



ATRIA

219 BATH ROAD SLOUGH SL1 4AA

LUXURIOUS APARTMENTS

SURROUNDED BY INTERNATIONAL COMMERCE,
A DYNAMIC TRANSPORT INFRASTRUCTURE
COMBINING ROAD, RAIL AND AIR - AND FROM 2019

CROSSRAIL

SET TO DELIVER HIGH SPEED SERVICES
ACROSS CENTRAL LONDON AND
HIGH CAPITAL GROWTH EXPECTATIONS
FOR HOME OWNERS AT ATRIA.



ATRIA

APARTMENTS & LOFTS

AVAILABLE NOW WITH HELP TO BUY



M4 UK Motorway Network

5 MINUTES DRIVE

London Heathrow Airport

6 MINUTES VIA NEW WESTERN RAIL LINK

London Paddington

17 MINUTES DIRECT VIA FGW EXPRESS

London's West End

32 MINUTES DIRECT VIA CROSSRAIL 2019

- Located in the heart of the Thames Valley commuter belt.
- 5 minutes drive from the M4 motorway (Junction 6).
- 10 minutes drive from the M25 (Junction 15) and M40 (Junction 2).
- 7 minutes drive from Slough mainline & forthcoming Crossrail (2019).
- Excellent mainline connections including a 17 minute journey time to Paddington with First Great Western Express service.
- Within 20 minutes drive of London Heathrow Airport.
- 40 minutes to the City, 46 minutes to Canary Wharf on Crossrail (2019).

FAST TRACK ROAD, RAIL AND AIR CONNECTIONS WHEN MINUTES MATTER

CONNECT
TO LONDON'S COMMUTER
CORRIDOR

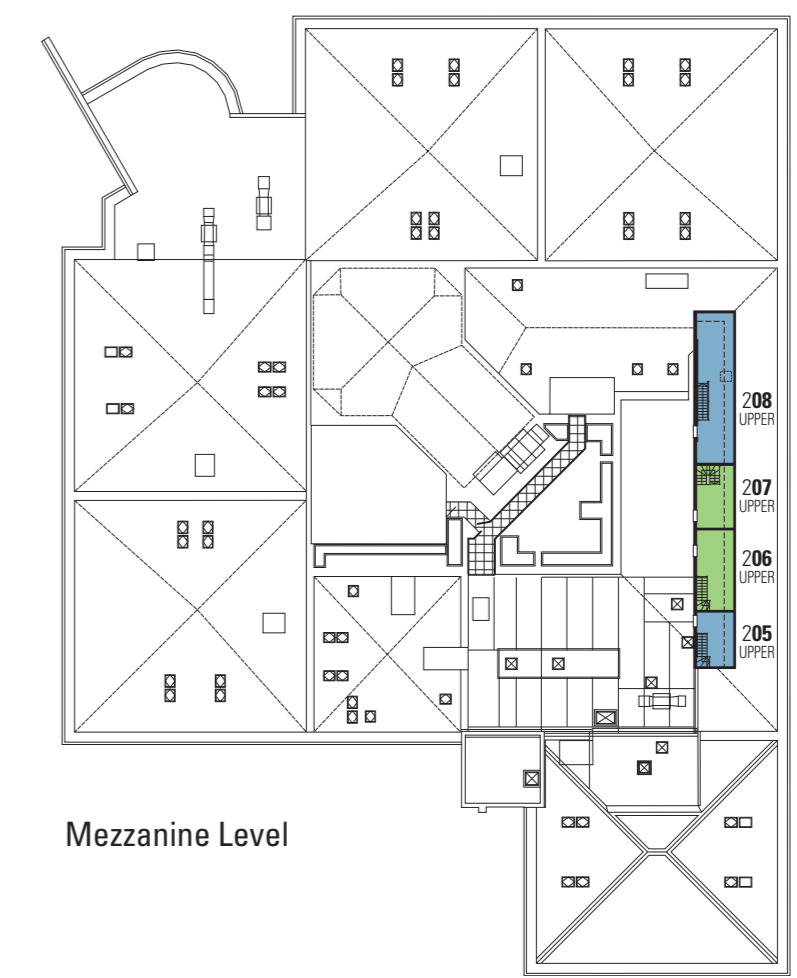
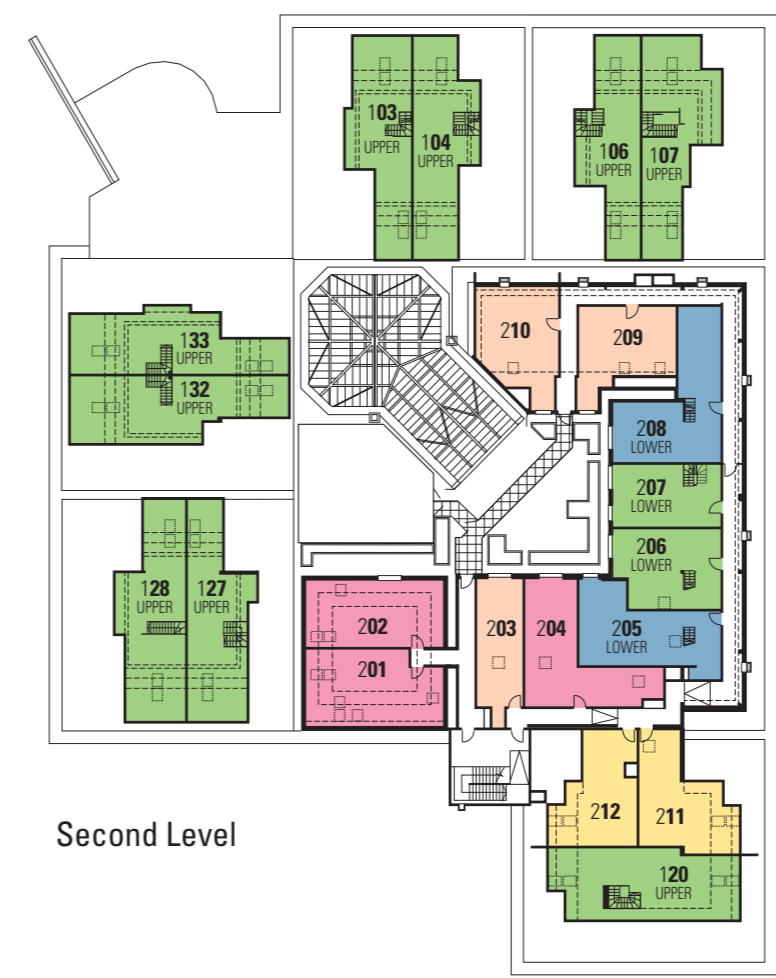


BATH ROAD

The development will feature an imposing double height entrance foyer with the apartments arranged around a fabulous central atrium void with glazed roof



Illustrative site plan, details may vary

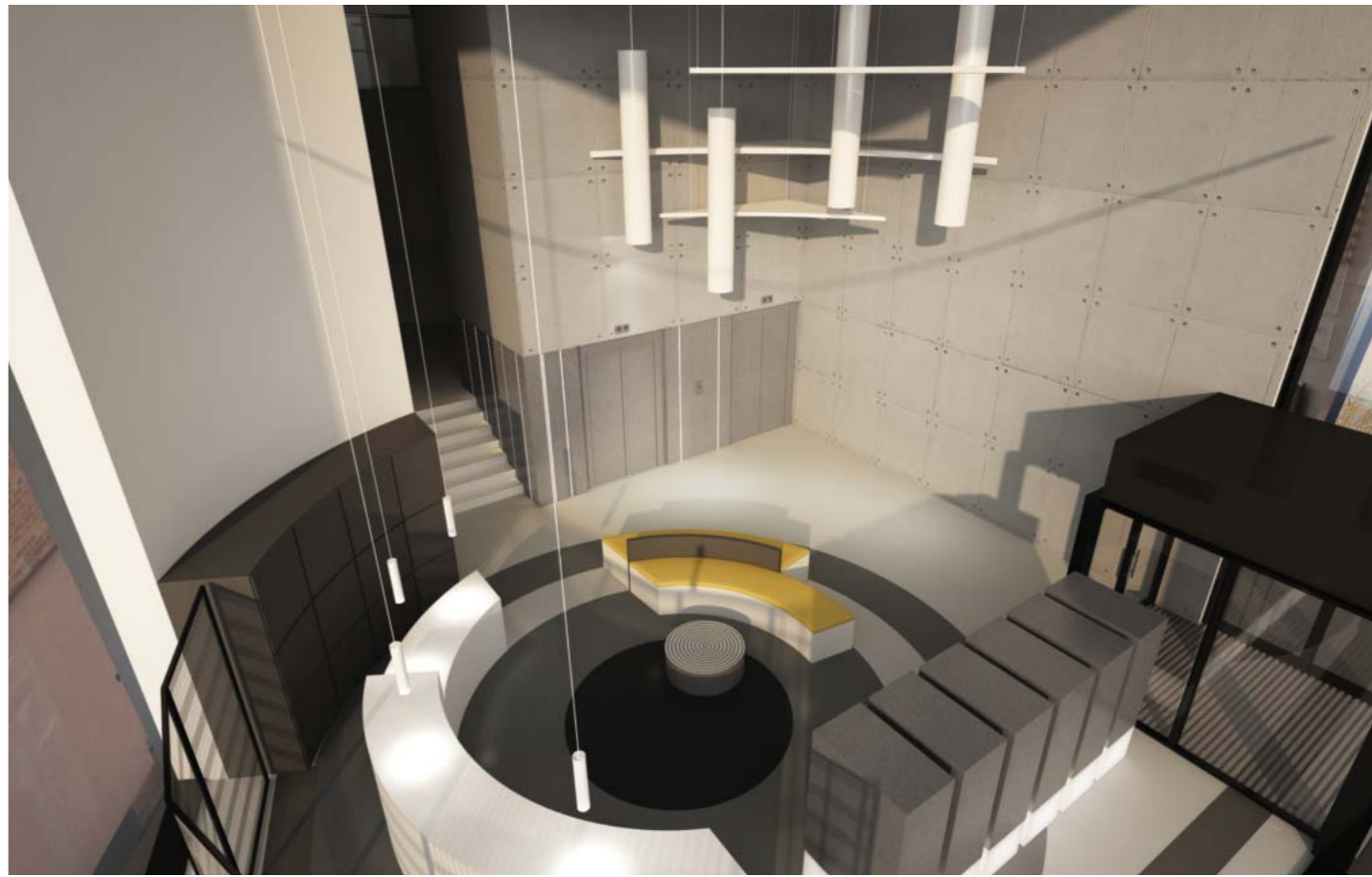
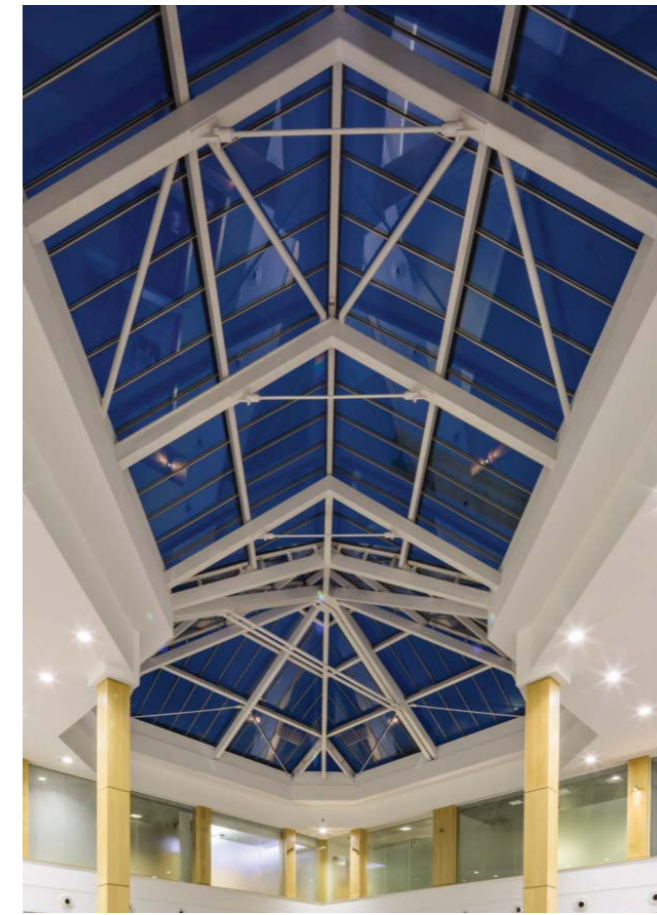


- Key to apartment styles
- STUDIO
 - 1 BEDROOM
 - 2 BEDROOM
 - 1 BEDROOM DUPLEX
 - 2 BEDROOM DUPLEX



Atria has been designed to provide a stunning array of living space - 103 designer apartments, 8 lateral lofts and 13 duplex loft apartments that together, exude levels of luxury rarely attainable outside the capital.

Central to the development will be its spectacular atrium void with pitched glazed roof enabling cascades of natural light to flood the lower levels. An opulent double height, glazed wall entrance foyer will complete the exclusivity of luxury living at Atria.



Computer generated image of entrance foyer.

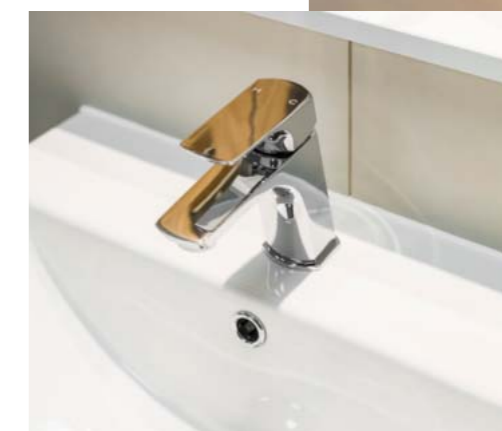
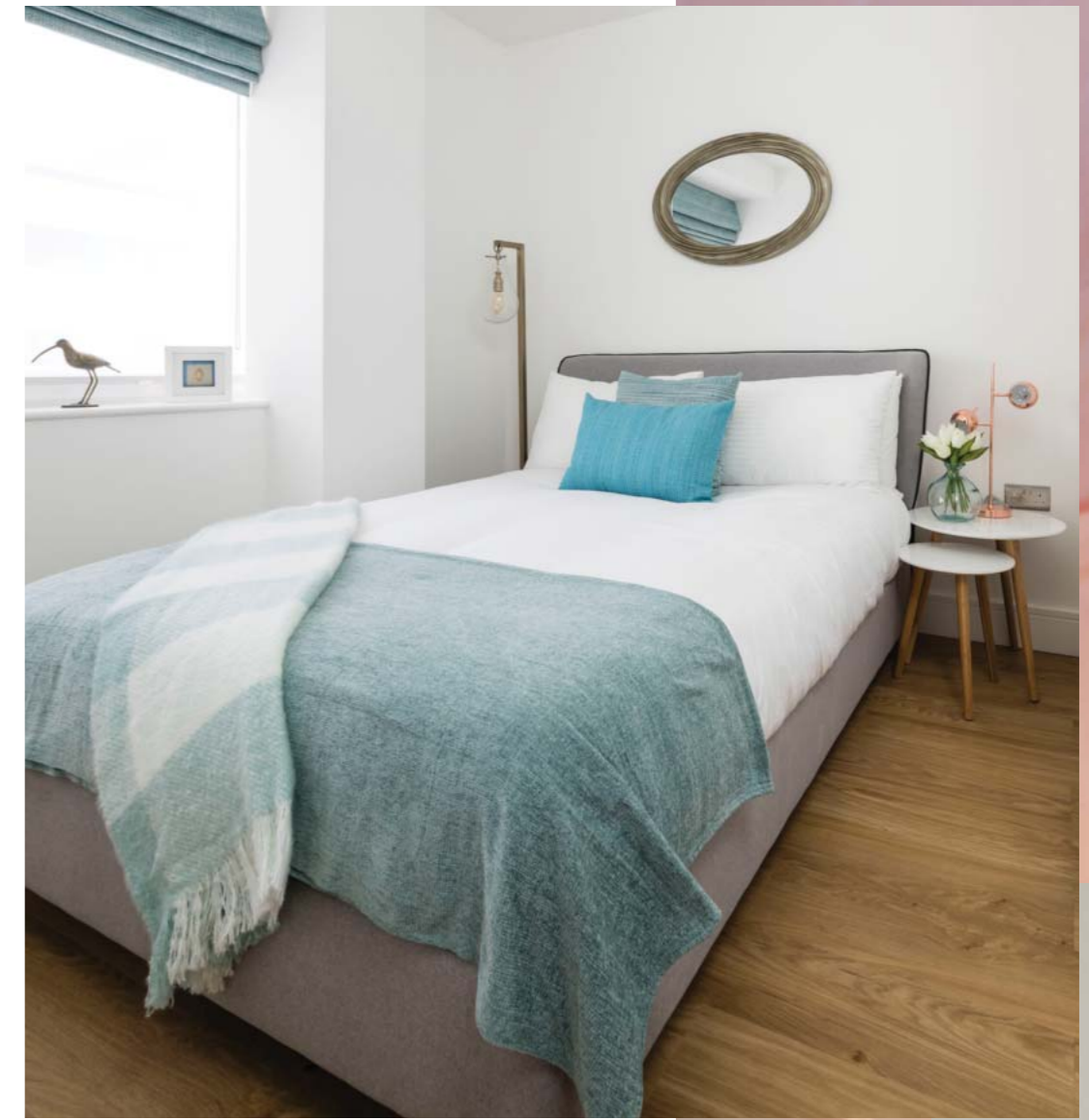


Step into a world of luxury living



SPECTACULAR
LATERAL & LOFT
STYLE LIVING SPACE
OFFERING QUALITY & VALUE
SECOND TO NONE





ATRIA
APARTMENTS & LOFTS

DEVELOPMENT FEATURES INCLUDE:

- An exceptional choice of apartment styles ranging from studios to 1 & 2 bedroom duplex lofts.
- High end specifications throughout including oak one strip engineered timber flooring, large format bathroom tiling and two tone designer kitchens.
- An imposing double height entrance foyer with two private residents' lifts.
- A dramatic central atrium void with glazed roof.
- Extensive secure lower ground parking.*
- Additional surface car parking amid landscaped grounds.*
- Four stair cores serving ground and first level.
- Video entryphone security.
- Help to Buy available.

* Parking at additional cost.

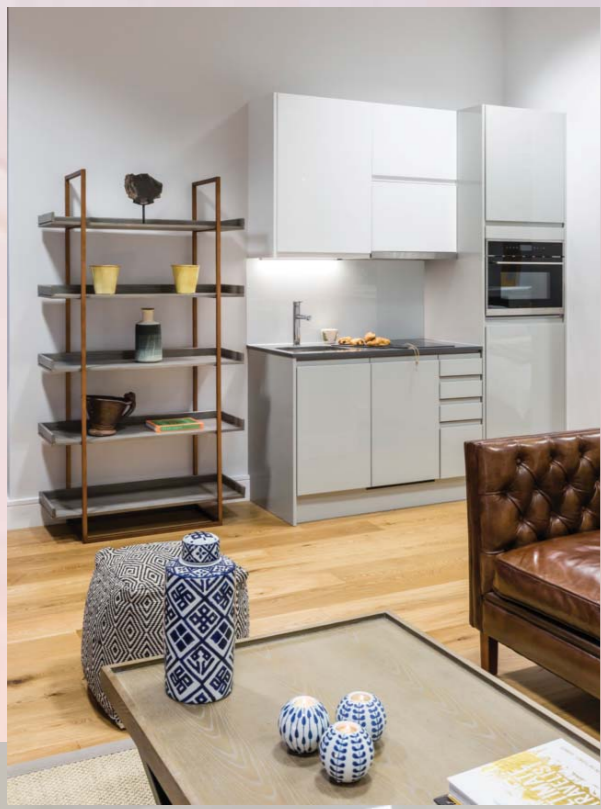
| No. | TYPE | SQ.M. | SQ.FT. |
|-----|-----------|-------|--------|
| G01 | 1 BEDROOM | 50.7 | 546 |
| G02 | STUDIO | 25.5 | 274 |
| G03 | 1 BEDROOM | 38.4 | 413 |
| G04 | 1 BEDROOM | 37.1 | 399 |
| G05 | 1 BEDROOM | 37.1 | 399 |
| G06 | 1 BEDROOM | 39.4 | 424 |
| G07 | STUDIO | 35.3 | 380 |
| G08 | 1 BEDROOM | 38.5 | 414 |
| G09 | 1 BEDROOM | 38.5 | 414 |
| G10 | 1 BEDROOM | 39.7 | 427 |
| G11 | 1 BEDROOM | 39.5 | 425 |
| G12 | STUDIO | 35.0 | 377 |
| G13 | 1 BEDROOM | 38.0 | 409 |
| G14 | STUDIO | 35.3 | 380 |
| G15 | 1 BEDROOM | 39.6 | 426 |
| G16 | 1 BEDROOM | 38.5 | 414 |
| G17 | STUDIO | 36.5 | 393 |
| G18 | 1 BEDROOM | 40.9 | 440 |
| G19 | 2 BEDROOM | 53.5 | 576 |
| G20 | 1 BEDROOM | 34.9 | 376 |
| G21 | 2 BEDROOM | 55.3 | 595 |
| G22 | STUDIO | 63.1 | 679 |
| G23 | STUDIO | 42.2 | 454 |
| G24 | STUDIO | 36.9 | 397 |
| G25 | STUDIO | 38.8 | 418 |
| G26 | 1 BEDROOM | 36.8 | 396 |
| G27 | 1 BEDROOM | 37.6 | 405 |
| G28 | 1 BEDROOM | 36.2 | 390 |
| G29 | 1 BEDROOM | 38.4 | 413 |
| G30 | 1 BEDROOM | 35.8 | 385 |
| G31 | STUDIO | 32.9 | 354 |
| G32 | 1 BEDROOM | 36.8 | 396 |
| G33 | STUDIO | 31.9 | 343 |
| G34 | 1 BEDROOM | 35.0 | 377 |
| G35 | STUDIO | 32.6 | 351 |
| G36 | STUDIO | 26.1 | 281 |
| G37 | STUDIO | 28.2 | 303 |
| G38 | STUDIO | 29.9 | 322 |
| G39 | STUDIO | 54.3 | 584 |
| G40 | STUDIO | 52.9 | 569 |
| G41 | STUDIO | 30.9 | 333 |
| G42 | STUDIO | 25.6 | 276 |
| G43 | STUDIO | 26.3 | 283 |
| G44 | STUDIO | 29.4 | 316 |
| G45 | STUDIO | 45.2 | 486 |
| G46 | STUDIO | 51.2 | 551 |
| G47 | STUDIO | 33.9 | 365 |
| G48 | 1 BEDROOM | 40.0 | 431 |
| G49 | STUDIO | 34.2 | 368 |
| G50 | STUDIO | 48.5 | 522 |
| G51 | STUDIO | 53.5 | 576 |
| G52 | STUDIO | 33.4 | 359 |
| G53 | 1 BEDROOM | 39.7 | 427 |
| G54 | 1 BEDROOM | 46.6 | 502 |
| G55 | STUDIO | 40.1 | 432 |
| G56 | STUDIO | 35.6 | 383 |



Lateral Apartments

GND LEVEL

ATRIA
THE OPPORTUNITY



| No. | TYPE | SQ.M. | SQ.FT. |
|-----|-----------|-------|--------|
| 101 | 1 BEDROOM | 50.7 | 546 |
| 102 | STUDIO | 30.0 | 323 |
| 105 | 1 BEDROOM | 37.0 | 398 |
| 108 | 1 BEDROOM | 38.5 | 414 |
| 109 | 1 BEDROOM | 38.5 | 414 |
| 110 | 1 BEDROOM | 38.1 | 410 |
| 111 | 1 BEDROOM | 39.5 | 425 |
| 112 | STUDIO | 35.0 | 377 |
| 113 | 1 BEDROOM | 38.0 | 409 |
| 114 | STUDIO | 35.3 | 380 |
| 115 | 1 BEDROOM | 39.6 | 426 |
| 116 | 1 BEDROOM | 38.5 | 414 |
| 117 | STUDIO | 36.5 | 393 |
| 118 | 1 BEDROOM | 40.9 | 440 |
| 119 | 2 BEDROOM | 53.2 | 573 |
| 121 | 2 BEDROOM | 55.3 | 595 |
| 122 | STUDIO | 61.4 | 661 |
| 123 | STUDIO | 42.2 | 454 |
| 124 | STUDIO | 36.9 | 397 |
| 125 | STUDIO | 38.8 | 418 |
| 126 | 1 BEDROOM | 35.5 | 382 |
| 129 | 1 BEDROOM | 38.4 | 413 |
| 130 | 1 BEDROOM | 35.8 | 385 |
| 131 | STUDIO | 32.9 | 354 |
| 134 | 1 BEDROOM | 35.0 | 377 |
| 135 | STUDIO | 32.6 | 351 |
| 136 | STUDIO | 26.1 | 281 |
| 137 | STUDIO | 28.2 | 303 |
| 138 | STUDIO | 29.9 | 322 |
| 139 | STUDIO | 52.5 | 565 |
| 140 | STUDIO | 52.9 | 569 |
| 141 | STUDIO | 31.9 | 343 |
| 142 | STUDIO | 25.6 | 276 |
| 143 | STUDIO | 26.3 | 283 |
| 144 | STUDIO | 29.4 | 316 |
| 145 | STUDIO | 45.2 | 486 |
| 146 | STUDIO | 51.2 | 551 |
| 147 | STUDIO | 33.9 | 365 |
| 148 | 1 BEDROOM | 40.0 | 431 |
| 149 | STUDIO | 34.2 | 368 |
| 150 | STUDIO | 48.5 | 522 |
| 151 | STUDIO | 52.2 | 562 |
| 152 | STUDIO | 33.3 | 358 |
| 153 | 1 BEDROOM | 39.7 | 427 |
| 154 | 1 BEDROOM | 46.6 | 502 |
| 155 | STUDIO | 40.1 | 432 |
| 156 | STUDIO | 35.6 | 383 |



Lateral Apartments

1ST LEVEL





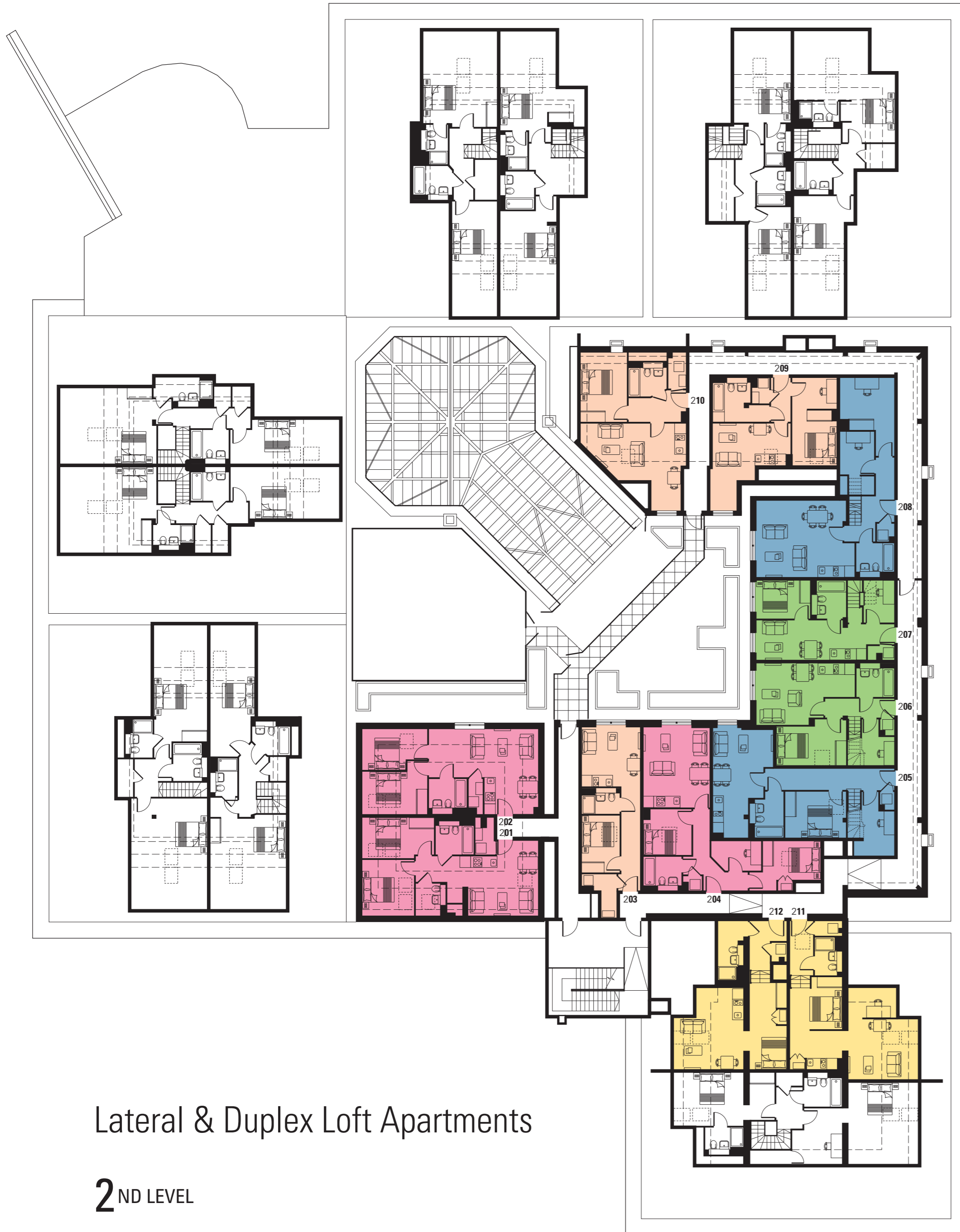
Duplex Loft Apartments

1ST LEVEL



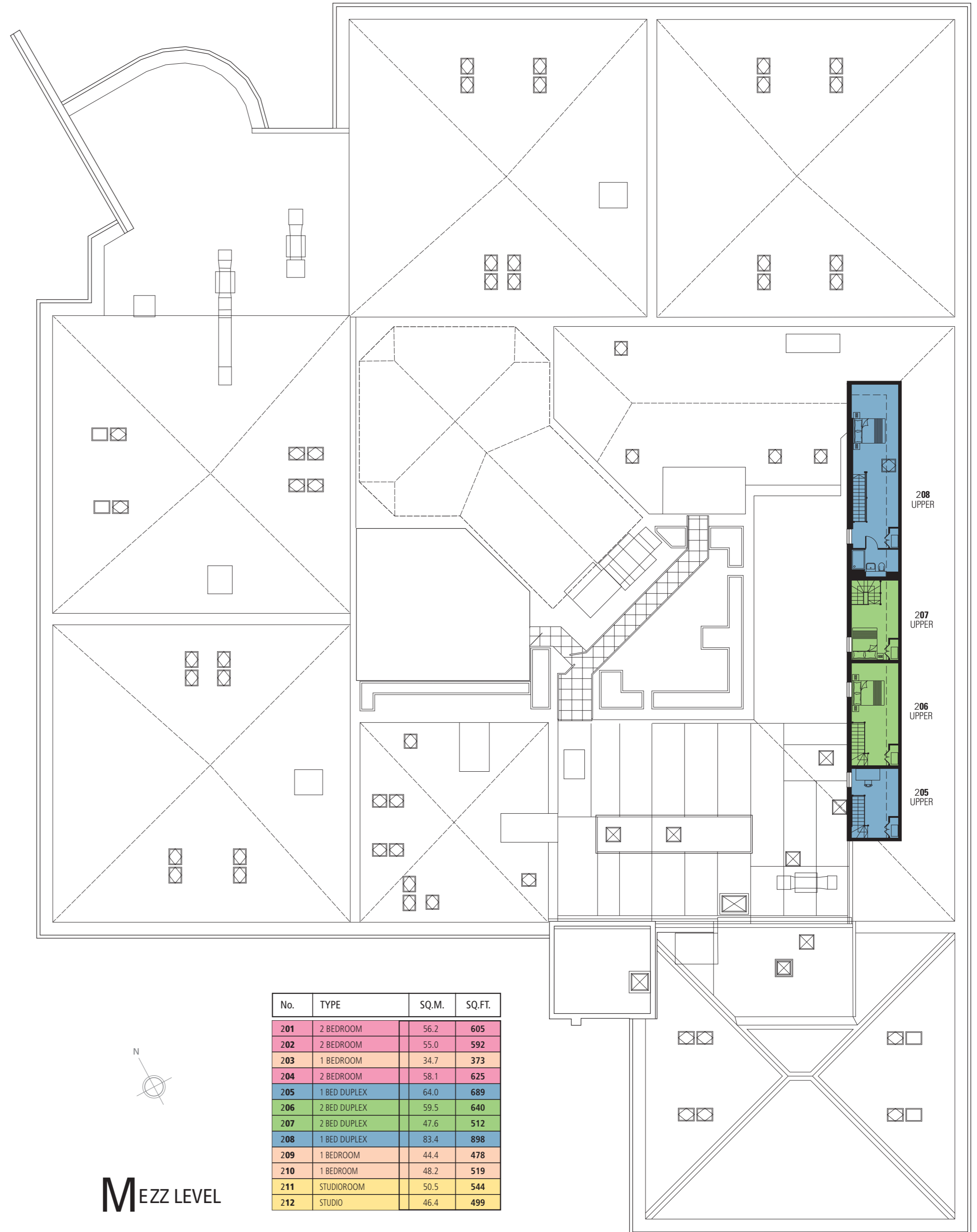
| No. | TYPE | SQ.M. | SQ.FT. |
|-----|--------------|-------|--------|
| 103 | 2 BED DUPLEX | 79.3 | 854 |
| 104 | 2 BED DUPLEX | 84.2 | 906 |
| 106 | 2 BED DUPLEX | 82.2 | 885 |
| 107 | 2 BED DUPLEX | 86.8 | 934 |
| 120 | 2 BED DUPLEX | 113.0 | 1218 |
| 127 | 2 BED DUPLEX | 82.7 | 890 |
| 128 | 2 BED DUPLEX | 86.5 | 931 |
| 132 | 2 BED DUPLEX | 85.6 | 921 |
| 133 | 2 BED DUPLEX | 78.8 | 848 |

2ND LEVEL



Lateral & Duplex Loft Apartments

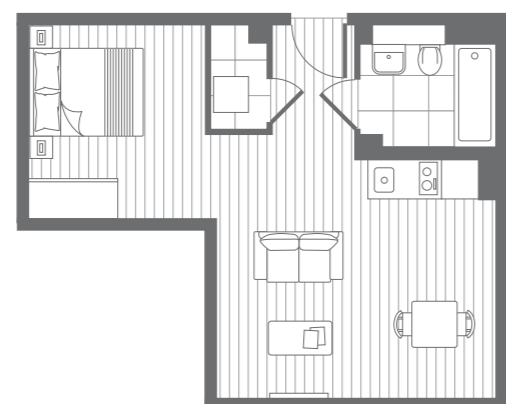
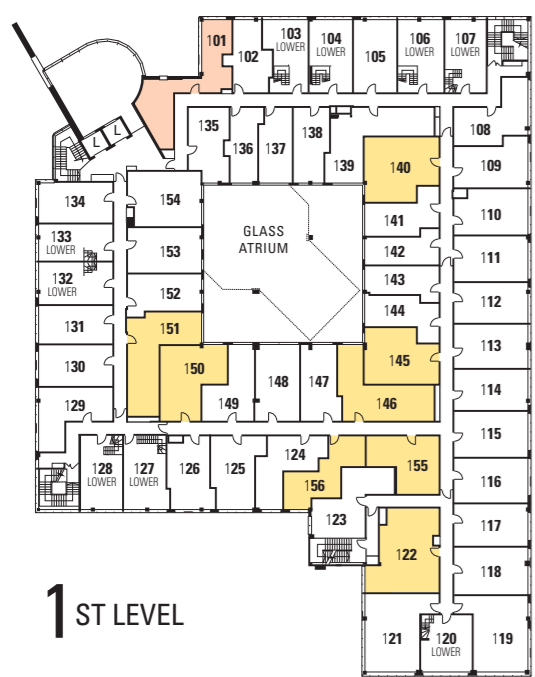
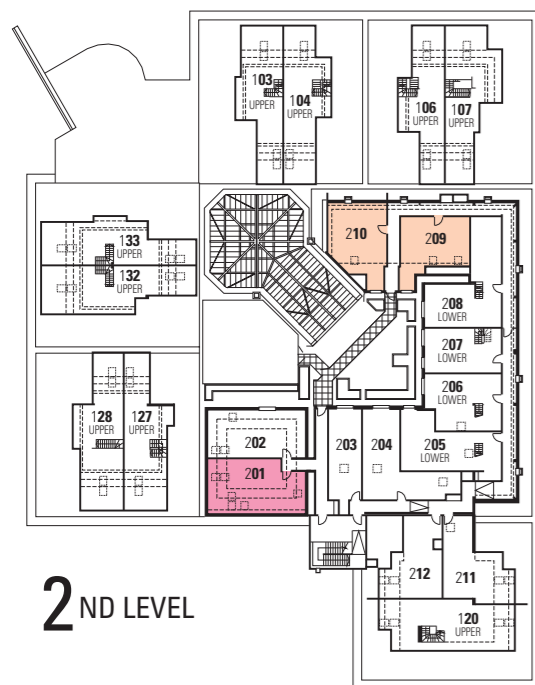
2ND LEVEL



MEZZ LEVEL

| No. | TYPE | SQ.M. | SQ.FT. |
|-----|--------------|-------|--------|
| 201 | 2 BEDROOM | 56.2 | 605 |
| 202 | 2 BEDROOM | 55.0 | 592 |
| 203 | 1 BEDROOM | 34.7 | 373 |
| 204 | 2 BEDROOM | 58.1 | 625 |
| 205 | 1 BED DUPLEX | 64.0 | 689 |
| 206 | 2 BED DUPLEX | 59.5 | 640 |
| 207 | 2 BED DUPLEX | 47.6 | 512 |
| 208 | 1 BED DUPLEX | 83.4 | 898 |
| 209 | 1 BEDROOM | 44.4 | 478 |
| 210 | 1 BEDROOM | 48.2 | 519 |
| 211 | STUDIROOM | 50.5 | 544 |
| 212 | STUDIO | 46.4 | 499 |

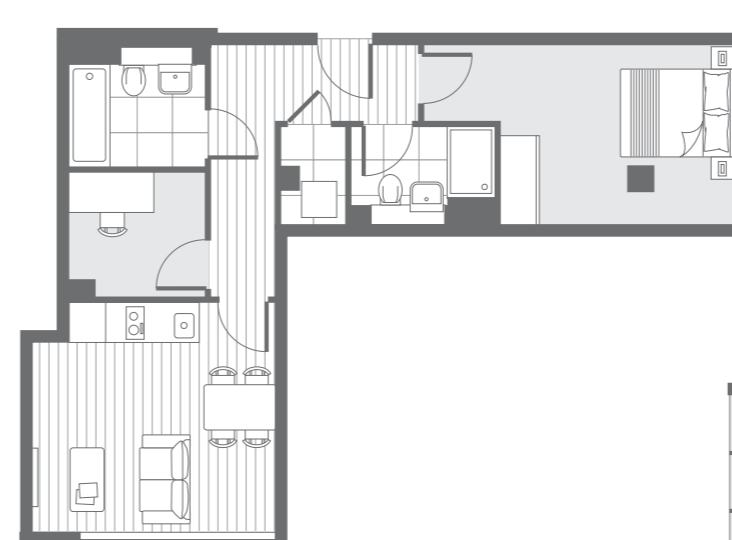
MEZZANINE LEVEL NOT SHOWN



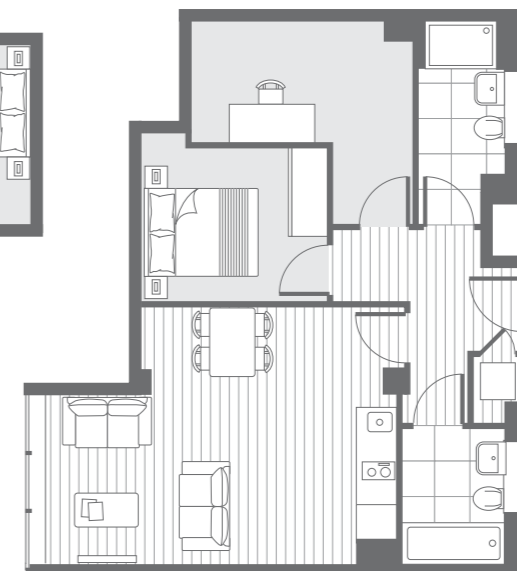
G55 155
STUDIO
TOTAL AREA 40.1 sq.m. 432 sq.ft.



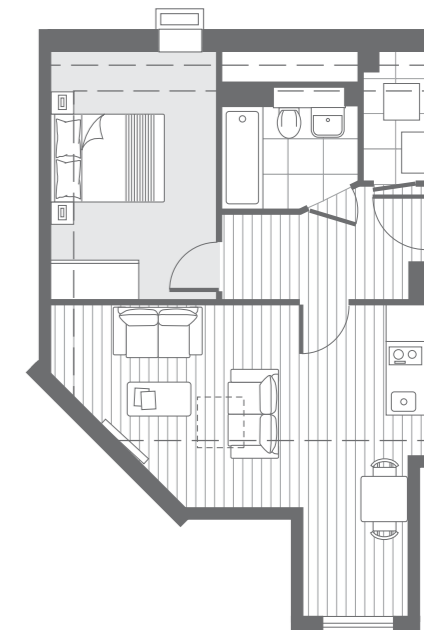
G56 156
STUDIO
TOTAL AREA 35.6 sq.m. 383 sq.ft.



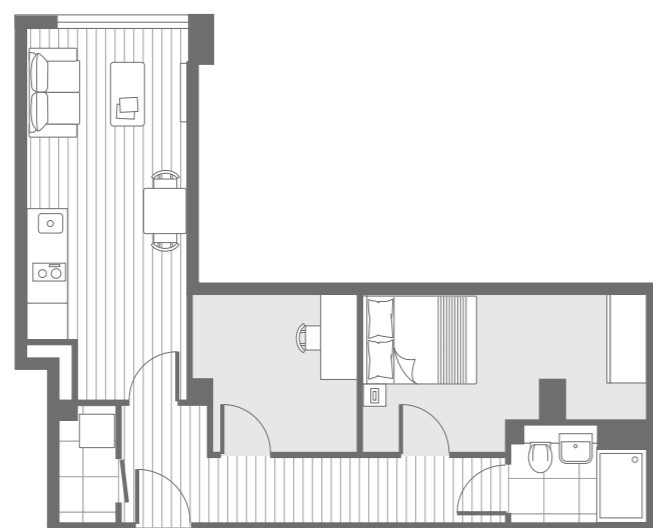
G39
STUDIO
TOTAL AREA 54.3 sq.m. 584 sq.ft.



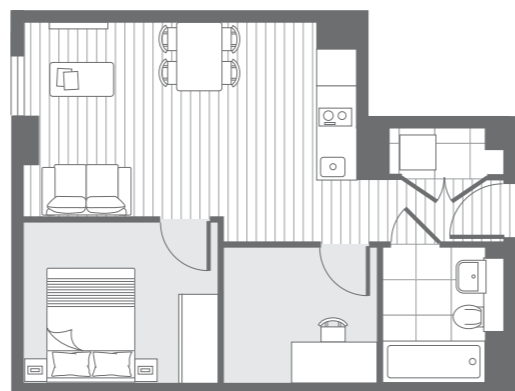
122
STUDIO
TOTAL AREA 61.4 sq.m. 661 sq.ft.



210
1 BEDROOM
TOTAL AREA 48.2 sq.m. 519 sq.ft.



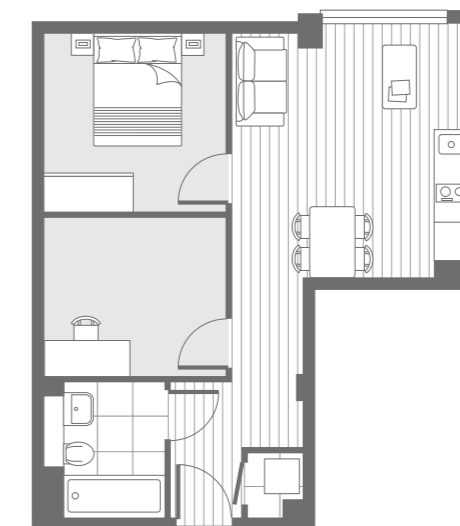
G46 146
STUDIO
TOTAL AREA 51.2 sq.m. 551 sq.ft.



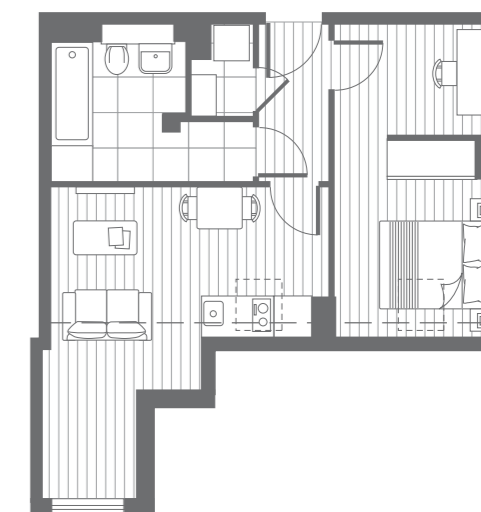
G45 145
STUDIO
TOTAL AREA 45.2 sq.m. 486 sq.ft.



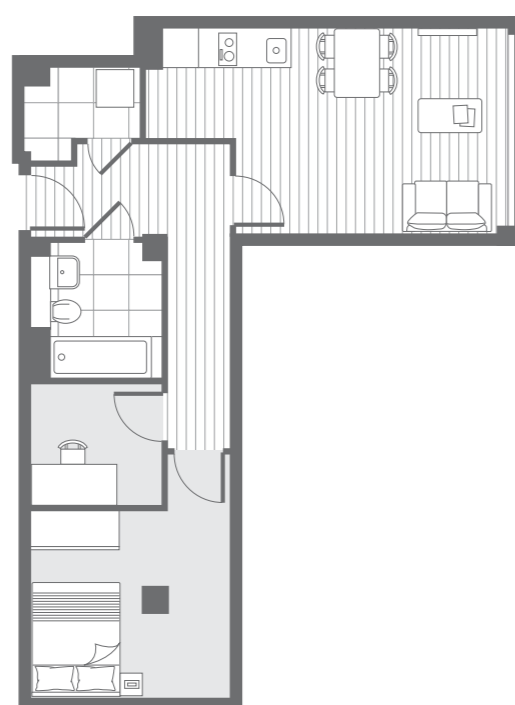
G40 140
STUDIO
TOTAL AREA 52.9 sq.m. 569 sq.ft.



G50 150
STUDIO
TOTAL AREA 48.5 sq.m. 522 sq.ft.

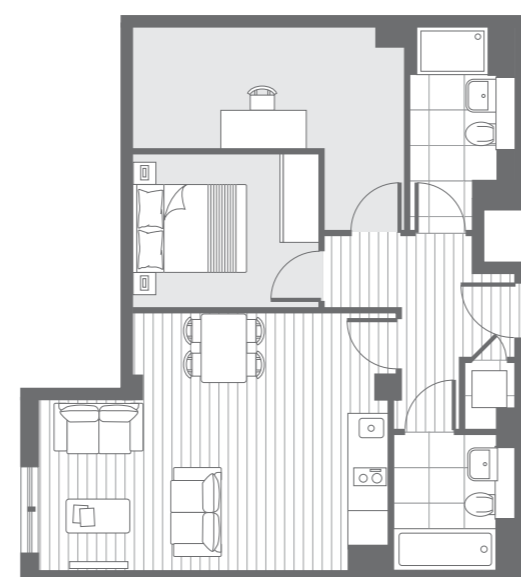


209
1 BEDROOM
TOTAL AREA 44.4 sq.m. 478 sq.ft.

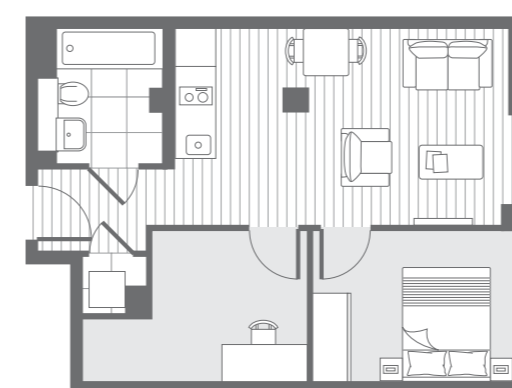


G51 151
STUDIO
TOTAL AREA 53.5 sq.m. 576 sq.ft.

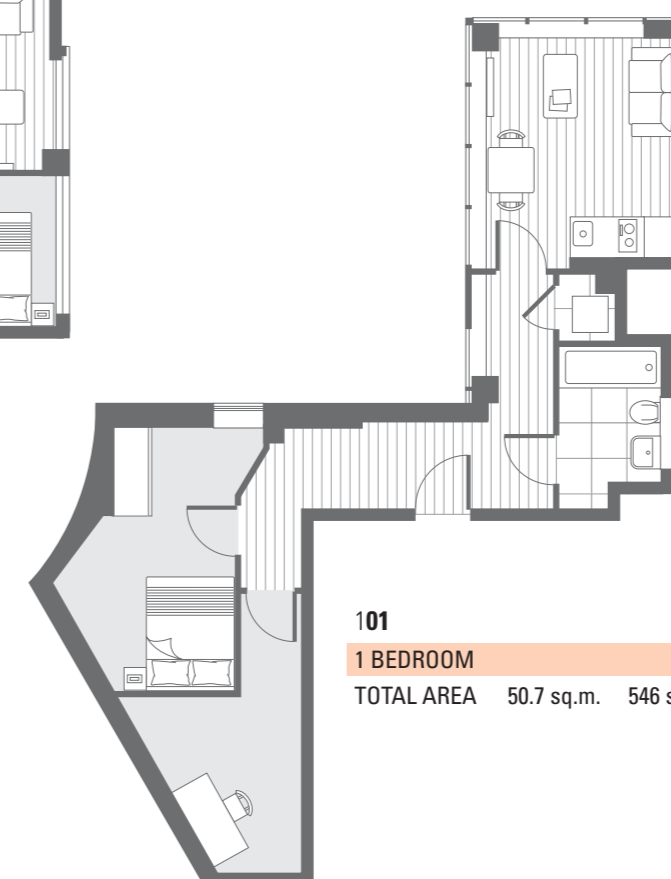
151 (Smaller utility cupboard)
TOTAL AREA 52.2 sq.m. 562 sq.ft.



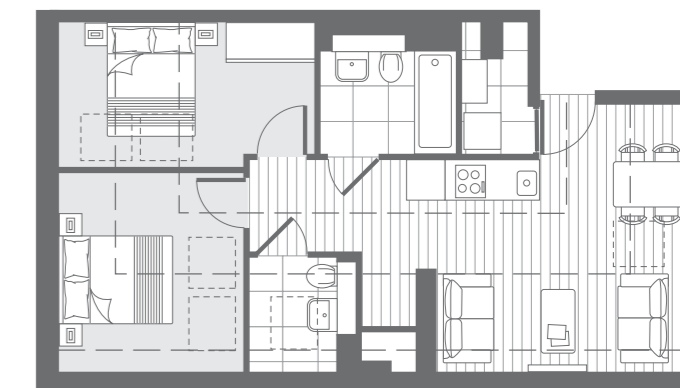
G22
STUDIO
TOTAL AREA 63.1 sq.m. 679.2 sq.ft.



G54
1 BEDROOM
TOTAL AREA 46.6 sq.m. 502 sq.ft.



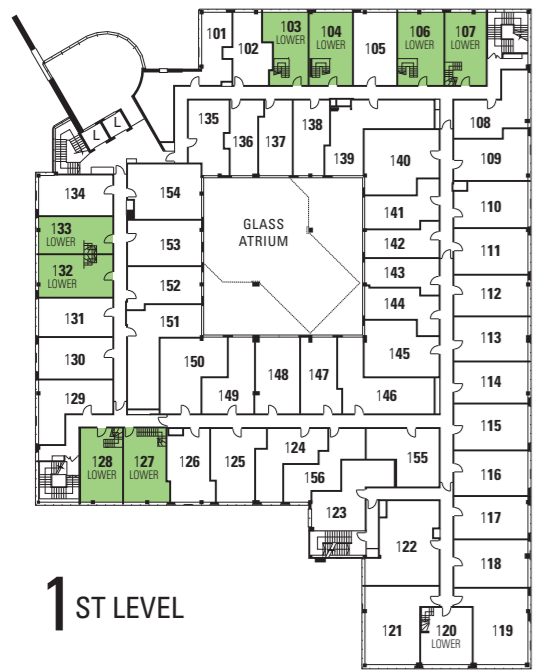
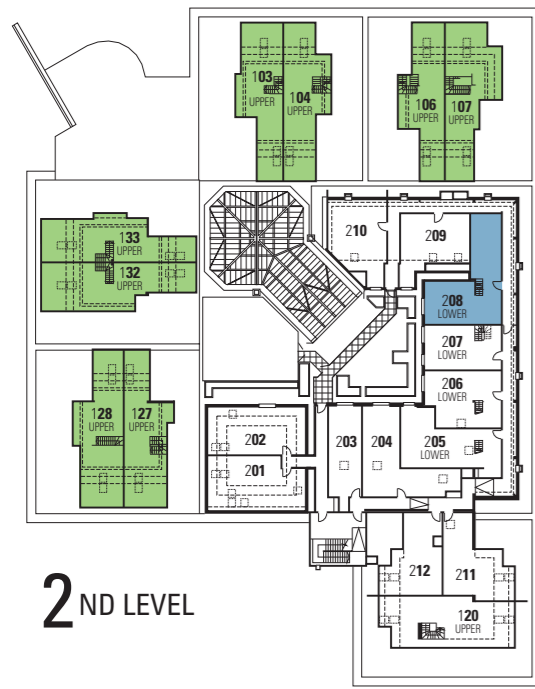
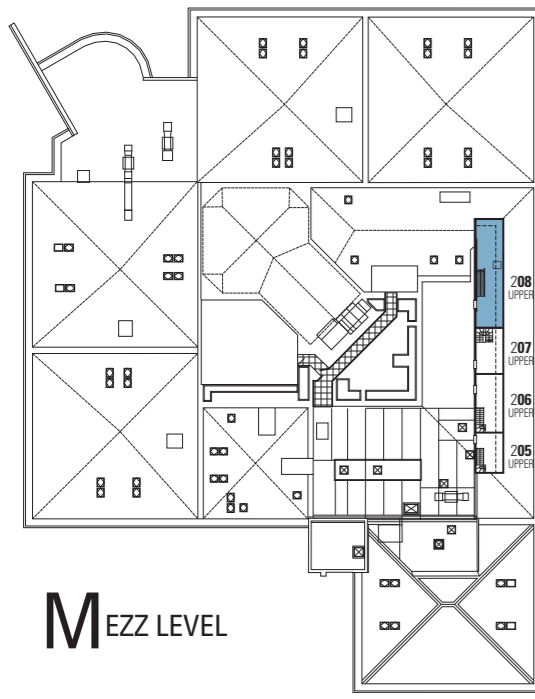
101
1 BEDROOM
TOTAL AREA 50.7 sq.m. 546 sq.ft.



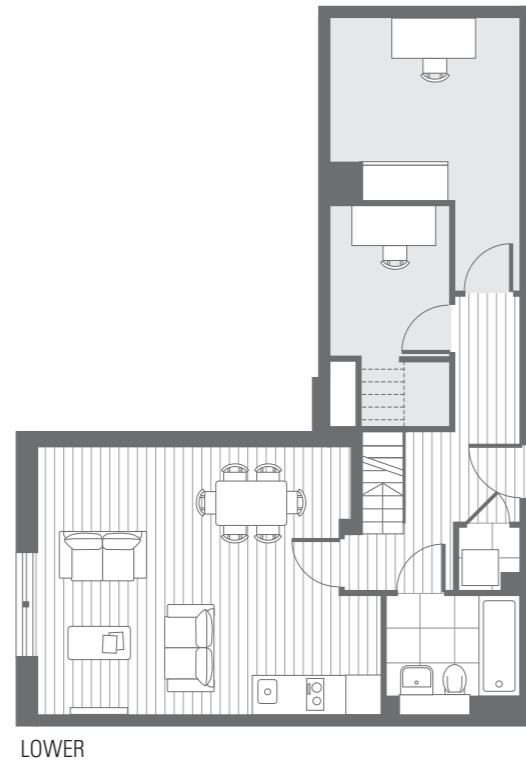
201
2 BEDROOM
TOTAL AREA 56.2 sq.m. 605 sq.ft.

Example Lateral Apartments

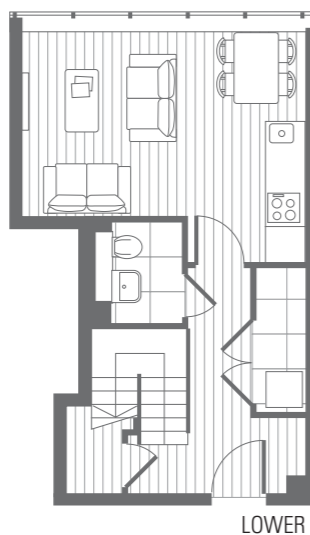
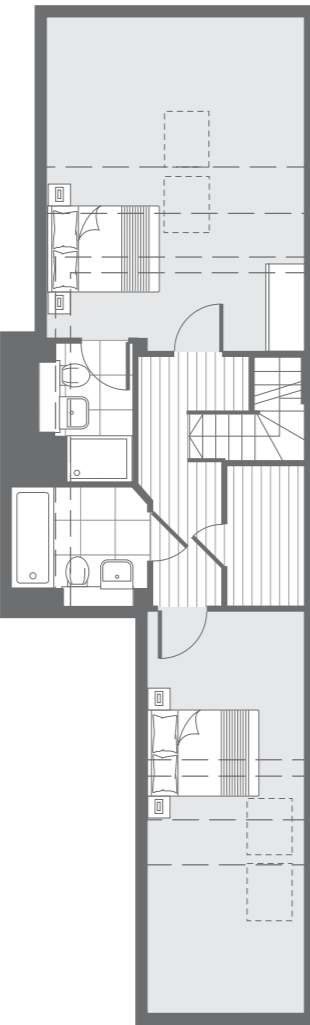
Example Lateral Loft Apartments



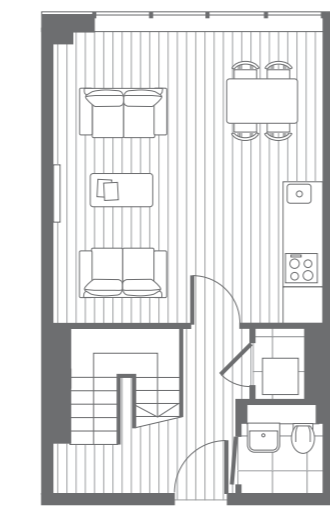
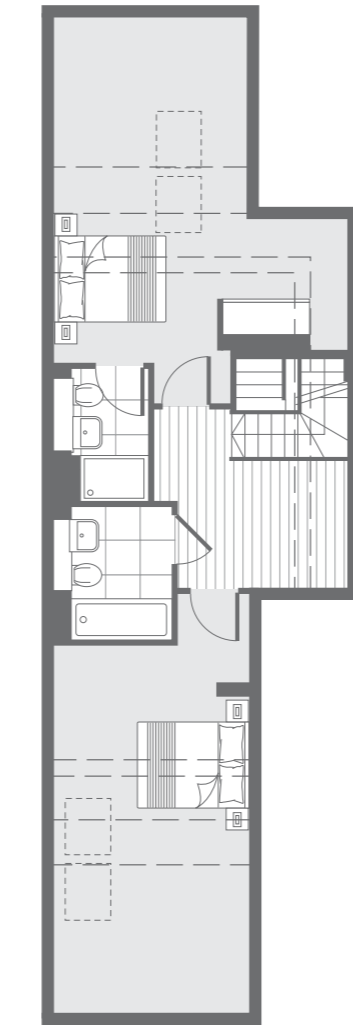
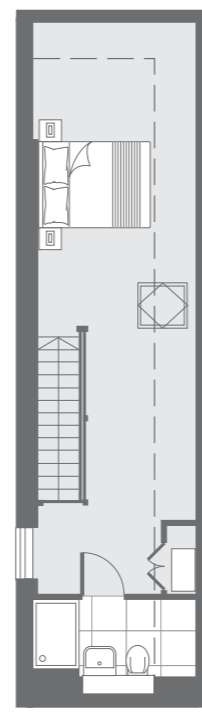
Example Duplex Loft Apartments



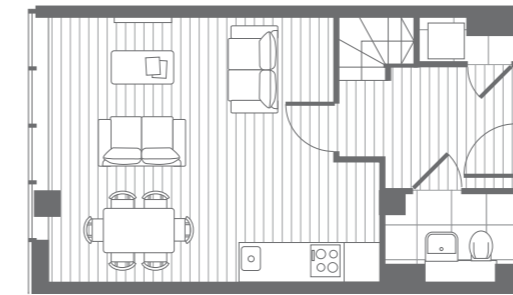
208
1 BEDROOM DUPLEX
TOTAL AREA 83.4 sq.m. 898 sq.ft.



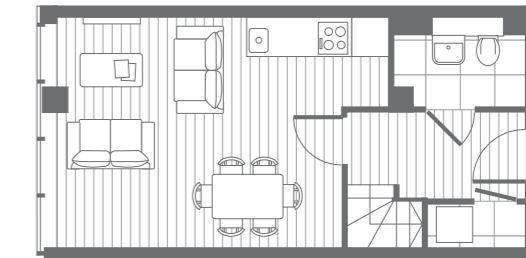
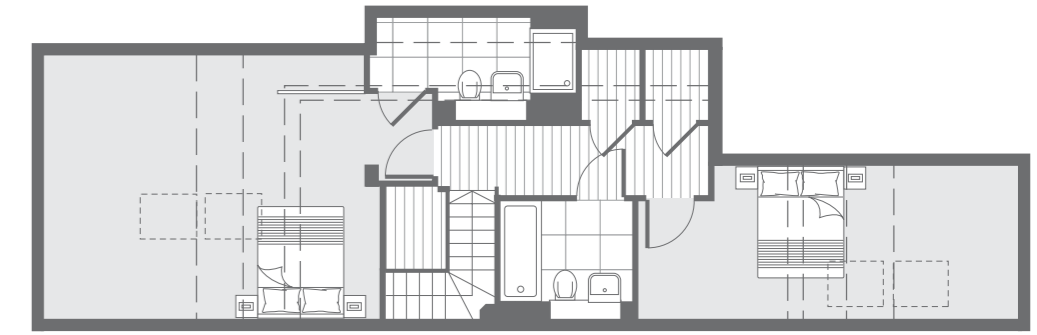
103
2 BEDROOM DUPLEX
TOTAL AREA 79.3 sq.m. 854 sq.ft.



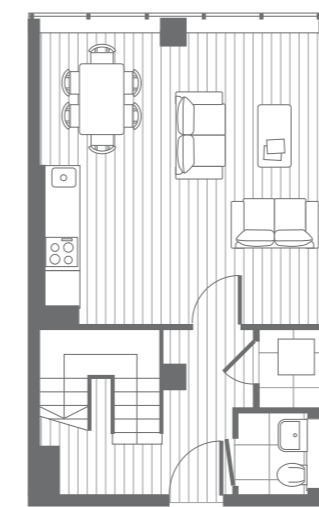
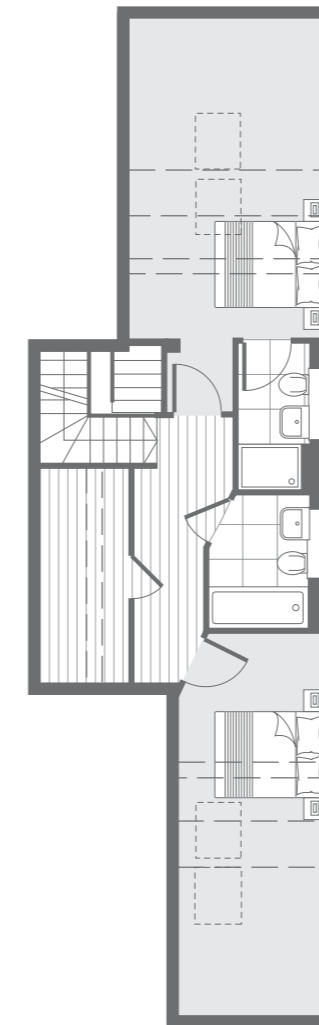
104
2 BEDROOM DUPLEX
TOTAL AREA 84.2 sq.m. 906 sq.ft.



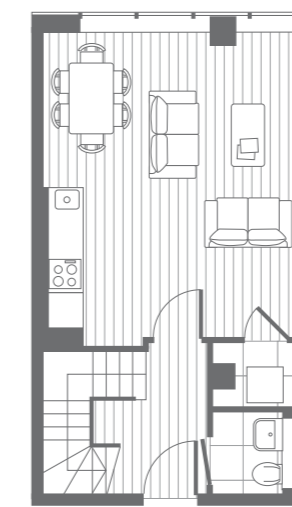
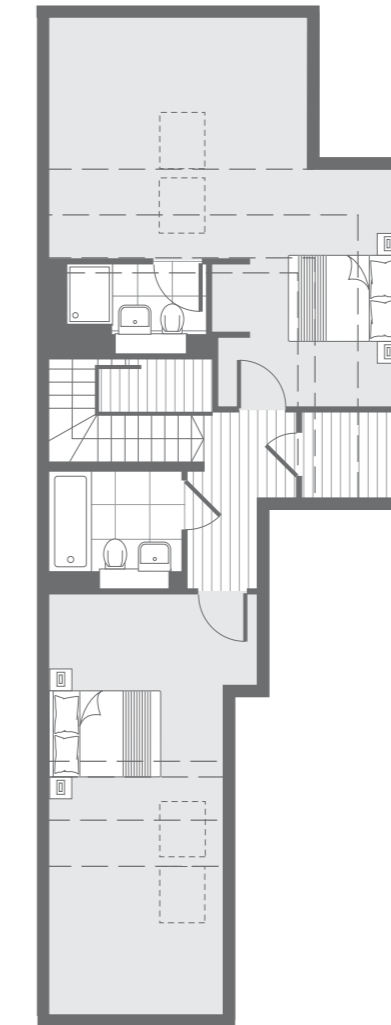
132
2 BEDROOM DUPLEX
TOTAL AREA 85.6 sq.m. 921 sq.ft.



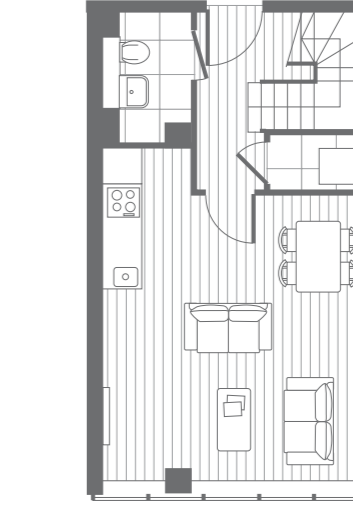
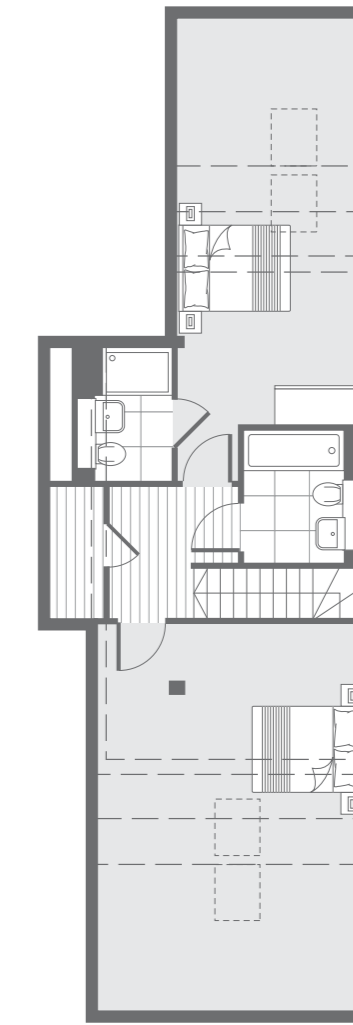
133
2 BEDROOM DUPLEX
TOTAL AREA 78.8 sq.m. 848 sq.ft.



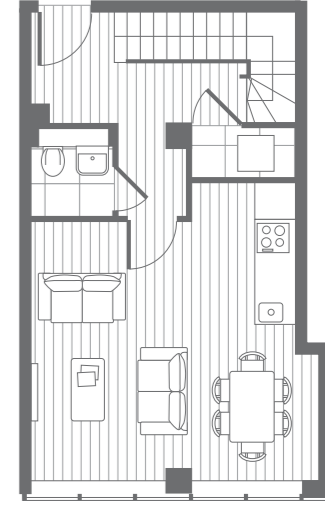
106
2 BEDROOM DUPLEX
TOTAL AREA 82.2 sq.m. 885 sq.ft.



107
2 BEDROOM DUPLEX
TOTAL AREA 86.8 sq.m. 934sq.ft.



128
2 BEDROOM DUPLEX
TOTAL AREA 86.5sq.m. 931 sq.ft.



127
2 BEDROOM DUPLEX
TOTAL AREA 82.7 sq.m. 890 sq.ft.

GENERAL

- Walls & ceilings in white matt finish.
- Satin white door linings, skirtings & architraves.
- Oak one strip engineered timber flooring (or proposed Amtico finish) to living/dining, kitchen and hall areas.
- Internal doors in satin white finish.
- Polished stainless steel door furniture.
- Brushed metal switch & socket plates.
- Recessed LED low energy downlighting with white bezels.
- 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.
- Video entryphone system to each apartment.

KITCHENS

- Grey base unit doors, white wall unit doors all with concealed handle design.
- Grey re-constituted stone worktops with grooved drainer.
- White glass splashback to underside of wall units.
- LED strip underlighting to wall units.
- Stainless steel single bowl undermount sink with chrome lever tap.
- Washer/dryer (free standing within services cupboard).
- Integrated electric appliances to include:
 - Combination microwave oven
 - Two ring ceramic hob
 - Re-circulating cooker hood
 - Fridge with ice box
 - Slimline dishwasher

SERVICES CUPBOARD

- Large format 600 x 600mm grey porcelain floor tiling.
- Free standing washer/dryer.
- Bulkhead light if applicable.

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 LED feature downlighting.
- Large format 1200 x 600mm beige porcelain fully tiled walls.
- Large format 600 x 600mm mid grey porcelain floor tiling.
- Chrome plated 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 frame.
- Thermostatically controlled and pressurised hot and cold water.

BEDROOMS

- Fully fitted carpets to enclosed bedrooms and bed/studies.
- Oak one strip engineered timber flooring (or proposed Amtico finish) to open plan bedroom areas.
- Built in wardrobe to master bedrooms with satin white sliding doors and oak timber veneer interiors.
- Terrestrial & satellite TV, FM radio and telephone sockets.

COMMUNAL AREAS

- Fully tiled communal entrance foyer.
- Carpeted lift lobbies, stairs and common corridors.
- Private residents' lift to first level.
- Low energy wall lighting.
- Secure cycle store.

† To selected apartments with bath.

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.

www.newconceptinteriors.com
+44(0) 208 502 3308



Galliard Homes' recommended mortgage specialists

Visionary Finance specialise in mortgages for first time buyers, home movers, re-mortgages and buy to let investors. Being fully independent of any lender, Visionary Finance have a vast amount of knowledge and experience in the mortgage industry ensuring they provide the best deal tailored to suit every buyer's individual needs.

www.visionaryfinance.co.uk
+44(0) 207 100 4754



Galliard Homes' official letting and management agents

Founded in 2000, LIFE Residential specialises in the letting, sales and management of luxury new build property. With more than 3,500 tenancies under management across the capital, we are one of the UK's leading real estate agencies. LIFE Residential has 12 offices located across London and counting, in addition to 3 international offices in Hong Kong, Singapore and Cape Town.

www.liferesidential.co.uk
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