



WOODBERRY DOWN



WILLOWBROOK
HOUSE

Berkeley
Designed for life



Lydia Starkey

Lydia Starkey was born and educated in London, England, however her love of travel means she's often elsewhere. Specialising in hand drawing and watercolour painting, Lydia has applied her craft to many global projects. Often working from just observation, her pieces aim to capture the sound, smells, and culture of the scenery. When working with Berkeley Homes on Woodberry Down, inspiration was effortless and drawn from long wonders through the wetlands. Every new piece therefore begins with lots of research, sketching, and tea!

Notes

Customer ID:

*Surrounded by an exhilarating natural
waterside environment and just 20 minutes
from the City in Zone 2, Woodberry Down is the
perfect place to appreciate an unrivalled living
experience in London. A thriving community
with an abundance of amenities set alongside
a tranquil nature reserve and sailing lake.*





WILLOWBROOK
HOUSE

A Waterside Community

Emanating from the acres of open water and parkland of Woodberry Down, Finsbury Park's award-winning waterside community.

Willowbrook House is the latest West Reservoir Residence to join this landmark regeneration neighbourhood in London's Zone 2. Offering spectacular skyline views over the city, it is just 4 minutes' walk from Manor House Tube station, and from there only 8 minutes to King's Cross.

This thriving community overlooking the sailing lake is next to the 112 green acres of Finsbury Park and just a stone's throw away from another of the city's gems, the eclectic picturesque neighbourhood of Stoke Newington.

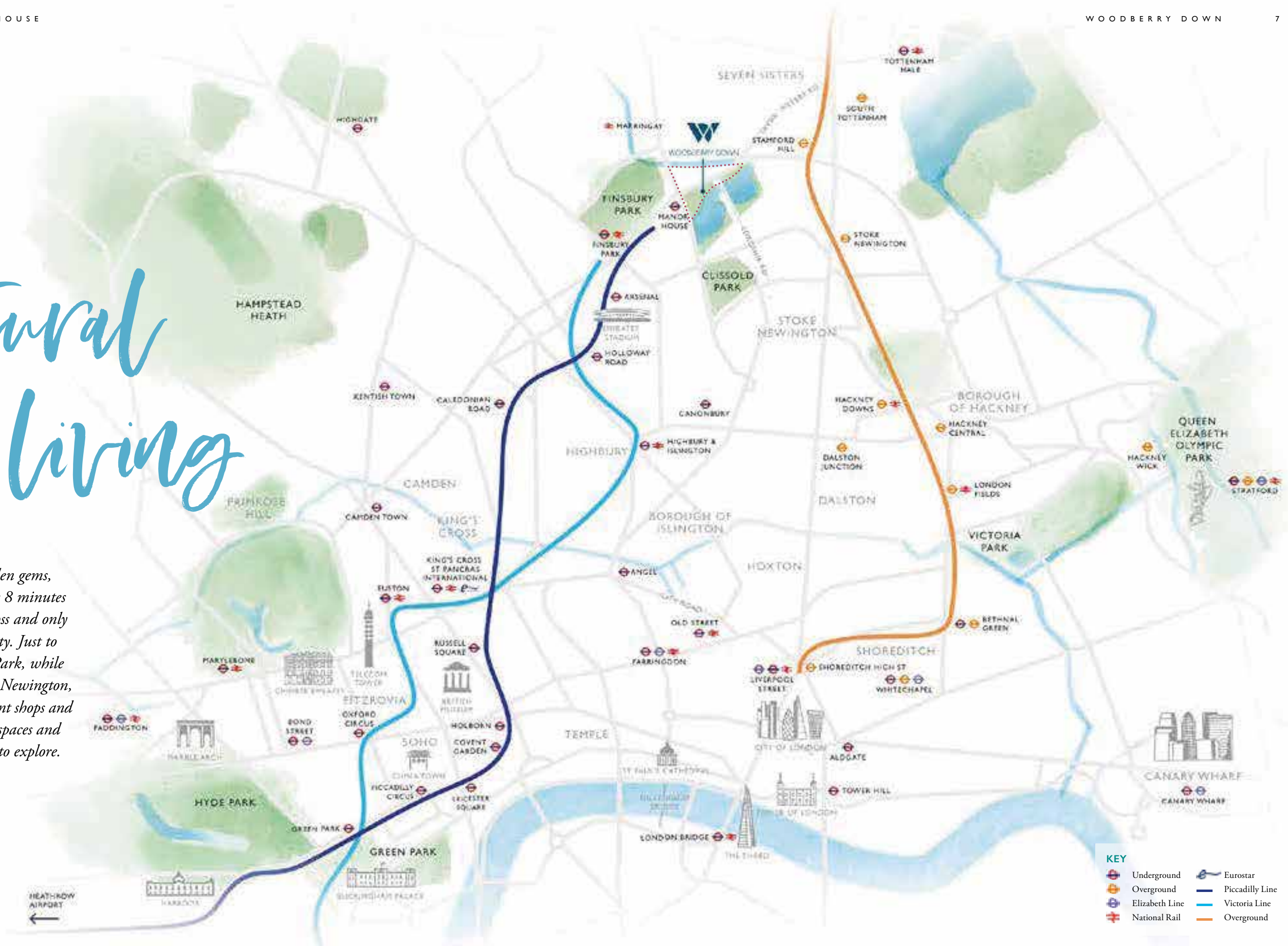
Here you are both living alongside a glorious Nature Reserve and close to the world-class culture and amenities that London has to offer. Life is great at Woodberry Down.



Natural city living

One of London's hidden gems, Woodberry Down lies 8 minutes by Tube to King's Cross and only 20 minutes to The City. Just to the west is Finsbury Park, while to the south lies Stoke Newington, with lots of independent shops and cafés, pubs, bars, arts spaces and picturesque parkland to explore.

Locations approximate only, map not to scale.





Woodberry Living

Food & Drink

- 08. Zer Café and Juice Bar
- 13. Olive and Basil Pizza and Pasta
- 24. The Happening Bagel Bakery
- 26. Salvation in Noodles
- 29. The Blighty Café
- 30. Yard Sale Pizza
- 31. Salt the Radish
- 40. Andi's Restaurant
- 41. The Spence Bakery
- 45. The Good Egg
- 47. Escocesa

Pubs & Bars

- 04. The Naturalist
- 12. The Finsbury
- 18. The Brownwood
- 25. The Twelve Pins
- 36. The King's Head
- 38. The Rose & Crown
- 39. Ryan's N16
- 43. The Red Lion
- 44. The Clarence Tavern
- 48. The Auld Shillelagh

Great Outdoors

- 01. Spring Park
- 05. New River Park
- 06. Riverside Gardens
- 14. West Reservoir Centre
- 17. The Castle Climbing Centre
- 23. Woodberry Wetlands
- 19. Finsbury Park
- 33. Clissold Park
- 46. Abney Park

Community

- 02. Manor House Development Trust
- 03. The Redmond Community Centre
- 11. The Edge Youth Hub
- 28. N4 Library

Shopping

- 07. Goldstar
- 09. Sainsbury's Local
- 10. Simply Organique
- 49. Whole Foods

Arts & Culture

- 20. Furtherfield Gallery
- 27. Rowans Tenpin Bowl
- 32. New River Studios

Clubs & Sports

- 15. North London Sailing Association
- 16. Bike Mech

Education

- 21. Skinners' Academy
- 22. Woodberry Down School
- 34. Stamford Hill Primary School
- 35. Sir Thomas Abney School
- 37. Grazebrook School
- 42. Stoke Newington School

KEY

- Underground
- National Rail
- Woodberry Down Site boundary

History of Woodberry Down



1832

Two reservoirs are dug – the East and West reservoirs of today – to purify the New River.



1869

Finsbury Park is created, one of the first of the great London parks laid out in the Victorian era.



1932

Manor House Underground station is built, with nine entrances and two tram stations. The transport links pave the way for a 1936 London County Council report that says the area is suitable 'for housing and use in the relief of over-crowding.' This is the origin of Woodberry Down.



1948

The first of the new tenants move into the vast estate being built. Much of the area continues to be redeveloped until the 1970s.



2009

Berkeley Homes start building at Woodberry Down and the first home is sold.



2015

The 1,000th home is built.



2016

Naturalist and national treasure – Sir David Attenborough, opens the Woodberry Wetlands describing the habitat improvement and heritage restoration project as “a huge, huge benefit.” It is the first time the nature reserve is open to the public in 200 years.



2018

RICS Grand Final Project of the Year Award 2018

RICS Grand Final Best Regeneration 2018

Planning Award for Community Led Placemaking 2018

London Evening Standard Award Best Large Development 2018



2035

Final phase at Woodberry Down expected to complete.



“

*Contact with the natural world isn't a luxury...
...it is a necessity for all of us.*

Nature is our heritage



The Woodberry Wetlands is a popular urban oasis, where wonderful wildlife thrives alongside the community. Opened and championed by world-famous naturalist Sir David Attenborough in 2016, the 17 acres of nature reserve and working reservoir is now a thriving habitat for wildflowers, kingfishers, herons and even rare migratory birds. It is one of The Wildlife Trust's top visitor attractions, with over 120,000 visitors each year.



...and makes our lives worth living.

”

David Attenborough

SIR DAVID ATTENBOROUGH

London Wildlife Trust, Woodberry Wetlands

Urban oasis

Willowbrook House overlooks the calming waters of the West Reservoir. Here, enthusiasts of all ages can be seen enjoying an invigorating swim in the open waters, or learning how to sail, canoe and kayak.

A sanctuary of style and sustainability, Willowbrook House overlooks the calming waters of the West Reservoir. Here, enthusiasts of all ages can be seen enjoying an invigorating swim in the open waters, or learning how to sail, canoe and kayak. The popular sailing club also has a lovely waterfront café open to the public.

Neighbouring popular places to meet and eat include: the Coal House Café, reached by the bridge over the Nature Reserve and offering wonderful views from the rooftop; the light-filled and friendly Zer Café and Juice Bar, serving great food and fresh juices; and the local organic deli and café, Simply Organique. There are also supermarkets, gyms, a post office and a dry cleaners.



Computer-enhanced image is indicative only and subject to planning.



42 acres of open water

“

We collected the keys at 7.30am and I vividly remember walking into our new home and watching the sunrise over the two stunning reservoirs below. I knew we had made the right decision and we would be very happy.

”

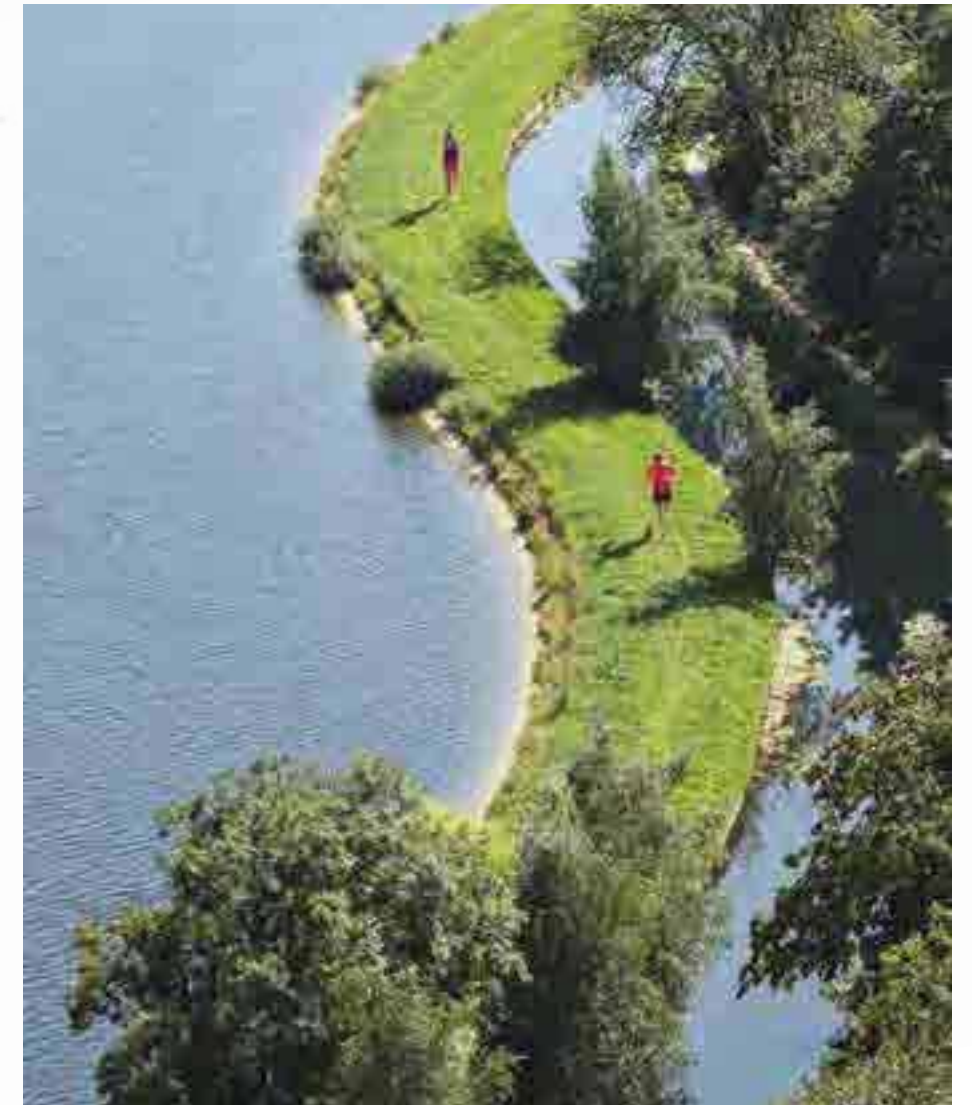
Hillary Britton
Berkeley Homes Purchaser
at Woodberry Down

Nowhere else in London offers 42 acres of restful reservoirs and open spaces with glorious views over the London skyline.

Originally constructed in 1832, the Wetlands were first opened to the public in 2016 by Thames Water, The London Wildlife Trust and Sir David Attenborough.

Their celebrated conservation efforts mean it now supports several species, from wintering populations of pochard duck, tufted duck, gadwall ducks and peregrine falcons to reed warblers and bunting migrating from Africa for Spring and Summer.

But it's not just great for birds. The West Reservoir is now a sailing lake, while the vast green parks provide serene spaces for runners and walkers all year round.



Community



At the heart of Woodberry Down is a flourishing, family-friendly community who eat, drink, learn, garden and do outdoor yoga together.

Rock climbing is also a local favourite, with the most popular climbing centre in the UK, the Castle Climbing Centre situated just south of the West Reservoir.

Another favourite hub for residents and locals alike is the modern Redmond Community Centre. Overlooking the New River, it offers a vibrant diary of activities, including a creative arts programme, cookery classes and free annual outdoor film screenings.

Open all day for food and catch-ups with friends is the nearby Naturalist, a contemporary pub serving a strong seasonal menu alongside local craft beers and irresistible cocktails.

All this exists within close proximity to the Woodberry sailing lake. A place where rowers and yachtsmen of all abilities are welcome, and offering certified sailing and kayaking courses for both adults and children.





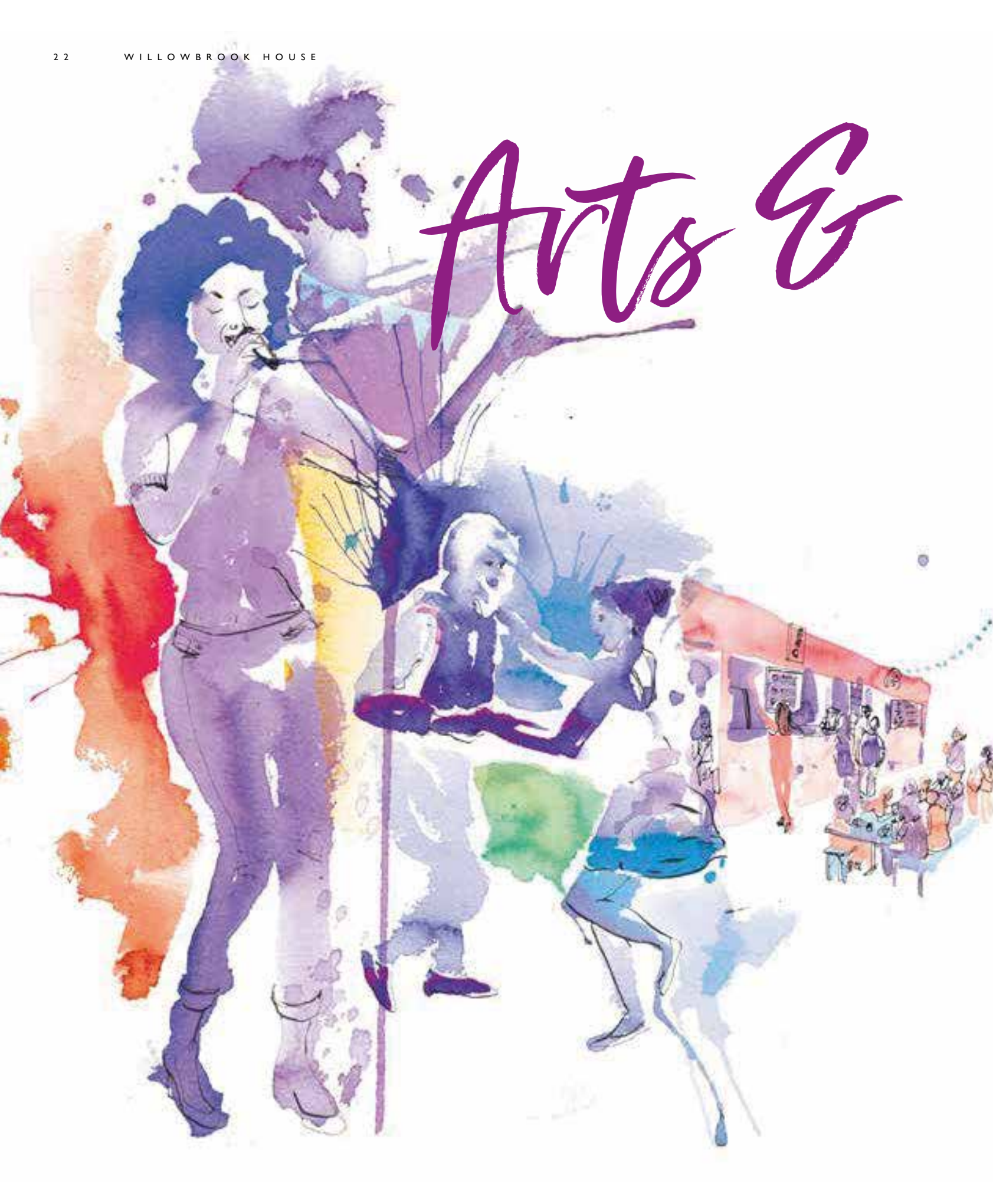
City life village living

More relaxed than Shoreditch, Stoke Newington is loved for its very creative and down-to-earth vibe.

To see the best of Stoke Newington, take a 15-minute stroll down to Church Street, abuzz with unique independent shops, bars, exciting eateries and a farmers' market every Sunday.

Stretching alongside Church Street is Clissold Park, a charming traditional open space with a great café in an 18th-century mansion house, an adventure playground, tennis courts, an animal sanctuary and an aviary.

Arts & culture



Hackney and East London are at the heart of London's thriving contemporary art hub.

Banksy, the world's best-known graffiti artist, did his early London work around Shoreditch, in the south of Hackney. Walk along Stoke Newington Church Street to find his portrait of the Royal Family, one of only a few original Banksy's left in the capital.

Nearby in the Hang-Up Art Gallery are more Banksy creations – signed and unsigned prints by him, alongside Shrigley and Takashi

Murakami originals. Even more popular is the famous Hackney Empire, a restored theatre from 1901 with a decadent interior and an eclectic programme.

Wander further north and stumble across the iconic Alexandra Palace, or 'Ally Pally' as it's so lovingly known as. A historic venue, first opened in 1863, it hosted the first ever television broadcast, and now showcases some of the most exciting events London has to offer.



World-class education

London is revered worldwide for its exceptional choice of excellent educational establishments for all ages. Woodberry Down is surrounded by several outstanding primary schools, as well as noteworthy secondary schools. The London School of Economics, University College London, and the University of the Arts are all within half an hour on the Tube.

JOURNEY TIME IN MINUTES FROM MANOR HOUSE STATION

LONDON UNIVERSITIES	UNIVERSITIES	10 – 15	16 – 20	21 – 25	26 – 30
	University of Westminster – Westminster	●			
	UAL University – King’s Cross	●			
	School of Oriental & African Studies – Bloomsbury	●			
	Central St. Martin’s University – King’s Cross	●			
	London School of Economics – Holborn	●			
	UCL University – Euston	●			
	King’s College University – Covent Garden			●	
	City University London – Angel			●	
	Royal Academy of Music – Regent’s Park			●	
	Imperial College London – South Kensington				●
	Queen Mary University – Holborn				●
	Birkbeck University – Bloomsbury	●			
	Royal Veterinary College, University of London – Camden		●		
	London South Bank University – Elephant and Castle				●
	London Metropolitan University – Holloway	●			
	London College of Fashion – Holloway			●	

● Bus and Tube ● Bus only ● Tube only

All times are based on travelling at 7:30am on a weekday from Manor House underground station. Source: tfl.gov.uk. All times are approximate.



UAL UNIVERSITY



UNIVERSITY COLLEGE LONDON

“
Sir Thomas Abney, a highly successful, happy and welcoming school, bordering the Woodberry Wetlands nature reserve. We offer children and their families the opportunity to be part of a vibrant and creative community.”

Geraldine Fitzmaurice, St Thomas Abney



JOURNEY TIME IN MINUTES FROM MANOR HOUSE STATION

PRIMARY SCHOOLS	SCHOOLS	5 – 10	11 – 15	16 – 20	21 – 25	26 – 30	31 – 35	36 – 40	41 – 45
	Woodberry Down – Ofsted Outstanding	●							
	Sir Thomas Abney – Ofsted Good		●						
	Grazebrook – Ofsted Outstanding		●						
	Holmleigh – Ofsted Outstanding			●					
	The Olive School, Hackney – Ofsted Outstanding				●				
	Jubilee Primary – Ofsted Outstanding			●					
	Skinner’s Academy – Ofsted Good	●							
	Stoke Newington School – Ofsted Good		●						
	Gladmore Community – Ofsted Outstanding			●					
	City of London School for Boys – 88% A* – A					●			
	Highgate School – 86% A* – A						●		
SECONDARY SCHOOLS	Westminster School – 98% A* – A							●	
	St Paul’s Girls’ School – 99% A* – A								●

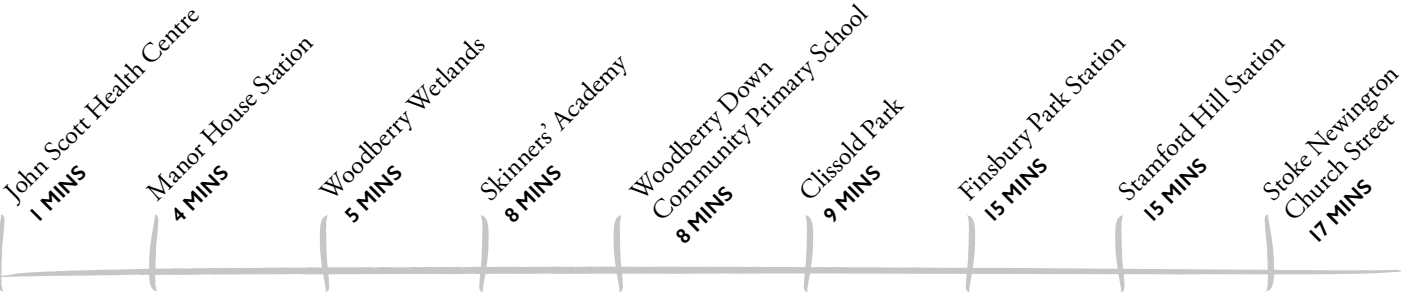
● Walking Time ● Bus Time ● Tube Time

All times are based on travelling at 7:30am on a weekday from Manor House underground station. Source: tfl.gov.uk. All times are approximate.

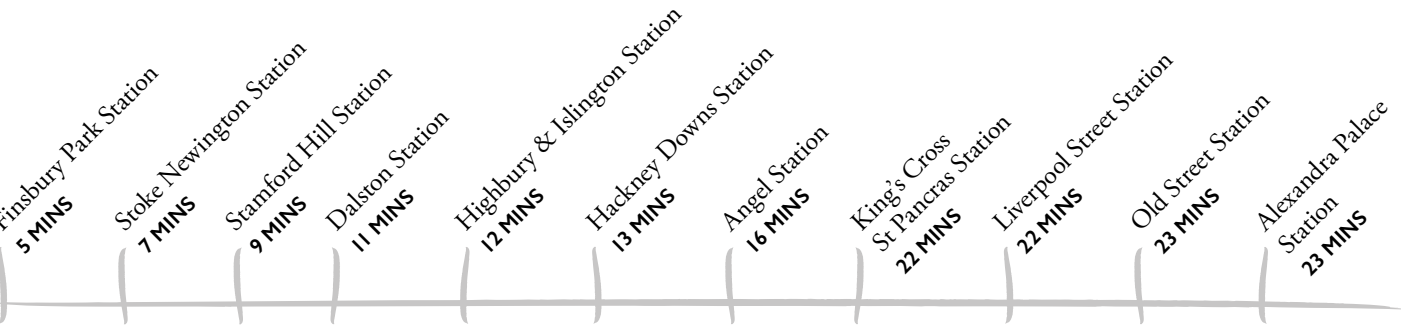
Ofsted ratings from Ofsted Annual Report 2016/17.

Well Connected

Exploring London and beyond is easy. Manor House Underground station is only a four-minute walk away, where the Piccadilly Line there takes you directly to King’s Cross in eight minutes as well as the West End and the City in 20 minutes.



BY FOOT



BY BIKE

Journey time from Willowbrook House



KEY

- Underground
- Overground
- Elizabeth Line
- National Rail
- Eurostar

BY TUBE
FROM MANOR HOUSE STATION, ZONE 2

Finsbury Park 2 MINS	Holborn 14 MINS	Farringdon 18 MINS	London Bridge 23 MINS
Highbury & Islington 5 MINS	Angel 15 MINS	Bond Street 18 MINS	Liverpool Street 24 MINS
King's Cross St Pancras 8 MINS	Green Park 15 MINS	Hackney Central 18 MINS	London Fields 25 MINS
Seven Sisters 8 MINS	Victoria 16 MINS	Hackney Downs 22 MINS	Southwark 27 MINS
Old Street 13 MINS	Dalston Junction 17 MINS	Bank 22 MINS	Canary Wharf 35 MINS
Oxford Circus 13 MINS	Leicester Square 17 MINS	Knightsbridge 23 MINS	Heathrow Terminals 2 & 3 48 MINS



Residents facilities

Willowbrook House is the perfect setting to slow down and appreciate the moment. Next door in Hartington's, there is The Residents' Lounge which is the perfect space to meet your neighbours and guests, or even take a moment to enjoy the interior design. A dedicated concierge is on hand to manage everyday details.





Fitness & wellbeing

Next door in Hartington's, Willowbrook House residents can enjoy a number of lifestyle benefits, from the calming tranquillity of the pool to a fitness suite.



Computer-enhanced image is indicative only and subject to planning.

Woodberry Living

“

My flat is like a retreat away from the busy pace of London. Getting to work in the City is a dream too; I either cycle, which takes just twenty minutes, or get the tube from Manor House into Moorgate in twenty minutes.

Homeowner
Living at Woodberry Down

”





Computer-generated image of a kitchen in Willowbrook House is indicative only and subject to planning.

“
We collected the keys at 7.30am and I vividly remember walking into our new home and watching the sunrise over the two stunning reservoirs below. I knew we had made the right decision and we would be very happy.
”
Homeowner
Living at Woodberry Down



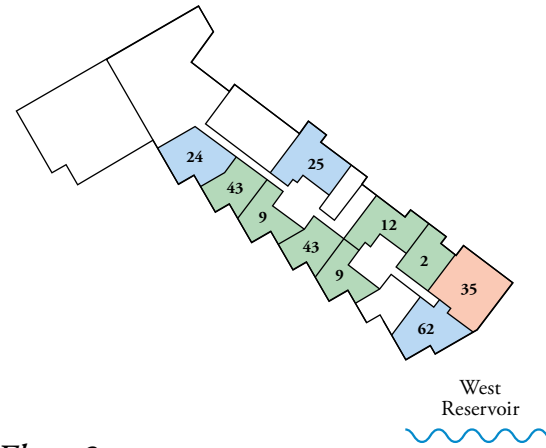




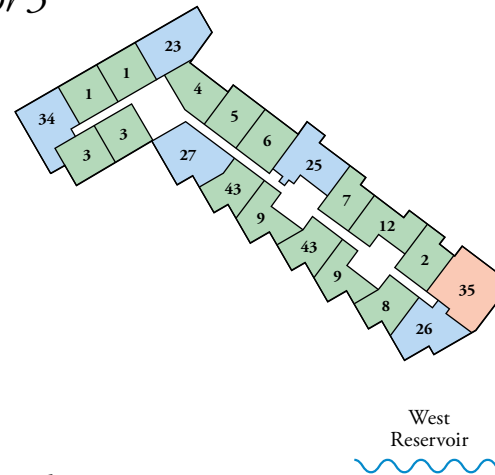


Apartment types

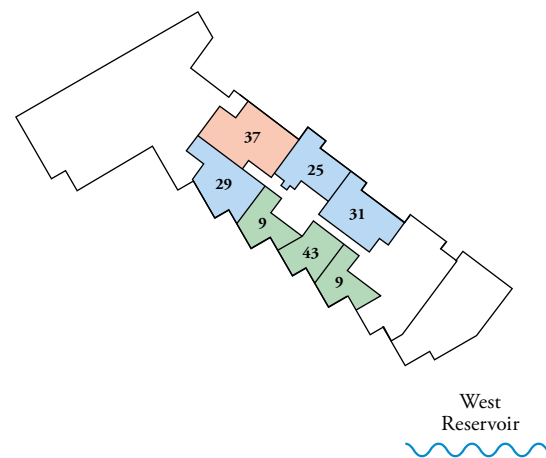
Ground floor



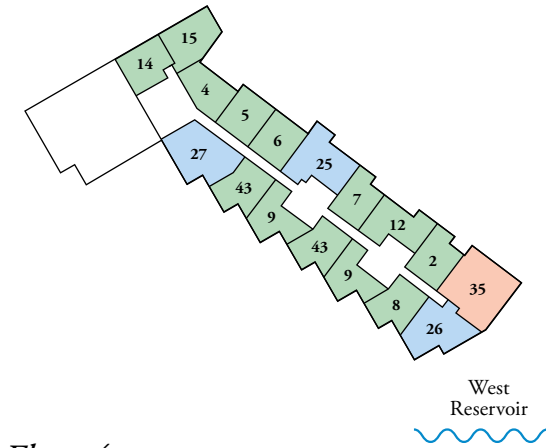
Floor 3



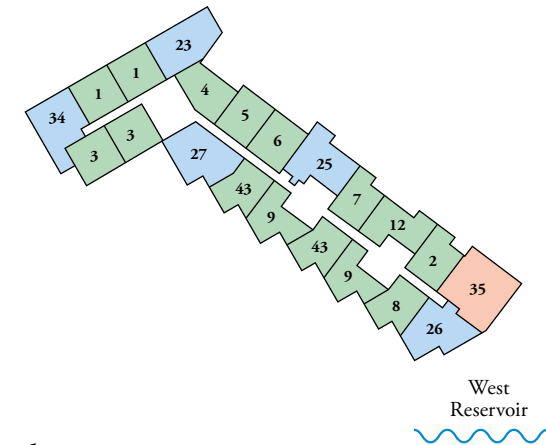
Floor 6



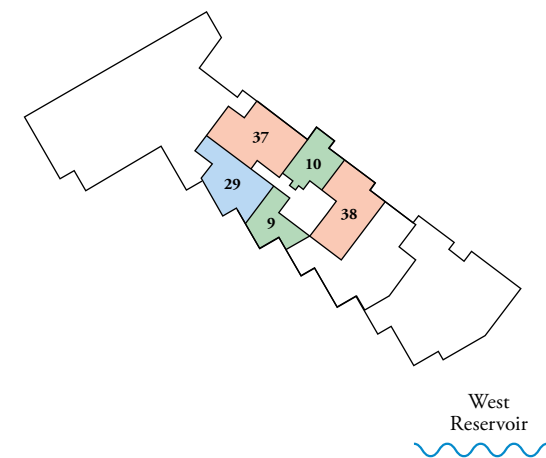
Floor 1



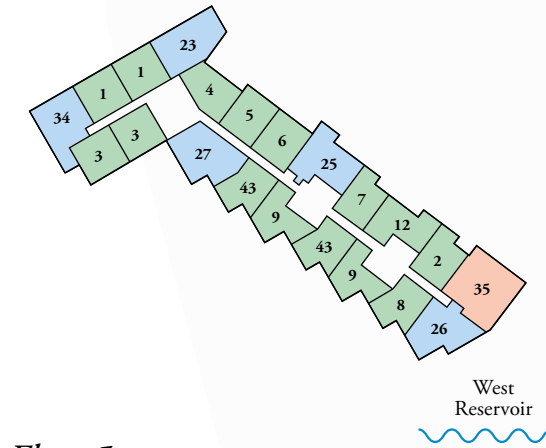
Floor 4



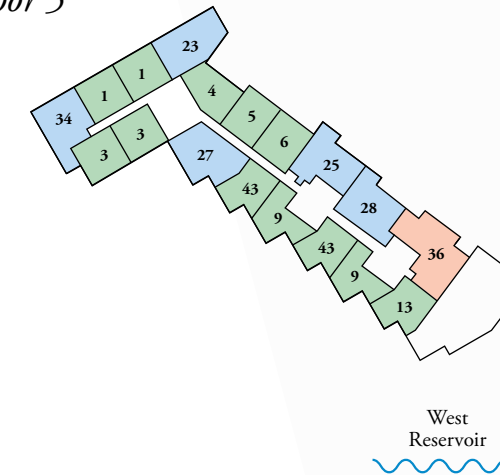
Floor 7



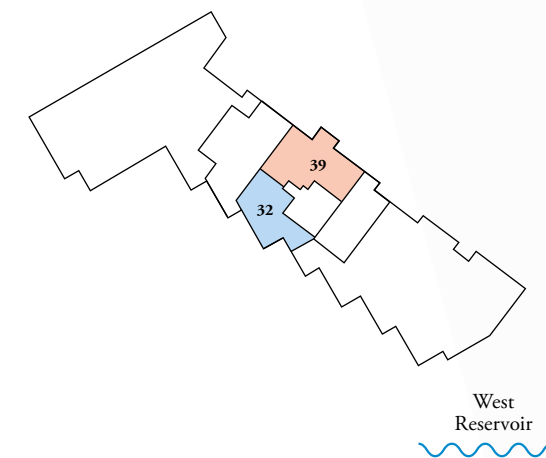
Floor 2



Floor 5



Floor 8



KEY

- One bed
- Two bed
- Three bed





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Floor plans

One bedroom apartment type 1

Floors:

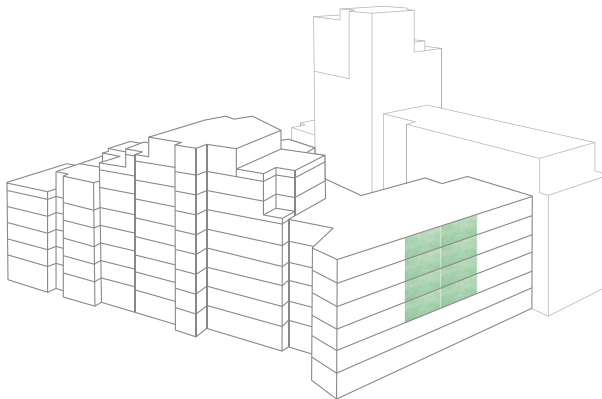
G | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8

Plots: 2.08, 2.19, 3.08, 3.19, 4.08, 4.19, 5.08, 5.19



Apartment Area	560.7 sqft	52.1 sqm
External Area	53.8 sqft	5 sqm
Kitchen / Living Area	22'11" x 14'5"	7.0m x 4.4m
Bedroom	15'8" x 9'10"	4.8m x 3.0m
Balcony	10'9" x 4'11"	3.3m x 1.5m
Total	614.6 sqft	57.1 sqm

*Window position may vary



Springpark Drive
West Reservoir

W Provision for wardrobe | H High units | W Wardrobe | C Cupboard | U Utility

One bedroom apartment type 2

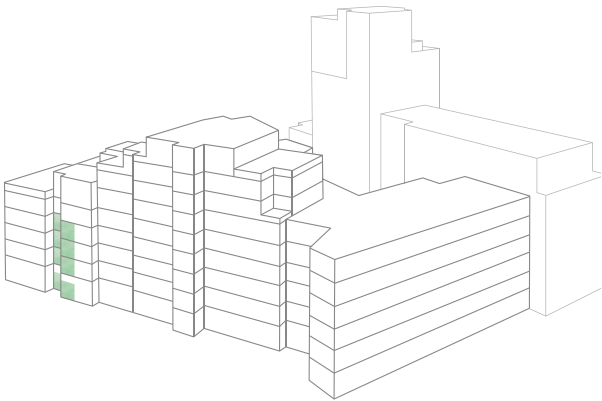
Floors:
G | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8
Plots: BG.10, 1.16, 2.16, 3.16, 4.16



View towards
Spring Park



Apartment Area	572.6 sqft	53.2 sqm
External Area	57 sqft	5.3 sqm
Kitchen / Living Area	23'11" x 11'1"	7.3m x 3.4m
Bedroom	20'11" x 10'2"	6.4m x 3.1m
Balcony	11'6" x 4'11"	3.5m x 1.5m
Total	629.7 sqft	58.5 sqm



Springpark Drive
West Reservoir

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One bedroom apartment type 3

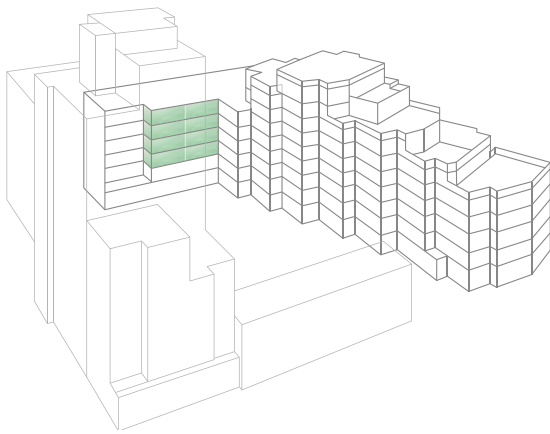
Floors:
G | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8
Plots: 2.20, 2.21, 3.20, 3.21, 4.20, 4.21, 5.20, 5.21



View towards internal courtyard



Apartment Area	538 sqft	50 sqm
External Area	53.8 sqft	5 sqm
Kitchen / Living Area	22'4" x 13'5"	6.8m x 4.1m
Bedroom	14'5" x 10'6"	4.4m x 3.2m
Balcony	10'9" x 4'11"	3.3m x 1.5m
Total	592 sqft	55 sqm



Springpark Drive
West Reservoir

*Window position may vary

 Provision for wardrobe |  High units |  Wardrobe |  Cupboard |  Utility

One bedroom apartment type 4

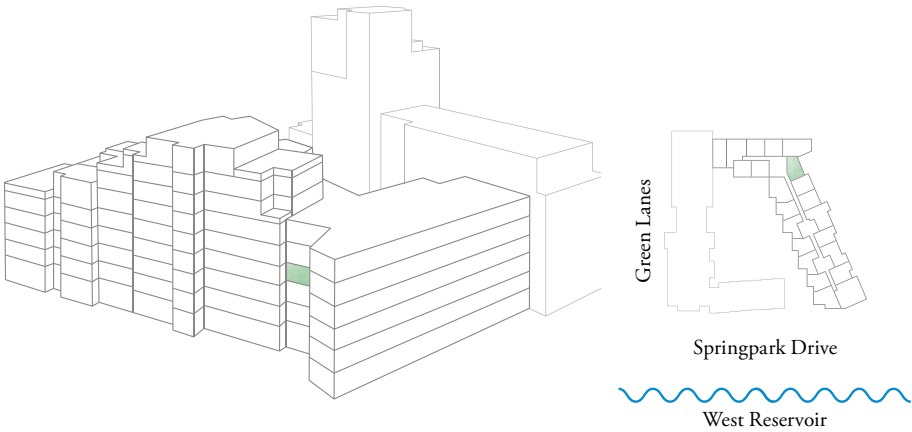
Floors:

G | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8

Plots: 1.10, 2.10, 3.10, 4.10, 5.10



Apartment Area	558.6 sqft	51.9 sqm
External Area	54.9 sqft	5.1 sqm
Kitchen / Living Area	19'8" x 13'1"	6.0m x 4.0m
Bedroom	13'1" x 10'6"	4.0m x 3.2m
Balcony	11'2" x 4'11"	3.4m x 1.5m
Total	613.5 sqft	57 sqm



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One bedroom apartment type 5

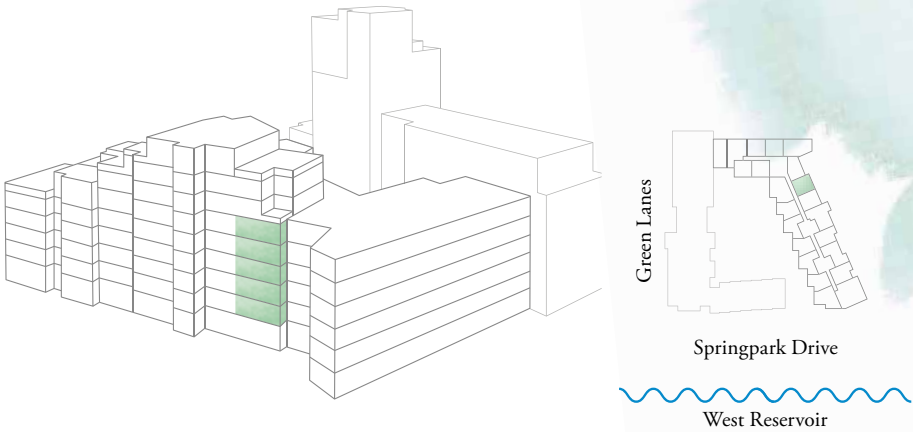
Floors:

G | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8

Plots: 1.11, 2.11, 3.11, 4.11, 5.11



Apartment Area	553.3 sqft	51.4 sqm
External Area	54.9 sqft	5.1 sqm
Kitchen / Living Area	24'11" x 11'10"	7.6m x 3.6m
Bedroom	17'9" x 9'10"	5.4m x 3.0m
Balcony	11'2" x 4'11"	3.4m x 1.5m
Total	608.2 sqft	56.5 sqm



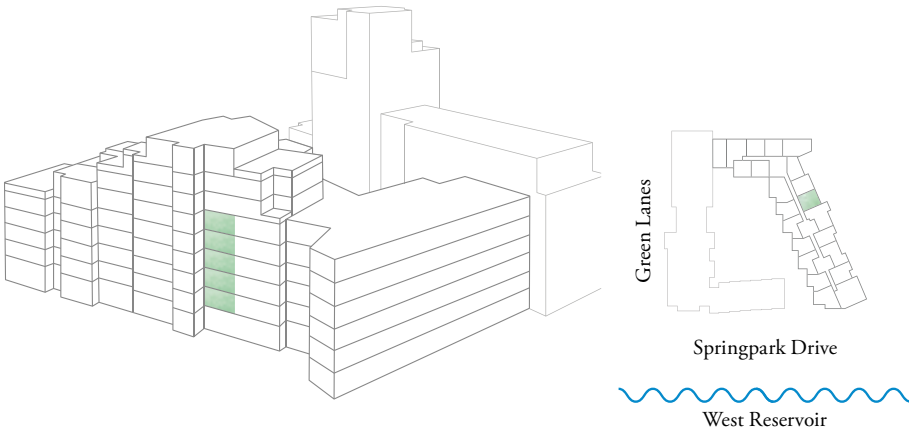
W Provision for wardrobe | H High units | W Wardrobe | C Cupboard | U Utility

One bedroom apartment type 6

Floors:
G | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8
Plots: 1.12, 2.12, 3.12, 4.12, 5.12



Apartment Area	570.5 sqft	53 sqm
External Area	84 sqft	7.8 sqm
Kitchen / Living Area	24'11" x 12'5"	7.6m x 3.8m
Bedroom	17'5" x 9'10"	5.3m x 3.0m
Balcony	10'2" x 8'2"	3.1m x 2.5m
Total	654.5 sqft	60.8 sqm



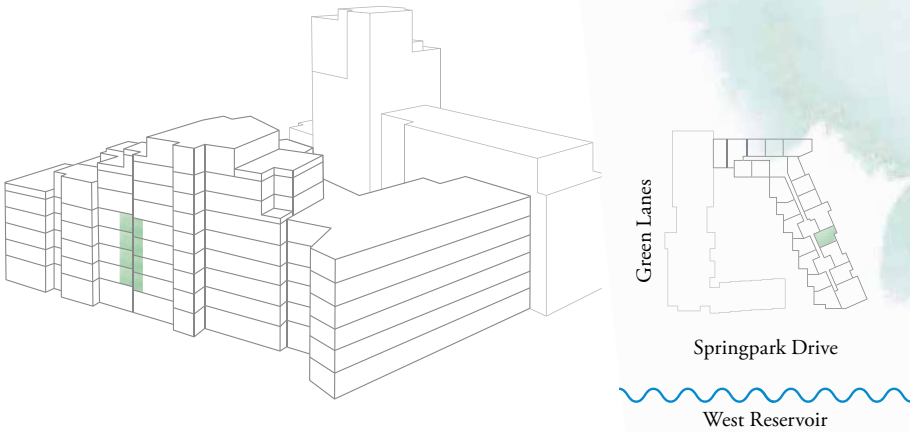
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One bedroom apartment type 7

Floors:
G | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8
Plots: 1.14, 2.14, 3.14, 4.14



Apartment Area	538.2 sqft	50 sqm
External Area	54.9 sqft	5.1 sqm
Kitchen / Living Area	23'4" x 10'10"	7.1m x 3.3m
Bedroom	21'8" x 9'2"	6.6m x 2.8m
Balcony	11'2" x 4'11"	3.4m x 1.5m
Total	593 sqft	55.1 sqm



W Provision for wardrobe | H High units | W Wardrobe | C Cupboard | U Utility

One bedroom apartment type 8

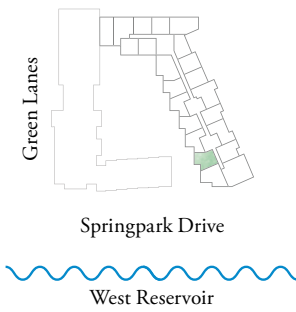
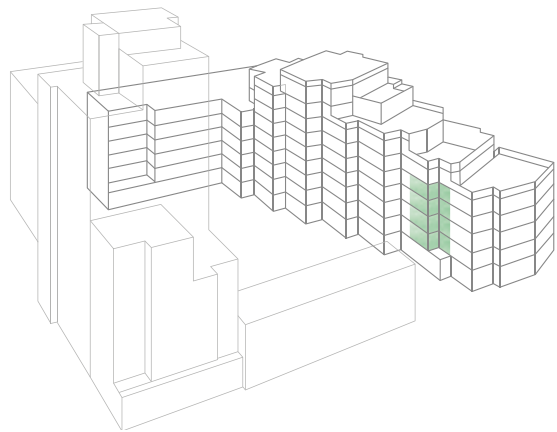
Floors:

G | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8

Plots: 1.02, 2.02, 3.02, 4.02



Apartment Area	567.3 sqft	52.7 sqm
External Area	63.5 sqft	5.9 sqm
Kitchen / Living Area	14'1" x 12'8"	4.3m x 3.9m
Bedroom	16'9" x 9'10"	5.1m x 3.0m
Balcony	8'10" x 7'3"	2.7m x 2.2m
Total	630.8 sqft	58.6 sqm



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One bedroom apartment type 9

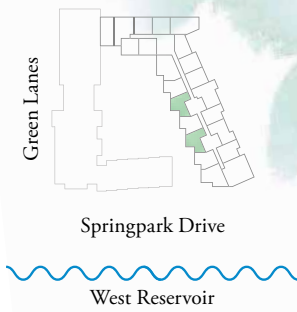
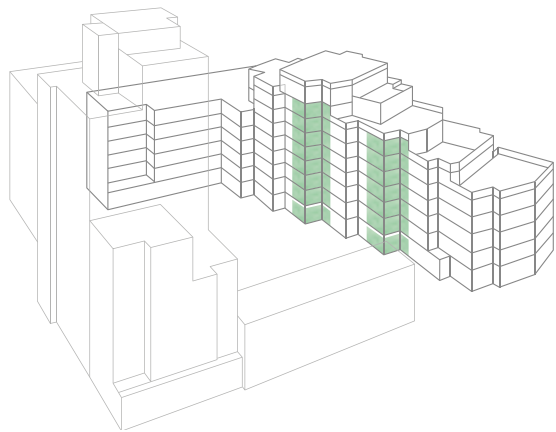
Floors:

G | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8

Plots: BG.02, BG.04, 1.03, 1.05, 2.03, 2.05, 3.03, 3.05, 4.03, 4.05, 5.03, 5.05 6.03, 6.05, 7.05



Apartment Area	565.1 sqft	52.5 sqm
External Area	88.3 sqft	8.2 sqm
Kitchen / Living Area	17'8" x 12'2"	5.4m x 3.7m
Bedroom	16'9" x 12'2"	5.1m x 3.7m
Balcony*	12'8" x 6'9"	3.9m x 2.1m
Total	653.4 sqft	60.7 sqm



*Terrace on ground floor

W Provision for wardrobe | H High units | W Wardrobe | C Cupboard | U Utility

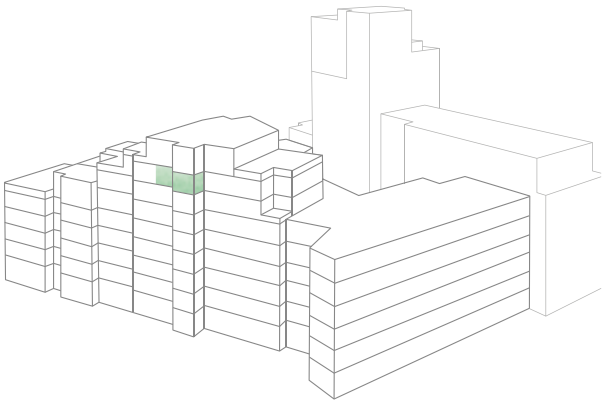
One bedroom apartment type 10

Floors:
G | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8
Plots: 7.02



View towards
Spring Park

Apartment Area	612.5 sqft	56.9 sqm
External Area	54.9 sqft	5.1 sqm
Kitchen / Living Area	19'4" x 12'1"	5.9m x 3.7m
Bedroom	23'11" x 10'6"	7.3m x 3.2m
Balcony	11'2" x 4'11"	3.4m x 1.5m
Total	667.4 sqft	62.0 sqm



Springpark Drive



West Reservoir

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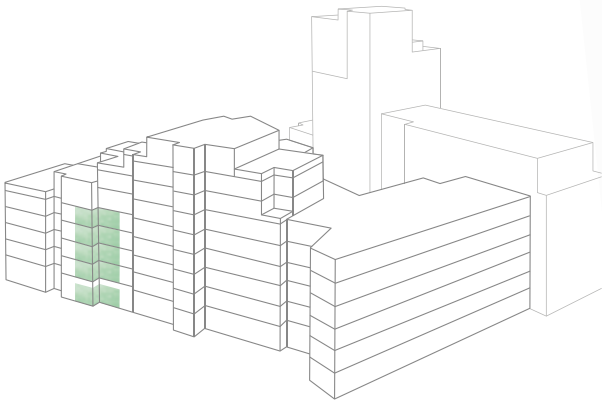
One bedroom apartment type 12

Floors:
G | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8
Plots: BG.09, 1.15, 2.15 3.15, 4.15



View towards
Spring Park

Apartment Area	650.1 sqft	60.4 sqm
External Area	53.8 sqft	5 sqm
Kitchen / Living Area	19'7" x 12'8"	6.0m x 3.9m
Master Bedroom	13'1" x 9'2"	4.0m x 2.8m
Study	10'6" x 10'2"	3.2m x 3.1m
Balcony	10'8" x 4'11"	3.3m x 1.5m
Total	703.9 sqft	65.4 sqm



Springpark Drive



West Reservoir

Provision for wardrobe | High units | Wardrobe | Cupboard | Utility

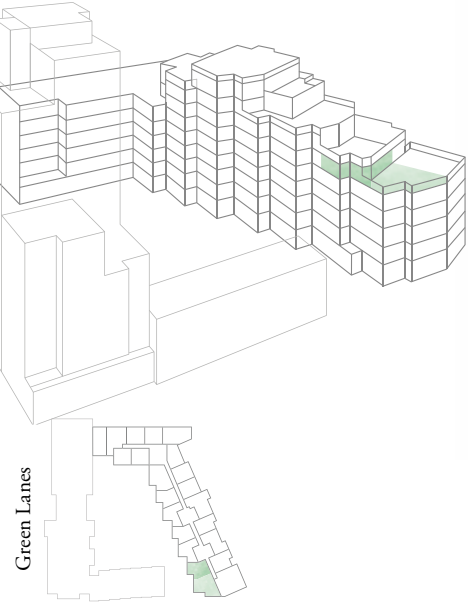
One bedroom apartment type 13

Floors:

G | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8

Plots: 5.02

Apartment Area	603.9 sqft	56.1 sqm
External Area	671.7 sqft	62.4 sqm
Kitchen / Living Area	22'8" x 19'0"	6.9m x 5.8m
Bedroom	15'9" x 8'10"	4.8m x 2.7m
Balcony	8'10" x 6'9"	2.7m x 2.1m
Terrace	30'2" x 29'10"	9.2m x 9.1m
Total	1,275.6 sqft	118.5 sqm



Springpark Drive

West Reservoir

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View towards
sailing lake



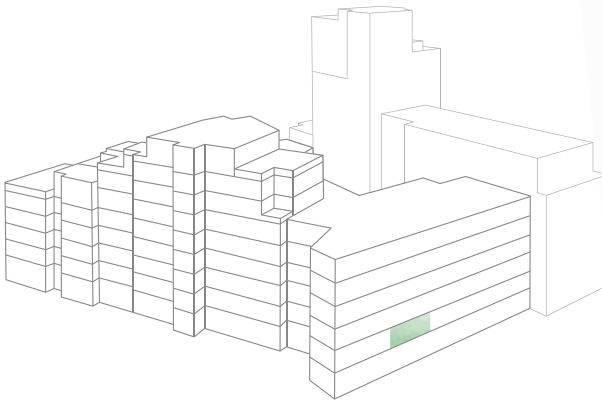
One bedroom apartment type 14

Floors:

G | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8

Plots: 1.08

Apartment Area	543.6 sqft	50.5 sqm
External Area	53.8 sqft	5 sqm
Kitchen / Living Area	16'5" x 15'5"	5.0 x 4.7m
Bedroom	17'4" x 9'5"	5.3 x 2.9m
Balcony	10'8" x 4'11"	3.3 x 1.5m
Total	597.4 sqft	55.5 sqm



Springpark Drive

West Reservoir

W Provision for wardrobe | H High units | W Wardrobe | C Cupboard | U Utility



One bedroom apartment type 15

Floors:

G | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8

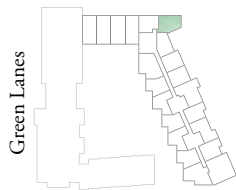
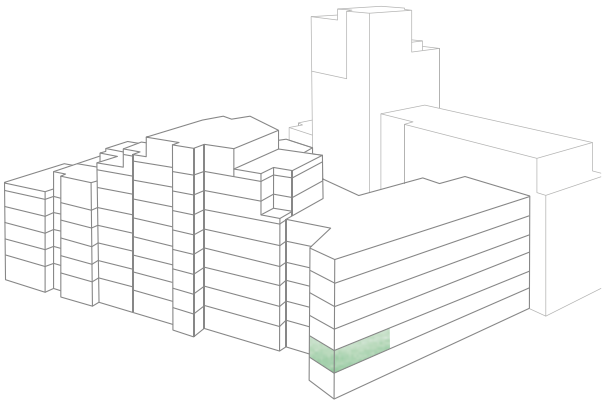
Plots: 1.09



View towards
Spring Park



Apartment Area	645.8 sqft	60 sqm
External Area	79.7 sqft	7.4 sqm
Kitchen / Living Area	20'3" x 16'1"	6.2m x 4.9m
Bedroom	13'9" x 10'6"	4.2m x 3.2m
Balcony	16'5" x 4'11"	5.0m x 1.5m
Total	725.5 sqft	67.4 sqm



Springpark Drive



West Reservoir

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One bedroom apartment type 43

Floors:

G | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8

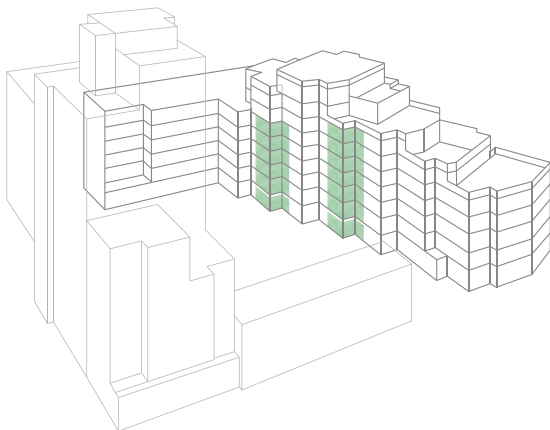
Plots: BG.03, BG.05, 1.04, 1.06, 2.04, 2.06, 3.04, 3.06, 4.04, 4.06, 5.04, 5.06, 6.04



View towards
internal courtyard



Apartment Area	559.7 sqft	52 sqm
External Area	61.4 sqft	5.7 sqm
Kitchen / Living Area	15'9" x 14'9"	4.8m x 4.5m
Bedroom	15'5" x 9'10"	4.7m x 3.0m
Balcony	8'8" x 6'9"	2.7m x 2.1m
Total	621.1 sqft	57.7 sqm



Springpark Drive



West Reservoir

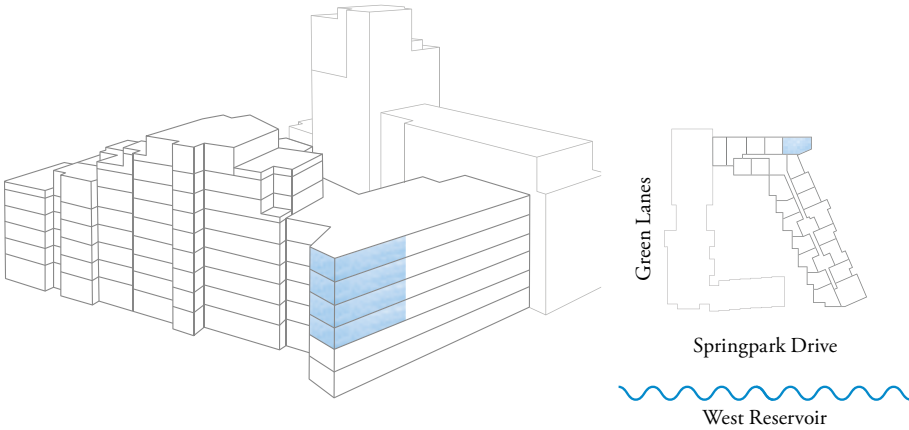
W Provision for wardrobe | H High units | W Wardrobe | C Cupboard | U Utility

Two bedroom apartment type 23

Floors:
G | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8
Plots: 2.09, 3.09, 4.09, 5.09



Apartment Area	823.4 sqft	76.5 sqm
External Area	79.7 sqft	7.4 sqm
Kitchen / Living Area	21'4" x 12'2"	6.5m x 3.7m
Master Bedroom	15'5" x 8'10"	4.7m x 2.7m
Bedroom 2	12'5" x 9'2"	3.8m x 2.8m
Balcony	16'5" x 4'11"	5.0m x 1.5m
Total	903.1 sqft	83.9 sqm



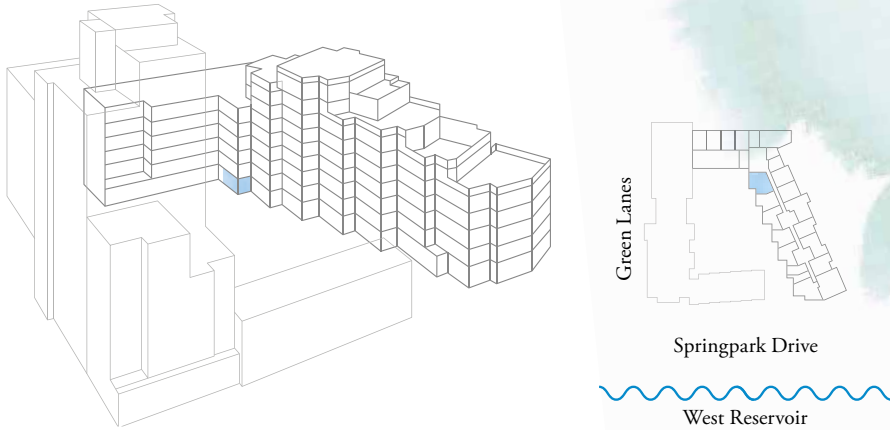
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Two bedroom apartment type 24

Floors:
G | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8
Plots: BG.06



Apartment Area	743.8 sqft	69.1 sqm
External Area	247.6 sqft	23.0 sqm
Kitchen / Living Area	20'0" x 12'10"	6.1m x 3.9m
Master Bedroom	14'9" x 9'2"	4.5m x 2.8m
Bedroom 2	14'1" x 8'6"	4.3m x 2.6m
Terrace	23'4" x 18'1"	7.1m x 5.5m
Total	991.4 sqft	92.1 sqm



W Provision for wardrobe | H High units | W Wardrobe | C Cupboard | U Utility

Two bedroom apartment type 25

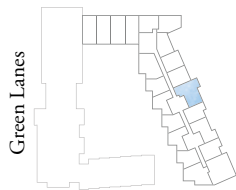
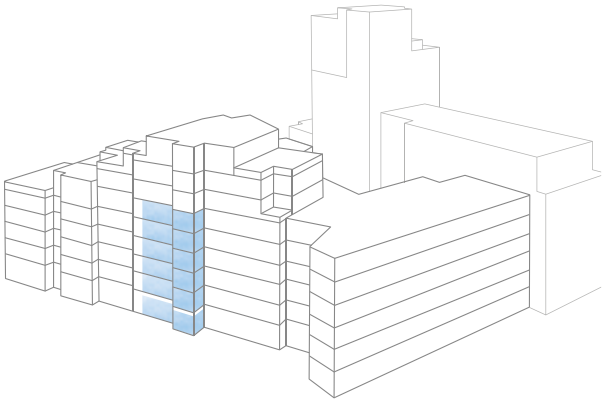
Floors:
G | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8
Plots: BG.08, 1.13, 2.13, 3.13, 4.13, 5.13, 6.02



View towards
Spring Park



Apartment Area	806.2 sqft	74.9 sqm
External Area	103.3 sqft	9.6 sqm
Kitchen / Living Area	19'8" x 12'6"	6.0m x 3.8m
Master Bedroom	16'1" x 10'10"	4.9m x 3.3m
Bedroom 2	13'5" x 9'2"	4.1 x 2.8m
Balcony	21'0" x 4'11"	6.4m x 1.5m
Total	909.5 sqft	84.5 sqm



Springpark Drive



West Reservoir

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Two bedroom apartment type 26

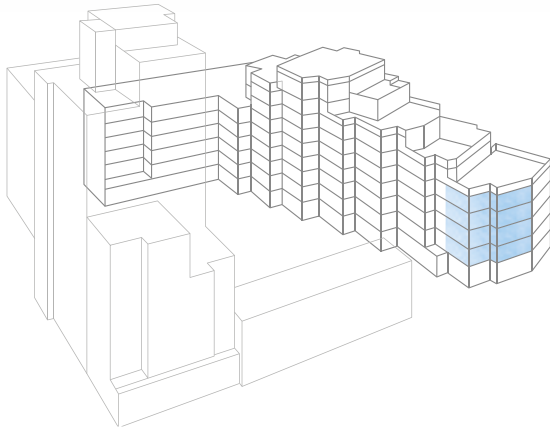
Floors:
G | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8
Plots: 1.01, 2.01, 3.01, 4.01



View towards
sailing lake



Apartment Area	803 sqft	74.6 sqm
External Area	83.9 sqft	7.8 sqm
Kitchen / Living Area	16'5" x 15'5"	5.0m x 4.7m
Master Bedroom	16'5" x 10'10"	5.0m x 3.3m
Bedroom 2	13'1" x 8'10"	4.0m x 2.7m
Balcony	16'1" x 5'3"	4.9m x 1.6m
Total	886.9 sqft	82.4 sqm



Springpark Drive



West Reservoir

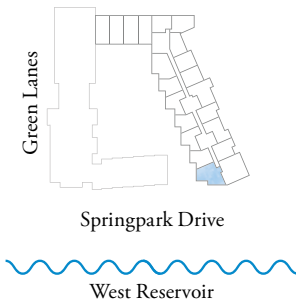
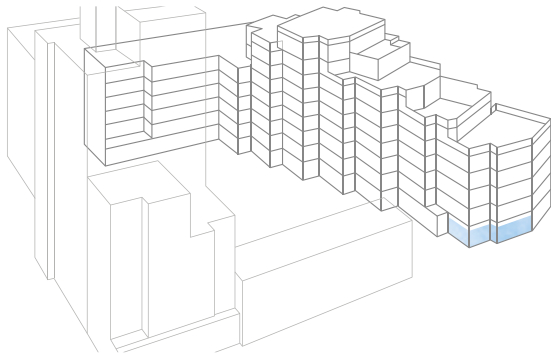
Provision for wardrobe | High units | Wardrobe | Cupboard | Utility

Two bedroom apartment type 62

Floors:
G | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8
Plot: BG.01



Apartment Area	794.4 sqft	73.8 sqm
External Area	163.6 sqft	15.2 sqm
Kitchen / Living Area	23'11" x 16'1"	7.3m x 4.9m
Master Bedroom	18'4" x 10'10"	5.6m x 3.3m
Bedroom 2	13'1" x 8'10"	4.0m x 2.7m
Terrace	16'1" x 10'2"	4.9m x 3.1m
Total	958 sqft	89.0 sqm



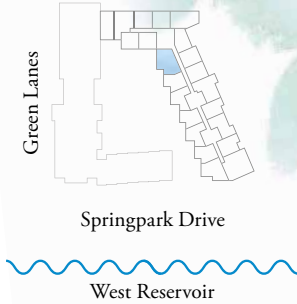
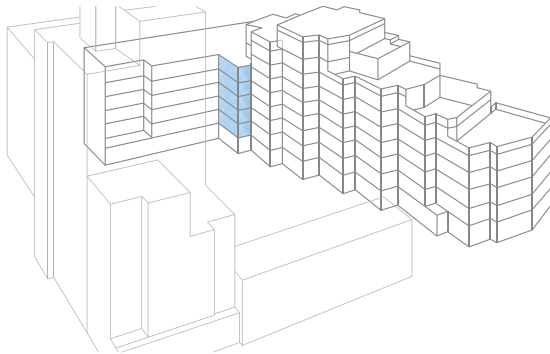
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Two bedroom apartment type 27

Floors:
G | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8
Plots: 1.07, 2.07, 3.07, 4.07, 5.07



Apartment Area	878.3 sqft	81.6 sqm
External Area	79.7 sqft	7.4 sqm
Kitchen / Living Area	20'0" x 15'1"	6.1m x 4.6m
Master Bedroom	14'1" x 9'2"	4.3m x 2.8m
Bedroom 2	12'6" x 11'2"	3.8m x 3.4m
Balcony	10'6" x 7'7"	3.2m x 2.3m
Total	958 sqft	89.0 sqm



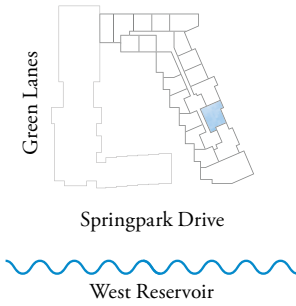
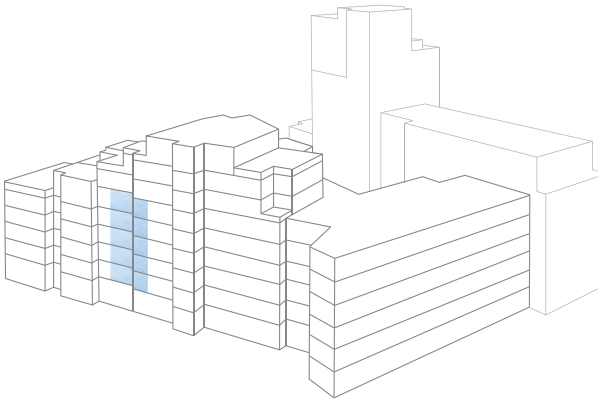
W Provision for wardrobe | H High units | W Wardrobe | C Cupboard | U Utility

Two bedroom apartment type 28

Floors:
G | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8
Plot: 5.14



Apartment Area	803 sqft	74.6 sqm
External Area	54.9 sqft	5.1 sqm
Kitchen / Living Area	29'2" x 10'10"	8.9m x 3.3m
Master Bedroom	11'2" x 10'6"	3.4m x 3.2m
Bedroom 2	13'1" x 9'2"	4.0m x 2.8m
Balcony	11'2" x 4'11"	3.4m x 1.5m
Total	857.9 sqft	79.7 sqm



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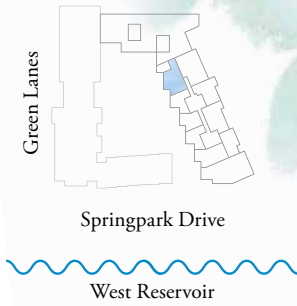
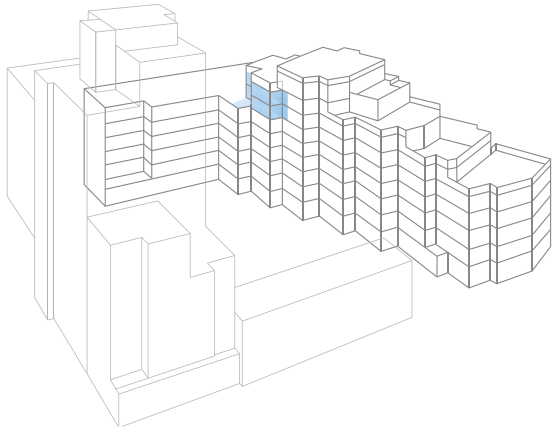
Two bedroom apartment type 29

Floors:
G | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8
Plots: 6.07, 7.07



Apartment Area	918.2 sqft	85.3 sqm
External Area (sixth floor)	219.6 sqft	20.4 sqm
External Area (seventh floor)	61.4 sqft	5.7 sqm
Dining / Kitchen	22'0" x 11'10"	6.7m x 3.6m
Living Area	14'1" x 10'2"	4.3m x 3.1m
Master Bedroom	12'1" x 9'2"	3.7m x 2.8m
Bedroom 2	12'10" x 9'11"	3.9m x 3.0m
Balcony	8'10" x 6'11"	2.7m x 2.1m
Terrace*	15'1" x 6'7"	4.6m x 2.0m
Total (sixth floor)	1,137.8 sqft	105.7 sqm
Total (seventh floor)	979.6 sqft	91.0 sqm

*Terrace on sixth floor only



W Provision for wardrobe | H High units | W Wardrobe | C Cupboard | U Utility

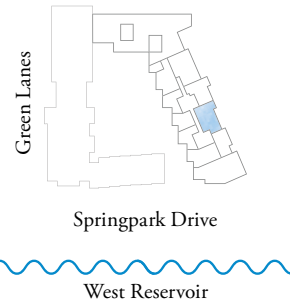
Two bedroom apartment type 31

Floors:
G | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8
Plot: 6.01

Apartment Area	977.4 sqft	90.8 sqm
External Area	600.6 sqft	55.8 sqm
Kitchen / Living Area	23'11" x 19'4"	7.3m x 5.9m
Master Bedroom	13'9" x 10'10"	4.2m x 3.3m
Bedroom 2	11'6" x 10'6"	3.5m x 3.2m
Balcony	11'2" x 4'11"	3.4 m x 1.5m
Terrace	32'10" x 18'4"	10m x 5.6m
Total	1,578 sqft	146.6 sqm



View towards
sailing lake

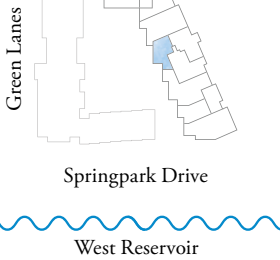
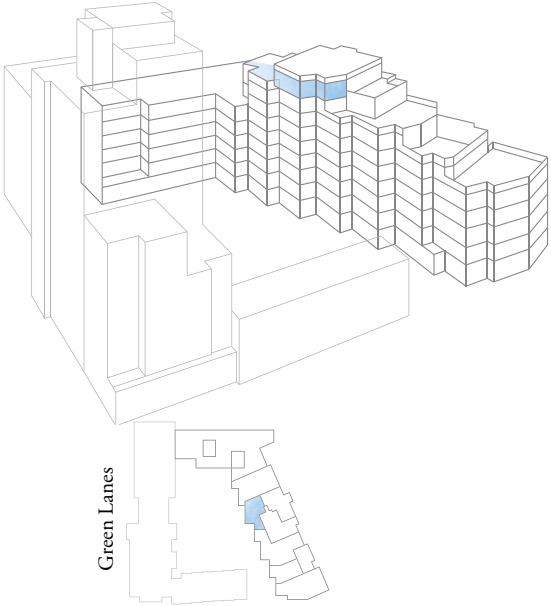


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Two bedroom apartment type 32

Floors:
G | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8
Plot: 8.02

Apartment Area	880.5 sqft	81.8 sqm
External Area	536 sqft	49.8 sqm
Kitchen / Living Area	22'4" x 12'2"	6.8m x 3.7m
Master Bedroom	14'5" x 8'10"	4.4m x 2.7m
Bedroom 2	17'5" x 10'2"	5.3m x 3.1m
Balcony	12'6" x 7'3"	3.8m x 2.2m
Terrace	21'0" x 19'8"	6.4m x 6.0m
Total	1,416.5 sqft	131.6 sqm



View towards
internal courtyard

View towards
sailing lake

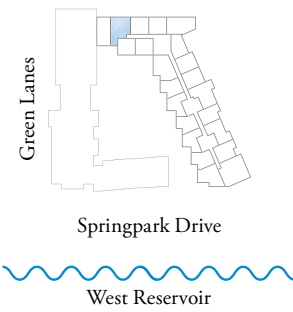
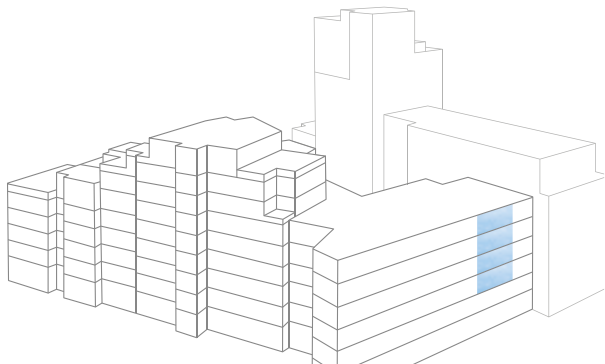


Two bedroom apartment type 34

Floors:
G | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8
Plots: 2.18, 3.18, 4.18, 5.18



Apartment Area	848.2 sqft	78.8 sqm
External Area	77.5 sqft	7.2 sqm
Kitchen / Living Area	20'4" x 15'5"	6.2m x 4.7m
Master Bedroom	11'10" x 11'2"	3.6m x 3.4m
Bedroom 2	15'1" x 9'2"	4.6m x 2.8m
Balcony	15'9" x 4'11"	4.8m x 1.5m
Total	925.7 sqft	86 sqm



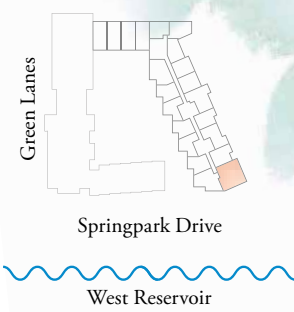
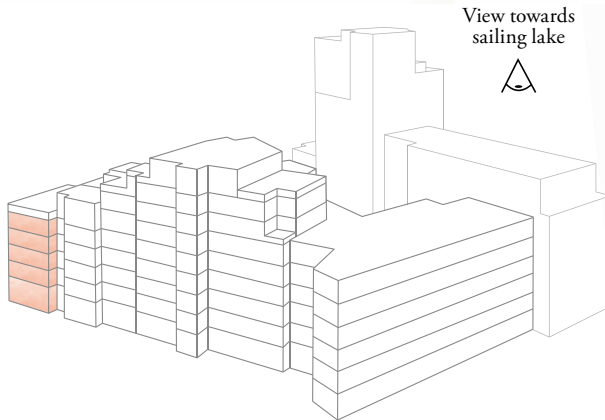
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Three bedroom apartment type 35

Floors:
G | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8
Plots: BG.11, 1.17, 2.17, 3.17, 4.17



Apartment Area	1,090.4 sqft	101.3 sqm
External Area	77.5 sqft	7.2 sqm
Kitchen / Living Area	24'6" x 10'10"	7.5m x 3.3m
Master Bedroom	16'1" x 11'2"	4.9m x 3.4m
Bedroom 2	10'6" x 9'2"	3.2m x 2.8m
Bedroom 3	16'1" x 9'2"	4.9m x 2.8m
Balcony	15'9" x 4'11"	4.8m x 1.5m
Total	1167.5 sqft	108.5 sqm



W Provision for wardrobe | H High units | W Wardrobe | C Cupboard | U Utility

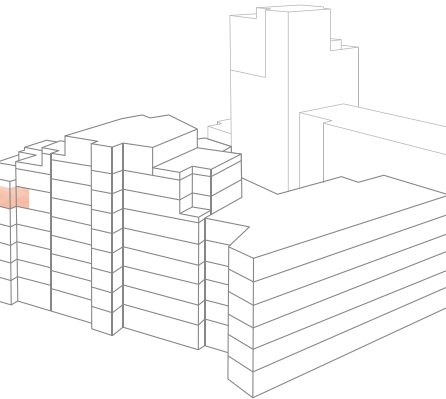
Three bedroom apartment type 36

Floors:

G | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8

Plot: 5.15

Apartment Area	1082.8 sqft	100.6 sqm
External Area	956.9 sqft	88.9 sqm
Kitchen / Living Area	29'2" x 12'6"	8.9m x 3.8m
Master Bedroom	11'8" x 9'10"	3.6m x 3.0m
Bedroom 2	14'9" x 8'10"	4.5m x 2.7m
Bedroom 3	15'10" x 9'2"	4.8m x 2.8m
Balcony	10'10" x 4'11"	3.3m x 1.5m
Terrace	33'2" x 27'7"	10.1m x 8.4m
Total	2,039.8 sqft	189.5 sqm



Springpark Drive

West Reservoir

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View towards Spring Park

View towards sailing lake



Three bedroom apartment type 37

Floors:

G | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8

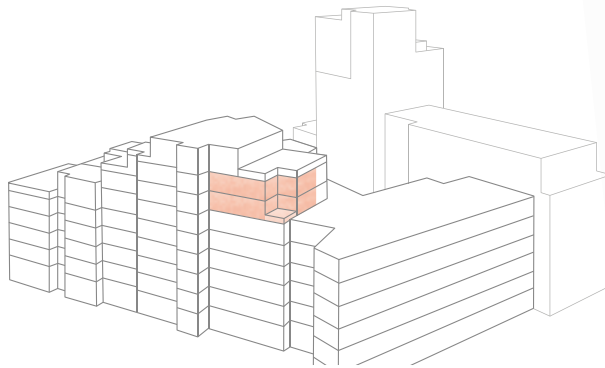
Plots: 6.06, 7.06

Apartment Area	1,201.3 sqft	111.6 sqm
External Area (sixth floor)	228.2 sqft	21.2 sqm
External Area (seventh floor)	134.5 sqft	12.5 sqm
Kitchen / Living Area	24'11" x 21'4"	7.6m x 6.5m
Master Bedroom	9'10" x 9'2"	3.0m x 2.8m
Bedroom 2	13'1" x 10'2"	4.0m x 3.1m
Bedroom 3	11'10" x 9'6"	3.6m x 2.9m
Balcony 1	11'2" x 4'7"	3.4m x 1.4m
Balcony 2	10'2" x 8'2"	3.1m x 2.5m
Terrace*	10'2" x 9'2"	3.1m x 2.8m
Total (sixth floor)	1,429.5 sqft	132.8 sqm
Total (seventh floor)	1,335.8 sqft	124.1 sqm

*Terrace on sixth floor only



View towards Spring Park



Springpark Drive

West Reservoir

W Provision for wardrobe | H High units | W Wardrobe | C Cupboard | U Utility

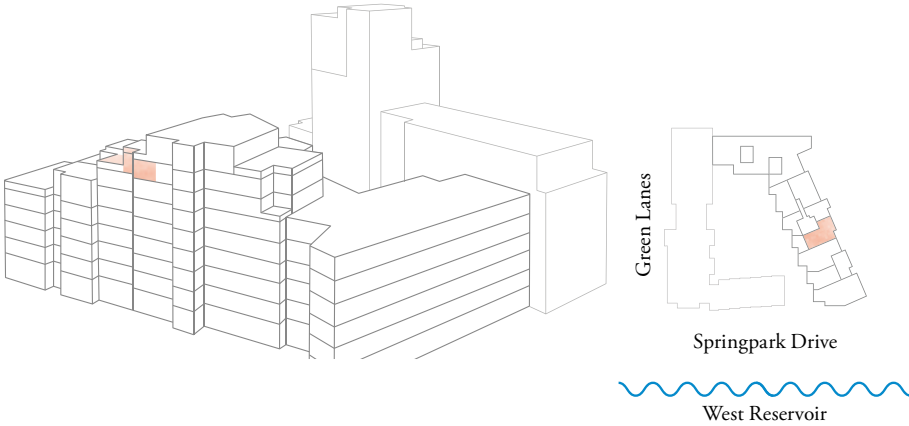


Three bedroom apartment type 38

Floors:
G | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8
Plot: 7.01



Apartment Area	1,082.8 sqft	100.6 sqm
External Area	1,212 sqft	112.6 sqm
Kitchen / Living Area	20'8" x 20'0"	6.3m x 6.1m
Master Bedroom	12'6" x 9'10"	3.8m x 3.0m
Bedroom 2	13'5" x 10'2"	4.1m x 3.1m
Bedroom 3	14'5" x 9'2"	4.4m x 2.8m
Balcony	11'2" x 4'11"	3.4m x 1.5m
Terrace	58'4" x 31'6"	17.8m x 9.6m
Total	2,294.8 sqft	213.2 sqm



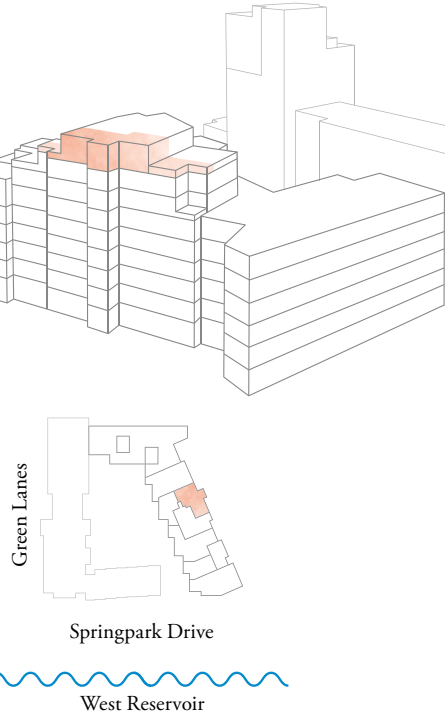
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Three bedroom apartment type 39

Floors:
G | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8
Plot: 8.02



Apartment Area	1,210.9 sqft	112.5 sqm
External Area	1,186.2 sqft	110.2 sqm
Kitchen / Living Area	23'11" x 19'4"	7.3m x 5.9m
Master Bedroom	14'5" x 11'2"	4.4m x 3.4m
Bedroom 2	14'9" x 9'6"	4.5m x 2.9m
Bedroom 3	12'6" x 9'10"	3.8m x 3.0m
Balcony 1	11'2" x 4'11"	3.4m x 1.5m
Balcony 2	8'6" x 10'2"	2.6m x 3.1m
Terrace 1	19'8" x 18'8"	6.0m x 5.7m
Terrace 2	32'6" x 26'7"	9.9m x 8.1m
Total	2,397.1 sqft	222.7 sqm



W Provision for wardrobe | H High units | W Wardrobe | C Cupboard | U Utility

Specifications



INTERIOR FINISHES

- Engineered flooring to living, dining, kitchen, hallways and reception rooms
- Timber veneer front entrance doors (with multipoint locking system and spy hole)
- Painted internal doors with chrome satin door furniture
- Skirting in white satin finish
- Smooth painted ceiling
- Double glazed doors onto terraces and balconies (where applicable)
- Decking to balconies
- Paving to terraces

KITCHEN

- Marble effect composite worktops and splash back
- Matt veneered wall and floor units
- Individually designed contemporary kitchen
- Black knurled T-bar handles to base units
- Under cabinet feature lighting to wall units
- Feature glass shelves
- Matt Black mixer tap
- 1 ½ bowl under-mounted sink
- 4 zone touch control induction hob and concealed telescopic extractor hood
- Single oven
- Built in microwave
- Integrated fridge freezer
- Integrated dishwasher
- Washer Dryer (located in utility/cupboard)
- Compartmentalised waste storage

BATHROOMS/SHOWER ROOMS

- Large concrete effect floor tiles
- Marble effect wall tiles
- Herringbone tiles to feature wall above vanity and to shower/bath in porcelain stone
- Surface mounted basin with wall mounted matt black tap
- Feature black frame glass shower enclosure /screen with white shower tray
- Black matt overhead shower, hand shower and mixer set
- Floor mounted WC with soft-close set and dual flush control
- Framed mirrored cupboard with feature lighting, internal shelves and shaver socket
- Matt black heated towel rail
- Matt finish bath panels (where applicable)

BEDROOMS

- Fitted Carpets
- Bespoke fitted wardrobes to Master Bedroom (and 2nd Bedroom in three bedroom apartments)
- Walk in dressing area (where applicable)

Your attention is drawn to the fact that it might not be possible to provide the branded product 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.



HEATING

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

LIGHTING/ELECTRICAL FITTINGS

- Energy efficient LED downlights to all areas
- Feature under cabinet lighting to wall units in kitchens
- Automatic lighting to wardrobes and storage cupboards
- Feature lighting to exterior of bathroom/shower room cabinets
- Shaver sockets to bathroom/shower rooms
- Satin chrome socket outlets at worktop height in kitchens
- White switches and sockets to all other locations
- Master light switch to hallway

TELECOMMUNICATIONS

- Telephone points fitted in all bedrooms and living areas
- TV/FM/satellite fitted in all bedrooms and living areas
- Wired for Sky+, 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

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 Warranty Guarantee

COMMUNAL AREAS

- Tiled flooring to entrance
- Carpet to hallways and staircases throughout
- Lifts access to all floors
- Concierge located in Hartingtons
- Residents private swimming pool and gym located in Hartingtons
- Secure underground car parking, available by separate negotiation, located in Hartingtons (some include car charging points)
- Secure cycle storage
- Architecturally designed hard and soft landscaping featuring internal courtyard and gardens

Your attention is drawn to the fact that it might not be possible to provide the branded product 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.

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 Customer Relations Manager will help with any questions you may have.

Here is what you can expect:

- From the day you exchange – until the day you complete – we'll update you regularly on progress
- You will be given your own login 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 the Premier Guarantee 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.

“

You paid excellent attention to quality. The process made me feel special. The common areas are beautifully furnished, you haven't skimped on detail. Everything looks good and functions well. The customer service was super. You were very good at answering my questions and the people accompanying me to any site visits were very knowledgeable.

”

Berkeley Homes Purchaser
at Woodberry Down

Designed for life

Our customers are at the heart of all our decisions.

We aim to understand their needs and consistently meet or exceed their expectations. The service we provide is professional, efficient and helpful to make the home buying process as straightforward and enjoyable as possible. Our levels of customer service aim to be comparable to other top brands.

Customer service is our priority
All our customers are provided with a commitment that when they buy a new home from Berkeley they can be safe in the knowledge that it is built to very high standards of design and quality, has low environmental impact and that they will enjoy an exceptional customer experience. Each customer receives tailored information relating to their purchase and has a dedicated point of contact throughout the customer journey.

Green living and sustainable development is top of our agenda
As a company, we are committed to reducing energy, water and waste on our construction sites, in our offices and in the homes that we build. Almost all of our developments are built on brownfield land and we always take care to protect and enhance biodiversity and natural habitats. Our homes include features to encourage sustainable living such as dual-flush WCs, recycling bins and energy efficient white goods.

Quality is at the heart of everything we do
At Berkeley, quality takes precedence, from choosing the right location and style of home, to the construction processes we practise, the materials we use and the specifications we put into our homes. For extra peace of mind, in addition to the 10-year warranty all new homes receive, Berkeley operates a 2-year policy with dedicated Customer Service

teams on hand 24 hours a day to deal with enquiries quickly and effectively.

Unparalleled choice of homes in the most sought after locations
As one of the UK’s leading house builders, we are able to offer our customers an unrivalled choice of property location, size and type. From city penthouses to country retreats, modern studio apartments to traditional family homes, you will find the perfect home to match your requirements. Our homes are also built in some of Britain’s most desirable locations from market towns and rural villages to major towns and cities, and countryside to the coast – we build in the locations you want to live.

A commitment to creating sustainable communities
Berkeley’s homes and developments are not just built for today. They are designed to enhance the neighbourhoods in which they are located permanently. We achieve this through our commitment to excellence in design, sensitive landscaping, sympathetic restoration, and impeccable standards of sustainability. We aim to address the needs not only of our customers but their neighbours and the broader community of which they are a part. It is a long-term view: we want to create exceptional places for people to live, work and relax in, and build communities that will thrive today and for years to come.



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 William
Designed for life
- St Joseph
Designed for life

www.berkeleygroup.co.uk

A COMMITMENT TO THE FUTURE

Over the years, The Berkeley Group has won many prestigious awards for the quality, design and sustainability of its developments.

Our Vision is Berkeley's plan for the business, designed to raise standards higher still. Our goal is to be a world-class company creating successful, sustainable places where people aspire to live.

We take our responsibilities towards our customers, the environment, the workforce and the communities in which we work very seriously.

Our plan for the business has five areas of focus:

Customers, Homes, Places, Operations and Our People.

Our vision

OUR VISION

To be a world-class business generating long-term value by creating successful, sustainable places where people aspire to live.

FIVE FOCUS AREAS

AN EXCEPTIONAL CUSTOMER EXPERIENCE We aim to put customers at the heart of our decisions. Dedicated sales teams will provide exceptional service throughout the buying process, and teams will manage the customer relationship from exchange of contracts through to completion, delivery of the new home and after occupancy.	HIGH QUALITY HOMES When you buy a new home from Berkeley you can be safe in the knowledge that it is built to very high standards of design and quality and has low environmental impact. We meet specific space standards for new homes and aim to deliver a home which has fibre broadband infrastructure.	GREAT PLACES We seek to create beautiful, successful places characterised by the quality of their design, external spaces, transport and access to jobs and amenities. These are places where people choose to live, work and spend their time and which directly encourage people's well-being and quality of life.	EFFICIENT AND CONSIDERATE OPERATIONS We reduce the impact of the construction process on the local community by registering all of our sites with the Considerate Constructors Scheme. We set targets to reduce water, energy and waste. We work with our supply chain to ensure high quality services and materials are consistently provided.
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A COMMITMENT TO PEOPLE AND SAFETY

Safety is a high priority on all of our construction sites. We also aim to have a positive impact on society and enable young and unemployed people to get into work through our support of the Berkeley Foundation.

Some features are only applicable to specific developments. Please ask sales negotiator for further information.



Berkeley takes social responsibility very seriously. In 2011 we set up The Berkeley Foundation, with the aim of supporting Britain's young people and their communities.

We do this through a number of partner charities that tackle some of the most pressing social problems affecting young people today, including homelessness and unemployment. The money raised comes part from the Berkeley Group, and also through the tireless and inventive efforts of our staff.

We have set a goal for The Berkeley Foundation to invest £10 million over the next five years to support young people and their communities. Every penny will be spent on charitable activities and worthy causes to ensure that maximum benefit is achieved.

www.berkeleyfoundation.org.uk www.berkeleygroup.co.uk



Contact us



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Proud to be a member of the Berkeley Group of companies



Computer-enhanced image is indicative only and subject to planning.



