



SPECIFICATION

KITCHEN

- Award-winning German kitchen manufacturer Leicht
- Silestone worktop and matching upstand
- Zendo stainless steel 1 1/2 bowl under-mounted sink
- Polished chrome mixer tap
- Integrated waste bin
- Recessed LED downlights throughout with feature lighting to peninsula
- LED lighting to the underside of wall units
- Extended reduced kitchen run with TV outlet
- Porcelain floor tiles
- Integrated appliances throughout including:
 - Siemens multifunction single oven with microwave function
 - Siemens multifunction single oven
 - Siemens integrated multifunction dishwasher
 - Siemens induction hob – 5 zone
 - Siemens fully integrated tall fridge
 - Siemens fully integrated tall freezer
 - Built-in extractor hood

LAUNDRY CUPBOARD

- Space for free standing tumble dryer
- Space and plumbing for free standing washing machine
- Porcelain floor tiles

MASTER ENSUITE - A luxurious wet room

- Large format polished porcelain feature shower wall
- Large format polished / matt porcelain tiling to remainder
- Recessed tiled niche within shower area with IP Rated LED downlight
- Recessed tiled niche with mirror, IP Rated LED downlight and glass shelving over bath and WC
- IP Rated LED downlights fitted throughout
- Bespoke lacquered single drawer vanity unit with stone countertop
- Mirrored cabinet positioned over vanity (LED strip surround, glass shelving, shaver socket and concealed lighting internally)
- Undermount Villeroy & Boch basin
- Wall hung Villeroy & Boch pan with glass dual flush
- Villeroy & Boch double ended Quarryl bath with integrated overflow filler
- Walk-in wet room with matt mosaic shower floor and glass shower wall
- Polished stainless steel heated towel rail
- Crosswater brassware in polished chrome finish including:
 - Concealed wall mounted basin mixer
 - Wall mounted shower head
 - Thermostatic mixer to shower / bath
 - Complete with hand-shower set

GUEST ENSUITE

- Large format matt porcelain floor tiling
- Large format matt porcelain wall tiling to selected areas
- Recessed tiled niche within shower area with IP Rated LED downlight
- IP Rated LED downlights fitted throughout
- Keuco single drawer vanity unit with cast mineral basin and polished chrome deck mounted basin mixer
- Recessed mirror with IP Rated LED downlights and separate shaver socket positioned over vanity unit
- Wall hung Villeroy & Boch pan with glass dual flush

- Merlyn stone resin shower tray with glass shower enclosure
- Chrome heated towel radiator
- Crosswater brassware in polished chrome finish including:
 - Wall mounted shower head
 - Thermostatic mixer / diverter and hand-shower set to shower

FAMILY BATHROOM

- Large format matt porcelain floor tiling
- Large format matt porcelain wall tiling
- Recessed tiled niche within shower area with IP Rated LED downlight
- IP Rated LED downlights fitted throughout
- Keuco single drawer vanity unit with cast mineral basin and polished chrome deck mounted basin mixer
- Recessed mirror with IP Rated LED downlights and separate shaver socket positioned over vanity unit
- Wall hung Villeroy & Boch pan with glass dual flush
- Villeroy & Boch double ended acrylic bath with tiled bath panel
- Merlyn stone resin shower tray with glass shower enclosure
- Chrome heated towel radiator
- Crosswater brassware in polished chrome finish including:
 - Wall mounted shower head
 - Overflow filler, thermostatic mixer / diverter and hand-shower set to bath
 - Thermostatic mixer / diverter and hand-shower set to showers

CLOAKROOM

- Matt porcelain floor tiling
- Matt porcelain half-height wall tiling to WC / Basin wall
- LED downlights fitted throughout
- Wall hung Villeroy & Boch pan with glass dual flush
- Polished stainless steel heated towel rail
- Keuco single drawer vanity unit in white glass with cast mineral basin and polished chrome deck mounted basin mixer
- Mirror cut-to-fit above WC / Basin

ELECTRICAL FITTINGS AND HOME ENTERTAINMENT

- Sky+ / Satellite to Kitchen, Drawing Room, Master and Guest Bedrooms
- Data points to Kitchen, Drawing Room, Master and Guest Bedrooms
- Telephone points to Kitchen, Drawing Room, Master and Guest Bedrooms
- Ceiling speakers to Kitchen / Dining / Family Area, Drawing Room, Master Bedroom and Master En-suite
- Feature LED lighting to Master En-suite mirrored cabinet and niches
- Recessed coffer ceiling with LED lighting strip to Drawing Room
- Pendant lighting to Guest Bedrooms
- 5 Amp lighting circuits to Drawing Room, Master Bedroom and Guest Bedrooms
- Automatic lighting to cupboards

- Recessed LED downlights throughout the following areas:
 - Kitchen / Dining / Family Area
 - Drawing Room
 - Master Bedroom
 - Laundry Cupboard
 - WC and Bathrooms
 - Hallway and Landings
- External power and light (where applicable)
- Sockets outlets and USB within Kitchen to match work surface selection
- White metal sockets and switches throughout with white plastic fittings to cupboards

JOINERY / IRONMONGERY

- Oak entrance doors with multi-point locking system, handle, night latch and letter plate in polished chrome
- Two panelled satin painted internal doors with polished chrome door furniture
- Feature glazed doors to Kitchen / Dining / Family Area and Drawing Room with polished chrome door furniture
- Satin painted modern skirting and architraves to match internal doors (refer to Sales Consultant for detail)
- Stair detail (staircase to feature painted balusters, string, apron, newel posts and bottom riser. Oak to newel caps, base rail, handrail and bottom tread, remaining stairs to be carpet)

INTERIOR FINISHES

- Decorative modern cornice to feature throughout reception rooms, hallways and landings
- Interior fittings to cupboards to suit situation
- Bespoke fitted wardrobe with lacquered doors to Master Bedroom with internal fittings to include single hanging and double hanging where possible, with drawers and shelves
- Wardrobes within remaining bedrooms will feature internal doors with shelf and hanging rail
- Wood effect porcelain tiling laid to hallway on ground floor
- Carpet floor finishes to remainder of property

HEATING / COOLING

- Gas fired central heating and hot water system
- Underfloor heating throughout

SECURITY

- Property will include an intruder alarm with wireless panic button
- Smoke detectors and heat detectors hardwired with battery back up
- Multi-point locking
- Hardwired doorbell

PEACE OF MIND

- 10 Year Premier Guarantee

EXTERNAL FEATURES

- Turf to the rear
- External tap to the rear of the home
- Patio area to the rear of the home
- Garage door to be operated electrically
- Light and power in the garage
- External lights

TAPLOW RIVERSIDE

BUCKINGHAMSHIRE

THE WATERFRONT VILLAS CONTEMPORARY FOUR BEDROOM HOMES



Berkeley
Designed for life

THE WATERFRONT VILLAS

Step into one of seven Waterfront Villas and experience the very best of luxury riverside living, style and sophistication.

Live in style and comfort and take in the beautiful scenery from one of these exceptional luxury homes. The Waterfront Villas not only offer an opportunity to escape the outside world in style, but also take in the stunning surroundings, allowing for seamless indoor and outdoor living. Each home will boast spectacular views of the River Thames with open terraces on the ground floor and elegant glass fronted balconies off the master suites. These luxurious homes have everything you need for modern living.

- Contemporary architecture
- Impeccable specification
- Floor-to-ceiling windows
- Balconies with breathtaking views
- Views across the River Thames
- Private moorings



Computer generated image, indicative only

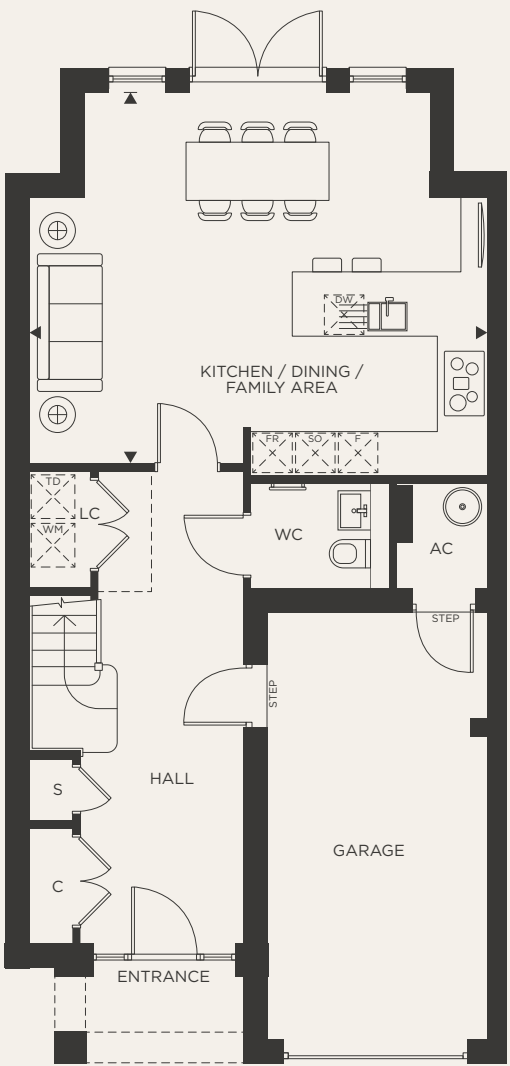
CROSSRAIL (COMING IN 2019)

Taplow Riverside sits between Maidenhead and the village of Taplow, and already has fast links into London from both these stations, yet with the arrival of Crossrail in 2019, you will be able to reach Paddington in just 34 minutes* from Taplow Station.



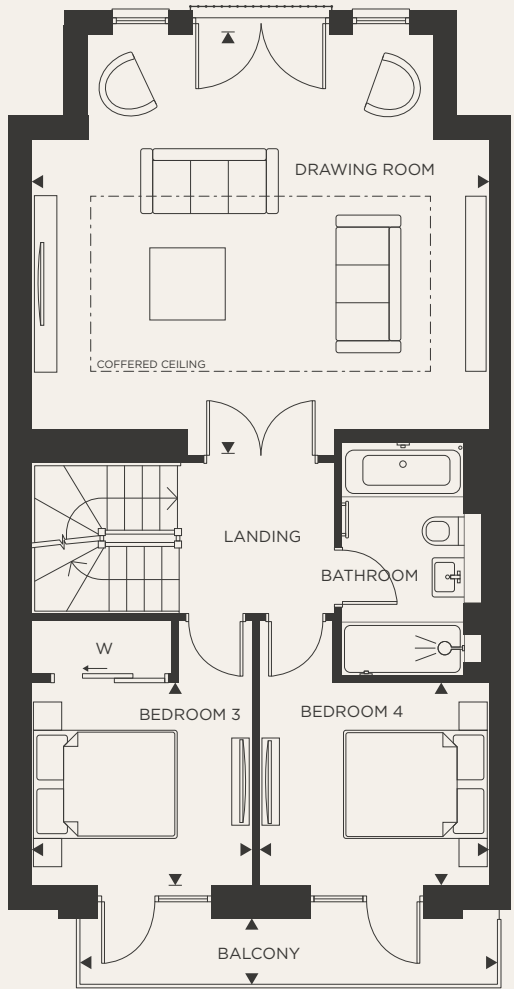
*Source from Taplow Station: www.crossrail.co.uk

Plots 2, 3*, 4, 5*, 6, 7*, 8



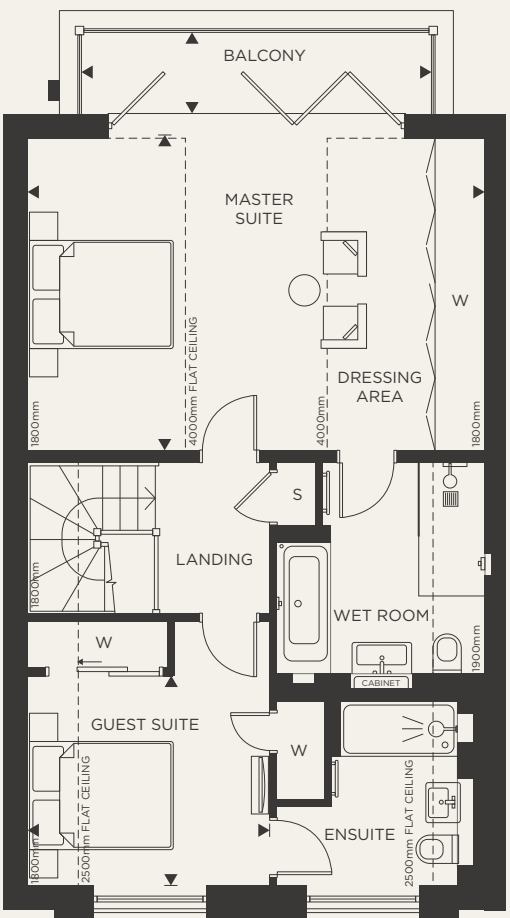
GROUND FLOOR

Kitchen/Dining/Family Area 6.30m⁺ x 5.17m⁺ 20'8" ⁺ x 16'11" ⁺



FIRST FLOOR

Drawing Room	6.35m ⁺ x 5.50m ⁺	20'10" ⁺ x 18'0" ⁺
Bedroom 3	3.05m x 2.82m	9'11" x 9'3"
Bedroom 4	3.18m x 2.80m	10'5" x 9'3"
Balcony	0.90m x 5.80m	2'9" x 19'0"



SECOND FLOOR

Master Suite	6.35m ⁺ x 4.33m	20'10" ⁺ x 14'2"
Guest Suite	3.35m x 2.92m	10'11" x 9'6"
Balcony	1.20m x 4.90m	3'9" x 16'0"

Floorplans shown for Taplow Riverside are for approximate measurements only. Exact layouts and sizes may vary. All measurements may vary within a tolerance of 5%. 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. Electrical positions shown are indicative only. Please ask Sales Consultant for further information.