



LOCAL LIVING, LONDON STYLE.

# CONTENTS

TWO

WIDER  
DEVELOPMENT PLAN



THREE

THE LOCAL  
AREA





INTRODUCTION

# WELCOME TO EDEN GROVE

An urban oasis of calm and connection, where modern living meets riverside tranquillity.

Nestled in the heart of Staines-upon-Thames, this thoughtfully designed collection of studios, one, two, and three bedroom luxury apartments is set around beautifully landscaped gardens, offering a peaceful retreat from city life.

Only a select collection of apartments are still available:

Studios	Starting from £275,000
One Beds	Starting from £335,000
Two Beds	Starting from £399,950
Three Beds	Starting from £555,000

HOMES READY TO MOVE INTO TODAY





SITE PLAN

# HOMES IN HARMONY

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

Homes remaining in both Holly House & Lily House only, and available to occupy immediately.

KEY FEATURES:

- 1 THE EDEN CLUB
- 2 RETAIL UNITS
- 3 WATER FEATURE
- 4 CENTRAL COURTYARD
- 5 NATURAL PLAY AREAS
- 6 CAR CLUB PARKING BAYS
- 7 UNDERGROUND CAR PARK
- 8 WELLNESS GARDEN





LOCAL AREA

# YOUR NEIGHBOURHOOD

Eden Grove offers an ideal location for effortless living, with the Two Rivers Shopping Centre just a short walk away, placing high street favourites, dining, and entertainment right on your doorstep. Staines station is only an 8-minute stroll, providing direct access to London and making daily commuting both quick and convenient.



VIEW TOWARDS EDEN GROVE  
FROM THE KING GEORGE VI RESERVOIR

AERIAL PHOTOGRAPHY TAKEN IN STAINES-UPON-THAMES LOOKING SOUTH WEST COMPUTER GENERATED IMAGE INDICATIVE ONLY..



LOCAL AREA

# SHOP, DINE & UNWIND

Staines-upon-Thames offers a vibrant mix of shopping, dining, and entertainment that caters to every lifestyle.

The Two Rivers Shopping Centre is a central hub, home to high street favourites, independent boutiques, and a multiplex cinema for the latest releases. Food lovers can explore a diverse culinary scene, from riverside gastropubs and cosy cafés to global cuisine.


With regular markets, seasonal events, and scenic walks along the Thames, Staines blends convenience with charm, making it a lively destination for both everyday essentials and weekend leisure.

2  
THEATRES






270  
INDEPENDENT  
SHOPS &  
BOUTIQUES





26  
RESTAURANTS,  
CAFES, PUBS  
AND BARS



ALL WITHIN A 30-MINUTE  
WALK OF EDEN GROVE



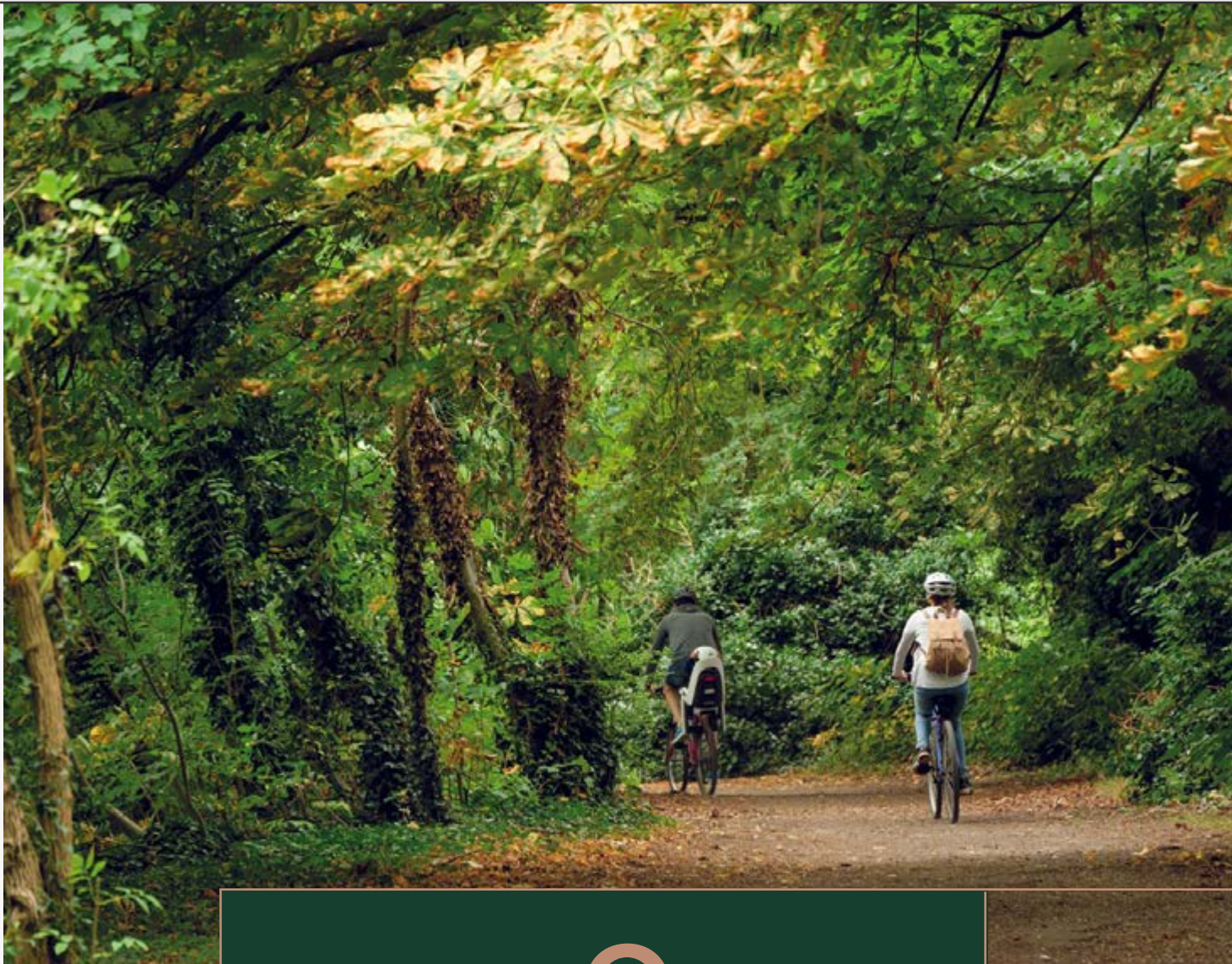
LOCAL AREA

# EXPLORE MORE

Eden Grove is surrounded by an abundance of open spaces that offer a refreshing escape from urban life.

The scenic Thames Path winds along the river, perfect for peaceful walks, cycling, or simply soaking in the views. Nearby, the Staines and Wraysbury reservoirs provide tranquil settings for birdwatching and nature appreciation, forming part of a wider network of protected wetlands.

Residents can also enjoy access to leafy parks and green spaces throughout the town, ideal for weekend picnics, outdoor fitness, or family outings.

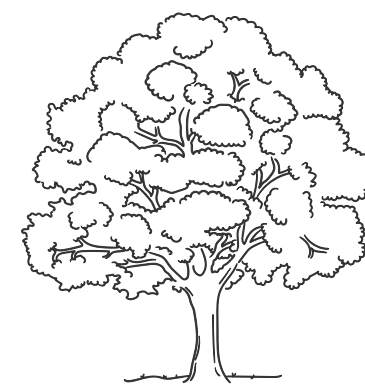


9

PUBLIC PARKS OR GARDENS  
WITHIN A 30-MINUTE WALK

TOTAL SIZE 120 ACRES

ORDNANCE SURVEY 2024



GREEN SPACES ARE LINKED  
WITH BETTER MENTAL HEALTH

The National Institute For  
Health and Care Research 2024

WELLBEING ESTIMATES SHOW THAT SURREY RANKS  
HIGHER THAN BOTH LONDON AND THE SOUTH  
EAST OVERALL FOR HAPPINESS

RECENT OFFICE FOR NATIONAL STATISTICS



38%

RATE THEIR HAPPINESS AS 'VERY  
GOOD' RANKED 11TH OUT OF  
64 LOCAL AUTHORITIES IN THE  
SOUTH EAST ON THIS MEASURE

Office for National Statistics, Personal well-being  
estimates 2022/23, Spelthorne



LOCAL AREA

# THE BEST IN BRITISH EDUCATION

With access to both top-rated independent and state schools, Eden Grove ensures families have a range of excellent choices for their children.



Royal Holloway University was founded in 1886 and ranked one of the UK's top 20 Universities. 3.1 miles away, just 6 minutes by car. The historic campus is home to some of the world's most spectacular university buildings.



## LEARN WITH THE BEST

Eton College, 7 miles away, was founded 500 years ago, with its historic grounds in the neighbouring town of Windsor. The school's impressive alumni include many politicians, actors and business leaders.



## LOCAL EDUCATION

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



LOCAL AREA

# INSPIRING MINDS, SHAPING FUTURES.

6

'GOOD' RATED PRIMARY  
SCHOOLS WITHIN A  
15-MINUTE DRIVE

6

'GOOD' RATED SECONDARY  
SCHOOL WITHIN A  
5-MINUTE DRIVE

2

INDEPENDENT SCHOOLS  
UNDER 15 MINUTES IN  
THE CAR

OVER

13,000

STUDENTS STUDY AT ROYAL  
HOLLOWAY UNIVERSITY

22%

WERE INTERNATIONAL  
STUDENTS

SOURCE: VOA 2024

SOURCE: HESA 2022

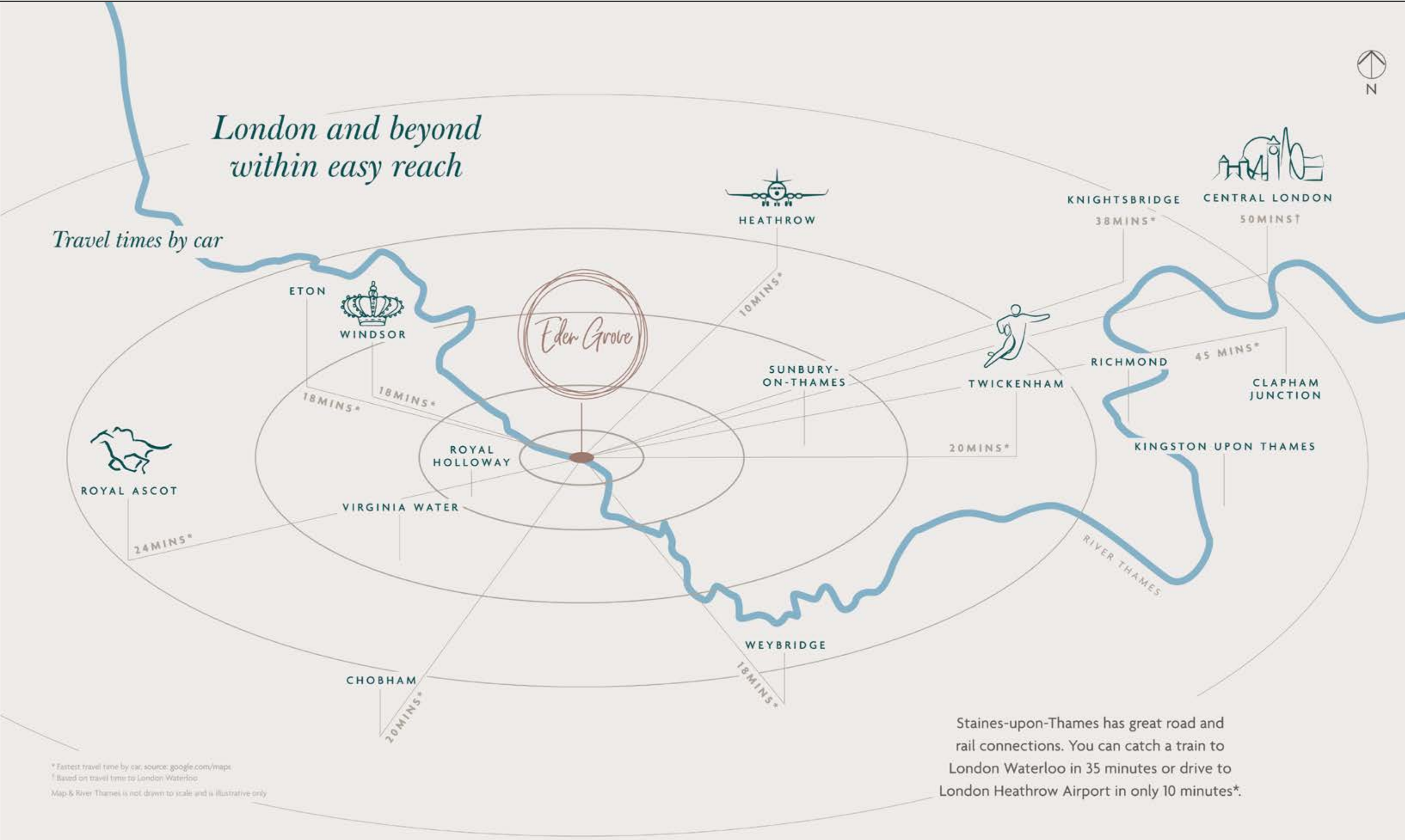


CONNECTIONS

# TRAVEL TO LONDON & BEYOND

Just 17 miles from London, Staines-upon-Thames is a top commuter hotspot-perfect for living or investing.

Eden Grove is connected by the A30, M25, M3, and M4, with Heathrow just 9 minutes away for international travel. Staines rail station, a short 8 minute walk, offers direct trains to key business hubs like London and Reading.



*Travel times by train*



<sup>†</sup> Fastest travel time by train from Staines train station; source: google.com/maps  
Eden Grove is 0.3 miles from Staines train station



# HEATHROW INTERNATIONAL AIRPORT

Eden Grove is a convenient 9-minute drive from Heathrow, the largest single-site employer in the UK, employing over 76,000 people and supporting 114,000 local jobs, driving strong housing demand from a well-paid rental market. With expansion plans underway, this demand is set to grow.

Annually, Heathrow contributes approximately £20bn to the UK GDP, as well as supporting the export/import, tourism and investor sectors.

SOURCE: DEPARTMENT FOR TRANSPORT,GOVERNMENT  
DECISION ON NEW RUNWAY AT HEATHROW



THE PLANNED  
EXPANSION OF HEATHROW

IS EXPECTED  
**TO DELIVER**  
**UP TO £61BN**  
IN ECONOMIC BENEFITS  
AND  
**77,000 LOCAL JOBS**  
**BY 2030.**





CONNECTIONS

# JUST MINUTES INTO LONDON

**Staines-upon-Thames puts London within rapid reach.**

With direct trains to Waterloo in just 34 minutes, you can be in the heart of the capital faster than many zones within the city itself. It's ideal for commuters and young professionals who want the buzz of London life, without the London price tag. Enjoy the convenience, connectivity, and value of smart suburban living with a city-speed commute.



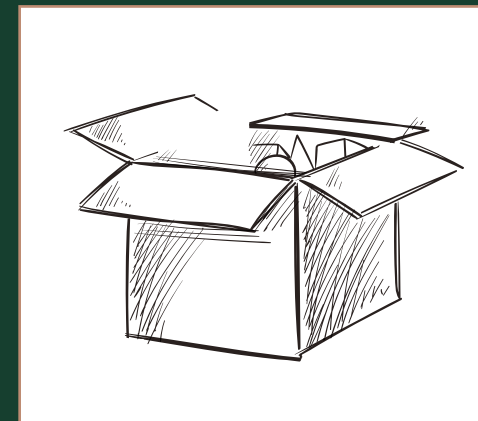
**143 TRAINS**  
PER DAY INTO LONDON

SOURCE: TRAINLINE



**34 MINUTES**  
INTO LONDON WATERLOO

SOURCE: TRAINLINE



**57%**  
OF RESIDENTS HAVE MOVED  
FROM LONDON TO STAINES

SOURCE:ONS 2021, SPELTHORNE



**2.4 MILLION**  
JOBS WITHIN A 60 MINUTE  
COMMUTE FROM STAINES STATION

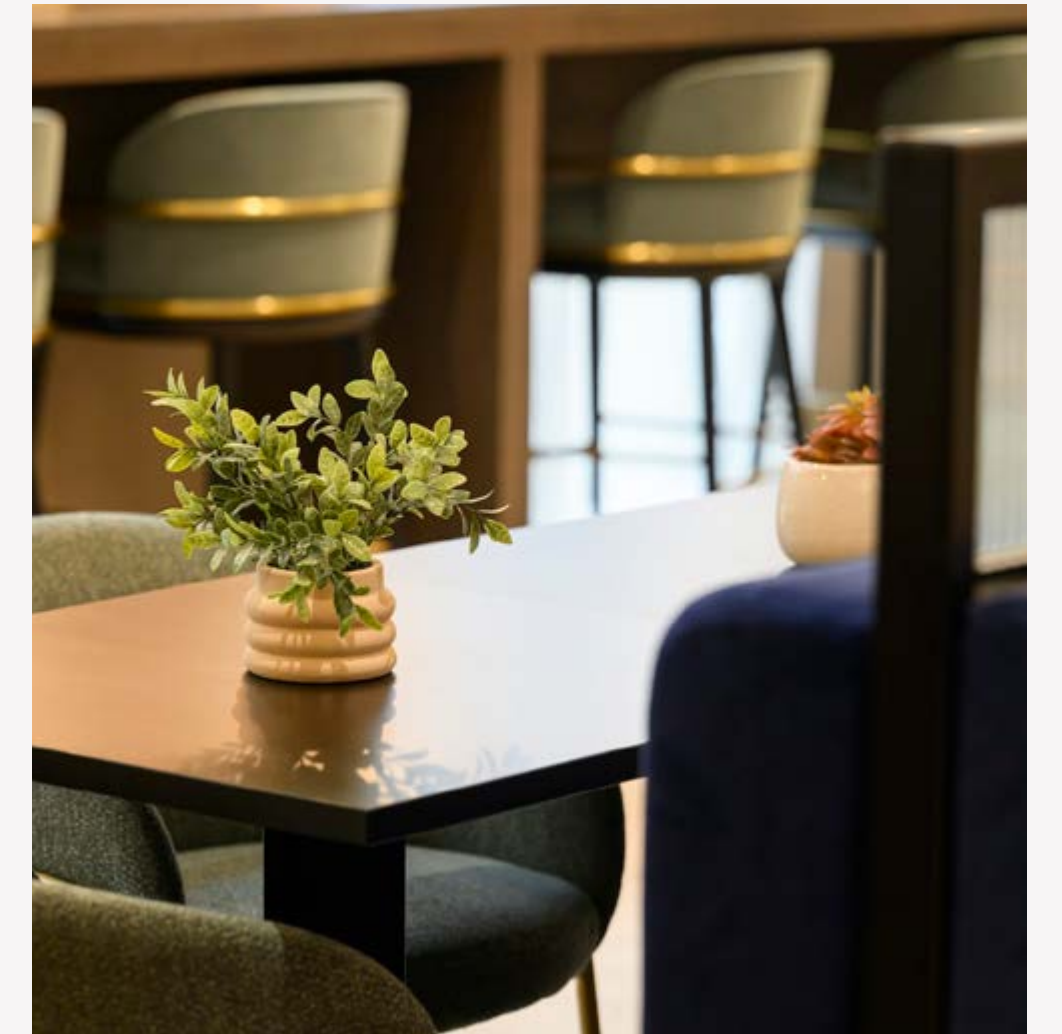
SOURCE: BRES 2022



## RESIDENTS' FACILITIES

# THE EDEN CLUB

All residents at Eden Grove enjoy exclusive access to a collection of premium on-site amenities, bringing a touch of London sophistication to the heart of Staines-upon-Thames. From wellness gardens to private cinema rooms, every detail is designed to elevate everyday living with urban flair and refined comfort.

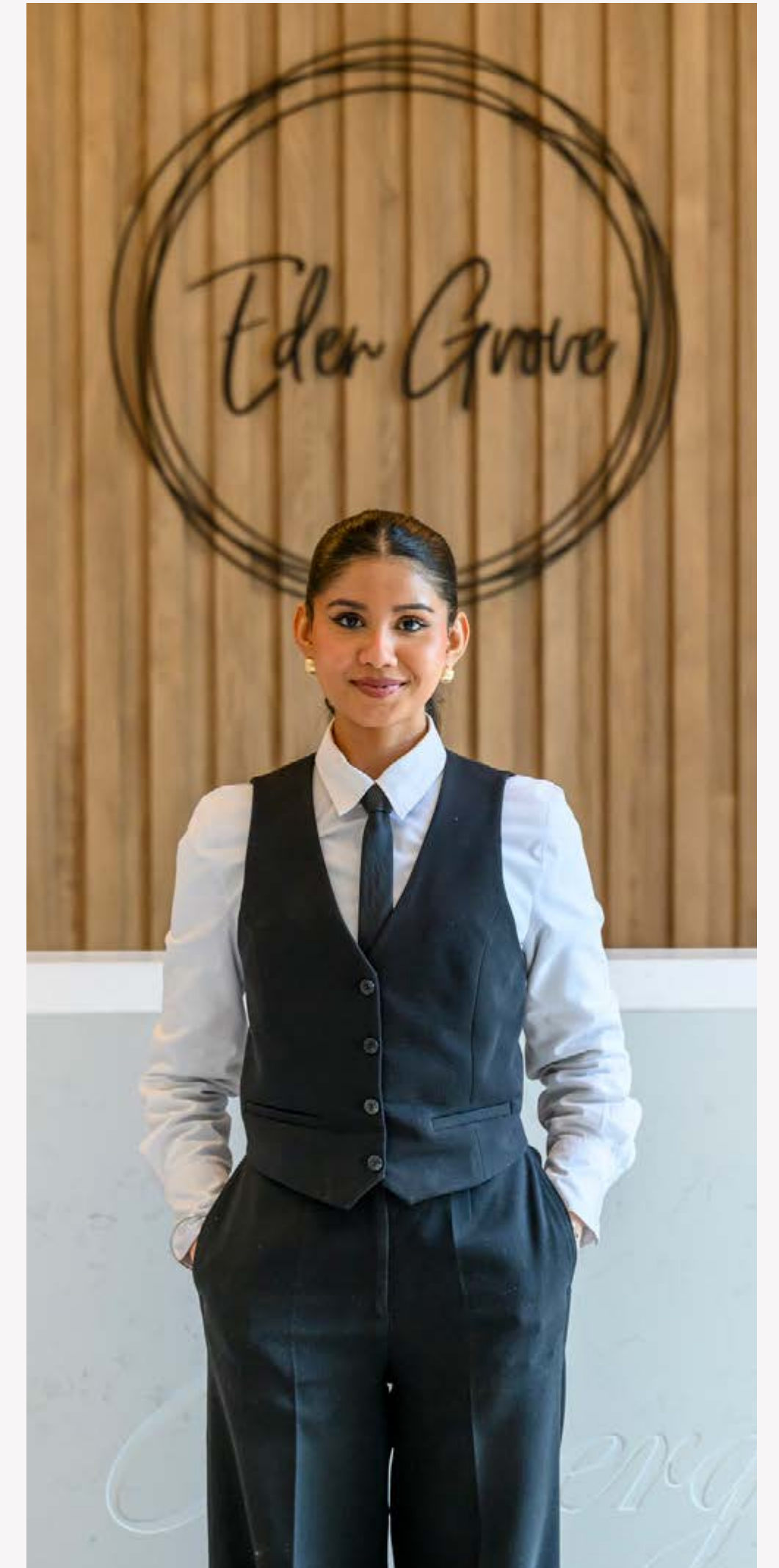




## RESIDENTS' FACILITIES

# 24-HOUR CONCIERGE

The 24-hour concierge service ensures residents enjoy seamless support at any hour, from handling deliveries to booking reservations. With a friendly face always available, it adds a layer of convenience and security that elevates everyday living.





## RESIDENTS' FACILITIES

# CO-WORKING SPACE

The co-working space offers a stylish, productivity-focused environment with high-speed connectivity and flexible workstations. Ideal for remote professionals and creative collaboration, it brings the energy of a modern office just steps from home.





RESIDENTS' FACILITIES

# GYM & SPIN STUDIO

The fully equipped 2,300 sq ft gym provide residents with energizing spaces to pursue their fitness goals. Whether it's a high-intensity cycling session or strength training at your own pace, wellness is always within reach.

CONCEPT 2 ROWING MACHINES  
PULSE FITNESS TREADMILLS  
DEDICATED SPIN STUDIO  
FREE WEIGHTS AREA





## RESIDENTS' FACILITIES

# PRIVATE CINEMA

The private cinema room offers an immersive viewing experience with plush seating and state-of-the-art audiovisual technology. Perfect for movie nights or exclusive screenings, it brings the magic of the big screen right to your doorstep.

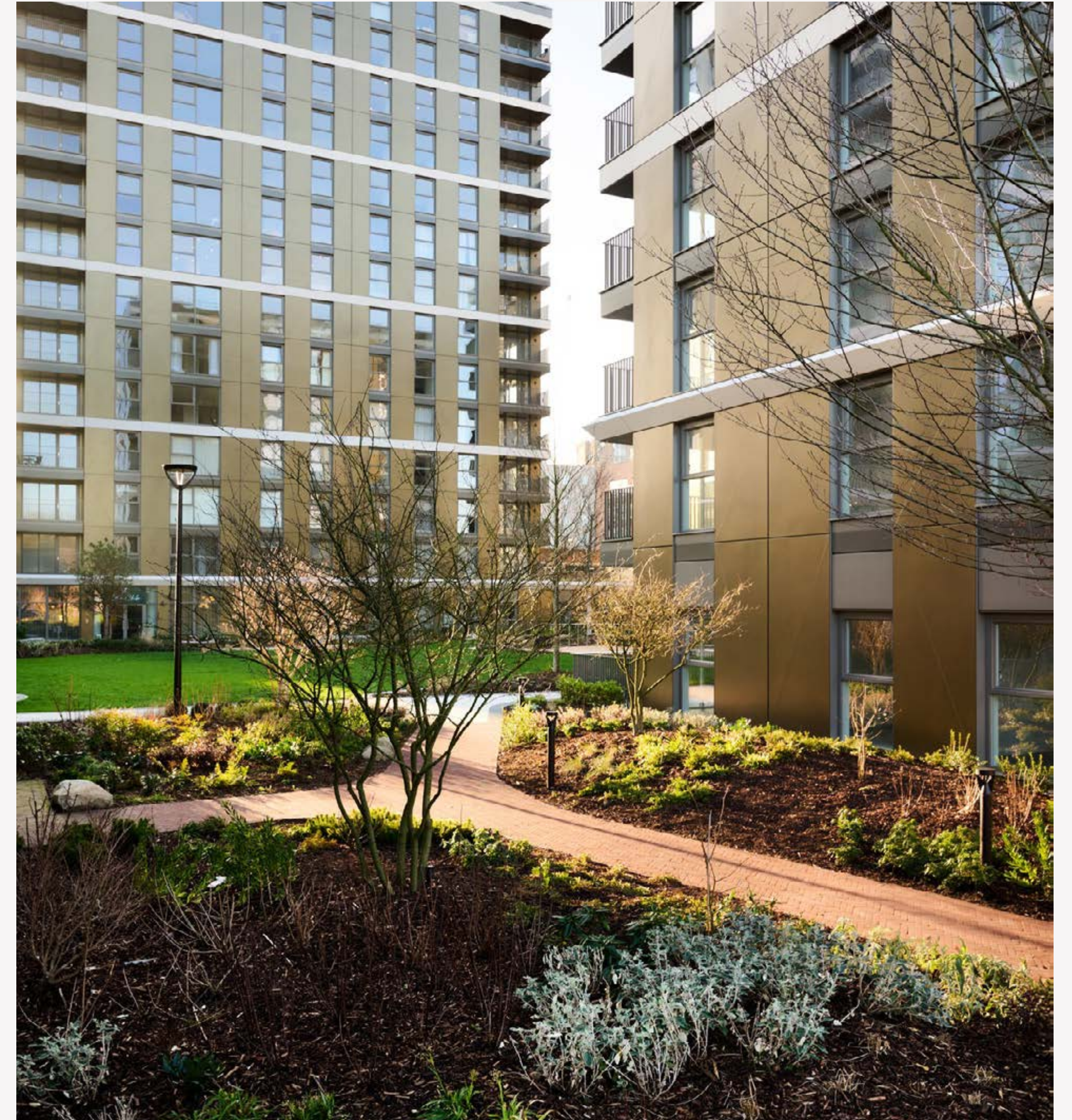




## RESIDENTS' FACILITIES

# CENTRAL COURTYARD & WELLNESS GARDEN

The central courtyard and wellness garden offers a serene retreat with lush greenery and calming spaces designed to promote relaxation and mindfulness. The area fosters connection among residents, featuring shared seating areas, seasonal planting beds, and space for social gatherings.





A SOUND INVESTMENT

# WHY CHOOSE STAINES-UPON-THAMES

Regeneration is at the heart of the new Staines-upon-Thames. New neighbourhoods are offering new homes and modern solutions for living.

A new generation of Staines-upon-Thames residents will be supported by a major programme of investment, capitalising on the town’s riverside location and heritage to create a welcoming, thriving community.

Staines-upon-Thames is part of the M3 local enterprise zone. It’s also close to the M4 technology corridor, where global creative and tech companies compete to attract a talented workforce.

SOURCE: DEPARTMENT FOR TRANSPORT,GOVERNMENT DECISION ON NEW RUNWAY AT HEATHROW

3,500+ LOCAL RESIDENTS EMPLOYED AT HEATHROW AIRPORT

620+ NEW BUSINESS START-UPS EACH YEAR

16.5% EDEN GROVE IS POSITIONED FOR A FURTHER 16.5% RISE IN CAPITAL GROWTH BY 2027

50% OF HEATHROW EMPLOYEES RESIDE IN THE LOCAL AREA

10% RANKED IN THE THE TOP 10% ACROSS THE UK FOR LONG TERM BUSINESS GROWTH

2.4M 2.4 MILLION JOBS WITHIN A 60 MINUTE COMMUTE FROM STAINES STATION

22% HOUSE PRICES HAVE RISEN 22% OVER THE PAST 5 YEARS COMPARED TO 17% ACROSS SURREY AND 20% IN LONDON





A SOUND INVESTMENT

# A GLOBAL POWERHOUSE

This area is home to Shepperton Studios, a movie-making powerhouse where many of the world's best-loved films, from James Bond to Harry Potter, are produced. The renowned studios underwent a £500m expansion courtesy of Netflix and Amazon Prime Video, making Shepperton Studios their primary production facilities and the second largest studio in the world.



SHEPPERTON STUDIOS IS THE  
**SECOND BIGGEST**  
STUDIO IN THE WORLD



THE EXPANSION CREATED  
**4,500 NEW JOBS**



IT NOW INCLUDES  
**31 SOUND STAGES**  
COVERING 1.5 MILLION SQ FT



CONTRIBUTING  
**£141 MILLION**  
A YEAR TO THE UK ECONOMY



A SOUND INVESTMENT

# WHY LONDONERS ARE MOVING TO STAINES

**Staines-upon-Thames is increasingly seen not just as a place to live, but as a smart long-term investment.**

With property prices still well below those in central London, buyers can enter the market at a more accessible level while benefiting from strong growth potential.

The town's proximity to Heathrow, its fast rail links to London, and ongoing regeneration projects are driving demand and boosting property values.

As more Londoners seek space and affordability, areas like Staines are poised for sustained appreciation. For investors, this means the opportunity to secure assets in a rising market, with rental yields and resale prospects that outperform many parts of the capital.

69%

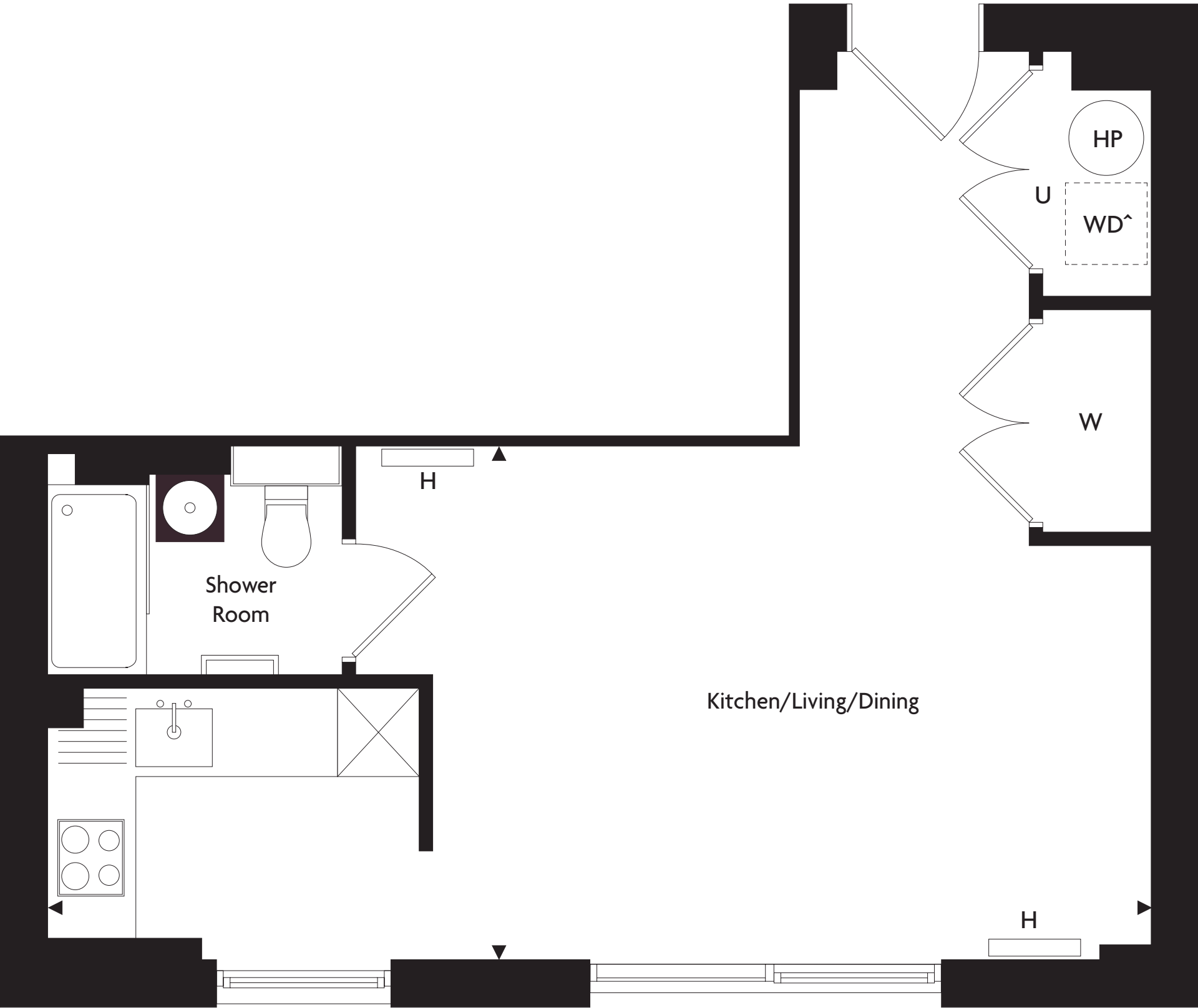
OF RENTERS WOULD RENT  
LONGER IF THERE WAS A SENSE OF  
COMMUNITY IN THE LOCAL AREA  
DATA LOFT (PRICEHUBBLE), PROPERTY ACADEMY 2024

57%

OF RESIDENTS HAVE  
MOVED FROM LONDON  
ONS 2021, SPELTHORN



STUDIO APARTMENT



VIEW TOWARDS  
COURTYARD GARDENS

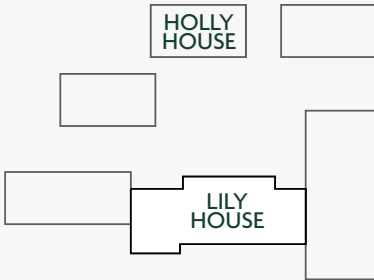
HOLLY HOUSE

D.2.5, D.3.5, D.4.5, D.5.5, D.7.5, D.8.5, D.9.4

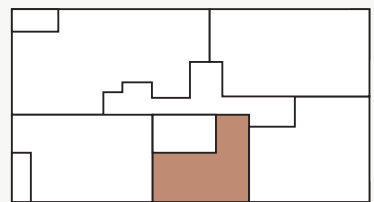
Kitchen/Living/Dining	8.15m x 3.78m	26'8 x 12'4
Terrace	4.14m x 1.49m	13'6 x 4'10
TOTAL INTERNAL AREA	38 sq m	413 sq ft

W Wardrobe U Utility S Store  
WD Space for washer /dryer^ HP Heat Pump H Panel Heater

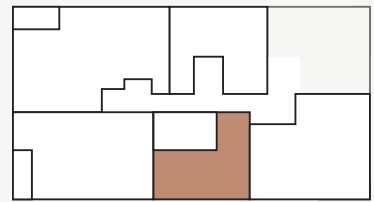
^Washer /dryer not included and can be added at cost, contact the Sales Team for more information.  
Floorplans shown for Eden Grove are for approximate measurements only. Exact layouts and sizes may vary. All measurements may vary within a tolerance of 5%. The dimensions are not to be used for carpet sizes, appliance sizes or items of furniture. Floorplans are sized to fit each page and are not to scale.



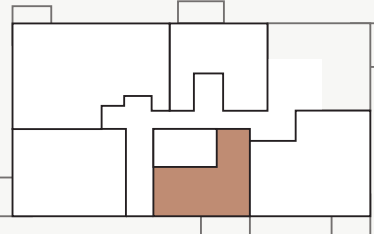
SITE PLAN



FLOOR 9



FLOOR 1-8



GROUND FLOOR





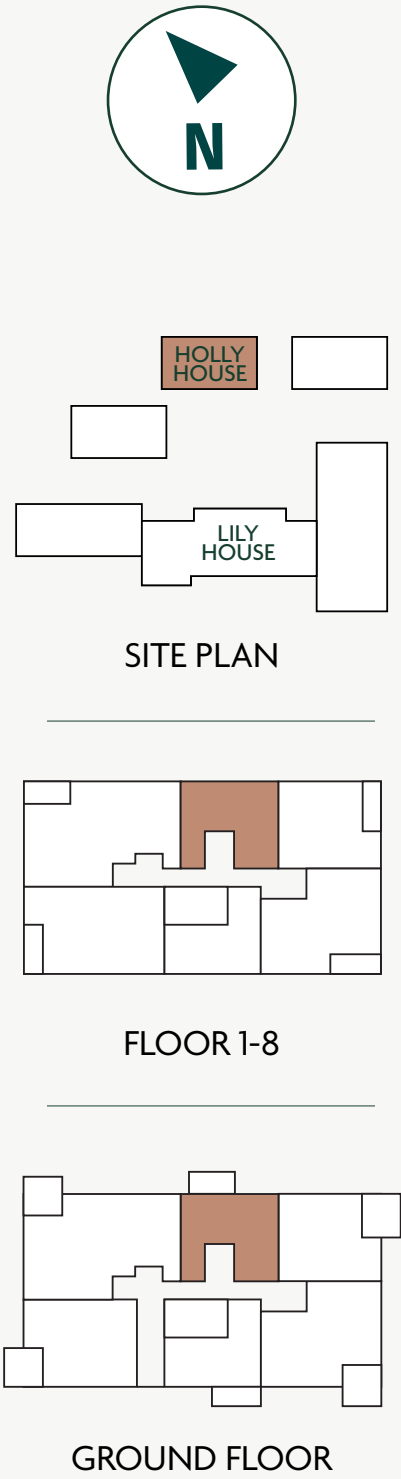
HOLLY HOUSE

D.0.2, D.8.2

Kitchen/Living/Dining	3.75m x 6.65m	12'3" x 21'9"
Bedroom	4.17m x 3.89m	13'8" x 12'9"
Terrace	4.14m x 1.49m	13'6 x 4'10
TOTAL INTERNAL AREA	38 sq m	413 sq ft

W Wardrobe U Utility S Store  
WD Space for washer /dryer^ HP Heat Pump H Panel Heater

^Washer/dryer not included and can be added at cost, contact the Sales Team for more information. 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.





ONE BEDROOM HOMES



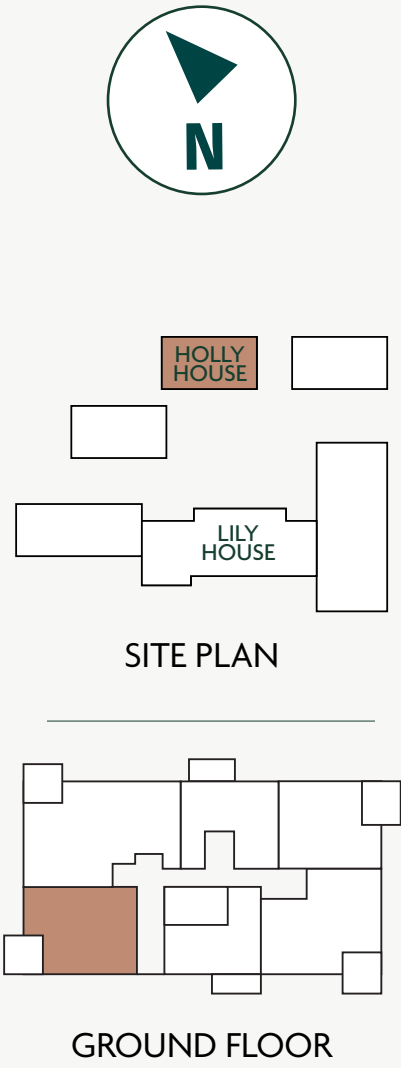
HOLLY HOUSE

D.0.6

Kitchen/Living/Dining	4.20m x 6.68m	13'9" x 21'0
Bedroom	3.49m x 3.38m	11'5" x 11'1
Terrace	2.50m x 3.40m	8'2" x 11'3
TOTAL INTERNAL AREA	56 sq m	600 sq ft

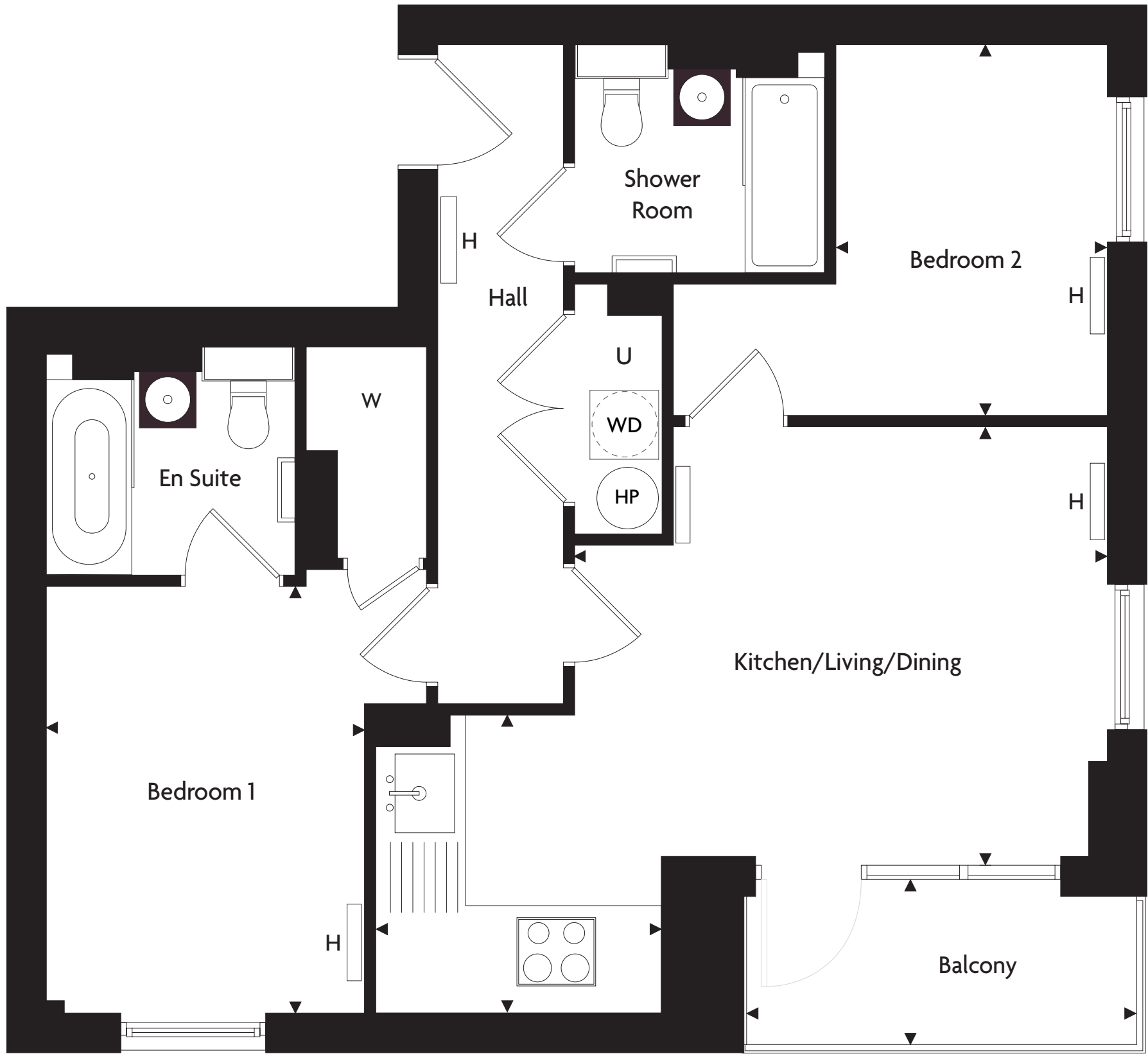
W Wardrobe U Utility S Store  
WD Space for washer/dryer^ HP Heat Pump H Panel Heater

^Washer/dryer not included and can be added at cost, contact the Sales Team for more information. 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 HOMES



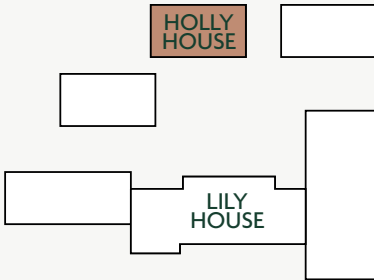
HOLLY HOUSE

D.0.4, D.1.4, D.2.4, D.4.4, D.5.4, D.6.4, D.7.4, D.8.4, D.9.3

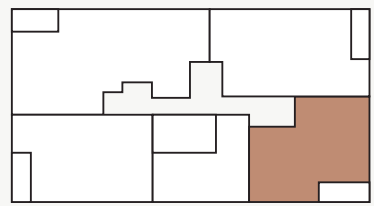
Kitchen	2.51m x 2.63m	8'2" x 8'7"
Living/Dining	4.69m x 3.78m	15'4" x 12'4"
Bedroom 1	2.80m x 3.76m	9'2" x 12'4"
Bedroom 2	2.44m x 3.26m	7'10" x 10'8"
Balcony	3.40m x 1.20m	11'3" x 4'2"
Terrace*	3.40m x 2.50m	11'3" x 8'2"
<b>TOTAL INTERNAL AREA</b>	<b>66 sq m</b>	<b>706 sq ft</b>

W Wardrobe U Utility S Store  
WD Space for washer / dryer^ HP Heat Pump H Panel Heater

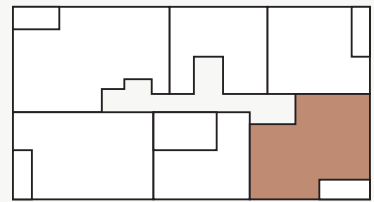
^Washer / dryer not included and can be added at cost, contact the Sales Team for more information.  
Floorplans shown for Eden Grove are for approximate measurements only. Exact layouts and sizes may vary. All measurements may vary within a tolerance of 5%. The dimensions are not to be used for carpet sizes, appliance sizes or items of furniture. Floorplans are sized to fit each page and are not to scale.



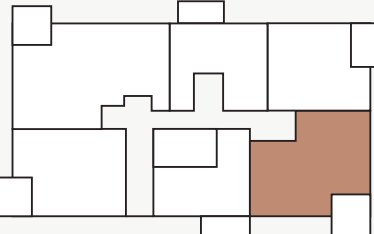
SITE PLAN



FLOOR 9



FLOOR 1-8



GROUND FLOOR



TWO BEDROOM HOMES



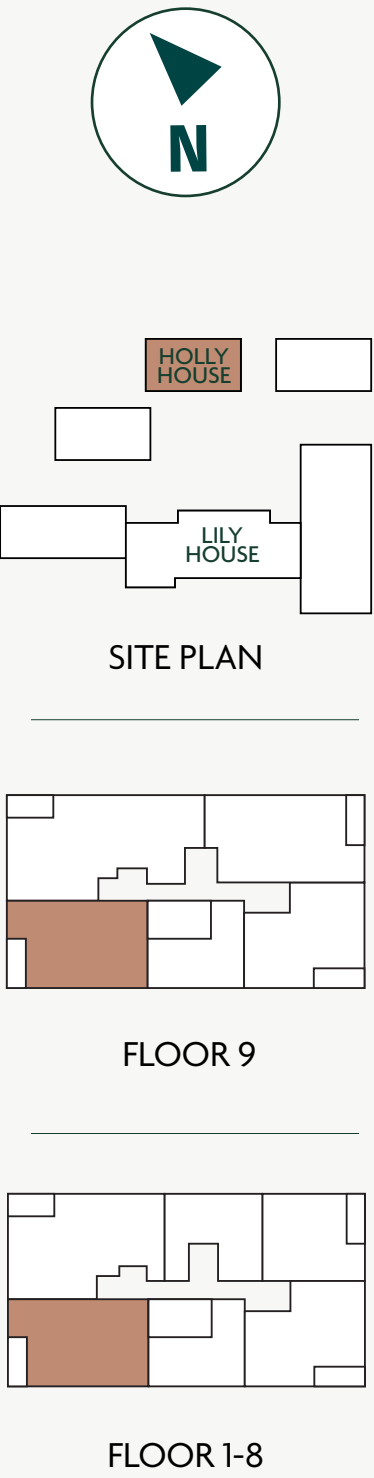
HOLLY HOUSE

D.3.6, D.4.6, D.9.5

Kitchen/Living/Dining	3.47m x 6.67m	1'4" x 21'10"
Bedroom 1	3.47m x 4.58m	11'4" x 15'0"
Bedroom 2	3.45m x 3.36m	11'3" x 11'0"
Balcony	1.20m x 3.40m	4'2" x 11'3"
<b>TOTAL INTERNAL AREA</b>	<b>70 sq m</b>	<b>753 sq ft</b>

W Wardrobe U Utility S Store  
WD Space for washer/dryer^ HP Heat Pump H Panel Heater

^Washer/dryer not included and can be added at cost, contact the Sales Team for more information. 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 HOMES



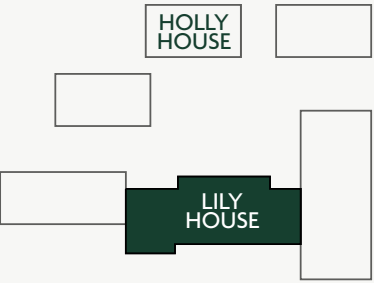
LILY HOUSE

A.6.5, A.12.5, A.13.5

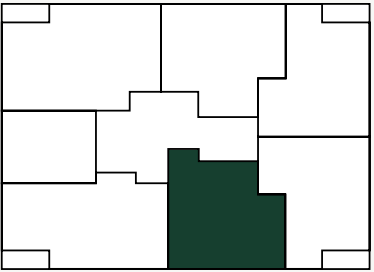
Kitchen/Living/Dining	3630mm x 5650mm	11'11" x 18'7"
Bedroom 1	2750mm x 7030mm	9'0" x 23'9"
Bedroom 2	2760mm x 4560mm	9'0" x 15'3"
<b>TOTAL INTERNAL AREA</b>	<b>75 sq m</b>	<b>808 sq ft</b>

W Wardrobe U Utility S Store WD Washer/Dryer WC Water Cylinder

Floorplans for Eden Grove are provided for illustrative purposes only. Layouts and dimensions are approximate and may vary within a 5% tolerance. Measurements should not be used for carpet sizes, appliance spaces, or furniture placement. All floorplans are scaled to fit the page and are not to scale.



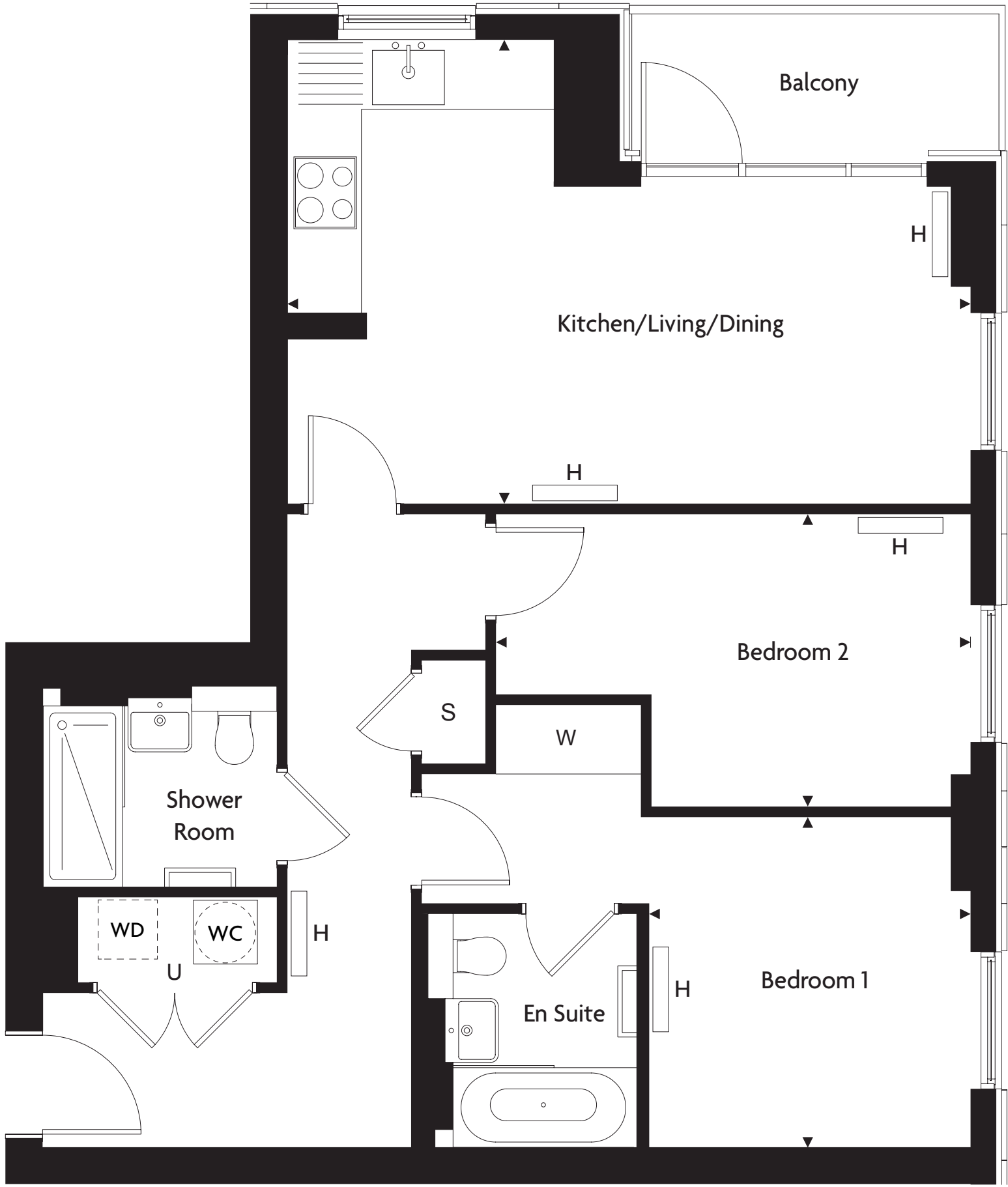
SITE PLAN



LILY HOUSE



TWO BEDROOM HOMES



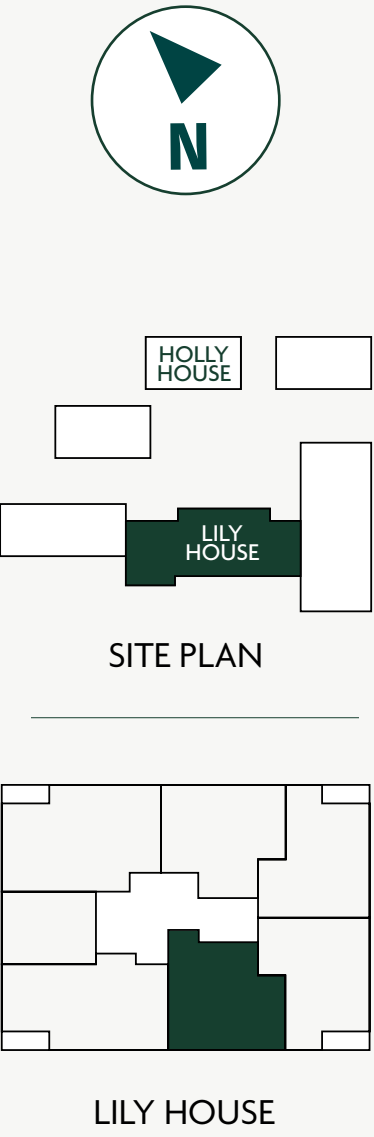
LILY HOUSE

A.5.4, A.10.4, A13.4

Kitchen/Living/Dining	6430mm x 4360mm	21'1" x 14'4"
Bedroom 1	3020mm x 3110mm	9'11" x 10'3"
Bedroom 2	4460mm x 2750mm	14'8" x 9'0"
<b>TOTAL INTERNAL AREA</b>	<b>71 sq m</b>	<b>772 sq ft</b>

W Wardrobe    U Utility    S Store    WD Washer/Dryer    WC Water Cylinder

Floorplans for Eden Grove are provided for illustrative purposes only. Layouts and dimensions are approximate and may vary within a 5% tolerance. Measurements should not be used for carpet sizes, appliance spaces, or furniture placement. All floorplans are scaled to fit the page and are not to scale.





TWO BEDROOM HOMES



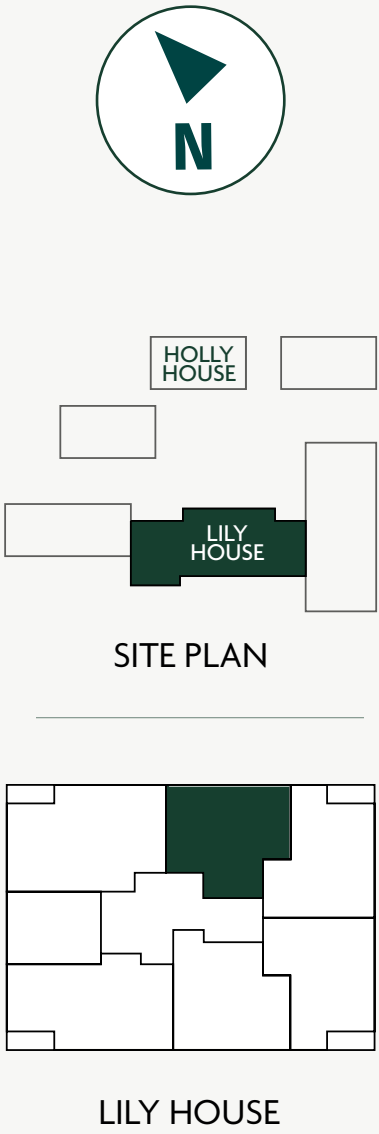
LILY HOUSE

A.13.2

Kitchen/Living/Dining	4010mm x 5670mm	13'2" x 18'7
Bedroom 1	2910mm x 3000mm	9'7" x 9'10"
Bedroom 2	2770mm x 4650mm	9'1" x 15'3"
TOTAL INTERNAL AREA	73 sq m	789 sq ft

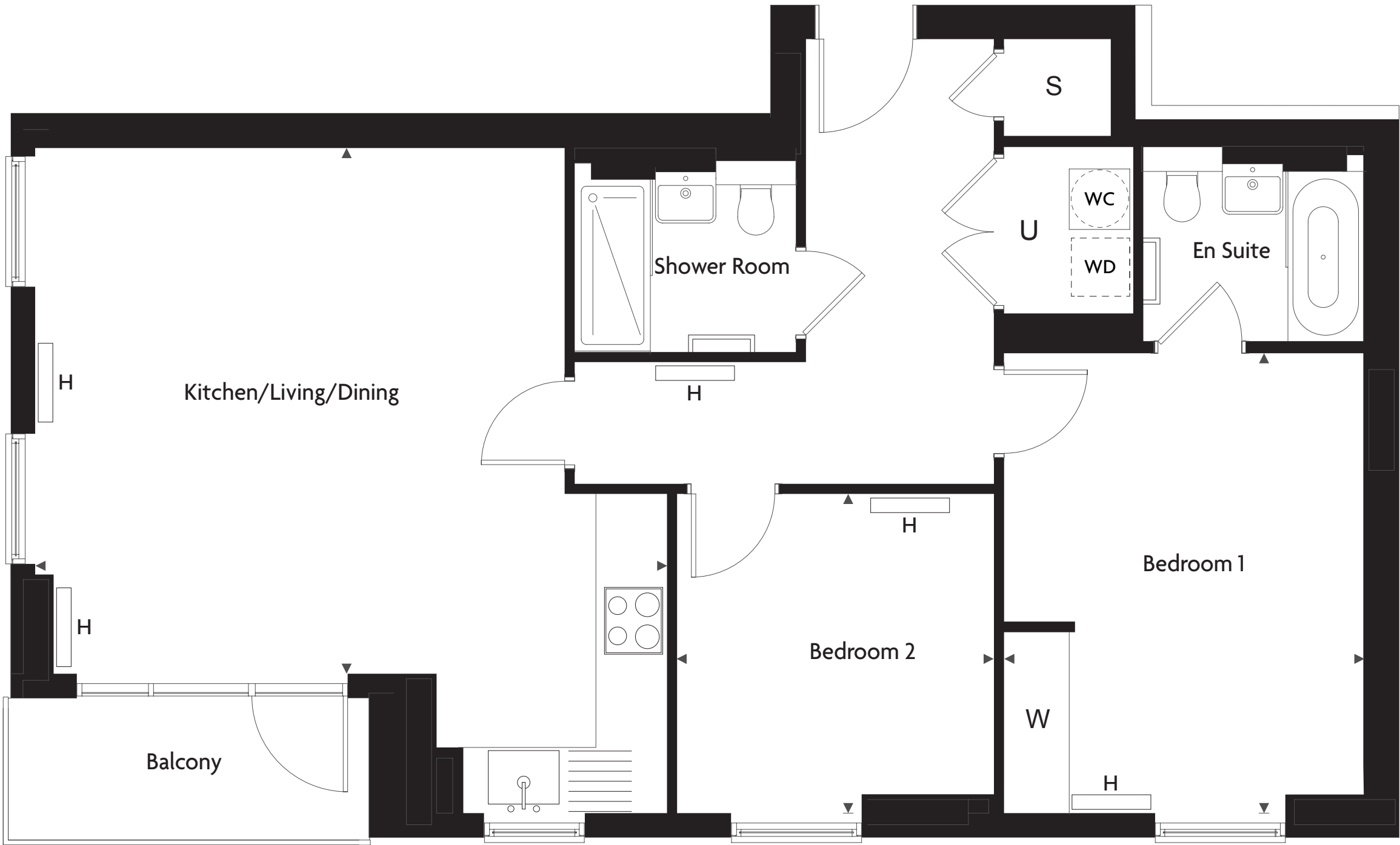
W Wardrobe U Utility S Store WD Washer/Dryer WC Water Cylinder

Floorplans for Eden Grove are provided for illustrative purposes only. Layouts and dimensions are approximate and may vary within a 5% tolerance. Measurements should not be used for carpet sizes, appliance spaces, or furniture placement. All floorplans are scaled to fit the page and are not to scale.





TWO BEDROOM HOMES



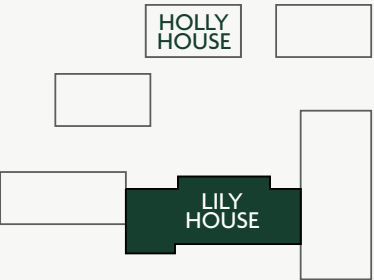
LILY HOUSE

A.4.6

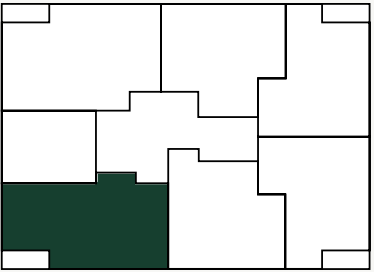
Kitchen/Living/Dining	6245mm x 5215mm	20'5" x 17'1"
Bedroom 1	3550mm x 4488mm	11'7" x 14'8"
Bedroom 2	3160mm x 3145mm	10'4" x 10'3"
TOTAL INTERNAL AREA	85 sq m	916 sq ft

W Wardrobe U Utility S Store WD Washer/Dryer WC Water Cylinder

Floorplans for Eden Grove are provided for illustrative purposes only. Layouts and dimensions are approximate and may vary within a 5% tolerance. Measurements should not be used for carpet sizes, appliance spaces, or furniture placement. All floorplans are scaled to fit the page and are not to scale.



SITE PLAN



LILY HOUSE



THREE BEDROOM HOMES



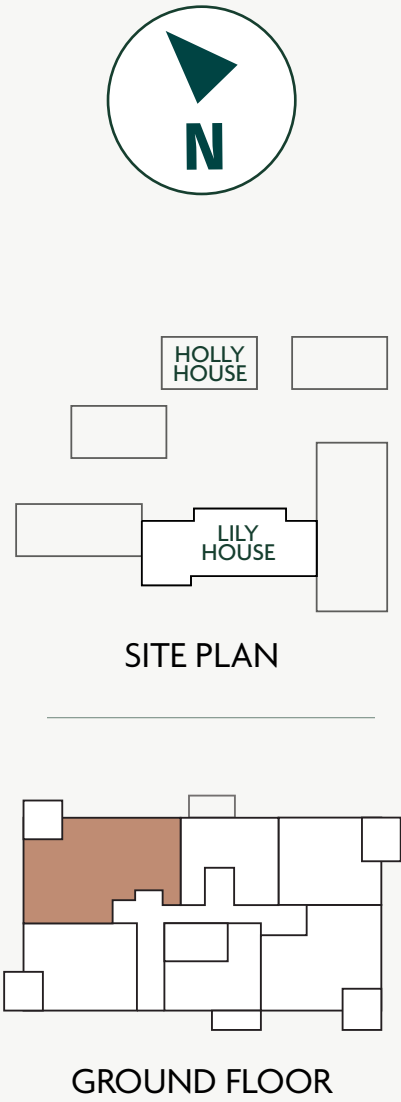
HOLLY HOUSE

D.0.01

Kitchen/Living/Dining	4.00m x 7.13m	13'1" x 23'4"
Bedroom 1	3.31m x 3.72m	10'10" x 12'9"
Bedroom 2	2.99m x 3.59m	9'9" x 11'9"
Bedroom 3	2.50m x 3.59m	8'2" x 11'9"
Balcony	3.40m x 2.50m	11'3" x 8'3"
TOTAL INTERNAL AREA	92 sq m	987 sq ft

W Wardrobe U Utility S Store  
WD Space for washer/dryer^ HP Heat Pump H Panel Heater

^Washer/dryer not included and can be added at cost, contact the Sales Team for more information.  
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.





THREE BEDROOM HOMES



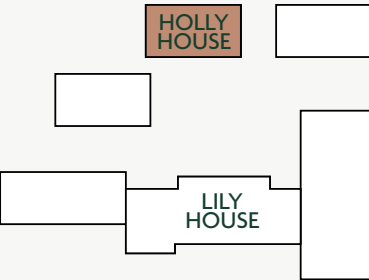
HOLLY HOUSE

D.9.01

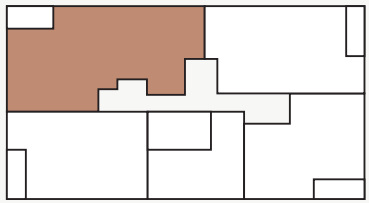
Kitchen/living/Dining	6.13m x 7.13m	20'1" x 23'4"
Bedroom 1	3.96m x 4.58m	12'11" x 15'0"
Bedroom 2	3.00m x 4.74m	9'10" x 15'6"
Bedroom 3	2.91m x 3.26m	9'6" x 10'8"
Balcony	3.40m x 1.20m	11'3" x 4'2"
<b>TOTAL INTERNAL AREA</b>	<b>110 sq m</b>	<b>1,182 sq ft</b>

W Wardrobe U Utility S Store  
WD Space for washer/dryer^ HP Heat Pump H Panel Heater

^Washer/dryer not included and can be added at cost, contact the Sales Team for more information.  
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.



SITE PLAN



FLOOR 9





THREE BEDROOM HOMES



VIEW TOWARDS  
RESERVOIRS



VIEW TOWARDS  
BIRCH GREEN

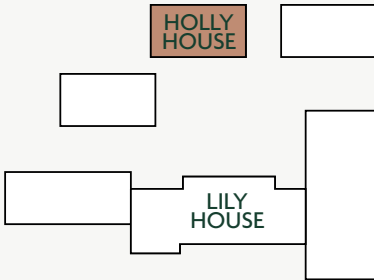
HOLLY HOUSE

D.1.01, D.4.01, D.5.01, D.8.01

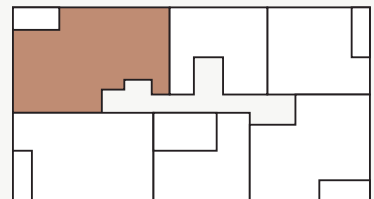
Kitchen/Living/Dining	4.00m x 7.13m	13'1" x 23'4"
Bedroom 1	3.31m x 3.72m	10'10" x 12'9"
Bedroom 2	2.99m x 3.59m	9'9" x 11'9"
Bedroom 3	2.50m x 3.59m	8'2" x 11'9"
Balcony	3.40m x 1.20m	11'3" x 4'2"
TOTAL INTERNAL AREA		92 sq m 987 sq ft

W Wardrobe U Utility S Store  
WD Space for washer/dryer^ HP Heat Pump H Panel Heater

^Washer/dryer not included and can be added at cost, contact the Sales Team for more information.  
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.



SITE PLAN

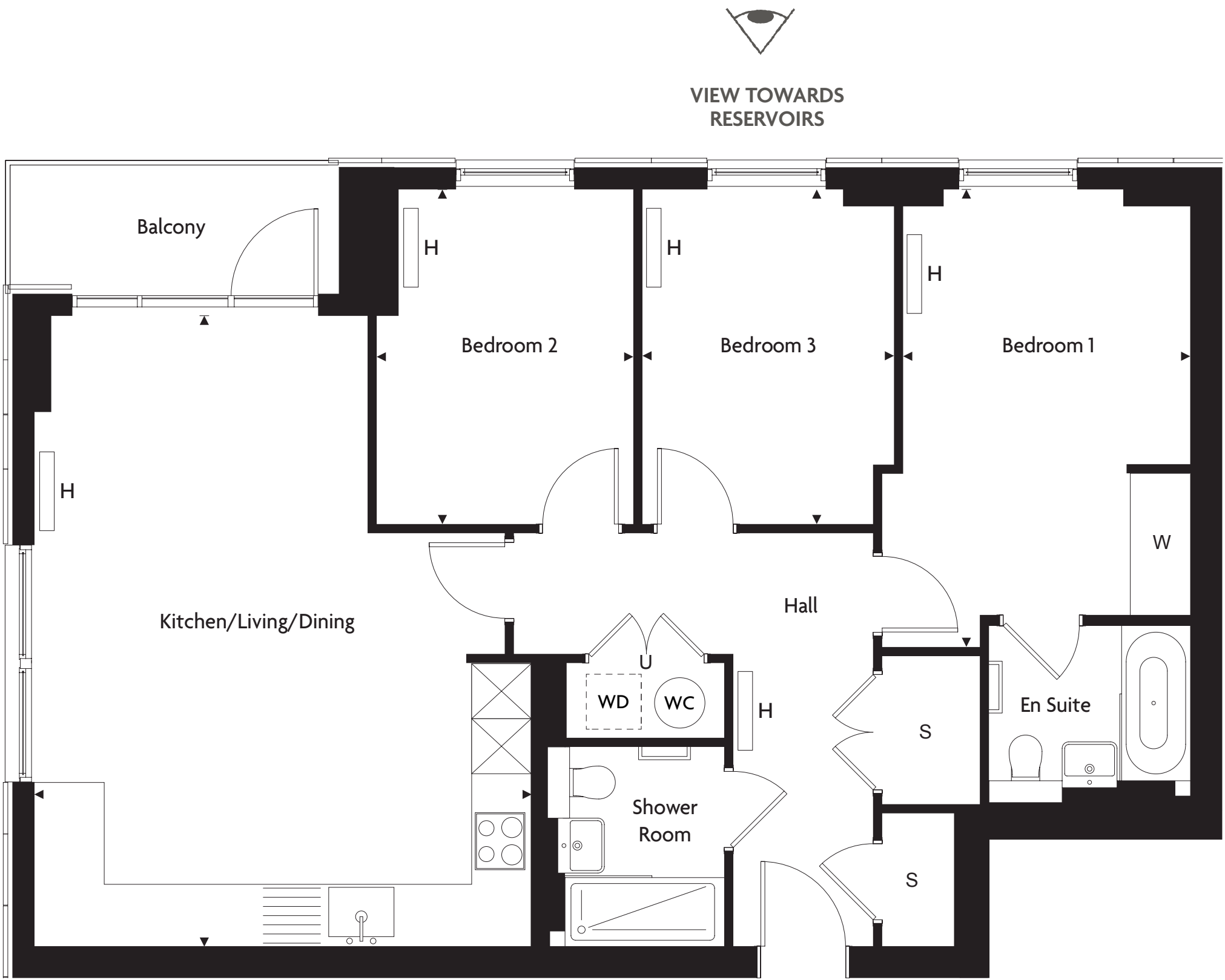


FLOOR 1-8





THREE BEDROOM HOMES



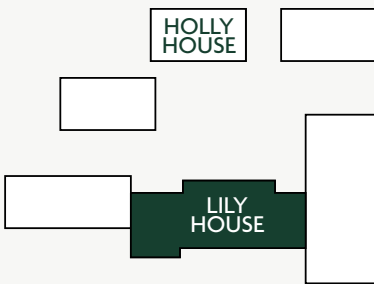
LILY HOUSE

A.5.1, A.6.1, A.9.1, A.10.1, A.12.1

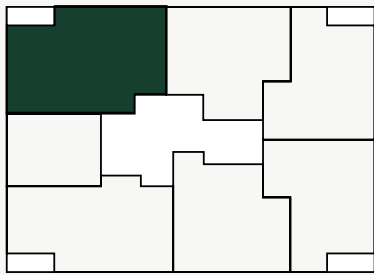
Kitchen/Living/Dining	5430mm x 6890mm	17'10" x 22'7
Bedroom 1	3130mm x 5005mm	10'3" x 16'5
Bedroom 2	2810mm x 3660mm	9'3" x 12'0
Bedroom 3	2750mm x 3660mm	9'0" x 12'0
Terrace	1400mm x 5100mm	4'7" x 16'8
TOTAL INTERNAL AREA		94 sq m 1021 sq ft

W Wardrobe U Utility S Store WD Washer/Dryer WC Water Cylinder

Floorplans for Eden Grove are provided for illustrative purposes only. Layouts and dimensions are approximate and may vary within a 5% tolerance. Measurements should not be used for carpet sizes, appliance spaces, or furniture placement. All floorplans are scaled to fit the page and are not to scale.



SITE PLAN



LILY HOUSE





## SPECIFICATION

# KITCHENS

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

\*Included in three bedroom apartments only. ^Subject to availability. Contact the Sales Team for more information. Specification based on a standard two bedroom apartment. Your attention is drawn to the fact that it may not be possible to provide 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 if required.





## SPECIFICATION

# BATHROOMS

- Single-ended bath with removable tiled access panel
- Bath filler and waste overflow
- Brushed 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 storage and surface mounted basin
- High-level fixed mirror
- Brushed chrome basin mixer
- White WC pan with soft-close seat, concealed cistern and dual flush button
- Brushed stainless steel, electric, ladder style heated towel radiator
- Ceramic or porcelain feature wall tile finishes to selected walls
- Painted wall finish to selected walls
- Porcelain tile floor finish
- Extract ventilation
- Recessed LED downlights
- Toilet roll holder

\*Included in three bedroom apartments only. ^Subject to availability. Contact the Sales Team for more information. Specification based on a standard two bedroom apartment. Your attention is drawn to the fact that it may not be possible to provide 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 if required.





## SPECIFICATION

# SHOWER ROOMS

- Low profile shower tray with glass shower screen
- Brushed chrome wall-mounted mixer / diverter with fixed shower head and separate hand shower
- Low-level vanity unit with storage and surface mounted basin
- High-level fixed mirror
- Brushed chrome basin mixer
- White WC pan with soft close seat, concealed cistern and dual flush button
- Brushed stainless steel, electric, ladder style heated towel radiator
- Ceramic or porcelain feature wall tile finish to selected walls
- Painted wall finish to selected walls
- Porcelain tile floor finish
- Extract ventilation
- Recessed LED downlights
- Toilet roll holder

\*Included in three bedroom apartments only. ^Subject to availability. Contact the Sales Team for more information. Specification based on a standard two bedroom apartment. Your attention is drawn to the fact that it may not be possible to provide 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 if required.





## SPECIFICATION

## INTERIOR FINISHES

- Feature entrance door with feature ironmongery
- Painted finish to internal doors
- White painted architraves and skirting, tiled skirting to wet areas where applicable
- Matt emulsion paint finish to walls and ceiling
- Fitted wardrobe to bedroom 1 – internal fittings include rail and shelf where shown on layouts
- Luxury vinyl flooring to hallway, kitchen, dining, living, store and utility cupboards
- 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 bedroom 1
- Lighting to hallway cupboards
- Television (wired for terrestrial and Virgin) points to living room and bedroom 1
- USBC sockets to kitchen and bedroom 1
- White sockets and switches throughout (excluding high-level kitchen sockets)

\*Included in three bedroom apartments only. ^Subject to availability. Contact the Sales Team for more information. Specification based on a standard two bedroom apartment. Your attention is drawn to the fact that it may not be possible to provide 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 if required.

## HEATING

- Electric panel heaters and heat pumps to provide hot water to all apartments

## TERRACES / BALCONIES

- Terraces / balconies to select apartments

## SECURITY

- Door entry system via mobile app
- All apartments supplied with mains supply smoke detectors
- Multi-point locking door and spy hole viewer fitted to all apartment entrance doors spaces communal

## CAR PARKING

- Underground parking with roller shutter
- Parking available to purchase ^
- CCTV coverage to main entrances





## TERMS

### MANAGEMENT

- A management company has been 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

### LOCATION

Fairfield Avenue, Staines-upon-Thames TW18 4AB

### COUNCIL TAX

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

### LOCAL AUTHORITY

Surrey Borough of Spelthorne

### ESTIMATED SERVICE CHARGE

- £4.35 – £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

### ESTIMATED BUILD COMPLETION

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 reservation,

### 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.

\*Included in three bedroom apartments only. ^Subject to availability. Contact the Sales Team for more information. Specification based on a standard two bedroom apartment. Your attention is drawn to the fact that it may not be possible to provide 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 if required.