

# L&Q at HUNTLEY WHARF

Phase 2 Siteplan and Floorplan Brochure

L&Q

Image depicts L&Q at Huntley Wharf



# Siteplan

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 fully inclusive specification.

There is no better place to call home.

Market Sale Homes

Future Shared Ownership Phase

Shared Ownership and Affordable Rental Homes

Affordable Rental Homes

1 Convenience Store

2 Nursery

3 Riverfront Restaurant

4 Gym



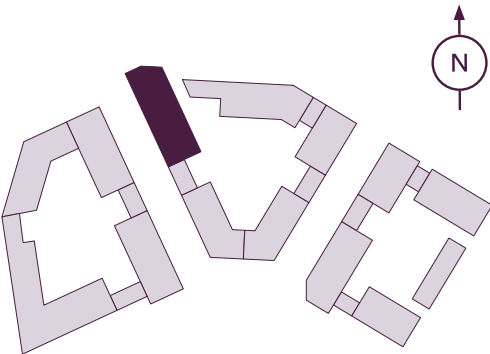
Disclaimer: Any depiction of the layout does not show details of gradients of land, boundary treatments, local authority street lighting or landscaping. The block designs, boundaries, landscaping and positions of roads and footpaths, play areas, landscaping and other facilities or amenities may change 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 273, 274, 275 & 276



## Plot 273 - 2 Bedroom Maisonette (Ground Floor)

Living/Dining	4.51m x 5.79m	14' 9" x 11' 9"
Kitchen	4.50m x 1.90m	14' 9" x 6' 3"

## Plot 274 - 2 Bedroom Maisonette (Ground Floor)

Living/Dining	4.51m x 5.79m	14' 9" x 11' 9"
Kitchen	4.50m x 1.90m	14' 9" x 6' 3"

## Plot 275 - 2 Bedroom Maisonette (Ground Floor)

Living/Dining	4.51m x 5.79m	14' 9" x 11' 9"
Kitchen	4.50m x 1.90m	14' 9" x 6' 3"

## Plot 276 - 2 Bedroom Maisonette (Ground Floor)

Living/Dining	4.51m x 5.79m	14' 9" x 11' 9"
Kitchen	4.50m x 1.90m	14' 9" x 6' 3"

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.

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

First Floor

Plots 273, 274, 275, 276, 278, 280, 282 & 283



Plot 273 - 2 Bedroom Maisonette (First Floor)

Bedroom 1	4.91m x 3.09m	16' 1" x 10' 2"
Bedroom 2	3.42m x 2.69m	11' 3" x 8' 10"
Total area	83.9m <sup>2</sup>	903.1ft <sup>2</sup>

Plot 274 - 2 Bedroom Maisonette (First Floor)

Bedroom 1	4.91m x 3.09m	16' 1" x 10' 2"
Bedroom 2	3.42m x 2.69m	11' 3" x 8' 10"
Total area	83.9m <sup>2</sup>	903.1ft <sup>2</sup>

Plot 275 - 2 Bedroom Maisonette (First Floor)

Bedroom 1	4.91m x 3.09m	16' 1" x 10' 2"
Bedroom 2	3.42m x 2.69m	11' 3" x 8' 10"
Total area	83.9m <sup>2</sup>	903.1ft <sup>2</sup>

Plot 276 - 2 Bedroom Maisonette (First Floor)

Bedroom 1	4.91m x 3.09m	16' 1" x 10' 2"
Bedroom 2	3.42m x 2.69m	11' 3" x 8' 10"
Total area	83.9m <sup>2</sup>	903.1ft <sup>2</sup>

Plot 278 - 2 Bedroom Apartment

Living/Dining/Kitchen	5.06m x 7.54m	16' 7" x 24' 9"
Bedroom 1	3.21m x 4.51m	10' 6" x 14' 10"
Bedroom 2	4.18m x 3.33m	13' 8" x 10' 11"
Study	3.26m x 3.15m	10' 8" x 10' 4"
Balcony	3.54m <sup>2</sup>	55.9ft <sup>2</sup>
Total Area	102.7m <sup>2</sup>	1105ft <sup>2</sup>

Plot 279 - 1 Bedroom Apartment

Living/Dining/Kitchen	5.30m x 5.91m	17' 5" x 19' 5"
Bedroom	3.60m x 3.43m	11' 10" x 11' 3"
Balcony	5.52m <sup>2</sup>	59.5ft <sup>2</sup>
Total Area	48.2m <sup>2</sup>	518.9ft <sup>2</sup>

Plot 280 - 1 Bedroom Apartment

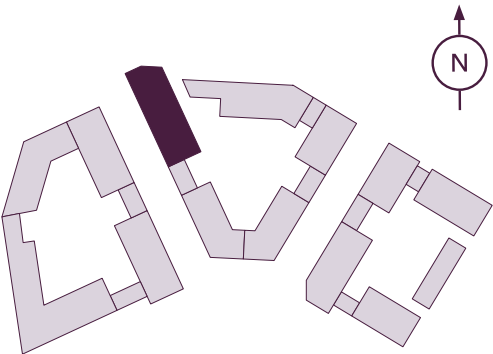
Living/Dining/Kitchen	4.21m x 5.77m	13' 10" x 18' 11"
Bedroom	3.61m x 3.26m	11' 10" x 10' 8"
Balcony	5.52m <sup>2</sup>	59.5ft <sup>2</sup>
Total Area	48.6m <sup>2</sup>	522.7ft <sup>2</sup>

Plot 282 - 2 Bedroom Apartment

Living/Dining/Kitchen	3.31m x 7.20m	10' 10" x 23' 7"
Bedroom 1	5.48m x 3.58m	17' 12" x 11' 9"
Bedroom 2	2.68m x 5.05m	8' 10" x 16' 7"
Total Area	65.2m <sup>2</sup>	701.6ft <sup>2</sup>

Plot 283 - 2 Bedroom Apartment

Living/Dining/Kitchen	3.74m x 7.23m	12' 3" x 23' 9"
Bedroom 1	2.77m x 4.91m	9' 1" x 16' 1"
Bedroom 2	2.77m x 3.76m	9' 1" x 12' 4"
Total Area	67.5m <sup>2</sup>	726ft <sup>2</sup>





# Second Floor

Plots 291, 292, 293, 294, 297 & 298



## Plot 291 - 1 Bedroom Apartment

Living/Dining/Kitchen	4.21m x 5.77m	13' 10" x 18' 11"
Bedroom	3.61m x 3.26m	11' 10" x 10' 8"
Balcony	5.52m <sup>2</sup>	59.5ft <sup>2</sup>
Total Area	48.6m <sup>2</sup>	523.4ft <sup>2</sup>

## Plot 292 - 1 Bedroom Apartment

Living/Dining/Kitchen	4.99m x 5.42m	16' 4" x 17' 9"
Bedroom	4.39m x 3.56m	14' 5" x 11' 8"
Balcony	5.19m <sup>2</sup>	55.9ft <sup>2</sup>
Total Area	55.2m <sup>2</sup>	594.3ft <sup>2</sup>

## Plot 293 - 1 Bedroom Apartment

Living/Dining/Kitchen	4.02m x 7.23m	13' 3" x 23' 9"
Bedroom	3.79m x 3.31m	12' 5" x 10' 11"
Balcony	4.76m <sup>2</sup>	51.3ft <sup>2</sup>
Total Area	52.5m <sup>2</sup>	564.7ft <sup>2</sup>

## Plot 294 - 1 Bedroom Apartment

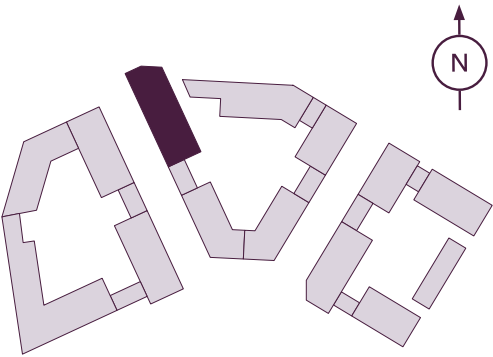
Living/Dining	3.91m x 4.99m	12' 10" x 16' 4"
Kitchen	2.78m x 2.22m	9' 1" x 7' 3"
Bedroom	3.35m x 4.06m	10' 12" x 13' 4"
Balcony	4.74m <sup>2</sup>	51.1ft <sup>2</sup>
Total Area	51.5m <sup>2</sup>	554.2ft <sup>2</sup>

## Plot 297 - 2 Bedroom Apartment

Living/Dining/Kitchen	3.31m x 7.20m	10' 10" x 23' 7"
Bedroom 1	5.48m x 3.58m	17' 12" x 11' 9"
Bedroom 2	2.68m x 4.86m	8' 9" x 15' 11"
Balcony	3.38m <sup>2</sup>	36.3ft <sup>2</sup>
Total Area	64.2m <sup>2</sup>	691ft <sup>2</sup>

## Plot 298 - 2 Bedroom Apartment

Living/Dining/Kitchen	3.74m x 7.23m	12' 3" x 23' 8"
Bedroom 1	2.77m x 4.91m	9' 1" x 16' 1"
Bedroom 2	2.77m x 3.76m	9' 1" x 12' 4"
Balcony	3.38m <sup>2</sup>	36.3ft <sup>2</sup>
Total Area	67.3m <sup>2</sup>	724.6ft <sup>2</sup>



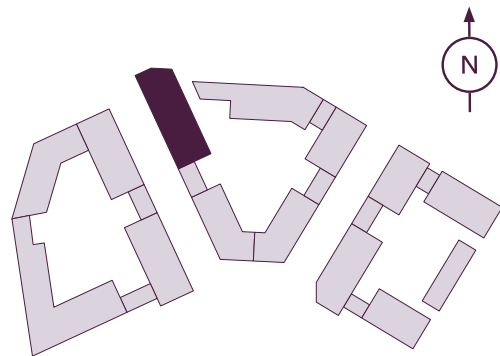
The floor plans provided are intended to only give a general indication of the proposed floor layout, are not drawn to scale and are not intended to form part of any offer, contract, warranty or representation. Measurements are given to the widest point, are approximate and are given as a guide only. 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.

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

# Third Floor

Plot 310

Third Floor
Second Floor
First Floor
Ground Floor



## Plot 310 - 2 Bedroom Apartment

Living/Dining/Kitchen	3.74m x 7.23m	12' 3" x 23' 9"
Bedroom 1	2.77m x 4.91m	9' 1" x 16' 1"
Bedroom 2	2.77m x 3.76m	9' 1" x 12' 4"
Balcony	3.38m <sup>2</sup>	36.3ft <sup>2</sup>
Total Area	67.3m <sup>2</sup>	724.6ft <sup>2</sup>

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.

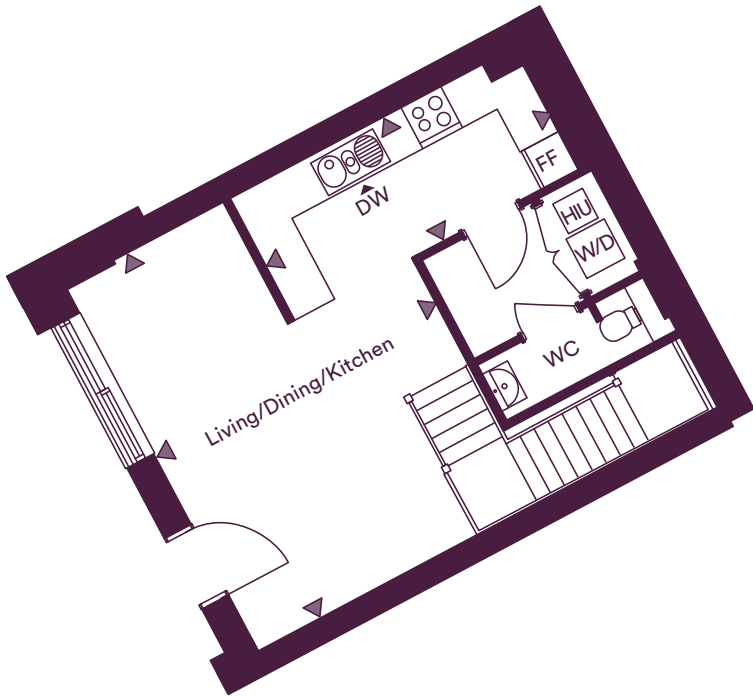


# Two Bedroom Maisonette

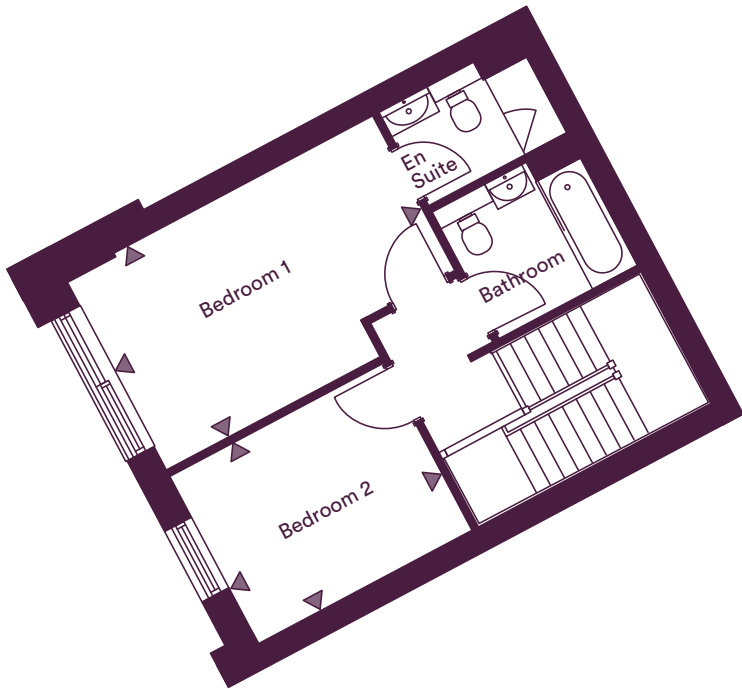
Plots 273, 274, 275 & 276

- Third Floor
- Second Floor
- First Floor
- Ground Floor

Ground Floor



First Floor



## Plot 273 - 2 Bedroom Maisonette

Living/Dining	4.51m x 5.79m	14' 10" x 18' 12"
Kitchen	4.50m x 1.90m	14' 9" x 6' 3"
Bedroom 1	4.91m x 3.09m	16' 1" x 10' 2"
Bedroom 2	3.42m x 2.69m	11' 3" x 8' 10"
Total Area	83.9m <sup>2</sup>	903.1ft <sup>2</sup>

## Plot 274 - 2 Bedroom Maisonette

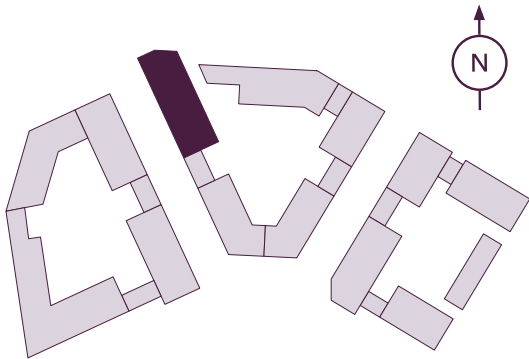
Living/Dining	4.51m x 5.79m	14' 10" x 18' 12"
Kitchen	4.50m x 1.90m	14' 9" x 6' 3"
Bedroom 1	4.91m x 3.09m	16' 1" x 10' 2"
Bedroom 2	3.42m x 2.69m	11' 3" x 8' 10"
Total area	83.9m <sup>2</sup>	903.1ft <sup>2</sup>

## Plot 275 - 2 Bedroom Maisonette

Living/Dining	4.51m x 5.79m	14' 10" x 18' 12"
Kitchen	4.50m x 1.90m	14' 9" x 6' 3"
Bedroom 1	4.91m x 3.09m	16' 1" x 10' 2"
Bedroom 2	3.42m x 2.69m	11' 3" x 8' 10"
Total area	83.9m <sup>2</sup>	903.1ft <sup>2</sup>

## Plot 276 - 2 Bedroom Maisonette

Living/Dining	4.51m x 5.79m	14' 10" x 18' 12"
Kitchen	4.50m x 1.90m	14' 9" x 6' 3"
Bedroom 1	4.91m x 3.09m	16' 1" x 10' 2"
Bedroom 2	3.42m x 2.69m	11' 3" x 8' 10"
Total area	83.9m <sup>2</sup>	903.1ft <sup>2</sup>



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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](http://lqgroup.org.uk)



## A selection of other L&Q developments



**The Arbour, Chelmsford**  
[lqhomes.com/beaulieuarbour](http://lqhomes.com/beaulieuarbour)



**L&Q at Bankside Gardens, Reading**  
[lqhomes.com/banksidegardens](http://lqhomes.com/banksidegardens)



**L&Q at Hayes Village**  
[lqhomes.com/hayesvillage](http://lqhomes.com/hayesvillage)

## L&Q at Huntley Wharf

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**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 2022. 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