



RIVERVIEW  
STAINES UPON THAMES  
A COLLECTION OF CONTEMPORARY  
1 & 2 BEDROOM APARTMENTS

**VervLife**<sup>®</sup>

SPECIALISTS IN RENTAL LIVING.

# SPACIOUS 1 & 2 BEDROOM APARTMENTS DESIGNED FOR MODERN LIVING, MOMENTS FROM THE THAMES AND PART OF A THRIVING COMMUNITY.

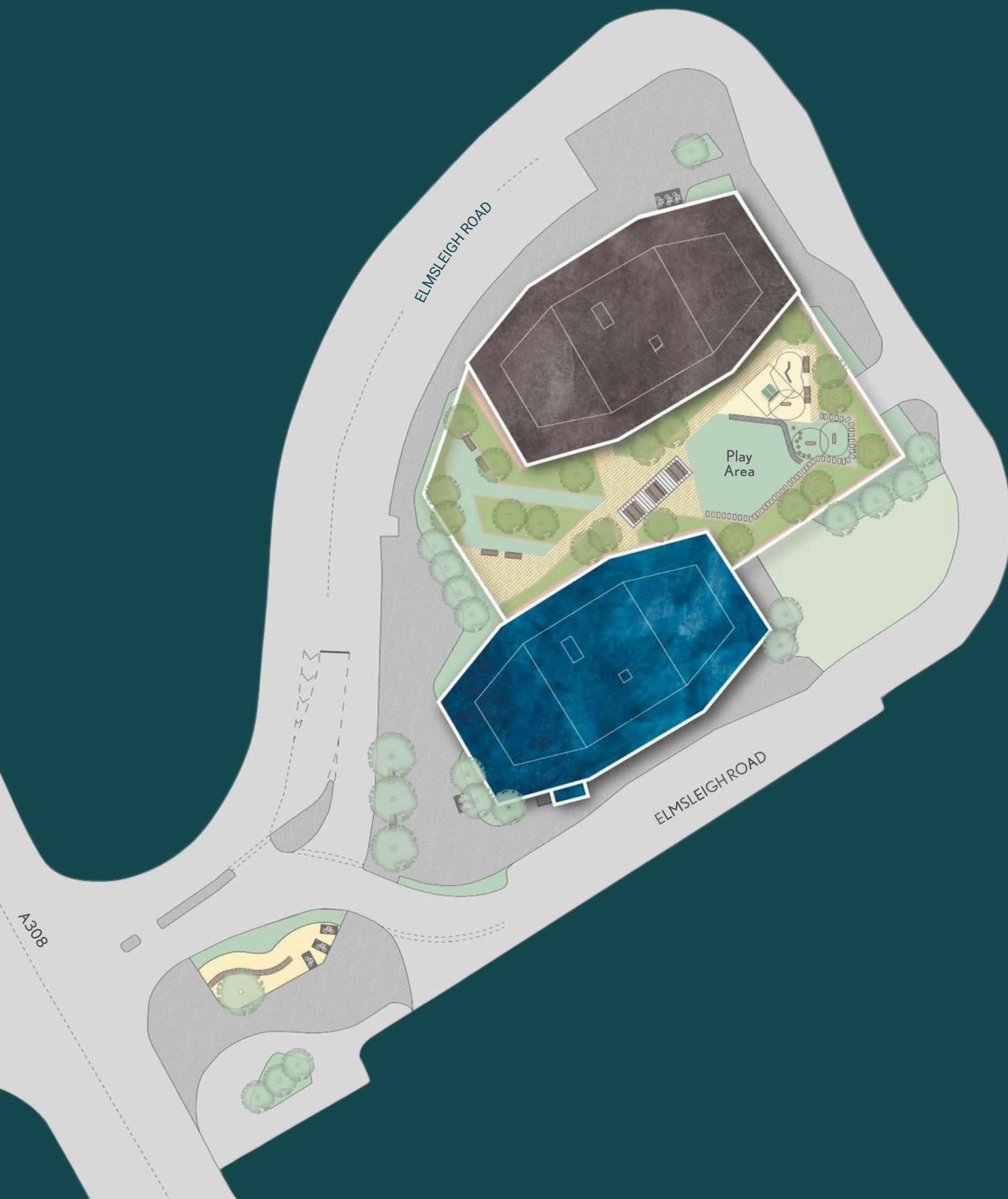
Perfectly placed in Staines-upon-Thames, Riverview offers more than just a brand-new home - it's a lifestyle that blends riverside calm with the energy of town living. Start your morning with a stroll along the Thames or ease into the day with coffee at a local café. Explore high street shops, restaurants, and welcoming spaces that make this town feel like home.

With the train station just a 12-minute walk away, you'll stay seamlessly connected when you need to head further afield. At Riverview, you don't have to choose between tranquillity and convenience — you get the best of both.

Welcome to Riverview, managed by VervLife.



VervLife®



## COME AND FIND YOUR PLACE

**RIVERVIEW IS MADE UP OF TWO THOUGHTFULLY DESIGNED BLOCKS, EACH OFFERING APARTMENTS THAT COMBINE STYLE, SPACE, AND PRACTICALITY.**

At Riverview, every apartment has been carefully considered to suit the way you live today. Enjoy light, airy spaces with your morning coffee in hand, host friends for a relaxed brunch or a full dinner, and retreat to a bedroom designed for restful nights.

To help you feel at home from day one, interiors feature a neutral colour palette, Riverview offers furnished or unfurnished apartments so you can move in and unpack straight away, or choose your own furniture and add your own personal touches to make the space truly yours.

Development plan is a guide for illustrative purposes only and may be subject to change. Landscaping is indicative only.



# LIVING AT RIVERVIEW TAKES CONVENIENCE TO ANOTHER LEVEL

## RIVERVIEW IS YOUR CHANCE TO LIVE AT THE HEART OF IT ALL.

You'll love having everything Staines has to offer right on your doorstep. Start your day with coffee from a local café, then enjoy a spot of shopping at Elmsleigh Centre, home to Tesco Express, H&M, Primark, Superdrug and Waterstones. In just a 6-minute walk, you'll also reach Two Rivers, featuring M&S Food, Boots, Next, VUE cinema, and PureGym.

Directly across the road from Riverview, you'll find the River Thames and Memorial Gardens - the perfect place to unwind, read a book, or tune into your favourite podcast.

When evening comes around, take your pick from big-name favourites like Nando's, Prezzo, Zizzi, Turtle Bay, Slug & Lettuce and Wagamama, or explore local independents such as Flamm (Turkish), Cornelis Bistro, The Greek Souvlaki and Sushi Nara (Japanese).

If you need to travel further afield, you can walk to Staines Station in just 12 minutes and be in central London in just 36 minutes.



1. Two Rivers Shopping Centre Staines-upon-Thames
2. Flamm Restaurant
3. Staines-upon-Thames Iron Bridge



# EXPLORE MORE, JUST BEYOND YOUR DOORSTEP

**LIFE AT RIVERVIEW KEEPS YOU CLOSE TO  
THE THINGS YOU LOVE.**

While Staines has everything you need day to day, a short drive takes you to Windsor and Ascot - rich in history and full of high-end shops, restaurants and buzzing bars.

For a slower pace, explore the scenic trails of Windsor Great Park, relax by Virginia Water Lake or discover the landscaped beauty of Savill Garden. History lovers can head to Runnymede, the riverside meadows where the Magna Carta was signed, while thrill-seekers are just minutes away from Thorpe Park Resort.

And when the city calls, London Waterloo is only 36 minutes from Staines Station, so you can spend less time travelling and more time doing the things you enjoy.

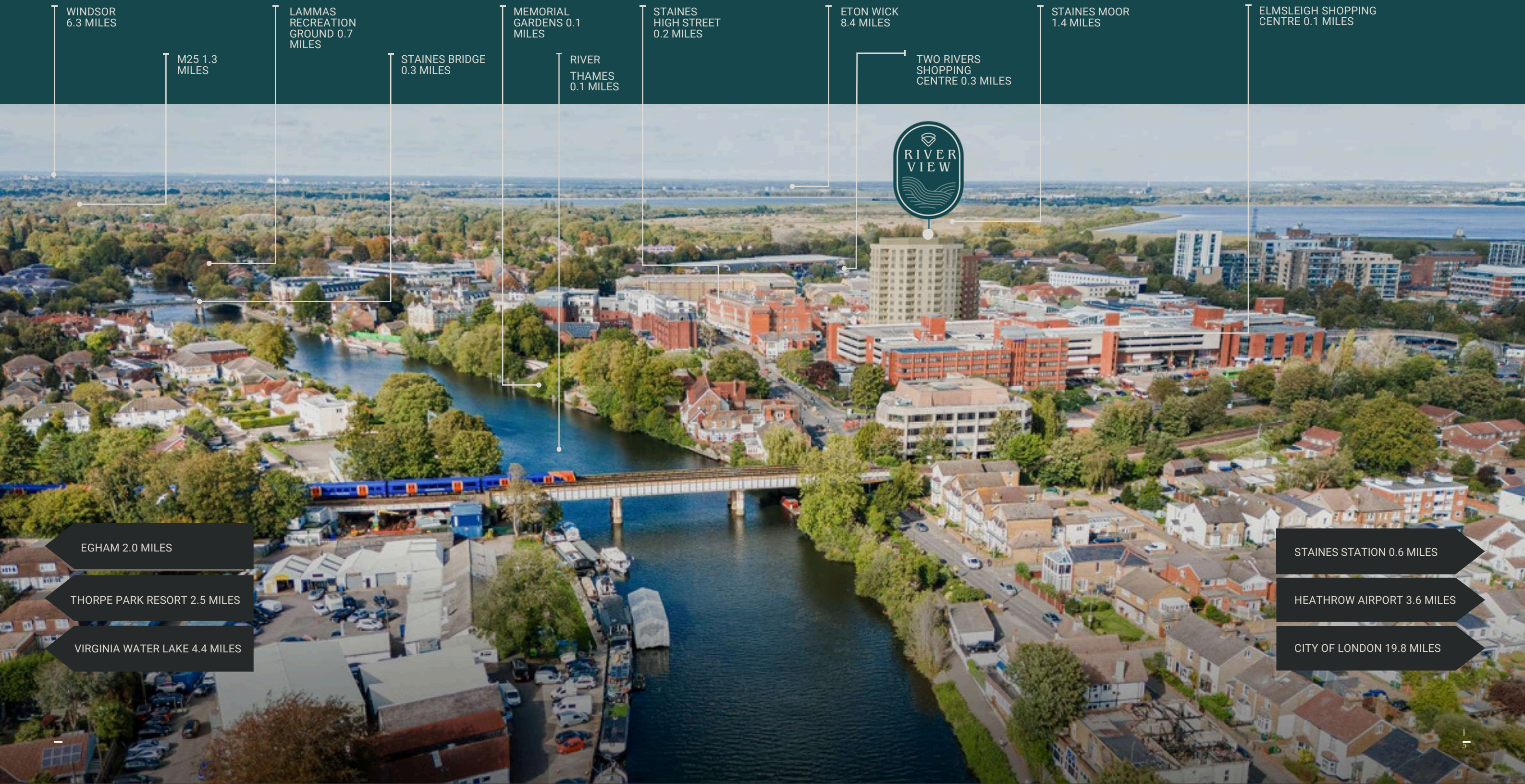


1. River Thames Virginia Water Lake  
2. Staines Train Station  
3. Windsor Great Park

# FROM RIVERSIDE WALKS TO CITY LIGHTS - IT'S ALL WITHIN REACH

Looking for an easier, more enjoyable way of life? At Riverview, you couldn't be better placed. Step outside and the high street's shops, cafés and restaurants are ready to welcome you, or head the other way and find yourself by the river in moments.

When you want a change of scene, Windsor, Ascot and Virginia Water are all just a short trip away. And for adventures further afield, Heathrow Airport is only 16 minutes by bus, putting international travel right on your doorstep.



WINDSOR  
6.3 MILES

M25 1.3  
MILES

LAMMAS  
RECREATION  
GROUND 0.7  
MILES

STAINES BRIDGE  
0.3 MILES

MEMORIAL  
GARDENS 0.1  
MILES

RIVER  
THAMES  
0.1 MILES

STAINES  
HIGH STREET  
0.2 MILES

ETON WICK  
8.4 MILES

TWO RIVERS  
SHOPPING  
CENTRE 0.3 MILES

STAINES MOOR  
1.4 MILES

ELMSLEIGH SHOPPING  
CENTRE 0.1 MILES



EGHAM 2.0 MILES

THORPE PARK RESORT 2.5 MILES

VIRGINIA WATER LAKE 4.4 MILES

STAINES STATION 0.6 MILES

HEATHROW AIRPORT 3.6 MILES

CITY OF LONDON 19.8 MILES



# STAY WELL CONNECTED

**WHETHER ON FOOT, BY ROAD OR RAIL, IT'S EASY FROM RIVERVIEW.**

In just three minutes, you can be browsing the shops, enjoying a meal out, or catching up with friends at a local bar. A 15-minute walk takes you to Lammas Recreation Ground, where there's plenty to enjoy - from tennis courts and boat hire to an outdoor gym and a splash park in the summer.

Staines Station puts Windsor and Ascot just 20 minutes away, and London Waterloo only 36 minutes by train. Frequent bus services also make Heathrow Airport just 16 minutes away, so well-deserved getaways are easier than ever.

## Rivertown TW18 4PH Elmsleigh Road, Staines-upon-Thames

|                                                                                                                  |                                        |                                       |                                       |                                          |                                       |                                       |
|------------------------------------------------------------------------------------------------------------------|----------------------------------------|---------------------------------------|---------------------------------------|------------------------------------------|---------------------------------------|---------------------------------------|
|                               | Tesco Express<br>3minutes              | Elmsleigh Shopping Centre<br>3minutes | River Thames<br>3minutes              | Two Rivers Shopping Centre<br>6minutes   | Staines Station<br>12 minutes         | Lammas Recreation Ground<br>15minutes |
|  from Staines Station         | Windsor & Eton Riverside<br>14 minutes | Richmond<br>17minutes                 | Ascot<br>20 minutes                   | Clapham Junction<br>25 minutes           | London Waterloo<br>36minutes          | Wimbledon**<br>44minutes              |
|  from Staines Bridge (Stop Z) | Sainsbury's<br>2 minutes               | Egham<br>6minutes                     | Waitrose & Partners Egham<br>9minutes | Virginia Water Lake<br>12minutes         | National Trust Runnymede<br>16minutes | Englefield Green<br>27minutes         |
|  from Staines Bus Station     | Thorpe Park<br>10 minutes              | Everyman Egham<br>11 minutes          | Heathrow Terminal 5<br>16 minutes     | Bedfont Lakes Country Park<br>22 minutes | Windsor Royal Station<br>36minutes    | Woking<br>45 minutes                  |



# SHOPPING. EATING. ENTERTAINING. PREPARE TO BE SPOILT FOR CHOICE.

At Riverview, everything you need is right on your doorstep. Explore shops and supermarkets for daily essentials, enjoy a coffee, brunch or dinner with friends, or head out for a lively night in town. Families will also appreciate the range of Ofsted-rated schools nearby.

With so much choice, from everyday conveniences to weekend adventures - living here truly puts you at the heart of it all.

## SHOPPING

1. Tesco Express TW184QB
2. Elmsleigh Shopping Centre TW184Q
3. M&S Food TW184W
4. Two Rivers Shopping Centre TW184W
5. Sainsbury's TW183A

## EDUCATION

6. Riverbridge Primary School TW182E
7. Happy Feet PreSchool TW181Y
8. Magna Carta Secondary School TW183H
9. Staines Preparatory School and Nursery TW182B
10. Busy Bees at Egham TW209HF

## LEISURE

11. PureGym TW184W
12. Vue Cinema TW184B
13. 360 Ultimate Fitness Gym I CrossFit Staines TW182AW
14. Lammas Recreation Ground TW184U
15. Spelthorne Leisure Centre TW181A
16. Shortwood Common TW183J
17. The Thames Club TW182P
18. The Runnymede on Thames Hotel & Spa TW200A
19. Egham Cricket Club TW208N
20. Fordbridge Park TW153S
21. Everyman Cinema TW209F

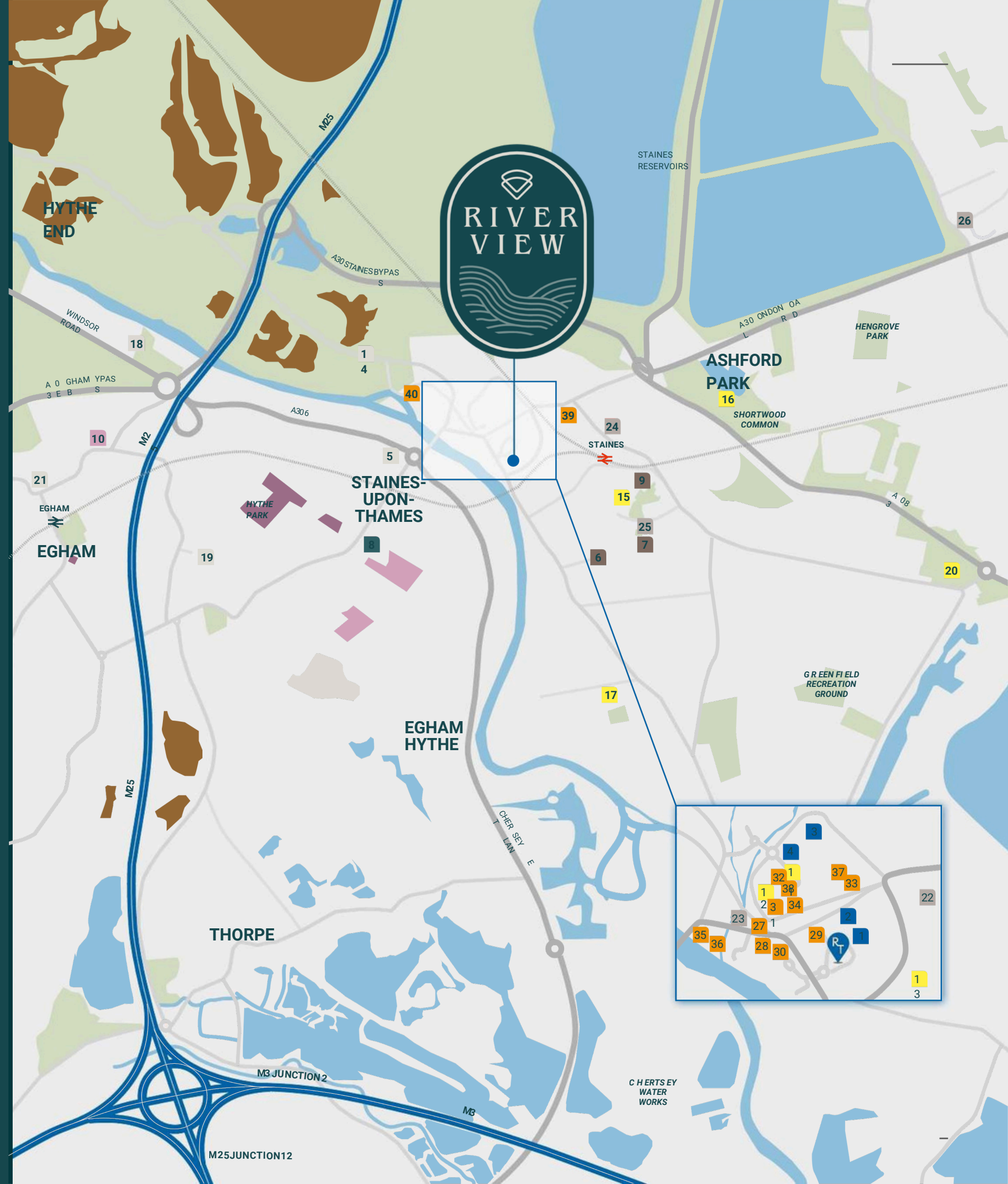
## HEALTHCARE

22. Bupa Dental Care TW184LW
23. Clarence Dental Practice TW184S
24. The Staines Centre Of Dental Excellence TW184N
25. Staines Health Centre TW181X
26. Ashford Hospital TW153A

## RESTAURANTS

27. Cornelis Bistro TW184S
28. Flamm Restaurant TW184Q
29. Nostrano Lounge TW184Q
30. Sushi Nara TW184Q
31. TurtleBay TW184E
32. Nando's TW184B

33. Gourmet Burger Kitchen TW184U
34. Eggham On Toast TW18 4WA
35. Last Hop TW184S
36. Slug & Lettuce TW184SU
37. Wagamama TW184W
38. Zizzi TW184B
39. Coffee Genius TW184P
40. The Bells TW184Z





## LIFE AT RIVERVIEW – RENTAL LIVING DESIGNED FOR LIVING WELL

Riverview isn't just a place to live - it's a place to feel at home. Our pet-friendly, family-friendly rental apartments are designed for modern living, with stylish open-plan layouts, high-quality finishes, and private balconies. Step outside to beautifully landscaped Podium Gardens, perfect for relaxing, meeting friends, or enjoying a moment of calm by the riverside.

Inside the building, life is just as effortless and social. Residents can take advantage of the lounge with co-working spaces, a meeting room, and a games zone featuring shuffleboard and a pool table. With secure cycle storage, optional car parking, a dedicated resident app, and an on-site management and maintenance team ready to help, Riverview makes renting seamless, connected, and fun - whether you're working from home, commuting to London, or simply enjoying everything Staines has to offer.





## THE LOCATION ISN'T THE ONLY THING YOU'LL LOVE ABOUT RIVERVIEW.

The stylish, spacious 1- and 2-bedroom apartments at Riverview are designed with modern living in mind. Thoughtfully laid out, each home features open-plan living areas, high-quality finishes, and energy-efficient initiatives to help reduce your bills. Every detail has been considered to create a space that's practical, comfortable, and stylish - the perfect backdrop for life in Staines.

These apartments are more than just a place to live - they're your personal haven. Relax on your private terrace or balcony, with some homes offering riverside views, or head outside to the beautifully landscaped podium garden to unwind, meet friends, or enjoy a quiet moment. With pet-friendly policies, flexible spaces, and amenities designed to make everyday life easier, Riverview delivers rental living that's seamless, social, and completely tailored to you.



## 1 BEDROOM APARTMENTS

# WELCOME TO YOUR STYLISH, SPACIOUS NEW HOME.

Our beautifully designed 1 bedroom apartments at Riverview are perfect for modern living. Light-filled, open-plan layouts make the most of every inch of space, while sleek kitchens and contemporary finishes bring style and practicality together.

Whether you're working from home, relaxing after a busy day, or entertaining friends, these homes give you the flexibility you need. With some apartments offering views of the River Thames, you'll find it's not just a place to live, but a place to thrive.

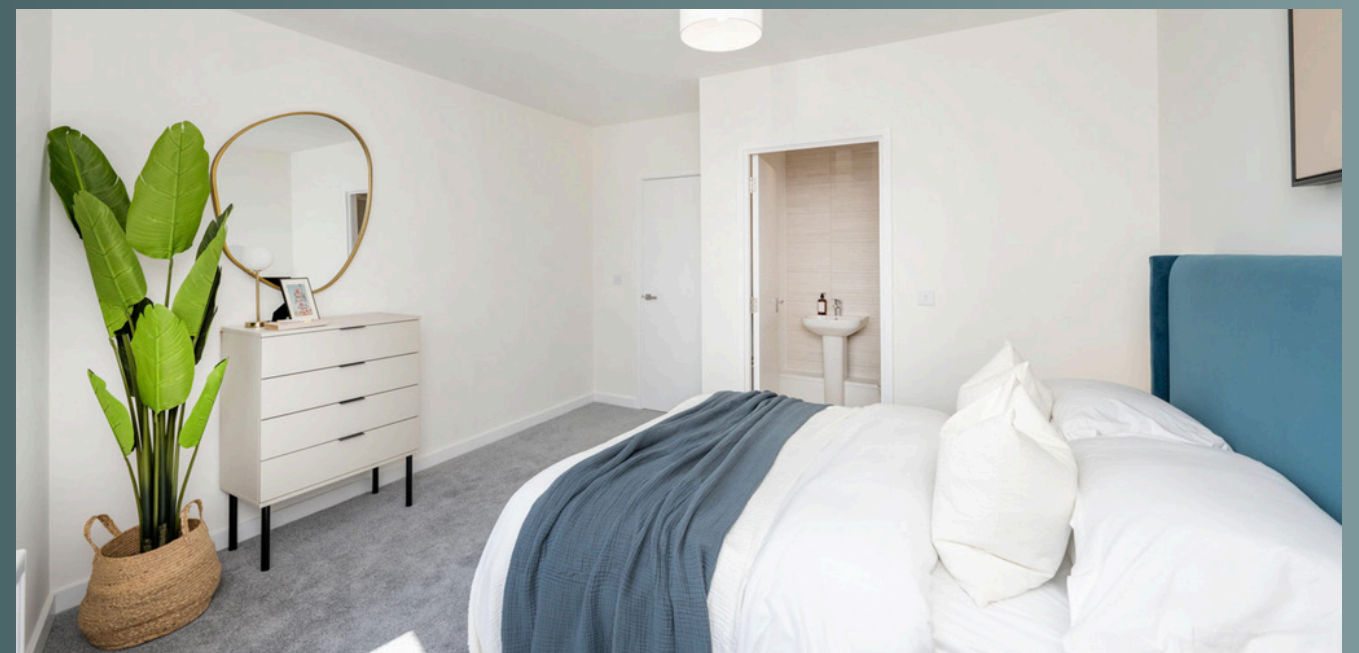


## 2 BEDROOM APARTMENTS

# TAKE IT TO THE NEXT LEVEL.

Our stylish, bright and modern 2 bedroom apartments provide all the space you need. With generous layouts, they're ideal for sharing, growing families or anyone who wants that little bit of extra room.

The second bedroom is perfect for guests, a home office or even your own creative studio; the choice is yours. Finished to the same high standard as our 1 beds, these homes combine comfort with sophistication. And with select apartments offering direct views of the River Thames, you'll have a home that's impressive inside and out.



# DELTA

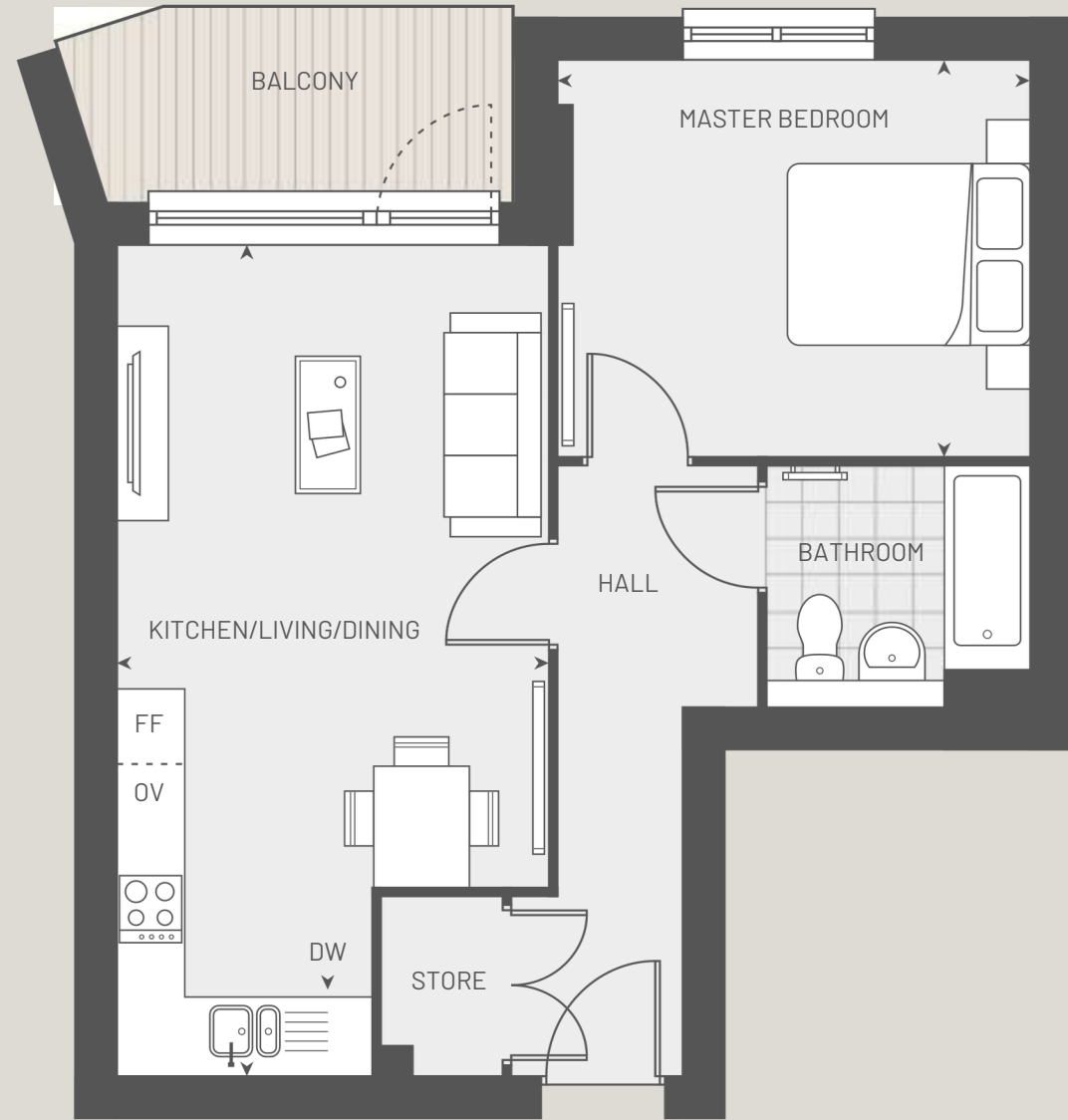
1BEDROOM,1BATHROOM APARTMENT WITH BALCONY

**Kitchen/Living/Dining**  
6.88m x 3.70m 22' 7" x 12' 2"

**Master Bedroom**  
3.95m x 3.31m 12' 11" x 10' 10"

**Total floor area**  
50.1 sq m 539 sq ft

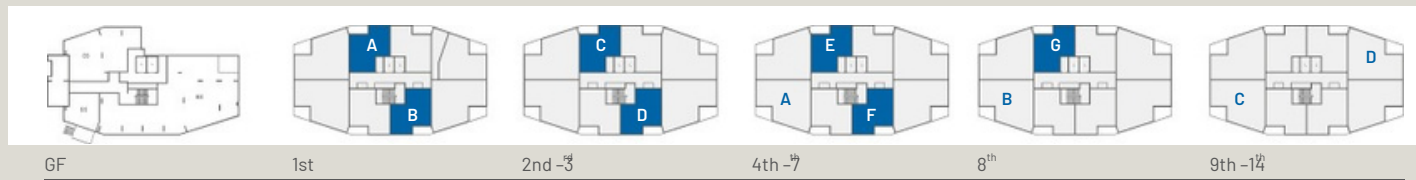
**Total outside area**  
5.6 sq m 60.2 sq ft



### ASHBY

|         |   |               |
|---------|---|---------------|
| Unit 4  | A | First floor   |
| Unit 8  | B | First floor   |
| Unit 12 | C | Second floor  |
| Unit 16 | D | Second floor  |
| Unit 20 | C | Third floor   |
| Unit 24 | D | Third floor   |
| Unit 28 | E | Fourth floor  |
| Unit 32 | F | Fourth floor  |
| Unit 36 | E | Fifth floor   |
| Unit 40 | F | Fifth floor   |
| Unit 44 | E | Sixth floor   |
| Unit 48 | F | Sixth floor   |
| Unit 52 | E | Seventh floor |
| Unit 56 | F | Seventh floor |
| Unit 60 | G | Eighth floor  |

### ASHBY



# FLOW

1BEDROOM,1BATHROOM APARTMENT WITH BALCONY

**Kitchen/Living/Dining**  
6.88m x 3.70m 22' 7" x 12' 2"

**Master Bedroom**  
3.95m x 3.31m 12' 11" x 10' 10"

**Total floor area**  
50.1 sq m 539 sq ft

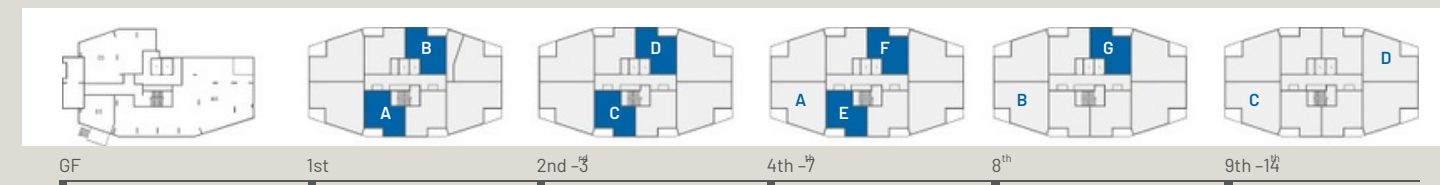
**Total outside area**  
5.6 sq m 60.2 sq ft



### ASHBY

|         |   |               |
|---------|---|---------------|
| Unit 1  | A | First floor   |
| Unit 5  | B | First floor   |
| Unit 9  | C | Second floor  |
| Unit 13 | D | Second floor  |
| Unit 17 | C | Third floor   |
| Unit 21 | D | Third floor   |
| Unit 25 | E | Fourth floor  |
| Unit 29 | F | Fourth floor  |
| Unit 33 | E | Fifth floor   |
| Unit 37 | F | Fifth floor   |
| Unit 41 | E | Sixth floor   |
| Unit 45 | F | Sixth floor   |
| Unit 49 | E | Seventh floor |
| Unit 53 | F | Seventh floor |
| Unit 61 | G | Eighth floor  |

### ASHBY



PLEASE NOTE: OUR FLOOR PLANS ARE FOR ILLUSTRATIVE PURPOSES. THE EXACT DESIGN, SIZE & LAYOUT OF YOUR APARTMENT MAY VARY. PLEASE SPEAK TO OUR RESIDENT TEAM FOR FULL INFORMATION

# HYDRO

1BEDROOM,1BATHROOMAPARTMENT WITH BALCONY

**Kitchen/Living/Dining**

6.88m x 3.70m 22' 7" x 12' 2"

**Master Bedroom**

3.94m x 3.31m 12' 9" x 10' 10"

**Total floor area**

50.1 sq m 539 sq ft

**Total outside area**

5.6 sq m 60.2 sq ft



# LAGOON

1BEDROOM,1BATHROOMAPARTMENT WITH BALCONY

**Kitchen/Living/Dining**

6.88m x 3.70m 22' 7" x 12' 2"

**Master Bedroom**

3.94m x 3.31m 12' 9" x 10' 10"

**Total floor area**

50.1 sq m 539 sq ft

**Total outside area**

5.6 sq m 60.2 sq ft



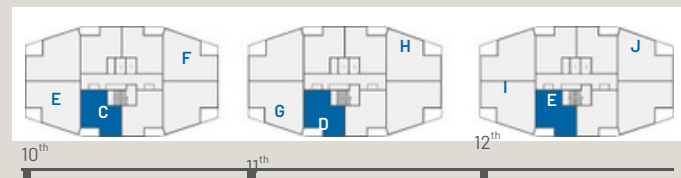
**ASHBY**

- Unit 57 A Eighth floor
- Unit 65 B Ninth floor
- Unit 73 B Tenth floor
- Unit 81 B Eleventh floor
- Unit 89 B Twelfth floor
- Unit 97 B Thirteenth floor
- Unit 105 B Fourteenth floor

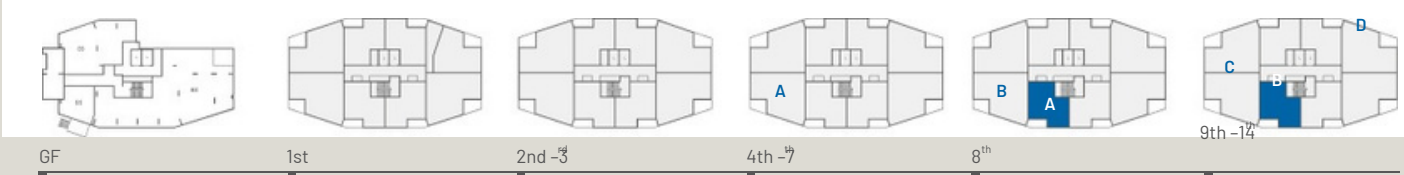
**BREWER**

- Unit 183 C Tenth floor
- Unit 199 D Eleventh floor
- Unit 191 E Twelfth floor

**BREWER**



**ASHBY**



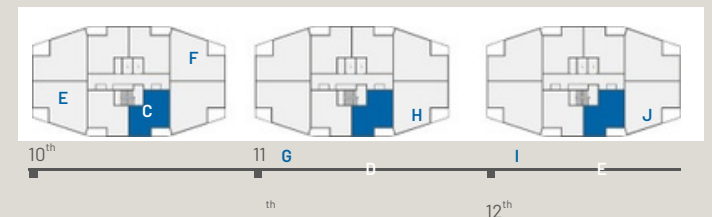
**ASHBY**

- Unit 64 A Eighth floor
- Unit 72 B Ninth floor
- Unit 80 B Tenth floor
- Unit 88 B Eleventh floor
- Unit 96 B Twelfth floor
- Unit 104 B Thirteenth floor
- Unit 112 B Fourteenth floor

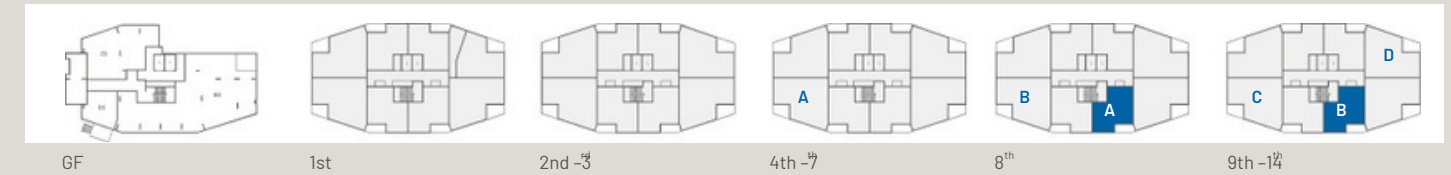
**BREWER**

- Unit 190 C Tenth floor
- Unit 198 D Eleventh floor
- Unit 206 E Twelfth floor

**BREWER**



**ASHBY**



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# MEANDER

1BEDROOM,1BATHROOMAPARTMENT WITH BALCONY

**Kitchen/Living/Dining**

6.88m x 3.70m

**Master Bedroom**

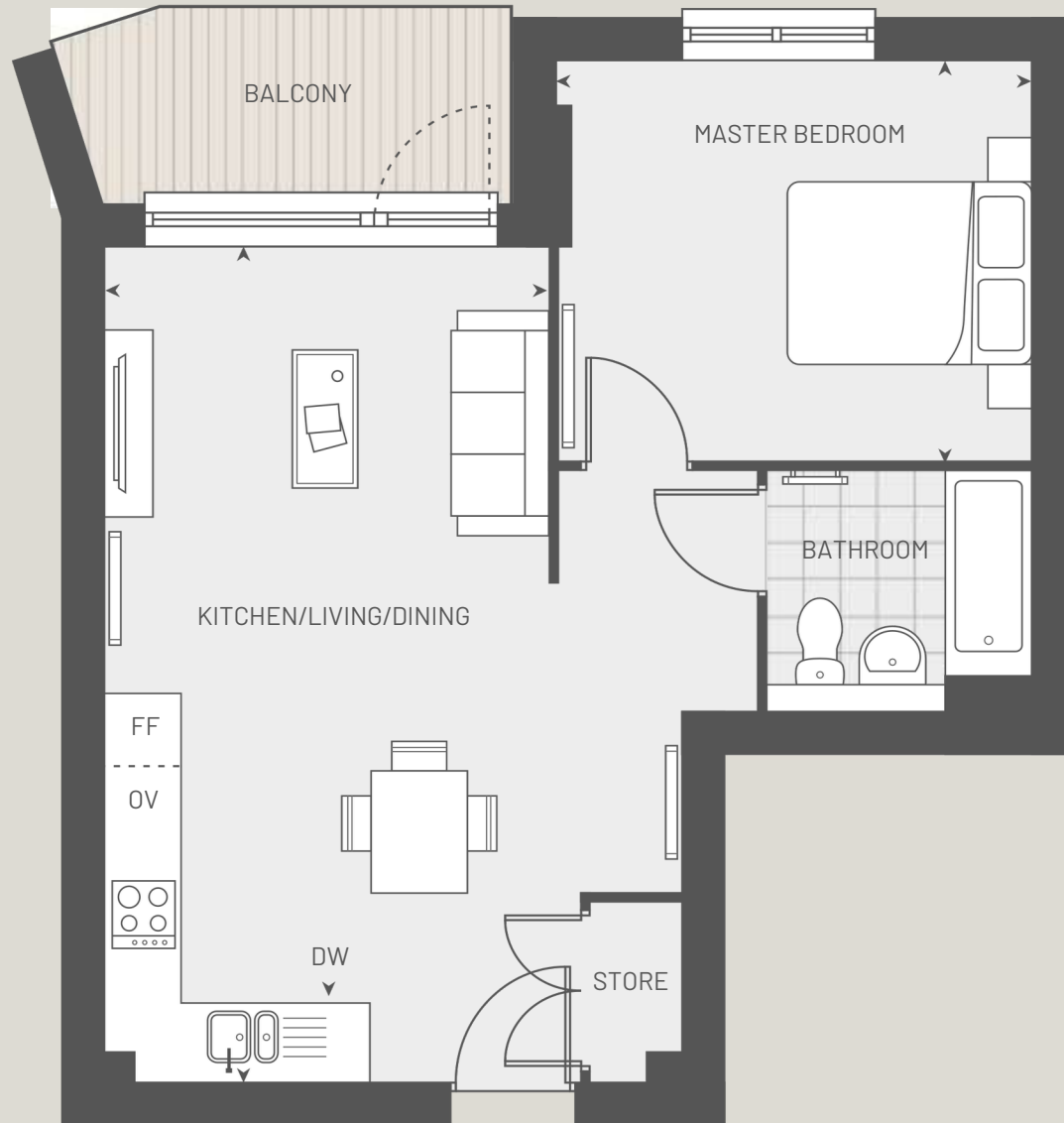
3.95m x 3.31m

**Total floor area** 22' 7" x 12' 2"

50.1 sq m 539 sq ft

**Total outside area** 12' 11" x 10' 10"

5.6 sq m 60.2 sq ft



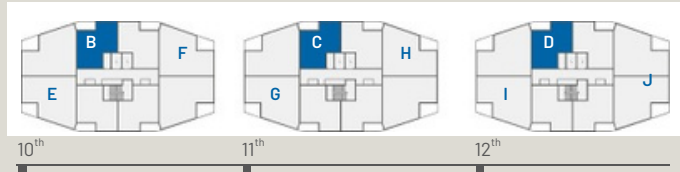
**ASHBY**

- Unit 68 A Ninth floor
- Unit 76 A Tenth floor
- Unit 84 A Eleventh floor
- Unit 92 A Twelfth floor
- Unit 100 A Thirteenth floor
- Unit 108 A Fourteenth floor

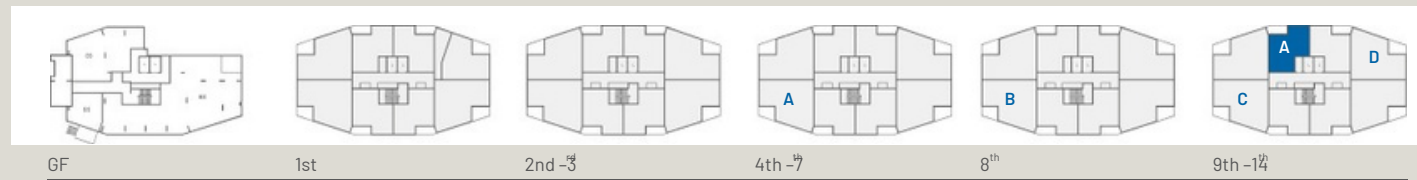
**BREWER**

- Unit 186 B Tenth floor
- Unit 194 C Eleventh floor
- Unit 202 D Twelfth floor

**BREWER**



**ASHBY**



# OX BOW

1BEDROOM,1BATHROOMAPARTMENT WITH BALCONY

**Kitchen/Living/Dining**

6.88m x 3.70m 22' 7" x 12' 2"

**Master Bedroom**

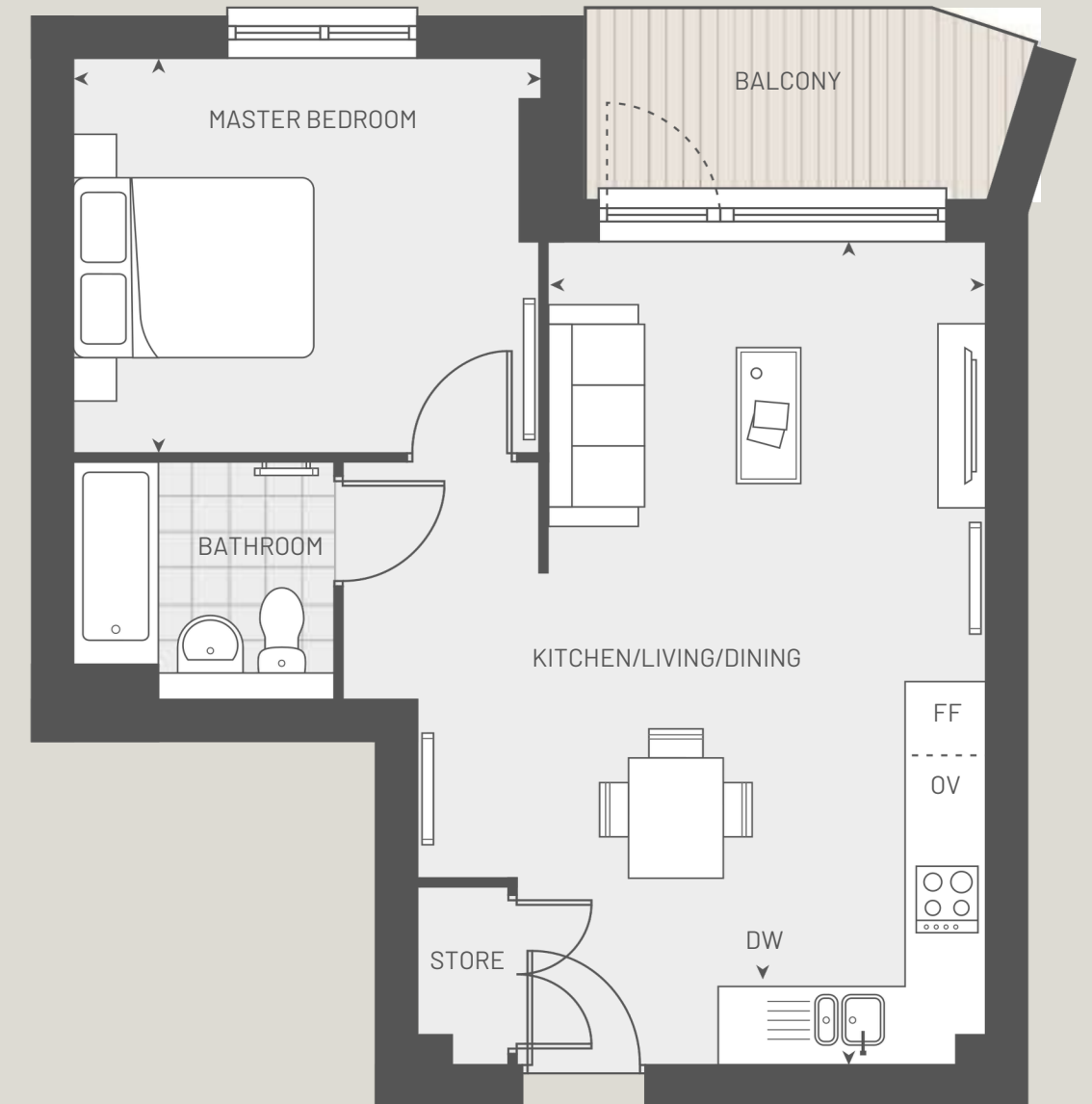
3.95m x 3.31m 12' 11" x 10' 10"

**Total floor area**

50.1 sq m 539 sq ft

**Total outside area**

5.6 sq m 60.2 sq ft



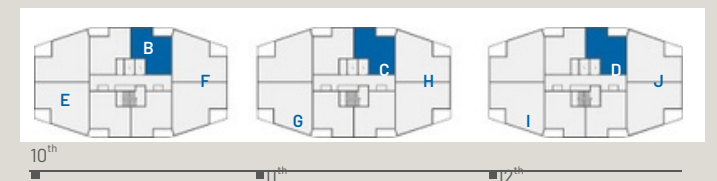
**ASHBY**

- Unit 69 A Ninth floor
- Unit 77 A Tenth floor
- Unit 85 A Eleventh floor
- Unit 93 A Twelfth floor
- Unit 101 A Thirteenth floor
- Unit 109 A Fourteenth floor

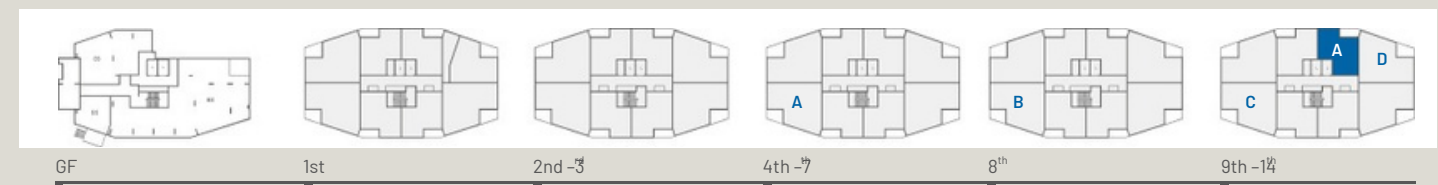
**BREWER**

- Unit 187 B Tenth floor
- Unit 195 C Eleventh floor
- Unit 203 D Twelfth floor

**BREWER**



**ASHBY**



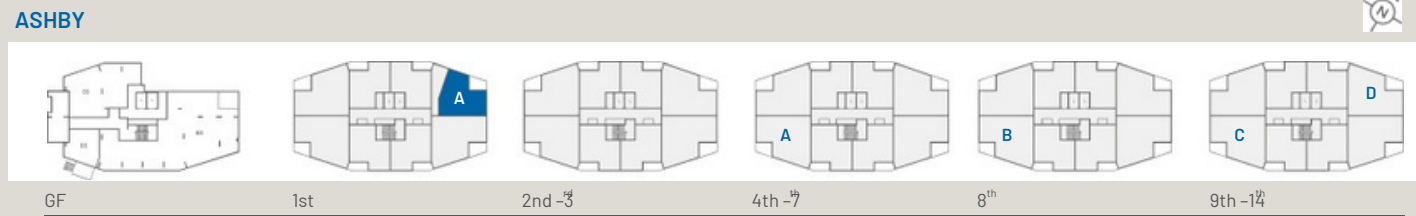
# RAVINE

1BEDROOM,1BATHROOM APARTMENT WITH BALCONY

**Kitchen/Living/Dining**  
6.52m x 4.61m 21' 4" x 15' 1"  
**Master Bedroom**  
3.78m x 3.77m 12' 4" x 12' 4"  
**Total floor area**  
54.9 sq m 591 sq ft  
**Total outside area**  
7.6 sq m 81.8 sq ft



**ASHBY**  
Unit 6 A First floor



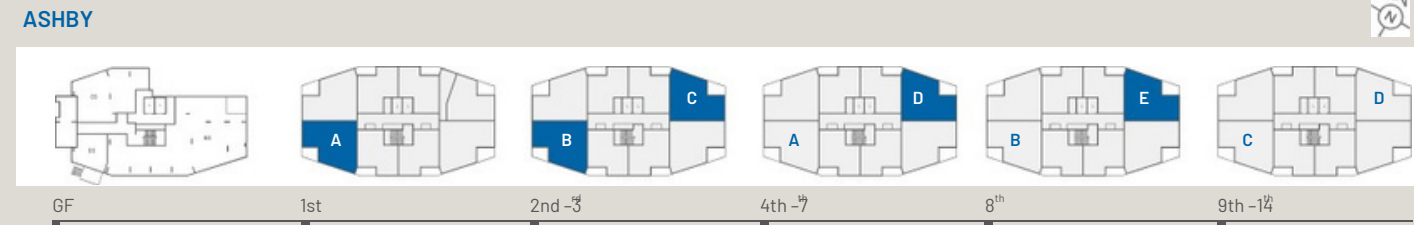
# SANDBAR

2BEDROOM,1BATHROOM APARTMENT WITH ENSUITE AND BALCONY

**Kitchen/Living/Dining**  
6.00m x 4.61m 19' 8" x 15' 1"  
**Master Bedroom**  
4.89m x 3.35m 16' 1" x 10' 11"  
**Bedroom 2**  
3.74m x 3.45m 12' 3" x 11' 3"  
**Total floor area**  
74.0 sq m 797 sq ft  
**Total outside area**  
7.6 sq m 81.8 sq ft



**ASHBY**  
Unit 2 A First floor  
Unit 10 B Second floor  
Unit 14 C Second floor  
Unit 18 B Third floor  
Unit 22 C Third floor  
Unit 30 D Fourth floor  
Unit 38 D Fifth floor  
Unit 46 D Sixth floor  
Unit 54 D Seventh floor  
Unit 62 E Eighth floor



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# TIDE

2BEDROOM,1BATHROOM APARTMENT WITH ENSUITE AND BALCONY

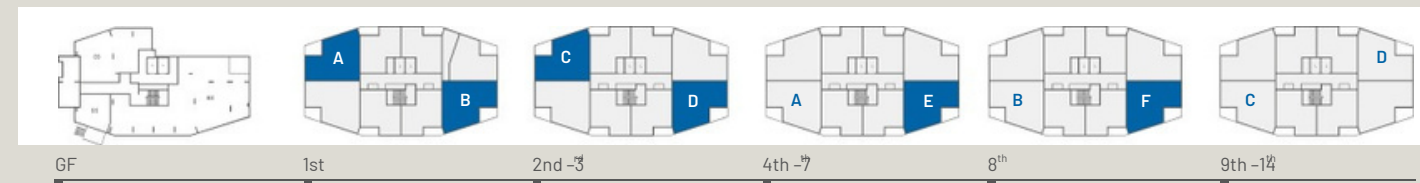
**Kitchen/Living/Dining**  
5.23m x 4.61m 17' 1" x 15' 1"  
**Master Bedroom**  
4.89m x 3.35m 16' 1" x 10' 11"  
**Bedroom 2**  
3.74m x 3.45m 12' 3" x 11' 3"  
**Total floor area**  
74.0 sq m 797 sq ft  
**Total outside area**  
7.6 sq m 81.8 sq ft



## ASHBY

|         |   |               |
|---------|---|---------------|
| Unit 3  | A | First floor   |
| Unit 7  | B | First floor   |
| Unit 11 | C | Second floor  |
| Unit 15 | D | Second floor  |
| Unit 19 | C | Third floor   |
| Unit 23 | D | Third floor   |
| Unit 31 | E | Fourth floor  |
| Unit 39 | E | Fifth floor   |
| Unit 47 | E | Sixth floor   |
| Unit 55 | E | Seventh floor |
| Unit 63 | F | Eighth floor  |

## ASHBY



# TRIBUTE

2BEDROOM,1BATHROOM APARTMENT WITH ENSUITE AND BALCONY

**Kitchen/Living/Dining**  
6.75m x 4.61m 22' 1" x 15' 1"  
**Master Bedroom**  
3.90m x 3.38m 12' 9" x 11' 1"  
**Bedroom 2**  
4.58m x 2.90m 15' 3" x 9' 6"  
**Total floor area**  
74.0 sq m 797 sq ft  
**Total outside area**  
7.6 sq m 81.8 sq ft



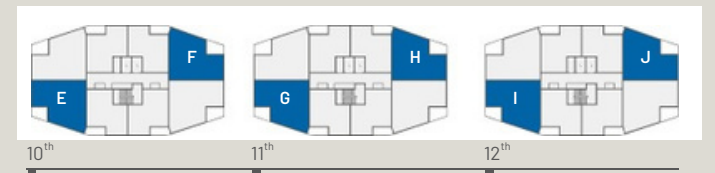
## ASHBY

|          |   |                  |
|----------|---|------------------|
| Unit 26  | A | Fourth floor     |
| Unit 34  | A | Fifth floor      |
| Unit 42  | A | Sixth floor      |
| Unit 50  | A | Seventh floor    |
| Unit 58  | B | Eighth floor     |
| Unit 66  | C | Ninth floor      |
| Unit 70  | D | Ninth floor      |
| Unit 74  | C | Tenth floor      |
| Unit 78  | D | Tenth floor      |
| Unit 82  | C | Eleventh floor   |
| Unit 86  | D | Eleventh floor   |
| Unit 90  | C | Twelfth floor    |
| Unit 94  | D | Twelfth floor    |
| Unit 98  | C | Thirteenth floor |
| Unit 102 | D | Thirteenth floor |
| Unit 106 | C | Fourteenth floor |
| Unit 110 | D | Fourteenth floor |

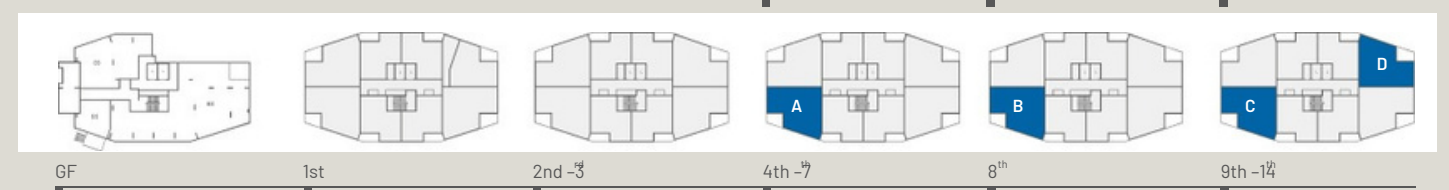
## BREWER

|          |   |                |
|----------|---|----------------|
| Unit 184 | E | Tenth floor    |
| Unit 188 | F | Tenth floor    |
| Unit 192 | G | Eleventh floor |
| Unit 196 | H | Eleventh floor |
| Unit 200 | I | Twelfth floor  |
| Unit 204 | J | Twelfth floor  |

## BREWER



## ASHBY



# WAVE

2BEDROOM, 1BATHROOM APARTMENT WITH ENSUITE AND BALCONY

**Kitchen/Living/Dining**

6.75m x 4.61m 22' 1" x 15' 1"

**Master Bedroom**

3.90m x 3.32m 12' 9" x 10' 10"

**Bedroom 2**

4.58m x 2.90m 15' 3" x 9' 6"

**Total floor area**

74.0 sq m 797 sq ft

**Total outside area**

7.6 sq m 81.8 sq ft



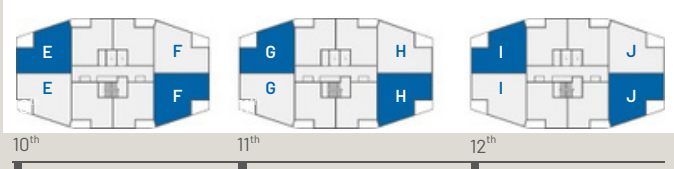
**ASHBY**

- Unit 27 A Fourth floor
- Unit 35 A Fifth floor
- Unit 43 A Sixth floor
- Unit 51 A Seventh floor
- Unit 59 B Eighth floor
- Unit 67 C Ninth floor
- Unit 71 D Ninth floor
- Unit 75 C Tenth floor
- Unit 79 D Tenth floor
- Unit 83 C Eleventh floor
- Unit 87 D Eleventh floor
- Unit 91 C Twelfth floor
- Unit 95 D Twelfth floor
- Unit 99 C Thirteenth floor
- Unit 103 D Thirteenth floor
- Unit 107 C Fourteenth floor
- Unit 111 D Fourteenth floor

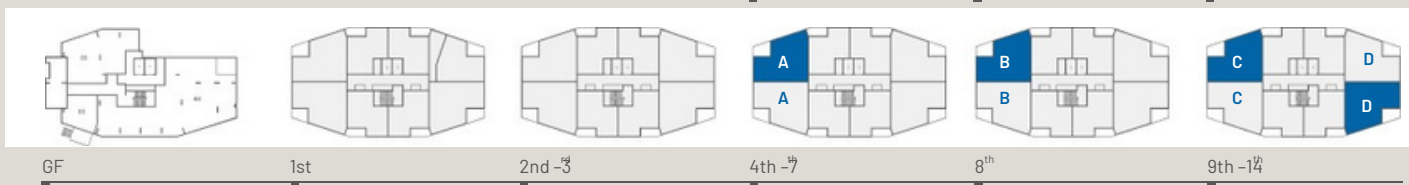
**BREWER**

- Unit 185 E Tenth floor
- Unit 189 F Tenth floor
- Unit 193 G Eleventh floor
- Unit 197 H Eleventh floor
- Unit 201 I Twelfth floor
- Unit 205 J Twelfth floor

**BREWER**



**ASHBY**



PLEASE NOTE: OUR FLOOR PLANS ARE FOR ILLUSTRATIVE PURPOSES. THE EXACT DESIGN, SIZE & LAYOUT OF YOUR APARTMENT MAY VARY. PLEASE SPEAK TO OUR RESIDENT TEAM FOR FULL INFORMATION



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