



Eder Grove

THE PAVILIONS

STAINES-UPON-THAMES

HOLLY HOUSE

Berkeley
Designed for life

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THE APARTMENTS



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

Unparalleled residents' facilities including a spacious gymnasium, co-working space, cinema and 24-hour concierge ensure Eden Grove has everything you need to enjoy a healthy and well-balanced life.

*The Pavilions: a new collection
of homes that deliver the best in
modern living*

VIEW OF THE PAVILIONS
FROM BIRCH GREEN



ST ANN'S HILL PARK

WOKING

THORPE HAY MEADOW

VIRGINIA WATER

TWO RIVERS
SHOPPING CENTRE


STAINES
TRAIN STATION

BIRCH GREEN

THE RIVER THAMES

STAINES-UPON-THAMES
HIGH STREET

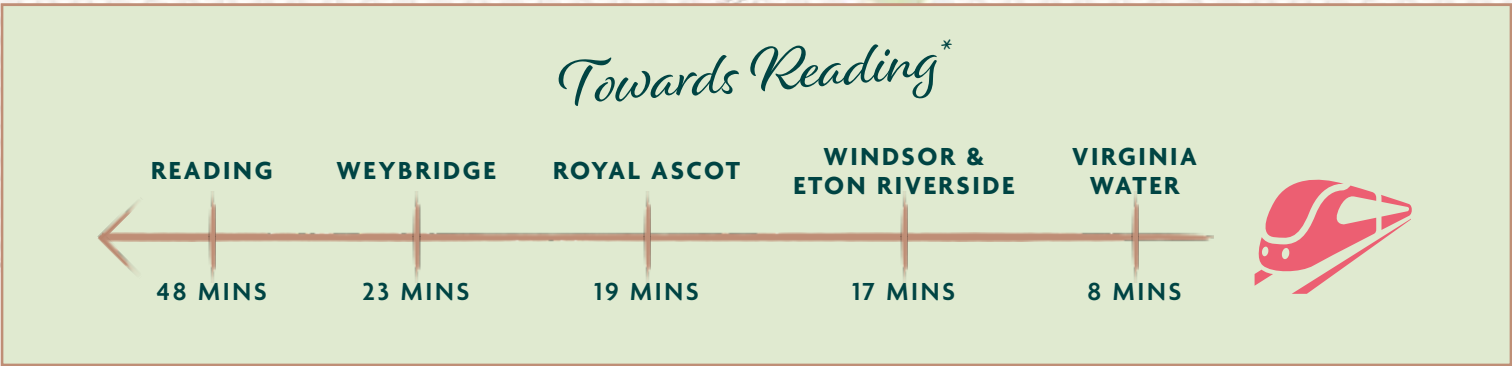
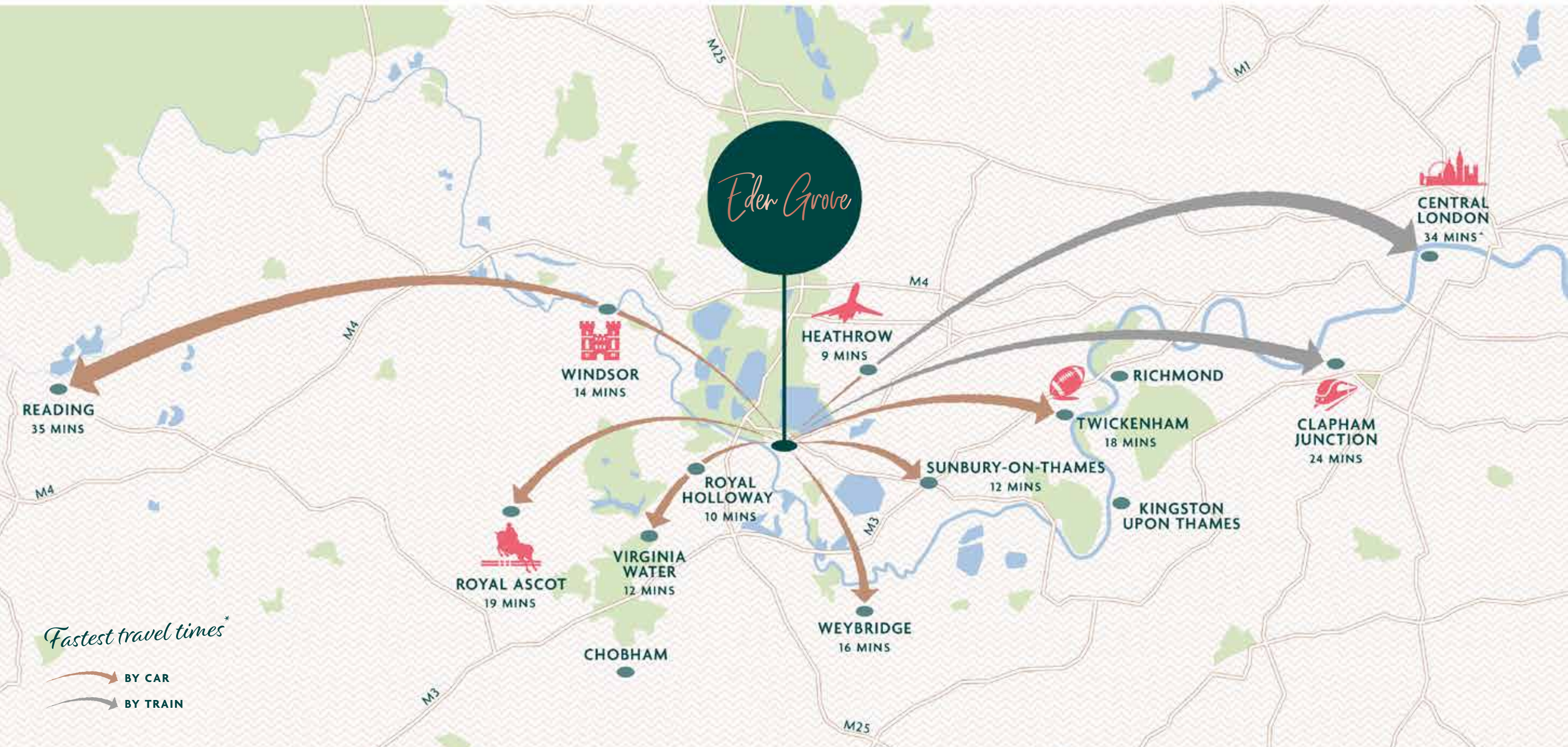
Eden Grove

VIEW TOWARDS EDEN GROVE
FROM THE KING GEORGE VI RESERVOIR

LONDON AND BEYOND

WITHIN EASY REACH

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



*Based on travel time to London Waterloo. Map not drawn to scale and illustrative only.

*Fastest travel times, source: google.com/maps. Train times from Staines train station.

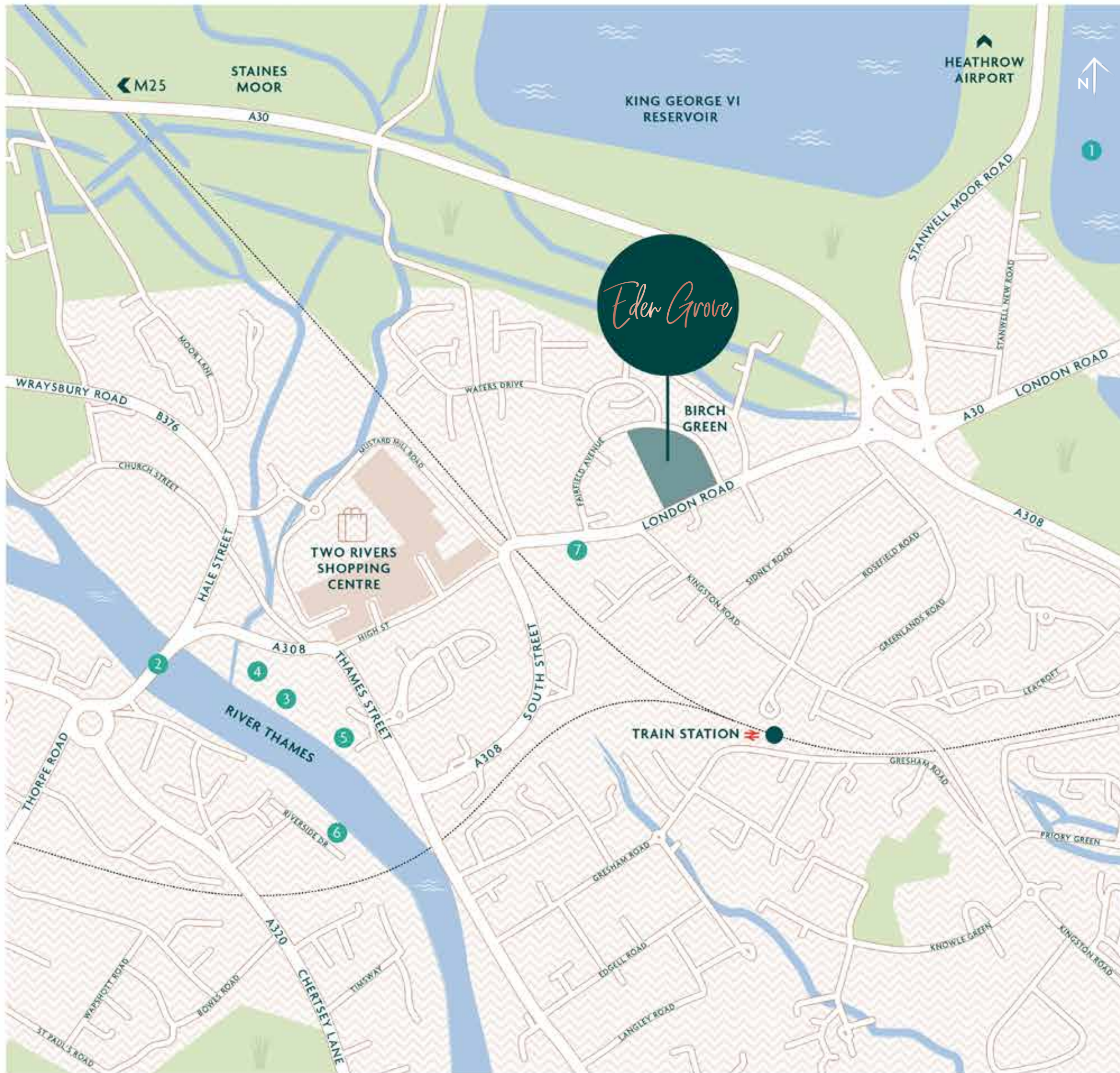


EDEN GROVE IS RICH IN CHOICE FOR BOTH *LIVING AND LEISURE*

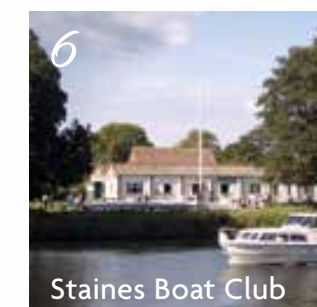
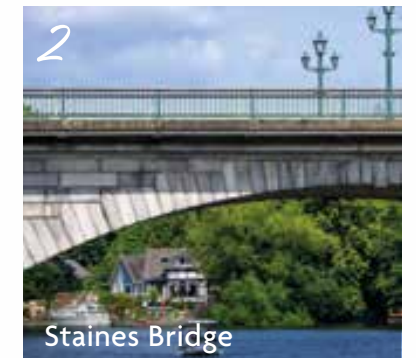
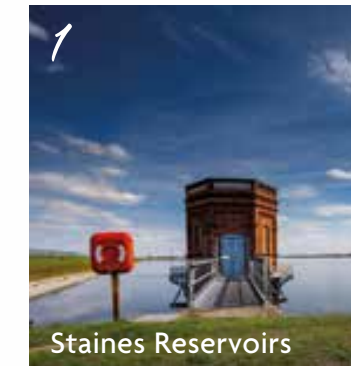
On the banks of the magnificent River Thames in the lush, abundant county of Surrey, Staines-upon-Thames has the best of all worlds – green spaces, a bustling town centre with thriving shops and restaurants and a short commute into London.



Boating on the River Thames



TAKE A LOOK AT *WHAT'S ON YOUR DOORSTEP*



*Explore our
Local Area Guide*

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.

Take a 10-minute walk from Eden Grove to stroll along the leafy towpaths of the River Thames.

Enjoy the sights and sounds of the natural world and the gentle splash of oars as you watch the boats go by. Waterside living is the perfect way to relax.



EMBRACE TRANQUILLITY
AND WELLNESS,
SURROUNDED BY
SERENE *GREEN SPACES*

North Downs, Surrey

The *delightful*
outdoors on your
doorstep

On the edge of London's green belt, Staines-upon-Thames provides access to a wealth of open spaces that are protected by law. From formal gardens to open countryside, waterside walks to ancient woods, the rich variety of the natural world is waiting for you to discover.

Did you know?

Eden Grove's overall area includes almost *one acre* of *green space* and a *high air quality* index[^]



HOT YOGA CLUB[°]



WALKING GROUP[°]



STAINES BOAT CLUB[°]



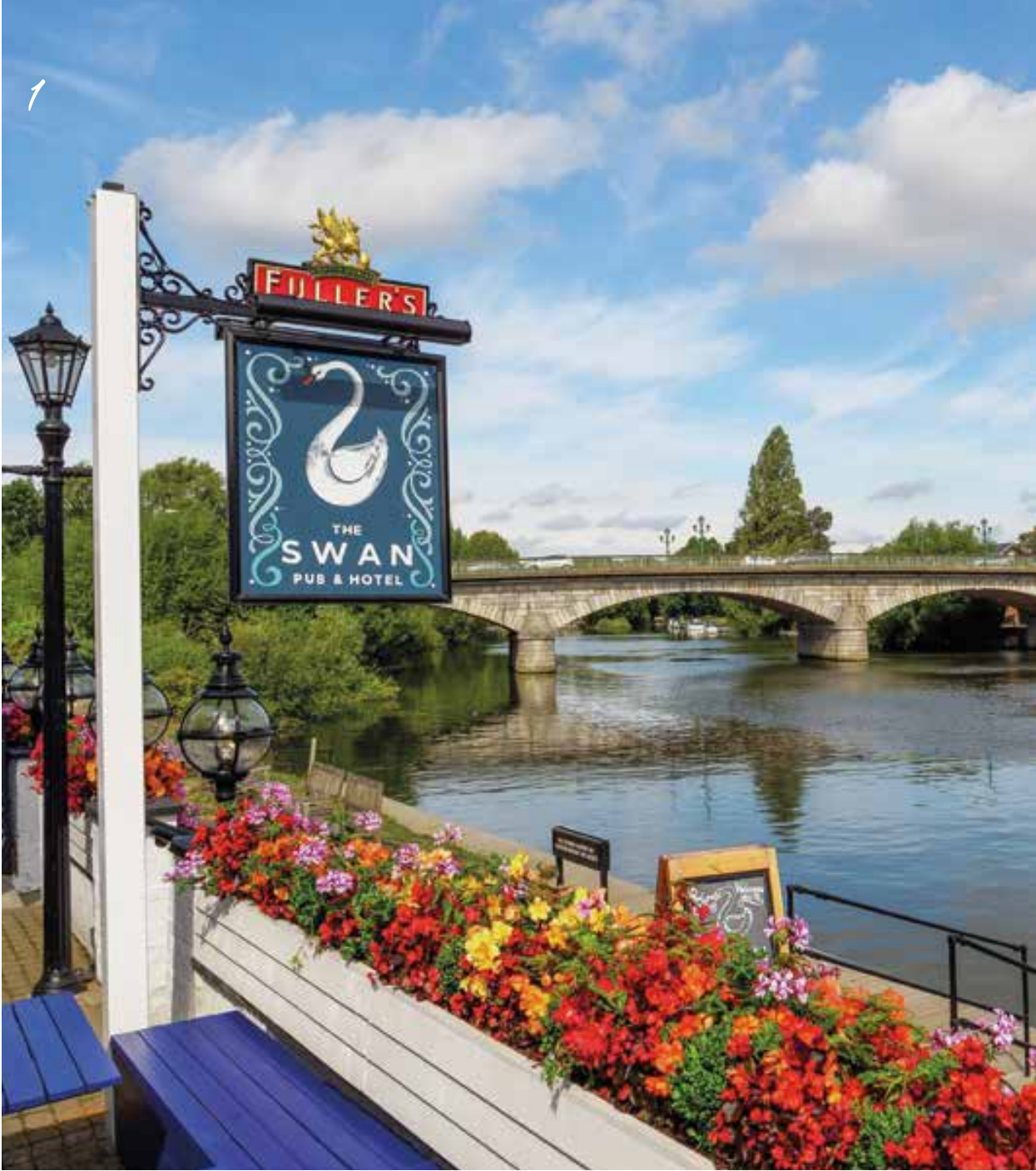
CYCLING CLUB[°]

DISCOVER *GREAT* FOOD IN *RELAXED* SETTINGS

There are so many places to enjoy good food in Staines-upon-Thames and the towns and villages that surround it. Choose from relaxed waterside bars, gastropubs, award-winning fine dining, intimate brasseries in town or silver service on a country estate.



Swans on the Thames



WINING *AND* DINING

The Swan Pub & Hotel

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.

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 & artisan foods and fine crafts.

The Bells Pub

Settle in after a long walk for a Sunday lunch at The Bells. A traditional countryside pub with a sunny courtyard and cosy fire, relax and unwind on your visit.

FLY ME
TO...



With Heathrow International Airport a convenient 9 minute* drive away, a home at Eden Grove puts the world on your doorstep.

Connectivity
is the lifeblood
of every
modern city



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

HEATHROW AIRPORT^		80.1 MILLION PASSENGERS PER ANNUM	THE AIRPORT SUPPORTS 76,000 JOBS GENERATED BY OVER 400 COMPANIES
89 AIRLINES	214 DESTINATIONS	84 COUNTRIES	2 FULL LENGTH RUNWAYS & 4 OPERATIONAL TERMINALS

*Travel times are approximate, source: google.com maps
^Source: heathrow.com



*Travel times are approximate, source: google.com/maps

PART OF A GLOBAL POWERHOUSE

This area is home to Shepperton Studios, a movie-making powerhouse where many of the world's best-loved films, from James Bond to Harry Potter, are produced.

The renowned studios underwent a £500m expansion courtesy of Netflix and Amazon Prime Video, making Shepperton Studios their primary production facilities and the second largest studio in the world.



A hotspot of creative talent

The UK film industry is set to create over 10,000 new jobs over the next five years, with the expansion of Shepperton Studios a key factor in this growth.

SHEPPERTON STUDIOS IS THE
SECOND BIGGEST
STUDIO IN THE WORLD

THE EXPANSION CREATED
4,500 NEW JOBS

IT NOW INCLUDES
31 SOUND STAGES
COVERING 1.5 MILLION SQ FT

AND IT CONTRIBUTES
£141 MILLION
A YEAR TO THE UK ECONOMY

STAINES-UPON-THAMES BUSINESS HIGHLIGHTS



over 3,500
LOCAL RESIDENTS
EMPLOYED AT
HEATHROW AIRPORT*

Ranked in
the top 10%
IN ALL OF UK
FOR LONG TERM
BUSINESS GROWTH**



over 620
NEW BUSINESS
START-UPS EACH YEAR*

97.2%
ACCESS TO ULTRA
FAST BROADBAND*



62%
RESIDENTS COMMUTE
LESS THAN 10KM
(6.2 MILES)*

34 Mins
COMMUTE BY TRAIN
TO LONDON
WATERLOO^



over 50%
OF HEATHROW
EMPLOYEES
RESIDE IN THE
LOCAL AREA*

House prices
have risen 22%
OVER THE PAST 5 YEARS
COMPARED TO 17%
ACROSS SURREY AND
20% IN LONDON



EDEN GROVE IS ONE OF THE FIRST NEW DEVELOPMENTS OF THIS QUALITY AND SIZE IN *STAINES-UPON-THAMES*. THERE ARE A *FURTHER 1,800 HOMES* PLANNED FOR THIS AREA THAT WILL BOOST THE *REGENERATION EFFECT*

Regeneration is at the heart of the new Staines-upon-Thames. New neighbourhoods are offering new homes and modern solutions for living. A new generation of Staines-upon-Thames residents will be supported by a major programme of investment, capitalising on the town's riverside location and heritage to create a welcoming, thriving community.



Lino Statue

Regeneration revitalises and *enhances*. It's an investment for the *future*

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



Reading Business Park

EDUCATION ON *YOUR DOORSTEP*

93% of the schools within a 5-mile radius of Eden Grove are Ofsted rated as ‘Outstanding’ or ‘Good’, demonstrating the high-quality of schooling in the local area. A home at Eden Grove puts a great school for your child within easy reach.



PRIMARY SCHOOLS

STAINES PREPARATORY SCHOOL
ISI INSPECTED SCHOOL – 0.7 MILES*

RIVERBRIDGE PRIMARY SCHOOL
OFSTED GOOD – 1.0 MILES*

HYTHE COMMUNITY PRIMARY SCHOOL
OFSTED GOOD – 1.2 MILES*

BUCKLAND PRIMARY SCHOOL
OFSTED GOOD – 1.6 MILES*

ASHFORD PARK PRIMARY SCHOOL
OFSTED GOOD – 2.2 MILES*

*Travel times and distances are approximate, source: google.com/maps

SECONDARY SCHOOLS

THE MATTHEW ARNOLD SCHOOL
OFSTED GOOD – 1.3 MILES*

THOMAS KNYVETT COLLEGE
OFSTED GOOD – 1.8 MILES*

TASIS - THE AMERICAN SCHOOL IN ENGLAND
ISI INSPECTED SCHOOL – 3.4 MILES*

SIR WILLIAM PERKINS'S SCHOOL
ISI INSPECTED SCHOOL – 4.6 MILES*

ST PAUL'S CATHOLIC COLLEGE
OFSTED OUTSTANDING – 4.6 MILES*

ROYAL HOLLOWAY, UNIVERSITY OF LONDON

Creating positive change

Founded in 1886 and ranked one of the UK's top 20 universities, **Royal Holloway** is 3.1 miles away from Eden Grove. That's just 6 minutes by car.*

The university is a leading research-intensive institution with 6 schools, 21 academic departments and approximately 10,500 students from 100 different countries.

The historic campus is also home to some of the world's most spectacular university buildings.



Founded over
170 years ago to
transform lives
through education
and create
positive change



*For more detailed
information about education
opportunities in the area,
read our Education Guide*

Blue skies,
green spaces and
a breath of
fresh air



A NEW DESTINATION DESIGNED FOR LOCAL LIVING

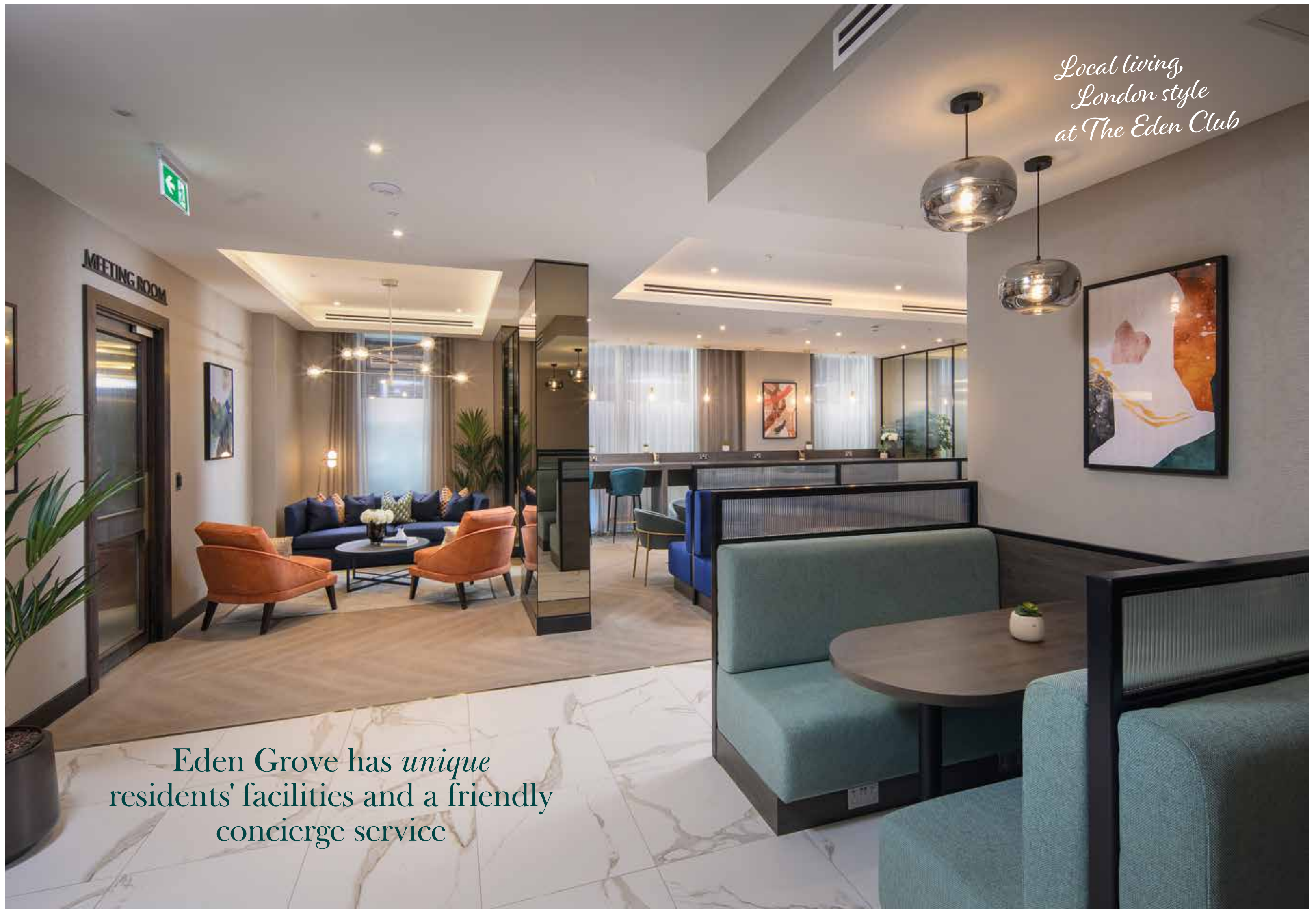
Arranged around the beautifully landscaped central courtyard, Eden Grove consists of six individually designed buildings.

The Pavilions are located to the north of the central courtyard with main views over the water feature and towards the reservoirs. These buildings benefit from The Eden Club facilities in Lily House.

Key features

- 1 The Eden Club
- 2 Retail units
- 3 Water feature
- 4 Central courtyard
- 5 Natural play areas
- 6 Car club parking bays
- 7 Entrance to underground car park
- 8 Wellness garden





*Local living,
London style
at The Eden Club*

Eden Grove has *unique*
residents' facilities and a friendly
concierge service

A WARM WELCOME AWAITS YOU FROM *THE CONCIERGE*

With the convenience of a 24-hour concierge, co-working space and impressive internet connectivity, the facilities at The Eden Club deliver unparalleled support for today's rapidly changing work patterns.

This welcoming space a short walk from your front door is perfect for when you want to work from home, with comfortable seats, a tea & coffee station and plenty of charging ports for your devices. There's also a private meeting room you can book through the concierge or the residents' portal.



Co-working space

The ability to work
from your own
home brings *flexibility*
and an invaluable
work-life balance

The Eden Club

24-HOUR
CONCIERGE

Enjoy a
movie with
friends in the
private cinema,
moments from
your home

CO-WORKING
SPACE

WELLNESS
GARDEN

CINEMA
ROOM

MEETING
ROOM

GYMNASIUM

SPIN
STUDIO

Start your day at the *on-site*
gymnasium, then catch up on
emails in the comfort of the
co-working space

STYLISH AMENITIES ALL UNDER ONE ROOF

On the ground floor of Lily House, The Eden Club gymnasium is arranged over 2,300 square feet and is equipped with a wide variety of fitness machines and free weights. Whether you are pursuing a particular fitness goal or just looking to have some fun, The Eden Club is the perfect venue.



Meeting
neighbours and
making *friends*
while enjoying
the *array* of
fantastic leisure
facilities



*Kick back in the
private cinema and
enjoy some post-workout
relaxation*

2,300 SQ FT GYMNASIUM	SPIN STUDIO
FREE WEIGHTS AREA	PULSE FITNESS TREADMILLS
CONCEPT 2 ROWING MACHINES	PRIVATE CINEMA ROOM



*Something
for
everyone*

LAUREL HOUSE

HOLLY HOUSE





A SYMPHONY OF *STYLE AND COMFORT* IN CUTTING-EDGE *INTERIOR DESIGN*

Every day begins in comfort and style in your perfectly proportioned 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.

Step through your
front door and
revel in that *special*
feeling of
coming home



*Take a
closer
look*



*Light and airy spaces
designed for your
every comfort*



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 of the walls and floor.



A HIGH QUALITY SPECIFICATION

KITCHENS

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



BATHROOMS

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

SHOWER ROOMS

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

INTERIOR FINISHES

- Feature entrance door with feature ironmongery
- Painted finish to internal doors
- White painted architraves and skirting, tiled skirting to wet areas where applicable
- Matt emulsion paint finish to walls and ceiling
- Fitted wardrobe to bedroom 1 – internal fittings include rail and shelf where shown on layouts
- Luxury vinyl flooring to hallway, kitchen, dining, living, store and utility cupboards
- Carpet floor finish to bedrooms

ELECTRICAL FITTINGS

- LED / energy efficient downlights throughout
- Zoned ceiling lighting to suit room
- Pre-wired for future pendant lighting by purchaser (suitable for chandelier) to dining area and bedroom 1
- Lighting to hallway cupboards
- Television (wired for terrestrial and Virgin) points to living room and bedroom 1
- USBC sockets to kitchen and bedroom 1
- White sockets and switches throughout (excluding high-level kitchen sockets)

HEATING

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

TERRACES / BALCONIES

- Terraces / balconies to select apartments

SECURITY

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

PEACE OF MIND

- 999 year lease
- All apartments benefit from a 10-year NHBC buildmark warranty

Communal spaces

FACILITIES

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

CAR PARKING

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

MANAGEMENT

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



*Included in three bedroom apartments only.

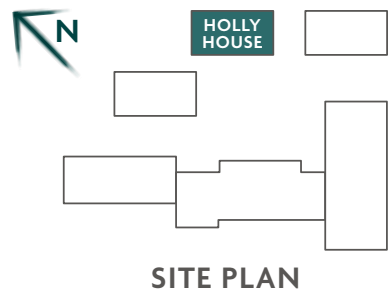
^Subject to availability. Contact the Sales Team for more information.

Specification based on a standard two bedroom apartment. Your attention is drawn to the fact that it may not be possible to provide branded products as referred to in the specification. In such cases, a similar alternative will be provided. Berkeley reserves the right to make these changes if required.

Computer Generated Images indicative only.

THE PAVILIONS

APARTMENT LOCATOR



Studio apartments

PAGE	APARTMENT	LEVEL	TYPE	BEDROOMS	TOTAL INTERNAL AREA		EXTERNAL AREA	
					SQ M	SQ FT	SQ M	SQ FT
52	D.0.5	Ground	MD	Studio	38	413	6	66
52	D.1.5	1	MD	Studio	38	413	-	-
52	D.2.5	2	MD	Studio	38	413	-	-
52	D.3.5	3	MD	Studio	38	413	-	-
52	D.4.5	4	MD	Studio	38	413	-	-
52	D.5.5	5	MD	Studio	38	413	-	-
52	D.6.5	6	MD	Studio	38	413	-	-
52	D.7.5	7	MD	Studio	38	413	-	-
52	D.8.5	8	MD	Studio	38	413	-	-
52	D.9.4	9	MD	Studio	38	413	-	-

One bedroom apartments

PAGE	APARTMENT	LEVEL	TYPE	BEDROOMS	TOTAL INTERNAL AREA		EXTERNAL AREA	
					SQ M	SQ FT	SQ M	SQ FT
54	D.0.2	Ground	1A	1 bedroom	45	489	6	66
54	D.1.2	1	1A	1 bedroom	45	489	-	-
54	D.2.2	2	1A	1 bedroom	45	489	-	-
54	D.3.2	3	1A	1 bedroom	45	489	-	-
54	D.4.2	4	1A	1 bedroom	45	489	-	-
54	D.5.2	5	1A	1 bedroom	45	489	-	-
54	D.6.2	6	1A	1 bedroom	45	489	-	-
54	D.7.2	7	1A	1 bedroom	45	489	-	-
54	D.8.2	8	1A	1 bedroom	45	489	-	-
55	D.0.3	Ground	1B	1 bedroom	47	506	9	94
55	D.1.3	1	1B	1 bedroom	47	506	5	54
55	D.2.3	2	1B	1 bedroom	47	506	5	54
55	D.3.3	3	1B	1 bedroom	47	506	5	54
55	D.4.3	4	1B	1 bedroom	47	506	5	54
55	D.5.3	5	1B	1 bedroom	47	506	5	54
55	D.6.3	6	1B	1 bedroom	47	506	5	54
55	D.7.3	7	1B	1 bedroom	47	506	5	54
55	D.8.3	8	1B	1 bedroom	47	506	5	54
56	D.0.6	Ground	1C	1 bedroom	56	600	9	94

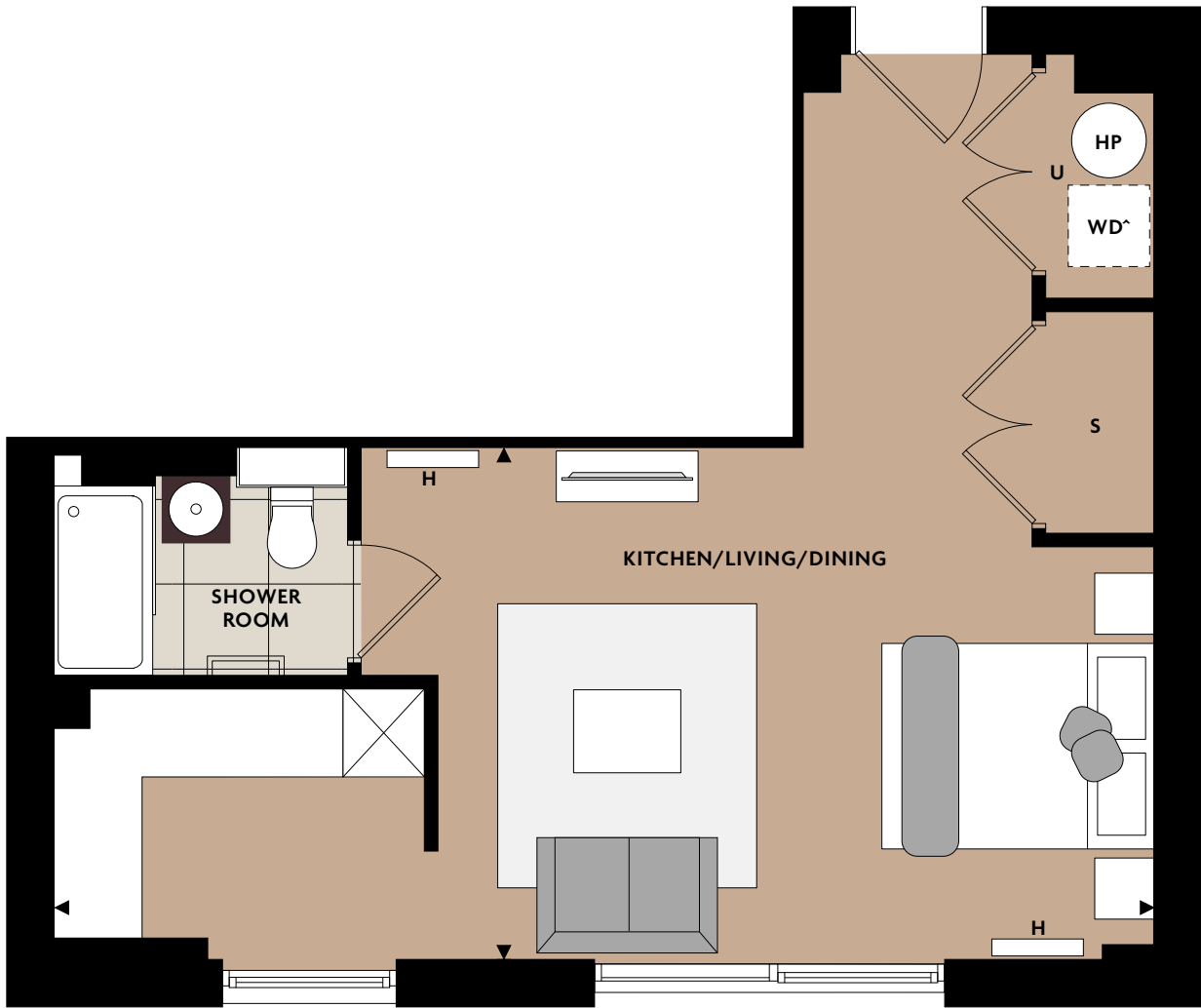
Two bedroom apartments

PAGE	APARTMENT	LEVEL	TYPE	BEDROOMS	TOTAL INTERNAL AREA		EXTERNAL AREA	
					SQ M	SQ FT	SQ M	SQ FT
58	D.0.4	Ground	2A	2 bedrooms	66	706	9	94
58	D.1.4	1	2A	2 bedrooms	66	706	5	54
58	D.2.4	2	2A	2 bedrooms	66	706	5	54
58	D.3.4	3	2A	2 bedrooms	66	706	5	54
58	D.4.4	4	2A	2 bedrooms	66	706	5	54
58	D.5.4	5	2A	2 bedrooms	66	706	5	54
58	D.6.4	6	2A	2 bedrooms	66	706	5	54
58	D.7.4	7	2A	2 bedrooms	66	706	5	54
58	D.8.4	8	2A	2 bedrooms	66	706	5	54
58	D.9.3	9	2A	2 bedrooms	66	706	5	54
59	D.1.6	1	2B	2 bedrooms	70	753	5	54
59	D.2.6	2	2B	2 bedrooms	70	753	5	54
59	D.3.6	3	2B	2 bedrooms	70	753	5	54
59	D.4.6	4	2B	2 bedrooms	70	753	5	54
59	D.5.6	5	2B	2 bedrooms	70	753	5	54
59	D.6.6	6	2B	2 bedrooms	70	753	5	54
59	D.7.6	7	2B	2 bedrooms	70	753	5	54
59	D.8.6	8	2B	2 bedrooms	70	753	5	54
59	D.9.5	9	2B	2 bedrooms	70	753	5	54
60	D.9.2	9	2C	2 bedrooms	78	840	5	54

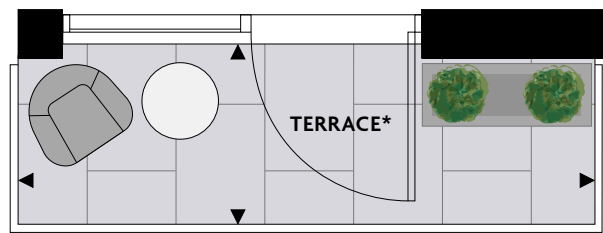
Three bedroom apartments

PAGE	APARTMENT	LEVEL	TYPE	BEDROOMS	TOTAL INTERNAL AREA		EXTERNAL AREA	
					SQ M	SQ FT	SQ M	SQ FT
62	D.0.1	Ground	3A	3 bedrooms	92	987	9	94
63	D.1.1	1	3A	3 bedrooms	92	987	5	54
63	D.2.1	2	3A	3 bedrooms	92	987	5	54
63	D.3.1	3	3A	3 bedrooms	92	987	5	54
63	D.4.1	4	3A	3 bedrooms	92	987	5	54
63	D.5.1	5	3A	3 bedrooms	92	987	5	54
63	D.6.1	6	3A	3 bedrooms	92	987	5	54
63	D.7.1	7	3A	3 bedrooms	92	987	5	54
63	D.8.1	8	3A	3 bedrooms	92	987	5	54
64	D.9.1	9	3B	3 bedrooms	110	1,182	5	54

STUDIO
APARTMENT



VIEW TOWARDS
COURTYARD GARDENS



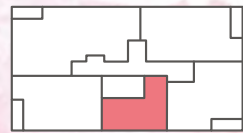
*Applies to ground floor only

D.0.5, D.1.5, D.2.5, D.3.5, D.4.5, D.5.5,
D.6.5, D.7.5, D.8.5 & D.9.4

Kitchen/Living/Dining	8.15m x 3.78m	26'8" x 12'4"
Terrace*	4.14m x 1.49m	13'6" x 4'10"
TOTAL INTERNAL AREA	38 SQ M	413 SQ FT

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

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



FLOOR 9



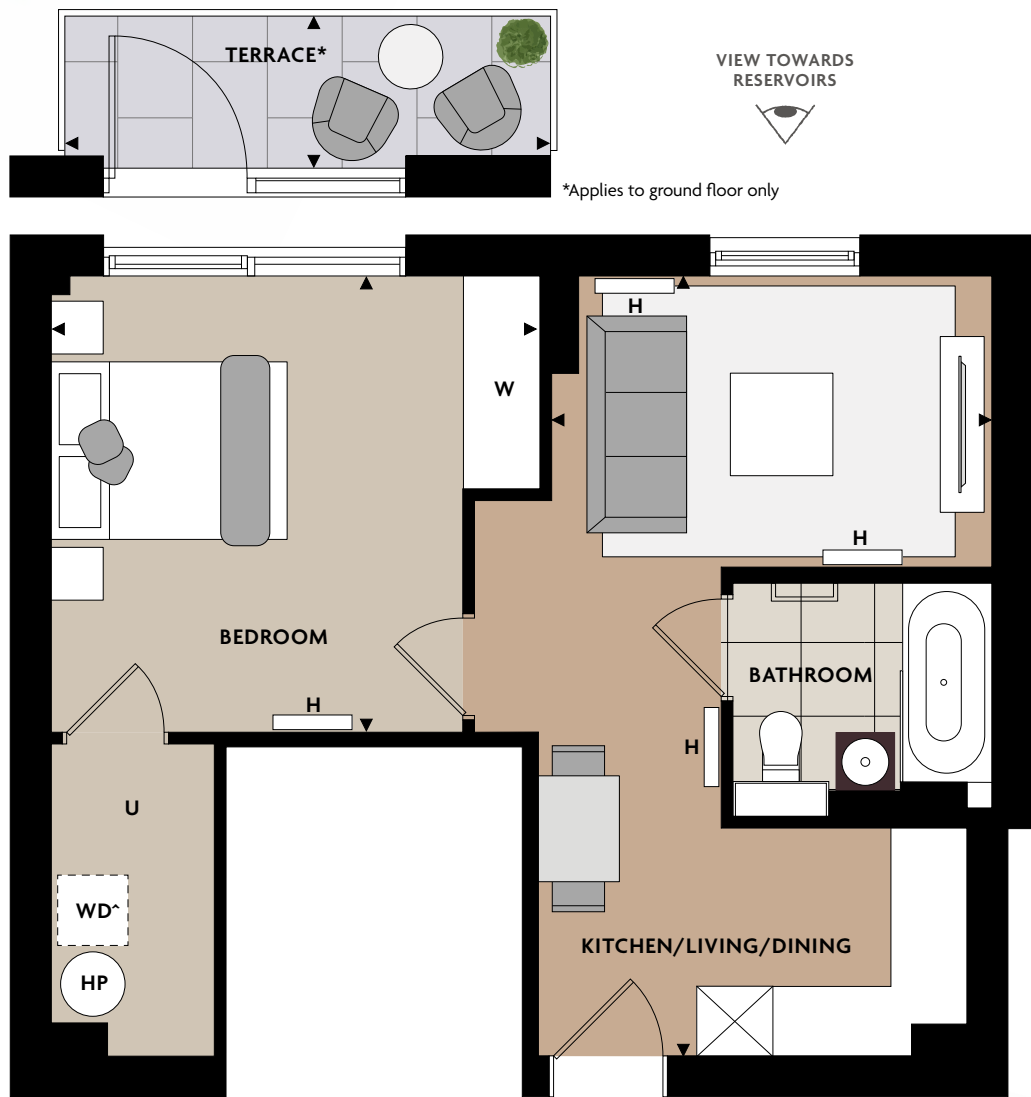
FLOORS 1-8



GROUND FLOOR



ONE BEDROOM
APARTMENT



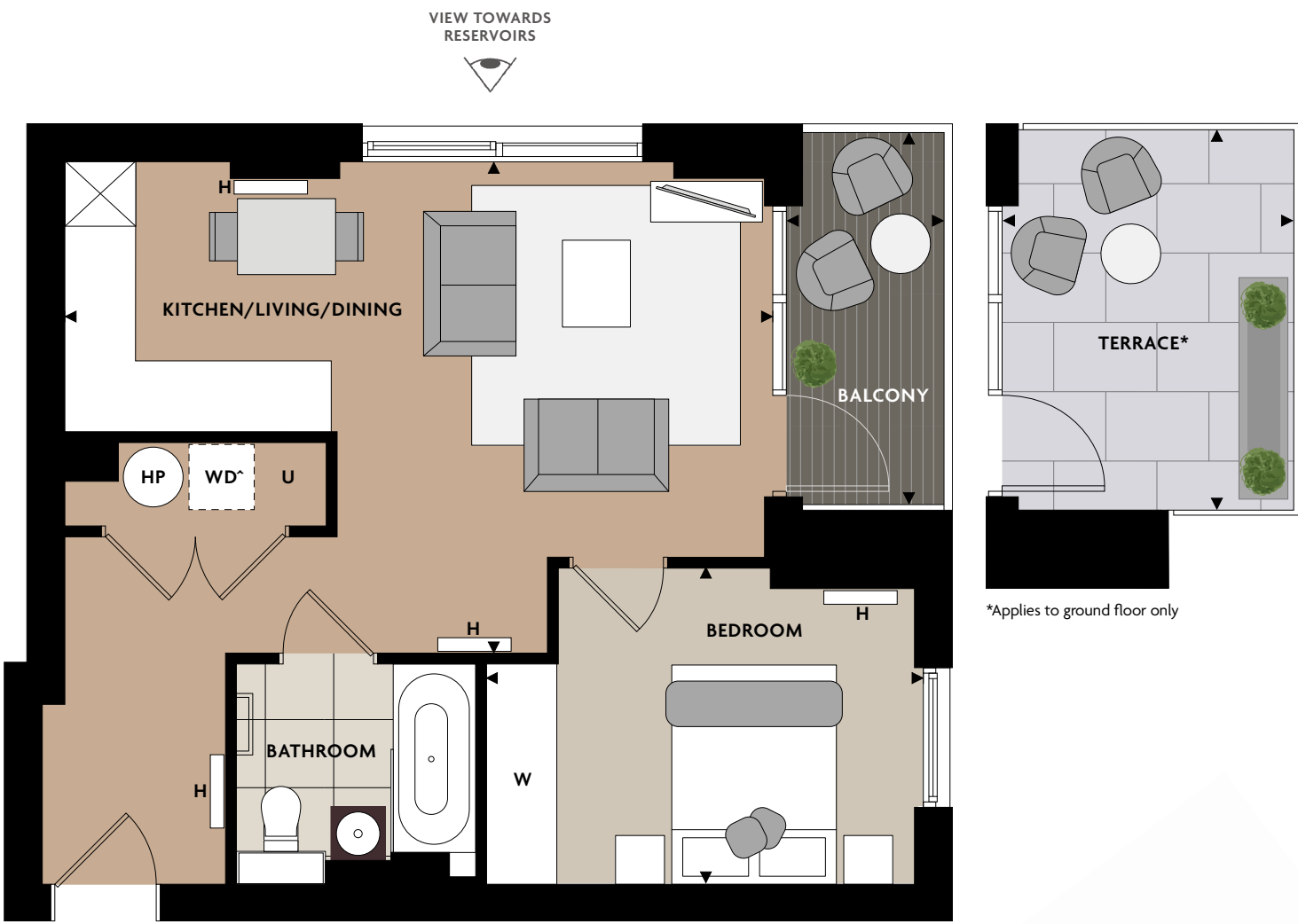
D.0.2, D.1.2, D.2.2, D.3.2, D.4.2, D.5.2,
D.6.2, D.7.2 & D.8.2

Kitchen/Living/Dining	3.75m x 6.65m	12'3" x 21'9"
Bedroom	4.17m x 3.89m	13'8" x 12'9"
Terrace*	4.14m x 1.49m	13'6" x 4'10"
TOTAL INTERNAL AREA	45 SQ M	489 SQ FT

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

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

ONE BEDROOM
APARTMENT



D.0.3, D.1.3, D.2.3, D.3.3, D.4.3, D.5.3,
D.6.3, D.7.3 & D.8.3

Kitchen/Living/Dining	6.43m x 4.56m	21'1" x 14'11"
Bedroom	3.94m x 2.90m	12'11" x 9'6"
Balcony	1.20m x 3.40m	4'2" x 11'3"
Terrace*	2.50m x 3.40m	8'2" x 11'3"
TOTAL INTERNAL AREA	47 SQ M	506 SQ FT

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

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ONE BEDROOM
APARTMENT



D.0.6

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

W Wardrobe
U Utility
S Store

WD Space for washer/dryer^
HP Heat Pump
H Panel Heater

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



TWO BEDROOM
APARTMENT

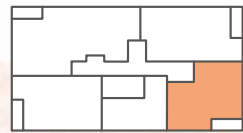


D.0.4, D.1.4, D.2.4, D.3.4, D.4.4, D.5.4, D.6.4,
D.7.4, D.8.4 & D.9.3

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

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

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FLOOR 9



FLOORS 1-8



GROUND FLOOR

TWO BEDROOM
APARTMENT

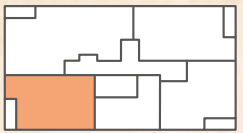


D.1.6, D.2.6, D.3.6, D.4.6, D.5.6, D.6.6,
D.7.6, D.8.6 & D.9.5

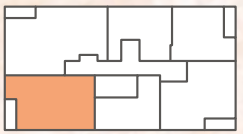
Kitchen/Living/Dining	3.47m x 6.67m	11'4" x 21'10"
Bedroom 1	3.47m x 4.58m	11'4" x 15'0"
Bedroom 2	3.45m x 3.36m	11'3" x 11'0"
Balcony	1.20m x 3.40m	4'2" x 11'3"
TOTAL INTERNAL AREA	70 SQ M	753 SQ FT

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

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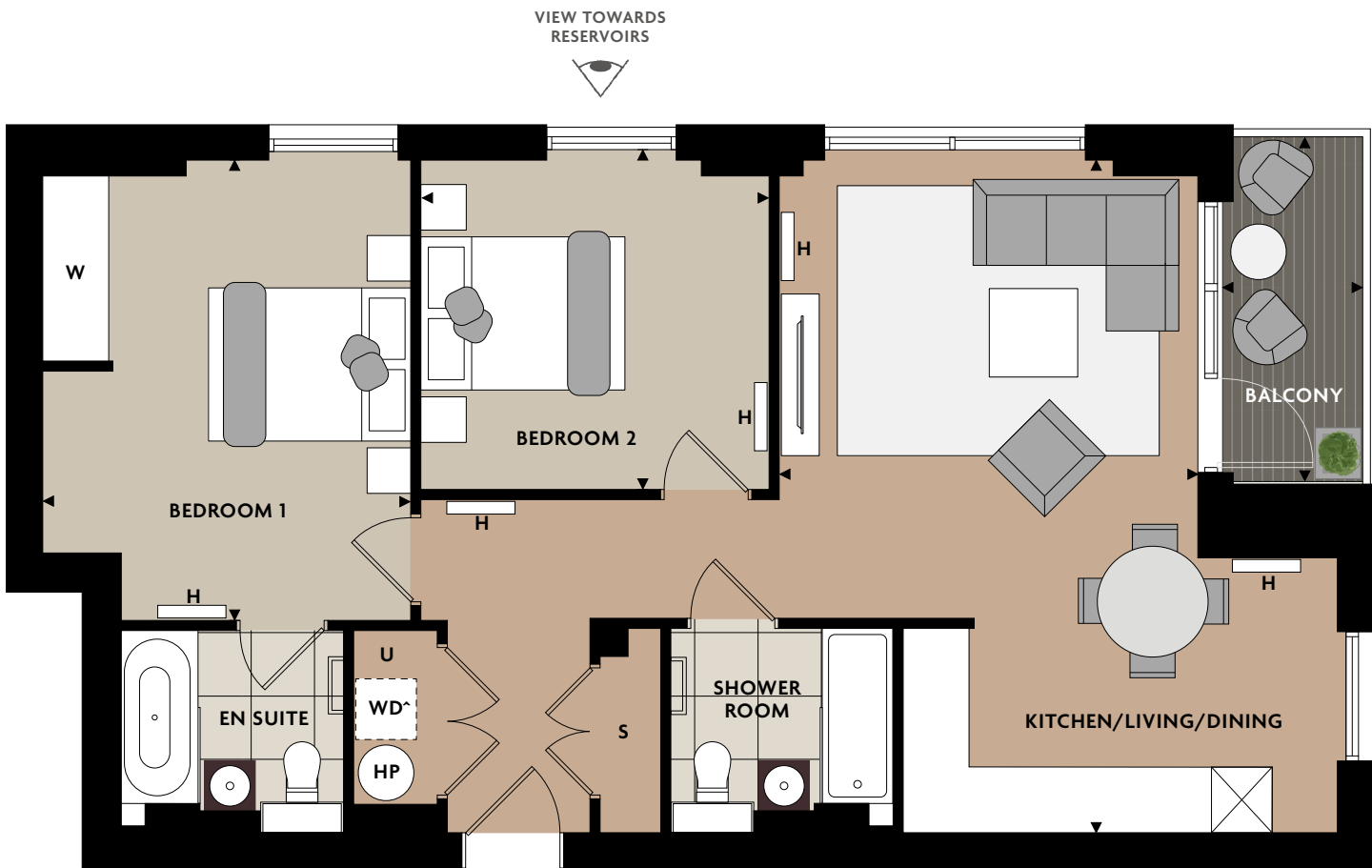


FLOOR 9



FLOORS 1-8

TWO BEDROOM
APARTMENT



D.9.2

Kitchen/Living/Dining	4.14m x 6.65m	13'6" x 21'9"
Bedroom 1	3.64m x 4.60m	11'11" x 15'1"
Bedroom 2	3.44m x 3.26m	11'3" x 10'8"
Balcony	1.20m x 3.40m	4'2" x 11'3"
TOTAL INTERNAL AREA	78 SQ M	840 SQ FT

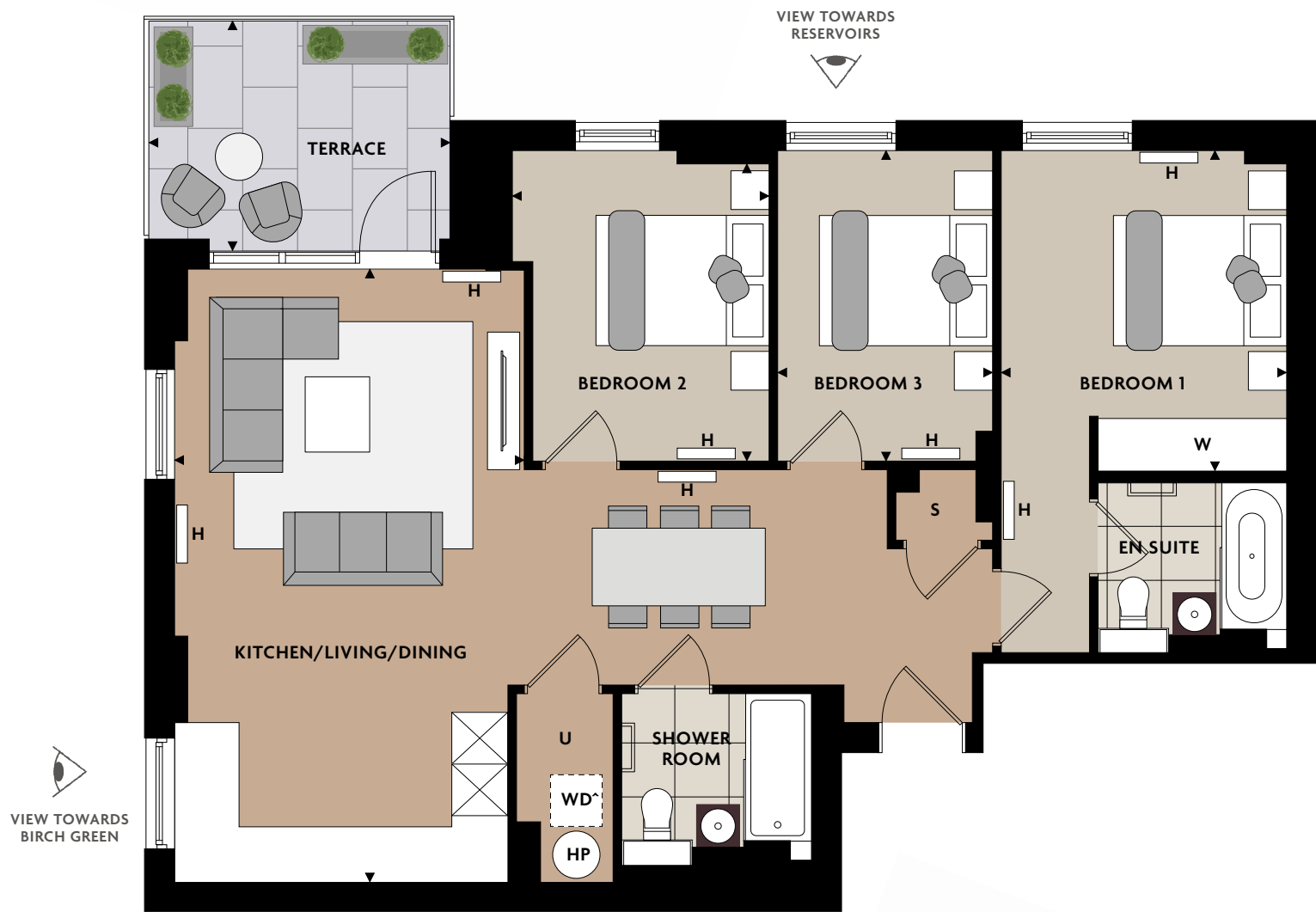
W Wardrobe U Utility S Store

Space for washer/dryer^ Heat Pump Panel Heater

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



THREE BEDROOM APARTMENT



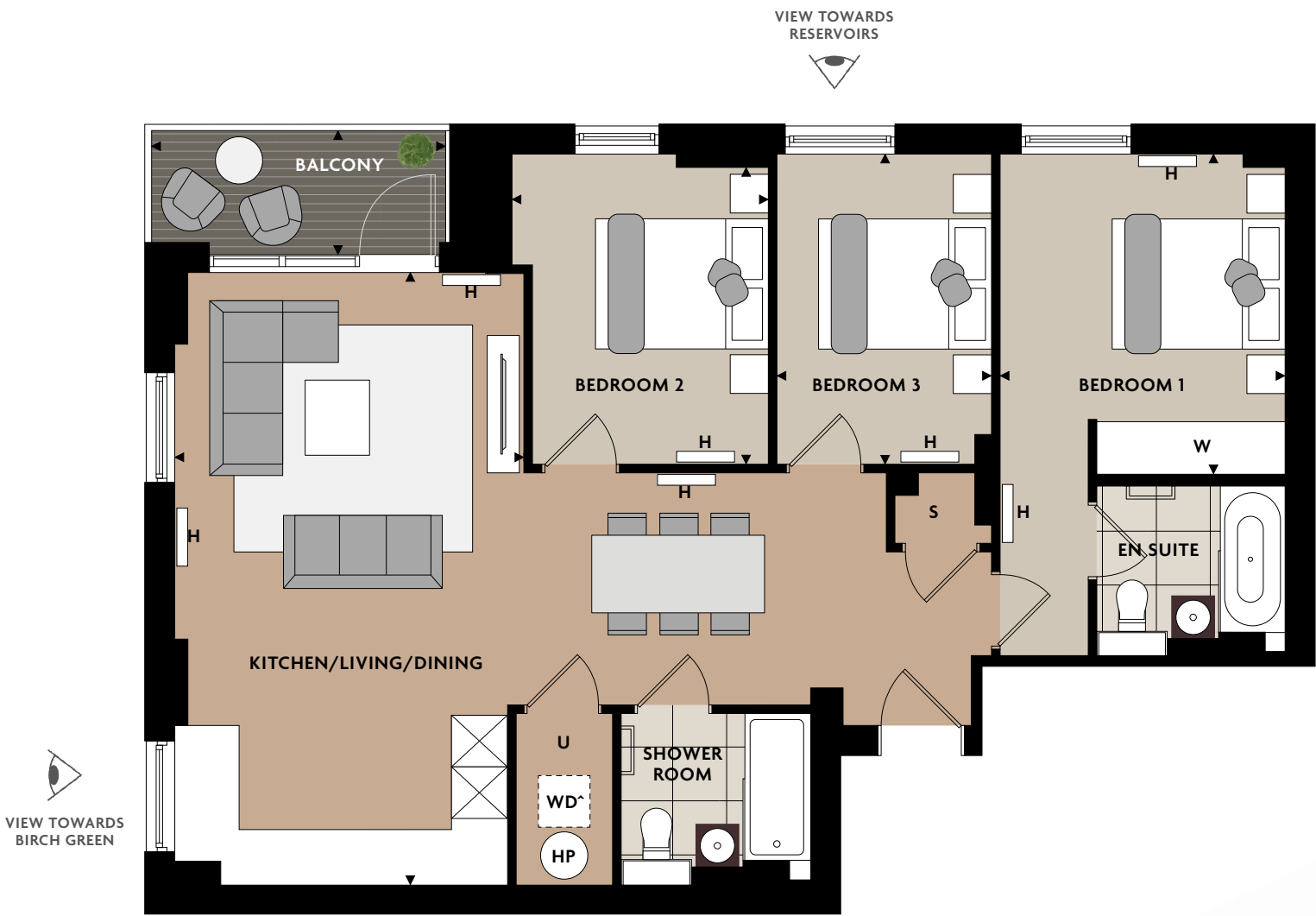
D.0.1

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

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

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

THREE BEDROOM APARTMENT



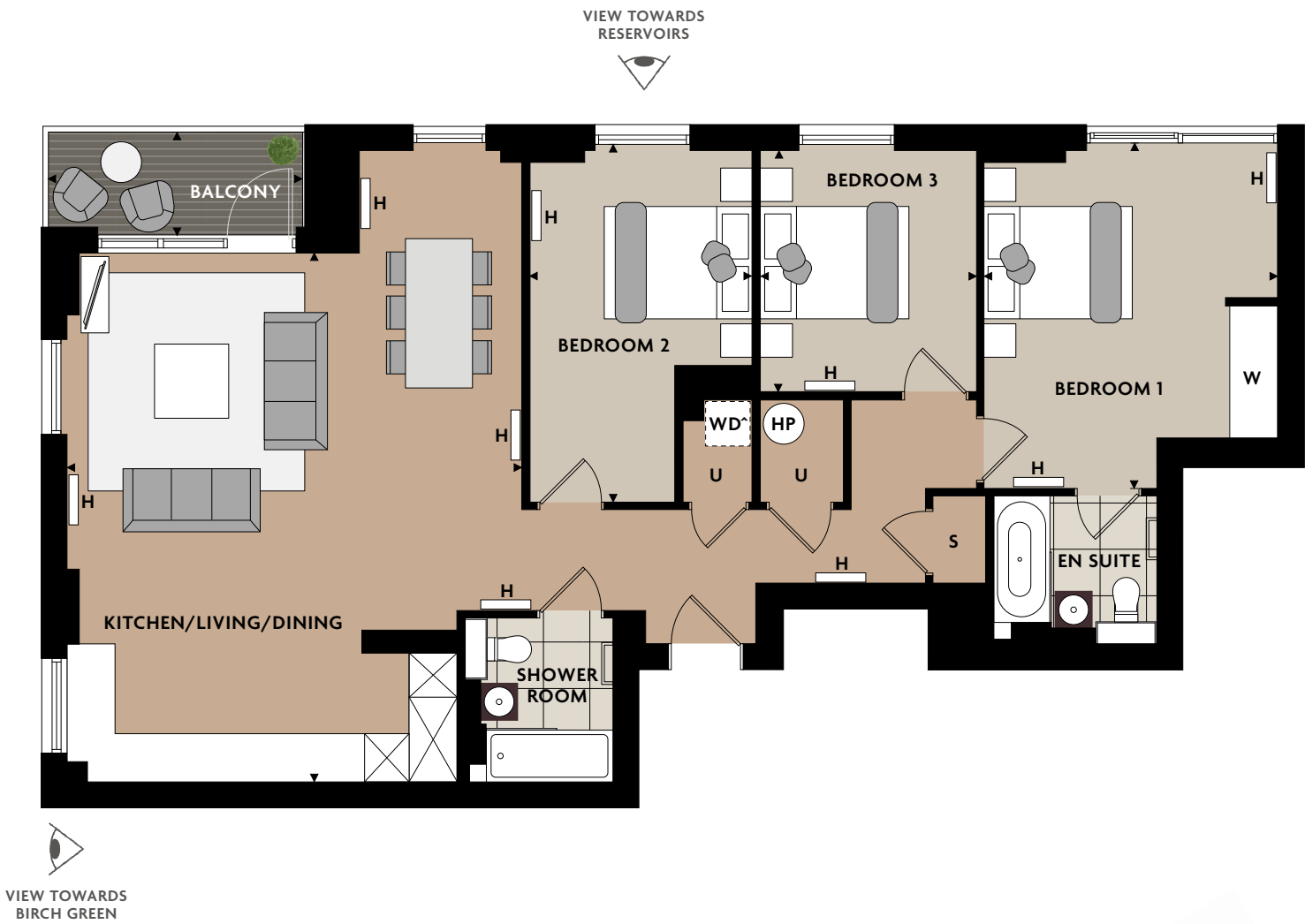
D.1.1, D.2.1, D.3.1, D.4.1, D.5.1, D.6.1, D.7.1 & D.8.1

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

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

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

THREE BEDROOM APARTMENT



D.9.1

Kitchen/Living/Dining	6.13m x 7.13m	20'1" x 23'4"
Bedroom 1	3.96m x 4.58m	12'11" x 15'0"
Bedroom 2	3.00m x 4.74m	9'10" x 15'6"
Bedroom 3	2.91m x 3.26m	9'6" x 10'8"
Balcony	3.40m x 1.20m	11'3" x 4'2"
TOTAL INTERNAL AREA	110 SQ M	1,182 SQ FT

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

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



DESIGNED FOR LIFE

At Berkeley, we are committed to creating great places where people love to live, work and relax. Where the homes are light-filled, adaptable and finished to very high standards. Where carefully planned public areas enhance well-being and quality of life for residents and visitors. Where people feel a sense of community.

CUSTOMERS DRIVE ALL OUR DECISIONS

We achieve that by putting our customers at the heart of everything we do. First, we strive to understand what our customers want and need – well-built homes, in a pleasant and safe neighbourhood, with plenty of nature, amenities and good transport connections. Then we apply that understanding to all our planning and design decisions. And for every new development, we challenge ourselves to go further, to improve and innovate, ensuring we satisfy the real needs of our customers in inspiring and sustainable ways.

CHOICE AND DIVERSITY

No two Berkeley customers are the same, so we aim to offer a wide choice of property location, size and type. From central London to major towns and cities; from market towns to rural villages, countryside to the coast – we build in locations our customers love. And whatever home you are looking for, whether that's a city penthouse, a modern studio apartment or traditional family home, you will find the perfect fit for your lifestyle.

QUALITY FIRST TO LAST

Quality is the defining characteristic of Berkeley developments, right down to the very last detail. We choose our locations, style of homes, construction practices, materials and specifications with great care. When you buy a new home from Berkeley you can be safe in the knowledge that it is built to high standards of design and quality, has low environmental impact and that you will receive a professional, efficient and helpful service from us. For extra peace of mind, all new properties come with a 10-year NHBC buildmark warranty.



Proud members of
the Berkeley Group



GREEN LIVING

We are committed to creating a better environment within our developments and in the areas that surround them. That's why we build on brownfield sites whenever we can, bringing new life to disused and unloved spaces. We take care to protect the natural environment and enhance biodiversity. All our homes are designed to reduce water and energy consumption, promote recycling and enable residents to choose sustainable transport options.

COMMITMENT TO THE FUTURE

When we plan a development, we take a long-term view of how the community we create can thrive in years to come. Our aim is to permanently enhance the neighbourhoods in which they are located, through intelligent design, quality landscaping, sympathetic architecture or restoration and high standards of sustainability. We don't just build for today; we build for the future too.

SUSTAINABILITY AT ITS HEART

This is how we are ensuring sustainability at Eden Grove.

PEOPLE, PLANET, PROSPERITY

Sustainability is fundamental to Berkeley's ethos. In simple terms, we want to ensure the long-term health, well-being and prosperity of people and the planet. There are a range of ways we are managing and minimising the environmental impact of our operations and delivery of homes and communities. These are the initiatives we have implemented at Eden Grove.

NATURE AND BIODIVERSITY

Parkland, trees, flowers, green roofs, ponds, hedges, gardens – these are the fundamentals of a thriving natural environment that can be enjoyed by everyone, even in the heart of the city. They are all part of our commitment to net biodiversity gain on our developments. Within and around Eden Grove, we have created natural habitats that encourage wildlife to flourish.

WASTE AND RECYCLING

We actively encourage all residents to reduce their waste wherever possible. In addition to communal recycling bins, we provide integrated recycling bins in kitchens to make it easier to separate and recycle waste.

WATER EFFICIENCY

Our homes are designed to high water efficiency standards and are fitted with dual flush WCs, low-flow taps and showerheads which use less water without compromising convenience and comfort. We also suggest simple steps to reduce water consumption, such as not leaving taps running unnecessarily. Individual homes and apartment buildings also benefit from rainwater harvesting, which is used in gardens and landscaped areas.

ENERGY EFFICIENCY

Efficient use of electricity helps lower fuel bills and reduces carbon emissions. Our homes have been designed to use less energy than a standard home. They have enhanced levels of thermal insulation and air-tightness, and have been fitted with Mechanical Extract Ventilation units (MEV). All lighting is low energy and kitchen appliances are selected to deliver high levels of energy efficiency.

SUSTAINABLE MATERIALS

We commit to sourcing the materials for the construction of our buildings in a sustainable and responsible way. All timber and wood-based products used to build your home are certified to either the Forest Stewardship Council (FSC) or Programme for the Endorsement of Forest Certification (PEFC) scheme. This means it will have come from a responsibly managed forest.

NOISE REDUCTION

We can't eliminate noise, but we think about the impact of it in the design of our homes. We consider external noise, such as from nearby roads, and internal noise including the transfer between rooms and floors. We incorporate measures to reduce the different types of noise wherever possible to create a quieter environment.

CLEAN AIR

It is hard to avoid polluted air, particularly in our cities. Throughout Eden Grove we have planted trees, shrubs and flower beds to help create a cleaner air environment. Within our homes we also provide mechanical extract ventilation to filter the internal air from the kitchen, bathrooms, en suites and utility cupboards.

SUSTAINABLE TRANSPORT

Eden Grove is situated within walking distance of Staines train station. Buses and trains provide regular and reliable transport around Staines-upon-Thames and surrounding areas. We also provide secure cycle storage and car charging points to encourage the use of sustainable methods of transport, to help reduce air pollution around the development and the wider area. Promoting walking and cycling as methods of transport also help encourage healthier lifestyles.

STEWARDSHIP

Maintaining our communal open spaces and facilities in perpetuity is an important benefit to the whole community. We work with the management company and residents to ensure the development remains in pristine condition.

FUTURE-PROOF DESIGN

From the early stages of design, we assess how our homes will stand up to the future effects of climate change, such as how they will be affected by higher summer temperatures, periods of drought, or more extreme rainfall. We are constantly researching how we can ensure our homes and developments are more resilient to these extremes to understand how we can adapt to future climate change in our future designs.

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 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 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 FUTURES

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

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, 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 NHBC buildmark 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.



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



Computer Generated Image indicative only.

HOW TO
FIND 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



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. Turn right to see Eden Grove and follow our clear signage to the Sales & Marketing Suite.

Driving

Coming from the M25, turn off at junction 13 onto the A30 and take the 4th exit at the round about onto London Road where you will find Eden Grove.

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. 072/08CA/0524

Berkeley Homes (West London) Ltd, Registered in England & Wales with Company Registration Number 02660063
Registered Office Berkeley House, 19 Portsmouth Road, Cobham, Surrey, KT11 1JG



*Local living,
London style*

Berkeley
Designed for life