



WINDSOR CASTLE

collection



Berkeley
Designed for life



Photography of Windsor Castle is indicative only.

TRAVEL TIMES *by train*

READING
48 MINS*



WINDSOR &
ETON RIVERSIDE
17 MINS*



FROM STAINES
TRAIN STATION
0.3 MILES FROM EDEN GROVE



TWICKENHAM
11 MINS*



CLAPHAM
JUNCTION
24 MINS*
LONDON OVERGROUND



ROYAL
ASCOT
19 MINS*



VIRGINIA
WATER
8 MINS*



RICHMOND
16 MINS*
DISTRICT LINE
LONDON OVERGROUND



LONDON
WATERLOO
35 MINS*
DISTRICT LINE
LONDON OVERGROUND

With Heathrow on the doorstep and the M25 offering easy access to the M3 and M4, Staines-upon-Thames boasts superb transport connectivity. London Waterloo is just a 35-minute commute by train, with three Crossrail stations in the vicinity set to reduce travel time to Bond Street from 38 minutes to just 26 minutes.

*Fastest travel time by train from Staines train station, source: [google.com/maps](https://www.google.com/maps)
Eden Grove is 0.3 miles from Staines train station

WINDSOR CASTLE

the history

TIMELESS TRADITION

Located just 19 minutes from Eden Grove, Windsor Castle is the oldest and largest occupied castle in the world. It is open to visitors throughout the year. Founded by William the Conqueror in the 11th century, it has since been the home of 40 monarchs.



Windsor Castle Gardens



Illustration of Windsor Castle from the 19th Century

Residing over the town of Windsor, the castle is a popular tourist attraction and was the preferred weekend residence of the late Queen Elizabeth II.



The Changing of the Guards



Photography of Windsor Castle. *Fastest travel time by car from Eden Grove, source: [google.com/maps](https://www.google.com/maps)

LOCAL AREA

Staines upon Thames

Discover the riverside town of Staines-upon-Thames, a place that combines character and charm with an outdoor lifestyle and fantastic educational opportunities. Surrounded by picturesque green space and a thriving mix of shops, cafés and restaurants at its heart.

With London just over half an hour away via train, enjoy the best of both worlds as you revel in the outstanding natural beauty of the surrounding Surrey countryside.



GO EXPLORING

Pack a picnic and pedal off through the spectacular woodland walks and gently rolling hills of the famous Surrey countryside.



A PICTURE- PERFECT SETTING

The town's pretty riverside walks are perfect for Sunday afternoon strolls and listening to the gentle splash of oars as you watch the boats go by.

RECONNECT WITH NATURE

Being so close to the countryside means there's a rich variety of flora and fauna for you to enjoy.



Windsor Castle Collection



Welcome to The Windsor Castle Collection

Photography of Windsor Castle.

A new destination designed for local living

Arranged around a beautiful landscaped central courtyard, the Windsor Castle Collection consists of individually designed buildings with views onto the historic Windsor Castle.

Residents benefit from The Eden Club facilities, and easy access to Birch Green Park, the High Street and train station.

Key features

1. Main entrance
2. Commercial space
3. Water feature
4. Central courtyard
5. Natural play areas
6. Car club parking bays
7. Concierge
8. The Eden Club
9. Entrance to underground car park
10. Entrance to Birch Green Park

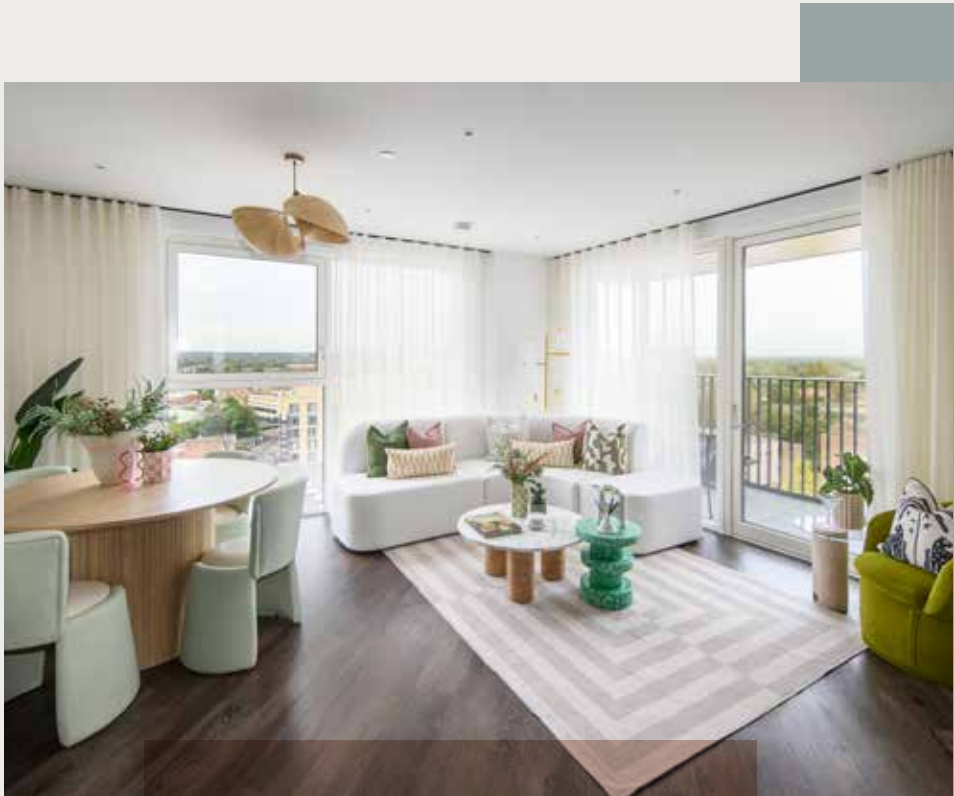


Map is for illustration purposes only, not to scale.



Apartment locator

PAGE NUMBER	APARTMENT NUMBER	FLOOR	NUMBER OF BEDROOMS
16	A.11.5	11	2
16	A.12.5	12	2
16	A.13.5	13	2
17	A.10.4	10	2
17	A.12.4	12	2
18	F.9.9	9	2
18	F.10.9	10	2
18	F.11.9	11	2

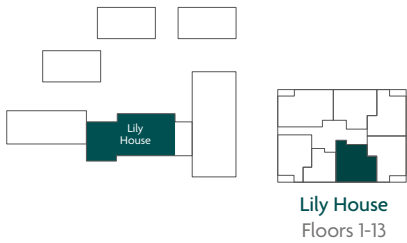


Two Bedroom Apartment



A.11.5
A.12.5
A.13.5

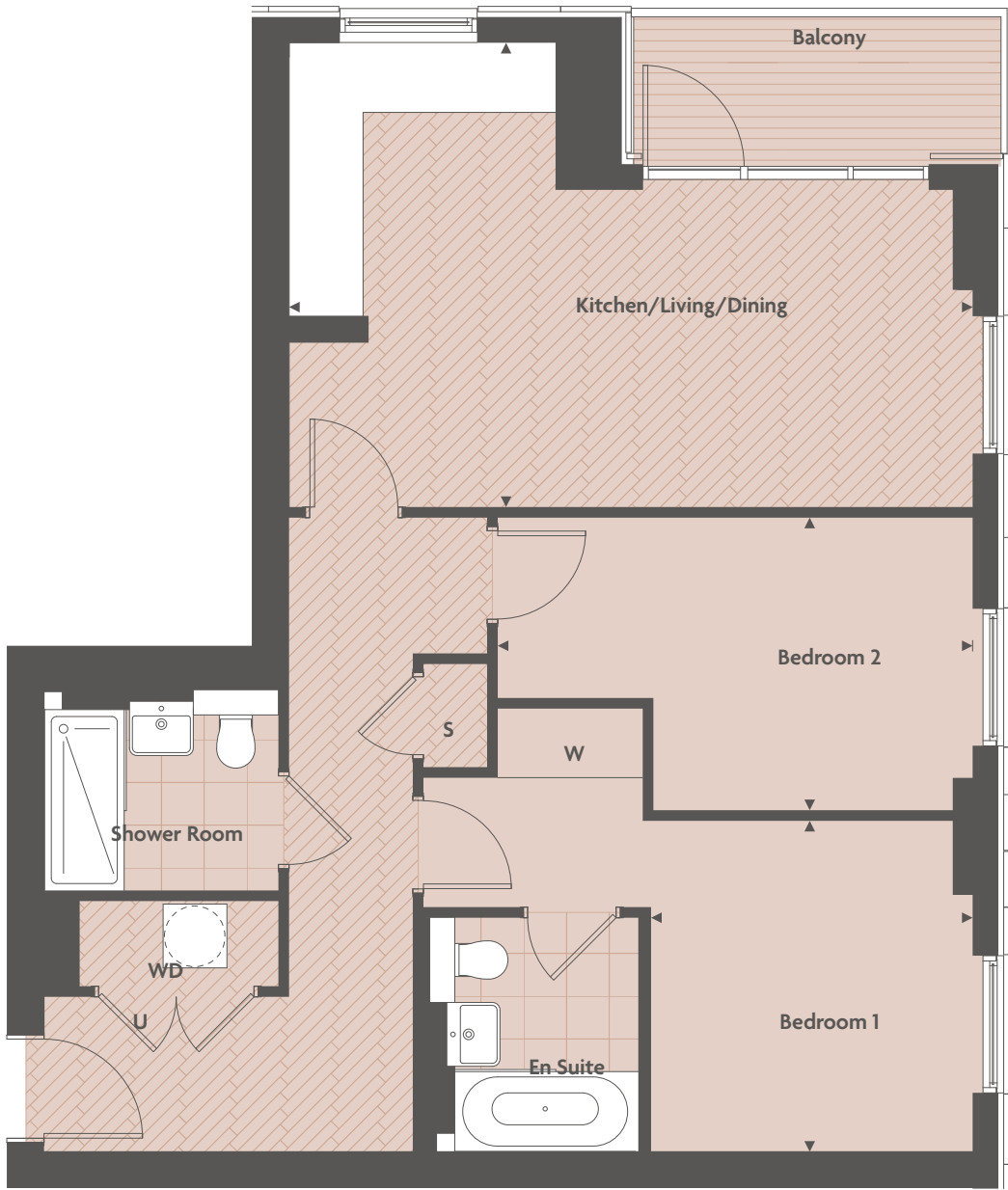
Kitchen/Living/Dining	11'11" x 18'7"	3630mm x 5650mm
Bedroom 1	9'0" x 23'9"	2750mm x 7030mm
Bedroom 2	9'0" x 15'3"	2760mm x 4560mm
Total area	808 sq ft	75.09 sq m



W Wardrobe U Utility S Store WD Washer dryer Water cylinder

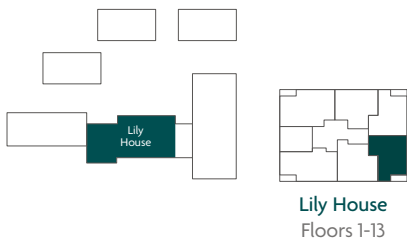
Floorplans shown for Eden Grove are for approximate measurements only. Exact layouts and sizes may vary. All measurements may vary within a tolerance of 5%. The dimensions are not to be used for carpet sizes, appliance sizes or items of furniture. Floorplans are sized to fit each page and are not to scale.

Two Bedroom Apartment



A.10.4*
A.12.4*

Kitchen/Living/Dining	21'1" x 14'4"	6430mm x 4360mm
Bedroom 1	9'11" x 10'3"	3020mm x 3110mm
Bedroom 2	14'8" x 9'0"	4460mm x 2750mm
Balcony total area	54 sq ft	5 sq m
Total area	772 sq ft	71.69 sq m

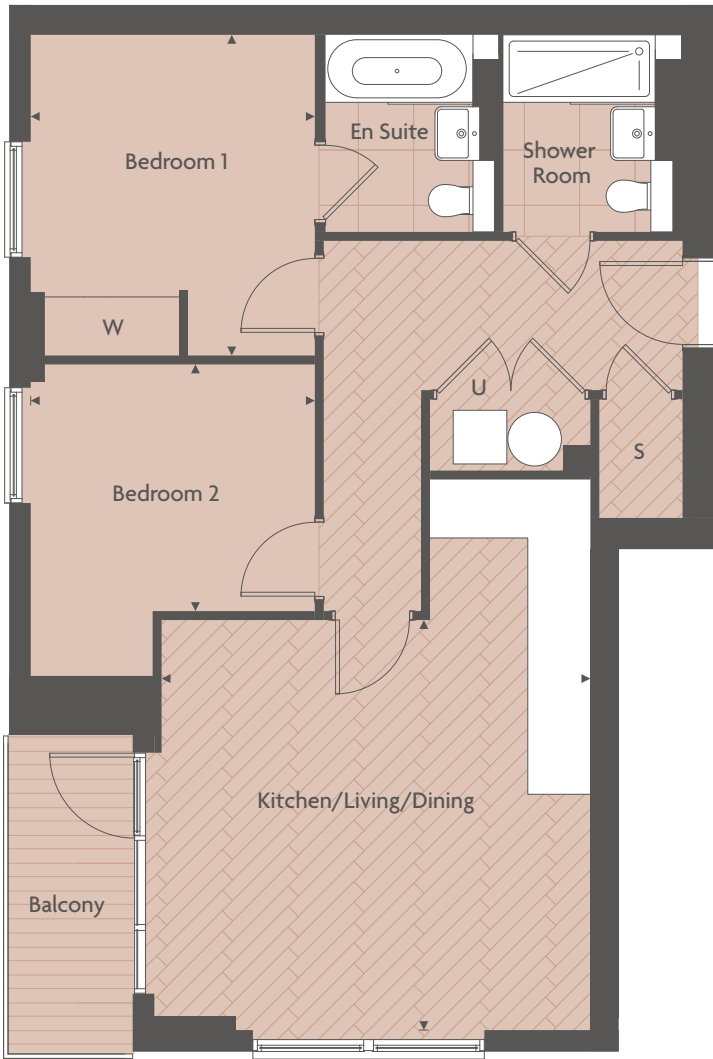


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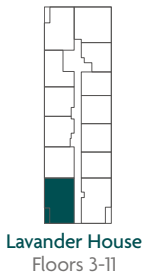
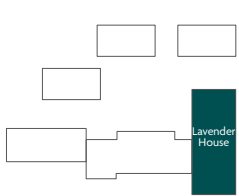
* These apartments are a handed version of the plan shown

Two Bedroom Apartment



F.9.9
F.10.9
F.11.9

Kitchen/Living/Dining	15'9" x 15'1"	4800mm x 4590mm
Bedroom 1	10'1" x 11'9"	3075mm x 3590mm
Bedroom 2	10'1" x 9'1"	3075mm x 2760mm
Balcony* total area	54 sq ft	5 sq m
Total area	757 sq ft	70.4 sq m



W Wardrobe U Utility S Store WD Washer dryer WC Water cylinder

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* These apartments are a handed version of the plan shown



Show Apartment Photography.

EDEN GROVE

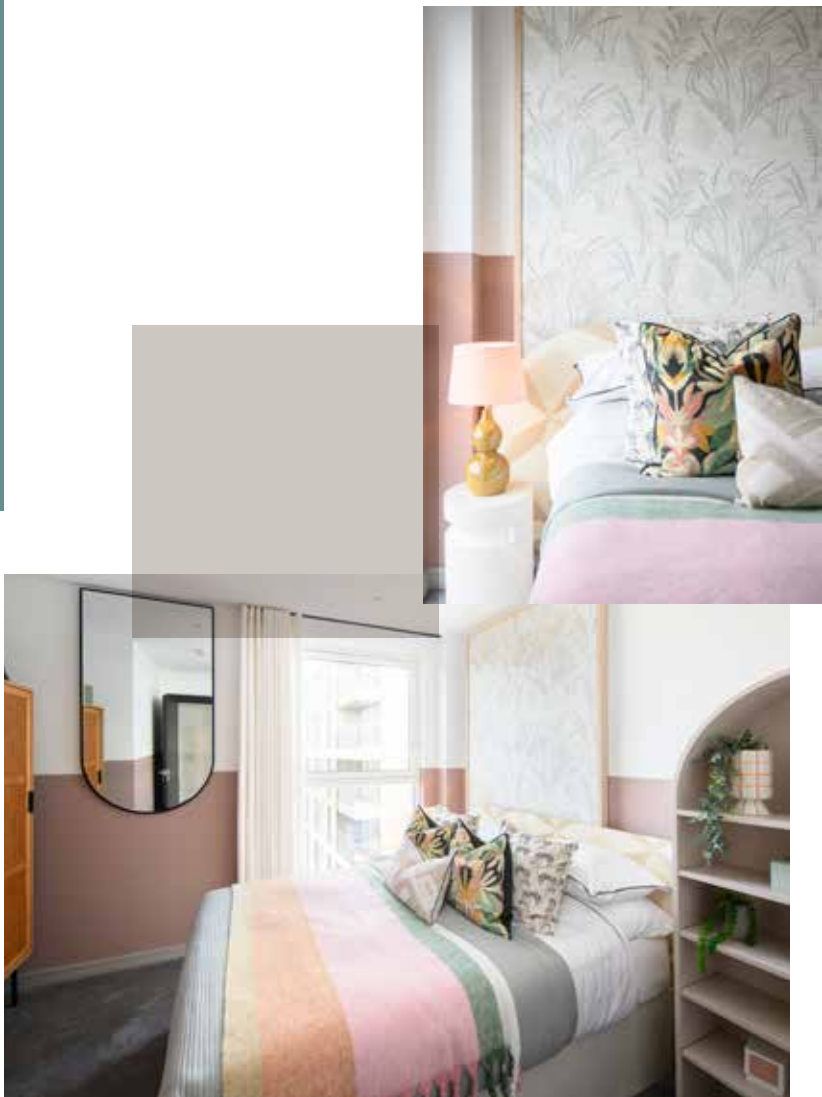
Space to live



Show Apartment Photography.







Spectacular Views



A high-quality specification

KITCHENS

- Individually designed layouts
- Contemporary designed kitchen with fitted wall and base units
- Composite worktops with drainage grooves and feature splashbacks
- Single bowl under-mount sink with mixer tap
- Soft-close hinges to cabinet doors and drawers
- Downlights to the kitchen area, pelmet lighting to the underside of the cabinets
- Concealed multi-gang appliance panel and satin chrome socket outlets above work surfaces where appropriate
- Siemens integrated induction hob
- Siemens integrated electric oven
- Siemens integrated combination microwave oven*
- Integrated fridge / freezer
- Integrated multi-function dishwasher
- Integrated concealed recirculating extractor
- Space saving recycling bins

BATHROOMS

- Single-ended bath with removable tiled access panel
- Bath filler and waste overflow
- Satin chrome concealed thermostatic wall-mounted mixer / diverter with fixed shower head, separate hand held shower and hinged glass shower screen over the bath
- Low-level vanity unit with integrated toilet roll holder, storage and surface mounted basin
- High-level fixed mirror
- Satin chrome basin mixer

- White WC pan with soft-close seat, concealed cistern and dual flush button
- Satin chrome, electric, ladder style heated towel radiator
- Porcelain feature wall tile finishes to selected walls
- Painted wall finish to selected walls
- Porcelain tile floor finish
- Extract ventilation
- Satin chrome accessories including robe hooks
- Recessed LED downlights

SHOWER ROOMS

- Low profile shower tray with glass shower screen and door
- Satin chrome wall-mounted mixer / diverter with fixed shower head and separate hand shower
- Low-level vanity unit with integrated toilet roll holder, storage and surface mounted basin
- High-level fixed mirror
- Satin chrome basin mixer
- White WC pan with soft close seat, concealed cistern and dual flush button
- Satin chrome, electric, ladder style heated towel radiator
- Porcelain feature wall tile finish to selected walls
- Painted wall finish to selected walls
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- Extract ventilation
- Satin chrome accessories including robe hooks
- Recessed LED downlights

UTILITY CUPBOARD

- Freestanding washer / dryer

INTERIOR FINISHES

- Feature entrance door with matt bronze and matt black ironmongery
- Painted finish to internal doors
- Satin chrome door furniture to internal doors
- Painted feature profile architraves and skirting, tiled skirting to wet areas where applicable
- Matt emulsion paint finish to walls and ceiling
- Fitted wardrobe to master bedroom – internal fittings include rail and shelf
- Luxury vinyl flooring to hallway, reception / dining spaces
- Carpet floor finish to bedrooms

ELECTRICAL FITTINGS

- LED / energy efficient downlights throughout
- Zoned ceiling lighting to suit room
- Pre-wired for future pendant lighting by purchaser (suitable for chandelier) to dining area and master bedroom
- Lighting to hallway cupboards
- Television (wired for terrestrial and SkyQ) points to living room and master bedroom
- Data points in living room and selected bedrooms
- USB sockets to kitchen and master bedrooms
- White sockets and switches throughout (excluding high level kitchen sockets)

HEATING

- Electric panel heaters, hot water cylinder to all apartments

TERRACES/BALCONIES

- Terraces/Balconies to selected apartments

SECURITY

- Video entry system
- All apartments supplied with mains supply smoke detectors
- Multi-point locking, door restrictor and spy hole viewer fitted to all apartment entrance doors
- Hardwired doorbell to all apartments

PEACE OF MIND

- 999 year lease
- All apartments benefit from a 10 year build warranty
- Concierge

CAR PARKING

- Gated underground parking with roller shutter
- Parking available to purchase
- CCTV coverage to main entrances

MANAGEMENT

- A management company will be appointed to administer the effective operation and maintenance of the communal facilities, for which a service charge will be levied and apportioned to the benefit offered

*Subject to availability. Specification based on a standard two bedroom apartment.

*Where applicable. Your attention is drawn to the fact that in rare circumstances it may not be possible to obtain the exact products or materials referred to in the specification. Berkeley reserves the right to alter, amend or update the specification, which may include changes in the colour, material or brand specified. 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.

Please ask a Sales Consultant for details.



Show Apartment Photography.

The Eden Club

Life's easier at Eden Grove,
with stylish amenities all
under one roof

Residents will have exclusive use of a fantastic range of amenities, including a concierge, co-working space, private gymnasium and cinema room.



CONCIERGE

TOILETS

CYCLING STUDIO

GYMNASIUM

CINEMA ROOM

CO-WORKING SPACE

MEETING ROOM

Computer Generated Image is indicative only.

A warm welcome awaits you in the front lobby



The convenient 24-hour concierge is designed to make life easier, giving you security and peace of mind even when you're not home.



Co-Working Space

The thoughtful and carefully curated design of the residents' lounge has created a beautiful space perfect for socialising, relaxing or working. The separate meeting room adjoining the lounge has views over landscaped gardens, creating the most exclusive of clubs.



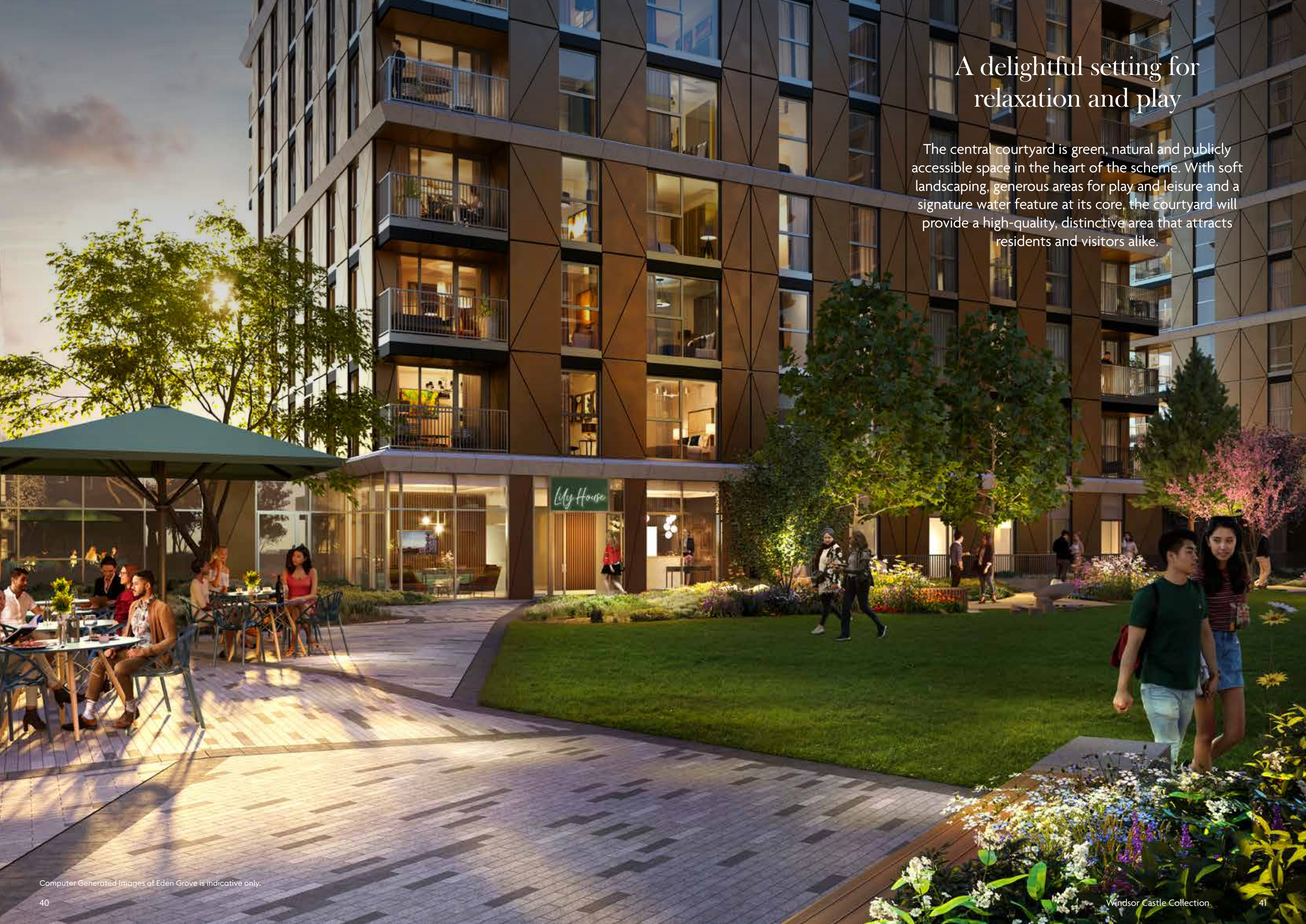
Residents' Cinema

Why not host an intimate screening or gather a wider group to take in the latest film or sporting event. The private cinema room has everything you need for a night of entertainment.

Residents' Gymnasium

Enjoy a workout on the latest equipment in the luxury surroundings of the private 2,300 sq. ft. gymnasium with space for spin, yoga and free weights, whilst a separate studio space is available for a range of classes with personal trainers on hand to craft bespoke fitness programmes.





A delightful setting for relaxation and play

The central courtyard is green, natural and publicly accessible space in the heart of the scheme. With soft landscaping, generous areas for play and leisure and a signature water feature at its core, the courtyard will provide a high-quality, distinctive area that attracts residents and visitors alike.

EDENGROVE-LONDONROAD.CO.UK