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Computer generated image overlooking the Central Square towards Corsair House and Dawes House from an elevated angle.

WELCOME TO

01

KIDBROOKE SQUARE SE3

Kidbrooke Square, in the highly desirable Royal Borough of Greenwich, offers you the opportunity to become part of an exciting new concept in London living.

Be among the first to move into a studio, one, two or three bedroom apartment in a vibrant neighbourhood centred on a new village square with shops and plenty of green space inspired by traditional values and modern features.

Life at Kidbrooke Square offers you a remarkable quality of life, somewhere to put down roots and become part of a community, with everything London has to offer on your doorstep.

A PARTNERSHIP BETWEEN





Computer generated image of the Central Square, Corsair House and Emerald House.

THINK VILLAGE LIFE 02



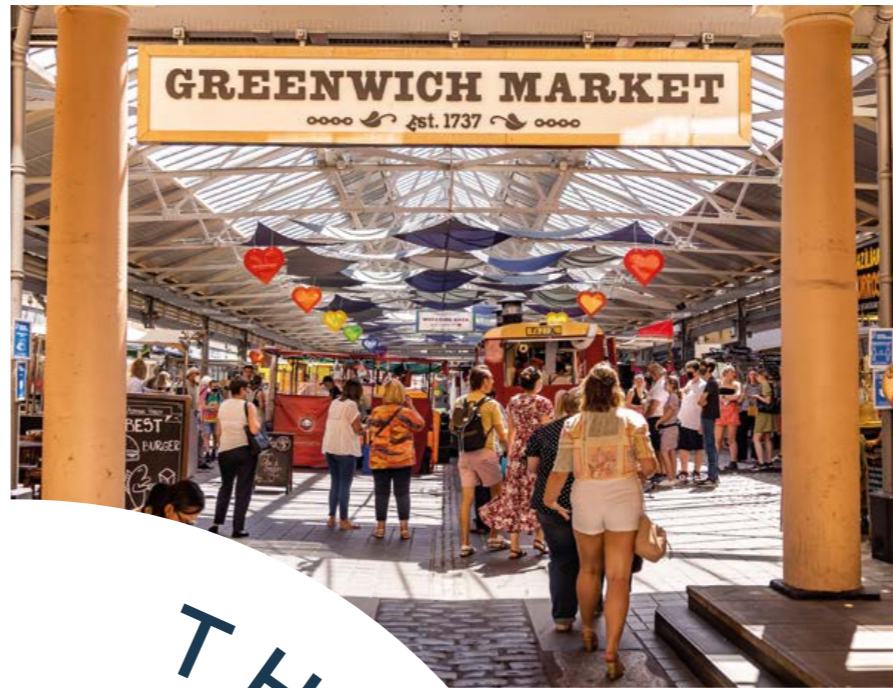
Think of villages and you picture a safe, healthy environment, green space, a welcoming community and, most of all, a great quality of life. Think of London and the word that first comes to mind is opportunity – the opportunity to live and work the way you want.

At Kidbrooke Square, we've sought to create green spaces and a centre based on a traditional village square with a future planned nursery, café and shops.

A short walk away is a David Lloyd club with fitness classes, spa, tennis and indoor and outdoor swimming pools, a local health centre and PureGym where you can exercise body and mind.

When you venture out, the new Kidbrooke Station is on your doorstep and offers a swift commute to Greenwich and Central London.

IN THE CAPITAL



IN THE HEART OF THE COMMUNITY

Kidbrooke is a welcoming, vibrant community which continues to transform and grow.

If you're looking for that special place to call home, in a community attracted to the concept of London village life, Kidbrooke Square is for you.

Meet like minds, from a running partner to someone who shares your particular passion. Watch as children run around on the podium garden making friends on their doorstep.

Feel connected.






EAT LOCAL

FEAST AT YOUR FAVOURITE FOOD HOTSPOTS

There is a great choice of restaurants, bars and pubs. Whether you love the opportunity to try something different, prefer to find somewhere you like and go back again and again or enjoy experimenting at home with a fusion of ingredients, you'll discover new favourites within a short distance of your apartment.

Take the short trip to Greenwich or Blackheath when you're hungry for a culinary experience – from fine dining to funky international cuisine and legendary cocktail bars to traditional London pubs.

THE DEPOT	KIDBROOKE VILLAGE FARMERS' MARKET	COPPER & INK
 <p>In the heart of Kidbrooke Village, this stylish, sophisticated pub offers you first-rate, delicious British food and an eclectic selection of wines, ales and cocktails.</p> <p>📍 0.2 miles away</p> <p>thedepotpub.co.uk</p>	<p>A local farmers' market held on the first Saturday of the month, with quality locally sourced artisan food stalls including a social enterprise bakery that gives back to the community.</p> <p>📍 0.2 miles away</p> 	 <p>In Blackheath Village, the Copper & Ink is a modern British restaurant incorporating French and Scandinavian influences run by MasterChef finalist Tony Rodd and Becky Cummings.</p> <p>📍 1.2 miles away</p> <p>copperandink.com</p>

GAIL'S BAKERY	ARTIS BAR	THE IVY CAFÉ
<p>Gail's handmade pastries, cakes, breakfasts and lunches are especially popular with the locals and parents who want to give their children a delicious, healthy treat.</p> <p>📍 1.2 miles away</p> <p>gailsbread.co.uk</p> 	 <p>Minutes from Blackheath Station, Artis is known for its fresh take on classic Italian, French and British cuisine served in a sophisticated yet relaxed atmosphere.</p> <p>📍 1.3 miles away</p> <p>artisblackheath.co.uk</p>	<p>Offering sophisticated and friendly all-day dining as well as afternoon tea and an intriguing drinks menu, the Ivy Café is perfect for relaxed indulgence.</p> <p>📍 1.5 miles away</p> <p>theivycafeblackheath.com</p> 



1. CATOR PARK

Ideal for playing, picnics by the river that flows through the award-winning park and observing wildlife.

4 min walk
1 min cycle



2. KIDBROOKE GREEN PARK

Perfect for games with friends and family, the park has an outdoor gym and tennis courts.

9 min walk
5 min cycle



3. MANOR HOUSE AND GARDENS

Play sports, walk your dog or relax in the café and enjoy the lake, fountain and gardens.

29 min walk
8 min cycle



4. BLACKHEATH COMMON

Join runners, dog walkers and families enjoying a stroll and kite flyers and wind-skateboarders enjoying the breeze.

30 min walk
11 min cycle



5. GREENWICH PARK

Admire the Royal Naval College in one of the largest single green spaces in south-east London.

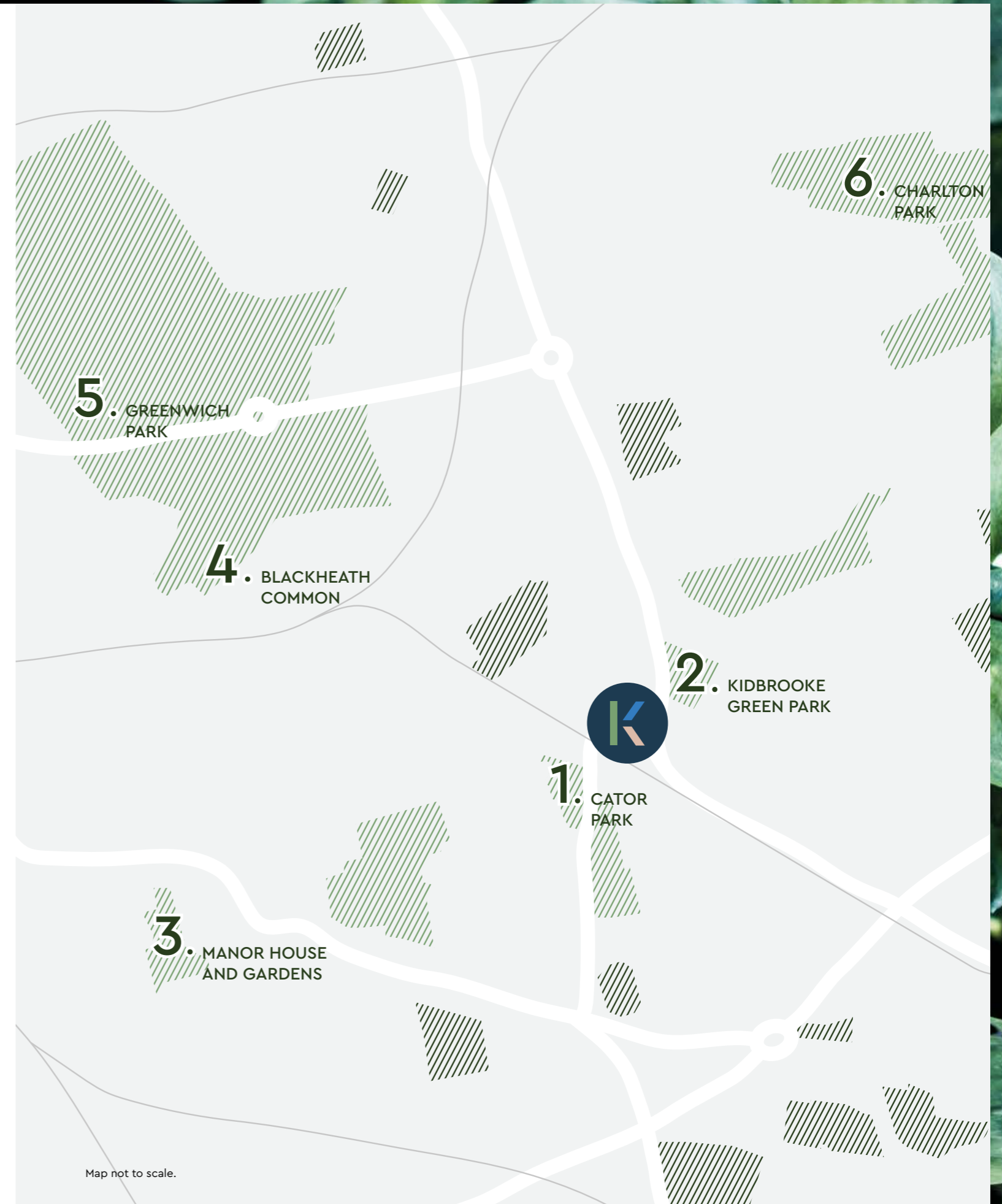
34 min walk
13 min cycle



6. CHARLTON PARK

Exercise and play sports in the large open and grassy park or wander the intriguing array of gardens.

37 min walk
13 min cycle



Map not to scale.

Times taken from google.co.uk/maps and are approximate only.



STAYING LOCAL

Whether you're walking, cycling or taking the bus, there's much to discover that's local to Kidbrooke Square.

BY FOOT

<u>1</u>	<u>2</u>	<u>3</u>	<u>4</u>
KIDBROOKE TRAIN STATION	SAINSBURY'S LOCAL	THE DEPOT PUB	CATOR PARK
2 MINUTES	3 MINUTES	3 MINUTES	4 MINUTES

BY BICYCLE

<u>1</u>	<u>2</u>	<u>3</u>	<u>4</u>
SUTCLIFFE PARK SPORTS CENTRE	BLACKHEATH COMMON	GREENWICH PARK	GREENWICH TOWN CENTRE
4 MINUTES	11 MINUTES	13 MINUTES	16 MINUTES

BY BUS

<u>1</u>	<u>2</u>	<u>3</u>	<u>4</u>
BLACKHEATH VILLAGE	WOOLWICH	LEWISHAM	BEXLEYHEATH
335 BUS ROUTE 22 MINUTES	178 BUS ROUTE 28 MINUTES	178 BUS ROUTE 30 MINUTES	B16 BUS ROUTE 42 MINUTES



03

THE ROYAL BOROUGH'S BEST KEPT SECRET



Computer generated image looking towards Aldridge House, Borsberry House & Corsair House.



The transformation of Kidbrooke Village is one of the most exciting projects in London today. Kidbrooke Square is a new element in this: a vibrant, thriving and sustainable community close to the historic setting of Blackheath and Greenwich. The inspired design and careful blending of residential and commercial buildings and abundant green space will make this an attractive, ever-evolving place where people will love to live, work and relax.

IN GREENWICH

WHERE TIME BEGAN

1.



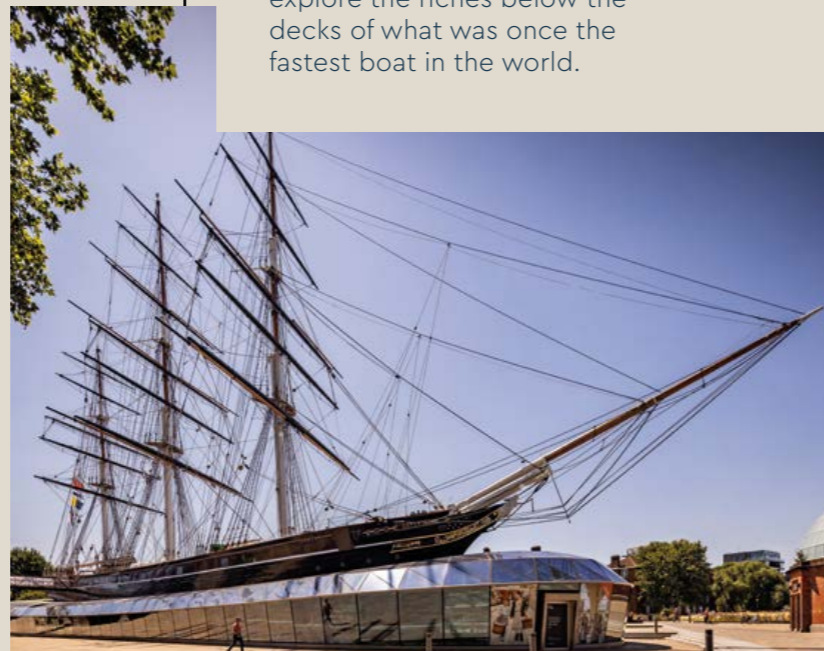
GREENWICH PRIME MERIDIAN

Stand on the Prime Meridian, the geographical reference that has been dividing the earth's eastern and western hemispheres since 1894 and contemplate maritime history.

CUTTY SARK

2.

Take in breathtaking views of London from the main deck and explore the riches below the decks of what was once the fastest boat in the world.



3.

GREENWICH OBSERVATORY

Visit the home of Greenwich Mean Time (GMT), the Prime Meridian, the Octagon Room and London's Planetarium, where astronomy and navigation history were made.



4.

THE O2

Enjoy world class live music and comedy, sport, climbing, shopping, cinema, trampolining, bowling and great bars and restaurants in London's premier entertainment destination and great day out.



6.

THE CHAPEL OF ST PETER AND ST PAUL

Savour peace and tranquility in a beautiful building with a fascinating history while listening to uplifting live lunchtime music recitals in this place of worship.



ELTHAM PALACE AND GARDENS

8.

Wander the house and gardens of this medieval palace and former Tudor royal palace, transformed by eccentric millionaires Stephen and Virginia Courtauld in the 1930s.



NATIONAL MARITIME MUSEUM

Explore the over 2.5 million items held by the Museum, including astronomical and navigational instruments, and discover the remarkable history of the Naval College.

5.



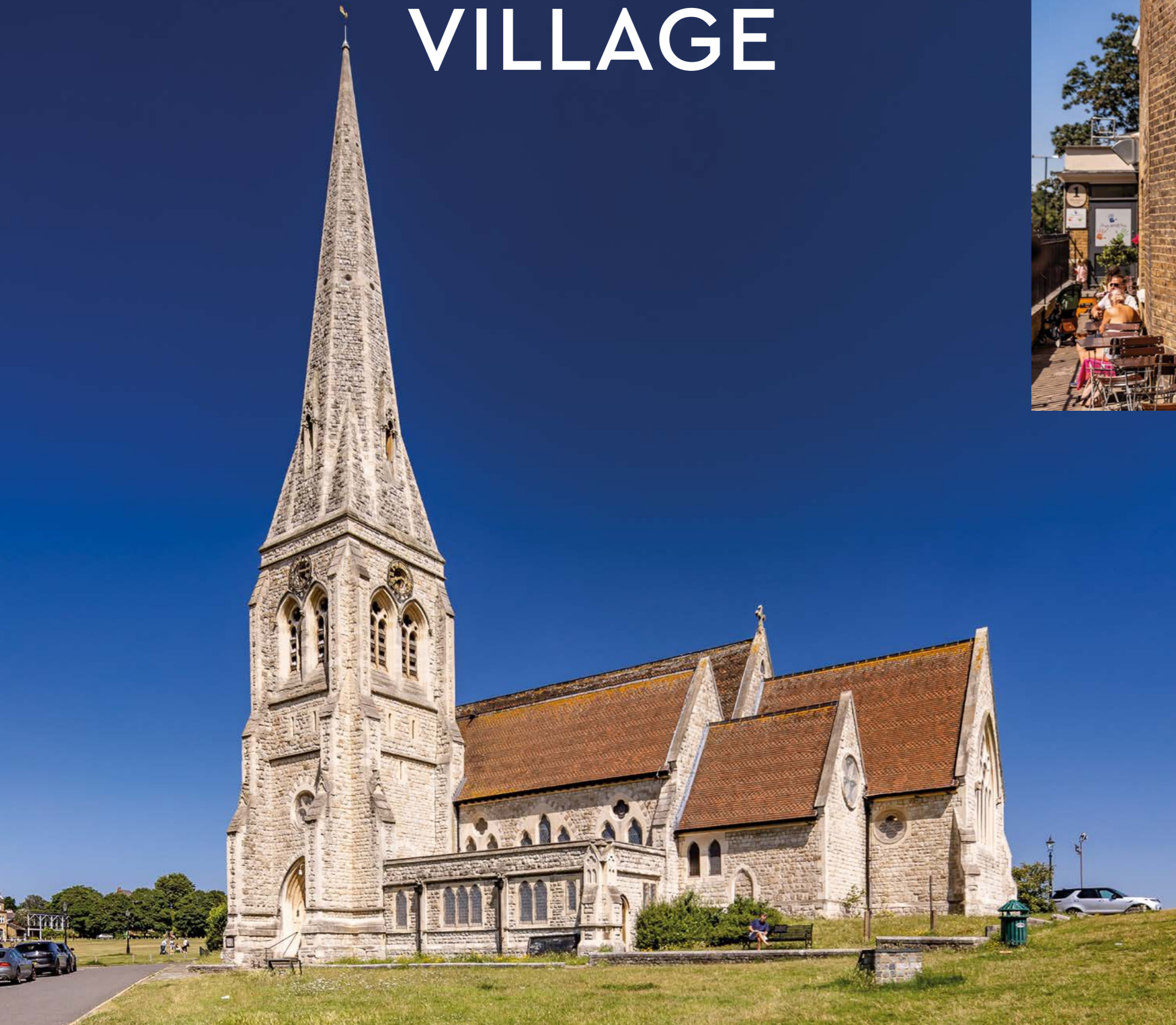
GREENWICH MARKET

Browse rows of eclectic stalls offering arts, crafts and collectibles and a delicious selection of street food in this world-famous market that has existed since 1737.

7.



BLACKHEATH VILLAGE



Feel history in the air at Blackheath Village.

Wander across the atmospheric expanse of green space at the village's heart where, each spring, thousands of runners from all over the world gather for the start of the London Marathon.

Stroll along beautifully named Tranquil Vale, the high street where your local florist, baker, greengrocer and butcher trade among a sprinkling of high street stores. Stop for coffee at one of the cosy cafés on Royal Parade and gaze out at All Saints Church, a symbol of village life for over 160 years.



LONDON CALLING

You wake up wondering what you're going to do today. Fortunately, Kidbrooke Square offers a world of choice and variety close by.

Will it be a stroll to Greenwich and browsing in the market, followed by a leisurely pub lunch by the river? Maybe you'll head for central or east London for shopping and a meal in a great little restaurant you know. And then there's the evening...



04



LONDON ON YOUR DOORSTEP

From Kidbrooke station

Kidbrooke has had a railway station since 1895. Today, the new station is operated by Southeastern and is in Zone 3. Trains run to London Charing Cross, Victoria and Cannon Street from its two platforms as well as into leafy Surrey and Kent and beyond. You can be in central London for work, a meeting or fun quickly and easily. Or you can head for the country or perhaps a day out on the south coast.

<u>1</u>	<u>2</u>	<u>3</u>	<u>4</u>	<u>5</u>	<u>6</u>	<u>7</u>	<u>8</u>
BLACKHEATH	LEWISHAM	WATERLOO EAST	CHARING CROSS	LONDON BRIDGE	CANARY WHARF	BANK	VICTORIA
6 MINUTES	9 MINUTES	28 MINUTES	27 MINUTES	18 MINUTES	33 MINUTES - 1 CHANGE VIA LONDON BRIDGE	30 MINUTES - 1 CHANGE VIA LONDON BRIDGE	31 MINUTES



Map not to scale. Times taken from tfl.gov.uk and are approximate only.



LONDON IS OPEN



Perhaps you work in the bustling financial centres of the City, Docklands and Canary Wharf among the gleaming towers. You might be completely new to the capital.

Whatever your working relationship is to London, you love the fact that your commute from Kidbrooke Square to work is easy, straightforward and – for London – stress-free. Maybe you could cycle to work?

You might work closer to home or even at home, only occasionally visiting an office. For you, the fact that you can slip into London and be soaking up the city's unique and incredibly exciting vibe in less than hour is pure luxury.

Shopping. Meeting friends in a bar. Seeing a movie. Checking out your new favourite band. Spending a night at the museum. Having a late meal. Arriving home pleasantly tired. You've answered the call of London again.



START THEM



OFF RIGHT

Have peace of mind for the future knowing that there's an excellent choice of educational opportunities for beginning nursery or embarking on higher education, the opportunities for them to learn are outstanding.

SCHOOL	RATING	DISTANCE
NURSERY		
BROOKLANDS PRE-SCHOOL	PRE-SCHOOL	0.6 MILES
THE NURSERY ON THE GREEN	PRE-SCHOOL	0.8 MILES
BRIGHT HORIZONS ELTHAM GREEN	PRE-SCHOOL	0.9 MILES
PRIMARY		
HOLY FAMILY CATHOLIC PRIMARY	OFSTED GOOD	0.3 MILES
WINGFIELD PRIMARY SCHOOL	OFSTED GOOD	0.4 MILES
KIDBROOKE PARK PRIMARY SCHOOL	OFSTED GOOD	1.0 MILES
SECONDARY		
THOMAS TALLIS SECONDARY SCHOOL	OFSTED GOOD	0.4 MILES
RIVERSTON SCHOOL	ISI GOOD - OUTSTANDING	1.0 MILES
COLFE'S SCHOOL	ISI EXCELLENT	1.2 MILES



Imagine your children or even yourself studying at one of the world's most highly regarded universities while coming home every night. When you invest in a home at Kidbrooke Square, you may well also be preparing for a first-rate education in just about every subject under the sun.

GREENWICH

The University of Greenwich has two campuses in the Borough of Greenwich offering first-class facilities, inspiring teaching and a friendly, diverse community. Courses range from accounting and finance to tourism, hospitality and events. Physicist Charles K Kao and singer Natasha Bedingfield are among the university's alumni.

RANKING: 98

LSE

Established in 1895, the London School of Economics in the heart of central London is one of the leading social science universities in the world. Its alumni include Nobel Prize winners Juan Manuel Santos Calderón, President of Colombia, and Oliver Hart for his contribution to contract theory. Mick Jagger also went to the LSE, developing the business brain behind The Rolling Stones.

RANKING: 4

UCL

London's leading multidisciplinary university, University College London (UCL) calls itself 'London's Global University' and claims it's been offering disruptive thinking since its foundation in 1826. All of which makes the prospect of being among its alumni, who include classical composer Gustav Holst and members of Coldplay, highly exciting.

RANKING: 8

ROYAL HOLLOWAY

Royal Holloway in Egham, near Windsor Great Park, is ranked among the top 350 universities in the world. It prides itself on offering world-class research that expands minds and changes lives and is highly rated by its community of students. Its alumni include novelist George Eliot and musician K.T. Tunstall.

RANKING: 22

GOLDSMITHS



Goldsmiths College in New Cross, south-east London, offers courses in humanities, arts, social sciences, business and computing. The college is a close-knit community, a creative powerhouse and thought-provoking space 'for self-discovery, delivering world-leading research and excellent teaching'. Fashion designer Vivienne Westwood and artist Damien Hirst are among Goldsmiths' alumni.

RANKING: 97

IMPERIAL

A global top ten university with a world-class reputation in science, engineering, business and medicine, the main Imperial campus is located in South Kensington, in the heart of London. Alumni include the writer H.G. Wells and Brian May, guitarist with Queen.

RANKING: 5

KING'S COLLEGE

King's College London is an internationally renowned university delivering exceptional education and world-leading research, dedicated to driving positive and sustainable change in society and realising its vision of making the world a better place. Alumni include novelist Hanif Kureishi and pioneering nurse Florence Nightingale.

RANKING: 30

QUEEN MARY

Located across the river from Greenwich, Queen Mary University has a history rooted in the great charitable institutions of east London dating back to 1785. The university is dedicated to the belief that 'a diversity of ideas helps us achieve the previously unthinkable'. Alumni include Peruvian writer Dr Mario Vargas Llosa.

RANKING: 41



AT HOME IN

KIDBROOKE SQUARE SE3

05

When you come home to your apartment in Kidbrooke Square, you're returning home to a friendly, welcoming community of like minds in a pioneering combination of the best of village life and London values.

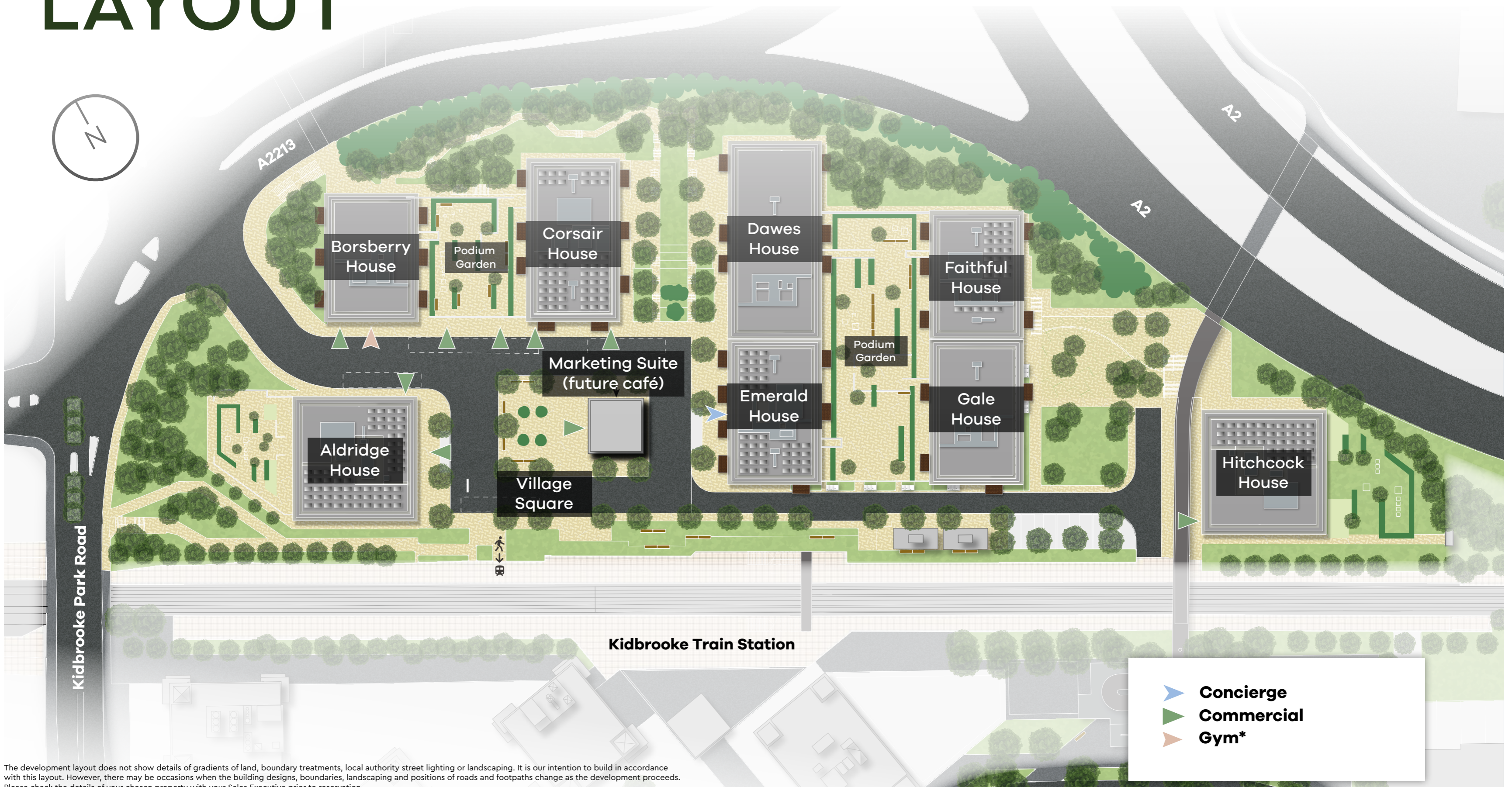
Kidbrooke Square is a place where exceptional care has been paid to the creation of green spaces and amenities that help guarantee real quality of life.

Arrive home and open the door to an impressive specification offering modern technologies and design at its finest, complemented with plenty of natural light plus private outside space to bring the outside in.



Computer generated image of the park, Emerald House and Dawes House.

DEVELOPMENT LAYOUT



The development layout does not show details of gradients of land, boundary treatments, local authority street lighting or landscaping. It is our intention to build in accordance with this layout. However, there may be occasions when the building designs, boundaries, landscaping and positions of roads and footpaths change as the development proceeds. Please check the details of your chosen property with your Sales Executive prior to reservation.



OUR VISION

“
 Kidbrooke Square will be an exciting and sustainable neighbourhood for new homes and is integral to the excellent local transport and amenities at its doorstep, making it an exceptional place to live, work and enjoy. It will deliver a range of contemporary homes including 50% affordable, all set in an urban realm of landscaped streets and squares. In addition, there are communal gardens and private balconies to enrich the health and wellbeing of residents.
 ”

DAV BANSAL
 PARTNER AT GLENN HOWELLS ARCHITECTS

Our vision is to create a lively mixed-use development at the heart of Kidbrooke which:

1. Creates a new, attractive destination where people want to arrive, work, live and enjoy.
2. Completes the hub at the heart of the Kidbrooke neighbourhood.
3. Integrates with the broader redevelopment of Kidbrooke, complementing Kidbrooke Village to the south.
4. Improves connectivity with the surrounding area.
5. Provides new retail and employment workspace with commercial vitality.
6. Delivers high-quality public realm and a vibrant streetscape with an urban character.
7. Provides an integrated transport hub and new station entrance, making the most of rail and bus infrastructure.
8. Delivers many new homes, including 50% affordable housing to meet community needs.



PUTTING
PEOPLE

&

PLANET
FIRST

Kidbrooke Square is a socially and environmentally sustainable development on an under-utilised four acre site.

Our priority is always to provide quality homes and thriving communities, but we also believe protecting the environment is an integral part of a high-performing, successful organisation.

OUR STRATEGY IS TO:

**BE
LEAN**

Use less energy –
specific building fabrics,
highly efficient systems
and lighting

**BE
CLEAN**

Supply energy efficiently –
connecting to the district
heating network

**BE
GREEN**

Use renewable energy
with solar panels on the
roofs of multiple buildings

The partnership of Transport for London and Notting Hill Genesis and the regeneration will benefit from a £12.7m Green Development Loan from HSBC UK, the first of this kind we've received and further recognition of our commitment to environment, social and governance (ESG) principles.

A PARTNERSHIP BETWEEN



WORKING TOGETHER

Kidbrooke Square forms part of Transport for London's housing programme, which will provide 10,000 homes across the capital as well as a commitment to deliver 50% affordable housing on average across all sites launched since May 2016. Work has already started on almost 1,500 homes in the capital, as the programme continues to build momentum.

Notting Hill Genesis is one of the largest housing associations in London and the South-East, owning and managing more than 66,000 homes. We provide homes across a range of tenures and are committed to continuing to deliver housing that is affordable for all.

Our focus is our customers. We put their needs at the heart of our structures, processes and systems and they drive our decisions each and every day. We want them to be proud of the place they call home and from where they can begin to build lives, communities and futures.



Computer generated image of the Central Square and Corsair House.