



AGORA  
COURT



KIDBROOKE KIDBROOKE

THE  
VILLAGE  
CENTRE

KIDBROOKE  
VILLAGE  
ROYAL BOROUGH OF GREENWICH  
SE3

Berkeley  
Designed for life



The logo for Agora Court features the word "AGORA" in a large, orange, sans-serif font. Below it, the word "COURT" is written in a smaller, orange, sans-serif font. Two vertical orange bars are positioned behind the letters "G" and "O" in "AGORA".

# AGORA

COURT

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Enjoy a vibrant lifestyle at Kidbrooke Village. Located within the Royal Borough of Greenwich, Agora Court offers the perfect place to escape and unwind from the demands of modern life, whilst being connected to a new community with space to enjoy and local amenities to discover.

A new adventure awaits in the stunning building with 24-hour Concierge, a high specification gym, supermarket, café, pub and only moments from the train station. Imagine all this and more, surrounded by landscaped gardens and acres of open parkland.

A vibrant neighbourhood that's just minutes from central London.



## CLOSER TO ALL YOUR NEEDS

At the heart of Kidbrooke Village

Agora Court is located within moments of the new Kidbrooke Station entrance, making it easy to enjoy a London lifestyle, and there's more. Whether it's local shops, a morning coffee or a night out, you will soon discover the delights of living right beside the landscaped piazza at the centre of Kidbrooke Village.







Computer generated image of Kidbrooke Village, indicative only



## VILLAGE LIFE

In a central location

Situated right beside Kidbrooke Station, Agora Court is part of the wider transformation at Kidbrooke Village. Characterised by huge green spaces, a new community is taking shape just moments from Blackheath and Greenwich. Near to the entrances of the stunning new Cator Park, you can follow pathways through leafy parkland and enjoy the best of village life minutes from London.





This site plan is indicative only and subject to change or 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. Map not to scale.

Source: [www.google.co.uk/maps](http://www.google.co.uk/maps)



## WELCOME TO THE COMMUNITY

A thriving new neighbourhood

Situated within The Village Centre, Agora Court gives you easy access to all that the community has to offer. From the Sainsbury's Local supermarket to the on-site doctor, dentist and pharmacy, your nearby amenities also include new shops, a pub, restaurants and leisure facilities.

- Sutcliffe Park Nature Reserve is on your doorstep offering cycle routes, a skate park and much more



# EXPL

- The seasonal Farmers' Markets are a great place to meet the community and buy fresh local produce

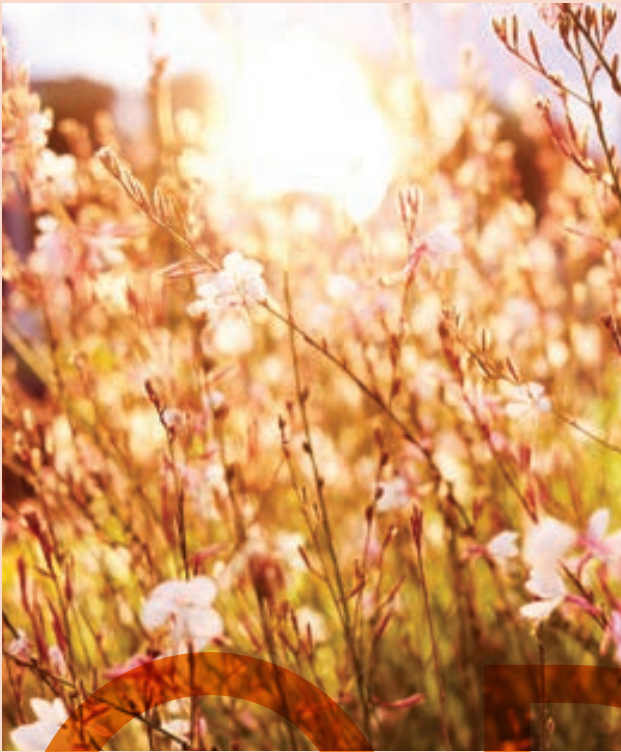


- Walking distance to Kidbrooke Village Clinic



- Within touching distance of the new Kidbrooke Station

- Agora Court is surrounded by over 35 hectares of open parkland



- Kidbrooke Village holds frequent community events for all to enjoy



- The Depot pub & dining offers a menu of seasonal British classics

# ORE



- Sutcliffe Park Sports Centre is only a short walk from Agora Court, with climbing walls, a running track, soft play area and much more





Kidbrooke Village  
is set in 35 hectares  
of open parkland –  
offering peaceful  
green spaces for  
residents to enjoy











Photography of Cator Park



## A BREATH OF FRESH AIR

On your doorstep

With trim trails and paths through expansive parkland, Kidbrooke Village is ideal for days spent outdoors. Set in 35 hectares of open green spaces, you will soon find your favourite spots for a walk, ride or run.

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 partnership with London Wildlife Trust (LWT).

The joint vision of Berkeley and LWT is to create spaces for the community and wildlife to grow side-by-side. The Chalk Stream through Cator Park will be surrounded by wildflower planting. The open leisure spaces feature species-rich grassland and a diverse habitat mosaic which will be managed by LWT staff and volunteers.

By creating an interconnected landscape for the whole community to explore, as well as a sculptural playspace for children, these spaces offer places for people to meet, enjoy and get closer to nature.





## STUNNING LANDSCAPES

For all to enjoy

Impressive landscaped gardens and bright open spaces lead on to the high quality homes of Agora Court. From the private residents' podium to the public lawns that surround your new home, these are places in which to enjoy the sunshine, take part in community events and spend time with friends and family.









## AT THE CENTRE OF IT ALL

The Village Centre

As a popular hub for the whole area, The Village Centre is the place to spend time relaxing. Set against a backdrop of seasonal planting and beautiful fountains, this is where people come to meet and enjoy time together. Whether it's a quiet evening meal, a night out with friends or a few hours in the gym, there's lots to keep you entertained.







||

With the vibrant Village Centre and new on-site station right on your doorstep, everything you need is just that little bit closer to home

||





Photography of Cator Park





Photography of The Depot

## MAKE A CONNECTION

A place to meet friends, new and old

You will soon discover ideal places to spend time with friends and family. With play areas for kids, restaurants for special occasions and space to spread out, there are plenty of reasons to invite people over. From summer days spent in Cator Park to winter nights in the cosy local pub, at Agora Court you will find everything you need to enjoy an active social life right on your doorstep.

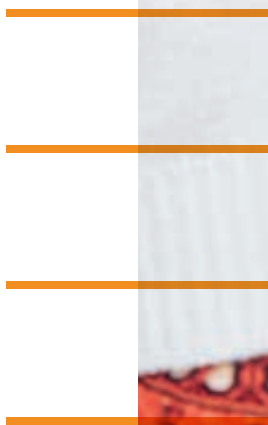




## SEE WHAT'S ON OFFER

From the everyday to the occasional

The Village Centre has everything you need for day-to-day life. The Sainsbury's Local supermarket will help you stock up the kitchen cupboards, while the coffee shop offers a few delicious extras and the seasonal Farmers' Market gives you a chance to taste the local delights. You will also find stores that offer the added convenience of a little retail therapy close to home.







Kidbrooke Village Farmers' Market



Kidbrooke Village Farmers' Market



Lifestyle photography, indicative only



Kidbrooke Station is on the Bexleyheath Line and calls at nearby Blackheath and Lewisham before crossing the River Thames on to Cannon Street and Charing Cross.



## HEAD INTO TOWN

Easy transport connections

Agora Court is one of the best-placed buildings in Kidbrooke Village. A short walk from the building's entrance is the brand-new Kidbrooke Station with direct trains into central London. Journey times to London Bridge are just 16 minutes and Waterloo East only 19 minutes away. You can also connect via Lewisham into the bustling hubs of Canary Wharf or the City via Bank.

Kidbrooke Village is also well served by two main bus routes into the city plus safe pedestrian and cycle routes when you prefer to travel at your own pace.



\*Journey times are approximate only and do not include walking distances. Source: [www.tfl.gov.uk](http://www.tfl.gov.uk)

Lifestyle photography, indicative only



WATERLOO EAST  
19 mins



CANARY WHARF  
22 mins



CANNON STREET  
23 mins



CHARING CROSS  
25 mins



VICTORIA  
28 mins



BANK  
33 mins



STRATFORD  
40 mins



3

Mins to Blackheath

16

Mins to London Bridge

22

Mins to Canary Wharf

25

Mins to Charing Cross

33

Mins to Bank





## ENJOY ACCESS TO A GLOBAL CITY

London awaits

Agora Court is perfectly placed to access the very best of what the Capital has to offer. The beating pulse of central London is only a short trip from Agora Court, making it ideal for commuting, nights out and day trips with family and friends. As the undisputed heart of the country's commerce, culture and entertainment, this fast-paced city never fails to surprise and delight. Here you can take advantage of world-class cuisine, exceptional shopping, ground-breaking arts, award-winning theatre and breathtaking historical monuments. London has something for everyone.

7 miles

5.5 miles  
PECKHAM  
RYE  
COMMON

3 miles

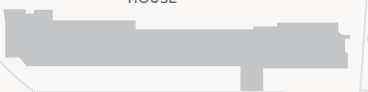




CANARY WHARF



NORTH GREENWICH



ROYAL DOCKS BUSINESS DISTRICT

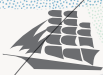


LONDON CITY AIRPORT

WOOLWICH



GREENWICH



UNIVERSITY OF GREENWICH



GREENWICH PARK



BLACKHEATH

BLACKHEATH

BLACKHEATH

LEWISHAM



KIDBROOKE VILLAGE

ROYAL BOROUGH OF GREENWICH SE3

KIDBROOKE

CATOR PARK

SUTCLIFFE PARK

BLACKHEATH PARK

1.5 miles

Map not to scale. Distances given are approximate only. Source: www.google.co.uk/maps



## LIVE THE LONDON LIFE

Enjoy it all

Experience everything London has to offer without limitations. Within 16 minutes\* by direct train, arrive at London Bridge and take a walk through Borough Market and emerge onto the South Bank, with its clusters of bars and restaurants. Just over the bridge, it's just a short stroll into Covent Garden and Soho where you can enjoy this area's renowned entertainment and shopping hotspots.

Looking down-river to Tower Bridge or up at the Aqua Shard rising into the sky, as soon as you arrive at London Bridge the Capital becomes your playground.

\*Journey times are approximate only and do not include walking distances. Source: [www.tfl.gov.uk](http://www.tfl.gov.uk)



The Shard





Lifestyle photography, indicative only



Lifestyle photography, indicative only



## MAKE CONNECTIONS AT CANARY WHARF

More than just a financial district

Canary Wharf is one of London's two financial districts and the place of work for more than 100,000 people just 22 minutes\* from Kidbrooke Village. It may be home to some of the world's biggest banks and insurers but it's also a thriving cultural destination in its own right.

From boutiques to big name brands, there are 120 shops here as well as many places to grab a quick bite or entertain colleagues. With a cinema, arts programme and events running throughout the year, the delights of Canary Wharf are easy to enjoy from Agora Court.



Canary Wharf



Lifestyle photography, indicative only

The East Wintergarden is the site for stunning events, while right across Canary Wharf you will discover new displays of public art and photography exhibitions.





\*Journey times are approximate only and do not include walking distances. Source: [www.tfl.gov.uk](http://www.tfl.gov.uk)

Lifestyle photography, indicative only





The O2



Lifestyle photography, indicative only





Emirates Air Line cable car

## BE ENTERTAINED AT THE O2

Britains most exciting entertainment venue

Within a 10 minute\* drive of Kidbrooke Village, the O2 Arena is one of the country's best loved venues and welcomes the biggest and brightest stars in music and entertainment. This exciting place is also home to a huge cinema, bowling alleys and exhibition spaces.

All set to rival Bicester's famous designer outlet village, the O2 will soon feature scores of fashion brands and bring a new shopping experience to the area.

For added entertainment, scale the exterior with 'Up at the O2', get your fill of the restaurants and bars, or simply take in your favourite show in a space that can accommodate as many as 20,000 people. The Emirates Air Line cable car can also be experienced from the O2, at around 90 metres high, you can sit back and relax whilst flying over the River Thames in style, with spectacular aerial views of the Capital.

\*Journey times are approximate only and do not include walking distances. Source: [google.co.uk/maps](https://www.google.co.uk/maps)



## EXPLORE GREENWICH

The ideal places to relax and socialise

Greenwich, just 13 minutes\* by train, is awash with places to socialise and relax. Its seafaring heritage is clear to see and you're certain to experience a trip back in time at the Maritime Museum. Leading onto the Royal Observatory through the hillside at Greenwich Park, the views back over London are simply magnificent. Yet there is so much more to enjoy in the centre of Greenwich Village itself – a vibrant atmosphere packed with unique art and crafts, vintage stalls and antique fairs in the world-famous covered market, to the lively pubs and eateries in the streets surrounding it.







Old Royal Naval College, Greenwich



Lifestyle photography, indicative only

\*Journey times are approximate only and do not include walking distances. Source: [www.tfl.gov.uk](http://www.tfl.gov.uk)



## DISCOVER BLACKHEATH

A local high street with a village feel

Closer still, Blackheath is full of mouthwatering eateries, busy bars and great coffee shops. Just 3 minutes\* by train from Kidbrooke Station and you will find yourself surrounded by an eclectic mix of independent shops, family-run butchers, florists, boutique stores and open spaces surrounded by beautiful architecture, a historic place to discover.



Lifestyle photography, indicative only

\*Journey times are approximate only and do not include walking distances. Source: [www.tfl.gov.uk](http://www.tfl.gov.uk)





Lifestyle photography, indicative only



Photography, Blackheath Village



Lifestyle photography, indicative only



BUILD I



## TAKE A LOOK INSIDE

Find your perfect home

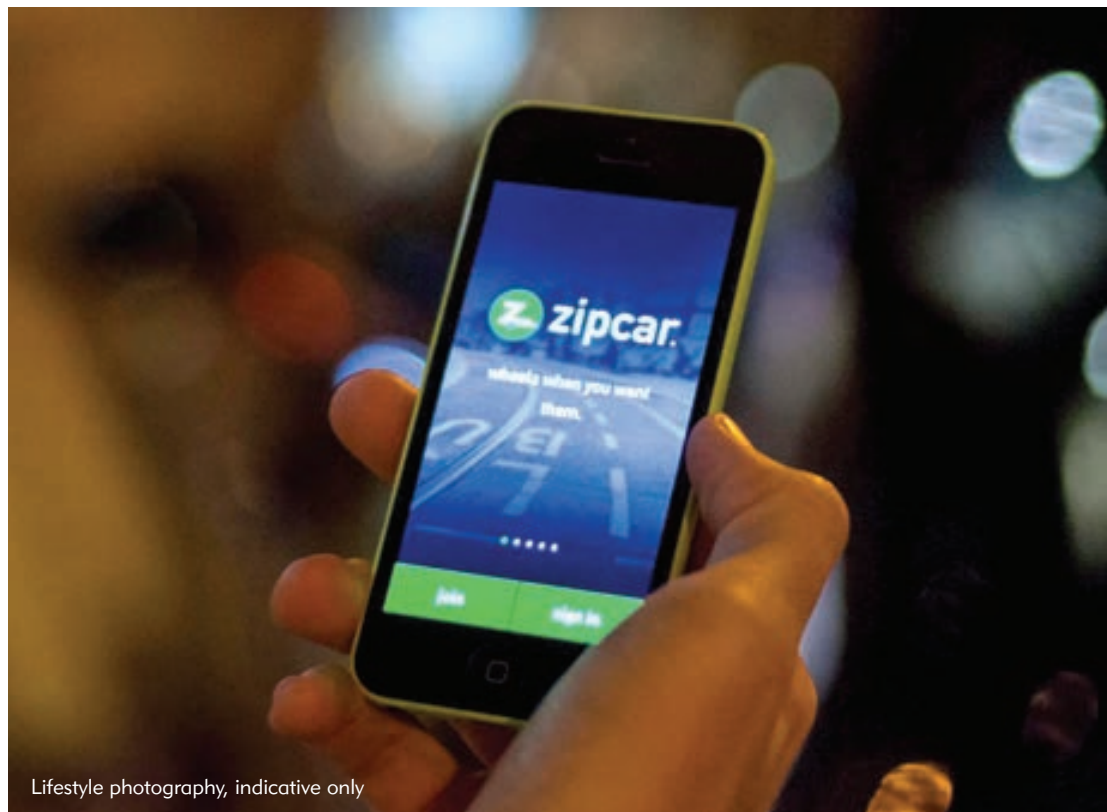
Agora Court is a striking building designed to meet the demands of a busy urban lifestyle. Featuring spacious homes – some with views over the central piazza – the architecture, interiors and design flourishes all come together to create a truly desirable place to call home.

You enter by walking through a stunning communal lobby, before your senses are awoken by the podium garden accessible from level 2. A "Secured By Design" standard entrance system ensures your home remains a safe and private oasis.

# NG



Lifestyle photography, indicative only



Lifestyle photography, indicative only





Lifestyle photography, indicative only

## **GAIN A SENSE OF WELLBEING**

Exclusive access to first-class facilities

Your own 24-hour Concierge is just the start of the exclusive service at Agora Court, providing the perfect service for busy lives, from accepting personal home deliveries to welcoming your guests. With a residents-only gym, car share club and cycle store, you will enjoy the convenience of having things taken care of for you from the day you move in. The gym is the perfect space in which to stay fit and active. Meanwhile, the car share club and cycle store in the basement offer economical and environmentally sustainable options when you need to get around. There are cycle paths throughout the development and to central London.





## LIVE LIFE IN STYLISH SURROUNDINGS

Bright and airy designer apartments

In each apartment, fine attention to detail is everywhere you look. These carefully considered open-plan spaces usher in the light, with large picture windows leading onto private balconies or terraces. Stylish features such as the Amtico flooring can be found inside – connecting living areas to the kitchens and hallways beyond.





Every apartment features the latest low-energy appliances from renowned manufacturers.

Photography of interior finishes is indicative only. Options and choices are available (subject to cut off dates) – Please see Sales Consultant for details. Berkeley reserves the right to make any changes to the options and choices without notice.





## GET CREATIVE WITH CUISINE

Contemporary kitchens with state-of-the-art appliances

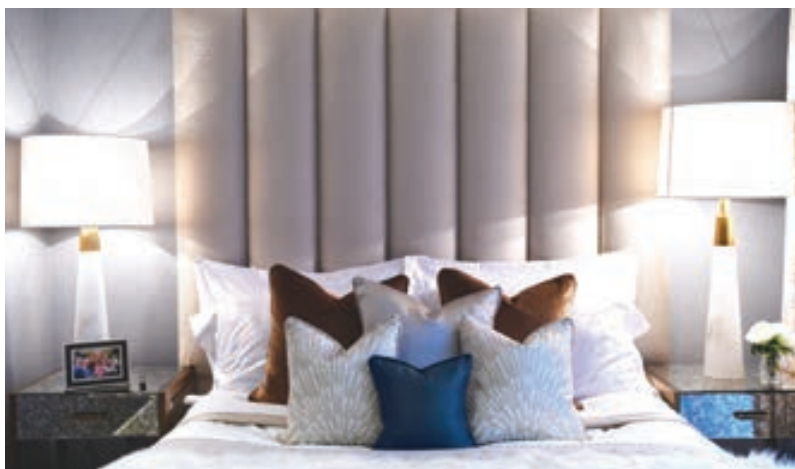
At the heart of each home, these kitchens are individually planned to make the most of the open plan living spaces. Selected fixtures and fittings provide smart contemporary detailing – from the glass splashbacks and stone effect worktops to the stainless steel or integrated appliances that complete the look.



The design of your kitchen is tailored to the layout of your apartment.







## **TAKE TIME TO RELAX**

Sumptuous bedrooms fit for modern life

After a busy day, it's nice to come home to comfortable and luxurious surroundings. Here, sophisticated bedrooms are laid with soft carpets and master bedrooms feature fitted wardrobes to maximise the use of space. The generous proportions and refined interior styles ensure these are welcoming rooms in which to unwind.







## ADD A LITTLE LUXURY

Elegant, high specification bathrooms

The bathrooms in every apartment are more like those you could expect to find in a five-star hotel. Forget the outside world and indulge in a little 'me time'. Or start the day in style, with modern shower rooms and en suites complete with hand-selected fittings, including matte black taps, large format floor tiles, and a striking herringbone patterned feature wall.



## SPECIFICATION

Designed for modern living

### TYPICAL SPECIFICATION FOR 2 AND 3 BEDROOM APARTMENTS. MANHATTAN SUITES AND 1 BEDROOM APARTMENTS MAY VARY.

#### KITCHENS

- Individually designed layouts
- Stone effect worktops with full height glass splashback below wall cabinets
- Handle-free doors
- Stainless steel under mount single bowl sink
- Chrome finish monobloc tap
- Energy efficient ceiling downlights and low voltage LED lights below wall cabinets
- Concealed white multi-gang appliance panel
- Stainless steel power sockets above worktop
- Black glass ceramic hob
- Telescopic recirculating extractor hood
- Stainless steel fronted multi-function oven
- Integrated fridge/freezer
- Integrated multi-function dishwasher
- Stainless steel fronted integrated microwave (3 bed apartments only)
- Space saving recycling bins to undersink unit

#### INTERIOR FINISHES

- Timber veneer finish to full height entrance door
- Matt emulsion paint finish to walls and ceilings
- White painted internal doors
- White painted skirtings and architraves
- Windows pre-finished white internally
- Polished chrome door handles throughout
- Amtico flooring in light or dark colour options for flooring to living area, hallway and kitchen
- Carpet to bedrooms (colour options available)

#### BATHROOMS/SHOWER ROOMS

- White single ended-bath with grey veneered bath panel and glazed hinged bath screen
- Matte black exposed thermostatic bath/shower mixer above bath with showerhead, hose and rail
- Matte black exposed thermostatic shower mixer with showerhead, hose and rail to shower rooms
- Shower tray with frameless glazed panel to shower rooms

- Semi recessed white square wash hand basin with matte black monobloc mixer tap
- White wall mounted WC pan with matte black push button dual-flush and concealed cistern
- Matte black ladder style thermostatically controlled towel rail to bathrooms and shower rooms
- Large format ceramic tiling to floors
- Full height wall tiling to the bath or shower wet areas, and walls behind WC and basin, all other wall areas to be painted
- Herringbone patterned feature walls in bath or shower wet areas
- Glass splashback below wall cabinet
- Fitted wall cabinet with single mirrored door, shelves, and shaver socket above basin with low voltage LED strip lights below wall cabinet
- Extract ventilation to outside
- Energy efficient downlights

#### ELECTRICAL FITTINGS

- Energy efficient ceiling downlights throughout
- Lighting to hall cupboards
- Television (terrestrial and Sky Q) points to principal living room and master bedroom
- Telephone point to living room and master bedroom
- White electrical sockets and switches throughout (except kitchen above worktop)
- Home office facility

#### HEATING

- Heating and hot water to all apartments from communal system with metered water supply to each apartment
- Radiator panel heating throughout
- Plumbing for washer/dryer within vented utility cupboard

#### BALCONIES/TERRACES

- Well proportioned balconies with glass or steel balustrade and decking or paving finish where applicable



## SECURITY

- Audio/visual entry via TV and domestic mobile phone linked to entrance door (may require telephone connection and call waiting service to be provided by purchaser)
- Mains supply smoke detectors, heat detectors and sprinklers provided
- ‘Secured By Design’ standards to apartment entrance doors to meet National Police ‘Design Out Crime’ standards
- 24-hr Concierge service and monitored CCTV

## PEACE OF MIND

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

## CAR PARKING

- Limited car parking spaces subject to separate negotiation

## LIFTS

- Passenger lifts serving all levels

## MAIN ENTRANCE & LIFT LOBBIES

- Glass doors and feature finishes to main apartment block entrance and lift lobbies
- Carpeted floors and painted walls to levels above podium

## EXTERNAL COMMUNAL AREAS

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

## OPTIONS & UPGRADES AVAILABLE

- See Sales Consultant for details (options and upgrades subject to cut off dates)



# FLOOR PLANS



## MANHATTAN SUITES AND APARTMENTS

Designed for modern living

Find your ideal apartment at Agora Court. With a choice of Manhattan Suites, 1, 2 and 3 bedroom apartments, these floorplans reveal more about each stunning new home.

# APARTMENT LOCATOR

Plot Number	Beds	NIA SQM	NIA SQFT	Floor	Page Number
C-02-01	Manhattan	39	420	2	52
C-02-06	Manhattan	38	409	2	54
C-03-01	Manhattan	39	420	3	53
C-03-04	Manhattan	39	420	3	53
C-03-05	Manhattan	38	409	3	55
C-03-08	Manhattan	38	409	3	55
C-04-01	Manhattan	39	420	4	53
C-04-04	Manhattan	39	420	4	53
C-04-05	Manhattan	38	409	4	55
C-04-08	Manhattan	38	409	4	55
C-05-01	Manhattan	39	420	5	53
C-05-04	Manhattan	39	420	5	53
C-05-05	Manhattan	38	409	5	55
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C-08-07	1	43	463	8	57
C-09-06	1	43	463	9	56



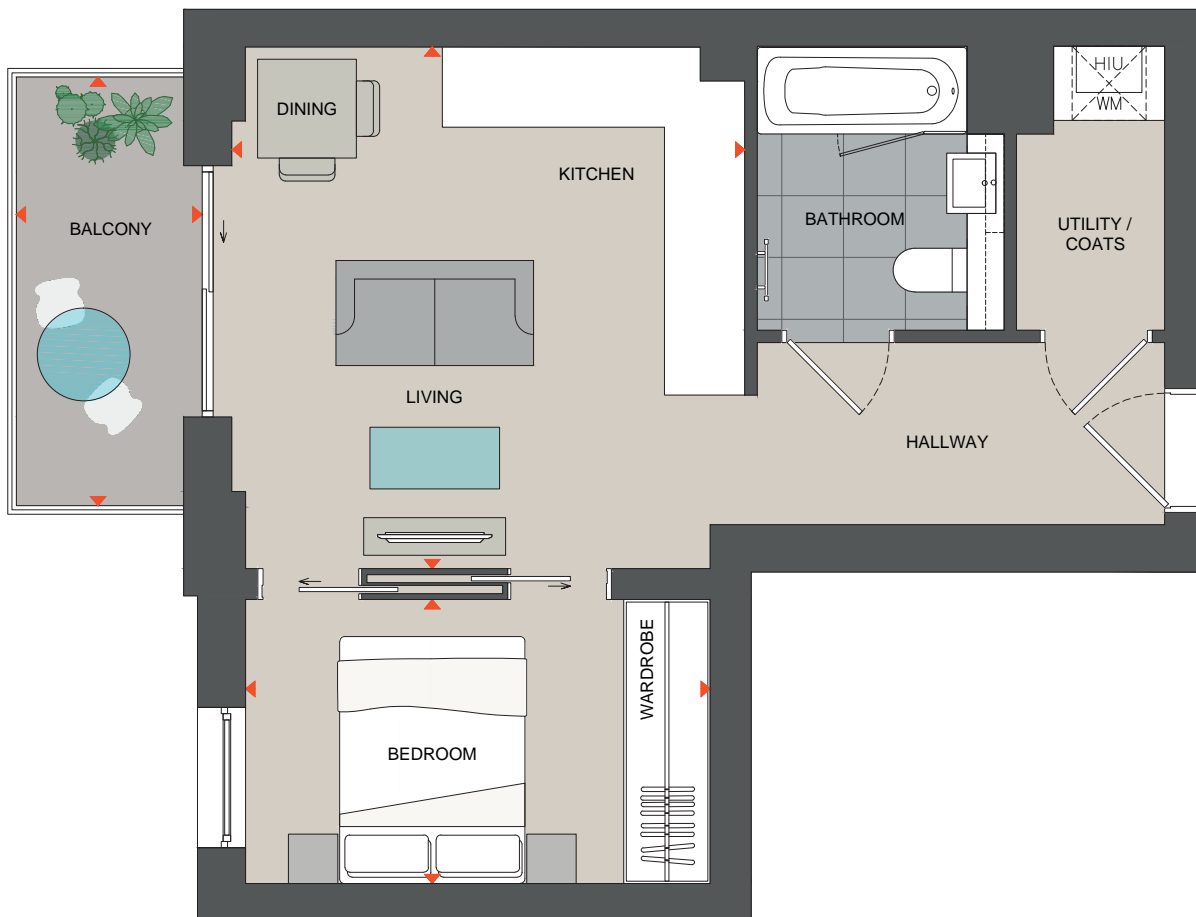
Plot Number	Beds	NIA SQM	NIA SQFT	Floor	Page Number
C-09-07	1	43	463	9	56
C-10-06	1	43	463	10	56
C-10-07	1	43	463	10	56
C-11-06	1	43	463	11	56
C-11-07	1	43	463	11	56
C-12-01	1	51	549	12	58
C-12-04	1	51	549	12	58
C-13-01	1	51	549	13	58
C-13-04	1	51	549	13	58
C-14-01	1	51	549	14	58
C-14-04	1	51	549	14	58
C-15-01	1	51	549	15	59
C-15-03	1	51	549	15	59
C-02-02	2	64	689	2	60
C-02-03	2	81	872	2	64
C-03-02	2	64	689	3	60
C-03-03	2	64	689	3	60
C-04-02	2	64	689	4	61
C-04-03	2	64	689	4	61
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C-14-02	2	64	689	14	60
C-14-03	2	64	689	14	60
C-14-05	2	74	797	14	63
C-14-06	2	74	797	14	63
C-02-04	3	93	1001	2	65
C-15-02	3	118	1270	15	66
C-16-01 Penthouse	1	51	549	16	70
C-16-03 Penthouse	1	51	549	16	70
C-15-04 Penthouse	3 (Duplex)	118	1270	15/16	68
C-15-05 Penthouse	3 (Duplex)	118	1270	15/16	68
C-16-02 Penthouse	3	105	1130	16	71

# 1 BEDROOM MANHATTAN

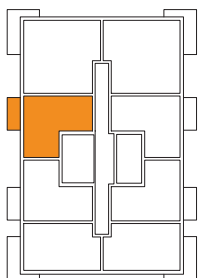
Type 1A – Floor 2

## PLOT NUMBER

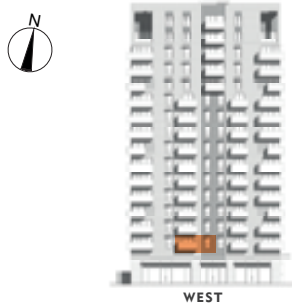
C-02-01



### LOCATOR



### ELEVATION



### ROOM DIMENSIONS

Living / Dining / Kitchen	4.23m x 4.17m	13' 10" x 13' 8"
Bedroom	3.76m x 2.30m	12' 4" x 7' 7"
Balcony	3.43m x 1.51m	11' 3" x 4' 11"
<b>Total internal area:</b>	<b>39 sq m</b>	<b>420 sq ft</b>

**C** Structural Column **WM** Provision for washing machine **HIU** Heat interface unit **◀ ▶** Measurement points

These layouts are not to scale and provide approximate measurements and are indicative only. Dimensions, which are taken from the indicated points of measurements are for guidance only and are not intended to be used for carpet sizes, appliance space or items of furniture. Apartment areas are provided as gross internal areas under the RICS measuring practice. Due to the unique design of these homes, measurements and areas may vary within a tolerance of 5%. Kitchen layouts are indicative only and are subject to change. All garden exterior dimensions and areas are approximate and may vary within a tolerance of 10% subject to detailed design.

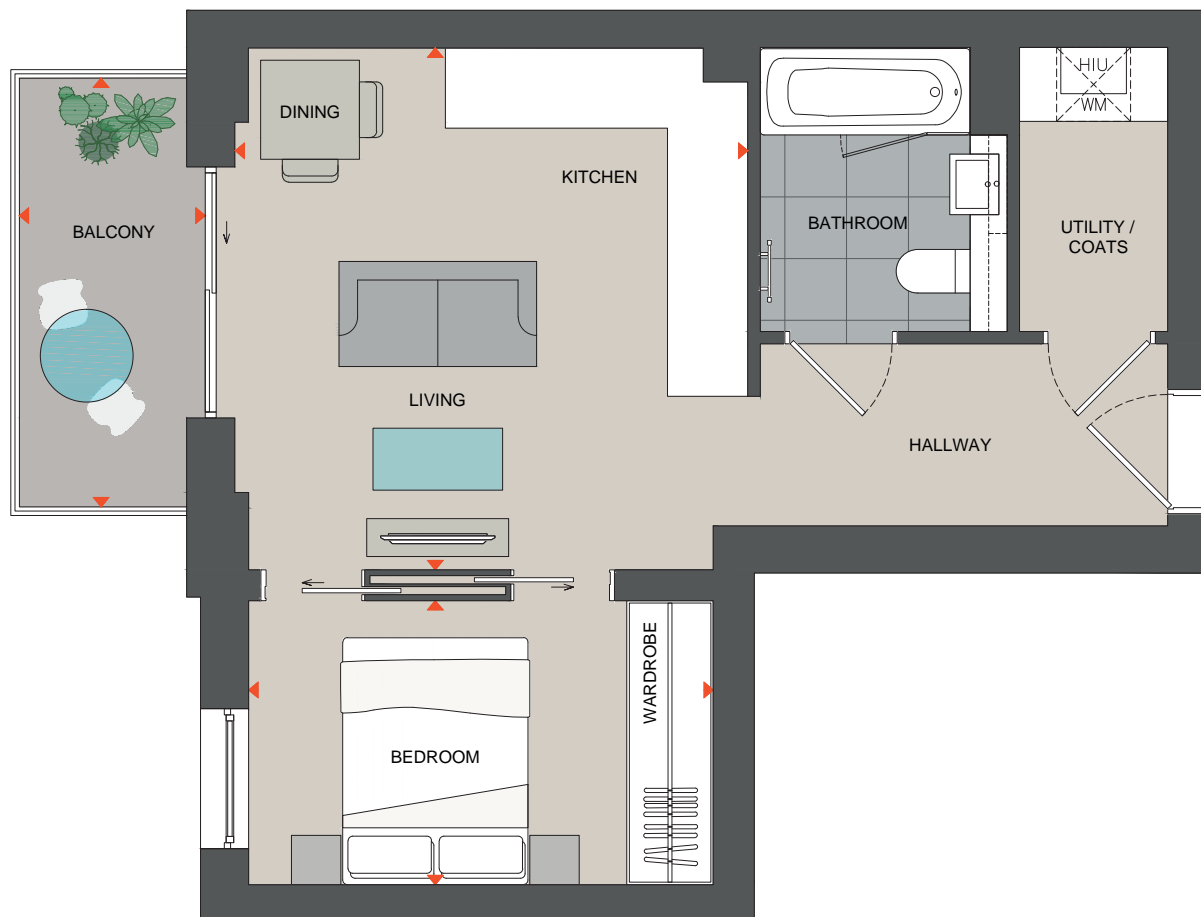


# 1 BEDROOM MANHATTAN

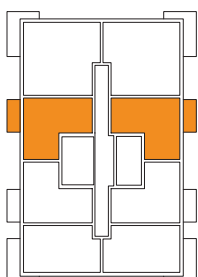
Type 1B – Floors 3–11

## PLOT NUMBERS

C-03-01	C-05-04*	C-08-01	C-10-04*
C-03-04*	C-06-01	C-08-04*	C-11-01
C-04-01	C-06-04*	C-09-01	C-11-04*
C-04-04*	C-07-01	C-09-04*	
C-05-01	C-07-04*	C-10-01	



## LOCATOR



## ELEVATIONS



## ROOM DIMENSIONS

Living / Dining / Kitchen	4.23m x 4.17m	13' 10" x 13' 8"
Bedroom	3.76m x 2.30m	12' 4" x 7' 7"
Balcony	3.43m x 1.51m	11' 3" x 4' 11"
<b>Total internal area:</b>	<b>39 sq m</b>	<b>420 sq ft</b>

\* Plot is handed

C Structural Column WM Provision for washing machine HIU Heat interface unit ◀▶ Measurement points

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# 1 BEDROOM MANHATTAN

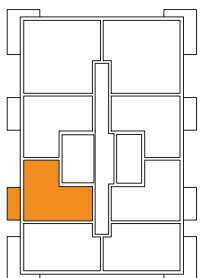
Type 6A – Floor 2

## PLOT NUMBER

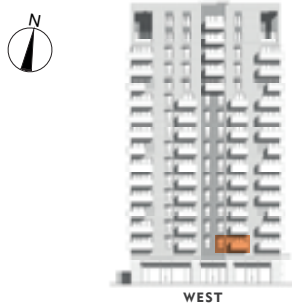
C-02-06



### LOCATOR



### ELEVATION



### ROOM DIMENSIONS

Living / Dining / Kitchen	4.17m x 4.03m	13' 8" x 13' 2"
Bedroom	3.76m x 2.30m	12' 4" x 7' 7"
Balcony	3.47m x 1.51m	11' 5" x 4' 11"
<b>Total internal area:</b>	<b>38 sq m</b>	<b>409 sq ft</b>

**C** Structural Column **WM** Provision for washing machine **HIU** Heat interface unit **◀ ▶** Measurement points

These layouts are not to scale and provide approximate measurements and are indicative only. Dimensions, which are taken from the indicated points of measurements are for guidance only and are not intended to be used for carpet sizes, appliance space or items of furniture. Apartment areas are provided as gross internal areas under the RICS measuring practice. Due to the unique design of these homes, measurements and areas may vary within a tolerance of 5%. Kitchen layouts are indicative only and are subject to change. All garden exterior dimensions and areas are approximate and may vary within a tolerance of 10% subject to detailed design.



# 1 BEDROOM MANHATTAN

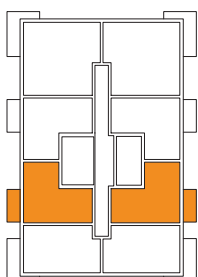
Type 6B – Floors 3–11

## PLOT NUMBERS

C-03-05*	C-05-08	C-08-05*	C-10-08
C-03-08	C-06-05*	C-08-08	C-11-05*
C-04-05*	C-06-08	C-09-05*	C-11-08
C-04-08	C-07-05*	C-09-08	
C-05-05*	C-07-08	C-10-05*	



## LOCATOR



## ELEVATIONS



## ROOM DIMENSIONS

Living / Dining / Kitchen	4.17m x 4.03m	13' 8" x 13' 2"
Bedroom	3.76m x 2.30m	12' 4" x 7' 7"
Balcony	3.47m x 1.51m	11' 5" x 4' 11"
<b>Total internal area:</b>	<b>38 sq m</b>	<b>409 sq ft</b>

\* Plot is handed

**C** Structural Column **WM** Provision for washing machine **HIU** Heat interface unit **◄ ►** Measurement points

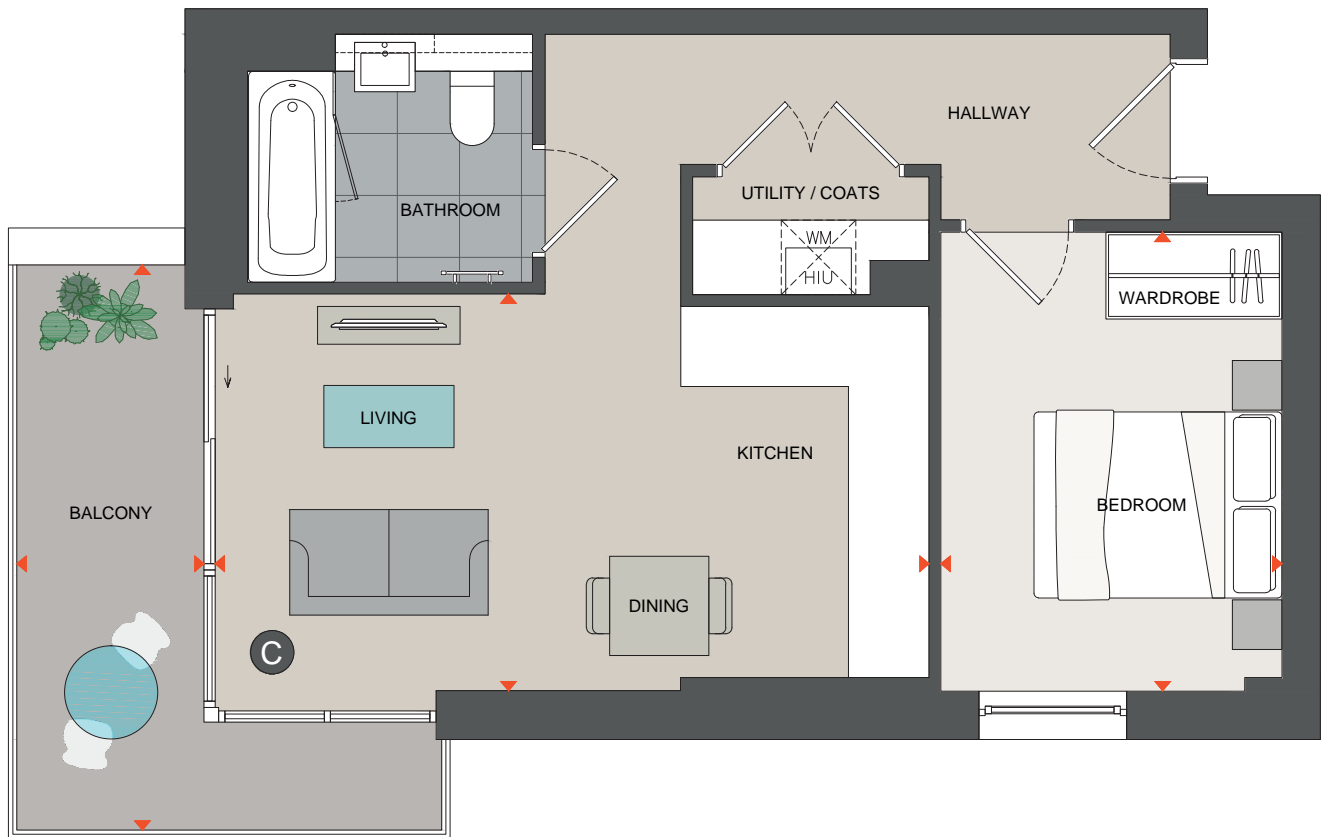
These layouts are not to scale and provide approximate measurements and are indicative only. Dimensions, which are taken from the indicated points of measurements are for guidance only and are not intended to be used for carpet sizes, appliance space or items of furniture. Apartment areas are provided as gross internal areas under the RICS measuring practice. Due to the unique design of these homes, measurements and areas may vary within a tolerance of 5%. Kitchen layouts are indicative only and are subject to change. All garden exterior dimensions and areas are approximate and may vary within a tolerance of 10% subject to detailed design.

# 1 BEDROOM APARTMENT

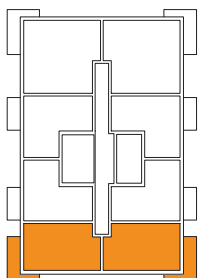
Type 5A – Floors 2, 3, 5–7, 9–11

## PLOT NUMBERS

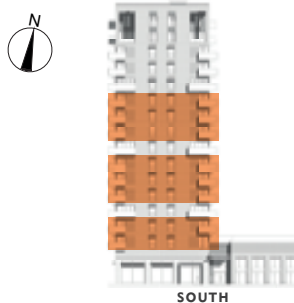
C-02-05 C-06-06\* C-09-07  
 C-03-06\* C-06-07 C-10-06\*  
 C-03-07 C-07-06\* C-10-07  
 C-05-06\* C-07-07 C-11-06\*  
 C-05-07 C-09-06\* C-11-07



## LOCATOR



## ELEVATION



## ROOM DIMENSIONS

Living / Dining / Kitchen	5.70m x 3.20m	18' 8" x 10' 6"
Bedroom	3.70m x 2.75m	12' 2" x 9' 0"
Balcony	4.56m x 1.51m	14' 11" x 4' 11"
<b>Total internal area:</b>	<b>43 sq m</b>	<b>463 sq ft</b>

\* Plot is handed

**C** Structural Column **WM** Provision for washing machine **HIU** Heat interface unit **◀ ▶** Measurement points

These layouts are not to scale and provide approximate measurements and are indicative only. Dimensions, which are taken from the indicated points of measurements are for guidance only and are not intended to be used for carpet sizes, appliance space or items of furniture. Apartment areas are provided as gross internal areas under the RICS measuring practice. Due to the unique design of these homes, measurements and areas may vary within a tolerance of 5%. Kitchen layouts are indicative only and are subject to change. All garden exterior dimensions and areas are approximate and may vary within a tolerance of 10% subject to detailed design.

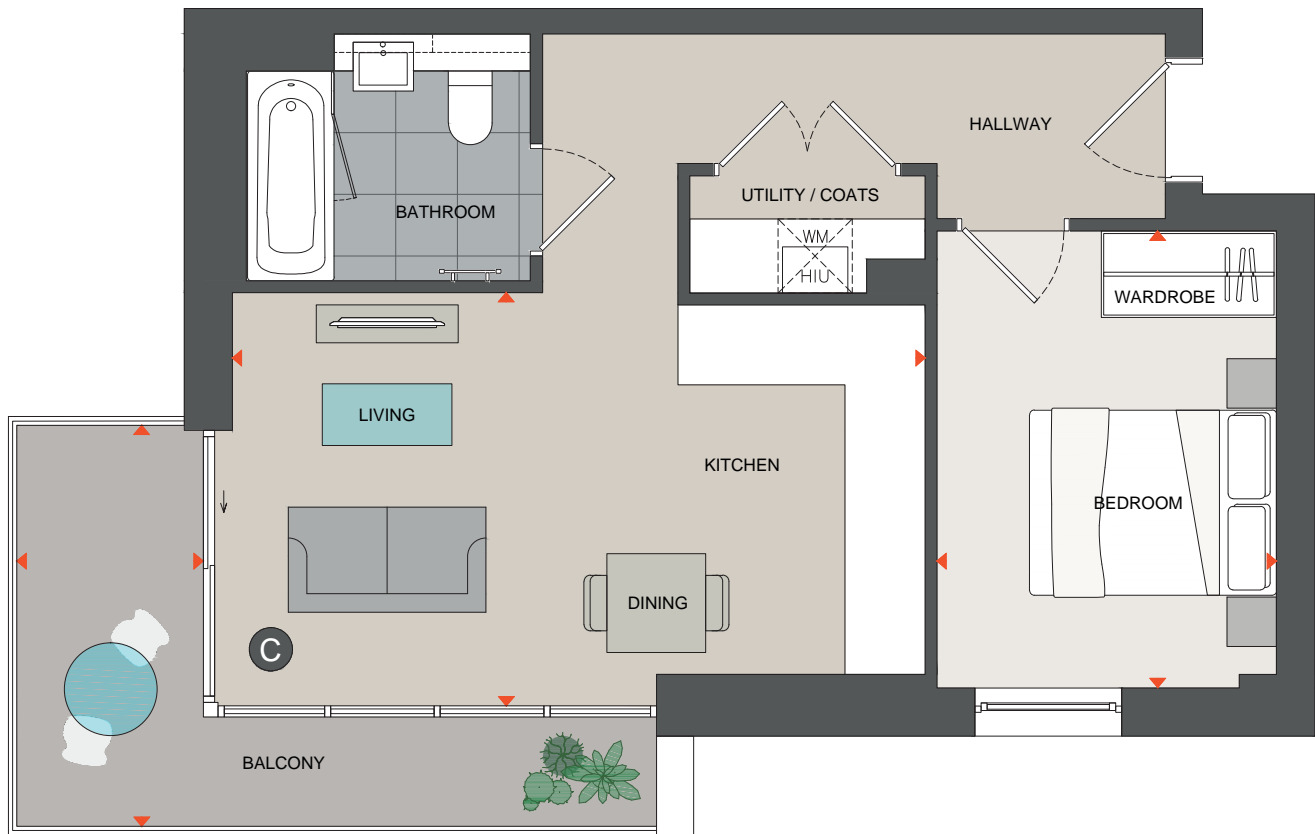


# 1 BEDROOM APARTMENT

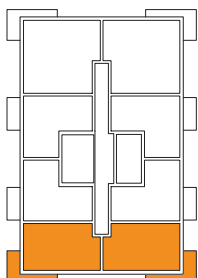
Type 5B – Floors 4 & 8

## PLOT NUMBERS

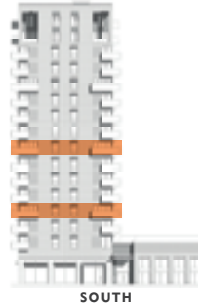
- C-04-06\*
- C-04-07
- C-08-06\*
- C-08-07



## LOCATOR



## ELEVATION



SOUTH

## ROOM DIMENSIONS

Living / Dining / Kitchen	5.61m x 3.29m	18' 5" x 10' 9"
Bedroom	3.70m x 2.75m	12' 2" x 9' 0"
Balcony	3.25m x 1.51m	10' 8" x 4' 11"
<b>Total internal area:</b>	<b>43 sq m</b>	<b>463 sq ft</b>

\* Plot is handed

C Structural Column WM Provision for washing machine HIU Heat interface unit ◀▶ Measurement points

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# 1 BEDROOM APARTMENT

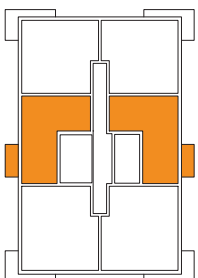
Type 7A – Floors 12–14

## PLOT NUMBERS

C-12-01 C-13-04\*  
 C-12-04\* C-14-01  
 C-13-01 C-14-04\*



## LOCATOR



## ELEVATIONS



## ROOM DIMENSIONS

Living / Dining / Kitchen	6.83m x 3.76m	22' 5" x 12' 4"
Bedroom	4.17m x 2.75m	13' 8" x 9' 0"
Balcony	3.47m x 1.51m	11' 5" x 4' 11"
<b>Total internal area:</b>	<b>51 sq m</b>	<b>549 sq ft</b>

\* Plot is handed

**C** Structural Column **WM** Provision for washing machine **HIU** Heat interface unit **◀ ▶** Measurement points

These layouts are not to scale and provide approximate measurements and are indicative only. Dimensions, which are taken from the indicated points of measurements are for guidance only and are not intended to be used for carpet sizes, appliance space or items of furniture. Apartment areas are provided as gross internal areas under the RICS measuring practice. Due to the unique design of these homes, measurements and areas may vary within a tolerance of 5%. Kitchen layouts are indicative only and are subject to change. All garden exterior dimensions and areas are approximate and may vary within a tolerance of 10% subject to detailed design.



# 1 BEDROOM APARTMENT

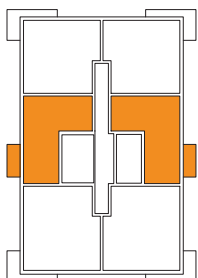
Type 7B – Floor 15

## PLOT NUMBERS

C-15-01  
C-15-03\*



### LOCATOR



### ELEVATIONS



### ROOM DIMENSIONS

Living / Dining / Kitchen	6.84m x 3.76m	22' 5" x 12' 4"
Bedroom	4.17m x 2.75m	13' 8" x 9' 0"
Balcony	3.47m x 1.51m	11' 5" x 4' 11"
<b>Total internal area:</b>	<b>51 sq m</b>	<b>549 sq ft</b>

\* Plot is handed

C Structural Column WM Provision for washing machine HIU Heat interface unit ◀▶ Measurement points

These layouts are not to scale and provide approximate measurements and are indicative only. Dimensions, which are taken from the indicated points of measurements are for guidance only and are not intended to be used for carpet sizes, appliance space or items of furniture. Apartment areas are provided as gross internal areas under the RICS measuring practice. Due to the unique design of these homes, measurements and areas may vary within a tolerance of 5%. Kitchen layouts are indicative only and are subject to change. All garden exterior dimensions and areas are approximate and may vary within a tolerance of 10% subject to detailed design.

## 2 BEDROOM APARTMENT

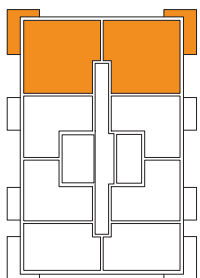
Type 2A – Floors 2, 3, 5–7, 9–11, 13 & 14

### PLOT NUMBERS

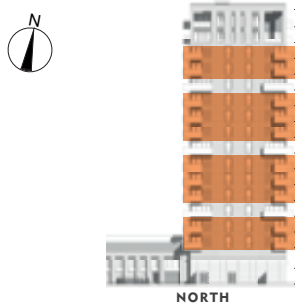
C-02-02	C-06-02	C-09-03*	C-13-02
C-03-02	C-06-03*	C-10-02	C-13-03*
C-03-03*	C-07-02	C-10-03*	C-14-02
C-05-02	C-07-03*	C-11-02	C-14-03*
C-05-03*	C-09-02	C-11-03*	



### LOCATOR



### ELEVATION



### ROOM DIMENSIONS

Living / Dining / Kitchen	5.70m x 4.51m	18' 8" x 14' 9"
Bedroom 1	3.87m x 3.41m	12' 8" x 11' 2"
Bedroom 2	4.41m x 2.75m	14' 6" x 9' 0"
Balcony	4.56m x 1.51m	14' 11" x 4' 11"
<b>Total internal area:</b>	<b>64 sq m</b>	<b>689 sq ft</b>

\* Plot is handed

**C** Structural Column **WM** Provision for washing machine **HIU** Heat interface unit **◀▶** Measurement points

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# 2 BEDROOM APARTMENT

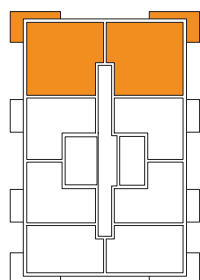
Type 2B – Floors 4, 8 & 12

## PLOT NUMBERS

C-04-02 C-08-03\*  
 C-04-03\* C-12-02  
 C-08-02 C-12-03\*



### LOCATOR



### ELEVATION



### ROOM DIMENSIONS

Living / Dining / Kitchen	5.61m x 4.59m	18' 5" x 15' 1"
Bedroom 1	3.87m x 3.41m	12' 8" x 11' 2"
Bedroom 2	4.41m x 2.75m	14' 6" x 9' 0"
Balcony	3.25m x 1.51m	10' 8" x 4' 11"
<b>Total internal area:</b>	<b>64 sq m</b>	<b>689 sq ft</b>

\* Plot is handed

**C** Structural Column **WM** Provision for washing machine **HIU** Heat interface unit **▶** Measurement points

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# 2 BEDROOM APARTMENT

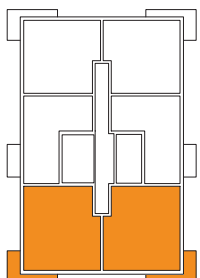
Type 8A – Floor 12

## PLOT NUMBERS

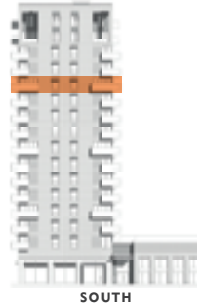
C-12-05\*  
C-12-06



### LOCATOR



### ELEVATION



### ROOM DIMENSIONS

Living / Dining / Kitchen	6.08m x 4.81m	19' 11" x 15' 9"
Bedroom 1	3.90m x 3.55m	12' 10" x 11' 8"
Bedroom 2	3.87m x 3.18m	12' 8" x 10' 5"
Balcony	3.28m x 1.51m	10' 9" x 4' 11"
<b>Total internal area:</b>	<b>74 sq m</b>	<b>797 sq ft</b>

\* Plot is handed

**C** Structural Column **WM** Provision for washing machine **HIU** Heat interface unit **◀▶** Measurement points

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# 2 BEDROOM APARTMENT

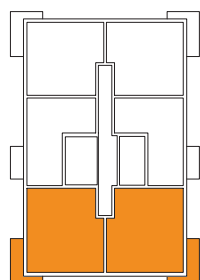
Type 8B – Floors 13 & 14

## PLOT NUMBERS

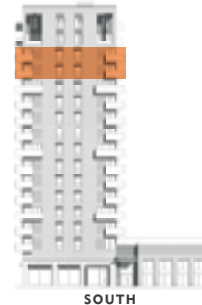
C-13-05\* C-14-05\*  
C-13-06 C-14-06



### LOCATOR



### ELEVATION



### ROOM DIMENSIONS

Living / Dining / Kitchen	6.00m x 4.90m	19' 8" x 16' 1"
Bedroom 1	3.90m x 3.55m	12' 10" x 11' 8"
Bedroom 2	3.87m x 3.18m	12' 8" x 10' 5"
Balcony	4.56m x 1.51m	14' 11" x 4' 11"
<b>Total internal area:</b>	<b>74 sq m</b>	<b>797 sq ft</b>

\* Plot is handed

**C** Structural Column **WM** Provision for washing machine **HIU** Heat interface unit **▶** Measurement points

These layouts are not to scale and provide approximate measurements and are indicative only. Dimensions, which are taken from the indicated points of measurements are for guidance only and are not intended to be used for carpet sizes, appliance space or items of furniture. Apartment areas are provided as gross internal areas under the RICS measuring practice. Due to the unique design of these homes, measurements and areas may vary within a tolerance of 5%. Kitchen layouts are indicative only and are subject to change. All garden exterior dimensions and areas are approximate and may vary within a tolerance of 10% subject to detailed design.

# 2 BEDROOM APARTMENT

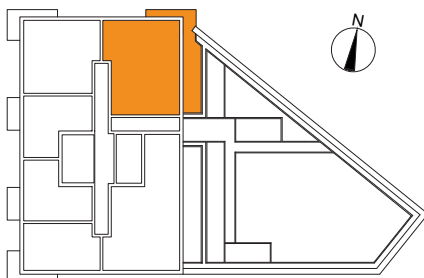
Type 3 – Floor 2

## PLOT NUMBER

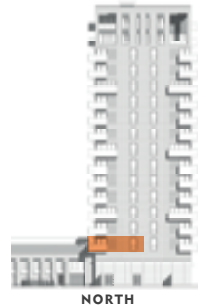
C-02-03



### LOCATOR



### ELEVATION



### ROOM DIMENSIONS

Living / Dining / Kitchen	8.35m x 3.96m	27' 5" x 13' 0"
Bedroom 1	5.16m x 2.75m	16' 11" x 9' 0"
Bedroom 2	3.40m x 3.15m	11' 2" x 10' 4"
Terrace	9.45m x 2.00m	31' 0" x 6' 7"
Balcony	3.42m x 2.13m	11' 2" x 7' 0"
<b>Total internal area:</b>	<b>81 sq m</b>	<b>872 sq ft</b>

**C** Structural Column **WM** Provision for washing machine **HIU** Heat interface unit **◀▶** Measurement points

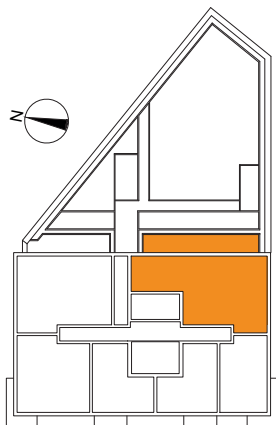
These layouts are not to scale and provide approximate measurements and are indicative only. Dimensions, which are taken from the indicated points of measurements are for guidance only and are not intended to be used for carpet sizes, appliance space or items of furniture. Apartment areas are provided as gross internal areas under the RICS measuring practice. Due to the unique design of these homes, measurements and areas may vary within a tolerance of 5%. Kitchen layouts are indicative only and are subject to change. All garden exterior dimensions and areas are approximate and may vary within a tolerance of 10% subject to detailed design.



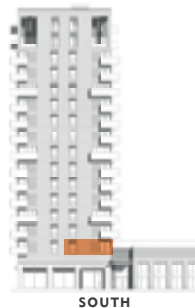
# 3 BEDROOM APARTMENT

Type 4 – Floor 2

**PLOT NUMBER**  
C-02-04



## ELEVATION



## ROOM DIMENSIONS

Living / Dining / Kitchen	5.88m x 5.61m	19' 3" x 18' 5"
Bedroom 1	3.76m x 3.32m	12' 4" x 10' 11"
Bedroom 2	3.92m x 3.30m	12' 10" x 10' 10"
Bedroom 3	3.70m x 2.75m	12' 2" x 9' 0"
Terrace	13.67m x 2.00m	44' 10" x 6' 7"
<b>Total internal area:</b>	<b>93 sq m</b>	<b>1001 sq ft</b>

**C** Structural Column **WM** Provision for washing machine **HIU** Heat interface unit **◀▶** Measurement points

These layouts are not to scale and provide approximate measurements and are indicative only. Dimensions, which are taken from the indicated points of measurements are for guidance only and are not intended to be used for carpet sizes, appliance space or items of furniture. Apartment areas are provided as gross internal areas under the RICS measuring practice. Due to the unique design of these homes, measurements and areas may vary within a tolerance of 5%. Kitchen layouts are indicative only and are subject to change. All garden exterior dimensions and areas are approximate and may vary within a tolerance of 10% subject to detailed design.

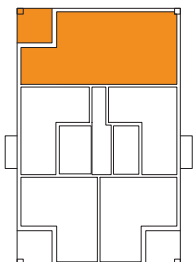
# 3 BEDROOM APARTMENT

Type 9 – Floor 15

**PLOT NUMBER**  
C-15-02



## LOCATOR



## ELEVATION



## ROOM DIMENSIONS

Living / Dining / Kitchen	9.24m x 7.90m	30' 4" x 25' 11"
Bedroom 1	6.33m x 4.23m	20' 9" x 13' 10"
Bedroom 2	4.23m x 3.29m	13' 10" x 10' 9"
Bedroom 3	3.58m x 3.29m	11' 9" x 10' 9"
Terrace	3.74m x 3.74m	12' 3" x 12' 3"
<b>Total internal area:</b>	<b>118 sq m</b>	<b>1270 sq ft</b>

**C** Structural Column **WM** Provision for washing machine **HIU** Heat interface unit **◀▶** Measurement points

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# FLOOR PLANS

## **PENTHOUSES**

Designed for modern living

Discover the impressive Penthouses, crafted to the very highest quality and complemented with contemporary finishes throughout.

# 3 BEDROOM PENTHOUSE DUPLEX

Type 1 – Floors 15–16

## PLOT NUMBERS

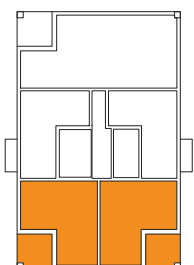
C-15-04\*  
C-15-05



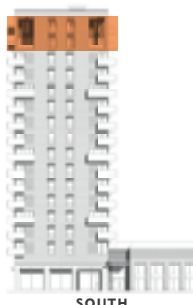
## LOWER FLOOR



### LOCATOR



### ELEVATION



### ROOM DIMENSIONS

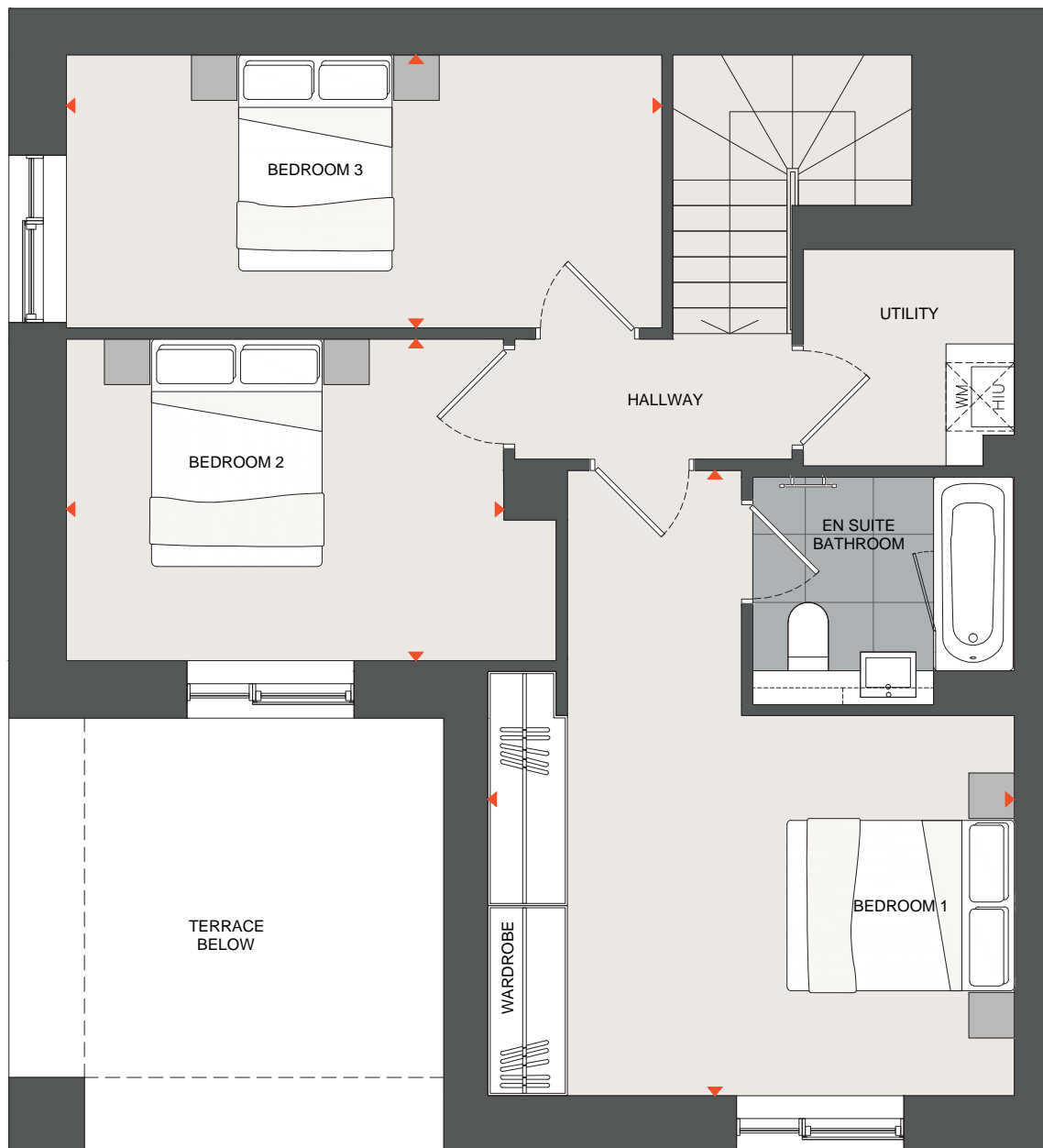
Living	5.53m x 5.24m	18' 2" x 17' 2"
Dining / Kitchen	4.72m x 3.19m	15' 6" x 10' 6"
Terrace	3.74m x 3.74m	12' 3" x 12' 3"

\* Plot is handed

**C** Structural Column **WM** Provision for washing machine **HIU** Heat interface unit **◀ ▶** Measurement points



## UPPER FLOOR



### ROOM DIMENSIONS

Bedroom 1	5.44m x 4.63m	17' 10" x 15' 2"
Bedroom 2	3.85m x 2.83m	12' 8" x 9' 3"
Bedroom 3	5.23m x 2.40m	17' 2" x 7' 11"
<b>Total internal area:</b>	<b>118 sq m</b>	<b>1270 sq ft</b>

These layouts are not to scale and provide approximate measurements and are indicative only. Dimensions, which are taken from the indicated points of measurements are for guidance only and are not intended to be used for carpet sizes, appliance space or items of furniture. Apartment areas are provided as gross internal areas under the RICS measuring practice. Due to the unique design of these homes, measurements and areas may vary within a tolerance of 5%. Kitchen layouts are indicative only and are subject to change. All garden exterior dimensions and areas are approximate and may vary within a tolerance of 10% subject to detailed design.

# 1 BEDROOM PENTHOUSE

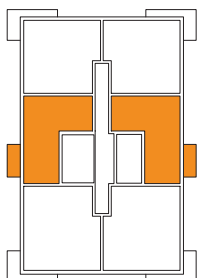
Type 2 – Floor 16

## PLOT NUMBERS

C-16-01  
C-16-03\*



## LOCATOR



## ELEVATIONS



## ROOM DIMENSIONS

Living / Dining / Kitchen	6.84m x 3.76m	22' 5" x 12' 4"
Bedroom	4.17m x 2.75m	13' 8" x 9' 0"
Balcony	3.47m x 1.51m	11' 5" x 4' 11"
<b>Total internal area:</b>	<b>51 sq m</b>	<b>549 sq ft</b>

\* Plot is handed

**C** Structural Column **WM** Provision for washing machine **HIU** Heat interface unit **▶▶** Measurement points

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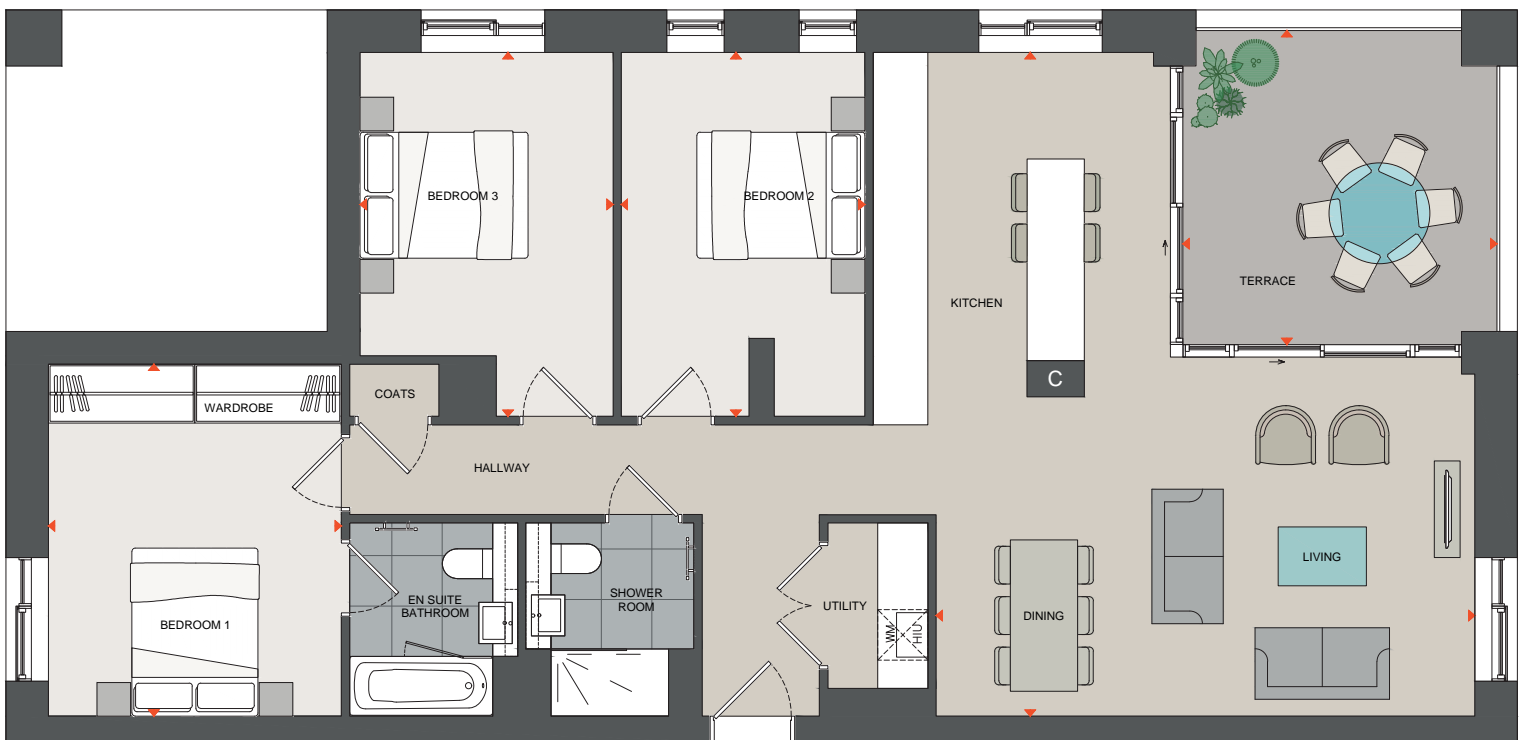


# 3 BEDROOM PENTHOUSE

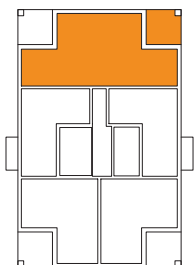
Type 3 – Floor 16

## PLOT NUMBER

C-16-02



### LOCATOR



### ELEVATION



NORTH

### ROOM DIMENSIONS

Living / Dining / Kitchen	7.90m x 6.41m	25' 11" x 21' 1"
Bedroom 1	4.19m x 3.49m	13' 9" x 11' 6"
Bedroom 2	4.33m x 2.90m	14' 2" x 9' 6"
Bedroom 3	4.33m x 3.01m	14' 2" x 9' 11"
Terrace	3.74m x 3.74m	12' 3" x 12' 3"
<b>Total internal area:</b>	<b>105 sq m</b>	<b>1130 sq ft</b>

**C** Structural Column **WM** Provision for washing machine **HIU** Heat interface unit **▶** Measurement points

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## DESIGNED FOR LIFE

The Berkeley Difference

### DESIGNED FOR LIFE

Our customers are at the heart of all our decisions. We aim to understand their needs and consistently meet or exceed their expectations. The service we provide is professional, efficient and helpful to make the home buying process as straightforward and enjoyable as possible. Our levels of customer service aim to be comparable to other top brands.

### CUSTOMER SERVICE IS OUR PRIORITY

All our customers are provided with a commitment that when they buy a new home from Berkeley they can be safe in the knowledge that it is built to very high standards of design and quality, has low environmental impact and that they will enjoy an exceptional customer experience. Each customer receives tailored information relating to their purchase and has a dedicated point of contact throughout the customer journey.

### GREEN LIVING AND SUSTAINABLE DEVELOPMENT IS TOP OF OUR AGENDA

As a company, we are committed to reducing energy, water and waste on our construction sites, in our offices and in the homes that we build. Almost all of our developments are built on brownfield land and we always take care to protect and enhance biodiversity and natural habitats. Our homes include features to encourage sustainable living such as dual-flush WCs, recycling bins and energy efficient white goods.

### QUALITY IS AT THE HEART OF EVERYTHING WE DO

At Berkeley, quality takes precedence, from choosing the right location and style of home, to the construction processes we practice, the materials we use and the specifications we put into our homes. For extra peace of mind, in addition to the 10-year warranty all new homes receive, Berkeley operates a 2-year policy with dedicated Customer Service teams on hand 24 hours a day to deal with enquiries quickly and effectively.

### UNPARALLELED CHOICE OF HOMES IN THE MOST SOUGHT AFTER LOCATIONS

As one of the UK's leading house builders, we are able to offer our customers an unrivalled choice of property location, size and type. From city penthouses to country retreats, modern studio apartments to traditional family homes, you will find the perfect home to match your requirements. Our homes are also built in some of Britain's most desirable locations from market towns and rural villages to major towns and cities, and countryside to the coast – we build in the locations you want to live.

### A COMMITMENT TO CREATING SUSTAINABLE COMMUNITIES

Berkeley's homes and developments are not just built for today. They are designed to enhance the neighbourhoods in which they are located permanently. We achieve this through our commitment to excellence in design, sensitive landscaping, sympathetic restoration, and impeccable standards of sustainability. We aim to address the needs not only of our customers but their neighbours and the broader community of which they are a part. It is a long-term view: we want to create exceptional places for people to live, work and relax in, and build communities that will thrive today and for years to come.



Proud members of the Berkeley Group:

**Berkeley**  
Designed for life

**St Edward**  
Designed for life

**St George**  
Designed for life

**St James**  
Designed for life

**St Joseph**  
Designed for life

**St William**  
Designed for life



# A COMMITMENT TO THE FUTURE

Over the years, the Berkeley Group has won many prestigious awards for the quality, design and sustainability of its developments.

Our Vision is Berkeley's strategic plan for the business, designed to raise standards higher still. Our goal is to be a world-class business, defined by the quality of the places we create, generating long-term value and having a positive impact on society.

We take our responsibilities towards our customers, the environment, our workforce and the communities in which we work very seriously.

Our plan for the business has five areas of strategic focus:

Customers, Homes, Places, Operations and Our People.

Our  
vision

## OUR VISION

To be a world-class business, defined by the quality of the places we create, generating long-term value and having a positive impact on society.

## FIVE FOCUS AREAS

### AN EXCEPTIONAL CUSTOMER EXPERIENCE

We put customers at the heart of our decisions. Dedicated sales teams will provide exceptional service throughout the buying process, and teams will manage the customer relationship from exchange of contracts through to completion, delivery of the new home and after occupancy.

### HIGH QUALITY HOMES

We aim to build high quality, well-designed homes with low environmental impact, where customers have the opportunity to achieve healthy, comfortable and sustainable lifestyles, now and in the future. Attention to detail in design is paramount to ensure our homes meet the needs of our customers.

### GREAT PLACES

We seek to create strong communities where people choose to live, work and spend their time and which directly encourage people's wellbeing and quality of life. These are places characterised by the quality of their design, external spaces, transport and access to jobs and amenities.

### EFFICIENT AND CONSIDERATE OPERATIONS

We reduce the impact of the construction process on the local community by registering all of our sites with the Considerate Constructors Scheme. We set targets to reduce water, energy and waste. We work with our supply chain to ensure high quality services and materials are consistently provided.

## A COMMITMENT TO PEOPLE

The safety, health, wellbeing and development of our people is a high priority. We aim to have a positive impact on society through our support of the Berkeley Foundation.



We set up the Berkeley Foundation in 2011. It supports voluntary sector organisations to improve people's lives in the communities where we work, and last year worked with 49 different organisations and their beneficiaries.

Our staff have been instrumental in making the Foundation grow, with over 60% getting involved last year and raising over £935k. They also give their time and skills, for example by mentoring young people to help them become more confident and job ready.

Since its launch, the Foundation has committed over £14.9 million to more than 100 charities and worthy causes. Berkeley Group covers all overhead costs, so all money raised goes directly to charitable causes.

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





When you buy a new home from BERKELEY you can be safe in the knowledge that it is built to a very HIGH STANDARD of design and quality, has low environmental impact and that you will enjoy an EXCEPTIONAL customer experience.





## CUSTOMER SATISFACTION

### The Berkeley Difference

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.

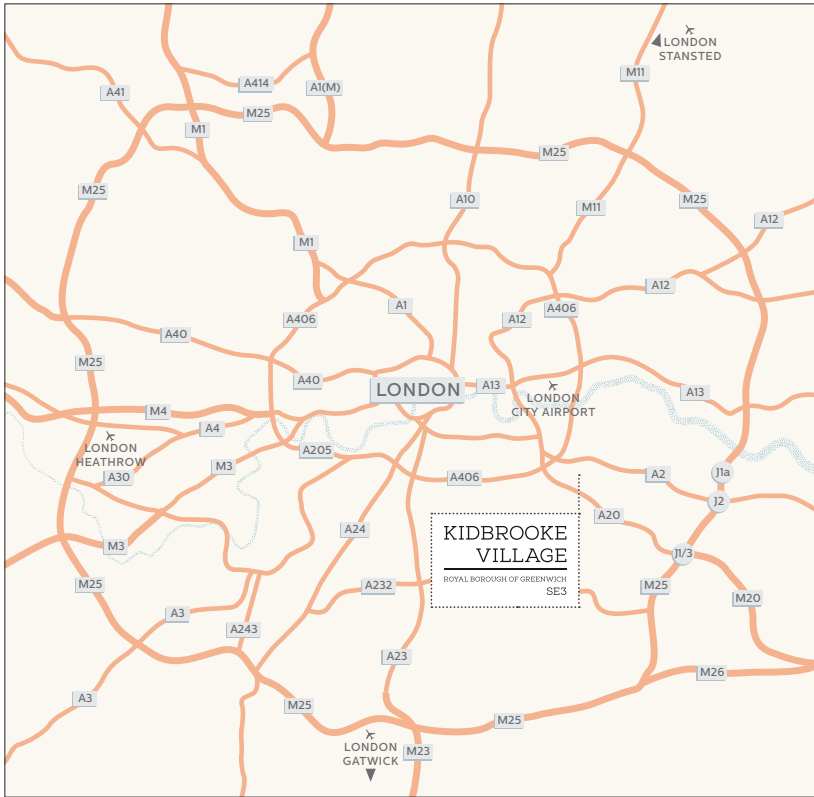
### HERE IS WHAT YOU CAN EXPECT FROM BERKELEY:

- 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



## FIND US

Kidbrooke Village



Sales and Marketing Suite open 10am-6pm daily and until 8pm on Thursdays

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