

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

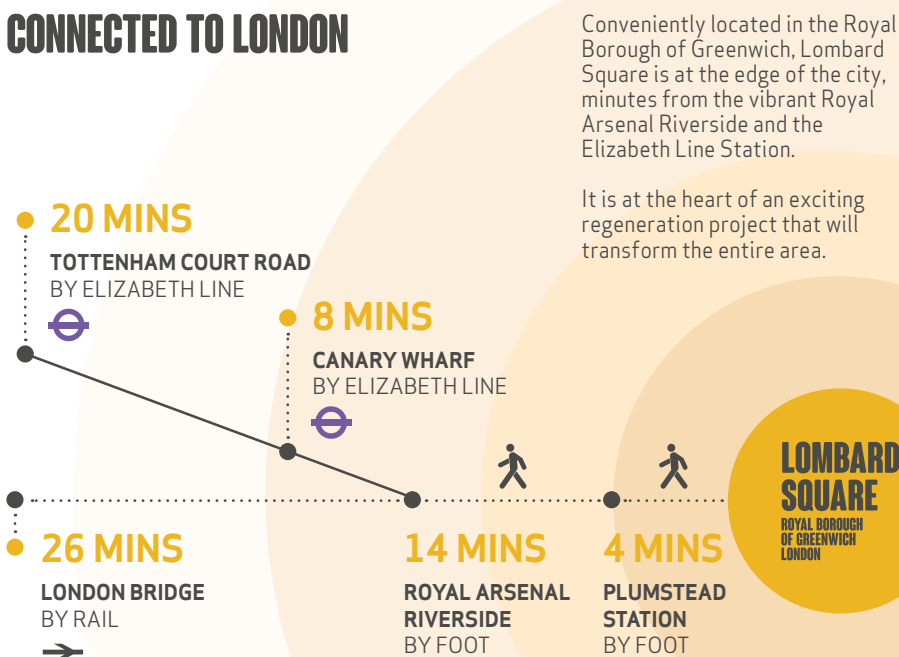


THE DEVELOPMENT

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



WORLD-CLASS EDUCATION

CLOSE TO LOMBARD SQUARE ARE EXCELLENT EDUCATION ESTABLISHMENTS, WITH THE WORLD-RENNOWNED 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

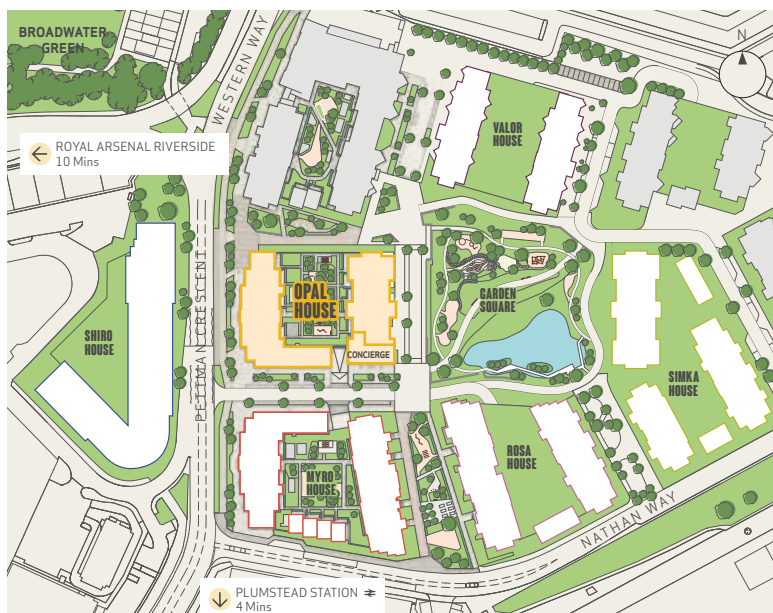
*Source: QS World University Rankings 2022

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

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 |
| Total | 128 | | | |

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



Showhome photography is indicative only

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 SQ FT
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.



Showhome photography is indicative only.



Showhome photography is indicative only.



Showhome photography is indicative only.

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

Suite 3001, 30/F, Edinburgh Tower, 15 Queen's Road, Central, Hong Kong

Call us: +852 3753 6900 | berkeley.hongkong@berkeleygroup.co.uk | LombardSquare.co.uk

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.