

# OV AL VILLAGE

CENTRAL LONDON

The shape of things to come



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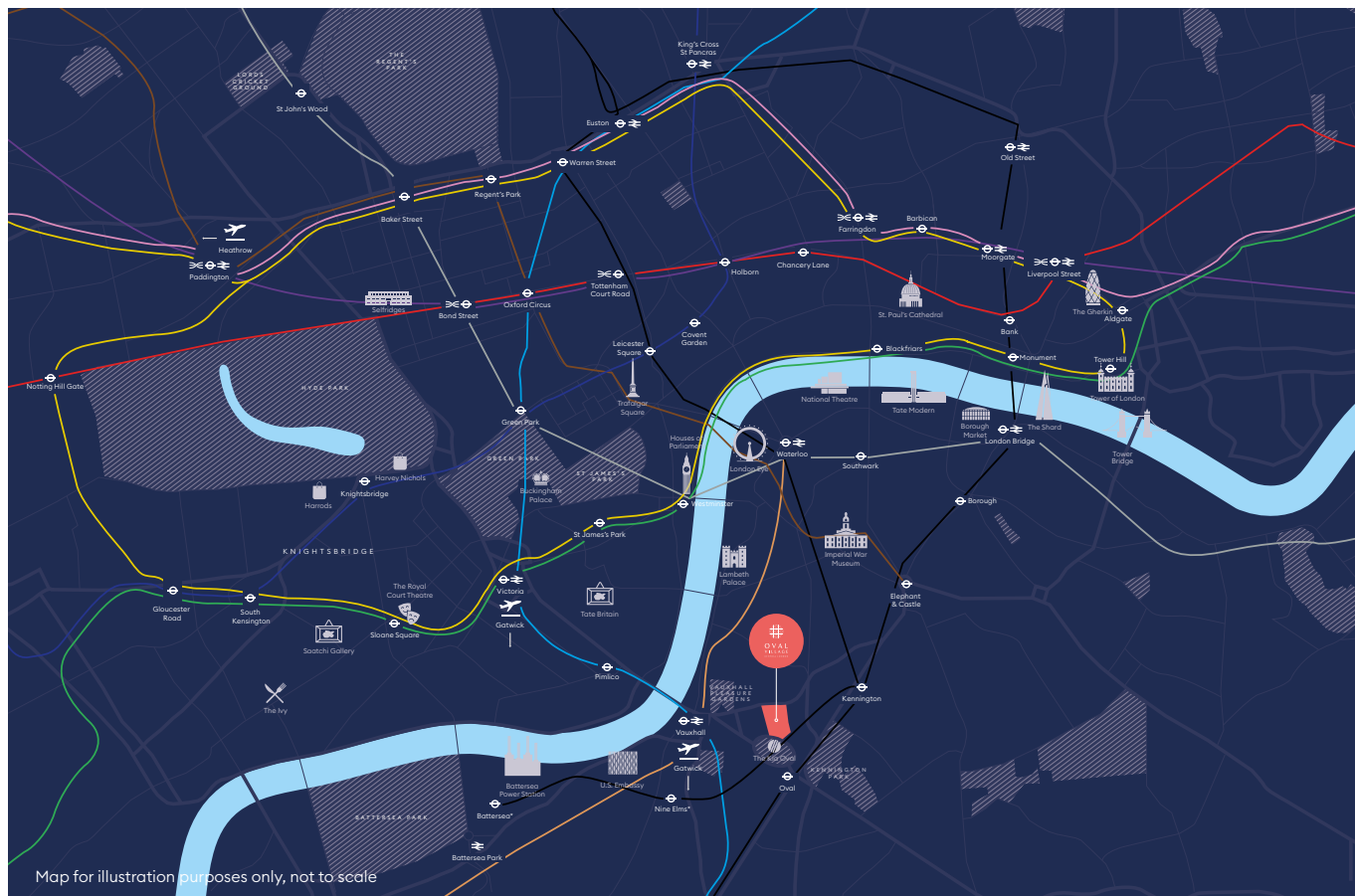
Oval Village is a new kind of neighbourhood with community at its heart. Set amidst iconic buildings, bustling high streets and the bright lights of Britain's capital, it provides an oasis of calm in the heart of London.

The private resident gardens and extensive landscaped gardens provide spaces to relax, unwind and will become focal points for the whole community. Residents will also enjoy the on-site facilities, which include a 24-hour concierge service, gymnasium, swimming pool, Hydro Pool, spa, sauna, private cinema, work space and lounge.

Less than 10 minutes' walk from Vauxhall, Oval and Kennington stations, this new residential address has all the charm, character and community of English Village life, without losing the buzz of the city.



**Berkeley**  
Designed for life



## The location

With more than 60 public parks, commons and gardens, the London borough of Lambeth – home to Oval Village – is a treasure trove of tranquil green oases to relax, reflect, or just walk the dog.

Its crown jewel is the award-winning Kennington Park – just five-minute's walk from Oval Village – with an array of leisure facilities, open grassland and a flower garden. But there are many more hidden green gems that adorn this part of London, like the enchantingly bohemian Bonnington Square Pleasure Gardens or Vauxhall City Farm, where all the sights and sounds of rural life epitomise Europe's greenest major city.

## Transport links

Oval Village is perfectly positioned to enjoy the very best of London, world-class cuisine and jewels of cultural heritage are enviably close.

- Three Underground lines provide swift access around London.
- Vauxhall rail station is a short walk away with direct links to Gatwick Airport at just 33 minutes.
- Kennington Station will become a Zone 1 station when the new Northern line extension to Battersea and Nine Elms opens in 2021.

Oval and Vauxhall are serviced by a number of bus routes and road links, ensuring convenient travel to central London destinations and beyond.

## Education

Oval Village is close to a wide choice of outstanding schools, colleges and universities, providing the best education available at all stages of learning.

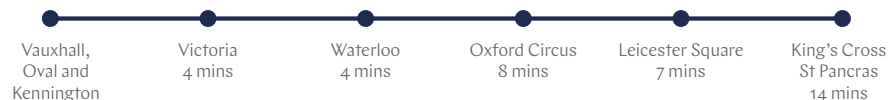
### Primary schools

Pimlico Primary School:	9 mins
Westminster School:	16 mins
Thomas's Battersea:	19 mins
Fox Primary School:	25 mins
Queen's Gate School:	26 mins

### Universities

Chelsea College of Arts:	18 mins
King's College London:	21 mins
London School of Economics:	21 mins
University College London:	26 mins
Imperial College London:	27 mins

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





## The development

- Manhattan, 1, 2 and 3 bedroom apartments.
- Located just a 10 minute walk from Vauxhall, Oval and Kennington stations.
- Excellent transport connections via Northern and Victoria lines.
- Juniper Gardens and Phoenix Court are set amid extensive landscaped gardens.



## Apartment mix: Phoenix Court

	Size Range (Sq. Ft.)	Size Range (Sq. M)	Price ranges (£)	Price per (Sq. Ft.)	Rental Range (£/w)	Rental Yield (%)
1 Bedrooms	543 - 583	50 - 54	£710,000 - £778,000	£1,217 - £1,384	£545 - £620	3.9% - 4%
2 Bedrooms	748 - 841	69 - 78	£932,500 - £1,205,000	£1,222 - £1,432	£710 - £930	3.9% - 4%
3 Bedrooms	1,056 - 1,103	98 - 102	£1,071,500 - £1,642,000	£1,458 - £1,488	£830 - £1,270	4%

## Apartment mix: Juniper Gardens

	Size Range (Sq. Ft.)	Size Range (Sq. M)	Price ranges (£)	Price per (Sq. Ft.)	Rental Range (£/w)	Rental Yield (%)
Manhattan	434	40.3	£575,000 - £585,000	£1,325 - £1,348	£440 - £445	4%
1 Bedrooms	561 - 581	52.1 - 54	£670,000 - £765,000	£1,171 - £1,361	£520 - £595	4%
2 Bedrooms	671	62.3	£795,000 - £810,000	£1,185 - £1,207	£620 - £630	4%
1 Bathroom						
2 Bedrooms	754 - 985	70 - 91.5	£930,000 - £1,095,000	£1,205 - £1,318	£720 - £855	4%
2 Bathrooms						
3 Bedrooms	946 - 1,163	87.9 - 108	£1,100,000 - £1,610,000	£1,122 - £1,490	£855 - £1,230	4%

(Source: Benham & Reeves, 2021)

## 5 Year house price growth forecast\*

Capital Growth %	2021	2022	2023	2024	2025	Total
JLL	2.5%	5.0%	4.5%	4.0%	3.5%	19.5

## Cash flow forecast\*

Apartment Cash Flow (Typical Price £680,000)	Year 1	Year 2	Year 3	Year 4	Year 5	Total
10% Deposit	£68,000	-	-	-	-	£68,000
10% Deposit	-	£68,000	-	-	-	£68,000
5% Deposit	-	-	£34,000	-	-	£34,000
75% Completion Amount	-	-	-	£510,000	-	£510,000
Your Investment	£68,000	£136,000	£170,000	£680,000	£680,000	£680,000
Capital Appreciation **	£17,000	£51,850	£84,783	£115,375	£143,213	£143,213
Your Equity	£85,000	£187,850	£254,783	£795,375	£823,213	£823,213
Equity Appreciation**	25.00%	38.13%	49.87%	16.97%	21.06%	21.06%

\* Prices and Forecasts were correct at the time of publishing March 2021. † Based on JLL Capital Growth 5 Year Forecast. \*\* Assuming no mortgage (returns may be increased if taking a low interest mortgage).

## REASONS TO BUY LOCAL AREA



1,165



RESTAURANTS AND  
CAFES

## TRANSPORT



3 Stations under 10  
minute walk

## ZONE 1

Kennington Station will  
become a Zone 1 station  
when the new Northern line  
extension to Battersea and  
Nine Elms opens in 2021.

## EDUCATION



Oval Village is close to an array of  
schools, colleges and universities  
providing quality education at all  
stages of learning.

## EXCEPTIONAL FACILITIES





## The amenities\*

- Landscaped public gardens
- Private Residents' gardens
- 24-hour Concierge
- Gymnasium
- Swimming Pool
- Spa Treatment Rooms, Steam Room and Sauna
- Hydro Pool
- Residents' Lounge and Meeting Room
- Private Cinema
- Cafe and Community Centre
- 100,000 square feet of commercial space

## Location

Oval, SE11

## Local authority

London Borough of Lambeth

## Council Tax

London Borough of Lambeth  
Band H – £3,183.18

Table of 2021/2022 figures

## Ground rent

Manhattan	£400 pa
1 bedroom	£400 pa
2 bedrooms	£650 pa
3 bedrooms	£800 pa

## Estimated Service charge

Phoenix Court	£4.95 p.sq.ft.
Juniper Gardens	£5.25 p.sq.ft.
General Right to Park	£495 p.a.

## Tenure

999-year lease

## Building Insurance

10-year Build Warranty

## The Developer

Founded in 1976, Berkeley Homes is one of the UK's leading developers and has won numerous awards for its commitment to quality, design and customer service including 2014 Queen's Award for Enterprise in Sustainable Development, and the accolade Britain's Most Admired Company 2011. Quality is at the heart of everything Berkeley does, not only in the homes it builds, but in its commitment to customer service, green living and the regeneration of brownfield sites. All Berkeley developments are designed to permanently enhance the neighbourhoods in which they are located through excellence in design, sensitive landscaping, sympathetic restoration, and impeccable standards of sustainability.

## Completion

Phoenix Court:  
West/Central – Q1/Q2 2023  
East/South – Q3 2023/Q2 2024  
Juniper Gardens: Q3 2024/Q1 2025

## Terms of payment

1. A reservation fee is payable upon reservation:
  - £5,000 advanced instalment of payment on all transactions up to £1,000,000.
  - £10,000 advanced instalment of payment on all transactions up to £2,000,000.
2. 10% of purchase price, less reservation deposit, is payable within 21 days on exchange of contracts.
3. A 10% payment is payable 12 months after exchange of contracts.
4. A further 5% payment is payable 18 months after exchange of contracts.
5. The remaining balance of 75% is payable upon completion.

## Parking

Parking available for 3 bedroom purchasers by separate negotiation (Please speak to a sales consultant).

### BERKELEY GROUP

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OUR VISION  
**2030**  
TRANSFORMING TOMORROW



**Berkeley**  
Group

Proud to be a member of the  
Berkeley Group of companies

**Berkeley**  
Designed for life

Disclaimer: Please be aware that these details are intended to give a general indication of properties available and should be used as a guide only. The company reserves the right to alter these details at any time. The contents herein shall not form any part of any contract or be a representation including such contract. These properties are offered subject to availability. Applicants are advised to contact the sales office or the appointed agents to ascertain the availability of any particular type of property so as to avoid a fruitless journey. The property areas are provided as gross internal areas under the RICS measuring practice 4th edition recommendation. Computer generated images are indicative only. Travel times from google.co.uk/maps. \*The Residents' amenities will be delivered in a later phase, please speak to a sales consultant for further information. V0621