



ROSA HOUSE

AT LOMBARD SQUARE

Berkeley  
Designed for life





# HOME OF EXPRESSION

Each of Lombard Square's six houses is uniquely designed with interiors inspired by the craft trades that were once so prominent in the area. Step inside a world of rich textures and beautiful patterns at Rosa House – a celebration of tailoring and weaving.

Rosa House consists of two buildings, with 1, 2 & 3 bedroom apartments, set around a peaceful podium garden. With abundant views across green spaces and the impressive Garden Square on your doorstep, your home is a green retreat in the city. But you're never far from the action, either. Plumstead station is just a 4-minute walk and Woolwich Elizabeth Line station is only 14 minutes away.

Walking distances are approximate: Source: Google maps



Designed for trendsetters and forward-thinkers, Lombard Square is home to thoughtfully curated living. Discover Rosa House, the latest release of homes.



Computer generated image of Rosa House is indicative only





WELCOME  
TO  
ROSA HOUSE



# ROSA HOUSE

AT LOMBARD SQUARE

The first thing you'll notice about Lombard Square is the abundance of greenery. A series of pathways, boardwalks and open spaces that weave through the site, immersing you in nature. Rosa House overlooks Garden Square and a beautiful private podium garden – your escape into nature.



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. Walking distances are approximate. Source: Google maps



All apartments benefit from landscaped garden views and most homes also enjoy expansive views, overlooking Garden Square from a private balcony or terrace.



Computer generated image is indicative only

# NATURE FROM EVERY VIEWPOINT

Who knew London could look this green? Garden Square covers over 1.8 acres of green space. Wander in gardens filled with beautiful plants, water features, and scenic views across the lake.

The big lawn is the perfect space to take a break, read a book or just enjoy the sun. For children of all ages, there are various play areas and a nature trail starting right outside your door.

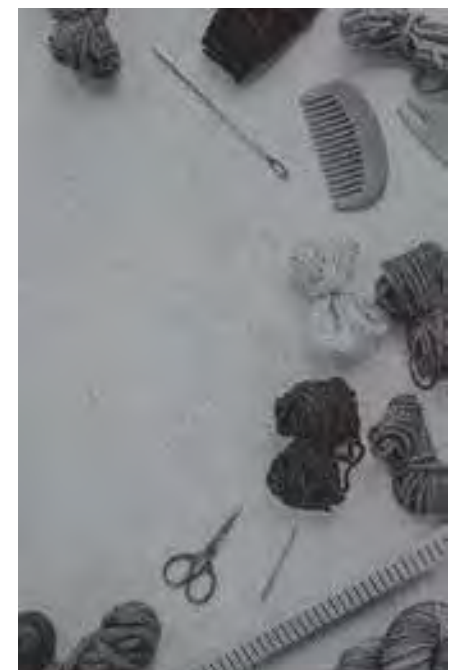
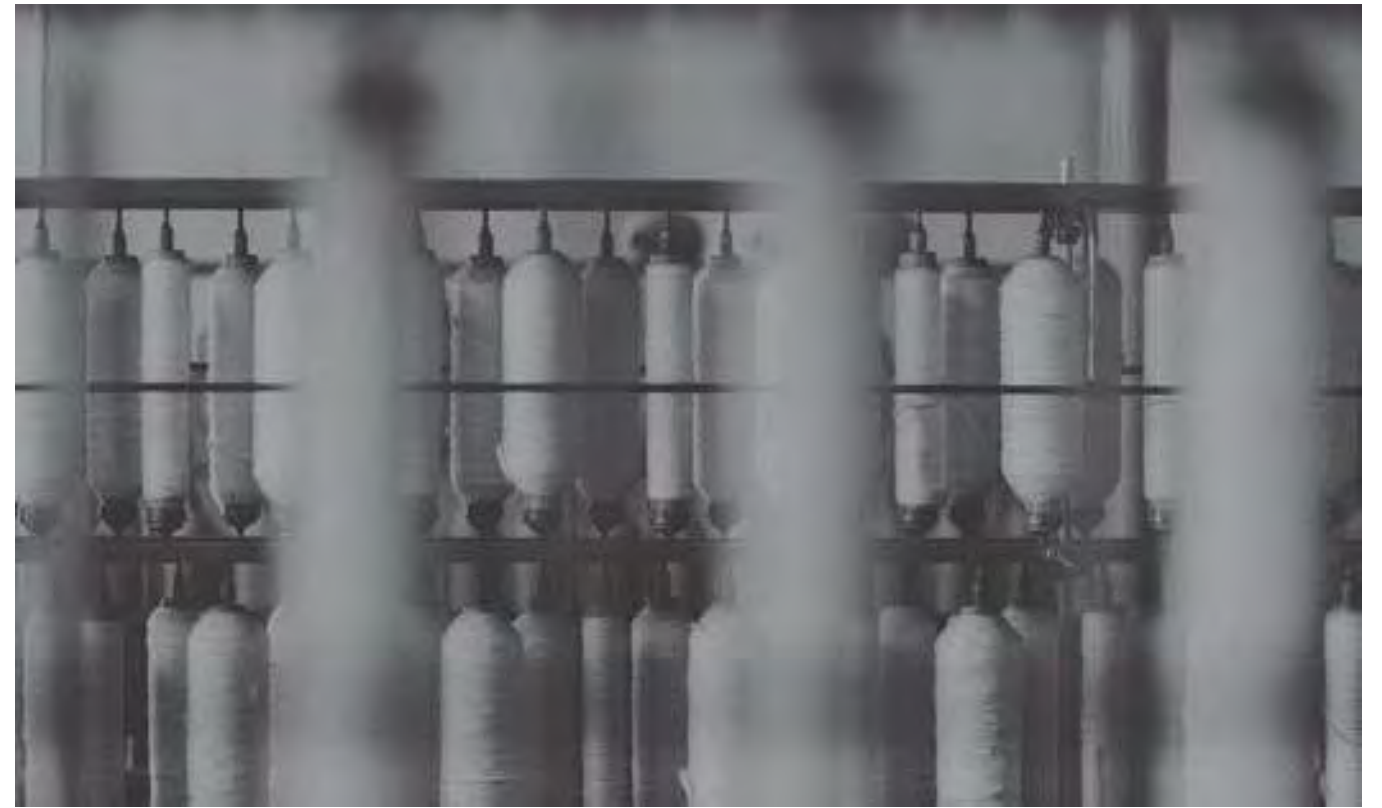


# BEAUTIFUL PATTERNS

Rosa House celebrates Plumstead's rich heritage in textile crafts – weaving, spinning, dyeing and tailoring that stretched from the 18th through 19th centuries. Weaving was an important cottage industry powered by local water mills, with many families producing wool, linen and silk fabrics on domestic looms.

As the trade grew, larger factories and mills employed hundreds of skilled weavers and the area became renowned – Woolwich for its wool, while Plumstead gained prestige for high-quality silk weaving. In fact, you'll be reminded of the wealth of silk mercers and weavers as you stroll past the grand houses built along Plumstead Common during this era.

In 1888, a group of skilled munitions workers from Woolwich Arsenal formed a football team called Dial Square, playing their early matches on pitches throughout Plumstead. Though humble in its origins, this collective would go on to become the celebrated Arsenal Football Club, forever linking the prestigious team to the rich heritage and craftsmanship that once defined this historic area.



Weaving imagery is indicative only



# EFFORTLESS ESSENTIALS

Your residents' amenities make life a breeze, providing an array of conveniences such as a coffee shop\* and express food shop\* designed to enhance your everyday living experience.

Enjoy the on-site (opt-in) gym\*, where you can stay fit and healthy without leaving the comfort of your community. The 12-hour concierge service, and a 24-hour parcel reception are there for your convenience along with electric charging points and secure bike storage on-site.

Plumstead High Street has a variety of businesses, from cafés and restaurants to pharmacies and shops. A short walk over in Woolwich at Royal Arsenal Riverside, you'll be spoilt for choice with food and drink options, more supermarkets and independent shops. The Creative District at Woolwich Works will keep your schedule busy with great entertainment events and theatre year round.



On-site (opt-in) gym\*



On-site café\*



Secure bike storage

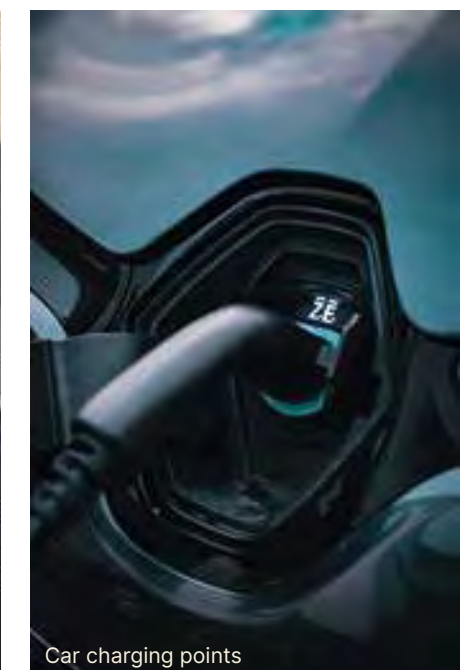


12-hour concierge

Computer generated image is indicative only



Pop-up events



Car charging points

\*Forthcoming, subject to change. Lifestyle imagery is indicative only. \*Access to the gym is opt-in only & to subject availability.





# ARTFULLY CRAFTED

With a choice between a light and dark palette, Rosa House interiors blend artistic flair with cutting-edge functionality. The kitchens are all individually designed with smooth composite stone worktops and textured ceramic tiled splashbacks. Fully integrated appliances, including an elegant wine cooler, transforms everyday meal prep into an enjoyable experience.

The bathrooms continue the indulgence with soaking tubs and rainfall showers. The lavish touches — from beautiful tiled accent walls to heated towel rails — make these spaces absolute showstoppers.

The thoughtful brilliance extends to even the smallest details. Intelligent lighting with energy-efficient fittings seamlessly combines stylish and eco-conscious function. After all, who said art and convenience couldn't co-exist?



Step into the spacious, bright  
bedroom with cloud-soft carpets.



Computer generated image of Rosa House is indicative only



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RICH TEXTURES

With tailoring and weaving as our key design concept, we knew that textures and materials would be crucial at Rosa House. In every room, you'll notice details that link back to that original idea. From the textured tiles in the bathrooms and kitchens to the woven feature walls, there is a sense of continuity that spans the entire space. This is what gives your home its unique personality.



The wonderfully woven interiors are a contemporary take on traditional crafts.





The individually designed fitted kitchens are available in two colour palettes and are fully equipped with integrated appliances.



Computer generated image of Rosa House is indicative only



# SPECIFICATION

ROSA HOUSE CELEBRATES TRADITIONAL TAILORING AND WEAVING CRAFTS

## KITCHENS

- Individually designed layouts
- Composite stone worktops
- Ceramic-tiled feature splashback
- Stainless steel kitchen sinks to apartments
- Bosch ceramic hob
- Bosch integrated multi-function electric oven
- Integrated fridge/freezer
- Integrated dishwasher
- Bosch integrated microwave oven (2&3 beds only)
- Integrated wine cooler
- Integrated recirculating extractor hood
- Concealed white multi-gang appliance panel
- Energy efficient ceiling downlights
- LED lighting to underside of wall units
- USB socket
- Timber-effect flooring

## BATHROOMS/SHOWER ROOMS

- White single ended bath with bath panel and hinged glazed bath screen
- White wash basin with sink mounted single level mixer tap
- Feature niche to bath and shower
- Thermostatic bath/shower mixer unit with hand-held shower head
- Ceiling and wall mounted shower head
- White wall hung WC with press button action, soft-close lid and concealed cistern
- Porcelain tiles to floor
- Complementary ceramic tiles to basin and shower wall
- Shaver socket
- Energy efficient ceiling downlights
- Heated towel rail
- Mechanically ventilated

## ELECTRICAL FITTINGS

- Energy efficient light fittings throughout
- Smart energy meter
- Television points (terrestrial) to principle living areas and bedrooms
- Satellite point to living room
- Telecom point / internet point to utility cupboard
- Data sockets to living room and bedroom 1
- USB sockets to kitchen and bedroom 1
- Smoke detectors to corridors and living space
- Heat detector to kitchen

## HEATING

- Heating and hot water supplied from the on-site GSHP (Ground Source Heat Pump) system
- Radiator panel heaters with thermostatic radiator valves

## ADDITIONAL FEATURES

- Plumbing for washer/dryer
- Domestic fire sprinkler system to all apartments
- High performance windows and external doors

## INTERIOR FINISHES

- Contemporary entrance door
- White painted internal doors
- White painted cupboard doors
- White painted skirting and architraves to all rooms
- Satin door handles and ironmongery
- Energy efficient light fittings throughout
- Timber-effect flooring to kitchen and living/dining rooms
- Carpet to bedrooms

## BALCONIES/TERRACES

- Well-proportioned balconies with decking/paved terraces, and metal balustrades (where applicable)

## EXTERNAL COMMUNAL AREAS

- Landscape residents-only podium garden
- A managing agent will administer the effective operation and maintenance of the communal areas

## SECURITY FEATURES

- Audio/visual entry system via fob
- 'Secured by Design' certification achieved throughout the development
- High quality, lockable, restricted opening windows and external doors.
- 12-hour Concierge serviced and monitored CCTV

## CAR PARKING

- Limited general right to park available and subject to separate agreement
- Under-croft car park
- Secure bicycle storage

## PEACE OF MIND

- 265-year lease (from October 2021)
- All home benefit from 10-year build warranty
- RoSPA Safer By Design Gold Standard

## LIFTS

- Secure lift access to every accommodation level



Your attention is drawn to the fact that in rare circumstances it may not be possible to obtain the exact products or materials referred to in the specification. Berkeley reserves the right to alter, amend or update the specification, which may include changes in the colour, material or brand specified. In such cases, a similar alternative will be provided. Berkeley reserves the right to make these changes as required. A number of choices and options are available to personalise your home. Choices and options are subject to timeframes, availability and change.



# CAREFULLY CONSIDERED SPACES

Architecturally, we have taken inspiration from the traditional London mansion blocks which surround the beautifully landscaped 1.8-acre Garden Square — designed with the four seasons in mind so you can enjoy nature all year round.



Computer generated image is indicative only



# FIND YOUR HOME

PLOT	BEDS	AREA (SQ M)	AREA (SQ FT)	PAGE
4.1-02-05	1	45.3	487	30
4.1-03-05	1	45.3	487	30
4.1-04-05	1	45.3	487	30
4.1-05-05	1	45.3	487	30
4.1-06-05	1	45.3	487	30
4.1-07-05	1	45.3	487	30
4.1-08-05	1	45.3	487	30
4.1-09-03	1	45.3	487	30
4.1-07-07	1	52.4	564	31
4.1-07-09	1	52.4	564	31
4.1-08-07	1	52.4	564	31
4.1-08-09	1	52.4	564	31
4.1-07-04	2	65.2	701	32
4.1-08-04	2	65.2	701	32
4.1-07-01	2	66.8	719	33
4.1-08-01	2	66.8	719	33
4.1-07-06	2	72.8	783	34
4.1-08-06	2	72.8	783	34
4.1-07-10	2	72.5	780	35
4.1-08-10	2	72.5	780	35
4.1-03-02	2	73.6	792	36
4.1-03-03	2	73.6	792	36
4.1-04-02	2	73.6	792	36
4.1-04-03	2	73.6	792	36
4.1-05-02	2	73.6	792	36
4.1-05-03	2	73.6	792	36
4.1-06-02	2	73.6	792	36
4.1-06-03	2	73.6	792	36
4.1-07-02	2	73.6	792	36
4.1-07-03	2	73.6	792	36
4.1-08-02	2	73.6	792	36
4.1-08-03	2	73.6	792	36
4.1-09-02	3	91.4	984	38
4.1-09-01	3	92.6	997	40
4.1-09-05	3	98.3	1,058	42
4.1-09-04	3	99.5	1,071	44

PLOT	BEDS	AREA (SQ M)	AREA (SQ FT)	PAGE
4.2-02-06	1	45.3	487	30
4.2-03-06	1	45.3	487	30
4.2-04-06	1	45.3	487	30
4.2-05-06	1	45.3	487	30
4.2-06-06	1	45.3	487	30
4.2-07-06	1	45.3	487	30
4.2-08-06	1	45.3	487	30
4.2-09-03	1	45.3	487	30
4.2-07-02	1	52.4	564	31
4.2-07-04	1	52.4	564	31
4.2-08-02	1	52.4	564	31
4.2-08-04	1	52.4	564	31
4.2-07-07	2	65.2	701	32
4.2-08-07	2	65.2	701	32
4.2-07-10	2	66.8	719	33
4.2-08-10	2	66.8	719	33
4.2-07-05	2	72.8	783	34
4.2-08-05	2	72.8	783	34
4.2-07-01	2	72.5	780	35
4.2-08-01	2	72.5	780	35
4.2-03-08	2	73.6	792	36
4.2-03-09	2	73.6	792	36
4.2-04-08	2	73.6	792	36
4.2-04-09	2	73.6	792	36
4.2-05-08	2	73.6	792	36
4.2-05-09	2	73.6	792	36
4.2-06-08	2	73.6	792	36
4.2-06-09	2	73.6	792	36
4.2-07-08	2	73.6	792	36
4.2-07-09	2	73.6	792	36
4.2-08-08	2	73.6	792	36
4.2-08-09	2	73.6	792	36
4.2-09-04	3	91.4	984	38
4.2-09-05	3	92.6	997	40
4.2-09-01	3	98.3	1,058	42
4.2-09-02	3	99.5	1,071	44



Rosa House comprises 72 apartments set over 9 floors. Choose from 1, 2 & 3 bedroom homes, each\* come with a balcony or terrace.  
(\*Except type 02P)

## APARTMENT KEY

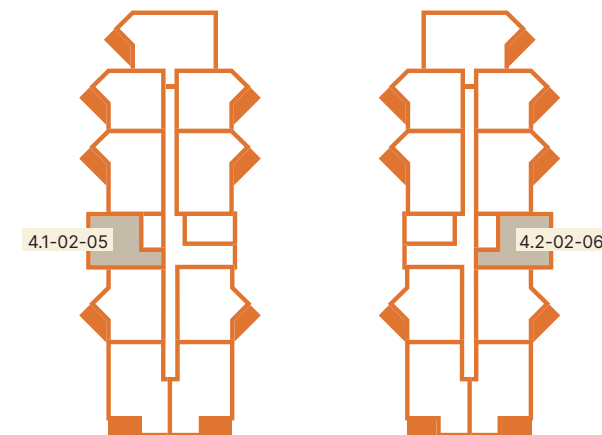
- 3 Bedroom Apartment
- 2 Bedroom Apartment
- 1 Bedroom Apartment

## NAMING KEY

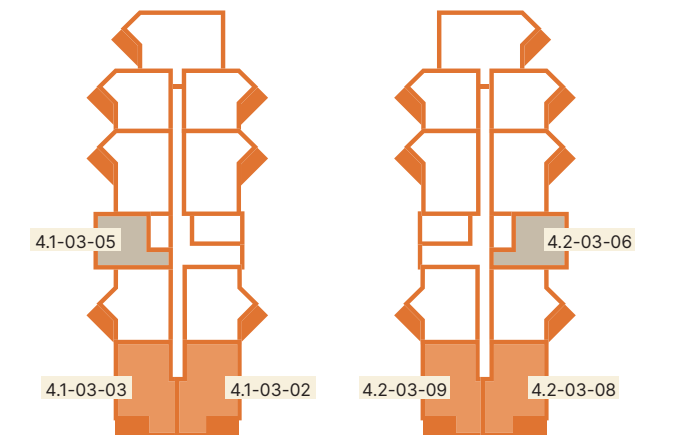
BUILDING–FLOOR–APARTMENT

EXAMPLE 4.2-01-01

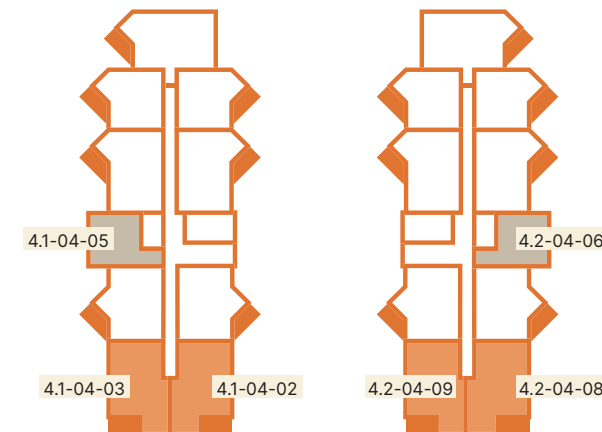
## FLOOR 02



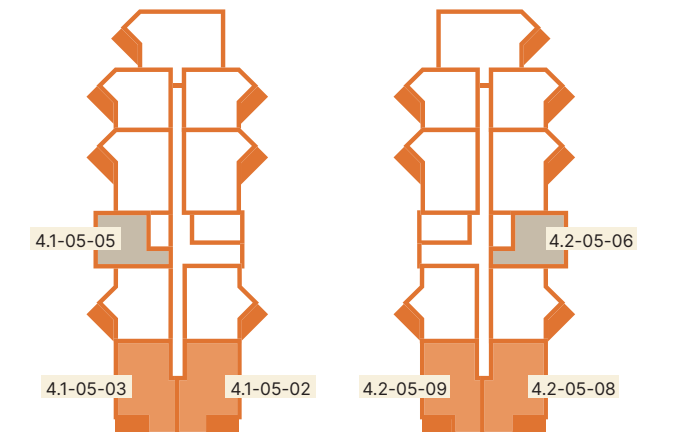
## FLOOR 03



## FLOOR 04

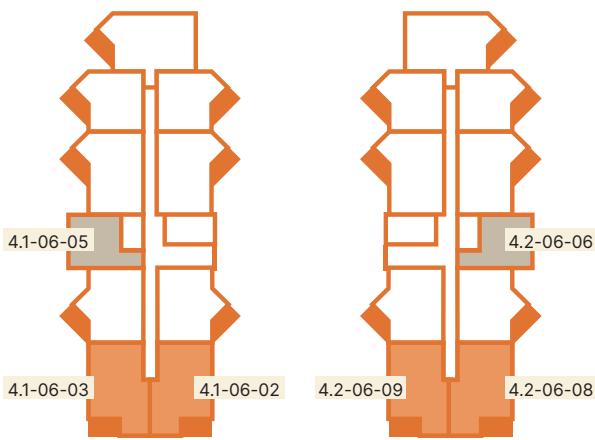


## FLOOR 05

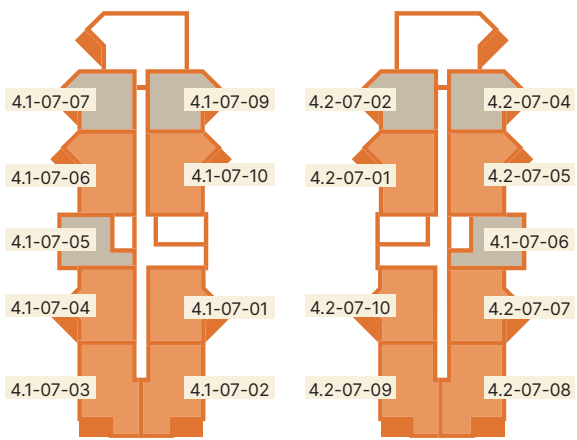




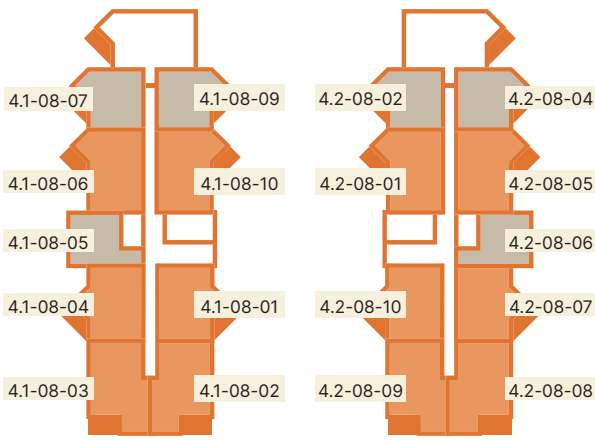
FLOOR 06



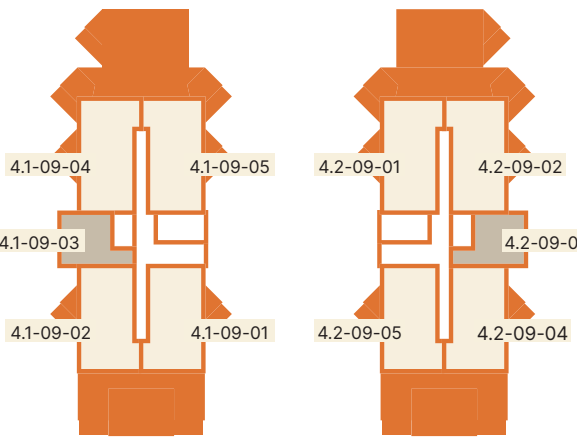
FLOOR 07



FLOOR 08



FLOOR 09



Computer generated image of Rosa House is indicative only

The central Garden Square is the green heart of the development. With a beautiful lake, meandering pathways and lovely play areas, it's bound to be your favourite new spot.



Computer generated image is indicative only



ROSA HOUSE

# 1 BEDROOM APARTMENT

APARTMENTS	4.1-02-05	4.2-02-06	4.1-03-05	4.2-03-06
	4.1-04-05	4.2-04-06	4.1-05-05	4.2-05-06
	4.1-06-05	4.2-06-06	4.1-07-05	4.2-07-06
	4.1-08-05	4.2-08-06	4.1-09-03	4.2-09-03
FLOORS	2-9			



TYPE 02P

TOTAL INTERNAL AREA	45.3 SQ M	487 SQ FT
Living / Kitchen / Dining	6.85m x 3.00m	22' 6" x 9' 10"
Bedroom	3.76m x 3.25m	12' 4" x 10' 8"

PLOT LOCATOR Floor 2 Shown



KEY	
◄►	Measurement Points
W	Wardrobe
C	Cupboard
U	Utility Cupboard
WM	Provision for Washing Machine
HIU	Heat Interface Unit
MVHR	Mechanical Ventilation Heat Recovery
---	Bulkhead

Apartment 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. Apartment 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. Please note: to increase legibility these plans have been sized to fit the page and are not drawn to scale and as such may not be at the same scale as those on other pages.

ROSA HOUSE

# 1 BEDROOM APARTMENT

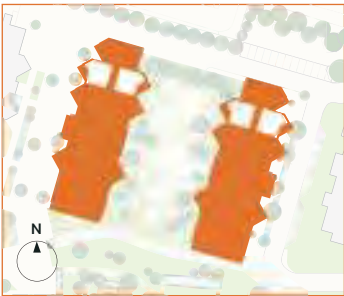
APARTMENTS	4.1-07-07	4.1-07-09	4.2-07-02	4.2-07-04
	4.1-08-07	4.1-08-09	4.2-08-02	4.2-08-04
FLOORS	7-8			



TYPE 07P

TOTAL INTERNAL AREA	52.4 SQ M	564 SQ FT
Living / Kitchen / Dining	6.01m x 4.19m	19' 8" x 13' 9"
Bedroom	3.77m x 3.03m	12' 4" x 9' 11"
Balcony	2.88m x 1.86m	9' 5" x 6' 1"

PLOT LOCATOR Floor 7 Shown



KEY	
◄►	Measurement Points
W	Wardrobe
C	Cupboard
U	Utility Cupboard
WM	Provision for Washing Machine
HIU	Heat Interface Unit
MVHR	Mechanical Ventilation Heat Recovery
---	Bulkhead

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ROSA HOUSE

# 2 BEDROOM APARTMENT

APARTMENTS 4.1-07-04    4.2-07-07    4.1-08-04    4.2-08-07

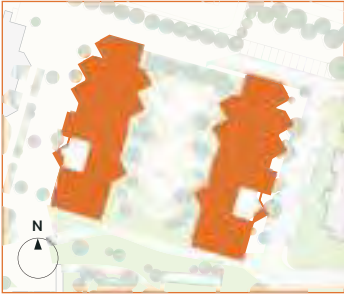
FLOORS 7-8



TYPE 05P

TOTAL INTERNAL AREA	65.2 SQ M	701 SQ FT
Living / Kitchen / Dining	6.02m x 4.29m	19' 9" x 14' 0"
Bedroom 1	4.67m x 2.75m	15' 4" x 9' 0"
Bedroom 2	4.10m x 2.18m	13' 5" x 7' 1"
Balcony	2.88m x 1.86m	9' 5" x 6' 1"

PLOT LOCATOR Floor 7 Shown



- KEY
- Measurement Points
  - W Wardrobe
  - C Cupboard
  - U Utility Cupboard
  - WM Provision for Washing Machine
  - HIU Heat Interface Unit
  - MVHR Mechanical Ventilation Heat Recovery
  - Bulkhead

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ROSA HOUSE

# 2 BEDROOM APARTMENT

APARTMENTS 4.1-07-01    4.2-07-10    4.1-08-01    4.2-08-10

FLOORS 7-8



TYPE 06P

TOTAL INTERNAL AREA	66.8 SQ M	719 SQ FT
Living / Kitchen / Dining	6.02m x 4.29m	19' 9" x 14' 0"
Bedroom 1	4.77m x 2.75m	15' 8" x 9' 0"
Bedroom 2	4.10m x 2.18m	13' 5" x 7' 1"
Balcony	2.88m x 1.86m	9' 5" x 6' 1"

PLOT LOCATOR Floor 7 Shown



- KEY
- Measurement Points
  - W Wardrobe
  - C Cupboard
  - U Utility Cupboard
  - WM Provision for Washing Machine
  - HIU Heat Interface Unit
  - MVHR Mechanical Ventilation Heat Recovery
  - Bulkhead

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ROSA HOUSE

# 2 BEDROOM APARTMENT

APARTMENTS 4.1-07-06      4.2-07-05      4.1-08-06      4.2-08-05

FLOORS 7-8



TYPE 17P

TOTAL INTERNAL AREA	72.8 SQ M	783 SQ FT	PLOT LOCATOR	Floor 7 Shown
Living / Kitchen / Dining	8.25m x 3.82m	27' 0" x 12' 6"		
Bedroom 1	4.40m x 2.90m	14' 5" x 9' 6"		
Bedroom 2	3.65m x 2.95m	11' 11" x 9' 8"		
Balcony	2.88m x 1.86m	9' 5" x 6' 1"		

- KEY
- Measurement Points
  - W Wardrobe
  - C Cupboard
  - U Utility Cupboard
  - WM Provision for Washing Machine
  - HIU Heat Interface Unit
  - MVHR Mechanical Ventilation Heat Recovery
  - Bulkhead

Apartment 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. Apartment 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. Please note: to increase legibility these plans have been sized to fit the page and are not drawn to scale and as such may not be at the same scale as those on other pages.

ROSA HOUSE

# 2 BEDROOM APARTMENT

APARTMENTS 4.1-07-10      4.2-07-01      4.1-08-10      4.2-08-01

FLOORS 7-8



TYPE 18P

TOTAL INTERNAL AREA	72.5 SQ M	780 SQ FT	PLOT LOCATOR	Floor 7 Shown
Living / Kitchen / Dining	8.25m x 3.82m	27' 0" x 12' 6"		
Bedroom 1	4.40m x 2.90m	14' 5" x 9' 6"		
Bedroom 2	3.65m x 2.95m	11' 11" x 9' 8"		
Balcony	2.88m x 1.86m	9' 5" x 6' 1"		

- KEY
- Measurement Points
  - W Wardrobe
  - C Cupboard
  - U Utility Cupboard
  - WM Provision for Washing Machine
  - HIU Heat Interface Unit
  - MVHR Mechanical Ventilation Heat Recovery
  - Bulkhead

Apartment 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. Apartment 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. Please note: to increase legibility these plans have been sized to fit the page and are not drawn to scale and as such may not be at the same scale as those on other pages.



ROSA HOUSE

# 2 BEDROOM APARTMENT

APARTMENTS	4.1-03-03	4.1-03-02	4.2-03-08	4.2-03-09
	4.1-04-03	4.1-04-02	4.2-04-08	4.2-04-09
	4.1-05-03	4.1-05-02	4.2-05-08	4.2-05-09
	4.1-06-03	4.1-06-02	4.2-06-08	4.2-06-09
	4.1-07-03	4.1-07-02	4.2-07-08	4.2-07-09
	4.1-08-03	4.1-08-02	4.2-08-08	4.2-08-09

FLOORS 3-8



TYPE 19P

TOTAL INTERNAL AREA	73.6 SQ M	792 SQ FT
Living / Kitchen / Dining	7.52m x 4.98m	24' 8" x 16' 4"
Bedroom 1	4.10m x 3.45m	13' 5" x 11' 4"
Bedroom 2	3.86m x 3.43m	12' 8" x 11' 3"
Balcony	3.69m x 1.89m	12' 1" x 6' 2"

PLOT LOCATOR FLOOR 3 Shown



- KEY
- ◄► Measurement Points
  - W Wardrobe
  - C Cupboard
  - U Utility Cupboard
  - WM Provision for Washing Machine
  - HIU Heat Interface Unit
  - MVHR Mechanical Ventilation Heat Recovery
  - Bulkhead

Apartment 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. Apartment 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. Please note: to increase legibility these plans have been sized to fit the page and are not drawn to scale and as such may not be at the same scale as those on other pages.

Private balconies and terraces (to most apartments) bring you closer to nature.



Computer generated image is indicative only

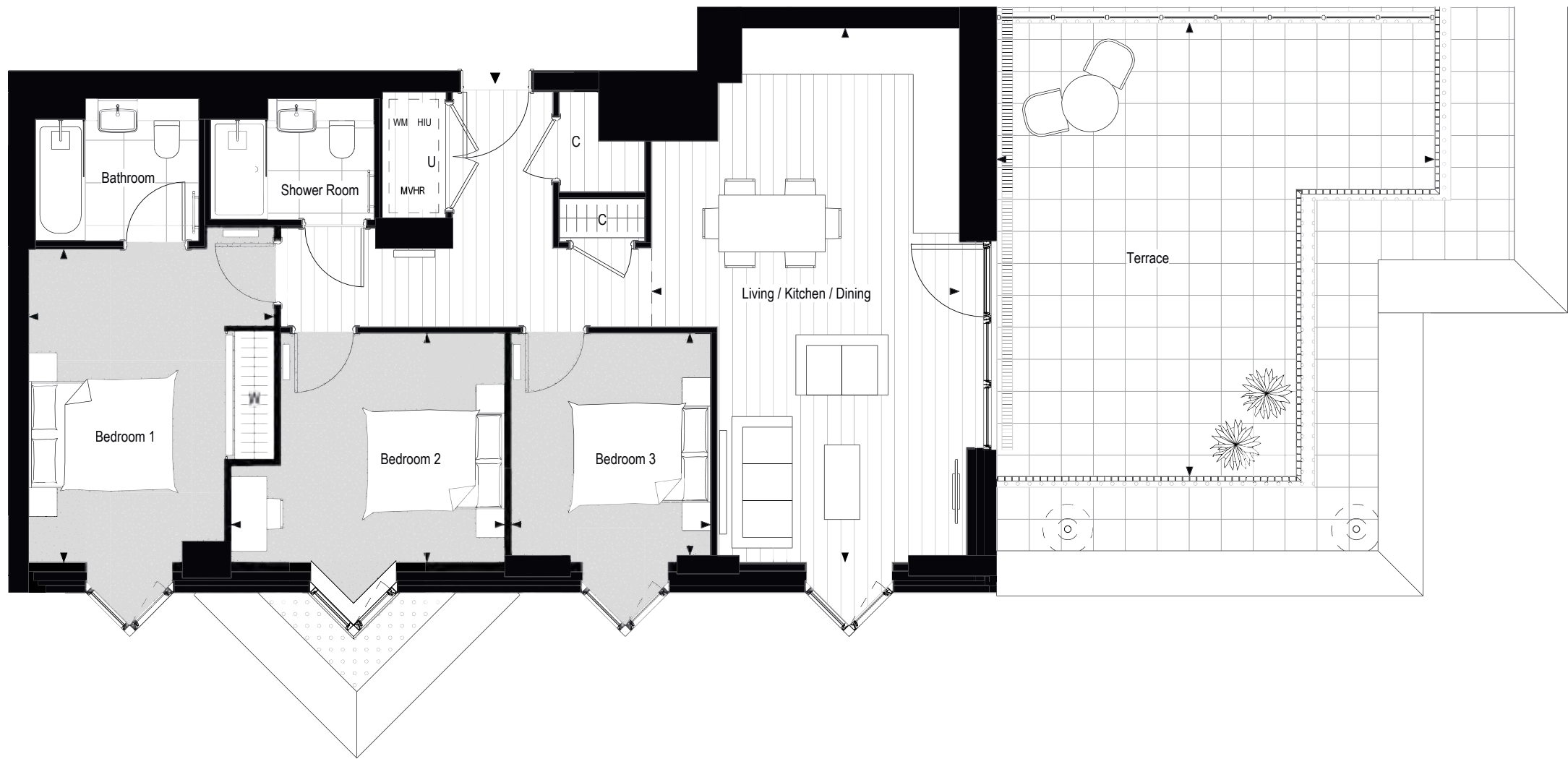


ROSA HOUSE

3 BEDROOM APARTMENT

APARTMENTS 4.1-09-02 4.2-09-04

FLOOR 9



TYPE I1P

TOTAL INTERNAL AREA	91.4 SQ M	984 SQ FT
Living / Kitchen / Dining	7.52m x 4.33m	24' 8" x 14' 2"
Bedroom 1	4.40m x 3.45m	14' 5" x 11' 4"
Bedroom 2	3.85m x 3.22m	12' 7" x 10' 6"
Bedroom 3	3.12m x 2.80m	10' 3" x 9' 2"
Terrace	6.37m x 6.16m	20' 11" x 20' 2"

PLOT LOCATOR Floor 9 Shown



KEY	
◄►	Measurement Points
W	Wardrobe
C	Cupboard
U	Utility Cupboard
WM	Provision for Washing Machine
HIU	Heat Interface Unit
MVHR	Mechanical Ventilation Heat Recovery
---	Bulkhead

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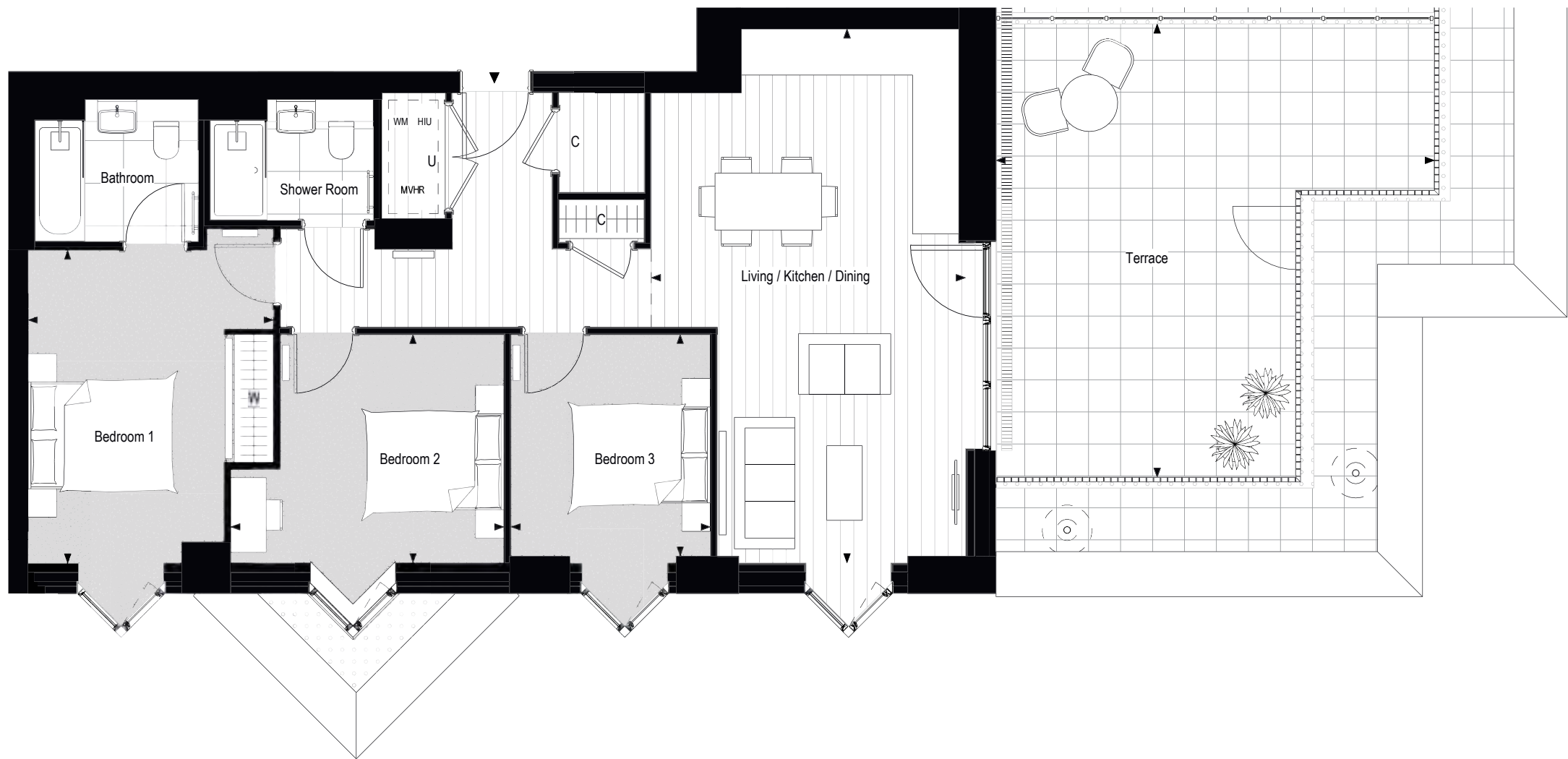


ROSA HOUSE

# 3 BEDROOM APARTMENT

APARTMENTS 4.1-09-01      4.2-09-05

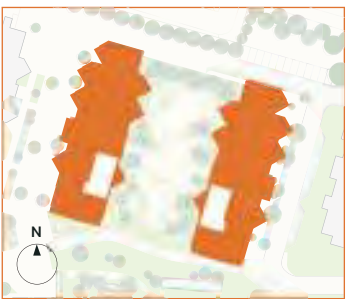
LEVEL 9



TYPE 09P

TOTAL INTERNAL AREA	92.6 SQ M	997 SQ FT
Living / Kitchen / Dining	7.52m x 4.42m	24' 8" x 14' 6"
Bedroom 1	4.40m x 3.45m	14' 5" x 11' 4"
Bedroom 2	3.85m x 3.22m	12' 7" x 10' 6"
Bedroom 3	3.12m x 2.80m	10' 3" x 9' 2"
Terrace	6.38m x 6.17m	20' 11" x 20' 3"

PLOT LOCATOR Floor 9 Shown



KEY	
◀▶	Measurement Points
W	Wardrobe
C	Cupboard
U	Utility Cupboard
WM	Provision for Washing Machine
HIU	Heat Interface Unit
MVHR	Mechanical Ventilation Heat Recovery
---	Bulkhead

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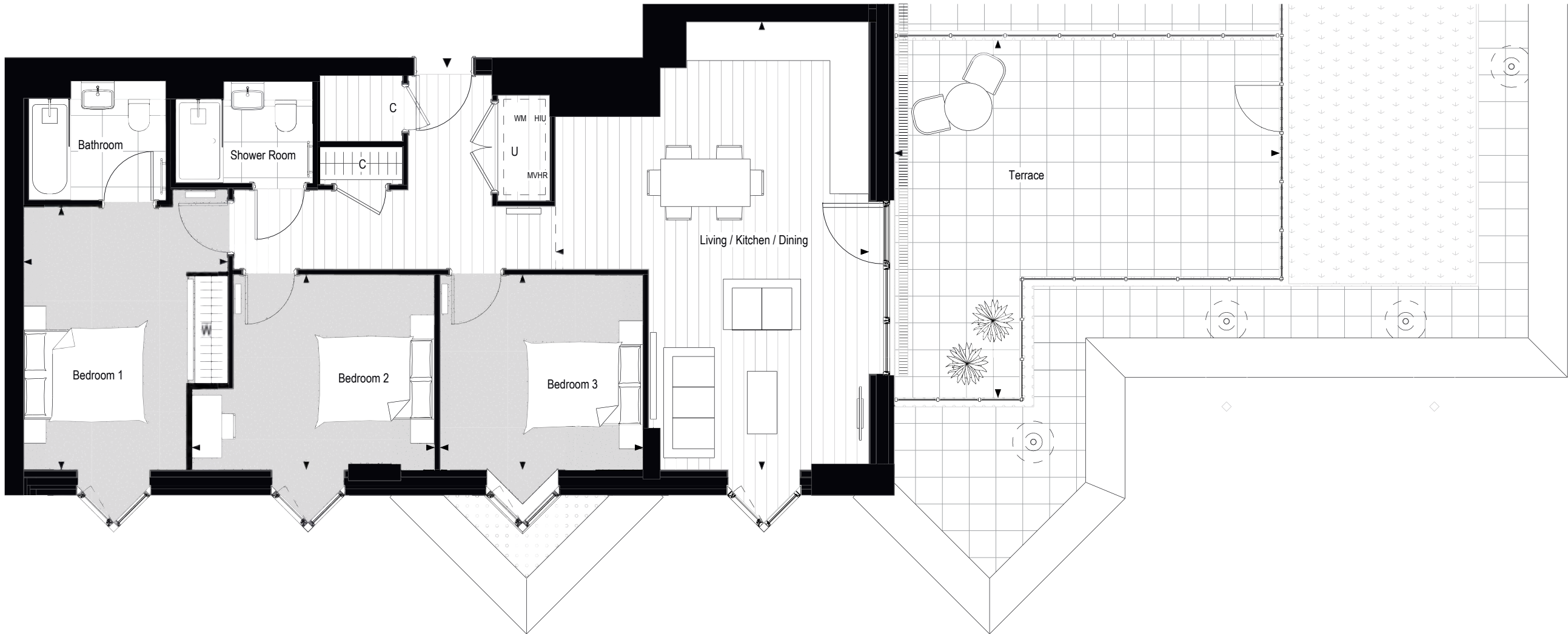


ROSA HOUSE

3 BEDROOM APARTMENT

APARTMENTS 4.1-09-05 4.2-09-01

FLOOR 9



TYPE 10P

TOTAL INTERNAL AREA	98.3 SQ M	1,058 SQ FT
Living / Kitchen / Dining	7.52m x 5.26m	24' 8" x 17' 3"
Bedroom 1	4.40m x 3.43m	14' 5" x 11' 3"
Bedroom 2	4.07m x 3.27m	13' 4" x 10' 8"
Bedroom 3	3.40m x 3.27m	11' 2" x 10' 8"
Terrace	6.46m x 5.99m	21' 2" x 19' 8"

PLOT LOCATOR Floor 9 Shown



- KEY
- ◀▶

Measurement Points
- W

Wardrobe
- C

Cupboard
- U

Utility Cupboard
- WM

Provision for Washing Machine
- HIU

Heat Interface Unit
- MVHR

Mechanical Ventilation Heat Recovery
- Bulkhead

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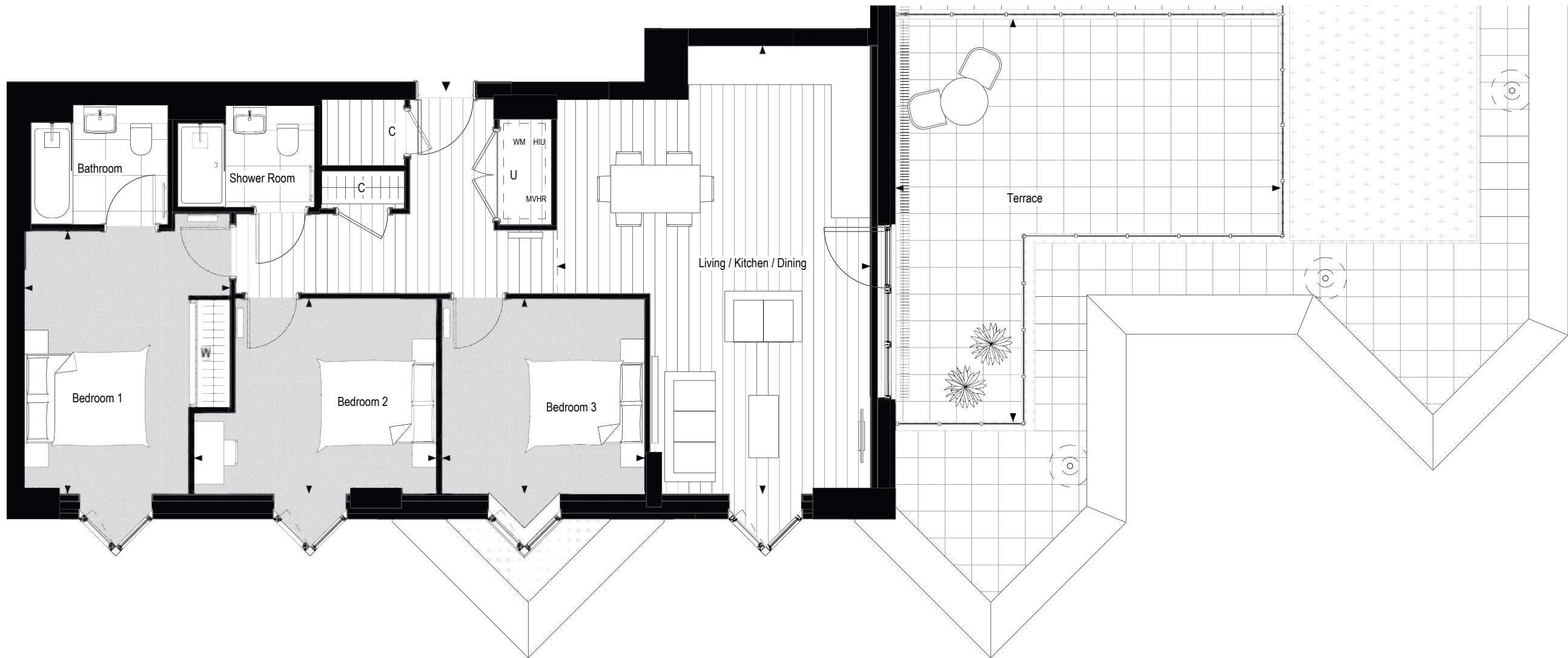


ROSA HOUSE

3 BEDROOM APARTMENT

APARTMENTS 4.1-09-04    4.2-09-02

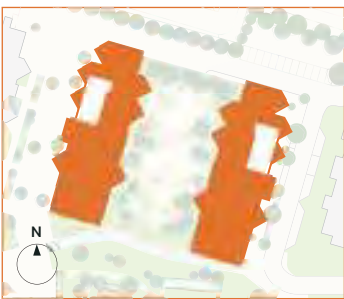
FLOOR 9



TYPE 12P

TOTAL INTERNAL AREA	99.5 SQ M	1,071 SQ FT
Living / Kitchen / Dining	7.52m x 5.26m	24' 8" x 17' 3"
Bedroom 1	4.40m x 3.45m	14' 5" x 11' 4"
Bedroom 2	4.07m x 3.27m	13' 4" x 10' 8"
Bedroom 3	3.40m x 3.27m	11' 2" x 10' 8"
Terrace	6.75m x 6.46m	22' 1" x 21' 2"

PLOT LOCATOR    Floor 9 Shown



- KEY
- ◄►

Measurement Points
- W

Wardrobe
- C

Cupboard
- U

Utility Cupboard
- WM

Provision for Washing Machine
- HIU

Heat Interface Unit
- MVHR

Mechanical Ventilation Heat Recovery
- Bulkhead

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# AN EXCEPTIONAL TEAM

## LANDSCAPING

HTA Design's landscape team was set up in 2003, specialising in landscape design for regeneration, masterplanning residential design, parks and public realm, the team deliver complex projects with beautiful solutions. The work ranges in scale and location, from large scale suburban masterplanning to greening urban intensification; city park design to linear waterfront solutions. One example is the award-winning development Kidbrooke Village which won the Sir David Attenborough Award in the Landscape Institute Awards 2020.

## BUILT BY BERKELEY

Berkeley Group builds beautiful, successful places, blending homes, parks and public realm with great facilities to create fantastic communities. Berkeley has a proven track record with impressive landmark regeneration projects such as Kidbrooke Village and Royal Arsenal Riverside. Lombard Square's buildings feature proportions inspired by London townhouses and are all built with uncompromising quality which they've become synonymous with.



**BDP.**

**Berkeley**  
Designed for life

## ARCHITECTURE AND INTERIORS

BDP is a major international practice of architects, designers, engineers and urbanists creating outstanding places for people. BDP's work spans the full range of building types and locations both overseas and in the UK from a small office fit-out or penthouse apartment to extensive urban complexes comprising retail, office and hotel developments.



Computer generated image is indicative only



# THE BERKELEY DIFFERENCE

From the moment you arrive at one of our developments, you will notice the Berkeley difference. This won't just be in the quality of the craftsmanship, the stunning surroundings or the enviable location. There is something intrinsically special about the experience we offer you. We don't think in terms of just bricks and mortar or landscaping. We think about creating exceptional places for you to call home.



# DESIGNED FOR LIFE

At Berkeley, we are committed to creating great places where people love to live, work and relax. Where the homes are light-filled, adaptable and finished to very high standards. Where carefully planned public areas enhance well-being and quality of life for residents and visitors. Where people feel a sense of community.

## CUSTOMERS DRIVE ALL OUR DECISIONS

We achieve that by putting our customers at the heart of everything we do. First, we strive to understand what our customers want and need – well-built homes, in a pleasant and safe neighbourhood, with plenty of nature, amenities and good transport connections. Then we apply that understanding to all our planning and design decisions.

And for every new development, we challenge ourselves to go further, to improve and innovate, ensuring we satisfy the real needs of our customers in inspiring and sustainable ways.

## CHOICE AND DIVERSITY

No two Berkeley customers are the same, so we aim to offer a wide choice of property location, size and type. From central London to major towns and cities; from market towns to rural villages, countryside to the coast – we build in locations our customers love. And whatever home you are looking for, whether that's a city penthouse, a modern studio apartment or traditional family home, you will find the perfect fit for your lifestyle.

## QUALITY FIRST TO LAST

Quality is the defining characteristic of Berkeley developments, right down to the very last detail. We choose our locations, style of

homes, construction practices, materials and specifications with great care. When you buy a new home from Berkeley you can be safe in the knowledge that it is built to high standards of design and quality, has low environmental impact and that you will receive a professional, efficient and helpful service from us. For extra peace of mind, all new properties come with a 10-year build warranty.

## GREEN LIVING

We are committed to creating a better environment within our developments and in the areas that surround them. That's why we build on brownfield sites whenever we can, bringing new life to disused and unloved spaces. We take care to protect the natural environment and enhance biodiversity. All our homes are designed to reduce water and energy consumption, promote recycling and enable residents to choose sustainable transport options.

## COMMITMENT TO THE FUTURE

When we plan a development, we take a long-term view of how the community we create can thrive in years to come. Our aim is to permanently enhance the neighbourhoods in which they are located, through intelligent design, quality landscaping, sympathetic architecture or restoration, and high standards of sustainability. We don't just build for today; we build for the future too.



Lifestyle imagery is indicative only







# SUSTAINABILITY AT ITS HEART

This is how we are ensuring sustainability at Lombard Square.

## PEOPLE, PLANET, PROSPERITY

Sustainability is fundamental to Berkeley's ethos. In simple terms, we want to ensure the long-term health, wellbeing and prosperity of people and the planet. There are a range of ways we are managing and minimising the environmental impact of our operations and delivery of homes and communities. These are the initiatives we have implemented at Lombard Square.

## NATURE AND BIODIVERSITY

Parkland, trees, flowers, living roofs, ponds, hedges, gardens – these are the fundamentals of a thriving natural environment that can be enjoyed by everyone, even in the heart of the city. They are all part of our commitment to net biodiversity gain on our developments. Within and around Lombard Square, we have created natural habitats that encourage wildlife to flourish. We are working with HTA Design to engage residents in the natural landscapes that we have created.

## WASTE AND RECYCLING

We actively encourage all residents to reduce their waste wherever possible. In addition to external recycling bins, we provide integrated recycling bins in kitchens to make it easier to separate and recycle waste.

## WATER EFFICIENCY

Our homes are designed to high water efficiency standards and are fitted with dual flush WCs, and low-flow taps and showerheads which use less water without compromising convenience and comfort. We also suggest simple

steps to reduce water consumption, such as not leaving taps running unnecessarily. Individual homes and apartment buildings also benefit from rainwater harvesting, which is used in gardens and landscaped areas.

## ENERGY EFFICIENCY

Efficient use of electricity and gas helps lower fuel bills and reduces carbon emissions. Our homes have been designed to use less energy than a standard home. They have enhanced levels of thermal insulation and air-tightness, and have been fitted with mechanical ventilation units with heat recovery (MVHR). All lighting is low energy and kitchen appliances are selected to deliver high levels of energy efficiency.

## SUSTAINABLE MATERIALS

We commit to sourcing the materials for the construction of our buildings in a sustainable and responsible way. All timber and wood-based products used to build your home should be certified to either the Forest Stewardship Council (FSC) or Programme for the Endorsement of Forest Certification (PEFC) scheme. This means it will have come from a responsibly managed forest. Our focus on materials doesn't just stop there – as a business we are committed to measuring and reducing the embodied carbon of our buildings, which where possible, includes sourcing low carbon materials, and those with high levels of recycled content.

## NOISE REDUCTION

We can't eliminate noise, but we consider the impact of noise in the design of our homes. We consider external noise, such as from nearby roads, and internal noise including the transfer between

rooms and floors. We incorporate measures to reduce the different types of noise wherever possible to create a quieter environment.

## CLEAN AIR

It is hard to avoid polluted air, particularly in our cities. Throughout Lombard Square we have planted trees, shrubs and flower beds to help create a cleaner air environment. Within our homes we also provide mechanical ventilation to filter the internal air.

## SUSTAINABLE TRANSPORT

We also provide cycle paths, secure cycle parks and car charging points to encourage the use of sustainable methods of transport, to help reduce air pollution around the development and the wider area. Promoting walking and cycling as methods of transport also help encourage healthier lifestyles.

## STEWARDSHIP

Maintaining our communal open spaces and facilities in perpetuity is an important benefit to the whole community. We work with the managing agents and residents to ensure the development remains in pristine condition.

## FUTURE-PROOF DESIGN

From the early stages of design, we assess how our homes will stand up to the future effects of climate change, such as how they will be affected by higher summer temperatures, periods of drought, or more extreme rainfall. We are constantly researching how we can ensure our homes and developments are more resilient to these extremes to understand how we can adapt to future climate change in our future designs.



# MY HOME PLUS

MyHome Plus is a new online service that is designed to help you manage key aspects of your new home at any time from anywhere around the world.

## BUYING PROCESS

This section provides you with a step-by-step guide to the buying process from reservation through to completion, moving in and warranty. At each milestone, the buying process section advises on the next steps so that you can be absolutely clear on your current position and what to expect next.

## 1. FILING CABINET

In the filing cabinet section you can access documentation relating to your new home immediately at your own convenience.



## 2. MEET THE TEAM

This section provides an introduction to the team that will be working with you throughout your journey and details their individual roles. You can email any member of the team directly via this section.



## 3. OPTIONS & CHOICES SELECTION

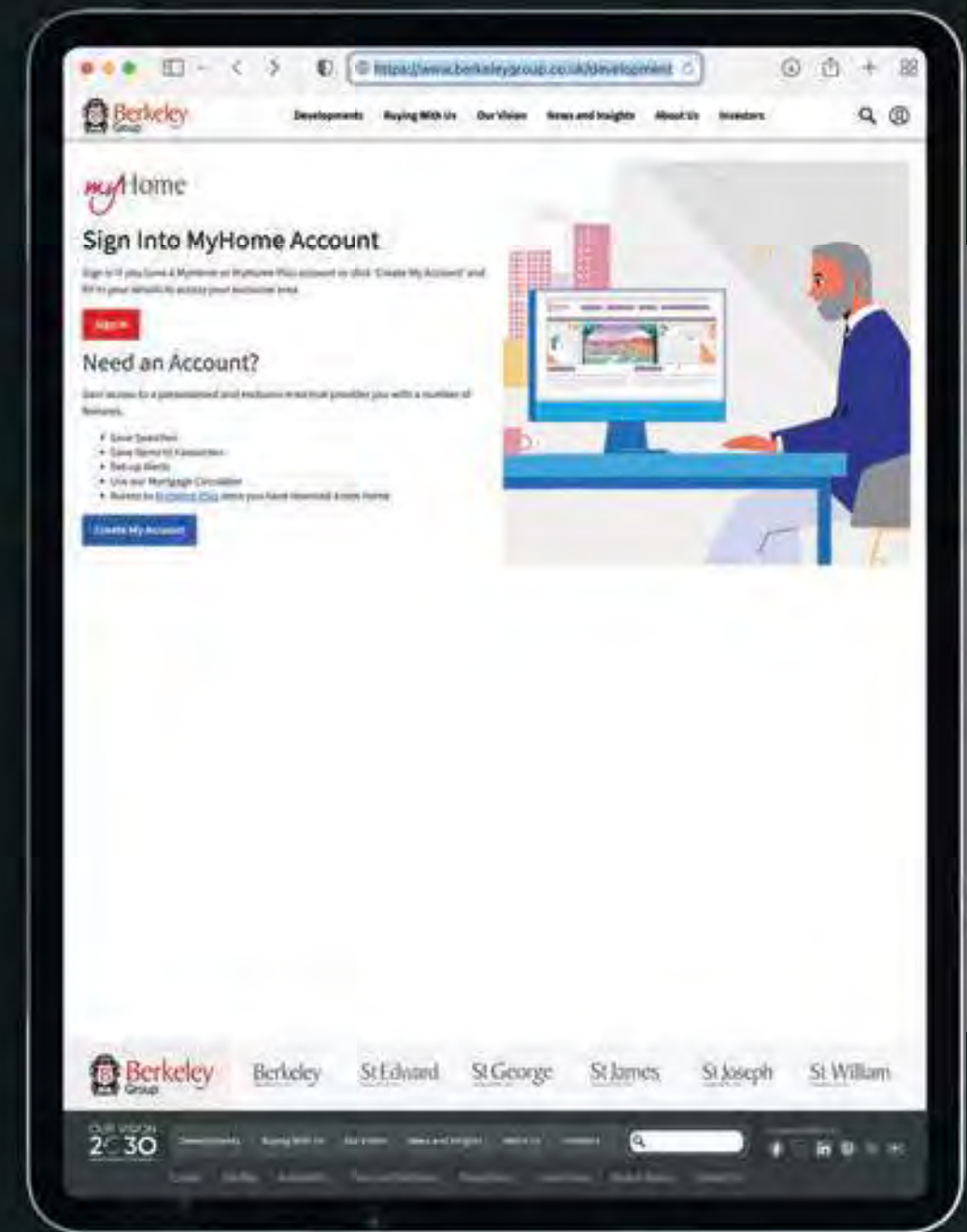
We are able to offer some choices on certain internal finishes of your new home. Whether this option is available to you will depend on what stage of construction the property has reached at the time of you making your reservation. See the next steps section for further detail on this.

## 4. CONSTRUCTION PROGRESS

Under this section, regular updates on the construction of your new property will be provided, keeping you up to date on the progress on site and the local area. Your Customer Service Manager will issue regular newsletters and photographs to this section throughout your journey.

## NEXT STEPS

1. Your Sales Consultant will send you a link that you will need to activate to access MyHome Plus. The link will require you to set a password for access.
2. Customer Service will then be in touch to invite you into your Show Apartment to view the interior selections available for the internal finishes that you have an option to select. If you cannot make it to the appointment, the options can be discussed over the telephone and selected via MyHome Plus. Customer Service will need to receive your choices selection by the deadline date, which will be given in advance.



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PLUS



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.



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Sunday and Bank Holidays 10am - 4pm

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's 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. Lombard Square and Rosa House are marketing names and will not necessarily form part of the approved postal address. Computer Generated Images and photography are indicative only. Z523/05CA/0624

Rosa House was granted planning permission on 9th November 2022 by the Royal Borough of Greenwich Council. The planning application number is 21/3540/MA. Through the purchase of a property at Lombard Square, the buyer is acquiring an apartment with a 265-year leasehold from October 2021. Purchasing uncompleted properties situated outside Hong Kong is complicated and contains risk. You 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.

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Berkeley complies with the Consumer Code for Home Builders which ensures that home buyers are treated fairly, know what service levels to expect, are given reliable information upon which to make their decision and know how to access fast, low-cost dispute resolution arrangements if they are dissatisfied.





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