

# ATRIA LOFTS



## ATRIA LOFT COLLECTION

219 BATH ROAD SLOUGH SL1 4AA



**ATRIA**  
LOFT COLLECTION

23 fabulous lateral and split level luxury apartments surrounded by international commerce, a dynamic transport infrastructure and forthcoming Crossrail - which has already driven Slough's property values to show the biggest increase in the country.



# LOFT LIVING



Computer enhanced image of Atria

Invest in the third most productive town in the UK with a £1 billion regeneration transformation underway.





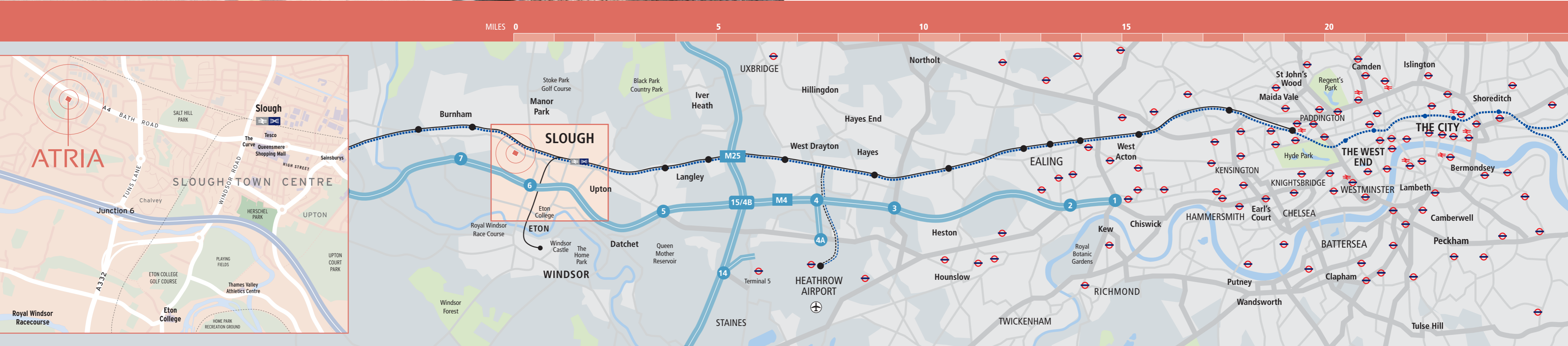
Slough station will have extended platforms to accommodate the 200 metre long Elizabeth Line trains.

- 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).

## Connect in the commuter corridor

FAST TRACK ROAD AND RAIL WHEN MINUTES MATTER

- 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).



TOTAL CONNECTIVITY

**ATRIA**  
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Regeneration, connectivity and a thriving £2.5 billion economy.

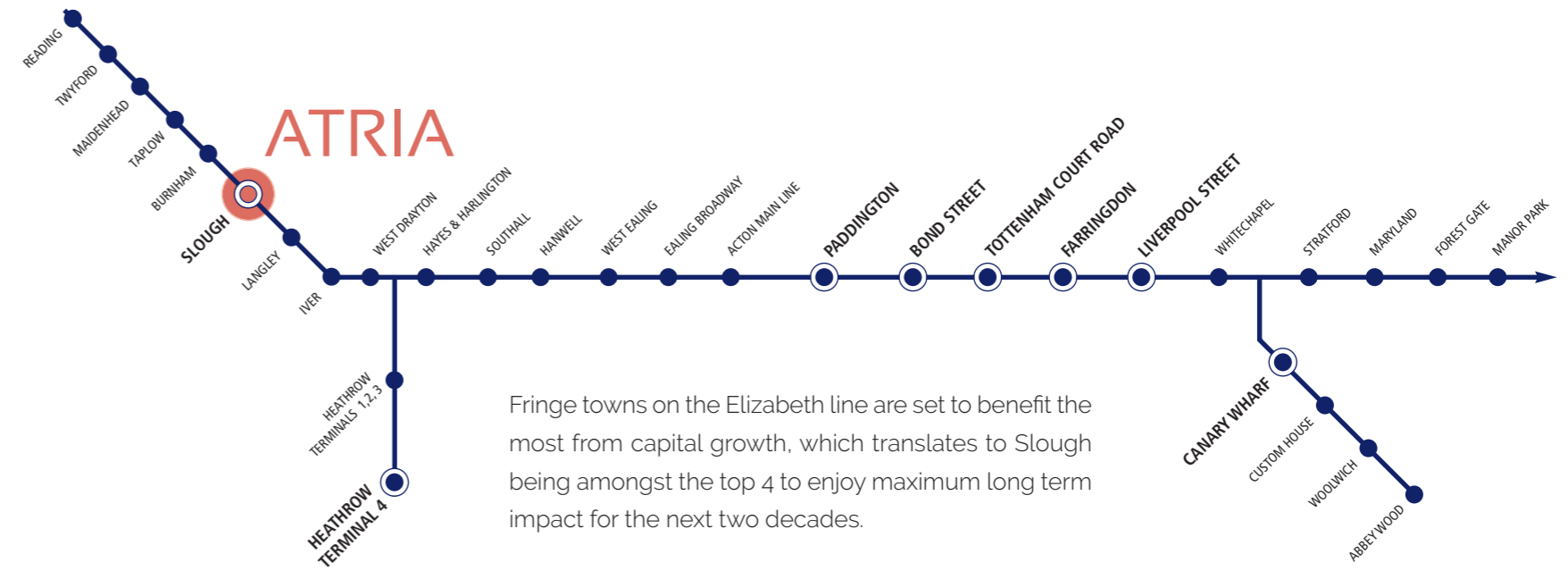
Today, Slough is a commercial powerhouse with more than 4,600 businesses located in the area, the town was named 'Britains Boomtown' by The Observer and is now home to the highest concentration of European headquarters in th UK.

Regeneration showcased by 'The Heart of Slough' a major landmark re-development which 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.

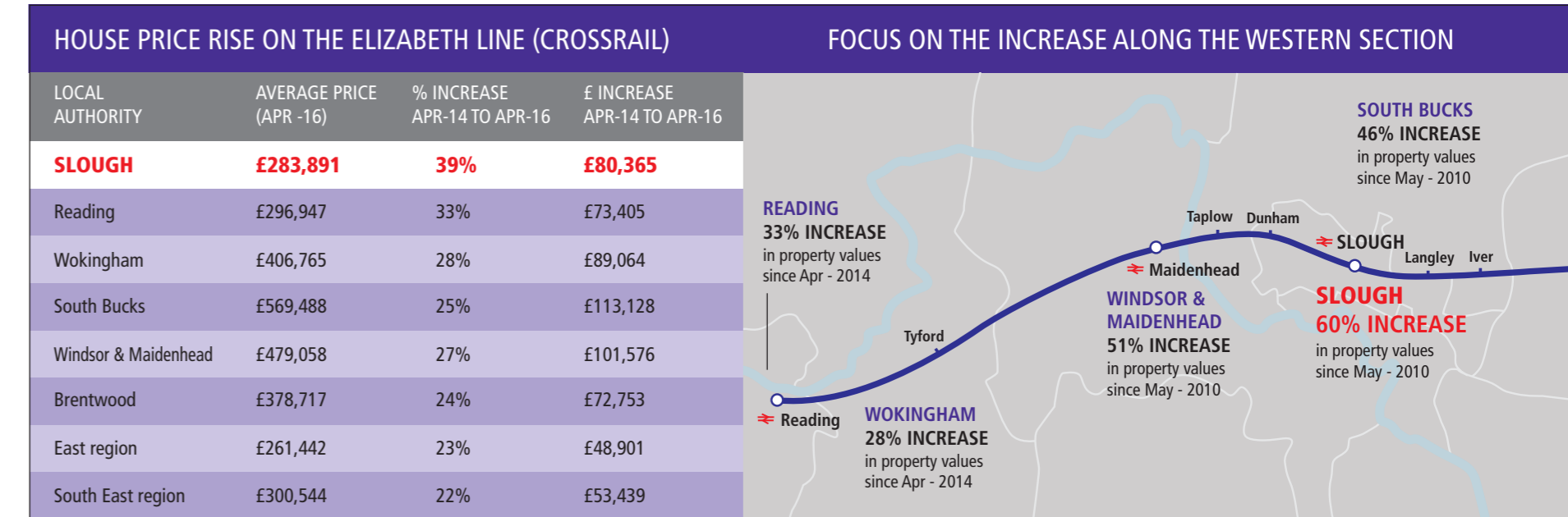
Crossrail will further stimulate growth for Slough while providing fast access across the capital and beyond.

- Slough has seen a 60% increase in house prices since Crossrail was given the go ahead in 2010.
- House prices along the Elizabeth Line are projected to increase at 3.3% per year above local house price growth up to 2019.



Fringe towns on the Elizabeth line are set to benefit the most from capital growth, which translates to Slough being amongst the top 4 to enjoy maximum long term impact for the next two decades.

Slough has seen a 19% rise in property prices in the year to February 2016 - the biggest increase in the country.



Source: Nationwide

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ELIZABETH LINE

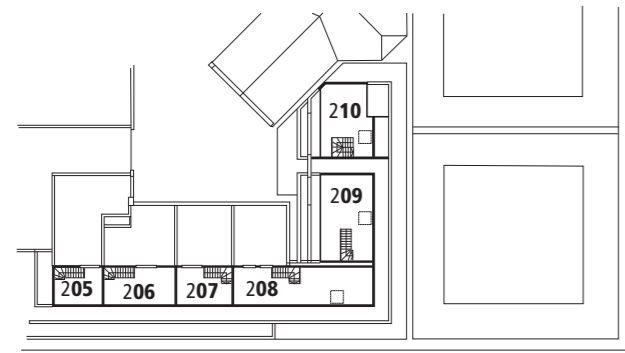


Computer generated images of apartment interiors at Atria, details may vary.

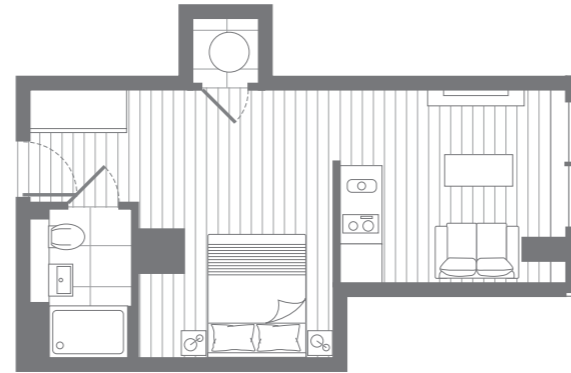


Each apartment will offer superlative living space with emphasis on functional style.

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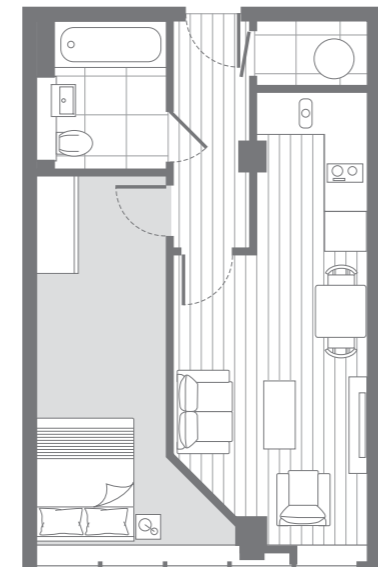
MEZZANINE LEVEL



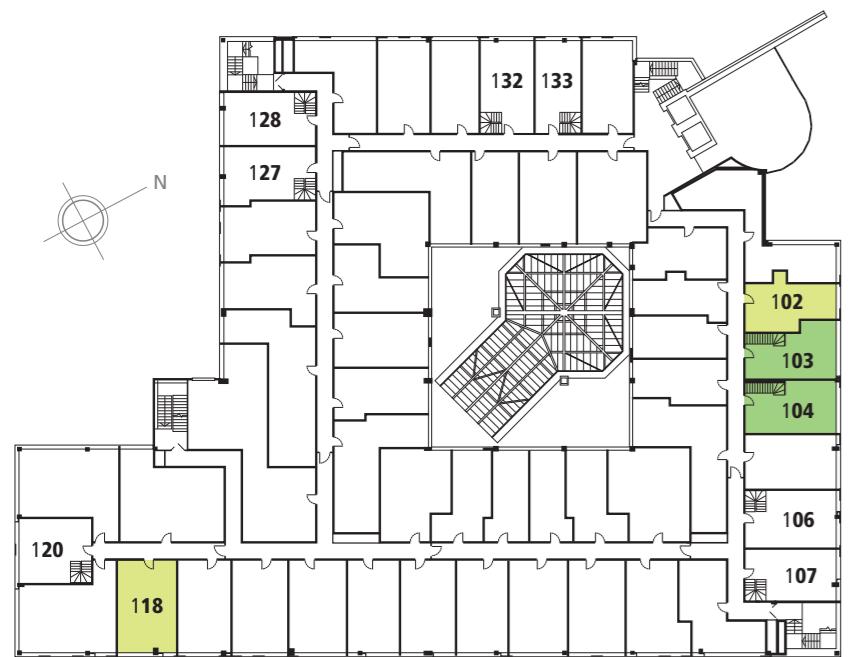
**102 STUDIO**  
TOTAL AREA 30.0 sq.m. 323 sq.ft.



SECOND LEVEL

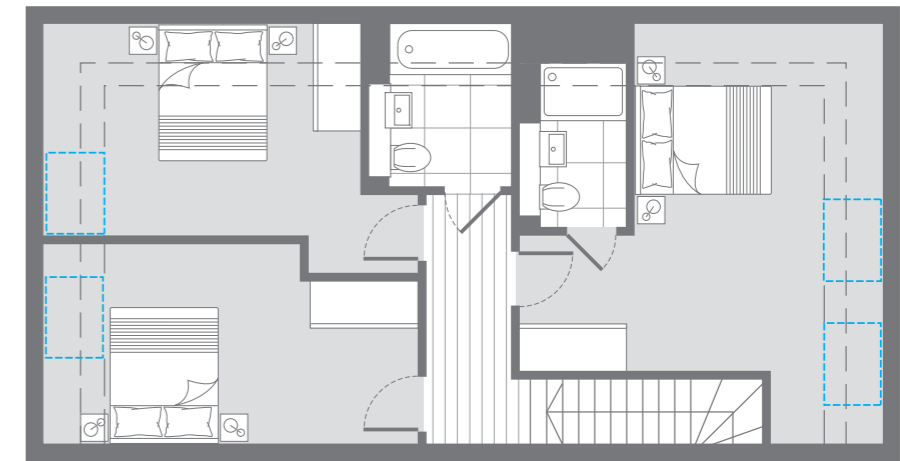


**118 1 BEDROOM**  
TOTAL AREA 41.0 sq.m. 441 sq.ft.



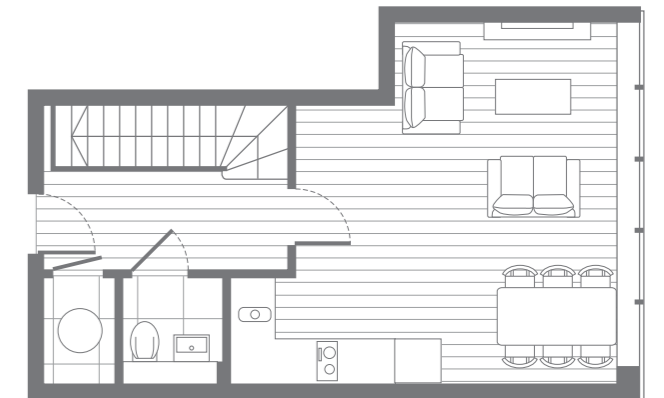
FIRST LEVEL

UPPER GROUND LEVEL NOT SHOWN

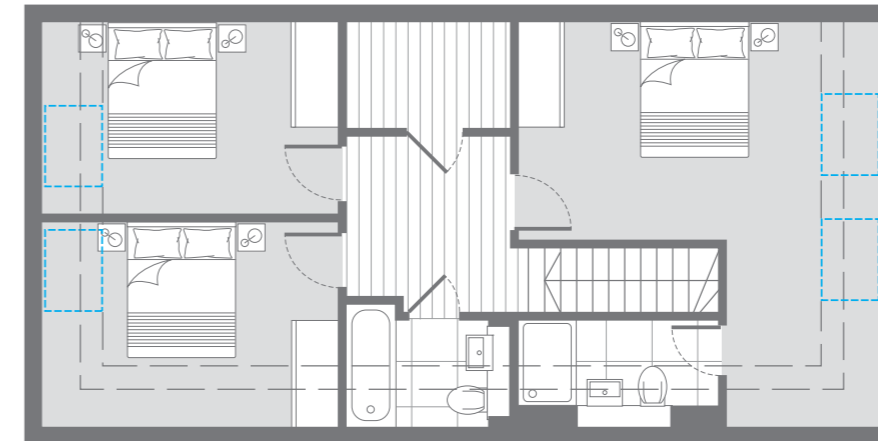


SECOND LEVEL

**103 3 BEDROOM DUPLEX**  
TOTAL AREA 103.0 sq.m. 1109 sq.ft.



FIRST LEVEL



SECOND LEVEL

**104 3 BEDROOM DUPLEX**  
TOTAL AREA 103.0 sq.m. 1109 sq.ft.



FIRST LEVEL

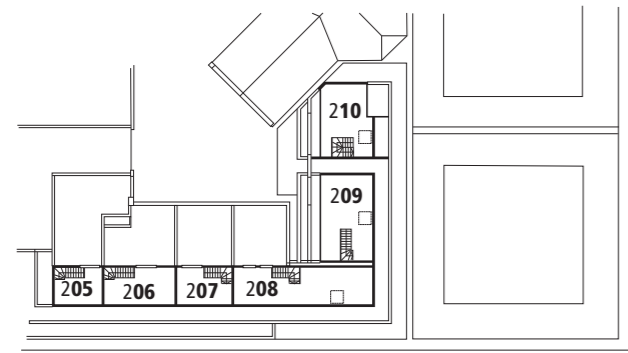
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FIRST LEVEL LATERAL APARTMENTS

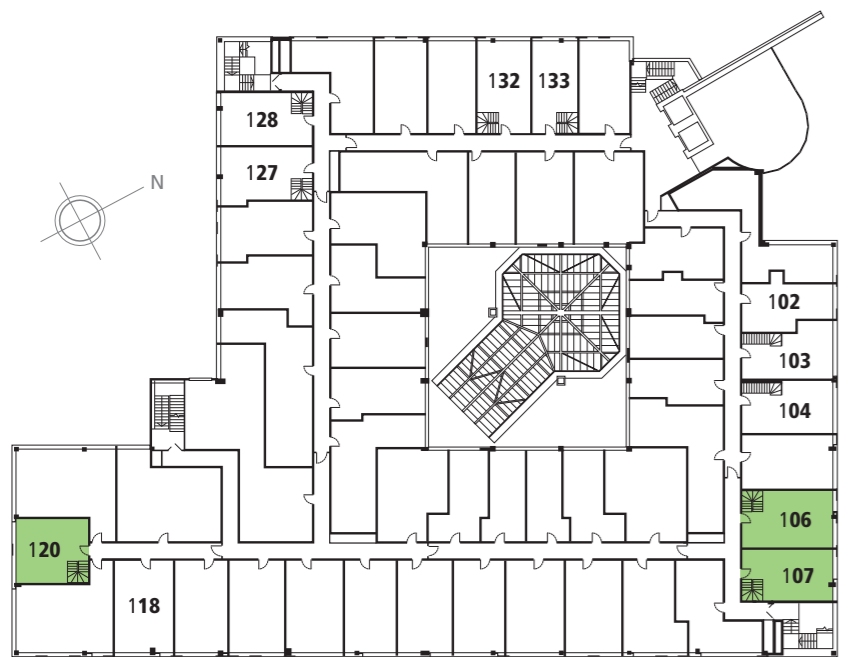
FIRST & SECOND LEVEL DUPLEX APARTMENTS



MEZZANINE LEVEL

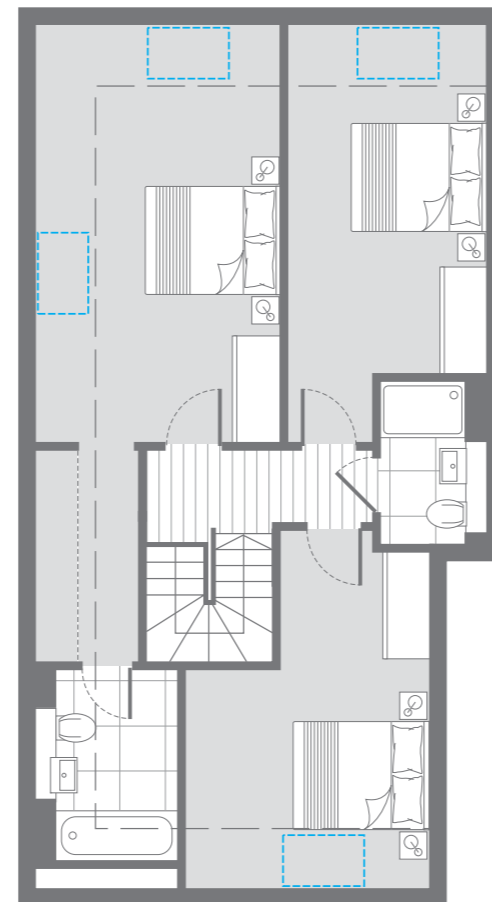


SECOND LEVEL



FIRST LEVEL

UPPER GROUND LEVEL NOT SHOWN

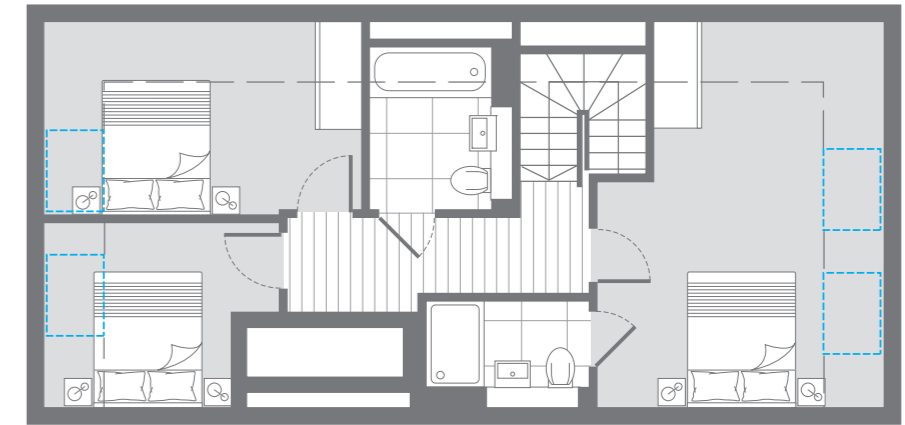


SECOND LEVEL

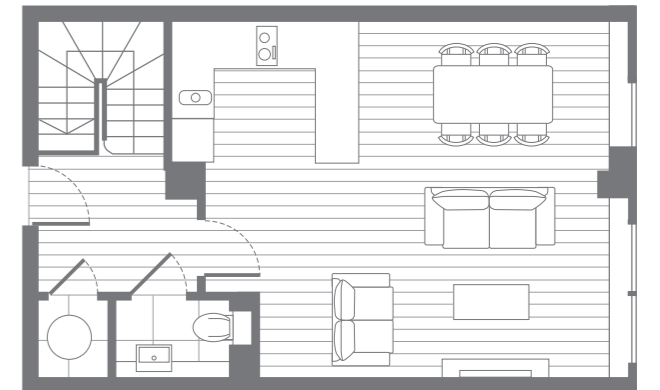


FIRST LEVEL

**120** 3 BEDROOM DUPLEX  
TOTAL AREA 107.0 sq.m. 1152 sq.ft.

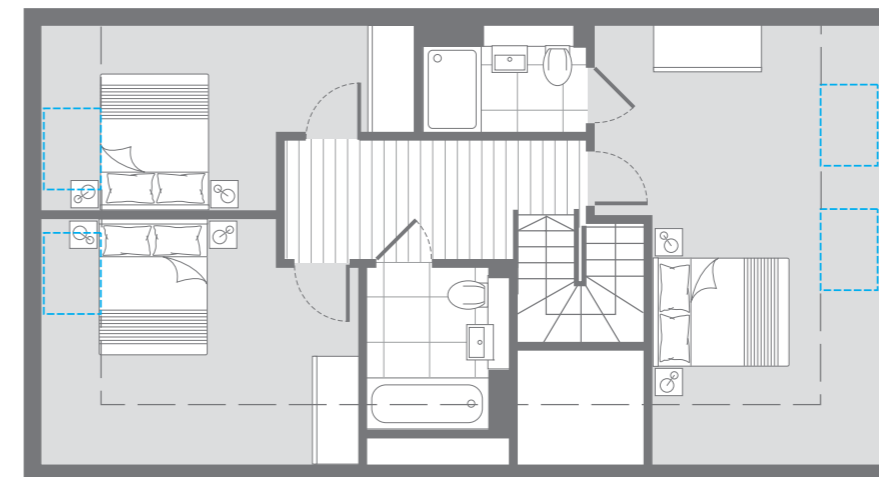


SECOND LEVEL

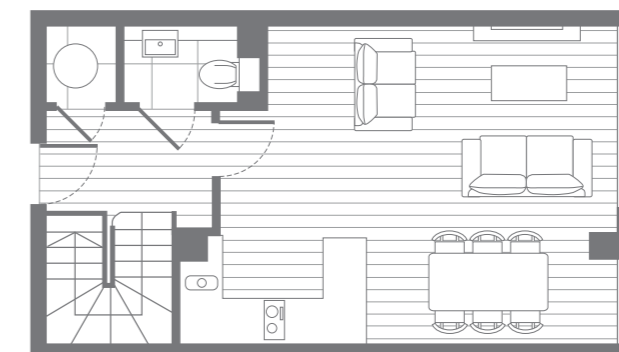


FIRST LEVEL

**106** 3 BEDROOM DUPLEX  
TOTAL AREA 99.0 sq.m. 1066 sq.ft.



SECOND LEVEL



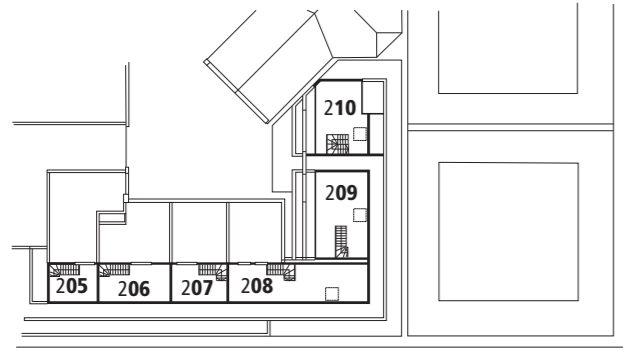
FIRST LEVEL

**107** 3 BEDROOM DUPLEX  
TOTAL AREA 107.0 sq.m. 1152 sq.ft.

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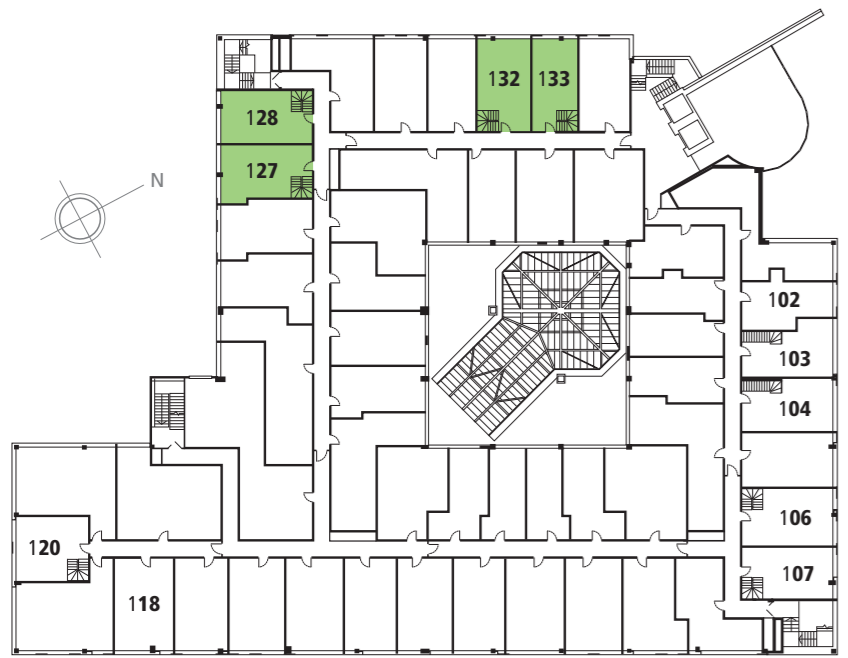
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MEZZANINE LEVEL

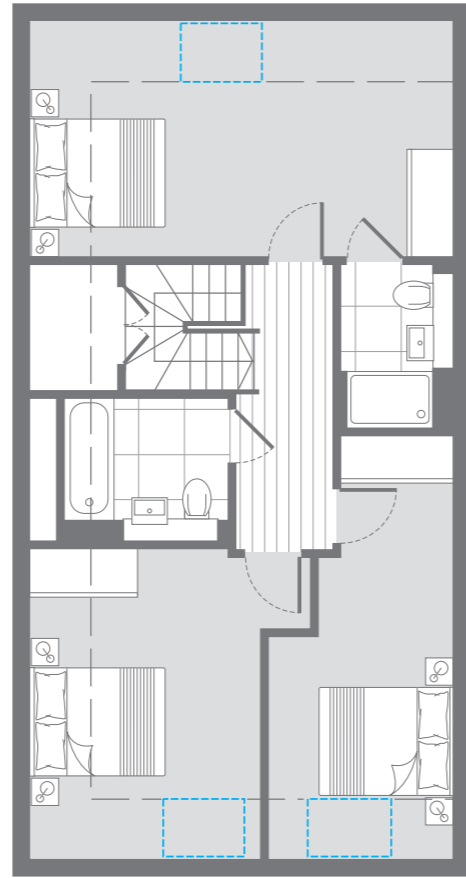


SECOND LEVEL

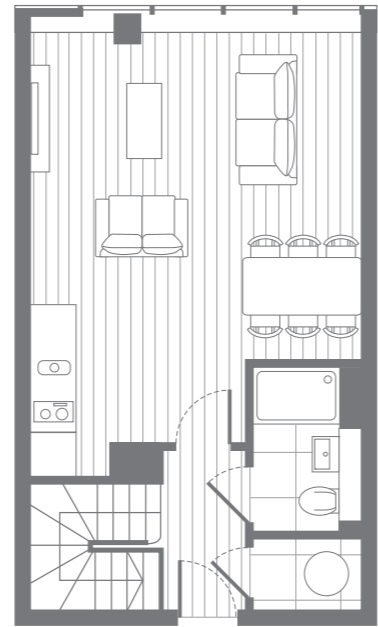


UPPER GROUND LEVEL NOT SHOWN

FIRST LEVEL



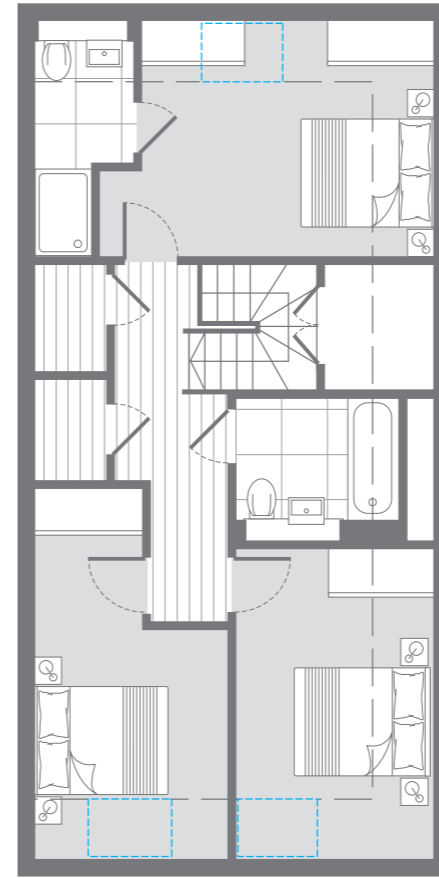
SECOND LEVEL



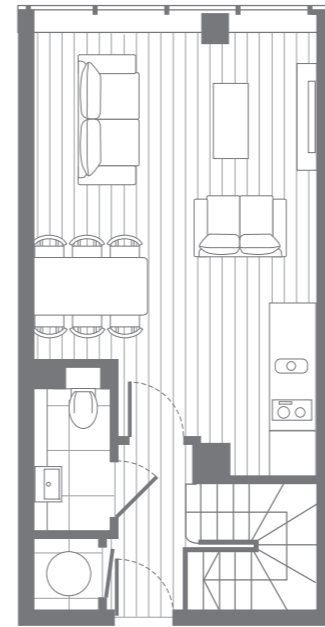
FIRST LEVEL

**132 3 BEDROOM DUPLEX**

TOTAL AREA 106.0 sq.M. 1141 sq.Ft.



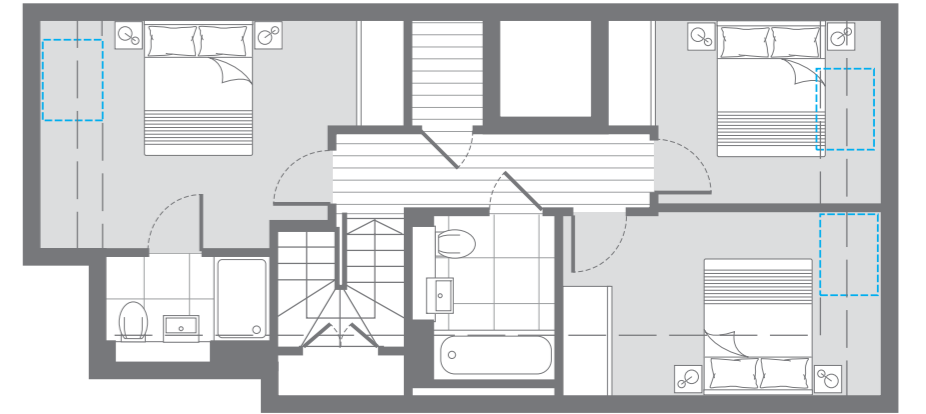
SECOND LEVEL



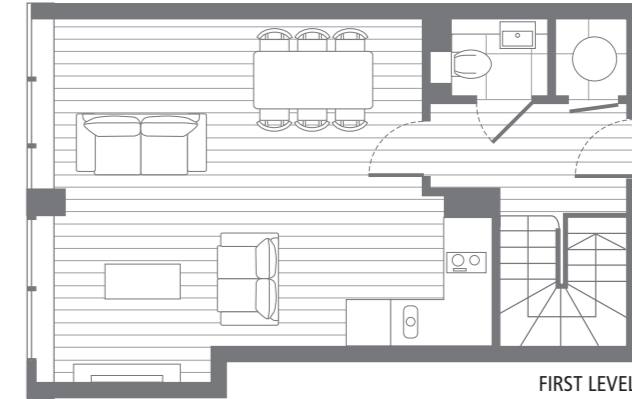
FIRST LEVEL

**133 3 BEDROOM DUPLEX**

TOTAL AREA 97.0 sq.M. 1044 sq.Ft.



SECOND LEVEL



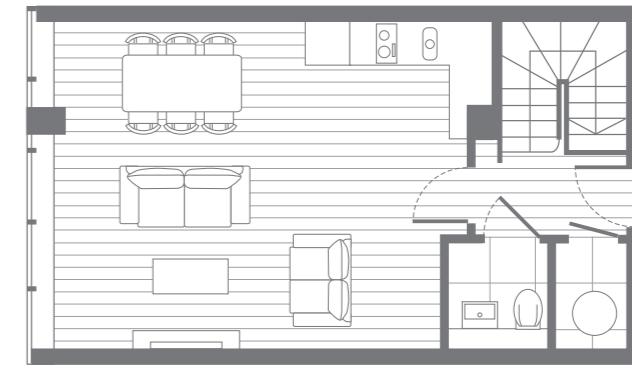
FIRST LEVEL

**127 3 BEDROOM DUPLEX**

TOTAL AREA 93.0 sq.M. 1001 sq.Ft.



SECOND LEVEL



FIRST LEVEL

**128 3 BEDROOM DUPLEX**

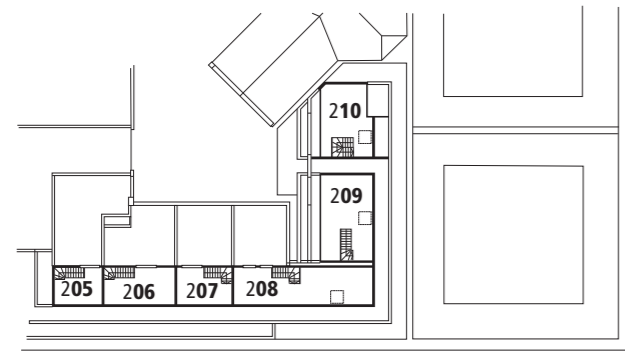
TOTAL AREA 106.0 sq.M. 1141 sq.Ft.

— Denotes restricted head height.

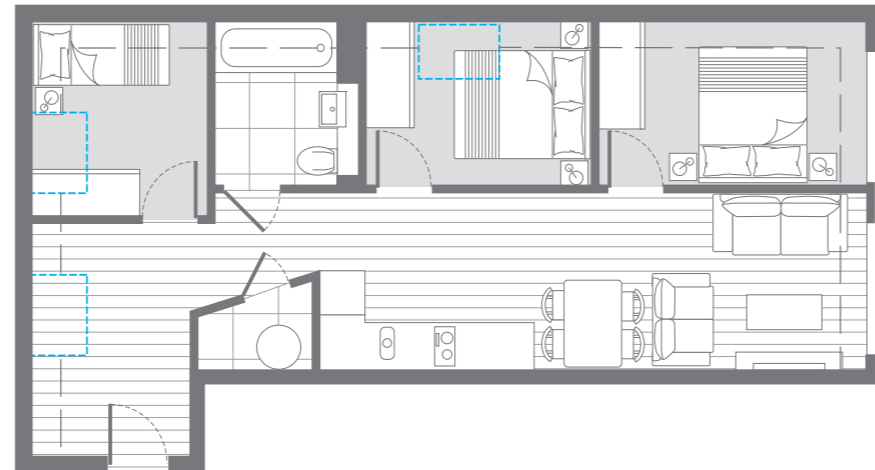
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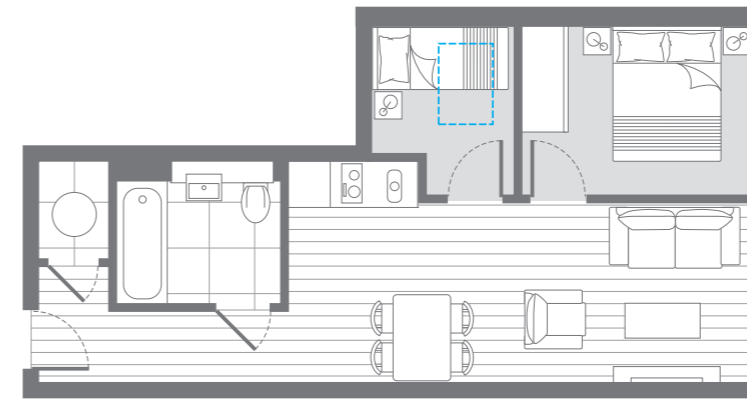




MEZZANINE LEVEL



**201 3 BEDROOM**  
TOTAL AREA 59.0 sq.m. 635 sq.ft.



**203 2 BEDROOM**  
TOTAL AREA 40.0 sq.m. 430 sq.ft.

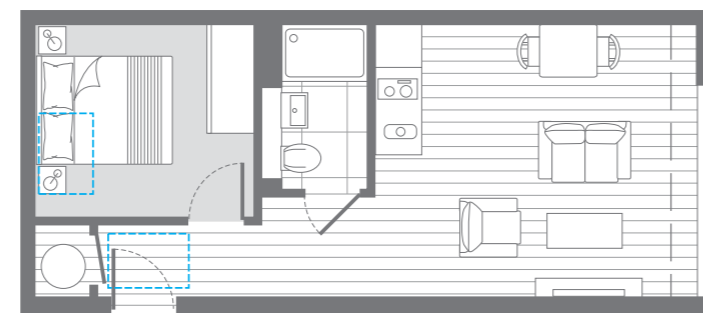


**212 STUDIO**  
TOTAL AREA 32.0 sq.m. 344 sq.ft.

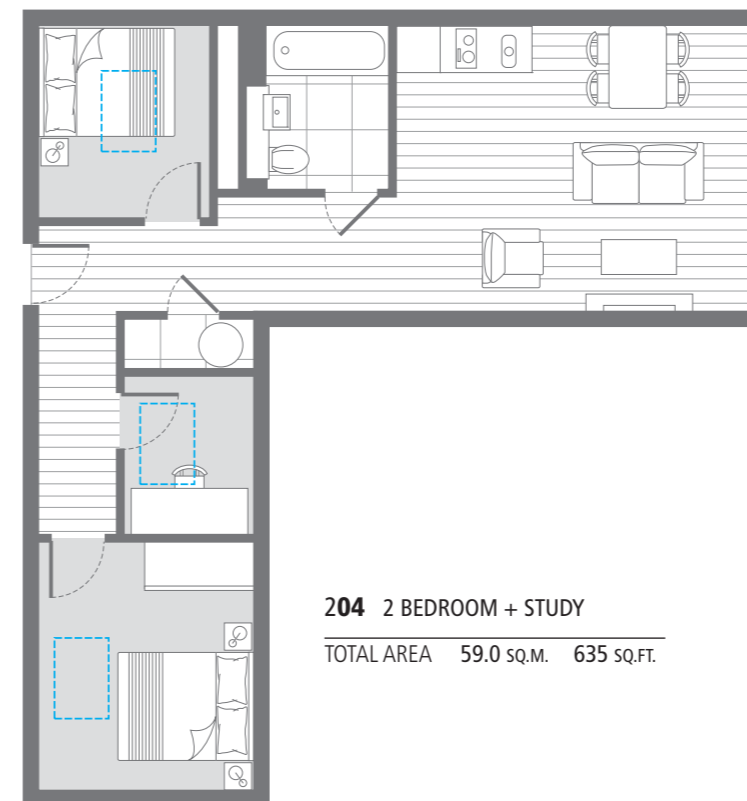
PLEASE NOTE:  
ACCESS TO THE 6  
APARTMENTS SHOWN  
ON THESE PAGES IS  
VIA THE STAIRWELL  
HIGHLIGHTED.



SECOND LEVEL



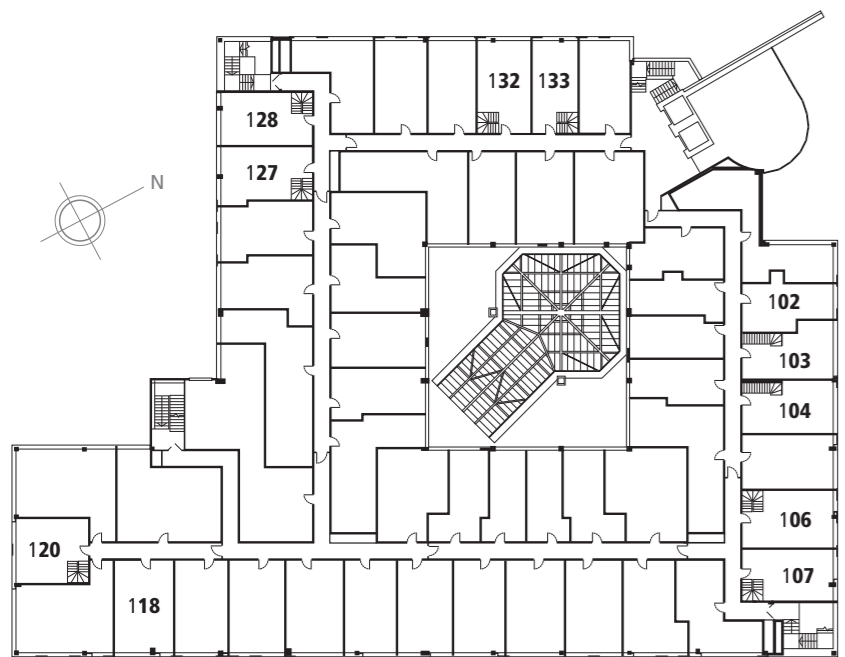
**202 1 BEDROOM**  
TOTAL AREA 35.1 sq.m. 378 sq.ft.



**204 2 BEDROOM + STUDY**  
TOTAL AREA 59.0 sq.m. 635 sq.ft.



**211 1 BEDROOM**  
TOTAL AREA 46.0 sq.m. 495 sq.ft.



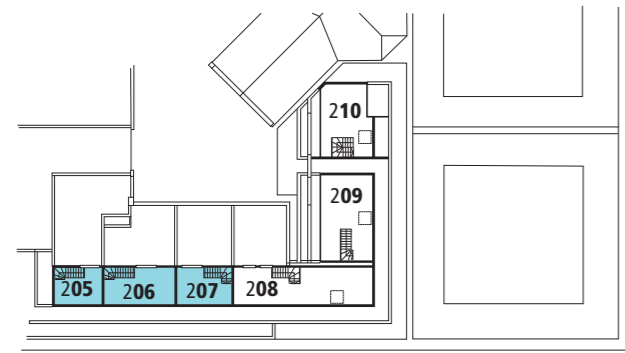
FIRST LEVEL

UPPER GROUND LEVEL NOT SHOWN

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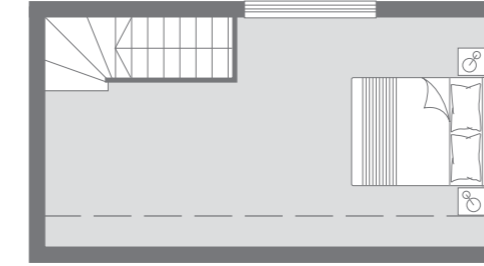
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MEZZANINE LEVEL



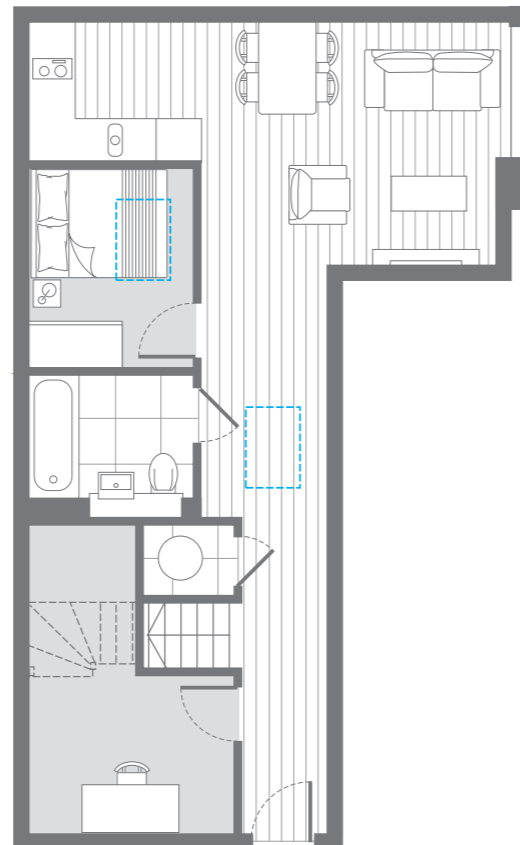
UPPER LEVEL



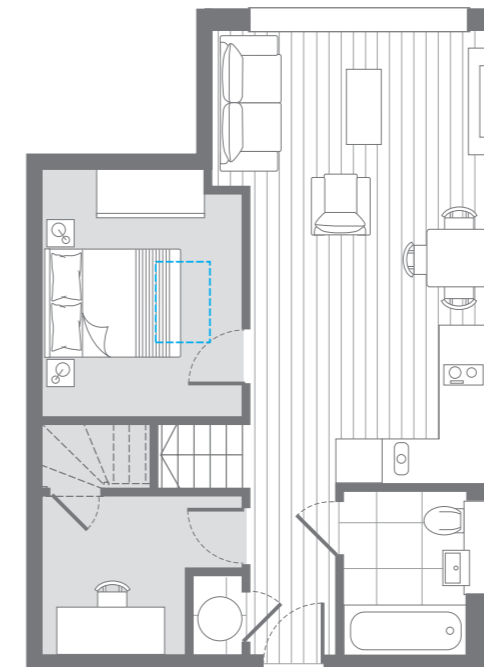
UPPER LEVEL



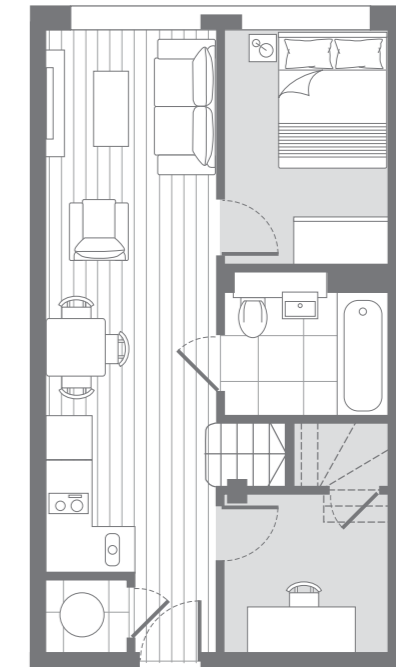
UPPER LEVEL



LOWER LEVEL



LOWER LEVEL



LOWER LEVEL

**205** 2 BED MEZZANINE + STUDY  
TOTAL AREA 66.0 SQ.M. 710 SQ.FT.

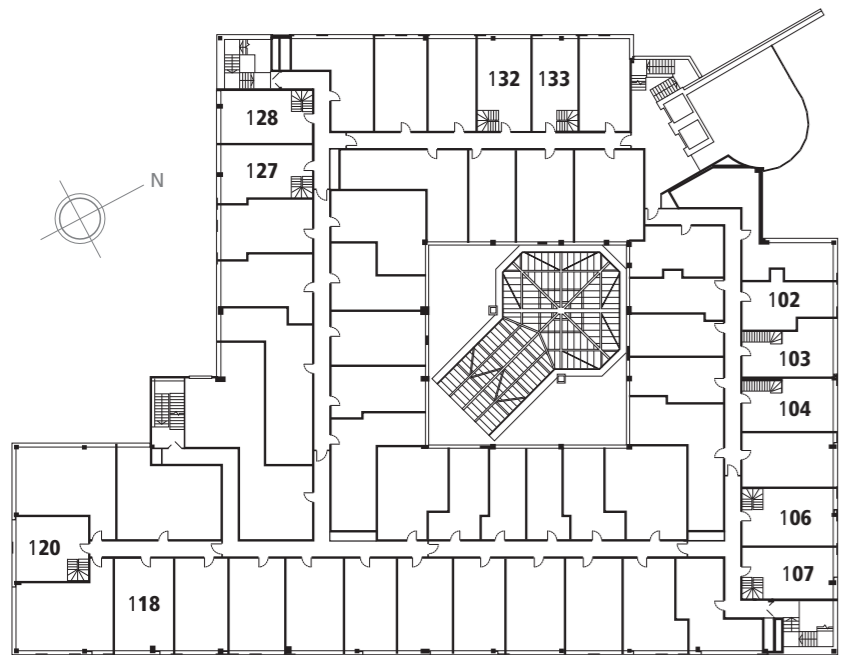
**206** 2 BED MEZZANINE + STUDY  
TOTAL AREA 66.0 SQ.M. 710 SQ.FT.

**207** 2 BED MEZZANINE + STUDY  
TOTAL AREA 55.4 SQ.M. 596 SQ.FT.

PLEASE NOTE:  
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HIGHLIGHTED.



SECOND LEVEL



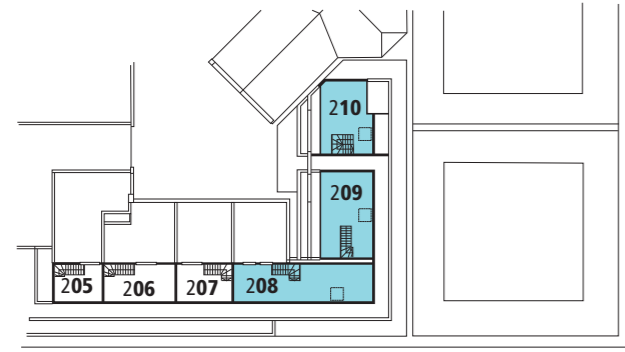
FIRST LEVEL

UPPER GROUND LEVEL NOT SHOWN

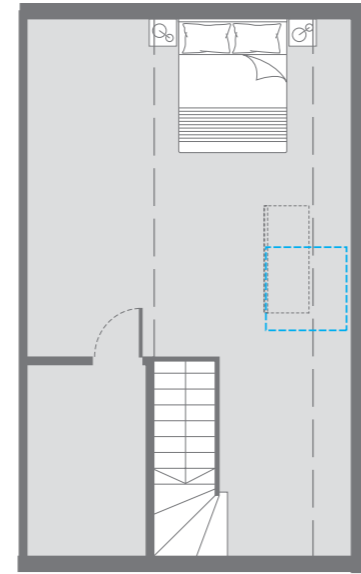
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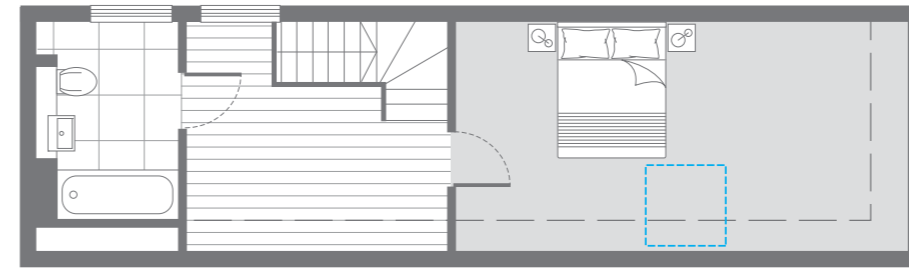
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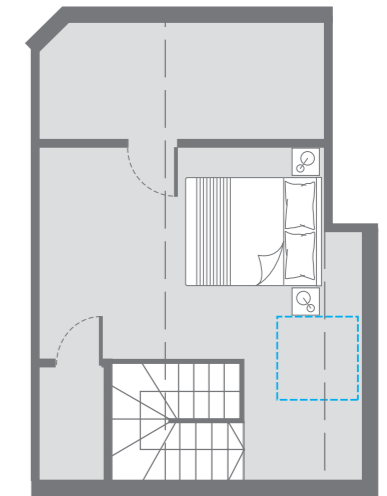
MEZZANINE LEVEL



UPPER LEVEL



UPPER LEVEL

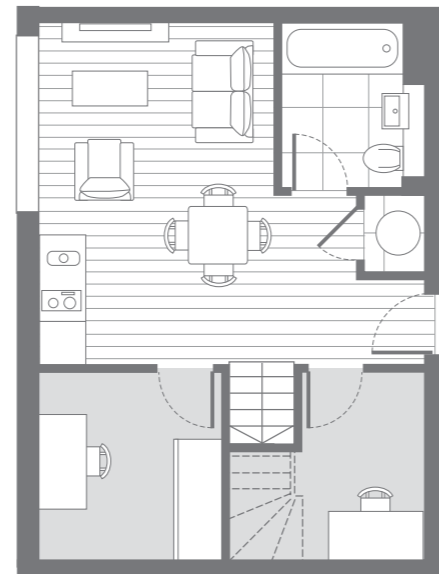


UPPER LEVEL

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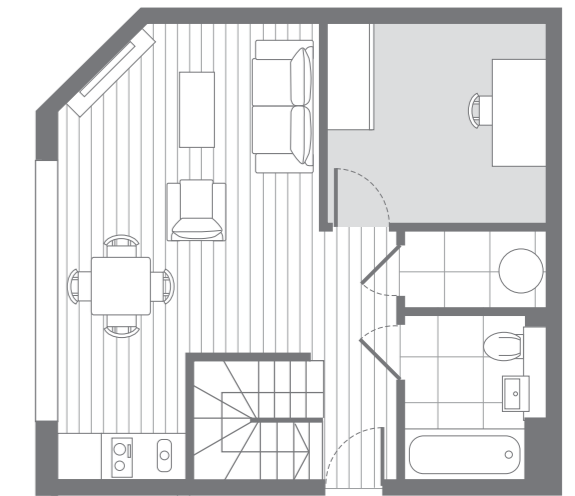
SECOND LEVEL



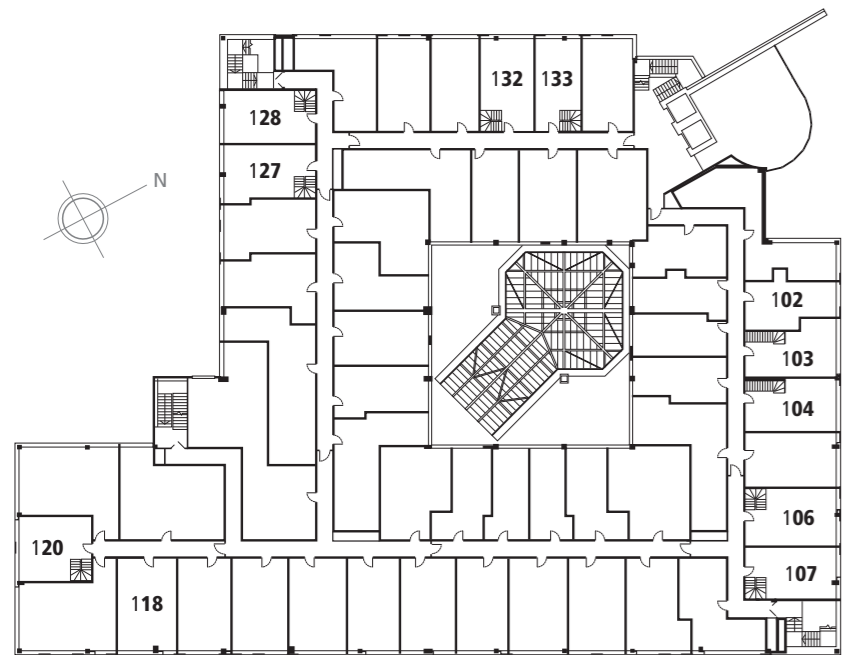
LOWER LEVEL



LOWER LEVEL



LOWER LEVEL



FIRST LEVEL

UPPER GROUND LEVEL NOT SHOWN

**209** 1 BED MEZZANINE + 2 STUDIES  
TOTAL AREA 62.0 sq.m. 667 sq.ft.

**208** 1 BED MEZZANINE + 2 STUDIES  
TOTAL AREA 100.0 sq.m. 1076 sq.ft.

**210** 1 BED MEZZANINE + 2 STUDIES  
TOTAL AREA 61.0 sq.m. 656 sq.ft.

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## 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.

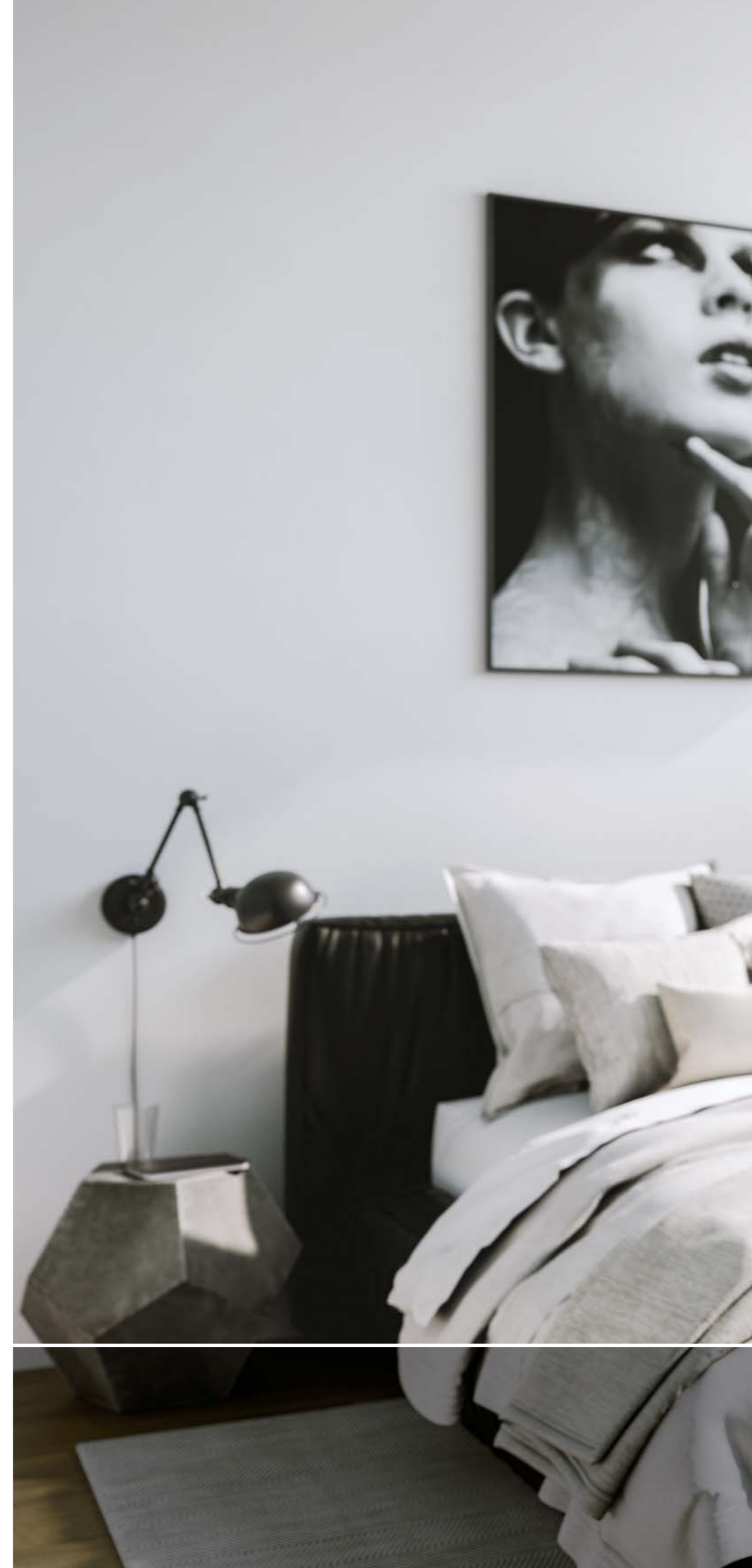
## BEDROOMS

- 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 and bedroom areas 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' affiliated 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.

[www.liferesidential.co.uk](http://www.liferesidential.co.uk)

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# ATRIA

## LOFT COLLECTION

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