

THE
BLACKHEATH
COLLECTION

URBAN HOUSE
3 & 4 BEDROOM HOUSES



**KIDBROOKE
VILLAGE**

LOCAL BOUTIQUE OF GREENWICH
SE3

Berkeley
Designed for life



URBAN LIVING

Come home to an Urban House beautifully aligned with the way we live now. Perfectly equipped for modern living, working and entertaining in an area rich in community spirit.

Architecturally outstanding, ultra-modern, energy-efficient, eco-friendly and economical to run. If that wasn't enough, each Urban House is crowned with a visually stunning roof terrace enjoying up to 360 degree views. It's a space ideally suited for entertaining and enjoying the sun all day.

Each home's elegant interior is light-filled, generously spacious and flexible, whilst in front of the house there's a safe area to park your car, for children to play, and for you to relax.

Step outside and discover a thriving and welcoming community. Find your sense of belonging waiting for you at Kidbrooke Village. A place to grow together.

The latest generation of Urban Houses in Kidbrooke Village are even better equipped for flexible modern living, working and entertaining.



WELCOME TO
KIDBROOKE
VILLAGE



A FRESH OUTLOOK

Kidbrooke
Village

Urban
Houses

Blackheath
Village

Greenwich
Park

An oasis of calm and beauty in the busy Capital, Kidbrooke Village is three minutes by train from the wide-open green space of ancient Blackheath, as well as its pretty lanes and upmarket shops. And if you prefer to stretch your legs, it's just over a fourteen minute walk.

Twenty minutes away by bus, and even quicker by train, are the calming riverside walks and fresh air of neighbouring Greenwich. Well-connected, well situated, Kidbrooke Village is a perfect place to live.

Sources: www.tfl.gov.uk, www.nationalrail.co.uk.
Train times represent peak journey times.

KIDBROOKE VILLAGE

Kidbrooke Village comprises of four distinct neighbourhoods; The Village Centre, The Nature Collection, The Blackheath Collection and City Point, all connected together by a colourful oasis of open parkland.

Urban Houses, within The Blackheath Collection, are just a brief stroll away from a wealth of amenities in The Village Centre, Kidbrooke train station, two on-site schools and Cator Park (with a multi-use games area and children's play park).

And when you want to stretch your legs a little more, Blackheath itself is just a short walk away.



SCHOOL	RATING	DISTANCE
WINGFIELD PRIMARY SCHOOL	OFSTED GOOD	ON SITE
HOLY FAMILY CATHOLIC PRIMARY SCHOOL	OFSTED GOOD	ON SITE
THOMAS TALLIS SECONDARY SCHOOL	OFSTED GOOD	1/2 MILE
COLFE'S SCHOOL	ISI' EXCELLENT	1 MILE
KIDBROOKE PARK PRIMARY SCHOOL	OFSTED GOOD	1 MILE
RIVERSTON SCHOOL	ISI' GOOD-OUTSTANDING	1 MILE

At higher education level, London also offers 40 universities and many specialised colleges, many of which are consistently highly placed in university league tables.

The site plan is indicative only and subject to change. Football pitch equivalent based on Wembley Stadium pitch size. 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. Maps are not to scale and show approximate locations only. Ofsted and ISI ratings are correct at time of print, indicative only. *Independent School Inspectorate.



AWARD-WINNING CATOR PARK



Photography of Kidbrooke Village.

A generous sense of space is a defining feature of Kidbrooke Village. Set amongst 86 acres of parkland and open space, equivalent to over 45 football pitches, bubbling waterways and trails meander enticingly through the green open spaces.

Cator Park is particularly alluring; a vibrant river of colour, meadow flowers and wild landscaping winding through the village. Here, Berkeley works in partnership with London Wildlife Trust and HTA Design, rewilding the park to increase the diversity of birds, mammals and insects living in this wonderful natural space. It's a long-term project, with planting increasing year-on-year. To date, more than 750 mature trees have been added, making a significant impact on local air quality.

The impact of all this work was recently recognised at the 2020 Landscape Institute Awards. Cator Park won the Sir David Attenborough Award for Enhancing Biodiversity, as well as the Overall President's Award for the best landscape scheme.

“Everything that’s happening at Kidbrooke Village is helping to make it a more wildlife-rich environment that future generations can enjoy.”

David Mooney
London Wildlife Trust



STUNNING LANDSCAPES



Photography of Kidbrooke Village.

Everywhere you turn there are spacious green surroundings and open spaces for all to enjoy.

PARK LIFE

Cator Park's stunning landscaping makes it a place where you will regularly want to spend time, and it is particularly inviting for families.

Within it is a magnificent new play park, which will keep the children amused for hours. The unique adventure playground, loved by parents and children alike, offers the community a safe place to come together, meet and play.

The multi-use games area is another excellent facility, where families and friends can stay active and enjoy time outdoors. Residents can keep fit on the tennis courts, get a group together for five-a-side football, or simply jog, walk or ride along the many parkside pleasant pathways.

Sutcliffe Park is also part of Kidbrooke Village. It has prestigious Green Flag status, and its many attractions include a popular sports centre with an athletics track, a climbing wall and skate park. The Quaggy River runs through the park, creating its own wetland area and nature reserve.

Kidbrooke Village is a place where people aspire to live, work and play.



Photography of Kidbrooke Village.



Photography of Kidbrooke Village.



Photography of Kidbrooke Village.



Photography of Kidbrooke Village.

There is no other place that feels like
Kidbrooke Village.

THE CENTRE OF EVERYTHING



Photography at The Depot, Kidbrooke Village.



Lifestyle photography, indicative only.

The Village Centre, in the heart of Kidbrooke Village, is the perfect place to shop, meet up, eat, drink and kick back.

Right by the train station and in the middle of everything, The Village Centre is a perfect one stop location.

Take time out to relax in the piazza where, surrounded by lush seasonal planting and gushing fountains, you'll find your own tranquil centre.

Enjoy seasonal pop-up food stalls, easy evening dining options and lunchtime meet-ups with friends at The Depot Pub, a cheerfully busy Young's pub and dining venue. There's also a Sainsbury's Local supermarket, coffee shop, dentist*, doctor* and pharmacy. In The Village Centre, your every need is covered.

The Village Centre is a perfect one stop location for every need, and just a few minutes from the Urban Houses.

*Planned in future phase of development for Kidbrooke Village, subject to change.



BE A PART OF A THRIVING COMMUNITY



Photography of Cator Park play area, Kidbrooke Villages



Lifestyle photography, indicative only.



Lifestyle photography, indicative only.

A sense of community and a quiet pride in ownership, all set in beautiful surroundings. Kidbrooke Village is truly a place to call home.

Kidbrooke Village's warm heart is waiting just outside your front door with its bustling and friendly feel and a location and lifestyle to fall in love with.

At the pub, local events and activities get planned over a pint, it's a place where people meet, socialise and sustain local village life.

Events provide a regular chance for you to get involved and get active in the things that matter to you most.

Energetic and engaged, the residents are very much in control of their Kidbrooke Village community, actively participating in the decisions that affect them. Add on regular yearly events, such as summer fêtes, and you can happily look forward to all the fun social events you'd expect in a close-knit community.





Photography of Kidbrooke station.

MAKE CONNECTIONS

Be close to everything that's important. Great shops, exciting restaurants, open spaces and calming places. Room to breathe, room to grow.

Kidbrooke Village puts you close to the heart of London, thanks to easy access to excellent transport connections. Kidbrooke and Blackheath stations are just a short walk away and then it's just 17 minutes direct to London Bridge* from Kidbrooke station and just a short ride to Waterloo East and Victoria. Alternatively you can make use of the regular buses and handy cycle paths.

Journey times from Kidbrooke Village

Blackheath ➤	3 mins
Lewisham ➤	7 mins
Greenwich ➤	12 mins
London Bridge ➤	17 mins
Canary Wharf ➤	20 mins
Waterloo East ➤	22 mins
Cannon Street ➤	24 mins
Bank	24 mins
Victoria ➤	26 mins
Stratford ➤	30 mins
Charing Cross ➤	31 mins

Connections to

— Northern Line	— District Line	— Central Line
— Jubilee Line	— Bakerloo Line	— DLR
— Circle Line	— Victoria Line	— South Eastern
— Waterloo & City		

*Sources: www.tfl.gov.uk, www.nationalrail.co.uk. Train times represent peak travel and does not include walking times.



Computer generated image, indicative only.



Lifestyle photography, indicative only.

LOCAL AREA

LOCAL LIFE

Charming Blackheath is steeped in history. This genteel, prosperous corner of London with its iconic heath has seen so much and has so much to see.



Lifestyle photography, indicative only.



Photography of Blackheath.





Lifestyle photography, indicative only.

aid back, relaxed, easy-going, distinctly different in all its quirky little corners and packed with unique boutiques, Blackheath is perfect to visit both day and night. And when you live at Kidbrooke Village, it couldn't be closer.

Leave the car at home, let the train take the strain for a three-minute journey, or just

take a short 20 minute stroll* onto the famous heath and enjoy the far-reaching views, almost unchanged since 1875. Peek in at the door of venerable All Saints Church and absorb the history. Work up an appetite for coffee and cakes from one of the artisan coffee shops in the always alluring high street, or head for a drink in a classic pub or well-stocked wine bar. For lunch and dinner, you're always in easy reach of enticing fine dining, fast, casual or independent, relaxed restaurants.

		
BLACKHEATH	BLACKHEATH	BLACKHEATH
3	7	20
mins	mins	mins



Photography of Blackheath.

*Sources: www.tfl.gov.uk, www.nationalrail.co.uk, Google Maps. Train times represent peak journey times. Cycling and walking times are approximate.

MERIDIAN MAGIC



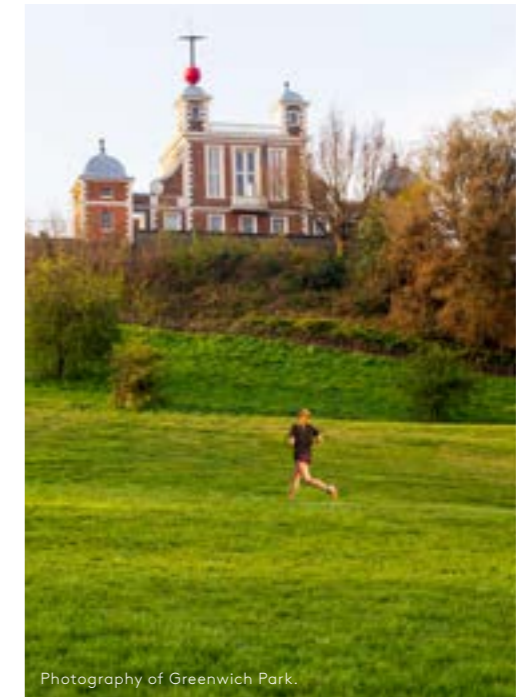
Photography of Greenwich Park.

30

In Greenwich, exciting shopping, the arts and ancient history are all close to hand.



Photography of Greenwich Park.



Photography of Greenwich Park.

The Prime Meridian passes through nearby Greenwich, as have seafarers down the years. Today you can do your own exploring in petite shops, galleries, bars and alleyways.

From the Cutty Sark to the Naval College, the sea is in Greenwich's DNA, giving it a very special atmosphere.

You're also close to leafy Greenwich Park, as well as the Royal Observatory and the Planetarium.

Make Greenwich's famous market a regular stop to browse for unique arts and crafts and of course, the nearby ICON O2 retail hub is a shopper's paradise, as well as your local destination for the best live shows of all kinds.


GREENWICH
12
mins


GREENWICH
20
mins

FROM KIDBROOKE VILLAGE TO SOUTHBANK & THE CITY



Photography of Central London.




Make the most of London life on your doorstep.

Kidbrooke Village is perfectly placed to see all that London has to offer, with London Bridge, Victoria and Waterloo just a short ride away from Kidbrooke station.

The iconic Shard towers over an area buzzing with an eclectic mix of fashionable and talked-about bars and restaurants to enjoy. Take a bag for life to stock up on all kinds of organic foodie delights at Borough Market and while away a weekend in the fascinating local museums, theatres and shops.

Nearby South Bank, a step away from Waterloo station, has the National Theatre as well as the Tate Modern for a culture fix at any time.

And for those must-see first-run West End shows, Victoria Station is perfectly placed and only a quick ride from Kidbrooke station.

		
LONDON BRIDGE	WATERLOO	VICTORIA
17	22	26
mins	mins	mins



Photography of Borough Market.

Sources: www.tfl.gov.uk, www.nationalrail.co.uk, Google Maps. Train times represent peak journey times.

URBAN HOUSE LIVING





THE CLUBHOUSE

At Kidbrooke Village you can revel in everything London has to offer, yet live and relax in a green oasis which promotes wellbeing and a healthy lifestyle.

Urban House residents have the special benefit of access to the nearby private Clubhouse, with a 24-hour Concierge, where you can enjoy staying fit and healthy in the state-of-the-art gym and bespoke swimming pool. Or if you're feeling a little less active, settle back to enjoy a movie with family and friends in the private cinema room.

Of course, work is usually never far away, so the Clubhouse also boasts a business suite and Wi-Fi lounge to use when you have to quickly dive back into business.

Whether you want to relax in the pool, get active in the gym or do a spot of work, the residents-only Clubhouse caters for it all.



Photography of The Clubhouse, Kidbrooke Village.



Photography of The Clubhouse, Kidbrooke Village.



Photography of The Clubhouse, Kidbrooke Village.



Computer generated image, indicative only.

Urban Houses stand out from the crowd. Decidedly different from traditional London houses, they stand proud and deliver a new, contemporary and innovative living experience.

The homes have been built to the highest level of energy efficiency, using eco-friendly methods and materials.

That means not only are they comfortable in both winter and summer but also remarkably economical to run.

The Urban House's crowning glory - the roof terrace - delivers a private haven of outside space. And the roof terrace isn't the only place to enjoy fresh air, your outdoor space extends to the front of the house. Here you can also park your car, making it a truly flexible area.

Meticulously designed homes with elegant and light-filled interiors, and a generous sense of space.

How many houses have a roof that's worth talking about? The roof terrace on your Urban House is a hidden gem, a private place to relax and take in the 360 degree views.

The roof terrace is unique in letting residents enjoy the light all day long, unlike traditional front or rear gardens, creating the perfect place to entertain, as well as for kids to safely play. Some houses also benefit from a third floor outdoor terrace space connected to the roof terrace with a beautiful spiral staircase. You'll also find an outside water tap conveniently placed for any gardening needs.



Photography at previous Urban House roof terrace, Kidbrooke Village.



A PRIVATE RETREAT

Designed for the way we live today.

Space and more space is a feature of every Urban House. Airy open plan living, surrounded by world-class design and high-quality finishes, all create an atmosphere that's perfect for relaxing or stylish entertaining.



Each individually designed kitchen is smartly put together and elegantly styled in modern, fresh, colours to make cooking a pleasure.

Kitchen shape, lighting and worktop space are all maximised for practicality, while the latest appliances help ease the flow of busy lives.



Lifestyle photography, indicative only.

Your bedroom is your haven,
a place to enjoy personal
peace and comfort.

That's why each Urban House bedroom is spacious and sumptuously designed, always with an eye for practicality and quality. Every Bedroom 1 benefits from a fitted wardrobe, while there are plush carpets and floor-to-ceiling windows or light wells in all bedrooms.



Showhome photography, indicative only.





Escape the world in a stylish bathroom that is both cool and contemporary with feature splashbacks and built-in cabinets.

Chrome finishings, crisp white sanitaryware and large format floor and wall tiles add style and space to this sanctuary.



Computer generated image, indicative only.

SPECIFICATION

KITCHENS

- Individually designed layouts
- Quartz silestone worktop with matching splashback
- Granite single bowl undermount sink with chrome mixer tap
- Supermatt finish to handleless cabinets
- Energy efficient downlights and concealed lighting to wall units
- Multi-gang appliance panel and brushed stainless steel socket outlets above work surfaces
- Timber floor finish in herringbone pattern
- Frameless touch control Bosch ceramic hob
- Recirculating canopy extractor
- Stainless steel Bosch single oven
- Stainless steel Bosch combination microwave oven
- Bosch integrated fridge / freezer
- Bosch integrated multi-function dishwasher
- Integrated wine cooler
- Space saving recycling bins to under sink unit

BATHROOMS/ENSUITE

- White bath with frameless glass bath screen, and bath filler to bathrooms
- White wall mounted WC pan with soft-close seat / cover and concealed cistern with dual-flush plate
- White shower tray with frameless glass shower panel / door
- Chrome thermostatic wall mounted shower mixer and fixed overhead shower head to baths and ensuite
- White wash hand basin with chrome mixer tap to master ensuites, family bathrooms and cloakrooms
- Chrome finish ladder style thermostatically controlled heated towel rail to bathrooms / ensuites and cloakrooms

- Bespoke round mirror with concealed lighting and high level alcove shelving with under basin cupboard
- Large format wall tiles with feature tiled strip
- Large format floor tiles
- Mechanical Ventilated Heat Recovery extract system
- Energy efficient downlights to all rooms
- Chrome finish to sanitaryware

ELECTRICAL FITTINGS

- Energy efficient downlights
- Wiring provision for pendant lighting where applicable
- Feature wall lights to staircase
- Lighting to utilities / services / coat cupboards where applicable
- Television points to reception rooms and all bedrooms
- Telephone and data points to reception rooms and all bedrooms
- White switch and socket fittings throughout, except kitchens where brushed stainless steel switches/ sockets installed above countertops

HEATING / PLUMBING

- Heating and hot water provided from high efficiency condensing gas boilers
- Radiator heating throughout
- Plumbing for washer / dryer within vented utility cupboards / rooms

INTERIOR FINISHES

- Feature entrance doors
- Satin nickel door handles throughout
- Painted, timber grain laminate internal doors and painted skirtings and architraves
- Bespoke fitted wardrobe to bedroom 1s, internal fittings include rails, shelves and drawers
- Carpet floor finish to stairs, landings, study room and all bedrooms

EXTERNAL FEATURES

- Paved front driveway
- Timber effect aluminium decking to the terrace and roof terrace
- External power, lighting and water tap
- External staircase to roof terrace where applicable
- Aluminium composite sealed unit double glazed windows / doors
- Secure bike and bin stores are allocated for each home

SECURITY

- Power supply for wireless intruder alarm to be fitted at a later date by purchaser
- Mains supply smoke detectors and heat detectors
- Automist fire suppression system
- Multi-point locking to front entrance doors
- Hardwired doorbell
- Secure by Design rating to all doors and windows at ground floor level, together with all doors and windows to rear elevations which are accessible from terraces

PEACE OF MIND

- Freehold
- All houses benefit from 10-year build warranty

CAR PARKING

- In curtilage parking
- Provision for future installation of car charging point by purchaser, located within bike store enclosure

MANAGING AGENT

- A managing agent will be appointed to administer the effective operation and maintenance of communal facilities
- 24-hour Concierge service

RESIDENTS' LEISURE FACILITIES

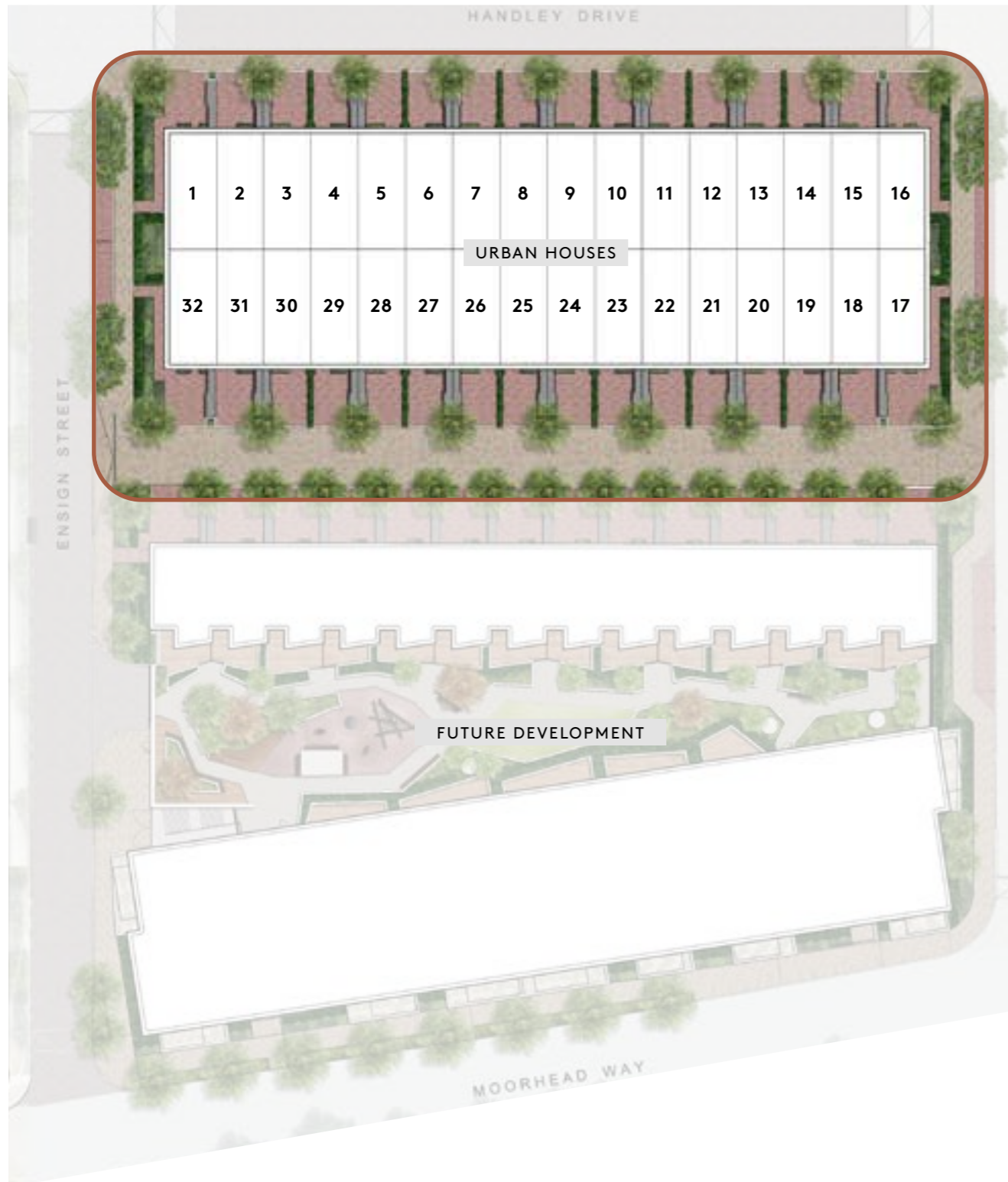
- Bespoke swimming pool
- Separate fitness studio with facilities for personal training
- Residents' cinema
- Business suite



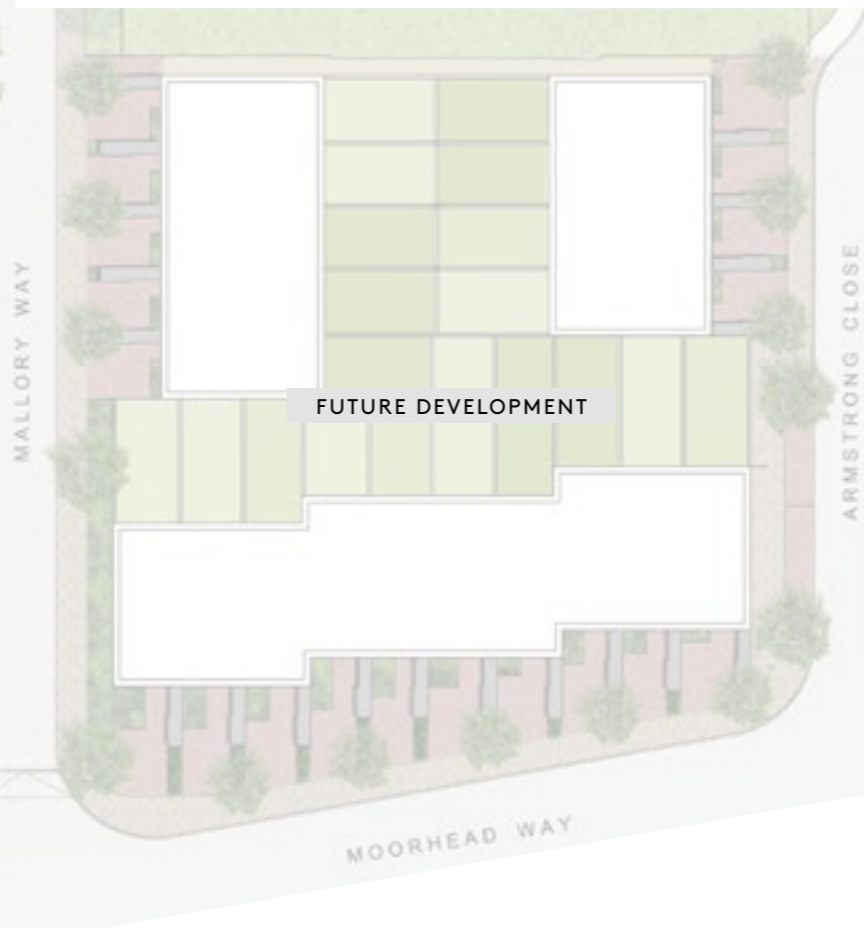
Your attention is drawn to the fact that it may not be possible to provide the branded products as referred to in the specification. In such cases, a similar alternative will be provided. Berkeley Homes reserves the right to make these changes as required.

FLOORPLANS





THE BLACKHEATH COLLECTION



32 Urban Houses that re-imagine urban living. Three floors of stylish open-plan, contemporary living space all enjoying natural light.

From the off-road parking space to the fabulous roof terrace, these modern homes set new standards at every level.

The site plan is indicative only and subject to change [and subject to planning]. In line with our policy of continuous improvement we reserve the right to alter the layout, building style, landscaping and specification at any time without notice.

THREE/FOUR BEDROOM HOUSES

Plots: 3*, 5*, 7*, 9*, 11*, 13*, 15*, 19, 21, 23, 25, 27, 29, 31

Total Area: 119.7 SQ M | 1,288.3 SQ FT

Ground Floor

Total Area	45.3 sq m	487.6 sq ft
Living/Dining Room	5.64m x 4.20m	18'6" x 13'9"
Kitchen	4.20m x 2.92m	13'9" x 9'7"
Cloakroom	1.97m x 1.47m	6'6" x 4'10"

First Floor

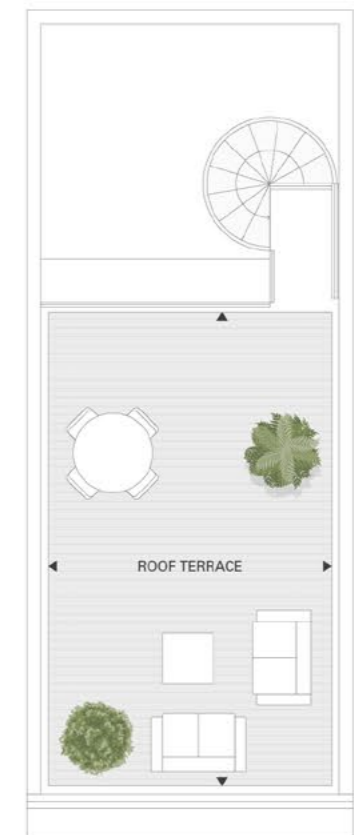
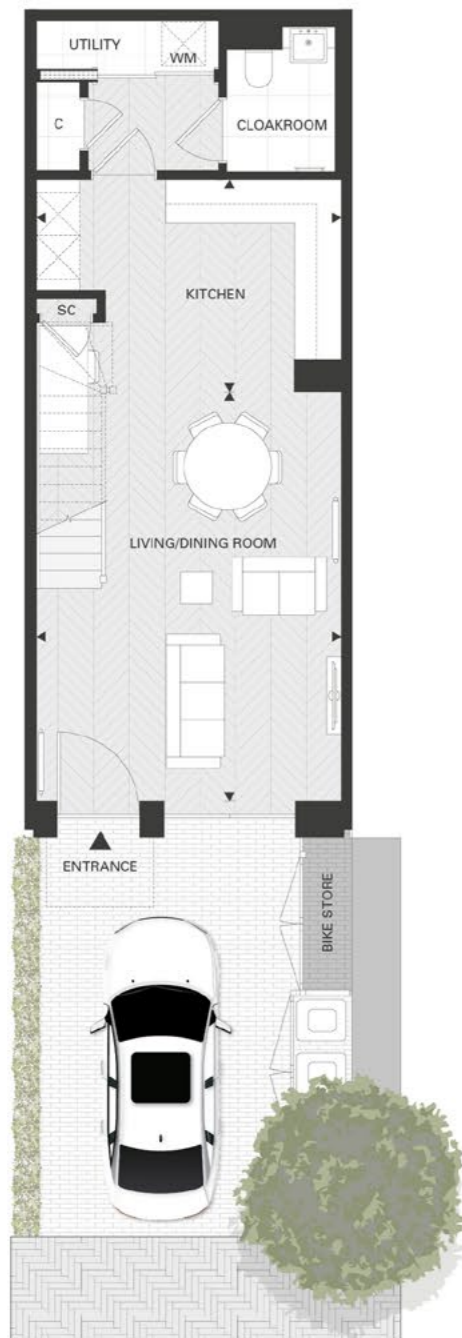
Total Area	45.3 sq m	487.6 sq ft
Bedroom 1	4.20m x 3.00m	13'9" x 9'10"
Bedroom 2	4.20m x 3.00m	13'9" x 9'10"

Second Floor

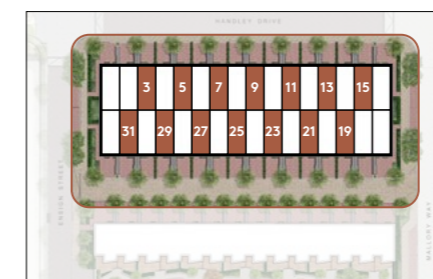
Total Area	29.4 sq m	316.0 sq ft
Total Terrace Area	13.24 sq m	142.51 sq ft
Bedroom 3	4.20m x 3.00m	13'9" x 9'10"
Study/Bedroom 4	3.84m x 2.01m	12'7" x 6'7"
Terrace	4.00m x 3.20m	13'1" x 10'6"

Roof Terrace

Total Area	25.50 sq m	274.47 sq ft
Roof Terrace	6.55m x 3.89m	21'6" x 12'9"



Locator



Maps are not to scale and show approximate locations only.



Key

- ◆ Measurements
- C Cupboard
- SC Service Cupboard
- W Fitted Wardrobe
- ☒ Kitchen Unit
- WM Provision for Washing Machine
- Radiators
- RL Rooflight
- * Plot is rotated

Disclaimer

House 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. House areas are provided as gross internal areas in accordance RICS measuring practice. All measurements and areas may vary within a tolerance of 5%.

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Your attention is drawn to the fact that plots 15 and 31 will not include a hedge to the front garden as indicated on the sales plan. Please speak to a sales consultant for further detail.

THREE/FOUR BEDROOM HOUSES

Plots: 2*, 4*, 6*, 8*, 10*, 12*, 14*, 18, 20, 22, 24, 26, 28, 30

Total Area: 119.7 SQ M | 1,288.3 SQ FT

Ground Floor

Total Area	45.3 sq m	487.6 sq ft
Living/Dining Room	5.64m x 4.20m	18'6" x 13'9"
Kitchen	4.20m x 2.92m	13'9" x 9'7"
Cloakroom	1.97m x 1.47m	6'6" x 4'10"

First Floor

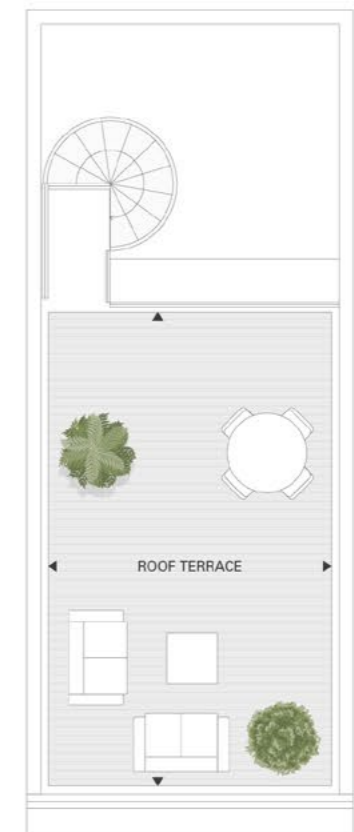
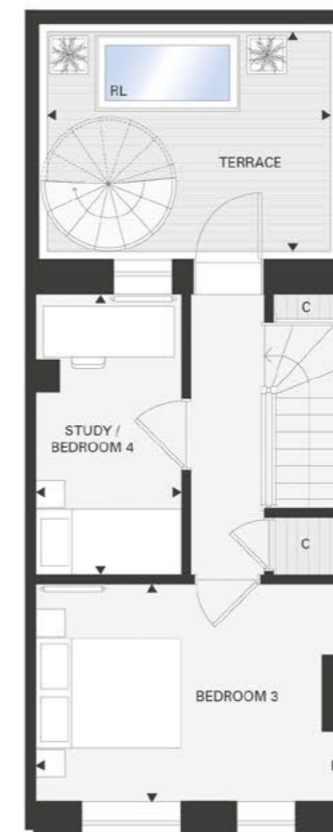
Total Area	45.3 sq m	487.6 sq ft
Bedroom 1	4.20m x 3.00m	13'9" x 9'10"
Bedroom 2	4.20m x 3.00m	13'9" x 9'10"

Second Floor

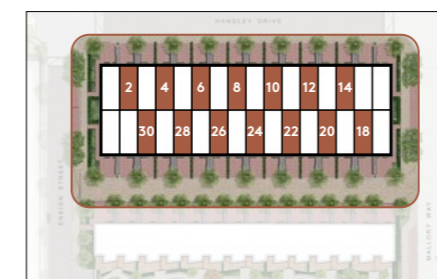
Total Area	29.4 sq m	316.0 sq ft
Total Terrace Area	13.24 sq m	142.51 sq ft
Bedroom 3	4.20m x 3.00m	13'9" x 9'10"
Study/Bedroom 4	3.84m x 2.01m	12'7" x 6'7"
Terrace	4.00m x 3.20m	13'1" x 10'6"

Roof Terrace

Total Area	25.50 sq m	274.47 sq ft
Roof Terrace	6.55m x 3.89m	21'6" x 12'9"



Locator



Maps are not to scale and show approximate locations only.



Key

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- Radiators
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FOUR BEDROOM HOUSES

Plots: 1* & 17

Total Area: 142.7 SQ M | 1,535.9 SQ FT

Ground Floor

Total Area	45.3 sq m	487.6 sq ft
Living/Dining Room	7.81m x 4.20m	25'7" x 13'9"
Kitchen	2.94m x 2.51m	9'8" x 8'3"
Cloakroom	2.00m x 1.50m	6'7" x 4'11"

First Floor

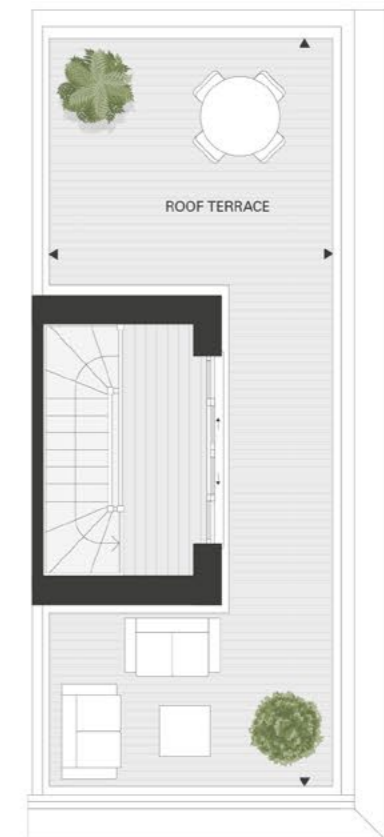
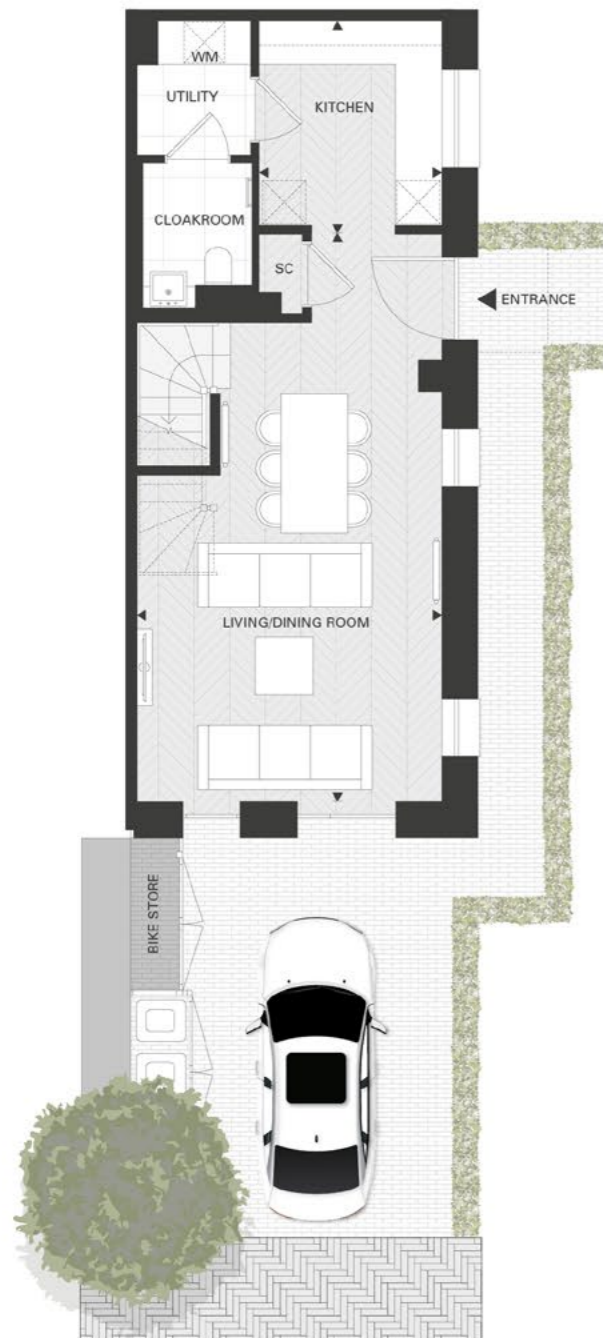
Total Area	45.3 sq m	487.6 sq ft
Bedroom 1	4.20m x 3.00m	13'9" x 9'10"
Bedroom 2	4.20m x 3.00m	13'9" x 9'10"

Second Floor

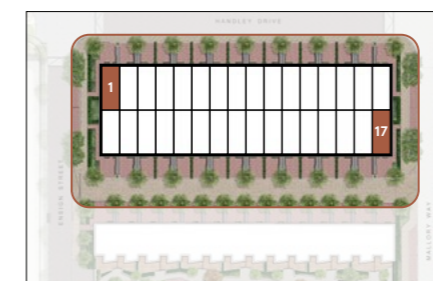
Total Area	45.3 sq m	487.6 sq ft
Bedroom 3	4.20m x 3.00m	13'9" x 9'10"
Bedroom 4	4.20m x 3.00m	13'9" x 9'10"
Study	3.48m x 2.01m	11'5" x 6'7"
Storage	2.01m x 0.92m	6'7" x 3'0"

Roof Terrace

Total Area	28.77 sq m	309.67 sq ft
Roof Terrace	10.28m x 3.88m	33'8" x 12'9"



Locator



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Key

- ◆ Measurements
- C Cupboard
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- ☒ Kitchen Unit
- WM Provision for Washing Machine
- Radiators
- RL Rooflight
- * Plot is rotated

Disclaimer

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FOUR BEDROOM HOUSES

Plots: 16* & 32

Total Area: 142.7 SQ M | 1,535.9 SQ FT

Ground Floor

Total Area	45.3 sq m	487.6 sq ft
Living/Dining Room	7.81m x 4.20m	25'7" x 13'9"
Kitchen	2.94m x 2.51m	9'8" x 8'3"
Cloakroom	2.00m x 1.50m	6'7" x 4'11"

First Floor

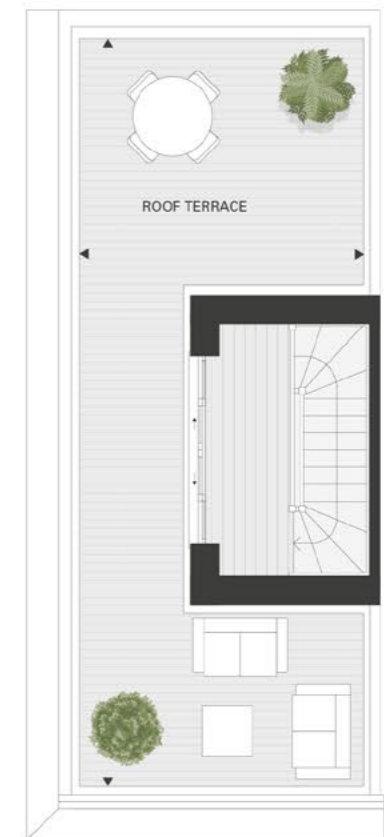
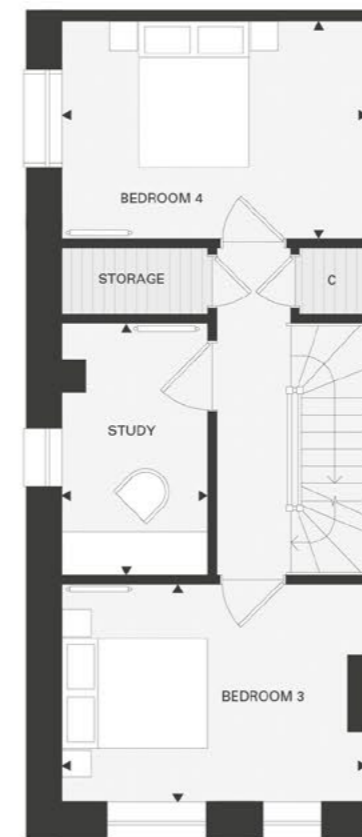
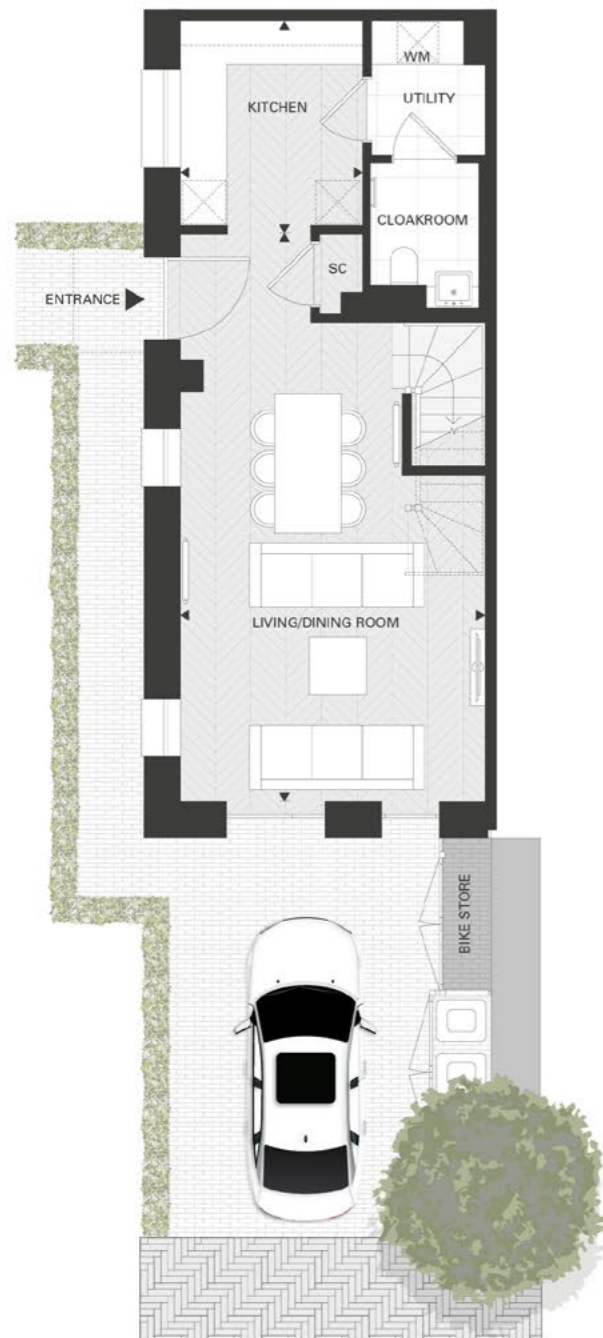
Total Area	45.3 sq m	487.6 sq ft
Bedroom 1	4.20m x 3.00m	13'9" x 9'10"
Bedroom 2	4.20m x 3.00m	13'9" x 9'10"

Second Floor

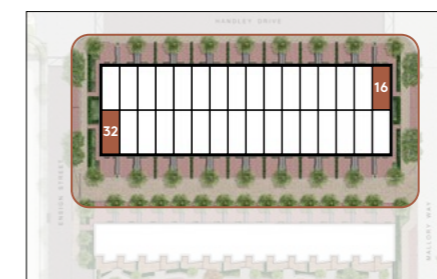
Total Area	45.3 sq m	487.6 sq ft
Bedroom 3	4.20m x 3.00m	13'9" x 9'10"
Bedroom 4	4.20m x 3.00m	13'9" x 9'10"
Study	3.48m x 2.01m	11'5" x 6'7"
Storage	2.01m x 0.92m	6'7" x 3'0"

Roof Terrace

Total Area	28.77 sq m	309.67 sq ft
Roof Terrace	10.28m x 3.88m	33'8" x 12'9"



Locator



Maps are not to scale and show approximate locations only.

Key

- ◆ Measurements
- C Cupboard
- SC Service Cupboard
- W Fitted Wardrobe
- ☒ Kitchen Unit
- WM Provision for Washing Machine
- Radiators
- RL Rooflight
- * Plot is rotated

Disclaimer

House 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. House 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.

CUSTOMER SATISFACTION

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.

What to expect from Berkeley:

- You will be given your own log-in credentials at reservation to access your personal MyHome Plus account where you will be able to view the development, property, construction progress and buying process information
- From the day you reserve until the day you complete we will update you regularly on the progress of your home
- Sustainability is high on any responsible builder's agenda. We promise to fully communicate the environmental features of our developments to all of our customers

- Our Customer Relations Manager will present a selection of designer-conceived colour palettes to help you find the interior finish that most suits your style
- We will meet you at the development to demonstrate all the functions and facilities of your new home and will present you with your own bespoke guide
- We personally hand over your key on completion day and make sure everything is to your satisfaction
- The two-year warranty with 24-hour emergency service has a dedicated customer service telephone number. And from the 3rd to the 10th year you will have the added security protection of the 10-year Premier warranty
- Finally we'll contact you after 7 days, at 4 weeks and 7 months after you move in, to make sure everything continues... perfectly



Investor in
Customers®
Gold 2020



DESIGNED FOR LIFE

Designed for life

At Berkeley, we are committed to creating great places where people love to live, work and relax. Where the homes are light-filled, adaptable and finished to very high standards. Where carefully planned public areas enhance 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.



Proud to be a member of the Berkeley Group of Companies



OUR VISION

Berkeley Group is a responsible organisation, wholly committed to being a world-class business, as defined by the quality of places we create, the value they generate for people, communities and the environment, and their positive long-term impact on society. We set ourselves the highest standards in the industry for design, construction, safety and efficiency.

Our Vision, a strategic plan for the business, is designed to raise our standards higher still. Our Vision is reviewed every two years, following objective analysis and discussion of the key industry, national and global issues that are most relevant to our customers and supply chain.

Our Vision focuses our attention on five key business areas.

Customer experience

Quality homes

Great places

Efficient and considerate operations

Commitment to people and safety



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

THE BERKELEY FOUNDATION

We are committed to making a real and lasting difference to the communities we serve.

The Berkeley Foundation supports voluntary organisations in tackling long-term social issues in their local community. Working together, we help people choose a different life path, develop confidence and skills, and find hope for the future.

Since we established the Berkeley Foundation in 2011, we have committed many millions of pounds to hundreds of charities and organisations. A significant proportion of our donations are raised through the tireless efforts of our own staff.



www.berkeleyfoundation.org.uk
www.berkeleygroup.co.uk



Photography of Berkeley Foundation activity.



Photography of Berkeley Foundation activity.

THIS IS HOW WE ARE ENSURING SUSTAINABILITY AT KIDBROOKE VILLAGE

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 Kidbrooke Village.

Nature and biodiversity

Parkland, trees, flowers, green roofs, ponds, hedges, gardens – these are the fundamentals of a thriving natural environment that can be enjoyed by everyone. They are all part of our commitment to creating a net biodiversity gain on our developments. Within and around Kidbrooke Village, we have created natural habitats that encourage wildlife to flourish. We are working with London Wildlife Trust and HTA Design Ltd 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, 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 air-tightness, and have been fitted with mechanical ventilation units with heat recovery (MVHR). All lighting is low energy and kitchen appliances are A++/A+/A rated.

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 Kidbrooke Village we have planted trees, shrubs and flower beds to help create a cleaner air environment. Within our homes we provide mechanical ventilation to filter the internal air.

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.

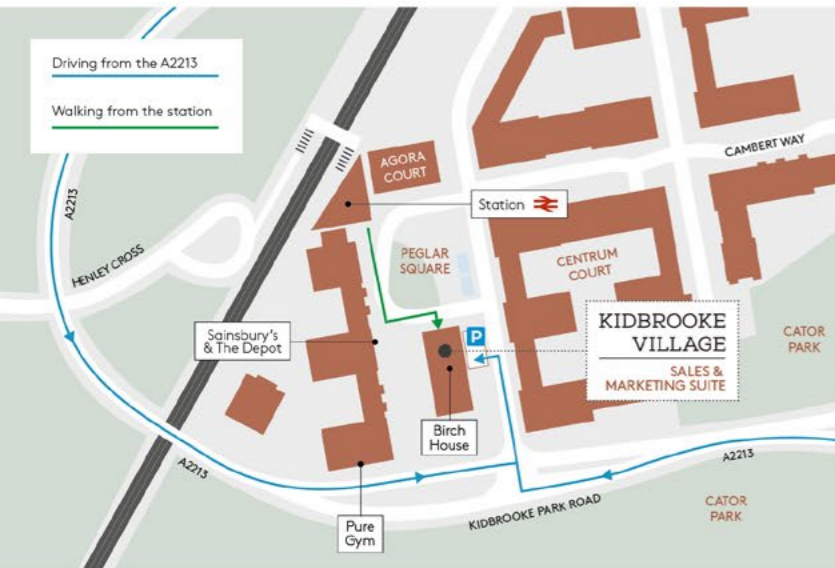
Stewardship

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

GET IN CONTACT



Our Sales and Marketing Suite is open from 10am–6pm daily and until 8pm on Thursdays.

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Kidbrooke Village Sales & Marketing Suite,
5 Peglar Square,
London
SE3 9FW

Telephone

020 8150 5151

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KidbrookeVillage.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 as to the finished product. Accordingly, due to Berkeley 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. Kidbrooke Village is a marketing name 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.

Z514/05CA/0321



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Photography of Kidbrooke Village.

In proud partnership with:



www.kidbrookevillage.co.uk

Berkeley
Designed for life