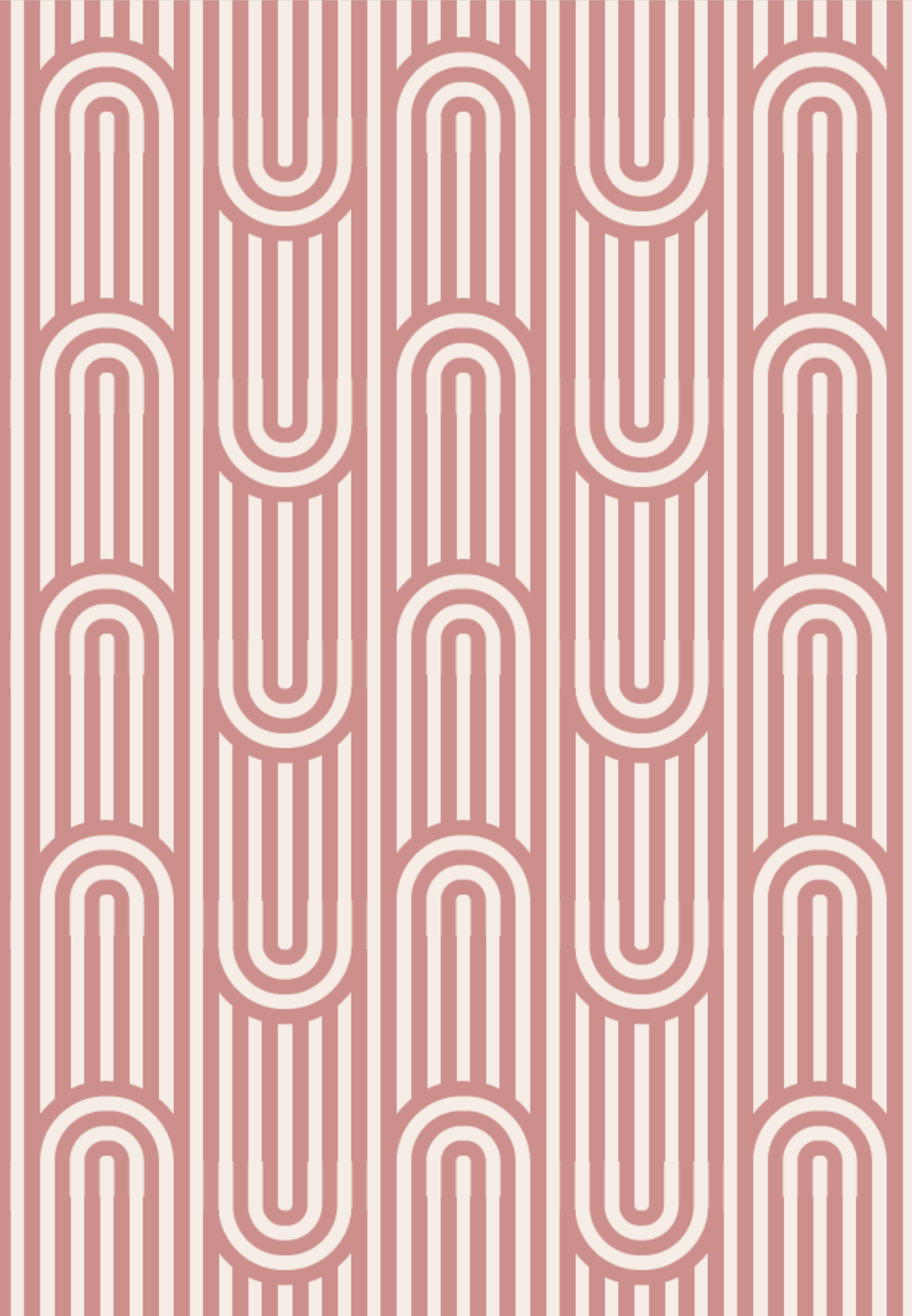




**BRUNEL  
PLACE.**



Named as a tribute to Isambard Kingdom Brunel, the mastermind of Maidenhead's railway bridge, Brunel Place is a boutique development of 26 suites and one and two bedroom apartments.

Immaculately finished and enjoying an enviable location at the heart of the town's c£1 bn regeneration, it puts all you could ask for on your doorstep – including Crossrail and all the Royal Borough of Windsor and Maidenhead's picturesque greenery.

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**BRUNEL PLACE.**

## INSIDE AND OUT, YOUR EVERY NEED IS CATERED TO

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Extending from West Street to the High Street, with a tranquil residents' podium garden between its two blocks, Brunel Place is the embodiment of Maidenhead's ambitious regeneration plans.

Marrying the history of the town with a dynamic and contemporary outlook, it offers the best of all worlds.

An exquisitely designed home, a prime central location surrounded by life and easy access to London, Heathrow and the Berkshire countryside. You couldn't ask for more.

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# “MAIDENHEAD IS REINVENTING MODERN CITY LIVING”



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## PART OF A c£1BN REGENERATION, NICHOLSON QUARTER IS SET TO COMPLETELY REIMAGINE LIFE IN MAIDENHEAD

Envisaged by JTP Architects, an award-winning international placemaking practice of architects and master-planners, the £500m Nicholson Quarter is set to completely reimagine life in Maidenhead – making it somewhere people want to live, work and play for years to come.

One of the first ‘shopping centre to town centre’ regenerations in the UK, this people-focused, mixed use quarter has been specifically designed to address the changing landscape of high streets in our towns and cities.

As well as offering an array of new homes, workspaces for businesses big and small, and flexible retail and leisure spaces, it’ll host a new public square at its heart, the Sir Nicholas Winton Square – named by local residents in honour of Sir Nicholas’ efforts to save 669 children from the Nazis during World War II.

This masterplan will build on the wave of investment – collectively in the region of c£1bn – that the town has already enjoyed thanks to the arrival of Crossrail.

A host of new residential developments have sprung up in the town. Commercial spaces are



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Computer generated image

following a similar trend, most notably Legal & General’s Star House, just by Maidenhead station.

Set to be one of the greenest buildings in the Thames Valley,

the 112,000 sqft office block will be completely transformed and expanded to create an additional 21,500 sqft of world-class office space. Further evidence of the bright future Maidenhead is set to enjoy.



## AT THE HEART OF A c£1BN REGENERATION

Through an array of commercial, public realm and residential development, Maidenhead is being completely reimagined to create a new and improved vision for modern urban living.



## PART OF THE M4'S SILICON CORRIDOR

The Eastern end of the M4 corridor is home to some of the world's leading tech companies including: Cisco, Microsoft, Oracle, Prudential, Ericsson, Vodafone, O2, Hutchison 3G and Tesla Motors.

## CROSSRAIL PUTS ALL OF LONDON MOMENTS AWAY

From November 2022, services from Maidenhead will directly connect you to Bond Street, Liverpool Street and Canary Wharf. So whether you're traveling for work or pleasure, you'll be well catered to.



## FOUNDED IN 1250, REBORN IN 2022

Maidenhead was born as a town when the first wooden bridge was built over The Thames here in 1250. It further developed when it became a major stop on the Great West Road, then when the age of rail travel started in the 12th century it became a resort.

Today, once again, its rail connectivity is helping to drive its prosperity and popularity to new heights. What's more alongside the arrival of Crossrail, Maidenhead itself is undergoing a c£1bn 'shopping centre to town centre' regeneration.

Set to reimagine the town for the 21st century, the vision touches on every aspect of life. From the way its residents will work, shop, travel and play, it's set to raise Maidenhead's desirability even further and cement its position as one of London's most popular commuter towns.



## HEATHROW AIRPORT, AND THE WORLD, IS READILY ACCESSIBLE

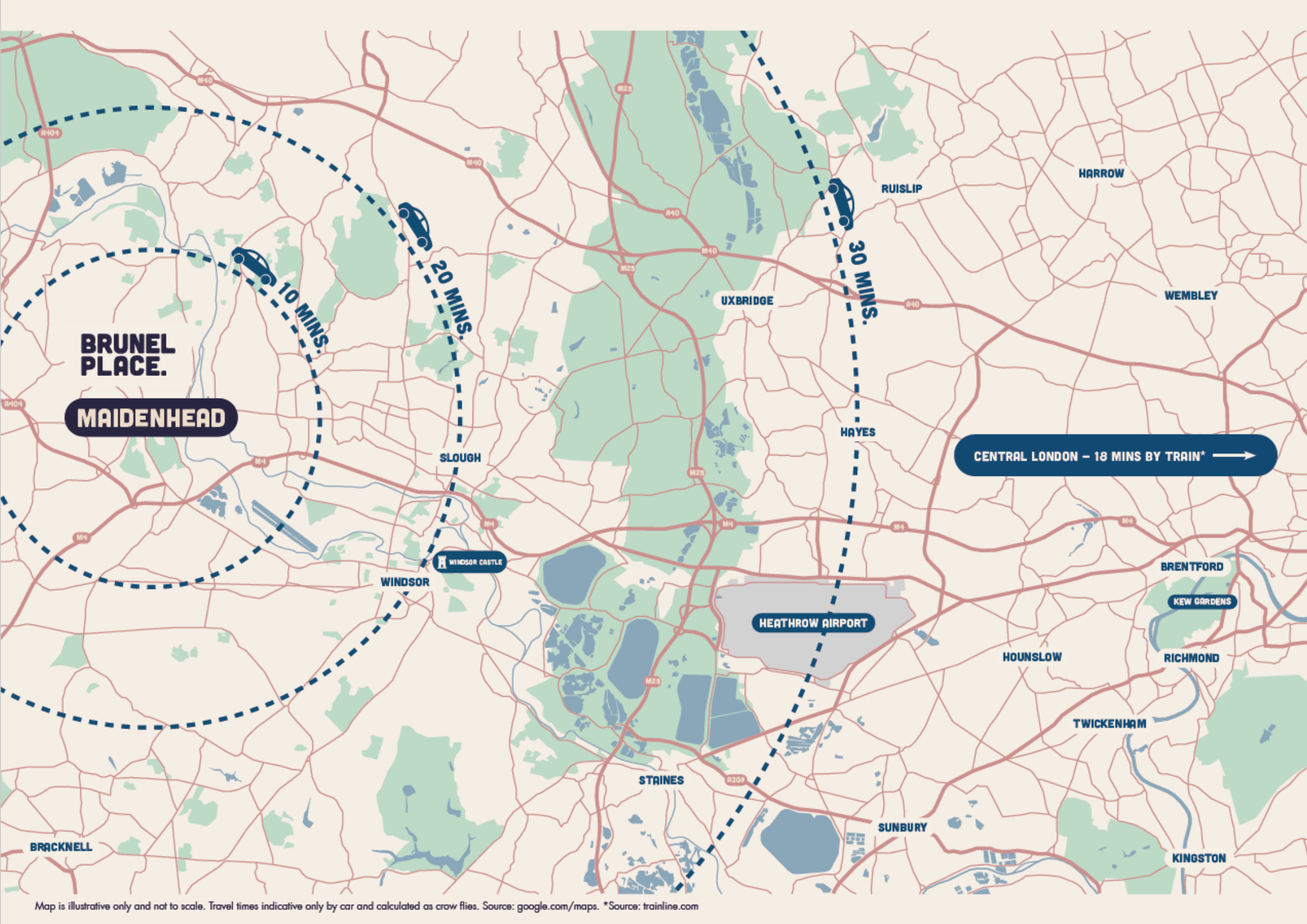
With Heathrow airport just 30 minutes away by car, from Beijing and Singapore to Paris, New York and Dubai, you're directly connected to 218 destinations around the world.

## THAMESIDE LOCATION SURROUNDED BY GREENERY

In the midst of the Berkshire countryside and offering all the leisure activities that come with its riverside location, Maidenhead is the perfect balance of nature and modernity.







**BRUNEL PLACE.**

**MAIDENHEAD**

**10 MINS.**

**20 MINS.**

**30 MINS.**

**CENTRAL LONDON - 18 MINS BY TRAIN\*** →

Map is illustrative only and not to scale. Travel times indicative only by car and calculated as crow flies. Source: google.com/maps. \*Source: trainline.com





**A VIBRANT TOWN THAT'S  
SURROUNDED BY GREENERY, YET  
MOMENTS FROM CENTRAL LONDON**



**LONDON**  
18 MINS. BY TRAIN

**WAITROSE**  
9 MINS. WALK

**WATERSIDE QUARTER**

A mixed use development set on Maidenhead's rejuvenated waterways, which offers an amphitheatre, residential homes and 16,000 sqft of shops, restaurants, cafés and offices.

**SAINSBURY'S**

**HIGH STREET**

Maidenhead's vibrant high street puts everything you need on your doorstep.

**BRUNEL PLACE.**

**NICHOLSON QUARTER**

A blueprint for future city design, this £500m development will offer an array of new homes, workspaces for businesses big and small, as well as flexible retail, leisure and public spaces.

**STAR HOUSE**

Set to be one of the greenest buildings in the Thames Valley, this 112,000 sqft office block is being transformed and expanded to create an additional 21,500 sqft of world-class office space.

**TRAIN STATION** 🚂 🚶  
8 MINS. WALK





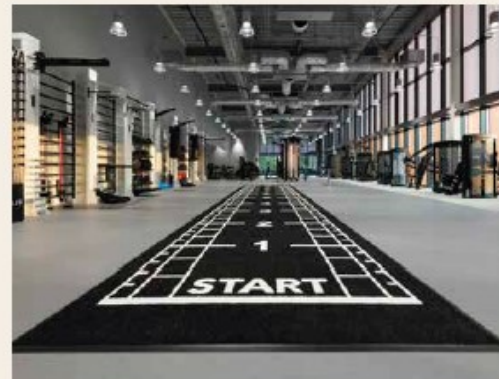
“  
**EVERYTHING  
YOU NEED TO  
LIVE WELL IS  
RIGHT HERE**  
”

## WHILE STEEPED IN HISTORY, MAIDENHEAD'S CERTAINLY NOT STUCK IN THE PAST

With its historic role as a coach stop on the road from London to the west, Maidenhead is more than adept at offering everything a visitor could need – especially in terms of food and drink. The town has of course evolved with the times and become a destination in its own right. With its ambitious regeneration plans building on the arrival of Crossrail, it's now on the cusp of a new era that will cement its reputation as one of London's most popular commuter towns forever more.

### RETAIL

While the town centre is already home to an array of well-known brands, catering to all your needs, the arrival of the £500m Nicholson Quarter on the site of Maidenhead's current shopping arcade is set to offer even more. There are plans to have a hub for independent retailers, so alongside high street favourites you'll find a curated selection of more unique outlets adding to the town's appeal.



### FITNESS

With so many venues to eat and drink on your doorstep, conveniently Maidenhead also has a wealth of fitness spaces. Boasting a pool, large gym, astro-turf pitches and array of classes, The Braywick Centre has most things covered. However, there are lots of other options to answer all your powerlifting, crossfitting and downward-dogging needs.



### FOOD

From fine dining experiences and traditional tearooms to roasts with all the trimmings, all supported by a world tour of other culinary creations, gastronomically-speaking Maidenhead has it all. Take a trip to the surrounding villages and there's even more to explore, including Heston Blumenthal's world famous The Fat Duck in Bray.

### DRINK

As you'd expect from a traditional market town, Maidenhead is not short of drinking establishments. The town centre offers a selection of pubs and bars, 15 Queen Street, Off The Tap and The Maiden's Head being just three. The latter in fact boasts the largest beer garden in town. Travel a bit further and you can enjoy a host of riverside locations, such as Boulters and The Waterside Inn.



WITH EVERYTHING YOU NEED ON YOUR DOORSTEP, INCLUDING THE TOWN CENTRE'S c.£1BN TRANSFORMATION, YOU WON'T FIND A BETTER LOCATION TO LIVE WELL.

## RETAIL

1. WAITROSE
2. SAINSBURY'S
3. YAO THAI SUPERMARKET
4. MARKS & SPENCER
5. BOOTS

## RESTAURANTS

6. FLAVIO'S
7. THAI SPOON
8. NEW SHEESH
9. THE TEA POST CAFÉ
10. MIYAZAKI
11. THE FAT BUDDHA
12. SORANO
13. COPPA CLUB
14. PIZZA DELLA MAMMA
15. STORIA

## ENTERTAINMENT

16. MAIDENHEAD HERITAGE CENTRE
17. DESBOROUGH THEATRE
18. MAIDENHEAD UNITED FOOTBALL CLUB
19. ODEON LUXE

## BARs

20. 15 QUEEN STREET
21. THE MAIDEN'S HEAD
22. THE VINE
23. THE PORTLAND ARMS
24. OFF THE TAP
25. A HOPPY PLACE

## FITNESS

26. DAVID LLOYD
27. ANYTIME FITNESS
28. FITNESS SPACE
29. BODY FIT GYM
30. YOGA HUB
31. BRAYWICK CENTRE



Map is illustrative only and not to scale.





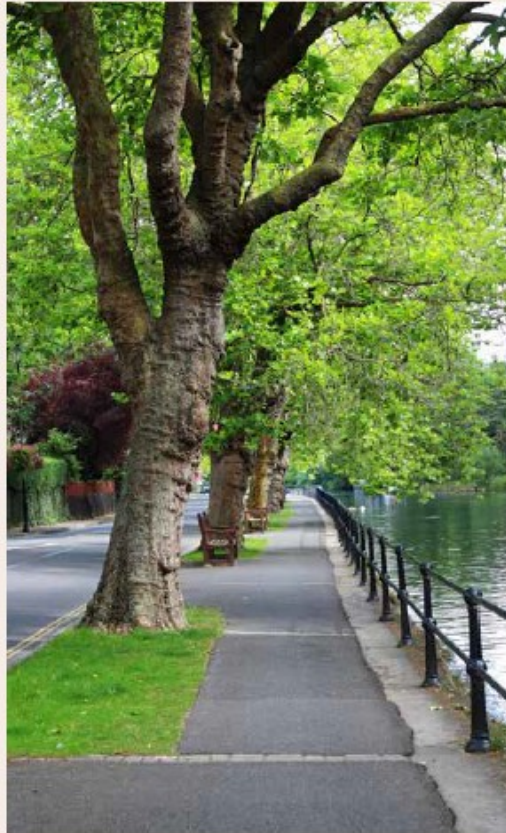
### OUTDOOR SPACES

Awash with greenery in all its forms, Maidenhead is perfect for escaping into nature and forgetting the stresses of modern life. Windsor Great Park's 2,020 hectares of greenery are easy to take advantage of. As is the Cliveden estate's mix of formal gardens and woodland. Add to these countless other parks and woods, and here the great outdoors is distinctly greater.



### LEISURE

With Maidenhead's prime location on the Thames, surrounded by the Berkshire countryside, there's plenty to enjoy in the great outdoors. If sailing, cycling, horse riding, golf and walking aren't your thing, the town also has all plenty to do. The Odean Luxe and Desborough Theatre are perfect for culture lovers. Or you could catch a game at Maidenhead United FC's York Road ground.



“

**THE RIVER HAS  
ALWAYS BEEN  
MAIDENHEAD'S  
LIFEBLOOD**

”



## ALREADY SUPERBLY CONNECTED BY RAIL AND ROAD, CROSSRAIL HAS MADE CENTRAL LONDON EVEN EASIER TO REACH

One of the largest infrastructure projects in Europe, Crossrail has transformed London's property market. Directly connecting Maidenhead to commercial hubs such as The City and Canary Wharf, it's made this hugely popular commuter town even more desirable.

Add to this its road connectivity, which puts the M4 Corridor, Heathrow and the delights of Maidenhead's surrounding villages and Windsor's history just moments away and you couldn't be better placed.



### BY ROAD

For work or pleasure, Maidenhead is superbly connected by road. The M4, M25 and Reading are all readily accessible. As is Windsor and an array of delightful villages in the surrounding area, such as Bray, the home of The Fat Duck.

**M4 2.2 MILES**

**MARLOW 5.7 MILES**

**WINDSOR 6.4 MILES**

**M25 (J14) 11.7 MILES**

**READING 13.6 MILES**

**HEATHROW AIRPORT 15.4 MILES**

### BY RAIL

Before Crossrail was even a concept, Maidenhead's direct services to Central London made it a hugely popular choice for commuters. Some services even reach Paddington in as little as 18 minutes. In 2023, Crossrail is set to be fully operational and Maidenhead will be directly connected to Bond Street, Liverpool Street and Canary Wharf.

**MAIDENHEAD STATION 8 MINS.**

**READING 11 MINS.**

**WINDSOR & ETON CENTRAL 15 MINS.**

**PADDINGTON 18 MINS.**

Sources: trainline.com & google.com/maps



## WITH ITS FOCUS ON THE FUTURE, IT'S NO SURPRISE THAT MAIDENHEAD'S EDUCATIONAL OFFERING IS SUPERB

Given its popularity with families, it's not surprising that Maidenhead's educational offering is every bit as impressive as every other aspect of living in the town. From primary through to secondary, there are numerous options available across both the state and independent sectors to explore. In fact, nearby Windsor is home to quite possibly the most famous school in all the UK, Eton College – which counts no less than 20 Prime Ministers among its alumni.



### PRIMARY SCHOOLS

Highfield Preparatory School | 0.5 miles\*  
Co-educational independent school for boys aged 3-7 & girls aged 3-11  
ISI, Good

St Luke's Church of England School | 0.5 miles\*  
Co-educational state school for 5-11 year olds  
Ofsted, Outstanding

Claires Court Junior School for Boys | 0.6 miles\*  
Claires Court Junior School for Girls | 0.6 miles\*  
Single sex independent schools for 4-11 year olds  
ISI, Excellent

Oldfield Primary School | 0.7 miles\*  
Co-educational state school for 4-11 year olds  
Ofsted, Outstanding

Boyne Hill C of E Infant School | 1.1 miles\*  
Co-educational state school for 3-11 year olds  
Ofsted, Outstanding

Alwyn Infant School | 1.4 miles\*  
Co-educational state school for 4-11 year olds  
Ofsted, Good

St Piran's School | 1.7 miles\*  
Co-educational prep school for 3-11 year olds  
ISI, Excellent

Herries Prep School | 3.7 miles\*  
Co-educational prep school and nursery for 3-11 year olds  
ISI, Excellent

### SECONDARY SCHOOLS

Claires Court Senior School for Girls | 0.6 miles\*  
Independent school for girls aged 11-18 years old with co-educational 6th form  
ISI, Excellent

Claires Court Senior School for Boys | 1.2 miles\*  
Independent school for boys aged 11-18 years old with co-educational 6th form  
ISI, Excellent

Furze Platt Senior School | 1.4 miles\*  
Co-educational state school for 11-18 year olds  
Ofsted, Good

Eton College | 7.7 miles\*  
Independent boarding school for boys aged 13-18 years old  
ISI, Excellent

Harrow School | 20.0 miles\*  
Independent boarding school for boys aged 13-18 years old  
ISI, Excellent



### ETON COLLEGE

Located in nearby Windsor (7.7 miles\*), in 1,600 acres of grounds, Eton is one of the UK's most famous and prestigious public schools. Founded in 1440 by Henry VI, it is one of only three UK public schools to have retained a boys-only and boarding-only tradition. Its distinctive uniform's black tailcoats and striped trousers are another nod to its heritage.

- 'The number one boys' public school', according to The Good Schools Guide
- 1,300 students, with a student to teacher ratio of 8 to 1
- Fifteen members of the British royal family have attended Eton
- Having educated 20 UK Prime Ministers, the college is known as 'the nurse of England's statesmen'

\*Distance measured from Brunel Place to school, source: google.com/maps



## MAIDENHEAD IS THE EDUCATED CHOICE FOR MANY REASONS, NOT LEAST ITS ACCESS TO A NUMBER OF GREAT UNIVERSITIES

The UK's universities attract students from around the world. With its superb connectivity, Maidenhead puts you within easy reach of several of these seats of learning and all the opportunities they have to offer.



## UNIVERSITY OF OXFORD

Home to the oldest university in the English speaking world and directly connected to Maidenhead by rail and 33.5 miles\* by road, Oxford is a globally renowned centre of educational excellence. The university boasts four academic divisions – Humanities; Mathematical, Physical and Life Sciences; Medical Sciences; and Social Sciences – all of which have produced graduates who have shaped the world.

- The world's best university according to the Times Higher Education (THE) World University Rankings 2022
- 45% of student body are international students, hailing from 160 countries
- Oxford has the largest volume of world-leading research in the UK according to the 2014 Research Excellence Framework
- Oxford's academic community includes more than 90 Fellows of the Royal Society and around 100 Fellows of the British Academy
- Alumni include: 28 British Prime Ministers, 30 international leaders, 55 Nobel Prize winners and 120 Olympic medal winners

### Henley Business School | 11.3 miles\*

A triple-accredited business school and part of the University of Reading, Henley is focused on bringing business to life. The Financial Times Executive Education Ranking 2022 puts it 19th in the world, 13th in Europe and 2nd in the UK. It also proudly boasts a 100% student satisfaction rating in the 2022 National Student Survey (NSS).

### Brunel University London | 14.0 miles\*

Combining teaching and research excellence with a practical and entrepreneurial approach, Brunel is a highly regarded London university with 13,000 students from 100 countries. Its West London campus has enjoyed c£300m investment in the last few years, transforming its social, teaching and sporting facilities.

### University of Reading | 14.4 miles\*

Founded as an extension college of the University of Oxford in the 19th century, a key aspect of the university's success is the extensive partnerships it's formed with a who's who of local international businesses. In addition to enhancing its graduates' employment prospects, these partnerships also support the local business community.

\*Distance measured from Brunel Place to development, source: [google.com/maps](https://www.google.com/maps)







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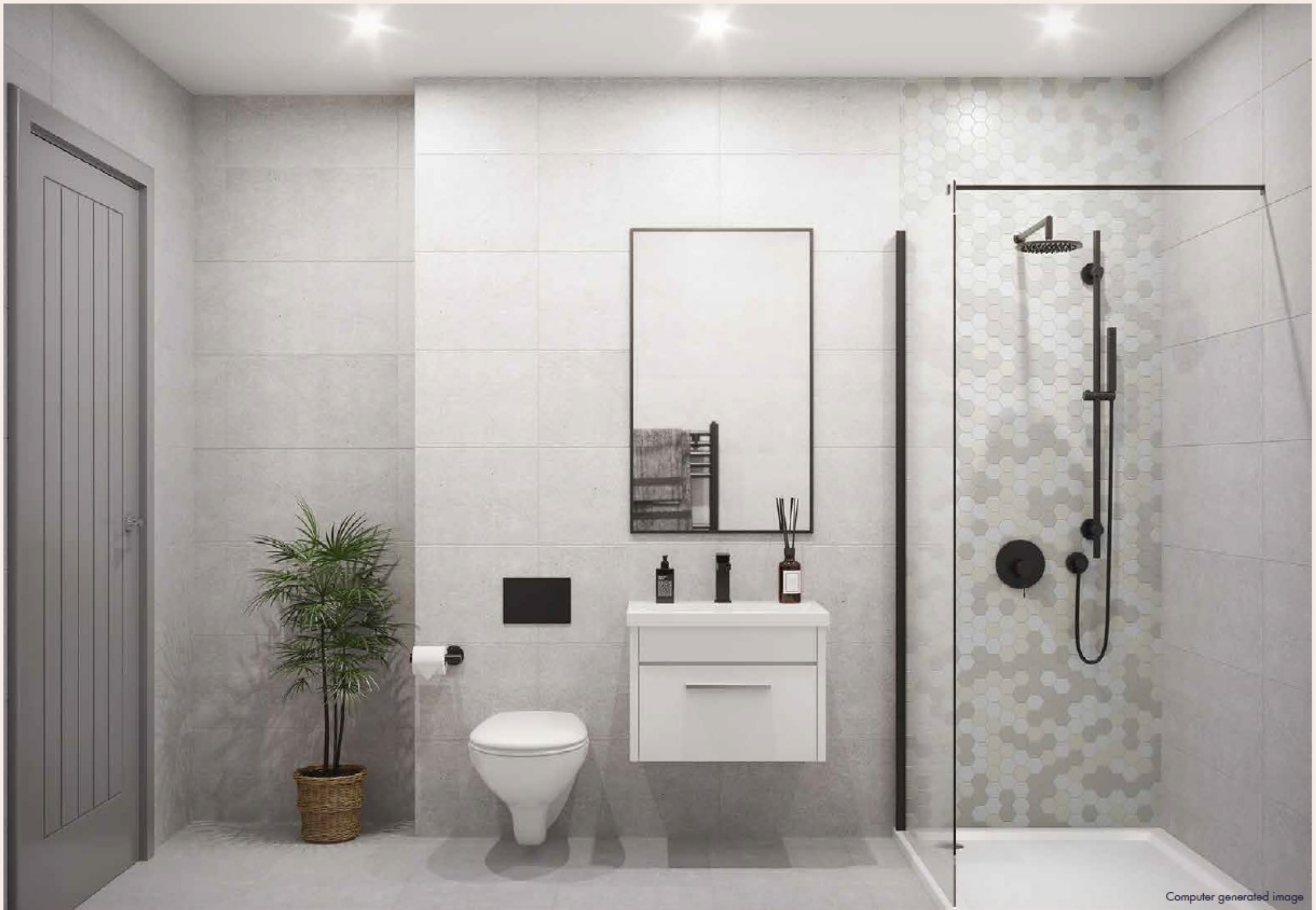
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## THOUGHTFUL CONTEMPORARY DESIGN, PERFECTLY REALISED

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### INTERNAL DESIGN

- Internal Premium Premdor vertical 5 panel feature doors, factory finished in natural light grey satin finish ironmongery.
- Floor finishes – Krono Swiss Grand Evolution Pearl Oak.
- Heating – Milano Capri electric flat radiators finished in anthracite.
- Electrical – slimline delta with USB sockets and switches finished in matt black satin.
- Premium Dulux brilliant white matt emulsion painted walls and ceilings with white satin finish skirtings and architraves.
- Regency carefree carpet to bedrooms – short loop in natural organic grey.
- Highly efficient grey aluminium double-glazed windows and doors with multi-point locking system. Secured by Design.
- Colour HD video entry system.
- Heat detected fire sprinkler system.
- All flats are accessed through a secure communal front door which is operated inside the flat by video entry system. Lift to all floors in the new build – walk up over two floors in the historic high street facing conversion building.

### KITCHEN

- Individually designed contemporary kitchen by Magnet Kitchens in matt grey finish.
- Narrow aluminium handles – blumotion soft close doors and drawers.
- Fully integrated appliances including Bosch single oven, microwave, extractor hood, ceramic hob and washer dryer, and Beko dishwasher and fridge freezer.
- Matt black single lever mixer taps.
- Under mounted white sink.
- Concealed LED lighting fitted to the underside of wall units.
- Silstone white quartz worktops.

### BATHROOM AND EN-SUITE

- White ceramic wall hung WC with soft close seat and concealed cistern – matt black Grohe flush plate
- White ceramic basin and vanity unit with matt black monobloc tap
- Matt black wall hung towel rail.
- Porcelanosa light grey floor and wall tiling with contrasting hexagonal shower sections as per CGI.
- Matt black three mode shower mixer.
- Wall mounted black mirror and shaver socket.
- Wet room glass shower screen with matt black fittings.
- Low rise shower tray in brilliant white.

### PLUMBING AND HEATING

- Ultra-high efficiency air source heat pump systems to new build section. Individual high efficiency combination electric boilers to the conversion section.
- Thermostatically controlled radiators.

### ELECTRICAL

- Mains operated smoke alarms and heat detectors.
- LED spot and pendant zoned lighting throughout.

### MEDIA AND COMMUNICATIONS

- High speed fibre broadband direct to communal service cupboard.
- Main incoming BT point to apartment hallway cupboard.
- Telephone, TV and satellite points fitted to principal rooms.
- Pre-wired for FM / DAB / Freeview / Sky reception (Ready for subscription by new homeowner).
- Communal satellite dish and Freeview / FM aerial installed.

### EXTERNAL DESIGN

- FLB Danehill Yellow external brickwork.
- Balconies to selected plots.

### COMMUNAL

- Heated communal hallway and staircases.
- Nouveau Rainbow smoke carpet to communal floors.
- External bicycle racks.
- Walls finished in Walspar range dark grey.
- Ultimate white marble effect porcelain floor tile.

### GUARANTEE

- On completion each home will be covered by a 10 Year comprehensive building warranty provided by Buildzone. All premiums for the warranty are paid for by the developer.

### ENERGY EFFICIENCY RATING

- Energy Efficiency Rating – predicted Grade B.
- Environmental Impact CO2 Rating – predicted Grade B.
- Local Authority – Royal Borough of Windsor and Maidenhead.



# SITEPLAN

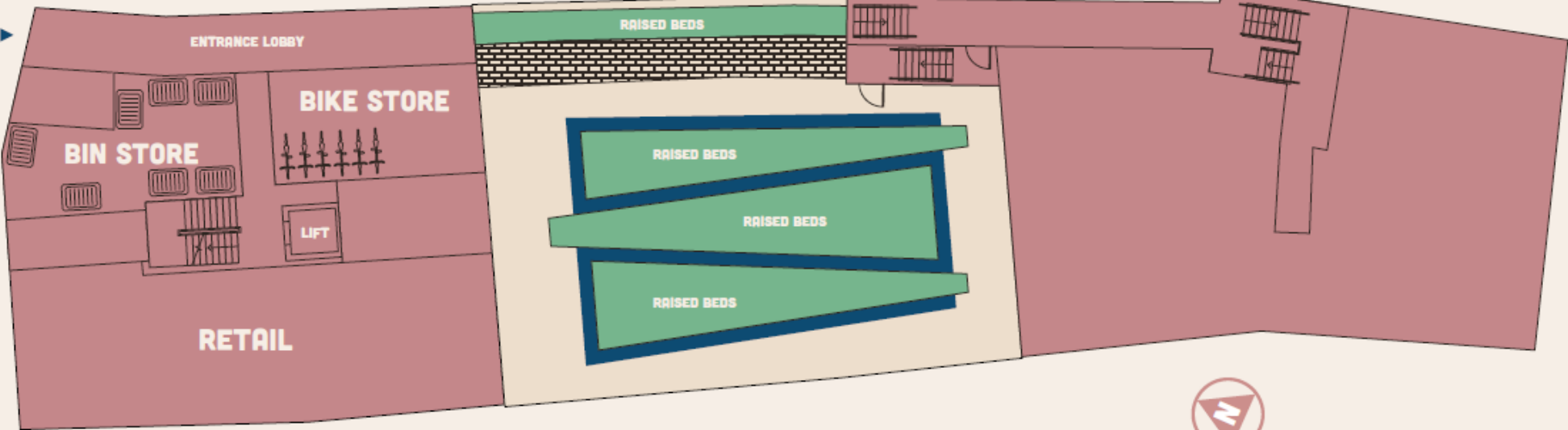


**BLOCK 01**

**BLOCK 02\***

**WEST STREET**

**HIGH STREET**



**COMMUNAL GARDEN**

\*Access to block 02 on ground floor.





### APT 01 – 1 BED

Living/Kitchen/Dining	7.0m x 4.9m	23'1" x 16'2"
Principal Bedroom	3.1m x 4.1m	10'2" x 13'7"
<b>Total Internal Area</b>	<b>50.8 sqm</b>	<b>546.9 sqft</b>
Balcony	5.5 sqm	59.2 sqft

### APT 02 – 1 BED

Living/Kitchen/Dining	5.5m x 2.9m	18'1" x 9'6"
Principal Bedroom	5.5m x 2.5m	18'1" x 8'3"
<b>Total Internal Area</b>	<b>41.3 sqm</b>	<b>444.2 sqft</b>

### APT 03 – 1 BED

Living/Kitchen/Dining	7.5m x 4.9m	24'9" x 16'0"
Principal Bedroom	3.7m x 3.3m	12'0" x 10'11"
<b>Total Internal Area</b>	<b>51.1 sqm</b>	<b>550.3 sqft</b>

### APT 04 – 1 BED

Kitchen	2.5m x 2.4m	8'3" X 7'10"
Living/Dining	6.9m x 3.5m	22'8" x 11'4"
Principal Bedroom	4.5m x 3.7m	14'11" x 12'1"
<b>Total Internal Area</b>	<b>50.3 sqm</b>	<b>541.1 sqft</b>
Balcony	4.7 sqm	50.6 sqft

**WEST STREET**



# 1ST FLOOR

Please note, floor plans and dimensions are taken from architectural drawings and are for guidance only. Dimensions stated are within a tolerance of plus or minus 150mm.





HIGH STREET

# 1ST FLOOR

Please note, floor plans and dimensions are taken from architectural drawings and are for guidance only. Dimensions stated are within a tolerance of plus or minus 150mm.

## APT 05 – 1 BED SUITE

Living/Kitchen/Dining	8.3m x 2.3m	27'2" x 7'5"
Bedroom Area	6.4m x 2.6m	21'0" x 8'5"
<b>Total Internal Area</b>	<b>40.3 sqm</b>	<b>433.8 sqft</b>

## APT 06 – 1 BED

Living/Kitchen/Dining	7.9m x 3.5m	25'9" x 11'6"
Principal Bedroom	5.2m x 2.5m	17'2" x 8'3"
<b>Total Internal Area</b>	<b>48.7 sqm</b>	<b>524.5 sqft</b>

## APT 07 – 1 BED SUITE

Living/Kitchen/ Dining/Bedroom	7.6m x 4.1m	25'0" x 13'5"
<b>Total Internal Area</b>	<b>39.8 sqm</b>	<b>478.0 sqft</b>

## APT 08 – 1 BED

Living/Kitchen/Dining	6.9m x 4.0m	22'8" x 13'2"
Principal Bedroom	5.0m x 2.4m	16'6" x 7'9"
<b>Total Internal Area</b>	<b>52.4 sqm</b>	<b>563.9 sqft</b>



## APT 09 – 1 BED

Living/Kitchen/Dining	7.0m x 4.9m	23'1" x 16'2"
Principal Bedroom	3.1m x 4.1m	10'2" x 13'2"
<b>Total Internal Area</b>	<b>50.8 sqm</b>	<b>546.9 sqft</b>
Balcony	5.5 sqm	59.2 sqft

## APT 10 – 1 BED

Living/Kitchen/Dining	5.5m x 2.9m	18'1" x 9'6"
Principal Bedroom	5.5m x 2.5m	18'1" x 8'3"
<b>Total Internal Area</b>	<b>41.3 sqm</b>	<b>444.2 sqft</b>
Balcony	5.4 sqm	58.1 sqft

## APT 11 – 1 BED

Living/Kitchen/Dining	7.5m x 4.9m	24'9" x 16'0"
Principal Bedroom	3.7m x 3.3m	12'0" x 10'11"
<b>Total Internal Area</b>	<b>51.1 sqm</b>	<b>550.3 sqft</b>
Balcony	5.4 sqm	58.1 sqft

## APT 12 – 1 BED

Kitchen	2.5m x 2.4m	8'3" X 7'10"
Living/Dining	6.9m x 3.5m	22'8" x 11'4"
Principal Bedroom	4.5m x 3.7m	14'11" x 12'1"
<b>Total Internal Area</b>	<b>50.3 sqm</b>	<b>541.1 sqft</b>
Balcony	4.7 sqm	50.6 sqft



WEST STREET



# 2ND FLOOR

Please note, floor plans and dimensions are taken from architectural drawings and are for guidance only. Dimensions stated are within a tolerance of plus or minus 150mm.





HIGH STREET

## 2ND FLOOR

Please note, floor plans and dimensions are taken from architectural drawings and are for guidance only. Dimensions stated are within a tolerance of plus or minus 150mm.

### APT 13 - 1 BED

Living/Kitchen/Dining	5.0m x 4.9m	16'3" x 16'1"
Bedroom Area	3.2m x 3.9m	10'4" x 12'8"
<b>Total Internal Area</b>	<b>42.4 sqm</b>	<b>456.1 sqft</b>

### APT 14 - 1 BED

Living/Kitchen/Dining	7.9m x 3.5m	25'9" x 11'6"
Principal Bedroom	5.6m x 2.2m	18'4" x 7'4"
<b>Total Internal Area</b>	<b>47.1 sqm</b>	<b>507.3 sqft</b>

### APT 15 - 1 BED SUITE

Living/Kitchen/ Dining/Bedroom	7.6m x 4.1m	25'0" x 13'7"
<b>Total Internal Area</b>	<b>39.7 sqm</b>	<b>427.1 sqft</b>

### APT 16 - 1 BED

Living/Kitchen/Dining	6.9m x 5.5m	22'7" x 17'11"
Principal Bedroom	5.1m x 2.4m	16'9" x 7'11"
<b>Total Internal Area</b>	<b>63.5 sqm</b>	<b>683.0 sqft</b>



### APT 17 – 1 BED

Living/Kitchen/Dining	7.0m x 4.9m	23'1" x 16'2"
Principal Bedroom	3.1m x 4.1m	10'2" x 13'7"
<b>Total Internal Area</b>	<b>50.8 sqm</b>	<b>546.9 sqft</b>
Balcony	5.5 sqm	59.2 sqft

### APT 18 – 1 BED

Living/Kitchen/Dining	5.5m x 2.9m	18'1" x 9'6"
Principal Bedroom	5.5m x 2.5m	18'1" x 8'3"
<b>Total Internal Area</b>	<b>41.3 sqm</b>	<b>444.2 sqft</b>
Balcony	5.4 sqm	58.1 sqft

### APT 19 – 1 BED

Living/Kitchen/Dining	7.5m x 4.9m	24'9" x 16'0"
Principal Bedroom	3.7m x 3.3m	12'0" x 10'11"
<b>Total Internal Area</b>	<b>51.1 sqm</b>	<b>550.3 sqft</b>
Balcony	5.4 sqm	58.1 sqft

### APT 20 – 1 BED

Kitchen	2.5m x 2.4m	8'3" X 7'10"
Living/Dining	6.9m x 3.5m	22'8" x 11'4"
Principal Bedroom	4.5m x 3.7m	14'11" x 12'11"
<b>Total Internal Area</b>	<b>50.3 sqm</b>	<b>541.1 sqft</b>
Balcony	4.7 sqm	50.6 sqft

WEST STREET



# 3RD FLOOR

Please note, floor plans and dimensions are taken from architectural drawings and are for guidance only. Dimensions stated are within a tolerance of plus or minus 150mm.





### APT 21 – 1 BED

Living/Kitchen/Dining	7.0m x 4.9m	23'1" x 16'2"
Principal Bedroom	3.1m x 4.1m	10'2" x 13'7"
<b>Total Internal Area</b>	<b>50.8 sqm</b>	<b>546.9 sqft</b>
Balcony	5.5 sqm	59.2 sqft

### APT 22 – 1 BED

Living/Kitchen/Dining	5.5m x 2.9m	18'1" x 9'6"
Principal Bedroom	5.5m x 2.5m	18'1" x 8'3"
<b>Total Internal Area</b>	<b>41.3 sqm</b>	<b>444.2 sqft</b>
Balcony	5.4 sqm	58.1 sqft

### APT 23 – 1 BED

Living/Kitchen/Dining	7.5m x 4.9m	24'9" x 16'0"
Principal Bedroom	3.7m x 3.3m	12'0" x 10'11"
<b>Total Internal Area</b>	<b>51.1 sqm</b>	<b>550.3 sqft</b>
Balcony	5.4 sqm	58.1 sqft

### APT 24 – 1 BED

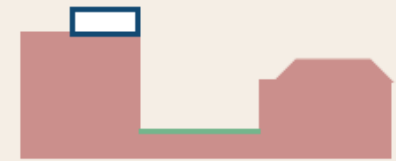
Kitchen	2.5m x 2.4m	8'3" X 7'10"
Living/Dining	6.9m x 3.5m	22'8" x 11'4"
Principal Bedroom	4.5m x 3.7m	14'11" x 12'11"
<b>Total Internal Area</b>	<b>50.3 sqm</b>	<b>541.1 sqft</b>
Balcony	4.7 sqm	50.6 sqft

**WEST STREET**



# 4TH FLOOR

Please note, floor plans and dimensions are taken from architectural drawings and are for guidance only. Dimensions stated are within a tolerance of plus or minus 150mm.



# WEST STREET



## APT 25 - 1 BED

Living/Kitchen/Dining	7.3m x 5.6m	24'1" x 18'6"
Principal Bedroom	2.7m x 4.4m	8'10" x 14'5"
<b>Total Internal Area</b>	<b>53.9 sqm</b>	<b>579.6 sqft</b>
Balcony 1	8.9 sqm	95.8 sqft
Balcony 2	5.4 sqm	58.1 sqft

## APT 26 - 2 BED

Living/Kitchen/Dining	6.2m x 4.9m	20'6" x 16'1"
Principal Bedroom	3.9m x 3.7m	12'9" x 12'2"
Bedroom 2	3.7m x 3.3m	12'0" x 10'8"
<b>Total Internal Area</b>	<b>64.7 sqm</b>	<b>695.9 sqft</b>
Balcony 1	8.3 sqm	89.3 sqft
Balcony 2	4.7 sqm	50.6 sqft

Please note, floor plans and dimensions are taken from architectural drawings and are for guidance only. Dimensions stated are within a tolerance of plus or minus 150mm.

# 5TH FLOOR



# THE DEVELOPER

Assets for Life is an industry-leading, Forbes-featured property, business and wealth education company, based in the UK. Utilising the expertise they've gained through over £30m worth of residential and commercial projects across the UK, they help new and existing property developers and investors and entrepreneurs to accelerate their success.



[assetsforlife.uk](https://assetsforlife.uk)



Steeplands, Bushey

Edge Hill, Wimbledon



Newington Causeway, Elephant and Castle



Dog Kennel Hill, East Dulwich

# THE DEVELOPMENT MANAGER

Valore Real Estate is a privately owned and operated, contemporary, ESG focused Real Estate Development Management company. With a track record spanning over 400 residential and commercial projects, collectively valued at in excess of £3bn, the business prides itself on bringing together the industry's very best minds to deliver its best in class developments.

[valore realestate.co.uk](https://valore realestate.co.uk)



# DEVELOPMENT OVERVIEW

## THE VENDOR

Assets For Life

## ADDRESS

Brunei Place, 70 High Street,  
Maidenhead, Berkshire

## LOCATION

70 High Street, Maidenhead, Berkshire

## LOCAL AUTHORITY

Royal Borough of Windsor  
and Maidenhead

## TENURE

999 year leasehold

## WARRANTY

10 Buildzone Full Structural Warranty

## SERVICE CHARGE

Est. service charge is £2.68 psf  
(including building insurance)

## GROUND RENT PER ANNUM

Zero

## ANTICIPATED COMPLETION

Q4 2023

## TOTAL UNITS

26 (All private)

## X 3 ONE BED SUITES

- Range: from 398 sqft to 463 sqft
- Average size: 436 sqft

## X 22 ONE BEDS

- Range: from 443 sqft to 678 sqft
- Average size: 540 sqft

## X 1 TWO BED

- Size: 697 sqft
- Average size: 697 sqft  
(balcony and terrace)

## ACCESS

All flats are accessed through a secure communal front door which is operated inside the flat by a video entry system. Lift to all floors in the new build – walk up over two floors in the historic high street facing conversion building.

## AVERAGE YIELD

5%

## PARKING STATUS

This is a parking free scheme due to its town central location. However, there is fully secure 24hr parking at the local supermarket available by separate negotiation at a cost of £3 a day.

## COUNCIL TAX LEVELS

(All bills would be paid by the tenant if rented)  
2022-2023

Band A: £1,009

Band B: £1,178

Band C: £1,346

## ARCHITECTS

AQUA ARCHITECTURE

One Alfred Place,  
London WC1E 7EB  
aquaarchitects.com

## VENDOR'S SOLICITOR

Elite Law – [elitelawsolicitors.co.uk](http://elitelawsolicitors.co.uk)

Guy Fernback – Consultant Solicitor

E: [gfernback@elitelawsolicitors.co.uk](mailto:gfernback@elitelawsolicitors.co.uk)

M: 07988 609406

DD: 020 8076 4973

Springhead Enterprise Park

Kent Space, Fleet House

Springhead Road

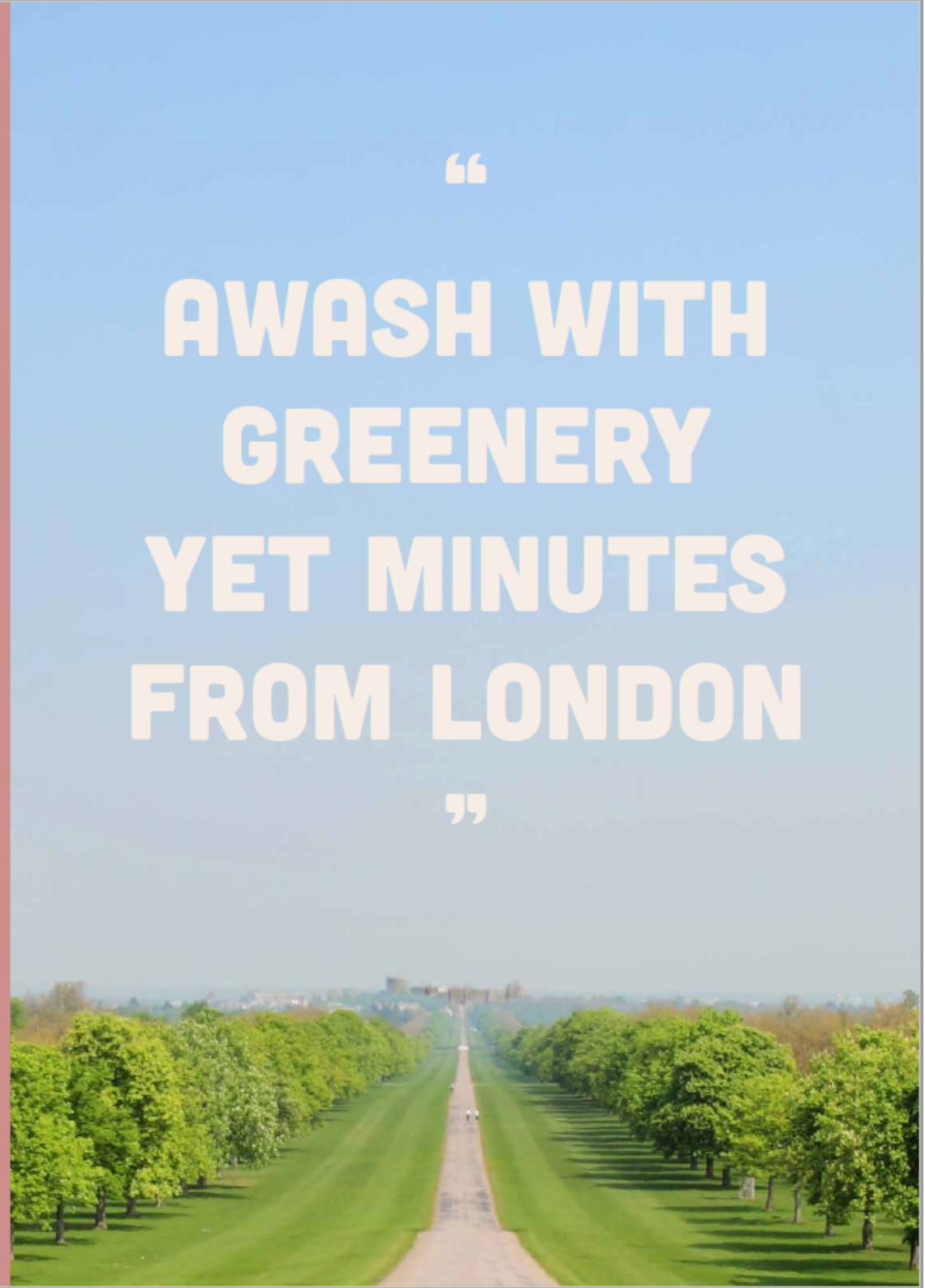
Northfleet, Kent DA11 8HJ

## TERMS OF PAYMENT

A reservation fee of £2,000.00 is payable on reservation. Exchange of contracts is expected 28 days later where 10% of the purchaser price (less reservation fee) is required. The balance (90% of the purchase price) is due on legal completion.

“  
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**FOR MORE INFORMATION  
REGARDING BRUNEL PLACE, PLEASE  
CONTACT**



01628 773333

[maidenhead@rogerplatt.co.uk](mailto:maidenhead@rogerplatt.co.uk)

Developer



Development Manager



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