

THE RESIDENCES AT THE

HALO

OVAL VILLAGE, LONDON



A POWERFUL PAST, A VISIONARY FUTURE

The Halo at Oval Village reimagines an iconic Victorian gasholder into a collection of modern Manhattan, 1, 2, and 3-bedroom apartments and penthouses. Overlooking the legendary Kia Oval Cricket Ground and boasting Zone 1 connectivity, this is a once-in-a-century opportunity to own a unique piece of British heritage.

More than just a residence, Oval Village is a thriving community—a peaceful retreat amidst bustling high streets and iconic architecture. A masterpiece of Victorian engineering meets bold contemporary living, bringing balance and precision to modern life.

With world-class amenities and unrivaled connections, The Halo stands at the heart of London's next great transformation—honoring its powerful past while embracing a visionary future.



Berkeley
Designed for life



Aerial photography of Oval, Computer generated image of The Halo, indicative only

THE LOCATION

With over 60 parks, commons, and gardens nearby, Oval Village has access to a haven of green spaces to unwind or explore. Just five minutes from Oval Village is Kennington Park, an award-winning spot with open lawns, a flower garden, and leisure facilities. The Halo is also perfectly positioned nearby to 1,165 shops, 325 restaurants and cafes and just a 6 minute tube ride from Battersea Power Station.

CONNECTIVITY

The Halo's Zone 1 location is perfectly positioned to enjoy the very best of London.

- Three underground lines within a 10 minute walk, including Kennington and Vauxhall
- Vauxhall rail station is an 8 minute walk away, with direct links to Gatwick Airport in just 33 minutes
- Oval and Vauxhall are serviced by a number of bus routes and road links, ensuring convenient travel to central London destinations and beyond



TRAVEL TIMES

DRIVE FROM OVAL VILLAGE

	WESTMINSTER 9 minutes	—	TATE MODERN 13 minutes	—	COVENT GARDEN 14 minutes	—	SLOANE SQUARE 15 minutes	—	HARVEY NICHOLS 17 minutes	—	HARRODS 18 minutes	—	SELFRIDGES 24 minutes
---	---------------------------------	---	----------------------------------	---	------------------------------------	---	------------------------------------	---	-------------------------------------	---	------------------------------	---	---------------------------------

VICTORIA LINE FROM VAUXHALL (ZONE 1)

	VICTORIA 4 minutes	—	GREEN PARK 5 minutes	—	OXFORD CIRCUS 8 minutes	—	WARREN STREET 10 minutes	—	EUSTON 12 minutes	—	KING'S CROSS ST PANCRAS 14 minutes	—	HIGHBURY & ISLINGTON 15 minutes
---	------------------------------	---	--------------------------------	---	-----------------------------------	---	------------------------------------	---	-----------------------------	---	--	---	---

NORTHERN LINE FROM KENNINGTON (ZONE 1)

	OVAL 1 minute	—	WATERLOO 4 minutes	—	CHARING CROSS 6 minutes	—	LEICESTER SQUARE 7 minutes	—	LONDON BRIDGE 7 minutes	—	TOTTENHAM COURT ROAD 8 minutes	—	BANK 8 minutes
---	-------------------------	---	------------------------------	---	-----------------------------------	---	--------------------------------------	---	-----------------------------------	---	--	---	--------------------------

All travel times are approximate and taken from citymapper.com, tfl.gov.uk and google.co.uk/maps.

THE DEVELOPMENT

- Manhattan, 1, 2 and 3 bedroom apartments and penthouses
- An innovative redesign of an historic Victoria gasholder
- Stunning views of the Kia Oval Cricket Ground
- Excellent transport connections via Northern and Victoria lines
- Positioned near the Nine Elms regeneration and buzzing Vauxhall
- Exclusive residents' amenities
- 2.5 acres of landscaped communal gardens and two new public spaces
- Scandinavian-inspired design for contemporary living



APARTMENT MIX

THE HALO - 199 homes

Bed Type	No.	Size Range (sq. ft.)
Manhattans	24	434 - 451
1 Bed	76	539 - 645
2 Bed	65	765 - 1,018
3 Bed	34	1,082 - 1,513
Penthouses	18	1,178 - 2,102

EDUCATION

With a wide choice of outstanding schools, colleges and universities nearby, residents are open to a world of possibilities for all stages of learning.



Scan to discover the full Education Guide

UNIVERSITIES	DISTANCE	TUBE	CAR
UAL London College of Communications	2 km	20 mins	7 mins
UAL Chelsea College of Art	2 km	16 mins	7 mins
King's College of London	2.5 km	13 mins	7 mins
London School of Economics (LSE)	3.6 km	34 mins	10 mins
University of Westminster	5.3 km	15 mins	18 mins
University College of London	5.7 km	10 mins	18 mins
Imperial College London	6km	25 mins	22 mins

THE AMENITIES

- 24-hr Concierge
- Private residents' gardens
- Gymnasium
- Swimming Pool
- Hydro Pool
- Spa Treatment Rooms, Steam Room and Sauna
- Residents' Private Roof Terrace
- Residents' Lounge and Meeting Room
- Private Cinema & Flexible Space



5 YEAR GROWTH FORECAST

Capital Growth %	2024	2025	2026	2027	2028	2029	Cumulative (24-29)
Knight Frank	3.0%	2.5%	3.0%	3.5%	4.0%	5.0%	19.3%

† Based on Knight Frank Forecast for Capital Growth. November 2024.

REASONS TO BUY



Located in Zone 1 and within a 10 minute walk of 3 stations



Private resident's terrace with views of Kia Oval



Home to the 1847 Club resident's facilities



64 acres of green space within a 15 minute walk



The highest score in Transport for London's connectivity ratings*



65% of London's financial jobs within a 10 minute travel time*

Source: tfl.gov.uk and google.co.uk/maps. *Dataloft Report, PriceHubble Report 2024.



LOCATION

Oval, SE11

LOCAL AUTHORITY

London Borough of Lambeth

COUNCIL TAX

London Borough of Lambeth

Band E – £2,388.16

Band F – £2,822.38

Table of 2025/2026 figures

SERVICE CHARGE

Estimated at £6.65 per sq. ft. per annum

TENURE

999 years lease

BUILDING INSURANCE

- 10-year NHBC Building Warranty
- Berkeley Group two-year Customer Warranty (this covers the first two years of the ten-year policy)

GROUND RENT

For all reservations from 30th June 2022, in line with Government legislation, a Peppercorn Rent will be applicable to all apartments

THE DEVELOPER

Founded in 1976, Berkeley is a leading developer of outstanding homes, and has won numerous awards for quality, design and customer service.

PARKING

General right to park, £50,000 per space by separate negotiation*

COMPLETION

- Cores 1 & 2 – Q1/ Q2 2028
- Core 3 – Q2/ Q3 2028

TERMS OF PAYMENT

A reservation fee is payable upon reservation:

£5,000 res fee for under £1,000,000

£10,000 res fee for over £1,000,000

£15,000 res fee for over £2,000,000

A 10% payment of purchase price, less reservation deposit, is payable within 21 days on exchange of contracts. A 10% payment is payable 12 months after exchange of contracts. A further 5% payment is payable 24 months after exchange on contracts. The remaining balance of 75% is payable upon completion.

*Please speak to a sales consultant for more information



OUR VISION
2030
TRANSFORMING TOMORROW

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

**The Institute of
Customer Service**
MEMBER

**CONSUMER
CODE FOR
HOME BUILDERS**
www.consumercode.co.uk

tsi
APPROVED CODE
TRADING STANDARDS UK

Protection for new-build home buyers

Berkeley
Designed for life

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. Draft Computer Generated Imagery is indicative only. Maps are for illustration purposes only and not to scale. Travel times taken from Google.co.uk/maps, tfl.gov.uk and nationalrail.co.uk. Prices and details correct at time of going to press. The Halo was granted planning permission in August 2018 by the London Borough of Lambeth.