

The Nature Collection

The Shoreline, Goldcrest & Sandpiper

Berkeley
Designed for life


WOODBERRY DOWN

Berkeley
Designed for life



Welcome to Woodberry Down

Set across 64 acres, with 14 acres of parklands and 42 acres of open water including an idyllic nature reserve, Woodberry Wetlands. The homes that will make up Woodberry Down are part of a truly exciting transformation that will enrich the area's spectacular natural surroundings.

Intricate layers of grassy spaces are interspersed with lovely play areas and varied planting, forming a majestic green landscape along the New River; further enhanced by panoramic City and nature views over the open waters of the Stoke Newington reservoirs. Here, residents can enjoy a relaxing yet active waterside lifestyle like no other.

*City living,
country life*



The Nature Collection invites residents to enjoy the harmony and calmness of uninterrupted nature and City views.

Set on the banks of the Woodberry Wetlands, a tranquil, abundant nature reserve, animated by urban wildlife year-round. This is London living of an entirely different nature.

The four buildings that make up the Nature Collection – The Shoreline, Goldcrest, Sandpiper, and Skylark Point – vary in scale from five to 18 floors, offering an array of apartments to suit individual needs. An attractive Residents' Garden is a prelude to the idyllic parks, and the open water of the Woodberry Wetlands. The beauty of nature is captured at every turn, kindling a remarkable sense of retreat from the City.

The Nature Collection

The Shoreline

Perfectly positioned to make the most of its striking waterfront location, The Shoreline is framed by the gentle curve of the New River and the Residents' Garden opposite. Its 45 apartments, spread over six floors, provide wonderful views towards the landscaped gardens and reservoir, that are maximised by large windows that draw in ambient light and a sense of calm natural beauty into the apartments.

Sandpiper

Located north of The Shoreline, Sandpiper includes 41 apartments across 10 floors. Here, many of the individual balconies or terraces offer residents rich green panoramas across the park, reservoirs, North London and the City skyline – absorbing every detail of the cityscape and the abundance of natural beauty that surrounds it.

Goldcrest

The central Goldcrest building contains 14 apartments over five floors. Many of the apartments enjoy views of spectacular scenery with individual balconies and terraces providing outdoor areas to relax and soak in the rich green panoramas across the East Reservoir. A vista of the abundance of natural beauty that surrounds each apartment, evokes a deep feeling of serenity.



A natural haven

The lifestyle that awaits is relaxing and enhanced by a close connection to water.

The Nature Collection is framed by the spectacular natural surroundings of the Stoke Newington reservoirs, including the Woodberry Wetlands urban nature reserve – an extraordinary place from which to observe North London’s unique wildlife and scenery. A trio of beautiful parks; Finsbury Park, Clissold Park and Woodberry Down’s new Spring Park – which offers a generous open space for unwinding outdoors – deepen the area’s affinity with nature.



View across the Woodberry Wetlands at Woodberry Down

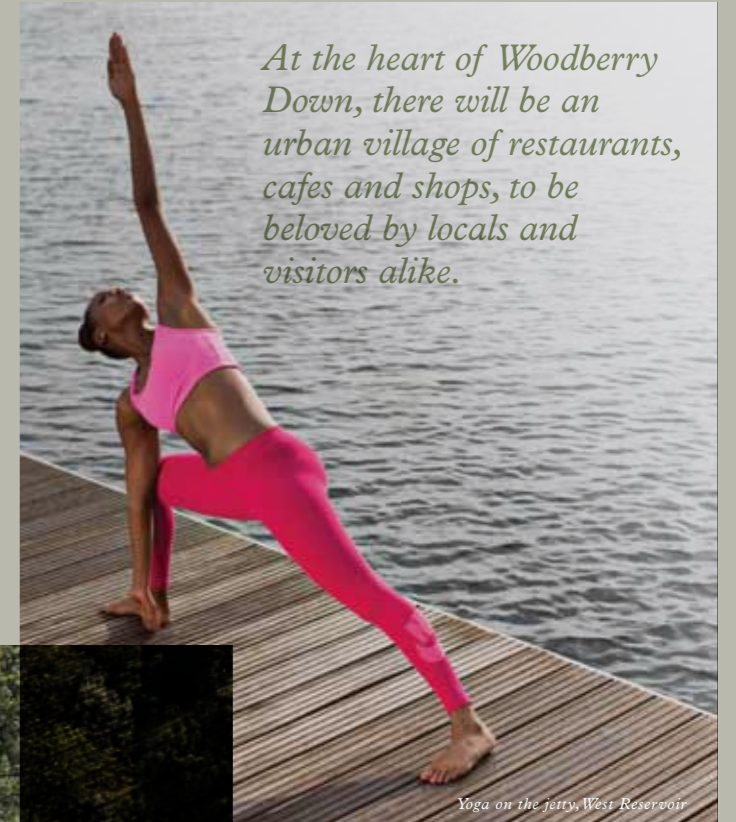
Rich surroundings



Residents BBQ at Riverside Gardens, Woodberry Down

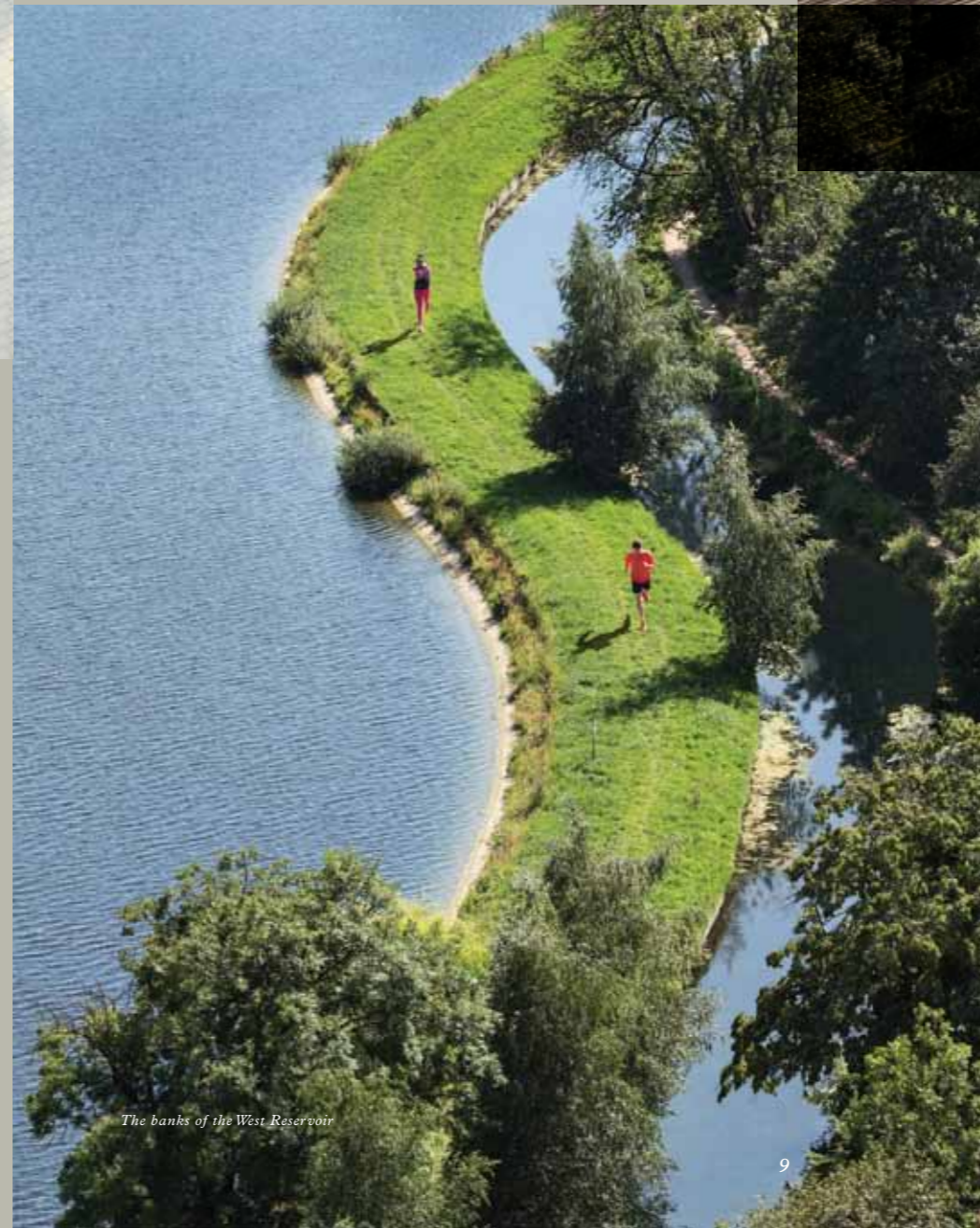


Stoke Newington's Church Street



At the heart of Woodberry Down, there will be an urban village of restaurants, cafes and shops, to be beloved by locals and visitors alike.

Yoga on the jetty, West Reservoir



The banks of the West Reservoir



Boating at Finsbury Park



Sailing at the West Reservoir



Lifestyle images are indicative only

Friendly local shops, cafes and restaurants are coupled with diverse community events and a dedicated local lifestyle magazine, to draw residents together into a tight community. Opportunities to take part in watersports and outdoor sports are abundant, with a sailing lake, climbing centre and a multitude of green spaces just moments away.

Nearby, Stoke Newington's Church Street, a gastronomic hub that is home to organic farmers' markets and independent restaurants, puts the spotlight on the most exciting global cuisines alongside a carefully edited collection of vintage and artisanal boutiques.

Fast connections



Universities

Driving times

London Metropolitan University	10 mins
The Royal Veterinary College	10 mins
City University London	20 mins
University College London	> 20 mins
London School of Economics and Political Science	> 20 mins
University of Westminster	> 20 mins
Kings College London	> 20 mins
Central Saint Martins	> 20 mins
Royal Academy of Music	> 20 mins
Royal College of Art	> 20 mins
School of Oriental and African Studies	< 30 mins
Imperial College London	> 30 mins



On Foot

Woodberry Wetlands	2 mins
Skinners' Academy	8 mins
Woodberry Down Community Primary School	8 mins
Stamford Hill Station	10 mins
Manor House Underground Station	10 mins
Stoke Newington Station	22 mins
John Scott Health Centre	13 mins
Finsbury Park	15 mins
Clissold Park	20 mins
Stoke Newington Church Street	20 mins
Finsbury Park Station	24 mins



By Bike

Stamford Hill Station	5 mins
Stoke Newington Station	< 10 mins
Finsbury Park Station	< 10 mins
Highbury and Islington	> 10 mins
Hackney Downs	> 10 mins
Dalston	> 10 mins
Old Street	> 20 mins
Angel	> 20 mins
Alexandra Palace	> 20 mins
Liverpool Street	30 mins
King's Cross St Pancras	> 20 mins



By Bus

Stamford Hill Station	< 10 mins
Finsbury Park Station	> 10 mins
Stoke Newington Station	20 mins
Old Street	> 20 mins
Stoke Newington Church Street	30 mins
Camden Town	> 30 mins
Dalston	> 30 mins
Angel	< 40 mins
Hackney Central	> 40 mins
Liverpool Street	< 50 mins
Alexandra Palace	< 50 mins



By Tube

From Manor House Underground station, 10 minutes walk from The Nature Collection

King's Cross St Pancras	< 8 mins
Green Park	< 15 mins
London Victoria	15 mins
Covent Garden	> 15 mins
Oxford Circus	< 15 mins
Bond Street	< 20 mins
Bank	20 mins
London Bridge	> 20 mins
Canary Wharf	> 30 mins



By Crossrail (from 2018)

From Liverpool Street Station, 24 minutes by 141 bus:

Canary Wharf	< 10 mins
Whitechapel	< 10 mins
Farringdon	< 10 mins
Tottenham Court Road	< 10 mins
Paddington	10 mins
Bond Street	< 20 mins
Heathrow	< 40 mins



By Train

From Stamford Hill Train Station, 10 minutes walk from The Nature Collection

Stoke Newington	3 mins
Hackney Downs	6 mins
London Fields	8 mins
Liverpool Street	15 mins

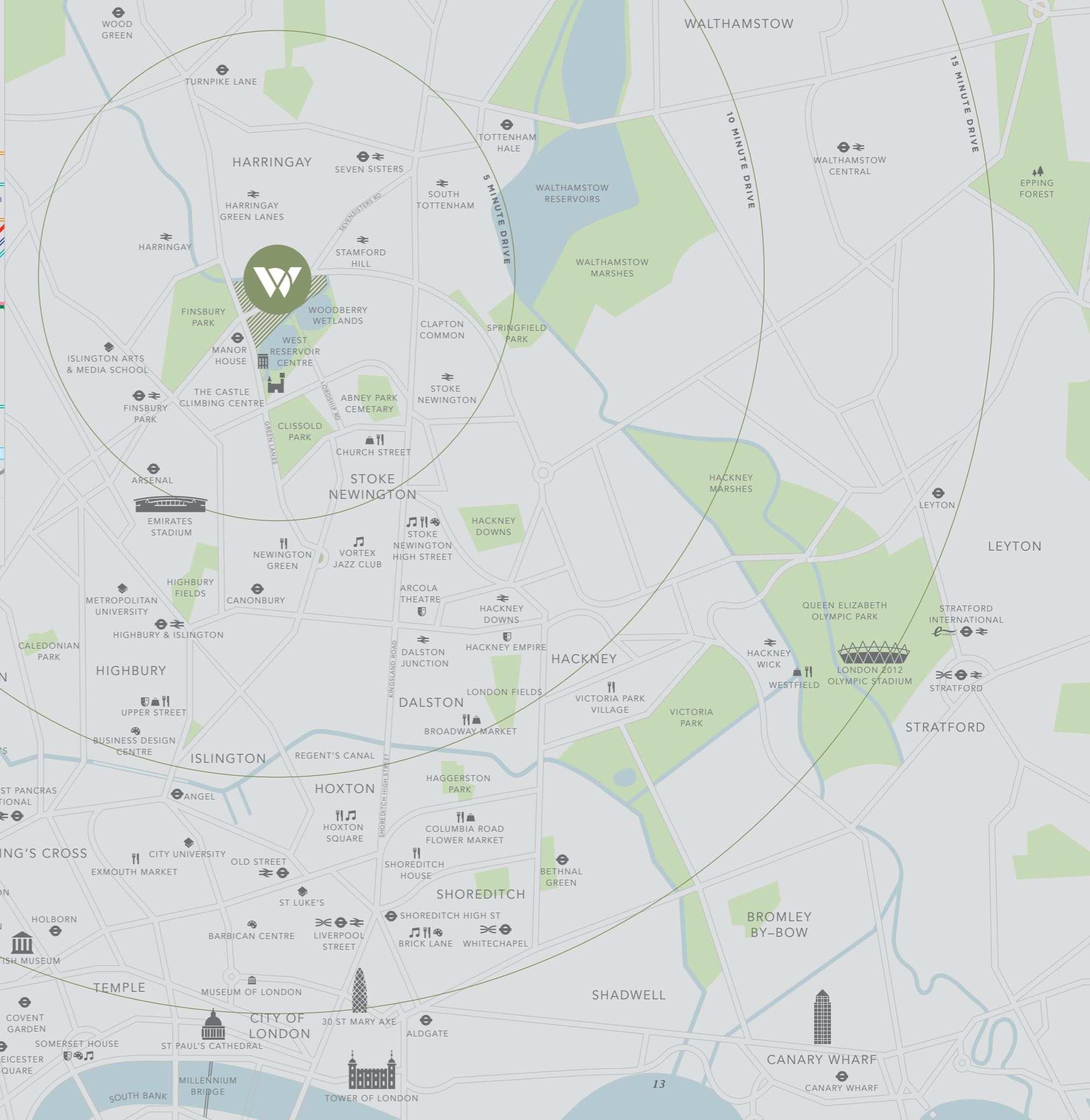


Airports

London City	< 40 mins
London Stanstead	< 70 mins
London Heathrow	< 70 mins

Woodberry Down enjoys an exceptionally well-connected Zone 2 location with extensive transport links to central London, whether via road, bicycle or rail.

Within a short walk, the Piccadilly Line transports passengers from Manor House to Covent Garden – the heart of the West End – in just 16 minutes, while Finsbury Park train station offers frequent First Capital Connect services to the local Area, including King's Cross and Moorgate. Stamford Hill station, a few minutes from The Nature Collection, offers services directly to Liverpool Street in less than 20 minutes.



Maps are not to scale and show approximate locations only

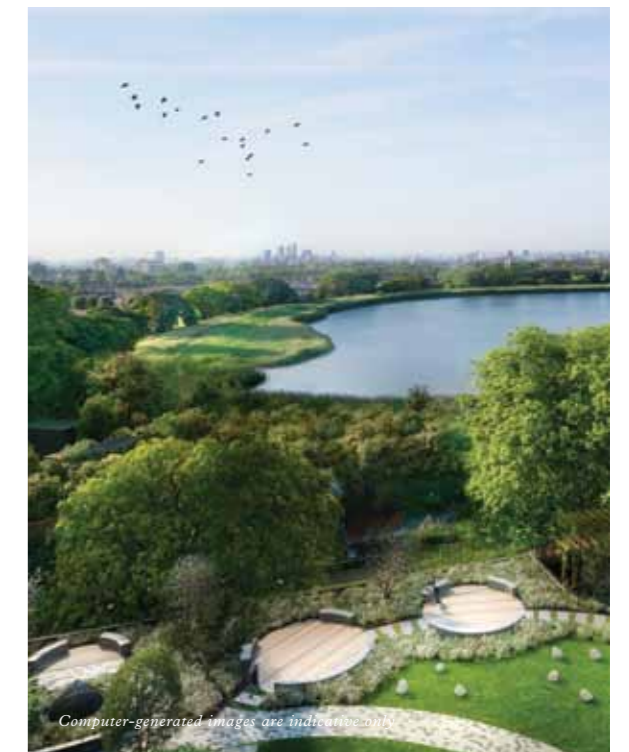
Tranquil lifestyle



Computer-generated images are indicative only

Living at Woodberry Down offers the ultimate experience of relaxation, ease and convenience.

The elliptical Residents' Garden, with its rich layers of natural beauty, bathed in sunlight from dawn until dusk, will offer a delightful retreat from urban life. Attractive planting and elegant materials such as natural stone add timeless beauty, and carefully arranged seating allows for optimal views of the reservoir.



Computer-generated images are indicative only



Swimming pool at Skyline. Computer-generated images are indicative only

Residents will have access to a wealth of communal amenities including, a generous swimming pool and gym within the development. A concierge will connect residents to a wide range of services.



Concierge. Computer-generated images are indicative only

The Nature Collection



- The Nature Collection
- Completed Buildings
- Future Phases



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.



SANDPIPER

GOLDCREST

SKYLARK POINT

THE SHORELINE

STAMFORD HILL

NEW RIVER

MANOR HOUSE

WOODBERRY WETLANDS EAST RESERVOIR

Floorplans

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.



1 Bedroom
 2 Bedrooms
 3 Bedrooms
 U = Utility C = Cloak

Sandpiper

B0.06 / 1 BED	741 sq ft	68.79 sqm
Apartment NIA	536 sq ft	49.77 sqm
External Area	205 sq ft	19.02 sqm
Kitchen/Living Area	21'11" x 13'8"	6.69 x 4.17
Bedroom	16'0" x 9'0"	4.90 x 2.75
Terrace	11'5" x 26'5"	3.48 x 8.07

B0.07 / 2 BED	1047 sq ft	97.29 sqm
Apartment NIA	871 sq ft	80.95 sqm
External Area	176 sq ft	16.34 sqm
Kitchen/Living Area	10'9" x 27'1"	3.30 x 8.28
Bedroom 1	17'7" x 9'8"	5.37 x 2.95
Bedroom 2	9'7" x 18'5"	2.94 x 5.62
Terrace	18'4" x 5'0"	5.61 x 1.53

B0.08 / 3 BED	1259 sq ft	116.97 sqm
Apartment NIA	986 sq ft	91.59 sqm
External Area	273 sq ft	25.38 sqm
Kitchen/Living Area	13'3" x 24'11"	4.05 x 7.60
Bedroom 1	12'3" x 17'6"	3.74 x 5.34
Bedroom 2	12'10" x 11'6"	3.92 x 3.53
Bedroom 3	8'4" x 12'9"	2.55 x 3.91
Terrace 1	26'8" x 5'10"	8.14 x 1.80
Terrace 2	23'8" x 5'5"	7.22 x 1.67

Goldcrest

C0.09 / 2 BED	1208 sq ft	112.24 sqm
Apartment NIA	854 sq ft	79.33 sqm
External Area	354 sq ft	32.91 sqm
Kitchen/Living Area	28'6" x 13'0"	8.69 x 3.98
Bedroom 1	14'9" x 11'8"	4.50 x 3.58
Bedroom 2	13'10" x 8'5"	4.23 x 2.58
Terrace 1	9'11" x 20'4"	3.04 x 6.22
Terrace 2	24'6" x 5'3"	7.48 x 1.62

C0.10 / 2 BED	927 sq ft	86.07 sqm
Apartment NIA	737 sq ft	68.45 sqm
External Area	190 sq ft	17.62 sqm
Kitchen/Living Area	23'9" x 11'10"	7.24 x 3.62
Bedroom 1	16'2" x 10'9"	4.94 x 3.29
Bedroom 2	12'5" x 10'10"	3.79 x 3.31
Terrace	33'9" x 5'10"	10.30 x 1.80

C0.11 / 2 BED	974 sq ft	90.57 sqm
Apartment NIA	724 sq ft	67.28 sqm
External Area	250 sq ft	23.29 sqm
Kitchen/Living Area	21'5" x 12'1"	6.55 x 3.70
Bedroom 1	9'9" x 15'4"	2.99 x 4.69
Bedroom 2	11'2" x 9'7"	3.41 x 2.94
Terrace 1	20'7" x 7'4"	6.28 x 2.26
Terrace 2	19'8" x 4'11"	6.00 x 1.50

The Shoreline

A0.01 / 1 BED	664 sq ft	61.65 sqm
Apartment NIA	558 sq ft	51.80 sqm
External Area	106 sq ft	9.85 sqm
Kitchen/Living Area	14'7" x 21'9"	4.45 x 6.64
Bedroom	10'0" x 17'0"	3.05 x 5.19
Terrace	22'4" x 5'2"	6.81 x 1.60

A0.02 / 2 BED	931 sq ft	86.49 sqm
Apartment NIA	810 sq ft	75.22 sqm
External Area	121 sq ft	11.27 sqm
Kitchen/Living Area	12'9" x 24'0"	3.90 x 7.32
Bedroom 1	10'2" x 16'10"	3.11 x 5.15
Bedroom 2	10'0" x 11'8"	3.06 x 3.57
Terrace	26'0" x 5'2"	7.93 x 1.60

A0.03 / 1 BED	677 sq ft	62.90 sqm
Apartment NIA	520 sq ft	48.30 sqm
External Area	157 sq ft	14.60 sqm
Kitchen/Living Area	25'3" x 11'2"	7.71 x 3.41
Bedroom	15'7" x 9'1"	4.76 x 2.79
Terrace	21'8" x 7'6"	6.61 x 2.31

A0.04 / 1 BED	685 sq ft	63.60 sqm
Apartment NIA	522 sq ft	48.50 sqm
External Area	163 sq ft	15.10 sqm
Kitchen/Living Area	11'4" x 24'1"	3.46 x 7.36
Bedroom	9'1" x 17'10"	2.79 x 5.46
Terrace	22'6" x 7'6"	6.86 x 2.31

A0.05 / 2 BED	999 sq ft	92.80 sqm
Apartment NIA	783 sq ft	72.71 sqm
External Area	216 sq ft	20.09 sqm
Kitchen/Living Area	21'7" x 14'11"	6.59 x 4.55
Bedroom 1	15'3" x 10'0"	4.66 x 3.05
Bedroom 2	10'9" x 10'7"	3.29 x 3.25
Terrace	30'6" x 7'3"	9.31 x 2.21

Floorplans shown 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.



1 Bedroom
 2 Bedrooms
 3 Bedrooms

U = Utility C = Cloak

The Shoreline

A1.15 / 1 BED	557 sq ft	51.77 sqm
Apartment NIA	528 sq ft	49.10 sqm
External Area	29 sq ft	2.67 sqm
Kitchen/Living Area	13'11" x 22'6"	4.26 x 6.86
Bedroom	10'1" x 13'3"	3.09 x 4.06
Balcony	7'9" x 4'0"	2.37 x 1.24

A1.16 / 2 BED	819 sq ft	76.03 sqm
Apartment NIA	773 sq ft	71.80 sqm
External Area	46 sq ft	4.23 sqm
Kitchen/Living Area	11'9" x 24'8"	3.60 x 7.52
Bedroom 1	10'2" x 17'8"	3.12 x 5.41
Bedroom 2	11'1" x 9'4"	3.38 x 2.86
Balcony	10'4" x 4'0"	3.16 x 1.24

A1.17 / 1 BED	584 sq ft	54.29 sqm
Apartment NIA	505 sq ft	46.92 sqm
External Area	79 sq ft	7.37 sqm
Kitchen/Living Area	9'10" x 23'8"	3.00 x 7.22
Bedroom 1	9'8" x 12'9"	2.96 x 3.89
Terrace	19'10" x 6'8"	6.05 x 2.05

A1.18 / 1 BED	573 sq ft	53.20 sqm
Apartment NIA	525 sq ft	48.77 sqm
External Area	48 sq ft	4.43 sqm
Kitchen/Living Area	13'4" x 22'4"	4.07 x 6.81
Bedroom 1	10'4" x 14'6"	3.17 x 4.44
Terrace	22'1" x 2'3"	6.74 x 0.70

A1.19 / 1 BED	554 sq ft	51.53 sqm
Apartment NIA	514 sq ft	47.79 sqm
External Area	40 sq ft	3.74 sqm
Kitchen/Living Area	12'0" x 22'4"	3.66 x 6.82
Bedroom 1	10'8" x 14'7"	3.26 x 4.45
Balcony	9'6" x 4'3"	2.92 x 1.31

A1.20 / 2 BED	755 sq ft	70.13 sqm
Apartment NIA	698 sq ft	64.86 sqm
External Area	57 sq ft	5.27 sqm
Kitchen/Living Area	14'11" x 16'10"	4.57 x 5.14
Bedroom 1	16'11" x 8'10"	5.16 x 2.71
Bedroom 2	12'2" x 10'11"	3.71 x 3.33
Balcony	13'8" x 4'3"	4.19 x 1.31

A1.21 / 2 BED	827 sq ft	76.82 sqm
Apartment NIA	773 sq ft	71.79 sqm
External Area	54 sq ft	5.03 sqm
Kitchen/Living Area	19'11" x 13'2"	6.09 x 4.02
Bedroom 1	12'11" x 11'1"	3.96 x 3.40
Bedroom 2	11'1" x 14'6"	3.40 x 4.44
Balcony	12'8" x 4'3"	3.88 x 1.31

Sandpiper

B1.22 / 2 BED	777 sq ft	72.21 sqm
Apartment NIA	730 sq ft	67.81 sqm
External Area	47 sq ft	4.40 sqm
Kitchen/Living Area	23'9" x 10'6"	7.25 x 3.21
Bedroom 1	14'9" x 8'6"	4.50 x 2.61
Bedroom 2	12'3" x 8'6"	3.75 x 2.60
Balcony	11'4" x 4'3"	3.46 x 1.31

B1.23 / 2 BED	852 sq ft	79.14 sqm
Apartment NIA	804 sq ft	74.67 sqm
External Area	48 sq ft	4.47 sqm
Kitchen/Living Area	21'11" x 11'6"	6.70 x 3.51
Bedroom 1	18'1" x 11'9"	5.52 x 3.59
Bedroom 2	12'9" x 8'8"	3.90 x 2.65
Balcony	9'6" x 5'1"	2.90 x 1.56

B1.24 / 3 BED	1084 sq ft	100.68 sqm
Apartment NIA	1000 sq ft	92.91 sqm
External Area	84 sq ft	7.77 sqm
Kitchen/Living Area	18'9" x 24'6"	5.74 x 7.49
Bedroom 1	17'8" x 9'6"	5.41 x 2.92
Bedroom 2	18'4" x 9'1"	5.60 x 2.79
Bedroom 3	12'10" x 9'0"	3.92 x 2.76
Balcony	19'5" x 4'3"	5.92 x 1.31

B1.25 / 3 BED	1004 sq ft	93.23 sqm
Apartment NIA	933 sq ft	86.66 sqm
External Area	71 sq ft	6.57 sqm
Kitchen/Living Area	11'5" x 26'1"	3.49 x 7.96
Bedroom 1	11'1" x 18'3"	3.40 x 5.57
Bedroom 2	11'0" x 10'6"	3.37 x 3.21
Bedroom 3	11'10" x 10'2"	3.62 x 3.12
Balcony	15'9" x 4'6"	4.82 x 1.39

Goldcrest

C1.26 / 3 BED	943 sq ft	87.60 sqm
Apartment NIA	854 sq ft	79.37 sqm
External Area	89 sq ft	8.23 sqm
Kitchen/Living Area	18'2" x 18'4"	5.55 x 5.59
Bedroom 1	17'3" x 10'5"	5.27 x 3.18
Bedroom 2	10'10" x 10'8"	3.32 x 3.27
Bedroom 3	10'10" x 8'9"	3.31 x 2.69
Balcony	22'3" x 4'0"	6.80 x 1.24

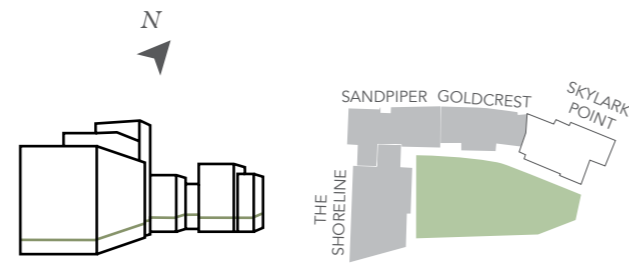
C1.27 / 2 BED	860 sq ft	79.90 sqm
Apartment NIA	737 sq ft	68.45 sqm
External Area	123 sq ft	11.45 sqm
Kitchen/Living Area	23'9" x 12'3"	7.24 x 3.75
Bedroom 1	16'10" x 9'6"	5.14 x 2.90
Bedroom 2	12'11" x 8'11"	3.94 x 2.73
Balcony	32'3" x 3'11"	9.83 x 1.20

C1.28 / 2 BED	846 sq ft	78.63 sqm
Apartment NIA	778 sq ft	72.29 sqm
External Area	68 sq ft	6.34 sqm
Kitchen/Living Area	12'3" x 26'4"	3.74 x 8.05
Bedroom 1	14'0" x 11'1"	4.27 x 3.40
Bedroom 2	9'7" x 11'11"	2.94 x 3.65
Balcony	15'2" x 4'11"	4.63 x 1.52

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1 Bedroom
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 3 Bedrooms
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The Shoreline

A2.34 / 1 BED	560 sq ft	52.06 sqm
Apartment NIA	528 sq ft	49.10 sqm
External Area	32 sq ft	2.96 sqm
Kitchen/Living Area	13'11" x 22'6"	4.26 x 6.86
Bedroom	10'1" x 13'3"	3.09 x 4.06
Balcony	7'4" x 4'0"	2.25 x 1.24

A2.35 / 2 BED	816 sq ft	75.75 sqm
Apartment NIA	773 sq ft	71.80 sqm
External Area	43 sq ft	3.95 sqm
Kitchen/Living Area	11'9" x 24'8"	3.60 x 7.52
Bedroom 1	10'2" x 17'8"	3.12 x 5.41
Bedroom 2	11'1" x 9'4"	3.38 x 2.86
Balcony	10'9" x 4'5"	3.30 x 1.35

A2.36 / 1 BED	543 sq ft	50.45 sqm
Apartment NIA	505 sq ft	46.92 sqm
External Area	38 sq ft	3.53 sqm
Kitchen/Living Area	9'10" x 23'8"	3.00 x 7.22
Bedroom 1	9'8" x 12'9"	2.96 x 3.89
Balcony	8'7" x 4'3"	2.62 x 1.30

A2.37 / 1 BED	565 sq ft	52.53 sqm
Apartment NIA	525 sq ft	48.77 sqm
External Area	40 sq ft	3.76 sqm
Kitchen/Living Area	13'4" x 22'4"	4.07 x 6.81
Bedroom 1	10'4" x 14'6"	3.17 x 4.44
Balcony	9'6" x 4'3"	2.90 x 1.30

A2.38 / 1 BED	554 sq ft	51.55 sqm
Apartment NIA	514 sq ft	47.79 sqm
External Area	40 sq ft	3.76 sqm
Kitchen/Living Area	12'0" x 22'4"	3.66 x 6.82
Bedroom 1	10'8" x 14'7"	3.26 x 4.45
Balcony	9'6" x 4'3"	2.90 x 1.30

A2.39 / 2 BED	756 sq ft	70.23 sqm
Apartment NIA	698 sq ft	64.86 sqm
External Area	58 sq ft	5.37 sqm
Kitchen/Living Area	14'11" x 16'10"	4.57 x 5.14
Bedroom 1	16'11" x 8'10"	5.16 x 2.71
Bedroom 2	12'2" x 10'11"	3.71 x 3.33
Balcony	13'8" x 4'3"	4.19 x 1.30

A2.40 / 2 BED	828 sq ft	76.93 sqm
Apartment NIA	773 sq ft	71.79 sqm
External Area	55 sq ft	5.14 sqm
Kitchen/Living Area	19'11" x 13'2"	6.09 x 4.02
Bedroom 1	12'11" x 11'1"	3.96 x 3.40
Bedroom 2	11'1" x 14'6"	3.40 x 4.44
Balcony	12'8" x 4'3"	3.88 x 1.30

Sandpiper

B2.41 / 2 BED	779 sq ft	72.33 sqm
Apartment NIA	730 sq ft	67.81 sqm
External Area	49 sq ft	4.52 sqm
Kitchen/Living Area	23'9" x 10'6"	7.25 x 3.21
Bedroom 1	14'9" x 8'6"	4.50 x 2.61
Bedroom 2	12'3" x 8'6"	3.75 x 2.60
Balcony	11'4" x 4'3"	3.46 x 1.30

B2.42 / 2 BED	844 sq ft	78.42 sqm
Apartment NIA	804 sq ft	74.67 sqm
External Area	40 sq ft	3.75 sqm
Kitchen/Living Area	21'11" x 13'7"	6.70 x 4.15
Bedroom 1	18'1" x 8'10"	5.52 x 2.70
Bedroom 2	17'5" x 8'10"	5.32 x 2.70
Balcony	9'6" x 5'2"	2.92 x 1.60

B2.43 / 3 BED	1083 sq ft	100.65 sqm
Apartment NIA	1000 sq ft	92.91 sqm
External Area	83 sq ft	7.74 sqm
Kitchen/Living Area	18'9" x 24'6"	5.74 x 7.49
Bedroom 1	17'8" x 9'6"	5.41 x 2.92
Bedroom 2	18'4" x 9'1"	5.60 x 2.79
Bedroom 3	12'10" x 9'0"	3.92 x 2.76
Balcony	19'5" x 4'3"	5.92 x 1.30

B2.44 / 3 BED	1005 sq ft	93.35 sqm
Apartment NIA	933 sq ft	86.66 sqm
External Area	72 sq ft	6.69 sqm
Kitchen/Living Area	11'5" x 26'1"	3.49 x 7.96
Bedroom 1	11'1" x 18'3"	3.40 x 5.57
Bedroom 2	11'0" x 10'6"	3.37 x 3.21
Bedroom 3	11'10" x 10'2"	3.62 x 3.12
Balcony	15'10" x 4'6"	4.83 x 1.39

Goldcrest

C2.45 / 3 BED	948 sq ft	88.10 sqm
Apartment NIA	854 sq ft	79.37 sqm
External Area	94 sq ft	8.73 sqm
Kitchen/Living Area	18'2" x 18'4"	5.55 x 5.59
Bedroom 1	17'3" x 10'5"	5.27 x 3.18
Bedroom 2	10'10" x 8'8"	3.32 x 3.27
Bedroom 3	10'10" x 8'9"	3.31 x 2.69
Balcony	22'3" x 4'0"	6.80 x 1.24

C2.46 / 2 BED	864 sq ft	80.24 sqm
Apartment NIA	737 sq ft	68.45 sqm
External Area	127 sq ft	11.79 sqm
Kitchen/Living Area	23'9" x 12'3"	7.24 x 3.75
Bedroom 1	16'10" x 9'6"	5.14 x 2.90
Bedroom 2	12'11" x 8'11"	3.94 x 2.73
Balcony	32'3" x 3'11"	9.83 x 1.20

C2.47 / 2 BED	842 sq ft	78.26 sqm
Apartment NIA	778 sq ft	72.29 sqm
External Area	64 sq ft	5.97 sqm
Kitchen/Living Area	12'3" x 26'4"	3.74 x 8.05
Bedroom 1	14'0" x 11'1"	4.27 x 3.40
Bedroom 2	9'7" x 11'11"	2.94 x 3.65
Balcony	15'2" x 4'11"	4.63 x 1.52

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1 Bedroom
 2 Bedrooms
 3 Bedrooms

U = Utility C = Cloak

Sandpiper

B3.59 / 2 BED	779 sq ft	72.33 sqm
Apartment NIA	730 sq ft	67.81 sqm
External Area	49 sq ft	4.52 sqm
Kitchen/Living Area	23'9" x 10'6"	7.25 x 3.21
Bedroom 1	14'9" x 8'6"	4.50 x 2.61
Bedroom 2	12'3" x 8'6"	3.75 x 2.60
Balcony	11'4" x 4'3"	3.46 x 1.30
B3.60 / 2 BED	845 sq ft	78.51 sqm
Apartment NIA	804 sq ft	74.67 sqm
External Area	41 sq ft	3.84 sqm
Kitchen/Living Area	21'11" x 13'7"	6.70 x 4.15
Bedroom 1	18'1" x 8'10"	5.52 x 2.70
Bedroom 2	17'5" x 8'10"	5.32 x 2.70
Balcony	9'6" x 5'2"	2.90 x 1.60
B3.61 / 3 BED	1083 sq ft	100.64 sqm
Apartment NIA	1000 sq ft	92.91 sqm
External Area	83 sq ft	7.73 sqm
Kitchen/Living Area	18'9" x 24'6"	5.74 x 7.49
Bedroom 1	17'8" x 9'6"	5.41 x 2.92
Bedroom 2	18'4" x 9'1"	5.60 x 2.79
Bedroom 3	12'10" x 9'0"	3.92 x 2.76
Balcony	19'5" x 4'3"	5.92 x 1.30
B3.62 / 3 BED	1005 sq ft	93.33 sqm
Apartment NIA	933 sq ft	86.66 sqm
External Area	72 sq ft	6.67 sqm
Kitchen/Living Area	11'5" x 26'1"	3.49 x 7.96
Bedroom 1	11'1" x 18'3"	3.40 x 5.57
Bedroom 2	11'0" x 10'6"	3.37 x 3.21
Bedroom 3	11'10" x 10'2"	3.62 x 3.12
Balcony	15'10" x 4'6"	4.83 x 1.39

Goldcrest

C3.63 / 3 BED	950 sq ft	88.28 sqm
Apartment NIA	854 sq ft	79.37 sqm
External Area	96 sq ft	8.91 sqm
Kitchen/Living Area	18'2" x 18'4"	5.55 x 5.59
Bedroom 1	17'3" x 10'5"	5.27 x 3.18
Bedroom 2	10'10" x 10'8"	3.32 x 3.27
Bedroom 3	10'10" x 8'9"	3.31 x 2.69
Balcony	22'3" x 4'0"	6.80 x 1.24
C3.64 / 2 BED	861 sq ft	79.99 sqm
Apartment NIA	737 sq ft	68.45 sqm
External Area	124 sq ft	11.54 sqm
Kitchen/Living Area	23'9" x 12'3"	7.24 x 3.75
Bedroom 1	16'10" x 9'6"	5.14 x 2.90
Bedroom 2	12'11" x 8'11"	3.94 x 2.73
Balcony	32'3" x 3'11"	9.83 x 1.20
C3.65 / 2 BED	842 sq ft	78.27 sqm
Apartment NIA	778 sq ft	72.29 sqm
External Area	64 sq ft	5.98 sqm
Kitchen/Living Area	12'3" x 26'4"	3.74 x 8.05
Bedroom 1	14'0" x 11'1"	4.27 x 3.40
Bedroom 2	9'7" x 11'11"	2.94 x 3.65
Balcony	15'2" x 4'11"	4.63 x 1.50

The Shoreline

A3.52 / 1 BED	563 sq ft	52.38 sqm
Apartment NIA	528 sq ft	49.10 sqm
External Area	35 sq ft	3.28 sqm
Kitchen/Living Area	13'11" x 22'6"	4.26 x 6.86
Bedroom	10'1" x 13'3"	3.09 x 4.06
Balcony	7'4" x 4'0"	2.25 x 1.24
A3.53 / 2 BED	820 sq ft	76.15 sqm
Apartment NIA	773 sq ft	71.80 sqm
External Area	47 sq ft	4.35 sqm
Kitchen/Living Area	11'9" x 24'8"	3.60 x 7.52
Bedroom 1	10'2" x 17'8"	3.12 x 5.41
Bedroom 2	11'1" x 9'4"	3.38 x 2.86
Balcony	10'5" x 4'0"	3.20 x 1.24
A3.54 / 1 BED	543 sq ft	50.45 sqm
Apartment NIA	505 sq ft	46.92 sqm
External Area	38 sq ft	3.53 sqm
Kitchen/Living Area	9'10" x 23'8"	3.00 x 7.22
Bedroom 1	9'8" x 12'9"	2.96 x 3.89
Balcony	8'10" x 4'3"	2.70 x 1.30
A3.55 / 1 BED	566 sq ft	52.57 sqm
Apartment NIA	525 sq ft	48.77 sqm
External Area	41 sq ft	3.80 sqm
Kitchen/Living Area	13'4" x 22'4"	4.07 x 6.81
Bedroom 1	10'4" x 14'6"	3.17 x 4.44
Balcony	9'6" x 4'3"	2.90 x 1.30
A3.56 / 1 BED	555 sq ft	51.59 sqm
Apartment NIA	514 sq ft	47.79 sqm
External Area	41 sq ft	3.80 sqm
Kitchen/Living Area	12'0" x 22'4"	3.66 x 6.82
Bedroom 1	10'8" x 14'7"	3.26 x 4.45
Balcony	9'6" x 4'3"	2.90 x 1.30
A3.57 / 2 BED	757 sq ft	70.33 sqm
Apartment NIA	698 sq ft	64.86 sqm
External Area	59 sq ft	5.47 sqm
Kitchen/Living Area	14'11" x 16'10"	4.57 x 5.14
Bedroom 1	16'11" x 8'10"	5.16 x 2.71
Bedroom 2	12'2" x 10'11"	3.71 x 3.33
Balcony	13'8" x 4'3"	4.19 x 1.30
A3.58 / 2 BED	826 sq ft	76.75 sqm
Apartment NIA	773 sq ft	71.79 sqm
External Area	53 sq ft	4.96 sqm
Kitchen/Living Area	19'11" x 13'2"	6.09 x 4.02
Bedroom 1	12'11" x 11'1"	3.96 x 3.40
Bedroom 2	11'1" x 14'6"	3.40 x 4.44
Balcony	12'8" x 4'3"	3.88 x 1.30

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 Premium specification
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Sandpiper

B4.77 / 1 BED	600 sq ft	55.77 sqm
Apartment NIA	545 sq ft	50.64 sqm
External Area	55 sq ft	5.13 sqm
Kitchen/Living Area	19'4" x 11'3"	5.90 x 3.44
Bedroom	12'5" x 12'3"	3.79 x 3.75
Balcony	11'2" x 4'3"	3.42 x 1.30

B4.78 / 1 BED	598 sq ft	55.56 sqm
Apartment NIA	556 sq ft	51.70 sqm
External Area	42 sq ft	3.86 sqm
Kitchen/Living Area	24'5" x 10'10"	7.46 x 3.31
Bedroom	11'11" x 10'7"	3.65 x 3.23
Terrace	9'8" x 4'5"	2.95 x 1.35

B4.79 / 2 BED	1432 sq ft	133.13 sqm
Apartment NIA	855 sq ft	79.46 sqm
External Area	577 sq ft	53.67 sqm
Kitchen/Living Area	23'4" x 18'11"	7.13 x 5.78
Bedroom 1	11'10" x 11'11"	3.63 x 3.66
Bedroom 2	11'10" x 11'11"	3.63 x 3.65
Balcony	19'5" x 4'3"	5.92 x 1.30
Terrace	25'5" x 20'0"	7.75 x 6.10

B4.80 / 3 BED	1005 sq ft	93.33 sqm
Apartment NIA	933 sq ft	86.66 sqm
External Area	72 sq ft	6.67 sqm
Kitchen/Living Area	11'5" x 26'1"	3.49 x 7.96
Bedroom 1	11'1" x 18'3"	3.40 x 5.57
Bedroom 2	11'0" x 10'6"	3.37 x 3.21
Bedroom 3	11'10" x 10'2"	3.62 x 3.12
Balcony	15'9" x 4'6"	4.82 x 1.39

Goldcrest

C4.81 / 3 BED	950 sq ft	88.28 sqm
Apartment NIA	854 sq ft	79.37 sqm
External Area	96 sq ft	8.91 sqm
Kitchen/Living Area	18'2" x 18'4"	5.55 x 5.59
Bedroom 1	17'3" x 10'5"	5.27 x 3.18
Bedroom 2	10'10" x 10'8"	3.32 x 3.27
Bedroom 3	10'10" x 8'9"	3.31 x 2.69
Balcony	22'3" x 4'0"	6.80 x 1.24

C4.82 / 3 BED	1821 sq ft	169.24 sqm
Apartment NIA	1662 sq ft	154.45 sqm
External Area	159 sq ft	14.79 sqm
Kitchen/Living Area	23'9" x 31'3"	7.24 x 9.55
Bedroom 1	16'4" x 10'4"	4.99 x 3.16
Bedroom 2	17'0" x 9'10"	5.19 x 3.00
Bedroom 3	12'7" x 10'5"	3.84 x 3.20
Balcony 1	20'7" x 3'11"	6.28 x 1.20
Balcony 2	21'1" x 3'11"	6.45 x 1.20

Duplex (Lower)

The Shoreline

A4.70 / 1 BED	563 sq ft	52.38 sqm
Apartment NIA	528 sq ft	49.10 sqm
External Area	35 sq ft	3.28 sqm
Kitchen/Living Area	13'11" x 22'6"	4.26 x 6.86
Bedroom	10'1" x 13'3"	3.09 x 4.06
Balcony	7'4" x 4'3"	2.25 x 1.30

A4.71 / 2 BED	820 sq ft	76.15 sqm
Apartment NIA	773 sq ft	71.80 sqm
External Area	47 sq ft	4.35 sqm
Kitchen/Living Area	11'9" x 24'8"	3.60 x 7.52
Bedroom 1	10'2" x 17'8"	3.12 x 5.41
Bedroom 2	11'1" x 9'4"	3.38 x 2.86
Balcony	9'10" x 4'3"	3.02 x 1.30

A4.72 / 1 BED	543 sq ft	50.45 sqm
Apartment NIA	505 sq ft	46.92 sqm
External Area	38 sq ft	3.53 sqm
Kitchen/Living Area	9'10" x 23'8"	3.00 x 7.22
Bedroom 1	9'8" x 12'9"	2.96 x 3.89
Balcony	8'10" x 4'3"	2.70 x 1.30

A4.73 / 1 BED	566 sq ft	52.57 sqm
Apartment NIA	525 sq ft	48.77 sqm
External Area	41 sq ft	3.80 sqm
Kitchen/Living Area	13'4" x 22'4"	4.07 x 6.81
Bedroom 1	10'4" x 14'6"	3.17 x 4.44
Balcony	9'6" x 4'3"	2.90 x 1.30

A4.74 / 1 BED	555 sq ft	51.59 sqm
Apartment NIA	514 sq ft	47.79 sqm
External Area	41 sq ft	3.80 sqm
Kitchen/Living Area	12'0" x 22'4"	3.66 x 6.82
Bedroom 1	10'8" x 14'7"	3.26 x 4.45
Balcony	9'6" x 4'3"	2.90 x 1.30

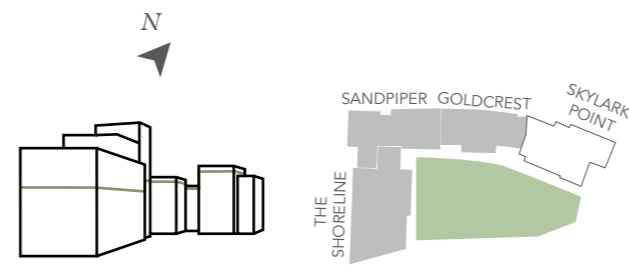
A4.75 / 2 BED	757 sq ft	70.32 sqm
Apartment NIA	698 sq ft	64.86 sqm
External Area	59 sq ft	5.46 sqm
Kitchen/Living Area	14'11" x 16'10"	4.57 x 5.14
Bedroom 1	16'11" x 8'10"	5.16 x 2.71
Bedroom 2	12'2" x 10'11"	3.71 x 3.33
Balcony	13'8" x 4'3"	4.19 x 1.30

A4.76 / 2 BED	826 sq ft	76.75 sqm
Apartment NIA	773 sq ft	71.79 sqm
External Area	53 sq ft	4.96 sqm
Kitchen/Living Area	19'11" x 13'2"	6.09 x 4.02
Bedroom 1	12'11" x 11'1"	3.96 x 3.40
Bedroom 2	11'1" x 14'6"	3.40 x 4.44
Balcony	12'8" x 4'3"	3.88 x 1.30

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Sandpiper

B5.93 / 1 BED	600 sq ft	55.77 sqm
Apartment NIA	545 sq ft	50.64 sqm
External Area	55 sq ft	5.13 sqm
Kitchen/Living Area	19'4" x 11'3"	5.90 x 3.44
Bedroom	12'5" x 12'3"	3.79 x 3.75
Balcony	11'1" x 4'3"	3.40 x 1.30
B5.94 / 1 BED	527 sq ft	48.97 sqm
Apartment NIA	497 sq ft	46.21 sqm
External Area	30 sq ft	2.76 sqm
Kitchen/Living Area	13'3" x 17'6"	4.06 x 5.34
Bedroom	11'1" x 10'0"	3.40 x 3.06
Terrace	9'6" x 4'3"	2.92 x 1.31
B5.95 / 3 BED	1005 sq ft	93.34 sqm
Apartment NIA	933 sq ft	86.66 sqm
External Area	72 sq ft	6.68 sqm
Kitchen/Living Area	11'5" x 26'1"	3.49 x 7.96
Bedroom 1	11'1" x 18'3"	3.40 x 5.57
Bedroom 2	11'0" x 10'6"	3.37 x 3.21
Bedroom 3	11'10" x 10'2"	3.62 x 3.12
Balcony	15'9" x 4'6"	4.82 x 1.39

Goldcrest

C4.82 / 3 BED	1821 sq ft	169.24 sqm
Apartment NIA	1662 sq ft	154.45 sqm
External Area	159 sq ft	14.79 sqm
Kitchen/Living Area	23'9" x 31'3"	7.24 x 9.55
Bedroom 1	16'4" x 10'4"	4.99 x 3.16
Bedroom 2	17'0" x 9'10"	5.19 x 3.00
Bedroom 3	12'7" x 10'5"	3.84 x 3.20
Balcony 1	20'7" x 3'11"	6.28 x 1.20
Balcony 2	21'1" x 3'11"	6.45 x 1.20

Duplex (Upper)

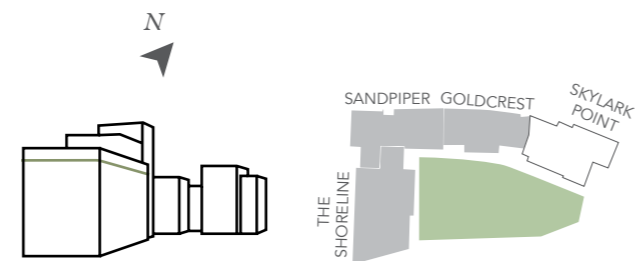
The Shoreline

A5.87 / 1 BED	563 sq ft	52.38 sqm
Apartment NIA	528 sq ft	49.10 sqm
External Area	35 sq ft	3.28 sqm
Kitchen/Living Area	13'11" x 22'6"	4.26 x 6.86
Bedroom 1	10'1" x 13'3"	3.09 x 4.06
Balcony	7'4" x 4'3"	2.25 x 1.30
A5.88 / 2 BED	820 sq ft	76.15 sqm
Apartment NIA	773 sq ft	71.80 sqm
External Area	47 sq ft	4.35 sqm
Kitchen/Living Area	11'9" x 24'8"	3.60 x 7.52
Bedroom 1	10'2" x 17'8"	3.12 x 5.41
Bedroom 2	11'1" x 9'4"	3.38 x 2.86
Balcony	10'5" x 4'3"	3.20 x 1.30
A5.89 / 1 BED	543 sq ft	50.45 sqm
Apartment NIA	505 sq ft	46.92 sqm
External Area	38 sq ft	3.53 sqm
Kitchen/Living Area	9'10" x 23'8"	3.00 x 7.22
Bedroom 1	9'8" x 12'9"	2.96 x 3.89
Balcony	8'10" x 4'3"	2.70 x 1.30
A5.90 / 1 BED	573 sq ft	53.25 sqm
Apartment NIA	525 sq ft	48.77 sqm
External Area	48 sq ft	4.48 sqm
Kitchen/Living Area	13'4" x 22'4"	4.07 x 6.81
Bedroom 1	10'4" x 14'6"	3.17 x 4.44
Balcony	11'6" x 4'3"	3.52 x 1.30
A5.91 / 3 BED	1092 sq ft	101.44 sqm
Apartment NIA	1019 sq ft	94.63 sqm
External Area	73 sq ft	6.81 sqm
Kitchen/Living Area	20'0" x 25'7"	6.12 x 7.80
Bedroom 1	15'5" x 9'6"	4.72 x 2.90
Bedroom 2	11'3" x 11'3"	3.44 x 3.44
Bedroom 3	11'3" x 11'3"	3.44 x 3.44
Balcony	17'5" x 4'3"	5.32 x 1.31
A5.92 / 3 BED	1099 sq ft	102.15 sqm
Apartment NIA	1046 sq ft	97.19 sqm
External Area	53 sq ft	4.96 sqm
Kitchen/Living Area	15'3" x 22'8"	4.65 x 6.92
Bedroom 1	14'0" x 9'6"	4.28 x 2.90
Bedroom 2	10'2" x 17'8"	3.10 x 5.41
Bedroom 3	9'10" x 16'1"	3.00 x 4.92
Balcony	13'6" x 5'10"	4.14 x 1.80

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 Premium specification
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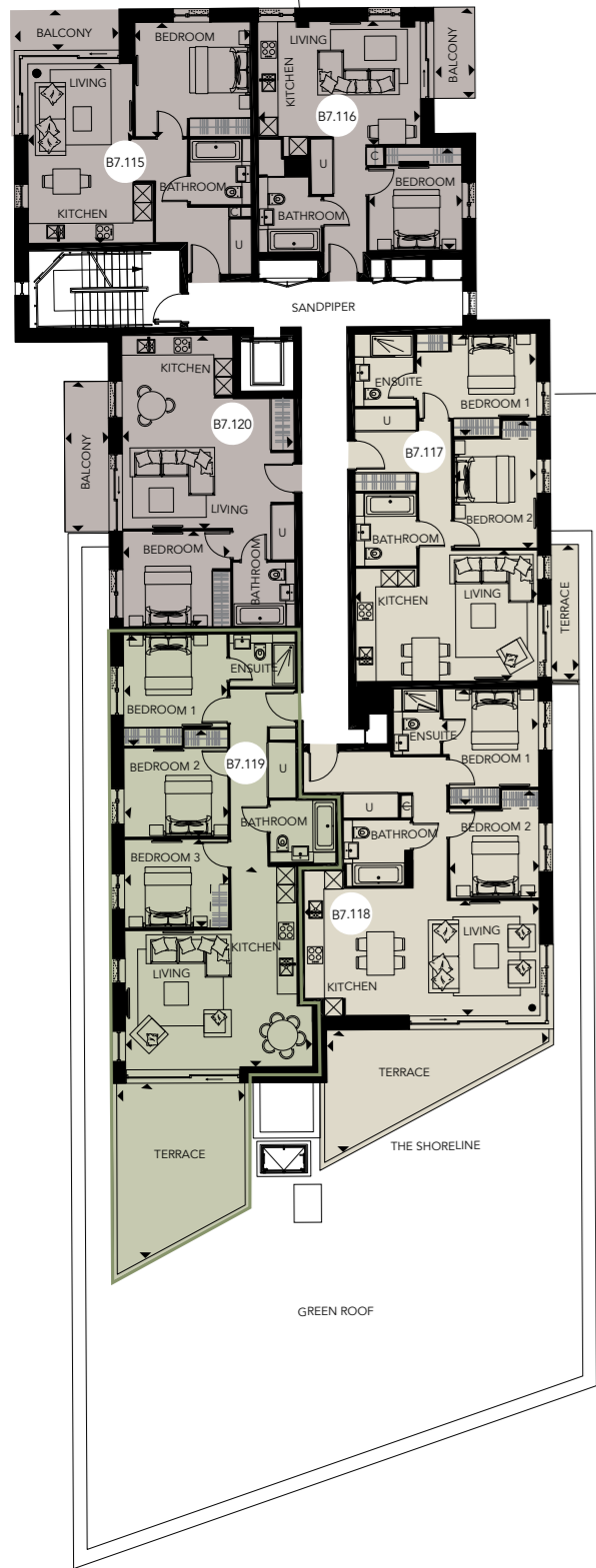
Sandpiper

B6.107 / 1 BED	600 sq ft	55.78 sqm
Apartment NIA	545 sq ft	50.64 sqm
External Area	55 sq ft	5.14 sqm
Kitchen/Living Area	19'4" x 11'3"	5.90 x 3.44
Bedroom	12'5" x 12'3"	3.79 x 3.75
Balcony	11'1" x 4'3"	3.40 x 1.30
B6.108 / 1 BED	536 sq ft	49.87 sqm
Apartment NIA	497 sq ft	46.21 sqm
External Area	39 sq ft	3.66 sqm
Kitchen/Living Area	13'3" x 17'6"	4.06 x 5.34
Bedroom	11'1" x 10'0"	3.40 x 3.06
Balcony	9'6" x 4'3"	2.90 x 1.30
B6.109 / 3 BED	1005 sq ft	93.34 sqm
Apartment NIA	933 sq ft	86.66 sqm
External Area	72 sq ft	6.68 sqm
Kitchen/Living Area	11'5" x 26'1"	3.49 x 7.96
Bedroom 1	11'1" x 18'3"	3.40 x 5.57
Bedroom 2	11'0" x 10'6"	3.37 x 3.21
Bedroom 3	11'10" x 10'2"	3.62 x 3.12
Balcony	15'9" x 4'6"	4.82 x 1.39

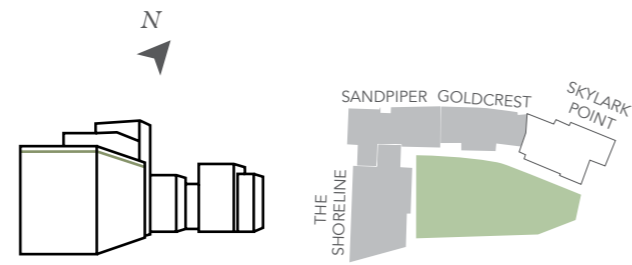
The Shoreline

A6.101 / 1 BED	563 sq ft	52.38 sqm
Apartment NIA	528 sq ft	49.10 sqm
External Area	35 sq ft	3.28 sqm
Kitchen/Living Area	13'11" x 22'6"	4.26 x 6.86
Bedroom	10'1" x 13'3"	3.09 x 4.06
Balcony	7'4" x 4'3"	2.25 x 1.30
A6.102 / 2 BED	820 sq ft	76.15 sqm
Apartment NIA	773 sq ft	71.80 sqm
External Area	47 sq ft	4.35 sqm
Kitchen/Living Area	11'9" x 24'8"	3.60 x 7.52
Bedroom 1	10'2" x 17'8"	3.12 x 5.41
Bedroom 2	11'1" x 9'4"	3.38 x 2.86
Balcony	10'5" x 4'3"	3.20 x 1.30
A6.103 / 1 BED	543 sq ft	50.45 sqm
Apartment NIA	505 sq ft	46.92 sqm
External Area	38 sq ft	3.53 sqm
Kitchen/Living Area	9'10" x 23'8"	3.00 x 7.22
Bedroom 1	9'8" x 12'9"	2.96 x 3.89
Balcony	8'10" x 4'3"	2.70 x 1.30
A6.104 / 1 BED	573 sq ft	53.25 sqm
Apartment NIA	525 sq ft	48.77 sqm
External Area	48 sq ft	4.48 sqm
Kitchen/Living Area	13'4" x 22'4"	4.07 x 6.81
Bedroom 1	10'4" x 14'6"	3.17 x 4.44
Balcony	11'5" x 4'3"	3.50 x 1.30
A6.105 / 3 BED	1092 sq ft	101.44 sqm
Apartment NIA	1019 sq ft	94.63 sqm
External Area	73 sq ft	6.81 sqm
Kitchen/Living Area	20'0" x 25'7"	6.12 x 7.80
Bedroom 1	15'5" x 9'6"	4.72 x 2.90
Bedroom 2	11'3" x 11'3"	3.44 x 3.44
Bedroom 3	11'3" x 11'3"	3.44 x 3.44
Balcony	17'5" x 4'3"	5.32 x 1.31
A6.106 / 3 BED	1105 sq ft	102.69 sqm
Apartment NIA	1046 sq ft	97.19 sqm
External Area	59 sq ft	5.50 sqm
Kitchen/Living Area	15'3" x 22'8"	4.65 x 6.92
Bedroom 1	14'0" x 9'6"	4.28 x 2.90
Bedroom 2	10'2" x 17'8"	3.10 x 5.41
Bedroom 3	9'10" x 16'1"	3.00 x 4.92
Balcony	13'6" x 4'3"	4.14 x 1.31

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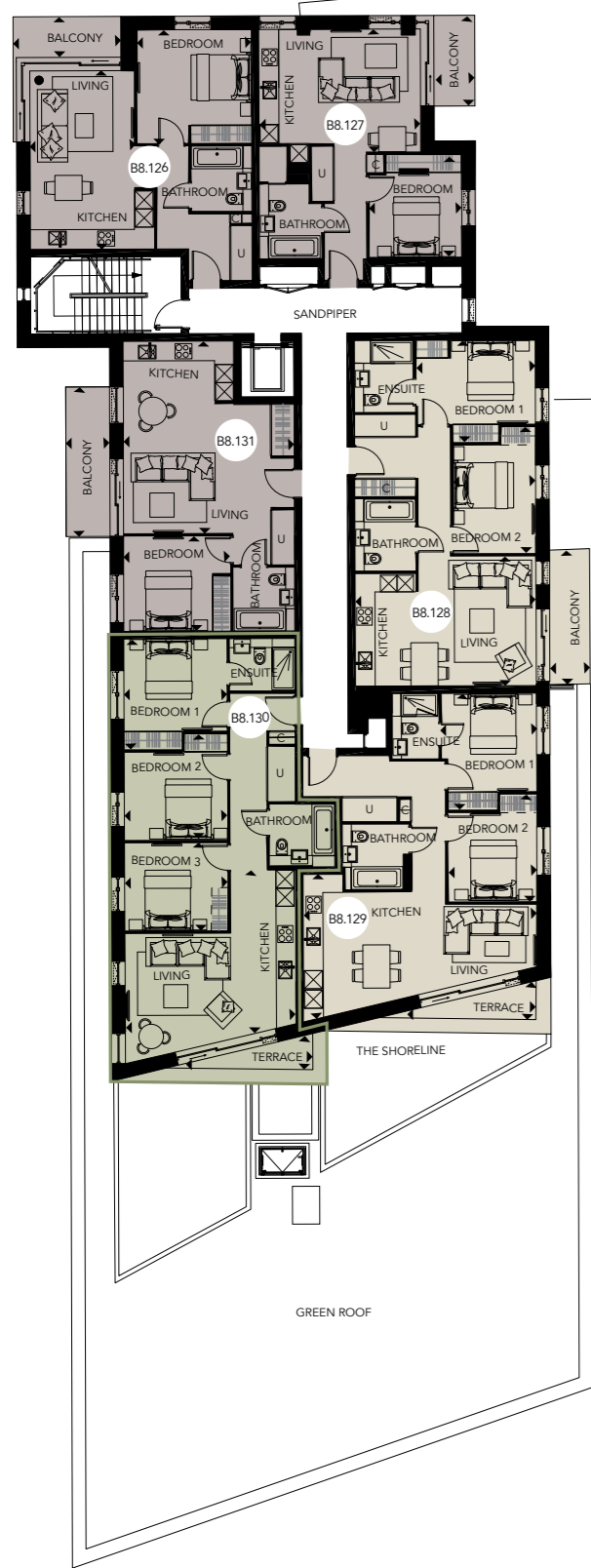
1 Bedroom
 2 Bedrooms
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 Premium specification
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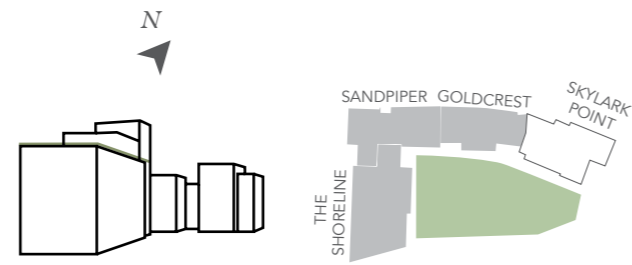
Sandpiper

B7.115 / 1 BED	600 sq ft	55.77 sqm
Apartment NIA	545 sq ft	50.64 sqm
External Area	55 sq ft	5.13 sqm
Kitchen/Living Area	19'4" x 11'3"	5.90 x 3.44
Bedroom	12'5" x 12'3"	3.79 x 3.75
Balcony	11'1" x 4'3"	3.40 x 1.30
B7.116 / 1 BED	536 sq ft	49.86 sqm
Apartment NIA	497 sq ft	46.21 sqm
External Area	39 sq ft	3.65 sqm
Kitchen/Living Area	13'3" x 17'6"	4.06 x 5.34
Bedroom	11'1" x 10'0"	3.40 x 3.06
Balcony	9'6" x 4'3"	2.90 x 1.30
B7.117 / 2 BED	773 sq ft	71.84 sqm
Apartment NIA	736 sq ft	68.38 sqm
External Area	37 sq ft	3.46 sqm
Kitchen/Living Area	19'7" x 14'0"	5.98 x 4.28
Bedroom 1	12'11" x 11'11"	3.95 x 3.38
Bedroom 2	8'11" x 13'8"	2.73 x 4.18
Balcony	14'3" x 2'7"	4.35 x 0.80
B7.118 / 2 BED	974 sq ft	90.53 sqm
Apartment NIA	790 sq ft	73.44 sqm
External Area	184 sq ft	17.09 sqm
Kitchen/Living Area	25'2" x 12'4"	7.68 x 3.78
Bedroom 1	10'3" x 12'7"	3.13 x 3.85
Bedroom 2	9'7" x 11'7"	2.93 x 3.54
Terrace	24'0" x 14'0"	7.32 x 4.29
B7.119 / 3 BED	1148 sq ft	106.64 sqm
Apartment NIA	912 sq ft	84.69 sqm
External Area	236 sq ft	21.95 sqm
Kitchen/Living Area	20'2" x 21'9"	6.17 x 6.64
Bedroom 1	11'1" x 11'11"	3.40 x 3.65
Bedroom 2	11'1" x 11'5"	3.40 x 3.50
Bedroom 3	11'1" x 9'5"	3.40 x 2.89
Terrace	16'8" x 13'10"	5.09 x 4.22
B7.120 / 1 BED	611 sq ft	56.78 sqm
Apartment NIA	539 sq ft	50.10 sqm
External Area	72 sq ft	6.68 sqm
Kitchen/Living Area	20'9" x 18'6"	6.35 x 5.65
Bedroom	10'4" x 11'7"	3.15 x 3.55
Balcony	15'10" x 4'6"	4.83 x 1.39

Floorplans shown 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.



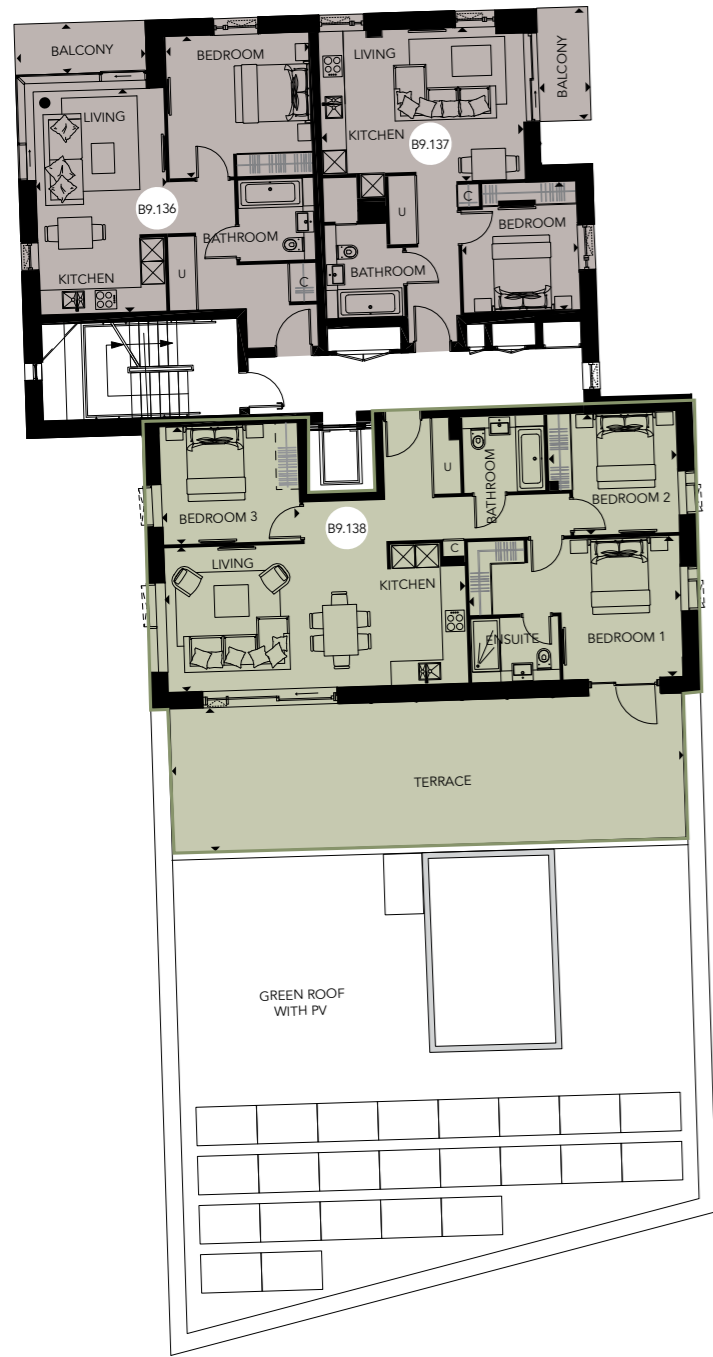
1 Bedroom
 2 Bedrooms
 3 Bedrooms
 Premium specification
 U = Utility
C = Cloak



Sandpiper

B8.126 / 1 BED	600 sq ft	55.77 sqm
Apartment NIA	545 sq ft	50.64 sqm
External Area	55 sq ft	5.13 sqm
Kitchen/Living Area	19'4" x 11'3"	5.90 x 3.44
Bedroom	12'5" x 12'3"	3.79 x 3.75
Balcony	11'2" x 4'3"	3.42 x 1.30
B8.127 / 1 BED	536 sq ft	49.86 sqm
Apartment NIA	497 sq ft	46.21 sqm
External Area	39 sq ft	3.65 sqm
Kitchen/Living Area	13'3" x 17'6"	4.06 x 5.34
Bedroom	11'1" x 10'0"	3.40 x 3.06
Balcony	9'6" x 4'3"	2.90 x 1.30
B8.128 / 2 BED	792 sq ft	73.59 sqm
Apartment NIA	736 sq ft	68.36 sqm
External Area	56 sq ft	5.23 sqm
Kitchen/Living Area	14'0" x 19'7"	4.28 x 5.98
Bedroom 1	11'0" x 12'11"	3.36 x 3.95
Bedroom 2	13'8" x 9'2"	4.17 x 2.80
Balcony	14'11" x 3'9"	4.57 x 1.16
B8.129 / 2 BED	757 sq ft	70.30 sqm
Apartment NIA	730 sq ft	67.78 sqm
External Area	27 sq ft	2.52 sqm
Kitchen/Living Area	25'2" x 15'5"	7.68 x 4.71
Bedroom 1	9'7" x 12'1"	2.93 x 3.70
Bedroom 2	9'7" x 10'8"	2.93 x 3.27
Terrace	11'0" x 3'6"	3.37 x 1.07
B8.130 / 3 BED	875 sq ft	81.23 sqm
Apartment NIA	851 sq ft	79.04 sqm
External Area	24 sq ft	2.19 sqm
Kitchen/Living Area	18'6" x 18'9"	5.65 x 5.72
Bedroom 1	11'1" x 11'11"	3.40 x 3.65
Bedroom 2	11'1" x 11'2"	3.40 x 3.42
Bedroom 3	11'1" x 9'3"	3.40 x 2.82
Terrace	13'8" x 3'3"	4.17 x 1.01
B8.131 / 1 BED	611 sq ft	56.78 sqm
Apartment NIA	539 sq ft	50.10 sqm
External Area	72 sq ft	6.68 sqm
Kitchen/Living Area	20'9" x 18'6"	6.35 x 5.65
Bedroom	10'4" x 11'7"	3.15 x 3.55
Balcony	15'9" x 4'3"	4.82 x 1.30

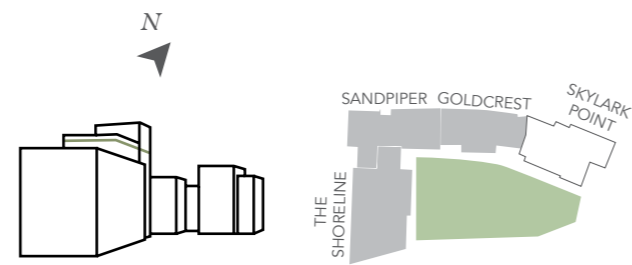
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1 Bedroom
 3 Bedrooms
 Premium specification
 U = Utility
C = Cloak

Sandpiper

B9.136 / 1 BED	598 sq ft	55.55 sqm
Apartment NIA	543 sq ft	50.41 sqm
External Area	55 sq ft	5.14 sqm
Kitchen/Living Area	19'5" x 11'3"	5.92 x 3.44
Bedroom	12'3" x 12'5"	3.75 x 3.79
Balcony	11'1" x 4'3"	3.40 x 1.30
B9.137 / 1 BED	536 sq ft	49.87 sqm
Apartment NIA	497 sq ft	46.21 sqm
External Area	39 sq ft	3.66 sqm
Kitchen/Living Area	13'3" x 17'6"	4.06 x 5.34
Bedroom	11'1" x 10'0"	3.40 x 3.06
Balcony	9'6" x 4'3"	2.90 x 1.30
B9.138 / 3 BED	1522 sq ft	141.38 sqm
Apartment NIA	980 sq ft	91.02 sqm
External Area	542 sq ft	50.36 sqm
Kitchen/Living Area	12'5" x 26'1"	3.81 x 7.96
Bedroom 1	12'2" x 18'3"	3.72 x 5.57
Bedroom 2	11'0" x 10'6"	3.37 x 3.21
Bedroom 3	11'11" x 10'2"	3.65 x 3.12
Terrace	12'1" x 44'0"	3.70 x 13.43



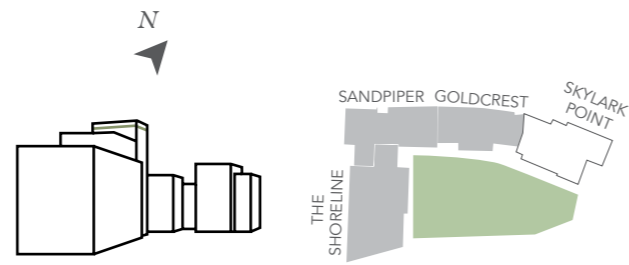
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Sandpiper

B10.143 / 3 BED	1563 sq ft	145.19 sqm
Apartment NIA	1102 sq ft	102.36 sqm
External Area	461 sq ft	42.83 sqm
Kitchen/Living Area	23'9" x 21'7"	7.25 x 6.60
Bedroom 1	10'3" x 16'9"	3.13 x 5.13
Bedroom 2	12'5" x 11'2"	3.80 x 3.41
Bedroom 3	10'9" x 9'5"	3.30 x 2.88
Balcony	15'5" x 4'9"	4.72 x 1.46
Terrace	25'11" x 16'2"	7.90 x 4.95

3 Bedrooms
 Premium specification U = Utility C = Cloak



Floorplans shown 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.



Naturally refined

Homes are finished to the highest specification, using the finest materials in an exquisite colour palette – from white and anthracite, to honey-beige and warm greys.

Residents have the choice of three finishes: Cavendish, Portman and Grosvenor. The premium finish, Claridge, is available for three bedroom apartments and penthouses. Each finish, inspired by natural elements, is refined and individual – reflecting a resolutely modern take on interior design.

Computer-generated images are indicative only

Portman

Portman interiors are a blend of contrasts – of black and white, polished and matt surfaces. The use of white oak effect to floors and quartz to worktops lends a contemporary touch, creating an aura of calm.



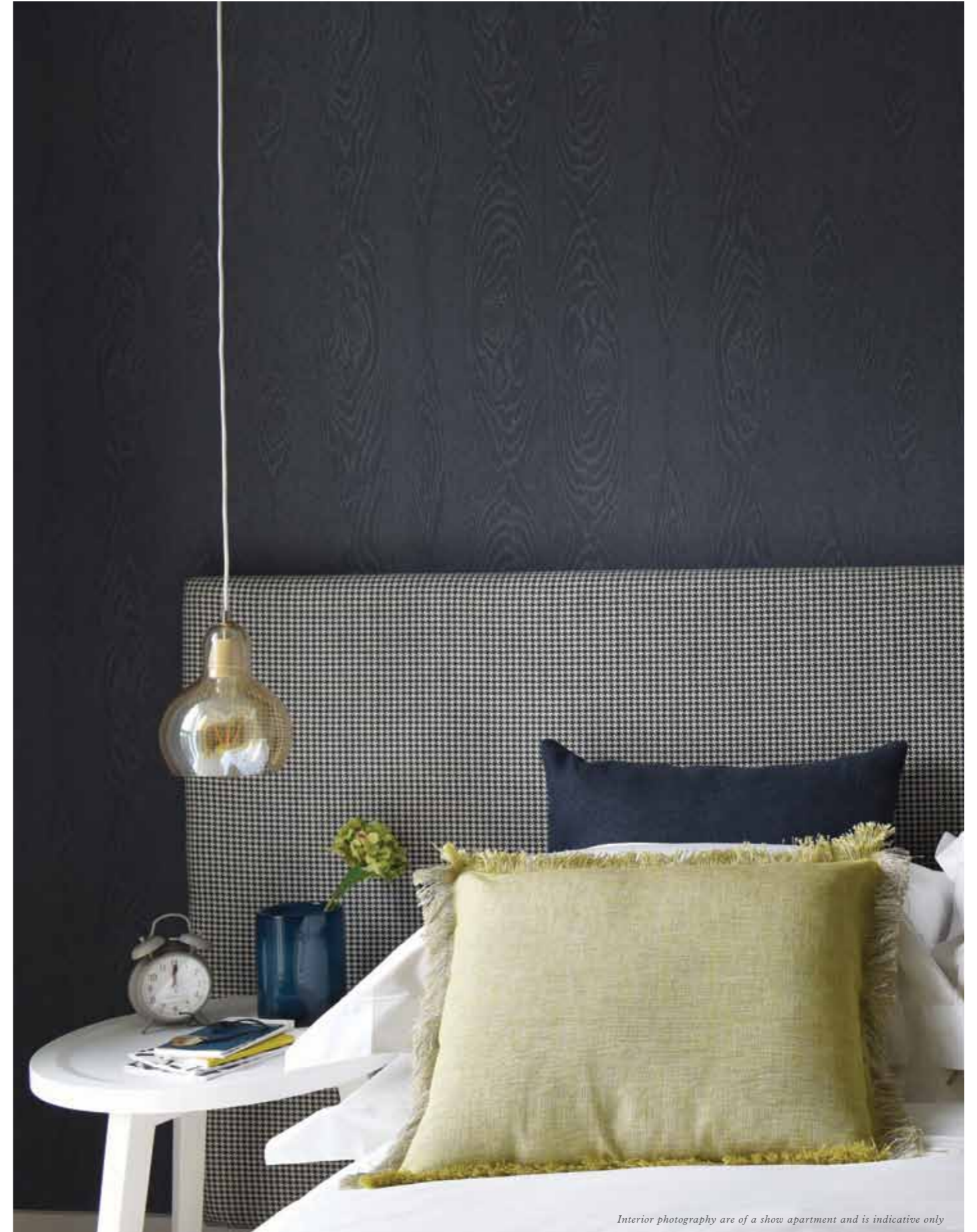
Cavendish

A sleek, urban finish, Cavendish brings together subtle shades of stone, taupe and soft grey. Dark elm and walnut accents add warmth and sophistication.



Grosvenor

Pleasing and unexpected details – such as polished worktops or honey-beige feature tiles – characterise Grosvenor, a highly original colour scheme that is as chic as it is expressive.



General specification



Kitchen – 1, 2 and 3 Bedroom Apartments

- Composite stone worktops.
- Matt finished wall and floor units
- Individually designed contemporary handle-less kitchen.
- Under cabinet feature lighting to wall units.
- 4 ring touch control induction hob and concealed extractor hood.
- Single oven.
- Built in microwave.
- Integrated fridge/freezer.
- Integrated dishwasher.
- Space for washer/dryer (in cupboard).
- 1 ½ bowl under mounted sink.
- Compartmental recycling bins.



Interior photography are of a show apartment and is indicative only

Interior Finishes

- Engineered flooring.
- Dark stained timber effect veneer front entrance door with multipoint locking system and spy hole.
- Painted internal doors.
- Walls and skirting in matt finish.
- Smooth painted ceilings.
- Hinged / sliding doors onto terraces and balconies.
- Satin stainless steel door furniture - Internal doors only.



Computer-generated images are indicative only

Shower Rooms/En-Suites

- Large format porcelain floor and wall tiles.
- Feature tile above vanity top.
- Composite stone vanity top with semi recessed hand basin and chrome mixer tap.
- Floor mounted white WC with soft close seat and concealed dual flush.
- Mirrored storage cupboard with LED external feature lighting with internal shelves and shaver socket.
- Recessed storage shelves/cupboard below sink.
- Shower with fitted clear glass screen.
- Step in shower tray.
- Adjustable wall mounted chrome shower head.
- Chrome heated towel rail with individual control to bathrooms/shower rooms.
- Chrome wall mounted thermostatic shower mixer.
- Chrome robe hooks, toilet roll holder and toilet brush holder.



Interior photography are of a show apartment and is indicative only



Interior photography are of a show apartment and is indicative only

Bedrooms

- Fitted carpets.
- Fitted wardrobes to master bedroom and bedroom 2 in 3 bed apartments.
- Walk in dressing areas where applicable in larger units.



Interior photography are of a show apartment and is indicative only

Main Bathrooms

- Large format porcelain floor and wall tiles.
- Feature tile above vanity top.
- Composite stone vanity top with semi recessed hand basin and chrome mixer tap.
- Floor mounted white WC with soft close seat and concealed dual flush.
- Mirrored storage cupboard with LED external feature lighting with internal shelves and shaver socket.
- Recessed storage shelves/cupboard below sink.
- Timber effect bath panel.
- Chrome wall mounted thermostatic bath/shower mixer.
- Adjustable wall mounted chrome shower head over bath.
- Polished clear glass bath screen.
- Polished chrome heated towel rail.
- Chrome robe hooks, toilet roll holder.



Computer-generated images are indicative only



Computer-generated images are indicative only



Computer-generated images are indicative only



Computer-generated images are indicative only

Claridge Premium

A thoughtful play on light and shadow, providing a sense of relaxed elegance. This premium finish is perfectly tailored to create an oasis of tranquillity.

Premium specification

Interior Finishes

- Engineered timber flooring.
- Dark stained timber effect veneer front entrance door with multipoint locking system and spy hole.
- Painted internal doors.
- Walls and skirting in matt finish.
- Smooth painted ceilings.
- Hinged / sliding doors onto terraces and balconies.
- Satin stainless steel door furniture - Internal doors only.
- Wireless sound system to master bedroom and living room.



Kitchen

- Composite stone worktops.
- Matt finished wall and floor units.
- Individually designed contemporary handle-less kitchen.
- Under cabinet feature lighting to wall units.
- 4 ring touch control induction hob and concealed extractor hood.
- Single oven.
- Built in combination microwave/oven.
- Integrated fridge/freezer.
- Integrated dishwasher.
- Washer/dryer (in cupboard).
- Wine cooler.
- 1½ bowl under mounted sink.
- Compartmental recycling bins.
- Instant hot water tap.



Bedrooms

- Fitted wool carpets.
- Fitted wardrobes to master bedroom and second bedroom.
- Walk in dressing areas where applicable.



Shower Rooms/En-Suites

- Large format porcelain floor and wall tiles.
- Feature tile above vanity top.
- Composite stone vanity top with semi recessed hand basin and chrome mixer tap.
- Floor mounted white WC with soft close seat and concealed dual flush.
- Large mirrored storage cupboard with LED external feature lighting with internal shelves and shaver socket.
- Recessed storage shelves/cupboard below sink.
- Shower with fitted clear glass screen.
- Step in shower tray.
- Adjustable wall mounted chrome shower head.
- Chrome heated towel rail with individual control to bathrooms/shower rooms.
- Chrome wall mounted thermostatic shower mixer.
- Chrome robe hooks, toilet roll holder and toilet brush holder.



Main Bathrooms

- Large format porcelain floor and wall tiles.
- Feature tile above vanity top.
- Composite stone vanity top with semi recessed hand basin and chrome mixer tap.
- Floor mounted white WC with soft close seat and concealed dual flush.
- Large mirrored storage cupboard with LED external feature lighting with internal shelves and shaver socket.
- Recessed storage shelves/cupboard below sink.
- Timber effect bath panel.
- Chrome wall mounted thermostatic bath/shower mixer.
- Adjustable wall mounted chrome shower head over bath.
- Clear glass bath screen.
- Chrome heated towel rail.
- Chrome robe hooks, toilet roll holder.



General details



Electrical Fittings/Plumbing

- Energy efficient LED downlights.
- Feature under cabinet lighting to wall units in kitchen.
- Master light switch in hallway.
- White socket outlets at worktop height in kitchen.
- Isolator grid switch to kitchen (in cupboard).
- White switches and sockets to all other locations.
- Automatic lighting to storage cupboards.
- Shaver sockets to bathrooms/shower rooms.

Telecommunications

- Wired for Sky Plus, Multi-room and High Definition television with points to living room and all bedrooms (subject to future connection by purchaser).
- Broadband capability to all telephone points which are provided to living room and all bedrooms (subject to future connection by purchaser).



Heating

- Centrally provided heating and hot water, individually metered to each apartment.
- Under floor heating with zoned thermostatic temperature controls.
- Chrome heated towel rail with individual control to bathrooms/shower rooms.



Security & Peace of Mind

- Access to apartments via audio door entry system and electronic access to internal areas.
- Main powered smoke detectors with battery back up.
- Recorded CCTV coverage of site entrance and car park areas.
- Concierge.
- Multi point locking front entrance door.
- 10 year Premier Warranty Guarantee.



Common Areas

- Tiled flooring and feature timber wall panelling to entrance hallways.
- Hallways and staircases to all floors carpeted throughout.
- Painted corridor walls.
- Lift access to all floors.
- Refuse store provided in basement.
- Post boxes in entrance lobby areas.



Underground Car Parking

- Access to gated car park via electronic entry system.
- Car parking spaces available by separate negotiation on selected plots on a right to park permit.
- Secure bicycle storage available.
- Electric car charging points.



External Finishes

- Timber composite flooring on balconies, paved on terraces, glass and stainless steel balustrade/handrail.



Designed for life

Buying a home is one of the most important decisions you will ever make. The qualities that make Berkeley different mean that you can choose a new home from us with complete confidence. When you buy a home from Berkeley you can be safe in the knowledge that it is built to very high standards of design and quality, has low environmental impact and that you will enjoy an exceptional customer experience.

Customer service is our priority

We place the highest priority on customer service and will manage the whole moving process for you. Our Customer Care Teams will contact you shortly after you complete, to ensure that everything in your new home is absolutely to your liking. Our homes also benefit from a ten year warranty, the first two years of which are covered by Berkeley.

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 practice, 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 members of the Berkeley Group of companies





A commitment to the future

Our Vision

Over the years the Berkeley Group has won many prestigious awards for the quality, design and sustainability of our developments. Our Vision is Berkeley's plans 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 commitments

An exceptional customer experience Every customer benefits from our Berkeley Customer Satisfaction Commitment, with dedicated sales teams to provide exceptional service throughout the buying process, and Customer Service teams look after your needs after you have moved in.

Greener, more economical homes

Our new homes are designed to use 26% less water and their CO2 emissions are 76% lower than an average home*, saving you significant amounts on your utility bills. We provide recycling bins in every home, space to set up a home office and a safe place to store bicycles.

Creating sustainable communities

We make sure the homes and places we create are safe and secure. Our homes are also adaptable to meet the changing needs of individuals and families. We reduce the impact of the construction process on the local community by ensuring all of our sites are registered with the Considerate Constructors Scheme.

A commitment to the future

We set targets to reduce water use and CO2 emissions associated with our construction and business operations. We also aim to reuse or recycle a high proportion of our construction, demolition and excavation waste.

The Berkeley Foundation

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.



Proud to be a member
of the Berkeley Group
of Companies





Customer relations

From exchange of contracts, we will provide every customer with a Customer Service Representative to ensure that the customer always has an expert to talk to. We will also provide regular updates on the timing of completion of your new home and to keep you informed about the progress of construction, including progress photographs as well as regular updates on the development's sustainability.

We will invite you to choose the interior of your apartment from a selection of palettes designed by our expert Interior Designers, as well as inviting you to visit your apartment for a full Home Demonstration to personally demonstrate all the functions and facilities of your new home, prior to legal completion of your apartment.

On the legal completion day, we will arrange for you or your chosen representative to meet with your dedicated Customer Service Representative for a key handover. We will provide you with a 'Living Guide Folio' which contains comprehensive information on all aspects of your new home in addition to a 2-year warranty period (and a 24-hour emergency service) following legal completion of your new home.

A dedicated Customer Service telephone number is provided to our purchasers should you have any questions in regard to your new home. Following completion, we will contact you at 7 days, 4 weeks and 7 months after you move in to ensure that you are happy with every aspect of your new home and assist you with any issues that you may have.



Map for illustration purposes only and not to scale

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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 Homes 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. The Nature Collection is a marketing name and will not necessarily form part of the approved postal address. Applicants are advised to contact Berkeley Homes to ascertain the availability of any particular property.

