanes

Leisure

- 6 The Gym Group London Manor House
- 7 West Reservoir Centre
- 8 The Castle Climbing Centre
- 9 Finsbury Park Basketball & Netball Courts
- 10 Rowans Tenpin Bowl

Parks

- 11 Allens Gardens
- 12 Abney Park Cemetery Park
- 13 Parkland Walk
- 14 Wray Crescent Open Space
- 15 Chestnuts Park

Retail

- 16 Sainsbury's
- 17 Tottenham Retail Park
- 18 Know & Love
- 19 Planet Food
- 20 Tesco Express

Education

- 21 Sir Thomas Abney School
- 22 Holmleigh Primary School
- 23 Woodberry Down Community Primary School
- 24 Little Gems Nursery
- 25 Stroud Green Nursery

Feel connected



Travel times taken from google.co.uk/maps and are approximate only.





Computer generated image indicative only.

Buying with Shared Ownership

Shared Ownership is a government-funded scheme designed to help people buy a home of their own. You buy a share of between 25% and 75% of the home's full market value and pay a subsidised rent on the remainder, with the option to increase the share you own when you can afford to (known as 'staircasing').

FIND

1. **Start your journey.** Choose the right home for you by visiting our website or giving us a call. Tell us what you are looking for and we will answer any questions you have.
2. **Are you eligible?** Complete the online application form. We'll check your form to see if you've met the overall criteria for Shared Ownership and whether it is affordable for you.
3. **Check out the development.** Book your viewing with our Sales Team.

APPLY

4. **Select your preferred home.** Have you seen something you like? Tell us which apartment is your preferred one.
5. **We offer you a home.** We'll try to offer you your preferred home. If we can't, we'll look to offer you a similar home at Gadwall Quarter or at another development of ours.
6. **Purchasing interview.** You'll supply evidence of your income, savings and other required information to one of our Specialist Financial Advisors. They will review whether buying the home is affordable for you in more detail and will look to find the right mortgage deal available to you. A member of the Sales Team will then contact you (usually by phone) to discuss the outcome of the review and explain the buying process in more detail.

BUY

7. **Instruct your solicitor.** When you instruct a solicitor you will also need to pay your reservation fee and apply for a mortgage.
8. **Exchange of contracts.** You're nearly there – exchanging contracts means that everything is tied up. We've legally agreed to sell you the home and you've agreed to buy it.
9. **Home demonstration.** When the building is ready, we'll invite you to see your home before you move in. We'll give you a resident's manual and make sure you are familiar with key features such as kitchen appliances, heating and security systems.
10. **Legal completion.** Reaching legal completion means you have bought your home and can move in. Congratulations, you are now a homeowner at Gadwall Quarter!



Our vision is to provide homes that build a better place for all

Notting Hill Genesis is one of the largest housing associations in London and the South-east, owning and managing more than 66,000 homes. We provide homes across a range of tenures and are dedicated to continuing to deliver housing that is affordable for all.

Our focus is on our customers. We put their needs at the heart of our structures, processes and systems and they drive our decisions each and every day.

We want them to be proud of the place they call home and from where they can begin to build lives, communities and futures.

We are committed to respecting and promoting equality, diversity and inclusion for residents, employees, stakeholders and volunteers. We are positive about diversity and are proud to be part of a range of initiatives that make us a stronger organisation and more able to help the wide range of residents we serve.

Working in partnership



Map not to scale.

GADWALL QUARTER

How to find us:

Woodberry Grove, London, N4 2UQ

Directions from Manor House

Exit the station. Walk north-east on Seven Sisters Road/A503 towards Woodberry Down.

Turn right onto Woodberry Down.

Continue straight before turning right onto Coster Avenue. Continue straight, then turn left onto Scrimgoeur Place.

Gadwall Quarter will be on the right.

Directions from Stamford Hill

Head west on Amhurst Park/A107 towards Holmdale Terrace

Take a slight left onto Seven Sisters Rd/A503

Turn left onto Woodberry Grove

Notting Hill Genesis terms and conditions apply. Notting Hill Genesis has a policy of continuous improvement and reserves the right to change specifications, designs, floorplans and siteplans at any time. Computer generated images depict typical views and homes within the Gadwall Quarter development and may contain upgrades at additional cost. Features, internal and external, may vary from time to time and may differ from those shown within the brochure. Please ask the Sales Team for up-to-date information when reserving your new home. The development layout does not show details of gradients of land, boundary treatments, local authority street lighting or landscaping. It is our intention to build in accordance with this layout. However, there may be occasions when the building designs, boundaries, landscaping and positions of roads and footpaths change as the development proceeds. Please check the details of your chosen property with your Sales Executive prior to reservation. October 2023.



Your new
home *awaits*



Woodberry Grove, London, N4 2UQ

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nhgsales.com/gadwallquarter

