



BERKSHIRE



# MONACO HOUSE

A superb collection of 1, 2 & 3 bedroom apartments in the popular riverside town of Maidenhead, in the Royal County of Berkshire.

These spacious and well-appointed homes are conveniently located for shops, entertainment, bars, restaurants and cafés.

The town centre – which is undergoing a major regeneration programme – and the mainline Crossrail station are both within walking distance.

Monaco House is situated on Vanwall Park which was home to the globally renowned Formula One team of the 1950s. The 1958 Portuguese Grand Prix was won by Stirling Moss in a Vanwall.





# 1954

**1954**

The first actual Vanwalls were known as Vanwall Specials and were built for the new Formula 1 regulations in 1954 at Cox Green, now Vanwall Park

**1954**

The car debuted in a Grande Epreuve in the 1954 British Grand Prix

**1956**

Stirling Moss drove the car to victory at Syracuse

**1958**

Vanwall became the first team to win the Constructors' Championship

**1961**

Last competitive race

## RACING INTO THE HISTORY BOOKS



*Sir Stirling Moss*

"I love to feel a racing car around me, the way it holds me. I love to make it do all that it was built to do, and then a little bit more."



# A NEW LEVEL OF LUXURY

**MONACO HOUSE APARTMENTS ARE DESIGNED TO A HIGH SPECIFICATION WHERE NO DETAIL HAS BEEN LEFT TO CHANCE. RESIDENTS WILL ENJOY BEAUTIFUL INTERIORS AND THOUGHTFULLY LANDSCAPED COMMUNAL AREAS. SO WHETHER YOU ARE COMMUTING OR WORKING FROM HOME, YOU WILL FIND THE SPACE, COMFORT AND FLEXIBILITY TO LIVE LIFE YOUR WAY.**



MONACO HOUSE

MONACO HOUSE



# SITEPLAN

- 1 Main entrance
- 2 Allocated private parking
- 3 Secure cycle store
- 4 Bin store
- 5 Maiden House  
- residential apartments







# WELCOME HOME



## WELCOME HOME

The quality of Monaco House is apparent as soon as you enter the building and step into the stunning communal corridors. You'll take the lift and find your way to your apartment along hallways with Toscana oak laminate flooring and LED downlighters.

Every apartment has a video intercom, and solar roof panels will help reduce the cost of electricity in the management fee.







Photography of Monaco House, apartment 14

# IMAGINATIVELY DESIGNED



Photography of Monaco House, apartment 14

The spacious open-plan living and dining area features large windows that create a light-filled and airy ambience by day while, by night, the space is cosy and comfortable. Underfoot, there is warm and welcoming wood flooring, practical as well as stylish. Phone and TV points are ready to connect to your preferred supplier, and stainless steel light and power switches provide a smart finishing touch.



# *DISCOVER YOUR INNER CHEF IN THE STYLISH KITCHEN*

Imaginatively designed to work for you, the kitchen area is a pleasing mix of style and practicality. The cabinets are finished with on-trend gloss white, with recessed handles for a streamlined profile. Worktops are in quartz steel with matching upstands, and there is a wealth of a wealth of Bosch and Hotpoint integrated appliances.



Lifestyle photography, indicative only



Photography of Monaco House, apartment 3





## YOUR RETREAT

Generously-sized bedrooms feature soft-to-the-touch carpet and fitted wardrobes to some bedrooms.\* In the second and third bedroom\*\*, there is ample space for free-standing storage and desk space to work from home.



# A SENSE OF PEACE AND SERENITY

Bathrooms and ensuites are finished with pewter porcelain floor tiles which perfectly offset the white sanitaryware. A chrome towel warmer and wall mirror add stylish touches.

*A bathroom  
to linger in*





# HIGHEST STANDARDS OF QUALITY

## KITCHEN/ LIVING ROOM

- Series wood 10mm laminate flooring - Toscana oak
- Clerkenwell Gloss White cupboards and cabinets
- Hotpoint built-in fridge freezer, dishwasher and washer/dryer
- Hot water radiator
- Bosch electric oven and hob
- Bosch extractor fan
- LED downlights
- Stainless steel light and power fittings and sockets throughout

## HALLWAYS

- Series wood 10mm laminate flooring - Toscana oak
- Internal panel doors - Linear smooth FD30 fire doors
- Hot water radiator
- LED downlights

## BATHROOMS

- Balina LED mirror with shaver socket
- K-Vit Purity Ash Grey 600mm wall hung vanity unit with drawers and basin
- Kartell square wall hung WC and soft-close seat with stone countertop shelving
- Floor and wall tiles
- Kartell bath with bath screen and Kartell mode bath mixer
- Kartell square exposed twin thermostatic mixer bar valve with handheld rail kit to shower
- LED downlights
- Kartell towel radiator

## BEDROOMS

- Carpets
- Hot water radiator
- LED downlights

## ENSUITES

- Balina LED mirror with shaver socket
- K-Vit Purity Ash Grey 600mm wall hung vanity unit with drawers and basin
- Kartell square wall hung WC and soft-close seat
- Floor and wall tiles
- Kartell shower trays with sliding shower doors
- Kartell square exposed twin thermostatic mixer bar valve with handheld rail kit to shower
- LED downlights
- Kartell towel radiator

## PEACE OF MIND

- 10-year new build warranty
- High speed broadband
- Video Intercom
- One allocated parking space per apartment
- Wired for satellite to be connected by occupier
- Cycle store
- Bin store
- Smoke alarms
- Building is managed by Neil Kurz Ltd
- Outside space to the ground floor apartments

Subject to change.  
Composition of materials and finishes, indicative only.



*Quality stylish touches,  
down to the smallest detail*







# QUALITY REDEFINED

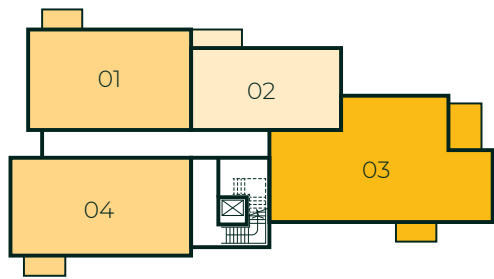
MONACO HOUSE COMPRISES  
14 BEAUTIFULLY APPOINTED APARTMENTS  
WITH LUXURY FIXTURES AND FITTINGS



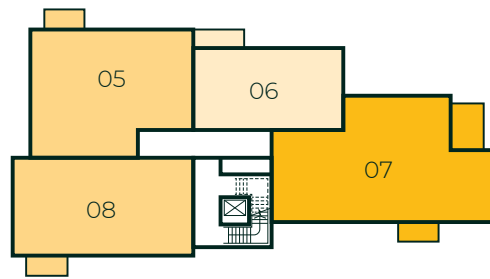
# YOUR GUIDE TO THE APARTMENTS

The spacious apartments are arranged over four floors, with lift and stairs access from the ground-floor lobby. The layouts are planned to optimise use of space and light, creating homes ideally adapted to modern lifestyles.

**GROUND FLOOR**



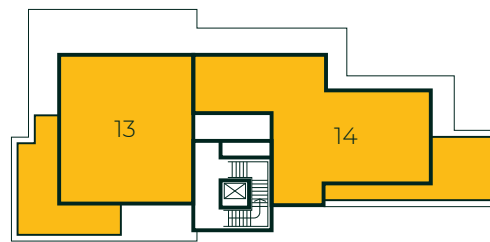
**FIRST FLOOR**



**SECOND FLOOR**



**THIRD FLOOR**



**Key**

- 1 Bedroom apartments
- 2 Bedroom apartments
- 3 Bedroom apartments

## APARTMENT LOCATOR

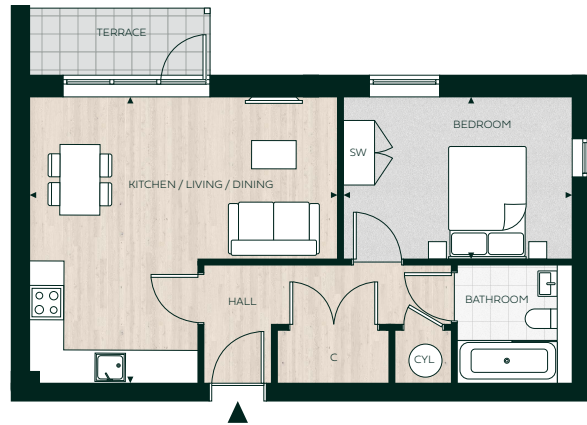
Apartment No.	Beds	Page No.
Ground Floor		
01	Two Bedrooms	27
02	One Bedroom	26
03	Three Bedrooms	32
04	Two Bedrooms	28
First Floor		
05	Two Bedrooms	30
06	One Bedroom	26
07	Three Bedrooms	32
08	Two Bedrooms	29
Second Floor		
09	Two Bedrooms	30
10	One Bedroom	26
11	Three Bedrooms	32
12	Two Bedrooms	29
Third Floor		
13	Two Bedrooms	31
14	Three Bedrooms	33



# ONE BEDROOM APARTMENT

Ground Floor Apartment: 02  
 First Floor Apartment: 06\*  
 Second Floor Apartment: 10\*

\*Apartments 06 & 10 have a balcony in place of terrace



## DIMENSIONS

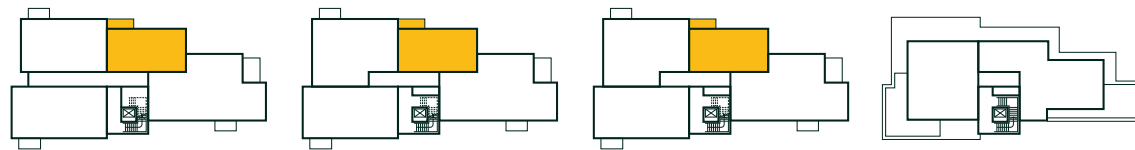
Total Area	50.0 sq m	538 sq ft
Kitchen / Living / Dining	4.7m x 5.08m	15' 5" x 16' 8"
Bedroom 1	4.73m x 2.89m	15' 6" x 9' 6"
Terrace	3.7 sq m	40 sq ft

### GROUND FLOOR

### FIRST FLOOR

### SECOND FLOOR

### THIRD FLOOR



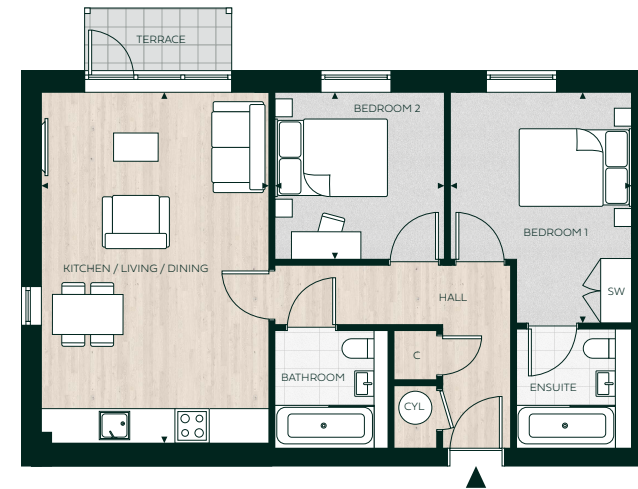
## KEY

◀▶ Measurement Points C Cupboard W Wardrobe SW Space for Wardrobe

Floorplans shown for Monaco House are for approximate measurements only. Exact layouts and sizes may vary. All measurements may vary within a tolerance of 5% and are to the maximum room dimensions. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture. Furniture layouts are indicative only. Kitchen layout indicative only and subject to change. Apartment areas are provided as gross internal areas under the RICS measuring practice. Please ask Sales Consultant for further information.

# TWO BEDROOM APARTMENT

Ground Floor apartment: 01



## DIMENSIONS

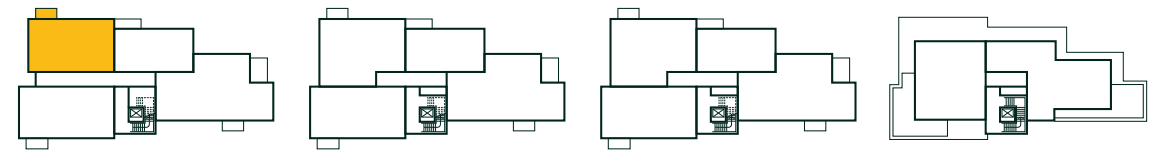
Total Area	65.8 sq m	708 sq ft
Kitchen / Living / Dining	4.05m x 6.19m	13' 3" x 20' 3"
Bedroom 1	3.24m x 4.06m	10' 8" x 13' 3"
Bedroom 2	3.02m x 2.90m	9' 11" x 9' 6"
Terrace	2.85 sq m	30 sq ft

### GROUND FLOOR

### FIRST FLOOR

### SECOND FLOOR

### THIRD FLOOR



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# TWO BEDROOM APARTMENT

Ground Floor Apartment: 04



## DIMENSIONS

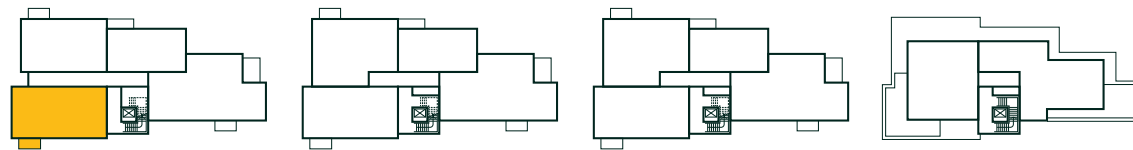
Total Area	70.9 sq m	763 sq ft
Kitchen / Living / Dining	4.58m x 6.07m	15' 0" x 19' 11"
Bedroom 1	3.64m x 3.87m	11' 11" x 12' 8"
Bedroom 2	3.10m x 2.85m	10' 2" x 9' 4"
Terrace	2.85 sq m	30 sq ft

### GROUND FLOOR

### FIRST FLOOR

### SECOND FLOOR

### THIRD FLOOR



### KEY

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# TWO BEDROOM APARTMENT

First Floor Apartment: 08  
Second Floor Apartment: 12



## DIMENSIONS

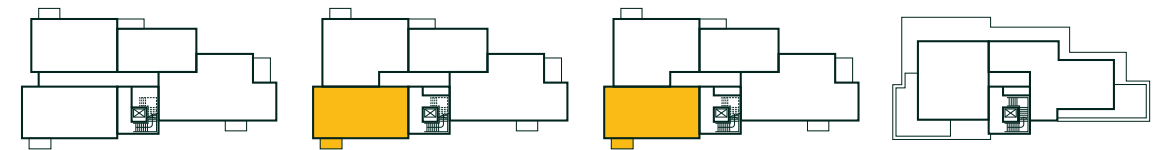
Total Area	70.9 sq m	763 sq ft
Kitchen / Living / Dining	4.58m x 6.15m	15' 0" x 20' 2"
Bedroom 1	3.64m x 3.91m	11' 11" x 12' 10"
Bedroom 2	3.23m x 2.89m	10' 7" x 9' 6"
Balcony	2.75 sq m	29 sq ft

### GROUND FLOOR

### FIRST FLOOR

### SECOND FLOOR

### THIRD FLOOR



### KEY

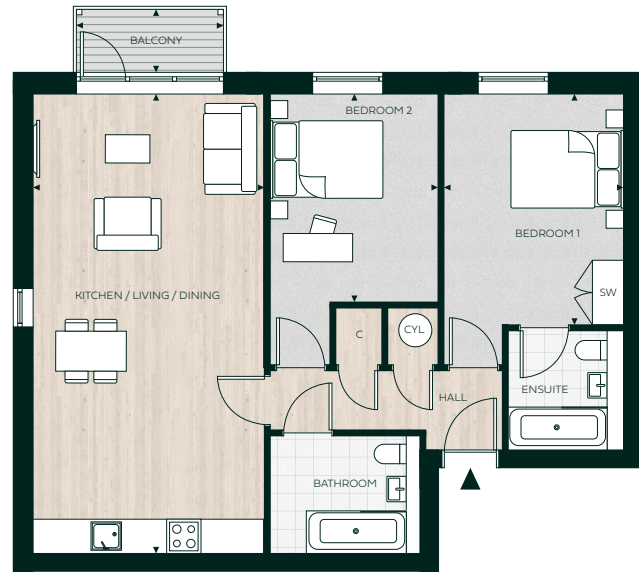
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# TWO BEDROOM APARTMENT

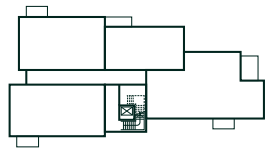
First Floor Apartment: 05  
Second Floor Apartment: 09



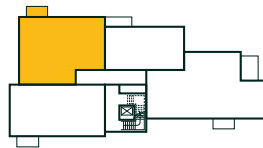
## DIMENSIONS

Total Area	79.0 sq m	850 sq ft
Kitchen / Living / Dining	4.09m x 8.16m	13' 5" x 26' 9"
Bedroom 1	3.21m x 4.15m	10' 6" x 13' 7"
Bedroom 2	2.98m x 3.65m	9' 9" x 11' 7"
Balcony	2.85 sq m	30 sq ft

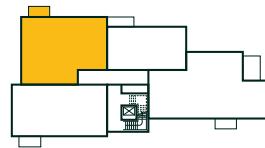
### GROUND FLOOR



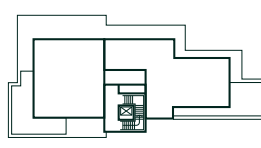
### FIRST FLOOR



### SECOND FLOOR



### THIRD FLOOR



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# TWO BEDROOM APARTMENT

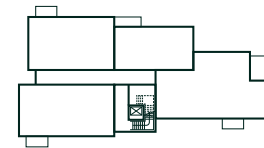
Third Floor Apartment: 13



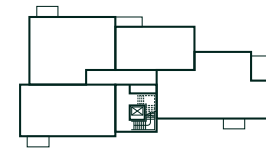
## DIMENSIONS

Total Area	82.2 sq m	884 sq ft
Kitchen / Living / Dining	8.62m x 4.08m	28' 3" x 13' 5"
Bedroom 1	2.86m x 5.39m	9' 5" x 17' 8"
Bedroom 2	3.45m x 3.06m	11' 4" x 10' 0"
Terrace	25.0 sq m	269 sq ft

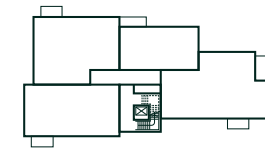
### GROUND FLOOR



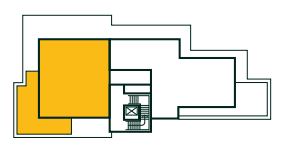
### FIRST FLOOR



### SECOND FLOOR



### THIRD FLOOR



## KEY

◀▶ Measurement Points C Cupboard W Wardrobe SW Space for Wardrobe

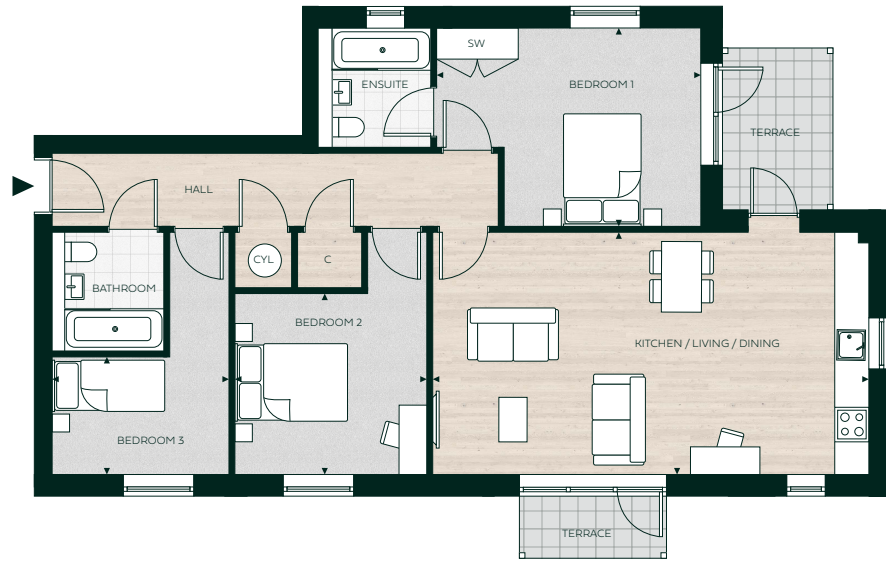
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# THREE BEDROOM APARTMENT

Ground Floor Apartment: 03  
 First Floor Apartment: 07\*  
 Second Floor Apartment: 11\*

\*Apartments 07 & 11 have a balcony in place of terrace



## DIMENSIONS

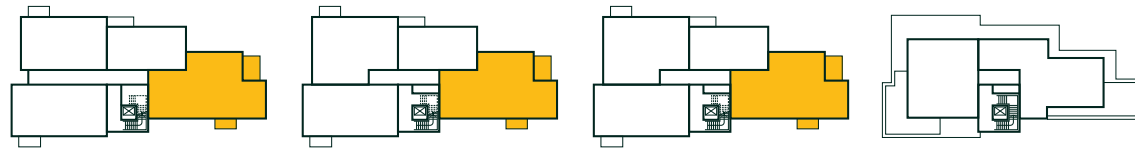
Total Area	93.5 sq m	1,006 sq ft
Kitchen / Living / Dining	7.60m x 4.25m	24' 11" x 13' 11"
Bedroom 1	4.69m x 3.48m	15' 5" x 11' 5"
Bedroom 2	3.41m x 3.16m	11' 2" x 10' 4"
Bedroom 3	3.16m x 2.10m	10' 4" x 6' 11"
Terrace 1	2.70m x 1.15m	8' 10" x 3' 9"
Terrace 2	4.0 sq m	43 sq ft

### GROUND FLOOR

### FIRST FLOOR

### SECOND FLOOR

### THIRD FLOOR



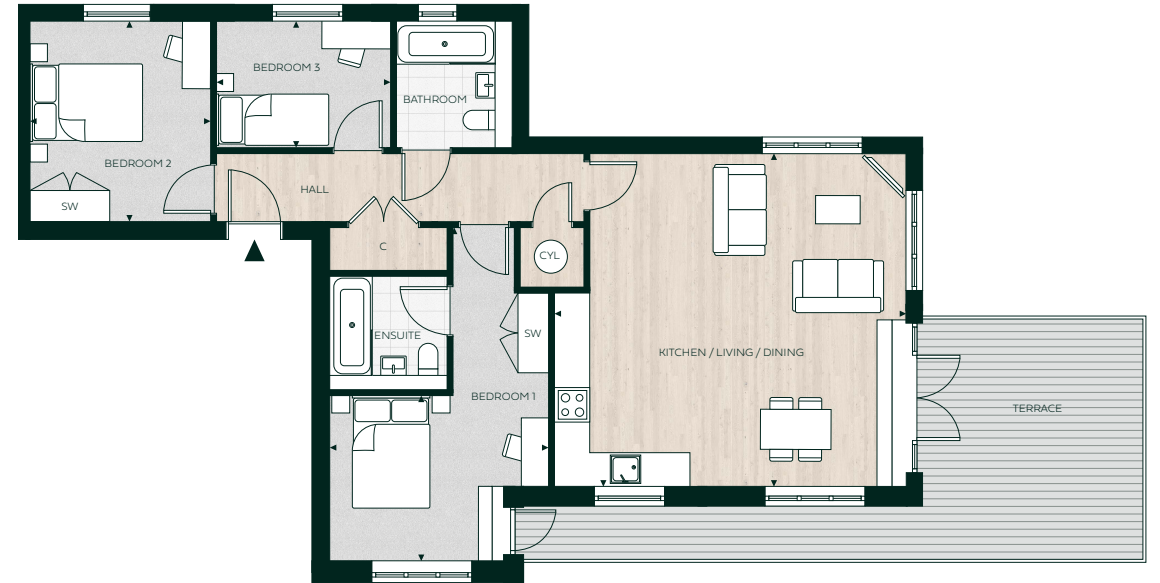
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# THREE BEDROOM APARTMENT

Third Floor Apartment: 14



## DIMENSIONS

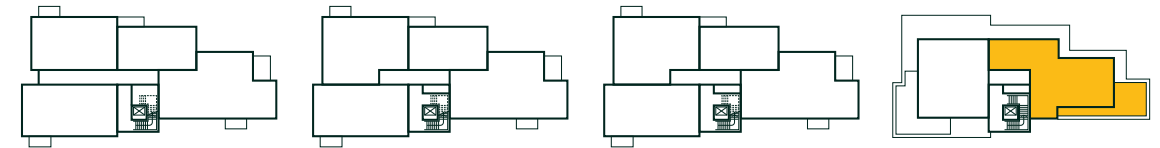
Total Area	90.1 sq m	969 sq ft
Kitchen / Living / Dining	6.25m x 5.87m	20' 6" x 19' 3"
Bedroom 1	3.86m x 2.49m	12' 8" x 8' 2"
Bedroom 2	3.23m x 3.57m	10' 7" x 11' 8"
Bedroom 3	3.07m x 2.28m	10' 1" x 7' 5"
Terrace	23.0 sq m	247 sq ft

### GROUND FLOOR

### FIRST FLOOR

### SECOND FLOOR

### THIRD FLOOR



## KEY

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# *FOR WORK OR PLAY*

**MAIDENHEAD IS THE IDEAL LOCATION WITH  
AN EASY COMMUTE TO LONDON, READING AND  
OTHER EMPLOYMENT AND EDUCATIONAL HUBS**

# WITHIN EASY REACH

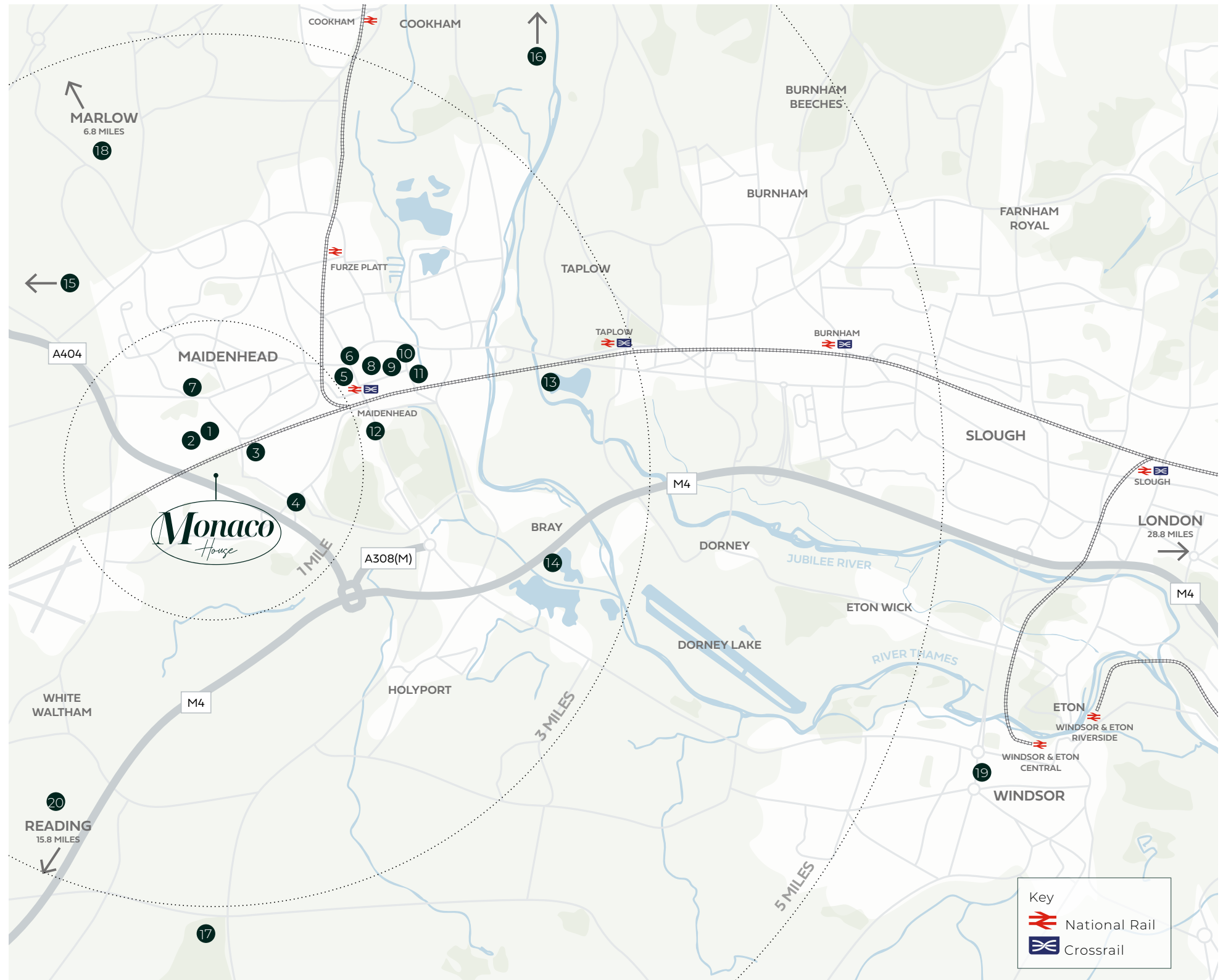
Maidenhead is a great base for exploring the surrounding area. Marlow, Windsor and Henley on Thames are all nearby. Close to home, you will find all the essentials of daily life – from a parade of useful shops to a brand new state-of-the-art leisure centre – right on your doorstep.

## WALKING DISTANCE

- 1 Wootton Way Shops
  - Sainsbury's Local
  - Oh My Cod, Fish & Chips
  - Altwood Pharmacy
  - Wootton Wines
  - The Hair & Beauty Studio
  - Ruchi Takeaway
- 2 Norden Farm
- 3 Desborough Park
- 4 Holiday Inn Gym
- 5 Maidenhead Crossrail Station
- 6 Maidenhead Town Centre
- 7 Boyn Grove Park

## FURTHER AFIELD

- 8 Bakedd 2.4 miles
- 9 Sauce and Flour 2.4 miles
- 10 F45 Training Gym 2.5 miles
- 11 Coppa Club 2.6 miles
- 12 Braywick Leisure Centre 2.6 miles
- 13 Taplow Lake 3.7 miles
- 14 Bray Lake 4.1 miles
- 15 Temple Golf Club 4.3 miles
- 16 Winter Hill Golf Club 4.9 miles
- 17 Birds Hills Golf Club 4.9 miles
- 18 Marlow 6.8 miles
- 19 Windsor 7 miles
- 20 Reading 15.8 miles



Map is indicative only. Locations shown are approximate. Distances are from Monaco House. Source: google.com/maps



# EXCELLENT CONNECTIONS

The train line connects with London, Reading, Oxford and the south west. The M4, M40 and M25 motorways are all easily accessible from Monaco House. Maidenhead is also a main station on the western section of Crossrail, which is now complete.



Cycling/walking from Monaco House\*

*Bike it to the station*

## WOOTTON WAY SHOPS

3/8 mins

## DESBOROUGH PARK

3/8 mins

## NORDEN FARM

3/11 mins

## COPPA CLUB

2.7 miles

## HOLIDAY INN GYM

5/14 mins

## MAIDENHEAD STATION

8/25 mins



From Maidenhead Train Station\*\*

## TAPLOW

3 mins

## SLOUGH

8 mins

## WEST DRAYTON

19 mins

## LONDON PADDINGTON

21 mins

## EALING BROADWAY

32 mins



From Maidenhead Crossrail Station\*\*

## PADDINGTON

35 mins

## BOND STREET

39 mins

## TOTTENHAM COURT ROAD

40 mins

## LIVERPOOL STREET

46 miles

## CANARY WHARF

55 mins



Driving from Monaco House\*

## MARLOW

6 miles

## WINDSOR

7 miles

## HEATHROW

14 miles

## READING

15.8 miles

## LONDON

28.8 miles

\*Travel times and distances are from Monaco House at 7:30am on a weekday. Source: google.com/maps

\*\* Approximate travel times taken from Maidenhead Train Station. Source: www.nationalrail.co.uk and www.crossrail.co.uk



# EVERYTHING YOU NEED ON YOUR DOORSTEP

When you need to pick up a pint of milk, or fancy fish and chips for dinner, you won't have to go far from home. There is a good range of shops and more, including a supermarket, petrol station, pharmacy and sandwich bar, nearby from Monaco House. For everything else, the town centre is just a few minutes' walk, cycle or drive away.

## MAIDENHEAD HIGH STREET

*2 miles*

## OH MY COD

*0.6 miles*

## BAKEDD ARTISAN BAKERY & CAFÉ

*2.5 miles*

## COPPA CLUB

*2.7 miles*

## STARBUCKS ON THE GO

*0.7 miles*

## BOOTS

*2.3 miles*



# *NORDEN FARM A THRIVING ARTS CENTRE*

**A VIBRANT COMMUNITY ENTERTAINMENT VENUE  
WITH A WIDE AND AMBITIOUS PROGRAMME**



Just a 10-minute walk from Monaco House, Norden Farm is a place to learn too. Classes range from pilates, zumba and yoga, to beginners' acoustic guitar, to watercolour painting and zen drawing.

There are regular showings of mainstream and arthouse films, live music from rock to jazz to classical, and screenings of critically-acclaimed dramas, operas and shows from the top London theatres.



# LEISURE, SPORT & THE GREAT OUTDOORS

*Tee off at Temple Golf Club*



## DESBOROUGH PARK

*0.6 miles*

## BRAYWICK LEISURE CENTRE

*1.1 miles*

## BOYN GROVE PARK

*1.3 miles*

## TAPLOW LAKE

*3.4 miles*

## TEMPLE GOLF CLUB

*4.3 miles*

## COOKHAM MOOR, RIVER THAMES

*5.2 miles*

### EVERYTHING FOR OUTDOOR LIFE AND INDOOR SPORT AND FITNESS

Maidenhead boasts 30 public parks, including Desborough Park, adjacent to Monaco House. Within its 4.87 hectares of green open space are tennis, football and multi-use sports courts.

There are state-of-the-art indoor facilities at the brand new Braywick Leisure Centre, including a 25-metre swimming pool and 200-station gym. For golf enthusiasts Temple Golf Club combines a scenic, challenging 18-hole course with family-friendly membership packages. For water activities, head to The River Thames for boating and rowing, while Taplow Lake and Bray Lake offer excellent sailing, kayaking, water skiing and windsurfing.





**HAMILTON**  
DEVELOPMENT GROUP

# *ABOUT* **HAMILTON** *DEVELOPMENT GROUP*

Hamilton Development Group excel in creating inspiring contemporary homes that are perfectly suited to today's busy, connected lifestyles. Founded in 2010 by Simon Hamilton, we specialise in the restoration of overlooked and underused properties, turning them into quality residential or mixed-use developments. We have an extensive array of completed projects, including the conversion of former commercial premises to mixed-use schemes, refurbishment of family homes, construction of apartment blocks and the restoration of heritage buildings.

We pride ourselves on quality and peace of mind, which is why our apartments include a 10-year new home warranty.

[www.hamiltondevelopment.co.uk](http://www.hamiltondevelopment.co.uk)



Photography of Monaco House, apartment 3

MONACO HOUSE



BERKSHIRE

Vanwall Road,  
Maidenhead,  
Berkshire  
SL6 4FX

[www.monaco-house.com](http://www.monaco-house.com)

Sold by



39-41 High Street,  
Maidenhead SL6 1JF

01628 674234  
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