

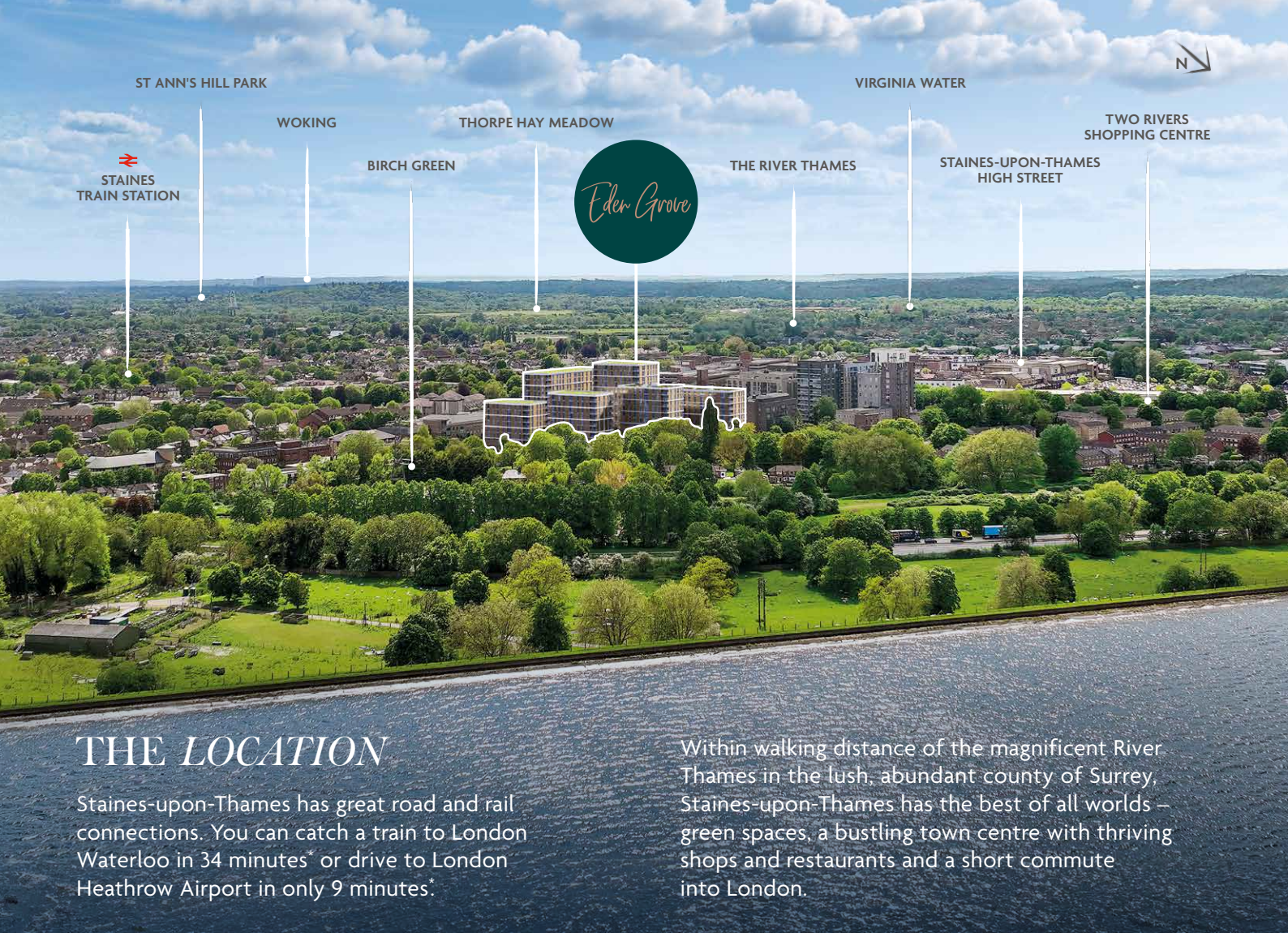
THE PAVILIONS

STAINES-UPON-THAMES



Eden Grove

Berkeley
Designed for life

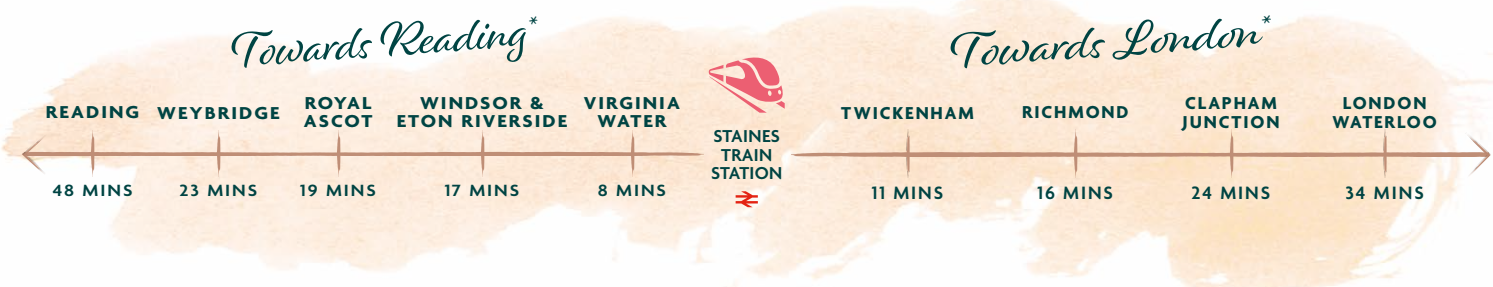


THE LOCATION

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

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

LONDON AND BEYOND *WITHIN EASY REACH*



THE *HEATHROW* EFFECT



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



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

EDUCATION ON *YOUR DOORSTEP*

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

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



THE *DEVELOPMENT*

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

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

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



HOLLY HOUSE *APARTMENT MIX*

Bedrooms	Size Range (Sq. Ft.)	Starting Prices (£)	Rental Yield (£/m)	Rental Yield (%)*
Studio	413	£295,000	from £1,350	5.5%
1 Bedroom	489 – 600	£310,000	from £1,500	5.7%
2 Bedroom	706 – 840	£430,000	from £2,000	5.6%
3 Bedroom	987 – 1,182	£630,000	from £2,700	5.1%

WHY BUY AT *EDEN GROVE*

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

Aerial photography taken in Staines-upon-Thames looking South West. Computer Generated Image indicative only. *Fastest travel times, source: google.com/maps. Train times from Staines train station.

*Average rental yield. ^Source: Dataloft, 2023. **Source: UKCI, 2019. ^^Source: TFL London.



ESTIMATED BUILD COMPLETION

Holly House: Q2 - Q3 2025

MANAGING AGENT

The Resident Management Group (RMG)

THE DEVELOPER

Founded in 1976, Berkeley is one of the UK's leading developers and has won numerous awards for its commitment to quality, design and customer service including the accolade of Britain's Most Admired Company 2011. Quality is at the heart of everything Berkeley does, not only in the homes it builds, but in its commitment to customer service, green living and the regeneration of brownfield sites. All Berkeley developments are designed to permanently enhance the neighbourhoods in which they are located through excellence in design, sensitive landscaping, sympathetic restoration, and impeccable standards of sustainability.

TERMS OF PAYMENT

1. £2,000 deposit on reservations of Studio, 1, 2 and 3 bedroom apartments and penthouses
2. 10% of the purchase price is payable within 21 days on exchange of contracts (minus the reservation fee)
3. 10% of purchase price is payable 6 months from day of exchange of contracts
4. Balance of 80% is payable upon completion

PARKING

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

AMENITIES

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

LOCATION

Fairfield Avenue, Staines-upon-Thames TW18 4AB

LOCAL AUTHORITY

Surrey Borough of Spelthorne

COUNCIL TAX

- Band D - £2,132 per annum
- Band E - £2,606 per annum

ESTIMATED SERVICE CHARGE

- £3.95 – £4.05 per sq ft per annum
- Underground basement car park: £290 per annum

GROUND RENT

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

TENURE

999-year leasehold

BUILDING WARRANTY

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



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OUR VISION
2030
TRANSFORMING TOMORROW



Berkeley
Group

Proud to be a member of the
Berkeley Group of companies

Berkeley
Designed for life

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