

Good things come to those
who wait. Phase two.

ZONE

AT OVAL VILLAGE

— SE11 —

Zone one living

 Peabody

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Zone One Living

 Peabody

Zone One Living

Have you ever wished you could live in London's Zone 1, but felt it was beyond your reach? If so, Zone at Berkeley's Oval Village is your chance to live in the heart of the capital.

Located next to the iconic Kia Oval cricket ground, you'll not only be connected to the capital's hotspots via the nearby Vauxhall, Kennington and Oval tube stations, but you'll also be a stone's throw from the iconic River Thames.

The second phase of this exceptional new development is well underway and will be completed in 2023*. Comprising attractive 1 and 2 bedroom apartments, each home is built to the highest standard. Residents will also enjoy 24 hour concierge, a private roof terrace and access to attractive, landscaped communal spaces.

These homes are offered on a Shared Ownership basis and are available to buy now.



Computer generated image courtesy of Berkeley is indicative only.



Convenient concierge available 24/7, part of Berkeley's Oval Village.



A Magical New Zone

Zone belongs to the new Oval Village development. It's a modern community that offers beautiful new homes alongside offices, retail and leisure facilities. As a resident you'll benefit from new amenities such as a café, community centre and a brand new supermarket.

The new community's focal point is the iconic Victorian Gasholder, instantly recognisable as the backdrop for the Kia Oval cricket ground. This has been sensitively converted into private apartments.

Peabody is proud to offer 30 new Shared Ownership homes as part of Phase 2 at 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.

Your Village Zone

Oval Village is a tranquil oasis nestled among the iconic buildings of one of the world's most vibrant cities.



A brand-new working hub called Oval Works will open in 2025 and offer 100,000 square feet of commercial space. It will also provide flexi-working facilities for a modern, work-life balance and will also be home to a café and community centre for after-work activities.

At the heart of Zone are attractive green spaces, designed by the award-winning 'landscape atelier', Murdoch Wickham. They have created a unique and elegant landscape featuring a central piazza that features remnants of the Oval's old gas holders, animated by a luxurious, illuminated waterfall. In turn, this is complemented by lattice screens planted with climbing roses. The perfect surroundings in which to relax or socialise, this is a landscape that carefully blends the historic with the contemporary.

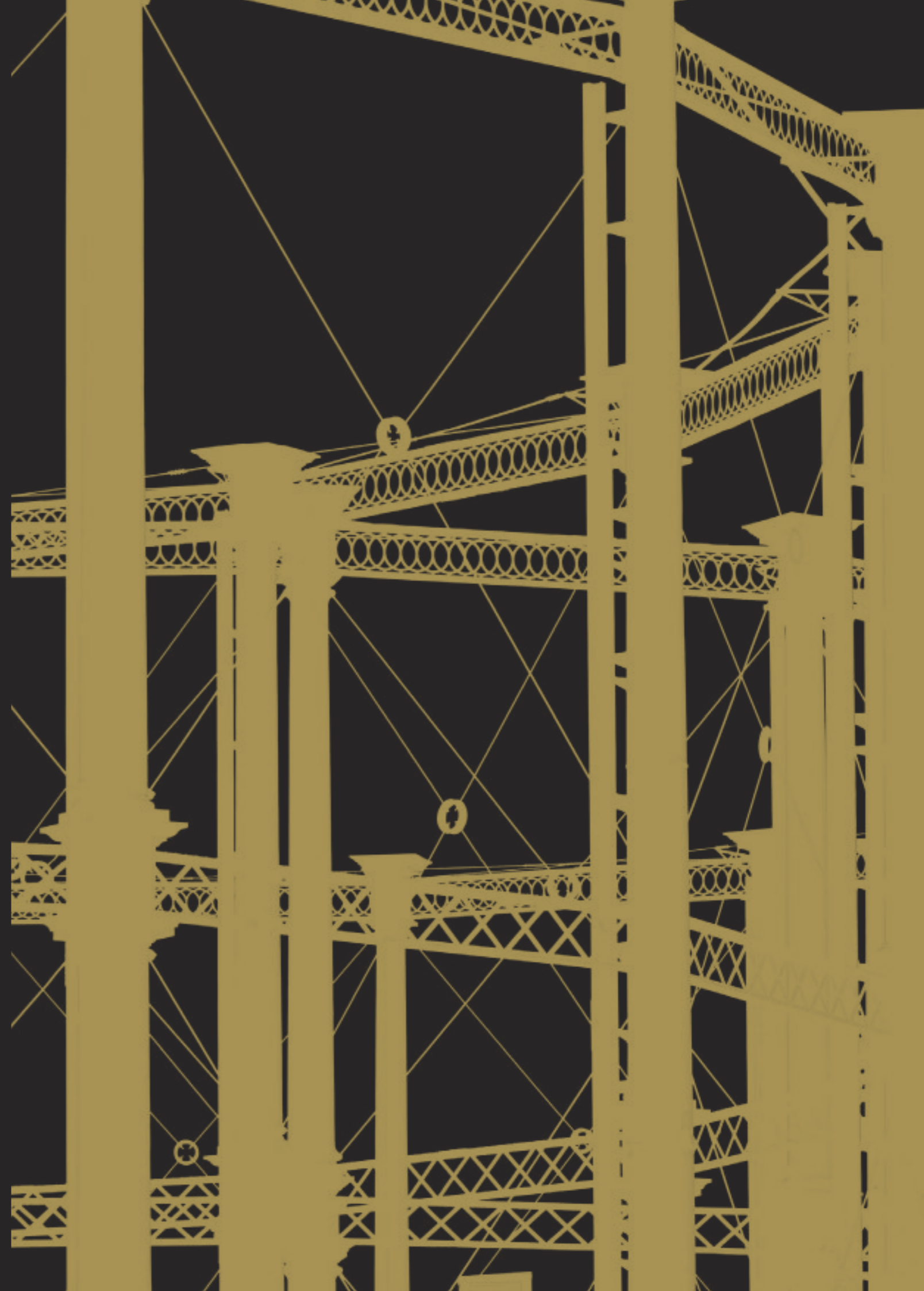


The Heritage Zone

Did you know that the Oval area of Kennington doesn't get its name from the shape of the famous cricket ground? The name actually 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 and it is now an iconic Grade II listed structure.



Social Zone

A vibrant social life awaits you

One of the best things about living in Zone 1 is the unbeatable social life. You'll be a stone's throw from hundreds of restaurants, lots of bars and pubs and plenty of comedy venues. You'll also be able to check out a huge variety of excellent cafés, brasseries, bakehouses and street-food pop ups – it won't be long before you've got a long list of favourites.



The Black Dog Pub, Vauxhall



At Zone, you'll be near a dazzling array of pubs, clubs, cafés and restaurants. These are some of our favourites, but you'll find so many more to visit and explore.



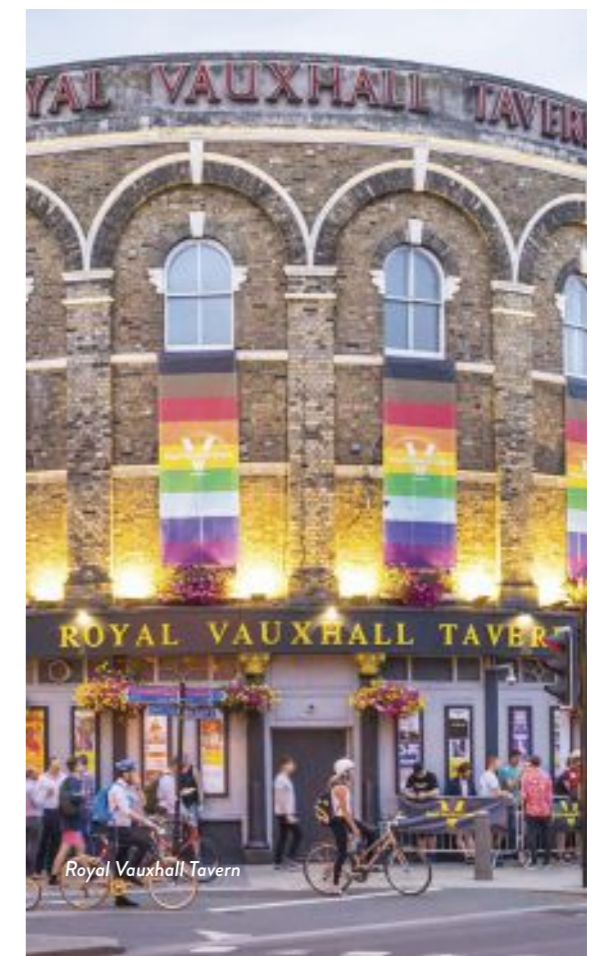
Riverside dining

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.

Zone at Oval Village is also near some seriously good pubs and bars. We particularly like the homely Fentiman Arms with its walled beer garden, the award-winning and family friendly The Kennington with its tasty British menu, plus The White Bear, which is also home to 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 gay bar with an eclectic Georgian Tiki vibe.

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, Zone at Oval Village is moments away from the famous Beefeater Gin Distillery. Offering distillery tours and regular gin tastings, it also has a fascinating visitor centre with exhibits on the history of gin.



Royal Vauxhall Tavern

***These local venues will
get you laughing***

Zone is right on the doorstep of some of London's best comedy hotspots. Vauxhall Comedy Club stages live comedy every single day and is the place to go to discover some of the best upcoming talent. If you love to laugh with established performers from Jack Whitehall and Sara Pascoe to Jack Dee and Aisling Bea, the Always Be Comedy is a must. Finally, if you've ever thought of giving stand-up a go, head to the Cavendish Arms – new performers are welcome to perform 5-minute sets in front of an appreciative audience.



Regular at the local comedy clubs - Jack Whitehall



Vauxhall Park

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.



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, astroturf 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.

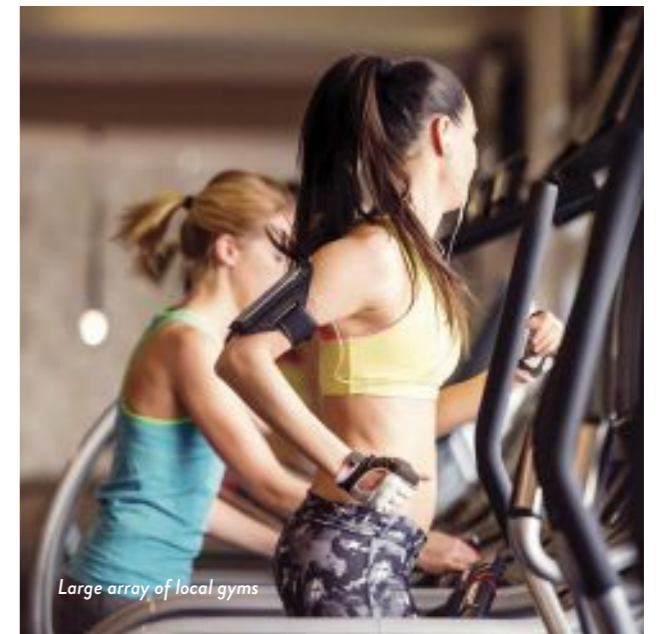
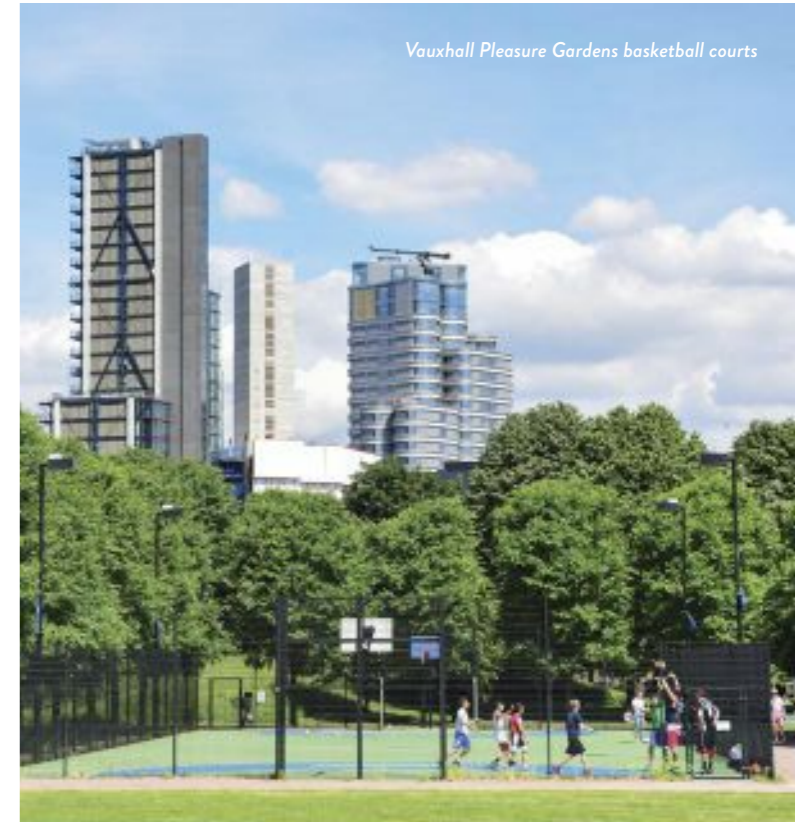


In The Zone

At Zone, keeping fit couldn't be simpler. You'll be minutes away from many excellent sporting facilities, perfect if you love sports from cricket and basketball, right through to indoor climbing and axe-throwing.

Zone is near some excellent gyms. Oval Village 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 spoilt for choice. 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.



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.



Artistic Zone

Immerse yourself in Vauxhall's vibrant art scene

Vauxhall is fast establishing itself as one of London's artistic hubs, especially when it comes to contemporary art. The Newport Street Gallery stages exhibitions of work from Damien Hirst's art collection. Entrance is free and you'll be able to explore 37,000 sq. ft of galleries, including an 11-metre-high exhibition space.

Also nearby, 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.

Other local gems include the Danielle Arnaud Gallery, which offers a programme of curated exhibitions, solo shows and projects. White Crypt, which is located in the crypt of St Mark's Church, Oval, has a vibrant project space dedicated to work with young and emerging artists and curators.



1 Vauxhall Park

3 Vauxhall Pleasure Gardens

5 Houses of Parliament

7 City of London

9 Kennington Station

11 Oval Station

2 Vauxhall Station

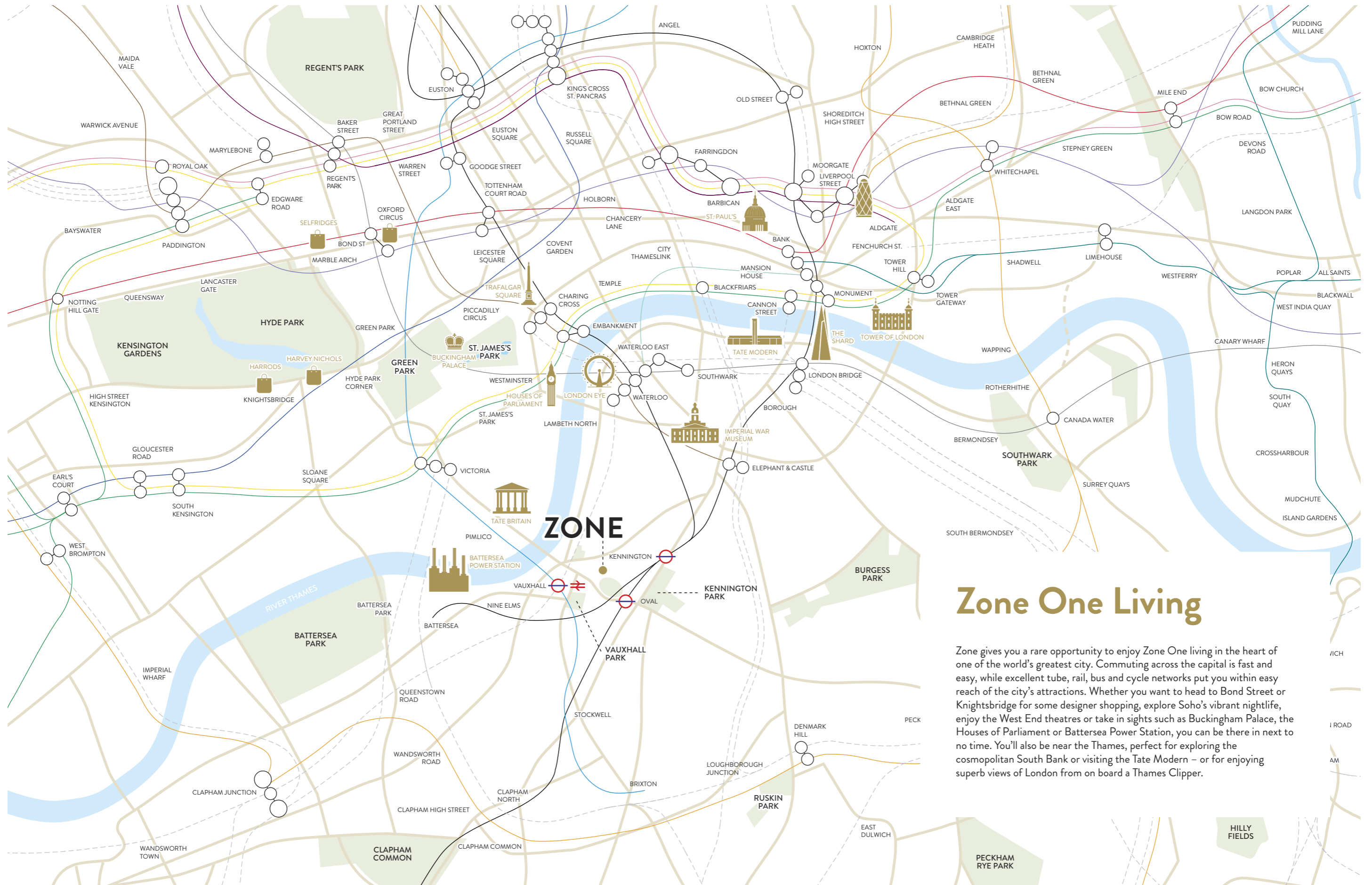
4 St James's Park

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

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 an ensuite. 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.





Images show 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



Images show apartment 75

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

Balconies

Well-proportioned balconies with handrails

External lighting where applicable



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





Images show apartment 75



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
- Chrome shaver socket
- Extractor fan

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

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.





Roof terrace at Zone

On-site amenities

24-hour concierge service and monitored CCTV

Private terrace

Car Club

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

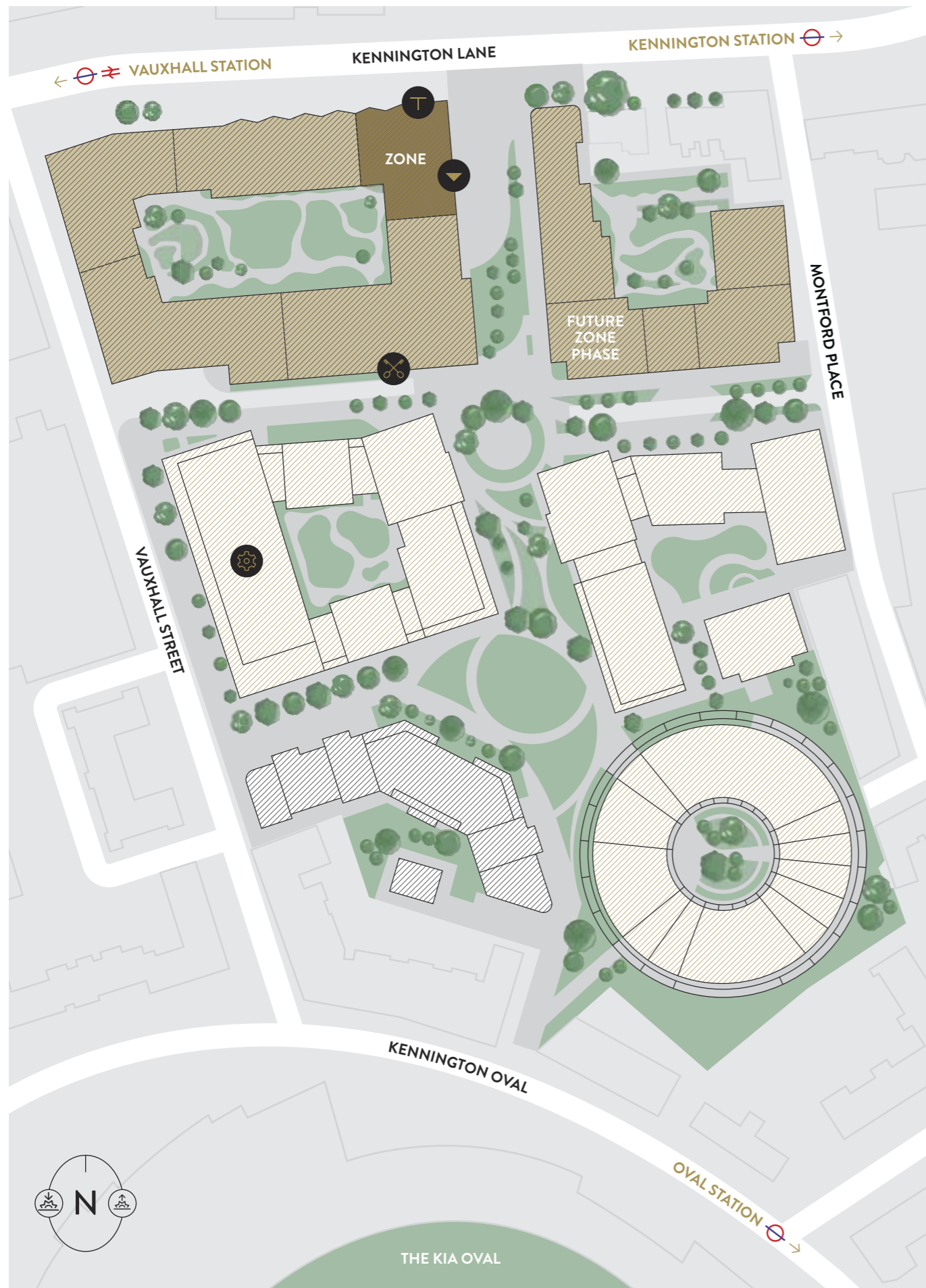
Feature lobbies to ground floor street entrances with guest seating

Landscaped gardens

① [Click here](#) for a virtual tour of the one bed show apartment

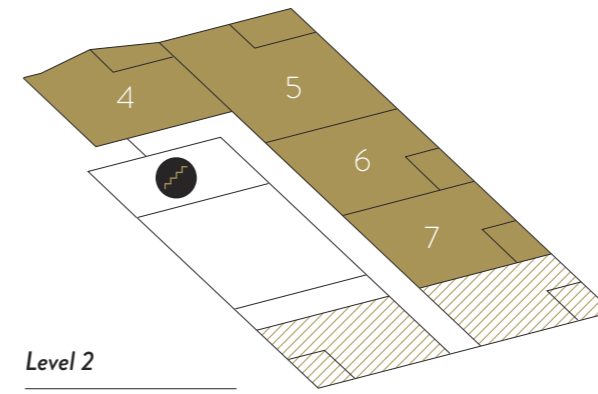
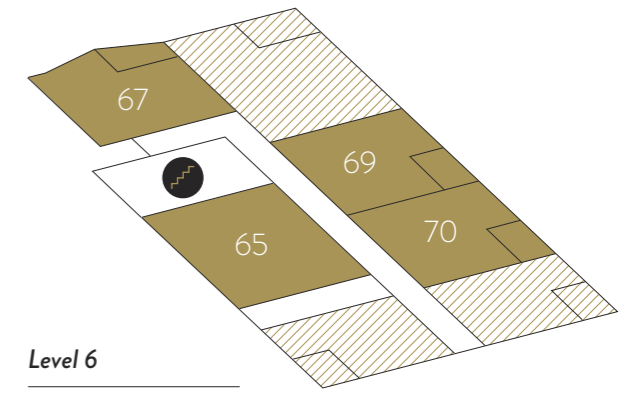
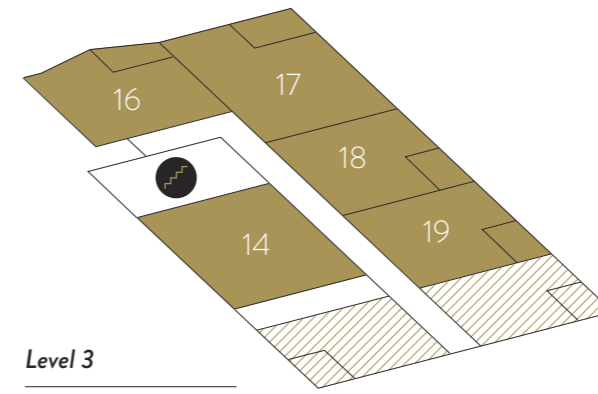
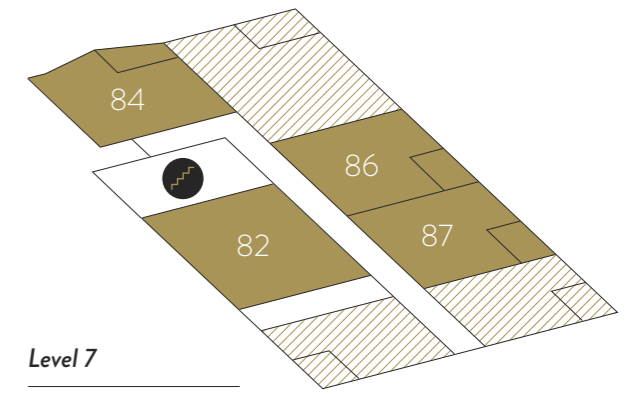
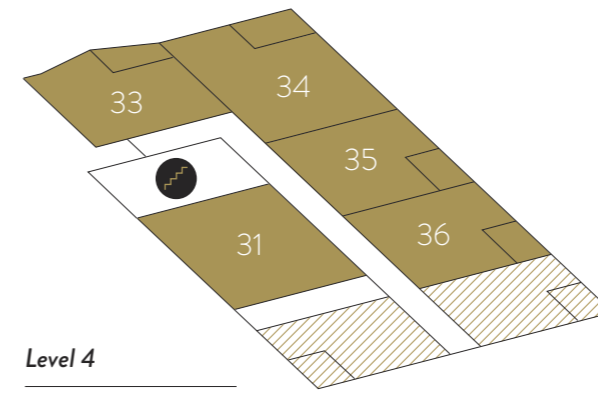
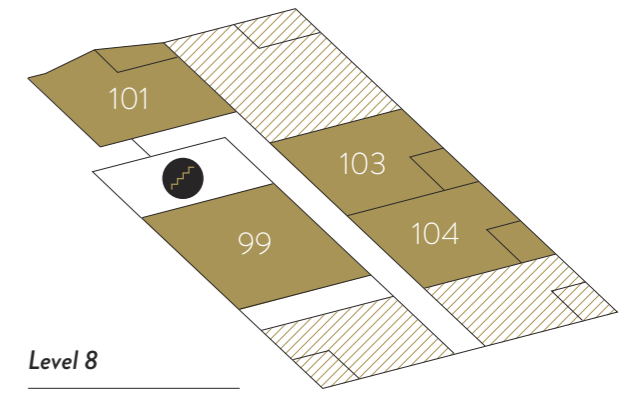
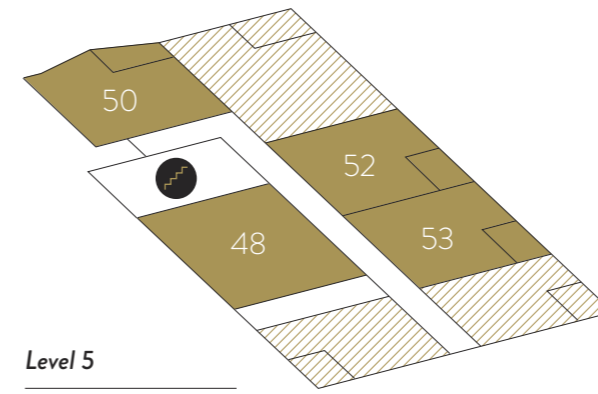
② [Click here](#) for a virtual tour of the two bed show apartment

Whilst every effort has been taken to ensure the accuracy of the information provided, it has been supplied as a guide and Peabody reserve the right to amend the specification as necessary and without notice. Specification may vary on shared ownership homes. Computer generated images are indicative only and are used as a guide to the craftsmanship and finish.

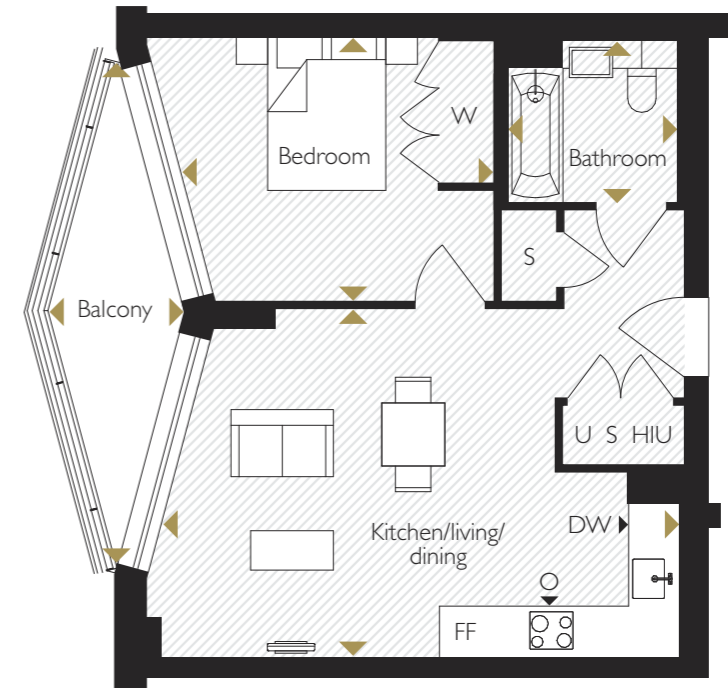
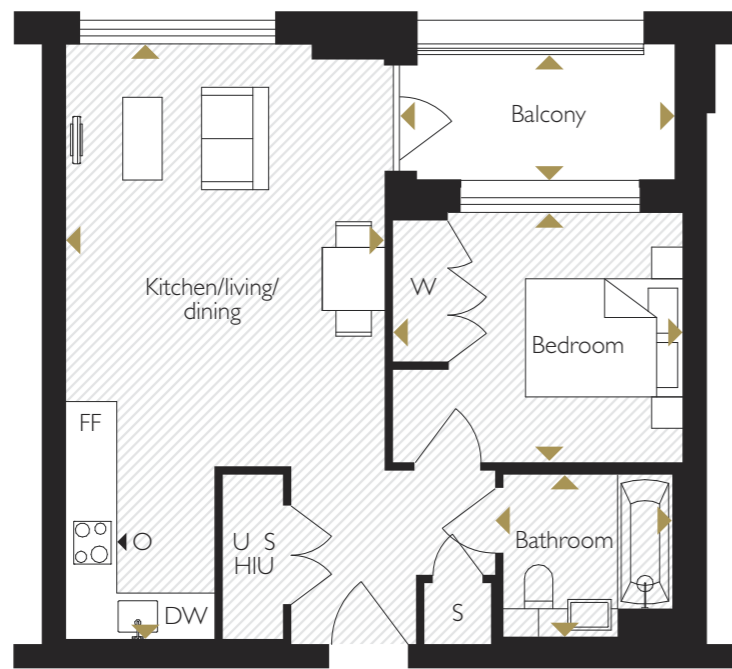


- Concierge
- Entrance
- Tesco Supermarket
- Oval Works
- Private Sale
- Shared Ownership, Private Sale and Affordable Rent
- Private Sale and Affordable Rent

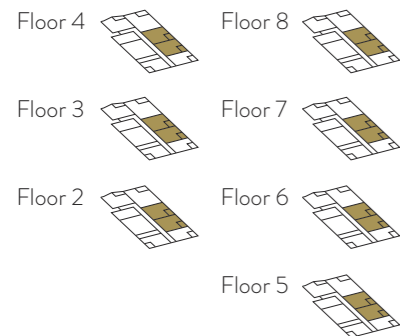
Site plan not to scale. Landscaping is indicative only. The information contained within this document does not constitute part of any offer, contract or warranty. Whilst the plans have been prepared with all due care for the convenience of the intending purchaser, the information contained herein is a preliminary guide only.



- Shared Ownership
- Private Sale
- Stairwell



Plot positions



Dimensions

Kitchen/living/dining	7.62m x 4.06m	14'10" x 13'4"
Bedroom 1	3.68m x 3.18m	12'1" x 10'5"
Bathroom	2.15m x 2.05m	7'1" x 6'9"
Balcony	3.26m x 1.67m	10'6" x 5'4"
Total internal area	51.49m ²	554.30ft ²

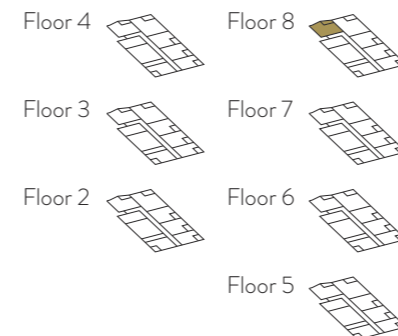
Apartments

6, 7, 18, 19, 35, 36, 52, 53, 69, 70, 86, 87, 103 & 104

Key



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	550.40ft ²

Apartments

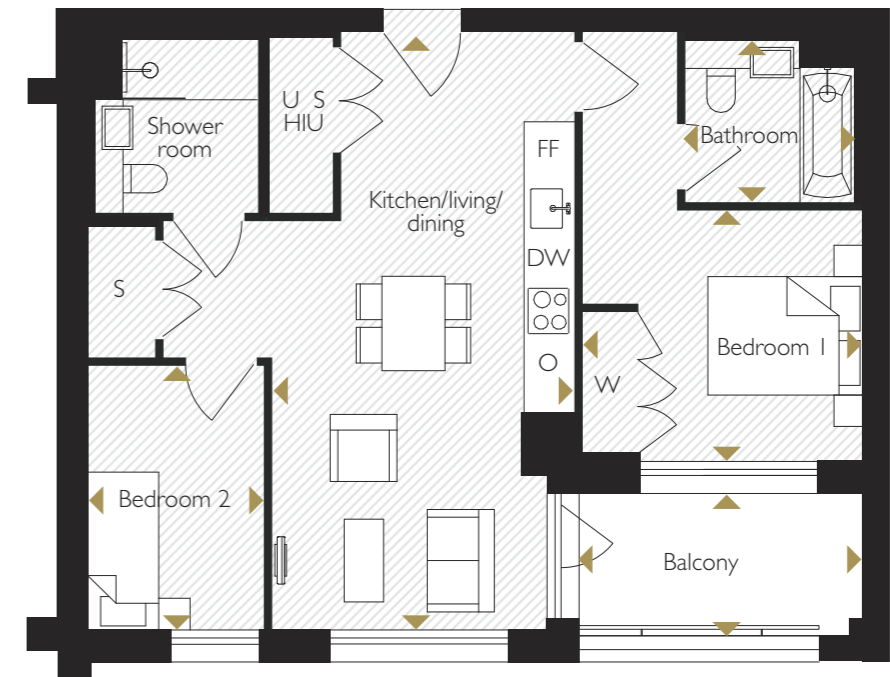
101

Key

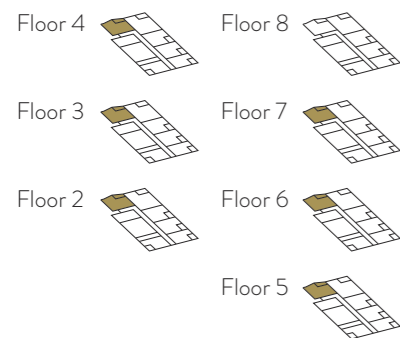


Apartment layouts provide approximate measurements only. Furniture within the marketing plans is indicative and for guidance purposes only. Dimensions, which are taken from the indicated points of measurement, are for guidance only and are not intended to be used for carpet sizes, appliance space or 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.

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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	52.69m2	567.20ft2

Apartments

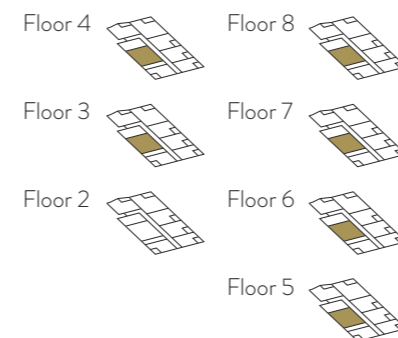
4, 16, 33, 50, 67 & 84

Key



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Plot positions



Dimensions

Kitchen/living/dining	7.57m x 3.82m	24'10" x 12'6"
Bedroom 1	3.59m x 3.18m	11'9" x 10'5"
Bedroom 2	3.36m x 2.25m	10'0" x 7'3"
Bathroom	2.15m x 2.05m	7'1" x 6'9"
Balcony	2.03m x 4.00m	6'6" x 13'1"
Total internal area	66.10m2	711.50ft2

Apartments

14, 31, 48, 65, 82 & 99

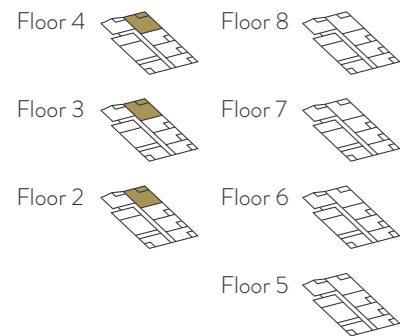
Key



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Plot positions



Dimensions

Kitchen/living/dining	5.47m x 5.36m	17'11" x 17'7"
Bedroom 1	3.82m x 3.72m	12'6" x 12'3"
Bedroom 2	4.18m x 2.75m	13'9" x 9'0"
Bathroom	2.15m x 2.05m	7'0" x 6'9"
Balcony	2.4m x 3.0m	7'8" x 9'8"
Total internal area	72.78m ²	783.50ft ²

Apartments

5, 17 & 34

Key

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



Landscaped garden at Zone

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.



James Dance found his dream home at Zone through Shared Ownership with Peabody

“Shared Ownership is a dream for people who cannot afford to buy outright. I highly recommend everyone explore the options available to them; Peabody were friendly and efficient!”

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 here](#) for our full guide to Shared Ownership



“Zone at Oval Village is an incredible development in the perfect location.”

James Dance in the comfort of his own Zone

Zone one living



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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A place to discover London

Shared Ownership
homes across Zone One

[Click here to find out more](#)

New Mansion Square

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

Be part of the renowned regeneration project and benefit from:



Private outdoor space



Concierge service



Private Residents Lounge

[Click here to find out more](#)

City Angel

A collection of Studio & 1 bedroom apartments in Islington, EC1V

Prime urban living in one of the most exciting parts of town offers:



Spacious layouts



Old Street Station in 10 mins



Communal gardens

 **Peabody** | More than just a place to live



Computer generated artist impression of City Angel, Islington

Computer generated artist impression of New Mansion Square, Battersea





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