

MODERN LIVING AT AFFORDABLE PRICES



OPTIMAL
HOUSE

- SL9 -

GERRARDS CROSS





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OPTIMAL HOUSE - SL9 -

A PRIME LOCATION
WITH A MODERN TWIST

Optimal House is located in central Gerrards Cross, at the entrance to the Chiltern Hills in South Buckinghamshire. Comprised of contemporary 1 & 2 bedroom apartments and finished to a high quality specification, Optimal House was created to surpass the expectations of today's busy professional.

Gerrards Cross is a desirable place to live due to its high-quality residential accommodation set in a spacious, leafy environment with excellent commuter links. As well as its close proximity to the beautiful Chiltern Hills, Gerrards Cross has enjoyed the strongest price growth in the country over the past year. It was also recently named as one of the most sought-after towns within commuting distance of London.

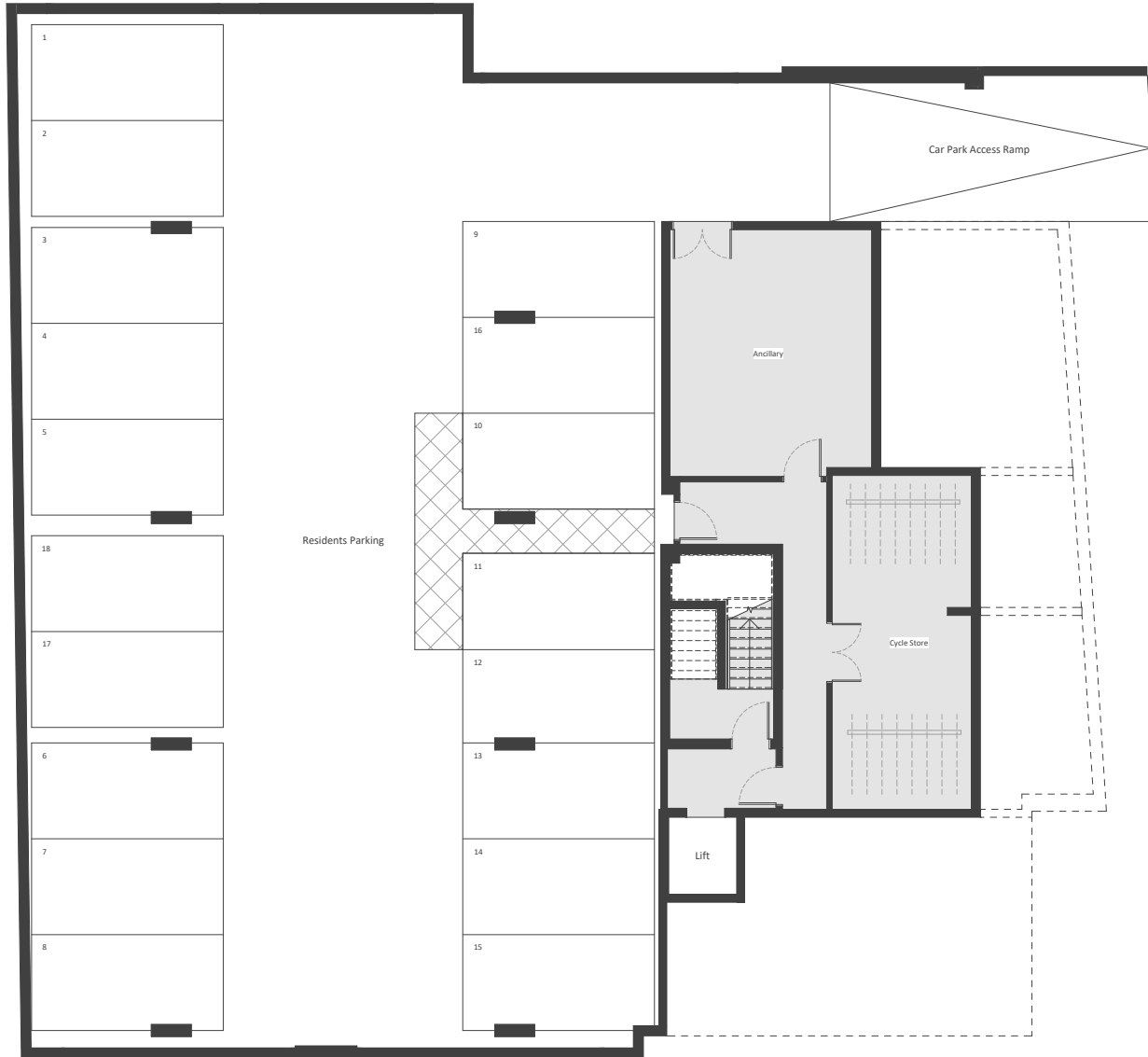


Gerrards Cross spans the foothills of the Chiltern Hills and the right bank of the River Misbourne, placing Optimal House within an area of outstanding natural beauty, as well as a sought-after affluent commuter town. The thriving town boasts a vibrant mix of restaurants, bars and shops, and a good choice of excellent state and private schools. At its heart lies the popular Gerrards Cross Common and Bulstrode Camp, an Iron Age hill fortress.

Optimal House is perfectly situated near the centre of town, within walking distance to the high street, Waitrose and the train station. One of the key attractions to Gerrards Cross is its excellent transport links to London, with regular trains to Marylebone taking from only 18 minutes. Situated on the A40, 20 miles north west of central London, close to the M25/M40 motorway intersection, Gerrards Cross is also only 10 miles from Heathrow Airport.



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B A S E M E N T

Unit layouts and specifications are subject to change without notice.



APARTMENT 5

2 Bedroom Apartment
 Internal Area: 68.06 SqM / 732.57 SqFt
 Living Area: 5450 mm x 5100 mm
 Bedroom 1: 3600 mm x 3250 mm
 Bedroom 2: 3950 mm x 2800 mm
 Terrace: 13.5 SqM / 145.3 SqFt

APARTMENT 1

2 Bedroom Apartment
 Internal Area: 72.49 SqM / 780.27 SqFt
 Living Area: 5880 mm x 5510 mm
 Bedroom 1: 4265 mm x 3570 mm
 Bedroom 2: 3180 mm x 3050 mm
 Terrace: 12.7 SqM / 136.7 SqFt

APARTMENT 2

1 Bedroom Apartment
 Internal Area: 48.71 SqM / 524.31 SqFt
 Living Area: 6070 mm x 4510 mm
 Bedroom 1: 3650 mm x 3295 mm
 Terrace: 16.1 SqM / 173.2 SqFt

APARTMENT 4

2 Bedroom Apartment
 Internal Area: 78.78 SqM / 847.99 SqFt
 Living Area: 6860 mm x 4810 mm
 Bedroom 1: 3810 mm x 3320 mm
 Bedroom 2: 3230 mm x 2750 mm
 Terrace: 16.1 SqM / 173.3 SqFt

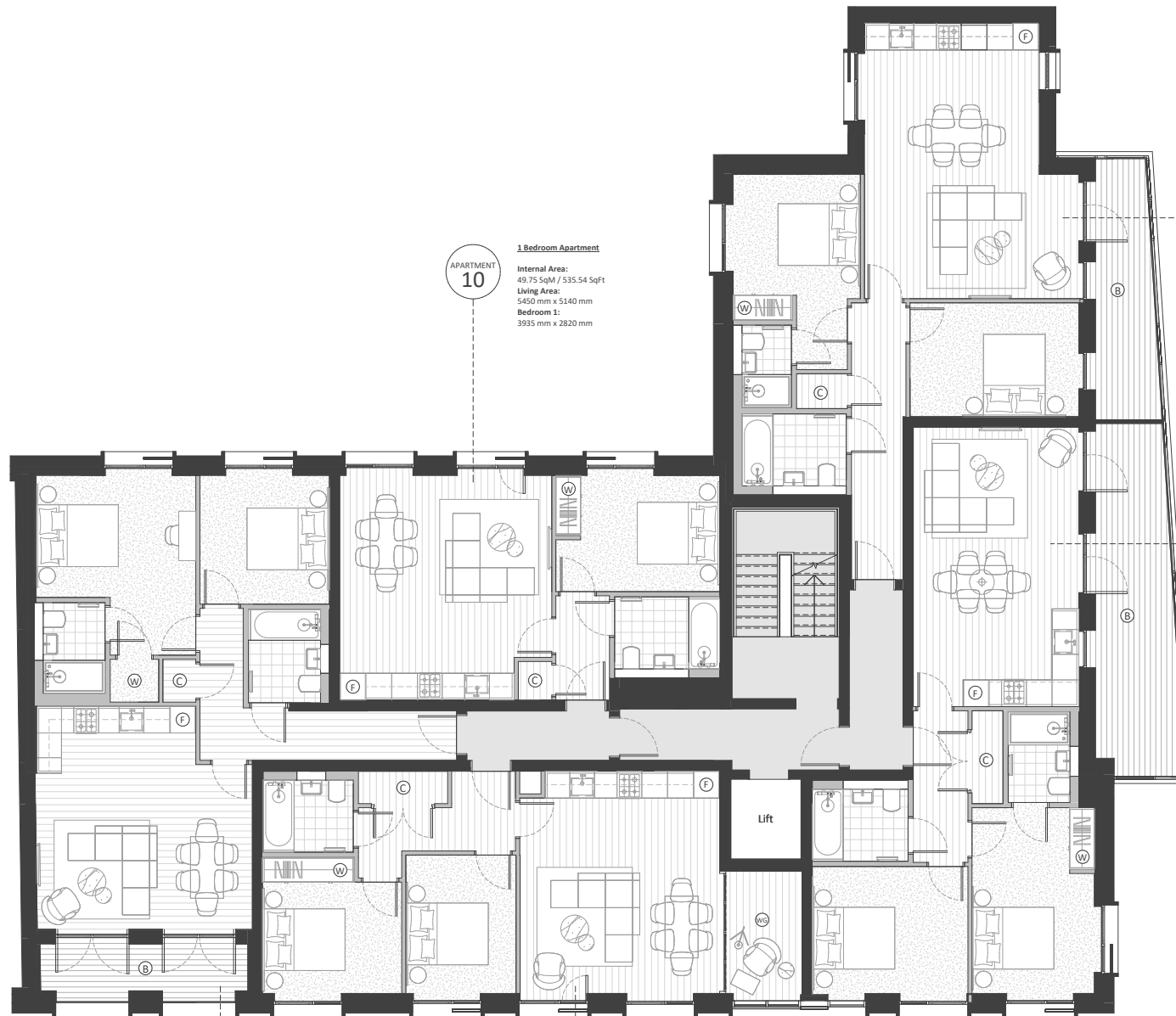
APARTMENT 3

1 Bedroom Apartment
 Internal Area: 47.44 SqM / 510.63 SqFt
 Living Area: 5390 mm x 4850 mm
 Bedroom 1: 3680 mm x 3000 mm
 Terrace: 10.5 SqM / 113.0 SqFt

GROUND FLOOR

Ground Floor Area Schedule	
Apartment Number	Area
1	72.49 m2
2	48.71 m2
3	47.44 m2
4	78.78 m2
5	68.06 m2

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APARTMENT
10

1 Bedroom Apartment
Internal Area:
49.75 SqM / 535.54 SqFt
Living Area:
5450 mm x 5140 mm
Bedroom 1:
3935 mm x 2820 mm

APARTMENT
6

2 Bedroom Apartment
Internal Area:
76.17 SqM / 819.83 SqFt
Living Area:
6690 mm x 4240 mm
Bedroom 1:
3080 mm x 3000 mm
Bedroom 2:
4095 mm x 2750 mm
Balcony:
8.9 SqM / 96.6 SqFt

APARTMENT
7

2 Bedroom Apartment
Internal Area:
71.40 SqM / 768.62 SqFt
Living Area:
6785 mm x 4020 mm
Bedroom 1:
4510 mm x 2965 mm
Bedroom 2:
3775 mm x 3080 mm
Balcony:
16.1 SqM / 173.2 SqFt

APARTMENT
9

2 Bedroom Apartment
Internal Area:
75.93 SqM / 817.30 SqFt
Living Area:
5390 mm x 5250 mm
Bedroom 1:
3880 mm x 2960 mm
Bedroom 2:
3140 mm x 3120 mm
Balcony:
7.2 SqM / 77.5 SqFt

APARTMENT
8

2 Bedroom Apartment
Internal Area:
67.16 SqM / 722.90 SqFt
Living Area:
5395 mm x 4850 mm
Bedroom 1:
3370 mm x 2700 mm
Bedroom 2:
3360 mm x 2670 mm
Winter Garden:
5.7 SqM / 61.3 SqFt

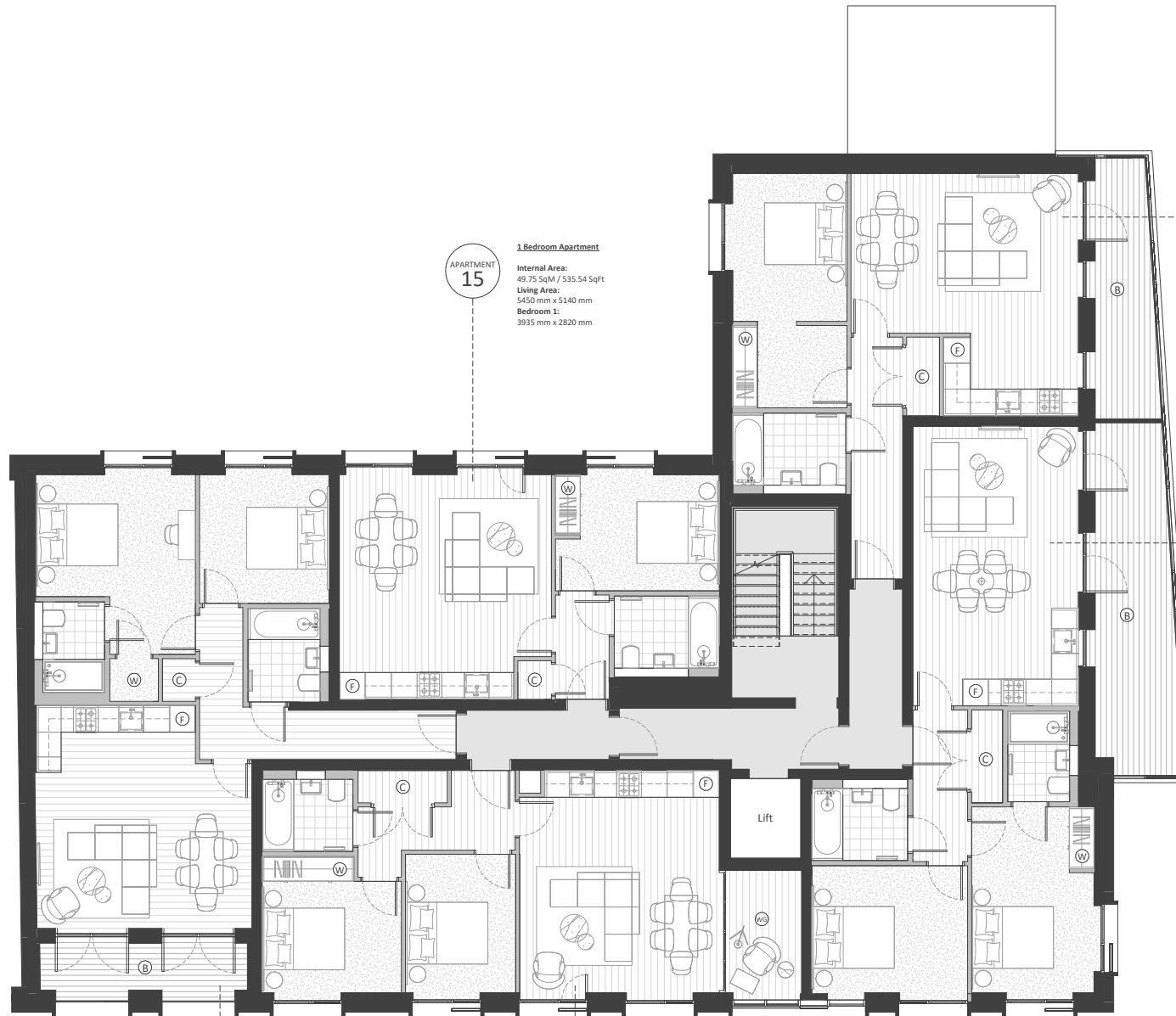
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FIRST FLOOR

First Floor Area Schedule

Apartment Number	Area
6	76.17 m ²
7	71.40 m ²
8	67.16 m ²
9	75.93 m ²
10	49.75 m ²



APARTMENT 15
1 Bedroom Apartment
 Internal Area:
 49.75 SqM / 535.54 SqFt
 Living Area:
 5450 mm x 5140 mm
 Bedroom 1:
 3935 mm x 2820 mm

APARTMENT 11
1 Bedroom Apartment
 Internal Area:
 60.50 SqM / 651.16 SqFt
 Living Area:
 5830 mm x 5510 mm
 Bedroom 1:
 5700 mm x 2770 mm
 Balcony:
 8.9 SqM / 96.6 SqFt

APARTMENT 12
2 Bedroom Apartment
 Internal Area:
 71.40 SqM / 768.62 SqFt
 Living Area:
 6785 mm x 4020 mm
 Bedroom 1:
 4510 mm x 2965 mm
 Bedroom 2:
 3775 mm x 3080 mm
 Balcony:
 16.1 SqM / 173.2 SqFt

APARTMENT 14
2 Bedroom Apartment
 Internal Area:
 75.93 SqM / 817.30 SqFt
 Living Area:
 5390 mm x 5250 mm
 Bedroom 1:
 3880 mm x 2960 mm
 Bedroom 2:
 3140 mm x 3120 mm
 Balcony:
 7.2 SqM / 77.5 SqFt

APARTMENT 13
2 Bedroom Apartment
 Internal Area:
 67.16 SqM / 722.90 SqFt
 Living Area:
 5395 mm x 4850 mm
 Bedroom 1:
 3370 mm x 2700 mm
 Bedroom 2:
 3360 mm x 2670 mm
 Winter Garden:
 5.7 SqM / 61.3 SqFt

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SECOND FLOOR

Second Floor Area Schedule	
Apartment Number	Area
11	60.50 m2
12	71.40 m2
13	67.16 m2
14	75.93 m2
15	49.75 m2



APARTMENT 18
2 Bedroom Apartment
 Internal Area: 79.22 SqM / 852.71 SqFt
 Living Area: 7190 mm x 4465 mm
 Bedroom 1: 3840 mm x 3450 mm
 Bedroom 2: 3460 mm x 2640 mm
 Terrace: 13.8 SqM / 148.5 SqFt

APARTMENT 16
2 Bedroom Apartment
 Internal Area: 78.68 SqM / 846.90 SqFt
 Living Area: 6520 mm x 4990 mm
 Bedroom 1: 3750 mm x 3000 mm
 Bedroom 2: 3110 mm x 3100 mm
 Terrace: 18.1 SqM / 194.8 SqFt

APARTMENT 17
2 Bedroom Apartment
 Internal Area: 80.24 SqM / 863.69 SqFt
 Living Area: 7275 mm x 4710 mm
 Bedroom 1: 3600 mm x 2690 mm
 Bedroom 2: 3600 mm x 2690 mm
 Terrace: 16.9 SqM / 181.9 SqFt

THIRD FLOOR

Third Floor Area Schedule	
Apartment Number	Area
16	78.68 m2
17	80.24 m2
18	79.22 m2

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D I S C L A I M E R

This brochure and the information contained in it does not form part of any contract, and while reasonable effort has been made to ensure accuracy, this cannot be guaranteed and no representation or warranty is made in that regard. Apartment designs and layouts are indicative only and may change. The specification of the apartments is the anticipated specification as at the date this brochure was prepared, but may be subject to change in accordance with permitted variances under the apartment sale contracts. Dimensions shown in any text or plan are approximate sizes and indicative only and actual sizes may be different once constructed. Computer generated images and photos are indicative only. All sales remain subject to contract. All information regarding prospective commercial or retail tenants represents current intention only, and the final identity of the tenants may change. Furniture shown in Computer Generated Images and photos is not included in sales. Optimal House is a marketing name only and will not necessarily form part of the approved postal address. Neither the agents nor any person in their employment has any authority to make or give any representation warranty or guarantee (whether written or oral) in respect of or in relation to the development (or any parts thereof).



- Only 20 miles from London
- Direct access to the M40
- From only 18 minutes to Marylebone by train
- Only 10 miles from Heathrow Airport by car





TITAN PROPERTY DEVELOPMENTS

Titan Property Developments is leading the way in creating high quality, modern living spaces exclusively designed for today's busy professional. Our properties are conveniently located close to major transportation hubs, providing homes that offer all the benefits of modern urban living.

Using the latest design platforms, we are able to offer high-specification modern homes at competitive prices. Our interiors are sleek and sophisticated and reflect the aspirations of our residents.

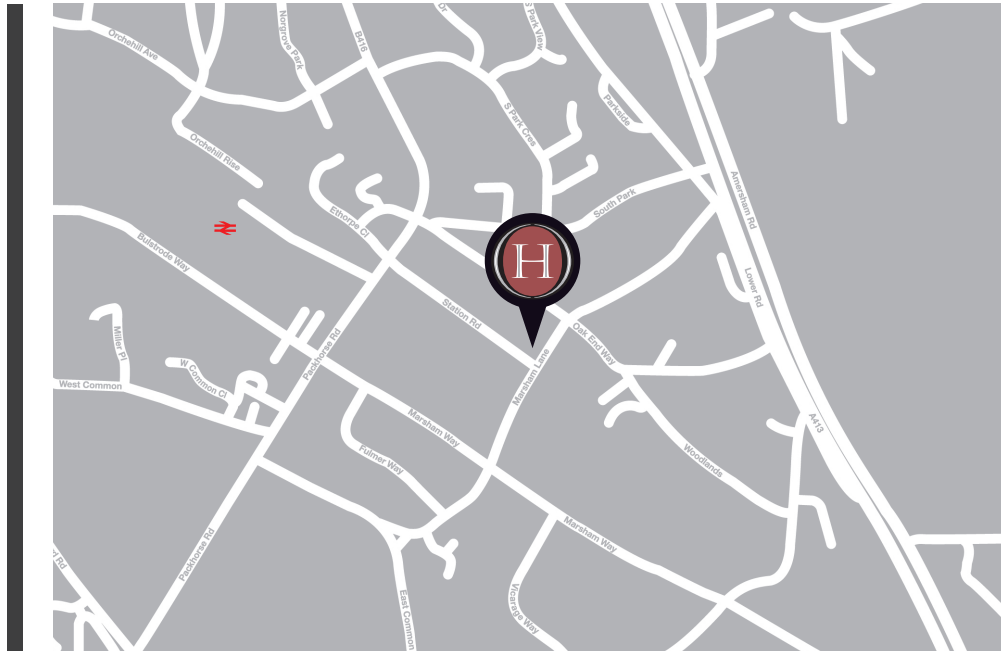


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OPTIMAL HOUSE

Optimal House is in Gerrards Cross, a popular and affluent commuter-belt town with an excellent location – only 20 miles from London. Situated on the A40, which leads directly into Central London, Gerrards Cross is minutes from the M25, which offers easy access to the M4 and M1, and Heathrow Airport is only 10 miles away. Thanks to a recent upgrade in rail services, train journeys are now even shorter with Marylebone station taking from only 18 minutes.

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NewHomes

01753 890909
gerrardscross@frostweb.co.uk

