



MERCURY HOUSE
SLOUGH SL1

MERCURY HOUSE

IDEALLY PLACED TO BENEFIT FROM
THE ARRIVAL OF CROSSRAIL IN 2018,
BEING JUST SIX MINUTES' WALK
FROM SLOUGH RAILWAY STATION,
MERCURY HOUSE IS AT THE HEART OF
THE EXCITING REINVENTION OF SLOUGH

Offering a collection of superbly finished studio, one and
two bedroom apartments, designed to meet the needs of
discerning young professionals, they perfectly complement
the £1bn wave of investment that the town is enjoying.

8 BATH ROAD, SLOUGH SL1 3SA

Computer Generated Image





Mercury House - Computer Generated Image

SLOUGH TRADING ESTATE

BAYLISS
MEMORIAL
GARDENS

SALT HILL PARK

MERCURY HOUSE
SLOUGH SL1

 SLOUGH STATION
6mins walk

HERSHEL
PARK

UPTON COURT PARK

BLOOM
PARK



SLOUGH



Crossrail

THERE ARE ANOTHER 1 BILLION REASONS FOR SLOUGH'S NEW-FOUND POPULARITY



The Village Restaurant



Slough Bus Station



Kashmiri Restaurant



Upton Court Park



The High Street

Crossrail's arrival is just one element of Slough's rebirth. A £1 billion regeneration spanning 39 projects across the town is underway. The most ambitious of these is The Curve cultural and learning centre, an iconic building that sets the tone for the new Slough, which will open in 2016. A new leisure centre and ice arena is also to be built at the rear of the centre.

The overall masterplan is to position Slough as a modern suburb where people want to work, play, learn, shop and invest. The town's future plans are being built on strong foundations. It's already home to the European headquarters of numerous companies – many of which are found on the Slough Trading Estate, the largest business park in single ownership in Europe.

The attraction of the area for businesses is testament to Slough's superb communication links. Mercury House is only 6.1 miles from Heathrow, 5.6 miles from the M25, 1.2 miles from the M4 and with a regular train service to Paddington which can take as little as 17 minutes, it's perfectly placed for international travellers, London's commuters and those who work out of town alike. With the opening of Crossrail, Slough's appeal will only grow.

TRANSPORT & CROSSRAIL

BUILDING ON ITS ALREADY
SUPERB TRANSPORT LINKS,
SLOUGH IS AT THE HEART OF
THE CROSSRAIL REVOLUTION

Just six minutes’ walk from your front door is Slough railway station, which enjoys a superb train link to Paddington, taking just 17 minutes at peak times. Serviced by the Bakerloo, Hammersmith & City, Circle and District underground lines, in addition to its Overground services, Paddington is the ideal transport hub from which to reach the rest of the capital.

Slough is also set to benefit from the arrival of Crossrail in 2018. One of the largest infrastructure projects undertaken in the UK’s history, Crossrail will revolutionise the London residential market by bringing 1.5 million more people within a 45 minute commute of London’s main business districts. A fact that underlines Slough’s rising status as one of London’s most popular commuter towns.

Once open, Slough will enjoy four Crossrail services an hour at peak times, which will put the retail delights of Bond Street and Oxford Street just 32 minutes away. While the commercial hubs of Liverpool Street and Canary Wharf will be reachable direct in 39 and 46 minutes respectively.

You can even cross the whole capital to reach Stratford and the Olympic Park in 48 minutes. Crossrail is making London a lot smaller for Slough’s residents and making Slough a much bigger draw for young families and professionals.



Canary Wharf Crossrail Station



Slough Railway Station



RETAIL & ENTERTAINMENT

EVERYTHING YOU WANT ON YOUR DOORSTEP, WITH THE BRIGHT LIGHTS OF LONDON AT YOUR BECK AND CALL

While Slough is enjoying a huge wave of investment, it already has a lot to offer. In terms of retail, the high street is home to the Queensmere Observatory shopping centre, which itself is home to 120 well-known brands, eateries and a cinema. Additionally, the town centre is host to a wealth of restaurants and bars, offering something for all tastes and budgets.

There are also numerous parks at close quarters to Mercury House. Salt Hill Park is the nearest and offers an array

of sports and recreation facilities. Hershel Park is a 3.5 acre Grade II Listed park and nature reserve. While Upton Court Park, Slough's largest park, provides a home ground to many local sports teams, as well as plenty of parkland and stunning views of Windsor Castle.

Picturesque Windsor is in fact only 3.5 miles away, just on the other side of the Thames. Here you'll find the pageantry of the Castle, alongside a superb shopping centre and variety of riverside restaurants. Not to mention, Royal Windsor Racecourse and Wentworth golf course.

When you're done exploring the local area and feel in need of more luxurious retail therapy or all the capital's nightlife can offer, Central London is only a train journey away. The boutiques of Bond Street, theatres of the West End and culture of the Southbank are just waiting to be enjoyed.



Queensmere Shopping Centre



Slough Town Centre

Travel sources: [google.co.uk/maps](https://www.google.co.uk/maps) & [crossrail.co.uk](https://www.crossrail.co.uk)

BOND STREET
32MIN



LIVERPOOL STREET
39MIN

BUSINESS



Slough Trading Estate

SLOUGH IS A COMMERCIAL HUB
IN ITS OWN RIGHT WITH SUPERB
CONNECTIONS TO LONDON'S
BUSINESS DISTRICTS



Telefonica O2

Home to the highest concentration of major corporate European headquarters outside of London, Slough is a bustling hive of commercial activity, with some 17,000 people working for c.400 companies on the Slough Trading Estate alone.

Its success has been down to its ideal location close to both the M4, M25 and Heathrow, and of course strong rail links to Central London. A fact that has attracted the likes of Mars, Telefonica O2, Fiat, LG, Ferrari, UCB, Lonza and RIM.

Equally for commuters, the traditional business hubs of The City and Canary Wharf have been readily accessible thanks to its superb transport links to Paddington – the quickest of which currently taking just 17 minutes.

When Crossrail arrives in 2018, these internationally renowned business districts will be even easier to reach. At the heart of The City, Liverpool Street will be just 39 minutes away, while a journey to Canary Wharf will take 46 minutes. Few towns can offer its residents such an array of career opportunities both on their doorstep and in Central London, making Slough the natural choice for young professionals.



Typical Apartment Kitchen, Living & Dining - Computer Generated Image



Typical Apartment Kitchen, Living & Dining - Computer Generated Image



Typical Studio Kitchen, Living, Dining & Bedroom - Computer Generated Image



Typical Apartment Bedroom - Computer Generated Image



Typical Bathroom - Computer Generated Image

SPECIFICATION

GENERAL SPECIFICATIONS

- Walls and ceilings in brilliant white matt emulsion
- Allura Wood vinyl floor tiles to all areas excluding Bathrooms
- Entrance door with security chain, 5 lever mortice dead locks and Yale locks
- Premdor ladder moulded semi solid internal doors with stainless steel door furniture throughout
- Indicator bolt to Bathroom doors
- Recessed LED downlights to Hallways, Living/Dining/ Kitchen and Bathrooms (Including Studios)
- LED pendant to Bedrooms (Excluding Studios)
- Built-in wardrobes to Master Bedrooms and Studios
- Painted MDF skirtings and architraves with pencil round profile
- Satin stainless steel finish electric sockets and switches
- Anthracite grey upvc windows

TELECOMMUNICATIONS

- Sky+ TV access in each unit (subject to subscription)
- Broadband access in each unit (subject to subscription)
- Intercom access control system
- All aerial sockets connected to receive terrestrial and digital channels
- Telephone extension sockets to Living Room

KITCHEN

- Symphony Milano Hacienda handle-less kitchen units in ivory and champagne
- Laminate worktop and Prismatics tiled splashback - 200mm x 100mm
- Blanco 1.5 bowl stainless steel sink with Crest monobloc mixer tap
- Integrated appliances:
 - Siemens single oven
 - Siemens ceramic hob
 - Siemens chimney hood
 - Siemens integrated fridge freezer
 - Siemens integrated dishwasher
 - Siemens integrated washer dryer

HEATING

- Electric central heating system

BATHROOMS & ENSUITES

- Glazed porcelain wall and floor tiles - 300mm x 300mm
- Duravit back-to-wall WC with enclosed cistern
- Duravit handrinse basin with semi pedestal and Crosswater Kelly Hoppen monobloc mixer tap
- Carron bath with Simpsons glass bath screen, Crosswater Kelly Hoppen bath filler and tiled bath panel
- Crosswater shower mixer, arm and showerhead
- Crosswater toilet roll holder
- Wall mounted mirror
- Shaver socket

SECURITY

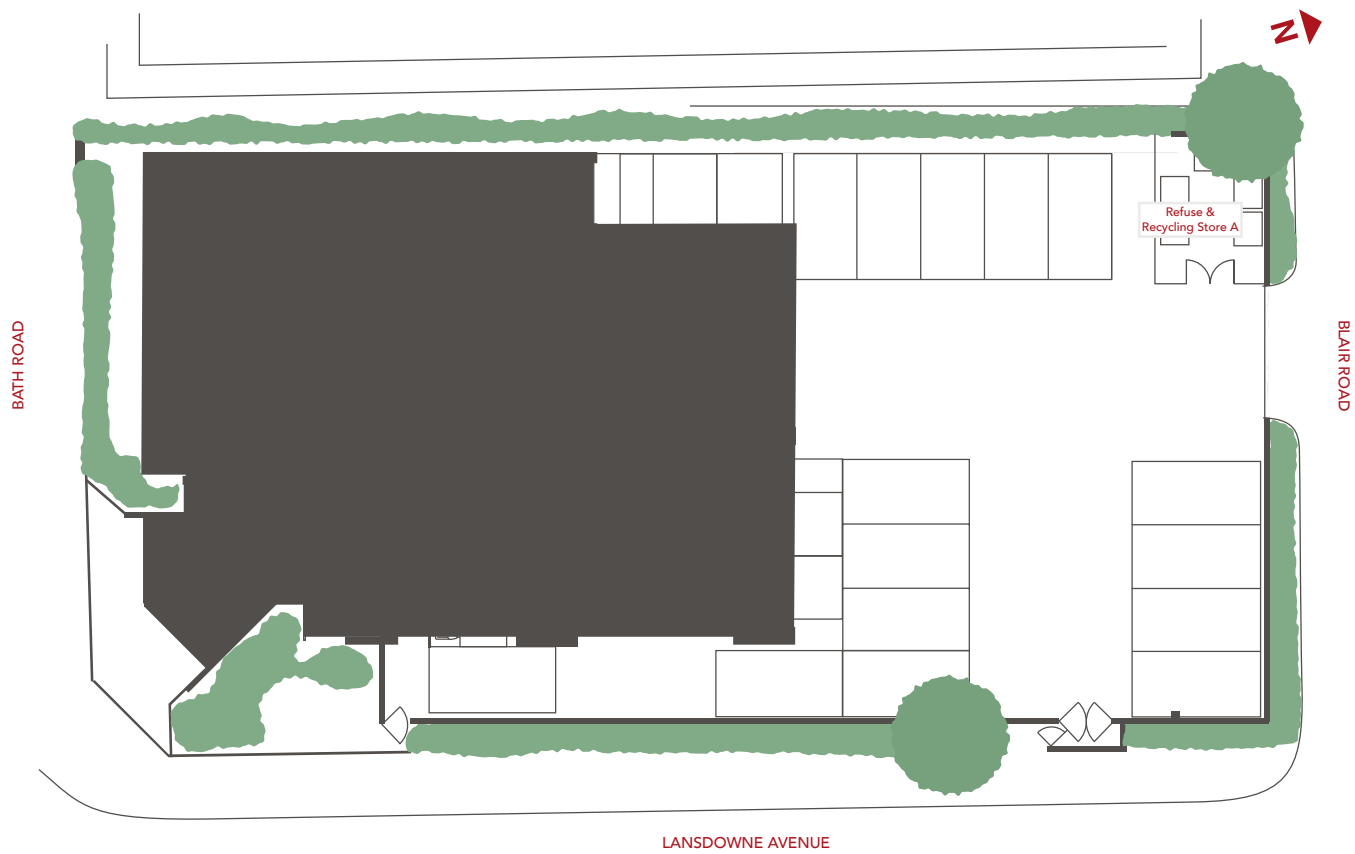
- Audio entry phone system to each apartment

COMMUNAL

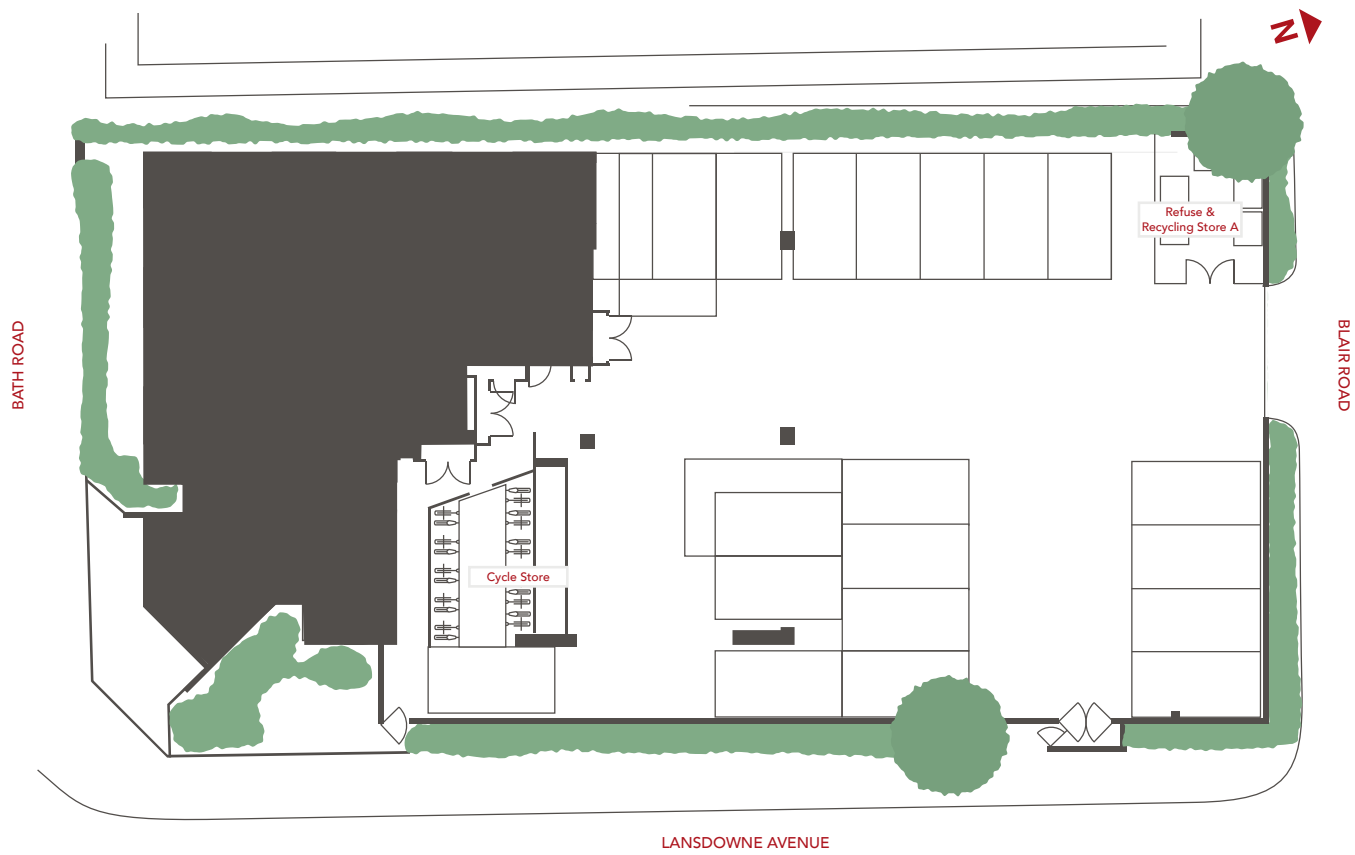
- Porcelain tiled entrance lobby and carpeted communal corridors
- Communal secure cycle storage
- Passenger lift to all floors
- Low energy wall lighting
- Limited car parking available by separate negotiation

These details are intended to give a general indication of the proposed specification. The developer operates a policy of continuous product development and reserves the right to alter any part of the development specification at any time. Where brands are specified the developer reserves the right to replace the brand with another of equal quality or better.

SITE PLAN



CARPARK



FLOORPLANS



APARTMENT 1
ONE BEDROOM APARTMENT

Room	Dimensions	
Living/Dining/Kitchen	4.7m x 5.4m	15' 5" x 17' 9"
Bedroom	3.0m x 3.3m	8" 6" x 10" 10"
Bathroom	1.8m x 2.2m	9' 11" x 7' 3"
GIA	35sqm	375sqft



APARTMENT 2
STUDIO APARTMENT

Room	Dimensions	
Living/Dining/Kitchen/Bedroom	4.8m x 7.3m	15' 9" x 23' 11"
Bathroom	2.0m x 2.1m	6' 7" x 6' 11"
GIA	34sqm	362sqft



APARTMENT 5
STUDIO APARTMENT

Room	Dimensions	
Living/Dining/Kitchen/Bedroom	4.8m x 6.9m	15' 9" x 22' 8"
Bathroom	2.0m x 2.1m	6' 7" x 6' 11"
GIA	32sqm	344sqft



APARTMENT 6
STUDIO APARTMENT

Room	Dimensions	
Living/Dining/Kitchen/Bedroom	5.2m x 6.0m	17' 1" x 19' 8"
Bathroom	2.0m x 2.1m	6' 7" x 6' 11"
GIA	38sqm	413sqft



APARTMENT 3
ONE BEDROOM APARTMENT

Room	Dimensions	
Living/Dining/Kitchen	4.6m x 4.9m	15' 1" x 16' 1"
Bedroom	2.6m x 3.0m	8' 6" x 9' 10"
Bathroom	1.8m x 2.2m	5' 11" x 7' 3"
GIA	38sqm	413sqft



APARTMENT 4
STUDIO APARTMENT

Room	Dimensions	
Living/Dining/Kitchen/Bedroom	4.8m x 5.1m	15' 9" x 16' 9"
Bathroom	2.0m x 2.1m	6' 7" x 6' 11"
GIA	32sqm	340sqft



APARTMENT 7
STUDIO APARTMENT

Room	Dimensions	
Living/Dining/Kitchen/Bedroom	5.0m x 5.7m	16' 5" x 18' 8"
Bathroom	2.0m x 2.1m	6' 7" x 6' 11"
GIA	33sqm	360sqft



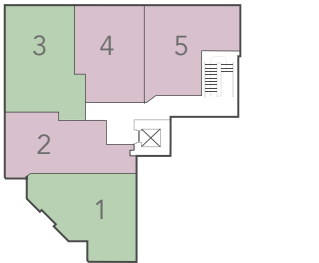
APARTMENT 8
STUDIO APARTMENT

Room	Dimensions	
Living/Dining/Kitchen/Bedroom	5.7m x 5.9m	18' 8" x 19' 4"
Bathroom	2.0m x 2.1m	6' 7" x 6' 11"
GIA	35sqm	380sqft

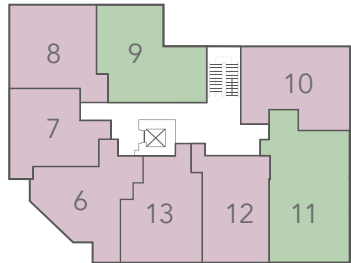
KEY

- STUDIO APARTMENT
- ONE BEDROOM
- TWO BEDROOM

GROUND FLOOR



FIRST FLOOR



Floorplans are taken from architectural drawings and may change during construction. They are not to scale and all measurements are a guide only. Kitchen layouts and wardrobe layouts are indicative only and subject to change.



APARTMENT 9

ONE BEDROOM APARTMENT

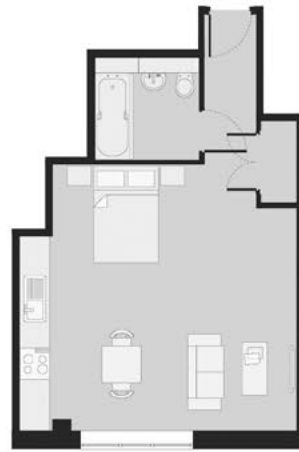
Room	Dimensions	
Living/Dining/Kitchen	4.4m x 4.6m	14' 5" x 15' 1"
Bedroom	2.6m x 3.6m	8' 6" x 11' 10"
Bathroom	2.0m x 2.1m	6' 7" x 6' 11"
GIA	38sqm	409sqft



APARTMENT 10

STUDIO APARTMENT

Room	Dimensions	
Living/Dining/Kitchen/Bedroom	5.7m x 5.7m	18' 8" x 18' 8"
Bathroom	1.6m x 2.8m	5' 3" x 9' 2"
GIA	37sqm	395sqft



APARTMENT 13

STUDIO APARTMENT

Room	Dimensions	
Living/Dining/Kitchen/Bedroom	5.4m x 5.6m	17' 9" x 18' 4"
Bathroom	2.0m x 2.1m	6' 7" x 6' 11"
GIA	36sqm	390sqft



APARTMENT 14

STUDIO APARTMENT

Room	Dimensions	
Living/Dining/Kitchen/Bedroom	5.0m x 5.8m	16' 5" x 19' 0"
Bathroom	2.0m x 2.1m	6' 7" x 6' 11"
GIA	37sqm	397sqft



APARTMENT 11

ONE BEDROOM APARTMENT

Room	Dimensions	
Living/Dining/Kitchen	5.7m x 6.0m	18' 8" x 19' 8"
Bedroom	3.5m x 3.5m	11' 6" x 11' 6"
Bathroom	2.0m x 2.2m	6' 7" x 7' 3"
GIA	55sqm	595sqft



APARTMENT 12

STUDIO APARTMENT

Room	Dimensions	
Living/Dining/Kitchen/Bedroom	4.7m x 5.9m	15' 5" x 19' 4"
Bathroom	1.4m x 3.6m	4' 7" x 11' 10"
GIA	36sqm	392sqft



APARTMENT 15

STUDIO APARTMENT

Room	Dimensions	
Living/Dining/Kitchen/Bedroom	4.8m x 5.5m	15' 9" x 18' 1"
Bathroom	2.1m x 2.1m	6' 11" x 6' 11"
GIA	33sqm	356sqft



APARTMENT 16

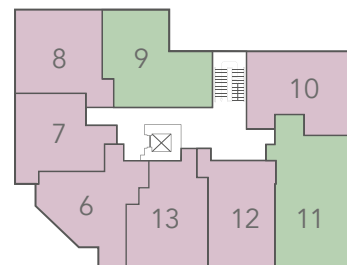
STUDIO APARTMENT

Room	Dimensions	
Living/Dining/Kitchen/Bedroom	5.8m x 6.0m	19' 0" x 19' 8"
Bathroom	2.0m x 2.1m	6' 7" x 6' 11"
GIA	36sqm	388sqft

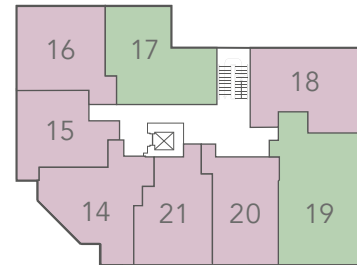
KEY

- STUDIO APARTMENT
- ONE BEDROOM
- TWO BEDROOM

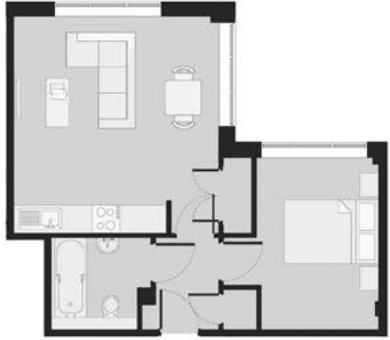
FIRST FLOOR



SECOND FLOOR



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APARTMENT 17
ONE BEDROOM APARTMENT

Room	Dimensions	
Living/Dining/Kitchen	4.4m x 4.6m	14' 5" x 15' 1"
Bedroom	2.6m x 3.6m	8' 6" x 11' 10"
Bathroom	2.0m x 2.1m	6' 7" x 6' 11"
GIA	38sqm	409sqft



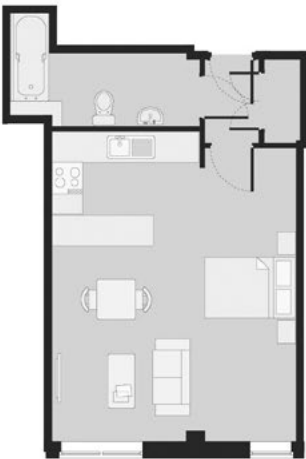
APARTMENT 19
ONE BEDROOM APARTMENT

Room	Dimensions	
Living/Dining/Kitchen	5.4m x 5.7m	17' 9" x 18' 8"
Bedroom	3.3m x 3.4m	10' 10" x 11' 2"
Bathroom	2.0m x 2.1m	6' 7" x 6' 11"
GIA	53sqm	566sqft



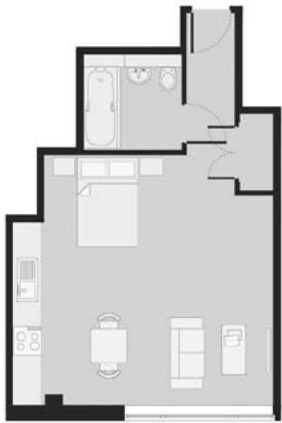
APARTMENT 18
STUDIO APARTMENT

Room	Dimensions	
Living/Dining/Kitchen/Bedroom	5.7m x 5.7m	18' 8" x 18' 8"
Bathroom	1.6m x 2.8m	5' 3" x 9' 2"
GIA	37sqm	395sqft



APARTMENT 20
STUDIO APARTMENT

Room	Dimensions	
Living/Dining/Kitchen/Bedroom	4.7m x 5.9m	15' 5" x 19' 4"
Bathroom	1.4m x 3.6m	4' 7" x 11' 10"
GIA	36sqm	392sqft



APARTMENT 21
STUDIO APARTMENT

Room	Dimensions	
Living/Dining/Kitchen/Bedroom	5.4m x 5.6m	17' 9" x 18' 4"
Bathroom	2.0m x 2.1m	6' 7" x 6' 11"
GIA	38sqm	409sqft



APARTMENT 23
TWO BEDROOM APARTMENT

Room	Dimensions	
Living/Dining/Kitchen	4.3m x 6.1m	14' 1" x 20' 0"
Bedroom	3.2m x 2.7m	10' 6" x 12' 2"
Ensuite	1.2m x 2.7m	3' 11" x 8' 10"
Bedroom 2	3.2m x 3.7m	10' 6" x 12' 2"
Bathroom	2.0m x 2.2m	6' 7" x 7' 2"
GIA	68.4sqm	736.2sqft
Balcony	1.5 x 6.2m	4' 11" x 20' 4"



APARTMENT 22
ONE BEDROOM APARTMENT

Room	Dimensions	
Living/Dining/Kitchen	5.9m x 5.3m	19' 4" x 17' 5"
Bedroom	4.3m x 3.7m	14' 1" x 12' 2"
Bathroom	2.0m x 2.1m	6' 7" x 6' 10"
GIA	53.6sqm	576.9sqft
Balcony	1.5 x 6.2m	4' 11" x 20' 4"



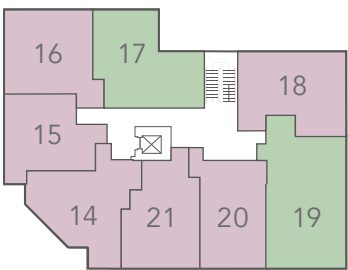
APARTMENT 24
ONE BEDROOM APARTMENT

Room	Dimensions	
Living/Dining/Kitchen	7.4m x 4.1m	24' 3" x 13' 5"
Bedroom	3.2m x 3.1m	10' 6" x 10' 2"
Bathroom	2.1m x 2.0m	6' 11" x 6' 7"
GIA	50.9sqm	547.8sqft

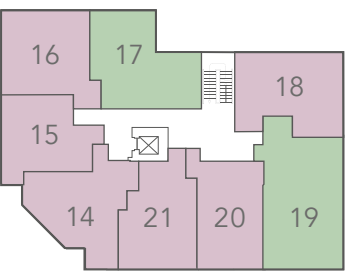
KEY

- STUDIO APARTMENT
- ONE BEDROOM
- TWO BEDROOM

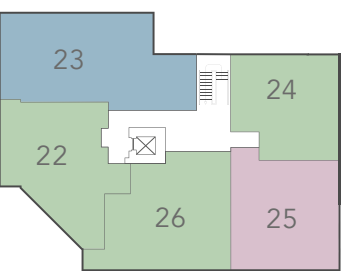
SECOND FLOOR



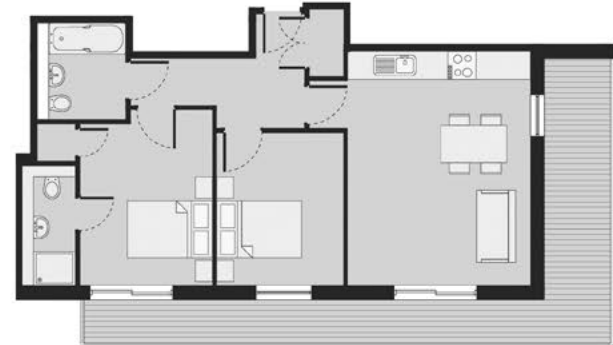
SECOND FLOOR



THIRD FLOOR



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APARTMENT 25

STUDIO APARTMENT

Room	Dimensions	
Living/Dining/Kitchen/Bedroom	7.5 x 6.1m	24' 7" x 20' 0"
Bathroom	2.0m x 2.1m	6' 7" x 6' 11"
GIA	47sqm	505.9sqft
Balcony	8.7 x 1.5m	28' 6" x 4' 11"

APARTMENT 26

ONE BEDROOM APARTMENT

Room	Dimensions	
Living/Dining/Kitchen	5.9m x 5.8m	19' 4" x 19' 0"
Bedroom	3.1m x 3.8m	10' 2" x 12' 6"
Bathroom	2.0m x 2.1m	6' 7" x 6' 10"
GIA	50sqm	538.1sqft
Balcony	9.7 x 1.5m	31' 9" x 4' 11"

APARTMENT 29

ONE BEDROOM APARTMENT

Room	Dimensions	
Living/Dining/Kitchen	7.4m x 4.1m	24' 3" x 13' 5"
Bedroom	3.2m x 3.1m	10' 6" x 10' 2"
Bathroom	2.1m x 2.0m	6' 11" x 6' 7"
GIA	49.8sqm	536sqft

APARTMENT 30

TWO BEDROOM APARTMENT

Room	Dimensions	
Living/Dining/Kitchen	4.0m x 5.1m	13' 5" x 16' 9"
Bedroom	2.9m x 3.5m	9' 6" x 11' 6"
Ensuite	1.2m x 2.6m	3' 11" x 8' 6"
Bedroom 2	2.8m x 3.3m	9' 2" x 10' 10"
Bathroom	1.9m x 2.1m	6' 3" x 6' 11"
GIA	57.5sqm	618.9sqft
Balcony	11.4 x 1.0m / 1.5 x 5.2m	37' 4" x 3' 3" / 4' 11" x 17' 0"



APARTMENT 27

TWO BEDROOM APARTMENT

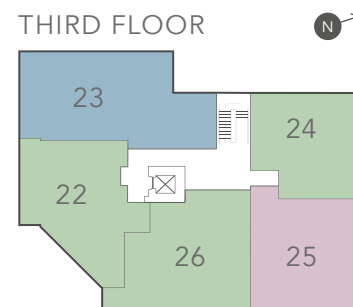
Room	Dimensions	
Living/Dining/Kitchen	4.9m x 5.2m	16' 1" x 17' 1"
Bedroom	5.3m x 3.8m	17' 5" x 12' 6"
Ensuite	2.6m x 1.2m	8' 6" x 3' 11"
Bedroom 2	3.3m x 2.8m	10' 10" x 9' 2"
Bathroom	2.1m x 2.0m	6' 11" x 6' 7"
GIA	61.7sqm	664.1sqft
Balcony 1 (Landsdown Ave)	6.6 x 1.0m	6' 11" x 6' 7"
Balcony 2 (Bath Rd)	1.0 x 5.8m / 1.0 x 1.8m	3' 3" x 19' 0" / 3' 3" x 5' 10"

APARTMENT 28

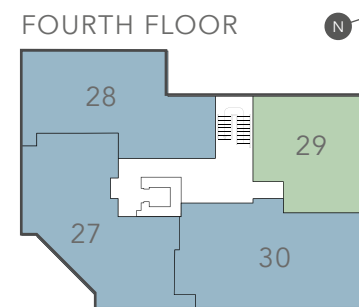
TWO BEDROOM APARTMENT

Room	Dimensions	
Living/Dining/Kitchen	4.6m x 4.9m	15' 1" x 16' 1"
Bedroom	3.3m x 3.2m	10' 10" x 10' 6"
Bedroom 2	2.8m x 3.7m	9' 2" x 12' 2"
Bathroom	2.1m x 2.0m	6' 11" x 6' 7"
GIA	55.4sqm	596.3sqft
Balcony	1.0 x 6.2m / 1.0 x 1.8m	3' 3" x 20' 4" / 3' 3" x 5' 10"

THIRD FLOOR



FOURTH FLOOR



KEY

- STUDIO APARTMENT
- ONE BEDROOM
- TWO BEDROOM

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