

PERIOD STYLE AND CONTEMPORARY ELEGANCE

Welcome to Elvian House, an exquisite collection of contemporary studio, one, two and three bedroom apartments.

Set in stunning surroundings and perfectly located for leisure and travel, Elvian House radiates style, charm and luxury.



Computer generated image, indicative only.



A cosmopolitan lifestyle awaits for all the residents at Elvian House. In just a few minutes you will find yourself in the vibrant hub of Slough central, where you can while away the hours relaxing with a perfectly brewed coffee, socialise at the diverse range of bars with friends or indulge in a variety of world cuisine at one of Slough's many eateries.



Queensmere Observatory Shopping Centre is a haven for shoppers, with high street and boutique stores offering everything from fashion and jewellery to homeware, it also features a cinema and choice of eateries. Beautiful open spaces are perfect for a picnic in the fields or a jog through leafy woodland at Lascelles Park, Herschel Park and Upton Park, while the cobbled streets of historic Windsor with its castle, listed buildings, designer shops and bars is just a few minutes drive away.

A PRIVATE PARKSIDE SETTING



Computer generated image, indicative only.

CLOSE TO THE HEART OF TOWN



REGENERATION OF SLOUGH

A £1 billion regeneration masterplan is transforming Slough into a thriving district and commercial powerhouse. Key sites include an entirely new business district, featuring 'The Futureworks', retail, leisure, cutting edge architectural community spaces and schools.

Taking centre stage is The Curve, a £22 million cultural showcase which functions as an expansive library and cultural hub, this unique offering is a beacon for the town's regeneration. Slough Ice Arena is also undergoing an eye-catching £7.7million makeover to create a selection of state-of-the-art facilities.



Dynamic and upwardly moving, it is a prime location to invest, live and grow in, thanks to its location, transport connections and buoyant jobs market. Fast track your commute into the global business centre of Central London with the Crossrail hub, launching in 2019.



Location photography of Slough. Points of interest correct at time of print.
Computer generated image of The Futureworks, Slough & photograph of The Curve, Slough.

WORLD-CLASS TRAVEL LINKS RIGHT ON YOUR DOORSTEP

Elvian House is superbly located less than 1 mile from Slough Station. Commuting and leisure travel into and through Central London will become even quicker and easier from December 2019 thanks to Crossrail. There will be four Elizabeth Line trains per hour will run from Slough Station, through London, and will operate alongside the existing Great Western Railway services into London Paddington.



THE NEW
ELIZABETH LINE
FROM SLOUGH

LONDON HEATHROW	READING	BOND STREET	LIVERPOOL STREET	CANARY WHARF
17	21	32	39	46
MINUTES	MINUTES	MINUTES	MINUTES	MINUTES



GREAT WESTERN
RAIL SERVICES
FROM SLOUGH

WINDSOR & ETON	READING	LONDON PADDINGTON
6	15	20
MINUTES	MINUTES	MINUTES



A JOURNEY
BY CAR FROM
ELVIAN HOUSE

Today, living in Slough is nothing short of living in the fast lane. When minutes matter, speedy connections are a vital necessity, and luckily it is just 8 minutes by car from the M4 and 23 minutes from the M40.

WINDSOR	HEATHROW	READING	CENTRAL LONDON
16	23	37	53
MINUTES	MINUTES	MINUTES	MINUTES

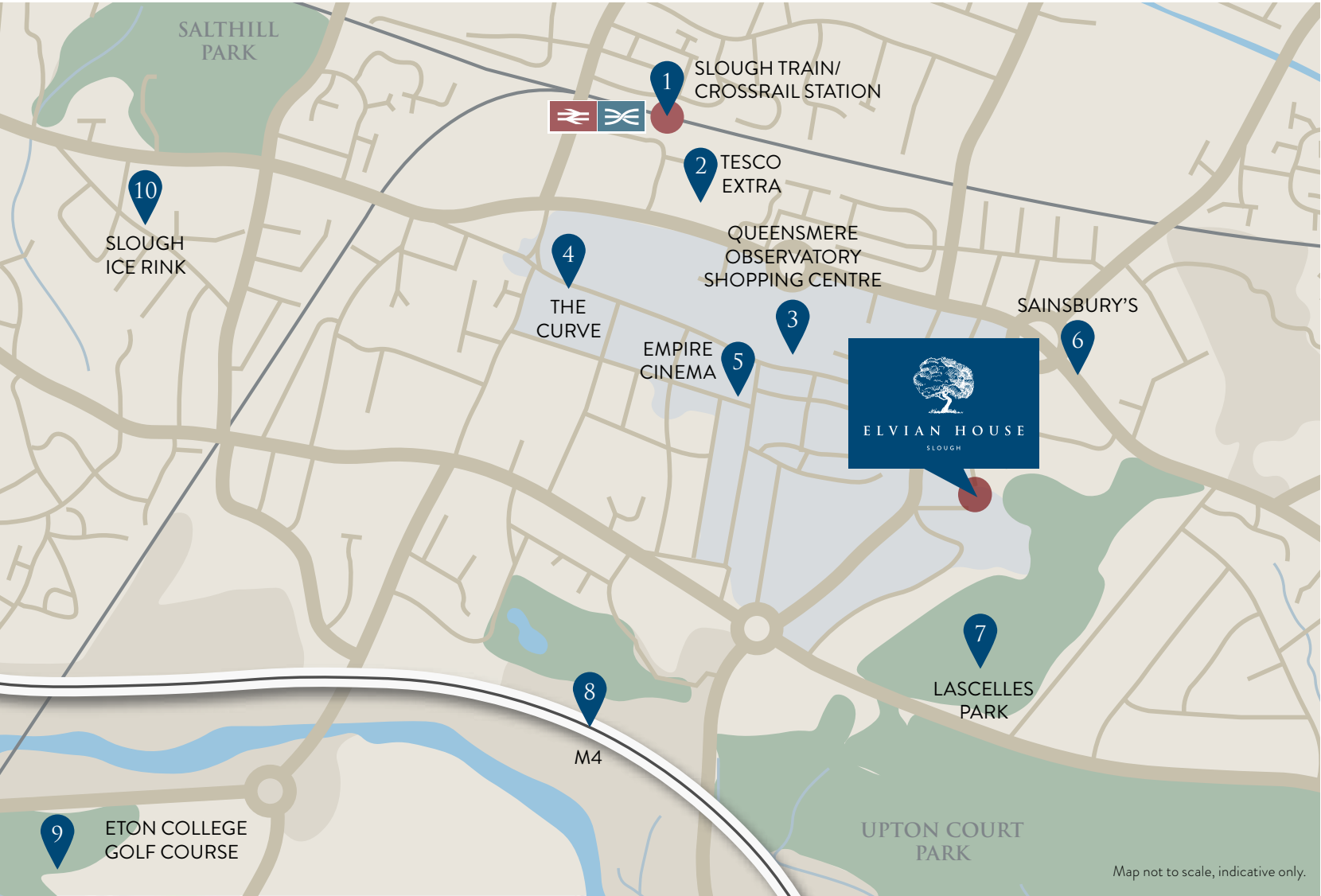


32 minutes to Bond Street with Crossrail 2019



Reading town centre approximately 33 minutes by car

SLOUGH TOWN CENTRE



OUT & ABOUT

- 1. SLOUGH TRAIN/CROSSRAIL STATION**
Enjoy direct links to London Paddington, Windsor, Oxford, Reading and more. Built in 1838, Queen Victoria embarked on her first train journey there in 1842.

2. TESCO EXTRA
Just 11 minutes away by car is a Tesco Extra supermarket for all of your daily needs.

3. QUEENSMERE SHOPPING CENTRE
Shop till you drop at the Queensmere Observatory Shopping Centre, with all your favourite high street shops such as H&M, Debenhams and Next, and enjoy a relaxing beverage at Costa Coffee.
- 4. THE CURVE**
The Curve is Slough's iconic library and cultural centre. It also houses a café, museum, theatre, computer suites, exhibition space and the register office.

5. EMPIRE CINEMA
Catch the latest blockbuster or a live screening of an opera at the Empire Cinema, located just a seven minute drive away.

6. SAINSBURY'S
Sainsbury's is eight minutes away by foot or four minutes by car where you can buy all of your essentials for the week ahead.

7. LASCELLES PARK
Enjoy the free sporting facilities a six minute walk away at Lascelles Park. There are four public tennis courts, a public cricket net and two 11 a side football pitches in the park, which can be booked through Slough Borough Council.
- 8. M4 MOTORWAY**
Just eight minutes away by car, you have great links to the M4, which will get you to London in an hour and approximately 40 minutes to Reading.

9. ETON COLLEGE GOLF COURSE
Prince William has been known to play a few rounds of the game on the par 70 parkland at Eton College Golf Course. The nine hole course stretches to over 6,000 yards from the back tees.

10. SLOUGH ICE RINK
Used to train contestants for ITV's Dancing on Ice, Slough Ice Arena is a big draw for visitors of all ages. It is currently under renovation after an amazing £7.7m refit and is set to reopen in March 2018.

Travel times taken from Crossrail.co.uk and AA Route Planner. Walking times taken from Google Maps. All times are approximate only and are the fastest possible route.

A SUPERB LEVEL OF SERVICE

Leading the way in luxury living, Elvian House has a concierge service exclusive to residents, to make your day-to-day life run effortlessly.



THE GYM AT ELVIAN HOUSE

For added quality of life, there is a fully fitted residents only onsite gym, complete with a cross-trainer, training bike, treadmill, weights and resistance machines.



CREATURE COMFORTS

No expense has been spared to create comfort and ease for you, including an individual storage unit located in the basement.

Take a minute or two to unwind in the stunning landscaped gardens surrounding Elvian House, designed to give you an oasis of calm and a place to escape for peace and tranquillity.



SPACE, SOPHISTICATION AND HIGH SPECIFICATION

Elvian House gives you the very best in modern convenience and contemporary design, from luxurious fixtures and fittings to an in-house gym. Each element at Elvian House has been considered to ease the stresses of a fast-paced lifestyle.



KITCHENS

- ☐ Matt cashmere finish kitchen units with soft close handleless design
- ☐ Painted glass splashback to underside of wall units
- ☐ Underlighting to wall units
- ☐ Fully integrated BOSCH 4 ring induction hob
- ☐ Fully integrated BOSCH re-circulating cooker hood
- ☐ BOSCH fridge freezer
- ☐ Fully integrated dishwasher
- ☐ Combi washer/dryer
- ☐ Stainless steel sink and tap
- ☐ Maxtop Quartz worktop

BATHROOMS

- ☐ White bathroom suite featuring shower tray or steel enamel bath as applicable, concealed cistern dual flush back to wall W.C. and bathroom sink
- ☐ Chrome electric heated towel rail
- ☐ Bespoke wall mounted mirrored vanity unit with integrated feature lighting
- ☐ Ceramic wall tiles to wet areas in bathrooms and W.C.'s
- ☐ Ceramic floor tiles
- ☐ Chrome Crosswater thermostatic wall mounted shower valve with handset
- ☐ Chrome Crosswater single lever basin taps
- ☐ Clear glass shower screen with chrome fittings

ENTRANCE LOBBY AND COMMUNAL AREAS

- ☐ Fully tiled hotel style communal entrance foyer with associated artwork
- ☐ Bespoke wooden concierge desk
- ☐ Feature pendant lighting
- ☐ Carpeted stairs and common corridors
- ☐ Individual post box for each flat

GENERAL

- ☐ Walls and ceilings in white matt finish
- ☐ Internal door furniture in dark bronze
- ☐ Oak Rustic Grey Laminate finished flooring to living areas and hallways
- ☐ Bronze finish light switches
- ☐ Recessed low energy LED downlights
- ☐ Terrestrial & satellite TV (Sky +), FM radio and telephone/ broadband sockets to reception rooms
- ☐ Thermostatically controlled underfloor central heating to all rooms
- ☐ Openable Sealed double glazed windows

BEDROOMS

- ☐ Fully fitted carpets to all bedrooms
- ☐ Built in bespoke wardrobes in all master bedrooms

GYM

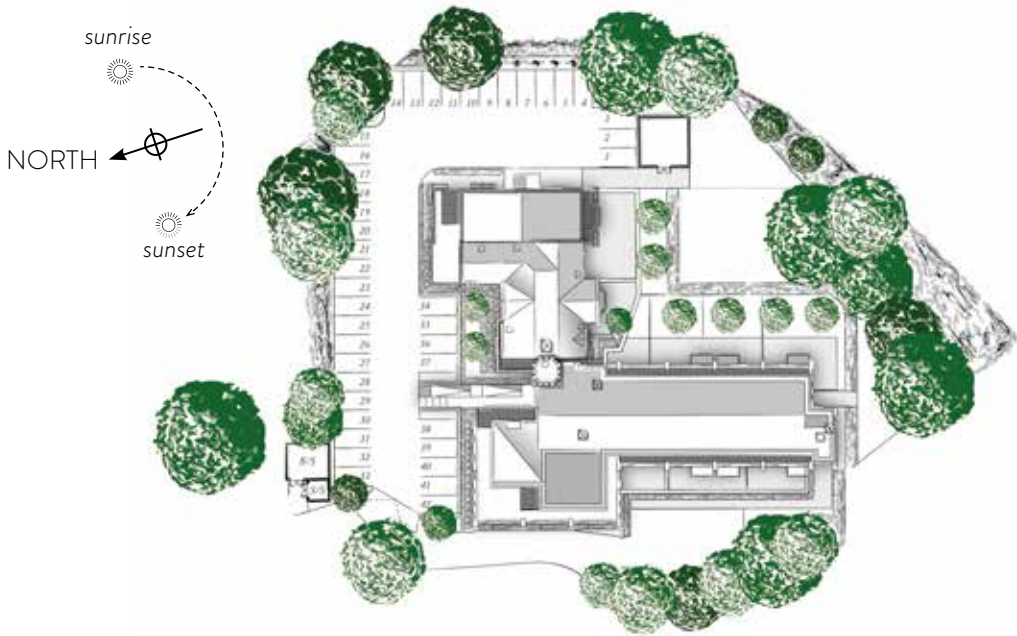
- ☐ Comfort cooling
- ☐ Treadmill, crosstrainer, exercise bike, rowing machine, resistance weights and free weights/matted stretching area





ELVIAN HOUSE
GARDEN LEVEL

APARTMENT 1 STUDIO APARTMENT		
Total Area:	323 sq ft	30m ²
APARTMENT 2 3 BEDROOM APARTMENT		
Total Area:	872 sq ft	81m ²
APARTMENT 3 3 BEDROOM APARTMENT		
Total Area:	883 sq ft	82m ²
APARTMENT 4 1 BEDROOM APARTMENT		
Total Area:	452 sq ft	42m ²
APARTMENT 5 1 BEDROOM APARTMENT		
Total Area:	452 sq ft	42m ²



INTRODUCING
THE APARTMENTS
AT ELVIAN HOUSE

A collection of 50 apartments including studio, one, two and three bedrooms. All of these homes benefit from an open plan kitchen/living area and many benefit from a terrace.

Measurements are intended for guidance only and may vary.
The plots indicate general layout only which may vary from other plots.
Furniture is not included. WM denotes washing machine.
Please contact Sales Consultant for more information.



ELVIAN HOUSE

RAISED GROUND FLOOR

APARTMENT 6 | 1 BEDROOM APARTMENT

Total Area:	377 sq ft	35m ²
-------------	-----------	------------------

APARTMENT 7 | 1 BEDROOM APARTMENT

Total Area:	344 sq ft	32m ²
-------------	-----------	------------------

APARTMENT 8 | 2 BEDROOM APARTMENT

Total Area:	689 sq ft	64m ²
-------------	-----------	------------------

APARTMENT 9 | 1 BEDROOM APARTMENT

Total Area:	549 sq ft	51m ²
-------------	-----------	------------------

APARTMENT 10 | 2 BEDROOM APARTMENT

Total Area:	538 sq ft	50m ²
-------------	-----------	------------------

APARTMENT 11 | 1 BEDROOM APARTMENT

Total Area:	420 sq ft	39m ²
-------------	-----------	------------------

APARTMENT 12 | 2 BEDROOM APARTMENT

Total Area:	398 sq ft	37m ²
-------------	-----------	------------------

APARTMENT 13 | 1 BEDROOM APARTMENT

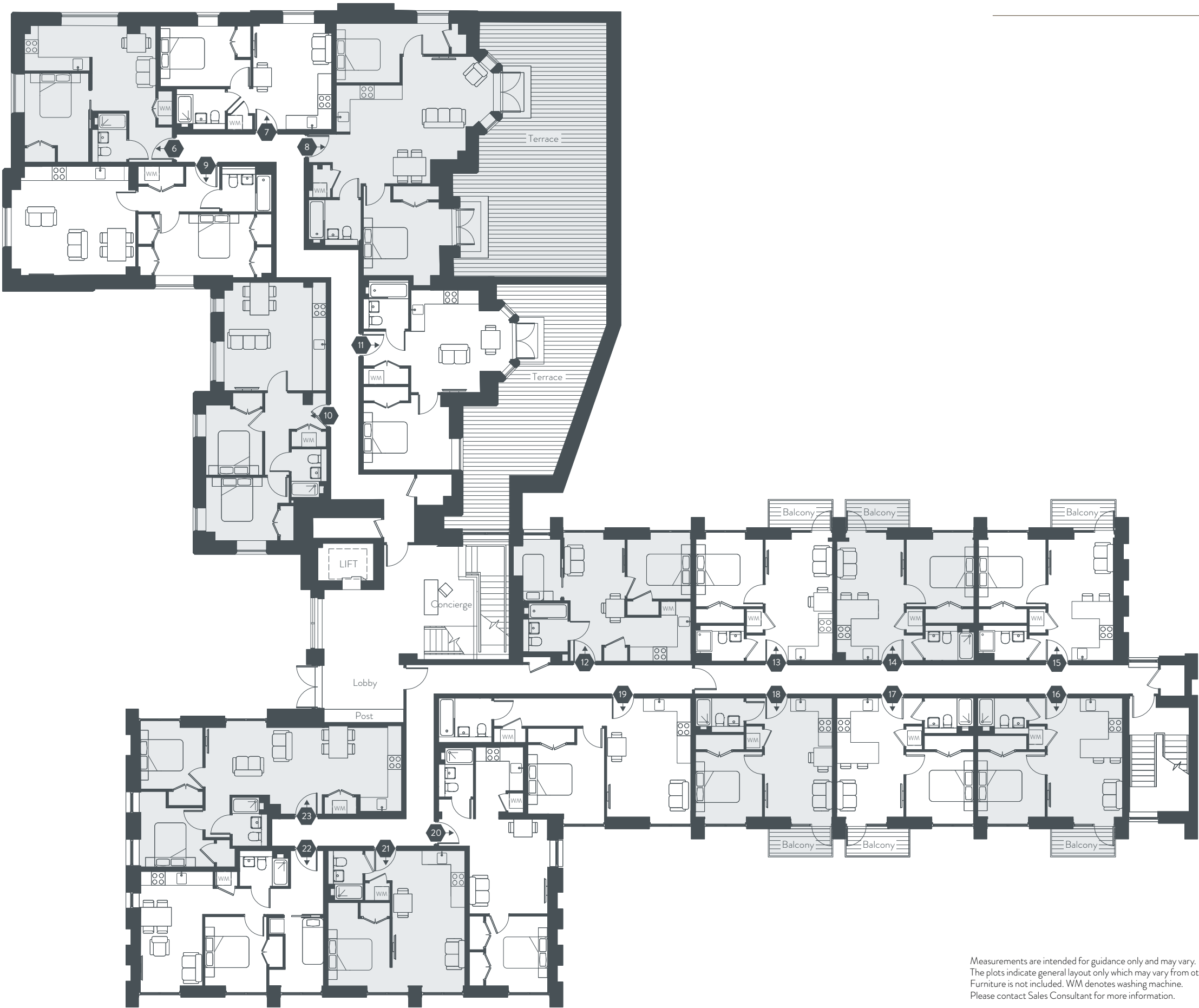
Total Area:	334 sq ft	31m ²
-------------	-----------	------------------

APARTMENT 14 | 1 BEDROOM APARTMENT

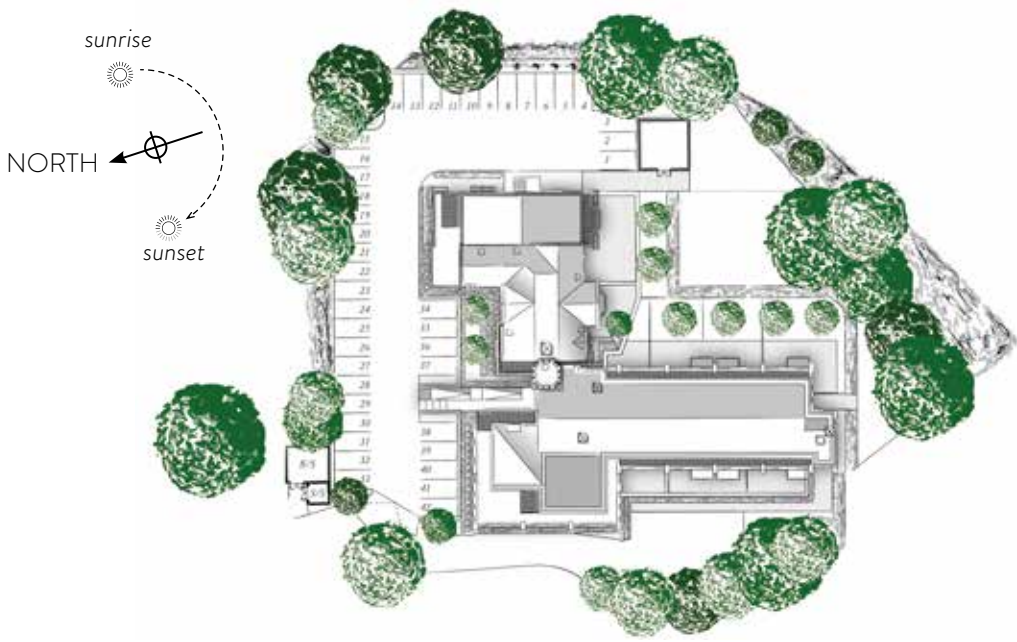
Total Area:	334 sq ft	31m ²
-------------	-----------	------------------

APARTMENT 15 | 1 BEDROOM APARTMENT

Total Area:	323 sq ft	30m ²
-------------	-----------	------------------



Measurements are intended for guidance only and may vary.
The plots indicate general layout only which may vary from other plots.
Furniture is not included. WM denotes washing machine.
Please contact Sales Consultant for more information.



APARTMENT 16 | 1 BEDROOM APARTMENT

Total Area:	344 sq ft	32m ²
-------------	-----------	------------------

APARTMENT 17 | 1 BEDROOM APARTMENT

Total Area:	323 sq ft	30m ²
-------------	-----------	------------------

APARTMENT 18 | 1 BEDROOM APARTMENT

Total Area:	323 sq ft	30m ²
-------------	-----------	------------------

APARTMENT 19 | 1 BEDROOM APARTMENT

Total Area:	463 sq ft	43m ²
-------------	-----------	------------------

APARTMENT 20 | 1 BEDROOM APARTMENT

Total Area:	398 sq ft	37m ²
-------------	-----------	------------------

APARTMENT 21 | STUDIO APARTMENT

Total Area:	366 sq ft	34m ²
-------------	-----------	------------------

APARTMENT 22 | 2 BEDROOM APARTMENT

Total Area:	452 sq ft	42m ²
-------------	-----------	------------------

APARTMENT 23 | 2 BEDROOM APARTMENT

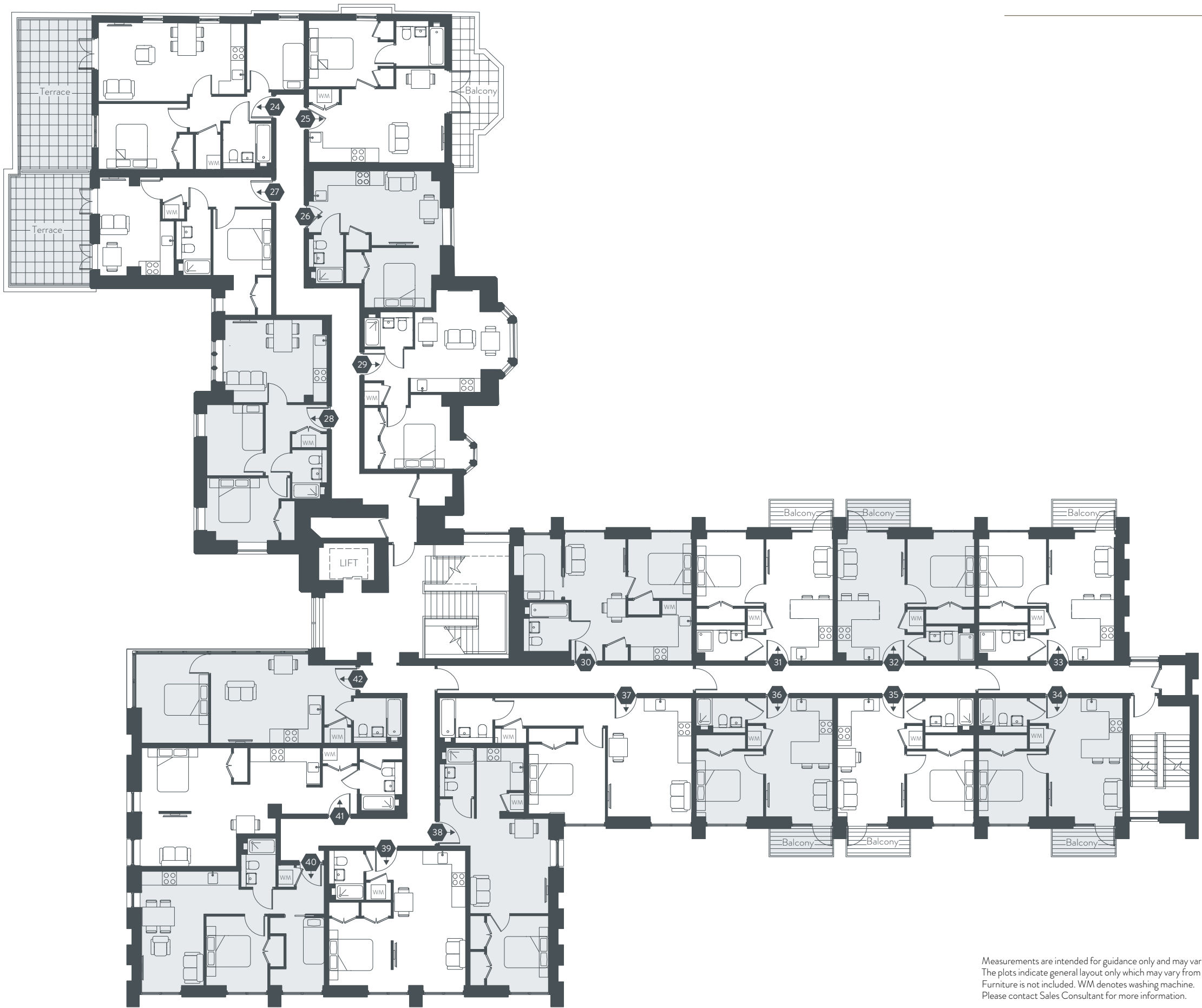
Total Area:	570 sq ft	53m ²
-------------	-----------	------------------



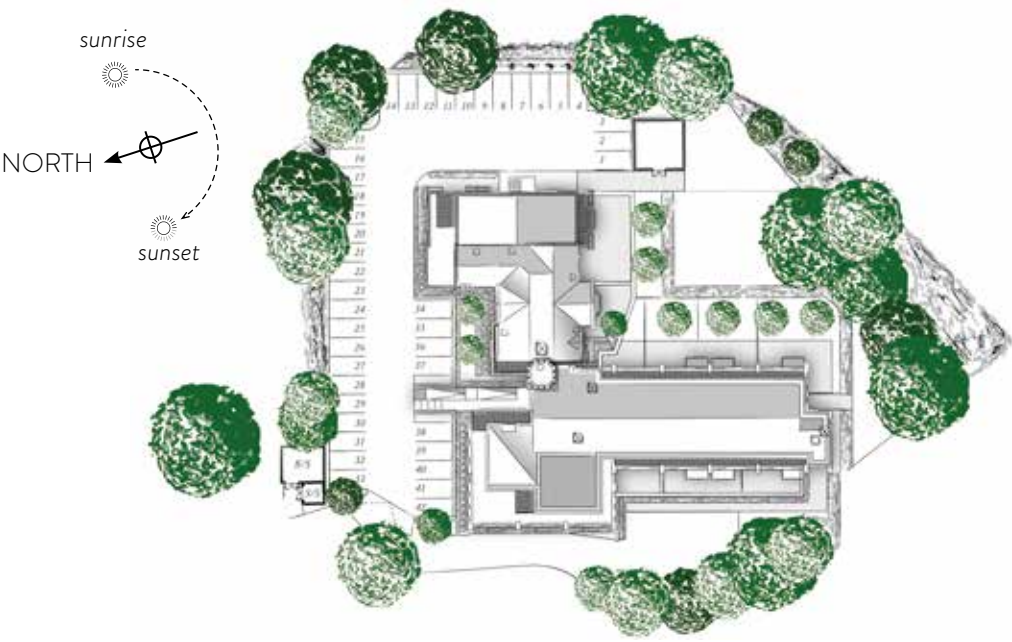
ELVIAN HOUSE

FIRST FLOOR

APARTMENT 24 2 BEDROOM APARTMENT		
Total Area:	549 sq ft	51m ²
APARTMENT 25 1 BEDROOM APARTMENT		
Total Area:	388 sq ft	36m ²
APARTMENT 26 STUDIO APARTMENT		
Total Area:	323 sq ft	30m ²
APARTMENT 27 1 BEDROOM APARTMENT		
Total Area:	366 sq ft	34m ²
APARTMENT 28 2 BEDROOM APARTMENT		
Total Area:	463 sq ft	43m ²
APARTMENT 29 1 BEDROOM APARTMENT		
Total Area:	366 sq ft	34m ²
APARTMENT 30 2 BEDROOM APARTMENT		
Total Area:	398 sq ft	37m ²
APARTMENT 31 1 BEDROOM APARTMENT		
Total Area:	334 sq ft	31m ²
APARTMENT 32 1 BEDROOM APARTMENT		
Total Area:	334 sq ft	31m ²
APARTMENT 33 1 BEDROOM APARTMENT		
Total Area:	323 sq ft	30m ²
APARTMENT 34 1 BEDROOM APARTMENT		
Total Area:	344 sq ft	32m ²



Measurements are intended for guidance only and may vary.
The plots indicate general layout only which may vary from other plots.
Furniture is not included. WM denotes washing machine.
Please contact Sales Consultant for more information.



APARTMENT 35 1 BEDROOM APARTMENT		
Total Area:	323 sq ft	30m ²
APARTMENT 36 1 BEDROOM APARTMENT		
Total Area:	323 sq ft	30m ²
APARTMENT 37 1 BEDROOM APARTMENT		
Total Area:	463 sq ft	43m ²
APARTMENT 38 1 BEDROOM APARTMENT		
Total Area:	398 sq ft	37m ²
APARTMENT 39 STUDIO APARTMENT		
Total Area:	366 sq ft	34m ²
APARTMENT 40 2 BEDROOM APARTMENT		
Total Area:	441 sq ft	41m ²
APARTMENT 41 STUDIO APARTMENT		
Total Area:	452 sq ft	42m ²
APARTMENT 42 1 BEDROOM APARTMENT		
Total Area:	420 sq ft	39m ²



ELVIAN HOUSE
SECOND FLOOR

APARTMENT 43 | 1 BEDROOM APARTMENT

Total Area:	377 sq ft	35m ²
-------------	-----------	------------------

APARTMENT 44 | 1 BEDROOM APARTMENT

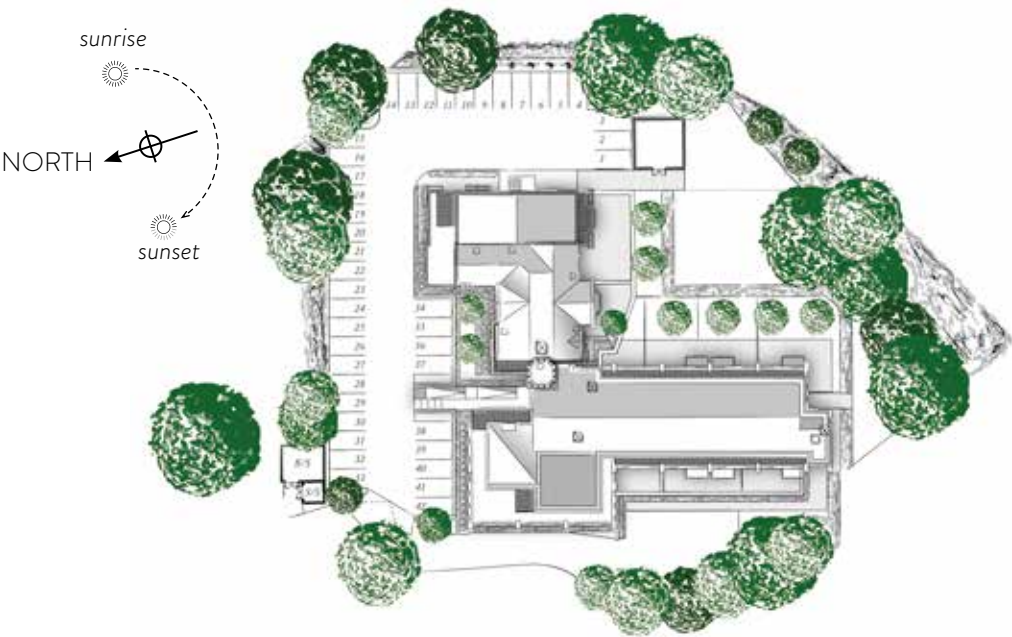
Total Area:	366 sq ft	34m ²
-------------	-----------	------------------

APARTMENT 45 | 1 BEDROOM APARTMENT

Total Area:	366 sq ft	34m ²
-------------	-----------	------------------

APARTMENT 46 | 1 BEDROOM APARTMENT

Total Area:	334 sq ft	31m ²
-------------	-----------	------------------



APARTMENT 47 | 1 BEDROOM APARTMENT

Total Area:	452 sq ft	42m ²
-------------	-----------	------------------

APARTMENT 48 | 2 BEDROOM APARTMENT

Total Area:	667 sq ft	62m ²
-------------	-----------	------------------

APARTMENT 49 | 2 BEDROOM APARTMENT

Total Area:	678 sq ft	63m ²
-------------	-----------	------------------

APARTMENT 50 | 1 BEDROOM APARTMENT

Total Area:	441 sq ft	41m ²
-------------	-----------	------------------

Measurements are intended for guidance only and may vary.
The plots indicate general layout only which may vary from other plots.
Furniture is not included. :||: Denotes rooflight. WM denotes washing machine.
--- Reduced head height. Please contact Sales Consultant for more information.

KNOWLEDGE AND CREATIVITY
IS THE HEART OF EVERY PROPERTY



A BOLD, IMAGINATIVE APPROACH TO COMMERCIAL,
RESIDENTIAL AND MIXED-USE PROPERTY DEVELOPMENT.

At Epsilon, everyone in our team has the same goal: to identify, design, manage and complete outstanding developments that result in desirable working environments and extraordinary homes.

With years of professional experience and a proven track record of collaboration with investors, agents, financial institutions and fellow developers, we have the commercial strength and the creative flair to work on a range of projects – from renovating listed buildings to producing the latest in contemporary office space.

Our fundamental commitment to excellence in every development drives each decision we make, and gives our partners absolute confidence in our ability to deliver exceptional results.



Photography is indicative only.



ELVIAN HOUSE // NIXEY CLOSE // SLOUGH // SL1 1GN
WWW.ELVIANHOUSE.COM



EPSILON REAL ESTATE PARTNERS
20 THAYER STREET,
LONDON W1U 2DD
WWW.EPSILONREP.COM
TEL: 0203 875 9300



It is not possible in a brochure of this nature to do more than give a general impression of the range, quality and variety of the homes we have on offer. The computer generated imagery, floorplans, configurations, specification and layouts are included for guidance only. The properties may vary in terms of elevational designs details, position and materials used. Such changes are due to our commitment to creating homes of individual character, although similar to others. We operate a policy of continuous product development so there may be material differences between the accommodation depicted in our literature and that on offer on any particular development or at different times during the progress of any development. Maps are not drawn to scale. All photography is of the local area or lifestyle imagery and is indicative only. Help to Buy is subject to terms and conditions, please ask our Sales Consultant for further details. Designed and produced by ThinkBDW 01206 546965 11/17 171042

