












L&Q at HUNTLEY WHARF

Siteplan & Floorplan Brochure

L&Q

Siteplan

Property Key

	Private Sale Homes		Convenience Store
	Future Shared Ownership Phase		Nursery
	Shared Ownership and Affordable Rental Homes		Coffee Shop
	Affordable Rental Homes		Riverfront Restaurant
			Gym



Each home in this impressive new development in the heart of Reading has been expertly designed, drawing on the site's industrial heritage, providing spacious homes complete with high quality specification and appliances.

There is no better place to call home.

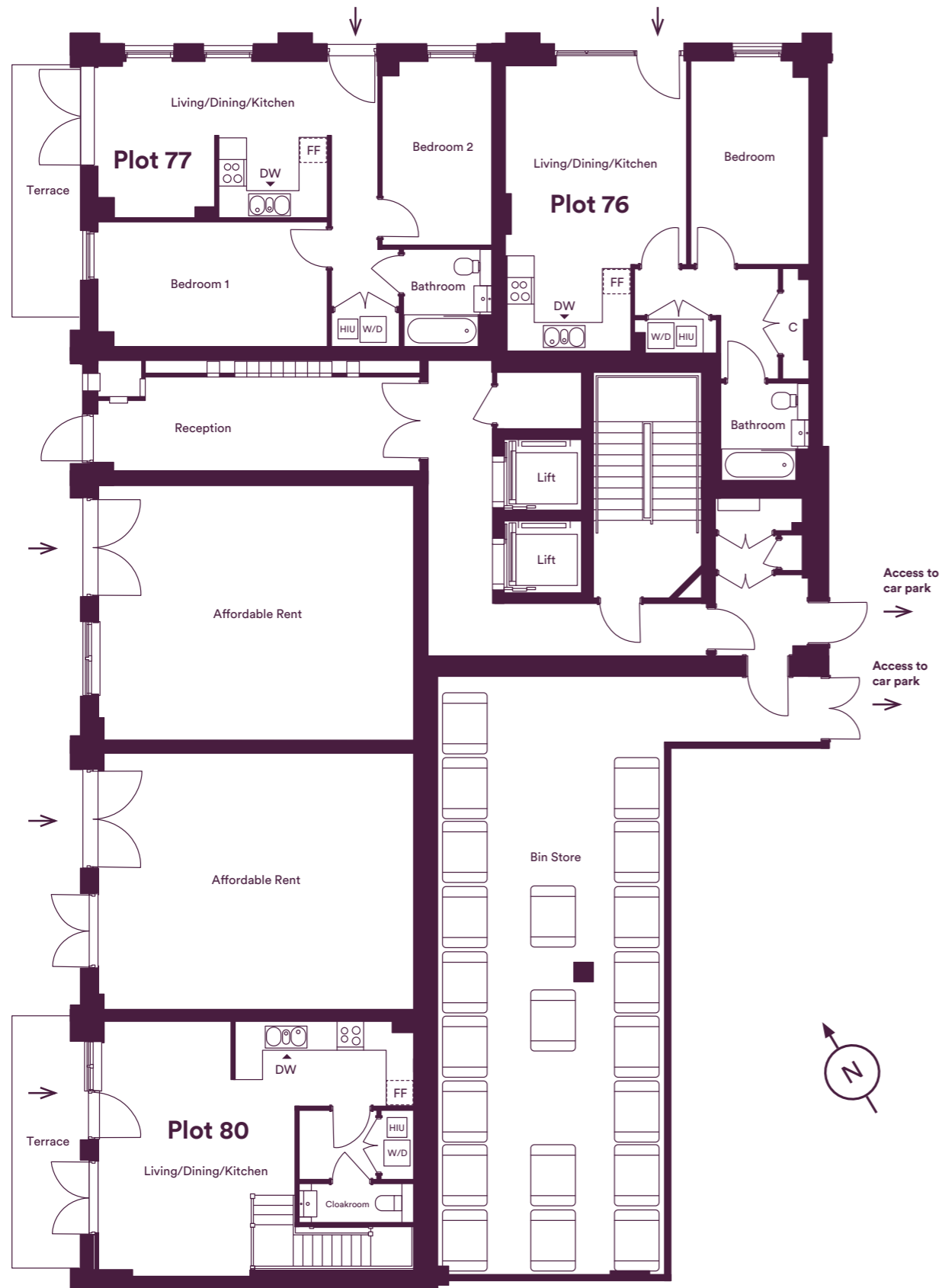
Disclaimer: Any depiction of the layout does not show details of gradients of land, boundary treatments, local authority street lighting or landscaping. The block designs, boundaries, landscaping and positions of roads and footpaths, play areas, landscaping and other facilities or amenities may change as the development proceeds.

All services and facilities may not be available on completion of the property. Should you have any queries, please direct them through your legal representatives

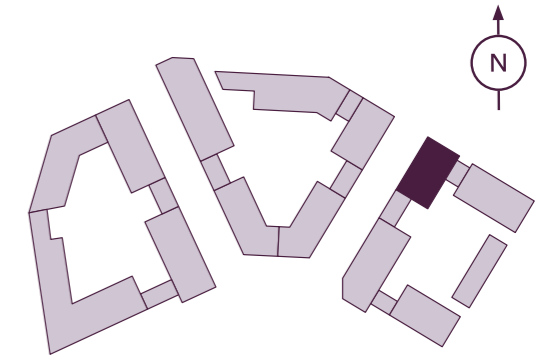
Amenities and site plan are indicative only and access may be restricted.

Ground Floor

Plots 76, 77 & 80



Seventh Floor
Sixth Floor
Fifth Floor
Fourth Floor
Third Floor
Second Floor
First Floor
Ground Floor



Plot 76 - 1 Bedroom Apartment

Living/Dining/Kitchen	6.68m x 4.17m	21' 11" x 13' 8"
Bedroom	4.68m x 2.74m	15' 14" x 8' 11"
Total Area	51.28m ²	552ft ²

Plot 77 - 2 Bedroom Apartment

Living/Dining/Kitchen	5.31m x 3.62m	17' 5" x 11' 10"
Bedroom 1	5.24m x 2.87m	17' 2" x 9' 4"
Bedroom 2	4.23m x 2.54m	13' 10" x 8' 4"
Total Area	57.97m ²	624ft ²

Plot 80 - 2 Bedroom Maisonette (Ground Floor)

Living/Dining/Kitchen	7.33m x 5.73m	24' 1" x 18' 10"
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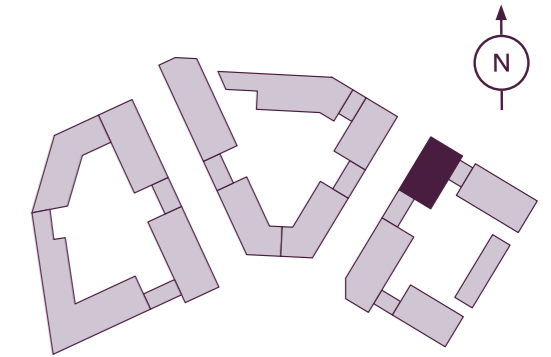
FF - Fridge/Freezer | HIU - Heat Interface Unit | W/D - Washer/Dryer | DW - Dishwasher | C - Cupboard

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First Floor

Plots 80, 82, 83, 84 & 85

Seventh Floor
Sixth Floor
Fifth Floor
Fourth Floor
Third Floor
Second Floor
First Floor
Ground Floor



Plot 82 - 1 Bedroom Apartment

Living/Dining/Kitchen	5.50m x 3.65m	18' 0" x 11' 11"
Bedroom	4.68m x 2.89m	15' 4" x 9' 6"
Total Area	50.63m²	545ft²

Plot 83 - 2 Bedroom Apartment

Living/Dining/Kitchen	6.77m x 3.24m	28' 8" x 10' 8"
Bedroom 1	3.82m x 3.23m	12' 6" x 10' 7"
Bedroom 2	3.24m x 2.47m	10' 7" x 8' 1"
Total Area	53.97m²	581ft²

Plot 84 - 1 Bedroom Apartment

Living/Dining/Kitchen	8.74m x 3.54m	28' 8" x 11' 7"
Bedroom	3.73m x 3.19m	12' 2" x 10' 5"
Total Area	55.37m²	596ft²

Plot 85 - 1 Bedroom Apartment

Living/Dining/Kitchen	7.24m x 3.44m	23' 9" x 11' 3"
Bedroom	4.92m x 3.30m	16' 2" x 10' 9"
Total Area	48.4m²	521ft²

Plot 80 - 2 Bedroom Maisonette (First Floor)

Bedroom 1	4.89m x 2.79m	16' 1" x 9' 2"
Bedroom 2	3.43m x 2.99m	11' 3" x 9' 10"

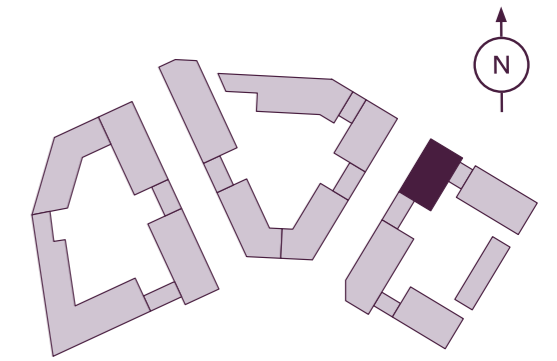
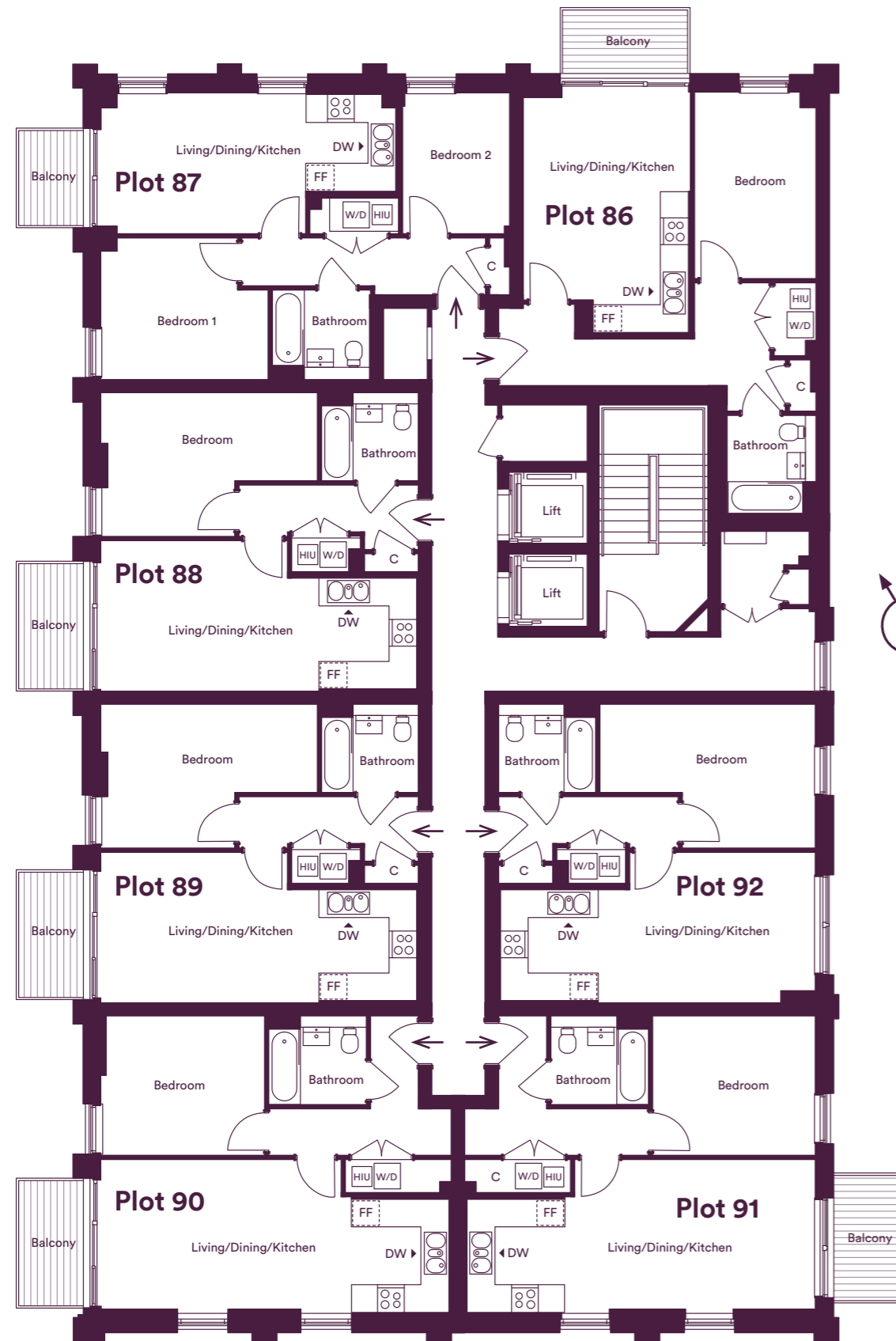
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Second Floor

Plots 86, 87, 88, 89, 90, 91 & 92

Seventh Floor
Sixth Floor
Fifth Floor
Fourth Floor
Third Floor
Second Floor
First Floor
Ground Floor



Plot 86 - 1 Bedroom Apartment

Living/Dining/Kitchen	5.53m x 3.82m	18' 2" x 12' 6"
Bedroom	4.25m x 2.8m	13' 11" x 9' 2"
Total Area	50.73m ²	546ft ²

Plot 87 - 2 Bedroom Apartment

Living/Dining/Kitchen	6.77m x 3.24m	22' 2" x 10' 7"
Bedroom 1	3.82m x 3.23m	12' 6" x 10' 7"
Bedroom 2	3.24m x 2.47m	22' 2" x 12' 9"
Total Area	53.98m ²	581ft ²

Plot 88 - 1 Bedroom Apartment

Living/Dining/Kitchen	7.24m x 3.44m	23' 9" x 11' 3"
Bedroom	4.92m x 3.3m	16' 2" x 10' 9"
Total Area	48.4m ²	521ft ²

Plot 89 - 1 Bedroom Apartment

Living/Dining/Kitchen	7.24m x 3.44m	23' 9" x 11' 3"
Bedroom	4.92m x 3.3m	16' 2" x 10' 9"
Total Area	48.4m ²	521ft ²

Plot 90 - 1 Bedroom Apartment

Living/Dining/Kitchen	7.99m x 3.41m	26' 2" x 11' 2"
Bedroom	3.73m x 3.19m	12' 3" x 10' 5"
Total Area	51.93m ²	559ft ²

Plot 91 - 1 Bedroom Apartment

Living/Dining/Kitchen	7.99m x 3.41m	26' 2" x 11' 2"
Bedroom	3.73m x 3.19m	12' 3" x 10' 5"
Total Area	51.93m ²	559ft ²

Plot 92 - 1 Bedroom Apartment

Living/Dining/Kitchen	7.24m x 3.44m	23' 9" x 11' 3"
Bedroom	4.92m x 3.23m	16' 2" x 12' 3"
Total Area	48.4m ²	521ft ²

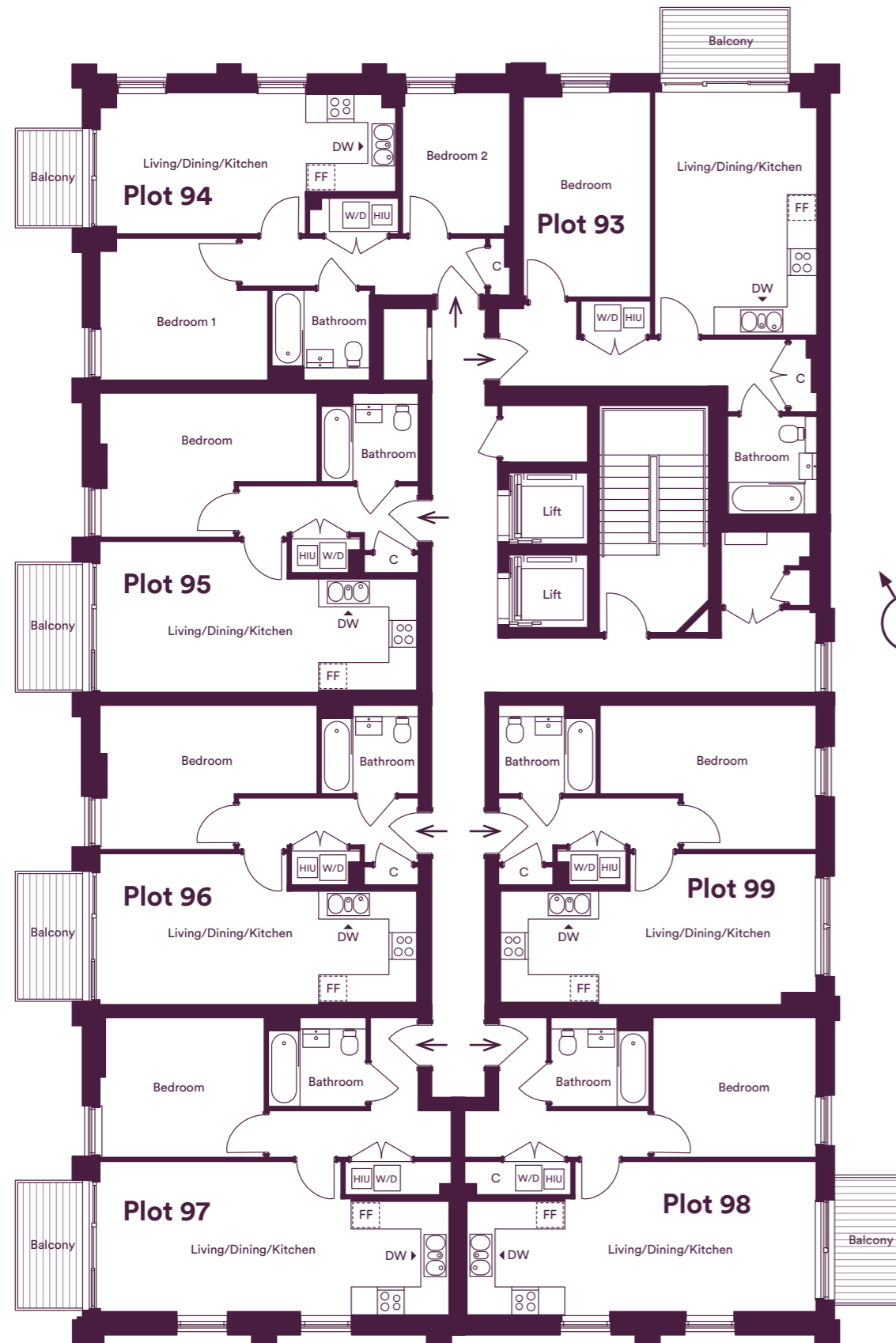
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Third Floor

Plots 93, 94, 95, 96, 97, 98 & 99

Seventh Floor
Sixth Floor
Fifth Floor
Fourth Floor
Third Floor
Second Floor
First Floor
Ground Floor



Plot 93 - 1 Bedroom Apartment

Living/Dining/Kitchen	5.50m x 3.65m	18' 0" x 11' 11"
Bedroom	4.68m x 2.89m	15' 4" x 9' 6"
Total Area	50.63m ²	545ft ²

Plot 94 - 2 Bedroom Apartment

Living/Dining/Kitchen	6.77m x 3.24m	22' 2" x 10' 8"
Bedroom 1	3.82m x 3.23m	12' 6" x 10' 7"
Bedroom 2	3.24m x 2.47m	22' 3" x 12' 10"
Total Area	53.98m ²	581ft ²

Plot 95 - 1 Bedroom Apartment

Living/Dining/Kitchen	7.24m x 3.44m	23' 9" x 11' 3"
Bedroom	4.92m x 3.3m	16' 2" x 10' 10"
Total Area	48.4m ²	521ft ²

Plot 96 - 1 Bedroom Apartment

Living/Dining/Kitchen	7.24m x 3.44m	23' 9" x 11' 3"
Bedroom	4.92m x 3.3m	16' 2" x 10' 10"
Total Area	48.4m ²	521ft ²

Plot 97 - 1 Bedroom Apartment

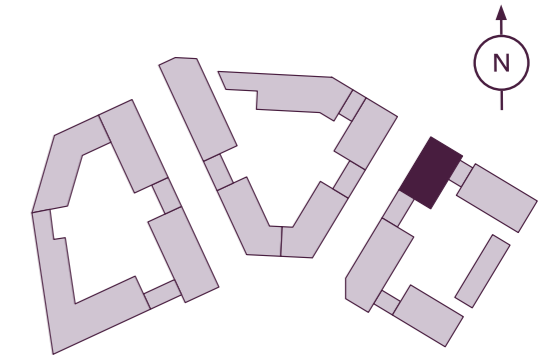
Living/Dining/Kitchen	7.99m x 3.41m	26' 3" x 11' 2"
Bedroom	3.73m x 3.19m	12' 3" x 10' 6"
Total Area	51.93m ²	559ft ²

Plot 98 - 1 Bedroom Apartment

Living/Dining/Kitchen	7.99m x 3.41m	26' 3" x 11' 2"
Bedroom	3.73m x 3.19m	12' 3" x 10' 6"
Total Area	51.93m ²	559ft ²

Plot 99 - 1 Bedroom Apartment

Living/Dining/Kitchen	7.24m x 3.44m	23' 9" x 11' 3"
Bedroom	4.92m x 3.23m	16' 2" x 10' 7"
Total Area	48.4m ²	521ft ²

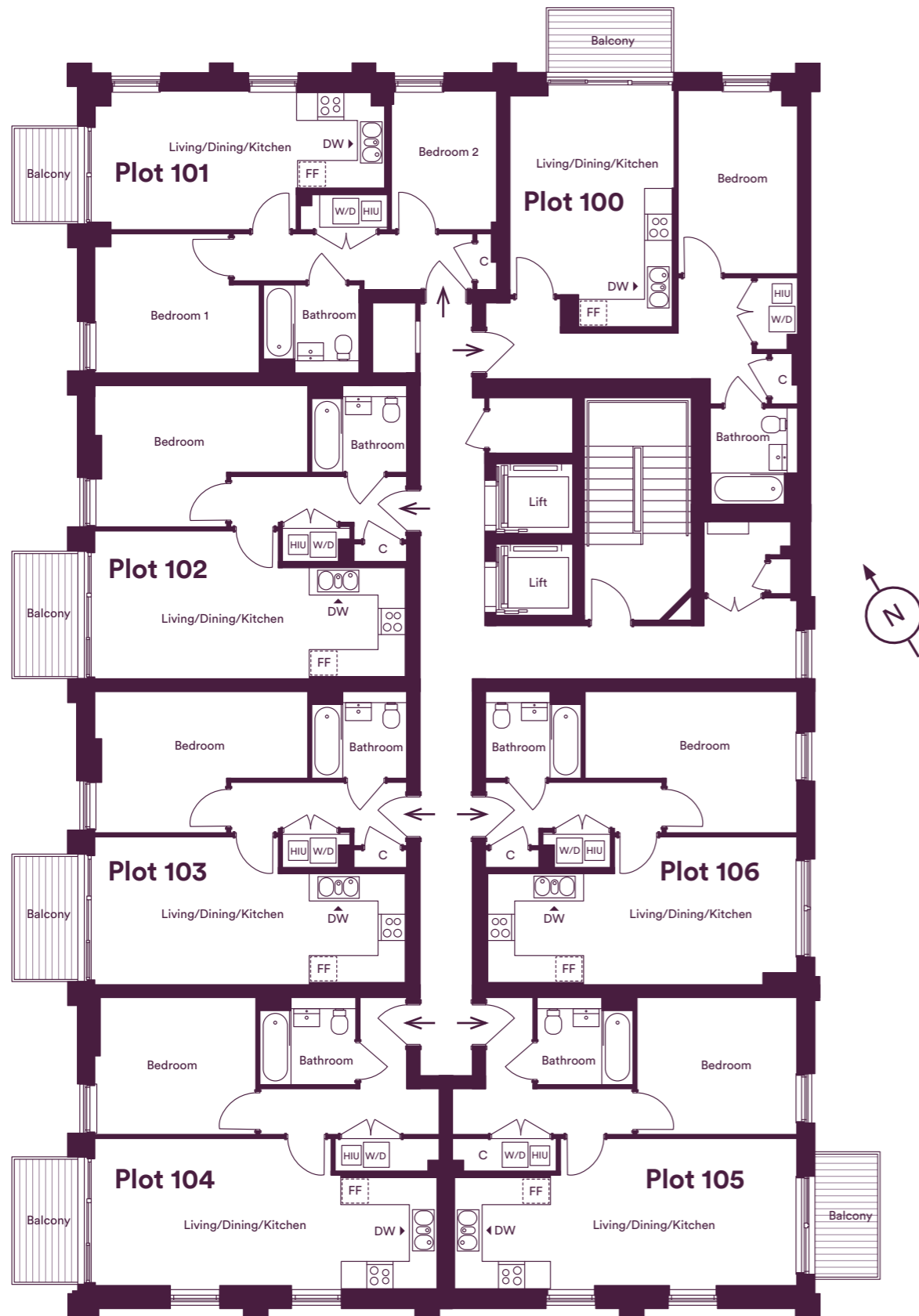


FF - Fridge/Freezer | HIU - Heat Interface Unit | W/D - Washer/Dryer | DW - Dishwasher | C - Cupboard

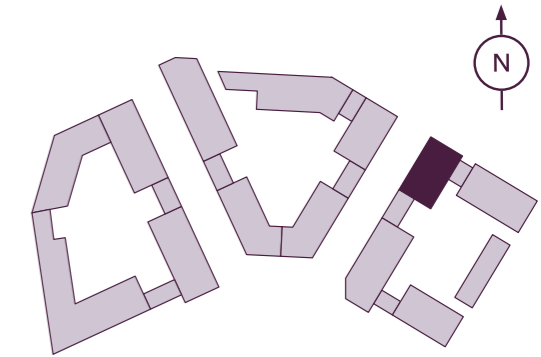
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Fourth Floor

Plots 100, 101, 102, 103, 104, 105 & 106



Seventh Floor
Sixth Floor
Fifth Floor
Fourth Floor
Third Floor
Second Floor
First Floor
Ground Floor



Plot 100 - 1 Bedroom Apartment

Living/Dining/Kitchen	5.53m x 3.82m	18' 2" x 12' 6"
Bedroom	4.25m x 2.8m	13' 11" x 9' 2"
Total Area	50.73m ²	546ft ²

Plot 101 - 2 Bedroom Apartment

Living/Dining/Kitchen	6.77m x 3.24m	22' 2" x 10' 8"
Bedroom 1	3.82m x 3.23m	12' 6" x 10' 7"
Bedroom 2	3.24m x 2.47m	22' 2" x 12' 9"
Total Area	53.98m ²	581ft ²

Plot 102 - 1 Bedroom Apartment

Living/Dining/Kitchen	7.24m x 3.44m	23' 9" x 11' 3"
Bedroom	4.92m x 3.3m	16' 2" x 10' 9"
Total Area	48.4m ²	521ft ²

Plot 103 - 1 Bedroom Apartment

Living/Dining/Kitchen	7.24m x 3.44m	23' 9" x 11' 3"
Bedroom	4.92m x 3.3m	16' 2" x 10' 9"
Total Area	48.4m ²	521ft ²

Plot 104 - 1 Bedroom Apartment

Living/Dining/Kitchen	7.99m x 3.41m	26' 2" x 11' 2"
Bedroom	3.73m x 3.19m	12' 3" x 10' 5"
Total Area	51.93m ²	559ft ²

Plot 105 - 1 Bedroom Apartment

Living/Dining/Kitchen	7.99m x 3.41m	26' 2" x 11' 2"
Bedroom	3.73m x 3.19m	12' 3" x 10' 5"
Total Area	51.93m ²	559ft ²

Plot 106 - 1 Bedroom Apartment

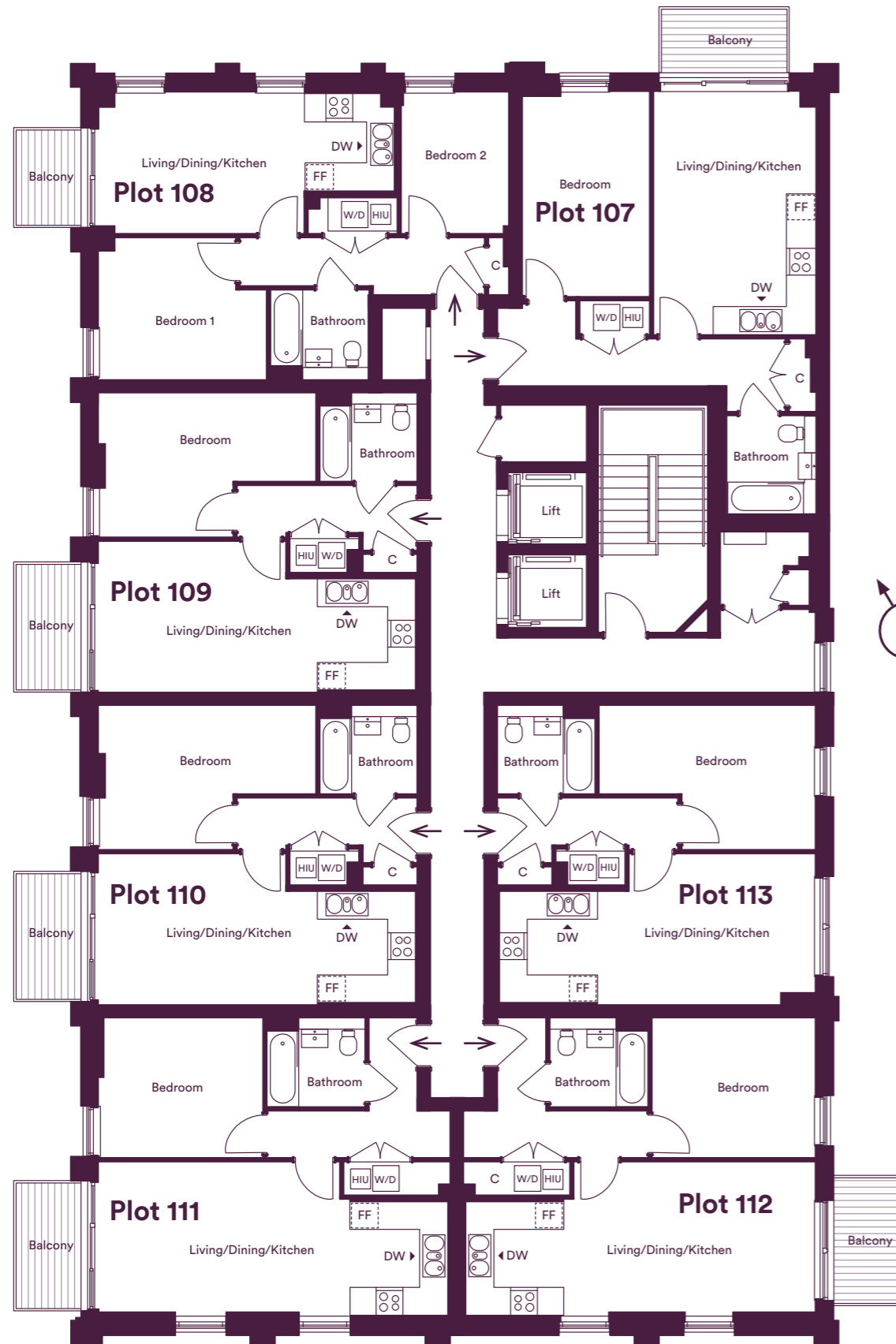
Living/Dining/Kitchen	7.24m x 3.44m	23' 9" x 11' 3"
Bedroom	4.92m x 3.23m	16' 2" x 12' 3"
Total Area	48.4m ²	521ft ²

FF - Fridge/Freezer | HIU - Heat Interface Unit | W/D - Washer/Dryer | DW - Dishwasher | C - Cupboard

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Fifth Floor

Plots 107, 108, 109, 110, 111, 112 & 113



Seventh Floor
Sixth Floor
Fifth Floor
Fourth Floor
Third Floor
Second Floor
First Floor
Ground Floor

Plot 107 - 1 Bedroom Apartment

Living/Dining/Kitchen	5.50m x 3.65m	18' 0" x 11' 11"
Bedroom	4.68m x 2.89m	15' 4" x 9' 6"
Total Area	50.63m ²	545ft ²

Plot 108 - 2 Bedroom Apartment

Living/Dining/Kitchen	6.77m x 3.24m	22' 2" x 10' 8"
Bedroom 1	3.82m x 3.23m	12' 6" x 10' 7"
Bedroom 2	3.24m x 2.47m	22' 3" x 12' 10"
Total Area	53.98m ²	581ft ²

Plot 109 - 1 Bedroom Apartment

Living/Dining/Kitchen	7.24m x 3.44m	23' 9" x 11' 3"
Bedroom	4.92m x 3.3m	16' 2" x 10' 10"
Total Area	48.4m ²	521ft ²

Plot 110 - 1 Bedroom Apartment

Living/Dining/Kitchen	7.24m x 3.44m	23' 9" x 11' 3"
Bedroom	4.92m x 3.3m	16' 2" x 10' 10"
Total Area	48.4m ²	521ft ²

Plot 111 - 1 Bedroom Apartment

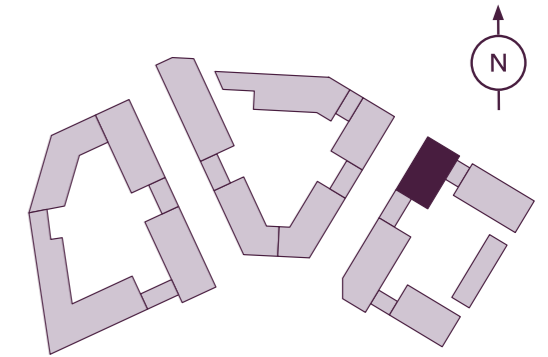
Living/Dining/Kitchen	7.99m x 3.41m	26' 3" x 11' 2"
Bedroom	3.73m x 3.19m	12' 3" x 10' 6"
Total Area	51.93m ²	559ft ²

Plot 112 - 1 Bedroom Apartment

Living/Dining/Kitchen	7.99m x 3.41m	26' 3" x 11' 2"
Bedroom	3.73m x 3.19m	12' 3" x 10' 6"
Total Area	51.93m ²	559ft ²

Plot 113 - 1 Bedroom Apartment

Living/Dining/Kitchen	7.24m x 3.44m	23' 9" x 11' 3"
Bedroom	4.92m x 3.23m	16' 2" x 10' 7"
Total Area	48.4m ²	521ft ²



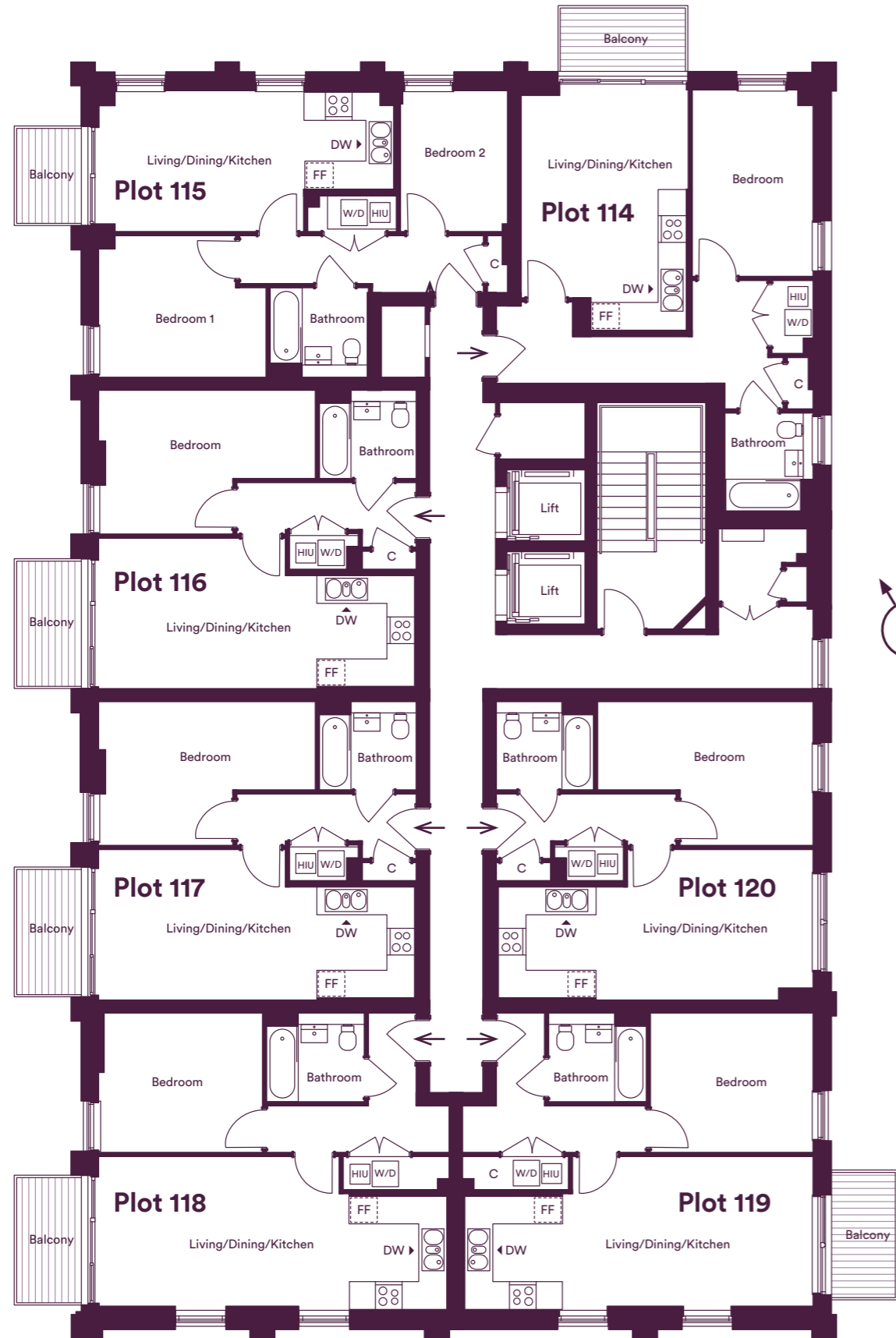
FF - Fridge/Freezer | HIU - Heat Interface Unit | W/D - Washer/Dryer | DW - Dishwasher | C - Cupboard

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Sixth Floor

Plots 114, 115, 116, 117, 118, 119 & 120

Seventh Floor
Sixth Floor
Fifth Floor
Fourth Floor
Third Floor
Second Floor
First Floor
Ground Floor



Plot 114 - 1 Bedroom Apartment

Living/Dining/Kitchen	5.53m x 3.82m	18' 2" x 12' 6"
Bedroom	4.25m x 2.8m	13' 11" x 9' 2"
Total Area	50.73m ²	546ft ²

Plot 115 - 2 Bedroom Apartment

Living/Dining/Kitchen	6.77m x 3.24m	22' 2" x 10' 8"
Bedroom 1	3.82m x 3.23m	12' 6" x 10' 7"
Bedroom 2	3.24m x 2.47m	22' 2" x 12' 9"
Total Area	53.98m ²	581ft ²

Plot 116 - 1 Bedroom Apartment

Living/Dining/Kitchen	7.24m x 3.44m	23' 9" x 11' 3"
Bedroom	4.92m x 3.3m	16' 2" x 10' 9"
Total Area	48.4m ²	521ft ²

Plot 117 - 1 Bedroom Apartment

Living/Dining/Kitchen	7.24m x 3.44m	23' 9" x 11' 3"
Bedroom	4.92m x 3.3m	16' 2" x 10' 9"
Total Area	48.4m ²	521ft ²

Plot 118 - 1 Bedroom Apartment

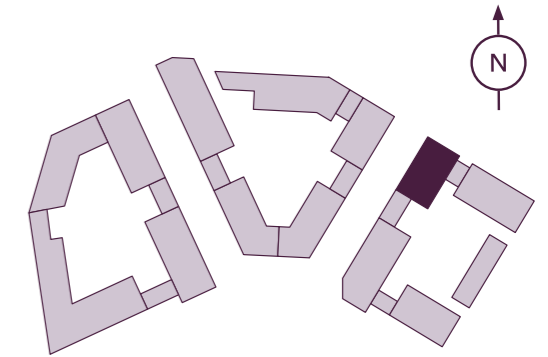
Living/Dining/Kitchen	7.99m x 3.41m	26' 2" x 11' 2"
Bedroom	3.73m x 3.19m	12' 3" x 10' 5"
Total Area	51.93m ²	559ft ²

Plot 119 - 1 Bedroom Apartment

Living/Dining/Kitchen	7.99m x 3.41m	26' 2" x 11' 2"
Bedroom	3.73m x 3.19m	12' 3" x 10' 5"
Total Area	51.93m ²	559ft ²

Plot 120 - 1 Bedroom Apartment

Living/Dining/Kitchen	7.24m x 3.44m	23' 9" x 11' 3"
Bedroom	4.92m x 3.23m	16' 2" x 12' 3"
Total Area	48.4m ²	521ft ²



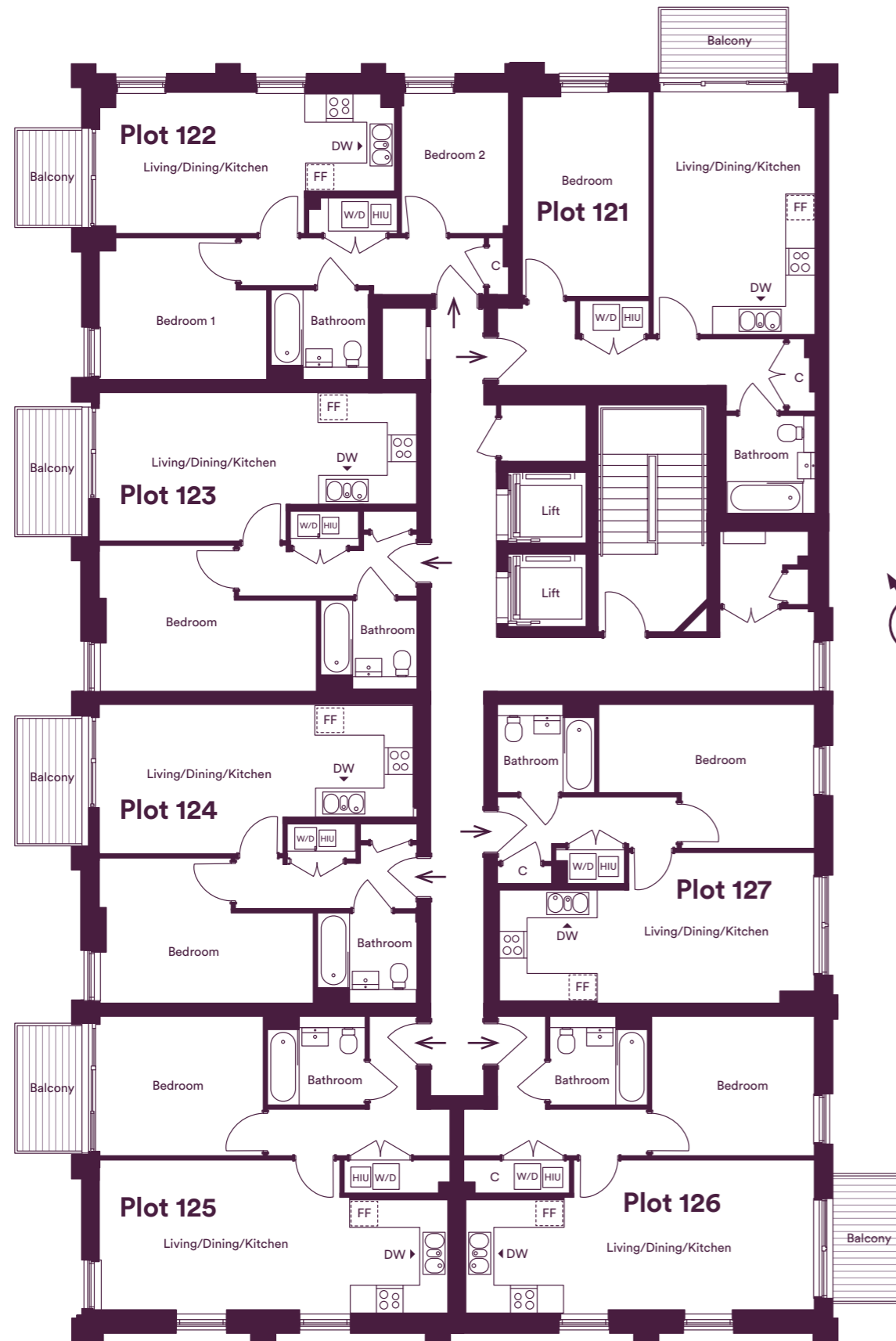
FF - Fridge/Freezer | HIU - Heat Interface Unit | W/D - Washer/Dryer | DW - Dishwasher | C - Cupboard

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Seventh Floor

Plots 121, 122, 123, 124, 125, 126 & 127

Seventh Floor
Sixth Floor
Fifth Floor
Fourth Floor
Third Floor
Second Floor
First Floor
Ground Floor



Plot 121 - 1 Bedroom Apartment

Living/Dining/Kitchen	5.50m x 3.65m	18' 0" x 11' 11"
Bedroom	4.68m x 2.89m	15' 4" x 9' 6"
Total Area	50.63m ²	545ft ²

Plot 122 - 2 Bedroom Apartment

Living/Dining/Kitchen	6.77m x 3.24m	22' 2" x 10' 8"
Bedroom 1	3.82m x 3.23m	12' 6" x 10' 7"
Bedroom 2	3.24m x 2.47m	22' 3" x 12' 10"
Total Area	53.98m ²	581ft ²

Plot 123 - 1 Bedroom Apartment

Living/Dining/Kitchen	7.24m x 3.44m	23' 9" x 11' 3"
Bedroom	4.92m x 3.3m	16' 2" x 10' 10"
Total Area	48.4m ²	521ft ²

Plot 124 - 1 Bedroom Apartment

Living/Dining/Kitchen	7.24m x 3.44m	23' 9" x 11' 3"
Bedroom	4.92m x 3.3m	16' 2" x 10' 10"
Total Area	48.4m ²	521ft ²

Plot 125 - 1 Bedroom Apartment

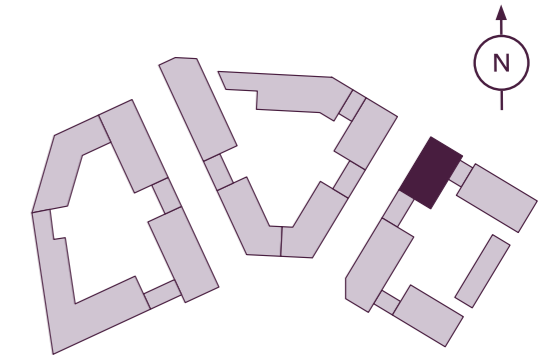
Living/Dining/Kitchen	7.99m x 3.41m	26' 3" x 11' 2"
Bedroom	3.73m x 3.19m	12' 3" x 10' 6"
Total Area	51.93m ²	559ft ²

Plot 126 - 1 Bedroom Apartment

Living/Dining/Kitchen	7.99m x 3.41m	26' 3" x 11' 2"
Bedroom	3.73m x 3.19m	12' 3" x 10' 6"
Total Area	51.93m ²	559ft ²

Plot 127 - 1 Bedroom Apartment

Living/Dining/Kitchen	7.24m x 3.44m	23' 9" x 11' 3"
Bedroom	4.92m x 3.23m	16' 2" x 10' 7"
Total Area	48.4m ²	521ft ²



FF - Fridge/Freezer | HIU - Heat Interface Unit | W/D - Washer/Dryer | DW - Dishwasher | C - Cupboard

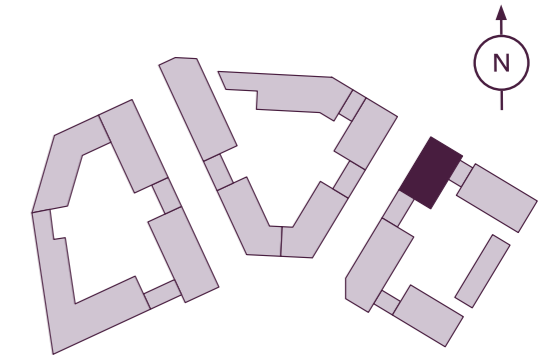
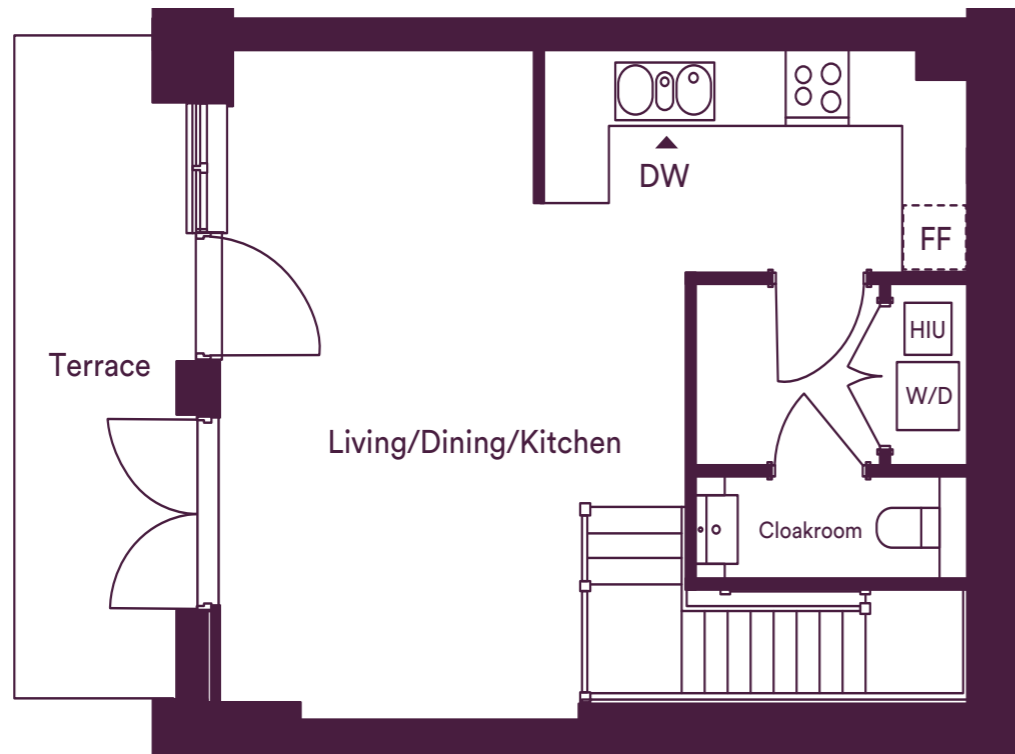
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Two Bedroom Maisonette

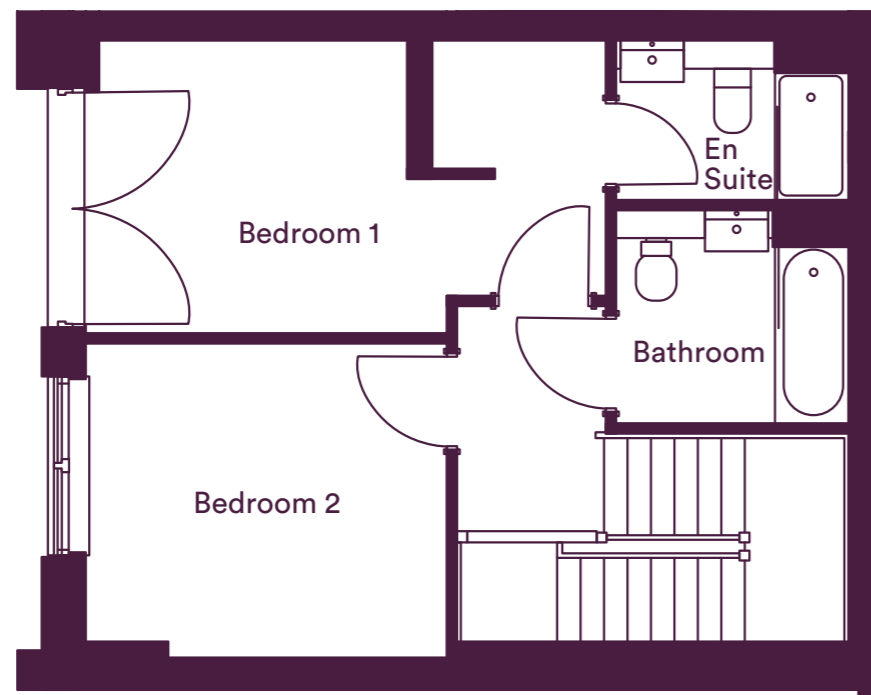
Plot 80

- Seventh Floor
- Sixth Floor
- Fifth Floor
- Fourth Floor
- Third Floor
- Second Floor
- First Floor
- Ground Floor

Ground Floor



First Floor



Plot 80 - 2 Bedroom Maisonette

Living/Dining/Kitchen	7.33m x 5.73m	24' 1" x 18' 10"
Bedroom 1	4.89m x 2.79m	16' 1" x 9' 2"
Bedroom 2	3.43m x 2.99m	11' 3" x 9' 10"
Total Area	86.03m²	926ft²

FF - Fridge/Freezer | HIU - Heat Interface Unit | W/D - Washer/Dryer | DW - Dishwasher | C - Cupboard

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. 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 10 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



A selection of other L&Q developments



The Arbour, Chelmsford
lqhomes.com/beaulieuarbour



Saxon Reach, Milton Keynes
lqhomes.com/saxonreach



L&Q at Marleigh, Cambridge
lqhomes.com/marleigh

L&Q at Huntley Wharf

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Disclaimer

All information in this document is correct at the time of publication going to print June 2021. 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 January 2021. 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.

L&Q