



# LOMBARD SQUARE

Berkeley  
Designed for life



HOME  
OF  
EXPRESSION



# A GREEN OASIS AMID THE CITY BUSTLE

Welcome to Lombard Square, a design-led collection of 1, 2 & 3 bedroom apartments set around a beautiful Garden Square.

Created for trendsetters and forward-thinkers, these spaces take interior design to a new level. Each house has been inspired by a traditional craft trade and features artisan finishes – a home you can be truly proud of.







# CLOSE TO THE ACTION

Set in up-and-coming Plumstead and a short walk from trendy Woolwich, Lombard Square is easily connected to Central London within 17 minutes via rail or the Elizabeth Line.

- 01 Plumstead Station  
Overground & ThamesLink  
trains with direct access to  
St Pancras International
- 02 Ridgeway  
Cycle & footpath
- 03 Plumstead High Street
- 04 Thames Path  
Cycle & footpath
- 05 Royal Arsenal Riverside
- 06 Woolwich Works  
Creative destination for live music,  
art, comedy, and dance.
- 07 Woolwich Pier  
Uber Boat by Thames Clipper  
to Central London
- 08 Woolwich Arsenal Station  
National Rail and Docklands  
Light Railway (DLR)
- 09 Woolwich Station  
Elizabeth Line with direct access  
to Canary Wharf & Bond Street
- 10 London City Airport  
European and  
international airport
- 11 Thames Barrier
- 12 O2 Arena  
Events arena and  
shopping destination
- 13 ExCeL Centre  
International exhibition  
and convention centre
- 14 City Of London
- 15 The Shard
- 16 Westminster

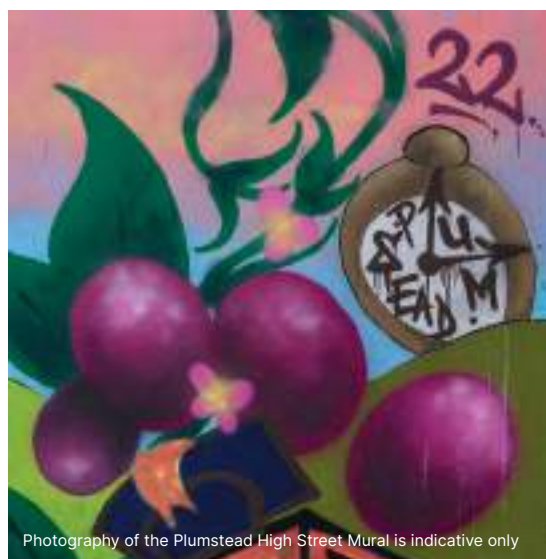
Source: tfl.gov.uk. Computer enhanced image is indicative only







Photography of the White Hart Road Mural is indicative only



Photography of the Plumstead High Street Mural is indicative only



Lifestyle imagery is indicative only



Photography of Plumstead High Street is indicative only

# MOVE OVER HACKNEY

The South East is quickly becoming a contender for London's coolest neighbourhood. Plumstead is getting a reputation as the place to be for artists and young professionals alike.

Regeneration plans for the old Plumstead Power Station include film & TV studios. Plumstead High Street and the surrounding areas are also undergoing a transformation, with upgraded shop fronts, roads and lighting.

Londoners in the know are already moving in, before the rest of the city catches on.

WELCOME

TO

LOMBARD

SQUARE



# GREEN ALL AROUND

Enjoy a sense of space and tranquillity at Lombard Square. Each house has its own podium garden, while a series of open spaces, green pathways and boardwalks weave through the site.

Inspiration has been taken from local craft heritage for each of the six houses.

MYRO HOUSE  
LEATHERCRAFT

OPAL HOUSE  
WOODWORK

ROSA HOUSE  
TAILORING & WEAVING

FUTURE PHASE  
TEXTILES

FUTURE PHASE  
POTTERY

FUTURE PHASE  
METALWORK

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.  
Walking distances are approximate: Source: Google maps







# IN YOUR OWN WORLD

Step outside and find yourself immersed in over 1.8 acres of green spaces designed around the four seasons. A rarity in London, you have a wealth of outdoor areas quite literally on your doorstep. Jog, walk your dog or simply relax surrounded by natural beauty.





Computer generated image is indicative only

# A HIDDEN GARDEN

The beautifully landscaped spaces at Lombard Square provide an escape from the busy city.

## GARDEN SQUARE

The central Garden Square is the largest green space on-site and has been designed with the community in mind, incorporating a variety of play opportunities for children, a picturesque lake and large lawn area. This space has been thoughtfully crafted to accommodate community events and gatherings.

## SUSTAINABILITY AND NATURE

Sustainability sits at the heart of everything we do, with hundreds of new plants and trees breathing life into the lush green environment. The lake is not only a tranquil setting to enjoy but also enhances the ecology and provides a rich natural habitat.



# YOUR LOMBARD SQUARE LIFESTYLE

Your residents' amenities make life a breeze, providing an array of conveniences such as a coffee shop\* and express food shop\* designed to enhance your everyday living experience.

## ON-SITE AMENITIES

Enjoy the on-site (opt-in) gym†, where you can stay fit and healthy without leaving the comfort of your community.

The 12-hour concierge service ensures that assistance is always at hand. From receiving packages and managing deliveries to booking local services or providing information about the area, our friendly and professional concierge team is here to make your life easier.

In keeping with our commitment to sustainability and modern living, Lombard Square is equipped with electric charging points for your eco-friendly vehicles.

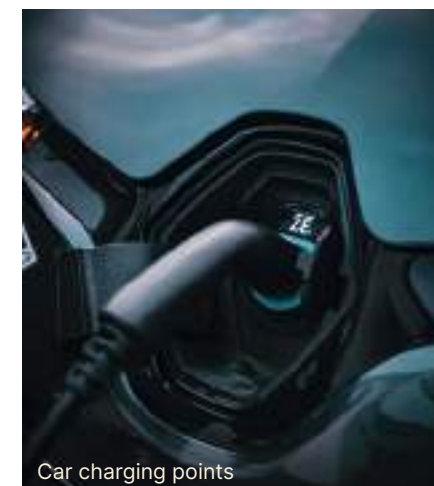
Additionally, secure bike storage is provided on-site. Whether you use your bike for daily commutes or weekend adventures, you'll have a safe place to store it.

From fitness and wellness to everyday practicalities, we've got you covered.



12-hour concierge

Computer generated image is indicative only



Car charging points



Secure bike storage



On-site (opt-in) gym

Lifestyle imagery is indicative only. †Access to the gym is opt-in only & to subject availability. \*Forthcoming, subject to change.





Computer generated image is indicative only

On-site commercial spaces will complement the ongoing revitalisation of Plumstead.





Lifestyle imagery is indicative only



Lifestyle imagery is indicative only



Photography of The Plumstead Centre is indicative only



Photography of The Plumstead Pantry is indicative only

# HI THERE, NEIGHBOUR

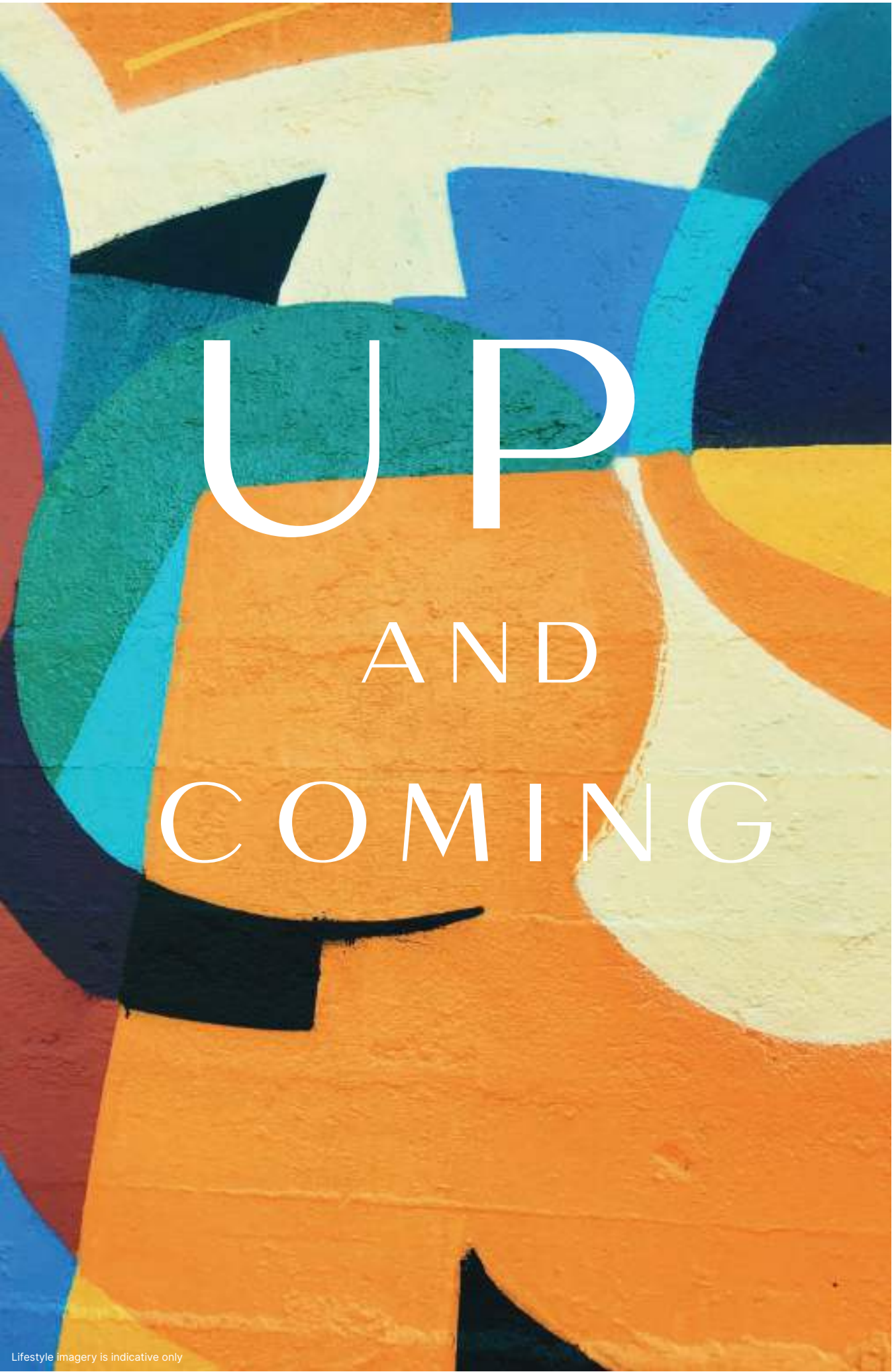
Lombard Square provides more than just homes; it rejuvenates Plumstead by offering public spaces and a welcoming neighbourhood – the perfect place to build a dynamic new community. This thoughtfully designed development integrates seamlessly with the existing fabric of Plumstead, enhancing the area with vibrant communal spaces where residents and visitors alike can gather, connect, and thrive.

## ARTS, EATS, EVENTS

From food markets to family fun days, there's no shortage of things to do. The central lawn and garden spaces will host regular activities and seasonal events, creating a vibrant social calendar that appeals to all ages.

A series of on-site commercial spaces will complement the ongoing development of the surrounding area, ensuring that everything you need is catered for. These commercial hubs will feature a variety of shops, cafés, and essential services, making everyday conveniences just a short stroll away. Whether you're grabbing your morning coffee, shopping for fresh produce, or dining out with friends, Lombard Square offers a lively and convenient lifestyle.





Lifestyle imagery is indicative only



Lifestyle imagery is indicative only

Plumstead has a long and proud craft tradition. For centuries the area has been a key hub for a range of disciplines, from ceramics to leatherwork. Today, it's experiencing a modern renaissance, rapidly becoming a haven for young creatives and artistic souls.

You can find new independent cafés, restaurants and pubs opening to cater to the increasing number of young professionals and families in the area. With investment going towards reviving the neighbourhood and adding community facilities, Plumstead is blossoming into an attractive urban village.



Photography of The Plumstead Pantry is indicative only



Photography of Plumstead High Street is indicative only





Map is not to scale and show approximate locations only.  
Timings are approximate: Source: Google maps

# MOMENTS TO RAR

Lombard Square is just a short walk from Royal Arsenal Riverside (or RAR for those in the know) – a lifestyle hotspot brimming with trendy restaurants, independent shops and everyday amenities of all sorts. From picking up fresh produce at the farmers' market to enjoying craft beers with friends, there's plenty to do here.

- |                                      |                                 |
|--------------------------------------|---------------------------------|
| 01 The Yoga Space London             | 16 Boulangerie Jade             |
| 02 Premier Inn Hotel                 | 17 Blue Tit Hair Salon          |
| 03 Beefeater Restaurant              | 18 Marks & Spencer Foodhall     |
| 04 Woolwich Works                    | 19 Tesco                        |
| 05 The Guard House                   | 20 Starbucks                    |
| 06 The Waterside Club                | 21 Foxtons                      |
| 07 Farmer's Market                   | 22 Barclays                     |
| 08 Dial Arch Pub and Dining          | 23 SALT Craft & Pizza           |
| 09 Woolwich Works                    | 24 Sainsbury's Local            |
| 10 Vanquish Real Estate              | 25 PureGym                      |
| 11 Woolwich Arsenal Pier (Uber Boat) | 26 Smart Mobility Living Lab    |
| 12 House of Denna                    | 27 Zeeba Daycare                |
| 13 Punchdrunk                        | 28 Royal Arsenal Medical Centre |
| 14 Royal Arsenal Dentist             | 29 63 Delis                     |
| 15 Gail's Bakery                     |                                 |



# THE CREATIVE DISTRICT NEXT DOOR

Within Royal Arsenal Riverside is Woolwich Works – a vibrant, multi-disciplinary creative hub that has quickly garnered acclaim, recently being named London's 'Best New Culture Spot' by Time Out. The venue hosts a diverse programme that includes contemporary music, comedy, theatre, cabaret, and everything in between, ensuring there's always something exciting happening. Whether you're in the mood for an evening of laughter, live music, or captivating performances, Woolwich Works promises never to disappoint, making every Friday night an adventure.

For those looking to blend productivity with creativity, Woolwich Works also boasts the Workers' Club, a dynamic co-working space. Here, London's entrepreneurs, freelancers, and creative minds converge to share ideas, collaborate, and bring their innovative projects to life. It's a hub of activity where inspiration meets ambition, and networking opportunities abound.

## PUNCHDRUNK

For even more art and culture, check out other creative residents at RAR. One standout is Punchdrunk, the world-famous immersive theatre production company known for its groundbreaking shows that transport audiences directly into the heart of the story.

Whether you're catching a show at Woolwich Works, collaborating at the Workers' Club, or immersing yourself in a Punchdrunk production, you'll find endless opportunities to engage, inspire, and be inspired.



Live performance at Punchdrunk (photography courtesy of Julian Abrams)



Live music at Woolwich Works



Woolwich Works



Afrikan Boy at Woolwich Works (photo credit: Chris Morgan)

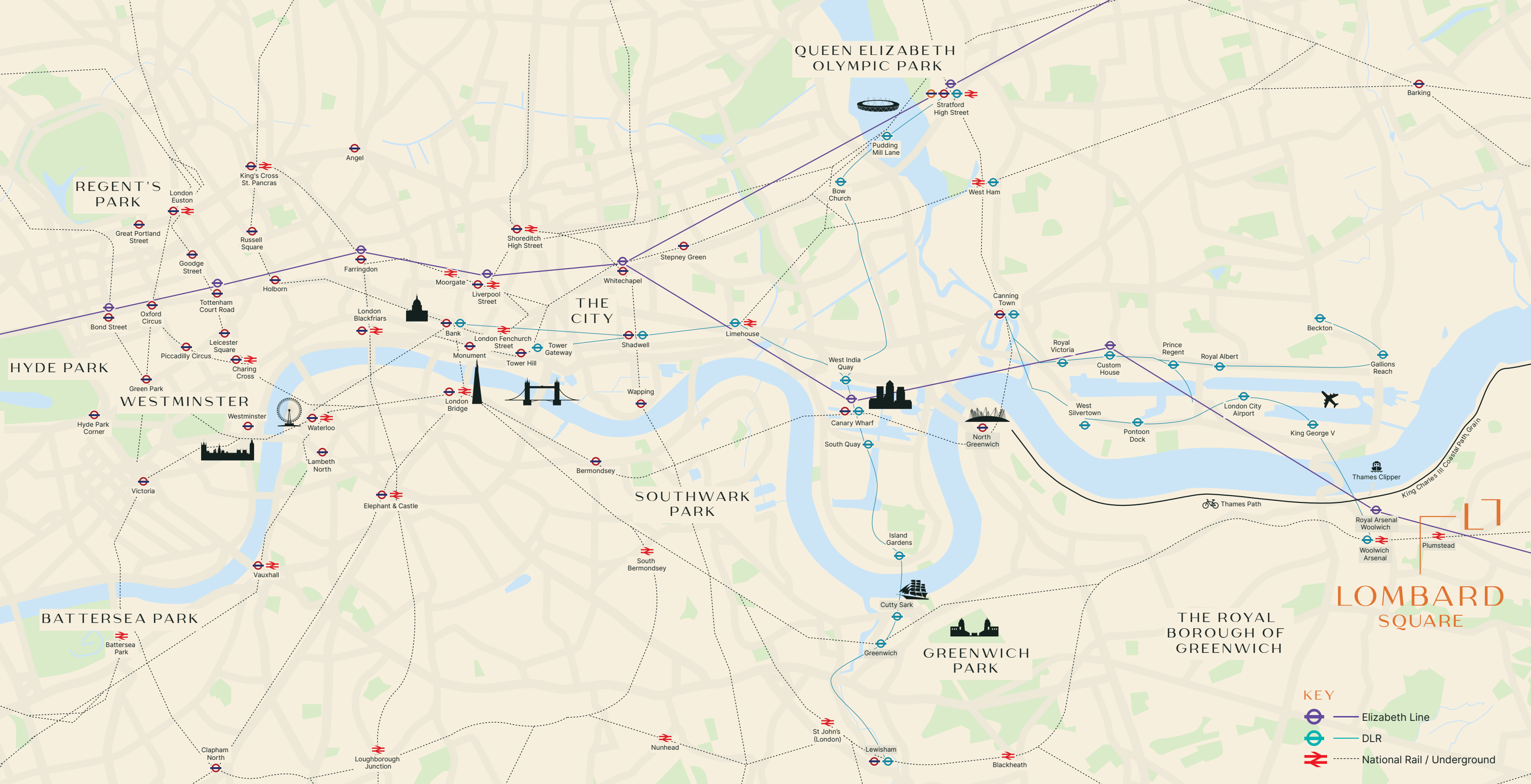


Live performance at Punchdrunk



# CLOSE CONNECTIONS





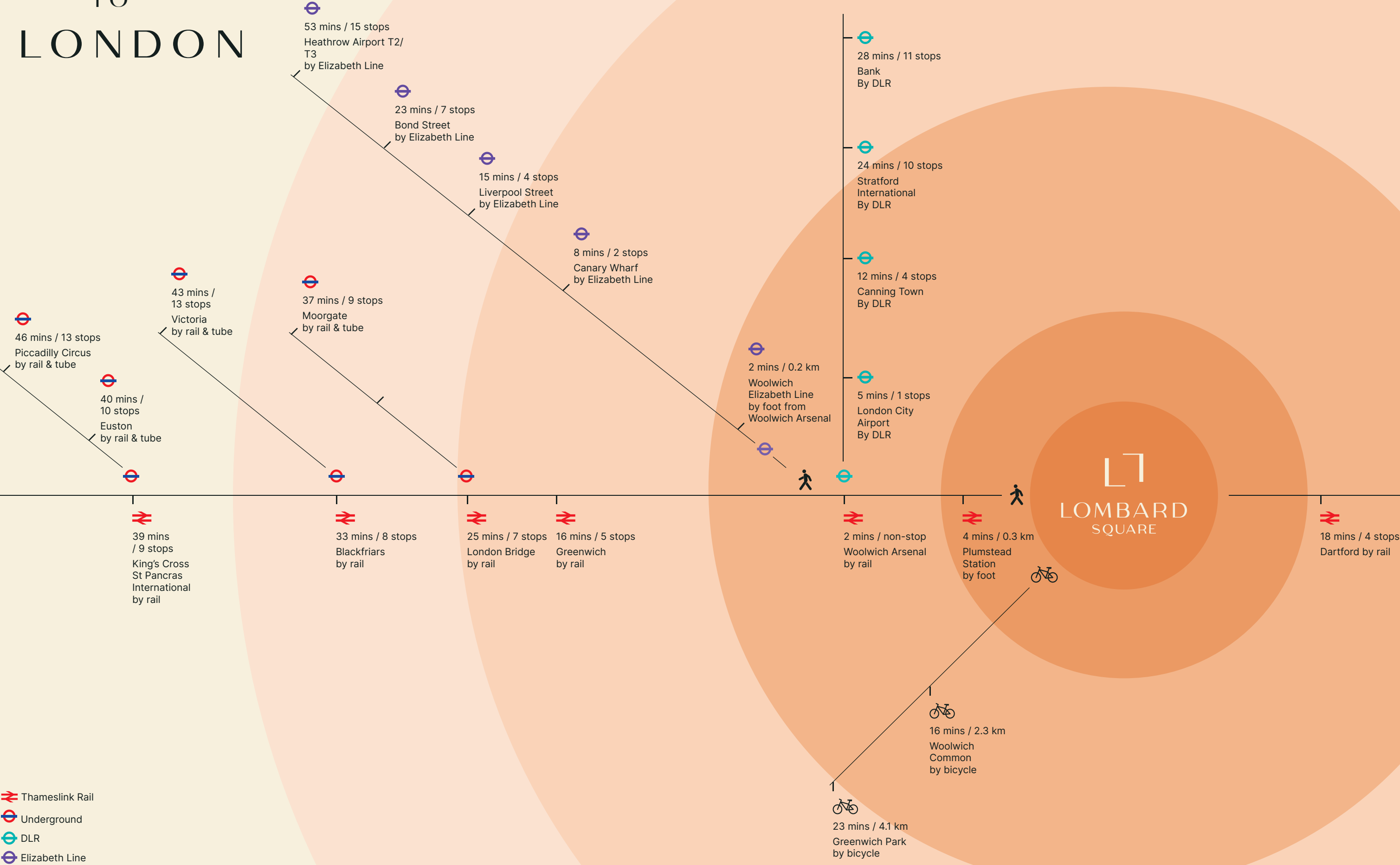
Map is not to scale and show approximate locations only.  
Timings are approximate: Source: Google maps

EASILY CONNECTED TO  
CENTRAL LONDON

Located close to Plumstead Rail Station and a 14 minute walk to Woolwich station for the Elizabeth Line. Lombard Square offers a wealth of transport connections around London and beyond.



# CONNECTIVITY TO LONDON



This graphic illustration shows approximate times only and is not representative of the London tube map. Walking time from Lombard Square to Plumstead station, source: Google maps. All transport times are based on travelling at 6:30 am on a weekday. Source: tfl.gov.uk





Gipsy Moth Greenwich

## ROYAL BOROUGH OF GREENWICH

The Royal Borough of Greenwich is one of London's most historic and dynamic areas. It's home to the Meridian Line at the Royal Observatory, Cutty Sark, National Maritime Museum, Old Royal Naval College including the fabulous Painted Hall, the Emirates Skyline cable car, Greenwich Market and Greenwich Park, to name just a handful of highlights.

There are parks and a generous stretch of the Thames to explore, plus countless bars, shops, restaurants and entertainment venues in which to while away the weekend.



Cutty Sark, Greenwich





The O2, Millennium Dome



Lifestyle imagery is indicative only



Shopping at the O2



The O2 Arena

# THE O2

Catch a once-in-a-lifetime gig, go shopping at the ICON Outlet, or try the Skywalk if you have a head for heights. The O2 is more than just an entertainment venue; it's a destination that offers an unforgettable experience. Home to over 60 shops, the ICON Outlet is perfect for indulging in some retail therapy, featuring a mix of high-end brands and unique boutiques.

The O2 boasts a state-of-the-art multiplex cinema, where you can catch the latest blockbuster movies in ultimate comfort. And, of course, it's renowned for hosting the best acts in town. So, whether you're in the mood for shopping, dining, or live entertainment, the O2 offers a complete experience that caters to all tastes and interests.

## EXTENSIVE ENTERTAINMENT

If you're a thrill-seeker, the O2's Skywalk offers an exhilarating adventure with breathtaking views of the London skyline, providing a perspective like no other. Once you've conquered the heights, relax and unwind in one of the dozens of restaurants and bars scattered throughout the O2. From gourmet dining to casual eateries, there's something to satisfy every palate.



# EAST LONDON WITH EASE

Just a short journey from Lombard Square lies East London, an area celebrated for its expansive green spaces, vibrant street markets, and some of the coolest restaurants in town.

## POWERHOUSE AND CHARM

Beyond its charm, East London is emerging as a powerhouse for innovation, creativity, and learning, particularly at Queen Elizabeth Olympic Park. The Mayor of London's £1.1 billion investment into East Bank represents the most significant single investment in London's culture since the legacy of the 1851 Great Exhibition. This transformative project is set to establish East Bank as a new cultural hub. It will feature the BBC Music Studios, providing a vibrant new music hub that will foster creativity and talent. Additionally, Sadler's Wells has a new 550-seat theatre which has just opened, adding to the area's rich artistic offerings.

## RETAIL THERAPY

For those seeking a premier retail experience, Westfield, Stratford is a must-visit. As one of London's prime shopping destinations, it is home to hundreds of shops, bars, and restaurants, ensuring a diverse and satisfying shopping experience. But the offerings don't stop at retail therapy; Westfield City also boasts a Vue cinema, bowling alley, casino, gaming arena, and a unique baseball experience, providing endless entertainment options for everyone. Whether you're a shopaholic, a foodie, or an entertainment seeker, Westfield, Stratford has something to cater to every interest and make your visit truly memorable.

Source: <https://www.london.gov.uk/programmes-strategies/arts-and-culture/culture-and-good-growth/east-bank>



Westfield Stratford City



ArcelorMittal Orbit



Lifestyle imagery is indicative only



Lifestyle imagery is indicative only



Lifestyle imagery is indicative only



IFS Cloud Cable Car





Canary Wharf

# BUSINESS AS USUAL

Short commutes mean more time to enjoy what really matters. With Canary Wharf just two stops away on the Elizabeth Line, an 8-minute ride, you're perfectly positioned to make the most of your day. In addition to Canary Wharf, you're also within easy reach of other key London hubs.

## CANARY WHARF

Canary Wharf itself is a thriving business district, home to over 16,000,000 sq ft of office and retail space. This vibrant hub supports £40.4 billion of Gross Value Added (GVA), with £19.7 billion\* directly attributable to the activities within Canary Wharf. It's a place where business thrives, offering unparalleled opportunities for career growth and professional networking.

## EAST LONDON TECH CITY

Another cornerstone of the region's economic landscape, houses some of the world's largest tech companies, including Google's Innovation Hub and Amazon's digital media development centre. This area is a beacon of innovation and technological advancement, attracting top talent and fostering cutting-edge developments in the tech industry.

## GLA

The Greater London Authority (GLA) has relocated its headquarters, City Hall, to the Crystal Building in the Royal Docks. Just seven minutes away, this location created 140,000 new jobs\*\*, further cementing East London's status as a key player in the city's economic and political landscape.

Together, these developments highlight the dynamic and thriving nature of East London, making it an exciting place to live, work, and invest in. Whether you're drawn by the short commutes, the bustling business environment, or the innovative tech scene, East London offers an array of opportunities to enhance your professional and personal life.

All transport times are based on travelling at 6:30 am on a weekday. Source: tfl.gov.uk

\*Source: <https://group.canarywharf.com/wp-content/uploads/2021/04/canary-wharf-esg-30-years-of-canary-wharf-local-impact-report-mar-2018.pdf>

\*\*Source: <https://www.london.gov.uk/140000-new-jobs-created-result-mayors-record-breaking-affordable-housing-delivery-momentum-will-be>



# CENTRAL LONDON

There's no shortage of ways to enjoy yourself in Central London, where every corner reveals a new adventure. Begin your day with a leisurely stroll through the expansive greenery of Hyde Park, an urban oasis offering a serene escape from the city.

For a taste of London's vibrant market scene, visit the bustling Borough Market, where you can sample an array of delectable street food and artisanal goods.

## IT'S SHOW TIME

As evening approaches, the allure of London's West End beckons. Lose yourself in the magic of a world-class theatre production, with an array of shows that promise to enchant and entertain. Afterwards, wander through the charming streets of Covent Garden, where street performers, lively markets and playful restaurants add to the area's infectious energy.

## FASHIONISTA

For those with a penchant for fashion, a visit to the exclusive designer boutiques of Bond Street is a must. This renowned shopping destination is home to the latest in luxury fashion, where you can indulge in a bit of retail therapy and discover the newest collections from the world's most prestigious designers.

Whether you're seeking cultural enrichment, breathtaking views, or the latest in high fashion, central London offers an endless array of delights to make every visit memorable.

## FINE DINING

The Madison restaurant near St Paul's Cathedral, takes inspiration from the lively and eclectic New York dining scene. Where you can enjoy exquisite modern cuisine in an alfresco setting, as well as enjoy drinks at the rooftop bar.

If you're looking for somewhere with a view, ascend to the Oblix at the Shard, where you can savour exceptional food and dining while taking in panoramic vistas of the city.



Borough Market



The Shard



Hyde Park



Covent Garden



Bond Street



St Paul's, Madison



# WORLD CLASS EDUCATION

Local to Lombard Square there are excellent educational opportunities, including OFSTED rated 'outstanding' and 'good' primary and secondary schools. The world-renowned London School of Economics and Imperial College London are also within easy reach and sit in the top 50 of the World & UK University Rankings.

## UNIVERSITIES

### IMPERIAL COLLEGE LONDON

World University Ranking: 2nd  
34 mins / 12 stops by  
Elizabeth & District lines

### LONDON SCHOOL OF ECONOMICS AND POLITICAL SCIENCE

UK University Ranking: 5th  
18 mins / 5 stops by Elizabeth line

### QUEEN MARY UNIVERSITY OF LONDON

29 mins / 3 stops from Woolwich  
via Elizabeth Line & District Line

### UNIVERSITY OF GREENWICH

16 mins / 5 stops from  
Plumstead Station via National Rail

## SECONDARY SCHOOLS

### CHARLTON PARK ACADEMY (STATE — ACADEMY)

Ofsted: Outstanding  
13 mins / 3.4 kms by car

### PLUMSTEAD MANOR SCHOOL (STATE)

Ofsted: Good  
8 mins / 1.3 kms by car

### BEXLEY GRAMMAR SCHOOL (GRAMMAR)

Ofsted: Outstanding  
15 mins / 5.1 kms by car

## PRIMARY SCHOOLS

### ST PETER'S CATHOLIC PRIMARY SCHOOL (STATE)

Ofsted: Outstanding  
5 mins / 1.8 kms by car

### FOXFIELD PRIMARY SCHOOL (STATE)

Ofsted: Outstanding  
5 mins/ 1.5 kms by car

### HERONSGATE PRIMARY SCHOOL (STATE)

Ofsted: Outstanding  
9 mins/ 1.1 kms by car

### CARDWELL PRIMARY SCHOOL (STATE)

Ofsted: Outstanding  
7 mins/ 2.7 kms by car

Source: [www.topuniversities.com](http://www.topuniversities.com) and reports.  
[ofsted.gov.uk](http://ofsted.gov.uk). All transport times are based on  
travelling at 6:30 am on a weekday. Source: [tfl.gov.uk](http://tfl.gov.uk)



London School of Economics



THOUGHTFULLY

CURATED

LIVING

Leathercraft, woodwork, tailoring and weaving, textiles, pottery and metalwork. Each of these six key craft areas has roots in the Plumstead area. Craftsmen plying these trades lived in the area for centuries.



# ARTFULLY CRAFTED

We've taken inspiration from this heritage and dedicated each of the six houses in Lombard Square to its own unique craft discipline. Lombard Square's designers have lovingly celebrated the rich heritage of leathercraft, woodwork, tailoring and weaving, textiles, pottery and metalwork. Each house pays homage to these traditional trades, incorporating their materials and methods into the very fabric of the development.

Step inside and you'll find a seamless blend of contemporary elegance and artisanal craftsmanship.

By thoughtfully referencing these materials and methods, each house at Lombard Square tells a story of local heritage. The result is a living space that is not only stylish and functional but also deeply connected to the history and culture of the area.

In 1888, a group of skilled munitions workers from Woolwich Arsenal formed a football team called Dial Square, playing their early matches on pitches throughout Plumstead. Though humble in its origins, this collective would go on to become the celebrated Arsenal Football Club, forever linking the prestigious team to the rich heritage and craftsmanship that once defined this historic area.

MYRO HOUSE  
LEATHERCRAFT

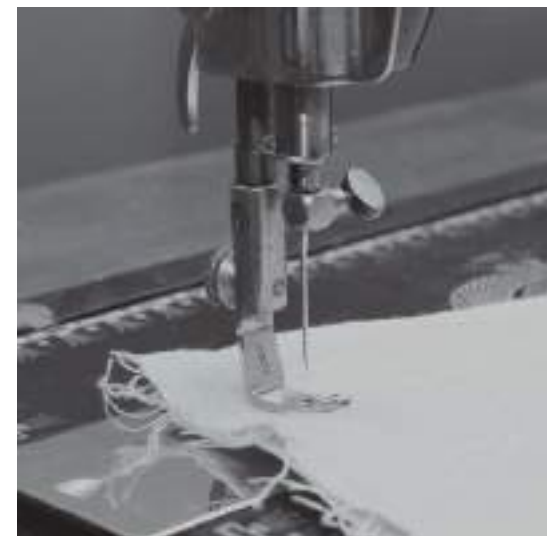
OPAL HOUSE  
WOODWORK

ROSA HOUSE  
TAILORING & WEAVING

FUTURE PHASE  
TEXTILES

FUTURE PHASE  
POTTERY

FUTURE PHASE  
METALWORK



Craft imagery is indicative only





# INSIDE YOUR HOME





Computer generated image of Rosa House is indicative only



# DETAILS SPEAK VOLUMES



Computer generated image of Rosa House is indicative only



Computer generated image of Rosa House is indicative only

The fully fitted bathrooms include designer sanitaryware, rainfall showers, heated towel rails and porcelain floor tiles – for full indulgence.

And the bedrooms welcome you with cloud-soft carpets and conveniently fitted wardrobes\*.

\*Fitted wardrobes to selected bedroom.



# THE BERKELEY DIFFERENCE





Lifestyle imagery is indicative only

# 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 nature, 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

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, promote recycling and enable residents to choose sustainable transport options.

## 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, through 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.



# 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



# SUSTAINABILITY AT ITS HEART

This is how we are ensuring sustainability at Lombard Square.

## PEOPLE, PLANET, PROSPERITY

Sustainability is fundamental to Berkeley's ethos. In simple terms, we want to ensure the long-term health, wellbeing 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 Lombard Square.

## NATURE AND BIODIVERSITY

Parkland, trees, flowers, living roofs, ponds, hedges, gardens – these are the fundamentals of a thriving natural environment that can be enjoyed by everyone, even in the heart of the city. They are all part of our commitment to net biodiversity gain on our developments. Within and around Lombard Square, we have created natural habitats that encourage wildlife to flourish. We are working with HTA Design to engage residents in the natural landscapes that we have created.

## WASTE AND RECYCLING

We actively encourage all residents to reduce their waste wherever possible. In addition to external recycling bins, we provide integrated recycling bins in kitchens to make it easier to separate and recycle 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. We also suggest simple

steps to reduce water consumption, such as not leaving taps running unnecessarily. Individual homes and apartment buildings also benefit from rainwater harvesting, which is used in gardens and 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). All lighting is low energy and kitchen appliances are selected to deliver high levels of energy efficiency.

## SUSTAINABLE MATERIALS

We commit to sourcing the materials for the construction of our buildings in a sustainable and responsible way. All timber and wood-based products used to build your home should be certified to either the Forest Stewardship Council (FSC) or Programme for the Endorsement of Forest Certification (PEFC) scheme. This means it will have come from a responsibly managed forest. Our focus on materials doesn't just stop there – as a business we are committed to measuring and reducing the embodied carbon of our buildings, which where possible, includes sourcing low carbon materials, and those with high levels of recycled content.

## NOISE REDUCTION

We can't eliminate noise, but we 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 incorporate measures to reduce the different types of noise wherever possible to create a quieter environment.

## CLEAN AIR

It is hard to avoid polluted air, particularly in our cities. Throughout Lombard Square we have planted trees, shrubs and flower beds to help create a cleaner air environment. Within our homes we also provide mechanical ventilation to filter the internal air.

## SUSTAINABLE TRANSPORT

We also provide cycle paths, secure cycle parks and car charging points to encourage the use of sustainable methods of transport, to help reduce air pollution around the development and the wider area. Promoting walking and cycling as methods of transport also help encourage healthier lifestyles.

## STEWARDSHIP

Maintaining our communal open spaces and facilities in perpetuity is an important benefit to the whole community. We work with the managing agents 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 how we can adapt to future climate change in our future designs.



# MY HOME PLUS

MyHome Plus is a new online service that is designed to help you manage key aspects of your new home at any time from anywhere around the world.

## BUYING PROCESS

This section provides you with a step-by-step guide to the buying process from reservation through to completion, moving in and warranty. At each milestone, the buying process section advises on the next steps so that you can be absolutely clear on your current position and what to expect next.

### 1. FILING CABINET

In the filing cabinet section you can access documentation relating to your new home immediately at your own convenience.



### 2. MEET THE TEAM

This section provides an introduction to the team that will be working with you throughout your journey and details their individual roles. You can email any member of the team directly via this section.



### 3. OPTIONS & CHOICES SELECTION

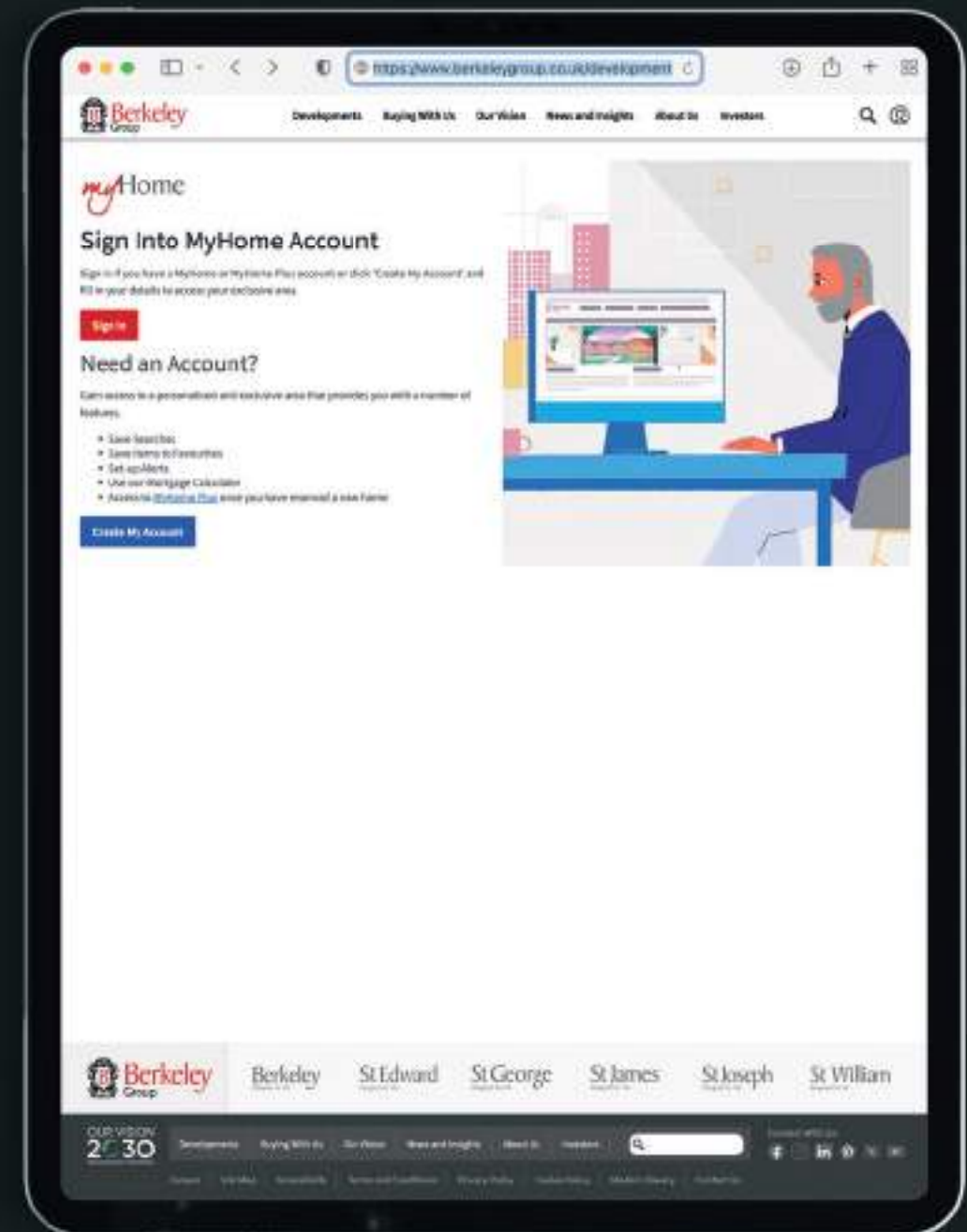
We are able to offer some choices on certain internal finishes of your new home. Whether this option is available to you will depend on what stage of construction the property has reached at the time of you making your reservation. See the next steps section for further detail on this.

### 4. CONSTRUCTION PROGRESS

Under this section, regular updates on the construction of your new property will be provided, keeping you up to date on the progress on site and the local area. Your Customer Service Manager will issue regular newsletters and photographs to this section throughout your journey.

### NEXT STEPS

1. Your Sales Consultant will send you a link that you will need to activate to access MyHome Plus. The link will require you to set a password for access.
2. Customer Service will then be in touch to invite you into your Show Apartment to view the interior selections available for the internal finishes that you have an option to select. If you cannot make it to the appointment, the options can be discussed over the telephone and selected via MyHome Plus. Customer Service will need to receive your choices selection by the deadline date, which will be given in advance.



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PLUS



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STEP OF THE WAY

We want to ensure that you are happy with every aspect of your new home, so we look after our customers at every stage with expert advice, attention to detail and continuous communication. From exchange of contracts, your dedicated Berkeley Customer Relations Team will help with any questions you may have.

SALES  
CONSULTANT

Helps you find your perfect home.



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RELATIONS  
MANAGER

Helps you review your choices and guides you through the buying process.



CUSTOMER  
SERVICE

Help you once you move in and if you have any further questions or warranty queries.



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Computer generated image is indicative only



# GET IN TOUCH



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Sunday and Bank Holidays 10am - 4pm

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's 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. Lombard Square and Rosa House are marketing names and will not necessarily form part of the approved postal address. Computer Generated Images and photography are indicative only. Z523/05CA/0624

Rosa House was granted planning permission on 9th November 2022 by the Royal Borough of Greenwich Council. The planning application number is 21/3540/MA. Through the purchase of a property at Lombard Square, the buyer is acquiring an apartment with a 265-year leasehold from October 2021. Purchasing uncompleted properties situated outside Hong Kong is complicated and contains risk. You 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.

Berkeley Homes (Capital PLC), Registered in England & Wales with Company Registration Number 04486271. Registered Office Berkeley House, 19 Portsmouth, Road, Cobham, Surrey, KT11 1JG.

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Berkeley complies with the Consumer Code for Home Builders which ensures that home buyers are treated fairly, know what service levels to expect, are given reliable information upon which to make their decision and know how to access fast, low-cost dispute resolution arrangements if they are dissatisfied.



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