



Once upon a Thames...

Your story starts here, at this inspiring new residential quarter in Staines-upon-Thames. A town set on the River Thames, surrounded by picturesque green space and with a thriving mix of shops, cafés and restaurants. With central London just over half an hour away by train, residents can enjoy the best of both worlds as you revel in the outstanding natural beauty of the surrounding Surrey countryside and towns with their historic and royal significance.

Eden Grove offers a stunning collection of suites, one, two and three bedroom apartments positioned around a stunning landscaped garden with a signature water feature at its heart. Residents will also

have exclusive use of a fantastic range of amenities, including a concierge, co-working space, private gym and cinema room all conveniently located on the ground floor of the development.

Staines-upon-Thames has great road and rail connections. The train station is only a 5 minutes' walk away and with Knightsbridge, Bond Street and the West End less than an hour away by train, you can visit the capital's wealth of shops,

restaurants and cultural attractions whenever you like.

Surrounded by the most expensive commuter real estate outside of London and boasting a vibrant economy Staines-upon-Thames is a destination of choice for residents, businesses and investors.



Berkeley
Designed for life



The Location

With quick access to the M25, A4 and M4, and fast rail connections whisking you to London Waterloo in just 35 minutes.

The historical towns of Windsor and Ascot with their royal significance are

also close by, you'll find they are full of quintessentially British history and sporting traditions. Back a winner at the Royal Windsor Race Course, watch a colourful regatta on the Thames or head to the Guards Polo Club to enjoy the 'sport of kings.'

Connectivity



The Heathrow Effect

Just a 10 minutes' drive away from Eden Grove, Heathrow Airport is the busiest two runway airport in the world, handling 78 million passengers in 2019.

The airport supports some 69,000 jobs generated by over 400 companies, with

over half Heathrow employees resident in its local area. Discussions remain ongoing regarding the development of a direct rail link between Staines-upon-Thames and Heathrow Terminal 5.

Education

Education opportunities in the area around Staines-upon-Thames are outstanding. Students of all ages have access to some of the UK's top educational establishments. The heritage of Eton College is 7 miles away and Royal Holloway University is only 2.4 miles away. The area is particularly attractive to overseas and mature students.



The Development

Treat your senses as you cross the beautifully landscaped courtyard, step through your front door and revel in that special feeling of coming home.

Eden Grove is a collection of beautifully designed contemporary homes, set around a delightful green courtyard featuring outstanding on-site amenities rarely found in the local area.

The central courtyard is a green, natural and publicly accessible space in the heart of the scheme.

With soft landscaping and generous areas for play and leisure along with a signature water feature at its core.

The front lobby incorporates a convenient concierge service designed to make life easier, giving you security and peace of mind even when you're not home.

The apartment interiors have been designed with a fresh, modern feel, featuring a calm neutral palette and accents of colour.



Apartment Mix

Block F – Lavender House				Completion dates:	
	Size Range (Sq. Ft.)	Starting Prices (£)	Price per (Sq. Ft.)	Rental Yield (£/m)	Rental Yield (%)
1 Bed	442 – 598	£320,000	£710	£1,250-£1,500	4.5%-5.6%
2 Bed	754 – 793	£495,000	£677	£1,650-£2,100	4.0%-4.8%

5 Year House Price Growth Forecast

Capital Growth %	2020	2021	2022	2023	2024	5 Year Total
Savills	0%	4.0%	4.0%	4.0%	4.0%	16.0%

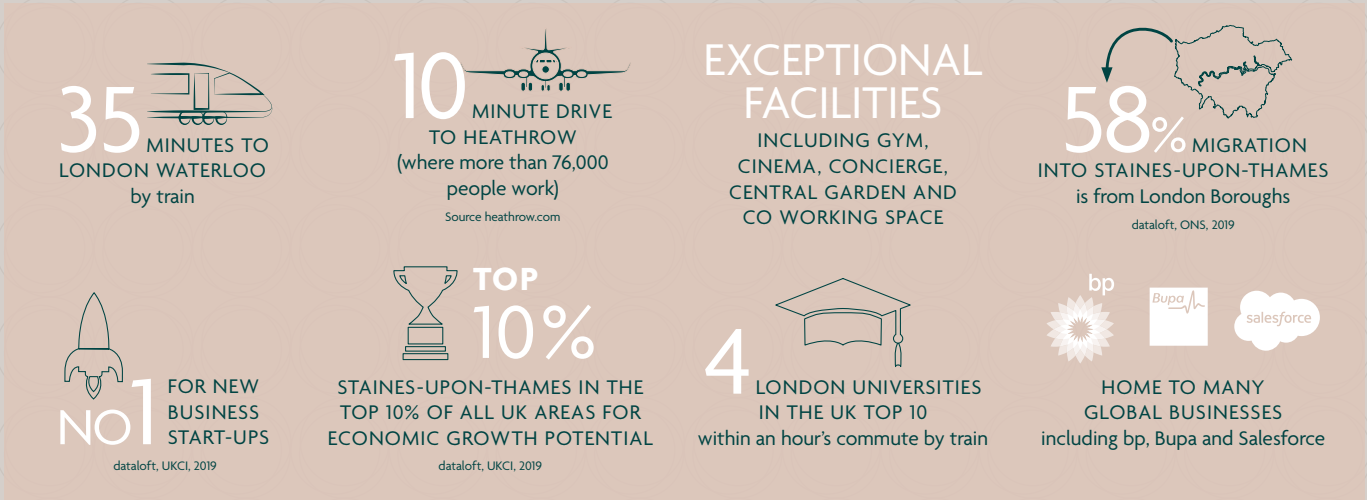
Based on Savills Forecast for Capital Growth.

Cash Flow Forecast

Apartment Cash Flow (Typical Price £320k)	2020	2021	2022	2023	2024	Total
10% Deposit	£32k	-	-	-	-	£32k
10% Advanced Payment	-	£32k	-	-	-	£32k
5% Advanced Payment	-	-	£16k	-	-	£16k
75% Completion Amount	-	-	-	-	£240k	£240k
Capital Appreciation*	-	£12.8k	£26k	£40k	£54.3k	£54.3k
Your Equity	£32k	£64k	£80k	£80k	£320K	£362k
Equity Appreciation**	-	20%	32%	50%	17%	17%

Prices and Forecasts correct at the time of publishing, May 2020. * Based on Savills Forecast for Capital Growth. ** Assuming no mortgage.

Why Buy at Eden Grove





Amenities

- Gym
- Cinema
- Concierge
- Central garden
- Co working space

Location

Fairfield Avenue, Staines-upon-Thames TW18 4AE

Local Authority

Surrey Borough of Spelthorne

Council Tax

Band D - £1,987 per annum
Band E - £2,429 per annum

Service Charge

Apartments: Ranging from £3.20 to £3.70 per sq ft per annum

Underground basement car park: £195 per annum

Ground rent

1 bedroom apartment: £250 per annum
2 bedroom apartment: £350 per annum

Tenure

999-year lease

Building Insurance

10 year build warranty guarantee

Estimated Build Completion

Lavender House - Q3 2023 / Q4 2023
Lily House - Q2 / Q3 2024

The Developer

Founded in 1976, Berkeley is one of the UK's leading developers and has won numerous awards for its commitment to quality, design and customer service including the accolade of Britain's Most Admired Company 2011. Quality is at the heart of everything Berkeley does, not only in the homes it builds, but in its commitment to customer service, green living and the regeneration of brownfield sites. All Berkeley developments are designed to permanently enhance the neighbourhoods in which they are located through excellence in design, sensitive landscaping, sympathetic restoration, and impeccable standards of sustainability.

Terms of payment

1. £2,000 deposit on reservations of 1, 2 and 3 bedroom apartments and penthouses
2. 10% of the purchase price is payable within 21 days on exchange of contracts (minus the reservation fee)
3. 10% of purchase price is payable 12 months from day of exchange of contracts
4. 5% of purchase price is payable 18 months from day of exchange of contracts
5. Balance of 75% is payable upon completion

Parking

Parking is available to purchase on selected plots – £20,000 on a general right to park basis in the underground basement car park.

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