

Eden Grove
LONDON ROAD
STAINES-UPON-THAMES

Lily House

Lily House

Berkeley
Designed for life



– Local living, London style –

Lily House

WELCOME TO EDEN GROVE

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 at its heart.

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

Berkeley
Designed for life





TWO RIVERS
SHOPPING CENTRE

CENTRAL
LONDON

TWICKENHAM

STAINES-UPON-THAMES
HIGH STREET

QUEEN MARY
RESERVOIRS

HEATHROW AIRPORT

STAINES RESERVOIRS

BIRCH GREEN

JUNCTION TO
M3, M4 & M25

ELMSLEIGH SHOPPING
CENTRE

STAINES
TRAIN STATION

Eden Grove





The River Thames



1

PERFECTLY LOCATED

Discover the riverside town of Staines-upon-Thames, a place that combines character and charm with an outdoor lifestyle and fantastic educational opportunities. All just a short train ride from London.

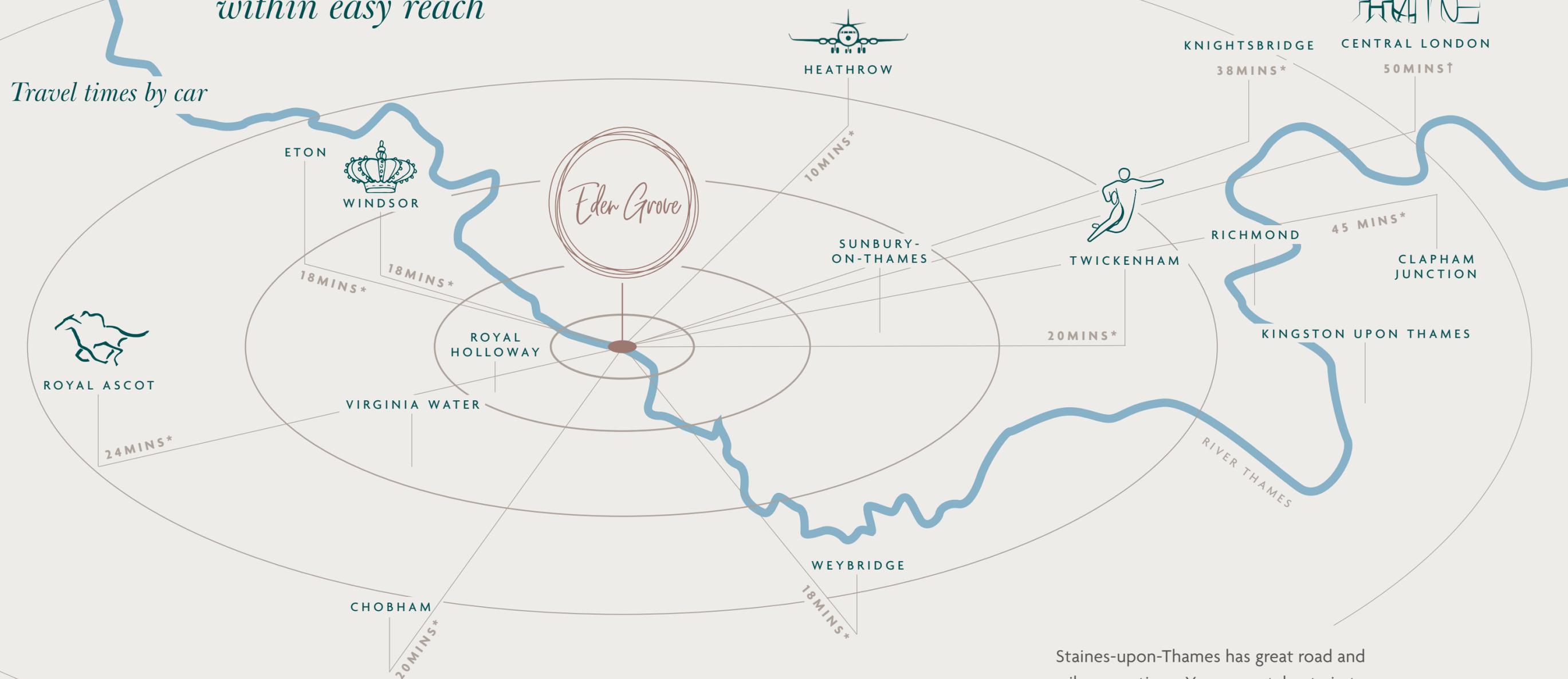


Staines Train Station



London and beyond within easy reach

Travel times by car



* Fastest travel time by car, source: google.com/maps
 † Based on travel time to London Waterloo
 Map & River Thames is not drawn to scale and is illustrative only

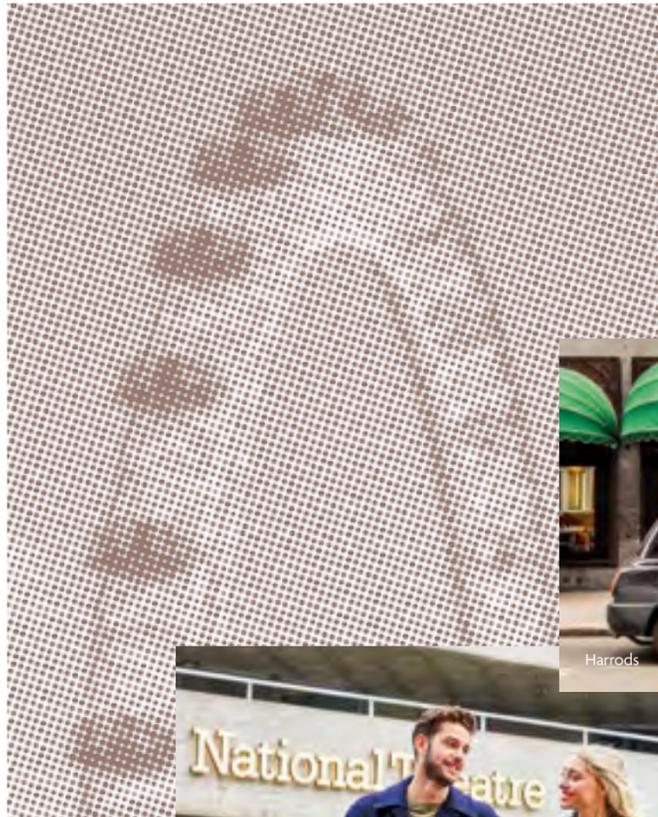
Staines-upon-Thames has great road and rail connections. You can catch a train to London Waterloo in 35 minutes or drive to London Heathrow Airport in only 10 minutes*.

Travel times by train

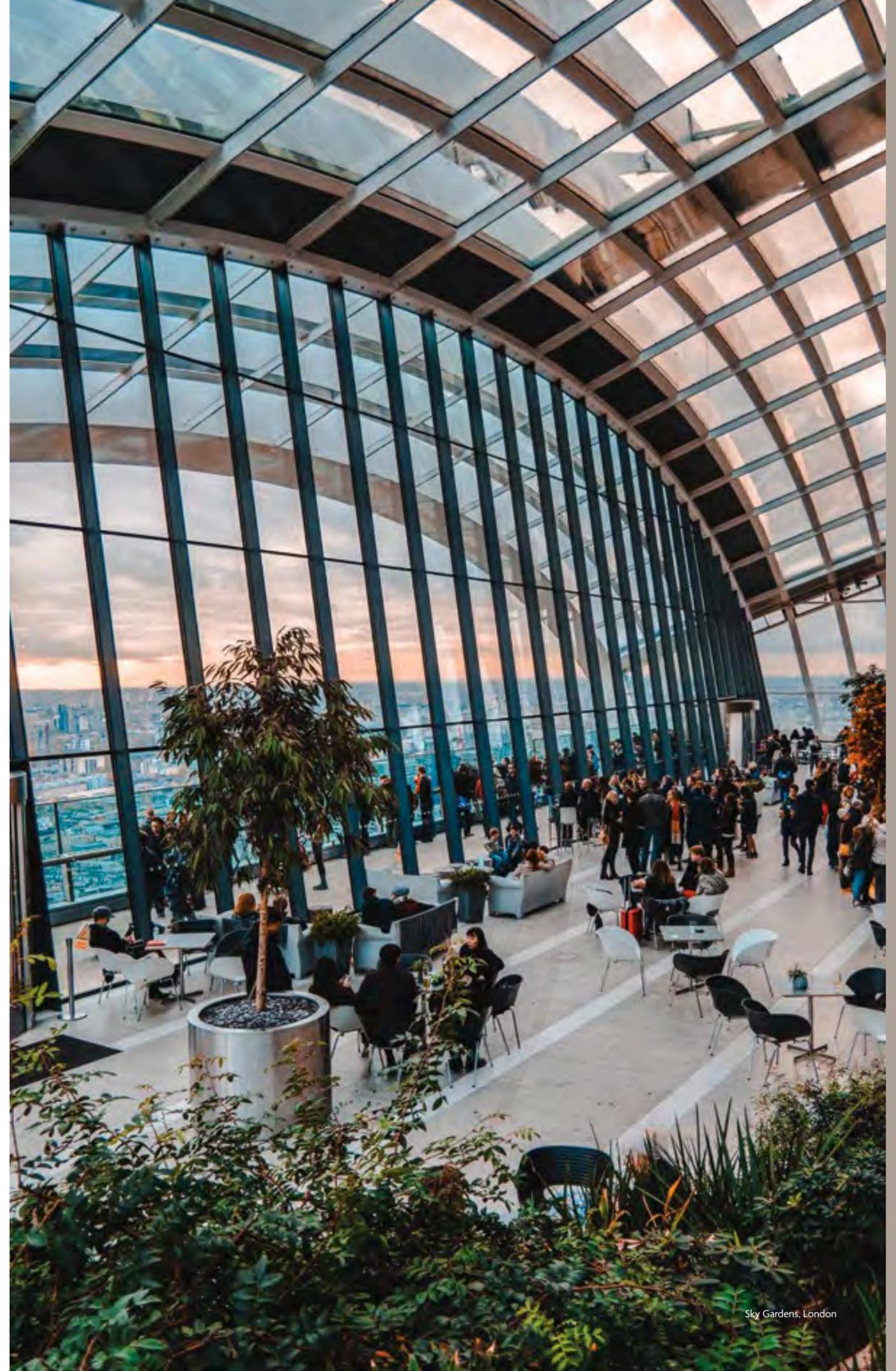


^ Fastest travel time by train from Staines train station, source: google.com/maps
 Eder Grove is 0.3 miles from Staines train station

*The delights of the Capital
at your fingertips*



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.



*Arrive in the world's favourite city,
in just over half an hour*



ENJOY THE BEST OF BOTH

Living so close to London means you can take full advantage of all that the city has to offer. Whether you're commuting to work, meeting clients for lunch, or catching the latest show, getting to the capital is easy with regular trains to London Waterloo.



A WORLD LEADER IN BUSINESS

London has a long-held reputation as one of the world's leading financial centres for international business and commerce.

AN OUTSTANDING OPPORTUNITY

Just 17 miles away from London, Staines-upon-Thames is the ideal commuter town, with great potential for those looking to invest in property.





WINDSOR CASTLE

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



Her Majesty the Queen's Guard

CHANGING OF THE GUARD

A colourful spectacle of British pageantry, Her Majesty the Queen's Guard, regularly marches through the town of Windsor to the Castle for the Changing of the Guard ceremony.

Discover the surrounding towns and their historic and royal significance

TIMELESS TRADITIONS

Explore the nearby towns and you'll find they're full of quintessentially British history and sporting traditions. Back a winner at Ascot or 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.'



Ascot Racecourse



Windsor

LOCAL EDUCATION

When it comes to education you're spoilt for choice. 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.*

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.



A neighbourhood offering the best in British education



ROYAL HOLLOWAY UNIVERSITY

Founded in 1886 and ranked one of the UK's top 20 Universities, Royal Holloway is 3.1 miles away, just 6 minutes by car. The historic campus is home to some of the world's most spectacular university buildings, including the Founder's Building housing Thomas Holloway's fine collection of Victorian paintings.



*Savills, 2021 for both primary and secondary schools
Education details correct at time of print
Lifestyle photography, indicative only

*The four corners of the world
are yours for the taking*



Whether your trip is for business or pleasure,
travelling abroad is a breeze with Heathrow Airport,
one of the world's busiest international airports,
a convenient 10-minute drive away.

Heathrow Airport

80.1 million

PASSENGERS PER ANNUM

84

AIRLINES SERVING

203

DESTINATIONS IN

84

COUNTRIES

76,000 jobs

SUPPORTED AT THE AIRPORT

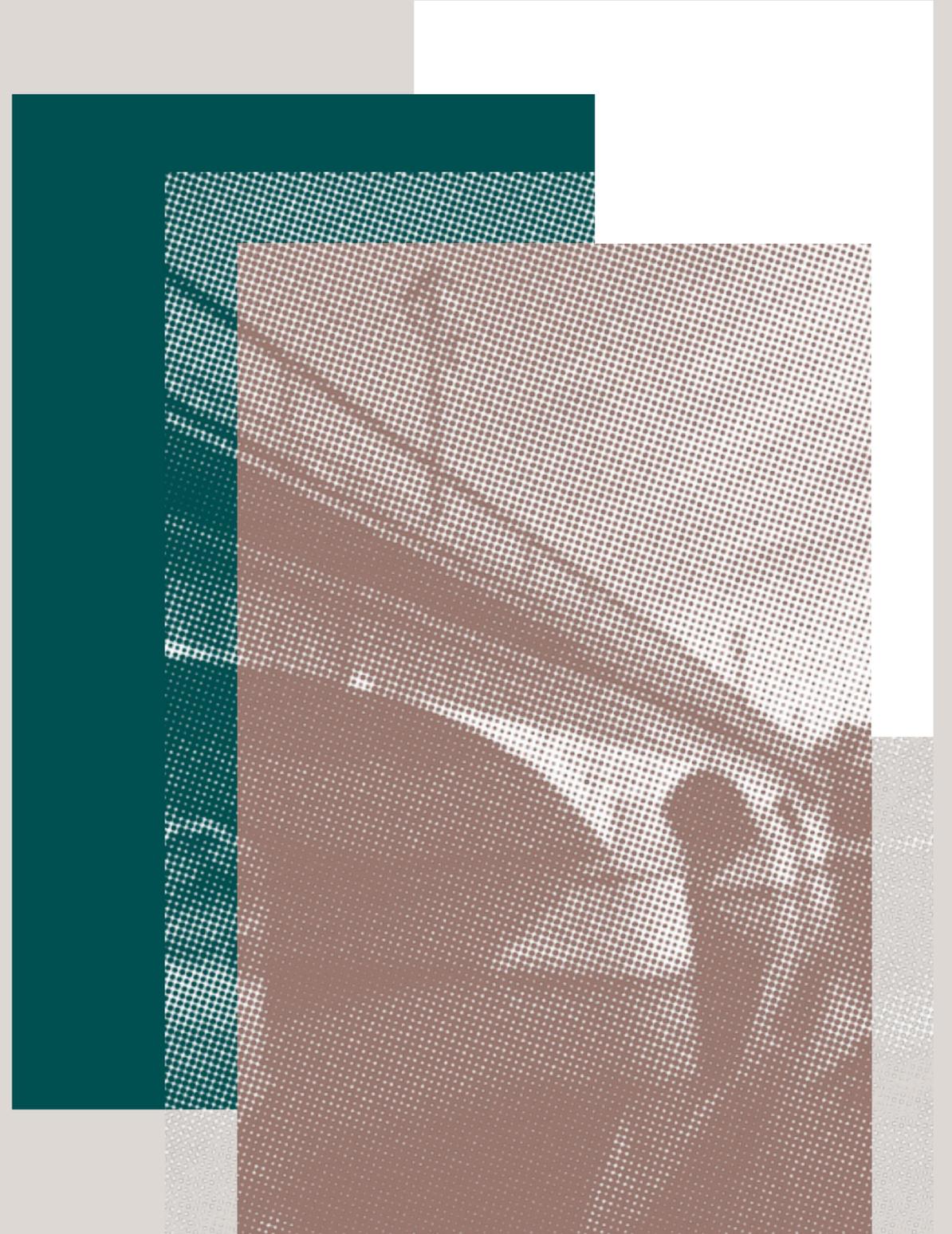
2 FULL LENGTH RUNWAYS & 4 OPERATIONAL TERMINALS

Fly me to...

	Europe in under 2 hours*	Europe in over 2 hours*	Direct global long haul flight*
— AMSTERDAM 1 hr 15 mins	— OSLO 2 hrs 10 mins	— DOHA 6 hrs 45 mins	
— PARIS 1 hr 15 mins	— MADRID 2 hrs 20 mins	— DUBAI 6 hrs 45 mins	
— GENEVA 1 hr 40 mins	— STOCKHOLM 2 hrs 30 mins	— NEW YORK 7 hrs 40 mins	
— BERLIN 1 hr 50 mins	— ROME 2 hrs 30 mins	— HONG KONG 11 hrs 45 mins	
— COPENHAGEN 1 hr 55 mins	— LISBON 2 hrs 35 mins	— SINGAPORE 12 hrs 55mins	

Wander down to the River Thames past the vibrant buzz of the high street, and take a moment to listen to the calming sound of the water flowing beneath the historic three-arch bridge.

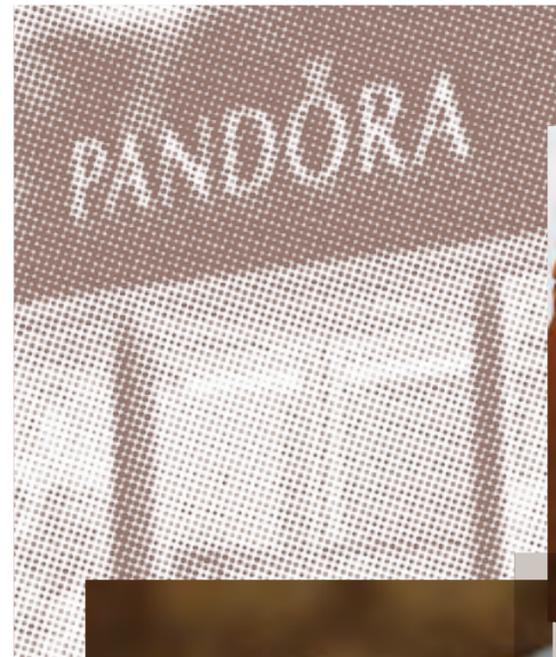
On the banks of the magnificent River Thames in the leafy green county of Surrey, Staines-upon-Thames has the best of all worlds – green space, a bustling town centre with thriving shops and restaurants, and only a short commute into London.





Staines-upon-Thames High Street

A shopping and entertainment haven only 5 minutes' walk away



next	RIVER ISLAND
PANDÖRA	MARKS & SPENCER
Waterstones	H&M

Home to Elmsleigh shopping centre, Two Rivers shopping centre and a bustling high street. You'll soon discover you're spoilt for choice, with a wide range of shops and leisure facilities offering everything from high street fashions and jewellers, to home furnishings, and screenings of the latest Hollywood blockbusters.

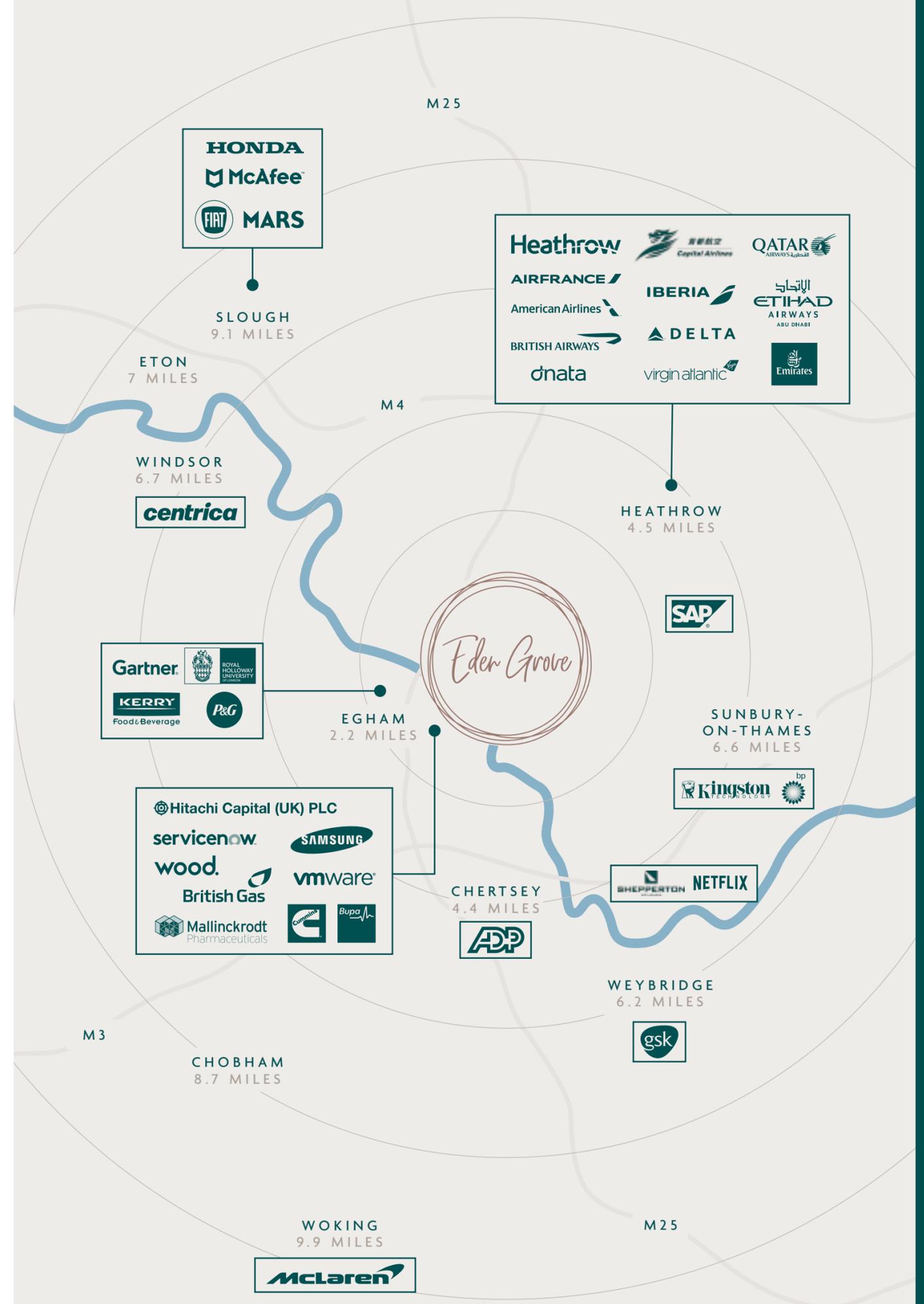
Lifestyle photography, indicative only

A magnet for global and local business



The area has been ranked number one in the UK for new business start-ups with over 1,100 new businesses setting up there since 2010*. The area is also home to Shepperton Studios which have produced some of the world's best-loved films including Harry Potter. The renowned studios are undergoing a £500m expansion courtesy of Netflix, who will make the studios their primary base which in turn will create over 2,000 jobs*.

* ONS (2019), Ofcom
Lifestyle photography, indicative only



Map & River Thames is not drawn to scale and is illustrative only
Businesses correct at time of print

Discover a culinary scene defined by great food in relaxed settings



STAINES-UPON-THAMES FARMERS MARKET

Head to this monthly market to find a mouth-watering selection of the very best in fresh local produce, seasonal and artisan foods and fine crafts.



THE RETREAT PUB & RESTAURANT

Settle in for a long lunch, a three-course evening meal or a tasty wood-fired pizza in The Retreat's homely surroundings.



TURTLE BAY CARIBBEAN KITCHEN

Open all day for breakfast, lunch, dinner or drinks, this vibrant restaurant transports you to the Caribbean through their delicious food, music and endless list of cocktails & mocktails.

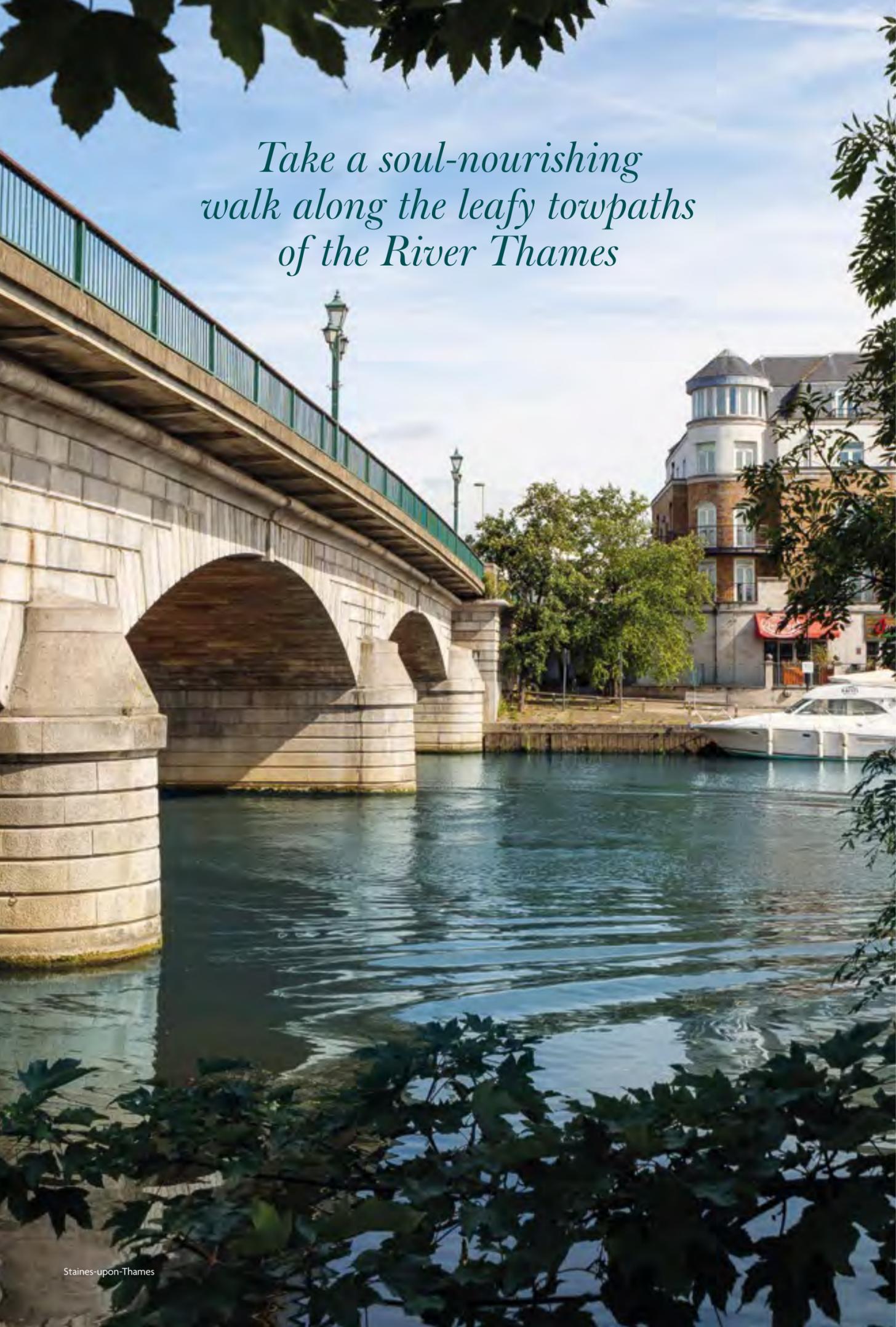


THE SWAN PUB & RESTAURANT

Watch local life unfold on the River Thames while you dine at this locally-renowned quaint English restaurant in an idyllic setting on the banks of the Thames.



Take a soul-nourishing walk along the leafy towpaths of the River Thames



Staines-upon-Thames

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.

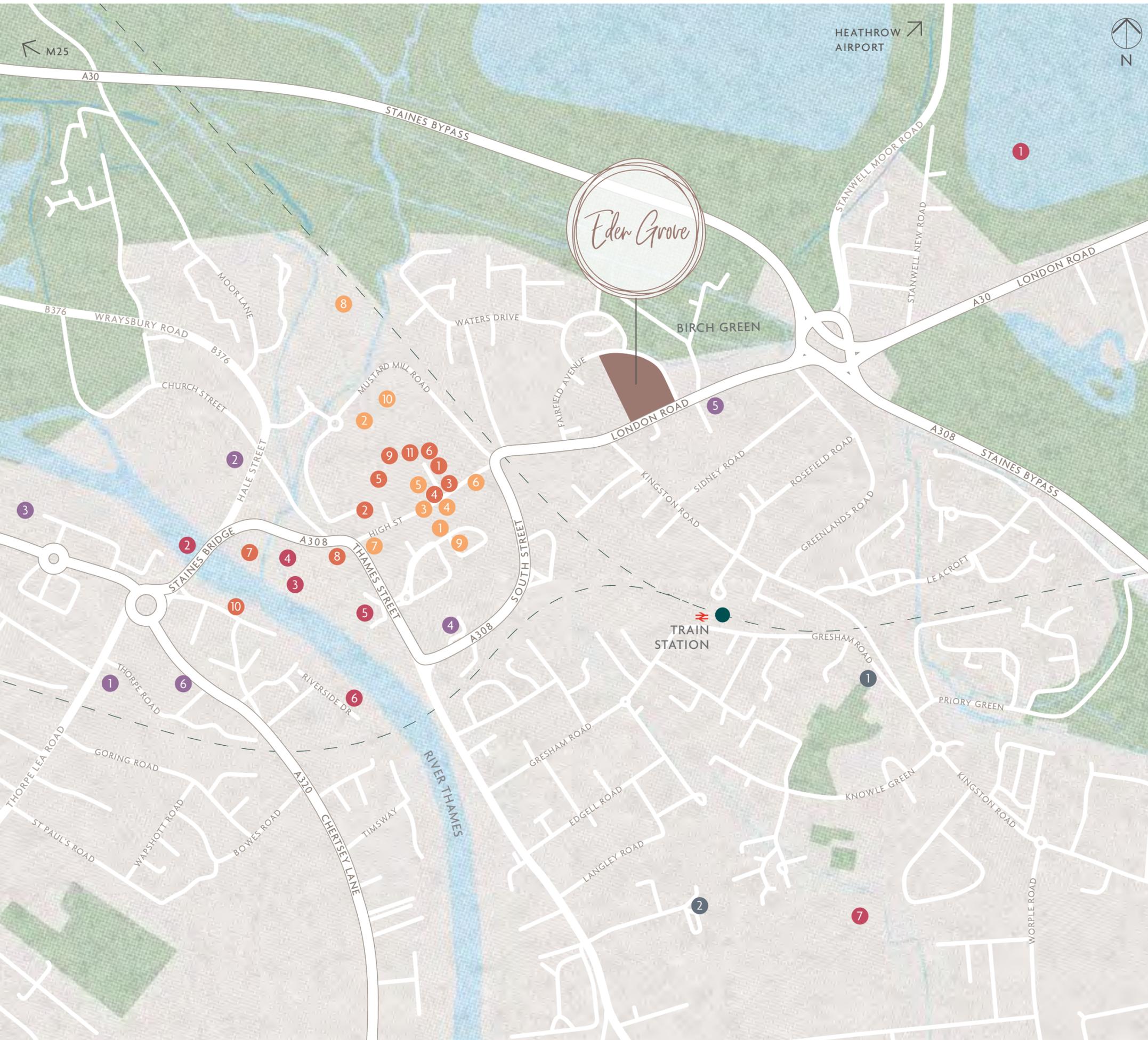
RECONNECT WITH NATURE

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



Photography taken in Staines-upon-Thames





Take your pick from the wide choice of shops, restaurants and amenities the town has to offer, all just a stone's throw away.

RETAIL & LEISURE

- 1 Elmsleigh Shopping Centre
- 2 Two Rivers Shopping Centre
- 3 Staines Market
- 4 Waterstones
- 5 Pandora
- 6 H&M
- 7 Vue Cinema
- 8 River Island
- 9 NEXT
- 10 Marks & Spencer

FOOD & DRINK

- 1 Gourmet Burger Kitchen
- 2 Turtle Bay
- 3 Pret a Manger
- 4 Starbucks
- 5 Zizzi
- 6 Wagamama
- 7 Slug & Lettuce
- 8 Sushi Nara
- 9 Prezzo
- 10 The Swan Hotel, Pub & Restaurant
- 11 Costa

OUTDOORS

- 1 Staines Reservoir
- 2 Staines Bridge & River Thames
- 3 Staines Town Hall
- 4 Market Square
- 5 Memorial Gardens
- 6 Staines Boat Club
- 7 Staines Park

BUSINESS

- 1 Hitachi Capital
- 2 Servicenow
- 3 VMware
- 4 Samsung
- 5 British Gas
- 6 BUPA

EDUCATION

- 1 Staines Preparatory School
- 2 Riverbridge Primary School

Map & River Thames are not drawn to scale and is illustrative only
Correct at time of print

3

EDEN GROVE

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.



Lily House



Computer generated image, indicative only

A new destination designed for local living

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

Lily House is located in one of the most desirable buildings within the development; moments from the on-site facilities and easy access to Birch Green, the High Street and train station.

Key features

- 1 Main arrival entrance
- 2 Commercial space
- 3 Water feature
- 4 Central courtyard
- 5 Natural play areas
- 6 Car club parking bays
- 7 24-hr concierge
- 8 Entrance to residents' gym, co-working space and cinema room
- 9 Entrance to underground car park
- 10 Entrance to Birch Green

*Fern House is an Affordable Housing building. Access to amenities is restricted to residents of Private Housing.
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.
The site plan is indicative only and subject to change





*A delightful setting for
relaxation and play*

The central courtyard is a 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.



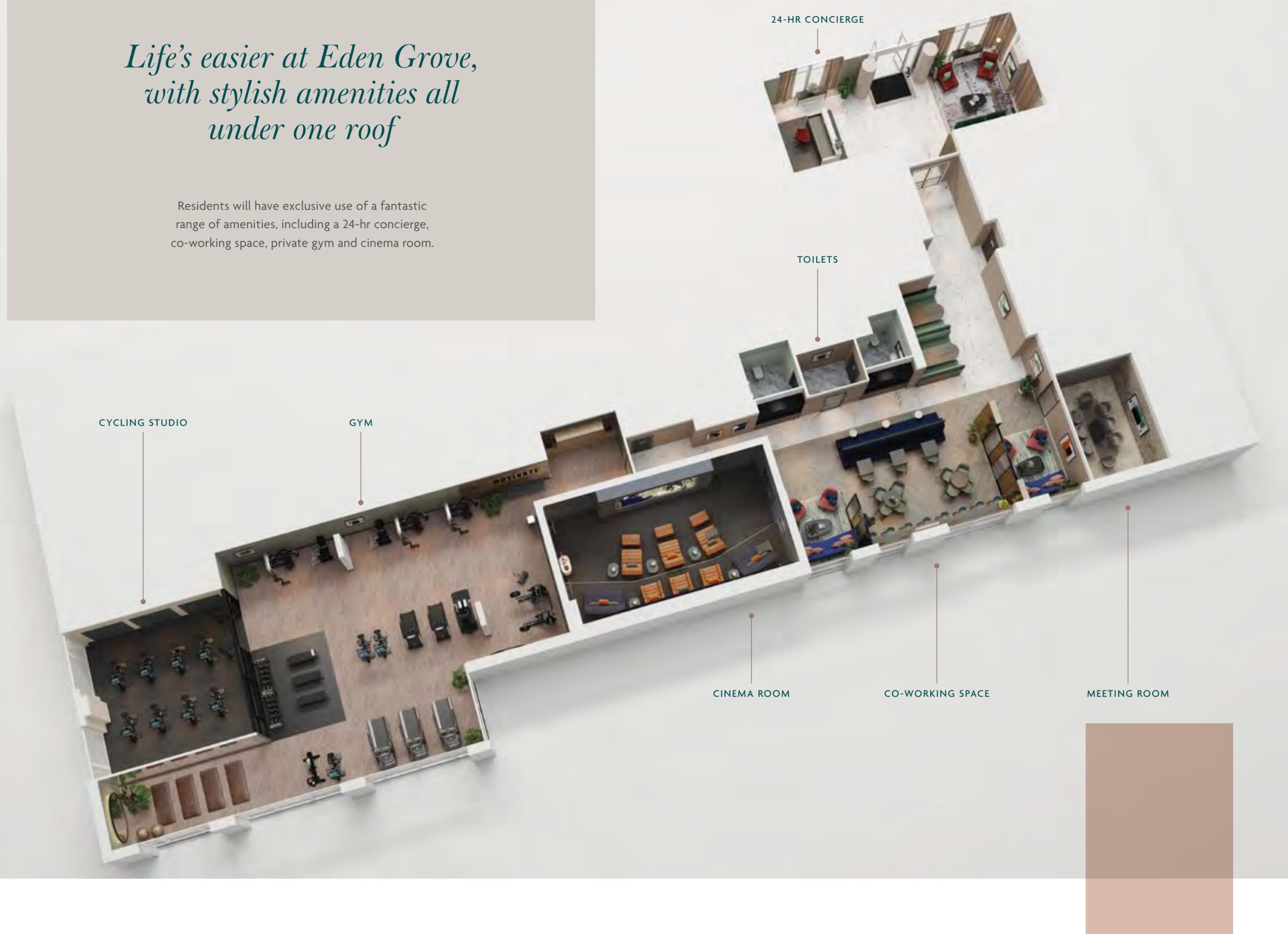
Computer generated image, indicative only

Start your day at the on-site gym, then catch up on emails in the comfort of the co-working space. Later on you can enjoy a movie with friends in the private cinema, just moments from your home.



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 24-hr concierge, co-working space, private gym and cinema room.



*A warm welcome awaits you
from the concierge*



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

Co-working space



Residents' gym



Cinema room



Every day begins in comfort and style in your perfectly appointed apartment. Wake up to a space that's designed to let in as much daylight as possible, with aspects that make the most of the views from your windows.

Find your perfect home with a wide range of apartments available and a choice of three individually designed interior palettes.



Your living experience is our number one priority



Architecture by
Scott Brownrigg

Sitting on one of the main routes into Staines-upon-Thames we felt this development deserved a building of stature to mark your arrival into town. Having sat dormant for so long our chief aim was to create a really meaningful open space within Eden Grove. A new place for people to meet and enjoy each other's company; to extend the vibrancy of the high street and blend a new community with the existing one.

The buildings are arranged as pavilions around this shared garden space, orientated to capture as much daylight as possible. The principle materials of white stone with a bronze effect have a restrained, civic quality but are layered in lighter proportions so the richness of activity from people living within the buildings shines through.

The central water feature offers a sense of calmness – standing at the centre of the development to be enjoyed by all.

*Richard McCarthy, Board Director,
Scott Brownrigg*

Interiors by *Berkeley*

At Berkeley we put our customers first at every stage of the design process, from creating the initial floorplan layouts, right through to selecting the colour palettes.

Our talented team of designers carefully consider how the different spaces in your new home will be used, and create an interior design to enhance your lifestyle.

With this in mind, no aspect has been overlooked – from the positioning of the kitchen units and appliances, to the quality of the tiles and the door furniture.

We select the very best specifications and materials, creating a selection of colour palettes that allow you to express your personal style.



Photography is indicative only



*Light, airy spaces designed
for your every comfort*

The apartment interiors have been designed to create a fresh, modern feel, with a choice of three carefully selected colour palettes.





The bedrooms are designed as comfortable, uncluttered spaces where you can relax and unwind.



No detail has been overlooked in the bathrooms, from the fitted joinery units and the contemporary sanitary ware, to the beautifully crafted finishes to the walls and floor.

Show apartment photography, indicative only

A high-quality specification

Apartment 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 brushed 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
- 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 integrated toilet roll holder, 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 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
- Brushed chrome accessories including robe hooks
- Recessed LED downlights



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 integrated toilet roll holder, 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 chrome, electric, ladder style heated towel radiator
- Porcelain feature wall tile finish to selected walls
- Painted wall finish to selected walls
- Porcelain tile floor finish
- Extract ventilation
- Brushed 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
- Brushed 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

*Included in three bedroom apartments only

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.

Photography and computer generated images are indicative only

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 select apartments

Security

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

Communal space

Peace of Mind

- 999 year lease
- All apartments benefit from a 10 year build warranty
- 24-hr 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. 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.



Computer generated image, indicative only

Lily House Apartment Locator



PAGE NUMBER	APARTMENT NUMBER	FLOOR	NUMBER OF BEDROOMS
-------------	------------------	-------	--------------------

Studio apartments

75	A.0.1	Ground	Studio
----	-------	--------	--------

1-bedroom apartments

76	A.0.2	Ground	1 bed
77	A.0.3	Ground	1 bed
78	A.0.4	Ground	1 bed
79	A.1.6	First	1 bed
80	A.2.7	Second	1 bed
80	A.3.7	Third	1 bed
80	A.4.7	Fourth	1 bed
80	A.5.7	Fifth	1 bed
80	A.6.7	Sixth	1 bed
80	A.7.7	Seventh	1 bed
80	A.8.7	Eighth	1 bed
80	A.9.7	Ninth	1 bed
80	A.10.7	Tenth	1 bed
80	A.11.7	Eleventh	1 bed
80	A.12.7	Twelfth	1 bed
80	A.13.7	Thirteenth	1 bed

2-bedroom apartments

81	A.0.5	Ground	2 bed
82	A.1.2	First	2 bed
83	A.1.3/A.1.4	First	2 bed
84	A.1.5	First	2 bed
85	A.1.7	First	2 bed
82	A.2.2	Second	2 bed
83	A.2.3/A.2.4	Second	2 bed
84	A.2.5	Second	2 bed
86	A.2.6	Second	2 bed
82	A.3.2	Third	2 bed
83	A.3.3/A.3.4	Third	2 bed
84	A.3.5	Third	2 bed
86	A.3.6	Third	2 bed
82	A.4.2	Fourth	2 bed
83	A.4.3/A.4.4	Fourth	2 bed
84	A.4.5	Fourth	2 bed
86	A.4.6	Fourth	2 bed
82	A.5.2	Fifth	2 bed
83	A.5.3/A.5.4	Fifth	2 bed
84	A.5.5	Fifth	2 bed
86	A.5.6	Fifth	2 bed
82	A.6.2	Sixth	2 bed
83	A.6.3/A.6.4	Sixth	2 bed
84	A.6.5	Sixth	2 bed
86	A.6.6	Sixth	2 bed
82	A.7.2	Seventh	2 bed
83	A.7.3/A.7.4	Seventh	2 bed
84	A.7.5	Seventh	2 bed
86	A.7.6	Seventh	2 bed

PAGE NUMBER	APARTMENT NUMBER	FLOOR	NUMBER OF BEDROOMS
-------------	------------------	-------	--------------------

2-bedroom apartments

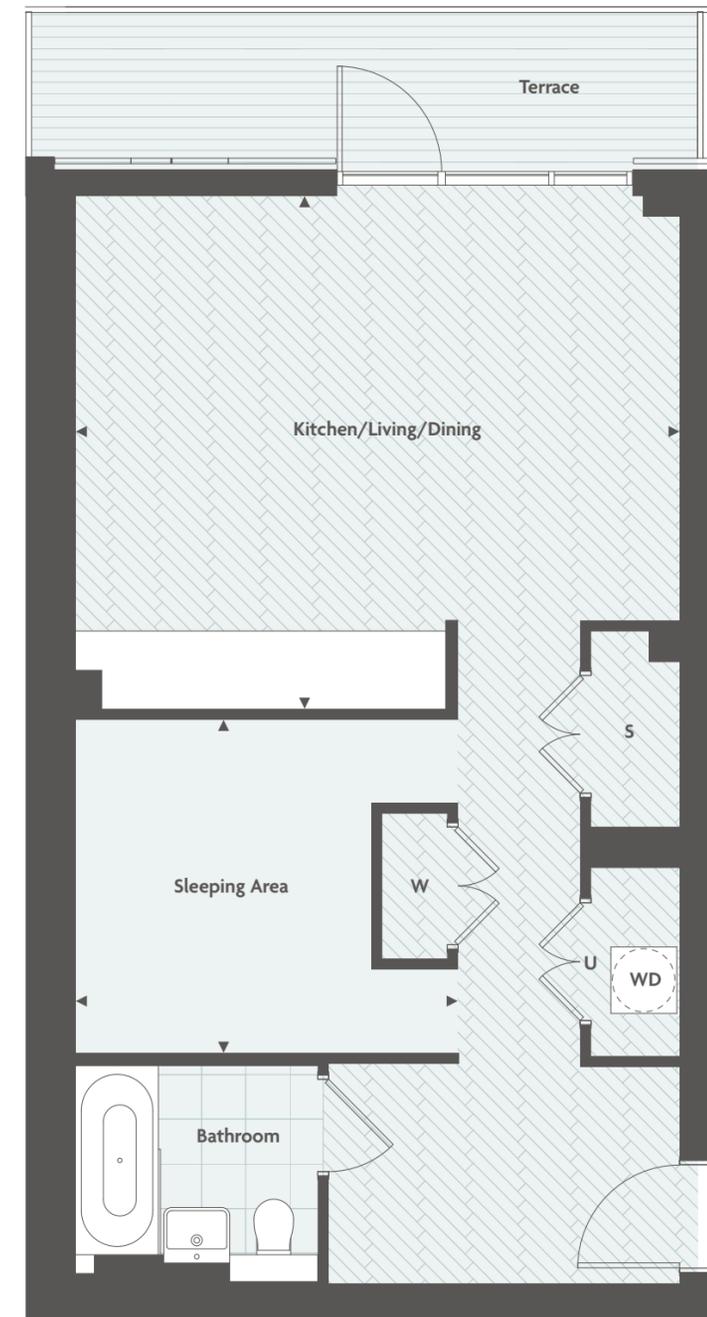
82	A.8.2	Eighth	2 bed
83	A.8.3/A.8.4	Eighth	2 bed
84	A.8.5	Eighth	2 bed
86	A.8.6	Eighth	2 bed
82	A.9.2	Ninth	2 bed
83	A.9.3/A.9.4	Ninth	2 bed
84	A.9.5	Ninth	2 bed
86	A.9.6	Ninth	2 bed
82	A.10.2	Tenth	2 bed
83	A.10.3/A.10.4	Tenth	2 bed
84	A.10.5	Tenth	2 bed
86	A.10.6	Tenth	2 bed
82	A.11.2	Eleventh	2 bed
83	A.11.3/A.11.4	Eleventh	2 bed
84	A.11.5	Eleventh	2 bed
86	A.11.6	Eleventh	2 bed
82	A.12.2	Twelfth	2 bed
83	A.12.3/A.12.4	Twelfth	2 bed
84	A.12.5	Twelfth	2 bed
86	A.12.6	Twelfth	2 bed
82	A.13.2	Thirteenth	2 bed
83	A.13.3/A.13.4	Thirteenth	2 bed
84	A.13.5	Thirteenth	2 bed
86	A.13.6	Thirteenth	2 bed

3-bedroom apartments

87	A.1.1	First	3 bed
87	A.2.1	Second	3 bed
87	A.3.1	Third	3 bed
87	A.4.1	Fourth	3 bed
87	A.5.1	Fifth	3 bed
87	A.6.1	Sixth	3 bed
87	A.7.1	Seventh	3 bed
87	A.8.1	Eighth	3 bed
87	A.9.1	Ninth	3 bed
87	A.10.1	Tenth	3 bed
87	A.11.1	Eleventh	3 bed
87	A.12.1	Twelfth	3 bed
87	A.13.1	Thirteenth	3 bed

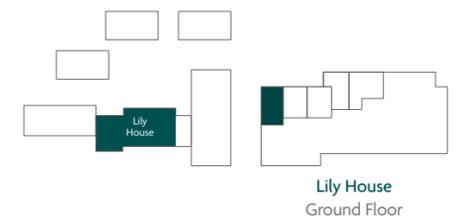


Studio Apartment



A.01

Kitchen/Living/Dining	18'0" x 15'2"	5490mm x 4620mm
Sleeping Area	11'5" x 9'10"	3480mm x 3000mm
Terrace	18'10" x 4'11"	5740mm x 1500mm
Total area	579 sq ft	53.82 sq m

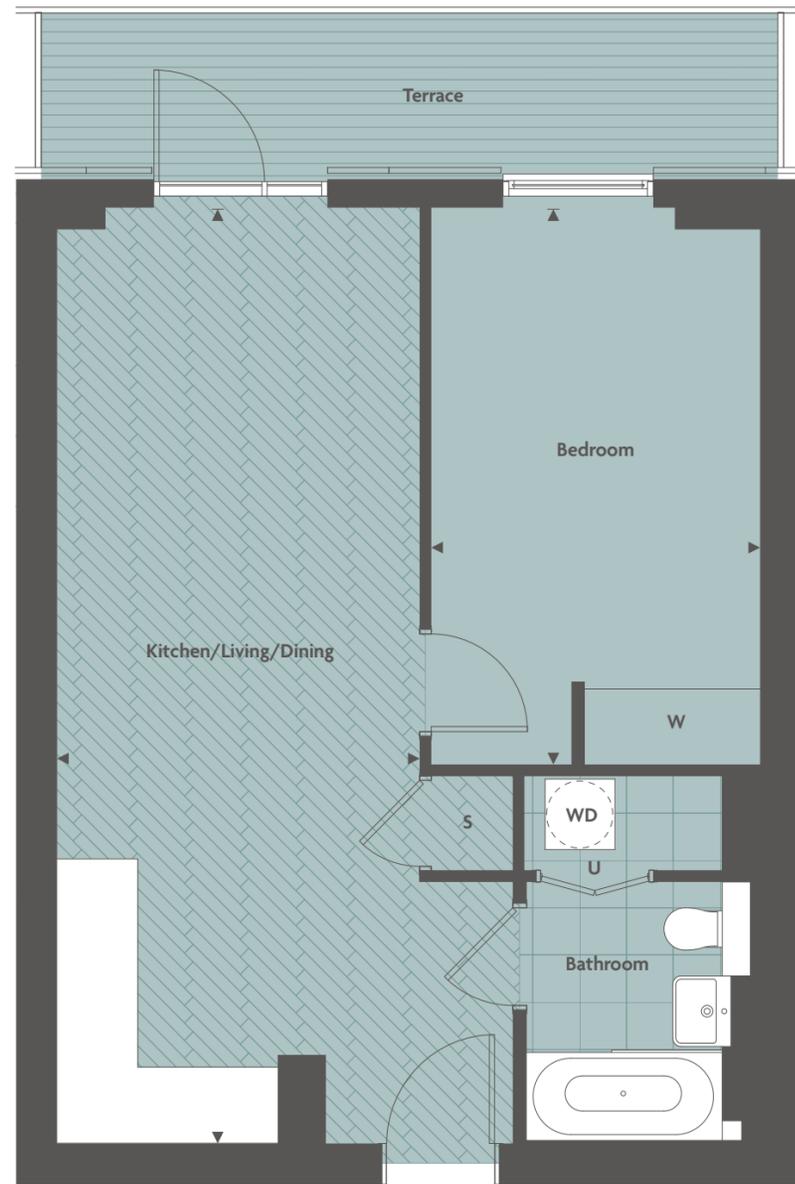


W Wardrobe U Utility S Store WD Washer dryer Water cylinder

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.

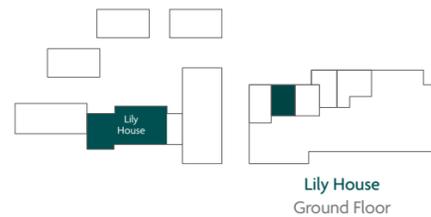


One Bedroom Apartment



A.0.2

Kitchen/Living/Dining	10'2" x 26'1"	3115mm x 7950mm
Bedroom	9'3" x 15'6"	2825mm x 4726mm
Terrace	20'9" x 4'11"	6328mm x 1500mm
Total area	518 sq ft	48.11 sq m

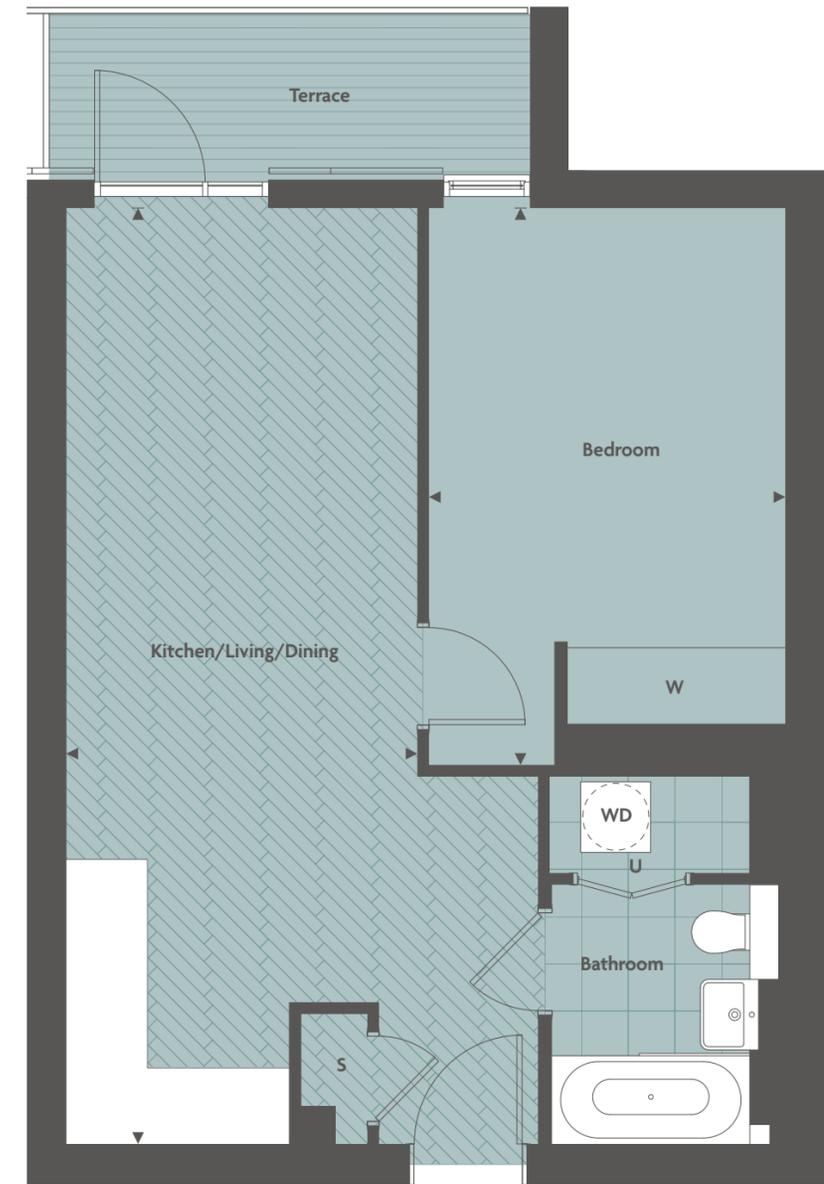


W Wardrobe U Utility S Store WD Washer dryer WC Water cylinder

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.

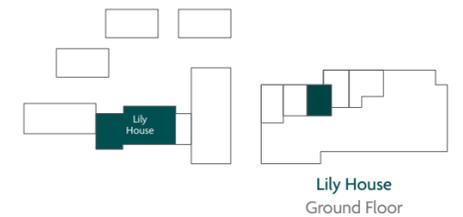


One Bedroom Apartment



A.0.3

Kitchen/Living/Dining	9'11" x 26'2"	3010mm x 7960mm
Bedroom	10'1" x 15'7"	3060mm x 4740mm
Terrace	13'5" x 4'11"	4110mm x 1500mm
Total area	530 sq ft	49.20 sq m

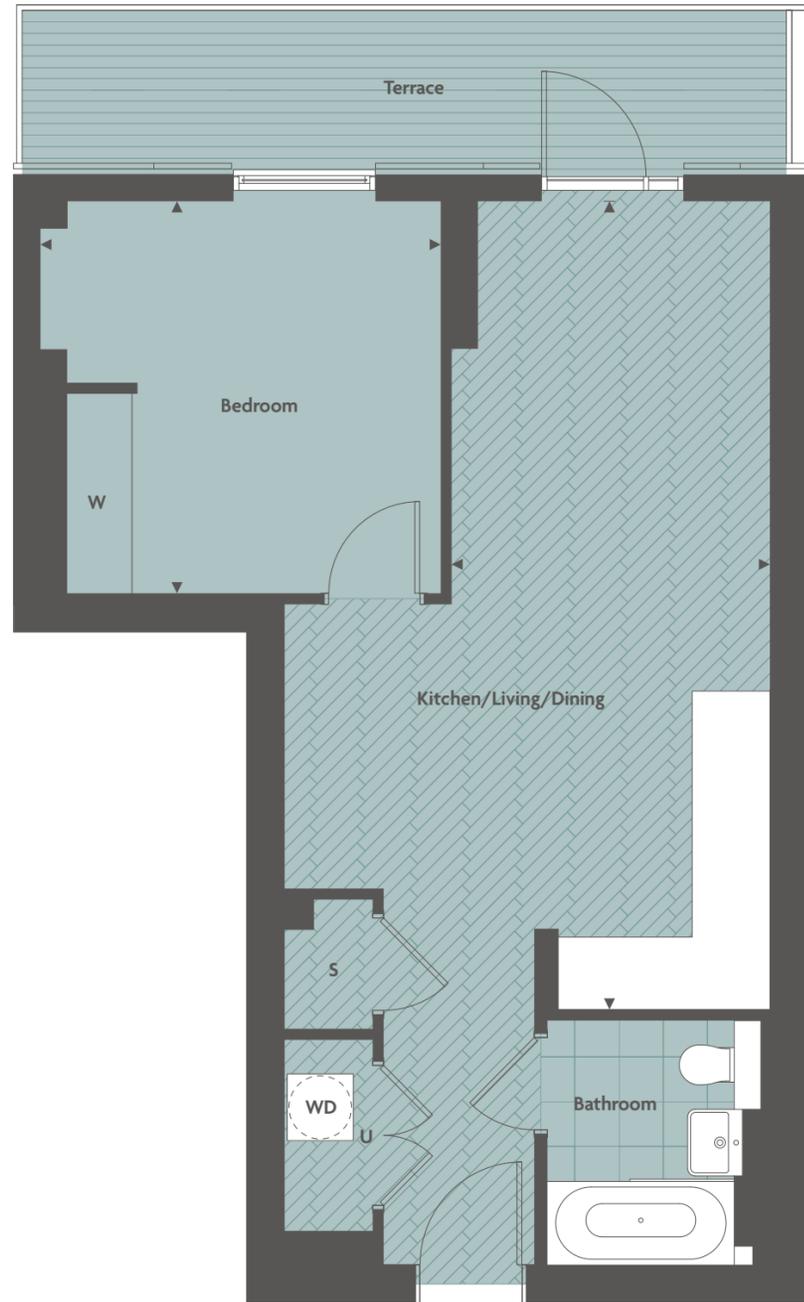


W Wardrobe U Utility S Store WD Washer dryer WC Water cylinder

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.

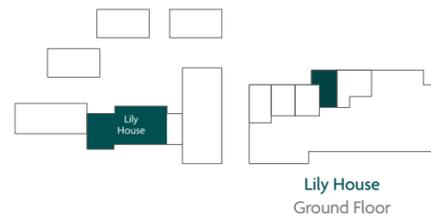


One Bedroom Apartment



A.0.4

Kitchen/Living/Dining	9'6" x 23'11"	2890mm x 7280mm
Bedroom	11'12" x 11'7"	3640mm x 3530mm
Terrace	22'9" x 4'11"	6950mm x 1500mm
Total area	540 sq ft	50.15 sq m

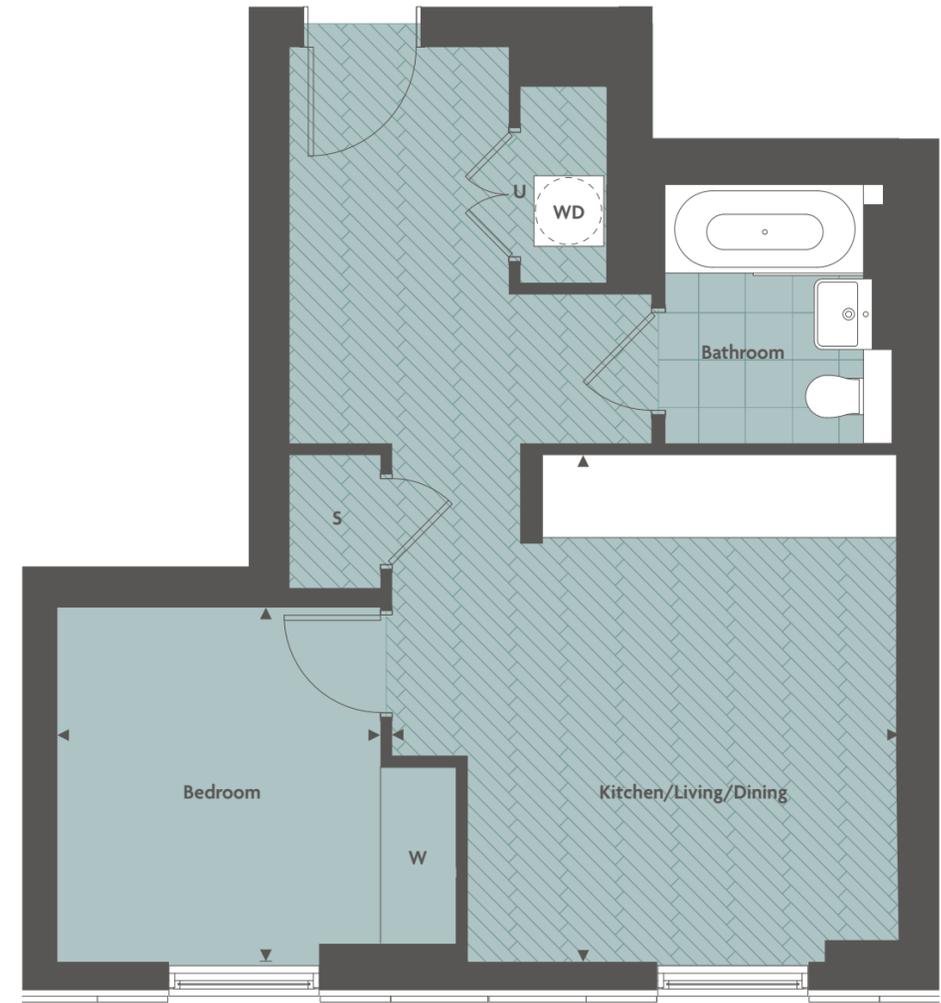


W Wardrobe U Utility S Store WD Washer dryer WC Water cylinder

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.

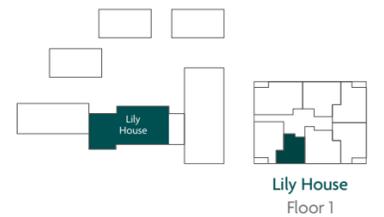


One Bedroom Apartment



A.1.6

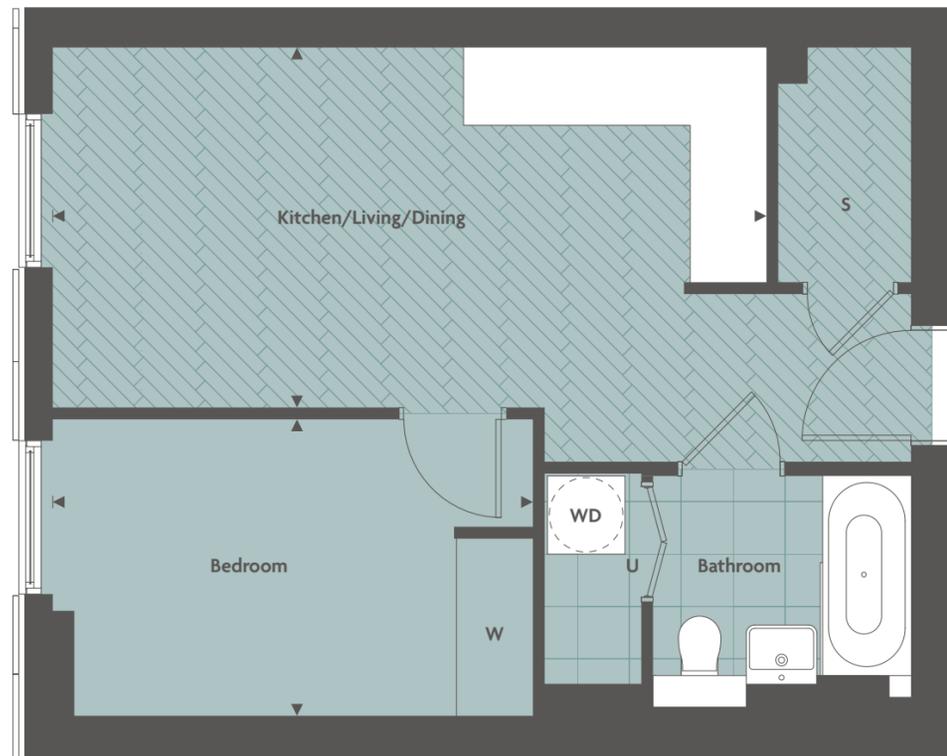
Kitchen/Living/Dining	14'4" x 14'2"	4360mm x 4310mm
Bedroom	9'1" x 9'11"	2770mm x 3010mm
Total area	472 sq ft	43.83 sq m



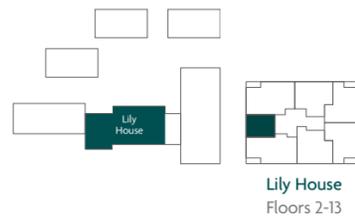
W Wardrobe U Utility S Store WD Washer dryer WC Water cylinder

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.

One Bedroom Apartment



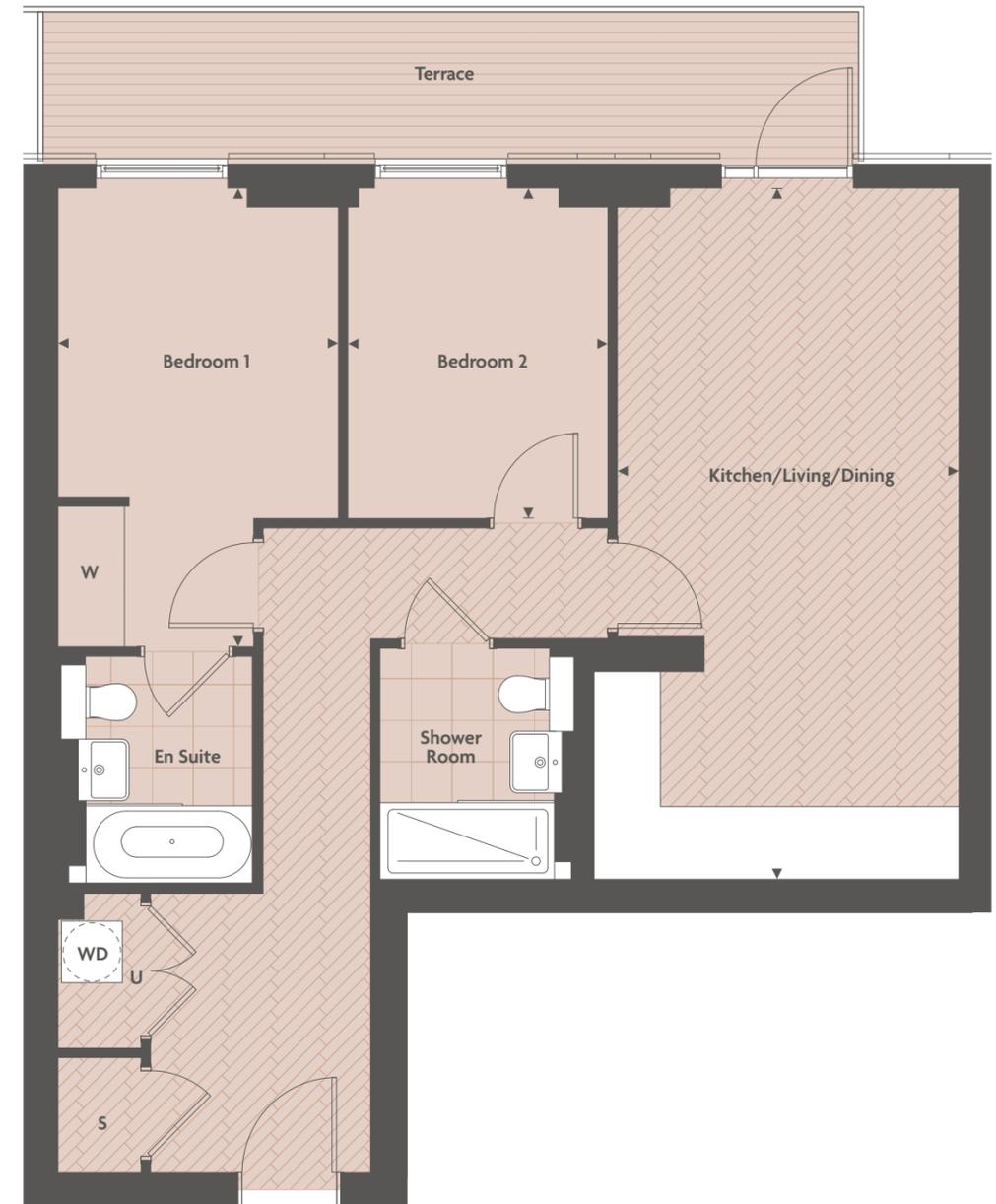
A.2.7	A.6.7	A.10.7
A.3.7	A.7.7	A.11.7
A.4.7	A.8.7	A.12.7
A.5.7	A.9.7	A.13.7
Kitchen/Living/Dining	19'11" x 9'11"	6070mm x 3030mm
Bedroom	13'5" x 8'3"	4080mm x 2500mm
Total area	442 sq ft	41.05 sq m



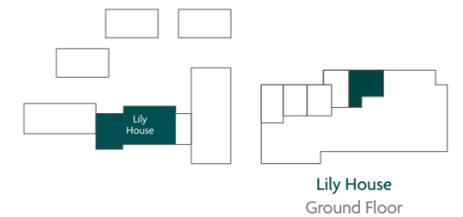
W Wardrobe U Utility S Store WD Washer dryer Water cylinder

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.0.5		
Kitchen/Living/Dining	11'0" x 22'1"	3350mm x 6720mm
Bedroom 1	9'0" x 14'8"	2750mm x 4460mm
Bedroom 2	8'5" x 10'7"	2550mm x 3210mm
Terrace	26'3" x 4'11"	8010mm x 1500mm
Total area	735 sq ft	68.26 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.

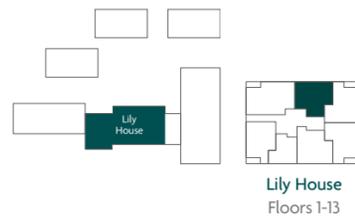


Two Bedroom Apartment



A.1.2	A.6.2	
A.2.2	A.7.2	
A.3.2	A.8.2	A.11.2
A.4.2	A.9.2	A.12.2
A.5.2	A.10.2	A.13.2

Kitchen/Living/Dining	13'2" x 18'7"	4010mm x 5670mm
Bedroom 1	9'7" x 9'10"	2910mm x 3000mm
Bedroom 2	9'1" x 15'3"	2770mm x 4650mm
Total area	789 sq ft	73.32 sq m



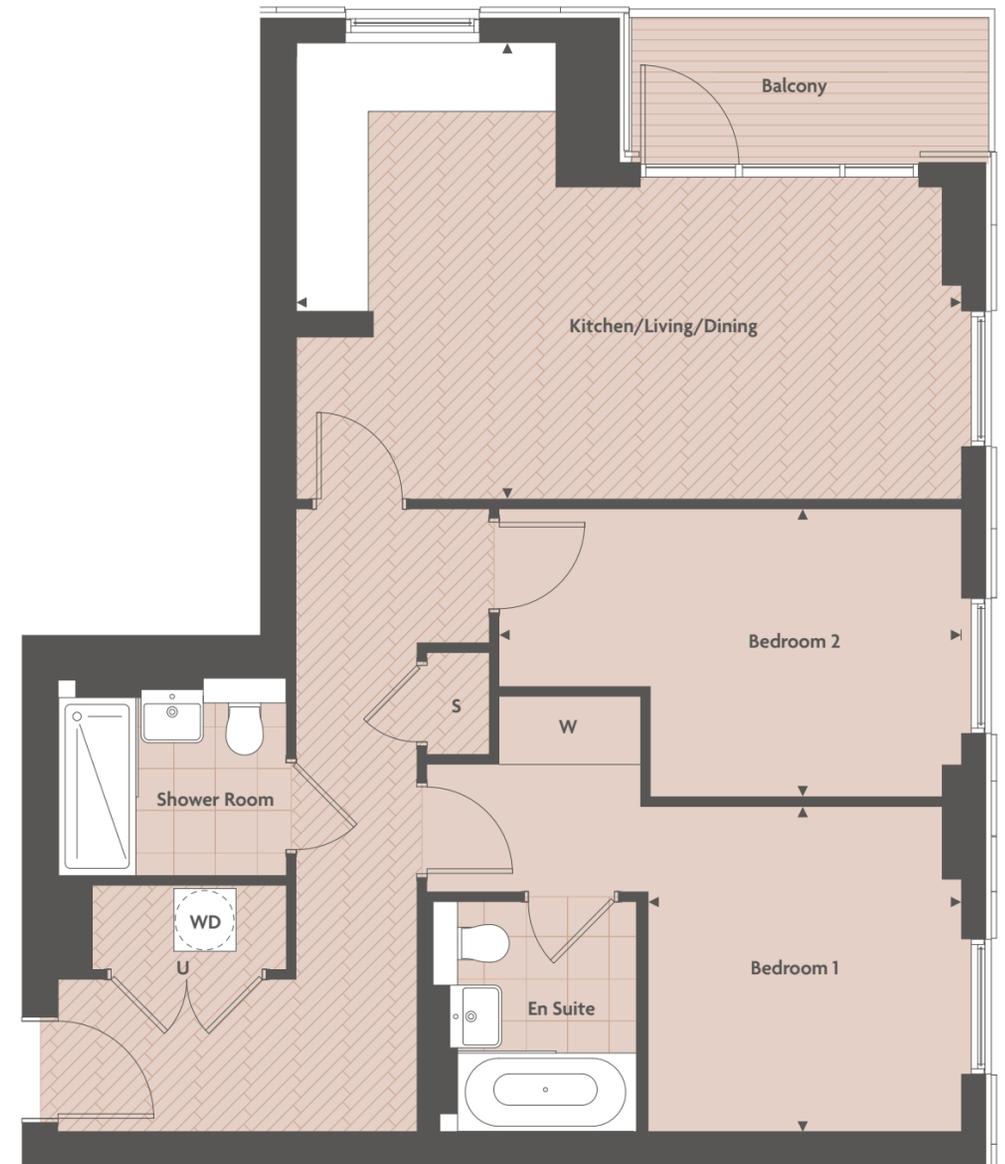
Lily House
Floors 1-13

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.

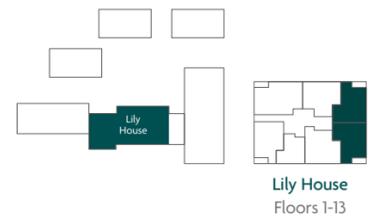


Two Bedroom Apartment



A.1.3	A.4.3	A.7.3		
A.1.4*	A.4.4*	A.7.4*		
A.2.3	A.5.3	A.8.3	A.10.3	A.12.3
A.2.4*	A.5.4*	A.8.4*	A.10.4*	A.12.4*
A.3.3	A.6.3	A.9.3	A.11.3	A.13.3
A.3.4*	A.6.4*	A.9.4*	A.11.4*	A.13.4*

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
Total area	772 sq ft	71.69 sq m



Lily House
Floors 1-13

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.

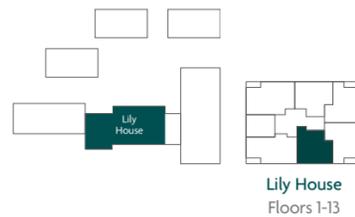
* These apartments are a handed version of the plan shown



Two Bedroom Apartment



A.1.5	A.6.5	
A.2.5	A.7.5	
A.3.5	A.8.5	A.11.5
A.4.5	A.9.5	A.12.5
A.5.5	A.10.5	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

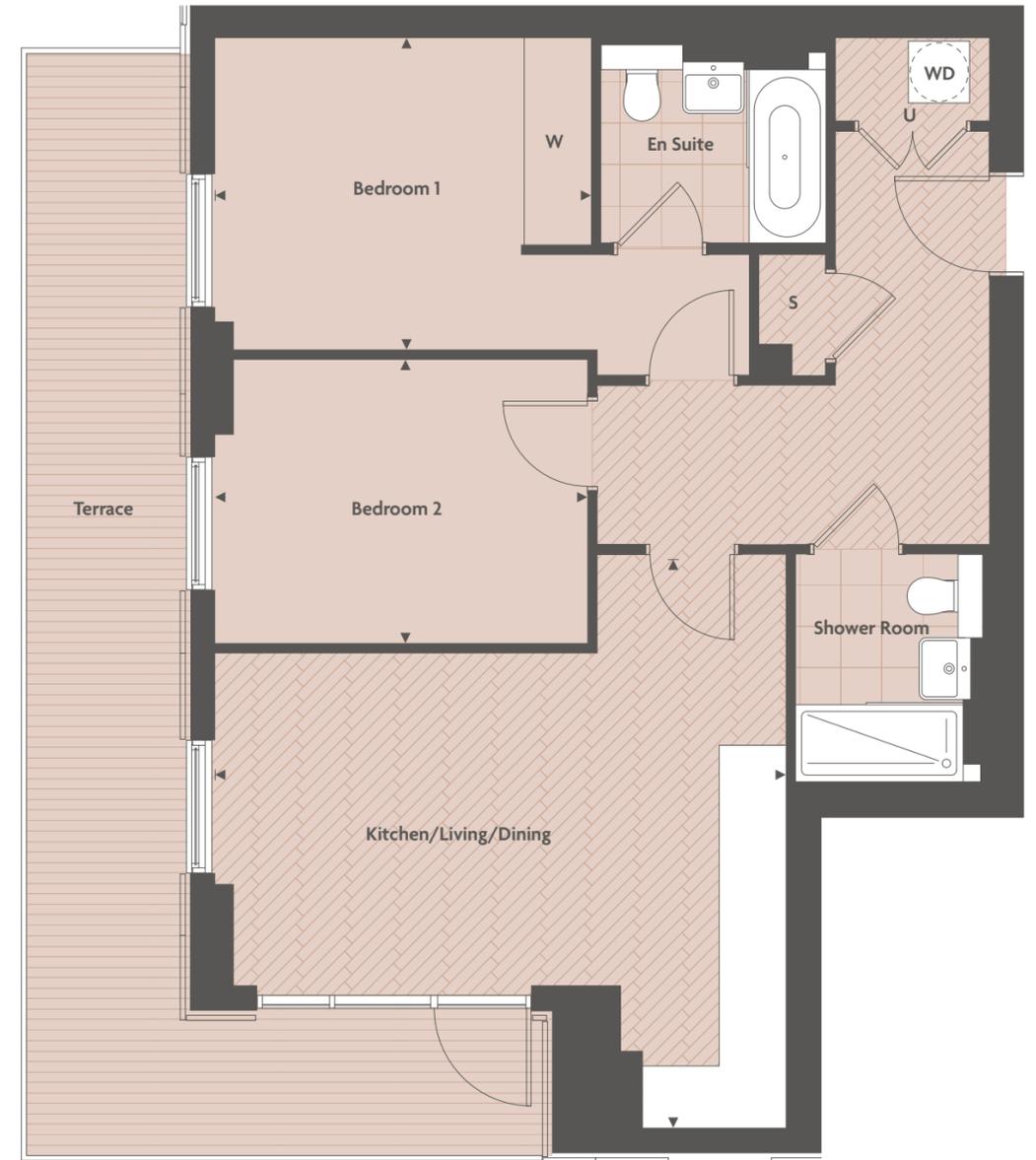


W Wardrobe U Utility S Store WD Washer dryer Water cylinder

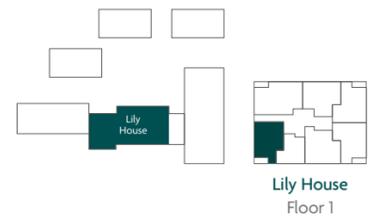
Floorplans shown for Eden Grove are for approximate measurements only. Exact layouts and sizes may vary. All measurements may vary within a tolerance of 5%. The dimensions are not to be used for carpet sizes, appliance sizes or items of furniture. Floorplans are sized to fit each page and are not to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



Two Bedroom Apartment



A.1.7		
Kitchen/Living/Dining	18'4" x 18'3"	5590mm x 5570mm
Bedroom 1	12'1" x 9'11"	3690mm x 3020mm
Bedroom 2	11'12" x 9'0"	3650mm x 2750mm
Terrace	34'5" x 4'11"	10500mm x 1500mm
Total area	734 sq ft	68.19 sq m



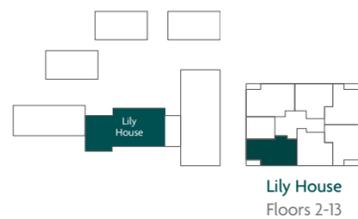
W Wardrobe U Utility S Store WD Washer dryer Water cylinder

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



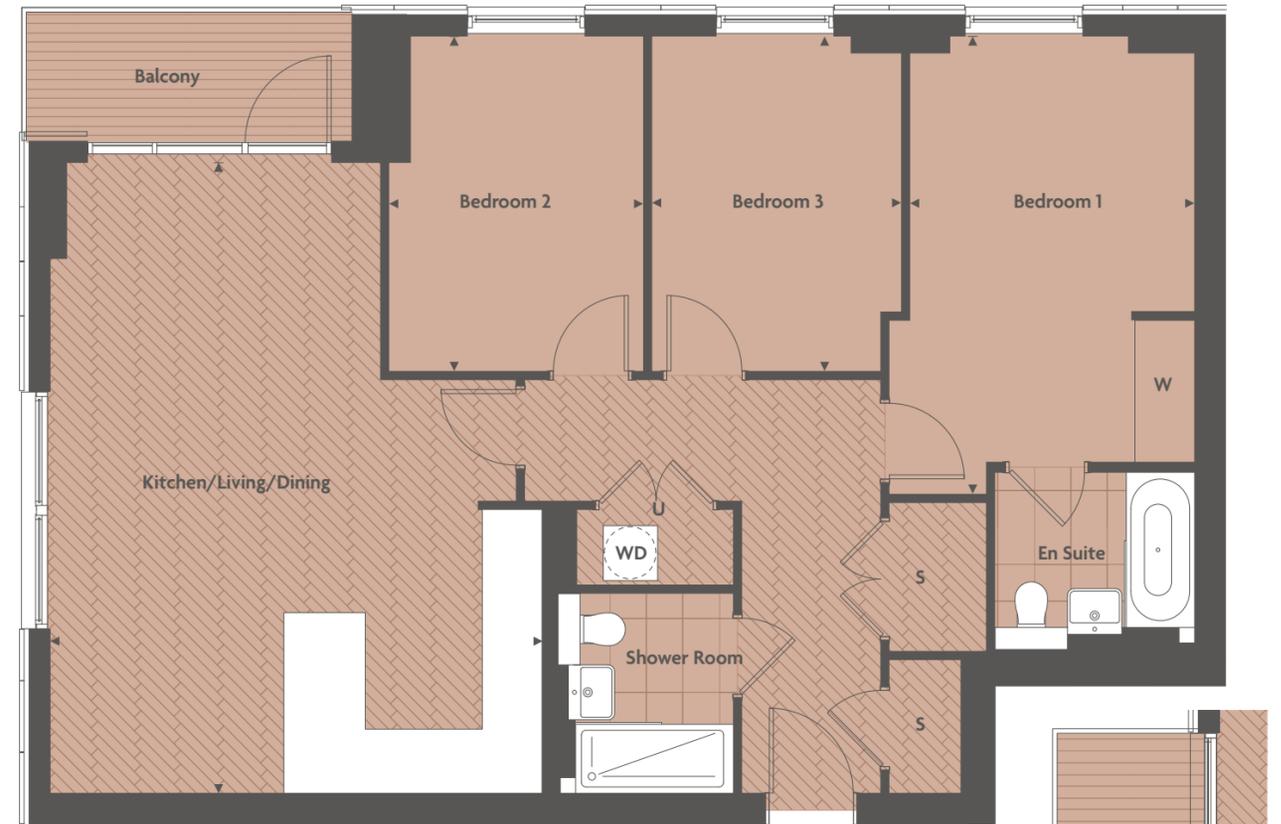
A.2.6	A.7.6	
A.3.6	A.8.6	
A.4.6	A.9.6	
A.5.6	A.10.6	A.12.6
A.6.6	A.11.6	A.13.6
Kitchen/Living/Dining	20'5" x 17'1"	6245mm x 5215mm
Bedroom 1	11'7" x 14'8"	3550mm x 4488mm
Bedroom 2	10'4" x 10'3"	3160mm x 3145mm
Total area	916 sq ft	85.1 sq m



W Wardrobe U Utility S Store WD Washer dryer Water cylinder

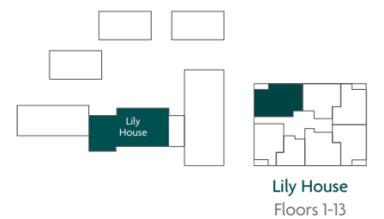
Floorplans shown for Eden Grove are for approximate measurements only. Exact layouts and sizes may vary. All measurements may vary within a tolerance of 5%. The dimensions are not to be used for carpet sizes, appliance sizes or items of furniture. Floorplans are sized to fit each page and are not to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

Three Bedroom Apartment



A.1.1*	A.6.1	
A.2.1	A.7.1	
A.3.1	A.8.1	A.11.1
A.4.1	A.9.1	A.12.1
A.5.1	A.10.1	A.13.1

Kitchen/Living/Dining	17'10" x 22'7"	5430mm x 6890mm
Bedroom 1	10'3" x 16'5"	3130mm x 5005mm
Bedroom 2	9'3" x 12'0"	2810mm x 3660mm
Bedroom 3	9'0" x 12'0"	2750mm x 3660mm
Terrace	4'7" x 16'8"	1400mm x 5100mm
Total area	1021 sq ft	94.87 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.

* Applies to first floor only

Designed just for you

Our designers have put together three inspiring palettes for you to choose from for your bathrooms, kitchens and flooring. The carefully selected colours and finishes mean you can create a unique look and feel for your new home.



OPTION 1 – BIANCO

This colour palette is clean, light and fresh. Bianco features a neutral colour combination and marble effect tiles to create an elegant and refined scheme.

OPTION 2 – NATURA

This colour palette is contemporary, bold and bright. Natura features a mix of organic colours that complement the surrounding landscape, bringing the outside in.

OPTION 3 – MODERNA

This colour palette is warm, rich and sophisticated. Moderna contains a mix of darker tones and geometric tiles, creating a stylish and unique scheme.

NATURA



MODERNA

Computer generated images, indicative only

Detailed palette information is available on request. Please note, colour palette selections will have a cut-off date in line with the build programme. The sales team will be able to advise on cut-off dates for each apartment.

Sustainability at its heart

At Eden Grove we have included a variety of features to reduce environmental impact and make it easier for you to live a healthy, sustainable lifestyle.

Green living and sustainable development is top of our agenda

As a company, we are committed to reducing energy, water and waste on our construction sites, in our offices and in the homes that we build. Almost all of our developments are built on brownfield land and we always take care to protect and enhance biodiversity and natural habitats.

Our homes include features to encourage sustainable living such as dual-flush WCs, recycling bins, energy-efficient white goods, EV charging points and LED lighting.

A commitment to creating sustainable communities

Every aspect of Eden Grove has been designed to enable residents to live a healthy, sustainable lifestyle. The homes will be built to high standards of sustainable design, focusing on water and energy efficiency, and recycling provision. The development will also create an outdoor environment with a focus on delivering ecological diversity.

Eden Grove is not only an appealing place to live, it is also designed to ensure long-term benefits for the environment and community.

Energy efficiency

The homes at Eden Grove are designed to be very efficient in their use of energy, with features including:

- Double glazed windows
- High levels of thermal insulation and airtightness
- 100% low energy lighting
- Energy efficient white goods throughout
- Photovoltaic solar panels on each roof to serve communal areas
- Energy efficient electric individual hot water cylinders
- Mechanical extract ventilation system

Eden Grove has opted for an electric only energy strategy. As the electricity grid decarbonises over time, this will help ensure homes are low carbon in operation.

Reducing waste

In order to reduce the volume of waste sent to landfill, recycling bins are provided in every home.

Our development has been designed to reduce waste and preserve materials during the build process, with a target of diverting 95% of our waste away from landfill sites.

Reducing water use

Water consuming fixtures and fittings include water efficient taps, showers and dual flush toilets along with water efficient white goods.

Enhancing ecology

The landscaped garden will provide an open space for new trees and plant species offering habitats for many invertebrates and birds.

The landscaping has been designed to provide a net biodiversity gain of 86%, ensuring the development enhances the ecological value of the site.

A key feature of the landscaped garden will be the new pond, which will feature native planting to replicate the natural ecological diversity of the neighbouring Sites of Special Scientific Interest.

Sustainable travel

The development encourages residents to use more environmentally friendly modes of transport with the provision of secure cycle storage and 68 electric vehicle charging points.

Working from home

Residents' can work from home in the comfort and convenience of the co-working space reducing the need to commute.



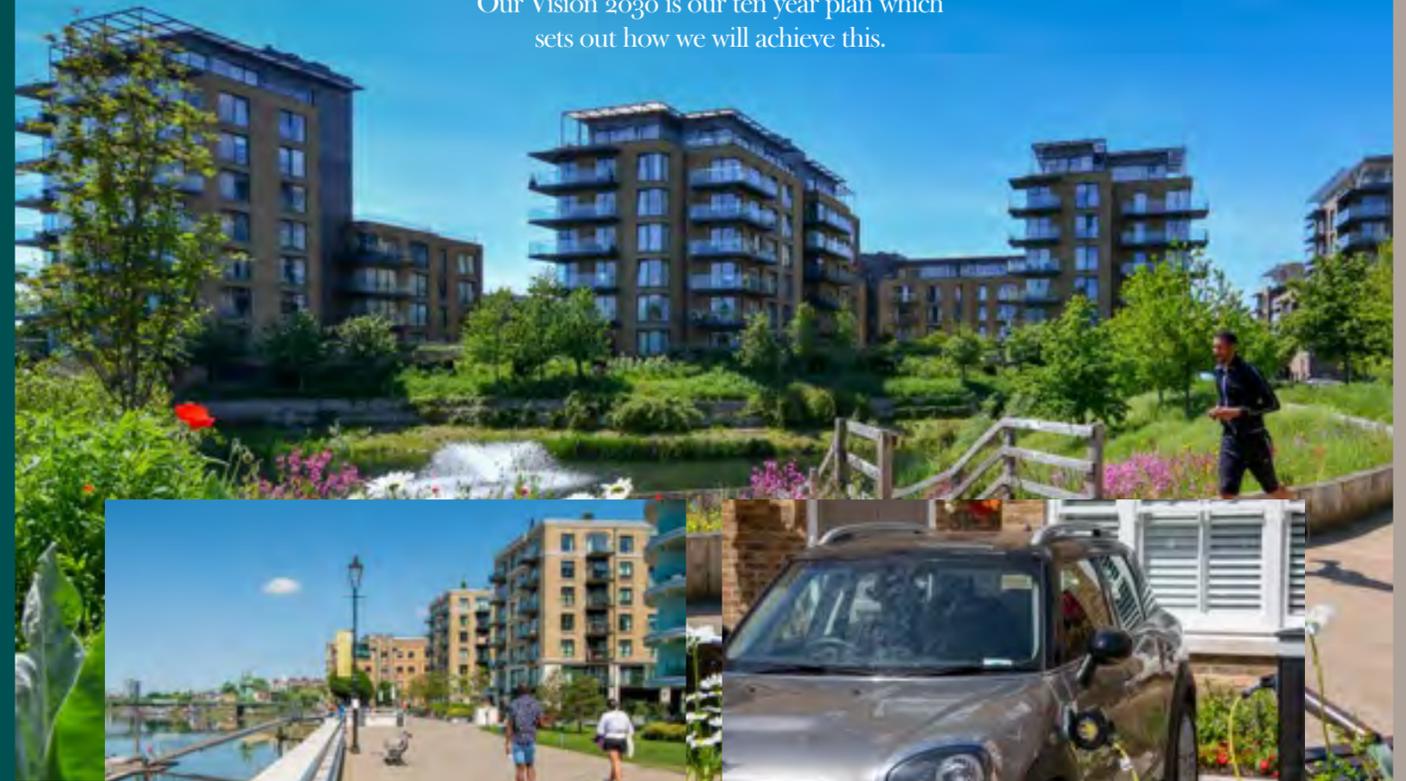
Computer generated image, indicative only

Transforming tomorrow

At Berkeley Group our passion and purpose is to build quality homes, strengthen communities and improve people's lives. We are innovating, pushing boundaries and taking action to ensure we have a long-term, positive impact that is good for our customers, the communities we touch, our business and the world around us.

We transform underused sites into exceptional places and we're also transforming the way we work; embracing technology and raising standards, as we continue to deliver an outstanding customer experience and create high-quality homes that delight our customers.

Our Vision 2030 is our ten year plan which sets out how we will achieve this.



Transforming places

Working with local people and partners we create welcoming and connected neighbourhoods where you can be proud to live.



Transforming Lifestyle

Taking action on climate change and giving you ways to live more sustainably. We're building efficient homes that use less energy over their lifetime, with sustainable travel choices on the doorstep.



Transforming nature

Creating beautiful places with habitats that help nature to thrive, meaning that every site is left with more nature than when we began.



Transforming Futures

Helping people to reach their potential through apprenticeships and training, and programmes supported by the Berkeley Foundation.

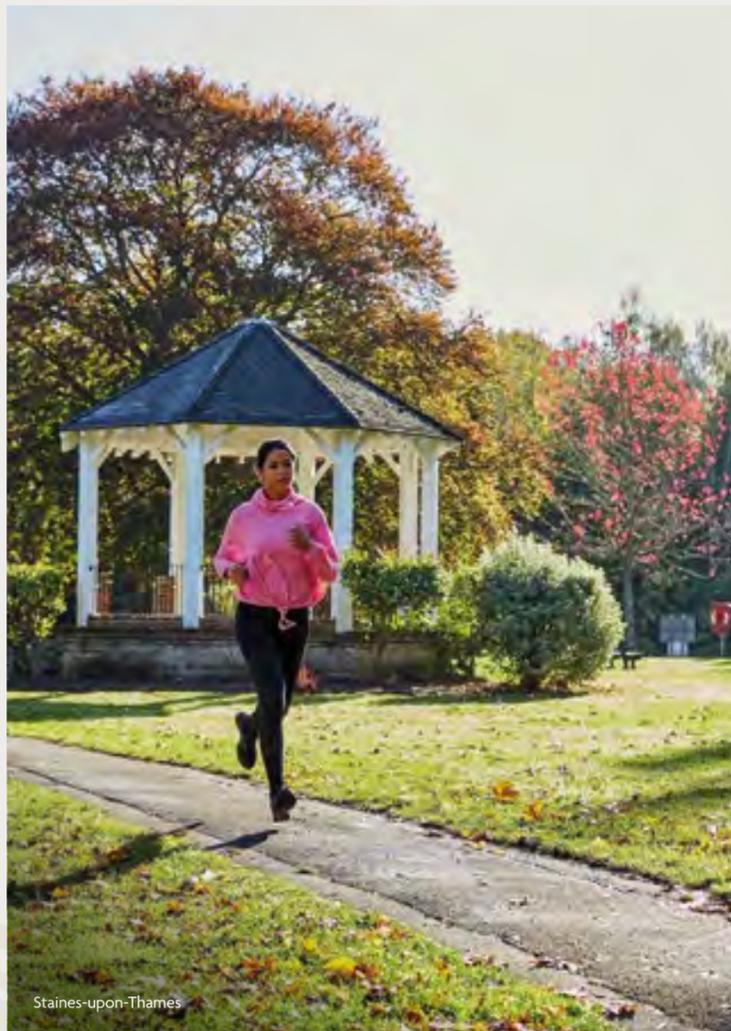


Please scan this QR code for more information on how we are **TRANSFORMING TOMORROW**



The Berkeley difference

We want to ensure that you are happy with every aspect of your new home, so we look after you at every stage with sound advice, attention to detail and continuous communication. From exchange of contracts, your dedicated Berkeley Customer Relations Team will help with any questions you may have.



The benefits of buying new

Buying a new home is one of the smartest moves you can make. Built to high standards, energy efficient and tailored to your taste, there are many advantages to buying a new home:

- There will be no need to renovate, saving time and money and leaving your weekends free.
- You can make your home your own right from the very start, knowing that everything is brand new and unused.
- The high build quality.
- Internal layouts are designed to meet modern living standards.
- You have security and peace of mind with fitted smoke detectors, multi-point door locking systems and sprinklers to all apartments.
- Double glazed windows throughout the development.



Award-winning customer service

From the day you reserve until the day you complete we'll update you regularly on progress. We're proud of our customer service level, recently receiving a Gold Award by Investor in Customers.

High specification

Individually designed kitchens with high-quality appliances, and a carefully selected range of luxury choices and finishes allow you to personalise your home. Quality comes as standard in all our homes.

Attention to detail

Our Customer Relations Manager will present a selection of carefully conceived colour palettes to help you find the interior finish that most suits your style. We'll meet you at the development to demonstrate all the functions and facilities of your new home and will present you with your own bespoke guide. We personally hand over your key on completion day and make sure everything is to your satisfaction.

Finally we will contact you throughout your buying journey to ensure that everything progresses smoothly and you are kept up to date with regular information.

10-year warranty

For your peace of mind, our homes benefit from a 10 year guarantee. This is complemented by a warranty from Berkeley for the first two years and a dedicated Customer Service Team on hand.

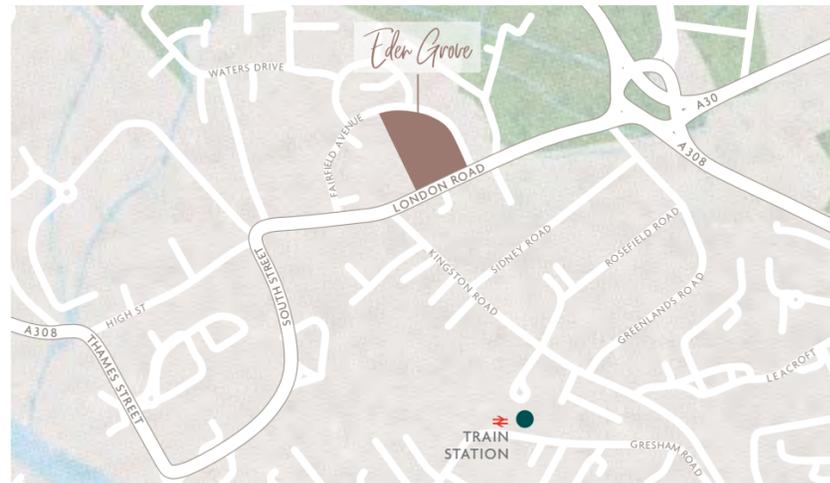
Award-winning

With a richly deserved reputation for quality, the Berkeley Group is proud to have won a number of prestigious awards including the UK's highest accolade for business success, the WhatHouse? Award and Housebuilder of the Year.

Sustainability

Sustainability is high on any responsible builder's agenda. We promise to fully communicate the environmental features of our developments to all of our customers.





Map is indicative and not to scale

Walking from the station

Turn left out of the station car park and walk down Kingston Road until you reach London Road. Cross the road and turn right, walk along London Road until you reach Fairfield Avenue, where you need to turn left. As you walk down Fairfield Avenue the Eden Grove Sales & Marketing Suite will be on your left.

Driving

From London travel west bound via the M4 and onto M25. Turn off at junction 13 onto A30. Take the 4th exit at the round about onto London Road. Eden Grove is on the right next to Fairfield Avenue.

Contact us

Sales & Marketing Suite, Fairfield Avenue, Staines-Upon-Thames TW18 4AB

T: +44 (0)1784 817 732 E: sales@edengrove-londonroad.co.uk

W: edengrove-londonroad.co.uk

Eden Grove was granted planning permission on 11th July 2019 by Spelthorne Borough Council. The planning application numbers are 19/00290 and 19/01051. Through the purchase of a property at Eden Grove, the buyer is acquiring an apartment with a 999-year leasehold from 2022 with associated rights to use the communal areas as set out in the lease. Purchasing uncompleted properties situated outside Hong Kong is complicated and contains risk. Applicants should review all relevant information and documents carefully before making a purchase decision. If in doubt, please seek independent professional advice before making a purchase decision.

The information in this document is indicative and is intended to act only as a guide to the finished product. Accordingly, due to Berkeley's policy of continuous improvement, the finished product may vary from the information provided. These particulars should not be relied upon as accurately describing any of the specific matters described by any order under the Property Misdescriptions Act 1991. This information does not constitute a contract, or warranty. The dimensions given on plans are subject to minor variations and are not intended to be used for carpet sizes, appliance sizes or items of furniture. Eden Grove is a marketing name and will not necessarily form part of the approved postal address. Applicants are advised to contact Berkeley to ascertain the availability of any particular property. All paper is FSC certified. 072/AC50/0122

Berkeley
Designed for life



Berkeley

Designed for life

Computer generated image, indicative only