

Be the first. Phase one.

ZONE
AT OVAL VILLAGE
— SE11 —
Zone one living

 Peabody

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 Peabody

Welcome to Zone at Oval Village

Welcome to Zone at Oval Village. This new collection of contemporary apartments is located in a prime, central London location, just next to the iconic Kia Oval cricket ground and a stone's throw from the majestic River Thames.

Offered on a Shared Ownership basis, the first phase of this development gives you the rare opportunity to acquire a stylish 1 or 2 bedroom apartment in the capital's Zone One.

Built to an exceptionally high specification, all homes feature a private balcony, beautiful landscaped communal gardens and access to concierge. A short walk from Oval, Vauxhall and Kennington stations, Zone at Oval Village is perfectly placed whether you want a simpler commute or you'd love to live at the heart of one of the world's greatest cities.

Get into the Zone



Computer generated image courtesy of Berkeley is indicative only.





A new Zone for Oval Village

Zone is part of the major new Oval Village development. This elegant and unique neighbourhood has been created by the renowned Berkeley, offering high-quality homes, offices, retail and leisure facilities, including a café, community centre and fully revamped supermarket.

South of the new community is the iconic Victorian Gasholder, famously known as the backdrop for the Kia Oval cricket ground, which has been converted into private apartments. This will be surrounded by an attractive variety of modern buildings, providing an excellent range of contemporary homes and other facilities.

Peabody is proud to be offering 40 homes for Phase One of Zone. These desirable apartments are located to the north of the gasholder, giving you the opportunity to live in an area of London that's not only a short distance from the River Thames, but also puts over 1,000 shops and 300 restaurants on your doorstep, along with many attractive green spaces, excellent schools and universities.

History Zone

Many people believe that the Oval area of Kennington gets its name from the shape of the famous cricket ground. In fact, it comes from an oval-shaped street layout from the 1790s, which was never completely built.

During the 17th Century, the area was home to a market garden. Its connection with cricket dates back to 1844, when the Montpelier Cricket Club leased ten acres of land. Soon afterwards, Surrey Country 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, containing more than 28,000 feet of riveting and weighing more than 400 tons. Its capacity was doubled by 1891. Now a Grade II listed structure, Gasholder No. 1 has been sympathetically transformed into modern apartments overlooking the Kia Oval cricket ground.



Social Zone

From bars and pubs to restaurants and comedy clubs

Living at Zone offers you a diverse and cosmopolitan social life that's hard to rival. With hundreds of nearby restaurants to choose from, plus dozens of bars and pubs and some hugely popular comedy clubs, you'll never be short of things to do. Then there's a great choice of cafés, brasseries, bakehouses and street-food pop ups, perfect for every mood and occasion – and directly on your doorstep.





The Black Dog pub & restaurant, Vauxhall

When it comes to pubs, clubs, cafés and restaurants, you'll be truly spoilt for choice. We share some of our favourites, but we guarantee that you'll be discovering great new places for years to come!

If you love relaxing in cafés, then you have lots of places to discover. Sugar Pot on Kennington Park Road is a relaxed, family-run coffee shop. Nearby Lusitana London is well-known for its excellent pastries and Chaplin's Coffee and Co is a popular spot for brunch.

Last but not least, did you know that Zone is moments away from the Beefeater Gin Distillery? Offering distillery tours and gin tastings, it also has a fascinating visitor centre with exhibits on the history of gin. Cheers!

Zone is also near excellent pubs and bars. Two local favourites include the Fentiman Arms with its walled beer garden, plus the award-winning and family friendly The Kennington with its tasty British menu. For something a little different try The White Bear, where you'll find a fringe theatre specialising in new writing and lost classics. The Alchemist Embassy Gardens is an ambient cocktail bar and restaurant, while The Cock Tavern is a popular and eclectic bar.



Outside dining, London Borough of Lambeth

If you love to explore new flavours, 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. Other world cuisines are well represented locally, and for a real treat you can take a quick trip north of the river to enjoy Michelin-starred cuisine, including Marcus Wareing's French-style dishes at The Berkeley, as well as Five Fields, offering seasonal British cuisine near the Saatchi Gallery.



Royal Vauxhall Tavern

Funny Zone

Enjoy award-winning comedy on your doorstep

Do you love comedy? If so, you'll be tickled pink by some of the venues near Zone. Vauxhall Comedy Club stages live comedy 7 days per week and plays host to some of the best upcoming talent. Always Be Comedy is a popular venue that likes to mix up-and-coming performers with some of the best-known comedians in the UK, from Jack Whitehall and Sara Pascoe to Jack Dee and Aisling Bea. Then there's the Cavendish Arms, which invites new comics to perform 5-minute sets in front of a great audience. So, if you've ever thought of giving stand-up a try, now's your chance!





Green Zone

*When you live at Zone,
it's easy to get close to nature*

Zone is an oasis of calm in the heart of the city. In addition to its own spacious, communal gardens that have been designed by renowned landscape architects, Zone is situated in one of London's greenest boroughs, Lambeth. Just moments away from your new home, 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.

You'll also be living in one of London's greenest boroughs. Lambeth has over 60 public parks and open spaces, including the magnificent Kennington Park, which is just a five-minute walk away.



The London Borough of Lambeth has over 60 public parks and open spaces, including the magnificent Kennington Park, which is just a five-minute walk away from Zone. This Victorian-era park covers some 20 acres and offers everything from wooded areas and a flower garden with a water feature through to The Hive – a social enterprise that promotes beekeeping, urban greening and farming. It's also home to some excellent sporting facilities, including tennis and basketball courts, astro turf pitches, outdoor fitness equipment and a skate park.



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. The Garden Association's Paradise Project also plants trees, vines and street gardens in the immediate neighbourhood.

One unmissable green space is Vauxhall Pleasure Gardens, a Green Flag Award-winning park that's a Local Site of Importance for Nature Conservation. It's also home to Vauxhall City Farm, where you'll find a wonderful range of animals, from chinchillas and goats to ducks, donkeys and sheep. There's also a riding school and The Old Dairy Café, which is situated next to attractive pleasure gardens and paddocks.





Albert Embankment

In the Zone

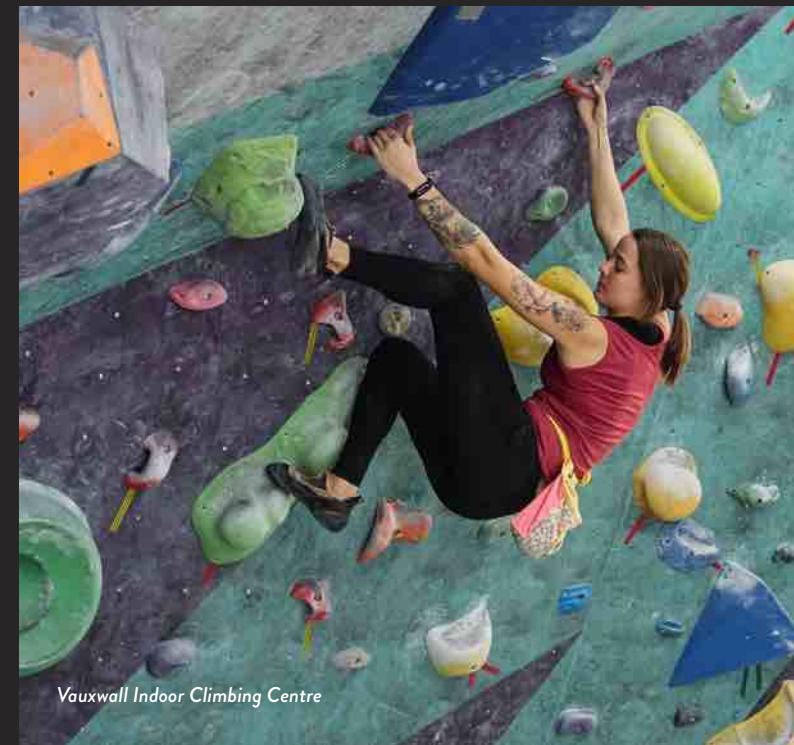
If you like to keep fit, Zone is just a short distance from a wealth of sporting facilities. From cricket and basketball right through to indoor climbing and even axe-throwing, you'll have a superb range of activities to choose from.

As you'd expect from such a central location, Zone is near some excellent gyms. The Oval Village development itself 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, you'll be well catered for. 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.



Kia Oval Cricket Ground



Vauxhall Indoor Climbing Centre



F45 Training

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



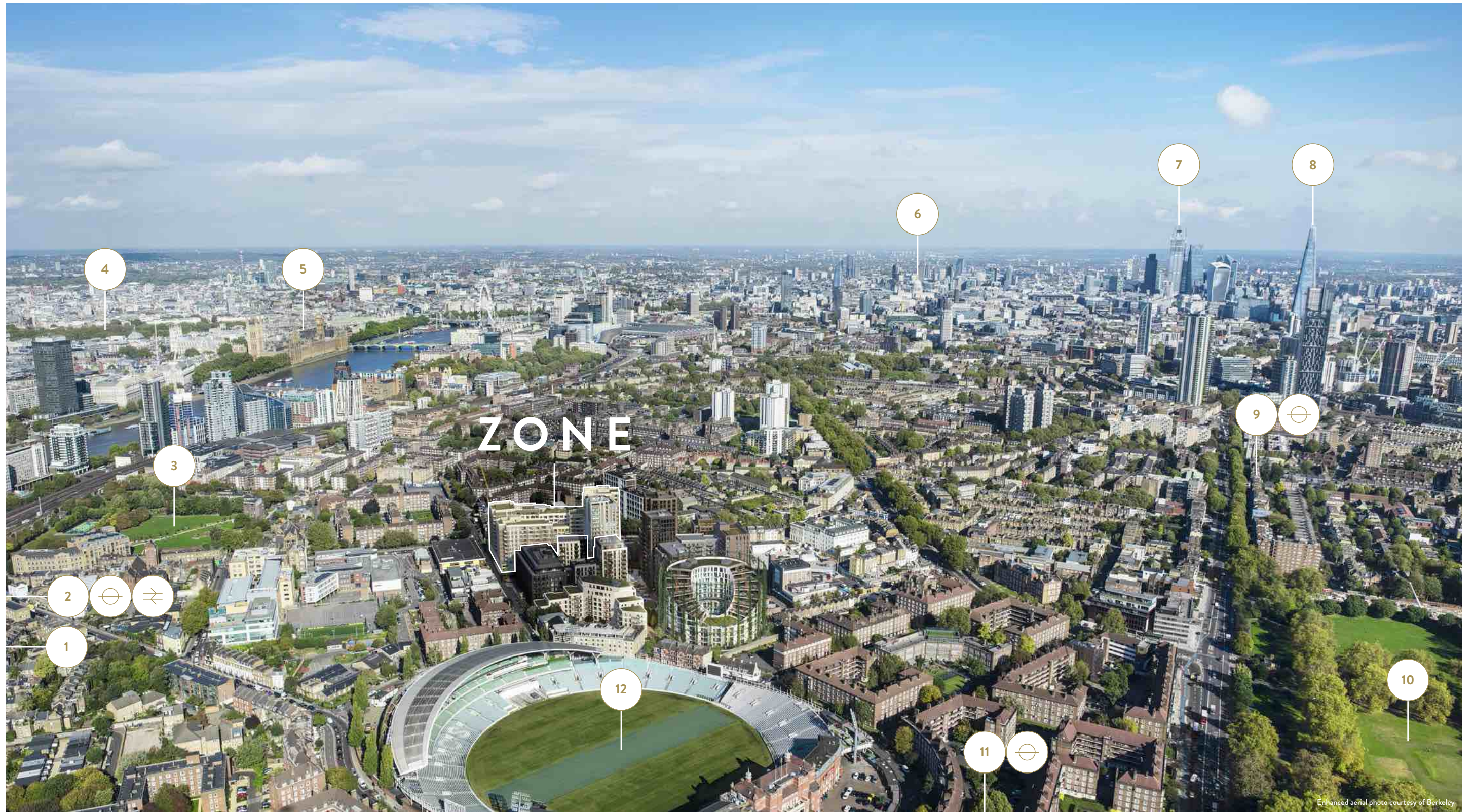
Creative Zone

Vauxhall has a growing reputation as one of the capital's artistic hubs, especially when it comes to contemporary art.

Famously, the Newport Street Gallery presents exhibitions of work from Damien Hirst's art collection. Entrance is free and you'll discover 37,000 sq. ft of galleries, including an 11-metre-high exhibition space.

Very near Zone, you can explore Gasworks, which is home to a gallery and 13 artist studios. It is also a magnet for international artists, while many of its alumni have gone on to win or be nominated for prestigious awards such as the Turner Prize, Absolut Award and Pinchuk Art Prize.

Image: Jeff Koons sculpture in the Newport Street Gallery



1 Vauxhall Park

3 Vauxhall Pleasure Gardens

5 Houses of Parliament

7 City of London

9 Kennington Station

11 Oval Station

2 Vauxhall Station

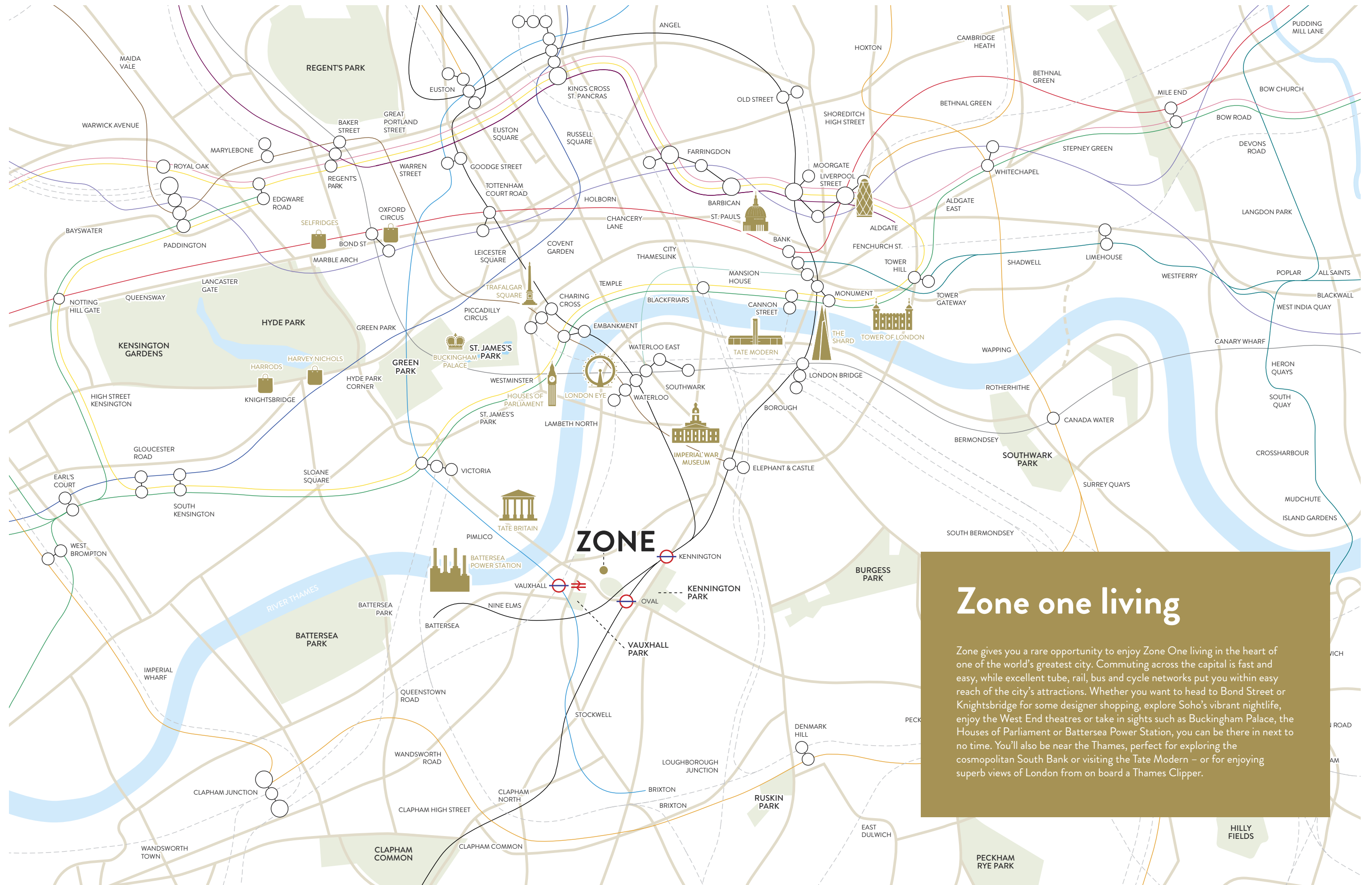
4 St James's Park

6 St Paul's Cathedral

8 The Shard and Borough Market

10 Kennington Park

12 The Oval

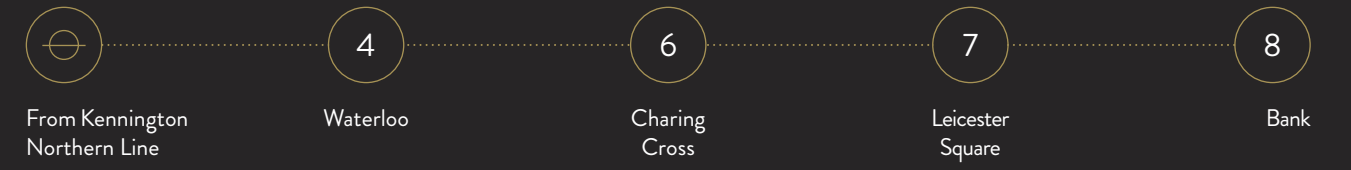
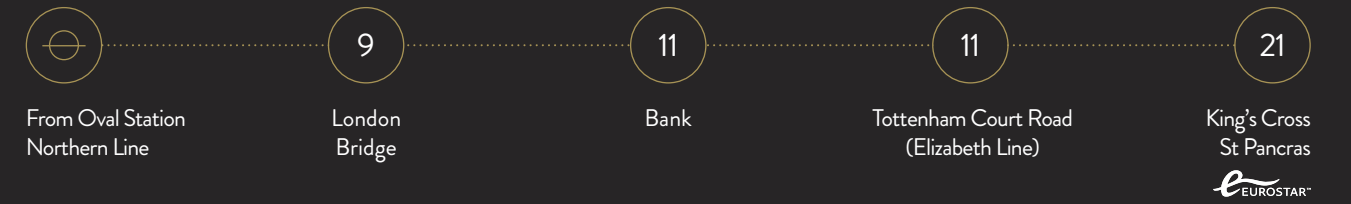
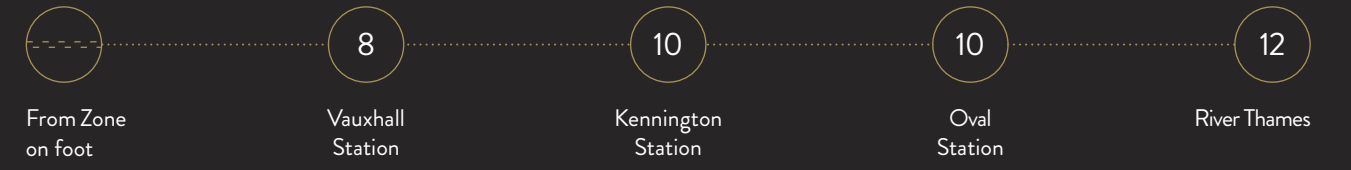


Zone one living

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.

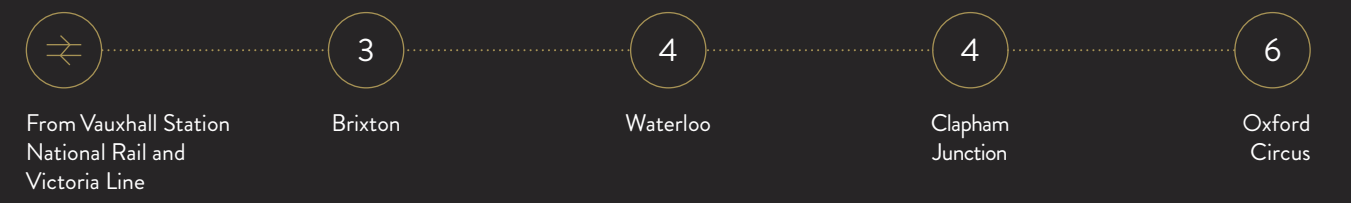
- Bakerloo ● Central ● Circle ● District ● Hammersmith & City ● Jubilee ● Metropolitan ● Northern
- Piccadilly ● Victoria ● Waterloo & City ● Elizabeth ● Overground ● DLR ● National Rail

Travel times on the Northern Line are taken from Oval Station. Travel times on the Victoria Line are taken from Vauxhall Station. *Travel times taken from Vauxhall Station. Source: tfl.gov.uk. Map not to scale.



Time Zone

Access to anywhere in London in no time at all

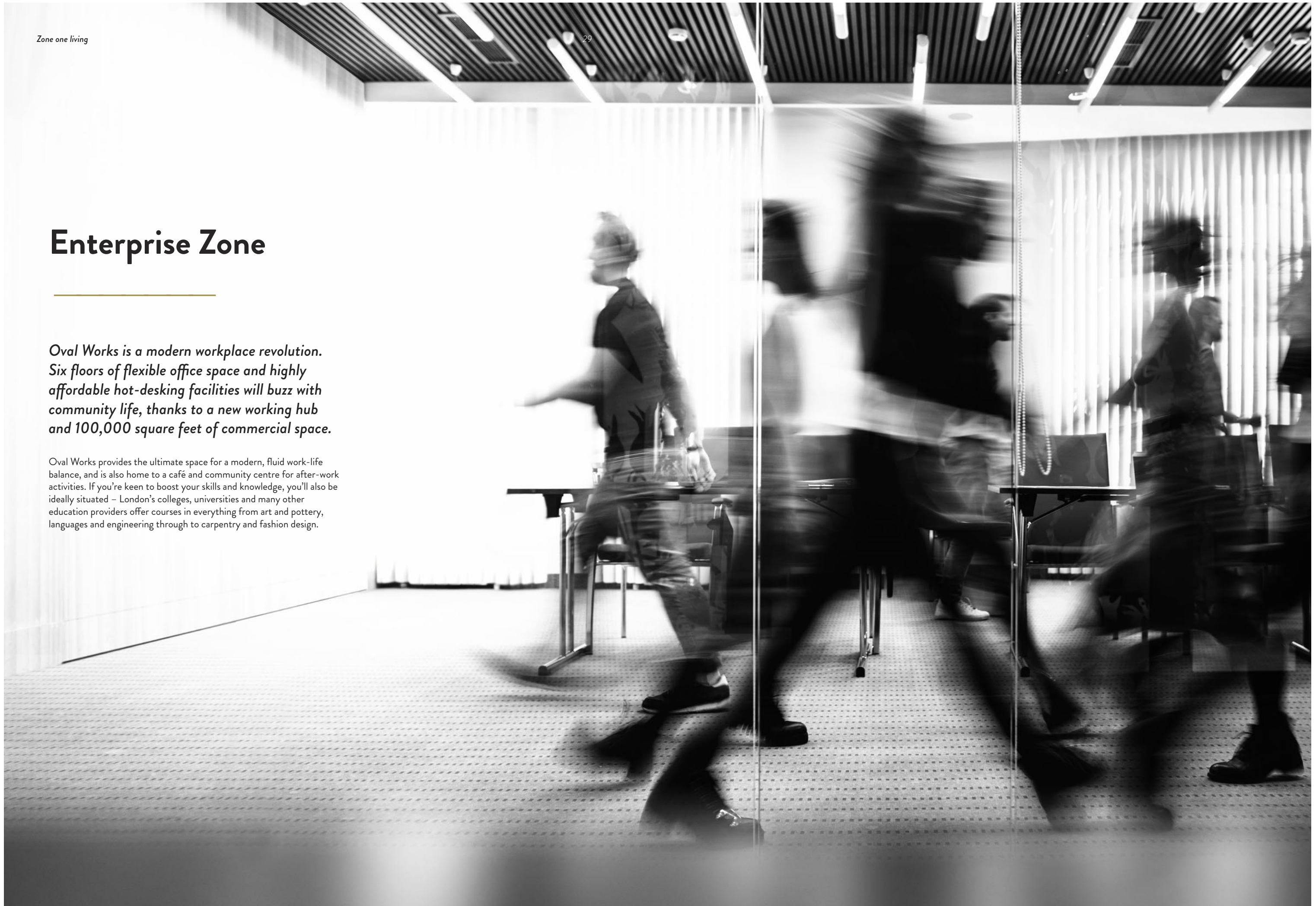


Travel times shown in minutes, are approximate and taken from www.google.co.uk/maps and tfl.gov.uk

Enterprise Zone

Oval Works is a modern workplace revolution. Six floors of flexible office space and highly affordable hot-desking facilities will buzz with community life, thanks to a new working hub and 100,000 square feet of commercial space.

Oval Works provides the ultimate space for a modern, fluid work-life balance, and is also home to a café and community centre for after-work activities. If you're keen to boost your skills and knowledge, you'll also be ideally situated – London's colleges, universities and many other education providers offer courses in everything from art and pottery, languages and engineering through to carpentry and fashion design.



Comfort Zone

Apartments at Zone have been designed and built to a high specification, offering you the best of contemporary living.

All homes have their own private balcony, while selected 2-bedroom properties benefit from ensuite and Jack & Jill bath/shower rooms. Rooms are spacious and benefit from natural light, while bathrooms and kitchens boast quality sanitaryware. A concierge service is available to welcome you and your guests, both day and night, giving you added security as well as a tranquil and thoroughly modern lifestyle.



Computer generated image of apartment 75



Computer generated image of apartment 75



Computer generated image of apartment 75



Computer generated image of apartment 75

Kitchens

Contemporary Eurocucina kitchen in Feather Grey

Silestone work surfaces and marble effect feature splashback

Stainless steel undermount bowl sink with chrome mixer tap

Matt laminate finishes to cabinets with concealed lighting under wall cabinets

Concealed multi-gang appliance panel and chrome socket outlets

Siemens touch control induction hob

Re-circulating integrated extractor

Siemens stainless steel combination microwave oven

Integrated fridge/freezer

Integrated multi-function dishwasher

Bath & Shower Rooms

Bath in classic white and glass bath screen

Frameless glass shower screen with classic white shower tray (Ensuite and Jack & Jill bath/shower rooms)

Chrome concealed thermostatic wall-mounted mixer/diverter with handheld shower and wall-mounted showerhead

White integrated basin with mixer tap in chrome finish

Bespoke lacquer finish vanity cabinet with storage and white shaver socket

White wall mounted WC pan with soft close seat, concealed cistern and dual flush button

Chrome ladder style thermostatically controlled heated towel radiator

Chrome toilet roll holder

Feature marble effect porcelain tile finishes

Large-format marble effect porcelain tile floor finish

White shaver socket

Extractor fan

Utility & Electricals

LED energy-efficient downlighters to hallway, kitchen and living room

White pendant lighting to bedrooms

Television (terrestrial and SkyQ) points to living room and main bedroom

Telephone and BT fibre optic data points to living area

Plumbing for washer/dryer within vented utility cupboard

Light switches with white finish

Heating and hot water from communal system with metered water/electric supply to all apartments

Balconies

Well-proportioned balconies, with handrails

External lighting where applicable

Interior Finishes

Quickstep laminate floor finishes in light oak to hallway, kitchen, living room and bedrooms

Feature entrance door with stainless steel effect ironmongery

Painted internal doors with stainless steel door handles throughout

Painted architraves and skirting, tiled skirting to wet areas where applicable

Built in wardrobe to main and selected second bedrooms with finger pull handles, internal fittings include rail and shelf

Security & Peace of Mind

Video entry system viewed by individual apartment handset/screen

Power and telephone points provided in all apartments

Mains supply smoke detectors and domestic sprinkler systems

Multi-point locking, door restrictor and spy hole viewer fitted to all apartment entrance doors

999 year lease

10 year build warranty

On-site amenities

24-hour concierge service and monitored CCTV

Residents' gym (pay per use)

Secure cycle store

A brand new Tesco Superstore

100,000 square feet of commercial and community space.

Communal

Passenger lifts to all residential floor levels

Feature lobbies to ground floor street entrances with guest seating

Landscaped gardens

Sustainability

Zone is an exceptional collection of Shared Ownership apartments, at Berkeley's iconic Oval Village and is a truly sustainable development. Homes have been designed to ensure residents can live a sustainable lifestyle, in a place that is adaptable and resilient.

The wider development will:

Achieve a 'net biodiversity gain', with newly created areas of green space and landscaping providing habitat for local wildlife.

Be adapted to the effects of climate change (overheating, water shortage and flooding). Adaptation features will include brown roofs, rainwater harvesting and sustainable urban drainage.

Every home will:

Be energy efficient, with high levels of insulation and energy efficient appliances, fixtures and fittings.

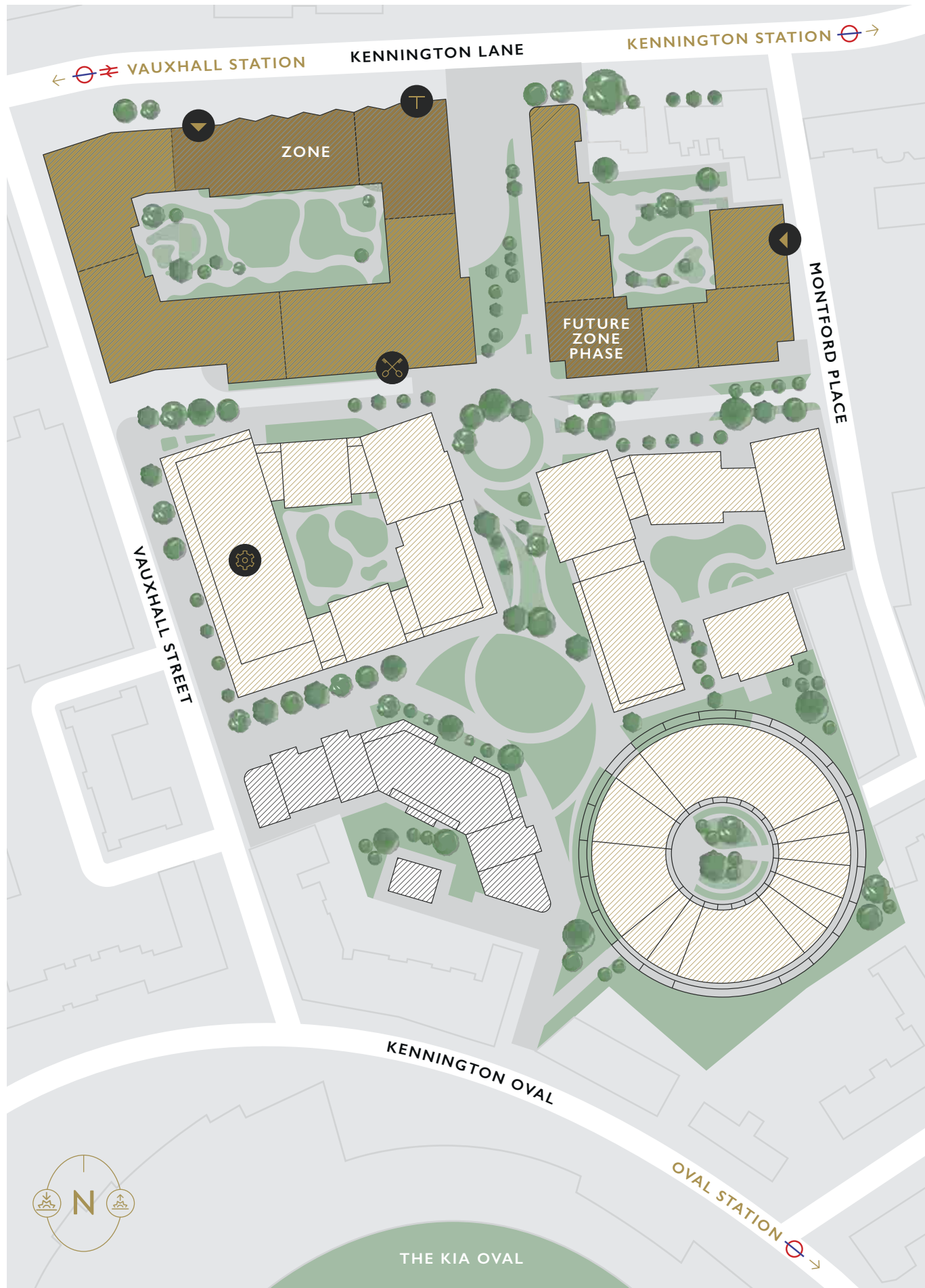
Be water efficient, with water saving fixtures and fittings.

Have dedicated bins to encourage recycling.



Computer generated image of apartment 75

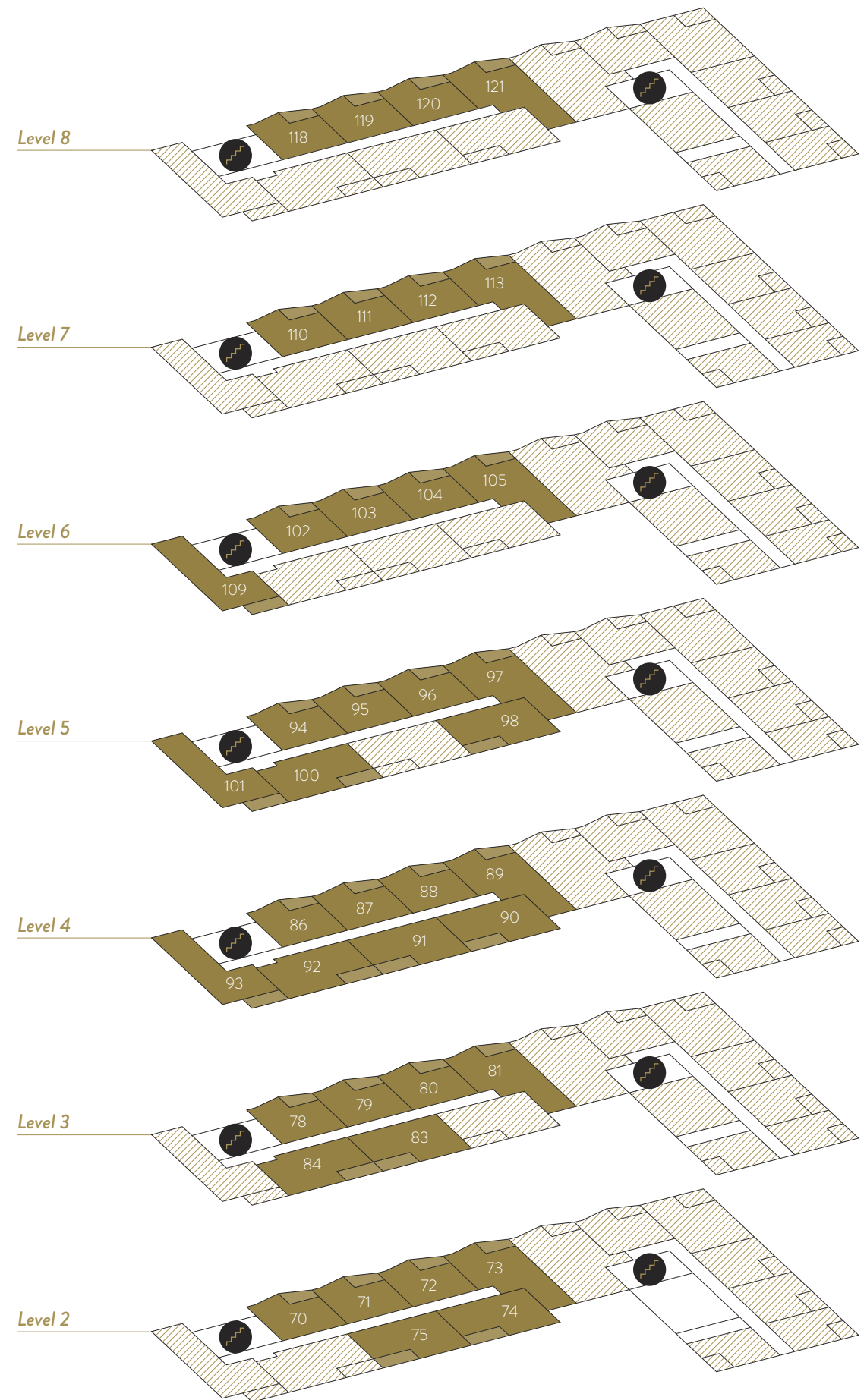
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- Concierge
- Entrance
- Tesco Supermarket
- Oval Works
- Private Sale
- Shared Ownership, Private Sale and Affordable Rent
- Private Sale and Affordable Rent

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.

Zone one living



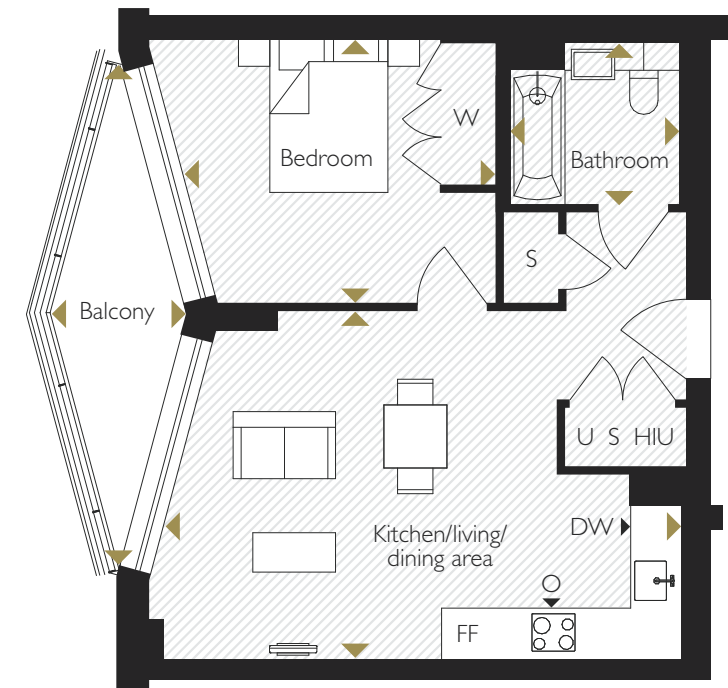
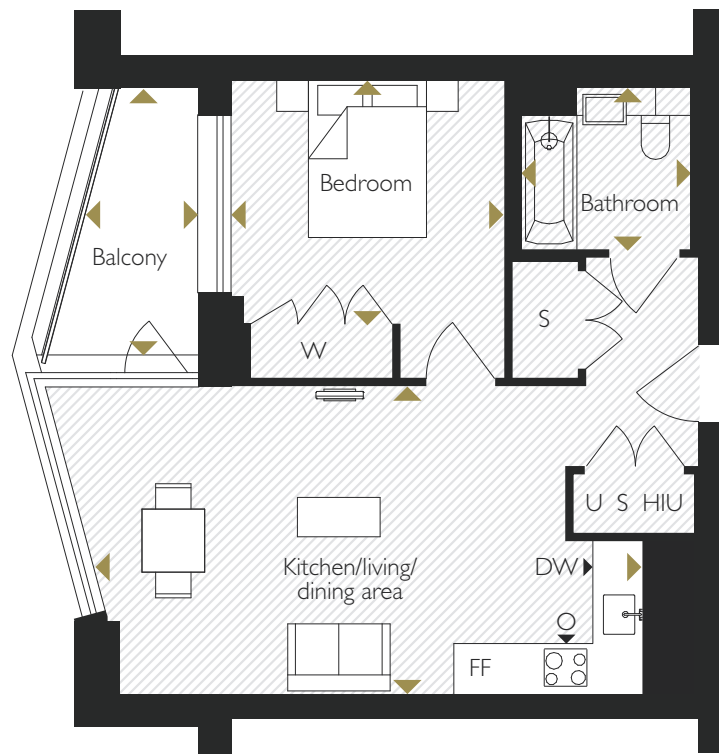
- Shared Ownership
- Private Sale
- Stairwell



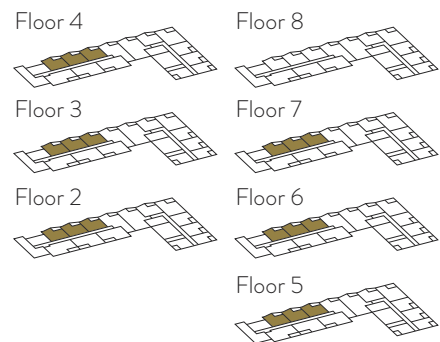
One bedroom apartment



One bedroom apartment



Plot positions



Dimensions

Kitchen/living/dining	7.45m x 3.91m	24'5" x 12'10"
Bedroom	3.46m x 3.09m	11'4" x 10'2"
Bathroom	2.15m x 2.05m	7'1" x 6'9"
Balcony	3.38m x 2.15m	11'09" x 7'05"
Total internal area	52.53m ²	565.4ft ²

Apartments

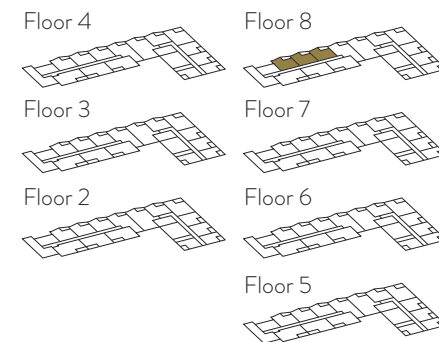
70, 71, 72, 78, 79, 80, 86, 87, 88, 94, 95, 96, 102, 103, 104, 110, 111 & 112

Key

- FF Fridge Freezer
 - DW Dishwasher
 - O Oven W Wardrobe
 - S Storage U Utility
 - HIU Heat Interface Unit
-

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Plot positions



Dimensions

Kitchen/living/dining	6.76m x 4.36m	22'1" x 14'3"
Bedroom	3.95m x 3.23m	12'9" x 10'5"
Bathroom	2.15m x 2.05m	7'1" x 6'9"
Balcony	6.4m x 2.0m	20'9" x 6'5"
Total internal area	51.13m ²	550.4ft ²

Apartments

118, 119 & 120

Key

- FF Fridge Freezer
 - DW Dishwasher
 - O Oven W Wardrobe
 - S Storage U Utility
 - HIU Heat Interface Unit
-

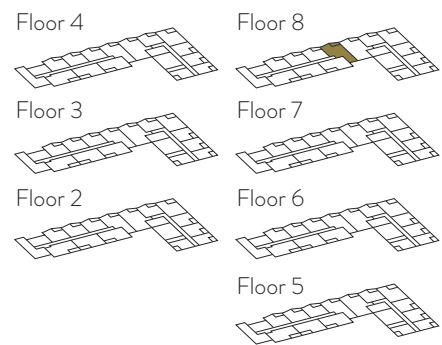
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Two bedroom apartment

Dimensions

Kitchen/living/dining	5.81m x 4.95m	19'6" x 16'3"
Bedroom 1	3.42m x 3.20m	11'3" x 10'6"
Bedroom 2	4.94m x 2.75m	16'2" x 9'0"
Bathroom	2.14m x 2.04m	7'2" x 6'6"
Balcony	2.0m x 6.4m	6'5" x 20'9"
Total internal area	77.66m ²	835.9ft ²

Plot positions

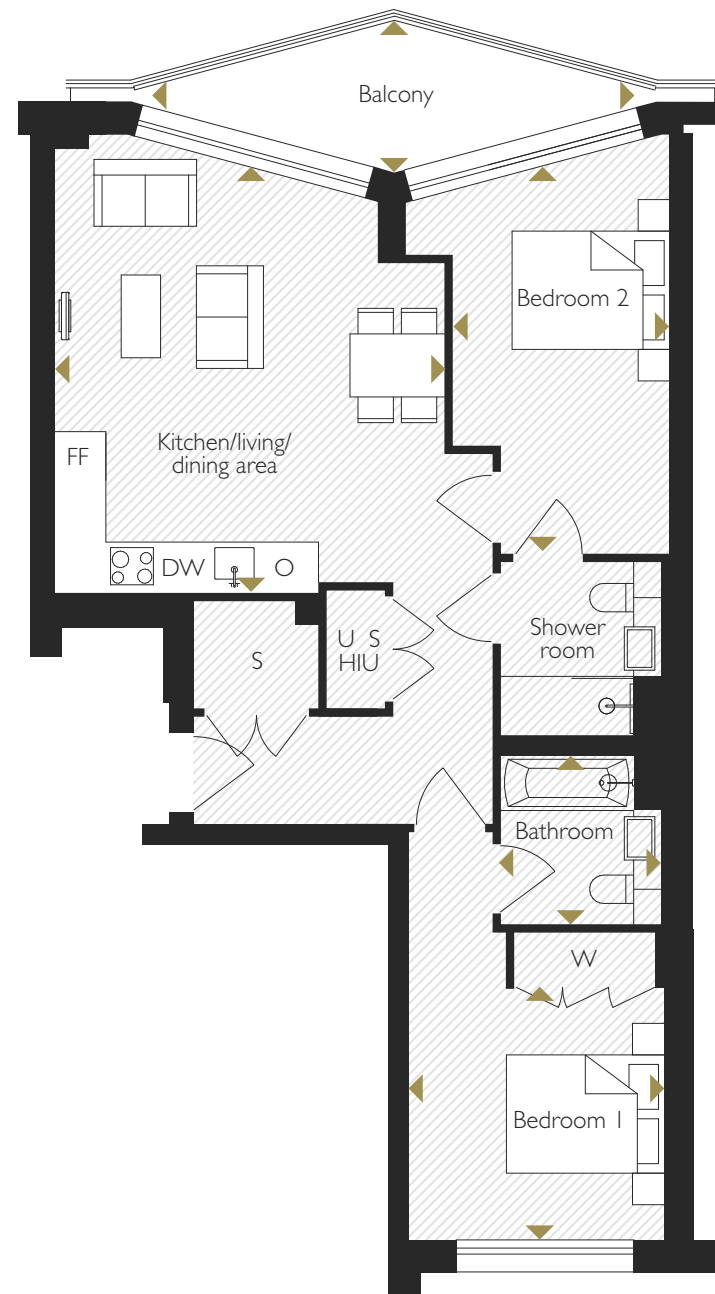


Apartments

121

Key

FF Fridge Freezer
DW Dishwasher
O Oven **W** Wardrobe
S Storage **U** Utility
HIU Heat Interface Unit

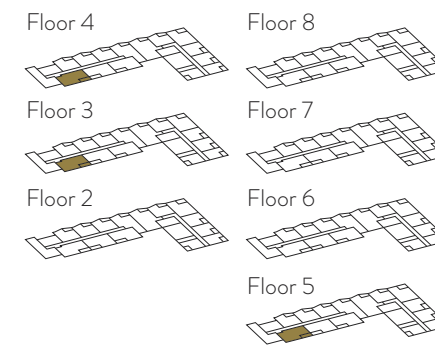


Two bedroom apartment

Dimensions

Kitchen/living/dining	7.56m x 3.59m	24'1" x 11'7"
Bedroom 1	4.39m x 2.75m	14'5" x 9'0"
Bedroom 2	4.43m x 3.32m	15'5" x 10'8"
Bathroom	1.93m x 2.08m	6'3" x 6'8"
Balcony	4.45m x 3.32m	14'6" x 10'9"
Total internal area	72.6m ²	781.4ft ²

Plot positions

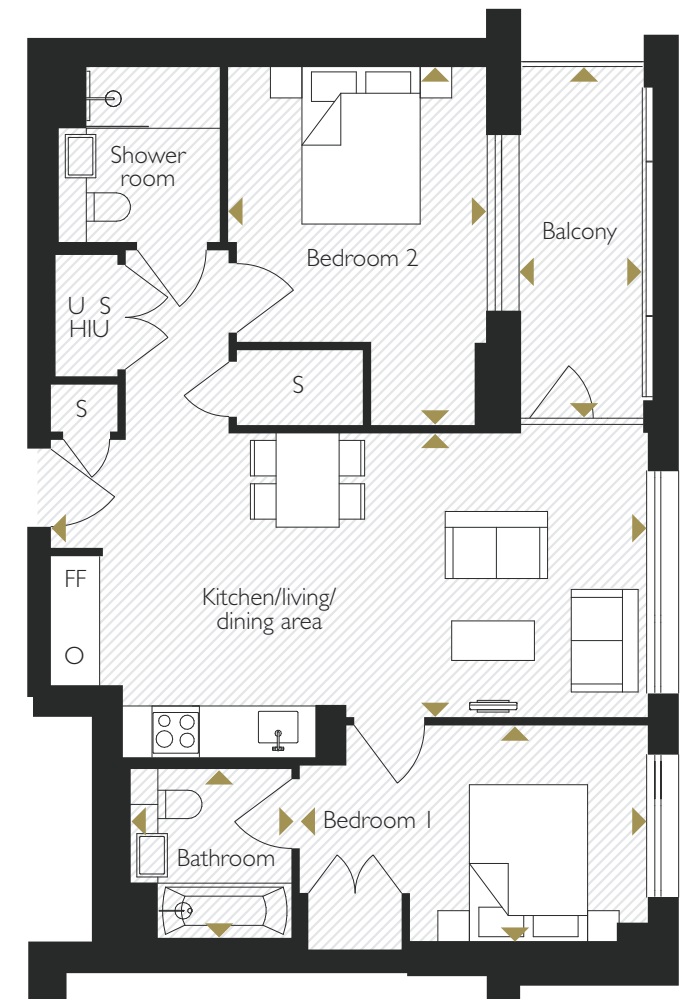


Apartments

84, 92 & 100

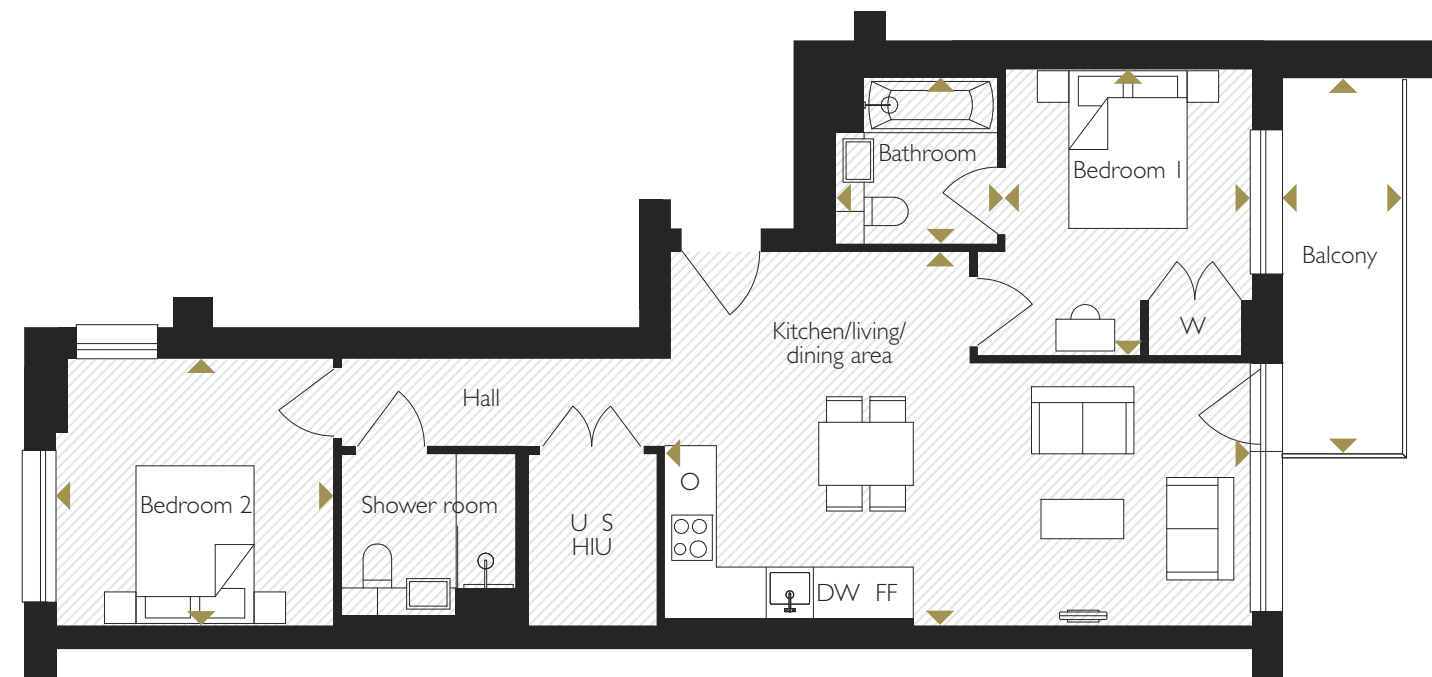
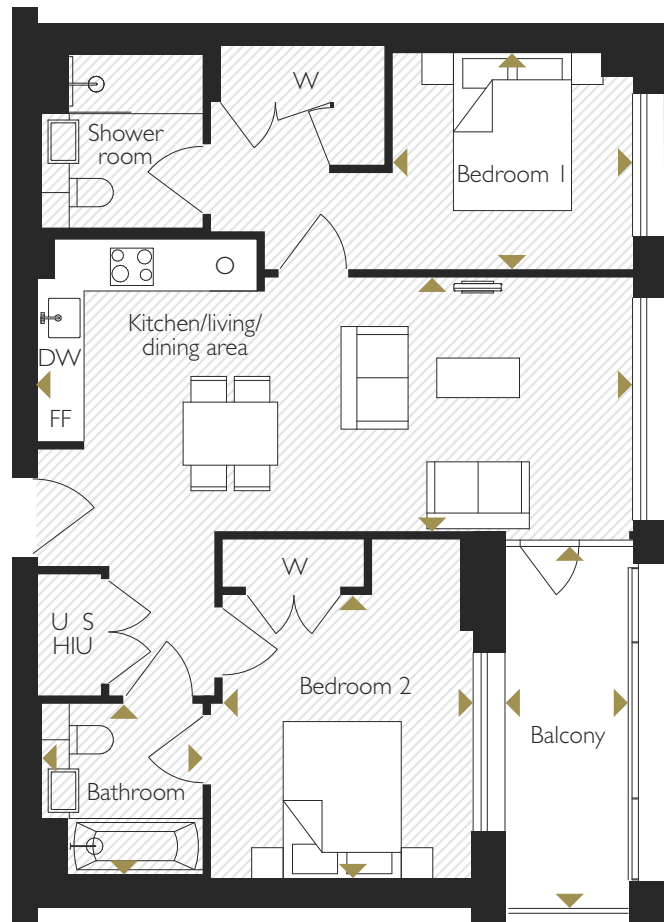
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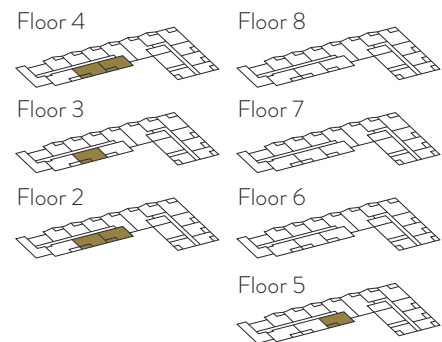


Two bedroom apartment

Two bedroom apartment



Plot positions



Dimensions

Kitchen/living/dining	7.62m x 3.22m	25'0" x 10'7"
Bedroom 1	3.61m x 3.45m	11'10" x 11'4"
Bedroom 2	3.05m x 2.75m	9'12" x 9'0"
Bathroom	2.15m x 2.05m	7'1" x 6'9"
Balcony	1.54m x 4.18m	5'0" x 13'7"
Total internal area	71.77m ²	772.5ft ²

Apartments

74, 75, 83, 90, 91 & 98

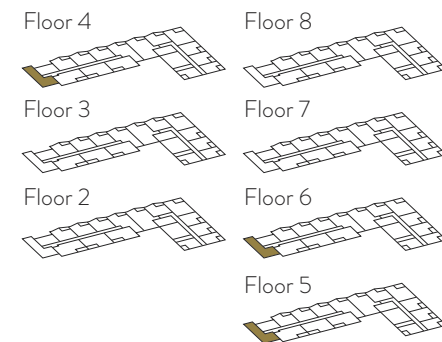
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Plot positions



Dimensions

Kitchen/living/dining	7.42m x 4.61m	24'4" x 15'2"
Bedroom 1	3.46m x 3.09m	11'4" x 10'2"
Bedroom 2	3.67m x 3.29m	12'0" x 10'1"
Bathroom	2.03m x 2.18m	6'6" x 7'1"
Balcony	4.80m x 1.55m	15'7" x 5'0"
Total internal area	73.33m ²	789.3ft ²

Apartments

93, 101 & 109

Key

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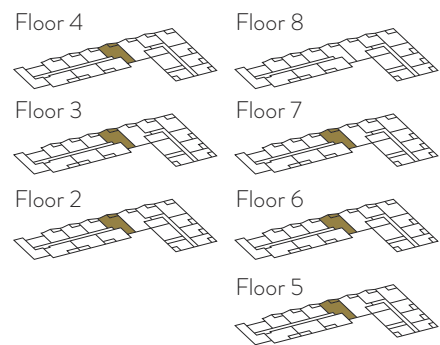


Two bedroom apartment

Dimensions

Kitchen/living/dining	6.39m x 4.29m	20'11" x 14'1"
Bedroom 1	3.24m x 3.12m	10'8" x 10'3"
Bedroom 2	4.40m x 3.41m	14'5" x 11'1"
Bathroom	2.15m x 2.05m	7'1" x 6'9"
Balcony	3.39m x 2.01m	11'1" x 6'5"
Total internal area	79.92m ²	860.2ft ²

Plot positions

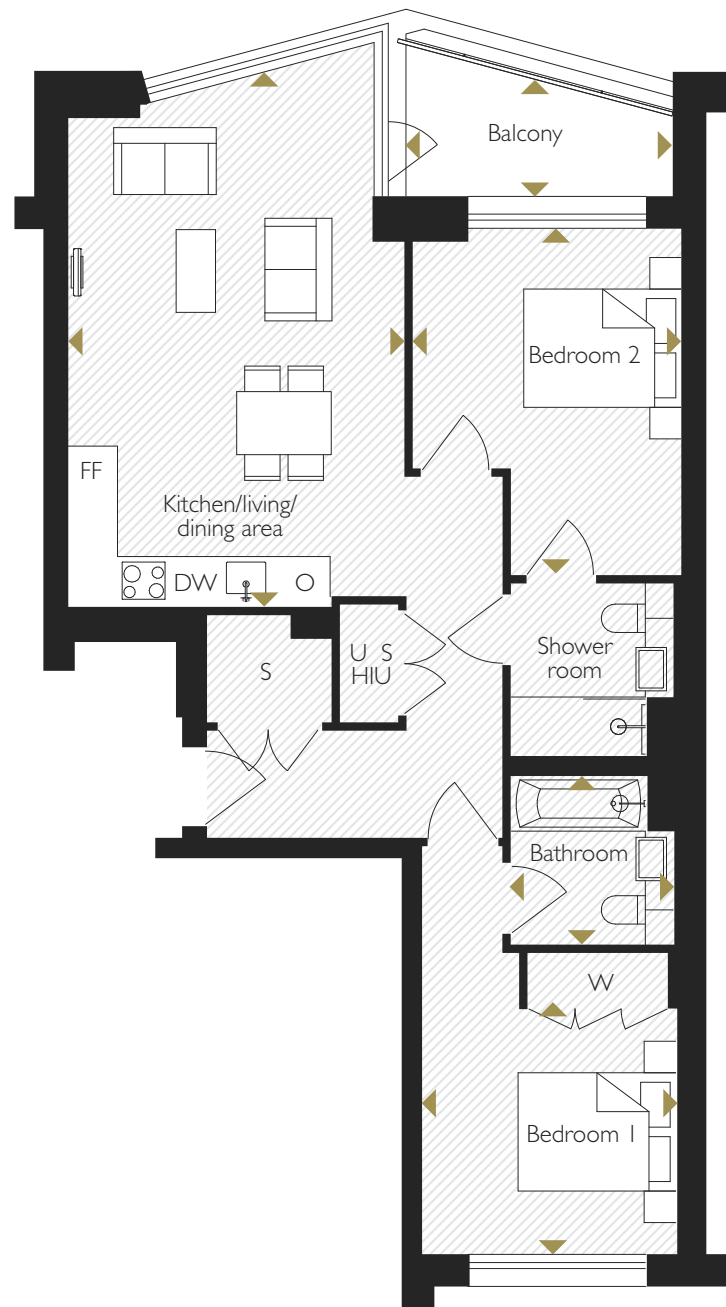


Apartments

73, 81, 89, 97, 105 & 113

Key

- FF Fridge Freezer
 - DW Dishwasher
 - O Oven
 - W Wardrobe
 - S Storage
 - U Utility
 - HIU Heat Interface Unit
-



Iconic Zone One and Two locations Made possible with Shared Ownership



New Mansion Square

Carefully crafted studio, 1 & 2 bedroom homes in Battersea, SW8

Be part of the renowned Battersea Power Station regeneration project and benefit from:

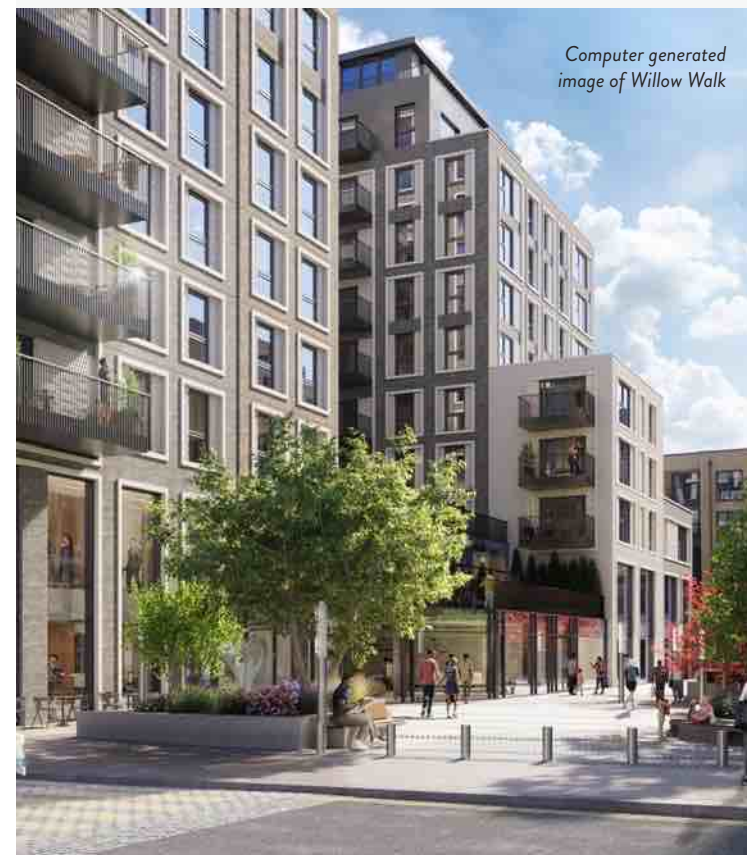
- Private outdoor space
- Concierge service
- Private Residents Lounge

Willow Walk

Brand new 1, 2 & 3 bedroom homes in Wandsworth, SW18

In the heart of the Wandsworth Riverside Quarter, Willow Walk offers:

- Spacious layouts
- Wandsworth Park in 3 minutes
- Shops and cafes close by



Lazenby Square

Luxury 1, 2 & 3 bedroom homes in Bermondsey, SE1

Just South of the river and a few minutes walk from London Bridge station you can benefit from:

- Private outdoor space
- Concierge service
- Residents gym



Apartment layouts provide approximate measurements only. Furniture within the marketing plans is indicative and for guidance purposes only. Dimensions, which are taken from the indicated points of measurement, are for guidance only and are not intended to be used for carpet sizes, appliance space or items of furniture. Measurements are rounded down and we work towards 10% tolerance. Apartment areas are provided as gross internal areas and may vary. Bathroom and kitchen layouts are indicative only and are subject to change. Wardrobe size and position may vary. Ceiling heights may vary within select apartments. All private outdoor space dimensions and areas are approximate and may vary. 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. Ceiling height may vary within select apartments.




Your Zone

What is Shared Ownership?

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 houses 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 to view](#) our full guide to Shared Ownership



Josephine found her dream home through Shared Ownership with Peabody

"I started my house-hunt, having saved up a deposit but knowing I would need to look into a scheme which could help me make the big step. When doing my research into Shared Ownership, the scheme from Peabody was immediately on my radar. I found the website informative and insightful, which in turn made the search easier."

More than just a place to live

Peabody creates great places where people want to live, adding value by upholding high design standards, building sustainable, high-quality new homes that stand the test of time and making a positive difference through ongoing commitment to our communities.



Building history

Formed 160 years ago by the American financier and philanthropist George Peabody, Peabody is one of the UK's oldest and largest housing associations. Together with Catalyst Housing who joined the Group in 2022, we are responsible for more than 104,000 homes across London and the Home Counties.



Customer focus

Over 90% of customers said they would recommend Peabody. Our customers' feedback helps shape the design of our homes and community services based on the needs of each neighbourhood. We value our customers and listen to what they have to tell us. Peabody are proud to have achieved 'Gold' in the independent customer satisfaction awards three times in a row and strive for excellence in all that we do.



Quality Design & Sustainability

Peabody's reputation is one of the most respected in the housing industry, renowned for high quality, innovative design. We work with industry experts and continually monitor quality throughout the design, procurement and development process. We aim to make a positive impact on climate change for our residents, communities and the environment, with an ambition to achieve net zero carbon in our new and existing homes by 2050.



Strong Growth

With a growing pipeline, Peabody continues to invest in building quality new homes with high design standards. We create homes in great locations which are safe, easy to maintain and long-lasting. Peabody delivers long-term returns on investment. With an asset base of £8.3bn, Peabody is well placed to build thousands more top quality, well-maintained homes each year.



Social Impact

In line with our social purpose, Peabody re-invests its surplus to provide more homes and services. We deliver services to 220,000 residents, supporting customers and the wider communities in which we work. We focus on those who need our help the most, working with people and communities to build resilience and promote wellbeing. We invest around £11m each year through our Community Foundation, to support people to be healthier, wealthier and happier.



Award Winning

In recent years, Peabody has been recognised and awarded more than 60 prestigious awards, including the Sunday Times 'Homebuilder of the Year' and the Grand Prix award at the Evening Standard New Homes Awards. We also work with award winning partners who share our values, high design standards and focus on great customer experience.



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Mission Statement

Our mission is to help people flourish.

First-time buyers, Alan and John, Shared Ownership purchasers at award winning Lazenby Square, Bermondsey.



zone-ovalvillage.co.uk