

A photograph of a garden scene. In the foreground, a water feature flows over a dark, angular stone structure into a pool. The water is dark and reflects the surrounding greenery. To the left of the water feature, there is a planter box filled with various plants, including tall white and purple flowers and green ferns. In the middle ground, a man in a dark blue shirt is sitting on a wooden bench, looking down at a book or tablet. The background is filled with lush green trees and a brick building, all slightly out of focus. The overall atmosphere is peaceful and well-maintained.

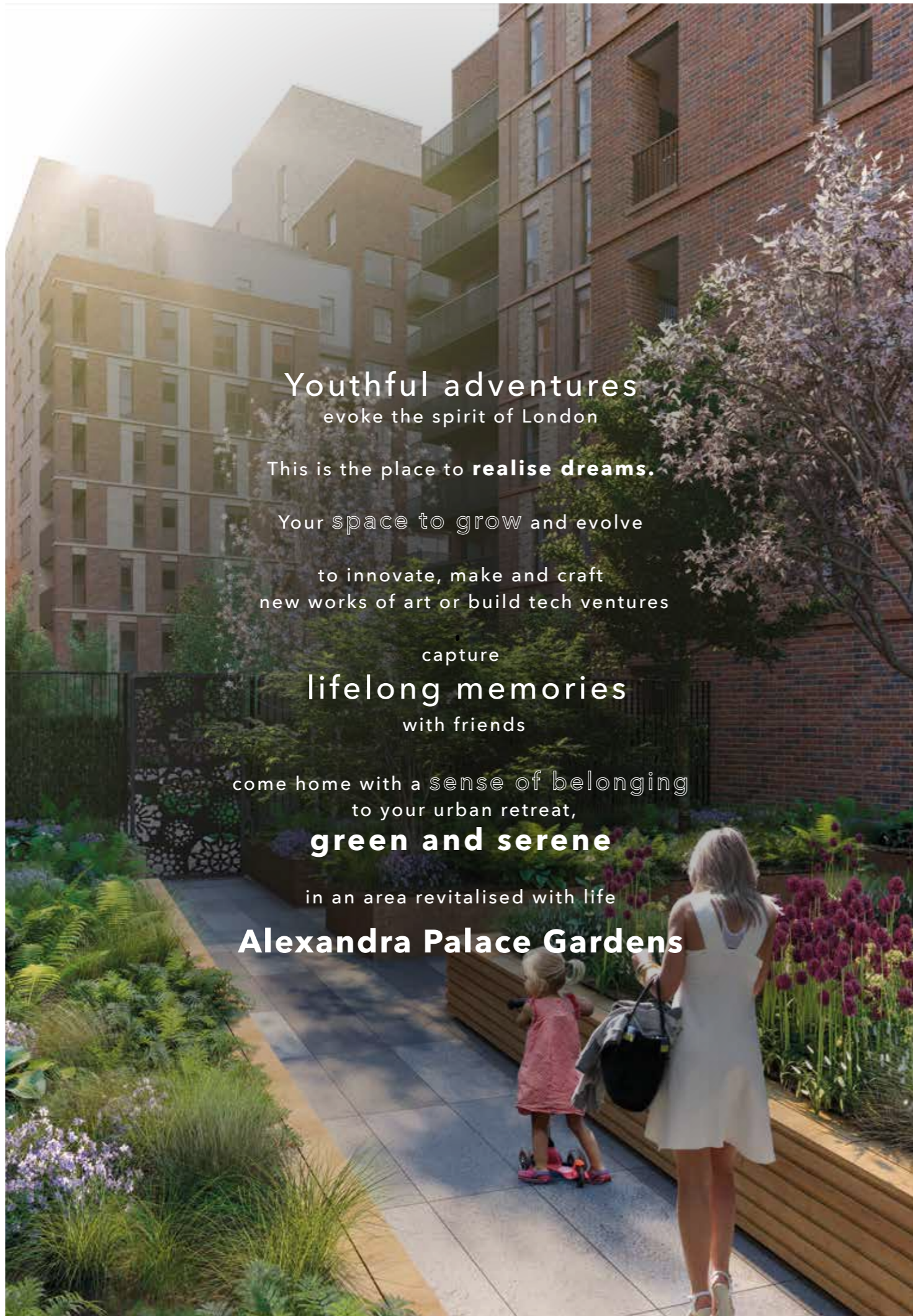
# ALEXANDRA PALACE GARDENS

CLARENDON  
LONDON N8

CREATED BY

St William

Designed for life



Youthful adventures  
evoke the spirit of London

This is the place to **realise dreams.**

Your space to grow and evolve  
to innovate, make and craft  
new works of art or build tech ventures

capture  
lifelong memories  
with friends

come home with a sense of belonging  
to your urban retreat,  
**green and serene**

in an area revitalised with life

## Alexandra Palace Gardens

# ALEXANDRA PALACE GARDENS

In the heart of north London, a new 12-acre city village in Zone 3 is being delivered by St William. This new north cultural quarter will benefit from fast connections into King's Cross St Pancras.

Welcome to Alexandra Palace Gardens, the latest phase at Clarendon – north London's new city village. Framed by Alexandra Park, Hornsey and Wood Green at each point – Alexandra Palace Gardens offers an appealing lifestyle. Five acres of public open space sit within the grounds, while the private residents' facilities consisting of a state-of-the-art gym, swimming pool, sauna and a private lounge have been thoughtfully designed.

A range of high street and independent shops are a short walk away. Alexandra Palace Gardens benefits from excellent transport links with a choice of two Underground and two Overground stations nearby, reaching multiple London landmarks and world class universities.

Alexandra Palace Gardens is a collection of 155 suites, one, two and three bedroom apartments all with private outdoor space and forming part of Clarendon's new city village with a park at its heart.

Created by St William



Residents' podium garden at Beeley Mansions above. Computer-generated image is indicative only and subject to change. Travel times from google.co.uk/maps

Proud to be a member of the Berkeley Group



# £500m

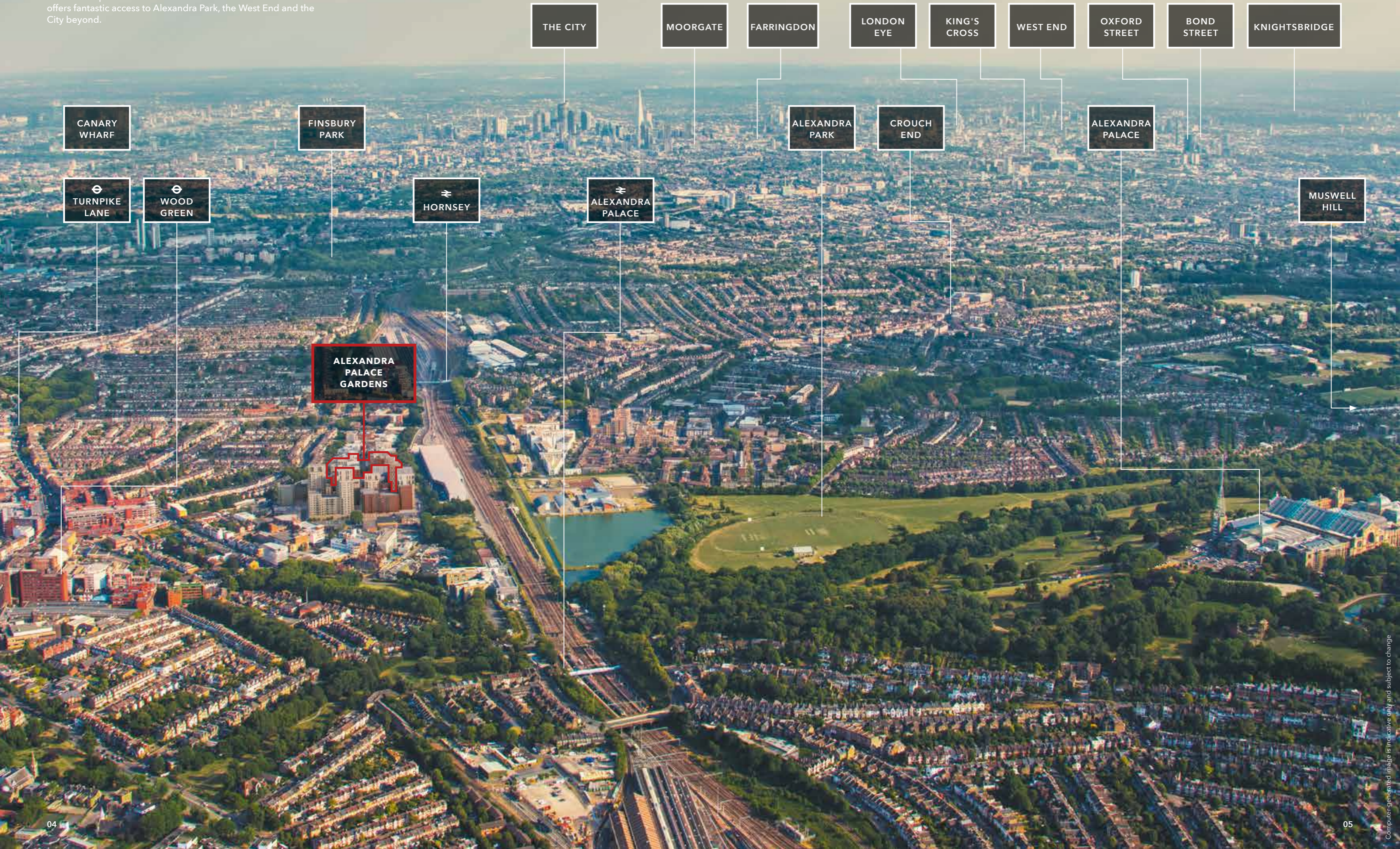
REGENERATION



Over the next 10 years the area surrounding Alexandra Palace Gardens will benefit from substantial regeneration. Clarendon will become a major new neighbourhood in north London and will deliver 1,714 new homes with a network of pocket parks and squares, striking water features, superb residents' facilities with easy transport and retail facilities close by.

# THE RIGHT CONNECTIONS

Set within a prime Zone 3 location Alexandra Palace Gardens offers fantastic access to Alexandra Park, the West End and the City beyond.



CANARY WHARF

FINSBURY PARK

THE CITY

MOORGATE

FARRINGTON

LONDON EYE

KING'S CROSS

WEST END

OXFORD STREET

BOND STREET

KNIGHTSBRIDGE

TURNPIKE LANE

WOOD GREEN

HORNSEY

ALEXANDRA PALACE

ALEXANDRA PARK

CROUCH END

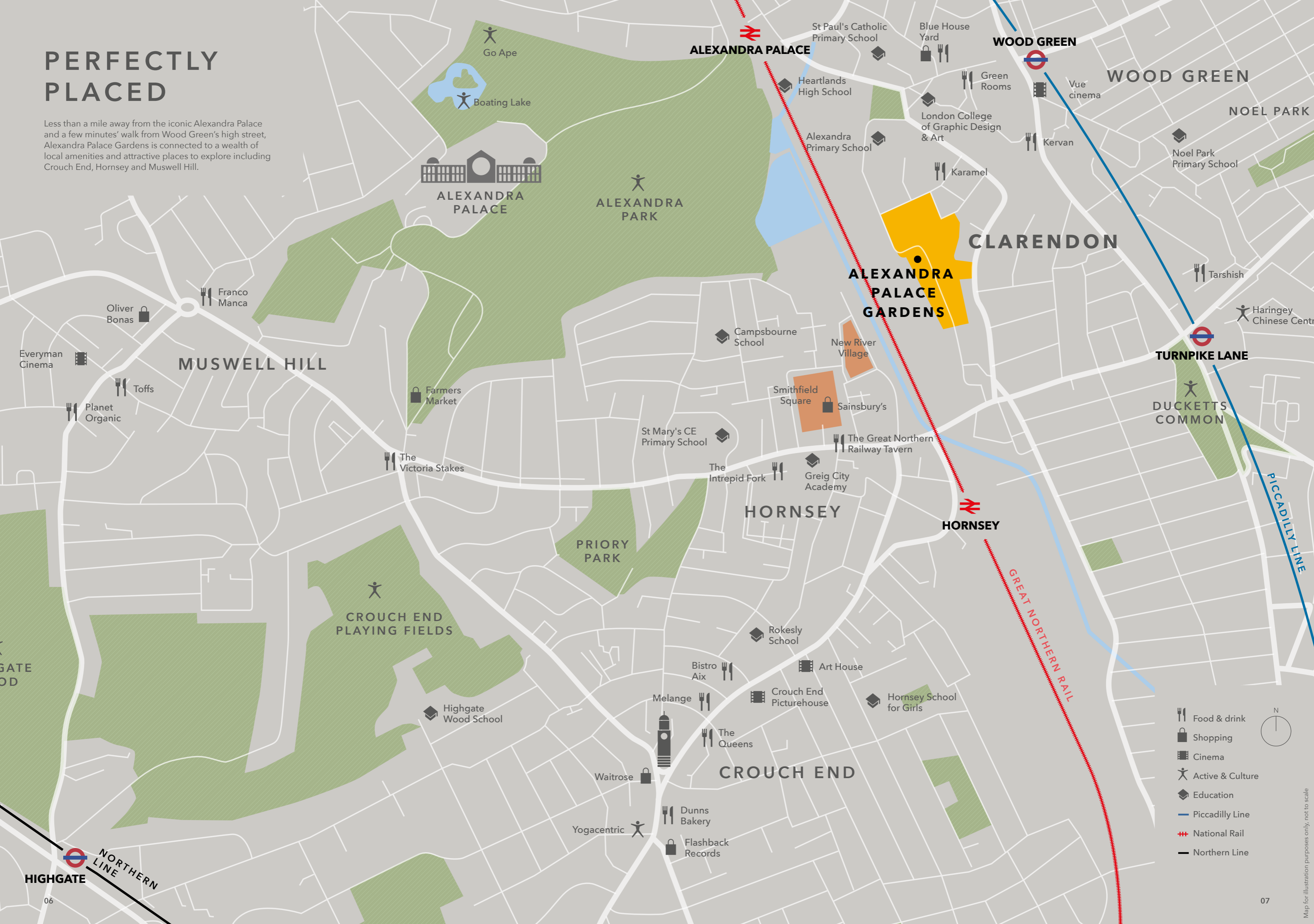
ALEXANDRA PALACE

MUSWELL HILL

ALEXANDRA PALACE GARDENS

# PERFECTLY PLACED

Less than a mile away from the iconic Alexandra Palace and a few minutes' walk from Wood Green's high street, Alexandra Palace Gardens is connected to a wealth of local amenities and attractive places to explore including Crouch End, Hornsey and Muswell Hill.

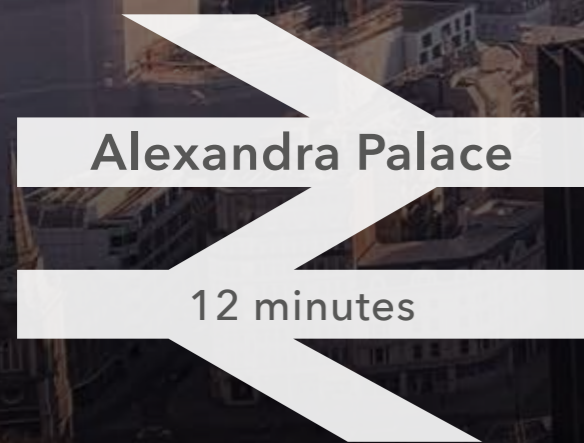


- Food & drink
- Shopping
- Cinema
- Active & Culture
- Education
- Piccadilly Line
- National Rail
- Northern Line



# LONDON CALLING

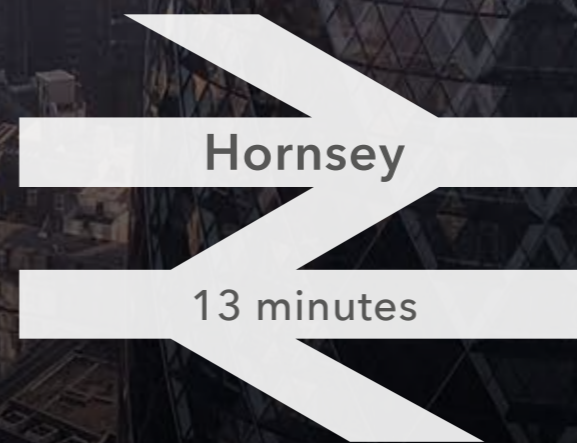
There are four stations within a 13 minute walk of Alexandra Palace Gardens providing access via the Underground to King's Cross St Pancras in just 14 minutes and via the Overground to Moorgate in the heart of the City in 20 minutes.



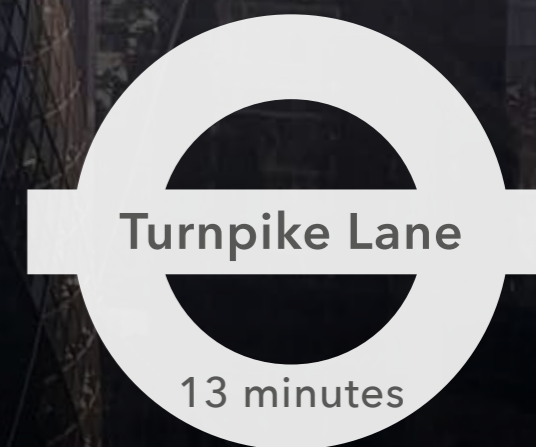
Alexandra Palace  
12 minutes



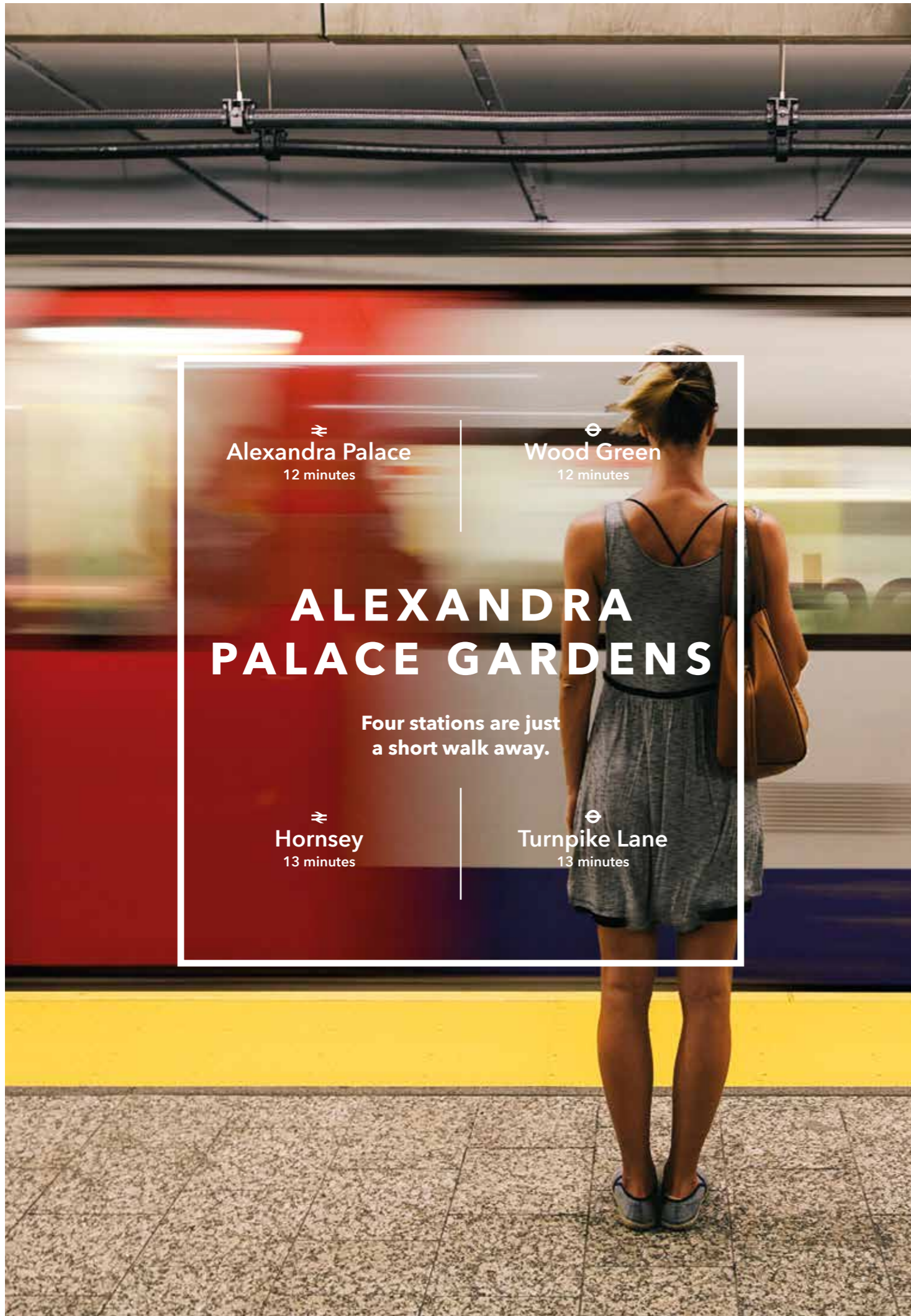
Wood Green  
12 minutes





Hornsey  
13 minutes





Turnpike Lane  
13 minutes



 **Alexandra Palace**  
12 minutes
  **Wood Green**  
12 minutes

**ALEXANDRA PALACE GARDENS**





Four stations are just a short walk away.

 **Hornsey**  
13 minutes
  **Turnpike Lane**  
13 minutes



**WALK**

From Alexandra Palace Gardens

- Alexandra Park  
10 mins
- |
- Sainsbury's Hornsey  
11 mins
- |
-  Alexandra Palace  
12 mins
- |
-  Wood Green  
12 mins
- |
-  Hornsey  
13 mins
- |
-  Turnpike Lane  
13 mins



**BIKE**

From Alexandra Palace Gardens

- Alexandra Park  
3 mins
- |
- Green Lanes  
4 mins
- |
- Crouch End High Street  
8 mins
- |
- Alexandra Palace  
11 mins
- |
- Muswell Hill Broadway  
14 mins
- |
- Highgate Wood  
18 mins



**ROAD**




From Alexandra Palace Gardens

- Green Lanes  
7 mins
- |
- Crouch End High Street  
7 mins
- |
- Muswell Hill Broadway  
10 mins
- |
- Highgate Wood  
11 mins
- |
- Camden Town  
27 mins



**TUBE**


Piccadilly Line from Wood Green

-  King's Cross St Pancras  
14 mins
- |
- Covent Garden  
21 mins
- |
- Leicester Square  
22 mins
- |
-  Farringdon  
25 mins
- |
- Knightsbridge  
28 mins
- |
-  Paddington  
31 mins



**RAIL**

Rail from Hornsey

- Finsbury Park  
8 mins
- |
- Highbury & Islington  
10 mins
- |
- Old Street  
16 mins
- |
-  King's Cross St Pancras  
17 mins
- |
- Moorgate  
20 mins



**AIR**

By road from Alexandra Palace Gardens

- City Airport  
46 mins
- |
- London Luton  
52 mins
- |
- Heathrow  
56 mins
- |
- London Stansted  
57 mins

# CONNECTIONS

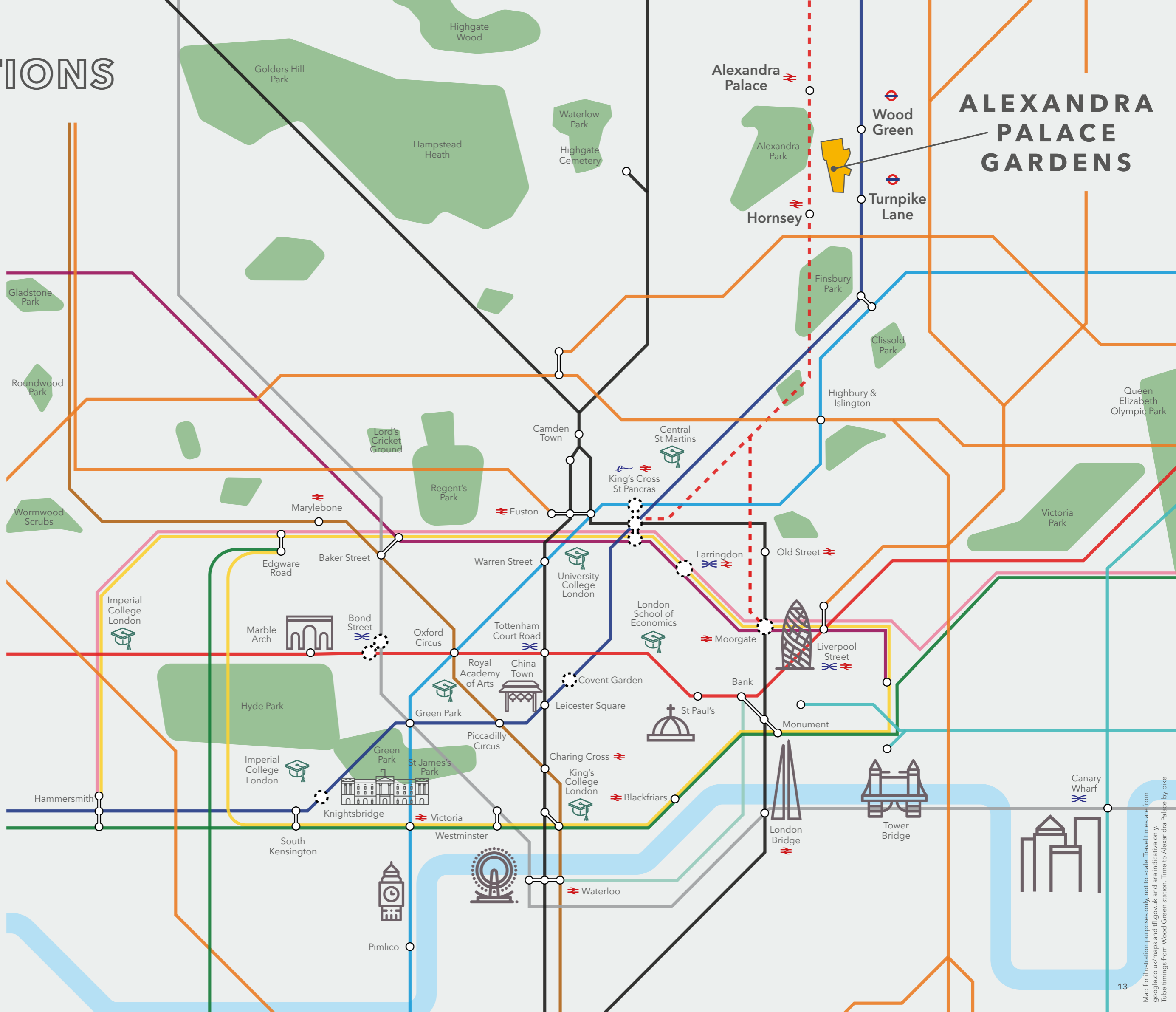
**4 mins**  
ALEXANDRA  
PALACE

**14 mins**  
KING'S CROSS  
ST PANCRAS



**23 mins**  
BOND STREET

**28 mins**  
KNIGHTSBRIDGE



Map for illustration purposes only, not to scale. Travel times are from google.co.uk/maps and tfl.gov.uk and are indicative only. Tube timings from Wood Green station. Time to Alexandra Palace by bike

# A NEW PLACE TO CALL HOME

Alexandra Palace Gardens is a collection of 155 homes across three buildings each with their own podium garden. Just a short stroll through the central landscaped gardens to the nearby residents' facilities, these new homes will offer the best of urban life, with easy access to the centre of London.



# FANTASTIC RESIDENTS' FACILITIES



## RESIDENTS' LOUNGE LOBBY

The Park Club is a series of rooms created specifically for use by the residents. The striking lobby features elegant and contemporary lighting, with luxe furnishings accented in an industrial inspired setting.



## RESIDENTS' LOUNGE

The lounge is made up of three curated spaces with diverse seating arrangements allowing for pockets of privacy or social gatherings.



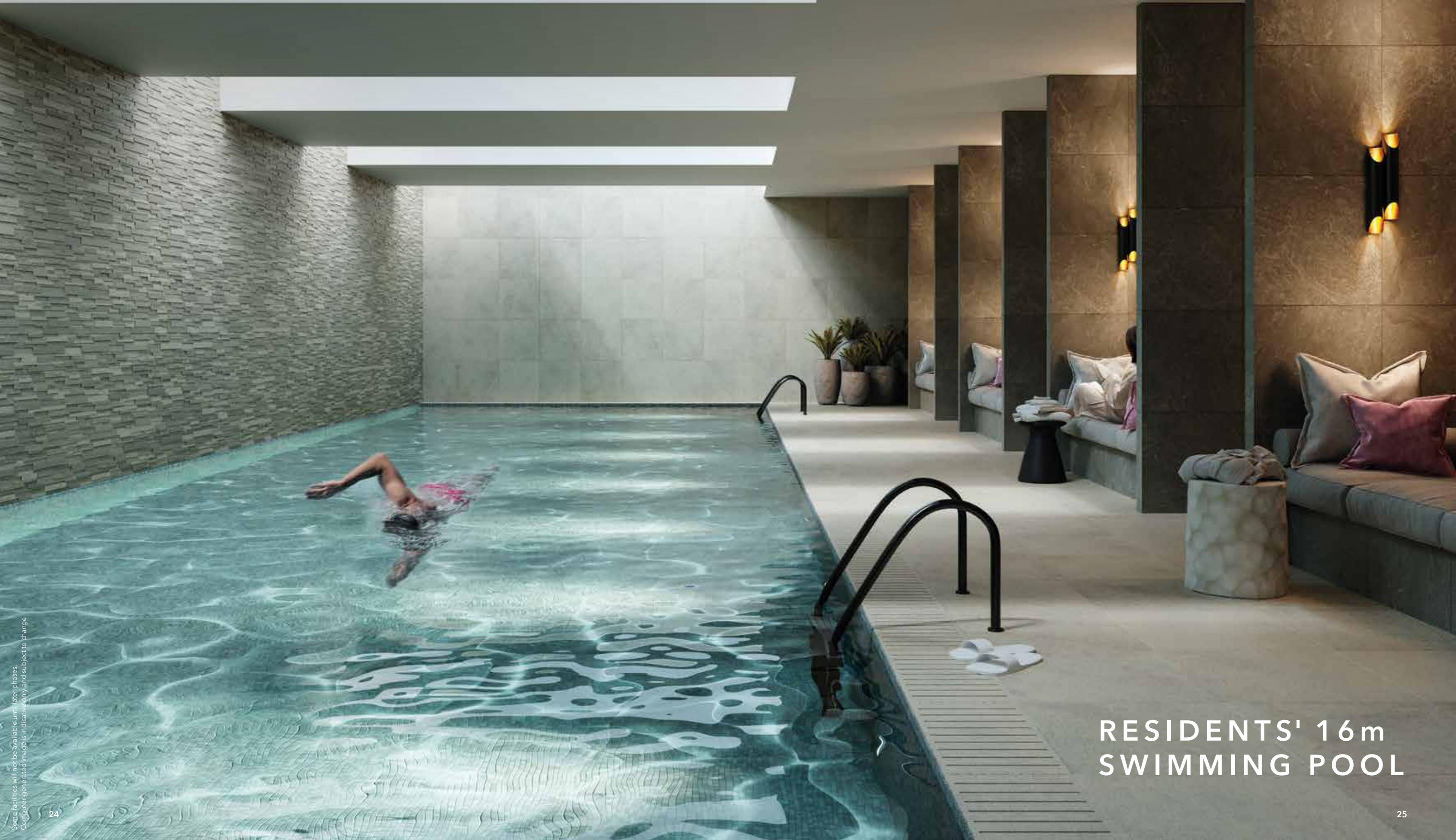


## RESIDENTS' MEETING AND DINING ROOM

The meeting room is a versatile space with warm wood detailing and soft furnishings. An ideal area for meetings or just as a quiet place to work, away from the office. Equipped with AV and connectivity, alongside a concealed kitchenette, the room transforms from a board room into a private dining room for entertaining guests.

# 5 RELAXATION AND WELL-BEING FACILITIES

SWIMMING POOL, SAUNA, STEAM ROOM, GYM AND TREATMENT ROOM



RESIDENTS' 16m  
SWIMMING POOL



Some facilities will not be available until later phases. Computer-generated image of permanent gym at the Park Club is indicative only and subject to change.

## RESIDENTS' GYM

The Park Club gym has state-of-the-art equipment, including Technogym treadmills, bikes and cross trainers. The gym is split into individual zones – stretch, strength, cardio and group training. Two training studios are available for private personal training, and both are equipped with Wexer programmer virtual reality classes.

# RESIDENTS' TREATMENT ROOM

The treatment room is a tranquil place where you can unwind and relax.



SAUNA



LAMBERT MANSIONS GYM



LAMBERT MANSIONS GYM

Lambert Mansions gym is a meanwhile gym and will be available in the earlier stages of the scheme until the Park Club is open. CGIs are indicative and subject to change.

5 ACRES OF  
OPEN SPACE

## GREEN SPACES

The open spaces will include private and tranquil gardens for socialising and relaxing.

# 1 ACRE LANDSCAPED GARDENS



The beautifully designed landscaped garden weaves through the heart of Alexandra Palace Gardens, providing ample space for socialising, spending time with family and friends or for peace and quiet.

Part of the former gasholder has been retained to create a beautiful water feature with natural planting and walkways that gently curve towards a contemporary decked seating area.



"PEOPLE WILL FEEL ENVELOPED BY THE RICH PLANTING THAT CHANGES WITH THE SEASONS."

**Andrew Harland**  
LDA Design, Landscape Architects

## THE LANDSCAPE VISION

// We wanted Alexandra Palace Gardens residents to hear birdsong and be able to pick an apple from a tree. People will feel enveloped by the rich planting that changes with the seasons. We wanted to make it easy for people to meet up with their neighbours, and provide a tempting variety of places for play and exercise.

Our landscape-led vision makes strong connections to the authentic memory of the site and to nature, from nooks of green to new habitat for the song thrush, with planting informed by local ancient woodland. Alexandra Palace Gardens will be a lovely place to enjoy a lazy Sunday coffee in the mid-morning sun, or a drink at dusk by the water's edge. //

**Andrew Harland**  
LDA Design, Landscape Architects



# INSIDE VISION







TOWNSQUARE PALETTE

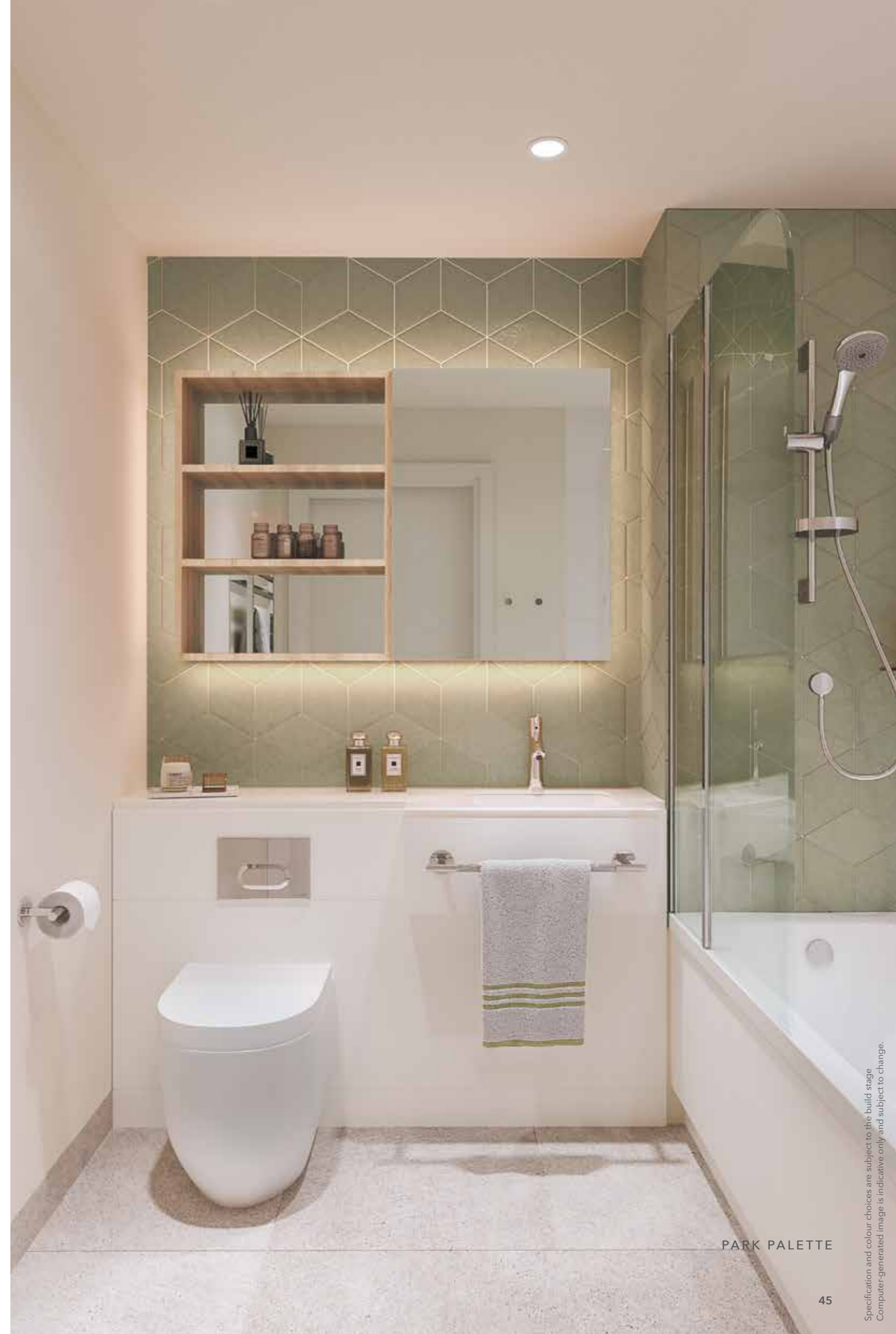


PARK PALETTE





TOWNSQUARE PALETTE



PARK PALETTE



# 196

ACRES OF PARKLAND  
ONLY MINUTES AWAY



# ALEXANDRA PALACE

£26.7m  
RESTORATION



Surrounded by 196 acres of parkland, this historic palace with an extraordinary past offers expansive views over London. Home to famous firework displays, must-see concerts and fascinating events, the beloved 'Ally Pally' has delighted Londoners with first-rate leisure and entertainment for more than 150 years.



Photograph by Lloyd Winters



Photograph by Lloyd Winters



# DIVERSE LOCAL FLAVOURS

Alexandra Palace Gardens belongs to a vibrant and eclectic community, sweeping from the leafy north London enclave of Muswell Hill, to the magnificent Alexandra Palace and Hornsey's bustling high street, a relaxed retail destination that continues to expand and evolve.

Less than 15 minutes away you will find chic boutiques, imaginative cocktail bars and inviting green spaces. There is a huge array of cultural and social venues which host everything from inventive film screenings to live performances.



Bloomers Florist Cafe



Bloomers Florist Cafe



Hornsey train station



The Great Northern Railway Tavern



The Great Northern Railway Tavern



St Mary's Church

## HORNSEY

Located just 12 minutes walk from Alexandra Palace Gardens, Hornsey is an up-and-coming Victorian suburb with shops, bars and restaurants for every taste. From florists such as Bloomers and vintage stores such as Mishka, there is an array of neighbourhood eateries, cosy coffee shops and great pubs in this popular local suburb.



01

## CROUCH END

A leafy neighbourhood much loved by families, artists and professionals. Independent restaurants and cafés abound, along with local festivals, an arthouse cinema, delicatessens, specialist food shops and galleries.

- 01 Crouch End Clock Tower
- 02 Gail's Bakery
- 03 Haberdashery Café



04

## MUSWELL HILL

A cosy enclave above the city, Muswell Hill has many charms and spectacular views towards the City. Nestled between Highgate Woods and Alexandra Palace its village atmosphere is popular with families and informs every specialist store, independent book shop, local restaurant and craft beer pub. Muswell Hill also has plenty of green spaces perfect for a quiet stroll.

- 04 Highgate Woods
- 05 Everyman Cinema
- 06 Muswell Hill Bookshop



02



03



05



06

# EDUCATION

Enjoy the highest level of support at each stage of education, from primary school to doctorate degree. You'll find five primary schools and six secondary schools rated as good or outstanding by Ofsted in the immediate vicinity, plus the world's top universities, colleges and business schools only a short Underground ride away.

King's Cross is the new home to Central St Martins - an internationally renowned centre for arts and design, which counts Alexander McQueen, Antony Gormley and Stella McCartney among its alumni. Research and teaching powerhouses including the London School of Economics and University College London are also nearby.



## LESS THAN 30

## MINUTES FROM A WORLD CLASS EDUCATION



### HIGHER EDUCATION

From Wood Green  
Underground Station

- University  
College London  
21 mins
- 
- School of Oriental  
and African Studies  
23 mins
- 
- King's College  
London  
26 mins
- 
- London School  
of Economics and  
Political Science  
28 mins
- 
- Royal Academy  
of Arts  
29 mins
- 
- Imperial College  
London  
38 mins



### SECONDARY EDUCATION

Walking from  
Alexandra Palace Gardens

- Heartlands  
High School  
Ofsted - Good  
11 mins
- 
- Greig City  
Academy  
Ofsted - Good  
15 mins
- 
- Greek Secondary  
School of London  
Ofsted - Good  
17 mins
- 
- Octagon AP  
Academy  
Ofsted - Good  
18 mins
- 
- St Thomas More  
Catholic School  
Ofsted - Outstanding  
26 mins
- 
- Alexandra Park  
School  
Ofsted - Outstanding  
33 mins



### PRIMARY EDUCATION

Walking from  
Alexandra Palace Gardens

- Alexandra  
Primary School  
Ofsted - Good  
6 mins
- 
- St Paul's RC  
Primary School  
Ofsted - Good  
11 mins
- 
- North Haringay  
Primary School  
Ofsted - Good  
14 mins
- 
- Campsbourne  
Infant School  
Ofsted - Good  
15 mins
- 
- Trinity Primary  
Academy  
Ofsted - Outstanding  
16 mins

# A HIVE OF CREATIVITY



Goodwin & Goodwin



Goodwin & Goodwin



Working with St William, Projekt has transformed a part of the former industrial land of Clarendon into a centre for innovation and culture. Clarendon Yards is a meanwhile space which will offer 40,000 sq ft of maker spaces, workshops and studios for creative start-ups.

Some of the businesses currently at Clarendon Yards include art development charity Collage Arts, North London Strength & Conditioning (a CrossFit Gym), creative sign-makers Goodwin & Goodwin and independent book distributors Turnaround Publisher Services.

With its carefully chosen range of bars, food outlets, fitness hubs and cultural spaces, Clarendon Yards aims to offer great experiences to everyone.

# SITE MAP



## KEY

- Hornsey Park Place
- Alexandra Palace Gardens
- Clarendon Yards – Cultural Quarter (Temporary use)
- 24-hour concierge
- The Park Club; lounge, swimming pool, gym & spa (Subject to planning, location may change)
- Residents' meanwhile gym (Location may change)
- Crèche
- Sales Information Centre
- National Grid Property
- Penstock Tunnel Leading to Alexandra Park
- Incorporates affordable housing
- Energy Centre in basement (Future phase)

### 01 HORNSEY PARK PLACE

A collection of 169 suites, one, two and three bedroom apartments.

### 02 LAMBERT MANSIONS

A collection of 104 Suites, one, two and three bedroom apartments.

### 03 BEELEY MANSIONS

A collection of 40 suites, one, two and three bedroom apartments.

### 04 ELBERTA MANSIONS

A collection of 11 suites, one, two and three bedroom apartments.

### 05 PUBLIC SQUARE

A new village square with shops, bars and restaurants and space for events and farmers markets.

### 06 HORNSEY PARK

A collection of landscaped gardens; the largest part of the park is set within evergreen woodland planting.

The other spacious lawns are placed around gentle flowing water features.

# SPECIFICATION



## KITCHEN

Excellent specification with interior designed fitted kitchens available in three palette options<sup>1</sup>

Bespoke cupboard handles

Utensil hanging rail

Feature lighting to underside of wall units and tiled splash back between worktop and wall units

Integrated Bosch appliances including:  
 - Single oven with black glass finish (to 1 and 2 bedroom apartments only)  
 - Microwave oven with black glass finish (to 1 and 2 bedroom apartments only)  
 - Combi oven-microwave (to suites)  
 - Touch control induction hob with four zones

Integrated appliances including:  
 - Full height fridge/freezer  
 - Dishwasher  
 - Fully integrated extractor hood

Freestanding washer/dryer located in utility cupboard

Composite stone worktops with under-mounted 1.5 bowl stainless steel sink (1 bowl sink to suites) and Hansgrohe monobloc tap

Bespoke joinery to kitchen with feature shelving units

## WARDROBE

Fitted wardrobe to master bedrooms with sliding doors, high level shelf, hanging rail and LED strip lighting<sup>1</sup>

Optional upgrade to second bedroom<sup>2</sup>

## WALL & FLOOR FINISHES

Off-white painted internal walls and ceilings

Two colourways of timber effect flooring to hall, kitchen/living room and coat cupboard<sup>3</sup>

Two colourways of carpet to all bedrooms

Optional upgrade to Timber effect flooring in bedrooms<sup>4</sup>

## COMMUNAL AREAS

Interior designed communal areas

Movement controlled lighting to all corridors

Carpet to corridors

## BATHROOM

Tiled floor and wet walls, available in three palette options<sup>1</sup>

Feature tile to vanity splashback and one bath/shower wall<sup>1</sup>

Bespoke designed vanity unit with composite stone top

Mirrored cabinet with feature lighting<sup>1</sup>

Undermounted white ceramic basin with polished chrome Hansgrohe tap

White WC with concealed cistern and polished chrome dual flush button

White bath with glass shower screen, Hansgrohe shower, wall mounted mixer and bath filler (where bath shown on floorplan)

White shower tray with sliding glass door, Hansgrohe shower and wall mounted mixer (where shower shown on floorplan)

Shaver socket integrated in cabinet

Chrome heated towel rail

Glass shelf to shower

Chrome toilet roll holder, robe hooks and bespoke towel bar on vanity unit

## ELECTRICS/LIGHTING

Satin chrome finish to visible kitchen sockets

White switch and sockets to other locations

USB socket in bedrooms, living room and kitchen

Provision for SkyQ to the living room and master bedroom

High level TV point to living room and master bedroom

LED downlights to kitchen/dining/living room, bathroom/en-suite, hall and master bedroom

Pendant lights to second and third bedrooms

Lighting to utility and coat cupboards

Video door entry system

Entrance to apartment building cores via electronic access control

Entrance to car park via electronic access control

CCTV to car park and external communal areas

## HEATING/VENTILATION

Electric underfloor heating in bathrooms and en-suites

Communal heating system

Mechanical Extract Ventilation (MEV)

## DOORS & JOINERY

Timber veneer entry door and timber architrave with multi-point locking system, latch and spy hole

Satin white painted internal doors, skirting, and architraves

Satin stainless steel ironmongery throughout

## RESIDENTS' FACILITIES

Residents will have access to the Park Club. The amenities will include but are not limited to:

- 16m swimming pool
- Gymnasium and fitness studios\*
- Sauna & steam room
- Treatment room
- Changing rooms
- Residents' lounge
- Private meeting room and dining room with kitchenette
- 24-hour concierge

## COAT CUPBOARDS

High level shelf with hanging rail and light

## CUSTOMER UPGRADES

<sup>1</sup>Choice of three colour palettes are available to personalise your home. Choices and options are subject to timeframes, availability and change

<sup>2</sup>Built in wardrobe to second bedrooms

<sup>3</sup>Where applicable and layout depending

<sup>4</sup>Timber effect floor to bedrooms

\*Meanwhile gym will be available initially in Lambert Mansions and the permanent gym will be located in the Park Club.

Your attention is drawn to the fact that it may not be possible to provide the branded products as referred to in the specification.

Note: Residents' facilities will be available in later stages of the development.

St William Homes LLP reserves the right to amend the specification as they deem necessary.

# ST WILLIAM LANDSCAPES FOR LIVING

St William is a joint venture between the Berkeley Group and National Grid. Our vision is to develop sites that have been closed to the public for decades and reconnect them to the community.

We want the places built by St William to be renowned for the quality of their landscape and the open space. The term 'landscape' comes from two words meaning 'to shape a place where people belong'.

That idea inspires our approach. The space between buildings is where you create a community and somewhere that is sociable, sustainable and safe. We believe beautiful landscaped open spaces give room to breathe, and sit in harmony with our vision for the carefully considered architecture and thoughtfully designed interiors throughout our developments.

To pioneer a landscape led approach to urban developments is hugely important to us. We truly believe these spaces between the buildings are as important as the buildings themselves, where one's well-being within that space can be emphasised through positive design. Backed by the strength and expertise of National Grid and the Berkeley Group, St William will regenerate sites at the heart of communities across London and the South of England, creating homes for people to enjoy.



FIRST LIFE  
THEN SPACES  
THEN BUILDINGS

# DESIGNED FOR LIFE

Buying a home is one of the most important decisions you will ever make. The qualities that make St William different mean that you can choose a new home from us with complete confidence. When you buy a home from St William 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.

## Award winning and royally recognised

In addition to receiving numerous awards for quality, design and customer service, the Berkeley Group was granted the 2014 Queen's Award for Enterprise in Sustainable Development and in 2011 they won Britain's Most Admired Company award. These awards recognise and reward outstanding achievements in business performance.

## 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 St William.

## 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 St William, 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, St William operates a two-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

St William'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.

## 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

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

## Alexandra Palace Gardens

At St William we have included a variety of specific features to reduce environmental impact and create a sustainable community. At Alexandra Palace Gardens energy efficient technologies and excellent building fabric performance will reduce the carbon emissions of the development. Technologies will include automatic PIR lighting in spaces such as cupboards and communal areas to limit waste energy, energy efficient appliances, low energy LED lighting throughout, smart energy meters for monitoring and an energy efficient communal heating and hot water system.

Water consumption will be reduced through the specification of dual flush WCs, low water-use taps and showers and the harvesting of rainwater for the irrigation of the communal landscaping.

To increase biodiversity in the development, green and brown roofs will be implemented. The roofs will create a habitat for bees, butterflies and other invertebrates some of which will in turn provide a food source for birds. Green roofs also help to reduce the urban heat island effect and reduce surface water run-off.

Electrical car charging points and cycle storage will be provided to encourage more sustainable modes of transport.

## 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.

### 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



## 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.

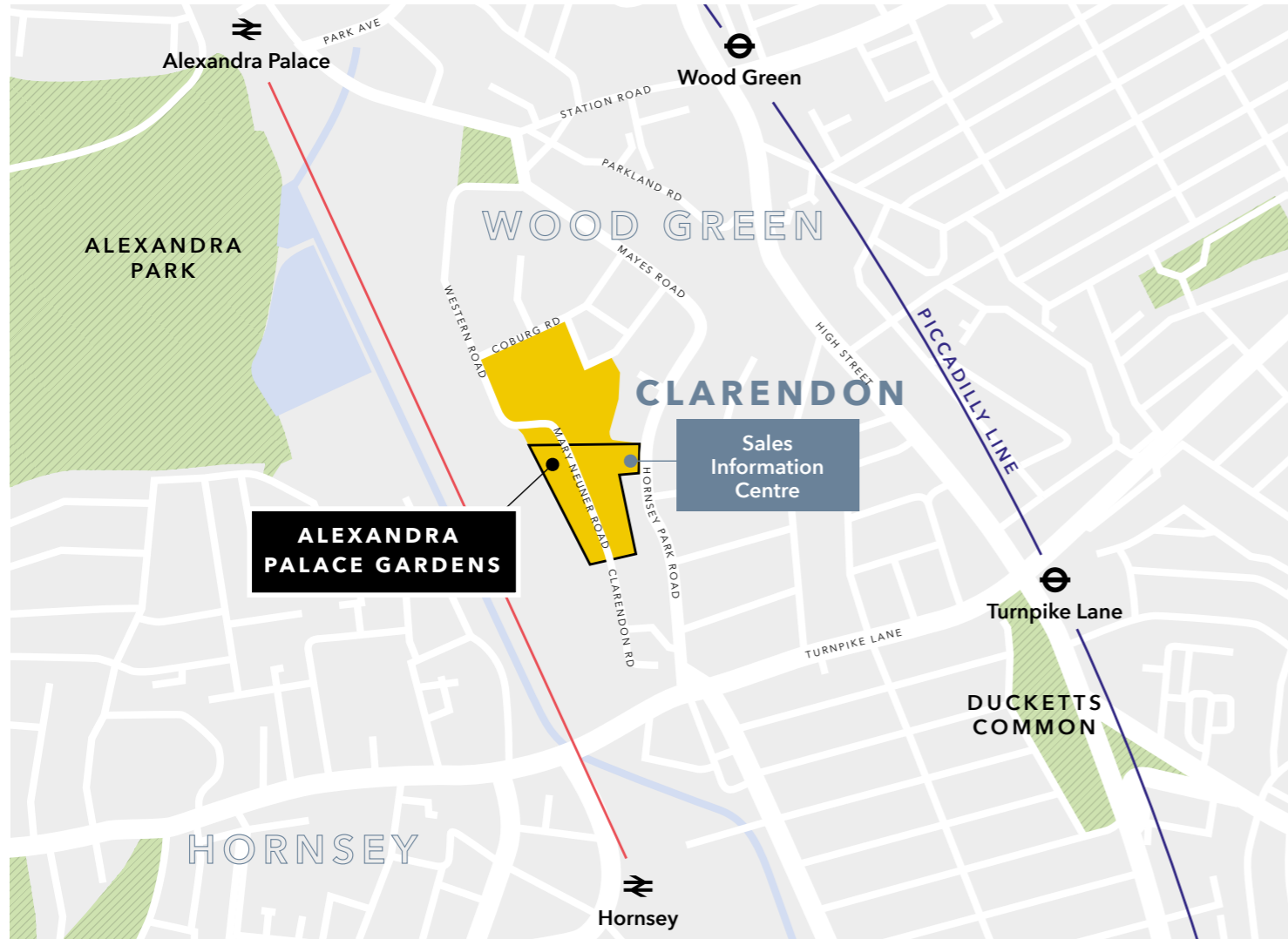
We do this through a number of partner charities that tackle some of the most pressing social problems affecting young people today, including homelessness and unemployment.

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.

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





Map for illustration purposes only, not to scale

**Visit the Sales Information Centre**

107-111 Hornsey Park Road  
London N8 0JX

Opening times 10am – 6pm daily

020 3944 1176  
sales.clarendon@stwilliam.co.uk  
clarendonn8.co.uk



@BerkeleyGroupUK

berkeley\_group

Download the new mobile app

The information in this document is indicative and is intended to act as a guide only as to the finished product. Accordingly, due to St William's policy of continuous improvement, the finished product may vary from the information provided. These particulars should not be relied upon as statements of fact or representations and applicants must satisfy themselves by inspection or otherwise as to their correctness. This information does not constitute a contract or warranty. Alexandra Palace Gardens is a marketing name and will not necessarily form part of the approved postal address. Applicants are advised to contact St William to ascertain the availability of any particular property. Floorplans shown for Alexandra Palace Gardens at Clarendon 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. Computer-generated images are indicative only and subject to change. Lifestyle images and illustrations are indicative only. Maps are not to scale and show approximate locations only. Travel times taken from google.co.uk/maps, tfl.gov.uk and nationalrail.co.uk. Your attention is drawn to the fact that it may not be possible to provide the branded products as referred to in the specification. In such cases, a similar alternative will be provided. St William reserves the right to make these changes as required. A number of choices and options are available to personalise your home. Choices and options are subject to time frames, availability and change. W256/CA23A/0919



Computer-generated image is indicative only and subject to change



Proud to be a member of the



**Berkeley**  
Group

**St William**  
Designed for life