



MYRO HOUSE

AT
LOMBARD
SQUARE

Berkeley
Designed for life



LOMBARD SQUARE

**ROYAL BOROUGH
OF GREENWICH
LONDON**

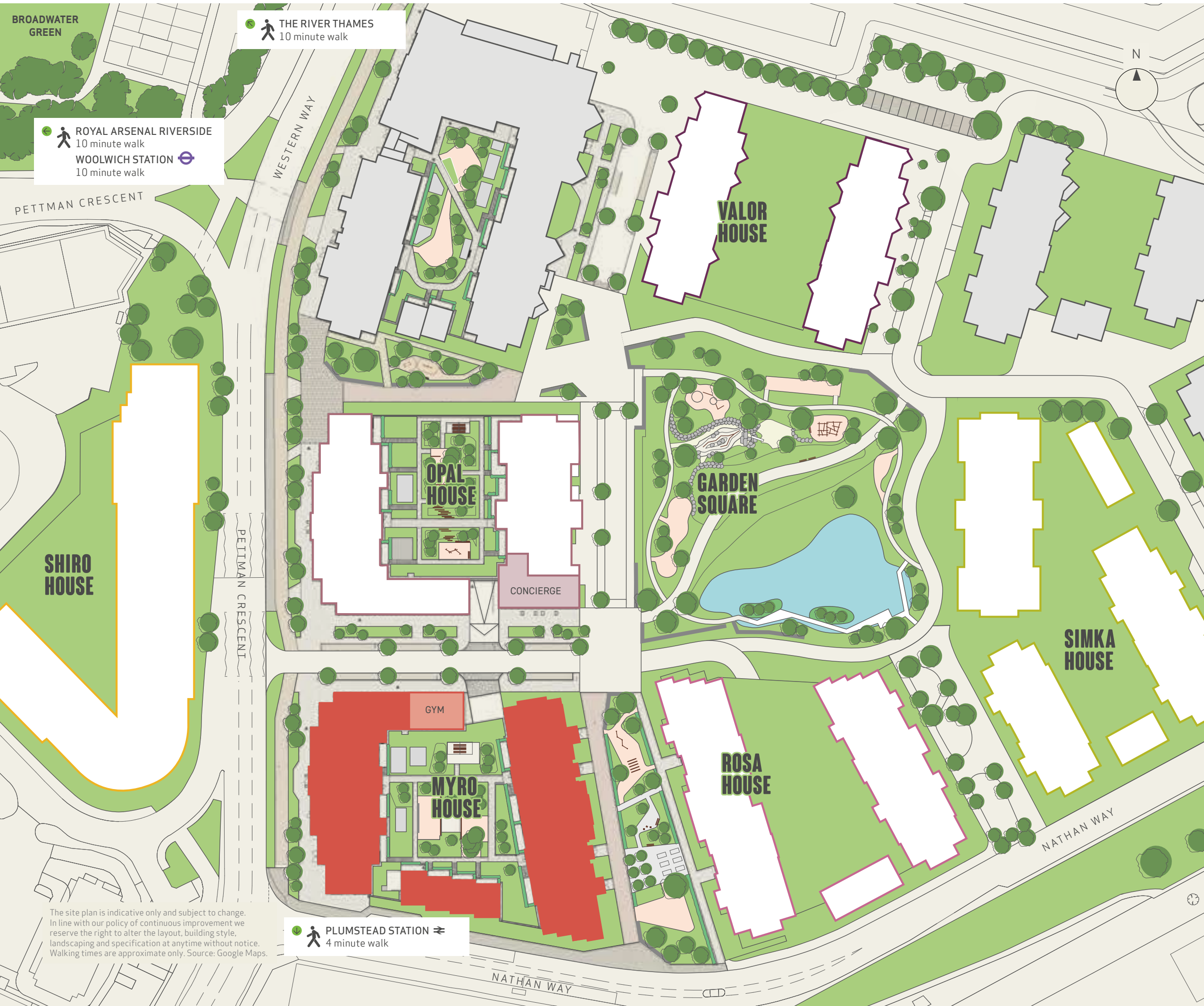
Welcome to Lombard Square,
an exciting community of
1, 2 & 3 bedroom homes
that's set to bring a new
green heart to Plumstead.

WELCOME TO 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 neighbourhood with excellent access to all amenities and green space. Myro House is the start of a new chapter in the story of Plumstead.



Computer generated image is indicative only



MYRO HOUSE

AT LOMBARD SQUARE



Computer generated image is indicative only

1,2 & 3 BEDROOM APARTMENTS AND DUPLEX APARTMENTS

Myro House takes its name from a variety of plum – as does the community as a whole – a direct link to how Plumstead's name originated. The area has a history of plum cultivation stretching back to its origins in the 10th century.

QUALITY NATURE UNITED



The collection of homes at Myro House has been designed with unstinting care and outstanding craftsmanship.

Every aspect of each new home has been carefully considered, from proximity to excellent transport connections to the on-site amenities.

Myro House offers its own extensive courtyard and podium gardens with ample seating areas and green walkways as well as unique interiors individually designed for Myro House.

Many of the homes benefit from a spacious balcony and views over the beautiful gardens. Set in 1.8 acres of parkland and a green garden square complete with its own lake, wildflower meadows and recreation areas for children and adults alike.

With green space the equivalent in size to two Wembley Stadium football pitches*, when it comes to nature you truly are spoilt for choice.

*Football pitch equivalent is indicative only





Craft imagery is indicative only



Craft imagery is indicative only



Craft imagery is indicative only



Craft imagery is indicative only



Craft imagery is indicative only

LEATHER CRAFT INSPIRED

The craft interiors of Myro House are rooted in authenticity. Specifically the design concept celebrates the work and community of leather craft workers who have plied their trade in the area for centuries.

Lombard Square celebrates Plumstead as home to a diverse community of craftsmen and women who traditionally worked within the nearby Royal Arsenal.

It celebrates the versatility of their craft methods, playing with a rich range of matt and satin textures applying elegant finishes to their wares. You'll see these touches carefully applied, not just to the apartments themselves, but also in the entrance hall, lifts, lobbies and corridors.

Computer generated image is indicative only.



Concierge Service

A WEALTH OF AMENITIES

At Lombard Square everything has been carefully planned to ensure you have all the essential amenities you need on your doorstep, plus a few added extras to make life a breeze.

Make the most of a 12-hour Concierge service, an on-site gym, electric charging points, secure bike storage and a secure 24-hour parcel reception.

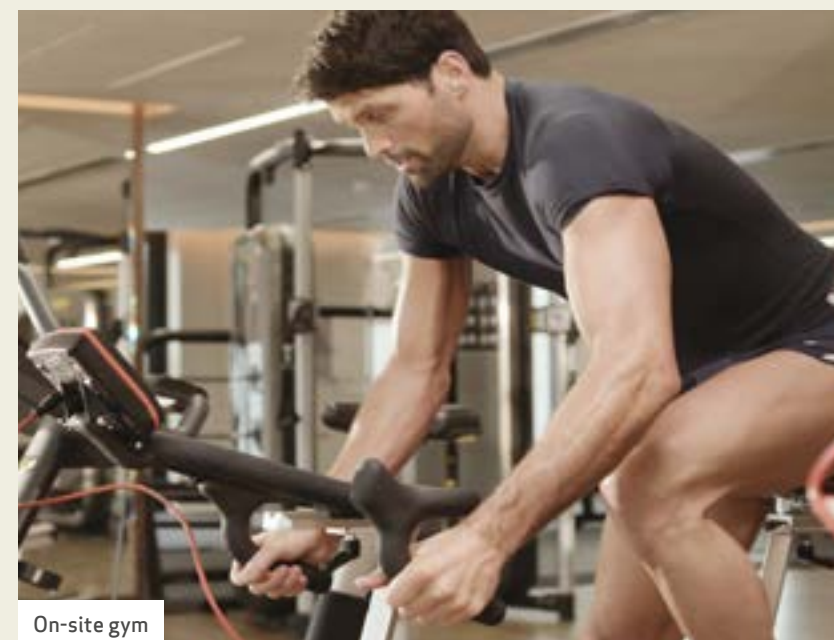
Lombard Square will provide attractive commercial opportunities offering an on-site café, supermarket, restaurant, and shops for all of life's essentials.



Secure parcel store



On-site café



On-site gym



Pop-up events



Car charging points



Commercial opportunities

Images shown are indicative only

Living areas exude style and sophistication and create the ideal environment to relax and watch a film, or a serene backdrop while working from home. Each detail of the living areas has been designed with comfort in mind.





At the heart of every home at Lombard Square, much thought and careful planning has gone into creating amazing kitchens to inspire culinary creations.

Bespoke designs feature Terrazzo-effect worktops, ceramic tiled splashbacks and high specification integrated appliances.

Relax and unwind in style with the beautifully crafted bedrooms. Featuring built-in wardrobes with leather finish handles and plush carpeting throughout, creating the perfect space to rest and recharge.

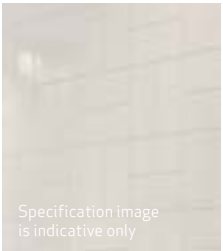


Showhome photography is indicative only

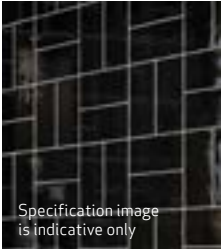
ALL IN THE DETAILS

Great care has been taken with fittings and finishes throughout the apartments. You'll find timber-effect flooring in living areas, soft carpeting in bedrooms and porcelain tiling in bathrooms.

With a choice between a light and dark palette, these apartments are designed for modern living. The kind of spaces in which you feel equally comfortable both entertaining friends or relaxing.



Specification image is indicative only



Specification image is indicative only



Computer generated image is indicative only.



Computer generated image is indicative only

Fitted kitchens available in a variety of colour palettes feature open wall shelving, built-in wine coolers, Terrazzo stone worktops and fully integrated Siemens appliances, including dishwashers and touch control hobs.



Specification image is indicative only.



Specification image is indicative only

Your attention is drawn to the fact that in rare circumstances it may not be possible to obtain the exact products or materials referred to in the specification. Berkeley reserves the right to alter, amend or update the specification, which may include changes in the colour, material or brand specified. In such cases, a similar alternative will be provided. Berkeley reserves the right to make these changes as required. A number of choices and options are available to personalise your home. Choices and options are subject to timeframes, availability and change.



To create optimum luxury and serenity, bathrooms feature clean lines and smooth surfaces with designer sanitaryware, rainfall showers and heated towel rails.

Showhome photography is indicative only

SPECIFICATIONS

Myro House has its own unique signature character, inspired by leathercraft that once thrived in this area. We believe that these sublime details make a difference to the way that you feel in these spaces.



Specification image is indicative only



Specification image is indicative only

TYPICAL SPECIFICATION FOR 2 & 3 BEDROOM APARTMENTS

KITCHENS

- Individually designed layouts
- Composite stone worktops
- Ceramic-tiled feature splashback
- Stainless steel under-mounted 1½ bowl sink and monobloc mixer tap
- Siemens ceramic hob
- Siemens integrated multi-function electric oven
- Siemens integrated multi-function dishwasher
- Siemens integrated fridge/freezer
- Siemens integrated microwave oven in upper cabinet
- Integrated wine cooler
- Integrated recirculating extractor hood
- Concealed white multi-gang appliance panel
- Energy efficient ceiling downlights
- Contemporary matt finish handleless soft-close cabinet doors
- LED lighting to underside of wall units
- Feature metal open shelving
- USB socket
- Timber-effect flooring

BATHROOMS/ SHOWER ROOMS

- White single ended bath with bath panel and glazed hinged bath screen
- White wash basin with wall mounted single lever mixer tap
- Feature niche to bath and shower
- Thermostatic bath/shower mixer unit with hand-held shower head
- Wall mounted shower head
- White wall hung WC with press-button action, soft-close lid and concealed cistern
- Ceramic tiles to floor
- Complementary ceramic tiles full height to basin and shower wall
- Fitted wall cabinet with shelves and shaver socket
- Energy efficient ceiling recessed downlights
- Heated towel rail
- Mechanically ventilated

ELECTRICAL FITTINGS

- Energy efficient light fittings throughout
- Smart energy meter
- Television points (*terrestrial and satellite*) to principal living areas and bedrooms
- BT point / internet point to utility cupboard
- Data sockets to living room and bedroom 1
- USB sockets to kitchen and bedroom 1
- Smoke detectors to corridors and living space
- Heat detector to kitchen

HEATING

- Heating and hot water supplied from the on-site CHP (*Combined Heat & Power*) system accessed via a metered heat interchange unit in the utility cupboard
- Radiator panel heaters with thermostatic radiator valves

ADDITIONAL FEATURES

- Plumbing for washer/dryer
- Domestic fire sprinkler system to all apartments and communal areas
- High performance windows and external doors

INTERIOR FINISHES

- Contemporary entrance door
- White painted internal doors
- White painted cupboard doors
- White painted skirting and architraves to all rooms
- Satin door handles and ironmongery
- Energy efficient light fittings throughout
- Timber-effect flooring to kitchen and living/dining rooms
- Carpet to bedrooms

BALCONIES/TERRACES

- Well-proportioned balconies/terraces with decking, and metal balustrades

EXTERNAL COMMUNAL AREAS

- Landscaped residents-only podium garden
- A managing agent will administer the effective operation and maintenance of the communal areas

SECURITY FEATURES

- Audio/visual entry system via fob
- ‘Secured by Design’ certification achieved throughout the development
- High quality, lockable, restricted opening windows and external doors
- 12-hour concierge service and monitored CCTV

CAR PARKING

- Limited general right to park available and subject to separate agreement
- Under-croft car park
- Secure bicycle storage

PEACE OF MIND

- 265 year lease (commences from 2021)
- All homes benefit from 10-year build warranty

LIFTS

- Secure lift access to every accommodation level.



Specification image is indicative only

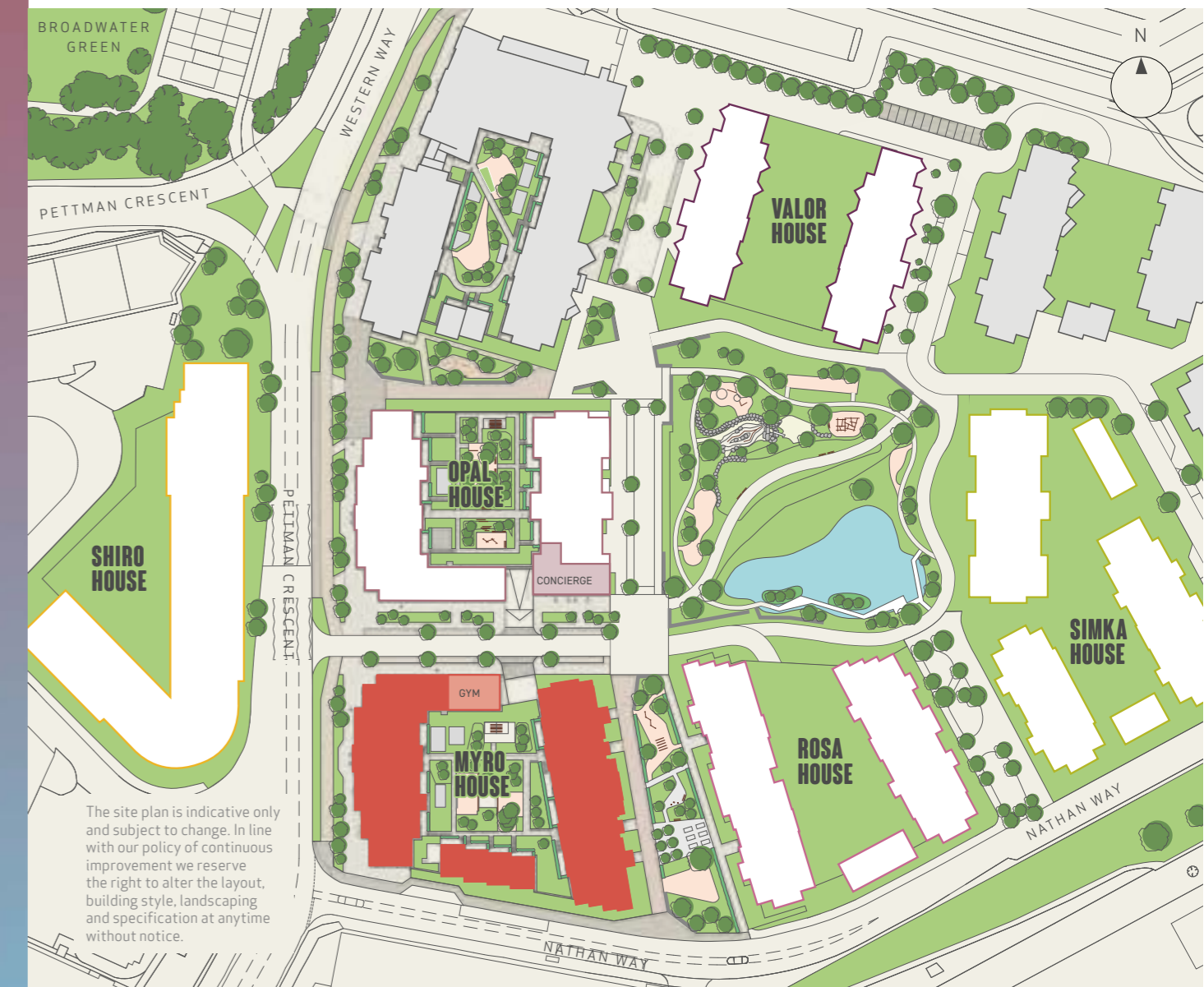
1 bedroom apartments vary. Please speak to a Sales Consultant for further details. Your attention is drawn to the fact that it may not be possible to obtain all products referred to in the specification. In such cases, a similar alternative will be provided. Berkeley reserves the right to make these changes as required.

CAREFULLY CONSIDERED SPACES

Architecturally, inspirations have been taken from traditional London mansion blocks which surround a beautifully landscaped 1.8-acre Garden Square – designed with the four seasons in mind so you can enjoy nature all year round.

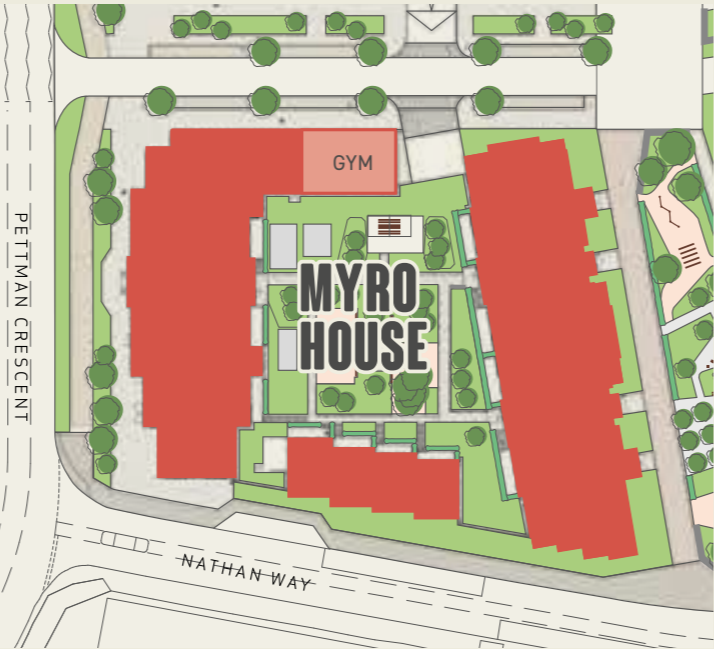
MYRO HOUSE FLOORPLANS

Take a closer look inside Myro House and see the homes available to suit your lifestyle.



Myro House comprises 152 apartments set over 10 floors. Each of them has its own unique characteristics, while all of the east-facing homes look out over the green garden square, the centrepiece of the development and community hub.

PLOT	FLOOR	BEDROOMS	SQ.FT	PAGE	PLOT	FLOOR	BEDROOMS	SQ.FT	PAGE	PLOT	FLOOR	BEDROOMS	SQ.FT	PAGE
7.1-02-06	02	1 BED	490	26	7.1-06-02	06	1 BED	546	28	7.2-08-05	08	2 BED	775	38
7.1-03-06	03	1 BED	490	26	7.1-07-02	07	1 BED	546	28	7.3-05-04	05	2 BED	788	39
7.1-04-06	04	1 BED	490	26	7.1-08-02	08	1 BED	546	28	7.3-06-04	06	2 BED	788	39
7.1-05-06	05	1 BED	490	26	7.1-09-02	09	1 BED	546	28	7.3-07-04	07	2 BED	788	39
7.1-06-06	06	1 BED	490	26	7.3-03-01	03	1 BED	546	28	7.3-08-04	08	2 BED	788	39
7.1-07-06	07	1 BED	490	26	7.3-04-01	04	1 BED	546	28	7.3-09-04	09	2 BED	788	39
7.1-08-06	08	1 BED	490	26	7.3-05-01	05	1 BED	546	28	7.1-03-10	03	2 BED	795	40
7.1-09-06	09	1 BED	490	26	7.3-06-01	06	1 BED	546	28	7.1-04-10	04	2 BED	795	40
7.1-10-03	10	1 BED	490	26	7.3-07-01	07	1 BED	546	28	7.1-05-10	05	2 BED	795	40
7.1-04-08	04	1 BED	544	27	7.3-08-01	08	1 BED	546	28	7.1-06-10	06	2 BED	795	40
7.1-05-08	05	1 BED	544	27	7.3-09-01	09	1 BED	546	28	7.1-07-10	07	2 BED	795	40
7.1-06-08	06	1 BED	544	27	7.3-10-01	10	1 BED	546	28	7.1-08-10	08	2 BED	795	40
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7.1-08-09	08	1 BED	544	27	7.3-10-04	10	1 BED	549	30	7.2-06-04	06	2 BED	827	43
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7.2-04-03	04	1 BED	544	27	7.3-03-05	03	1 BED	551	31	7.2-08-04	08	2 BED	827	43
7.2-05-03	05	1 BED	544	27	7.3-04-05	04	1 BED	551	31	7.3-03-02	03	2 BED	828	43
7.2-06-03	06	1 BED	544	27	7.3-05-05	05	1 BED	551	31	7.3-04-02	04	2 BED	828	43
7.2-07-03	07	1 BED	544	27	7.3-06-05	06	1 BED	551	31	7.3-05-02	05	2 BED	828	43
7.2-08-03	08	1 BED	544	27	7.3-07-05	07	1 BED	551	31	7.3-06-02	06	2 BED	828	43
7.2-09-03	09	1 BED	544	27	7.3-08-05	08	1 BED	551	31	7.3-07-02	07	2 BED	828	43
7.1-03-04	03	1 BED	545	28	7.3-09-05	09	1 BED	551	31	7.3-08-02	08	2 BED	828	43
7.1-04-04	04	1 BED	545	28	7.2-09-05	09	2 BED	702	32	7.1-02-03	02	3 BED	947	44
7.1-05-04	05	1 BED	545	28	7.2-10-03	10	2 BED	702	32	7.1-03-03	03	3 BED	947	44
7.1-06-04	06	1 BED	545	28	7.3-09-03	09	2 BED	702	32	7.1-04-03	04	3 BED	947	44
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7.2-09-06	09	1 BED	545	28	7.3-06-03	06	2 BED	773	38	7.4-01-03	01	3 BED Duplex	1040	49
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7.1-03-02	03	1 BED	546	28	7.3-08-03	08	2 BED	773	38	7.4-01-01	01	3 BED Duplex	1047	51
7.1-04-02	04	1 BED	546	28	7.2-06-05	06	2 BED	775	38	7.4-01-04	01	3 BED Duplex	1047	52
7.1-05-02	05	1 BED	546	28	7.2-07-05	07	2 BED	775	38					



APARTMENT KEY

- Duplex Apartment
- 3 Bedroom Apartment
- 2 Bedroom Apartment
- 1 Bedroom Apartment

NAMING KEY

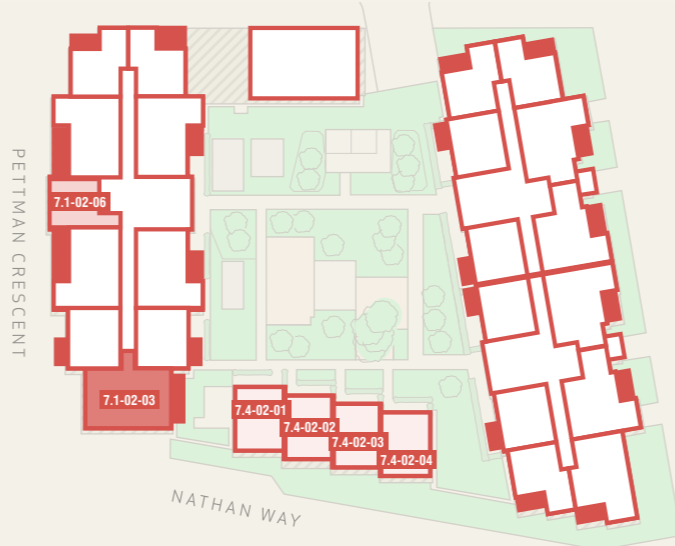
BUILDING-LEVEL-APARTMENT

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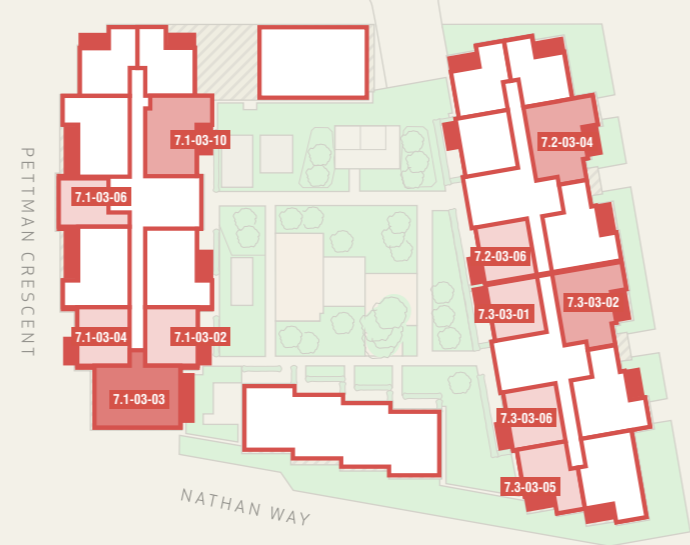
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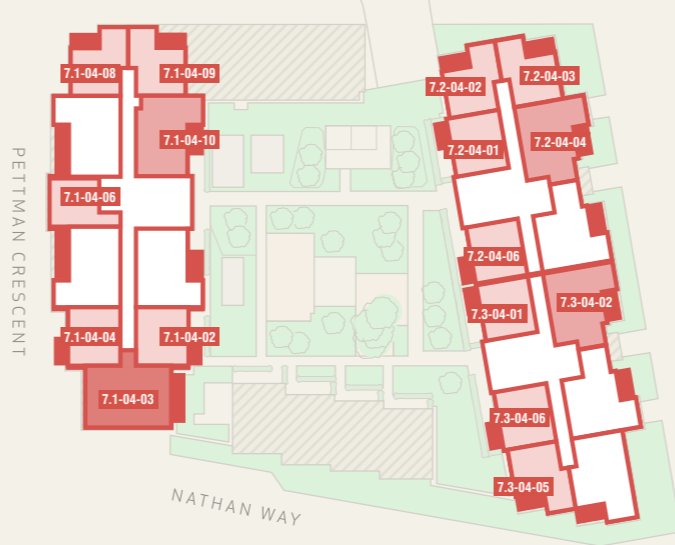
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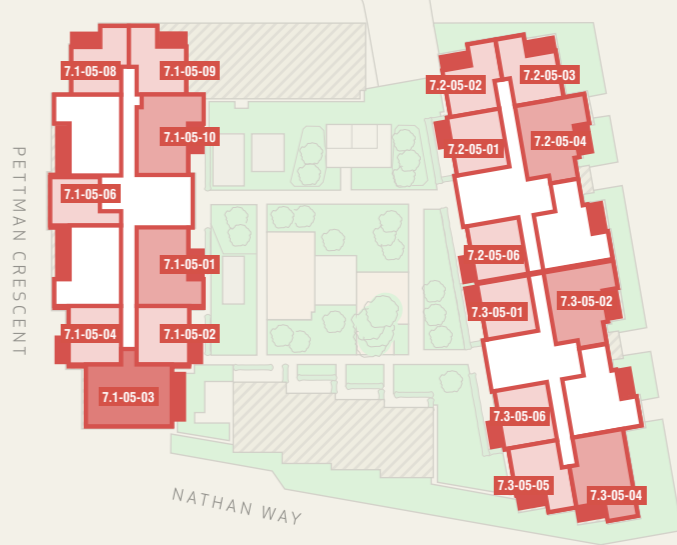
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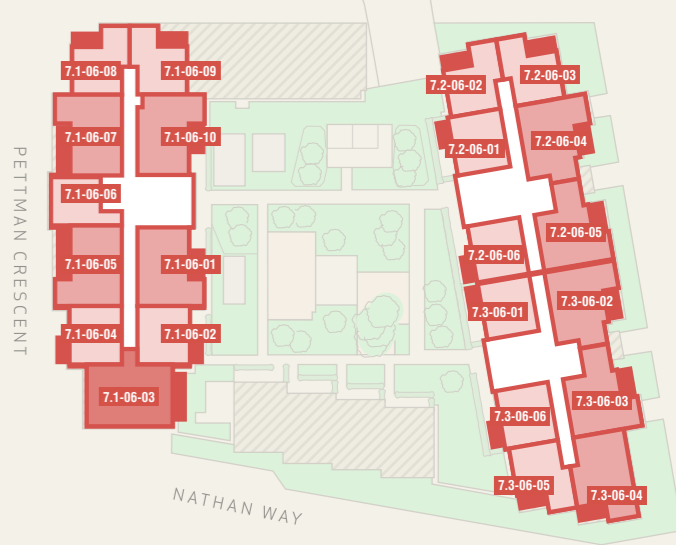
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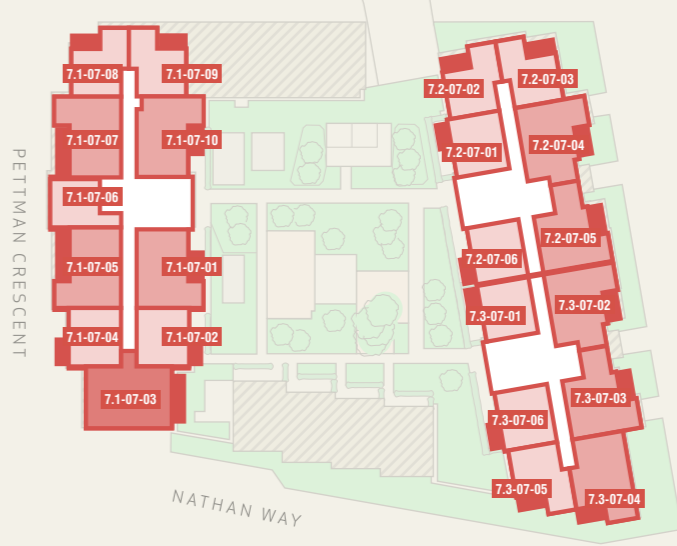
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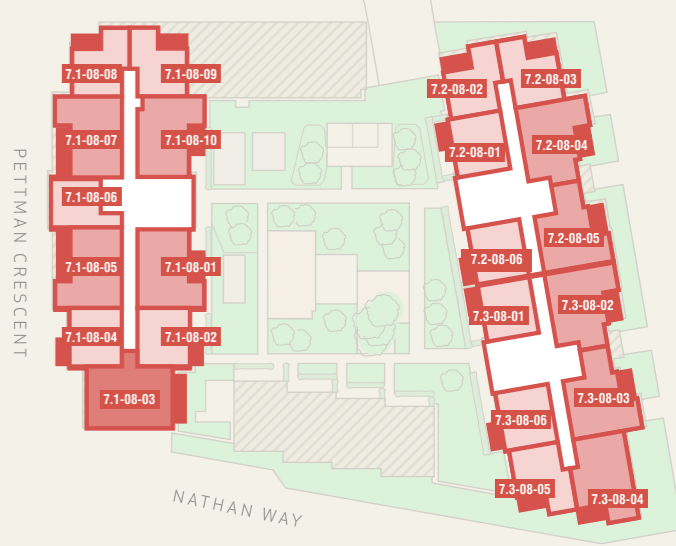
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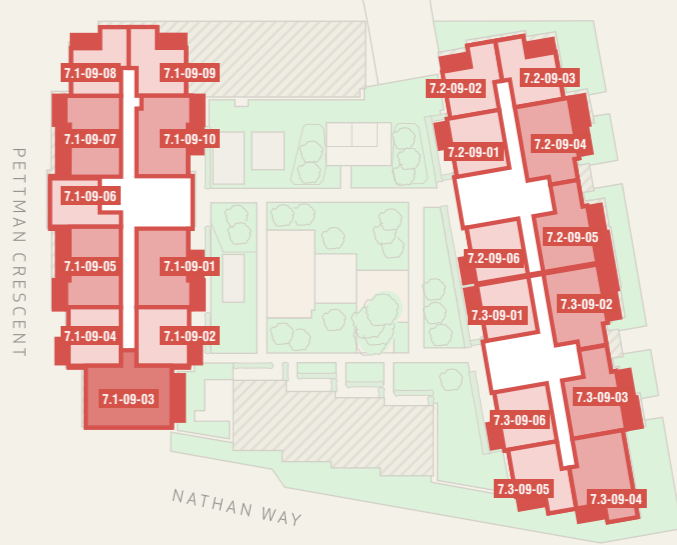
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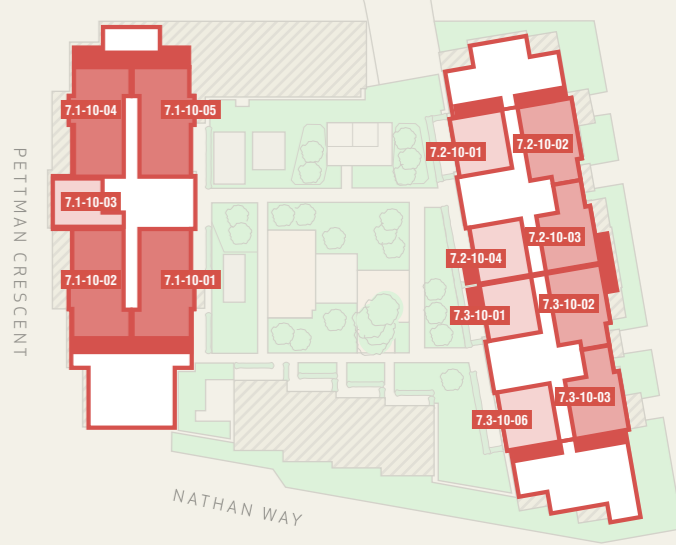
LEVEL 8



LEVEL 9



LEVEL 10



MYRO HOUSE

1 BEDROOM APARTMENT

APARTMENT

7.1-02-06

7.1-03-06

7.1-04-06

7.1-05-06

7.1-06-06

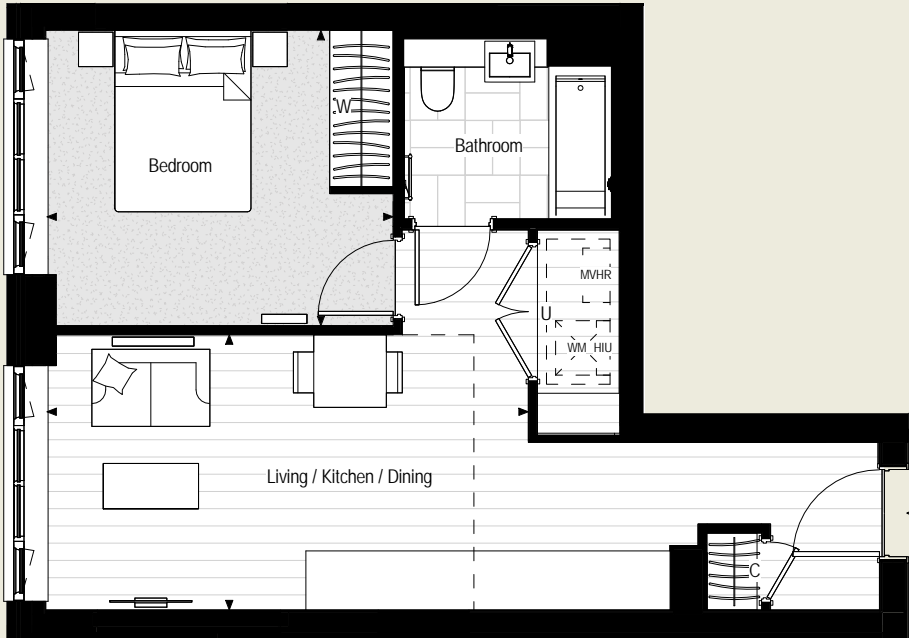
7.1-07-06

7.1-08-06

7.1-09-06

7.1-10-03

FLOORS 2-10



TOTAL INTERNAL AREA	45.5 SQ M	490 SQ FT	PLOT LOCATOR	Floor 2 Shown	KEY
Living / Kitchen / Dining	5.31m x 3.03m	17' 5" x 9' 11"			◄► Measurement Points
Bedroom	3.83m x 3.25m	12' 6" x 10' 8"			W Wardrobe
					C Cupboard
					U Utility Cupboard
					WM Provision for Washing Machine
					HIU Heat Interface Unit
					MVHR Mechanical Ventilation Heat Recovery
					----- Bulkhead

Apartment layouts show indicative furniture arrangements with approximate measurements and are indicative only. Dimensions, which are taken from the indicated points of measurements are for guidance only and are not intended to be used for carpet sizes, appliance space or items of furniture. Apartment areas are provided as gross internal areas in accordance RICS measuring practice. All measurements and areas may vary within a tolerance of 5%. Kitchen layouts are indicative only and are subject to change. Internal wardrobe layouts are indicative only and are subject to change. Services boxing sizes and locations may vary. Please note: to increase legibility these plans have been sized to fit the page and are not drawn to scale and as such may not be at the same scale as those on other pages.

MYRO HOUSE

1 BEDROOM APARTMENT

APARTMENT

AS SHOWN

7.1-04-08

7.1-05-08

7.1-06-08

7.1-07-08

7.1-08-08

7.1-09-08

7.2-04-02

7.2-05-02

7.2-06-02

7.2-07-02

7.2-08-02

7.2-09-02

HANDED

7.1-04-09

7.1-05-09

7.1-06-09

7.1-07-09

7.1-08-09

7.1-09-09

7.2-04-03

7.2-05-03

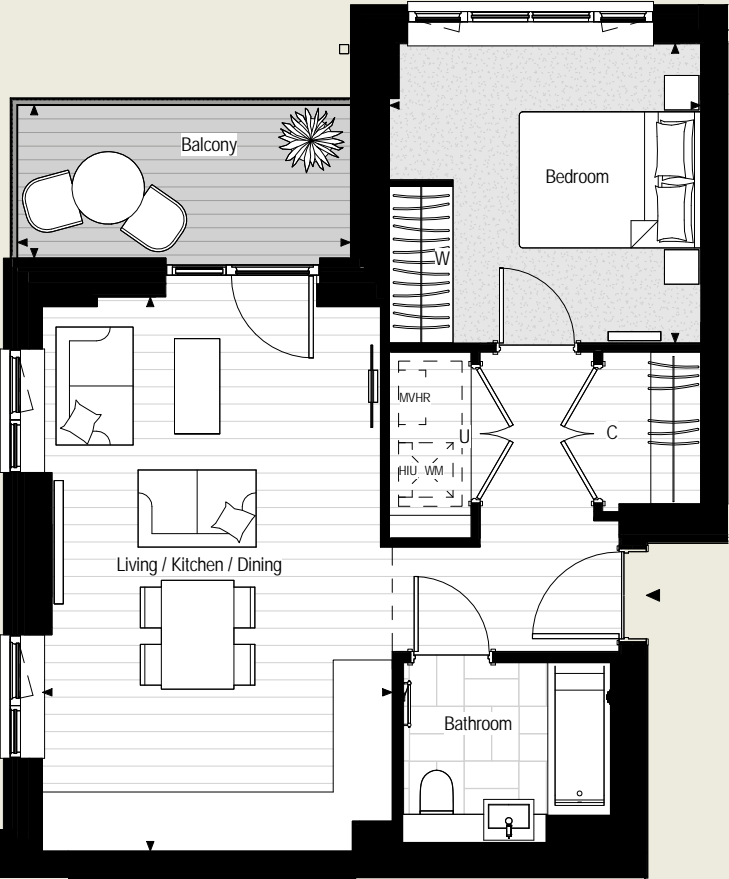
7.2-06-03

7.2-07-03

7.2-08-03

7.2-09-03

FLOORS 4-9



TOTAL INTERNAL AREA	50.5 SQ M	544 SQ FT	PLOT LOCATOR	Floor 4 Shown	KEY
Living / Kitchen / Dining	6.10m x 3.86m	20' 0" x 12' 8"			◄► Measurement Points
Bedroom	3.43m x 3.30m	11' 3" x 10' 10"			W Wardrobe
Balcony	3.67m x 1.68m	12' 0" x 5' 6"			C Cupboard
					U Utility Cupboard
					WM Provision for Washing Machine
					HIU Heat Interface Unit
					MVHR Mechanical Ventilation Heat Recovery
					----- Bulkhead

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MYRO HOUSE

1 BEDROOM APARTMENT

APARTMENT

AS SHOWN

7.1-03-04	7.1-04-04	7.1-05-04	7.1-06-04	7.1-07-04	7.1-08-04	7.1-09-04	
7.2-03-06	7.2-04-06	7.2-05-06	7.2-06-06	7.2-07-06	7.2-08-06	7.2-09-06	7.2-10-04

HANDED (546 SQ FT)

7.1-03-02	7.1-04-02	7.1-05-02	7.1-06-02	7.1-07-02	7.1-08-02	7.1-09-02	
7.3-03-01	7.3-04-01	7.3-05-01	7.3-06-01	7.3-07-01	7.3-08-01	7.3-09-01	7.3-10-01

FLOORS 3-10



TOTAL INTERNAL AREA	50.6 SQ M	545 SQ FT	PLOT LOCATOR	Floor 3 Shown	KEY
Living / Kitchen / Dining	6.95m x 3.60m	22' 9" x 11' 9"			◄► Measurement Points
Bedroom	3.75m x 3.18m	12' 4" x 10' 5"			W Wardrobe
Balcony	3.63m x 1.53m	11' 11" x 5' 0"			C Cupboard
					U Utility Cupboard
					WM Provision for Washing Machine
					HIU Heat Interface Unit
					MVHR Mechanical Ventilation Heat Recovery
					----- Bulkhead

Apartment layouts show indicative furniture arrangements with approximate measurements and are indicative only. Dimensions, which are taken from the indicated points of measurements are for guidance only and are not intended to be used for carpet sizes, appliance space or items of furniture. Apartment areas are provided as gross internal areas in accordance RICS measuring practice. All measurements and areas may vary within a tolerance of 5%. Kitchen layouts are indicative only and are subject to change. Internal wardrobe layouts are indicative only and are subject to change. Services boxing sizes and locations may vary. Please note: to increase legibility these plans have been sized to fit the page and are not drawn to scale and as such may not be at the same scale as those on other pages.

MYRO HOUSE

1 BEDROOM APARTMENT

APARTMENT

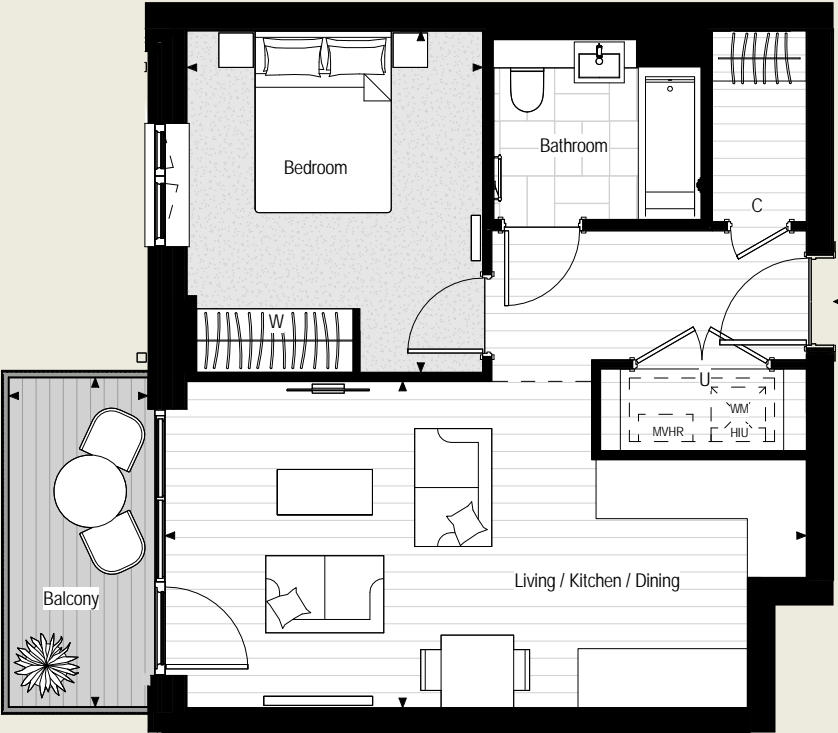
AS SHOWN

7.3-03-06	7.3-04-06	7.3-05-06	7.3-06-06	7.3-07-06	7.3-08-06	7.3-09-06
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HANDED

7.2-04-01	7.2-05-01	7.2-06-01	7.2-07-01	7.2-08-01	7.2-09-01
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FLOORS 3-9



TOTAL INTERNAL AREA	50.7 SQ M	546 SQ FT	PLOT LOCATOR	Floor 3 Shown	KEY
Living / Kitchen / Dining	7.07m x 3.60m	23' 2" x 11' 9"			◄► Measurement Points
Bedroom	3.76m x 3.26m	12' 4" x 10' 8"			W Wardrobe
Balcony	3.63m x 1.53m	11' 11" x 5' 0"			C Cupboard
					U Utility Cupboard
					WM Provision for Washing Machine
					HIU Heat Interface Unit
					MVHR Mechanical Ventilation Heat Recovery
					----- Bulkhead

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MYRO HOUSE

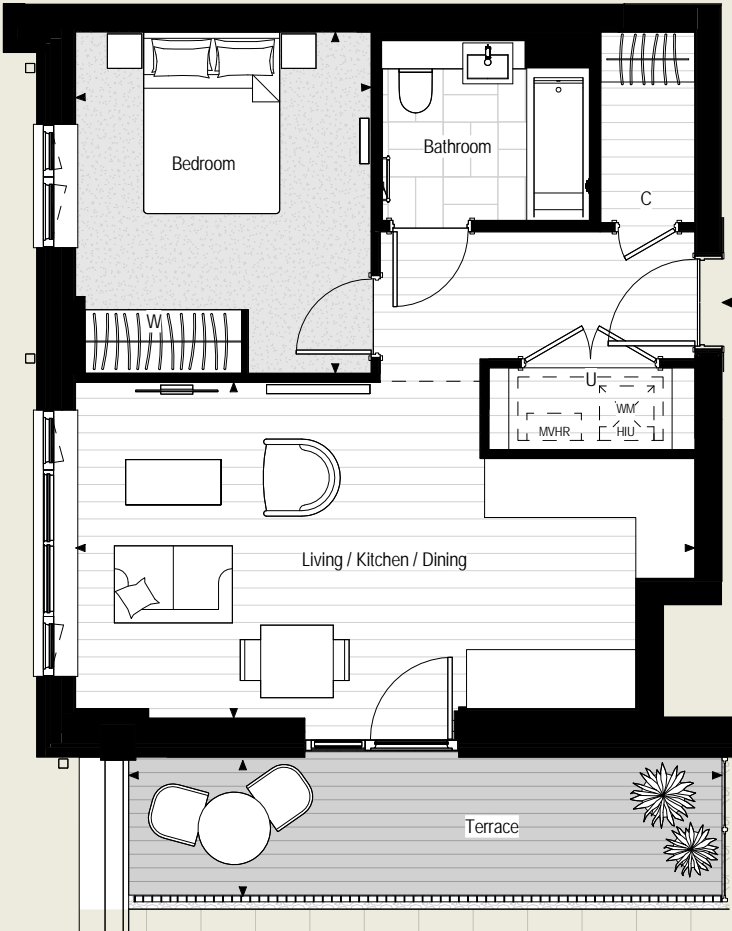
1 BEDROOM APARTMENT


APARTMENT

AS SHOWN HANDED (558 SQ FT)

7.3-10-04 7.2-10-01

FLOOR 10



TOTAL INTERNAL AREA	51.0 SQ M	549 SQ FT	PLOT LOCATOR	Floor 10 Shown	KEY		
Living / Kitchen / Dining	6.83m x 3.69m	22' 4" x 12' 1"			◄► Measurement Points		
Bedroom	3.78m x 3.26m	12' 5" x 10' 8"			W Wardrobe		
Terrace	6.54m x 1.52m	21' 5" x 5' 0"			C Cupboard		
					U Utility Cupboard		
					WM Provision for Washing Machine		
					HIU Heat Interface Unit		
					MVHR Mechanical Ventilation Heat Recovery		
					----- Bulkhead		

Apartment layouts show indicative furniture arrangements with approximate measurements and are indicative only. Dimensions, which are taken from the indicated points of measurements are for guidance only and are not intended to be used for carpet sizes, appliance space or items of furniture. Apartment areas are provided as gross internal areas in accordance RICS measuring practice. All measurements and areas may vary within a tolerance of 5%. Kitchen layouts are indicative only and are subject to change. Internal wardrobe layouts are indicative only and are subject to change. Services boxing sizes and locations may vary. Please note: to increase legibility these plans have been sized to fit the page and are not drawn to scale and as such may not be at the same scale as those on other pages.

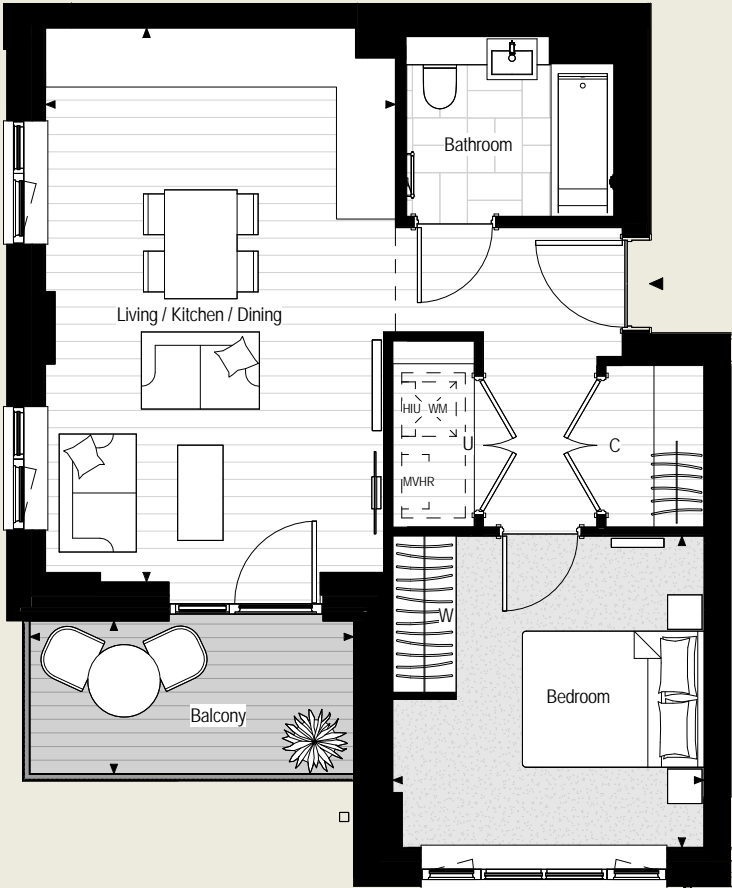
MYRO HOUSE


1 BEDROOM APARTMENT

APARTMENT

7.3-03-05 7.3-04-05 7.3-05-05 7.3-06-05 7.3-07-05 7.3-08-05 7.3-09-05

FLOORS 3-9



TOTAL INTERNAL AREA	51.2 SQ M	551 SQ FT	PLOT LOCATOR	Floor 3 Shown	KEY		
Living / Kitchen / Dining	6.11m x 3.86m	20' 0" x 12' 8"			◄► Measurement Points		
Bedroom	3.43m x 3.43m	11' 3" x 11' 3"			W Wardrobe		
Balcony	3.57m x 1.68m	11' 8" x 5' 6"			C Cupboard		
					U Utility Cupboard		
					WM Provision for Washing Machine		
					HIU Heat Interface Unit		
					MVHR Mechanical Ventilation Heat Recovery		
					----- Bulkhead		

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MYRO HOUSE

2 BEDROOM APARTMENT

APARTMENT

7.2-09-05 7.2-10-03 7.3-09-03

FLOORS 9-10



TOTAL INTERNAL AREA	65.2 SQ M	702 SQ FT	PLOT LOCATOR	Floor 9 Shown	KEY
Living / Kitchen / Dining	7.33m x 4.22m	24' 0" x 13' 10"			◄► Measurement Points
Bedroom 1	3.49m x 3.45m	11' 5" x 11' 4"			W Wardrobe
Bedroom 2	3.02m x 2.69m	9' 11" x 8' 9"			C Cupboard
Balcony (Floor 9)	7.85m x 1.65m	25' 9" x 5' 5"			U Utility Cupboard
Balcony (Floor 10)	3.99m x 1.53m	13' 1" x 5' 0"			WM Provision for Washing Machine
					HIU Heat Interface Unit
					MVHR Mechanical Ventilation Heat Recovery
					----- Bulkhead

Apartment layouts show indicative furniture arrangements with approximate measurements and are indicative only. Dimensions, which are taken from the indicated points of measurements are for guidance only and are not intended to be used for carpet sizes, appliance space or items of furniture. Apartment areas are provided as gross internal areas in accordance RICS measuring practice. All measurements and areas may vary within a tolerance of 5%. Kitchen layouts are indicative only and are subject to change. Internal wardrobe layouts are indicative only and are subject to change. Services boxing sizes and locations may vary. Please note: to increase legibility these plans have been sized to fit the page and are not drawn to scale and as such may not be at the same scale as those on other pages.

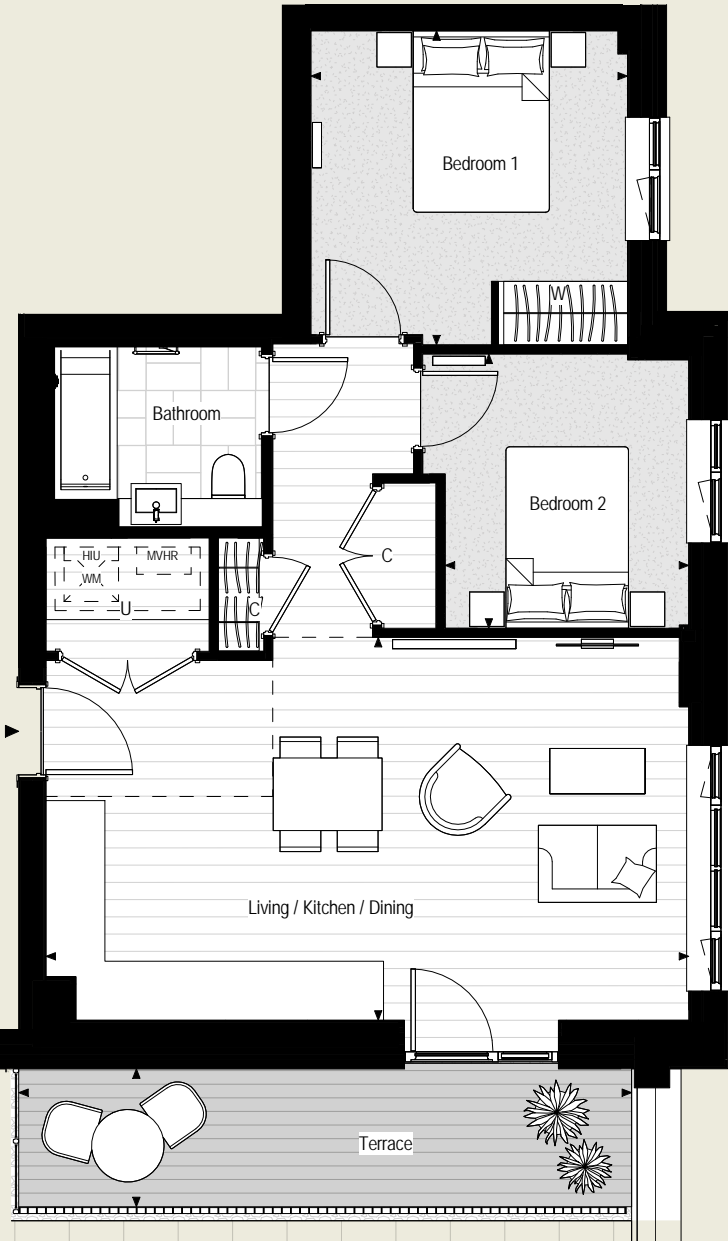
MYRO HOUSE

2 BEDROOM APARTMENT

APARTMENT

7.3-10-03

FLOOR 10



TOTAL INTERNAL AREA	65.4 SQ M	704 SQ FT	PLOT LOCATOR	Floor 10 Shown	KEY
Living / Kitchen / Dining	7.08m x 4.22m	23' 3" x 13' 10"			◄► Measurement Points
Bedroom 1	3.49m x 3.46m	11' 5" x 11' 4"			W Wardrobe
Bedroom 2	3.02m x 2.68m	9' 11" x 8' 9"			C Cupboard
Terrace	6.75m x 1.52m	22' 2" x 5' 0"			U Utility Cupboard
					WM Provision for Washing Machine
					HIU Heat Interface Unit
					MVHR Mechanical Ventilation Heat Recovery
					----- Bulkhead

Apartment layouts show indicative furniture arrangements with approximate measurements and are indicative only. Dimensions, which are taken from the indicated points of measurements are for guidance only and are not intended to be used for carpet sizes, appliance space or items of furniture. Apartment areas are provided as gross internal areas in accordance RICS measuring practice. All measurements and areas may vary within a tolerance of 5%. Kitchen layouts are indicative only and are subject to change. Internal wardrobe layouts are indicative only and are subject to change. Services boxing sizes and locations may vary. Please note: to increase legibility these plans have been sized to fit the page and are not drawn to scale and as such may not be at the same scale as those on other pages.

MYRO HOUSE

2 BEDROOM APARTMENT

APARTMENT

7.1-09-05 7.1-09-10

FLOOR 9



TOTAL INTERNAL AREA	69.1 SQ M	744 SQ FT	PLOT LOCATOR	Floor 9 Shown	KEY
Living / Kitchen / Dining	7.29m x 3.34m	23' 11" x 10' 11"			◄► Measurement Points
Bedroom 1	4.10m x 2.79m	13' 5" x 9' 2"			W Wardrobe
Bedroom 2	4.00m x 2.80m	13' 1" x 9' 2"			C Cupboard
Balcony (East)	7.59m x 1.83m	24' 11" x 6' 0"			U Utility Cupboard
Balcony (West)	10.06m x 1.53m	33' 0" x 5' 0"			WM Provision for Washing Machine
					HIU Heat Interface Unit
					MVHR Mechanical Ventilation Heat Recovery
					----- Bulkhead

Apartment layouts show indicative furniture arrangements with approximate measurements and are indicative only. Dimensions, which are taken from the indicated points of measurements are for guidance only and are not intended to be used for carpet sizes, appliance space or items of furniture. Apartment areas are provided as gross internal areas in accordance RICS measuring practice. All measurements and areas may vary within a tolerance of 5%. Kitchen layouts are indicative only and are subject to change. Internal wardrobe layouts are indicative only and are subject to change. Services boxing sizes and locations may vary. Please note: to increase legibility these plans have been sized to fit the page and are not drawn to scale and as such may not be at the same scale as those on other pages.

MYRO HOUSE

2 BEDROOM APARTMENT

APARTMENT

7.1-09-01 7.1-09-07

FLOOR 9



TOTAL INTERNAL AREA	70.0 SQ M	753 SQ FT	PLOT LOCATOR	Floor 9 Shown	KEY
Living / Kitchen / Dining	7.29m x 3.34m	23' 11" x 10' 11"			◄► Measurement Points
Bedroom 1	4.10m x 2.79m	13' 5" x 9' 2"			W Wardrobe
Bedroom 2	4.00m x 2.80m	13' 1" x 9' 2"			C Cupboard
Balcony (East)	7.55m x 1.84m	24' 9" x 6' 0"			U Utility Cupboard
Balcony (West)	10.06m x 1.53m	33' 0" x 5' 0"			WM Provision for Washing Machine
					HIU Heat Interface Unit
					MVHR Mechanical Ventilation Heat Recovery
					----- Bulkhead

Apartment layouts show indicative furniture arrangements with approximate measurements and are indicative only. Dimensions, which are taken from the indicated points of measurements are for guidance only and are not intended to be used for carpet sizes, appliance space or items of furniture. Apartment areas are provided as gross internal areas in accordance RICS measuring practice. All measurements and areas may vary within a tolerance of 5%. Kitchen layouts are indicative only and are subject to change. Internal wardrobe layouts are indicative only and are subject to change. Services boxing sizes and locations may vary. Please note: to increase legibility these plans have been sized to fit the page and are not drawn to scale and as such may not be at the same scale as those on other pages.

MYRO HOUSE

2 BEDROOM APARTMENT

APARTMENT

7.2-10-02

FLOOR 10



TOTAL INTERNAL AREA	70.1 SQ M	755 SQ FT	PLOT LOCATOR	Floor 10 Shown	KEY
Living / Kitchen / Dining	5.18m x 4.35m	17' 0" x 14' 3"			◄► Measurement Points
Bedroom 1	6.41m x 2.85m	21' 0" x 9' 4"			W Wardrobe
Bedroom 2	3.58m x 3.21m	11' 9" x 10' 6"			C Cupboard
Terrace	6.54m x 1.52m	21' 5" x 5' 0"			U Utility Cupboard
					WM Provision for Washing Machine
					HIU Heat Interface Unit
					MVHR Mechanical Ventilation Heat Recovery
					----- Bulkhead

Apartment layouts show indicative furniture arrangements with approximate measurements and are indicative only. Dimensions, which are taken from the indicated points of measurements are for guidance only and are not intended to be used for carpet sizes, appliance space or items of furniture. Apartment areas are provided as gross internal areas in accordance RICS measuring practice. All measurements and areas may vary within a tolerance of 5%. Kitchen layouts are indicative only and are subject to change. Internal wardrobe layouts are indicative only and are subject to change. Services boxing sizes and locations may vary. Please note: to increase legibility these plans have been sized to fit the page and are not drawn to scale and as such may not be at the same scale as those on other pages.

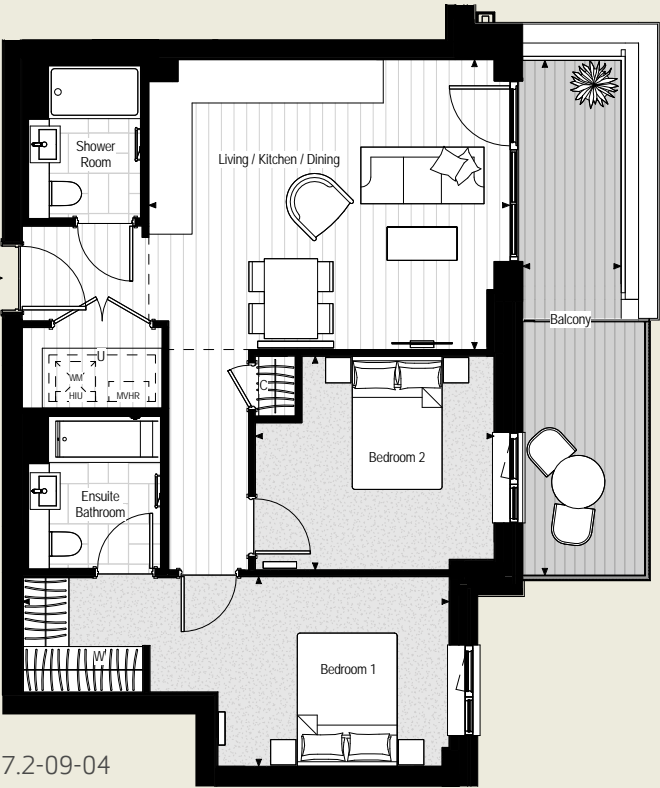
MYRO HOUSE

2 BEDROOM APARTMENT

APARTMENT

7.2-09-04 7.3-09-02 7.3-10-02

FLOORS 9-10



7.2-09-04



7.3-10-02



7.3-09-02

TOTAL INTERNAL AREA	70.2 SQ M	756 SQ FT	PLOT LOCATOR	Floor 9 Shown	KEY
Living / Kitchen / Dining	5.42m x 4.35m	17' 9" x 14' 3"			◄► Measurement Points
Bedroom 1	6.41m x 2.85m	21' 0" x 9' 4"			W Wardrobe
Bedroom 2	3.58m x 3.21m	11' 9" x 10' 6"			C Cupboard
Balcony (7.2-09-04)	7.70m x 1.68m	25' 3" x 5' 6"			U Utility Cupboard
Balcony (7.3-09-02)	7.90m x 1.68m	25' 11" x 5' 6"			WM Provision for Washing Machine
Balcony (7.3-10-02)	3.99m x 1.53m	13' 1" x 5' 0"			HIU Heat Interface Unit
					MVHR Mechanical Ventilation Heat Recovery
					----- Bulkhead

Apartment layouts show indicative furniture arrangements with approximate measurements and are indicative only. Dimensions, which are taken from the indicated points of measurements are for guidance only and are not intended to be used for carpet sizes, appliance space or items of furniture. Apartment areas are provided as gross internal areas in accordance RICS measuring practice. All measurements and areas may vary within a tolerance of 5%. Kitchen layouts are indicative only and are subject to change. Internal wardrobe layouts are indicative only and are subject to change. Services boxing sizes and locations may vary. Please note: to increase legibility these plans have been sized to fit the page and are not drawn to scale and as such may not be at the same scale as those on other pages.

MYRO HOUSE

2 BEDROOM APARTMENT

APARTMENT

7.2-06-05 7.2-07-05 7.2-08-05 7.3-06-03 7.3-07-03 7.3-08-03

FLOORS 6-8



7.2-06-05 7.2-07-05 7.2-08-05
(775 SQ FT)

TOTAL INTERNAL AREA	71.8 SQ M	773 SQ FT
Living / Kitchen / Dining	7.21m x 3.52m	23' 8" x 11' 6"
Bedroom 1	3.49m x 3.46m	11' 5" x 11' 4"
Bedroom 2	3.72m x 3.17m	12' 2" x 10' 5"
Balcony	3.81m x 1.83m	12' 6" x 6' 0"

PLOT LOCATOR Floor 6 Shown



KEY	◄►	Measurement Points
W	W	Wardrobe
C	C	Cupboard
U	U	Utility Cupboard
WM	WM	Provision for Washing Machine
HIU	HIU	Heat Interface Unit
MVHR	MVHR	Mechanical Ventilation Heat Recovery
-----	-----	Bulkhead

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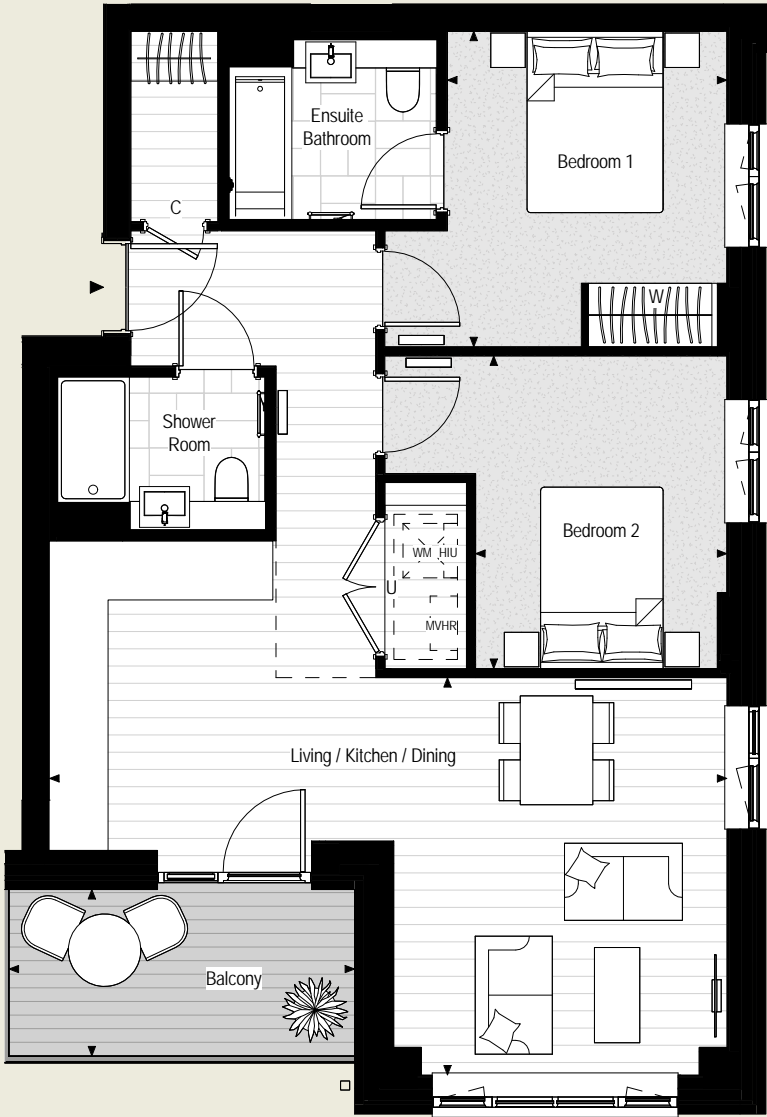
MYRO HOUSE

2 BEDROOM APARTMENT

APARTMENT

7.3-05-04 7.3-06-04 7.3-07-04 7.3-08-04 7.3-09-04

FLOORS 5-9



TOTAL INTERNAL AREA	73.2 SQ M	788 SQ FT
Living / Kitchen / Dining	7.47m x 4.38m	24' 6" x 14' 4"
Bedroom 1	3.48m x 3.08m	11' 5" x 10' 1"
Bedroom 2	3.45m x 2.77m	11' 3" x 9' 1"
Balcony	3.81m x 1.83m	12' 6" x 6' 0"

PLOT LOCATOR Floor 5 Shown



KEY	◄►	Measurement Points
W	W	Wardrobe
C	C	Cupboard
U	U	Utility Cupboard
WM	WM	Provision for Washing Machine
HIU	HIU	Heat Interface Unit
MVHR	MVHR	Mechanical Ventilation Heat Recovery
-----	-----	Bulkhead

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MYRO HOUSE

2 BEDROOM APARTMENT

APARTMENT

7.1-03-10 7.1-04-10 7.1-05-10 7.1-06-10 7.1-07-10 7.1-08-10

FLOORS 3-8



TOTAL INTERNAL AREA	73.9 SQ M	795 SQ FT	PLOT LOCATOR	Floor 3 Shown	KEY
Living / Kitchen / Dining	8.62m x 3.34m	28' 3" x 10' 11"			◄► Measurement Points
Bedroom 1	4.20m x 2.80m	13' 9" x 9' 2"			W Wardrobe
Bedroom 2	3.99m x 2.80m	13' 1" x 9' 2"			C Cupboard
Balcony	3.81m x 1.83m	12' 6" x 6' 0"			U Utility Cupboard
					WM Provision for Washing Machine
					HIU Heat Interface Unit
					MVHR Mechanical Ventilation Heat Recovery
					----- Bulkhead

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MYRO HOUSE

2 BEDROOM APARTMENT

APARTMENT

7.1-06-05 7.1-07-05 7.1-08-05

FLOORS 6-8



TOTAL INTERNAL AREA	73.9 SQ M	795 SQ FT	PLOT LOCATOR	Floor 6 Shown	KEY
Living / Kitchen / Dining	8.63m x 3.34m	28' 3" x 10' 11"			◄► Measurement Points
Bedroom 1	4.10m x 2.75m	13' 5" x 9' 0"			W Wardrobe
Bedroom 2	4.04m x 2.80m	13' 3" x 9' 2"			C Cupboard
Balcony	6.32m x 1.53m	20' 9" x 5' 0"			U Utility Cupboard
					WM Provision for Washing Machine
					HIU Heat Interface Unit
					MVHR Mechanical Ventilation Heat Recovery
					----- Bulkhead

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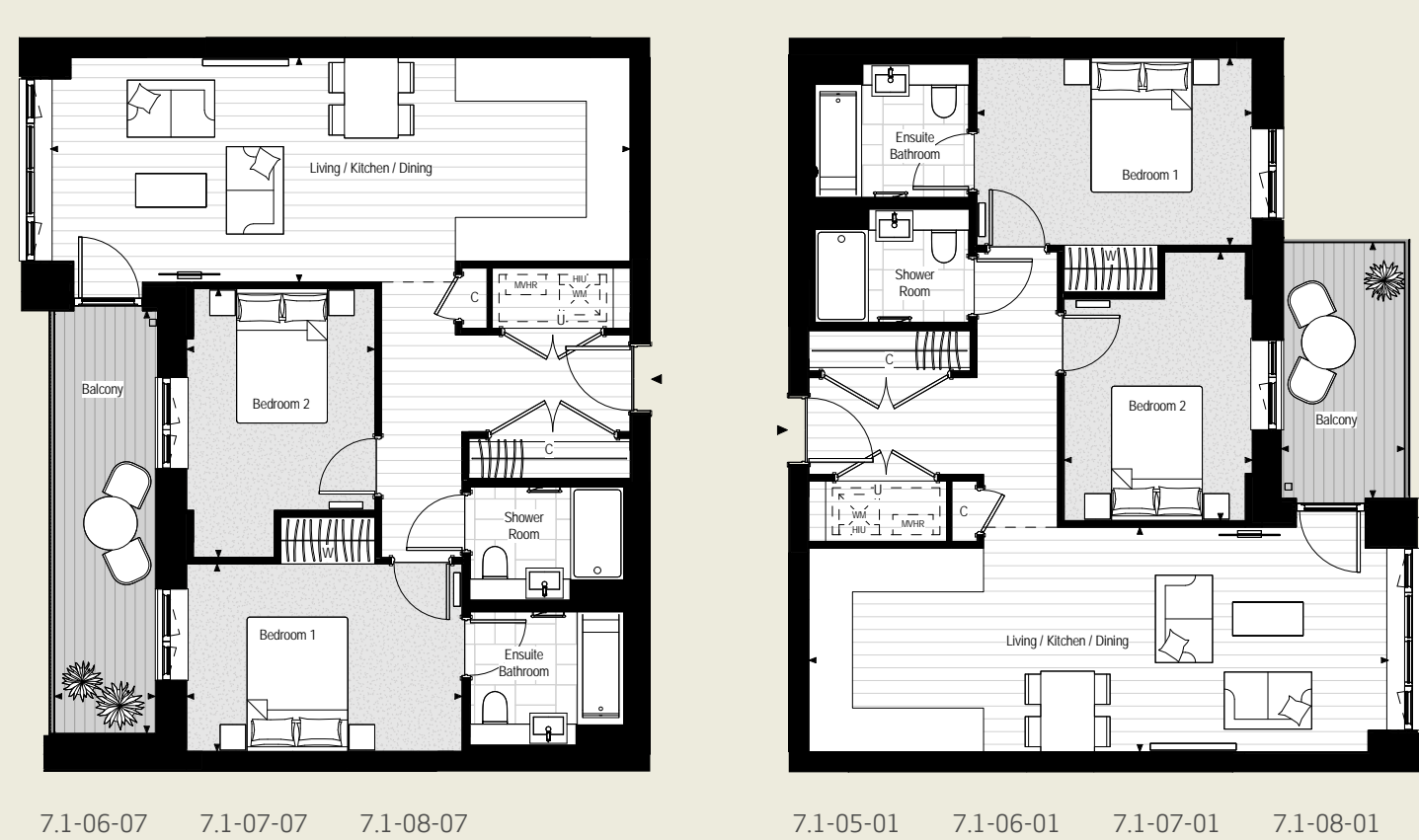
MYRO HOUSE

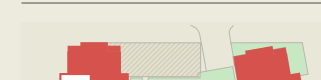
2 BEDROOM APARTMENT

APARTMENT

7.1-05-01 7.1-06-01 7.1-06-07 7.1-07-01 7.1-07-07 7.1-08-01 7.1-08-07

FLOORS 5-8



TOTAL INTERNAL AREA	74.9 SQ M	806 SQ FT	PLOT LOCATOR	Floor 5 Shown	KEY
Living / Kitchen / Dining	8.62m x 3.34m	28' 3" x 10' 11"			◄► Measurement Points
Bedroom 1	4.10m x 2.79m	13' 5" x 9' 2"			W Wardrobe
Bedroom 2	4.00m x 2.80m	13' 1" x 9' 2"			C Cupboard
Balcony (East)	3.81m x 1.83m	12' 6" x 6' 0"			U Utility Cupboard
Balcony (West)	6.32m x 1.53m	20' 9" x 5' 0"			WM Provision for Washing Machine
					HIU Heat Interface Unit
					MVHR Mechanical Ventilation Heat Recovery
					---- Bulkhead

Apartment layouts show indicative furniture arrangements with approximate measurements and are indicative only. Dimensions, which are taken from the indicated points of measurements are for guidance only and are not intended to be used for carpet sizes, appliance space or items of furniture. Apartment areas are provided as gross internal areas in accordance RICS measuring practice. All measurements and areas may vary within a tolerance of 5%. Kitchen layouts are indicative only and are subject to change. Internal wardrobe layouts are indicative only and are subject to change. Services boxing sizes and locations may vary. Please note: to increase legibility these plans have been sized to fit the page and are not drawn to scale and as such may not be at the same scale as those on other pages.

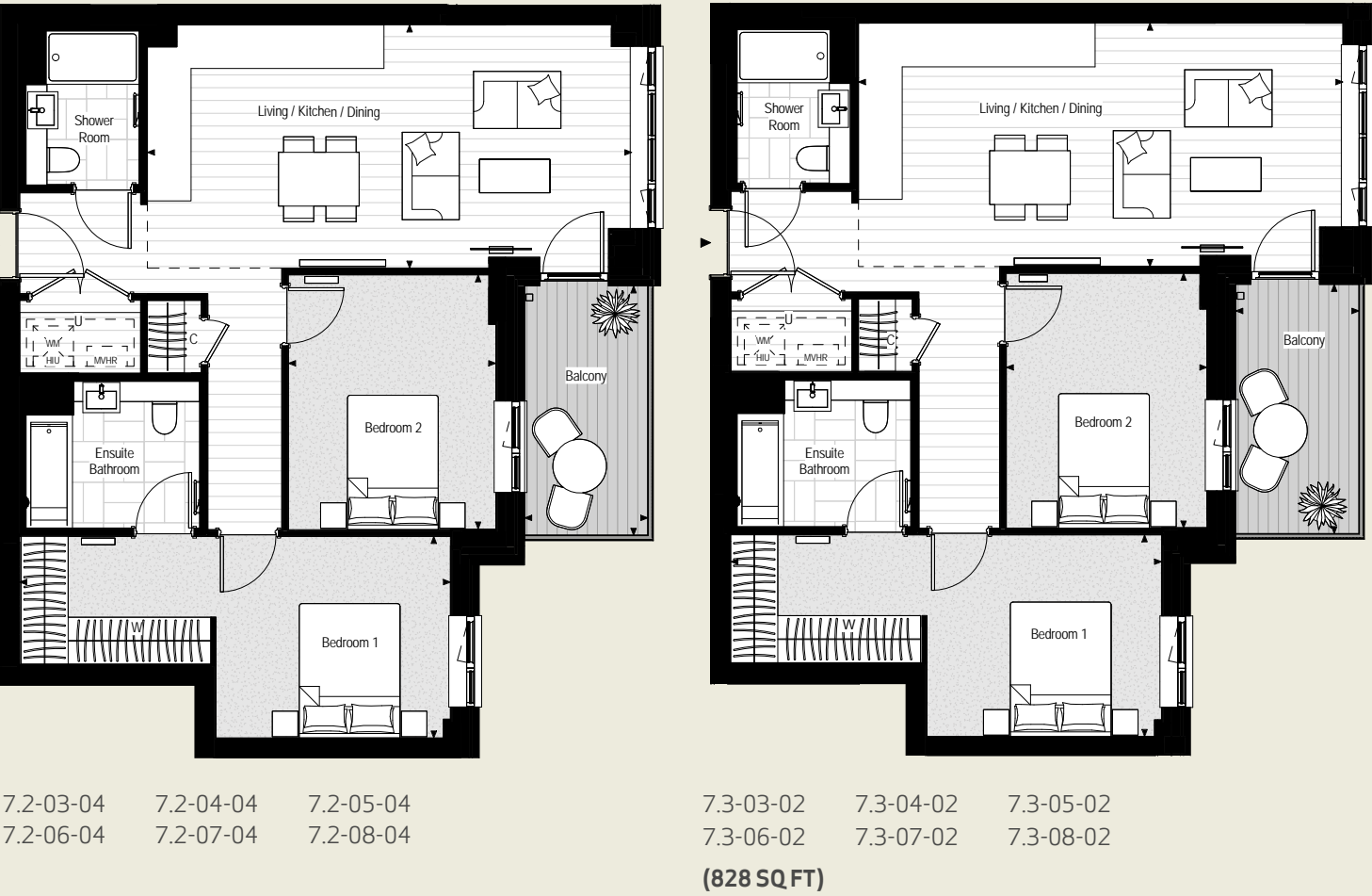
MYRO HOUSE


2 BEDROOM APARTMENT

APARTMENT

7.2-03-04 7.2-04-04 7.2-05-04 7.2-06-04 7.2-07-04 7.2-08-04
7.3-03-02 7.3-04-02 7.3-05-02 7.3-06-02 7.3-07-02 7.3-08-02

FLOORS 3-8



TOTAL INTERNAL AREA	76.8 SQ M	827 SQ FT	PLOT LOCATOR	Floor 3 Shown	KEY
Living / Kitchen / Dining	7.21m x 3.62m	23' 8" x 11' 10"			◄► Measurement Points
Bedroom 1	6.41m x 3.00m	21' 0" x 9' 10"			W Wardrobe
Bedroom 2	3.79m x 3.09m	12' 5" x 10' 1"			C Cupboard
Balcony	3.71m x 1.83m	12' 2" x 6' 0"			U Utility Cupboard
					WM Provision for Washing Machine
					HIU Heat Interface Unit
					MVHR Mechanical Ventilation Heat Recovery
					---- Bulkhead

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MYRO HOUSE

3 BEDROOM APARTMENT

APARTMENT

7.1-02-03 7.1-03-03 7.1-04-03 7.1-05-03 7.1-06-03 7.1-07-03 7.1-08-03 7.1-09-03

FLOORS 2-9



TOTAL INTERNAL AREA	88.0 SQ M	947 SQ FT	PLOT LOCATOR	Floor 2 Shown	KEY
Living / Kitchen / Dining	6.25m x 4.15m	20' 6" x 13' 7"			◄► Measurement Points
Bedroom 1	3.88m x 2.75m	12' 9" x 9' 0"			W Wardrobe
Bedroom 2	3.64m x 3.43m	11' 11" x 11' 3"			C Cupboard
Bedroom 3	3.70m x 2.11m	12' 1" x 6' 11"			U Utility Cupboard
Balcony	6.43m x 1.53m	21' 1" x 5' 0"			WM Provision for Washing Machine
					HIU Heat Interface Unit
					MVHR Mechanical Ventilation Heat Recovery
					----- Bulkhead

Apartment layouts show indicative furniture arrangements with approximate measurements and are indicative only. Dimensions, which are taken from the indicated points of measurements are for guidance only and are not intended to be used for carpet sizes, appliance space or items of furniture. Apartment areas are provided as gross internal areas in accordance RICS measuring practice. All measurements and areas may vary within a tolerance of 5%. Kitchen layouts are indicative only and are subject to change. Internal wardrobe layouts are indicative only and are subject to change. Services boxing sizes and locations may vary. Please note: to increase legibility these plans have been sized to fit the page and are not drawn to scale and as such may not be at the same scale as those on other pages.

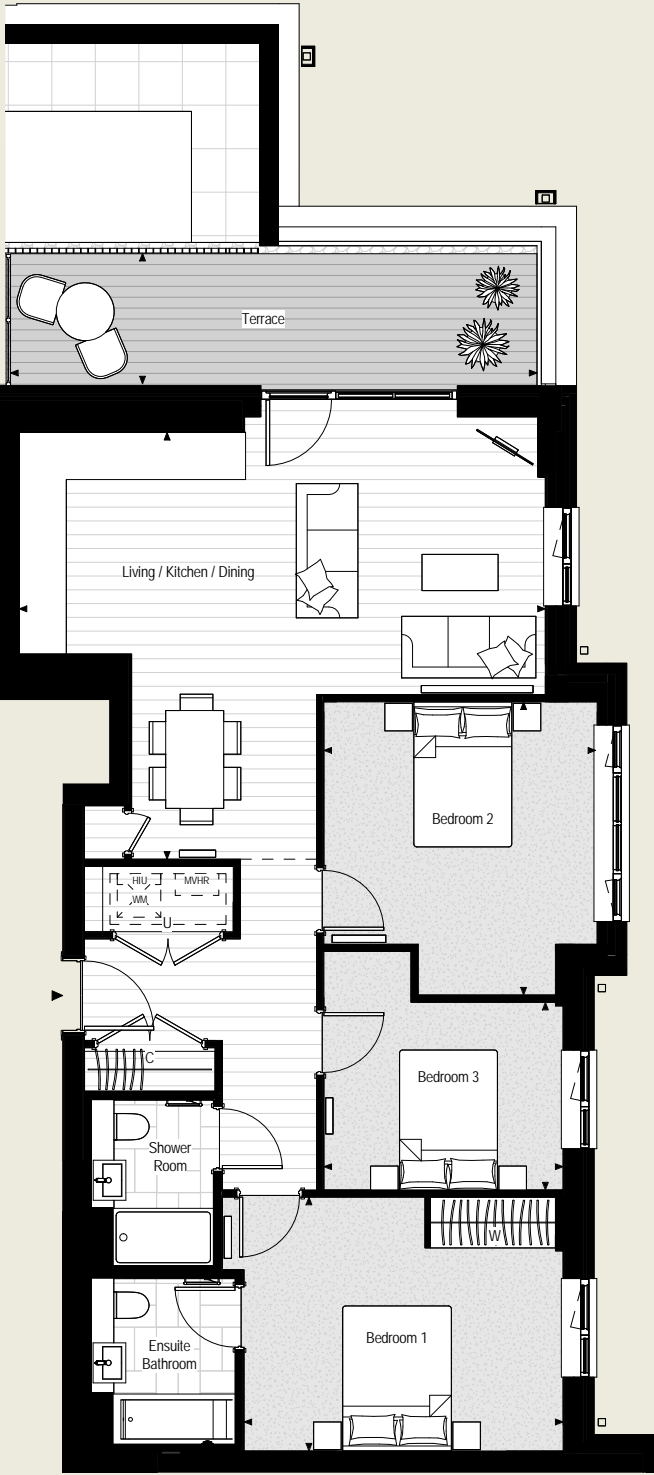
MYRO HOUSE

3 BEDROOM APARTMENT

APARTMENT

7.1-10-05

FLOOR 10



TOTAL INTERNAL AREA	96.2 SQ M	1035 SQ FT	PLOT LOCATOR	Floor 10 Shown	KEY
Living / Kitchen / Dining	7.26m x 6.10m	23' 9" x 20' 0"			◄► Measurement Points
Bedroom 1	4.40m x 3.50m	14' 5" x 11' 6"			W Wardrobe
Bedroom 2	4.04m x 3.77m	13' 3" x 12' 4"			C Cupboard
Bedroom 3	3.30m x 2.60m	10' 10" x 8' 6"			U Utility Cupboard
Terrace	7.26m x 1.80m	23' 10" x 5' 11"			WM Provision for Washing Machine
					HIU Heat Interface Unit
					MVHR Mechanical Ventilation Heat Recovery
					----- Bulkhead

Apartment layouts show indicative furniture arrangements with approximate measurements and are indicative only. Dimensions, which are taken from the indicated points of measurements are for guidance only and are not intended to be used for carpet sizes, appliance space or items of furniture. Apartment areas are provided as gross internal areas in accordance RICS measuring practice. All measurements and areas may vary within a tolerance of 5%. Kitchen layouts are indicative only and are subject to change. Internal wardrobe layouts are indicative only and are subject to change. Services boxing sizes and locations may vary. Please note: to increase legibility these plans have been sized to fit the page and are not drawn to scale and as such may not be at the same scale as those on other pages.

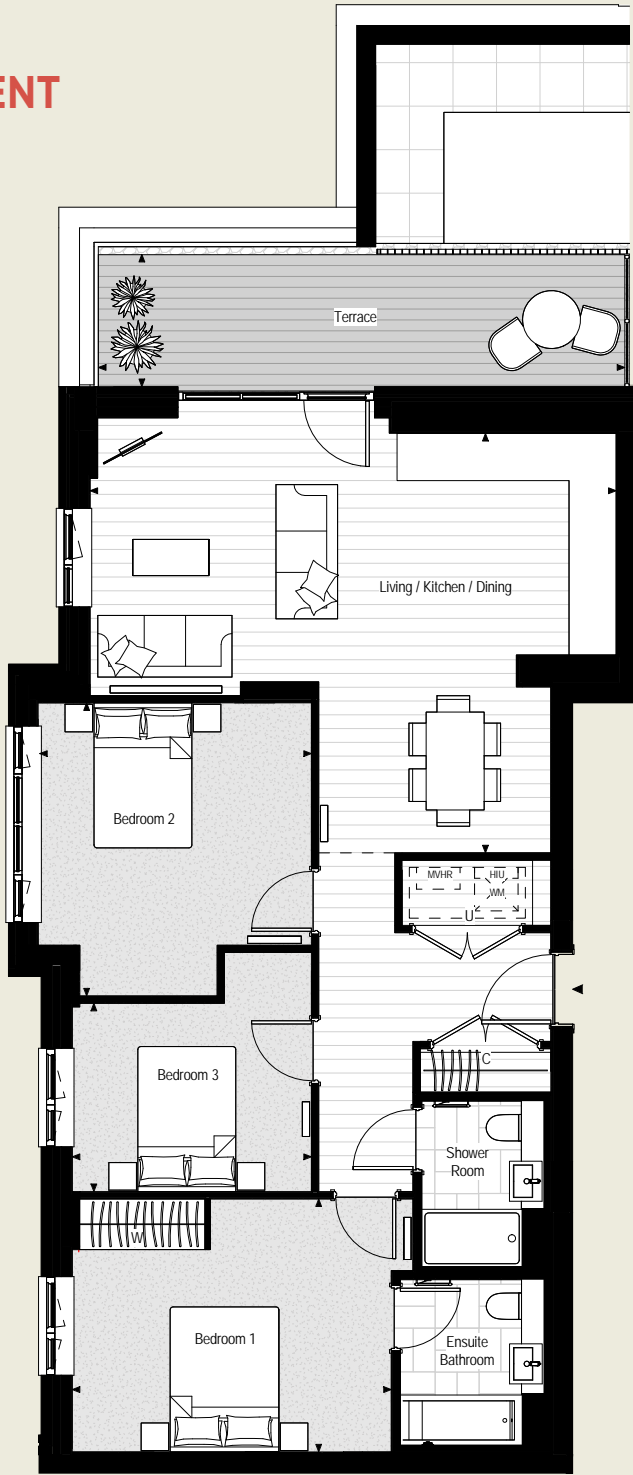
MYRO HOUSE

3 BEDROOM APARTMENT

APARTMENT

7.1-10-04

FLOOR 10



TOTAL INTERNAL AREA	97.3 SQ M	1047 SQ FT	Plot Locator
Living / Kitchen / Dining	7.26m x 6.00m	23' 9" x 19' 8"	
Bedroom 1	4.40m x 3.49m	14' 5" x 11' 5"	
Bedroom 2	4.04m x 3.77m	13' 3" x 12' 4"	
Bedroom 3	3.30m x 2.60m	10' 10" x 8' 6"	
Terrace	7.26m x 1.80m	23' 10" x 5' 11"	

KEY
Measurement Points
W Wardrobe
C Cupboard
U Utility Cupboard
WM Provision for Washing Machine
HIU Heat Interface Unit
MVHR Mechanical Ventilation Heat Recovery
----- Bulkhead

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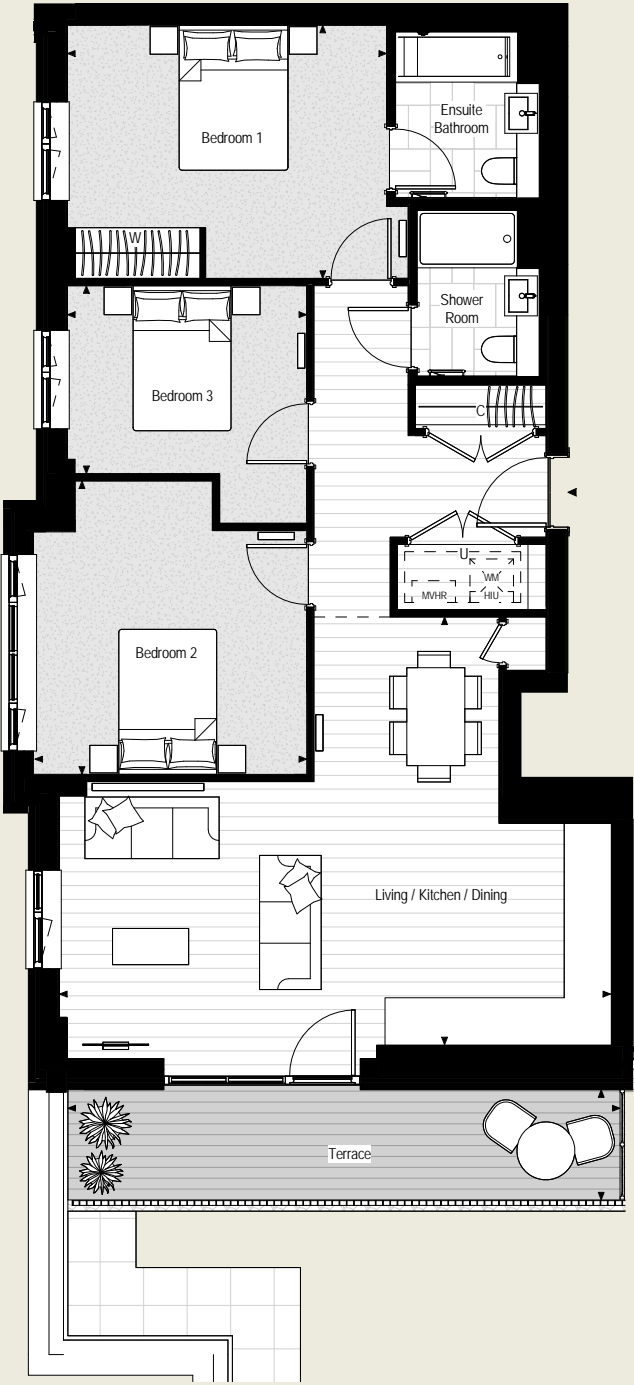
MYRO HOUSE

3 BEDROOM APARTMENT

APARTMENT

7.1-10-02

FLOOR 10



TOTAL INTERNAL AREA	97.7 SQ M	1052 SQ FT	Plot Locator
Living / Kitchen / Dining	7.61m x 5.90m	24' 11" x 19' 4"	
Bedroom 1	4.40m x 3.49m	14' 5" x 11' 5"	
Bedroom 2	3.77m x 4.05m	12' 4" x 13' 3"	
Bedroom 3	3.30m x 2.60m	10' 10" x 8' 6"	
Terrace	7.61m x 1.52m	25' 0" x 5' 0"	

KEY
Measurement Points
W Wardrobe
C Cupboard
U Utility Cupboard
WM Provision for Washing Machine
HIU Heat Interface Unit
MVHR Mechanical Ventilation Heat Recovery
----- Bulkhead

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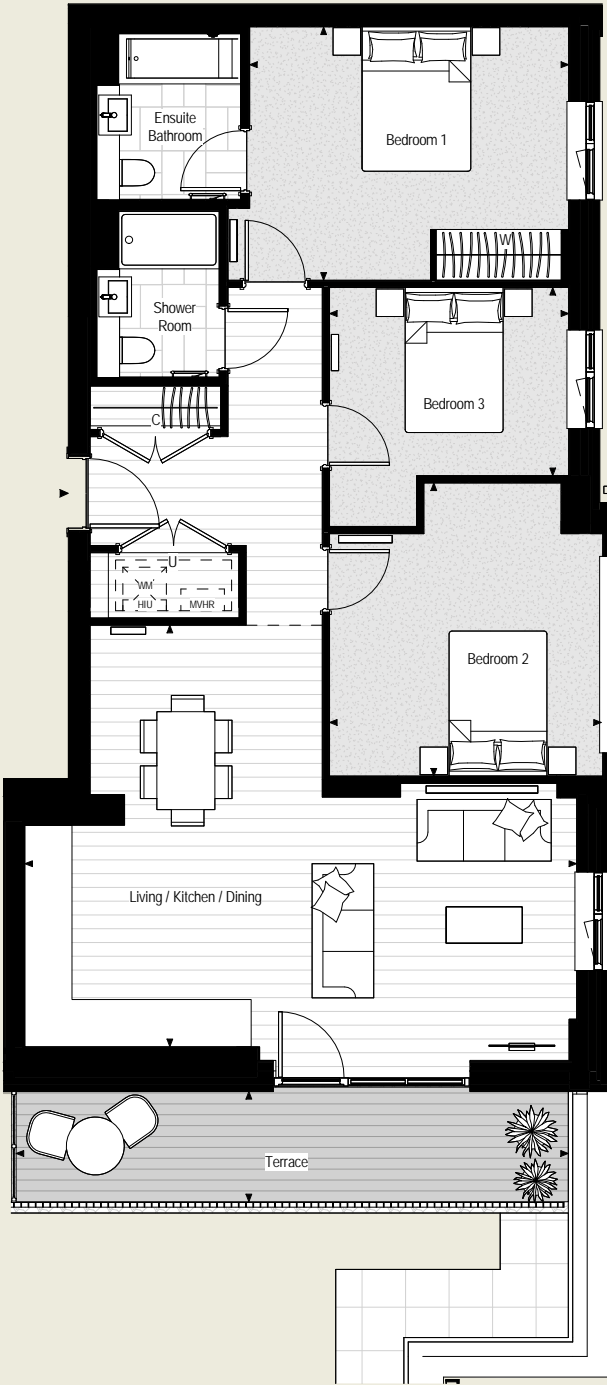
MYRO HOUSE

3 BEDROOM APARTMENT

APARTMENT

7.1-10-01

FLOOR 10



TOTAL INTERNAL AREA	98.9 SQ M	1065 SQ FT	PLOT LOCATOR	Floor 10 Shown	KEY
Living / Kitchen / Dining	7.61m x 5.81m	24' 11" x 19' 1"			◄► Measurement Points
Bedroom 1	4.40m x 3.49m	14' 5" x 11' 5"			W Wardrobe
Bedroom 2	4.04m x 3.75m	13' 3" x 12' 3"			C Cupboard
Bedroom 3	3.30m x 2.60m	10' 10" x 8' 6"			U Utility Cupboard
Terrace	7.61m x 1.52m	25' 0" x 5' 0"			WM Provision for Washing Machine
					HIU Heat Interface Unit
					MVHR Mechanical Ventilation Heat Recovery
					----- Bulkhead

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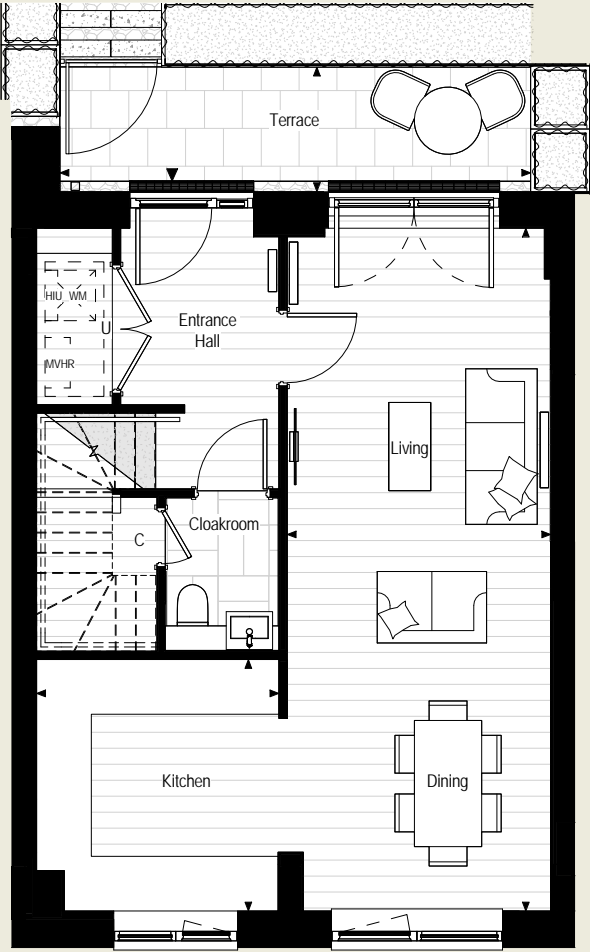
MYRO HOUSE

3 BEDROOM DUPLEX APARTMENT

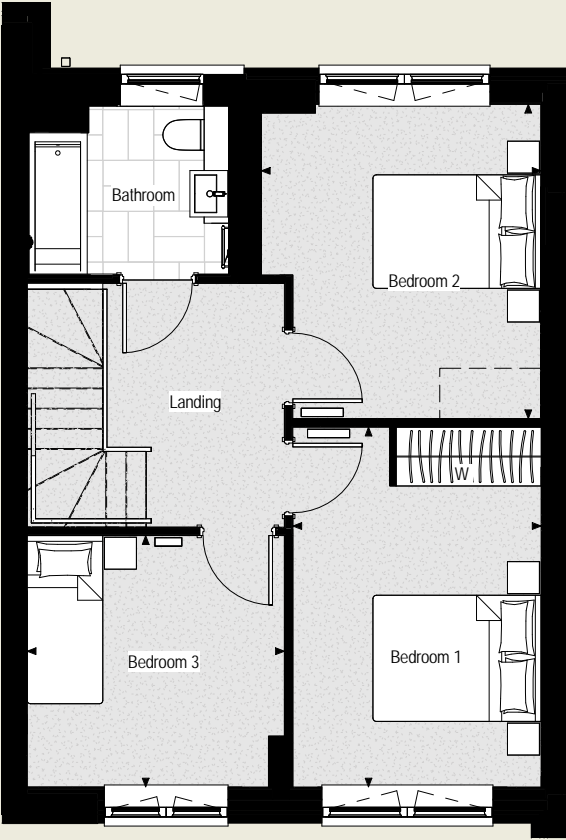
APARTMENT

7.4-01-03


FLOOR 1



LOWER FLOOR



UPPER FLOOR

TOTAL INTERNAL AREA	96.6 SQ M	1040 SQ FT	PLOT LOCATOR	Floor 1 Shown	KEY
Kitchen	2.99m x 2.88m	9' 9" x 9' 5"			◄► Measurement Points
Living / Dining	8.12m x 3.13m	26' 7" x 10' 3"			W Wardrobe
Bedroom 1	4.28m x 2.95m	14' 0" x 9' 8"			C Cupboard
Bedroom 2	3.74m x 3.33m	12' 3" x 10' 11"			U Utility Cupboard
Bedroom 3	3.06m x 2.99m	10' 0" x 9' 9"			WM Provision for Washing Machine
Terrace	5.60m x 1.49m	18' 4" x 4' 10"			HIU Heat Interface Unit
					MVHR Mechanical Ventilation Heat Recovery
					---- Bulkhead

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MYRO HOUSE

3 BEDROOM DUPLEX APARTMENT

APARTMENT

7.4-01-02

FLOOR 1



LOWER FLOOR

UPPER FLOOR

TOTAL INTERNAL AREA	96.7 SQ M	1041 SQ FT	PLOT LOCATOR	Floor 1 Shown	KEY
Kitchen	2.99m x 2.88m	9' 9" x 9' 5"			◄► Measurement Points
Living / Dining	8.12m x 3.13m	26' 7" x 10' 3"			W Wardrobe
Bedroom 1	4.28m x 2.95m	14' 0" x 9' 8"			C Cupboard
Bedroom 2	3.74m x 3.29m	12' 3" x 10' 9"			U Utility Cupboard
Bedroom 3	3.06m x 2.99m	10' 0" x 9' 9"			WM Provision for Washing Machine
Terrace	5.71m x 1.83m	18' 9" x 6' 0"			HIU Heat Interface Unit
				N	
				MVHR Mechanical Ventilation Heat Recovery	
				----- Bulkhead	

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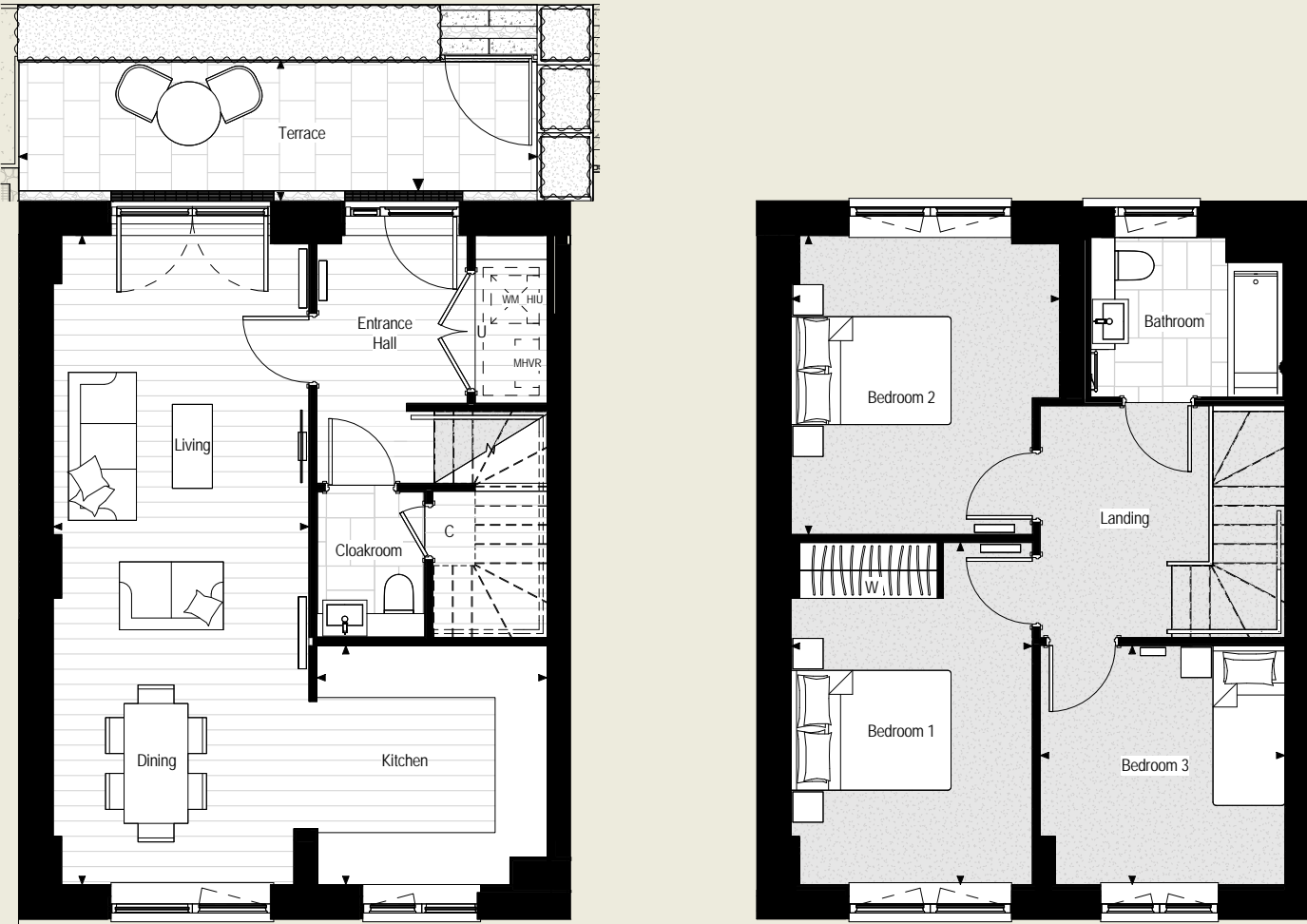
MYRO HOUSE

3 BEDROOM DUPLEX APARTMENT

APARTMENT



7.4-01-01

FLOOR 1



LOWER FLOOR

UPPER FLOOR

TOTAL INTERNAL AREA	97.3 SQ M	1047 SQ FT	PLOT LOCATOR	Floor 1 Shown	KEY
Kitchen	2.99m x 2.88m	9' 9" x 9' 5"			◄► Measurement Points
Living / Dining	8.12m x 3.20m	26' 7" x 10' 6"			W Wardrobe
Bedroom 1	4.28m x 3.02m	14' 0" x 9' 11"			C Cupboard
Bedroom 2	3.74m x 3.36m	12' 3" x 11' 0"			U Utility Cupboard
Bedroom 3	3.06m x 2.99m	10' 0" x 9' 9"			WM Provision for Washing Machine
Terrace	6.49m x 1.74m	21' 3" x 5' 8"			HIU Heat Interface Unit
				MVHR Mechanical Ventilation Heat Recovery	
				----- Bulkhead	

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MYRO HOUSE

3 BEDROOM DUPLEX APARTMENT

APARTMENT

7.4-01-04

FLOOR 1



TOTAL INTERNAL AREA	97.3 SQ M	1047 SQ FT	PLOT LOCATOR	Floor 1 Shown	KEY
Kitchen	2.99m x 2.88m	9' 9" x 9' 5"			◄► Measurement Points
Living / Dining	8.12m x 3.20m	26' 7" x 10' 6"			W Wardrobe
Bedroom 1	4.28m x 3.02m	14' 0" x 9' 11"			C Cupboard
Bedroom 2	3.74m x 3.36m	12' 3" x 11' 0"			U Utility Cupboard
Bedroom 3	3.06m x 2.99m	10' 0" x 9' 9"			WM Provision for Washing Machine
Terrace	5.79m x 1.49m	19' 0" x 4' 10"			HIU Heat Interface Unit
					MVHR Mechanical Ventilation Heat Recovery
					----- Bulkhead

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Lifestyle imagery is indicative only



Computer generated image is indicative only

AN EXCEPTIONAL TEAM

A first rate team of creative partners has been assembled to realise the project's ambitious vision.

LANDSCAPING

HTA Design's landscape team was set up in 2003, specialising in landscape design for regeneration, masterplanning residential design, parks and public realm, the team deliver complex projects with beautiful solutions. The work ranges in scale and location, from large scale suburban masterplanning to greening urban intensification; city park design to linear waterfront solutions. One example is the award-winning development Kidbrooke Village that recently won the Sir David Attenborough Award in the Landscape Institute Awards 2020.

ARCHITECTURE AND INTERIORS

BDP is a major international practice of architects, designers, engineers and urbanists creating outstanding places

for people. BDP's work spans the full range of building types and locations both overseas and in the UK from a small office fit-out or penthouse apartment to extensive urban complexes comprising retail, office and hotel developments.

BUILT BY BERKELEY

Berkeley Group builds beautiful, successful places, blending homes, parks and public realm with great facilities to create fantastic communities. Berkeley has a proven track record with impressive landmark regeneration projects such as Kidbrooke Village and Royal Arsenal Riverside. Lombard Square's buildings feature proportions inspired by London townhouses and are all built with uncompromising quality which they've become synonymous with.



Computer generated image is indicative only

THE BERKELEY DIFFERENCE

From the moment you arrive at one of our developments, you will notice the Berkeley difference. This won't just be in the quality of the craftsmanship, the stunning surroundings or the enviable location. There is something intrinsically special about the experience we offer you. We don't think in terms of just bricks and mortar or landscaping. We think about creating exceptional places for you to call home.

THE BERKELEY DIFFERENCE DESIGNED FOR LIFE

At Berkeley, we are committed to creating great places where people love to live, work and relax. Where the homes are light-filled, adaptable and finished to very high standards. Where carefully planned public areas enhance wellbeing and quality of life for residents and visitors. Where people feel a sense of community.

CUSTOMERS DRIVE ALL OUR DECISIONS

We achieve that by putting our customers at the heart of everything we do. First, we strive to understand what our customers want and need – well-built homes, in a pleasant and safe neighbourhood, with plenty of amenities and good transport connections. Then we apply that understanding to all our planning and design decisions.

And for every new development, we challenge ourselves to go further, to improve and innovate, ensuring we satisfy the real needs of our customers in inspiring and sustainable ways.

CHOICE AND DIVERSITY

No two Berkeley customers are the same, so we aim to offer a wide choice of property location, size and type. From central London to major towns and cities; from market towns to rural villages, countryside to the coast – we build in locations our customers love. And whatever home you are looking for, whether that's a city penthouse, a modern studio apartment or traditional family home, you will find the perfect fit for your lifestyle.

QUALITY FIRST TO LAST

Quality is the defining characteristic of Berkeley developments, right down to the very last detail. We choose our locations, style of homes, construction practices, materials and specifications with great care. When you buy a new home from Berkeley you can be safe in the knowledge that it is built to high standards of design and quality, has low environmental impact and that you will receive a professional, efficient and helpful service from us. For extra peace of mind, all new properties come with a 10-year build warranty.

GREEN LIVING

For Berkeley, sustainability isn't simply the latest buzzword. We are committed to creating a better environment within our developments and in the areas that surround them. That's why we build on brownfield sites whenever we can, bringing new life to disused and unloved spaces. We take care to protect the natural environment and enhance biodiversity. All our homes are designed to reduce water and energy consumption, and to enable residents to recycle waste.

COMMITMENT TO THE FUTURE

When we plan a development, we take a long-term view of how the community we create can thrive in years to come. Our aim is to permanently enhance the neighbourhoods in which they are located, through intelligent design, quality landscaping, sympathetic architecture or restoration, and high standards of sustainability. We don't just build for today; we build for the future too.



Lifestyle imagery is indicative only

THE BERKELEY DIFFERENCE TRANSFORMING TOMORROW

At Berkeley Group our passion and purpose is to build quality homes, strengthen communities and improve people's lives.



Kidbrooke Village

We are innovating, pushing boundaries and taking action to ensure we have a long-term, positive impact that is good for our customers, the communities we touch, our business and the world around us.

We transform underused sites into exceptional places and we're also transforming the way we work; embracing technology and raising standards, as we continue to deliver an outstanding customer experience and create high-quality homes that delight our customers. Our Vision 2030 is our ten-year plan which sets out how we will achieve this.

Computer generated image is indicative only



TRANSFORMING PLACES

Working with local people and partners we create welcoming and connected neighbourhoods where you can be proud to live.

Lifestyle imagery is indicative only



TRANSFORMING LIFESTYLES

Taking action on climate change and giving you ways to live more sustainably. We're building efficient homes that use less energy over their lifetime, with sustainable travel choices on the doorstep.

Lifestyle imagery is indicative only



TRANSFORMING NATURE

Creating beautiful places with habitats that help nature to thrive, meaning that every site is left with more nature than when we began.



TRANSFORMING FUTURES

Helping people to reach their potential through apprenticeships and training, and programmes supported by the Berkeley Foundation.



Please scan this QR code for more information on how we are **TRANSFORMING TOMORROW**

OUR VISION
2030
TRANSFORMING TOMORROW

THE BERKELEY DIFFERENCE

SUSTAINABILITY AT ITS HEART

This is how we are ensuring sustainability at Lombard Square.

PEOPLE, PLANET, PROSPERITY

Sustainability is fundamental to Berkeley's ethos. In simple terms, we want to ensure the long-term health, wellbeing and prosperity of people and the planet. There are a range of ways we are managing and minimising the environmental impact of our operations and delivery of homes and communities. These are the initiatives we have implemented at Lombard Square.

NATURE AND BIODIVERSITY

Parkland, trees, flowers, green roofs, ponds, hedges, gardens – these are the fundamentals of a thriving natural environment that can be enjoyed by everyone, even in the heart of the city. They are all part of our commitment to net biodiversity gain on our developments. Within and around Lombard Square, we will create natural habitats that encourage wildlife to flourish.

WASTE AND RECYCLING

We actively encourage all residents to reduce their waste wherever possible. In addition to external recycling bins, we provide integrated recycling bins in kitchens to make it easier to separate and recycle waste.

WATER EFFICIENCY

Our homes are designed to high water efficiency standards and are fitted with dual flush WCs, and low-flow taps and showerheads which use less water without compromising convenience and comfort. We also suggest simple steps to reduce water consumption, such as not leaving taps running unnecessarily.

ENERGY EFFICIENCY

Efficient use of electricity and gas helps lower fuel bills and reduces carbon emissions. Our homes have been designed to use less energy than a standard home. They have enhanced levels of thermal insulation and air-tightness and have been fitted with mechanical ventilation units with heat recovery (MVHR). All lighting and kitchen appliances are low energy.

NOISE REDUCTION

We can't eliminate noise, but we consider the impact of noise in the design of our homes. We consider external noise, such as from nearby roads, and internal noise including the transfer between rooms and floors. We incorporate measures to reduce the different types of noise wherever possible to create a quieter environment.

CLEAN AIR

It is hard to avoid polluted air, particularly in our cities. Throughout Lombard Square we have planted trees, shrubs and flower beds to help create a cleaner air environment. Within our homes we provide mechanical ventilation to filter the internal air.

SUSTAINABLE TRANSPORT

We provide cycle paths, secure cycle parks and car charging points to encourage the use of sustainable methods of transport, to help reduce air pollution around the development and the wider area. These active methods of transport also help encourage healthier lifestyles.

STEWARDSHIP

Maintaining our communal open spaces and facilities in perpetuity is an important benefit to the whole community. We work with the managing agent and residents to ensure the development remains in pristine condition.

FUTURE-PROOF DESIGN

From the early stages of design, we assess how our homes will stand up to the future effects of climate change, such as how they will be affected by higher summer temperatures, periods of drought, or more extreme rainfall. We are constantly researching how we can ensure our homes and developments are more resilient to these extremes to understand what new innovative technologies we should use in our future designs.



Lifestyle imagery is indicative only

GET IN TOUCH



BERKELEY SALES AND MARKETING SUITE

Imperial Building
No. 2 Duke of Wellington Avenue
Royal Arsenal Riverside
Woolwich
London SE18 6FR

**Open daily 10am–6pm
and until 8pm on Thursdays**

TELEPHONE

020 8331 7130

EMAIL

lombardsquare.sales@berkeleygroup.co.uk

Maps are not to scale and show approximate locations only.

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. It may not be possible to provide the exact materials as referred to in the brochure. In such cases a suitable alternative will be provided. Berkeley reserves the right to make these changes as required. These particulars should not be relied upon as statements of fact representations and applicants must satisfy themselves by inspection or otherwise as to their correctness. 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. Z506/05CA/0422



Berkeley complies with the Consumer Code for Home Builders which ensures that home buyers are treated fairly, know what service levels to expect, are given reliable information upon which to make their decision and know how to access fast, low-cost dispute resolution arrangements if they are dissatisfied.

LOMBARDSQUARE.CO.UK