



FORBURY

BLACKHEATH

No. 01 Five bedroom villa



Berkeley
Designed for life

BEAUTIFUL INTERIORS



Computer generated images are indicative only

INSPIRED BY HISTORY, DESIGNED FOR TODAY

Located within a half mile of Blackheath village and the train station, providing excellent links into London Bridge in just 13 minutes*



DEVELOPMENT LAYOUT

The approach to Forbury from Lee Terrace is defined by a private porte-cochère entrance on the side of the four storey apartment building, which sits above a new concept BMW boutique showroom at street level. This provides secure access to the apartments and to the exclusive collection of just ten villas beyond.

Once inside, the external spaces and gardens within are softened with seasonal planting and landscaping.



BUILT BY BERKELEY, DESIGNED FOR LIFE

- Superior specification
- Low maintenance homes
- Striking open plan kitchen, family / dining room
- Bi-fold doors leading out onto the garden
- Dressing room and en suite to master bedroom
- Built-in wardrobes to bedroom 2
- Beautifully designed, contemporary kitchens with Siemens & Miele appliances
- Stylish ceramic tiles to kitchen, bathroom and en suites
- 10 year Premier guarantee plus a 2 year Berkeley warranty with our dedicated customer service team

BY RAIL

LONDON BRIDGE	CHARING CROSS	WATERLOO (EAST)
FASTEST TRAIN	FASTEST TRAIN	FASTEST TRAIN
13	20	17
MINUTES*	MINUTES*	MINUTES*
TRAINS EVERY 7 MINUTES	TRAINS EVERY 7 MINUTES	TRAINS EVERY 17 MINUTES
LONDON VICTORIA	BLACKFRIARS	
FASTEST TRAIN	FASTEST TRAIN	
25	30	
MINUTES*	MINUTES*	
TRAINS EVERY 17 MINUTES	TRAINS EVERY 6 MINUTES	

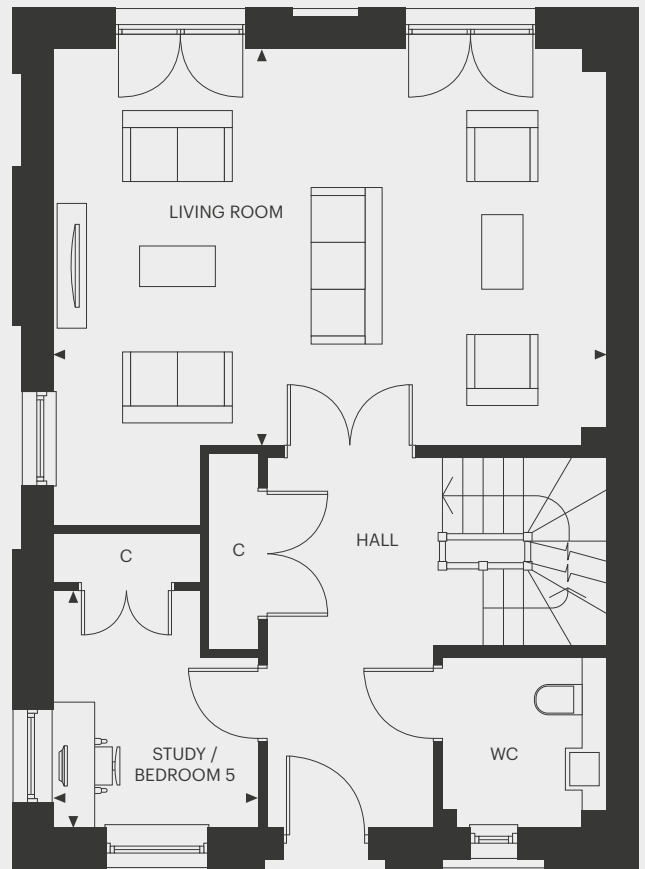
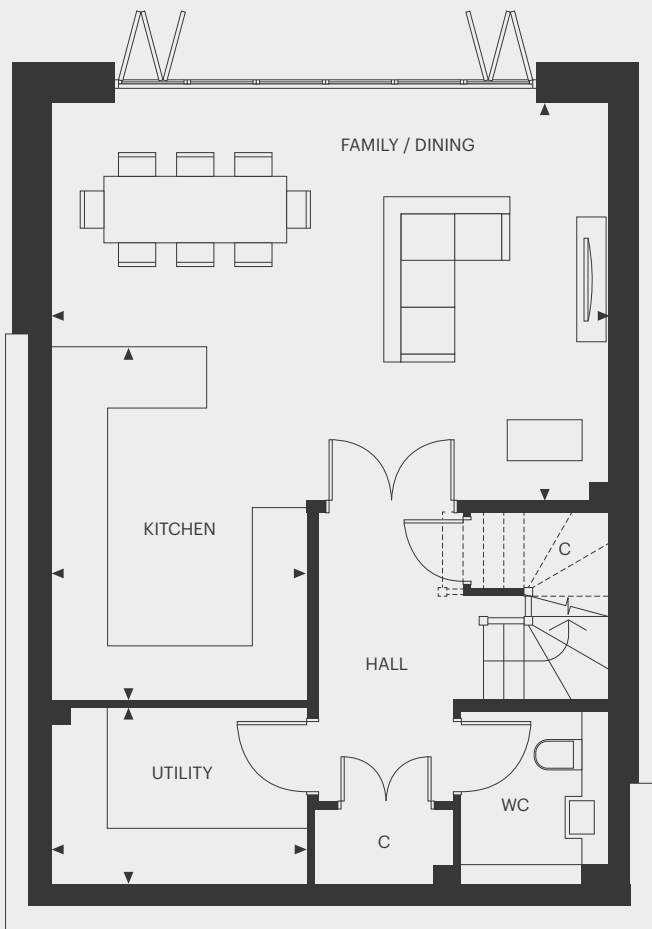
* Frequency of train times based on an estimated average time. Journey time may be longer on weekends and holidays. Source: trainline.com

† BMW showroom on ground level of the apartment block, subject to contract

NO. 01

TOTAL AREA: 234.6 SQ M 2,525 SQ FT

Five bedroom villa

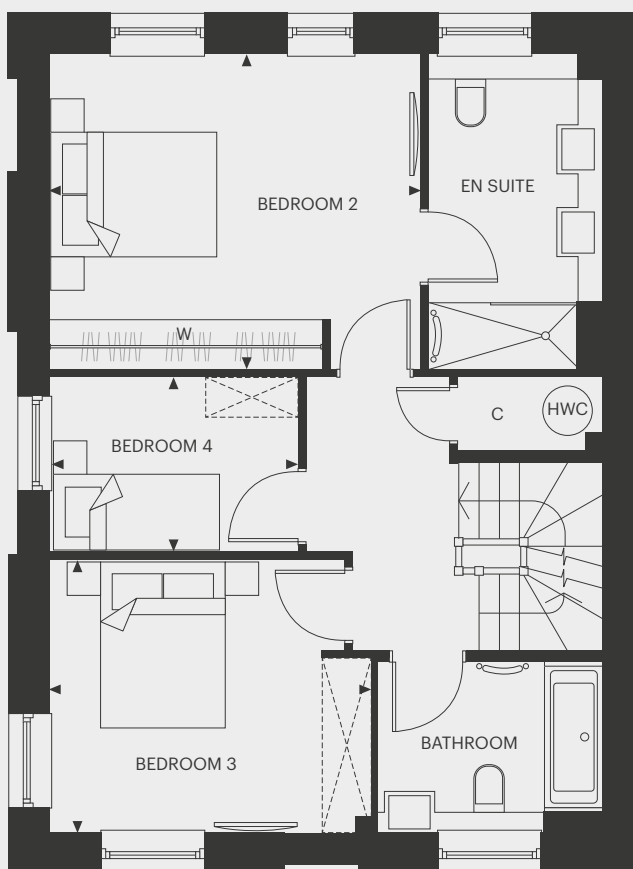


GARDEN LEVEL

Kitchen	4.25m x 3.05m	13'11" x 10'0"
Family / Dining	6.66m x 4.77m	21'10" x 15'8"
Utility	3.04m x 2.10m	10'0" x 6'11"

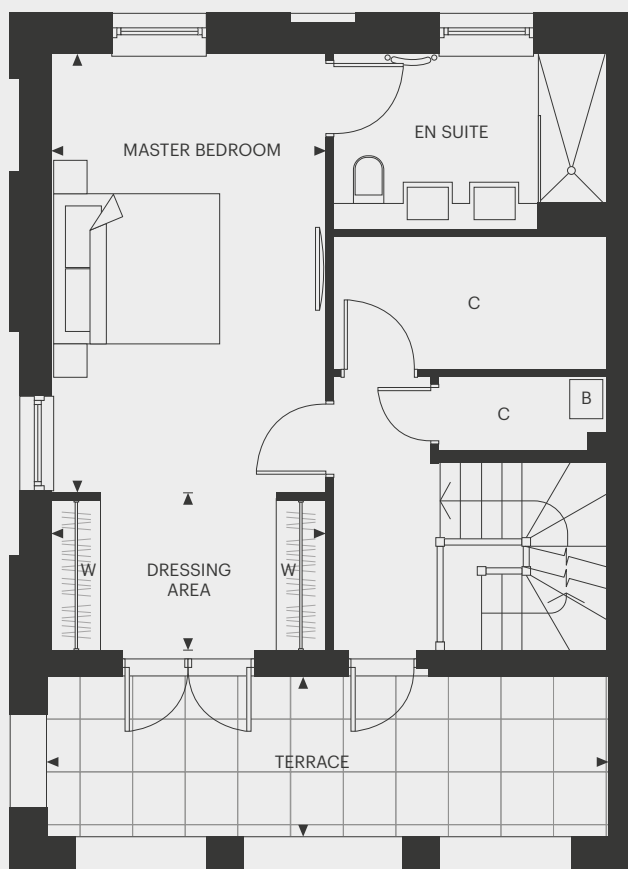
GROUND FLOOR

Living Room	6.66m x 4.77m	21'10" x 15'8"
Study / Bedroom 5	2.85m x 2.47m	9'4" x 8'1"



FIRST FLOOR

Bedroom 2	4.47m x 3.79m	14'8" x 12'5"
Bedroom 3	3.88m x 3.28m	12'9" x 10'9"
Bedroom 4	3.00m x 2.10m	9'10" x 6'11"



SECOND FLOOR

Master Bedroom	5.27m x 3.31m	17'4" x 10'10"
Terrace	6.76m x 1.93m	22'2" x 6'4"
Dressing Area	3.31m x 1.80m	10'10" x 5'11"

Floorplans shown for Forbury are for approximate measurements only. Exact layouts and sizes may vary. All measurements may vary within a tolerance of 5%. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture. Furniture layouts are indicative only. Kitchen layout indicative only. Electrical positions shown are indicative only. Please ask our Sales Consultants for further information.

SPECIFICATION

KITCHEN

- Individually designed kitchen featuring matt lacquer furniture in a choice of colours
- Silestone quartz worktops with full height splashback to the underside of wall cabinets
- All cabinet doors and drawers include soft-closing feature
- Contemporary mixer tap and under-mounted sink in matt black finish
- Integrated waste separation recycling bins
- Miele single oven with Pyrolytic cleaning in Obsidian Black finish
- Miele combination microwave oven in Obsidian Black finish
- Miele induction hob and concealed Elica extractor fan
- Miele built-under wine cooler with dual temperature zone
- Siemens fully integrated larder fridge
- Siemens fully integrated larder freezer
- Siemens fully integrated dishwasher
- LED strip lighting recessed into underside of wall cabinets

BATHROOM

- Luxury steel bath with glass screen
- Thermostatic shower controls with ceiling mounted shower head and deck mounted shower in matt black finish
- Villeroy & Boch wall-mounted WC with concealed cistern, soft-close seat and cover
- Villeroy & Boch semi-recessed washbasin
- Contemporary mixer tap in matt black finish
- Custom designed mirrored vanity unit with integral shaver point
- Robe hook in matt black finish
- Heated towel radiator in matt black finish
- Full height tiled wall finishes to bath and sanitaryware walls only. Tiled skirting to remaining walls
- En suite to master and guest bedrooms

INTERIOR FINISHES

- White painted glazed doors between hallway and kitchen/dining area
- White painted two panel internal doors with stepped moulding detail to remaining rooms
- Matt black door lever handles and ironmongery

- White painted skirting boards and architraves with stepped detail
- Entrance hall to feature triple stepped coffered ceiling detail
- Triple stepped ceiling cornice to living room
- White matt emulsion to walls and ceilings
- Stylish wood veneer flooring to entrance hall, study and living room
- Carpet fitted to bedrooms and staircase
- Porcelain floor tiles to kitchen, utility, bathrooms, en suites and cloakrooms
- Contemporary fitted wardrobe to master suite with hinged doors and handle in burnished finish. Internals to include shelf, hanging rail and drawer pack
- Contemporary fitted wardrobe to guest suite with hinged doors and handle in burnished finish. Internals to include shelf and hanging rail

EXTERIOR FINISHES

- Contemporary entrance door and ironmongery
- Composite windows with complementary ironmongery and easy-clean hinges
- Paved paths, patios and terraces (where applicable)
- External tap and electrical socket to patio

For the detailed specification, please contact our Sales Consultants. Your attention is drawn to the fact that it may not be possible to provide the branded products as referred to in the specification. In such cases, a similar alternative will be provided. Berkeley reserves the right to make these changes as required. A number of choices and options are available to personalise your home. Choices and options are subject to timeframes, availability and change.

HOW TO FIND US

Forbury, Blackheath, SE13 5DL

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W: forbury-blackheath.co.uk

E: forbury.blackheath@berkeleyhomes.co.uk

Walk from Blackheath Station to Forbury

From Blackheath Station walk south from Blackheath Village (B212) towards Lee Road (B212). Before you get to Lee Road at the mini roundabout, take the third exit onto Lee Terrace (B220). Continue along Lee Terrace and you will find Forbury on your right.

