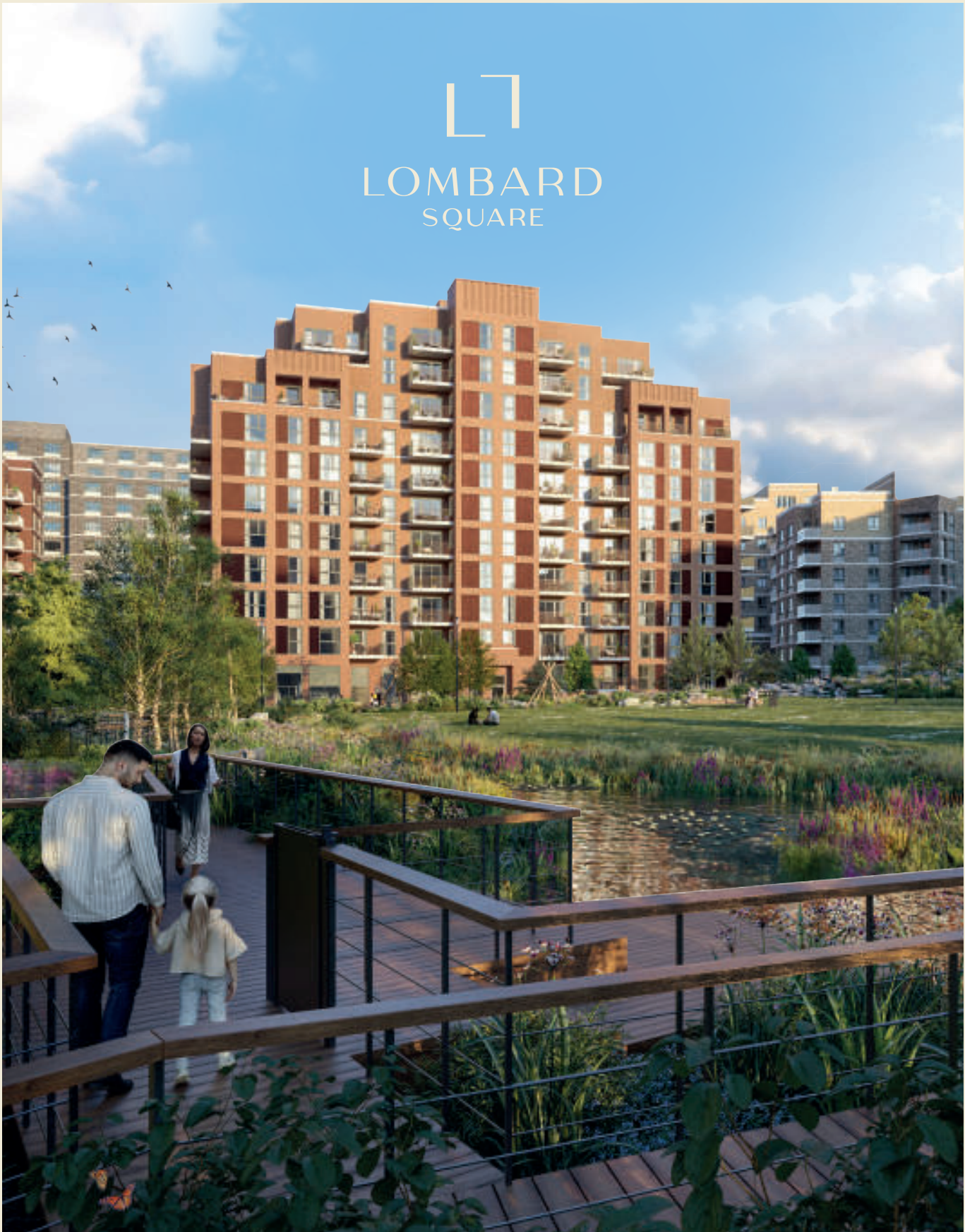


# DESIGNED FOR TRENDSETTERS AND FORWARD-THINKERS



10 REASONS  
TO BUY  
AT LOMBARD SQUARE

Berkeley  
Designed for life

OUR VISION 2030  
TRANSFORMING TOMORROW

Berkeley Group  
Proud member of the Berkeley Group

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This information does not constitute a contract or warranty. Lombard Square is a marketing name and will not necessarily form part of the approved postal address. Applicants are advised to 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 contact Berkeley to ascertain the availability of any particular property. Computer generated images and photography are indicative only. Lombard Square Masterplan Consent number is 19/4398/0 consented on 22/09/2021 by the Royal Borough of Greenwich.



# 10 REASONS TO BUY AT LOMBARD SQUARE

1

## HISTORY

Lombard Square was home to Arsenal Football Club whose Manor Ground was located on the site prior to their move to Highbury. Plumstead was also known as the place where plums grew, a fertile landscape renowned for plum orchards.



2

## AN URBAN REVIVAL

Lombard Square is one of the latest Berkeley regeneration schemes in London, with estimated rental yields of up to 6% and is being managed by the same team responsible for delivering Royal Arsenal Riverside where values have doubled within the last 10 years.



3

## EXCEPTIONAL VALUE

With a top Public Transport Accessibility Level (PTAL) rating of 6a, Lombard Square offers excellent access to public transport at prices 11% lower than similarly well-connected areas in London.\*



5

## SUSTAINABILITY

We are targeting a 45% net biodiversity gain and using new technologies such as ground source heat pumps and solar panels on roofs as a sustainable source of energy.



6

## A HIDDEN GARDEN

Designed with the community in mind, the 1.8 acre Garden Square features a variety of play areas for children, a picturesque lake, and green open spaces for relaxation.

7

## AMENITIES

Residents can enjoy the convenience of round-the-clock security, including a 24 hour Concierge service, an on-site (opt-in) gym and an array of conveniences such as a coffee shop† and express food shop† designed to enhance your everyday living experience.



8

## UP & COMING AREA

Plumstead is a focus area for regeneration, and the development of Lombard Square will further enhance its already great location, connectivity and vibrant community. With £5.2M approved government funding solely for Plumstead High Street.



4

## CONNECTIONS

National Rail is located just 0.3 km away from Lombard Square, with South Eastern and Thameslink services to Central London and beyond. The development is also just a 14 minute walk to Woolwich Elizabeth Line station at Royal Arsenal Riverside.



9

## TRUSTED

Berkeley delivers, no matter what happens in the market.

- We commit to the future with our developments, enabling our communities to thrive in the long-term.
- Quality first to last, right down to the very last detail.
- Customers are at the heart of everything we do.

10

## BERKELEY QUALITY DESIGNED FOR LIFE

With exceptional customer service, and a 10-year warranty, 99.5% of our customers would recommend us to friends.