



# SIMMONS & SON



## Stoke Gardens, Slough, SL1 3QB

**Price £649,950 Leasehold**

Welcome to Stoke Gardens, Slough - a truly remarkable location for this stunning three-bedroom, duplex penthouse suite. This new build property offers luxurious living with breathtaking views of Windsor Castle.

Situated in a converted flat, this property boasts modern amenities and a spacious layout perfect for a growing family or those who love to entertain. With three well-appointed bedrooms and three stylish bathrooms, comfort and convenience are at the forefront of this home. Including a concierge service, cinema, a well-equipped gym, and more, all within the building. Additionally, the private rooftop garden presents breathtaking panoramic views towards Windsor, ideal for unwinding after a long day.

The highlight of this property is the duplex penthouse layout, offering a unique living experience with plenty of natural light and a sense of openness throughout. Imagine waking up to panoramic views of Windsor Castle every morning - a truly majestic sight to behold.

Whether you're looking for a peaceful retreat or a place to host gatherings with friends and family, this property has it all. Don't miss out on the opportunity to own a piece of luxury in this prime location. Contact us today to arrange a viewing and experience the beauty of this exceptional home for yourself.



# Stoke Gardens, Slough, Berkshire, SL1 3QB



- Restoration of the iconic Horlicks Factory, built in 1908
- Spacious and light industrial-inspired interiors
- Fantastic residents' facilities inside the building – concierge, gym and more
- Three Bedroom Duplex Penthouse
- 15 minutes to London Paddington by train
- 0.3 mile to Slough train station; 10 miles to Heathrow Airport
- Set in landscaped grounds with water features, play areas and cycle routes.
- A private rooftop garden offering panoramic views towards Windsor
- Current Ground Rent (£ per annum) - Peppercorn - Service Charge - Call to discuss
- Leasehold - 999 Years Remaining

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
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