



A Signature Collection in the  
heart of Woodberry Down

EDITIONS

HAWKER HOUSE

**Berkeley**  
Designed for life



EDITIONS COLLECTION

HAWKER HOUSE

## Welcome home to Hawker House

Hawker House, the second phase of Editions Collection at Woodberry Down, offers a range of sixty-six 1, 2 and 3 bedroom apartments, all of which have private outdoor space. Every apartment has views over the landscaped surroundings and is 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, 15 minutes from the West End and 20 minutes from the City by tube.



WOODBERRY DOWN

EDITIONS COLLECTION  
HAWKER HOUSE



Computer Generated Image of Hawker House and views are indicative only, and subject to planning.

EDITIONS COLLECTION

HAWKER HOUSE

# LIFE AS YOU

# LIVE IT

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



Showhome photography, indicative only.

EDITIONS COLLECTION  
HAWKER HOUSE

STRATFORD

CANARY WHARF

WEST END ▶

ABNEY PARK

STOKE NEWINGTON

CLISSOLD PARK

THE CITY

WOODBERRY WETLANDS  
EAST RESERVOIR

EDITIONS

HAWKER HOUSE

SAILING LAKE  
WEST RESERVOIR



MANOR HOUSE STATION

FINSBURY PARK ▶

EDITIONS COLLECTION

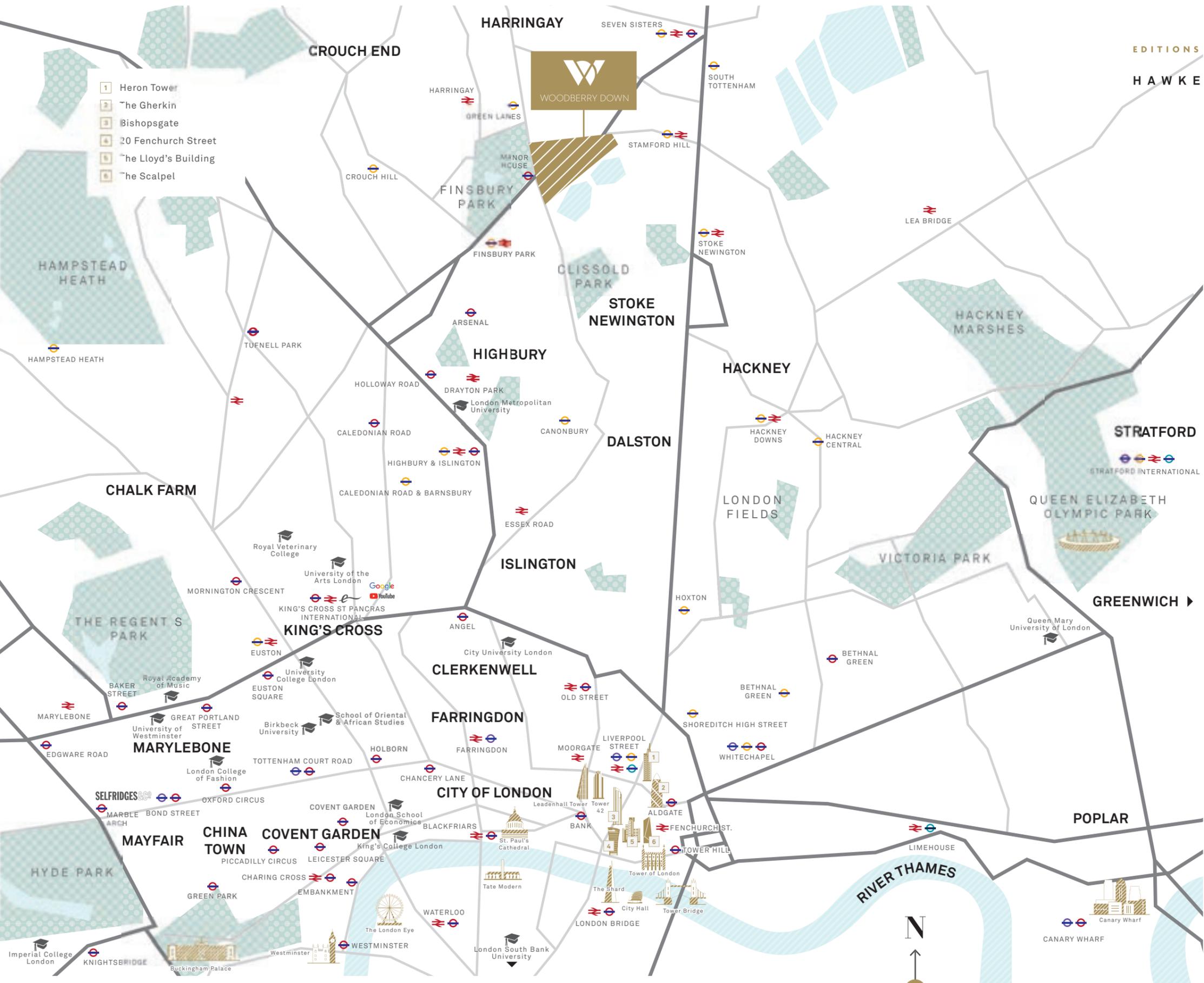
HAWKER HOUSE

## Naturally spectacular

# S

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





EDITIONS COLLECTION  
HAWKER HOUSE

## 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 throughout the year: music festivals, fun runs, family and charity events.

Victoria Park is yet another wonderful open space, as is London Fields, which has an Olympic-size outdoor pool.

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.



EDITIONS COLLECTION

HAWKER HOUSE



# W

## Find a new serenity

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.



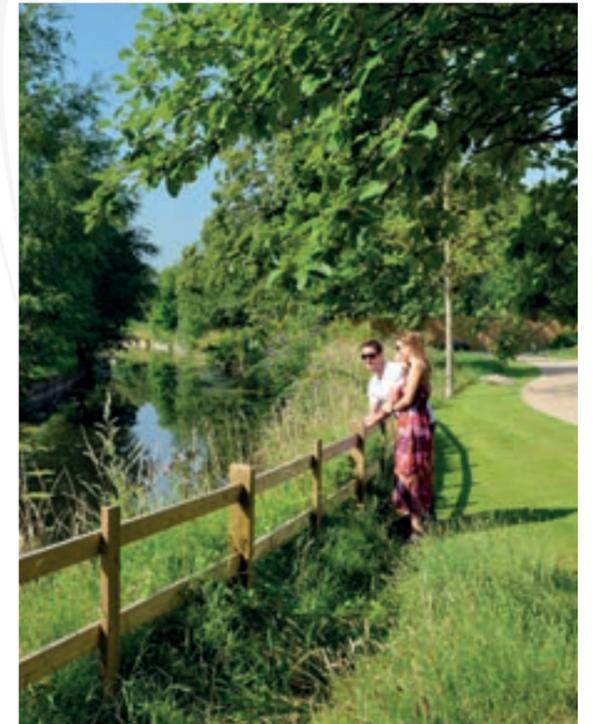
# NATURAL URBAN



# 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.





EDITIONS COLLECTION

HAWKER HOUSE

# J

## Just around the corner

Hawker House 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.



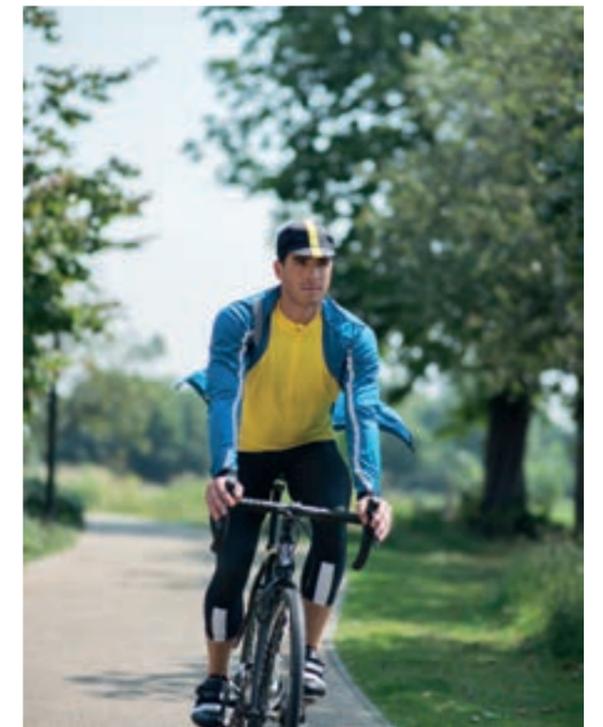
## A people kind of place

P

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.

## Join 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.



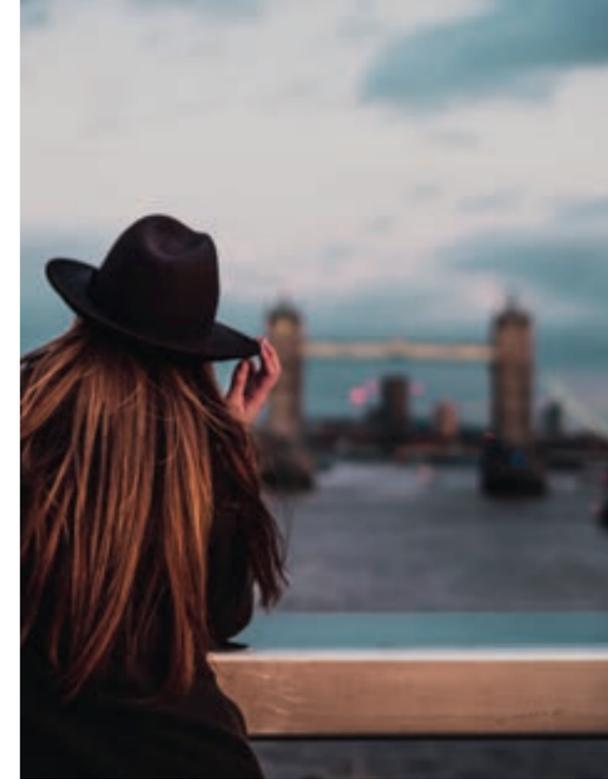
# GOING PLACES

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

Manor House within Zone 2 is the station nearest to Woodberry Down, and is just a 7 minute walk from Hawker House. From there it's only 8 minutes to King's Cross, 15 minutes to the West End and 20 minutes to the City by tube.

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 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.



EDITIONS COLLECTION

HAWKER HOUSE

# 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. It's less than 3 miles from Woodberry Down.



Source: google.com/maps. All times are approximate. All information correct at time of print. Lifestyle photography, indicative only.

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**

## 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**

## 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**



EDITIONS COLLECTION

HAWKER HOUSE



EDITIONS COLLECTION

HAWKER HOUSE

# EAT, DRINK,



## 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.

# DANCE



Just a small selection of the unique and eclectic venues to be found in King's Cross and Hackney.

## 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.

## Silo

An intriguing restaurant in a Hackney Wick warehouse, whose chef has an innovative zero-waste approach to cooking. The mainly vegetarian menu includes interesting items such as sweetshop beetroot, sea buckthorn and pirate salt toffee ice cream.

## People's Park Tavern

A great pub in the heart of lovely Victoria Park, with a secret garden, on-site brewery, pop-up cocktail bar and BBQ kitchen.

## The Coal Office

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

## 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.

## 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.

## Night Tales

Enormous club space under the railway arches, with one of the biggest covered terraces around. Regular guest spots from DJs and live performers.

## 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.

# L

## 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.

## Facebook

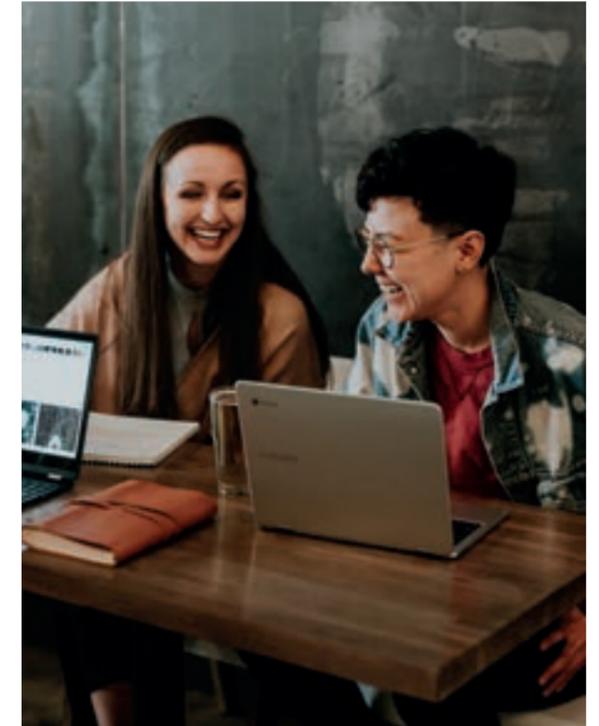
The social media empire has signed up to take 611,000 sq ft of office space in three buildings at King's Cross.

## 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.



## 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.

UNIVERSALLY

# ADMIRABLE

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 Hawker House at Woodberry Down.



## Journeys from Manor House station

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

EDITIONS COLLECTION

HAWKER HOUSE

# CLOSE UP

ON  
HAWKER HOUSE

## Hawker House in context

You will find Hawker House in the heart of Woodberry Down, near the East Reservoir and West Reservoir and closer still 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.

EDITIONS COLLECTION  
HAWKER HOUSE



Computer Generated Image of Hawker House and views are indicative only and subject to planning.

EDITIONS COLLECTION  
HAWKER HOUSE



# ST ELEVATED STYLE

Defined by  
beautiful interiors

Hawker House 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.

EDITIONS COLLECTION  
HAWKER HOUSE



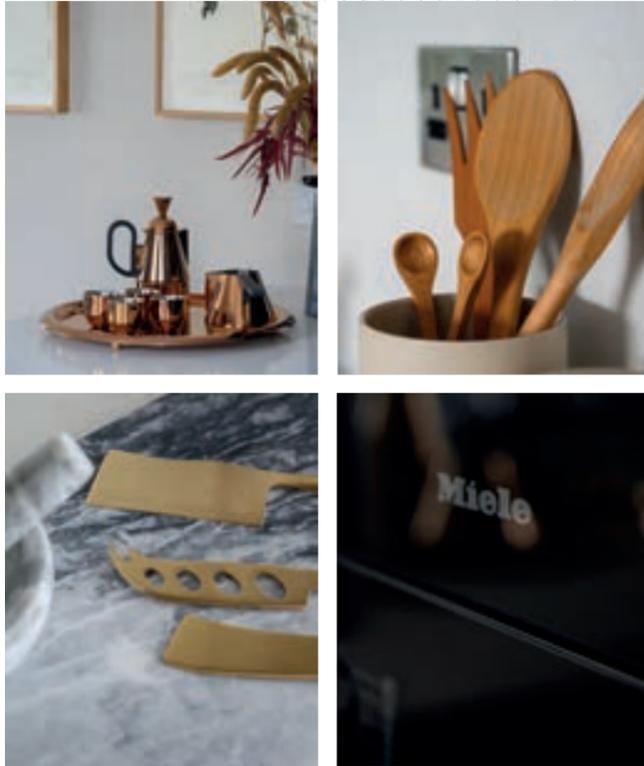
**Exclusively  
yours**

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

EDITIONS COLLECTION  
HAWKER HOUSE



EDITIONS COLLECTION  
HAWKER HOUSE



## 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

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



Pearl bathroom and kitchen

EDITIONS COLLECTION

HAWKER HOUSE

# AZURE



Azure bathroom and kitchen

EDITIONS COLLECTION  
HAWKER HOUSE

# EBONY



Ebony bathroom and kitchen

EDITIONS COLLECTION

HAWKER HOUSE



EDITIONS COLLECTION  
HAWKER HOUSE

NOW  
FIND  
YOUR

HO  
ME

# FLOORPLAN LEVEL 01

EDITIONS COLLECTION

HAWKER HOUSE



## Level 01



### SOUTH WEST ELEVATION

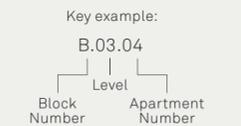


### GROUND FLOOR



- Socially rented
- Services / Plant room

APARTMENT B6.01.01	76.9 SQ M	827 SQ FT
Kitchen	2.60m x 3.52m	8'6" x 11'7"
Living / Dining	4.61m x 4.38m	15'2" x 14'5"
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	7.5 sq m	80.7 sq ft
APARTMENT B6.01.02	76.9 SQ M	827 SQ FT
Kitchen	2.60m x 3.52m	8'6" x 11'7"
Living / Dining	4.61m x 4.38m	15'2" x 14'5"
Main Bedroom	5.00m x 2.80m	16'5" x 9'2"
Bedroom 2	3.80m x 3.35m	12'6" x 11'0"
Terrace	18.8 sq m	202.3 sq ft
APARTMENT B6.01.03	50.5 SQ M	543 SQ FT
Kitchen	1.90m x 2.61m	6'2" x 8'7"
Living / Dining	5.31m x 3.61m	17'5" x 11'10"
Bedroom	4.15 m x 3.46m	13'7" x 11'4"
Terrace	10.74 sq m	115.6 sq ft
APARTMENT B6.01.04	51.5 SQ M	554 SQ FT
Kitchen	2.00m x 2.61m	6'7" x 8'7"
Living / Dining	5.21m x 3.61m	17'1" x 11'10"
Bedroom	4.85 m x 3.46m	15'10" x 11'4"
Terrace	9.8 sq m	105.4 sq ft
APARTMENT B6.01.05	59.4 SQ M	639 SQ FT
Kitchen	2.80m x 2.73m	9'2" x 9'0"
Living / Dining	4.04 m x 5.21m	13'3" x 17'1"
Bedroom	4.37m x 3.80m	14'4" x 12'6"
Terrace	12.8 sq m	137.7 sq ft
APARTMENT B6.01.06	59.4 SQ M	639 SQ FT
Kitchen	2.80m x 2.73m	9'2" x 9'0"
Living / Dining	4.04 m x 5.21m	13'3" x 17'1"
Bedroom	4.37m x 3.80m	14'4" x 12'6"
Balcony	5.2 sq m	55.9 sq ft
APARTMENT B6.01.07	51.5 SQ M	554 SQ FT
Kitchen	2.00m x 2.61m	6'7" x 8'7"
Living / Dining	5.21m x 3.61m	17'1" x 11'10"
Bedroom	4.85 m x 3.46m	15'10" x 11'4"
Balcony	5.2 sq m	55.9 sq ft
APARTMENT B6.01.08	51.5 SQ M	554 SQ FT
Kitchen	2.00m x 2.61m	6'7" x 8'7"
Living / Dining	5.21m x 3.61m	17'1" x 11'10"
Bedroom	4.85 m x 3.46m	15'11" x 11'4"
Balcony	5.2 sq m	55.9 sq ft
APARTMENT B6.01.09	51.5 SQ M	554 SQ FT
Kitchen	2.00m x 2.61m	6'7" x 8'7"
Living / Dining	5.21m x 3.61m	17'1" x 11'10"
Bedroom	4.85 m x 3.46m	15'11" x 11'4"
Balcony	5.2 sq m	55.9 sq ft



Views over landscaped gardens



Views over landscaped gardens



▶ Measurement Points    S Storage    W Wardrobe    PW Provision for Wardrobe    U Utility    High Units

Floorplans shown for Hawker House 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 02-06

EDITIONS COLLECTION

HAWKER HOUSE



## Levels 02 - 06



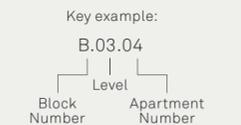
### SOUTH WEST ELEVATION



### GROUND FLOOR



APARTMENT B6.02-06.01	76.9 SQ M	827 SQ FT
Kitchen	2.60m x 3.52m	8' 6" x 11' 7"
Living / Dining	4.61m x 4.38m	15' 2" x 14' 5"
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	7.5 sq m	80.7 sq ft
APARTMENT B6.02-06.02	76.9 SQ M	827 SQ FT
Kitchen	2.60m x 3.52m	8' 6" x 11' 7"
Living / Dining	4.61m x 4.38m	15' 2" x 14' 5"
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	9.3 sq m	100.1 sq ft
APARTMENT B6.02-06.03	50.5 SQ M	543 SQ FT
Kitchen	1.90m x 2.61m	6' 3" x 8' 7"
Living / Dining	5.31m x 3.61m	17' 5" x 11' 10"
Bedroom	4.15 m x 3.46m	13' 7" x 11' 4"
Balcony	5.2 sq m	55.9 sq ft
APARTMENT B6.02-06.04	51.5 SQ M	554 SQ FT
Kitchen	2.00m x 2.61m	6' 7" x 8' 7"
Living / Dining	5.21m x 3.61m	17' 1" x 11' 10"
Bedroom	4.85 m x 3.46m	15' 11" x 11' 4"
Balcony	5.2 sq m	55.9 sq ft
APARTMENT B6.02-06.05	59.4 SQ M	639 SQ FT
Kitchen	2.80m x 2.73m	9' 2" x 9' 0"
Living / Dining	4.04 m x 5.21m	13' 3" x 17' 1"
Bedroom	4.37m x 3.80m	14' 4" x 12' 6"
Balcony	5.2 sq m	55.9 sq ft
APARTMENT B6.02-06.06	59.4 SQ M	639 SQ FT
Kitchen	2.80m x 2.73m	9' 2" x 9' 0"
Living / Dining	4.04 m x 5.21m	13' 3" x 17' 1"
Bedroom	4.37m x 3.80m	14' 4" x 12' 6"
Balcony	5.2 sq m	55.9 sq ft
APARTMENT B6.02-06.07	51.5 SQ M	554 SQ FT
Kitchen	2.00m x 2.61m	6' 7" x 8' 7"
Living / Dining	5.21m x 3.61m	17' 1" x 11' 10"
Bedroom	4.85 m x 3.46m	15' 11" x 11' 4"
Balcony	5.2 sq m	55.9 sq ft
APARTMENT B6.02-06.08	51.5 SQ M	554 SQ FT
Kitchen	2.00m x 2.61m	6' 7" x 8' 7"
Living / Dining	5.21m x 3.61m	17' 1" x 11' 10"
Bedroom	4.85 m x 3.46m	15' 11" x 11' 4"
Balcony	5.2 sq m	55.9 sq ft
APARTMENT B6.02-06.09	51.5 SQ M	554 SQ FT
Kitchen	2.00m x 2.61m	6' 7" x 8' 7"
Living / Dining	5.21m x 3.61m	17' 1" x 11' 10"
Bedroom	4.85 m x 3.46m	15' 11" x 11' 4"
Balcony	5.2 sq m	55.9 sq ft



Views over landscaped gardens



Views over landscaped gardens



▶ Measurement Points    S Storage    W Wardrobe    PW Provision for Wardrobe    U Utility    High Units

Floorplans shown for Hawker House 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.

□ Socially rented  
 ⚙ Services / Plant room

# FLOORPLAN LEVEL 07

EDITIONS COLLECTION

HAWKER HOUSE



## Level 07



Views over landscaped gardens



Views over landscaped gardens



◀▶ Measurement Points S Storage W Wardrobe PW Provision for Wardrobe U Utility ☒ High Units

Floorplans shown for Hawker House 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.



### SOUTH WEST ELEVATION



### GROUND FLOOR



☐ Socially rented  
⚙ Services / Plant room

APARTMENT B6.07.01	72.9 SQ M	784 SQ FT
Kitchen	2.82m x 3.25m	9' 3" x 10' 8"
Living / Dining	5.07m x 3.66m	16' 8" x 12' 0"
Main Bedroom	3.40m x 2.86m	11' 2" x 9' 5"
Bedroom 2	3.80m x 2.86m	12' 6" x 9' 5"
Terrace	24.5 sq m	263.7 sq ft
APARTMENT B6.07.02	86.9 SQ M	935 SQ FT
Kitchen	2.21m x 3.17m	7' 3" x 10' 5"
Living / Dining	6.80m x 3.48m	22' 4" x 11' 5"
Main Bedroom	4.50m x 3.55m	14' 9" x 11' 7"
Bedroom 2	3.50m x 4.60m	11' 6" x 15' 1"
Balcony	9.42 sq m	101.3 sq ft
APARTMENT B6.07.03	50.5 SQ M	543 SQ FT
Kitchen	1.90m x 2.61m	6' 3" x 8' 7"
Living / Dining	5.31m x 3.61m	17' 5" x 11' 0"
Bedroom	4.15m x 3.46m	13' 7" x 11' 4"
Balcony	5.2 sq m	55.9 sq ft
APARTMENT B6.07.04	51.5 SQ M	554 SQ FT
Kitchen	2.00m x 2.61m	6' 7" x 8' 7"
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	55.9 sq ft
APARTMENT B6.07.05	106.2 SQ M	1143 SQ FT
Kitchen / Dining	3.20m x 4.79m	10' 6" x 15' 4"
Living	3.76m x 4.79m	12' 4" x 15' 4"
Main Bedroom	3.75m x 4.60m	12' 4" x 15' 1"
Bedroom 2	3.75m x 2.86m	12' 3" x 9' 4"
Bedroom 3	3.72m x 2.87m	12' 4" x 9' 5"
Terrace	64.6 sq m	695.3 sq ft
APARTMENT B6.07.06	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' 5" x 20' 4"
Bedroom	2.86m x 4.61m	9' 5" x 15' 2"
Terrace	18.1 sq m	194.8 sq ft

Key example:  
B.03.04  
Block Number Level Apartment Number

# FLOORPLAN LEVEL 08

EDITIONS COLLECTION

HAWKER HOUSE



## Level 08



Views over landscaped gardens



Views over landscaped gardens



◀▶ Measurement Points S Storage W Wardrobe PW Provision for Wardrobe U Utility ☑ High Units

Floorplans shown for Hawker House 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.



### SOUTH WEST ELEVATION



### GROUND FLOOR



☐ Socially rented  
⚙ Services / Plant room

APARTMENT B6.08.01	72.9 SQ M	784 SQ FT
Kitchen	2.82m x 3.25m	9' 3" x 10' 8"
Living / Dining	5.07m x 3.66m	16' 8" x 12' 0"
Main Bedroom	3.40m x 2.86m	11' 2" x 9' 5"
Bedroom 2	3.80m x 2.86m	12' 6" x 9' 5"
Balcony	7.85 sq m	84.4 sq ft
APARTMENT B6.08.02	86.9 SQ M	935 SQ FT
Kitchen	2.21m x 3.17m	7' 3" x 10' 5"
Living / Dining	6.80m x 3.48m	22' 4" x 11' 5"
Main Bedroom	4.50m x 3.55m	14' 9" x 11' 7"
Bedroom 2	3.50m x 4.60m	11' 6" x 15' 1"
Balcony	9.42 sq m	101.3 sq ft
APARTMENT B6.08.03	50.5 SQ M	543 SQ FT
Kitchen	1.90m x 2.61m	6' 2" x 8' 7"
Living / Dining	5.21m x 3.61m	17' 1" x 11' 0"
Bedroom	4.15m x 3.46m	13' 7" x 11' 4"
Balcony	5.2 sq m	55.9 sq ft
APARTMENT B6.08.04	51.5 SQ M	554 SQ FT
Kitchen	2.00m x 2.61m	6' 7" x 8' 7"
Living / Dining	5.21m x 3.61m	17' 1" x 11' 10"
Bedroom	4.85m x 3.46m	15' 10" x 11' 4"
Balcony	5.2 sq m	55.9 sq ft
APARTMENT B6.08.05	106.2 SQ M	1143 SQ FT
Kitchen / Dining	3.20m x 4.79m	10' 6" x 15' 8"
Living	3.76m x 4.79m	12' 4" x 15' 8"
Main Bedroom	3.75m x 4.60m	12' 3" x 15' 1"
Bedroom 2	3.75m x 2.86m	12' 3" x 9' 4"
Bedroom 3	3.72m x 2.87m	12' 4" x 9' 5"
Balcony	11.5 sq m	124.1 sq ft
APARTMENT B6.08.06	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' 5" x 20' 4"
Bedroom	2.86m x 4.61m	9' 5" x 15' 2"
Balcony	5.2 sq m	55.9 sq ft

Key example:  
B.03.04  
Block Number Level Apartment Number



The finer details



Discover a specification that expresses refined  
luxury and contemporary taste.

EDITIONS COLLECTION

HAWKER HOUSE

# 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

## Kitchen

- Matte finish with soft-close cabinets and units
- Quartz worktops and splashbacks
- Brushed black metal shelving
- Stainless steel sink
- Brushed black mixer tap
- 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

## Heating

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

Your attention is drawn to the fact that it may not be possible to provide the branded products as referred to in the specification. In such cases, a similar alternative will be provided. Berkeley reserves the right to make these changes as required.

There are three colour palettes to choose from to personalise your home. Choices and options are subject to time frames, availability and change. Showhome photography, indicative only.

## Bathrooms

- WC with soft-close seat and concealed cistern
- White ceramic washbasin
- Brushed black mixer tap
- White steel enamel bath with shower over
- Brushed black shower hose
- Fixed bath screen with matte black trim
- Fixed shower screen 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 to kitchen wall units
- Energy efficient LED downlights to all areas
- LED lighting to storage cupboards
- Satin chrome socket outlets with black inserts to kitchen worktop areas
- 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 main bedroom (and within second bedroom in three bedroom apartments)
- LED strip lighting to bedroom wardrobe

## Security and Peace of Mind

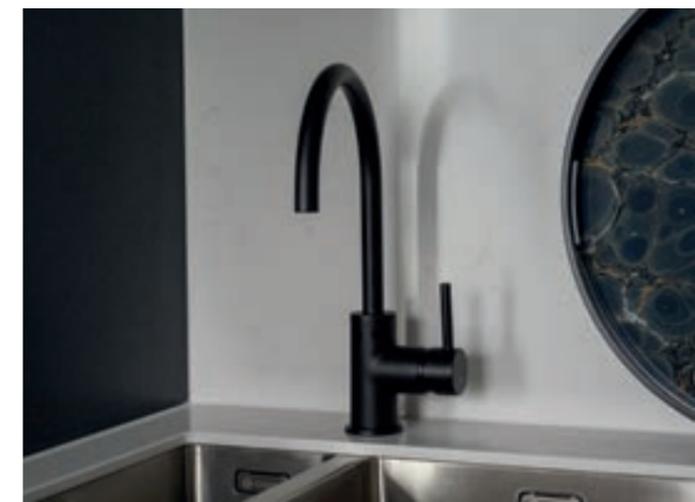
- Access to apartments via audio/video door entry system and electronic access to internal areas
- Multipoint locking front entrance door to apartment
- Mains powered smoke detector with battery back up
- 10-Year Premier Guarantee Warranty

## Communal Areas

- Tiled floor to entrance lobby
- Carpet to hallways
- Lifts access to all floors
- Editions Collection concierge will be delivered in the Tower
- Secure cycle storage
- Architecturally designed hard and soft landscaping

## Telecommunications

- Telephone points fitted in all bedrooms and living areas
- TV/FM/satellite points 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



# 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 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.



EDITIONS COLLECTION

HAWKER HOUSE



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.

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.

”

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



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.

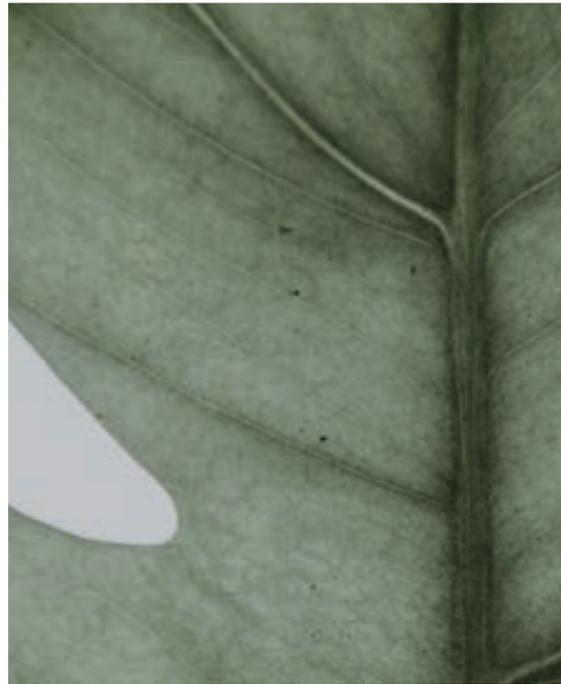
## A people-centred approach

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



# 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

# OUR VISION

Berkeley Group is a responsible organisation, wholly committed to being a world-class business, as defined by the quality of places we create, the value they generate for people, communities and the environment, and their positive long-term impact on society. We set ourselves the highest standards in the industry for design, construction, safety and efficiency.

Our Vision, a strategic plan for the business, is designed to raise our standards higher still. Our Vision is reviewed every two years, following objective analysis and discussion of the key industry, national and global issues that are most relevant to our customers and supply chain.

Our Vision focuses our attention on five key business areas.

- Customer experience
- Quality homes
- Great places
- Efficient and considerate operations
- Commitment to people and safety



## The Berkeley Foundation

We are committed to making a real and lasting difference to the communities we serve. The Berkeley Foundation supports voluntary organisations in tackling long-term social issues in their local community. Working together, we help people choose a different life path, develop confidence and skills, and find hope for the future. Since we established the Berkeley Foundation in 2011, we have committed many millions of pounds to hundreds of charities and organisations.



Photography of Berkeley Foundation activities, indicative only.

A significant proportion of our donations are raised through the tireless efforts of our own staff.

[www.berkeleyfoundation.org.uk](http://www.berkeleyfoundation.org.uk)  
[www.berkeleygroup.co.uk](http://www.berkeleygroup.co.uk)



## 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 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.



DESIGNED TO HIGH  
SUSTAINABILITY  
STANDARDS

## 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)

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. Hawker House is a marketing name and will not necessarily form part of the approved postal address. Applicants are advised to contact Berkeley to ascertain the availability of any particular property. All Computer Generated Images (CGIs) are indicative only. All lifestyle photography is indicative only. E730/05CA/0321



EDITIONS



**Berkeley**  
Designed for life