

# ARCHWAY

C O U R T

45 WEST STREET, MARLOW

ARCHWAY COURT

45 WEST ST. MARLOW

# ARCHWAY

COURT

A boutique collection of 8 lovingly converted new homes in the heart of Marlow with tasteful finishes.

# BOUTIQUE LUXURY

Become part of a unique, boutique new community surprisingly hidden behind a small frontage opening directly out on to Marlow's bustling West Street.



ARCHWAY COURT

AT HOME

# IN THE HEART OF MARLOW

Welcome to Archway Court, Marlow's most desirable new development where you can enjoy all the benefits of a lovingly restored home in a characterful setting. With direct access to the bustling town centre, all your favourite shops and restaurants are right on your doorstep.

It doesn't get any better than that.

BROUGHT TO YOU BY



45 WEST ST, MARLOW





THE  
COMPLEAT ANGLER



# GETTING AROUND

Superb central location right in the heart of Marlow's bustling High Street.

## NATIONAL RAIL & ELIZABETH LINE

Marlow station is 0.7 miles (14 mins walk) from Archway Court. From there a train to Maidenhead takes 23 minutes where you can access the Elizabeth Line and GWR, providing fast and easy connections to major stations across London.

## BUS TO HIGH WYCOMBE STATION

The nearest bus stop is just 300ft (1 minute walk) from Archway Court. This takes you to High Wycombe in just 25mins. GWR trains from High Wycombe station offer a direct non-stop connection to London Marylebone taking just 27 mins.



## CAR / TAXI

Enjoy easy access to the M4 and M40 connecting you with surrounding towns and Central London. A taxi to High Wycombe takes just 10-15mins.

Heathrow Airport is just 23 miles away taking approximately 30 minutes via the M40/M25 or A404/M4.



# YOUR LOCAL AREA

Nothing beats living right by the High Street, with everything right on your doorstep and just a pleasant stroll away. All of the listed points of interest on the map are within a 10 minute walk (Google Maps estimates).

## DINING

- 1 Tom Kerridge's Hand & Flowers
- 2 Brutus
- 3 The Butchers Tap
- 4 The Coach
- 5 Giggling Squid
- 6 The Shed
- 7 Vanilla Pod
- 8 Lavvin
- 9 Côte Brasserie
- 10 Megan's
- 11 Satollo
- 12 The Ivy
- 13 The Botanist
- 14 The Chequers
- 15 The Oarsman
- 16 Vaasu by Atul Kochhar
- 17 Sindhu by Atul Kochhar
- 18 Suum Kitchen

## SHOPPING

- 19 M&S Simply Food
- 20 Lidl
- 21 Marlow Greengrocer
- 22 Sainsbury's / Argos
- 23 Twenty Three Living
- 24 My Best Friend's Wardrobe
- 25 Jacu
- 26 Repertoire
- 27 Sweaty Betty
- 28 The White Company
- 29 Mountain Warehouse
- 30 Scamp & Dude
- 31 Charles Tyrwhitt
- 32 Jigsaw
- 33 Mint Velvet
- 34 Un Dimanche Paris

## LOCAL SERVICES

- 35 The Flower Studio
- 36 GP & Specialist Clinic
- 37 Boots Pharmacy
- 38 ATM
- 39 Cecily Medi Spa
- 40 Angel Nail Spa
- 41 Barber
- 42 Hair salon
- 43 Library
- 44 Post office
- 45 Marlow Community Hospital

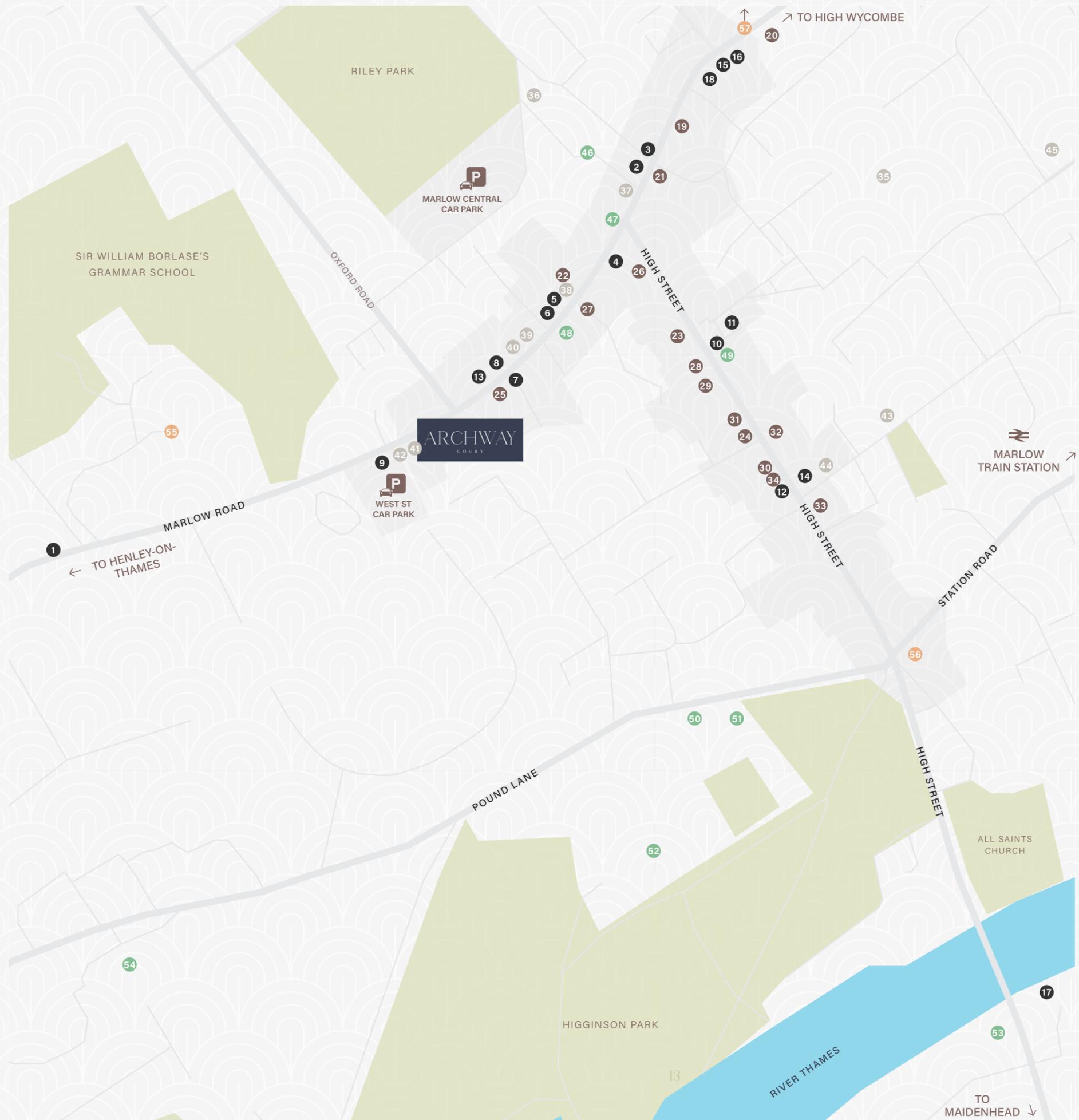
## RECREATION

- 46 BeFree Yoga Centre
- 47 Everyman Cinema
- 48 Zerogravity Pilates
- 49 Hayden Gallery
- 50 Tennis Club
- 51 Bowls Club
- 52 Marlow Leisure Centre
- 53 Marlow Rowing Club
- 54 Marlow Tennis Club

## SCHOOLS

- 55 Jack & Jill Preschool
- 56 Sir William Borlase's Grammar School
- 57 Holy Trinity CoE School

ARCHWAY COURT



# CONTEMPORARY CLASSIC

Carefully curated interiors to bring you the best of contemporary living with timeless classic details



CGIs are indicative only. The style, finishes and fittings may vary at the discretion of the developer. Furniture is not included.



## TRUE COMFORT

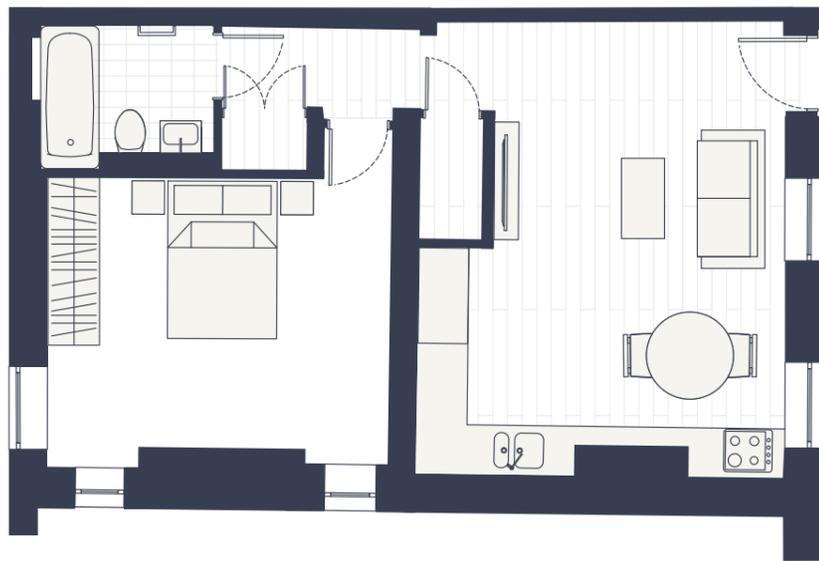
Welcome to Archway Court, Marlow's most desirable new development where you can enjoy quality new finishes in a characterful and vibrant setting.

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Furniture is not included.

45 WEST STREET

# 1 BEDROOM

GROUND FLOOR



GROSS INTERNAL AREA  
525 sq ft (48.8 sq m)

BEDROOM  
4.2m x 3.5 m | 13'9" x 11'6"



LIVING / DINING / KITCHEN  
4.5m x 5.5 m | 14'9" x 18'1"



Please note floorplans are not to scale and illustrative of layout only. The dimensions provided refer to the two longest available measurements taken in straight lines within the room. Best efforts have been made to ensure the data provided is correct and while reasonable effort has been made to ensure accuracy, this cannot be guaranteed, and no representation or warranty is made in that regard.

FLAT 1

# 1 BEDROOM

FIRST FLOOR



GROSS INTERNAL AREA  
547 sq ft (50.8 sq m)

BEDROOM  
3.9m x 3.0 m | 12'10" x 9'10"

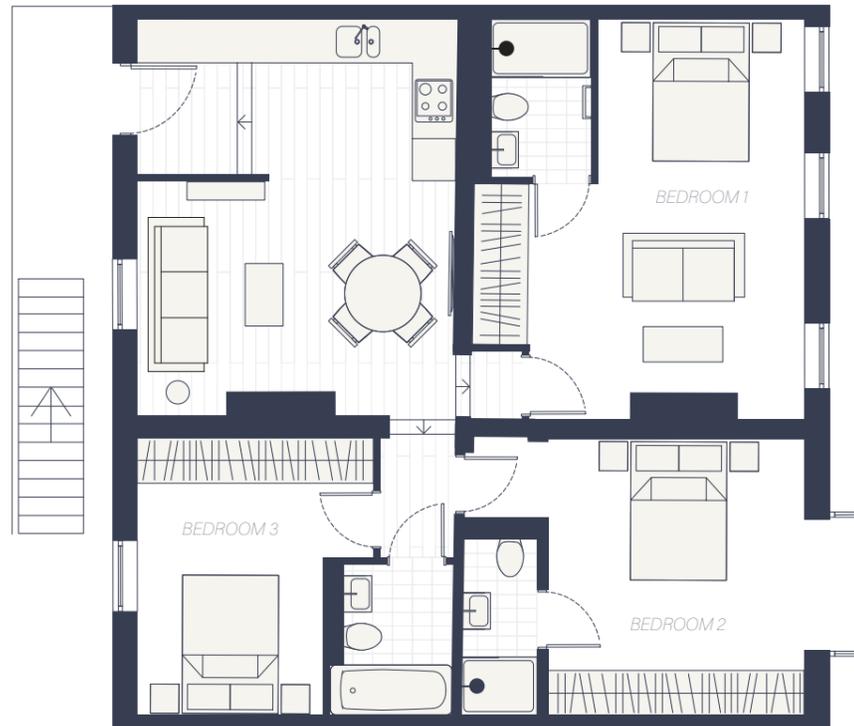


LIVING / DINING / KITCHEN  
4.6 m x 5.9 m | 15'1" x 19'4"



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FLAT 2  
**3 BEDROOM**  
FIRST FLOOR



GROSS INTERNAL AREA  
976 sq ft (90.7 sq m)

BEDROOM 1  
4.6m x 5.5 m | 15'1" x 18'1"

LIVING / DINING / KITCHEN  
4.4 m x 5.5 m | 14'5" x 18'1"

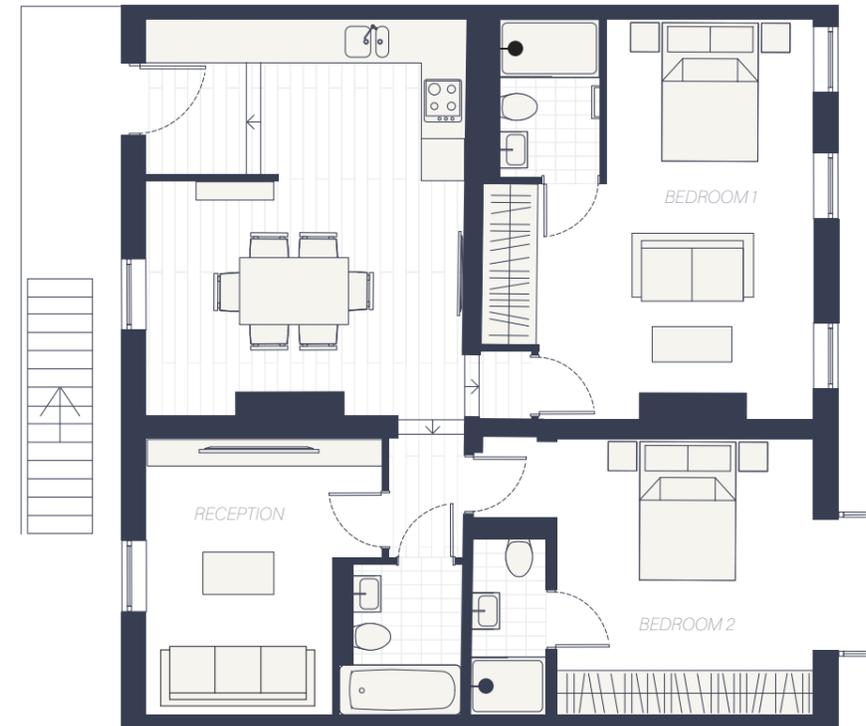
BEDROOM 2  
3.5m x 3.8 m | 11'6" x 12'6"

BEDROOM 3  
3.3m x 3.8 m | 10'10" x 12'6"



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FLAT 2  
**2 BEDROOM**  
ALTERNATIVE LAYOUT OPTION



GROSS INTERNAL AREA  
976 sq ft (90.7 sq m)

BEDROOM 1  
4.6m x 5.5 m | 15'1" x 18'1"

DINING / KITCHEN  
4.4 m x 5.5 m | 14'5" x 18'1"

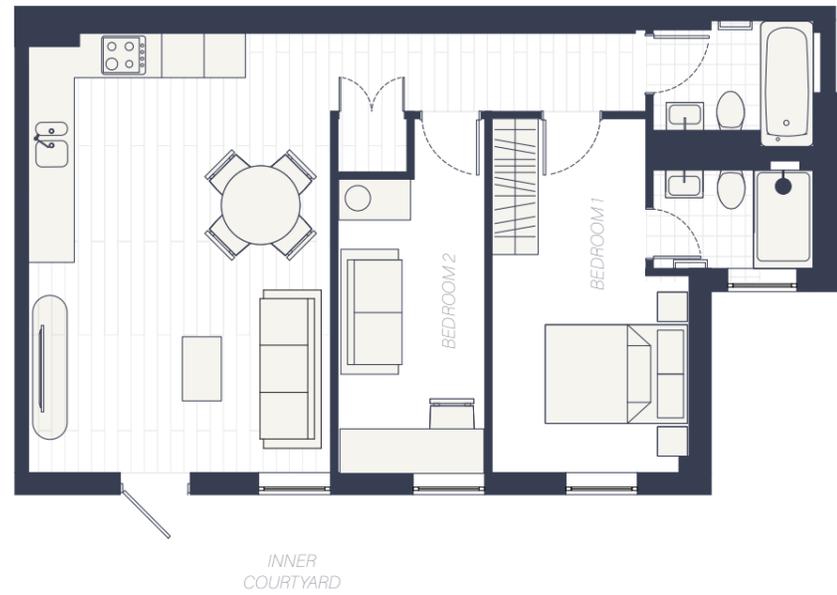
BEDROOM 2  
3.5m x 3.8 m | 11'6" x 12'6"

RECEPTION  
3.3m x 3.8 m | 10'10" x 12'6"



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FLAT 3  
**2 BEDROOM**  
GROUND FLOOR



FLAT 4  
**1 BEDROOM**  
GROUND FLOOR



GROSS INTERNAL AREA  
618 sq ft (57.4 sq m)

BEDROOM 1  
2.6m x 4.7 m | 12'6" x 15'5"



WEST ST

LIVING / DINING / KITCHEN  
4.0m x 5.9 m | 13'1" x 19'4"

BEDROOM 2  
2.0m x 3.9 m | 6'7" x 12'10"



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GROSS INTERNAL AREA  
399 sq ft (37.1 sq m)

BEDROOM  
2.6m x 5.0 m | 8'6" x 16'5"



WEST ST

LIVING / DINING / KITCHEN  
2.7m x 6.9 m | 8'10" x 22'8"

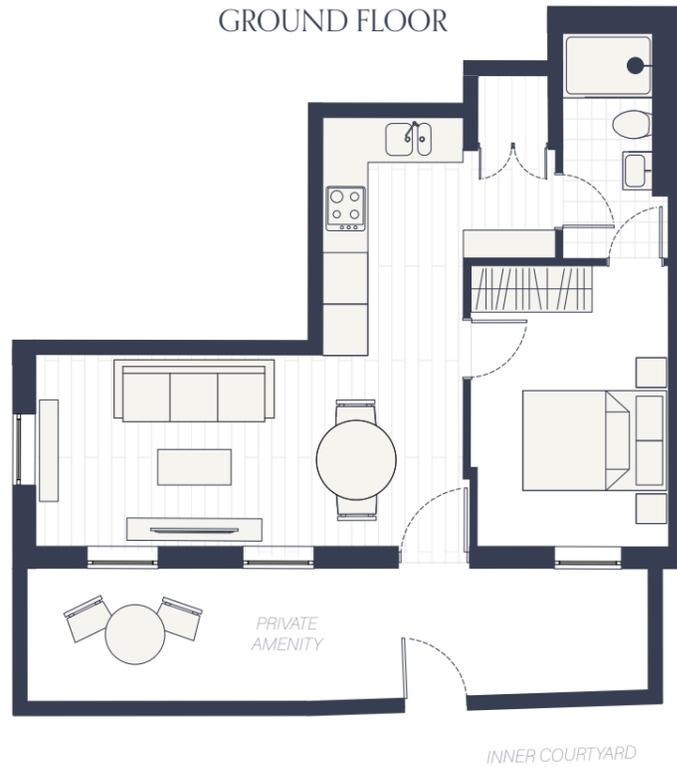
EN-SUITE  
1.1 m x 2.5 m | 3'7" x 8'2"



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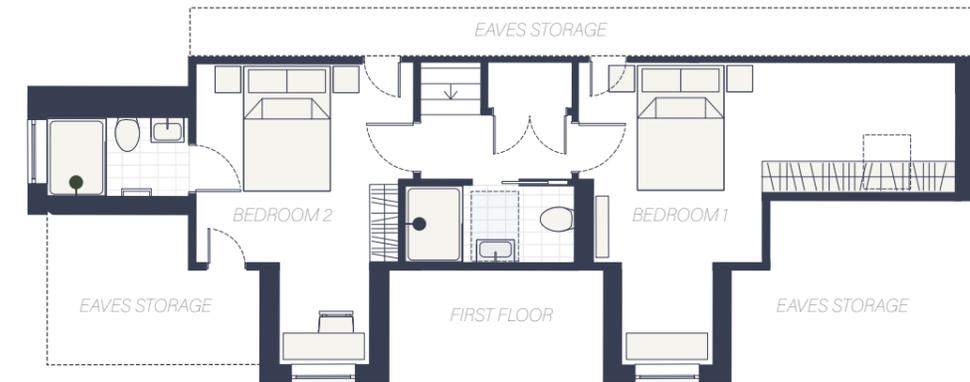
FLAT 5  
1 BEDROOM

GROUND FLOOR



FLAT 6  
2 BEDROOM

GROUND & FIRST FLOOR



GROSS INTERNAL AREA  
400 sq ft (37.2 sq m)

LIVING / DINING  
5.7 m x 2.6 m | 18'8" x 8'6"

KITCHEN  
3.1 m x 3.2 m | 10'2" x 10'6"

BEDROOM  
2.6 m x 3.8 m | 8'6" x 12'6"



GROSS INTERNAL AREA  
816 sq ft (75.8 sq m)

BEDROOM 1  
5.8 m x 4.6 m | 19'0" x 15'1"

LIVING / DINING  
4.7 m x 3.9 m | 15'5" x 12'10"

BEDROOM 2  
3.3 m x 4.6 m | 10'10" x 15'1"

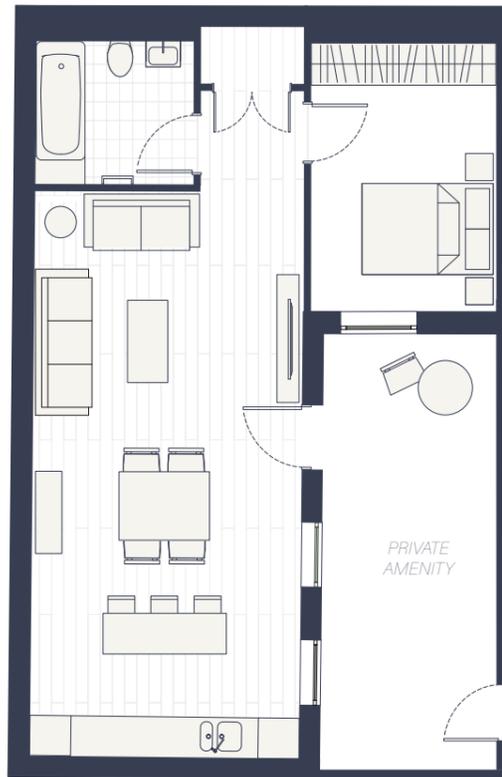
KITCHEN  
3.7 m x 4.2 m | 12'2" x 13'9"



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FLAT 7  
1 BEDROOM  
GROUND FLOOR



GROSS INTERNAL AREA  
574 sq ft (53.3 sq m)

BEDROOM  
2.8m x 3.9 m | 9'2" x 12'10"

LIVING / DINING / KITCHEN  
4.0 x 8.3 m | 12'6" x 26'11"



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# SPECIFICATION

## KITCHEN

High quality German kitchens with green shaker doors and brass cup handles  
 Solid 18mm Quartz Worktop  
 Feature tile backsplash  
 1.5 Bowl undermount white ceramic sink  
 Statement single lever brushed gold tap  
 Bosch Induction Hob  
 Bosch Built-in Oven and Microwave  
 Integrated Canopy Extractor, Fridge Freezer,  
 Dishwasher and Washer Dryer  
 German Components for Durability

## INTERNAL FINISHES

Engineered wood flooring to living areas and hallways  
 Elegant coving to ceilings in living areas and bedrooms  
 Screwless matt white sockets and switches  
 Knurled antique brass door handles

## ELECTRICAL FITTINGS

Wired for BT fast broadband  
 Provision for Sky Q, TV with wiring as standard to the reception areas and principle bedrooms  
 Energy efficient LED downlights with dimmers to living areas  
 Pendant lights to all bedrooms  
 Feature track lights over kitchen islands (where applicable)  
 Bedside sockets and switches

## HEATING

Radiators to all rooms  
 Towel radiators to bathrooms  
 Gas central heating  
 Whole flat mechanical ventilation to 45 West Street and Flat 2

## BATHROOMS AND ENSUITE SHOWER ROOMS

Luxury stone effect tiles and feature chevron tiles from Mandarin Stone  
 Wall mounted polished chrome Vado shower head, mixer and hand shower  
 Chrome single lever Vado basin mixer tap  
 Wall hung vanity unit with wash basin and storage  
 Mirror cabinet with LED and shaver socket  
 Built-in niches to shower and bath areas (where applicable)  
 Chrome detail shower screens  
 Wall hung Geberit WC with polished chrome flush plate

## BEDROOMS

White multi-directional track ceiling lights (only some bedrooms)  
 Luxury soft pile fitted carpets to bedrooms  
 Wardrobes are available as a separate cost, speak to our selling agents for more details

## EXTERNAL FINISHES

Feature entrance door with multipoint locking system  
 Selected areas of front gardens landscaped with easily maintained planting and paving  
 Exterior lighting  
 Secure cycle storage

## SECURITY AND PEACE OF MIND

Mains powered smoke/heat detectors with battery back up  
 10-Year Structural Defect Warranty  
 Secure electric entrance gate to private mews  
 Video intercom

Specification is correct at the time of printing but may vary at the discretion of the developer.



## ABOUT THE DEVELOPER



XP Property specialise in creating stunning and functional homes by converting and repurposing derelict and underutilised spaces. With a background in architecture and construction the founders Ben Richards and Jack Jiggins focus on maximising space and light, with interior finishes that bring sophistication and timeless beauty that will stand the test of time.



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[homes@xpproperty.co.uk](mailto:homes@xpproperty.co.uk)  
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#### SITE MAP DISCLAIMER

Whilst the computer-generated development layout shown has been prepared for the assistance of the prospective purchaser, the information is preliminary and for guidance purposes only. All planting and landscaping shown within computer-generated imagery is indicative only and may vary as construction takes effect. Please speak to the Sales Consultant for further information. Ground levels and other variations are not shown. Suggested north position, hard and soft landscaping and similar details are approximate only and may vary from what is shown – purchasers should satisfy themselves such information is correct and can ask our Sales Consultant to view the detailed architect's site drawings for full and accurate details.

#### CGI VISUALS DISCLAIMER

The illustrations are computer-generated images and are for guidance purposes only. External materials, finishes, landscaping, the orientation of sanitaryware, wardrobes and kitchen layouts may vary. Whilst all plans and images have been prepared for the assistance of the prospective purchaser, information shown is preliminary and for marketing guidance purposes only. Please note elevations, room sizes and layouts have been taken from architects drawings and may vary as construction takes effect. All dimensions are approximate only, are accurate to +/- 150mm and should not be used for carpet sizes, appliance spaces or items of furniture. Please speak with our Sales Team for more detail.



Brochure design  
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COURT

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