

Memorial Avenue

Slough • • SL1 3GN
PCM: £1,650 PCM



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Located within the renowned and recently developed Horlicks Quarter, this well presented ground floor apartment is offered unfurnished and features two spacious double bedrooms with an additional family bathroom. The principal bedroom benefits from a built in wardrobe and a private ensuite. The open plan living area flows seamlessly through doors to a large private patio, ideal for outdoor relaxation.

Residents enjoy access to a range of premium on site amenities, including a fully equipped gym, communal lounge/ office space, cinema room, and games room. A concierge service is available daily from 7:00am to 10:00pm.

Ideally situated within walking distance of Slough Train Station, offering Elizabeth Line connections, as well as easy access to Heathrow Airport and several well-regarded local schools.

One secure underground parking space is available by separate negotiation.

Available Now

Unfurnished

Two Double Bedrooms

Ensuite to Master Bedroom

Large Terrace

Ground Floor

- Secure Underground Parking Available at Additional Cost

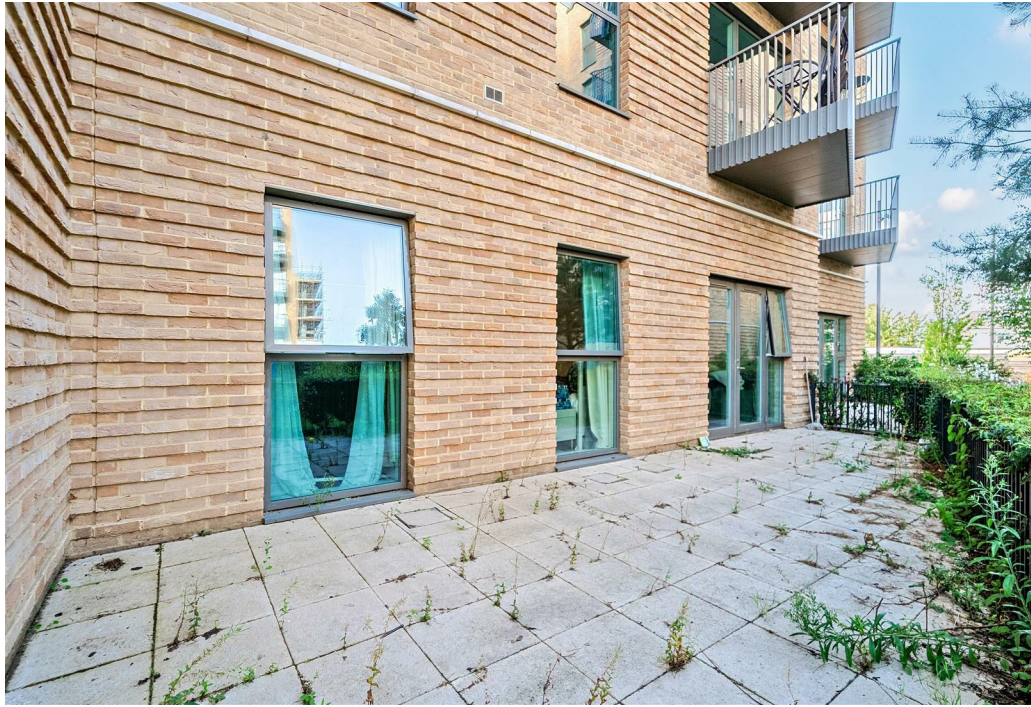
Walking Distance to Slough Elizabeth Line

Well Connected to M4, A404, Heathrow Airport

Including Gym, Cinema, Games Room & Concierge

These particulars are intended as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page.

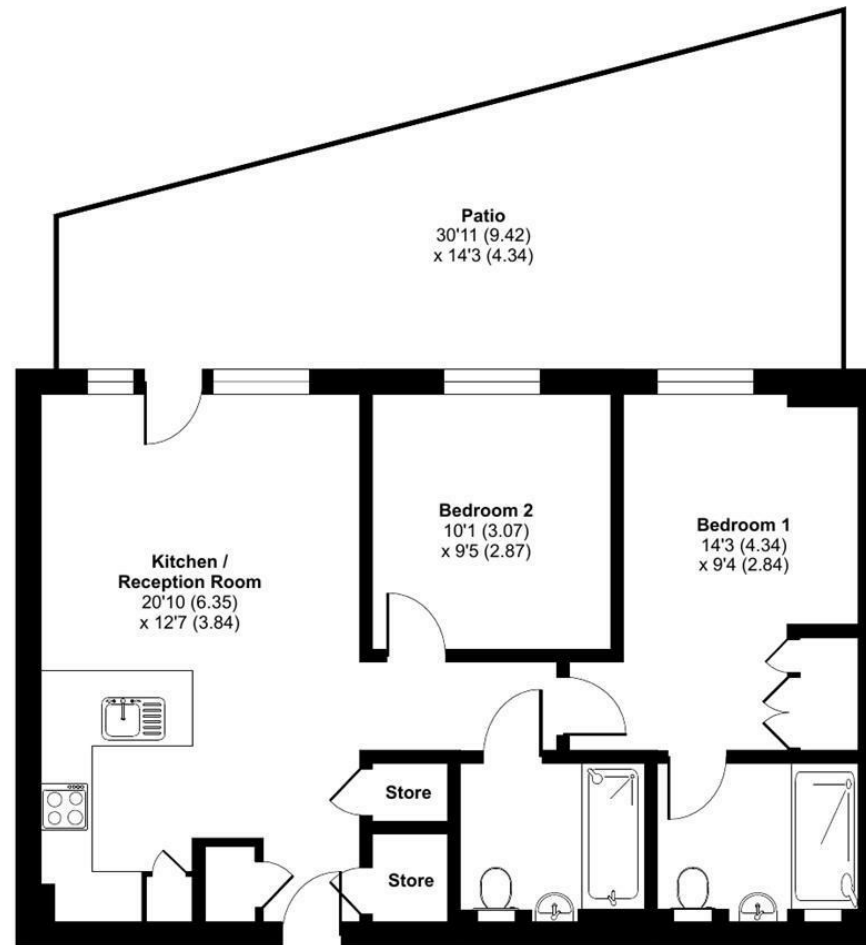




Darjeeling House, Memorial Avenue, Slough, SL1

Approximate Area = 677 sq ft / 62.8 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential).
Produced for Coopers. REF: 1347098

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Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
A (92-100)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Important Notice: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise has the authority to make or give any representation or warranty in respect of the property.