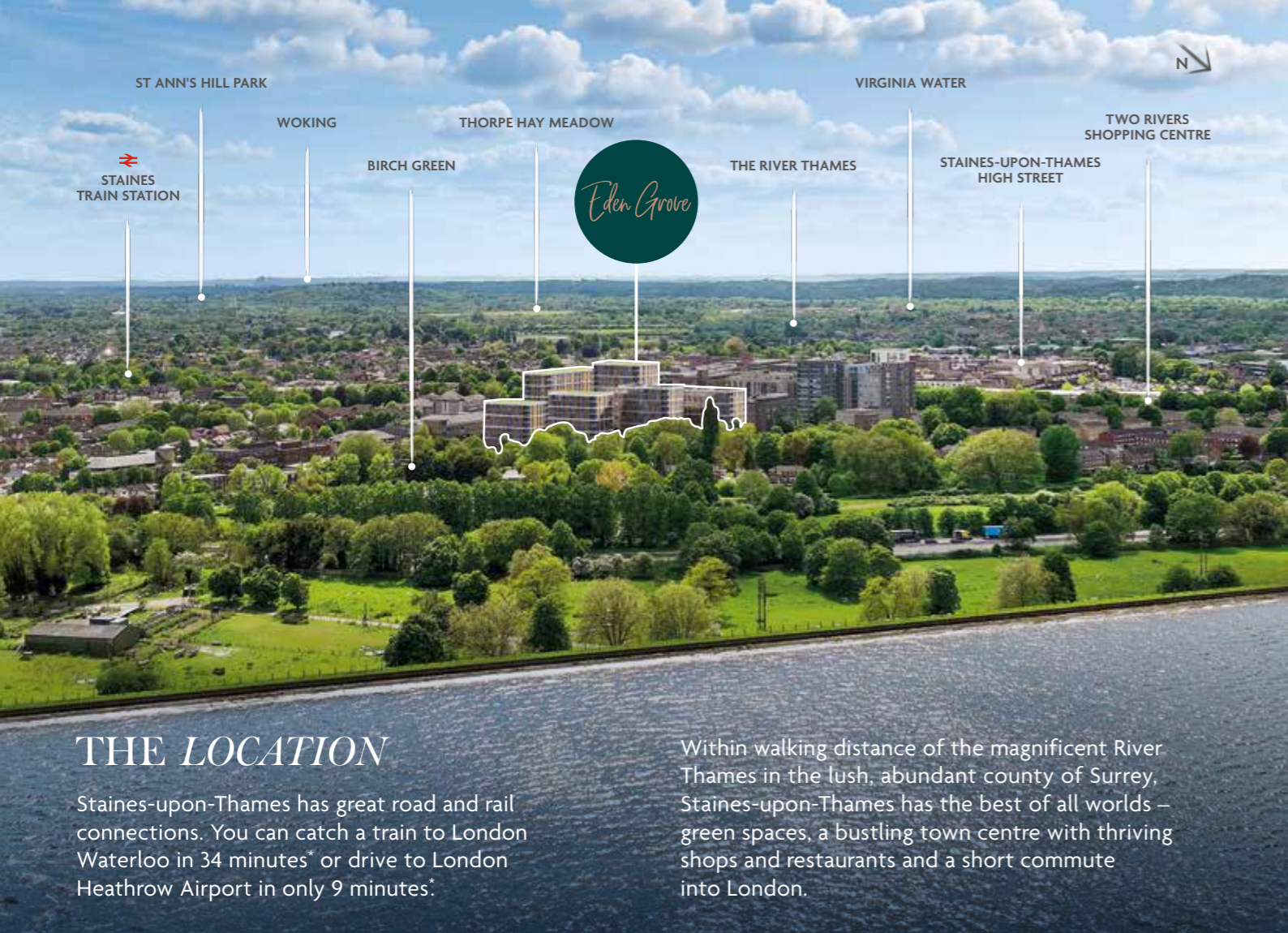




Eden Grove
LONDON ROAD
STAINES-UPON-THAMES



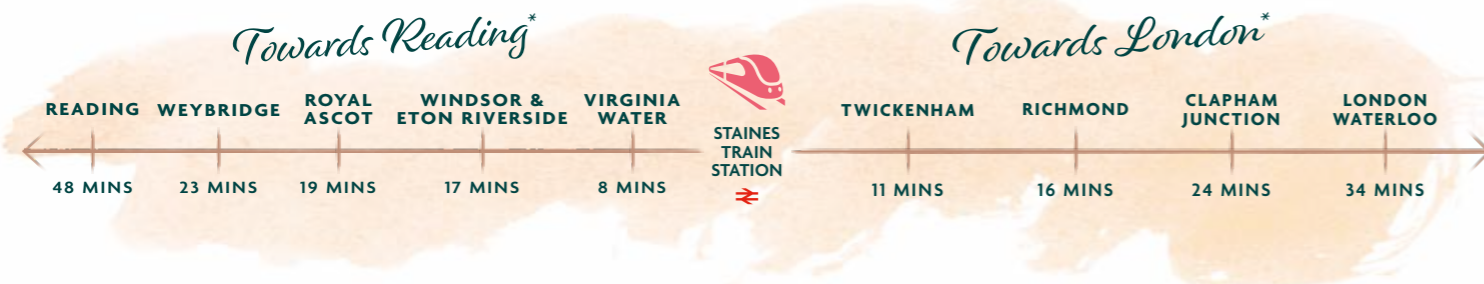


THE LOCATION

Staines-upon-Thames has great road and rail connections. You can catch a train to London Waterloo in 34 minutes* or drive to London Heathrow Airport in only 9 minutes*.

Within walking distance of the magnificent River Thames in the lush, abundant county of Surrey, Staines-upon-Thames has the best of all worlds – green spaces, a bustling town centre with thriving shops and restaurants and a short commute into London.

LONDON AND BEYOND *WITHIN EASY REACH*



THE *HEATHROW* EFFECT



Heathrow Airport, only a 9 minute* drive away, puts the world on your doorstep.

THE AIRPORT SUPPORTS **76,000 JOBS** GENERATED BY OVER 400 COMPANIES



BA at Heathrow Airport

EDUCATION ON *YOUR DOORSTEP*

93% of the schools within a 5-mile radius of Eden Grove are Ofsted rated as 'Outstanding' or 'Good', demonstrating the high-quality of schooling in the local area.

Founded in 1886 and ranked one of the UK's top 20 universities, Royal Holloway is only 3.1 miles away from Eden Grove.



Royal Holloway University

THE *DEVELOPMENT*

Arranged around a beautifully landscaped central courtyard, Eden Grove consists of six individually designed buildings.

With expansive views across the King George VI Reservoir, Windsor Castle & the Surrey Countryside, The Pavilions embody the essence of what living at Eden Grove has to offer.

The welcoming space of The Eden Club is located on the ground floor of Lily House, only a short walk away from your front door. The convenience of the facilities include a 24-hour concierge, a co-working space with impressive internet connectivity and a tea & coffee station, a meeting room as well as a private cinema room. The Eden Club gymnasium is arranged over 2,300 square feet and is equipped with a wide variety of fitness machines, free weights and a separate spin studio.



EDEN GROVE *APARTMENT MIX*

Bedrooms	Size Range (Sq. Ft.)	Starting Prices (£)	Rental Yield (£/m)	Rental Yield (%)*
Studio	413	£262,500	from £1,350	5.9%
1 Bedroom	442 – 598	£292,500	from £1,500	6.2%
2 Bedroom	706 - 916	£340,000	from £2,100	5.9%
3 Bedroom	987 – 1,130	£555,000	from £3,000	6.0%

WHY BUY AT *EDEN GROVE*

<p>over 5,000 BUSINESSES IN THE LOCAL AREA, INCLUDING SHEPPERTON STUDIOS</p>	<p>over 620 NEW BUSINESS START-UPS EACH YEAR*</p>	<p>over 1,800 NEW HOMES IN THE PIPELINE IN STAINES-UPON-THAMES</p>	<p>over 50% OF HEATHROW EMPLOYEES RESIDE IN THE LOCAL AREA*</p>
<p>Ranked in the top 10% IN ALL OF UK FOR LONG TERM BUSINESS GROWTH**</p>	<p>up to 6.3% RENTAL YIELDS ACHIEVABLE</p>	<p>34 Mins COMMUTE BY TRAIN TO LONDON WATERLOO**</p>	<p>House prices have risen 22% OVER THE PAST 5 YEARS COMPARED TO 17% ACROSS SURREY AND 20% IN LONDON</p>



ESTIMATED BUILD COMPLETION

Lavender House: Ready to occupy

Lily House: Ready to occupy

Holly House: Ready to occupy

MANAGING AGENT

The Resident Management Group (RMG)

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

£2,000 deposit on reservations of Studio, 1, 2 and 3 bedroom apartments and penthouses

PARKING

Parking is available to purchase on selected properties – £22,500 for a single space and £30,000 for tandem spaces on a general right to park basis in the underground basement car park.

AMENITIES

- 24-hour concierge
- Co-working space
- Private meeting room
- Gymnasium
- Spin studio
- Cinema room
- Wellness garden

LOCATION

Fairfield Avenue, Staines-upon-Thames TW18 4AB

LOCAL AUTHORITY

Surrey Borough of Spelthorne

COUNCIL TAX

- Band C - £2,144.69 per annum
- Band D - £2,412.78 per annum

ESTIMATED SERVICE CHARGE

- £4.33 – £4.85 per sq ft per annum
- Underground basement car park: £290 per annum

GROUND RENT

For all reservations from 30th June 2022, in line with Government legislation, a Peppercorn Rent will be applicable to all apartments. Please consult a Sales Consultant for further information.

TENURE

999-year leasehold

BUILDING WARRANTY

- 10-year NHBC buildmark warranty
- Additional 2 year Berkeley customer service guarantee



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OUR VISION
2030
TRANSFORMING TOMORROW



Proud to be a member of the
Berkeley Group of companies

Berkeley
Designed for life

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