

LONDON
SQUARE

STAINES UPON THAMES

TW18

STUDIO, 1, 2 AND 3 BEDROOM APARTMENTS
CONTEMPORARY LIVING AT A STYLISH NEW ADDRESS



The hottest new address *in Staines upon Thames*

London Square Staines upon Thames is the exciting new focal point of this busy, vibrant Thames-side town.

It is set around a stunning new piazza, which creates an attractive and vibrant entrance to this iconic development. The High Street location means that it is within easy walking distance of the station, and closer still to the many shops and restaurants that make Staines-upon-Thames such a dynamic hub for living and enjoying life.

Our collection of contemporary, London-style studios, 1, 2 and 3 bedroom private apartments takes centre stage in Staines-upon-Thames, in four striking buildings up to 11 storeys high linked by a central courtyard garden. All of the apartments enjoy private outdoor space in the form of a balcony or terrace; this phase also has access to a private roof terrace garden. The prominent location, stylish specification and residents' facilities, including a concierge, gym, parking* and private landscaped gardens, make this development ideal for the urban lifestyle.

Eye-catching design

a new focal point

Designed by award-winning Assael Architecture, London Square Staines upon Thames is an example of outstanding urban architecture. It is fronted by an impressive new piazza with shops, cafés and outdoor seating, making it the centre of attention on the high street.

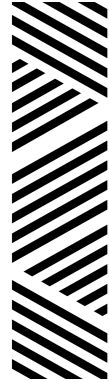


Computer generated image depicts London Square Staines upon Thames and is indicative only

A green oasis *your private retreat*



In every apartment, generous use of glazing maximises the light and sense of space, a feature which is continued by the private balcony or terrace. The parking allocation is cleverly hidden beneath a large central courtyard garden at the fourth floor level, while a roof garden at the ninth floor level offers further opportunity for relaxation and leisure outside. Both gardens are for residents' exclusive use and bring a touch of nature to town with landscaping inspired by the traditional English garden squares, combining low hedges and lawns. Seating, play areas and lush planting create a welcome oasis for rest and recreation.



Vibrant town centre

tranquil surroundings

Staines-upon-Thames offers the best of all worlds. The town centre is a lively mix of shops, restaurants, cafés and a cinema, with quieter pockets of green and attractive parks nearby to relax in. All just a short stroll from London Square Staines upon Thames.

There are hidden gems such as historic Staines Village, a Conservation Area where some of the buildings date from the 17th century. The river is another priceless asset, providing open vistas, waterside footpaths and pubs. Neighbouring towns include Royal Windsor, about seven miles away, and Egham, just over two miles*.

The surrounding countryside is a unique blend of Surrey and Berkshire heath, hills and parkland, and, to the north of the town, the watery landscape fed by the Thames. It means that, within just a few miles of home, you will have a multitude of outdoor pastimes to enjoy, from fishing and sailing, to golf and nature walks.

*Source: Google maps



Riverside setting

relaxed lifestyle

The riverside setting of Staines-upon-Thames is one of its most appealing features, with ample opportunities for leisure and to enjoy the wealth of wildlife drawn to its banks.



Centrally located on this stretch of the river, Staines Boat Club is a popular local institution, offering rowing opportunities for adults and children, experts and novices alike. Waterside footpaths take you on a nine-mile scenic trail all the way to Windsor, passing through Runnymede Meadows and the pretty village of Datchet.

For a more relaxed approach to the river, sit back with something to eat or drink at The Swan Hotel in its large garden overlooking the water. Or watch the centuries old tradition of swan upping, when the health of adult swans and cygnets is checked, as it processes through Staines-upon-Thames every summer.



Flourishing location

key connections

London Square Staines upon Thames, the premier new residential development in town, is symbolic of the regeneration that is transforming Staines-upon-Thames.

Elmsleigh Shopping Centre has been extended to accommodate new retailers. Two Rivers Shopping Centre, just across the road from London Square Staines upon Thames, has also welcomed new occupants, joining Waitrose, Next and the other big names already trading there.

Staines-upon-Thames' proximity to Heathrow Airport and excellent connections via A30, M25, M3 and the M4 are further advantages.

These factors make it the location of choice for many multinational businesses, who include BP, Baxalta, Samsung, Centrica, Wood Group Kenny, and Siemens.

For business and homebuyers alike, London Square Staines upon Thames is an investment opportunity not to be missed.

International tastes

local specialities

You can dine out to your heart's content in and around Staines-upon-Thames, whatever the occasion.

Within just a short walk from London Square Staines upon Thames, there's plenty to choose from. Tried and tested favourites such as ASK, Prezzo, Jimmy's and Pizza Express compete with independent eateries for local custom.

Of these, Sushi Nara, Caffé Gondola and Koguryo score highly with local foodies. Riverside pubs are another speciality. The Swan Hotel and The Bells are both traditional establishments that serve classic pub food and a wide range of ales and wines.

For an evening out, the Slug & Lettuce offers cocktails and a lively atmosphere late into the night.



The Slug & Lettuce Pub



Wagamama's, Two Rivers Shopping Centre



In nearby Egham, there are additional delicious options, with Loch Fyne, Eat Thai, Bar 163, Sushi Hana, Hugo's and Villa Rosa extending the area's international menu. Windsor is another great dining destination. It too has its share of pubs on the river, as well as a restaurant range that includes Thai, Indian, Spanish, Italian, Greek and contemporary English.

When the occasion demands, you might head to the little Thames-side town of Bray, which boasts three Michelin-starred restaurants. The Fat Duck, The Waterside Inn and The Hind's Head each serve their own version of highly refined, original cuisine that has established their reputations for excellence.



Daily purchases *special treats*

At London Square Staines upon Thames, you could not be better placed for shopping of every variety. Both of the town's retail hubs, The Elmsleigh Centre and Two Rivers, are within a few minutes' walk. Between them they offer a multitude of well-known shops, including Laura Ashley, Next, Monsoon, Waterstones and Sony. For quality groceries, there's also a large branch of Waitrose.

In the historic streets of Windsor, there's an extensive array of shops, including some prestigious fashion brands. Many boutiques cluster within the Windsor Royal Shopping Centre, an ornate Victorian station building which has been transformed into a major retail destination. Aquascutum, Whistles, Jo Malone

London, Space NK Apothecary and Mint Velvet are some of the upmarket names that have made their home there. Elsewhere in Windsor, Peascod Street, King Edward Court and St Leonard's Road are also good hunting grounds for the dedicated shopper.





Windsor Castle



Bedfont Lakes Country Park



Ashford Manor Golf Club



Virginia Water

Natural magnificence

history and landscape

Parks and open spaces surround Staines-upon-Thames, so that a breath of fresh air is never more than a short drive from home. The close presence of the River Thames creates many lakes and reservoirs, some of which offer leisure opportunities as well as being used for more practical purposes. Sailing, diving, fishing and windsurfing are all possibilities on these vast stretches of calm open water.

Bedfont Lakes Country Park, just four miles away, is one of the nearest natural assets to London Square Staines upon Thames, where visitors can enjoy 180 acres of meadows, woodland and lakes. To the north is Colne Valley Park, 40 square miles of farmland, and lakes with an incredible 200 miles of rivers. It's a wonderful place for walking and cycling.

Windsor Great Park, six miles away, offers a magnificent contrast to all of this wild nature. It has been a Royal Park for over 1,000 years, and today

encompasses the Savill Garden, Virginia Water, the Valley Gardens, the Long Walk and Deer Park, with the iconic castle ever present on the horizon. Red deer roam its 5,000 acres, while visitors can stroll, walk their dogs, cycle, ride or go fishing.

Adjacent to Windsor Great Park is Home Park Golf Course, and golfers can also enjoy a round or two at Ashford Manor Golf Club, whose 18-hole course is regarded as one of the finest in Middlesex.

Quintessentially British

timeless locations

The surrounding area is home to many buildings and traditions that have shaped English history and culture for centuries. Today they continue to play a part in the social calendar and to fascinate visitors.



Eton College



Magna Carta Monument, Runnymede



Royal Ascot is the most prestigious race meeting of the year, always attended by Her Majesty the Queen, with the racegoers' fashion statements providing as much entertainment as the racing itself. Polo at the Guards Club in Windsor Great Park is another place to spot a Royal personage, either playing or watching the sport. The world renowned Cartier Queen's Cup takes place at the club during May and June. Henley Royal Regatta is another highlight of the summer, thrilling spectators with around 200 races over five days.

Runnymede's significance as the place where the Magna Carta was sealed in 1215 is undisputed, but it is also a beautiful spot for riverside walks. Eton College also has a long and illustrious history. Founded in 1440, it is undoubtedly one of the most famous English schools, whose alumni include princes, politicians and many stage and screen stars. There are regular guided tours for visitors.

Educational opportunity

inspiring learning

Our Lady of the Rosary Roman Catholic School in Staines-upon-Thames has earned a 'Good' accolade from Ofsted, and Staines Preparatory School offers a private alternative for primary education. For older children, The Magna Carta School in Runnymede is a community school with a 'Good and Improving' rating.






Royal Holloway University

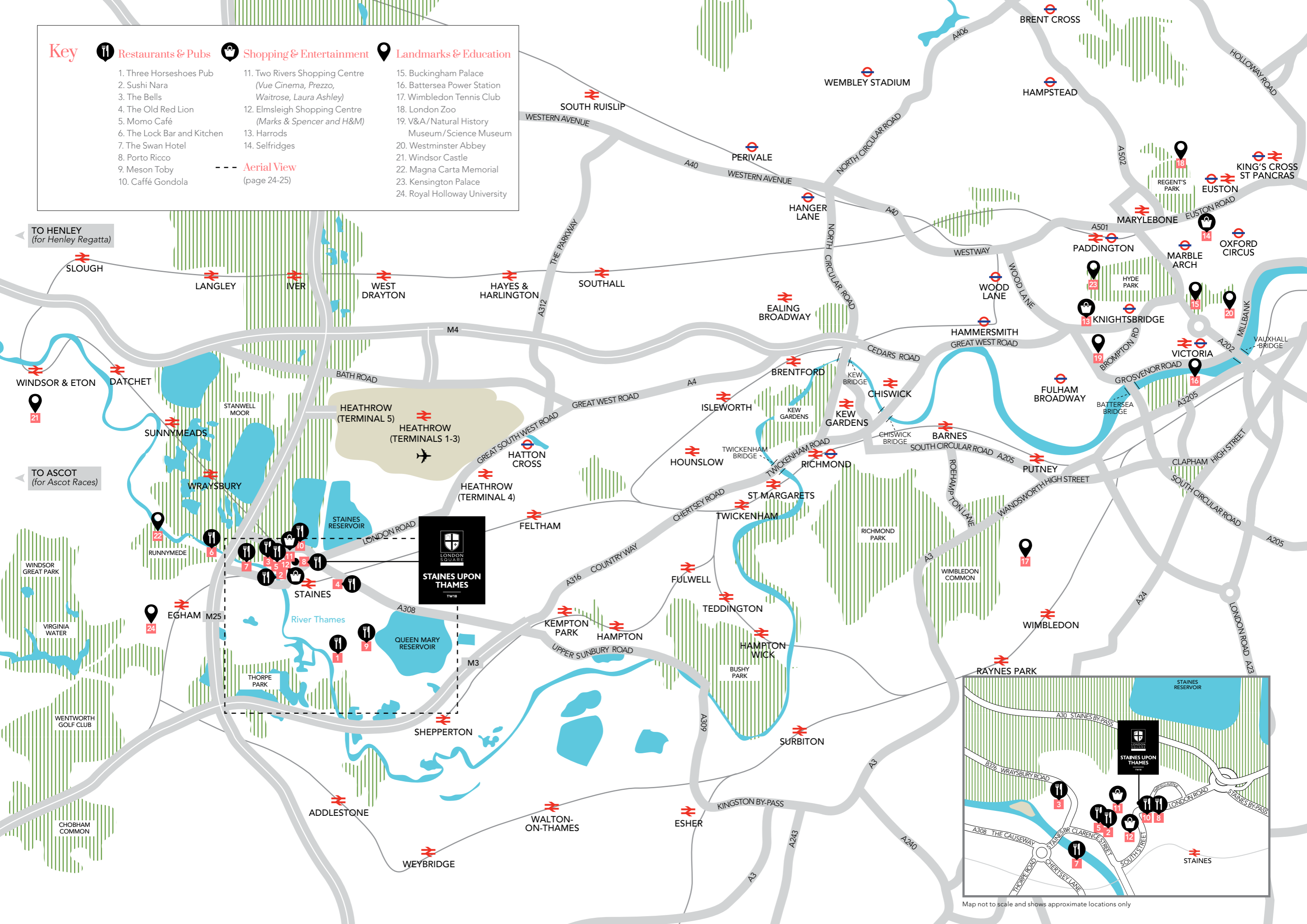
For those who have reached university age, the location of London Square Staines upon Thames is ideal for study at Royal Holloway University of London, whose spectacular campus is just 2.4 miles away: 6 minutes by car or just 5 minutes on the train from Staines train station. From Staines bus station you either catch the number 44 which takes 19 minutes or number 71 which is 18 minutes.

The Royal Holloway was founded in 1886, and today it is ranked 19th overall in the UK in the Times Higher Education World University Rankings 2015/16. It is renowned for its excellence in research, and offers students a wide range of courses in disciplines that include arts and humanities, sciences, social sciences, management, economics and law.

Key

- | | | |
|---|---|--|
|  Restaurants & Pubs |  Shopping & Entertainment |  Landmarks & Education |
| 1. Three Horseshoes Pub | 11. Two Rivers Shopping Centre
<i>(Vue Cinema, Prezzo, Waitrose, Laura Ashley)</i> | 15. Buckingham Palace |
| 2. Sushi Nara | 12. Elmsleigh Shopping Centre
<i>(Marks & Spencer and H&M)</i> | 16. Battersea Power Station |
| 3. The Bells | 13. Harrods | 17. Wimbledon Tennis Club |
| 4. The Old Red Lion | 14. Selfridges | 18. London Zoo |
| 5. Momo Café | | 19. V&A/Natural History Museum/Science Museum |
| 6. The Lock Bar and Kitchen | | 20. Westminster Abbey |
| 7. The Swan Hotel | | 21. Windsor Castle |
| 8. Porto Ricco | | 22. Magna Carta Memorial |
| 9. Meson Toby | | 23. Kensington Palace |
| 10. Caffé Gondola | | 24. Royal Holloway University |

--- Aerial View
(page 24-25)



TO HENLEY
(for Henley Regatta)

TO ASCOT
(for Ascot Races)



Map not to scale and shows approximate locations only

M3 Motorway

Thorpe Park

Aerial View

Proximity to London shown on map (pages 22-23)

River Thames

M25 Motorway

Royal Holloway University

Vue Cinema

Staines Station

Market Place

Elmsleigh Shopping Centre

Two Rivers Shopping Centre

High Street

PHASE 1

PHASE 2



STAINES UPON THAMES

TW18

Computer enhanced image of London Square
Staines upon Thames is indicative only

World leading London

world class living

London is only 17 miles from Staines-upon-Thames, and reached by train in just 35 minutes. It means that all of the capital's dazzling choices are yours to enjoy at any time.

Britain's capital city continues as a world leader in business, finance, culture, entertainment, shopping and dining out. Its buildings are truly iconic, from St Paul's and The Tower to The Shard and The Walkie Talkie. The shops are equally famous. Harrods, Liberty and Selfridges are each a rich source of luxury and fashion, with shopping streets like the King's Road, Bond Street and Sloane Street contributing their own mix of home grown and international style.

Londoners also enjoy a very rich brew of history and culture. Galleries and museums, concert halls and stadiums, parks and palaces, and connections with Royalty and celebrity. It is also a restaurant city second to none. At the latest count there were 65 Michelin starred restaurants, and countless other eateries representing every flavour in the world.

Travel times: National Rail



Where to go *how to travel*

Staines-upon-Thames has built its prosperity on excellent connections and proximity to key centres of commerce such as the M4 corridor and Heathrow Airport.

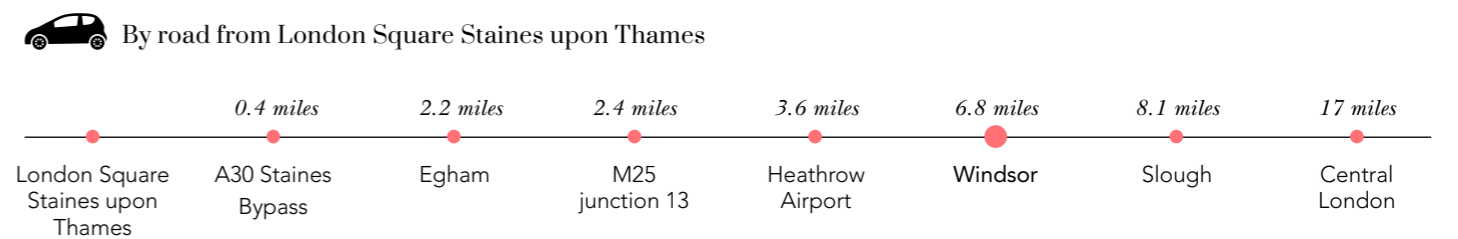
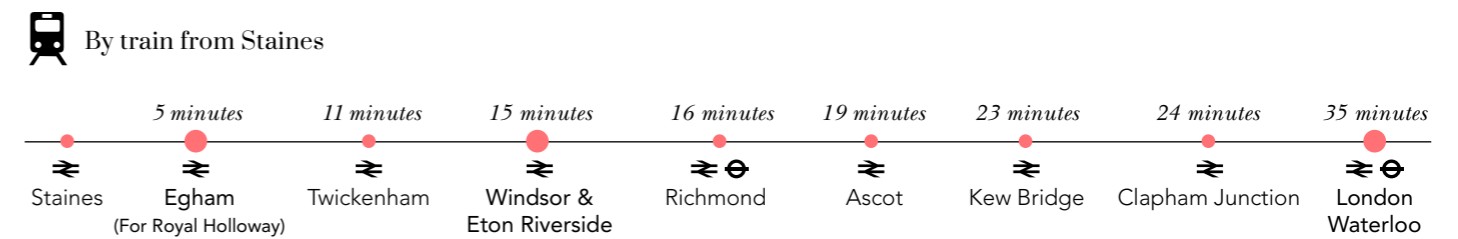
It's a great choice for commuters to London too. From London Square Staines upon Thames, it's a mere 4 minutes' walk to Staines station. Direct services speed you from there to London Waterloo in approximately 35 minutes, with interchanges to London Underground and Overground at Richmond, and London Overground at Clapham Junction.

Staines also benefits from an extensive bus network serving popular destinations such as Egham, Ascot and Windsor, as well as Heathrow Airport for international flights.

For those travelling by car, the A30 Staines bypass is 0.4 miles away, and the M25 junction 13 is just 2.4 miles, giving easy access to the motorway network.



Views of Staines-upon-Thames reservoirs from the air



Distances and travel times: Google Maps, National Rail and Bus

A leading address *an exclusive lifestyle*

The excellent facilities at London Square Staines upon Thames provide residents with a highly desirable lifestyle.

We are bringing the essential service of a concierge to London Square Staines upon Thames. Located off the new piazza is the spacious interior designed concierge lobby. This service is invaluable for day-to-day assistance such as receiving deliveries and greeting visitors, as well as providing a welcoming presence on your return home.

Another facility that will be highly prized is the on-site residents' gym at London Square Staines upon Thames, conveniently close for personal fitness in a private environment.

As well as the attractive landscaping and gardens within the development, the public face of London Square Staines upon Thames is equally appealing and offers a number of amenities for residents to enjoy. The impressive piazza, with its small shops and cafés, seating and footpaths, will become a new focal point for the town centre.





Photography depicts the show apartment at London Square Staines upon Thames

Beautifully planned *quality throughout*

General

- Entrance door with white skirting and architrave
- White flush internal doors and contemporary ironmongery
- Whole house ventilation system
- Underfloor heating throughout
- A choice of Amtico flooring to the hallway, living areas, kitchen, bathrooms and ensuites*
- A choice of flooring finishes to the bedroom(s)* which can be purchased at additional cost
- Space for washer/dryer in cupboard
- Ten year NHBC warranty

Kitchen

- Nolte handleless design kitchen units available in a choice of gloss finishes with soft close hinge*
- A choice of laminate worktops and smoked mirror splashback*
- Recessed cabinet lighting to underside and rear of wall units
- Stainless steel integrated sink and chrome single lever mixer tap
- Single fan oven
- Induction hob and hood
- Integrated fridge freezer
- Integrated dishwasher

*Please ask your Sales Executive for further details and upgrades



Photography depicts the show apartment at London Square Staines upon Thames

The bigger picture

the finer details

Bathrooms

- Basin with chrome surface mounted basin mixer tap
- Wall mounted mirror
- Wall mounted shaver socket
- Contemporary bath with hinged bath screen and contemporary showerhead with hand shower facility
- WC with soft close seat and dual flush function
- Feature vertical recessed shelving to bath
- A choice of floor and wall tiling* to selected areas
- Chrome towel rail

Ensuite

- Basin with chrome surface mounted basin mixer tap
- Wall mounted mirror
- Wall mounted shaver socket
- Shower enclosure with feature vertical recessed shelving, bi-fold shower door, square contemporary showerhead and hand shower facility
- WC with soft close seat and dual flush function
- A choice of floor and wall tiling with feature tile within shower area*
- Chrome towel rail

Electrical

- Recessed white downlights throughout, with pendants to the bedroom(s)
- Sky+ and TV points to living room and master bedroom linked to communal Sky dish and aerial

External Finishes

- All apartments feature a balcony with timber decking or a paved terrace
- Private resident's landscaped courtyard gardens
- Additional private garden at level 9 for Core D residents

Security

- Video entry system
- Security locks to windows, balcony and terrace doors (where applicable)*
- Full LD1 smoke detection
- Hardwired smoke alarms
- Heat detection to the kitchen
- CCTV surveillance system to external areas
- Secure basement car parking by negotiation to selected apartments*
- The development adopts the Secure by Design initiative

* Please ask your Sales Executive for further details and upgrades





LONDON SQUARE

Making London greater

Since London Square was established in 2010, we have focused on our ambition to become the capital's most dynamic developer in a highly competitive residential property market.

With a £2 billion development pipeline, growth is well under way, with the company on target to build 1,000 homes a year at all levels of the London market to establish the company as one of the larger London developers in the capital.

Our sites are in prime locations with good transport links across the capital, providing new homes in places where people want to live. Each scheme is bespoke, combining inspiring architecture, clever design and specification, and the highest standards of energy efficiency.

Our award-winning developments range from homes for first-time buyers in key locations, to cool city apartments, from smart family homes to grand restoration and conversions.

Creating a sense of place for our buyers is embedded in every London Square development, transforming former forgotten corners, derelict buildings and brownfield sites into smart destinations, breathing new life into each local area.

We work with existing residents, schools and businesses to make our developments part of the local fabric and take great pride in fostering the community spirit of the great squares of the capital and the legacy they have created.

ADAM LAWRENCE CHIEF EXECUTIVE



It has always been my ambition to create a company with strong values, exemplifying what I like to call 'Old School Principles'. A company with exacting disciplines and the highest of standards.

The company is London Square, and I am proud to be part of what I consider to be the most exciting and dynamic property developer in the Capital.

When I launched London Square, the company name was created for a simple reason. Across the world, London is famous for its residential squares, and our aim is to reflect that same sense of place and community in our developments.

Our shield represents strength and our simplistic black and white identity shows clarity and focus, which we apply to building our homes throughout London.

We are very pleased to bring our brand to Staines-upon-Thames, with a superb new scheme that creates a new focal point with its plaza environment, linking the station and the high street. This is a major development with the potential to become the leading address in Staines-upon-Thames, and we are providing a range of apartments to suit the needs of many purchasers, from first time buyers to families and investors. With its concierge, gym, gardens and quality specification, London Square Staines upon Thames will enhance this great location.

At London Square our customers are the key to our success. Their endorsement is what this company stands for and believes in.



LONDON SQUARE DEVELOPMENTS

LONDON SQUARE KINGS ROAD
London SW6 4LX



LONDON SQUARE CANADA WATER
Quebec Way SE16 7LF



LONDON SQUARE SPITALFIELDS
Commercial Street E1 7SA



THE STAR AND GARTER
Richmond TW10 6RR



LONDON SQUARE CALEDONIAN ROAD
London N7 9BQ

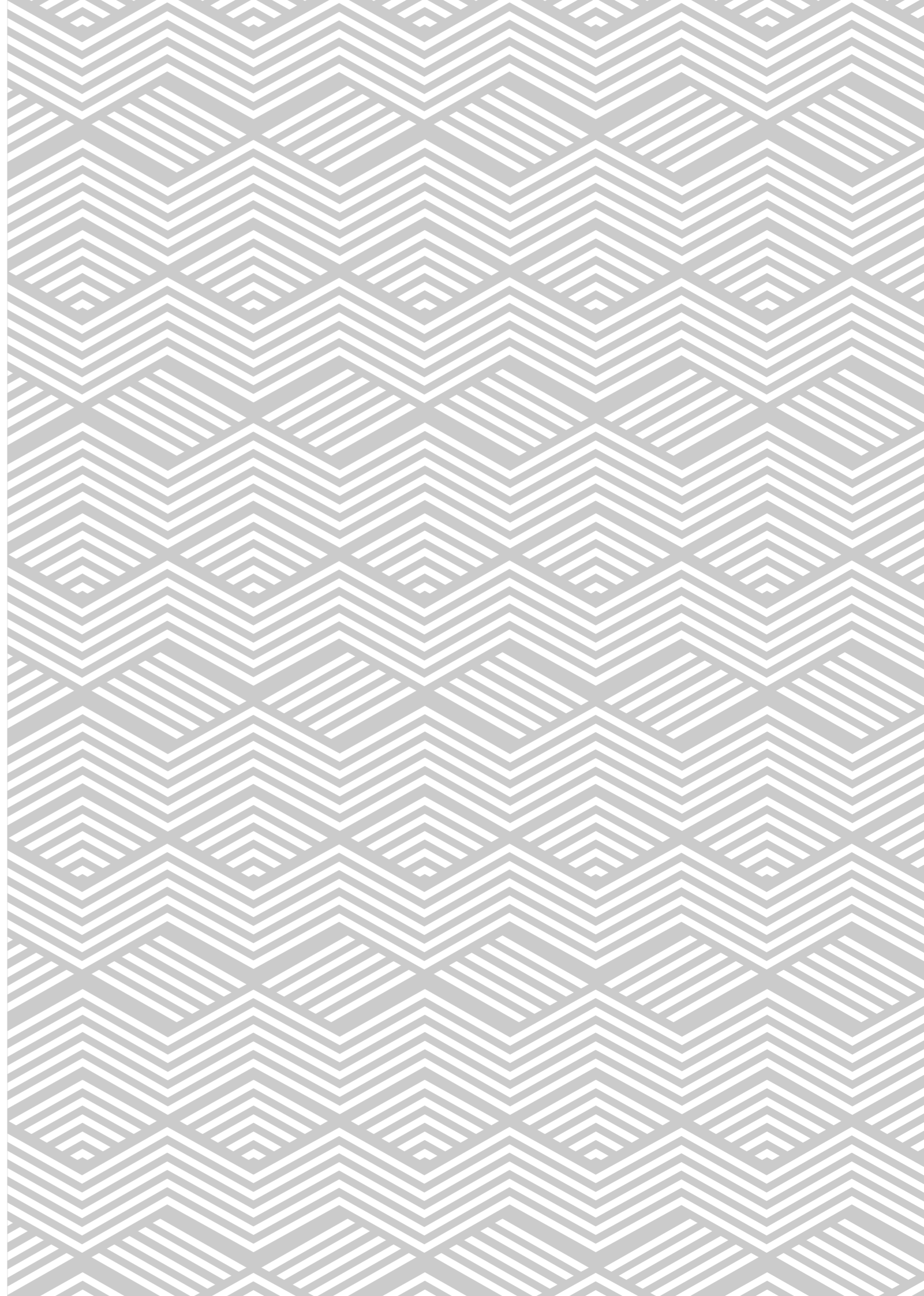


LONDON SQUARE STREATHAM HILL
London SW2 4RU





Photography depicts the show apartment at London Square Staines upon Thames





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