

OV VILLAGE

CENTRAL
LONDON



LIFE AT THE HEART OF LONDON

Berkeley
Designed for life

AN ELEGANT
AND UNIQUE
NEIGHBOURHOOD
WITHIN CENTRAL
LONDON, BLENDING
TRANQUILLITY
WITH FANTASTIC
CONNECTIVITY.



Computer-generated imagery is indicative only and subject to change.

LIFE AT THE HEART OF LONDON

ST JAMES'S PARK

HOUSES OF PARLIAMENT

RIVER THAMES

THE LONDON EYE

WATERLOO



**OV
AL
VILLAGE**



Kennington



Vauxhall



Oval





8



9

LONDON ON YOUR DOORSTEP



Oval is the perfect base to explore the city. Enjoy the culinary delights of Soho and Covent Garden, boutiques along the King's Road and excursions to the National Theatre. Excellent travel connections within close proximity make Oval the ideal place to call home.

CULTURE



10

The Royal Albert Hall



11

London is home to world-class universities and museums, an abundance of wonderful parks and a thriving culinary scene spanning street-food, fine dining and global cuisines. This booming city represents the very best of finance, fashion, art and music.



The Serpentine Sackler Gallery

Universities

Chelsea College of Arts 19 mins	🚶
King's College London 24 mins	🚶 - 🚶
London School of Economics 24 mins	🚶 - 🚌
University College London 24 mins	🚶 - 🚶
Imperial College London 29 mins	🚶 - 🚶
Queen Mary, UoL 44 mins	🚶 - 🚶
Goldsmiths, UoL 50 mins	🚶 - 🚌

University College London



London boasts some of the world's finest educational institutions. Oval Village is close to an array of outstanding schools, colleges and universities providing the best education available at all stages of learning.

EDUCATION





- Key to lines
- Bakerloo
 - Northern
 - Central
 - Piccadilly
 - Circle
 - Victoria
 - District
 - Waterloo & City
 - Hammersmith & City
 - DLR
 - Jubilee
 - London Overground
 - Metropolitan
 - Elizabeth

Map is not to scale and shows approximate locations only.

14
 Dolphin & Mer School
 Queen's Gate School
 Paul's School

15

GETTING AROUND

16

3

Stations in walking distance

4

Minutes to Victoria station

9

Minutes to The City

33

Minutes to Gatwick airport

1 Heathrow Terminals 123&5
4 Paddington / Victoria 8 mins
23:09:05

1 Heathrow Terminals 123&5
4 Paddington / Victoria 8 mins
23:09:05

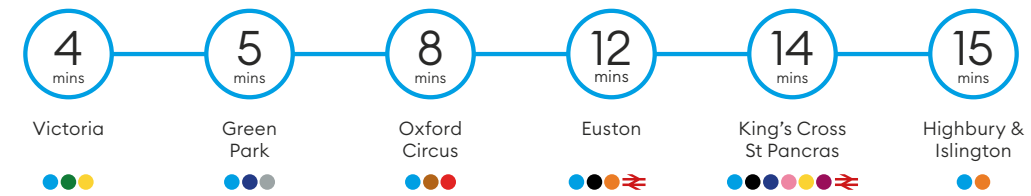
Walk



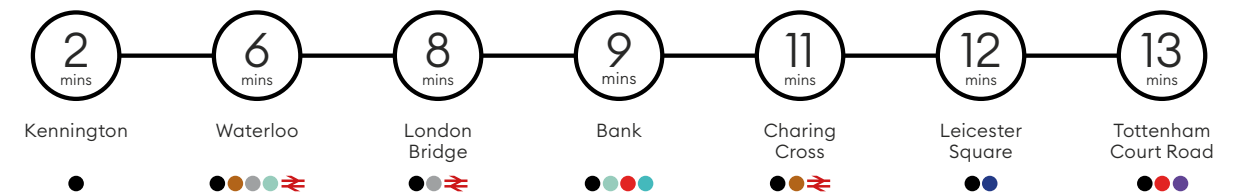
Cycle



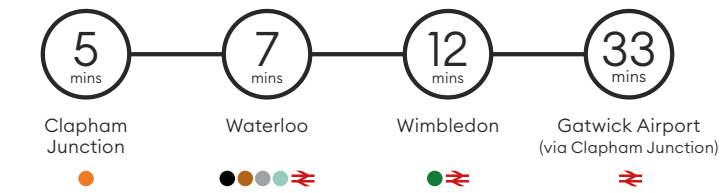
Victoria Line from Vauxhall



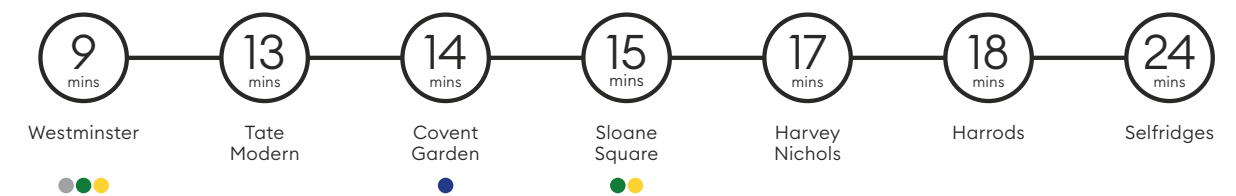
Northern Line from Oval



National Rail from Vauxhall



Taxi from Oval Village



Key to lines

- Bakerloo
- Northern
- Central
- Piccadilly
- Circle
- Victoria
- District
- Waterloo & City
- Hammersmith & City
- DLR
- Jubilee
- London Overground
- Metropolitan
- Elizabeth

All travel times are approximate and taken from citymapper.com, tfl.gov.uk and google.co.uk/maps

17

Lifestyle photography is indicative only.

OLD POWER



Computer-generated imagery and lifestyle photography is indicative only and CGI is subject to change.

NEW ENERGY



The Oval Gasholders were a magnificent feat of Victorian engineering and a working monument to the great pioneers of British power. The grandest of these Gasholders was the largest of its kind in the world at the time of construction in 1877. Now, the historic site's redevelopment (and restoration) heralds a new phase in its history: that of a towering symbol of a different kind of progress, where old blends with new to build a proud and tight-knit community fit for the 21st century



A BREATH OF FRESH AIR

20



21

The London borough of Lambeth, home to Oval Village, boasts more than 60 public parks, commons and gardens, perfect for relaxation or an early morning jog. Its crown jewel is Kennington Park, just a five minute walk from Oval Village, with an array of leisure facilities along with its open grassland and flower gardens. Other exciting green gems, such as the captivating bohemian Bonnington Square Garden and Vauxhall City Farm, offer all the sights and sounds of nature to exemplify Europe's greenest city.



FOR THE FOODIES

Oval boasts a buzzing food culture to tempt your palate, ranging from street-food pop ups to intimate brasseries and pavement cafés. There are local bakehouses, social dining clubs, bars and restaurants all combining to create a more mellow artisan village.





SPECTATORS TO THE SHOW

24



Lifestyle photography is indicative only.



Surrounding Oval Village is a cultural hive of art galleries, theatres and museums to enrich the mind. Just a ball's toss away is the legendary Kia Oval, one of the most famous international cricket grounds.

25



THE GENERATOR

Oval Village's The Generator is a modern workplace revolution. Six floors of flexible office space will buzz with community life thanks to a new working hub and 100,000 square-feet of commercial space. The Generator provides the ultimate space for a modern, fluid work-life balance.



AN OASIS OF CALM



Lifestyle photography is indicative only.



Computer generated imagery is indicative only and subject to change.

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. Just 10 minutes away from Vauxhall, Oval and Kennington stations, this new residential development has all the charm, character and community of English village life without losing the buzz of the city.

GARDENS THAT BRING RESIDENTS TOGETHER



30



31

Oval Village's spacious green havens, designed by renowned landscape architects, provide vital spaces to breathe, relax and unwind or simply spend time with friends and enjoy the surrounding beauty. These interconnected green spaces will become focal points for the whole community.





34

35

MAKE AN ENTRANCE

Computer-generated imagery is indicative only and subject to change.



LIVING MADE EASY

38



39

The 24-hour concierge service ensures peace of mind so you can spend more time unwinding in your new home or making use of our state-of-the-art facilities, such as the private swimming pool* and gymnasium.



29



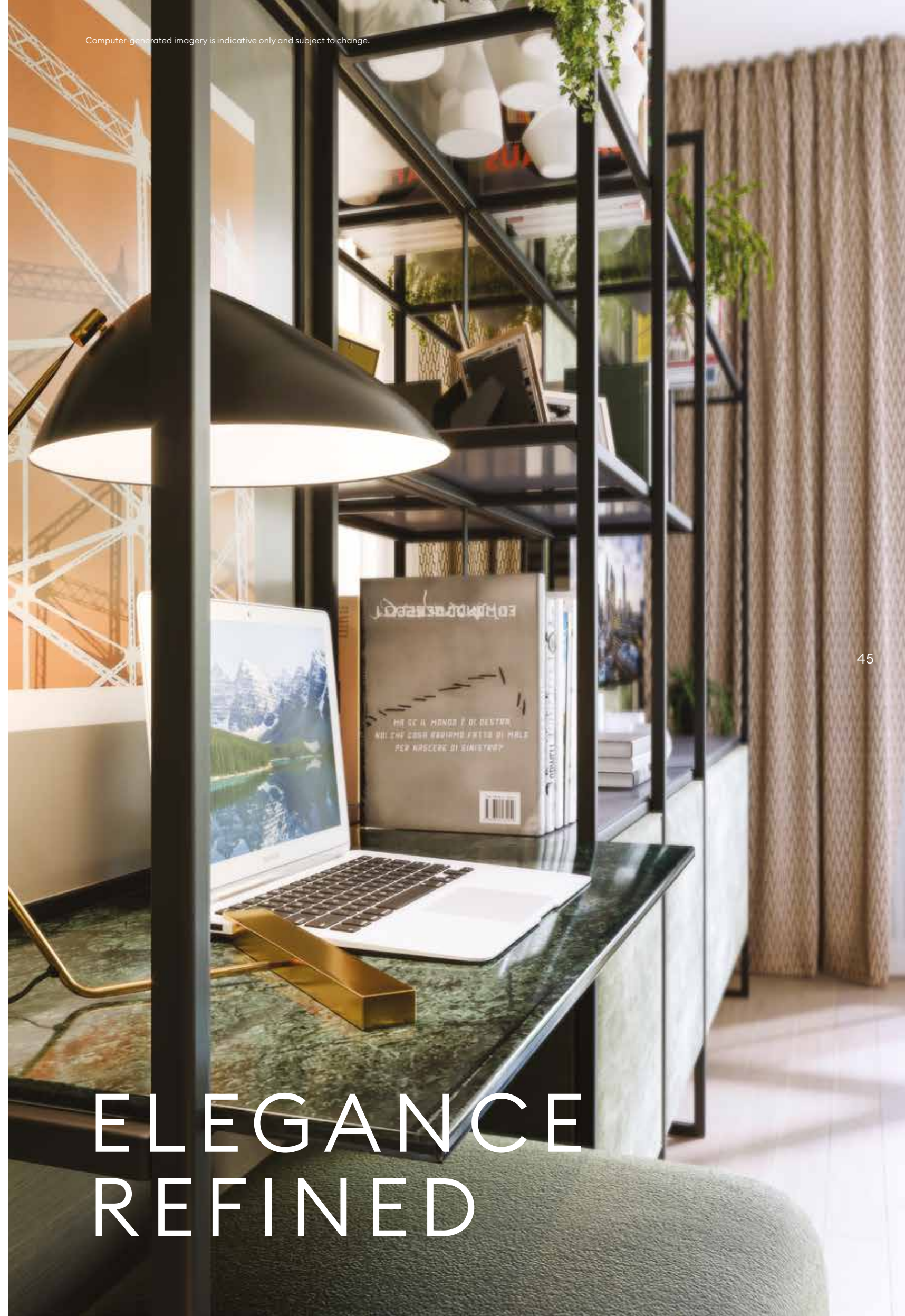
WELCOME HOME

All of the interiors at Oval Village are infused with a refined and minimalist material palette for a modern look. The accents and fittings provide clean lines and reflective finishes, which create a layered and inherently beautiful aesthetic.





Oval Village's apartments are created for easy living. Their thoughtfully designed living spaces evoke a feeling of elegance combined with practicality, a versatile living area to suit your every mood.



ELEGANCE
REFINED





48

FEED THE SOUL

The kitchen is the heart of the home, a place of energy, aroma and style. This carefully curated space, with seamless concealed fittings is designed for entertaining and to cater for any occasion.



49

Computer-generated imagery is indicative only and subject to change.

POWER DOWN

50



51

Oval Village's bedrooms are designed as sanctuaries of peace, their soothing colour tones and elegant features provide a calming environment to unwind and recharge, allowing you to let the day's aches drift away.

Computer-generated imagery is indicative only and subject to change.



SOPHISTICATED DESIGN

Clean lines and sharp angles create a modern, sophisticated aesthetic. The simple use of contrasting dark and light tiling brings a warmth through the design making the apartments an elegant place to call home.



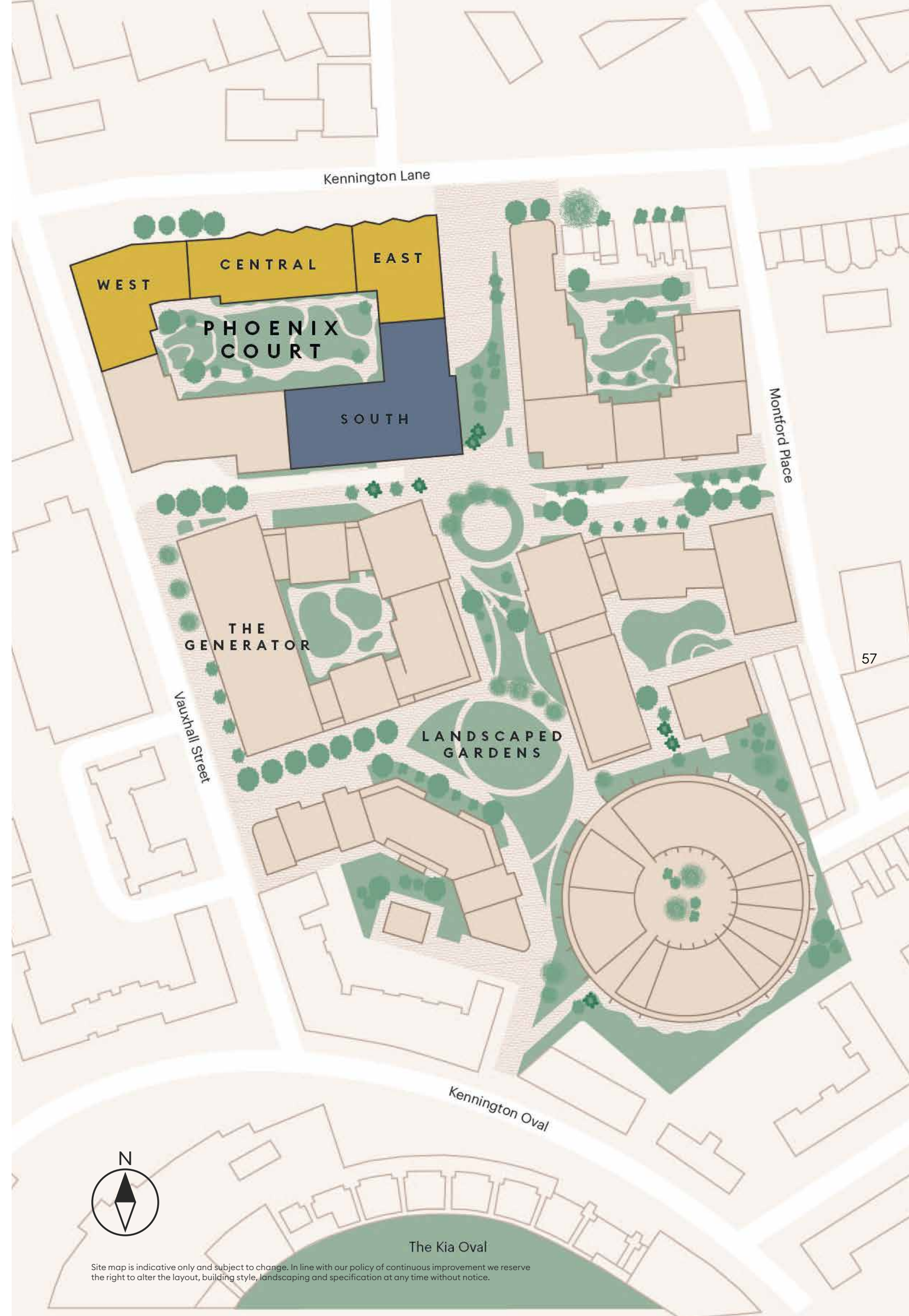
ICONIC CITY VIEWS

54

55



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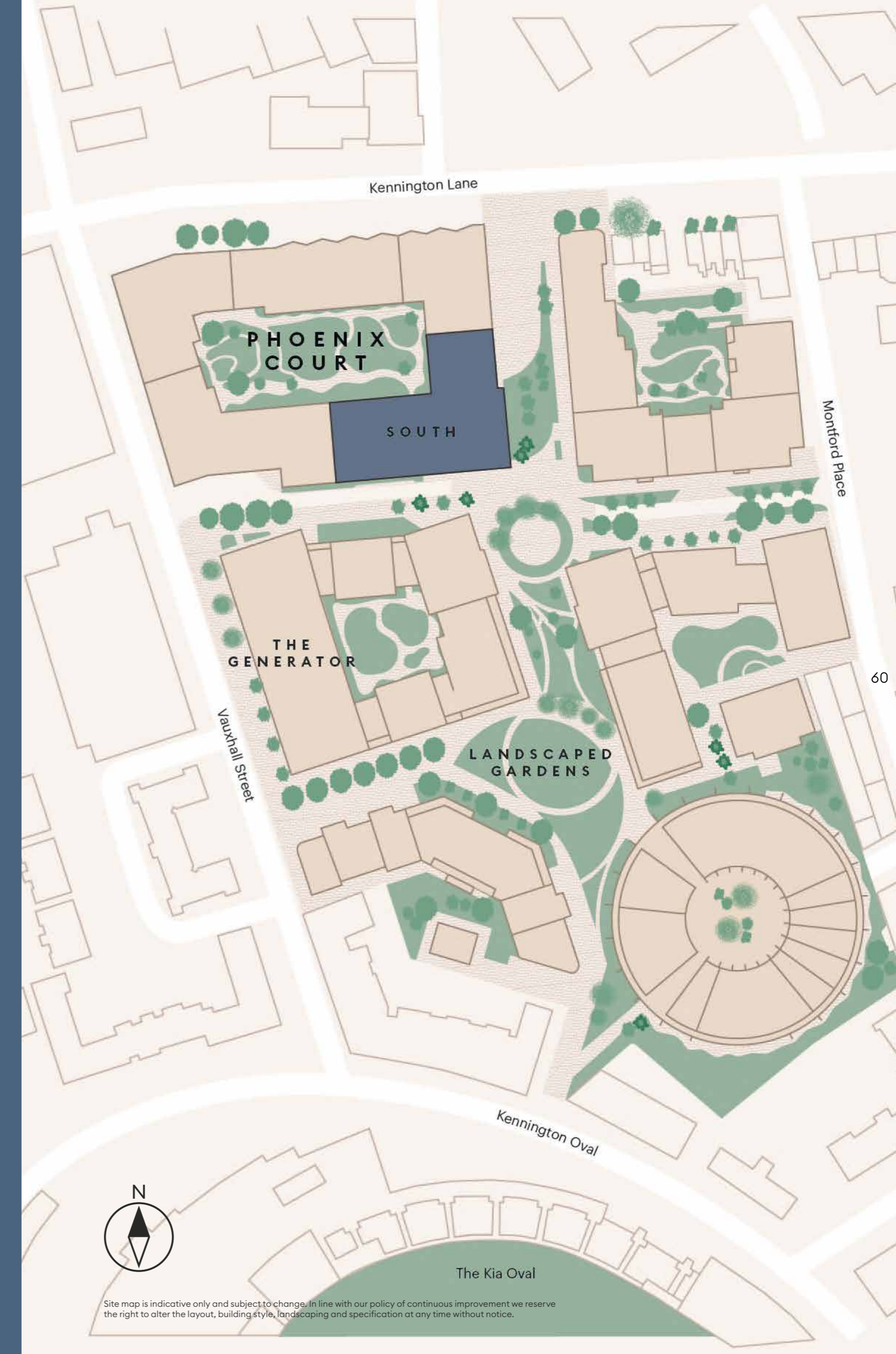


Site map is indicative only and subject to change. In line with our policy of continuous improvement we reserve the right to alter the layout, building style, landscaping and specification at any time without notice.



SOUTH CORE

FLOOR PLANS

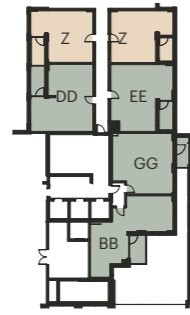


Site map is indicative only and subject to change. In line with our policy of continuous improvement we reserve the right to alter the layout, building style, landscaping and specification at any time without notice.

PLOT LOCATOR KEY

- Manhattan Apartment
- One Bedroom Apartment
- Two Bedroom Apartment
- Three Bedroom Apartment

LEVEL 2



LEVEL 3-4



LEVEL 5-7



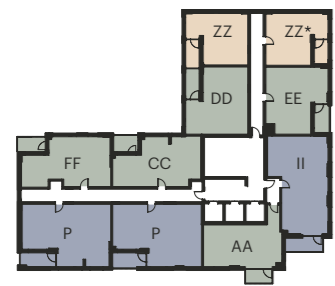
LEVEL 8



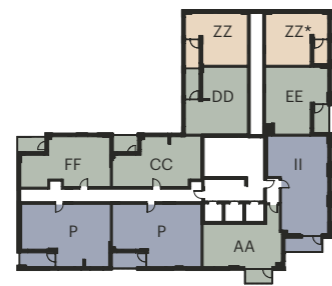
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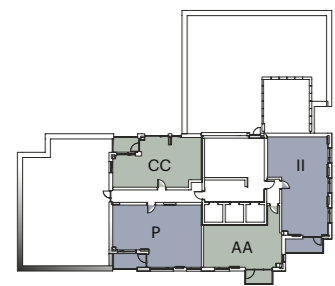
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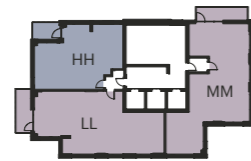
LEVEL 11



LEVEL 12-13



LEVEL 14-16

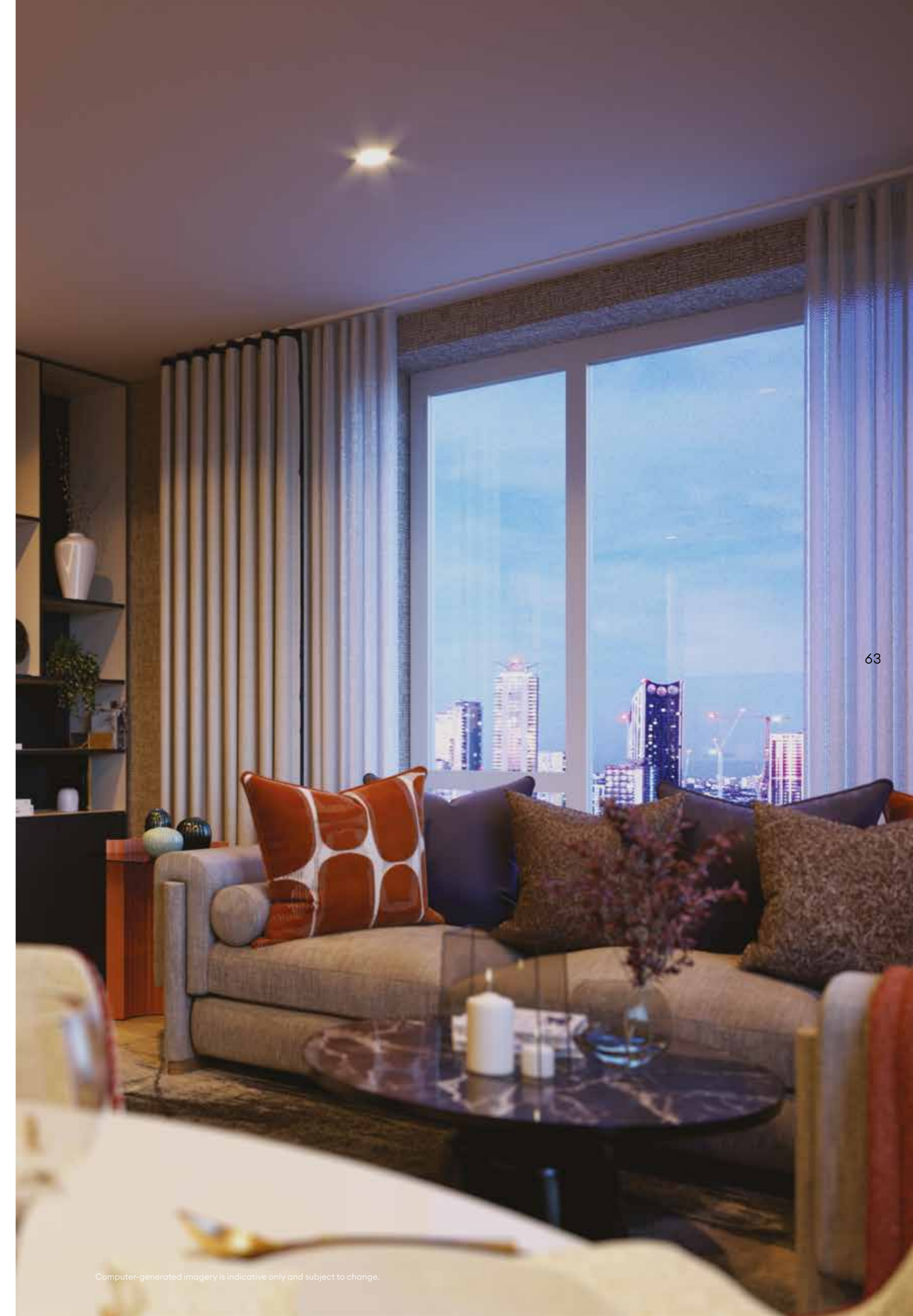


APARTMENT KEY

Type	Apartment	Level	Total area (sq m)	Total area (sq ft)	Page
One Bedroom					
AA	1.3.6 / 1.4.6 / 1.5.6 / 1.6.6 / 1.7.6 / 1.8.6 / 1.9.5 / 1.10.5 / 1.11.5 / 1.12.3 / 1.13.3	3, 4, 5, 6, 7, 8, 9, 10, 11, 12 & 13	50	543	65
CC	1.3.1 / 1.4.1 / 1.5.1 / 1.6.1 / 1.7.1 / 1.8.1 / 1.9.1 / 1.10.1 / 1.11.1	3, 4, 5, 6, 7, 8, 9, 10 & 11	54	583	67
DD	1.2.6 / 1.3.11 / 1.4.11 / 1.5.11 / 1.6.11 / 1.7.11 / 1.8.11 / 1.9.10 / 1.10.10 / 1.11.10	2, 3, 4, 5, 6, 7, 8, 9, 10 & 11	51	557	69
FF	1.3.2 / 1.4.2 / 1.5.2 / 1.6.2 / 1.7.2 / 1.8.2 / 1.9.2 / 1.10.2 / 1.11.2	3, 4, 5, 6, 7, 8, 9, 10 & 11	54	583	71
Two Bedroom					
HH	1.14.1 / 1.15.1 / 1.16.1	14, 15 & 16	69	748	75
II	1.3.7 / 1.4.7 / 1.5.7 / 1.6.7 / 1.7.7 / 1.8.7 / 1.9.6 / 1.10.6 / 1.11.6 / 1.12.4 / 1.13.4	3, 4, 5, 6, 7, 8, 9, 10, 11, 12 & 13	74	800	74
JJ	1.3.3 / 1.4.3 / 1.5.3 / 1.6.3 / 1.7.3 / 1.8.3	3, 4, 5, 6, 7 & 8	76	826	76
P	1.3.4 / 1.3.5* / 1.4.4 / 1.4.5* / 1.5.4 / 1.5.5* / 1.6.4 / 1.6.5* / 1.7.4 / 1.7.5* / 1.8.4 / 1.8.5* / 1.9.3 / 1.9.4* / 1.10.3 / 1.10.4* / 1.11.3 / 1.11.4* / 1.12.2* / 1.13.2*	3, 4, 5, 6, 7, 8, 9, 10, 11, 12 & 13	69	748	73
Three Bedroom					
LL	1.14.2 / 1.15.2 / 1.16.2	14, 15 & 16	99	1056	77
MM	1.14.3 / 1.15.3 / 1.16.3	14, 15 & 16	101	1090	78

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*Indicates mirrored plans



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ONE BEDROOM APARTMENT

TYPE AA



64

64

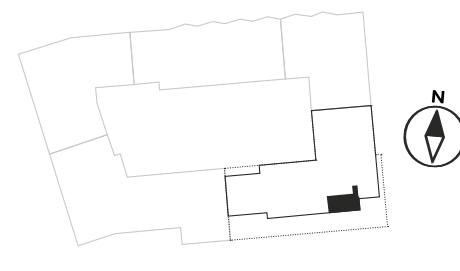
ONE BEDROOM APARTMENT

TYPE CC



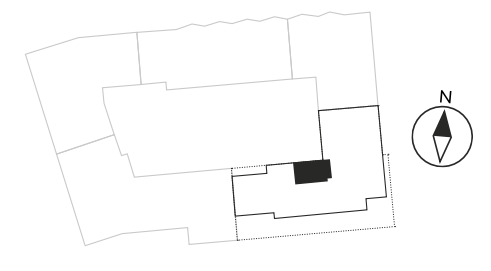
65

Apartment	1.3.6 / 1.4.6 / 1.5.6 / 1.6.6 / 1.7.6 / 1.8.6 / 1.9.5 / 1.10.5 1.11.5 / 1.12.3 / 1.13.3	
Level	3, 4, 5, 6, 7, 8, 9, 10, 11, 12 & 13	
Living / Kitchen / Dining	5.04 x 5.01m	16'5" x 16'4"
Bedroom	3.65 x 2.79m	11'11" x 9'1"
Total Net Internal Area	50 sq m	543 sq ft



KEY
W: Wardrobe

Apartment	1.3.1 / 1.4.1 / 1.5.1 / 1.6.1 / 1.7.1 / 1.8.1 / 1.9.1 / 1.10.1 / 1.11.1	
Level	3, 4, 5, 6, 7, 8, 9, 10 & 11	
Living / Dining	4.34 x 3.46m	14'2" x 11'3"
Kitchen	3.78 x 3.00m	12'4" x 9'8"
Bedroom	3.51 x 3.09m	11'5" x 10'1"
Total Net Internal Area	54 sq m	583 sq ft



KEY
W: Wardrobe

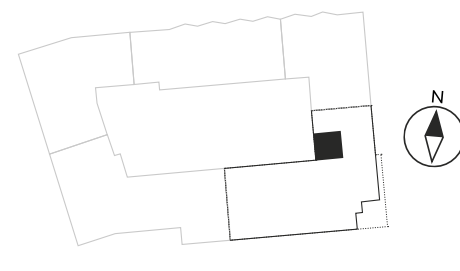
ONE BEDROOM APARTMENT

TYPE DD



66

Apartment	1.2.6 / 1.3.11 / 1.4.11 / 1.5.11 / 1.6.11 / 1.7.11 / 1.8.11 1.9.10 / 1.10.10 / 1.11.10	
Level	2, 3, 4, 5, 6, 7, 8, 9, 10 & 11	
Living / Kitchen / Dining	4.01 x 5.12m	13'1" x 16'7"
Bedroom	3.18 x 3.19m	10'4" x 10'4"
Total Net Internal Area	51 sq m	557 sq ft



KEY
W: Wardrobe | B: Bookshelf

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ONE BEDROOM APARTMENT

TYPE FF



67

Apartment	1.3.2 / 1.4.2 / 1.5.2 / 1.6.2 / 1.7.2 / 1.8.2 / 1.9.2 / 1.10.2 1.11.2	
Level	3, 4, 5, 6, 7, 8, 9, 10 & 11	
Living / Dining	3.37 x 4.14m	11'0" x 13'5"
Kitchen	3.07 x 3.79m	10'0" x 12'4"
Bedroom	2.79 x 3.79m	9'1" x 12'4"
Total Net Internal Area	54 sq m	583 sq ft



KEY
W: Wardrobe

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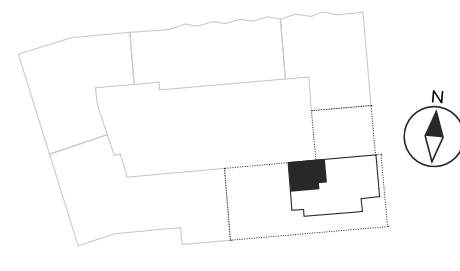
TWO BEDROOM APARTMENT

TYPE HH



68

Apartment	1.14.1 / 1.15.1 / 1.16.1	
Level	14, 15 & 16	
Living / Dining	3.23 x 5.79m	10'5" x 18'9"
Kitchen	3.52 x 2.02m	11'5" x 6'6"
Bedroom 1	3.89 x 3.19m	12'7" x 10'4"
Bedroom 2	3.74 x 2.88m	12'2" x 9'4"
Total Net Internal Area	69 sq m	748 sq ft

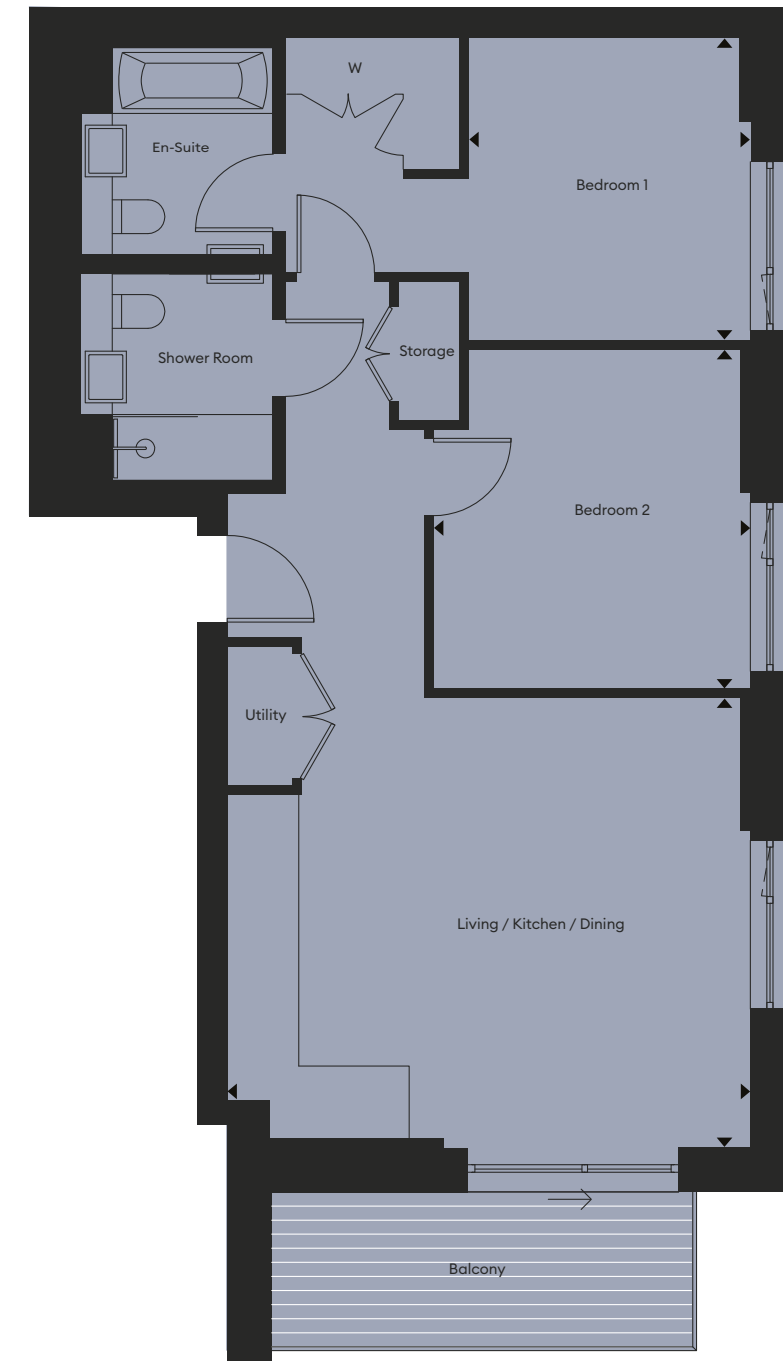


KEY
W: Wardrobe

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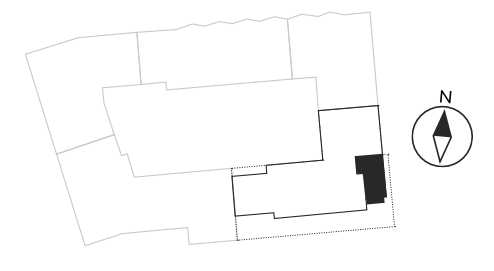
TWO BEDROOM APARTMENT

TYPE II



69

Apartment	1.3.7 / 1.4.7 / 1.5.7 / 1.6.7 / 1.7.7 / 1.8.7 / 1.9.6 / 1.10.6 / 1.11.6 / 1.12.4 / 1.13.4	
Level	3, 4, 5, 6, 7, 8, 9, 10, 11, 12 & 13	
Living / Kitchen / Dining	4.82 x 5.60m	15'8" x 18'3"
Bedroom 1	3.11 x 2.88m	10'2" x 9'4"
Bedroom 2	3.71 x 3.36m	12'1" x 11'0"
Total Net Internal Area	74 sq m	800 sq ft



KEY
W: Wardrobe

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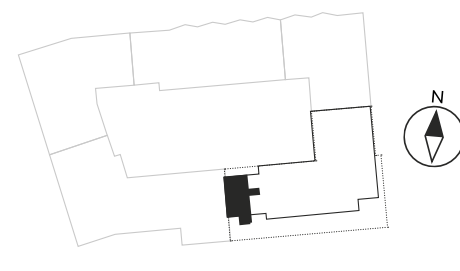
TWO BEDROOM APARTMENT

TYPE JJ



70

Apartment	1.3.3 / 1.4.3 / 1.5.3 / 1.6.3 / 1.7.3 / 1.8.3	
Level	3, 4, 5, 6, 7 & 8	
Living / Kitchen / Dining	6.33 x 3.73m	20'7" x 12'2"
Bedroom 1	3.41 x 3.42m	11'1" x 11'2"
Bedroom 2	4.21 x 2.76m	13'8" x 9'0"
Total Net Internal Area	76 sq m	826 sq ft



KEY
W: Wardrobe

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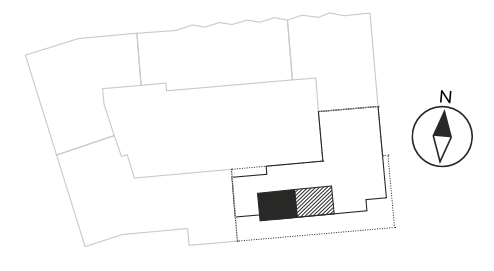
TWO BEDROOM APARTMENT

TYPE P



71

Apartment	1.3.4 / 1.3.5* / 1.4.4 / 1.4.5* / 1.5.4 / 1.5.5* / 1.6.4 / 1.6.5* / 1.7.4 / 1.7.5* / 1.8.4 / 1.8.5* / 1.9.3 / 1.9.4* / 1.10.3 / 1.10.4* / 1.11.3 / 1.11.4* / 1.12.2* / 1.13.2*	
Level	3, 4, 5, 6, 7, 8, 9, 10, 11, 12 & 13	
Living / Kitchen / Dining	7.58 x 3.22m	24'8" x 10'5"
Bedroom 1	2.78 x 3.00m	9'1" x 9'8"
Bedroom 2	3.56 x 3.19m	11'6" x 10'4"
Total Net Internal Area	69 sq m	748 sq ft



KEY
W: Wardrobe
*Mirrored version of floor plan shown

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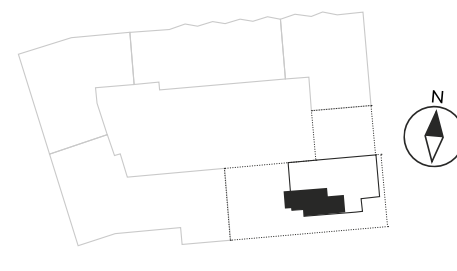
THREE BEDROOM APARTMENT

TYPE LL



72

Apartment	1.14.2 / 1.15.2 / 1.16.2	
Level	14, 15 & 16	
Living / Kitchen / Dining	6.06 x 5.29m	19'8" x 17'3"
Bedroom 1	3.50 x 3.00m	11'4" x 9'8"
Bedroom 2	4.18 x 3.04m	13'7" x 9'9"
Bedroom 3	3.05 x 3.69m	10'0" x 12'1"
Total Net Internal Area	98 sq m	1056 sq ft



KEY
W: Wardrobe

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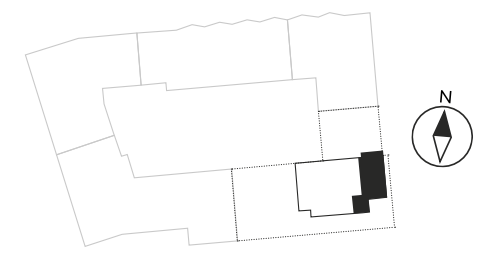
THREE BEDROOM APARTMENT

TYPE MM



73

Apartment	1.14.3 / 1.15.3 / 1.16.3	
Level	14, 15 & 16	
Living / Kitchen / Dining	3.90 x 7.44m	12'7" x 24'4"
Bedroom 1	3.04 x 4.08m	9'9" x 13'3"
Bedroom 2	3.45 x 3.24m	11'3" x 10'6"
Bedroom 3	3.62 x 3.24m	11'8" x 10'6"
Total Net Internal Area	101 sq m	1090 sq ft



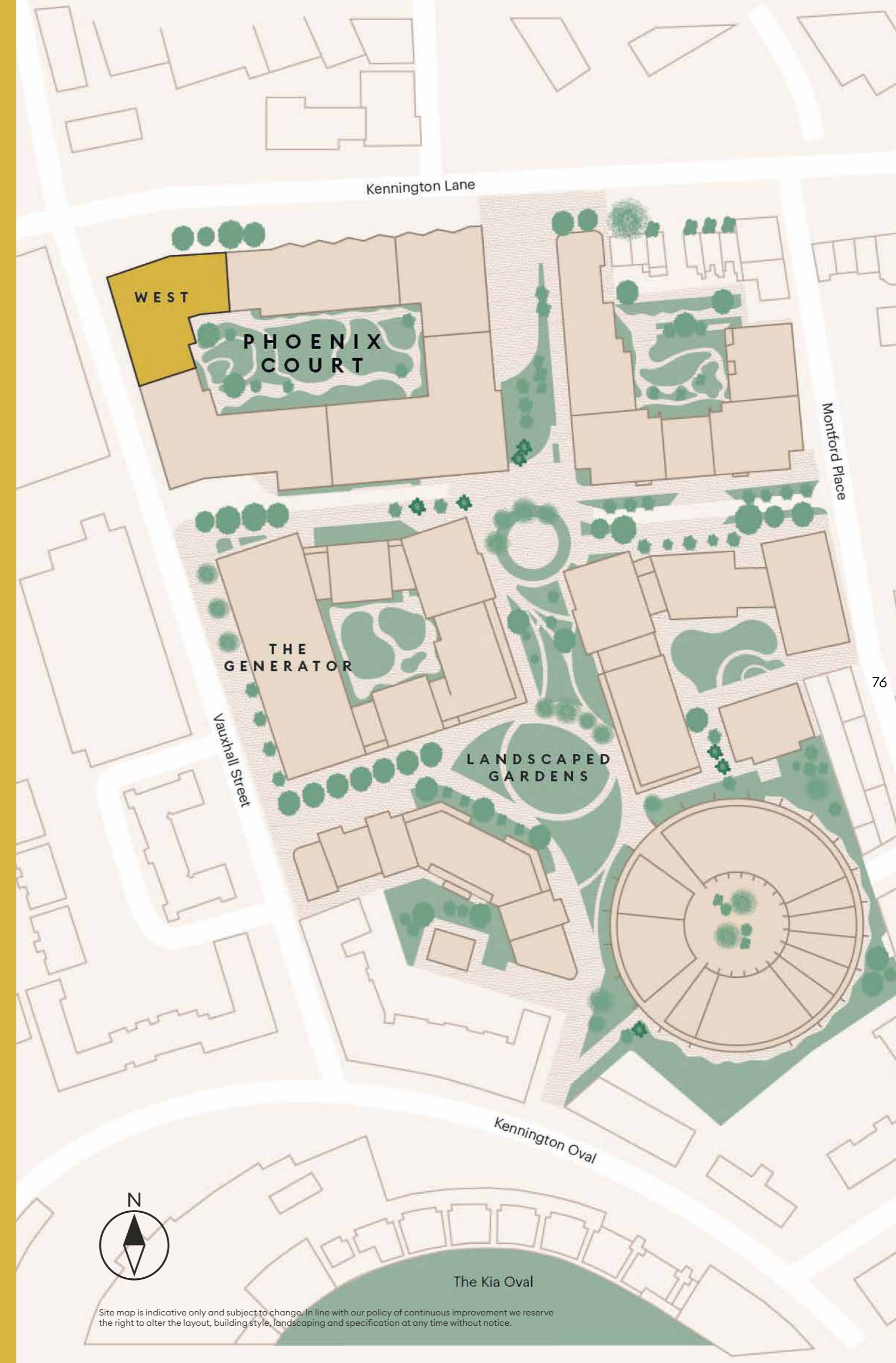
KEY
W: Wardrobe

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WEST CORE

FLOOR PLANS



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PLOT LOCATOR KEY

One Bedroom Apartment ■
 Two Bedroom Apartment ■

LEVEL 1



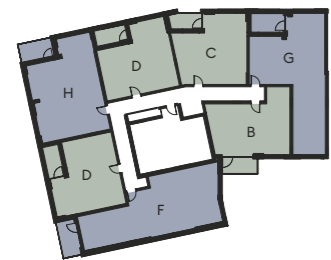
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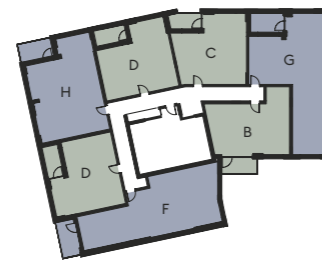
LEVEL 3-4



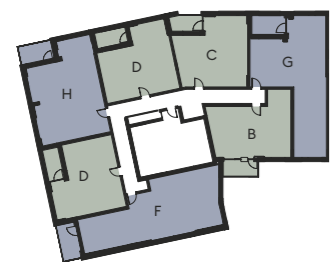
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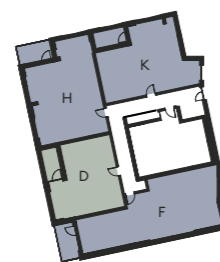
LEVEL 8



LEVEL 9



LEVEL 10



APARTMENT KEY

Type	Apartment	Level	Total area (sq m)	Total area (sq ft)	Page
Two Bedroom					
F	4.5.1 / 4.6.1 / 4.7.1 / 4.8.1 / 4.9.1 / 4.10.1	5, 6, 7, 8, 9 & 10	78	841	89
G	4.2.7 / 4.3.7 / 4.4.7 / 4.5.6 / 4.6.6 / 4.7.6 / 4.8.6 / 4.9.6	2, 3, 4, 5, 6, 7, 8 & 9	76	827	90



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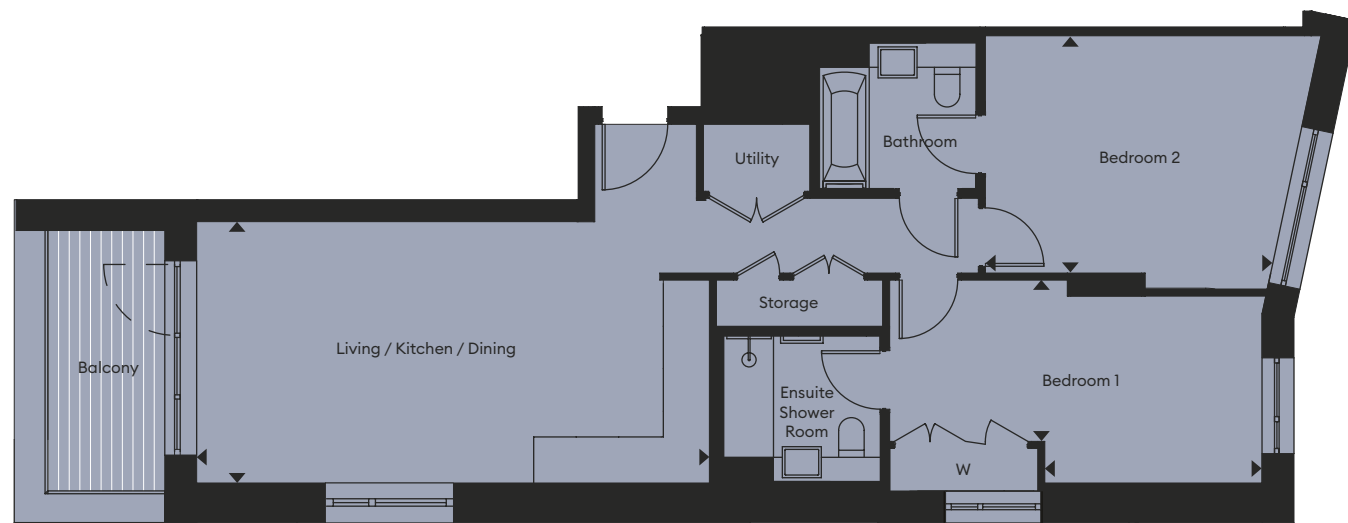
*Indicates mirrored plans



Computer-generated imagery is indicative only and subject to change.

TWO BEDROOM APARTMENT

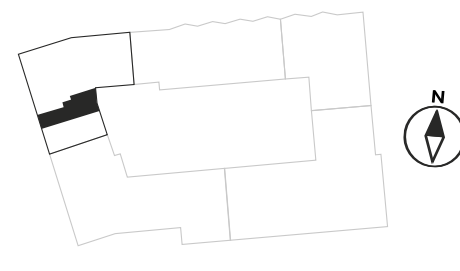
TYPE F



80

80

Apartment	4.5.1 / 4.6.1 / 4.7.1 / 4.8.1 / 4.9.1 / 4.10.1	
Level	5, 6, 7, 8, 9 & 10	
Living / Kitchen / Dining	7.14 x 3.59m	23'5" x 11'7"
Bedroom 1	3.00 x 2.76m	9'4" x 9'0"
Bedroom 2	4.07 x 3.34m	13'3" x 10'9"
Total Net Internal Area	78 sq m	841 sq ft



KEY
W: Wardrobe

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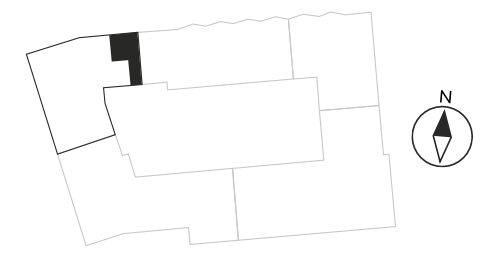
TWO BEDROOM APARTMENT

TYPE G



81

Apartment	4.2.7 / 4.3.7 / 4.4.7 / 4.5.6 / 4.6.6 / 4.7.6 / 4.8.6 / 4.9.6	
Level	2, 3, 4, 5, 6, 7, 8 & 9	
Living / Kitchen / Dining	6.71 x 3.69m	22'0" x 12'1"
Bedroom 1	2.71 x 3.65m	8'8" x 11'9"
Bedroom 2	3.96 x 3.00m	12'9" x 9'8"
Total Net Internal Area	76 sq m	827 sq ft



KEY
W: Wardrobe

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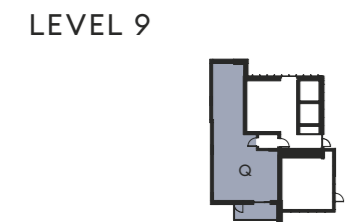
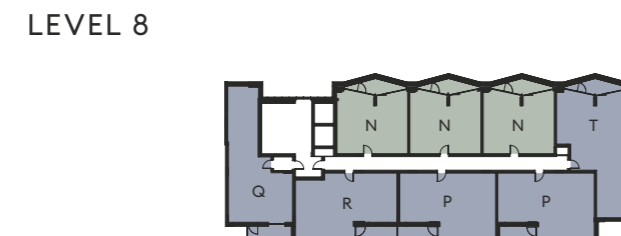
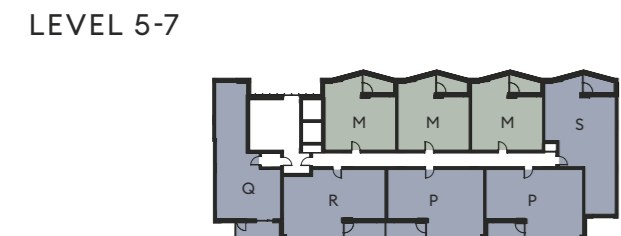
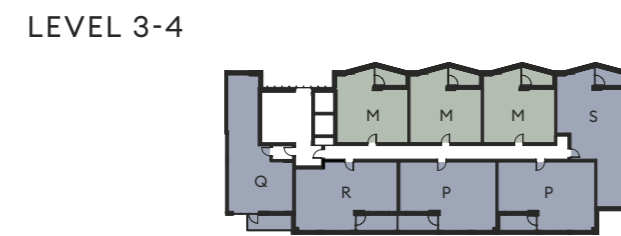
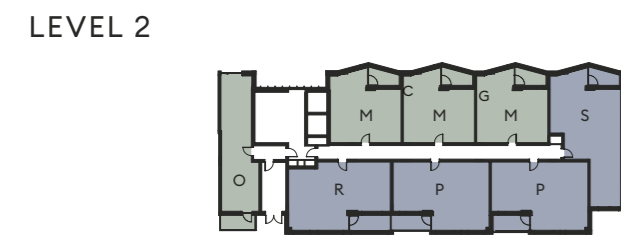
CENTRAL CORE

FLOOR PLANS



PLOT LOCATOR KEY

- One Bedroom Apartment
- Two Bedroom Apartment

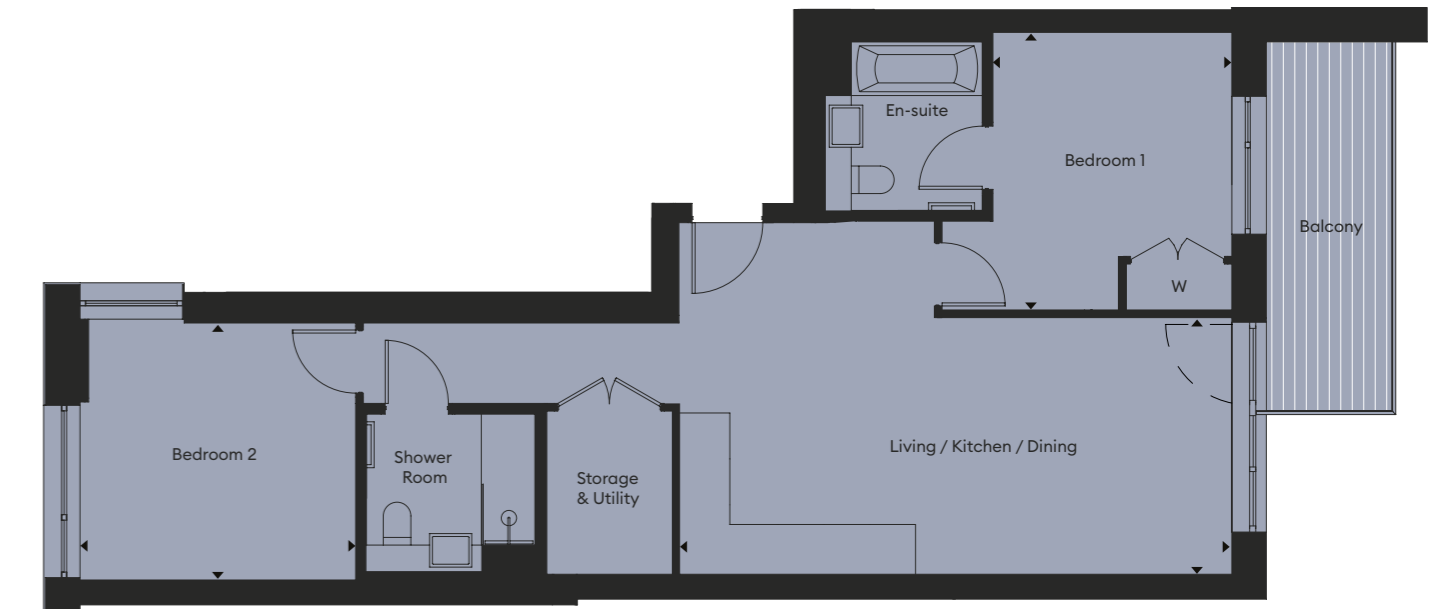


APARTMENT KEY

Type	Apartment	Level	Total area (sq m)	Total area (sq ft)	Page
Two Bedroom					
Q	3.3.1 / 3.7.1 / 3.8.1 / 3.9.1	3, 7, 8 & 9	72	783	

TWO BEDROOM APARTMENT

TYPE Q



Apartment	3.3.1 / 3.7.1 / 3.8.1 / 3.9.1	
Level	3, 7, 8 & 9	
Living / Kitchen / Dining	7.46 x 3.40m	24'4" x 11'1"
Bedroom 1	4.18 x 3.10m	13'7" x 10'1"
Bedroom 2	3.53 x 3.35m	11'5" x 10'9"
Total Net Internal Area	72 sq m	783 sq ft



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*Indicates mirrored plans

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EAST CORE

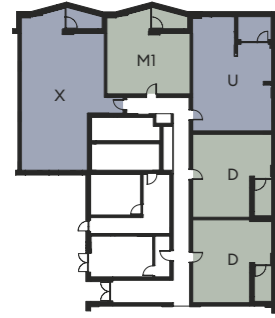
FLOOR PLANS



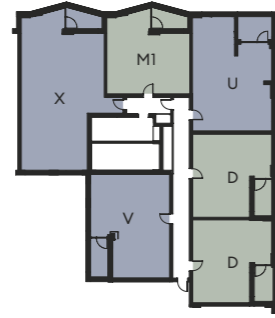
PLOT LOCATOR KEY

- One Bedroom Apartment
- Two Bedroom Apartment
- Three Bedroom Apartment

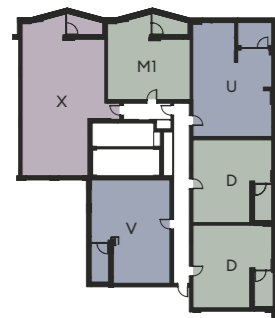
LEVEL 2



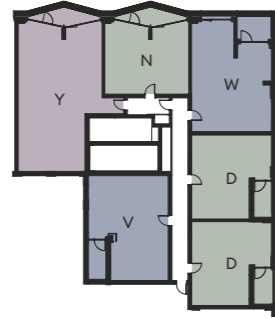
LEVEL 3-4



LEVEL 5-7



LEVEL 8



APARTMENT KEY

Type	Apartment	Level	Total area (sq m)	Total area (sq ft)	Page
Two Bedroom					
U	2.5.4 / 2.6.4 / 2.7.4	5, 6 & 7	72	779	
W	2.8.4	8	70	753	
Three Bedroom					
X	2.2.5 / 2.3.6 / 2.4.6 / 2.5.6 / 2.6.6 / 2.7.6	2, 3, 4, 5, 6 & 7	102	1103	
Y	2.8.6	8	100	1079	



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*Indicates mirrored plans



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TWO BEDROOM APARTMENT

TYPE U



94

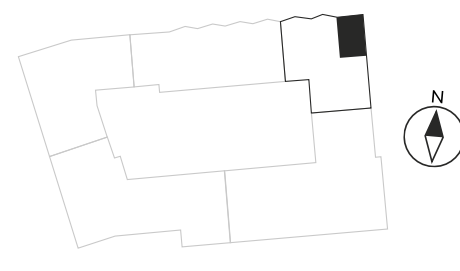
TWO BEDROOM APARTMENT

TYPE W



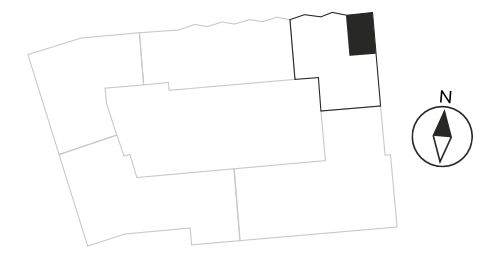
95

Apartment	2.5.4 / 2.6.4 / 2.7.4	
Level	5, 6 & 7	
Living / Kitchen / Dining	5.21 x 5.47m	17'0" x 17'9"
Bedroom 1	3.59 x 3.85m	11'7" x 12'6"
Bedroom 2	4.18 x 2.72m	13'7" x 8'9"
Total Net Internal Area	72 sq m	779 sq ft



KEY
W: Wardrobe

Apartment	2.8.4	
Level	8	
Living / Kitchen / Dining	5.21 x 5.47m	17'0" x 17'9"
Bedroom 1	3.16 x 3.85m	10'3" x 12'6"
Bedroom 2	4.18 x 2.72m	13'7" x 8'9"
Total Net Internal Area	70 sq m	753 sq ft



KEY
W: Wardrobe

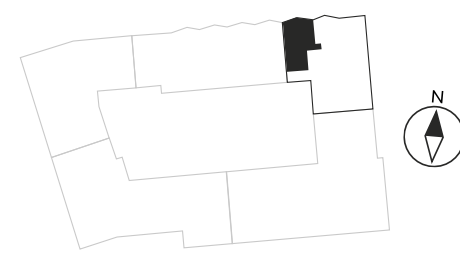
THREE BEDROOM APARTMENT

TYPE X



96

Apartment	2.2.5 / 2.3.6 / 2.4.6 / 2.5.6 / 2.6.6 / 2.7.6	
Level	2, 3, 4, 5, 6 & 7	
Living / Kitchen / Dining	3.86 x 9.04m	12'6" x 29'6"
Bedroom 1	3.01 x 3.35m	9'8" x 10'9"
Bedroom 2	3.13 x 3.11m	10'2" x 10'2"
Bedroom 3	3.01 x 2.77m	9'8" x 9'0"
Total Net Internal Area	102 sq m	1103 sq ft



KEY
W: Wardrobe

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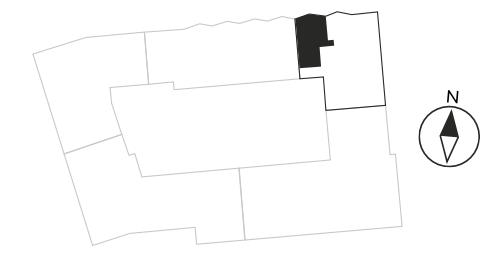
THREE BEDROOM APARTMENT

TYPE Y



97

Apartment	2.8.6	
Level	8	
Living / Kitchen / Dining	3.86 x 9.04m	12'6" x 29'6"
Bedroom 1	3.01 x 3.35m	9'8" x 10'9"
Bedroom 2	4.12 x 2.74m	13'5" x 8'9"
Bedroom 3	3.01 x 2.77m	9'8" x 9'0"
Total Net Internal Area	100 sq m	1079 sq ft



KEY
W: Wardrobe

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SPECIFICATION



Kitchens

- Individually designed layouts
- Composite stone work surfaces and feature porcelain tile splashback (options available, subject to cut-off dates)
- Stainless steel undermount bowl sink with stainless steel mixer tap
- Matt laminate finishes to cabinets with finger pull handles to cabinets
- LED downlights and concealed lighting under wall cabinets, where appropriate
- Concealed multi-gang appliance panel and stainless steel socket outlets above work surfaces, where appropriate
- Siemens Touch control induction hob
- Re-circulating integrated extractor
- Siemens stainless steel combination microwave oven
- Integrated fridge/freezer
- Integrated multi-function dishwasher
- Space saving recycling bins
- Plumbing for washer/dryer within vented utility cupboard

Bathrooms

- White bath with filler
- Stainless steel concealed thermostatic wall-mounted mixer/diverter with hand held shower, wall-mounted showerhead and glass bath screen to bathrooms
- Bespoke stone resin integrated basin and matching stone resin frame with mirror and integrated LED lighting detail
- Wall mounted basin mixer taps in stainless steel finish
- Bespoke lacquer finish vanity cabinet with storage and shaver socket
- Feature niche shelf with integrated LED lighting to bath
- White wall mounted WC pan with soft close seat, concealed cistern and dual flush button
- Stainless steel ladder style thermostatically controlled heated towel radiator to bathroom
- Feature porcelain tile finishes to selected walls (options available, subject to cut-off dates)
- Large-format porcelain tile floor finish
- Extract ventilation

Electrical Fittings

- LED energy-efficient down lighters throughout
- LED lighting to utility/services/coat cupboards, where appropriate
- Television (terrestrial and SkyQ) points to living room and master bedroom
- Telephone and data points in living area
- Dimmer light switches, where applicable
- All light switches in white metal finish and white electrical fittings at low level
- Pinspot lighting on front door

Heating/Cooling

- Heating and hot water from communal system with metered water/electric supply to all apartments
- Underfloor heating to main bathroom
- Comfort cooling/heating to reception room and master bedroom

Interior Finishes

- Feature entrance door with stainless steel effect ironmongery
- Painted internal doors with stainless steel door handles throughout
- Painted architraves and skirting, tiled skirting to wet areas where applicable
- Feature wardrobe to bedroom with finger pull handles, internal fittings include rail and shelf with concealed lighting (options available, subject to cut-off dates)
- Engineered timber floor finishes to reception room, kitchen and hallway
- Carpet floor finishes to bedroom (options available, subject to cut-off dates)

Balconies

- Well-proportioned balconies, with handrails
- External lighting where applicable

PAVING THE WAY FOR OTHERS



Security

- Video entry system viewed by individual apartment handset/screen
- Power and telephone points provided in all apartments
- Provision for wireless intruder alarm to be fitted at a later date
- All apartments supplied with mains supply smoke detectors and fitted with domestic sprinkler systems
- Multi-point locking, door restrictor and spy hole viewer fitted to all apartment entrance doors
- 24-hour concierge service and monitored CCTV

Lifts

- Passenger lifts serve all residential floor levels

Interior Designed Entrance Lobbies

- Feature lobbies to ground floor street entrances with guest seating
- Bespoke desk within concierge
- Feature lighting
- Glass doors to main entrance

Lift Lobbies and Communal Hallways

- Tiled floors and painted walls to ground floors
- Bespoke carpet floor finishes and painted walls to upper levels

Residents' Leisure Suite – Phoenix Court

- Residents' gym
- Changing rooms with shower facilities
- Meeting room facilities
- Fitness studio with facilities for personal training

Residents' Leisure Suite (to be delivered in a later phase)

- Residents' gym
- Swimming pool and vitality pool
- Fitness studio with facilities for personal training
- Treatment rooms, sauna and steam room facilities
- Changing rooms with shower facilities
- Cinema room
- Meeting room

Car Parking

- A general right to park within the managed CCTV-monitored parking area is available by separate negotiation (speak to a sales consultant in regards to completion date)

Peace of Mind

- 999 year lease
- All apartments benefit from a 10 year build warranty

Management

- A management company will be appointed to administer the effective operation and maintenance of the communal facilities, for which a service charge will be levied and apportioned to the benefit offered

Typical specification for Phoenix Court, 1 bedroom apartment only. Specifications for Manhattan, 2 and 3 bedroom apartments will vary. Your attention is drawn to the fact that it may not be possible to provide the branded products as referred to in the specification. In such cases, a similar alternative will be provided. Berkeley reserves the right to make these changes as required. A number of options are available to personalise your home. Options are subject to time frames, availability and change. Please ask a Sales Consultant for further details.

Creating a sustainable development

- We are committed to ensuring Oval Village is a truly sustainable development. We have designed both the homes and wider development to ensure residents can live a sustainable lifestyle, in a place that is adaptable and resilient.

The wider development will:

- Transform a brownfield site (historically used for industrial and commercial purposes) into a brand new destination with 1309 homes and 2.5 acres of public realm.
- Integrate fully with the local area and surrounding communities, with extensive cycle and pedestrian routes providing key connections to amenities and transport hubs.
- Achieve a 'net biodiversity gain', with newly created areas of green space and landscaping providing habitat for local wildlife.
- Be adapted to the effects of climate change (overheating, water shortage and flooding). Adaptation features will include brown roofs, rainwater harvesting and sustainable urban drainage.

Every home will:

- Be energy efficient, with high levels of insulation and energy efficient appliances, fixtures and fittings.
- Be water efficient, with water saving fixtures and fittings.
- Have dedicated bins to encourage recycling.
- Have access to safe, secure bike storage.
- Have access to electric car charging points.



DESIGNED FOR LIFE

Our customers are at the heart of all our decisions. We aim to understand their needs and consistently meet or exceed their

expectations. The service we provide is professional, efficient and helpful to make the home buying process as straightforward

and enjoyable as possible. Our levels of customer service aim to exceed other top developers.



Building a community

– We want to ensure that Oval Village develops into a thriving community, where people know their neighbours and enjoy a great quality of life.

For this reason, the development will:

- Have key community amenities and places for people to meet. This will include communal gardens, an open plaza, a brand new supermarket, and over 100,000 square feet of commercial and community space.
- Provide over 37,000 square feet of play space for young families and their children.
- Have a community plan. We will help set up a resident-led community committee and provide funding to run clubs and events aimed at bringing people together.



Customer service is our priority

– All our customers are provided with a commitment that when they buy a new home from Berkeley they can be safe in the knowledge that it is built to very high standards of design and quality, has low environmental impact and that they will enjoy an exceptional customer experience. Each customer receives tailored information relating to their purchase and has a dedicated point of contact throughout the customer journey.

Green living and sustainable development is top of our agenda

– As a company, we are committed to reducing energy, water and waste on our construction sites, in our offices and in the homes that we build. Almost all of our developments are built on brownfield land and we always take care to protect and enhance biodiversity and natural habitats. Our homes include features to encourage sustainable living such as dual-flush WCs, recycling bins and energy efficient white goods.

Quality is at the heart of everything we do

– At Berkeley, quality takes precedence, from choosing the right location and style of home, to the construction processes we practice, the materials we use and the specifications we put into our homes. For extra peace of mind, in addition to the 10 year warranty all new homes receive, Berkeley operates a 2 year policy with dedicated Customer Service teams on hand 24 hours a day to deal with enquiries quickly and effectively.

Unparalleled choice of homes in the most sought after locations

As one of the UK's leading house builders, we are able to offer our customers an unrivalled choice of property location, size and type. From city penthouses to country retreats, modern studio apartments to traditional family homes, you will find the perfect home to match your requirements. Our homes are also built in some of Britain's most desirable locations from market towns and rural villages to major towns and cities, and countryside to the coast - we build in the locations you want to live.



A commitment to creating sustainable communities

Berkeley's homes and developments are not just built for today. They are designed to permanently enhance the neighbourhoods in which they are located. We achieve this through our commitment to excellence in design, sensitive landscaping, sympathetic restoration, and impeccable standards of sustainability. We aim to address the needs not only of our customers but their neighbours and the broader community of which they are a part. It is a long-term view: we want to create exceptional places for people to live, work and relax in, and build communities that will thrive today and for years to come.



OUR VISION

Over the years, The Berkeley Group has won many prestigious awards for the quality, design and sustainability of its developments.

Our Vision is Berkeley's plan for the business, designed to raise standards higher still. Our goal is to be a world-class company creating successful, sustainable places where people aspire to live.

We take our responsibilities towards our customers, the environment, the workforce and the communities in which we work very seriously.

Our plan for the business has five areas of focus: Customers, Homes, Places, Operations and Our People.

Our Vision is to be a world-class business generating long-term value by creating successful, sustainable places where people aspire to live.

An exceptional customer experience

We aim to put customers at the heart of our decisions. Dedicated sales teams will provide exceptional service throughout the buying process, and teams will manage the customer relationship from exchange of contracts through to completion, delivery of the new home and after occupancy.

High quality homes

When you buy a new home from Berkeley you can be safe in the knowledge that it is built to exacting standards of design and quality and has low environmental impact. We meet specific space standards for new homes and aim to deliver a home which has fibre broadband infrastructure.

Great places

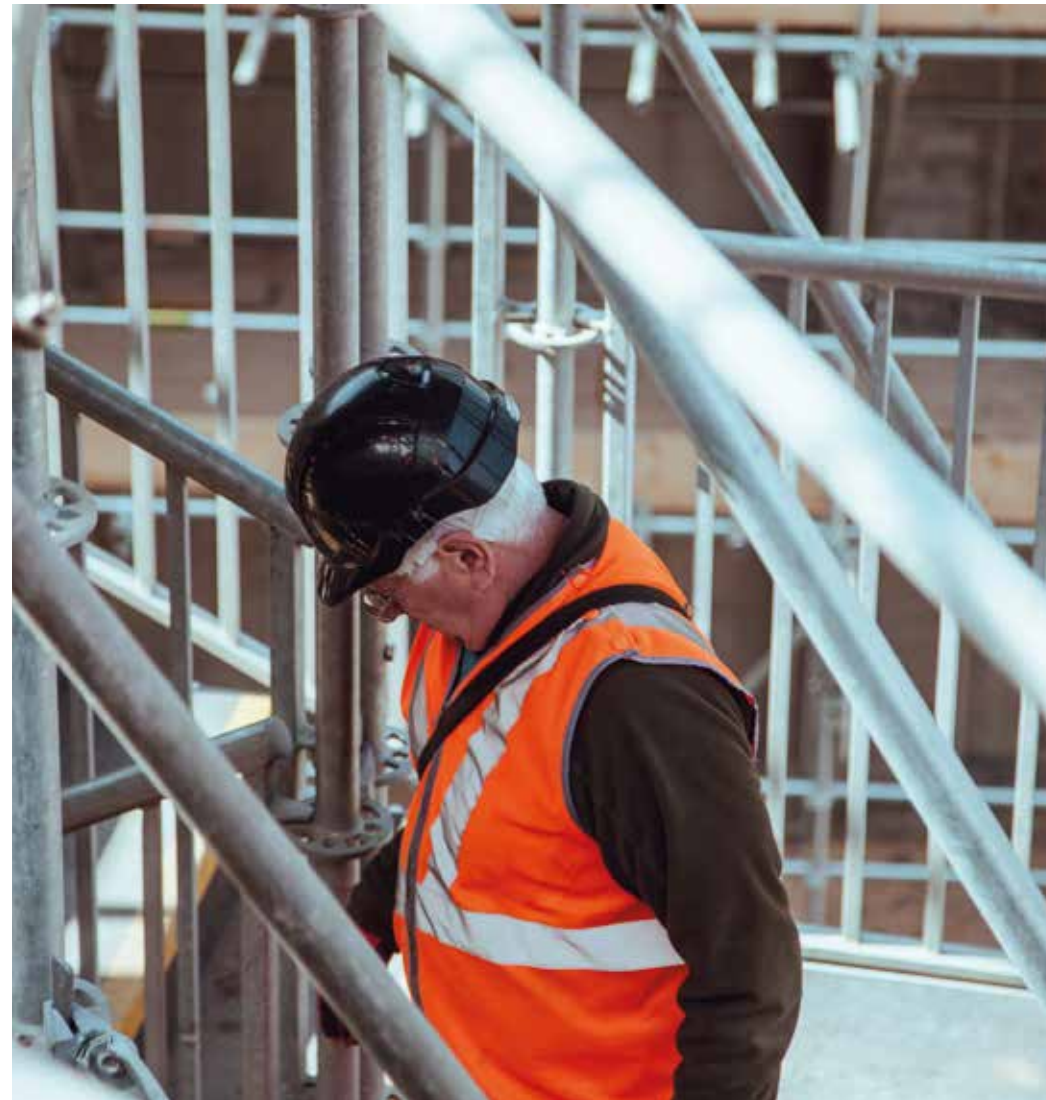
We seek to create beautiful, successful places characterised by the quality of their design, external spaces, transport and access to jobs and amenities. These are places where people choose to live, work and spend their time and which directly encourage people's well-being and quality of life.

Efficient and considerate operations

We reduce the impact of the construction process on the local community by registering all of our sites with the Considerate Constructors Scheme. We set targets to reduce water, energy and waste. We work with our supply chain to ensure high quality services and materials are consistently provided.

A commitment to people and safety

Safety is a high priority on all of our construction sites. We also aim to have a positive impact on society and enable young and unemployed people to get into work through our support of the Berkeley Foundation.



VISIT US



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Proud to be a member of the Berkeley Group of Companies



The information in this document is indicative and is intended to act as a guide only as to the finished product. Accordingly, due to Berkeley Homes' policy of continuous improvement, the finished product may vary from the information provided. These particulars should not be relied upon as statements of fact or representations and applicants must satisfy themselves by inspection or otherwise as to their correctness. This information does not constitute a contract or warranty. The dimensions given on plans are subject to minor variations and are not intended to be used for carpet sizes, appliance sizes or items of furniture. Oval Village is a marketing name and will not necessarily form part of the approved postal address. Applicants are advised to contact Berkeley Homes to ascertain the availability of any particular property. Computer-generated images are indicative only and subject to change. Lifestyle images are indicative only. The Oval Village site plan is indicative only and subject to change. In line with our policy of continuous improvement we reserve the right to alter the layout, building style, landscaping and specification at any time without notice. Your attention is drawn to the fact that it may not be possible to provide the branded products as referred to in the specification. In such cases, a similar alternative will be provided. Berkeley Homes reserves the right to make these changes as required. Maps are not to scale and show approximate locations only. 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. The buyer is acquiring an apartment with a 999 years leasehold. 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. Purchasing uncompleted properties situated outside Hong Kong is complicated and contains risk. Applicants should review all relevant information and documents carefully before making a purchase decision. If in doubt, please seek independent professional advice before making a purchase decision. The non-licensed agents engage in estate agency work exclusively in relation to properties outside Hong Kong and are not licensed to deal with any property situated in Hong Kong. Planning application number is 18/02597/EIAFUL consented on the 21st December 2018 by London Borough of Lambeth. R459/C23A/1019.