



Crest
NICHOLSON

Portland Gardens

MARLOW

THE APARTMENTS



The Art of Fine Living

WELCOME TO PORTLAND GARDENS, A DISTINGUISHED COLLECTION OF LUXURY 2 BEDROOM APARTMENTS AND 3, 4 AND 5 BEDROOM HOUSES IN THE CENTRE OF THE BEAUTIFUL GEORGIAN TOWN OF MARLOW, BUCKINGHAMSHIRE.

These stylish apartments, which all have access to a shared open space, a balcony or terrace, are tucked away from the hustle and bustle of the High Street and are sheltered amongst mature trees and ornate plants.

Each home has been finished to the highest specification and blends clean and contemporary interior design with classic exteriors. Although residents will come home to a peaceful oasis, there are a variety of amenities on the doorstep including a selection of fine eateries, wine bars and boutique shops.

Visiting the bright lights of London is still made easy, with the train station just a short walk away, and conveniently the M4 is also nearby. Set on the banks of the River Thames and benefiting from excellent transport connections, Portland Gardens offers residents the ultimate fusion of rural, urban living.



A picturesque Georgian town

**THIS STUNNING MARKET TOWN IS FULL OF HISTORY
AND CHARACTER, WITH CHARMING COBBLED STREETS TO
EXPLORE AND A VARIETY OF ATTRACTIONS TO ADMIRE.**

The town is most famous for its river crossing. The 19th century suspension bridge, designed by William Tierney Clark, remains in the town today and joins the counties of Buckinghamshire and Berkshire. There are numerous other historic landmarks to discover, including the house where *Mary Shelley* penned the horror novel *Frankenstein*. The town is also famous for its rowing club, which has been the training ground for Olympic oarsmen including Sir Steve Redgrave, and it's well known for the annual Regatta and Festival. The event takes place every June and hosts a range of festivities including the canoe regatta and dragon boat racing.

The eclectic mix of restaurants, shops and cafés coupled with the natural beauty of the Chiltern Hills makes this a truly unique place to live.

Fine living & fine dining



Marlow boasts all of the amenities you might need for everyday life. There's a Sainsbury's and Waitrose for the weekly shop, a number of hairdressers and beauty salons, a plethora of boutiques to browse in and a wide selection of bars and restaurants to sample.



If you are looking to indulge in some retail therapy, you will find well-known brands in the centre including The White Company, Jack Wills and Whistles and there are also a number of quirky, independent shops.

When it comes to dining out, your taste buds will be spoilt for choice. The Hand and Flowers is the only UK pub to be awarded with two Michelin stars and serves up a delicate menu all-year-round as well as award-winning beers, brewed locally by the Rebellion Beer Company.

For an intimate dinner, The Vanilla Pod offers a varied menu as well as an extensive wine list. For those that prefer a traditional pub atmosphere, The Two Brewers has a variety of real ales on draught and the Chequers has live music most weekends.

With the stunning Chiltern Hills on your doorstep, the great outdoors is your playground. You can explore wild woodland trails, stroll through the pristine lawns of Higginson Park or take a cruise along the River Thames to Windsor Castle. The Thames Path National Trail winds through Marlow and heads to the picturesque village of Cookham, where you can stop for a picnic or enjoy a day out at the Stanley Spencer Gallery.

The enchanting countryside surrounding West Wycombe Park is also within easy reach. You can wander through the grounds of this 18th century mansion, which has featured on various television programmes including Downton Abbey, or head further afield to Henley-on-Thames, Eton or central London, which all offer fun-filled days out.

“To eat well
is to live well.”



Conveniently connected

Marlow is well connected, with the A4155 running through the town centre and the M40 and M4 both within easy reach. There are regular bus services to nearby towns including High Wycombe, Henley-on-Thames and Reading. Marlow Train Station is less than a mile away from Portland Gardens and offers regular connections to the surrounding area including central London.

FROM MARLOW BY CAR (IN MILES)



Distances are approximate and sourced from Google maps.

FROM MARLOW BY TRAIN (IN MINUTES)



Times are approximate and sourced from National Rail.

Modern, Sustainable Living

PORTLAND GARDENS HAS BEEN CAREFULLY CONSIDERED IN ITS DESIGN,
TO ENSURE IT OFFERS RESIDENTS THE HIGHEST QUALITY OF LIFE.

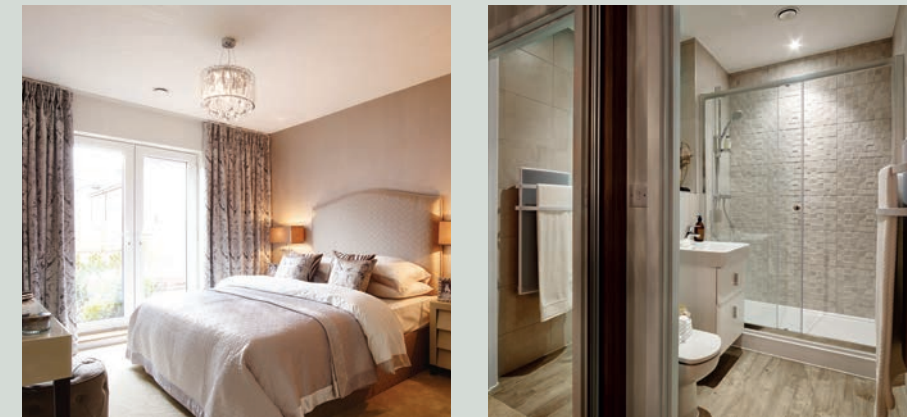


Digital illustration is indicative only.



Every home is environmentally friendly and designed to save energy. The open plan layout encourages natural light to flood in, reducing the need for internal lighting, whilst the A rated appliances in the kitchen,

efficient heating system and double glazed windows will all help to reduce your household bills. There are also recycling facilities provided in each home and water meters fitted, to help you save on water consumption.



There are ample opportunities to reduce your carbon footprint at Portland Gardens. You will be positioned near to shops, schools, employment opportunities and leisure facilities, so you won't have to rely on your car to travel. You can travel by foot or bicycle and there are regular bus services to High Wycombe, Henley and Reading. The train station is also within walking distance, so there are alternative modes of transport available to help reduce carbon emissions.

Local wildlife and habitats have also been considered throughout the development of Portland Gardens, to support local species and promote biodiversity. Mature trees have been beautifully retained and there are a number of bird and bat boxes placed throughout the site, creating natural homes for swifts and other wildlife species.

“Art is a harmony parallel with nature.”

Development Layout



The Houses

FIVE BEDROOM HOUSES

■ **The Harman**
Home 1

FOUR BEDROOM HOUSES

■ **The Talbot**
Homes 2 & 3

■ **The Shaw**
Homes 11 & 12

■ **The Stanley**
Homes 13 & 16

■ **The Andrews**
Homes 14 & 15

■ **The Redgrave**
Homes 17 & 18

THREE BEDROOM HOUSES

■ **The Faulkner**
Home 10

The Villas

■ **Three Bedroom Villas**
Homes 4, 5, 6, 7, 8 & 9

Windsor Court Apartments

■ **Two Bedroom Apartments**
Homes 19-52

■ **Affordable Homes**

CS - Cycle Store
RS - Refuse Store

Please note, the development layout shown is a digital illustration only and may not accurately depict elevation materials, gradients, landscaping or street furniture. Crest Nicholson reserves the right to amend the layout and specification as necessary and without notice. Please ask the Sales Advisor for further details.

Specification

KITCHEN & UTILITY

- Fully fitted kitchen from Manor Interiors with soft close doors and drawers
- Quartzstone worktops with glass splashback
- Integrated Siemens brushed steel single electric oven with gas hob, and feature extractor hood
- Integrated fridge/freezer
- Integrated dishwasher
- Integrated washer/dryer in hall cupboard
- Wine cooler
- Undermounted 1 ½ bowl stainless steel sink with Hansgrohe mixer tap
- Pull out recycling bins fitted to one kitchen cupboard

BATHROOM & EN SUITE

- Fully fitted Villeroy & Boch bathroom suite in white (with Roca Renaissance bath)
- Glass bath screen and shower enclosure
- Chrome Hansgrohe taps and shower fittings
- Porcelanosa wall tiles
- Full height tiling to bathroom, en suite and shower enclosure
- Roca mirror to bathroom and en suite (subject to layout)

JOINERY & DOORS

- Vicaima Oak front door with satin chrome ironmongery and multipoint locking
- Vicaima Oak internal doors with chrome ironmongery
- White timber windows with chrome ironmongery
- Juliette balcony/French doors with chrome ironmongery and multipoint locking
- Full height wardrobe with sliding glass doors to bedroom 1

CENTRAL HEATING

- Gas fired condensing boiler system with radiator system
- Chrome towel rail to bathroom and en suite

DECORATION

- Spacia by Amtico flooring in kitchen, bathroom and en suite
- Internal walls painted with Dulux Gardenia white emulsion throughout
- Pure Brilliant white painted ceilings
- Eggshell white painted, door frames, window boards, skirtings and architraves

ELECTRICAL

- 100% energy efficient lighting throughout
- Low energy downlighters in kitchen, bathroom and en suite & hall
- Media plate to living/dining room, and master bedroom
- TV/FM and Sky Q points* provided to bedroom 2
- Shaver socket to bathroom and en suite

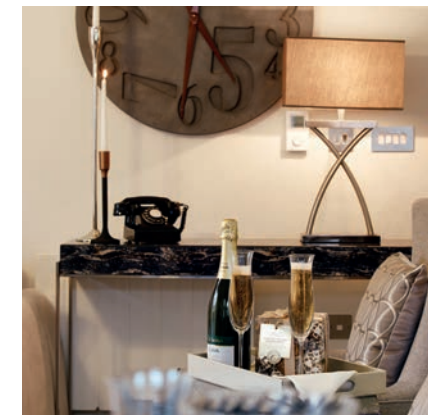
SECURITY & PEACE OF MIND

- Mains operated interconnected smoke and carbon monoxide detectors, with battery back up
- Low energy external security light fittings with solar sensor to terraces and balconies

WARRANTY & AFTER CARE

- Complete NHBC 10 year warranty
- Thorough demonstration of your new home before it is handed over to you
- Crest Nicholson 2 year customer care warranty

* Subject to customer subscription to Sky services



Specifications may vary between housetypes. Your attention is drawn to the fact that it may not be possible to provide the branded products as referred to in the specification. In such cases, a similar alternative will be provided. Crest Nicholson reserves the right to make these changes as required. A number of choices and options are available to personalise your home but please note these are subject to timeframes, availability and change.

Typical Crest Nicholson interiors.

The Windsor Court Apartments



Digital illustration is indicative only.

Ground Floor

APARTMENTS 19 - 28



KEY

W – Wardrobe C – Cupboard A/C – Airing Cupboard • – Max Dimension

APARTMENT 19

Kitchen	4027mm x 2861mm	13'3" x 9'5"
Living/Dining Room	5768mm• x 5420mm•	18'11"• x 17'10"•
Bedroom 1	4298mm x 3908mm	14'1" x 12'10"
Bedroom 2	3910mm x 2805mm	12'10" x 9'3"

Total area	93 sqm	1002 sqft
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APARTMENT 20

Kitchen	3901mm x 3696mm	12'10" x 12'2"
Living/Dining Room	4977mm x 2802mm	16'4" x 9'2"
Bedroom 1	4858mm• x 3227mm•	15'11"• x 10'7"•
Bedroom 2	4858mm x 2537mm	15'11" x 8'4"

Total area	77 sqm	829 sqft
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APARTMENT 22

Kitchen/Living/Dining Room	8560mm• x 6152mm•	28'1"• x 20'2"•
Bedroom 1	4440mm x 3293mm	14'7" x 10'10"
Bedroom 2	4440mm x 2738mm	14'7" x 9'0"

Total area	96 sqm	1034 sqft
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APARTMENT 23

Kitchen/Living/Dining Room	10585mm x 4770mm	34'9" x 15'8"
Bedroom 1	6534mm• x 3836mm•	21'6"• x 12'7"•
Bedroom 2	6533mm• x 3013mm•	21'6"• x 9'11"•

Total area	112 sqm	1214 sqft
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APARTMENT 24

Kitchen/Living/Dining Room	10585mm x 4770mm	34'9" x 15'8"
Bedroom 1	6534mm• x 3836mm•	21'6"• x 12'7"•
Bedroom 2	6534mm• x 3013mm•	21'6"• x 9'11"•

Total area	112 sqm	1214 sqft
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APARTMENT 25

Kitchen/Living/Dining Room	8560mm• x 6152mm•	28'1"• x 20'2"•
Bedroom 1	4440mm x 3293mm	14'7" x 10'10"
Bedroom 2	4440mm x 2738mm	14'7" x 9'0"

Total area	96 sqm	1034 sqft
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APARTMENT 26

Kitchen	3656mm x 3257mm	12'0" x 10'8"
Living/Dining Room	5640mm• x 3220mm•	18'6"• x 10'7"•
Bedroom 1	3875mm x 3073mm	12'9" x 10'1"
Bedroom 2	5296mm x 2677mm	17'5" x 8'9"

Total area	85 sqm	920 sqft
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APARTMENT 27

Kitchen/Living/Dining Room	8898mm• x 4146mm•	29'3"• x 13'7"•
Bedroom 1	4970mm x 3393mm	16'4" x 11'2"
Bedroom 2	4970mm x 2988mm	16'4" x 9'10"

Total area	94 sqm	1014 sqft
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APARTMENT 28

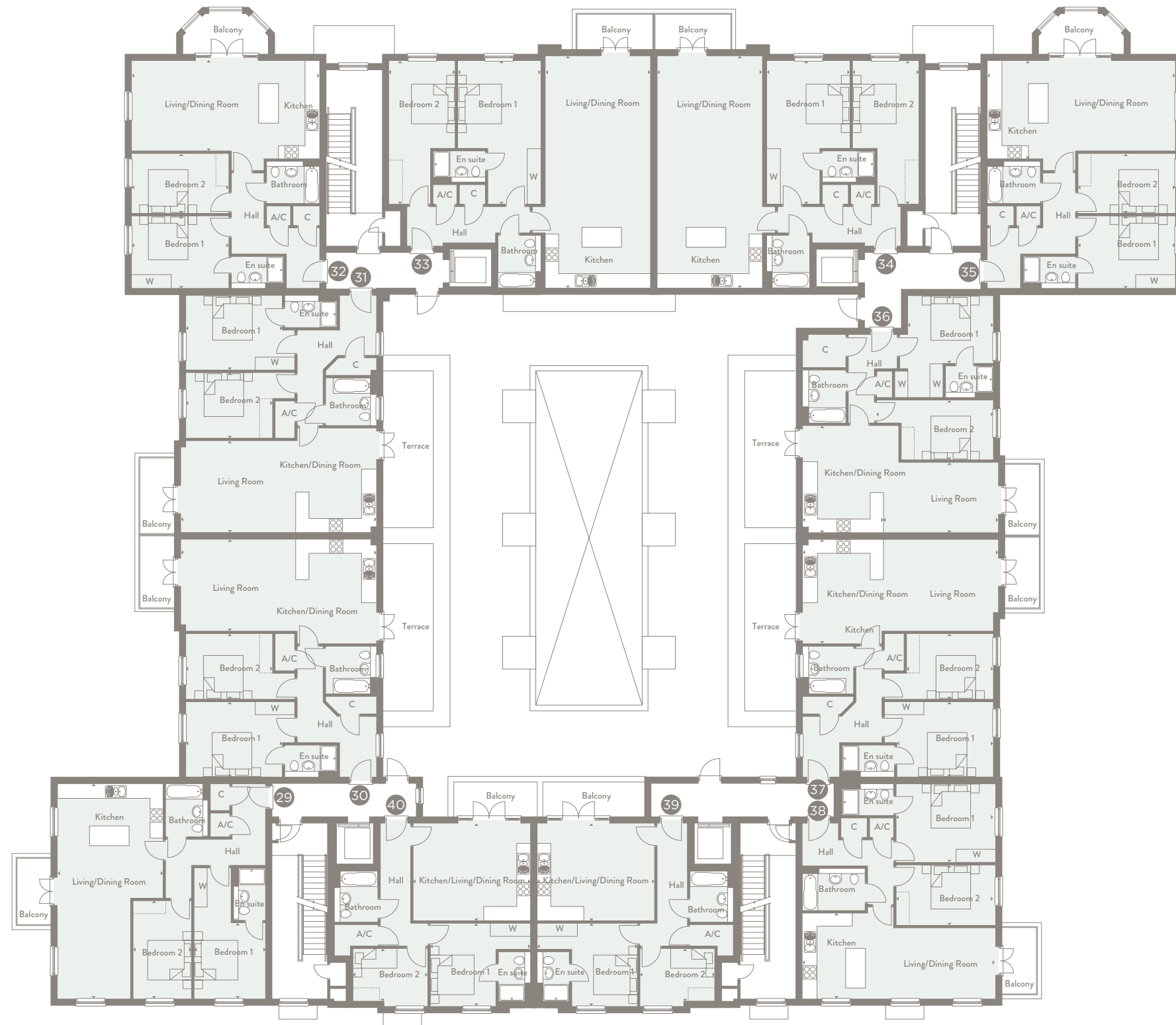
Kitchen/Living/Dining Room	7038mm• x 5755mm•	23'1"• x 18'11"•
Bedroom 1	5478mm• x 2928mm	17'9"• x 9'7"
Bedroom 2	3924mm x 3136mm	12'11" x 10'4"

Total area	83 sqm	898 sqft
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*Apartment 21 plans to be confirmed, please speak to your Sales Advisor for details.

First Floor

APARTMENTS 29 - 40



KEY

W – Wardrobe C – Cupboard A/C – Airing Cupboard • – Max Dimension

APARTMENT 29

Kitchen/Living/ Dining Room	9796mm• x 4824mm•	32'2"• x 15'10"•
Bedroom 1	5985mm x 3223mm	19'8" x 10'7"
Bedroom 2	4470mm x 2650mm	14'8" x 8'8"

Total area 93 sqm 1001 sqft

APARTMENT 30

Kitchen/Living/ Dining Room	8898mm x 4718mm	29'3" x 15'6"
Bedroom 1	4970mm x 3393mm	16'4" x 11'2"
Bedroom 2	4970mm x 2988mm	16'4" x 9'10"

Total area 94 sqm 1012 sqft

APARTMENT 31

Kitchen/Living/ Dining Room	8898mm x 4176mm	29'3" x 13'9"
Bedroom 1	4970mm x 3363mm	16'4" x 11'1"
Bedroom 2	4970mm x 2988mm	16'4" x 9'10"

Total area 94 sqm 1012 sqft

APARTMENT 32

Kitchen/Living/ Dining Room	8560mm x 4092mm	28'1" x 13'5"
Bedroom 1	4440mm x 3292mm	14'7" x 10'10"
Bedroom 2	4440mm x 2738mm	14'7" x 9'0"

Total area 88 sqm 953 sqft

APARTMENT 33

Kitchen/Living/ Dining Room	10585mm x 4770mm	34'9" x 15'8"
Bedroom 1	6534mm• x 3836mm•	21'6"• x 12'7"•
Bedroom 2	6534mm• x 3013mm•	21'6"• x 9'11"•

Total area 112 sqm 1214 sqft

APARTMENT 34

Kitchen/Living/ Dining Room	10585mm x 4770mm	34'9" x 15'8"
Bedroom 1	6534mm• x 3836mm•	21'6"• x 12'7"•
Bedroom 2	6534mm• x 3013mm•	21'6"• x 9'11"•

Total area 112 sqm 1214 sqft

APARTMENT 35

Kitchen/Living/ Dining Room	8560mm• x 4092mm•	28'1"• x 13'5"•
Bedroom 1	4440mm x 3292mm	14'7" x 10'10"
Bedroom 2	4440mm x 2738mm	14'7" x 9'0"

Total area 88 sqm 953 sqft

APARTMENT 36

Kitchen	3656mm x 3257mm	12'0" x 10'8"
Living/Dining Room	5640mm x 3220mm	18'6" x 10'7"
Bedroom 1	3875mm x 3073mm	12'9" x 10'1"
Bedroom 2	5296mm• x 2677mm•	17'5"• x 8'9"•

Total area 85 sqm 920 sqft

APARTMENT 37

Kitchen/Living/ Dining Room	8898mm• x 4718mm•	29'3"• x 15'6"•
Bedroom 1	4970mm x 3393mm	16'4" x 11'2"
Bedroom 2	4970mm x 2988mm	16'4" x 9'10"

Total area 94 sqm 1012 sqft

APARTMENT 38

Kitchen/Living/ Dining Room	8773mm• x 3914mm•	28'10"• x 12'10"•
Bedroom 1	4518mm x 3593mm	14'10" x 11'10"
Bedroom 2	4518mm x 2726mm	14'10" x 8'11"

Total area 83 sqm 898 sqft

APARTMENT 39

Kitchen/Living/ Dining Room	5294mm x 4418mm	17'5" x 14'6"
Bedroom 1	4535mm• x 3798mm•	14'11"• x 12'6"•
Bedroom 2	3403mm x 2623mm	11'2" x 8'7"

Total area 67 sqft 727 sqm

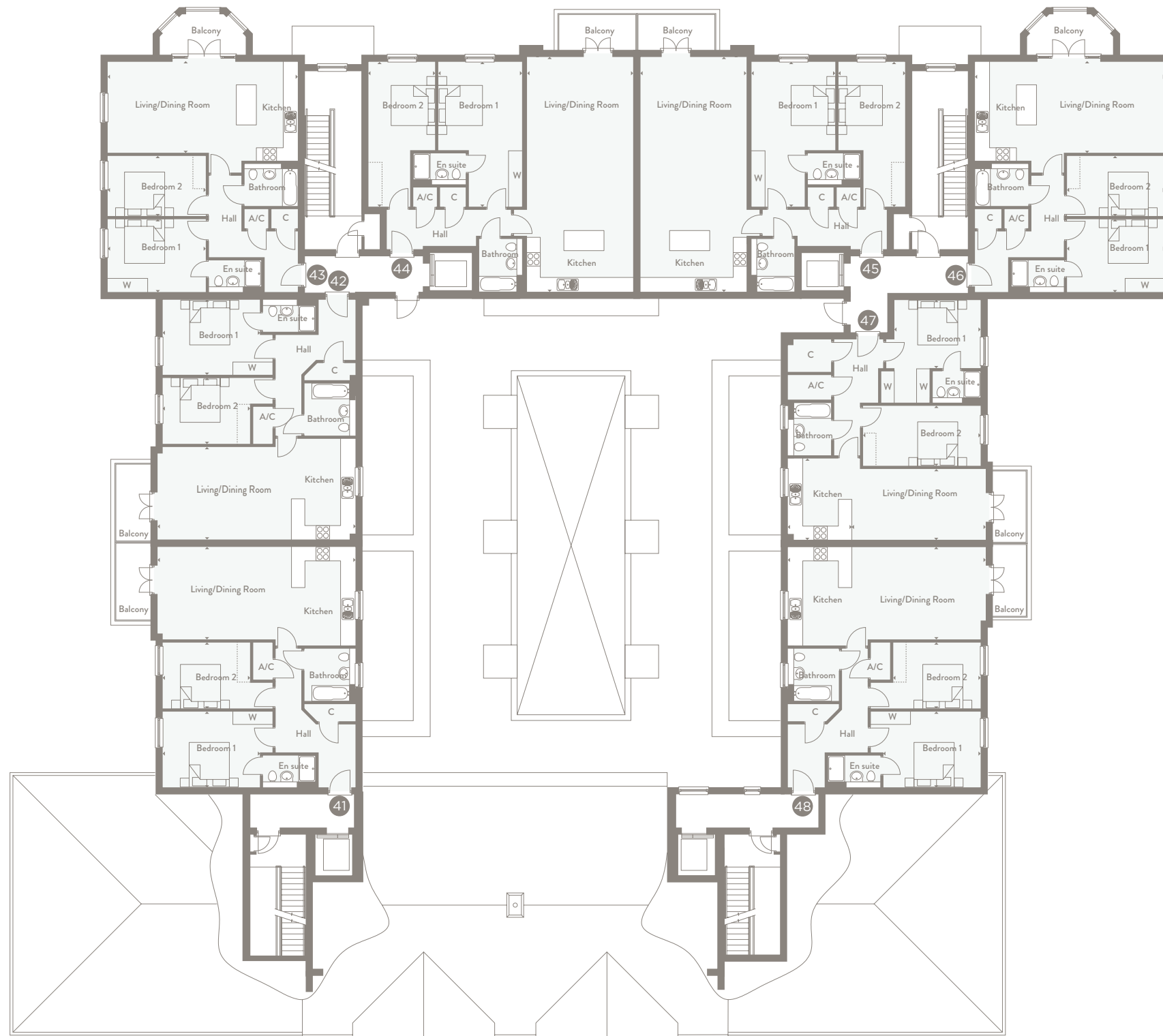
APARTMENT 40

Kitchen/Living/ Dining Room	5294mm x 4418mm	17'5" x 14'6"
Bedroom 1	4535mm• x 3798mm•	14'11"• x 12'6"•
Bedroom 2	3403mm x 2623mm	11'2" x 8'7"

Total area 67 sqft 727 sqm

Second Floor

APARTMENTS 41 - 48



APARTMENT 41

Kitchen/Living/ Dining Room	8898mm x 4146mm	29'3" x 13'7"
Bedroom 1	4970mm x 3393mm	16'4" x 11'2"
Bedroom 2	4970mm x 2988mm	16'4" x 9'10"

Total area 94 sqm 1014 sqft

APARTMENT 42

Kitchen/Living/ Dining Room	8898mm x 4158mm	29'3" x 13'8"
Bedroom 1	4958mm x 3393mm	16'3" x 11'2"
Bedroom 2	4958mm x 2976mm	16'3" x 9'9"

Total area 94 sqm 1012 sqft

APARTMENT 43

Kitchen/Living/ Dining Room	8560mm x 4092mm	28'1" x 13'5"
Bedroom 1	4440mm x 3292mm	14'7" x 10'10"
Bedroom 2	4440mm x 2738mm	14'7" x 9'0"

Total area 88 sqm 953 sqft

APARTMENT 44

Kitchen/Living/ Dining Room	10585mm x 4770mm	34'9" x 15'8"
Bedroom 1	6534mm x 3836mm	21'6" x 12'7"
Bedroom 2	6534mm x 3013mm	21'6" x 9'11"

Total area 112 sqm 1214 sqft

APARTMENT 45

Kitchen/Living/ Dining Room	10585mm x 4770mm	34'9" x 15'8"
Bedroom 1	6534mm x 3836mm	21'6" x 12'7"
Bedroom 2	6533mm x 3013mm	21'6" x 9'11"

Total area 112 sqm 1214 sqft

APARTMENT 46

Kitchen/Living/ Dining Room	8560mm x 4092mm	28'1" x 13'5"
Bedroom 1	4440mm x 3292mm	14'7" x 10'10"
Bedroom 2	4440mm x 2738mm	14'7" x 9'0"

Total area 88 sqm 953 sqft

APARTMENT 47

Kitchen	3656mm x 3257mm	12'0" x 10'8"
Living/Dining Room	5640mm x 3220mm	18'6" x 10'7"
Bedroom 1	3875mm x 3073mm	12'9" x 10'1"
Bedroom 2	5296mm x 2677mm	17'5" x 8'9"

Total area 85 sqm 920 sqft

APARTMENT 48

Kitchen/Living/ Dining Room	8898mm x 4146mm	29'3" x 13'7"
Bedroom 1	4970mm x 3393mm	16'4" x 11'2"
Bedroom 2	4970mm x 2988mm	16'4" x 9'10"

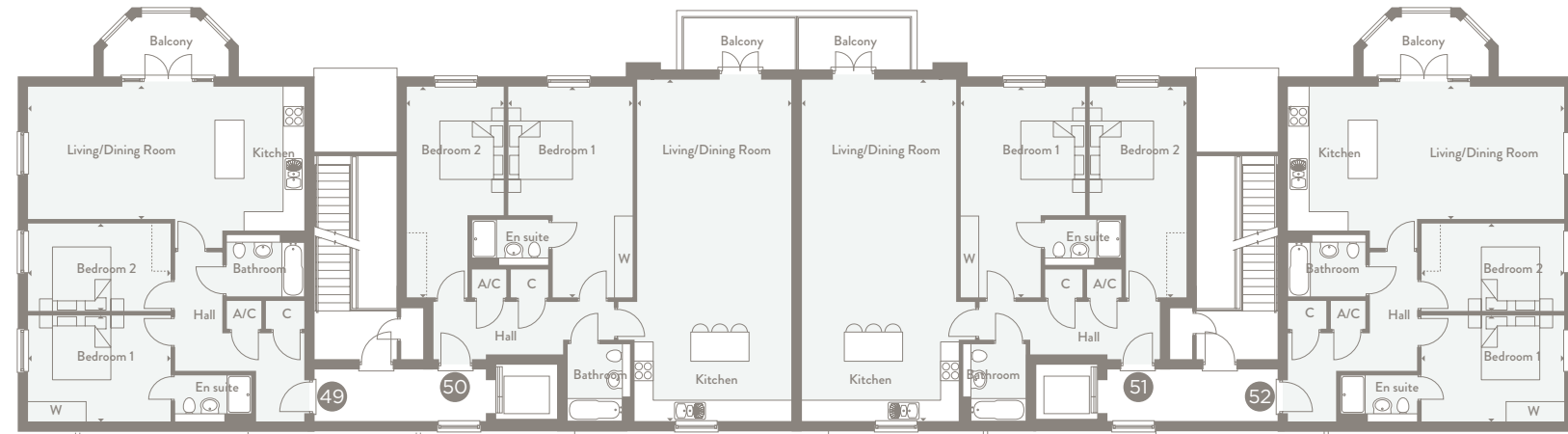
Total area 94 sqm 1014 sqft

KEY

W - Wardrobe C - Cupboard A/C - Airing Cupboard • - Max Dimension

Third Floor

APARTMENTS 49 - 52



APARTMENT 49

Kitchen/Living/ Dining Room	8560mm x 4092mm	28'1" x 13'5"
Bedroom 1	4440mm x 3292mm	14'7" x 10'10"
Bedroom 2	4440mm x 2738mm	14'7" x 9'0"

Total area **88 sqm** **953 sqft**

APARTMENT 50

Kitchen/Living/ Dining Room	10585mm x 4770mm	34'9" x 15'8"
Bedroom 1	6534mm• x 3836mm•	21'6"• x 12'7"•
Bedroom 2	6534mm• x 3013mm•	21'6"• x 9'11"•

Total area **112 sqm** **1214 sqft**

APARTMENT 51

Kitchen/Living/ Dining Room	10585mm x 4770mm	34'9" x 15'8"
Bedroom 1	6534mm• x 3836mm•	21'6"• x 12'7"•
Bedroom 2	6534mm• x 3013mm•	21'6"• x 9'11"•

Total area **112 sqm** **1214 sqft**

APARTMENT 52

Kitchen/Living/ Dining Room	8560mm x 4092mm	28'1" x 13'5"
Bedroom 1	4440mm x 3292mm	14'7" x 10'10"
Bedroom 2	4440mm x 2738mm	14'7" x 9'0"

Total area **88 sqm** **953 sqft**

KEY

W – Wardrobe C – Cupboard A/C – Airing Cupboard • – Max Dimension



Park Avenue, Sunbury-on-Thames.

Seal of excellence

At Crest Nicholson we continue to build attractive new homes that satisfy our customers' needs, whilst successfully combining classic design and construction techniques with the use of sustainable materials and state-of-the-art technology.

Based on 50 years' experience of creating award-winning homes and vibrant mixed-use developments, we have long realised that bricks and mortar are just part of creating an area's most sought after address. New homes are about the people who live in them and that is why we ensure every individual home, its surroundings, links to local amenities and public transport, not only meet but also exceed our customers' lifestyle expectations.

Every Crest Nicholson home has been thoughtfully designed to maximise space and create light filled interiors with a variety of complementary and highly individual external finishes.

A combination of classic or contemporary architecture and creative design has also encouraged the use of modern materials and construction techniques. This has helped us develop homes of all types and sizes, that are both attractive and provide exemplary levels of comfort and energy efficiency.

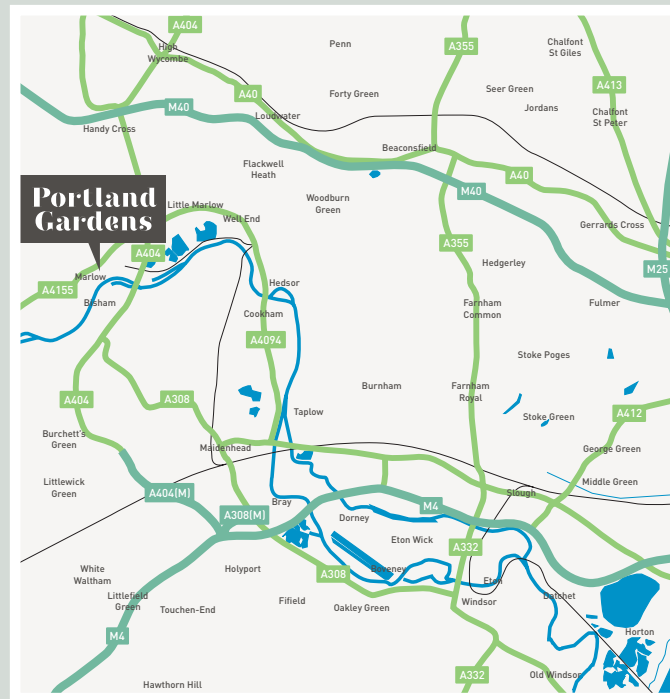
And, this is why 9 out of 10 of Crest Nicholson home owners* are proud to own their home and happy to recommend its build quality and lifestyle benefits to their friends.

Our commitment to building exemplary new homes and creating sustainable communities is recognised in our impressive array of industry design awards, including more CBE Gold Building for Life Awards than any other developer.

This continues to reaffirm both our success in the design and delivery of attractive, environmentally aware homes and our position as one of the UK's leading developers.

Small wonder that the discerning homebuyer appreciates the difference to be enjoyed in a Crest Nicholson home.

*NHBC/HBF Customer Satisfaction Survey



Portland Gardens

M A R L O W

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Get to know us – Search Crest Nicholson



www.crestnicholson.com/portlandgardens

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Please note, the digital illustrations may not accurately depict elevation materials, gradients, landscaping or street furniture. All stated dimensions are subject to tolerances of +/- 50mm. You are strongly advised, therefore, not to order any carpets, appliances or any other goods which depend on accurate dimensions before carrying out a check measure within your reserved plot. Kitchen layouts are again indicative only and are subject to change before completion. Whilst every reasonable effort has been made to ensure that the information contained in this brochure is correct, it is designed specifically as a guide only and Crest Nicholson reserves the right to amend the specification as necessary and without notice at its absolute discretion. This does not constitute or form any part of a contract of sale transfer or lease unless any point that you specifically want to rely on is confirmed in writing by Crest Nicholson and referred to in the contract. Please ask Sales Advisor for further details.

