



# Cavendish

HOUSE

CGI is indicative only

## A NEW CHAPTER FOR CLARENDON

### WHERE LIFE IS FULL OF OPPORTUNITY

Welcome to Cavendish House at Moselle Gardens, Clarendon. A thriving 12-acre city village in North London, Zone 3 delivered by St William, Clarendon offers a fantastic opportunity to enjoy a vibrant urban lifestyle and live in this well-connected location.

Cavendish House is a premium collection of 93 suites, one and two bedroom apartments which is home to The Park Club – a range of exclusive residents facilities.

It is set within beautiful landscaped gardens, and offers residents elevated views over the city and the new central square.

The vibrant central square will be home to a new grocery store, shops, bars and restaurants, 125,000 sq ft of commercial space, as well as the iconic Alexandra Palace, home to 196 acres of parkland.

Two underground stations and two overground stations frame Clarendon and provide connections to the City in just 14 minutes, while improvements

to the Penstock Tunnel will enhance pedestrian and cycling access around the area.

As part of Moselle Gardens, Cavendish House residents will benefit from a 24-hour concierge as well as direct access to extensive facilities at The Park Club. These include a 16 metre pool, gym, spa, zen studio, intensity studio, lounge and flexible workspaces.

Love opportunities, love connections. Love life every day at Cavendish House.

**CLARENDON**  
LONDON N8

**FIRST**  
INTERNATIONAL PROPERTY  
第一國際物業

**St William**  
Designed for life

# THE DEVELOPMENT

Clarendon is set to become an exciting new city village in North London. Sitting in between Hornsey, Wood Green and the expansive Alexandra Park, Clarendon will be the gateway for homeowners to build a bright future.

This former gasholder site identified as part of the Haringey Heartlands Opportunity Area, is being transformed into a 12 acre cultural quarter. Clarendon will deliver over 1,700 new homes all with balconies, one acre park with a striking water feature and private courtyards.

Clarendon will create 125,000 sq ft of new commercial space designated for established retailers, cafés, bars, restaurants, start-ups and entrepreneurs to help provide growth to the local area.

Wellbeing is fundamental to life at Cavendish House, from the wealth of green spaces in the public parks and private gardens to direct access to the residents' facilities at the Park Club.



CGIs indicative only and subject to change



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## WELL CONNECTED

There are four stations within walking distance of Clarendon: Wood Green and Turnpike Lane on the Piccadilly Line; and Hornsey and Alexandra Palace on the mainline rail network towards King's Cross.

These provide easy access to work, leisure and culture in London hotspots like Old Street, Islington, King's Cross and Moorgate.

For acres of green space, the Penstock Footpath Tunnel connects Clarendon with direct access to the entrance of Alexandra Park.

The iconic Alexandra Palace sits proudly on a hill within this 196 acre park, overlooking Clarendon and providing panoramic views of the London Skyline.

Clarendon is located between Wood Green, a vibrant neighbourhood with a shopping centre, cinema, restaurants and cafés, and Hornsey, a Victorian suburb with shops, bars and restaurants including florists, vintage stores, cosy coffee shops and great pubs.

Just over a mile away is the leafy village of Crouch End, 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.



## JOURNEY TIMES

### From Wood Green Underground station

King's Cross St Pancras	14 mins
Covent Garden	21 mins
Leicester Square	22 mins
Farringdon (Elizabeth Line)	25 mins
Knightsbridge	28 mins
Paddington (Elizabeth Line, Heathrow Express)	35 mins
Heathrow Airport	63 mins

Travel times taken from [google.co.uk/maps](https://www.google.co.uk/maps)

**4 STATIONS**  
WITHIN WALKING DISTANCE

**196 ACRE PARK**  
ON YOUR DOORSTEP

**8 MINUTE WALK**  
**TO STATION**  
VIA NEW PEDESTRIAN WALKWAY

# LESS THAN 30 MINUTES FROM WORLD-CLASS EDUCATION

Research and teaching powerhouses; King's College, only 26 minutes away on the underground and London School of Economics is just 28 minutes away on the Piccadilly line.

King's Cross is the new home to Central St Martins – an internationally renowned centre for arts and design.

As well as Clendon's on-site nursery, 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 are only a short underground ride away.



**ual:** central  
saint martins



CGI is indicative only



## APARTMENT MIX

Cavendish House

4  
SUITES

36  
1 BEDS

53  
2 BEDS



Showhome photography



Showhome photography

the  
Park  
Club

RESIDENTS'  
FACILITIES



The Park Club is an exclusive series of rooms created specifically for the residents' facilities. These include a gym, lounge, swimming pool, spa, steam room, sauna, zen studio, intensity studio, pantry, phone booths and flexible working rooms for meetings and dining.

- Residents' lounge
- Flexible work spaces
- Gym
- 16m swimming pool
- Sauna
- Steam room
- Intensity studio
- Zen studio
- Treatment room



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WHY  
ST WILLIAM?

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.

St William regenerate sites at the heart of communities across London and the South of England, creating homes for people to enjoy.

**LOCATION**

Hornsey and Wood Green, London

**LOCAL AUTHORITY**

London Borough of Haringey

**TENURE**

999-year lease

**ARCHITECTS**

**Shepherd Robson:**

Cavendish House: E1

Chapman House: E2

Dovecote House: E3

**Pollard Thomas Edwards:**

Azure Mansions: D3

**LANDSCAPE ARCHITECTS**

LDA Design

**INTERIOR DESIGN**

Arney Fender Katsalidis

**WARRANTY**

2 years under St William and 10 year NHBC warranty

**COMPLETION**

Azure Mansions: November 2023 – April 2024

**Cavendish House: Q3 - Q4 2024**

Full residents' facilities 'Park Club': Q3 - Q4 2024

**SERVICE CHARGE**

Estimated at £4.61 per sq ft per annum. Please be advised that this is subject to change and is indicative only.

Planning application number: HGY/2017/3117



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## COUNCIL TAX

London Borough of Haringey

## GROUND RENT

For all reservations from 30th June 2022, in line with government guidelines, a peppercorn ground rent will be applicable to all apartments.

## TERMS OF PAYMENT

£2,500 reservation fee (pounds sterling) will be required upon the point of reservation.

1. A 10% exchange deposit will be required after 21 days.
2. Further 10% 12 months after exchange.
3. Final 5% deposit payable 18 months after exchange.
4. Balance on completion.

## DOCUMENTATION

Documentation required for exchange of contracts:

- One form of photo identification – Passport, Driving Licence or ID card.
- One form of proof of address – A current utility bill or bank statement showing name and home address no older than 3 months.
- Confirmation of source of funds.
- Confirmation of occupation.
- If the purchase is being taken in a Company name then the following must be provided:
  - A copy of the Certificate of Incorporation and Memorandum of Articles and Association.
  - Information of source of funds.
  - Confirmation of Directors and Shareholders occupation.
  - Evidence of the Company's registered address.

- A list of Directors and Shareholders.
- Individual Photo Identification and Address Identification for Directors and Shareholders.

Please be advised that the solicitors must have signed and certified the original copies of the above.

## SOLICITORS

Mills & Reeve  
1 St James Court  
Whitefriars  
Norwich NR3 1RU  
Tel: 01603 660 155  
Fax: 01603 633 027

Please scan the QR code for further information



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**2030**  
TRANSFORMING TOMORROW

**Berkeley**  
Group  
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**St William**  
Designed for life

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