



THAMESIDE

WINDSOR

THE APARTMENTS

SHANLY  
HOMES







# THAMESIDE

WINDSOR



*Thameside is a prestigious collection of sumptuous apartments and townhouses in Windsor, all created with exquisite attention to detail. This lavish development basks in a coveted position on the River Thames, affording wonderful waterside views.*





*Eton College Chapel*

*Eton*

*Eton Bridge*

  
**THAMESIDE**  
WINDSOR





NESTLED NEAR TO  
WINDSOR CASTLE







UNIQUE IN  
EVERY SENSE







## ON YOUR DOORSTEP

*Windsor is, quite rightly, a jewel in the crown of Berkshire. Your new home at Thameside is a mere stroll away from the centre of this historic town, whose attractions include its famous centuries-old castle, its iconic Theatre Royal and its own racecourse.*



The town is also popular for its retail offering thanks to a fine selection of independent boutiques at the Windsor Royal Shopping mall and beyond. Indulge in mouth-watering fayre at any number of pubs and restaurants in town, including the Royal Oak and Bel & the Dragon which are just moments from your front door.



# SUPERBLY CONNECTED

**Y**ou could hardly be better served for transport links at Thameside. The development is within walking distance of both Windsor and Eton Riverside, and Windsor and Eton Central railway stations; from the latter you can reach London Paddington in 31 minutes and London Waterloo in just under an hour. The M4 is around 10 minutes drive away, making journeys to London and Bristol a breeze. Heathrow Airport is approximately 15 minutes drive.



Travel times are approximate only and taken from National Rail and AA websites.









# APARTMENT SPECIFICATION



## KITCHEN

- Contemporary kitchen units
- LED pelmet and plinth lighting
- Composite stone worktops with matching upstands
- Range of Miele and Siemens appliances as follows:
  - Miele H6260 single oven
  - Miele DG6200 steam oven
  - Miele H6200 combination microwave
  - Miele KM 3034 five burner gas hob
  - Miele KWT 6321 dual temperature wine cooler\*
  - Siemens iQ 300 integrated fridge
  - Siemens iQ 500 integrated freezer
  - Siemens iQ 300 integrated dishwasher
  - Siemens iQ 300 integrated washer dryer

## BATHROOM & EN-SUITE

The bathroom and cloakroom in the apartments have been individually designed by Concept Design and feature Villeroy and Boch sanitaryware complimented by stunning Villeroy and Boch walls and floor tiles.

- Villeroy and Boch chrome taps
- Villeroy and Boch chrome shower controls
- Wet rooms to master en-suite
- Vanity units
- Fitted backlit mirrors with demist pads to certain bathrooms
- Useful recesses with LED lighting
- LED lighting to recessed mirrored bath plinths
- Chrome shaver sockets
- Stylish chrome towel radiator by Bisque

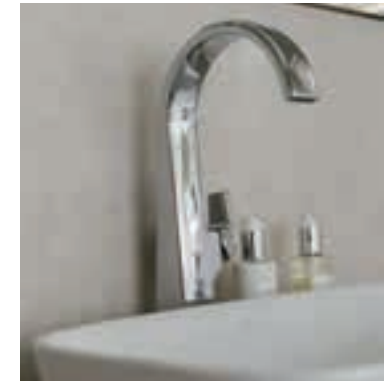
\* to certain apartments

## INTERIOR

- Contemporary flush grey doors with inlay
- Polished chrome light switches and sockets throughout
- TV/BT and Sky+ points to drawing room, kitchen and bedrooms
- Communal TV/satellite dish installed
- 5 amp wiring to living area and master bedroom
- Rako intelligent lighting in hallway, living areas and master bedroom
- Fibre optic for broadband capability
- Colour video entry
- Mains operated smoke and CO2 detector with battery back up
- Wet underfloor heating throughout
- Fitted wardrobes to bedrooms one and two
- LED downlights throughout

## EXTERIOR

- Gated underground parking with heated ramp and electric gate
- Patio/balconies to some apartments
- Exterior lighting



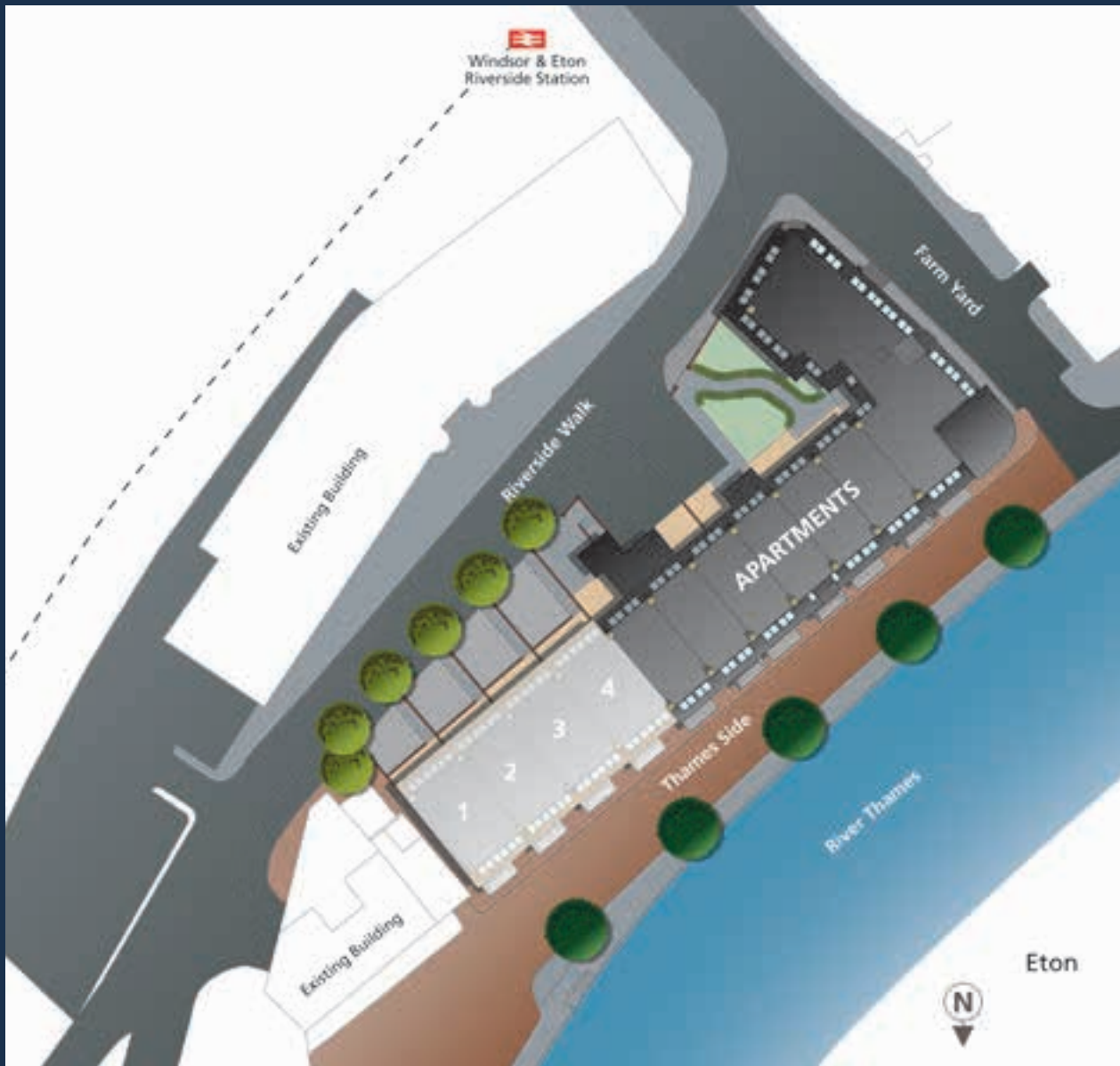




# THAMESIDE

WINDSOR

*An idyllic quality of life awaits you at Thameside, with the gentle sounds of the River Thames providing the natural soundtrack to your day.*





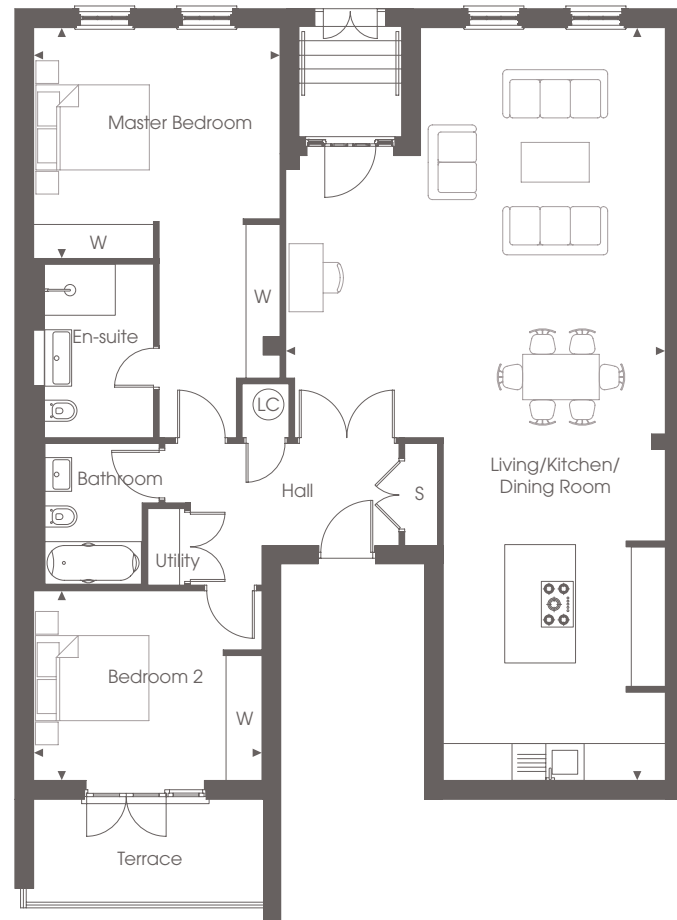


Computer-generated image of Thameside, Windsor.



# THE APARTMENTS

## PLOT 5



### DIMENSIONS

Living/Kitchen/Dining Room	13.27m x 6.69m	43'7" x 22'0"
Master Bedroom	7.23m x 4.35m	23'9" x 14'13"
Bedroom 2	4.03m x 3.34m	13'3" x 11'0"

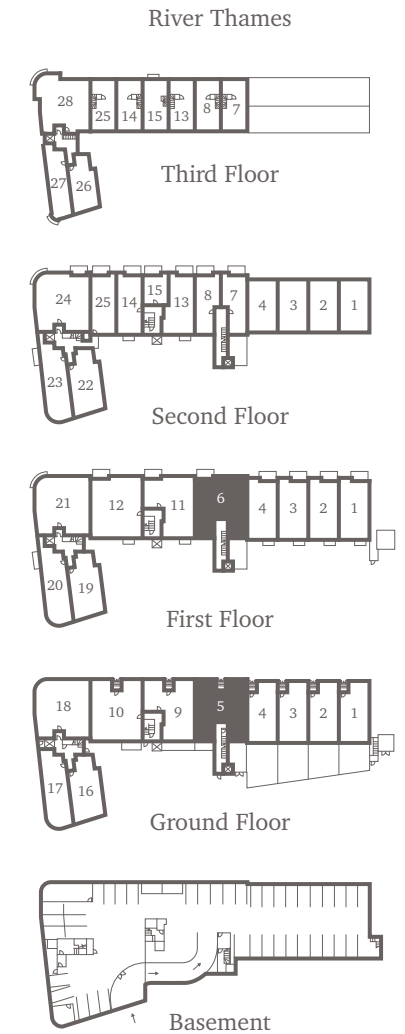
## PLOT 6



### DIMENSIONS

Living/Kitchen/Dining Room	11.14m x 6.02m	36'7" x 19'9"
Master Bedroom	5.81m x 4.03m	19'1" x 12'3"
Bedroom 2	4.05m x 3.92m	13'4" x 12'10"

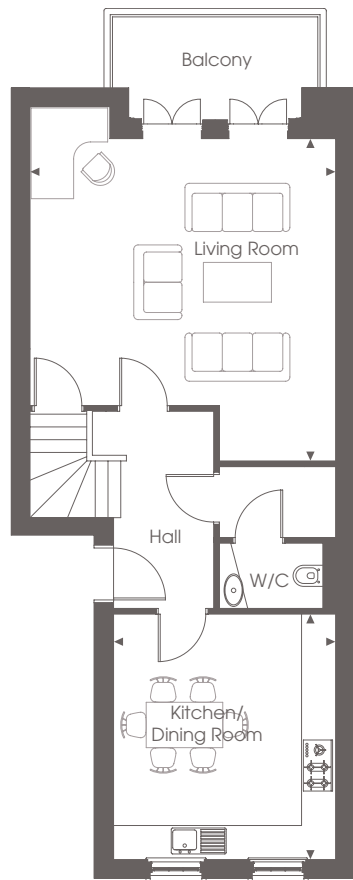
## PLOT LOCATOR



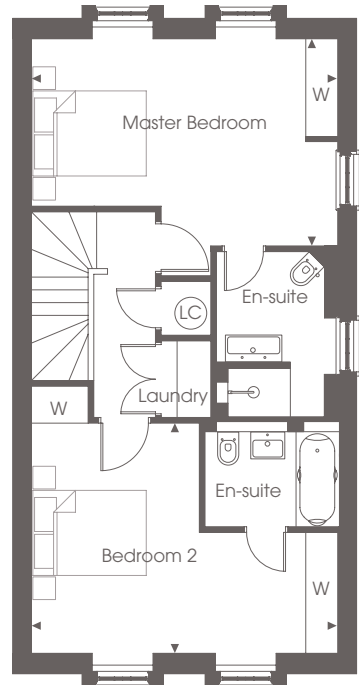
◀ Point from which maximum dimensions are measured. Dimensions are intended for guidance only and may vary by plus or minus 7.6cm/3". The plots indicate general layout only which may vary from other plots. Kitchen and bathroom layouts indicative only. Please contact sales consultant for more information.



PLOTS 7 & 8(H)



SECOND FLOOR

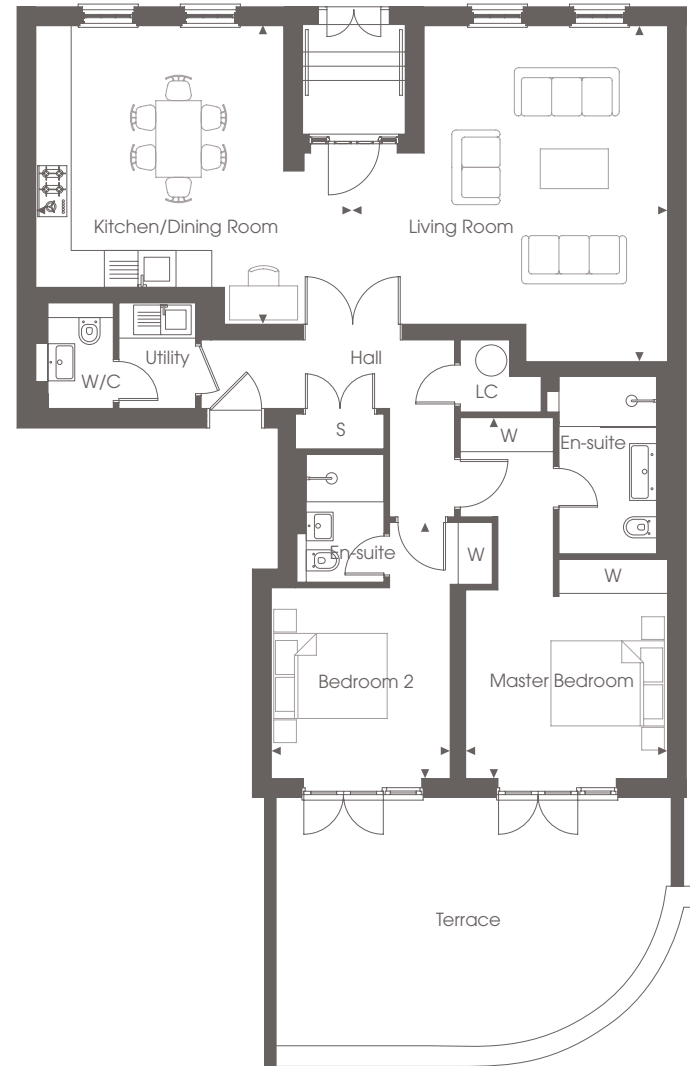


THIRD FLOOR

DIMENSIONS

Living Room	5.68m x 5.39m	18'8" x 17'8"
Kitchen/Dining Room	4.33m x 3.92m	14'2" x 12'10"
Master Bedroom	5.39m x 3.71m	17'8" x 12'2"
Bedroom 2	5.39m x 4.00m	17'8" x 13'1"

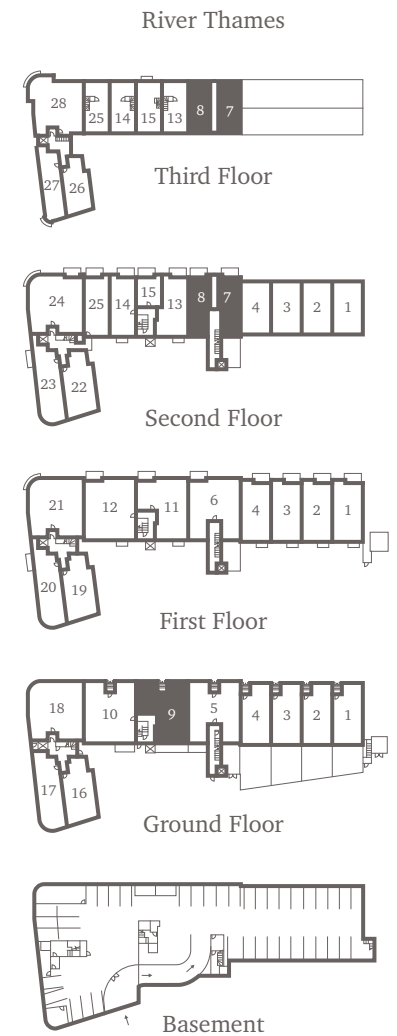
PLOT 9



DIMENSIONS

Living Room	5.92m x 5.52m	19'5" x 18'1"
Kitchen/Dining Room	5.60m x 5.27m	18'4" x 17'3"
Master Bedroom	6.36m x 3.58m	20'11" x 11'9"
Bedroom 2	4.51m x 3.19m	14'10" x 10'5"

PLOT LOCATOR

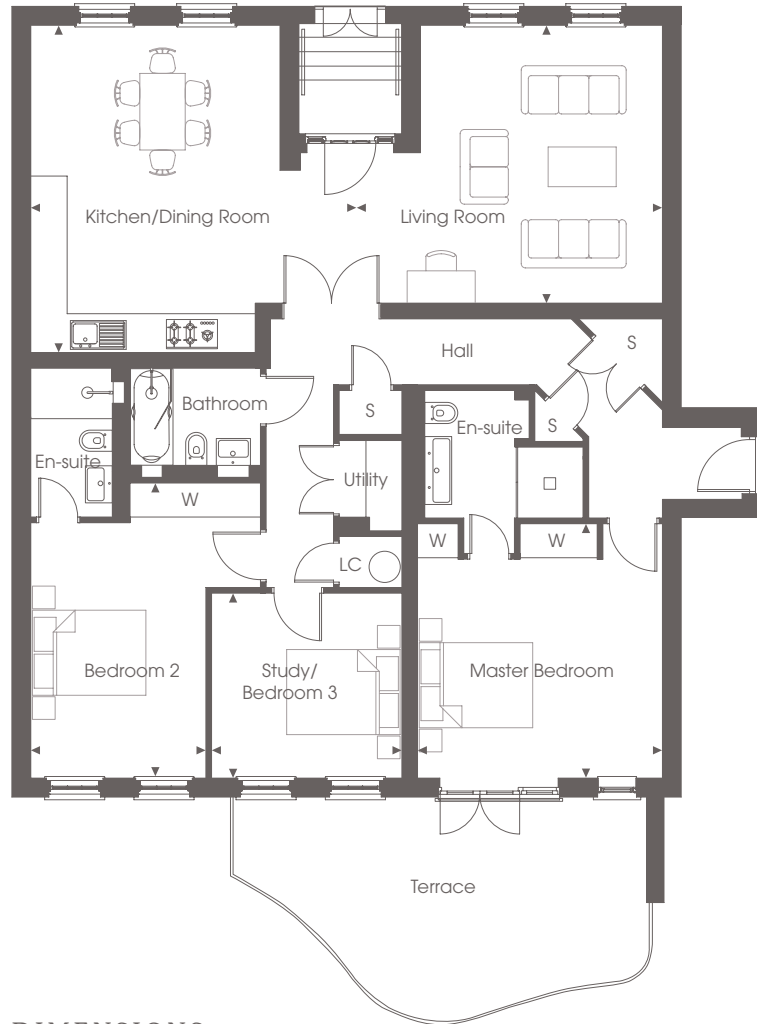


\* No window to plot 8, bed and wardrobe are handed on plot 8.



# THE APARTMENTS

## PLOT 10

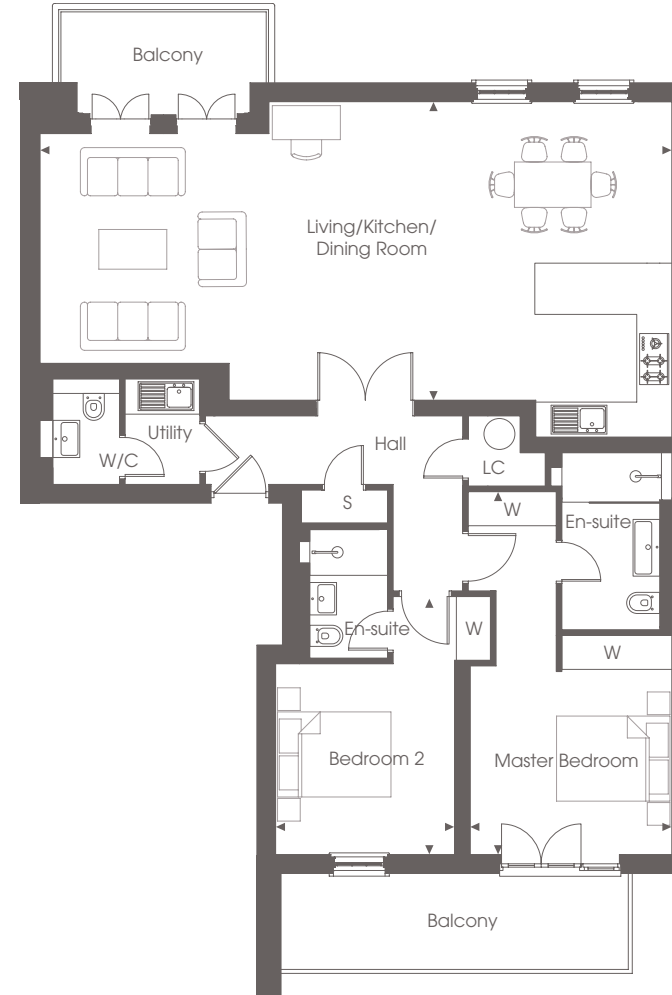


### DIMENSIONS

Kitchen/Dining Room	5.80m x 5.63m	19'0" x 19'1"
Living Room	5.50m x 4.91m	18'0" x 16'1"
Master Bedroom	4.49m x 4.35m	14'9" x 14'3"
Bedroom 2	5.20m x 3.09m	17'1" x 10'1"
Study/Bedroom 3	3.39m x 3.26m	11'1" x 10'8"

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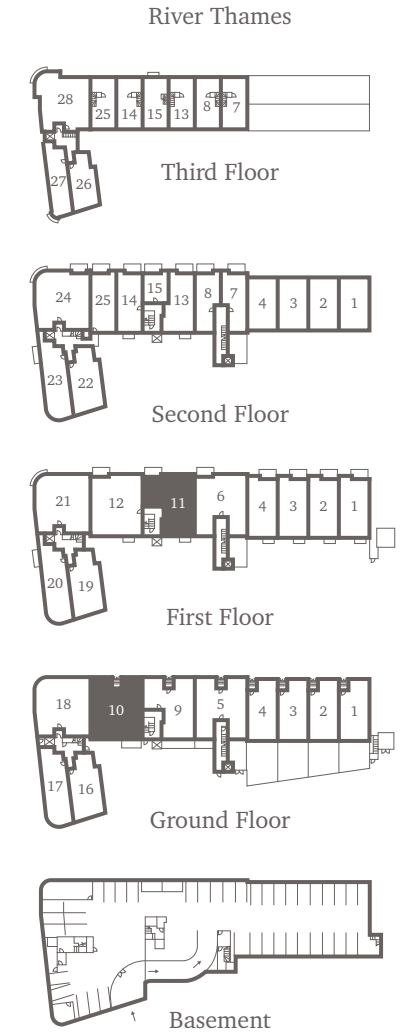
## PLOT 11



### DIMENSIONS

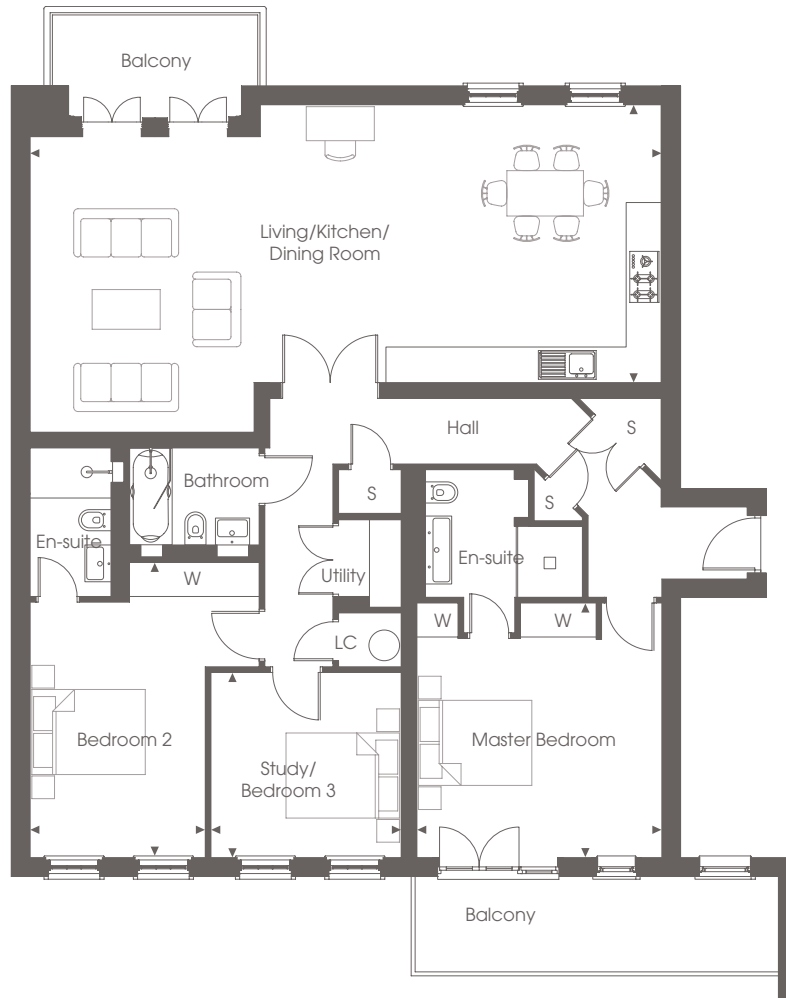
Living/Kitchen/Dining Room	11.14m x 5.27m	36'7" x 17'3"
Master Bedroom	6.40m x 3.58m	21'0" x 11'9"
Bedroom 2	4.55m x 3.19m	14'11" x 10'6"

## PLOT LOCATOR





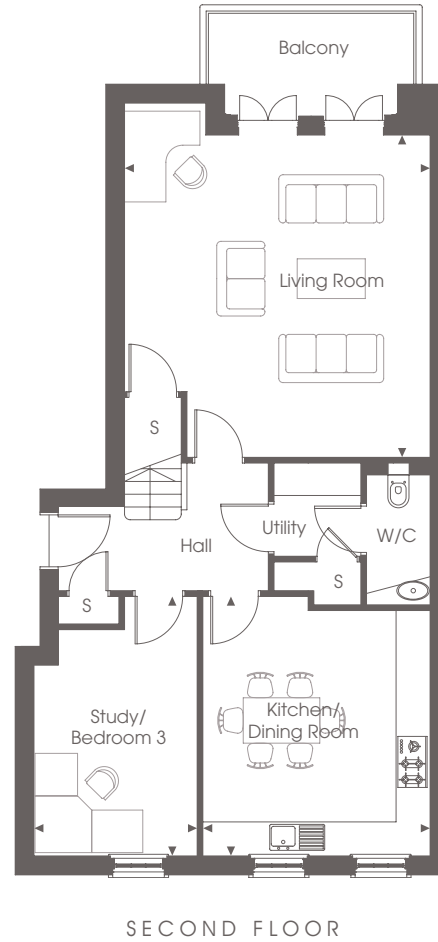
PLOT 12



DIMENSIONS

Living/Kitchen/Dining Room	11.13m x 5.24m	36'6" x 17'2"
Master Bedroom	4.49m x 4.35m	14'9" x 14'3"
Bedroom 2	5.20m x 3.09m	17'1" x 10'2"
Study/Bedroom 3	3.39m x 3.26m	11'1" x 10'9"

PLOT 13

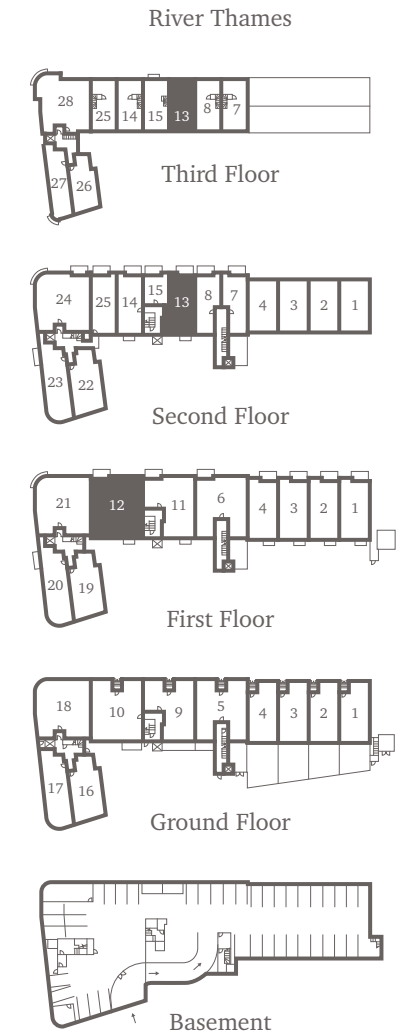


SECOND FLOOR

DIMENSIONS

Living Room	5.68m x 5.39m	18'8" x 17'8"
Kitchen/Dining Room	4.58m x 4.01m	15'0" x 13'2"
Master Bedroom	5.39m x 3.71m	17'8" x 12'2"
Bedroom 2	5.39m x 4.00m	17'8" x 13'1"
Study/Bedroom 3	4.58m x 2.88m	15'0" x 9'5"

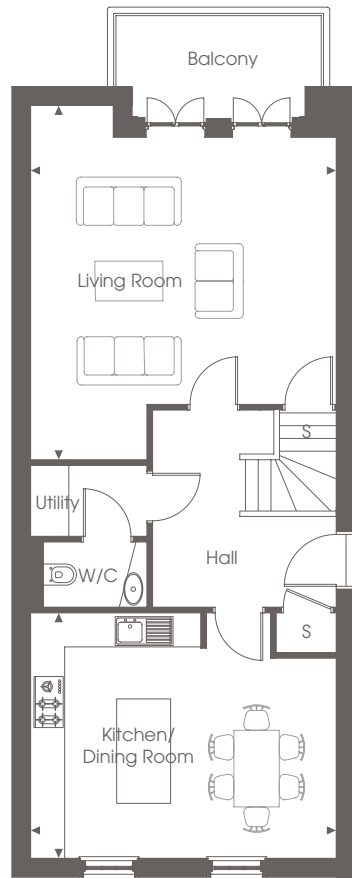
PLOT LOCATOR



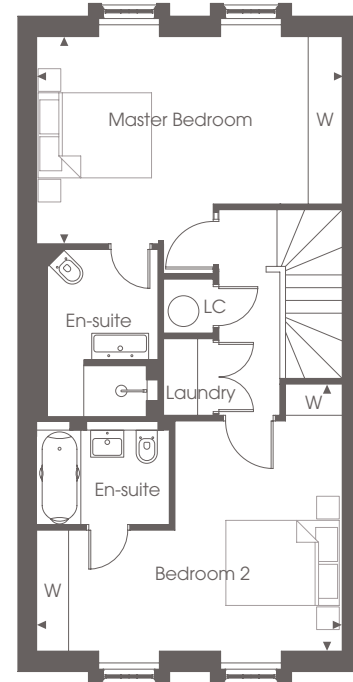


# THE APARTMENTS

## PLOT 14



SECOND FLOOR

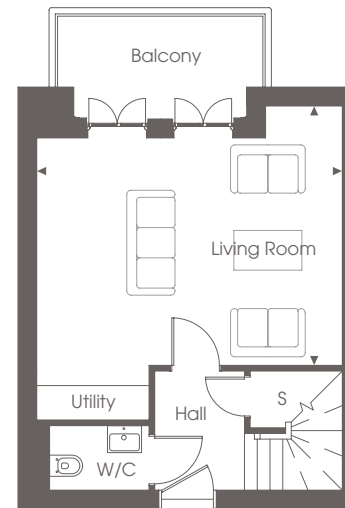


THIRD FLOOR

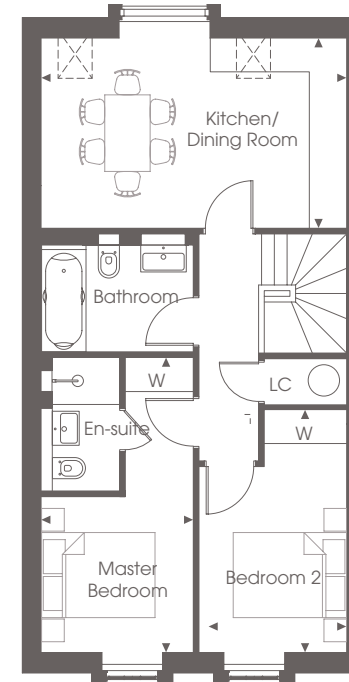
### DIMENSIONS

Living Room	6.25m x 5.39m	20'6" x 17'8"
Kitchen/Dining Room	5.39m x 4.33m	17'8" x 14'2"
Master Bedroom	5.39m x 3.71m	17'8" x 12'2"
Bedroom 2	5.39m x 4.00m	17'8" x 13'1"

## PLOT 15



SECOND FLOOR

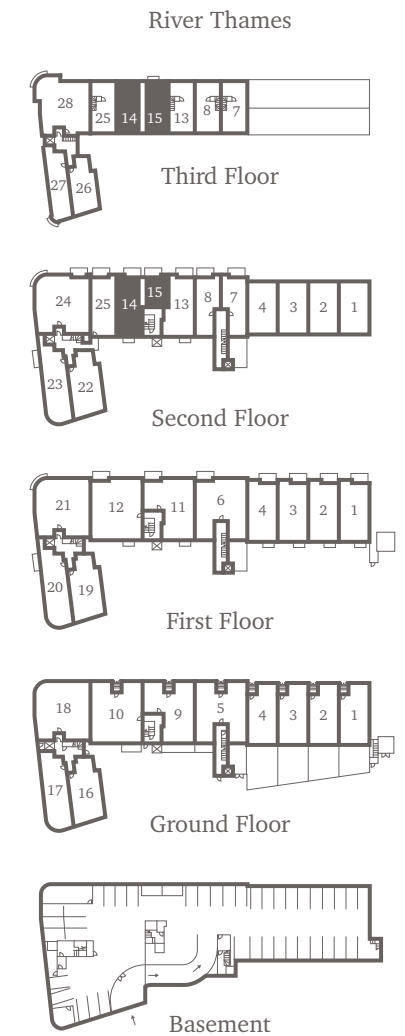


THIRD FLOOR

### DIMENSIONS

Kitchen/Dining Room	5.39m x 3.41m	17'11" x 11'2"
Living Room	5.39m x 4.57m	17'11" x 15'0"
Master Bedroom	5.13m x 2.67m	16'10" x 8'9"
Bedroom 2 (Guest)	4.21m x 2.59m	13'10" x 8'6"

## PLOT LOCATOR



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PLOTS 16, 19 & 22

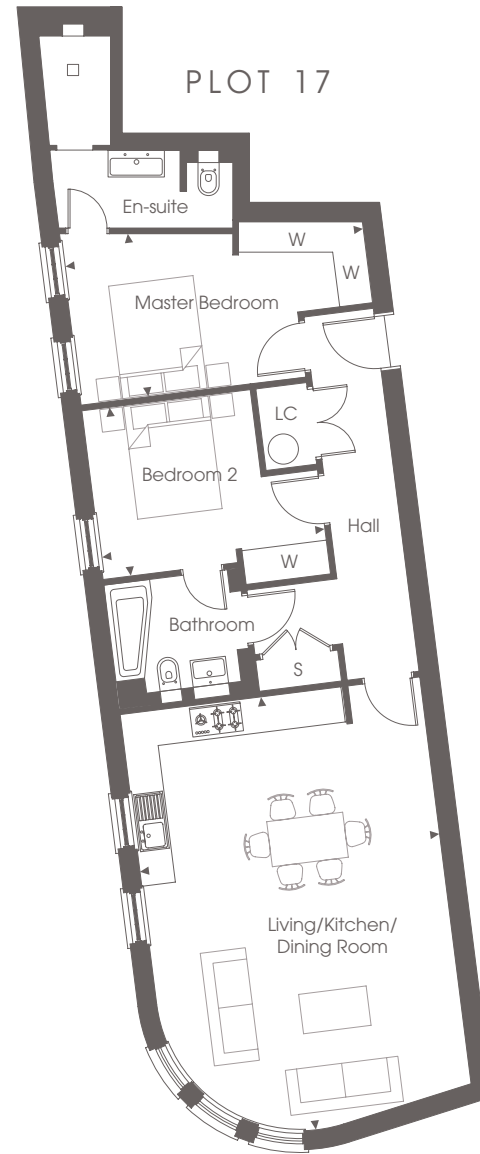


DIMENSIONS

Living/Kitchen/Dining Room	6.78m x 6.39m	22'3" x 21'0"
Master Bedroom	4.06m x 3.33m	13'4" x 10'11"
Bedroom 2	3.55m x 3.41m	11'11" x 11'1"

\* Bedroom 2 dimensions vary slightly on plots 19 & 22

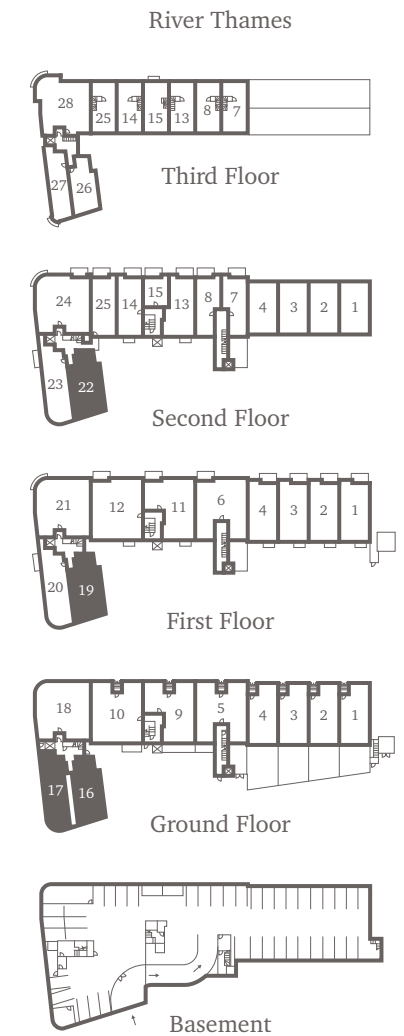
PLOT 17



DIMENSIONS

Living/Kitchen/Dining Room	7.64m x 5.33m	25'1" x 17'6"
Master Bedroom	5.32m x 2.86m	17'5" x 9'5"
Bedroom 2	3.99m x 3.00m	13'1" x 9'10"*

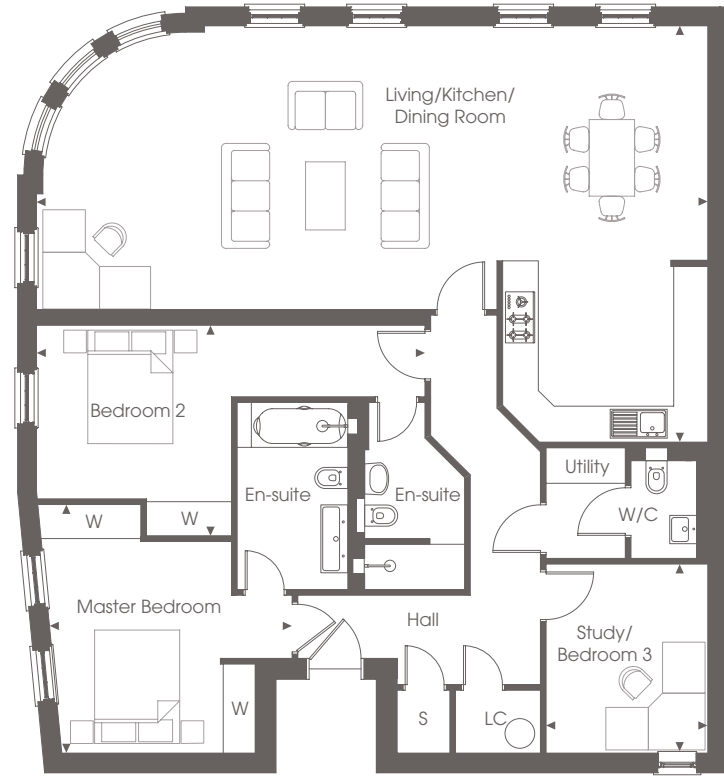
PLOT LOCATOR





# THE APARTMENTS

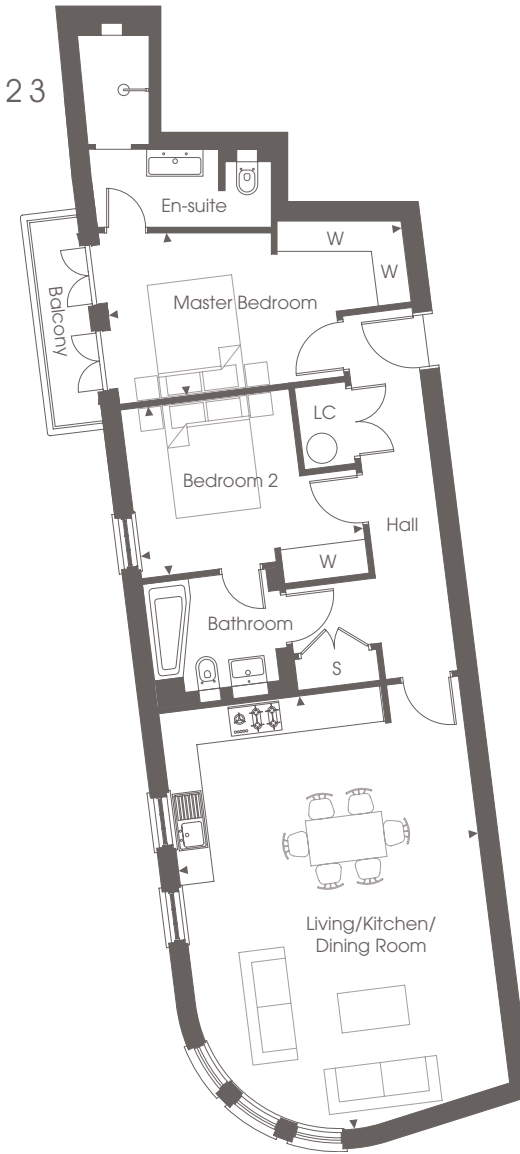
## PLOT 18



### DIMENSIONS

Living/Kitchen/Dining Room	11.84m x 7.34m	38'10" x 24'1"
Master Bedroom	4.38m x 4.26m	14'5" x 14'0"
Bedroom 2	6.80m x 3.74m	22'4" x 12'3"
Study/Bedroom 3	3.33m x 2.85m	10'11" x 9'4"

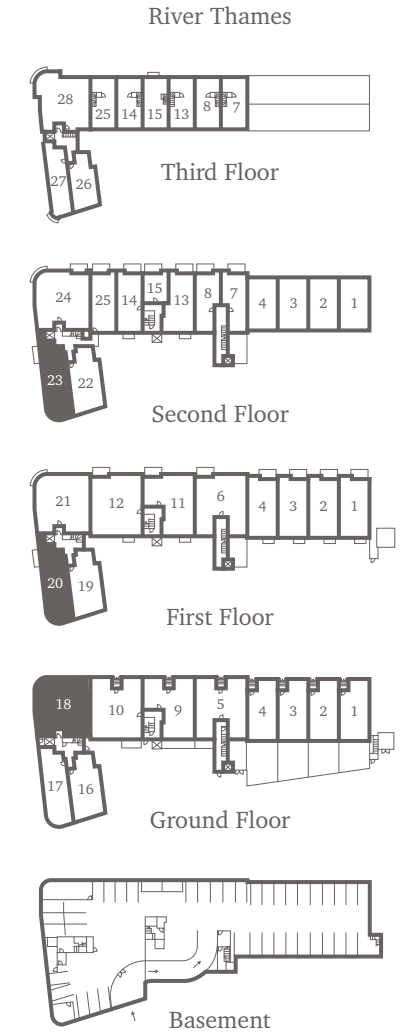
## PLOTS 20 & 23



### DIMENSIONS

Kitchen/Living/Dining Room	7.64m x 5.33m	25'1" x 17'6"
Master Bedroom	5.32m x 3.07m	17'6" x 10'1"
Bedroom 2	3.99m x 3.00m	13'1" x 9'10"

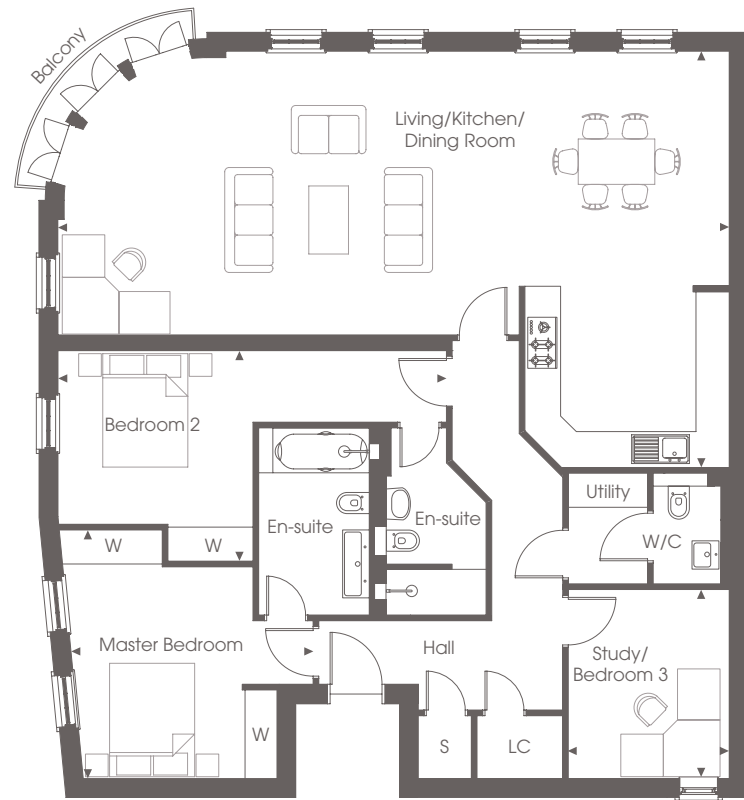
## PLOT LOCATOR



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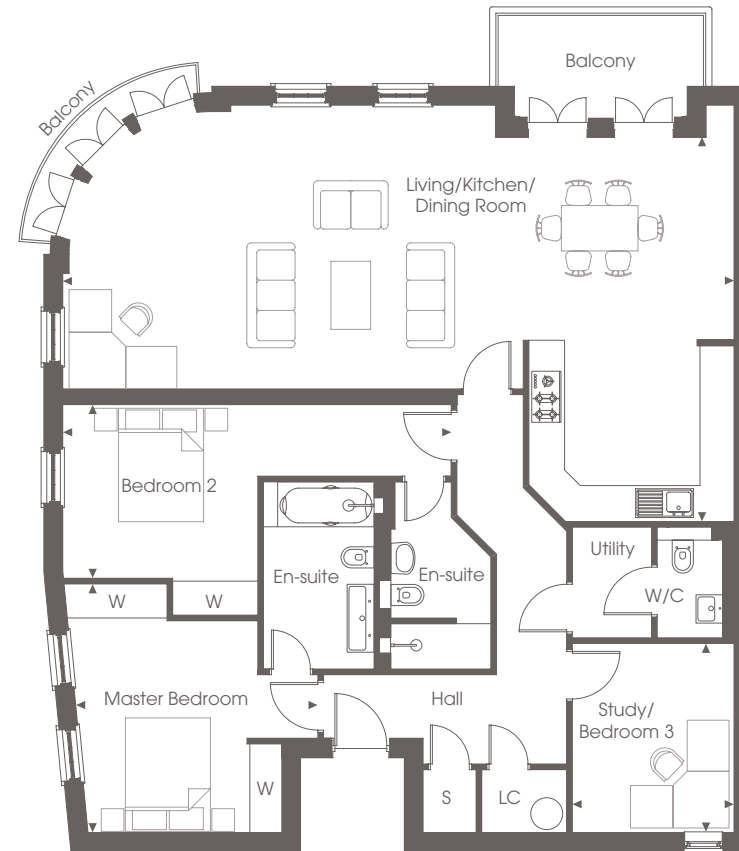
PLOT 21



DIMENSIONS

Living/Kitchen/Dining Room	11.84m x 7.34m	38'10" x 24'1"
Master Bedroom	4.38m x 4.26m	14'5" x 14'0"
Bedroom 2	6.80m x 3.74m	22'4" x 12'3"
Study/Bedroom 3	3.33m x 2.85m	10'11" x 9'4"

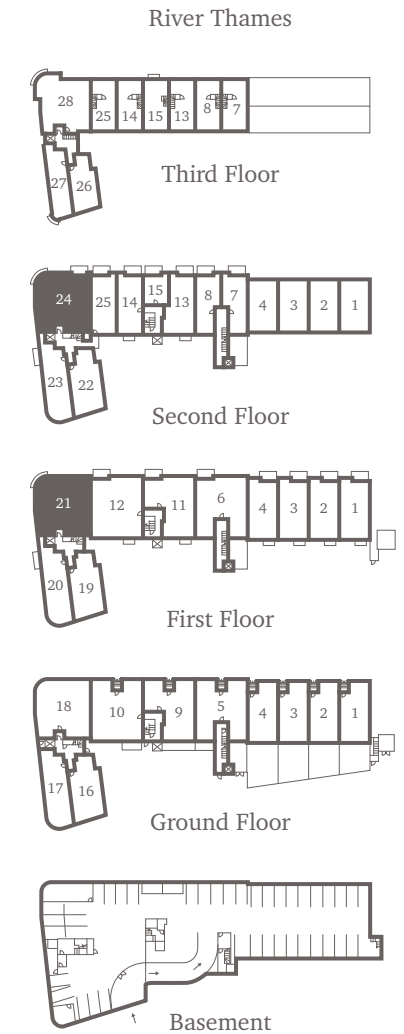
PLOT 24



DIMENSIONS

Living/Kitchen/Dining Room	11.84m x 7.35m	38'10" x 24'1"
Master Bedroom	4.38m x 4.26m	14'5" x 14'0"
Bedroom 2	6.80m x 3.74m	22'4" x 12'3"
Study/Bedroom 3	3.33m x 2.85m	10'11" x 9'4"

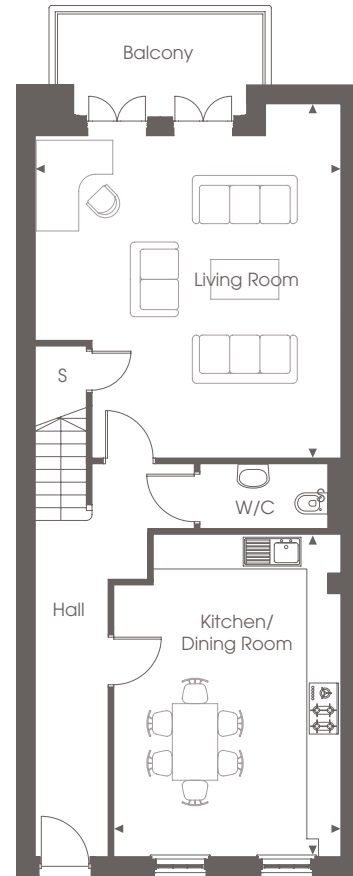
PLOT LOCATOR





# THE APARTMENTS

## PLOT 25

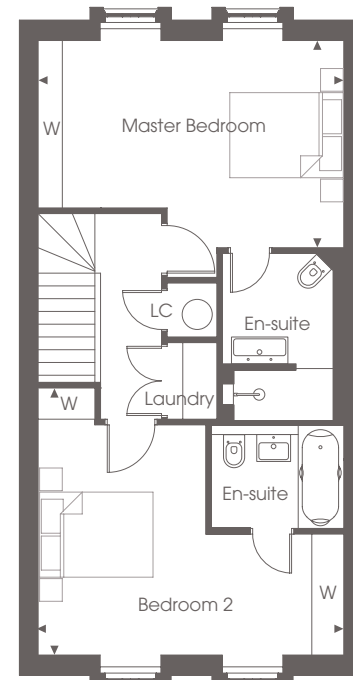


SECOND FLOOR

### DIMENSIONS

Living Room	6.25m x 5.37m	20'6" x 17'8"
Kitchen/Dining Room	5.68m x 4.00m	18'8" x 13'1"
Master Bedroom	5.39m x 3.71m	17'8" x 12'2"
Bedroom 2	5.39m x 4.63m	17'8" x 15'2"

## PLOT 26



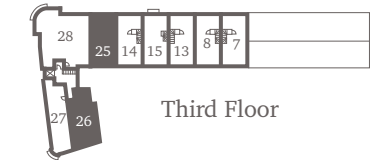
THIRD FLOOR

### DIMENSIONS

Living/Kitchen/Dining Room	5.26m x 4.66m	17'3" x 15'4"
Master Bedroom	3.86m x 3.05m	12'8" x 10'0"
Bedroom 2	3.28m x 2.98m	10'9" x 9'10"

## PLOT LOCATOR

River Thames



Third Floor



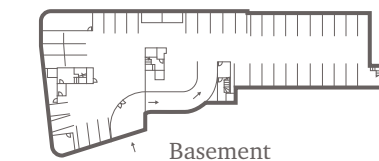
Second Floor



First Floor



Ground Floor

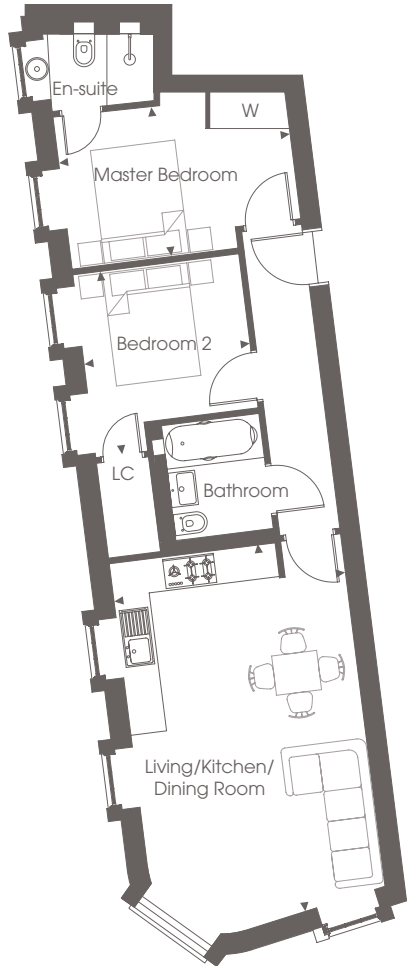


Basement

◀ Point from which maximum dimensions are measured. Dimensions are intended for guidance only and may vary by plus or minus 7.6cm/3". The plots indicate general layout only which may vary from other plots. Kitchen and bathroom layouts indicative only. Please contact sales consultant for more information.



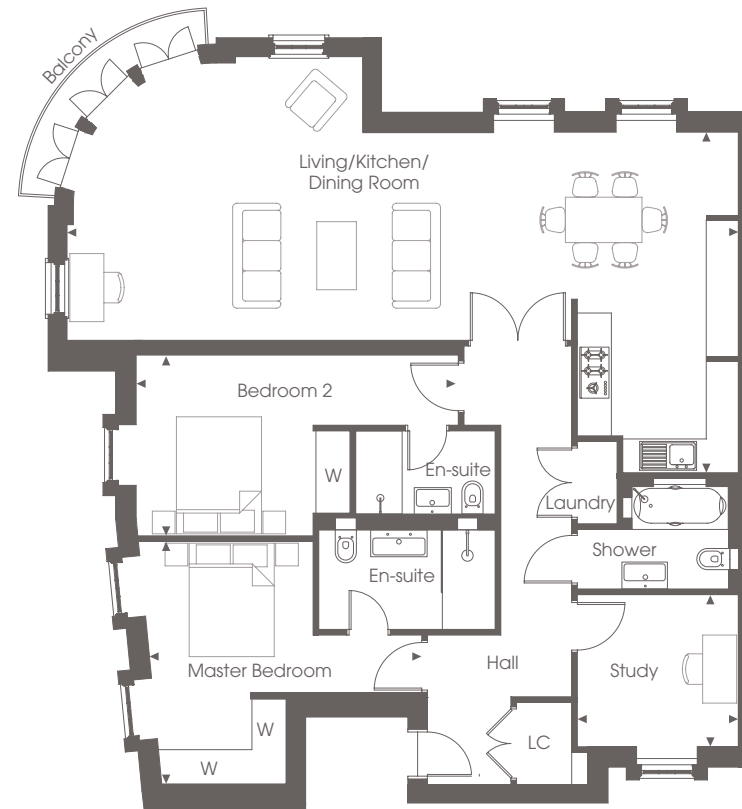
PLOT 27



DIMENSIONS

Living/Kitchen/Dining Room	6.24m x 3.80m	20'6" x 12'6"
Master Bedroom	4.50m x 2.65m	14'9" x 8'8"
Bedroom 2	3.25m x 2.87m	10'8" x 9'5"

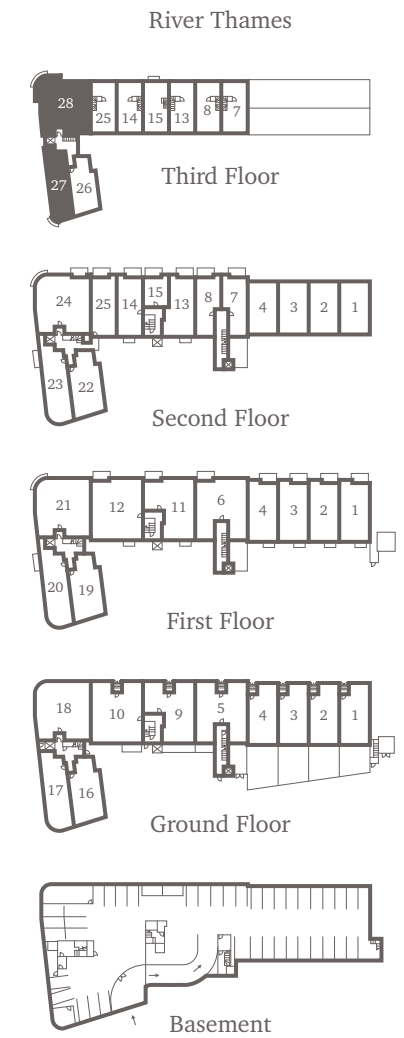
PLOT 28



DIMENSIONS

Living/Kitchen/Dining Room	11.84m x 6.04m	38'10" x 19'10"
Master Bedroom	4.41m x 4.31m	14'6" x 14'2"
Bedroom 2	5.27m x 3.20m	17'4" x 10'6"
Study	2.84m x 2.37m	9'4" x 7'10"

PLOT LOCATOR





Photography of Windsor Grey Place, Ascot



# OUR COMMITMENT TO YOU

## YOUR HOME

When you buy a Shanly home, you can be confident that you are buying a home of excellent build quality and exquisite design.

Since the development of our first home in 1969, we have remained committed to developing high-specification, sustainable, architecturally innovative homes, designed to complement the local environment and improve the quality of life for those who live there.

Our award-winning team of professionals take great pride in building stunning homes in desirable locations, enhancing landscapes and building communities across London and the South East. All our new homes benefit from an industry recognised 10-year insurance backed guarantee.

## YOUR ENVIRONMENT

Our commitment to creating the best possible living environment does not stop at the design and build of our homes. We also place a great deal of emphasis on the wider environment.

We appreciate the importance of green space and will always look to enhance the natural environment through beautiful landscaping design and the preservation of protected areas.

For every apartment we build, we plant 10 native trees, and for every house, we plant 20. The trees are planted in some of the Woodland Trust's 1,000 woods and we are proud to support them in their mission to double the amount of native woodland covering the UK. From the procurement of energy efficient and sustainable materials to the use of thermal efficient methods of build and effective disposal of waste, our team works hard to ensure that we minimise the environmental impact of our operations without compromising on quality. Our recent partnership with the National Community Wood Recycling Project is also enabling us to further reduce our landfill usage and increase the volume of waste being re-used, re-sold or recycled.

## YOUR COMMUNITY

As well as building communities, we are also extremely proud to support those most in need within those communities via the Shanly Foundation.

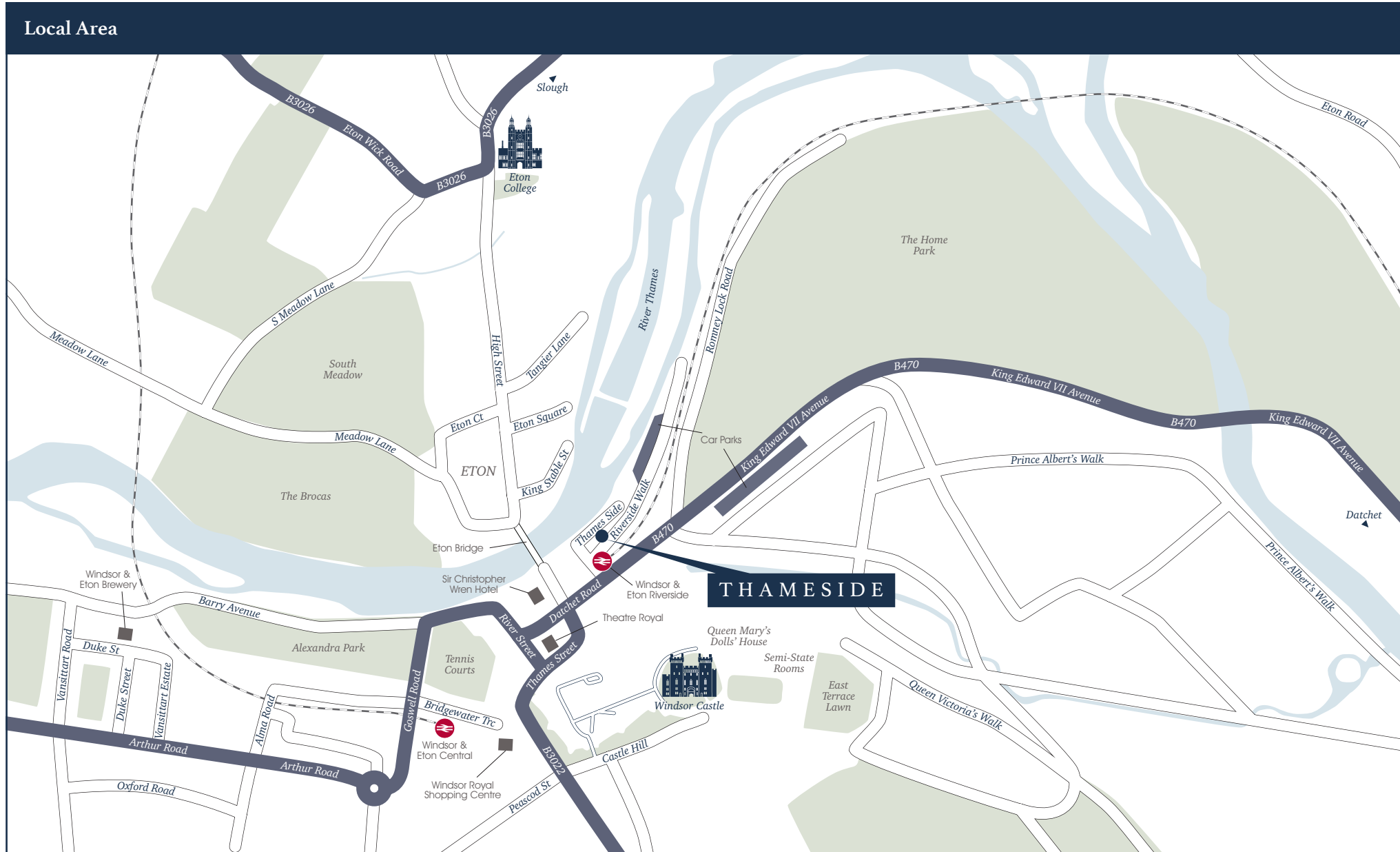
Financed entirely by the profits generated by the Shanly Group of companies, we have to-date donated over £13m to thousands of local community groups and charitable organisations to provide support and improve the quality of life for those most in need across our communities.

We are also committed to making life easier for the wildlife living within our natural habitats so we fit bird boxes in the gardens and communal areas of all our homes and provide ongoing financial support to Freshwater Habitats Trust which aims to protect and preserve freshwater life for everyone to enjoy.

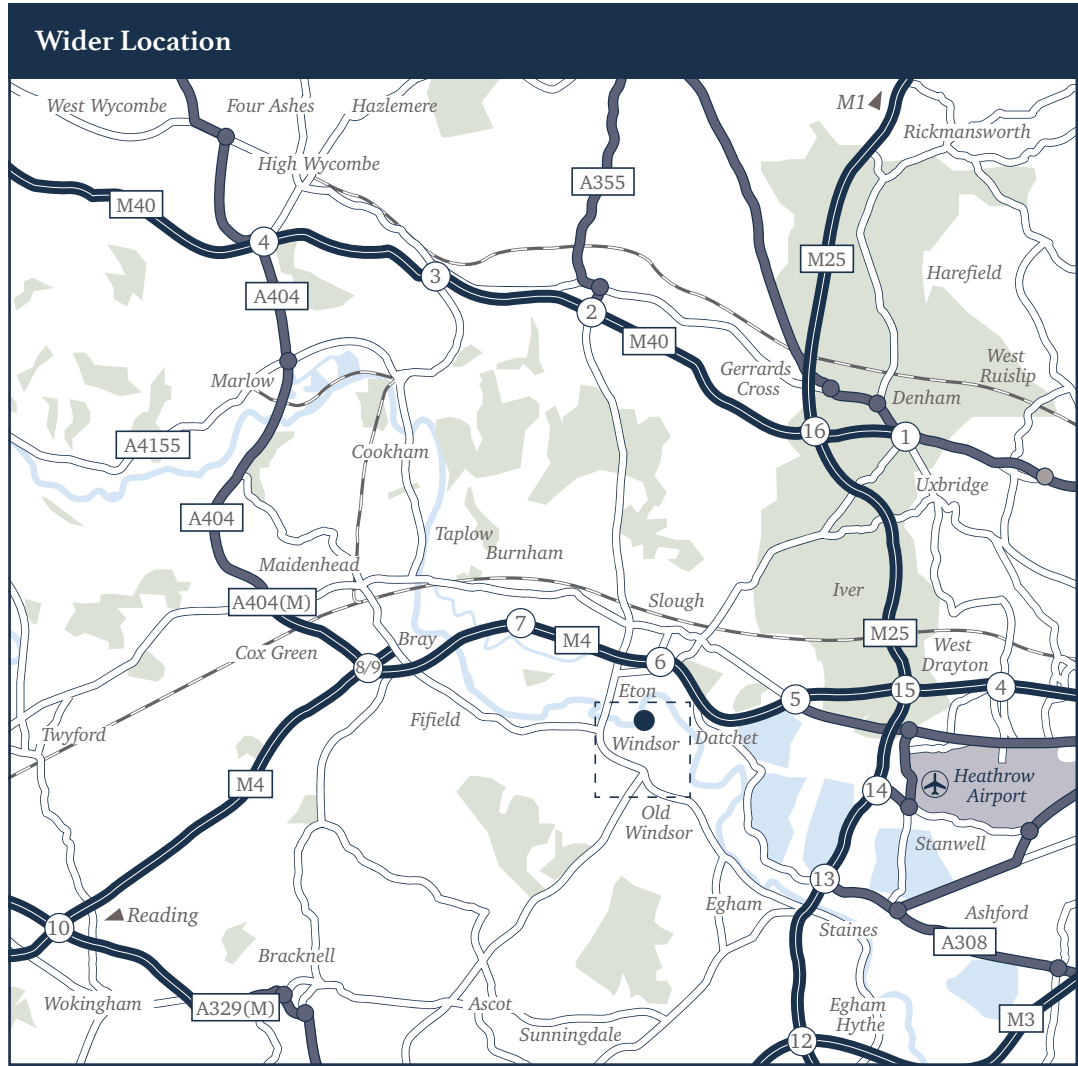
We also pay for a year-long RSPB subscription for our new homes customers which enables them to visit any RSPB centre in the UK free-of-charge plus receive newsletters and updates from the RSPB.



Thameside, Windsor, SL4 1QN







**TRAVEL TIME BY RAIL  
(FROM WINDSOR AND ETON CENTRAL  
OR ETON RIVERSIDE\* STATIONS)**

Slough	6 mins
Maidenhead	24 mins
Paddington	31 mins
Reading	38 mins
Waterloo*	58 mins

**DISTANCES BY ROAD  
(FROM THAMESIDE)**

Royal Windsor Racecourse	1.8 miles
Eton College	2.9 miles
Heathrow Airport	7.4 miles
Thorpe Park	9.1 miles

**DISTANCES BY FOOT  
(FROM THAMESIDE)**

Theatre Royal	0.1 miles
Windsor Castle	0.3 miles
Windsor and Eton Central	0.4 miles
Windsor Royal Shopping Centre	0.4 miles



**01494 685825**

Sorbon, Aylesbury End, Beaconsfield HP9 1LW

Computer generated images used in this brochure are intended to be a general guide to the appearance of the development. However, from time to time, it is necessary for us to make architectural changes. Kitchen, landscaping and bathroom layouts may vary from those shown; we operate a process of continuous product development and therefore features may change from time to time. This information does not constitute a contract or warranty. Therefore prospective purchasers should check the latest plans and specification with our sales office. November 2017. Ref: 1166 - maps are not to scale - approximate journey times taken from National Rail and Google Maps.

SHANLY  
— HOMES —