

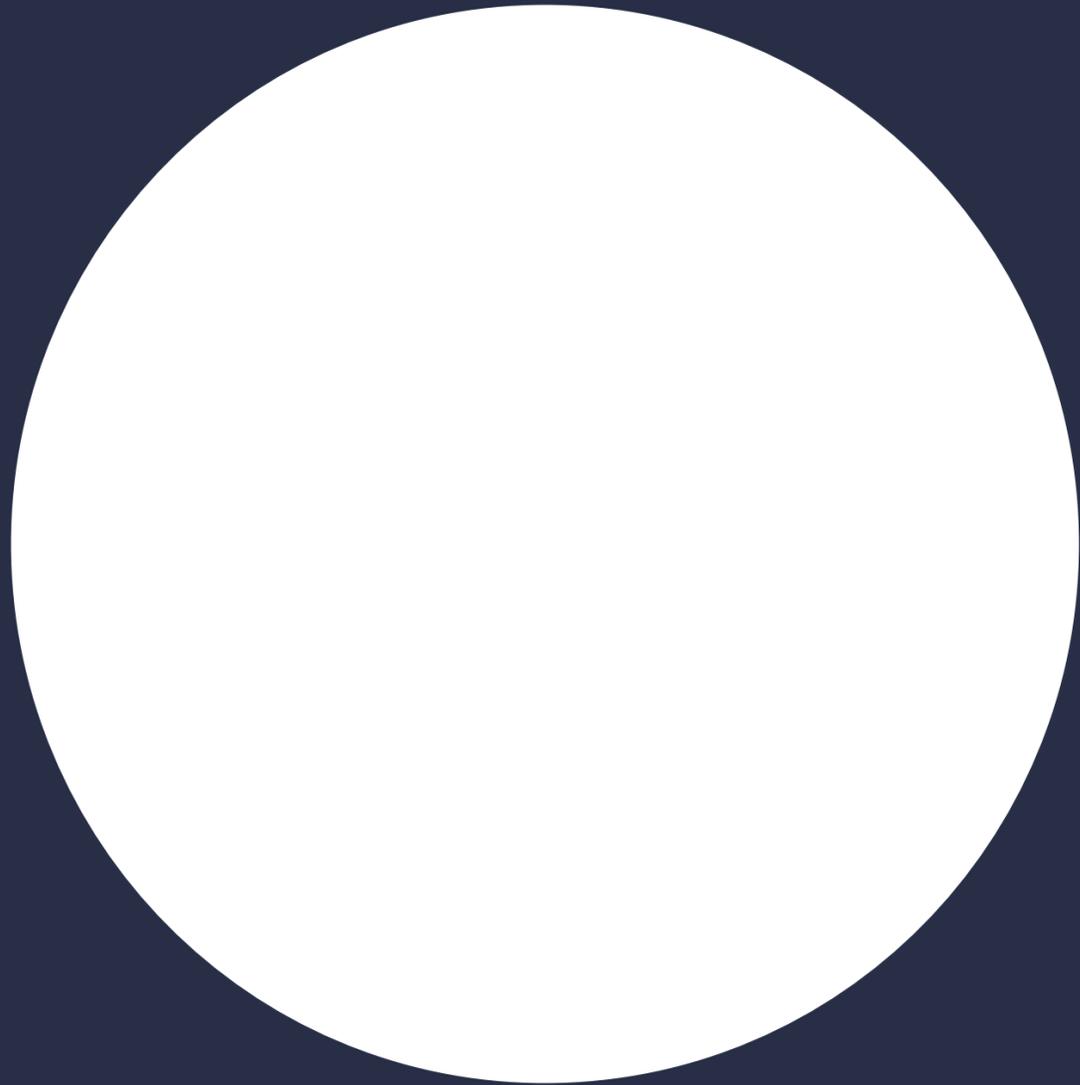


OVAL  
VILLAGE

CENTRAL  
LONDON

LIFE AT THE HEART OF LONDON

**Berkeley**  
Designed for life



OVAL  
VILLAGE

CENTRAL  
LONDON

AN ELEGANT  
AND UNIQUE  
NEIGHBOURHOOD  
WITHIN CENTRAL  
LONDON, BLENDING  
TRANQUILLITY  
WITH FANTASTIC  
CONNECTIVITY.



# LIFE AT THE HEART OF LONDON

2

3

ST JAMES'S PARK

HOUSES OF PARLIAMENT

RIVER THAMES

THE LONDON EYE

WATERLOO



**OVAL VILLAGE**







8



9

# LONDON ON YOUR DOORSTEP



Oval is the perfect base to explore the city. Enjoy the culinary delights of Soho and Covent Garden, boutiques along the King's Road and excursions to the National Theatre. Excellent travel connections within close proximity make Oval the ideal place to call home.

# CULTURE



10

The Royal Albert Hall



11

London is home to world-class universities and museums, an abundance of wonderful parks and a thriving culinary scene spanning street-food, fine dining and global cuisines. This booming city represents the very best of finance, fashion, art and music.

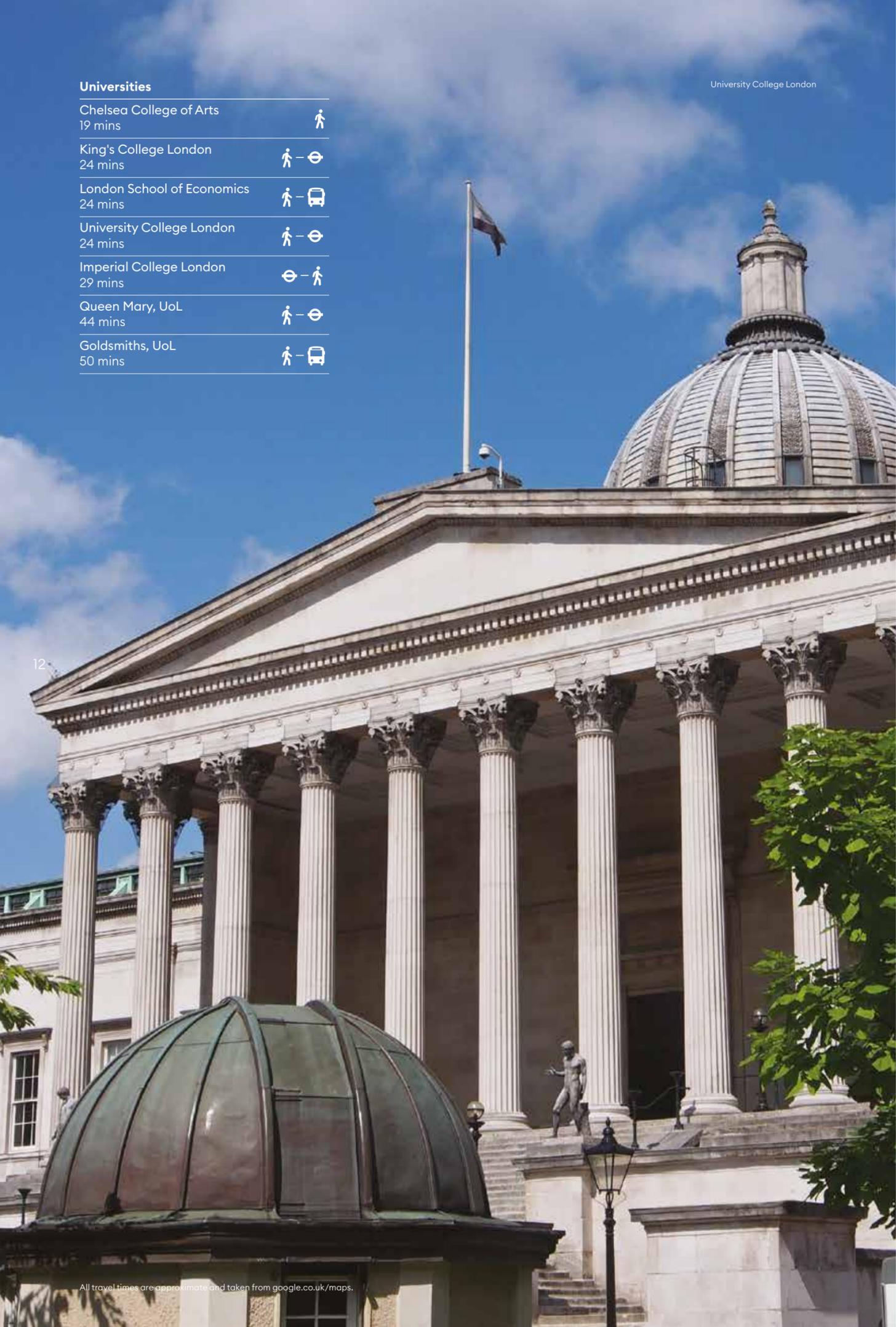


The Serpentine Sackler Gallery

### Universities

Chelsea College of Arts 19 mins	🚶
King's College London 24 mins	🚶 - 🚶
London School of Economics 24 mins	🚶 - 🚌
University College London 24 mins	🚶 - 🚶
Imperial College London 29 mins	🚶 - 🚶
Queen Mary, UoL 44 mins	🚶 - 🚶
Goldsmiths, UoL 50 mins	🚶 - 🚌

University College London



London boasts some of the world's finest educational institutions. Oval Village is close to an array of outstanding schools, colleges and universities providing the best education available at all stages of learning.

# EDUCATION





- Key to lines
- Bakerloo
  - Central
  - Circle
  - District
  - Hammersmith & City
  - Jubilee
  - Metropolitan
  - Northern
  - Piccadilly
  - Victoria
  - Waterloo & City
  - DLR
  - London Overground
  - Elizabeth

Map is not to scale and shows approximate locations only.

14  
dolphin &  
mer School

Paul's School

15

# GETTING AROUND

16

3

Stations in walking distance

4

Minutes to Victoria station

9

Minutes to The City

33

Minutes to Gatwick airport

1 Heathrow Terminals 123&5  
4 Paddington / Victoria 8 mins  
23:09:05

1 Heathrow Terminals 123&5  
4 Paddington / Victoria 8 mins  
23:09:05

## Walk



## Cycle



## Victoria Line from Vauxhall



## Northern Line from Oval



## National Rail from Vauxhall



## Taxi from Oval Village



### Key to lines

- Bakerloo
- Northern
- Central
- Piccadilly
- Circle
- Victoria
- District
- Waterloo & City
- Hammersmith & City
- DLR
- Jubilee
- London Overground
- Metropolitan
- Elizabeth

All travel times are approximate and taken from citymapper.com, tfl.gov.uk and google.co.uk/maps

17

Lifestyle photography is indicative only.

# OLD POWER

18



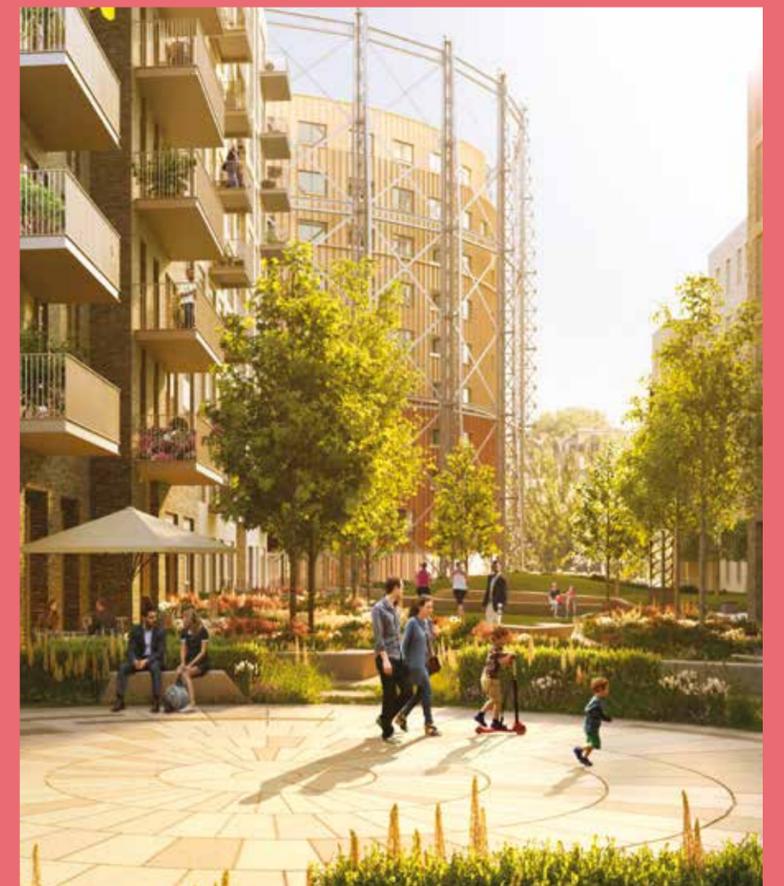
Computer-generated imagery and lifestyle photography is indicative only and CGI is subject to change.

# NEW ENERGY

19



The Oval Gasholders were a magnificent feat of Victorian engineering and a working monument to the great pioneers of British power. The grandest of these Gasholders was the largest of its kind in the world at the time of construction in 1877. Now, the historic site's redevelopment (and restoration) heralds a new phase in its history: that of a towering symbol of a different kind of progress, where old blends with new to build a proud and tight-knit community fit for the 21st century



# A BREATH OF FRESH AIR

20



21

The London borough of Lambeth, home to Oval Village, boasts more than 60 public parks, commons and gardens, perfect for relaxation or an early morning jog. Its crown jewel is Kennington Park, just a five minute walk from Oval Village, with an array of leisure facilities along with its open grassland and flower gardens. Other exciting green gems, such as the captivating bohemian Bonnington Square Garden and Vauxhall City Farm, offer all the sights and sounds of nature to exemplify Europe's greenest city.



# FOR THE FOODIES

Oval boasts a buzzing food culture to tempt your palate, ranging from street-food pop ups to intimate brasseries and pavement cafés. There are local bakehouses, social dining clubs, bars and restaurants all combining to create a more mellow artisan village.





# SPECTATORS TO THE SHOW

24



Lifestyle photography is indicative only.



Surrounding Oval Village is a cultural hive of art galleries, theatres and museums to enrich the mind. Just a ball's toss away is the legendary Kia Oval, one of the most famous international cricket grounds.

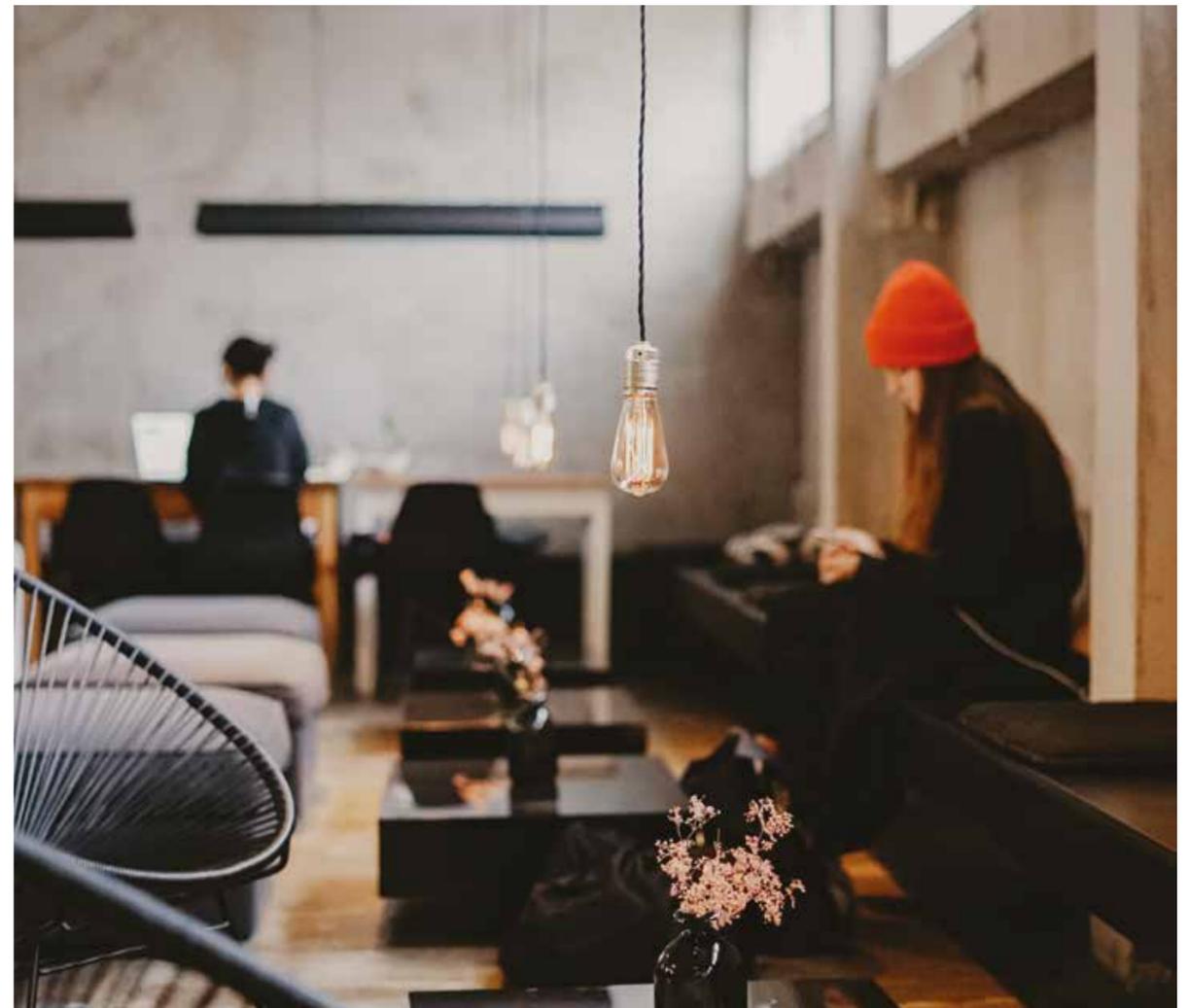
25





# THE GENERATOR

Oval Village's The Generator is a modern workplace revolution. Six floors of flexible office space will buzz with community life thanks to a new working hub and 100,000 square-feet of commercial space. The Generator provides the ultimate space for a modern, fluid work-life balance.



# AN OASIS OF CALM



Lifestyle photography is indicative only.



Computer generated imagery is indicative only and subject to change.

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. Just 10 minutes away from Vauxhall, Oval and Kennington stations, this new residential development has all the charm, character and community of English village life without losing the buzz of the city.

# GARDENS THAT BRING RESIDENTS TOGETHER



30



31

Oval Village's spacious green havens, designed by renowned landscape architects, provide vital spaces to breathe, relax and unwind or simply spend time with friends and enjoy the surrounding beauty. These interconnected green spaces will become focal points for the whole community.





# MAKE AN ENTRANCE

Computer-generated imagery is indicative only and subject to change.



# LIVING MADE EASY

38



39

The 24-hour concierge service ensures peace of mind so you can spend more time unwinding in your new home or making use of our state-of-the-art facilities, such as the private swimming pool\* and gymnasium.



29



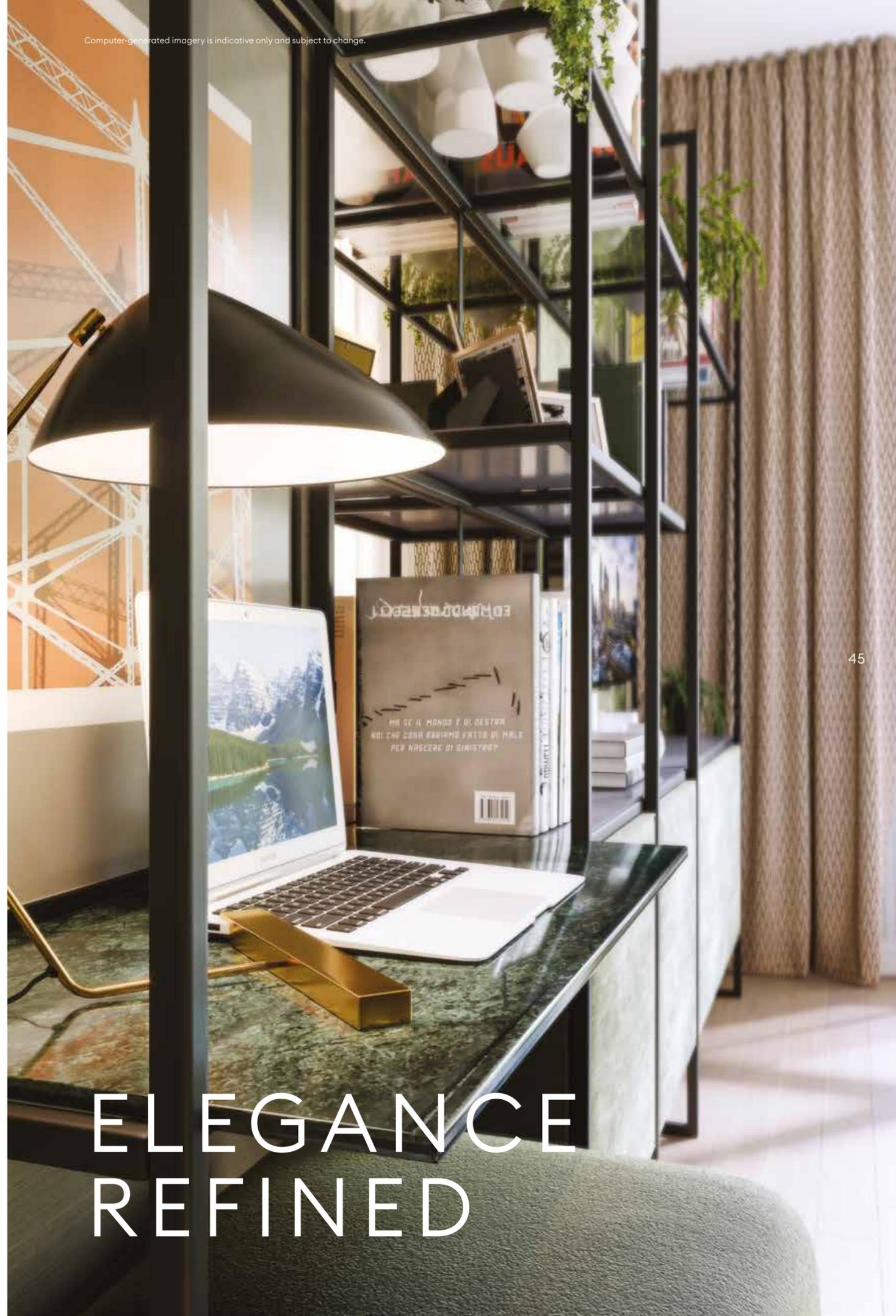
# WELCOME HOME

All of the interiors at Oval Village are infused with a refined and minimalist material palette for a modern look. The accents and fittings provide clean lines and reflective finishes, which create a layered and inherently beautiful aesthetic.





Oval Village's apartments are created for easy living. Their thoughtfully designed living spaces evoke a feeling of elegance combined with practicality, a versatile living area to suit your every mood.



ELEGANCE  
REFINED

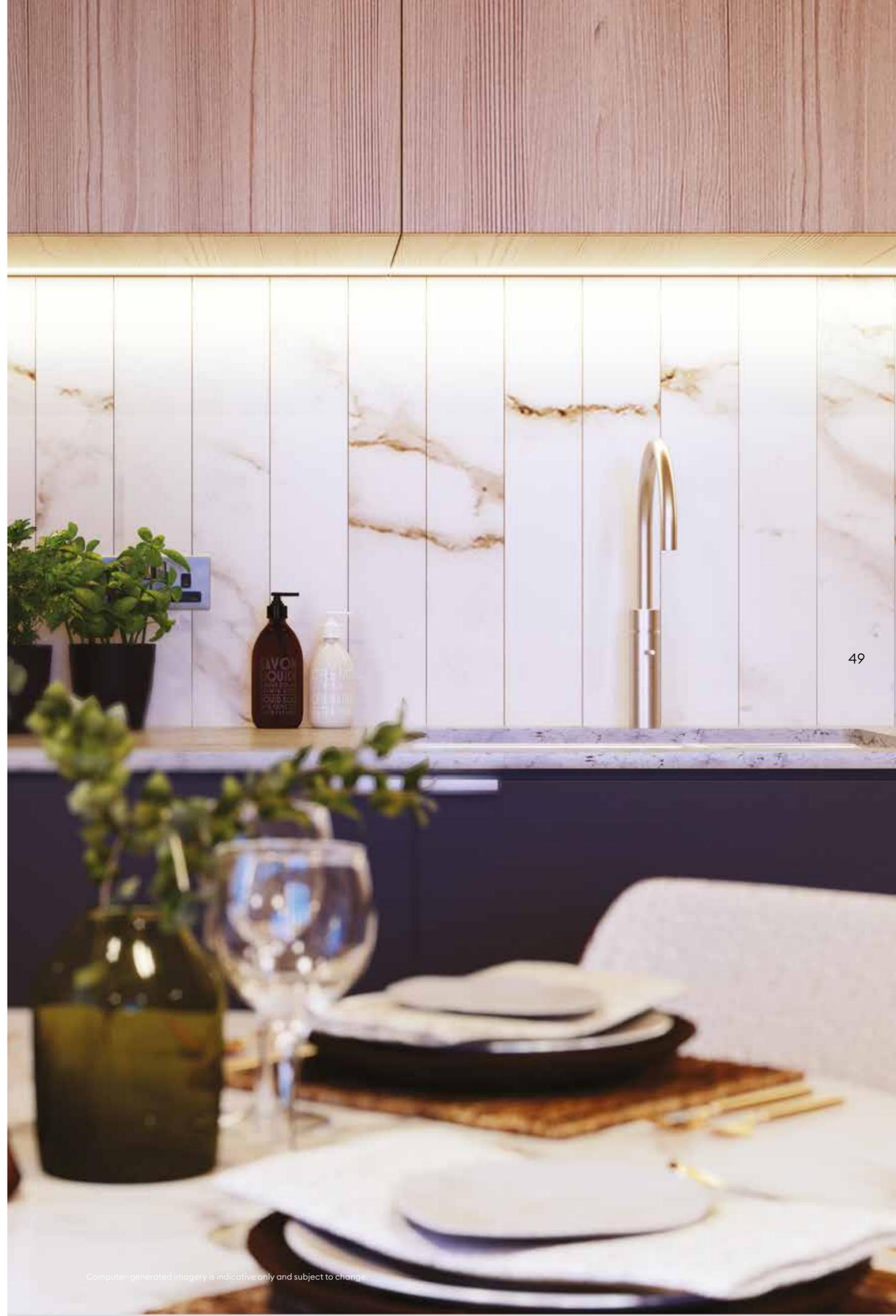




48

# FEED THE SOUL

The kitchen is the heart of the home, a place of energy, aroma and style. This carefully curated space, with seamless concealed fittings is designed for entertaining and to cater for any occasion.



49

Computer-generated imagery is indicative only and subject to change.

# POWER DOWN

50



51

Oval Village's bedrooms are designed as sanctuaries of peace, their soothing colour tones and elegant features provide a calming environment to unwind and recharge, allowing you to let the day's aches drift away.

Computer-generated imagery is indicative only and subject to change.



# SOPHISTICATED DESIGN

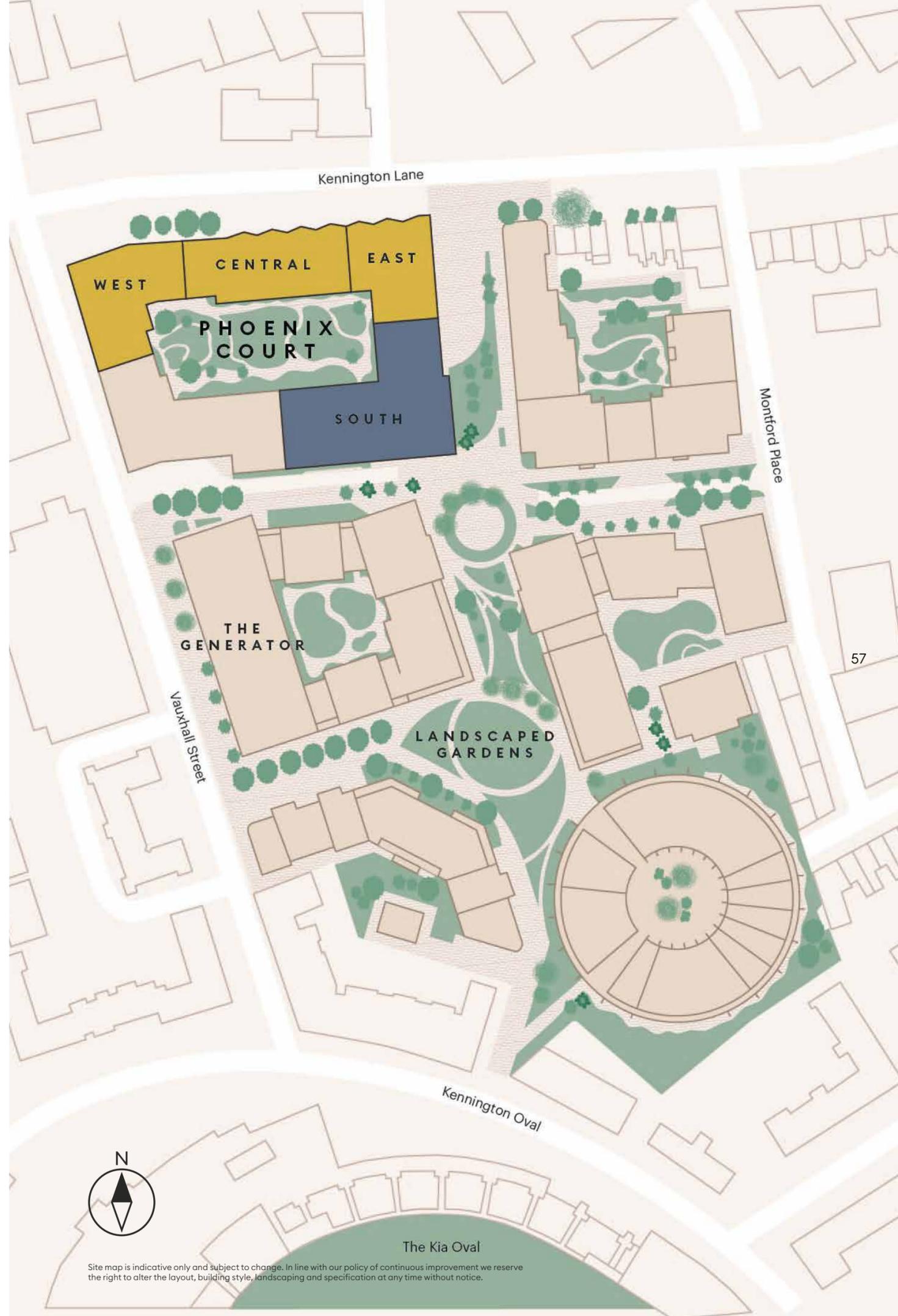
Clean lines and sharp angles create a modern, sophisticated aesthetic. The simple use of contrasting dark and light tiling brings a warmth through the design making the apartments an elegant place to call home.



# ICONIC CITY VIEWS

54

55



Computer-generated imagery is indicative only and subject to change.



Site map 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 any time without notice.



# SOUTH CORE

# FLOOR PLANS

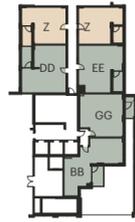


Site map is indicative only and subject to change. In line with our policy of continuous improvement we reserve the right to alter the layout, building style, landscaping and specification at any time without notice.

# PLOT LOCATOR KEY

- Manhattan Apartment
- One Bedroom Apartment
- Two Bedroom Apartment
- Three Bedroom Apartment

LEVEL 2



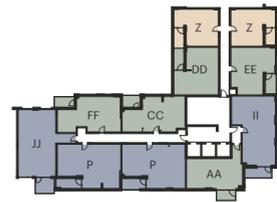
LEVEL 3-4



LEVEL 5-7



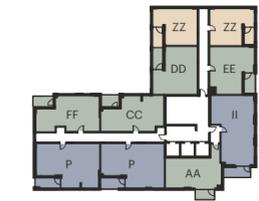
LEVEL 8



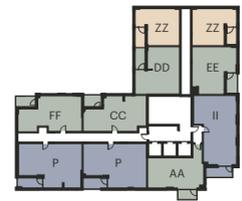
LEVEL 9



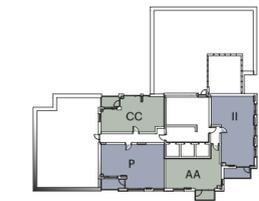
LEVEL 10



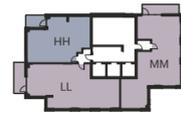
LEVEL 11



LEVEL 12-13



LEVEL 14-16

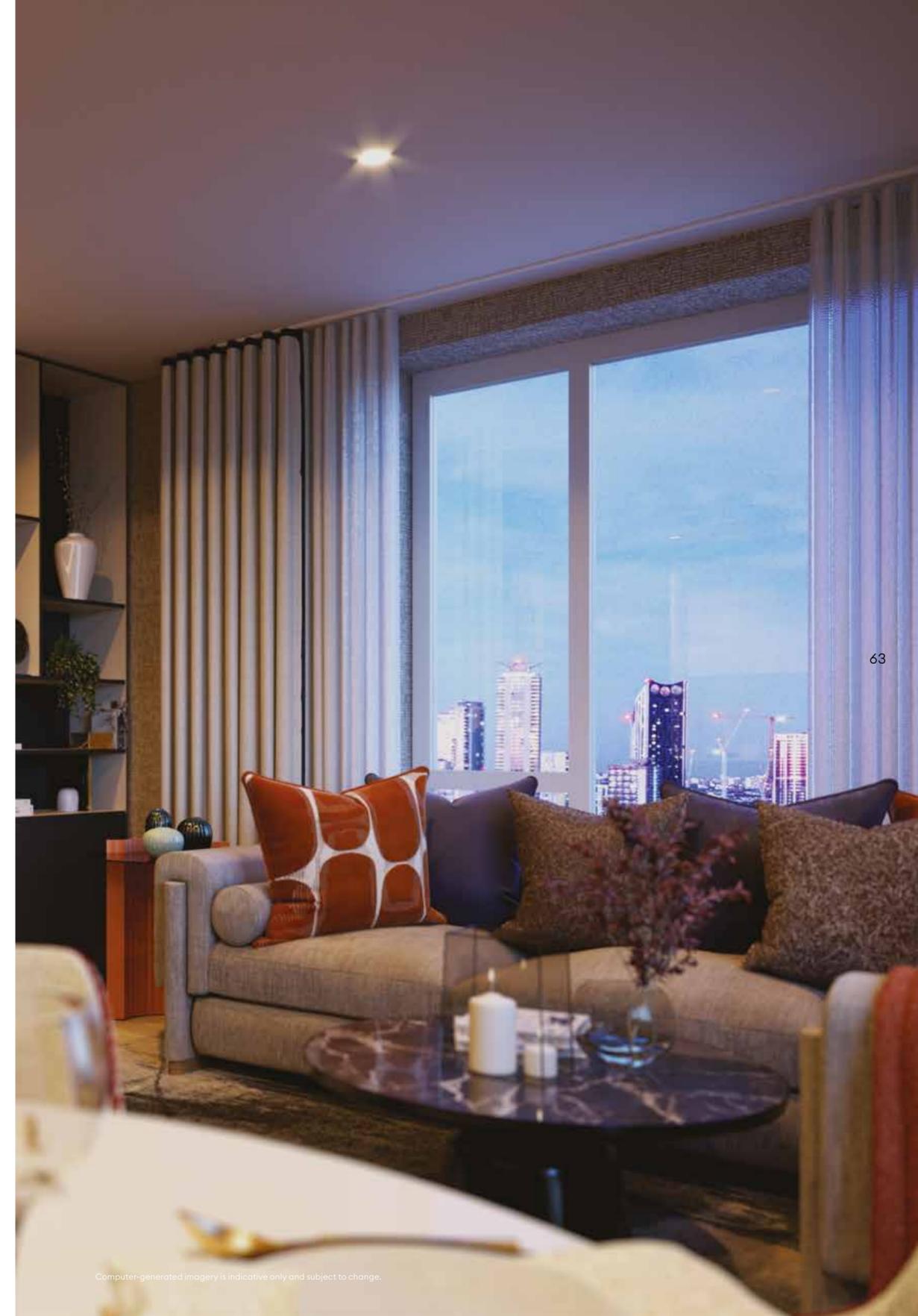


# APARTMENT KEY

Type	Apartment	Level	Total area (sq m)	Total area (sq ft)	Page
<b>Manhattan</b>					
Z	1.2.4* / 1.2.5 / 1.3.9* / 1.3.10 / 1.4.9* / 1.4.10 1.5.9* / 1.5.10 / 1.6.9* / 1.6.10 / 1.7.9* / 1.7.10 1.8.9* / 1.8.10	2, 3, 4, 5, 6, 7 & 8	39	422	64
ZZ	1.9.8* / 1.9.9 / 1.10.8* / 1.10.9 / 1.11.8* / 1.11.9	9, 10 & 11	39	422	65
<b>One Bedroom</b>					
AA	1.3.6 / 1.4.6 / 1.5.6 / 1.6.6 / 1.7.6 / 1.8.6 1.9.5 / 1.10.5 / 1.11.5 / 1.12.3 / 1.13.3	3, 4, 5, 6, 7, 8, 9, 10, 11, 12 & 13	50	546	65
BB	1.2.1	2	52	567	66
CC	1.3.1 / 1.4.1 / 1.5.1 / 1.6.1 / 1.7.1 / 1.8.1 / 1.9.1 1.10.1 / 1.11.1	3, 4, 5, 6, 7, 8, 9, 10 & 11	54	590	67
CC1	1.12.1 / 1.13.1	12 & 13	54	590	68
DD	1.2.6 / 1.3.11 / 1.4.11 / 1.5.11 / 1.6.11 / 1.7.11 / 1.8.11 1.9.10 / 1.10.10 / 1.11.10	2, 3, 4, 5, 6, 7, 8, 9, 10 & 11	51	551	69
EE	1.2.3 / 1.3.8 / 1.4.8 / 1.5.8 / 1.6.8 / 1.7.8 1.8.8 / 1.9.7 / 1.10.7 / 1.11.7	2, 3, 4, 5, 6, 7, 8, 9, 10 & 11	50	545	70
FF	1.3.2 / 1.4.2 / 1.5.2 / 1.6.2 / 1.7.2 / 1.8.2 / 1.9.2 1.10.2 / 1.11.2	3, 4, 5, 6, 7, 8, 9, 10 & 11	54	590	71
GG	1.2.2	2	50	541	72
<b>Two Bedroom</b>					
P	1.3.4 / 1.3.5* / 1.4.4 / 1.4.5* / 1.5.4 / 1.5.5* 1.6.4 / 1.6.5* / 1.7.4 / 1.7.5* / 1.8.4 / 1.8.5* 1.9.3 / 1.9.4* / 1.10.3 / 1.10.4* / 1.11.3 / 1.11.4* 1.12.2* / 1.13.2*	3, 4, 5, 6, 7, 8, 9, 10, 11, 12 & 13	70	756	73
II	1.3.7 / 1.4.7 / 1.5.7 / 1.6.7 / 1.7.7 / 1.8.7 / 1.9.6 1.10.6 / 1.11.6 / 1.12.4 / 1.13.4	3, 4, 5, 6, 7, 8, 9, 10, 11, 12 & 13	73	792	74
HH	1.14.1 / 1.15.1 / 1.16.1	14, 15 & 16	70	753	75
JJ	1.3.3 / 1.4.3 / 1.5.3 / 1.6.3 / 1.7.3 / 1.8.3	3, 4, 5, 6, 7 & 8	76	827	76
<b>Three Bedroom</b>					
LL	1.14.2 / 1.15.2 / 1.16.2	14, 15 & 16	97	1051	77
MM	1.14.3 / 1.15.3 / 1.16.3	14, 15 & 16	101	1091	78

\*Indicates mirrored plans

Layouts shown here are for approximate measurements only, they are not necessarily to scale. Exact layout and sizes of property may vary. All measurements may vary within a tolerance of 5%.



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# MANHATTAN APARTMENT

## TYPE Z



64

# MANHATTAN APARTMENT

## TYPE ZZ



65

Apartment	1.2.4* / 1.2.5 / 1.3.9* / 1.3.10 / 1.4.9* / 1.4.10 / 1.5.9* / 1.5.10 / 1.6.9* / 1.6.10 / 1.7.9* / 1.7.10 / 1.8.9* / 1.8.10	
Level	2, 3, 4, 5, 6, 7 & 8	
Living / Kitchen / Dining	2.66 x 6.56m	8'7" x 21'5"
Sleeping Area	2.88 x 2.20m	9'5" x 7'2"
Total Net Internal Area	<b>39 sq m</b>	<b>422 sq ft</b>



KEY  
W: Wardrobe  
\*Mirrored version of floor plan shown

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Apartment	1.9.8* / 1.9.9 / 1.10.8* / 1.10.9 / 1.11.8* / 1.11.9	
Level	9, 10 & 11	
Living / Kitchen / Dining	2.66 x 6.56m	8'7" x 21'5"
Sleeping Area	2.88 x 2.20m	9'5" x 7'2"
Total Net Internal Area	<b>39 sq m</b>	<b>422 sq ft</b>



KEY  
W: Wardrobe  
\*Mirrored version of floor plan shown

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# ONE BEDROOM APARTMENT

TYPE AA



66

# ONE BEDROOM APARTMENT

TYPE BB



67

Apartment	1.3.6 / 1.4.6 / 1.5.6 / 1.6.6 / 1.7.6 / 1.8.6 / 1.9.5 / 1.10.5 1.11.5 / 1.12.3 / 1.13.3	
Level	3, 4, 5, 6, 7, 8, 9, 10, 11, 12 & 13	
Living / Kitchen / Dining	5.04 x 4.87m	16'5" x 15'9"
Bedroom	3.65 x 2.75m	11'11" x 9'0"
Total Net Internal Area	50 sq m	546 sq ft



KEY  
W: Wardrobe  
\*Mirrored version of floor-plan shown

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Apartment	1.2.1	
Level	2	
Living / Kitchen / Dining	6.37 x 4.33m	20'8" x 14'2"
Bedroom	4.22 x 3.12m	13'10" x 10'2"
Total Net Internal Area	52 sq m	567 sq ft



KEY  
W: Wardrobe  
\*Mirrored version of floor-plan shown

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# ONE BEDROOM APARTMENT

TYPE CC



68

# ONE BEDROOM APARTMENT

TYPE CC1



69

Apartment	1.3.1 / 1.4.1 / 1.5.1 / 1.6.1 / 1.7.1 / 1.8.1 1.9.1 / 1.10.1 / 1.11.1	
Level	3, 4, 5, 6, 7, 8, 9, 10 & 11	
Living / Dining	4.39 x 3.46m	14'4" x 11'3"
Kitchen	3.78 x 2.60m	12'4" x 8'5"
Bedroom	3.62 x 3.12m	11'8" x 10'2"
Total Net Internal Area	<b>54 sq m</b>	<b>590 sq ft</b>



KEY  
W : Wardrobe  
\*Mirrored version of floor-plan shown

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Apartment	1.12.1 / 1.13.1	
Level	12 & 13	
Living / Dining	4.39 x 3.46m	14'4" x 11'3"
Kitchen	3.78 x 2.60m	12'4" x 8'5"
Bedroom	3.62 x 3.12m	11'8" x 10'2"
Total Net Internal Area	<b>54 sq m</b>	<b>590 sq ft</b>



KEY  
W : Wardrobe  
\*Mirrored version of floor-plan shown

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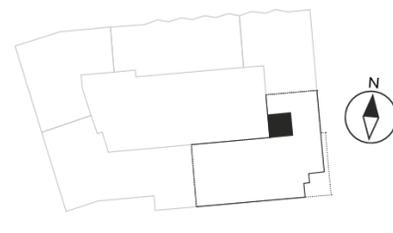
# ONE BEDROOM APARTMENT

TYPE DD



70

Apartment	1.2.6 / 1.3.11 / 1.4.11 / 1.5.11 / 1.6.11 / 1.7.11 / 1.8.11 1.9.10 / 1.10.10 / 1.11.10	
Level	2, 3, 4, 5, 6, 7, 8, 9, 10 & 11	
Living / Kitchen / Dining	3.92 x 7.47m	12'8" x 24'5"
Bedroom	2.93 x 3.14m	9'6" x 10'3"
Total Net Internal Area	51 sq m	551 sq ft



KEY  
W: Wardrobe | B: Bookshelf

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# ONE BEDROOM APARTMENT

TYPE EE



71

Apartment	1.2.3 / 1.3.8 / 1.4.8 / 1.5.8 / 1.6.8 / 1.7.8 / 1.8.8 / 1.9.7 1.10.7 / 1.11.7	
Level	2, 3, 4, 5, 6, 7, 8, 9, 10 & 11	
Living / Kitchen / Dining	7.45 x 4.22m	24'4" x 13'8"
Bedroom	3.17 x 3.05m	10'4" x 10'0"
Total Net Internal Area	50 sq m	545 sq ft



KEY  
W: Wardrobe | B: Bookshelf

Layouts shown here are for approximate measurements only, they are not necessarily to scale. Exact layout and sizes of property may vary. All measurements may vary within a tolerance of 5%.

# ONE BEDROOM APARTMENT

TYPE FF



72

# ONE BEDROOM APARTMENT

TYPE GG



73

Apartment	1.3.2 / 1.4.2 / 1.5.2 / 1.6.2 / 1.7.2 / 1.8.2 / 1.9.2 / 1.10.2 / 1.11.2	
Level	3, 4, 5, 6, 7, 8, 9, 10 & 11	
Living / Dining	3.45 x 4.39m	11'3" x 14'4"
Kitchen	3.13 x 3.83m	10'2" x 12'5"
Bedroom	2.86 x 3.40m	9'3" x 11'1"
Total Net Internal Area	<b>54 sq m</b>	<b>590 sq ft</b>



KEY

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Apartment	1.2.2	
Level	2	
Living / Kitchen / Dining	7.16 x 3.66m	23'6" x 12'0"
Bedroom	3.00 x 2.91m	9'10" x 9'6"
Total Net Internal Area	<b>50 sq m</b>	<b>541 sq ft</b>



KEY  
W: Wardrobe

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# TWO BEDROOM APARTMENT

TYPE P

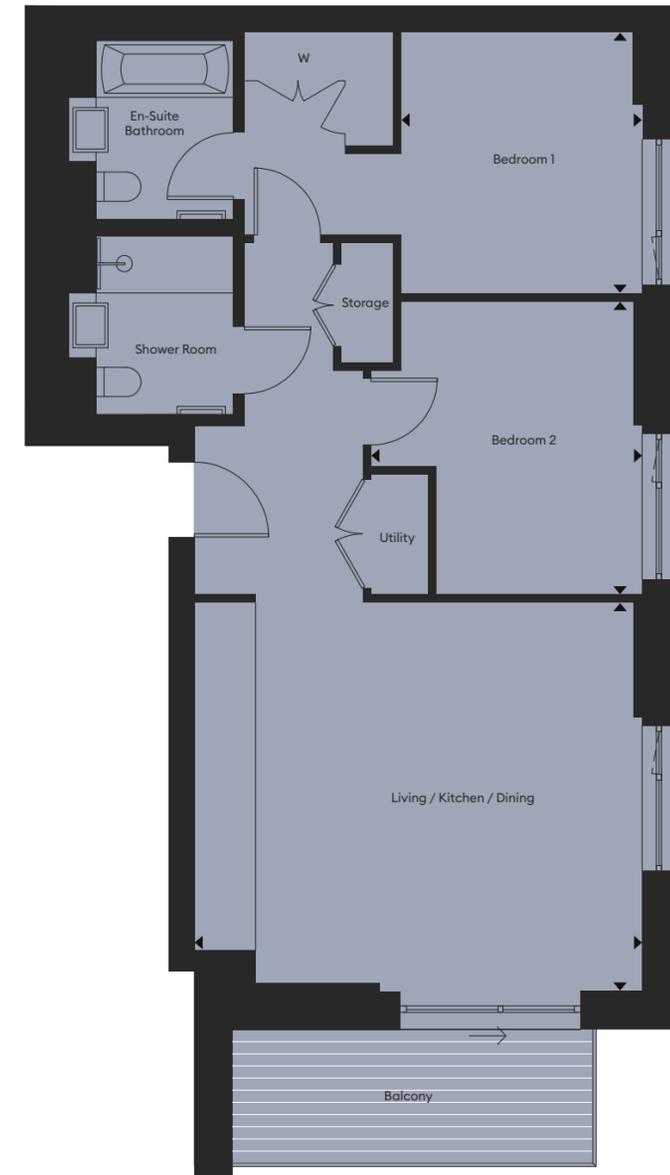
# TWO BEDROOM APARTMENT

TYPE II

74



75



Apartment	1.3.4 / 1.3.5* / 1.4.4 / 1.4.5* / 1.5.4 / 1.5.5* / 1.6.4 / 1.6.5* / 1.7.4 / 1.7.5* / 1.8.4 / 1.8.5* / 1.9.3 / 1.9.4* / 1.10.3 / 1.10.4* / 1.11.3 / 1.11.4* / 1.12.2* / 1.13.2*	
Level	3, 4, 5, 6, 7, 8, 9, 10, 11, 12 & 13	
Living / Kitchen / Dining	8.12 x 3.22m	26'6" x 10'5"
Bedroom 1	3.75 x 3.11m	12'3" x 10'2"
Bedroom 2	4.35 x 3.10m	14'2" x 10'2"
Total Net Internal Area	<b>70 sq m</b>	<b>756 sq ft</b>



KEY  
W : Wardrobe  
\*Mirrored version of floor-plan shown

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Apartment	1.3.7 / 1.4.7 / 1.5.7 / 1.6.7 / 1.7.7 / 1.8.7 / 1.9.6 / 1.10.6 / 1.11.6 / 1.12.4 / 1.13.4	
Level	3, 4, 5, 6, 7, 8, 9, 10, 11, 12 & 13	
Living / Kitchen / Dining	4.72 x 5.57m	15'4" x 18'2"
Bedroom 1	3.21 x 3.00m	10'5" x 9'8"
Bedroom 2	3.61 x 3.37m	11'8" x 11'0"
Total Net Internal Area	<b>73 sq m</b>	<b>792 sq ft</b>



KEY  
W : Wardrobe

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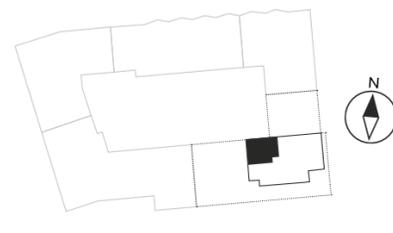
# TWO BEDROOM APARTMENT

TYPE HH



76

Apartment	1.14.1 / 1.15.1 / 1.16.1	
Level	14, 15 & 16	
Living / Dining	3.38 x 5.36m	11'0" x 17'5"
Kitchen	3.27 x 1.89m	10'8" x 6'2"
Bedroom 1	3.10 x 2.85m	10'1" x 9'3"
Bedroom 2	3.62 x 3.04m	11'8" x 9'9"
Total Net Internal Area	70 sq m	753 sq ft



KEY  
W: Wardrobe

Layouts shown here are for approximate measurements only, they are not necessarily to scale. Exact layout and sizes of property may vary. All measurements may vary within a tolerance of 5%.

# TWO BEDROOM APARTMENT

TYPE JJ



77

Apartment	1.3.3 / 1.4.3 / 1.5.3 / 1.6.3 / 1.7.3 / 1.8.3	
Level	3, 4, 5, 6, 7 & 8	
Living / Kitchen / Dining	6.30 x 3.51m	20'6" x 11'5"
Bedroom 1	3.36 x 2.75m	11'0" x 9'0"
Bedroom 2	4.18 x 2.75m	13'8" x 9'0"
Total Net Internal Area	76 sq m	827 sq ft



KEY  
W: Wardrobe

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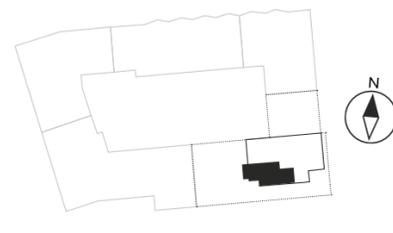
# THREE BEDROOM APARTMENT

## TYPE LL



78

Apartment	1.14.2 / 1.15.2 / 1.16.2	
Level	14, 15 & 16	
Living / Kitchen / Dining	5.78 x 5.40m	18'10" x 17'8"
Bedroom 1	3.46 x 2.90m	11'3" x 9'5"
Bedroom 2	4.09 x 3.17m	13'4" x 10'4"
Bedroom 3	2.80 x 3.88m	9'2" x 12'8"
Total Net Internal Area	97 sq m	1051 sq ft



KEY  
W: Wardrobe

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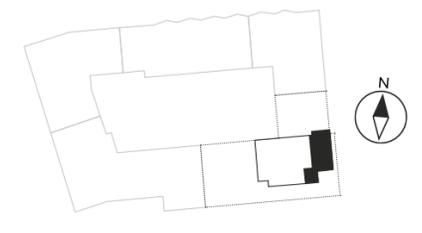
# THREE BEDROOM APARTMENT

## TYPE MM



79

Apartment	1.14.3 / 1.15.3 / 1.16.3	
Level	14, 15 & 16	
Living / Kitchen / Dining	4.24 x 7.16m	13'9" x 23'4"
Bedroom 1	3.46 x 4.20m	11'3" x 13'9"
Bedroom 2	3.46 x 3.30m	11'3" x 10'9"
Bedroom 3	3.35 x 3.18m	10'9" x 10'4"
Total Net Internal Area	101 sq m	1091 sq ft



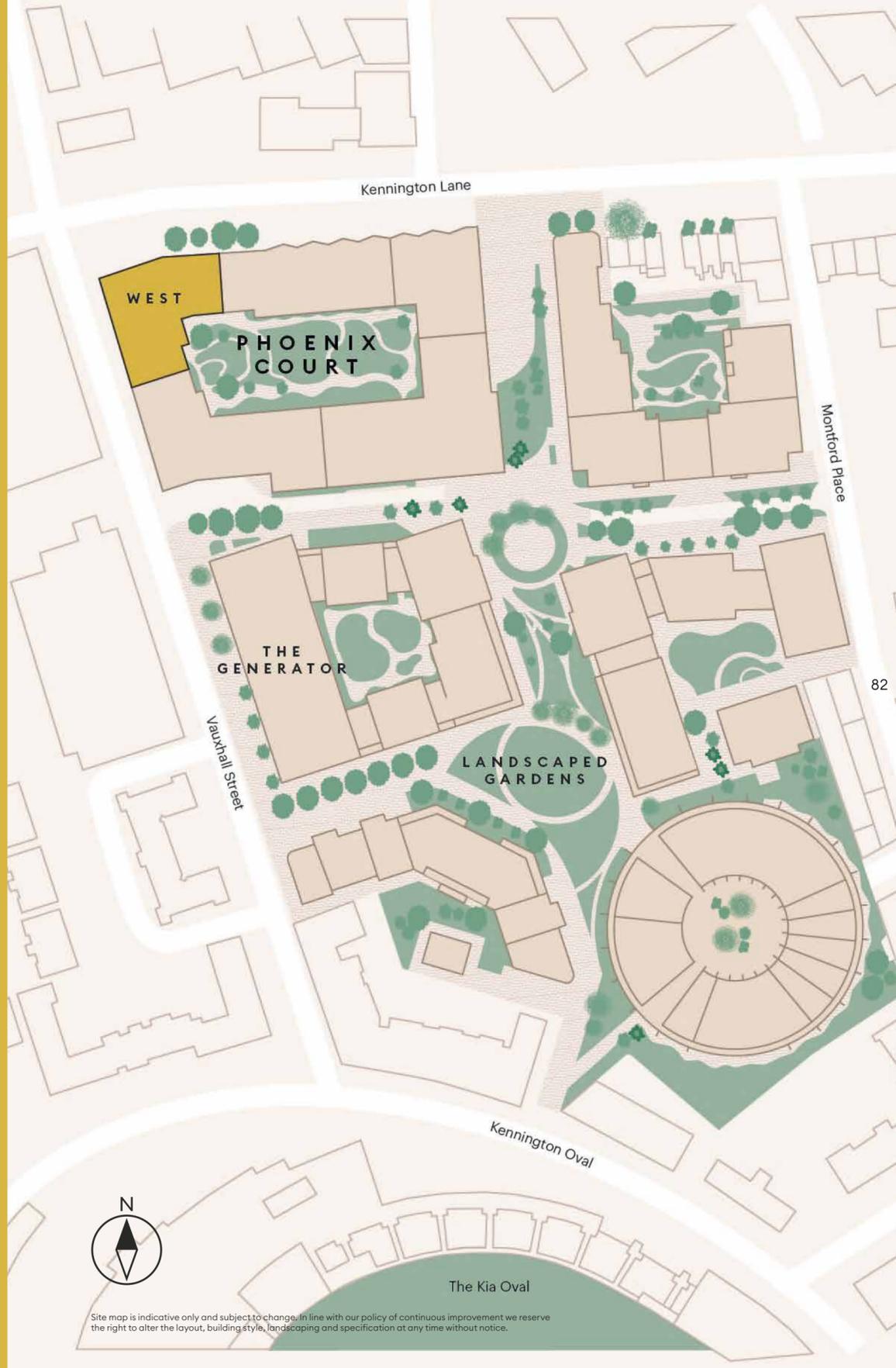
KEY  
W: Wardrobe

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# WEST CORE

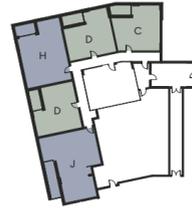
# FLOOR PLANS



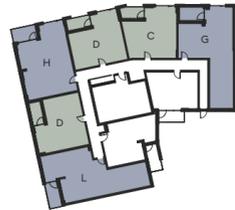
# PLOT LOCATOR KEY

One Bedroom Apartment ■  
Two Bedroom Apartment ■

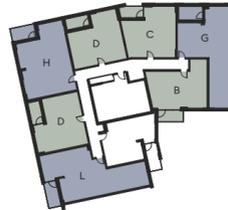
LEVEL 1



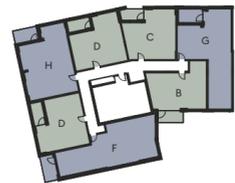
LEVEL 2



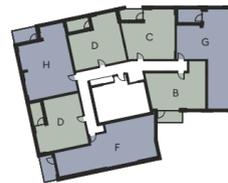
LEVEL 3-4



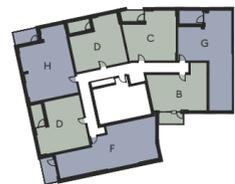
LEVEL 5-7



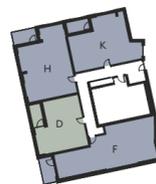
LEVEL 8



LEVEL 9



LEVEL 10



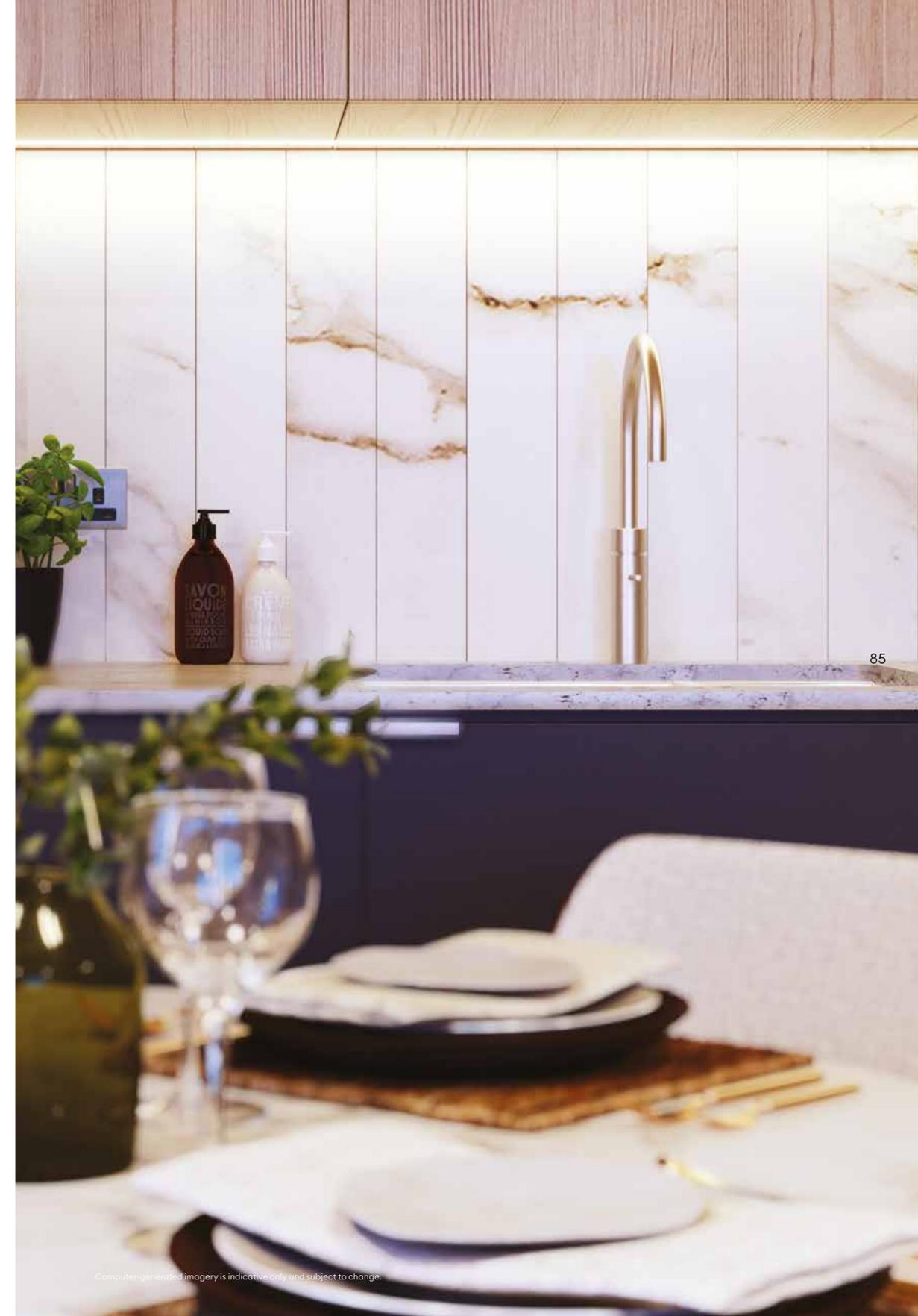
# APARTMENT KEY

Type	Apartment	Level	Total area (sq m)	Total area (sq ft)	Page
<b>One Bedroom</b>					
B	4.3.8 / 4.4.8 / 4.5.7 / 4.6.7 / 4.7.7 / 4.8.7 / 4.9.7	3, 4, 5, 6, 7, 8 & 9	50	545	86
C	4.1.5 / 4.2.6 / 4.3.6 / 4.4.6 / 4.5.5 / 4.6.5 / 4.7.5 / 4.8.5 / 4.9.5	1, 2, 3, 4, 5, 6, 7, 8 & 9	50	543	87
D	4.1.2 / 4.1.4* / 4.2.3 / 4.2.5* / 4.3.3 / 4.3.5* / 4.4.3 / 4.4.5* / 4.5.2 / 4.5.4* / 4.6.2 / 4.6.4* / 4.7.2 / 4.7.4* / 4.8.2 / 4.8.4* / 4.9.2 / 4.9.4* / 4.10.2	1, 2, 3, 4, 5, 6, 7, 8, 9 & 10	50	544	88
<b>Two Bedroom</b>					
F	4.5.1 / 4.6.1 / 4.7.1 / 4.8.1 / 4.9.1 / 4.10.1	5, 6, 7, 8, 9 & 10	78	848	89
G	4.2.7 / 4.3.7 / 4.4.7 / 4.5.6 / 4.6.6 / 4.7.6 / 4.8.6 / 4.9.6	2, 3, 4, 5, 6, 7, 8 & 9	76	821	90
H	4.1.3 / 4.2.4 / 4.3.4 / 4.4.4 / 4.5.3 / 4.6.3 / 4.7.3 / 4.8.3 / 4.9.3 / 4.10.3	1, 2, 3, 4, 5, 6, 7, 8, 9 & 10	70	758	91
J	4.1.1	1	79	858	92
K	4.10.4	10	62	675	93
L	4.2.2 / 4.3.2 / 4.4.2	2, 3 & 4	78	842	94



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\*Indicates mirrored plans



Computer-generated imagery is indicative only and subject to change.

# ONE BEDROOM APARTMENT

## TYPE B



86

Apartment	4.3.8 / 4.4.8 / 4.5.7 / 4.6.7 / 4.7.7 / 4.8.7 / 4.9.7	
Level	3, 4, 5, 6, 7, 8 & 9	
Living / Kitchen / Dining	4.69 x 5.40m	15'5" x 17'9"
Bedroom	3.16 x 3.06m	10'4" x 10'1"
Total Net Internal Area	<b>50 sq m</b>	<b>545 sq ft</b>



**KEY**

W : Wardrobe

\*Mirrored version of floor-plan shown

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# ONE BEDROOM APARTMENT

## TYPE C



87

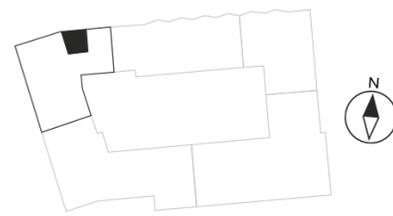
# ONE BEDROOM APARTMENT

## TYPE D



88

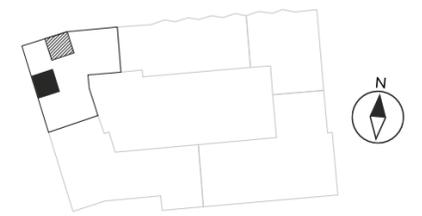
Apartment	4.1.5 / 4.2.6 / 4.3.6 / 4.4.6 / 4.5.5 / 4.6.5 / 4.7.5 / 4.8.5 / 4.9.5	
Level	1, 2, 3, 4, 5, 6, 7, 8 & 9	
Living / Kitchen / Dining	4.37 x 5.18m	14'4" x 17'0"
Bedroom	3.06 x 3.36m	10'0" x 11'02"
Total Net Internal Area	<b>50 sq m</b>	<b>543 sq ft</b>



KEY  
W: Wardrobe  
\*Mirrored version of floor-plan shown

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Apartment	4.1.2 / 4.1.4* / 4.2.3 / 4.2.5* / 4.3.3 / 4.3.5* / 4.4.3 / 4.4.5* / 4.5.2 / 4.5.4* / 4.6.2 / 4.6.4* / 4.7.2 / 4.7.4* / 4.8.2 / 4.8.4* / 4.9.2 / 4.9.4* / 4.10.2	
Level	1, 2, 3, 4, 5, 6, 7, 8, 9 & 10	
Living / Kitchen / Dining	7.48 x 3.95m	24'6" x 13'0"
Bedroom	2.88 x 3.10m	10'0" x 10'2"
Total Net Internal Area	<b>50 sq m</b>	<b>544 sq ft</b>

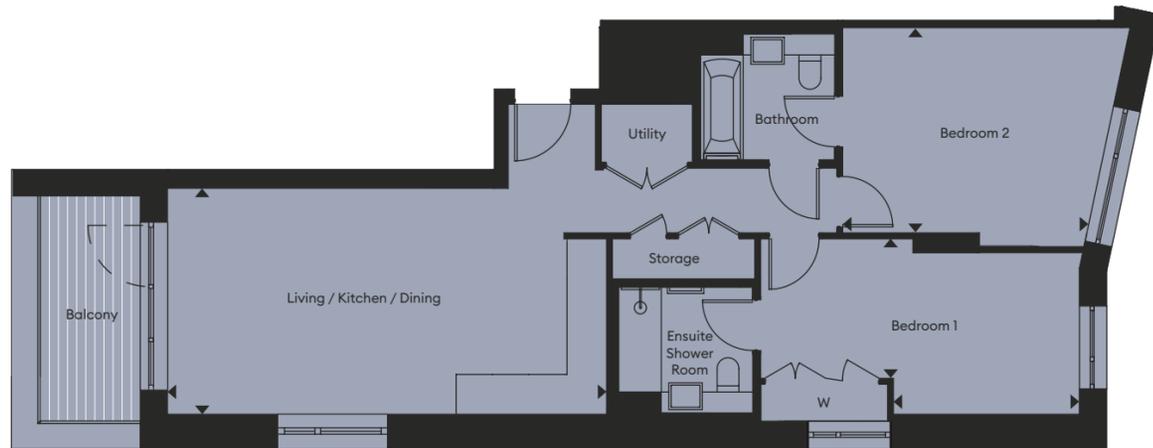


KEY  
W: Wardrobe | B: Bookshelf  
\*Mirrored version of floor-plan shown

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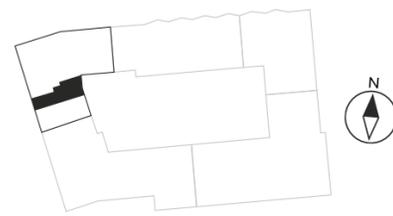
# TWO BEDROOM APARTMENT

## TYPE F



89

Apartment	4.5.1 / 4.6.1 / 4.7.1 / 4.8.1 / 4.9.1 / 4.10.1	
Level	5, 6, 7, 8, 9 & 10	
Living / Kitchen / Dining	7.14 x 3.69m	23'5" x 12'1"
Bedroom 1	3.07 x 2.86m	10'1" x 9'5"
Bedroom 2	3.98 x 3.35m	13'1" x 11'0"
Total Net Internal Area	<b>78 sq m</b>	<b>848 sq ft</b>



KEY  
W : Wardrobe  
\*Mirrored version of floor-plan shown

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# TWO BEDROOM APARTMENT

## TYPE G



90

Apartment	4.2.7 / 4.3.7 / 4.4.7 / 4.5.6 / 4.6.6 / 4.7.6 / 4.8.6 / 4.9.6	
Level	2, 3, 4, 5, 6, 7, 8 & 9	
Living / Kitchen / Dining	6.61 x 3.95m	21'9" x 12'12"
Bedroom 1	3.61 x 2.75m	11'10" x 9'1"
Bedroom 2	3.98 x 3.02m	13'1" x 9'11"
Total Net Internal Area	<b>76 sq m</b>	<b>821 sq ft</b>

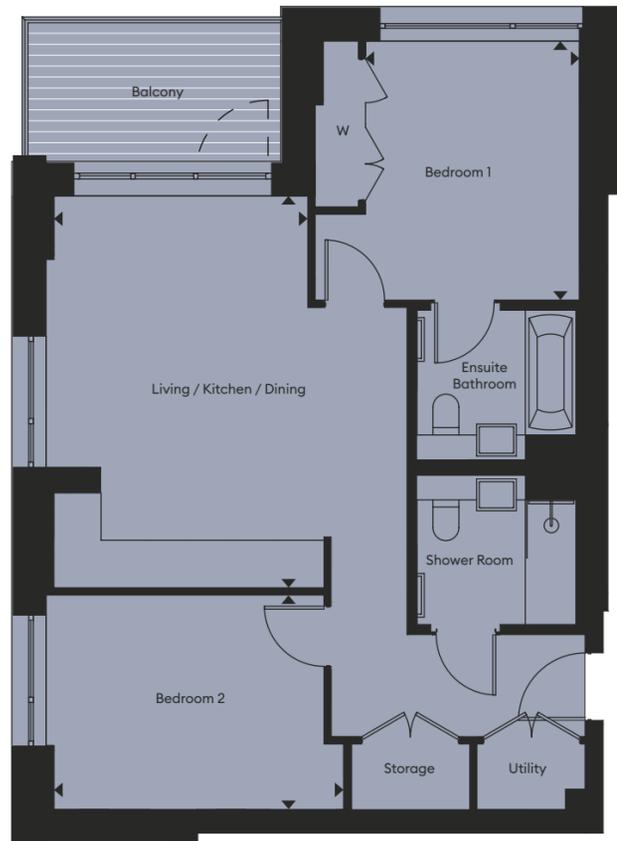


KEY  
W : Wardrobe  
\*Mirrored version of floor-plan shown

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# TWO BEDROOM APARTMENT

TYPE H



91

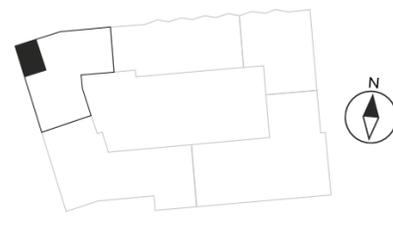
# TWO BEDROOM APARTMENT

TYPE J



92

Apartment	4.1.3 / 4.2.4 / 4.3.4 / 4.4.4 / 4.5.3 / 4.6.3 / 4.7.3 / 4.8.3 / 4.9.3 / 4.10.3	
Level	1, 2, 3, 4, 5, 6, 7, 8, 9 & 10	
Living / Kitchen / Dining	3.38 x 5.48m	11'1" x 17'11"
Bedroom 1	2.96 x 3.56m	9'9" x 11'8"
Bedroom 2	4.01 x 2.95m	13'2" x 9'8"
Total Net Internal Area	70 sq m	758 sq ft



KEY  
W : Wardrobe  
\*Mirrored version of floor-plan shown

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Apartment	4.1.1	
Level	1	
Living / Kitchen / Dining	7.17 x 3.62m	23'6" x 11'9"
Bedroom 1	3.04 x 3.58m	10'0" x 11'7"
Bedroom 2	3.44 x 3.60m	11'3" x 11'8"
Total Net Internal Area	79 sq m	858 sq ft



KEY  
W : Wardrobe  
\*Mirrored version of floor-plan shown

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# TWO BEDROOM APARTMENT

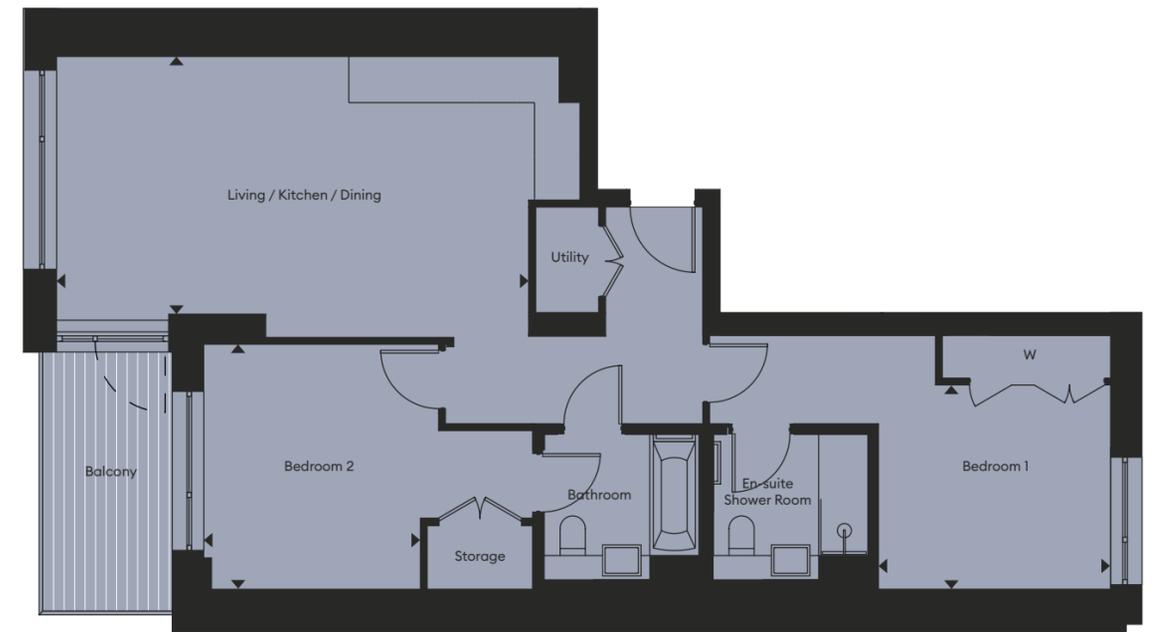
TYPE K



93

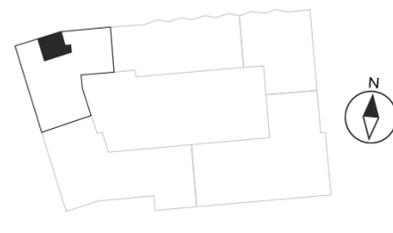
# TWO BEDROOM APARTMENT

TYPE L



94

Apartment	4.10.4	
Level	10	
Living / Kitchen / Dining	3.75 x 5.62m	12'3" x 18'5"
Bedroom 1	3.86 x 3.16m	12'7" x 10'4"
Bedroom 2	3.66 x 2.76m	12'0" x 9'0"
Total Net Internal Area	<b>62 sq m</b>	<b>675 sq ft</b>



KEY  
W : Wardrobe  
\*Mirrored version of floor-plan shown

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Apartment	4.2.2 / 4.3.2 / 4.4.2	
Level	2, 3 & 4	
Living / Kitchen / Dining	6.74 x 3.64m	22'1" x 11'11"
Bedroom 1	3.31 x 2.89m	10'10" x 9'6"
Bedroom 2	3.09 x 3.46m	10'2" x 11'4"
Total Net Internal Area	<b>78 sq m</b>	<b>842 sq ft</b>



KEY  
W : Wardrobe  
\*Mirrored version of floor-plan shown

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# SPECIFICATION



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## Kitchens

- Individually designed layouts
- Composite stone work surfaces and feature porcelain tile splashback (options available, subject to cut-off dates)
- Stainless steel undermount bowl sink with stainless steel mixer tap
- Matt laminate finishes to cabinets with finger pull handles to cabinets
- 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
- Siemens stainless steel combination microwave oven
- Integrated fridge/freezer
- Integrated multi-function dishwasher
- Space saving recycling bins
- Plumbing for washer/dryer within vented utility cupboard

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## Bathrooms

- White bath with filler
- Stainless steel concealed thermostatic wall-mounted mixer/diverter with hand held shower, wall-mounted showerhead and glass bath screen to bathrooms
- Bespoke stone resin integrated basin and matching stone resin frame with mirror and integrated LED lighting detail
- Wall mounted basin mixer taps in stainless steel finish
- Bespoke lacquer finish vanity cabinet with storage and shaver socket
- Feature niche shelf with integrated LED lighting to bath
- White wall mounted WC pan with soft close seat, concealed cistern and dual flush button
- Stainless steel ladder style thermostatically controlled heated towel radiator to bathroom
- Feature porcelain tile finishes to selected walls (options available, subject to cut-off dates)
- Large-format porcelain tile floor finish
- Extract ventilation

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## 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 master bedroom
- Telephone and data points in living area
- Dimmer light switches, where applicable
- All light switches in white metal finish and white electrical fittings at low level
- Pinspot lighting on front door

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## Heating/Cooling

- Heating and hot water from communal system with metered water/electric supply to all apartments
- Underfloor heating to main bathroom
- Comfort cooling/heating to reception room and master bedroom

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## Interior Finishes

- Feature entrance door with stainless steel effect ironmongery
- Painted internal doors with stainless steel door handles throughout
- Painted architraves and skirting, tiled skirting to wet areas where applicable
- Feature wardrobe to bedroom with finger pull handles, internal fittings include rail and shelf with concealed lighting (options available, subject to cut-off dates)
- Engineered timber floor finishes to reception room, kitchen and hallway
- Carpet floor finishes to bedroom (options available, subject to cut-off dates)

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## Balconies

- Well-proportioned balconies, with handrails
- External lighting where applicable

# PAVING THE WAY FOR OTHERS



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## Security

- Video entry system viewed by individual apartment handset/screen
- Power and telephone points provided in all apartments
- Provision for wireless intruder alarm to be fitted at a later date
- 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 monitored CCTV

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## Lifts

- Passenger lifts serve all residential floor levels

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## Interior Designed Entrance Lobbies

- Feature lobbies to ground floor street entrances with guest seating
- Bespoke desk within concierge
- Feature lighting
- Glass doors to main entrance

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## Lift Lobbies and Communal Hallways

- Tiled floors and painted walls to ground floors
- Bespoke carpet floor finishes and painted walls to upper levels

---

## Residents' Leisure Suite – Phoenix Court

- Residents' gym
- Changing rooms with shower facilities
- Meeting room facilities
- Fitness studio with facilities for personal training

---

## Residents' Leisure Suite (to be delivered in a later phase)

- Residents' gym
- Swimming pool and vitality pool
- Fitness studio with facilities for personal training
- Treatment rooms, sauna and steam room facilities
- Changing rooms with shower facilities
- Cinema room
- Meeting room

---

## Car Parking

- A general right to park within the managed CCTV-monitored parking area is available by separate negotiation (speak to a sales consultant in regards to completion date)

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## Peace of Mind

- 999 year lease
- All apartments benefit from a 10 year build warranty

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## 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 to the benefit offered

Typical specification for Phoenix Court, 1 bedroom apartment only. Specifications for Manhattan, 2 and 3 bedroom apartments will vary. 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. A number of options are available to personalise your home. Options are subject to time frames, availability and change. Please ask a Sales Consultant for further details.

## Creating a sustainable development

- We are committed to ensuring Oval Village is a truly sustainable development. We have designed both the homes and wider development to ensure residents can live a sustainable lifestyle, in a place that is adaptable and resilient.

## The wider development will:

- Transform a brownfield site (historically used for industrial and commercial purposes) into a brand new destination with 1309 homes and 2.5 acres of public realm.
- Integrate fully with the local area and surrounding communities, with extensive cycle and pedestrian routes providing key connections to amenities and transport hubs.
- Achieve a 'net biodiversity gain', with newly created areas of green space and landscaping providing habitat for local wildlife.
- Be adapted to the effects of climate change (overheating, water shortage and flooding). Adaptation features will include brown roofs, rainwater harvesting and sustainable urban drainage.

Every home will:

- Be energy efficient, with high levels of insulation and energy efficient appliances, fixtures and fittings.
- Be water efficient, with water saving fixtures and fittings.
- Have dedicated bins to encourage recycling.
- Have access to safe, secure bike storage.
- Have access to electric car charging points.



# DESIGNED FOR LIFE

Our customers are at the heart of all our decisions. We aim to understand their needs and consistently meet or exceed their

expectations. The service we provide is professional, efficient and helpful to make the home buying process as straightforward

and enjoyable as possible. Our levels of customer service aim to exceed other top developers.



## Building a community

– We want to ensure that Oval Village develops into a thriving community, where people know their neighbours and enjoy a great quality of life.

For this reason, the development will:

- Have key community amenities and places for people to meet. This will include communal gardens, an open plaza, a brand new supermarket, and over 100,000 square feet of commercial and community space.
- Provide over 37,000 square feet of play space for young families and their children.
- Have a community plan. We will help set up a resident-led community committee and provide funding to run clubs and events aimed at bringing people together.



## Customer service is our priority

– All our customers are provided with a commitment that when they buy a new home from Berkeley they can be safe in the knowledge that it is built to very high standards of design and quality, has low environmental impact and that they will enjoy an exceptional customer experience. Each customer receives tailored information relating to their purchase and has a dedicated point of contact throughout the customer journey.

## Green living and sustainable development is top of our agenda

– As a company, we are committed to reducing energy, water and waste on our construction sites, in our offices and in the homes that we build. Almost all of our developments are built on brownfield land and we always take care to protect and enhance biodiversity and natural habitats. Our homes include features to encourage sustainable living such as dual-flush WCs, recycling bins and energy efficient white goods.

## Quality is at the heart of everything we do

– At Berkeley, quality takes precedence, from choosing the right location and style of home, to the construction processes we practice, the materials we use and the specifications we put into our homes. For extra peace of mind, in addition to the 10 year warranty all new homes receive, Berkeley operates a 2 year policy with dedicated Customer Service teams on hand 24 hours a day to deal with enquiries quickly and effectively.

Unparalleled choice of homes in the most sought after locations

As one of the UK's leading house builders, we are able to offer our customers an unrivalled choice of property location, size and type. From city penthouses to country retreats, modern studio apartments to traditional family homes, you will find the perfect home to match your requirements. Our homes are also built in some of Britain's most desirable locations from market towns and rural villages to major towns and cities, and countryside to the coast - we build in the locations you want to live.



101



A commitment to creating sustainable communities

Berkeley's homes and developments are not just built for today. They are designed to permanently enhance the neighbourhoods in which they are located. We achieve this through our commitment to excellence in design, sensitive landscaping, sympathetic restoration, and impeccable standards of sustainability. We aim to address the needs not only of our customers but their neighbours and the broader community of which they are a part. It is a long-term view: we want to create exceptional places for people to live, work and relax in, and build communities that will thrive today and for years to come.



Lifestyle photography is indicative only.

# OUR VISION

Over the years, The Berkeley Group has won many prestigious awards for the quality, design and sustainability of its developments.

Our Vision is Berkeley's plan for the business, designed to raise standards higher still. Our goal is to be a world-class company creating successful, sustainable places where people aspire to live.

We take our responsibilities towards our customers, the environment, the workforce and the communities in which we work very seriously.

Our plan for the business has five areas of focus: Customers, Homes, Places, Operations and Our People.

# Our Vision is to be a world-class business generating long-term value by creating successful, sustainable places where people aspire to live.

## An exceptional customer experience

We aim to put customers at the heart of our decisions. Dedicated sales teams will provide exceptional service throughout the buying process, and teams will manage the customer relationship from exchange of contracts through to completion, delivery of the new home and after occupancy.

## High quality homes

When you buy a new home from Berkeley you can be safe in the knowledge that it is built to exacting standards of design and quality and has low environmental impact. We meet specific space standards for new homes and aim to deliver a home which has fibre broadband infrastructure.

## Great places

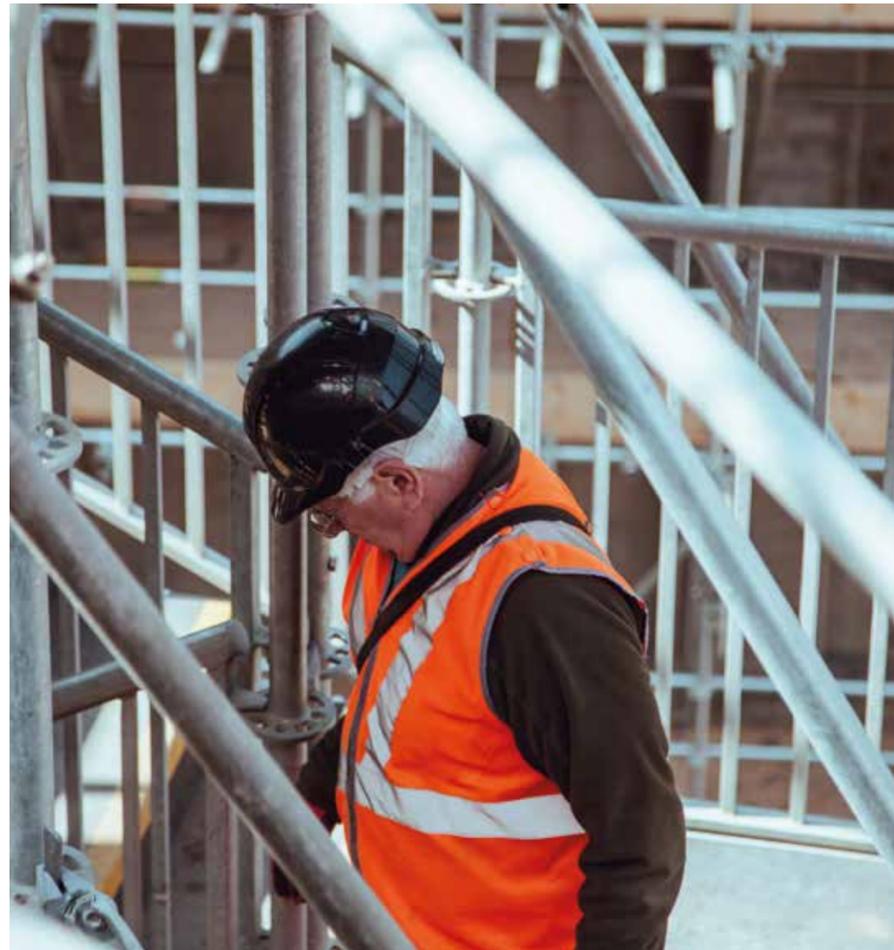
We seek to create beautiful, successful places characterised by the quality of their design, external spaces, transport and access to jobs and amenities. These are places where people choose to live, work and spend their time and which directly encourage people's well-being and quality of life.

## Efficient and considerate operations

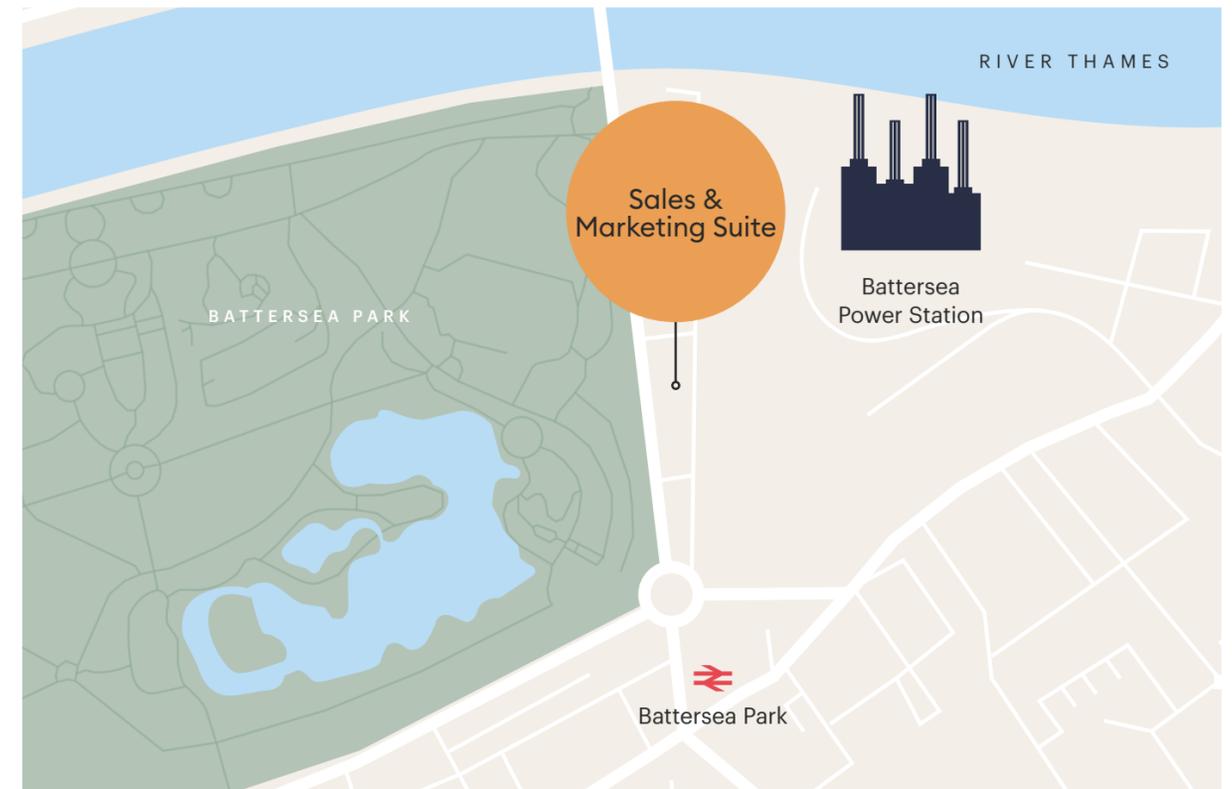
We reduce the impact of the construction process on the local community by registering all of our sites with the Considerate Constructors Scheme. We set targets to reduce water, energy and waste. We work with our supply chain to ensure high quality services and materials are consistently provided.

## A commitment to people and safety

Safety is a high priority on all of our construction sites. We also aim to have a positive impact on society and enable young and unemployed people to get into work through our support of the Berkeley Foundation.



# VISIT US



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ovalvillage.co.uk



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