

LANDOWNE PLACE

TAPLOW | BUCKINGHAMSHIRE

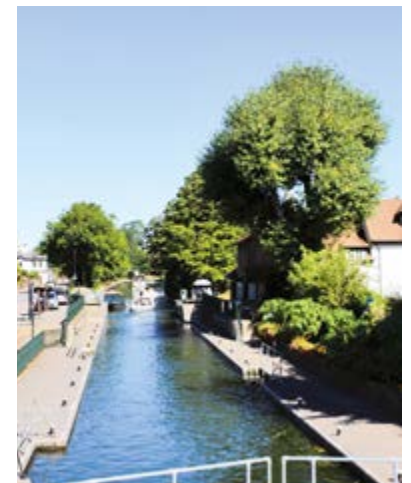
W.E. BLACK LTD
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LANDSLOWNE PLACE

INSTITUTE ROAD, TAPLOW, BUCKINGHAMSHIRE SL6 0NT

Where CrossRail meets the Green Belt

A prestigious development of 1, 2 and 3 bedroom apartments
with views over countryside and a few minutes walk from Taplow Station



When Taplow Woods are russet-red,
When half the poplar-leaves are shed,
When silence reigns at Maidenhead,
And autumn dwindles
'Tis good to lounge upon that lawn,
Though beauties of last June are gone ...

From Skindle's In October by J. Ashby-Sterry

Taplow is a small Buckinghamshire village, situated just north of the A4, midway between Burnham and Maidenhead.

Lansdowne Place is located on the southern outskirts of the Village in Institute Road, and a few minutes walk from Taplow Station which currently provides a mainline rail service directly into London Paddington and out to Reading and Oxford. With the completion of Crossrail, fast access will be available to the West End, The City and Docklands. 'The Elizabeth Line' will travel through London connecting Reading in the west to Shenfield in the east. Trains will serve Taplow, meaning the heart of the West End (Bond Street) will be just 38 minutes away. There are excellent road links providing easy access to the M4 (junction 7) just 1.6 miles away and 9 miles from the M25.

The Bishop Centre is close by, just off on the A4 at the bottom of Station Road, it has a wide range of lifestyle retail stores including Nike, TK Maxx, Evans Cycles and Costa Coffee, as well a large Tesco store. There are also Sainsbury's and Waitrose superstores within a mile or so of the development. Maidenhead town centre provides a wealth of national and local shops in and around the Nicholson Shopping Centre, as well as sports facilities and night-life venues.

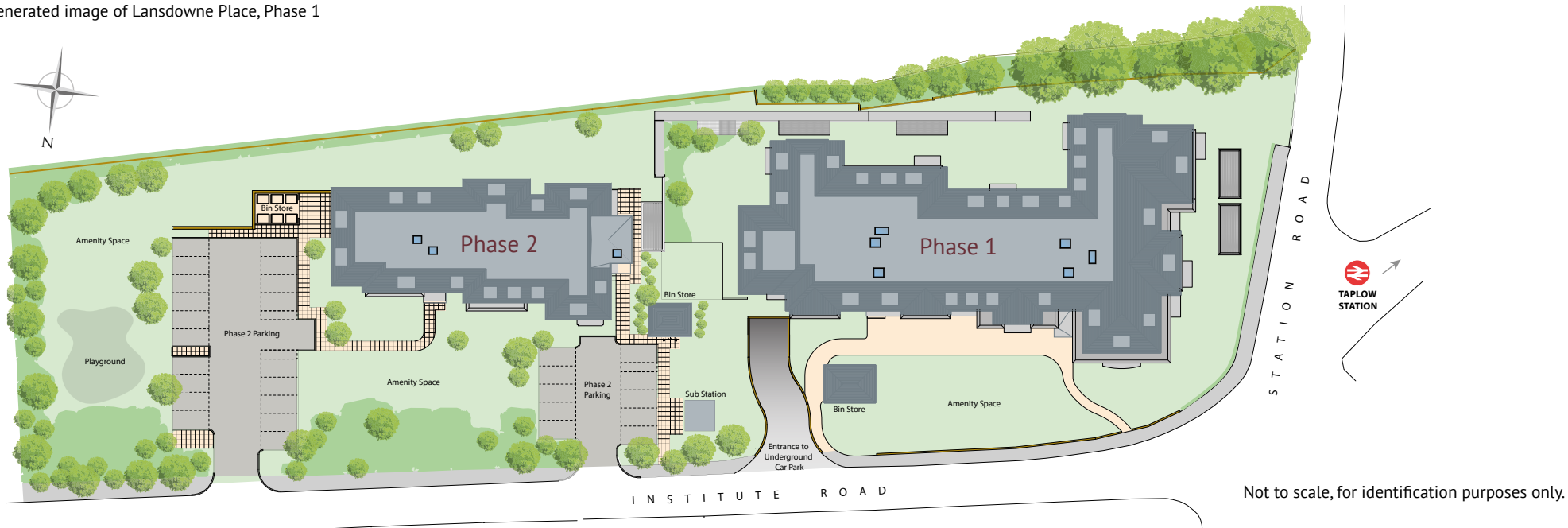
Water dominates the area, the River Thames at Maidenhead is picturesque and attractive to walk along or a magnet for water sports - rowers, barges and pleasure boats. The Thames Maidenhead Rowing Club has its base between Maidenhead Bridge and the bridge that carried the mainline railway over the river. Designed by Isambard Kingdom Brunel, it has the widest and flattest arches of any bridge in the world and is known as the 'Sounding Arch' because of the echoes it causes. The purpose-built rowing venue at Dorney Lake is to the south. There are several good golf courses within a few miles and the village has its own Cricket Club. The area is designated green belt with beautiful Burnham Beeches close by.

Taplow Court in the village, was once the home of Lord and Lady Desborough, who's war poet son Julian Grenfell wrote *Into Battle*, ironically published on the very day he was lost in action during the First World War. Author H.G. Wells mentions Taplow Court in *Men Like Gods*, possibly the place from which men in the story were transported to and from Utopia. The house has been beautifully restored and is now a company headquarters. Cliveden is former home of Nancy, Lady Astor, now a National Trust property with the house itself being a luxury hotel.





Computer generated image of Lansdowne Place, Phase 1



Not to scale, for identification purposes only.



LANDSDOWNE PLACE

A development of 48 luxury apartments, plus 6 apartments in Phase 2 also available, set in landscaped communal spaces and with allocated underground car parking

- ◇ A brand new development, built to the latest standards of sound insulation and energy efficiency
- ◇ Less than two miles from Maidenhead town centre
- ◇ 1.6 miles from M4 (Junction 7) giving direct access to the motorway network.
- ◇ The development is adjacent to Taplow mainline station which will have CrossRail services
- ◇ Completion Autumn/winter 2016-2017

GROUND FLOOR APARTMENTS



ONE BEDROOM APARTMENTS

Apartment 5			
Lounge/Kitchen	6.82 x 5.20m	22'5" x 17'1"	
Bedroom	5.50 x 2.96m	18'1" x 9'8"	
Apartment 7			
Lounge/Kitchen	8.58 x 3.50m	28'2" x 11'6"	
Bedroom	4.25 x 2.95m	13'11" x 9'8"	
Apartment 8			
Lounge/Kitchen	7.80 x 3.53m	25'7" x 11'7"	
Bedroom	3.69 x 2.96m	12'1" x 9'9"	

TWO BEDROOM APARTMENTS

Apartment 1			
Lounge/Kitchen	8.69 x 5.58m	28'5" x 18'3"	
Bedroom 1	4.07 x 3.53m	13'4" x 11'7"	
Bedroom 2	5.19 x 3.50m	17'0" x 11'5"	
Apartment 2			
Lounge/Kitchen	9.23 x 3.57m	30'3" x 11'8"	
Bedroom 1	4.94 x 3.27m	16'2" x 10'9"	
Bedroom 2	4.35 x 3.03m	14'3" x 9'11"	
Apartment 3			
Lounge/Kitchen	7.42 x 3.52m	24'4" x 11'6"	
Bedroom 1	3.89 x 3.35m	12'9" x 11'0"	
Bedroom 2	3.48 x 3.11m	11'5" x 10'2"	
Apartment 4			
Lounge/Kitchen	7.92 x 4.45m	25'10" x 14'7"	
Bedroom 1	3.54 x 2.90m	11'7" x 9'6"	
Bedroom 2	4.69 x 2.85m	15'5" x 9'4"	
Apartment 6			
Lounge/Kitchen	8.63 x 3.67m	28'3" x 12'0"	
Bedroom 1	3.84 x 3.10m	12'7" x 10'2"	
Bedroom 2	3.84 x 2.94m	12'7" x 9'7"	
Apartment 9			
Lounge/Kitchen	7.92 x 3.38m	25.11" x 11'1"	
Bedroom 1	3.98 x 3.11m	13'1" x 10'3"	
Bedroom 2	4.23 x 2.96m	13'11" x 9'9"	
Apartment 10			
Lounge/Kitchen	6.00 x 3.99m	19'8" x 13'1"	
Bedroom 1	3.35 x 3.10m	11'0" x 10'2"	
Bedroom 2	3.60 x 2.60m	11'10" x 8'6"	
Apartment 11			
Lounge/Kitchen	7.40 x 3.22m	24'3" x 10'7"	
Bedroom 1	6.35 x 2.97m	20'10" x 9'9"	
Bedroom 2	5.03 x 2.91m	16'6" x 9'6"	
Apartment 12			
Lounge/Kitchen	7.40 x 3.72m	24'3" x 12'3"	
Bedroom 1	6.37 x 2.97m	20'11" x 9'9"	
Bedroom 2	5.00 x 2.91m	16'5" x 9'6"	
Apartment 13			
Lounge/Kitchen	6.18 x 3.88m	20'3" x 12'9"	
Bedroom 1	4.91 x 2.96m	16'1" x 9'8"	
Bedroom 2	4.44 x 2.96m	14'7" x 9'8"	

Plans are for indicative purposes and not to scale. Measurements have been taken from plans and represent maximum dimensions, including into wardrobe areas.

FIRST FLOOR APARTMENTS



ONE BEDROOM APARTMENTS

Apartment 18		
Lounge/Kitchen	6.82 x 5.20m	22'5" x 17'1"
Bedroom	5.50 x 2.96m	18'1" x 9'8"
Apartment 20		
Lounge/Kitchen	8.58 x 3.50m	28'2" x 11'6"
Bedroom	4.25 x 2.95m	13'11" x 9'8"
Apartment 21		
Lounge/Kitchen	7.80 x 3.53m	25'7" x 11'7"
Bedroom	3.69 x 2.96m	12'1" x 9'9"

TWO BEDROOM APARTMENTS

Apartment 14		
Lounge/Kitchen	8.69 x 5.58m	28'6" x 18'4"
Bedroom 1	4.07 x 3.70m	13'4" x 12'2"
Bedroom 2	5.19 x 3.50m	17'0" x 11'6"
Apartment 15		
Lounge/Kitchen	9.23 x 3.57m	30'3" x 11'8"
Bedroom 1	5.59 x 3.27m	18'4" x 10'8"
Bedroom 2	4.35 x 3.03m	14'3" x 9'11"
Apartment 16		
Lounge/Kitchen	7.42 x 3.54m	24'4" x 11'7"
Bedroom 1	3.85 x 3.32m	12'7" x 10'11"
Bedroom 2	3.35 x 3.11m	11'0" x 10'2"
Apartment 17		
Lounge/Kitchen	7.92 x 4.45m	25'11" x 14'7"
Bedroom 1	3.54 x 2.90m	11'7" x 9'6"
Bedroom 2	4.69 x 2.85m	15'5" x 9'4"

Apartment 19		
Lounge/Kitchen	8.63 x 3.67m	28'3" x 12'0"
Bedroom 1	4.49 x 3.11m	14'9" x 10'3"
Bedroom 2	4.49 x 2.94m	14'9" x 9'8"
Apartment 22		
Lounge/Kitchen	7.92 x 3.38m	25'11" x 11'1"
Bedroom 1	3.98 x 3.11m	13'1" x 10'3"
Bedroom 2	4.23 x 2.96m	13'11" x 9'9"
Apartment 23		
Lounge/Kitchen	6.00 x 3.99m	19'8" x 13'1"
Bedroom 1	3.35 x 3.10m	11'0" x 10'2"
Bedroom 2	3.60 x 2.60m	11'10" x 8'6"
Apartment 24		
Lounge/Kitchen	7.40 x 3.22m	24'3" x 10'7"
Bedroom 1	6.35 x 2.97m	20'10" x 9'9"
Bedroom 2	5.03 x 2.91m	16'5" x 9'6"

Apartment 25		
Lounge/Kitchen	7.40 x 3.72m	24'3" x 12'3"
Bedroom 1	6.37 x 2.97m	20'11" x 9'9"
Bedroom 2	5.00 x 2.91m	16'5" x 9'6"
Apartment 26		
Lounge/Kitchen	6.18 x 3.88m	20'3" x 12'9"
Bedroom 1	4.91 x 2.96m	16'1" x 9'8"
Bedroom 2	4.44 x 2.96m	14'7" x 9'8"

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SECOND FLOOR APARTMENTS



ONE BEDROOM APARTMENTS

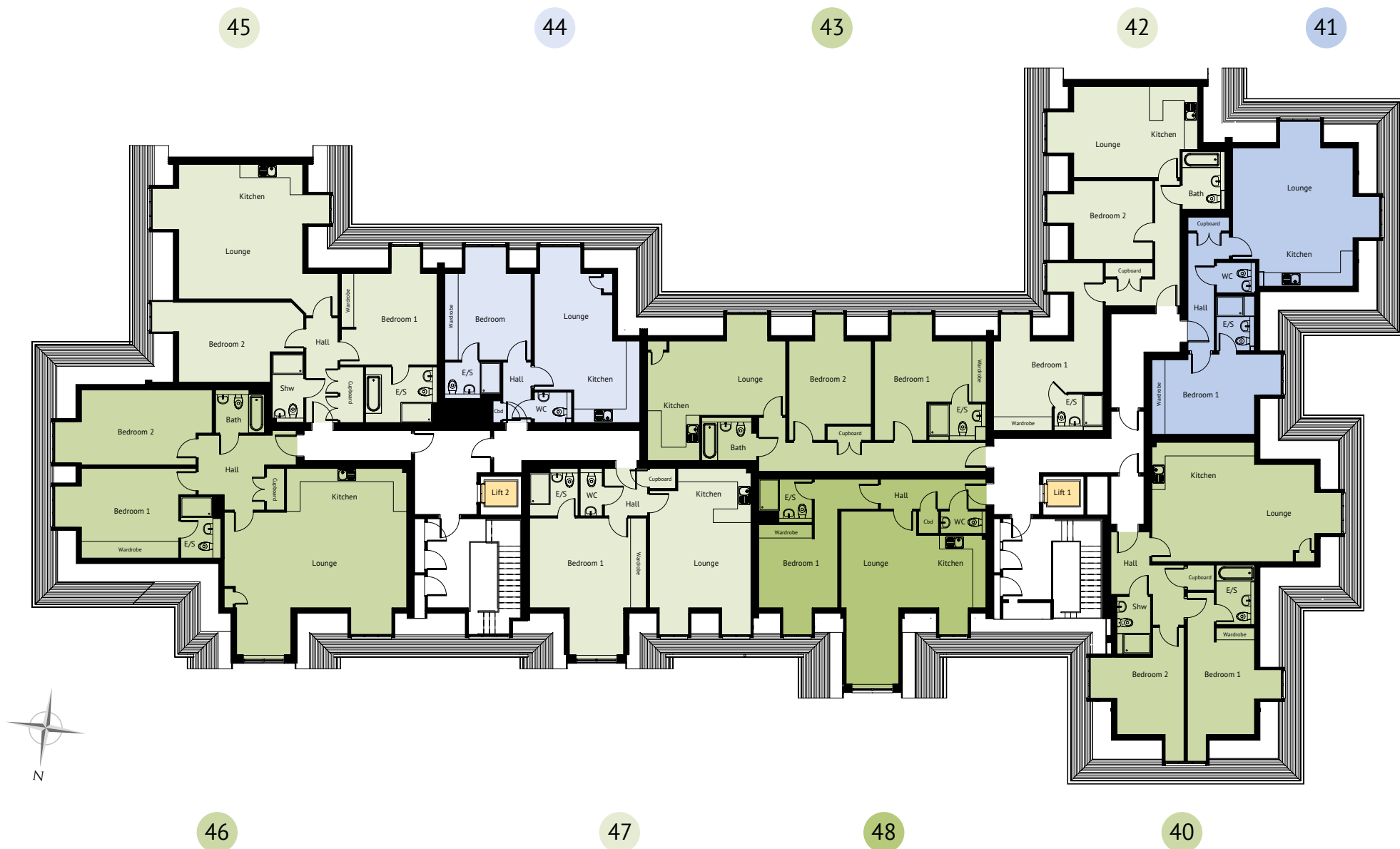
Apartment 27		
Lounge	4.52 x 2.50m	14'10" x 8'2"
Kitchen	3.50 x 3.10m	11'6" x 10'2"
Bedroom	3.93 x 3.67m	12'11" x 12'0"
Apartment 29		
Lounge/Kitchen	6.56 x 3.96m	21'6" x 13'0"
Bedroom	4.52 x 4.36m	14'10" x 14'4"
Apartment 31		
Lounge/Kitchen	6.82 x 5.20m	22'5" x 17'1"
Bedroom	5.50 x 2.96m	18'1" x 9'8"
Apartment 33		
Lounge/Kitchen	7.83 x 3.50m	25'8" x 11'6"
Bedroom	3.34 x 2.95m	10'11" x 9'8"
Apartment 34		
Lounge/Kitchen	6.78 x 3.53m	22'3" x 11'7"
Bedroom	2.96 x 2.94m	9'9" x 9'8"

TWO BEDROOM APARTMENTS

Apartment 28		
Lounge/Kitchen	8.43 x 3.57m	27'8" x 11'9"
Bedroom 1	3.27 x 3.12m	10'9" x 10'3"
Bedroom 2	3.55 x 3.03m	11'8" x 9'11"
Apartment 30		
Lounge/Kitchen	7.30 x 5.32m	24'0" x 17'5"
Bedroom 1	4.84 x 3.09m	15'10" x 10'2"
Bedroom 2	3.55 x 3.09m	11'8" x 10'2"
Apartment 32		
Lounge/Kitchen	8.63 x 3.67m	28'3" x 12'0"
Bedroom 1	3.84 x 3.11m	12'7" x 10'3"
Bedroom 2	3.84 x 2.96m	12'7" x 9'9"
Apartment 35		
Lounge/Kitchen	7.92 x 3.38m	25'11" x 11'1"
Bedroom 1	3.98 x 3.11m	13'1" x 10'3"
Bedroom 2	4.23 x 2.96m	13'11" x 9'9"
Apartment 36		
Lounge/Kitchen	3.99 x 3.44m	13'1" x 11'3"
Bedroom 1	4.15 x 3.10m	13'7" x 10'2"
Bedroom 2	3.60 x 2.60m	11'10" x 8'6"
Apartment 37		
Lounge/Kitchen	7.40 x 3.22m	24'3" x 10'7"
Bedroom 1	3.39 x 2.32m	11'2" x 7'8"
Bedroom 2	3.38 x 2.26m	11'1" x 7'5"
Apartment 38		
Lounge/Kitchen	7.40 x 3.72m	24'3" x 12'3"
Bedroom 1	4.74 x 3.97m	15'7" x 13'0"
Bedroom 2	3.38 x 2.91m	11'1" x 9'6"
Apartment 39		
Lounge/Kitchen	5.46 x 3.88m	17'11" x 12'9"
Bedroom 1	3.51 x 3.43m	11'6" x 11'3"
Bedroom 2	3.78 x 2.40m	12'5" x 7'10"

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THIRD FLOOR APARTMENTS



ONE BEDROOM APARTMENTS

Apartment 41			
Lounge/Kitchen	6.31 x 5.44m	20'9" x 17'10"	
Bedroom	4.66 x 3.60m	15'4" x 11'10"	
Apartment 44			
Lounge/Kitchen	6.71 x 4.70m	22'0" x 15'5"	
Bedroom	3.94 x 3.85m	12'11" x 12'8"	

TWO BEDROOM APARTMENTS

Apartment 40			
Lounge/Kitchen	7.30 x 5.32m	23'11" x 15'5"	
Bedroom 1	4.84 x 3.09m	15'11" x 10'2"	
Bedroom 2	3.55 x 3.09m	11'8" x 10'2"	
Apartment 42			
Lounge/Kitchen	4.81 x 4.06m	15'9" x 13'5"	
Bedroom 1	4.87 x 4.08m	15'11" x 13'5"	
Bedroom 2	3.60 x 3.51m	11'9" x 11'6"	
Apartment 43			
Lounge/Kitchen	6.14 x 3.40m	20'2" x 11'2"	
Bedroom 1	4.97 x 2.80m	16'4" x 9'2"	
Bedroom 2	3.78 x 3.68m	12'5" x 12'1"	
Apartment 45			
Lounge/Kitchen	5.99 x 3.26m	19'8" x 10'8"	
Bedroom 1	4.28 x 4.15m	14'0" x 13'7"	
Bedroom 2	5.63 x 3.57m	18'6" x 11'9"	

Apartment 46			
Lounge/Kitchen	8.19 x 6.28m	26'10" x 20'7"	
Bedroom 1	4.41 x 4.09m	14'6" x 13'5"	
Bedroom 2	5.90 x 3.44m	19'4" x 11'4"	
Apartment 47			
Lounge/Kitchen	6.28 x 4.52m	20'7" x 14'10"	
Bedroom	5.20 x 4.08m	17'1" x 13'5"	
Apartment 48			
Lounge/Kitchen	7.78 x 6.44m	25'7" x 21'1"	
Bedroom	3.53 x 3.14m	11'7" x 10'4"	

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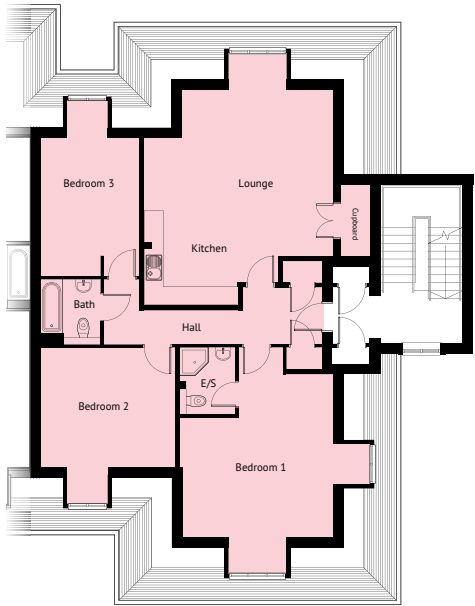
PHASE 2 APARTMENTS

GROUND FLOOR APARTMENT

FIRST FLOOR APARTMENTS

SECOND FLOOR APARTMENTS

THIRD FLOOR APARTMENT



TWO BEDROOM APARTMENTS

Apartment 49

Lounge/Kitchen	7.15 x 3.96m	23'6" x 13'0"
Bedroom 1	3.26 x 3.02m	10'8" x 9'11"
Bedroom 2	3.16 x 2.76m	10'4" x 9'1"

TWO BEDROOM APARTMENTS

Apartment 52

Lounge/Kitchen	6.33 x 3.96m	20'9" x 13'0"
Bedroom 1	3.26 x 3.02m	10'7" x 9'11"
Bedroom 2	3.41 x 3.16m	11'2" x 10'4"

Apartment 57

Lounge/Kitchen	6.46 x 3.93m	21'2" x 12'11"
Bedroom 1	3.25 x 3.07m	10'8" x 10'1"
Bedroom 2	3.37 x 3.14m	11'1" x 10'4"

TWO BEDROOM APARTMENTS

Apartment 58

Lounge/Kitchen	6.63 x 3.96m	21'9" x 13'0"
Bedroom 1	3.26 x 3.02m	10'7" x 9'11"
Bedroom 2	3.41 x 3.16m	11'2" x 10'4"

Apartment 63

Lounge/Kitchen	6.47 x 3.93m	21'3" x 12'11"
Bedroom 1	3.88 x 3.07m	12'9" x 10'1"
Bedroom 2	3.37 x 3.14m	11'1" x 10'4"

THREE BEDROOM APARTMENT

Apartment 64

Lounge/Kitchen	5.53 x 4.96m	18'2" x 16'3"
Bedroom 1	5.25 x 4.96m	17'3" x 16'3"
Bedroom 2	4.24 x 3.88m	13'11" x 12'9"
Bedroom 3	4.47 x 3.16m	14'8" x 10'4"

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SPECIFICATION

Traditional Construction

- Traditional brick and block construction
- Feature cast-stone window sills and decorative stone
- Pre-stressed high density sound resistant concrete floors
- Double glazed aluminium windows and French doors with multi-point locking fasteners

Luxury Kitchens

- Individually designed Symphony kitchens with soft close doors and drawers
- Silestone Blanco Norte / Gris Expo worktops and upstands
- Bosch gas hob and single under oven
- Glass extractor hood
- Integrated dishwasher
- Integrated washer/dryer
- Integrated fridge/freezer
- Blanco under-mounted stainless steel sink with waste disposal unit
- Downlighters
- Ceramic floor tiling from a Minoli exclusive collection

Quality Bathrooms

- Modern Ideal Standard sanitaryware
- Ideal Standard Chrome taps and fittings including showers
- Thermostatically controlled showers complete with frameless glass doors
- Full ceramic tiling to walls and floors from Minoli's exclusive range
- Shaver points in all bathrooms
- Vanity units to bathrooms and en-suites
- Down lighters
- Heated towel rails
- Mirrors to all bathrooms and en-suites

Decorative Finishes

- Oak veneer internal doors with chrome furniture
- Modern skirtings and architraves
- Smooth ceilings throughout
- Fitted mirrored glass wardrobes to master bedrooms
- Efficient and economical condensing combination boilers
- Under-floor gas fired central heating with individual thermostats

- TV and BT points to master bedroom
- Mains operated smoke detector in hall with battery back up
- Multi-point security locks to all window and external doors where appropriate
- Video entry system
- Spacious and well lit carpeted communal areas, with porcelain tiling to the entrance hall
- Lift to each floor including basement

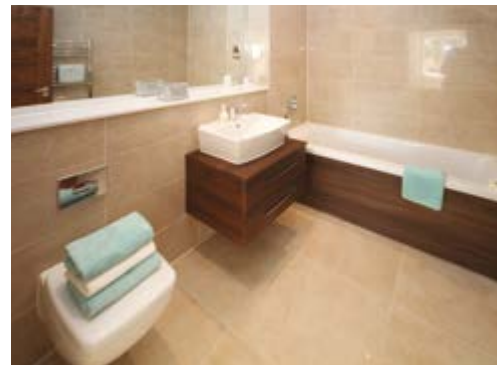
External

- Landscaped grounds
- Secure basement parking with automated entrance gate to Phase 1
- Fully fenced and hedged boundaries
- Secure cycle storage

Other features

- Predicted energy rating = B
- Excellent pressure tested sound and thermal insulation
- Private terrace or balcony to some of the apartments
- All units have a ten year Premier Guarantee warranty

premier
guarantee



Photographs are of other developments and are indicative of style only

LOCATION



Taplow station is 2 minutes walk from Lansdowne Place

Times by Rail (Great Western Railways)

London Paddington (direct)	37 mins
London Paddington (change at Slough)	31 mins
Hayes & Harlington (for Heathrow)	19 mins
Ealing Broadway (London Underground)	26 mins
Reading	21 mins
Oxford*	57 mins
Bristol Parkway*	102 mins

(* change at Reading) (Fastest times)

Distances by Road

Maidenhead Town Centre	1.8 miles
Maidenhead station	2.3 miles
M4 (Junction 7) Eastbound	1.6 miles
M4 (Junction 9) Westbound	4.3 miles
M25 (via M4)	9 miles
High Wycombe	10 miles
Bracknell	11 miles
Heathrow Airport	12 miles
Reading	14 miles
Central London	25 miles

(Distances are approximate)

CrossRail direct services from Taplow are due commence in 2019.
Bond Street 38 mins | Liverpool Street 45 mins | Canary Wharf 52 mins | Reading 15 mins

A development by

W.E. BLACK LTD
Designed with Thought • Built with Care

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