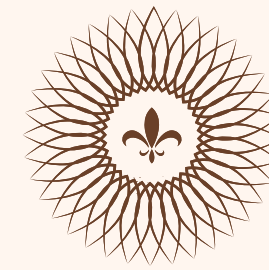


THE  
METALWORKS





THE  
METALWORKS



# WELCOME TO THE METALWORKS



Collection of one and two bedroom properties now available for purchase.



Providing outstanding, direct transport links to Central London via Crossrail, just 200m away.



Primely positioned just 14 minutes from Heathrow Airport, providing flights to over 180 destinations in 90 countries worldwide.



High quality, community living.



Offering more living space for less premium outside London.



Well maintained, modern communal spaces.



Exquisite landscaped surroundings for residents to enjoy.



Secure underground parking available.



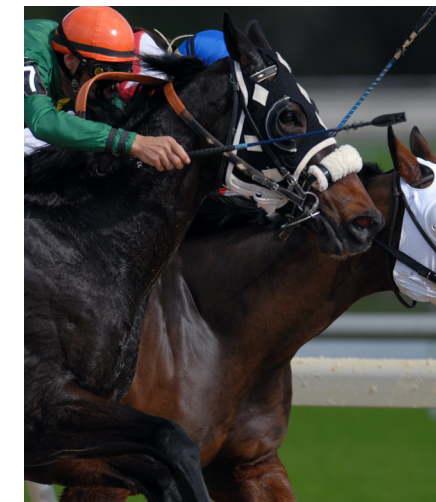
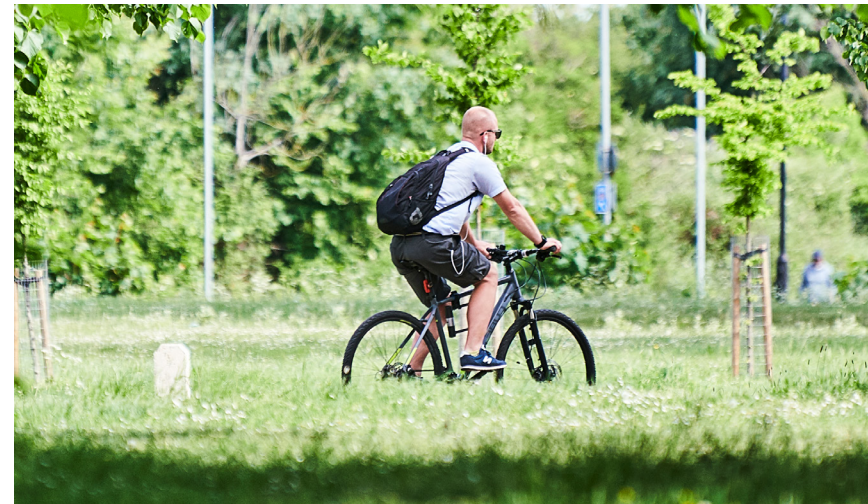


## LIFESTYLE

Situated in the heart of Berkshire, residents at The Metalworks can enjoy some of the best attractions on offer in the South East, including:

- DORNEY LAKE
- ETON COLLEGE GOLF COURSE
- ROYAL WINDSOR RACECOURSE
- SURREY AREA OF OUTSTANDING NATURAL BEAUTY
- UPTON COURT PARK
- TWICKENHAM
- WINDSOR CASTLE

Slough has undergone substantial investment in recent years as part of the £450 million Heart of Slough regeneration programme, which has brought significant public and private investment into the town and created new employment opportunities for locals, including improved leisure facilities, increased commercial space and Slough's iconic library and cultural centre, The Curve.



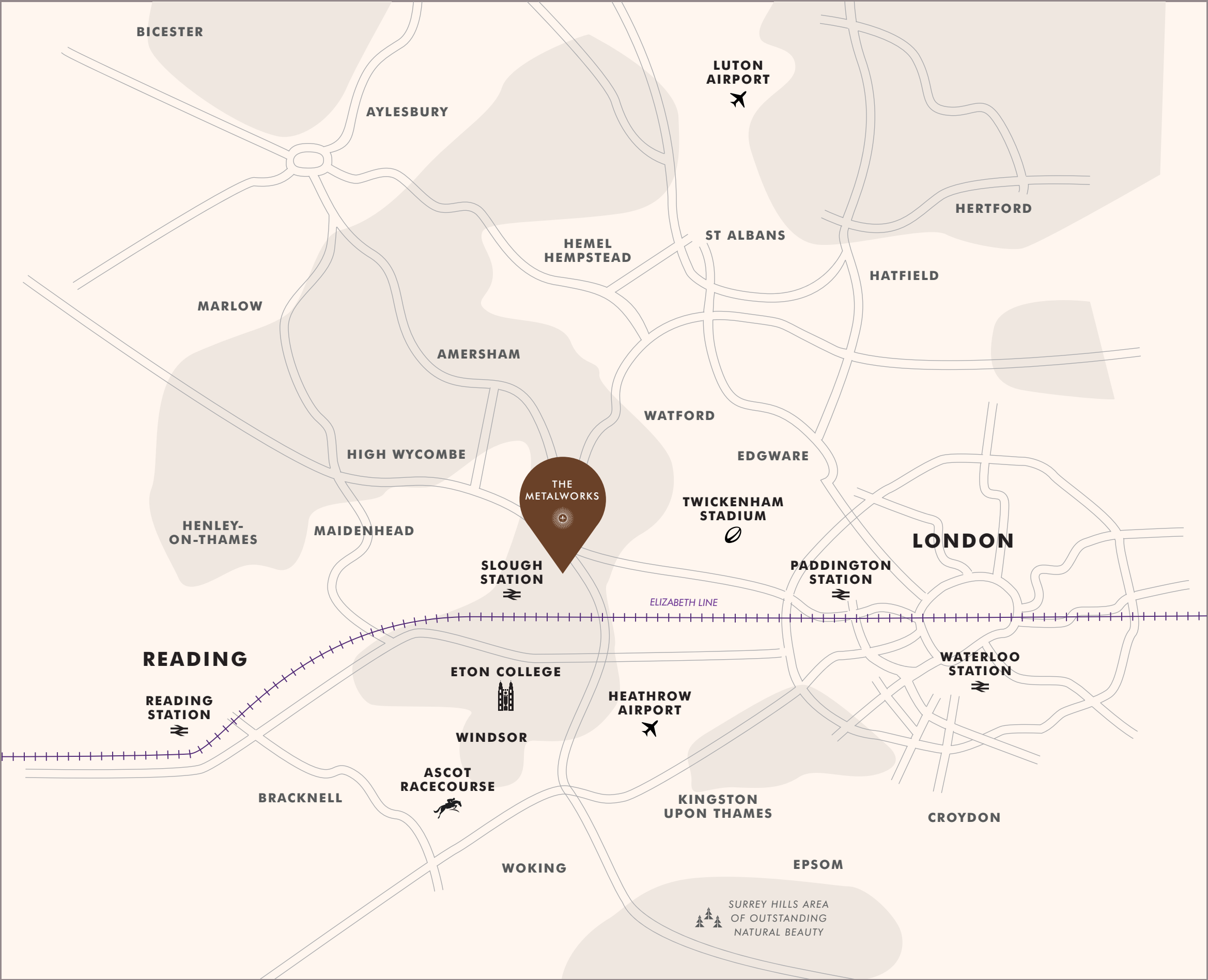




# PRIMELY POSITIONED

BY FOOT	MINUTES
Slough Train Station	5
Slough Town Centre	10
BY CAR	
Upton Court Park	7
Eton College	9
Eton College Golf Course	12
Royal Windsor Racecourse	13
Heathrow Airport	14
Windsor Castle	14
Windsor & Ascot	15
Dorney Lake	19
Maidenhead	25
Bracknell	31
Twickenham	40
Surrey Hills Area of Outstanding Natural Beauty	48
BY RAIL	
Heathrow Airport	15
London Paddington	18
Reading	22

Distances and journey times approximate and are sourced via Google Maps and the TrainLine.





## THRIVING COMMUTER LOCATION

Regularly recognised as one of the best places to work and live in the UK, Slough offers a multitude of immediate employment opportunities as well as offering fast commuter links to key locations.

- The £14.8 billion Crossrail development provides direct routes to key destinations across the region to nearby Reading, Oxford and London, as well as delivering improved travel times and increased capacity.
- A strong reputation as one of the best places to live and work in the UK.
- A localised economy worth around £9 billion.
- The highest concentration of global corporate headquarters outside of London, nearby Reading, Oxford and London.

# 40k

JOB OPPORTUNITIES WILL BE CREATED WITH HEATHROW'S THIRD RUNWAY EXPANSION

# 46%

OF HOMES IN SLOUGH ARE RESIDENTS THAT HAVE MOVED FROM THE CAPITAL

# 68k

JOBS IN SLOUGH AND HOME TO THE LARGEST CONCENTRATION OF HQs OUTSIDE OF LONDON

# 18 MINUTES

TO CENTRAL LONDON FROM SLOUGH TRAIN STATION







## CONTEMPORARY DESIGN

The Metalworks caters perfectly to the rising demand for space, quality and pleasant surroundings; features which are becoming increasingly important as working from home becomes the 'new normal'.

Finished to an exceptional specification, each ultra-modern apartment at The Metalworks has been carefully designed to offer contemporary and elegant accommodation — boasting ample storage, spacious living areas and bedrooms which all benefit from streams of natural light.

With high quality fixtures and fittings included as standard, including high gloss fitted kitchen units and bespoke built-in wardrobes with glass sliding doors to the bedroom, the properties have been designed with modern living in mind.





















## SPECIFICATION

### SECURITY AND INTERNAL FINISHES

- Video intercom entry system to each apartment.
- Hardwood veneered, solid core entrance door with spy hole.
- Hardwood veneered, or equivalent, internal doors throughout.
- Brushed stainless steel and chrome ironmongery throughout.

### KITCHEN

- High gloss fitted kitchen with composite worktop.
- Built-in hob, extractor, and combination microwave oven.
- Integrated fridge/freezer, washer/dryer and dishwasher.
- Low energy LED downlights.

### BEDROOMS

- Built-in wardrobes with glass sliding doors to bedrooms.
- Pendant light fittings to bedrooms.

### BATHROOMS

- Full height tiling around bath and shower.
- Half height tiling around WC and basin with tiled shelf and built-in mirror.
- Ladder style polished chrome, or equivalent, heated towel rail.
- Bathroom vanity unit.

### FLOORING

- Fitted carpets to bedrooms.
- Wood effect flooring to lounge, kitchen and hallway.
- Ceramic floor tiles to bathrooms.

### GUARANTEE

- 10-year CML compliant warranty provided by Checkmate (commenced 2021).

Full furniture and accessory packs are available.







## WHY CHOOSE THE METALWORKS

1

Closest new build development to Crossrail (less than 200m away).

2

Access to London in just 18 minutes via rail.

3

The wider regeneration of the High Street, including the complete replacement of the Queensmere Observatory shopping centre, offering new retail, shopping and hospitality opportunities.

4

The Metalworks will benefit from the £3 billion Slough Urban Renewal (SUR) project designed to expand Slough's thriving landscape, bringing new leisure, hotel and restaurant opportunities to the area.

5

Slough is the most productive urban area in the UK with a GVA per worker of £82,000 and has one of the highest global headquarters in the UK.

6

More property for your money in Slough 16% below the South East average and up to 45% below London prices (Centre for Cities 2020).

7

Well-located for further travel, nestled between the M4 and M40, and in easy reach of the M25 and Heathrow Airport.



## About SevenCapital

SevenCapital is a leading UK real estate development company, specialising in large scale mixed-use, residential and commercial schemes across London, the South East and Birmingham.

Since launch, the Group has built an exciting portfolio of projects with a value in excess of £2 billion, spanning more than 7 million square feet. One of the fastest growing companies in Britain,

listed consecutively in the London Stock Exchange's annual list of '1000 Companies to Inspire Britain'.

SevenCapital own and manage all developments from end-to-end, ensuring high standards and world class quality at every stage.

SevenCapital also boasts customer rating 'excellent' on Trustpilot.





A development by

SevenCapital

www.sevencapital.com

For more information, please call us on  
+44 (0) 121 233 4433

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