



*Eden Grove*  
LONDON ROAD  
STAINES-UPON-THAMES



**Berkeley**  
Designed for life



– Local living, London style –

Lavender House

**Berkeley**  
Designed for life

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

LONDON

TWICKENHAM

STAINES-UPON-THAMES  
HIGH STREET

QUEEN MARY  
RESERVOIRS



HEATHROW AIRPORT

STAINES-UPON-THAMES  
RESERVOIRS

BIRCH GREEN  
PARK

ELMSLEIGH SHOPPING  
CENTRE

STAINES-UPON-THAMES  
TRAIN STATION

*Eden Grove*



1

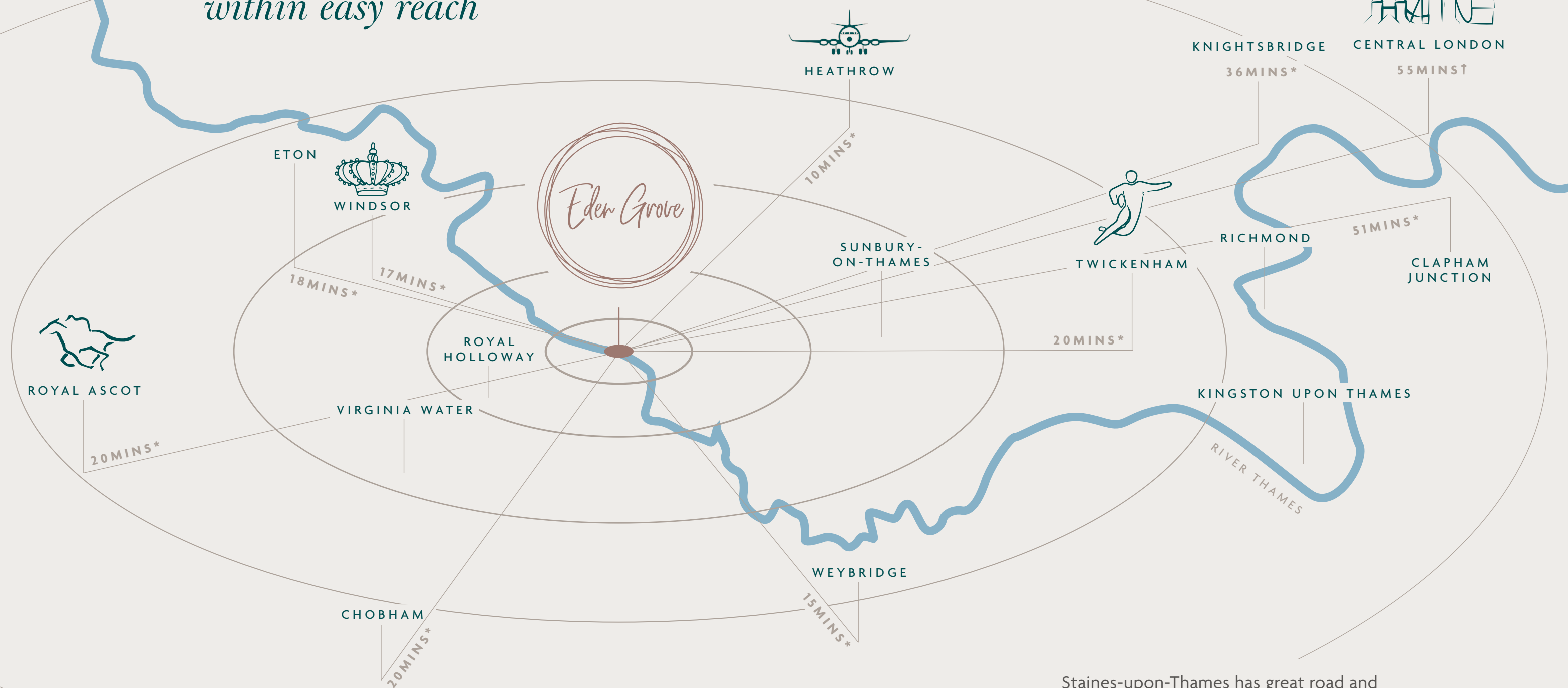
PERFECTLY LOCATED

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.





# London and beyond within easy reach



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\*.

\* Fastest travel time by car. Source google.com/maps  
 ^ Fastest travel time by train from Staines-upon-Thames train station. Source google.com/maps  
 † Based on travel time to Waterloo



Map & River Thames is not drawn to scale and is illustrative only  
 Eder Grove is 0.3 miles from Staines-upon-Thames 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.



#### CHANGING OF THE GUARD

A colourful spectacle of British pageantry, the Queen's Guard regularly march 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.'



## LOCAL EDUCATION

When it comes to education you're spoilt for choice. There are 84 schools within a 5-mile radius of Eden Grove that Ofsted rate as being 'Outstanding' or 'Good'. In the borough of Spelthorne, 93% of schools are rated as being '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 2.4 miles away, just 6 minutes by car and 5 minutes by train. 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, 2020 for both primary and secondary schools  
Education details correct at time of print

*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

**78 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

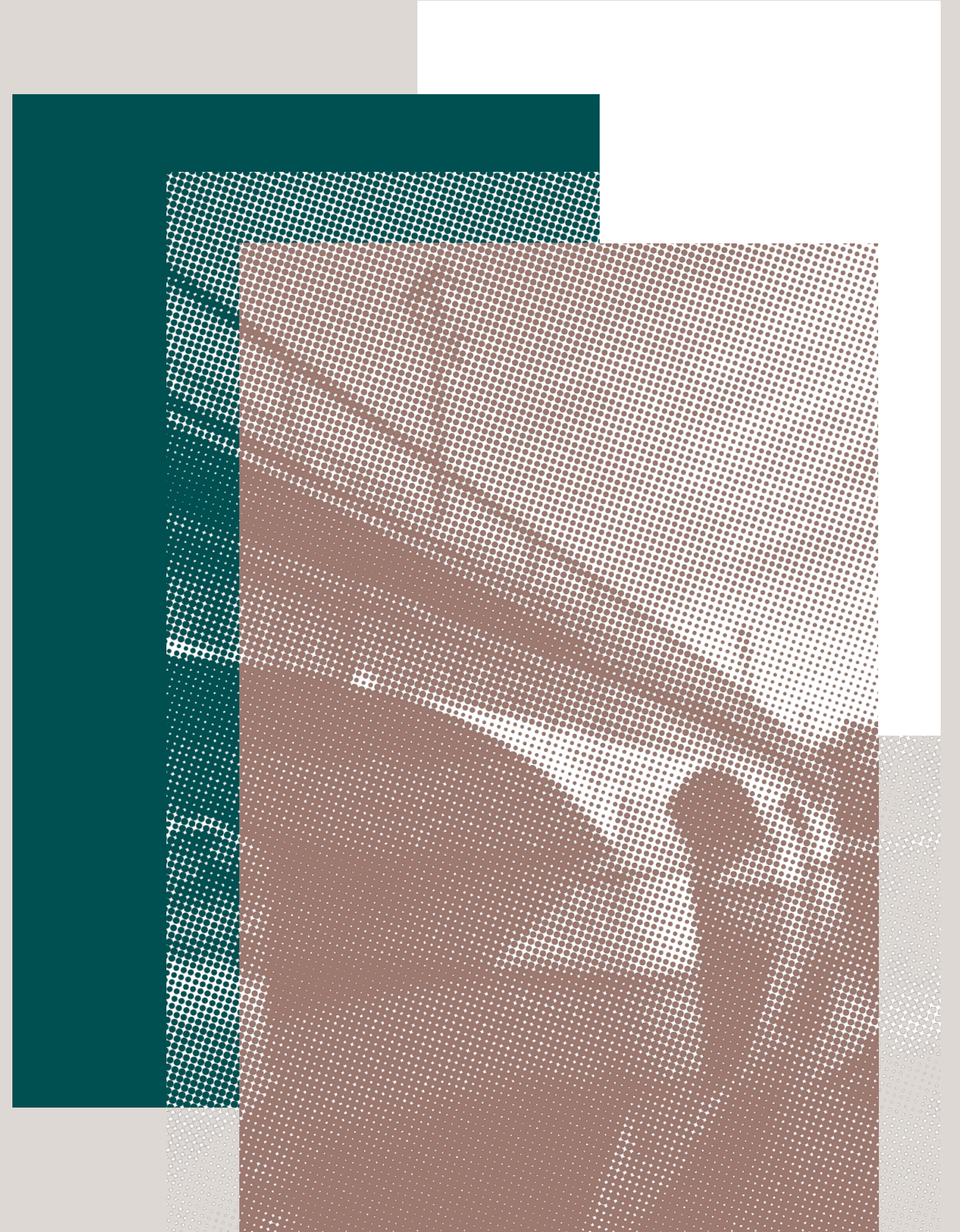
### Fly me to...

	Europe in under 2 hours*	Europe in over 2 hours*	Direct global long haul flight*
— AMSTERDAM 1 hr 15 mins	— OSLO 2 hrs 15 mins	— DOHA 6 hrs 50 mins	
— PARIS 1 hr 15 mins	— MADRID 2 hrs 25 mins	— DUBAI 7 hrs 30 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 50 mins	— LISBON 2 hrs 40 mins	— SINGAPORE 13 hrs 10 mins	

\*Fastest travel time by plane. Source heathrow.com and google.com/flights, figures correct at time of print

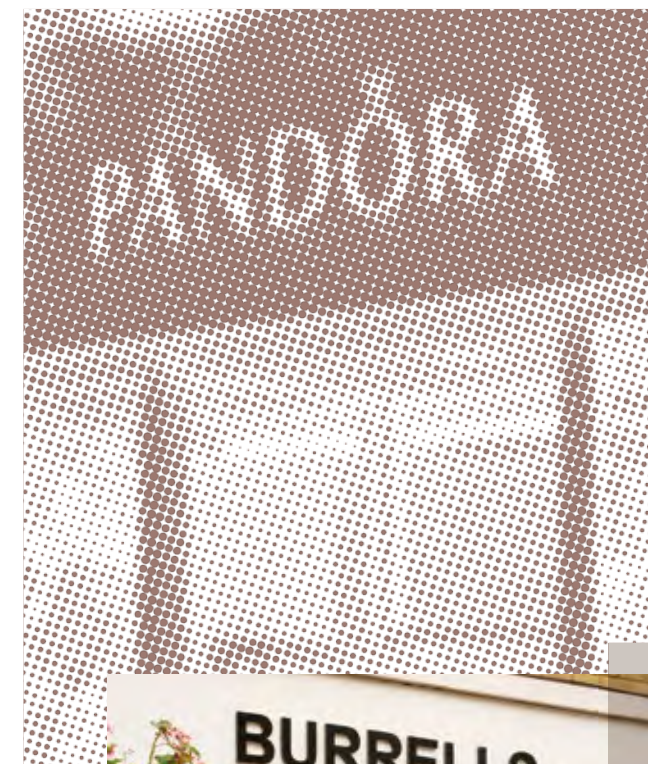
Wander down to the River Thames past the vibrant buzz of the high street, and take a moment to listen to the calming sound of the water flowing beneath the historic three-arch bridge.

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.





*A shopper's haven only  
5 minutes' walk away*



- TOPSHOP
- M&S
- next
- Debenhams
- PANDORA
- hmv
- H&M
- Waterstones
- VUE

Take a stroll down the high street and you'll soon discover you're spoilt for choice, with a wide range of shops and leisure facilities offering everything from designer and high street fashions, to home furnishings, and screenings of the latest Hollywood blockbusters.

WWW.THELOUNGES.CO.UK

# CAFÉ Bar

WWW.THELOUNGES.CO.UK

*Café Bar*

Now Recruiting  
**SOUS CHEF WANTED**

DO YOU LOVE THIS BUSINESS?  
ARE YOU AN ORGANISED AND DYNAMIC SOUS CHEF WHO ENJOYS A VARIETY OF SOUS CHEF RESPONSIBILITIES?

18-30X  
YOU COULD BE THE ONE WHO WE ARE LOOKING FOR

For the details of this exciting opportunity for a Sous Chef, please contact us on 01895 822222 or visit our website at [www.thelounges.co.uk](http://www.thelounges.co.uk)

WWW.THELOUNGES.CO.UK



Nostrano Lounge, Staines-upon-Thames

*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.



**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.

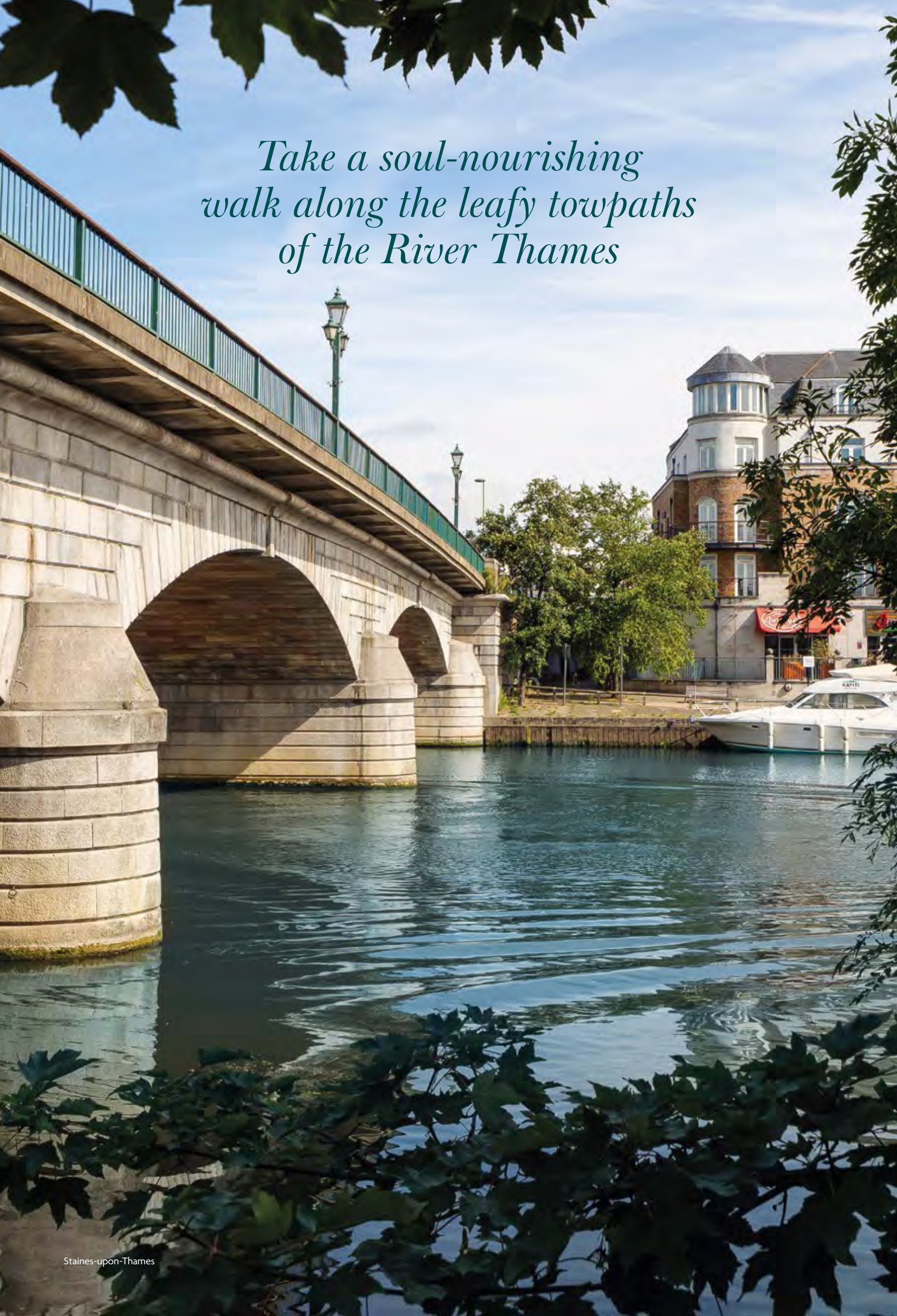


**LIMEYARD CALIFORNIA KITCHEN**

Open all day for breakfast, lunch, dinner or drinks, this laid-back restaurant offers West Coast-inspired treats with authentic American flavours.



*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.

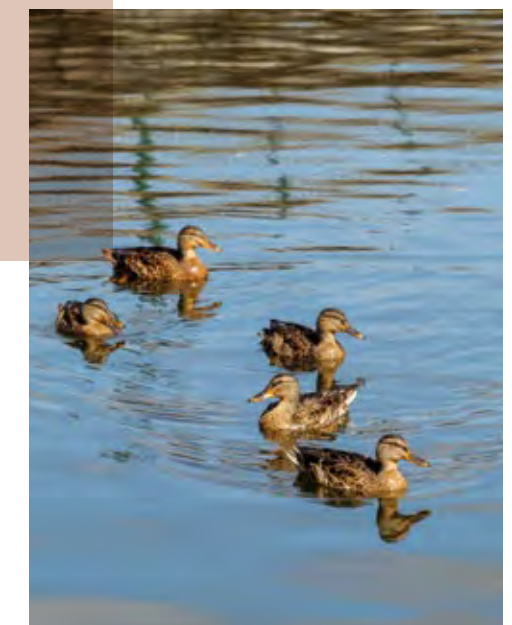


**A PICTURE-  
PERFECT SETTING**

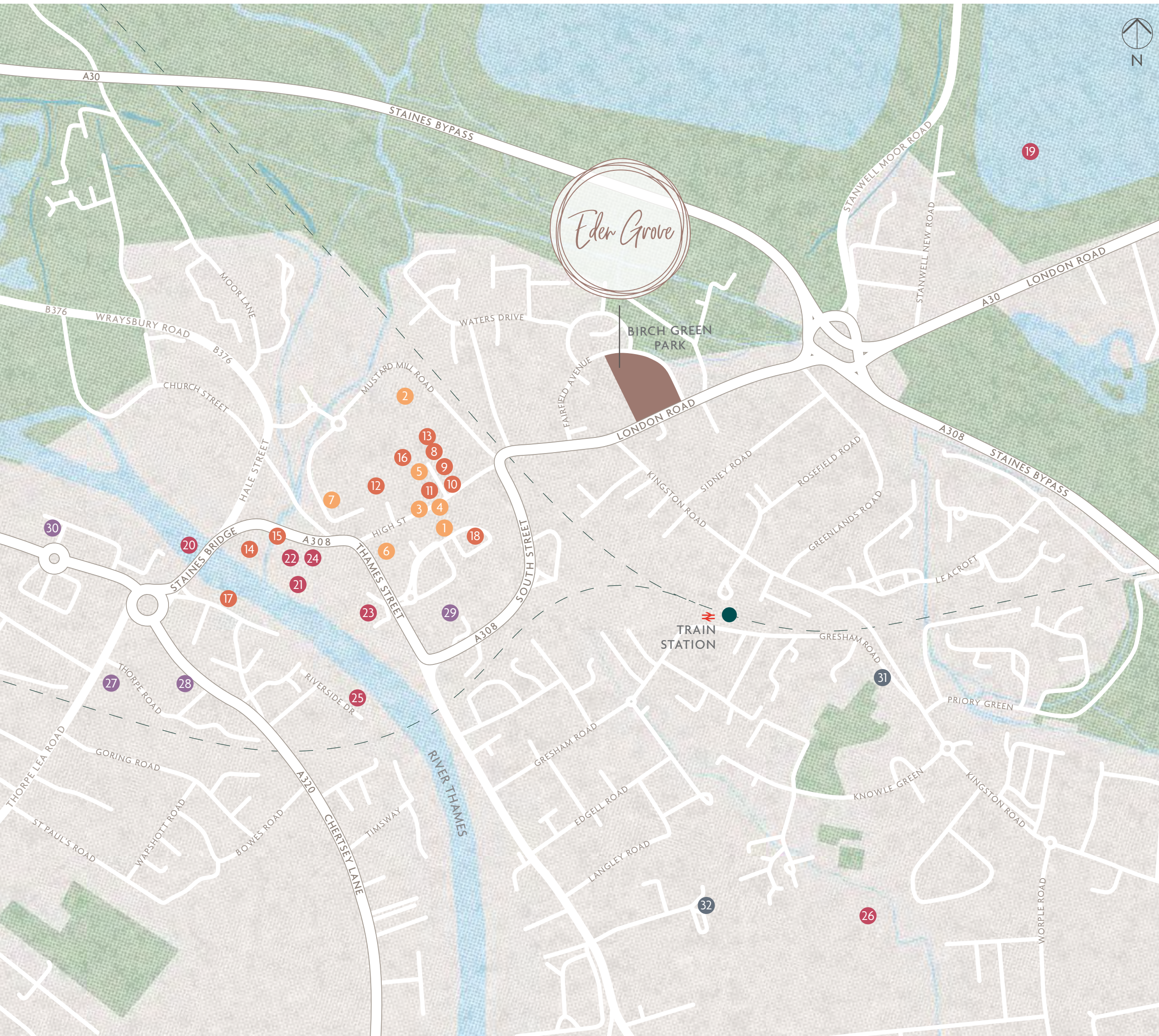
The town's pretty riverside walks are perfect for Sunday afternoon strolls and listening to the gentle splash of oars as you watch the boats go by.

**RECONNECT  
WITH NATURE**

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







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 Debenhams
- 7 Vue Cinema

**FOOD & DRINK**

- 8 Gourmet Burger Kitchen
- 9 Limeyard
- 10 Pret a Manger
- 11 Starbucks
- 12 Zizzi
- 13 Wagamamas
- 14 Slug & Lettuce
- 15 Pizza Express
- 16 Prezzo
- 17 The Swan Hotel, Pub & Restaurant
- 18 Costa

**OUTDOORS**

- 19 Staines Reservoir
- 20 Staines Bridge & River Thames
- 21 Staines Town Hall
- 22 Market Square
- 23 Memorial Gardens
- 24 War Memorial
- 25 Staines Boat Club
- 26 Staines Park

**BUSINESS**

- 27 Hitachi
- 28 Bupa
- 29 Samsung
- 30 Salesforce

**EDUCATION**

- 31 Staines Preparatory School
- 32 Riverbridge Primary School

Map is indicative only and 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.





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. Residents from each private building benefit from the onsite facilities and easy access to Birch Green Park, 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 Concierge
- 8 Entrance to gym, co-working space and private cinema
- 9 Entrance to underground car park
- 10 Entrance to Birch Green Park

The site plan is indicative only and subject to change. In line with our policy of continuous improvement we reserve the right to alter the layout, building style, landscaping and specification at any time without notice.

\*Fern House is an Affordable Housing building. Access to amenities is restricted to residents of Private Housing.



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



*A warm welcome awaits you  
in the front lobby*



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







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.

Computer generated image, indicative only



Computer generated image, indicative only

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.

# A high-quality specification

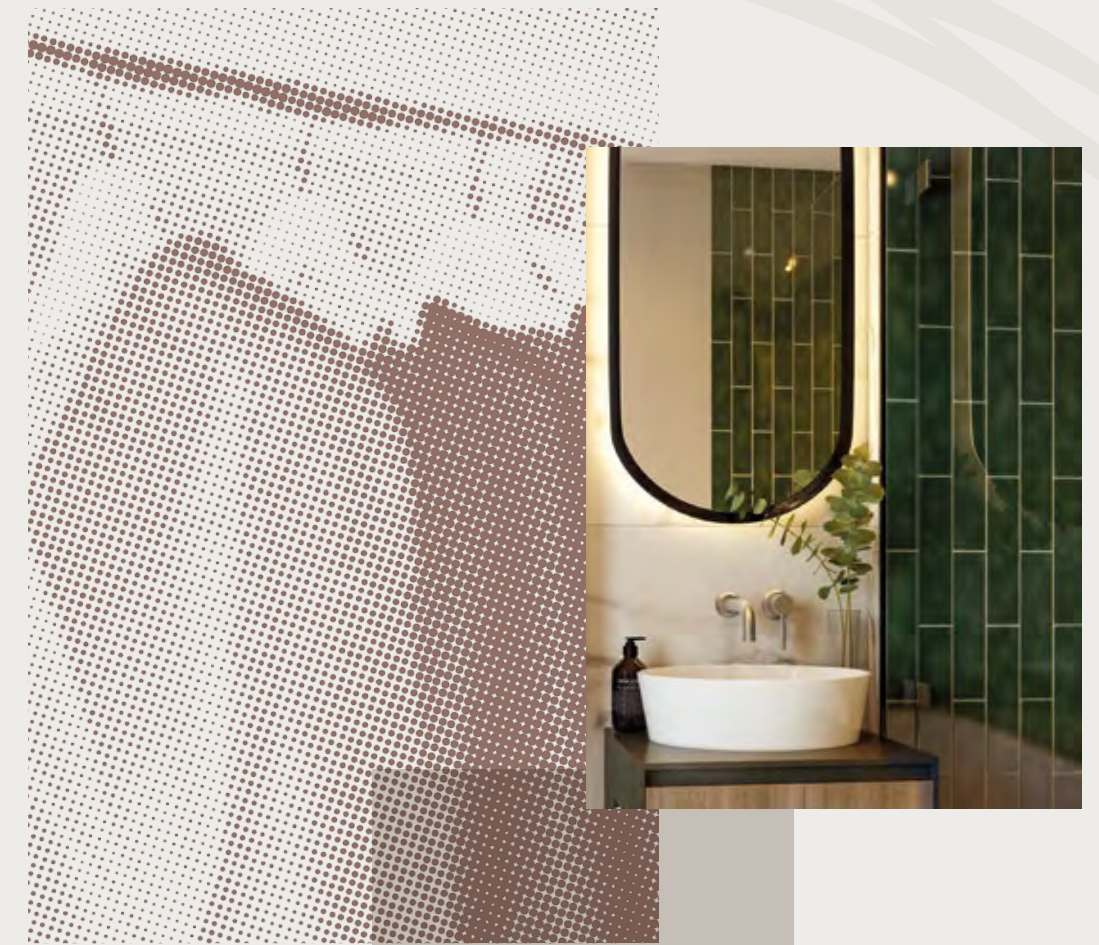
## Apartment specification

### 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 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
- Porcelain tile floor finish
- 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

\*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. Computer generated images, indicative only.

#### Electrical Fittings

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- 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

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- Electric panel heaters, hot water cylinder to all apartments

#### Terraces/Balconies

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- Terraces/Balconies to selected apartments

#### Security

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- 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

### *Communal space*

#### Peace of Mind

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

#### Car Parking

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

#### Management

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- 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 ordered

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.



# Lavender House Apartment Locator

PAGE NUMBER      APARTMENT NUMBER      FLOOR      NUMBER OF BEDROOMS

## 1-bedroom apartments

74	F.2.4	Second	1 bed
75	F.2.3	Second	1 bed
76	F.2.13	Second	1 bed
77	F.2.5/6	Second	1 bed
78	F.2.11	Second	1 bed
79	F.2.12	Second	1 bed
80	F.2.10	Second	1 bed
81	F.2.7	Second	1 bed
74	F.3.4	Third	1 bed
75	F.3.3	Third	1 bed
76	F.3.13	Third	1 bed
77	F.3.5/6	Third	1 bed
78	F.3.11	Third	1 bed
79	F.3.12	Third	1 bed
80	F.3.10	Third	1 bed
81	F.3.7	Third	1 bed
74	F.4.4	Fourth	1 bed
75	F.4.3	Fourth	1 bed
76	F.4.13	Fourth	1 bed
77	F.4.5/6	Fourth	1 bed
78	F.4.11	Fourth	1 bed
79	F.4.12	Fourth	1 bed
80	F.4.10	Fourth	1 bed
81	F.4.7	Fourth	1 bed
74	F.5.4	Fifth	1 bed
75	F.5.3	Fifth	1 bed
76	F.5.13	Fifth	1 bed
77	F.5.5/6	Fifth	1 bed
78	F.5.11	Fifth	1 bed
79	F.5.12	Fifth	1 bed
80	F.5.10	Fifth	1 bed
81	F.5.7	Fifth	1 bed
74	F.6.4	Sixth	1 bed
75	F.6.3	Sixth	1 bed
76	F.6.13	Sixth	1 bed
77	F.6.5/6	Sixth	1 bed
78	F.6.11	Sixth	1 bed
79	F.6.12	Sixth	1 bed
80	F.6.10	Sixth	1 bed
81	F.6.7	Sixth	1 bed
74	F.7.4	Seventh	1 bed
75	F.7.3	Seventh	1 bed
76	F.7.13	Seventh	1 bed
77	F.7.5/6	Seventh	1 bed
78	F.7.11	Seventh	1 bed
79	F.7.12	Seventh	1 bed
80	F.7.10	Seventh	1 bed
81	F.7.7	Seventh	1 bed
74	F.8.4	Eighth	1 bed
75	F.8.3	Eighth	1 bed
76	F.8.13	Eighth	1 bed
77	F.8.5/6	Eighth	1 bed
78	F.8.11	Eighth	1 bed
79	F.8.12	Eighth	1 bed
80	F.8.10	Eighth	1 bed
81	F.8.7	Eighth	1 bed
74	F.9.4	Ninth	1 bed
75	F.9.3	Ninth	1 bed
76	F.9.13	Ninth	1 bed
77	F.9.5/6	Ninth	1 bed
78	F.9.11	Ninth	1 bed

PAGE NUMBER      APARTMENT NUMBER      FLOOR      NUMBER OF BEDROOMS

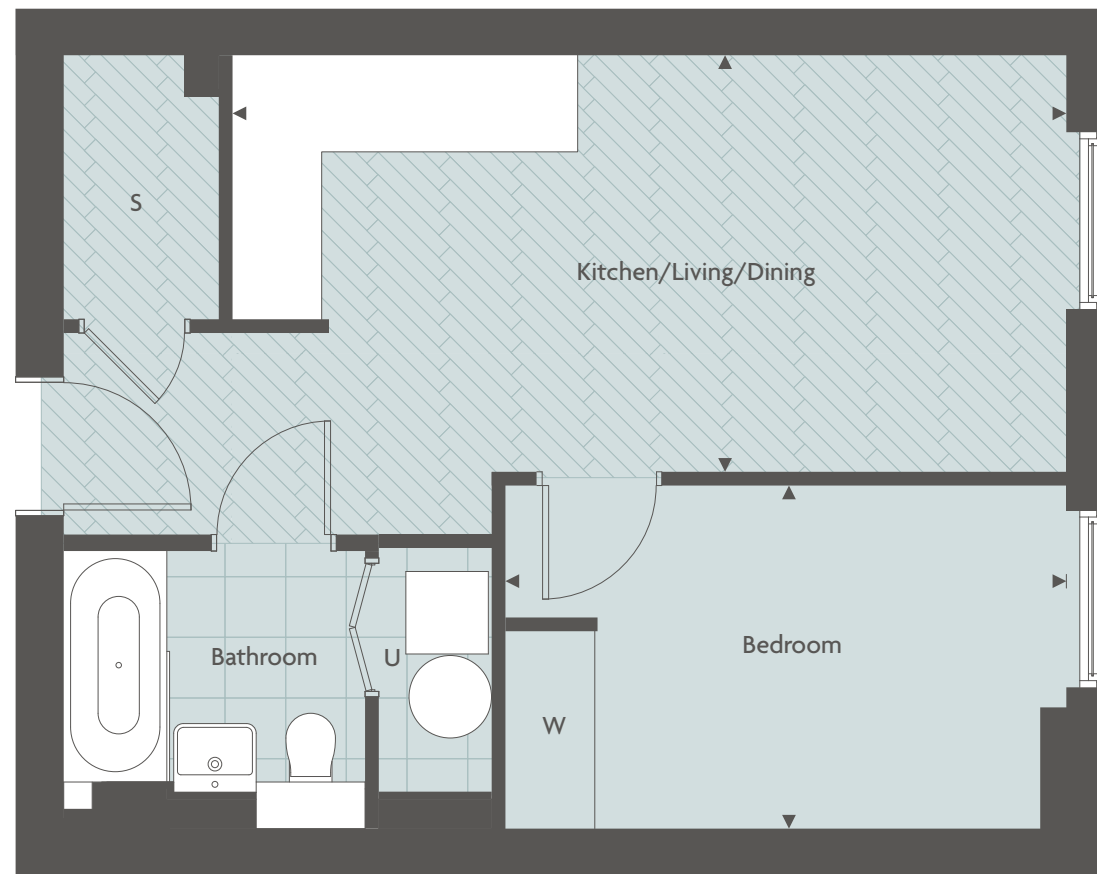
## 1-bedroom apartments

79	F.9.12	Ninth	1 bed
80	F.9.10	Ninth	1 bed
81	F.9.7	Ninth	1 bed
74	F.10.4	Tenth	1 bed
75	F.10.3	Tenth	1 bed
76	F.10.13	Tenth	1 bed
77	F.10.5/6	Tenth	1 bed
78	F.10.11	Tenth	1 bed
79	F.10.12	Tenth	1 bed
80	F.10.10	Tenth	1 bed
81	F.10.7	Tenth	1 bed
74	F.11.4	Eleventh	1 bed
75	F.11.3	Eleventh	1 bed
76	F.11.13	Eleventh	1 bed
77	F.11.5/6	Eleventh	1 bed
78	F.11.11	Eleventh	1 bed
79	F.11.12	Eleventh	1 bed
80	F.11.10	Eleventh	1 bed
81	F.11.7	Eleventh	1 bed

## 2-bedroom apartments

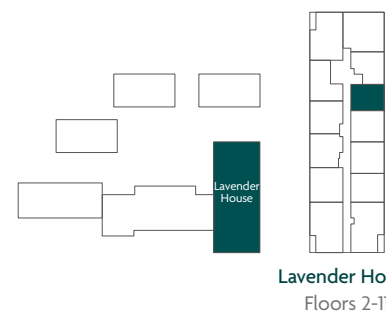
82	F.2.1	Second	2 bed
83	F.2.2	Second	2 bed
84	F.2.9	Second	2 bed
85	F.2.8	Second	2 bed
82	F.3.1	Third	2 bed
83	F.3.2	Third	2 bed
84	F.3.9	Third	2 bed
85	F.3.8	Third	2 bed
82	F.4.1	Fourth	2 bed
83	F.4.2	Fourth	2 bed
84	F.4.9	Fourth	2 bed
85	F.4.8	Fourth	2 bed
82	F.5.1	Fifth	2 bed
83	F.5.2	Fifth	2 bed
84	F.5.9	Fifth	2 bed
85	F.5.8	Fifth	2 bed
82	F.6.1	Sixth	2 bed
83	F.6.2	Sixth	2 bed
84	F.6.9	Sixth	2 bed
85	F.6.8	Sixth	2 bed
82	F.7.1	Seventh	2 bed
83	F.7.2	Seventh	2 bed
84	F.7.9	Seventh	2 bed
85	F.7.8	Seventh	2 bed
82	F.8.1	Eighth	2 bed
83	F.8.2	Eighth	2 bed
84	F.8.9	Eighth	2 bed
85	F.8.8	Eighth	2 bed
82	F.9.1	Ninth	2 bed
83	F.9.2	Ninth	2 bed
84	F.9.9	Ninth	2 bed
85	F.9.8	Ninth	2 bed
82	F.10.1	Tenth	2 bed
83	F.10.2	Tenth	2 bed
84	F.10.9	Tenth	2 bed
85	F.10.8	Tenth	2 bed
82	F.11.1	Eleventh	2 bed
83	F.11.2	Eleventh	2 bed
84	F.11.9	Eleventh	2 bed
85	F.11.8	Eleventh	2 bed

## One-Bedroom Apartment



F.2.4	F.7.4
F.3.4	F.8.4
F.4.4	F.9.4
F.5.4	F.10.4
F.6.4	F.11.4

Kitchen/Living/Dining	19'11" x 9'10"	6070mm x 3000mm
Bedroom	13'5" x 8'2"	4080mm x 2500mm
<b>Total area</b>	<b>437 sq ft</b>	<b>40.69 sq m</b>



W Wardrobe U Utility S Store

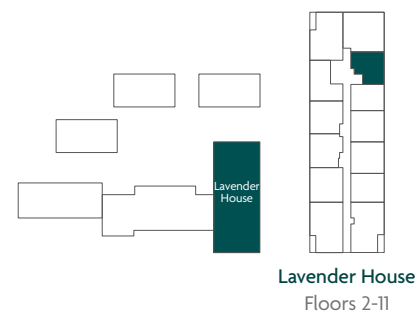
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## One-Bedroom Apartment



F.2.3	F.7.3
F.3.3	F.8.3
F.4.3	F.9.3
F.5.3	F.10.3
F.6.3	F.11.3

Kitchen/Living/Dining	16'2" x 13'10"	4940mm x 4230mm
Bedroom	14'9" x 9'3"	4500mm x 2820mm
<b>Total area</b>	<b>480 sq ft</b>	<b>44.60 sq m</b>



W Wardrobe U Utility S Store

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.



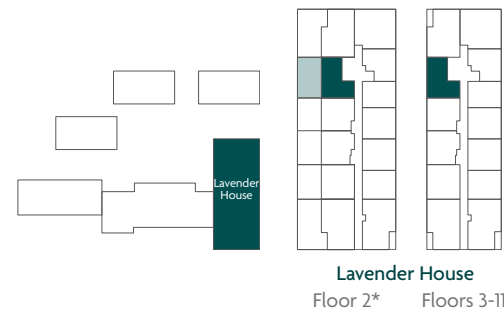
# One-Bedroom Apartment



\*Terrace to apartment F.2.13 only

F.2.13*	F.7.13
F.3.13	F.8.13
F.4.13	F.9.13
F.5.13	F.10.13
F.6.13	F.11.13

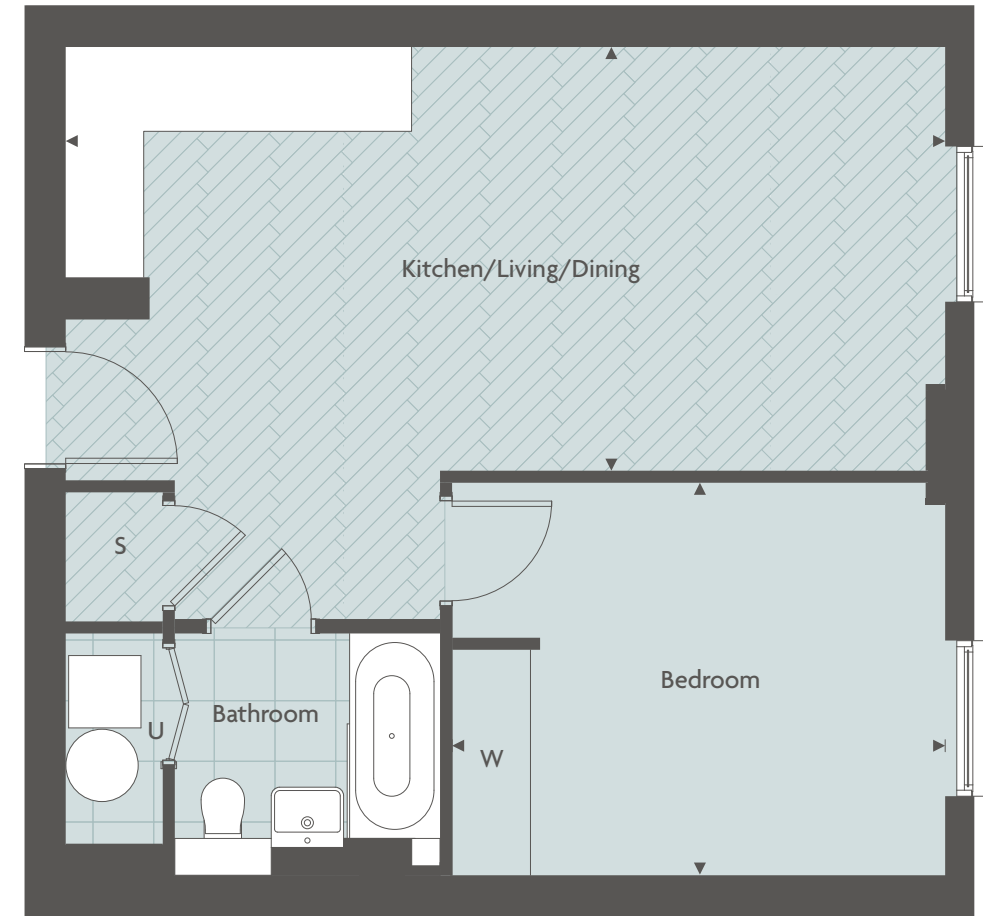
Kitchen/Living/Dining	14'7" x 17'9"	4440mm x 5410mm
Bedroom	9'10" x 11'6"	3000mm x 3520mm
Terrace*	17'1" x 30'7"	5205mm x 9350mm
<b>Total internal area</b>	<b>539 sq ft</b>	<b>50.05 sq m</b>



W Wardrobe U Utility S Store

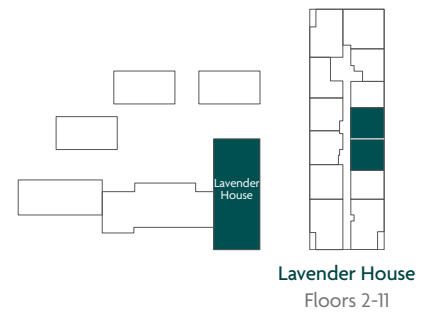
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# One-Bedroom Apartment



F.2.5	F.4.6	F.7.5	F.9.6
F.2.6	F.5.5	F.7.6	F.10.5
F.3.5	F.5.6	F.8.5	F.10.6
F.3.6	F.6.5	F.8.6	F.11.5
F.4.5	F.6.6	F.9.5	F.11.6

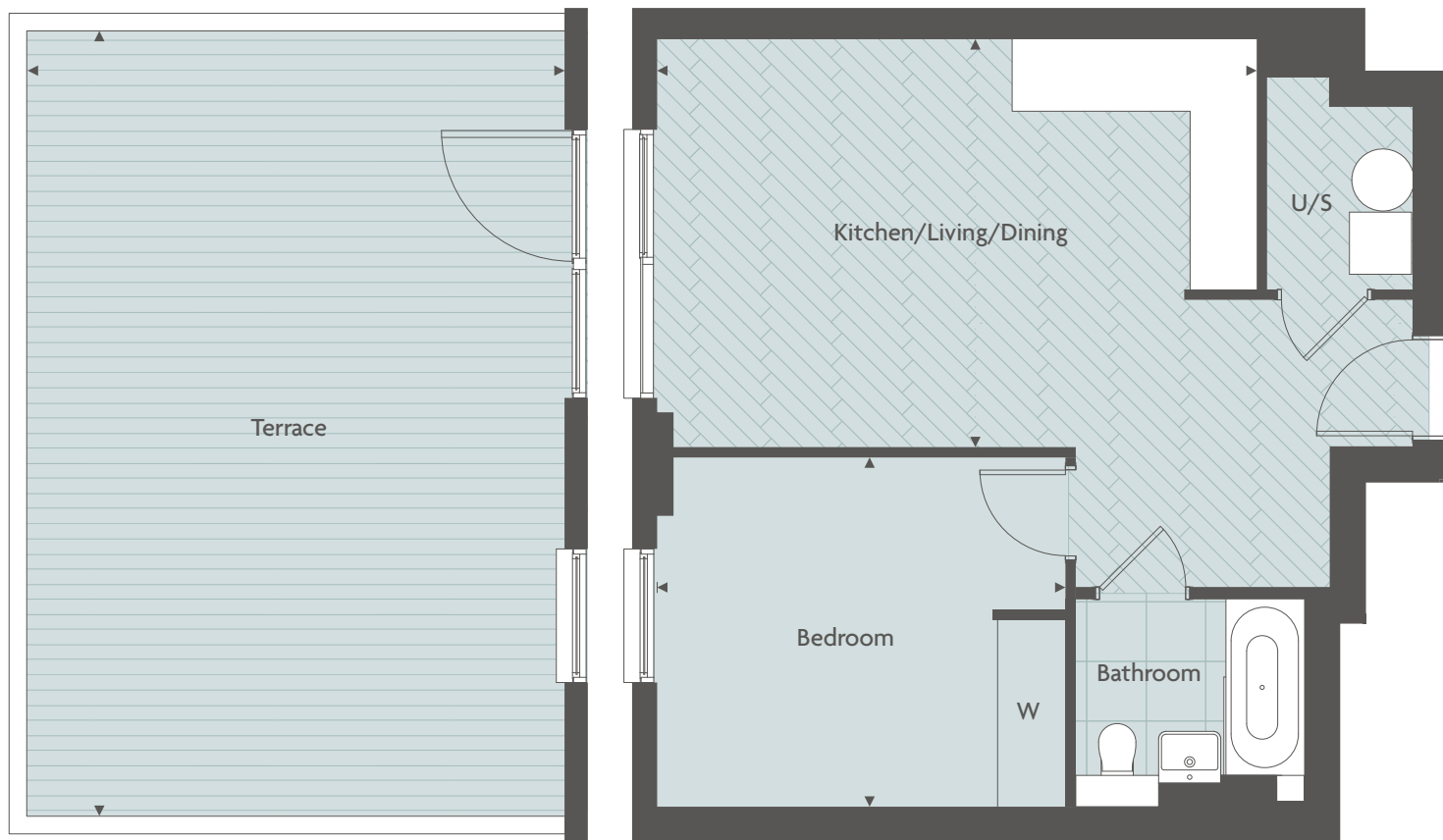
Kitchen/Living/Dining	23'11" x 11'6"	7300mm x 3510mm
Bedroom	13'5" x 10'8"	4090mm x 3250mm
<b>Total area</b>	<b>539 sq ft</b>	<b>50.12 sq m</b>



W Wardrobe U Utility S Store

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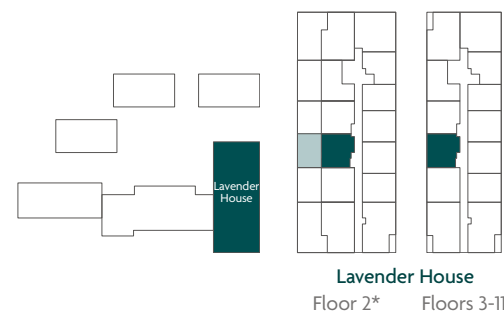
# One-Bedroom Apartment



\*Terrace to apartment F.2.11 only

F.2.11*	F.7.11
F.3.11	F.8.11
F.4.11	F.9.11
F.5.11	F.10.11
F.6.11	F.11.11

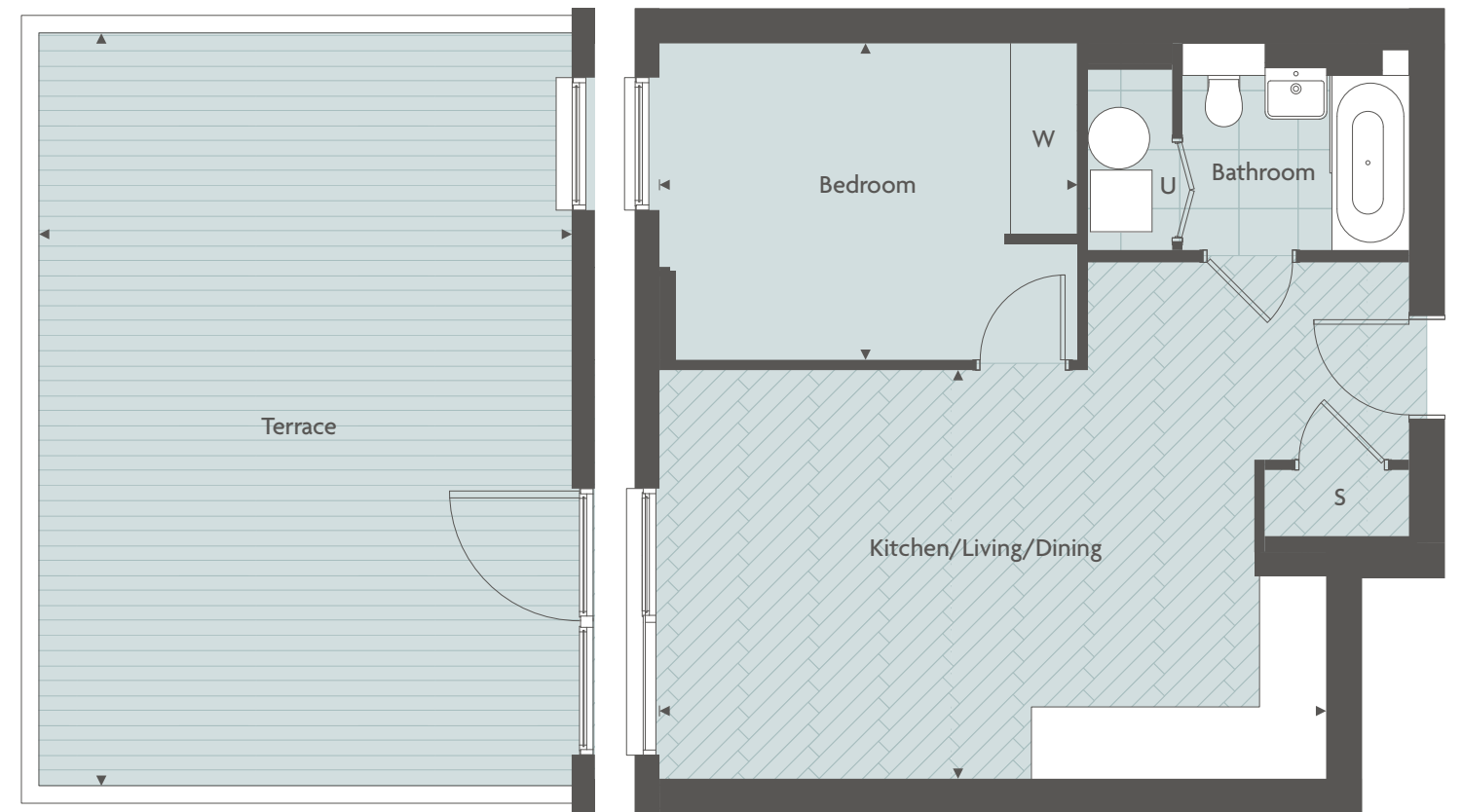
Kitchen/Living/Dining	19'0" x 12'11"	5790mm x 3940mm
Bedroom	12'11" x 11'0"	3940mm x 3370mm
Terrace*	16'11" x 25'3"	5175mm x 7713mm
<b>Total internal area</b>	<b>542 sq ft</b>	<b>50.43 sq m</b>



W Wardrobe U Utility S Store

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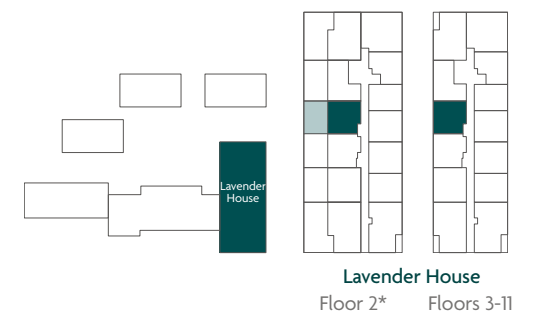
# One-Bedroom Apartment



\*Terrace to apartment F.2.12 only

F.2.12*	F.7.12
F.3.12	F.8.12
F.4.12	F.9.12
F.5.12	F.10.12
F.6.12	F.11.12

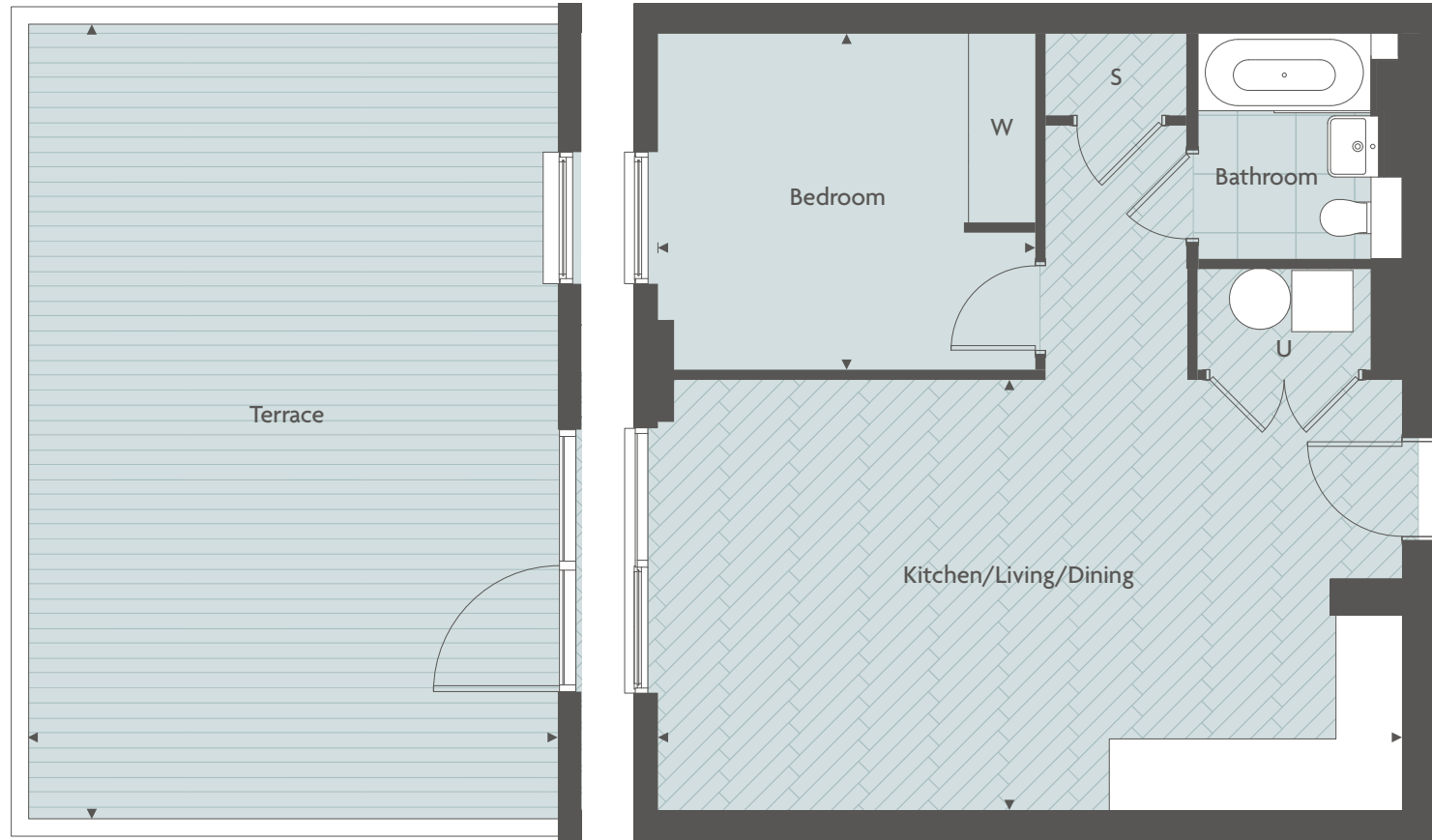
Kitchen/Living/Dining	21'3" x 13'1"	6490mm x 3980mm
Bedroom	13'4" x 10'1"	4070mm x 3080mm
Terrace*	16'11" x 24'5"	5175mm x 7460mm
<b>Total internal area</b>	<b>542 sq ft</b>	<b>50.37 sq m</b>



W Wardrobe U Utility S Store

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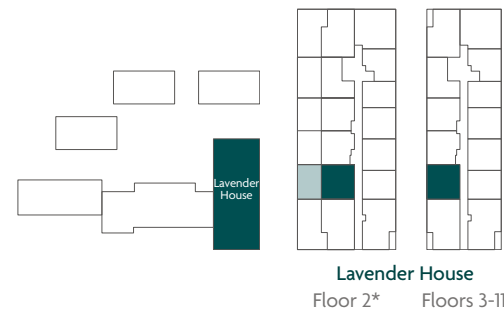
# One-Bedroom Apartment



\*Terrace to apartment F.2.1 only

F.2.10*	F.7.10
F.3.10	F.8.10
F.4.10	F.9.10
F.5.10	F.10.10
F.6.10	F.11.10

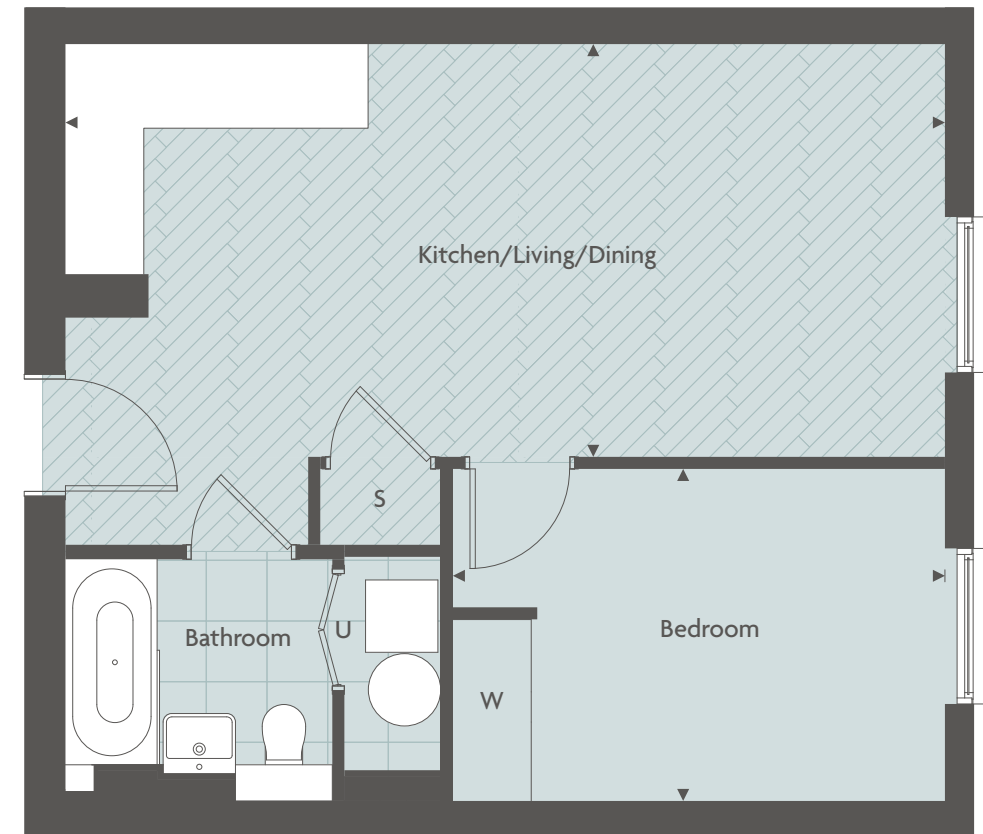
Kitchen/Living/Dining	23'11" x 13'10"	7300mm x 4220mm
Bedroom	12'1" x 10'9"	3700mm x 3290mm
Terrace*	16'11" x 25'10"	5175mm x 7913mm
<b>Total internal area</b>	<b>598 sq ft</b>	<b>55.53 sq m</b>



W Wardrobe U Utility S Store

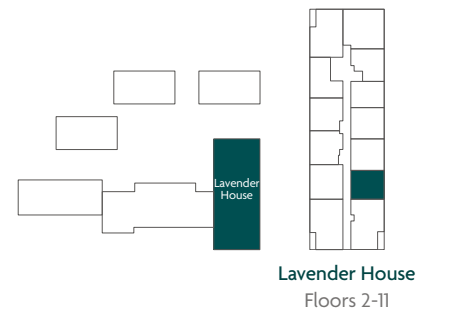
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# One-Bedroom Apartment



F.2.7	F.7.7
F.3.7	F.8.7
F.4.7	F.9.7
F.5.7	F.10.7
F.6.7	F.11.7

Kitchen/Living/Dining	23'11" x 11'3"	7300mm x 3420mm
Bedroom	13'5" x 9'0"	4080mm x 2750mm
<b>Total area</b>	<b>493 sq ft</b>	<b>45.79 sq m</b>



W Wardrobe U Utility S Store

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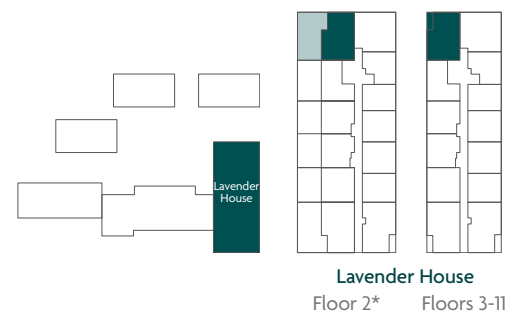
## Two-Bedroom Apartment



\*Terrace to apartment F.2.1 only

F.2.1*	F.7.1
F.3.1	F.8.1
F.4.1	F.9.1
F.5.1	F.10.1
F.6.1	F.11.1

Kitchen/Living/Dining	12'0" x 25'4"	3660mm x 7720mm
Bedroom 1	16'5" x 9'0"	5000mm x 2750mm
Bedroom 2	9'0" x 11'6"	2750mm x 3530mm
Terrace*	21'6" x 35'10"	6588mm x 10960mm
<b>Total internal area</b>	<b>753 sq ft</b>	<b>70 sq m</b>



W Wardrobe U Utility S Store

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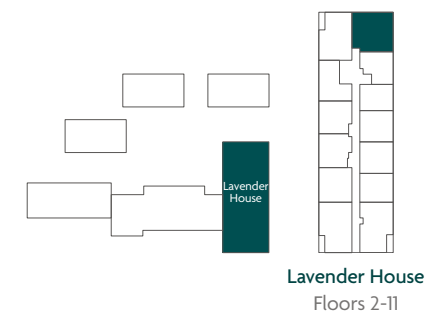


## Two-Bedroom Apartment



F.2.2	F.7.2
F.3.2	F.8.2
F.4.2	F.9.2
F.5.2	F.10.2
F.6.2	F.11.2

Kitchen/Living/Dining	16'8" x 16'6"	5100mm x 5030mm
Bedroom 1	16'9" x 9'1"	5100mm x 2760mm
Bedroom 2	13'0" x 9'10"	3960mm x 3000mm
<b>Total area</b>	<b>753 sq ft</b>	<b>70.07 sq m</b>



W Wardrobe U Utility S Store

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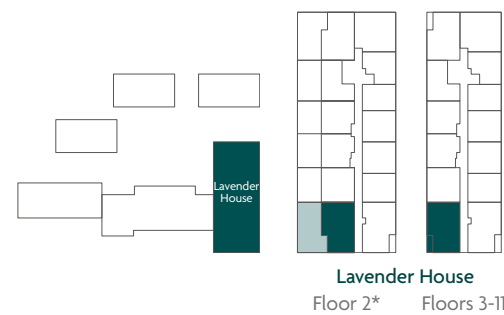
## Two-Bedroom Apartment



\*Terrace to apartment F.2.9 only

F.2.9*	F.7.9
F.3.9	F.8.9
F.4.9	F.9.9
F.5.9	F.10.9
F.6.9	F.11.9

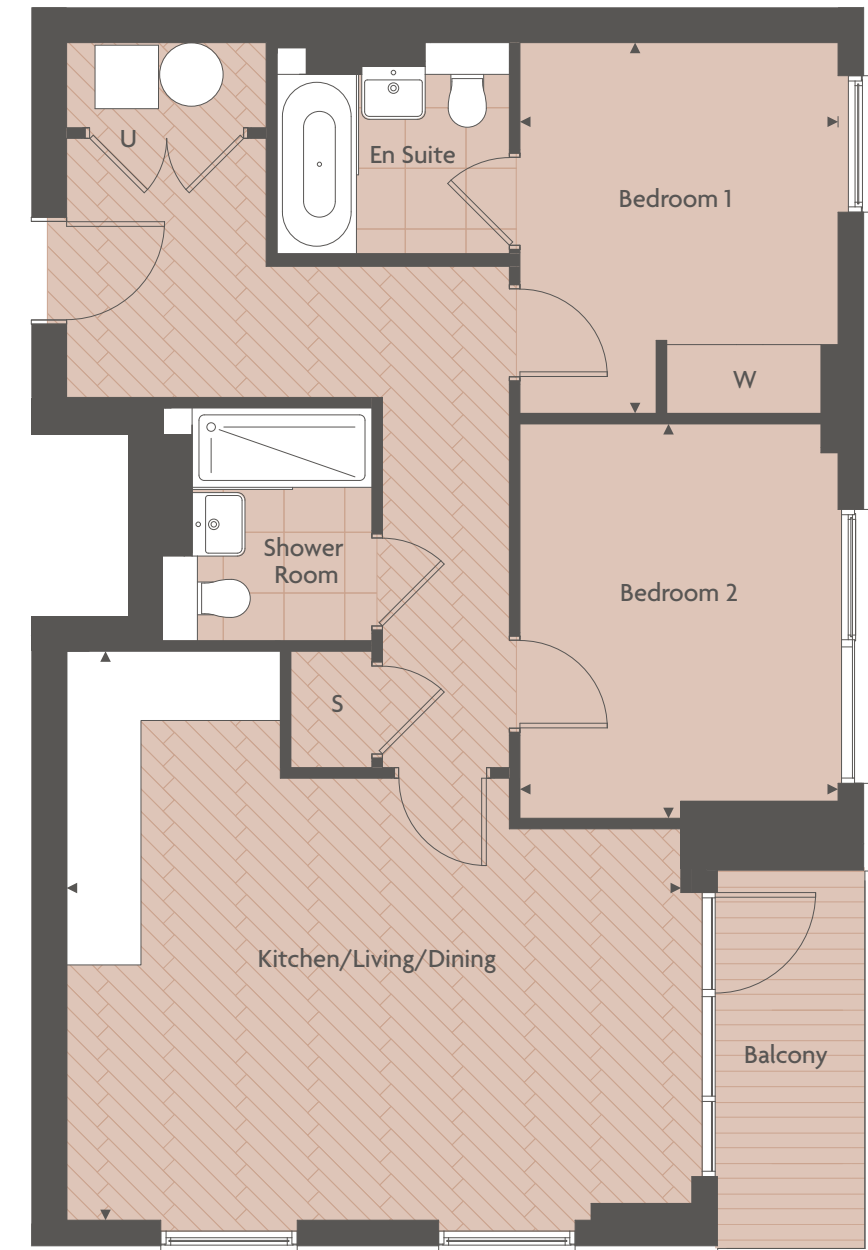
Kitchen/Living/Dining	15'9" x 15'1"	4800mm x 4590mm
Bedroom 1	10'1" x 11'9"	3075mm x 3590mm
Bedroom 2	10'1" x 9'1"	3075mm x 2760mm
Terrace*	21'6" x 37'8"	6588mm x 11527mm
<b>Total internal area</b>	<b>757 sq ft</b>	<b>70.38 sq m</b>



W Wardrobe U Utility S Store

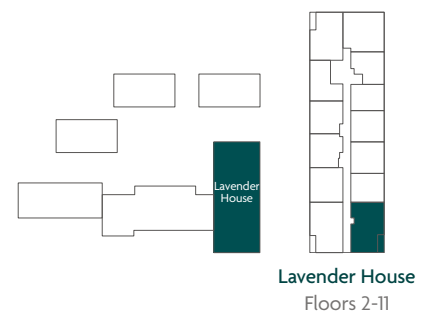
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## Two-Bedroom Apartment



F.2.8	F.7.8
F.3.8	F.8.8
F.4.8	F.9.8
F.5.8	F.1.8
F.6.8	F.11.8

Kitchen/Living/Dining	19'1" x 17'8"	5810mm x 5380mm
Bedroom 1	9'11" x 11'6"	3010mm x 3510mm
Bedroom 2	9'11" x 12'3"	3010mm x 3730mm
<b>Total area</b>	<b>793 sq ft</b>	<b>73.65 sq m</b>



W Wardrobe U Utility S Store

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# 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.



# 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

Berkeley's homes and developments are not just built for today. They are designed to enhance permanently the neighbourhoods in which they are located. We achieve this through our commitment to excellence in design, sensitive landscaping, sympathetic restoration, and impeccable standards of sustainability.

We aim to address the needs not only of our customers but their neighbours and the broader community of which they are a part. It is a long-term view: we want to create exceptional places for people to live, work and relax in, and build communities that will thrive today and for years to come.

## Reducing water use

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

## 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
- A and A+ white goods throughout
- Photovoltaic solar panels on each roof to serve communal areas
- Energy efficient electric individual hot water cylinders
- Mechanical extract ventilation system

Our highly energy efficient homes, utilising a fully electric heating and hot water system, will lower energy consumption, reduce carbon emissions, and improve local air quality.

## 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.

## 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, ensuring the development enhances the ecological value of the site.

## Sustainable travel

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

Space is provided for a desk close to sockets and telephone points so that a home office can be set up, reducing the need to commute.



Computer generated image, indicative only

# A commitment to the future

Over the years, the Berkeley Group has won many prestigious awards for the quality, design and sustainability of its developments.

Our Vision is Berkeley's plan for the business, designed to raise standards higher still. Our goal is to be a world-class company creating successful, sustainable places where people aspire to live.

We take our responsibilities towards our customers, the environment, the workforce and the communities in which we work very seriously.

Our plan for the business has five areas of focus: Customers / Homes / Places / Operations / Our people



## Customer service is our priority

All our customers are provided with a commitment that when they buy a new home from Berkeley they can be safe in the knowledge that it is built to high standards of design and quality with low environmental impact, and that their experience will be a positive one. Each customer receives tailored information relating to their purchase and has a dedicated point of contact throughout.

## The Berkeley Foundation

Berkeley takes social responsibility very seriously. In 2011 we set up The Berkeley Foundation, with the aim of supporting Britain's young people and their communities.

We do this through a number of partner charities that tackle some of the most pressing social problems affecting young people today, including homelessness and unemployment. The money raised comes in part from the Berkeley Group, and also through the tireless and inventive efforts of our staff.

We have set a goal for The Berkeley Foundation to invest £10 million over the next five years to support young people and their communities. Every penny will be spent on charitable activities and worthy causes to ensure that the maximum benefit is achieved.



## 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

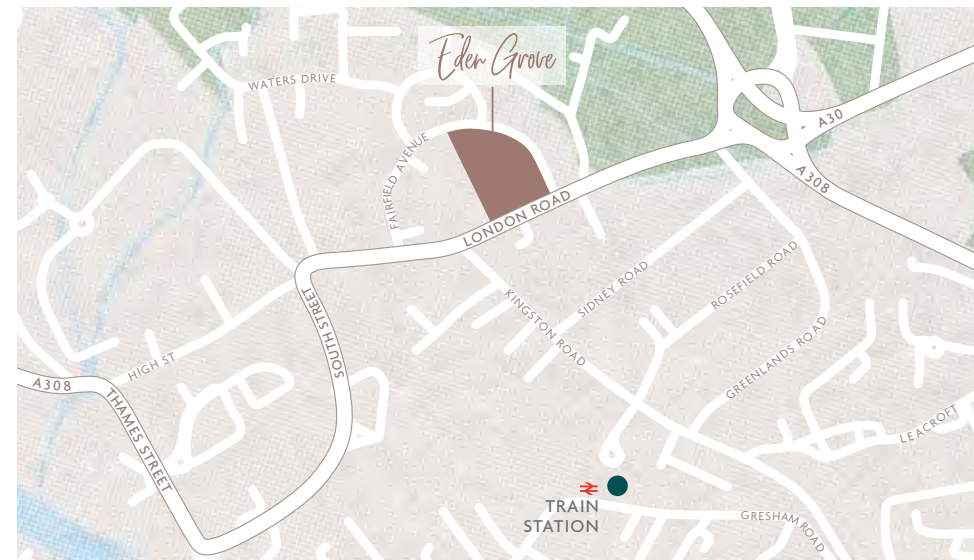
With a richly deserved reputation for quality, the Berkeley Group is proud to have won a number of prestigious awards including the UK's highest accolade for business success, the WhatHouse? Award and Housebuilder of the Year.

### 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, Eden Grove 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

Eden Grove, 17-51 London Road, Staines-upon-Thames TW18 4AE

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

W: [edengrove-londonroad.co.uk](http://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/AC50/0820



Proud to be a member of the Berkeley Group of companies



Berkeley  
Designed for life



**Berkeley**  
Designed for life

### Eden Grove – Lily House

#### 1. Lokasyon:

Projemiz, London Surrey bölgesinde ve Thames nehri üzerindedir.

Projemizde 4 ayrı motivasyon noktası bulunmaktadır. Bunlardan birincisi Heathrow havaalanı olup projemizden sadece 10 dakika sürüş mesafesindedir. Heathrow havaalanı çalışan sayısı olan 76,000 kişinin 56% projemizin olduğu bölge Staines-upon-Thames'ta yer almaktadır.

Projemizin Thames nehrine ve town centre'a uzaklığı 5 dakika yürüme mesafesindedir. Projemizin Staines tren istasyonuna uzaklığı 5 dakika yürüme mesafesindedir. Staines -upon -Thames bölgesinde ki tren hatları ile London Waterloo station'a 35 dakikada varabilirsiniz.

Alternatif tren hattı olan Queen Elizabeth Line önümüzdeki yıl London Heathrow hattı açılacak olup, Heathrowdan Central London'a uzaklığı sadece 20 dakika olacaktır. Surrey belediyesinin planlamasında hızlı tren hattının shuttle ile nehrin kenarında olan Staines istasyonuna bağlanarak bölgenin Zone genişliğini daha da büyütecektir.

Surrey bölgesindeki devlet okullarının 89% 'u A ve A+ (outstanding) olması pandemi dolayısıyla Londranın Zone 1 ve Zone 2 bölgesinden gelen göçün 60%'ına ev sahipliği yapmıştır.

Ayrıca yurtdışından Londra'ya gelen göçün 25% yaşam alanı için yine Surrey bölgesini tercih etmektedir. Surrey bölgesinde yaşamayı tercih eden insan profili, beyaz yakalı üst düzey CEO'lar, direktörler, özellikle teknoloji firması çalışanları , mühendisler ve Heathrow havalimanı çalışanları oluşturmaktadır.

Projemizin ayrı bir motivasyon noktası olan M4 koridoru dediğimiz ve Londra nın Silicon Valley'I olarak adlandırılan Teknoloji Hubinin olduğu bölgesi 2010 yılından günümüze kadar 1100'un üzerinde şirket açılmıştır ve dijitalleşen yeni dünya düzeninde start-up olan firmalar özellikle bu bölgede konumlanmaktadır.

Ayrıca Heathrow havaalanına yakın oluşu firmaların lojistik ihtiyacına en iyi şekilde hizmet etmektedir.

Projemize 18 dakika uzaklıkta olan Eton College , tüm dünya ülkelerindeki bürokrat çocuklarına eğitim vermektedir ve İngiliz parlamentosuna yetiştirilen bakanlar , milletvekilleri bu okuldan mezun olmaktadır. Ayrıca İngilterenin ilk 10'u içerisinde yer alan Royal Holloway Üniversitesi projemize 5 dk sürüş mesafesindedir.

Projemiz Richmond'a sadece 10 dakika uzaklıkta olup, Richmond gibi Londra nın en gözde yerleşim yerinin hemen yanı başındadır. Örnekleme verecek olursak , projemiz Heathrow havaalanına yakınlığı ile Yeşilköy gibi, Richmond bölgesinin hemen yanı başında olması ile de Kemercountry ve Göktürk gibi düşünebilirsiniz.

Sosyal etkinlik olarak, haftasonları kürek çekebilirsiniz, nehirde şampanya eşliğinde bot turu yapabilirsiniz ve Oxford u ziyaret edebilirsiniz, Windsor Castle & Royal Hampton Court Palace'da piknik ve yürüyüş yapabilirsiniz.

Projemiz 6 binadan oluşmakta olup hali hazırda satışı yapılan Lavender House ve yeni satışa açılan Lily House'dur. Lavender House'un satışının 90% tamamlanmıştır.

Lily House- 17 tane 1 yatak odalı daire, 53 tane 2 yatak odalı daire, 13 tane 3 yatak odalı daire bulunmakta olup toplamda 80 daire yer almaktadır.

### **Sosyal İmkanlar:**

Tüm sosyal donatılar Lily House'da yer alıp giriş kısmında sizleri karşılayan concierge, açık alan office space , toplantı salonumuz, sinema salonumuz ve fitness ve gym yer almaktadır. Konut sakinleri bu servislere ücretsiz olarak ulaşabilirler.

### **Daire İc Mekan:**

Tüm pencereler double glazing olup ses ve ısı yalıtımını en iyi şekilde sağlamaktadır. Zemin masif ahşap olup ses yalıtkanlığı kanunda belirtilen dimension'in üzerindedir. Dairelerin beyaz eşyası inşaat firması tarafından verilmekte olup, ankastreler siemens, buzdolabı ve bulaşık makinesi, çamaşır makinesi Grundig markasıdır. Yatak odaları wardrobe ve halıfleks ile gelmektedir , isteğe bağlı olarak değişiklik yapmak istediğinizde sözleşmeniz hazırlanırken bu değişiklikleri sözleşmeye ekletebiliyoruz. Banyoda kullanılan seramikler Vitra olup en iyi kalite kullanılmıştır.

**Communal Space:** Binaların lease suresi 999 yıldır. NHBC tarafından verilen 10 yıllık bina sigortası vardır.

**Car Park:** Projemizde yer alan 6 binanın underground'u kapalı otopark olarak kullanılacaktır ve otopark satış fiyatı £22,500 olup dairemizin fiyatlarına dahil değildir.

**Daire Tipleri –** 1 Yatak Odalı Daireler: £345,000 başlayıp £ 409.500 aralığında yer almaktadır. En küçük dairemiz netinde (süpürülebilir alan) 41.05 m2 olup en büyük dairemiz 53.82 m2'dir.

2 Yatak Odalı Daire - £500,000 - £662,500 fiyat aralığında olup 68.19 m2 en küçük dairemiz olup, 85.1 m2 en büyük iki yatak odalı dairemizdir.

3 yatak odalı daire tek floor planına sahip olup £680,000 ile £760,000 aralığında yer almaktadır ve 94.87 m2'dir.

Developer firma sizlere 3 ayrı renk seçeneği sunmuştur, sözleşmeniz hazır olduktan sonra dairenizin rengini belirliyoruz.

### **Service Charge & Ground Rent:**

**Ground Rent:** 1 yatak odalı dairelerin yıllık ground rent ücreti £250 olup 2 yatak odalı daireler £350 , 3 yatak odalı daireler £450'dur.

**Service Charge:** £3.75-£3.95 per sqft – yıllık. Her bir dairenin metrekare fiyatına uygun olarak hesaplanacaktır.



## Lily House - Eden Grove

17-51 London Road, Staines-Upon-Thames, TW18 4AB

Eden Grove is a collection of beautifully designed contemporary homes, set around a beautiful green courtyard featuring outstanding on-site amenities rarely found in the local area.

### Amenities

- Gym
- Cinema Room
- 24 hours concierge
- Landscaped courtyard
- Co-working facilities with private meeting room

- Tenure :** 999 year Leasehold
- Ground Rent :** Studio apartment
  - 1 bed apartment £250 Per annum
  - 2 bed apartment £350 per annum
  - 3 bed apartment £450 per annum
- Est. Service Charge :** £3.75 to £3.95 per square foot per annum.  
£195 per annum per underground right to park.
- Est. Completion :** Q3 Q4 2024
- Developer :** Berkeley Homes (West London) Ltd
- Car Park :** Underground £22,500 per space

### One Bedroom Apartments

Plot	Floor	Sq ft	Sq m	Bedrooms	Bathrooms	Price (£)	Aspect	Balconies/ Terraces (sqft)
A.0.1	Ground	579	53.82	1	1	£409,500	Courtyard	Terrace
A.0.2	Ground	518	48.11	1	1	£409,500	Courtyard	Terrace
A.0.3	Ground	530	49.2	1	1	£405,000	Courtyard	Terrace
A.0.4	Ground	540	50.15	1	1	RESERVED	Courtyard	Terrace
A.1.6	First	472	43.83	1	1	£345,000	South West	N/A
A.2.7	Second	442	41.05	1	1	£355,000	West	N/A
A.3.7	Third	442	41.05	1	1	£357,500	West	N/A
A.4.7	Fourth	442	41.05	1	1	£360,000	West	N/A
A.5.7	Fifth	442	41.05	1	1	£362,500	West	N/A
A.6.7	Sixth	442	41.05	1	1	£365,000	West	N/A
A.7.7	Seventh	442	41.05	1	1	£367,500	West	N/A
A.8.7	Eighth	442	41.05	1	1	£370,000	West	N/A
A.9.7	Ninth	442	41.05	1	1	£372,500	West	N/A
A.10.7	Tenth	442	41.05	1	1	£375,000	West	N/A
A.11.7	Eleventh	442	41.05	1	1	£380,000	West	N/A
A.12.7	Twelfth	442	41.05	1	1	£385,000	West	N/A
A.13.7	Thirteenth	442	41.05	1	1	RESERVED	West	N/A

### Two Bedroom Apartments

A.0.5	Ground	735	68.26	2	2	£540,000	Courtyard	Terrace
A.1.2	First	789	73.32	2	2	£540,000	Courtyard	N/A
A.1.3	First	772	71.69	2	2	£555,000	Courtyard	Balcony
A.1.4	First	772	71.69	2	2	£500,000	South West	Balcony
A.1.5	First	808	75.9	2	2	£500,000	South West	N/A
A.1.7	First	734	68.19	2	2	£555,000	West	Balcony/ Terrace
A.2.2	Second	789	73.32	2	2	£545,000	Courtyard	N/A
A.2.3	Second	772	71.69	2	2	£560,000	Courtyard	Balcony
A.2.4	Second	772	71.69	2	2	£505,000	South/East/ West	Balcony
A.2.5	Second	808	75.9	2	2	£505,000	South West	N/A
A.2.6	Second	913	85.1	2	2	£560,000	South West	Balcony
A.3.2	Third	789	73.32	2	2	£550,000	Courtyard	N/A
A.3.3	Third	772	71.69	2	2	£565,000	Courtyard	Balcony
A.3.4	Third	772	71.69	2	2	£510,000	South/East/West	Balcony
A.3.5	Third	808	75.9	2	2	£510,000	South West	N/A
A.3.6	Third	913	85.1	2	2	£565,000	South West	Balcony

Plot	Floor	Sq ft	Sq m	Bedrooms	Bathrooms	Price (£)	Aspect	Balconies/ Terraces (sqft)
A.4.2	Fourth	789	73.32	2	2	RESERVED	Courtyard	N/A
A.4.3	Fourth	772	71.69	2	2	£570,000	Courtyard	Balcony
A.4.4	Fourth	772	71.692	2	2	£515,000	South/East/West	Balcony
A.4.5	Fourth	808	75.9	2	2	£515,000	South West	N/A
A.4.6	Fourth	913	85.1	2	2	£575,000	South West	Balcony
A.5.2	Fifth	789	73.32	2	2	£560,000	Courtyard	N/A
A.5.3	Fifth	772	71.69	2	2	£575,000	Courtyard	Balcony
A.5.4	Fifth	772	71.69	2	2	£522,500	South/East/West	Balcony
A.5.5	Fifth	808	75.9	2	2	£522,500	South West	Balcony
A.5.6	Fifth	913	85.1	2	2	£582,500	South West	Balcony
A.6.2	Sixth	789	73.32	2	2	£565,000	Courtyard	N/A
A.6.3	Sixth	772	71.69	2	2	£580,000	Courtyard	Balcony
A.6.4	Sixth	772	71.69	2	2	£530,000	South/East/West	Balcony
A.6.5	Sixth	808	75.9	2	2	£530,000	South West	N/A
A.6.6	Sixth	913	85.1	2	2	£590,000	South West	Balcony
A.7.2	Seventh	789	73.32	2	2	£570,000	Courtyard	N/A
A.7.3	Seventh	772	71.69	2	2	£585,000	Courtyard	Balcony
A.7.4	Seventh	772	71.69	2	2	£537,500	South/East/ West	Balcony
A.7.5	Seventh	808	75.9	2	2	£537,500	South West	N/A
A.7.6	Seventh	913	85.1	2	2	£597,500	South West	Balcony
A.8.2	Eighth	789	73.32	2	2	£575,000	Courtyard	N/A
A.8.3	Eighth	772	71.69	2	2	£590,000	Courtyard	Balcony
A.8.4	Eighth	772	71.69	2	2	£542,000	South/East/ West	Balcony
A.8.5	Eighth	808	75.9	2	2	£545,000	South West	N/A
A.8.6	Eighth	913	85.1	2	2	£605,000	South West	Balcony
A.9.2	Ninth	789	73.32	2	2	£580,000	Courtyard	N/A
A.9.3	Ninth	772	71.69	2	2	£595,000	Courtyard	Balcony
A.9.4	Ninth	772	71.69	2	2	£549,500	South/East/ West	Balcony
A.9.5	Ninth	808	75.9	2	2	£552,500	South West	N/A
A.9.6	Ninth	913	85.1	2	2	£612,500	South West	Balcony
A.10.2	Tenth	789		2	2	£587,500	Courtyard	N/A
A.10.3	Tenth	772	71.69	2	2	£602,500	Courtyard	Balcony
A.10.4	Tenth	772	71.69	2	2	£559,500	South/East/ West	Balcony
A.10.5	Tenth	808	75.9	2	2	£562,500	South West	N/A
A.10.6	Tenth	913	85.1	2	2	£622,500	South West	Balcony
A.11.2	Eleventh	789	73.32	2	2	£595,000	Courtyard	N/A



Plot	Floor	Sq ft	Sq m	Bedrooms	Bathrooms	Price (£)	Aspect	Balconies/ Terraces (sqft)
A.11.3	Eleventh	772	71.69	2	2	£610,000	Courtyard	Balcony
A.11.4	Eleventh	772	71.69	2	2	£569,500	South/East/ West	Balcony
A.11.5	Eleventh	808	75.9	2	2	£572,500	South West	N/A
A.11.6	Eleventh	913	85.1	2	2	£632,500	South West	Balcony
A.12.2	Twelfth	789	73.32	2	2	£605,000	Courtyard	N/A
A.12.3	Twelfth	772	71.69	2	2	£620,000	Courtyard	Balcony
A.12.4	Twelfth	772	71.69	2	2	£579,500	South/East/ West	Balcony
A.12.5	Twelfth	808	75.9	2	2	£582,500	South West	N/A
A.12.6	Twelfth	913	85.1	2	2	£642,500	South West	Balcony
A.13.2	Thirteenth	789	73.32	2	2	£625,500	Courtyard	N/A
<b>A.13.3</b>	<b>Thirteenth</b>	<b>772</b>	<b>71.69</b>	<b>2</b>	<b>2</b>	<b>RESERVED</b>	<b>Courtyard</b>	<b>Balcony</b>
A.13.4	Thirteenth	772	71.69	2	2	£599,500	South/East/ West	Balcony
A.13.5	Thirteenth	808	75.9	2	2	£602,500	South West	N/A
A.13.6	Thirteenth	913	85.1	2	2	£662,500	South West	Balcony

### Three Bedroom Apartments

A.1.1	First	1021	94.87	3	2	£685,000	Courtyard	Balcony/Double
A.2.1	Second	1021	94.87	3	2	£680,000	Courtyard	Balcony
A.3.1	Third	1021	94.87	3	2	£685,000	Courtyard	Balcony
A.4.1	Fourth	1021	94.87	3	2	£690,000	Courtyard	Balcony
A.5.1	Fifth	1021	94.87	3	2	£695,000	Courtyard	Balcony
A.6.1	Sixth	1021	94.87	3	2	£700,000	Courtyard	Balcony
A.7.1	Seventh	1021	94.87	3	2	£705,000	Courtyard	Balcony
A.8.1	Eighth	1021	94.87	3	2	£710,000	Courtyard	Balcony
A.9.1	Ninth	1021	94.87	3	2	£715,000	Courtyard	Balcony
A.10.1	Tenth	1021	94.87	3	2	£720,000	Courtyard	Balcony
A.11.1	Eleventh	1021	94.87	3	2	£730,000	Courtyard	Balcony
A.12.1	Twelfth	1021	94.87	3	2	£740,000	Courtyard	Balcony
A.13.1	Thirteenth	1021	94.87	3	2	£760,000	Courtyard	Balcony

These prices are valid until 27/02/2022

**Contact**

01784 608 030

**Opening Hours:**

10am - 6pm daily (10am - 8pm Thursdays)

**Email:**

[sales@edengrove-londonroad.co.uk](mailto:sales@edengrove-londonroad.co.uk)

**Website:**

[www.edengrove-londonroad.co.uk](http://www.edengrove-londonroad.co.uk)

RESERVATION PROCEDURE

£2,000 reservation fee payable

Payment can be made with either a credit/ debit card (not AMEX) or cheque payable to Berkeley Homes (West London) Ltd. For every named purchaser on the reservation form, or paying any portion of funds, the following identification must be supplied in order to satisfy Berkeley's Anti Money Laundering regulations:

1. Proof of identity (passport or driving license)
2. Proof of address (Utility bill or bank statement less than 3 months old).

Following reservation purchasers are required to enter into a binding contract to purchase within 21 days of receipt of contract papers by their solicitor and when a 10% deposit (less the initial reservation fee); a further 10% Second Part Payment is payable after 12 months and an additional 5% Third Part Payment is payable after 18 months. The balance of 75% of the purchase price is due upon legal completion.

[www.berkeleygroup.co.uk](http://www.berkeleygroup.co.uk)