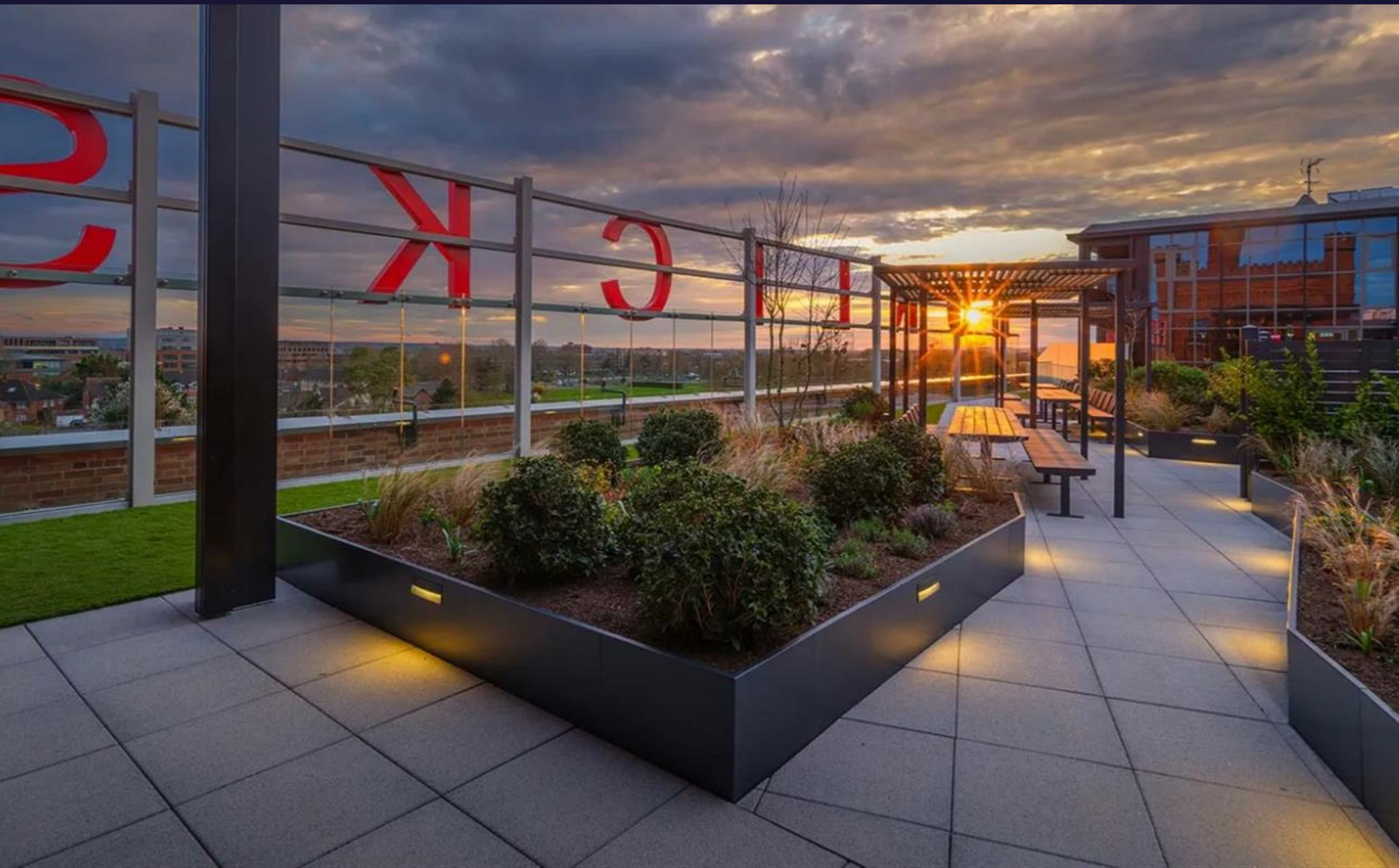




SIMMONS & SON



The Factory, Slough, SL1 3GZ

£2,400 PCM

DUPLEX PENTHOUSE - Council Tax Included!! Available Immediately, Access to Gym, Concierge, Cinema Room and more, Private Balcony, Parking Available, Short Distance from Slough Station and Local Amenities.

Beautiful two bedroom duplex penthouse situated in the the iconic Horlicks Factory, built in 1908

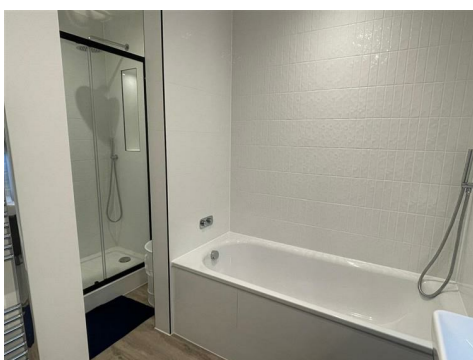
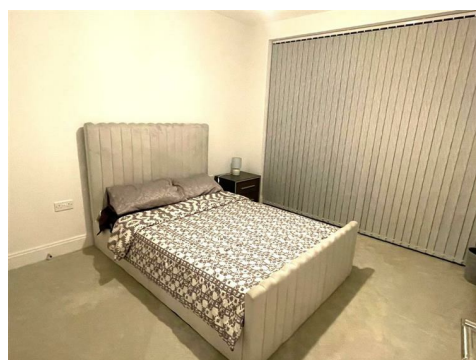
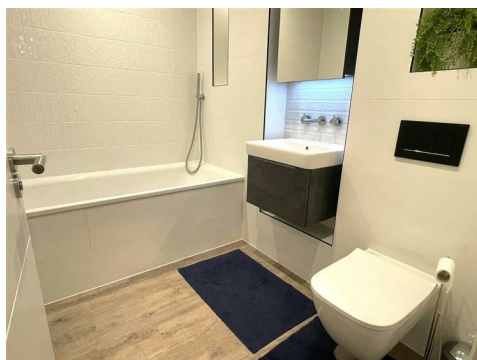
Stunning views, Spacious and light industrial-inspired communal areas, fantastic residents' facilities inside the building – concierge, gym, cinema which can be reserved and even a private rooftop garden offering panoramic views towards Windsor. All set in landscaped grounds with water features, play areas and cycle routes.

A short walk to Slough Train Station providing links to Windsor Town Centre and Central London via the new Elizabeth Line. The property is offered furnished, with allocated parking and available for long term and short term.

Call now to book your viewing!



The Factory, Memorial Avenue Slough, Berkshire, SL1 3GZ



• 2 Bed Penthouse

• Council Tax Included

• Fantastic Residents' Facilities Inside the Building – Concierge, Gym and More

• A Private Rooftop Garden Offering Panoramic Views Towards Windsor

• Walk to Slough Train Station in 7 Minutes

• Parking Available

• EPC - Band B

• Holding Deposit: £533.84

• 5 Week Deposit: £2769.23

• Available Immediately



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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	