

BRAYFIELDS

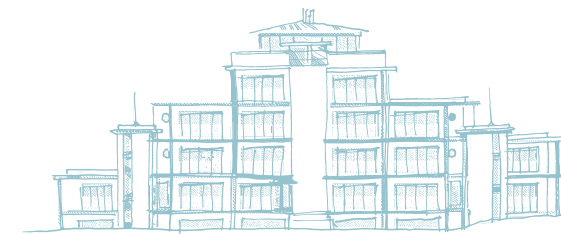
MAIDENHEAD | SL61BN

LUXURY LIVING IN THE MOST
CONVENIENT LOCATION



LUXURY LIVING
IN THE MOST
CONVENIENT
SETTING

SET IN THE HISTORIC,
MARKET TOWN
OF MAIDENHEAD,
BRAYFIELDS OFFERS
AN EXCLUSIVE
COLLECTION OF
HIGH-SPECIFICATION
RESIDENCES,
DESIGNED BY
PORTLAND
DEVELOPMENTS.



BRAYFIELDS IS A PRIVATE, GATED
DEVELOPMENT JUST OFF THE
BRAYWICK ROAD. THIS COLLECTION
OF HOMES COMPRISE OF THREE ONE
BED, NINE 2 BED 2 BATH, AND 2
DUPLEX PENTHOUSES WITH SEPARATE
SKY LOUNGE. THE HOMES ARE
LUXURIOUS AND SPACIOUS WITH
WELL-PROPORTIONED
ACCOMMODATION.

WITH IT'S
UNIQUE EXTERIOR, THE
PROPERTIES HAVE BEEN
DESIGNED TO ADD A
MODERN TWIST TO THE
ARCHITECTURAL HERITAGE
OF THE SURROUNDING
AREA. INSIDE, THEY
OFFER SPACIOUS, OPEN-
PLAN ACCOMMODATION
DESIGNED TO SUPPORT
A COMFORTABLE MODERN
LIFESTYLE.



A SCENIC RIVERSIDE TOWN

THE TOWN OCCUPIES A SOUGHT-AFTER POSITION ON ONE OF THE MOST BEAUTIFUL STRETCHES OF THE RIVER THAMES.

Brayfields is within walking distance of the train station and Maidenhead town centre, where you can shop, take in a movie or enjoy a meal in one of the many international restaurants.

Town centre shops include a variety of independent stores alongside Waitrose and the Nicholson's Shopping Centre. The town also enjoys regular markets from artists, farmers and continental traders. A further selection of shops with easy parking can be found in the Bishops Centre.

The area benefits from a number of excellent gyms, health clubs and leisure centres, including David Lloyd by the station, with Braywick Park and Sports Ground located on the other side of Braywick Road to Green Gates. Covering 40 hectares in total, a walk around the perimeter of the Park will provide 7,420 steps. The Braywick Sports Centre offers an abundance of sporting and leisure activities including archery, rugby, football, athletics and a golf centre. In addition, the Park also houses SportsAble, the Sports Association for the disabled.

Golf and Cricket Clubs are also located close-by and the River Thames which flows through Maidenhead offers a host of activities to be enjoyed.

The town centre is currently undergoing a £300m regeneration project which will breathe new life into the area and introduce further opportunities for leisure, shopping and eating out.

CENTRES FOR LEARNING AND DEVELOPMENT

Maidenhead offers an excellent selection of local and private schools. Lowbrook Academy, St Edmund Campion Catholic Primary School, and Oldfield Primary School all have 'outstanding' Ofsted ratings, while St Mary's Catholic Primary School and All Saints CofE Junior School were both rated 'good'.

For older children, Desborough College, Burnham Grammar School and Newlands Girls' School achieved a 'good' Ofsted rating.

DELIGHTFUL SURROUNDINGS

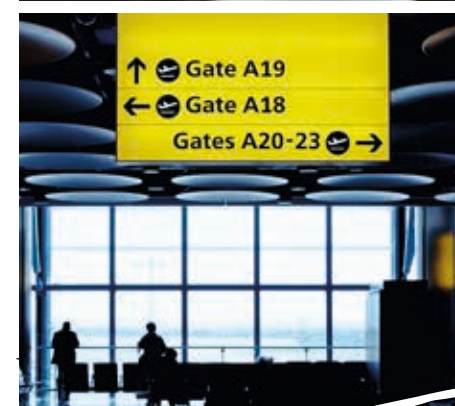
Maidenhead benefits from a rich surrounding area. Many places of interest are within a two-mile radius, ideal for cycling or taking longer walks.

The local village of Bray is a haven for food-lovers. It is home to the renowned Heston Blumenthal's Fat Duck and The Waterside Inn, founded in 1972 by Michel and Albert Roux, each of which have 3 Michelin stars.

Walks through Maidenhead Thicket can be enjoyed all year round. This National Trust gem has a natural beauty that changes with each season, from spring snowdrops to canopies of golden autumn leaves. Family friendly walking routes offer opportunities for wildlife spotting, bug hunting and den building.

The village of Holyport is located nearby. Quintessentially English, it has a large central green and a selection of traditional pubs. It is a perfect destination for a bike ride or for whiling away a lazy Sunday afternoon.

Travel six miles north and you will discover the historic town of Marlow, where evenings can be spent catching up with friends in stylish bars or dining at fine local restaurants.



MAIDENHEAD BENEFITS FROM A RICH SURROUNDING AREA. MANY PLACES OF INTEREST ARE WITHIN A TWO-MILE RADIUS, IDEAL FOR CYCLING OR TAKING LONGER WALKS.



EXCELLENT CONNECTIONS

Maidenhead is a perfect location for commuters, with excellent transport links to Central London and other major cities.

The M4 motorway is within easy reach, offering road access to Slough, Reading, Swindon, Bristol, Newport, Cardiff and Swansea. The M4 also has links with the M25 and the M40, which heads north towards Birmingham.

Brayfields is just a short walk from Maidenhead Railway Station. From here there are regular services to London Paddington and Reading.

From 2019, the Crossrail project will see the opening of the Elizabeth Line which will shorten journey times to Central London, East London and Reading.

For international travel, Heathrow Airport is just a 20-minute drive from Maidenhead. Trains are also available, with a journey time of 43 minutes.



BRAYFIELDS

LOWER GROUND FLOOR

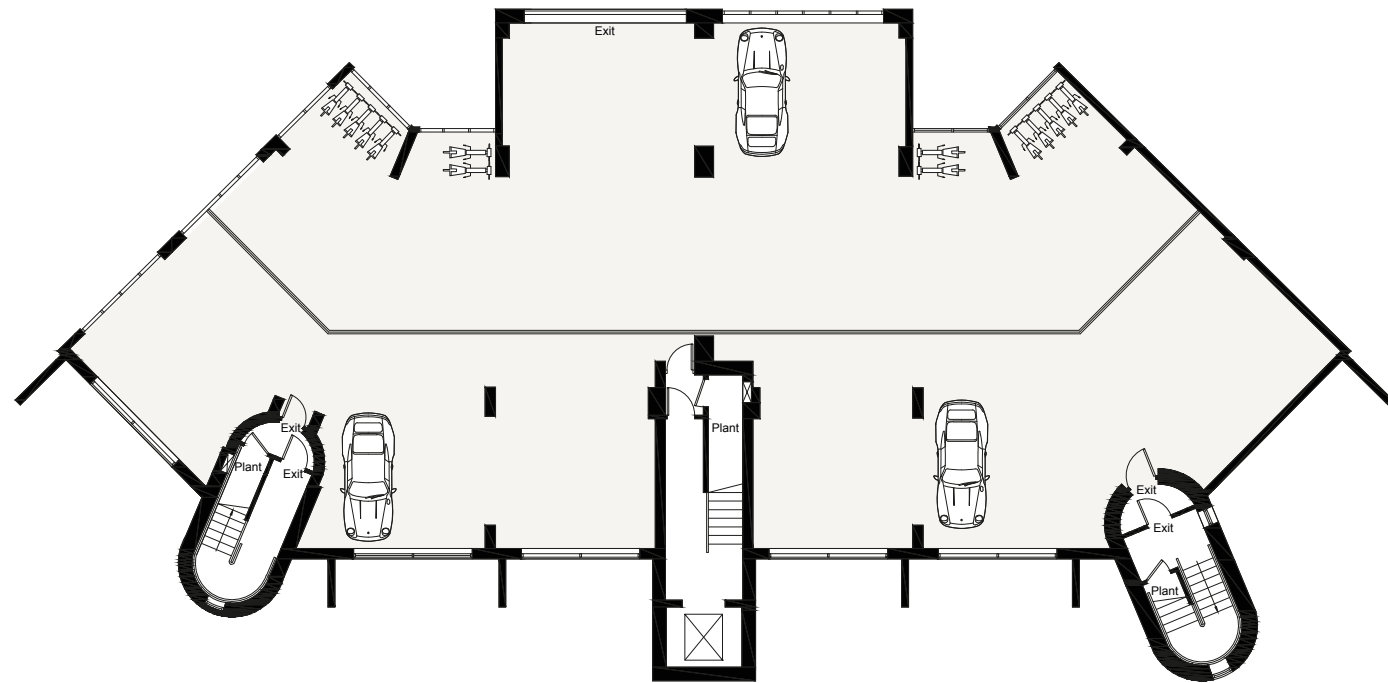


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GROUND FLOOR

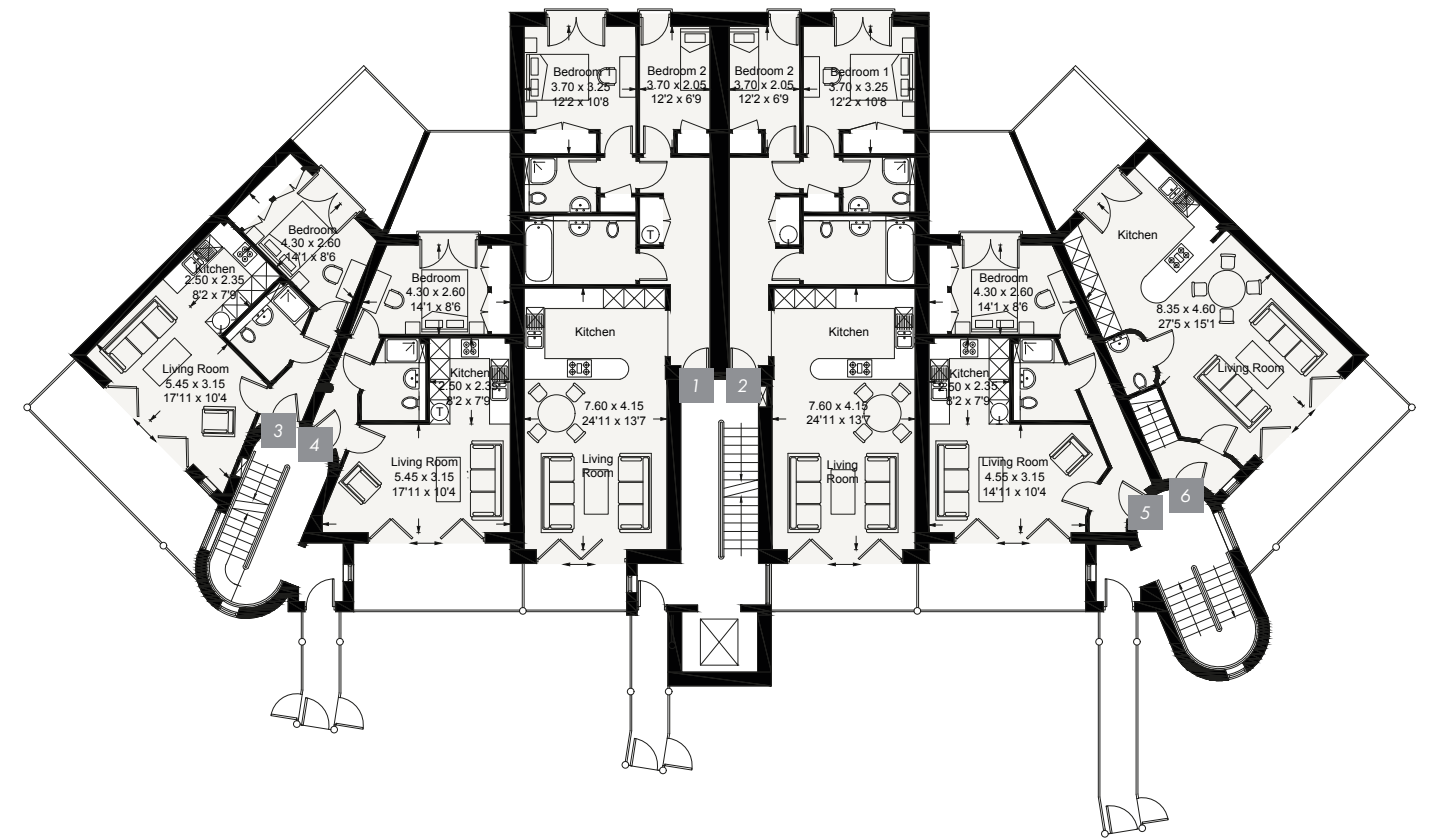


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FLATS 1-6

FLAT 1 - 76.9 SQ M | 834 SQ FT

FLAT 2 - 77.1 SQ M | 834 SQ FT

FLAT 3 - 41.7 SQ M | 460 SQ FT

FLAT 4 - 41.7 SQ M | 460 SQ FT

FLAT 5 - 44.3 SQ M | 468 SQ FT

FLAT 6 - 44.3 SQ M | 936 SQ FT



FIRST FLOOR

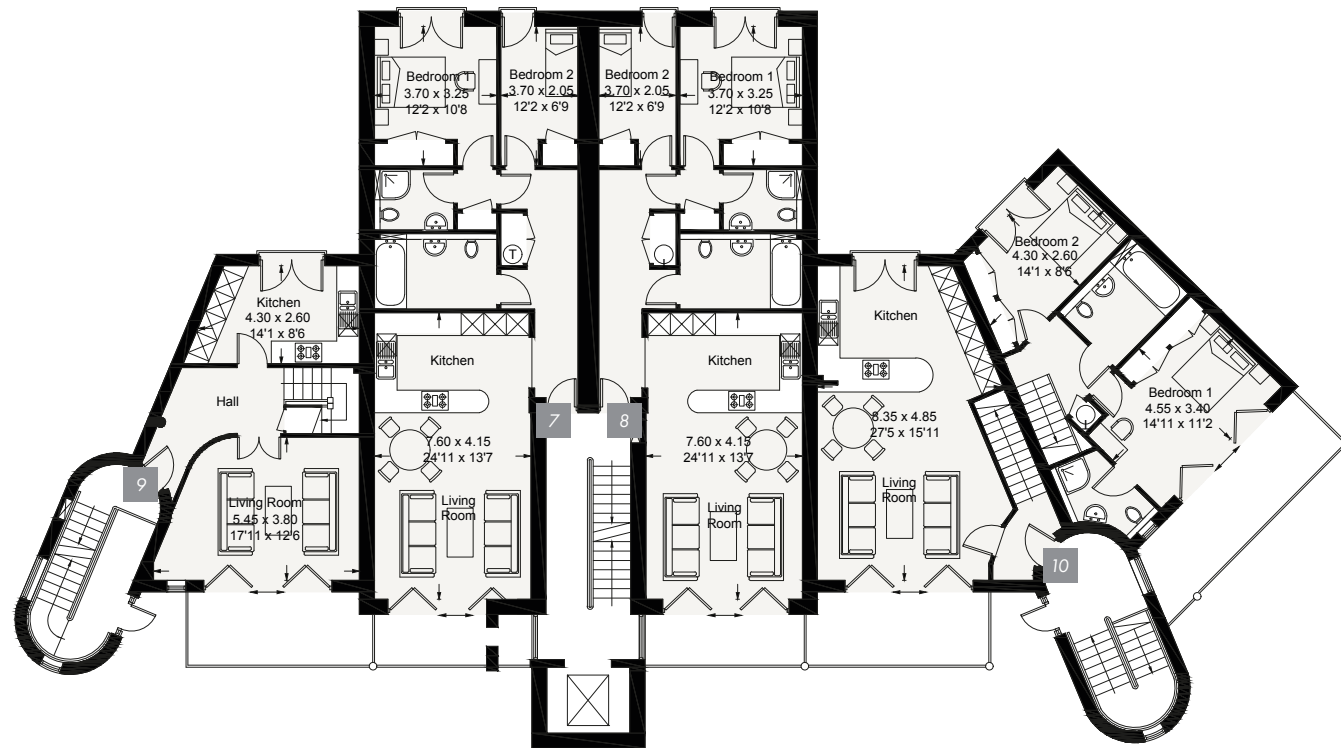


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SECOND FLOOR

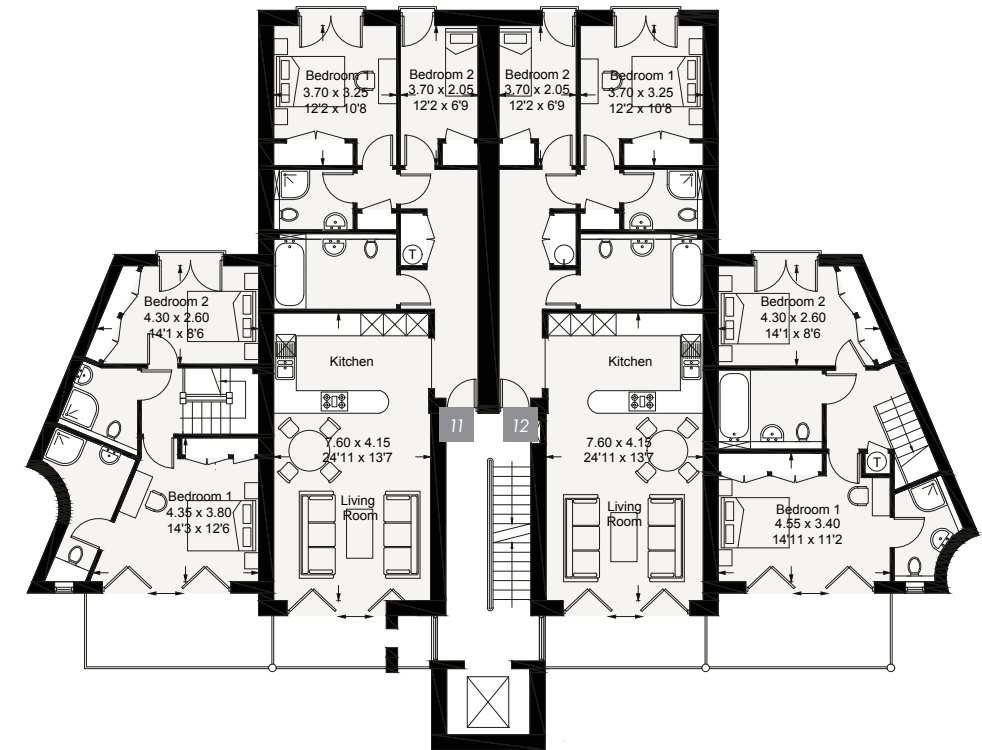


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FLATS 7-10

FLAT 7 - 77 SQ M | 829 SQ FT

FLAT 8 - 77 SQ M | 829 SQ FT

FLAT 9 - 85.3 SQ M | 919 SQ FT

FLAT 10 - 87 SQ M | 936 SQ FT



FLATS 11 & 12

FLAT 11 - 77.5 SQ M | 834 SQ FT

FLAT 12 - 77.5 SQ M | 834 SQ FT



THIRD FLOOR

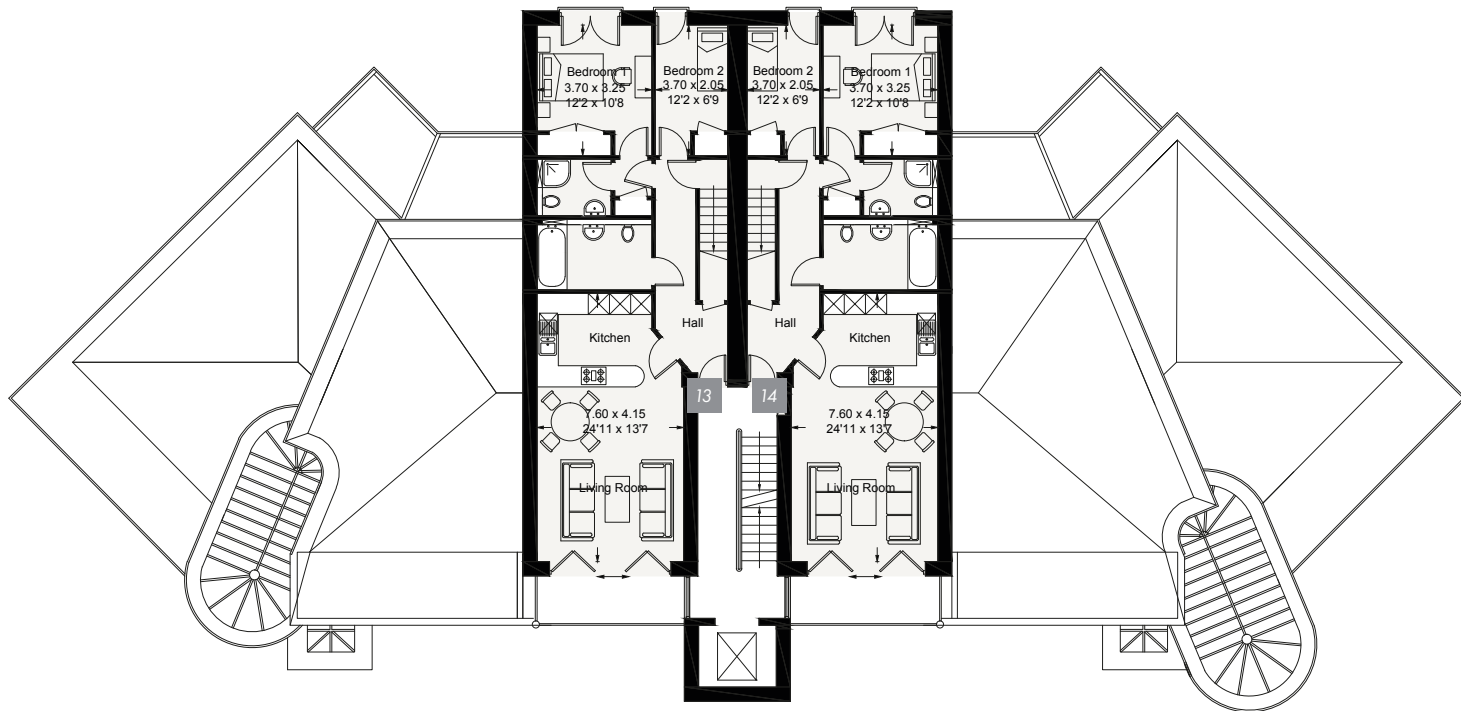


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FLATS 13 & 14

FLAT 11 - 107 SQ M | 1152 SQ FT

FLAT 12 - 107 SQ M | 1152 SQ FT



ROOF TERRACE 5

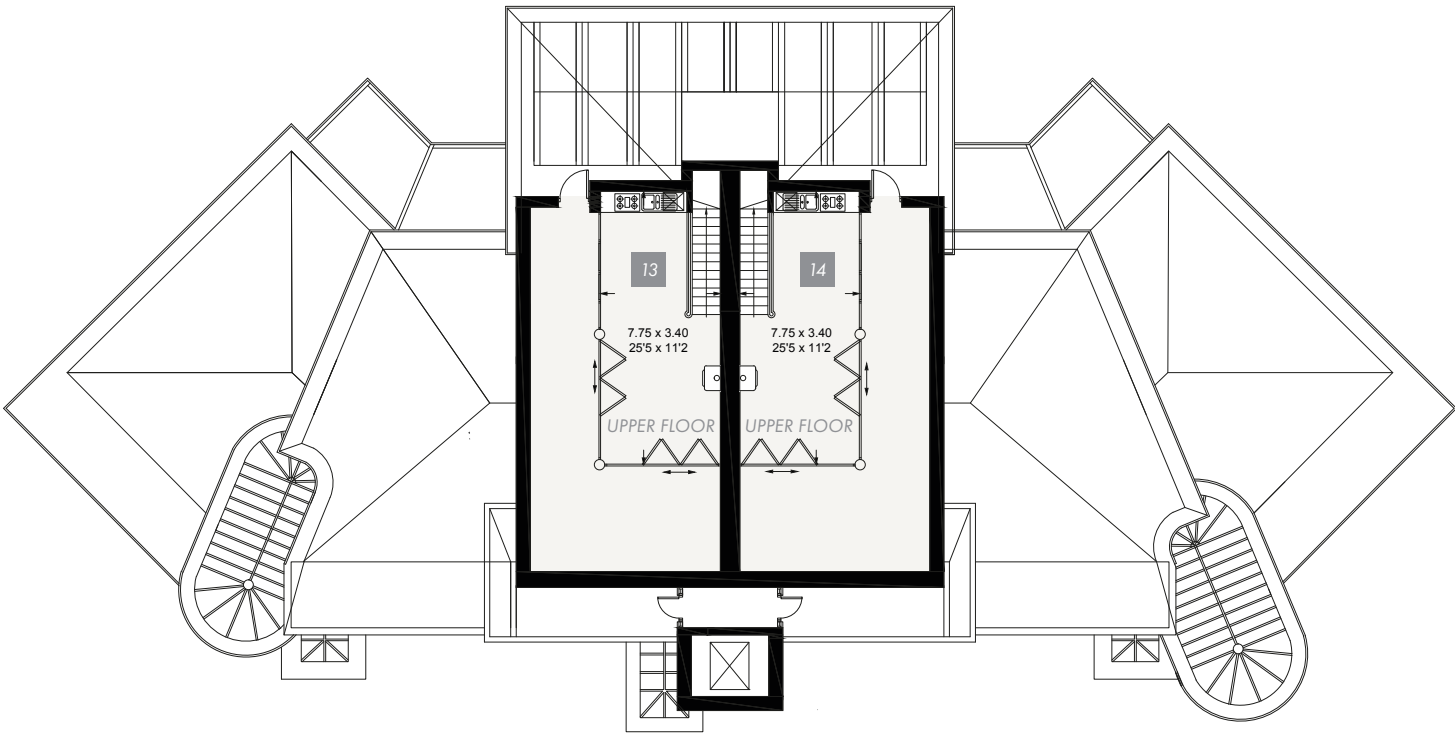


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TERRACES 1 & 2

TERRACE 1 - 53.7. SQ M | 578 SQ FT

TERRACE 2 - 53.7. SQ M | 578 SQ FT



ROOF TERRACE 5A

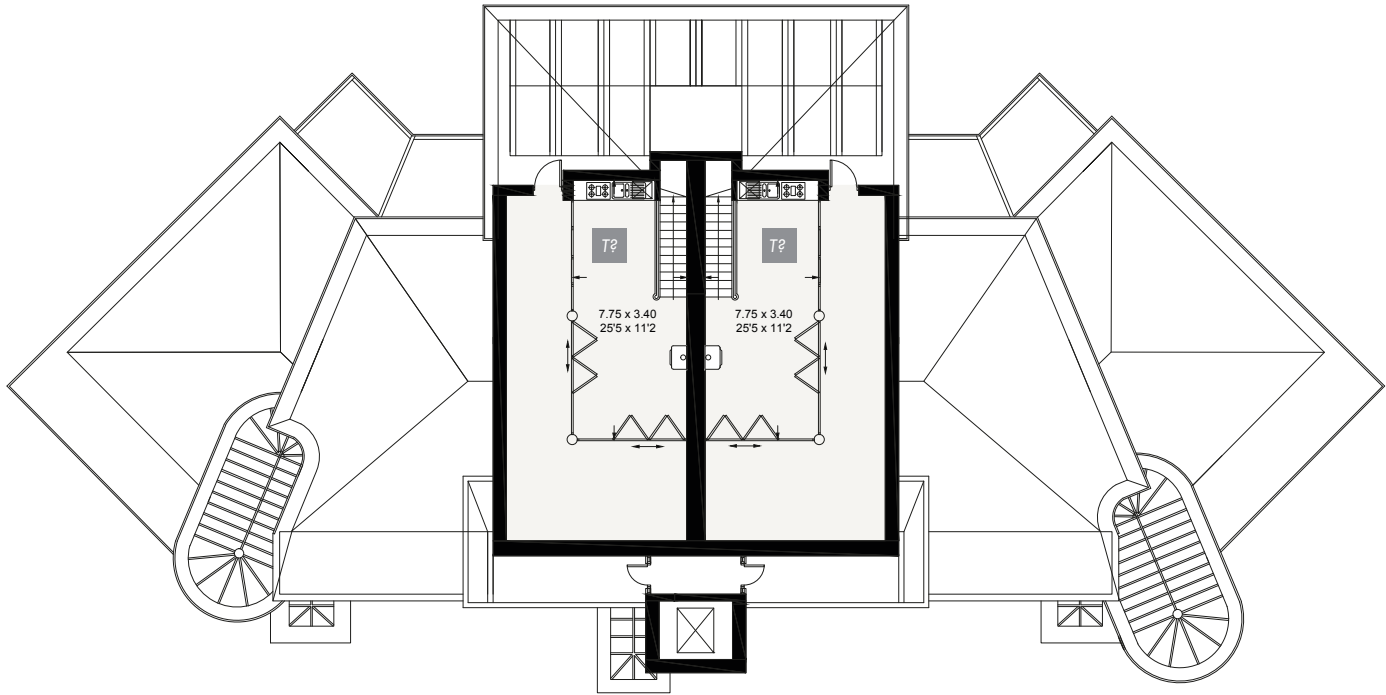


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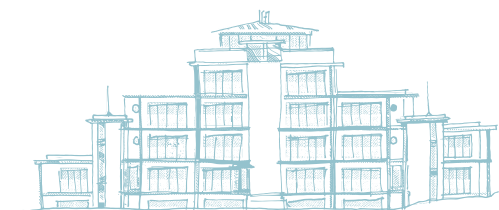


SPECIFICATION

- | | |
|---|--|
| 1. Development designed by award winning architect Richard Cutler and considered as a land mark for maidenhead. | 21. High quality white RAK sanitary ware. |
| 2. Solid building constructed on concrete structure floors and roofs, providing high level of noise reduction. | 22. Thermostatically controlled 3 way rainfall showers and Grohe fittings. |
| 3. Energy efficient building with insulated walls, floors and ceilings, double glazed bi fold doors and windows, and solar panels, providing highly efficient thermal insulation. | 23. Thermostatically controlled mixer shower over bath. |
| 4. Large terrace areas with Aluminium and glass balustrades. | 24. Grohe taps. |
| 5. High security development, security controlled entrance gates. | 25. Chrome heated towel rail. |
| 6. Video phone entry systems for each apartment. | 26. Shaver point. |
| 7. Chrome finished switches and sockets. | 27. Extractor fan. |
| 8. Dimmer light switches and down lights. | 28. Granite Stone worktop. |
| 9. BT points to living room. | 29. LED pelmet lighting. |
| 10. TV/Satellite points to living rooms. | 30. Stainless steel sink. |
| 11. Infra red under floor heating through out. | 31. Waste disposal. |
| 12. Air condition systems to penthouses. | 32. Neff Integrated electric oven. |
| 13. Mains operated smoke detectors with battery back up. | 33. Neff Electric induction hob. |
| 14. 24 hour surveillance cameras in the gardens and boundary walls. | 34. Extractor hood. |
| 15. Fire alarmed and protected with sprinklers (in some units). | 35. Integrated dishwasher. |
| 16. Communal floors and stairs in attractive stone finish. | 36. Integrated fridge freezer. |
| 17. Schindler Passenger lift in the main block. | 37. Integrated washer dryer (in some units). |
| 18. Internal bespoke timber staircases with glass balustrades in duplexes. | 38. Landscaped gardens. |
| 19. Quality internal door and chrome furniture. | 39. Exterior lighting. |
| 20. Fully tiled bathrooms and en-suites. | 40. Bike rack. |
| | 41. External bin store. |
| | 42. Secured allocated underground parking. |

DEVELOPMENT DESIGNED BY AWARD WINNING
ARCHITECT RICHARD CUTLER AND CONSIDERED
A LAND MARK FOR MAIDENHEAD





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CONVENIENT LOCATION



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Site layouts, plans, and specification are taken from plans which were correct at time of print. All plans within this brochure are not to scale. Room dimensions contained within this brochure were taken off plan in metric. Imperial measurements are for guidance purposes only. The information and imagery contained in this brochure are for guidance purposes and does not constitute a contract, part of a contract or warranty. The developer may choose to alter the layouts and specification of the properties during consultation. Although the developer endeavours to adhere to the specification outlined in this brochure it may be necessary to make amendments to this, and the developer reserves the right to make these changes as and when required throughout the build stages of these properties.