

# SKYLINE

APARTMENTS



292 - 298 HIGH STREET SLOUGH SL1 1NB

# SKYLINE

APARTMENTS



High end luxury studios and 1 & 2 bedroom apartments brilliantly placed to maximise on Crossrail - its high speed connections across the Capital, and its high performing capital growth zone.



Skyline. Get on track for your first starter home or investor rental at the most affordable new lifestyle opportunity in Slough.



# Slough

A thriving district with dynamic statistics to invest, live and grow in.



A commercial powerhouse with more than 4,600 businesses located in the area.

**Slough is now the third most productive town in the UK contributing some £8 billion to the national economy.**

Market evaluations place Slough in the '60% increase club' with house prices predicted to rise by almost £100,000 between 2014 & 2020.

SOURCE: [emoov.co.uk](http://emoov.co.uk)

A showcase for international commerce with major brand occupiers including O2, Unilever, Amazon, Lego, Blackberry, Mars, Honda, Ferrari, Mercedes, Maserati, Reckitt Benckiser & Burger King.

By 2019, Crossrail will connect Slough directly to London's global trading centres.

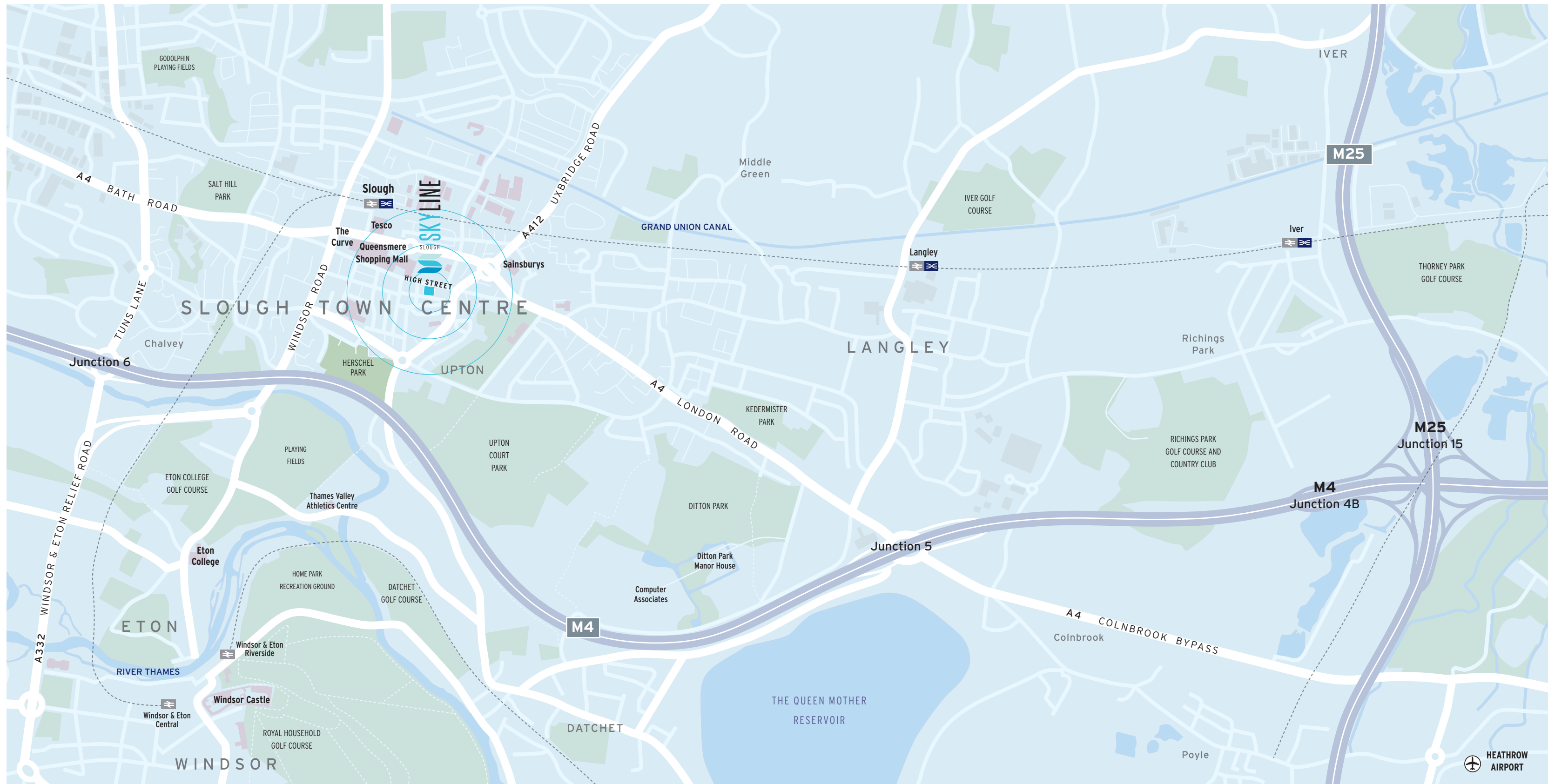


By 2020 the Western Rail Access to Heathrow (WRAtH) will connect Slough and the airport within 6 minutes.

The town is undergoing a massive transformation driven by over £1 billion of inward investment.

SKYLINE  
APARTMENTS





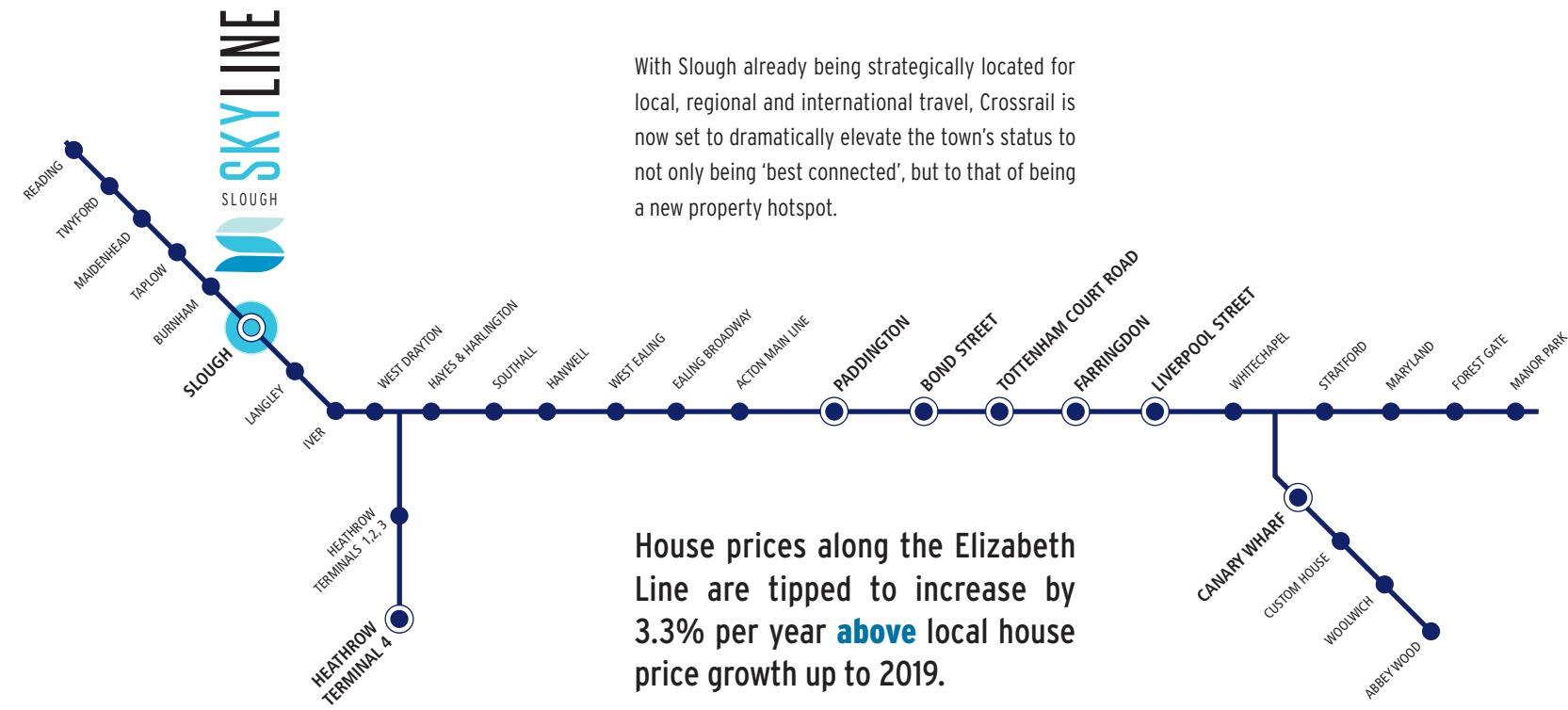
Fast connections when minutes matter is a vital necessity for us all - and at Skyline it could hardly get any better, 6 minutes drive from the M4, 10 minutes drive from the M25 and just 17 minutes by car to London Heathrow.

## Connect

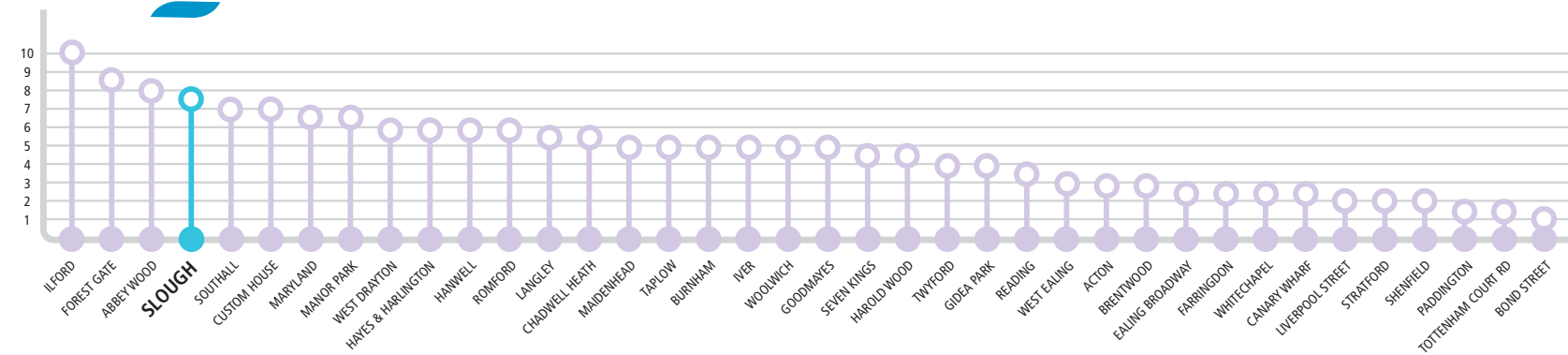
by road, rail & air in minutes

Mainline rail is equally impressive with First Great Western express services into Paddington in 17 minutes, and from 2019 Slough's new Crossrail hub will bring journey times into Central London in around 30 minutes.

Today, living in Slough is nothing short of living in the fast lane.



**SCORE** SKYLINE SLOUGH 2021-2030 CROSSRAIL LONG TERM POTENTIAL SCORE



SOURCE: JLL



Exclusive research from leading on-line agents reveals the best performing property hotspots along the Elizabeth line will be those towards and at its furthest reaches - which puts Slough and the affordability of the Skyline apartments well and truly in the spotlight.

‘Asking prices for homes along the newly named Elizabeth line have soared by up to a third in 12 months’

Source: Rightmove

The opportunity for buyers at Skyline has exceptional potential, whether first time on the ladder, downsizing or investing to let, the future is one of long term capital growth and high rental yields - firmly underpinned by the Crossrail phenomena.

# ‘The Heart of Slough’

*A focus on the future...*

A £1 billion regeneration masterplan to transform key sites including an entirely new commercial district, retail, leisure and a £22 million cultural showcase for the town, ‘The Curve’ due to open this year.



Aptly named ‘The Heart of Slough’ is a landmark project for the re-development of the town centre, designed to create a leading European and national focus with a new cultural quarter for the creative media, information and communications industries.

The visionary project includes:

- 70,000 sq.m. of brand new office space.
- A 120 room hotel.
- Extensive new retail and leisure opportunities.
- A new bus terminus.
- The Curve - a new cultural and learning centre featuring Slough’s premier library, I.T. suites, performance space, a museum and contemporary café.

With project phases well established and some completed, the transformation of the town centre is much evident - further endorsing the district as a thriving base for businesses which include a number of the world’s most prolific brand names such as Nintendo, Amazon, Mars and Burger King.





The High Street is a hub of colourful activity centred around its major mall - Queensmere Observatory, with over 120 stores and eateries including Debenhams, M&S, Argos, Top Shop and Nandos.

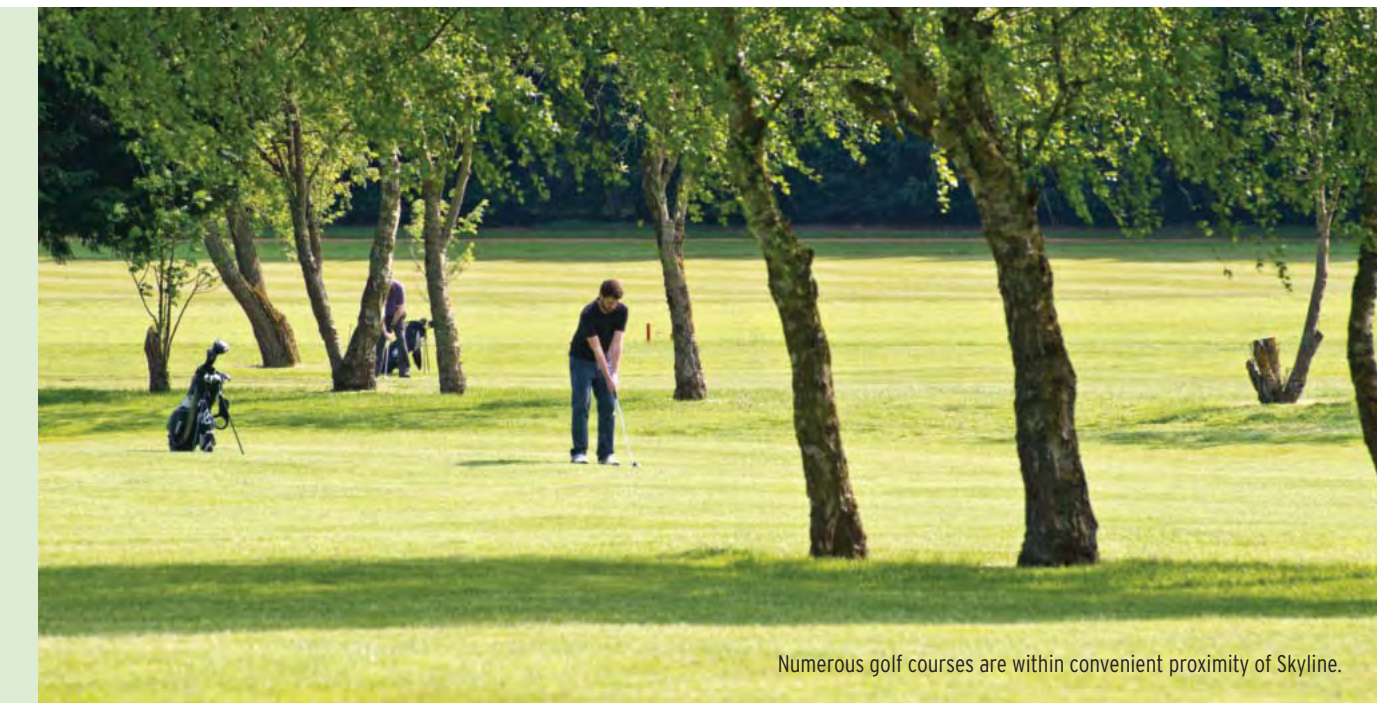


# 'The heart of the scene'

*A perspective on the present...*

A bustling cosmopolitan centre alive with restaurants, brand name retail, market stalls and independents.





Numerous golf courses are within convenient proximity of Skyline.

Over 600 acres of parkland and green open space on your doorstep, with Royal neighbours less than 2 miles away.

Slough has over 40 parks and green open spaces, which include Herschel Park, 12 minutes walk from Skyline, which is now a Grade II listed park and nature reserve having been restored to its former Victorian setting. Immediately south of the Thames lies the grounds and gardens of Windsor Castle, with Eton College around half a mile to the west.



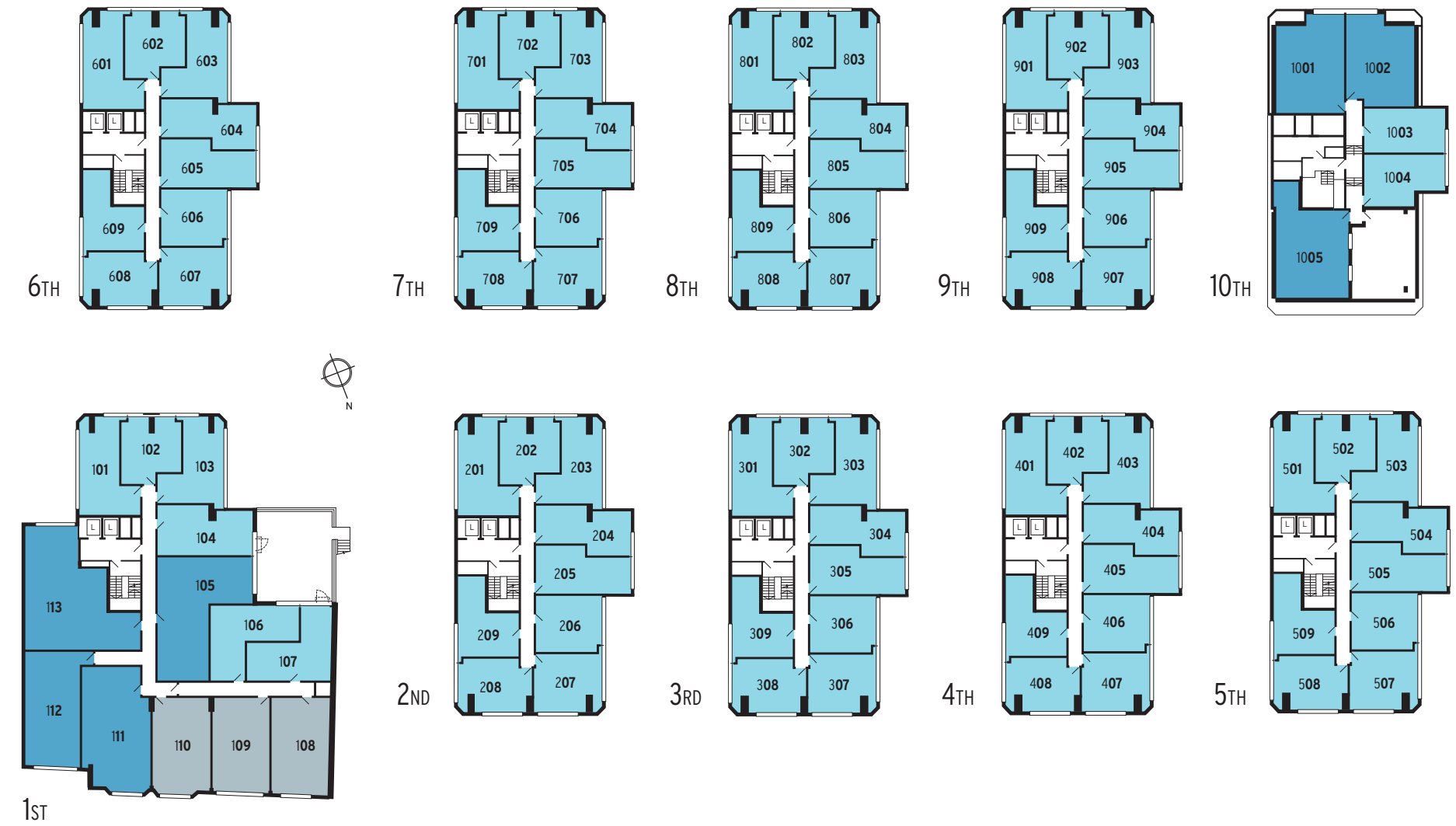


# SKYLINE

THE DEVELOPMENT



QUALITY AND VALUE SECOND TO NONE



The apartments are arranged from first to tenth floor level, with access from the ground floor reception. Each apartment will be finished and equipped for contemporary living with luxurious specifications throughout.

- Choice of studio and 1 & 2 bedroom styles.
- Average studio living space will be 357 sqft.
- Selected apartments up to 764 sq.ft.
- Superb views from many upper level apartments.
- Highly refined specifications including oak one strip engineered timber flooring and large format ceramic wall and floor tiling to bathrooms.
- Designer compact kitchens with integrated appliances including combination microwave, dishwasher and ceramic hob.
- Video entryphone security to each apartment.
- Built-in wardrobe to bedrooms and studio bedroom areas.

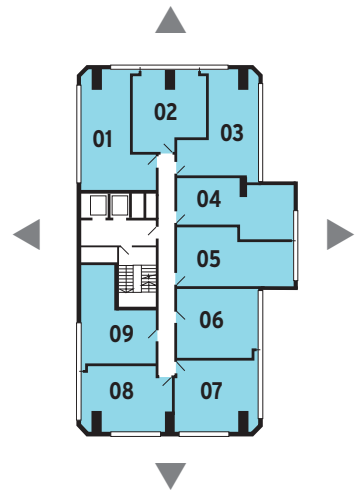
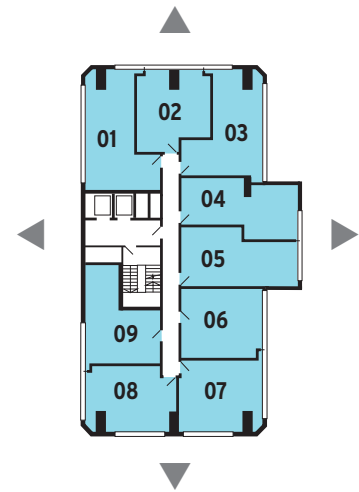
Actual panoramic view from upper level south facing apartments.



Indicative aspects from levels 4 to 6. South facing views are restricted by neighbouring building.



Indicative aspects from levels 7 to 9. Tenth floor views will be from south and west facing apartments.



LEVELS 4-6



LEVELS 7-9



Studio apartment 207 to 907

This illustrative plan demonstrates the innovative use of space - 365 sq.ft. provided in the eight north/west dual aspect studio apartments 207-907.

The computer generated interior image opposite is representative of Skyline specifications.

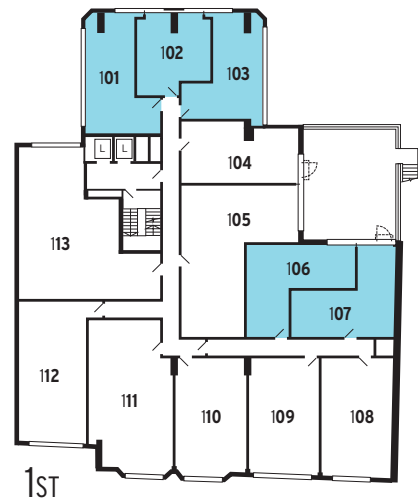


Galliard Homes are the market leaders with an outstanding track record of delivering exceptional levels of quality and value - ensuring each buyer a luxurious lifestyle and affordable investment.

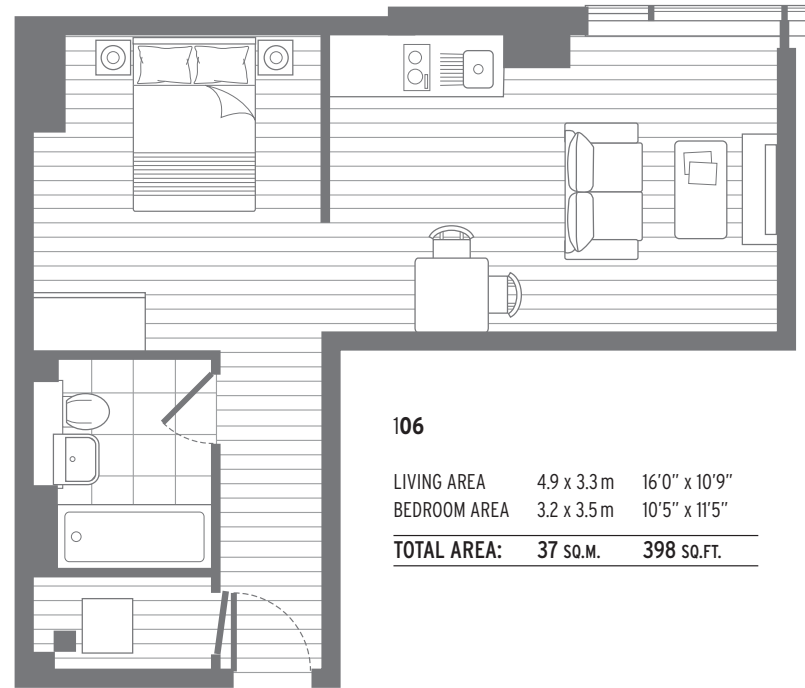




# SKYLINE APARTMENTS

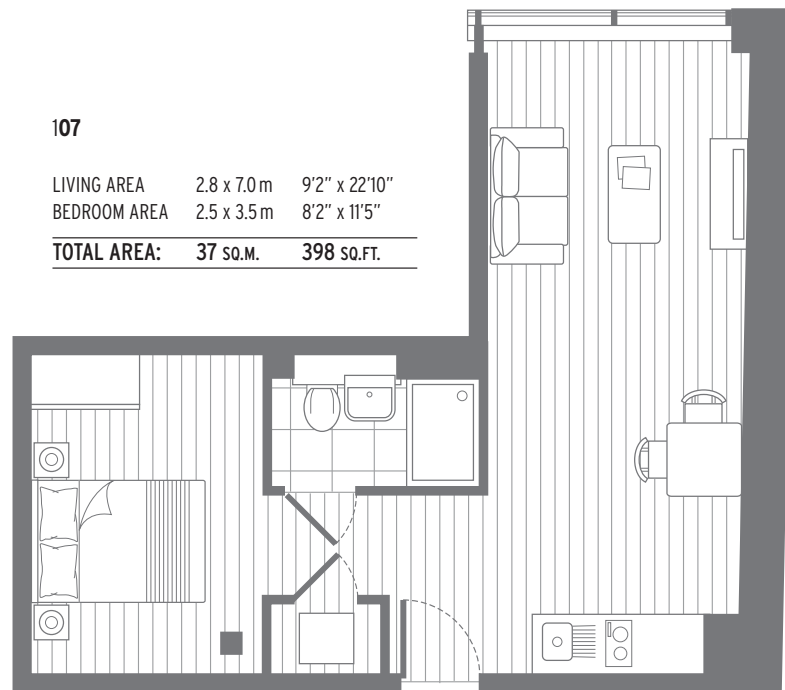


## LEVEL 1 STUDIO APARTMENTS



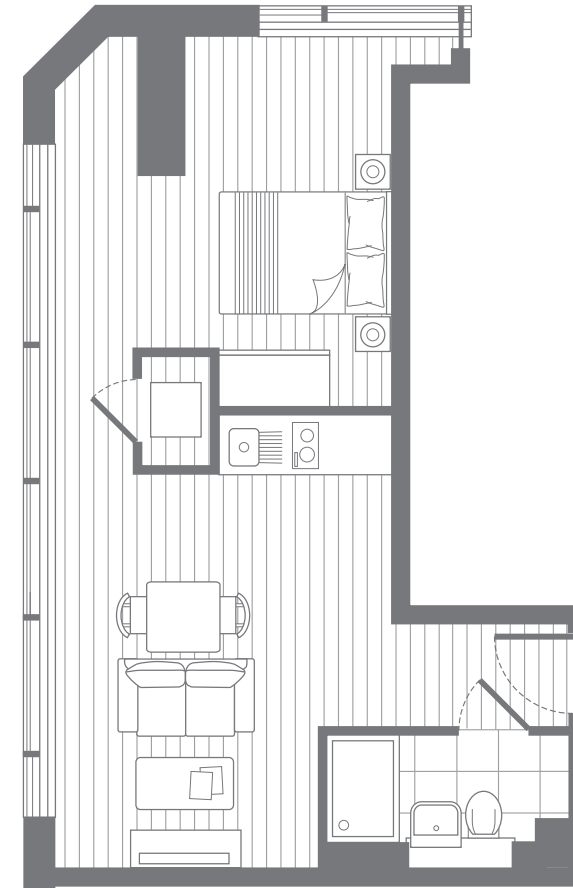
**106**

|                    |                 |                   |
|--------------------|-----------------|-------------------|
| LIVING AREA        | 4.9 x 3.3 m     | 16'0" x 10'9"     |
| BEDROOM AREA       | 3.2 x 3.5 m     | 10'5" x 11'5"     |
| <b>TOTAL AREA:</b> | <b>37 sq.M.</b> | <b>398 sq.FT.</b> |



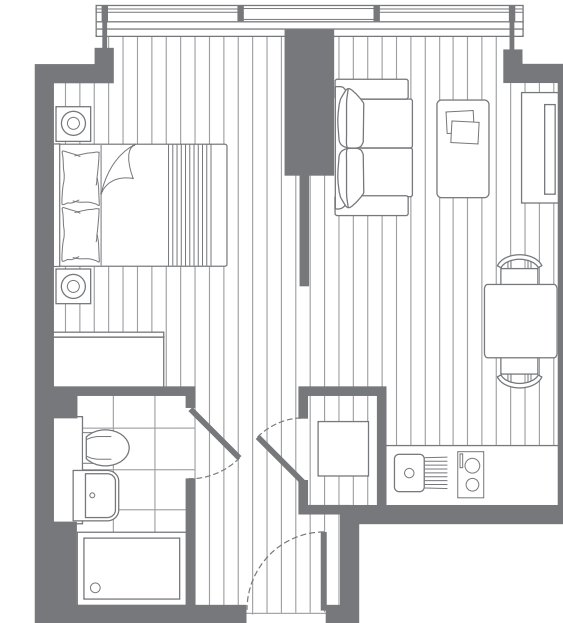
**107**

|                    |                 |                   |
|--------------------|-----------------|-------------------|
| LIVING AREA        | 2.8 x 7.0 m     | 9'2" x 22'10"     |
| BEDROOM AREA       | 2.5 x 3.5 m     | 8'2" x 11'5"      |
| <b>TOTAL AREA:</b> | <b>37 sq.M.</b> | <b>398 sq.FT.</b> |



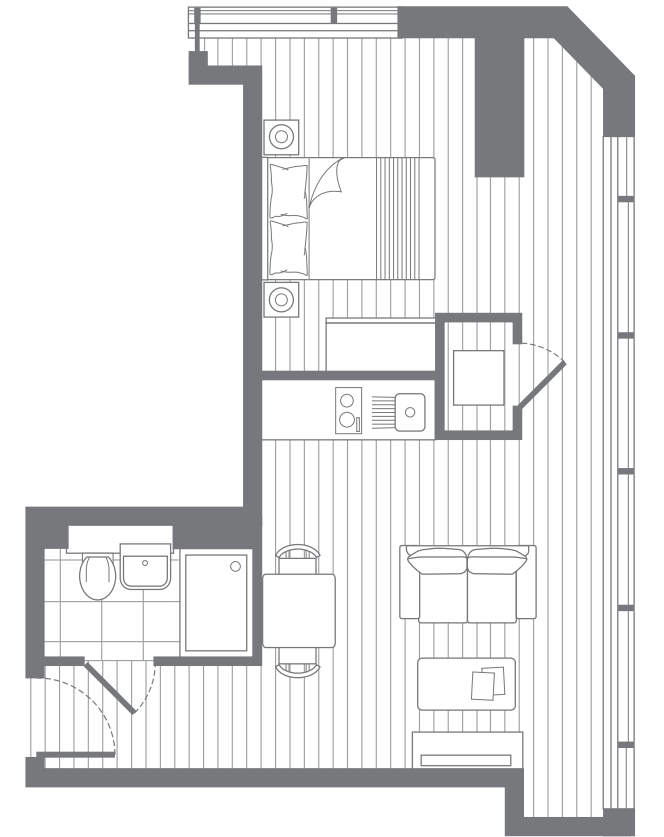
**101**

|                    |                 |                   |
|--------------------|-----------------|-------------------|
| LIVING AREA        | 3.7 x 4.8 m     | 12'2" x 15'9"     |
| BEDROOM AREA       | 3.7 x 4.0 m     | 12'2" x 13'0"     |
| <b>TOTAL AREA:</b> | <b>38 sq.M.</b> | <b>409 sq.FT.</b> |



**102**

|                    |                 |                   |
|--------------------|-----------------|-------------------|
| LIVING AREA        | 2.7 x 5.0 m     | 8'10" x 16'4"     |
| BEDROOM AREA       | 2.7 x 3.8 m     | 8'10" x 12'6"     |
| <b>TOTAL AREA:</b> | <b>31 sq.M.</b> | <b>333 sq.FT.</b> |



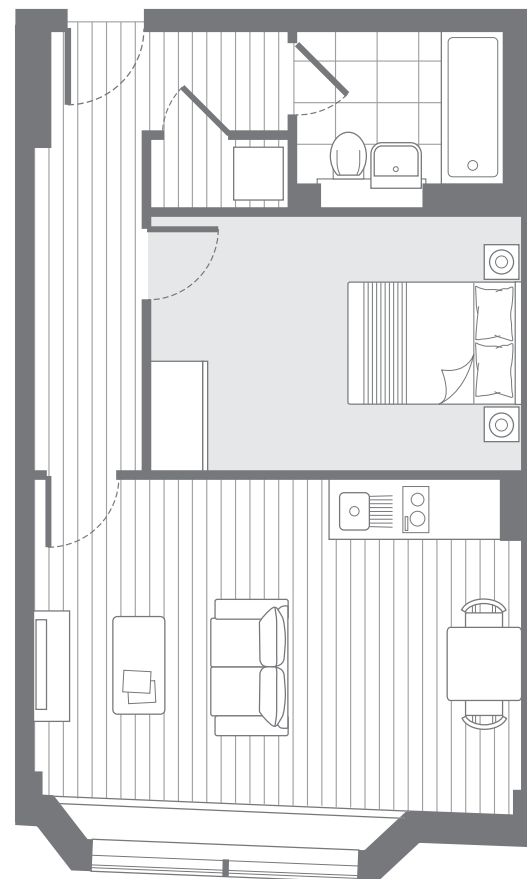
**103**

|                    |                 |                   |
|--------------------|-----------------|-------------------|
| LIVING AREA        | 3.7 x 4.2 m     | 12'2" x 13'8"     |
| BEDROOM AREA       | 3.7 x 3.6 m     | 12'2" x 11'10"    |
| <b>TOTAL AREA:</b> | <b>37 sq.M.</b> | <b>398 sq.FT.</b> |



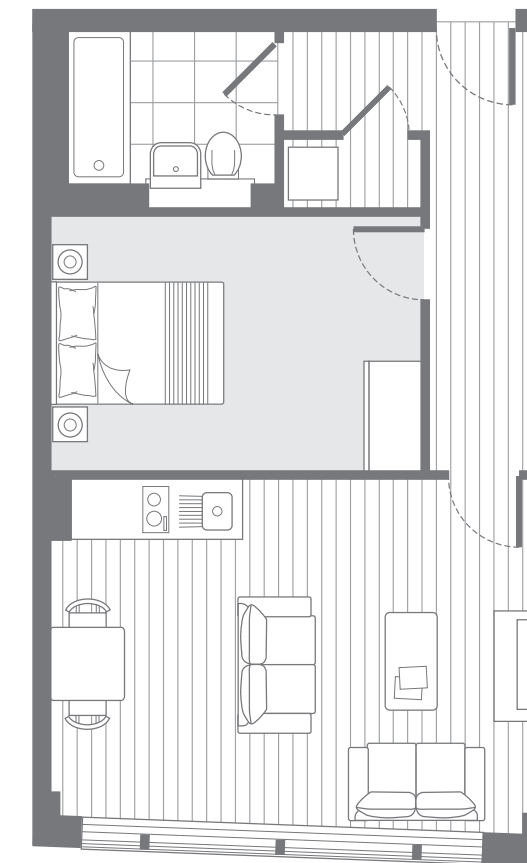
**104 STUDIO**

|                    |                 |                   |
|--------------------|-----------------|-------------------|
| LIVING AREA        | 3.3 x 4.0m      | 10'9" x 13'0"     |
| KITCHEN AREA       | 1.9 x 2.2m      | 6'2" x 7'2"       |
| BEDROOM AREA       | 3.0 x 2.2m      | 9'9" x 7'2"       |
| UTILITY ROOM       | 2.7 x 1.1m      | 8'10" x 3'8"      |
| <b>TOTAL AREA:</b> | <b>39 sq.m.</b> | <b>419 sq.ft.</b> |



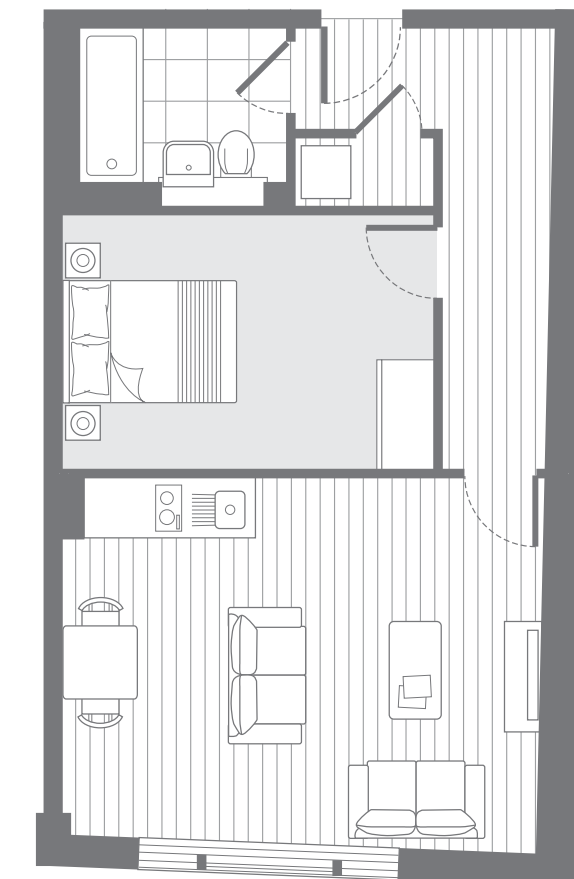
**110 1 BEDROOM**

|                    |                 |                   |
|--------------------|-----------------|-------------------|
| LIVING/DINING      |                 |                   |
| INC KITCHEN        | 5.3 x 3.6m      | 17'4" x 11'9"     |
| BEDROOM            | 4.1 x 2.8m      | 13'4" x 9'2"      |
| <b>TOTAL AREA:</b> | <b>45 sq.m.</b> | <b>484 sq.ft.</b> |



**109 1 BEDROOM**

|                    |                 |                   |
|--------------------|-----------------|-------------------|
| LIVING/DINING      |                 |                   |
| INC KITCHEN        | 5.3 x 3.8m      | 17'4" x 12'5"     |
| BEDROOM            | 4.1 x 2.8m      | 13'4" x 9'2"      |
| <b>TOTAL AREA:</b> | <b>46 sq.m.</b> | <b>495 sq.ft.</b> |



**108 1 BEDROOM**

|                    |                 |                   |
|--------------------|-----------------|-------------------|
| LIVING/DINING      |                 |                   |
| INC KITCHEN        | 5.3 x 4.0m      | 17'4" x 13'0"     |
| BEDROOM 1          | 4.1 x 2.8m      | 13'4" x 9'2"      |
| <b>TOTAL AREA:</b> | <b>48 sq.m.</b> | <b>516 sq.ft.</b> |



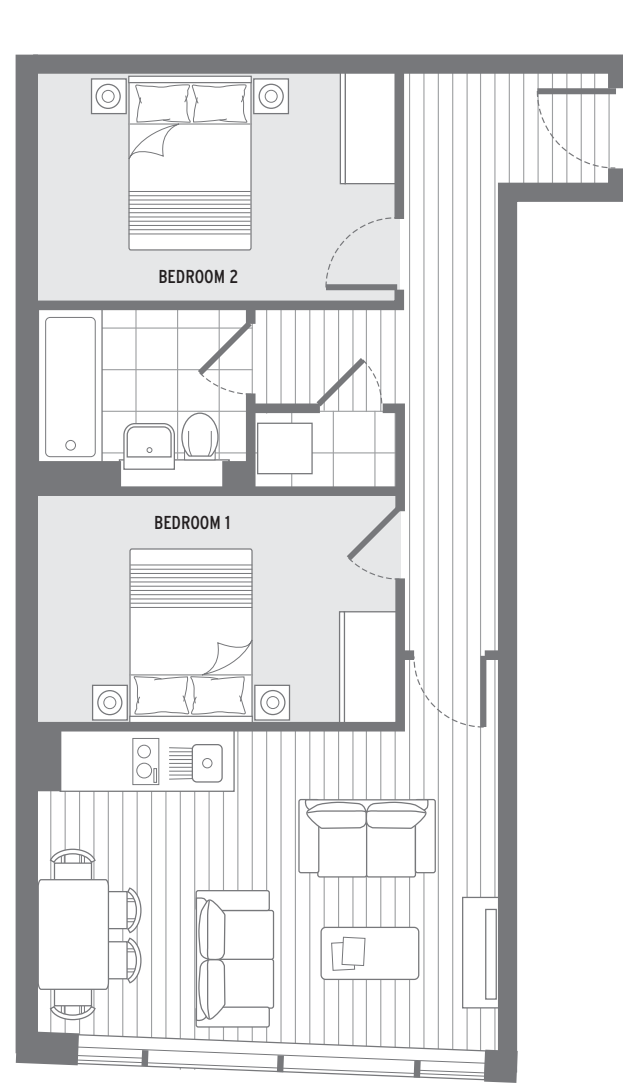
1st

## LEVEL 1 STUDIO & 1 BED APARTMENTS

# SKYLINE APARTMENTS

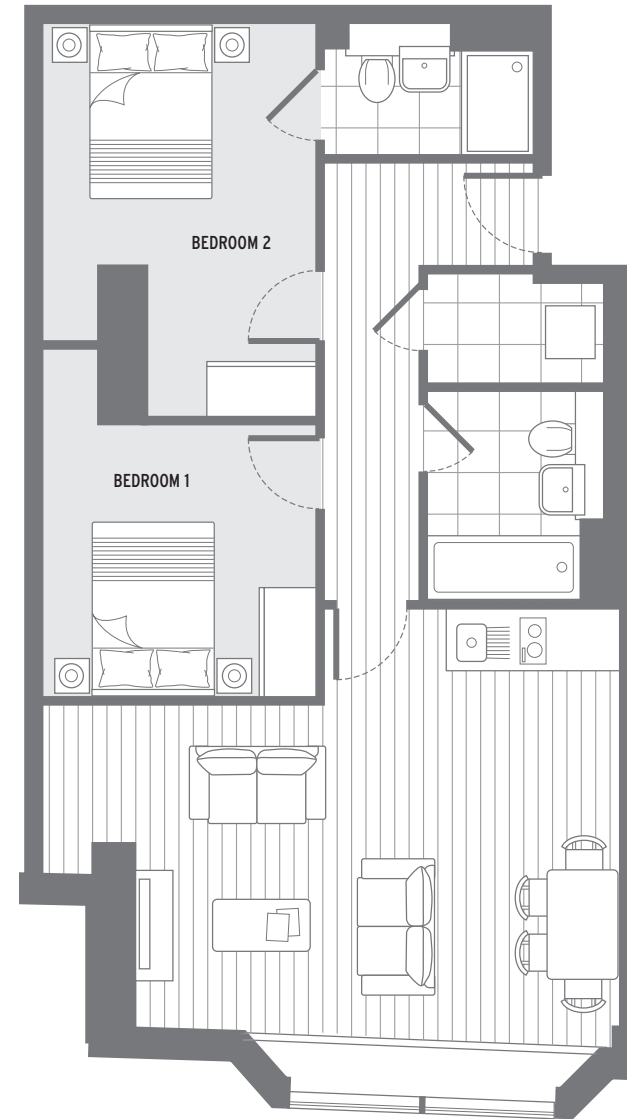


1st



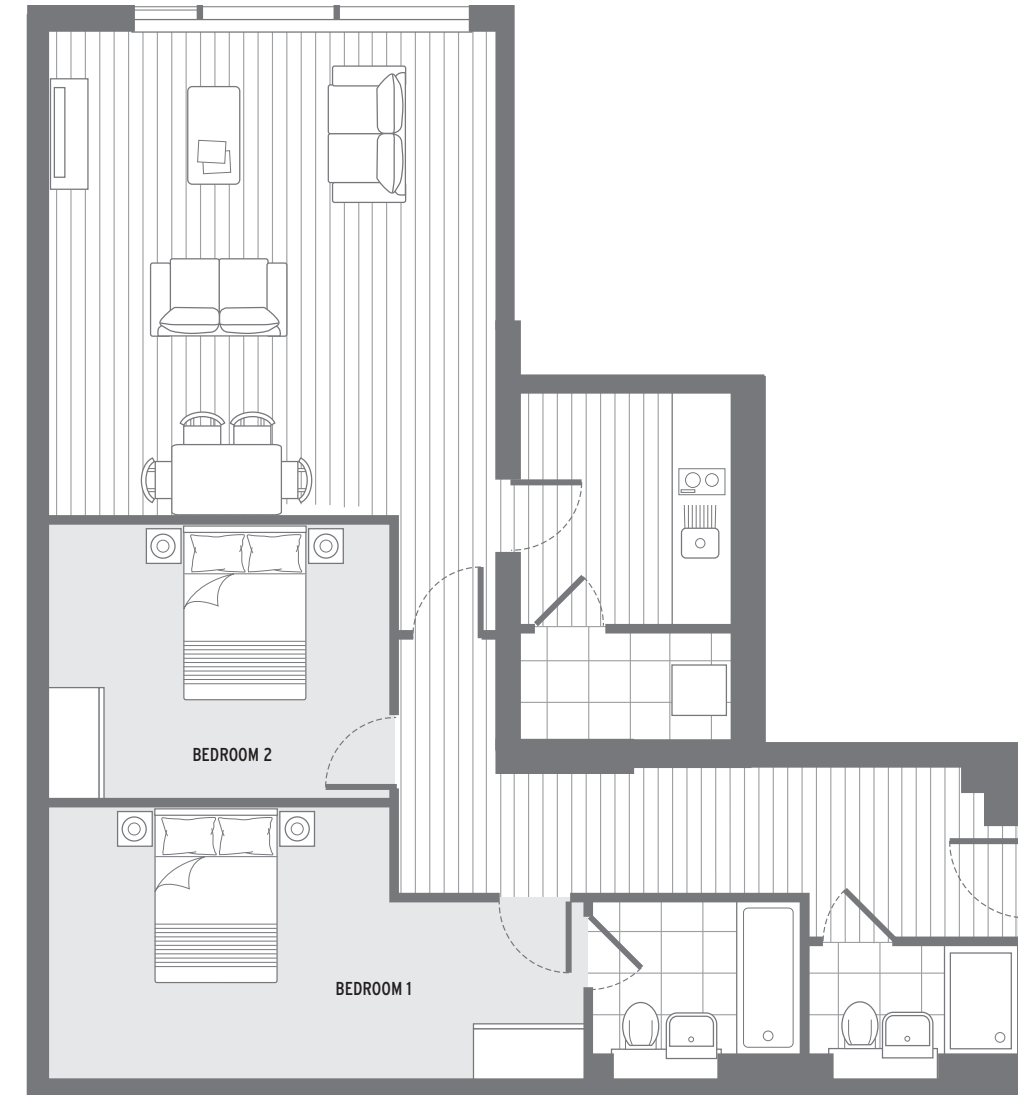
**112**

|                    |                 |                   |  |
|--------------------|-----------------|-------------------|--|
| LIVING/DINING      |                 |                   |  |
| INC KITCHEN        | 5.1 x 3.5 m     | 16'8" x 11'5"     |  |
| BEDROOM 1          | 3.9 x 2.5 m     | 12'9" x 8'2"      |  |
| BEDROOM 2          | 3.9 x 2.5 m     | 12'9" x 8'2"      |  |
| <b>TOTAL AREA:</b> | <b>55 sq.m.</b> | <b>592 sq.ft.</b> |  |



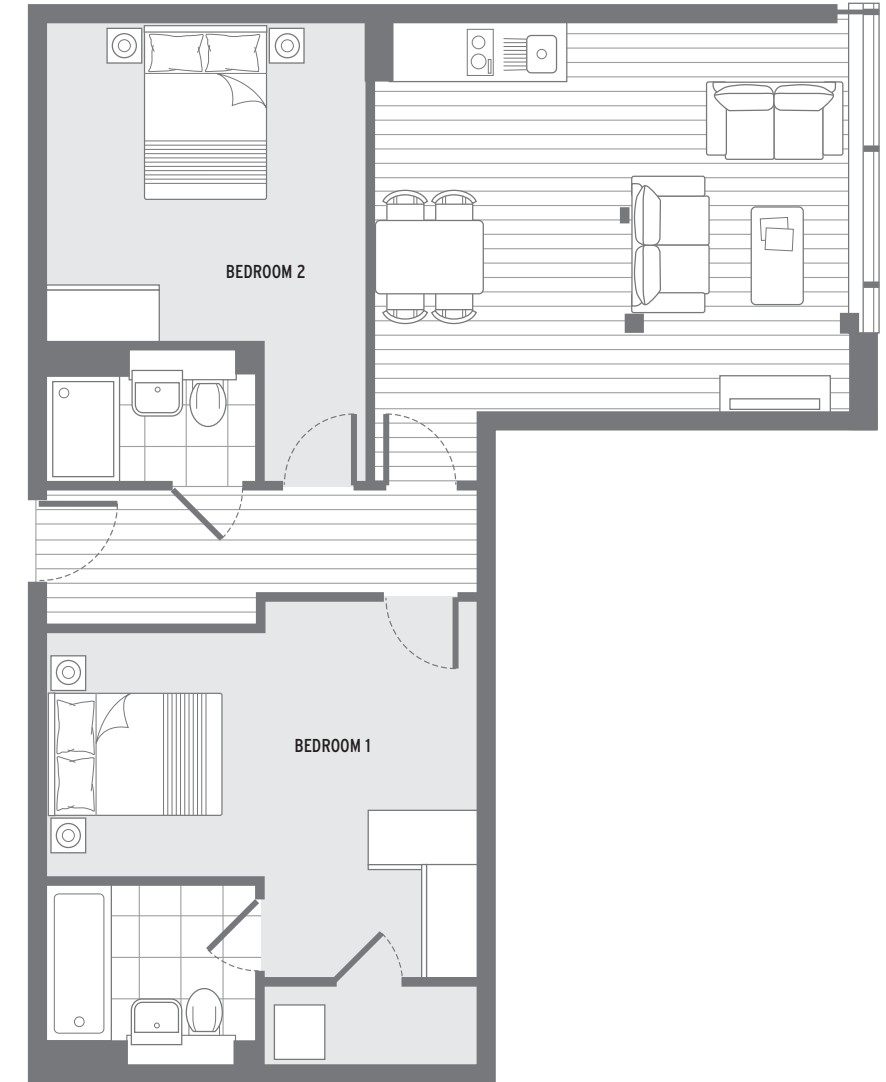
**111**

|                    |                 |                   |  |
|--------------------|-----------------|-------------------|--|
| LIVING/DINING      |                 |                   |  |
| INC KITCHEN        | 6.3 x 4.7 m     | 20'7" x 15'4"     |  |
| BEDROOM 1          | 3.0 x 4.3 m     | 9'9" x 14'0"      |  |
| BEDROOM 2          | 3.0 x 3.0 m     | 9'9" x 9'9"       |  |
| <b>TOTAL AREA:</b> | <b>66 sq.m.</b> | <b>710 sq.ft.</b> |  |



**113**

|                    |                 |                   |  |
|--------------------|-----------------|-------------------|--|
| LIVING/DINING      |                 |                   |  |
| INC KITCHEN        | 4.9 x 5.3 m     | 16'0" x 17'4"     |  |
| BEDROOM 1          | 5.9 x 3.0 m     | 19'3" x 9'9"      |  |
| BEDROOM 2          | 3.0 x 3.7 m     | 9'9" x 12'1"      |  |
| <b>TOTAL AREA:</b> | <b>85 sq.m.</b> | <b>915 sq.ft.</b> |  |

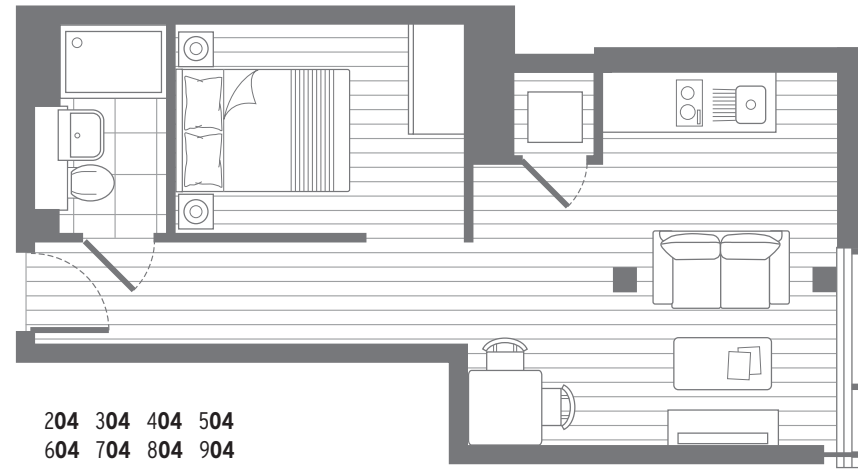
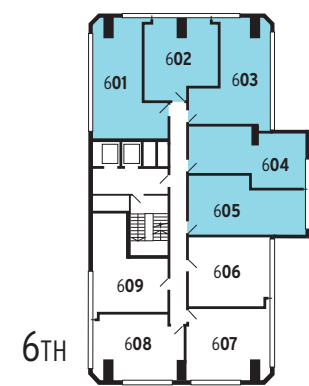
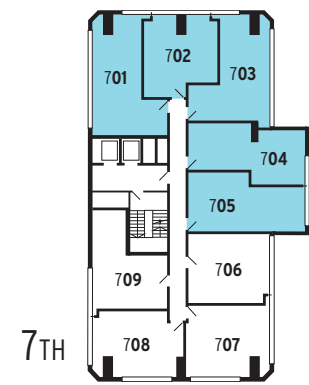
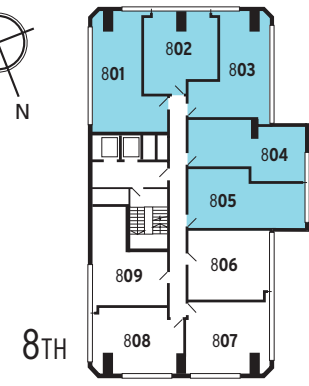
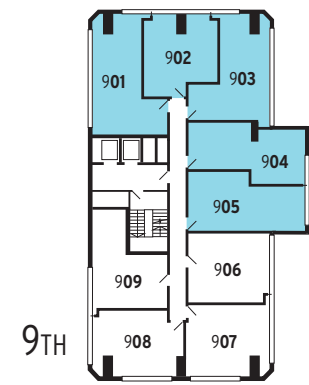
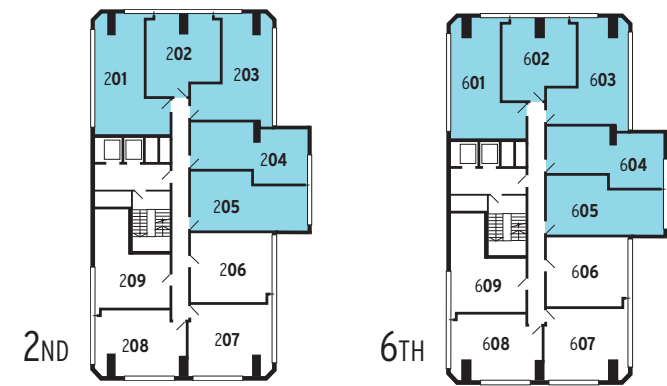
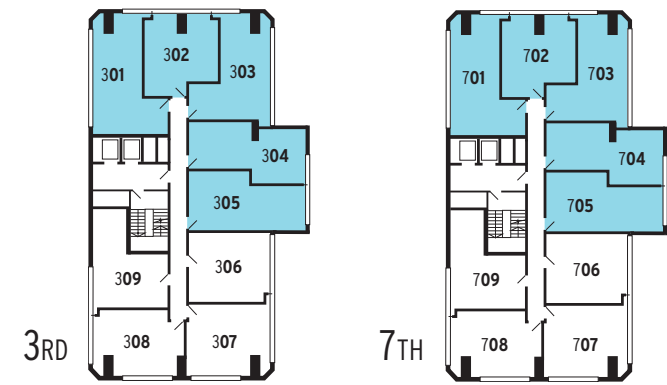
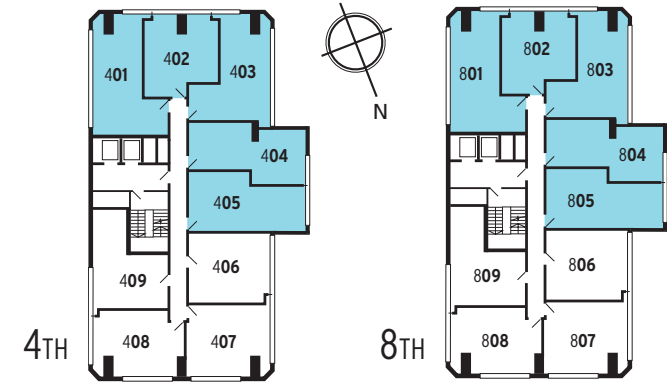
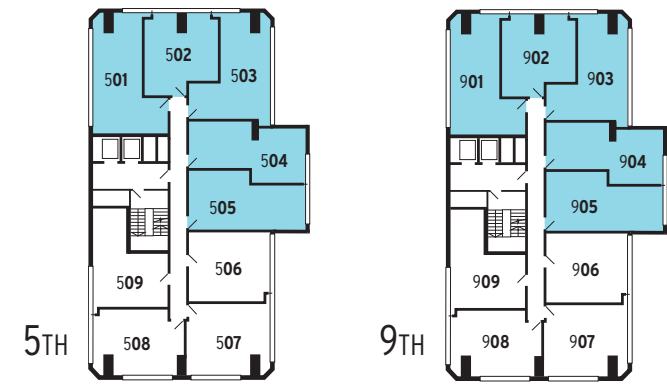


**105**

|                    |                 |                   |  |
|--------------------|-----------------|-------------------|--|
| LIVING/DINING      |                 |                   |  |
| INC KITCHEN        | 5.2 x 4.2 m     | 17'0" x 13'8"     |  |
| BEDROOM 1          | 4.7 x 4.2 m     | 15'4" x 13'8"     |  |
| BEDROOM 2          | 3.5 x 5.0 m     | 11'5" x 16'4"     |  |
| <b>TOTAL AREA:</b> | <b>71 sq.m.</b> | <b>764 sq.ft.</b> |  |

## LEVEL 1 2 BED APARTMENT





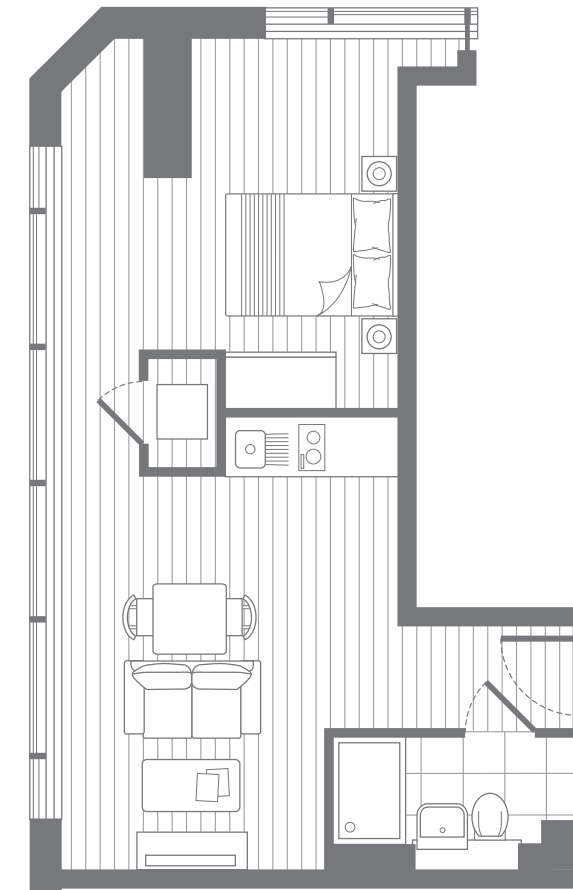
204 304 404 504  
604 704 804 904

LIVING AREA 4.0 x 4.0m 13'0" x 13'0"  
BEDROOM AREA 3.2 x 2.2m 10'5" x 7'2"  
TOTAL AREA: 33 sq.M. 355 sq.FT.



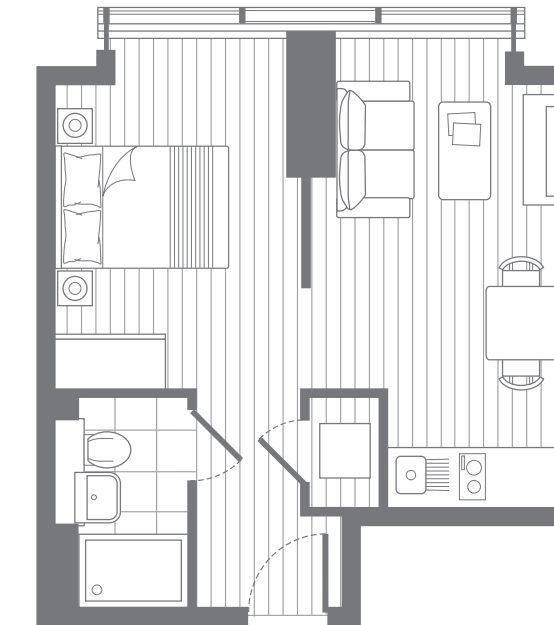
205 305 405 505  
605 705 805 905

LIVING AREA 4.2 x 3.3m 13'8" x 10'9"  
BEDROOM AREA 3.0 x 3.2m 9'9" x 10'5"  
TOTAL AREA: 34 sq.M. 365 sq.FT.



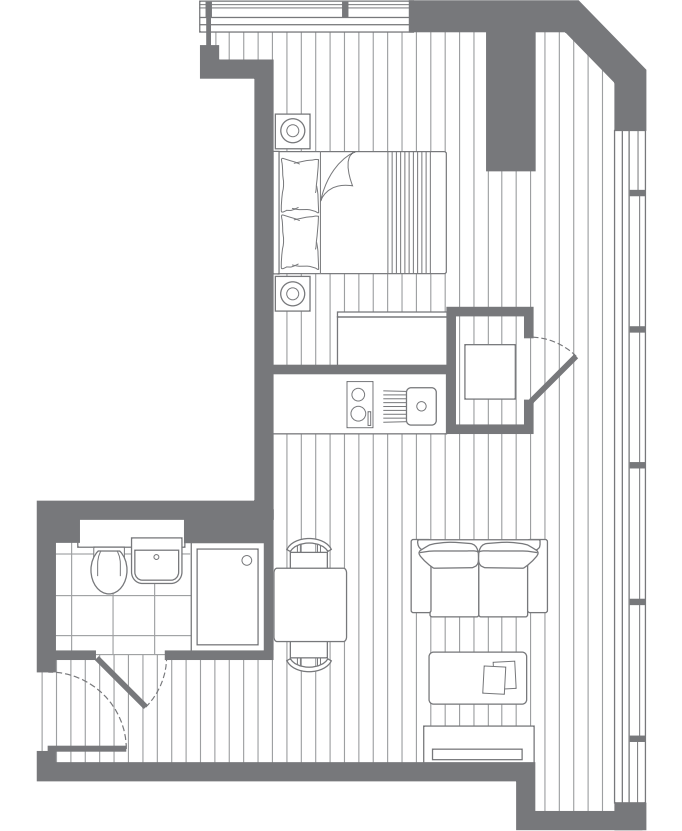
201 301 401 501  
601 701 801 901

LIVING AREA 3.7 x 4.8m 12'2" x 15'9"  
BEDROOM AREA 3.7 x 4.0m 12'2" x 13'0"  
TOTAL AREA: 38 sq.M. 409 sq.FT.



202 302 402 502  
602 702 802 902

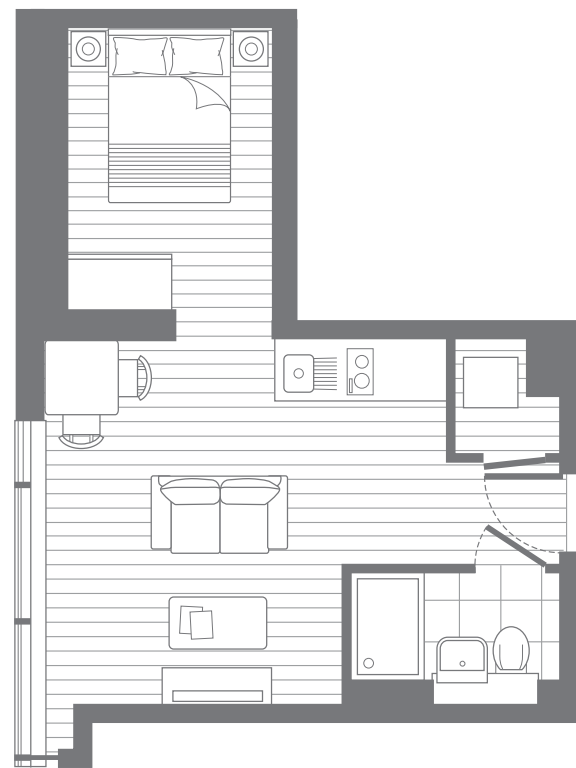
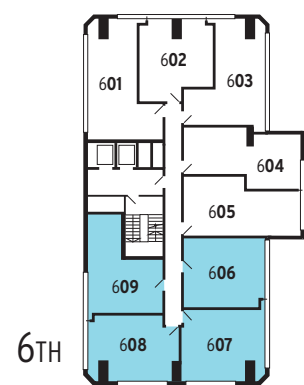
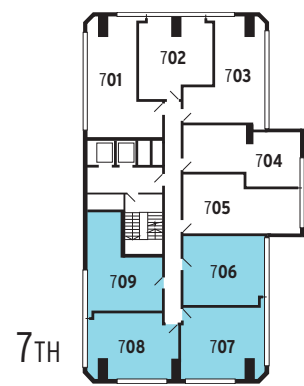
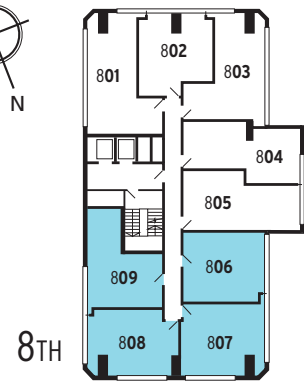
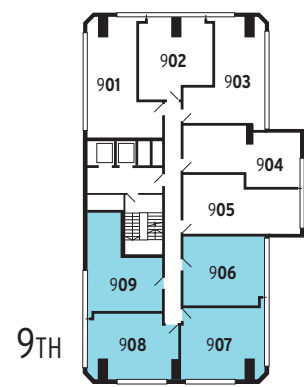
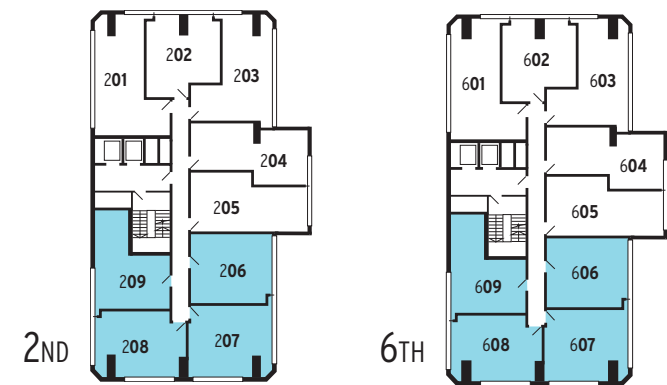
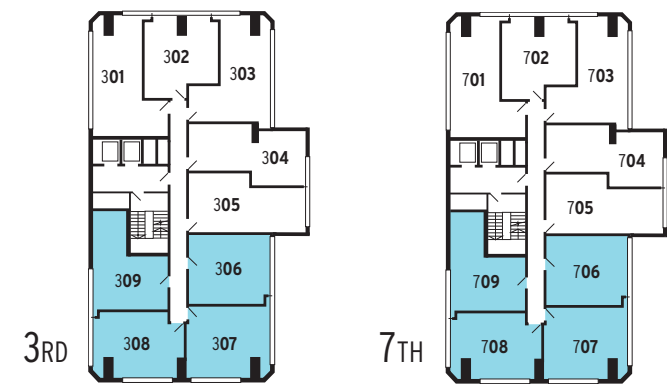
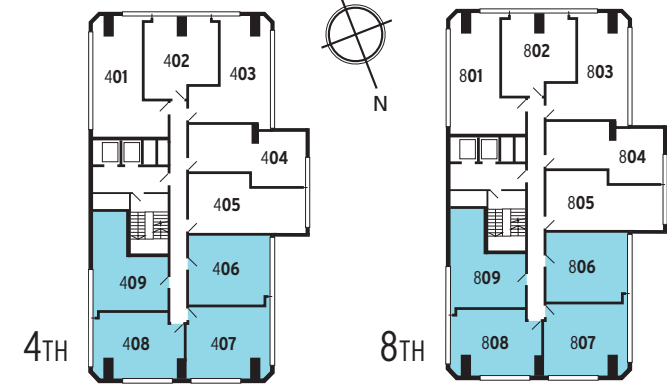
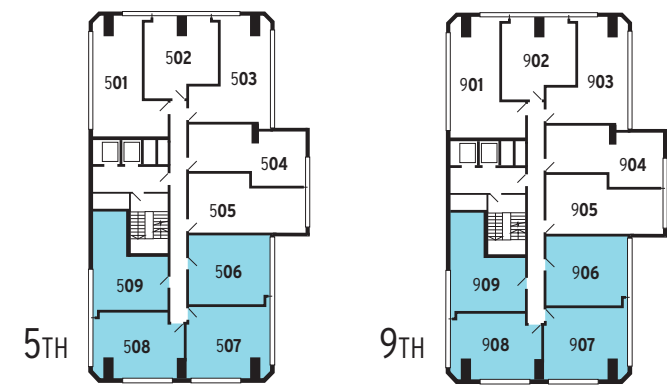
LIVING AREA 2.7 x 5.0m 8'10" x 16'4"  
BEDROOM AREA 2.7 x 3.8m 8'10" x 12'6"  
TOTAL AREA: 31 sq.M. 333 sq.FT.



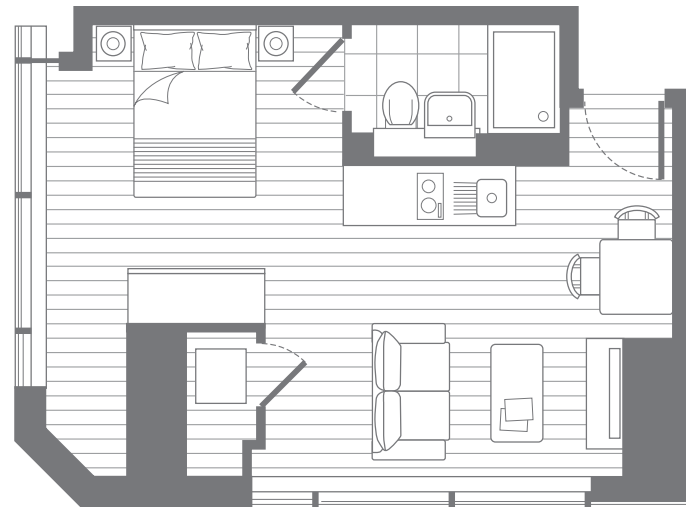
203 303 403 503  
603 703 803 903

LIVING AREA 3.7 x 4.2m 12'2" x 13'8"  
BEDROOM AREA 3.7 x 3.6m 12'2" x 11'10"  
TOTAL AREA: 37 sq.M. 398 sq.FT.

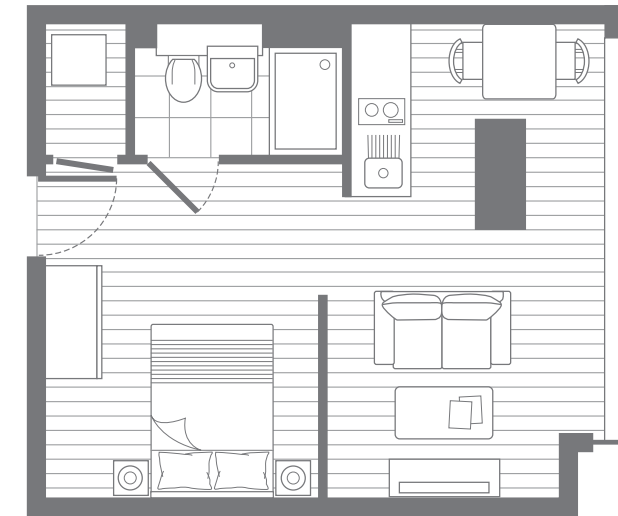
## LEVELS 2-9 STUDIO APARTMENTS



|                    |                 |                   |     |
|--------------------|-----------------|-------------------|-----|
| 209                | 309             | 409               | 509 |
| 609                | 709             | 809               | 909 |
| LIVING AREA        | 4.4 x 4.0 m     | 14'4" x 13'0"     |     |
| BEDROOM AREA       | 2.2 x 3.1 m     | 7'2" x 10'2"      |     |
| <b>TOTAL AREA:</b> | <b>30 sq.M.</b> | <b>322 sq.FT.</b> |     |



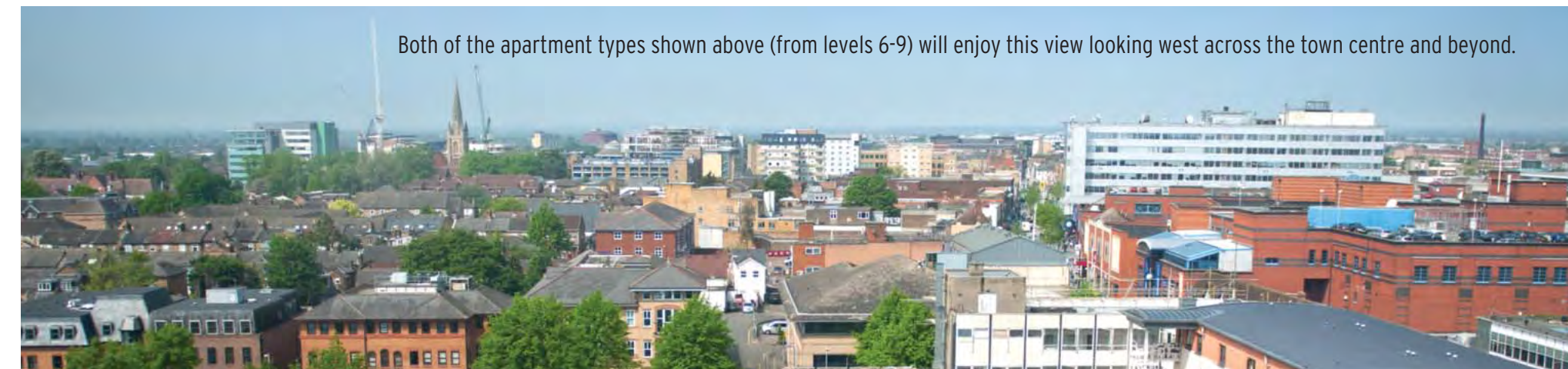
|                    |                 |                   |     |
|--------------------|-----------------|-------------------|-----|
| 208                | 308             | 408               | 508 |
| 608                | 708             | 808               | 908 |
| LIVING AREA        | 4.5 x 4.0 m     | 14'8" x 13'0"     |     |
| BEDROOM AREA       | 3.2 x 2.6 m     | 10'2" x 8'6"      |     |
| <b>TOTAL AREA:</b> | <b>31 sq.M.</b> | <b>333 sq.FT.</b> |     |



|                    |                 |                   |     |
|--------------------|-----------------|-------------------|-----|
| 206                | 306             | 406               | 506 |
| 606                | 706             | 806               | 906 |
| LIVING AREA        | 3.0 x 5.3 m     | 9'9" x 17'4"      |     |
| BEDROOM AREA       | 3.0 x 3.7 m     | 9'9" x 12'2"      |     |
| <b>TOTAL AREA:</b> | <b>31 sq.M.</b> | <b>333 sq.FT.</b> |     |



|                    |                 |                   |     |
|--------------------|-----------------|-------------------|-----|
| 207                | 307             | 407               | 507 |
| 607                | 707             | 807               | 907 |
| LIVING AREA        | 3.9 x 3.8 m     | 12'9" x 12'5"     |     |
| BEDROOM AREA       | 2.6 x 3.1 m     | 8'6" x 10'2"      |     |
| <b>TOTAL AREA:</b> | <b>34 sq.M.</b> | <b>365 sq.FT.</b> |     |

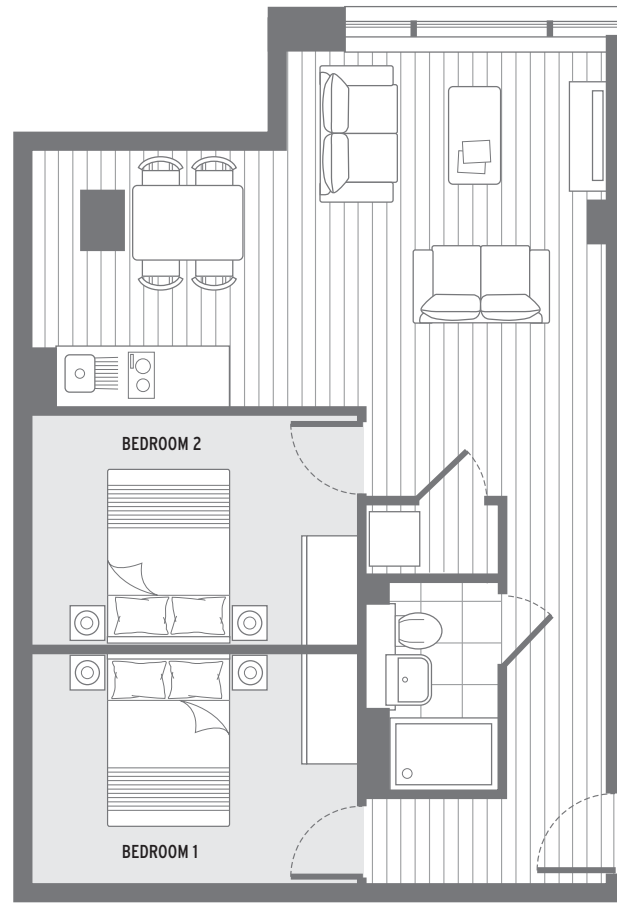


Both of the apartment types shown above (from levels 6-9) will enjoy this view looking west across the town centre and beyond.

## LEVELS 2-9 STUDIO APARTMENTS

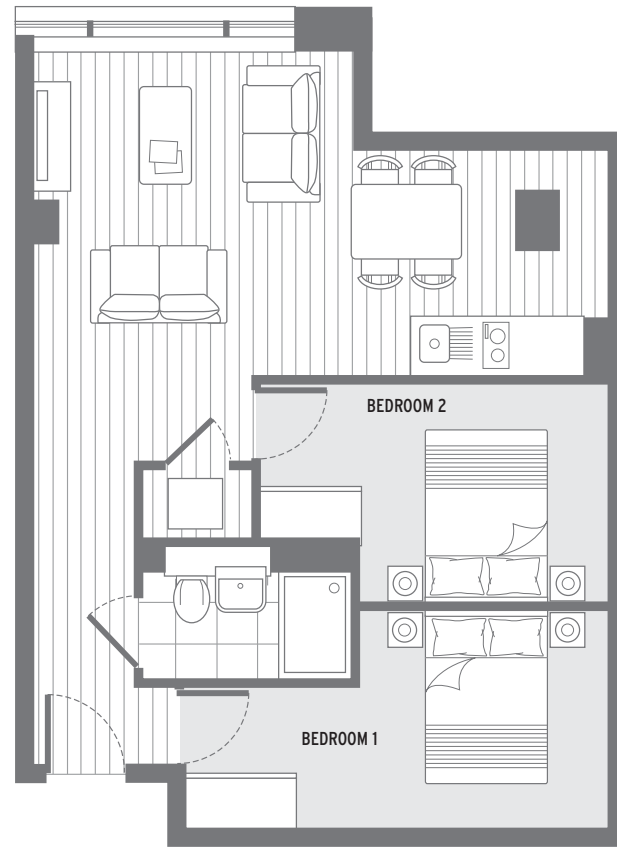
Apartment plans are intended to be correct, precise details may vary. Room dimensions should be used as a guide only, total areas are accurate to within 5%.

# SKYLINE APARTMENTS



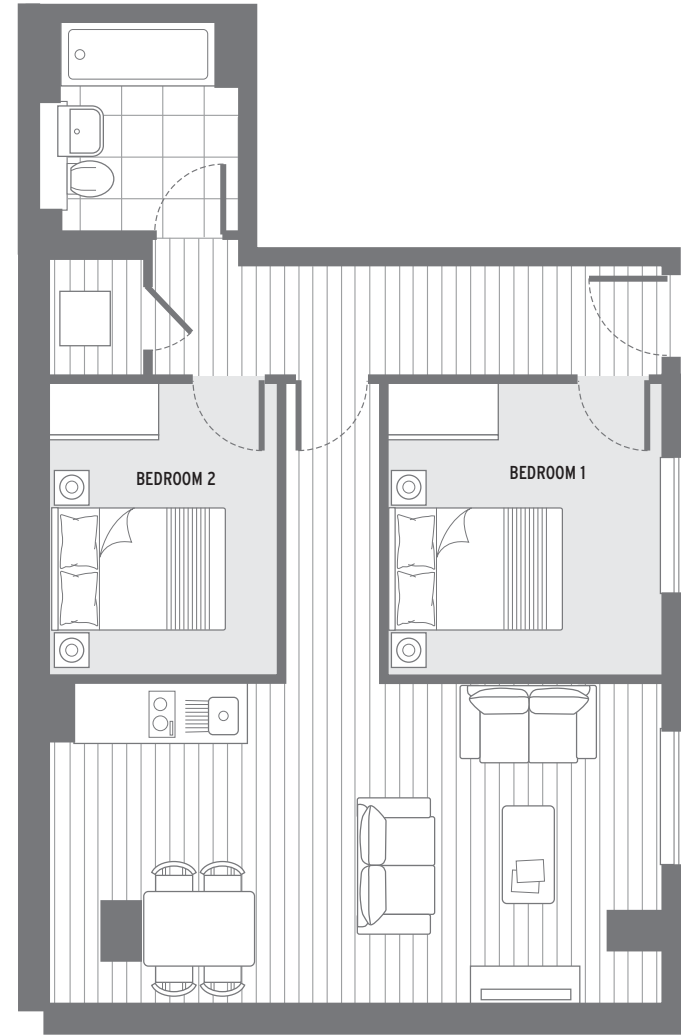
**1001 2 BEDROOM**

|                              |                 |                   |
|------------------------------|-----------------|-------------------|
| LIVING/DINING<br>INC KITCHEN | 6.3 x 4.8m      | 20'7" x 15'9"     |
| BEDROOM 1                    | 3.5 x 2.5m      | 11'5" x 8'2"      |
| BEDROOM 2                    | 3.5 x 2.5m      | 11'5" x 8'2"      |
| <b>TOTAL AREA:</b>           | <b>55 sq.m.</b> | <b>592 sq.ft.</b> |



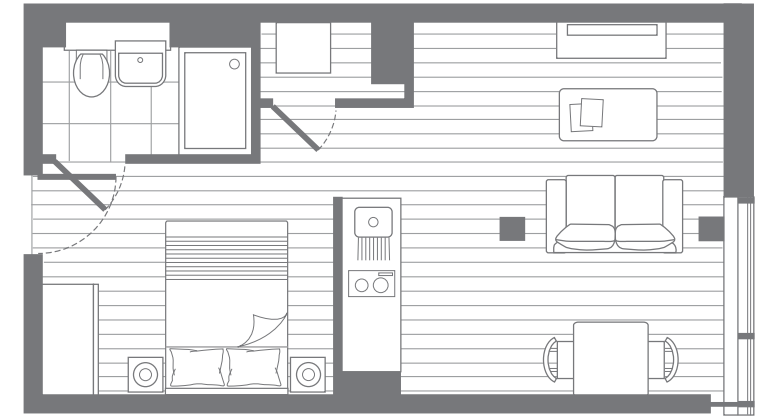
**1002 2 BEDROOM**

|                              |                 |                   |
|------------------------------|-----------------|-------------------|
| LIVING/DINING<br>INC KITCHEN | 6.3 x 4.4m      | 20'7" x 14'4"     |
| BEDROOM 1                    | 4.6 x 2.4m      | 15'0" x 7'10"     |
| BEDROOM 2                    | 3.8 x 2.4m      | 12'5" x 7'10"     |
| <b>TOTAL AREA:</b>           | <b>50 sq.m.</b> | <b>538 sq.ft.</b> |



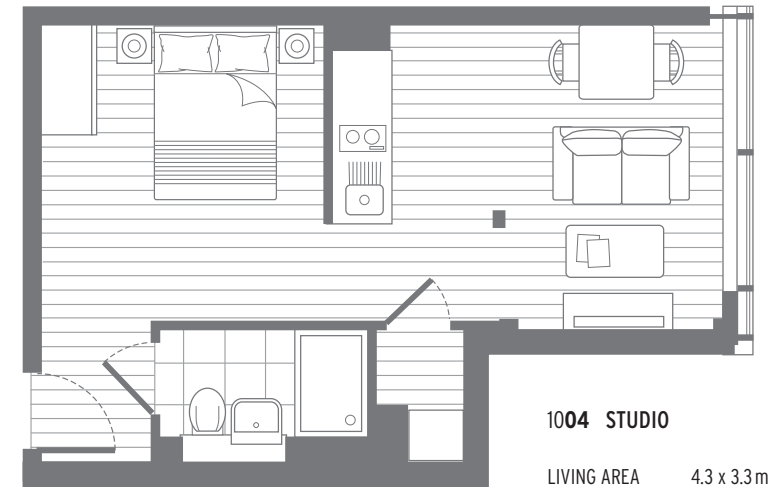
**1005 2 BEDROOM**

|                              |                 |                   |
|------------------------------|-----------------|-------------------|
| LIVING/DINING<br>INC KITCHEN | 6.7 x 3.5m      | 22'0" x 11'5"     |
| BEDROOM 1                    | 3.0 x 3.2m      | 9'9" x 10'5"      |
| BEDROOM 2                    | 2.5 x 3.2m      | 8'2" x 10'5"      |
| <b>TOTAL AREA:</b>           | <b>60 sq.m.</b> | <b>645 sq.ft.</b> |



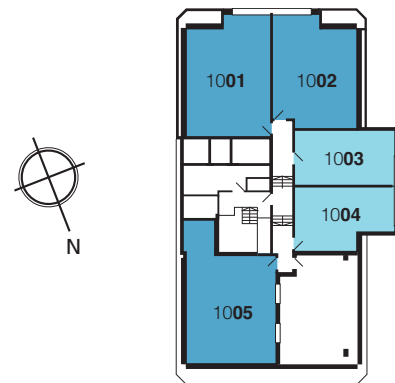
**1003 STUDIO**

|                    |                 |                   |
|--------------------|-----------------|-------------------|
| LIVING AREA        | 4.2 x 4.0m      | 13'8" x 13'0"     |
| BEDROOM AREA       | 3.2 x 2.5m      | 10'5" x 8'2"      |
| <b>TOTAL AREA:</b> | <b>30 sq.m.</b> | <b>322 sq.ft.</b> |



**1004 STUDIO**

|                    |                 |                   |
|--------------------|-----------------|-------------------|
| LIVING AREA        | 4.3 x 3.3m      | 14'0" x 10'9"     |
| BEDROOM AREA       | 3.1 x 3.2m      | 10'2" x 10'5"     |
| <b>TOTAL AREA:</b> | <b>31 sq.m.</b> | <b>333 sq.ft.</b> |



## LEVEL 10 STUDIO & 2 BED APARTMENTS

## GENERAL

- Walls & ceilings in white matt finish.
- Satin white door linings, skirtings & architraves.
- Oak one strip engineered timber flooring to living/dining, kitchen and hall areas (throughout in studio apartments).
- Internal doors in satin white finish.
- Polished stainless steel door furniture.
- Brushed metal switch & socket plates.
- Recessed LED low energy downlighting.
- Terrestrial & satellite TV, FM radio and telephone sockets to living room and bedrooms.
- Living room socket Sky+ enabled.
- Thermostatically controlled electric space heating via flat panel heaters to all rooms.
- Double glazing throughout.

## KITCHENS

- High gloss white unit doors with soft close handleless design.
- Mid brown re-constituted stone worktops with grooved drainer.
- White glass splashback to underside of wall units.
- Underlighting to wall units.

### Integrated appliances to include:

Combination microwave oven  
Two ring ceramic hob  
Re-circulating cooker hood  
Fridge with ice box  
Slimline dishwasher  
Stainless steel single bowl undermount sink with chrome lever tap  
Washer/dryer (free standing within services cupboard)

## BATHROOM/SHOWER ROOM

- White bathroom suite featuring shower tray or steel bath as applicable, concealed cistern dual flush back to wall W.C.
- Chrome plated electric heated towel rail.
- Mirrored inset oak lined alcoves with integrated storage cupboards, reconstituted stone vanity top and feature downlighting.
- Large format 1200 x 600mm beige wall tiling.
- Large format 600 x 600mm mid brown coloured ceramic floor tiling.
- Chrome plated square profiled single lever basin tap, thermostatic bath filler/shower mixer diverter with wall mounted chrome rail, hose and handset†.
- Clear glass bath screen or shower enclosure as applicable with silver semi frame.
- Thermostatically controlled and pressurised hot and cold water.

† To selected apartments with bath.

## BEDROOMS

- Fully fitted oatmeal carpets to enclosed bedrooms.
- Built in satin white wardrobe to all bedrooms and bedroom areas.

## SECURITY

- Video entryphone system to each apartment.

## COMMUNAL AREAS

- Fully tiled hotel style communal entrance foyer.
- Carpeted lift lobbies, stairs and common corridors.
- Private passenger lift.
- Low energy wall lighting.
- Secure cycle store.



Computer generated image, actual finishes and fittings may vary.

 **SKYLINE** SPECIFICATIONS

new CONCEPT INTERIORS

Galliard Homes' furniture solution specialists

New Concept Interiors can provide furniture packs for all apartment styles with free delivery and installation included in each package. The company specialise in cost - efficient hassle free furnishing for UK and overseas owner / occupiers and buy to let investors.

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# SKYLINE

APARTMENTS



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