

alexandra gate

LDN · N8

Showhome photography of Alexandra Gate is indicative only.

LONDON'S NEW PARKSIDE CREATIVE DISTRICT

Cavendish House, in North London, is perfectly placed to enjoy all that Alexandra Gate has to offer. From the vibrant central square and open spaces of Hornsey Park to the nearby Alexandra Palace and Park.

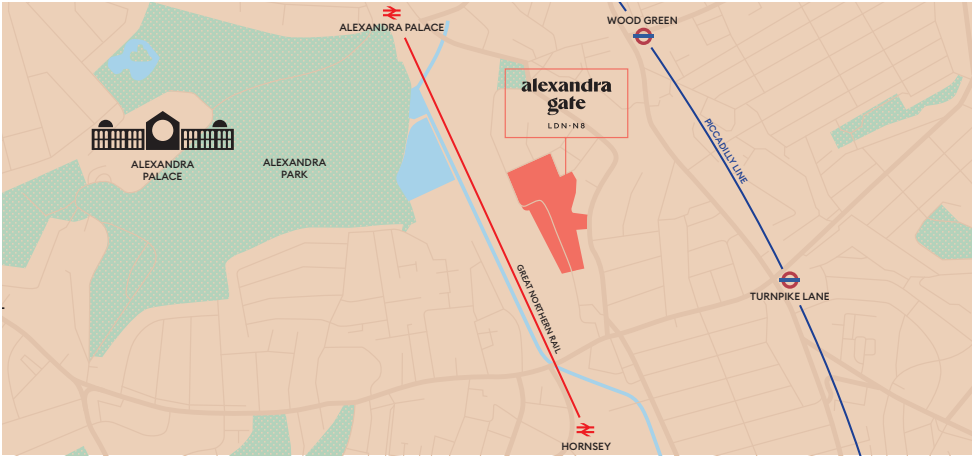
Located within Zone 3 of London's transport network (underground and overground), the surrounding area has been transformed into a 12-acre cultural quarter with a central boulevard for improved connectivity between the surrounding neighbourhoods.

Alexandra Gate will deliver over 1,800 high-quality new homes, exclusive residents' facilities, landscaped gardens, private courtyards, roof terraces and a one-acre park area with a serene water feature.

The new homes will be supported by 125,000 sq ft of new commercial space, designated for established retailers, cafés, bars, restaurants and start-ups, providing growth to the local area.

Wellbeing is fundamental to life at Alexandra Gate, from the wealth of green spaces to exclusive access to the Park Club's health and wellbeing facilities.

Berkeley
Designed for life



THE LOCATION

- There are four stations within walking distance of Alexandra Gate: Alexandra Palace and Hornsey (National Rail) and Turnpike Lane and Wood Green (London Underground Piccadilly Line)
- Providing easy access for work, leisure and culture in some of London's most popular destinations including Old Street, Moorgate and London's new tech desitnation King's Cross with head office locations for Google and Meta
- For acres of green space, the Penstock Footpath Tunnel connects Alexandra Gate with direct access to the entrance of Alexandra Park
- The iconic Alexandra Palace sits proudly up on the hill within this 196 acre park, overlooking Alexandra Gate and providing panoramic views of the London skyline

EDUCATION

Alexandra Gate, in North London, is well-located to offer a choice of Ofsted-rated 'Outstanding' and 'Good' primary, secondary and private schools.

Convenient travel connections provide easy access to many of London's renowned universities and higher education institutions, offering students a high-quality home and the opportunity to take full advantage of university life in the capital.

University College London (UCL)
Direct Piccadilly line: 6 stops

School of Oriental and African Studies
Direct Piccadilly line: 7 stops

King's College London
Direct Piccadilly line: 8 stops

London School of Economics and Political Science (LSE)
Direct Piccadilly line: 8 stops

Imperial College London
Direct Piccadilly line: 15 stops

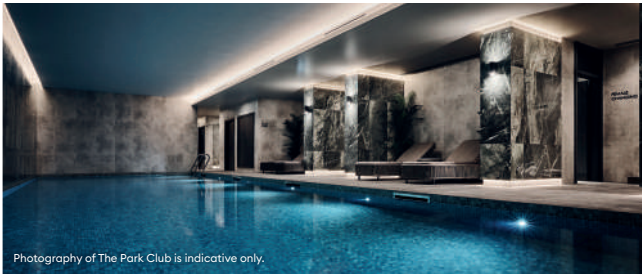


Photography of The Park Club is indicative only.

TRANSPORT LINKS

A choice of four stations give easy access to the capital's hotspots and beyond - Leicester Square and the West End are just 20 minutes away.

For travel by road, London City Airport is a 30 minute drive and Heathrow Airport less than an hour's drive.



Photography of The Park Club is indicative only.

Finsbury Park	4 mins
King's Cross	10 mins
Old Street	16 mins
Covent Garden	19 mins
Leicester Square	20 mins
Moorgate	20 mins
Piccadilly Circus	21 mins
Knightsbridge	26 mins

Timings are approximate, correct at time of print and do not include walking/transfer times. Source: www.tfl.gov.uk

THE DEVELOPMENT

- Luxurious collection of studios, one and two bedroom apartments with open plan living and elevated views
- Private landscaped gardens and roof terraces with play areas
- Located beside the iconic cultural and events venue, Alexandra Palace, and the 196-acre Alexandra Park
- Exclusive access to the residents' only facilities at The Park Club featuring a 16 metre swimming pool, spa, yoga studio, gym, residents' lounge and flexible workspaces
- A new waterside café with access to a one-acre park on the doorstep
- Ofsted-rated 'Outstanding' and
- 'Good' primary, secondary and private schools within walking distance and well-located for travelling to London's top universities
- A new destination for convenience and culture with a new market square, restaurants, cafes and creative workspaces

APARTMENT MIX

	Size Range (Sq. Ft.)	Starting Price (£)	Estimated Rental (£/m)	Estimated Rental Yield (£/m)
Studios	443	£435,000	£1,900	5.2% - 5.4%
1 Bed	538 - 603	£450,000	£2,000 - £2,200	5.1% - 5.4%
2 Bed	676 - 921	£555,000	£2,650 - £2,850	5.0% - 5.7%

Gross estimated rental-yields were provided by an independent estate agent and are indicative only. Information is indicative and subject to change



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REASONS TO BUY

Conveniently located with 4 stations nearby for rail and tube

Live beside the iconic Alexandra Palace

Located a short distance to leafy Crouch End

Enjoy the on-site one acre park with children's adventure playground

Benefit from the forthcoming on-site amenities eg. Nursery, café and much more

10 minutes from King's Cross innovative hub home to tech giants and startups

Enjoy a 3-minute cycle ride to 196 acres of green space at Alexandra Park

Access to private landscaped gardens and roof terraces

Be part of The Park Club health and wellbeing facilities

Part of the £3.5 billion area regeneration and will be London Borough of Culture for 2027



Computer-generated image of Alexandra Gate is indicative only.



Showhome, indicative only



Showhome, indicative only

THE AMENITIES

- The Park Club residents facilities
- 24 - hour Concierge
- Residents' only private landscaped gardens and roof terraces
- One-acre park with adventure playground
- Serene water features
- On-site nursery
- Shops, cafes and restaurants

LOCATION

Hornsey, London N8

LOCAL AUTHORITY

London Borough of Haringey

TENURE

999-year lease

GROUND RENT

A peppercorn rent will be applicable to all apartments.

SERVICE CHARGES

Estimated service charges of: £5.63 per sq ft per annum. Subject to change and is indicative only.

WARRANTY

2 years under St William and 10 year LABC warranty.

PARKING

Please speak to the sales team to find out more.

THE DEVELOPER

Berkeley Group is one of the UK's premier housebuilders and a FTSE 100 listed company. Berkeley Group has been delivering exceptional properties in London, Birmingham and the South of England for more than 40 years. Renowned for fantastic homes in amazing places, Berkeley Group believes in placemaking, not just housebuilding, and creates sustainable places where people aspire to live.

TERMS OF PAYMENT

1. £2,500 reservation fee is payable on purchases up to £499,999 and £5,000 from £500,000
2. 10% of the purchase price is payable within 21 days on exchange of contracts
3. Then 90%, the remaining balance is upon completion

OUR VISION
2030
TRANSFORMING TOMORROW

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**The Institute of
Customer Service**
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