

Studio, one, two and three-bedroom  
Shared Ownership Apartments  
Floorplans

# ZONE

AT OVAL VILLAGE

— SE11 —

*Zone one living*

 Peabody

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AT OVAL VILLAGE

— SE11 —

## *Zone one living*

**Zone, at Berkeley's Oval Village, gives you the opportunity to achieve your dream of an affordable, modern home in London's Zone 1.**

The third phase of this attractive development offers you a choice of studio, 1, 2 & 3-bedroom Shared Ownership apartments. These homes are located next to the iconic Kia Oval cricket ground, just a stone's throw from the River Thames, and are near Vauxhall, Kennington and Oval tube stations. As a resident, you'll enjoy a 24-hour concierge, a private roof terrace and access to attractive, landscaped communal spaces.



## Your Majestic Zone

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Zone belongs to the new Oval Village development. It's a vibrant and modern community that offers beautiful new homes alongside offices, retail and leisure facilities. As a resident, you'll benefit from new amenities such as a café, community centre and a brand-new supermarket.

Peabody is proud to offer a collection of new Shared Ownership homes as part of Phase 3 at Zone. These desirable apartments not only give you the opportunity to live in the heart of London, but also put over 1,000 shops and 300 restaurants on your doorstep, along with many attractive green spaces, excellent schools and universities.



*Pictured is the show apartment at Zone, Oval Village*

## Comfort Zone

*Apartments at Zone have been designed and built to a high specification, offering you the best of contemporary living.*

All homes have their own private balcony, while selected 2-bedroom properties benefit from an ensuite. Rooms are spacious and benefit from natural light, while bathrooms and kitchens boast quality sanitaryware.

A concierge service is available to welcome you and your guests, both day and night, giving you added security as well as a tranquil and thoroughly modern lifestyle.

### Kitchens

- Contemporary Eurocucina kitchen in Feather Grey
- Silestone work surfaces and marble effect feature splashback
- Stainless steel undermount bowl sink with chrome mixer tap
- Matt laminate finishes to cabinets with concealed lighting under wall cabinets
- Chrome socket outlets
- Siemens touch control induction hob
- Re-circulating integrated extractor
- Siemens stainless steel combination microwave oven
- Integrated fridge/freezer
- Integrated multi-function dishwasher



### Interior Finishes

- Quickstep laminate floor finishes in light oak to hallway, kitchen, living room and bedrooms
- Feature entrance door with stainless steel effect ironmongery
- Painted internal doors with stainless steel door handles throughout
- Painted architraves and skirting, tiled skirting to wet areas where applicable
- Built-in wardrobe to main bedroom only

### Balconies

- Well-proportioned balconies with handrails
- External lighting where applicable

### Utility & Electricals

- LED energy-efficient downlighters to hallway, kitchen and living room
- Television (terrestrial and SkyQ) points to living room and main bedroom\*
- Telephone and BT fibre optic data points to living area
- Plumbing for washer/dryer within vented utility cupboard
- Light switches with white finish
- Heating and hot water from communal system with metered water/electric supply to all apartments

\*Additional subscription required.

*Pictured is the show apartment at Zone, Oval Village*



Pictured is the show apartment at Zone, Oval Village



#### Ensuites, Bath & Shower Rooms

- Bath in classic white and glass bath screen
- Frameless glass shower screen with classic white shower tray
- Chrome concealed thermostatic wall-mounted mixer/diverter with handheld shower and wall-mounted showerhead
- White integrated basin with mixer tap in chrome finish
- Bespoke lacquer finish vanity cabinet with storage and white shaver socket
- White wall mounted WC pan with soft close seat, concealed cistern and dual flush button
- Chrome ladder style thermostatically controlled heated towel radiator
- Chrome toilet roll holder
- Feature marble effect porcelain tile finishes
- Extractor fan





Convenient concierge available 24/7, part of Berkeley's Oval Village.

### Security & Peace of Mind

Video entry system viewed by individual apartment handset/screen

Power and telephone points provided in all apartments

Mains supply smoke detectors and domestic sprinkler systems

Multi-point locking, door restrictor and spy hole viewer fitted to all apartment entrance doors

999-year lease

10-year build warranty

### Sustainability

Zone is an exceptional collection of Shared Ownership apartments, at Berkeley's iconic Oval Village and is a truly sustainable development. Homes have been designed to ensure residents can live a sustainable lifestyle, in a place that is adaptable and resilient.

### The wider development will aim to:

Achieve a 'net biodiversity gain', with newly created areas of green space and landscaping providing habitat for local wildlife.

Be adapted to the effects of climate change (overheating, water shortage and flooding); with adaptation features that include brown roofs, rainwater harvesting and sustainable urban drainage.

### Every home will aim to:

Be energy efficient, with high levels of insulation and energy efficient appliances, fixtures and fittings.

Be water efficient, with water saving fixtures and fittings.

Have dedicated bins to encourage recycling.

### On-site amenities

24-hour concierge service and monitored CCTV

Private terrace<sup>†</sup>

Car Club

Residents' gym\*

Secure cycle store

A brand new Tesco Superstore

100,000 square feet of commercial and community space.

### Communal

Passenger lifts to all residential floor levels

Feature lobbies to ground floor street entrances with guest seating

Landscaped gardens

[Click here](#) for a virtual tour of the studio and one bed show apartment.

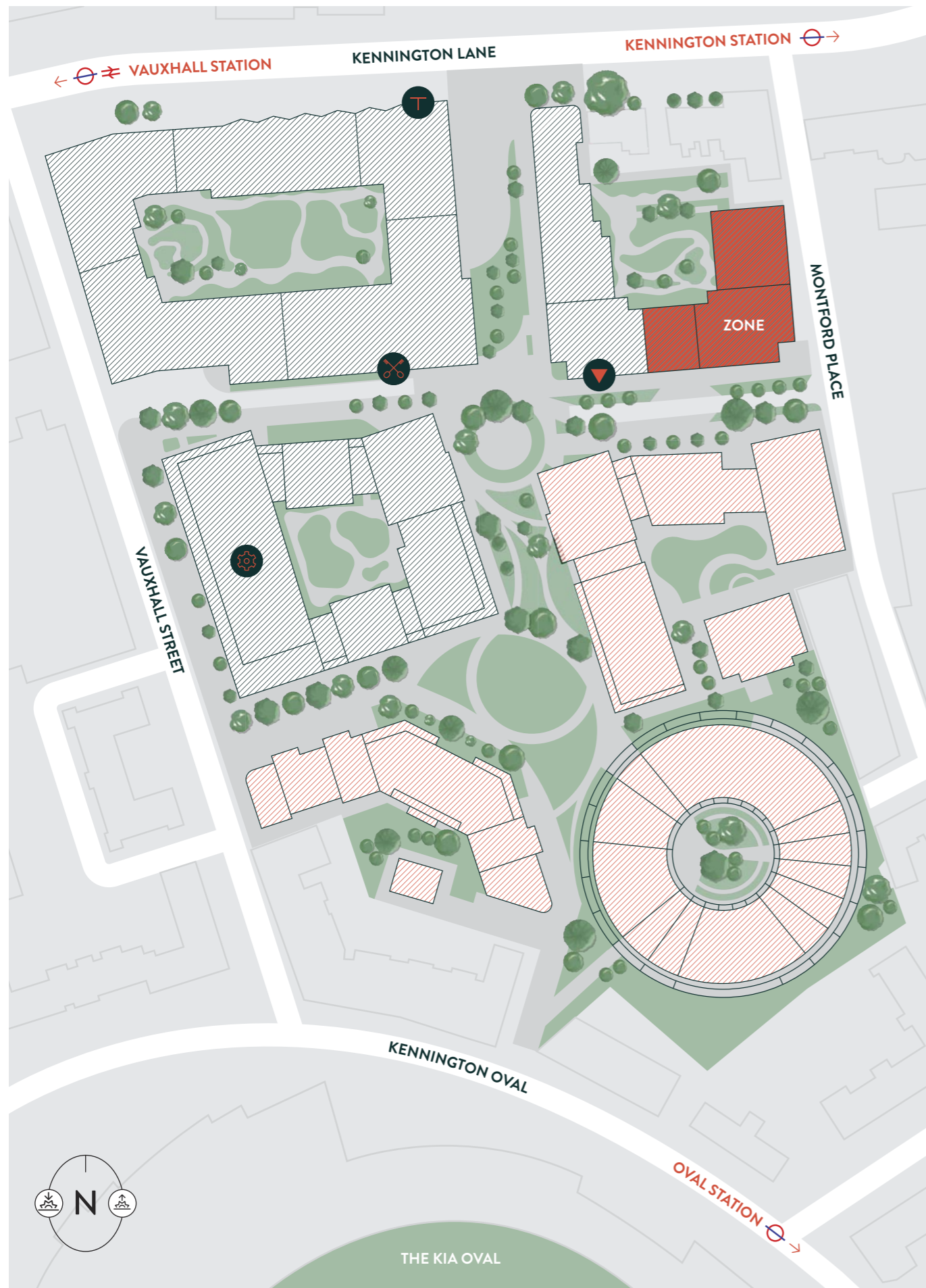
\*Monthly opt-in, opt-out rolling contract. Speak to the sales team for more information

<sup>†</sup>Level 8 roof terrace is accessible to all apartments in G3 only

<sup>†</sup>Level 7 roof terrace is accessible to all apartments in G2 only

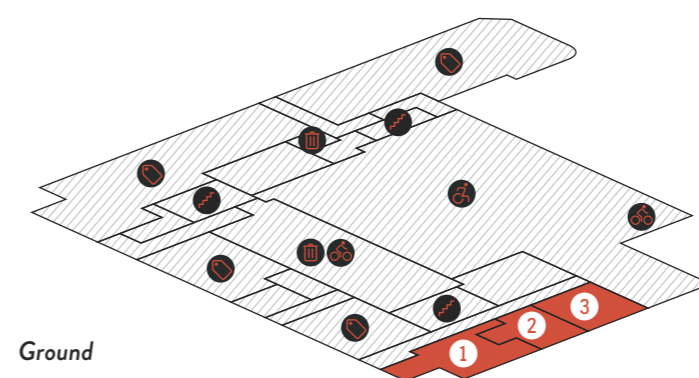
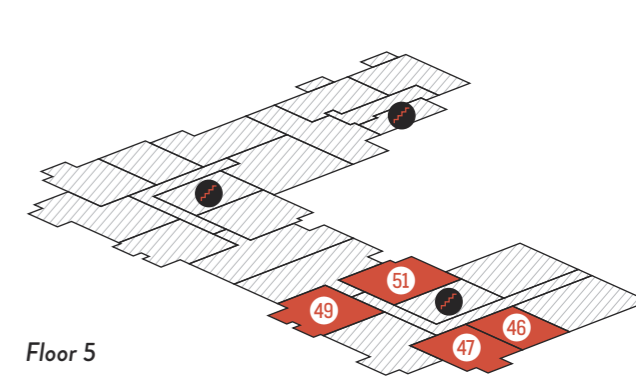
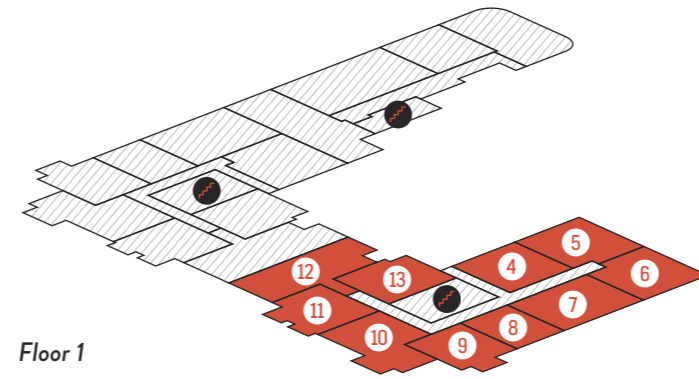
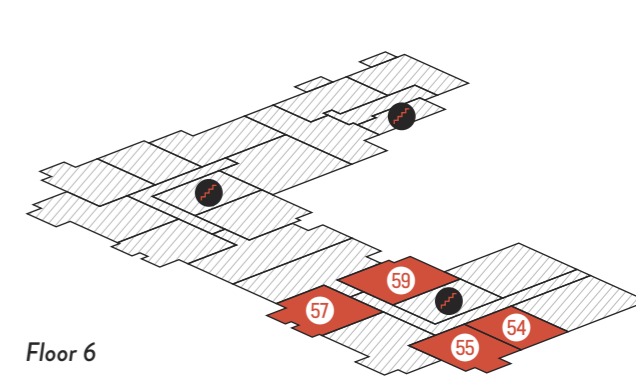
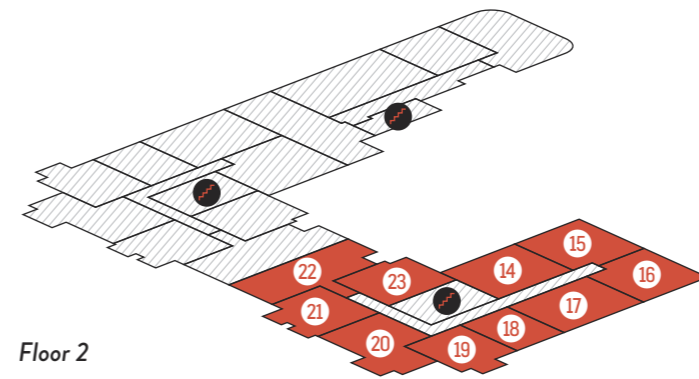
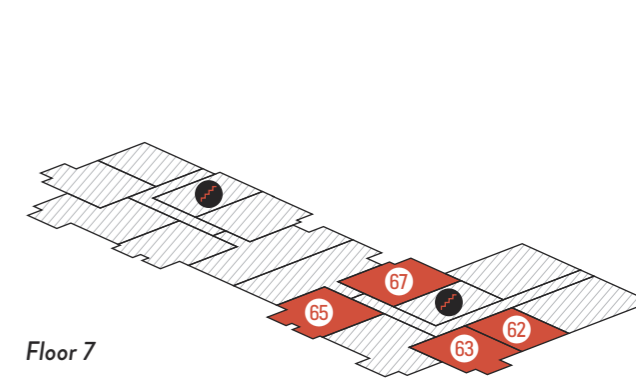
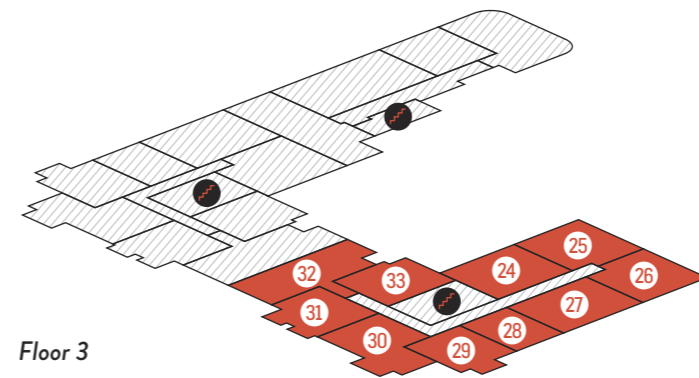
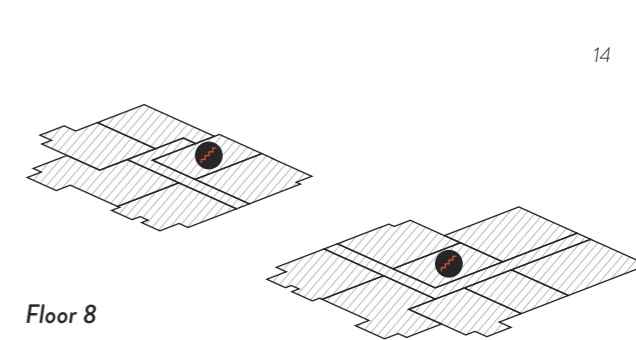
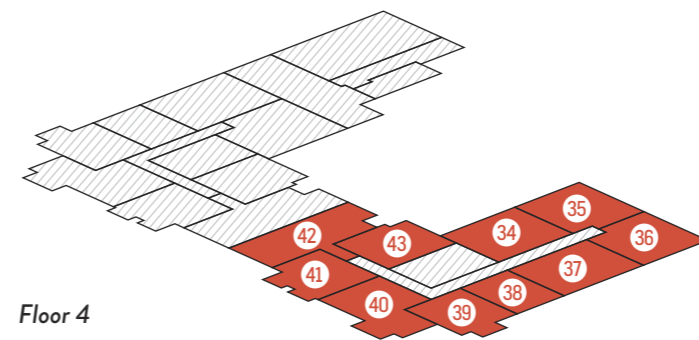
<sup>†</sup>Level 1 podium is accessible to all apartments in G1, G2 & G3

Whilst every effort has been taken to ensure the accuracy of the information provided, it has been supplied as a guide and Peabody reserves the right to amend the specification as necessary and without notice. Specification may vary on shared ownership homes. Computer generated images are indicative only and are used as a guide to the craftsmanship and finish.

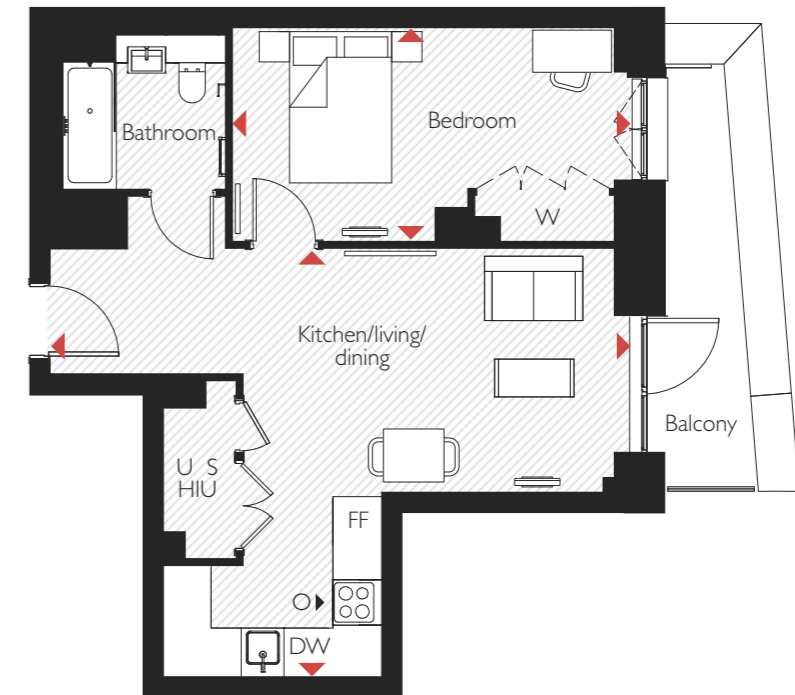
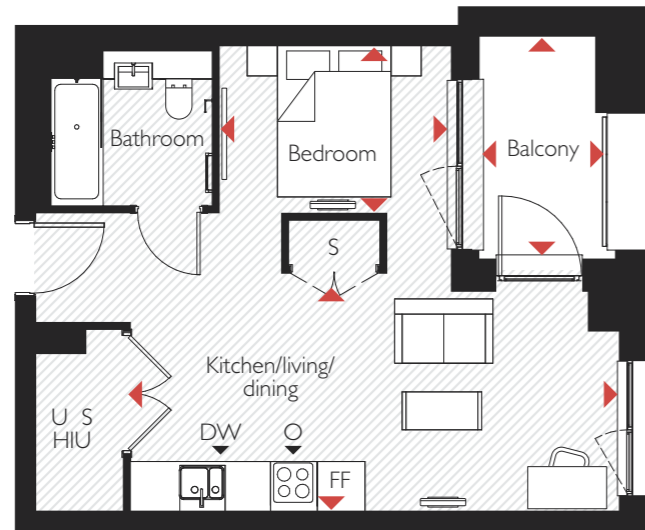
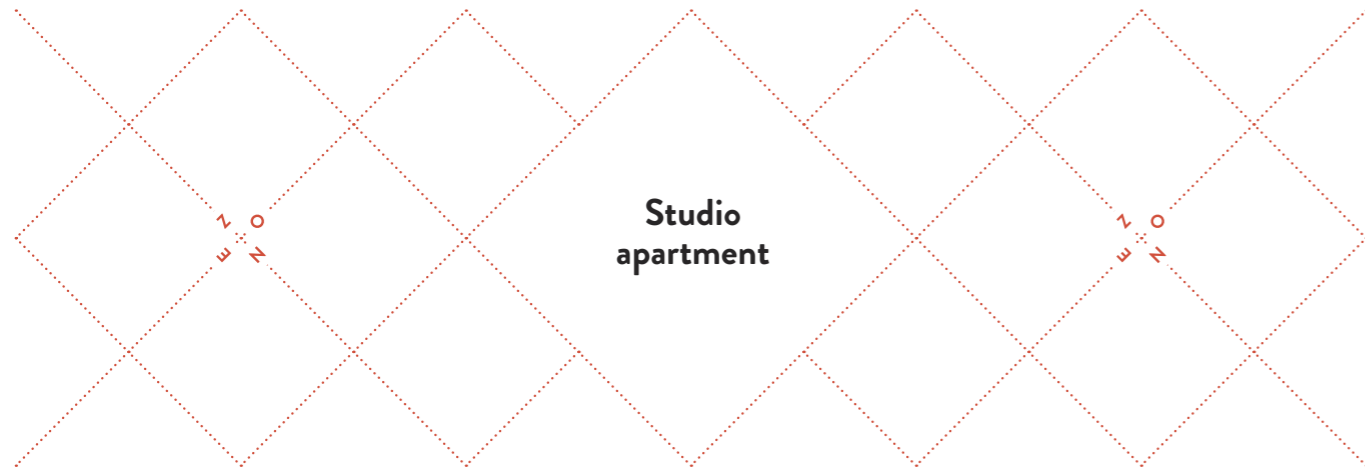


- Concierge
- Entrance
- Tesco Supermarket
- Oval Works
- Zone Phase 3
- Existing Oval Village homes
- Future Oval Village homes

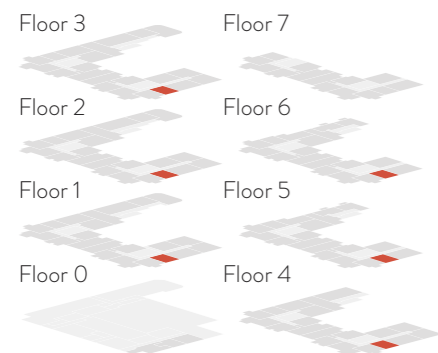
Site plan not to scale. Landscaping is indicative only. The information contained within this document does not constitute part of any offer, contract or warranty. Whilst the plans have been prepared with all due care for the convenience of the intending purchaser, the information contained herein is a preliminary guide only.



- Shared Ownership
- Stairwell
- Cycle Storage
- Disabled Parking
- Bin Storage
- Commercial Premises



### Plot positions



### Dimensions

<b>Kitchen/Living/Dining</b>	3.1m x 6.5m	10'2" x 21'4"
<b>Bedroom</b>	3.0m x 2.2m	9'10" x 7'3"
<b>Balcony</b>	2.9m x 1.5m	9'6" x 4'11"
<b>Total internal area</b>	39.6m <sup>2</sup>	426.3ft <sup>2</sup>

### Apartments

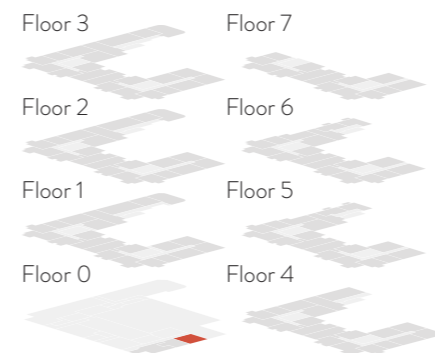
8, 18, 28, 38, 46, 54 & 62

### Key

- FF Fridge Freezer
- DW Dishwasher
- O Oven W Wardrobe
- S Storage U Utility
- HIU Heat Interface Unit



### Plot positions



### Dimensions

<b>Kitchen/Living/Dining</b>	7.7m x 5.7m	25'3" x 18'8"
<b>Bedroom</b>	5.2m x 2.9m	17'1" x 9'6"
<b>Balcony</b>	5.5m x 1.2m	18'1" x 4'0"
<b>Total internal area</b>	51.1m <sup>2</sup>	555ft <sup>2</sup>

### Apartment

3

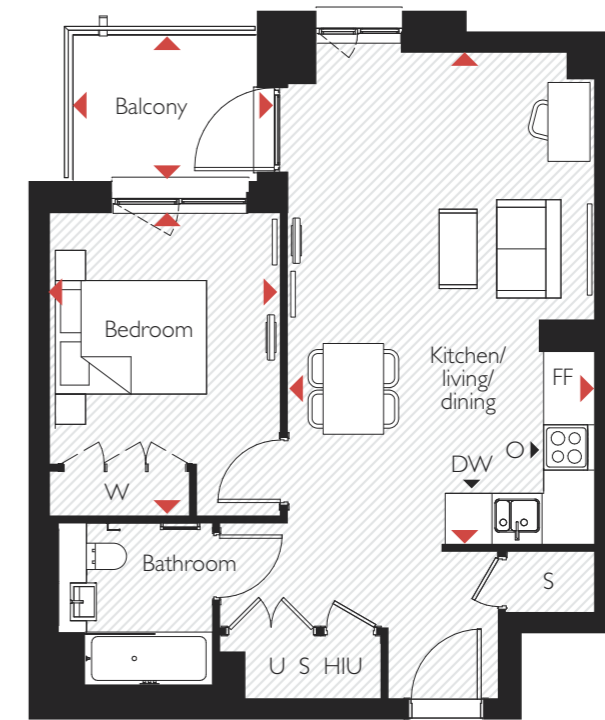
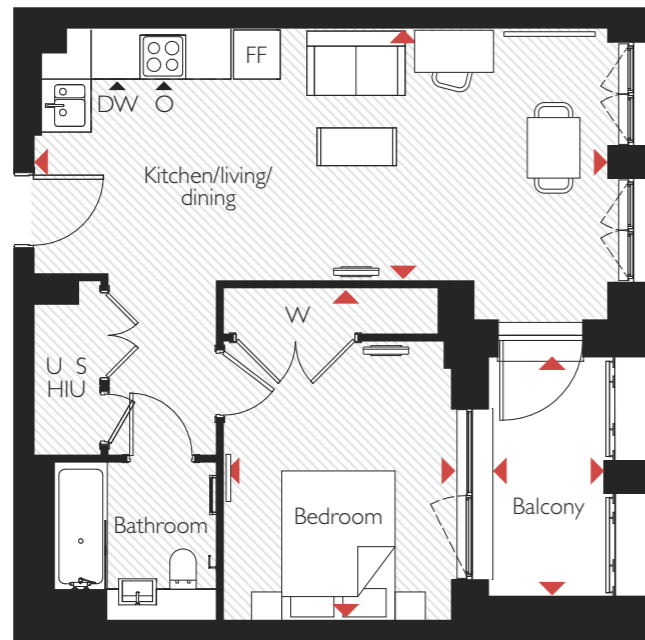
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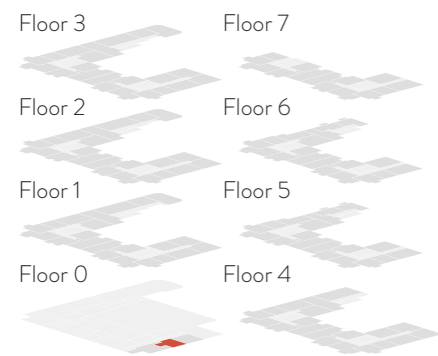


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### Plot positions



### Dimensions

<b>Kitchen/Living/Dining</b>	7.5m x 3.2m	24'7" x 10'6"
<b>Bedroom</b>	4.5m x 3.0m	14'9" x 9'10"
<b>Balcony</b>	3.2m x 1.7m	10'6" x 5'7"
<b>Total internal area</b>	51.1m <sup>2</sup>	555ft <sup>2</sup>

### Apartment

2

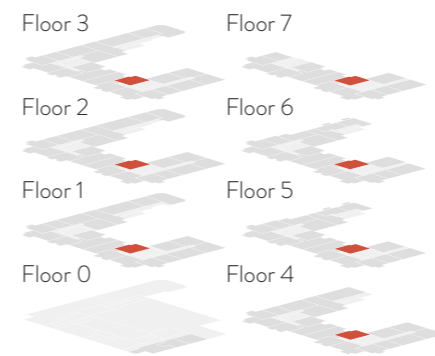
### Key

- FF** Fridge Freezer
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- O** Oven **W** Wardrobe
- S** Storage **U** Utility
- HIU** Heat Interface Unit



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### Plot positions



### Dimensions

<b>Kitchen/Living/Dining</b>	6.6m x 4.0m	21'8" x 13'1"
<b>Bedroom</b>	4.1m x 3.0m	13'5" x 9'10"
<b>Balcony</b>	2.5m x 2.0m	8'2" x 6'7"
<b>Total internal area</b>	52.8m <sup>2</sup>	568.3ft <sup>2</sup>

### Apartments

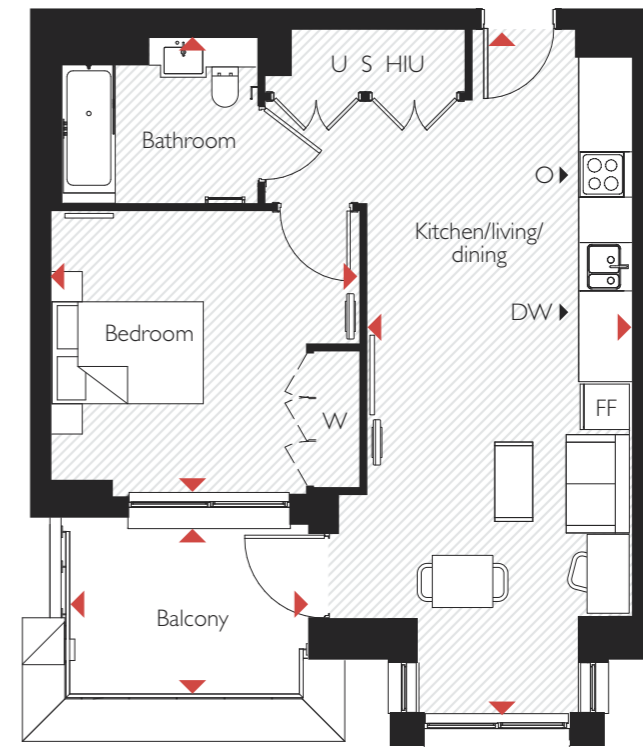
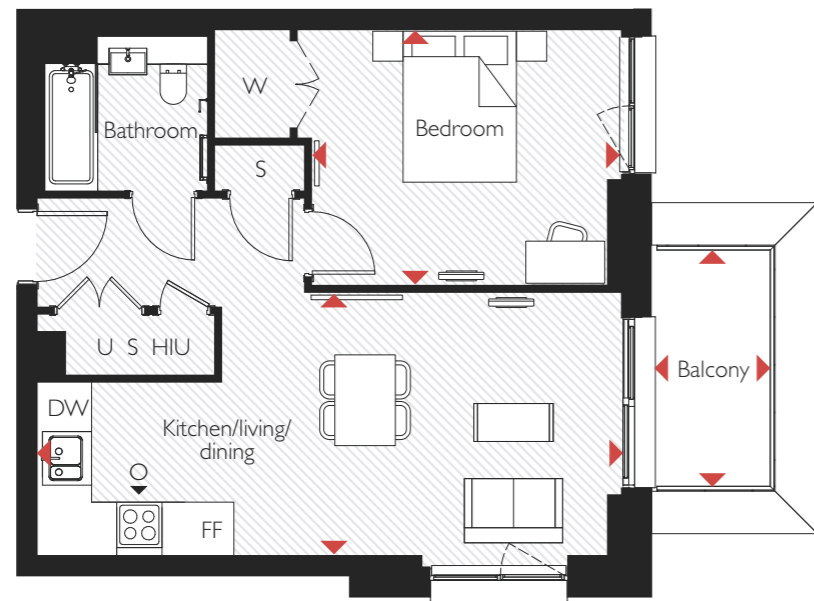
13, 23, 33, 43, 51, 59 & 67

### Key

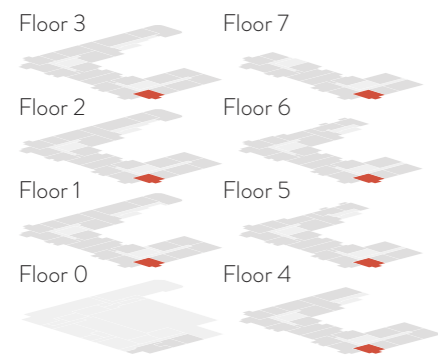
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### Plot positions



### Dimensions

<b>Kitchen/Living/Dining</b>	7.6m x 3.4m	24'11" x 11'2"
<b>Bedroom</b>	3.6m x 2.5m	11'10" x 8'2"
<b>Balcony</b>	3.3m x 1.6m	10'10" x 5'3"
<b>Total internal area</b>	53m <sup>2</sup>	570.5ft <sup>2</sup>

### Apartments

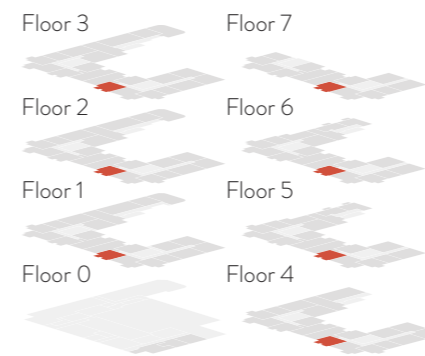
9, 19, 29, 39, 47, 55 & 63

### Key

- FF Fridge Freezer
- DW Dishwasher
- O Oven W Wardrobe
- S Storage U Utility
- HIU Heat Interface Unit



### Plot positions



### Dimensions

<b>Kitchen/Living/Dining</b>	9.1m x 3.6m	29'10" x 11'10"
<b>Bedroom</b>	4.0m x 3.9m	13'1" x 12'9"
<b>Balcony</b>	3.0m x 1.5m	9'10" x 4'11"
<b>Total internal area</b>	55.6m <sup>2</sup>	598.5ft <sup>2</sup>

### Wheelchair adaptable apartments

11, 21, 31, 41, 49, 57 & 65

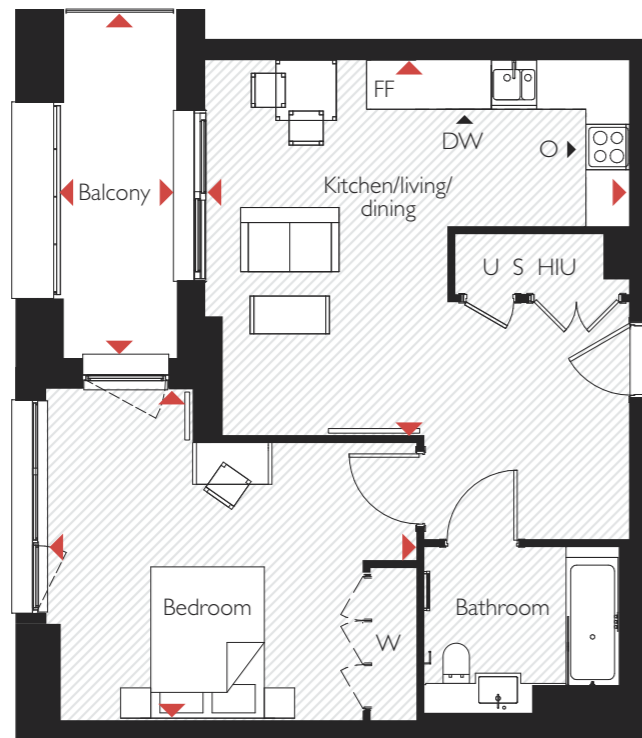
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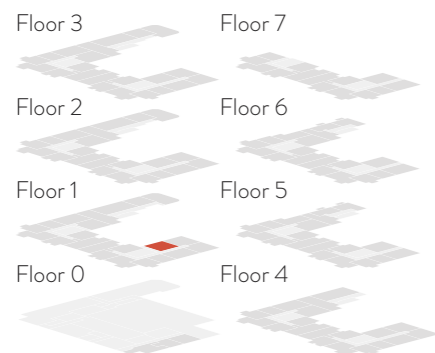


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### Plot positions



### Dimensions

<b>Kitchen/Living/Dining</b>	5.6m x 5.0m	18'4" x 16'5"
<b>Bedroom</b>	4.8m x 4.3m	15'9" x 14'1"
<b>Balcony</b>	4.5m x 1.5m	14'9" x 4'11"
<b>Total internal area</b>	57.3m <sup>2</sup>	616.8ft <sup>2</sup>

### Wheelchair adaptable apartment

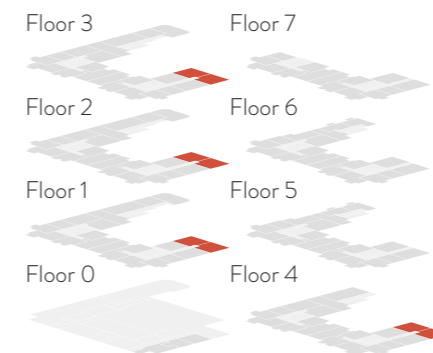
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### Key

- FF Fridge Freezer
- DW Dishwasher
- O Oven W Wardrobe
- S Storage U Utility
- HIU Heat Interface Unit



### Plot positions



### Dimensions

<b>Kitchen/Living/Dining</b>	5.7m x 3.8m	18'8" x 12'6"
<b>Bedroom</b>	4.1m x 3.9m	13'5" x 12'9"
<b>Balcony</b>	3.1m x 1.4m	10'2" x 4'7"
<b>Total internal area</b>	58.7m <sup>2</sup>	631.8ft <sup>2</sup>

### Wheelchair adaptable apartments

5\*, 6, 15\*, 16, 25\*, 26, 35\* & 36

### Key

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\*Opposite handing to floor plan shown above

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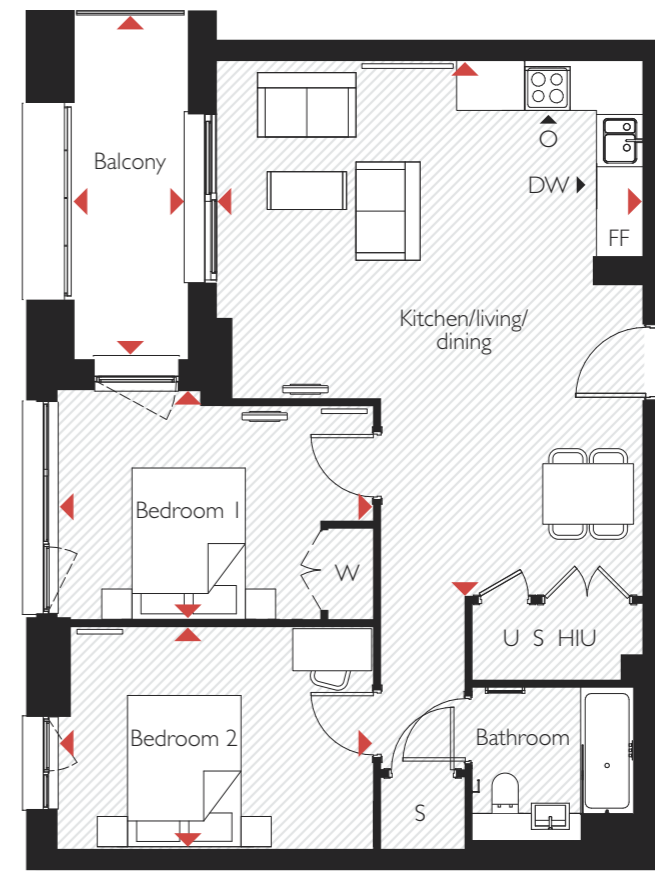
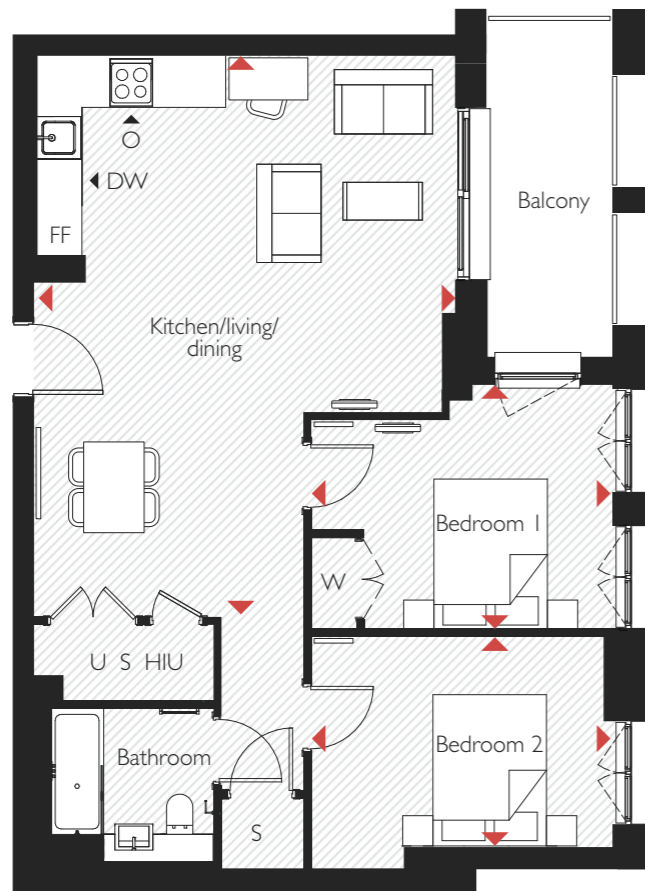
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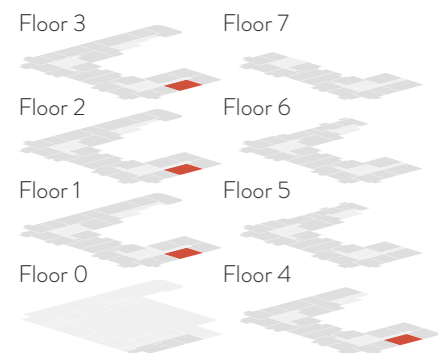
## Two bedroom apartment



## Two bedroom apartment



### Plot positions



### Dimensions

<b>Kitchen/Living/Dining</b>	7.4m x 5.6m	24'3" x 18'4"
<b>Bedroom 1</b>	4.0m x 3.2m	13'1" x 10'6"
<b>Bedroom 2</b>	4.0m x 2.3m	13'1" x 7'7"
<b>Balcony</b>	4.6m x 1.5m	15'1" x 4'11"
<b>Total internal area</b>	71.6m <sup>2</sup>	770.7ft <sup>2</sup>

### Apartments

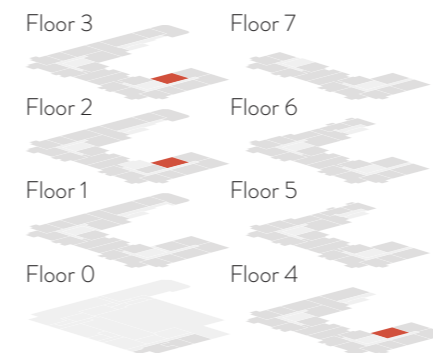
7, 17, 27 & 37

### Key

**FF** Fridge Freezer  
**DW** Dishwasher  
**O** Oven **W** Wardrobe  
**S** Storage **U** Utility  
**HIU** Heat Interface Unit



### Plot positions



### Dimensions

<b>Kitchen/Living/Dining</b>	7.1m x 5.6m	23'3" x 18'4"
<b>Bedroom 1</b>	4.2m x 3.0m	13'9" x 9'10"
<b>Bedroom 2</b>	4.2m x 2.9m	13'9" x 9'6"
<b>Balcony</b>	4.5m x 1.5m	14'9" x 4'11"
<b>Total internal area</b>	71m <sup>2</sup>	764.2ft <sup>2</sup>

### Apartments

14, 24 & 34

### Key

**FF** Fridge Freezer  
**DW** Dishwasher  
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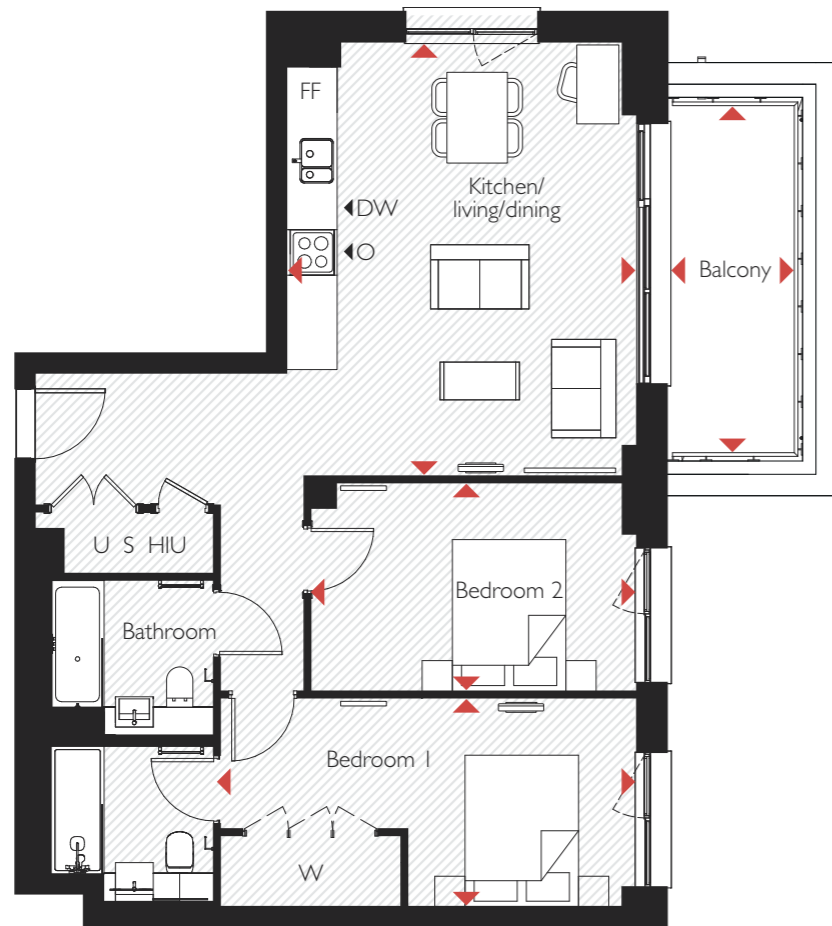
Apartment layouts provide approximate measurements only. Furniture within the marketing plans is indicative and for guidance purposes only. Dimensions, which are taken from the indicated points of measurement, are for guidance only and are not intended to be used for carpet sizes, appliance space or items of furniture. Measurements are rounded down and we work towards 10% tolerance. Apartment areas are provided as gross internal areas and may vary. Bathroom and kitchen layouts are indicative only and are subject to change. Wardrobe size and position may vary. Ceiling heights may vary within select apartments. All private outdoor space dimensions and areas are approximate and may vary. The information contained within this document does not constitute part of any offer, contract or warranty. Whilst the plans have been prepared with all due care for the convenience of the intending purchaser, the information contained herein is a preliminary guide only. Ceiling height may vary within select apartments.



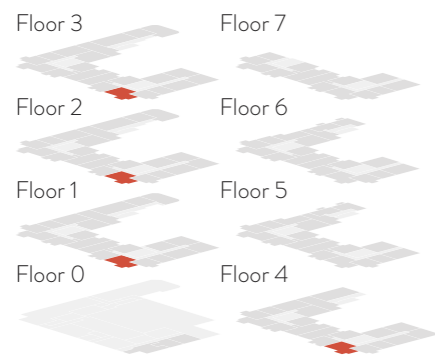
## Two bedroom apartment



## Two bedroom apartment



### Plot positions



### Dimensions

<b>Kitchen/Living/Dining</b>	5.7m x 4.5m	18'8" x 14'9"
<b>Bedroom 1</b>	5.5m x 2.8m	18'1" x 9'2"
<b>Bedroom 2</b>	4.4m x 2.8m	14'5" x 9'2"
<b>Balcony</b>	4.6m x 1.6m	15'1" x 5'3"
<b>Total internal area</b>	75.4m <sup>2</sup>	811.6ft <sup>2</sup>

### Apartments

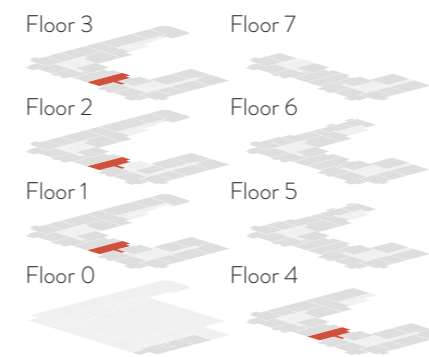
10, 20, 30 & 40

### Key

FF Fridge Freezer  
 DW Dishwasher  
 O Oven W Wardrobe  
 S Storage U Utility  
 HIU Heat Interface Unit



### Plot positions



### Dimensions

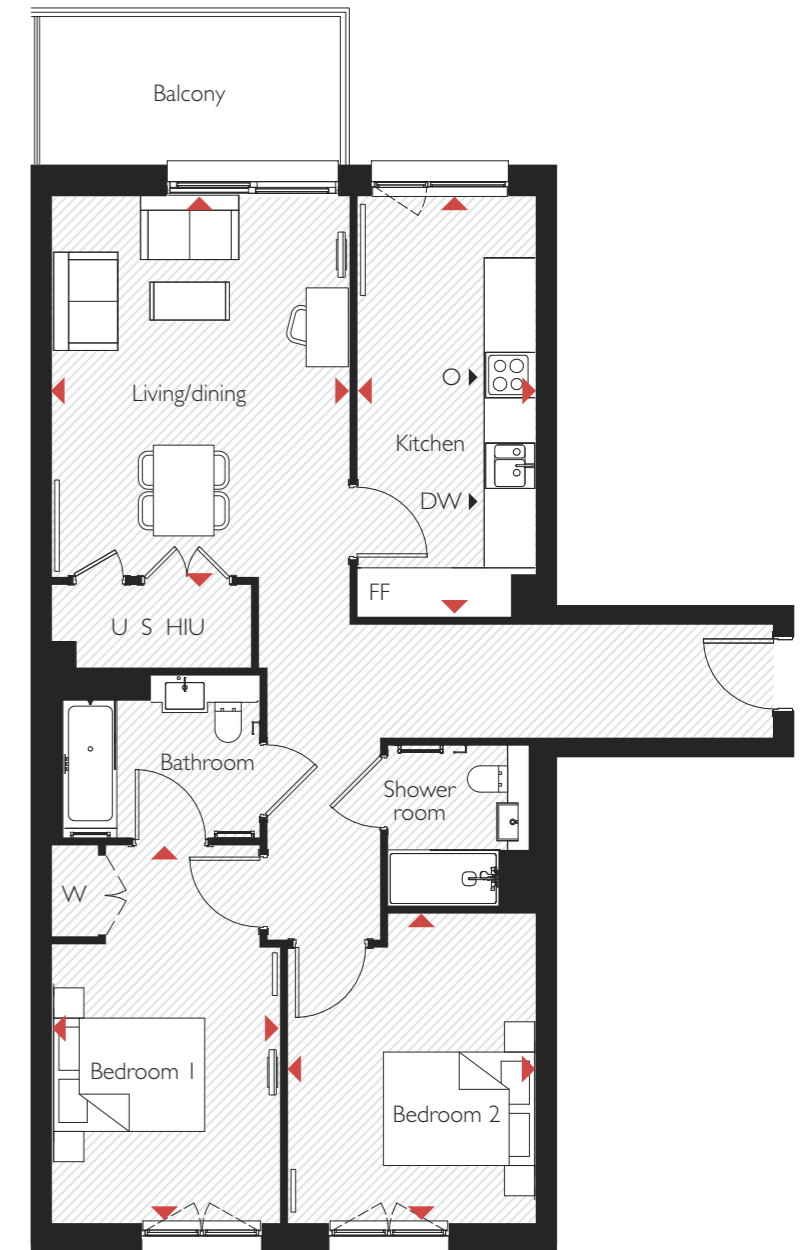
<b>Living/Dining</b>	5.0m x 3.9m	16'5" x 12'9"
<b>Kitchen</b>	5.6m x 2.4m	18'4" x 7'10"
<b>Bedroom 1</b>	5.0m x 3.0m	16'5" x 9'10"
<b>Bedroom 2</b>	4.0m x 3.3m	13'1" x 10'10"
<b>Balcony</b>	3.9m x 2.0m	12'9" x 6'7"
<b>Total internal area</b>	91.3m <sup>2</sup>	982.8ft <sup>2</sup>

### Wheelchair adaptable apartments

12, 22, 32 & 42

### Key

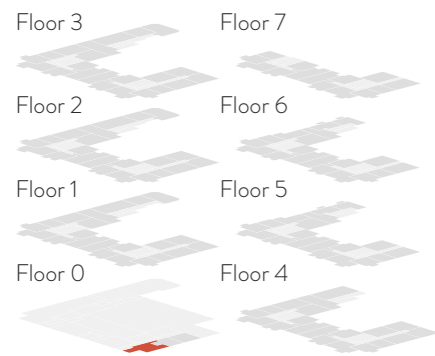
FF Fridge Freezer  
 DW Dishwasher  
 O Oven W Wardrobe  
 S Storage U Utility  
 HIU Heat Interface Unit





### Three bedroom apartment

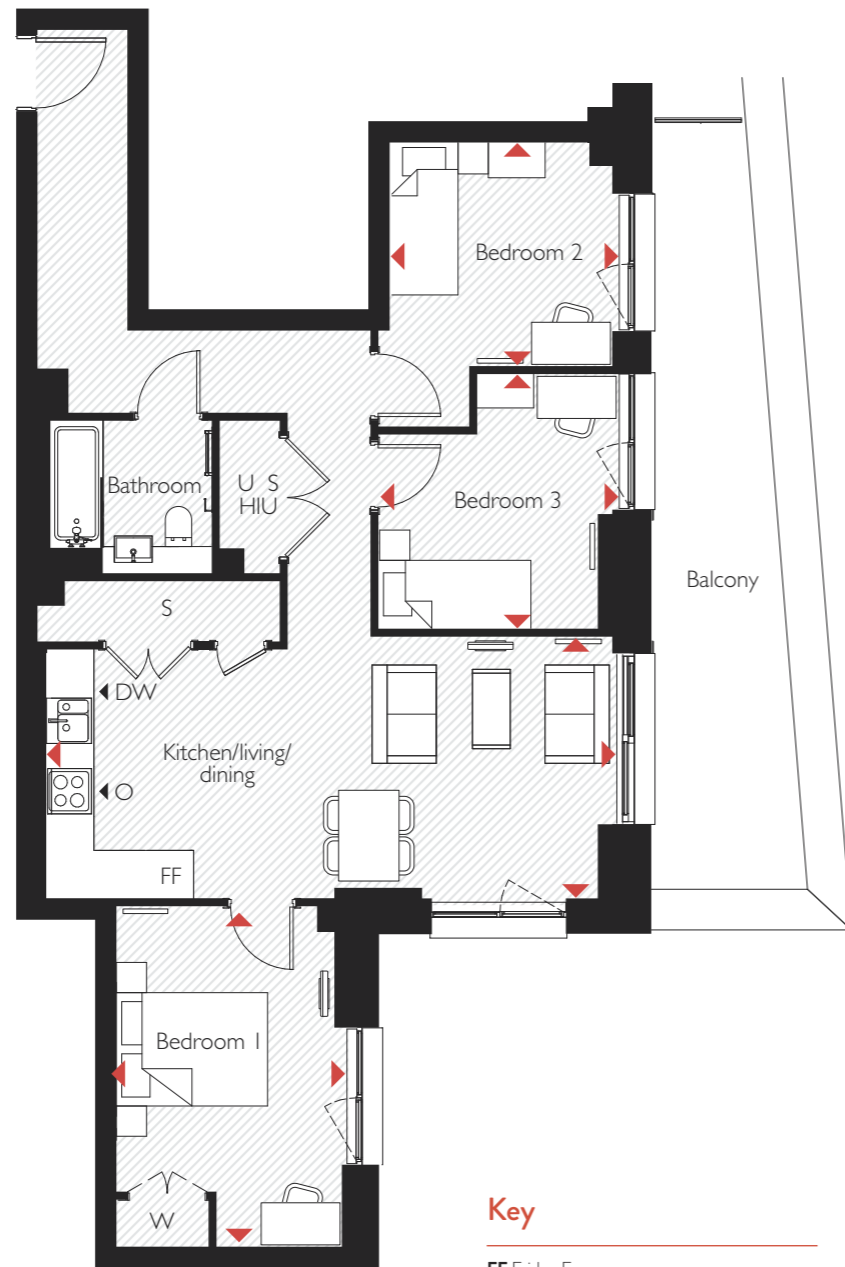
#### Plot positions



#### Dimensions

<b>Kitchen/Living/Dining</b>	7.3m x 3.4m	23'11" x 11'2"
<b>Bedroom 1</b>	4.5m x 3.0m	14'9" x 9'10"
<b>Bedroom 2</b>	3.4m x 3.0m	11'2" x 9'10"
<b>Bedroom 3</b>	3.4m x 3.2m	11'2" x 10'6"
<b>Balcony</b>	10.1m x 2.1m	33'2" x 6'11"
<b>Total internal area</b>	82.3m <sup>2</sup>	885.9ft <sup>2</sup>

#### Apartment



#### Key

- FF Fridge Freezer
- DW Dishwasher
- O Oven W Wardrobe
- S Storage U Utility
- HIU Heat Interface Unit



#### Zone one living

## The Shared Ownership journey is simple...



1. Register your interest in Zone and complete the application form



2. Take a quick financial assessment to ensure you meet all the criteria



3. Attend your viewing, this could be in person or virtually and pay a reservation fee



4. We will confirm whether we are able to offer you a Shared Ownership home with an offer letter



5. Take a full financial assessment with an Independent Mortgage Advisor (IMA) from our selected panel of experts, appoint a Solicitor & Mortgage Advisor and complete an Offer Acceptance Form



6. Submit a mortgage application within two working days of your financial assessment and a Peabody's solicitor and your solicitor will organise the legal paperwork so contracts can exchange



7. On completion day, the money to buy your home is transferred to our solicitors. You now legally own your home through Shared Ownership!



8. Move in and start enjoying your new home!



Peabody has a range of resources to help you learn more about what is involved in Shared Ownership.

[Click here](#) to find out more

# More than just a place to live

We at Peabody have a proud legacy of helping generations of homebuyers and residents find their place in thriving neighbourhoods, communities and homes for over 160 years.

The team at Peabody New Homes is dedicated to finding you a home that is more than just a place to live. A place you can call your own. A place to belong. A place that you're proud to call home.

Find @PeabodyNewHomes on



## BUILDING HISTORY

Formed over 160 years ago by the American financier and philanthropist George Peabody, Peabody is one of the UK's oldest and largest housing associations responsible for more than 108,000 homes and around 220,000 residents across London and the Home Counties.



## CUSTOMER FOCUS

Whether it's your first or forever home, we know that buying a new place can be a demanding time. Our sales team is committed to guiding you through the process and helping you every step of the way. Rated "Excellent" on Trustpilot, we're proud to offer you a service that makes a difference.



## QUALITY, DESIGN & SUSTAINABILITY

Peabody's reputation is one of the most respected in the housing industry renowned for quality, multi-award-winning and innovative design. We work with industry experts and continually monitor quality throughout the building process to reduce our impact on climate change, lessen our carbon footprint and create properties people are proud to call home.

Our Greener Homes Programme is our commitment to the environment and will aim to minimise our impact on the planet and support thriving neighbourhoods.

[Click here to find out more](#)



## SOCIAL IMPACT

Our social purpose is why we exist. We re-invest the surplus made from the sale of our homes to provide more homes and services to those who need it most. We deliver services that support customers and the wider communities that we work in, and invest in local projects through our Community Foundation.

[Click here to find out more](#)



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