

THE
BLACKHEATH
COLLECTION

AT KIDBROOKE VILLAGE

KIDBROOKE
VILLAGE

ROYAL BOROUGH OF GREENWICH
SE3

Berkeley
Designed for life



KIDBROOKE VILLAGE

A PLACE TO GROW TOGETHER

This is the story of Kidbrooke Village. It's a success story and an ongoing one. Here, Berkeley is creating one of London's most vibrant and welcoming communities on the borders of historic Blackheath Village.

Above all, it's a beautiful, green and inspiring place to live, offering a haven of 86 acres of open space, equivalent to 45 Wembley football pitches. Nature is everywhere, bringing interest and change to every day, inspiring feelings of peace and wellbeing. People of all ages, at every stage of their lives, are finding it a natural place to call home, enjoying a fantastic quality of life in this beautiful setting.

Photography of North Cator Park, Kidbrooke Village.

INTRODUCING THE BLACKHEATH COLLECTION

From the beginning, Kidbrooke Village was designed as a series of interlinked neighbourhood areas, all with access to the open spaces and amenities the development offers. The homes and apartments within The Blackheath Collection have all these advantages on its doorstep, as well as being only a 14 minute* walk from Blackheath Village.

With just a short stroll from the north side of Cator Park, the vibrant river of colour, wild flowers and natural landscaping flow through Kidbrooke Village. The park includes an imaginatively designed and very popular playground.

Cator Park is a glorious asset and was honoured at the 2020 Landscape Institute Awards, winning the Sir David Attenborough Award for Enhancing Biodiversity, and the Overall President's Award for the best landscape scheme.

On the south side of Cator Park is the longer established Sutcliffe Park, which has earned Green Flag status and plays its own important role in village life with its sports pitches and athletics centre.



Photography of North Cator Park, Kidbrooke Village.

*All journey times are approximate. Source: [google.co.uk/maps](https://www.google.co.uk/maps). Walking time to Blackheath Halls.

A TALE OF TWO VILLAGES

A new oasis of calm and beauty in the busy Capital, Kidbrooke Village is three minutes* by train to one of London's oldest villages: Blackheath. As well as the open space of the

ancient heath, its unique character comes from its pretty lanes and upmarket shops. And if you prefer to stretch your legs, it's only a 14 minute* walk.

KIDBROOKE VILLAGE

BLACKHEATH VILLAGE

Aerial photography of local area.

*All journey times are approximate. Source: tfl.gov.uk and google.co.uk/maps Walking time to Blackheath Halls.

KIDBROOKE VILLAGE THE BLACKHEATH COLLECTION

HOLY FAMILY
CATHOLIC
PRIMARY SCHOOL

KIDBROOKE
STATION

THE VILLAGE CENTRE

- The Depot Pub
- Sainsbury's Local
- Pure Gym
- Healthcare†
- Nursery†
- B&C Property Agents

PLAY
PARK

NORTH
CATOR PARK
9 acres
(Equivalent to
5 football pitches)**

PEDESTRIAN
& CYCLE LINKS

SOUTH
CATOR PARK
12 acres
(Equivalent to
7 football pitches)**

Kidbrooke Park Road

THE
CLUBHOUSE

WINGFIELD
PRIMARY SCHOOL

THE NATURE
COLLECTION

CITY POINT

SUTCLIFFE
PARK
41 acres
(Equivalent to
24 football pitches)**

SUTCLIFFE
PARK
Athletics Centre

Eltham Road



THE BLACKHEATH COLLECTION

BLACKHEATH
VILLAGE

14 minute walk*

The site plan is indicative only and subject to change. In line with our policy of continuous improvement we reserve the right to alter the layout, building style, landscaping and specification at anytime without notice. †Planned in future phase of development. *All journey times are approximate. Source: tfl.gov.uk. ** Football pitch equivalent based on Wembley Stadium pitch size

GENEROUS OUTSIDE SPACE

Not only does Kidbrooke Village have an amazing amount of open space, it's also very diverse, including wetlands, parks, wildflower meadows, sports pitches, private podium gardens and playgrounds. Extensive footpaths and cycle lanes link these green spaces together, making it easy to explore.

Busy central London seems a world away from this oasis, although it's just 17 minutes* to London Bridge by train.



Photography of North Cator Park, Kidbrooke Village.
*All journey times are approximate. Source: tfl.gov.uk



THE HEART OF KIDBROOKE VILLAGE

Everyone gravitates towards The Village Centre, the hub of Kidbrooke Village where many amenities are situated. It's also the location for the new train station entrance, so you're likely to pass through it on a regular basis, an easy walk from home.

Photography of Kidbrooke Village.



1



2

CENTRAL TO VILLAGE LIFE

Located on the pleasant tree lined piazza in The Village Centre you'll find a very handy Sainsbury's Local, ideal for picking up something for supper on your way home. Or you might prefer to stop off and meet friends in The Depot, a stylish gastro pub where good British food is the order of the day. And to look after your physical wellbeing, there's a doctor† and dentist†, conveniently placed for appointments on your way to and from the station. The Village Centre also has a Pure Gym.

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

Photography of The Depot Pub and Dining, Pure Gym and events in The Village Centre, Kidbrooke Village.

- 1 The Depot
- 2 Market in The Village Centre
- 3 Pure Gym
- 4 Events in The Village Centre



3



4



WELCOMING EVERYONE

Kidbrooke Village has evolved into a genuine community. Now established for over ten years, it is home to people of all ages and backgrounds, some with children and some without, but all feeling a strong sense of pride in where they live. It is diverse, welcoming, safe, with everyone sharing and enjoying the open space and amenities. Local life really flourishes, friendships are being forged. For those of us who are based at home for work, these advantages are particularly important.



1

BRINGING EVERYONE TOGETHER

Whatever the time of year, there's always something going on in Kidbrooke Village. It's what helps to make it such a lively and involving place. There are groups for every age and activity - cricket, performing arts, baby yoga, chess, running - and a calendar of community events such as the Summer Fête and Christmas celebrations. It's easy to meet like-minded people who share your interests, creating a feeling of belonging.



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- 1 Summer event at Kidbrooke Village
- 2 The Depot
- 3 Event held within North Cator Park, Kidbrooke Village
- 4 Multi-use games area in North Cator Park

Photography of The Depot Pub and Dining, events in The Village Centre and North Cator Park, Kidbrooke Village.



4



THE HAVEN FOR WELLBEING

Wellbeing isn't easy to define, but for Kidbrooke Village, it's the creation of a meaningful community where the generous use of the natural environment plays a positive role in the lives of everyone. Put more simply, it's a place to feel healthy, relaxed and happy - a natural place to call home.

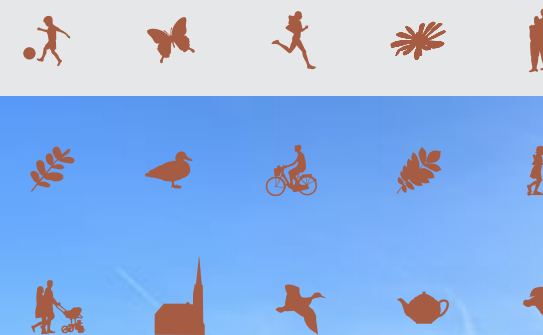
Photography of North Cator Park, Kidbrooke Village.



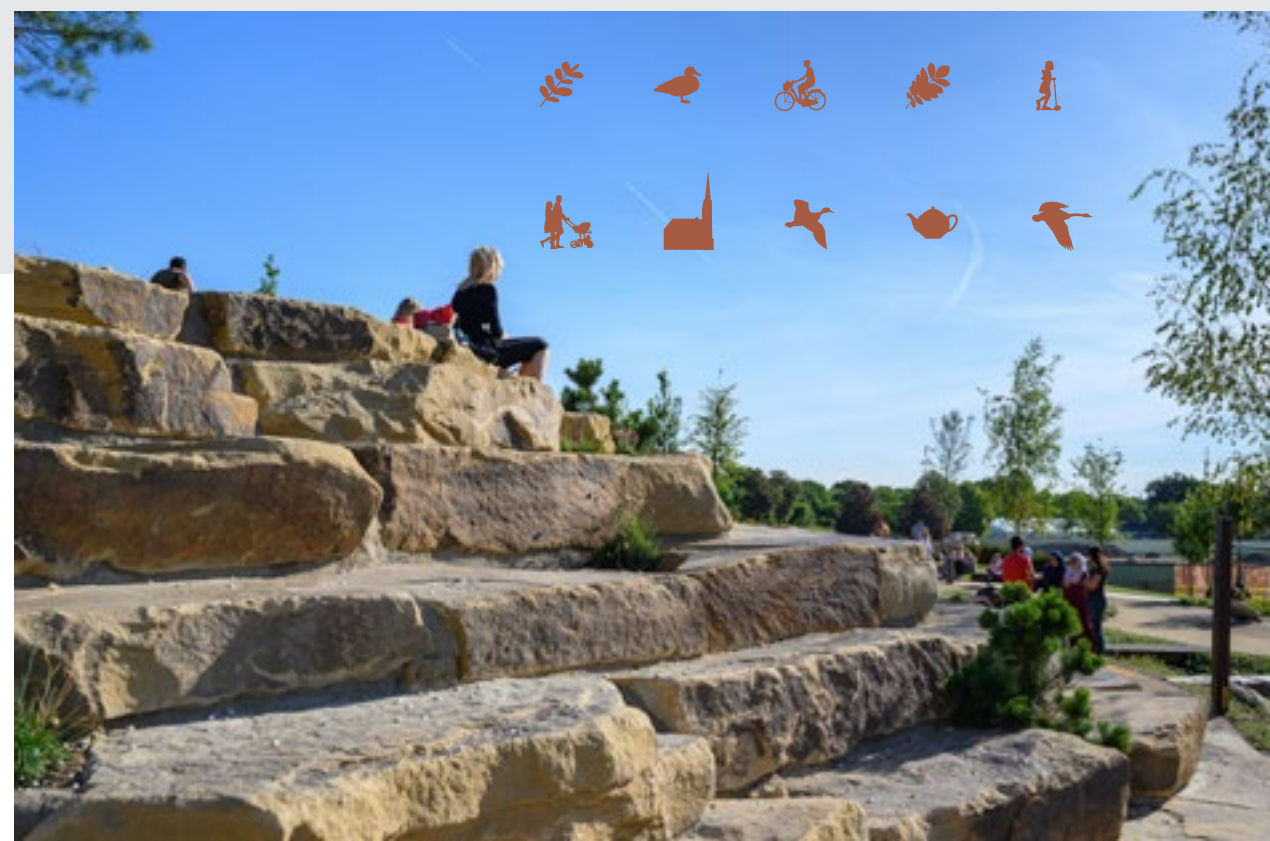
Photography of Sutcliffe Park, Kidbrooke Village.

EXPLORE AND PLAY OUTSIDE

With its kite's nest climbing frames, twisty slides and story stones, the Kidbrooke Village playground is like no other. Kids really love it, and it has become a popular spot for parents from the village and surrounding neighbourhoods to get together. Following Berkeley's sustainability principles, reclaimed timber from telegraph poles and the old Woolwich Pier was used to build the playground. The multi-use games area also provides a space for sports such as tennis, football or basketball.



Photography of North Cator Park play area, Kidbrooke Village.





LONDON ON YOUR DOORSTEP



Kidbrooke Village has excellent connections from the station in The Village Centre, so you can travel direct to London Bridge in 17 minutes* and Waterloo East in 22 minutes*.

However, not every journey has to lead to the office. Kidbrooke station is also your starting point for West End shopping and theatre, South Bank arts, walks along the Thames, airport connections, in fact everything London has to offer. Local destinations including Greenwich and Blackheath are also on the line.

*This graphic illustration shows approximate times only and is not representative of the London tube map. All times are based on travelling at 7.30am on a weekday from Kidbrooke station, not including walking times. Source: tfl.gov.uk

Photography of Kidbrooke train station. Lifestyle images are indicative only.



FROM KIDBROOKE VILLAGE TO SOUTH BANK & THE CITY

Kidbrooke Village may feel like the countryside but it is definitely part of London as well; approximately ten miles from the West End and six miles from Canary Wharf, with excellent rail connections from Kidbrooke Station to London Bridge, Waterloo and Victoria.

Once in town, you could try out one of the trendy bars and restaurants springing up around The Shard, some with awe-inspiring views from the tower itself. Borough Market, also close to London Bridge, is a must if you're serious about your cooking. Go to Waterloo for the South Bank, the cultural metropolis that is home to Tate Modern, the National Theatre, Hayward Gallery and Festival Hall, as well as riverside walks with views of Tower Bridge and the glittering new buildings.



17 MINS*
/5 STOPS
LONDON BRIDGE



22 MINS*
/4 STOPS
WATERLOO



26 MINS*
/6 STOPS
VICTORIA

*Source: google.co.uk/maps and www.tfl.gov.uk. All journey times are approximate.



KIDBROOKE VILLAGE
ROYAL BOROUGH OF GREENWICH
SE3

Map is indicative only, not to scale and shows approximate locations. Photography of Central London.

GET TO KNOW BLACKHEATH



Photography of Blackheath.

Blackheath is a London location with old-world charm. Its handsome Georgian and Victorian buildings, village-style shopping, excellent schools and strong community spirit – enthusiastically preserved by The Blackheath Society – make it one of London's most delightful neighbourhoods.

It's a place to browse and stroll, stop off for coffee, or take a country walk across the Heath into Greenwich Park. All within an easy walk of Kidbrooke Village.



- 1 The Ivy Café
- 2 The Ranger's House
- 3 Blackheath high street
- 4 St Michael's Church



A FLAVOUR OF BLACKHEATH

Blackheath is home to many independent shops and businesses. They include a bookshop that was established in 1949 and specialises in rare editions and prints. There's a juice and smoothie bar, a café called Hand Made Food, a farmers' market, a French wine bar offering over 100 wines, a microbrewery, a restaurant run by a Masterchef finalist and plenty of good pubs. Blackheath is that kind of place.



CYCLE
4 MINS*
/1.8 KMS



TRAIN
3 MINS*
/NON-STOP



CAR
7 MINS*
/2.9 KMS



WALK
14 MINS*
/1.6 KMS

*Source: google.co.uk/maps and www.tfl.gov.uk.
All journey times are approximate.
Photography of Blackheath.

THE ANCIENT HEATH



In Blackheath, out on the 275-acre Heath, there's a definite feeling of the countryside in London. All year round, it's a focus of local life: kite flying and other sports in summer, the starting line for the London Marathon in April, and in November,

one of the city's biggest and best fireworks displays for Guy Fawkes Night. Autumn and winter are beautiful on the Heath, when you can wrap up warmly for a stroll, finishing with refreshment in one of the cafés or pubs.

Photography of Blackheath.

ADVENTURES IN GREENWICH

Greenwich is an exciting destination day or night. The town centre is packed with restaurants and pubs, some located on the riverside and serving panoramic views along with the food. It's a busy shopping area too, and Greenwich Market is very popular for crafts and collectibles.

As for cultural life, Greenwich Theatre is one of the foremost 'off-West End' theatres, with a year-round repertoire of drama, music theatre, family shows and pantomime. Greenwich Picturehouse shows the new blockbusters, as well as art-house movies, and has a stylish café-bar for enjoying a post-viewing glass of wine.

Maritime Greenwich is another side to Greenwich, celebrating our national seafaring history with the Royal Maritime Museum, Royal Naval College and the Cutty Sark. In beautiful Greenwich Park, you can climb the hill to visit the Royal Observatory and Prime Meridian, turning around to admire spectacular views of London.



1



CYCLE
15 MINS*
/5.6 KMS



TRAIN
12 MINS*
/5 STOPS



CAR
15 MINS*
/4.2 KMS



WALK
47 MINS*
/4.8 KMS



2

- 1 The Cutty Sark
- 2 Greenwich University
- 3 National Maritime Museum
- 4 Greenwich Market

*Source: google.co.uk/maps and www.tfl.gov.uk.
All journey times are approximate.
Photography of Greenwich.
Lifestyle imagery is indicative only.



3



4

A WORLD-CLASS ENTERTAINMENT DISTRICT

In North Greenwich, under the vast dome of The O2, you'll find one of London's best all-under-one-roof destinations for shopping, dining and nightlife. The arena is world-famous for performances by some of the world's greatest music, sports and comedy stars, making it one of Europe's most important entertainment venues. The multiplex cinema, and club nights at Indigo, take the excitement to further levels. There's more, The O2 is now a leading retail centre. At Icon, there are over 60 shops selling leading designer brands at outlet prices: big names like Boss, Gant, Hackett, Hobbs and Tommy Hilfiger. And if shopping gives you an appetite, there are around 30 restaurants and cafés to choose from.



1

- 1 The O2
- 2 The O2 at night
- 3 Shopping at the Icon



CYCLE
25 MINS*
/7.4 KMS



BUS
19 MINS*
/6 STOPS



CAR
11 MINS*
/8.5 KMS

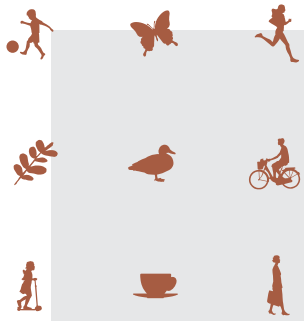


2



3

*Source: google.co.uk/maps and www.tfl.gov.uk.
All journey times are approximate.
Photography of The O2, Greenwich.
Lifestyle imagery is indicative only.

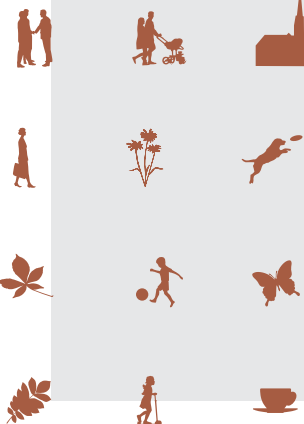


GOOD SCHOOLS FOR ALL AGES

Kidbrooke Village is popular with families because there are several well-regarded schools in the neighbourhood. Starting with the pre-school years, parents have three choices within a mile of Kidbrooke Village: Brooklands Pre-School, Bright Horizons and the Nursery on the Green.

Moments from The Blackheath Collection, Wingfield Primary School and Holy Family Catholic Primary School are part of the village, both are rated 'Good' by Ofsted and contribute much to the local community. Thomas Tallis Secondary School, also rated 'Good', has further accolades in the form of being a Music Mark School and having a PTI Subject Leadership mark for art and music.

Blackheath is also renowned for its schools. Many are rated 'Outstanding' and the area also has several independent schools.



SCHOOL	RATING*	DISTANCE
Wingfield Primary School	Ofsted Good	On Site
Holy Family Catholic Primary School	Ofsted Good	On Site
Fennies Nursery (coming soon)		On Site
Thomas Tallis Secondary School	Ofsted Good	1/2 Mile/0.8 km
Colfe's School	ISI * Excellent	1 Mile/1.6 kms
Kidbrooke Park Primary School	Ofsted Good	1 Mile/1.6 kms
Riverston School	ISI * Good-Outstanding	1 Mile/1.6 kms
Brooklands Pre-School	Pre-School	1 Mile/1.6 kms
Bright Horizons Eltham Green	Pre-School	1 Mile/1.6 kms
The Nursery on the Green	Pre-School	1 Mile/1.6 kms
All Saints' Church of England Primary School	Outstanding	1.9 Miles/3 kms
Brindishe Manor School	Outstanding	2 Miles/3.2 kms
John Ball Primary School	Outstanding	2 Miles/3.2 kms
Brooklands Primary School	Outstanding	2.4 Miles/3.8 kms
St Ursula's Convent School	Outstanding	2.4 Miles/3.8 kms
St Margaret's Lee C of E Primary School	Outstanding	3.7 Miles/5.9 kms
Blackheath Preparatory School	Independent	1.4 Miles/2.2 kms
Heath House Preparatory School	Independent	1.7 Miles/2.7 kms
Blackheath High School	Independent	2.2 Miles/3.5 kms
Christ the King Sixth Form College	Independent	2.5 Miles/4 kms

*Independent School Inspectorate. Ofsted and ISI ratings are correct at time of print. Photography at Cator Park and by Wingfield School, Kidbrooke Village.

LONDON UNIVERSITY OF LIFE

London is a fantastic place for further education. There are 40 universities and higher education colleges, with a student population of around 400,000*. Of these, over 118,000** students come from overseas, recognition of the world-class education the city offers.

Time after time, London's universities and colleges are highly placed in the rankings. In the 2021 QS World University Rankings, Imperial College was 8th, UCL 10th, King's College 31st and LSE 49th. The respected Times and Sunday Times Good University Guide for 2021 puts eight London universities in the UK's top fifty***.

That's a lot of careers getting a great start, not to mention a lot of people enjoying great experiences while they study. It can't be denied that London is an expensive city, but many galleries, clubs, theatres and restaurants offer student-friendly prices. And you can't put a price on the sheer exhilaration of being in London.

*2017/2018. www.data.london.gov.uk
**Higher Education Statistics Agency
***2021. Sunday Times Good University Guide

Lifestyle image is indicative only.



THE SUSTAINABLE VILLAGE IN THE CITY

Berkeley is one of the UK's leaders in sustainable development, and has instilled principles of sustainability throughout Kidbrooke Village, creating a legacy for future generations. This includes the planting of over 750 mature trees, to offer shade, and help to absorb CO2 emissions.

Berkeley is proud to work with London Wildlife Trust to enhance the green spaces across Kidbrooke Village, particularly in Cator Park, whose waterways have been nurtured and planted to encourage the presence of wildlife. The open leisure spaces feature species-rich grassland and a mosaic of habitats which will be managed by London Wildlife Trust staff and volunteers.

We have been able to combine our visions to create spaces where the community and wildlife grow side by side, and we have run a number of events across the village to find out what our residents would like to see.



Photography of a London Wildlife Trust event, Kidbrooke Village.





Photography of North Cator Park, Kidbrooke Village.

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.



Proud to be a member of the
Berkeley Group of Companies

Berkeley
Designed for life

St Edward
Designed for life

St George
Designed for life

St James
Designed for life

St William
Designed for life

St Joseph
Designed for life

TRANSFORMING TOMORROW



At Berkeley Group our passion and purpose is to build quality homes, strengthen communities and improve people's lives. We are innovating, pushing boundaries and taking action to ensure we have a long-term, positive impact that is good for our customers, the communities we touch, our business and the world around us. We transform underused sites into exceptional places and we're also transforming the way we work; embracing technology and raising standards, as we continue to deliver an outstanding customer experience and create high-quality homes that delight our customers. Our Vision 2030 is our ten-year plan which sets out how we will achieve this.

Photography of North Cator Park, Kidbrooke Village.



TRANSFORMING PLACES

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



TRANSFORMING LIFESTYLES

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



TRANSFORMING NATURE

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



TRANSFORMING FUTURES

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



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





Photography of North Cator Park, Kidbrooke Village.

SUSTAINABILITY

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 & 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.

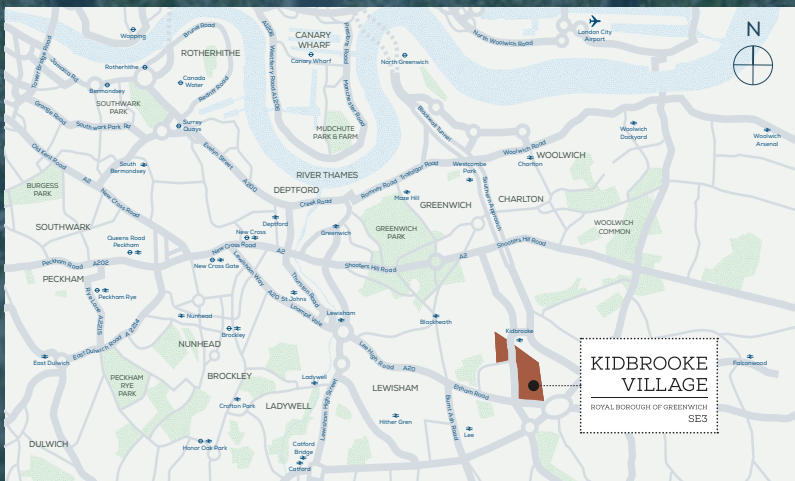
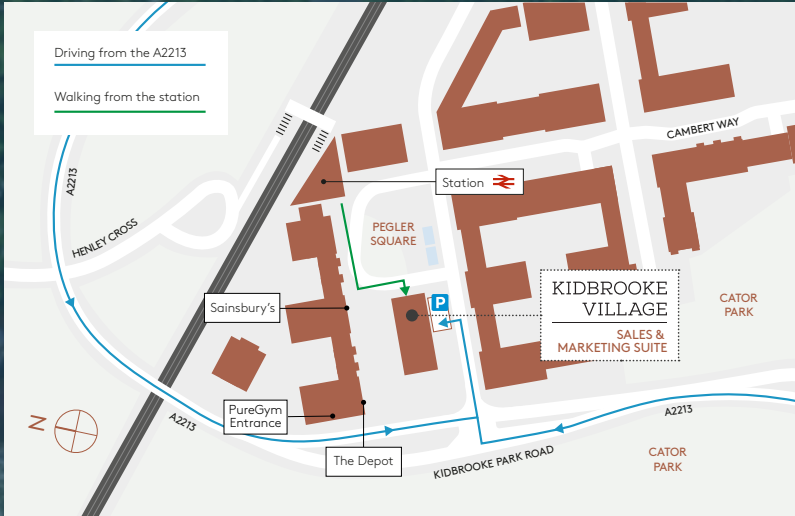
STEWARDSHIP

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

CONTACT US

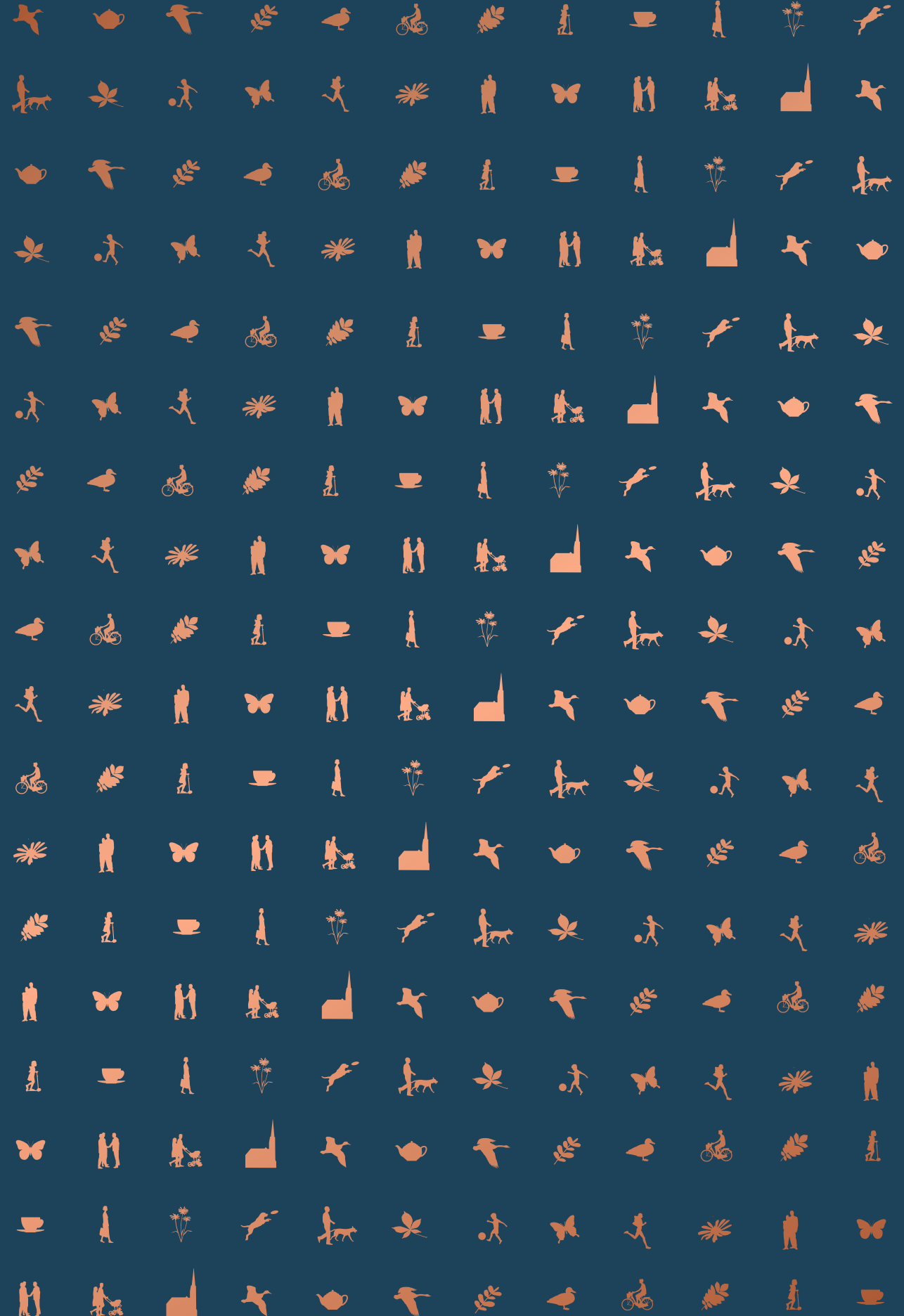


Our Sales & Marketing Suite is open
10am–6pm daily and until 8pm on Thursdays

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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 and The Blackheath Collection 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. Z423/05CA/1121



In proud partnership with:



MAYOR OF LONDON

www.kidbrookevillage.co.uk

Berkeley
Designed for life