

**IRON
HOUSE**
at The Metalworks

SevenCapital

IRON HOUSE

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Iron House at The Metalworks is a premier development of 65 luxury apartments, ideally located in the heart of Slough, a vibrant town in the Royal County of Berkshire just 20 miles from central London.



External
(illustrative purposes only)



Triple AAA Location

Situated just 200 metres from Crossrail, Iron House will make an attractive proposition for commuters and local residents alike. Crossrail is a new high frequency, high capacity railway that will create a 'door to door' connection to key locations across the heart of London. One of the most significant infrastructure projects ever undertaken, it will have a transformational impact on this already desirable location.

18
MINUTES
TO LONDON
(via train)

LOCATED
IN THE
HEART OF
SLOUGH



Tenant Demand

With nearly 16,000 professional jobs within the area and over 48,000 workers commuting from Slough to places such as Heathrow and London¹, Iron House is set to experience unprecedented tenant-demand, offering an ideal location to live, in luxury accommodation, within an affordable rental bracket for the majority of tenants, compared to London prices.





Investment Hotspot

Slough is currently the focus of substantial investment through the £450m Heart of Slough regeneration programme – on track to create 5000 new jobs and due to complete in 2018.

Thanks to the vision of the programme, which includes improved leisure facilities and increased commercial space, the town is emerging as the perfect place to live, work and play, making Iron House a unique opportunity to secure a stake in a town on the ascendency.

Town of Opportunity

Slough has a long-standing reputation for excellent employment opportunities. This thriving town has a £7.5 billion turnover and is home to the highest concentration of global corporate headquarters outside London, including Nintendo, Amazon and Mars, who manufactured the very first Mars Bar in the town back in 1932.

Iron House's location close to this booming business community in the heart of the M4 Thames Valley corridor and just a stone's throw from Slough station, with direct access to London, Reading and Oxford, makes it perfectly positioned for those looking to work close to home and commuters alike.

Slough *"the best place to live and work in 2017"*

 Thriving town, close to picturesque rural villages & parkland

£450 Million 'Heart of Slough' investment programme


18 minutes into London

5000 new jobs created

3rd Most productive town in the UK

£8bn economy
Twice the average of other UK towns

4,600 Business
87,000 Jobs



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Luxury Living

This high-end development provides real choice, with studios, one and two-bedroom homes available. Its unrivalled location, close to excellent road, rail and air transportation links, makes it particularly convenient for commuters and those looking for a quieter location close to the Capital.

The bustling town of Slough is a shoppers' paradise, with more than 120 stores under one roof at the Queensmere Observatory Shopping Centre – located just a short walk from Iron House.

A wide array of cafés, restaurants and bars are all within walking distance of the apartments, as well as country pubs aplenty just a short drive away in the picturesque rural villages of Berkshire. Some of the UK's best leisure attractions, including Windsor Castle, historic Eton, Royal Ascot and Legoland, are less than 20 minutes away.



Typical apartment interiors
(illustrative purposes only)

The Details

Iron House is set surrounding an attractive courtyard garden, complete 82 secure parking spaces for residents.

Inside each apartment you can expect a high specification finish, with contemporary fitted kitchens and integrated appliances.

Entry systems are fitted to every property, so you can be assured your apartment is safe and protected.

Providing additional peace of mind, all of our customers receive a 10-year structural guarantee on their apartments.

65 Luxury Apartments

7 Studio Apartments

34 2 Bed Apartments

24 1 Bed Apartments



Internal Specifications

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.

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.

Bedrooms

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

Flooring

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

Additional details

- Full furniture and accessory packs available for one and two bedroom.
- 10 year CML compliant warranty provided by Checkmate.



Walking

Slough Town Centre 10 minutes
 Slough Train Station 05 minutes

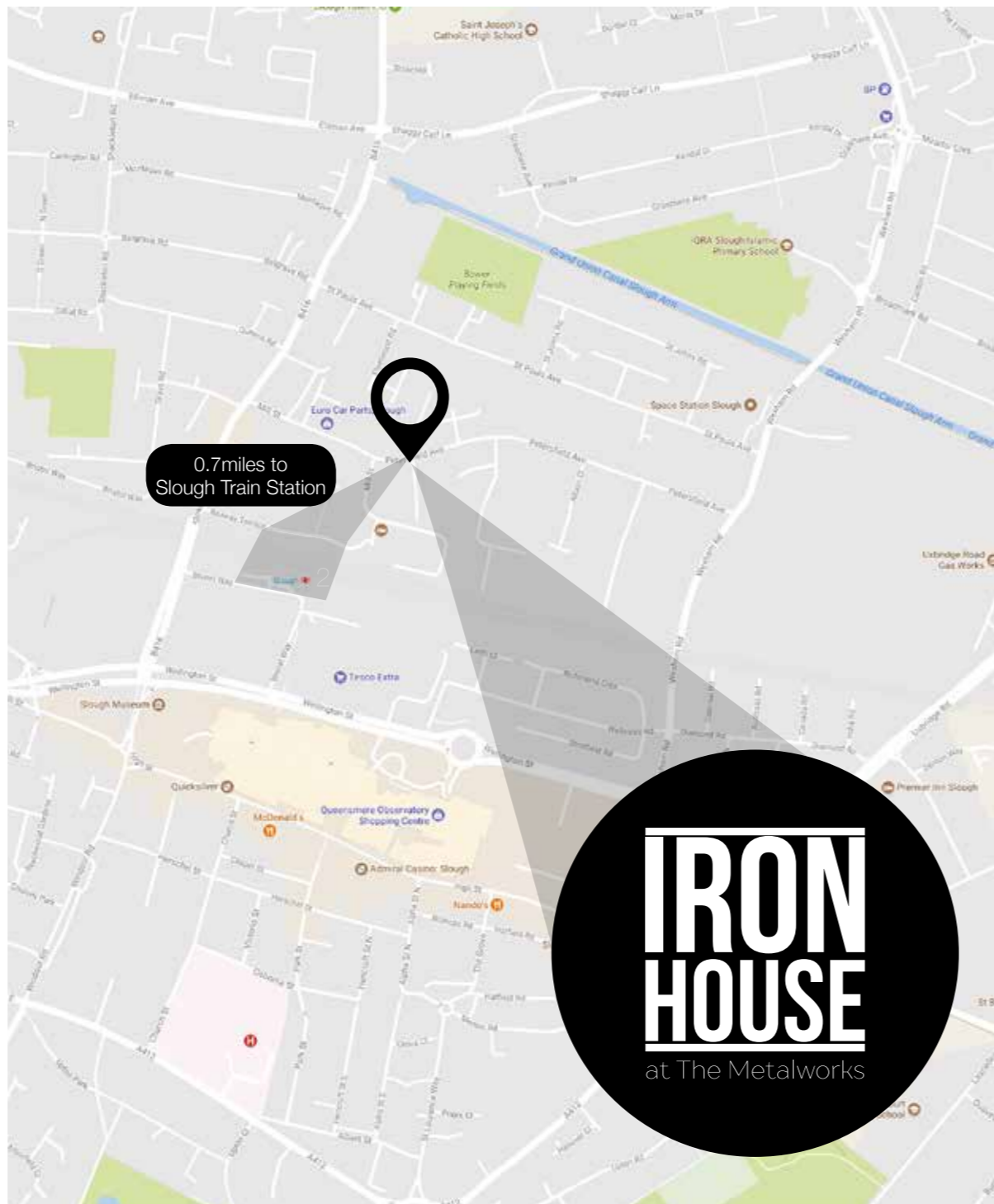
By Train

London Paddington 18 minutes
 From December 2019, the new Elizabeth Line will run 4 trains per hour in both directions, taking passengers 'door to door' to key locations across the heart of London:

Canary Wharf 46 minutes
 Bond Street 32 minutes
 Liverpool St 39 minutes
 Heathrow T4 23 minutes

By Car

Eton College 05 minutes
 Heathrow Airport 14 minutes
 Historic Windsor and Ascot 15 minutes
 M4 19 minutes



CrossRail Opens 2018

est. 200,000,000
 Annual Passengers

££££££££
 £14.8bn
 Funding

✈️ 23mins
 Direct to
 Heathrow

100KM
 Total Route Length



SevenCapital

SevenCapital specialises in transforming commercial spaces in key city centre locations into stunning residential apartments and also building brand new apartment complexes in equally desirable locations. We are a financially strong and experienced property developer, with our own construction company Colmore Tang, and an extensive portfolio spanning the residential, commercial and hospitality sectors.

Established in 2009, the company has gone from strength to strength and, in addition to offices in London and Birmingham, Seven Capital now has offices in Dubai and plans for further expansion. Whilst at the forefront of investment in Birmingham, our portfolio expands well beyond the Midlands with developments being built across the country, including the London commuter belt.



No. 1 Hagley Road,
Birmingham



The Quadrant,
Birmingham



Regency Place,
Birmingham



Churchill Place,
Basingstoke

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A development by

SevenCapital

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