

# OPAL HOUSE

AT  
LOMBARD  
SQUARE



Computer generated image is indicative only

## WELCOME TO OPAL HOUSE

OPAL HOUSE IS THE SECOND EXCLUSIVE COLLECTION OF HOMES AT LOMBARD SQUARE. INSPIRED BY THE AREA'S VIBRANT WOODWORKING HERITAGE, YOUR NEW HOME IS A SPACE OF ARTISTRY SURROUNDED BY NATURE.

Opal House is impeccably positioned at the centre of the action, with exceptional views across the 1.8 acres of parkland and waterways of Garden Square.

Located on the west side of Garden Square, not to mention its proximity to transport connections and onsite amenities; Opal House truly has it all.

The craft interiors of Opal House are rooted in authenticity. Each home is designed for modern living, where you feel equally comfortable entertaining friends or relaxing.

All homes have direct access to the Concierge on the ground floor, nearby gym, electric charging points, safe bike storage and the secure 24-hour parcel reception.



Computer generated image is indicative only

**LOMBARD  
SQUARE**  
ROYAL BOROUGH  
OF GREENWICH  
LONDON

**Berkeley**  
Designed for life



Computer generated image is indicative only

## THE DEVELOPMENT

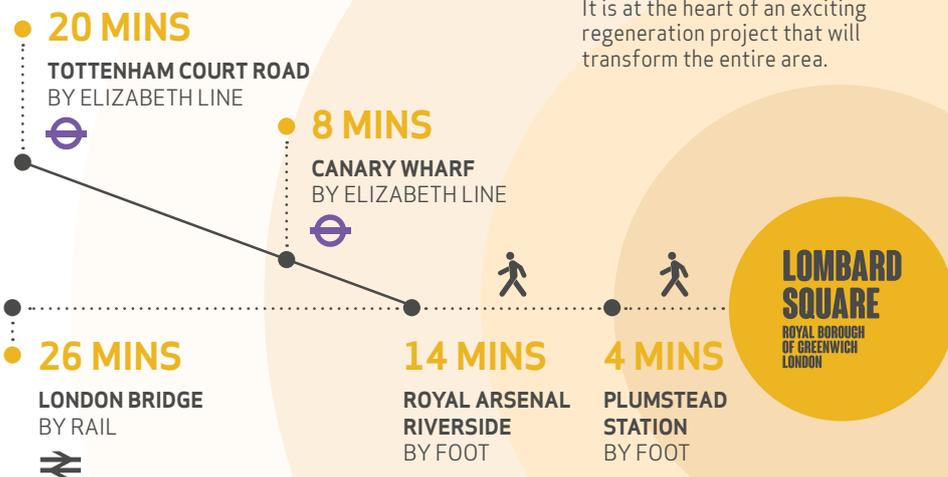
INTRODUCING LOMBARD SQUARE, AN EXCITING COMMUNITY OF 1,750 HOMES THAT'S SET AROUND A 1.8 ACRE, BEAUTIFULLY LANDSCAPED GARDEN SQUARE. ENJOY THE PERFECT BALANCE HERE WITH THE VERY BEST OF CITY LIFE JUST MOMENTS AWAY AND THE TRANQUILITY OF NATURE ON YOUR DOORSTEP.



## CONNECTED TO LONDON

Conveniently located in the Royal Borough of Greenwich, Lombard Square is at the edge of the city, minutes from the vibrant Royal Arsenal Riverside and the Elizabeth Line Station.

It is at the heart of an exciting regeneration project that will transform the entire area.



## WORLD-CLASS EDUCATION

CLOSE TO LOMBARD SQUARE ARE EXCELLENT EDUCATION ESTABLISHMENTS, WITH THE WORLD-RENOWNED LONDON SCHOOL OF ECONOMICS AND IMPERIAL COLLEGE LONDON - BOTH OF WHICH SIT IN THE TOP 50 OF THE WORLD UNIVERSITY RANKINGS\*.

### UNIVERSITIES

LONDON SCHOOL OF ECONOMICS  
AND POLITICAL SCIENCE

University Ranking 3rd\*  
30 mins by TfL

IMPERIAL COLLEGE LONDON

University Ranking 4th\*  
37 mins by TfL

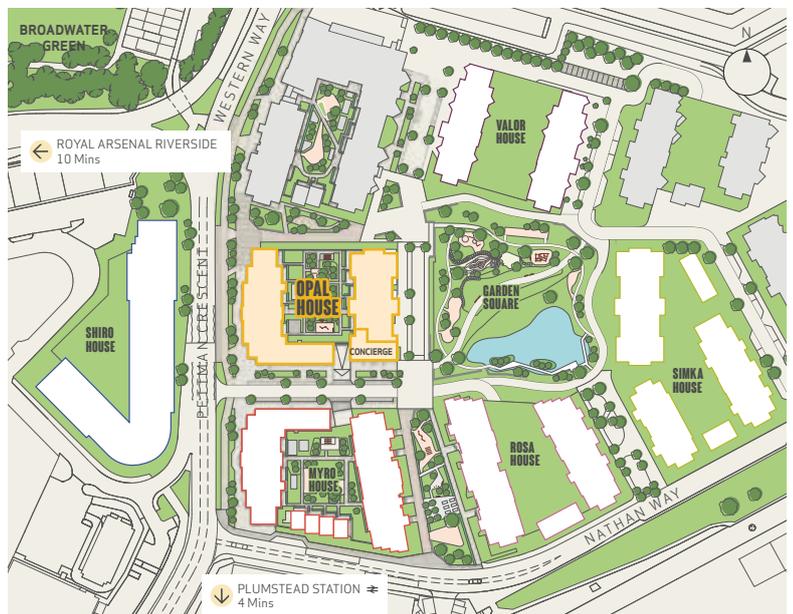
All times are based on travelling at 6.30am on a weekday from Plumstead station, and Royal Arsenal Riverside. Rail and Elizabeth Line times do not include walking or transfer times. Sources: www.tfl.gov.uk Google Maps

\*Source: QS World University Rankings 2022

# WHY OPAL HOUSE?

MANY HOMES AT OPAL HOUSE BENEFIT FROM WONDERFUL VIEWS ACROSS THE PARKLAND AND WATERWAYS OF GARDEN SQUARE. IT IS LOCATED ON THE WEST SIDE OF THE DEVELOPMENT WITH EXCELLENT ACCESS TO ALL AMENITIES AND GREEN SPACES.

- Set adjacent to 1.8 acres of green open spaces
- Exclusive collection of 1, 2 and 3 bedroom apartments
- Grand entrance with double-height ceiling
- Most homes include views over the Garden Square or the beautifully landscaped podium
- Access to residents-only gym (opt-in option)
- Unique interiors of Opal House are a celebration of woodwork in all its forms
- Adjacent to exciting future commercial spaces, with a potential on-site supermarket, restaurant, and shops to make the day-to-day effortlessly enjoyable
- 2 kitchen and bathroom colourways available
- 12-hour Concierge service
- Completion in 2025



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.

## OPAL HOUSE ACCOMMODATION MIX

Type	No.	Price Range	Estimated Gross Rental Yield	RV PCM
1 Bedroom	52	£370,000 - £400,000	5.1-5.2%	£1,560 - £1,733
2 Bedrooms	58	£510,000 - £540,000	4.95% - 5%	£2,102 - £2,253
3 Bedrooms	18	£627,500 - £675,000	4.58% - 4.77%	£2,492 - £2,578
<b>Total</b>	<b>128</b>			

Gross estimated rental yields were provided by an independent estate agent and are indicative only. Information is indicative and subject to change.



## REASONS TO BUY AT LOMBARD SQUARE



1,750  
NEW HOMES



HIGH SPEC  
INTERIORS  
EACH HOUSE WITH ITS OWN  
INDIVIDUAL IDENTITY



1.8 ACRES  
OF PARKLAND



24-HOUR  
AUTOMATED  
PARCEL ROOM



RESIDENTS-  
ONLY GYM  
WITH OPT-IN OPTION



4 MINS  
WALK TO PLUMSTEAD STATION  
FOR SOUTH EASTERN AND  
THAMESLINK SERVICES



57,000 SQFT  
OF COMMERCIAL, RETAIL  
AND EMPLOYMENT SPACE



12-HOUR  
CONCIERGE &  
24-HOUR  
SECURITY



WOOLWICH  
WORKS  
NEARBY - SET TO RIVAL  
LONDON SOUTH BANK



10 MINS  
WALK TO WOOLWICH  
ELIZABETH LINE STATION



0.3 MILE  
TO ROYAL  
ARSENAL RIVERSIDE



8 MINS  
TO CANARY WHARF  
VIA RAR ELIZABETH LINE

Showhome photography is indicative only.



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### LOCATION

London, Plumstead, SE28 0FA

### LOCAL AUTHORITY

Royal Borough of Greenwich

### GROUND RENT

For all reservations from 30th June 2022, in line with Government legislation, a Peppercorn Rent will be applicable to all apartments

### SERVICE CHARGES

- Estimated service charge of £3.61 per sq ft per annum
- To include concierge services, buildings insurance, landscaping, maintenance of communal areas and staffing

### PARKING

- General Right to Park available for £25,000
- Peppercorn Rent to Park and estimated service charge £120 per annum

### THE DEVELOPER

Berkeley is a proud member of the Berkeley Group, one of the UK's premier housebuilders and a FTSE100 listed company. Berkeley Group has been delivering exceptional properties in London, Birmingham and the South of England for more than 40 years. Renowned for fantastic homes in amazing places, Berkeley Group believes in placemaking, not just housebuilding and creates sustainable places where people aspire to live.

### TERMS OF PAYMENT

- £2,000 reservation fee is payable on purchases up to £749,999 and £5,000 from £750,000
- 10% of the purchase price is payable within 21 days on exchange of contracts
- A further 10% is payable 6 months after exchange
- Then 5% 12 month after exchange of contracts, the remaining balance is upon completion

### TENURE

265 years (commencement year 2021)

### COMPLETION

Autumn/Winter 2025

Berkeley Group Plc

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OUR VISION  
2030  
TRANSFORMING TOMORROW

 **Berkeley**  
Group  
Proud member of the  
Berkeley Group

**Berkeley**  
Designed for life

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's policy of continuous improvement, the finished product may vary from the information provided. These particulars should not be relied upon as accurately describing any of the specific matters described by any order under the Property Misdescriptions Act 1991. 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. Lombard Square, Myro House, Opal House, Valor house, Rosa House, Simka House and Shiro House are marketing names and will not necessarily form part of the approved postal address. Applicants are advised to contact Berkeley to ascertain the availability of any particular property. Sold subject to planning permission. The buyer is acquiring an apartment with a 265 years leasehold. Purchasing uncompleted properties outside of Hong Kong is complicated and contains risks. You should review all relevant information and documents carefully before making a purchase decision. If in doubt, please seek independent professional advice before making a purchase decision. Opal House planning permission number is 19/4398/O consented on 21/05/2021 by the Royal Borough of Greenwich.