

L&Q at
KIDBROOKE
VILLAGE

ROYAL BOROUGH OF GREENWICH
SE3

L&Q



Introduction

L&Q at Kidbrooke Village

Live life in balance

L&Q at Kidbrooke Village is more than owning a home, it's where everything has been carefully designed to make living more fulfilling. Like an excellent quality of life and big city convenience in equal measure, or being part of something different and creating it with others just like you. Then there's the highest standard of home and a place to call your own, plus the chance to get on the housing ladder and climb higher over time.



Bombardier House
A collection of one, two and three bedroom apartments.

Be part of something new
and the start of something great



A village home *and a fulfilling life*

Kidbrooke Village is a collection of homes within easy reach of central London. With a focus on community, and careful balance of green open space and modern village living, you'll find it here in equal measure.



Life in balance

What moving here means

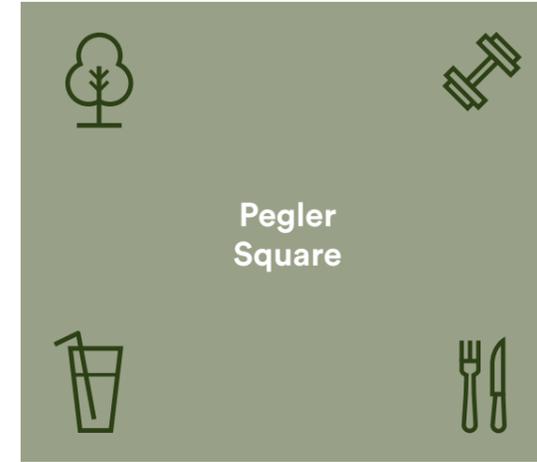
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Transport links

Transport details to the surrounding areas

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Development location

A simple guide to what's where

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About us

Helping you move in and brought to you by a company that's focused on you

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Living here

A snapshot of what's on your doorstep and beyond

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The apartments

The fixtures and fittings that come with our homes

Pages 24-29

A home by the city *and a life enjoyed outdoors*



Close to central London

The hustle and bustle of central London is only minutes away. Regular trains run directly from centrally located Kidbrooke station taking you to London Bridge (16 minutes), Waterloo East (19 minutes), Charing Cross (25 minutes) or Victoria Station (28 minutes).

The renovations to London Bridge station have not only made it a major hub to access the rest of London, but have also breathed a new lease of life into the surrounding areas making it an exciting and vibrant destination in its own right.



Living amongst nature

The name 'Kidbrooke' is of Anglo-Saxon origin and means 'the brook where the kites were seen'. Whilst kites may be harder to spot today, there's an abundance of natural wildlife living here.



“Beautifully well kept development with ample green natural spaces and facilities for children to enjoy and discover local wildlife”



“Having access to green space is important to encourage active, outdoor lifestyles and it supports healthy physical and mental wellbeing”



Enjoying the outdoors

No matter what time of the year, there's always something to see or do.

Be it a talk on migratory birds by the London Wildlife Trust, sitting and admiring the wildflowers and grasses, listening to the birds and insects go about their day, or simply taking a leisurely afternoon walk in the fresh air.

And for the more active, there's an athletics track and outdoor gym nearby.

Enjoying culture

If culture is more your thing, Blackheath is only a short walk away.

As well as the cafés, independent boutiques, restaurants, bars, historic pubs and Georgian homes, there's OnBlackheath festival – a family friendly festival that takes place each year on Blackheath Common and showcases a generation-spanning music line-up alongside some incredible food, workshops and pop-up stalls on one of the capital's greenest spots.

“Loads of open space, spacious apartments and most importantly peace and quiet with central London on your doorstep. Greenwich Park is a manageable walk and on clear days the sunset is breathtaking. The area itself is very quiet and feels more like a village than a neighbourhood in London”



For history lovers

Greenwich is full of regal history and close to Kidbrooke Village. The park dates back to Roman times but is more strongly associated with royalty. Since the land was inherited by Henry V's brother, monarchs have considered this a special place. The Palace of Placentia was built in the town in the 15th Century and was the birthplace of many Tudors including Henry VIII and Elizabeth I.

The town is also notable for its maritime history being the home of the Royal Naval College – the navy's state-of-the-art training college between 1873 and 1997, as well as giving its name to the Greenwich Meridian and Greenwich Mean Time.



For family memories

The local play area will keep children entertained for hours. It has been developed in collaboration with award-winning Apes Adventure Playground Engineers, who designed the Olympic Park playground. Play trails, sculptures and structures to jump, swing and hang from have all been incorporated throughout the space to inspire children to explore the world around them.



There are plenty of well established eateries in Blackheath. With restaurants, cafés and traditional pubs, there is something to suit all tastes and occasions.

The Ivy Café – Blackheath



Centered mainly around the pedestrian only Pegler Square there are already several places to eat, and over time more will be available. Here you can eat al fresco every night of the week right outside your home if you want to.

Al fresco dining at Pegler Square

“You are spoilt for choice when it comes to eating out when you live in Kidbrooke Village. With restaurants walking distance from your apartment, to an abundance of choice in Greenwich and Blackheath”

Space to enjoy *and places to explore*

On your doorstep

Kidbrooke Village is made for fun and exploration. Despite being only 16 minutes from central London, it's set in 136 acres of established and newly designed natural environment. The abundance and variety of open space on your doorstep, makes Kidbrooke Village truly different from anywhere else.

Cator Park

Cator Park immediately surrounds Kidbrooke Village and includes parkland, meandering walkways and beautiful water features. It's been newly developed with the London Wildlife Trust – a charity dedicated to protecting the capital's wildlife and wild spaces. Their ongoing stewardship, events and workshops are a commitment to nurturing biodiversity at Kidbrooke Village.

It's also where you will find the play area. For older children, there is a new multi-use games area where they can practice sports like football, tennis, basketball and netball.

Birdbrook Nature Reserve

Birdbrook is a secluded reserve in Kidbrooke and is one of London's most important strongholds for newts. It comprises grassland, scrubs and six ponds, plus an array of amphibian life, plants and insect species.

The nature reserve is only open on special event days or through bookings direct with the site. Either way, it's another gem right on your doorstep.

Sutcliffe Park

Connected to Cator Park is Sutcliffe Park, one of Greenwich's 13 Green Flag sites. This large, tree-lined park and nature reserve features areas of open grassland, meadow, the river Quaggy and is one of the most spectacular wetland sites in Greater London. It is rich in wildlife and provides a home for a variety of birds, animals and plants. Depending when you visit, you might see dragonflies, damselflies, herons, little egrets, kingfishers and reed warblers.

For the more active, there is an athletics track run by GLL, outdoor table tennis and a children's playground. There's also an outdoor gym installed as part of Greenwich's Olympic Legacy.

“Living here sometimes feels like you are in the middle of the countryside”



136 acres of green,
open space



2 children's
play areas



2 parks



Wetlands/
London Wildlife
Trust involvement



Outdoor gym/
Athletics track



Green Flag
status



750 mature
trees planted

1. Cutty Sark
2. Champagne + Fromage
3. Blackheath Common
4. Greenwich Market
5. Blackheath High Street

Next door

Where Kidbrooke Village is the upcoming place to be, its neighbours have a long history of things to do.

Blackheath

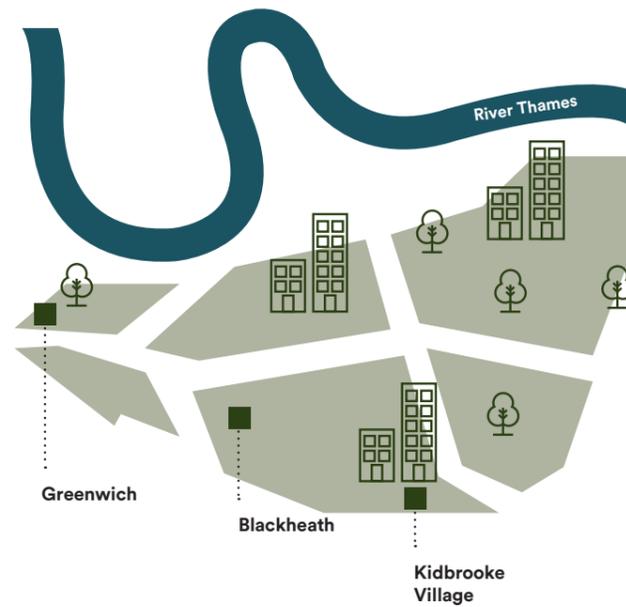
Walk for 15 minutes (or take a 3-minute train journey) and you're in Blackheath with its elegant Georgian streets. It was part of London's first conservation area and the Common is one of the largest areas of common land in the capital. It's an alternative outdoor space to the many available at Kidbrooke Village. With its high vantage point beside the Thames you get great views over the capital. In Blackheath Village, there's a variety of independent shops and an excellent range of cafés and restaurants.

Greenwich

A mile further still and you're in the world heritage site of Greenwich. Here you can visit one of the many tourist attractions, soak up the buzz of the quirky market, or have a drink in a café or pub next to the river. Alternatively, you have the O2 on the Greenwich Peninsula, one of Europe's best entertainment complexes hosting concerts and events from the world's top stars and sporting events at your fingertips.

Further afield

A bit further afield, there is plenty to see and do. Whether that is going on a shopping spree at Bluewater, one of the country's leading shopping and leisure destinations, visiting the Kent seaside towns such as Whitstable and Margate for their famous oysters, or visiting historic Canterbury and Dover Castle.



Blackheath

Hand Made Food
High-end food from a celebrated local chef, in a welcoming setting.
www.handmadefood.com

Buenos Aires Café
Authentic Argentinian food and wine. Friday night dinner and weekend takeaways. Music and events.
www.buenosairescafe.co.uk

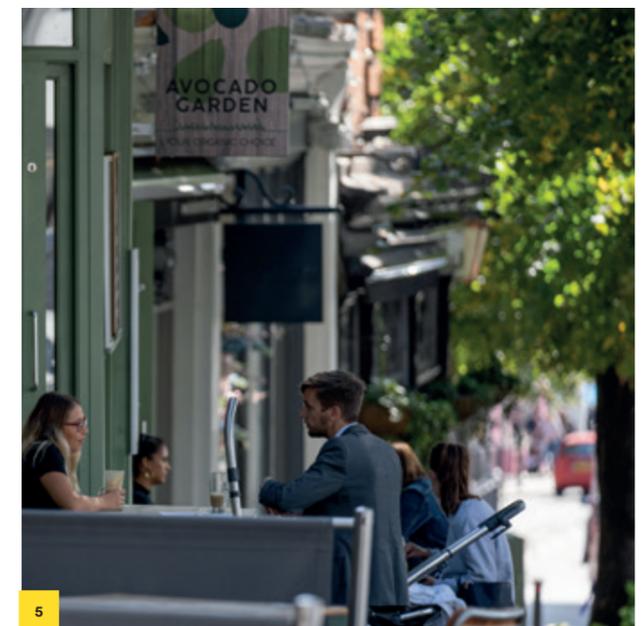
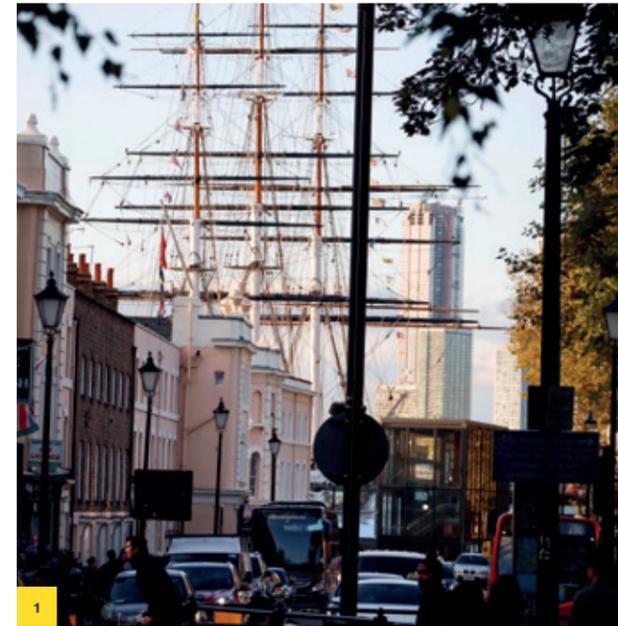
Hare & Billet
Rustic British pub food and a rotating list of more than 20 beers, ales, ciders and even perries.
www.hareandbillet.com

Greenwich

Champagne + Fromage
Chic, quirky shop stocking a wide range of champagne alongside French cheeses and charcuterie.
www.champagneplusfromage.co.uk

Craft London
Hip, 3-floor British eatery and bar with a terrace, serving crafty fare based on local ingredients.
www.craft-london.co.uk

Goddards at Greenwich
Large restaurant, open since 1890 for traditional pie, mash and liquor, plus jellied or stewed eels.
www.goddardsatgreenwich.co.uk





Living here

Being part of something
and creating it with people
just like you

Kidbrooke Village has been created with community in mind. The parks, facilities and amenities are spaces for likeminded people to come together – a feeling that’s hard to find elsewhere. With the transformation of Kidbrooke Village still ongoing, more will be added and that sense of community will only grow stronger.



Amenities

Pegler Square, is a focal point for the community with a good range of amenities already there. These include Sainsbury’s, The Depot Pub and Dining, David Lloyd Leisure Centre, PureGym and a coffee shop, and over time, more will be available.



Events

In previous years Pegler Square has hosted a range of different events from tea tasting as part of Chinese New Year celebrations to street food festivals. Details of events can be found on the Kidbrooke Village Facebook page. And if you’re into nature, London Wildlife Trust run regular volunteering and educational activities to connect people closer with their natural surroundings.



Schools

There are several schools local to Kidbrooke Village. Wingfield Primary and Holy Family Catholic Primary are both on site and rated Ofsted Good. Thomas Tallis Secondary and Colfe’s School are within 1 mile and rated Ofsted Good and ISI* Excellent respectively.

There is also a wide selection of thriving clubs and groups from Kidbrooke Cricket and Coyotes running clubs, to baby yoga, JK Performing Arts Club and many more.

facebook.com/kidbrookevillage

*Independent School Inspectorate. Ofsted and ISI ratings are correct at the time of publication.

1. The Depot Pub – Pegler Square
2. PureGym
3. Wingfield Primary School
4. Pegler Square

All the green space you could want
and right outside your door



A convenient location *and great connections*

Convenience is a big part of living at Kidbrooke Village, so if the vibrancy of our capital city is more your thing, that's in easy reach too. Kidbrooke train station is integral to Pegler square (2 minutes walk from Bombardier and Gardener House) and next to your new home, with regular services taking you to London Bridge in only 16 minutes. Whether it's work or play, it's quick and easy to get to where you want.

By rail



Lewisham	7 mins
London Bridge	16 mins
Waterloo East	19 mins
Charing Cross	25 mins
Victoria	28 mins

Trains connect to Lewisham, providing DLR to Greenwich, Canary Wharf, Stratford, the Isle of Dogs and London City Airport.

By bike



Lewisham	16 mins
Greenwich	21 mins
London Bridge	52 mins
Waterloo East	56 mins

By bus



If it's a bus you want, two bus services run every 15 minutes, seven days a week.

Route

- B16** to Bexleyheath
- 178** to Woolwich and Lewisham

By car



Excellent road links to:



The highest standard of home
and a place to call your own

Our homes are right in the centre of Kidbrooke Village, next to Pegler Square. They are built by Berkeley Homes who are known for the quality of their build and come equipped with premium fixtures and fittings.

Style of flooring creates an elegant feel, leaving you to add all the homely details that make a house a home.

Your open-plan kitchen and living space is ideal for entertaining as well as relaxing.



The home you always wanted
and a place to relax

Bespoke countertops
and chrome finishes in
bathrooms provide a
stylish, modern and
practical finish.

CGI of main
bathroom



A great neighbourhood and places to discover

L&Q at Kidbrooke Village

You'll be perfectly located next to Pegler Square, with all the amenities you could need and the train station to get you rapidly into central London.



KEY

Shopping

1. Sainsbury's
2. Kidbrooke Village Farmer's Market

Food & Drink

3. Albi's Café & Delicatessen
4. Back-a-Yard Grill at the Village Restaurant
5. Kidbrooke Village Street Food
6. The Depot – Restaurant/bar

Health & Wellbeing

7. Chemcare Pharmacy
8. David Lloyd Gym
9. Dencross (Kidbrooke Village Dentist)
10. PureGym

Parks

11. Cator Park
12. Sutcliffe Park

Primary Schools

13. Holy Family Catholic Primary School
14. Wingfield Primary School

B Bombardier House

G Gardener House

■ Market sale

Better places *and better lives*

At L&Q we believe passionately that people's health, security and happiness depend on where they live.

With nearly 60 years experience, we have what it takes to do things right. We aim to deliver great service to every customer, every time, and we're always looking for ways to improve ourselves.

Our relationships are built on trust, transparency and fairness and we're there when we're needed – locally responsive and working hard to keep the communities we serve safe and vibrant.

Because our social purpose is at the core of what we do, we reinvest all of the money that we make into our homes and services.

We create better places to live by delivering homes, neighbourhoods and housing services that people can afford.

We are L&Q.

We're here and ready to help

When you're ready to move in, L&Q will give you a personal introduction to your new L&Q home.

The L&Q new homes warranty

We will demonstrate how to operate your appliances and heating and talk you through any special features, all of which will be detailed in your Home User Guide.

We are confident that you will be delighted with your new L&Q home, but for added peace of mind, all of our homes also come with an L&Q new homes warranty.

This lasts for two years from the date of legal completion. For the 2-year period, we guarantee items supplied as part of your new home, covering repairs needed due to faulty workmanship or materials. The Premier Warranty is valid for 12 years from the date the building was finished.

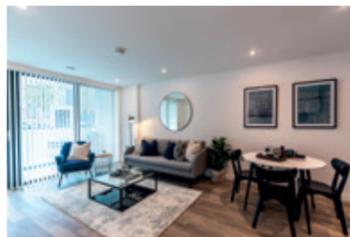
Your sales negotiator can provide you with more details on the L&Q warranty and Premier Warranty. You can also access the full terms and conditions on our website: lqgroup.org.uk



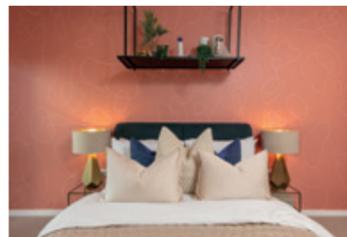
L&Q Achievements



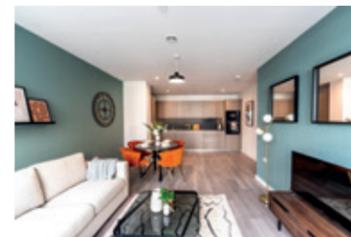
A selection of other L&Q developments



Greenwich Square – Greenwich
lqhomes.com/greenwichsquare



The Timberyard – Deptford
lqhomes.com/timberyard



Elephant Park – Southwark
lqhomes.com/elephantpark

L&Q at Kidbrooke Village Pegler Square, Greenwich, SE3 9FD

@ kidbrookevillage@lqgroup.org.uk

☎ 0208 189 7590

🌐 lqhomes.com/kidbrookevillage

Disclaimer

All information in this document is correct at the time of publication going to print November 2020. The contents of this brochure should not be considered material information for the purposes of purchasing a home. No image or photograph (whether computer generated or otherwise) is taken as a statement or representation of fact, and no image or photograph (whether computer generated or otherwise) forms part of any offer, contract, warranty or representation. Registered office: L&Q, 29-35 West Ham Lane, Stratford, London E15 4PH. Homes & Communities Agency L4517. Registered Society 30441R Exempt charity. Details correct at the time of going to print November 2020. Your home is at risk if you fail to keep up repayments on a mortgage, rent or other loan secured on it. Please make sure you can afford the repayments before you take out a mortgage.

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