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## APARTMENT MIX HORNSEY PARK PLACE - PHASE ONE

	Quantity	Size (Sq. Ft.)
Suites	21	442 - 448
1 Bed	40	557 - 645
2 Bed	103	688 - 1016
3 Bed	5	1107 - 1350



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### THE DEVELOPMENT

- A new take on London's classic brick homes, incorporating yellow and red brick and generous elongated windows.
- Three different design palettes each reflecting the heritage of the site and its parkland setting.
- Over 5 acres of green space incorporating a beautiful landscaped central park, private and public parklets.
- Residents' facilities include concierge, gymnasium and residents' lounge. A swimming pool, spa and sauna will be available in the latter phases.
- Clarendon Yards is a temporary/meanwhile hub for socialising, creative spaces, new businesses and flavour in the Northern Quarter.
- Designed by Panter Hudspith Architects.

### THE DEVELOPER

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'.

The idea that inspires our approach is the space between buildings where you can create a community and somewhere that is sociable, sustainable and safe.

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.

### LOCATION

Wood Green, London

### LOCAL AUTHORITY

London Borough of Haringey

### TENURE

999-year lease

### ARCHITECTS

Panter Hudspith Architects

### LANDSCAPE ARCHITECTS

LDA Design

### INTERIOR DESIGN

Arney Fender Katsalidis

### WARRANTY

2 years under St William and 10 year LABC warranty

### COMPLETION

Phase 1, Hornsey Park Place, Q4/2020 - Q1/2021

### PARKING

A total of 18 parking spaces will be allocated to selected 2 and 3-bedroom apartments

Planning application number: HGY/2017/3117



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### THE LOCATION

- Within walking distance of 4 stations: Wood Green and Turnpike Lane on the Piccadilly Line and Hornsey and Alexandra Palace on the mainline towards Kings Cross.
- Easy access to work, leisure and culture in London hotspots like Old Street, Islington, Kings Cross and Moorgate.
- Home to the longest high street in UK, Wood Green offers popular shops, restaurants and entertainment.
- Hornsey is a Victorian suburb with shops, bars and restaurants including florists, vintage stores, cosy coffee shops and great pubs.
- The iconic Alexandra Palace and its 196-acre park sits proudly on the hill overlooking Clarendon and provides panoramic views of the London Skyline.
- The leafy village of Crouch End is a sophisticated and much loved area frequented by families, artists and professionals alike.
- A cosy enclave set high above the city, Muswell Hill has a charm all of its own comfortably nestled between Highgate, Hampstead Garden Village and Crouch End.

### EDUCATION

Great local primary and secondary schools mean children can build knowledge and friendships right in the community.

World-class colleges and universities are easily accessible from Hornsey Park Place, offering the best in art, science and humanities education.

### JOURNEY TIMES

From Wood Green Underground station

King's Cross	13 mins
Covent Garden	21 mins
Leicester Square	22 mins
Farringdon (Crossrail)	23 mins
Knightsbridge	28 mins
Paddington (Crossrail Heathrow Express)	31 mins
Heathrow Airport	55 mins

Travel times taken from Google.co.uk/maps, tfl.gov.uk and nationalrail.co.uk.



Map is not to scale and shows approximate locations only



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