



PRESTIGE
HOUSE

A STYLISH COLLECTION OF 1 AND 2 BEDROOM RENTAL APARTMENTS

EGHAM | SURREY

JUST A STROLL TO THE RIVER AND RETAIL

Welcome to Prestige House, a brand new development set within the heart of Egham, Surrey.

Prestige House is ideally located for work and leisure. The town centre is a short stroll away, featuring local shops, cafés and restaurants. Just 5 minutes from Prestige House is Egham railway station, providing a direct link to Central London within 39 minutes.

Relax and make the most of your weekends here with a wealth of parks, gardens and historical sites to explore.

With the high street at your feet and idyllic green spaces close by, this development truly offers you the best of country and city living.



MODERN APARTMENTS, HISTORIC LOCATION

Prestige House is home to an elegant collection of 33 one-bedroom and 21 two-bedroom apartments.

Each apartment is finished to the highest standard, featuring modern appliances, open plan living spaces and carefully chosen fixtures and fittings.

These luxury apartments benefit from the relaxed atmosphere that the beautiful Surrey surroundings provide, while taking advantage of a central town location and all of its conveniences. With such an array of apartments to choose from, you can be sure to find your perfect home at Prestige House.



IDYLLIC LIVING

Set in the north east of Surrey by the banks of the River Thames, Egham is a town rich in historical and cultural significance.

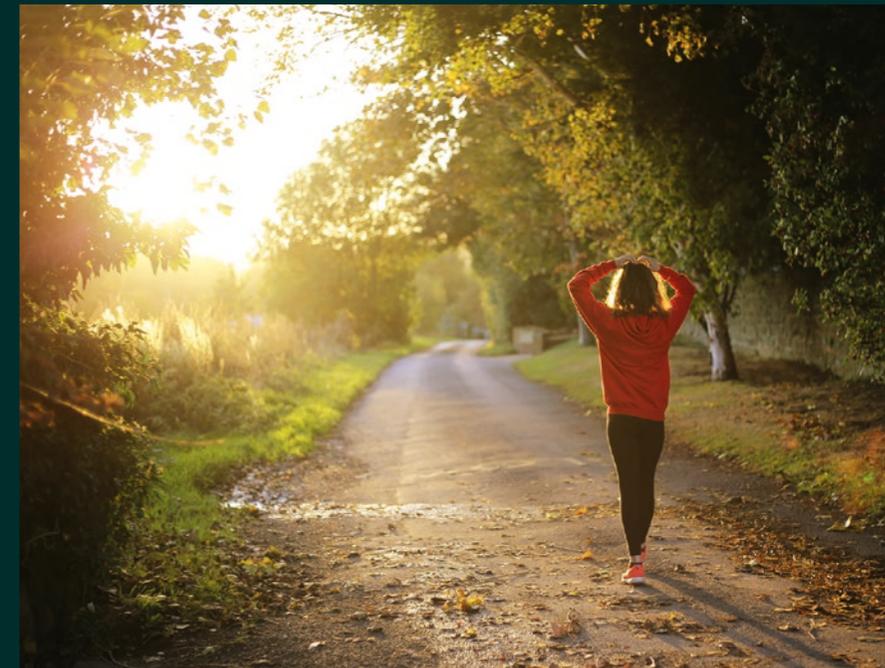
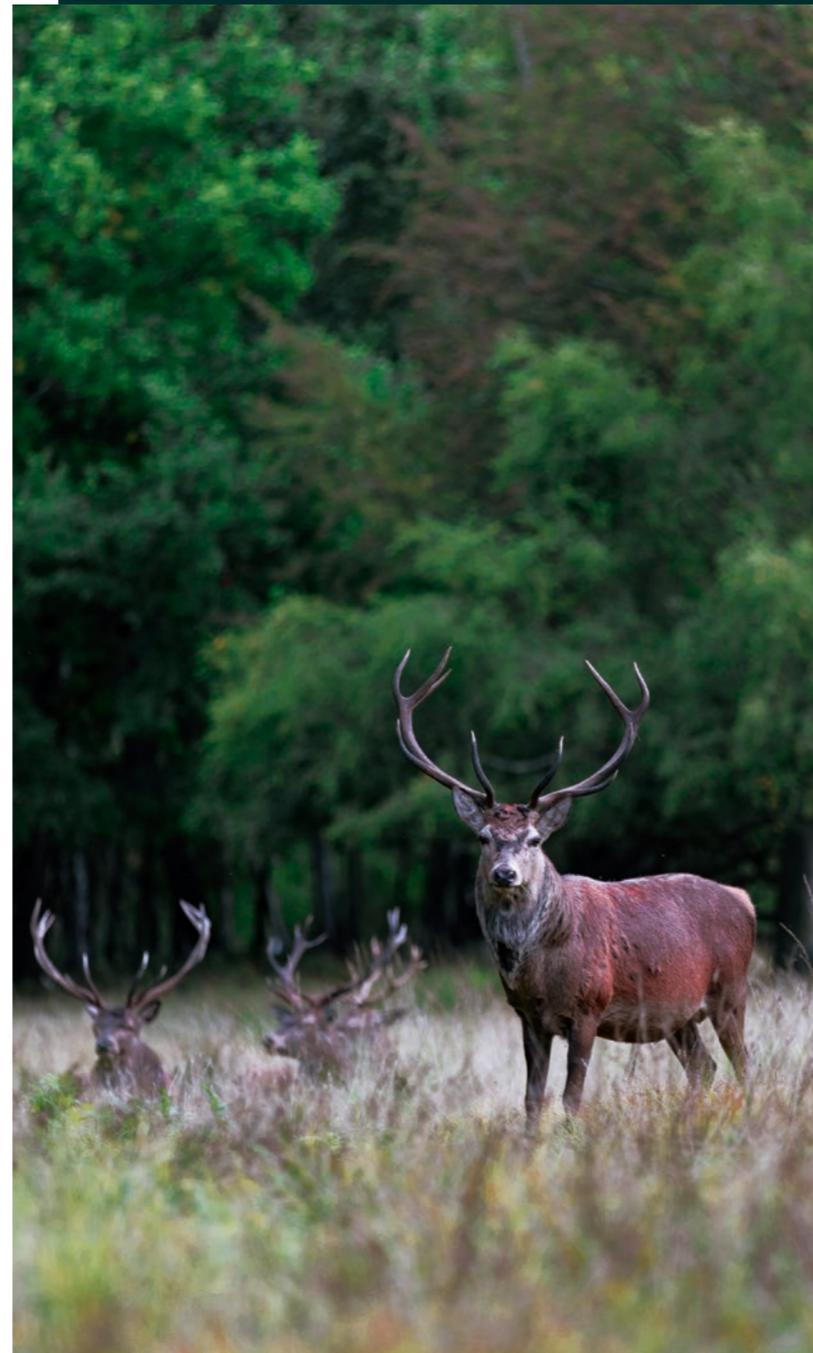
Thanks to Prestige House's central high street location, many amenities are right on your doorstep, including high street shops, supermarkets, independent coffee shops and cafés, traditional pubs and award-winning restaurants. The architecturally striking Royal Holloway, University of London campus is within walking distance too.

There is plenty to see and do in Egham, but its central setting makes Prestige House an ideal base to explore nearby attractions and beauty spots.

Discover picturesque walking trails for leisurely strolls, from the historic riverside setting of the National Trust's Runnymede and Ankerwycke sites, where the Magna Carta was sealed in 1215, to the stunning floral displays set within the 1,000 acres of Windsor Great Park.

For residents in need of retail therapy, you're only a 6-minute drive away from Staines-upon-Thames, which boasts two popular shopping hubs, including the Elmsleigh Shopping Centre. Or, just 8 minutes away is nearby Chertsey, where you'll find Thorpe Park Resort - the ultimate in theme park entertainment for children and adults alike!

Windsor is just 14 minutes away by car, offering something for everyone. From its royal connections to its glorious countryside, this charming town offers great shopping and dining destinations in amongst its historical and regal sites.





LONDON LINKS

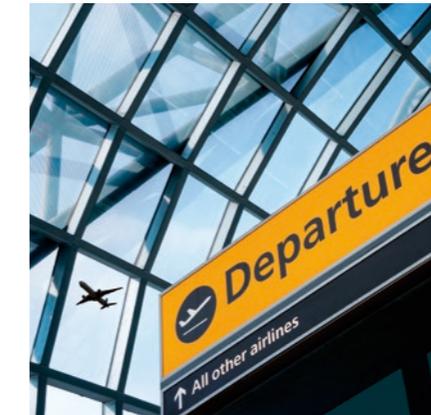
Superb transport links from Prestige House to the capital and beyond.

Whether you need a fast, direct connection to London on a daily basis or occasionally venture to the City for fun, Prestige House is just a 5-minute walk to Egham Station. From here, you can be at London Waterloo in just 39 minutes. Ideal for commuters who prefer to live away from the hustle and bustle.

WALK, DRIVE OR FLY

An array of destinalional dreams on your doorstep.

Prestige House is within easy reach of the M25, providing you with fantastic connections to London and other major cities on the road. You are also close to London Heathrow Airport - only 11 minutes away by car - great for those who need reliable access to the airport for work or leisure.



Heathrow Airport

Egham Train Station



WHERE COUNTY MEETS CITY

Situated in the home counties, yet with excellent travel connections by road, railway and air, Prestige House offers the best of county and city living.

WALK

Egham Town Centre	345 ft	1 min
Egham Train Station	0.3 miles	5 mins
Runnymede on Thames <i>River Thames Boat Hire</i>	1 mile	20 mins
Runnymede Pleasure Ground	1 mile	20 mins

RAIL

Staines upon Thames	5 mins
Twickenham	17 mins
Waterloo	39 mins

DRIVE

Runnymede National Trust	2.5 miles	5 mins
Virginia Water	2.5 miles	6 mins
Staines upon Thames	2.1 miles	6 mins
Royal Holloway	2.1 miles	8 mins
Thorpe Park	3.9 miles	8 mins
Windsor Castle	5.3 miles	14 mins
Legoland® Windsor Resort	6.3 miles	16 mins
Windsor Great Park	7.2 miles	16 mins
Ottershaw Park	9.6 miles	17 mins
Heathrow Airport	5.2 miles	11 mins
Gatwick Airport	36 miles	45 mins



Woodland and Thames Footpaths



Trains from Egham Station

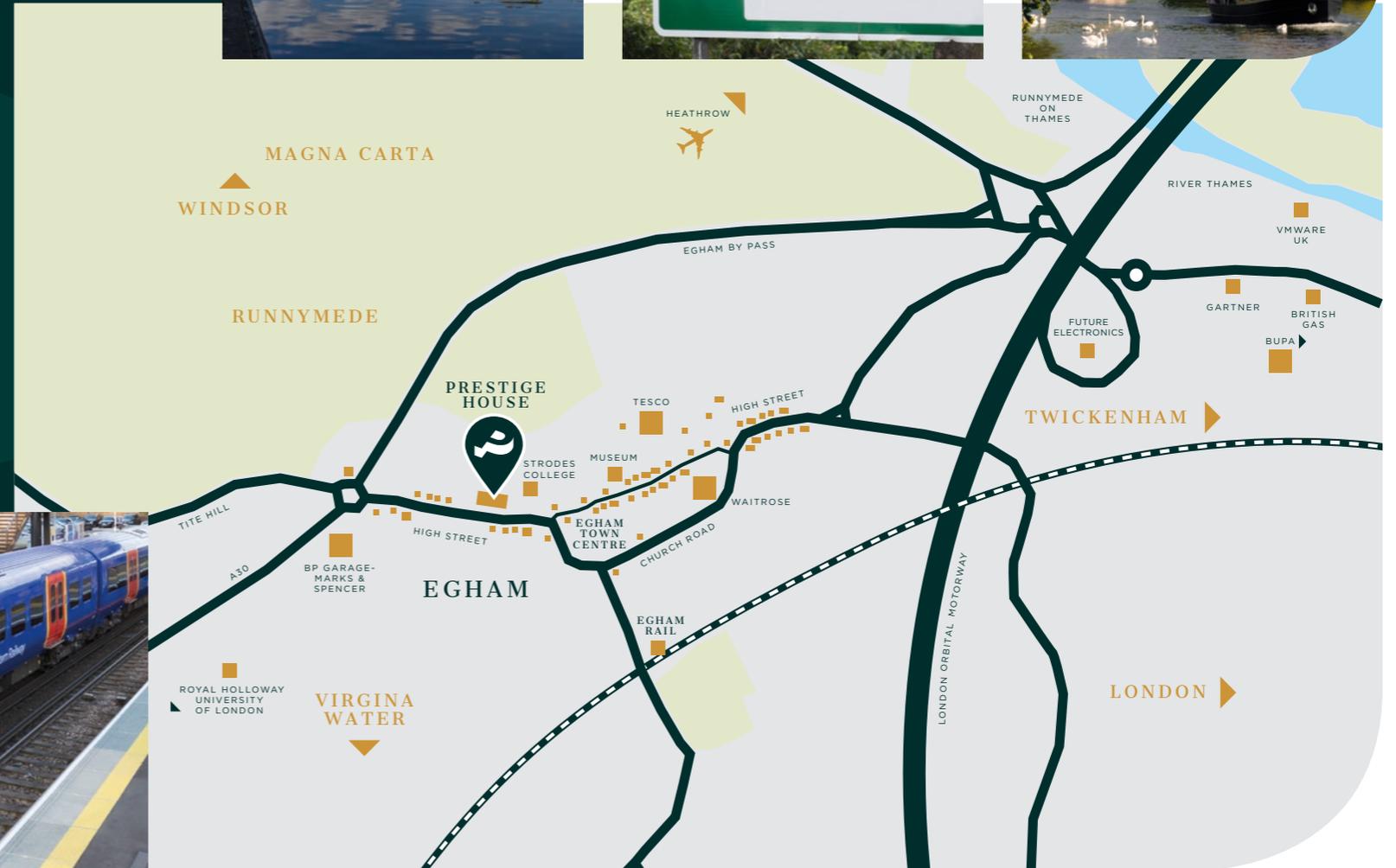
River Thames



Convenient Motorway Access



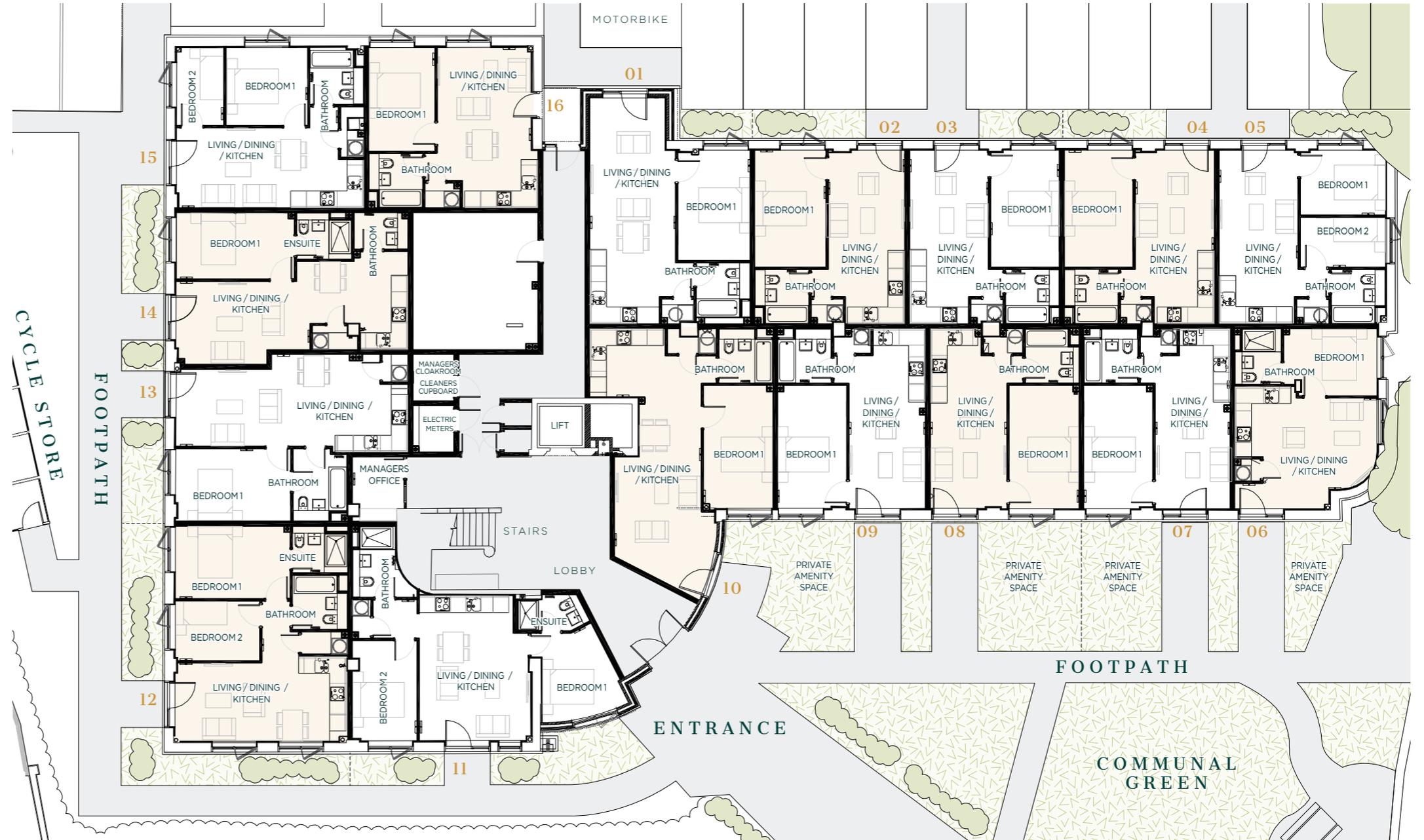
Windsor Castle from the River



GROUND FLOOR

No. 01 bedroom 1, bathroom, living / dining / kitchen	47.8 M ²	No. 10 bedroom 1, bathroom, living / dining / kitchen	53.1 M ²
No. 02 bedroom 1, bathroom, living / dining / kitchen	39.2 M ²	No. 11 bedroom 1, en suite, bedroom 2, bathroom, living / dining / kitchen	57.8 M ²
No. 03 bedroom 1, bathroom, living / dining / kitchen	39.1 M ²	No. 12 bedroom 1, en suite, bedroom 2, bathroom, living / dining / kitchen	55.8 M ²
No. 04 bedroom 1, bathroom, living / dining / kitchen	39.2 M ²	No. 13 bedroom 1, bathroom, living / dining / kitchen	49.9 M ²
No. 05 bedroom 1, bedroom 2, bathroom, living / dining / kitchen	43.4 M ²	No. 14 bedroom 1, en suite, bathroom, living / dining / kitchen	49.9 M ²
No. 06 bedroom 1, bathroom, living / dining / kitchen	36.8 M ²	No. 15 bedroom 1, bedroom 2, bathroom, living / dining / kitchen	44.9 M ²
No. 07 bedroom 1, bathroom, living / dining / kitchen	39.6 M ²	No. 16 bedroom 1, bathroom, living / dining / kitchen	40.4 M ²
No. 08 bedroom 1, bathroom, living / dining / kitchen	40.3 M ²		
No. 09 bedroom 1, bathroom, living / dining / kitchen	40.1 M ²		

■ 1 bedroom ■ 2 bedroom



The plans and measurements shown are for general guidance only and are subject to change. Dimensions are based on the longest measurable distance in two directions across each space subject to the shape of the space. Areas are based on the measured perimeter of the space. All figures are based on drawn information. Although as accurate as possible at the time of publication they cannot be relied upon for complete accuracy and do not constitute a contract or warranty. November 2018.

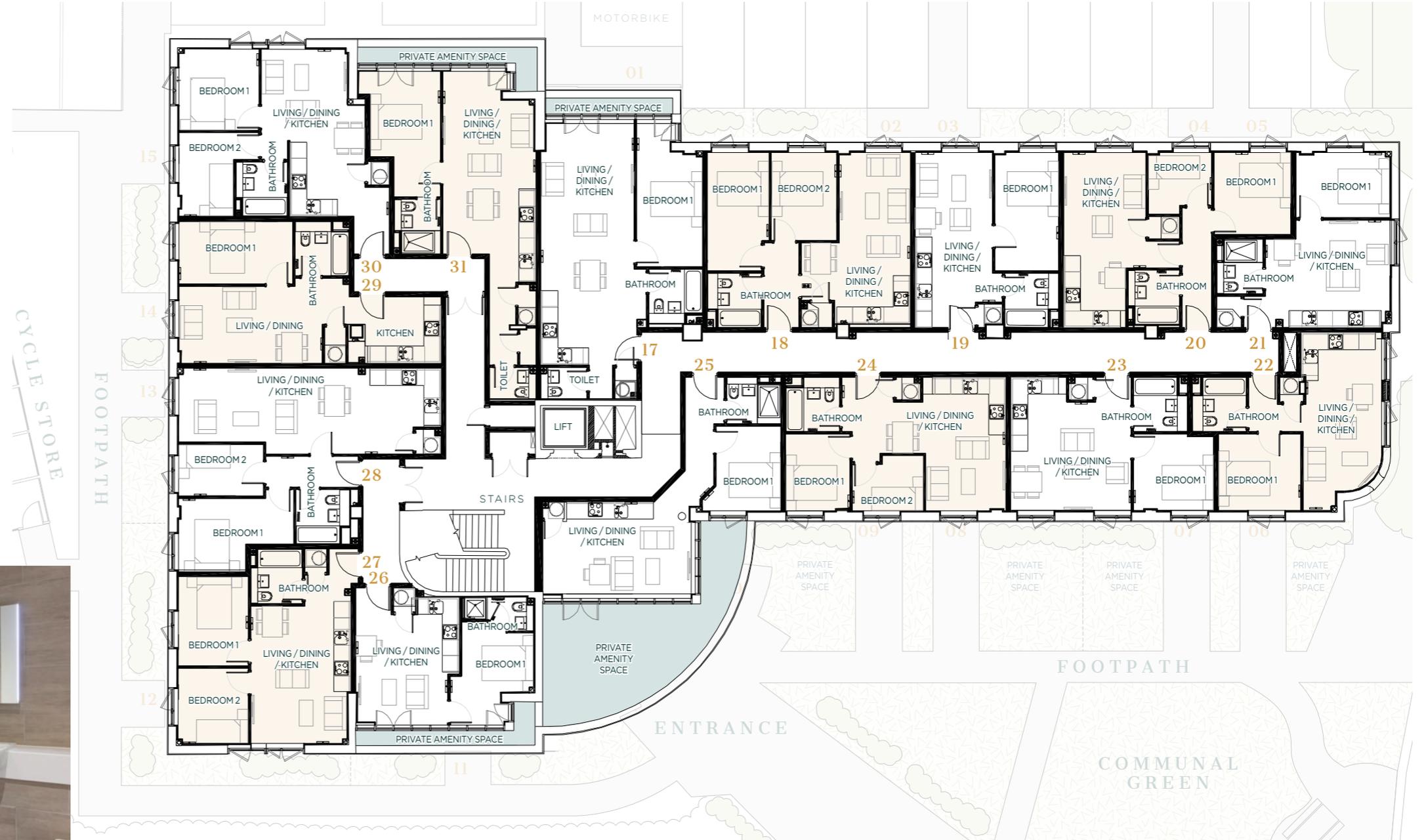


FIRST FLOOR

- No. 17** 59.4 M²
bedroom 1, toilet, bathroom,
living / dining / kitchen,
balcony
- No. 18** 53.4 M²
bedroom 1,
bedroom 2, bathroom,
living / dining / kitchen
- No. 19** 37.7 M²
bedroom 1, bathroom,
living / dining / kitchen
- No. 20** 49.1 M²
bedroom 1,
bedroom 2, bathroom
living / dining / kitchen
- No. 21** 34.6 M²
bedroom 1, bathroom,
living / dining / kitchen
- No. 22** 38.4 M²
bedroom 1, bathroom,
living / dining / kitchen
- No. 23** 38.2 M²
bedroom 1, bathroom,
living / dining / kitchen,
- No. 24** 44.2 M²
bedroom 1,
bedroom 2, bathroom,
living / dining / kitchen

- No. 25** 41.7 M²
bedroom 1, bathroom,
living / dining / kitchen,
balcony
- No. 26** 33.7 M²
bedroom 1, bathroom,
living / dining / kitchen,
balcony
- No. 27** 47.5 M²
bedroom 1,
bedroom 2, bathroom,
living / dining / kitchen
- No. 28** 60.8 M²
bedroom 1,
bedroom 2, bathroom,
living / dining / kitchen
- No. 29** 45.4 M²
bedroom 1, bathroom,
living / dining / kitchen
- No. 30** 49.1 M²
bedroom 1,
bedroom 2, bathroom,
living / dining / kitchen
- No. 31** 59.2 M²
bedroom 1, toilet, bathroom,
living / dining / kitchen,
balcony

■ 1 bedroom ■ 2 bedroom

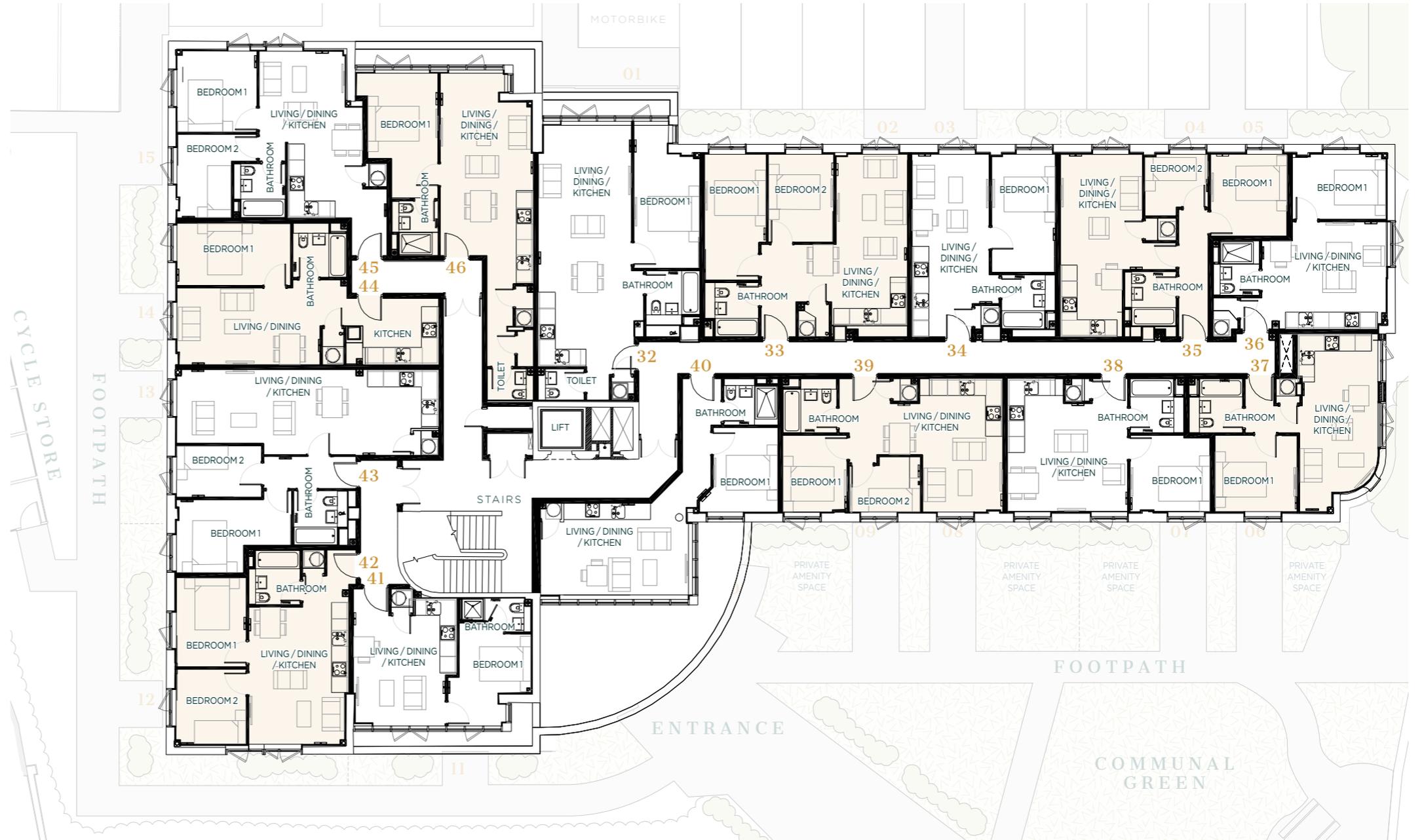


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SECOND FLOOR

- No. 32** 59.8 M²
bedroom 1, toilet, bathroom,
living / dining / kitchen
- No. 33** 55.4 M²
bedroom 1,
bedroom 2, bathroom,
living / dining / kitchen
- No. 34** 38.3 M²
bedroom 1, bathroom,
living / dining / kitchen,
- No. 35** 50.8 M²
bedroom 1,
bedroom 2, bathroom,
living / dining / kitchen
- No. 36** 34.9 M²
bedroom 1, bathroom,
living / dining / kitchen
- No. 37** 38.2 M²
bedroom 1, bathroom,
living / dining / kitchen
- No. 38** 38.5 M²
bedroom 1, bathroom,
living / dining / kitchen,
- No. 39** 44.2 M²
bedroom 1,
bedroom 2, bathroom,
living / dining / kitchen
- No. 40** 41.7 M²
bedroom 1, bathroom,
living / dining / kitchen
- No. 41** 47.5 M²
bedroom 1, bathroom,
living / dining / kitchen
- No. 42** 47.5 M²
bedroom 1,
bedroom 2, bathroom,
living / dining / kitchen
- No. 43** 60.8 M²
bedroom 1,
bedroom 2, bathroom,
living / dining / kitchen
- No. 44** 45.5 M²
bedroom 1, bathroom,
living / dining,
kitchen
- No. 45** 48.9 M²
bedroom 1,
bedroom 2, bathroom,
living / dining / kitchen
- No. 46** 51.3 M²
bedroom 1, toilet, bathroom,
living / dining / kitchen

■ 1 bedroom ■ 2 bedroom



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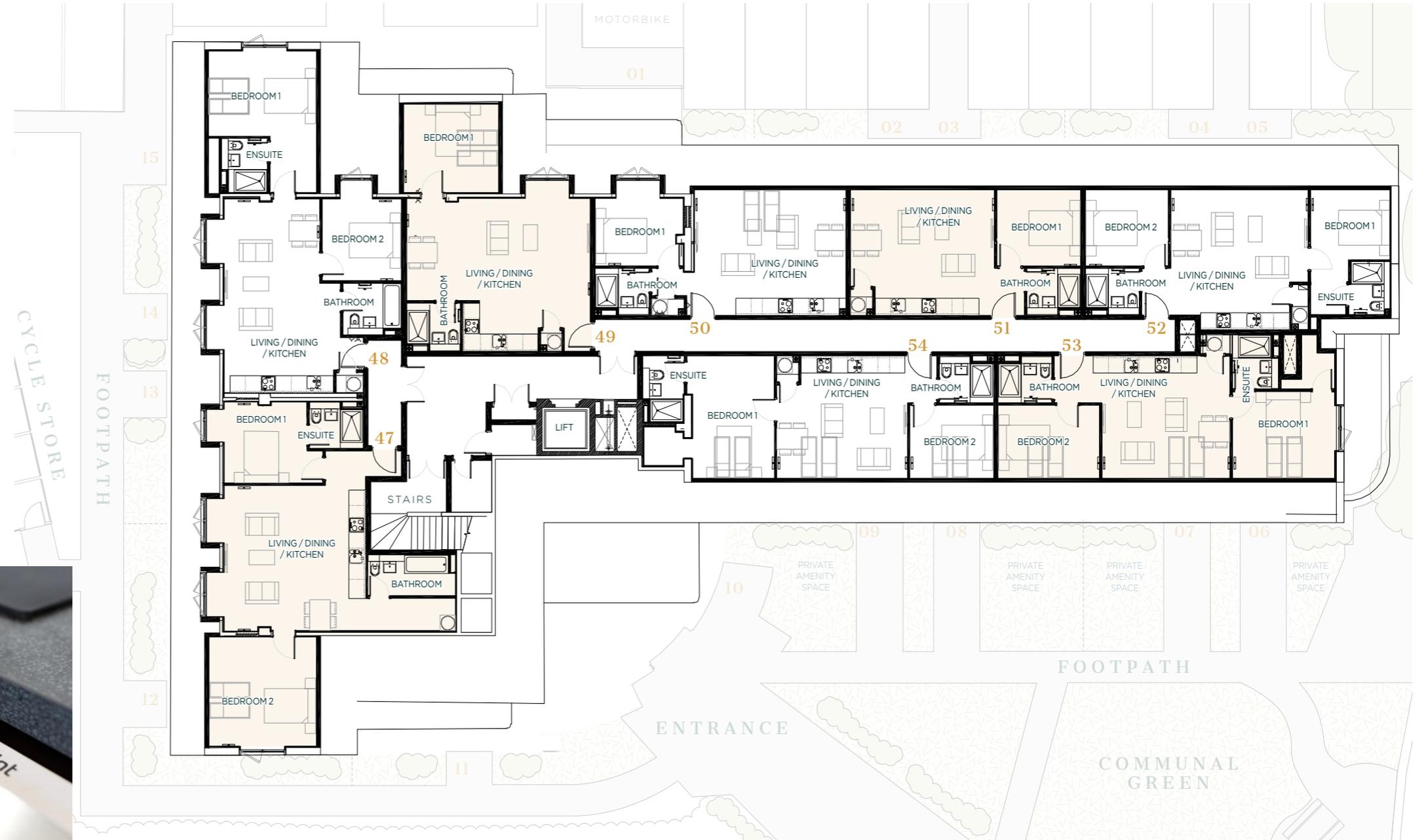


THIRD FLOOR

- No. 47** 77.8 M²
bedroom 1, en suite,
bedroom 2, bathroom,
living / dining / kitchen
- No. 48** 67.8 M²
bedroom 1, en suite,
bathroom 2,
living / dining / kitchen
- No. 49** 52.3 M²
bedroom 1, bathroom,
living / dining / kitchen

- No. 50** 43.6 M²
bedroom 1, bathroom,
living / dining / kitchen
- No. 51** 38.6 M²
bedroom 1, bathroom,
living / dining / kitchen
- No. 52** 53.9 M²
bedroom 1, en suite,
bedroom 2, bathroom,
living / dining / kitchen
- No. 53** 57.3 M²
bedroom 1, en suite,
bedroom 2, bathroom,
living / dining / kitchen
- No. 54** 57.0 M²
bedroom 1, en suite,
bedroom 2, bathroom,
living / dining / kitchen

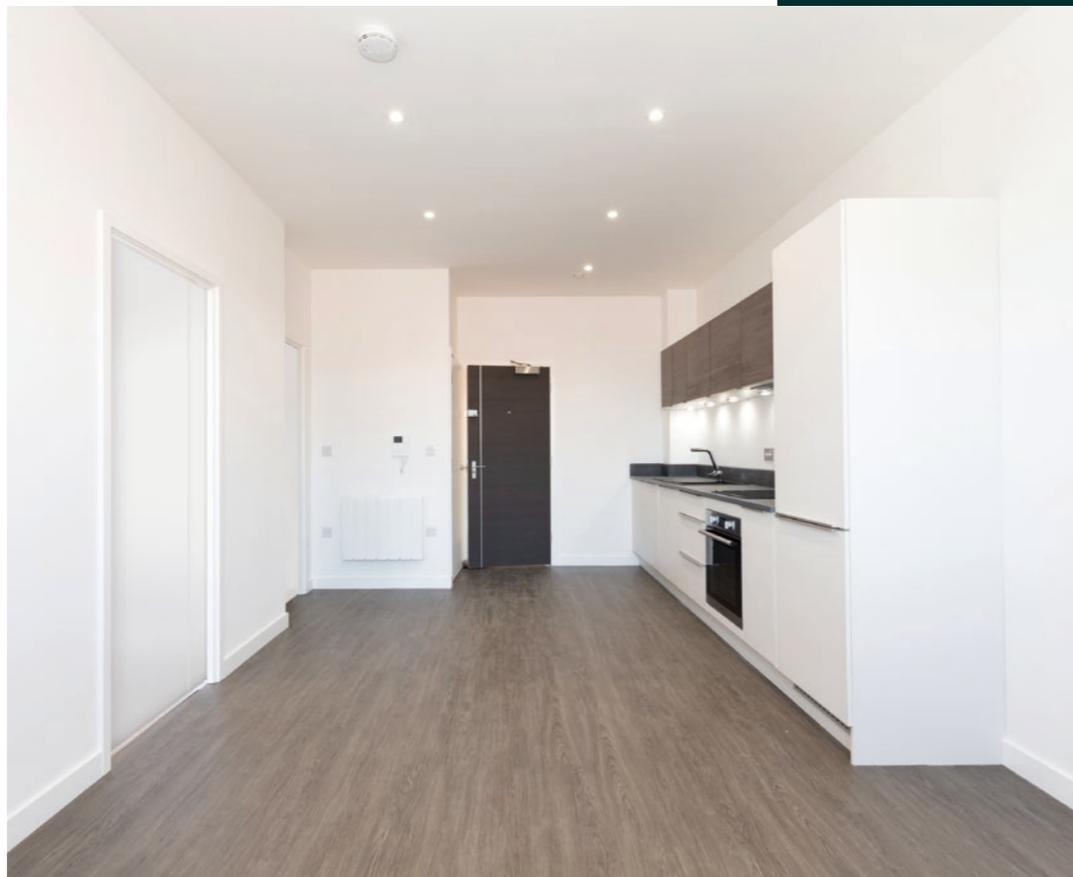
■ 1 bedroom ■ 2 bedroom



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OUTLINE SPECS

This prestigious development comprises 54 apartments, each finished to the highest standard. All apartments feature spacious, open plan living spaces and modern appliances, with carefully chosen finishing touches.



GENERAL

- Video entry phone system
- Contemporary door furniture, polished stainless steel
- LG Hausys deco plank sun-dried oak flooring
- Grey aluminium double glazed windows
- Combination blinds partial or full block out
- Water and electric separately metered
- Fibre connection to building

BATHROOM

- Modern toilet with built in cistern and soft close lid
- Rak harmony mixer taps
- Modern worktop and sink
- Curved shower screen to bath
- Thermostatic shower
- LED mirror with shaver socket and demist

KITCHEN

- Brushed chrome sockets / switches to kitchen
- Hotpoint integrated fridge freezer
- Hotpoint dishwasher
- Egger Premium Laminate Worktop
- Franke sink and mixer tap
- Hotpoint single electric oven
- Hotpoint ceramic hob
- Hotpoint extractor fan
- Indesit washer dryer
- Ceramic Hob Touch Control

LIGHTING AND AV

- White LED downlights
- Modern white sockets / switches
- USB points to key rooms
- TV, telephone and SKY points
- Hardwired smoke alarms
- Sprinkler systems on 2nd and 3rd floor

SELECTED APARTMENTS

- On site parking**
- Cycle store
- On-site managers office
- Private amenity areas*
- Communal seating areas

HEATING

- Dimplex zone control thermostat
- Dimplex electric radiators
- Electric heated towel rails

*Selected apartments only
**Subject to availability

IDYLLIC LIVING WITH LONDON LINKS

Welcome to Prestige House. Offering a stylish collection of apartments set within the serene yet well connected town of Egham, Prestige House truly is the perfect home for those looking to rent.

These spacious, naturally lit one and two-bedroom apartments benefit from carefully considered design and layout throughout, fitted with top of the range appliances and finishes.

**TO BOOK AN APPOINTMENT TO VIEW,
CONTACT US TODAY ON:**

01784 311 023

living@prestigehouseegham.co.uk

PRESTIGE HOUSE, 23 HIGH STREET,
EGHAM TW20 9DU

www.prestigehouseegham.co.uk



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