

RIVER TOWN

STAINES UPON THAMES

A COLLECTION OF CONTEMPORARY
1 & 2 BEDROOM APARTMENTS

Fairview[®]
NEW HOMES Ltd.

THE RIVER
THE TOWN
THE CITY
AND NOW, THE HOME

RT

A NEW WAY OF LIFE, ON YOUR TERMS

STYLISH, SPACIOUS 1 & 2 BEDROOM APARTMENTS IN A FANTASTIC LOCATION WHERE YOU CAN LIVE LIFE TO THE FULL.

Perfectly located in Staines-upon-Thames, enjoy a brand new home and an idyllically balanced lifestyle in the very heart of all that makes this market town so sought-after. The calming waters of the River Thames, and the excellent shopping streets, with laid-back cafés and welcoming restaurants. Both different offerings, yet equally appealing; and all just moments from your door.

What's more, it's just a 12-minute walk to the train station. So, that's a little tranquillity and the buzz of town covered. All you need now is the home of your own. Welcome to Rivertown.

TAKE CONVENIENCE TO ANOTHER LEVEL

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

You'll love having all that Staines has to offer on your doorstep. There's plenty of choice for your morning coffee, and shopping is great; Elmsleigh Shopping Centre has a Tesco Express, H&M, Primark, Superdrug and Waterstones, plus you're just 6 minutes' walk away from the Two Rivers shopping complex, with its M&S Food, Boots, Next, VUE cinema and PureGym.

Just across the road from your new home is the river and Memorial Gardens; perfect as somewhere to relax, read a good book or listen to your favourite podcast.

Heading out for the evening? Choose from Nando's, Prezzo, Zizzi, Turtle Bay, Slug & Lettuce, Wagamama's... the list goes on. Or try some tasty independents including Flamm Restaurant (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
Staines-upon-Thames
- 3. Iron Bridge
Staines-upon-Thames



All journey times and distances approximate, correct as of April 2024. Sources: Google Maps and National Rail.



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- 1. River Thames
Staines-upon-Thames
- 2. Staines Bridge
Staines-upon-Thames

- 3. Staines High Street
Staines-upon-Thames
- 4. Memorial Gardens
Staines-upon-Thames

- 5. The Swan Hotel
Staines-upon-Thames
- 6. Last Hop
Staines-upon-Thames

- 7. River Thames
Staines-upon-Thames
- 8. River Thames
Staines-upon-Thames



5



6



7



8



- | | |
|----|--|
| 1. | River Thames |
| 2. | Virginia Water Lake
Virginia Water |
| 3. | Staines Station
Staines-upon-Thames |
| 4. | Windsor Great Park
Windsor |

PURSUE SOME OUTSIDE INTERESTS

YOU DON'T NEED TO GO FAR,
TO ENJOY THE THINGS
CLOSE TO YOUR HEART.

You'll find everything you need and want nearby. Although, head a bit further out and there's even more to pique your interest and keep you entertained.

Windsor and Ascot are two charming, historical towns with a great selection of high-end shops, restaurants and bars just a short drive away. There's also the scenic, open spaces of Windsor Great Park

and Virginia Water Lake to wander around and relax in.

If the bright lights of the city are calling, you can be at London Waterloo in just 36 minutes from Staines Station. Then spend all the time you want – doing exactly what you want.

All journey times and distances approximate, correct as of April 2024. Sources: Google Maps and National Rail.



SURROUND YOURSELF WITH ALL YOU NEED

STAY LOCAL TO SHOP, SOCIALISE
AND RELAX, OR VENTURE A LITTLE
FURTHER AWAY. YOU ARE TRULY
WELL CONNECTED HERE.

Looking for an easier, more enjoyable way
of life? You couldn't be in a better location.
Step out of your new apartment and the
high street's superb range of shops, cafés
and restaurants are there to welcome you.
Or, you can head in the opposite direction
and be at the river's edge within moments.

Want to spread your wings for a little
while? Windsor and Ascot are both
pleasant places to visit, as is Virginia
Water. But if you really want to take off to
somewhere completely different, you're
within easy reach of Heathrow Airport.

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

RIVER
TOWN

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

All journey times and distances approximate, correct as of April 2024. Sources: Google Maps and National Rail.



STAY WELL CONNECTED

- 1. Theatre Royal Windsor
- 2. Lammas Recreation Ground Staines-upon-Thames
- 3. Windsor Castle Windsor

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

You can walk to shops, restaurants and bars in only three minutes – and be at Lammas Recreation Ground in only 15 minutes, where you'll find lots to do. Play tennis, hire a boat, work out at the outdoor gym or run around the splash park in the summer.

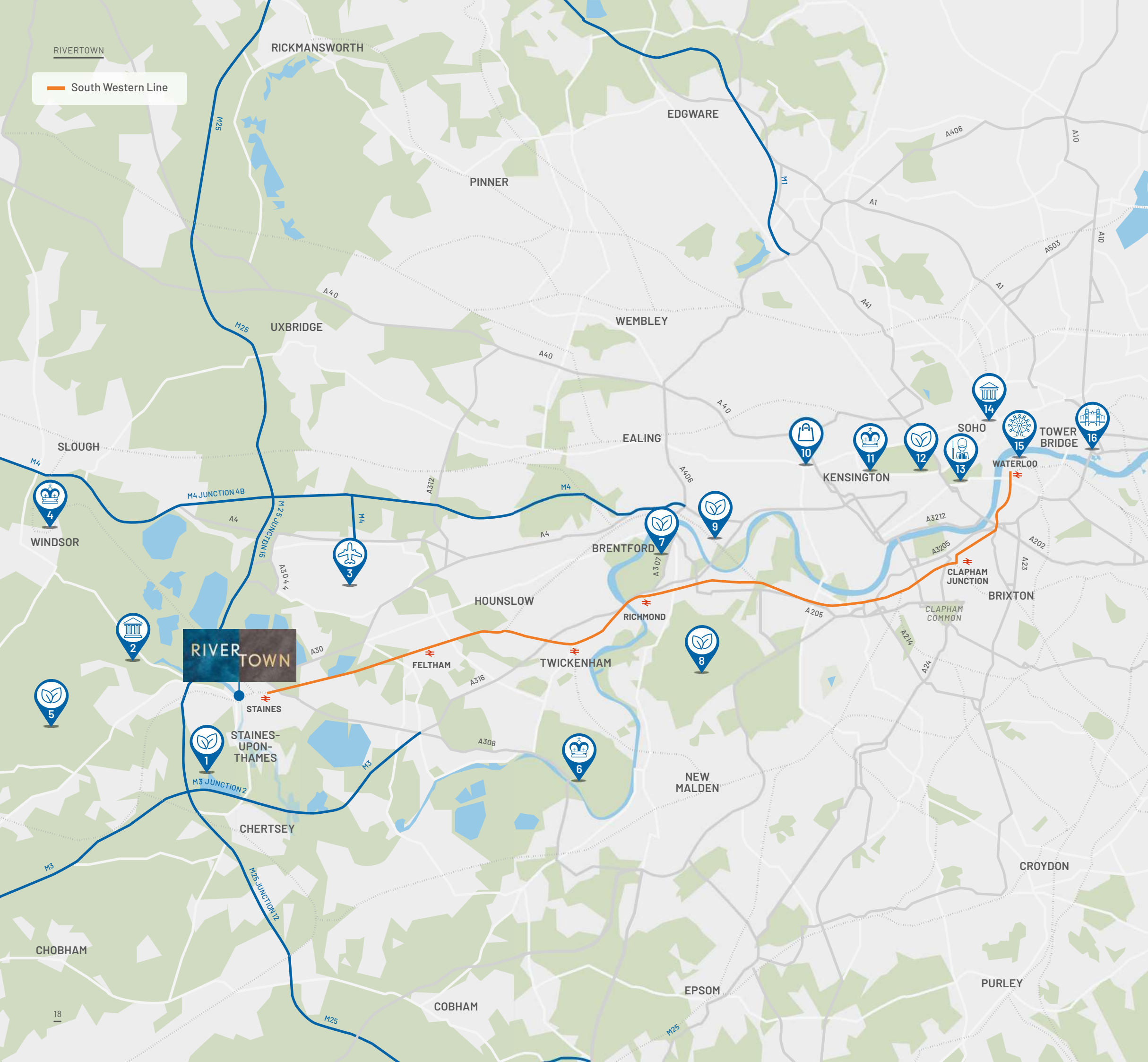
From Staines Station, you can reach both Windsor and Ascot within 20 minutes, and be at London Waterloo in just 36 minutes.

You also have the convenience of a frequent bus service, including a route that can take you to Heathrow Airport in only 16 minutes. So you can get away for a well-deserved trip with ease.

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

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

Journey times and distances approximate, correct as of April 2024. Sources: Google Maps and National Rail. **Change at Clapham Junction.



LET US ENTERTAIN YOU

THERE'S SO MUCH TO EASILY SEE AND DO FROM YOUR NEW HOME.

Explore one of the vast parks, like Windsor Great Park, Hyde Park or Richmond Park. If you're more of a thrill-seeker, why not brave the rollercoasters at Thorpe Park? Whatever your 'thing', getting there is simple from Rivertown.

- | | |
|--|---|
| 1. Thorpe Park
2.5 miles | 9. Chiswick House and Gardens
12.2 miles |
| 2. Magna Carta
2.7 miles | 10. Westfield London
14 miles |
| 3. Heathrow Airport
3.6 miles | 11. Kensington Palace
15.5 miles |
| 4. Windsor Castle
6.2 miles | 12. Hyde Park
15.8 miles |
| 5. Windsor Great Park
6.3 miles | 13. Buckingham Palace
18.3 miles |
| 6. Hampton Court Palace
8.4 miles | 14. The British Museum
18.3 miles |
| 7. Royal Botanic Gardens
10.5 miles | 15. London Eye
18.5 miles |
| 8. Richmond Park
10.3 miles | 16. Tower Bridge
20.5 miles |

Journey times and distances approximate, correct as of April 2024. Sources: Google Maps and National Rail.

RIVERTOWN

RIVERTOWN

South Western Line

THE EASE OF ALL YOU NEED

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

As you can see, your new Rivertown apartment is perfectly located for just about everything. Shops and supermarkets for your daily essentials. Places to eat, whether a simple coffee and cake or

a night out with friends. Plus, a range of Ofsted rated schools for all ages. With so much available to you, right there when you need it, why live anywhere else?

SHOPPING

- 1. Tesco Express TW18 4QB
- 2. Elmsleigh Shopping Centre TW18 4QB
- 3. M&S Food TW18 4WB
- 4. Two Rivers Shopping Centre TW18 4WB
- 5. Sainsbury's TW18 3AP

EDUCATION

- 6. Riverbridge Primary School TW18 2EF
- 7. Happy Feet PreSchool TW18 1YA
- 8. Magna Carta Secondary School TW18 3HJ
- 9. Staines Preparatory School and Nursery TW18 2BT
- 10. Busy Bees at Egham TW20 9HF

LEISURE

- 11. PureGym TW18 4WB
- 12. Vue Cinema TW18 4BL
- 13. 360 Ultimate Fitness Gym I CrossFit Staines TW18 2AW
- 14. Lammas Recreation Ground TW18 4UA
- 15. Spelthorne Leisure Centre TW18 1AJ
- 16. Shortwood Common TW18 3JH
- 17. The Thames Club TW18 2PD
- 18. The Runnymede on Thames Hotel & Spa TW20 0AG
- 19. Egham Cricket Club TW20 8NP
- 20. Fordbridge Park TW15 3SJ
- 21. Everyman Cinema TW20 9FG

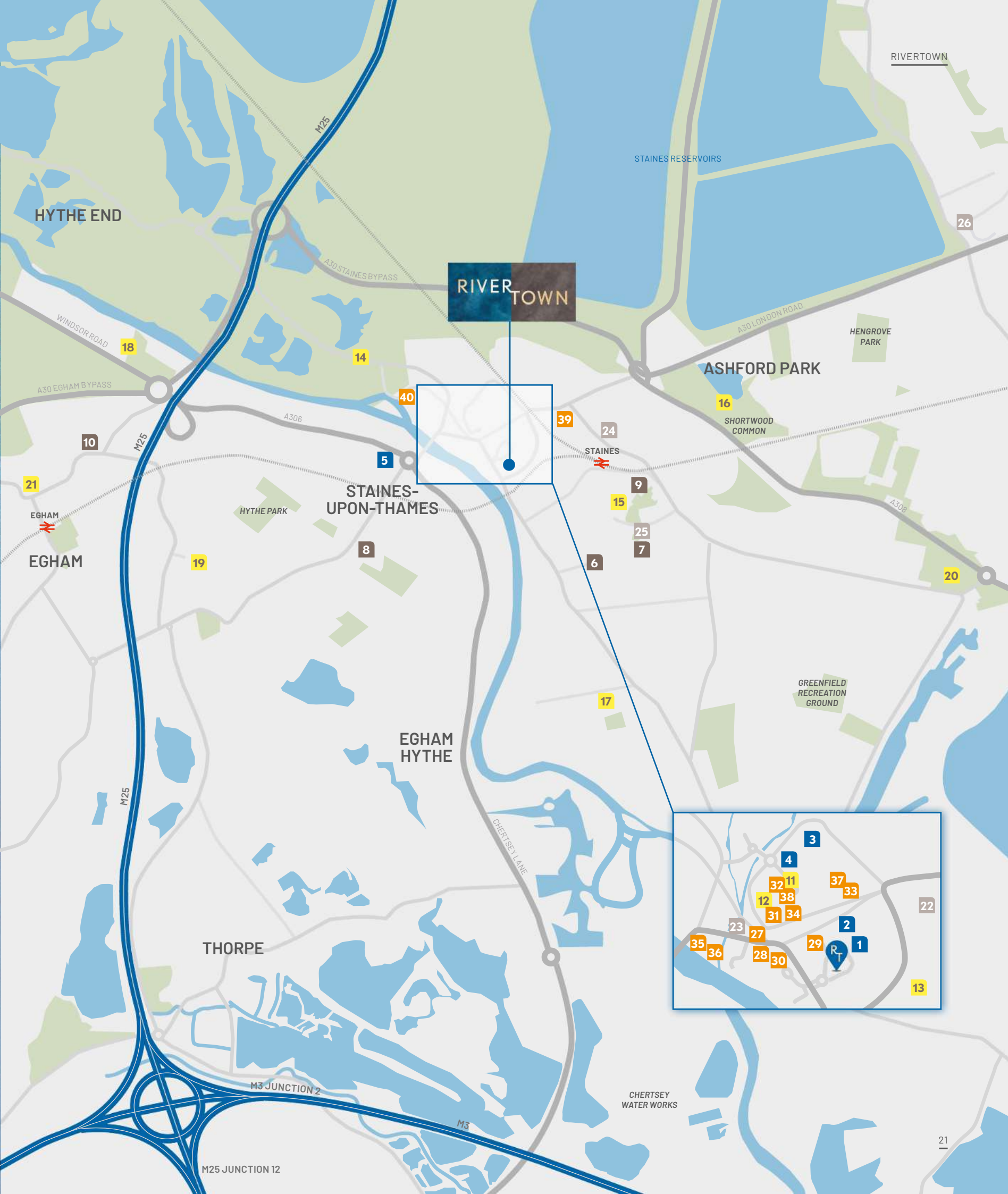
HEALTHCARE

- 22. Bupa Dental Care TW18 4LW
- 23. Clarence Dental Practice TW18 4SU
- 24. The Staines Centre Of Dental Excellence TW18 4ND
- 25. Staines Health Centre TW18 1XD
- 26. Ashford Hospital TW15 3AA

RESTAURANTS

- 27. Cornelis Bistro TW18 4SU
- 28. Flamm Restaurant TW18 4OY
- 29. Nostrano Lounge TW18 4QH
- 30. Sushi Nara TW18 4QY
- 31. Turtle Bay TW18 4EE
- 32. Nando's TW18 4BL

- 33. Gourmet Burger Kitchen TW18 4UP
- 34. Eggham On Toast TW18 4WA
- 35. Last Hop TW18 4SU
- 36. Slug & Lettuce TW18 4SU
- 37. Wagamama TW18 4WB
- 38. Zizzi TW18 4BL
- 39. Coffee Genius TW18 4PA
- 40. The Bells TW18 4ZB



GO WITH THE FLOW AT RIVERTOWN

SIMPLY DO AS MUCH OR
AS LITTLE AS YOU LIKE.

These brand new 1 & 2 bedroom apartments are part of two highly-attractive, modern structures, just moments from the high street and River Thames. Stay in and relax, enjoy a gentle walk along the river or head out with friends for drinks.

It's all easily done from your well-designed, perfectly-located new home.



WELCOME TO YOUR NEW LIFESTYLE

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

The stylish, spacious 1 & 2 bedroom
apartments are equally as impressive.
Thoughtfully designed for modern living,
they feature open-plan living areas and
energy-efficient initiatives to help
reduce your bills.

It's your own haven. Somewhere to relax
and do what you want – when you want.
Like unwinding on your private terrace or
balcony, some of which enjoy river views,
or head to the beautifully-landscaped
residents' podium garden.



COME AND FIND YOUR PLACE

YOU’LL QUICKLY SEE HOW THE CONSIDERED SPACES ENSURE EACH APARTMENT AT RIVERTOWN HAS BEEN DESIGNED WITH MODERN LIFE IN MIND.

Enjoy light, airy space with your morning coffee by your side. Invite friends for a lazy brunch or full-on dinner. Retreat to your relaxing bedroom for a good night’s sleep.

To make you feel at home almost immediately, your interior décor is a neutral colour palette, so you can move in and unpack right away, and either leave the natural tones as they are, or plan to make the spaces your own.

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



- Ashby**
1 & 2 bedroom apartments
- Brewer***
1 & 2 bedroom apartments

Cycle space
*Some plots throughout this block are Affordable Housing and/or Shared Ownership.

1 BEDROOM APARTMENTS

MAKE IT YOUR OWN

WELCOME TO YOUR STYLISH,
SPACIOUS NEW HOME.

Thoughtfully designed throughout,
your brand new 1 bedroom apartment
features everything you need. It's also
finished to easily allow you to make it the
perfect reflection of you. All you need to
do now – choose your favourite layout.

DELTA

1 BEDROOM, 1 BATHROOM APARTMENT WITH BALCONY

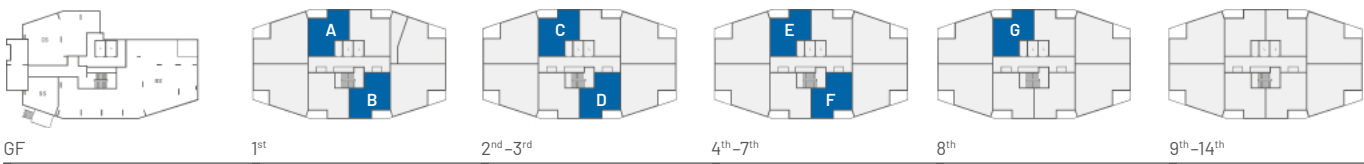
Kitchen/Living/Dining
6.88m x 3.70m 22' 7" x 12' 2"
Master Bedroom
3.95m x 3.31m 12' 11" x 10' 10"
Total floor area
50.1 sq m 539 sq ft
Total outside area
5.6 sq m 60.2 sq ft



ASHBY

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

ASHBY



FLOW

1 BEDROOM, 1 BATHROOM APARTMENT WITH BALCONY

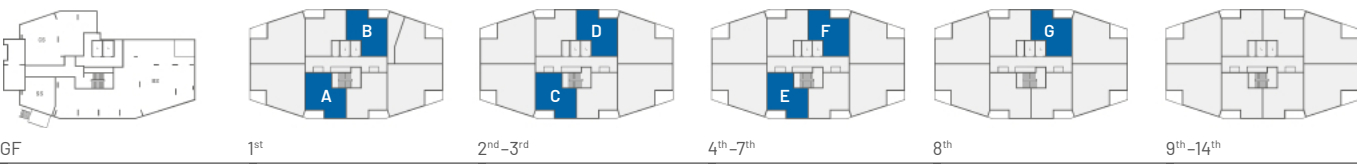
Kitchen/Living/Dining
6.88m x 3.70m 22' 7" x 12' 2"
Master Bedroom
3.95m x 3.31m 12' 11" x 10' 10"
Total floor area
50.1 sq m 539 sq ft
Total outside area
5.6 sq m 60.2 sq ft



ASHBY

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

ASHBY



HYDRO

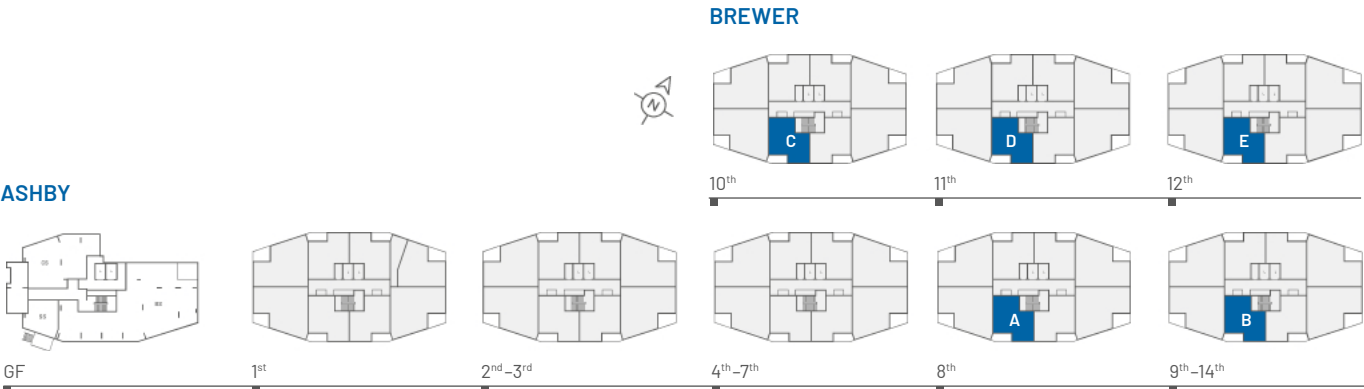
1 BEDROOM, 1 BATHROOM APARTMENT WITH BALCONY

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

- BREWER**
- Plot 183 C Tenth floor
 - Plot 191 D Eleventh floor
 - Plot 199 E Twelfth floor



LAGOON

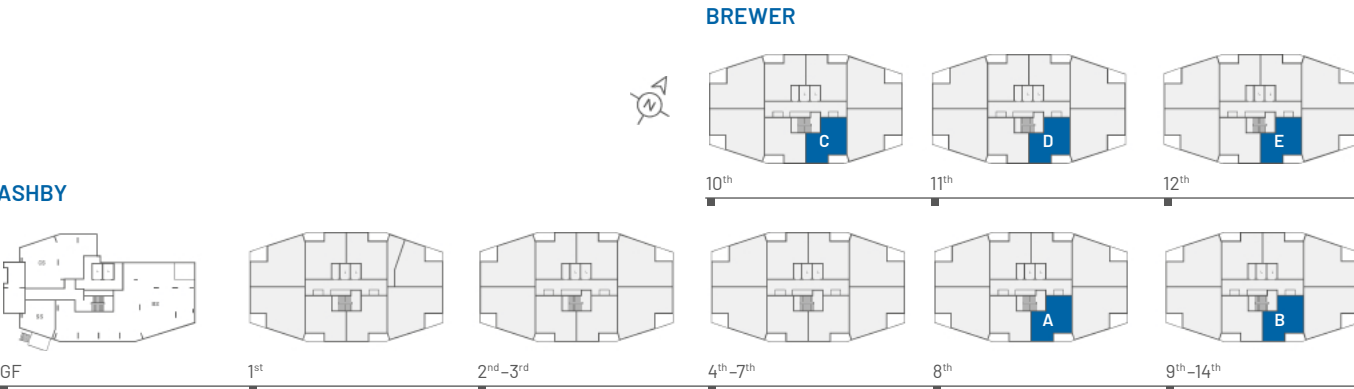
1 BEDROOM, 1 BATHROOM APARTMENT WITH BALCONY

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

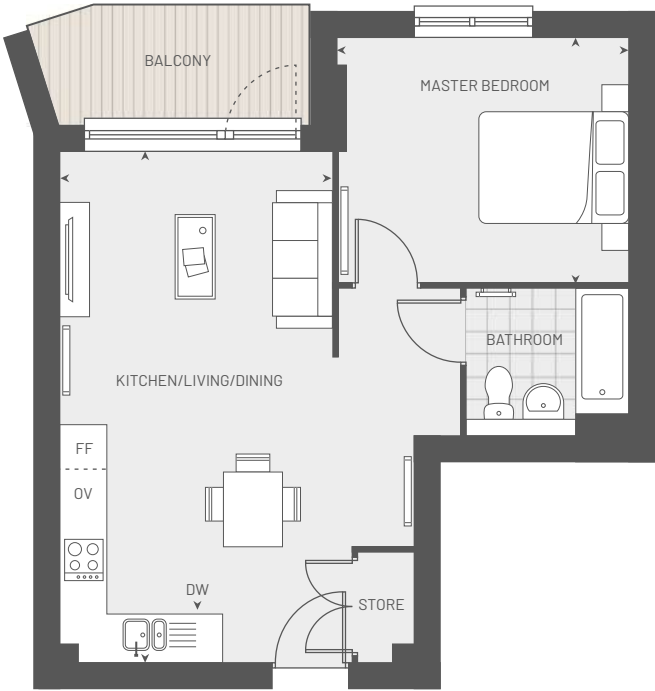
- BREWER**
- Plot 190 C Tenth floor
 - Plot 198 D Eleventh floor
 - Plot 206 E Twelfth floor



MEANDER

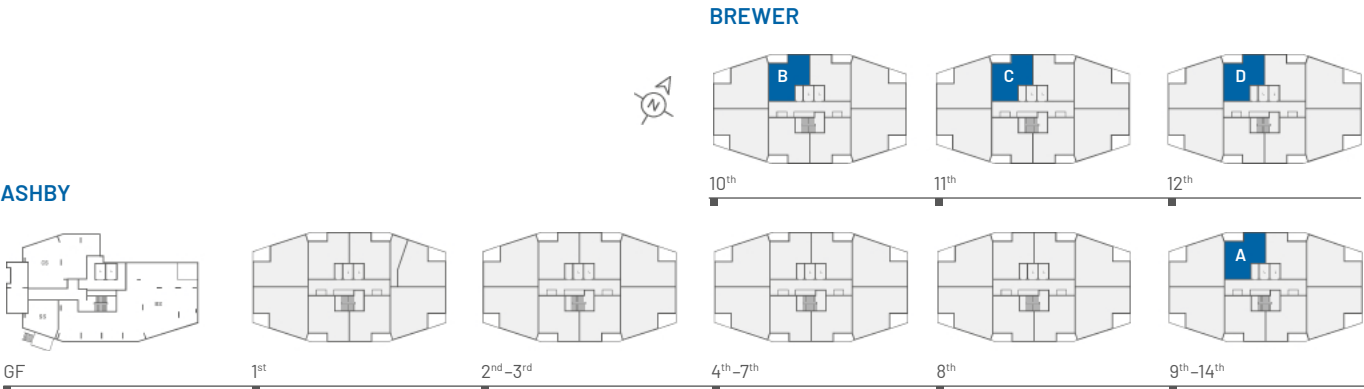
1 BEDROOM, 1 BATHROOM APARTMENT WITH BALCONY

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

- BREWER**
- Plot 186 B Tenth floor
 - Plot 194 C Eleventh floor
 - Plot 202 D Twelfth floor



OWBOW

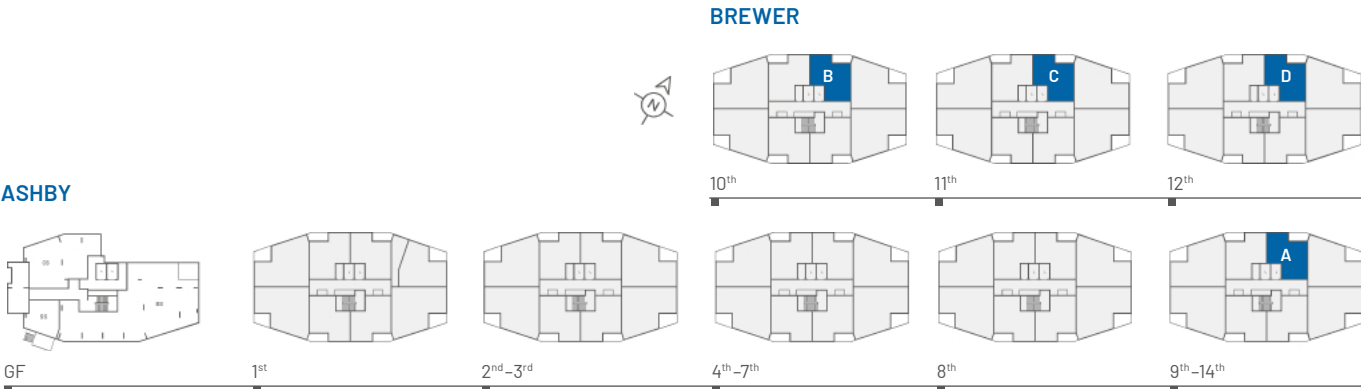
1 BEDROOM, 1 BATHROOM APARTMENT WITH BALCONY

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

- BREWER**
- Plot 187 B Tenth floor
 - Plot 195 C Eleventh floor
 - Plot 203 D Twelfth floor



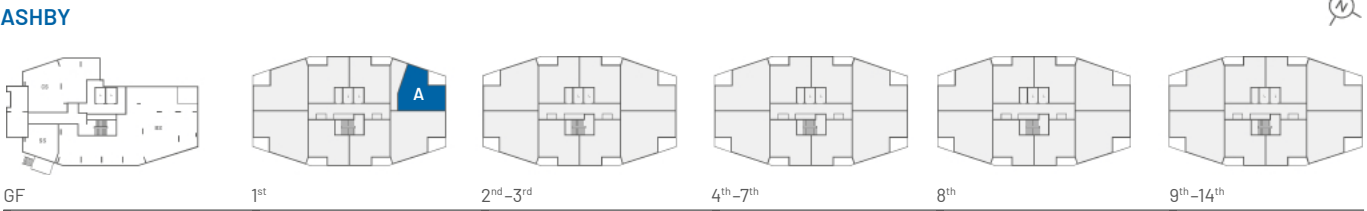
RAVINE

1 BEDROOM, 1 BATHROOM 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
Plot 6 A First floor



2 BEDROOM APARTMENTS

MORE SPACE TO MAKE YOUR OWN

TAKE IT TO THE NEXT LEVEL.

Our stylish, bright, modern 2 bedroom apartments provide all the space you need. Whether the extra bedroom is for family, friends or guests, everyone will be more than impressed. Especially as some offer views of the River Thames.

SANDBAR

2 BEDROOM, 1 BATHROOM 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

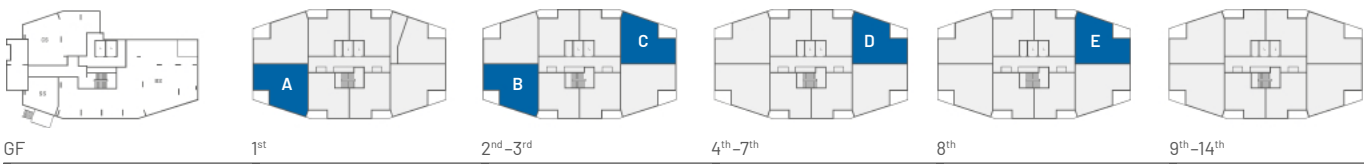
Total outside area
7.6 sq m 81.8 sq ft



ASHBY

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

ASHBY



TIDE

2 BEDROOM, 1 BATHROOM 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

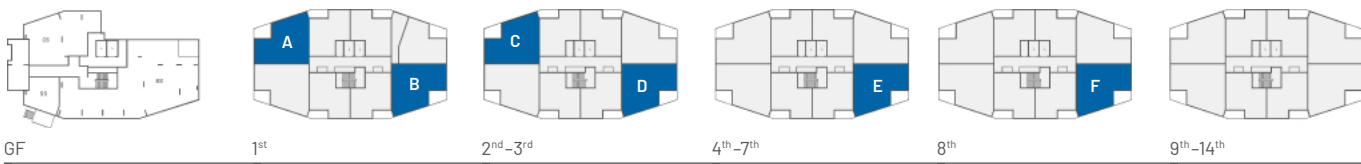
Total outside area
7.6 sq m 81.8 sq ft



ASHBY

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

ASHBY



TRIBUTE

2 BEDROOM, 1 BATHROOM 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



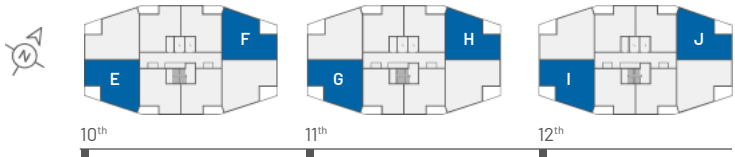
ASHBY

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

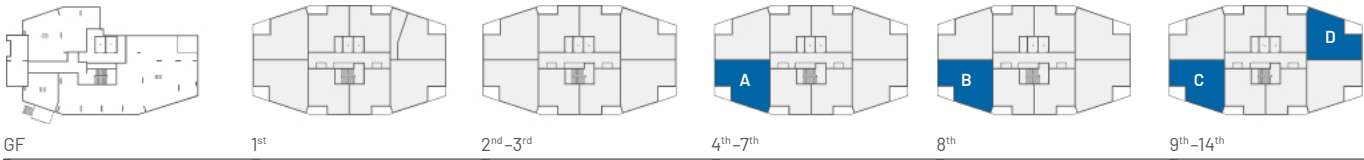
BREWER

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

BREWER



ASHBY



WAVE

2 BEDROOM, 1 BATHROOM 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



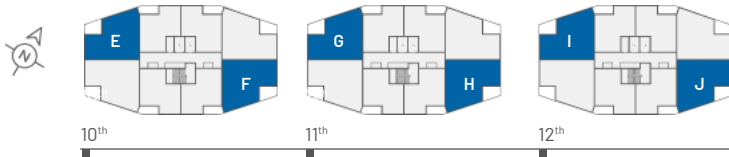
ASHBY

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

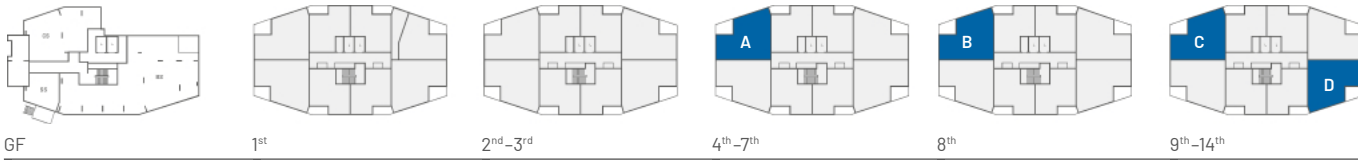
BREWER

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

BREWER



ASHBY



THIS IS THE PERFECT HOME, BECAUSE IT'S YOURS

STYLE YOUR HOME TO REFLECT
YOUR PERSONALITY.

Your brand new, contemporary home
has been thoughtfully finished with
stylish design touches and a quality
specification. At the same time, it's a
blank canvas. A space to make your own.
Somewhere that's an extension of you.





CONTEMPORARY SPACES

OH SO SIMPLE,
WITH A SPECIFICATION
AS SUPERB AS THIS.

1. Amtico flooring to kitchen/living/dining area and hall
2. Standard hanging pendant to living/dining area, hallway and bedrooms
3. Walls painted in Timeless white and ceilings in white
 - Premium painted doors with polished chrome/satin finish handles
 - USB charging points in kitchen/living area and all bedrooms
 - Audio video phone handset
 - TV/FM/SAT/Telephone socket to living area with playback connection to master bedroom
- External balcony/terrace wall-mounted stainless steel light fitting (where applicable)
- Smoke and heat detectors fitted
- Fully-landscaped podium level garden (all secure and only accessible to residents)
- Extensive character landscaped areas throughout the site
- A mix of secure under-croft and on-street designated car parking
- Secure cycle storage



MODERN KITCHENS

NATURALLY, WE'VE MADE
THIS THE STYLISH HUB
OF YOUR NEW HOME.

1. Gloss grey handleless wall and base units
2. Soft close doors and drawers
3. Quartz 'Salt & Pepper' worktops
4. Wall units fitted with surface-mounted lights
5. Integrated stainless steel electric oven, black frameless induction hob and combi microwave
6. Integrated canopy cooker hood
7. Integrated fridge/freezer
8. Integrated 450 or 600 dishwasher
- Free-standing washer/dryer
- White downlights with white light LED bulbs
- Amtico flooring to open plan kitchen/living/dining area



1



5



4

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3

6

RELAXING BEDROOMS

THE LAST TASK OF THE DAY?
UNWIND IN COMFORT.

1. Fitted grey carpets
 - Secondary telephone socket to master bedroom
 - TV socket

BEAUTIFUL BATHROOMS

REFRESHING SHOWER,
OR A FULL SELF-CARE SESSION?
ENJOY AT YOUR LEISURE.

1. White sanitaryware with chrome finish fittings
2. Full height tiling around bath and shower enclosures†
3. Future Stone white porcelain wall tiling and flooring in bathrooms and ensuites (where applicable)
4. White downlights with white light LED bulbs
5. Chrome heated towel rail
6. Shaver socket

†Full height tiling around bath only in apartments where there is no ensuite. For wheelchair adaptable units, please speak to a Sales Advisor for more information.

BUILDING WELL-DESIGNED HOMES ACROSS THE CAPITAL AND HOME COUNTIES SINCE 1961

THAT'S SOMETHING HOMEOWNERS ACROSS OUR DEVELOPMENTS WOULD AGREE WITH.

RESERVE YOUR NEW HOME

With us, it's simple and straightforward. Once you pay your £2,000 reservation fee, the price of your new home will be fixed and the deposit will be credited once the sale has completed.

To secure your reservation, you will need to provide:

- AML (Anti Money Laundering) documents (passport/driving licence/utility bill)
- Proof of income
- Available deposit funds

If you already have a solicitor who will act on your behalf following the reservation, please provide us with their details. However, if you need help finding one, we can provide you with a list of recommended solicitors and conveyancers.

FINDING A MORTGAGE

Mortgages are available, subject to status and valuation, through any leading financial institution. Once pre-sale valuations have been completed and your personal circumstances evaluated, we can assist you with arrangements for a mortgage with an approved, leading independent financial institution.

OUR MANAGEMENT COMPANY

A dedicated Management Company will be formed for the benefit of all homeowners. Homeowners will become members upon legal completion.

The Management Company will be responsible for buildings insurance and for the maintenance and cleaning of common areas, e.g. staircases, gardens, access ways, refuse and cycle stores, etc.

When you buy with Fairview New Homes you get peace of mind that all of the communal areas are kept clean and well looked after. Service charges will be payable to the Management Company.

Our Sales Advisor will be able to provide you with information specifically relating to estimated service charges.

*Reservation fee subject to change, please speak to your Sales Advisor for more information.



DAVINDA AND HAMZA, EPPING GATE

"The staff at Fairview were incredible. The whole process was a lot quicker and simpler than we initially anticipated. All of our questions and concerns were dealt with promptly, and there was a real human touch to everything they did."



DR SINGH, NEWHAYES

"I previously had an excellent experience with Fairview. The team is so knowledgeable and helpful. I know I can trust them, and they will give me the best advice for my situation."

I will strongly recommend Fairview to anyone without hesitation – a company with excellent organisational culture and high building standards."



JAN, KINGSTON EAST

"We are so happy that we went in to speak with the Sales team and view the show apartment. We're now able to stay in the area we love and are familiar with, but what's even better is that we now have a place to call our own and put our stamp on."



LESLEY, REGENCY HEIGHTS

"The actual apartment itself is just what I was looking for. The apartment is so spacious, the build quality is excellent and the view from the balcony is also amazing. I wanted to buy a new build home as I love the look and feel of new builds!"



THE FINER DETAILS

ALL THE IMPORTANT INFORMATION ABOUT RIVERTOWN.
READ AT YOUR LEISURE.

DEVELOPMENT OVERVIEW

THE VENDOR & BUILDING CONTRACTOR

Fairview New Homes

LOCATION

Elmsleigh Road, Staines-upon-Thames
TW18 4PH

LOCAL AUTHORITY

Spelthorne Borough Council

TENURE

999 Years

WARRANTY

10 Year NHBC Buildmark Warranty

ARCHITECT

Fairview New Homes

EST COMPLETION

November 2025

EST SERVICE CHARGE

Speak to a Sales Advisor

EST GROUND RENT

Peppercorn ground rent

TOTAL NUMBER OF UNITS

136

CEILING HEIGHT

2.6m

ADDITIONAL FEATURES

Private balconies/terraces
Excellent transport links

DOCUMENTATION REQUIRED FOR RESERVATIONS

PROOF OF ID

(one of the following documents):

- Passport
- Photo Driving Licence
- Passport and Visa for non-UK residents

PROOF OF ADDRESS

(one of the following documents):

- Photo Driving Licence
- Utility Bill dated within the last 3 months

PROOF OF DEPOSIT AND FUNDS

- Bank statement, ISA, Bonds, Shares certificate (dated within the last 3 months)

OTHER ASSOCIATED BUYING FEES

- £2,000 reservation deposit*
- 10% deposit is required at point of exchange of contracts (minus any reservation fees already paid). The outstanding balance is required on legal completion

QUALITY CONSTRUCTION

MATERIALS

- Iko melt system with green roof
- Ashby: Brick Welford buff
- Brewer: Brick Dunsfold multi red
- Mortar: E101 (Bucket Handle Joint)
- Metal railings in RAL 1035
- Composite main entrance doors – RAL 1035 externally & white internally
- PVC windows – 1035 7012 externally & white internally

TYPE OF MAIN STRUCTURE

RC Frame:

Ground floor
Blockwork inner leafs and brick outer leafs

First floor and above
SRS inner leaf and brick outer leafs

COUNCIL TAX BANDS 2024/2025

Band A	£1,536.38
Band B	£1,792.46
Band C	£2,048.52
Band D	£2,304.58
Band E	£2,816.70
Band F	£3,328.84
Band G	£3,840.96
Band H	£4,609.16

Figures taken from [spelthorne.gov.uk](https://www.spelthorne.gov.uk).
Correct as of 12th April 2024 and subject to change.

*Reservation fee is subject to change. If a reservation is cancelled, the reservation fee can be repaid to the Home Buyer, less any administrative or other costs we have incurred in processing and holding the reservation. Kindly see the New Build Housing Code for more information.

REASONS TO BUY WITH FAIRVIEW

A 3-MINUTE WALK TO THE HIGH-STREET SHOPS, CAFÉS AND BARS.

A 12-MINUTE WALK TO STAINES STATION FOR LONDON WATERLOO IN 36 MINUTES.

JUST A 3-MINUTE WALK TO THE RIVER THAMES.



A 10-MINUTE DRIVE TO HEATHROW AIRPORT.

PRICES IN STAINES-UPON-THAMES ROSE BY 15.5% BETWEEN 2022 AND 2023.*

A BLANK CANVAS FOR YOU TO ADD YOUR OWN TOUCH.

BUY WITH JUST A 5% DEPOSIT WITH DEPOSIT UNLOCK* OR THE OWN NEW† RATE REDUCER SCHEME IS AVAILABLE.



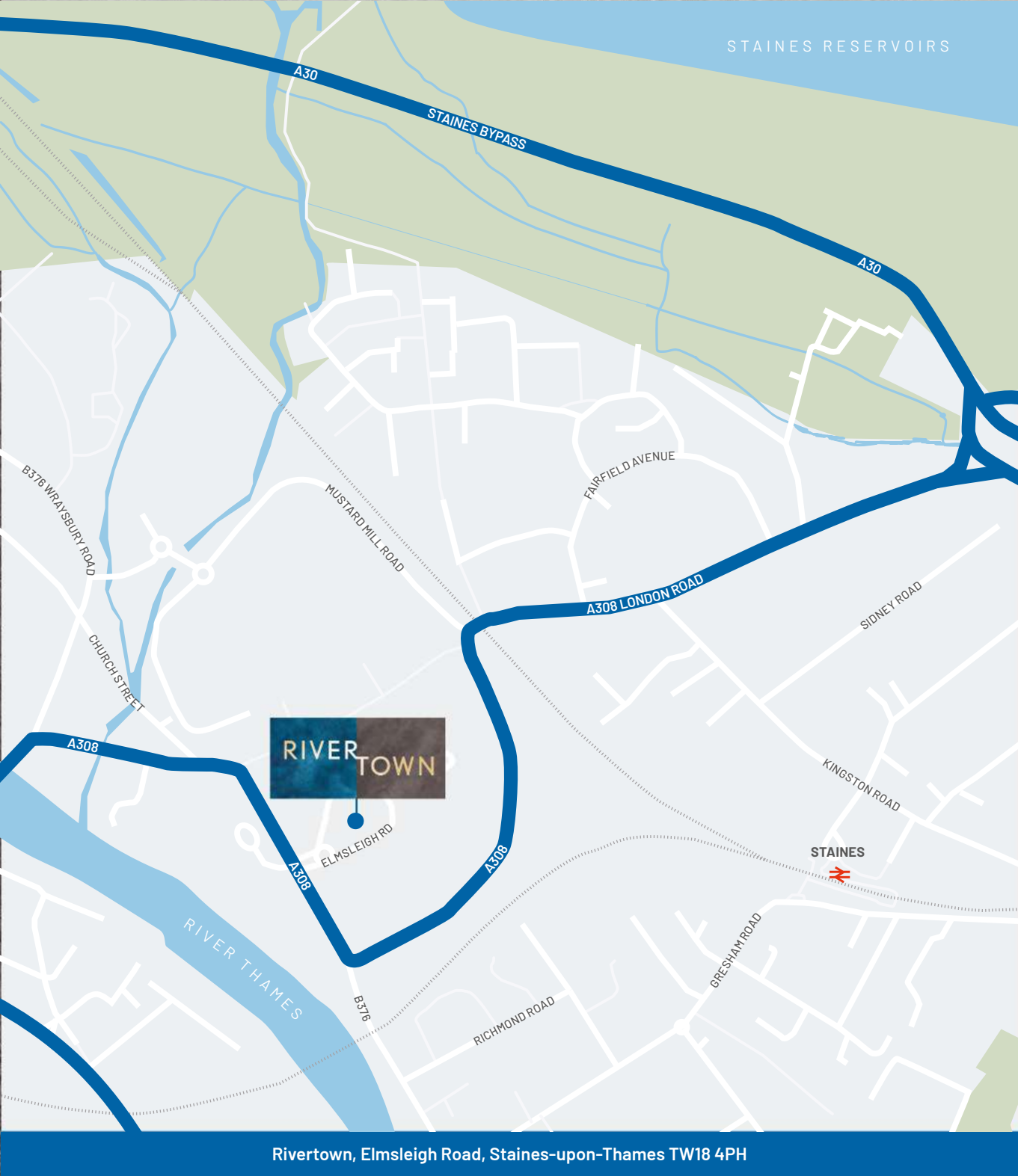
2 YEAR FAIRVIEW WARRANTY AND A 10 YEAR NHBC BUILDMARK WARRANTY.

EXCELLENT CUSTOMER CARE AT ALL STAGES.

TALK TO THE TEAM ABOUT EXCLUSIVE INCENTIVES AVAILABLE.



1. Slug & Lettuce
Staines-upon-Thames
2. Staines Bridge
River Thames



*Sources: DataLoft; Land Registry, Jan 2022 - Jan 2023. Estimated only and not guaranteed.

*Deposit Unlock is subject to contract and status and available on selected properties in England only. Following withdrawal or termination of any offer, we reserve the right to extend, reintroduce or amend any such offer as we see fit at any time. The scheme is available in the UK, subject to lender criteria. A minimum 5% customer deposit is required. The product is backed by a mortgage indemnity insurance that covers a proportion of the sum loaned by the lender in the event of a loss as a result of repossession. Fairview New Homes make a financial contribution to the cost of the product including the cost of the insurance premium. The buyer's obligations to the lender remain unchanged, as the benefit of the insurance is for the lender. Fairview New Homes do not offer mortgage advice, any financial advice should be obtained from a mortgage adviser or lender. This offer is not available in conjunction with any other promotion. Please speak to your Sales Advisor for further details.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT. Fairview New Homes will make a cash payment after completion of 3% or 5% of the purchase price of the property to Own New, which will be passed onto the relevant participating lender so that they can offer a mortgage product at a rate that is subsidised from their usual product range. Mortgage offers will be made at the lender's discretion and in line with their criteria and therefore this offer does not constitute a guarantee of a mortgage offer. Fairview New Homes is not regulated by the FCA and offers no mortgage advice so customers must take advice from a regulated mortgage adviser or lender. Own New is available on selected plots only. Terms and conditions apply.

Journey times and distances approximate, correct as of April 2024. Sources: Google Maps and National Rail.

Please note: These details are intended to give a general indication of the proposed development. The company reserves the right to alter any part of the development, including tenure or specification at any time. The contents herein shall not form any part of any contract or be a representation inducing such contract. These properties are offered subject to availability and final specification. Purchasers are advised to contact the Marketing Suite or Selling Agent to ascertain the availability of any particular property and to ensure that what may be on offer suits their particular requirements. Rivertown is a marketing name and may not necessarily form part of the approved postal address. External finish may vary on certain plots, please check with the Sales Advisor. Computer generated images are for illustrative purposes only. 4007179/April 2024.

RIVERTOWN

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Email: staines.sales@fairview.co.uk

0204 579 5805

fairview.co.uk/rivertown

