

THE PENTHOUSES AT THE

HALO

OVAL VILLAGE, LONDON



LIVE WHERE CHAMPIONS COME TO PLAY

Within the historic iron frame of the Grade II listed Halo gasholder are The Penthouses, an exclusive collection of 18 elevated residences.

Each penthouse has unrivalled panoramic views over the iconic Kia Oval Cricket Ground, offering a truly unique home in the heart of London. A symbol of London's evolving skyline, The Halo transforms an iconic Victorian gasholder into a contemporary place to live.

The Penthouses are the crown jewel, with precision, heritage, and modernity converging in one extraordinary opportunity. These spacious penthouses are the pinnacle of modern living at Oval Village. Each residence is crafted with luxurious interiors, breathtaking views, and easy access to the 1847 Resident's Club.

Located in Zone 1, with seamless connections across London, The Halo offers not just a home, but a legendary address.



This is your chance to own a singular piece of British heritage — where bold contemporary design meets the timeless thrill of cricketing history unfolding just outside your window.

Berkeley
Designed for life



THE DEVELOPMENT

- Iconic collection of 18 penthouses at The Halo
- An innovative redesign of a historic Victorian gasholder
- Luxurious 3 bedroom, 3 bathroom homes, each featuring a large private balcony with outstanding views over The Kia Oval Cricket Ground
- Seamless indoor-outdoor living with open plan layouts and high-end finishes
- Excellent transport connections via Northern and Victoria lines
- Exclusive residents' amenities in the 1847 Resident's Club
- 2.5 acres of landscaped communal gardens and two new public spaces

THE AMENITIES

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

REASONS TO BUY



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



Large private terraces with brise soleil and views of Kia Oval



Select penthouses offer views of Canary Wharf, Nine Elms and the City



Miele appliances featured in all penthouses



Stunning four piece bathroom in each home



Home to the 1847 Resident's Club facilities



Open plan homes ranging over 1178 - 2102 sq. ft.



Comfort cooling in living rooms and bedrooms



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

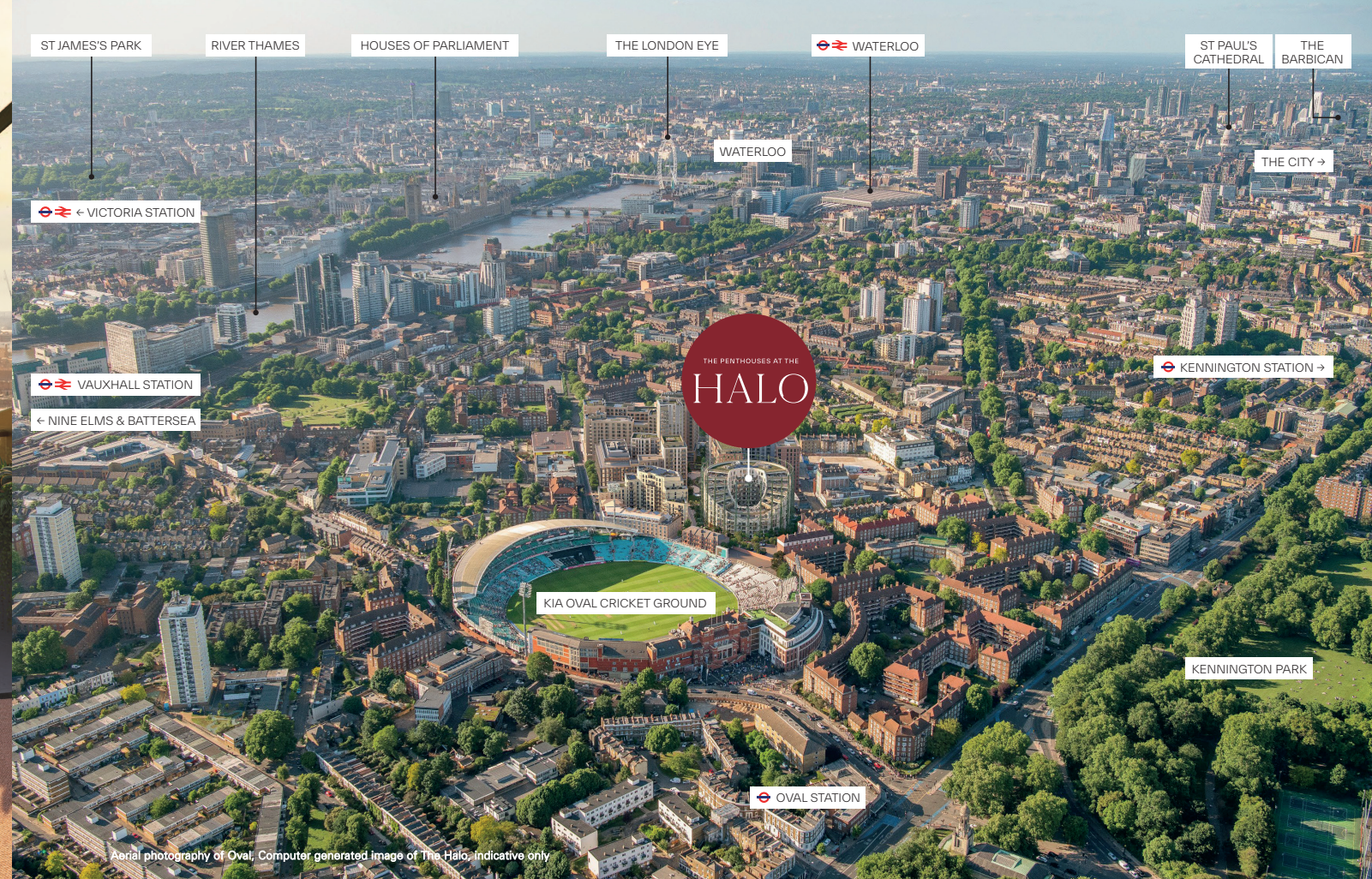
EDUCATION

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



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

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 perfectly positioned nearby to 1,165 shops, 325 restaurants and Battersea Power Station is just a 6 minute tube ride away. The River Thames is also less than a ten minute walk away.

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



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 2-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 and penthouses.

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 fee is payable upon reservation:

£5,000 fee for under £1,000,000

£10,000 fee for over £1,000,000

£15,000 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



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