

Serenity at The Pinnacle



OVAL
VILLAGE
CENTRAL LONDON

The shape of things to come

Berkeley
Designed for life



Oval Village is an exciting and unique new development in the heart of London, shaped by rich history, lush green outdoor space and a vibrant lifestyle.

Serenity located within The Pinnacle lies at the heart of Oval Village, perfectly positioned to enjoy the spacious green havens and water features, vibrant central plaza, retail spaces and has easy access to the superb residents' facilities.

Oval Village offers unrivalled 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.



Computer generated images are indicative only.



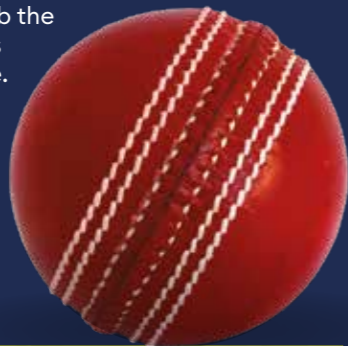
In great shape

Named after the year the first historic gasholder was installed on site, The 1847 Residents' Club will now home to Oval Village's state of the art, private wellness and leisure facilities.

The Kia Oval



Founded in 1845 on land leased from the Duchy of Cornwall, the Kia Oval is home to the Surrey County Cricket Club. The Duke of Cornwall remains as the ground's Landlord and in 1915, he granted the Surrey Cricket Club the right to use the Prince of Wales feathers as part of their badge.



Home to some significant sporting firsts, the Kia Oval was the first ground to host International Test cricket and the first England international football match. Since 1853 games have been played with the iconic Oval Gasholders as a backdrop. The transformation of the main Gasholder into a new residential building, ensures that this iconic structure continues as part of the Kia Oval story.



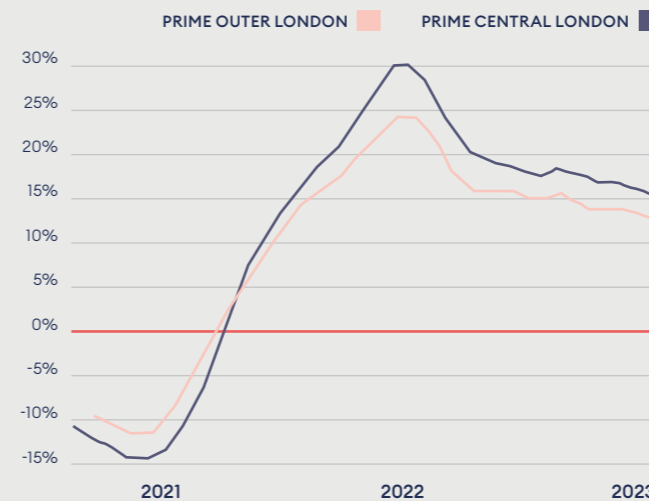
PRIME LOCATION FOR BUSINESS

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 such as Apple Headquarters, Shell and the American Embassy within easy reach.



3 YEAR ANNUAL RENTAL GROWTH

Source: Knight Frank Research 2023.



ESTIMATED RENTAL YIELD

Source: Benham and Reeves 2023.

- MANHATTAN**
£600-£654 PW RENT | (5.1%-5.5%)
- ONE BEDROOM**
£600-£850 PW RENT | (5.1%-5.6%)
- TWO BEDROOM**
£900-£1,400 PW RENT | (4.6%-5.6%)
- THREE BEDROOM**
£1,000-£1,800 PW RENT | (5.4%-5.6%)

EVERYTHING ON YOUR DOORSTEP



Walk

Kia Oval
5 mins

Vauxhall Station
8 mins

Kennington Station
10 mins

Oval Station
10 mins

U.S. Embassy
19 mins

Houses of Parliament
28 mins



Cycle

Kennington Park
2 mins

Tate Britain
15 mins

The Southbank Centre
16 mins

Hyde Park
17 mins



Taxi

Westminster
9 mins

Tate Modern
13 mins

Covent Garden
14 mins

Sloane Square
15 mins

Harvey Nichols
17 mins

Harrods
18 mins

Selfridges
24 mins

TUBE TRAVEL TIMES



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.



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



Photography of The Botanical Show Apartment. All travel times are approximate starting at Oval Village unless otherwise stated and taken from citymapper.com, tfl.gov.uk and google.co.uk/maps.

SERENITY AT THE PINNACLE - OUTSIDE LIVING

Serenity at The Pinnacle spans across 12 floors and lies at the heart of Oval Village, perfectly positioned to enjoy the energetic atmosphere from Gasholder Place and Lime Grove. This exceptional location not only captures the vibrant surroundings but also provides an idyllic setting for residents' to revel in the tranquility of their own private outdoor spaces.

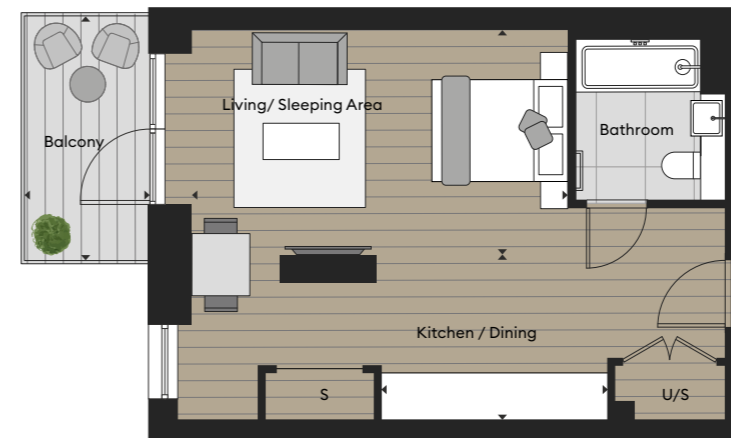
The following selection of Manhattan, One, Two and Three bedroom homes from Serenity at The Pinnacle, provide an oasis amidst the urban landscape, serving as serene sanctuaries where one can unwind and enjoy moments of relaxation.



Manhattan apartment

TYPE AC

Scan to visualise the view from the 4th floor



Apartment	B.2.2.2 / B.2.3.2 / B.2.4.2	
Kitchen / Dining	3.12 x 2.27m	10'3" x 7'5"
Living / Sleeping Area	5.18 x 3.11m	17'0" x 10'2"
Balcony	1.65 x 3.35m	5'5" x 11'0"
Total Internal Area	40 sq m	438 sq ft



KEY
W : Wardrobe
U : Utility
S : Storage

Indicative wardrobe position

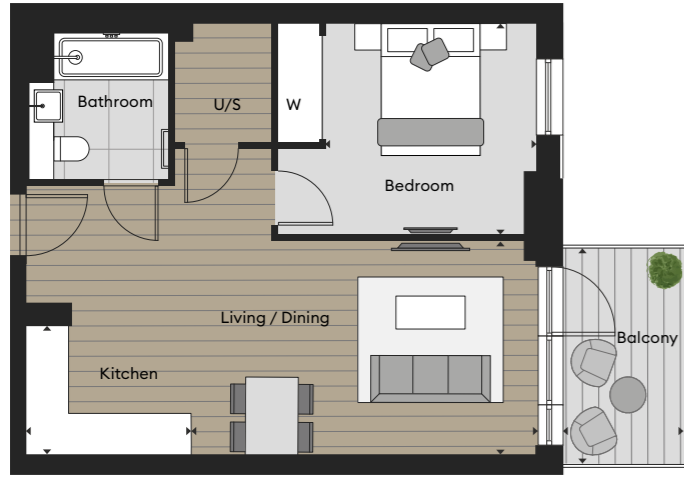
MP2
Media Plate:
- Two double switched sockets
- Two data points
- One TV SAT point

Floorplans shown are for approximate measurements only. Exact layout and sizes may vary. All measurements may vary within a tolerance of 5%. To increase legibility these plans have been sized to fit the page, therefore each plan may be at a different scale to others within this brochure.

One Bedroom Apartment

TYPE P

Scan to visualise
the view from
the 7th floor



Apartment	B.2.2.4 / B.2.3.4 / B.2.4.4 / B.2.5.4 / B.2.6.4 / B.2.7.4	
Kitchen	2.50 x 1.95m	8'2" x 6'5"
Living / Dining	5.24 x 3.23m	17'2" x 10'7"
Bedroom	3.21 x 3.19m	10'7" x 10'6"
Balcony	1.85 x 3.26m	6'1" x 10'9"
Total Internal Area	50 sq m	546 sq ft



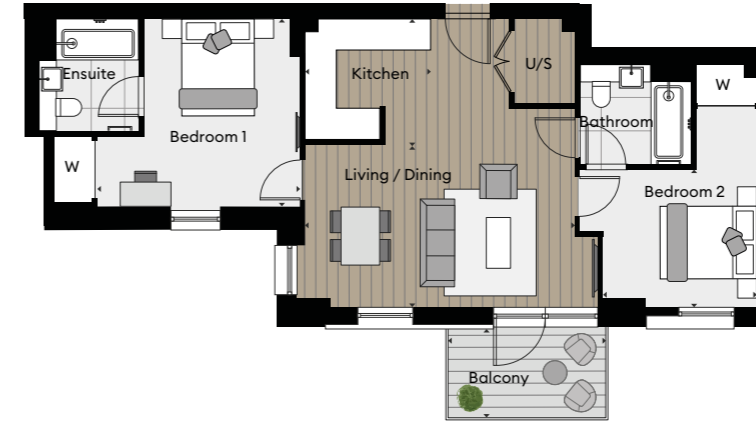
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Indicative wardrobe position

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Media Plate:
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Two bedroom apartment

TYPE AD

Scan to visualise
the view from
the 7th floor



Apartment	B.2.4.6 / B.2.6.6 / B.2.7.6	
Kitchen	2.60 x 2.60m	8'6" x 8'6"
Living / Dining	5.59 x 3.36m	19'10" x 11'0"
Bedroom 1	4.18 x 3.88m	13'9" x 12'9"
Bedroom 2	3.18 x 2.84m	10'5" x 9'4"
Terrace	3.26 x 1.90m	10'9" x 6'3"
Total Internal Area	73 sq m	788 sq ft



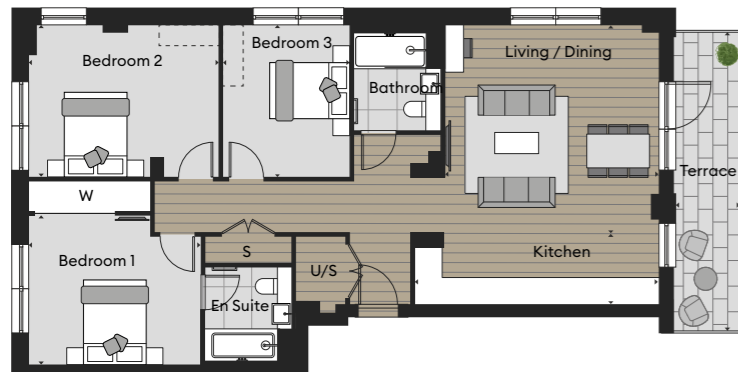
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Indicative wardrobe position

MP2
Media Plate:
- Two double switched sockets
- Two data points
- One TV SAT point

Three bedroom apartment

TYPE UU

Scan to visualise
the view from
the 11th floor



Apartment	B.2.11.1	
Kitchen	5.85 x 1.70m	19'2" x 5'7"
Living / Dining	5.12 x 4.90m	16'9" x 16'1"
Bedroom 1	4.11 x 3.52m	13'6" x 11'7"
Bedroom 2	4.54 x 3.59m	14'11" x 11'9"
Bedroom 3	3.02 x 3.60m	9'11" x 11'10"
Terrace	1.52 x 7.05m	5'0" x 23'2"
Total Internal Area	108 sq m	1,163 sq ft



KEY
W: Wardrobe
U: Utility
S: Storage
Indicative wardrobe position

MP2
Media Plate:
- Two double switched sockets
- Two data points
- One TV SAT point

Three bedroom apartment

TYPE VV

Scan to visualise
the view from
the 11th floor



Apartment	B.2.11.2	
Kitchen / Living / Dining	9.03 x 5.57m	29'8" x 18'3"
Bedroom 1	3.37 x 3.66m	11'1" x 12'0"
Bedroom 2	5.23 x 2.94m	17'2" x 9'8"
Bedroom 3	3.43 x 3.40m	11'3" x 11'2"
Terrace	1.52 x 14.10m	5'0" x 46'3"
Terrace	16.82 x 1.53 m	55'2" x 5'0"
Total Internal Area	124 sq m	1,339 sq ft



KEY
W: Wardrobe
U: Utility
S: Storage
Indicative wardrobe position

MP2
Media Plate:
- Two double switched sockets
- Two data points
- One TV SAT point

Specification

Kitchens

Individually designed layouts

Composite stone work surfaces and tile splashback (options available, subject to cut-off dates)

Stainless steel undermount, 1½ bowl sink and polished chrome mixer tap

Matt flat colour shaker panel wall cabinets with timber laminate finishes to handleless cabinets with finger rail

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

Stainless steel oven and microwave

Integrated fridge/freezer

Integrated multi-function dishwasher

Space saving recycling bins

Plumbing for washer dryer within vented utility cupboard

Bathrooms

White bath with filler

Polished chrome concealed thermostatic wall-mounted mixer/diverter with hand held shower, wall mounted showerhead and glass bath screen to bathrooms

Polished chrome concealed thermostatic wall-mounted mixer/diverter with wall mounted showerhead and glass shower screen to step up shower tray to shower rooms

Bespoke stone resin integrated basin with wall mounted basin mixer taps in polished chrome

Bespoke wall hung timber effect finish vanity cabinet with mirror storage cabinet and shaver socket with concealed lighting

Bespoke timber effect finish vanity cabinet with storage and shaver socket

Feature niche shelf with integrated LED lighting to bath

Feature niche with integrated LED lighting to shower

White back to wall WC pan with soft close seat, concealed cistern and dual flush button

Polished chrome thermostatically controlled heated towel radiator to bathrooms/shower rooms

Porcelain tile finishes to selected walls and floor (options available, subject to cut-off dates)

Extract ventilation

Accessories include a toilet roll holder

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 bedroom one

Telephone and data points in living room

Dimmer light switches where applicable

All light switches in polished chrome finish and white electrical fittings at low level

Pinspot lighting on front door

Heating/Cooling

Heating and hot water from a communal system with metered water/electric supply to all apartments

Comfort cooling in living room and bedroom one

Underfloor heating to family bathroom

Interior Finishes

Feature entrance door with polished chrome ironmongery

Painted internal doors with polished door handles throughout

Painted architraves and skirting, tiled skirting to wet areas where applicable

Feature sliding wardrobe to bedroom 1 with integrated finger pull handles - internal fittings include rail and shelf with concealed lighting (options available, subject to cut-off dates)

Timber effect laminate flooring to reception room, kitchen and hallway

Carpet floor finishes in bedrooms (options available, subject to cut-off dates)

Balconies

Well-proportioned balconies, with handrails

Security

Video entry system viewed by individual apartment handset/screen

Power and telephone points provided in all apartments - wireless intruder alarm to be fitted at a later date by purchaser

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 CCTV coverage

Peace of Mind

999 year lease

All apartments benefit from a 10 year build warranty

Car Parking

A general right to park within the managed CCTV-covered parking area is available by separate negotiation

Lifts

Passenger lifts serve all residential floor levels

Interior Designed Entrance Lobby

Feature lobbies to ground floor street entrances with guest seating

Bespoke concierge desk to main entrance

Feature lighting

Glass doors to main entrance

Lift Lobbies & Communal Hallways

Bespoke carpet floor finishes and painted walls to upper levels

Tiled floors and painted walls to ground floor

Residents' Leisure Suite – Phoenix Court

Residents' Gymnasium

Fitness studio with facilities for personal training

Changing rooms with shower facilities

Meeting room facilities

The 1847 Residents' Club - Residents, Leisure Suite (Delivered in later phase)

Residents' Gymnasium

Swimming pool and Hydro pool

Fitness studio with facilities for personal training

Treatment room, sauna and steam room facilities

Changing rooms with shower facilities

Cinema room

Meeting room

Residents' Lounge

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 according to the terms of the lease



Photography of The Botanical Show Apartment.

Typical specification for 2 bedroom apartment only. Specifications for Manhattans, 1 and 3 bedroom apartments will vary. 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 and/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.





PHOENIX COURT

JUNIPER GARDENS

THE PINNACLE

OVAL WORKS

SERENITY AT THE PINNACLE

FUTURE PHASE

THE 1847 RESIDENTS' CLUB

FUTURE PHASE

FUTURE PHASE

THE KIA OVAL

Sales & Marketing Suite, 283 Kennington Lane, London SE11 5QY
020 7720 4000 | ovalvillage.co.uk

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OUR VISION
2030
TRANSFORMING TOMORROW

 **Berkeley**
Group
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Berkeley Group of Companies

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