

*Third time lucky.  
Phase three.*

# ZONE

AT OVAL VILLAGE

— SE11 —

*Zone one living*



# Zone One Living

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**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 and final phase of this attractive development offers you a choice of Manhattan-style studio, one, two & three-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. You can also take up a monthly membership for access to the gym\*.

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



Computer generated artist impression  
courtesy of Berkeley Group



Computer generated artist impression courtesy of Berkeley group

# Your Majestic Zone

## Your Home Zone

Discover your new home at Zone — a vibrant community in Oval Village with modern amenities and Shared Ownership opportunities.



## Your Village Zone

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



## Your History Zone

Uncover the rich heritage of Oval — from historic cricket roots to iconic Victorian gasholders.



## The Local Zone

Explore your Social, Green and Laughter Zones — where vibrant nightlife, tranquil parks and top comedy venues come together in the heart of London.



## Your Travel Zone

Experience Zone One living with fast transport links to London's top attractions, shopping, nightlife, and iconic landmarks.



## The Site Layout

Overview of the site layout within Oval Village and its key features.



## Shared Ownership

Learn how Shared Ownership helps first-time buyers afford London homes through part buy, part rent schemes.





Computer generated image is indicative only



## Your Home 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 82 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.

# Your Village Zone

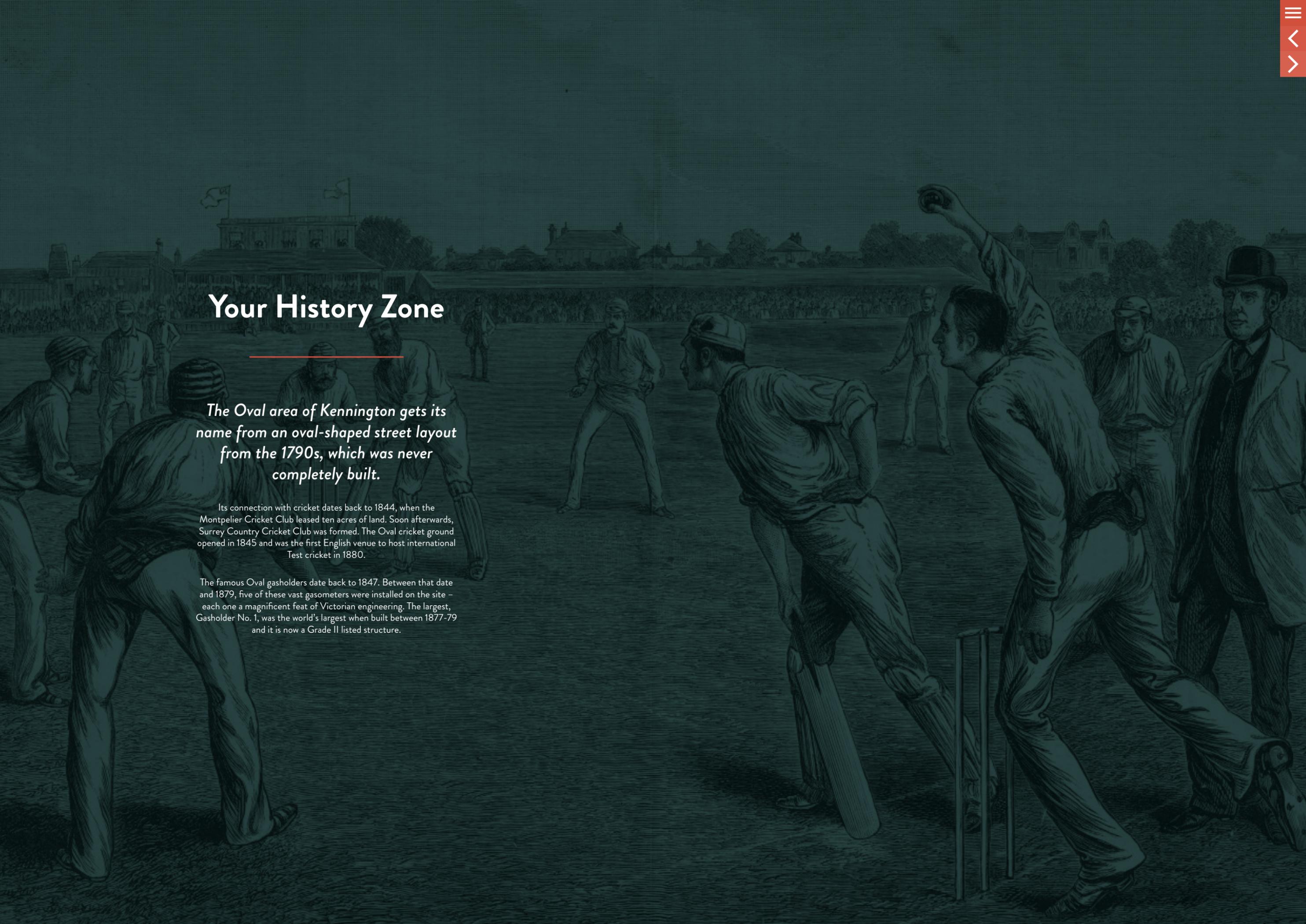
*Oval Village is a tranquil oasis nestled among London's iconic buildings, giving you the perfect surroundings in which to relax or socialise.*

At the heart of Zone are attractive green spaces, designed by award-winning 'landscape atelier', Murdoch Wickham. This unique landscape has a central piazza that features remnants of the Oval's old gas holders and a luxurious, illuminated waterfall, complemented by lattice screens planted with climbing roses.

A brand-new working hub called Oval Works opens in 2025 and will offer 100,000 square feet of commercial space. It will also provide flexi-working facilities for a modern, work-life balance and will be home to a café and community centre for after-work activities\*.

\*Subject to build programme





## Your History Zone

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*The Oval area of Kennington gets its name from an oval-shaped street layout from the 1790s, which was never completely built.*

Its connection with cricket dates back to 1844, when the Montpelier Cricket Club leased ten acres of land. Soon afterwards, Surrey County Cricket Club was formed. The Oval cricket ground opened in 1845 and was the first English venue to host international Test cricket in 1880.

The famous Oval gasholders date back to 1847. Between that date and 1879, five of these vast gasometers were installed on the site – each one a magnificent feat of Victorian engineering. The largest, Gasholder No. 1, was the world's largest when built between 1877-79 and it is now a Grade II listed structure.

## Your Social Zone

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### *A vibrant social life awaits you*

Living in Zone 1 offers you an unbeatable social life. You'll be a stone's throw from hundreds of restaurants, lots of bars, pubs and plenty of comedy venues. You'll also be able to check out a huge variety of excellent cafés, brasseries, bakehouses and street-food pop ups – it won't be long before you've got a long list of favourites.



*The Pilgrim Pub, Vauxhall*



*Aroma enticing cinnamon buns freshly made by Dominic at The Collective Kennington Park Cafe*

*At Zone, you'll be near a dazzling array of pubs, clubs, cafés and restaurants. These are some of our favourites, but you'll find so many more to visit and explore.*



If you enjoy relaxing in cafés, then you have lots of places to discover. At the Kennington Park Café you can get freshly made cinnamon rolls, prepared in full view of customers. Tea House Theatre is a tea house that transforms into a theatre at night, while Pharmacy 2 at the Newport Street Gallery does great tea and cakes in surroundings designed by Damien Hirst.

Last but not least, Zone at Oval Village is moments away from the famous Beefeater Gin Distillery. Offering distillery tours and regular gin tastings, it also has a fascinating visitor centre with exhibits on the history of gin.

*Images clockwise from left: Theatre Cafe, The Black Dog Pub and Damien Hirst designed Pharmacy restaurant at Newport Street Gallery.*



Oval has a buzzing food culture. Bokit'la is a hugely popular kiosk specialising in French-Caribbean street food. 24 The Oval is an atmospheric bistro specialising in what it calls 'old-fashioned modern British cooking'. SW9 Restaurant is the place to go for sushi and hot noodle dishes, while Jihwaja is an easy-going eatery offering delicious Korean favourites.

Zone is also near some seriously good pubs and bars. We particularly like The Pilgrim with its great selection of beers and spirits, delicious tapas and popular garden. The Alchemist Embassy Gardens is an ambient cocktail bar and restaurant, while The Cock Tavern is a popular gay bar with an eclectic Georgian Tiki vibe.



## Your Laughter Zone

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### *Experience some of the best comedy out there*

Zone is right on the doorstep of some of London's best comedy hotspots. Always Be Comedy at the Tommyfield in Kennington arguably offers the greatest comedy nights in the country, featuring talent such as Joe Lycett, Katherine Ryan, Dara O'Briain, Sara Pascoe, James Acaster and dozens of other household names. Be sure to book early as most shows at this small, intimate venue sell out in advance.

Vauxhall Comedy Club also stages live comedy every single day and is the place to go to discover some of the best upcoming talent. Finally, if you've ever thought of giving stand-up a go, head to the Cavendish Arms – new performers are welcome to perform 5-minute sets in front of an appreciative audience.





## Your Green Zone

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### *An oasis of calm in the heart of the city*

As well as having its own spacious, communal gardens designed by renowned landscape architects, Zone is situated in one of London's greenest boroughs, Lambeth. Just moments away, you can explore luscious green spaces such as the flower garden at Kennington Park, the famous Vauxhall Pleasure Gardens and even the Vauxhall City Farm - a fascinating community resource within earshot of Big Ben.

So, whether you love to walk, cycle or do activities like yoga while close to nature, or you simply like to relax with a coffee in a park, there are plenty of beautiful spaces to discover near your new home.

**Lambeth has over 60 public parks and open spaces, including the magnificent Kennington Park, which is just a five-minute walk away.**

This Victorian-era park covers some 20 acres and offers everything from wooded areas, sports facilities and a flower garden with a water feature through to The Hive – a social enterprise that promotes beekeeping, urban greening and farming.



Also nearby is Bonnington Square Garden, which was created in the 1990s on the site that had been bombed during the Second World War. Exclusively maintained by local residents, the garden is open to all and is lit up at night to create a serene and magical space.

Another unmissable green space is Vauxhall Pleasure Gardens, a Green Flag Award-winning park that's a Local Site of Importance for Nature Conservation and is also home to Vauxhall City Farm. There's also a riding school and The Old Dairy Café, which is situated next to attractive pleasure gardens and paddocks.



# Your Green Zone

# In The Zone

Kennington Park

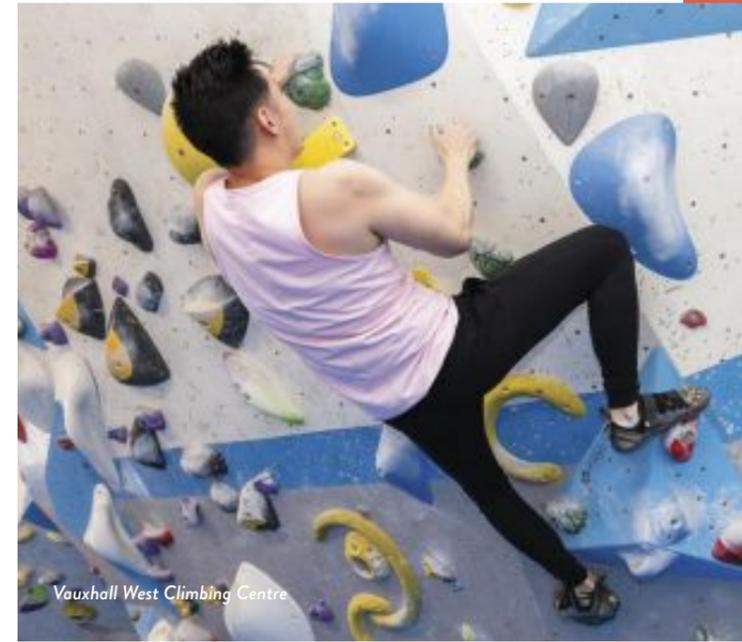
*At Zone, keeping fit couldn't be simpler. As well as being near some great parks, you'll be minutes away from many excellent sporting facilities.*

Oval Village has its own gym, while other local options include the no-contract PureGym London Oval, offering a digital studio and personal training, plus Vauxhall Leisure Centre, with a 25m swimming pool, over 100 smart technology fitness stations plus a cycle studio, sauna and steam rooms.

If you're a fan of team sports, the Love Basketball Academy is a short walk away, there are hockey and tennis facilities at Kennington Park and – of course – there's the Ken Barrington Indoor Cricket Centre at the Kia Oval. Powerleague Football is famously the local home of 5-a-side and small-team football.



The landmark The Kia Oval Cricket Ground



Vauxhall West Climbing Centre



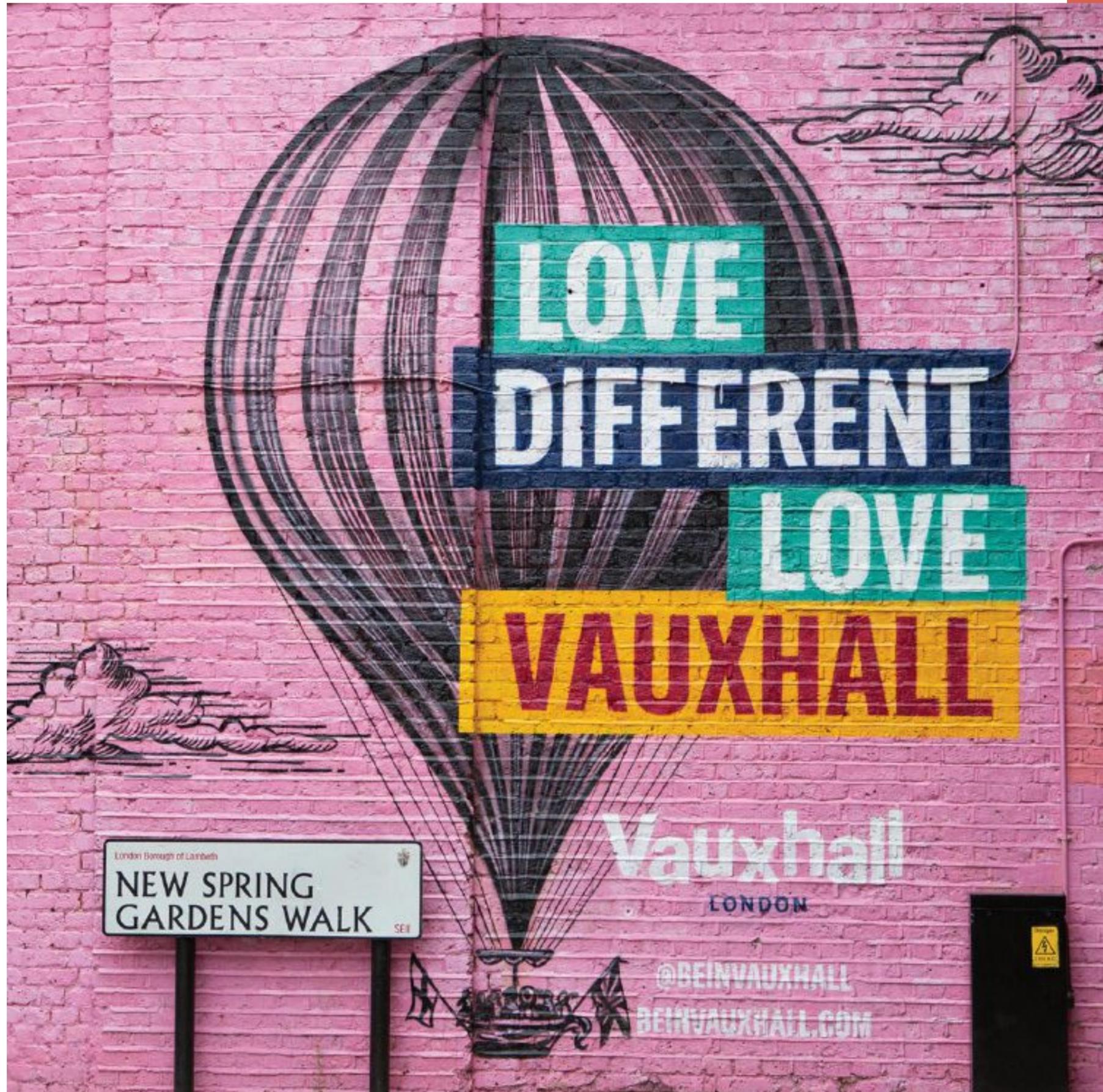
The Thames Path

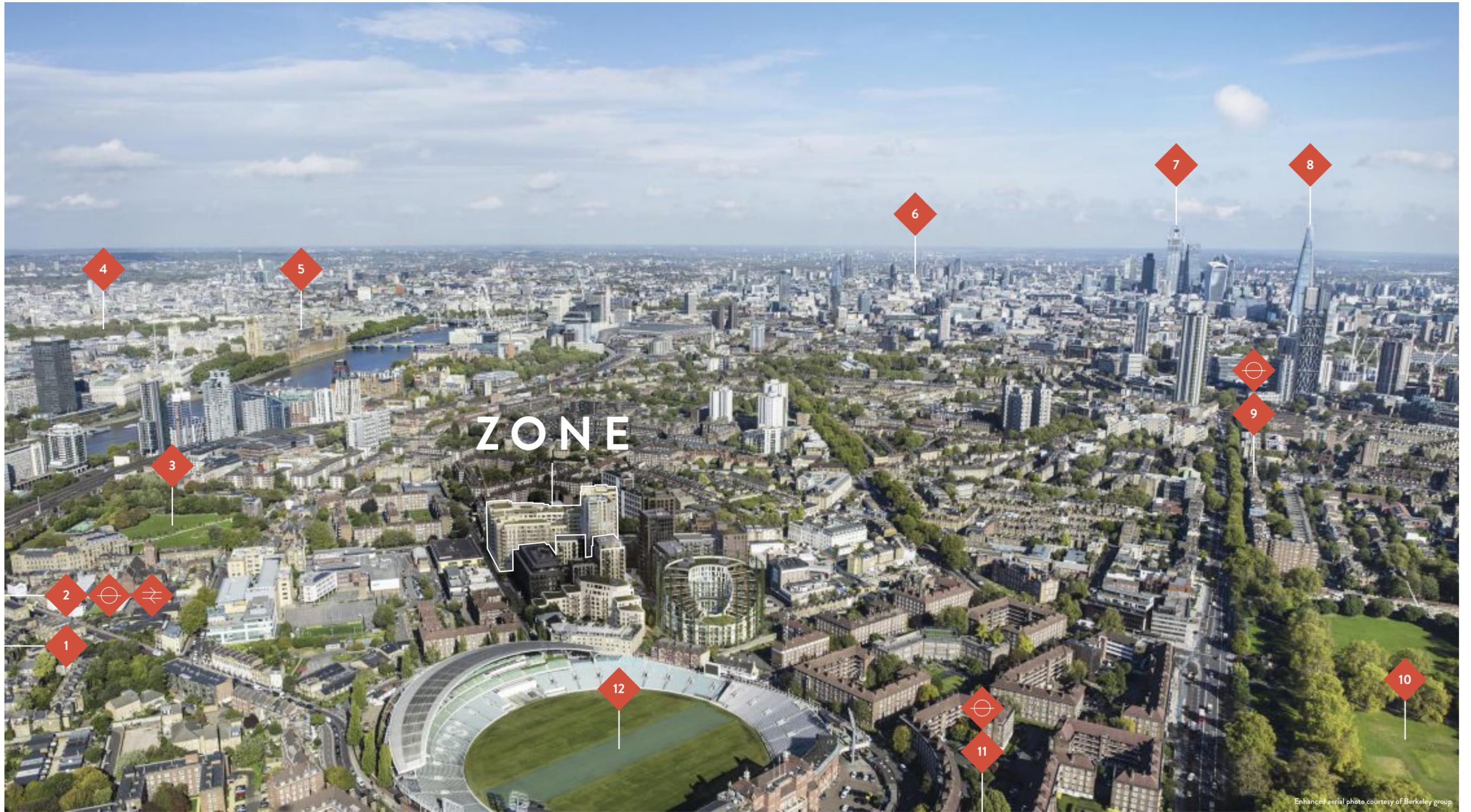
For more unusual activities, try Flow Dance London for ballroom and Latin dance, The Vauxhall East and Vauxhall West Climbing Centres for indoor climbing facilities, or – for something completely different – the Whistle Punks Urban Axe Throwing centre, where you can learn some impressive trick shots.

## Your Artistic Zone

### *Your vibrant local art scene*

Vauxhall is fast establishing itself as one of London's artistic hubs. The Newport Street Gallery stages exhibitions of work from Damien Hirst's art collection. Gasworks is home to a gallery and 13 artist studios, with alumni having gone on to win or be nominated for awards such as the Turner Prize, Absolut Award and Pinchuk Art Prize. Other local gems include the Danielle Arnaud Gallery and White Crypt, while the renowned Tate Britain is just across the Thames in Millbank.





Enhanced aerial photo courtesy of Berkeley group

1  
Vauxhall Park  
2  
Vauxhall Station



3  
Vauxhall Pleasure Gardens  
4  
St James's Park



5  
Houses of Parliament  
6  
St Paul's Cathedral

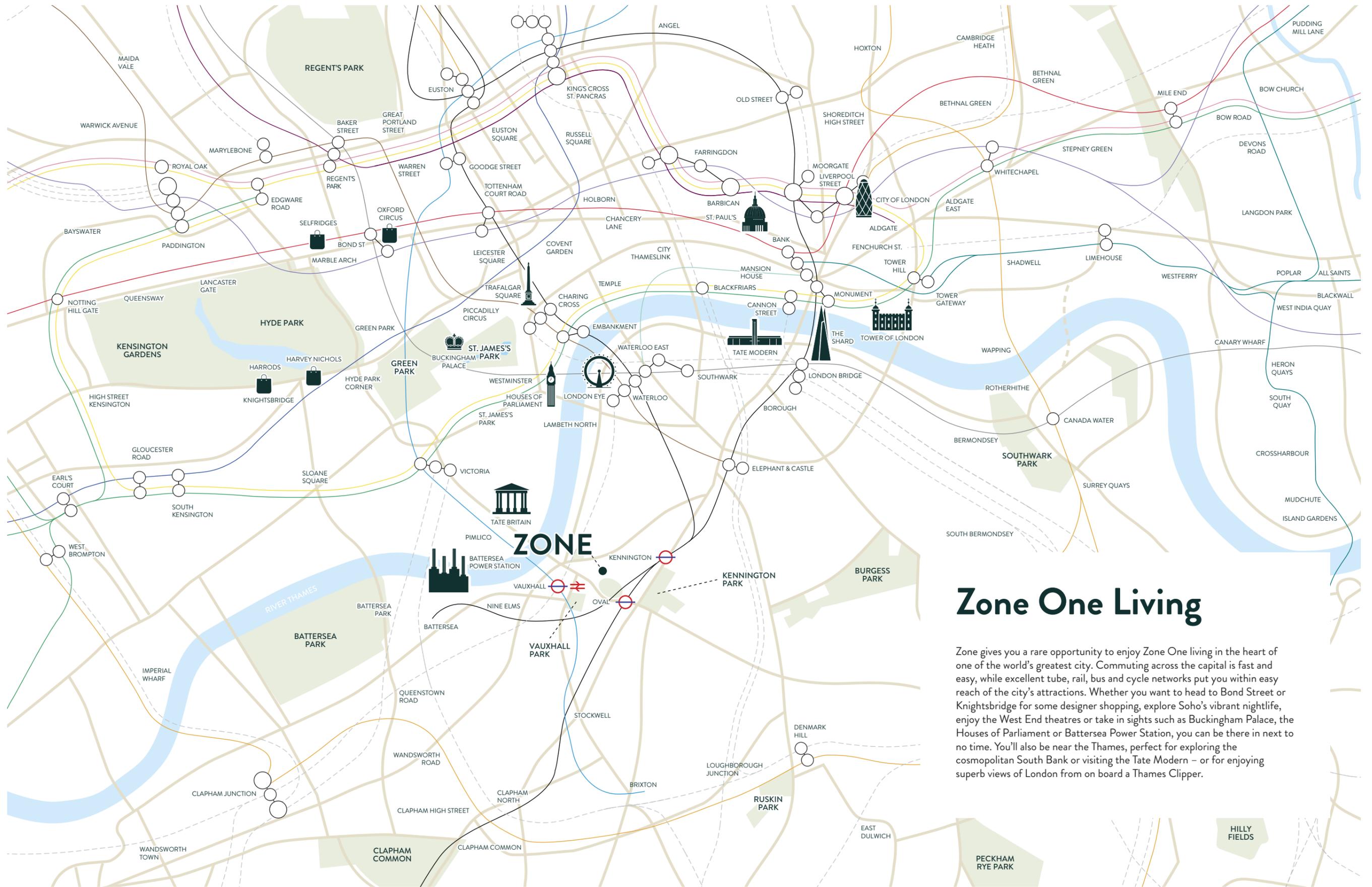
7  
City of London  
8  
The Shard and  
Borough Market



9  
Kennington Station  
10  
Kennington Park



11  
Oval Station  
12  
The Oval



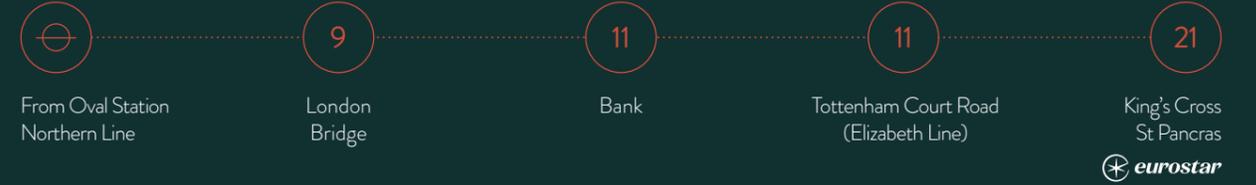
# Zone One Living

Zone gives you a rare opportunity to enjoy Zone One living in the heart of one of the world's greatest cities. Commuting across the capital is fast and easy, while excellent tube, rail, bus and cycle networks put you within easy reach of the city's attractions. Whether you want to head to Bond Street or Knightsbridge for some designer shopping, explore Soho's vibrant nightlife, enjoy the West End theatres or take in sights such as Buckingham Palace, the Houses of Parliament or Battersea Power Station, you can be there in next to no time. You'll also be near the Thames, perfect for exploring the cosmopolitan South Bank or visiting the Tate Modern – or for enjoying superb views of London from on board a Thames Clipper.

- Bakerloo ● Central ● Circle ● District ● Hammersmith & City ● Jubilee ● Metropolitan ● Northern
- Piccadilly ● Victoria ● Waterloo & City ● Elizabeth ● Overground ● DLR ● National Rail



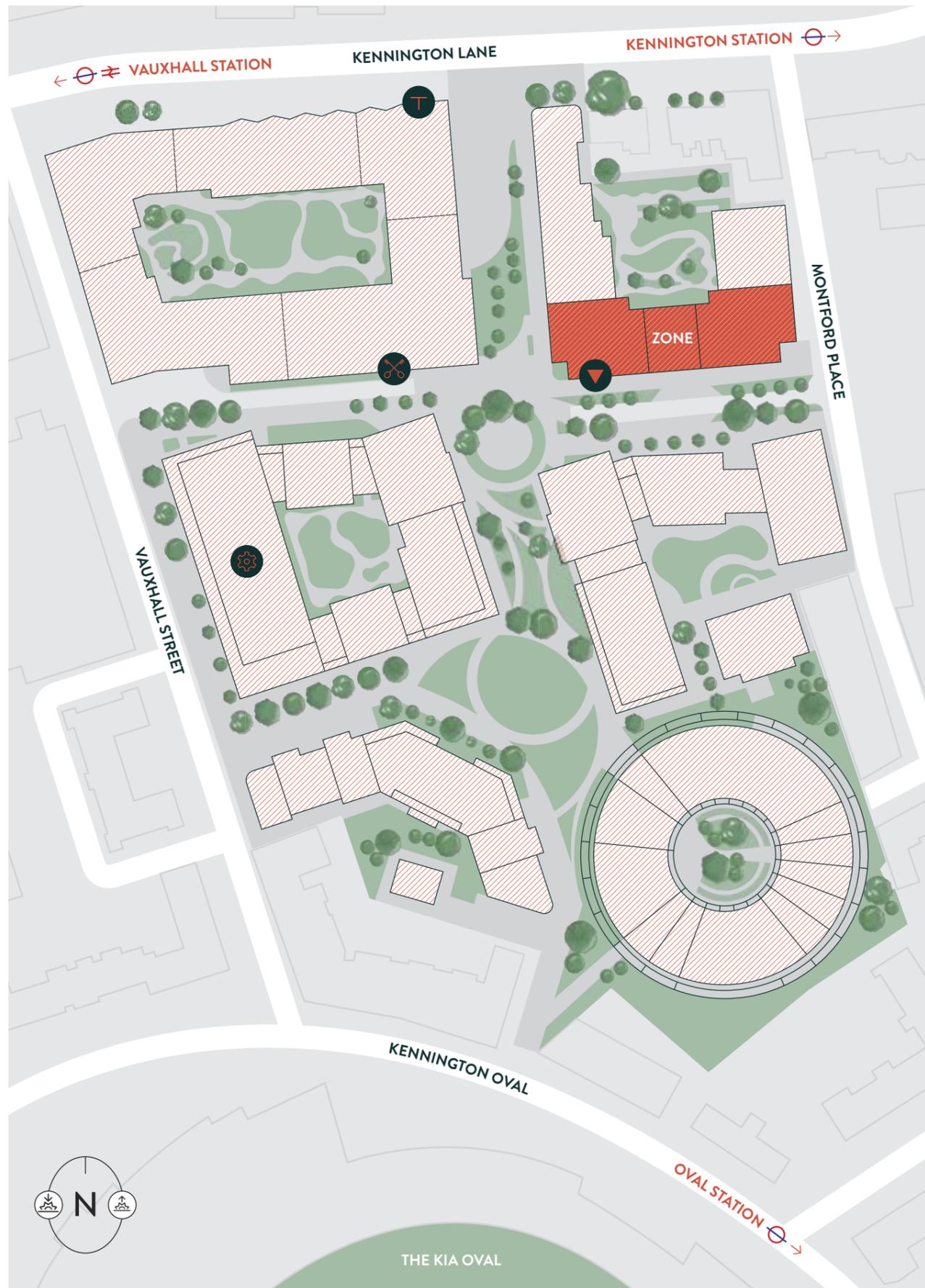
Kennington Station



## Your Time Zone

*Access to anywhere in London in no time at all*





-  Concierge
-  Entrance
-  Tesco Supermarket
-  Oval Works
-  Zone Phase 3
-  Oval Village current and future 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.



Theatre fan Tabby found her dream home at Zone through Shared Ownership with Peabody

“I would definitely recommend Zone at Oval Village to anyone wanting to move to London. There’s no way I would have been able to afford to buy a home so close to Central London on the open market, so Shared Ownership was a fantastic option. It has meant I can enjoy London living, without the extortionate price tag that normally comes with buying in London.”

“The rooftop garden has 360 degree views across London and you can see every single one of the typical London tourist attractions.”

# Shared Ownership Zone

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Shared Ownership is a part buy/part rent scheme that makes it possible for first time buyers to purchase a property that otherwise would not have been affordable. It is a government-backed scheme launched in 2006 for people who are unable to afford to buy a home at full market value.

Shared Ownership homes in London help you get on the property ladder in an affordable way. You can usually buy an initial share of 25% to 75% of the value of a property, and you'll need to take out a mortgage to pay for your share of the home's purchase price.

You will then pay a subsidised rent on the share you don't buy, and there will also be a monthly service charge to be paid on your home.

[Click here](#) for our full guide to Shared Ownership



*Image shows apartment 75 of phase two at Zone, Oval Village*



Views from the rooftop garden at Zone

# 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](#)





# A place to discover London

Shared Ownership homes across Zone One



[Click here to find out more](#) **New Mansion Square**  
Carefully crafted studio, 1 & 2 bedroom homes in Battersea, SW8

Be part of the renowned regeneration project and benefit from:



Private outdoor space



Concierge service



3 minutes to Battersea Power Station Underground

[Click here to find out more](#) **City Angel**  
A collection of Studio apartments in Islington, EC1V

Prime urban living in one of the most exciting parts of town offers:



Spacious layouts



Old Street Station in 10 mins



Communal gardens

**Peabody** | More than just a place to live

New Mansion Square, Battersea

City Angel, Islington



[zone-ovalvillage.co.uk](http://zone-ovalvillage.co.uk)