

An architectural rendering of a modern multi-story apartment building with a terraced, stepped design. The building features a warm, reddish-brown facade and numerous balconies with glass railings. It is situated behind a lush green lawn and a landscaped area with various plants and trees. In the foreground, there is a body of water with lily pads and a dense garden of colorful flowers. The sky is blue with scattered clouds and birds. On the left side of the image, there is a vertical decorative bar with a yellow-to-orange gradient at the top and a light green section at the bottom.

# OPAL HOUSE

AT  
LOMBARD  
SQUARE

Berkeley  
Designed for life



# LOMBARD SQUARE

ROYAL BOROUGH  
OF GREENWICH  
LONDON

Introducing Lombard Square, an exciting community of 1, 2 & 3 bedroom homes set around a 1.8 acre, beautifully landscaped garden square, bringing a new green heart to Plumstead.

Conveniently located in the Royal Borough of Greenwich, Lombard Square is within easy reach of the city. Minutes from the vibrant Royal Arsenal Riverside and the Elizabeth Line Station.

Enjoy the perfect balance at Lombard Square, with the very best of city life just moments away and the tranquility of nature on your doorstep.



## WELCOME TO OPAL HOUSE

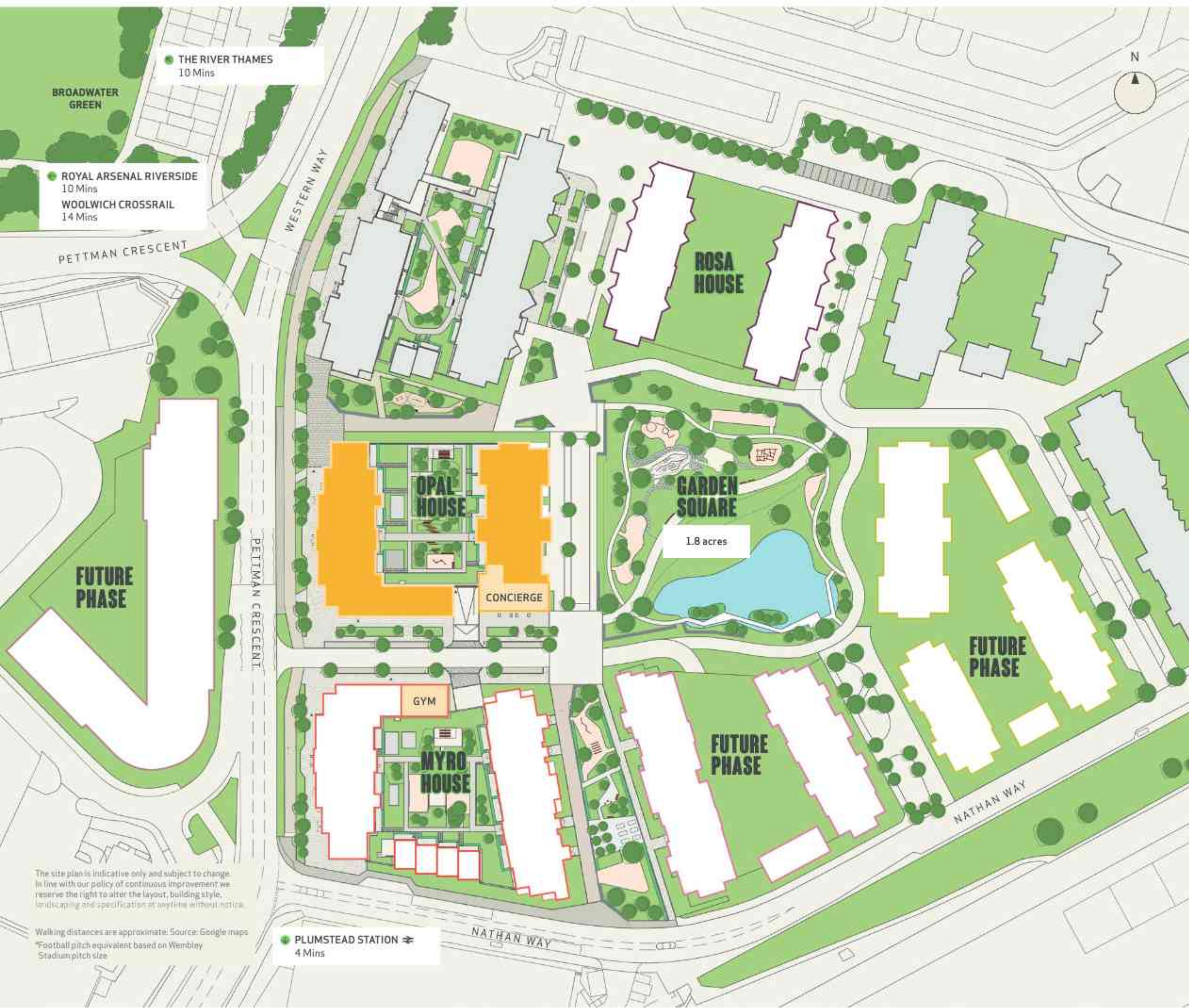
Opal House is the second exclusive collection of homes to launch at Lombard Square. It is impeccably positioned at the centre of the action, with exceptional views across the gardens and waterways, direct access to the Concierge on the ground floor and adjacent to exciting commercial spaces.

Inspired by the area's rich heritage of craftsmanship, your new home is a space of artistry surrounded by nature, forming a key chapter in the compelling story of Plumstead.



Computer generated image is indicative only





# OPAL HOUSE

## AT LOMBARD SQUARE



### 1, 2 & 3 BEDROOM APARTMENTS

Craftsmanship is just one element that makes up the community's vibrant history. Perhaps unsurprisingly, the name 'Plumstead' is a direct link to the area's intriguing heritage of plum cultivation, stretching back to its origins in the 10th century. While 'Lombard' references one of the first (and best) types of plum to be cultivated for culinary purposes, 'Opal' is a particularly special variety of plum, famous for its delicious flavour.



# NATURE FROM EVERY VIEWPOINT



Most homes at Opal House benefit from wonderful views across the 1.8 acres of parkland and waterways of Garden Square, making it ideally positioned.

With the green space of Garden Square the equivalent in size to two Wembley Stadium football pitches, when it comes to nature you truly are spoilt for choice.

Located on the west side of Garden Square, with spacious balconies, not to mention its proximity to transport connections and on-site amenities; Opal House truly has it all.







Craft imagery is indicative only



Craft imagery is indicative only



Craft imagery is indicative only



Craft imagery is indicative only



Craft imagery is indicative only

## INSPIRED BY EXPERT CARPENTRY

The craft interiors of Opal House are rooted in authenticity. Specifically, the design concept celebrates the work and community of woodworkers who have plied their trade in the area for centuries.

The art of joinery, the importance of precision, the ability to get the best out of one of our world's most organic materials; the interiors of Opal House are a celebration of woodwork in all its forms.



# ALL THE ESSENTIALS EFFORTLESSLY COVERED

Everything has been carefully planned to ensure you have all the essential amenities you need to hand at Lombard Square.

Make the most of the on-site Concierge service, conveniently located on the ground floor of Opal House, and nearby gym, electric charging points, safe bike storage and the secure 24-hour parcel room.

Exciting commercial opportunities are on their way too, with a potential on-site café, supermarket, restaurant, and shops to make the day-to-day effortlessly enjoyable.



Images shown are indicative only



Your calm in tone yet decidedly stylish living area has been designed with comfort and ease in mind. So whether working from home or relaxing on the sofa, you'll be met with serenity and sophistication in every detail.



Computer generated image is indicative only





A lot of thought and careful planning has gone into creating a kitchen that you just want to enjoy time in. Individually designed spaces feature sleek, composite stone worktops and ceramic-tiled feature splashbacks, alongside the convenience of energy efficient, integrated appliances.

Computer generated image is indicative only





Unwind in style in your beautifully crafted bedroom. Featuring a fitted wardrobe in bedroom one and plush carpeting throughout, it's the ideal space to rest and recharge. A choice of light or dark carpet and wardrobe options are available (subject to cut off date) to personalise your very own haven.

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 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 time frames, availability and change.

Computer-generated image is indicative only



# BEAUTIFULLY CURATED DETAILS

Great care has been taken with fittings and finishes throughout your new home. You'll find timber-effect flooring in living areas, soft carpeting in bedrooms, and porcelain tiling in bathrooms.

Fitted kitchens are available in two colour palettes and feature open wall shelving, a built in wine cooler, composite stone worktops and fully integrated Bosch appliances, including dishwasher and hob. While your new bathroom features clean lines and smooth surfaces with sanitaryware, a rainfall shower and heated towel rail.



With a choice between a light and dark palette, each home is designed for modern living. The kind of spaces where you feel equally comfortable entertaining friends or relaxing.

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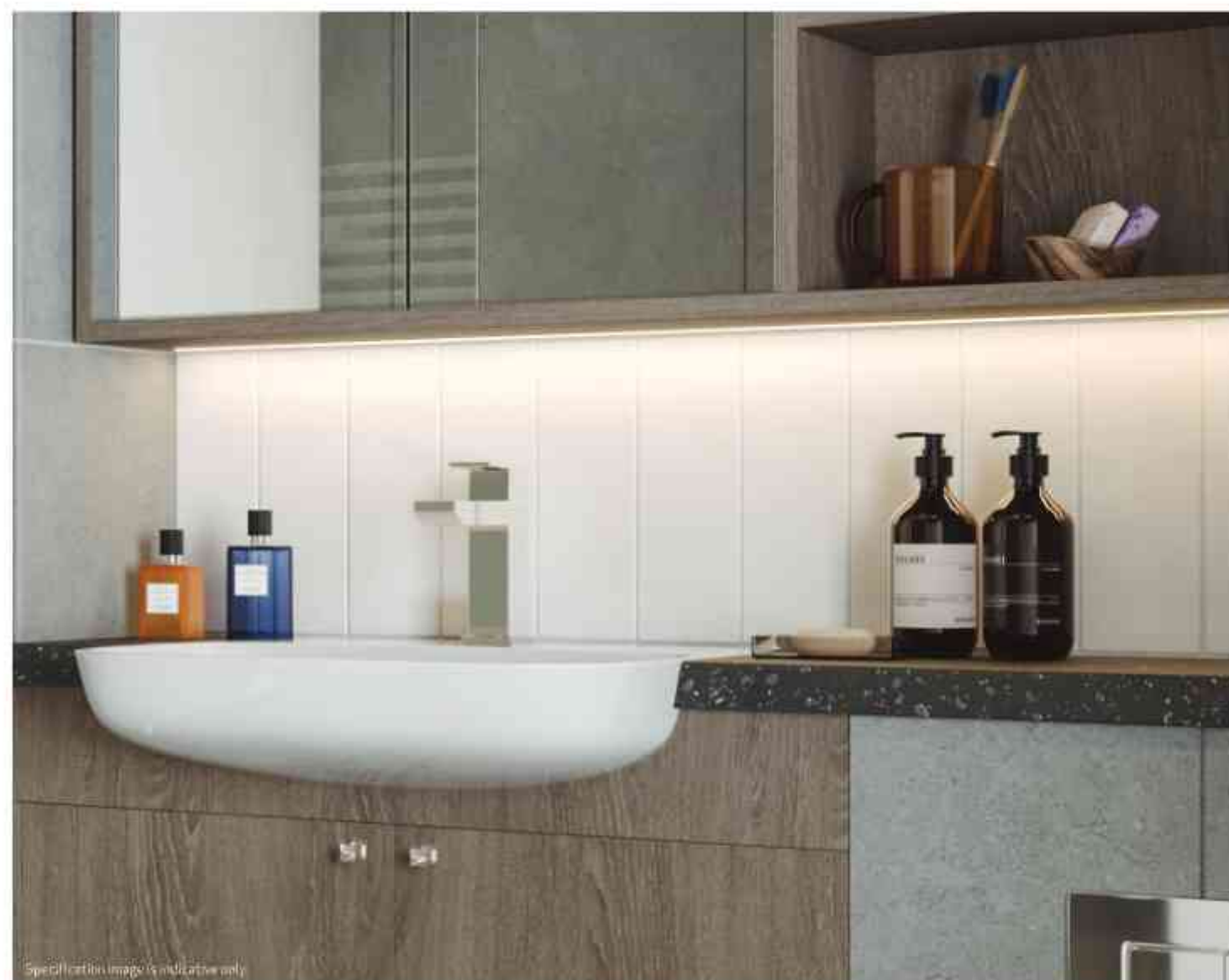


# SPECIFICATIONS

Opal House has its own unique character, inspired by the area's vibrant woodworking heritage. The subtle references to this heritage and beautiful design details, woven carefully across the collection, really make a difference to the way that you experience and feel the space.



Specification image is indicative only



Specification image is indicative only

## TYPICAL SPECIFICATION FOR 2 & 3 BEDROOM APARTMENTS

### KITCHENS

- Individually designed layouts
- Composite stone worktops
- Ceramic-tiled feature splashback
- Stainless steel under-mounted 1½ bowl sink and monobloc mixer tap
- Bosch ceramic hob
- Bosch integrated multi-function electric oven
- Bosch integrated multi-function dishwasher
- Integrated fridge/freezer
- Bosch integrated microwave oven in upper cabinet (not included in 1 beds)
- Integrated wine cooler
- Integrated recirculating extractor hood
- Concealed white multi-gang appliance panel
- Energy efficient ceiling downlights
- Contemporary matt finish soft-close cabinet doors
- LED lighting to underside of wall units
- Feature open shelving
- USB socket
- Timber-effect flooring

### BATHROOMS/ SHOWER ROOMS

- White single ended bath with bath panel and glazed hinged bath screen
- White wash basin with sink mounted single lever mixer tap
- Feature niche to bath and shower
- Thermostatic bath/shower mixer unit with hand-held shower head
- Wall mounted shower head
- White wall hung WC with press-button action, soft-close lid and concealed cistern
- Porcelain tiles to floor
- Complementary ceramic tiles to basin and shower wall
- Fitted wall cabinet with shelves and shaver socket
- Energy efficient ceiling recessed downlights
- Heated towel rail
- Mechanically ventilated

### ELECTRICAL FITTINGS

- Energy efficient light fittings throughout
- Smart energy meter
- Television points (terrestrial and satellite) to principal living area
- Telecom point/internet point to utility cupboard
- Data sockets to living room and bedroom 1
- USB sockets to kitchen and bedroom 1
- Smoke detectors to corridors and living space
- Heat detector to kitchen

### HEATING

- Heating and hot water supplied from the on-site GSHP (Ground Source Heat Pump) system
- Radiator panel heaters with thermostatic radiator valves

### ADDITIONAL FEATURES

- Plumbing for washer/dryer
- Domestic fire sprinkler system to all apartments and communal areas
- High performance windows and external doors

### INTERIOR FINISHES

- Contemporary entrance door
- White painted internal doors
- White painted cupboard doors
- White painted skirting and architraves to all rooms
- Satin door handles and ironmongery
- Energy efficient light fittings throughout
- Timber-effect flooring to kitchen and living/dining rooms
- Carpet to bedrooms

### BALCONIES/TERRACES

- Well-proportioned balconies/terraces with decking, and metal balustrades (where applicable)

### EXTERNAL COMMUNAL AREAS

- Landscaped residents-only podium garden
- A managing agent will administer the effective operation and maintenance of the communal areas

### SECURITY FEATURES

- Audio/visual entry system via fob
- 'Secured by Design' certification achieved throughout the development
- High quality, lockable, restricted opening windows and external doors
- 12-hour Concierge service and monitored CCTV

### CAR PARKING

- Limited general right to park available and subject to separate agreement
- Under-croft car park
- Secure bicycle storage

### PEACE OF MIND

- 265 year lease
- All homes benefit from 10-year build warranty

### LIFTS

- Secure lift access to every accommodation level



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# OPAL HOUSE FLOORPLANS

Take a closer look inside Opal House  
and discover the perfect home for you.

## CAREFULLY CONSIDERED SPACES

Architecturally, we have taken inspiration from the traditional London mansion blocks which surround the beautifully landscaped 1.8 acre Garden Square — designed with the four seasons in mind so you can enjoy nature all year round.





Opal House comprises 128 apartments set over 10 floors. Each of them has its own unique characteristics. Most of the east-facing homes, for example, look out over the green of Garden Square, the centrepiece of the development and community hub. Similarly, almost all of the west-facing and many of the east-facing homes have views that look out onto the beautifully landscaped podium garden.

PLOT	FLOOR	BEDROOMS	SQM	PAGE	PLOT	FLOOR	BEDROOMS	SQM	PAGE	PLOT	FLOOR	BEDROOMS	SQM	PAGE
2.1-02-05	2	1 BED	45.5	26	2.2-04-11	4	1 BED	51.2	32	2.2-05-09	5	2 BED	73.5	37
2.1-03-05	3	1 BED	45.5	26	2.2-05-05	5	1 BED	51.2	32	2.2-06-03	6	2 BED	73.5	37
2.1-04-05	4	1 BED	45.5	26	2.2-05-11	5	1 BED	51.2	32	2.2-06-09	6	2 BED	73.5	37
2.1-05-05	5	1 BED	45.5	26	2.2-06-05	6	1 BED	51.2	32	2.2-07-03	7	2 BED	73.5	37
2.1-06-05	6	1 BED	45.5	26	2.2-06-11	6	1 BED	51.2	32	2.2-07-09	7	2 BED	73.5	37
2.1-07-05	7	1 BED	45.5	26	2.2-07-05	7	1 BED	51.2	32	2.2-08-03	8	2 BED	73.5	37
2.1-08-05	8	1 BED	45.5	26	2.2-07-11	7	1 BED	51.2	32	2.2-08-09	8	2 BED	73.5	37
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2.1-07-03	7	1 BED	50.5	28	2.2-03-07	3	2 BED	72.8	34	2.1-07-01	7	2 BED	74.9	41
2.1-08-03	8	1 BED	50.5	28	2.2-04-01	4	2 BED	72.8	34	2.1-02-08	2	2 BED	88.2	42
2.1-04-09	4	1 BED	50.6	29	2.2-04-07	4	2 BED	72.8	34	2.1-03-08	3	2 BED	88.2	42
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2.2-03-08	3	1 BED	51.2	31	2.2-09-05	9	2 BED	72.9	35	2.2-10-01	10	3 BED	102.2	48
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2.2-04-08	4	1 BED	51.2	31	2.2-05-12	5	2 BED	72.9	36	2.2-10-02	10	3 BED	102.2	49
2.2-05-02	5	1 BED	51.2	31	2.2-06-06	6	2 BED	72.9	36	2.2-10-04	10	3 BED	102.2	49
2.2-05-08	5	1 BED	51.2	31	2.2-06-12	6	2 BED	72.9	36	2.2-11-01	11	3 BED	102.2	50
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2.2-06-08	6	1 BED	51.2	31	2.2-07-12	7	2 BED	72.9	36	2.2-11-02	11	3 BED	102.2	51
2.2-07-02	7	1 BED	51.2	31	2.2-08-06	8	2 BED	72.9	36	2.2-11-04	11	3 BED	102.2	51
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APARTMENT KEY

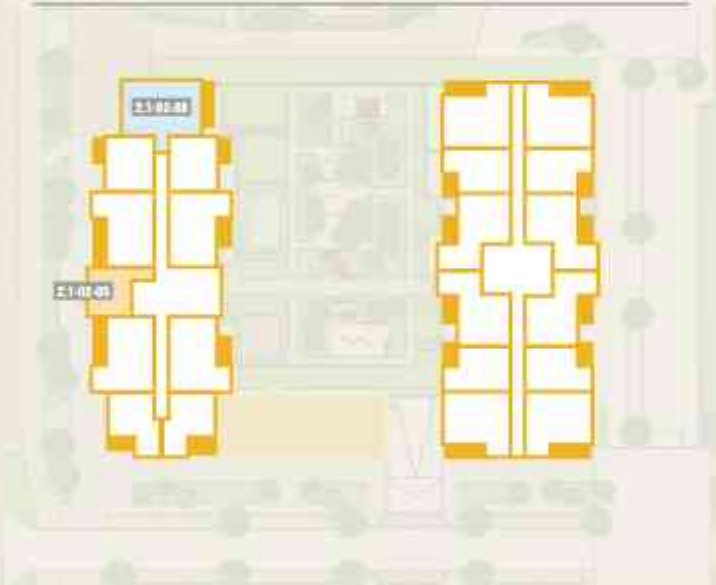
- 3 Bedroom Apartment
- 2 Bedroom Apartment
- 1 Bedroom Apartment

NAMING KEY

BUILDING-FLOOR-APARTMENT

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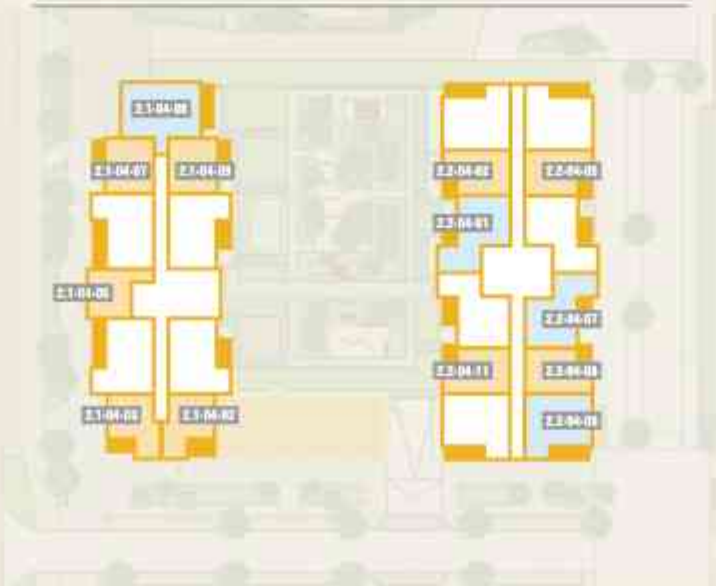
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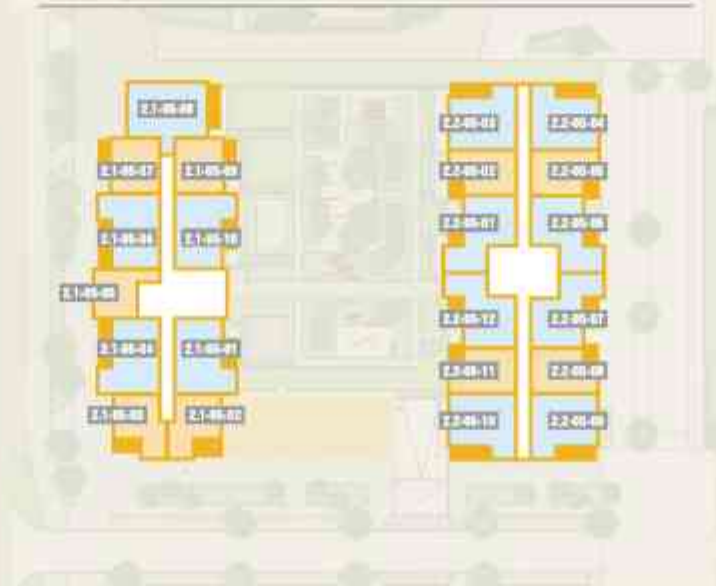
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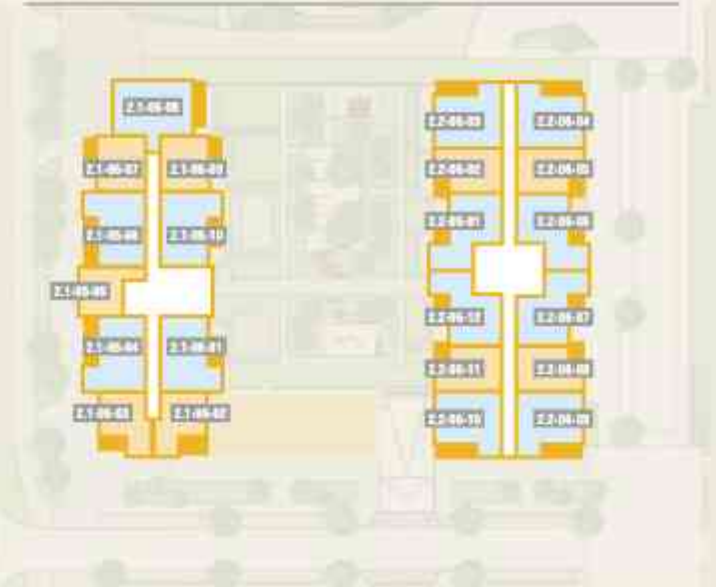
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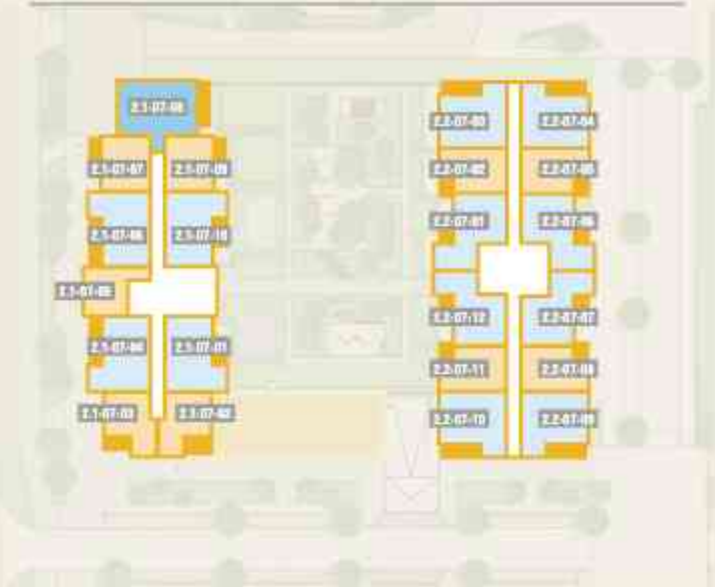
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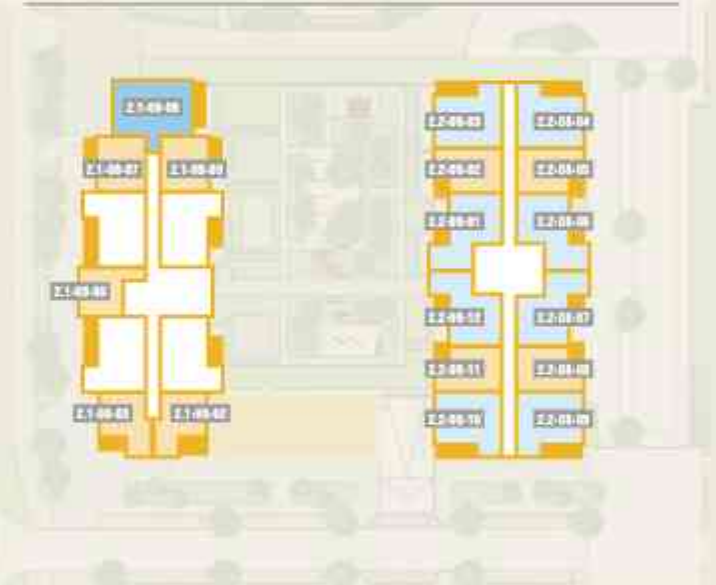
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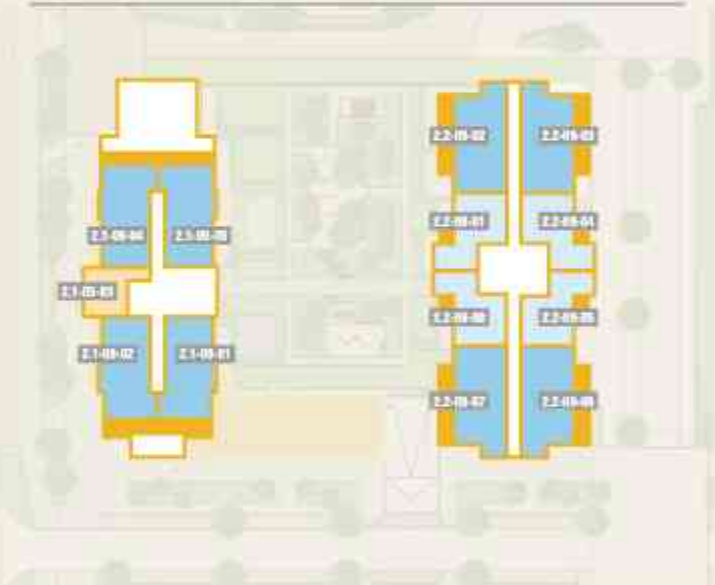
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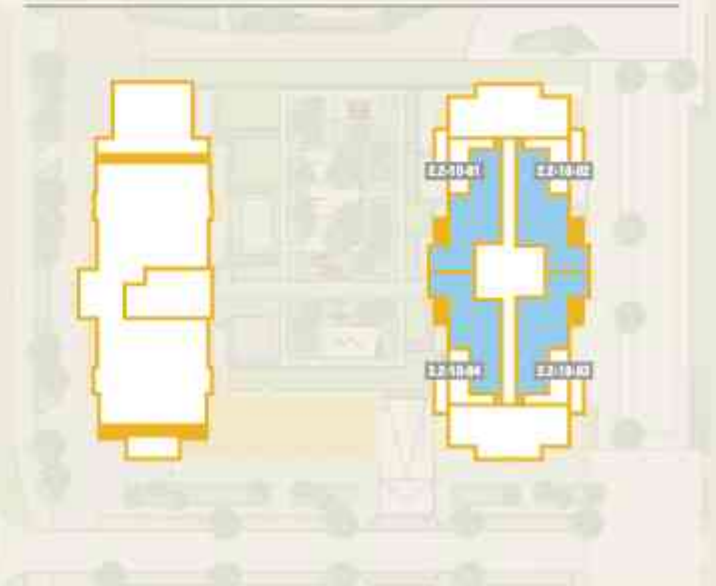
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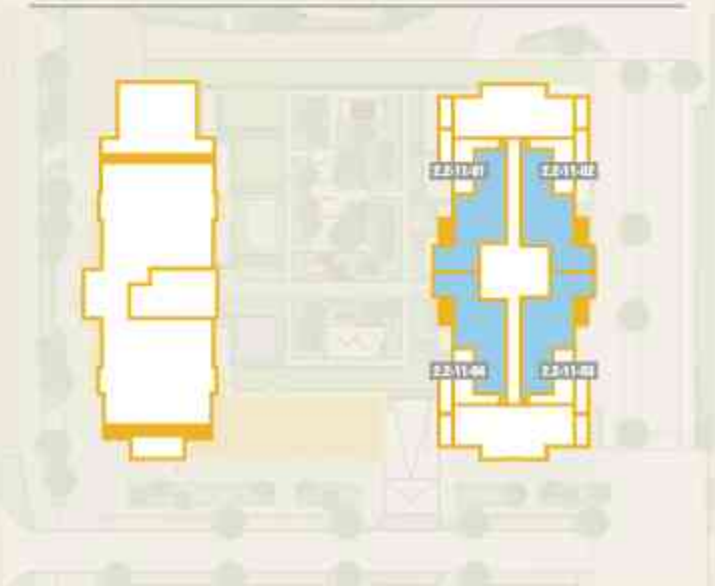
FLOOR 9



FLOOR 10



FLOOR 11





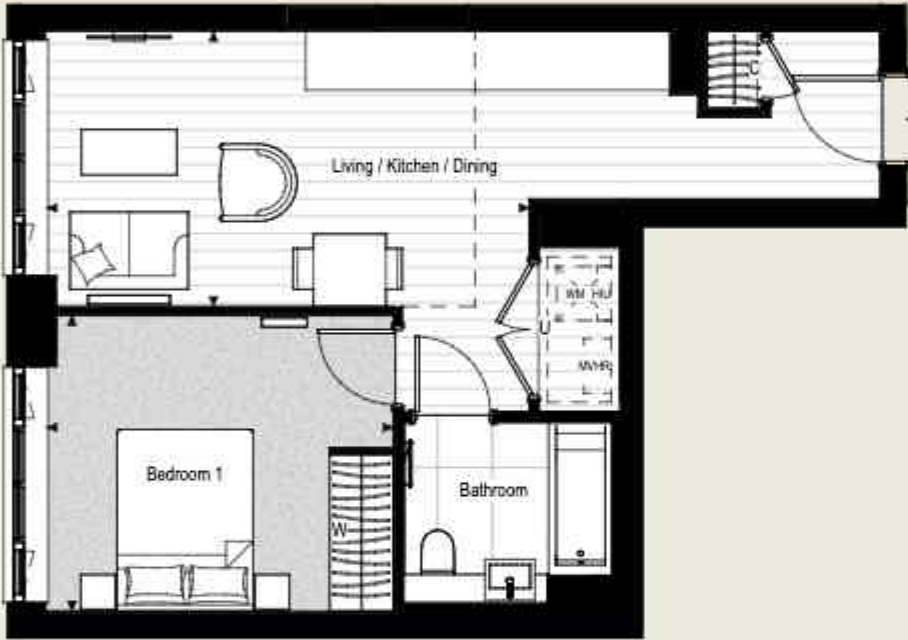
OPAL HOUSE

1 BEDROOM APARTMENT

APARTMENT

2.1-02-05   2.1-03-05   2.1-04-05   2.1-05-05   2.1-06-05   2.1-07-05   2.1-08-05   2.1-09-03

FLOORS 2-9



STUDIO

TOTAL INTERNAL AREA	45.5 SQ M	490 SQ FT	PLOT LOCATOR	Floor 2 Shown	KEY
Living / Kitchen / Dining	5.33m x 3.03m	17' 5" x 9' 11"			••• Measurement Points
Bedroom 1	3.82m x 3.26m	12' 6" x 10' 8"			W Wardrobe
					C Cupboard
					U Utility Cupboard
					WM Provision for Washing Machine
					HIU Heat Interface Unit
					MVHR Mechanical Ventilation Heat Recovery
					----- Bulkhead

Apartment layouts show indicative furniture arrangements with approximate measurements and are indicative only. Dimensions, which are taken from the indicated points of measurements are for guidance only and are not intended to be used for carpet sizes, appliance space or items of furniture. Apartment areas are provided as gross internal areas in accordance RICS measuring practice. All measurements and areas may vary within a tolerance of 5%. Kitchen layouts are indicative only and are subject to change. Internal wardrobe layouts are indicative only and are subject to change. Services boxing sizes and locations may vary. Please note: to increase legibility these plans have been sized to fit the page and are not drawn to scale and as such may not be at the same scale as those on other pages.

OPAL HOUSE

1 BEDROOM APARTMENT

APARTMENT

2.1-03-02   2.1-04-02   2.1-05-02   2.1-06-02   2.1-07-02   2.1-08-02

FLOORS 3-8



TYPE 03

TOTAL INTERNAL AREA	50.5 SQ M	543 SQ FT	PLOT LOCATOR	Floor 3 Shown	KEY
Living / Kitchen / Dining	6.10m x 3.62m	20' 0" x 11' 11"			••• Measurement Points
Bedroom 1	3.43m x 3.30m	11' 3" x 10' 10"			W Wardrobe
Balcony	3.67m x 1.68m	12' 0" x 5' 6"			C Cupboard
					U Utility Cupboard
					WM Provision for Washing Machine
					HIU Heat Interface Unit
					MVHR Mechanical Ventilation Heat Recovery
					----- Bulkhead

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OPAL HOUSE

1 BEDROOM APARTMENT

APARTMENT

2.1-03-03   2.1-04-03   2.1-05-03   2.1-06-03   2.1-07-03   2.1-08-03

FLOORS 3-8



TYPE 03 - HANDED

TOTAL INTERNAL AREA	50.5 SQ M	543 SQ FT	PLOT LOCATOR	Floor 3 Shown	KEY
Living / Kitchen / Dining	6.10m x 3.62m	20' 0" x 11' 11"			••• Measurement Points
Bedroom 1	3.43m x 3.30m	11' 3" x 10' 10"			W Wardrobe
Balcony	3.67m x 1.68m	12' 0" x 5' 6"			C Cupboard
					U Utility Cupboard
					WM Provision for Washing Machine
					HIU Heat Interface Unit
					MVHR Mechanical Ventilation Heat Recovery
					----- Bulkhead

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OPAL HOUSE

1 BEDROOM APARTMENT

APARTMENT

2.1-04-09   2.1-05-09   2.1-06-09   2.1-07-09   2.1-08-09

FLOORS 4-8



TYPE 01

TOTAL INTERNAL AREA	50.6 SQ M	545 SQ FT	PLOT LOCATOR	Floor 4 Shown	KEY
Living / Kitchen / Dining	6.95m x 3.60m	22' 10" x 11' 10"			••• Measurement Points
Bedroom 1	3.75m x 3.18m	12' 4" x 10' 5"			W Wardrobe
Balcony	3.63m x 1.61m	11' 11" x 5' 3"			C Cupboard
					U Utility Cupboard
					WM Provision for Washing Machine
					HIU Heat Interface Unit
					MVHR Mechanical Ventilation Heat Recovery
					----- Bulkhead

Apartment layouts show indicative furniture arrangements with approximate measurements and are indicative only. Dimensions, which are taken from the indicated points of measurements are for guidance only and are not intended to be used for carpet sizes, appliance space or items of furniture. Apartment areas are provided as gross internal areas in accordance RICS measuring practice. All measurements and areas may vary within a tolerance of 5%. Kitchen layouts are indicative only and are subject to change. Internal wardrobe layouts are indicative only and are subject to change. Services boxing sizes and locations may vary. Please note: to increase legibility these plans have been sized to fit the page and are not drawn to scale and as such may not be at the same scale as those on other pages.



OPAL HOUSE

1 BEDROOM APARTMENT

APARTMENT

2.1-04-07   2.1-05-07   2.1-06-07   2.1-07-07   2.1-08-07

FLOORS 4-8



TYPE 01 - HANDED

TOTAL INTERNAL AREA	50.7 SQ M	546 SQ FT	PLOT LOCATOR	Floor 4 Shown	KEY
Living / Kitchen / Dining	6.95m x 3.60m	22' 10" x 11' 10"			••• Measurement Points
Bedroom 1	3.75m x 3.18m	12' 4" x 10' 5"			W Wardrobe
Balcony	3.63m x 1.61m	11' 11" x 5' 3"			C Cupboard
					U Utility Cupboard
					WM Provision for Washing Machine
					HIU Heat Interface Unit
					MVHR Mechanical Ventilation Heat Recovery
					----- Bulkhead

Apartment layouts show indicative furniture arrangements with approximate measurements and are indicative only. Dimensions, which are taken from the indicated points of measurements are for guidance only and are not intended to be used for carpet sizes, appliance space or items of furniture. Apartment areas are provided as gross internal areas in accordance RICS measuring practice. All measurements and areas may vary within a tolerance of 5%. Kitchen layouts are indicative only and are subject to change. Internal wardrobe layouts are indicative only and are subject to change. Services boxing sizes and locations may vary. Please note: to increase legibility these plans have been sized to fit the page and are not drawn to scale and as such may not be at the same scale as those on other pages.

OPAL HOUSE

1 BEDROOM APARTMENT

APARTMENT

2.2-03-08   2.2-04-02   2.2-04-08   2.2-05-02   2.2-05-08   2.2-06-02   2.2-06-08   2.2-07-02   2.2-07-08  
2.2-08-02   2.2-08-08

FLOORS 3-8



TYPE 04

TOTAL INTERNAL AREA	51.2 SQ M	551 SQ FT	PLOT LOCATOR	Floor 4 Shown	KEY
Living / Kitchen / Dining	7.41m x 3.12m	24' 4" x 10' 3"			••• Measurement Points
Bedroom 1	4.76m x 2.80m	15' 7" x 9' 2"			W Wardrobe
Balcony	3.08m x 1.80m	10' 1" x 5' 11"			C Cupboard
					U Utility Cupboard
					WM Provision for Washing Machine
					HIU Heat Interface Unit
					MVHR Mechanical Ventilation Heat Recovery
					----- Bulkhead

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OPAL HOUSE

1 BEDROOM APARTMENT

APARTMENT

2.2-03-11   2.2-04-05   2.2-04-11   2.2-05-05   2.2-05-11   2.2-06-05   2.2-06-11   2.2-07-05   2.2-07-11  
2.2-08-05   2.2-08-11

FLOORS 3-8



TYPE 04 - HANDED

TOTAL INTERNAL AREA	51.2 SQ M	551 SQ FT	PLOT LOCATOR	Floor 4 Shown	KEY
Living / Kitchen / Dining	7.41m x 3.12m	24' 4" x 10' 3"			••• Measurement Points
Bedroom 1	4.76m x 2.80m	15' 7" x 9' 2"			W Wardrobe
Balcony	3.08m x 1.83m	10' 1" x 6' 0"			C Cupboard
					U Utility Cupboard
					WM Provision for Washing Machine
					HIU Heat Interface Unit
					MVHR Mechanical Ventilation Heat Recovery
					----- Bulkhead

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OPAL HOUSE

2 BEDROOM APARTMENT

APARTMENT

2.2-05-04   2.2-05-10   2.2-06-04   2.2-06-10   2.2-07-04   2.2-07-10   2.2-08-04   2.2-08-10

FLOORS 5-8



TYPE 04

TOTAL INTERNAL AREA	72.6 SQ M	782 SQ FT	PLOT LOCATOR	Floor 5 Shown	KEY
Living / Kitchen / Dining	7.17m x 4.17m	23' 6" x 13' 8"			••• Measurement Points
Bedroom 1	4.67m x 2.76m	15' 4" x 9' 1"			W Wardrobe
Bedroom 2	3.40m x 3.39m	11' 2" x 11' 1"			C Cupboard
Balcony	5.37m x 1.67m	17' 7" x 5' 6"			U Utility Cupboard
					WM Provision for Washing Machine
					HIU Heat Interface Unit
					MVHR Mechanical Ventilation Heat Recovery
					----- Bulkhead

Apartment layouts show indicative furniture arrangements with approximate measurements and are indicative only. Dimensions, which are taken from the indicated points of measurements are for guidance only and are not intended to be used for carpet sizes, appliance space or items of furniture. Apartment areas are provided as gross internal areas in accordance RICS measuring practice. All measurements and areas may vary within a tolerance of 5%. Kitchen layouts are indicative only and are subject to change. Internal wardrobe layouts are indicative only and are subject to change. Services boxing sizes and locations may vary. Please note: to increase legibility these plans have been sized to fit the page and are not drawn to scale and as such may not be at the same scale as those on other pages.



OPAL HOUSE  
2 BEDROOM APARTMENT

APARTMENT

2.2-03-01   2.2-03-07   2.2-04-01   2.2-04-07   2.2-05-01   2.2-05-07

FLOORS 3-5



TYPE 10

TOTAL INTERNAL AREA	72.8 SQ M	784 SQ FT	PLOT LOCATOR	Floor 3 Shown	KEY
Living / Kitchen / Dining	7.50m x 3.79m	24' 7" x 12' 5"			••• Measurement Points
Bedroom 1	4.45m x 3.00m	14' 8" x 9' 10"			W Wardrobe
Bedroom 2	3.81m x 3.32m	12' 6" x 10' 11"			C Cupboard
Balcony	3.71m x 1.83m	12' 2" x 6' 0"			U Utility Cupboard
					WM Provision for Washing Machine
					HIU Heat Interface Unit
					MVHR Mechanical Ventilation Heat Recovery
					----- Bulkhead

Apartment layouts show indicative furniture arrangements with approximate measurements and are indicative only. Dimensions, which are taken from the indicated points of measurements are for guidance only and are not intended to be used for carpet sizes, appliance space or items of furniture. Apartment areas are provided as gross internal areas in accordance with RICS measuring practice. All measurements and areas may vary within a tolerance of 5%. Kitchen layouts are indicative only and are subject to change. Internal wardrobe layouts are indicative only and are subject to change. Services boxing sizes and locations may vary. Please note: to increase legibility these plans have been sized to fit the page and are not drawn to scale and as such may not be at the same scale as those on other pages.

OPAL HOUSE  
2 BEDROOM APARTMENT

APARTMENT

2.2-06-01   2.2-06-07   2.2-07-01   2.2-07-07   2.2-08-01   2.2-08-07   2.2-09-01   2.2-09-05

FLOORS 6-9



TYPE 06

TOTAL INTERNAL AREA	72.9 SQ M	784 SQ FT	PLOT LOCATOR	Floor 6 Shown	KEY
Living / Kitchen / Dining	7.50m x 4.04m	24' 7" x 13' 3"			••• Measurement Points
Bedroom 1	4.76m x 2.75m	15' 7" x 9' 0"			W Wardrobe
Bedroom 2	3.81m x 3.32m	12' 6" x 10' 11"			C Cupboard
Balcony	3.71m x 1.82m	12' 2" x 5' 11"			U Utility Cupboard
					WM Provision for Washing Machine
					HIU Heat Interface Unit
					MVHR Mechanical Ventilation Heat Recovery
					----- Bulkhead

Apartment layouts show indicative furniture arrangements with approximate measurements and are indicative only. Dimensions, which are taken from the indicated points of measurements are for guidance only and are not intended to be used for carpet sizes, appliance space or items of furniture. Apartment areas are provided as gross internal areas in accordance with RICS measuring practice. All measurements and areas may vary within a tolerance of 5%. Kitchen layouts are indicative only and are subject to change. Internal wardrobe layouts are indicative only and are subject to change. Services boxing sizes and locations may vary. Please note: to increase legibility these plans have been sized to fit the page and are not drawn to scale and as such may not be at the same scale as those on other pages.



OPAL HOUSE

2 BEDROOM APARTMENT

APARTMENT

2.2-05-06   2.2-05-12   2.2-06-06   2.2-06-12   2.2-07-06   2.2-07-12   2.2-08-06   2.2-08-12   2.2-09-04  
2.2-09-08

FLOORS 5-9



TYPE 06 - HANDED

TOTAL INTERNAL AREA	72.9 SQ M	785 SQ FT	PLOT LOCATOR	Floor 5 Shown	KEY
Living / Kitchen / Dining	7.50m x 4.05m	24' 7" x 13' 3"			••• Measurement Points
Bedroom 1	4.76m x 2.74m	15' 7" x 9' 0"			W Wardrobe
Bedroom 2	3.81m x 3.32m	12' 6" x 10' 11"			C Cupboard
Balcony	3.70m x 1.83m	12' 2" x 6' 0"			U Utility Cupboard
					WM Provision for Washing Machine
					HIU Heat Interface Unit
					MVHR Mechanical Ventilation Heat Recovery
					----- Bulkhead

Apartment layouts show indicative furniture arrangements with approximate measurements and are indicative only. Dimensions, which are taken from the indicated points of measurements are for guidance only and are not intended to be used for carpet sizes, appliance space or items of furniture. Apartment areas are provided as gross internal areas in accordance RICS measuring practice. All measurements and areas may vary within a tolerance of 5%. Kitchen layouts are indicative only and are subject to change. Internal wardrobe layouts are indicative only and are subject to change. Services boxing sizes and locations may vary. Please note: to increase legibility these plans have been sized to fit the page and are not drawn to scale and as such may not be at the same scale as those on other pages.

OPAL HOUSE

2 BEDROOM APARTMENT

APARTMENT

2.2-04-09   2.2-05-03   2.2-05-09   2.2-06-03   2.2-06-09   2.2-07-03   2.2-07-09   2.2-08-03   2.2-08-09

FLOORS 4-8



TYPE 05

TOTAL INTERNAL AREA	73.5 SQ M	791 SQ FT	PLOT LOCATOR	Floor 5 Shown	KEY
Living / Kitchen / Dining	7.17m x 4.17m	23' 6" x 13' 8"			••• Measurement Points
Bedroom 1	5.26m x 2.76m	17' 3" x 9' 1"			W Wardrobe
Bedroom 2	3.40m x 3.39m	11' 2" x 11' 1"			C Cupboard
Balcony	5.37m x 1.68m	17' 8" x 5' 6"			U Utility Cupboard
					WM Provision for Washing Machine
					HIU Heat Interface Unit
					MVHR Mechanical Ventilation Heat Recovery
					----- Bulkhead

Apartment layouts show indicative furniture arrangements with approximate measurements and are indicative only. Dimensions, which are taken from the indicated points of measurements are for guidance only and are not intended to be used for carpet sizes, appliance space or items of furniture. Apartment areas are provided as gross internal areas in accordance RICS measuring practice. All measurements and areas may vary within a tolerance of 5%. Kitchen layouts are indicative only and are subject to change. Internal wardrobe layouts are indicative only and are subject to change. Services boxing sizes and locations may vary. Please note: to increase legibility these plans have been sized to fit the page and are not drawn to scale and as such may not be at the same scale as those on other pages.

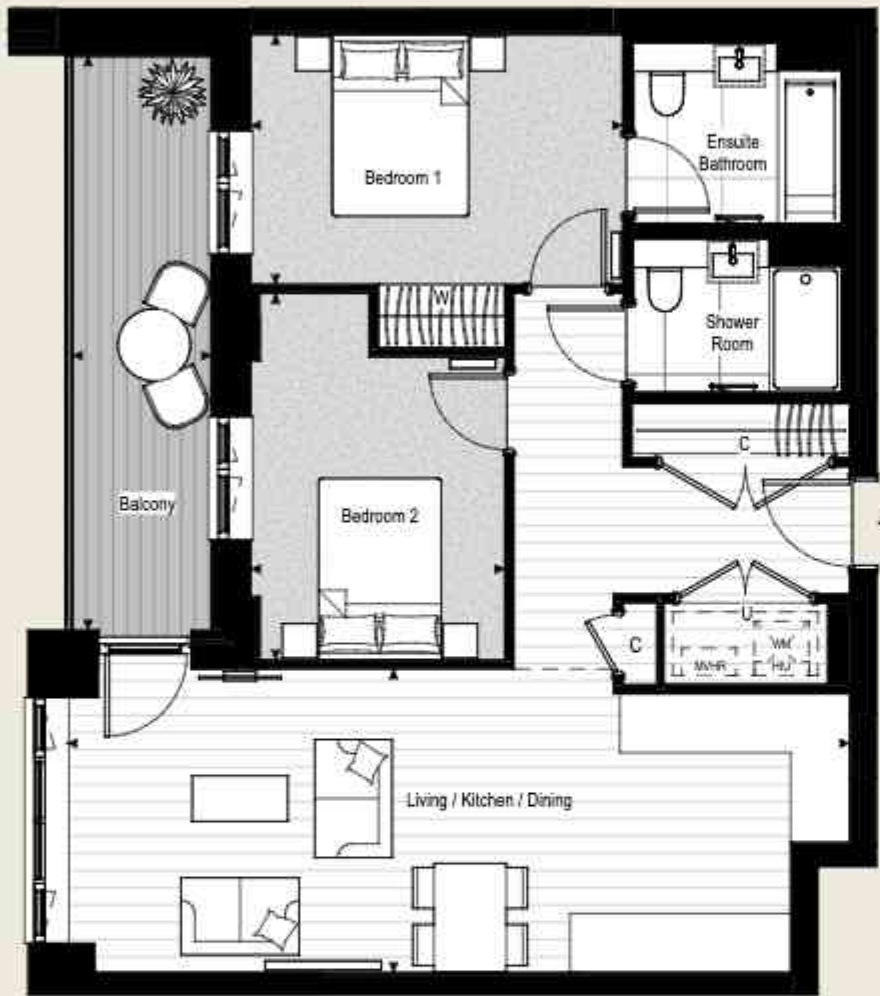


OPAL HOUSE  
2 BEDROOM APARTMENT

APARTMENT

2.1-05-04   2.1-06-04   2.1-07-04

FLOORS 5-7



TYPE 02 - WEST

TOTAL INTERNAL AREA	73.9 SQ M	796 SQ FT	PLOT LOCATOR	Floor 5 Shown	KEY
Living / Kitchen / Dining	8.62m x 3.34m	28' 4" x 11' 0"			••• Measurement Points
Bedroom 1	4.10m x 2.75m	13' 5" x 9' 0"			W Wardrobe
Bedroom 2	4.04m x 2.80m	13' 3" x 9' 2"			C Cupboard
Balcony	6.32m x 1.55m	20' 9" x 5' 1"			U Utility Cupboard
					WM Provision for Washing Machine
					HIU Heat Interface Unit
					MVHR Mechanical Ventilation Heat Recovery
					----- Bulkhead

Apartment layouts show indicative furniture arrangements with approximate measurements and are indicative only. Dimensions, which are taken from the indicated points of measurements are for guidance only and are not intended to be used for carpet sizes, appliance space or items of furniture. Apartment areas are provided as gross internal areas in accordance with RICS measuring practice. All measurements and areas may vary within a tolerance of 5%. Kitchen layouts are indicative only and are subject to change. Internal wardrobe layouts are indicative only and are subject to change. Services boxing sizes and locations may vary. Please note: to increase legibility these plans have been sized to fit the page and are not drawn to scale and as such may not be at the same scale as those on other pages.

OPAL HOUSE  
2 BEDROOM APARTMENT

APARTMENT

2.1-05-10   2.1-06-10   2.1-07-10

FLOORS 5-7



TYPE 02 - EAST

TOTAL INTERNAL AREA	73.9 SQ M	796 SQ FT	PLOT LOCATOR	Floor 5 Shown	KEY
Living / Kitchen / Dining	8.62m x 3.34m	28' 4" x 11' 0"			••• Measurement Points
Bedroom 1	4.10m x 2.75m	13' 5" x 9' 0"			W Wardrobe
Bedroom 2	4.04m x 2.80m	13' 3" x 9' 2"			C Cupboard
Balcony	3.81m x 1.83m	12' 6" x 6' 0"			U Utility Cupboard
					WM Provision for Washing Machine
					HIU Heat Interface Unit
					MVHR Mechanical Ventilation Heat Recovery
					----- Bulkhead

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OPAL HOUSE  
2 BEDROOM APARTMENT

APARTMENT

2.1-05-06 2.1-06-06 2.1-07-06

FLOORS 5-7



TYPE 01 - WEST

TOTAL INTERNAL AREA	74.9 SQ M	806 SQ FT	PLOT LOCATOR	Floor 5 Shown	KEY
Living / Kitchen / Dining	8.63m x 3.34m	28' 4" x 11' 0"			••• Measurement Points
Bedroom 1	4.10m x 2.79m	13' 5" x 9' 2"			W Wardrobe
Bedroom 2	4.00m x 2.80m	13' 1" x 9' 2"			C Cupboard
Balcony	6.32m x 1.54m	20' 9" x 5' 1"			U Utility Cupboard
					WM Provision for Washing Machine
					HIU Heat Interface Unit
					MVHR Mechanical Ventilation Heat Recovery
					----- Bulkhead

Apartment layouts show indicative furniture arrangements with approximate measurements and are indicative only. Dimensions, which are taken from the indicated points of measurements are for guidance only and are not intended to be used for carpet sizes, appliance space or items of furniture. Apartment areas are provided as gross internal areas in accordance RICS measuring practice. All measurements and areas may vary within a tolerance of 5%. Kitchen layouts are indicative only and are subject to change. Internal wardrobe layouts are indicative only and are subject to change. Services boxing sizes and locations may vary. Please note: to increase legibility these plans have been sized to fit the page and are not drawn to scale and as such may not be at the same scale as those on other pages.

OPAL HOUSE  
2 BEDROOM APARTMENT

APARTMENT

2.1-05-01 2.1-06-01 2.1-07-01

FLOORS 5-7



TYPE 01 - EAST

TOTAL INTERNAL AREA	74.9 SQ M	806 SQ FT	PLOT LOCATOR	Floor 5 Shown	KEY
Living / Kitchen / Dining	8.63m x 3.34m	28' 4" x 11' 0"			••• Measurement Points
Bedroom 1	4.10m x 2.79m	13' 5" x 9' 2"			W Wardrobe
Bedroom 2	4.00m x 2.80m	13' 1" x 9' 2"			C Cupboard
Balcony	3.81m x 1.83m	12' 6" x 6' 0"			U Utility Cupboard
					WM Provision for Washing Machine
					HIU Heat Interface Unit
					MVHR Mechanical Ventilation Heat Recovery
					----- Bulkhead

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OPAL HOUSE  
2 BEDROOM APARTMENT

APARTMENT

2.1-02-08 2.1-03-08 2.1-04-08 2.1-05-08 2.1-06-08

FLOORS 2-6



TYPE 11

TOTAL INTERNAL AREA	88.2 SQ M	949 SQ FT	PLOT LOCATOR	Floor 2 Shown	KEY
Living / Kitchen / Dining	7.68m x 4.40m	25' 2" x 14' 5"			••• Measurement Points
Bedroom 1	4.22m x 3.99m	13' 10" x 13' 1"			W Wardrobe
Bedroom 2	3.94m x 3.36m	12' 11" x 11' 0"			C Cupboard
Balcony	6.43m x 1.53m	21' 1" x 5' 0"			U Utility Cupboard
					WM Provision for Washing Machine
					HIU Heat Interface Unit
					MVHR Mechanical Ventilation Heat Recovery
					----- Bulkhead

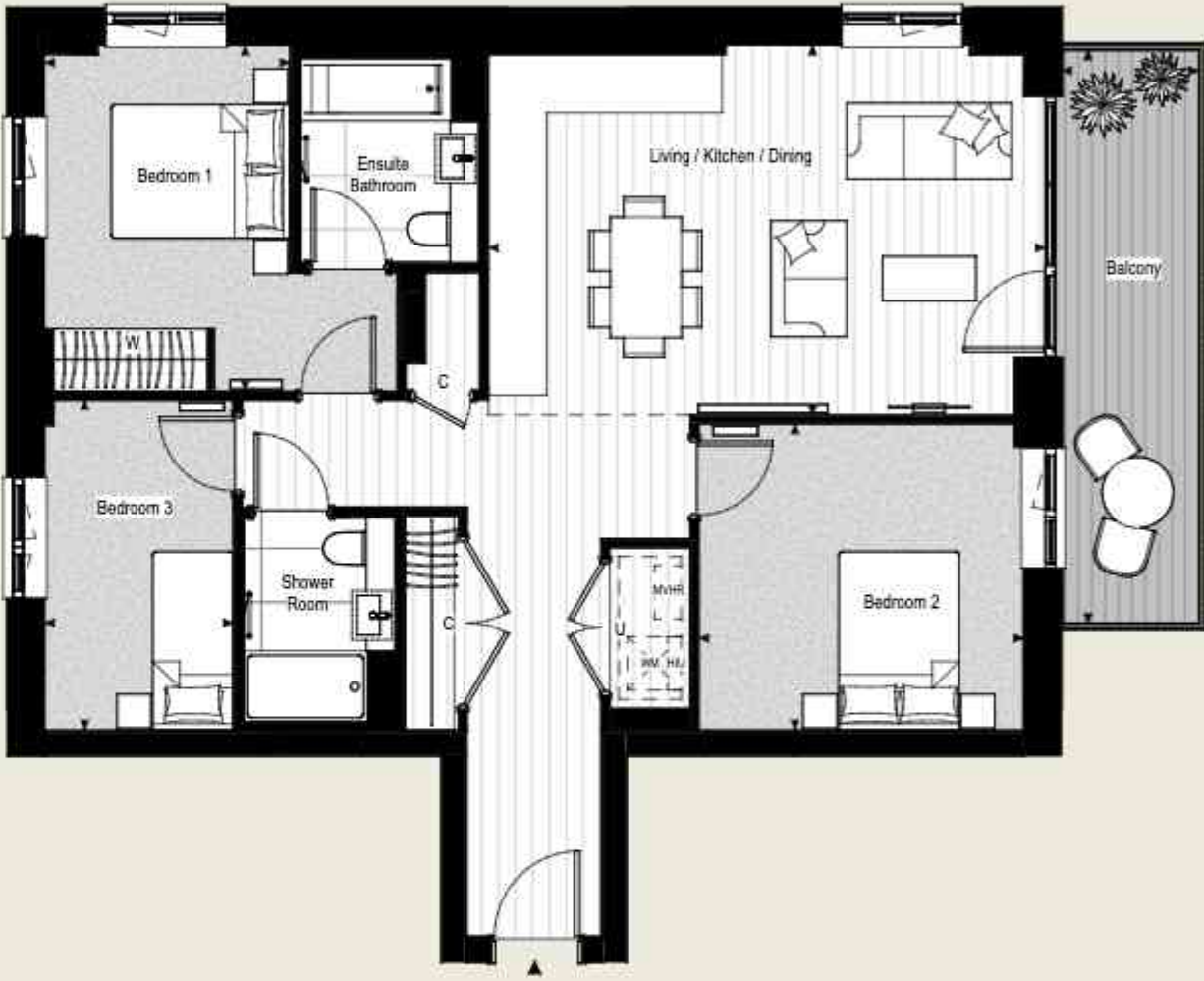
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OPAL HOUSE  
3 BEDROOM APARTMENT

APARTMENT

2.1-07-08 2.1-08-08

FLOORS 7-8



TYPE 01 - HANDED

TOTAL INTERNAL AREA	87.9 SQ M	946 SQ FT	PLOT LOCATOR	Floor 7 Shown	KEY
Living / Kitchen / Dining	6.25m x 4.15m	20' 6" x 13' 7"			••• Measurement Points
Bedroom 1	3.88m x 2.75m	12' 9" x 9' 0"			W Wardrobe
Bedroom 2	3.64m x 3.43m	11' 11" x 11' 3"			C Cupboard
Bedroom 3	3.70m x 2.11m	12' 2" x 6' 11"			U Utility Cupboard
Balcony	6.43m x 1.53m	21' 1" x 5' 0"			WM Provision for Washing Machine
					HIU Heat Interface Unit
					MVHR Mechanical Ventilation Heat Recovery
					----- Bulkhead

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OPAL HOUSE  
3 BEDROOM APARTMENT

APARTMENT  
2.1-09-02

FLOOR 9



TYPE 03

TOTAL INTERNAL AREA	96.2 SQ M	1,035 SQ FT	PLOT LOCATOR	Floor 9 Shown	KEY
Living / Kitchen / Dining	7.25m x 5.86m	23' 9" x 19' 3"			••• Measurement Points
Bedroom 1	4.40m x 3.49m	14' 5" x 11' 5"			W Wardrobe
Bedroom 2	4.04m x 3.75m	13' 3" x 12' 4"			C Cupboard
Bedroom 3	3.30m x 3.30m	10' 10" x 10' 10"			U Utility Cupboard
Terrace	7.26m x 1.80m	23' 10" x 5' 11"			WM Provision for Washing Machine
					HIU Heat Interface Unit
					MVHR Mechanical Ventilation Heat Recovery
					----- Bulkhead

Apartment layouts show indicative furniture arrangements with approximate measurements and are indicative only. Dimensions, which are taken from the indicated points of measurements are for guidance only and are not intended to be used for carpet sizes, appliance space or items of furniture. Apartment areas are provided as gross internal areas in accordance RICS measuring practice. All measurements and areas may vary within a tolerance of 5%. Kitchen layouts are indicative only and are subject to change. Internal wardrobe layouts are indicative only and are subject to change. Services boxing sizes and locations may vary. Please note: to increase legibility these plans have been sized to fit the page and are not drawn to scale and as such may not be at the same scale as those on other pages.

OPAL HOUSE  
3 BEDROOM APARTMENT

APARTMENT  
2.1-09-01

FLOOR 9



TYPE 02

TOTAL INTERNAL AREA	97.3 SQ M	1,047 SQ FT	PLOT LOCATOR	Floor 9 Shown	KEY
Living / Kitchen / Dining	7.25m x 5.76m	23' 9" x 18' 11"			••• Measurement Points
Bedroom 1	4.40m x 3.49m	14' 5" x 11' 5"			W Wardrobe
Bedroom 2	4.04m x 3.75m	13' 3" x 12' 4"			C Cupboard
Bedroom 3	3.30m x 3.30m	10' 10" x 10' 10"			U Utility Cupboard
Terrace	7.26m x 1.80m	23' 10" x 5' 11"			WM Provision for Washing Machine
					HIU Heat Interface Unit
					MVHR Mechanical Ventilation Heat Recovery
					----- Bulkhead

Apartment layouts show indicative furniture arrangements with approximate measurements and are indicative only. Dimensions, which are taken from the indicated points of measurements are for guidance only and are not intended to be used for carpet sizes, appliance space or items of furniture. Apartment areas are provided as gross internal areas in accordance RICS measuring practice. All measurements and areas may vary within a tolerance of 5%. Kitchen layouts are indicative only and are subject to change. Internal wardrobe layouts are indicative only and are subject to change. Services boxing sizes and locations may vary. Please note: to increase legibility these plans have been sized to fit the page and are not drawn to scale and as such may not be at the same scale as those on other pages.



OPAL HOUSE  
3 BEDROOM APARTMENT

APARTMENT  
2.1-09-05

FLOOR 9



TYPE 08

TOTAL INTERNAL AREA	97.7 SQ M	1,052 SQ FT	PLOT LOCATOR	Floor 9 Shown	KEY
Living / Kitchen / Dining	7.61m x 5.94m	25' 0" x 19' 6"			••• Measurement Points
Bedroom 1	4.40m x 3.45m	14' 5" x 11' 4"			W Wardrobe
Bedroom 2	4.04m x 3.75m	13' 3" x 12' 4"			C Cupboard
Bedroom 3	3.32m x 3.30m	10' 11" x 10' 10"			U Utility Cupboard
Terrace	7.62m x 1.52m	25' 0" x 5' 0"			WM Provision for Washing Machine
					HIU Heat Interface Unit
					MVHR Mechanical Ventilation Heat Recovery
					----- Bulkhead

Apartment layouts show indicative furniture arrangements with approximate measurements and are indicative only. Dimensions, which are taken from the indicated points of measurements are for guidance only and are not intended to be used for carpet sizes, appliance space or items of furniture. Apartment areas are provided as gross internal areas in accordance with RICS measuring practice. All measurements and areas may vary within a tolerance of 5%. Kitchen layouts are indicative only and are subject to change. Internal wardrobe layouts are indicative only and are subject to change. Services boxing sizes and locations may vary. Please note: to increase legibility these plans have been sized to fit the page and are not drawn to scale and as such may not be at the same scale as those on other pages.

OPAL HOUSE  
3 BEDROOM APARTMENT

APARTMENT  
2.1-09-04

FLOOR 9



TYPE 07

TOTAL INTERNAL AREA	98.9 SQ M	1,064 SQ FT	PLOT LOCATOR	Floor 9 Shown	KEY
Living / Kitchen / Dining	7.61m x 5.83m	25' 0" x 19' 2"			••• Measurement Points
Bedroom 1	4.40m x 3.45m	14' 5" x 11' 4"			W Wardrobe
Bedroom 2	4.04m x 3.75m	13' 3" x 12' 4"			C Cupboard
Bedroom 3	3.34m x 3.30m	10' 11" x 10' 10"			U Utility Cupboard
Terrace	7.62m x 1.52m	25' 0" x 5' 0"			WM Provision for Washing Machine
					HIU Heat Interface Unit
					MVHR Mechanical Ventilation Heat Recovery
					----- Bulkhead

Apartment layouts show indicative furniture arrangements with approximate measurements and are indicative only. Dimensions, which are taken from the indicated points of measurements are for guidance only and are not intended to be used for carpet sizes, appliance space or items of furniture. Apartment areas are provided as gross internal areas in accordance with RICS measuring practice. All measurements and areas may vary within a tolerance of 5%. Kitchen layouts are indicative only and are subject to change. Internal wardrobe layouts are indicative only and are subject to change. Services boxing sizes and locations may vary. Please note: to increase legibility these plans have been sized to fit the page and are not drawn to scale and as such may not be at the same scale as those on other pages.



OPAL HOUSE  
3 BEDROOM APARTMENT

APARTMENT  
2.2-10-01 2.2-10-03  
FLOOR 10



TYPE 06

TOTAL INTERNAL AREA	102.2 SQ M	1,100 SQ FT	PLOT LOCATOR	Floor 10 Shown	KEY
Living / Kitchen / Dining	6.89m x 5.30m	22' 7" x 17' 5"			••• Measurement Points
Bedroom 1	5.08m x 3.32m	16' 8" x 10' 11"			W Wardrobe
Bedroom 2	4.58m x 3.09m	15' 0" x 10' 2"			C Cupboard
Bedroom 3	3.12m x 3.04m	10' 3" x 10' 0"			U Utility Cupboard
Terrace	7.81m x 6.26m	25' 7" x 20' 6"			WM Provision for Washing Machine
Balcony	3.70m x 1.83m	12' 2" x 6' 0"			HIU Heat Interface Unit
					MVHR Mechanical Ventilation Heat Recovery
					----- Bulkhead

Apartment layouts show indicative furniture arrangements with approximate measurements and are indicative only. Dimensions, which are taken from the indicated points of measurements are for guidance only and are not intended to be used for carpet sizes, appliance space or items of furniture. Apartment areas are provided as gross internal areas in accordance RICS measuring practice. All measurements and areas may vary within a tolerance of 5%. Kitchen layouts are indicative only and are subject to change. Internal wardrobe layouts are indicative only and are subject to change. Services boxing sizes and locations may vary. Please note: to increase legibility these plans have been sized to fit the page and are not drawn to scale and as such may not be at the same scale as those on other pages.

OPAL HOUSE  
3 BEDROOM APARTMENT

APARTMENT  
2.2-10-02 2.2-10-04  
FLOOR 10



TYPE 06 - HANDED

TOTAL INTERNAL AREA	102.2 SQ M	1,100 SQ FT	PLOT LOCATOR	Floor 10 Shown	KEY
Living / Kitchen / Dining	6.89m x 5.31m	22' 7" x 17' 5"			••• Measurement Points
Bedroom 1	5.10m x 3.32m	16' 9" x 10' 11"			W Wardrobe
Bedroom 2	4.58m x 3.09m	15' 0" x 10' 2"			C Cupboard
Bedroom 3	3.12m x 3.04m	10' 3" x 10' 0"			U Utility Cupboard
Terrace	7.81m x 6.27m	25' 7" x 20' 7"			WM Provision for Washing Machine
Balcony	3.70m x 1.83m	12' 2" x 6' 0"			HIU Heat Interface Unit
					MVHR Mechanical Ventilation Heat Recovery
					----- Bulkhead

Apartment layouts show indicative furniture arrangements with approximate measurements and are indicative only. Dimensions, which are taken from the indicated points of measurements are for guidance only and are not intended to be used for carpet sizes, appliance space or items of furniture. Apartment areas are provided as gross internal areas in accordance RICS measuring practice. All measurements and areas may vary within a tolerance of 5%. Kitchen layouts are indicative only and are subject to change. Internal wardrobe layouts are indicative only and are subject to change. Services boxing sizes and locations may vary. Please note: to increase legibility these plans have been sized to fit the page and are not drawn to scale and as such may not be at the same scale as those on other pages.



OPAL HOUSE  
3 BEDROOM APARTMENT

APARTMENT  
2.2-11-01 2.2-11-03

FLOOR 11



TYPE 06

TOTAL INTERNAL AREA	102.2 SQ M	1,100 SQ FT	PLOT LOCATOR	Floor 11 Shown	KEY
Living / Kitchen / Dining	6.89m x 5.30m	22' 7" x 17' 5"			••• Measurement Points
Bedroom 1	5.08m x 3.32m	16' 8" x 10' 11"			W Wardrobe
Bedroom 2	4.58m x 3.09m	15' 0" x 10' 2"			C Cupboard
Bedroom 3	3.12m x 3.04m	10' 3" x 10' 0"			U Utility Cupboard
Balcony	5.73m x 2.14m	18' 8" x 7' 0"			WM Provision for Washing Machine
Balcony	3.70m x 1.83m	12' 2" x 6' 0"			HIU Heat Interface Unit
					MVHR Mechanical Ventilation Heat Recovery
					----- Bulkhead

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OPAL HOUSE  
3 BEDROOM APARTMENT

APARTMENT  
2.2-11-02 2.2-11-04

FLOOR 11



TYPE 06 - HANDED

TOTAL INTERNAL AREA	102.2 SQ M	1,100 SQ FT	PLOT LOCATOR	Floor 11 Shown	KEY
Living / Kitchen / Dining	6.89m x 5.31m	22' 7" x 17' 5"			••• Measurement Points
Bedroom 1	5.10m x 3.32m	16' 9" x 10' 11"			W Wardrobe
Bedroom 2	4.58m x 3.09m	15' 0" x 10' 2"			C Cupboard
Bedroom 3	3.12m x 3.04m	10' 3" x 10' 0"			U Utility Cupboard
Balcony	5.73m x 2.14m	18' 8" x 7' 0"			WM Provision for Washing Machine
Balcony	3.70m x 1.83m	12' 2" x 6' 0"			HIU Heat Interface Unit
					MVHR Mechanical Ventilation Heat Recovery
					----- Bulkhead

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OPAL HOUSE  
3 BEDROOM APARTMENT

APARTMENT  
2.2-09-03 2.2-09-07

FLOOR 9



TYPE 04

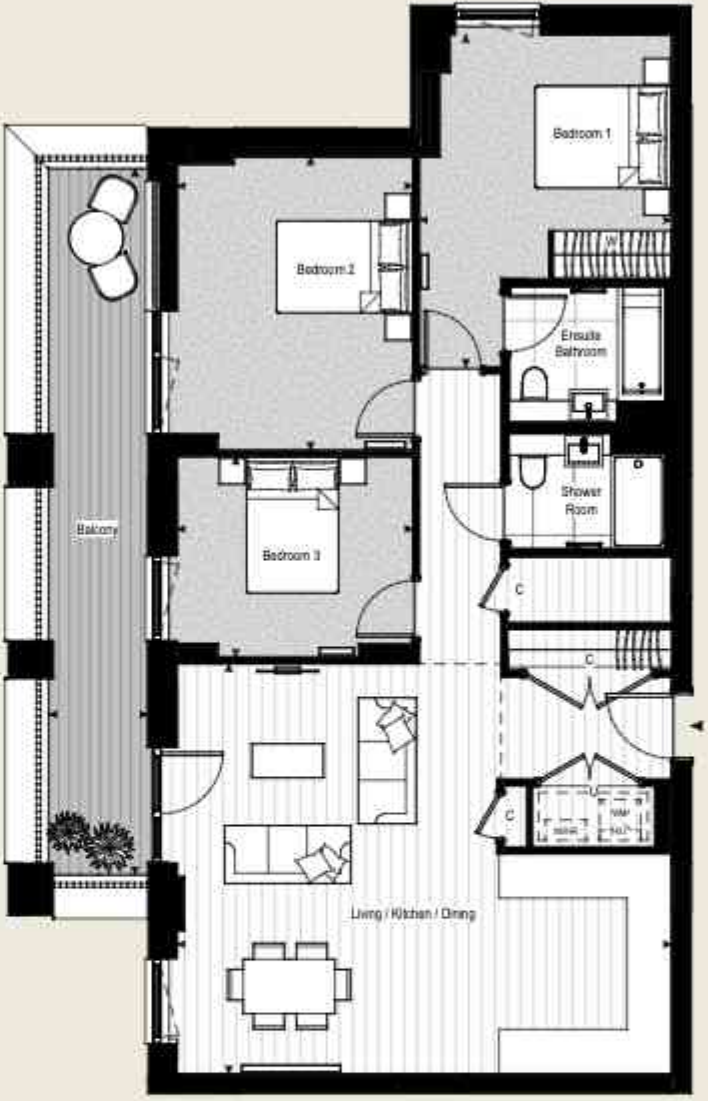
TOTAL INTERNAL AREA	104.1 SQ M	1,120 SQ FT	PLOT LOCATOR	Floor 9 Shown	KEY
Living / Kitchen / Dining	7.26m x 6.02m	23' 10" x 19' 9"			•• Measurement Points
Bedroom 1	4.88m x 3.70m	16' 0" x 12' 2"			W Wardrobe
Bedroom 2	4.30m x 3.46m	14' 1" x 11' 4"			C Cupboard
Bedroom 3	3.46m x 2.94m	11' 4" x 9' 8"			U Utility Cupboard
Balcony	10.37m x 1.50m	34' 0" x 4' 9"			WM Provision for Washing Machine
					HIU Heat Interface Unit
					MVHR Mechanical Ventilation Heat Recovery
					----- Bulkhead

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OPAL HOUSE  
3 BEDROOM APARTMENT

APARTMENT  
2.2-09-02 2.2-09-06

FLOOR 9



TYPE 05

TOTAL INTERNAL AREA	105.2 SQ M	1,132 SQ FT	PLOT LOCATOR	Floor 9 Shown	KEY
Living / Kitchen / Dining	7.26m x 6.02m	23' 10" x 19' 9"			•• Measurement Points
Bedroom 1	4.88m x 3.70m	16' 0" x 12' 2"			W Wardrobe
Bedroom 2	4.29m x 3.46m	14' 1" x 11' 4"			C Cupboard
Bedroom 3	3.46m x 2.94m	11' 4" x 9' 8"			U Utility Cupboard
Balcony	10.37m x 1.50m	34' 0" x 4' 8"			WM Provision for Washing Machine
					HIU Heat Interface Unit
					MVHR Mechanical Ventilation Heat Recovery
					----- Bulkhead

Apartment layouts show indicative furniture arrangements with approximate measurements and are indicative only. Dimensions, which are taken from the indicated points of measurements are for guidance only and are not intended to be used for carpet sizes, appliance space or items of furniture. Apartment areas are provided as gross internal areas in accordance with RICS measuring practice. All measurements and areas may vary within a tolerance of 5%. Kitchen layouts are indicative only and are subject to change. Internal wardrobe layouts are indicative only and are subject to change. Services boxing sizes and locations may vary. Please note: to increase legibility these plans have been sized to fit the page and are not drawn to scale and as such may not be at the same scale as those on other pages.





## AN EXCEPTIONAL TEAM

A first rate team of creative partners has been assembled to realise the project's ambitious vision.

### LANDSCAPING

HTA Design's landscape team was set up in 2003, specialising in landscape design for regeneration, masterplanning residential design, parks and public realm, the team deliver complex projects with beautiful solutions. The work ranges in scale and location, from large scale suburban masterplanning to greening urban intensification; city park design to linear waterfront solutions. One example is the award-winning development Kidbrooke Village that recently won the Sir David Attenborough Award in the Landscape Institute Awards 2020.

### ARCHITECTURE AND INTERIORS

BDP is a major international practice of architects, designers, engineers and urbanists creating outstanding places

for people. BDP's work spans the full range of building types and locations both overseas and in the UK from a small office fit-out or penthouse apartment to extensive urban complexes comprising retail, office and hotel developments.

### BUILT BY BERKELEY

Berkeley Group builds beautiful, successful places, blending homes, parks and public realm with great facilities to create fantastic communities. Berkeley has a proven track record with impressive landmark regeneration projects such as Kidbrooke Village and Royal Arsenal Riverside. Lombard Square's buildings feature proportions inspired by London townhouses and are all built with uncompromising quality which they've become synonymous with.



**BDP.**

**Berkeley**  
Designed for life



Computer generated image is indicative only

Computer generated image is indicative only



# THE BERKELEY DIFFERENCE

From the moment you arrive at one of our developments, you will notice the Berkeley difference. This won't just be in the quality of the craftsmanship, the stunning surroundings or the enviable location. There is something intrinsically special about the experience we offer you. We don't think in terms of just bricks and mortar or landscaping. We think about creating exceptional places for you to call home.



# THE BERKELEY DIFFERENCE 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 wellbeing 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

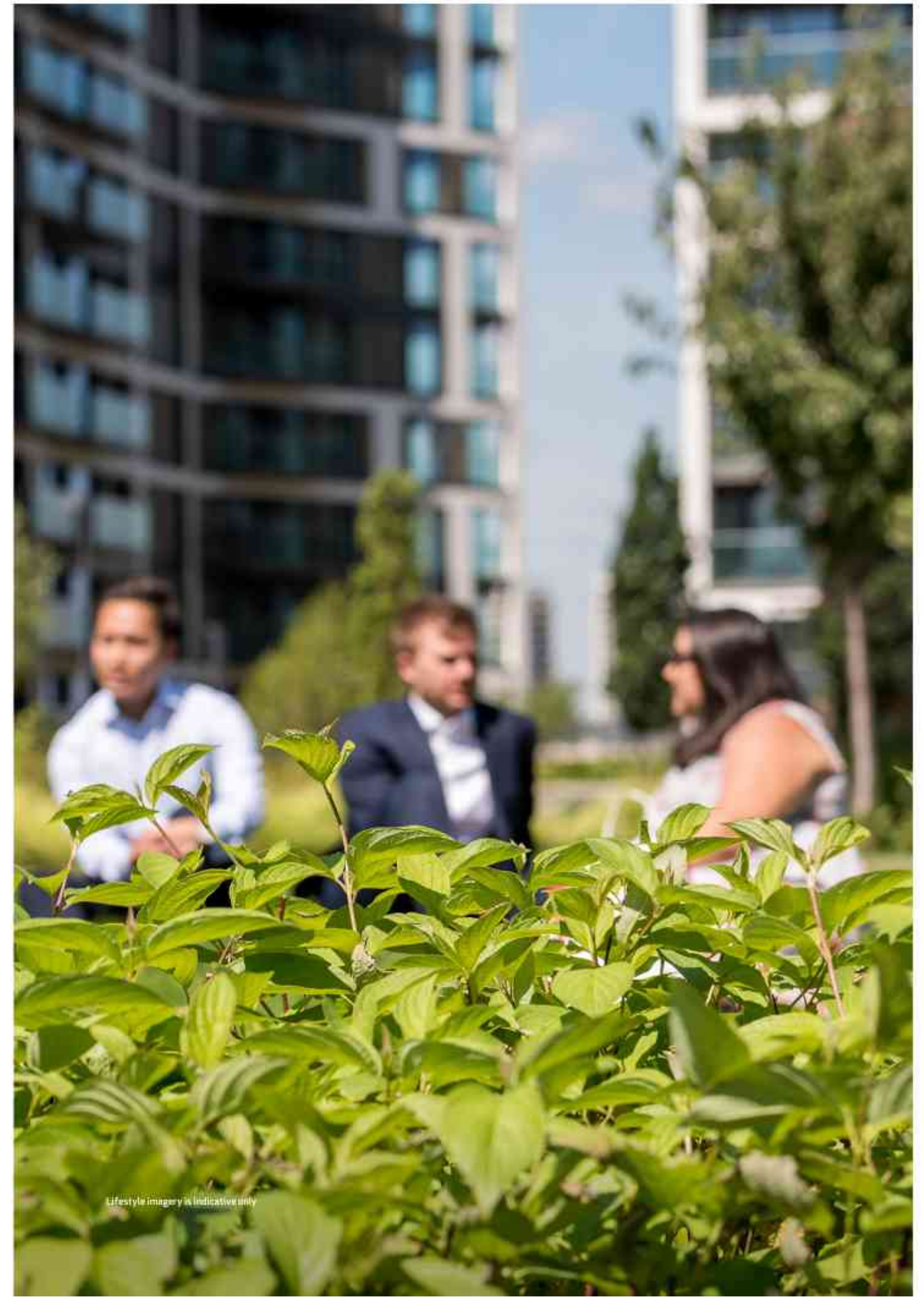
Quality is the defining characteristic of Berkeley developments, right down to the very last detail. We choose our locations, style of homes, construction practices, materials and specifications with great care. When you buy a new home from Berkeley you can be safe in the knowledge that it is built to 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, 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.



Lifestyle imagery is indicative only



# THE BERKELEY DIFFERENCE TRANSFORMING TOMORROW

At Berkeley Group our passion and purpose is to build quality homes, strengthen communities and improve people's lives.



PLATINUM JUBILEE CELEBRATIONS AT ROYAL ARSENAL RIVERSIDE

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.



Elizabeth line station at Royal Arsenal Riverside

## TRANSFORMING PLACES

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



Public cinema event at Royal Arsenal Riverside

## 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.



Wildlife at Kidbrooke Village

## 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.



The Berkeley Foundation

## 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



# THE BERKELEY DIFFERENCE

## 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, green 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 will create natural habitats that encourage wildlife to flourish.

### 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.

### 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 airtightness and have been fitted with mechanical ventilation units with heat recovery (MVHR). All lighting and kitchen appliances are low energy.

### 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 provide mechanical ventilation to filter the internal air.

### SUSTAINABLE TRANSPORT

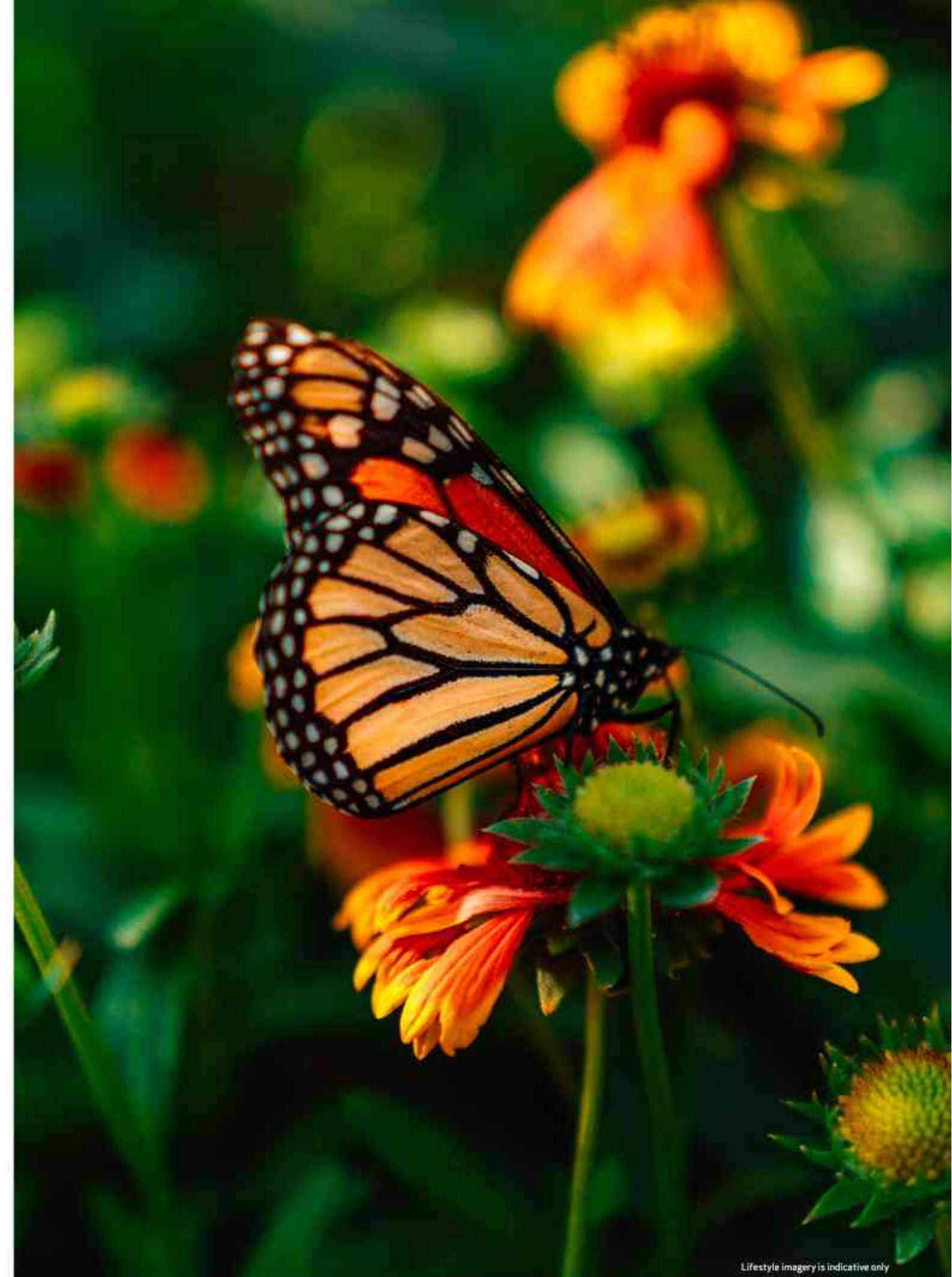
We provide cycle paths, secure cycle parks and car charging points to encourage the use of sustainable methods of transport, to help reduce air pollution around the development and the wider area. These active methods of transport also help encourage healthier lifestyles.

### STEWARDSHIP

Maintaining our communal open spaces and facilities in perpetuity is an important benefit to the whole community. We work with the managing agent 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.



Lifestyle imagery is indicative only



## GET IN TOUCH



## BERKELEY SALES AND MARKETING SUITE

2 Southlake Road  
Lombard Square  
Plumstead  
London SE28 0FX

**Open Monday to Saturday 10am - 6pm,  
Sunday and Bank Holidays 10am - 4pm**

## TELEPHONE

0208 264 0310

## EMAIL

[lombardsquare.sales@berkeleygroup.co.uk](mailto:lombardsquare.sales@berkeleygroup.co.uk)

Maps are not to scale and show approximate locations only.

The information in this document is indicative and is intended to act as a guide only in the finished product. Accordingly, due to Berkeley's policy of continuous improvement, the finished product may vary from the information provided. These participants 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, cases, appliance size or items of furniture. Lombard Square, Dial House, Coal House, Vicer House, Rosa House, Seneca House and Spin House are marketing names and will not necessarily form part of the approved postal address. Applicants are advised to contact Berkeley to ascertain the availability of any particular property. 2008/05/CA/0022



LOMBARDSQUARE.CO.UK