

# LOMBARD SQUARE

ROYAL BOROUGH  
OF GREENWICH  
LONDON



Computer generated image is indicative only

## WELCOME TO LOMBARD SQUARE

AN EXCITING COMMUNITY OF 1,750 HOMES THAT'S SET TO REVOLUTIONISE PLUMSTEAD, SOUTH EAST LONDON. A NEIGHBOURHOOD THAT WILL BRING A NEW GREEN HEART TO THE AREA FOR EVERYONE TO ENJOY.

Set around a beautifully landscaped garden, Lombard Square draws inspiration from mansion blocks typical of traditional London.

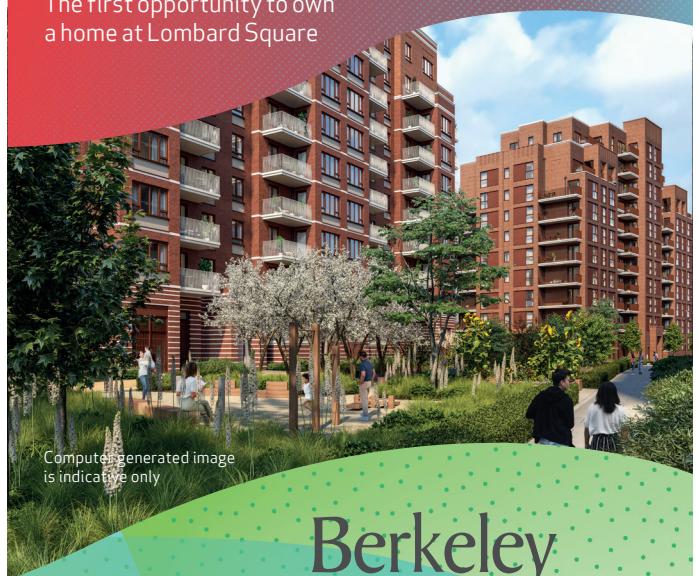
The rejuvenation of Plumstead begins with Lombard Square by creating a space to bring together the community, quality living and green spaces. An inspiring environment in which to live, work and play.

The centrepiece gardens have been designed around the concept of the four seasons and feature a green square of 1.8 acres complete with a lake, children's play areas and space to run.

The result is a space ideally designed to create a harmonious community which will benefit the area for decades to come.

### INTRODUCING MYRO HOUSE

The first opportunity to own a home at Lombard Square



Computer generated image is indicative only

**Berkeley**  
Designed for life



## THE LOCATION

PLUMSTEAD IS A FOCAL AREA FOR REGENERATION AND THE DEVELOPMENT OF LOMBARD SQUARE WILL FURTHER ENHANCE ITS ALREADY GREAT LOCATION, CONNECTIVITY AND VIBRANT COMMUNITY.



## CONNECTED TO LONDON

- **21 MINS**  
BOND STREET  
BY ELIZABETH LINE
- **7 MINS**  
CANARY WHARF  
BY ELIZABETH LINE
- **26 MINS**  
LONDON BRIDGE  
BY RAIL
- **10 MINS**  
ROYAL ARSENAL  
RIVERSIDE  
BY FOOT
- **4 MINS**  
PLUMSTEAD  
STATION  
BY FOOT

Conveniently located in Zone 4, Lombard Square is at the edge of the city – and in close proximity to the newly launched Elizabeth Line Crossrail 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-RENNED 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

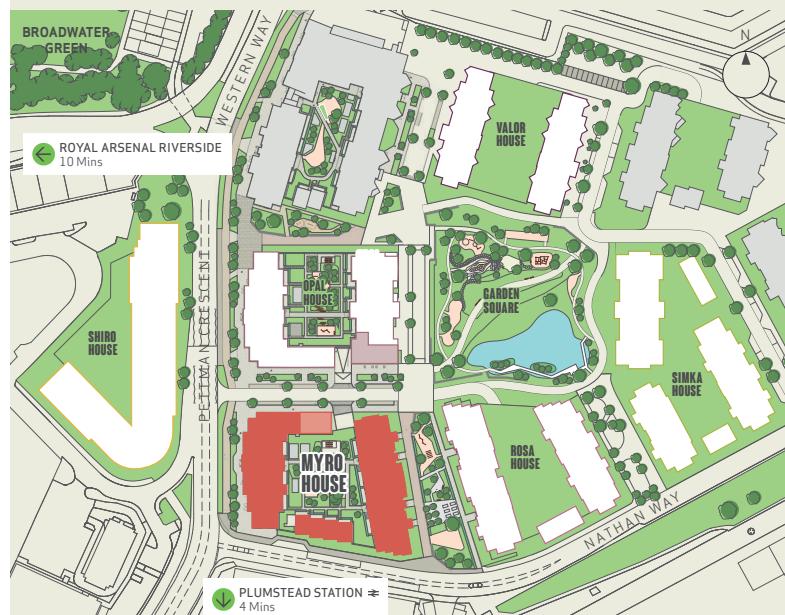
All times are based on travelling at 6.30am on a weekday from Plumstead station, and Royal Arsenal Riverside. Rail and Elizabeth Line times do not include walking or transfer times. Sources: [www.crossrail.co.uk](http://www.crossrail.co.uk) [www.tfl.gov.uk](http://www.tfl.gov.uk) Google Maps



## WHY MYRO HOUSE?

MYRO HOUSE IS THE FIRST EXCLUSIVE COLLECTION OF HOMES TO LAUNCH AT LOMBARD SQUARE, IT IS SITUATED IN THE SOUTH WEST CORNER 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
- Unique leather craft inspired interiors, individual to Myro House
- Many homes available with a spacious balcony
- 2 kitchen and bathroom colourways available
- Access to residents-only gym (opt-in option)
- 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.

## MYRO HOUSE ACCOMMODATION MIX

10 Levels – Myro House has a mixed tenure

Type	No.	Price range	Yield from	ERV PCM from
1 Bedroom	85	£365,000 – £440,000	4.8%	£1,550
2 Bedrooms	51	£480,000 – £565,000	4.6%	£1,950
3 Bedrooms	16	£575,000 – £672,000	4.6%	£2,350
<b>Total</b>	<b>152</b>			

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

## 5-YEAR HOUSE PRICE GROWTH FORECAST

Capital Growth %	2022	2023	2024	2025	2026	5 Year Total
JLL	6.0%	5.5%	3.5%	4.0%	4.5%	23.5%
Knight Frank	3.5%	3%	2.5%	3%	3%	15%

Information provided by JLL and Knight Frank correct at time of distribution and subject to change.

## CASH FLOW FORECAST (COMPLETION 2025)

Apartment Cash Flow (Typical Price £500k)	2021	2022	2023	2024	2025	Total
10% Deposit	£50,000	-	-	-	-	£50,000
10% Staged Deposit	-	£50,000	-	-	-	£50,000
5% Staged Deposit	-	£25,000	-	-	-	£25,000
75% Completion Monies	-	-	£375,000	-	-	£375,000
Capital Appreciation	£15,000	£30,000	£17,500	£10,000	£15,000	£87,500
Your Equity	£65,000	£170,000	£562,500	£572,500	£587,500	£587,500
Equity Appreciation	30%	24.0%	12.5%	14.5%	17.5%	18%

Information provided by Savills correct at time of distribution and subject to change.

## REASONS TO BUY AT LOMBARD SQUARE

	<b>1,750</b> NEW HOMES		<b>HIGH SPEC INTERIORS</b> EACH HOUSE WITH ITS OWN INDIVIDUAL IDENTITY		<b>1.8 ACRES</b> OF PARKLAND		<b>57,000 SQ.FT</b> OF COMMERCIAL, RETAIL AND EMPLOYMENT SPACE		<b>12-HOUR CONCIERGE &amp; 24-HOUR SECURITY</b>		<b>WOOLWICH WORKS</b> NEARBY – SET TO RIVAL LONDON SOUTH BANK
	<b>24-HOUR AUTOMATED PARCEL ROOM</b>		<b>RESIDENTS- ONLY GYM</b> WITH OPT-IN OPTION		<b>4 MINS</b> WALK TO PLUMSTEAD STATION FOR SOUTHEASTERN AND THAMESLINK SERVICES		<b>10 MINS</b> WALK TO CROSSRAIL AT ROYAL ARSENAL RIVERSIDE		<b>0.3 MILE</b> TO ROYAL ARSENAL RIVERSIDE		<b>7 MINS</b> TO CANARY WHARF VIA RAR CROSSRAIL

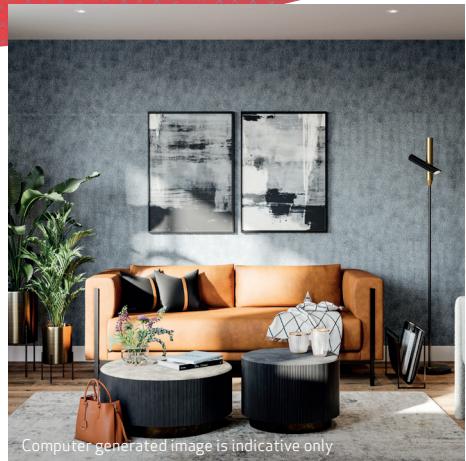


# LAUNCHING FIRST MYRO HOUSE

DESIGNED AS A CLASSIC MANSION  
HOUSE AND WITH INTERIORS INSPIRED  
BY THE THEME OF LEATHER CRAFT,  
WHICH FLOURISHED FOR CENTURIES  
IN THE AREA.

Myro House comprises of quality 1, 2 and 3 bedroom homes with state-of-the-art specification and a wealth of amenities to enjoy, including a 12-hour concierge service and a residents-only gym.

Many of the homes benefit from a spacious balcony and views over the beautiful gardens.



Computer generated image is indicative only



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 £3.73 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
- £25 ground rent per annum for General Right 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

Spring 2025

## BERKELEY GROUP SINGAPORE

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# Berkeley

Designed for life

Proud member of the Berkeley Group of companies

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. Z506/05CA/0921. The buyer is acquiring an apartment with a 265 years leasehold. Lombard Square Masterplan Consent number is 19/4398/O consented on 22/09/2021 by the Royal Borough of Greenwich.

OUR VISION  
2030  
TRANSFORMING TOMORROW

 **Berkeley**  
Group

Proud to be a member of the  
Berkeley Group of companies