HORLICKS QUARTER

SLOUGH SL1



ARTESIAN HOUSE
FLOORPLANS

Berkeley
Designed for life

HORLICKS
QUARTER

SLOUGH SL1

Welcome to Artesian House at Horlicks Quarter, an inspiring development that brings new energy and vitality to the heart of Slough. For over a century the Horlicks Factory, with its famous Clocktower and soaring chimney has been one of the most distinctive landmarks in the townscape.

Today, the factory and grounds have been sensitively regenerated to create a new community where refurbished historic buildings and new homes sit within carefully planned and curated landscaped gardens and tranquil water features.

Artesian House at Horlicks Quarter represents the best of modern urban living – combining quality homes, excellent on-site amenities, beautiful gardens and a central location.

ICONIC LIVING BY DESIGN

HOMES OVERLOOKING BEAUTIFUL GARDENS

Named after the artesian well at Horlicks Quarter, Artesian House is a striking pavilion building offering an exclusive collection of 33 apartments, designed to reflect the industrial heritage of the site. Enjoying a prime position overlooking Aquifer Gardens, all the apartments come with their own balcony or terrace garden, with selected apartments enjoying a south facing aspect and superb views of the renowned Horlicks Chimney and Clocktower.

View from Artesian House. Computer Generated Image, subject to final planning and design

HORLICKS QUARTER

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KEY

01 RESIDENTS' FACILITIES
- GYM
- CINEMA ROOM
- RESIDENTS' LOUNGE
- GAMES ROOM
- 12-HOUR CONCIERGE

02 DAY NURSERY
03 ROOFTOP GARDEN
04 CO-WORKING HUB
05 CAFÉ
06 LOCAL STORE
07 COMMERCIAL SPACE

AFFORDABLE HOUSING

Site plan is indicative only and subject to change. In line with our policy of continuous improvement we reserve the right to alter the layout, building style, landscaping and specification at any time without notice. Amenities are proposed and delivery will be phased. Buildings scheduled for release in Phase 2; The Maltings, James Horlicks House, William Horlicks House, Horlicks Terrace and Barley Mews. Timings are approximate, correct at time of print. *Source: google.co.uk/maps

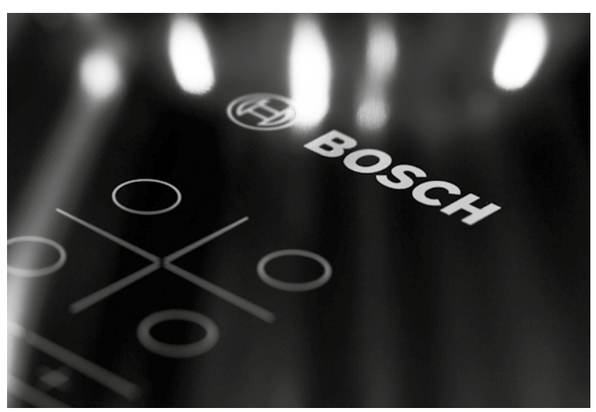
THE HEART OF THE HOME

Kitchens are individually designed to ensure they are ergonomically ideal. High specification fittings include Bosch integrated appliances, Karndean flooring and feature pendant lighting above the breakfast bar.*

Selected apartments have a living wall rack for growing herbs and plants. Imaginative design has been used to integrate modern appliances whilst maximising light and space in this most important area of the home.



Lifestyle photography is indicative only



*Where applicable

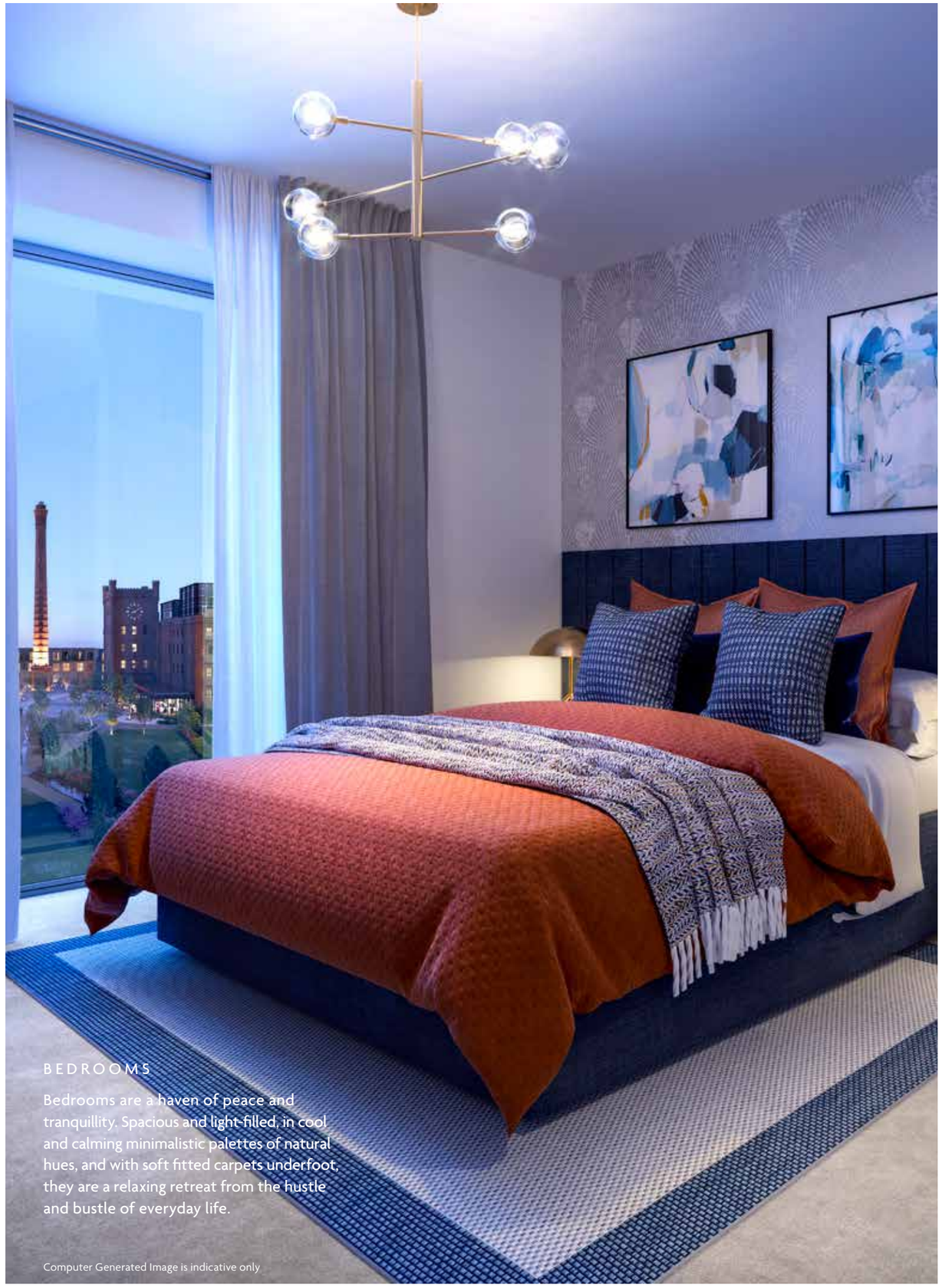


Computer Generated Image is indicative only



Computer Generated Image is indicative only

HORLICKS QUARTER



BEDROOMS

Bedrooms are a haven of peace and tranquillity. Spacious and light-filled, in cool and calming minimalistic palettes of natural hues, and with soft fitted carpets underfoot, they are a relaxing retreat from the hustle and bustle of everyday life.

Computer Generated Image is indicative only

SPACE TO REST AND RELAX

When it comes to bedrooms and bathrooms, everyone deserves a touch of luxury. At Artesian House we have created rooms that are wonderfully restful and calming. Bedrooms are spacious and light-filled – a relaxing retreat from the hustle and bustle of everyday life – while sleek and contemporary bathrooms and ensuites are a balm for the senses.



Computer Generated Image is indicative only

Computer Generated Image, subject to final planning and design

HORLICKS QUARTER

EXCLUSIVE RESIDENTS' FACILITIES

Your wellbeing and social life are as important as your apartment at Horlicks Quarter, and residents' exclusive facilities are designed with this in mind – a gym, a games room with pool table, a rooftop garden, private dining area and more.

Computer Generated Image is indicative only

WORK, RELAX & SOCIALISE ALL CLOSE BY

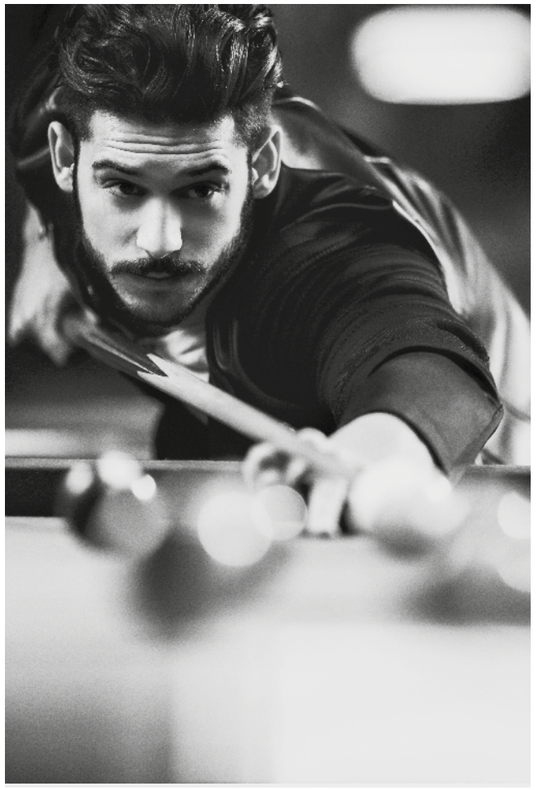
Within the Horlicks Factory building, and just a short walk through the gardens from Artesian House, we have created a range of facilities designed to make residents' lives easier, fun and sociable – from a 12-hour concierge service to a games room.

Take time to work outside of your apartment in the relaxed co-working environment. Book the cinema room to watch the latest film blockbuster, work out in the gym, or head to the dedicated residents' lounge with pool table and comfortable sofas.









FLOORPLANS

Computer Generated Image, subject to final planning and design

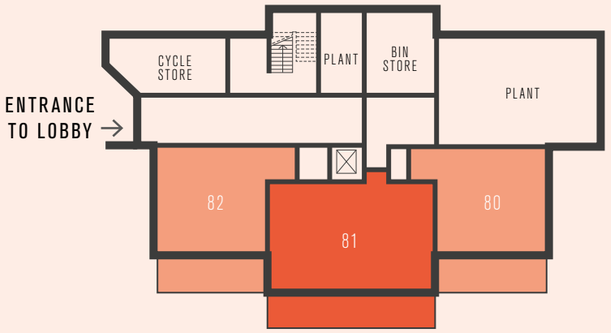
HORLICKS QUARTER

APARTMENT FINDER

GROUND - FIFTH FLOORS

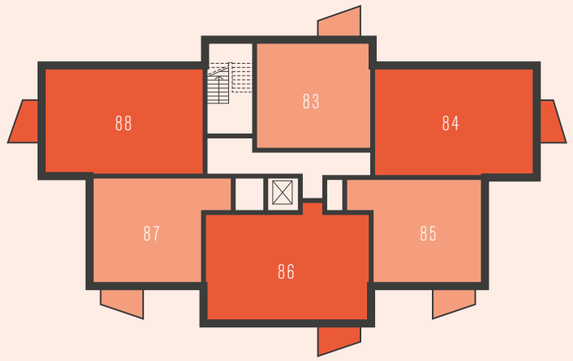
APARTMENTS

- 1 Bedroom Apartments
- 2 Bedroom Apartments



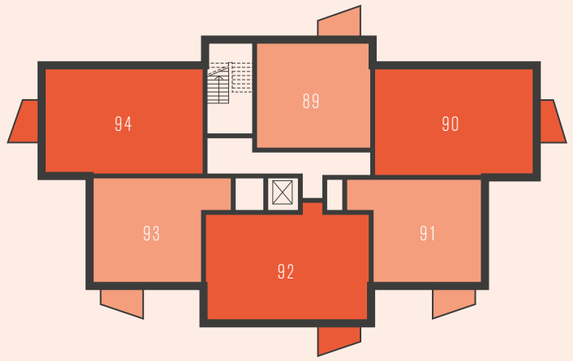
VIEWS TO AQUIFER GARDENS

GROUND FLOOR



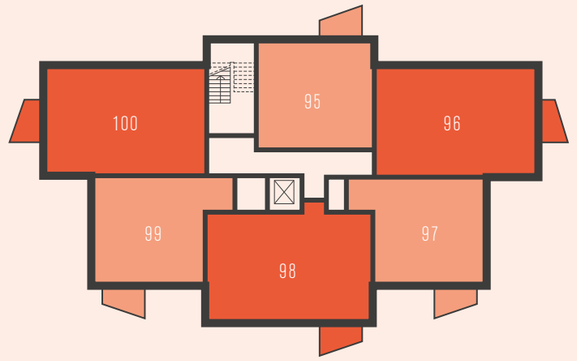
VIEWS TO AQUIFER GARDENS

FIRST FLOOR



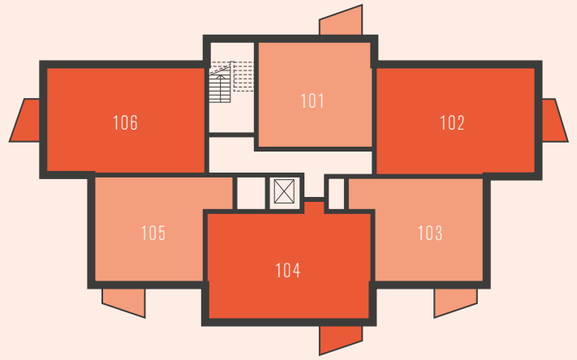
VIEWS TO AQUIFER GARDENS

SECOND FLOOR



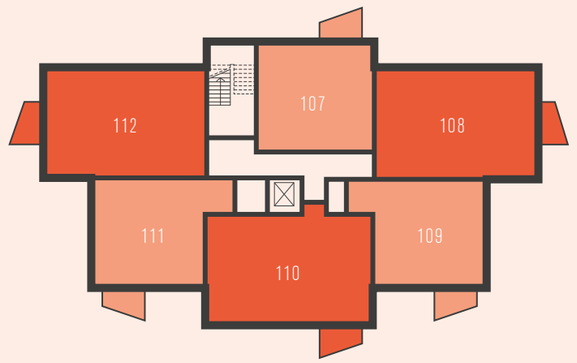
VIEWS TO AQUIFER GARDENS

THIRD FLOOR



VIEWS TO AQUIFER GARDENS

FOURTH FLOOR



VIEWS TO AQUIFER GARDENS

FIFTH FLOOR

HORLICKS QUARTER

ARTESIAN HOUSE

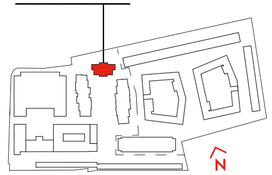
GROUND FLOOR

APARTMENT 80		
Total Area	**48 sq m**	**521 sq ft**
Living/Dining	3.37m x 3.31m	11' 1" x 10' 10"
Kitchen	2.97m x 2.11m	9' 9" x 6' 11"
Bedroom	3.35m x 2.92m	11' 0" x 9' 7"

APARTMENT 81		
Total Area	**65 sq m**	**702 sq ft**
Living/Dining	3.89m x 3.50m	12' 9" x 11' 6"
Kitchen	3.00m x 1.90m	9' 10" x 6' 3"
Bedroom 1	4.38m x 2.79m	14' 4" x 9' 2"
Bedroom 2	3.08m x 2.80m	10' 1" x 9' 2"

APARTMENT 82		
Total Area	**48 sq m**	**522 sq ft**
Living/Dining	3.37m x 3.32m	11' 1" x 10' 11"
Kitchen	2.97m x 2.11m	9' 9" x 6' 11"
Bedroom	3.31m x 2.92m	10' 10" x 9' 7"

ARTESIAN HOUSE



FLOORS

- Fifth Floor
- Fourth Floor
- Third Floor
- Second Floor
- First Floor
- Ground Floor

APARTMENTS

- 1 Bedroom Apartments
- 2 Bedroom Apartments

KEY

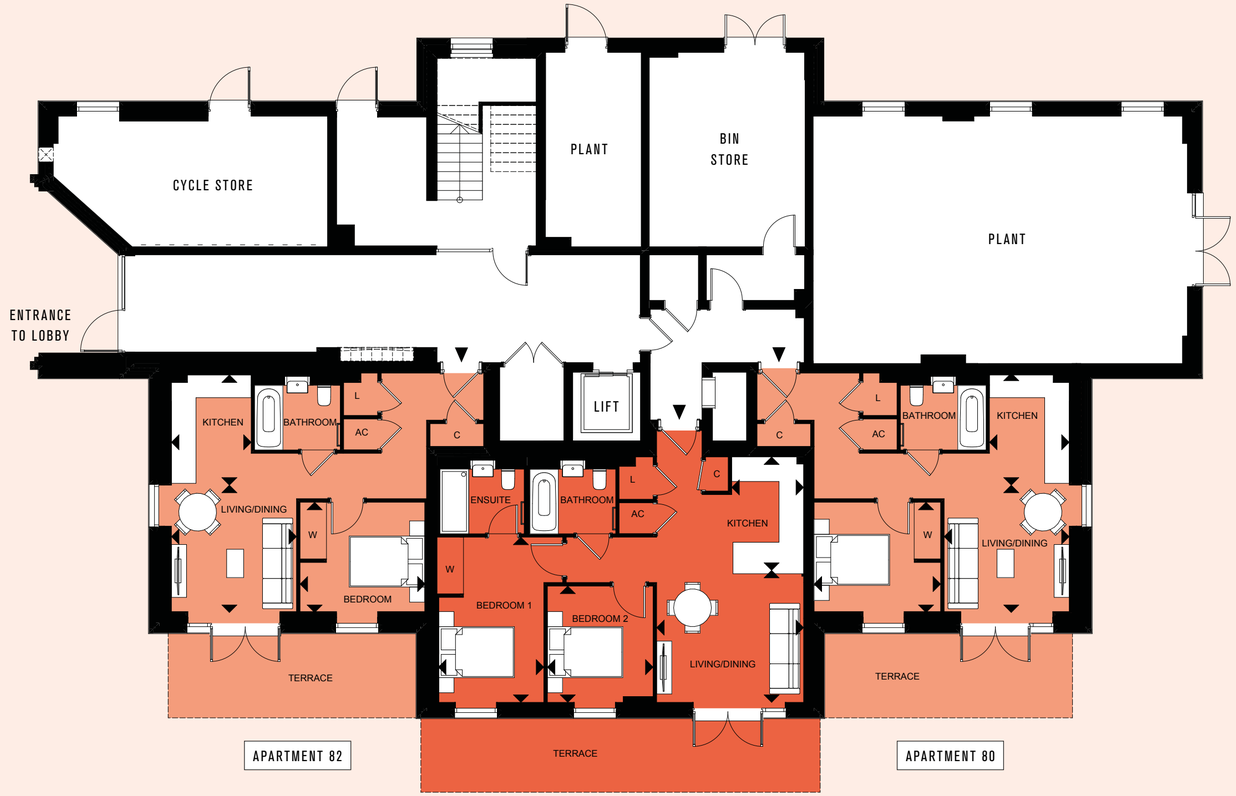
- ◄► Measurement Points
- C Cupboard
- AC Airing Cupboard
- L Linen Cupboard
- W Wardrobe
- U Utility Cupboard

DISCLAIMER

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ARTESIAN HOUSE

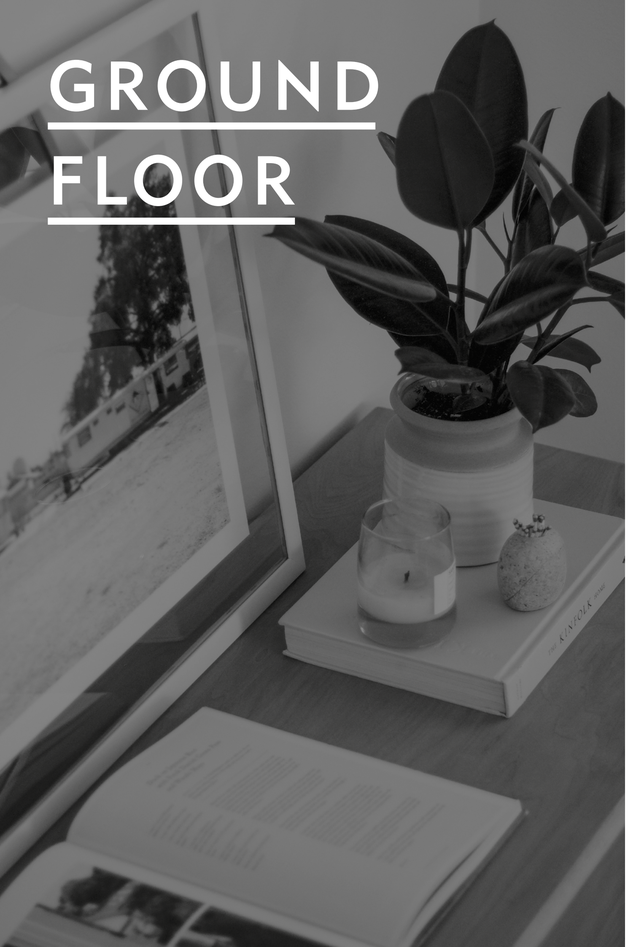
GROUND FLOOR



VIEWS OVER AQUIFER GARDENS

VIEWS OVER AQUIFER GARDENS

HORLICKS QUARTER



GROUND FLOOR

ARTESIAN HOUSE

FIRST – FIFTH FLOORS

APARTMENTS 83, 89, 95, 101 & 107		
Total Area	**45 sq m**	**486 sq ft**
Living/Dining	3.50m x 3.38m	11' 6" x 11' 1"
Kitchen	3.00m x 2.13m	9' 10" x 7' 0"
Bedroom	3.30m x 3.08m	10' 10" x 10' 1"

APARTMENTS 84, 90, 96, 102 & 108		
Total Area	**65 sq m**	**702 sq ft**
Living/Dining	4.06m x 3.44m	13' 4" x 11' 4"
Kitchen	3.18m x 2.44m	10' 5" x 8' 0"
Bedroom 1	3.35m x 2.93m	11' 0" x 9' 7"
Bedroom 2	2.92m x 2.75m	9' 7" x 9' 0"

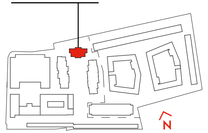
APARTMENTS 85, 91, 97, 103 & 109		
Total Area	**48 sq m**	**521 sq ft**
Living/Dining	3.37m x 3.31m	11' 1" x 10' 10"
Kitchen	2.97m x 2.11m	9' 9" x 6' 11"
Bedroom	3.35m x 2.92m	11' 0" x 9' 7"

APARTMENTS 86, 92, 98, 104 & 110		
Total Area	**65 sq m**	**702 sq ft**
Living/Dining	3.89m x 3.50m	12' 9" x 11' 6"
Kitchen	3.00m x 1.90m	9' 10" x 6' 3"
Bedroom 1	4.38m x 2.79m	14' 4" x 9' 2"
Bedroom 2	3.08m x 2.80m	10' 1" x 9' 2"

APARTMENTS 87, 93, 99, 105 & 111		
Total Area	**48 sq m**	**522 sq ft**
Living/Dining	3.37m x 3.32m	11' 1" x 10' 11"
Kitchen	2.97m x 2.11m	9' 9" x 6' 11"
Bedroom	3.31m x 2.92m	10' 10" x 9' 7"

APARTMENTS 88, 94, 100, 106 & 112		
Total Area	**64 sq m**	**696 sq ft**
Living/Dining	3.93m x 3.44m	12' 11" x 11' 4"
Kitchen	3.31m x 2.31m	10' 10" x 7' 7"
Bedroom 1	3.33m x 2.92m	10' 11" x 9' 7"
Bedroom 2	2.79m x 2.75m	9' 2" x 9' 0"

ARTESIAN HOUSE



FLOORS

Fifth Floor	Apartments 107-112
Fourth Floor	Apartments 101-106
Third Floor	Apartments 95-100
Second Floor	Apartments 89-94
First Floor	Apartments 83-88
Ground Floor	

APARTMENTS

- 1 Bedroom Apartments
- 2 Bedroom Apartments

KEY

◄► Measurement Points
C Cupboard
AC Airing Cupboard
L Linen Cupboard
W Wardrobe
U Utility Cupboard

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ARTESIAN HOUSE

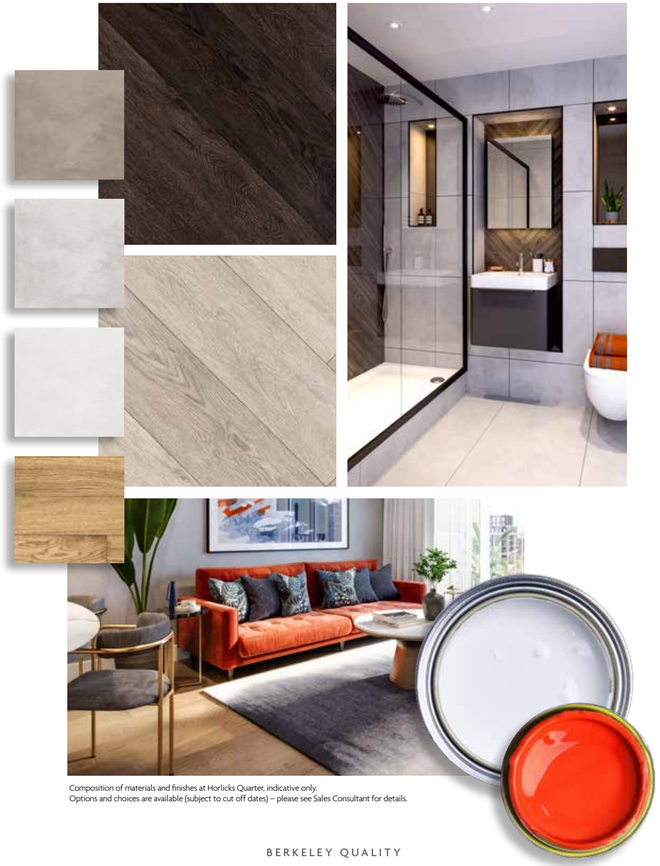
FIRST - FIFTH FLOORS



VIEWS OVER AQUIFER GARDENS

VIEWS OVER AQUIFER GARDENS

FIRST–FIFTH FLOORS



Composition of materials and finishes at Horlicks Quarter, indicative only.
Options and choices are available (subject to cut off dates) – please see Sales Consultant for details.

BERKELEY QUALITY

Quality is the defining characteristic of Horlicks Quarter, right down to the very last detail. We choose our locations, style of homes, construction practices, materials and specifications with great care.

SPECIFICATION

Every detail of your home has been carefully planned and meticulously finished with Berkeley's characteristic focus on detail and quality.

Kitchens

- Individually designed layouts
- Stone worktops with tiled backsplash
- Bosch integrated appliances throughout including:
- Stainless steel multi-function single oven
- 4-zone induction hob
- Integrated multi-function dishwasher
- Integrated fridge/freezer
- Built-in canopy extractor
- Stainless steel single bowl sink with drainer and black mixer tap
- Feature LED lighting to underside of wall units
- Recessed LED downlights to kitchen area
- Chrome socket outlets and USB point above work surface
- Karndean timber effect flooring
- Feature black metal wall rack within selected apartments
- Feature pendant lighting above breakfast bar where applicable

Ensuite

- Modern basin with single drawer vanity below and contemporary Vado single lever basin mixer
- Geberit wall mounted WC, soft-closing seat and cover, concealed cistern and dual flush plate
- Shower enclosure with black framed glass sliding door, Vado chrome thermostatic mixer with wall mounted shower head and hand shower
- Wall mounted mirrored cabinet with shaver socket and concealed lighting
- Tiled niche within shower area and above the WC with feature mirror to the back wall
- Chrome heated towel rail
- Recessed LED downlights
- Porcelain wall tiling to selected areas
- Porcelain floor tiling

Bathroom

- Modern basin with single drawer vanity below and contemporary Vado single lever basin mixer
- Geberit wall mounted WC, soft-closing seat and cover, concealed cistern and dual flush plate
- Bath fitted with a clear glass bath screen with black frame and Vado chrome thermostatic mixer/diverter with wall mounted shower head and hand shower
- Wall mounted mirrored cabinet with shaver socket and concealed lighting
- Tiled niche over bath and above the WC with feature mirror to the back wall
- Chrome heated towel rail
- Recessed LED downlights
- Porcelain wall tiling to selected areas
- Porcelain floor tiling

Electrical fittings and home entertainment

- Television (SkyQ/terrestrial) point to living area
- Television (terrestrial) points to bedrooms
- Telephone point provided to living area
- Data points will be provided adjacent to every television point
- Ceiling mounted downlights to kitchen/living/dining area and hallway
- Pendant lighting to feature within bedrooms

Heating

- Electric panel heating throughout
- Mains fed, electrically operated hot water cylinder

Interior Finishes

- White satin painted internal doors with satin/polished stainless steel door furniture
- White satin painted skirting and architraves to match internal doors
- Bespoke hinged wardrobe doors within bedroom 1 with single hanging
- Karndean timber effect flooring to kitchen/living/dining and hallway (where applicable)
- Carpet laid to bedrooms

Laundry Cupboard

- Space and plumbing provided for free-standing washer/dryer
- Recessed LED downlights
- Karndean timber effect flooring to match kitchen/living/dining

Security & Peace Of Mind

- Audio/video door entry system
- Mains supply smoke detectors and heat detectors with battery back-up
- Multi-point locking to entrance door
- CCTV to entrance and ground floor lobby area
- 10-Year Premier Guarantee issued on build completion

Communal Features

- Bin store
- Cycle store
- Communal television aerial and satellite dish

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. Applicants are advised to contact Berkeley to confirm details. A number of choices and options are available to personalise your home. Choices and options are subject to time frames, availability and change.



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Directions

By car from Reading M4 (11 mins)

At Junction 6, take the A355 exit to Slough Central/Windsor A332. At the roundabout, take the 1st exit onto Tuns Lane/A355.

By car from London M4 (11 mins)

At Junction 6, take the A355 exit to Slough Central/Windsor A332. At the roundabout, take the 3rd exit onto Tuns Lane/A355.

From Tuns Lane/A355

At traffic light junction turn right onto Bath Road/A4 and continue to follow A4 (passing Salt Hill Park). Continue along A4 until you reach Stoke Road/B416 junction. Turn left at traffic lights onto Stoke Road (Slough Bus Stop and Train Station on your right hand side). Over the railway bridge at next traffic light junction turn left onto Stoke Gardens.

By foot from Slough Station (7 mins)

Exit the station via Platform 5 and turn left onto Railway Terrace. At the end of Railway Terrace turn right onto Stoke Road/B416. At the next junction turn left onto Stoke Gardens.

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Our vision Investor in Customers® Gold 2020 GOLD AWARD

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horlicksquarter.co.uk

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