



THE
BLACKHEATH
COLLECTION
PODIUM HOUSES



KIDBROOKE
VILLAGE

ROYAL BOROUGH OF GREENWICH
SE3

Berkeley
Designed for life

INTRODUCING
THE
BLACKHEATH
COLLECTION

PODIUM HOUSES

Just fourteen in number, the three bedroom Podium Houses are an innovative response to the needs of modern family life.

They are part of the Blackheath Collection, and share the many advantages of living in Kidbrooke Village: generous green space, a welcoming community, residents' amenities and connectivity to London.

Blackheath Village, with its open spaces and historic centre, is an easy walk, giving yet another dimension to life.



PODIUM HOUSES A SECRET GARDEN CREATED JUST FOR YOU

Residents in The Blackheath Collection Podium Houses have access to the Podium Garden, a beautiful serene space exclusively for their relaxation. Beneath the dappled shade of the birch trees, there are seating areas, play spaces and a nature trail to explore, with all of the Podium Houses looking out over this peaceful scene. It's effectively your secret garden, waiting to be discovered.

Computer Generated Image of The Blackheath Collection Podium Gardens at Kidbrooke Village is indicative only.

A WALK ALONG THE AVENUE

The mews-style street is edged with blossoming trees, a safe, pleasant place where you can say hello to neighbours or stroll along to the park.



KIDBROOKE VILLAGE LONDON'S GREEN OASIS



THE

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PODIUM HOUSES

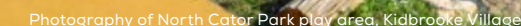
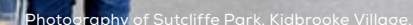
Computer Enhanced Image of Kidbrooke Village is indicative only.



Kidbrooke Village is a haven of 86 acres of open space equivalent to 45 football pitches. It's very diverse too, including large parks, smaller green pockets, wetlands, wildflower meadows, private gardens, sports pitches and playgrounds.

Whether you choose to walk, run, play, picnic, or just sit back and enjoy being amongst the sights and sounds of nature, Kidbrooke Village is undoubtedly good for your wellbeing.

Photography of Cator Park, Kidbrooke Village.
*45 Wembley stadium sized football pitches



KIDBROOKE VILLAGE AWARD-WINNING PARK LIFE



Photography of North Cator Park, Kidbrooke Village.

Cator Park, just a few minutes' walk from The Blackheath Collection Podium Houses, is a new park which was created as the natural centrepiece of Kidbrooke Village. It's a vibrant river of colour, meadow flowers and wild landscaping winding through the village.

Here, Berkeley works in partnership with London Wildlife Trust and HTA Design, rewinding the park to increase the diversity of birds, mammals and insects living in this wonderful natural space. It's a long-term project, with planting increasing year-on-year. To date, more than 750 mature trees have been added, making a significant impact on local air quality.

The result of all this work was recognised at the 2020 Landscape Institute Awards. Cator Park won the **Sir David Attenborough Award for Enhancing Biodiversity**, as well as the **Overall President's Award for the best landscape scheme**.



"EVERYTHING THAT'S HAPPENING AT KIDBROOKE VILLAGE IS HELPING TO MAKE IT A MORE WILDLIFE-RICH ENVIRONMENT THAT FUTURE GENERATIONS CAN ENJOY."

David Mooney
London Wildlife Trust

THE
BLACKHEATH
COLLECTION



Photography of Kidbrooke Village.



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KIDBROOKE VILLAGE

ALL YOU NEED ON YOUR DOORSTEP



- 1 The Village Centre
- 2 Sainsbury's Local
- 3 Pegler Square
- 4 The Depot



The Village Centre is the one-stop-spot for Kidbrooke Village, convenient for shopping, travel and meeting friends, just a few minutes' walk from the Blackheath Collection Podium Houses.

You'll find a Pure Gym, Sainsbury's Local, The Depot pub and dining, dentist†, doctor† and Kidbrooke train station, where services into London Bridge take just 17 minutes*.



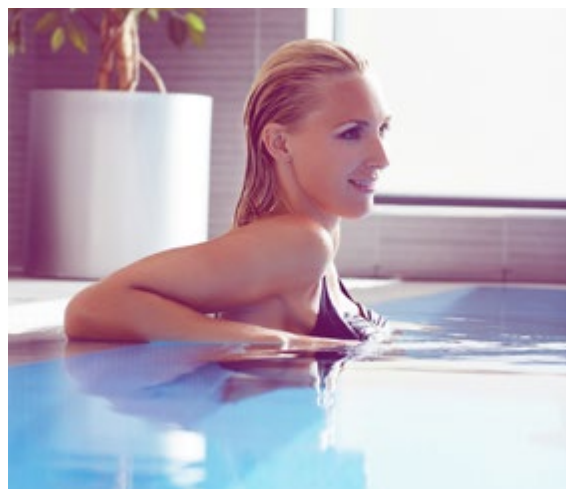
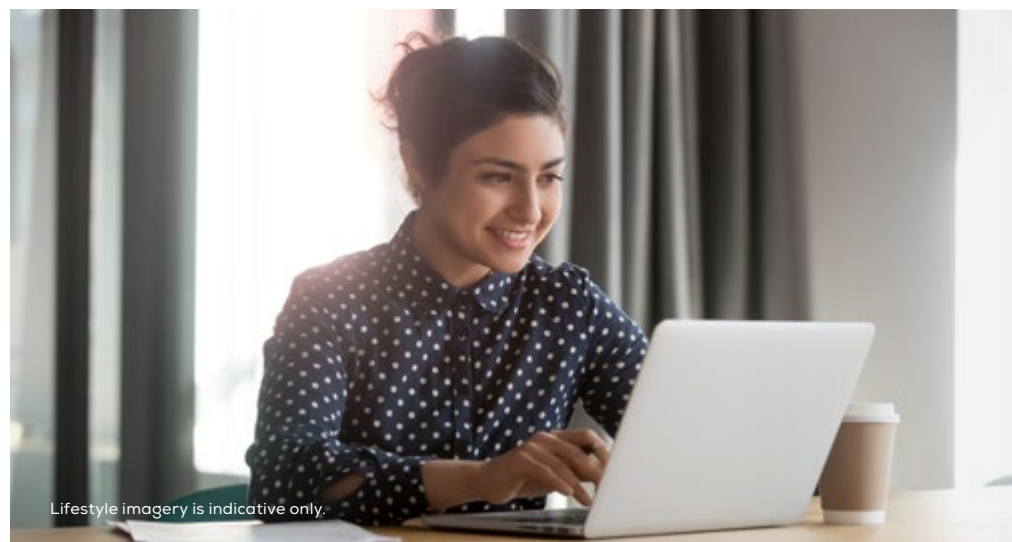
†Planned in future phase of development for Kidbrooke Village, subject to change. Photography of The Depot, Sainsbury's Local, Pegler Square and The Village Centre, Kidbrooke Village. *All journey times are approximate. Source: tfl.gov.uk

THE CLUBHOUSE

WELCOME TO THE CLUB

At Kidbrooke Village you can revel in everything London has to offer, and come home to a green oasis which promotes wellbeing and a healthy lifestyle. The Blackheath Collection Podium Houses residents have the special benefit of access to the nearby private Clubhouse, with its own 24-hour Concierge, where you can enjoy staying fit and healthy in the state-of-the-art gym and bespoke swimming pool.

If you're feeling a little less active, settle back to enjoy a movie with family and friends in the private cinema room. Of course, work is usually never far away, so the Clubhouse also boasts a business suite and Wi-Fi lounge to use when you have to quickly dive back into business.



WHETHER YOU WANT
TO RELAX IN THE POOL,
GET ACTIVE IN THE
GYM OR DO A SPOT OF
WORK, THE RESIDENTS-
ONLY CLUBHOUSE
CATERS FOR IT ALL.

Lifestyle photography of the Clubhouse, Kidbrooke Village.

YOUR HOME

FOR HOW YOU LIVE

The innovative design of the Podium Houses enables the whole of the first floor to be devoted to a large open plan living space, opening onto a private terrace.

Throughout, the interiors are all you'd expect from Berkeley: light, free-flowing spaces with a contemporary specification that will please the most design-conscious purchaser.



Computer Generated Image is indicative of the finishes of The Blackheath Collection Urban Houses and should be used for illustration purposes only.



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YOUR HOME

BEAUTIFUL AND FUNCTIONAL

Each individually designed kitchen is smartly put together and elegantly styled in modern, fresh, colours to make cooking a pleasure. Kitchen shape, lighting and worktop space are all maximised for practicality, while the latest appliances help ease the flow of busy lives. Timber flooring in an eye-catching chevron pattern creates a free-flowing effect from the kitchen into the living areas.

YOUR HOME

GOOD MORNING, GOOD NIGHT

Your bedroom is your haven, a place to enjoy personal peace and comfort. That's why each Podium House bedroom is spacious and sumptuously designed, always with an eye for practicality and quality. Every Bedroom 1 benefits from a fitted wardrobe and all bedrooms have plush carpets.



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YOUR HOME SUPER STYLISH

Escape the world in a stylish bathroom that is both cool and contemporary with feature splashbacks and built-in cabinets. Chrome finishings, crisp white sanitaryware and large format floor and wall tiles add style and space to this sanctuary.



YOUR HOME YOUR CHOICES

We collaborated with leading designers Intérieur London to create the interiors for the Podium Houses. The result is a scheme of modish contemporary neutrals which will work beautifully with your own decoration and colour palette choices.



Computer Generated Image is indicative of the finishes of The Blackheath Collection Urban Houses and should be used for illustration purposes only.

1. Chevron Timber Flooring
2. Silestone Kitchen Worktop and Matching Laminate Splashback
3. Stone Grey Supermatt Kitchen Wall and Base Units
4. Oak Retro Laminate Tall Kitchen Units
5. Feature Wall Mosaic Tile in Bathroom
6. Limestone Effect Tiles to Floor and Walls in Shower Rooms and En-Suite Bathrooms
7. Pure Brilliant White Walls and Ceilings
8. Carpets in Colour Tosca to Bedrooms and in Colour Cloud to Stairs and Second Floor Landing



Podium House purchasers are offered alternative options for some of the finishes, including internal doors in white or grey grained finish, wardrobes in white lacquer or timber laminate, and bathroom feature panels in timber or stone.



Photography is indicative and not to scale. Colour and finishes will vary.

KITCHENS

- ## BATHROOMS/EN-SUITE

- Large format floor tiles
- Mechanical Ventilated Heat Recovery extract system
- Energy efficient downlights to all rooms
- Chrome finish to sanitaryware

- Energy efficient downlights
- Wiring provision for pendant lighting where applicable
- Feature wall lights to staircase
- Lighting to utilities / services / coat cupboards where applicable
- Television points to reception rooms and all bedrooms
- Telephone and data points to reception rooms and all bedrooms
- White switch and socket fittings throughout, except kitchens where brushed stainless steel switches / sockets installed above countertops

- Heating and hot water to all houses via District Heating system with metered water and heat supply
- Radiator heating throughout
- Plumbing for washer / dryer within vented utility cupboards / rooms

- Feature entrance doors
- Satin nickel door handles throughout
- Painted, timber grain laminate internal doors and painted skirtings and architraves
- Bespoke fitted wardrobe to bedroom 1, internal fittings include rails, shelves and drawers
- Carpet floor finish to stairs, bedrooms and second floor landing

- Paved front driveway
- Concrete paving to podium terrace area
- External power and lighting

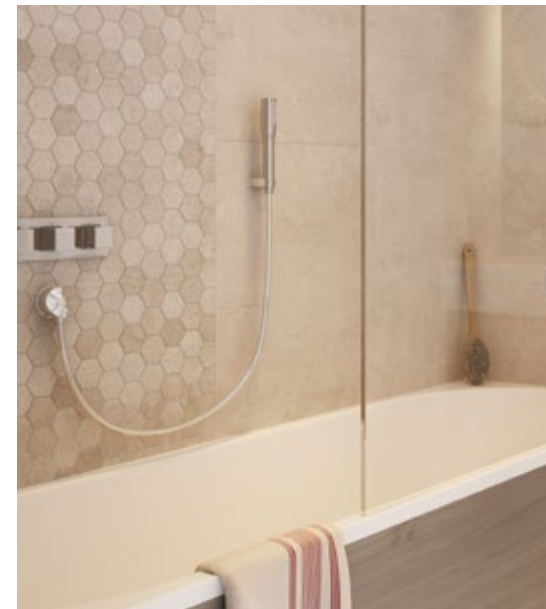
- Power supply for wireless intruder alarm to be fitted at a later date by purchaser
- Mains powered smoke detectors and heat detectors
- Residential sprinkler system to every house
- Multi-point locking to all external doors
- Hardwired doorbell
- 'Secured By Design' standards to ground and first floors windows, and all external doors to meet Metropolitan Police requirements

- Leasehold
- All houses benefit from 10-year build warranty

- In curtilage parking
- Provision for future installation of car charging point by purchaser, located within bike store enclosure

- A managing agent will be appointed to administer the effective operation and maintenance of communal facilities
- 24-hour Concierge service

- Bespoke swimming pool
- Separate fitness studio with facilities for personal training
- Residents' cinema
- Business suite
- Wi-fi lounge



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.



THE
BLACKHEATH
COLLECTION

Comprising the Podium Houses, Urban Houses and Apartments, The Blackheath Collection is one of several distinctive neighbourhoods in Kidbrooke Village. It's also just a 14 minute* walk from one of London's best-known older villages, Blackheath, giving you a complementary lifestyle to enjoy.

HOUSE NUMBER	BEDROOMS	AREA SQ M	AREA SQ FT	PAGE NUMBER
PH-01	THREE	114.0	1,228	32-33
PH-02	THREE	114.7	1,234	30-31
PH-03	THREE	114.7	1,234	30-31
PH-04	THREE	114.7	1,234	30-31
PH-05	THREE	114.7	1,234	30-31
PH-06	THREE	114.7	1,234	30-31
PH-07	THREE	114.7	1,234	30-31
PH-08	THREE	114.7	1,234	30-31
PH-09	THREE	114.7	1,234	30-31
PH-10	THREE	114.7	1,234	30-31
PH-11	THREE	114.7	1,234	30-31
PH-12	THREE	114.7	1,234	30-31
PH-13	THREE	114.7	1,234	30-31
PH-14	THREE	113.7	1,224	34-35

The 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 anytime without notice. *All journey times are approximate. Source: google.co.uk/maps. Walking time to Blackheath Halls.

PODIUM HOUSE

TYPE 1

PLOTS

PH-02, PH-03, PH-04,
PH-05, PH-06, PH-07,
PH-08, PH-09, PH-10,
PH-11, PH-12 & PH-13

ROOM DIMENSIONS

GROUND FLOOR

BEDROOM 3	15'6" x 8'11"	4.73m x 2.73m
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FLOOR ONE

LIVING/DINING/KITCHEN	29'6" x 16'5"	8.98m x 5.00m
TERRACE	14'3" x 9'10"	4.35m x 3.00m

FLOOR TWO

BEDROOM 1	16'5" x 9'10"	5.00m x 3.00m
BEDROOM 2	11'4" x 8'10"	3.45m x 2.69m

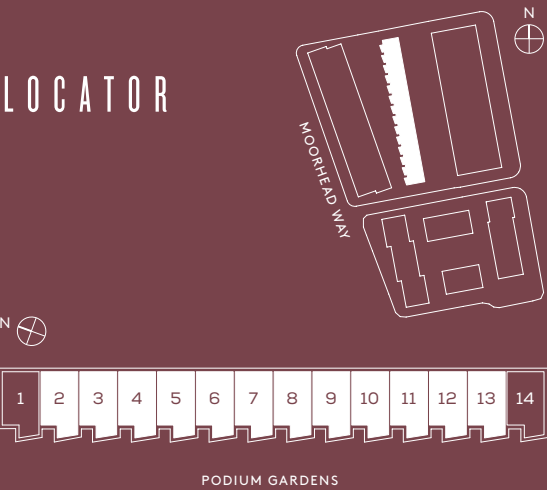
TOTAL INTERNAL AREA

114.70 sq m / 1,234 sq ft

TOTAL EXTERNAL AREA

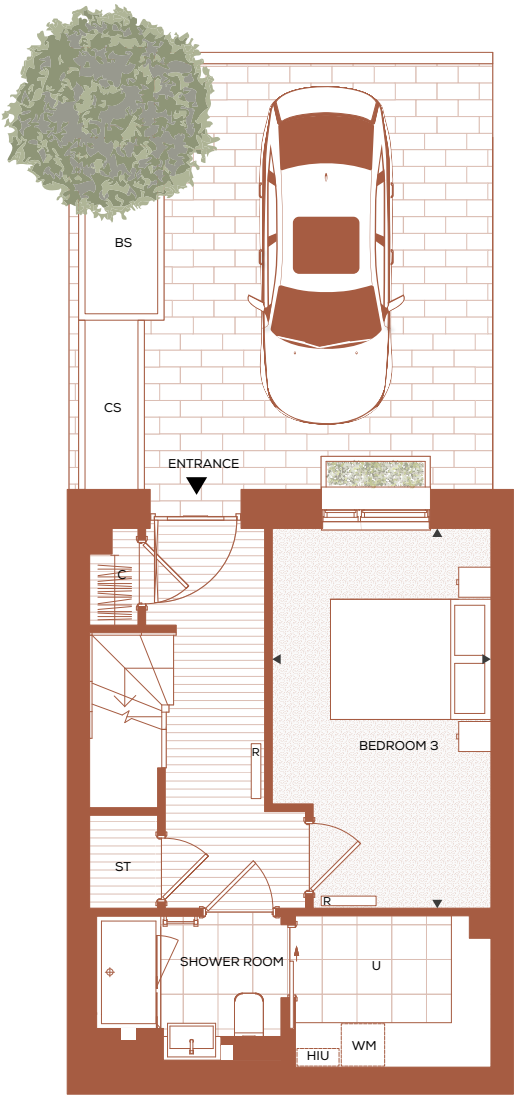
39.10 sq m / 420 sq ft

LOCATOR

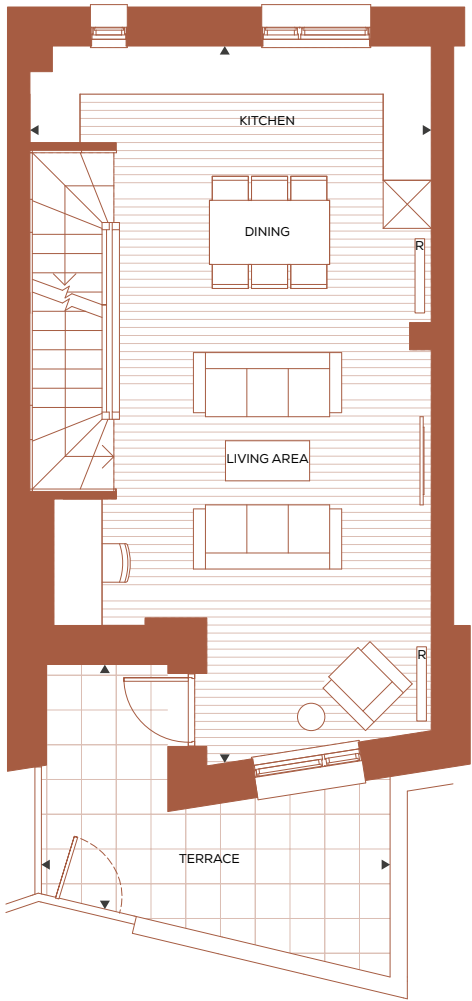


► Measurements C Coat Cupboard W Fitted Wardrobe
☒ Kitchen Unit WM Washing Machine Space
CS Cycle Store ST Store U Utility Room BS Bin Store
R Radiators HIU Heat Interface Unit

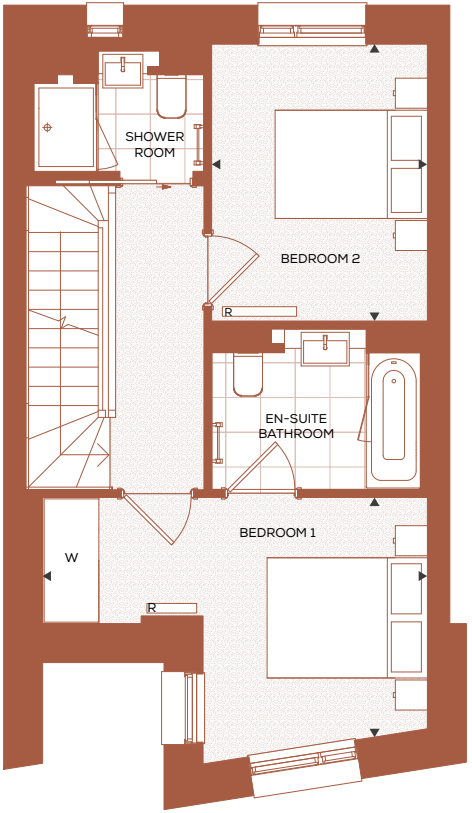
GROUND FLOOR



FLOOR ONE



FLOOR TWO



DISCLAIMER

House layouts show indicative furniture arrangements with approximate measurements and are indicative only. Dimensions, which are taken from the indicated points of measurements are for guidance only and are not intended to be used for carpet sizes, appliance space or items of furniture. House areas are provided as gross internal areas in accordance RICS measuring practice. All measurements and areas may vary within a tolerance of 5%.

Kitchen layouts are indicative only and are subject to change. Internal wardrobe layouts are indicative only and are subject to change. Services boxing sizes and locations may vary.

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PODIUM HOUSE

TYPE 2
PLOT PH-01

ROOM DIMENSIONS

GROUND FLOOR

BEDROOM 3	15'6" x 8'10"	4.73m x 2.70m
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FLOOR ONE

LIVING/DINING/KITCHEN	29'6" x 16'5"	8.98m x 5.00m
TERRACE	15'7" x 13'9"	4.75m x 4.19m

FLOOR TWO

BEDROOM 1	15'5" x 9'10"	4.69m x 3.00m
BEDROOM 2	11'4" x 8'10"	3.45m x 2.69m

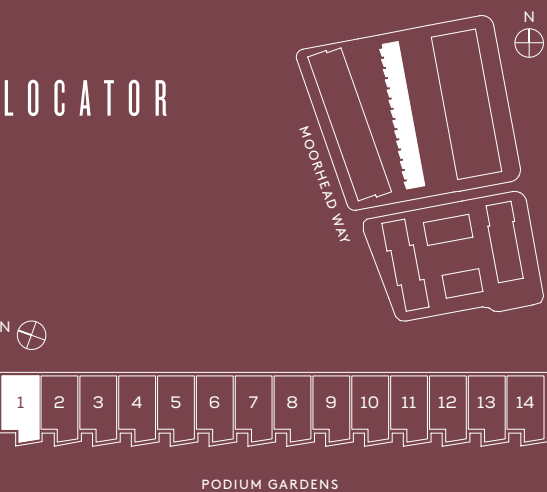
TOTAL INTERNAL AREA

114.00 sq m / 1,228 sq ft

TOTAL EXTERNAL AREA

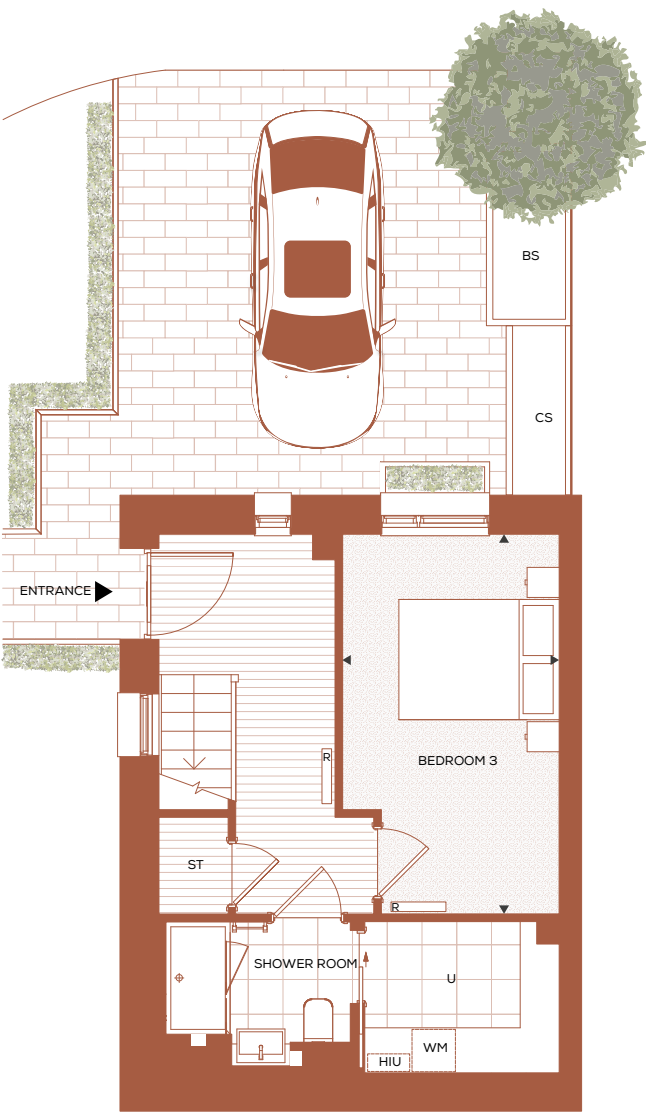
49.90 sq m / 537 sq ft

LOCATOR

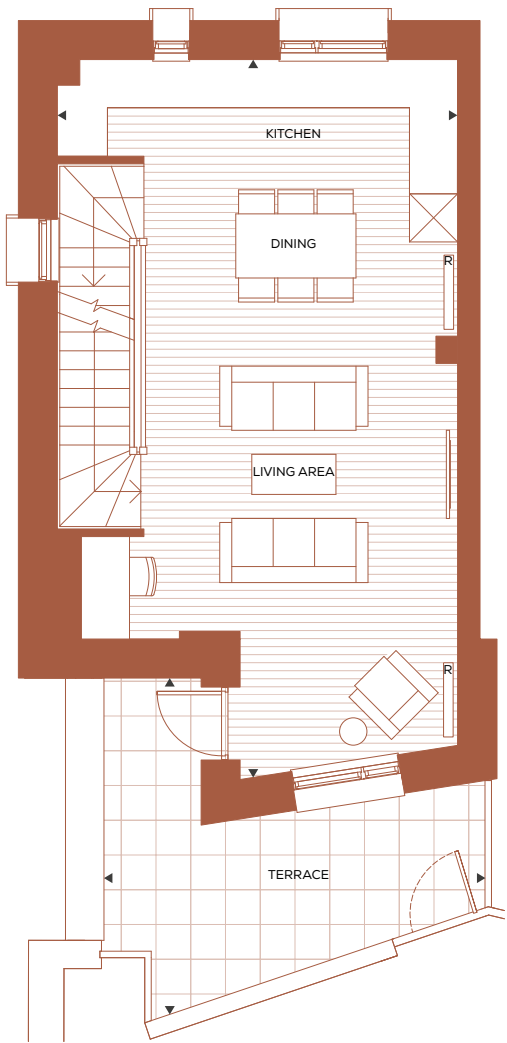


◀▶ Measurements C Coat Cupboard W Fitted Wardrobe
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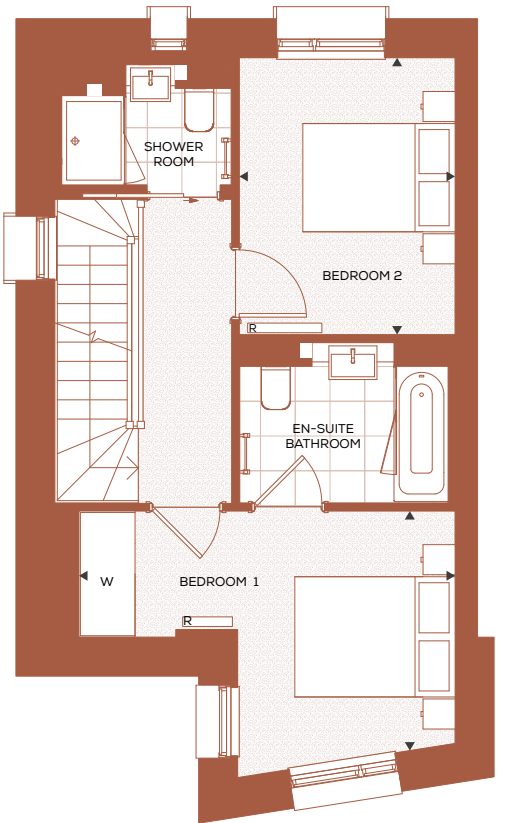
GROUND FLOOR



FLOOR ONE



FLOOR TWO



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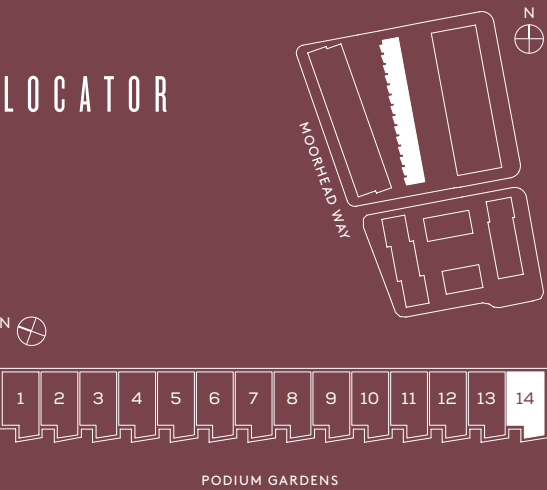
PODIUM HOUSE

TYPE 3
PLOT PH-14

ROOM DIMENSIONS

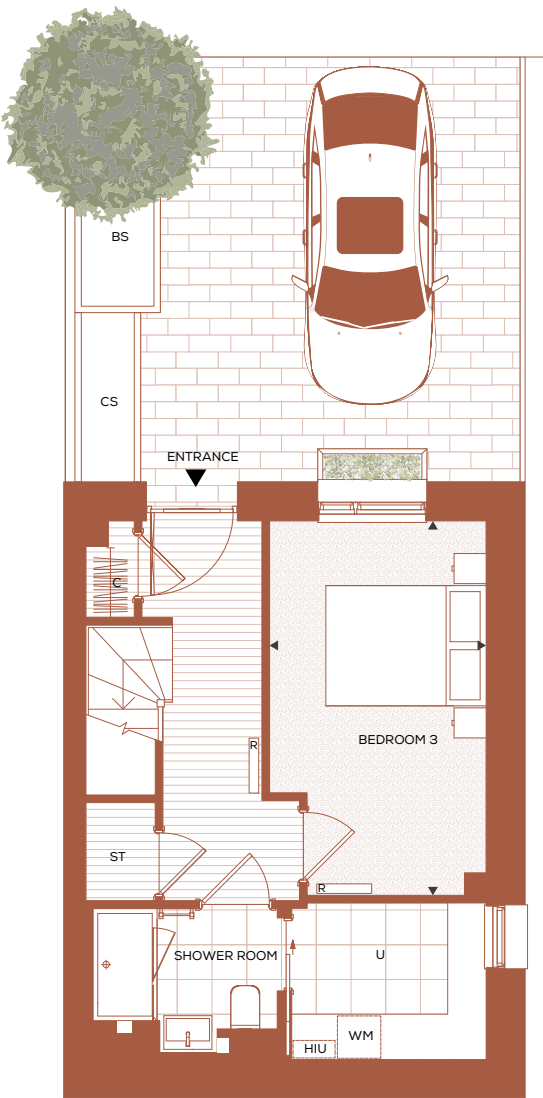
GROUND FLOOR		
BEDROOM 3	15'4" x 8'10"	4.67m x 2.70m
FLOOR ONE		
LIVING/DINING/KITCHEN	29'4" x 16'5"	8.93m x 5.00m
TERRACE	14'11" x 11'3"	4.55m x 3.44m
FLOOR TWO		
BEDROOM 1	16'5" x 9'10"	5.00m x 3.00m
BEDROOM 2	11'4" x 8'10"	3.45m x 2.69m

TOTAL INTERNAL AREA	
113.70 sq m / 1,224 sq ft	
TOTAL EXTERNAL AREA	
44.70 sq m / 481 sq ft	

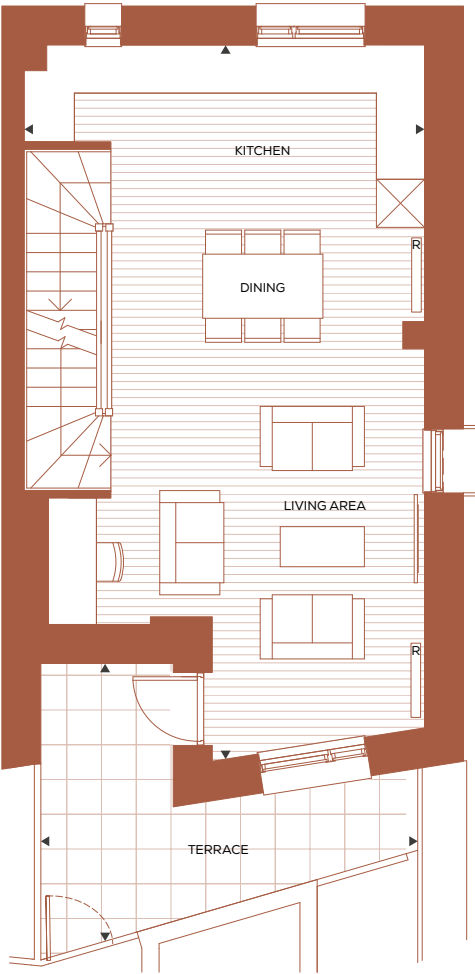


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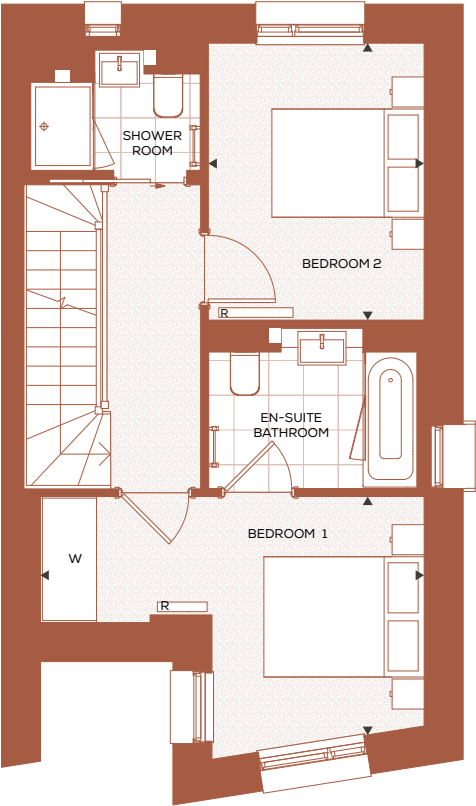
GROUND FLOOR



FLOOR ONE



FLOOR TWO



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TRANSFORMING TOMORROW



At Berkeley Group our passion and purpose is to build quality homes, strengthen communities and improve people's lives. We are innovating, pushing boundaries and taking action to ensure we have a long-term, positive impact that is good for our customers, the communities we touch, our business and the world around us. We transform underused sites into exceptional places and we're also transforming the way we work; embracing technology and raising standards, as we continue to deliver an outstanding customer experience and create high-quality homes that delight our customers. Our Vision 2030 is our ten-year plan which sets out how we will achieve this.

Photography of North Cator Park, Kidbrooke Village.



TRANSFORMING PLACES

Working with local people and partners we create welcoming and connected neighbourhoods where you can be proud to live.



TRANSFORMING LIFESTYLES

Taking action on climate change and giving you ways to live more sustainably. We're building efficient homes that use less energy over their lifetime, with sustainable travel choices on the doorstep.



TRANSFORMING NATURE

Creating beautiful places with habitats that help nature to thrive, meaning that every site is left with more nature than when we began.



TRANSFORMING FUTURES

Helping people to reach their potential through apprenticeships and training, and programmes supported by the Berkeley Foundation.



Please scan this QR code for more information on how we are **TRANSFORMING TOMORROW**





THE BERKELEY GROUP

WITH YOU EVERY STEP OF THE WAY

We want to ensure that you are happy with every aspect of your new home, so we look after our customers at every stage with expert advice, attention to detail and continuous communication. From exchange of contracts, your dedicated Berkeley Customer Relations Team will help with any questions you may have.



SALES CONSULTANT

Helps you find
your perfect home



CUSTOMER RELATIONS MANAGER

Helps you review
your choices and
guides you through
the buying process



CUSTOMER SERVICE

Help you once you
move in and if you
have any further
questions or
warranty queries



KIDBROOKE VILLAGE

CONTACT US



Our Sales and Marketing Suite is open from 10am–6pm daily and until 8pm on Thursdays.

Kidbrooke Village Sales & Marketing Suite, 5 Pegler Square, London SE3 9FW

020 8150 5151 | KidbrookeVillage.Sales@berkeleygroup.co.uk
www.kidbrookevillage.co.uk

Maps are not to scale and show approximate locations only.

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 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. Kidbrooke Village and The Blackheath Collection Apartments are marketing names and will not necessarily form part of the approved postal address. Applicants are advised to contact Berkeley to ascertain the availability of any particular property. Z423/05CA/0222



Photography of Blackheath.

In proud partnership with:



MAYOR OF LONDON

www.kidbrookevillage.co.uk

Berkeley
Designed for life