



THE  
GABLES



ETON  
SL4 6PE

5 HOUSES  
7 APARTMENTS



# THE GABLES



ETON



An impressive collection of  
five contemporary houses and  
seven spectacular two bedroom  
apartments set within a prestigious  
gated development in the  
Berkshire village of Eton



[WWW.GABLES-ETON.COM](http://WWW.GABLES-ETON.COM)





# Five incredible houses and seven spectacular apartments

THE GABLES IS A PRESTIGIOUS DEVELOPMENT COMPRISING FIVE SPACIOUS AND CONTEMPORARY HOUSES SET IN THE GROUNDS OF A STUNNING VICTORIAN BUILDING. THE BUILDING ITSELF HAS UNDERGONE A SYMPATHETIC RENOVATION TO CREATE SEVEN LUXURY TWO BEDROOM APARTMENTS.

The development is located close to the highly desirable village of Eton, recently acclaimed as one of the ten most beautiful villages in England.\* Formerly owned by the world-famous public school, Eton College, the historically significant building dates from 1843 and features an impressive front façade with Dutch gables and distinctive diamond diaper patterns in red brick.

\*Source: The Travel Pages

Offering the perfect combination of contemporary living and period charm, in a delightful and extremely convenient setting within easy reach of both London and Heathrow, a home at The Gables gives you the very best of all worlds.

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A perfect blend of  
period elegance and  
contemporary style

ALL HOMES AT THE GABLES ARE FINISHED TO EXACTING STANDARDS. CAREFUL  
THOUGHT HAS BEEN GIVEN TO THE DETAILING OF THESE GRACIOUS RESIDENCES  
TO ENSURE THAT THEY NOT ONLY HAVE 21ST CENTURY LIVING FIRMLY IN MIND,  
BUT THAT THEY ARE IN KEEPING WITH THE HERITAGE OF THE MAIN BUILDING.

As you would expect of a development of this calibre,  
security is taken very seriously and all homes in the gated  
community feature video entry systems, high security locks  
and mains smoke/heat detectors for total peace of mind.

Conveniently located on the fringes of the affluent  
village of Eton, less than an hour from London, a home  
at The Gables is the perfect place for you to call home.





In a beautiful rural setting less than an hour from London, it's hard to imagine anywhere that delivers such an outstanding quality of life.

With some of England's finest countryside close by and a wide range of leisure pursuits virtually on the doorstep, you can live life to the full when you live at The Gables.





THE IMMEDIATE AREA



Windsor Great Park's 5,000 acres, enclosed in the late 13th century, were once part of a vast Norman hunting forest.

Founded in 1879 by the Victorian entrepreneur and philanthropist Thomas Holloway, Royal Holloway, University of London is widely recognised as one of the most spectacular university campuses in the world.

Image: Royal Holloway, University of London



Enchanting Eton

The Gables is on the fringes of the attractive village of Eton, just across the River Thames from Old Windsor and only 23 miles from London. Much of this charming village is the property of Eton College, ensuring it retains its distinct ‘olde worlde’ charm. Dating from 1440, historic Eton has a thriving local community, an abundance of stunning period buildings and wonderful riverside walks, ideal for summer picnics, as well as a number of excellent eateries including Gilbey's, a bistro recommended by Vogue magazine, and Flaming Cow, serving what could be the best burgers you’ve ever tasted, along with a choice of quintessentially English tea shops and country pubs.

Eton's bustling high street is a delight to explore, with a range of charming antiques shops, smart boutiques and interiors shops, as well as some excellent specialty food shops including a delectable delicatessen.

Historic Windsor

From Eton, a short stroll across the River Thames takes you into the heart of Old Windsor. This popular town is well-known for its famous castle, one of Her Majesty, The Queen's official residences, which hosts many special events and ceremonies during the year including the famous Royal Windsor Horse Show.

Steeped in over 900 years of royal history, Windsor has grown to become a thriving and cosmopolitan town in its own right. It offers a superb range of leisure facilities, including the acclaimed Theatre Royal, boat trips along the Thames, an excellent choice of cafés, bars and restaurants, a leisure centre and a wide range of top high street retailers and independent shops and boutiques. Opposite the castle, Royal Windsor Shopping is an elegant mall within the Grade II listed Victorian railway station, boasting over 40 shops, along with bars, restaurants and a vibrant arts and crafts market. On a practical level, the area is well-served by supermarkets, with Waitrose, Sainsbury's and Tesco's all within easy reach.

An outstanding education

It's impossible to imagine Eton without thinking of the famous public school that bears its name. Widely regarded as the world's finest and most exclusive school for boys, 19 of Britain's prime ministers were educated at Eton College, along with countless members of the world's aristocracy, including Prince William and Prince Harry. However, you don't need to have a child at Eton to benefit from the exceptional educational opportunities found in the local area.

Eton and Windsor boast an extremely wide choice of private and state schools which deliver a high standard of both single sex and mixed education, including St George's School, Eton End School, Eton Wick CE First School and Windsor Girls' School to name but a few. What's more, highly regarded Royal Holloway, University of London, is located in nearby Egham and offers a wide range of undergraduate and postgraduate courses.

Delightful Dorney

Nearby, Dorney Lake is a modern world-class rowing and flat-water canoeing centre set in 450 acres of attractive parkland. The site hosted the rowing and kayak events during the Olympic and Paralympic Games for London 2012 and was voted top Olympic venue by an exit poll of spectators. Open to the public, there are some wonderful walking and cycling routes around the lake, as well as along the scenic Jubilee River nearby.

If you're feeling peckish after all that exercise, the delightful 15th century Pineapple pub in Dorney village makes a great pit stop for a bite to eat with its award-winning range of sandwiches. While you're in the vicinity, you could also pop in to visit Dorney Court, the Grade I listed historic home of Lady Palmer, widely regarded as one of England's finest Tudor manor houses.



WITHIN EASY REACH



Snail porridge and scrambled egg and bacon ice cream are just two of the many idiosyncratic dishes to be found at The Fat Duck, Heston Blumenthal's renowned Michelin-starred restaurant, which reopened in the summer of 2015 following a refurbishment.

Family favourite Legoland Windsor, which opened in March 1996, is the UK's second most visited theme park after Alton Towers.



In the vicinity

Venture slightly further afield and you'll find a wide range of things to see and do in this prosperous part of the world. Rub shoulders with the elite at a high goal polo match at Guards Polo Club in Windsor Great Park, spend a day at the races at Royal Ascot, discover your inner Tiger Woods with a round of golf at Wentworth, Sunningdale or Stoke Park followed by a visit to a relaxing spa, or surprise the kids with a trip to Legoland Windsor. It's all close at hand when you live at The Gables.

For some quality adult time, head to the nearby village of Bray with its choice of outstanding pubs and restaurants, including Heston Blumenthal's Fat Duck and the Roux family's Waterside Inn, both holders of three coveted Michelin stars, then work off your lunch with a bike ride

along the Royal borough's 300km of beautiful cycleways. Or why not treat yourself to a night away at the nearby five star Cliveden House Hotel? Dating from 1666, this luxury property is famous for its Royal connections, not to mention the scandal of the Profumo affair in the 1960s. Staying on a historical theme, you may also like to visit nearby Runnymede, where King John sealed the Magna Carta in front of the Barons of England in 1215.

If shopping is more your thing, in addition to the fine range of stores in Windsor and Eton, Bishop Centre retail park in nearby Taplow has a range of retail outlets including TK Maxx, Mountain Warehouse, Evans Cycles and a Majestic wine warehouse.

London calling

With one of the world's most vibrant capital cities less than 45 minutes away, living at The Gables really does offer you the best of both worlds. London is a major creative hub for both new and established artists, along with music, dance and theatre productions. Its thriving arts scene attracts thousands of people from across the world each year and the Tate Modern, theatreland, the Royal Opera House, the Science Museum, the Natural History Museum and the Southbank Centre are just a few of the capital's wide range of exciting venues within easy reach.

Of course, London is also a shopper's paradise, with Knightsbridge offering an excellent choice of designer

stores, while high street favourites can be found along bustling Oxford Street, and Westfield is perfect for a world-class shopping mall experience; these are just three of the many possible destinations for those in search of some retail therapy in the capital.

With world-famous sites in abundance, including the Tower of London, Tower Bridge, the London Eye, Buckingham Palace and the Houses of Parliament, along with a vast choice of restaurants and bars catering for all tastes and budgets, there are limitless opportunities to explore one of the world's leading cities when you live at The Gables.



TRANSPORT LINKS

From the country  
to the capital in  
45 minutes



Despite its delightful rural setting, Eton is extremely well-connected, with excellent road and rail links to London, Heathrow Airport and the national motorway network.

By rail

Windsor & Eton Riverside Station is a 20-minute walk from The Gables, where a direct rail service takes you to London’s Waterloo station in under an hour. A further five minutes’ walk and Windsor & Eton Central Station provides a fast and frequent service to London Paddington in less than 30 minutes. If you prefer to drive rather than walk, both local stations are approximately 10 minutes away from The Gables.

Crossrail

Europe’s largest construction project, Crossrail, the major new heavy-duty suburban rail service for London and the South East, is currently under construction. Upon completion in 2019, Crossrail services will operate from nearby Taplow station, approximately 10 minutes’ drive from The Gables, providing direct services to the City,

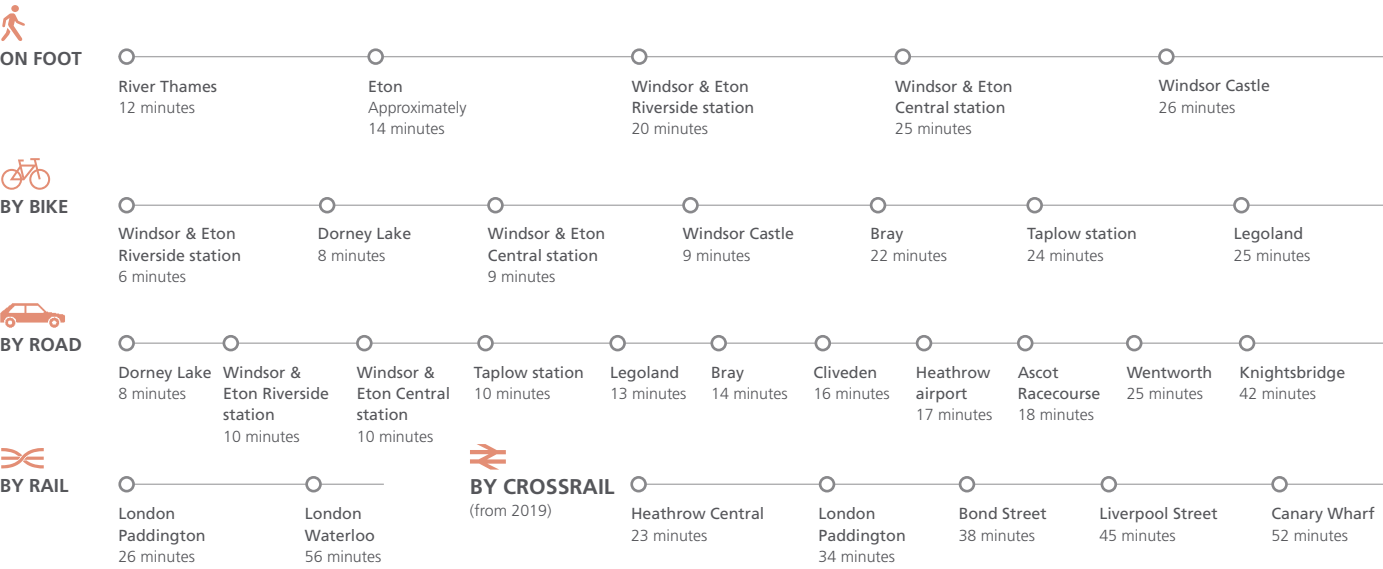
Canary Wharf, the West End and Heathrow Airport, as well as to other commuter areas east and west of the capital. Four trains per hour will operate between Heathrow Airport and Central London in each direction and 24 trains per hour will run each way on the central part of the route between Paddington and Whitechapel.

Areas with easy access to Crossrail services are expected to receive a further boost in price and are likely to outperform other parts of the UK as a consequence.

By road

The M4 is only a few miles away from The Gables, providing fast road connections to Central London, the M25 London orbital and the wider motorway network.

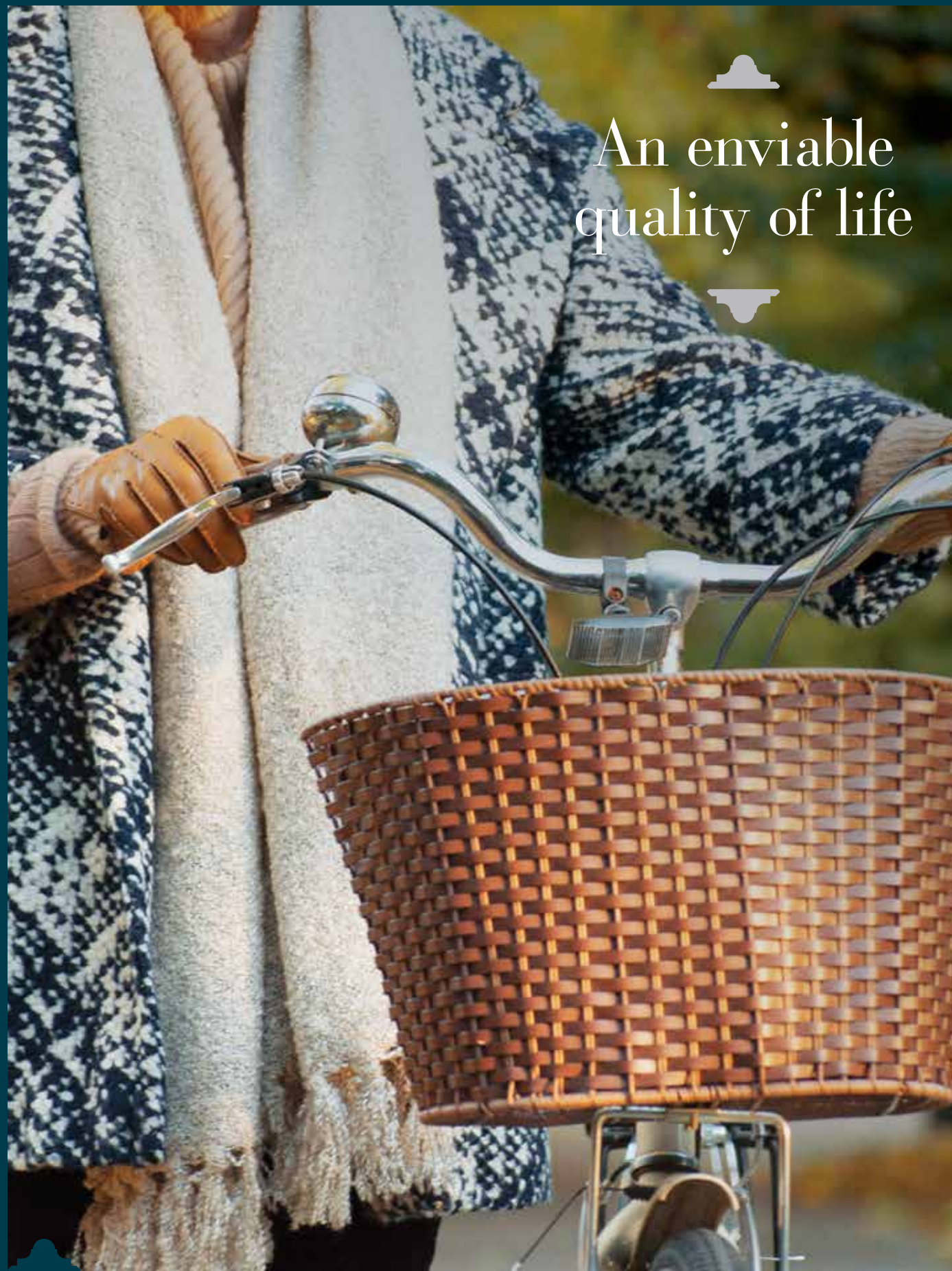
International travel is also quick and easy, with Heathrow Airport approximately 17 minutes away by car and Gatwick less than an hour’s drive via the M4, M25 and M23 motorways, so whether you’re jetting off on business or pleasure, you can get there fast when you live at The Gables.



All travel times are approximate.  
Sources: crossrail.co.uk, googlemaps and tfl.gov.uk

With over 100km of track, Crossrail services will operate from Reading and Heathrow in the west, through new tunnels under central London to Shenfield and Abbey Wood in the east. It's estimated that 200 million passengers will use the service each year.





An enviable  
quality of life

## SITE PLAN



A secure gated development boasting five stunning houses each with two parking spaces, as well as seven generously proportioned apartments with their own parking spaces.





## THE HOUSES

Set in the grounds of the secure gated development, the five spacious contemporary houses have been designed to reflect the heritage of the main building. These exclusive homes are brick-built, with their prominent architectural gables a particular feature.

Ideal for singles, couples and families alike, each of the supremely stylish and comfortable homes comes with a spacious open-plan kitchen, living and entertaining space and the added benefit of a master bedroom suite, complete with dressing area and stunning wet room, along with further bedrooms and luxurious bathrooms, a private garden and parking for two cars.

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A fusion of  
tranquillity  
and style

## DESIGNED FOR LIFE

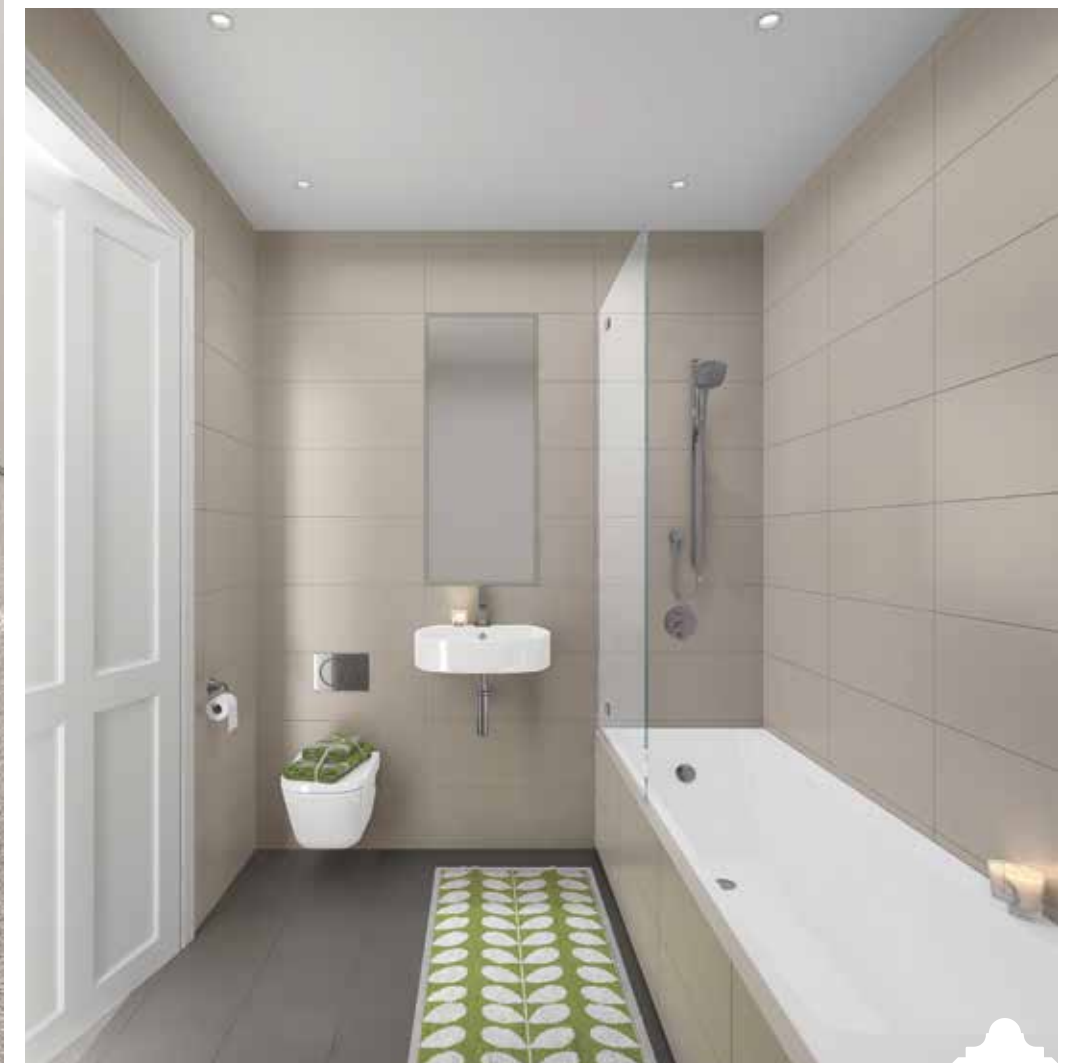
Step inside one of the houses and enter a haven of calm. The stylish interiors feature period-style skirtings and architraves, Victorian-style doors and brushed chrome period-style handles. These blend effortlessly with more contemporary features, such as the sleek and stylish bespoke German kitchens with high gloss handle-less units and integrated Siemens' appliances. The spa-style bathrooms come complete with contemporary white sanitaryware, porcelain tiles and underfloor heating.

A restful neutral colour palette has been used throughout the interiors, with high quality rustic oak engineered flooring in the living areas and luxurious taupe carpeting in the bedrooms. The calming colours, clean lines and quality fixtures and fittings together create a feeling of relaxed elegance; the perfect retreat at the end of a busy day.

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Contemporary  
style, charm  
and character



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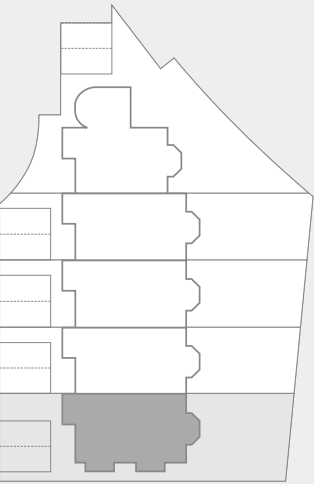


FLOOR PLANS

No.1

TOTAL AREA

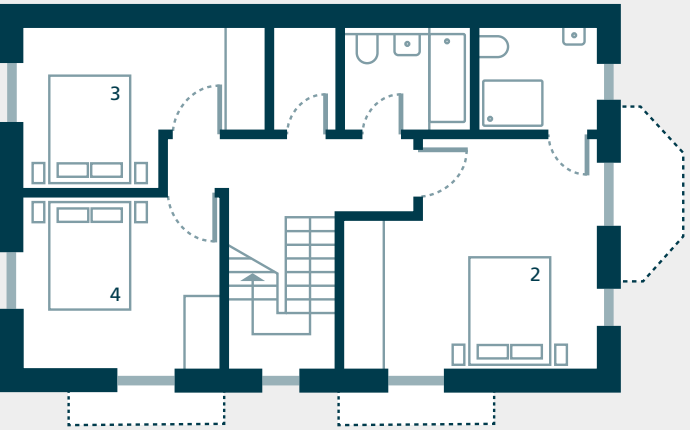
194.1m<sup>2</sup>  
2089.27sqft



No.1 The Gables comprises four bedrooms, two with en suites, a drawing room, a dining room and a kitchen/living area opening onto a generous landscaped garden. It features two off-street car parking spaces

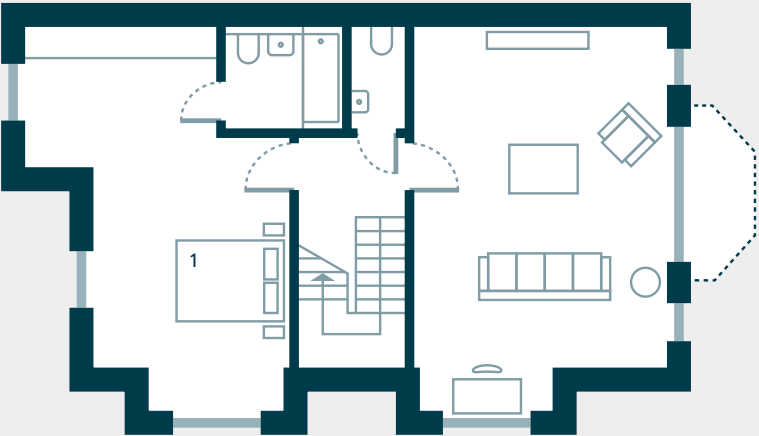
SECOND FLOOR

- Bedroom 4  
3.47 x 3.02m (11'4" x 9'10")
- Bedroom 3  
4.27 x 2.94m (14'0" x 9'7")
- Storage  
1.88 x 1.14m (6'2" x 3'8")
- Bathroom  
2.28 x 1.88m (7'5" x 6'2")
- Bedroom 2  
4.47 x 4.09m (14'8" x 13'5")
- En Suite  
2.08 x 1.88m (6'9"x 6'2")



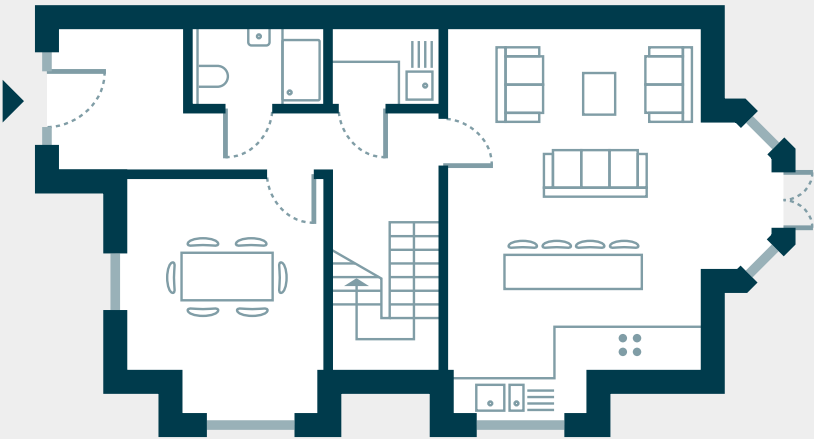
FIRST FLOOR

- Bedroom 1  
4.14 x 3.47m (13'7" x 11'4") and  
3.38 x 2.47m (11'1" x 8'1")
- En Suite  
2.13 x 1.83m (6'11" x 6'0")
- WC  
1.83 x 0.99m (6'0" x 3'3")
- Drawing Room  
6.07 x 4.47m (19'11" x 14'8")



GROUND FLOOR

- Dining  
3.50 x 3.47m (11'5" x 11'4")
- Living  
4.47 x 3.69m (14'8" x 12'1")
- Kitchen  
4.47 x 2.38m (14'8" x 7'9")
- WC/Shower  
2.35 x 1.37m (7'8" x 4'5")



NB: ALL MEASUREMENTS ARE APPROXIMATE. PLANS ARE DRAWN TO SCALE AT A DESIGN PHASE AND MAY VARY DURING BUILD.

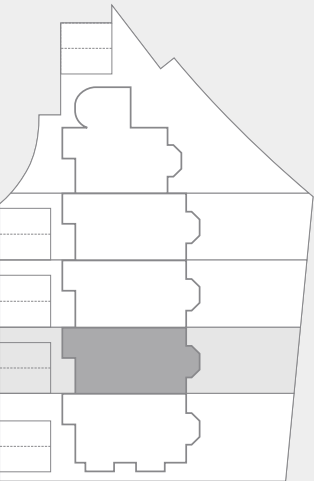


FLOOR PLANS

No.2

TOTAL AREA

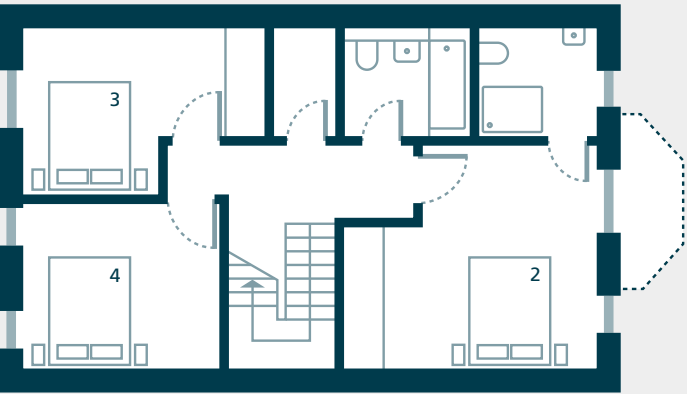
183.2m<sup>2</sup>  
1972sqft



No.2 The Gables comprises four bedrooms, two with en suites, a drawing room, a dining room and a kitchen/living area opening onto a generous landscaped garden. It features two off-street car parking spaces

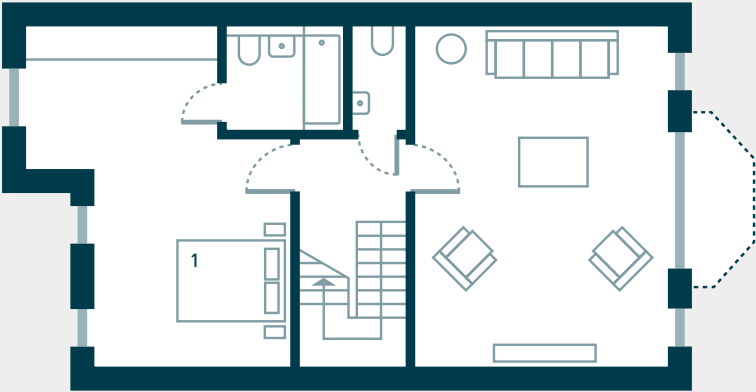
SECOND FLOOR

- Bedroom 4  
3.47 x 3.01m (11'4" x 9'10")
- Bedroom 3  
4.27 x 2.94m (14'0" x 9'7")
- Storage  
1.88 x 1.14m (6'2" x 3'8")
- Bathroom  
2.28 x 1.88m (7'5" x 6'2")
- Bedroom 2  
4.47 x 4.07m (14'8" x 13'4")
- En Suite  
2.08 x 1.88m (6'9" x 6'2")



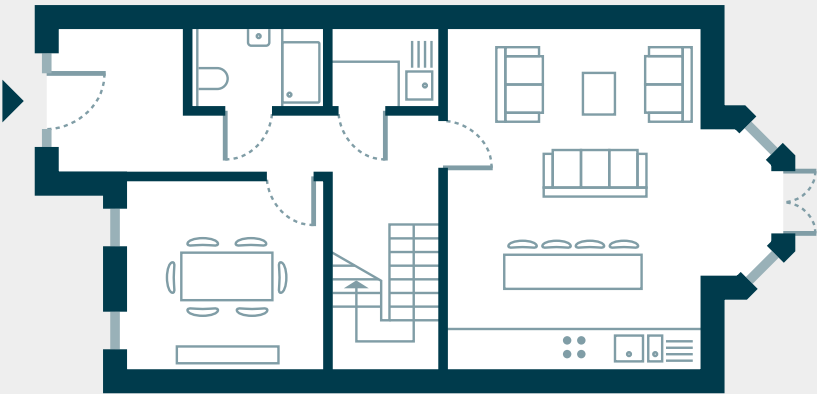
FIRST FLOOR

- Bedroom 1  
6.05 x 3.46m (19'10" x 11'4") and  
3.38 x 2.46m (11'1" x 8'0")
- En Suite  
2.13 x 1.83m (6'11" x 6'0")
- WC  
1.83 x 0.99m (6'0" x 3'3")
- Drawing Room  
6.04 x 4.47m (19'9" x 14'8")



GROUND FLOOR

- Dining  
3.49 x 3.47m (11'5" x 11'4")
- Living  
4.47 x 3.96m (14'8" x 12'11")
- Kitchen  
4.47 x 2.09m (14'8" x 6'10")
- WC/Shower  
2.35 x 1.37m (7'8" x 4'5")



NB: ALL MEASUREMENTS ARE APPROXIMATE. PLANS ARE DRAWN TO SCALE AT A DESIGN PHASE AND MAY VARY DURING BUILD.



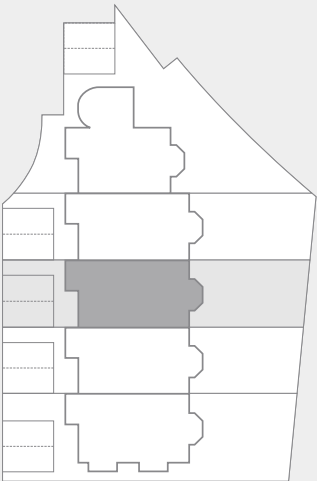
FLOOR PLANS

No.3

No.3 The Gables comprises four bedrooms, two with en suites, a drawing room, a dining room and a kitchen/living area opening onto a generous landscaped garden. It features two off-street car parking spaces

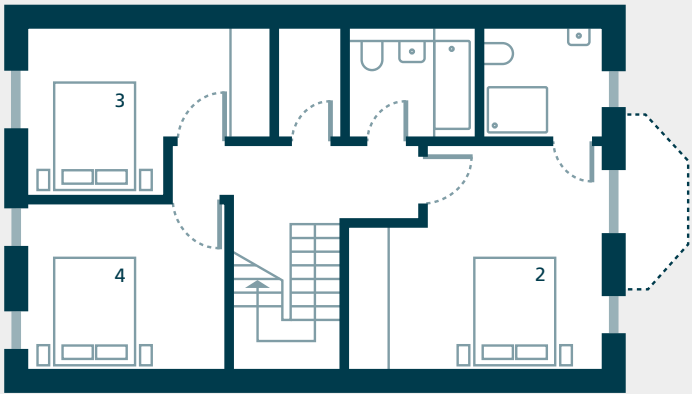
TOTAL AREA

183.2m<sup>2</sup>  
1972sqft



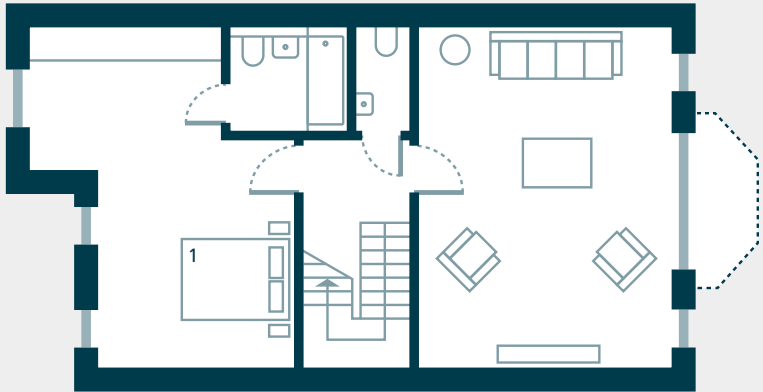
SECOND FLOOR

- Bedroom 4  
3.47 x 3.01m (11'4" x 9'10")
- Bedroom 3  
4.27 x 2.94m (14'0" x 9'7")
- Storage  
1.88 x 1.14m (6'2" x 3'8")
- Bathroom  
2.28 x 1.88m (7'5" x 6'2")
- Bedroom 2  
4.47 x 4.07m (14'8" x 13'4")
- En Suite  
2.08 x 1.88m (6'9" x 6'2")



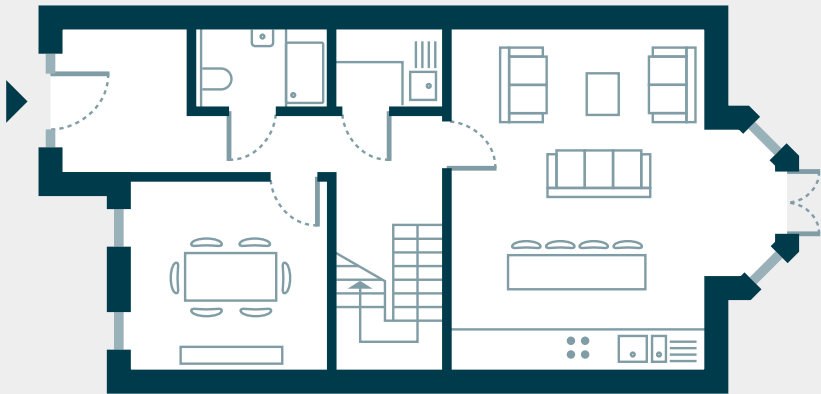
FIRST FLOOR

- Bedroom 1  
6.05 x 3.46m (19'10" x 11'4") and  
3.38 x 2.46m (11'1" x 8'0")
- En Suite  
2.13 x 1.83m (6'11" x 6'0")
- WC  
1.83 x 0.99m (6'0" x 3'3")
- Drawing Room  
6.04 x 4.47m (19'9" x 14'8")



GROUND FLOOR

- Dining  
3.49 x 3.47m (11'5" x 11'4")
- Living  
4.47 x 3.96m (14'8" x 12'11")
- Kitchen  
4.47 x 2.09m (14'8" x 6'10")
- WC/Shower  
2.35 x 1.37m (7'8" x 4'5")



NB: ALL MEASUREMENTS ARE APPROXIMATE. PLANS ARE DRAWN TO SCALE AT A DESIGN PHASE AND MAY VARY DURING BUILD.



FLOOR PLANS

No.4

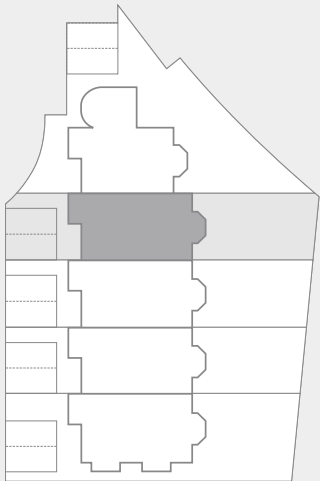


No.4 The Gables comprises four bedrooms, two with en suites, a drawing room, a dining room and a kitchen/living area opening onto a generous landscaped garden. It features two off-street car parking spaces



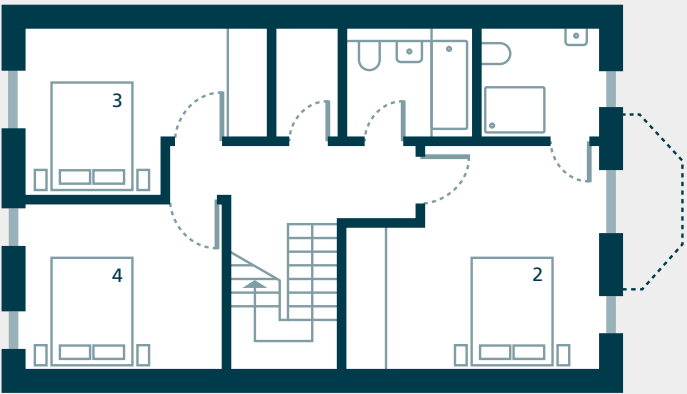
TOTAL AREA

183.2m<sup>2</sup>  
1972sqft



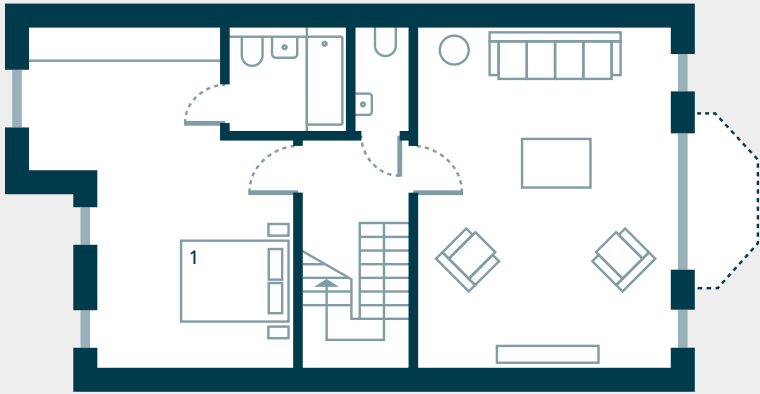
SECOND FLOOR

- Bedroom 4  
3.47 x 3.01m (11'4" x 9'10")
- Bedroom 3  
4.27 x 2.94m (14'0" x 9'7")
- Storage  
1.88 x 1.14m (6'2" x 3'8")
- Bathroom  
2.28 x 1.88m (7'5" x 6'2")
- Bedroom 2  
4.47 x 4.07m (14'8" x 13'4")
- En Suite  
2.08 x 1.88m (6'9" x 6'2")



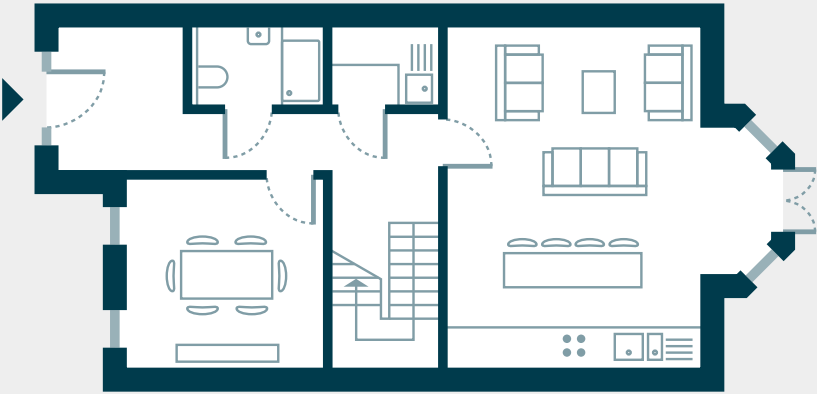
FIRST FLOOR

- Bedroom 1  
6.05 x 3.46m (19'10" x 11'4") and  
3.38 x 2.46m (11'1" x 8'0")
- En Suite  
2.13 x 1.83m (6'11" x 6'0")
- WC  
1.83 x 0.99m (6'0" x 3'3")
- Drawing Room  
6.04 x 4.47m (19'9" x 14'8")



GROUND FLOOR

- Dining  
3.49 x 3.47m (11'5" x 11'4")
- Living  
4.47 x 3.96m (14'8" x 12'11")
- Kitchen  
4.47 x 2.09m (14'8" x 6'10")
- WC/Shower  
2.35 x 1.37m (7'8" x 4'5")



NB: ALL MEASUREMENTS ARE APPROXIMATE. PLANS ARE DRAWN TO SCALE AT A DESIGN PHASE AND MAY VARY DURING BUILD.

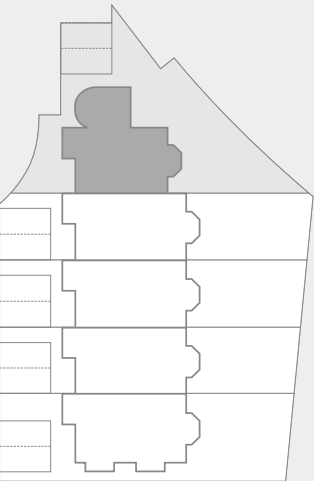


FLOOR PLANS

No.5

TOTAL AREA

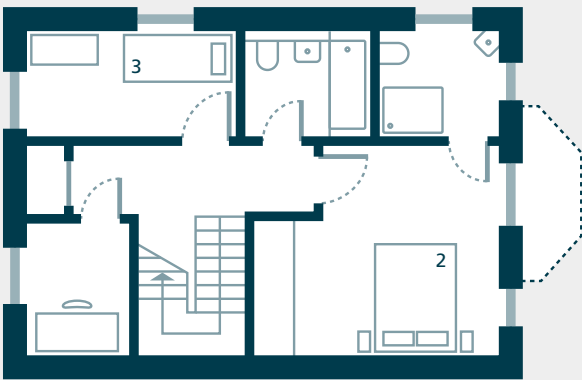
179.9m²  
1936.46sqft



No.5 The Gables comprises three bedrooms, two with en suites, a drawing room, an office, a kitchen with a living/dining area opening onto a generous landscaped garden. It features two off-street car parking spaces

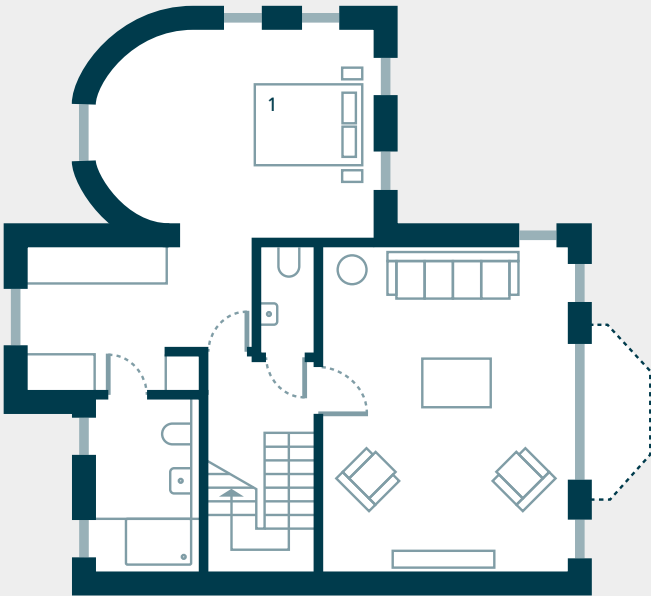
SECOND FLOOR

- Bedroom 3  
3.70 x 2.14m (12'1" x 7'0")
- Bathroom  
2.28 x 1.90m (7'5" x 6'2")
- Bedroom 2  
4.32 x 3.89m (14'2" x 12'9")
- En Suite  
2.08 x 1.90m (6'9" x 6'2")
- Office  
2.53 x 1.82m (8'3" x 5'11")



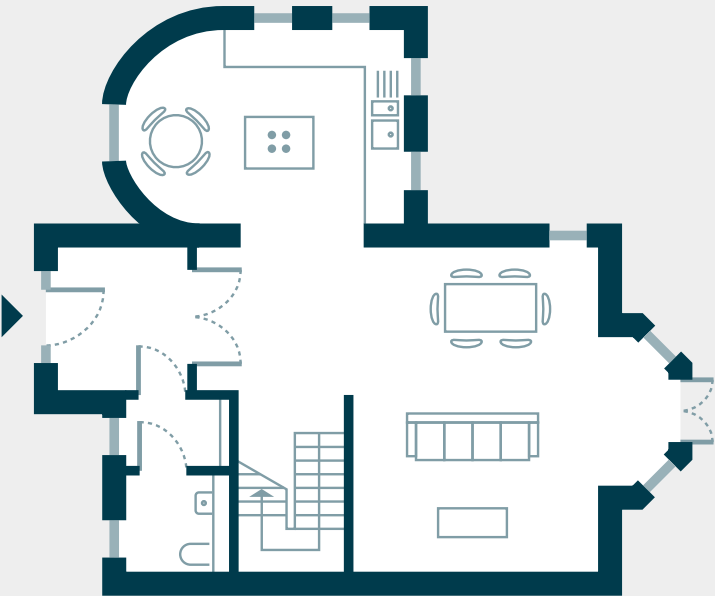
FIRST FLOOR

- Bedroom 1  
4.87 x 3.57m (15'11" x 11'8") and  
3.94 x 2.46m (12'11" x 8'0")
- En Suite  
3.08 x 1.82m (10'1" x 5'11")
- WC  
2.02 x 1.00m (6'7" x 3'3")
- Drawing Room  
6.04 x 4.47m (19'9" x 14'8")



GROUND FLOOR

- Living/Dining  
5.89 x 4.32m (19'3" x 14'2")
- Kitchen  
5.89 x 3.59m (19'3" x 11'9")
- WC  
1.98 x 1.85m (6'6" x 6'0")



NB: ALL MEASUREMENTS ARE APPROXIMATE. PLANS ARE DRAWN TO SCALE AT A DESIGN PHASE AND MAY VARY DURING BUILD.



## THE APARTMENTS

Behind the historic building's original façade, each of the generously proportioned two bedroom, two bathroom apartments has been expertly designed to maximise light and space.

Existing period features have been preserved and restored wherever possible and combine with more contemporary fixtures and fittings to stunning effect. Featuring an open-plan kitchen, living and entertaining space, each of the impressive apartments also comes with an en suite and the added benefit of secure off-street allocated parking.



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A perfect  
combination of  
security, comfort  
and style

## PERIOD CHARM AND ELEGANCE

Stylish and secure, with an abundance of natural light, an apartment at The Gables is the perfect place to entertain family and friends, or simply to kick back and relax at the end of a busy day.

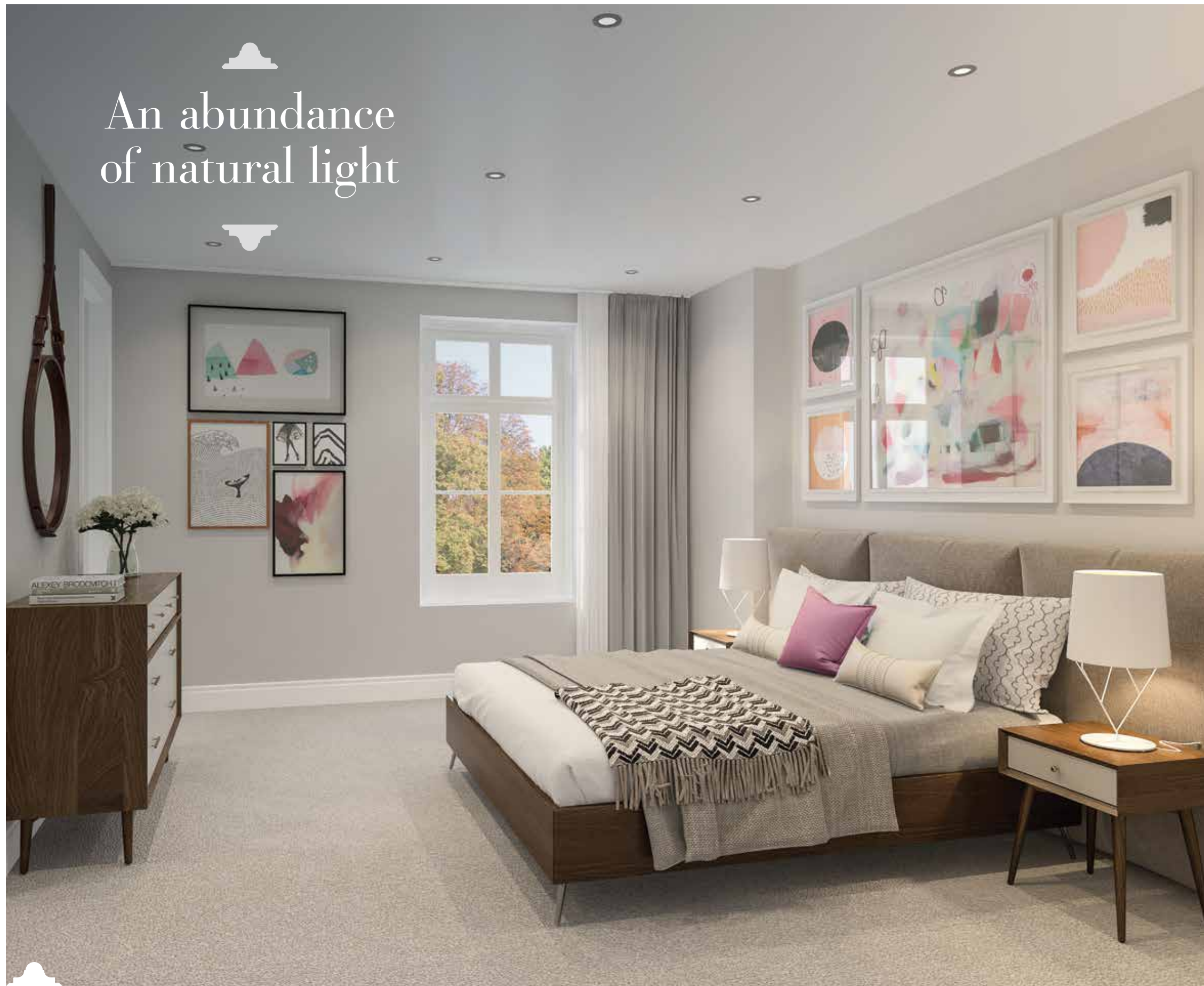
Like the houses in the development, the apartments are decorated in calming neutral tones throughout, with high quality rustic oak engineered flooring in the living areas and luxurious taupe carpeting in

the bedrooms, along with sleek bespoke German kitchens with high gloss handle-less units, integrated Siemens' appliances and spa-style bathrooms.

Soothing colours and stylish fixtures and fittings combine with privacy, security and convenience, making these apartments ideal as a home or an investment.



An abundance  
of natural light



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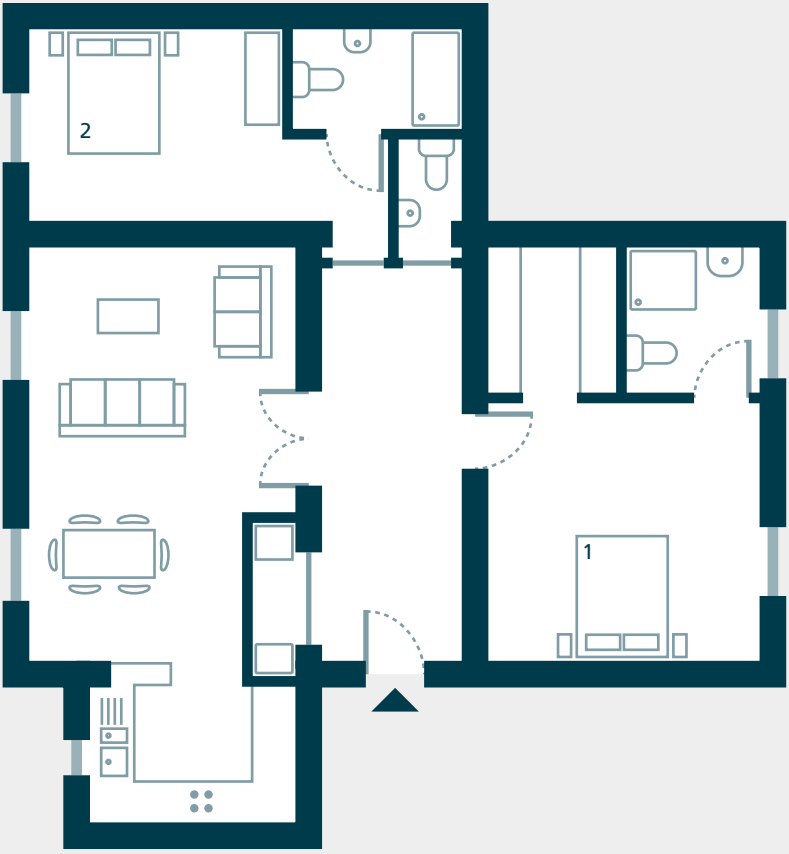
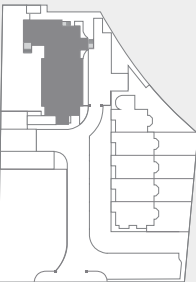


FLOOR PLANS

Apartment  
No.1

Two bedroom apartment  
with two en suites

TOTAL AREA  
91.8m<sup>2</sup>  
988 sqft



GROUND FLOOR

- Bedroom 1  
3.98 x 3.46m (13'1" x 11'4")  
En Suite  
2.10 x 1.80m (6'10" x 5'11")  
Dressing Room  
2.10 x 1.90m (6'10" x 6'2")
- Bedroom 2  
5.24 x 2.93m max (17'2" x 9'7")  
En Suite  
2.50 x 1.50m (8'2" x 4'11")
- Living/Dining/Kitchen  
8.45 x 3.97m max (27'8" x 13'0")
- WC  
1.80 x 0.90m (5'10" x 2'11")

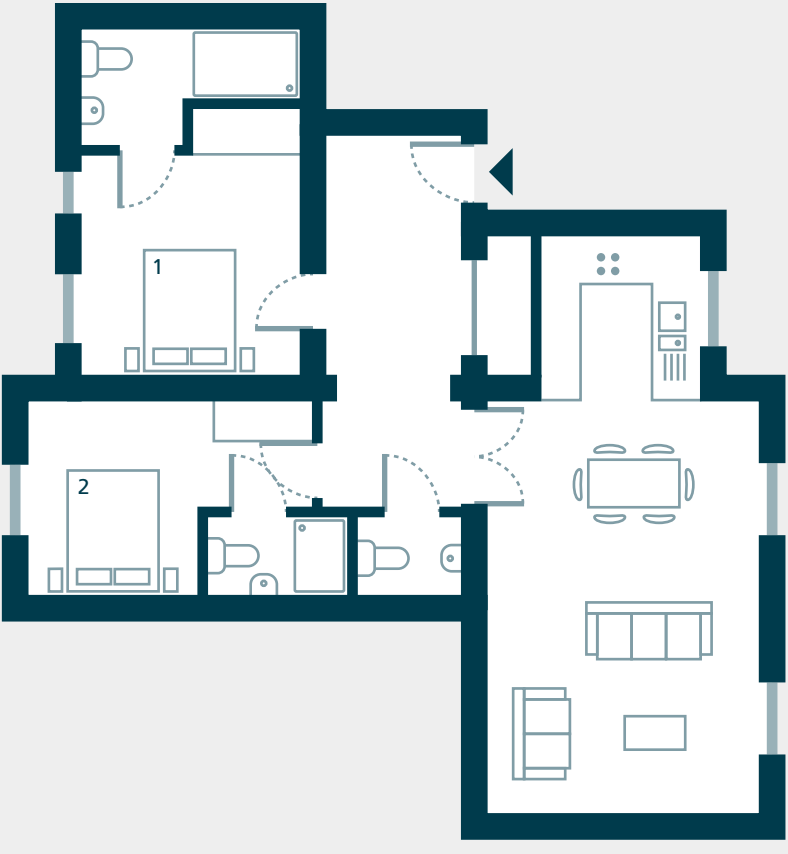
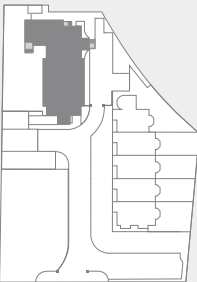
NB: ALL MEASUREMENTS ARE APPROXIMATE.  
PLANS ARE DRAWN TO SCALE AT A DESIGN PHASE  
AND MAY VARY DURING BUILD.

FLOOR PLANS

Apartment  
No.2

Two bedroom apartment  
with two en suites

TOTAL AREA  
77.4m<sup>2</sup>  
833 sqft



GROUND FLOOR

- Bedroom 1  
3.93 x 3.12m (12'10" x 10'2")  
En Suite  
3.20 x 1.80m (10'6" x 5'11")
- Bedroom 2  
4.12 x 3.00m max (13'6" x 9'10")  
En Suite  
2.00 x 1.20m (6'6" x 3'11")
- Living/Dining/Kitchen  
8.63 x 3.94m max (28'3" x 12'11")
- WC  
1.50 x 1.20m (4'11" x 3'11")

NB: ALL MEASUREMENTS ARE APPROXIMATE.  
PLANS ARE DRAWN TO SCALE AT A DESIGN PHASE  
AND MAY VARY DURING BUILD.

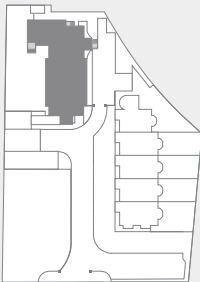


FLOOR PLANS

Apartment  
No.3

Two bedroom apartment  
with one en suite

TOTAL AREA  
72.5m<sup>2</sup>  
780 sqft



GROUND FLOOR

- Bedroom 1  
3.93 x 3.41m (12'10" x 11'2")  
En Suite  
2.40 x 1.20m (7'10" x 3'11")
- Bedroom 2  
3.43 x 2.98m (11'3" x 9'9")
- Living/Dining/Kitchen  
6.48 x 5.36m max (21'3" x 17'7")
- Bathroom  
2.60 x 1.90m (8'6" x 6'2")

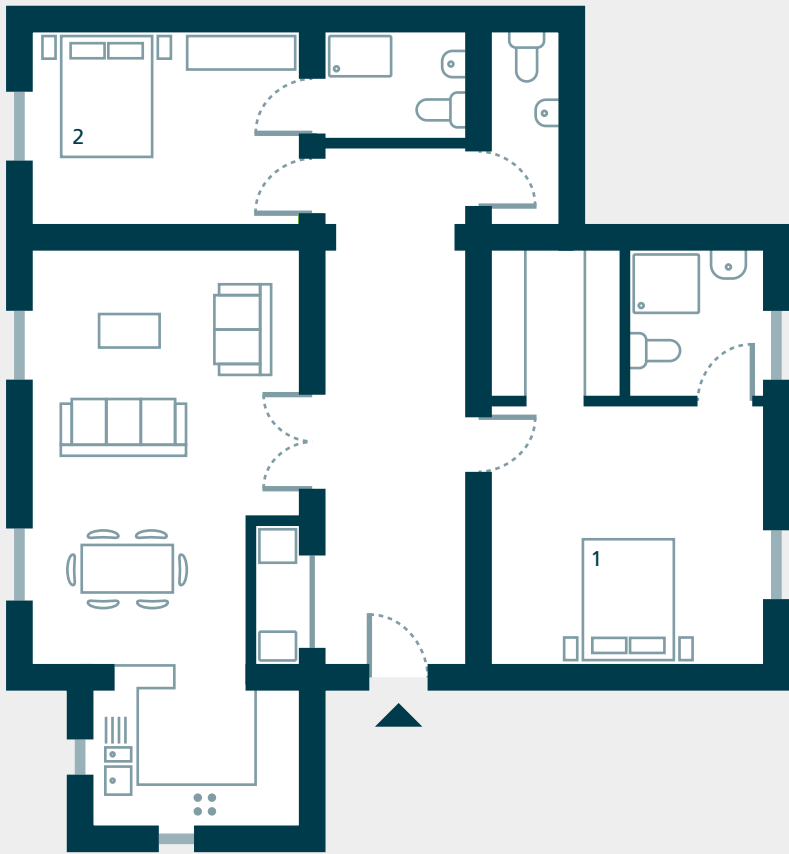
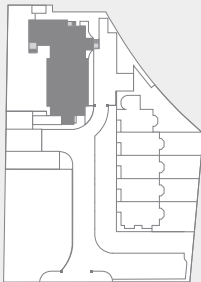
NB: ALL MEASUREMENTS ARE APPROXIMATE.  
PLANS ARE DRAWN TO SCALE AT A DESIGN PHASE  
AND MAY VARY DURING BUILD.

FLOOR PLANS

Apartment  
No.4

Two bedroom apartment  
with two en suites

TOTAL AREA  
95.9m<sup>2</sup>  
1032 sqft



FIRST FLOOR

- Bedroom 1  
3.99 x 3.85m (13'1" x 12'7")  
En Suite  
2.20 x 1.80m (7'2" x 5'10")  
Dressing Room  
2.10 x 1.90m (6'10" x 6'2")
- Bedroom 2  
4.01 x 3.00m (13'1" x 9'10")  
En Suite  
2.00 x 1.60m (6'6" x 5'3")
- Living/Dining/Kitchen  
8.46 x 4.00m max (27'9" x 13'1")
- WC  
2.80 x 1.10m (9'2" x 3'7")

NB: ALL MEASUREMENTS ARE APPROXIMATE.  
PLANS ARE DRAWN TO SCALE AT A DESIGN PHASE  
AND MAY VARY DURING BUILD.

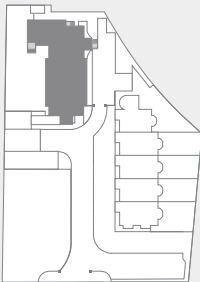


FLOOR PLANS

Apartment  
No.5

Two bedroom apartment  
with two en suites

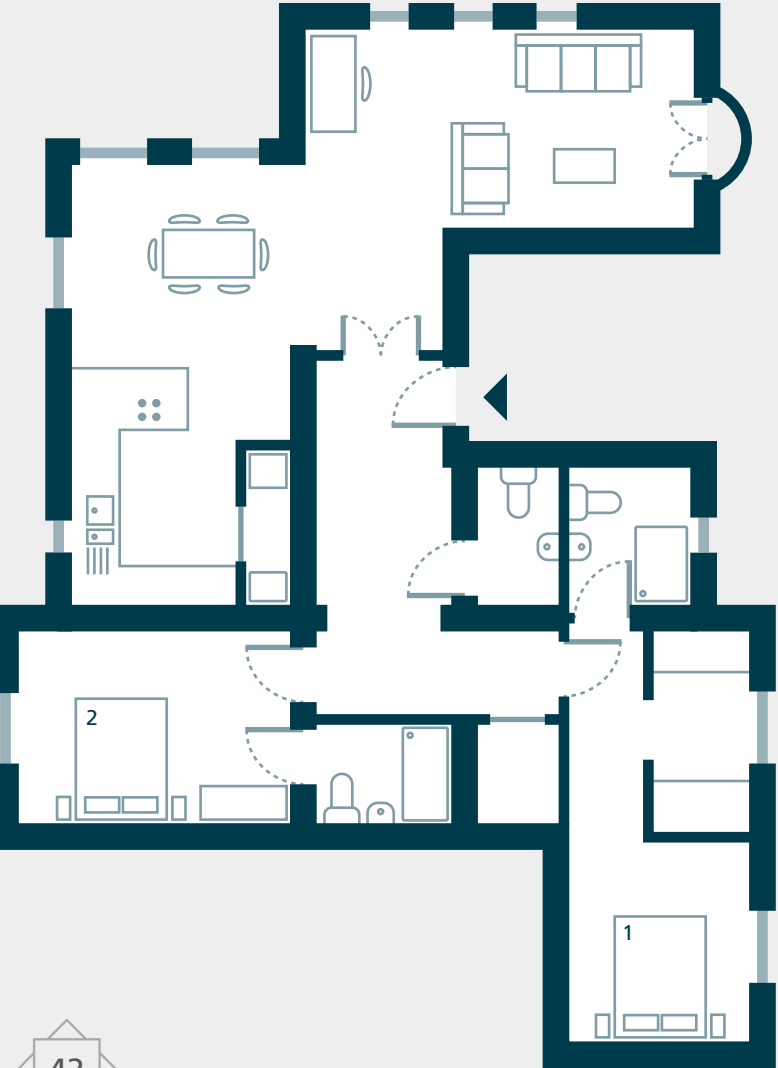
TOTAL AREA  
100.2m<sup>2</sup>  
1079 sqft



FIRST FLOOR

- Bedroom 1  
3.04 x 2.61m (9'11" x 8'6")  
En Suite  
2.00 x 1.70m (6'6" x 5'6")  
Dressing Room  
3.00 x 1.30m (9'10" x 4'3")
- Bedroom 2  
4.00 x 3.01m (13'1" x 9'10")  
En Suite  
2.10 x 1.50m (6'10" x 4'11")
- Living  
5.74 x 3.01m (18'10" x 9'10")
- Dining/Kitchen  
6.50 x 5.55m max (21'3" x 18'2")
- WC  
2.00 x 1.20m (6'6" x 3'11")

NB: ALL MEASUREMENTS ARE APPROXIMATE.  
PLANS ARE DRAWN TO SCALE AT A DESIGN PHASE  
AND MAY VARY DURING BUILD.

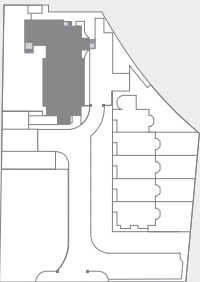


FLOOR PLANS

Apartment  
No.6

Two bedroom apartment  
with two en suites

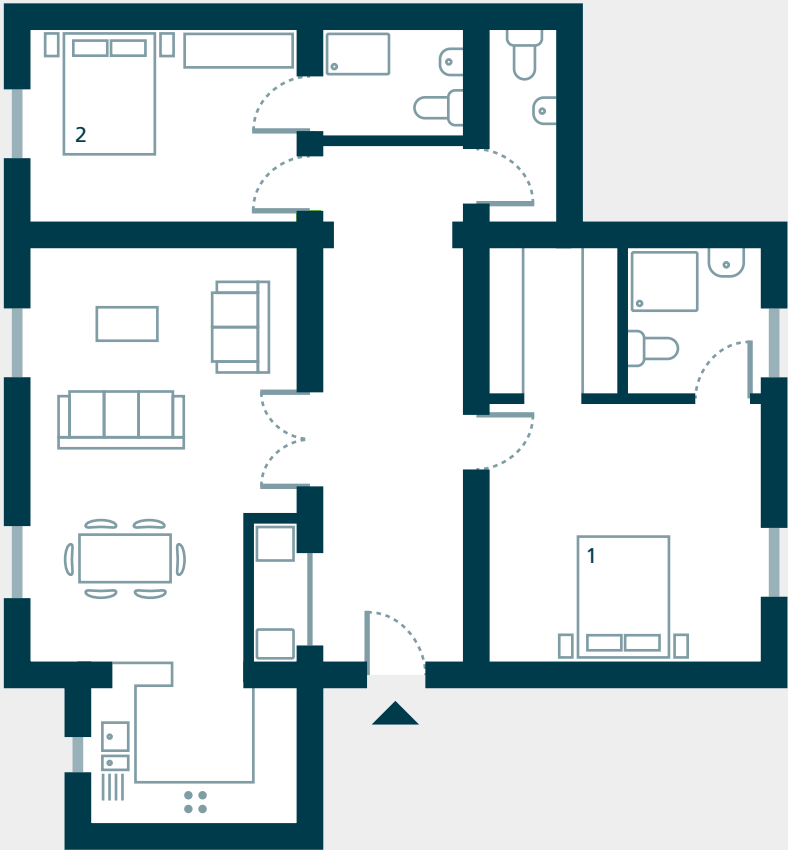
TOTAL AREA  
96.8m<sup>2</sup>  
1042 sqft



SECOND FLOOR

- Bedroom 1  
3.99 x 3.78m (13'1" x 12'4")  
En Suite  
2.20 x 1.80m (7'2" x 5'10")  
Dressing Room  
2.10 x 1.90m (6'10" x 6'2")
- Bedroom 2  
4.01 x 3.00m (13'1" x 9'10")  
En Suite  
2.00 x 1.60m (6'6" x 5'3")
- Living/Dining/Kitchen  
8.45 x 4.03m max (27'8" x 13'2")
- WC  
2.80 x 1.10m (9'2" x 3'7")

NB: ALL MEASUREMENTS ARE APPROXIMATE.  
PLANS ARE DRAWN TO SCALE AT A DESIGN PHASE  
AND MAY VARY DURING BUILD.



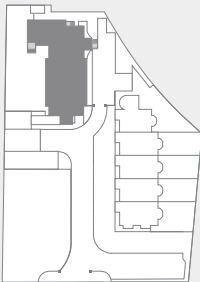


FLOOR PLANS

Apartment  
No.7

Two bedroom apartment  
with two en suites and terrace

TOTAL AREA  
97.7m<sup>2</sup>  
1052 sqft



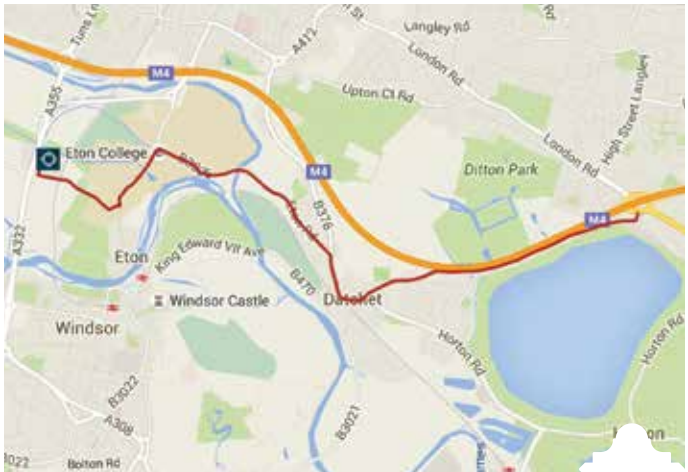
SECOND FLOOR

- Bedroom 1  
2.88 x 2.64m (9'5" x 8'7")
- En Suite  
2.00 x 1.60m (6'6" x 5'3")
- Dressing Room  
3.00 x 1.30m (9'10" x 4'3")
- Bedroom 2  
4.00 x 3.00m (13'1" x 9'10")
- En Suite  
2.10 x 1.50m (6'10" x 4'11")
- Living  
4.71 x 3.93m (15'5" x 12'10")
- Dining/Kitchen  
6.50 x 3.31m (21'3" x 10'10")
- WC  
2.00 x 1.30m (6'6" x 4'3")
- Terrace  
2.80 x 1.28m (9'2" x 4'2")

NB: ALL MEASUREMENTS ARE APPROXIMATE.  
PLANS ARE DRAWN TO SCALE AT A DESIGN PHASE  
AND MAY VARY DURING BUILD.

DIRECTIONS

The Gables  
Eton Wick Road  
Eton SL4 6PE



Map data © 2015 Google

Getting to The Gables by rail

Trains run from London Paddington to Windsor & Eton Central Station, which is approximately 25 minutes' walk from The Gables, in as little as 27 minutes. Alternatively trains operate from London Waterloo to Windsor & Eton Riverside Station, a 20 minute walk from The Gables, and take 55 minutes. Both stations are a short taxi ride from The Gables if you'd prefer not to walk. Alternatively direct trains operate from London Paddington to nearby Taplow Station in as little as 41 minutes. From there you can take a taxi to the development which is a few miles away.

Getting to The Gables by road

From London, take the M4 and exit at Junction 5 onto the B470 (Major's Farm Road) signposted Datchet. Follow the road until you reach a T-junction (with a church on your right) and turn right into Slough Road. Proceed over a mini roundabout and when you reach a second mini roundabout, turn left into Eton Road (becoming Pockocks Lane). Turn left at the junction with the B3022 into Slough Road which becomes High Street. At the traffic lights, turn right onto Keates Lane (B3026) and follow the road, bearing right into Eton Wick Road. The Gables is situated further along on the right hand side.



# TOWNHOUSE SPECIFICATIONS

## KITCHENS

### Häcker Design

Handleless kitchen with Kashmir Gloss Wall Units and Basalt Grey Matt Base and Tall Units

Silestone worktops Marengo

Franke sinks and taps

### Siemens appliances

Single oven

Compact oven with microwave

Induction Hob

Dishwasher

Fridge Freezer

Washing Machine

Tumble dryer

## BATHROOMS

Roca Meridian-N sanitary ware in white vitreous china, wall hung WCs and basins

Hansgrohe Metris S chrome basin and shower/bath mixers

Gerberit Sigma01 Dual flush plates in chrome

Saneux Stetson single ended bath with Hansgrohe shower mixer, Raindance outlet, and Merlyn 900mm bath screen

Urbatek Acero Nature tiles to floors and Urbatek Town Niquel Polished tiles to walls

Fitted mirrors above washbasins

### Wetrooms/Showers

Axor Starck Fixfit wall outlets for showering

Croma EcoSmart Overhead showers

Prowarm horizontal drains within preformed wet room base/shower tray

Glass shower screen

## HEATING

### Central heating

Underfloor heating throughout

## ELECTRICS

### Music/TV

BT data satellite

SONOS speaker system

### Lighting

Recessed LED downlighters

Sockets and switches  
Brushed chrome

## GENERAL

### Entrance Hall

Coir matting in entrance area

### Windows

Traditional Timber Casement style double glazed windows throughout supplied by Arden Windows

### Timber flooring

Engineered flooring, Country Smoke, natural oiled 190mm wide boards

### Carpets

Taupe coloured wool mix carpets

### Staircases

European oak staircase and landings with shaped newel posts and oak handrail

### Canopies and External Doors

Six panelled timber entrance door with glazed sidelights supplied by Arden Windows. Lead finished canopies to main entrance door

### Doors – Internal

Victorian shaker four panel fire resistant doors

### Door furniture

Victorian Style “Beehive” Nickel Knob Furniture

### Rainwater/Drainage

Alumasc Heritage cast aluminium ornamental rainwater heads and eared pipes

### Internal Decoration

Walls and ceilings in Dulux Timeless

Woodwork in Dulux Satinwood, Pure Brilliant White

### Cycle storage area

### Bin store

## SECURITY

Video door entry

Door access control

Automatic electric gates with fob entry into Development

## PEACE OF MIND

### Warranty

CRL 10 year warranty



IMAGES SUPPLIED BY MANUFACTURER MAY DIFFER FROM ACTUAL PRODUCTS USED.  
NB: SPECIFICATIONS MAY VARY DURING BUILD AND ACCORDING TO AVAILABILITY

# APARTMENT SPECIFICATIONS

## KITCHENS

### Häcker Design

Handleless kitchen with Kashmir Gloss Wall Units and Basalt Grey Matt Base and Tall Units

Silestone worktops Marengo

Franke sinks and taps

### Siemens appliances

Single oven

Compact oven with microwave

Induction Hob

Dishwasher

Fridge Freezer

Washing Machine

Tumble dryer

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Urbatek Town Acero Nature tiles to floors and Urbatek Town Niquel Polished tiles to walls

Fitted mirrors above washbasins

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## HEATING

### Central heating

Underfloor heating throughout

## ELECTRICS

### Music/TV

BT data satellite

SONOS speaker system

### Lighting

Recessed LED downlighters

Sockets and switches  
Brushed chrome

## GENERAL

### Entrance Hall

Tiled with Original Style red octagon tiles and Kitchener border and corner tiles in green

Coir matting in entrance area

### Windows

Traditional Timber Casement style double glazed windows throughout supplied by Arden Windows

### Timber flooring

Engineered flooring, Country Smoked Natural Oiled 190mm wide boards

### Carpets

Taupe coloured wool mix carpets

### Staircase – communal

Concrete staircase with 900mm wide carpet runner with chrome stair rods and moulded oak handrail

### Porch and External Doors

Glazed porch and Frenchay style entrance doors with safety glass panels and matching sidelight

### Doors – Internal

Victorian Shaker four panel fire resistant doors

### Door furniture

Victorian Style “Beehive” Nickel Knob Furniture

### Rainwater/Drainage

Alumasc Heritage cast aluminium ornamental rainwater heads and eared pipes

### Internal Decoration

Walls and ceilings in Dulux Timeless

Woodwork in Dulux Satinwood, Pure Brilliant White

### Cycle storage area

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# ABOUT THE DEVELOPER



### Building your future

Aitch Group in partnership with Mura Estates is a dynamic commercial and residential developer with a diverse property portfolio. Established in 1995, we specialise in high quality, innovative developments and have a proven track record of success. By drawing on our extensive experience in site acquisition we are well-placed to deliver desirable properties in a variety of locations.

Our current portfolio compromises significant assets including offices, warehouses and residential properties. We currently have over 1,000 residential homes and in excess of 200,000 sq ft commercial space under construction or in the development pipeline across London and the South East.

Here is a small selection of our recent projects:

For further information about Aitch Group and Mura Estates please visit [www.aitchgroup.com](http://www.aitchgroup.com) and [www.mura-estates.co.uk](http://www.mura-estates.co.uk)



**Christchurch Gate**  
Six luxury homes, Brondesbury



**12 Warner Street**  
Five luxury mews houses, Clerkenwell



**Wells Gate**  
Five luxury detached houses, Woodford

Design: Energy Design Studio





[WWW.GABLES-ETON.COM](http://WWW.GABLES-ETON.COM)