

L&Q at HUNTLEY WHARF

Discovery House Siteplan and Floorplan Brochure











L&Q

CGI is indicative of L&Q at Huntley Wharf

Siteplan

Property Key

	Shared Ownership and Affordable Rental Homes		Convenience Store
	Future Shared Ownership Phase		Nursery
	Market Sale Homes		Riverfront Restaurant
	Affordable Rental Homes		Gym

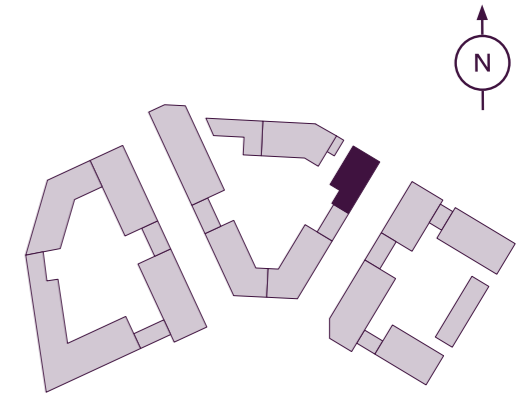


Please note that the properties are currently under construction. For further clarification regarding specific individual plots, please ask our Sales Associates. Any depiction of the layout does not show details of gradients of land, boundary treatments, local authority street lighting or landscaping. 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

Plot 418

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



Plot 418 - 2 Bedroom

Living/Dining/Kitchen	6.39m x 3.62m	20' 11" x 11' 10"
Bedroom 1	5.24m x 2.87m	17' 2" x 9' 4"
Bedroom 2	2.55m x 4.23m	8' 4" x 13' 10"
Total Internal Area	54.8m²	589.4ft²
Terrace	37.9m ²	407.6ft ²

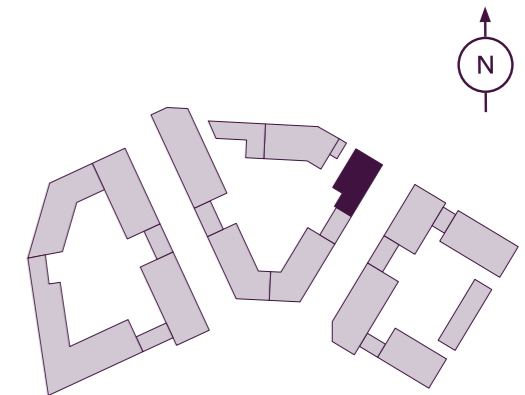
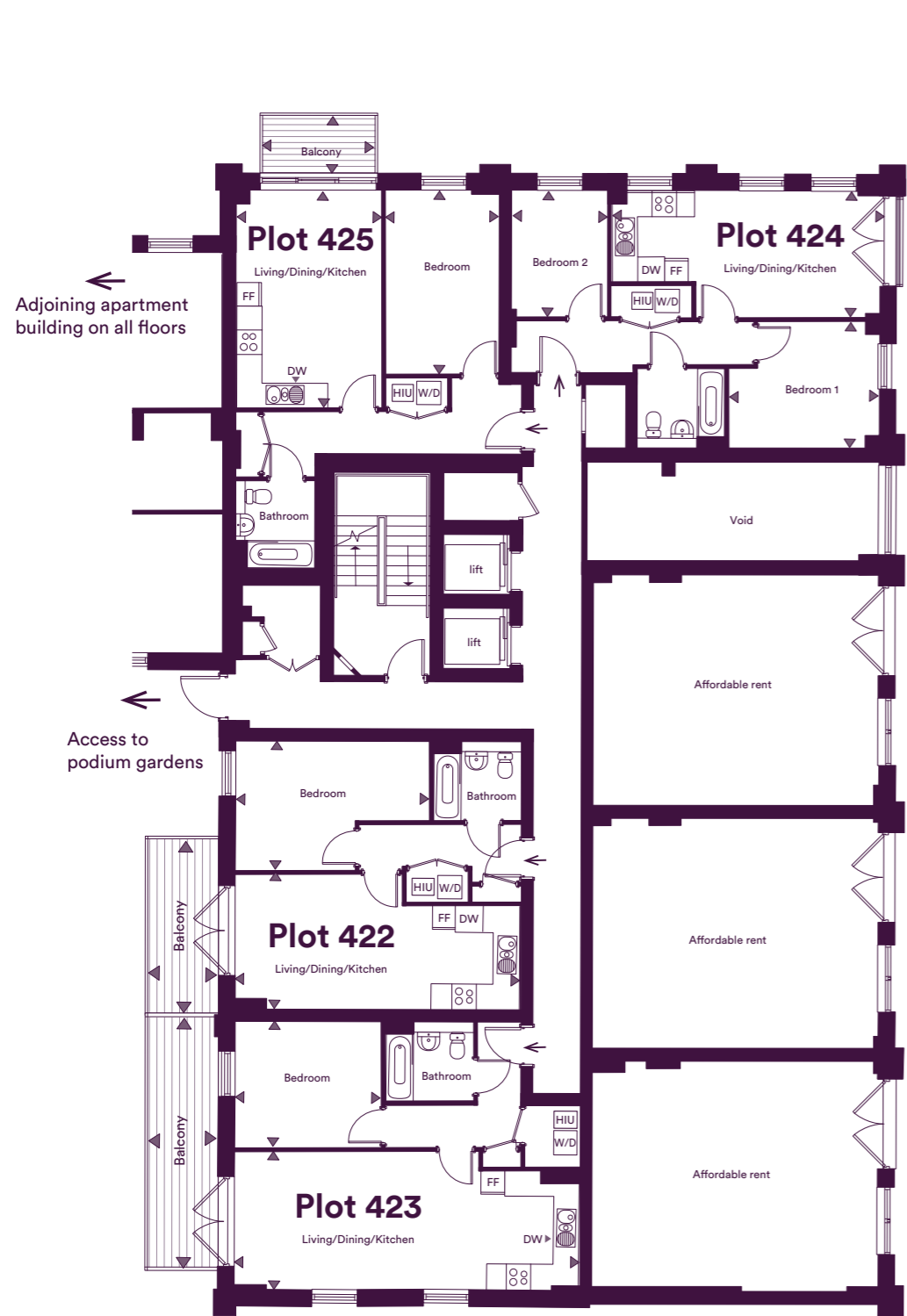
DW - Dishwasher | FF - Fridge/Freezer | HIU - Heat Interface Unit | W/D - Washer/Dryer

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First Floor

Plots 422, 423, 424 & 425

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



Plot 422 - 1 Bedroom Apartment

Living/Dining/Kitchen	7.27m x 3.44m	23' 10" x 14' 6"
Bedroom	4.92m x 3.93m	16' 1" x 12' 10"
Total Internal Area	45.9m²	494.3ft²
Balcony	9.1m ²	98ft ²

Plot 423 - 1 Bedroom Apartment

Living/Dining/Kitchen	8.67m x 3.54m	28' 5" x 11' 7"
Bedroom	3.73m x 3.19m	12' 2" x 10' 5"
Total Internal Area	52.5m²	502.6ft²
Balcony	12.8m ²	138ft ²

Plot 424 - 2 Bedroom Apartment

Living/Dining/Kitchen	6.77m x 3.24m	22' 2" x 10' 8"
Bedroom 1	3.23m x 3.82m	10' 7" x 12' 6"
Bedroom 2	2.47m x 3.24m	8' 1" x 10' 8"
Total Internal Area	50.9m²	547.9ft²
Balcony	3.5m ²	37.7ft ²

Plot 425 - 1 Bedroom Apartment

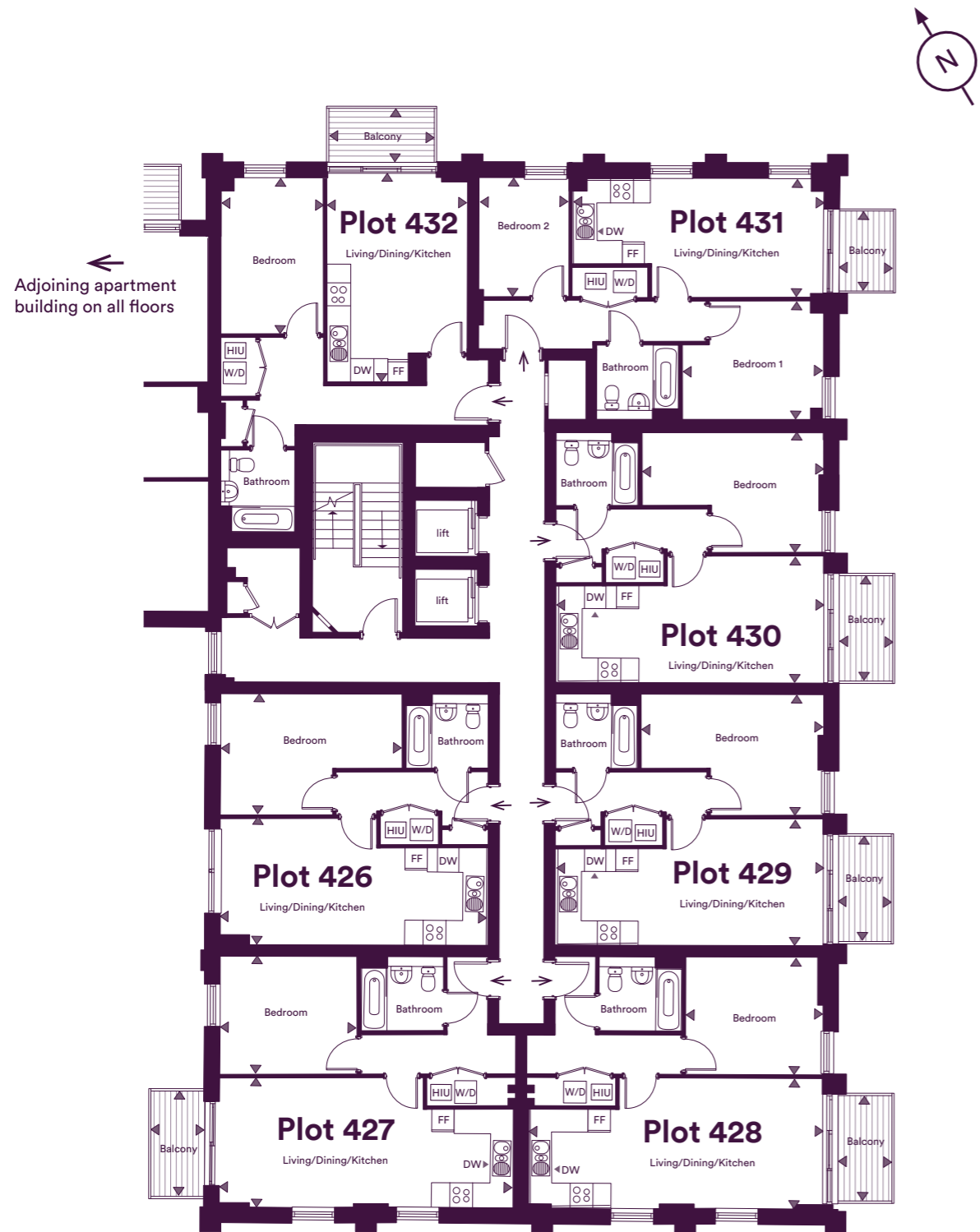
Living/Dining/Kitchen	5.50m x 3.65m	18' 1" x 11' 12"
Bedroom	4.68m x 2.97m	15' 4" x 9' 9"
Total Internal Area	48.1m²	518.1ft²
Balcony	4.3m ²	46.1ft ²

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

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Second Floor

Plots 426, 427, 428, 429, 430, 431 & 432



Plot 426 - 1 Bedroom Apartment

Living/Dining/Kitchen	7.24m x 3.44m	23' 9" x 11' 3"
Bedroom	4.92m x 3.93m	16' 1" x 12' 11"
Total Internal Area	45.9m²	494.3ft²

Plot 427 - 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' 6"
Total Internal Area	49.3m²	530.2ft²
Balcony	4.4m ²	47.4ft ²

Plot 428 - 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' 6"
Total Internal Area	49.3m²	530.2ft²
Balcony	4.4m ²	47.4ft ²

Plot 429 - 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' 8"
Total Internal Area	45.9m²	494.3ft²
Balcony	4.4m ²	47.4ft ²

Plot 430 - 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' 8"
Total Internal Area	45.9m²	494.3ft²
Balcony	4.4m ²	47.4ft ²

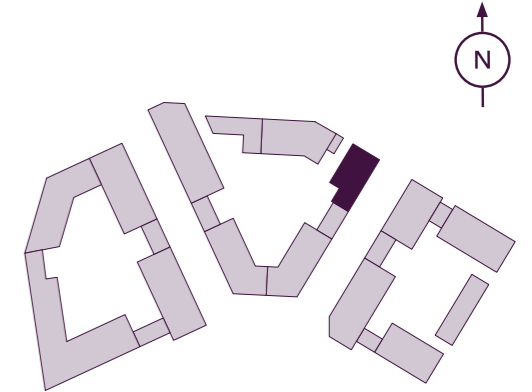
Plot 431 - 2 Bedroom Apartment

Living/Dining/Kitchen	6.77m x 3.24m	22' 3" x 10' 8"
Bedroom 1	3.23m x 3.82m	10' 7" x 12' 6"
Bedroom 2	2.47m x 3.24m	8' 1" x 10' 8"
Total Internal Area	50.9m²	547.9ft²
Balcony	3.5m ²	37.7ft ²

Plot 432 - 1 Bedroom Apartment

Living/Dining/Kitchen	5.52m x 3.82m	18' 1" x 12' 6"
Bedroom	4.25m x 2.80m	13' 11" x 9' 2"
Total Internal Area	50.9m²	547.9ft²
Balcony	4.3m ²	46.1ft ²

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

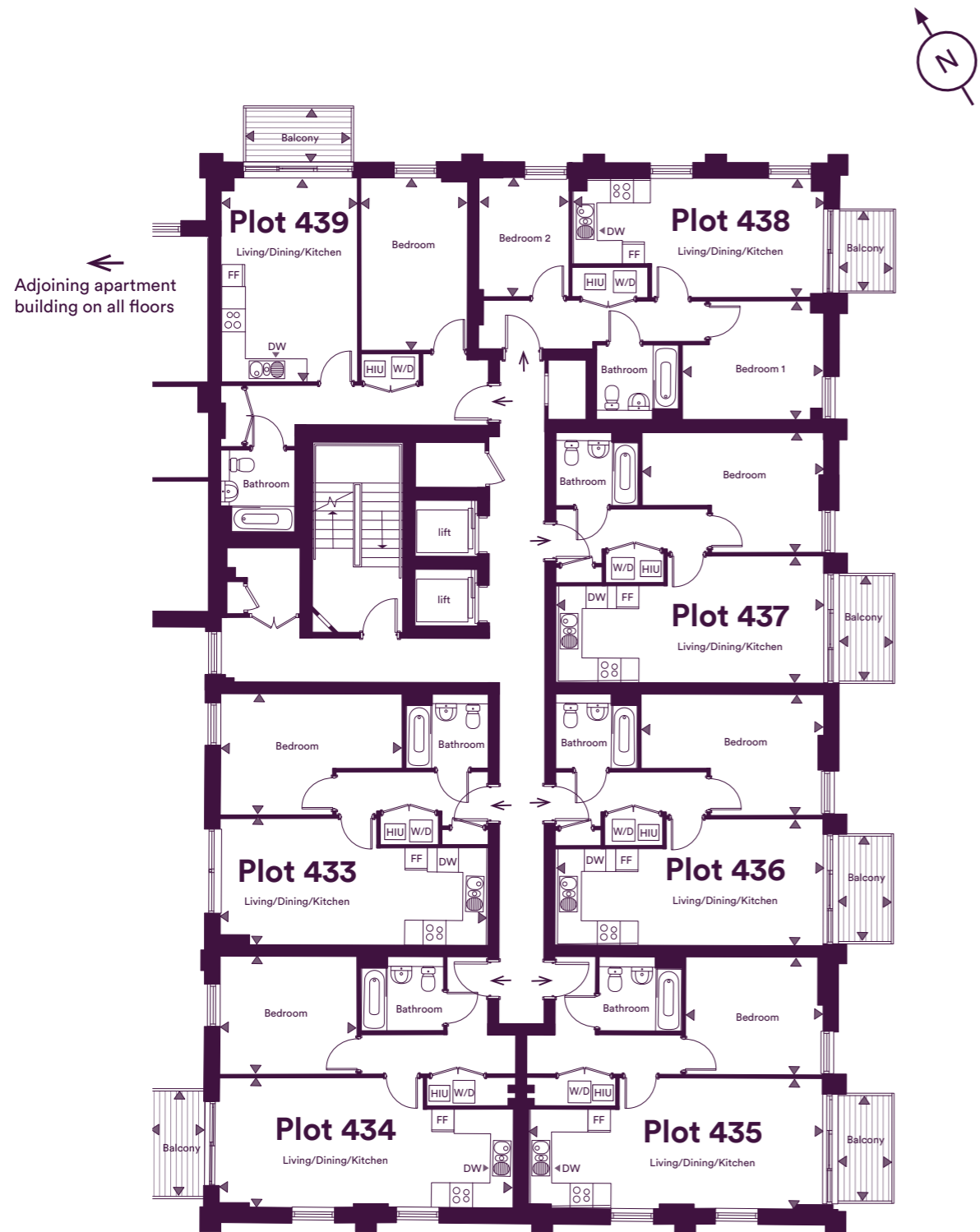


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Third Floor

Plot 433, 434, 435, 436, 437, 438 & 439



Plot 433 - 1 Bedroom Apartment

Living/Dining/Kitchen	7.24m x 3.44m	23' 9" x 11' 3"
Bedroom	4.92m x 3.93m	16' 1" x 12' 11"
Total Internal Area	45.9m²	494.3ft²

Plot 434 - 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' 6"
Total Internal Area	49.3m²	530.2ft²
Balcony	4.4m ²	47.4ft ²

Plot 435 - 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' 6"
Total Internal Area	49.3m²	530.2ft²
Balcony	4.4m ²	47.4ft ²

Plot 436 - 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' 8"
Total Internal Area	45.9m²	494.3ft²
Balcony	4.4m ²	47.4ft ²

Plot 437 - 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' 8"
Total Internal Area	45.9m²	494.3ft²
Balcony	4.4m ²	47.4ft ²

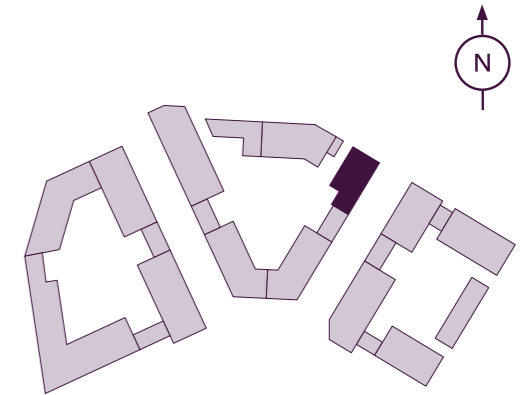
Plot 438 - 2 Bedroom Apartment

Living/Dining/Kitchen	6.77m x 3.24m	22' 3" x 10' 8"
Bedroom 1	3.23m x 3.82m	10' 7" x 12' 6"
Bedroom 2	2.47m x 3.24m	8' 1" x 10' 8"
Total Internal Area	50.9m²	547.9ft²
Balcony	3.5m ²	37.7ft ²

Plot 439 - 1 Bedroom Apartment

Living/Dining/Kitchen	5.50m x 3.65m	18' 1" x 11' 12"
Bedroom	4.68m x 2.97m	15' 4" x 9' 9"
Total Internal Area	48.1m²	518.1ft²
Balcony	4.3m ²	46.1ft ²

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

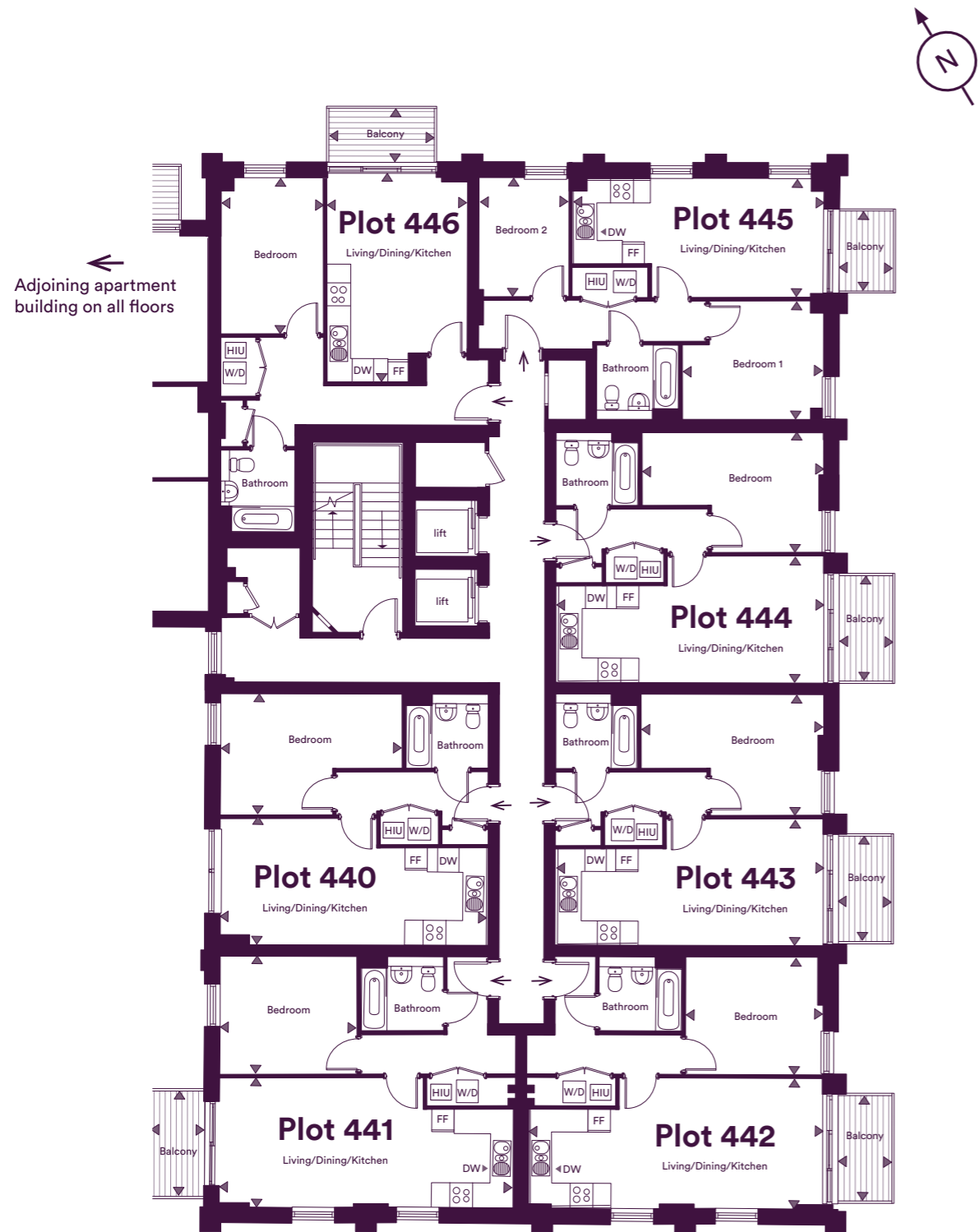


DW - Dishwasher | FF - Fridge/Freezer | HIU - Heat Interface Unit | W/D - Washer/Dryer

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Fourth Floor

Plots 440, 441, 442, 443, 444, 445 & 446



Plot 440 - 1 Bedroom Apartment

Living/Dining/Kitchen	7.24m x 3.44m	23' 9" x 11' 3"
Bedroom	4.92m x 3.93m	16' 1" x 12' 11"
Total Internal Area	45.9m²	494.3ft²

Plot 441 - 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' 6"
Total Internal Area	49.3m²	530.2ft²
Balcony	4.4m ²	47.4ft ²

Plot 442 - 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' 6"
Total Internal Area	49.3m²	530.2ft²
Balcony	4.4m ²	47.4ft ²

Plot 443 - 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' 8"
Total Internal Area	45.9m²	494.3ft²
Balcony	4.4m ²	47.4ft ²

Plot 444 - 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' 8"
Total Internal Area	45.9m²	494.3ft²
Balcony	4.4m ²	47.4ft ²

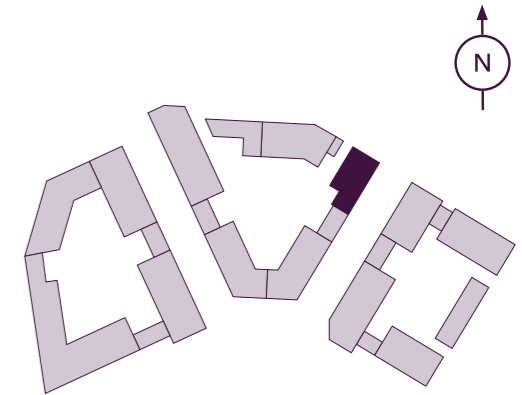
Plot 445 - 2 Bedroom Apartment

Living/Dining/Kitchen	6.77m x 3.24m	22' 3" x 10' 8"
Bedroom 1	3.23m x 3.82m	10' 7" x 12' 6"
Bedroom 2	2.47m x 3.24m	8' 1" x 10' 8"
Total Internal Area	50.9m²	547.9ft²
Balcony	3.5m ²	37.7ft ²

Plot 446 - 1 Bedroom Apartment

Living/Dining/Kitchen	5.52m x 3.82m	18' 1" x 12' 6"
Bedroom	4.25m x 2.80m	13' 11" x 9' 2"
Total Internal Area	50.9m²	547.9ft²
Balcony	4.3m ²	46.1ft ²

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

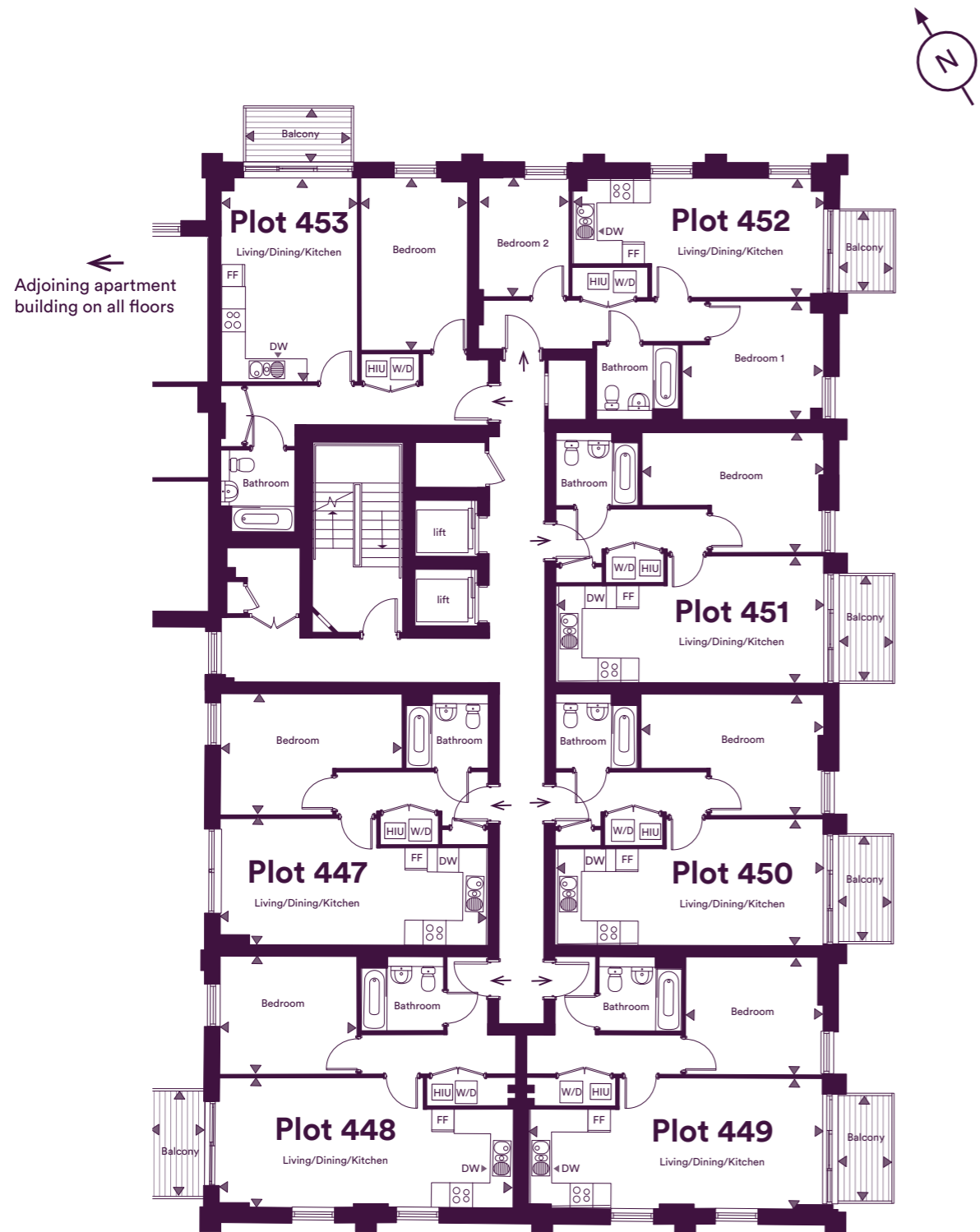


DW - Dishwasher | FF - Fridge/Freezer | HIU - Heat Interface Unit | W/D - Washer/Dryer

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Fifth Floor

Plots 447, 448, 449, 450, 451, 452 & 453



Plot 447 - 1 Bedroom Apartment

Living/Dining/Kitchen	7.24m x 3.44m	23' 9" x 11' 3"
Bedroom	4.92m x 3.93m	16' 1" x 12' 11"
Total Internal Area	45.9m²	494.3ft²

Plot 448 - 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' 6"
Total Internal Area	49.3m²	530.2ft²
Balcony	4.4m ²	47.4ft ²

Plot 449 - 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' 6"
Total Internal Area	49.3m²	530.2ft²
Balcony	4.4m ²	47.4ft ²

Plot 450 - 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' 8"
Total Internal Area	45.9m²	494.3ft²
Balcony	4.4m ²	47.4ft ²

Plot 451 - 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' 8"
Total Internal Area	45.9m²	494.3ft²
Balcony	4.4m ²	47.4ft ²

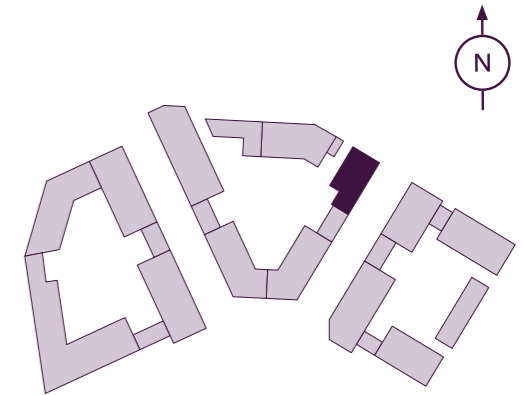
Plot 452 - 2 Bedroom Apartment

Living/Dining/Kitchen	6.77m x 3.24m	22' 3" x 10' 8"
Bedroom 1	3.23m x 3.82m	10' 7" x 12' 6"
Bedroom 2	2.47m x 3.24m	8' 1" x 10' 8"
Total Internal Area	50.9m²	547.9ft²
Balcony	3.5m ²	37.7ft ²

Plot 453 - 1 Bedroom Apartment

Living/Dining/Kitchen	5.50m x 3.65m	18' 1" x 11' 12"
Bedroom	4.68m x 2.97m	15' 4" x 9' 9"
Total Internal Area	48.1m²	518.1ft²
Balcony	4.3m ²	46.1ft ²

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

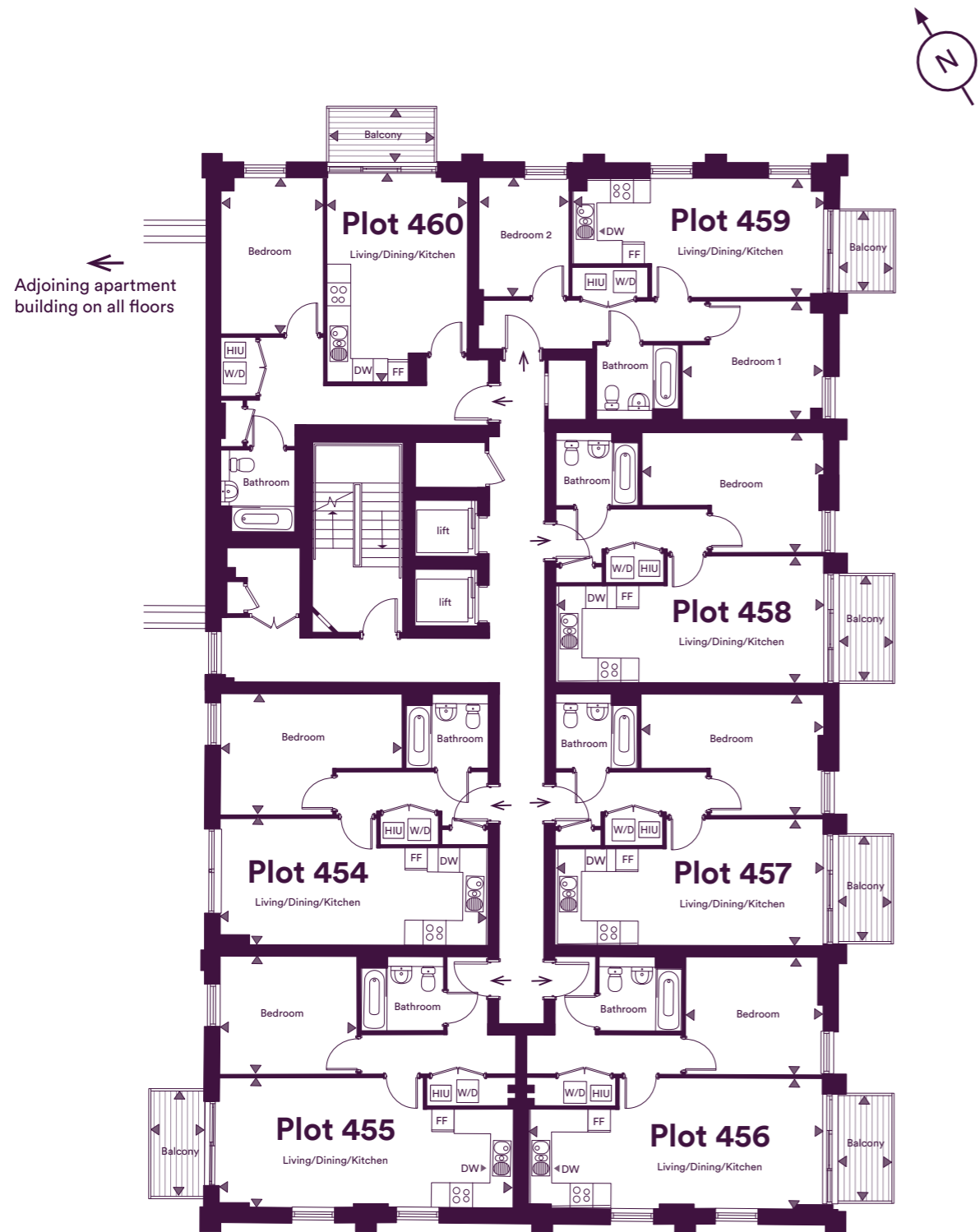


DW - Dishwasher | FF - Fridge/Freezer | HIU - Heat Interface Unit | W/D - Washer/Dryer

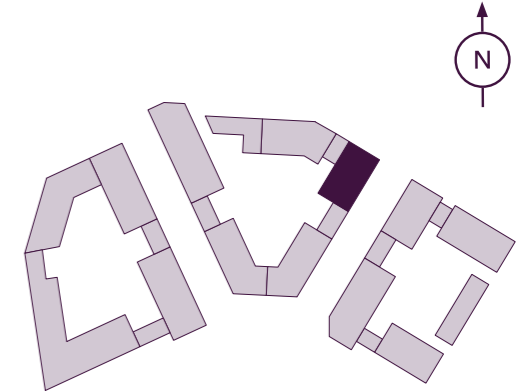
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Sixth Floor

Plots 454, 455, 456, 457, 458, 459 & 460



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



Plot 454 - 1 Bedroom Apartment

Living/Dining/Kitchen	7.24m x 3.44m	23' 9" x 11' 3"
Bedroom	4.92m x 3.93m	16' 1" x 12' 11"
Total Internal Area	45.9m²	494.3ft²

Plot 455 - 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' 6"
Total Internal Area	49.3m²	530.2ft²
Balcony	4.4m ²	47.4ft ²

Plot 456 - 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' 6"
Total Internal Area	49.3m²	530.2ft²
Balcony	4.4m ²	47.4ft ²

Plot 457 - 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' 8"
Total Internal Area	45.9m²	494.3ft²
Balcony	4.4m ²	47.4ft ²

Plot 458 - 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' 8"
Total Internal Area	45.9m²	494.3ft²
Balcony	4.4m ²	47.4ft ²

Plot 459 - 2 Bedroom Apartment

Living/Dining/Kitchen	6.77m x 3.24m	22' 3" x 10' 8"
Bedroom 1	3.23m x 3.82m	10' 7" x 12' 6"
Bedroom 2	2.47m x 3.24m	8' 1" x 10' 8"
Total Internal Area	50.9m²	547.9ft²
Balcony	3.5m ²	37.7ft ²

Plot 460 - 1 Bedroom Apartment

Living/Dining/Kitchen	5.52m x 3.82m	18' 1" x 12' 6"
Bedroom	4.25m x 2.80m	13' 11" x 9' 2"
Total Internal Area	50.9m²	547.9ft²
Balcony	4.3m ²	46.1ft ²

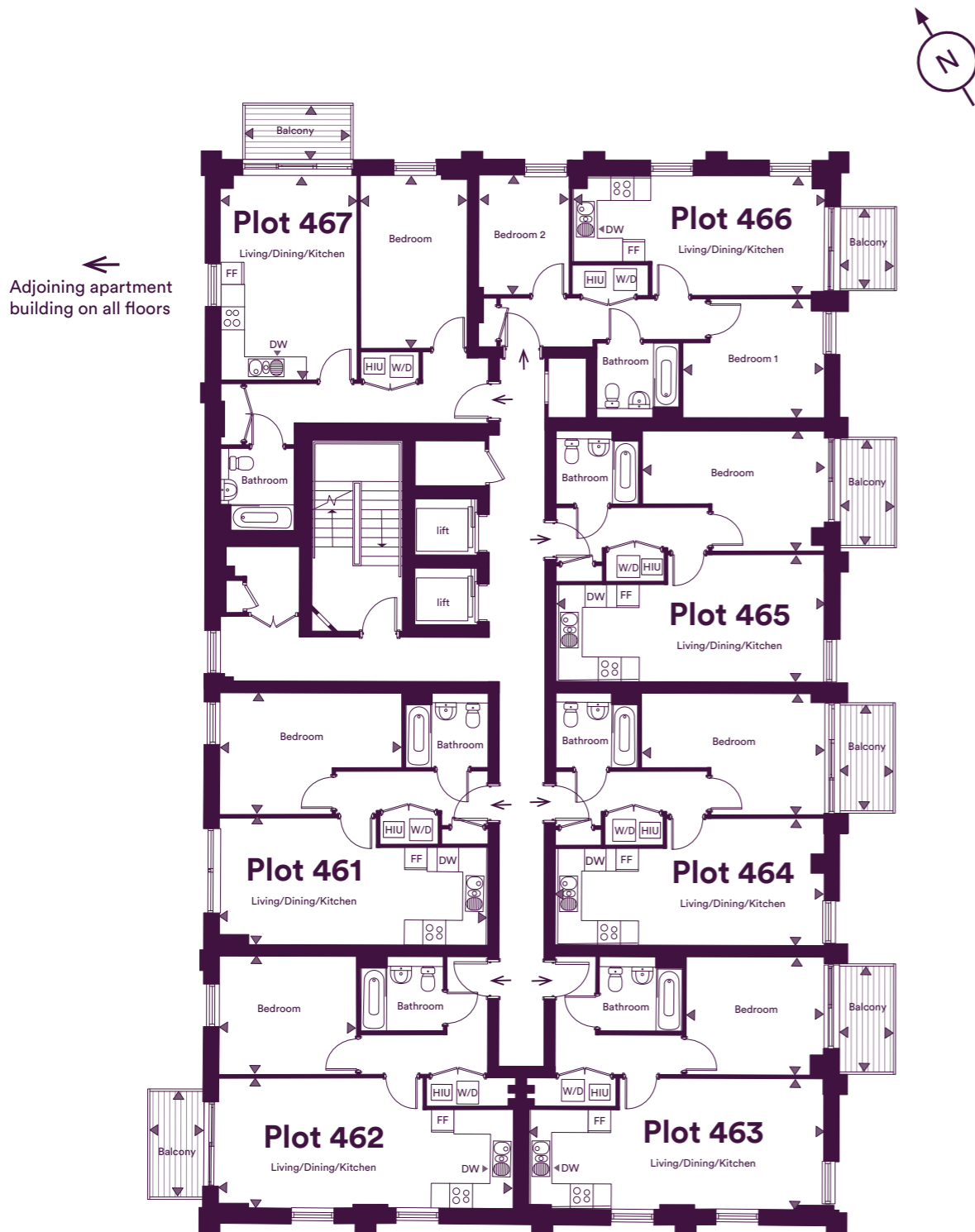
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Seventh Floor

Plots 461, 462, 463, 464, 465, 466 & 467

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



← Adjoining apartment building on all floors

Plot 461 - 1 Bedroom Apartment

Living/Dining/Kitchen	7.24m x 3.44m	23' 9" x 11' 3"
Bedroom	4.92m x 3.93m	16' 1" x 12' 11"
Total Internal Area	45.9m²	494.3ft²

Plot 462 - 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' 6"
Total Internal Area	49.3m²	530.2ft²
Balcony	4.4m ²	47.4ft ²

Plot 463 - 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' 6"
Total Internal Area	49.3m²	530.2ft²
Balcony	4.4m ²	47.4ft ²

Plot 464 - 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' 8"
Total Internal Area	45.9m²	494.3ft²
Balcony	4.4m ²	47.4ft ²

Plot 465 - 1 Bedroom Apartment

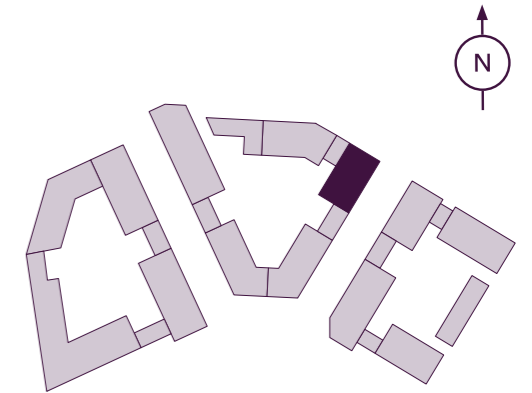
Living/Dining/Kitchen	7.24m x 3.44m	23' 9" x 11' 3"
Bedroom	4.92m x 3.30m	16' 2" x 10' 8"
Total Internal Area	45.9m²	494.3ft²
Balcony	4.4m ²	47.4ft ²

Plot 466 - 2 Bedroom Apartment

Living/Dining/Kitchen	6.77m x 3.24m	22' 3" x 10' 8"
Bedroom 1	3.23m x 3.82m	10' 7" x 12' 6"
Bedroom 2	2.47m x 3.24m	8' 1" x 10' 8"
Total Internal Area	50.9m²	547.9ft²
Balcony	3.5m ²	37.7ft ²

Plot 467 - 1 Bedroom Apartment

Living/Dining/Kitchen	5.50m x 3.65m	18' 1" x 11' 12"
Bedroom	4.68m x 2.97m	15' 4" x 9' 9"
Total Internal Area	48.1m²	518.1ft²
Balcony	4.3m ²	46.1ft ²



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

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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



L&Q at Bankside Gardens, Reading
lqhomes.com/banksidegardens



The Arbour, Chelmsford
lqhomes.com/beaulieuarbour



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

L&Q at Huntley Wharf

Kenavon Drive
Reading
RG1 3DH

📧 huntleywharf@lqgroup.org.uk

📞 0333 999 7113

🌐 lqhomes.com/huntleywharf

Disclaimer

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

L&Q