



ELIZABETH
HOUSE



*Modern
Urban Living
In London's
Commuter Belt*

56-60 LONDON ROAD,
STAINES-UPON-THAMES, TW18 4HF



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Elizabeth House offers a rare opportunity to invest in a high-specification residential scheme at the heart of one of the South East's fastest-growing commuter towns. With strong rental demand, proximity to major employers and Heathrow Airport, and over £2.5bn in local regeneration funding, Elizabeth House combines long-term capital growth prospects with immediate tenant appeal. Explore the development, location, and market data in the sections ahead.

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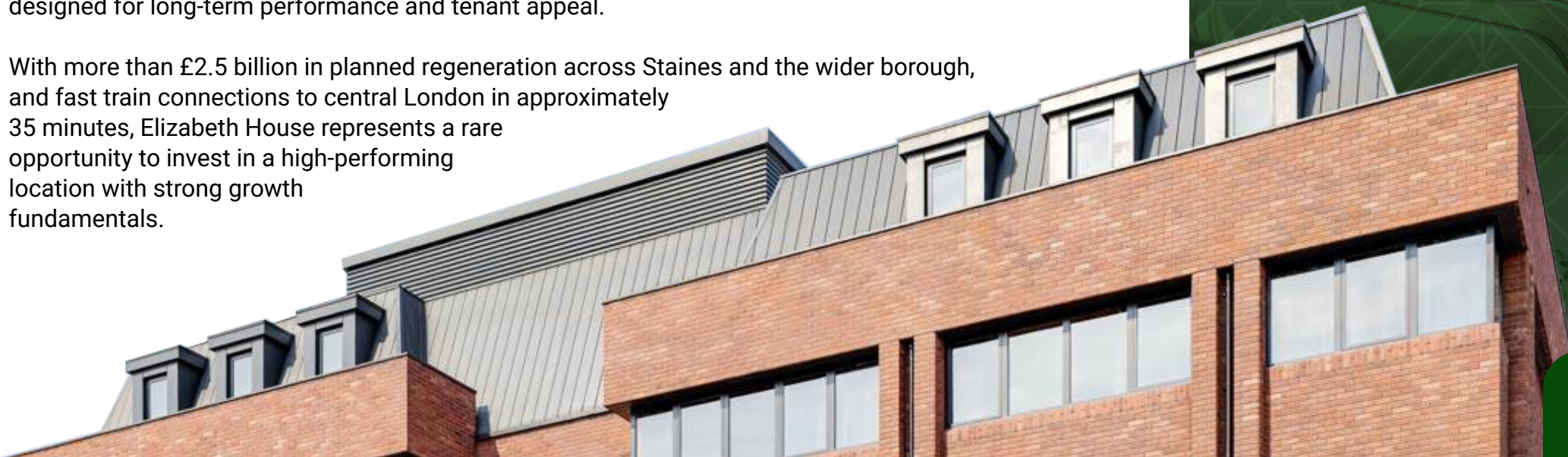
INTRODUCTION

Elizabeth House is a premium residential development located in the heart of Staines-upon-Thames, offering 34 stylish, high-specification apartments in one of the most strategically connected towns within London's commuter belt. This part-conversion, part-new build scheme is designed to meet the needs of modern urban living, with a focus on space, quality, and convenience. Just a short walk from Staines Station and the River Thames, and under 15 minutes by car to Heathrow Airport, Elizabeth House is ideally positioned for both residents and investors seeking accessibility, lifestyle, and long-term value.

With Heathrow Airport just 4.6 miles away, Elizabeth House is particularly well placed to benefit from the consistent demand generated by one of the world's busiest international transport hubs. As the UK's largest single-site employer and a key economic driver, Heathrow supports over 120,000 jobs and plays a central role in attracting professionals, business travellers, and airline staff to the local rental market. For investors, this creates a steady stream of high-quality tenants and strong yield potential, underpinned by the area's enduring appeal as a base for globally mobile professionals.

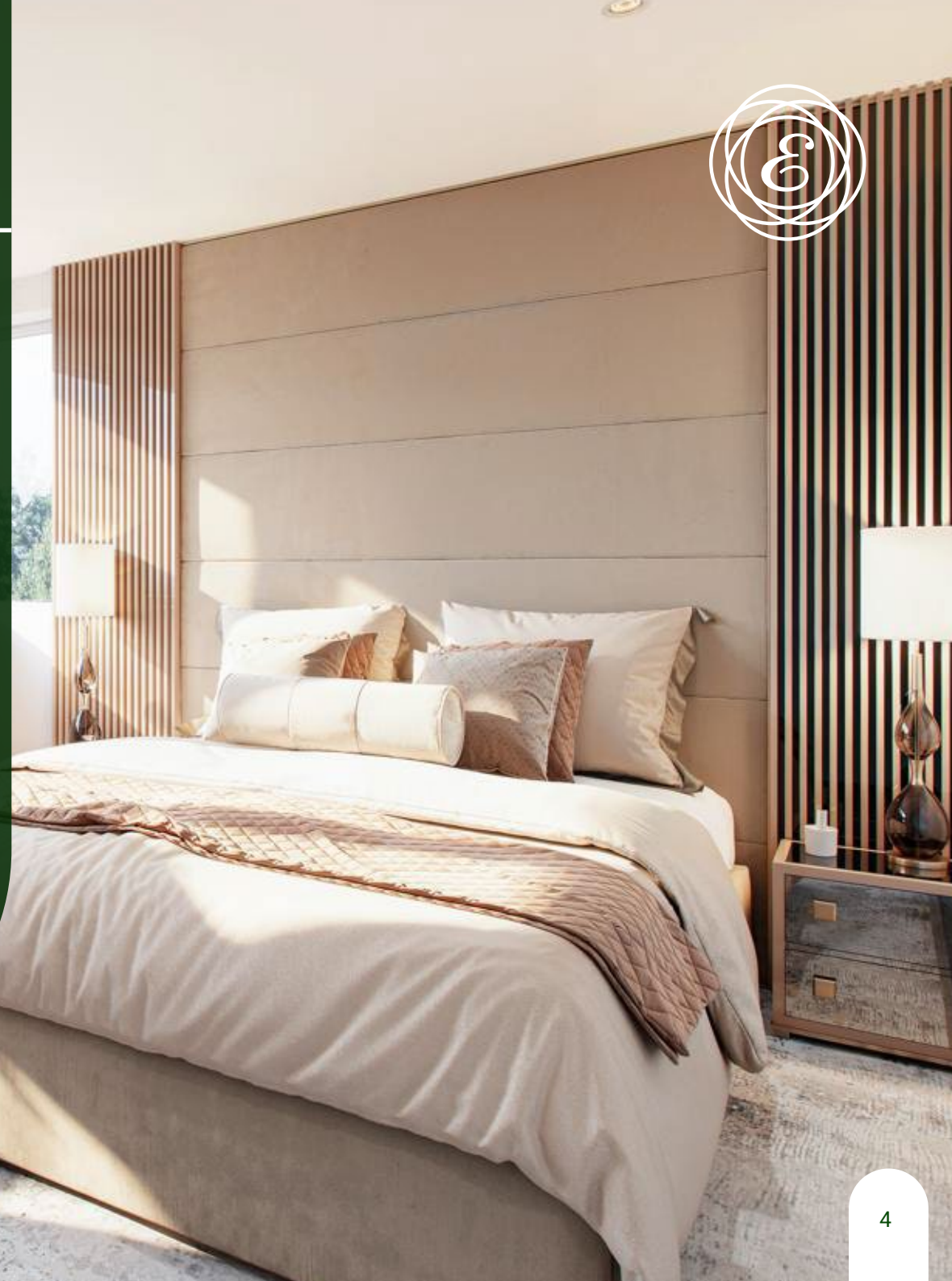
Spanning five storeys, the development offers a mix of one, two and three-bedroom apartments, all with lift access, private allocated parking, and secure cycle storage. Interiors are finished to a high standard, featuring open-plan layouts, large-format windows, integrated appliances, and energy-efficient systems designed for long-term performance and tenant appeal.

With more than £2.5 billion in planned regeneration across Staines and the wider borough, and fast train connections to central London in approximately 35 minutes, Elizabeth House represents a rare opportunity to invest in a high-performing location with strong growth fundamentals.



INVESTMENT OVERVIEW

- ▶ Central Town Location
- ▶ Easy Reach of London and Heathrow
- ▶ 34 Self-contained Apartments
 - ▶ 10 One-bedroom Apartments
 - ▶ 23 Two-bedroom Apartments
 - ▶ 1 Three-bedroom Apartment
- ▶ Allocated Private Parking
- ▶ Modern Interiors and High-Specification Finish
- ▶ Phased Handovers Starting from March 2026
- ▶ Trusted Developer with Strong Track Record



HEATHROW AIRPORT

Accommodating 82 million passengers each year



For many residents, the proximity of Heathrow Airport will be another important attraction. By car, the 10km journey to the airport can be made in around 12 minutes, but Heathrow is also readily accessible by bus.

As a busy international airport, Heathrow offers connections to a host of major cities in Europe and worldwide. It boasts over 200 different non-stop destinations, including:

- Abu Dhabi
- Athens
- Barcelona
- Beijing
- Boston
- Cairo
- Cape Town
- Chicago
- Dubai
- Frankfurt
- Geneva
- Hong Kong
- Istanbul
- Lisbon
- Los Angeles
- Madrid
- Miami
- Milan
- Mumbai
- Munich
- New Delhi
- New York
- Paris
- Rome
- Singapore
- Tokyo
- Toronto
- Venice
- Washington
- Zurich

The position of Elizabeth House, so close to Heathrow, will make it a convenient base for those making frequent flights or working in travel-related roles. Importantly, it should also make it appealing to the short-stay visitor market, including both tourists and business delegates.

Heathrow and the Local Economy

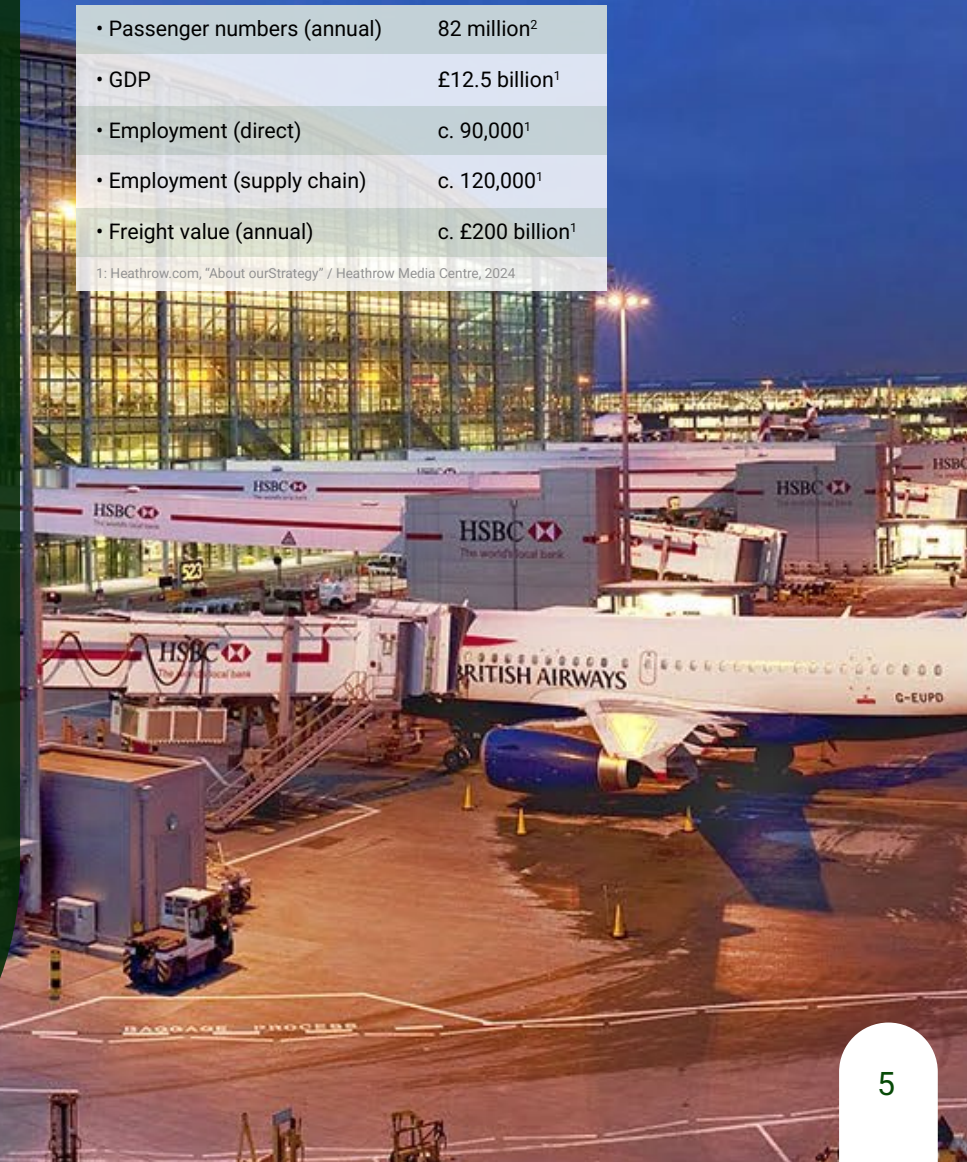
The airport exerts an important influence on the local economy and the property market. Heathrow is a significant centre for employment: with more than 90,000 people working at the airport, and many more within the local supply chain, it is the UK's largest single site employer. Estimates suggest that it supports around 120,000 jobs in all.

Moreover, many businesses are reliant upon having easy access to international travel and air freight and, consequently, have chosen to establish bases nearby. They too help to create new jobs and to attract new workers to the area, further enhancing demand for accommodation.

ECONOMIC DATA

• Passenger numbers (annual)	82 million ²
• GDP	£12.5 billion ¹
• Employment (direct)	c. 90,000 ¹
• Employment (supply chain)	c. 120,000 ¹
• Freight value (annual)	c. £200 billion ¹

1: Heathrow.com, "About our Strategy" / Heathrow Media Centre, 2024



THE GREATER LONDON ECONOMY

While there is no doubting the strength and potential of the local economy, one cannot overlook the vital importance of Greater London, (only 35 minutes away by train). It contributes almost 25% of the UK's gross domestic product, and is the region's largest creator of new jobs. Forecasts suggest that growth will exceed the national average every year until at least 2027.

The city's easy accessibility by rail make Staines an excellent base for London commuters, boosting local demand for accommodation. Moreover, as average earnings tend to be substantially higher in the capital then elsewhere, this same proximity improves the disposable incomes of would-be buyers and tenants. Consequently, it helps to support ongoing growth in the capital and rental values achieved by local properties.

ECONOMIC DATA (GREATER LONDON)

GDP	£560 billion ¹
Economic growth forecast	+2.1% annually ²
Employment growth forecast	+1.5% annually ²
Population	9.3 million ³
Population growth forecast	+550,000 residents by 2043 ³

Sources: 1: ONS, "GDP, All ITL Regions", April 2024
2: EY Regional Economic Forecast 2024 3: Statista, August 2024

London's economic growth is driven principally by the service sector, which plays an important role compared to other British cities. Finance, banking and insurance are some of the most notable high-value industries that support better average earnings, and they help to keep the average GDP per capita higher here than anywhere else in the UK. However, London is home to many other thriving sectors, examples of which are listed below.

- **Business Services; Accounting, Consultancy, Marketing etc.**
- **Creative Industries**
- **Education**
- **Fintech**
- **Healthcare and Life Sciences**
- **Information Technology**
- **Media and Broadcasting**
- **Scientific Research**
- **Sustainable Technologies**
- **Tourism and Hospitality**

As a result of the ongoing expansion of these and other knowledge-based sectors, the accountancy practice EY predict that London will see faster employment growth than the UK average in each of the next three years, together with stronger growth in GDP and per-capita GVA.



WHY STAINES?

Staines-upon-Thames makes a very attractive place to live. It boasts a rich history, excellent transport links, some very reputable schools, and great access to open green spaces. Accordingly, demand for the Elizabeth House properties should be both strong and reliable.

Staines is located within the borough of Spelthorne, which benefits from its proximity to central London and Heathrow Airport. The position of Elizabeth House, so close to Europe's largest airport, make it an appealing location for the short-stay visitor market, including both tourists and business professionals.



PROPERTY MARKET DATA

Located in the borough of Spelthorne but lying close to the border with neighbouring Runnymede, Staines has proven very effective in attracting inward investment. Both public and private sources are committing millions to the town and the wider area – moves that should inevitably generate new jobs and attract new workers. Spelthorne Borough Council's own investments are expected to boost the local economy by £2.5 billion over the next 50 years and that's to say nothing of the many new and existing employers making investments in Staines.

Unsurprisingly, demand for housing in Staines is robust. Between the Censuses of 2011 and 2021, the borough's population rose from 95,600 to 103,000 and, as local employers create more jobs, that number is likely to grow considerably.

However, as in many other parts of Britain, house building rates have failed to keep pace. In its "Housing Trajectory" report of December 2024, Spelthorne Borough Council records that 2,036 units were completed in the seven years from 2017/18 to 2023/24. This equates to an annual rate of 291. However, to meet demand over the next 7 years, it notes that the town will require 5,278 new homes. This implies a much higher rate; an average of 754 completions each year. Whether that target will be met is debateable.

But in any event, it seems very likely that the town will continue to see a shortfall in housing supply and, thus, sustained upward pressure on asking prices.

The indications for rental incomes and yields are also looking good. As cost-of-living pressures have abated, so landlords have seen striking improvements in their total returns. These trends, too, look set to continue.

PROPERTY MARKET DATA

CPI Growth Rate (Spelthorne)	+0.7% (ONS) ¹
Capital Growth Rate (Runnymede)	+2.3% (ONS) ¹
Local Growth Rate for Apartments	+2.8% (ONS) ¹
Regional Capital Growth Rate	+1.7% (ONS) ¹
Capital Growth Forecast (SE Region)	+3.0% in 2025 / +17.6% by 2029 ²
Rental Growth Rate (Spelthorne)	+11.7% ³
Rental Growth Rate (Runnymede)	+13.8% ³
Rental Growth Rate (SE Region)	+8.2% ³
Average Yields (Regional)	5.9% ⁴
10-Year Population Growth (Spelthorne)	+7.7% ⁵

Sources 1: Office for National Statistics data for the 12 months to October 2024, published December 2024. 2: Savills 5-Year Mainstream Residential Forecast, November 2024. 3: Office for National Statistics data for the 12 months to November 2024, published December 2024. 4: Rightmove Rental Trends Tracker, Q3 2024. 5: ONS Census data, 2011 and 2021



THE LOCAL ECONOMY



Excellent connectivity has made Staines a natural base for a host of major employers, who continue to create new jobs in the area. Examples include BP, BUPA, Netflix, Shepperton Studios and, of course, Heathrow Airport itself. In its Economic Strategy for 2023-2028, Spelthorne Council notes that “88.5% (of its residents) are economically active, compared with an average of 81.9% in the southeast, and 78.9% in Great Britain.”

Importantly, the town also borders the Runnymede local authority area, whose economy has outperformed the regional average on a variety of



important metrics. Recent figures estimate year-on-year employment growth at over +12% as a result of continued economic expansion.

That growth has been led by higher-value knowledge-based industries – most notably, professional, scientific and technical activities – which tend to support higher average earnings. This is important because higher disposable incomes typically translate into more capacity for increases in capital and rental values.



ECONOMIC DATA (SURREY)

GDP	£51.3 billion ¹
Economic growth forecast	+2.0% annually ²
Employment growth forecast	+1.3% by 2027 ²
Population	1.2 million ³
Population growth forecast	+32,000 by 2040 (+2.7%) ⁴

Sources: 1: Surrey County Council, “Economic Performance Annex 4”. 2: EY Regional Economic Forecast, 2024. 3: Surrey Future, “Surrey’s 2050 Place Ambition”. 4: ONS, “Subnational principal population projections for local authorities”

THE EDUCATION SECTOR



The local area has numerous well-regarded educational facilities, making it a good choice for residents with children.



Springtime Nursery	930m
Busy Bees Nursey	1.4km
Hythe Community Primary School	1.1km
Egham Park Primary School	1.8km
Manor Croft Primary School	2.1km
The Magna Carta Secondary School	1.1km
The Matthew Arnold School (Secondary)	2.8km
Sunbury Manor School (Secondary)	8.0km
Thomas Knyvett College	4.1km

There are several important university campuses close to Staines. These are responsible for attracting large numbers of students to the area and, consequently, they make an important contribution to local rental demand. Examples include:

Royal Holloway University of London 13,000 students / 1,800 staff	2.6km
Windsor College 1,350 students / 240 staff	7.8km
Eton College 1,300 students / 750 staff	8.7km
Imperial College London (Biology) 1,500 students / 90 staff	9.0km
Oxford Business College 10,000+ students / 350 staff	9.2km
Brunel University of London 16,000 students / 2,500 staff	12km
Buckinghamshire New University, Uxbridge 21,000 students / c.1,500 staff	15km

In addition, by making substantial investments in terms of projects, property, infrastructure and business support, many of these institutions have a significant economic impact. For example, Royal Holloway reports that in a single year, it made “an economic contribution of over £190 million (GVA)

and 2,760 jobs in Runnymede; £221 million and 3,030 jobs in Surrey; and more than £657 million and 7,150 jobs across the UK.”

Similarly, Brunel University of London reported that it “put £510 million into the city and contributed £788 million nationally. And every pound the university made had an economic impact of £6.30 on the UK economy.”

Such impacts are important because they help to sustain employment and local economic growth and, thus, they help to raise average incomes across the area. That, in turn, gives more people the financial means to seek better, newer homes and, consequently, it tends to support ongoing growth in capital and rental values.



GROWTH SECTORS



Staines and the wider area is home to numerous thriving businesses, many of them operating in higher-value, future-focused sectors. Examples include:

- Artificial Intelligence
- Automotive
- Business and Professional Services
- Construction and Real Estate
- Creative Industries
- Cyber Security
- Digital and Gaming Technologies
- Education
- Engineering and Advanced Manufacturing
- Healthcare and Life Sciences
- Sports
- Sustainable Technologies
- Travel and Leisure



REGENERATION & INVESTMENT



The signs of economic growth are visible within Staines and across the borough and across the wider county. This is partly due to natural geographic factors, such as the proximity of London and Heathrow Airport, and the ease with which businesses can access local motorways and major ports on the South Coast.

However, ongoing growth and jobcreation are also occurring thanks to large-scale investments by businesses and local authorities. Some examples of notable investments and regeneration projects are shown below.

• University of Surrey Local Economic Impact (Annual)	£1.3 billion
• Heathrow Airport (Investments in 2024)	£1.1 billion
• London Square Development (Complete)	£120 million
• Runnymede Council - Pine Trees Complex, Staines	£81 million
• Spelthorne Council Net Funding (Annual Average)	£10 million
• Arts Council Funding for Staines (Aug. 2024)	c. £400,000



STAINES AND THE WIDER REGION

Situated on the banks of the River Thames, Staines offers plenty of choice for those who love countryside and scenic walks. There are numerous parks and areas of open space in the vicinity, and good roads afford easy access to a host of recreational opportunities. The town is rich in heritage and has a welldeveloped retail and leisure sector. Local amenities include – amongst others – sports clubs, theatres, a museum and library, a cinema and two popular shopping centres. Further afield, the region boasts many well-known tourism and leisure attractions. Examples include:

ATTRACTIONS/OPEN SPACES

Staines Moor Country Park	2.0km
Runnymede Park & Garden	2.2km
Magna Carta Monument	3.1km
Thorpe Park Resort	4.0km
Liquid Leisure Wake Park	4.9km
Windsor Great Park	5.0km
Bedfont Lakes Country Park	5.2km
The Valley Gardens, Windsor	5.7km
Cranbourne Park	7.6km
Windsor Castle	7.8km
Kempton Park Race Course	8.5km
LEGOLand Windsor Resort	9.1km
Hatherop Nature Reservet	9.3km
Twickenham Rugby Club	9.7km



ELIZABETH HOUSE

THE LOCATION

Nestled in the heart of Staines-upon-Thames, Elizabeth House enjoys a prime position on London Road—a bustling yet residentially desirable stretch that links directly to the town centre, Staines Station, and the River Thames. The development benefits from immediate access to key amenities while maintaining a sense of community and calm.

Its address, 56–60 London Road, places residents within effortless reach of everything they need for work, leisure, and daily convenience. Whether it's a morning commute, a riverside walk, or a spot of retail therapy, Elizabeth House is exceptionally well connected.

Residents will find themselves within:

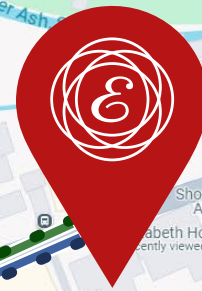
- ▶ 0.4 miles of Staines Station, with regular direct services to London Waterloo (approx. 35 mins)
- ▶ 0.6 miles of Elmsleigh & Two Rivers Shopping Centres, offering high-street brands, supermarkets, and cafes
- ▶ 0.7 miles from the picturesque River Thames
- ▶ Quick and easy access to the M25 (Junction 13) and main routes including the A30 and A308

This combination of accessibility and lifestyle appeal makes Elizabeth House an ideal base for commuters, professionals, and those seeking the best of both town and tranquillity.



ELIZABETH HOUSE

THE LOCATION



Elmsleigh Shopping Centre

8 min 0.4 miles

3 min 0.9 miles

Staines Train Station

0.4 miles

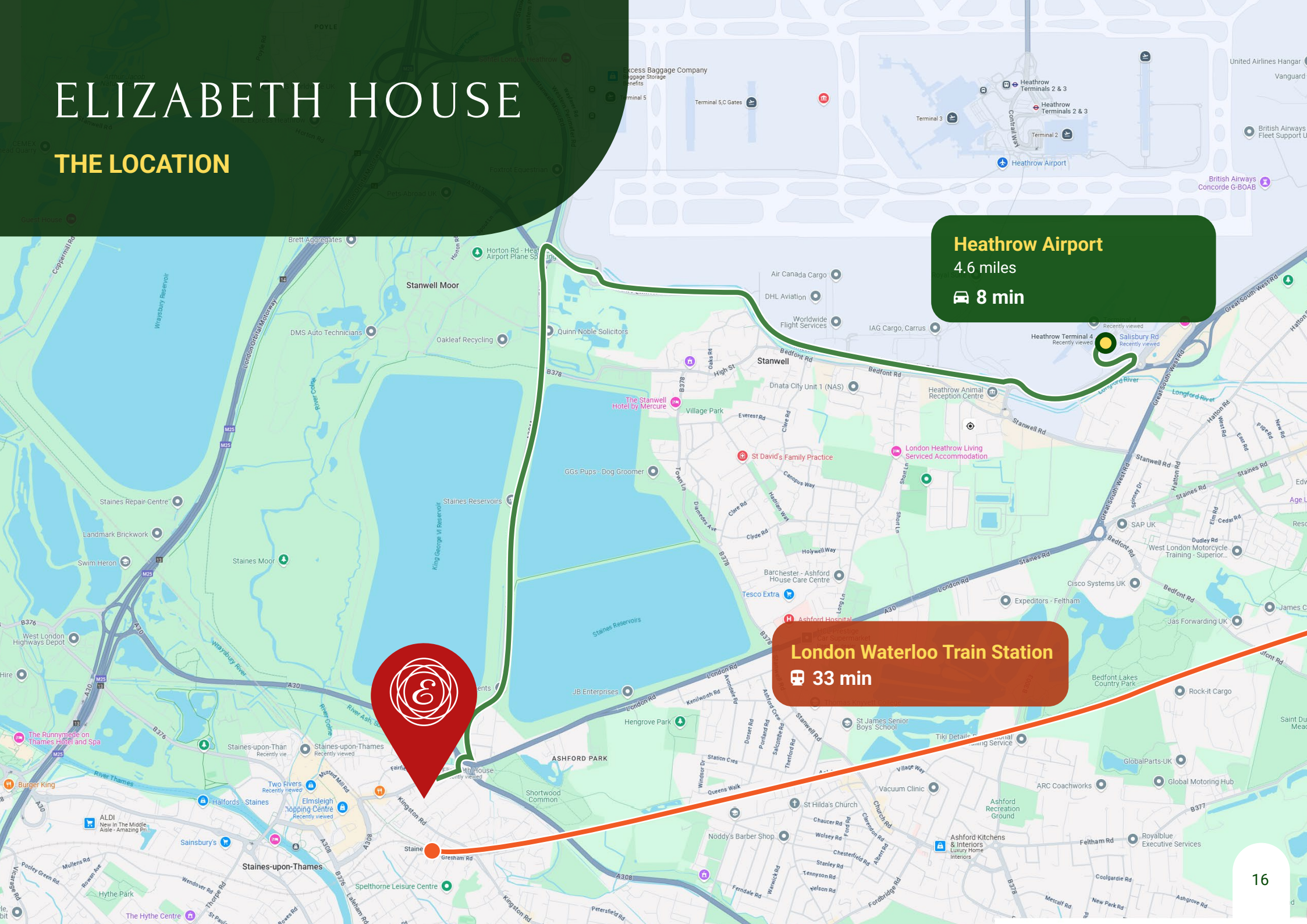
8 min

2 min

33 min Staines to London Waterloo Train Station

ELIZABETH HOUSE

THE LOCATION



Heathrow Airport
4.6 miles
🚗 8 min

London Waterloo Train Station
🚆 33 min

LOCAL ACCESSIBILITY & TRANSPORT



With easy access to the town centre, residents at Elizabeth House will often have little need of transport; a short walk down the scenic Thames Path will bring them to Staines Bridge and thence to the heart of the retail district. However, for those who wish to travel, local facilities are excellent.

MOTORISTS

Nearby roads include London Road (A308), Kingston Road, South Street, Mustard Mill Road, Church Street, Wraysbury Road (B376), Clarence Street, Gresham Road, and Staines Bridge. The property also offers easy access to the M25 and A30.

Driving Distances

Staines Bridge	0.8m
Town centre	0.7m
M25, Junction 13	2.5m
M3, Junction 2	3m

Neighbouring Towns & Cities

Windsor	7.4m
Slough	12.7m
Maidenhead	18.4m
Guildford	20.6m
London (central)	20.1m

RAIL SERVICES

Staines railway station is a short walk from 50–60 London Road, offering direct services to London Waterloo, Reading, Windsor, and Weybridge.

Frequent trains run throughout the day, making it ideal for commuters. The station is served by South Western Railway, ensuring reliable connections to key destinations across the South East.



BUS SERVICES

Bus services near 50–60 London Road, Staines-upon-Thames, TW18 4HF are frequent and well-connected, offering convenient travel to surrounding towns and key destinations. Routes such as the 117, 216, 290, and 442 serve areas including Heathrow Airport, Ashford, Hounslow, and Kingston. The nearby Staines bus station provides additional links across Surrey and Greater London. Services typically run from early morning until late evening, making the location ideal for both commuters and residents relying on public transport.

INTERNATIONAL TRAVEL

International travel is easily accessible from 50–60 London Road, with Heathrow Airport just minutes away by car or bus, offering flights worldwide. Eurostar services via London Waterloo are also within easy reach.

ELIZABETH HOUSE

THE DEVELOPMENT

Elizabeth House is a thoughtfully designed residential scheme located in the heart of Staines-upon-Thames. The project will see the conversion of a purpose-built office block into a stylish and contemporary apartment building, complete with two newly constructed floors. Once completed, it will offer 34 self-contained apartments, including 10 one-bedroom, 23 two-bedroom, and 1 three-bedroom homes—all arranged over five storeys and accessible via a newly extended passenger lift.

This low-rise development benefits from a modern reception area and secure cycle storage, offering both convenience and curb appeal. With 54 allocated surface parking spaces, the site provides a ratio that exceeds 1:1 parking per unit—an increasingly rare advantage in developments of this type. The property's layout has been carefully reimagined to meet the demands of today's buyers and renters, combining open-plan interiors with clean architectural lines and a focus on light and space.

The addition of the upper floors enhances both the skyline and the value proposition, delivering panoramic views of the surrounding area. The building's external brickwork and structural form will remain largely intact at lower levels, preserving its character while delivering the benefits of a modern new build. With a 999-year leasehold, high-spec finishes, and a sought-after commuter location, Elizabeth House offers a compelling blend of comfort, practicality, and long-term investment appeal.

- ▶ 34 Quality Apartments – 1, 2 & 3-Beds
- ▶ Part-conversion, Part-New Build with Two Additional Floors
- ▶ Communal Reception Area
- ▶ Passenger Lift to All Floors
- ▶ 54 Allocated Parking Spaces
- ▶ Secure Cycle Storage
- ▶ 999-year Leasehold



ELIZABETH HOUSE

THE APARTMENTS



Each apartment at Elizabeth House has been carefully planned to balance aesthetic appeal with practical design. Internally, homes feature generous ceiling heights, modern open-plan living areas, and expansive windows that maximise natural light. The layouts have been intelligently configured to make best use of space, while maintaining a calm, uncluttered feel.

Specifications reflect a contemporary style, with sleek handleless kitchens, high-quality integrated appliances, and crisp ceramic tiling in bathrooms. Brushed chrome details, spot lighting, and neutral tones throughout ensure the apartments feel both modern and timeless, appealing to owner-occupiers and tenants alike.

Importantly, every apartment benefits from allocated parking and access to secure cycle storage, with upper-level units enjoying elevated views across the town and surrounding area. Whether opting for a one, two, or three-bedroom layout, buyers can expect well-proportioned, future-proofed homes built for comfort, convenience, and lasting appeal.



ELIZABETH HOUSE

THE APARTMENTS



Unit Breakdown:

Type	Quantity	From Price
1-Bedroom	10	£282,316
2-Bedroom	23	£403,670
3-Bedroom	1	£500,000

Features at a Glance

Low energy consumption

Energy-efficient LED spotlights throughout

Integrated AO/Howdens appliances (black/silver finish)

Electric heating and air source hot water system

Secure video intercom entry system

Open-plan layouts with large windows

Contemporary neutral décor and sleek finishes



INTERNAL SPECIFICATION



The apartments vary in size and design, but the overall specifications remain very similar throughout. Typically, investors can expect their units to feature the following:

DECORATION

White emulsion walls with selected art décor features

Grey internal doors

Spot lighting throughout

LED spot lighting throughout all rooms

KITCHEN

Grey handleless kitchen units with push-to-open

AO/Howdens appliances (black/silver finish)

FLOORING

Light grey laminate flooring (apartments)

BATHROOMS

Calcutta ceramic wall tiles in bathrooms

Chrome heated towel rails

High-efficiency ventilation systems in wet rooms (kitchen & bathroom)

SAFETY/SECURITY

Secure video intercom entry system

Mains-powered smoke alarms (Building Regulations compliant)

Fire-rated doors and compartmentalised layout

Safe escape routes per UK fire safety standards

Modern UPVC double-glazed windows with secure locks



THE DEVELOPER

Spectrum Squared Limited is a forward-thinking property development company with a focus on delivering high-quality, design-led residential schemes in key commuter belt locations surrounding London. The team brings together a wealth of industry experience across acquisition, planning, construction, and delivery, ensuring that each project meets both the practical needs of residents and the commercial expectations of investors.

Specialising in the transformation of underutilised urban spaces into vibrant new communities, Spectrum Squared is committed to creating developments that stand the test of time. Their approach prioritises intelligent space planning, modern architectural detailing, and interior specifications that reflect contemporary lifestyles.

From early-stage feasibility to final handover, the company maintains a hands-on presence across every phase of development. Their track record demonstrates an ability to navigate complex planning environments and deliver successful outcomes without compromising on quality. Each project is underpinned by a belief in long-term value—both for end-users and investment partners—making Spectrum Squared a trusted name in suburban and town-centre regeneration.



FAQs

What Types of Apartments Are Available at Elizabeth House?

Elizabeth House offers a total of 34 apartments across five floors, including 10 One-Bedroom, 23 Two-Bedroom, and 1 Three-Bedroom unit. All apartments feature open-plan layouts, high-quality finishes, and energy-efficient systems.

When Will the Development Be Completed?

The target Practical Completion Date is **March 2026**, with phased handovers expected to begin around that time. A Longstop Date is set 12 months after Practical Completion for added security.

What Is the Payment Structure?

A **£5,000 Reservation Fee** secures your unit, followed by a **10% Deposit**. The remaining balance is due on Completion.

Is the Development Fully Funded?

Yes. Development finance is in place through **West One Development Finance Ltd**, providing financial stability throughout the build.

Is There a Warranty Included?

Yes. Each unit is protected by a **10-Year New Build Warranty** from Advantage, offering buyers peace of mind and protection.

How Long Is the Leasehold?

All apartments are sold with a **999-Year Leasehold**, ensuring long-term ownership security and strong resale value.

What Amenities Are Included in the Development?

Residents will benefit from a **Contemporary Reception Area, Lift Access to All Floors, Secure Cycle Storage, and Allocated Private Parking** available to purchase for every unit - an increasingly rare feature in new schemes.

What Makes This Location Attractive to Investors?

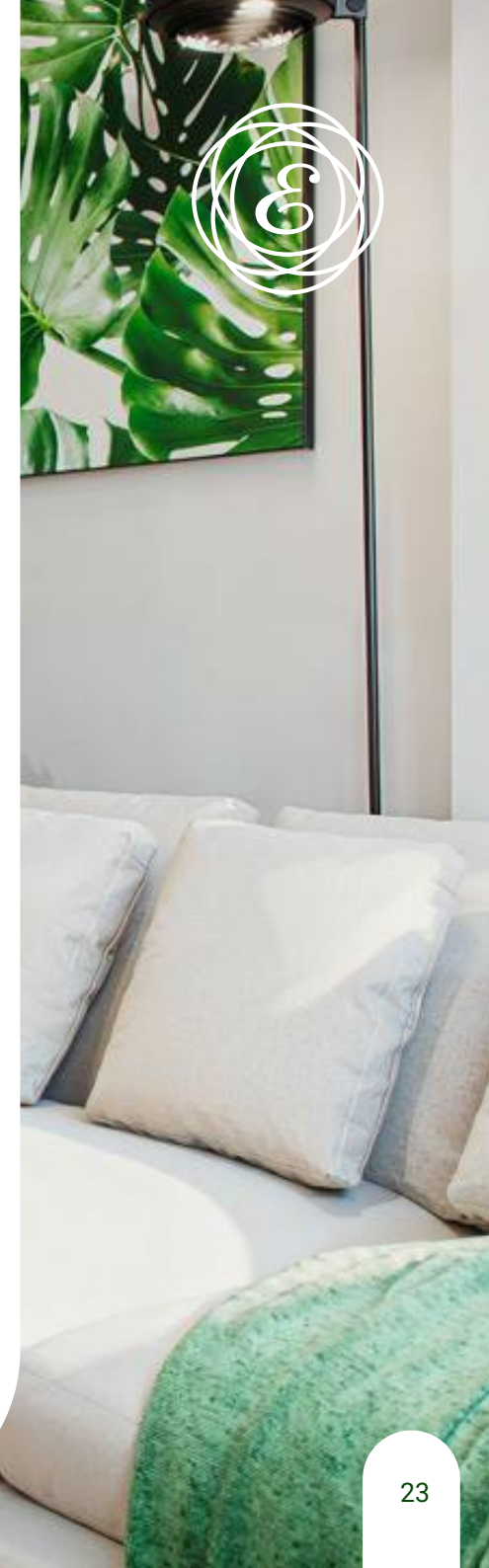
Elizabeth House is just **4.6 Miles from Heathrow Airport** and **0.4 Miles from Staines Station**, with direct trains to London Waterloo in approximately 35 minutes. The area boasts proximity to major employers, excellent education facilities, and significant regeneration investment, making it ideal for strong rental yields and capital appreciation.

Will the Apartments Be Furnished?

Furniture packs are available on request. All apartments come fully fitted with **Modern Handleless Kitchens, Integrated Appliances, Contemporary Bathrooms, and Energy-Efficient Heating and Lighting**.

Can I Use the Apartment as a Rental Property?

Yes. Elizabeth House is highly suitable for **Buy-to-Let Investors**, with consistent demand from professionals, airline staff, and corporate tenants drawn to the area's convenience and quality of life.



SUMMARY



Upon completion, Elizabeth House will deliver some of the most stylish and centrally located apartments in Staines-upon-Thames – a thriving town in Surrey’s commuter belt, offering strong connectivity to London, Heathrow, and the surrounding economy.

For residents, the appeal lies in its combination of build quality, centrality, and access. The development is just a short walk from the high street, station, and riverside, making everyday life convenient and connected. Apartments are well proportioned, light-filled, and specified to a high standard, offering an attractive living experience in a well-established location.

For investors, Elizabeth House presents a compelling opportunity. Demand in Staines continues to outpace supply, driven by its proximity to major employment hubs, strong rental market, and population growth. With a limited number of units, long leaseholds, and modern amenities, this is a low-maintenance, high-potential opportunity in a fundamentally resilient market.

INVESTMENT DETAILS

- Prime Town-Centre Location in Staines
- Close to London and Heathrow Airport
- 1, 2 and 3-Bedroom Apartments
- Modern, High-Specification Finish
- Private Allocated Parking for All Units
- Completion Forecast: March 2026
- Potential for Long-Term Capital Growth
- Strong Rental Demand in a Low-Supply Area



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