



OVAL
VILLAGE
CENTRAL LONDON

The shape of things to come



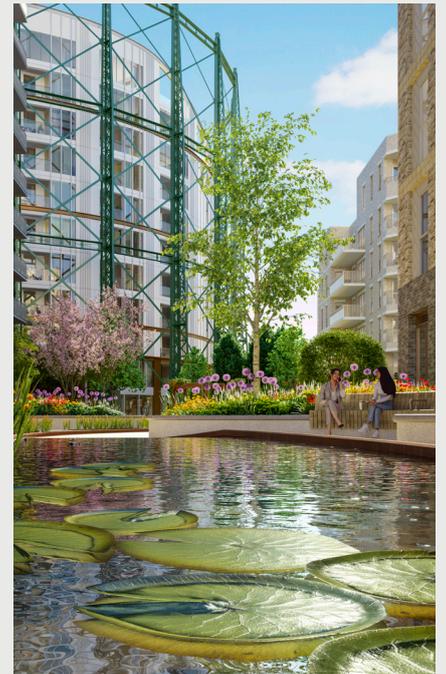
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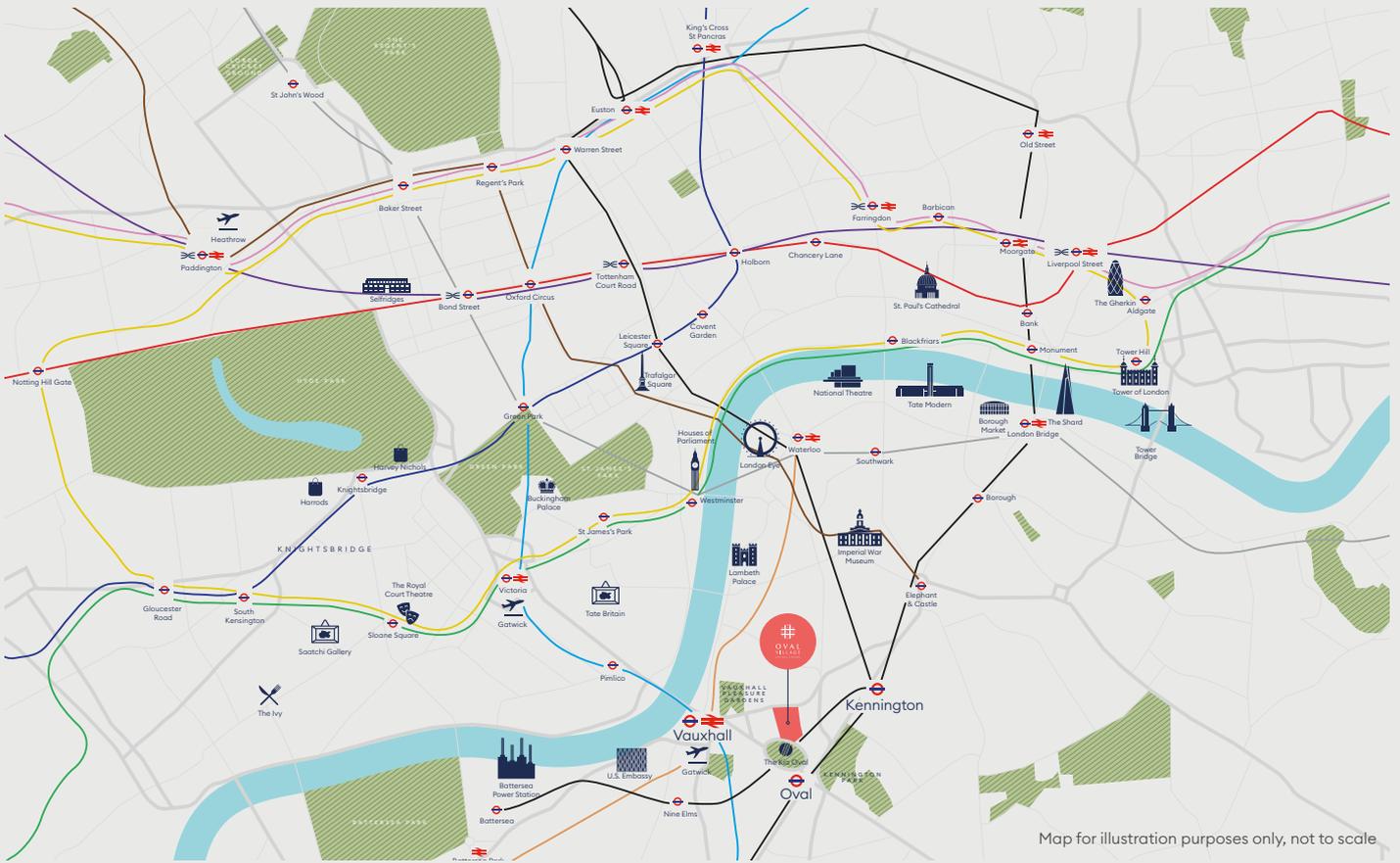
The shape of things to come

Oval Village is a new kind of neighbourhood with community at its heart. Set amidst iconic buildings, bustling high streets and the bright lights of Britain's capital, it provides an oasis of calm in the heart of London.

The private resident gardens and extensive landscaped gardens provide spaces to relax, unwind and will become focal points for the whole community. Residents will also enjoy the on-site facilities, which include a 24-hour concierge service, gymnasium, swimming pool, Hydro Pool, spa, sauna, private cinema, work space and lounge.

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





Map for illustration purposes only, not to scale.

The location

With more than 60 public parks, commons and gardens, the London borough of Lambeth – home to Oval Village – is a treasure trove of tranquil green oases to relax, reflect, or just walk the dog.

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

Transport links

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

- Three Underground lines provide swift access around London.
- Vauxhall rail station is a short walk away with direct links to Gatwick Airport at just 33 minutes.
- Kennington Station became a Zone 1 station when the Northern line extended to Battersea and Nine Elms in September 2021.

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

Education

Oval Village is close to a wide choice of outstanding schools, colleges and universities, providing the best education available at all stages of learning.

Primary schools

Pimlico Primary School:	9 mins
Westminster School:	16 mins
Thomas’s Battersea:	19 mins
Fox Primary School:	25 mins
Queen’s Gate School:	26 mins

Universities

Chelsea College of Arts:	18 mins
King’s College London:	21 mins
London School of Economics:	21 mins
University College London:	26 mins
Imperial College London:	27 mins

Travel times taken from google.co.uk/maps

Tube



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The development

- Manhattan, 1, 2 and 3 bedroom apartments
- Less than 10 minutes' walk from Vauxhall, Oval and Kennington stations
- Excellent transport connections via Northern and Victoria lines
- Set amid extensive landscaped gardens

The amenities*

- Landscaped public gardens
- Private Residents' gardens
- 24-hour Concierge
- Gymnasium
- Swimming Pool
- Spa Treatment Rooms, Steam Room and Sauna
- Hydro Pool
- Residents' Lounge and Meeting Room
- Private Cinema
- Cafe and Community Centre
- 100,000 square feet of commercial space

Tenure

999-year lease

Location

Oval, SE11

Local authority

London Borough of Lambeth

Building Insurance

10-year Build Warranty

The Developer

Founded in 1976, Berkeley Homes is one of the UK's leading developers and has won numerous awards for its commitment to quality, design and customer service including 2014 Queen's Award for Enterprise in Sustainable Development, and the accolade Britain's Most Admired Company 2011. Quality is at the heart of everything Berkeley does, not only in the homes it builds, but in its commitment to customer service, green living and the regeneration of brownfield sites. All Berkeley developments are designed to permanently enhance the neighbourhoods in which they are located through excellence in design, sensitive landscaping, sympathetic restoration, and impeccable standards of sustainability.

REASONS TO BUY

LOCAL AREA



TRANSPORT



3 Stations under 10 minute walk

ZONE 1

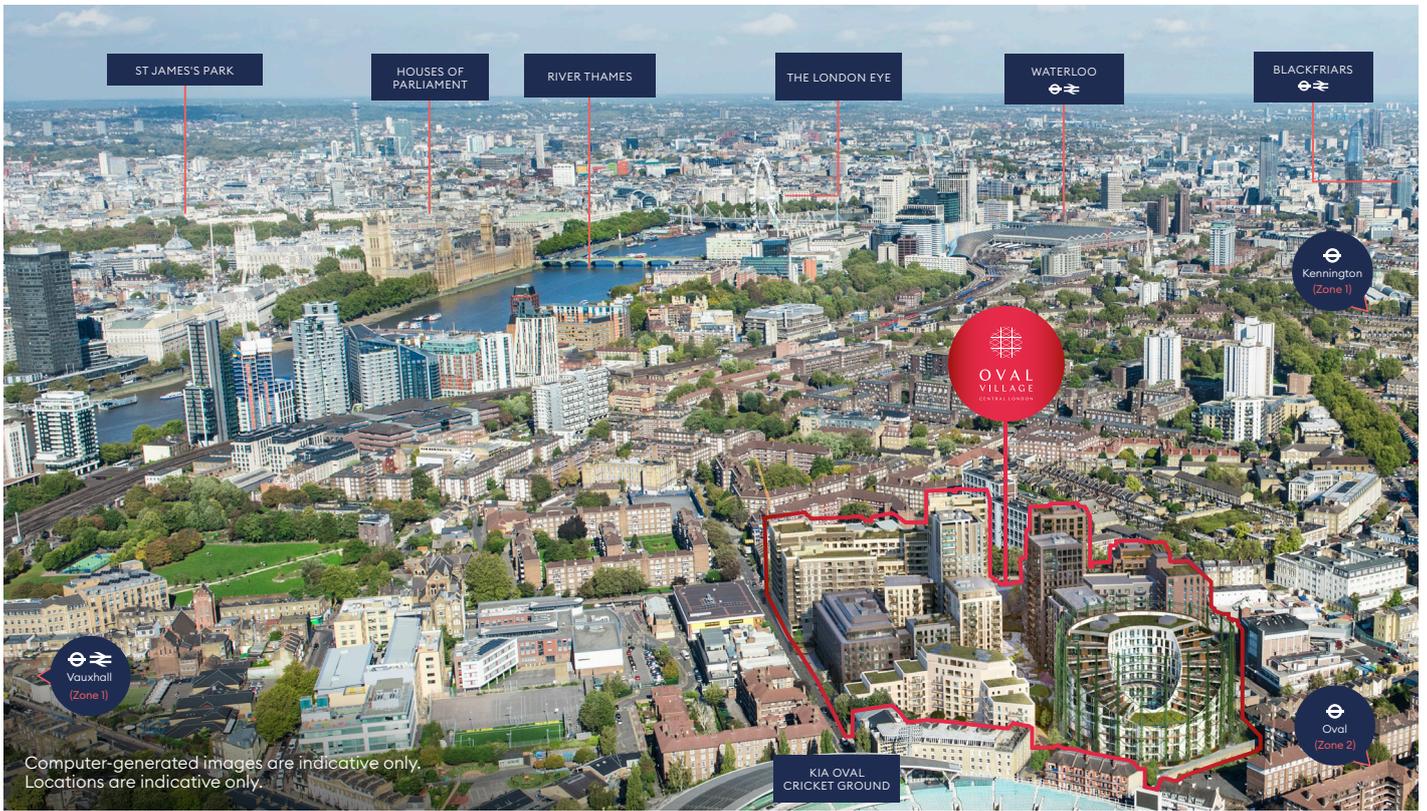
Kennington Station is now a Zone 1 station, and the Northern line extension to Battersea and Nine Elms is open.

WORLD-CLASS EDUCATION

Oval Village is close to an array of schools, colleges and universities providing quality education at all stages of learning.

EXCEPTIONAL FACILITIES





Council Tax

London Borough of Lambeth
 Band E – £2,153.43
 Band F – £2,544.97

Table of 2023/2024 figures
 Please speak to a sales consultant for further information.

Ground rent

For all reservations from 30th June 2022, in line with Government legislation, a Peppercorn Rent will be applicable to all apartments

Estimated Service charge

Phoenix Court	£4.95 p.sq.ft.
Juniper Gardens	£5.25 p.sq.ft.
The Pinnacle	£5.22 p.sq.ft.
General Right to Park	£332 p.a.

Completion

Phoenix Court:
 West/Central – Q1/Q2 2023
 East/South – Q3 2023/Q1 2024
Juniper Gardens:
 Q3 2024/Q1 2025
The Pinnacle:
 Core B1 – Q1 /Q2 2026
 Core B2 - Q3/Q4 2026

Parking

Parking available for 3 bedroom purchasers by separate negotiation
 (Please speak to a sales consultant).

Terms of payment

A reservation fee is payable upon reservation:

- £5,000 advanced instalment of payment on all transactions up to £1,000,000.
- £10,000 advanced instalment of payment on all transactions up to £2,000,000.

Phoenix Court:

- 20% of purchase price, less reservation deposit, is payable within 21 days on exchange of contracts.
- The remaining balance of 80% is payable upon completion.

Juniper Gardens:

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

The Pinnacle:

- 10% of purchase price, less reservation deposit, is payable within 21 days on exchange of contracts.
- A 10% payment is payable 12 months after exchange of contracts.
- A further 10% payment is payable 18 months after exchange of contracts.
- The remaining balance of 70% is payable upon completion.

Please speak to a sales consultant for further information.