



HERON QUARTER
WOODBERRY DOWN





Computer Generated Image of Woodberry Down

WELCOME TO
**FRESH LONDON
LIVING**



Discover a fresher way to live at Heron Quarter, a stunning collection of 1 & 2 bedroom apartments available with Shared Ownership, moments from the serene lake at Woodberry Down.

Located just a few minutes' walk from Manor House underground station, Heron Quarter offers contemporary living spaces near to fantastic transport links, acres of green space and a thriving community with lots of cafés and shops close by.

THE TRANQUILITY OF WATERSIDE LIVING

With a spectacular setting facing the West Reservoir - now an exhilarating sailing lake - and panoramic views of the London skyline, it's hard to believe Heron Quarter is only a short journey to King's Cross on the underground.

This tranquil selection of new homes has been designed to be an oasis of calm. Outside, the peaceful courtyard garden has plenty of places to sit and relax, while each luxury apartment offers the finest in modern open-plan living, with high quality fixtures and fittings and a private outdoor space.



Computer Generated Image of Woodberry Down



Map not to scale

AMENITIES

- 1 WOODBERRY DOWN CHILDREN'S CENTRE
- 2 THE REDMOND COMMUNITY CENTRE
- 3 DRY CENTRE (DRY CLEANERS)
- 4 VERSAGE HEALTH AND BEAUTY
- 5 POST OFFICE
- 6 SAINSBURY'S LOCAL
- 7 WOODBERRY DOWN FRUIT & VEG
- 8 THE WETLANDS WILDLIFE CENTRE
- 9 THE GYM LONDON

FOOD & DRINK

- 10 COAL HOUSE CAFÉ
- 11 SIMPLY ORGANIQUE
- 12 THE NATURALIST
- 13 ZER CAFÉ & JUICE BAR
- 14 VOLARE

SCHOOLS

- 15 SKINNERS' ACADEMY SECONDARY SCHOOL
- 16 WOODBERRY DOWN COMMUNITY PRIMARY SCHOOL



WOODBERRY DOWN REALISING THE VISION



One of the UK's largest regeneration projects, award-winning Woodberry Down has already transformed this corner of North London - and there's so much more on the horizon.

The regeneration of the Woodberry Down Estate involves providing more than 5,000 new homes, 40% of which are affordable (including social rent and Shared Ownership) and a range of community facilities, schools and commercial spaces to create a thriving and exciting new place to call home.

Notting Hill Genesis are proud to work in partnership with Berkeley Homes and Hackney Council at Woodberry Down.





LOCAL CONNECTIONS

NATURALLY WELL CONNECTED

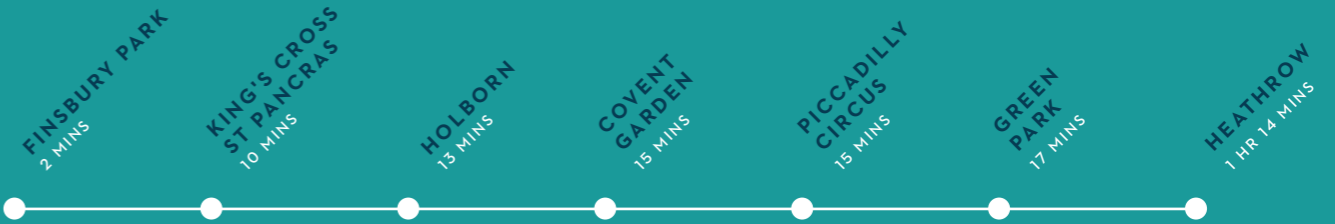
Manor House underground station is just a 2 minute walk away – meaning you can enjoy direct links via the Piccadilly line to King’s Cross St Pancras, the West End and Heathrow Airport, plus incredibly quick journeys to the City.

LOCAL TRANSPORT LINKS

HIGHBURY & ISLINGTON 10 MINUTES VIA UNDERGROUND	STOKE NEWINGTON 17 MINUTES VIA BUS	LONDON FIELDS 19 MINUTES VIA OVERGROUND	BANK 25 MINUTES VIA UNDERGROUND	LIVERPOOL STREET 27 MINUTES VIA UNDERGROUND	LONDON BRIDGE 31 MINUTES VIA UNDERGROUND	TOWER HILL 32 MINUTES VIA UNDERGROUND
---	--	---	---	---	--	---

PICCADILLY LINE

MANOR HOUSE IS JUST A 2 MINUTE WALK FROM HERON QUARTER



All times are approximate and are sourced from Google Maps.

EXPLORE NEW HORIZONS IN YOUR NEW **NEIGHBOURHOOD**

Widely considered to be the 'Foodie Haven' of North London, Stoke Newington features numerous eateries that are perfect for a weeknight bite, or for a special treat at the weekend. With so many restaurants to try, you're spoilt for choice by what this neighbourhood has to offer.

Head to Stroud Green Road for a mouth-watering feast at one of the many independent cafés and restaurants, before a drink at the local landmark The Faltering Fullback.

Osteria Wolf is a go-to for authentic Italian goodness, Perilla in Newington Green, one of the country's top 20 restaurants, is simply unmissable and Trullo, the sister of Padella, will fulfil all your pasta needs!



Take a walk further south of your new home and wander into the oasis within the metropolis that is Highbury Barn. This little pocket of North London features the best independent shops and cafés, including: La Fromagerie, Bournes Fishmonger and Godfreys Butcher. Perfect for those who want to buy local and independent.

For more nearby fun, Islington boasts an impressive selection of fantastic pubs, including The Canonbury, Draper's Arms and the Old Red Lion. In springtime you can frequent these buzzy pub gardens. In the colder weather keep warm at The Pig and Butcher which was voted to serve the best roast dinner in London.

For a lively night out, it has to be Rowans in Finsbury Park - bowling, air hockey, karaoke and dancing, all uniquely in one place.

BECOME A LOCAL

This corner of north-east London offers wonderfully unique local markets where residents can buy fresh flowers, antiques, artisan baked goods and organic produce. Every Saturday one can visit Broadway Market, and every Sunday locals are spoilt for choice and can wander to either Columbia Road and Victoria Park markets.

With so much available, just a short walking distance from Heron Quarter, residents will be completely spoilt for choice.

If you would prefer to hit the high street for your shopping then there are plenty of homeware and fashion boutiques in your neighbourhood.

Venture down to Holloway Road and you can find a vast selection vintage shops, along with more traditional high street favourites.

Take a short walk to Harringay Green Lanes to find large department stores with all manner of shopping facilities available, everything to fit your needs.





A PLACE FIT FOR YOU

Whether you love an early-morning jog, weekend sailing session or simply strolling in the fresh air, a home at Heron Quarter offers endless opportunities to enjoy an active lifestyle.

Try water sports at the West Reservoir, including sailing, kayaking and canoeing. Woodberry Down's vast landscaped grounds offer plenty of spaces for walking, running and cycling, while the trim trail is sure to get your blood pumping and if you prefer to exercise inside, there is a 24 hour gym just a few minutes' walk from Heron Quarter.

Or if swimming is more your style, head to the London Fields Lido where the 50m Olympic size swimming pool is open all year round.





ROOM TO BREATHE

With 15 acres of parkland and 42 acres of open water across two former reservoirs, life at Heron Quarter is idyllically centred around nature.

As well as having its own courtyard garden, your new home is situated alongside Spring Park, while the serene Woodberry Wetlands is only a stroll away.

THIS NATURE RESERVE IS HOME TO SOME OF LONDON'S MOST VARIED WILDLIFE, INCLUDING KINGFISHERS, BEES AND DRAGONFLIES.

For a uniquely relaxing waterside lifestyle, there's nowhere else in the capital quite like Woodberry Down.



SHARED OWNERSHIP SUCCESS

Speaking about Notting Hill Genesis' Shared Ownership option, Woodberry Down resident Maddy comments: "Without Shared Ownership I wouldn't have been able to get my foot onto the property ladder in my current financial situation. It's a great solution for people who want to move away from the renting trap and provides an affordable way into homeownership.

Renting, especially in London, has always felt quite precarious for me, so this has given me a level of reassurance and stability that I didn't have before and I am also investing in something for the future. Shared Ownership has meant I could afford a much more manageable deposit than purchasing on the open market. I feel incredibly lucky to have been able to buy my own home, and would definitely recommend Shared Ownership

▶▶
**WITHOUT SHARED OWNERSHIP
I WOULDN'T HAVE BEEN ABLE
TO GET MY FOOT ONTO THE
PROPERTY LADDER IN MY
CURRENT FINANCIAL SITUATION.**
▶▶

and Notting Hill Genesis. They were incredibly patient with me, and took time to walk me through the process and were there for every step of the purchase. I love my apartment, its lovely and new, a really good size and has lots of storage space. No one has lived there before me which really appealed to me."



MADDY SMITH
WOODBERRY DOWN
RESIDENT



Notting Hill Genesis is one of the largest housing associations in the country, with around 64,000 homes across London and the south-east, serving more than 170,000 residents.

It was formed in April 2018 when Notting Hill Housing amalgamated with Genesis Housing Association. It is a social enterprise committed to creating thriving communities and providing homes for lower-income households.

NHG owns and manages homes across a range of tenures including social, affordable and private rent, leasehold, care and support, temporary housing and Shared Ownership, of which we are the largest provider in the country.

Notting Hill Genesis has a policy of continuous improvement and reserves the right to change specifications, designs, floorplans and siteplans at any time. Room dimensions are approximate and subject to review when viewing your chosen plot and should not be relied upon when ordering floor coverings or furnishings. Computer generated images of the Woodberry Down development and are for illustrative purposes only. Features, internal and external, may vary from time to time and may differ from those shown within the brochure. All lifestyle and location imagery used within this brochure is indicative only and may not be taken in the local area itself. Please ask the sales team for up-to-date information when reserving your new home. July 2020.



HERON QUARTER
WOODBERRY DOWN

020 3504 7413
nhgsales.com

