



OVAL VILLAGE

CENTRAL LONDON

WHERE VISION BECOMES REALITY



CONNECTED LIVING IN THE HEART OF LONDON



Computer generated images are indicative only.

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

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

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

Berkeley
Designed for life



REASONS TO BUY



Located within 300m of 18 hectare of green space boosting well-being



34% rental growth in 2 years



High connectivity grade 6B – the highest connectivity score possible



Oval Village – 27% larger than neighbouring prime properties



6 minutes by Underground to Battersea Power Station with 140 shops, bars and restaurants



#1 UK Financial District. 65% of London's financial jobs within a 10 minute travel time

Oval Village offers a unique investment opportunity to buy a home next to one of the most famous sporting venues, The Kia Oval, in one of the capital's prime Zone 1 regeneration locations

Data taken from the PriceHubble Report, 2024. Speak to a sales consultant if you would like to read the full report.

THE LOCATION

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

Within a 15 minute walk, there are 9 parks offering 64 acres of green space. Kennington Park is the largest and it is also a Site of Importance for Nature Conservation.

TRANSPORT LINKS

Oval Village is perfectly positioned to enjoy the very best of London, world-class cuisine, shopping and entertainment.

- Three Underground lines provide swift access around London.
- Vauxhall rail station is a short walk away with direct links to Gatwick Airport in just 33 minutes.
- Kennington Station became a Zone 1 station when the Northern line extended to Battersea and Nine Elms in 2021.
- Oval and Vauxhall are serviced by a number of bus routes ensuring convenient travel across London, including Clapham, Marylebone and London Bridge.

EDUCATION

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

Universities

Chelsea College of Arts	8 mins
London College of Communication	12 mins
King's College London	21 mins
London School of Economics	21 mins
University of Westminster	21 mins
University College London	25 mins
Imperial College London	26 mins



REVIEW THE QR CODE TO VIEW OUR EDUCATION GUIDE



TRAVEL TIMES FROM OVAL, KENNINGTON OR VAUXHALL STATIONS



All travel times sourced from Transport for London, Google. Quickest travel times sourced, indicative only.



THE DEVELOPMENT

- Manhattan, 1, 2 and 3 bedroom apartments
- Less than 10 minutes' walk from Oval, Vauxhall and Kennington stations
- Excellent transport connections via Northern and Victoria lines
- Set amid extensive landscaped gardens

TENURE

999-year lease

LOCATION

Oval, SE11

LOCAL AUTHORITY

London Borough of Lambeth

BUILDING INSURANCE

10-year Build Warranty

THE AMENITIES*

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

*Some of these facilities are part of the 1847 Club in Block D which is due to open in 2028, but this is subject to change.

THE DEVELOPER

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

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COUNCIL TAX

London Borough of Lambeth
Band D – £1,865.41
Band E – £2,279.95
Band F – £2,694.48

Table of 2025/2026 figures

Please speak to a sales consultant for further information.

GROUND RENT

For all reservations from 30th June 2022, in line with Government legislation, a Peppercorn Rent will be applicable to all apartments.

ESTIMATED SERVICE CHARGE

Juniper Gardens	£5.78 p.sq.ft.
The Pinnacle	£5.77 p.sq.ft.
General Right to Park	£332 p.a.

COMPLETION

Phoenix Court:
West/Central – Completed
East/South – Completed

Juniper Gardens:
Completed

The Pinnacle:
Core B1 – March-May 2026
Core B2 – Q3 2026

PARKING

Parking available for 3 bedroom purchasers by separate negotiation.

(Please speak to a sales consultant.)

TERMS OF PAYMENT

A reservation fee is payable upon reservation:

- £5,000 advanced instalment of payment on all transactions up to £1,000,000.
- £10,000 advanced instalment of payment on all transactions up to £2,000,000.

Juniper Gardens:

- 20% of the purchase price, less reservation deposit, is payable within 28 days on the exchange of contracts.
- The remaining balance of 80% is payable upon completion.

The Pinnacle:

- 20% of purchase price, less reservation deposit, is payable within 28 days on exchange of contracts.
- The remaining balance of 80% is payable upon completion.

Please speak to a sales consultant for further information.



BERKELEY GROUP

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OUR VISION
2030
TRANSFORMING TOMORROW



Berkeley
Group

Proud to be a member of the
Berkeley Group of companies

Berkeley
Designed for life

Disclaimer: Please be aware that these details are intended to give a general indication of properties available and should be used as a guide only. The company reserves the right to alter these details at any time. The contents herein shall not form any part of any contract or be a representation including such contract. These properties are offered subject to availability. Applicants are advised to contact the sales office or the appointed agents to ascertain the availability of any particular type of property so as to avoid a fruitless journey. Computer generated images are indicative only. Travel times from google.co.uk/maps. *The Residents' amenities will be delivered in a later phase, please speak to a sales consultant for further information. 08CA/V0725