# RADSTOCK

SLOUGH

A SUPERBLY DESIGNED COLLECTION
OF CONTEMPORARY 1, 2, 3 BEDROOM
AND DUPLEX APARTMENTS
IN THE HEART OF SLOUGH







SLOUGH

WELCOME TO RADSTOCK HOUSE - A DEVELOPMENT OF
FORTY SIX LUXURY 1, 2 & 3 BEDROOM AND DUPLEX APARTMENTS
SITUATED IN THE VIBRANT TOWN OF SLOUGH AND JUST UNDER
A MILE FROM THE TRAIN STATION PROVIDING QUICK
AND EASY ACCESS INTO LONDON.

In the heart of the action, at the epicentre of one of the south's most rapidly developing towns. Radstock House couldn't be closer to the centre of Slough, with a landmark location on the High Street. The town's top sights surround you, from cultural exhibitions to open green spaces where the community comes together for sporting events and festivals.

Whether you drive, take the train or fly, fast and efficient transport links on your doorstep can deliver you further afield, from royal castles to historic market towns, the bright lights of central London or holidays abroad from Heathrow airport – just 20 minutes away. Local parking is also available in close proximity.





#### **POINTS OF INTEREST**

A base for business, but also a vibrant place to live. Slough's café culture and thriving High Street combine to create a great place for everyone to enjoy. Living in Slough means a joining a community, whether you join other sure-footed runners at Upton Court Park Run or yoga in the open green space of Herschel Park. The Grade II-listed park at the centre of town has been restored to its Victorian glory – just over half a mile from Radstock House.

When you're not out in the open air, events and exhibitions at The Curve and shopping in the Queensmere Observatory Shopping Centre provide an excellent distraction.











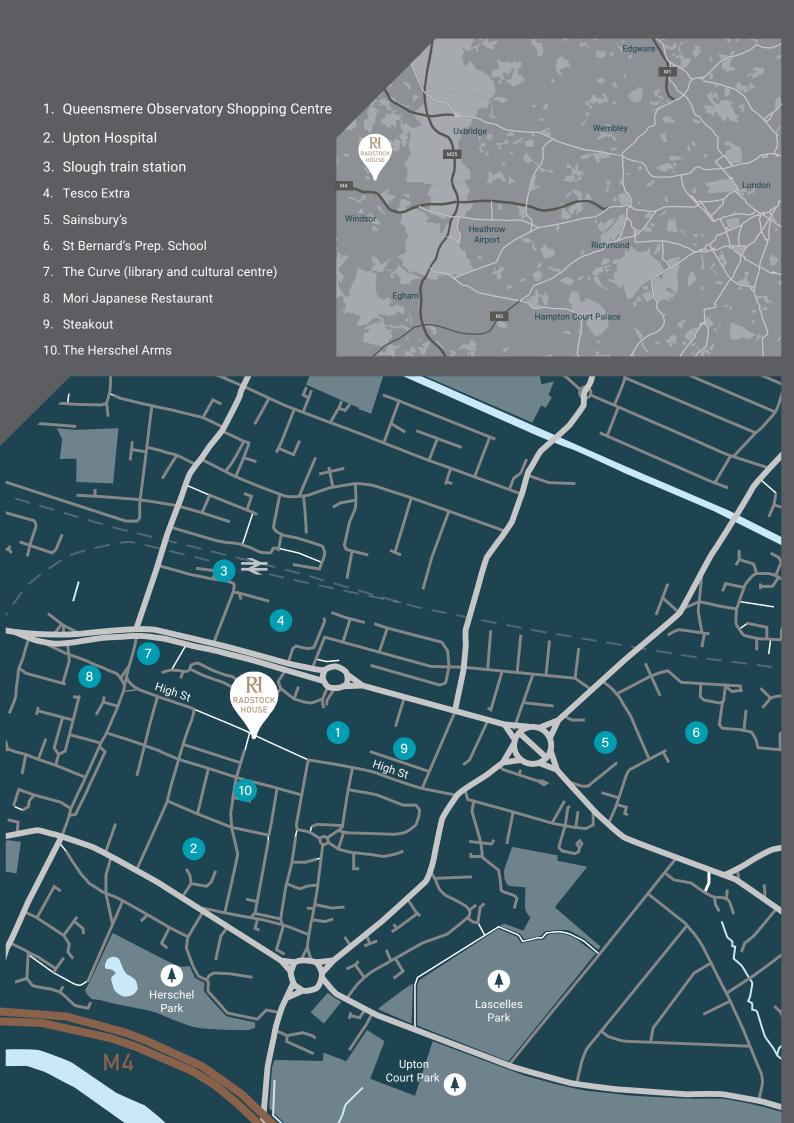
### A DYNAMIC DESTINATION

Just 20 miles west of central London, Slough is one of the UK's leading business centres, with all the features that come with this prestigious title such as fast transport links and a wealth of shopping and leisure amenities.

More than £1.5 billion of investment is set to put Slough firmly on the map, creating new public spaces, retail opportunities and attractive places to work.



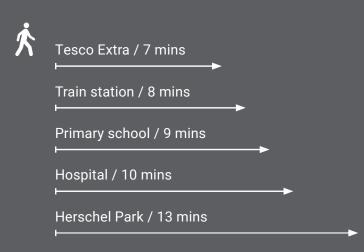


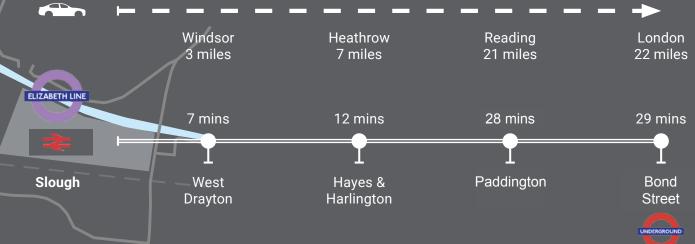




# CONVENIENT CONNECTIONS

Slough is 20 miles from central London and Reading, with fast access to the M4, M25 and M40 motorways. Within 30 minutes' drive you can also enjoy the charms of Wokingham and Crowthorne, or the royal boroughs of Maidemhead and Windsor. Heathrow airport is just seven miles away for international travel.

















#### **ELEGANT ARCHITECTURE - FUSED WITH MODERN INTERIORS**

#### **GENERAL SPECIFICATION**

- · Aluminium framed double-glazed windows and doors
- Recessed spotlights throughout
- Laminate flooring to hallway, living room/kitchen and storage cupboards, carpet to bedrooms
- MVHR (mechanical ventilation heat recovery) system to all apartments
- Electric hot water and heating system to radiators
- Wired for digital and Sky TV
- Telephone points
- Bespoke built-in wardrobes to bedroom 1 only
- · Terraces/balconies to selected apartments
- Communal roof terrace

#### **KITCHENS**

- · Quartz worktop, upstand and splashback behind hob
- Under-mounted stainless steel sink with brushed nickel mixer tap
- Matt finish kitchen units and cupboards
- · Integrated Bosch appliances including;
  - Electric induction hob
  - Electric oven
  - Extractor hood
  - Fridge freezer
  - Dishwasher
  - Washer dryer

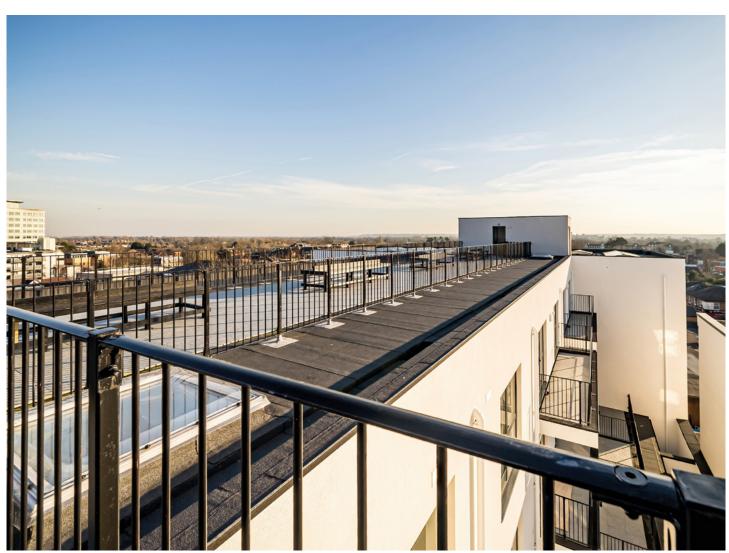
#### **BATHROOMS AND EN SUITES**

- Wall mounted WC with soft close toilet seat and dual flush push button
- · Contemporary white basin with mixer tap and contemporary vanity unit
- Panel enclosed bathtub with mixer tap, glazed shower screen and shower over
- En suites walk in shower cubicle with glazed shower screen and thermostatic shower
- Heated towel rail
- · Matt porcelain wall and floor tiles
- · Illuminated mirror
- Mechanical extractor fan

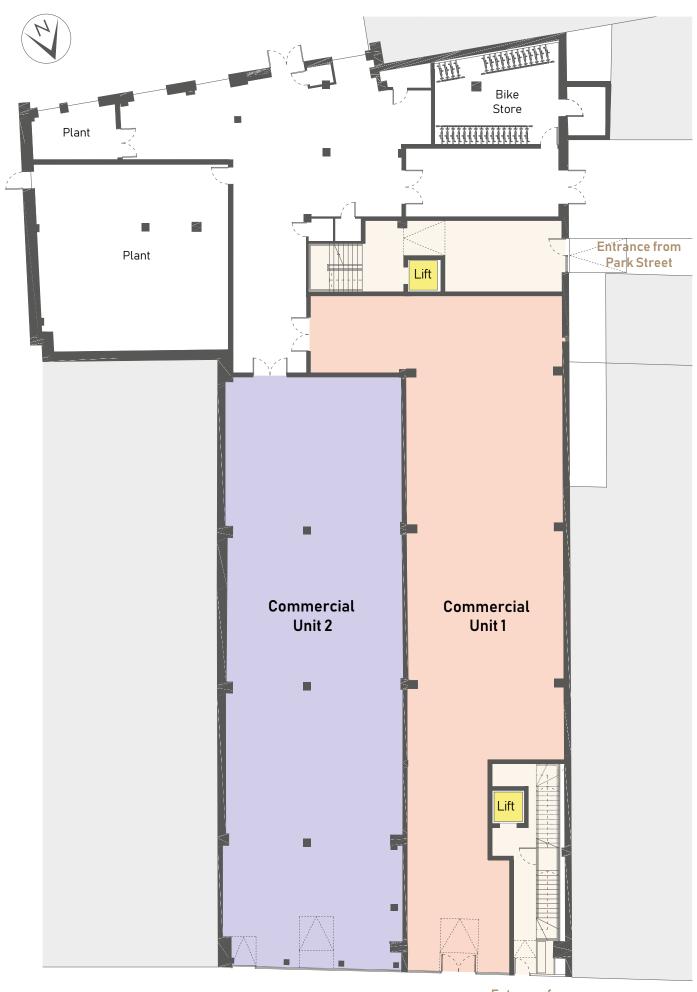
#### **AMENITIES AND SECURITY**

- Security video entryphone system
- Two lifts (only one lift accesses the mezzanine level)
- · Mains operated smoke alarms and heat detectors
- · Communal lighting throughout
- · CCTV to communal areas
- Sprinkler system to all apartments and communal areas
- · PV Panels to roof
- Enhanced security Secured by Design gold standard
- All flats covered with 10-year Advantage structural warranty

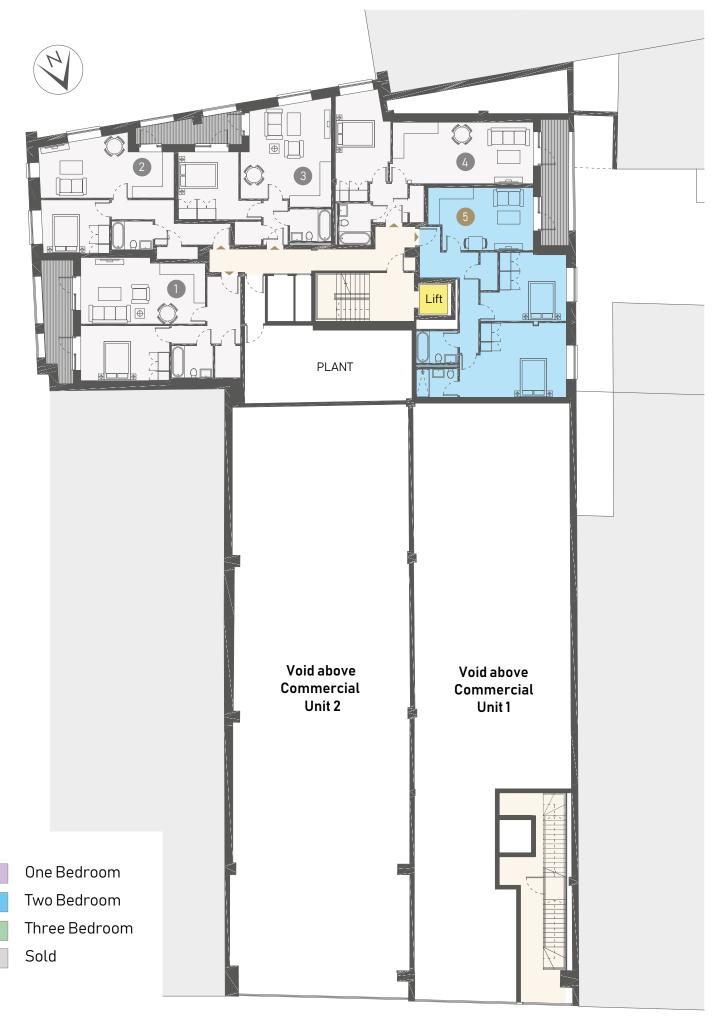




## **GROUND FLOOR**

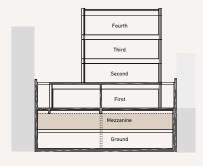






# **MEZZANINE APARTMENTS**

Flat 1 Kitchen/Living Bedroom	<b>51.7 sq m</b> 6.58 x 3.51m 4.69 x 2.89m	<b>556 sq ft</b> 21'7" × 11'6" 15'5" × 9'6"
Flat 2 Kitchen/Living Bedroom	<b>44.9 sq m</b> 7.12 × 3.47m 3.61 × 2.81m	<b>483 sq ft</b> 23'4" × 11'5" 11'10" × 9'3"
Flat 3 Kitchen/Living Bedroom	<b>46.8 sq m</b> 5.46 x 4.79m 3.59 x 3.18m	<b>504 sq ft</b> 17'11" × 15'8" 11'9" × 10'5"
Flat 4 Kitchen/Living Bedroom	<b>50.0 sq m</b> 7.58 x 3.25m 5.98 x 2.92m	<b>538 sq ft</b> 24'10" × 10'8" 19'8" × 9'7"
Flat 5 Kitchen/Living Bedroom1 Bedroom2	<b>78.4 sq m</b> 5.54 x 3.25m 5.59 x 3.89m 4.57 x 3.53m	844 sq ft 18'2" × 10'8" 18'4" × 12'9" 15'0" × 11'7"





# FIRST FLOOR APARTMENTS

Flat 6 Kitchen/Living Bedroom	<b>51.4 sq m</b> 5.69 x 4.74m 4.25 x 3.81m	<b>533 sq ft</b> 18'8" × 15'7" 13'11" × 12'6"
Flat 7 Kitchen/Living Bedroom	<b>46.5 sq m</b> 7.34 x 3.48m 3.51 x 2.05m	<b>500 sq ft</b> 24'1" × 11'5" 11'6" × 6'9"
Flat 8 Kitchen/Living Bedroom	<b>45.9 sq m</b> 5.26 x 4.69m 3.57 x 3.13m	<b>494 sq ft</b> 17'3" × 15'5" 11'9" × 10'3"
Flat 9 Kitchen/Living Bedroom	<b>52.8 sq m</b> 5.33 x 4.17m 4.06 x 3.84m	<b>568 sq ft</b> 17'6" × 13'8" 13'4" × 12'7"
Flat 10 Kitchen/Living Bedroom	<b>53.9 sq m</b> 6.73 × 3.73m 4.37 × 3.68m	<b>580 sq ft</b> 22'1" × 12'3" 14'4" × 12'1"
Flat 11 (Duplex) Kitchen/Living Bedroom 1 Bedroom 2	86.5 sq m 5.89 x 3.86m 4.75 x 4.14m 4.06 x 4.04m	931 sq ft 19'4" × 12'8" 15'7" × 13'7" 13'4" × 13'3"
Flat 12 (Duplex) Kitchen/Living Bedroom 1 Bedroom 2	81.9 sq m 6.02 x 3.81m 4.09 x 3.76m 4.09 x 3.20m	881 sq ft 19'9" x 12'6" 13'5" x 12'4" 13'5" x 10'6"
Flat 13 (Duplex) Kitchen/Living Bedroom 1 Bedroom 2	82.0 sq m 6.02 x 3.79m 4.09 x 3.99m 4.11 x 3.84m	882 sq ft 19'9" x 12'5" 13'1" x 13'5" 13'6" x 12'7"

Flat 14	44.3 sq m	477 sq ft
Kitchen/Living	5.51 x 3.11m	18'1" × 10'3"
Bedroom	4.25 x 2.76m	13'11" × 9'1"
Flat 15	40.4 sq m	435 sq ft
Kitchen/Living	4.87 x 3.67m	16'0" × 12'0"
Bedroom	4.00 x 2.97m	13'2" × 9'9"
Flat 16	55.4 sq m	596 sq ft
Kitchen/Living	$6.39 \times 3.37 m$	20'11" × 11'1"
Bedroom 1	3.91 x 2.72m	12'10" × 8'11"
Bedroom 2	3.53 x 3.20m	11'7" × 10'6"
Flat 17 (Duplex)	75.6 sq m	813 sq ft
Kitchen	3.84 x 3.48m	12'7" x 11'5"
Living	$3.96 \times 3.84 \text{m}$	13'0" × 12'7"
Bedroom 1	3.96 x 3.96m	13'0" x 13'0"
Bedroom 2	3.96 x 3.12m	13'0" x 10'3"
Flat 18 (Duplex)	87.9 sq m	946 sq ft
Kitchen	3.79 x 2.16m	12′5″ × 7′1″
Living	3.86 x 3.84m	12'8" x 12'8"
Bedroom 1	4.62 x 3.96m	15'2" x 13'0"
Bedroom 2	4.14 x 3.96m	13'7" × 13'0"
Flat 19 (Duplex)	78.1 sq m	840 sq ft
Kitchen	3.86 x 3.84m	12'8" × 12'7"
Living	3.96 x 3.96m	13'0" x 13'0"
Bedroom 1	3.99 x 3.96m	13'1" x 13'0"
Bedroom 2	3.90 x 3.66m	13'0" x 12'0"





# **SECOND FLOOR APARTMENTS**

Flat 20	53.0 sq m	570 sq ft
Kitchen/Living	5.94 x 4.45m	19'6" × 14'7"
Bedroom	4.27 x 3.76m	14'0" x 12'4"
Flat 21	48.1 sq m	518 sq ft
Kitchen/Living	7.42 x 3.66m	24'4" x 12'0"
Bedroom	3.73 x 2.97m	12'3" x 9'9"
Flat 22	48.1 sq m	518 sq ft
Kitchen/Living	5.81 x 4.80m	19'1" × 15'9"
Bedroom	3.56 x 3.12m	11'8" × 10'3"
Flat 23	112.0 sq m	1,205 sq ft
Kitchen/Living	8.43 x 4.09m	27'8" x 13'5"
Bedroom 1	4.11 x 3.58m	13′6″ × 11′9″
Bedroom 2	4.14 x 2.77m	13'7" × 9'1"
Bedroom 3	3.86 x 3.58m	12'8" x 11'9"
Flat 24	43.0 sq m	463 sq ft
Kitchen/Living	5.57 x 2.83m	18'3" × 9'3"
Bedroom	4.30 x 3.67m	14'1" × 12'1"
Flat 25	41.4 sq m	445 sq ft
Kitchen/Living	5.07 x 3.83m	16′8″ × 12′7″
Bedroom	4.30 x 2.67m	14'1" × 8'9"
Flat 26	54.5 sq m	586 sq ft
Kitchen/Living	6.40 x 3.14m	21'0" × 10'4"
Bedroom 1	3.30 x 2.94m	10'10" x 9'8"
Bedroom 2	3.53 x 3.11m	11'7" × 10'3"

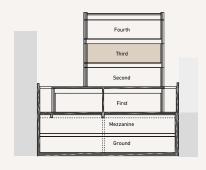




## THIRD FLOOR APARTMENTS

Flat 27 Kitchen/Living Bedroom	55.0 sq m 6.12 × 4.65m 4.17 × 3.79m	<b>592 sq ft</b> 20'1" × 15'3" 13'8" × 12'5"
Flat 28 Kitchen/Living	<b>47.8 sq m</b> 7.30 x 3.52m	<b>514 sq ft</b> 24'0" × 11'7"
Bedroom	3.81 x 3.00m	12'6" × 9'10"
Flat 29 Kitchen/Living	<b>48.8 sq m</b> 5.94 x 4.93m	<b>525 sq ft</b> 19'6" × 16'2"
Bedroom	3.58 x 3.12m	11'9" x 10'3"
Flat 30 Kitchen/Living Bedroom 1 Bedroom 2 Bedroom 3	112.0 sq m 8.61 x 4.01m 4.04 x 3.66m 4.17 x 2.82m 4.06 x 3.53m	1,205 sq ft 28'3" × 13'2" 13'3" × 12'0" 13'8" × 9'3" 13'4" × 11'7"

Flat 32 Kitchen/Living Bedroom	<b>47.9 sq m</b> 5.91 x 3.06m 4.69 x 2.65m	<b>515 q ft</b> 19'5" × 10'0" 15'5" × 8'8"
Flat 33 Kitchen/Living Bedroom	<b>41.7 sq m</b> 5.37 x 2.76m 4.48 x 3.26m	<b>449 sq ft</b> 17'7" × 9'0" 14'8" × 10'8"
Flat 34 Kitchen/Living Bedroom 1 Bedroom 2	<b>58.6 sq m</b> 6.89 x 3.16m 4.00 x 2.79m 3.47 x 3.07m	611 sq ft 22'7" × 10'4" 13'2" × 9'2" 11'5" × 10'1"
Flat 35 Kitchen Living Bedroom 1 Bedroom 2	74.5 sq m 4.88 x 2.52m 4.19 x 3.05m 3.99 x 2.95m 2.76 x 3.10m	802 sq ft 16'0" x 8'3" 15'9" x 10'0" 13'1" x 9'8" 12'4" x 10'2"

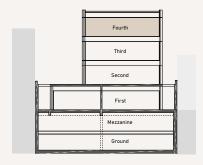




## **FOURTH FLOOR APARTMENTS**

<b>Flat 37</b> Kitchen/Living Bedroom	<b>53.4 sq m</b> 5.81 x 4.65m 4.06 x 3.66m	<b>576 sq ft</b> 19'1" × 15'3" 13'4" × 12'0"
Flat 38 Kitchen/Living	<b>47.8 sq m</b> 7.30 × 3.52m	<b>514 sq ft</b> 24'0" × 11'7"
Bedroom	3.81 x 3.00m	12'6" × 9'10"
Flat 39	50.0 sq m	538 sq ft
Kitchen/Living	5.92 x 4.98m	19'5" x 16'4"
Bedroom	3.73 x 3.12m	12'3" x 10'3"
Flat 40	54.0 sq m	581 sq ft
Kitchen/Living	5.49 x 4.19m	18'0" x 13'9"
Bedroom	4.42 x 3.73m	14'6" x 12'3"
Flat 41	56.3 sq m	606 sq ft
Kitchen/Living	$6.76 \times 3.96 \text{m}$	22'2" × 13'0"
Bedroom	4.01 x 3.71m	13'2" x 12'2"
Flat 42	84.2 sq m	906 sq ft
Kitchen/Living	5.87 x 4.80m	19'3" x 15'9"
Bedroom 1	4.01 x 3.23 m	13'2" x 10'7"
Bedroom 2	4.57 x 3.66m	15'0" x 12'0"
Bedroom 3	4.17 x 2.92m	13'8" x 9'7"

Flat 43	<b>84.2 sq m</b>	<b>906 sq ft</b>
Kitchen/Living	7.60 x 2.98m	24'11" × 9'9"
Bedroom	4.06 x 2.65m	13'4" × 8'8"
Flat 44 Kitchen/Living Bedroom	<b>51.2 sq m</b> 7.46 x 3.66m 3.47 x 3.12m	<b>551 sq ft</b> 24'6" × 12'0" 11'5" × 10'3"
Flat 45	75.0 sq m	807 sq ft
Kitchen	4.88 x 2.52m	16'0" x 8'3"
Living	4.80 x 3.05m	15'9" x 10'0"
Bedroom 1	3.99 x 2.90m	13'1" x 9'6"
Bedroom 2	3.76 x 3.35m	12'4" x 11'0"
Flat 46	71.0 sq m	764 sq ft
Kitchen	5.08 x 2.59m	16'8" x 8'6"
Living	4.80 x 2.85m	15'9" x 9'4"
Bedroom 1	3.76 x 2.87m	12'4 x 9'5"
Bedroom 2	3.76 x 2.74m	12'4" x 9'0"



Jaspar Group have built out a collection of prestigious residential developments, conversions, restorations and conservation projects spanning a 50 year period. Our expertise in converting a wide range of public buildings (including hospitals and universities) to residential use is second to none, responsible for an enviable portfolio of major projects in prime areas within the M25.

These are a few of our recent developments.



The Kiln, Queens Park

# JASPAR CO

High Street, Slough





Putney Bridge Road, Putney

# LLECTION

Kingston Road, Leatherhead



#### **OUR PROVEN TRACK RECORD**

Jaspar Group is a family based company of property developers with over 40 years experience. We concentrate on prestigious residential developments, conversions, restorations and conservation projects. Our expertise in converting a wide range of public buildings (including hospitals and universities) to residential use is second to none. As acknowledged specialists in the conversion of Grade II listed buildings we are responsible for an enviable portfolio of major projects in prime areas within the M25.



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