

An architectural rendering of a modern residential development named Eder Grove. The scene is set at dusk, with a sky transitioning from blue to orange and purple. Two multi-story apartment buildings with a mix of brown and grey facades and balconies are visible. In the foreground, a landscaped courtyard features a paved walkway with a geometric brick pattern, several trees, and a low concrete wall. People are shown walking and sitting in the courtyard, adding a sense of life and community to the scene.

Eder Grove

LONDON ROAD
STAINES-UPON-THAMES

Berkeley
Designed for life



– Local living, London style –

Lavender House

Berkeley
Designed for life

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.





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

AERIAL VIEW LOOKING NORTH EAST

5



1

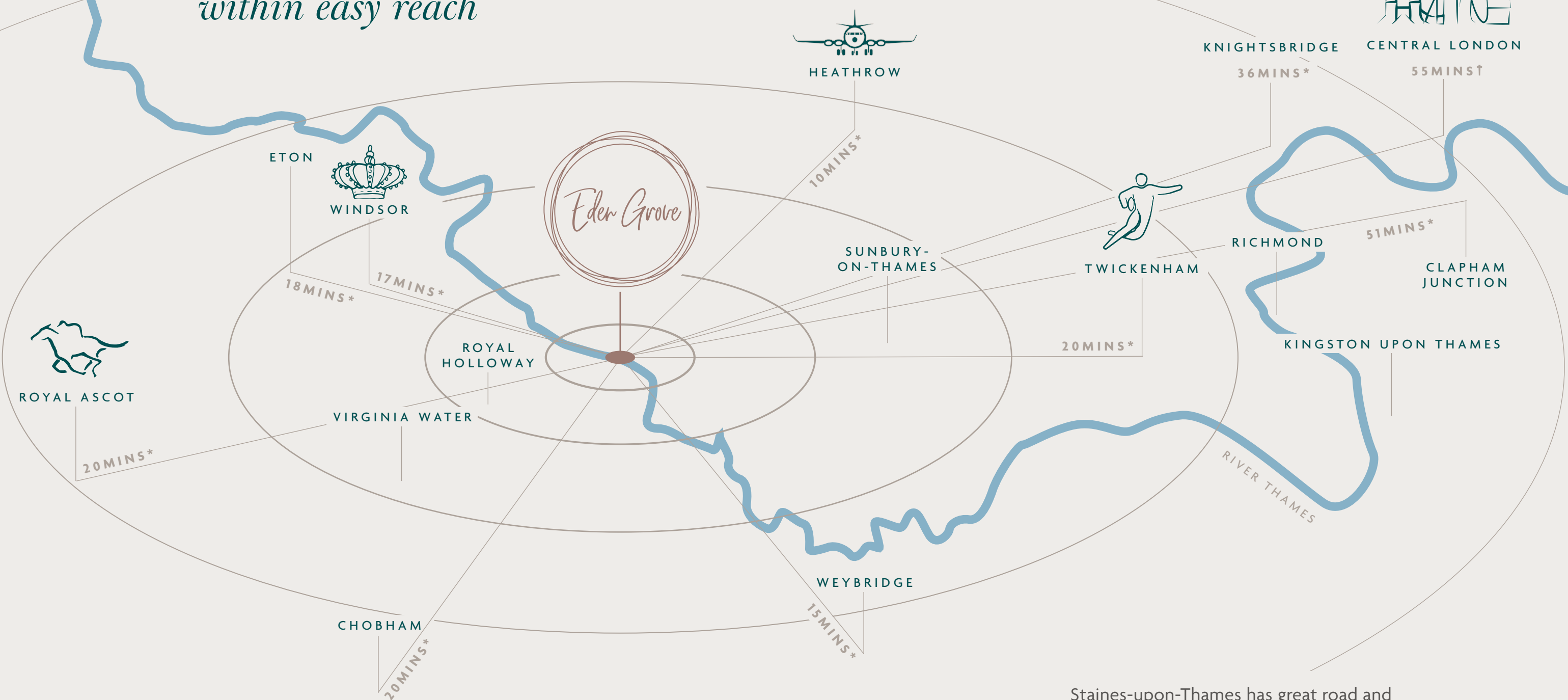
PERFECTLY LOCATED

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
 Eden 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.'



Ascot Racecourse

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

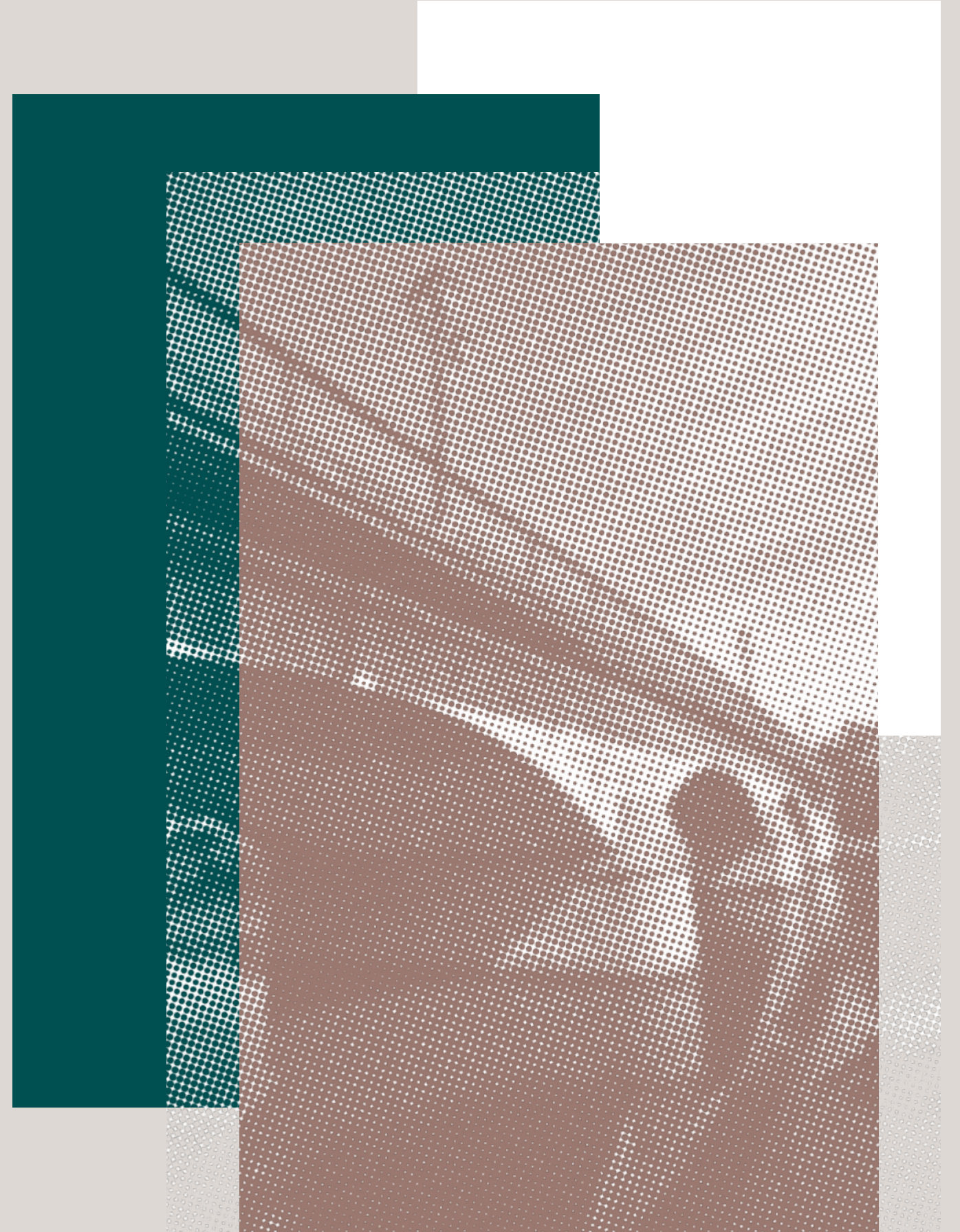
Fly me to...

	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

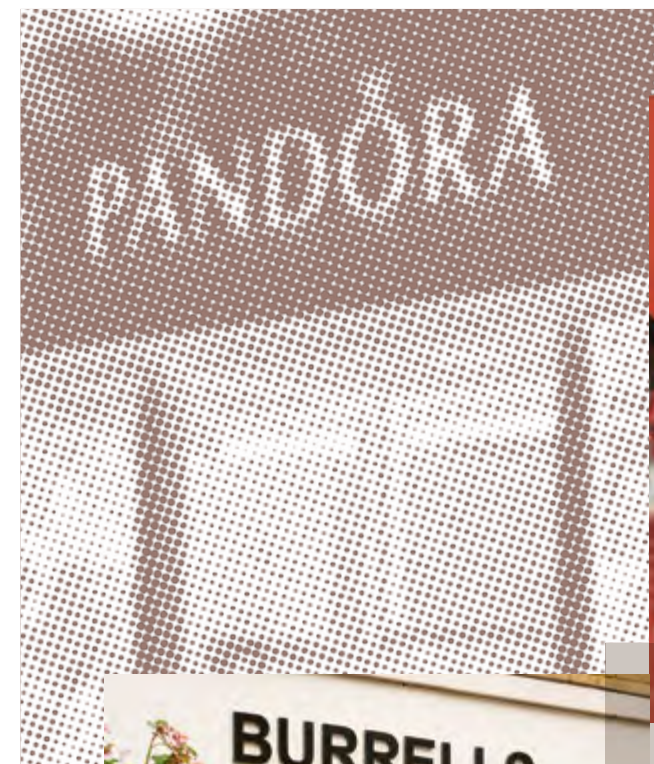
Wander down to the River Thames past the vibrant buzz of the high street, and take a moment to listen to the calming sound of the water flowing beneath the historic three-arch bridge.

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	H&M
hmv	VUE
Waterstones	

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 CAMEL TOUGH TEAM MEMBER?
A GOOD AND CHEERFUL PERSON WITH A PROBLEM SOLVING ATTITUDE?

IF SO,
YOU COULD BE JUST WHO WE ARE LOOKING FOR

Learn the secrets of this exciting business. We'll be providing you with the best of the best in the industry. We'll be providing you with the best of the best in the industry. We'll be providing you with the best of the best in the industry.

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.



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.

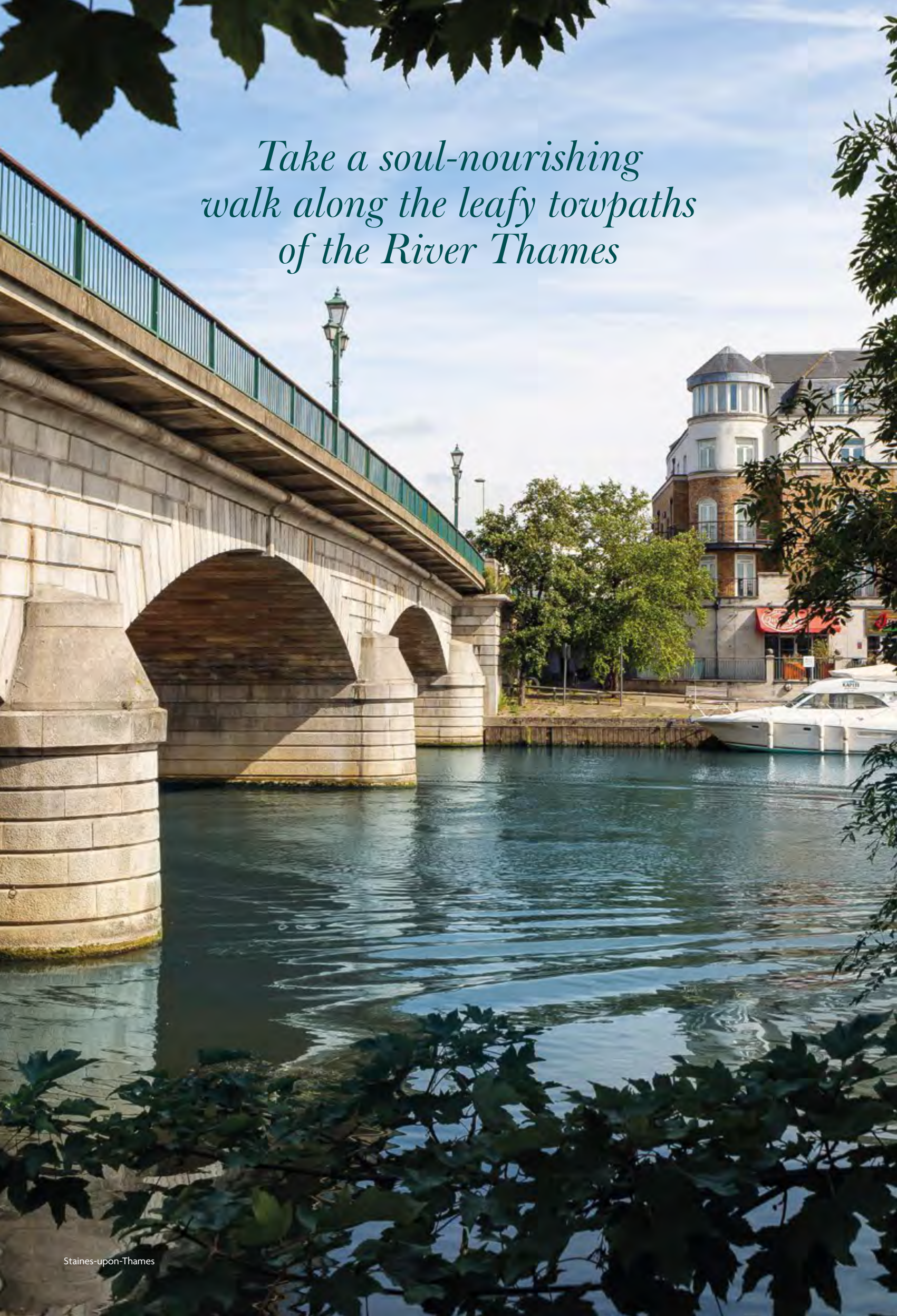


THE SWAN PUB & RESTAURANT

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



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



Staines-upon-Thames

GO EXPLORING

Pack a picnic and pedal off through the spectacular woodland walks and gently rolling hills of the famous Surrey countryside.

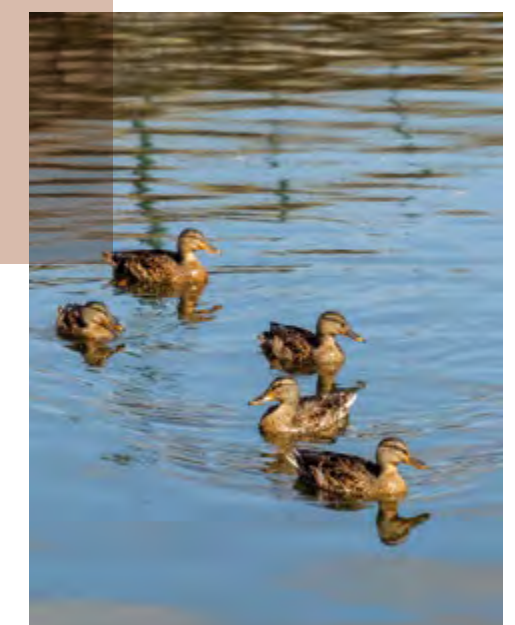


A PICTURE-PERFECT SETTING

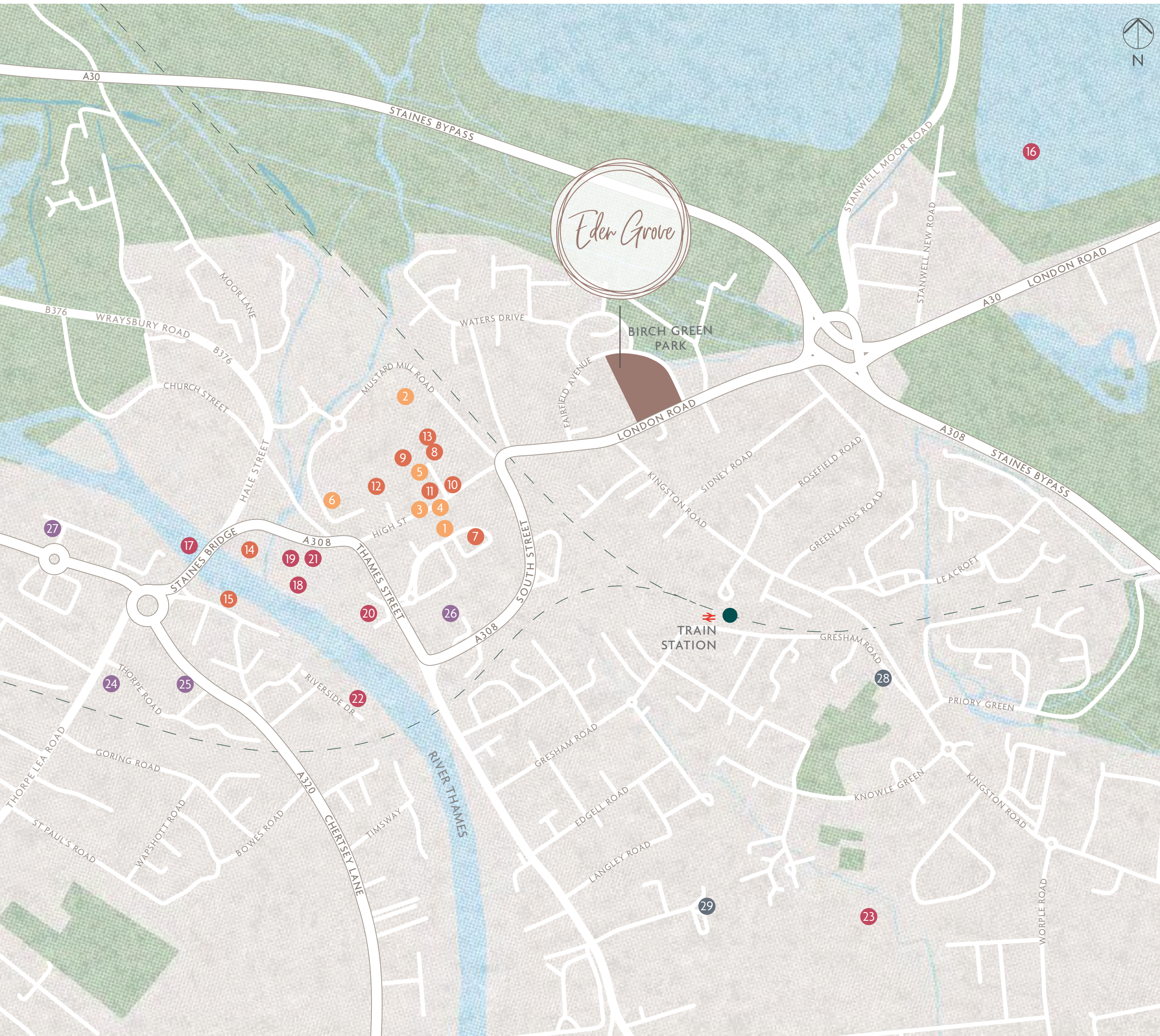
The town's pretty riverside walks are perfect for Sunday afternoon strolls and listening to the gentle splash of oars as you watch the boats go by.

RECONNECT WITH NATURE

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







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 Vue Cinema

FOOD & DRINK

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

OUTDOORS

- 16 Staines Reservoir
- 17 Staines Bridge & River Thames
- 18 Staines Town Hall
- 19 Market Square
- 20 Memorial Gardens
- 21 War Memorial
- 22 Staines Boat Club
- 23 Staines Park

BUSINESS

- 24 Hitachi
- 25 Bupa
- 26 Samsung
- 27 SalesForce

EDUCATION

- 28 Staines Preparatory School
- 29 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

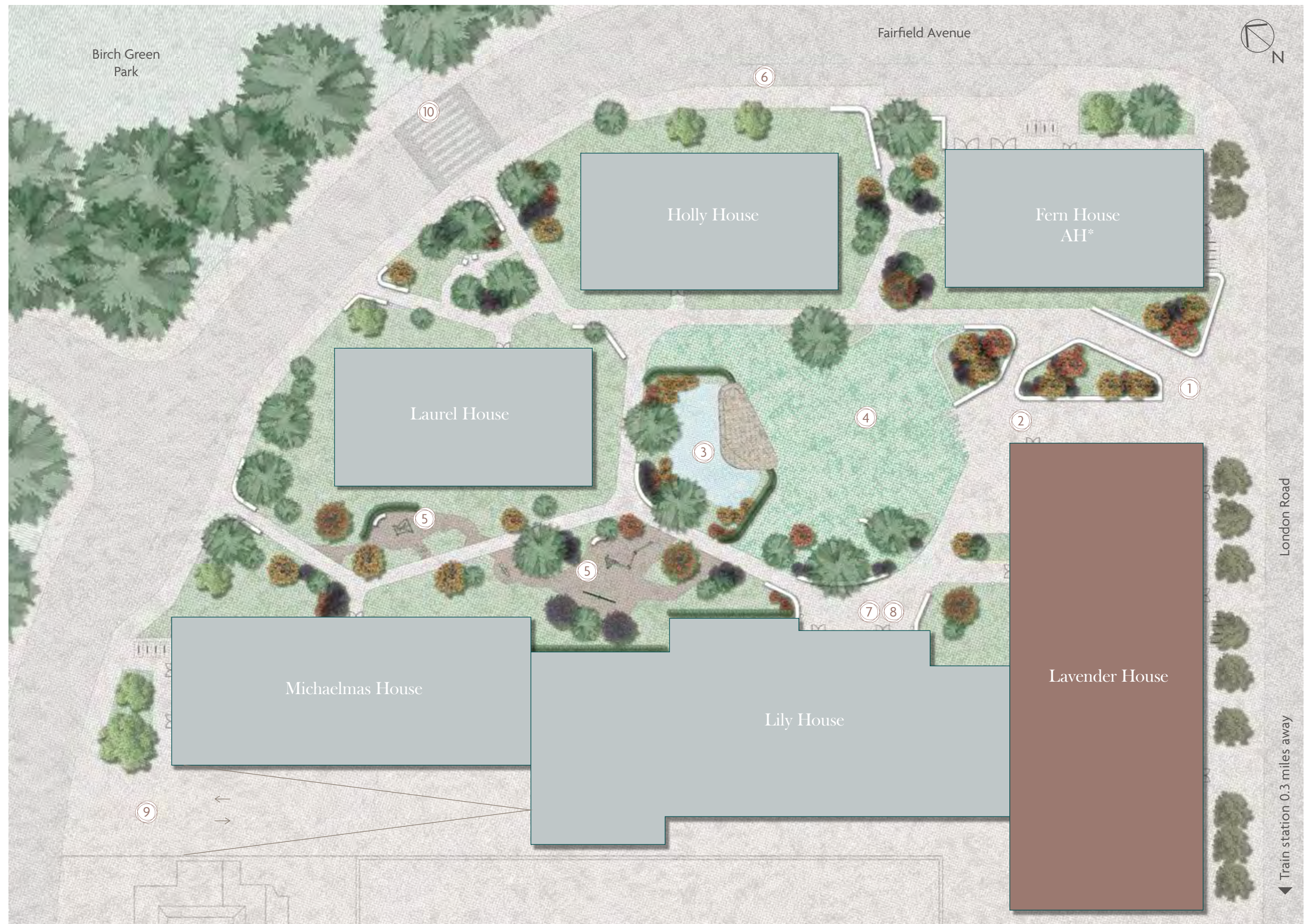
Arranged around the beautifully landscaped central courtyard, Eden Grove consists of six individually designed buildings. Residents from each private building benefit from the onsite facilities and easy access to Birch Green Park, the High Street and train station.

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



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

*Where applicable. Your attention is drawn to the fact that in rare circumstances it may not be possible to obtain the exact products or materials referred to in the specification. Berkeley reserves the right to alter, amend or update the specification, which may include changes in the colour, material or brand specified. In such cases, a similar alternative will be provided. Berkeley reserves the right to make these changes as required. A number of choices and options are available to personalise your home. Choices and options are subject to timeframes, availability and change. Please ask a Sales Consultant for details. Photography and computer generated images are indicative only

Electrical Fittings

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

Heating

- Electric panel heaters, hot water cylinder to all apartments

Terraces/Balconies

- Terraces/Balconies to selected apartments

Security

- 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

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

Car Parking

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

Management

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

*Subject to availability. Specification based on a standard two bedroom apartment.

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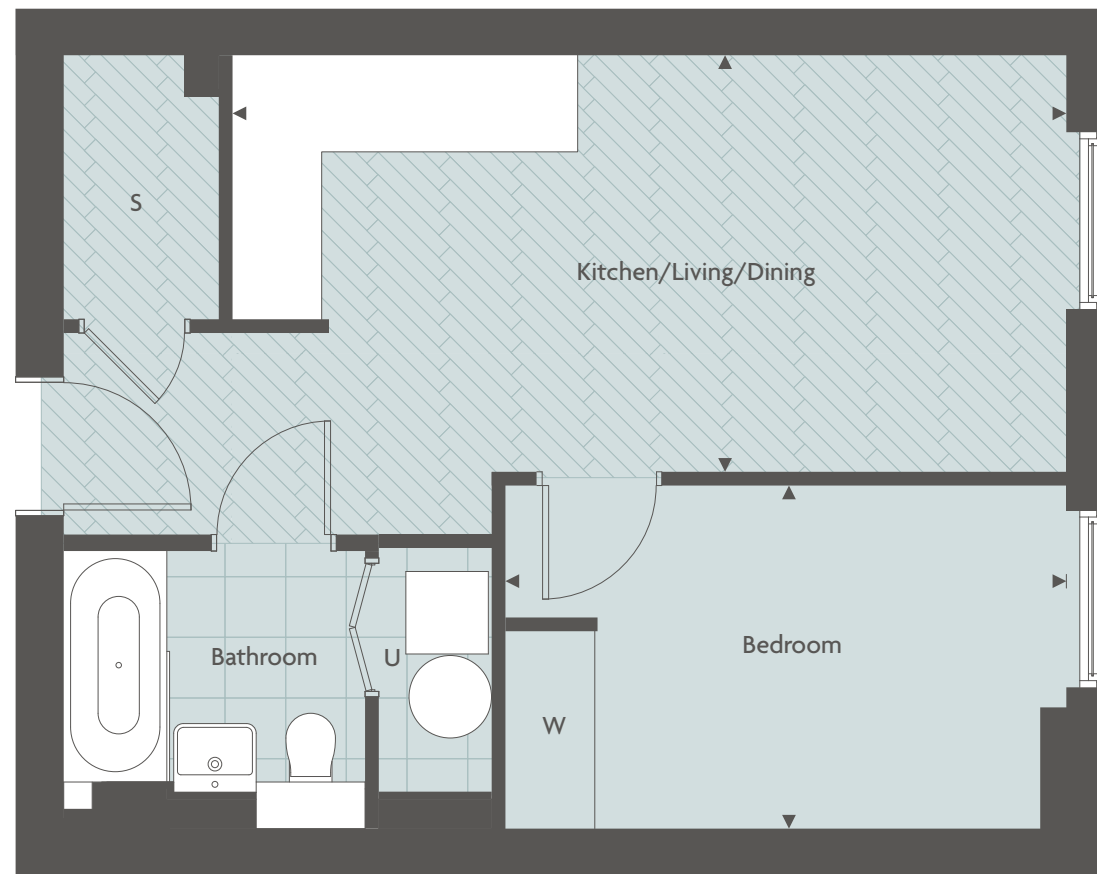
Computer generated image, indicative only

Lavender House Apartment Locator

PAGE NUMBER	APARTMENT NUMBER	FLOOR	NUMBER OF BEDROOMS
<i>1-bedroom apartments</i>			
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

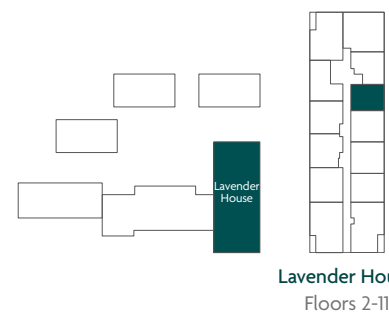
PAGE NUMBER	APARTMENT NUMBER	FLOOR	NUMBER OF BEDROOMS
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79	F.9.12	Ninth	1 bed
80	F.9.10	Ninth	1 bed
81	F.9.7	Ninth	1 bed
74	F.10.4	Tenth	1 bed
75	F.10.3	Tenth	1 bed
76	F.10.13	Tenth	1 bed
77	F.10.5/6	Tenth	1 bed
78	F.10.11	Tenth	1 bed
79	F.10.12	Tenth	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
<i>2-bedroom apartments</i>			
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
Total area	437 sq ft	40.69 sq m



W Wardrobe U Utility S Store

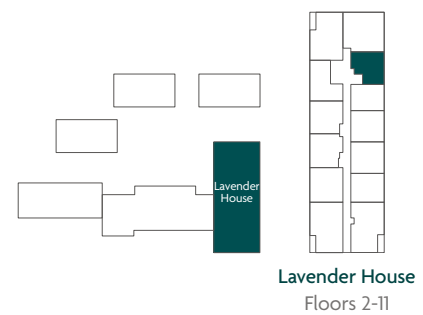
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One-Bedroom Apartment



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
Total area	480 sq ft	44.60 sq m



W Wardrobe U Utility S Store

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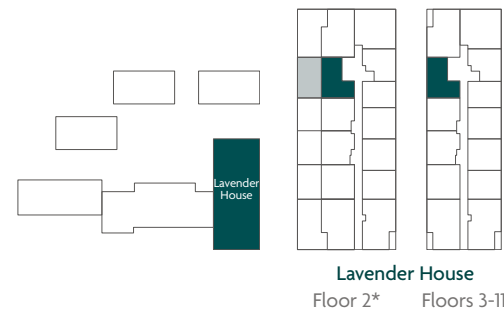
One-Bedroom Apartment



*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

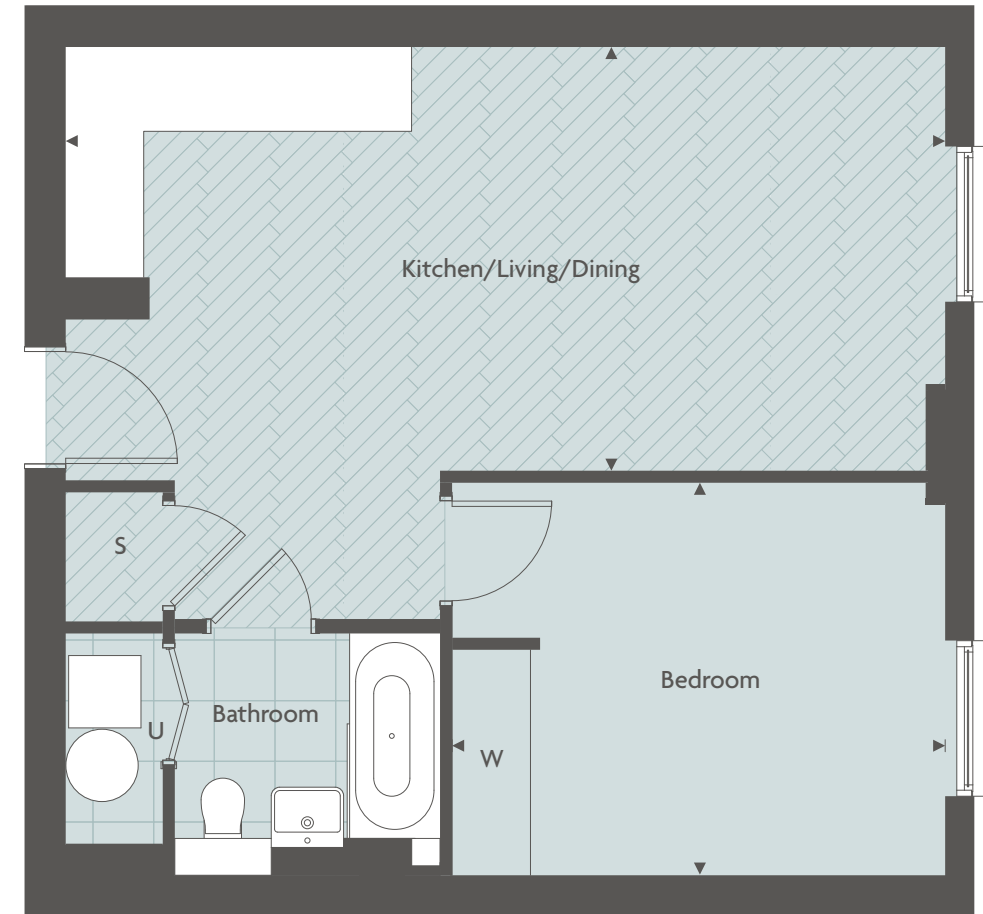
Kitchen/Living/Dining	14'7" x 17'9"	4440mm x 5410mm
Bedroom	9'10" x 11'6"	3000mm x 3520mm
Terrace*	17'1" x 30'7"	5205mm x 9350mm
Total internal area	539 sq ft	50.05 sq m



W Wardrobe U Utility S Store

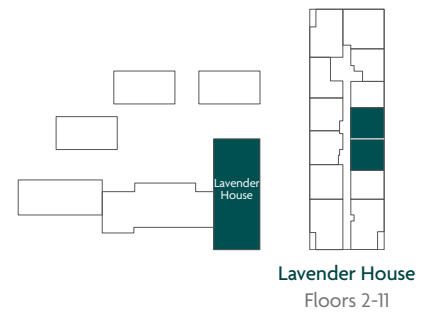
Floorplans shown for Eden Grove are for approximate measurements only. Exact layouts and sizes may vary. All measurements may vary within a tolerance of 5%. The dimensions are not to be used for carpet sizes, appliance sizes or items of furniture. Floorplans are sized to fit each page and are not to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

One-Bedroom Apartment



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
Total area	539 sq ft	50.12 sq m

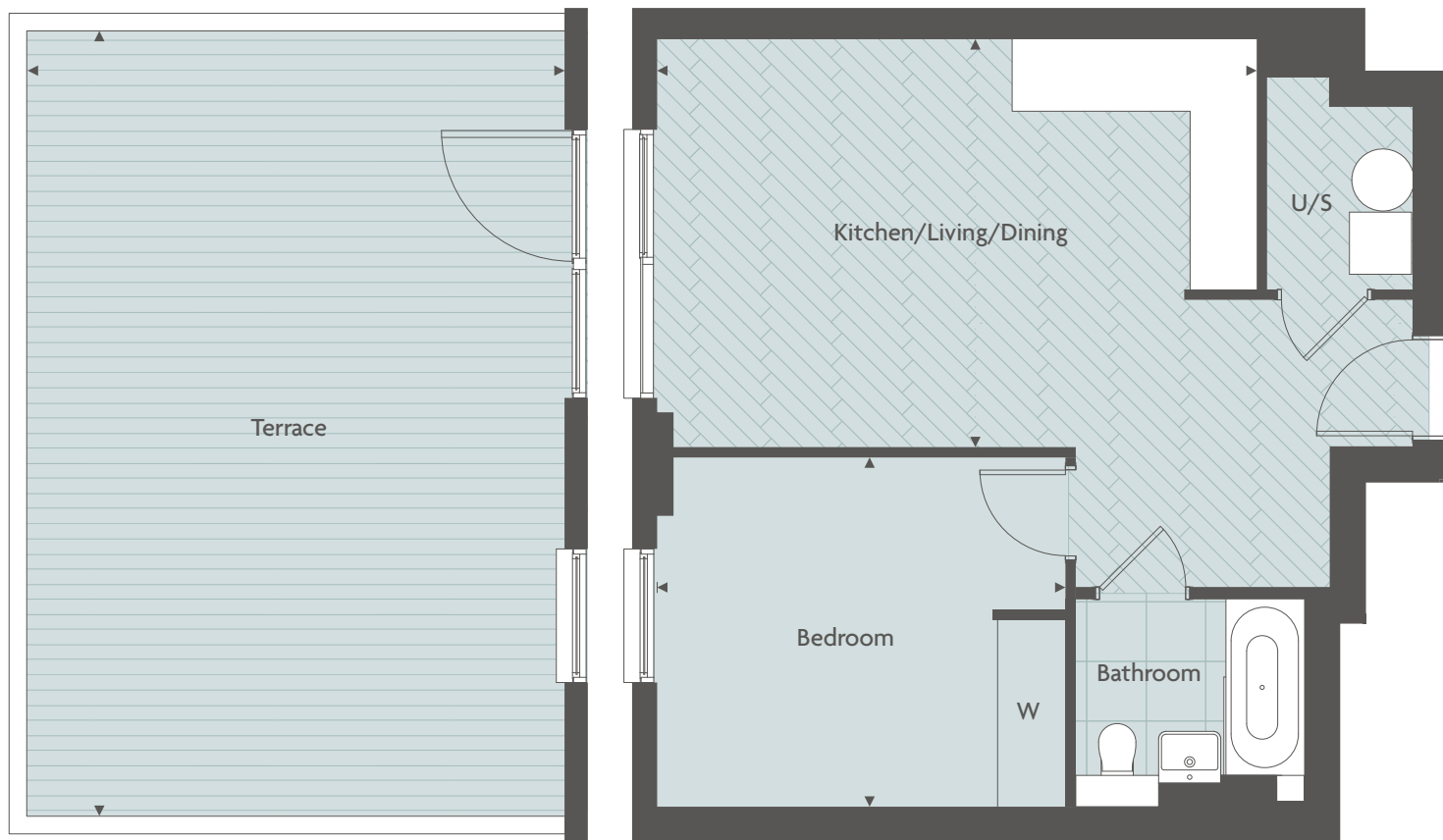


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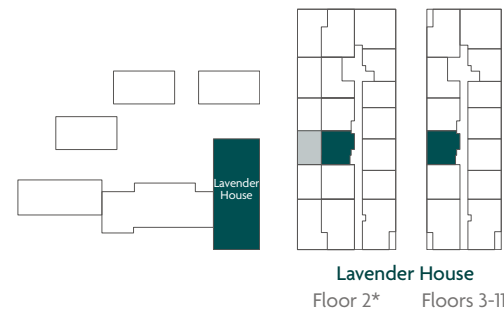
One-Bedroom Apartment



*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
Total internal area	542 sq ft	50.43 sq m

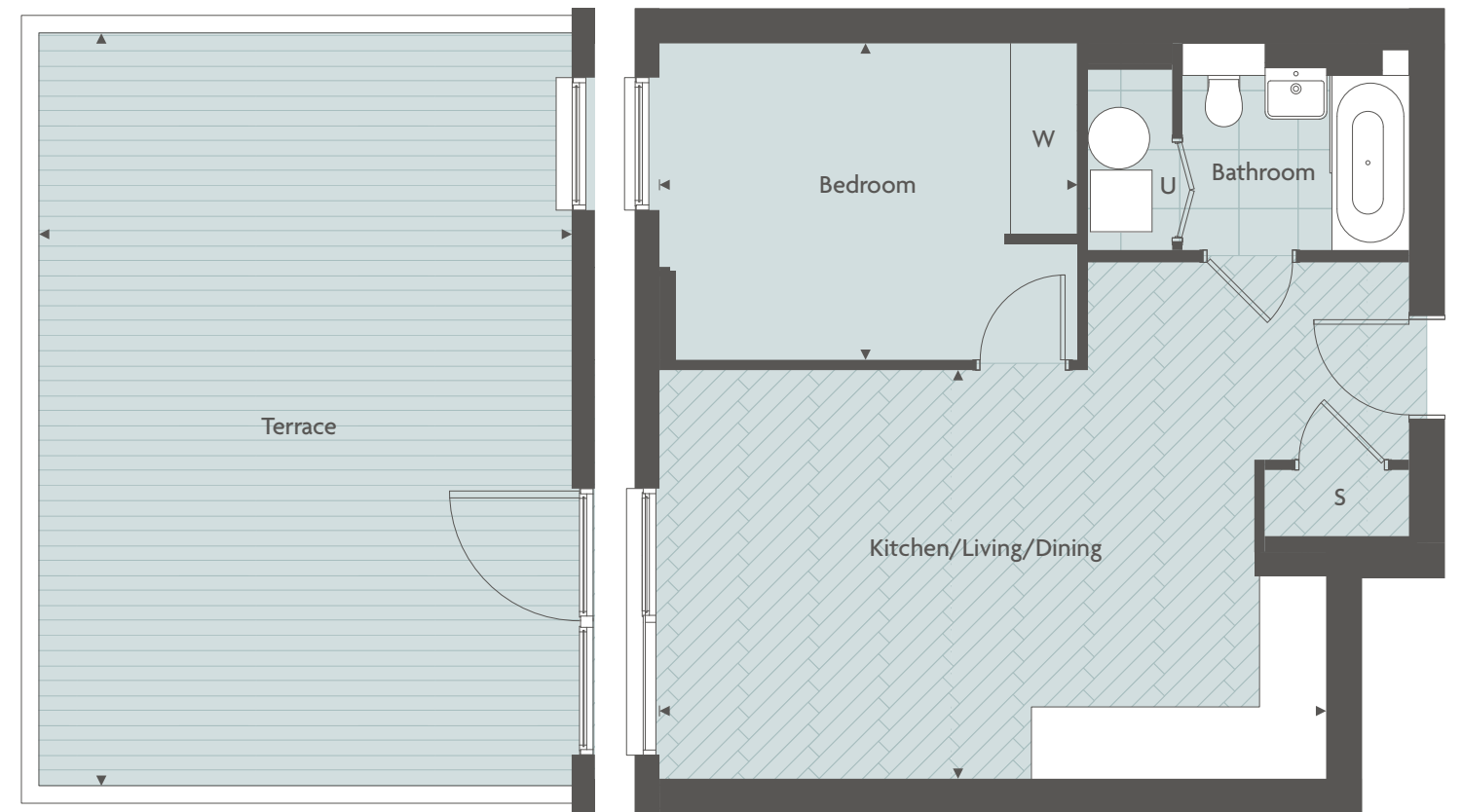


W Wardrobe U Utility S Store

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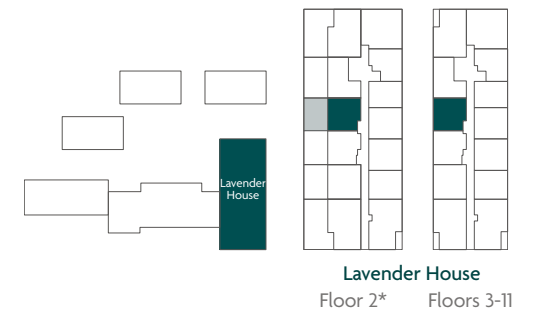
One-Bedroom Apartment



*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
Total internal area	542 sq ft	50.37 sq m



W Wardrobe U Utility S Store

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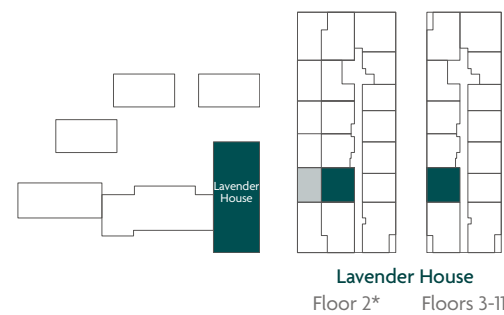
One-Bedroom Apartment



*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

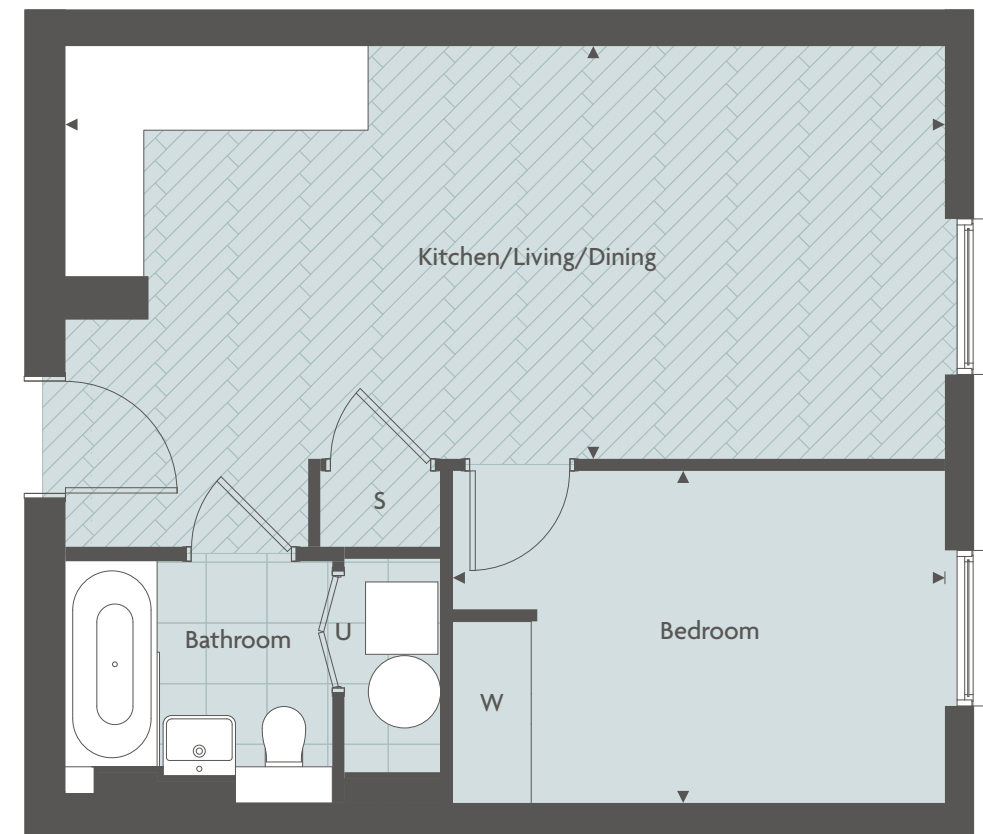
Kitchen/Living/Dining	23'11" x 13'10"	7300mm x 4220mm
Bedroom	12'1" x 10'9"	3700mm x 3290mm
Terrace*	16'11" x 25'10"	5175mm x 7913mm
Total internal area	598 sq ft	55.53 sq m



W Wardrobe U Utility S Store

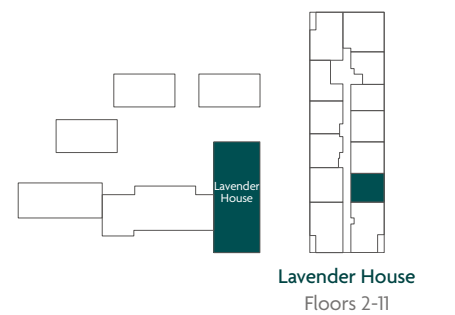
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One-Bedroom Apartment



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
Total area	493 sq ft	45.79 sq m



W Wardrobe U Utility S Store

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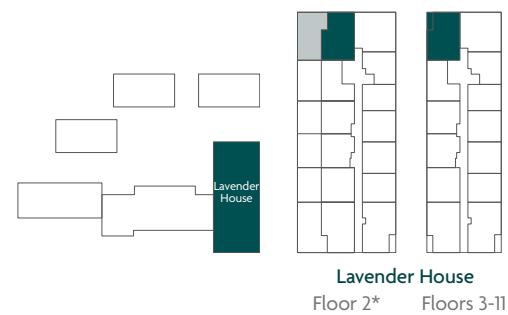
Two-Bedroom Apartment



*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	11'11" x 11'7"	2750mm x 3530mm
Terrace*	21'6" x 35'10"	6588mm x 10960mm
Total internal area	775 sq ft	71.96 sq m



W Wardrobe U Utility S Store

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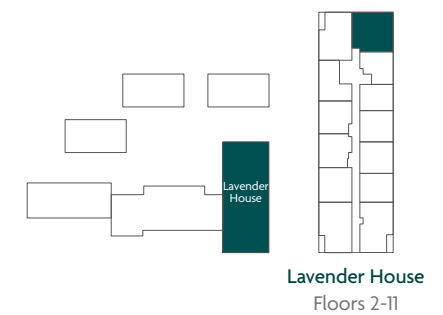


Two-Bedroom Apartment



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

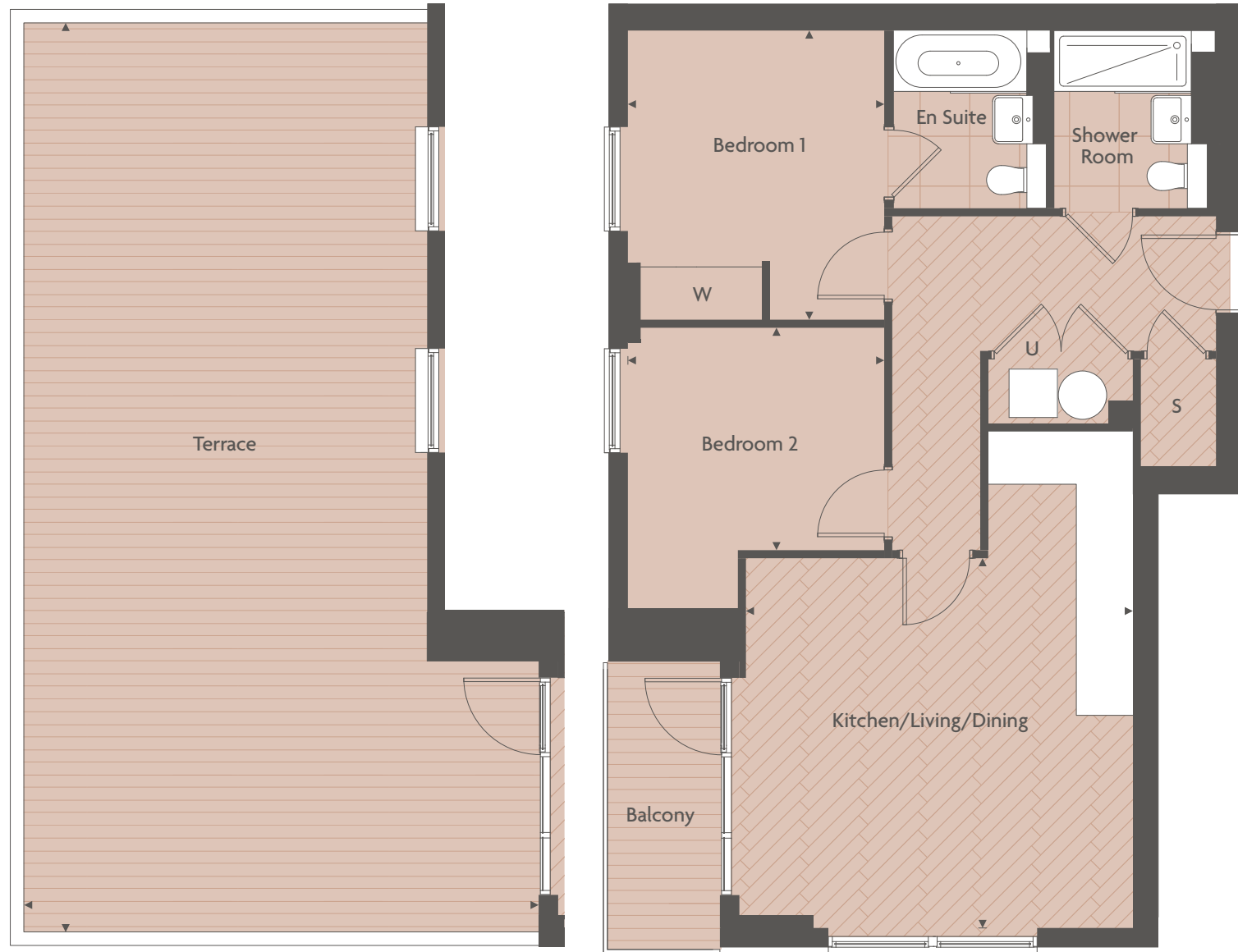
Kitchen/Living/Dining	16'8" x 16'6"	5100mm x 5030mm
Bedroom 1	16'9" x 9'1"	5100mm x 2760mm
Bedroom 2	13'0" x 9'10"	3960mm x 3000mm
Total area	753 sq ft	70.07 sq m



W Wardrobe U Utility S Store

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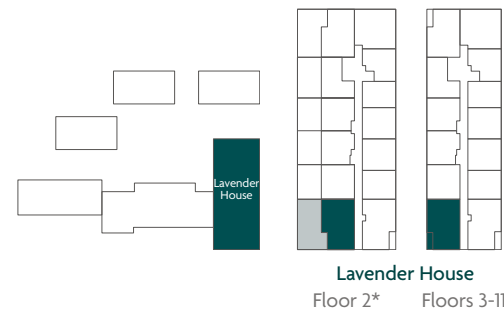
Two-Bedroom Apartment



*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

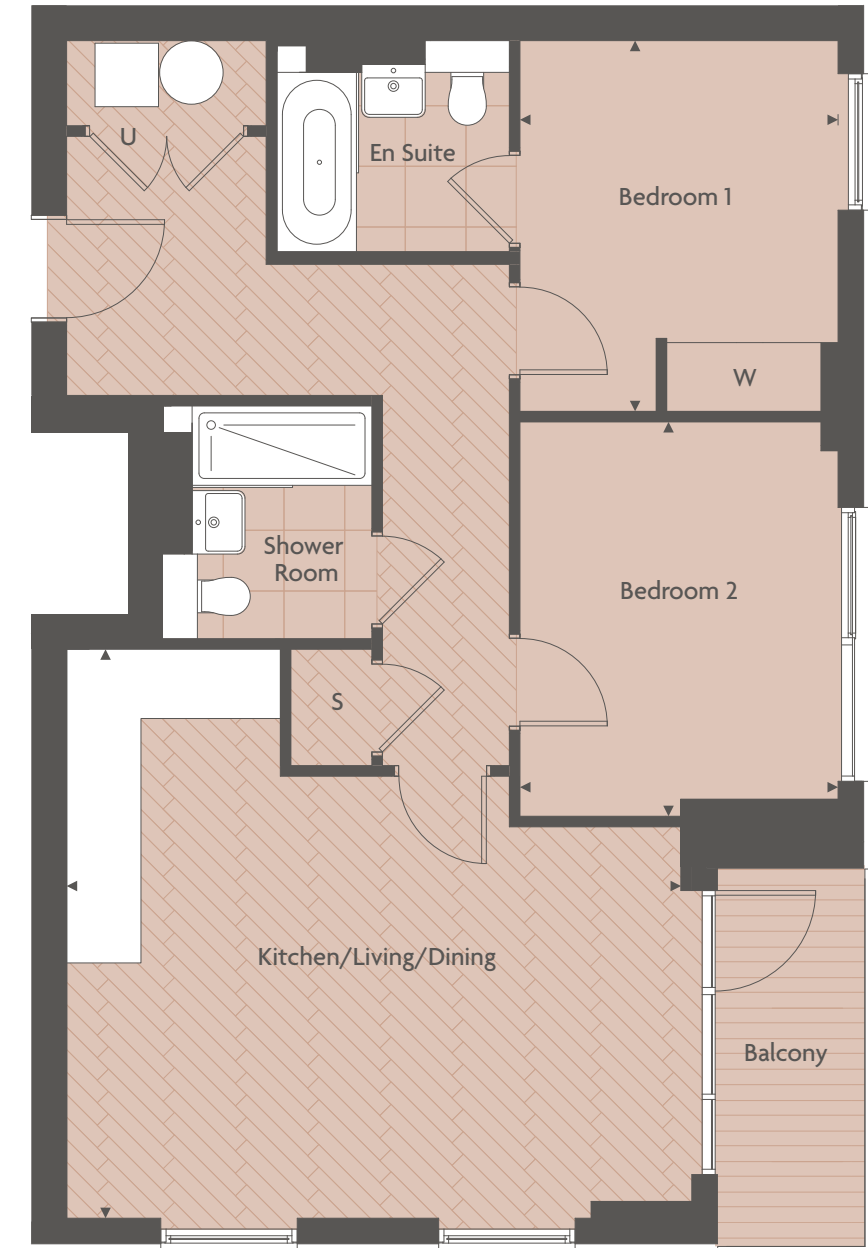
Kitchen/Living/Dining	15'9" x 15'1"	4800mm x 4590mm
Bedroom 1	10'1" x 11'9"	3075mm x 3590mm
Bedroom 2	10'1" x 9'1"	3075mm x 2760mm
Terrace*	21'6" x 37'8"	6588mm x 11527mm
Total internal area	757 sq ft	70.38 sq m



W Wardrobe U Utility S Store

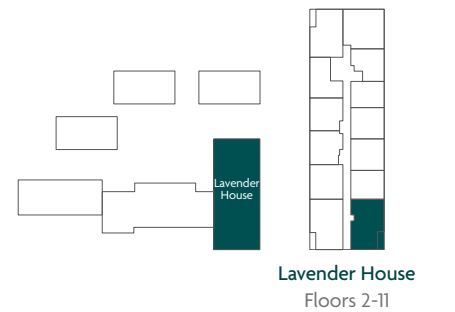
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Two-Bedroom Apartment



F.2.8	F.7.8
F.3.8	F.8.8
F.4.8	F.9.8
F.5.8	F.10.8
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
Total area	793 sq ft	73.65 sq m



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

Transforming tomorrow

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

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

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



Transforming places

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



Transforming Lifestyle

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



Transforming nature

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



Transforming Futures

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



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



The Berkeley difference

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



The benefits of buying new

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

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



Award-winning customer service

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

High specification

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

Attention to detail

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

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

10-year warranty

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

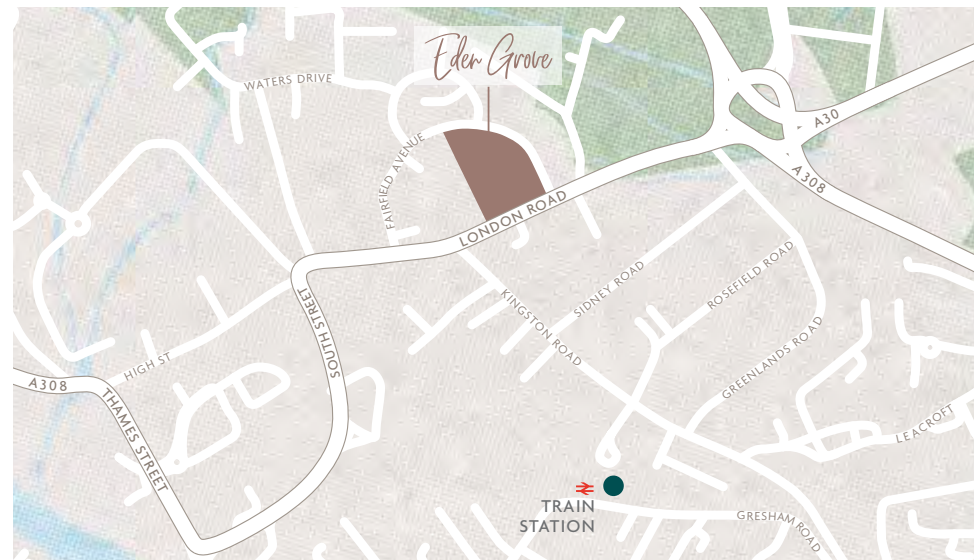
Award-winning

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

Sustainability

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





Map is indicative and not to scale

Walking from the station

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

Driving

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

Contact us

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

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

W: edengrove-londonroad.co.uk

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

The information in this document is indicative and is intended to act only as a guide to the finished product. Accordingly, due to Berkeley's policy of continuous improvement, the finished product may vary from the information provided. These particulars should not be relied upon as accurately describing any of the specific matters described by any order under the Property Misdescriptions Act 1991. This information does not constitute a contract, or warranty. The dimensions given on plans are subject to minor variations and are not intended to be used for carpet sizes, appliance sizes or items of furniture. Eden Grove is a marketing name and will not necessarily form part of the approved postal address. Applicants are advised to contact Berkeley to ascertain the availability of any particular property. All paper is FSC certified. 072/AC50/0621



Proud to be a member of the Berkeley Group of companies



Berkeley
Designed for life



Berkeley

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