

... *The* ...

# PLACE

KIDBROOKE VILLAGE





KIDBROOKE VILLAGE

A PLACE

... *To* ...

# GROW TOGETHER

This is the story of Kidbrooke Village. It's a success story and an ongoing one, as Berkeley creates one of London's most vibrant and welcoming communities. Above all, it's a beautiful, green and inspiring place to live, offering a haven of 86 acres of open space, equivalent to 45 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 within the Royal Borough of Greenwich.

\*Football pitch equivalent based on Wembley Stadium pitch size.

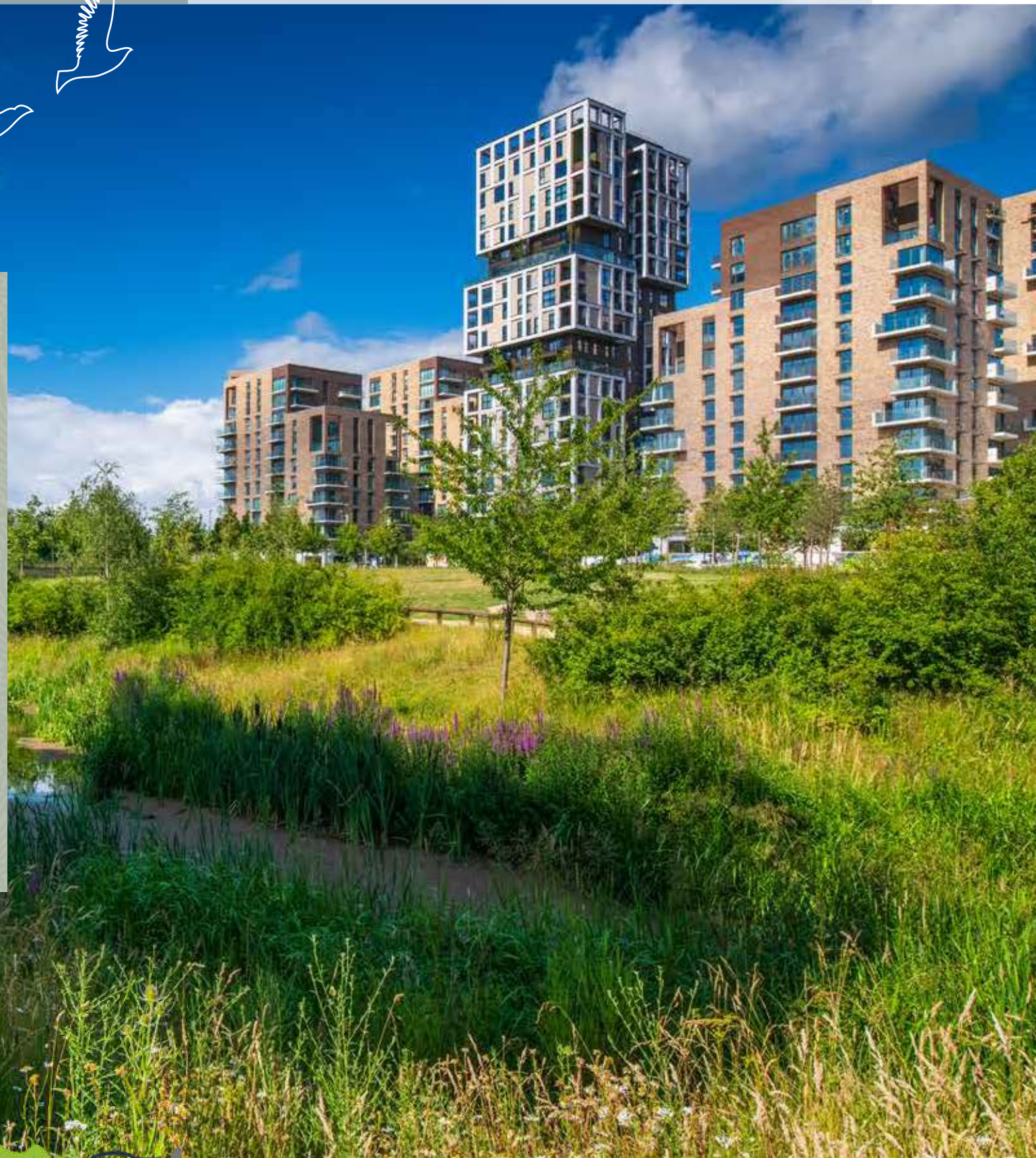


WHERE THE LIVING IS  
**GREENER**

...

Not only does Kidbrooke Village have an amazing amount of open space, it's also very diverse, encompassing parks, wetlands, wildflower meadows, sports pitches, private podium gardens and playgrounds. Bustling Central London seems a world away from this oasis, although it's just 17 minutes\* to London Bridge by train.

...





WELCOME TO  
**KIDBROOKE VILLAGE**

...

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. As well as parks and meadows, residents have a train station on site, two primary schools, a gym, shops, dining and healthcare in The Village Centre. Just a hop and a skip from Kidbrooke Village, there is a wealth of attractions and things to do in neighbouring areas like Blackheath and Greenwich.

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**THE VILLAGE CENTRE**  
 (THE DEPOT PUB, SAINSBURY'S LOCAL, PURE GYM, HEALTHCARE\*, NURSERY\*, B&C PROPERTY AGENTS)



**THE BLACKHEATH COLLECTION**



Photography of North Cator Park, Kidbrooke Village.

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 for Kidbrooke Village, subject to change. Football pitch equivalent based on Wembley Stadium pitch size.



... *The* ...  
**GENEROUS**  
OUTSIDE SPACE

Come and discover 86 acres of open space. That's how much parkland and greenery Kidbrooke Village contains, with extensive footpaths to link it all together. It's quite astonishing. You'll experience a real sense of escapism here, a place to relax and recharge in the fresh air.



Photography of North Cator Park, Kidbrooke Village.





# SPACE TO BREATHE

...

There are opportunities here for every kind of outdoor life. Fitness fans will find their favourite route for the morning run, far more exhilarating than pounding city streets. Cyclists also have tracks to follow, leading to the two main parks in Kidbrooke Village. One is Cator Park, created as a green centrepiece running through the development. The other is Green Flag status Sutcliffe Park, established for longer and home to a popular sports centre with its athletics track, climbing wall, skate park and soft play for kids. Running through the park is the Quaggy River, creating a biodiverse wetland area and a Kidbrooke Village nature reserve. Whether you're just in the mood for a gentle stroll or the chance to get lost in a book, you're bound to find your own special corner away from it all.

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Photography of North Cator Park and Sutcliffe Park, Kidbrooke Village.





... *The* ...  
**HEART**  
OF KIDBROOKE VILLAGE

Everyone gravitates towards The Village Centre, as 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.





# 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 Pure Gym, doctor\* and dentist\*.

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

Photography of an event within The Village Centre, Pure Gym and The Depot.



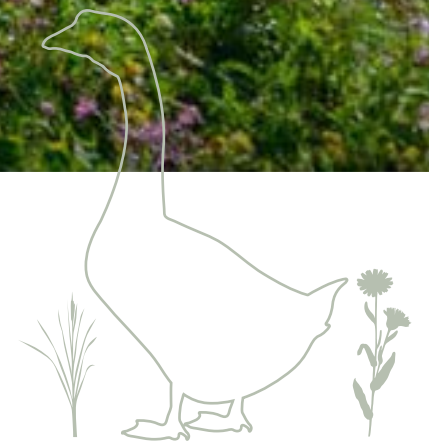


... *The* ...

# GROWTH

OF A COMMUNITY

From the very beginning, Kidbrooke Village was designed to be a place where a genuine community can settle and flourish. Ten years on, it is home to residents 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.



Photography of North Cator Park play area, Kidbrooke Village.





BRINGING EVERYONE  
**TOGETHER**

...

Carolina Correia is brilliant at facilitating the clubs and events that make Kidbrooke Village such a lively and involving place. There are groups for every age and interest - cricket, performing arts, baby yoga, chess, running - and a calendar of community events such as the summer fête and Christmas celebrations.

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*"My goal is to help develop a cohesive community where people feel they belong, are informed and empowered to make a difference in their area."*

Carolina Correia

...







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.



... *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.







## 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 improve air quality by helping to absorb CO<sub>2</sub> emissions. In Cator Park there has been over a 200% improvement in biodiversity value delivered through new planting.

...







# SUSTAINABILITY PARTNERS

...

London Wildlife Trust is one of the main charities dedicated solely to protecting the Capital's wildlife and wild spaces.

Berkeley is proud to work with London Wildlife Trust to enhance the green spaces across Kidbrooke Village. 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.

The waterways of Cator Park in particular make Kidbrooke Village a landmark destination. As a haven for wildlife, these diverse habitats have been protected in our partnership with London Wildlife Trust. For example, the chalk stream through Cator Park will be surrounded by wildflower planting.

The open leisure spaces feature species-rich grassland and a mosaic of habitats which will be managed by London Wildlife Trust staff and volunteers. By creating an interconnected landscape for the whole community to explore, as well as a sculptural play space for children, these are places for people to meet, enjoy and get closer to nature.

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KIDBROOKE VILLAGE | THE PLACE | 27



Photography of a London Wildlife Trust event, Kidbrooke Village.



IDEALLY  
**LOCATED**  
 IN LONDON

...

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, it has a best of all worlds position. It is also part of the Royal Borough of Greenwich, one of only four Royal Boroughs and which has one of London's four UNESCO World Heritage Sites, a Royal Park and a university, and is of course home of the Prime Meridian.

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Map is indicative only, not to scale and shows approximate locations.



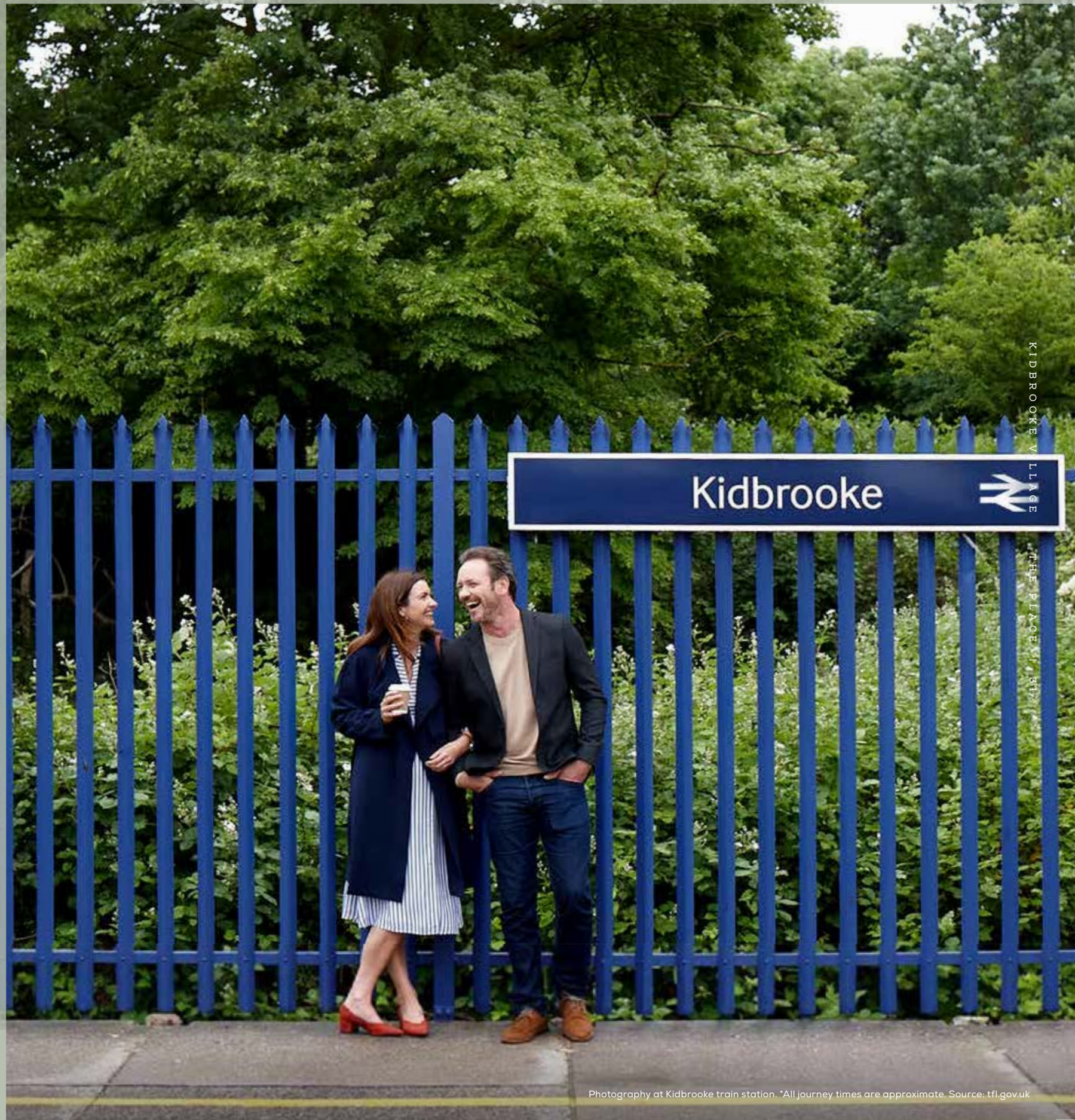
# LONDON

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 24 minutes\*. An easy commute by any standards. Local destinations including Greenwich and Blackheath are also on the line.

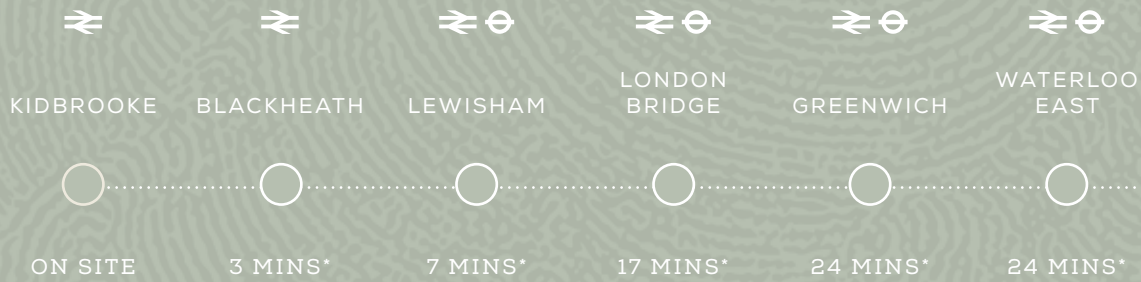
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START  
EXPLORING

...



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Where do you want to go today? Kidbrooke station is 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. If you're working from home more nowadays, you'll know that not every journey has to lead to the office.

...

\*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  
Computer Generated Image of Kidbrooke train station is indicative only. Lifestyle images are 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.

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.

In the neighbourhood, Kidbrooke Park Primary School also attains 'good'. Independent schools include Colfe's School, which is ISI 'excellent', and Riverston School, attaining 'good-outstanding'.

...



| 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   |
| BROOKLANDS PRE-SCHOOL               | PRE-SCHOOL             | 1 MILE   |
| BRIGHT HORIZONS ELTHAM GREEN        | PRE-SCHOOL             | 1 MILE   |
| THE NURSERY ON THE GREEN            | PRE-SCHOOL             | 1 MILE   |

\*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. Time after time, its universities and colleges are highly placed in the rankings.

The respected Times and Sunday Times Good University Guide for 2021 puts eight London universities in the UK's top fifty. Of these, LSE is at number four, Imperial College at five, and UCL at number eight. In the QS University Rankings, an international league table, LSE, King's and SOAS all make it into the top thirty.

There are 40 universities and higher education colleges in London, 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.

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.

...

\*2021. Sunday Times Good University Guide  
 \*\*2017/2018. [www.data.london.gov.uk](http://www.data.london.gov.uk)



London School of Economics (4)



Imperial College London (5)



University College London (8)



King's College London



Queen Mary



St George's



Soas



West London



Roehampton



City



Brunel London



Goldsmiths



Greenwich

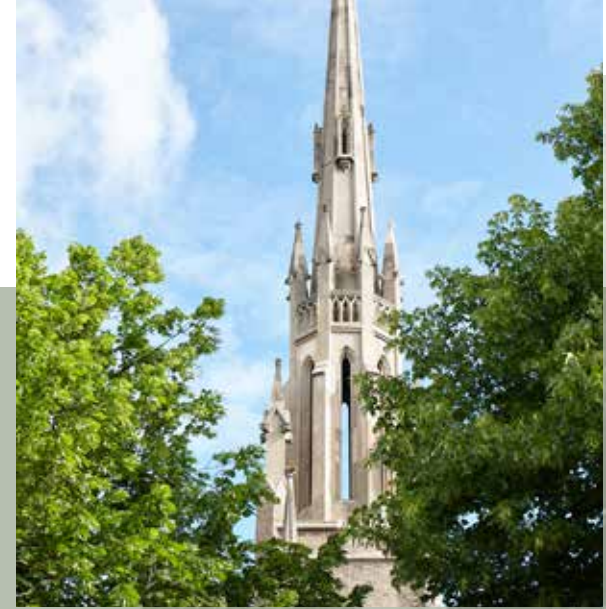


University of the Arts;



Photography of Greenwich University. Lifestyle imagery is indicative only.





EXPLORING  
**BLACKHEATH**

...

Blackheath is another London village with old-world charm. It's a delightful place to shop, whether you're looking for upmarket fashion, food, flowers, books or gifts. Many of the retailers, restaurants and pubs are independent businesses, giving the village an atmosphere all of its own.

Blackheath Common is the setting for many community events, as well as being the start point for the London Marathon.

Just like Kidbrooke Village, community spirit is alive and well in Blackheath Village.

...



CYCLE  
7 MINUTES



TRAIN  
3 MINUTES



CAR  
7 MINUTES



WALK  
14 MINUTES



Photography of Blackheath.  
Lifestyle imagery is indicative only.

Source: [google.co.uk/maps](https://www.google.co.uk/maps) and [www.tfl.gov.uk](https://www.tfl.gov.uk). All journey times are approximate.



# 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.

Greenwich Theatre is revered for serious theatre, and just a little further away, under the vast dome of the The O2, you can see some of the world's greatest music, sports and comedy stars, or sit back and enjoy a movie.

Maritime Greenwich is another side to Greenwich, celebrating our national seafaring history at 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.

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CYCLE  
20 MINUTES



TRAIN  
24 MINUTES



CAR  
10 MINUTES



WALK  
40 MINUTES

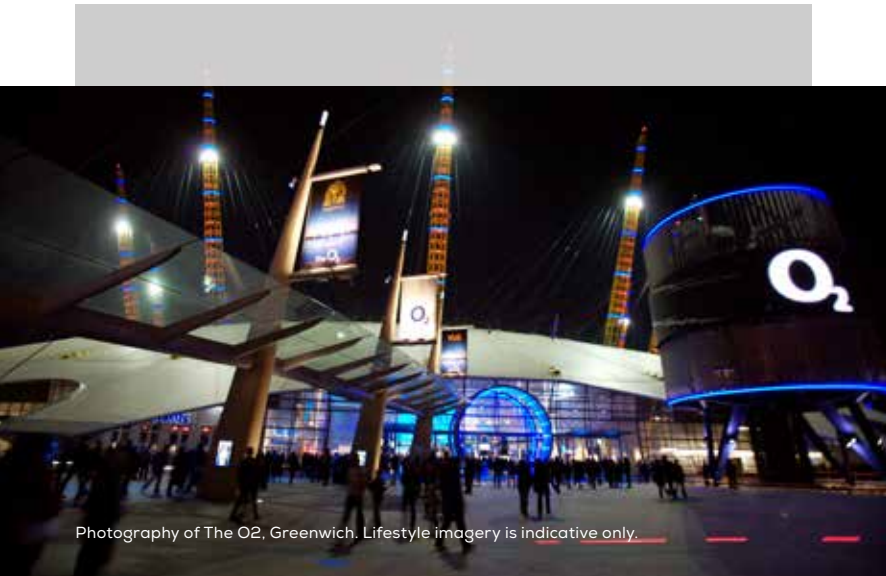
Source: [google.co.uk/maps](https://www.google.co.uk/maps) and [www.tfl.gov.uk](https://www.tfl.gov.uk). All journey times are approximate.



Photography of Greenwich. Lifestyle imagery is indicative only.







Photography of The O2, Greenwich. Lifestyle imagery is indicative only.

THE O2

# NATURE TO NIGHTLIFE IN MINUTES

...

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 sixty 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.

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CYCLE  
25 MINUTES



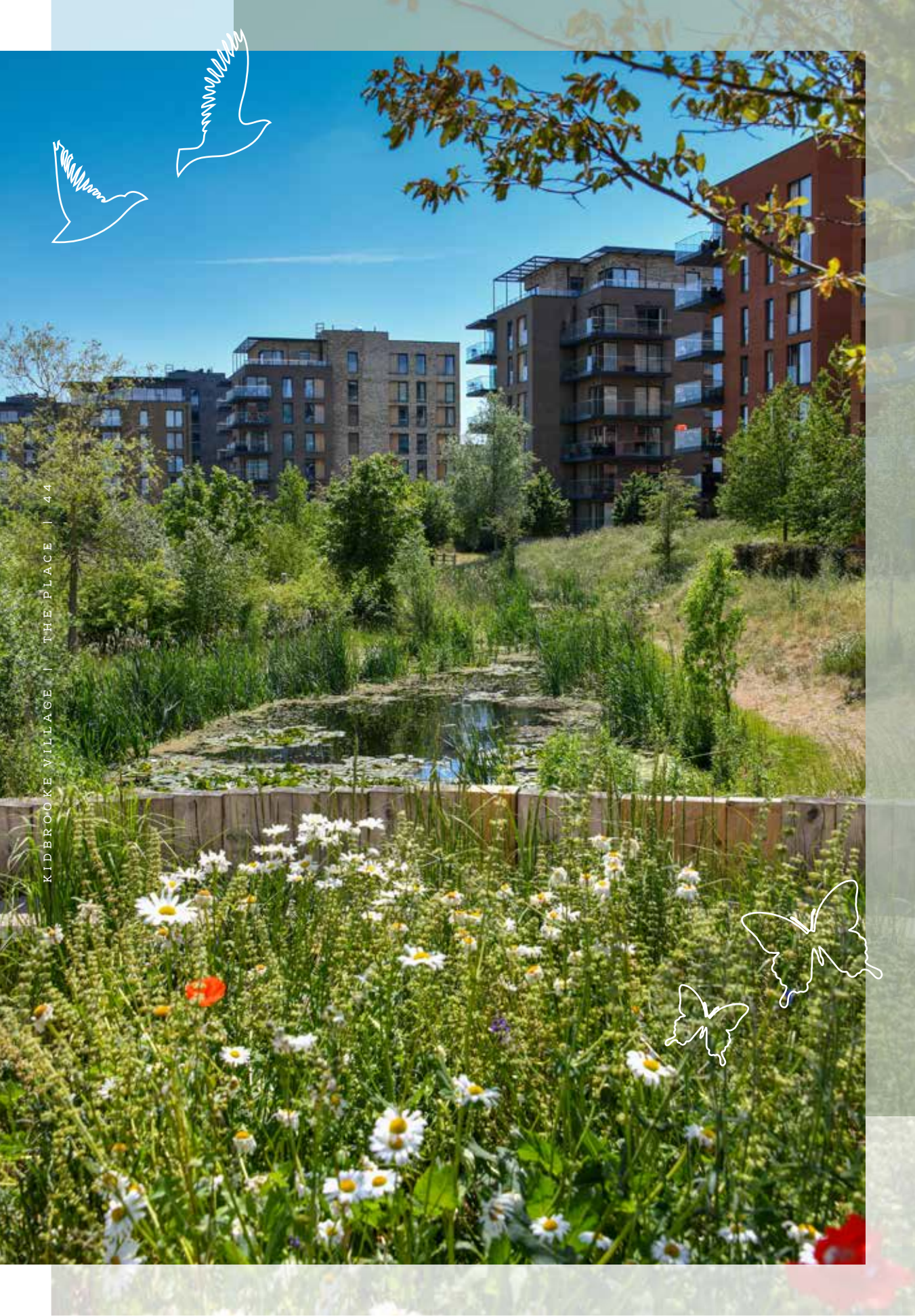
BUS  
24 MINUTES



CAR  
12 MINUTES

Source: [google.co.uk/maps](https://www.google.co.uk/maps). All times are approximate.





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



# 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

## THE BERKELEY FOUNDATION

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

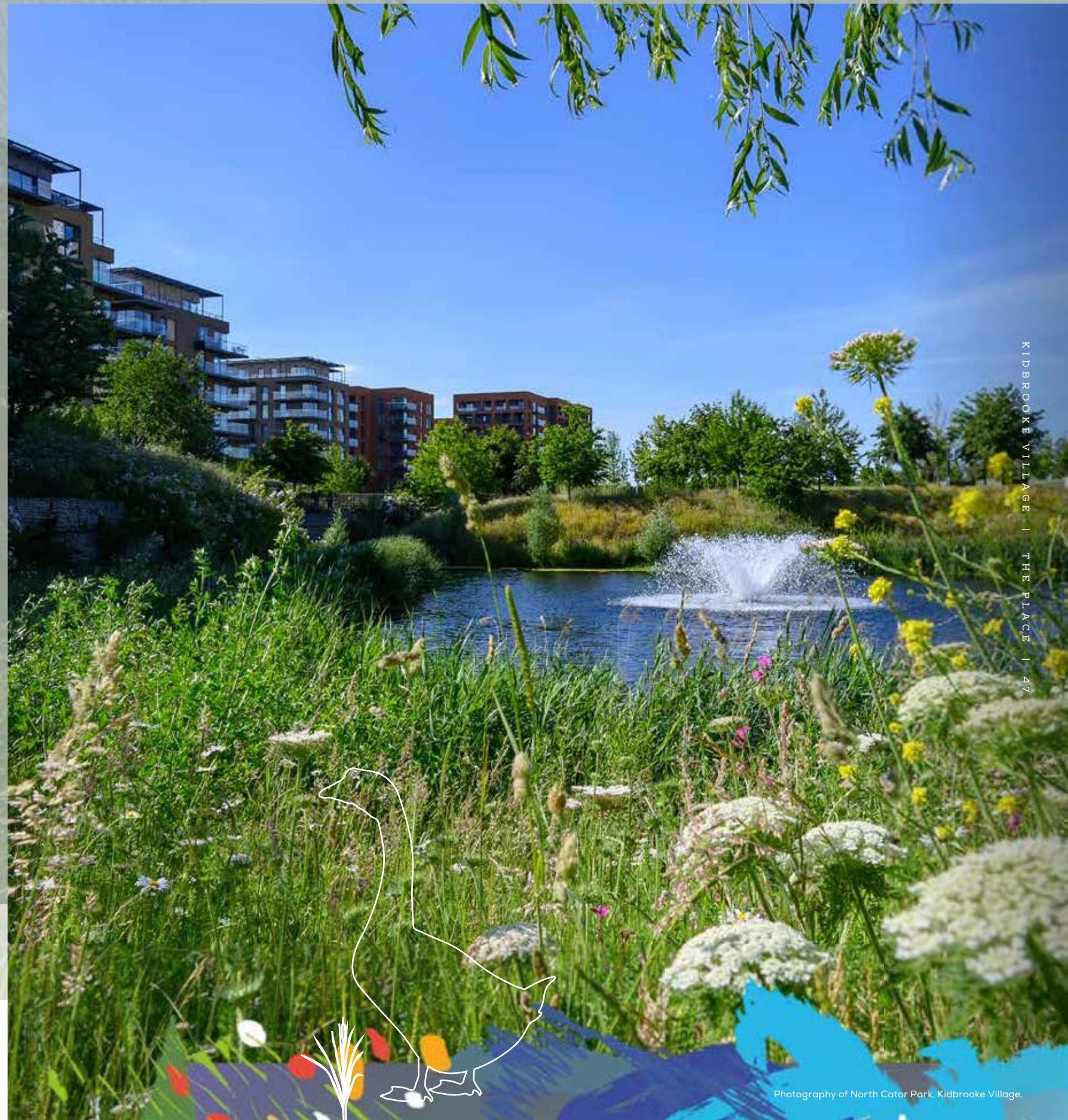
The Berkeley Foundation supports voluntary organisations in tackling long-term social issues in their local community. Working together, we help people choose a different life path, develop confidence and skills, and find hope for the future.

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.

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[www.berkeleyfoundation.org.uk](http://www.berkeleyfoundation.org.uk)  
[www.berkeleygroup.co.uk](http://www.berkeleygroup.co.uk)





# SUSTAINABILITY

THIS IS HOW WE ARE ENSURING  
SUSTAINABILITY AT KIDBROOKE VILLAGE

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## 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.

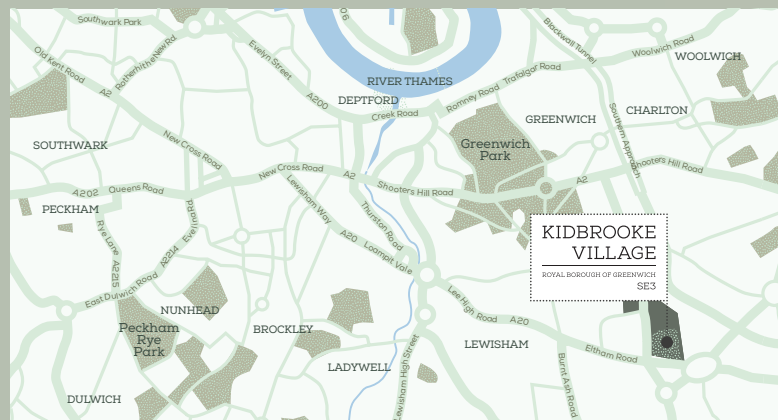
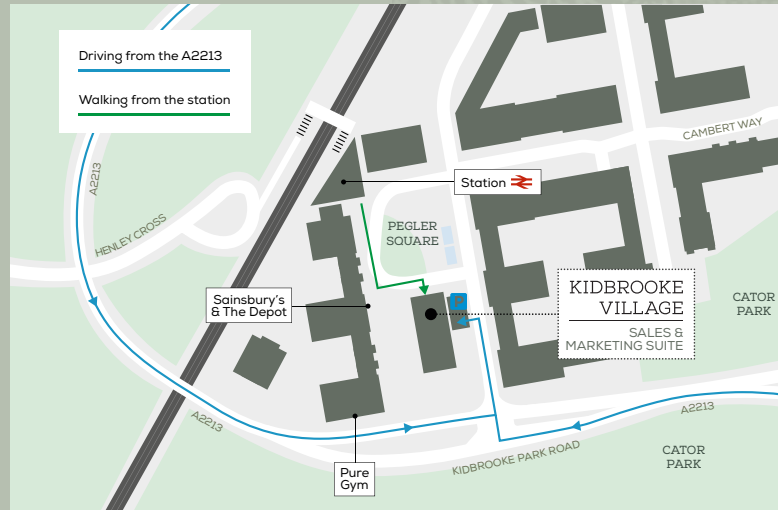
## FUTURE-PROOF DESIGN

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.

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# GET IN CONTACT



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

TELEPHONE  
020 8150 5151

WEBSITE  
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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. Waterlily Court 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.

Z471/05CA/1120



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[www.consumercode.co.uk](http://www.consumercode.co.uk)





