



THE BEST PLACE  
TO CALL HOME IN  
*Staines-Upon-Thames*

YOUR RENTAL GUIDE TO EDEN GROVE





EDEN GROVE

Step through  
your front door  
and revel in that  
special feeling  
of coming home.

Eden Grove is a collection of beautifully designed contemporary homes, set around a delightful green courtyard featuring outstanding on-site amenities at The Eden Club rarely found in the local area.





## *Once upon a Thames...*

Your rental journey starts here, at this inspiring new residential quarter in Staines-upon-Thames. A town set on the River Thames, surrounded by picturesque green space and with a thriving mix of shops, cafés and restaurants. With central London just over half an hour away by train, residents can enjoy the best of both worlds as you revel in the outstanding natural beauty of the surrounding Surrey countryside and towns with their historic and royal significance.

Eden Grove offers a stunning collection of one, two and three bedroom apartments

positioned around a stunning landscaped garden with a signature water feature at its heart. Residents will also have exclusive use of a fantastic range of amenities at The Eden Club, including a 24-hour concierge, co-working space, private gym and cinema room all located on the ground floor of Lily House.

Staines-upon-Thames has great road and rail connections. The train station is only a 5 minutes' walk away and with

Knightsbridge, Bond Street and the West End less than an hour away by train, you can visit the capital's wealth of shops, restaurants and cultural attractions whenever you like.

Surrounded by the most expensive commuter real estate outside of London and boasting a vibrant economy Staines-upon-Thames offers an idyllic living environment.





## The Location

With quick access to the M25, A4 and M4, and fast rail connections whisking you to London Waterloo in just 35 minutes.

The historical town of Windsor and Ascot with their royal significance are

close by, you'll find they are full of quintessentially British history and sporting traditions. Back a winner at the Royal Windsor Race Course, watch a colourful regatta on the Thames or head to the Guards Polo Club to enjoy the 'sport of kings'.

## Education

Education opportunities in the area around Staines-upon-Thames are outstanding. Students of all ages have all access to some of the UK's top educational establishments. The heritage of Eton College is 7 miles away and Royal Holloway University is only 3.1 miles away.



## Connectivity



\* Travel times approximate, source google.com/maps.

	ROYAL ASCOT 6 minute drive*
	ETON COLLEGE 18 minute drive*
	IMPERIAL COLLEGE 35 minute drive*
	KINGS COLLEGE LONDON 48 minute drive*
	LONDON SCHOOL OF ECONOMICS 51 minute drive*



# WHY RENT AT Eden Grove



As an esteemed award-winning property developer, Berkeley has unwavering commitment and passion to deliver high quality homes and create incredible new communities.

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You will be renting a brand-new home\* which adhere to enhanced Build Quality Assurance and checked through rigorous internal and external audits.

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Your rental home comes with a 2-year Berkeley warranty. Our dedicated Customer Service team are based at Eden Grove and will be on hand to look after any defects or concerns you have.

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Your rent includes access to our residents' facilities at The Eden Club. Save yourself £69 per month gym membership\*\* by using the state-of-the-art gym for free!

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Discover the perfect blend of work and leisure at Eden Grove, where renting isn't just about a place to live – it's about embracing a lifestyle where you can seamlessly integrate work and play. With our on-site co-working space and meeting rooms, enjoy the convenience of working where you live, fostering productivity and balance in a vibrant community designed for modern living.

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Receive exceptional service from Residential Management Group (RMG) London who operate the concierge and management of Eden Grove.

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Bring your family along to our weekend 'family film get-togethers', or join us for our regular evening Cinema Club.

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Enjoy regular events and have fun getting to know your neighbours.

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Experience hassle-free dry cleaning with our convenient service. Simply drop off and pick up your items with the assistance of our concierge.

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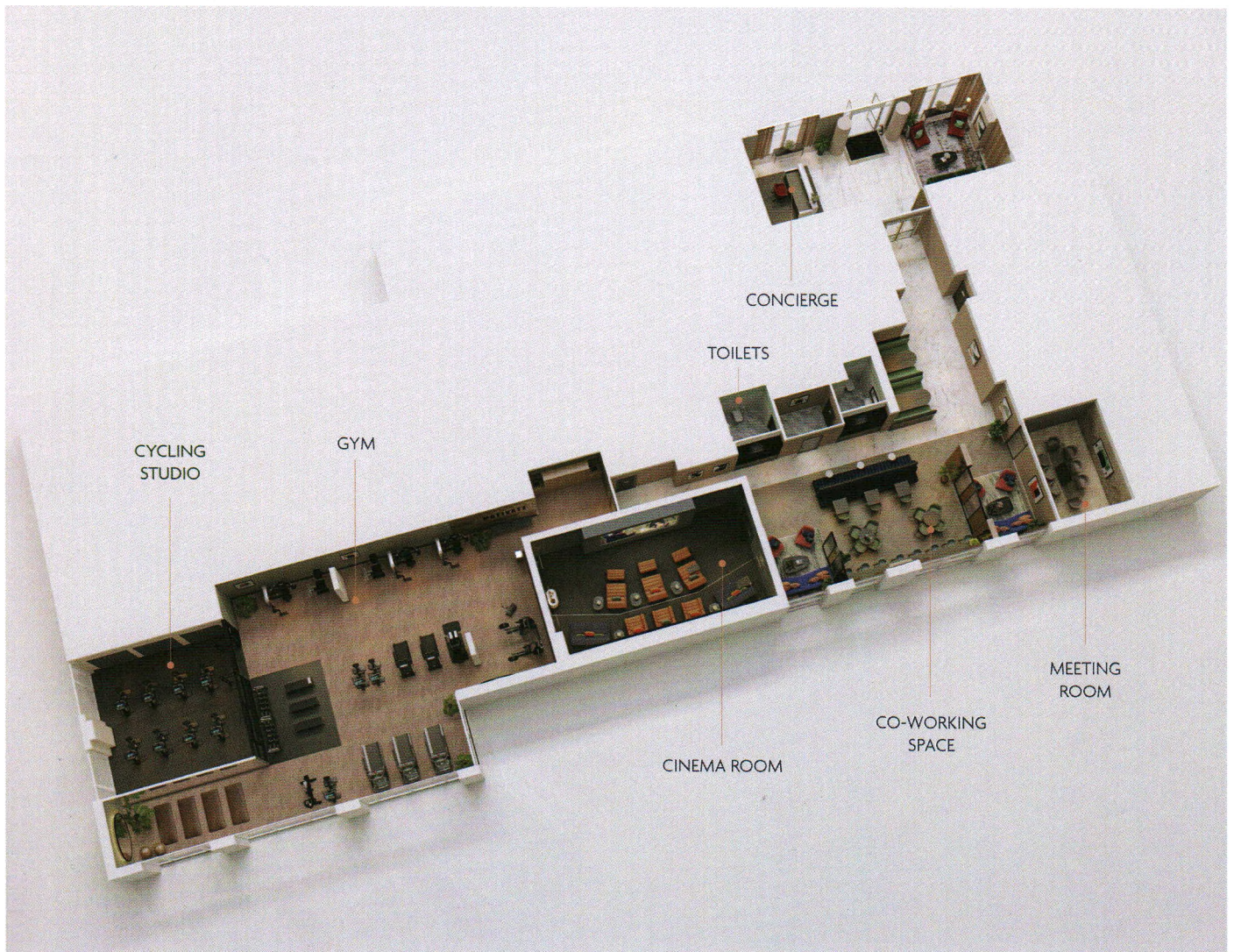


Experience reliability, comfort, and efficiency as we ensure you reach your destination safely and on time with our taxi service.



# The Eden Club

Residents will have exclusive use of a fantastic range of amenities, including a 24-hr concierge, co-working space, private gym and cinema room.



Computer generated image, indicative only.



# *A warm welcome awaits you in the front lobby*



The convenient concierge is designed to make life easier, giving you security and peace of mind even when you're not home.



## *Co-working Space*

The thoughtful and carefully curated design of the residents' lounge has created a beautiful space perfect for socialising, relaxing or working. Residents' have access to the separate meeting room, creating the most exclusive of clubs.





## *Residents' Gym*

Enjoy a workout on the latest equipment in the luxury surroundings of the private 2,300 sq. ft. gymnasium with space for spin, yoga and free weights, whilst a separate studio space is available for a range of classes with personal trainers on hand to craft bespoke fitness programmes.







## *Cinema Room*

Why not host an intimate screening or gather a wider group to take in the latest film or sporting event. The private cinema room has everything you need for a night of entertainment.



The Eden Club photography is indicative only

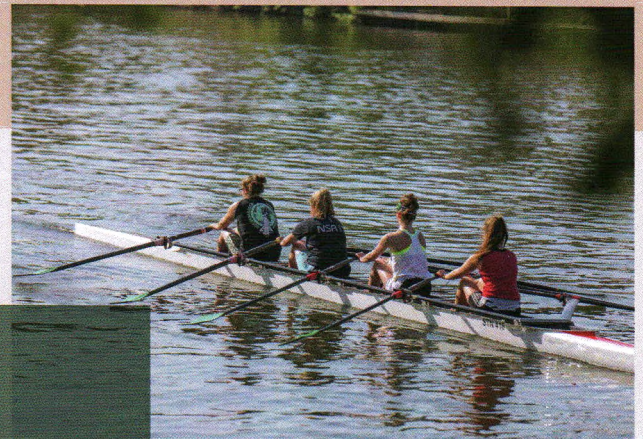


# LOCAL AREA

## Staines upon Thra

Discover the riverside town of Staines-upon-Thames, a place that combines character and charm with an outdoor lifestyle and fantastic educational opportunities. Surrounded by picturesque green space and a thriving mix of shops, cafés and restaurants at its heart.

With London just over half an hour away via train, enjoy the best of both worlds as you revel in the outstanding natural beauty of the surrounding Surrey countryside.



### A PICTURE- PERFECT SETTING

The town's pretty riverside walks are perfect for Sunday afternoon strolls and listening to the gentle splash of oars as you watch the boats go by.



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## GO EXPLORING

Pack a picnic and pedal off through the spectacular woodland walks and gently rolling hills of the famous Surrey countryside.



## RECONNECT WITH NATURE

Being so close to the countryside means there's a rich variety of flora and fauna for you to enjoy.





WHEN YOU CHOOSE TO RENT AT EDEN GROVE,  
YOU CAN BE SAFE IN THE KNOWLEDGE THAT YOUR  
LIVING EXPERIENCE IS OUR NUMBER ONE PRIORITY.

**Berkeley**  
Designed for life