



CGI is indicative only and subject to change

## COUNCIL TAX

London Borough of Lambeth  
Band H – £2,890.39

Table of 2019/2020 figures

## GROUND RENT

Manhattan	£400 pa
1 bedroom	£400 pa
2 bedrooms	£650 pa
3 bedrooms	£800 pa

Please be advised that this is subject to change prior to completion taking into consideration inflation and market changes between now and completion date.

## SERVICE CHARGES

Estimated Service Charge for Oval Village:  
£4.75 per sq ft per annum.

## TERMS OF PAYMENT

1. 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.
2. 10% of purchase price, less reservation deposit, is payable within 21 days on exchange of contracts.
3. A 10% payment is payable 12 months after exchange of contracts.
4. A further 5% payment is payable 18 months after exchange of contracts.
5. The remaining balance of 75% is payable upon completion.



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**OV  
VILLAGE**  
**CENTRAL  
LONDON**

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## LIFE IN THE HEART OF LONDON

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, gym and pool\*.

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

\*Pool to be delivered in a later phase



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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.







## APARTMENT MIX

Oval Village	Size (sq. ft.)	Starting prices - (£)
Manhattan	422	£510,000 - £590,000
1 Bed	541 - 590	£615,000 - £790,000
2 Bed	753 - 858	£835,000 - £1,193,000
3 Bed	1051 - 1091	£1,524,000 - £1,626,000

## THE DEVELOPMENT

- Manhattans, 1, 2 and 3 bedroom apartments.
- Located just a 10 minute walk from Vauxhall, Oval and Kennington stations.
- 24-hour concierge service.
- Residents' facilities including a pool\* and gym.
- 100,000 square-feet of commercial space including a co-working hub, cafe and community centre.
- Extensive landscaping and private residents' gardens.
- 10-year Build Warranty.

\*Pool to be delivered in a later phase



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## 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.

## LOCATION

Oval, SE11

## LOCAL AUTHORITY

London Borough of Lambeth

## TENURE

999-year lease

## BUILDING INSURANCE

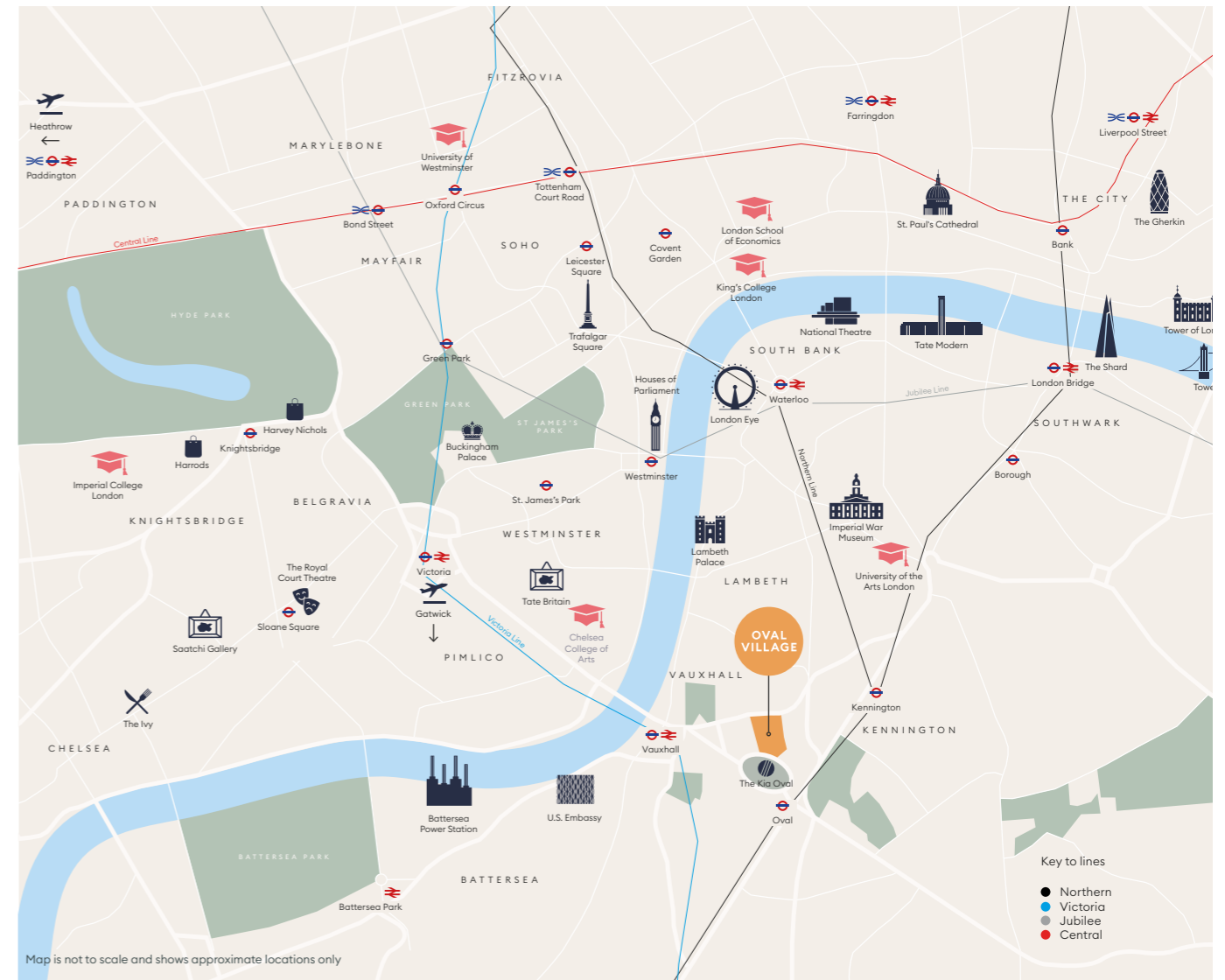
10-year Build Warranty

## COMPLETION

Q4 2022/Q1 2023 (West)  
Q4 2023/Q1 2024 (South)

## PARKING

Parking available by separate negotiation (please speak to a sales consultant)



## 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, reflect, or just walk the dog.

Its crown jewel is the award-winning Kennington Park - just five-minute's walk from Oval Village - with an array of leisure facilities, open grassland and a flower garden. But there are many more hidden green gems that adorn this part of London, like the enchantingly bohemian Bonnington Square Pleasure Gardens or Vauxhall City Farm, where all the sights and sounds of rural life epitomise Europe's greenest major city.



## TRANSPORT LINKS

Oval Village is perfectly positioned to enjoy the very best of London, world-class cuisine and jewels of cultural heritage are enviably close.

- Convenient high-frequency travel from Oval or Vauxhall stations.
- Three Underground lines provide swift access around London.
- Vauxhall rail station is a short walk away with direct links to Gatwick Airport at just 33 minutes.

Oval and Vauxhall are serviced by a number of bus routes and road links, ensuring convenient travel to central London destinations and beyond.



Victoria Line:	
Victoria	4 mins
Oxford Circus	8 mins
Kings Cross St Pancras	14 mins

National Rail:	
Clapham Junction	5 mins

Northern Line:	
Leicester Square	12 mins

source tfli.gov.uk 2019



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