

*life in* place  
FROM ANCHOR



# GOLDFINCH POINT

WOODBERRY DOWN, HACKNEY

1 and 2-bedroom apartments for sale for over 55s,  
in the heart of Hackney's Woodberry Down



Welcome to  
*life in place*  
FROM ANCHOR

We believe that choices  
make life richer and  
altogether more rewarding.

So when you reach the stage of life  
where you're ready to 'right-size' your  
home and look with confidence to  
the years ahead, we're here for you.

Across the UK, our affordable, brand  
new apartments for later living open  
up a world of possibilities; not just  
in a range of locations, layouts and  
specifications.

The choice is yours with Life In Place  
from Anchor.

## *Later living within reach*

This is Goldfinch Point – a dynamic development carefully crafted for ease and enjoyment, exclusively for over 55s.

Here, you're not just finding your perfect home, you're welcoming the opportunity for more in your later years. Set in Woodberry Down, this community is rich in culture, nature and connections. Perfect for creating new memories and moments to savour.

Discover the captivating duality of Hackney and what it offers. From local markets to tranquil parks, enjoy the bustle of one of London's most diverse and exciting boroughs. With open doors to engage in the community, you'll find a true sense of belonging.



Computer generated image is indicative only

# Homes centred around you

## EXCEPTIONAL QUALITY AND UNPARALLELED COMFORT

At Goldfinch Point, our later living homes are built to an exceptional standard, setting a new benchmark. Each apartment is meticulously crafted to offer the perfect blend of comfort and practicality.



## PEACE OF MIND WITH LONG-TERM ASSURANCE

When you choose one of our homes, you're not just buying a property; you're gaining peace of mind. Every home comes with a 12-year build warranty, assuring you of its durability and our commitment to maintaining the highest standards.

## UNMATCHED SECURITY AND SUPPORT

Feel secure knowing your new home is equipped with a secure door entry system, award-winning 24/7 Anchor On-Call support should you ever need it and a dedicated location manager onsite during weekdays. With these comprehensive safety measures, you're poised to truly relax in your new home.



## INDEPENDENCE AND A SENSE OF COMMUNITY

Experience the joy of independent living. Goldfinch Point is designed to enhance community spirit, promote togetherness and make it easy to forge new friendships with your neighbours. Every aspect of Goldfinch Point is intended to foster connections to create a warm and welcoming environment.

## LUXURY COMMUNAL FACILITIES

Finished to a premium standard, our onsite amenities meet your every need. Whether you're enjoying a coffee in the elegant lounge, or unwinding with friends in our landscaped gardens.



Computer generated image is indicative only

Your life.  
*Your place.*



At Goldfinch Point, life is about more than just a home – it's about enjoying a stress-free lifestyle in a friendly and secure community.

This is a vibrant, new independent living development in the heart of Hackney's Woodberry Down. Here, you can enjoy the perfect blend of nature and city living, set

beside protected wetlands and a reservoir with the conveniences of city life.

At Goldfinch Point, you'll quickly find a sense of belonging. Whether it's in your apartment with features designed with you in mind or in the beautiful communal spaces where you can spend time with neighbours, or just yourself. It's your life, your place.

### **GUEST SUITE**

Open to all our residents, simply book our hotel style guest suite should your visiting family or friends need to spend a night or two.

### **SPACES TO UNWIND**

A landscaped, communal courtyard garden and a private balcony to all apartments means you can easily unwind and relax when needed.

### **SUSTAINABLE FEATURES**

The building has a net biodiversity gain, with 76% carbon reduction and blue and green roofs. It's also equipped with air source heat pumps for energy efficiency and photovoltaic panels serve all communal areas.

### **ACCESSIBILITY STORAGE**

You'll find dedicated cycle and mobility vehicle storage in both building blocks, so you can move out and about with ease and stay connected to the things that matter most.

### **COMMUNAL AMENITIES**

The Residents Lounge and Kitchen is the perfect place to relax and socialise with neighbours, family and friends.

### **PETS WELCOME**

But most importantly, your furry friends are welcome to stay at Goldfinch Point with you.

## *Key features and amenities*

By choosing a home with us, you're not just buying a property; you're embracing a lifestyle that prioritises your wellbeing and community involvement.

- AN ELEGANT RESIDENTS LOUNGE AND KITCHEN
- BEAUTIFULLY LANDSCAPED COURTYARD GARDEN
- A HOTEL-STYLE GUEST SUITE FOR VISITORS
- ACCESS TO ANCHOR'S ONLINE WELLBEING SERVICE
- AN ONSITE TEAM AND 24/7 ANCHOR ON-CALL SUPPORT
- PRIVATE BALCONIES, MANY WITH SPECTACULAR CITY VIEWS

Please ask your sales consultant for more information on the views from each apartment.

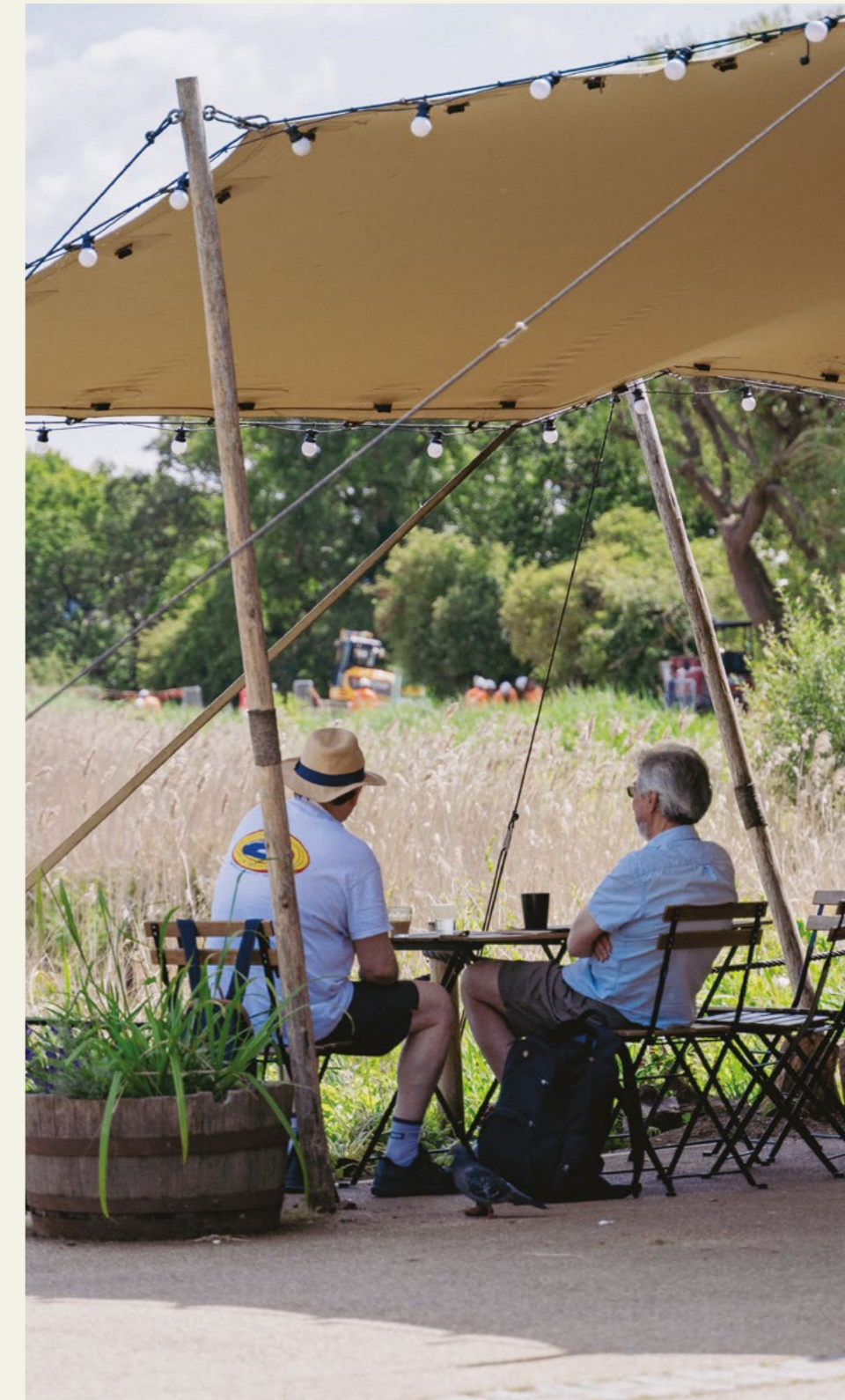


## A life *enriched*

Immerse yourself in nature at Woodberry Down, a vibrant community just minutes' walk from Goldfinch Point. A thriving hub for wildlife, with wildflower meadows and fruit trees attracting birds, bees, butterflies and other insects.

Cared for by the London Wildlife Trust, Woodberry Wetlands offers a tranquil green oasis from the hustle and bustle of the city and is home to 15 acres of landscaped parkland and 42 acres of open water.

The West Reservoir is open all-year-round for outdoor swimming and has a range of activities available including sailing, canoeing and kayaking.





OAK TREE  
COMMUNITY  
CENTRE

ABNEY  
PARK

WOODBERRY  
WETLANDS

STOKE  
NEWINGTON

EAST  
RESERVOIR

THE CITY

THE  
SHARD

GOLDFINCH POINT  
WOODBERRY DOWN, HACKNEY

THE COAL  
HOUSE CAFÉ

CLISSOLD  
PARK

WEST  
RESERVOIR

WEST  
RESERVOIR  
CAFÉ & CENTRE

DRURY N4  
MANOR HOUSE

REDMOND  
COMMUNITY  
CENTRE

BT TOWER

EMIRATES  
STADIUM



# On your doorstep

A glance at your local area and the amenities at your doorstep. All your daily necessities are within easy reach.



Map not to scale

## DINING

- 01 THE ANGEL'S BAKERY**  
4 minutes' walk / 0.2 miles
- 02 DRURY N4 MANOR HOUSE CAFÉ**  
6 minutes' walk / 0.3 miles
- 03 SUBLIME PIZZERIA & BAR**  
6 minutes' walk / 0.3 miles
- 04 THE COAL HOUSE CAFÉ**  
8 minutes' walk / 0.4 miles
- 05 NATURALIST**  
9 minutes' walk / 0.4 miles

## HEALTH & WELLBEING

- 06 OAK TREE COMMUNITY CENTRE**  
7 minutes' walk / 0.3 miles
- 07 REDMOND COMMUNITY CENTRE**  
10 minutes' walk / 0.4 miles
- 08 THE GYM GROUP**  
10 minutes' walk / 0.4 miles
- 09 BOOTS**  
17 minutes' walk / 0.7 miles
- 10 ST ANN'S ROAD SURGERY**  
17 minutes' walk / 0.8 miles
- 11 WHITTINGTON HOSPITAL**  
20 minutes' drive / 3.3 miles

## SHOPPING

- 12 TESCO EXPRESS**  
3 minutes' walk / 0.1 miles
- 13 SAINSBURY'S LOCAL**  
6 minutes' walk / 0.3 miles
- 14 SIMPLY ORGANIQUE**  
12 minutes' walk / 0.5 miles
- 15 SAINSBURY'S**  
12 minutes' drive / 1.2 miles
- 16 TESCO SUPERSTORE**  
12 minutes' drive / 1.8 miles
- 17 SHOPPING GARDEN**  
10 minutes' drive / 1.5 miles

## PARKS

- 18 WOODBERRY DOWN PARK**  
7 minutes' walk / 0.3 miles
- 19 FINSBURY PARK**  
13 minutes' walk / 0.5 miles

# Every path leads to beauty

Wherever you look in Woodberry Down, you're perfectly placed to access beautiful, relaxing nature.

Woodberry Wetlands and Woodberry Down Park is right at your doorstep at Goldfinch Point, making for an easy choice when you need a breath of fresh air.

Further afield, there's more greenery, protected wildlife, and acres upon acres of open space to behold, including all the sporting and family friendly activities to tick off the list. At Goldfinch Point, you'll never run out of green spaces to explore.

- **WOODBERRY WETLANDS, LONDON WILDLIFE TRUST**  
3 minutes' walk / 0.2 miles
- **WALTHAMSTOW WETLANDS, LONDON WILDLIFE TRUST**  
12 minutes' cycle / 2.3 miles
- **CLISSOLD PARK**  
19 minutes' walk / 0.9 miles
- **LEE VALLEY REGIONAL PARK**  
15 minutes' cycle / 2.9 miles



## LEE VALLEY REGIONAL PARK

This 10,000-acre park boasts a variety of award-winning green spaces, world-class sports venues and ecologically vital wildlife havens.

A day's visit won't cover all that can be done in this beautiful park. Cycling, angling, horse riding, and even ice skating, are just some of the sports on offer here. You can also find water activities such as rowing and sailing. Lee Valley Regional Park also features four different campsites all with different experiences on offer.

## CLISSOLD PARK

Opened all the way back in 1889, Clissold Park is one of Hackney's best loved traditional parks and has held a Green Flag award since 2006.

Clissold House stands as the landmark of the park, a timeless Grade II listed building available for event hire. The park also has its own herd of fallow deer and other small birds and animals. For recreation, there are tennis courts, a café and a splash pad to take the grandkids to.



## Discover your active side

Keep up with your fitness routine, or make a start, at Goldfinch Point. In Woodberry Down, you're never far from amenities and facilities to improve your physical fitness and mental wellbeing.

In addition to online wellbeing classes, you'll find a range of clubs to join in Finsbury Park – bowls, baseball and softball – including an athletics track. Nearer by is the North London Sailing Association which is dedicated to providing easy access to affordable sailing no matter their level of ability.



- **WEST RESERVOIR**  
**NORTH LONDON SAILING ASSOCIATION**  
21 minutes' walk / 1.1 miles
- **SOBELL LEISURE CENTRE**  
14 minutes' drive / 1.6 miles
- **FINSBURY PARK COURTS**  
13 minutes' walk / 0.5 miles

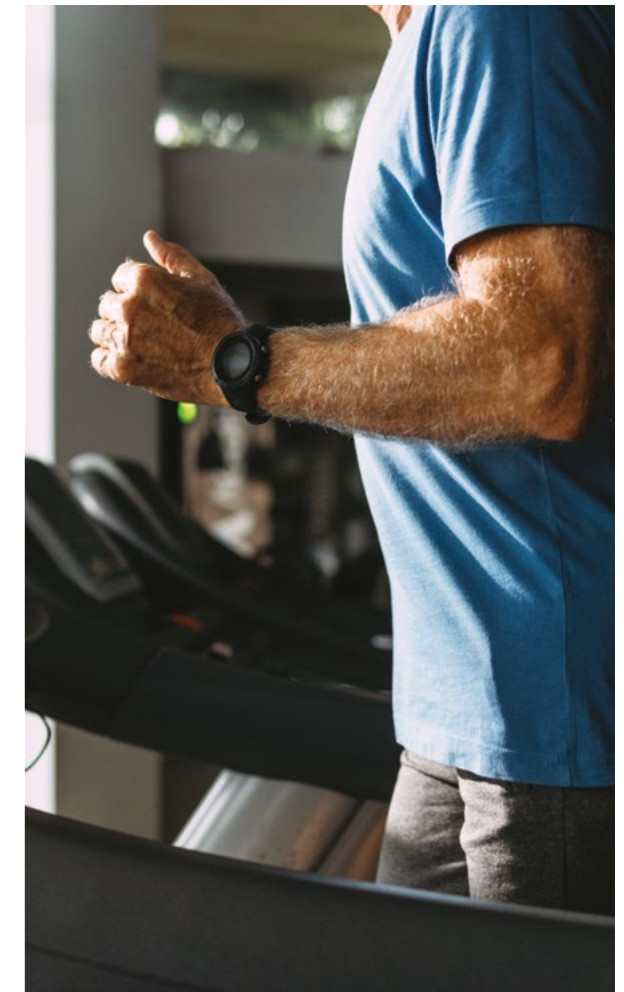


### SOBELL LEISURE CENTRE

Just a short drive away, Sobell Leisure Centre is a hub for social and affordable activities for every working day of the week.

Its facilities include play areas for children, a gym, studios, outdoor pitches, sauna and steam rooms, squash courts, and a sports hall that can accommodate a wide range of indoor sports like badminton, basketball and table tennis.

Sobell Leisure Centre is also adapted for wheelchair users, has disabled toilets, and accessible parking and changing rooms. A timetable and price list can be found online, including membership options.



# Taste the flavours, enjoy the company

Hackney offers a vibrant food scene, from traditional pubs to cozy coffee shops and family-friendly restaurants.

You'll be spoiled for food choice here. Hokka Brasserie is beautifully decorated in line with its proximity to Finsbury Park, serving classic dishes and trending brunch favourites. Nearer Hackney Central, LARDO serves seasonal Italian menus.



## Cafés

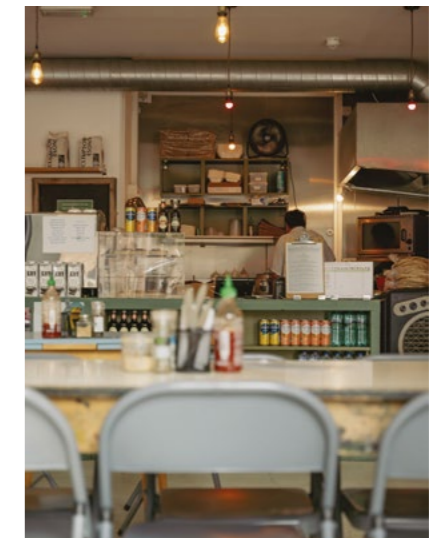
- **MILK**  
7 minutes' walk / 0.3 miles
- **PARK VIEW CAFE**  
12 minutes' walk / 0.5 miles
- **FINCH CAFE AND RESTAURANT**  
22 minutes' drive / 3.5 miles

## Restaurants

- **LARDO**  
20 minutes' drive / 3.2 miles
- **HOKKA BRASSERIE**  
12 minutes' drive / 1.5 miles

## Pubs

- **THE FINSBURY**  
12 minutes' walk / 0.7 miles
- **THE WORLD'S END**  
12 minutes' drive / 1.5 miles



# Experience culture, and fill your days

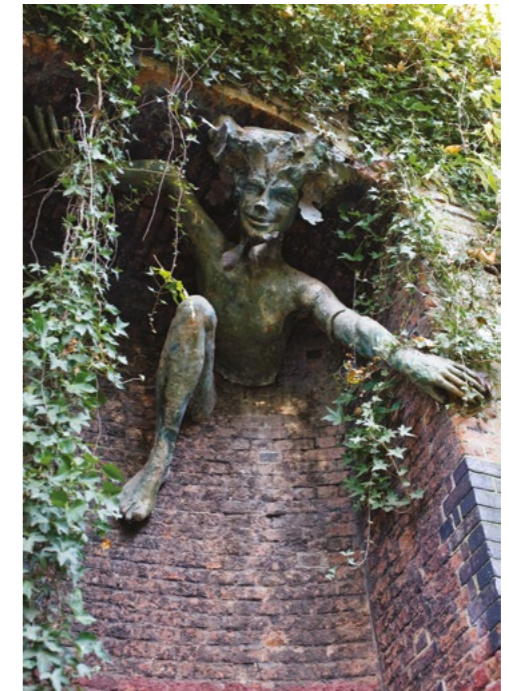
The trendy borough of Hackney has always drawn people from all walks of life.

Drop by Pretty Shiny Shop, an independent gift shop dedicated to selling pretty and shiny things at affordable prices. With similar products, Nook Shop sells homeware, stationery and accessories that are well designed and built to last.

Closer to Hackney Central, the Victorian Broadway Market offers over 70 shops, cafés and restaurants open seven days a week from dawn to dusk. Sit back and relax while watching a show at Hackney Empire, open since 1901.



- **PARKLAND WALK**  
23 minutes' walk / 1.8 miles
- **PRETTY SHINY SHOP**  
10 minutes' cycle / 1.5 miles
- **NOOK SHOP**  
6 minutes' cycle / 1.1 miles
- **BROADWAY MARKET**  
22 minutes' drive / 4.1 miles
- **HACKNEY EMPIRE**  
18 minutes' drive / 3.0 miles

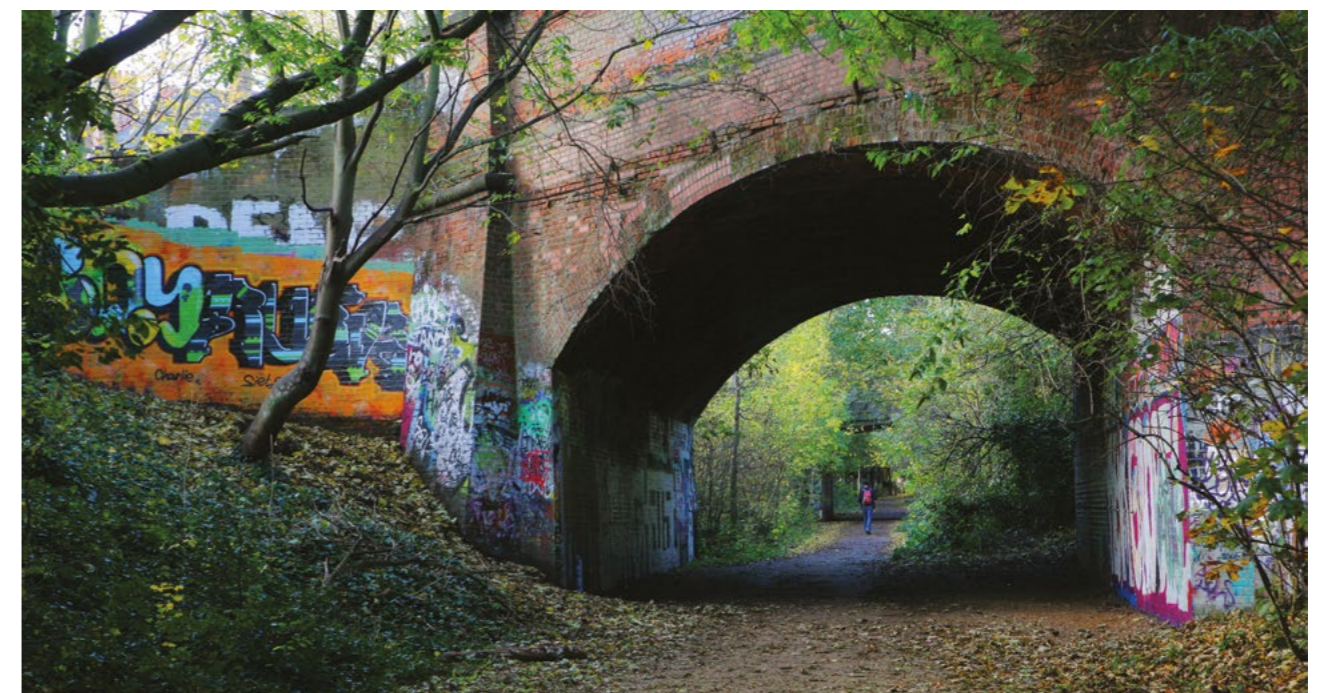


## PARKLAND WALK – LOST RAILWAY WALK

Discover London's very own bat cave and walk along an abandoned railway.

The route officially begins from Alexandra Palace in Muswell Hill but you can make a start from the west side of Finsbury Park and head backwards.

It'll take you through Highgate station, Queen's Wood and Highgate Wood. Keep a lookout for The Spriggan Sculpture by Marilyn Collins, supposedly inspired by Stephen King's short story, Crouch End.



# Endless wonders to discover

## YOUR WIDER AREA

There's plenty of connections on your doorstep. An 11-minute walk away is Stamford Hill station which can take you to Stratford. You can also hop on the Underground at Manor House station, or catch the bus, to central London and all of its glory.



  
**Underground**

  
**Bus**

  
**Car**

**MANOR HOUSE (PICCADILLY LINE)**

11 minutes' walk



**KING'S CROSS ST PANCRAS**

10 minutes



**COVENT GARDEN**

16 minutes



**HEATHROW T2 & 3**

1 hour 6 minutes

**SEVEN SISTERS ROAD/ AMHURST PARK (STOP U)**

2 minutes' walk



**MANOR HOUSE (PICCADILLY LINE)**

3 minutes



**EMIRATES STADIUM**

19 minutes



**EUSTON**

36 minutes

**TOTTENHAM HOTSPUR STADIUM**

20 minutes



**WESTFIELD STRATFORD CITY**

35 minutes



**ROYAL AIR FORCE MUSEUM**

45 minutes



**LUTON AIRPORT**

1 hour 5 minutes

All travel times taken from Google Maps for the quickest average time at 10am.

# The city awaits

From Manor House station on the Piccadilly line or Stamford Hill station on the Weaver line, you're perfectly positioned to navigate all of London. The Piccadilly line provides a direct route to the city's key attractions while the Weaver line offers connections to the east.



Map not to scale

# Site plan

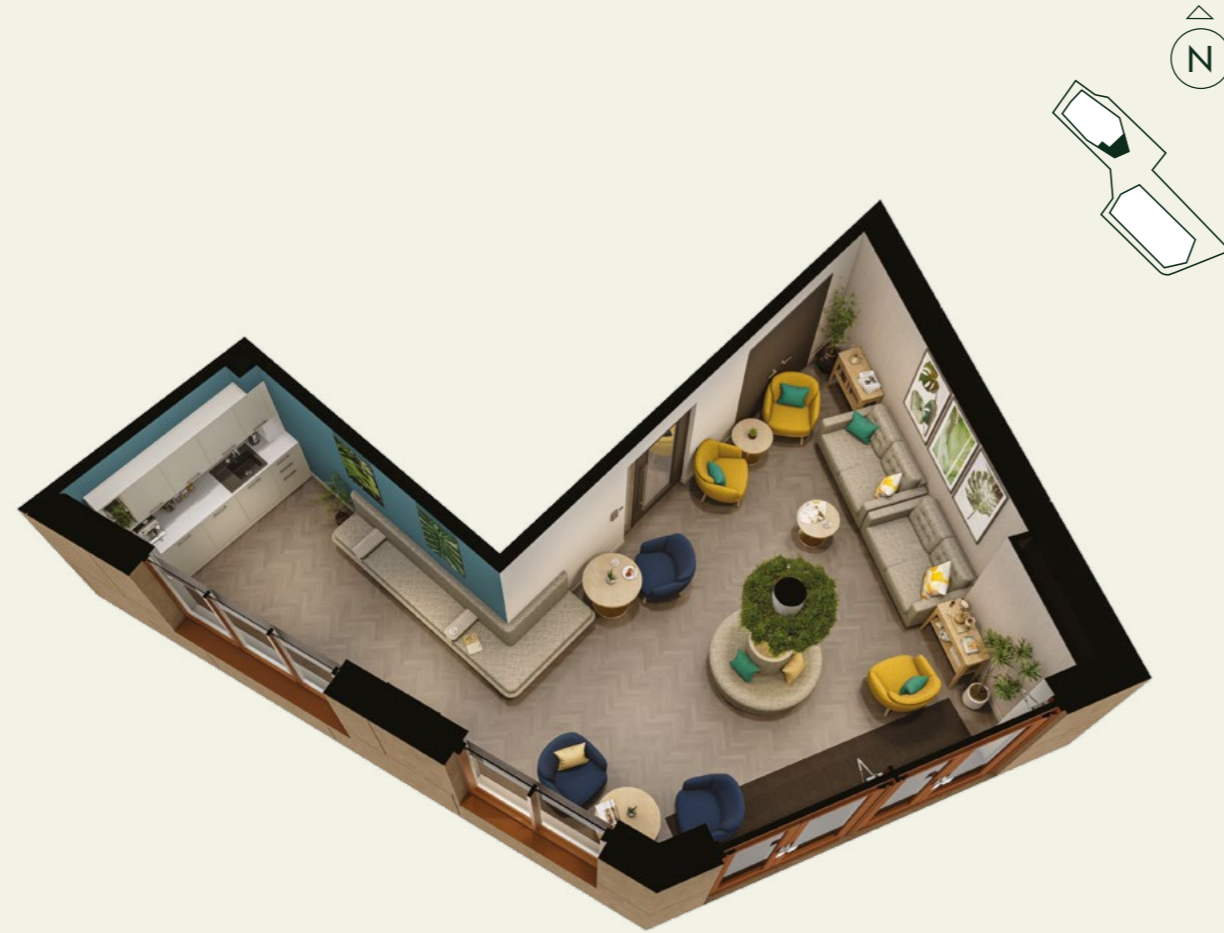
- CG COMMUNAL GARDEN SPACES
- R EAST AND WEST RESERVOIRS

## GROUND FLOOR

- GS GUEST SUITE
- SS SALES SUITE
- RL RESIDENTS LOUNGE AND KITCHEN
- B BIN STORE
- BS BUGGY STORE
- CS CYCLE STORE
- BC BUGGY & CYCLE STORE
- MR MULTI-PURPOSE ROOM







## North Block

### FEATURES

- Sales suite
- Residents Lounge and kitchen
- Buggy store
- Cycle store
- Bin store
- Two communal lifts



Computer generated images are indicative only.



## South Block

### FEATURES

- Residents Lounge and kitchen
- Guest suite
- Buggy and cycle store
- Bin store
- Two communal lifts



# North Block

THE KINGFISHER (1ST – 9TH FLOOR)

PLOTS: 4, 8, 12, 16, 20, 24, 28, 32, 36

## KEY

2 BEDROOM

L LIFT

SC STORE CUPBOARD

## DIMENSIONS

TOTAL AREA	64.8 SQ M	697 SQ FT
KITCHEN/LIVING/DINING	5.71m x 5.12m	18'9" x 16'10"
BEDROOM 1	4.99m x 3.15m	16'4" x 10'4"
BEDROOM 2	2.87m x 2.65m	9'5" x 8'8"

5% variance in floor area across building.



# North Block

THE HERON (5TH – 9TH FLOOR)

PLOTS: 19, 23, 27, 31, 35

**KEY**

2 BEDROOM

L LIFT

SC STORE CUPBOARD

**DIMENSIONS**

TOTAL AREA	67.4 SQ M	725 SQ FT
KITCHEN/LIVING/DINING	8.15m x 4.23m	26'9" x 13'11"
BEDROOM 1	4.03m x 3.47m	13'3" x 11'5"
BEDROOM 2	3.35m x 2.87m	11'0" x 9'5"

Windows on west side do not open. 5% variance in floor area across building.



# South Block

THE HAWTHORN (4TH – 6TH FLOOR)

PLOTS: 23, 30, 36

## KEY

1 BEDROOM

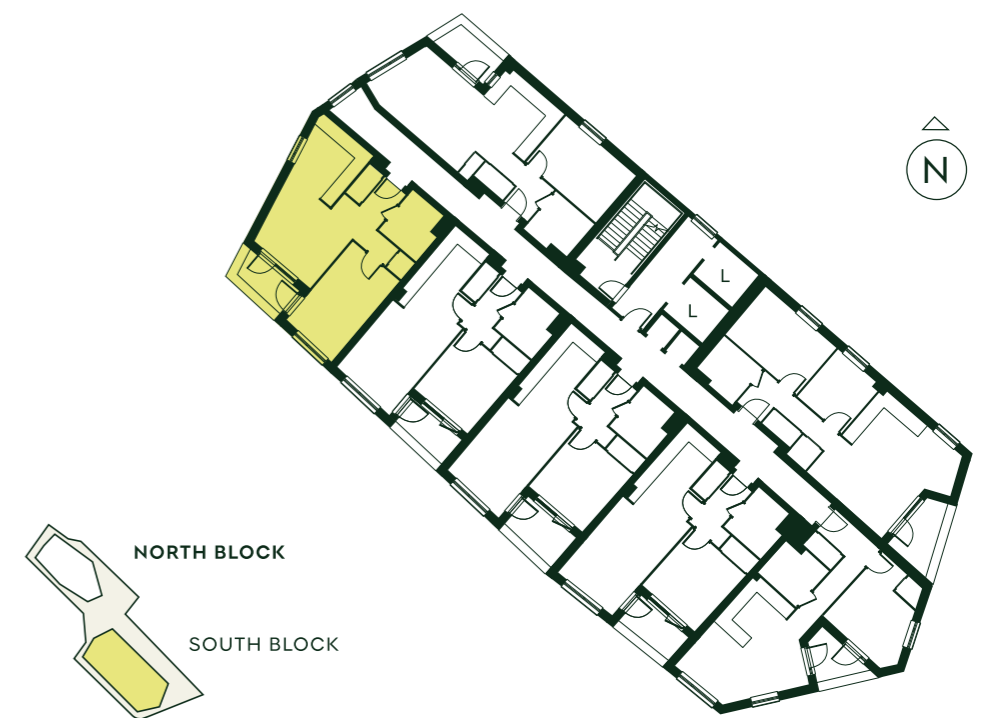
L LIFT

SC STORE CUPBOARD

## DIMENSIONS

TOTAL AREA	55.5 SQ M	597 SQ FT
KITCHEN/LIVING/DINING	6.92m x 4.08m	22'8" x 13'5"
BEDROOM 1	5.03m x 3.00m	16'6" x 9'10"

Window in dining area does not open. 5% variance in floor area across building.



# South Block

## THE GREBE (5TH – 6TH FLOOR)

PLOTS: 31, 37

### KEY

1 BEDROOM

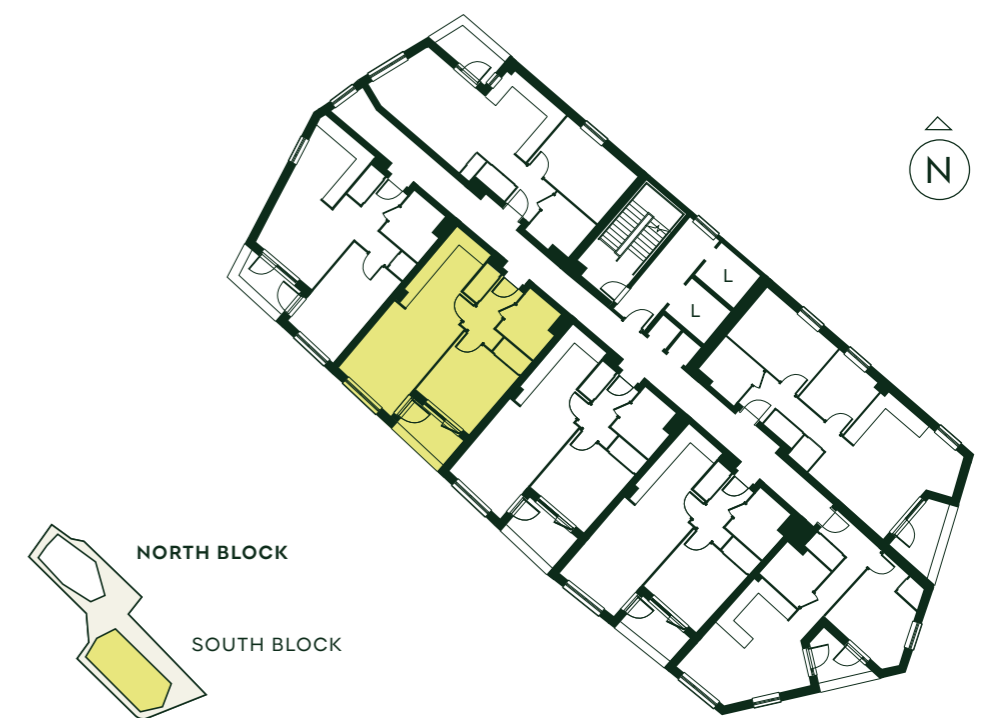
L LIFT

SC STORE CUPBOARD

### DIMENSIONS

TOTAL AREA	57.7 SQ M	621 SQ FT
KITCHEN/LIVING/DINING	9.08m x 3.51m	29'9" x 11'6"
BEDROOM 1	3.74m x 3.49m	12'3" x 11'5"

5% variance in floor area across building.



# South Block

## THE MEADOWSWEET (5TH – 6TH FLOOR)

PLOTS: 32, 38

### KEY

1 BEDROOM

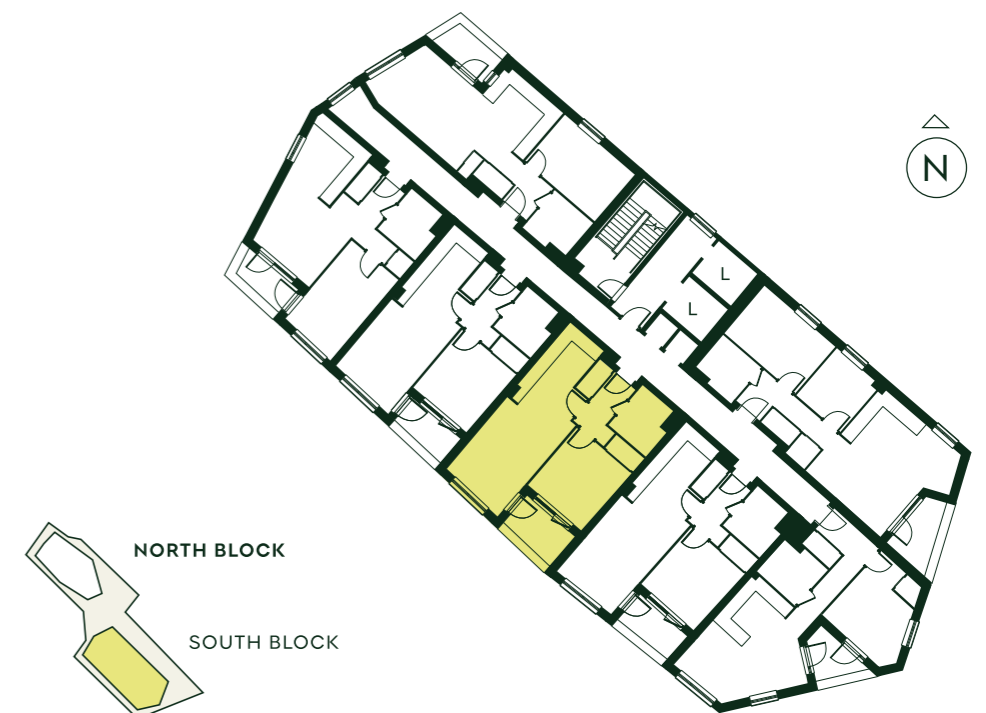
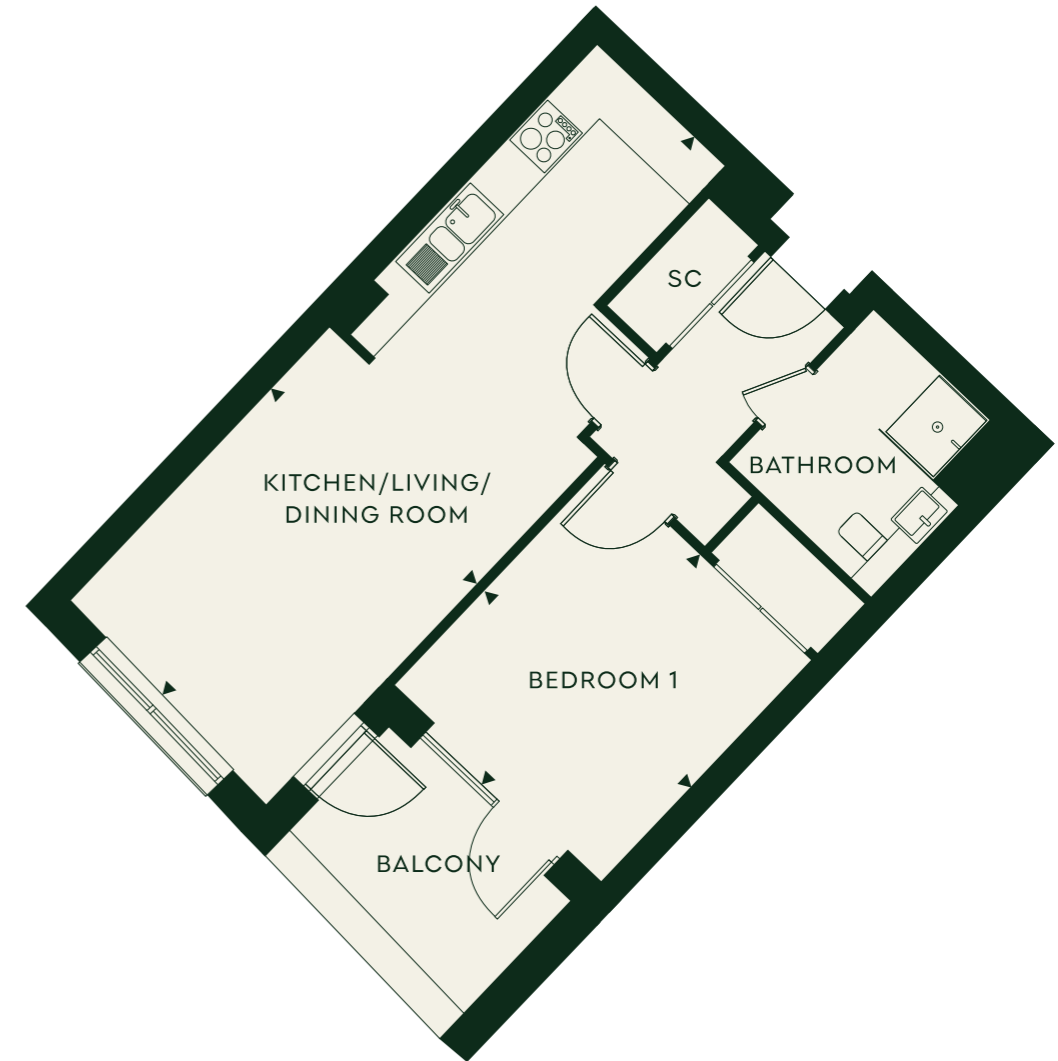
L LIFT

SC STORE CUPBOARD

### DIMENSIONS

TOTAL AREA	59.0 SQ M	635 SQ FT
KITCHEN/LIVING/DINING	9.43m x 3.50m	30'11" x 11'6"
BEDROOM 1	3.71m x 3.45m	12'2" x 11'4"

5% variance in floor area across building.



# South Block

## THE OSPREY (5TH – 6TH FLOOR)

PLOTS: 33, 39

### KEY

1 BEDROOM

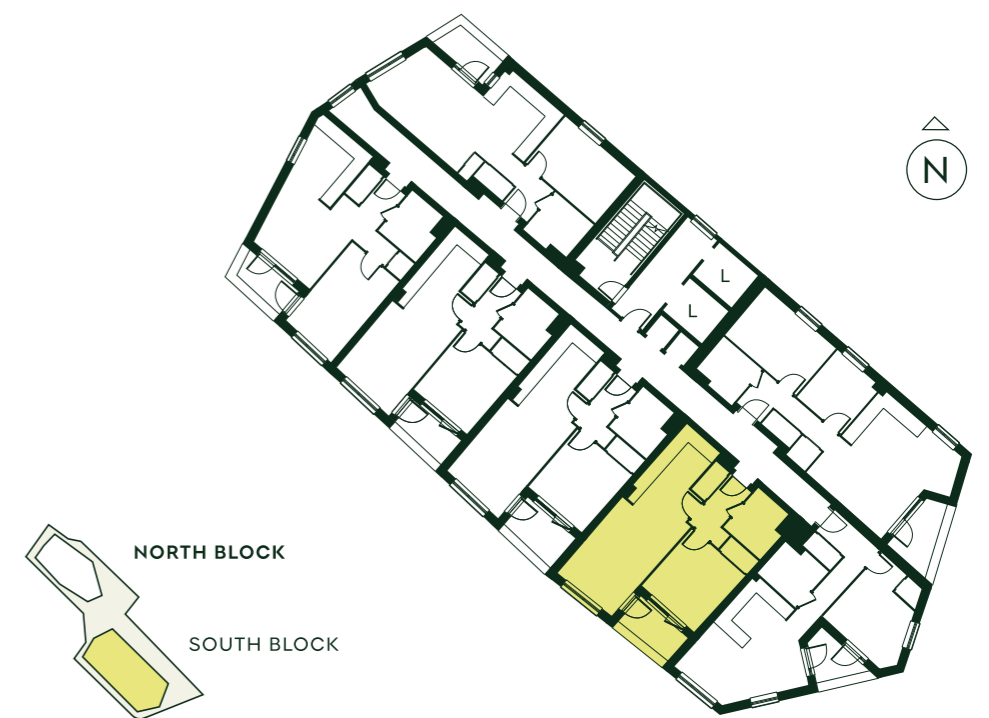
L LIFT

SC STORE CUPBOARD

### DIMENSIONS

TOTAL AREA	59.3 SQ M	638 SQ FT
KITCHEN/LIVING/DINING	9.53m x 3.49m	31'3" x 11'5"
BEDROOM 1	3.75m x 3.50m	12'4" x 11'6"

5% variance in floor area across building.



# South Block

THE WILLOW (1ST – 6TH FLOOR)

PLOTS: 6, 13, 20, 27, 34, 40

## KEY

1 BEDROOM

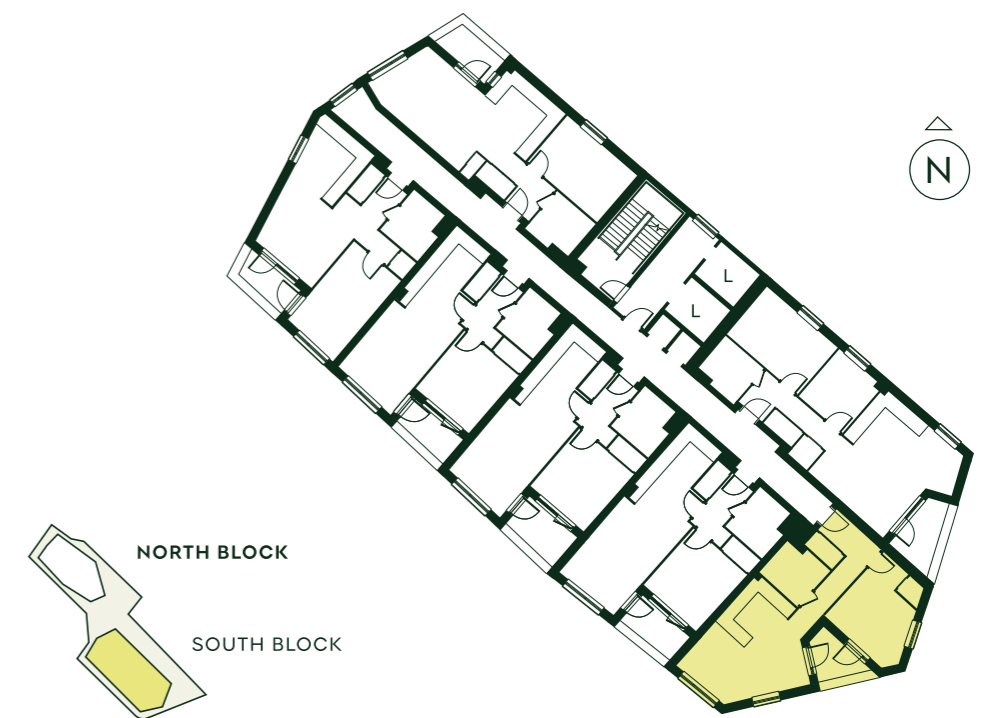
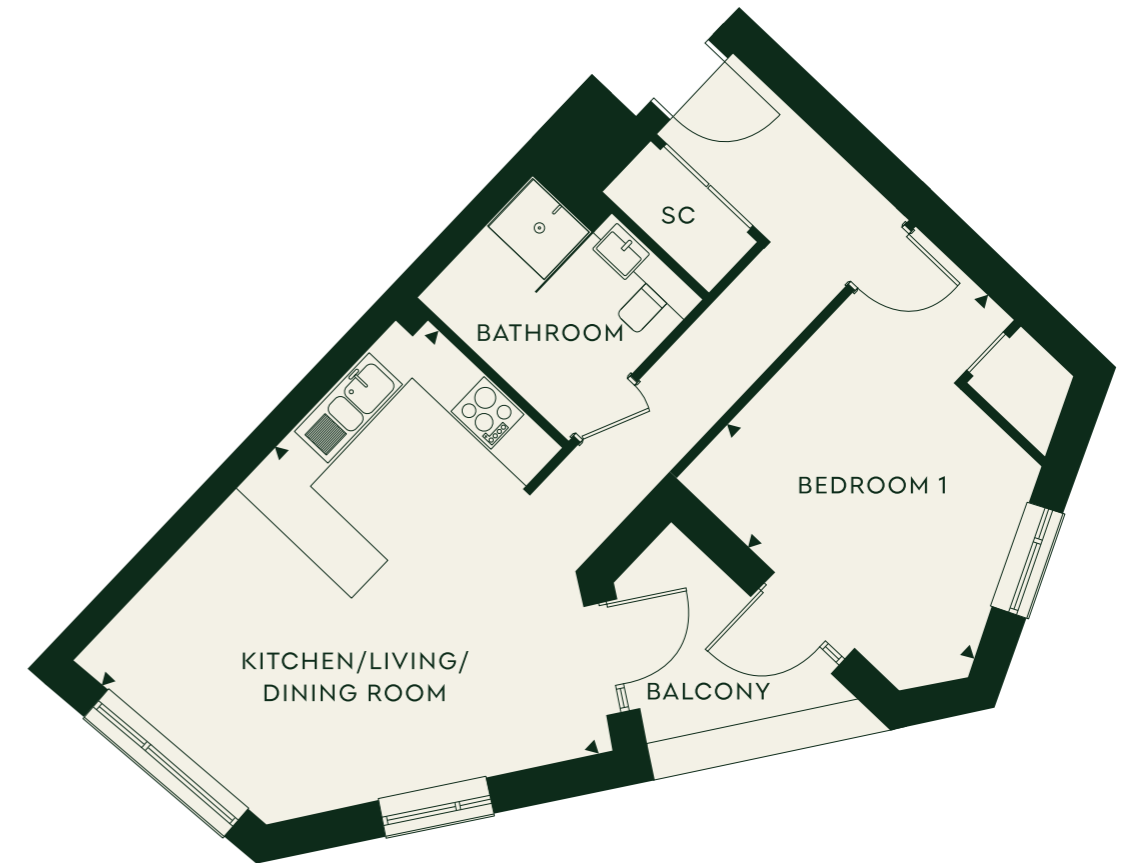
L LIFT

SC STORE CUPBOARD

## DIMENSIONS

TOTAL AREA	57.8 SQ M	622 SQ FT
KITCHEN/LIVING/DINING	5.98m x 5.49m	19'7" x 18'0"
BEDROOM 1	4.25m x 4.23m	13'11" x 13'11"

5% variance in floor area across building.





# South Block

THE MALLARD (3RD – 4TH FLOOR)

PLOTS: 21, 28

## KEY

1 BEDROOM

L LIFT

SC STORE CUPBOARD

## DIMENSIONS

TOTAL AREA	69.1 SQ M	743 SQ FT
KITCHEN/LIVING/DINING	5.83m x 5.53m	19'2" x 18'2"
BEDROOM 1	4.51m x 3.04m	14'10" x 10'0"
BEDROOM 2	3.04m x 2.48m	10'0" x 8'2"

Windows in bedrooms do not open. 5% variance in floor area across building.



# South Block

## THE ROBIN (4TH – 6TH FLOOR)

PLOTS: 22, 29, 35

### KEY

1 BEDROOM

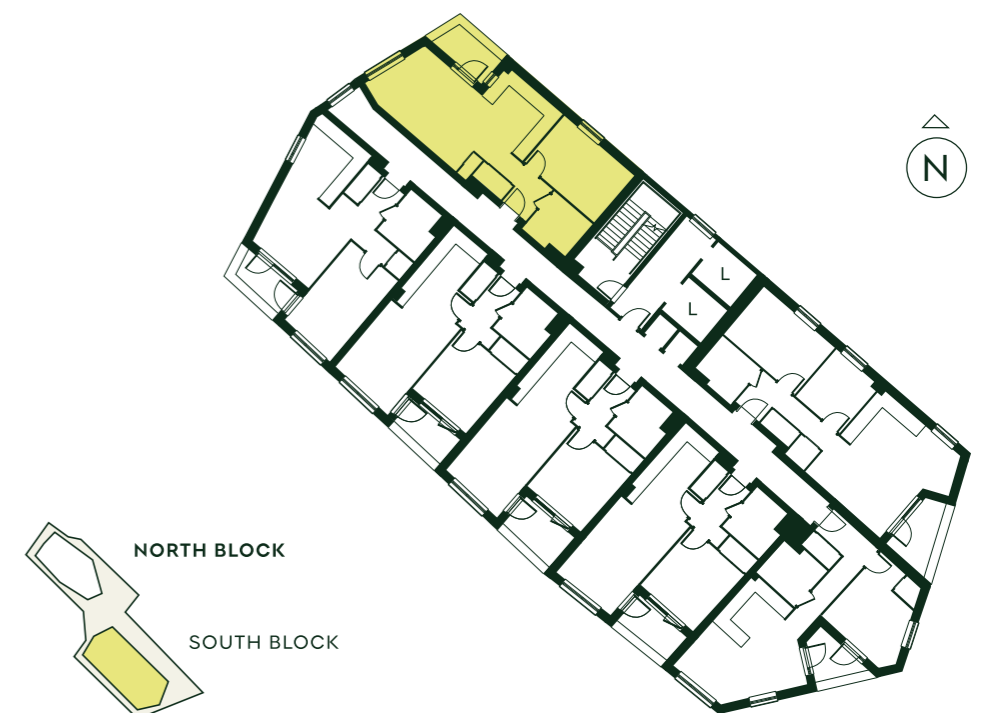
L LIFT

SC STORE CUPBOARD

### DIMENSIONS

TOTAL AREA	60.0 SQ M	645 SQ FT
KITCHEN/LIVING/DINING	7.63m x 5.53m	25'0" x 18'2"
BEDROOM 1	4.53m x 3.04m	14'10" x 10'0"

These apartments are wheelchair accessible. 5% variance in floor area across building.



# South Block

## THE DRAGONFLY (1ST – 2ND FLOOR)

PLOTS: 7, 14

### KEY

2 BEDROOM

L LIFT

SC STORE CUPBOARD

### DIMENSIONS

TOTAL AREA	69.1 SQ M	643 SQ FT
KITCHEN/LIVING/DINING	5.54m x 5.52m	18'2" x 18'1"
BEDROOM 1	4.59m x 3.02m	15'1" x 9'11"
BEDROOM 2	3.03m x 2.80m	9'11" x 9'2"

Windows in bedrooms do not open. These apartments are wheelchair accessible. 5% variance in floor area across building.



# Choosing well *means living well*

## SECURITY AND SAFETY

- ENS Warden Call system with pendant
- Site-wide CCTV
- Video door entry system
- Mains-wired smoke detectors in ceilings linked to main fire alarm system

## SUSTAINABILITY FEATURES

- Low-energy lighting
- Individual metering to apartments
- Air source heat pumps
- PV panels serving communal areas only
- Blue and green roofs

## KITCHEN

- Symphony kitchens (three variations – speak to your sales consultant to find out which specification is in your apartment)
- Electrolux induction hob and cooker hood
- Electrolux integrated single oven
- 1.5 bowl sink\*
- Wood effect vinyl flooring; Amtico Spacia Xtra Powdered Oak
- Under pelmet LED lighting
- Soft close drawers



## BATHROOMS

- Level access walk-in shower
- Tiling to two full walls; Diesse Avorio Atlas Concorde
- Wet room vinyl flooring; Altro Aquarius
- Heated chrome towel rail

## GENERAL

- Private balcony to each apartment (porcelain paving)
- Freestanding Electrolux washer dryer in utility cupboard
- Underfloor heating with thermostats in each room
- Provision for Sky Plus

## COMMUNAL AREAS

- Communal lobby and two lifts in each block
- Guest room in south block
- Communal courtyard garden
- Scooter store in each block

## WARRANTY

- 12-year LABC build warranty

\*NB: The wheelchair-accessible homes have a Leisure Euroline sink pad.

# About *life in place* FROM ANCHOR

Life in Place from Anchor is our dedicated brand for new homes for sale, designed exclusively for people over 55.

Backed by over 60 years of experience, we are proud to offer thoughtfully designed homes with flexible and affordable ways to buy – all delivered with the warmth, quality and peace of mind you can expect from Anchor.

We make sure all our profits are invested back into the communities we create, ensuring an uncompromising approach to quality and the reassurance that we will always act in the best interests of our residents. We are driven by relationships, and our continued success is firmly founded on an unwavering commitment to openness, honesty and respect.



## *About Anchor*

At Anchor, we have been helping people get the most out of later life since 1968 and are proud to have become England's largest not-for-profit provider of housing and care for older people.

From independent living to 24-hour care, our locations provide access to different levels of support with a variety of tenure options – leasehold sales, rental, Shared Ownership and residential care homes.

Buy or rent from us and you'll enjoy a secure and welcoming home from a not-for-profit organisation that puts you at the heart of everything we do, a home where you'll love living in later life.





## How to *contact us*

Goldfinch Point,  
Seven Sisters Road,  
London, N4 2YE

01978 438 287

[GOLDFINCHPOINT@LIFEINPLACE.ORG.UK](mailto:GOLDFINCHPOINT@LIFEINPLACE.ORG.UK)

[GOLDFINCHPOINT.ORG.UK](http://GOLDFINCHPOINT.ORG.UK)

Anchor Hanover Group is a charitable community benefit society with registered society No 7843.  
Registered Provider No. LH4095. Registered office: Anchor Hanover Group, 2 Godwin Street, Bradford, BD1 2ST

DISCLAIMER: This document is intended to provide an indication of the general style of our development and apartment types. Computer generated images are indicative only and do not accurately depict individual plots. Anchor operates a policy of continuous development and individual features such as windows and elevational treatments may vary from time to time. To this end, any drawings, photographs or illustrations shown are non-contractual. All room dimensions shown may vary, they are not intended to be used for carpet sizes, appliances, spaces or items of furniture. All furniture is indicative and not supplied. Whilst every endeavour has been made to provide accurate information in relation to internal and external finishes, the Company reserves the right to change supplier and alter or vary the design and specification at any time for any reason without prior notice. Consequently, these particulars should be treated as general guidance only. Nor do they constitute a contract, part of a contract or a warranty. Travel times and distances are approximate and sourced from Google Maps from Goldfinch Point. All details are correct at the time of going to print. 2025.

*life in* place  
FROM ANCHOR

LIFEINPLACE.ORG.UK