

**OVAL
VILLAGE**

LONDON

**THIS IS THE BIRTHPLACE
OF A NEW LIFESTYLE.
A LIFESTYLE OF PROXIMITY,
FLEXIBILITY AND
CONNECTIVITY. WHERE
OPTIONS ARE LIMITLESS
AND CHOICES ARE ENDLESS.**



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

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IT'S A LONDON THING.

LONDON LIVING.



Oval Village

The Shard

Lifestyle photography is indicative only.



Houses of Parliament



Buckingham Palace

London is a city of villages; an ever-evolving patchwork of parts and pieces, each with its own patterns, colours and textures. It is a big place, made small by the one of the largest underground networks in the world. The city centre boasts some of the most diverse cuisine, liveliest nightlife and finest collection of cultural curiosities of almost any city. Comparison may be the thief of joy, but few metropolises feel as dynamic, exciting or layered as London does right now. In short, London is luminous.

London Life



Elizabeth Tower, Palace of Westminster

Houses of Parliament

The London Eye

St Paul's Cathedral

The City

Kennington Park

River Thames

The Shard

— OVAL VILLAGE —
— LONDON —

Vauxhall

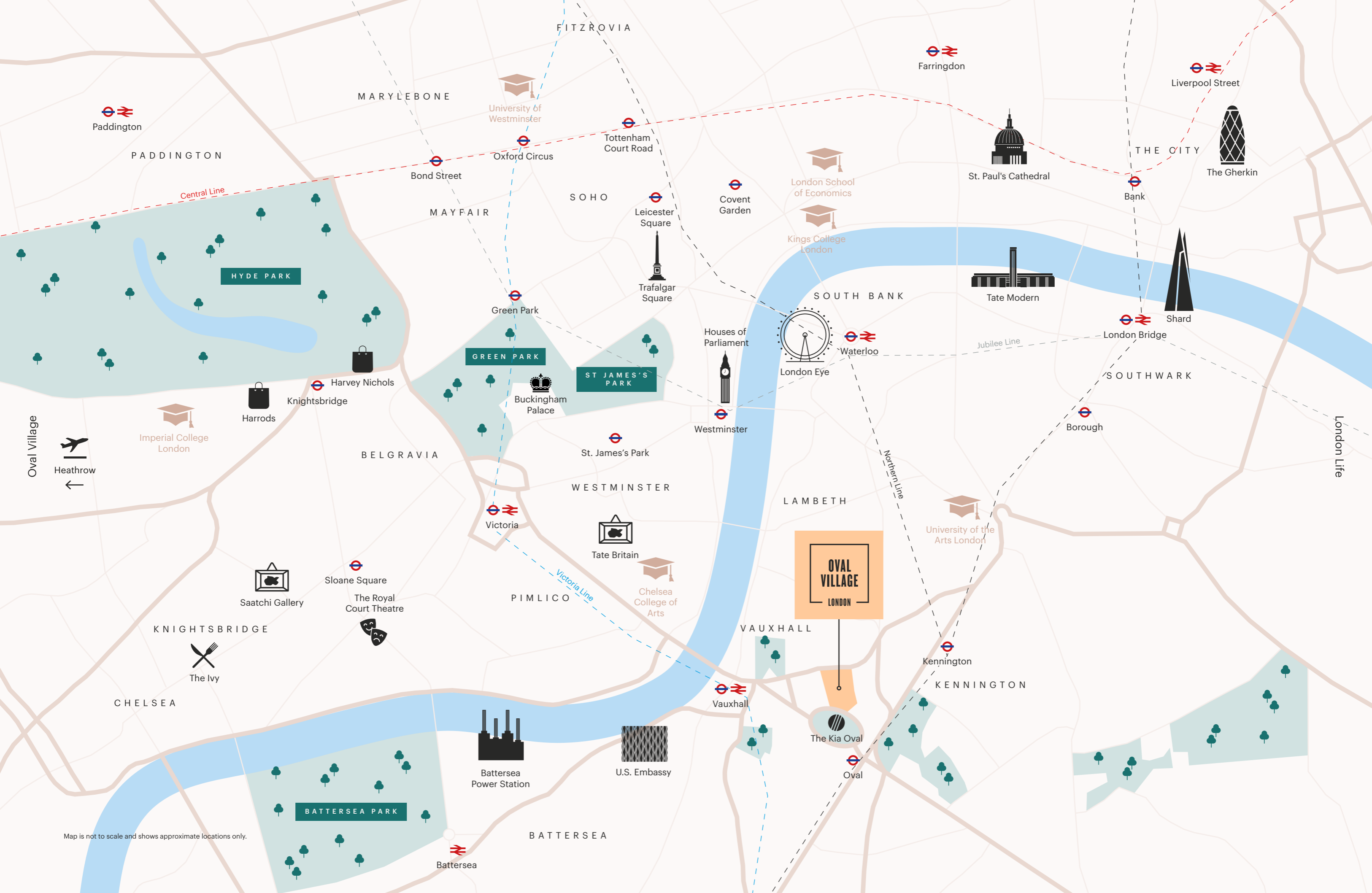
Kennington

Oval

THE SWEET SPOT

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

Location



Map is not to scale and shows approximate locations only.

HYDE PARK

GREEN PARK

ST JAMES'S PARK

BATTERSEA PARK

THE OVAL VILLAGE LONDON

THE KIA OVAL

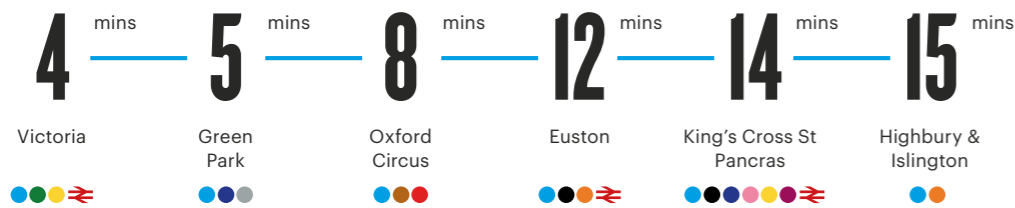
OVAL

Oval Village
Heathrow
←

London Life

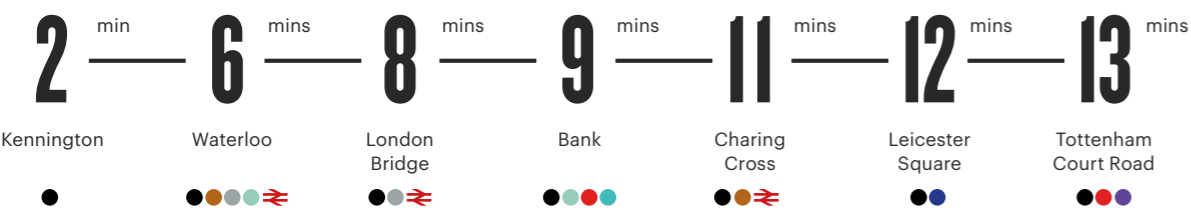
ACCESS ALL AREAS.

Victoria Line from Vauxhall



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

Northern Line from Oval



National Rail from Vauxhall



Taxi from Oval Village



Map is not to scale and shows approximate locations only. All travel times are approximate and taken from citymapper.com and google.co.uk/maps.

IT'S AN OVAL THING.

Gasometer, Oval



Oval Village



The Oval, 1950

OLD POWER, NEW ENERGY.

When built in 1847, the Oval Gasholders were the largest of their kind in the world — a magnificent feat of Victorian engineering and working monument to the great pioneers of British power. 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.



Gasometer, Oval 2018

Past & Future

- **Cafés**
 1. Bonnington Café
 2. Cable Bakery
 3. Italo
 4. Sally White
 5. Sugar Pot
 6. Vanilla Black Coffee and Books

- **Pubs / Restaurants**
 7. The Beehive
 8. The Black Dog
 9. Dirty Burger
 10. The Dog House
 11. Duchy Arms
 12. The Fentiman Arms
 13. The Pilgrim
 14. Prince of Wales
 15. Rare Burger Co.
 16. The Riverside
 17. Tamesis Dock
 18. Tea House Theatre
 19. The Tommyfield
 20. Toulouse Lautrec
 21. The White Bear
 22. 24 The Oval

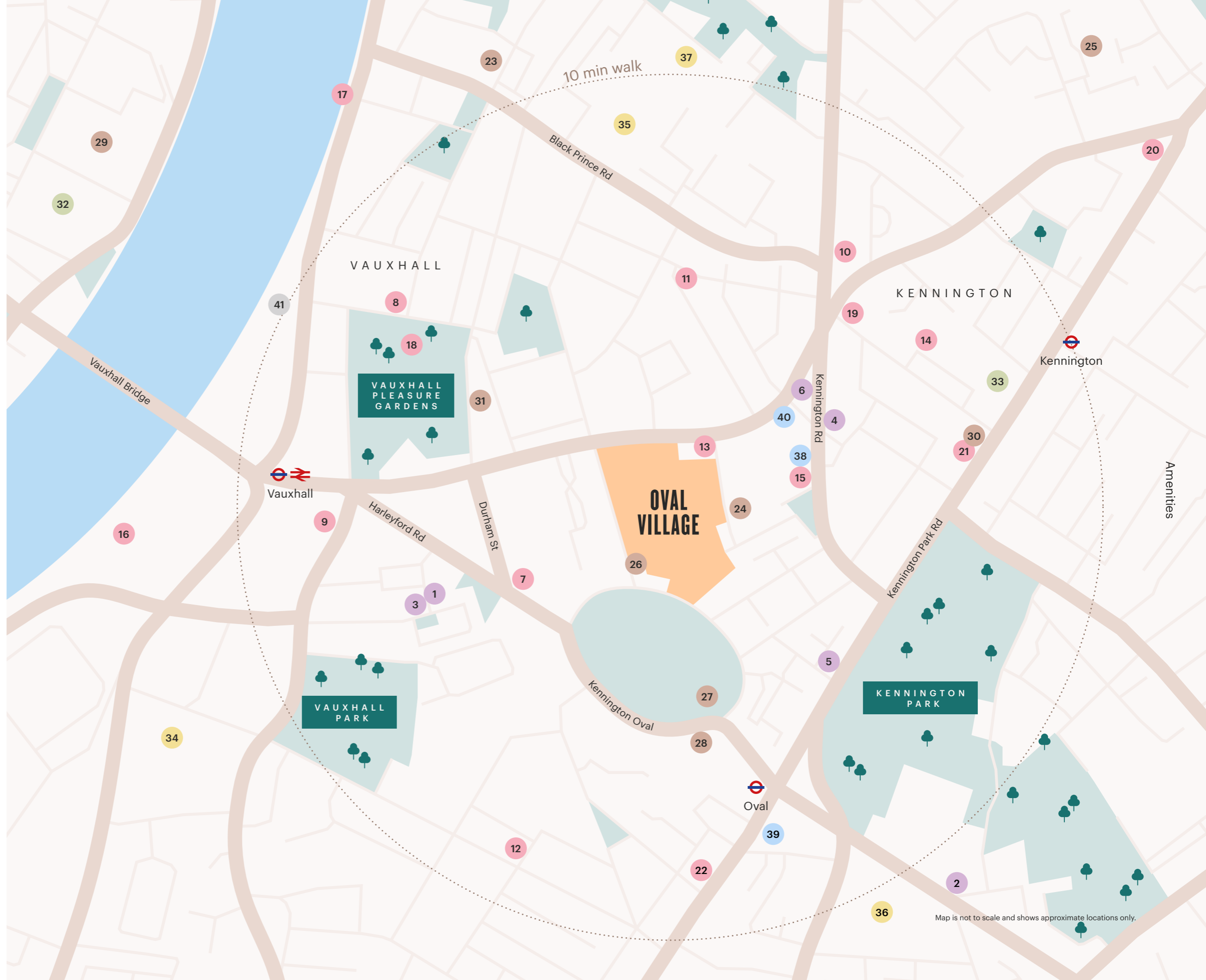
- **Galleries / Culture**
 23. Beaconsfield Contemporary Art
 24. Beefeater Gin Distillery
 25. Cinema Museum
 26. Gasworks Gallery
 27. The Kia Oval
 28. Ovalhouse Theatre
 29. Tate Britain
 30. The White Bear Theatre
 31. Vauxhall City Farm

- **Universities**
 32. Chelsea College of Arts
 33. City & Guilds of London Art School

- **Fitness**
 34. Crossfit Vauxhall
 35. The Foundry Gym
 36. PureGym
 37. VauxWall Climbing

- **Retail**
 38. Cycle Fix
 39. Oval Farmers Market
 40. Windmill Flowers

- **Co-working**
 41. The Office Group



Oval Village

Amenities

Map is not to scale and shows approximate locations only.

MEET THE LOCALS.

Oval Village



Sally White
Independent café
and food shop



“What spoils you most here is that you can walk for 30 minutes in any direction and you’ll find yourself somewhere totally different — the City, the Thames, the West End, or lose yourself in one of the many huge parks in the vicinity. Plus, when I moved to London from Yorkshire, I never thought I’d find an area where I’d feel truly at home. But in Kennington I did. It’s the genuine sense of community that I love.”

– Sally White, joint owner with her husband, Mark, of Sally White café. Kennington resident since 2003.

“It is such a diverse, friendly, and easy-going neck of the woods. Every day people will walk past and say, ‘Hello Mary.’ It’s just a lovely feeling to know you’re in an area where people look out for each other.”

– Mary Woolcot, owner of Windmill Flowers and Kennington resident since 1987.

Lifestyle photography is indicative only.

Windmill Flowers
Bespoke, locally owned
flower shop



Community

FOR THE FOODIES.

Whether you're looking for a street-food pop-up, an intimate brasserie or a pavement café from which to eat cake and watch the world go by, the neighbourhood has your tastebuds covered. It is peppered with independent cafés, local bakehouses, social dining clubs, bars, restaurants and much more. When it comes to food and café culture, this is a mellow part of town, more artisan village than hot-footed high street.

Oval Village



Locally produced



Vanilla Black Coffee and Books



Artisan bakes



Mine & Dine

Lifestyle photography is indicative only.



Newport Street Gallery

Oval Village

The area surrounding Oval Village is a melting pot of culture and creativity. An abundance of art galleries, theatres and museums, all within walking distance, allows locals to flee the hustle and bustle, unwind and enrich the mind. Then, literally a ball's toss away, there's the Kia Oval, where cricket collides with legend in one of the most fabled sports arenas in Britain.



Theatre production

Lifestyle photography is indicative only.

FOR THE CULTURE VULTURES.



The Kia Oval

Culture



Kennington Park



Bonnington Square Gardens

A BREATH OF FRESH AIR.

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 Gardens or Vauxhall City Farm, where all the sights and sounds of rural life epitomise Europe’s greenest major city.



Bonnington Square



Vauxhall City Farm



Lifestyle photography is indicative only.

LOVE WHERE YOU LIVE.



Oval Village

A VILLAGE IN THE CITY.

Amidst the iconic buildings, bustling high streets and bright lights of Britain's capital, a new kind of neighbourhood is taking root. Oval Village is an oasis of calm in the heart of London: a village in the city.

Built on the two-hectare site of a former gasworks — just a ten-minute walk from Vauxhall, Oval and Kennington stations — the new residential development has all the charm, character and community of English village life, without losing the buzz of the city.

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Phoenix Court

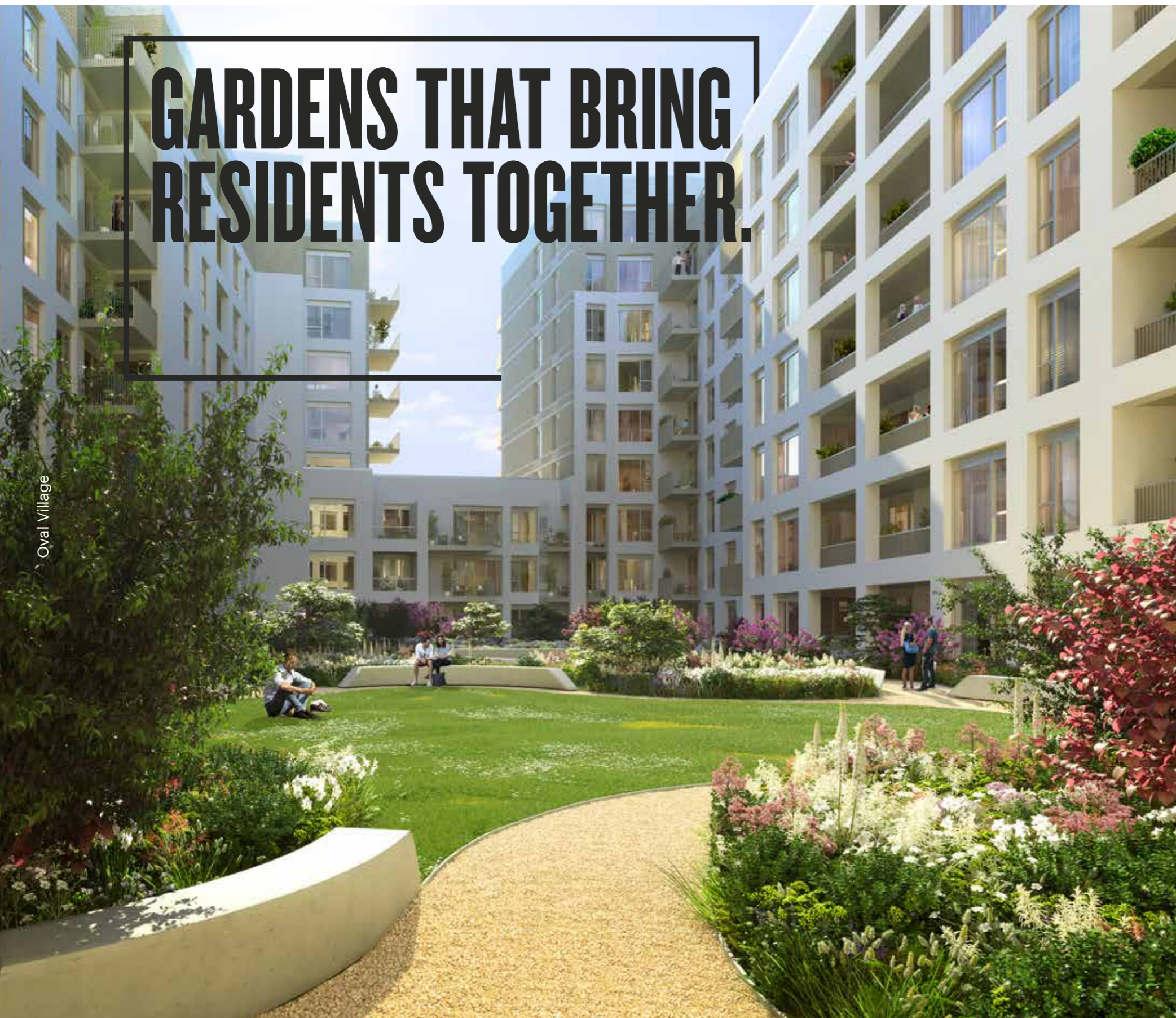
The Development



Oval, and its surrounding area, is a place with tree-lined streets and tranquil parks. A place to meet friends, family or neighbours across its lively mosaic of new bars, cafés, shops and art galleries. A place that feels local but full of life, relaxed but rearing to go. It is a place of warmth and energy, adventure and opportunity. A place to call home.

Welcome to Oval Village: a new kind of neighbourhood with community at its heart.

GARDENS THAT BRING RESIDENTS TOGETHER.



Oval Village

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



Private residents' gardens

Landscaping

Communities need space to breathe. Designed from path to petal by world-renowned landscape architects, the public realm and network of private residents' gardens will give life to Oval Village. The development's interconnected green havens will become focal points for the whole community. Spaces to mix, meet and chat; to picnic or to play; or to simply sit and be, they are gardens designed with neighbours in mind.



Oval Village

The Development

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



Oval Village

A SEAMLESS WORK LIFE BALANCE.

Oval Village is about living life without hassle. An on-site Tesco Superstore will make shopping quick and simple, leaving you free to enjoy your weekends as weekends should be enjoyed.



Tesco, Phoenix Court

Lifestyle photography is indicative only.
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Cable Café

A modern workplace revolution is sweeping London with wellbeing at its heart. And in its midst, is Oval Village's The Generator. Six floors of flexible office space will buzz with community life thanks to a ground-floor co-working hub, 100,000 square-feet of commercial space, a chic café and a community centre for after-work activities. Altogether, The Generator provides the ultimate space for a modern, fluid work-life balance.



The Generator

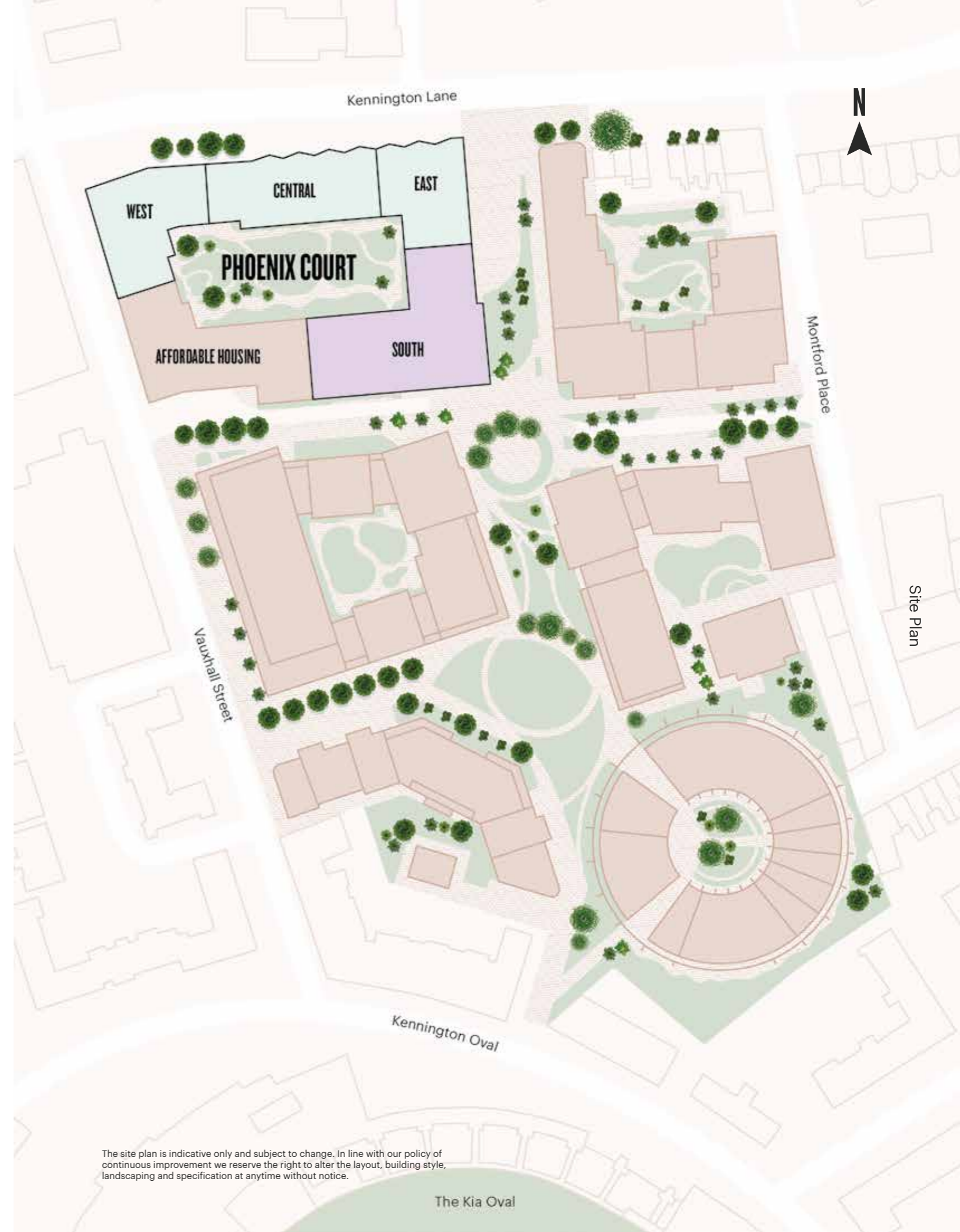
Flexible office space

YOUR NEW NEIGHBOURHOOD.



Oval Village

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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.

The Kia Oval

MAKE AN ENTRANCE.

Oval Village

PHOENIX COURT

The Development

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



Oval Village

Conierge

LIVING MADE EASY.



Oval Village

Residents' gym

Residents' gym in Phoenix Court, and additional gym and swimming pool to be delivered in a future phase. Lifestyle photography is indicative only.



Swimming pool

Oval Village's 24-hour concierge service exists to make your life easier. Whether it's providing security to your home or collecting your mail when you're away, these masters of organisation can help take care of your every need. And for the health conscious, access to a private swimming pool and gym means no more pre-dawn schleps to the local leisure centre to stay in shape.

Residents' Facilities

WELCOME HOME.



Oval Village



Interiors



All of Oval Village's interiors are infused with a refined and minimalist material palette for a modern look, with a nod to the area's industrial heritage. Vintage-inspired accents and fittings — including warm mango woods and powder-coated black metal — provide clean lines and reflective finishes. That, contrasted with soft, organic furniture, creates a layered and inherently beautiful aesthetic.

MASTER CRAFTED.

Oval Village



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



Interiors

ELEGANCE REFINED.



Oval Village



All of Oval Village's apartments are designed for easy living. Their carefully thought-out layouts create a feeling of elegance, stripped back and opened up for a versatile living area to suit you. Whether you want to kick back with a drink and a movie or host an extravagant dinner party, Oval Village offers the flexibility to suit your every mood.

Interior finishes

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



Kitchen and Dining



FEED THE SOUL.

No longer just a quiet and functional workspace, the humble kitchen has become the heart of the home. Where guests once snacked and chatted in the living room while the host cooked alone next door, it has evolved into a room filled with energy, aroma and style. With all the trappings of good times within reach, it is a space to pour drinks, to serve food, eat, talk, laugh and, above all, to entertain.

Interiors



Ovet Village

Interiors

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



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



Bedroom

POWER DOWN.

The bedroom is somewhere to sleep, yes, but also to unwind; to lie back and let the day's aches drift away. With their soothing colour tones and elegant soft furnishings, Oval Village's bedrooms are designed as sanctuaries of peace in which to power down and recharge.

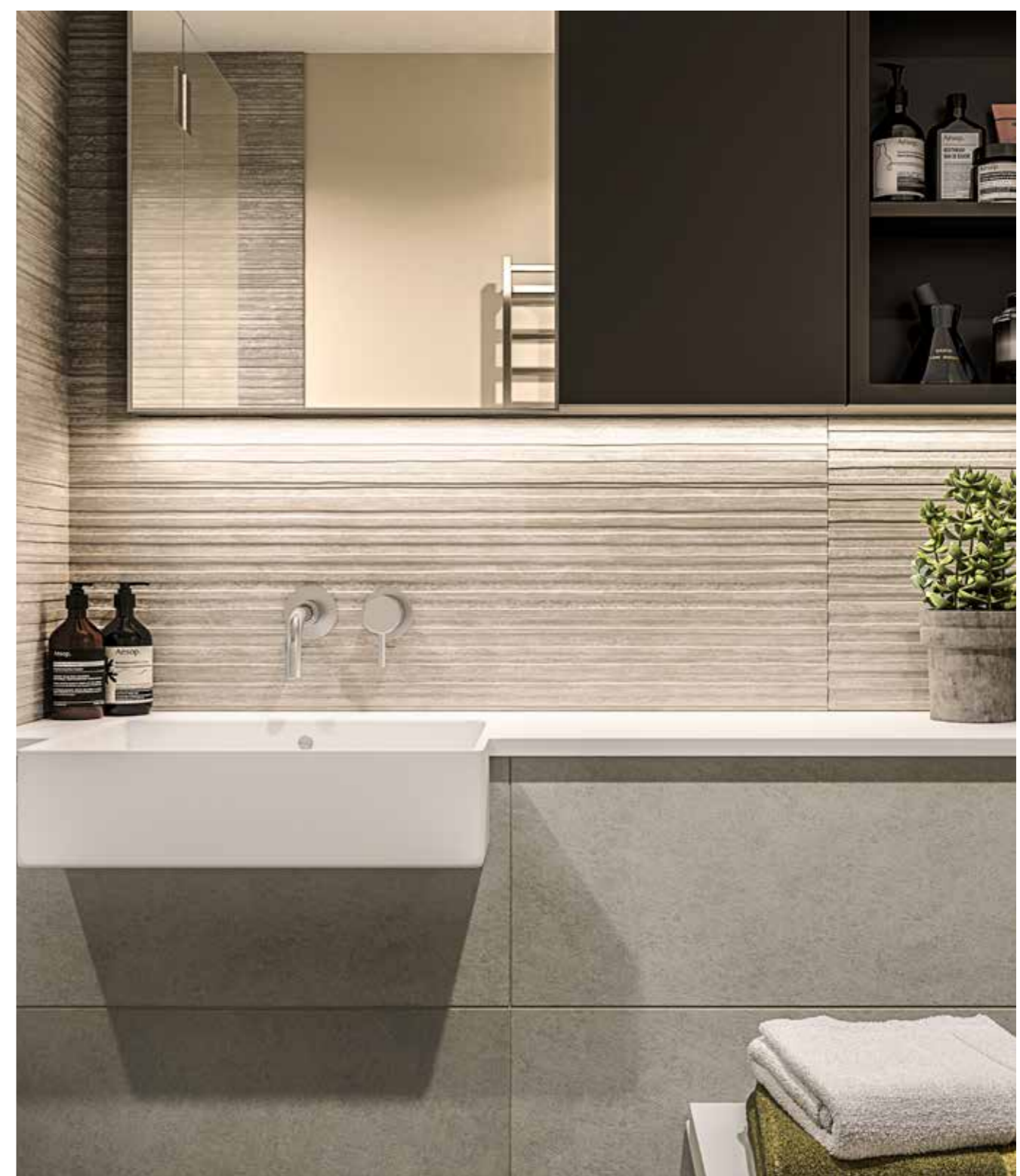


Oval Village

**SOPHISTICATED
DESIGN.**

Oval Village uses the sharp contrast of classic dark and light tiling to create a warm, simple and sophisticated vibe. Complimented by sharp angles and clean lines across their design, these will be bathrooms you will want to spend time in.

Bathroom



Interiors

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



Oval Village

Balconies

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

SPECIFICATION

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 knurled detail handles to low level 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

Bathrooms

- White bath with filler and tiled bath panel
- Stainless steel concealed thermostatic wall-mounted mixer / diverter with hand held shower, ceiling mounted showerhead and glass bath screen
- Bespoke stone resin integrated basin. Wall mounted basin mixer taps with knurled detail
- Mirror with vanity cabinet, storage, shaver socket and concealed LED lighting
- White wall mounted WC pan with soft close seat, concealed cistern and dual flush button
- Stainless steel ladder style thermostatically controlled heated towel radiator
- Large-format porcelain tile finishes to selected walls (options available, subject to cut-off dates)
- Large-format porcelain tile floor finish
- Extract ventilation
- Accessories include a toilet roll holder

Electrical Fittings

- LED energy efficient down lighters throughout
- Provision for pendant lighting to living room
- LED lighting to utility / services / coat cupboards, where appropriate
- Television (terrestrial and SkyQ) points to living room and bedroom
- Telephone and data points in living area
- Dimmer light switches, where applicable
- All light switches in bespoke knurled finish and white electrical fittings at low level
- Bronze effect finish front door wall light

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

Interior Finishes

- Feature entrance door with bronze ironmongery and feature hardwood architrave
- Painted internal doors with stainless steel knurled detail door handles throughout
- Painted architraves and skirting, tiled skirting to wet areas where applicable
- Wardrobe to bedroom with knurled detail pull bar handles — internal fittings include rail and shelf
- Engineered timber floor finishes to reception room, kitchen and hallway
- Carpet floor finishes in bedroom (options available, subject to cut-off dates)

Balconies

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

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 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 monitored CCTV

Lifts

- Passenger lifts serve all residential floor levels

Interior Designed Entrance Lobbies

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

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

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)

Peace of Mind

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

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.

THE BERKELEY APPROACH.

PAVING THE WAY FOR OTHERS.



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.



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 over 1,000 homes and 2.5 acres of public open space.
- Integrate fully with the local area and surrounding communities, with extensive cycle and pedestrian routes (approx. 615m) 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 green and brown roofs, rainwater harvesting and sustainable urban drainage.

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



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 approximately 1350 square meters of commercial and community space.
- Provide over 3500 square meters 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.

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 be comparable to other top brands.

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.



Lifestyle photography is indicative only.



A commitment to creating sustainable communities

Berkeley's homes and developments are not just built for today. They are designed to enhance the neighbourhoods in which they are located permanently. 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.



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 very high 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.



Proud to be a member of the Berkeley Group of companies

Some features are only applicable to specific developments. Please ask sales negotiator for further information.



Oval Village

The Development

VISIT US.



Oval Village



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 Homes' 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. Oval Village is a marketing name and will not necessarily form part of the approved postal address. Applicants are advised to contact Berkeley Homes to ascertain the availability of any particular property. Computer-generated images are indicative only and subject to change. Lifestyle images are indicative only. The Oval Village 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 any time without notice. 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 Homes reserves the right to make these changes as required. Maps are not to scale and show approximate locations only. 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. The buyer is acquiring an apartment with a 999 years leasehold. 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. Purchasing uncompleted properties situated outside Hong Kong is complicated and contains risk. Applicants 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. Planning application number is 17/05772/EIAFUL consented on the 4th December 2018 by London Borough of Lambeth. R459/0119.

Designed by Stepladder. stepladderuk.com

Berkeley
Designed for life