

LOMBARD SQUARE



A WELL CRAFTED EXPRESSION OF HOME

Fero House is a bold expression of design and comfort. Inspired by the area's rich heritage of metalwork, every detail from the sleek balcony balustrades to the distinctive ironmongery celebrates a tradition of craftsmanship while embracing a modern aesthetic.

Escaping to the beautifully landscaped spaces at Lombard Square is a delight. Each and every corner thrives amid greenery and has been designed with sustainability and nature in mind.

Lombard Square offers the perfect balance of connectivity and culture. Just a 4-minute walk from Plumstead Station, 14 minutes from Woolwich Station for the Elizabeth Line, and with Canary Wharf only an 8-minute ride away, you're effortlessly connected to central London.

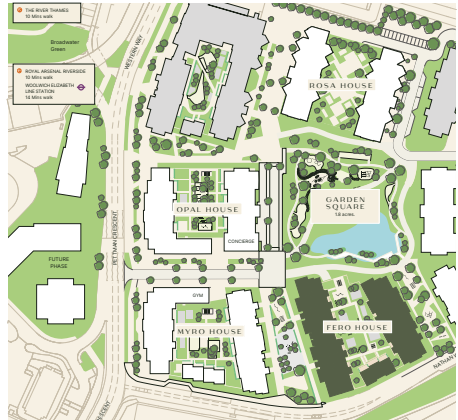
Berkeley
Designed for life

WHY FERO HOUSE

The first thing you'll notice about Lombard Square is the abundance of greenery. A series of pathways, boardwalks and open spaces that weave through the site, immersing you in nature. Fero House overlooks the Garden Square and a tranquil private podium garden.

- Exclusive collection of 1, 2, 3 bedroom apartments & 3 bedroom duplexes
- Unique metalwork craft inspired interiors, individual to Fero House
- Kitchen and bathrooms available in light or dark palettes*
- Set adjacent to 1.8 acres of green open spaces
- Access to residents-only gym (opt-in option)
- 24-hour concierge service

* Choices and options are subject to timeframes, availability and change.

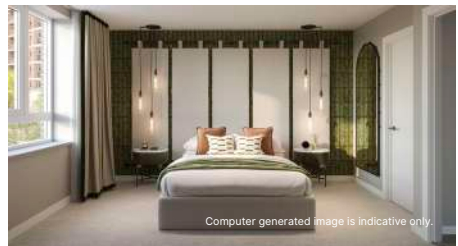


The site plan is indicative only and subject to change. In line with our policy of continuous improvement we reserve the right to alter the layout, building style, landscaping & specification at anytime without notice.

APARTMENT MIX

	Size Range (Sq. Ft.)	Starting Prices (£)	Price per (Sq. Ft.)	Estimated Rental (£/m)	Estimated Rental Yield (%)
1 Bedroom	484 - 560	£367,500	£701 - £801	£1,800 - £1,925	5.3% - 5.9%
2 Bedrooms	678 - 829	£512,500	£635 - £807	£2,300 - £2,400	5.0% - 5.5%
3 Bedrooms	1,012 - 1,055	£687,500	£656 - £687	£2,750 - £2,800	4.6% - 4.9%
Duplex Apartments	1,076	£610,000	£567	£2,725	5.4%

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



1,913
NEW HOMES



HIGH SPEC INTERIORS
EACH BUILDING WITH ITS OWN INDIVIDUAL IDENTITY



1.8 ACRES
OF PARKLAND



47,000 SQ FT
OF COMMERCIAL, RETAIL AND EMPLOYMENT SPACE



24-HOUR
CONCIERGE



WOOLWICH WORKS
AN ESTABLISHED CULTURAL HUB



24-HOUR
AUTOMATED PARCEL ROOM



RESIDENTS-ONLY GYM
OPT-IN OPTION



4 MINS
WALK TO PLUMSTEAD STATION FOR SOUTH EASTERN AND THAMESLINK SERVICES



14 MINS
WALK TO WOOLWICH ELIZABETH LINE STATION



0.3 MILE
TO ROYAL ARSENAL RIVERSIDE



8 MINS
TO CANARY WHARF VIA ELIZABETH LINE

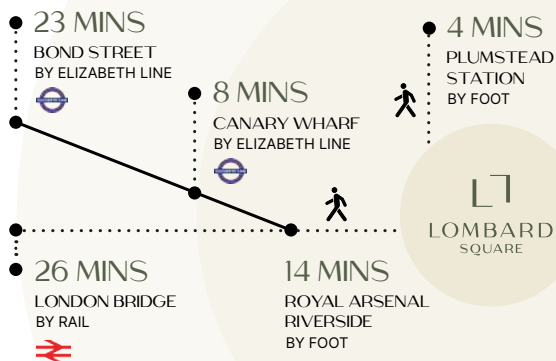


THE LOCATION

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

Conveniently located in Zone 4, Lombard Square is at the edge of the city – and in close proximity to the Woolwich Elizabeth Line Station. It is at the heart of an exciting regeneration project that will transform the entire area.



EDUCATION

Close to Lombard Square are excellent education establishments, with London School of Economics and Imperial College London – both of which sit in the top 50 of the world university rankings*.

UNIVERSITIES

IMPERIAL COLLEGE LONDON

University Ranking 3rd*
36 mins by TfL

LONDON SCHOOL OF ECONOMICS AND POLITICAL SCIENCE

University Ranking 7th*
21 mins by TfL

QUEEN MARY'S UNIVERSITY OF LONDON

University Ranking 17th*
11 mins by TfL

UNIVERSITY OF GREENWICH

University Ranking 54th*
20 mins by TfL

*Source: QS UK University Ranking 2025 www.tfl.gov.uk Google Maps
Timings are approximate, correct at time of print and do not include walking/transfer times.



LOCATION

London, Plumstead, SE28 0FA

LOCAL AUTHORITY

Royal Borough of Greenwich

GROUND RENT

Peppercorn

SERVICE CHARGES

- Estimated service charge of £4.05 per sq ft per annum.
- To include concierge services, buildings insurance, landscaping, maintenance of communal areas and staffing
- Estimated Building Safety Regulator charge of £402.00 upon completion.

PARKING

- General Right to Park available for £20,000
- Estimated service charge of £438 for general right to park

TERMS OF PAYMENT

- £2,500 reservation fee is payable on purchases up to £499,999, £5,000 from £500,000 to £1,499,999, £10,000 from £1,500,000 to £2,999,999 and £15,000 from £3,000,000 upwards.
- 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.

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.

TENURE

265-year lease (from Oct 2021)

COMPLETION

March 2028 - May 2028

OUR VISION
2030
TRANSFORMING TOMORROW

 **Berkeley**
Group
Proud to be a member of the
Berkeley Group of companies

 **The Institute of
Customer Service**
MEMBER

Berkeley
Designed for life

Disclaimer: Please be aware that these details are intended to give a general indication of properties available and should be used as a guide only. The company reserves the right to alter these details at any time. The contents herein shall not form any part of any contract or be a representation including such contract. These properties are offered subject to availability. Applicants are advised to contact the sales office or the appointed agents to ascertain the availability of any particular type of property so as to avoid a fruitless journey. The property areas are provided as gross internal areas under the RICS measuring practice 4th edition recommendation. Prices and information are indicative only and may change. Please speak to a member of the Sales Team to confirm prices and availability.