

L&Q at BANKSIDE GARDENS

Siteplan & Floorplan Brochure
Block Four



CGI is indicative of L&Q at Bankside Gardens.

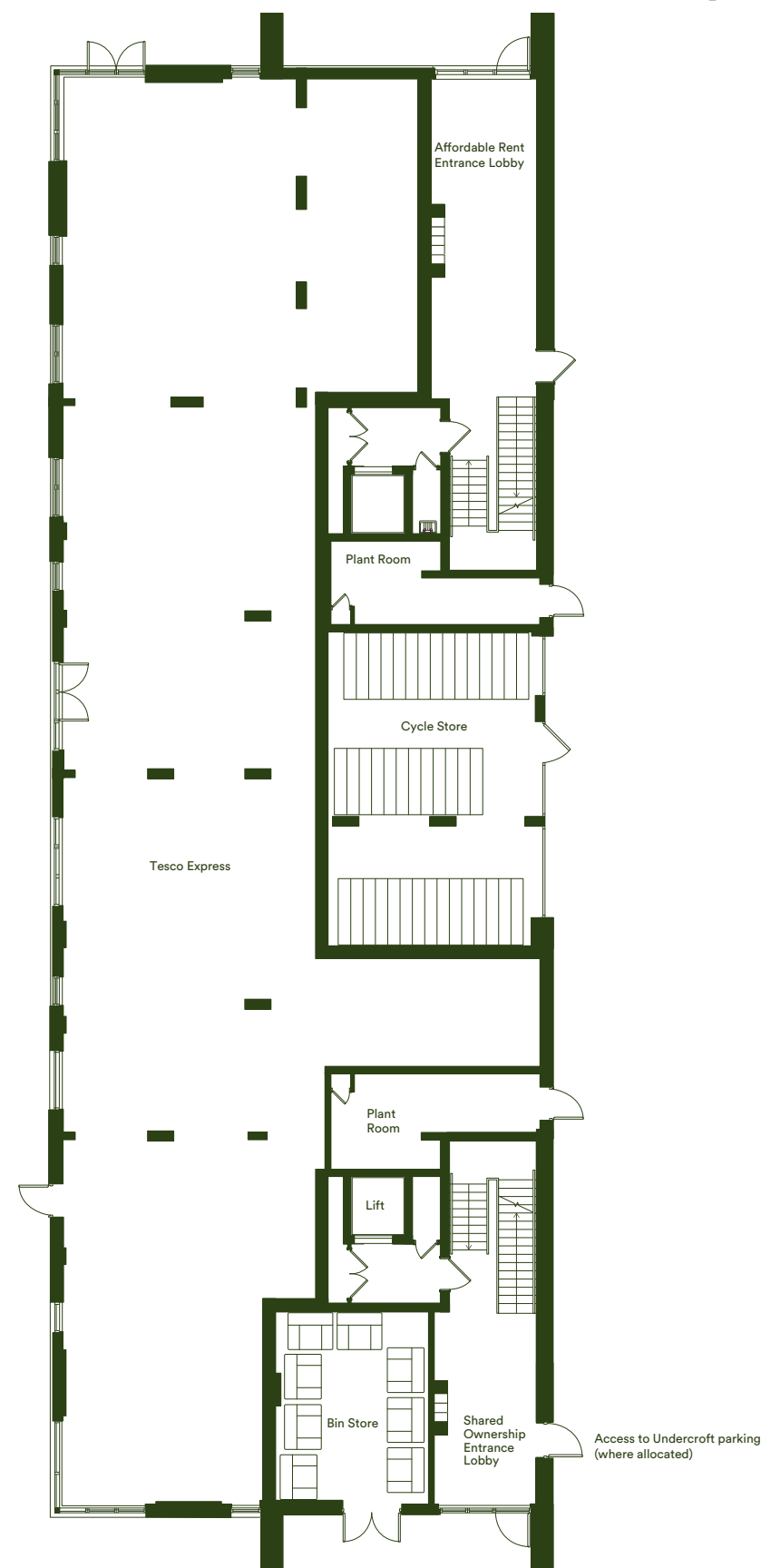
L&Q

Siteplan



Disclaimer: Please note that the properties are currently under construction. For further clarification regarding specific individual plots, please ask our Sales Associates. Any depiction of the layout does not show details of gradients of land, boundary treatments, local authority street lighting or landscaping. It is our intention to build in accordance with this layout including the locations of Market Sale, Shared Ownership, London Living Rent, Private Rent and Affordable Rent properties (known as tenures). However, there may be occasions when the tenure location, house designs, boundaries, landscaping and positions of roads and footpaths, play areas and other facilities or amenities may change as the development proceeds and as properties are marketed. The layout (including tenure locations) is subject to amendments due to changing planning permission for the development, and depictions of the layout should be used as guidance only. No site map including tenure locations (whether computer generated or otherwise) forms part of any offer, contract, warranty, or representation and are for illustrative and guidance purposes only, quality of this technology may vary. In relation to computer generated images, minimum dimensions have been used to generate this image and as a result dimensions may vary (and should not be relied on by you).

Ground Floor



Tenth Floor
Ninth Floor
Eighth Floor
Seventh Floor
Sixth Floor
Fifth Floor
Fourth Floor
Third Floor
Second Floor
First Floor
Ground Floor

The floor plans provided are intended to only give a general indication of the proposed floor layout, are not drawn to scale and are not intended to form part of any offer, contract, warranty or representation. Measurements are given to the widest point, are approximate and are given as a guide only. They must not be relied upon as a statement or representation of fact. Do not use these measurements for carpet sizes, appliance spaces or items of furniture. Kitchen, bathroom and utility layouts may differ to build, and specific plot sizes and layouts may vary within the same unit type. Built-in wardrobe to include mirrored sliding doors, shelf and chrome hanging rail. For further clarification regarding specific individual plots, please ask our Sales Associates.

We provide the home
and you make it your own



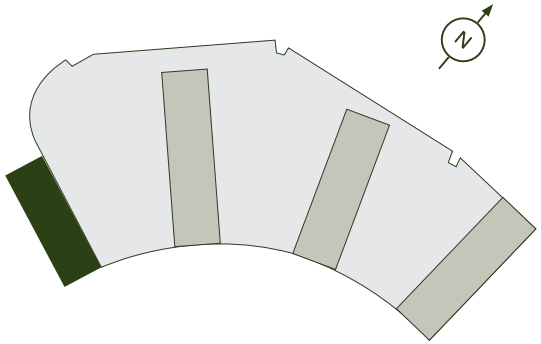
CGI is indicative of L&Q at Bankside Gardens.

First Floor / Podium Level

Plots 101 & 102



Tenth Floor
Ninth Floor
Eighth Floor
Seventh Floor
Sixth Floor
Fifth Floor
Fourth Floor
Third Floor
Second Floor
First Floor
Ground Floor



Plot 101 - 1 Bedroom Apartment

Living/Dining	4.24m x 3.89m	13'11" x 12'9"
Kitchen	2.91m x 1.91m	9'6" x 6'3"
Bedroom	3.55m x 3.38m	11'8" x 11'1"
Total Internal Area	45.7m ²	492ft ²
Balcony	10.6m ²	114ft ²
Terrace	10.0m ²	108ft ²

Plot 102 - 2 Bedroom Apartment

Living/Dining	4.00m x 4.52m	13'1" x 14'0"
Kitchen	2.06m x 5.22m	6'9" x 17'1"
Bedroom 1	4.02m x 3.15m	13'2" x 10'4"
Bedroom 2	4.02m x 3.05m	13'2" x 10'0"
Total Internal Area	67.6m ²	728ft ²
Balcony	8.6m ²	92ft ²

FF - Fridge/Freezer | DW - Dishwasher | MW - Mirrored Wardrobe | WD - Washer/Dryer | HIU - Heat Interface Unit

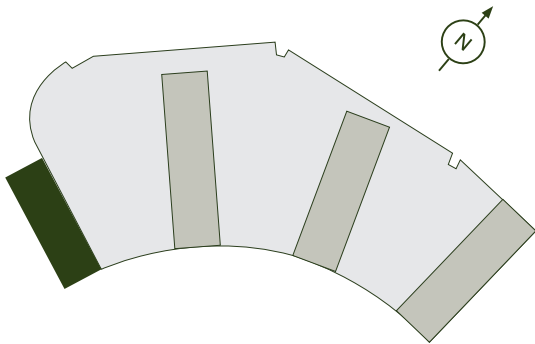
The floor plans provided are intended to only give a general indication of the proposed floor layout, are not drawn to scale and are not intended to form part of any offer, contract, warranty or representation. Measurements are given to the widest point, are approximate and are given as a guide only. They must not be relied upon as a statement or representation of fact. Do not use these measurements for carpet sizes, appliance spaces or items of furniture. Kitchen, bathroom and utility layouts may differ to build, and specific plot sizes and layouts may vary within the same unit type. Built-in wardrobe to include mirrored sliding doors, shelf and chrome hanging rail. For further clarification regarding specific individual plots, please ask our Sales Associates.

Second Floor

Plots 201 & 202



Tenth Floor
Ninth Floor
Eighth Floor
Seventh Floor
Sixth Floor
Fifth Floor
Fourth Floor
Third Floor
Second Floor
First Floor
Ground Floor



Plot 201 - 1 Bedroom Apartment

Living/Dining	4.24m x 3.86m	13'11" x 12'8"
Kitchen	2.79m x 1.93m	9'2" x 6'4"
Bedroom	3.55m x 3.38m	11'8" x 11'1"
Total Internal Area	45.7m ²	492ft ²
Balcony	10.6m ²	114ft ²

Plot 202 - 2 Bedroom Apartment

Living/Dining	4.00m x 4.52m	13'1" x 14'0"
Kitchen	2.06m x 5.22m	6'9" x 17'1"
Bedroom 1	4.02m x 3.15m	13'2" x 10'4"
Bedroom 2	4.02m x 3.05m	13'2" x 10'0"
Total Internal Area	67.6m ²	728ft ²
Balcony	8.6m ²	92ft ²

FF - Fridge/Freezer | DW - Dishwasher | MW - Mirrored Wardrobe | WD - Washer/Dryer | HIU - Heat Interface Unit

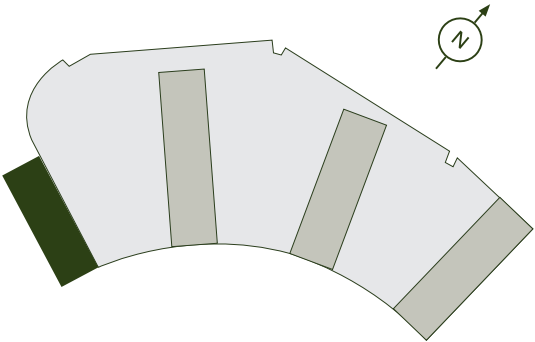
The floor plans provided are intended to only give a general indication of the proposed floor layout, are not drawn to scale and are not intended to form part of any offer, contract, warranty or representation. Measurements are given to the widest point, are approximate and are given as a guide only. They must not be relied upon as a statement or representation of fact. Do not use these measurements for carpet sizes, appliance spaces or items of furniture. Kitchen, bathroom and utility layouts may differ to build, and specific plot sizes and layouts may vary within the same unit type. Built-in wardrobe to include mirrored sliding doors, shelf and chrome hanging rail. For further clarification regarding specific individual plots, please ask our Sales Associates.

Third Floor

Plots 301 & 302



Tenth Floor
Ninth Floor
Eighth Floor
Seventh Floor
Sixth Floor
Fifth Floor
Fourth Floor
Third Floor
Second Floor
First Floor
Ground Floor



Plot 301 - 1 Bedroom Apartment

Living/Dining	4.24m x 3.86m	13'11" x 12'8"
Kitchen	2.79m x 1.93m	9'2" x 6'4"
Bedroom	3.55m x 3.38m	11'8" x 11'1"
Total Internal Area	45.7m²	492ft²
Balcony	10.6m ²	114ft ²

Plot 302 - 2 Bedroom Apartment

Living/Dining	4.00m x 4.52m	13'1" x 14'0"
Kitchen	2.06m x 5.22m	6'9" x 17'1"
Bedroom 1	4.02m x 3.15m	13'2" x 10'4"
Bedroom 2	4.02m x 3.05m	13'2" x 10'0"
Total Internal Area	67.6m²	728ft²
Balcony	8.6m ²	92ft ²

FF - Fridge/Freezer | DW - Dishwasher | MW - Mirrored Wardrobe | WD - Washer/Dryer | HIU - Heat Interface Unit

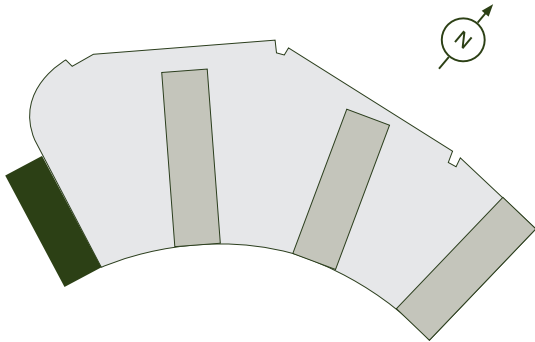
The floor plans provided are intended to only give a general indication of the proposed floor layout, are not drawn to scale and are not intended to form part of any offer, contract, warranty or representation. Measurements are given to the widest point, are approximate and are given as a guide only. They must not be relied upon as a statement or representation of fact. Do not use these measurements for carpet sizes, appliance spaces or items of furniture. Kitchen, bathroom and utility layouts may differ to build, and specific plot sizes and layouts may vary within the same unit type. Built-in wardrobe to include mirrored sliding doors, shelf and chrome hanging rail. For further clarification regarding specific individual plots, please ask our Sales Associates.

Fourth Floor

Plots 401 & 402



Tenth Floor
Ninth Floor
Eighth Floor
Seventh Floor
Sixth Floor
Fifth Floor
Fourth Floor
Third Floor
Second Floor
First Floor
Ground Floor



Plot 401 - 1 Bedroom Apartment

Living/Dining	4.24m x 3.86m	13'11" x 12'8"
Kitchen	2.79m x 1.93m	9'2" x 6'4"
Bedroom	3.55m x 3.38m	11'8" x 11'1"
Total Internal Area	45.7m²	492ft²
Balcony	10.6m ²	114ft ²

Plot 402 - 2 Bedroom Apartment

Living/Dining	4.00m x 4.52m	13'1" x 14'0"
Kitchen	2.06m x 5.22m	6'9" x 17'1"
Bedroom 1	4.02m x 3.15m	13'2" x 10'4"
Bedroom 2	4.02m x 3.05m	13'2" x 10'0"
Total Internal Area	67.6m²	728ft²
Balcony	8.6m ²	92ft ²

FF - Fridge/Freezer | DW - Dishwasher | MW - Mirrored Wardrobe | WD - Washer/Dryer | HIU - Heat Interface Unit

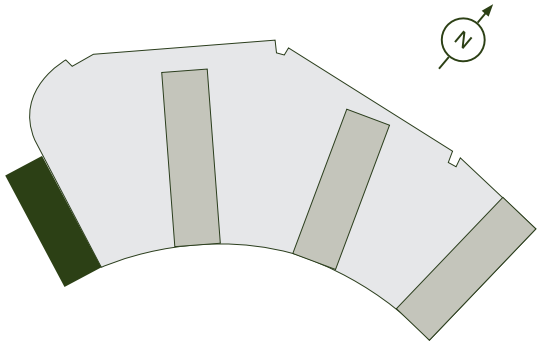
The floor plans provided are intended to only give a general indication of the proposed floor layout, are not drawn to scale and are not intended to form part of any offer, contract, warranty or representation. Measurements are given to the widest point, are approximate and are given as a guide only. They must not be relied upon as a statement or representation of fact. Do not use these measurements for carpet sizes, appliance spaces or items of furniture. Kitchen, bathroom and utility layouts may differ to build, and specific plot sizes and layouts may vary within the same unit type. Built-in wardrobe to include mirrored sliding doors, shelf and chrome hanging rail. For further clarification regarding specific individual plots, please ask our Sales Associates.

Fifth Floor

Plots 501 & 502



Tenth Floor
Ninth Floor
Eighth Floor
Seventh Floor
Sixth Floor
Fifth Floor
Fourth Floor
Third Floor
Second Floor
First Floor
Ground Floor



Plot 501 - 1 Bedroom Apartment

Living/Dining	4.24m x 3.86m	13'11" x 12'8"
Kitchen	2.79m x 1.93m	9'2" x 6'4"
Bedroom	3.55m x 3.38m	11'8" x 11'1"
Total Internal Area	45.7m²	492ft²
Balcony	10.6m ²	114ft ²

Plot 502 - 2 Bedroom Apartment

Living/Dining	4.00m x 4.52m	13'1" x 14'0"
Kitchen	2.06m x 5.22m	6'9" x 17'1"
Bedroom 1	4.02m x 3.15m	13'2" x 10'4"
Bedroom 2	4.02m x 3.05m	13'2" x 10'0"
Total Internal Area	67.6m²	728ft²
Balcony	8.6m ²	92ft ²

FF - Fridge/Freezer | DW - Dishwasher | MW - Mirrored Wardrobe | WD - Washer/Dryer | HIU - Heat Interface Unit

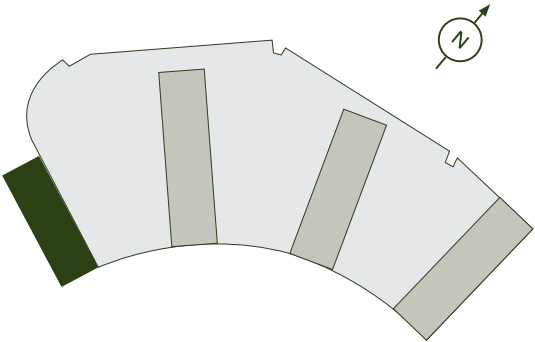
The floor plans provided are intended to only give a general indication of the proposed floor layout, are not drawn to scale and are not intended to form part of any offer, contract, warranty or representation. Measurements are given to the widest point, are approximate and are given as a guide only. They must not be relied upon as a statement or representation of fact. Do not use these measurements for carpet sizes, appliance spaces or items of furniture. Kitchen, bathroom and utility layouts may differ to build, and specific plot sizes and layouts may vary within the same unit type. Built-in wardrobe to include mirrored sliding doors, shelf and chrome hanging rail. For further clarification regarding specific individual plots, please ask our Sales Associates.

Sixth Floor

Plots 601 & 602



Tenth Floor
Ninth Floor
Eighth Floor
Seventh Floor
Sixth Floor
Fifth Floor
Fourth Floor
Third Floor
Second Floor
First Floor
Ground Floor



Plot 601 - 1 Bedroom Apartment

Living/Dining	4.24m x 3.86m	13'11" x 12'8"
Kitchen	2.79m x 1.93m	9'2" x 6'4"
Bedroom	3.55m x 3.38m	11'8" x 11'1"
Total Internal Area	45.7m ²	492ft ²
Balcony	10.6m ²	114ft ²

Plot 602 - 2 Bedroom Apartment

Living/Dining	4.00m x 4.52m	13'1" x 14'0"
Kitchen	2.06m x 5.22m	6'9" x 17'1"
Bedroom 1	4.02m x 3.15m	13'2" x 10'4"
Bedroom 2	4.02m x 3.05m	13'2" x 10'0"
Total Internal Area	67.6m ²	728ft ²
Balcony	8.6m ²	92ft ²

FF - Fridge/Freezer | DW - Dishwasher | MW - Mirrored Wardrobe | WD - Washer/Dryer | HIU - Heat Interface Unit

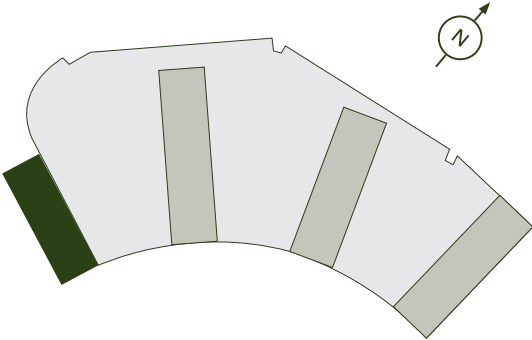
The floor plans provided are intended to only give a general indication of the proposed floor layout, are not drawn to scale and are not intended to form part of any offer, contract, warranty or representation. Measurements are given to the widest point, are approximate and are given as a guide only. They must not be relied upon as a statement or representation of fact. Do not use these measurements for carpet sizes, appliance spaces or items of furniture. Kitchen, bathroom and utility layouts may differ to build, and specific plot sizes and layouts may vary within the same unit type. Built-in wardrobe to include mirrored sliding doors, shelf and chrome hanging rail. For further clarification regarding specific individual plots, please ask our Sales Associates.

Seventh Floor

Plots 701 & 702



Tenth Floor
Ninth Floor
Eighth Floor
Seventh Floor
Sixth Floor
Fifth Floor
Fourth Floor
Third Floor
Second Floor
First Floor
Ground Floor



Plot 701 - 1 Bedroom Apartment

Living/Dining	4.24m x 3.86m	13'11" x 12'8"
Kitchen	2.79m x 1.93m	9'2" x 6'4"
Bedroom	3.55m x 3.38m	11'8" x 11'1"
Total Internal Area	45.7m ²	492ft ²
Balcony	10.6m ²	114ft ²

Plot 702 - 2 Bedroom Apartment

Living/Dining	4.00m x 4.52m	13'1" x 14'0"
Kitchen	2.06m x 5.22m	6'9" x 17'1"
Bedroom 1	4.02m x 3.15m	13'2" x 10'4"
Bedroom 2	4.02m x 3.05m	13'2" x 10'0"
Total Internal Area	67.6m ²	728ft ²
Balcony	8.6m ²	92ft ²

FF - Fridge/Freezer | DW - Dishwasher | MW - Mirrored Wardrobe | WD - Washer/Dryer | HIU - Heat Interface Unit

The floor plans provided are intended to only give a general indication of the proposed floor layout, are not drawn to scale and are not intended to form part of any offer, contract, warranty or representation. Measurements are given to the widest point, are approximate and are given as a guide only. They must not be relied upon as a statement or representation of fact. Do not use these measurements for carpet sizes, appliance spaces or items of furniture. Kitchen, bathroom and utility layouts may differ to build, and specific plot sizes and layouts may vary within the same unit type. Built-in wardrobe to include mirrored sliding doors, shelf and chrome hanging rail. For further clarification regarding specific individual plots, please ask our Sales Associates.

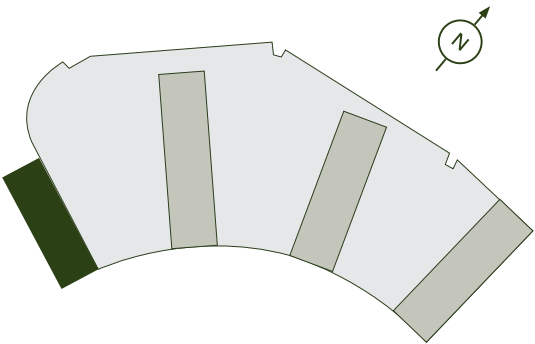
Eighth Floor

Plots 801, 802 & 808



FF - Fridge/Freezer | DW - Dishwasher | MW - Mirrored Wardrobe |
WD - Washer/Dryer | C - Cupboard | HIU - Heat Interface Unit

Tenth Floor
Ninth Floor
Eighth Floor
Seventh Floor
Sixth Floor
Fifth Floor
Fourth Floor
Third Floor
Second Floor
First Floor
Ground Floor



Plot 801 - 1 Bedroom Apartment

Living/Dining	4.24m x 3.86m	13'11" x 12'8"
Kitchen	2.79m x 1.93m	9'2" x 6'4"
Bedroom	3.55m x 3.38m	11'8" x 11'1"
Total Internal Area	45.7m²	492ft²
Balcony	10.6m ²	114ft ²

Plot 802 - 2 Bedroom Apartment

Living/Dining	4.00m x 4.52m	13'1" x 14'0"
Kitchen	2.06m x 5.22m	6'9" x 17'1"
Bedroom 1	4.02m x 3.15m	13'2" x 10'4"
Bedroom 2	4.02m x 3.05m	13'2" x 10'0"
Total Internal Area	67.6m²	728ft²
Balcony	8.6m ²	92ft ²

Plot 808 - 2 Bedroom Apartment

Living/Dining	5.37m x 3.78m	17'7" x 12'5"
Kitchen	2.22m x 3.06m	7'3" x 10'0"
Bedroom 1	4.10m x 2.75m	13'5" x 9'0"
Bedroom 2	4.10m x 2.48m	13'5" x 8'1"
Total Internal Area	57.5m²	619ft²
Balcony	3.4m ²	36ft ²

The floor plans provided are intended to only give a general indication of the proposed floor layout, are not drawn to scale and are not intended to form part of any offer, contract, warranty or representation. Measurements are given to the widest point, are approximate and are given as a guide only. They must not be relied upon as a statement or representation of fact. Do not use these measurements for carpet sizes, appliance spaces or items of furniture. Kitchen, bathroom and utility layouts may differ to build, and specific plot sizes and layouts may vary within the same unit type. Built-in wardrobe to include mirrored sliding doors, shelf and chrome hanging rail. For further clarification regarding specific individual plots, please ask our Sales Associates.

Ninth Floor

Plots 901, 902, 903, 907 & 908



FF - Fridge/Freezer | DW - Dishwasher | MW - Mirrored Wardrobe |
WD - Washer/Dryer | C - Cupboard | HIU - Heat Interface Unit

Plot 901 - 1 Bedroom Apartment

Living/Dining	4.24m x 3.86m	13'11" x 12'8"
Kitchen	2.79m x 1.93m	9'2" x 6'4"
Bedroom	3.55m x 3.38m	11'8" x 11'1"
Total Internal Area	45.7m ²	492ft ²
Balcony	10.6m ²	114ft ²

Plot 902 - 2 Bedroom Apartment

Living/Dining	4.00m x 4.52m	13'1" x 14'0"
Kitchen	2.06m x 5.22m	6'9" x 17'1"
Bedroom 1	4.02m x 3.15m	13'2" x 10'4"
Bedroom 2	4.02m x 3.05m	13'2" x 10'0"
Total Internal Area	67.6m ²	728ft ²
Balcony	8.6m ²	92ft ²

Plot 903 - 2 Bedroom Apartment

Living/Dining	4.53m x 4.30m	14'10" x 14'1"
Kitchen	1.79m x 4.30m	5'10" x 14'1"
Bedroom 1	3.90m x 3.15m	12'10" x 10'4"
Bedroom 2	3.90m x 3.05m	12'10" x 10'0"
Total Internal Area	66.8m ²	720ft ²
Balcony	3.4m ²	36ft ²

Plot 907 - 1 Bedroom Apartment

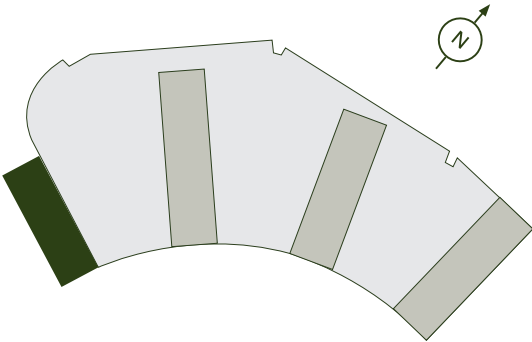
Living/Dining	3.88m x 3.88m	12'9" x 12'9"
Kitchen	2.32m x 2.23m	7'7" x 7'4"
Bedroom	3.90m x 3.15m	12'10" x 10'4"
Total Internal Area	44.2m ²	476ft ²
Balcony	3.4m ²	36ft ²

Plot 908 - 2 Bedroom Apartment

Living/Dining	5.37m x 3.78m	17'7" x 12'5"
Kitchen	2.22m x 3.06m	7'3" x 10'0"
Bedroom 1	4.10m x 2.75m	13'5" x 9'0"
Bedroom 2	4.10m x 2.48m	13'5" x 8'1"
Total Internal Area	57.5m ²	619ft ²
Balcony	3.4m ²	36ft ²

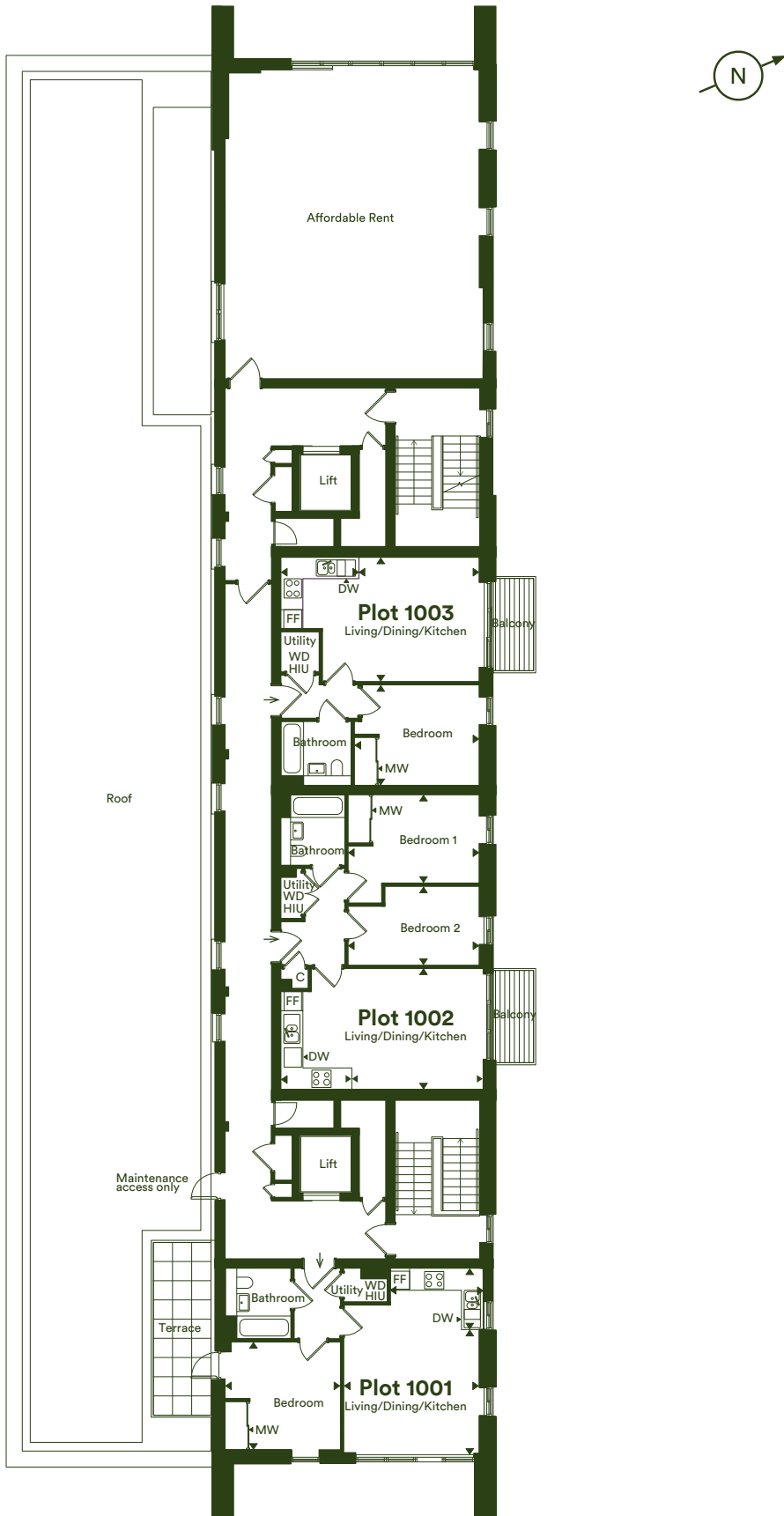
The floor plans provided are intended to only give a general indication of the proposed floor layout, are not drawn to scale and are not intended to form part of any offer, contract, warranty or representation. Measurements are given to the widest point, are approximate and are given as a guide only. They must not be relied upon as a statement or representation of fact. Do not use these measurements for carpet sizes, appliance spaces or items of furniture. Kitchen, bathroom and utility layouts may differ to build, and specific plot sizes and layouts may vary within the same unit type. Built-in wardrobe to include mirrored sliding doors, shelf and chrome hanging rail. For further clarification regarding specific individual plots, please ask our Sales Associates.

Tenth Floor
Ninth Floor
Eighth Floor
Seventh Floor
Sixth Floor
Fifth Floor
Fourth Floor
Third Floor
Second Floor
First Floor
Ground Floor



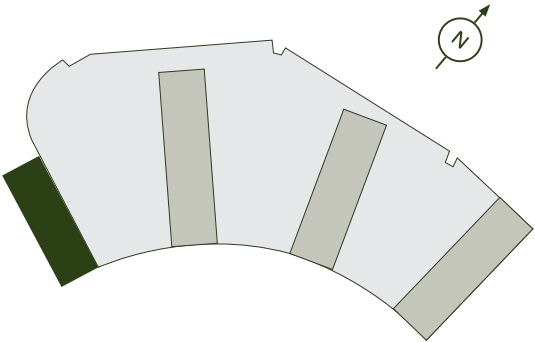
Tenth Floor

Plots 1001, 1002 & 1003



FF - Fridge/Freezer | DW - Dishwasher | MW - Mirrored Wardrobe |
WD - Washer/Dryer | C - Cupboard | HIU - Heat Interface Unit

Tenth Floor
Ninth Floor
Eighth Floor
Seventh Floor
Sixth Floor
Fifth Floor
Fourth Floor
Third Floor
Second Floor
First Floor
Ground Floor



Plot 1001 - 1 Bedroom Apartment

Living/Dining	4.24m x 3.86m	13'11" x 12'9"
Kitchen	2.91m x 1.91m	9'6" x 6'3"
Bedroom	3.62m x 3.38m	10'11" x 11'1"
Total Internal Area	45.9m ²	494ft ²
Terrace	9.9m ²	107ft ²

Plot 1002 - 2 Bedroom Apartment

Living/Dining	5.37m x 3.78m	17'7" x 12'5"
Kitchen	2.22m x 3.06m	7'3" x 10'0"
Bedroom 1	4.10m x 2.75m	13'5" x 9'0"
Bedroom 2	4.10m x 2.48m	13'5" x 8'1"
Total Internal Area	57.5m ²	619ft ²
Balcony	3.4m ²	36ft ²

Plot 1003 - 1 Bedroom Apartment

Living/Dining	3.88m x 3.88m	12'9" x 12'9"
Kitchen	2.32m x 2.23m	7'7" x 7'4"
Bedroom	3.90m x 3.15m	12'10" x 10'4"
Total Internal Area	44.2m ²	476ft ²
Balcony	3.4m ²	36ft ²

The floor plans provided are intended to only give a general indication of the proposed floor layout, are not drawn to scale and are not intended to form part of any offer, contract, warranty or representation. Measurements are given to the widest point, are approximate and are given as a guide only. They must not be relied upon as a statement or representation of fact. Do not use these measurements for carpet sizes, appliance spaces or items of furniture. Kitchen, bathroom and utility layouts may differ to build, and specific plot sizes and layouts may vary within the same unit type. Built-in wardrobe to include mirrored sliding doors, shelf and chrome hanging rail. For further clarification regarding specific individual plots, please ask our Sales Associates.

We're here and ready to help

When you're ready to move in, L&Q will give you a personal introduction to your new L&Q home.

The L&Q new homes warranty
We will demonstrate how to operate your appliances and heating and talk you through any special features, all of which will be detailed in your Home User Guide.

We are confident that you will be delighted with your new L&Q home, but for added peace of mind, all of our homes also come with an L&Q new homes warranty.

This lasts for two years from the date of legal completion. For the 2-year period, we guarantee items supplied as part of your new home, covering repairs needed due to faulty workmanship or materials. The NHBC Buildmark cover is valid for 12 years from the date the building was finished.

Your sales associate can provide you with more details on the L&Q warranty and NHBC Buildmark cover. You can also access the full terms and conditions on our website: lqgroup.org.uk



L&Q achievements



A selection of other L&Q developments



L&Q at Huntley Wharf,
Reading
lqhomes.com/huntleywharf



L&Q at Hayes Village,
Hillingdon
lqhomes.com/hayesvillage



L&Q at High Street Quarter,
Hounslow
lqhomes.com/hsquarter

L&Q at Bankside Gardens

Flagstaff Road
Reading
RG2 6BW

✉ banksidegardens@lqgroup.org.uk
☎ 0333 242 2045
🌐 lqhomes.com/banksidegardens

Disclaimer
All information in this document is correct at the time of publication going to print April 2023. The contents of this brochure should not be considered material information for the purposes of purchasing a home. No image or photograph (whether computer generated or otherwise) is taken as a statement or representation of fact, and no image or photograph (whether computer generated or otherwise) forms part of any offer, contract, warranty or representation.

Registered office: L&Q, 29-35 West Ham Lane, Stratford, London E15 4PH. Homes & Communities Agency L4517. Registered Society 30441R Exempt charity. Details correct at the time of going to print April 2023. Your home is at risk if you fail to keep up repayments on a mortgage, rent or other loan secured on it. Please make sure you can afford the repayments before you take out a mortgage.

