

# Novello

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MAIDENHEAD, BERKSHIRE





An eye for  
detail and a  
feel for design  
define this  
contemporary  
new scheme  
of exceptional  
one and two  
bedroom homes

# *Elevated suburban living in every sense*

Crafted with a refined aesthetic eye: clean lines, streamlined technology and plenty of natural light

There's a minimalist elegance to Novello. The immaculate brick façade is a precursor to the clean lines and attention to detail found within this unique collection of 31 private new homes. Secure, energy efficient and a highly sought-after location, this unique scheme sets a new standard for contemporary living in Maidenhead.

The thoughtful design, intelligent layouts and neutral tones are amplified by impressive ceiling heights and natural light that pours in through sleek aluminium glazing.

Every apartment comes complete with a parking space, secure cycle storage and access to electric charging points for all residents.





*Intelligently  
crafted living spaces*



An exchange of natural light and smooth finishes, every detail has been thoughtfully addressed

Walls finished in a soft, neutral palette and Amtico luxury vinyl flooring set a neutral backdrop to the living spaces, each seamlessly connected to both the kitchen and dining areas, whilst drawing in plenty of natural light via the full-height double-glazed aluminium windows.

The German Hacker kitchens include cashmere soft-closing doors and drawers, integrated Bosch appliances, eye-catching white stone worktops and full-height splashbacks. Ideal spaces to both cook and entertain.

On the upper floors, many of the penthouse units have a connectivity drawn between the indoors and out, thanks to sliding glass doors that open on to private balconies – ideal for alfresco moments in the warmer months.

“Sophisticated and bright spaces, the bedrooms offer a calming comfort in the evenings, whatever the season.”



## Calming Bedroom Sanctuaries

Airy and with considered style, spaces softly illuminated with natural light, epitomising beauty in simplicity

The bedrooms are sophisticated and bright spaces, whilst offering a calming comfort in the evenings, whatever the season. Framed by floor-to-ceiling windows, they include a neutral palette and soft grey carpets. There's plenty of storage to ensure a clutter-free environment too, with fitted wardrobes to all master bedrooms featuring a smoked mirror finish.

Many of the two-bedroom apartments feature en suites with walk-in showers. Second bedrooms offer a versatility whether for children, guests, or to be used as a peaceful home office – all served by a separate family bathroom.





## Luxuriously Designed Bathrooms

Boutique spa-like luxury, the bathrooms set a stylish scene coupled with excellent functionality

Family bathrooms and en suites have a mix of striking walk-in showers or multi-functional baths. Terrazzo floor tiles create a serene atmosphere, complemented by sage green metro tiles to the bathing areas.

The boutique hotel aesthetic continues with fluted wall-hung vanity units, an illuminated wall mirror and matt black brassware which set a stylish scene for the baths and walk-in showers.

# An Envious Specification



## Kitchens

## Bathrooms

## Details of finish

## Heating + Electrical

## Security + Parking

- German Hacker kitchens with cashmere doors, accent black handles and undercounter lighting
- Luxurious white stone worktops and full height splashbacks
- Integrated Bosch appliances including Microwave, Dishwasher, Induction Hob and Oven.
- Soft closing doors and drawers with accent black handles.

- Terrazzo tiling to floor with feature metro tiling.
- Fluted wall hung vanity unit with modern white basin and matt black mixer tap
- Back to wall toilets with soft close seats and black Geberit flush plates
- Matt black thermostatic showers with fixed showerhead and hose
- White slim shower tray with matt black shower frame enclosure & sliding door
- Fitted illuminated wall mirror
- Heated matt black towel rail

- Fitted wardrobes to all master bedrooms with smoked mirror finish
- Amtico luxury vinyl flooring to living, dining, kitchen, halls and reception areas.
- Soft grey carpets to bedrooms
- Thermally efficient double glazed aluminium windows
- Flush white internal doors with accent black hinges and handles

- Energy efficient home heating through airsource heat pump
- High speed fibre optic connections to all homes
- White electric panel wall radiators
- Energy efficient white LED recessed downlighters with pendants to bedrooms.
- Freestanding Bosch washer/dryer in utility cupboard

- 10 Year new homes structural warranty
- Mains powered smoke detectors with battery backup
- Video entry phone system
- One secure parking space per apartment
- Secure cycle storage
- Vehicle electric charging points.



# Ground Floor

**APT. 1 - 82m<sup>2</sup> / 882ft<sup>2</sup>**

Living/kitchen	5.9m x 5.3m
Bedroom 1	8.2m x 2.6m
Bedroom 2	6.0m x 2.5m

**APT. 2 - 44m<sup>2</sup> / 478ft<sup>2</sup>**

Living/kitchen	5.8m x 4.4m
Bedroom 1	3.7m x 3.6m

**APT. 3 - 42m<sup>2</sup> / 455ft<sup>2</sup>**

Living/kitchen	5.8m x 3.8m
Bedroom 1	3.7m x 3.5m

**APT. 4 - 49m<sup>2</sup> / 532ft<sup>2</sup>**

Living/kitchen	6.3m x 4.4m
Bedroom 1	3.6m x 3.0m

**APT. 5 - 40m<sup>2</sup> / 434ft<sup>2</sup>**

Living/kitchen	4.7m x 3.8m
Bedroom 1	3.9m x 3.7m

**APT. 6 - 49m<sup>2</sup> / 530ft<sup>2</sup>**

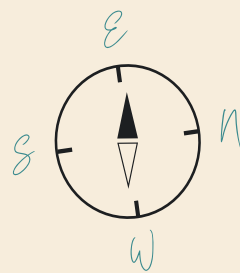
Living/kitchen	7.8m x 3.6m
Bedroom 1	3.7m x 3.7m

**APT. 7 - 76m<sup>2</sup> / 817ft<sup>2</sup>**

Living room	5.3m x 3.7m
Kitchen / dining	2.5m x 5.6m
Bedroom 1	5.2m x 3.2m
Bedroom 2	4.4m x 2.9m

**APT. 8 - 45m<sup>2</sup> / 479ft<sup>2</sup>**

Living/kitchen	6.2m x 3.7m
Bedroom 1	3.9m x 3.8m





# First Floor

**APT. 9** - 45m<sup>2</sup> / 483ft<sup>2</sup>

Living/kitchen	6.2m x 4.4m
Bedroom 1	4.9m x 2.2m

**APT. 10** - 45m<sup>2</sup> / 482ft<sup>2</sup>

Living/kitchen	6.2m x 4.0m
Bedroom 1	3.4m x 3.3m

**APT. 11** - 45m<sup>2</sup> / 482ft<sup>2</sup>

Living/kitchen	6.2m x 5.9m
Bedroom 1	3.9m x 3.6m

**APT. 12** - 45m<sup>2</sup> / 482ft<sup>2</sup>

Living/kitchen	6.2m x 3.8m
Bedroom 1	3.9m x 3.6m

**APT. 13** - 45m<sup>2</sup> / 485ft<sup>2</sup>

Living/kitchen	6.2m x 3.9m
Bedroom 1	3.7m x 3.4m

**APT. 14** - 53m<sup>2</sup> / 575ft<sup>2</sup>

Living/kitchen	7.2m x 4.1m
Bedroom 1	3.3m x 4.1m

**APT. 15** - 58m<sup>2</sup> / 619ft<sup>2</sup>

Living/kitchen	6.6m x 6.2m
Bedroom 1	5.2m x 3.7m

**APT. 16** - 44m<sup>2</sup> / 478ft<sup>2</sup>

Living/kitchen	5.7m x 4.4m
Bedroom 1	3.7m x 3.6m

**APT. 17** - 42m<sup>2</sup> / 455ft<sup>2</sup>

Living/kitchen	5.7m x 3.8m
Bedroom 1	3.7m x 3.4m

**APT. 18** - 51m<sup>2</sup> / 548ft<sup>2</sup>

Living/kitchen	6.2m x 4.4m
Bedroom 1	3.6m x 3.5m

**APT. 19** - 41m<sup>2</sup> / 436ft<sup>2</sup>

Living/kitchen	4.7m x 3.8m
Bedroom 1	3.9m x 3.7m

**APT. 20** - 49m<sup>2</sup> / 529ft<sup>2</sup>

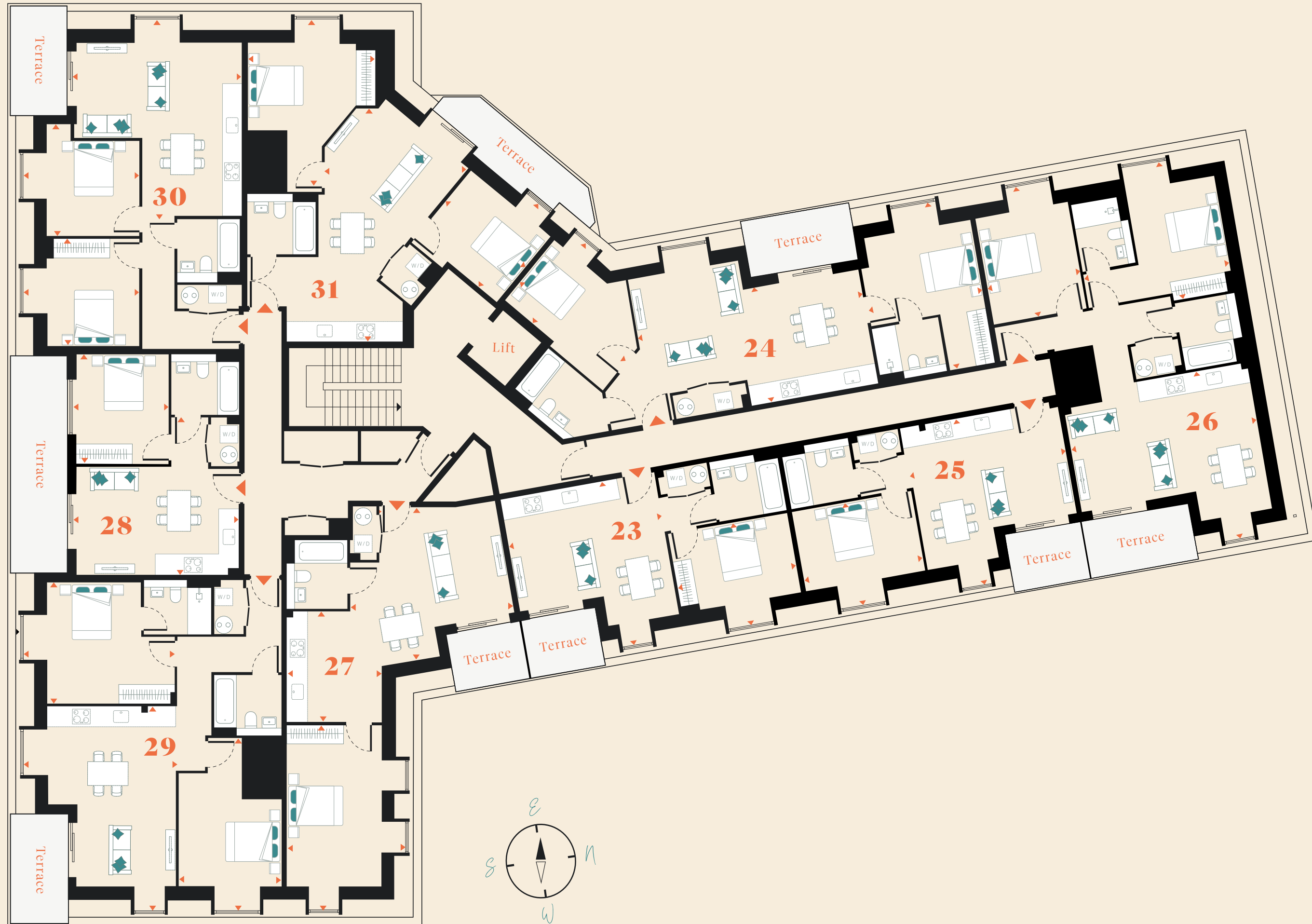
Living/kitchen	7.8m x 4.9m
Bedroom 1	3.7m x 3.7m

**APT. 21** - 68m<sup>2</sup> / 737ft<sup>2</sup>

Living room	5.2m x 3.7m
Kitchen / Dining	4.9m x 2.7m
Bedroom 1	5.3m x 3.2m
Bedroom 2	4.4m x 3.0m

**APT. 22** - 45m<sup>2</sup> / 480ft<sup>2</sup>

Living/kitchen	8.1m x 3.7m
Bedroom 1	4.0m x 3.8m



# Second Floor

**APT. 23** - 41m<sup>2</sup> / 440ft<sup>2</sup>

Living/kitchen	5.4m x 5.1m
Bedroom 1	3.9m x 3.2m

**APT. 24** - 71m<sup>2</sup> / 764ft<sup>2</sup>

Living/kitchen	7.6m x 5.4m
Bedroom 1	5.3m x 3.7m
Bedroom 2	2.7m x 4.2m

**APT. 25** - 41m<sup>2</sup> / 440ft<sup>2</sup>

Living/kitchen	5.1m x 5.3m
Bedroom 1	3.9m x 3.2m

**APT. 26** - 71m<sup>2</sup> / 761ft<sup>2</sup>

Living/kitchen	6.2m x 5.5m
Bedroom 1	4.9m x 4.1m
Bedroom 2	4.1m x 3.1m

**APT. 27** - 54m<sup>2</sup> / 580ft<sup>2</sup>

Living room	5.2m x 4.9m
Kitchen	3.6m x 3.1m
Bedroom 1	5.9m x 3.7m

**APT. 28** - 37m<sup>2</sup> / 399ft<sup>2</sup>

Living/kitchen	5.3m x 5.1m
Bedroom 1	3.6m x 3.0m

**APT. 29** - 73m<sup>2</sup> / 790ft<sup>2</sup>

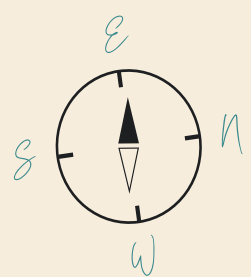
Living/kitchen	6.5m x 5.8m
Bedroom 1	4.8m x 3.9m
Bedroom 2	5.6m x 3.4m

**APT. 30** - 63m<sup>2</sup> / 673ft<sup>2</sup>

Living/kitchen	6.3m x 5.4m
Bedroom 1	3.6m x 3.6m
Bedroom 2	3.6m x 3.5m

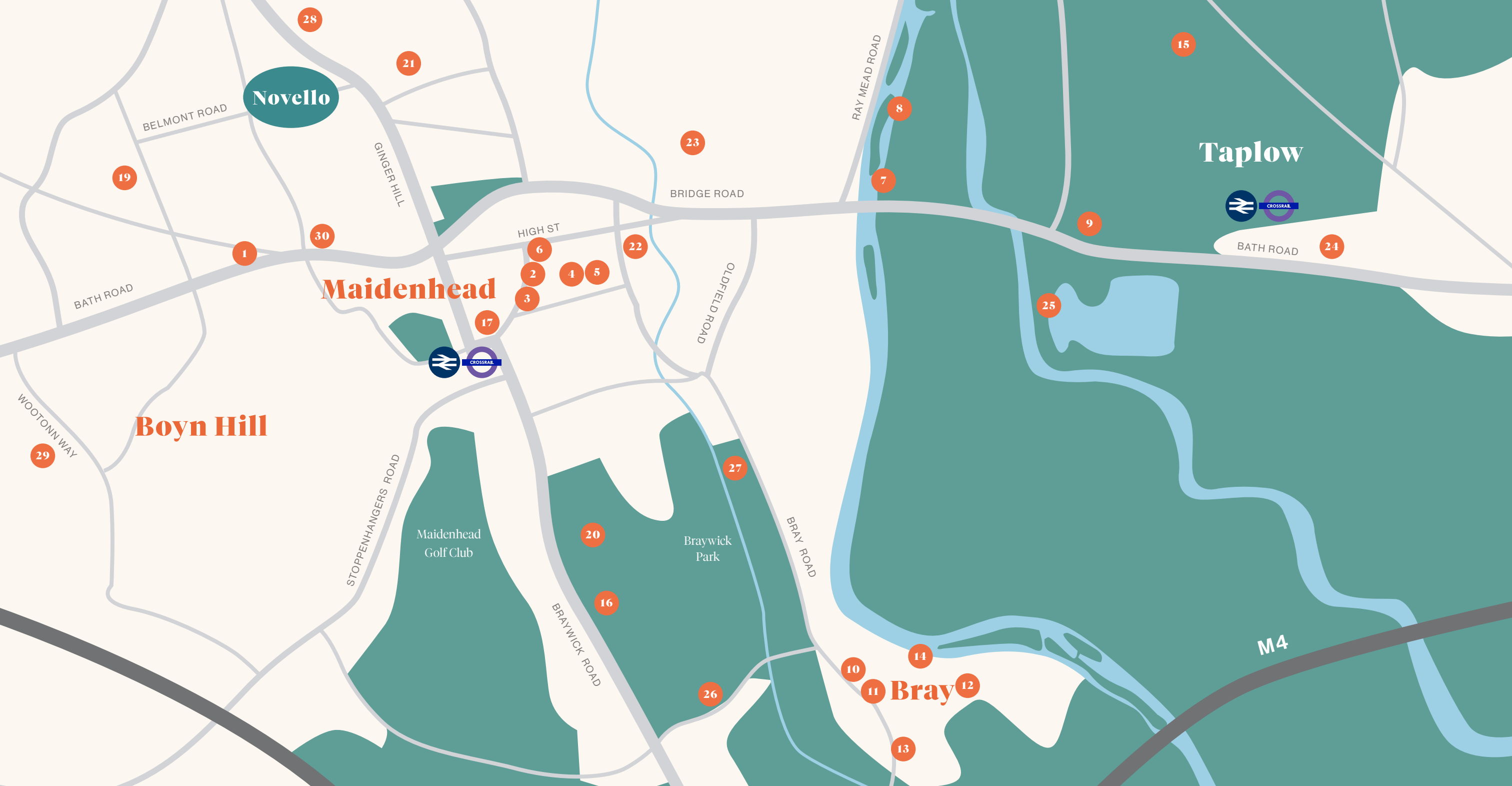
**APT. 31** - 61m<sup>2</sup> / 654ft<sup>2</sup>

Living/kitchen	7.7m x 4.6m
Bedroom 1	5.5m x 4.1m
Bedroom 2	3.4m x 2.9m



# The Neighbourhood





## Food + Drink

- |                                   |                                    |                                      |
|-----------------------------------|------------------------------------|--------------------------------------|
| 1. The Windsor Castle (Gastropub) | 6. The Borough (Wine Bar)          | 11. The Fat Duck (Fine-dining)       |
| 2. Seasonality (Michelin Guide)   | 7. Roux at Skindles (Brasserie)    | 12. Caldesi in Campagna (Italian)    |
| 3. Miyazaki (Japanese)            | 8. Hall & Woodhouse (Brewery)      | 13. The Crown at Bray (Gastropub)    |
| 4. A Hoppy Place (Craft Beer)     | 9. Miller & Carter (Steakhouse)    | 14. The Waterside Inn (x3 Michelin*) |
| 5. Knead Neapolitan (Pizza)       | 10. The Hinds Head (Michelin* Pub) | 15. Oak & Saw (Village-style pub)    |

## Leisure

- |                                 |
|---------------------------------|
| 16. Braywick Leisure Centre     |
| 17. David Lloyd                 |
| 18. F45                         |
| 19. Maidenhead Lawn Tennis Club |
| 20. Maidenhead Padel            |

## Shops + Cafes

- |                        |
|------------------------|
| 21. The Italian Shop   |
| 22. Waitrose           |
| 23. Epic Brownies      |
| 24. Nike Factory Store |
| 25. Lake House Café    |

## Education + Arts

- |                                     |
|-------------------------------------|
| 26. Braywick Court School           |
| 27. Oldfield Primary School         |
| 28. St Piran's School               |
| 29. Norden Farm Centre for the Arts |
| 30. Highfield Preparatory School    |



## *A beautiful riverside location*

Experience the tranquility of riverside living where the River Thames flows past scenic walks and iconic landmarks

### ABOVE & BELOW

Soothing natural beauty, peaceful towpaths, vibrant wildlife and an effortless, year-round sense of tranquillity and escape.



Maidenhead, Bray and Taplow offer an exceptional riverside lifestyle, with the River Thames providing a picturesque backdrop to everyday living. Residents enjoy tranquil towpath walks, boating from Maidenhead's historic bridge, and the charm of Boulter's Lock.

Bray brings Michelin-starred dining moments from the water's edge, while Taplow offers serene riverbank scenery and access to the beautiful Cliveden estate. Whether relaxing by the water or exploring nearby attractions, this stretch of the Thames blends natural beauty with refined village character, creating one of Berkshire's most desirable riverside settings.

Just a short distance away, Windsor adds royal grandeur, with its historic castle, boutique shopping streets, expansive Great Park and vibrant riverside ambience enhancing the area's appeal even further.



LEFT ◀

Seasonality.  
Fresh, inventive British  
cooking with beautifully  
balanced flavours

BELOW ▼

Roux at Skindles.  
Alain Roux's refined  
riverside dining with  
signature elegance.

## Refined flavours with relaxed style

Maidenhead offers standout dining and drinking, from riverside fine dining to vibrant pubs and kitchens celebrated for quality and character

Led by renowned chef Alain Roux, nearby Roux at Skindles brings elegant French-inspired dining in a striking riverside setting, pairing seasonal ingredients with classic technique in a stylish brasserie setting.

In the town centre, Seasonality champions local produce, offering a frequently changing menu that showcases modern British cooking at its freshest. The Borough delivers a lively mix of craft drinks, sociable dining and contemporary small plates ideal for casual evenings.

Nearby, the Hall & Woodhouse brewery offers a spacious, welcoming atmosphere with quality ales, comfort dishes and family-friendly charm.



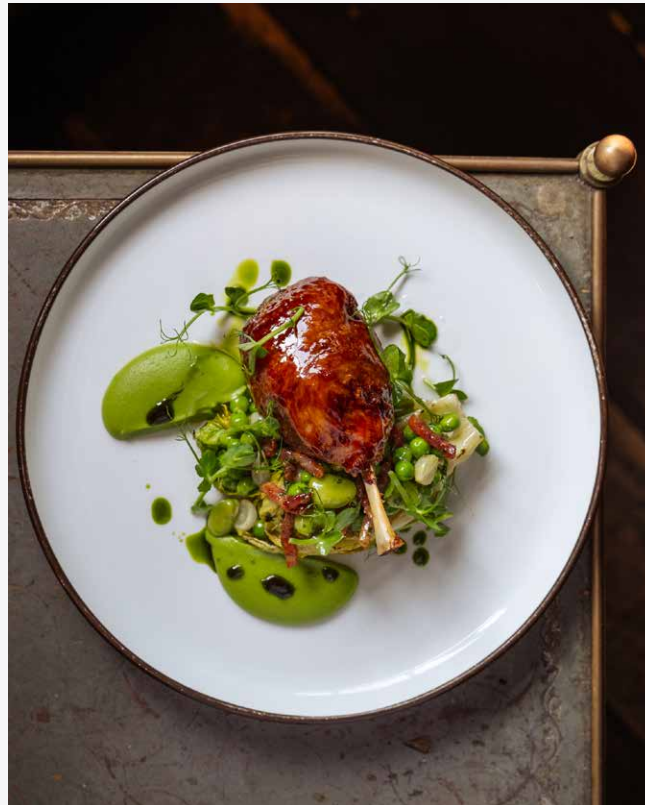


“Seasonality elevates modern British dining, showcasing locally sourced ingredients with creative flair, refined simplicity and an ever-changing, beautifully crafted menu

*Seasonality*

*Craft, creativity and  
British culinary heritage*

Bray is a world-renowned dining destination, home to Michelin stars, historic inns and exceptional restaurants



ABOVE & TOP RIGHT ▶  
The Waterside Inn  
Chef Alain Roux's masterpiece  
that holds 3 Michelin Stars

RIGHT & ABOVE RIGHT ▶  
Hind's Head  
The hugely popular and historic  
gastropub serving guests since the 1400s



Bray's remarkable concentration of fine dining makes it one of the UK's most celebrated gastronomic villages.

Heston Blumenthal's The Fat Duck offers an unforgettable, multi-sensory experience that redefines modern cuisine, while The Waterside Inn, curated by Alain Roux, delivers timeless French elegance beside the Thames, consistently holding three Michelin stars and doubling as an exceptional cooking school.

The Hinds Head blends inventive cookery with classic British comfort in a beautifully restored 15th-century inn, and The Crown offers relaxed, rustic charm with hearty pub favourites elevated by expert technique. Caldesi in Campagna adds authentic Italian warmth, serving regional dishes crafted with finesse. Together, these acclaimed venues create an extraordinary culinary landscape in the heart of Berkshire.

“If you want to learn to cook, you may as well learn from the best, and it doesn't come better than The Waterside Inn. Get ready for a culinary adventure

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*The Waterside Inn*





## Exceptionally Well Connected

Positioned just minutes from one of Berkshire's most inspiring stretches of the Thames, Novello draws upon its surroundings.

Maidenhead town centre is just moments away and nearby Taplow, Bray, Windsor and Burnham Beaches provide all manner of amenities from enchanting country walks to some of the best restaurants in the South East.

Furthermore, there are direct routes into Central London on the Elizabeth Line as well as fast trains to Paddington in just 25 minutes. The M4 is just moments away with quick routes into the city or to the West Country.

  
By Foot

  
By Bike

  
By Car

  
By Train

Crauford Arms <b>4 MINS</b>	Train Station <b>6 MINS</b>	Bray <b>7 MINS</b>	Reading <b>14 MINS</b>
The Italian Shop <b>8 MINS</b>	Maidenhead Padel <b>10 MINS</b>	Taplow Village <b>7 MINS</b>	London Paddington <b>24 MINS</b>
Kidswell Park <b>12 MINS</b>	Hall & Woodhouse <b>13 MINS</b>	Marlow <b>13 MINS</b>	Bond Street <b>35 MINS</b>
High Street <b>15 MINS</b>	Bray <b>15 MINS</b>	Windsor <b>15 MINS</b>	Liverpool Street <b>50 MINS</b>
Train Station <b>18 MINS</b>	Taplow Lake <b>15 MINS</b>	Ascot <b>25 MINS</b>	Heathrow <b>51 MINS</b>
David Lloyd <b>18 MINS</b>	Taplow Village <b>17 MINS</b>	Heathrow <b>25 MINS</b>	Canary Wharf <b>58 MINS</b>

## About The Developer



With over a decade of expertise and hundreds of homes delivered across London and the South East, Life Less Ordinary Property Developers have built a trusted reputation for creating exceptional living spaces that cater to modern lifestyles. Our track record speaks for itself: we're a team of seasoned professionals dedicated to transforming visions into reality, with every project reflecting our commitment to quality, craftsmanship, and innovation.

Over the years, we've consistently gone above and beyond to ensure our homes exceed expectations. We don't just build houses; we design spaces that are thoughtfully crafted to offer lasting comfort, style, and sustainability. From concept to completion, each development benefits from our years of experience in selecting the best locations, curating timeless designs and using high-quality materials that stand the test of time.



“ I have finally moved into my first home, and could not be happier. It is clear this company values service above all and putting their customer first.

OLLIE HARDY  
LLO HOMEOWNER, RUISLIP



The penthouse at Malworks, Eastcote



High-spec bathrooms in Reigate

“The high quality of materials and finishings used in the property have not gone unnoticed by our friends and family when they visit.

PRABHAV ARORA  
LLO HOMEOWNER, EASTCOTE



Whether you're a first-time buyer or seeking your next investment, our properties are more than just places to live—they're designed to enhance your everyday experience. With intelligent layouts, elegant finishes and a focus on both aesthetics and functionality, we make it our mission to provide homes that feel as extraordinary as the life you'll live in them.

But our commitment to excellence doesn't stop with the home itself. It extends to the communities we create. Our developments are set in vibrant, desirable neighbourhoods, each offering easy access to local amenities, cultural attractions, and green spaces. We believe in the power of a well-connected, thriving community, where every home is just the beginning of a fulfilling life.

From your first viewing to your move-in day, and beyond, our experienced team is here to guide you at every step, ensuring a seamless, enjoyable home-buying journey. With over 300 homes delivered in the last few years and countless happy buyers, we're proud of the relationships we've built and the homes we've created. At Life Less Ordinary, we don't just help you find a house—we help you find a home that matches your dreams and creates you a Life Less Ordinary.

Register  
Your Interest

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