



OV
AL
VILLAGE
CENTRAL LONDON

The shape of things to come

THE
PINNACLE

Berkeley
Designed for life

The shape of things to come

An exciting and unique place to live in the heart of London.
Shaped by rich history, lush green outdoor space and a vibrant lifestyle.



Computer-generated image is indicative only.

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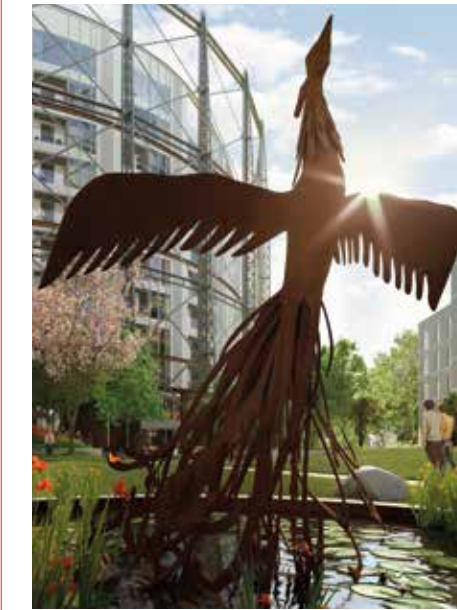


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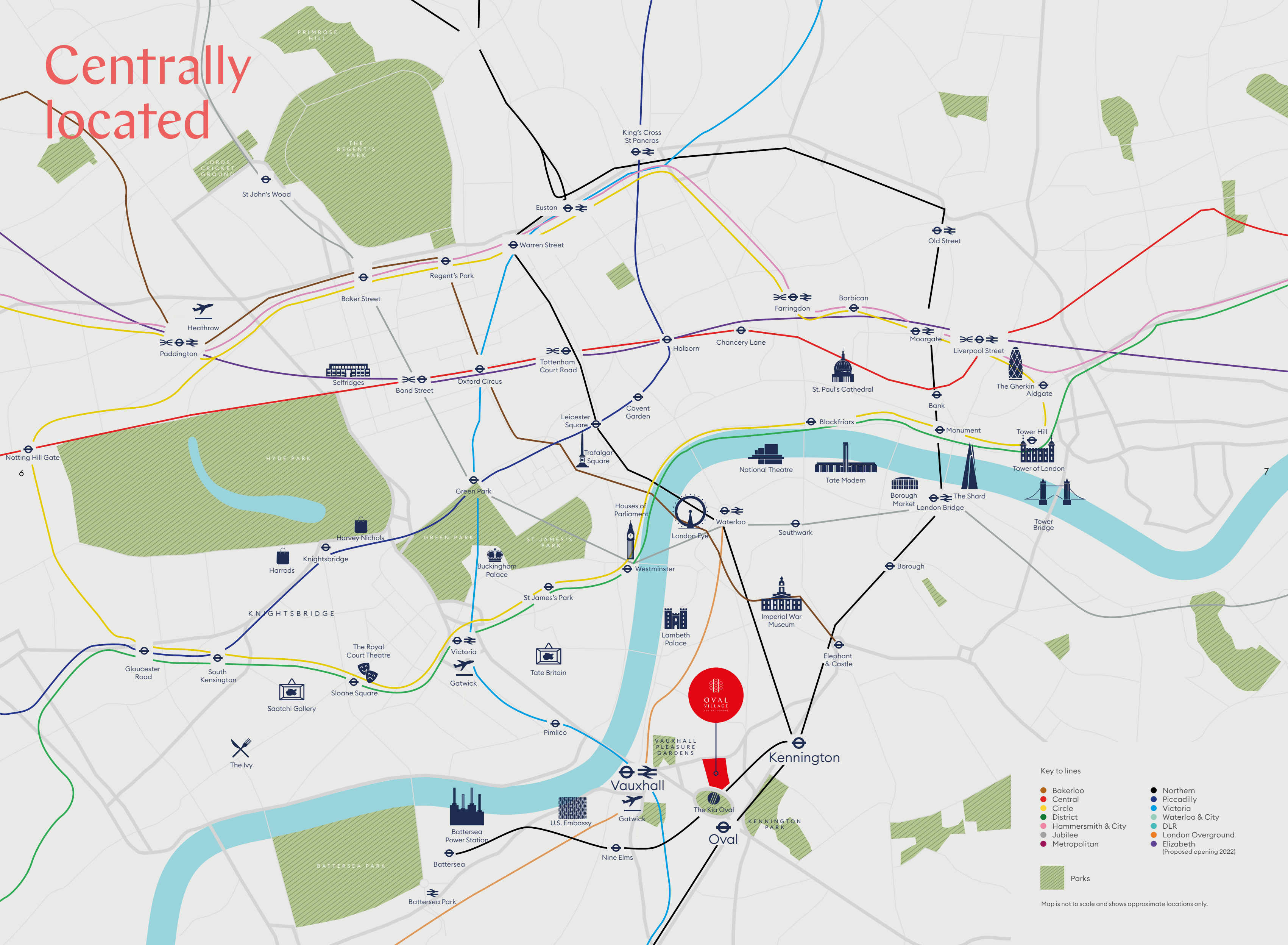
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Life shaped
around you

Centrally located



Key to lines

- Bakerloo
 - Central
 - Circle
 - District
 - Hammersmith & City
 - Jubilee
 - Metropolitan
 - Northern
 - Piccadilly
 - Victoria
 - Waterloo & City
 - DLR
 - London Overground
 - Elizabeth
- (Proposed opening 2022)

 Parks

Map is not to scale and shows approximate locations only.

ST JAMES'S PARK

HOUSES OF
PARLIAMENT

RIVER THAMES

THE LONDON EYE

WATERLOO
🚶🚶

BLACKFRIARS
🚶🚶

🚶
KENNINGTON
(Zone 1)


OVAL
VILLAGE
CENTRAL LONDON

🚶🚶
VAUXHALL
(Zone 1)

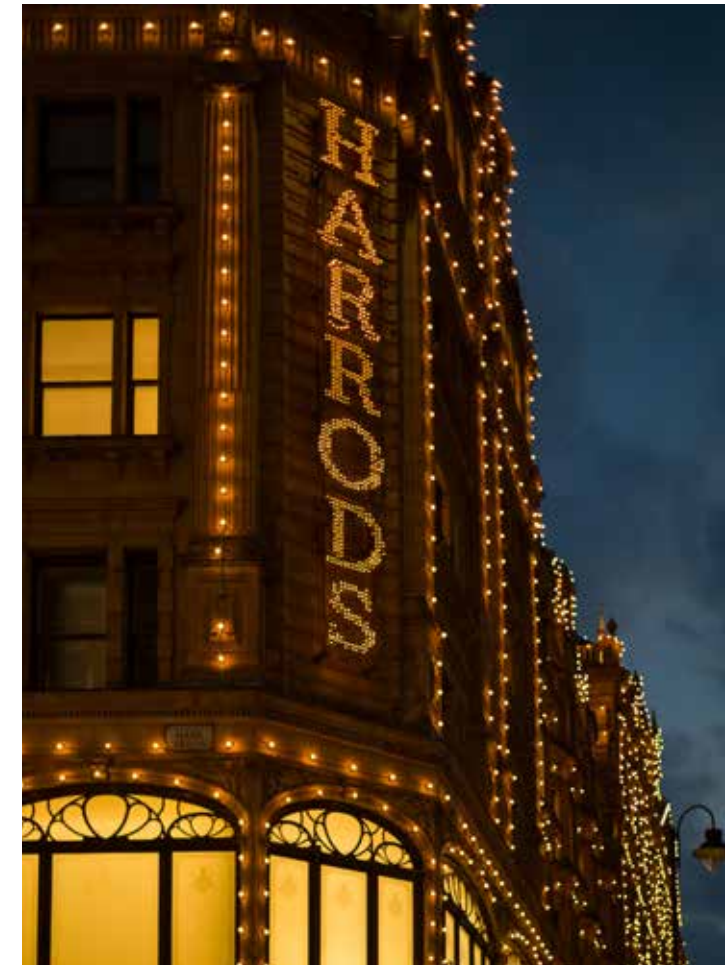
KIA OVAL
CRICKET GROUND

🚶
OVAL
(Zone 2)



Photography: A view of the London Eye

London on your doorstep



Photography: Harrods in Knightsbridge



Photography: The Ritz in Piccadilly

London is an exciting city of contrasts with lots of well-known and familiar sites to see and experience. From historic architecture to museums and art galleries to world-famous department stores, high-end designer shops, food markets and Michelin star restaurants. With a buzzing nightlife, easy transport links, abundance of parks and open green spaces, London is the ideal place to live.

Oval Village lies just a few minutes from the heart of what makes London a global capital that appeals to residents and visitors. There's an endless selection of the finest stores and boutiques at some of the world's most recognised shopping destinations: Regent Street, Covent Garden, Knightsbridge and the King's Road. For food lovers there is an array of award-winning restaurants

with critically acclaimed chefs, many boasting Michelin stars, plus an internationally renowned choice of the finest bars, cafés and hotels. It's all there waiting to be discovered and enjoyed.



Photography: South Bank Centre



Rich with culture

London is home to world-class museums, theatres, concert halls and music venues with a thriving diary of events to entertain and delight. This booming city represents the very best of theatre, art and music.



Photography: Houses of Parliament and the River Thames



Photography: Imperial War Museum



World-class education

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.



Photography: University College London



Photography: Imperial College London

Universities

- UAL: London College of Communications
12 mins by bus
- UAL: Chelsea College of Arts
18 mins walk
- London School of Economics
21 mins by bus
- University of Westminster
21 mins by tube
- King’s College London
21 mins by bus
- University College London
26 mins by tube
- Imperial College London
27 mins by tube

Secondary Schools

- Pimlico Academy
15 mins by tube
- Westminster School
16 mins by bus
- Harris Academy Battersea
22 mins by bus
- Queen’s Gate School
26 mins by tube
- City of London School
32 mins by tube
- Godolphin and Latymer School
32 mins by car
- St Paul’s School
45 mins by car

Primary Schools

- Henry Fawcett Primary School
7 mins walk
- Pimlico Primary School
9 mins by car
- Eaton Square School
16 mins by car
- Thomas’s Battersea
19 mins by car
- Queen’s Gate School
22 mins by car
- Fox Primary School
25 mins by car

Getting around



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



Victoria Line from Vauxhall

Victoria	4 mins
Green Park	5 mins
Oxford Circus	8 mins
Euston	12 mins
King's Cross St. Pancras	14 mins
Highbury & Islington	15 mins



Northern Line from Kennington

Oval	1 min
Waterloo	4 mins
Charing Cross	6 mins
Leicester Square	7 mins
London Bridge	7 mins
Tottenham Court Road	8 mins
Bank	8 mins



National Rail from Vauxhall

Clapham Junction	5 mins
Waterloo	7 mins
Wimbledon	12 mins
Gatwick Airport (via Clapham Junction)	33 mins

Key to lines

- Bakerloo
 - Central
 - Circle
 - District
 - Hammersmith & City
 - Jubilee
 - Metropolitan
- Northern
 - Piccadilly
 - Victoria
 - Waterloo & City
 - DLR
 - London Overground
 - Elizabeth (Proposed opening 2022)

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.

Within easy walking distance of Oval Village is a choice of three Underground stations, a mainline train station and a bus terminal. All of which make it a desirable and convenient location to benefit from London's excellent transport links.



3

Stations within walking distance

4

Minutes to Victoria station

9

Minutes to the City

33

Minutes to Gatwick Airport

Gastronomic delights



Photography: The Dog House, Kennington

Photography: Sally White, Kennington



Oval boasts a buzzing and eclectic food culture to satisfy every palate and popular trend. Ranging from street food pop-ups bursting onto the scene with new food innovations to intimate brasseries and pavement cafés. The area is home to many traditional pubs with outdoor beer gardens to enjoy. The local street markets, bakehouses, social dining clubs, bars and restaurants all combine to create a mellow artisan village environment on Oval's doorstep.

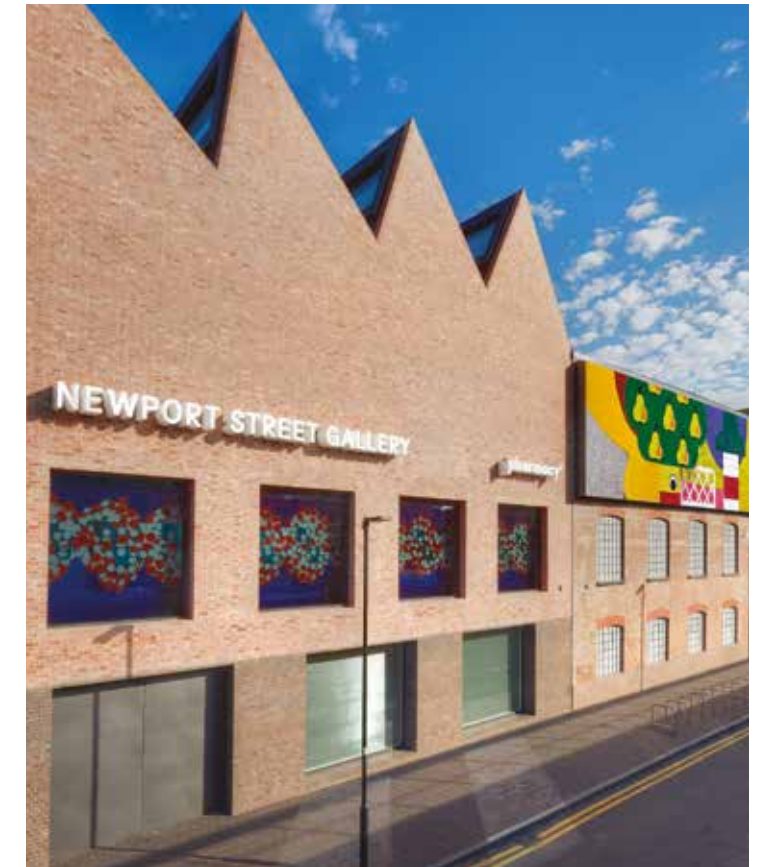


Photography: Roast in Borough Market



Photography: The Old Vic Theatre

A home for arts and entertainment



Photography: Newport Street Gallery



Photography: The Kia Oval cricket ground

Surrounding Oval Village is a cultural hive of art galleries, theatres and museums to enrich the mind. From the Gasworks Gallery to Damien Hirst's Newport Street Gallery, the Old Vic to the Young Vic, there is a vast array of award-winning culture on your doorstep. Just a ball's throw away is the

legendary Kia Oval, one of the most famous international cricket grounds. Home to Surrey County Cricket Club since it opened in 1845, it has also hosted other historically important sporting events such as England's first international football match.



Photography: Vauxhall City Farm



Photography: Garden Museum

A breath of fresh air

The London Borough of Lambeth, home to Oval Village, boasts more than 60 public parks, commons and gardens, all perfect for relaxation or an early morning workout. Its crown jewel is Kennington Park, just a five minute walk from Oval Village, with a choice of leisure facilities alongside open grassland and flower gardens.

Other exciting green gems include the bohemian Bonnington Square Garden and the Vauxhall City Farm both offering the sights and sounds of nature in the heart of Europe's greenest city.



Photography: Archbishop's Park



Photography: Vauxhall Park



Shaped
by history

Royal connections

Image: King Henry VIII



Image: The Prince of Wales, the Black Prince

Surrounding Oval Village and The Pinnacle is a corner of London steeped in a rich royal and ecclesiastical history of land, palaces and landmarks, dating back almost 1,000 years.

Kennington Palace that once occupied a site close-by, was home to Edward, The Prince of Wales, known as 'the Black Prince'. The title, the Duke of Cornwall, was created for him by his father, King

Edward III. The Duke of Cornwall title is still held by the heir to throne to this day.

In the 1500s Kennington Palace was dismantled by King Henry VIII who used some of the stones to build his new palace in Whitehall. Today the royal connections continue and the land occupied by the world-famous Kia Oval Cricket ground is still owned by the Duchy of Cornwall.

The nearby Lambeth Palace is home to the Archbishop of Canterbury, who presides over the coronation of every British monarch.



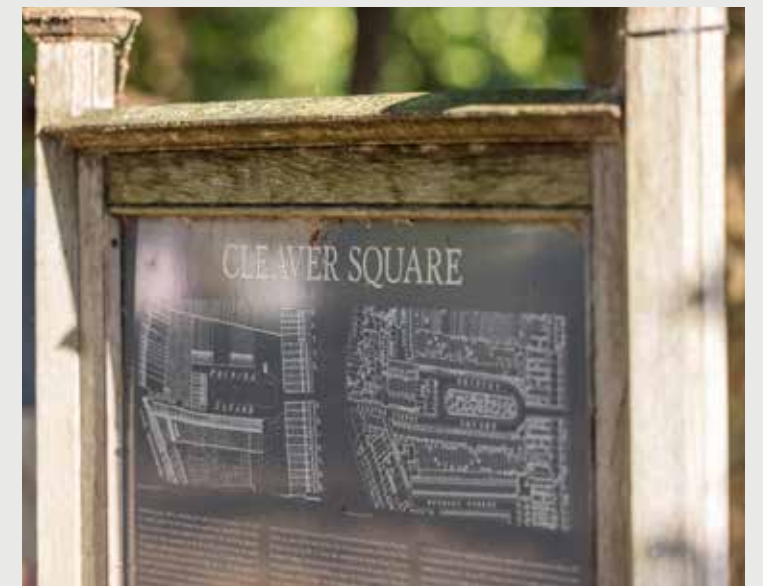
Photography: Lambeth Palace

Georgian elegance

Image: The Oval cricket ground



Photography: The Prince of Wales pub in Cleaver Square



The local area around Oval Village has many elegant streets and squares dating from the 1770s. There are some superb pubs and restaurants found in these highly desirable, Grade II listed Georgian and Victorian buildings.

One of the best examples of Georgian architecture is the famous Cleaver Square, with its central area which is surrounded by trees. Here locals play boules and enjoy the atmosphere of the local Prince of Wales pub.



Photography: Grade II listed homes in Denny Crescent

Old power

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.

Gasholder: 1953

30



New energy

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 vibrant community fit for the 21st century.

Computer-generated image is indicative only.

31



The shape of nature



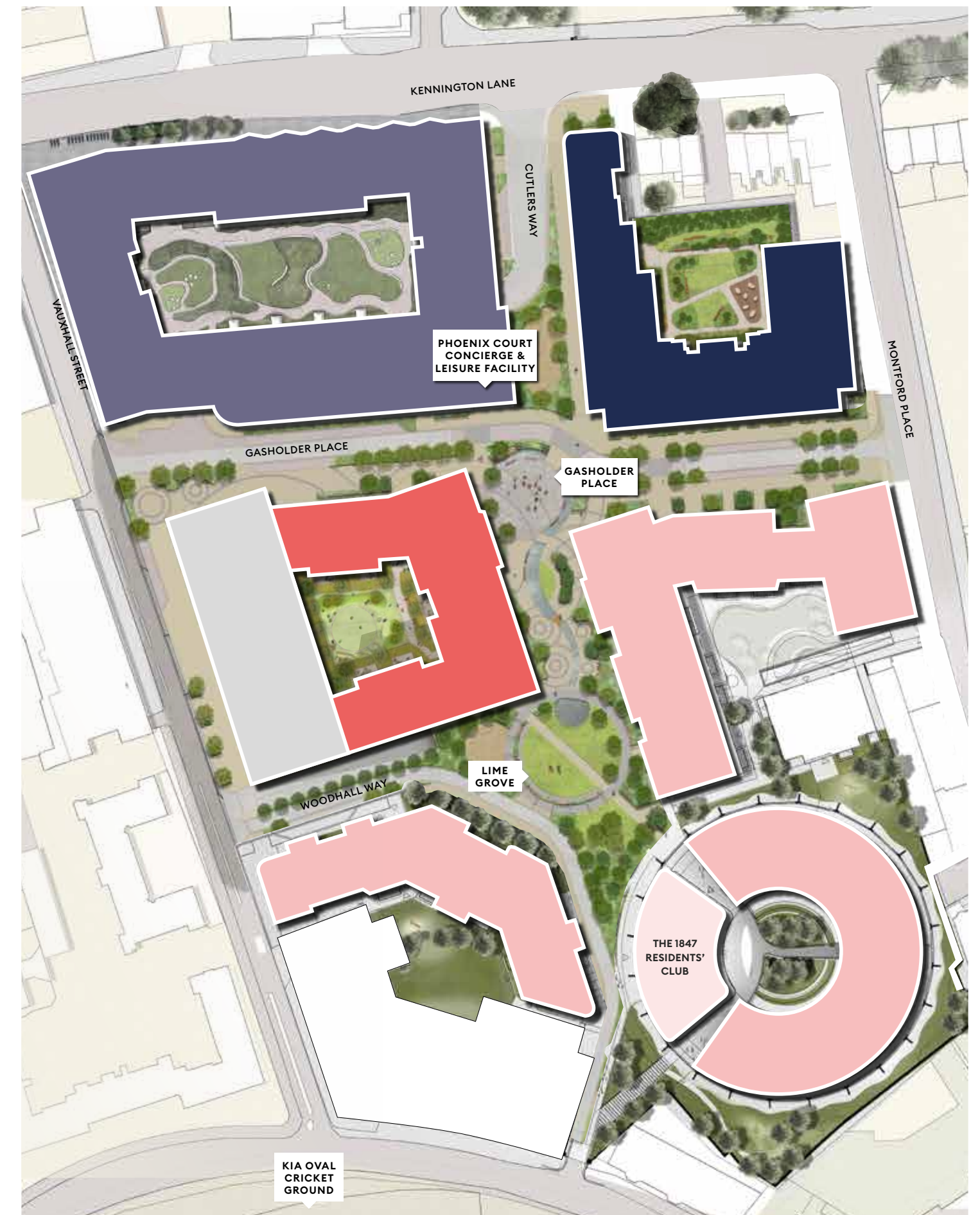
Scan to view
a virtual tour

Tranquil waterside gardens

Computer-generated image is indicative only.

Welcome to Oval Village

- THE PINNACLE
- PHOENIX COURT
- JUNIPER GARDENS
- OVAL WORKS
- FUTURE PHASES





The central plaza, Gasholder Place, is a beautifully paved space defined by a dramatic, animated wall of tumbling greenery that is supported by a Gasholder frame. The steel trelliswork that forms part of the structure creates a supporting frame for a tapestry of rambling roses that will fill the plaza with colour and scent during the busy summer months.



Computer-generated images are indicative only.

Surround yourself in green

Beautifully lit at night, the waterfall in Gasholder Place tumbles from the trelliswork into a corten steel trough and ends in a lily pond. A series of water steps are located between calm, reflective sections with corten steel bridges connecting the adjacent paved areas. The quieter areas of water have planting which enhances the gentle flow of the water and provide elegant vertical highlights. Standing elegantly in the pond is a steel crafted phoenix statue, a symbol of the regeneration of this former Gasworks.





An oasis of calm

40

41

Computer-generated image is indicative only.

Oval Village's spacious green havens, designed by renowned landscape architects Murdoch Wickham, 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.



Shaped for living



Computer-generated images are indicative only.



Scan to view
a virtual tour

Vibrant Central Plaza

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. Less than 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.

Gasholder Place lies at the centre of Oval Village with cafes and shops set around a circular paved area perfect to meet, relax and socialise.



Gasholder Place



Computer-generated image is indicative only.

Oval Works



Oval Village will deliver a flexible working space and community space at Oval Works. It's a new landmark office building with 80,000 sq ft of flexible office space spread over six floors where local businesses, products and ideas can come together.

Computer-generated image is indicative only.



In great shape

THE 1847 RESIDENTS' CLUB



Scan to view
a virtual tour

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

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 image is indicative only.

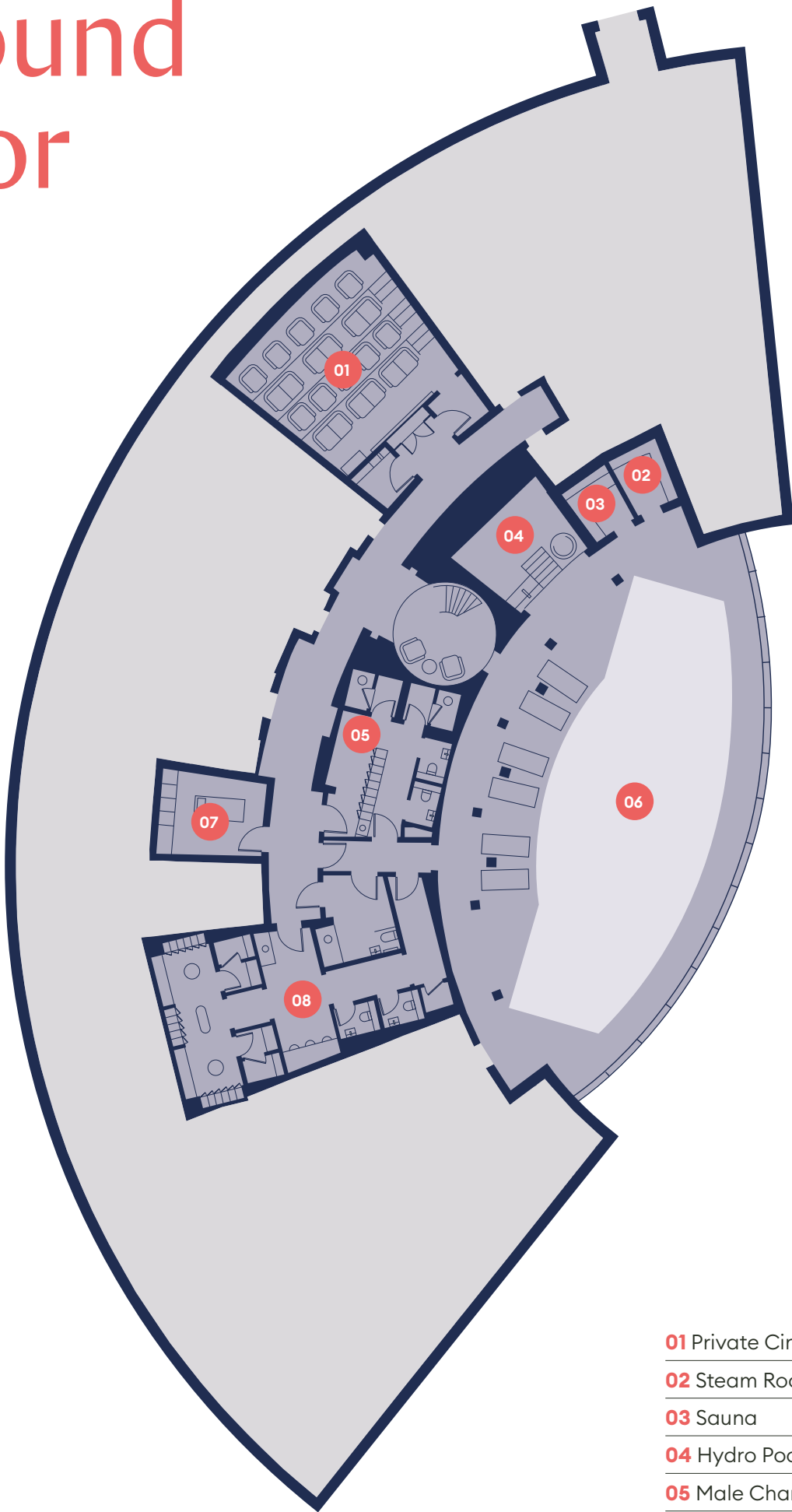
Ground Floor



- 01 Residents' Lounge
- 02 Meeting Room
- 03 Reception
- 04 Studio
- 05 Gymnasium

Floorplans are for illustration purposes only, not to scale.

Lower Ground Floor



- 01 Private Cinema
- 02 Steam Room
- 03 Sauna
- 04 Hydro Pool
- 05 Male Changing Room
- 06 Swimming Pool
- 07 Treatment Room
- 08 Female Changing Room



Submerge
in tranquility



Exclusively indulgent living



Photography: Indicative image showing the cinema at Royal Warwick Square

Enjoy a workout on the latest equipment in the luxury surroundings of the private gymnasium with space for spin, yoga and free weights. A separate studio space is also available for a range of classes.

Relax and revitalise in the indulgent Hydro pool, steam room or sauna or book a treatment to help you fully unwind. The expansive 18m pool with its gentle curve echoed in the ceiling detail, provides a place to reflect on the day and enjoy the view of the garden beyond.

Alternatively, visit the 22-seat private cinema and watch sporting events and films on the big screen with surround sound.



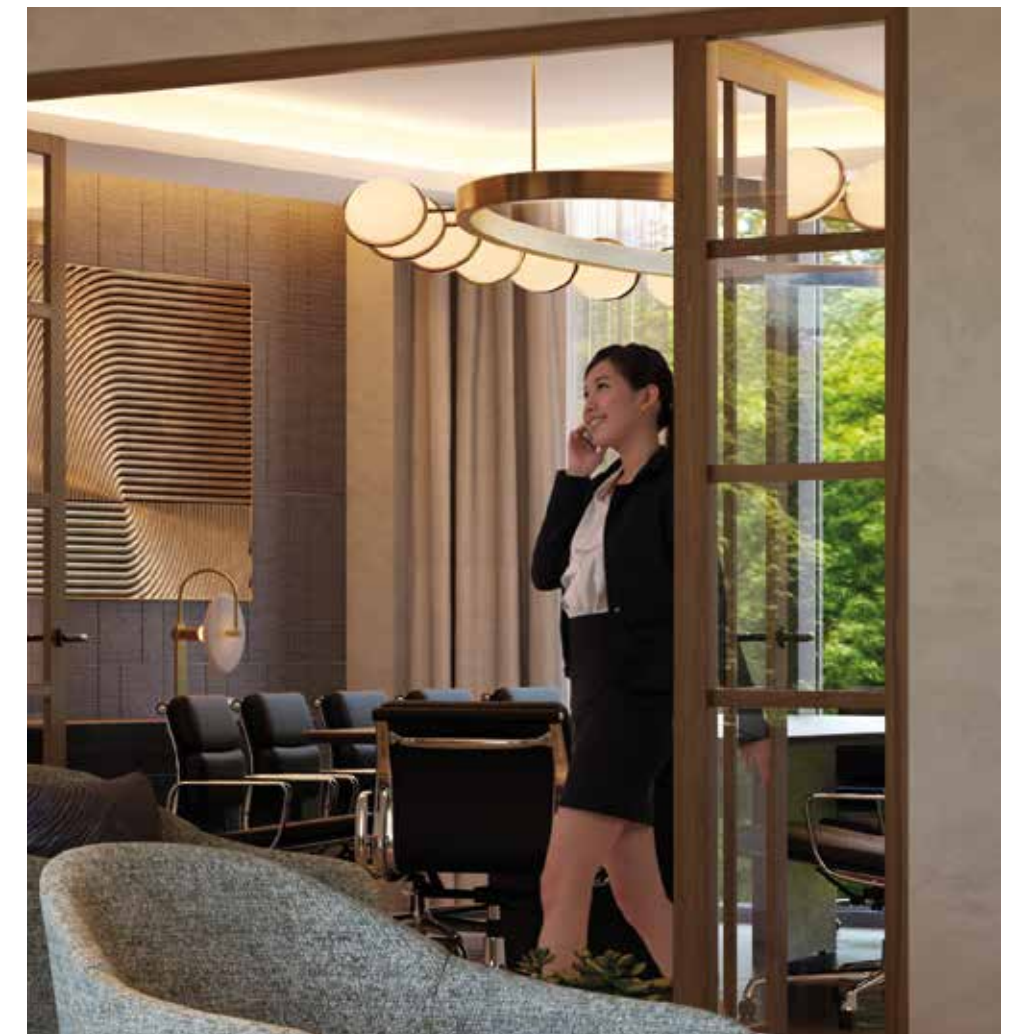
Computer-generated image is indicative only.

Meet, relax and entertain



62

Computer-generated image is indicative only.



63

The thoughtful and carefully curated design of the residents' lounge has created a beautiful space perfect for socialising, relaxing or working. The separate meeting room adjoining the lounge has views over landscaped gardens, creating the most exclusive of clubs.



Re-shape
your life

The Pinnacle

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.

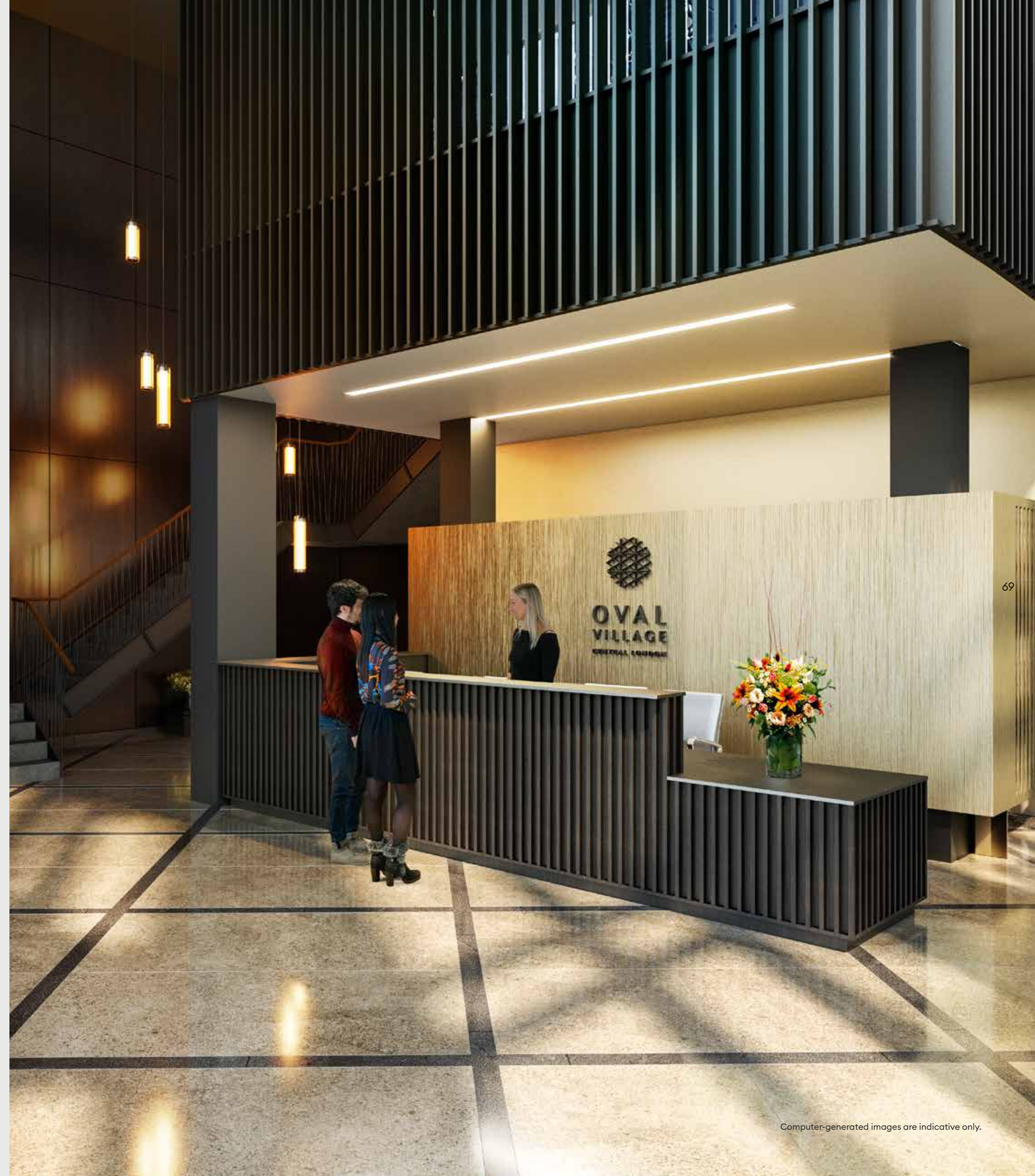
Set over 18 floors The Pinnacle offers views over the Kia Oval to the south, the modern edifices of Vauxhall in the west and London's iconic skyline to the north.

The collection of Manhattan, one, two and three bedroom homes all benefit from private balconies or terraces, whilst a shared roof terrace and central garden provides ample outdoor space to enjoy.

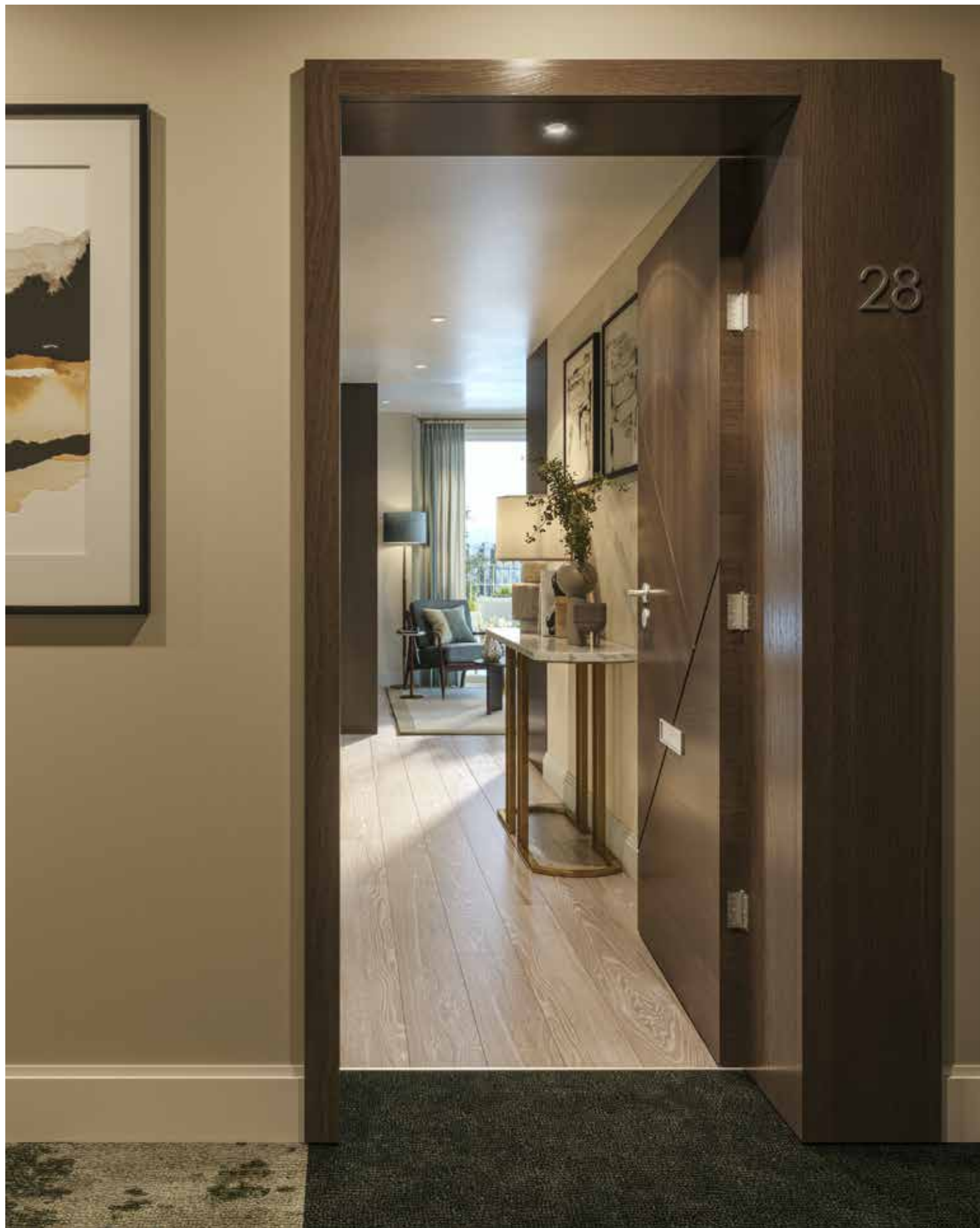
Exclusive service

The welcoming entrance lobby and concierge desk, located in Phoenix Court, enclose a dedicated and personable 24-hour concierge team there to service all of Oval Village.

Available to fulfil every request from the everyday to the extraordinary, the concierge will be a great asset to residents at Oval Village.







72



73

Welcome home

Interior finishes reflect the central position of The Pinnacle, with soft natural tones and finishes that celebrate homes at the heart of a green oasis.

Computer-generated images are indicative only.

Understated luxury



Scan to view
our film

The light-filled living spaces
feel elegant and refined.
Views are framed by floor
to ceiling windows which
enhance the sense of space.

Computer-generated image is indicative only.



Scan to view
a virtual tour



The delicate palette of natural
wood and soft greys create calm,
inviting spaces which are ideal
for relaxing and entertaining.

Computer-generated image is indicative only.



Feed the soul

The kitchen is the heart of the home. Here, beautiful wood tones and textured finishes create a feeling of comfort and warmth. Fitted with premium fully integrated appliances which provide a seamless living experience.

Computer-generated image is indicative only.

Outside living



Every apartment features a space to soak in the immediate, or far reaching views of Oval Village and its surroundings. The perfect place to sit back, relax and enjoy the view.

Computer-generated image is indicative only.



Bedrooms feature soft carpeting underfoot and fully integrated wardrobes, whilst large windows bathe the space in natural light.

Sophisticated design



Modern and refined, the natural design inspiration is visible in the fresh, organic tones. The large porcelain tiles contrast with the dark wood cabinets and polished chrome taps creating bathrooms that feel luxurious and elegant.



Computer-generated images are indicative only.





Computer-generated image is indicative only.

Specification

Kitchens

Individually designed layouts
Composite stone work surfaces and tile splashback (options available, subject to cut-off dates)
Stainless steel undermount 1 ½ 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 polished chrome socket outlets above work surfaces where appropriate
Siemens Touch control induction hob
Re-circulating integrated extractor
Combination oven/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 with wall mounted showerhead and glass shower screen to shower rooms
Bespoke stone resin integrated basin with wall mounted basin mixer taps in polished chrome
Bespoke wall hung timber vanity shelving with mirror storage cabinet and shaver socket with concealed lighting
Feature niche shelf with integrated LED lighting to bath
Feature niche with integrated LED lighting to shower
White floor mounted 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*
Large format porcelain tile finishes to selected walls and floor (options available, subject to cut-off dates)
Extract ventilation
Accessories include a chrome toilet roll holder

Electrical Fittings

LED/energy efficient downlights throughout
LED lighting to utility/services/coat cupboards (where appropriate)
Television (terrestrial and Sky Q) points to living room and bedroom 1
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 to living/dining and bedroom 1. Bedroom 2 and 3 are available as an optional extra. Please speak to a Sales Consultant for details
Underfloor heating to family bathroom

Interior Finishes

Feature entrance door with polished chrome ironmongery
Light grey painted internal doors with polished chrome door handles throughout
Light grey painted architraves and skirting, tiled skirting to wet areas where applicable
Feature Wardrobe to bedroom 1 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 living/dining room, kitchen and hallway
Carpet floor finishes in bedrooms (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 - 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
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
--

*Unavailable in 'Jack and Jill' bathrooms.

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.

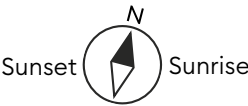
A number of choices and options are available to personalise your home. Choices and options are subject to timeframes, availability and change.

Iconic city views

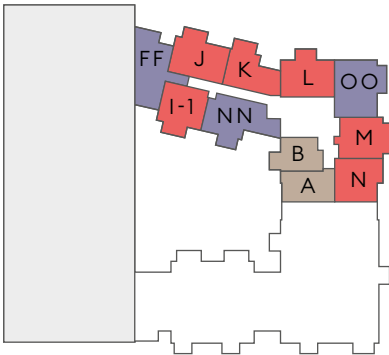


Apartment locator

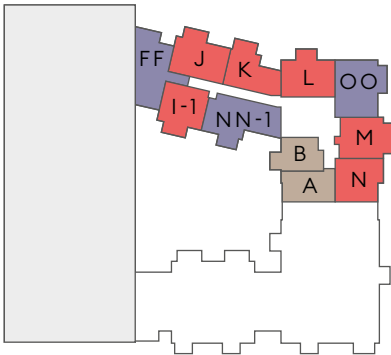
The Pinnacle, North Core



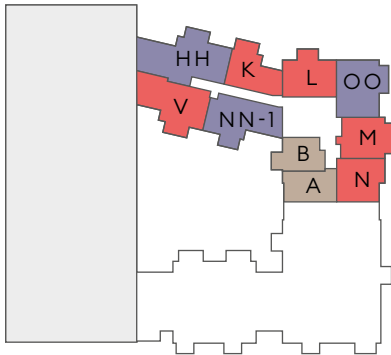
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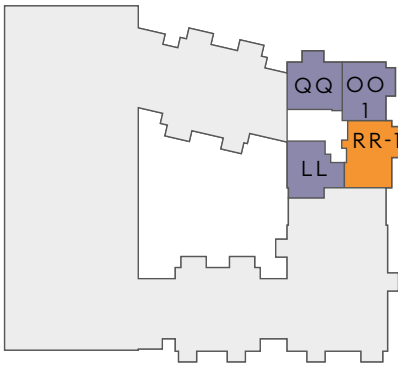
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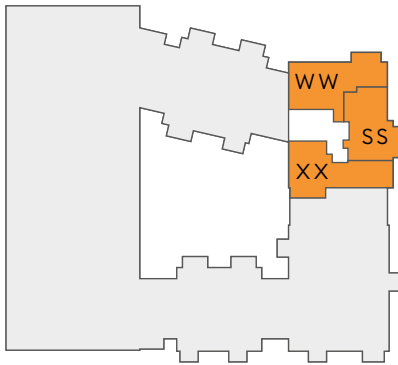
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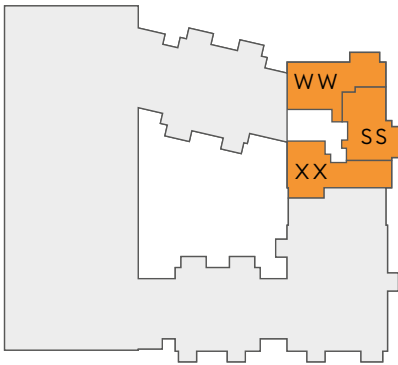
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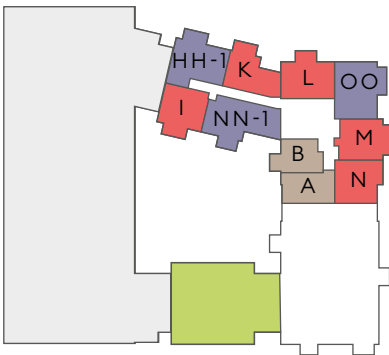
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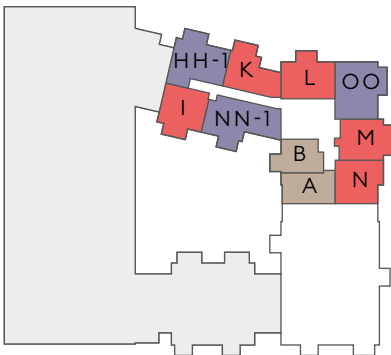
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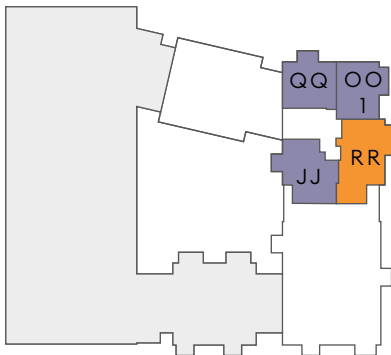
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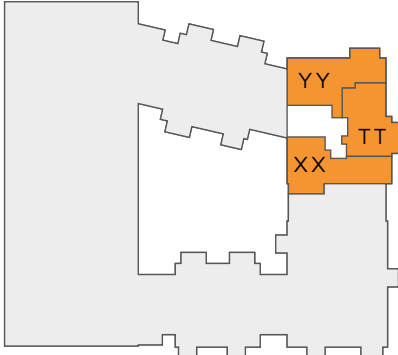
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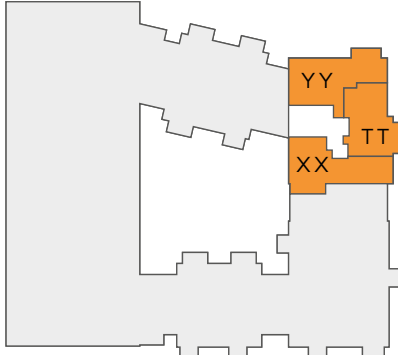
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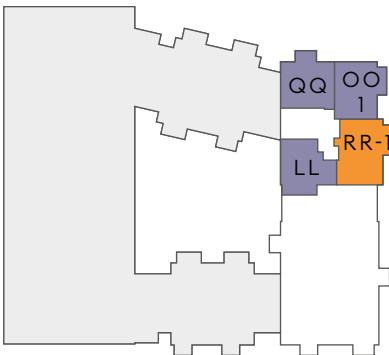
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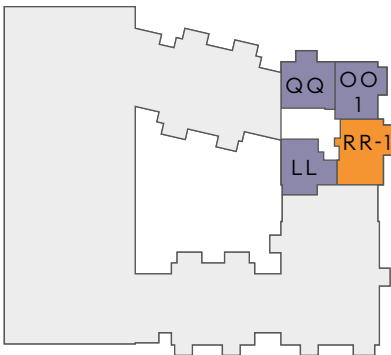
LEVEL 18



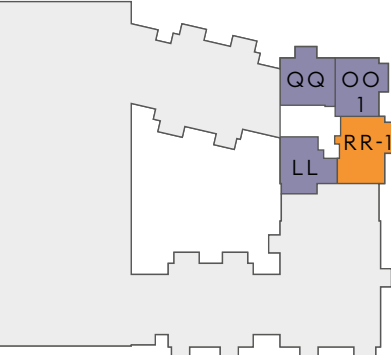
LEVEL 11



LEVEL 12



LEVEL 13



KEY

Levels 1 to 4 - Shared Ownership

- MANHATTAN
- ONE BEDROOM
- TWO BEDROOM
- THREE BEDROOM
- COMMUNAL ROOF TERRACE
- SHARED OWNERSHIP

Site plan for illustration purposes only, not to scale.



Apartment key

The Pinnacle, North Core



Scan to view
available
apartments

Page	Apartment	Level	Type	Bedrooms	Total Internal Area		External Area	
					Sq m	Sq ft	Sq m	Sq ft
96	B.1.5.10	5	A	Manhattan	42	452	5	57
96	B.1.6.10	6	A	Manhattan	42	452	5	57
96	B.1.7.9	7	A	Manhattan	42	452	5	57
96	B.1.8.9	8	A	Manhattan	42	452	5	57
96	B.1.9.9	9	A	Manhattan	42	452	5	57
97	B.1.5.11	5	B	Manhattan	40	432	6	65
97	B.1.6.11	6	B	Manhattan	40	432	6	65
97	B.1.7.10	7	B	Manhattan	40	432	6	65
97	B.1.8.10	8	B	Manhattan	40	432	6	65
97	B.1.9.10	9	B	Manhattan	40	432	6	65
98	B.1.5.2	5	I-I	One	52	557	8	90
98	B.1.6.2	6	I-I	One	52	557	8	90
99	B.1.8.2	8	I	One	52	559	8	90
99	B.1.9.2	9	I	One	52	559	8	90
100	B.1.5.4	5	J	One	59	631	8	87
100	B.1.6.4	6	J	One	59	631	8	87
101	B.1.5.5	5	K	One	52	562	8	87
101	B.1.6.5	6	K	One	52	562	8	87
101	B.1.7.4	7	K	One	52	562	8	87
101	B.1.8.4	8	K	One	52	562	8	87
101	B.1.9.4	9	K	One	52	562	8	87
102	B.1.5.6	5	L	One	58	619	7	80
102	B.1.6.6	6	L	One	58	619	7	80
102	B.1.7.5	7	L	One	58	619	7	80
102	B.1.8.5	8	L	One	58	619	7	80
102	B.1.9.5	9	L	One	58	619	7	80
103	B.1.5.8	5	M	One	53	566	9	97
103	B.1.6.8	6	M	One	53	566	9	97
103	B.1.7.7	7	M	One	53	566	9	97
103	B.1.8.7	8	M	One	53	566	9	97
103	B.1.9.7	9	M	One	53	566	9	97
104	B.1.5.9	5	N	One	52	565	5	57
104	B.1.6.9	6	N	One	52	565	5	57
104	B.1.7.8	7	N	One	52	565	5	57
104	B.1.8.8	8	N	One	52	565	5	57
104	B.1.9.8	9	N	One	52	565	5	57
105	B.1.7.2	7	V	One	52	559	33	360
106	B.1.5.3	5	FF	Two	69	740	8	88
106	B.1.6.3	6	FF	Two	69	740	8	88
107	B.1.7.3	7	HH	Two	65	702	39	424
108	B.1.8.3	8	HH-I	Two	65	702	8	87
108	B.1.9.3	9	HH-I	Two	65	702	8	87
109	B.1.10.4	10	JJ	Two	64	693	28	301
110	B.1.11.4	11	LL	Two	64	693	10	102
110	B.1.12.4	12	LL	Two	64	693	10	102
110	B.1.13.4	13	LL	Two	64	693	10	102
110	B.1.14.4	14	LL	Two	64	693	10	102
111	B.1.5.1	5	NN	Two	72	772	7	75

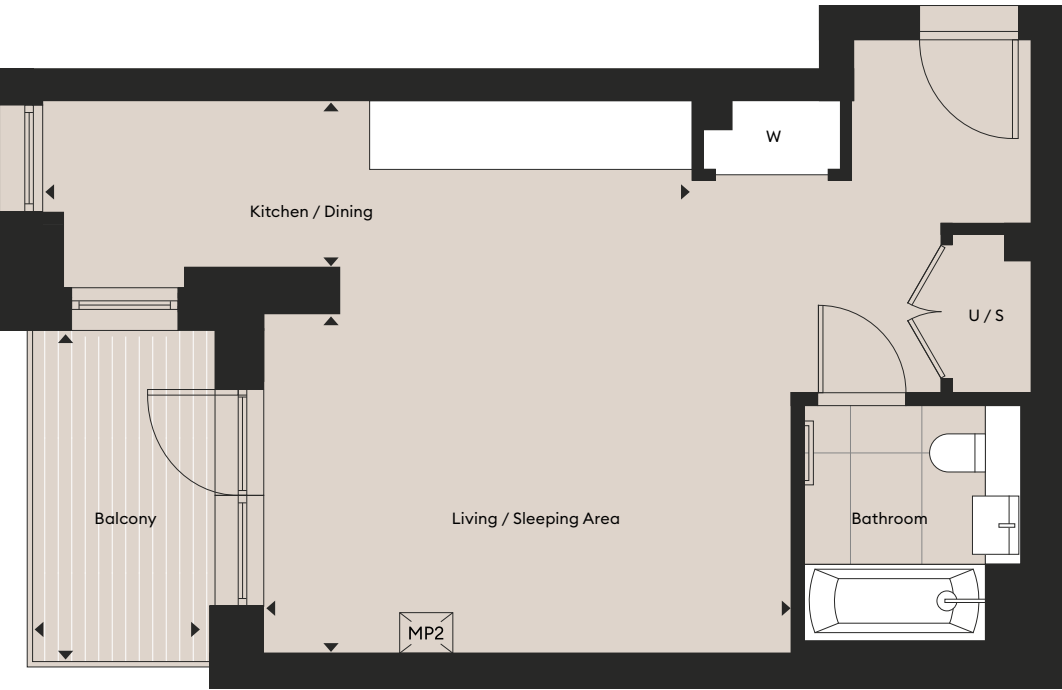
Page	Apartment	Level	Type	Bedrooms	Total Internal Area		External Area	
					Sq m	Sq ft	Sq m	Sq ft
112	B.1.6.1	6	NN-I	Two	77	830	7	75
112	B.1.7.1	7	NN-I	Two	77	830	7	75
112	B.1.8.1	8	NN-I	Two	77	830	7	75
112	B.1.9.1	9	NN-I	Two	77	830	7	75
113	B.1.5.7	5	OO	Two	74	794	8	85
113	B.1.6.7	6	OO	Two	74	794	8	85
113	B.1.7.6	7	OO	Two	74	794	8	85
113	B.1.8.6	8	OO	Two	74	794	8	85
113	B.1.9.6	9	OO	Two	74	794	8	85
114	B.1.10.2	10	OO-I	Two	74	792	8	85
114	B.1.11.2	11	OO-I	Two	74	792	8	85
114	B.1.12.2	12	OO-I	Two	74	792	8	85
114	B.1.13.2	13	OO-I	Two	74	792	8	85
114	B.1.14.2	14	OO-I	Two	74	792	8	85
115	B.1.10.1	10	QQ	Two	75	805	7	80
115	B.1.11.1	11	QQ	Two	75	805	7	80
115	B.1.12.1	12	QQ	Two	75	805	7	80
115	B.1.13.1	13	QQ	Two	75	805	7	80
115	B.1.14.1	14	QQ	Two	75	805	7	80
116	B.1.10.3	10	RR	Three	87	937	25	273
117	B.1.11.3	11	RR-I	Three	87	937	9	97
117	B.1.12.3	12	RR-I	Three	87	937	9	97
117	B.1.13.3	13	RR-I	Three	87	937	9	97
117	B.1.14.3	14	RR-I	Three	87	937	9	97
118	B.1.15.2	15	SS	Three	91	982	10	109
118	B.1.16.2	16	SS	Three	91	982	10	109
119	B.1.17.2	17	TT	Three	91	980	10	109
119	B.1.18.2	18	TT	Three	91	980	10	109
120	B.1.15.1	15	WW	Three	108	1,161	10	105
120	B.1.16.1	16	WW	Three	108	1,161	10	105
121	B.1.15.3	15	XX	Three	99	1,063	11	116
121	B.1.16.3	16	XX	Three	99	1,063	11	116
121	B.1.17.3	17	XX	Three	99	1,063	11	116
121	B.1.18.3	18	XX	Three	99	1,063	11	116
122	B.1.17.1	17	YY	Three	108	1,163	10	105
122	B.1.18.1	18	YY	Three	108	1,163	10	105

Manhattan apartment

TYPE A



Scan to visualise the view from the 9th floor



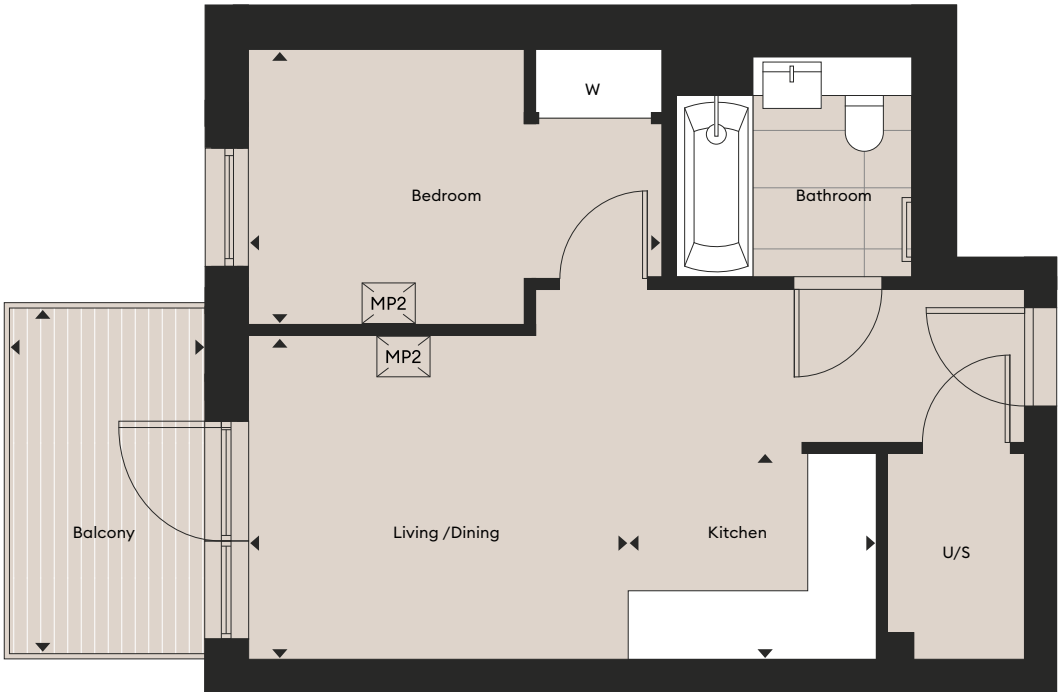
96

Manhattan apartment

TYPE B



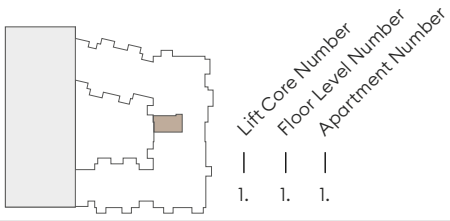
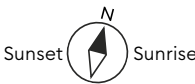
Scan to visualise the view from the 9th floor



97

Apartment	B.1.5.10 / B.1.6.10 / B.1.7.9 / B.1.8.9 / B.1.9.9	
Kitchen / Dining	6.13 x 1.57m	20'2" x 5'2"
Living / Sleeping Area	5.00 x 3.21m	16'5" x 10'7"
Balcony	1.60 x 3.13m	5'3" x 10'3"
Total Internal Area	42 sq m	452 sq ft

Floorplans shown for 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.



KEY

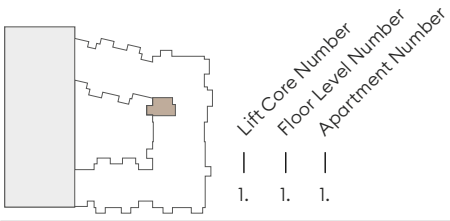
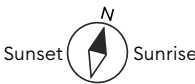
W : Wardrobe
U : Utility
S : Storage

MP2

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

Apartment	B.1.5.11 / B.1.6.11 / B.1.7.10 / B.1.8.10 / B.1.9.10	
Living / Dining	3.59 x 3.06m	11'9" x 10'1"
Kitchen	2.34 x 1.95m	7'8" x 6'5"
Bedroom	3.91 x 2.60m	12'10" x 8'6"
Balcony	1.85 x 3.26m	6'1" x 10'9"
Total Internal Area	40 sq m	432 sq ft

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KEY

W : Wardrobe
U : Utility
S : Storage

MP2

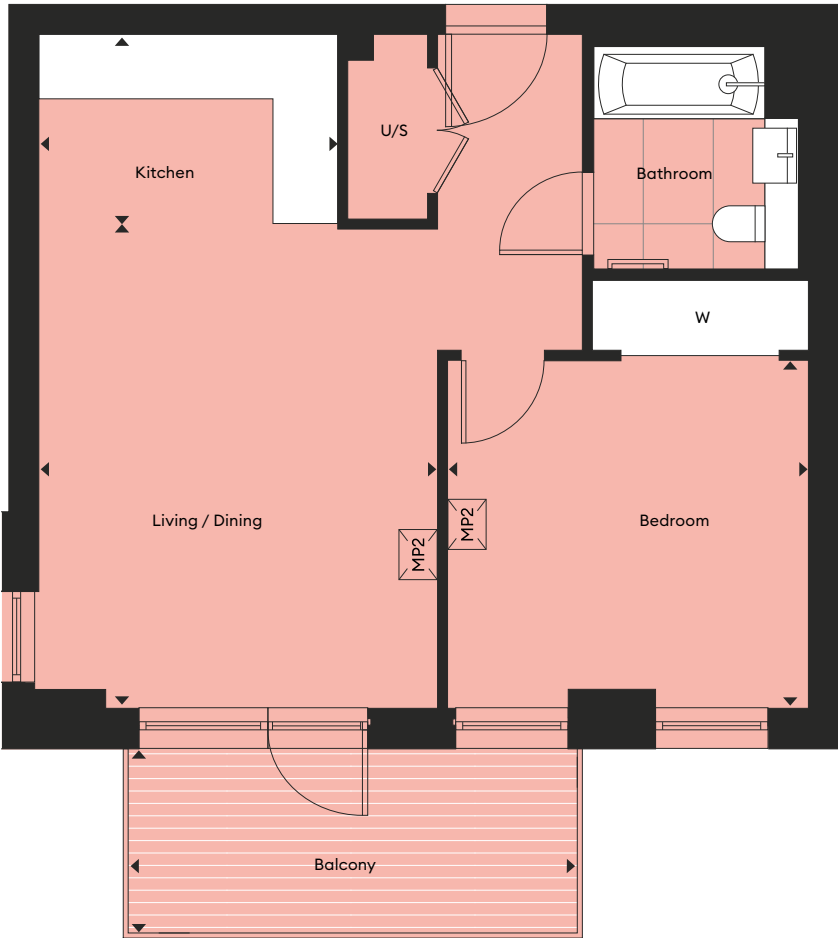
Media Plate:
- Two double switched sockets
- Two data points
- One TV SAT point

One bedroom apartment

TYPE I-1



Scan to visualise the view from the 6th floor

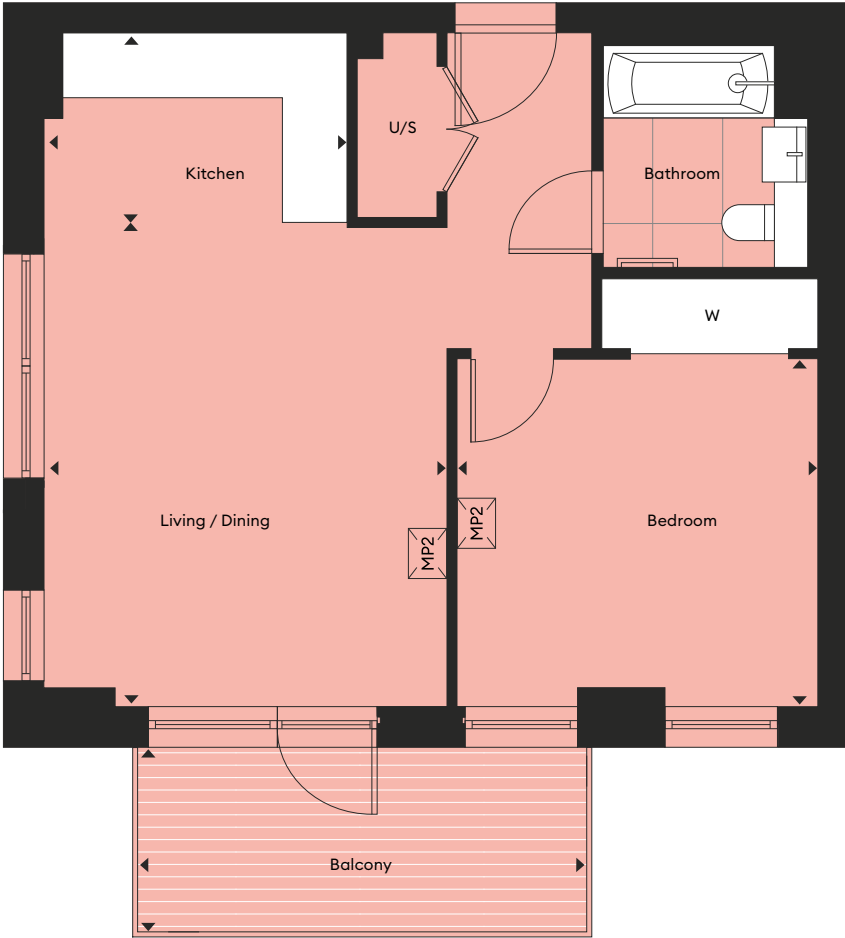


One bedroom apartment

TYPE I

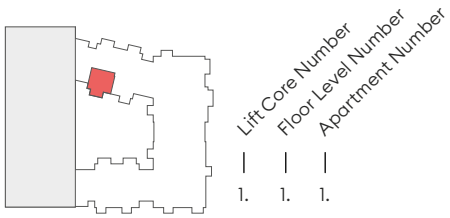
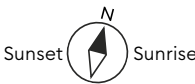


Scan to visualise the view from the 9th floor



Apartment	B.1.5.2 / B.1.6.2	
Living / Dining	3.99 x 4.66m	13'1" x 15'4"
Kitchen	2.99 x 1.90m	9'10" x 6'3"
Bedroom	3.61 x 3.48m	11'10" x 11'5"
Balcony	4.50 x 1.85m	14'9" x 6'1"
Total Internal Area	52 sq m	557 sq ft

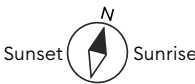
Floorplans shown for are for approximate measurements only. Exact layout and sizes may vary. All measurements may vary within a tolerance of 5%. To increase legibility these plans have been sized to fit the page, therefore each plan may be at a different scale to others within this brochure.



- KEY
- W : Wardrobe
U : Utility
S : Storage
- MP2
- Media Plate:
- Two double switched sockets
- Two data points
- One TV SAT point

Apartment	B.1.8.2 / B.1.9.2	
Living / Dining	4.04 x 4.66m	13'3" x 15'4"
Kitchen	2.85 x 1.90m	9'4" x 6'3"
Bedroom	3.61 x 3.48m	11'10" x 11'5"
Balcony	4.50 x 1.85m	14'9" x 6'1"
Total Internal Area	52 sq m	559 sq ft

Floorplans shown for 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.



- KEY
- W : Wardrobe
U : Utility
S : Storage
- MP2
- Media Plate:
- Two double switched sockets
- Two data points
- One TV SAT point

One bedroom apartment

TYPE J



Scan to visualise the view from the 6th floor

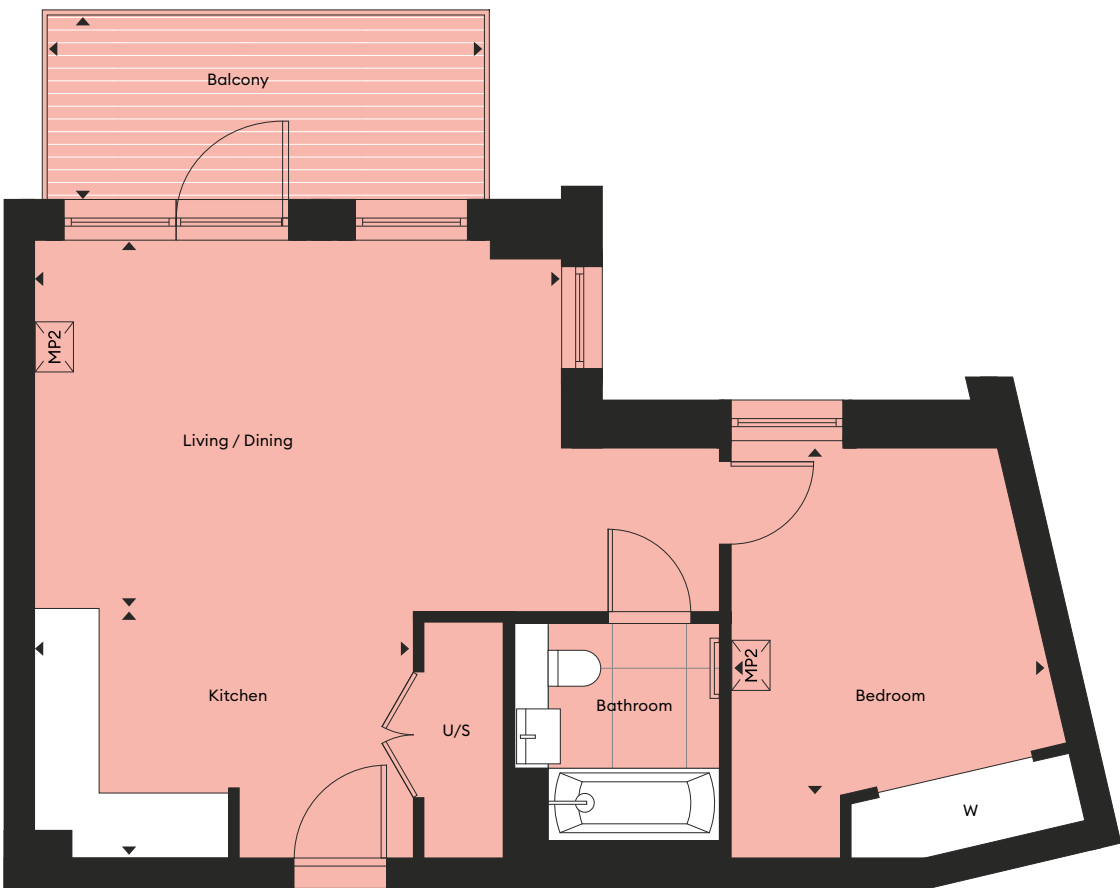


One bedroom apartment

TYPE K

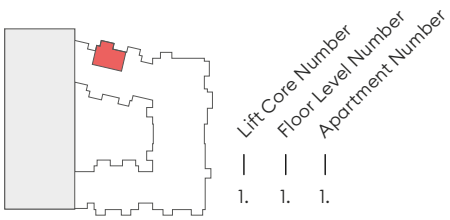
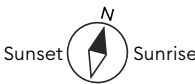


Scan to visualise the view from the 9th floor



Apartment	B.1.5.4 / B.1.6.4	
Living / Dining	5.02 x 4.10m	16'6" x 13'6"
Kitchen	2.55 x 1.90m	8'4" x 6'3"
Bedroom	3.75 x 3.42m	12'4" x 11'3"
Balcony	4.38 x 1.85m	14'4" x 6'1"
Total Internal Area	59 sq m	631 sq ft

Floorplans shown for 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.

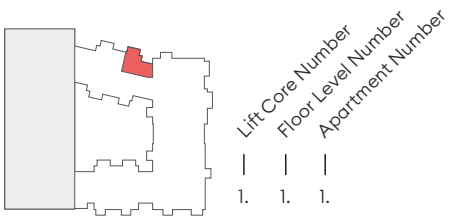
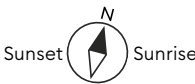


KEY
W : Wardrobe
U : Utility
S : Storage

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

Apartment	B.1.5.5 / B.1.6.5 / B.1.7.4 / B.1.8.4 / B.1.9.4	
Living / Dining	5.28 x 3.69m	17'4" x 12'1"
Kitchen	3.80 x 2.50m	12'6" x 8'2"
Bedroom	3.18 x 3.48m	10'5" x 11'5"
Balcony	4.38 x 1.85m	14'4" x 6'1"
Total Internal Area	52 sq m	562 sq ft

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KEY
W : Wardrobe
U : Utility
S : Storage

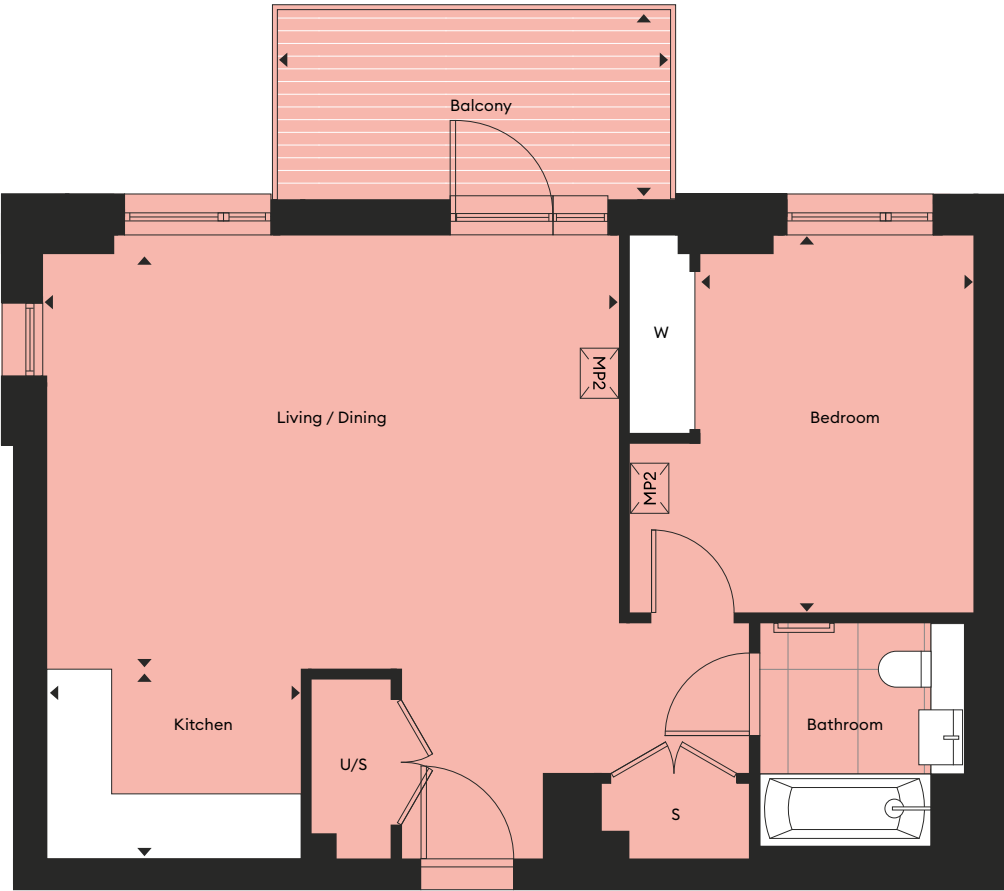
Media Plate:
- Two double switched sockets
- Two data points
- One TV SAT point

One bedroom apartment

TYPE L



Scan to visualise the view from the 9th floor



102

One bedroom apartment

TYPE M



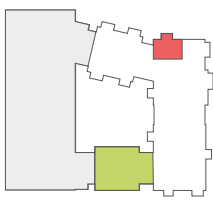
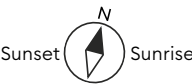
Scan to visualise the view from the 9th floor



103

Apartment	B.1.5.6 / B.1.6.6 / B.1.7.5 / B.1.8.5 / B.1.9.5	
Living / Dining	5.78 x 4.16m	19'0" x 13'8"
Kitchen	2.55 x 1.90m	8'4" x 6'3"
Bedroom	2.75 x 3.78m	9'0" x 12'5"
Balcony	3.94 x 1.90m	12'11" x 6'3"
Total Internal Area	58 sq m	619 sq ft

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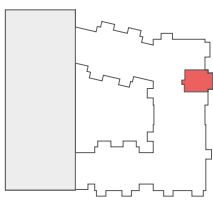
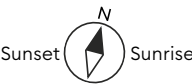
KEY
W : Wardrobe
U : Utility
S : Storage



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

Apartment	B.1.5.8 / B.1.6.8 / B.1.7.7 / B.1.8.7 / B.1.9.7	
Living / Dining	4.88 x 4.03m	16'0" x 13'3"
Kitchen	2.50 x 1.95m	8'2" x 6'5"
Bedroom	4.46 x 2.75m	14'8" x 9'0"
Balcony	1.59 x 5.62m	5'3" x 18'5"
Total Internal Area	53 sq m	566 sq ft

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KEY
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U : Utility
S : Storage



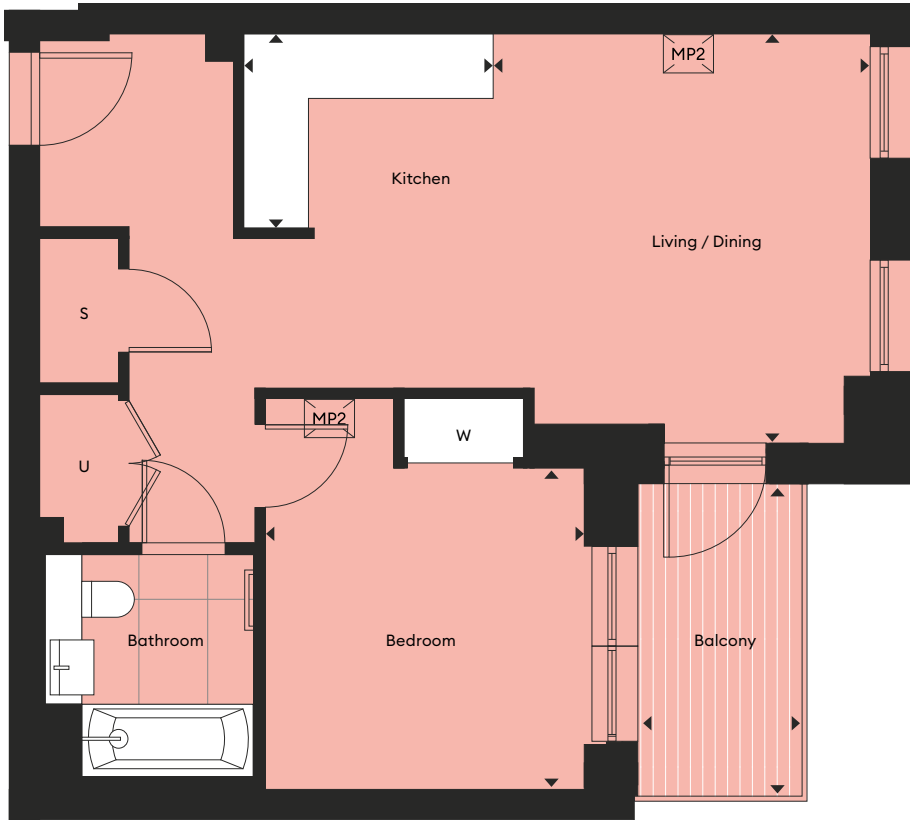
Media Plate:
- Two double switched sockets
- Two data points
- One TV SAT point

One bedroom apartment

TYPE N



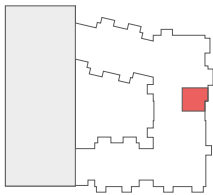
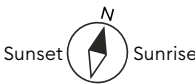
Scan to visualise the view from the 9th floor



104

Apartment	B.1.5.9 / B.1.6.9 / B.1.7.8 / B.1.8.8 / B.1.9.8	
Living / Dining	3.78 x 4.10m	12'5" x 13'6"
Kitchen	2.50 x 1.95m	8'2" x 6'5"
Bedroom	3.19 x 3.21m	10'6" x 10'7"
Balcony	1.60 x 3.13m	5'3" x 10'3"
Total Internal Area	52 sq m	565 sq ft

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KEY
W : Wardrobe
U : Utility
S : Storage



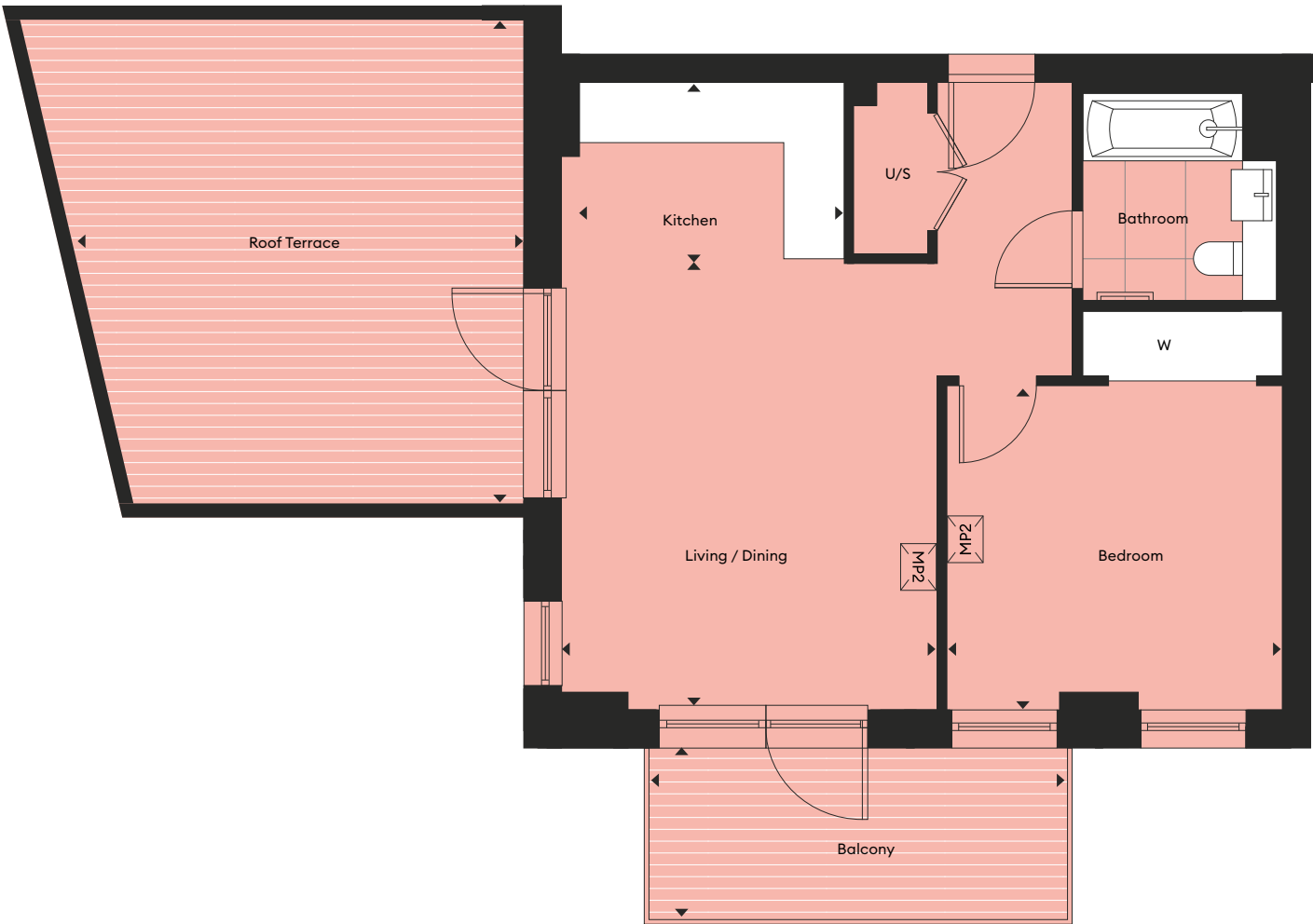
Media Plate:
- Two double switched sockets
- Two data points
- One TV SAT point

One bedroom apartment

TYPE V



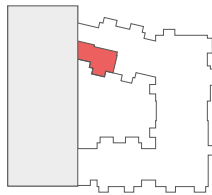
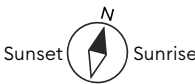
Scan to visualise the view from the 7th floor



105

Apartment	B.1.7.2	
Living / Dining	4.04 x 4.85m	13'3" x 15'11"
Kitchen	2.85 x 1.90m	9'4" x 6'3"
Bedroom	3.61 x 3.48m	11'10" x 11'5"
Roof Terrace	4.78 x 5.25m	15'8" x 17'3"
Balcony	4.50 x 1.85m	14'9" x 6'1"
Total Internal Area	52 sq m	559 sq ft

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KEY
W : Wardrobe
U : Utility
S : Storage



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

Two bedroom apartment

TYPE FF



Scan to visualise the view from the 6th floor

Two bedroom apartment

TYPE HH

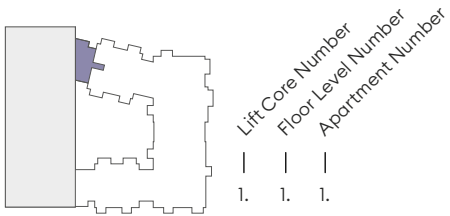
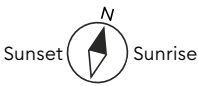


Scan to visualise the view from the 7th floor



Apartment	B.1.5.3 / B.1.6.3	
Living / Dining	4.04 x 4.11m	13'3" x 13'6"
Kitchen	2.40 x 2.71m	7'10" x 8'11"
Bedroom 1	3.29 x 3.87m	10'10" x 12'9"
Bedroom 2	4.30 x 2.15m	14'2" x 7'1"
Balcony	1.75 x 4.20m	5'9" x 13'9"
Total Internal Area	69 sq m	740 sq ft

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KEY
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U : Utility
S : Storage

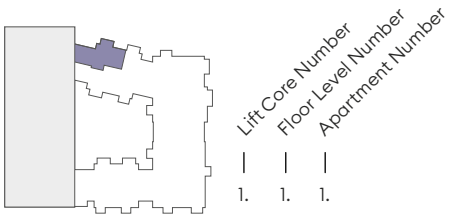
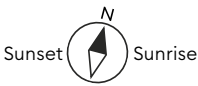
Indicative wardrobe position



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

Apartment	B.1.7.3	
Living / Dining	3.21 x 6.07m	10'7" x 19'11"
Kitchen	3.67 x 1.72m	12'1" x 5'8"
Bedroom 1	3.51 x 3.22m	11'6" x 10'7"
Bedroom 2	2.63 x 3.27m	8'8" x 10'9"
Roof Terrace	6.04 x 5.18m	19'10" x 17'0"
Balcony	4.38 x 1.85m	14'4" x 6'1"
Total Internal Area	65 sq m	702 sq ft

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KEY
W : Wardrobe
U : Utility
S : Storage

Indicative wardrobe position



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

Two bedroom apartment

TYPE HH-1



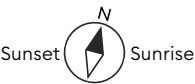
Scan to visualise the view from the 9th floor

108



Apartment	B.1.8.3 / B.1.9.3	
Living / Dining	3.21 x 6.07m	10'7" x 19'11"
Kitchen	3.67 x 1.72m	12'1" x 5'8"
Bedroom 1	3.51 x 3.22m	11'6" x 10'7"
Bedroom 2	2.63 x 3.27m	8'8" x 10'9"
Balcony	4.38 x 1.85m	14'4" x 6'1"
Total Internal Area	65 sq m	702 sq ft

Floorplans shown for 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.



- KEY
- W : Wardrobe
U : Utility
S : Storage
- Indicative wardrobe position
- MP2
- Media Plate:
- Two double switched sockets
- Two data points
- One TV SAT point

Two bedroom apartment

TYPE JJ



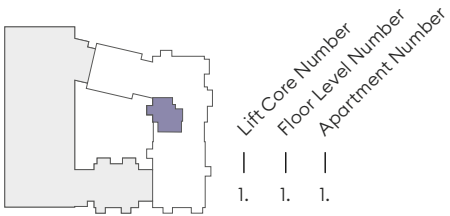
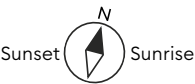
Scan to visualise the view from the 10th floor

109



Apartment	B.1.10.4	
Living / Dining	4.04 x 4.97m	13'3" x 16'4"
Kitchen	1.95 x 3.15m	6'5" x 10'4"
Bedroom 1	3.45 x 3.33m	11'4" x 10'11"
Bedroom 2	3.06 x 2.75m	10'0" x 9'0"
Roof Terrace	7.12 x 3.08m	23'4" x 10'1"
Balcony	1.85 x 3.26m	6'1" x 10'9"
Total Internal Area	64 sq m	693 sq ft

Floorplans shown for 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.



- KEY
- W : Wardrobe
U : Utility
S : Storage
- Indicative wardrobe position
- MP2
- Media Plate:
- Two double switched sockets
- Two data points
- One TV SAT point

Two bedroom apartment

TYPE LL



Scan to visualise the view from the 14th floor



110

Apartment	B.1.11.4 / B.1.12.4 / B.1.13.4 / B.1.14.4	
Living / Dining	4.23 x 4.97m	13'11" x 16'4"
Kitchen	1.95 x 3.15m	6'5" x 10'4"
Bedroom 1	3.45 x 3.33m	11'4" x 10'11"
Bedroom 2	3.06 x 2.75m	10'0" x 9'0"
Balcony	5.96 x 1.59m	19'7" x 5'3"
Total Internal Area	64 sq m	693 sq ft

Floorplans shown for 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.

KEY
W : Wardrobe
U : Utility
S : Storage



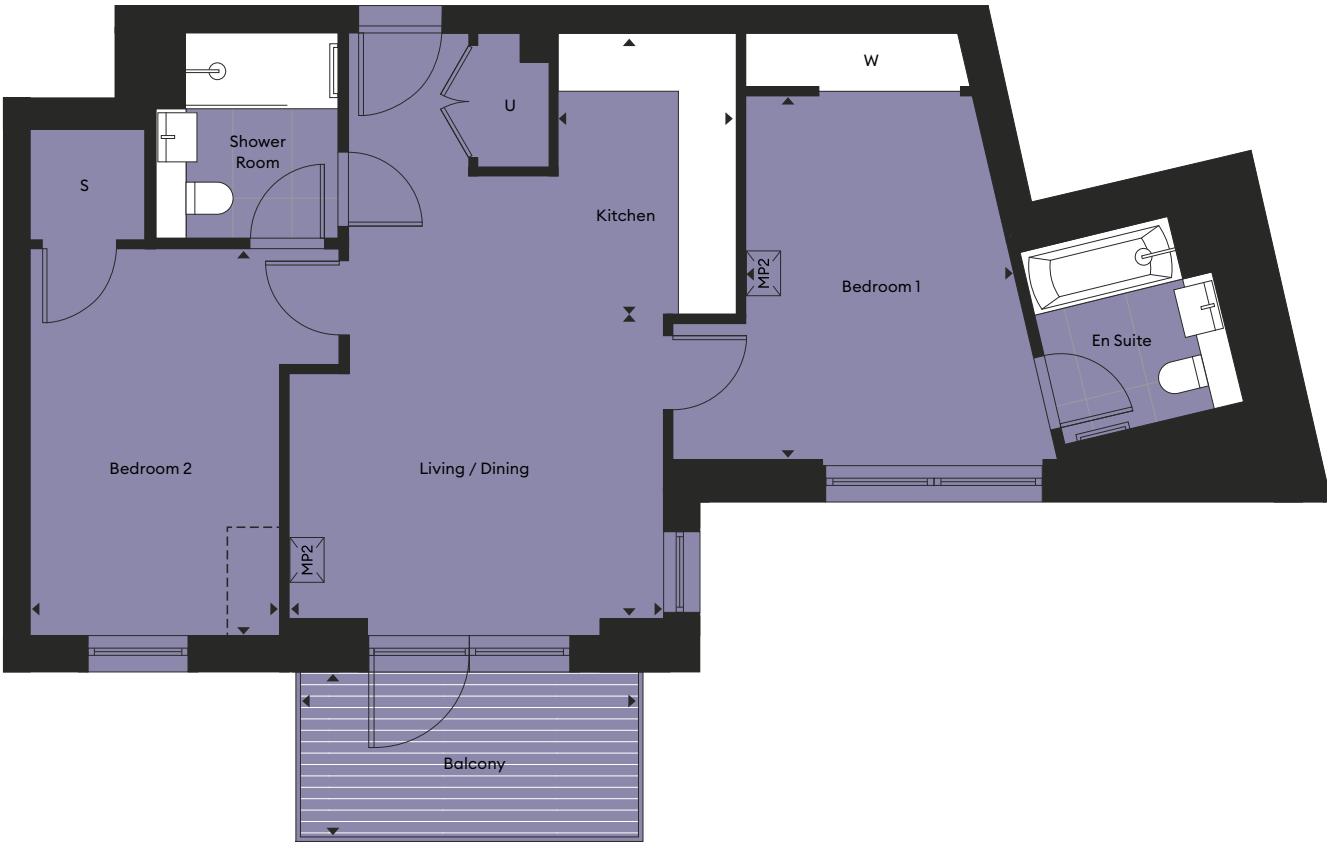
Media Plate:
- Two double switched sockets
- Two data points
- One TV SAT point

Two bedroom apartment

TYPE NN



Scan to visualise the view from the 6th floor



111

Apartment	B.1.5.1	
Living / Dining	4.20 x 3.41m	13'9" x 11'2"
Kitchen	2.00 x 3.15m	6'7" x 10'4"
Bedroom 1	3.02 x 4.08m	9'11" x 13'5"
Bedroom 2	2.80 x 4.33m	9'2" x 14'3"
Balcony	3.78 x 1.85m	12'5" x 6'1"
Total Internal Area	72 sq m	772 sq ft

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KEY
W : Wardrobe
U : Utility
S : Storage



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

Two bedroom apartment

TYPE NN-1



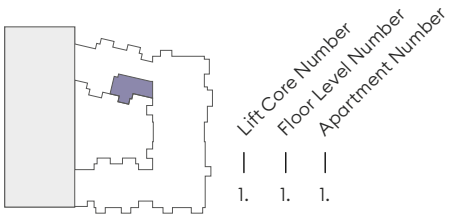
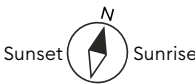
Scan to visualise the view from the 9th floor



112

Apartment	B.1.6.1 / B.1.7.1 / B.1.8.1 / B.1.9.1	
Living	4.06 x 4.14m	13'4" x 13'7"
Kitchen	2.45 x 2.55m	8'0" x 8'4"
Dining	3.44 x 2.23m	11'4" x 7'4"
Bedroom 1	3.44 x 4.08m	11'3" x 13'5"
Bedroom 2	2.93 x 4.33m	9'8" x 14'3"
Balcony	3.78 x 1.85m	12'5" x 6'1"
Total Internal Area	77 sq m	830 sq ft

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KEY

W : Wardrobe
U : Utility
S : Storage



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

Two bedroom apartment

TYPE OO



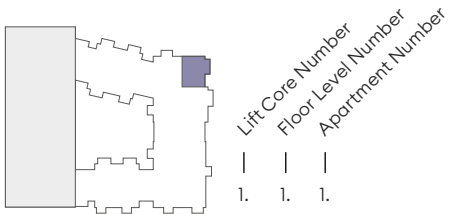
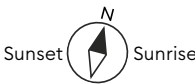
Scan to visualise the view from the 9th floor



113

Apartment	B.1.5.7 / B.1.6.7 / B.1.7.6 / B.1.8.6 / B.1.9.6	
Living / Dining	3.70 x 4.94m	12'2" x 16'3"
Kitchen	3.51 x 1.90m	11'6" x 6'3"
Bedroom 1	2.81 x 3.36m	9'3" x 11'0"
Bedroom 2	3.70 x 3.15m	12'2" x 10'4"
Balcony	1.55 x 5.08m	5'1" x 16'8"
Total Internal Area	74 sq m	794 sq ft

Floorplans shown for 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.



KEY

W : Wardrobe
U : Utility
S : Storage

Indicative wardrobe position



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

Two bedroom apartment

TYPE OO-1

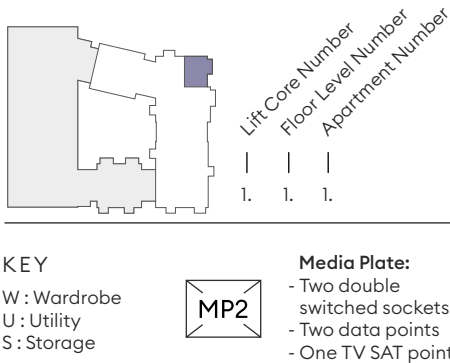


Scan to visualise the view from the 14th floor



Apartment	B.1.10.2 / B.1.11.2 / B.1.12.2 / B.1.13.2 / B.1.14.2	
Living / Dining	3.70 x 4.69m	12'2" x 15'5"
Kitchen	3.51 x 1.90m	11'6" x 6'3"
Bedroom 1	2.81 x 3.33m	9'3" x 10'11"
Bedroom 2	3.66 x 3.40m	12'0" x 11'2"
Balcony	1.55 x 5.08m	5'1" x 16'8"
Total Internal Area	74 sq m	792 sq ft

Floorplans shown for 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.



Two bedroom apartment

TYPE QQ

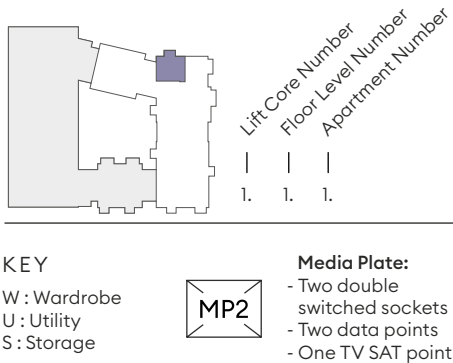


Scan to visualise the view from the 14th floor



Apartment	B.1.10.1 / B.1.11.1 / B.1.12.1 / B.1.13.1 / B.1.14.1	
Living / Kitchen / Dining	5.75 x 4.04m	18'11" x 13'3"
Bedroom 1	3.05 x 3.15m	10'0" x 10'4"
Bedroom 2	3.48 x 3.33m	11'5" x 10'11"
Balcony	3.94 x 1.85m	12'11" x 6'1"
Total Internal Area	75 sq m	805 sq ft

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Three bedroom apartment

TYPE RR

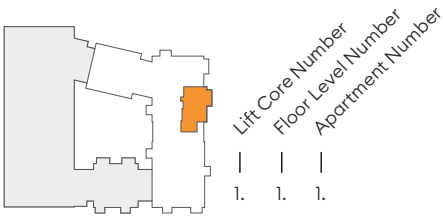
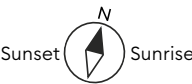


Scan to visualise the view from the 10th floor



Apartment	B.1.10.3	
Living / Dining	2.91 x 4.80m	9'7" x 15'9"
Kitchen	3.10m x 3.15m	10'2" x 10'4"
Bedroom 1	2.77 x 4.60m	9'1" x 15'1"
Bedroom 2	4.30 x 2.76m	14'1" x 9'1"
Bedroom 3	2.30 x 3.63m	7'7" x 11'11"
Roof Terrace	3.08 x 5.33	10'1" x 17'6"
Balcony	5.62 x 1.59m	18'5" x 5'3"
Total Internal Area	87 sq m	937 sq ft

Floorplans shown for 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.



KEY
W : Wardrobe
U : Utility
S : Storage

Indicative wardrobe position



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

Three bedroom apartment

TYPE RR-1

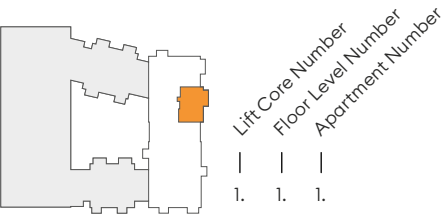
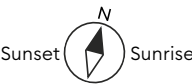


Scan to visualise the view from the 14th floor



Apartment	B.1.11.3 / B.1.12.3 / B.1.13.3 / B.1.14 3	
Living / Dining	2.91 x 4.80m	9'7" x 15'9"
Kitchen	3.10m x 3.15m	10'2" x 10'4"
Bedroom 1	2.77 x 4.60m	9'1" x 15'1"
Bedroom 2	4.30 x 2.76m	14'1" x 9'1"
Bedroom 3	2.30 x 3.63m	7'7" x 11'11"
Balcony	5.62 x 1.59m	18'5" x 5'3"
Total Internal Area	87 sq m	937 sq ft

Floorplans shown for 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.



KEY
W : Wardrobe
U : Utility
S : Storage

Indicative wardrobe position



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

Three bedroom apartment

TYPE SS

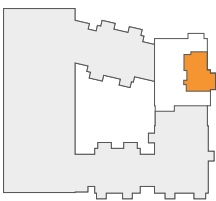
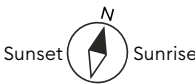


Scan to visualise the view from the 16th floor



Apartment	B.1.15.2 / B.1.16.2	
Living / Kitchen / Dining	7.56 x 4.11m	24'10" x 13'6"
Bedroom 1	4.76 x 2.75m	15'8" x 9'0"
Bedroom 2	4.64 x 2.76m	15'3" x 9'1"
Bedroom 3	3.64 x 2.75m	11'11" x 9'0"
Balcony	1.59 x 5.62m	5'3" x 18'5"
Total Internal Area	91 sq m	982 sq ft

Floorplans shown for 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.



KEY

W : Wardrobe
U : Utility
S : Storage

Indicative wardrobe position



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

Three bedroom apartment

TYPE TT

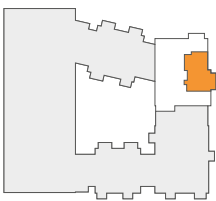
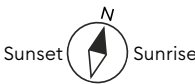


Scan to visualise the view from the 18th floor



Apartment	B.1.17.2 / B.1.18.2	
Living / Kitchen / Dining	7.56 x 4.11m	24'10" x 13'6"
Bedroom 1	4.84 x 2.75m	15'11" x 9'0"
Bedroom 2	4.64 x 2.76m	15'3" x 9'1"
Bedroom 3	3.49 x 2.75m	11'6" x 9'0"
Balcony	1.80 x 5.62m	5'11" x 18'5"
Total Internal Area	91 sq m	980 sq ft

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KEY

W : Wardrobe
U : Utility
S : Storage

Indicative wardrobe position



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

Three bedroom apartment

TYPE WW

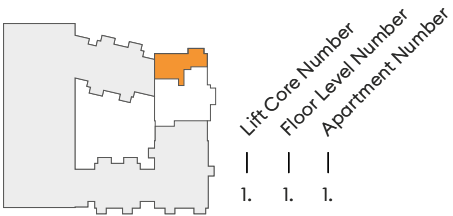
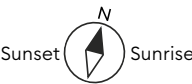


Scan to visualise the view from the 16th floor



Apartment	B.1.15.1 / B.1.16.1	
Living / Dining	7.26 x 3.94m	23'10" x 12'11"
Kitchen	3.23 x 2.85m	10'7" x 9'4"
Bedroom 1	3.05 x 3.01m	10'0" x 9'11"
Bedroom 2	2.96 x 4.12m	9'9" x 13'6"
Bedroom 3	3.29 x 2.97m	10'10" x 9'9"
Balcony	5.40 x 1.71m	17'9" x 5'7"
Total Internal Area	108 sq m	1,161 sq ft

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KEY

W : Wardrobe
U : Utility
S : Storage

Indicative wardrobe position



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

Three bedroom apartment

TYPE XX

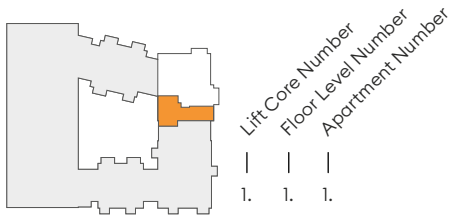
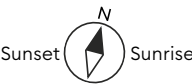


Scan to visualise the view from the 18th floor



Apartment	B.1.15.3 / B.1.16.3 / B.1.17.3 / B.1.18.3	
Living / Dining	5.27 x 5.21m	17'4" x 17'1"
Kitchen	3.87 x 2.55m	12'9" x 8'4"
Bedroom 1	3.00 x 4.32m	9'10" x 14'2"
Bedroom 2	3.41 x 2.82m	9'3" x 11'2"
Bedroom 3	2.83 x 2.88m	9'4" x 9'6"
Balcony	5.96 x 1.59m	19'7" x 5'3"
Total Internal Area	99 sq m	1,063 sq ft

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KEY

W : Wardrobe
U : Utility
S : Storage



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

Three bedroom apartment

TYPE YY

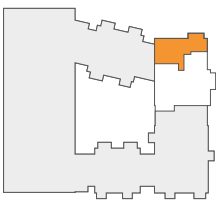
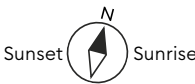


Scan to visualise the view from the 18th floor



Apartment	B.1.17.1 / B.1.18.1	
Living / Dining	7.05 x 4.02m	23'2" x 13'2"
Kitchen	3.23 x 2.83m	10'7" x 9'4"
Bedroom 1	2.85 x 3.01m	9'4" x 9'11"
Bedroom 2	2.75 x 4.12m	9'1" x 13'6"
Bedroom 3	3.29 x 3.05m	10'10" x 10'0"
Balcony	5.40 x 1.63m	17'9" x 5'4"
Total Internal Area	108 sq m	1,163 sq ft

Floorplans shown for 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.



Lift Core Number	Floor Level Number	Apartment Number
1.	1.	1.

KEY

W : Wardrobe
U : Utility
S : Storage

Indicative wardrobe position



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



Computer-generated image is indicative only.

Transforming tomorrow

At Berkeley Group our passion and purpose is to build quality homes, strengthen communities and improve people's lives. We are innovating, pushing boundaries and taking action to ensure we have a long-term, positive impact that is good for our customers, the communities we touch, our business and the world around us.

We transform underused sites into exceptional places and we're also transforming the way we work; embracing technology and raising standards, as we continue to deliver an outstanding customer experience and create high-quality homes that delight our customers.

Our Vision 2030 is our ten year plan which sets out how we will achieve this.



TRANSFORMING PLACES

Working with local people and partners we create welcoming and connected neighbourhoods where you can be proud to live.



TRANSFORMING LIFESTYLES

Taking action on climate change and giving you ways to live more sustainably. We're building efficient homes that use less energy over their lifetime, with sustainable travel choices on the doorstep.



TRANSFORMING NATURE

Creating beautiful places with habitats that help nature to thrive, meaning that every site is left with more nature than when we began.



TRANSFORMING FUTURES

Helping people to reach their potential through apprenticeships and training, and programmes supported by the Berkeley Foundation.



Please scan this QR code for more information on how we are

TRANSFORMING
TOMORROW

OUR VISION
2030
TRANSFORMING TOMORROW

Designed for life



Designed For Life

At Berkeley, we are committed to creating great places where people love to live, work and relax. Where the homes are light-filled, adaptable and finished to very high standards. Where carefully planned public areas enhance well-being and quality of life for residents and visitors. Where people feel a sense of community.

Customers drive all our decisions

We achieve that by putting our customers at the heart of everything we do. First, we strive to understand what our customers want and need – well-built homes, in a pleasant and safe neighbourhood, with plenty of amenities and good transport connections. Then we apply that understanding to all our planning and design decisions.

And for every new development, we challenge ourselves to go further, to improve and innovate, ensuring we satisfy the real needs of our customers in inspiring and sustainable ways.

Choice and diversity

No two Berkeley customers are the same, so we aim to offer a wide choice of property location, size and type. From central London to major towns and cities; from market towns to rural villages, countryside to the coast – we build in locations our customers love. And whatever home you are looking for, whether that's a city penthouse, a modern studio apartment or traditional family home, you will find the perfect fit for your lifestyle.

Quality first to last

Quality is the defining characteristic of Berkeley developments, right down to the very last detail. We choose our locations, style of homes, construction practices, materials and specifications with great care. When you buy a new home from Berkeley you can be safe in the knowledge that it is built to high standards of design and quality, has low environmental impact and that you will receive a professional, efficient and helpful service from us. For extra peace of mind, all new properties come with a 10-year build warranty.

Green living

For Berkeley, sustainability isn't simply the latest buzzword. We are committed to creating a better environment within our developments and in the areas that surround them. That's why we build on brownfield sites whenever we can, bringing new life to disused and unloved spaces. We take care to protect the natural environment and enhance biodiversity. All our homes are designed to reduce water and energy consumption, and to enable residents to recycle waste.

Commitment to the future

When we plan a development, we take a long-term view of how the community we create can thrive in years to come. Our aim is to permanently enhance the neighbourhoods in which they are located, though intelligent design, quality landscaping, sympathetic architecture or restoration, and high standards of sustainability. We don't just build for today; we build for the future too.

This is how we are ensuring sustainability at Oval Village

People, planet, prosperity

Sustainability is fundamental to Berkeley's ethos. In simple terms, we want to ensure the long-term health, well-being and prosperity of people and the planet. There are a range of ways we are managing and minimising the environmental impact of our operations and delivery of homes and communities. These are the initiatives we have implemented at Oval Village.

Nature and biodiversity

Parkland, trees, flowers, green roofs, ponds, hedges, gardens – these are the fundamentals of a thriving natural environment that can be enjoyed by everyone. They are all part of our commitment to achieve a net biodiversity gain on our developments. At Oval Village we will transform a brownfield site (historically used for industrial purposes) into a brand new destination which features 2.5 acres of public space. We have worked with our landscape architects to introduce green spaces with extensive landscaping and tree planting. Green and brown roofs also form part of the strategy to support local wildlife and boost biodiversity.

Waste and recycling

We actively encourage all residents to reduce their waste wherever possible. We provide integrated recycling bins within kitchen units to make it easier to separate and recycle different types of waste.

Water efficiency

Our homes are designed to high water efficiency standards and are fitted with dual flush WCs, and low-flow taps and showerheads which use less water without compromising convenience and comfort. Rainwater harvesting is also in place for the wider development, with water captured during periods of rainfall, stored underground and then used to irrigate landscaped areas.

Energy efficiency

Efficient use of electricity and gas helps lower fuel bills and reduces carbon emissions. Our homes have been designed to use less energy than a standard home. They have enhanced levels of thermal insulation and air-tightness, and have been fitted with mechanical ventilation units with heat recovery (MVHR). Each home has a smart energy meter, so residents can monitor usage, whilst all lighting is low energy and kitchen appliances are energy efficient. The wider development benefits from roof mounted solar photovoltaic panels (PV), which generate energy to help power communal areas.

Noise reduction

We can't eliminate noise, but we do consider the impact of noise in the design of our homes. We consider external noise, such as from nearby roads, and internal noise including the transfer between rooms and floors. We consider room layout and incorporate insulation to create a quieter environment wherever possible.

Clean air

It is hard to avoid polluted air, particularly in our cities. Throughout Oval Village we have planted trees, shrubs and flower beds to help create a cleaner air environment. Within our homes we provide mechanical ventilation to filter the internal air, whilst the paints and adhesives used have low levels of volatile organic compounds (VOCs) to ensure a healthy indoor environment.

Sustainable transport

We provide secure cycle parking and electric car charging points to encourage the use of sustainable methods of transport. Extensive walking and cycling routes through the site also ensure easy access to bus, tube and rail links. A car club is available to residents whilst a number of Santander cycle hire stations are also located near the development.

Community & Stewardship

We want to ensure that Oval Village develops into a thriving community, where people get to know their neighbours and enjoy a great quality of life. The development will have key amenities and places to meet, including communal gardens, an open plaza, children's play spaces, a brand new supermarket, and over 100,000 square feet of commercial and community space. Oval Village will also have a community plan, and we will support the development of a resident led community committee and provide funding to run clubs and events aimed at bringing people together.

Maintaining our communal open spaces and facilities in perpetuity is an important benefit to the whole community. We work with the Estate Management Team and residents to ensure the development remains in pristine condition.

Future-proof design

From the early stages of design, we assess how our homes will stand up to the future effects of climate change, such as how they will be affected by higher summer temperatures, periods of drought, or more extreme rainfall. We are constantly researching how we can ensure our homes and developments are more resilient to these extremes to understand what new innovative technologies we should use in our future designs. Adaptation features at Oval Village include green and brown roofs, rainwater harvesting and sustainable urban drainage.



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Map for illustration purposes only, not to scale.

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