



OVAL
VILLAGE
CENTRAL LONDON

The shape of things to come

Why buy at Oval Village

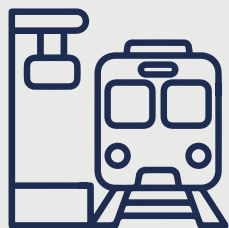
Berkeley
Designed for life

RETURN ON INVESTMENT

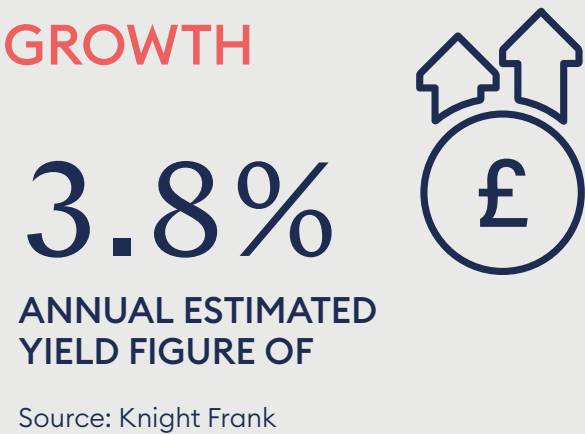


ZONE 1

Kennington Station became a Zone 1/2 station when the new Northern line extension to Battersea and Nine Elms opened in 2021.



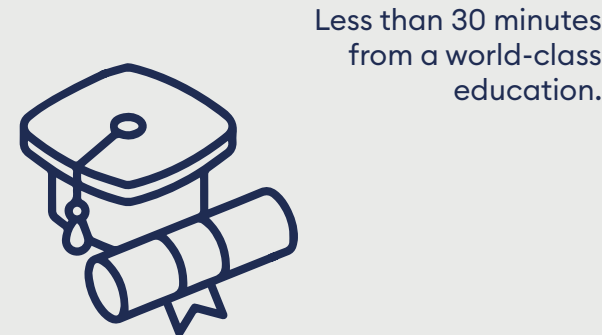
RENTAL PRICE GROWTH



FAVOURABLE PAYMENT TERMS



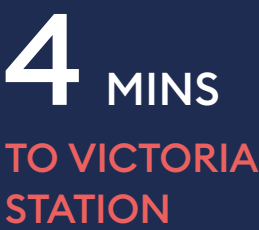
EDUCATION



LOCAL AREA



TRANSPORT



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



CASH FLOW FORECAST

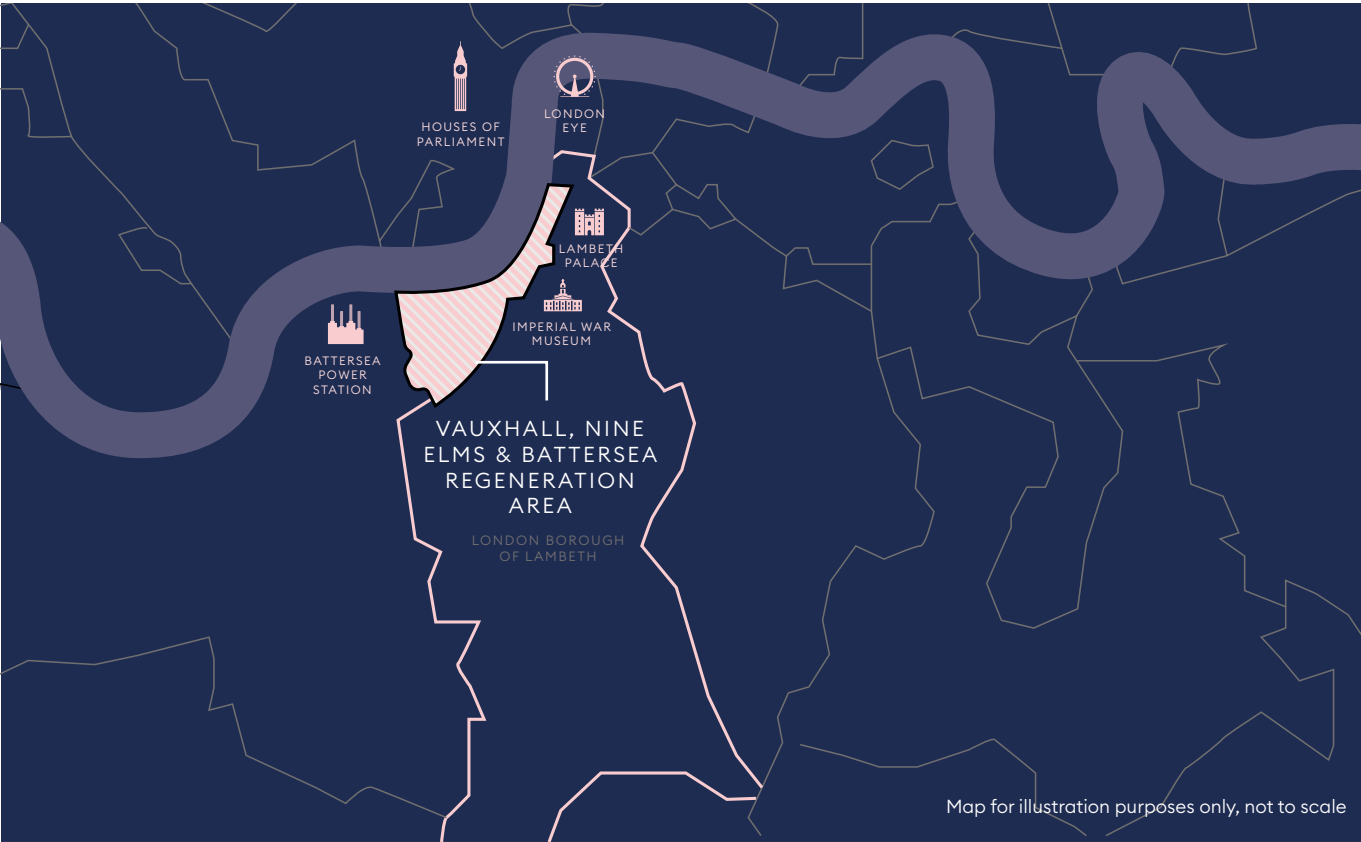
Apartment Cash Flow (typical Price 760K)	2022	2023	2024	2025	2026	TOTAL
10% Deposit	76,000					
10% Staged Payment		76,000				
5% Staged Payment			38,000			
75% Completion Amount				570,000		
Your Investment	76,000	152,000	190,000	760,000	760,000	760,000
Capital Appreciation	2,660	9,120	9,500	22,800	22,800	22,800
Your Equity	78,660	161,120	199,500	782,800	805,600	805,600
Equity Appreciation	3.5%	6%	5%	3%	3%	22.2%*

Source: Knight Frank.
*Compound growth



Computer Generated Image is indicative only

REGENERATION



227

The regeneration area spans 227 hectares of central London on the South Bank of the Thames.



Kennington Station is now a Zone 1/2 station since the new Northern line extension to Battersea and Nine Elms opened in September in 2021.



Largest regeneration zone in central London.



HEALTH & WELLNESS LIVING

Oval Village has state of the art leisure facilities set over 2 storeys within the iconic gasholder. Designed by award winning interior designers Goddard Littlefair, the swimming pool, Hydro pool, gymnasium, cinema, 24-hour concierge, work space and lounges combine to create an exclusive lifestyle moments from your home.

THE 1847 RESIDENTS' CLUB

- Residents' Lounge
- Meeting Room
- Reception
- Studio
- Gymnasium
- Private Cinema
- Steam Room
- Sauna
- Hydro Pool
- Male Changing Room
- Swimming Pool
- Treatment Room
- Female Changing Room



Computer Generated Images are indicative only



AWARD WINNING PARKS AND OUTDOOR SPACE

17 Lambeth parks and open spaces have received a Green Flag Award, 2 Green Heritage Awards and 3 Green Flag Community Awards.

Parks and green spaces in Lambeth have been hailed as 'outstanding' in the Good Parks for London report.

- Kennington Park
- Vauxhall Park
- Battersea Park
- St James' Park



FIRST-CLASS EDUCATION SYSTEM

London is home to some of the world's finest educational institutions. Oval Village is close to a wide choice of outstanding schools,

colleges and universities, providing the best education available at all stages of learning.



24
OUTSTANDING
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	

HOME TO WORLD CLASS 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 from google.co.uk/maps.





PRIME LOCATION FOR BUSINESS

Situated between Zone 1 and Zone 2, there are multiple transport options within a 10 minute walk of Oval Village, bringing some of the world's biggest companies within easy reach.

OVAL WORKS

Oval Village will deliver a flexible working space and community space at Oval Works. It's a new landmark office building with 80,000 sq ft of flexible office space spread over six floors where local businesses, products and ideas can come together.



1,000
POTENTIAL
TENANTS

80,000
SQ FT

6 FLOORS

2024
Q2



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020 7720 4000 | ovalvillage.co.uk

OUR VISION
2030
TRANSFORMING TOMORROW



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. Maps for illustration purposes only, not to scale. Lifestyle photography is indicative only.

OVALVILLAGE.CO.UK