

MAIDEN HOUSE

MAIDENHEAD, BERKSHIRE





Maiden House – apartments designed
for *contemporary lifestyles*.

A superb collection of 1 & 2 bedroom apartments in the popular riverside town of Maidenhead, in the Royal County of Berkshire. These spacious and well-appointed homes are conveniently located for shops, entertainment, bars, restaurants and cafés. The town centre – which is undergoing a major regeneration programme – and the mainline Crossrail station are both within walking distance.

A refreshingly different approach to modern living

We have taken an existing building in a great location and transformed it into apartments that are ideal for people with busy, exciting lives to lead. Whether you are commuting or working from home, you will find the space, comfort and flexibility to live life your way.



Computer generated image of Maiden House, indicative only

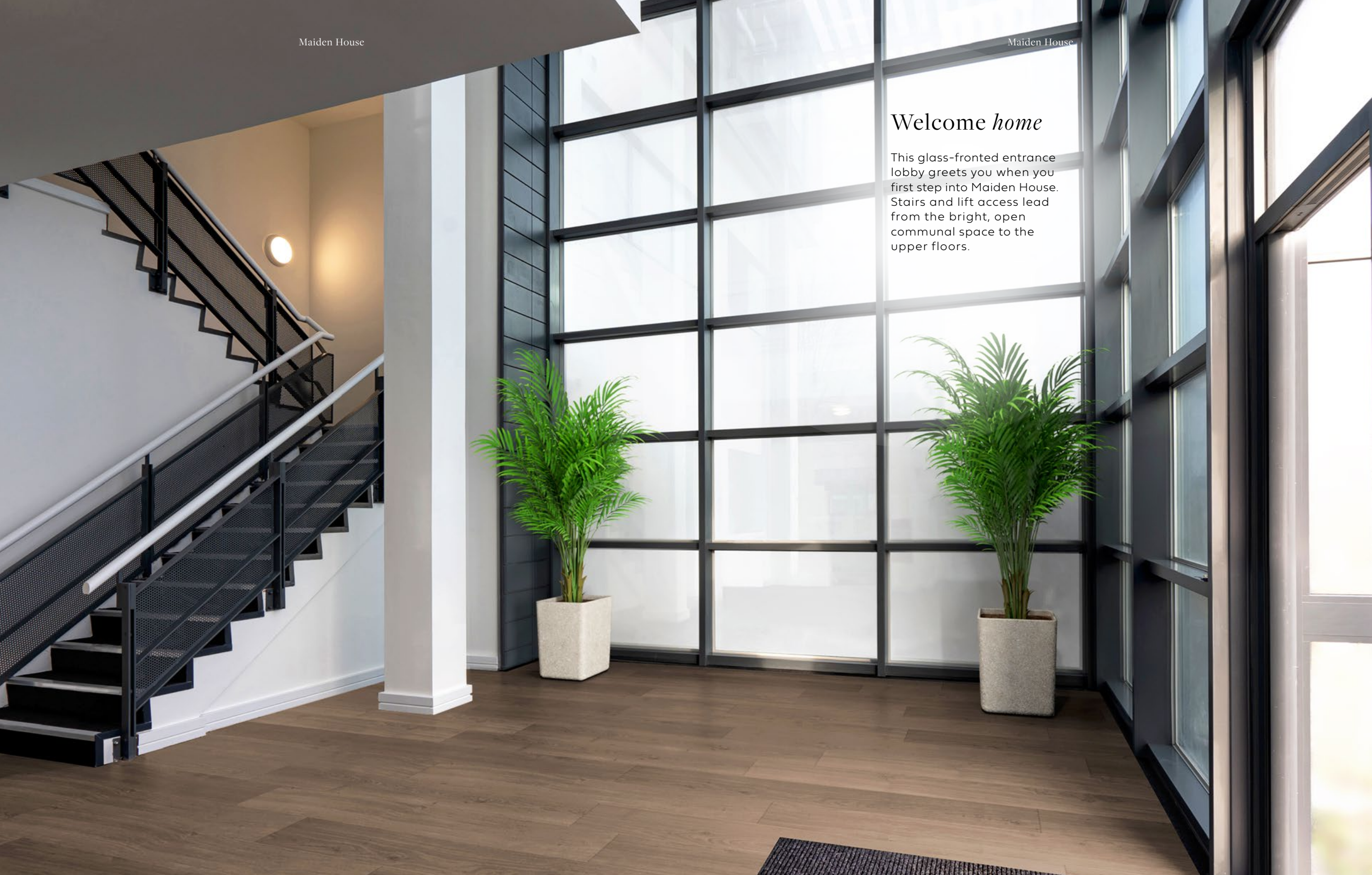


Siteplan

- 1 Main entrance
- 2 Allocated private parking
- 3 Secure cycle store
- 4 Bin store
- 5 Future development
- 6 Outside area

Welcome *home*

This glass-fronted entrance lobby greets you when you first step into Maiden House. Stairs and lift access lead from the bright, open communal space to the upper floors.



This is where you can
really kick back *and* relax

The spacious open-plan living and dining area features large windows that create a light-filled and airy ambience by day while, by night, the space is cosy and comfortable. Underfoot, there is warm and welcoming wood flooring, complemented by walnut veneer internal doors. Phone and TV points are ready to connect to your preferred supplier.



Photography of a Maiden House kitchen and living/dining area, computer enhanced with furniture



Discover your inner chef in the *stylish kitchen*

Imaginatively designed to work for you, the kitchen area is a pleasing mix of style and practicality. The cabinets are finished with on-trend light grey, with recessed handles for a streamlined profile. Worktops are in quartz steel with matching upstand, and there is a wealth of integrated appliances.



Lifestyle image, not actual product



Photography of a Maiden House kitchen area

Your retreat at the end of a busy day

Generously-sized bedrooms feature soft-to-the-touch carpet and fitted wardrobes to some bedrooms.* In the second bedroom, there is ample space for free-standing storage and desk space to from work home.



Photography of a Maiden House bedroom, computer enhanced with furniture. *Subject to floorplan layout





Photography of a Maiden House bathroom



Designed to inspire a sense of *peace and serenity*

Bathrooms and ensuites are finished with pewter porcelain floor tiles which perfectly offset the white sanitaryware. A chrome towel warmer and wall mirror add stylish touches.



The Specification

Every apartment is designed and finished to the highest standards of quality.



Kitchen/Living Room

- Series wood 12mm laminate flooring - Toscana oak
- Clerkenwell Gloss White cupboards and cabinets
- Lamona built-in fridge freezer, dishwasher and washer/dryer
- Hot water radiator
- Bosch electric oven and hob
- LED downlights

Hallways

- Series wood 12mm laminate flooring - Toscana oak
- Internal panel doors - Linear smooth FD30 fire doors
- Hot water radiator
- LED downlights

Bathrooms

- Balina LED mirror with shaver socket
- K-Vit Purity Ash Grey 600mm wall hung vanity unit with drawers and basin
- Kartell square wall hung WC and soft-close seat with stone countertop shelving
- Floor and wall tiles
- Kartell bath with bath screen and Kartell mode bath mixer
- Kartell square exposed twin thermostatic mixer bar valve with handheld rail kit to shower
- LED downlights
- Kartell towel radiator

Bedrooms

- Carpets
- Hot water radiator
- LED downlights

Ensuites

- Balina LED mirror with shaver socket
- K-Vit Purity Ash Grey 600mm wall hung vanity unit with drawers and basin
- Kartell square wall hung WC and soft-close seat
- Floor and wall tiles
- Kartell shower trays with sliding shower doors
- Kartell square exposed twin thermostatic mixer bar valve with handheld rail kit to shower
- LED downlights
- Kartell towel radiator

Peace of mind

- 10-year new build warranty
- High speed broadband
- Intercom
- Electric gates to car park
- One allocated space per apartment
- Wired for satellite to be connected by occupier
- Cycle store
- Smoke alarms



The Floorplans

Maiden House comprises of 36
1 and 2 bedroom apartments in a variety
of sizes and layouts, all beautifully appointed
with carefully-selected fixtures and fittings.



Second Floor



First Floor



Ground Floor



Your guide to the apartments

The apartments are arranged over three floors, with lift and stairs access from the ground-floor lobby. The layouts are planned to optimise use of space and light, creating homes ideally adapted to modern lifestyles.

Key

- 1 Bedroom apartments
- 2 Bedroom apartments

Apartment Locator

Apartment No.	Beds	Page No.
Ground Floor		
01	1 Bedroom	31
02	2 Bedrooms	39
03	1 Bedroom	23
04	1 Bedroom	22
05	2 Bedrooms	33
06	1 Bedroom	29
07	1 Bedroom	29
08	2 Bedrooms	34
09	1 Bedroom	22
10	1 Bedroom	23
11	1 Bedroom	24
12	2 Bedrooms	36
First Floor		
13	1 Bedroom	31
14	2 Bedrooms	39
15	1 Bedroom	23
16	1 Bedroom	22
17	2 Bedrooms	33
18	1 Bedroom	29
19	1 Bedroom	29
20	2 Bedrooms	34
21	1 Bedroom	22
22	1 Bedroom	23
23	1 Bedroom	24
24	2 Bedrooms	38
Second Floor		
25	1 Bedroom	32
26	2 Bedrooms	40
27	1 Bedroom	26
28	1 Bedroom	25
29	2 Bedrooms	35
30	1 Bedroom	30
31	1 Bedroom	30
32	2 Bedrooms	37
33	1 Bedroom	28
34	1 Bedroom	27
35	1 Bedroom	28
36	2 Bedrooms	38

1 bedroom apartment

GROUND FLOOR: **04 (SHOWN)** & 09*
FIRST FLOOR: 16 & 21*

*Apartments are mirrored



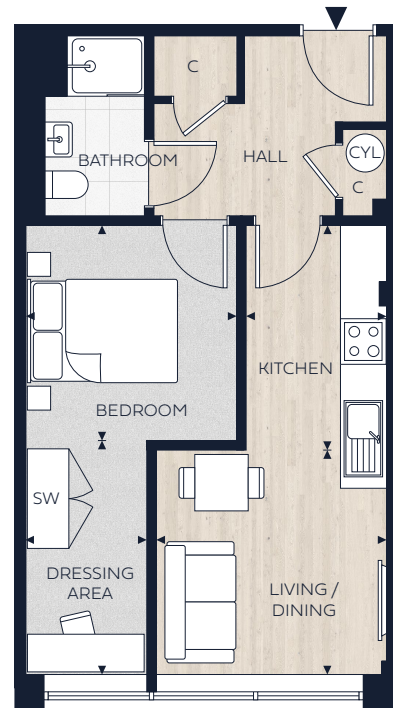
Second Floor



First Floor



Ground Floor



Key

- ◄► Measurement Points
- C Cupboard
- W Wardrobe
- SW Space for Wardrobe

Dimensions

Total Area	39.9 sq m	430 sq ft
Kitchen	1.85m x 2.97m	6'1" x 9'9"
Living / Dining	3.04m x 3.00m	10'0" x 10'11"
Bedroom	2.78m x 2.85m	9'1" x 9'4"
Dressing Area	1.50m x 3.10m	4'11" x 10'2"

Floorplans shown for Maiden House are for approximate measurements only. Exact layouts and sizes may vary. All measurements may vary within a tolerance of 5% and are to the maximum room dimensions. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture. Furniture layouts are indicative only. Kitchen layout indicative only and subject to change. Apartment areas are provided as gross internal areas under the RICS measuring practice. Please ask Sales Consultant for further information.

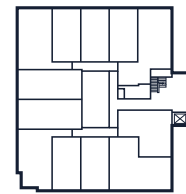
1 bedroom apartment

GROUND FLOOR: **03 (SHOWN)** & 10*
FIRST FLOOR: 15 & 22*

*Apartments are mirrored



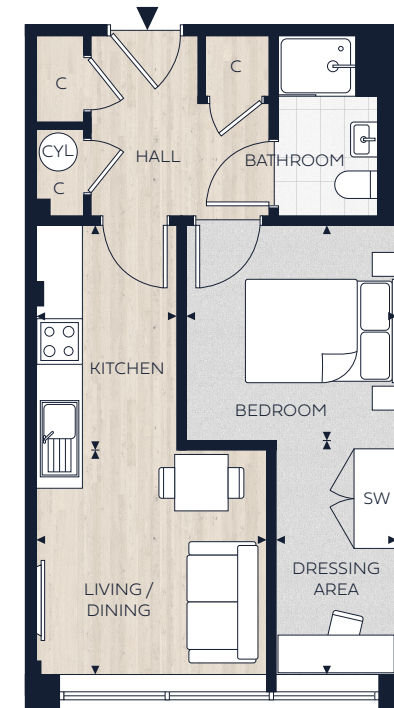
Second Floor



First Floor



Ground Floor



Key

- ◄► Measurement Points
- C Cupboard
- W Wardrobe
- SW Space for Wardrobe

Dimensions

Total Area	39.9 sq m	430 sq ft
Kitchen	1.85m x 2.97m	6'1" x 9'9"
Living / Dining	3.04m x 3.00m	10'0" x 10'11"
Bedroom	2.78m x 2.85m	9'1" x 9'4"
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1 bedroom apartment

GROUND FLOOR: **11 (SHOWN)**
FIRST FLOOR: 23



Second Floor



First Floor



Ground Floor



Key

- ◄► Measurement Points
- C Cupboard
- W Wardrobe
- SW Space for Wardrobe

Dimensions

Total Area	41.0 sq m	441 sq ft
Kitchen / Living / Dining	4.82m [†] x 4.53m	15'10" [†] x 14'10"
Bedroom	2.85m x 3.60m [†]	9'4" x 11'10" [†]

[†]Maximum Measurement

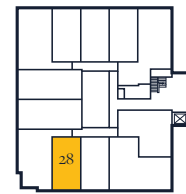
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1 bedroom apartment

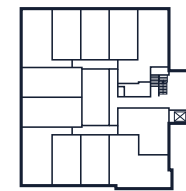
SECOND FLOOR: **28**



Second Floor



First Floor



Ground Floor



Key

- ◄► Measurement Points
- C Cupboard
- W Wardrobe
- SW Space for Wardrobe

Dimensions

Total Area	41.0 sq m	441 sq ft
Kitchen / Living / Dining	4.80m [†] x 4.82m	15'8" [†] x 15'10"
Bedroom	2.85m x 3.60m [†]	9'4" x 11'10" [†]

[†]Maximum Measurement

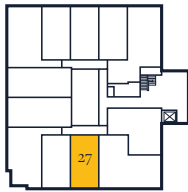
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1 bedroom apartment

SECOND FLOOR: 27



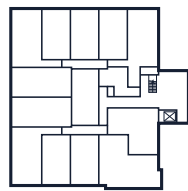
Second Floor



First Floor



Ground Floor

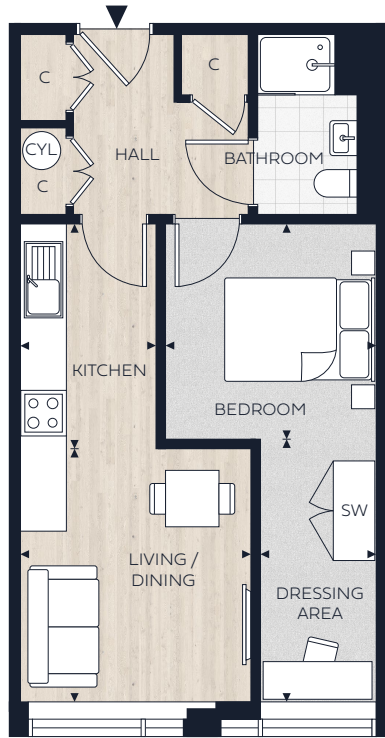


Key

- ◄► Measurement Points
- C Cupboard
- W Wardrobe
- SW Space for Wardrobe

Dimensions

Total Area	41.0 sq m	441 sq ft
Kitchen	1.80m x 2.97m	5' 9" x 9' 9"
Living / Dining	3.30m x 3.00m	10' 8" x 9' 8"
Bedroom	2.78m x 2.85m	9' 1" x 9' 4"
Dressing Area	1.50m x 3.45m	4' 11" x 11' 3"



1 bedroom apartment

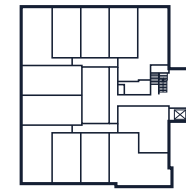
SECOND FLOOR: 34



Second Floor



First Floor



Ground Floor

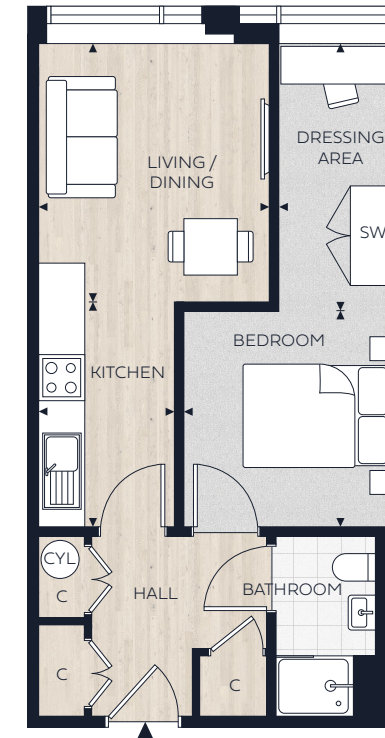


Key

- ◄► Measurement Points
- C Cupboard
- W Wardrobe
- SW Space for Wardrobe

Dimensions

Total Area	42.0 sq m	452 sq ft
Kitchen	1.80m x 2.97m	5' 9" x 9' 9"
Living / Dining	3.40m x 3.00m	11' 1" x 9' 8"
Bedroom	2.78m x 2.85m	9' 1" x 9' 4"
Dressing Area	1.50m x 3.45m	4' 11" x 11' 3"



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1 bedroom apartment

SECOND FLOOR: **33 (SHOWN)** & 35*

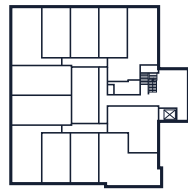
*Apartment is mirrored



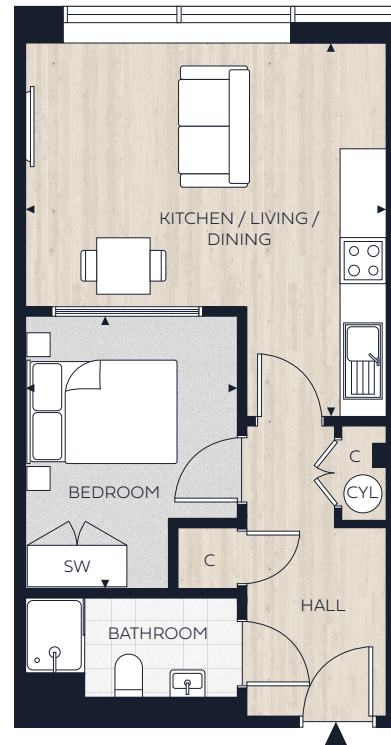
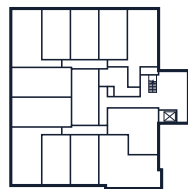
Second Floor



First Floor



Ground Floor



Key

- ◄► Measurement Points
- C Cupboard
- W Wardrobe
- SW Space for Wardrobe

Dimensions

Total Area	42.0 sq m	452 sq ft
Kitchen / Living / Dining	4.70m x 4.94m†	15'4" x 16'2"†
Bedroom	2.78m† x 2.85m	9'1"† x 9'4"

†Maximum Measurement

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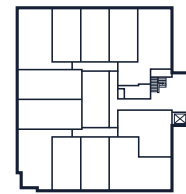
1 bedroom apartment

GROUND FLOOR: **06 (SHOWN)** & 07*
FIRST FLOOR: 18 & 19*

*Apartments are mirrored



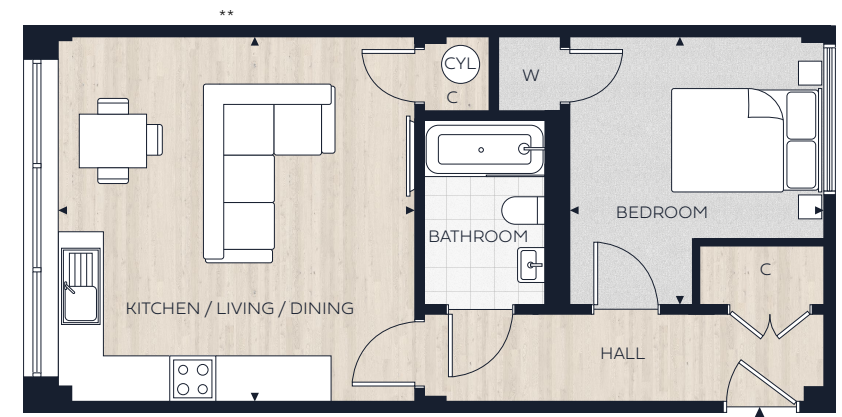
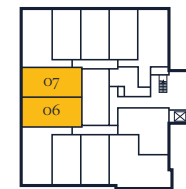
Second Floor



First Floor



Ground Floor



Key

- ◄► Measurement Points
- C Cupboard
- W Wardrobe
- SW Space for Wardrobe

Dimensions

Total Area	50.0 sq m	538 sq ft
Kitchen / Living / Dining	4.70m x 4.83m	15'4" x 15'8"
Bedroom	3.36m x 3.55m†	11'0" x 11'7"†

†Maximum Measurement **Kitchen is located on the opposite wall in apartments 07 & 19 and differs in shape from apartments shown

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1 bedroom apartment

SECOND FLOOR: **30 (SHOWN)** & 31*

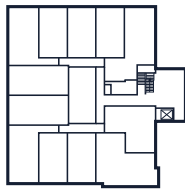
*Apartment is mirrored



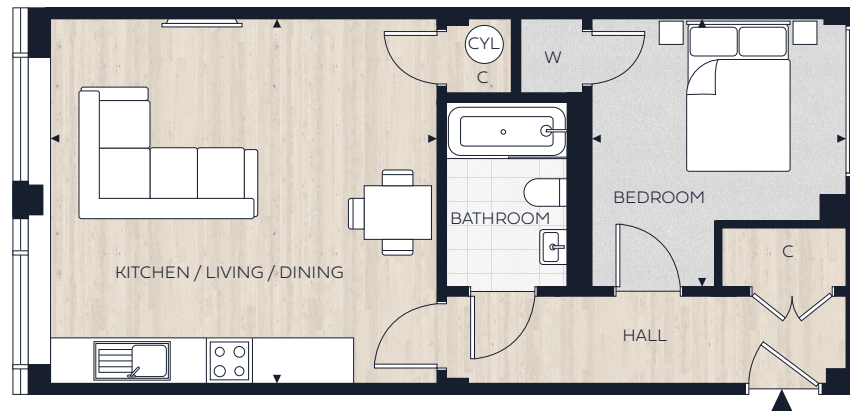
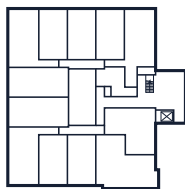
Second Floor



First Floor



Ground Floor



Key

- ◄► Measurement Points
- C Cupboard
- W Wardrobe
- SW Space for Wardrobe

Dimensions

Total Area	53.0 sq m	570 sq ft
Kitchen / Living / Dining	5.00m x 4.83m	16'4" x 15'8"
Bedroom	3.36m x 3.55m†	11'0" x 11'7"†

†Maximum Measurement

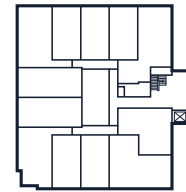
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1 bedroom apartment

GROUND FLOOR: **01 (SHOWN)**
FIRST FLOOR: 13



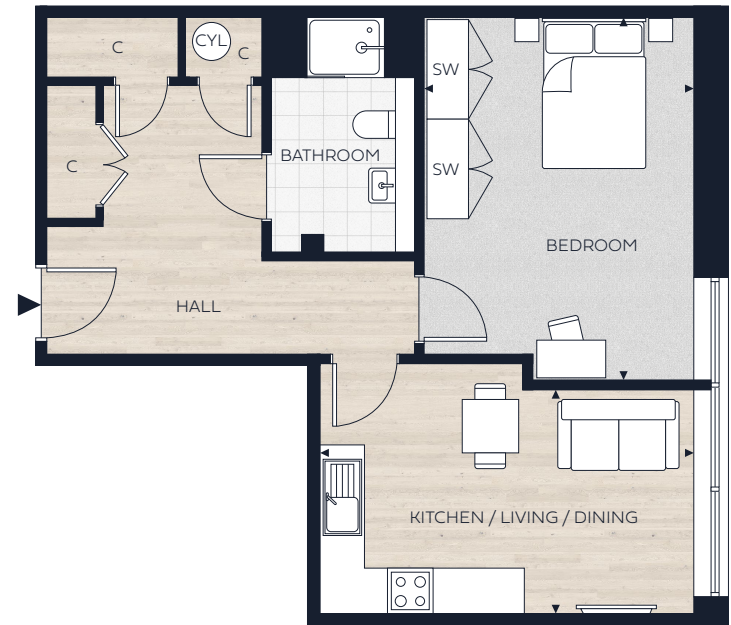
Second Floor



First Floor



Ground Floor



Key

- ◄► Measurement Points
- C Cupboard
- W Wardrobe
- SW Space for Wardrobe

Dimensions

Total Area	55.0 sq m	592 sq ft
Kitchen / Living / Dining	4.90m x 2.96m	16'0" x 9'9"
Bedroom	3.50m x 4.80m†	11'5" x 15'8"†

†Maximum Measurement

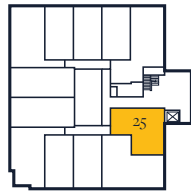
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1 bedroom apartment

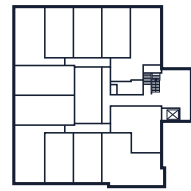
SECOND FLOOR: 25



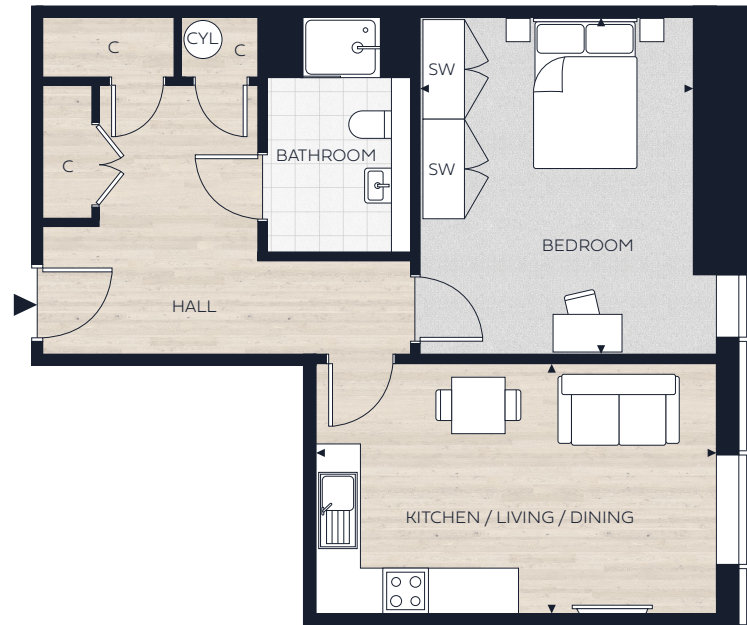
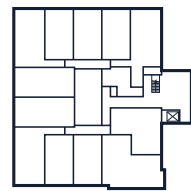
Second Floor



First Floor



Ground Floor



Key

- ◄► Measurement Points
- C Cupboard
- W Wardrobe
- SW Space for Wardrobe

Dimensions

Total Area	56.9 sq m	613 sq ft
Kitchen / Living / Dining	5.30m x 2.96m	17'3" x 9'9"
Bedroom	3.50m x 4.80m	11'5" x 15'8"

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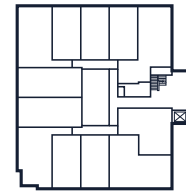
2 bedroom apartment

GROUND FLOOR: 05 (SHOWN)

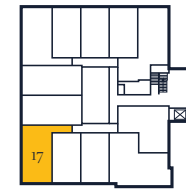
FIRST FLOOR: 17



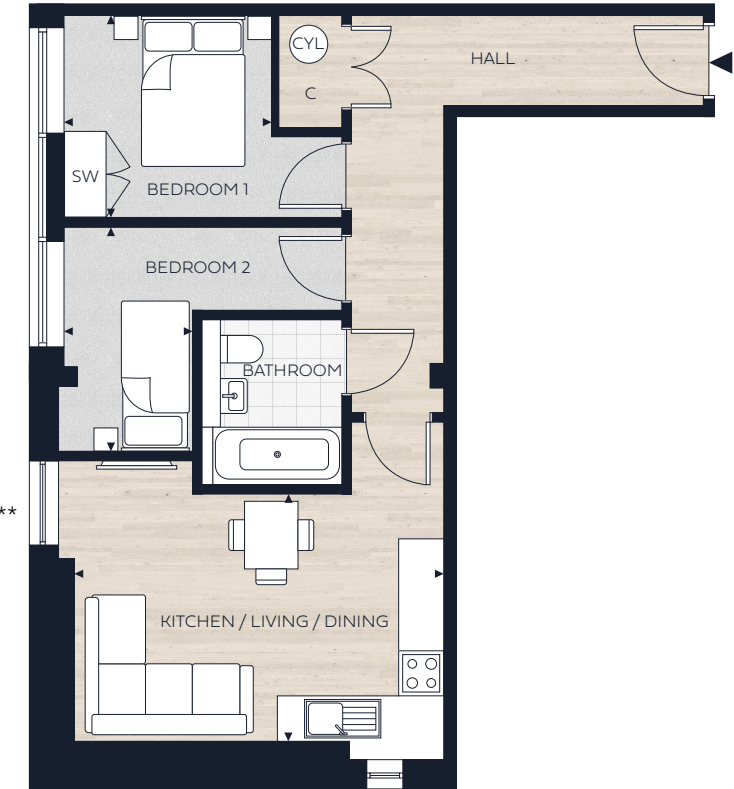
Second Floor



First Floor



Ground Floor



Key

- ◄► Measurement Points
- C Cupboard
- W Wardrobe
- SW Space for Wardrobe

Dimensions

Total Area	51.9 sq m	559 sq ft
Kitchen / Living / Dining	4.89m x 3.27m	16'1" x 10'9"
Bedroom 1	2.76m x 2.80m	9'1" x 9'1"
Bedroom 2	2.97m x 1.71m	9'7" x 5'6"

*Apartments are mirrored **Apartment 17 does not have a window in this location but has a larger window above the kitchen sink

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2 bedroom apartment

GROUND FLOOR: **08 (SHOWN)**
FIRST FLOOR: 20

2 bedroom apartment

SECOND FLOOR: **29**



Second Floor



First Floor



Ground Floor



Key

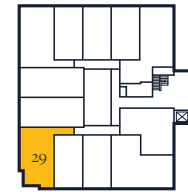
- ◄► Measurement Points
- C Cupboard
- W Wardrobe
- SW Space for Wardrobe

Dimensions

Total Area	55.0 sq m	592 sq ft
Kitchen / Living / Dining	5.03m x 3.93m	16'6" x 12'11"
Bedroom 1	2.70m x 2.97m	8'8" x 9'9"
Bedroom 2	1.70m x 2.67m	5'5" x 8'9"



Second Floor



First Floor



Ground Floor



Key

- ◄► Measurement Points
- C Cupboard
- W Wardrobe
- SW Space for Wardrobe

Dimensions

Total Area	58.0 sq m	624 sq ft
Kitchen / Living / Dining	5.10m x 3.49m	16'7" x 11'5"
Bedroom 1	2.80m x 3.15m	9'1" x 10'3"
Bedroom 2	2.60m x 2.10m	8'5" x 6'8"

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2 bedroom apartment

GROUND FLOOR: 12



Key

- ◀▶ Measurement Points
- C Cupboard
- W Wardrobe
- SW Space for Wardrobe

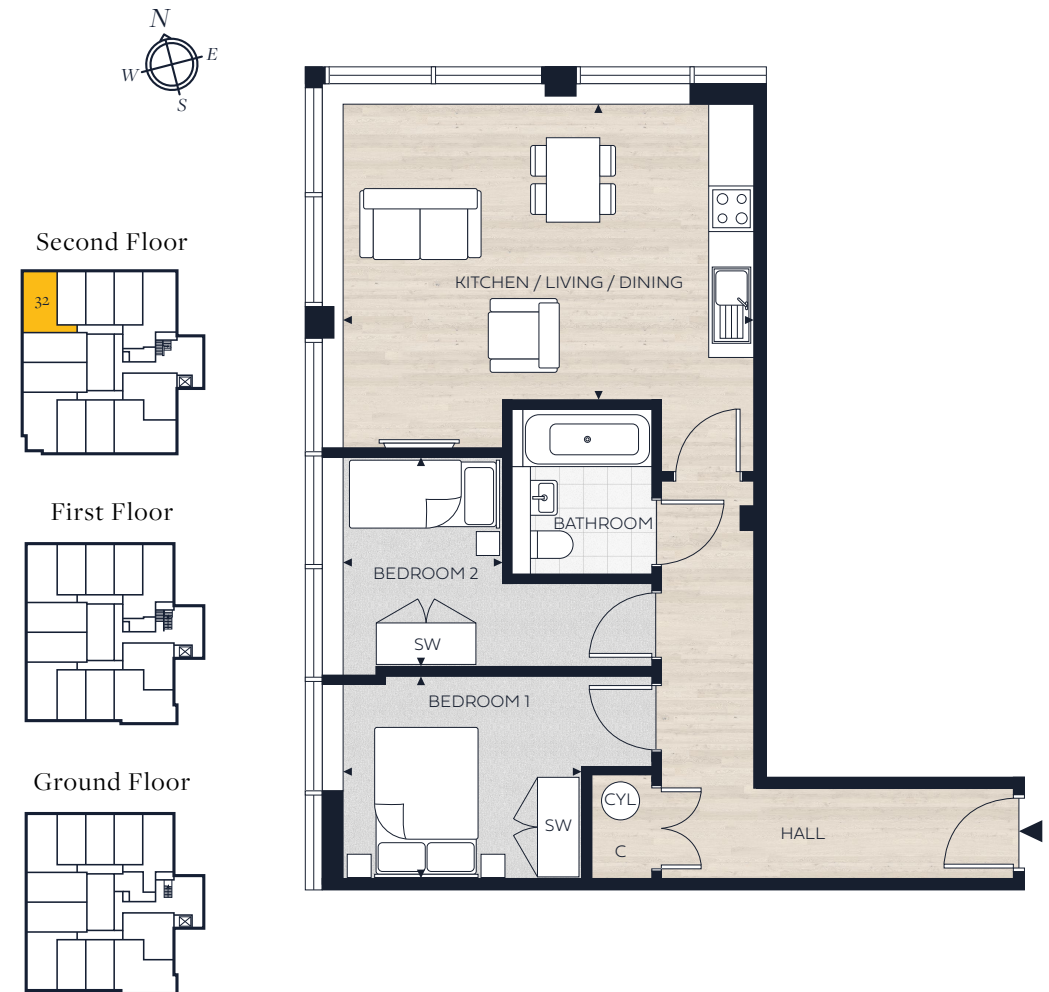
Dimensions

Total Area	63.0 sq m	678 sq ft
Kitchen / Living / Dining	5.13m x 3.80m	16'10" x 12'4"
Bedroom 1	2.80m x 3.80m	9'1" x 12'4"
Bedroom 2	2.70m x 3.00m	9'8" x 9'3"

Floorplans shown for Maiden House are for approximate measurements only. Exact layouts and sizes may vary. All measurements may vary within a tolerance of 5% and are to the maximum room dimensions. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture. Furniture layouts are indicative only. Kitchen layout indicative only and subject to change. Apartment areas are provided as gross internal areas under the RICS measuring practice. Please ask Sales Consultant for further information.

2 bedroom apartment

SECOND FLOOR: 32



Key

- ◀▶ Measurement Points
- C Cupboard
- W Wardrobe
- SW Space for Wardrobe

Dimensions

Total Area	63.0 sq m	678 sq ft
Kitchen / Living / Dining	3.90m x 5.40m	12'7" x 17'1"
Bedroom 1	2.80m x 3.10m	9'1" x 10'1"
Bedroom 2	3.10m x 2.82m	10'1" x 9'3"

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2 bedroom apartment

FIRST FLOOR: 24
SECOND FLOOR: 36 (SHOWN)



Key

- ◄► Measurement Points
- C Cupboard
- W Wardrobe
- SW Space for Wardrobe

Dimensions

Total Area	72.9 sq m	785 sq ft
Kitchen / Living / Dining	5.47m x 4.38m	17'11" x 14'4"
Bedroom 1 (Apt 24)	2.80m x 3.80m	9'1" x 12'4"
Bedroom 1 (Apt 36)	2.80m x 4.20m	9'1" x 13'7"
Bedroom 2	2.70m x 3.00m	9'8" x 9'3"

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2 bedroom apartment

GROUND FLOOR: 02 (SHOWN)
FIRST FLOOR: 14



Key

- ◄► Measurement Points
- C Cupboard
- W Wardrobe
- SW Space for Wardrobe

Dimensions

Total Area	76.0 sq m	818 sq ft
Kitchen / Living / Dining	4.81m x 5.72m	15'9" x 18'9"
Bedroom 1	2.97m x 4.10m	9'9" x 13'5"
Bedroom 2	2.71m x 4.00m	8'11" x 13'1"

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2 bedroom apartment

SECOND FLOOR: 26



Key

- ◀▶ Measurement Points
- C Cupboard
- W Wardrobe
- SW Space for Wardrobe

Dimensions

	76.9 sq m	828 sq ft
Total Area		
Kitchen / Living / Dining	5.30m x 4.50m	17'3" x 14'7"
Bedroom 1	2.97m x 3.80m	9'9" x 12'4"
Bedroom 2	2.70m x 3.80m	8'8" x 12'4"

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Lifestyle photography, indicative only

THE WHITE COMPANY
LONDON

ZARA

CAFFÈ
NERO

H&M



wagamama

Lifestyle photography, indicative only



Perfectly located

For work or play, Maidenhead is the ideal location. An easy commute to London, Reading and other employment and educational hubs, it also offers abundant opportunities - with Windsor and Marlow so close - for sports, eating out and entertainment.

Within easy reach of Maidenhead

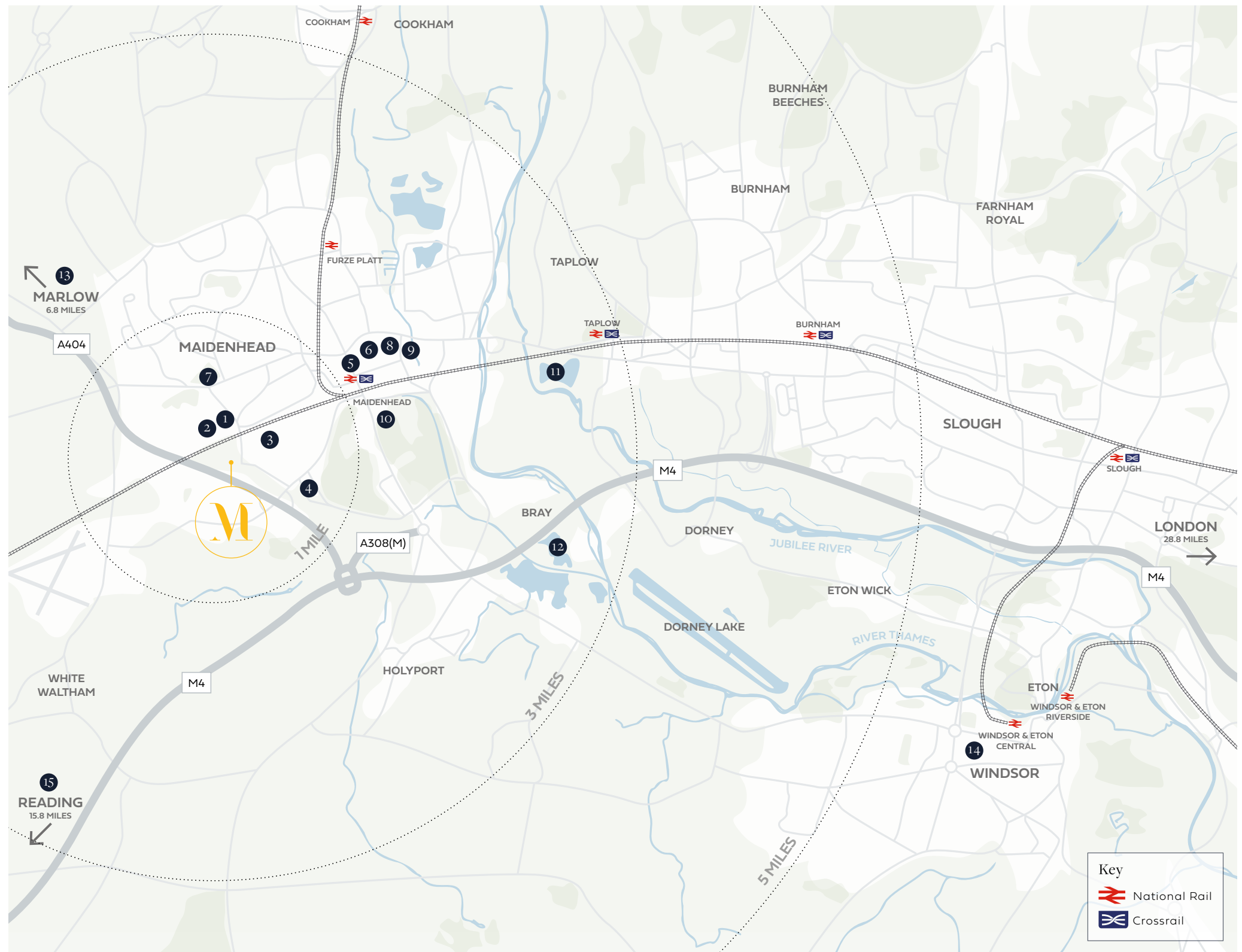
Maidenhead is a great base for exploring the surrounding area. Marlow, Windsor and Henley on Thames are all nearby. Close to home, you will find all the essentials of daily life – from a parade of useful shops to a brand new state-of-the-art leisure centre – right on your doorstep.

Walking Distance

- 1 Wootton Way Shops
 - Sainsbury's Local
 - Oh My Cod, Fish & Chips
 - Altwood Pharmacy
 - Wootton Wines
 - The Hair & Beauty Studio
 - Ruchi Takeaway
- 2 Norden Farm
- 3 Desborough Park
- 4 Holiday Inn Gym
- 5 Maidenhead Crossrail Station
- 6 Maidenhead Town Centre
- 7 Boyn Grove Park

Further Afield

- 8 Bakedd 2.4 miles
- 9 Coppa Club 2.6 miles
- 10 Braywick Leisure Centre 2.6 miles
- 11 Taplow Lake 3.7 miles
- 12 Bray Lake 4.1 miles
- 13 Marlow 6.8 miles
- 14 Windsor 7 miles
- 15 Reading 15.8 miles



Map is indicative only. Locations shown are approximate. Distances are from Maiden House. Source: google.com/maps

Excellent connections by road and rail



The train line connects with London, Reading, Oxford and the south west. The M4, M40 and M25 motorways are all easily accessible from Maiden House. Maidenhead is also a main station on the western section of Crossrail, which is scheduled for completion in 2022.*

*Source: www.crossrail.co.uk

 Cycling/walking from Maiden House*	 From Maidenhead Train Station**	 From Maidenhead Crossrail Station**	 Driving from Maiden House*
Wootton Way Shops <i>3/8 mins</i>	Taplow <i>3 mins</i>	Paddington <i>35 mins</i>	Marlow <i>6.8 miles</i>
Desborough Park <i>3/8 mins</i>	Slough <i>9 mins</i>	Bond Street <i>39 mins</i>	Windsor <i>7 miles</i>
Norden Farm <i>3/11 mins</i>	West Drayton <i>19 mins</i>	Tottenham Court Rd <i>40 mins</i>	Heathrow <i>14.1 miles</i>
Holiday Inn Gym <i>5/14 mins</i>	London Paddington <i>21 mins</i>	Liverpool Street <i>46 mins</i>	Reading <i>15.8 miles</i>
Maidenhead Station <i>8/23 mins</i>	Ealing Broadway <i>32 mins</i>	Canary Wharf <i>55 mins</i>	London <i>28.8 miles</i>

*Travel times and distances are from Maiden House at 7:30am on a weekday. Source: google.com/maps

** Approximate travel times taken from Maidenhead Train Station. Source: www.nationalrail.co.uk and www.crossrail.co.uk



Everything you need is *right on your doorstep*

When you need to pick up a pint of milk, or fancy fish and chips for dinner, you won't have to go far from home. There is a good range of shops and more, including a supermarket, petrol station, pharmacy and sandwich bar, just a few metres from Maiden House. For everything else, the town centre is just a few minutes' walk or drive away.

Nicholsons Shopping Centre
2 miles

Oh My Cod,
Fish & Chips take away
0.6 mile



Bakedd Artisan Bakery & Café
2.5 miles



Deliveroo delivers to this postcode



Coppa Club
2.7 miles



Boots
2.3 miles

Starbucks on the go - Esso Garage
0.7 mile



Distances from Maiden House. Source: google.com/maps
Lifestyle photography, indicative only

FILMS, COMEDY,
MUSIC, THEATRE,
IT'S ALL PLAY AT THE FARM

THE ALTER EAGLES
LUCY PORTER • NATIONAL
THEATRE LIVE: WAR HORSE
THE VINYL FRONTIER
OMID DJALILI • PINOCCHIO
THE LADYKILLERS • **NICK HELM**
JULIAN SIEGEL • ROMEO
AND JULIET • **ROBIN MORGAN**
STEPHAN K AMOS • SINDHU
VEE • UNCLE VANYA • **SIMON**
BRODKIN • **CLIVE ANDERSON**
ROYAL OPERA
HOUSE LIVE



Comedy, music, art, film,
theatre – *enjoy it all at*
Norden Farm

Norden Farm Centre for the Arts is a vibrant community entertainment venue with a wide and ambitious programme – and it is just a 10-minute walk up the road from Maiden House.

There are regular showings of mainstream and arthouse films, live music from rock to jazz to classical, and screenings of critically-acclaimed dramas, operas and shows from the top London theatres.

Norden Farm is a place to learn too. Classes range from pilates, zumba and yoga, to beginners' acoustic guitar, to watercolour painting and zen drawing.

With a great bar and café, this venue is a great place to chill.

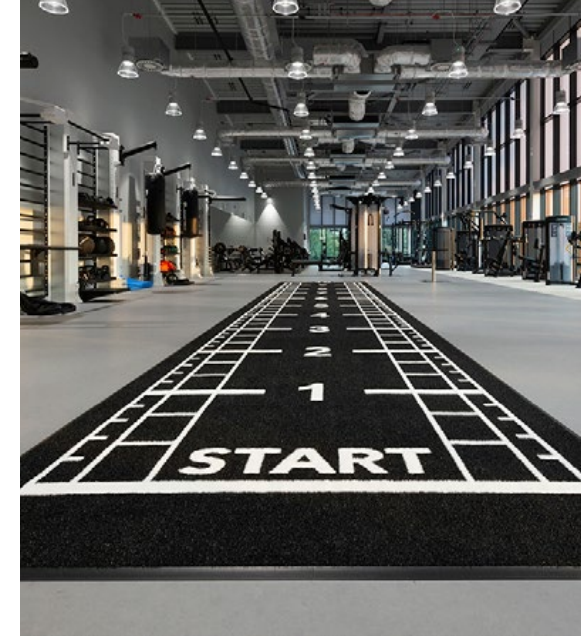


Maiden House



Taplow Lake
3.4 miles

Maiden House



Desborough Park
0.6 mile

Braywick Leisure Centre
1.1 miles

Leisure, sport and *the great outdoors*

Maidenhead boasts 30 public parks, including Desborough Park, adjacent to Maiden House. Within its 4.87 hectares of green open space are tennis, football and multi-use sports courts. There are state-of-the-art indoor facilities at the brand new Braywick Leisure Centre, including a 25-metre swimming pool and 200-station gym. For water activities, head to The River Thames for boating and rowing, while Taplow Lake and Bray Lake offer excellent sailing, kayaking, water skiing and windsurfing.



Cookham Moor, River Thames
5.2 miles



Boyn Grove Park
1.3 miles



Distances from Maiden House. Source: google.com/maps



About *Hamilton Development*

Hamilton Development Group excel in creating inspiring contemporary homes that are perfectly suited to today's busy, connected lifestyles. Founded in 2010 by Simon Hamilton, we specialise in the restoration of overlooked and underused properties, turning them into quality residential or mixed-use developments. We have an extensive array of completed projects, including the conversion of former commercial premises to mixed-use schemes, refurbishment of family homes, construction of apartment blocks and the restoration of heritage buildings.

We pride ourselves on quality and peace of mind, which is why our apartments include a 10-year new home warranty.

www.hamiltondevelopment.co.uk



Photograph of actual product, computer enhanced with furniture

Maiden House



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www.maiden-house.co.uk

Sold by



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