



LUXURY APARTMENTS AND LOFTS

# 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



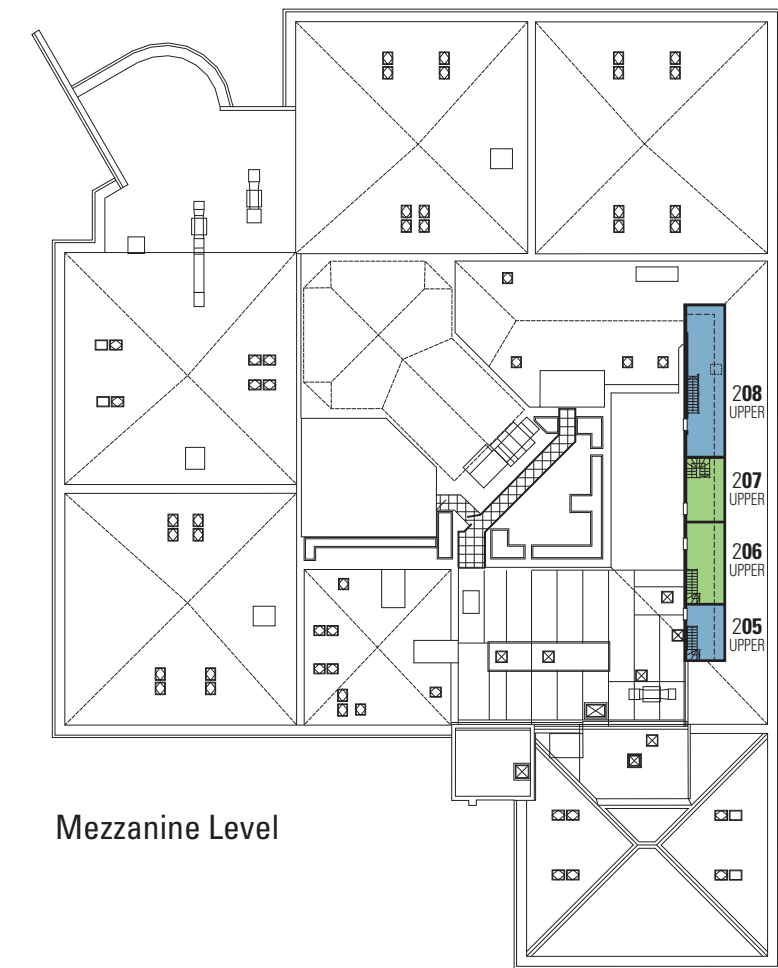
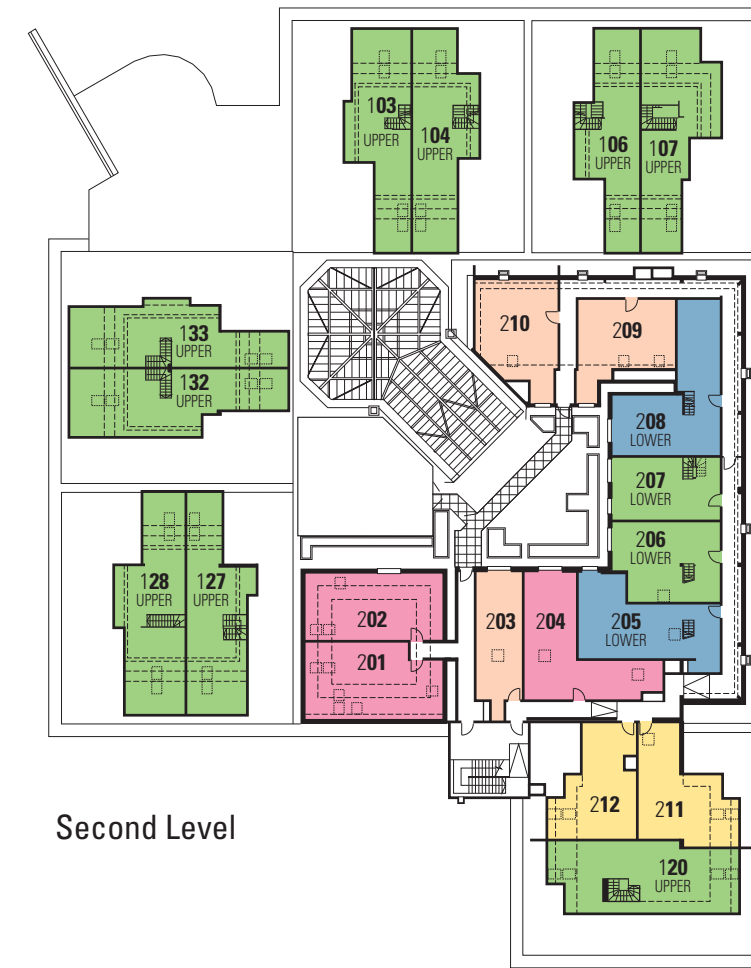


BATH ROAD

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



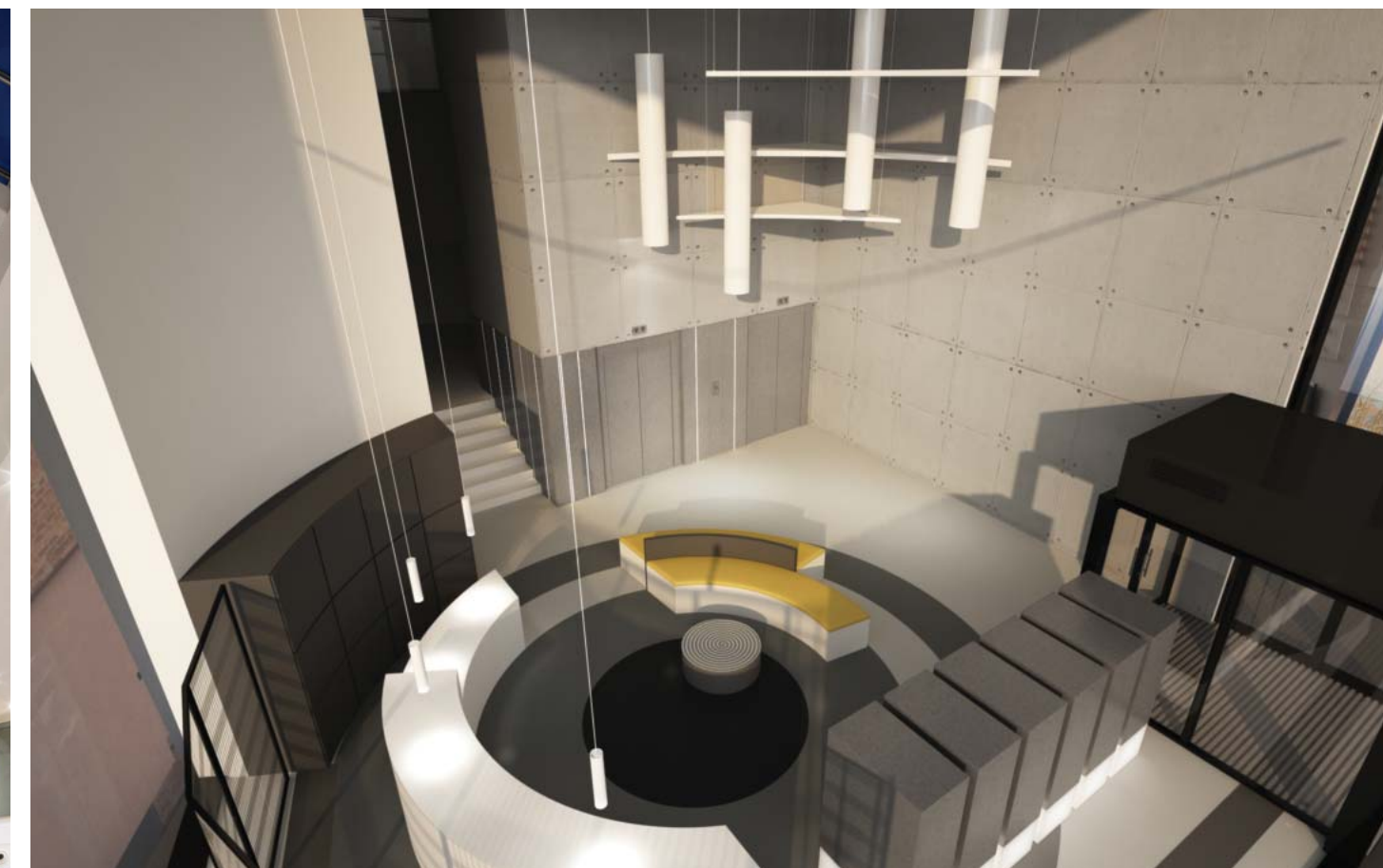
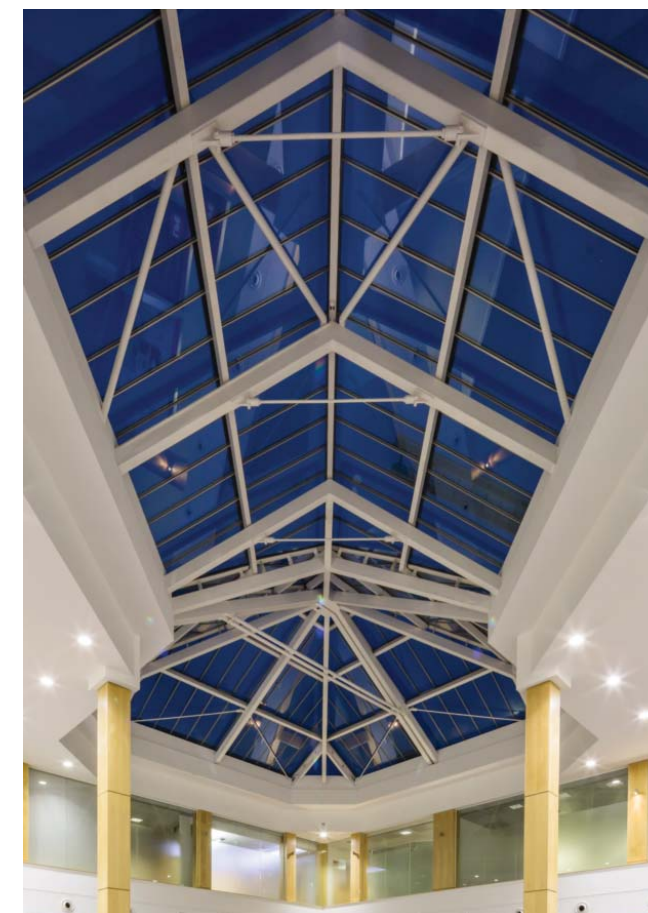
Key to apartment styles

- 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

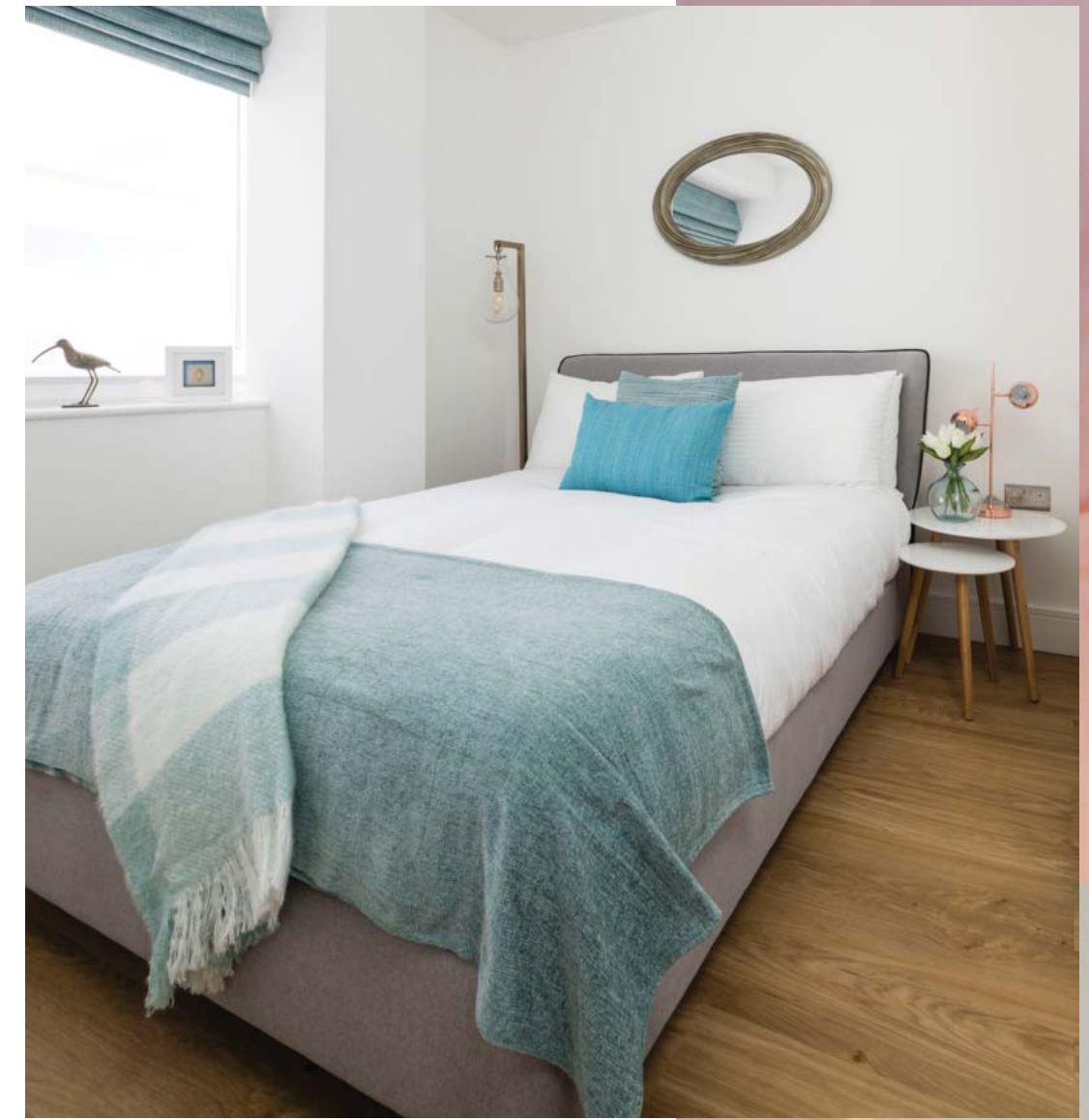




SPECTACULAR  
LATERAL & LOFT  
STYLE LIVING SPACE  
OFFERING QUALITY & VALUE  
SECOND TO NONE







**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

1<sup>ST</sup> LEVEL







## Duplex Loft Apartments

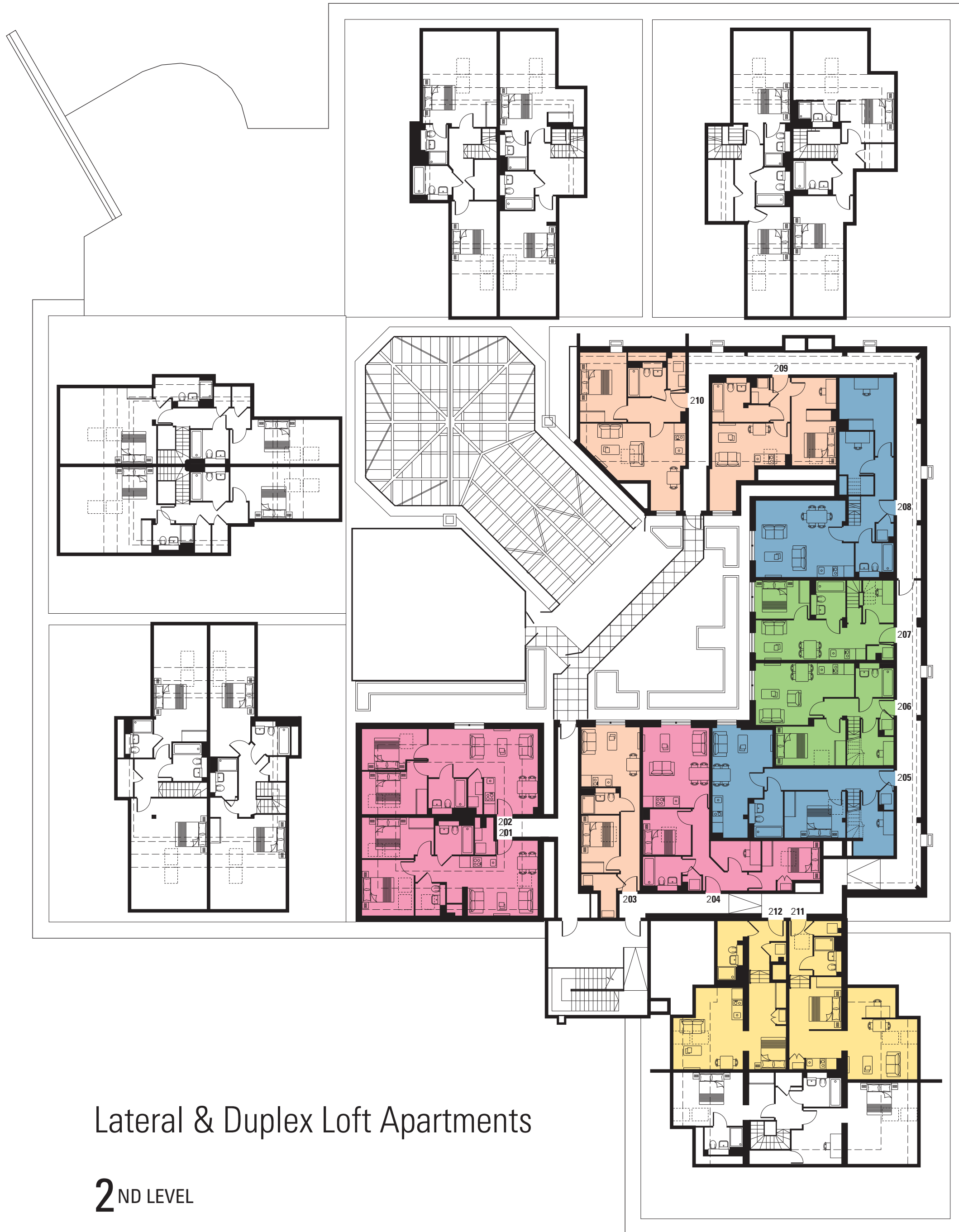
1<sup>ST</sup> LEVEL



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

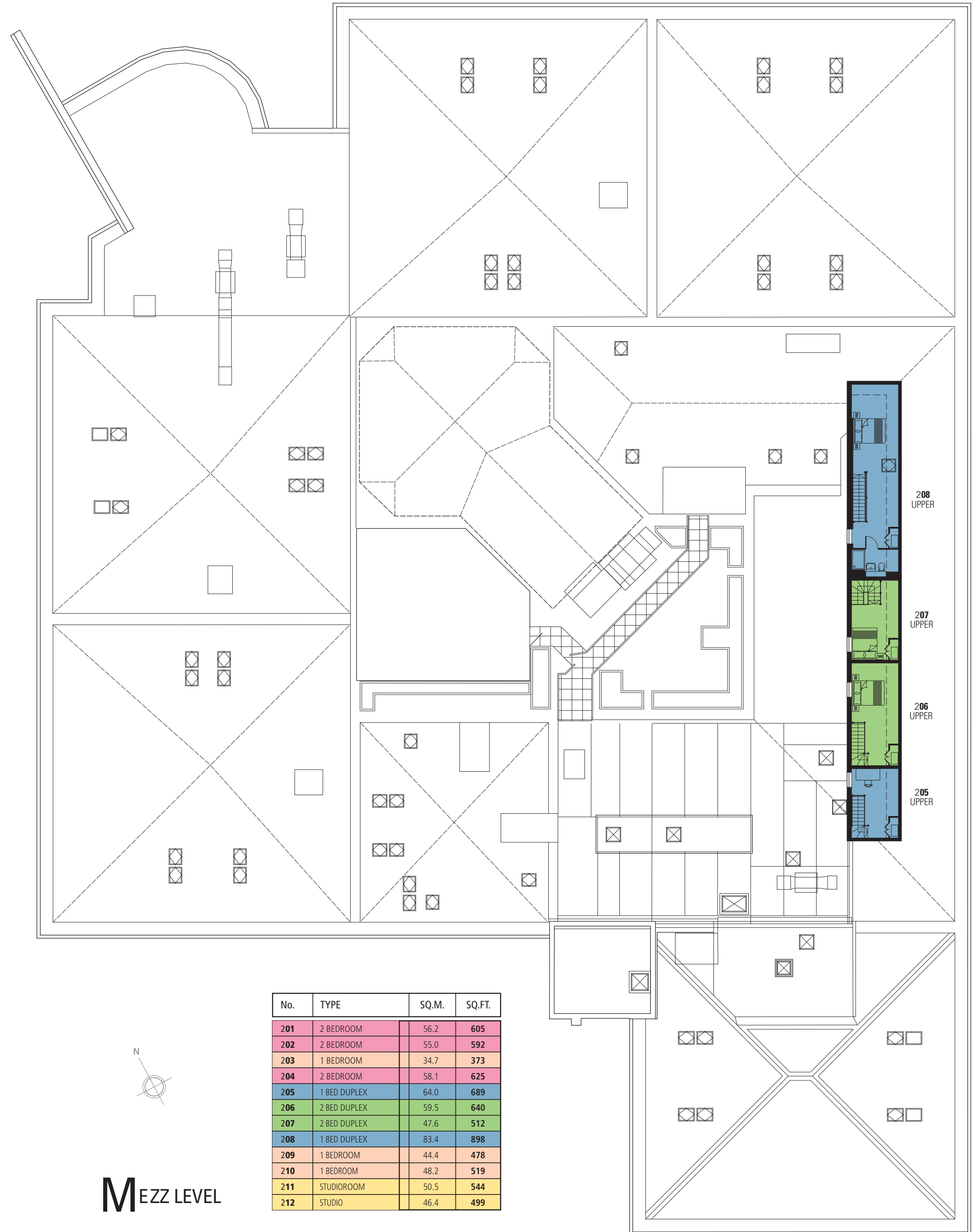
2<sup>ND</sup> LEVEL





Lateral & Duplex Loft Apartments

2<sup>ND</sup> LEVEL

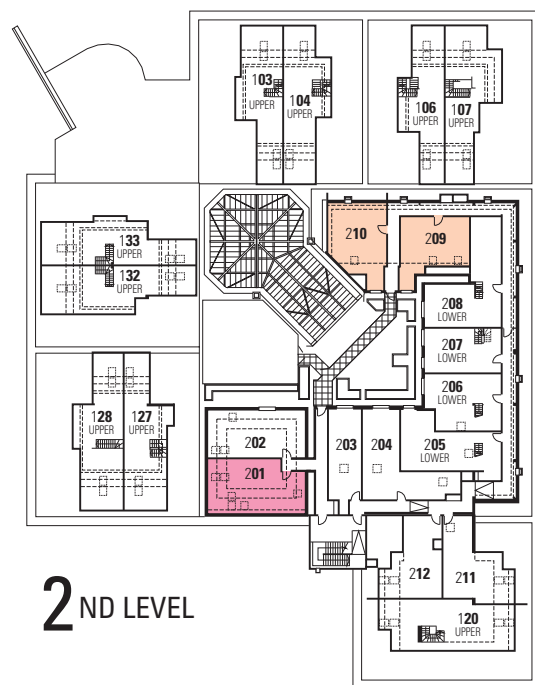


MEZZ LEVEL

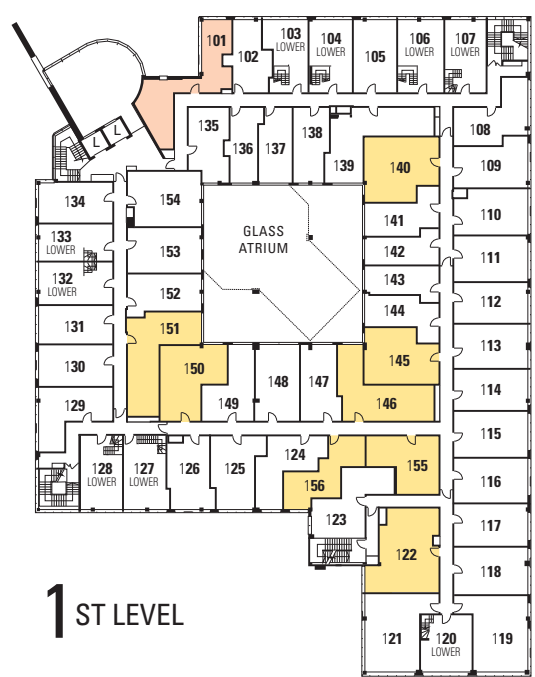
No.	TYPE	SQ.M.	SQ.FT.
201	2 BEDROOM	56.2	605
202	2 BEDROOM	55.0	592
203	1 BEDROOM	34.7	373
204	2 BEDROOM	58.1	625
205	1 BED DUPLEX	64.0	689
206	2 BED DUPLEX	59.5	640
207	2 BED DUPLEX	47.6	512
208	1 BED DUPLEX	83.4	898
209	1 BEDROOM	44.4	478
210	1 BEDROOM	48.2	519
211	STUDIROOM	50.5	544
212	STUDIO	46.4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



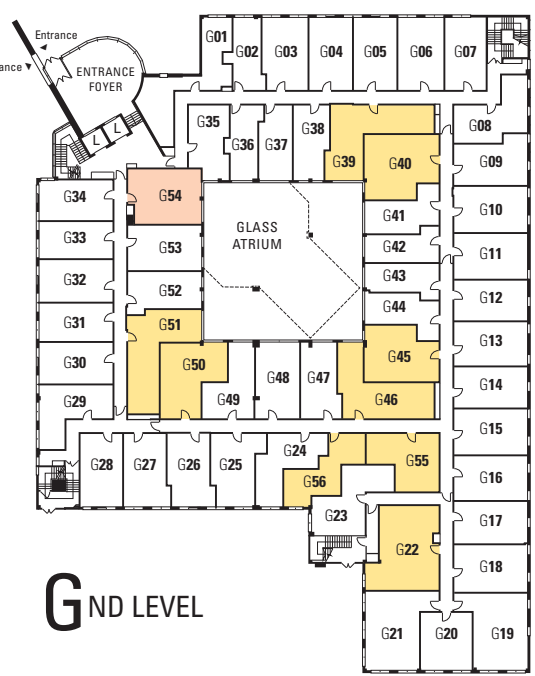
MEZZANINE LEVEL NOT SHOWN



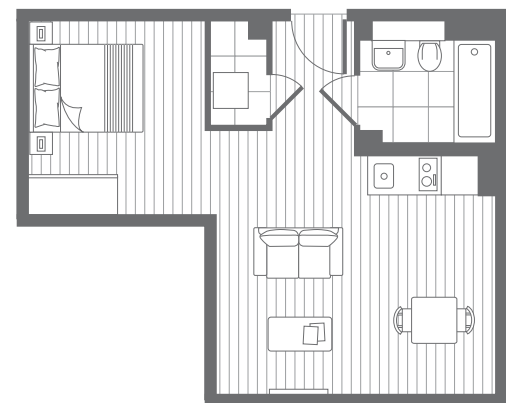
2ND LEVEL



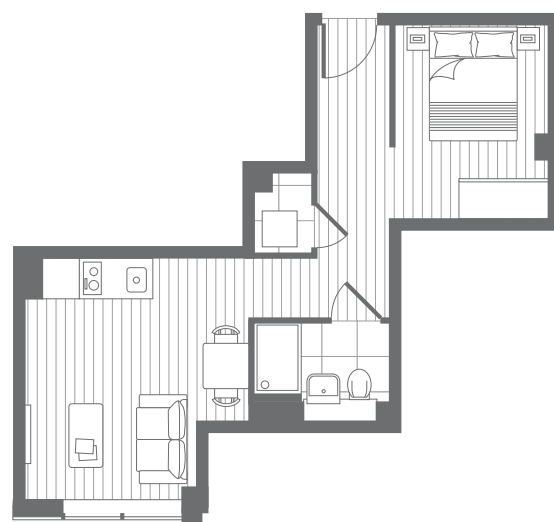
1ST LEVEL



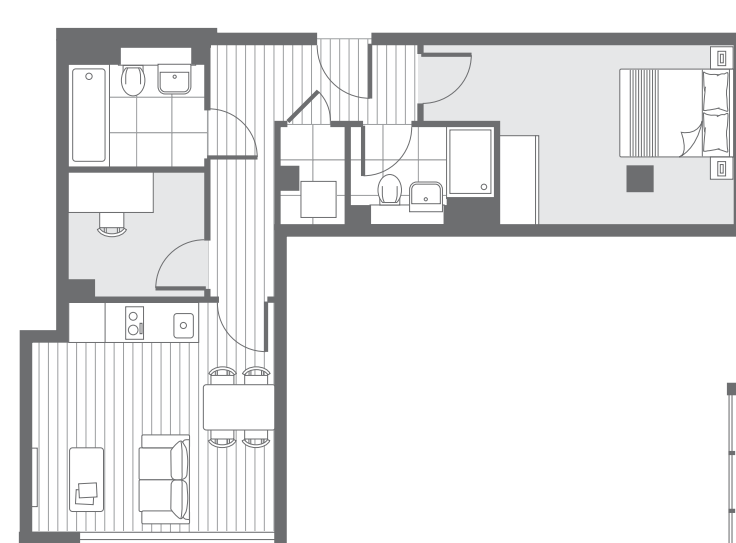
GND LEVEL



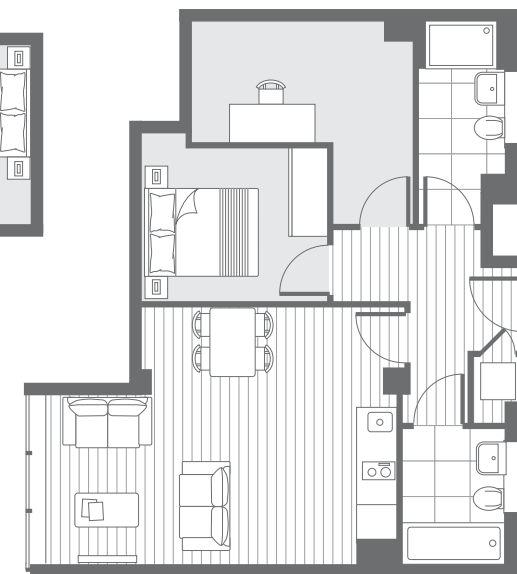
**G55 155**  
STUDIO  
TOTAL AREA 40.1 sq.m. 432 sq.ft.



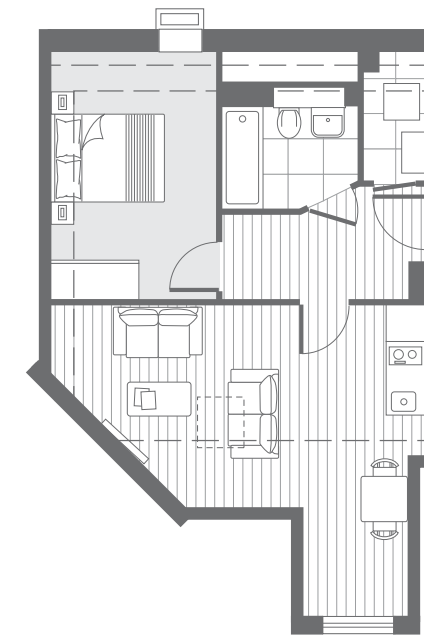
**G56 156**  
STUDIO  
TOTAL AREA 35.6 sq.m. 383 sq.ft.



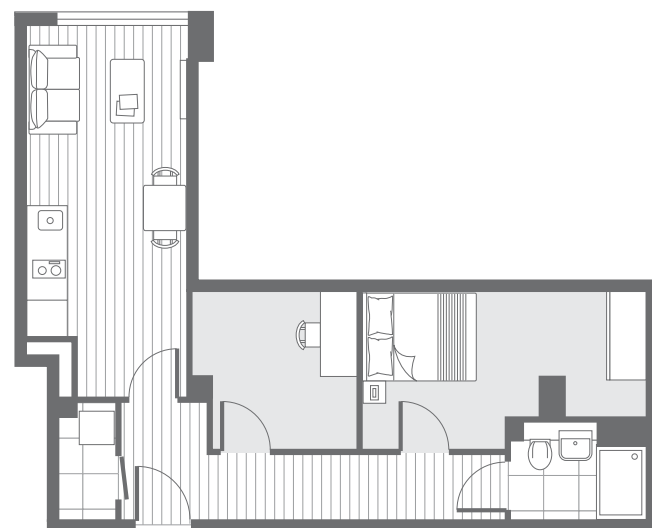
**G39**  
STUDIO  
TOTAL AREA 54.3 sq.m. 584 sq.ft.



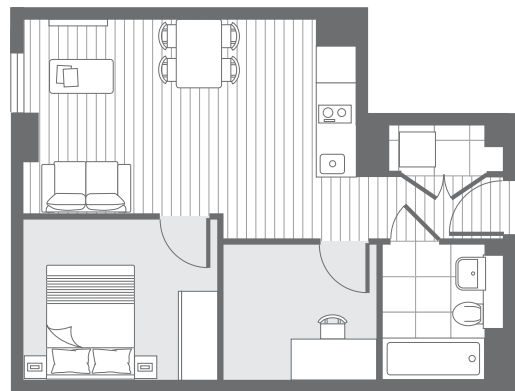
**122**  
STUDIO  
TOTAL AREA 61.4 sq.m. 661 sq.ft.



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



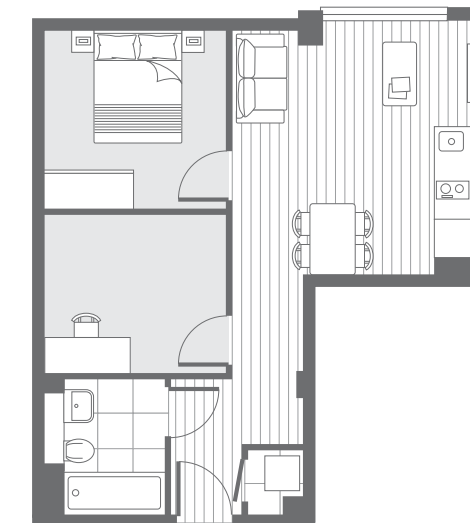
**G46 146**  
STUDIO  
TOTAL AREA 51.2 sq.m. 551 sq.ft.



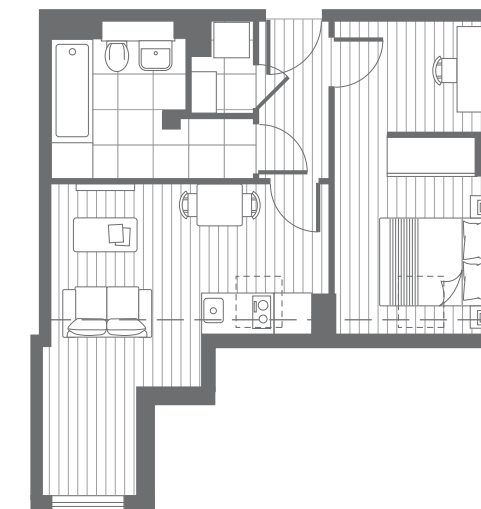
**G45 145**  
STUDIO  
TOTAL AREA 45.2 sq.m. 486 sq.ft.



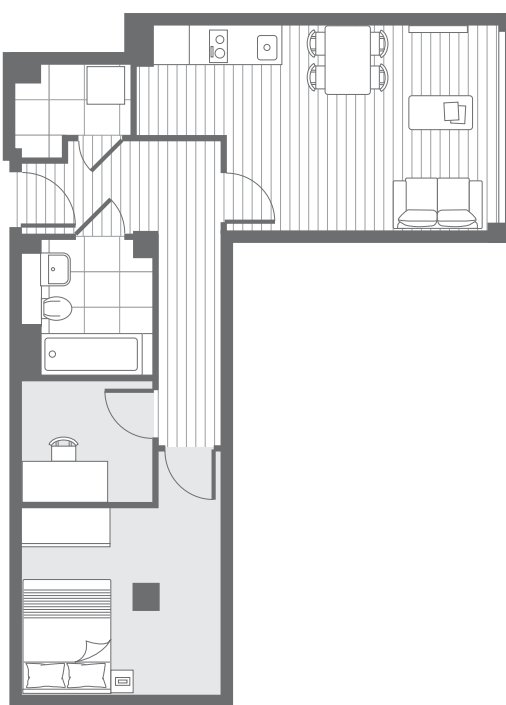
**G40 140**  
STUDIO  
TOTAL AREA 52.9 sq.m. 569 sq.ft.



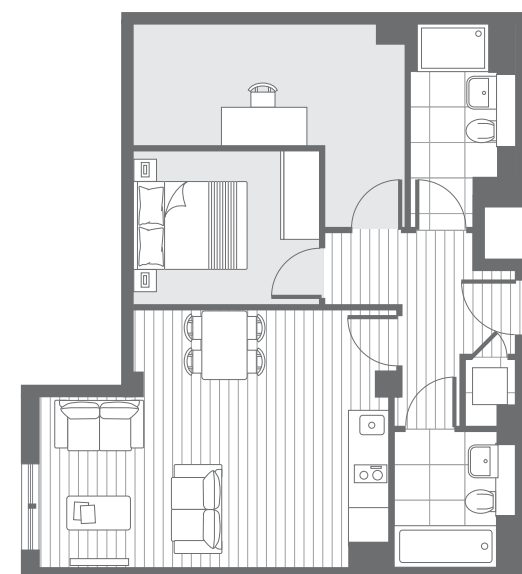
**G50 150**  
STUDIO  
TOTAL AREA 48.5 sq.m. 522 sq.ft.



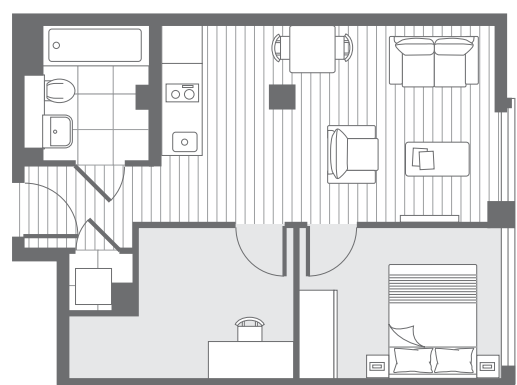
**209**  
1 BEDROOM  
TOTAL AREA 44.4 sq.m. 478 sq.ft.



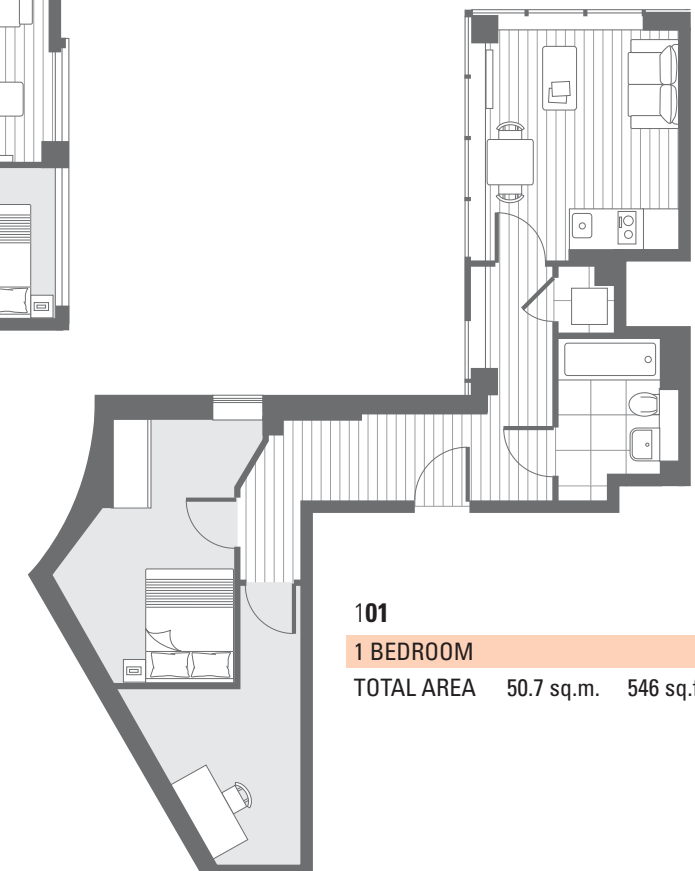
**G51 151**  
STUDIO  
TOTAL AREA 53.5 sq.m. 576 sq.ft.  
  
151 (Smaller utility cupboard)  
TOTAL AREA 52.2 sq.m. 562 sq.ft.



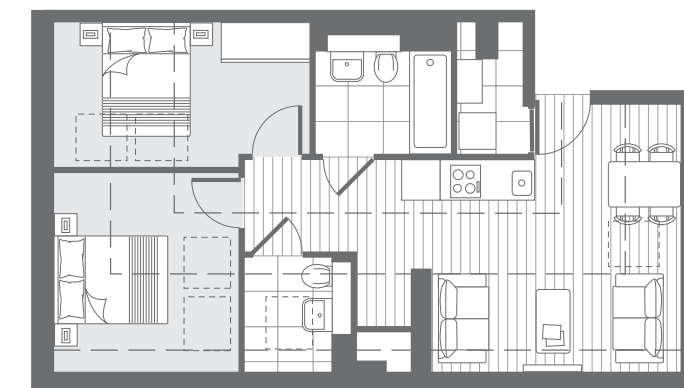
**G22**  
STUDIO  
TOTAL AREA 63.1 sq.m. 679.2 sq.ft.



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



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

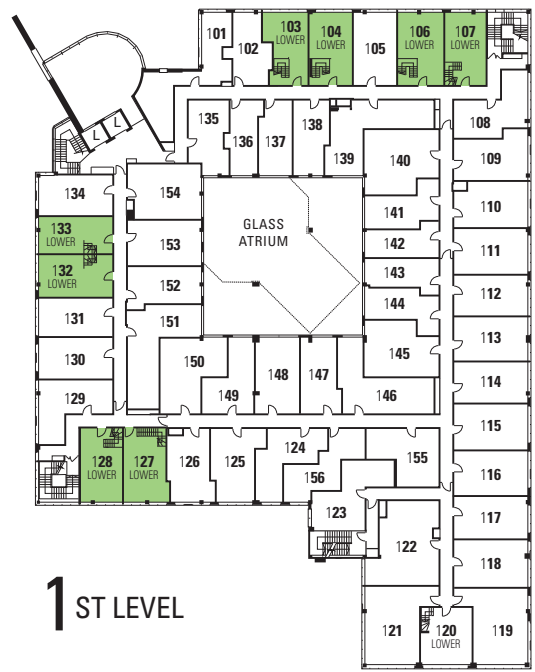
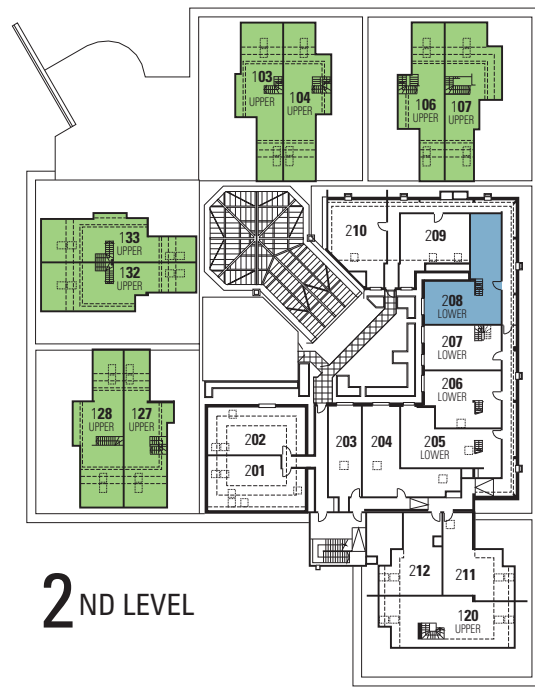
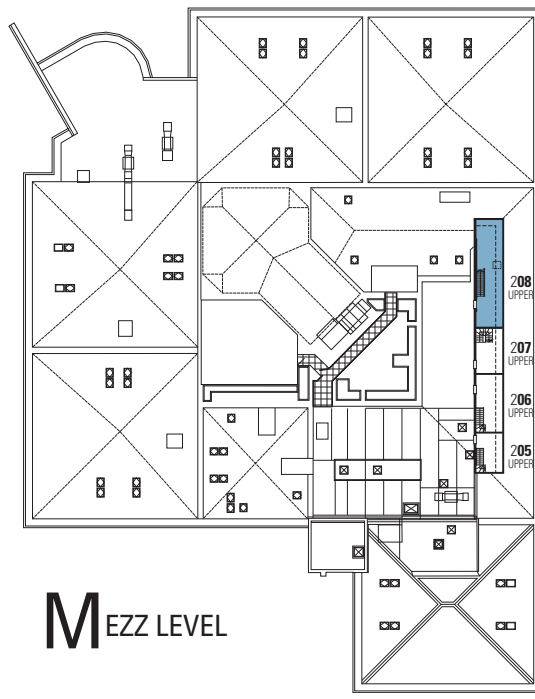


**201**  
2 BEDROOM  
TOTAL AREA 56.2 sq.m. 605 sq.ft.

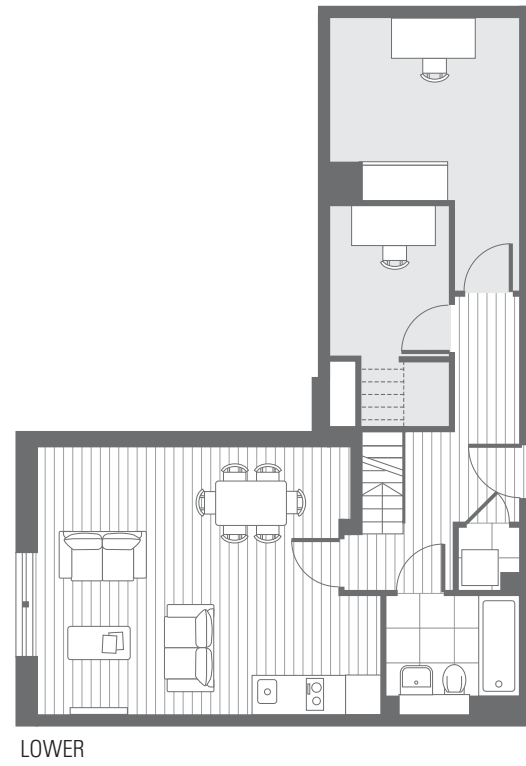
## Example Lateral Apartments

## Example Lateral Loft Apartments

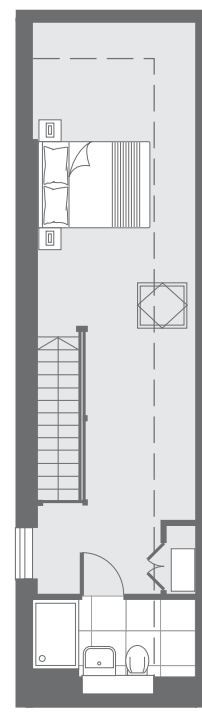




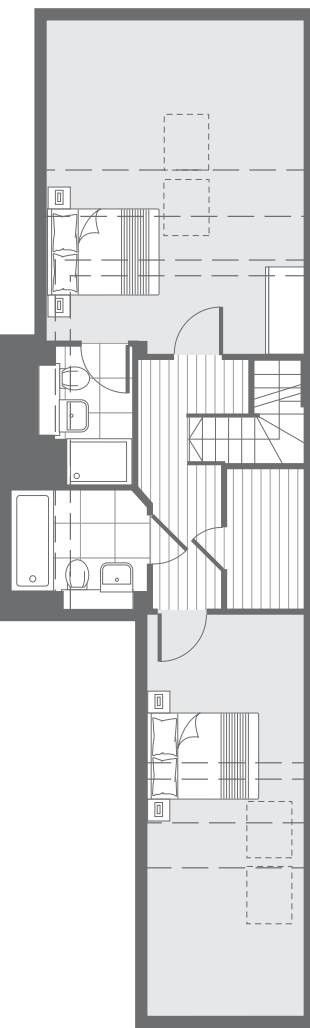
# Example Duplex Loft Apartments



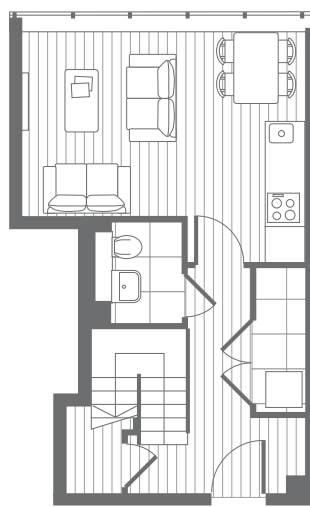
**208**  
**1 BEDROOM DUPLEX**  
TOTAL AREA 83.4 sq.m. 898 sq.ft.



LOWER



UPPER

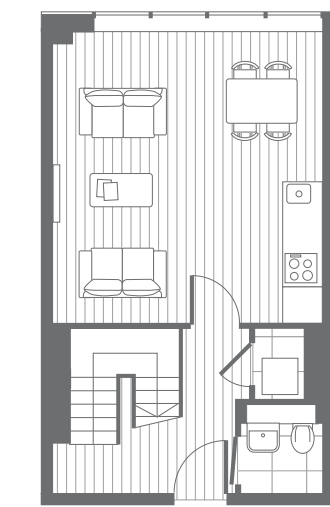


LOWER

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



UPPER

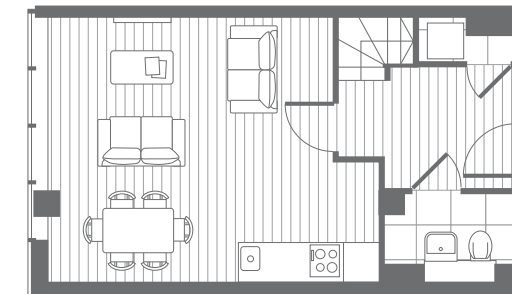


LOWER

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

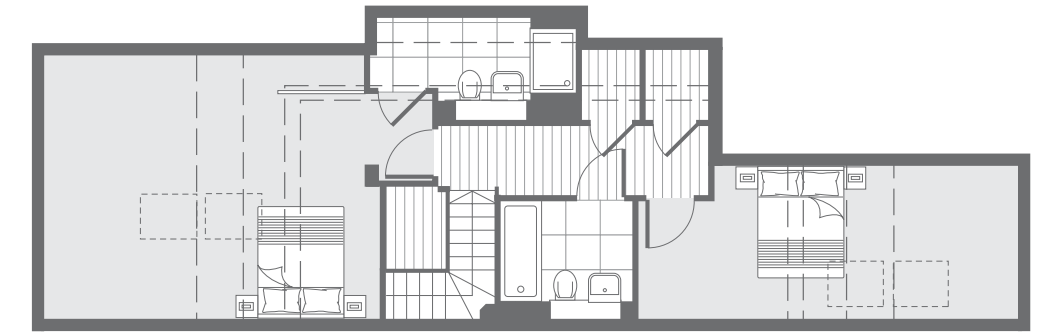


UPPER

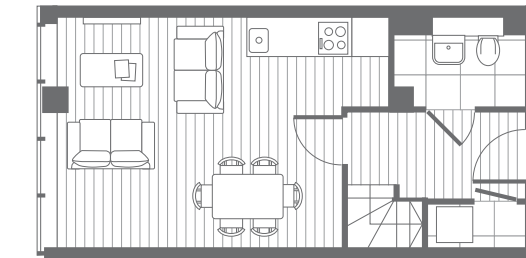


LOWER

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



UPPER



LOWER

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



UPPER

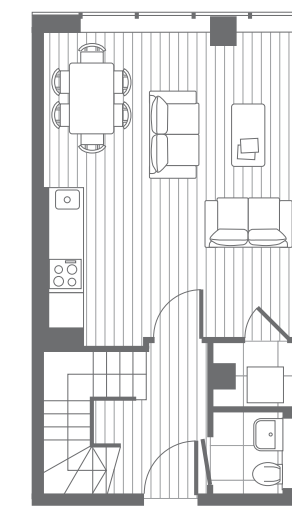


LOWER

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

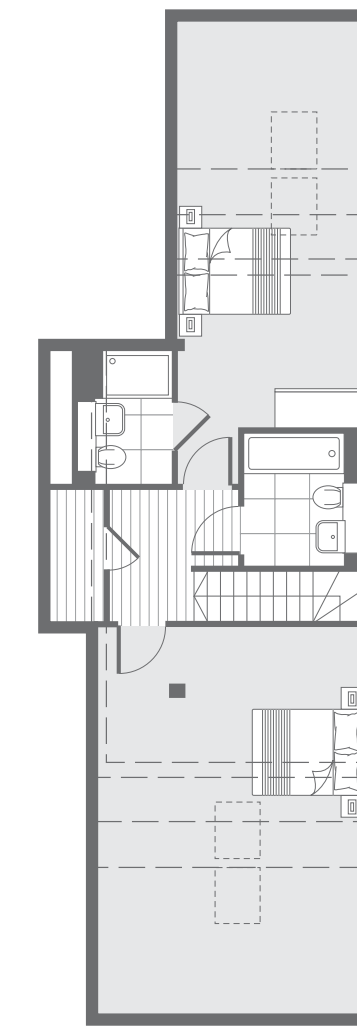


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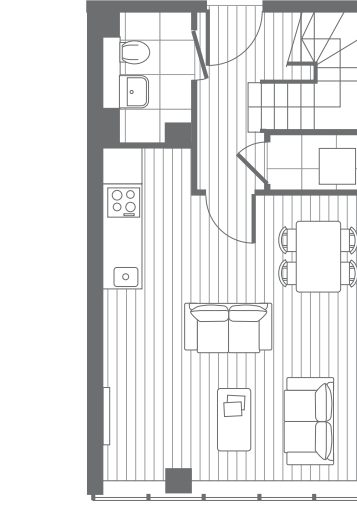


LOWER

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

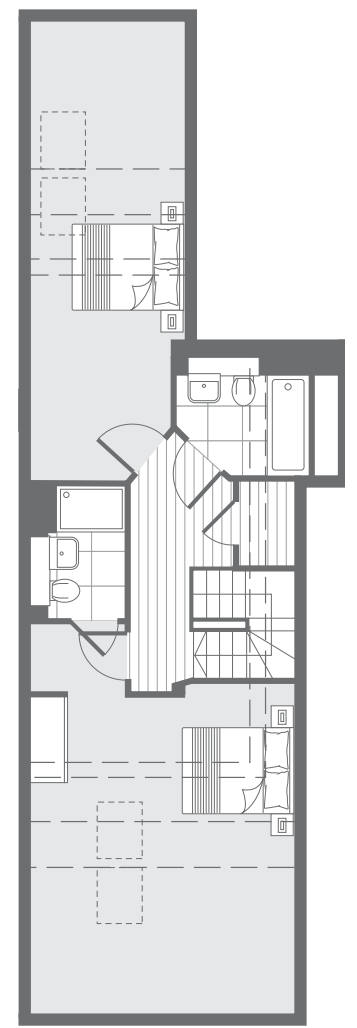


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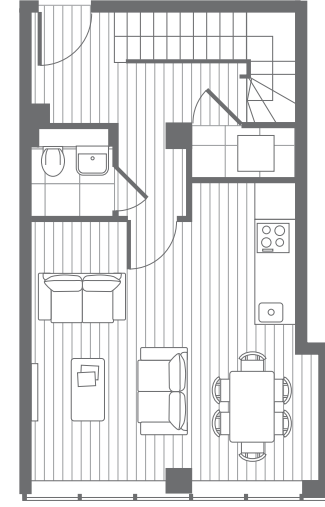


LOWER

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



UPPER



LOWER

**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](http://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](http://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.

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