



## *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. With central London just over half an hour away by train, residents can enjoy the best of both worlds as you revel in the outstanding natural beauty of the surrounding Surrey countryside and towns with their historic and royal significance.

Eden Grove offers a stunning collection of one, two and three bedroom apartments positioned around a stunning landscaped garden with a signature water feature at its heart. Residents will also have exclusive

use of a fantastic range of amenities, including a 24-hour concierge, co-working space, private gym and cinema room all conveniently located on the ground floor of the development.

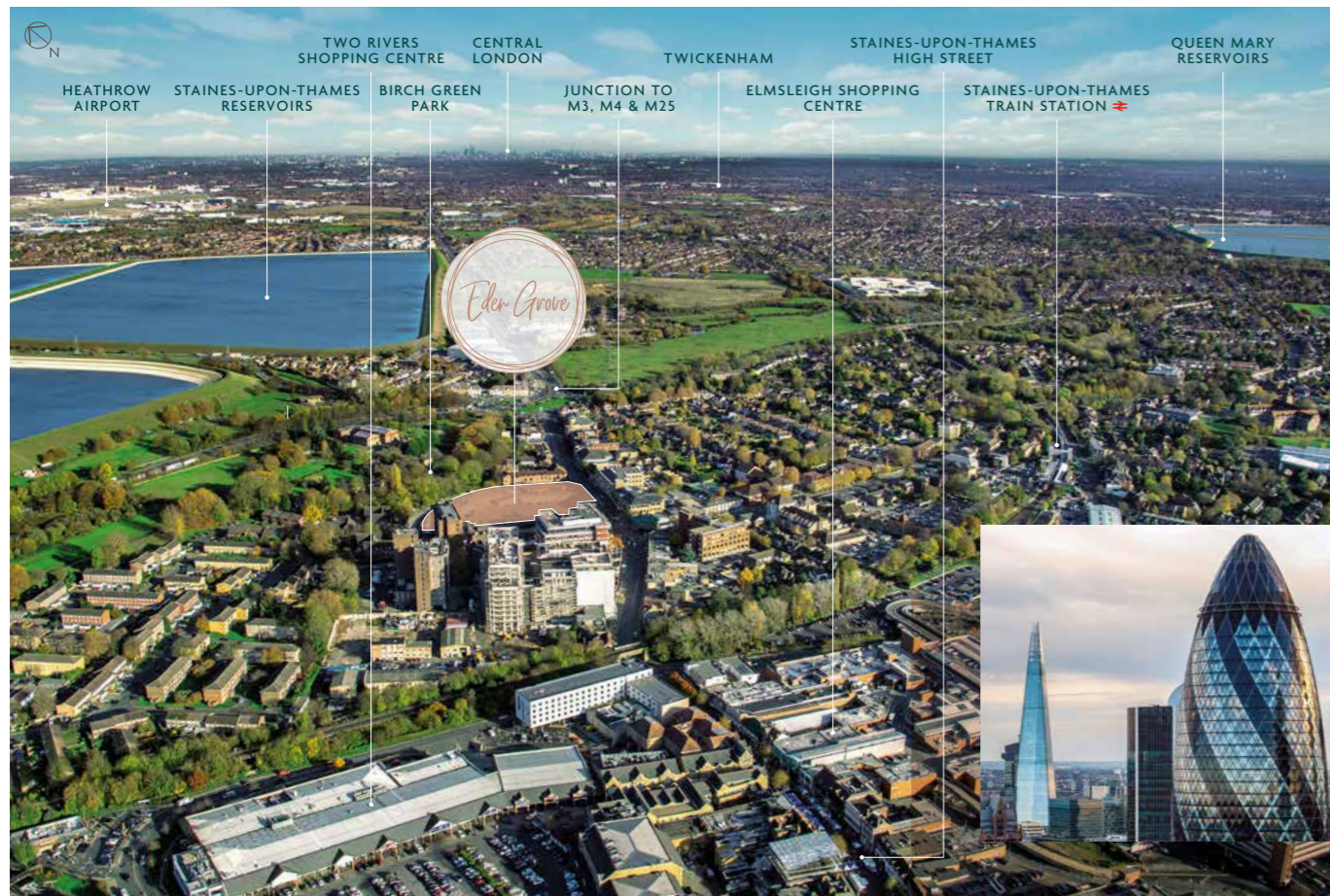
Staines-upon-Thames has great road and rail connections. The train station is only a 5 minutes' walk away and with Knightsbridge, Bond Street and the West End less than an hour away by train, you can visit the capital's wealth of shops,

restaurants and cultural attractions whenever you like.

Surrounded by the most expensive commuter real estate outside of London and boasting a vibrant economy Staines-upon-Thames is a destination of choice for residents, businesses and investors.

**Berkeley**  
Designed for life





## The Location

With quick access to the M25, A4 and M4, and fast rail connections whisking you to London Waterloo in just 35 minutes.

The historical towns of Windsor and Ascot with their royal significance are

also close by, you'll find they are full of quintessentially British history and sporting traditions. Back a winner at 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.'

## Connectivity



## The Heathrow Effect




Just a 10 minutes' drive away from Eden Grove, Heathrow Airport is the busiest two runway airport in the world, handling 78 million passengers in 2019.\*\*

The airport supports some 69,000 jobs generated by over 400 companies, with

over half Heathrow employees residents in its local area. Discussions remain ongoing regarding the development of a direct rail link between Staines-upon-Thames and Heathrow Terminal 5.

## Education

Education opportunities in the area around Staines-upon-Thames are outstanding. Students of all ages have access to some of the UK's top educational establishments. The heritage of Eton College is 7 miles away and Royal Holloway University is only 3.1 miles away. The area is particularly attractive to overseas and mature students.

-  ROYAL HOLLOWAY UNIVERSITY OF LONDON  
6 minute drive\*
-  ETON COLLEGE  
18 minute drive\*
-  IMPERIAL COLLEGE LONDON  
35 minute drive\*
-  KING'S COLLEGE LONDON  
48 minute drive\*
-  THE LONDON SCHOOL OF ECONOMICS AND POLITICAL SCIENCE  
51 minute drive\*

## The Development

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.

The central courtyard is a green, natural and publicly accessible space in the heart of the scheme.

With soft landscaping and generous areas for play and leisure along with a signature water feature at its core.

The front lobby incorporates a convenient concierge service designed to make life easier, giving you security and peace of mind even when you're not home.

The apartment interiors have been designed with a fresh, modern feel, featuring a calm neutral palette and accents of colour.



## Apartment Mix

Lily House	Size Range (Sq. Ft.)	Starting Prices (£)	Rental Yield (£/m)	Rental Yield (%)
1 Bed	442 – 579	£357,500	£1,300 – £1,500	4% – 5.2%
2 Bed	734 – 916	£500,000	£1,650 – £2,100	3.9% – 5.0%
3 Bed	1,021	£680,000	£2,000 – £2,500	3.5% – 4.4%

## 5 Year House Price Growth Forecast

Capital Growth %	2022	2023	2024	2025	2026	5 Year Cumulative
South East	9.5%	0.0%	2.0%	2.0%	3.0%	17.3%

Knight Frank UK House Price Forecasts, 2022.

## Cash Flow Forecast

Apartment Cash Flow (Typical Price £500,000)	2022	2023	2024	Total
10% Deposit (on exchange)	£50,000	-	-	£50,000
10% Advanced Payment (12 months later)	-	£50,000	-	£50,000
5% Advanced Payment (18 months later)	-	-	£25,000	£25,000
75% Completion Amount	-	-	£375,000	£375,000
Capital Appreciation*	£20,000	£40,800	£62,432	£62,432
Your Equity	£50,000	£100,000	£500,000	£500,000
Equity Appreciation**	40%	40.8%	12.49%	12.49%

Cash flow forecast correct at the time of publishing, July 2022. \* Based on Savills forecast for capital growth. \*\* Assuming no mortgage.

## Why Buy at Eden Grove

**35** MINUTES TO LONDON WATERLOO by train  
thetrainline.com

**10** MINUTE DRIVE TO HEATHROW (where more than 76,000 people work)  
Source heathrow.com

**EXCEPTIONAL FACILITIES** INCLUDING GYM, CINEMA, CONCIERGE, CENTRAL GARDEN AND CO WORKING SPACE

**58%** MIGRATION INTO STAINES-UPON-THAMES is from London Boroughs  
dataloft, ONS, 2019

**NO1** FOR NEW BUSINESS START-UPS  
dataloft, UKCI, 2019

**TOP 10%** STAINES-UPON-THAMES IN THE TOP 10% OF ALL UK AREAS FOR ECONOMIC GROWTH POTENTIAL  
dataloft, UKCI, 2019

**UP TO 5.6%** RENTAL YIELDS ACHIEVABLE

HOME TO MANY GLOBAL BUSINESSES including bp, Bupa and Salesforce

\* Travel times approximate, source google.com/maps. \*\* Figures sourced from Heathrow.com, correct at time of print.





## Amenities

- Gym
- Cinema
- 24-hour concierge
- Central garden
- Co working space

## 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

## Service Charge

£3.95 per sq ft per annum  
Underground basement car park: £281.18 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 lease

## Building Warranty

10 year NHBC warranty  
Additional 2 year Berkeley customer service guarantee

## Estimated Build Completion

Lily House - Q3 / Q4 2024

## 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 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 12 months from day of exchange of contracts
4. 5% of purchase price is payable 18 months from day of exchange of contracts
5. Balance of 75% is payable upon completion

## Parking

Parking is available to purchase on selected properties – £22,500 on a general right to park basis in the underground basement car park.

Eden Grove, Fairfield Avenue, Staines-upon-Thames TW18 4AB

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OUR VISION  
**2030**  
TRANSFORMING TOMORROW



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Berkeley Group of companies

**Berkeley**  
Designed for life

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