

BANKSIDE GARDENS

GREEN PARK VILLAGE | READING

Nº 6



St Edward
Designed for life

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B

BANKSIDE GARDENS

GREEN PARK VILLAGE | READING

Just minutes from central Reading, Bankside Gardens is where contemporary urban living meets the natural environment.

This design-led development of chic 1 and 2 bedroom apartments is set beside a beautiful lake, surrounded by acres of parkland, and also offers residents a host of excellent facilities. At Bankside Gardens style, connectivity and relaxation go hand in hand.

COOL. CALM. CONNECTED.

St Edward
Designed for life

B

WELCOME TO BANKSIDE GARDENS



A NEW DESTINATION

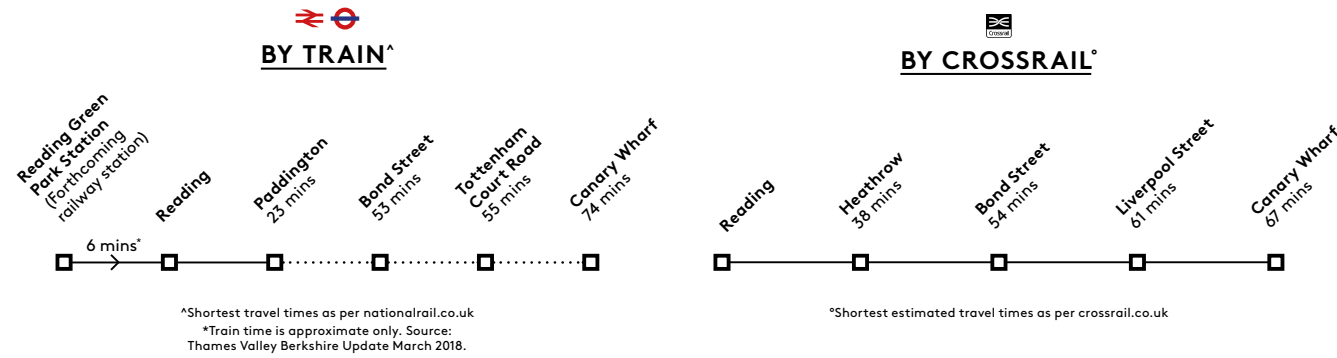


Superbly connected contemporary apartments in the lakeside environment of Green Park, Reading.



GETTING AROUND

Whether it's by rail, car, bus or bike, Bankside Gardens offers easy links to Reading, London and further afield.



Residents at Bankside Gardens will benefit from the forthcoming on-site train station, which will provide direct access to Reading and Crossrail in just 6 minutes*. This will offer fast access into London, the South West and the Midlands.



7 **12** **23**

MINUTES BY CAR TO M4 FOR LONDON AND THE WEST[†] MINUTES BY BUS TO READING TOWN CENTRE[†] MINUTES BY TRAIN FROM READING TO LONDON PADDINGTON[†]

With easy road access directly onto the A33 and with quick connections to the M3, M4, M25 and Heathrow, Bankside Gardens is perfectly placed.

Reading has an extensive bus network which services several stops within Green Park and also benefits from its own 'Ready Bike' cycle hire scheme offering 200 bikes available for use throughout the town at 29 docking stations, including Green Park.

BY CAR[†]

M4	7 mins
M40	28 mins
WINDSOR	32 mins
M25	35 mins
M3	35 mins
HEATHROW	35 mins
OXFORD	54 mins
LONDON	58 mins

[†]Shortest travel times as per google.co.uk/maps
[†]Shortest travel times as per nationalrail.co.uk



The Royal Albert Hall



LONDON LIFESTYLE



London's bustling streets are easy to access in just 23 minutes* by train from central Reading to Paddington railway station.

*Shortest travel times as per nationalrail.co.uk

View from the London Eye

With direct trains to London, you can visit the Capital's hotspots quickly and easily. The Royal Albert Hall beside London's Hyde Park has concerts and sports events all year round, while the Southbank hosts major events and art exhibitions.

THE PERFECT DAY OUT

Directly on the M4, Reading offers easy access to some of the country's most beautiful historical towns, cities and countryside.



Windsor

Neighbouring towns provide world-famous sporting and royal events such as boat racing at Henley Royal Regatta, Changing of the Guard at Windsor Castle and Royal Ascot for a day at the races.

Beyond the magnificent grounds of Bankside Gardens, Reading offers a huge variety of activities for the whole family to enjoy. From beautiful farm parks to adventure play areas, you're spoilt for choice when it comes to the perfect day out.



Henley-on-Thames



Royal Ascot



Marlow

A GREAT PLACE TO LIVE

Whether you enjoy browsing museums, visiting the theatre or eating at your favourite restaurant, you'll always find what you're looking for in Reading.



Riverside paths, cycleways and urban parks are Reading's signature. From the centre, follow the river Kennet to where it meets the Thames – turn right or left for beautiful countryside walks. Relax in colourful Forbury Gardens, taking in the ruined 11th century Abbey. Swim in the refurbished lido, or head to Prospect Park to join the Nordic walkers, runners and summer picnickers. From a world-famous music festival to a world-class theatre, multiplex and arthouse cinemas, live gigs, jazz clubs and comedy, Reading is a thrilling centre for entertainment. Spend the day shopping for top brands in the Oracle shopping centre. Head out for cocktails at one of the lively bars or clubs, or sample international cuisine in the town's surprising variety of restaurants.

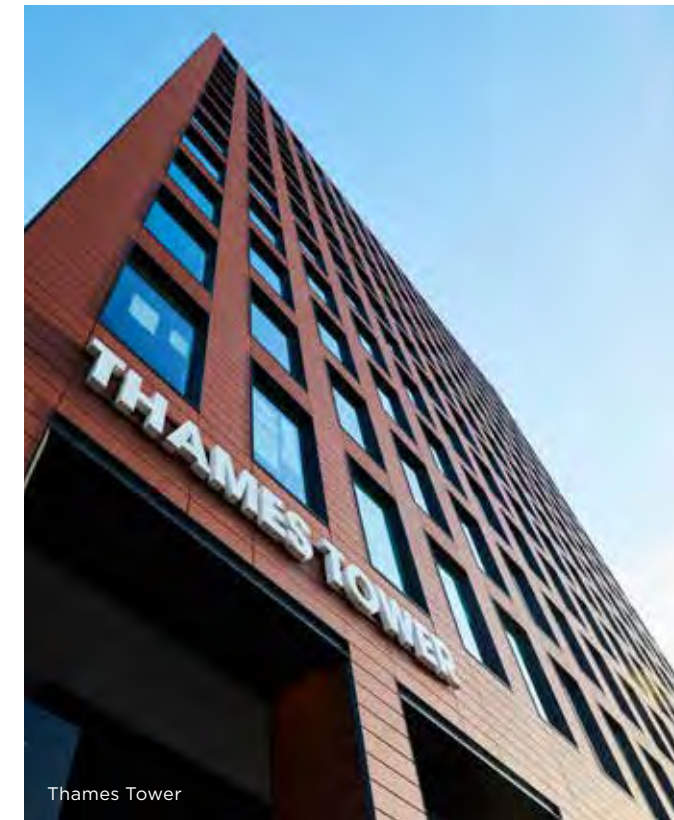


A HOME FOR GLOBAL BUSINESS

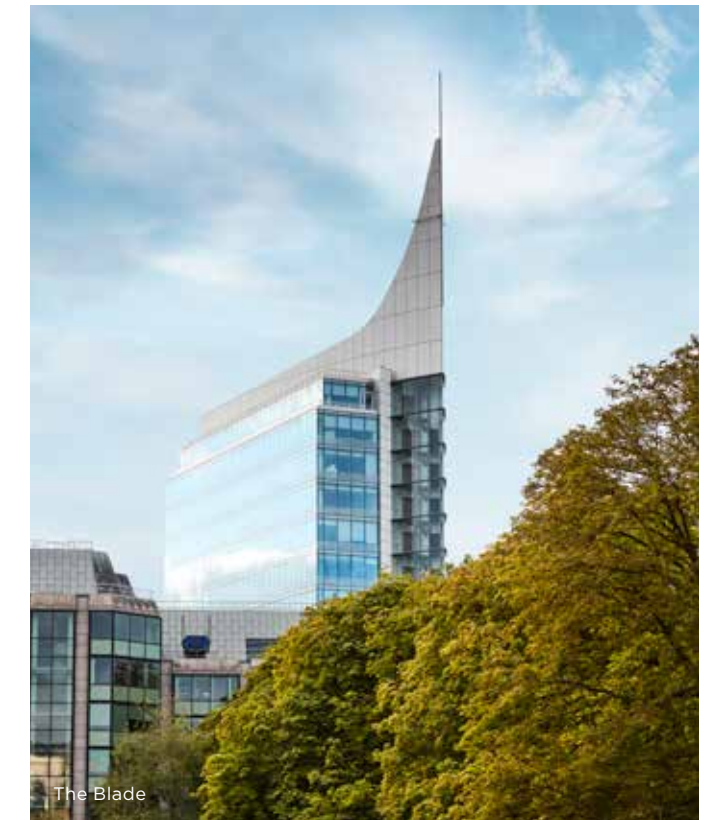
With continuous investment over the past 20 years, Reading has grown in status and reputation. Some of the world's leading corporations now have a major presence here. The future addition of Crossrail has further enhanced the status of this vibrant town.



No.2 Forbury Place



Thames Tower



The Blade

Reading is considered the principal regional and commercial centre of the Thames Valley and has been identified as one of the leading economic growth points in Europe and forecasted to be a fast growing location 2020-2023*. There is a strong employment market, driving demand for property and lettings with Reading considered to be one of the UK's top places to live and work**.

It is home to many high profile businesses, bringing aspiration, spirit and vibrancy to this thriving town. You'll find PepsiCo and Cisco at the Green Park Business Park, whilst Microsoft and Oracle are headquartered at the Thames Valley Park. Verizon is located at the nearby Reading International Business Park.



*Ernst & Young, February 2020
 **PwC Good Growth for Cities 2019 index

Two of the country's top-performing selective secondary schools are in Reading - Reading School for boys and Kendrick School for girls. Both regularly top the league tables for GCSE and A-level results. There is also a selection of good state primary and secondary schools, including the new primary school at Green Park Village. In the independent sector, Bradfield College, Reading Blue Coat School, The Abbey, Queen Anne's and Shiplake College all enjoy excellent reputations.

Reading University is a world-leading research and educational centre, with over 15,000 students. The university is affiliated to the prestigious Henley Business School, with which it shares a state-of-the-art campus in Malaysia.

LOCAL SCHOOLS

SCHOOL NAME	SCHOOL TYPE	OFSTED RATING	DISTANCE
Green Park Village Academy	Primary	N/A	On-site
Whitley Park Primary & Nursery	Primary	2 - Good	1.6 miles
The Palmer Primary Academy	Primary	2 - Good	2.3 miles
Kennet Valley Primary School	Primary	2 - Good	6.6 Miles
Reading Girls' School	Secondary	N/A	2.1 miles
Kendrick School	Secondary	1 - Outstanding	3.2 miles
Reading School	Secondary	1 - Outstanding	3.7 miles



WORLD-CLASS LEARNING

Reading boasts two of the country's top-performing selective secondary schools and a world-leading research and education centre.



A SENSE OF COMMUNITY

Just a short walk away is Green Park Village, an established and friendly community, and Green Park Business Park*, which is set in more than 195 acres of mature landscaping with its own lake.



Green Park Village



Lifestyle imagery, indicative only



Lifestyle imagery, indicative only



Lifestyle imagery, indicative only



Green Park Business Park

Discover a genuine sense of neighbourhood and facilities that simplify life.

At Green Park Business Park there is plenty on offer including a gym with pool, restaurants, retail and nature paths around the Longwater Lake. The Business Park is also host to a number of events including the annual food festival and regular sporting events.

Neighbouring Green Park Village, situated on the other side of the lake from Bankside Gardens, includes a new primary school, Extra Care homes and Market Square with a proposed flexible commercial unit.

*Green Park Business Park is owned and managed with pride by Mapletree.



B

Nº6

AT BANKSIDE GARDENS

No.6 is situated in the heart of Bankside Gardens, close to the lake and featuring a stylish mix of eighty-four 1 and 2 bedroom apartments.

Each home includes a balcony or terrace offering stunning views over the private landscaped gardens.

Make yourself at home where style, connectivity and relaxation go hand in hand.

COOL. CALM. CONNECTED.

Nº 6



Computer generated image is indicative only.



To London
via Reading

To Basingstoke



B

A NEW PERSPECTIVE ON URBAN LIVING

Set within acres of green parkland, just moments from Reading town centre, Bankside Gardens consists of 7 beautifully designed buildings situated beside a tranquil lake.

Residents at Bankside Gardens benefit from a fantastic range of amenities including a concierge, gym, co-working studio, cinema room and on-site train station, providing direct access to Reading in just 6 minutes*.

KEY

- A** Forthcoming Reading Green Park Train Station
- B** Station Pavilion including a Concierge, Gym, Co-working Studio & Cinema Room
- C** Proposed Retail
- D** Affordable Housing
- E** Undercroft Car Park Entrance
- F** Landscaped Gardens
- G** Undercroft Car Park Exit
- H** Amphitheatre Gardens
- I** Green Park Village Academy
- J** Market Square
- Leisure route and footpaths
- Willow Walk (Public Footpath 11)
- Boardwalk over lake
- △** Viewing Platforms

Site plan not to scale. The site plan is indicative only and subject to change. In line with our policy of continuous improvements we reserve the right to alter layout, building style, landscaping and specifications at any time without notice. The facilities and amenities at Bankside Gardens are subject to the construction programme. Access to the amenities is restricted to residents of Private and Shared Ownership Housing. *Train time is approximate only. Source: Thames Valley Berkshire Update March 2018

THE RESIDENTS' AMENITIES



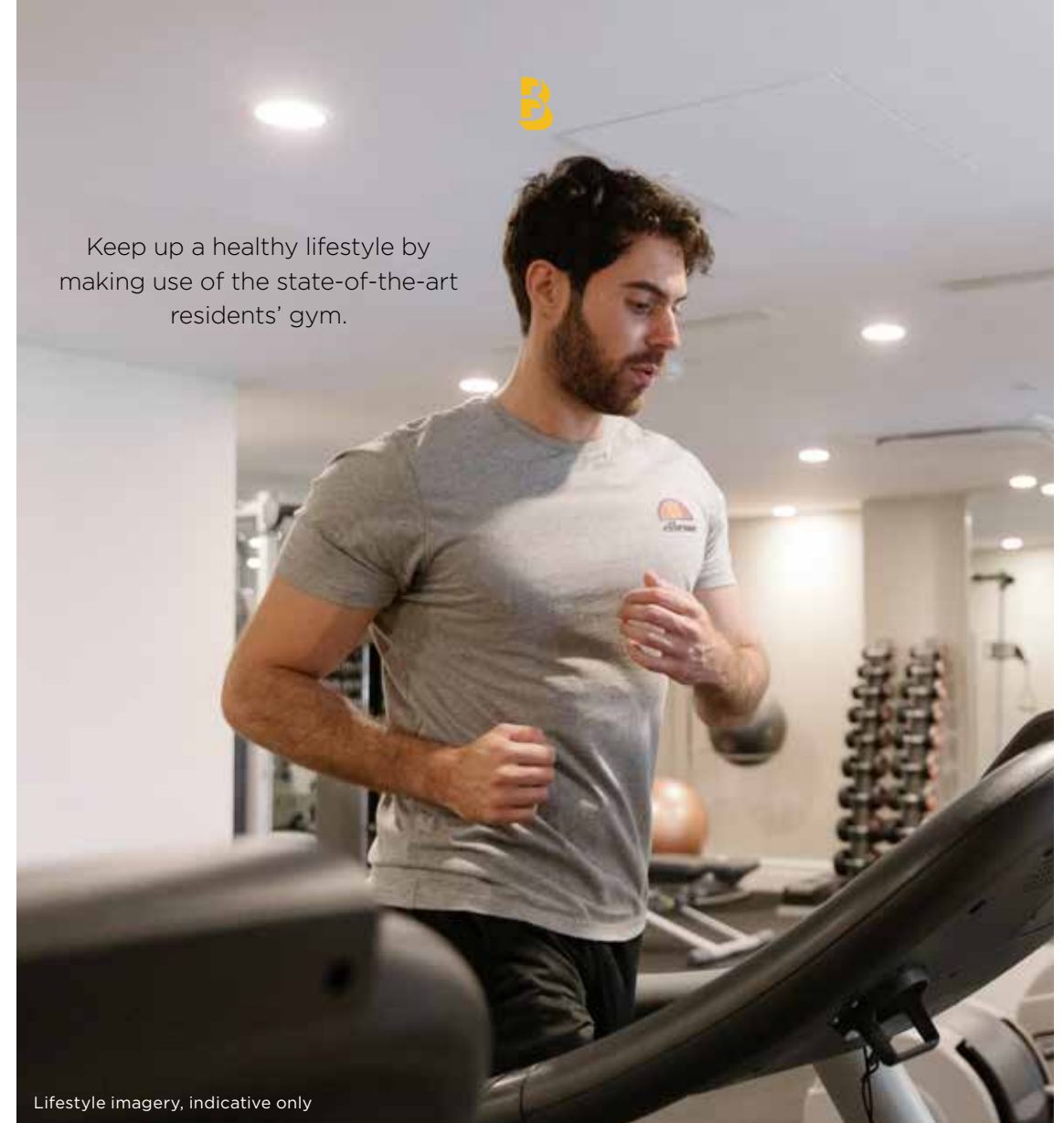
Lifestyle imagery, indicative only

Here to make life easier - the concierge will be on-hand to offer an exclusive service to Bankside Gardens residents.



Lifestyle imagery, indicative only

A co-working studio makes working from home not just easy but a positive pleasure.



Keep up a healthy lifestyle by making use of the state-of-the-art residents' gym.

Lifestyle imagery, indicative only



Invite friends and book the residents-only cinema room to watch the latest blockbuster movie or sporting events.

Lifestyle imagery, indicative only

WHERE CONTEMPORARY URBAN LIVING MEETS THE NATURAL ENVIRONMENT

The landscaped gardens, situated at ground and podium levels, create a splendid outdoor space just moments from home.



Computer generated image is indicative only.

STYLISH & CONTEMPORARY KITCHENS

—
Featuring composite stone worktops
complemented by integrated appliances,
the kitchen is ready to become
the heart of your home.



MODERN & SPACIOUS LIVING

The apartment interiors have been designed for your every need. Each property features a balcony or terrace providing further space to relax and entertain and flooding the living area with natural light.



CALM & TRANQUIL

The bedrooms are designed as spaces to relax and unwind with fitted carpets and contemporary interiors.



RELAX & INDULGE

The bathrooms/en suites and shower rooms feature beautifully crafted finishes to the walls and floors complemented by fitted vanity storage units.



SPECIFICATION

A STATEMENT OF DESIGN



KITCHENS

- Individually designed contemporary kitchens with contrasting timber effect and flat matt finishes
- Feature floating wall shelves in timber effect finish
- Composite stone worktops and upstands with full height marble effect glass splashback to selected walls
- Stainless steel under mounted sink with polished chrome mixer tap
- Bosch built-in single oven
- Bosch zone 4 electric hob
- Beko integrated frost-free fridge/freezer with active fresh technology
- Beko integrated dishwasher
- Smeg integrated recirculating extractor hood
- Feature LED task lighting to underside of wall cabinets
- Integrated compartmental recycling bins

BATHROOMS/EN SUITES*

- Wall mounted timber effect vanity storage unit with handleless design and incorporated basin
- Deck mounted polished chrome mixer tap
- Wall mounted storage with mirrored doors
- Back-to-wall WC with soft-close seat and cover, polished chrome dual flush plate and concealed cistern
- Contemporary fitted bath with polished chrome wall fixed bath screen and white bath panel
- Polished chrome shower column and thermostatic mixer
- Polished chrome heated towel rail
- Polished chrome shaver socket

SHOWER ROOMS*

- Wall mounted timber effect vanity storage unit with handleless design and incorporated basin
- Deck mounted polished chrome mixer tap
- Wall fixed mirror
- Back-to-wall WC with soft-close seat and cover, polished chrome dual flush plate and concealed cistern
- Low level stone resin shower tray with polished chrome sliding glass door
- Polished chrome shower column and thermostatic mixer
- Polished chrome heated towel rail
- Polished chrome shaver socket

INTERNAL FITTINGS

- Washed oak effect internal doors and chrome door furniture
- Mirror and timber effect sliding wardrobe doors with interior shelf and hanging rail to bedroom one
- Luxury vinyl timber effect flooring to hallway, kitchen/living/dining room, bathroom/en suite* and shower room*
- High quality carpets to bedrooms
- Porcelain stone effect wall tiles to selected walls in bathroom/en suite* and shower room* skirting tiles to remaining walls

B

HEATING

- Honeywell heating thermostat
- Communal district heating and hot water network delivered to apartments via heat interface unit (HIU)
- Mechanical extract ventilation system

ELECTRICAL FITTINGS

- Wiring for Sky Q provided to living room
- TV points provided to living room and bedroom one
- Cat5e UTP network data points
- White finished LED downlights to kitchen/living/dining room, bathroom/en suite*, shower room* and hallway
- Energy efficient pendant lighting to bedrooms
- Automatic lighting to hall cupboards
- Matt white finish sockets to all rooms, including one socket with USB charging points in both the kitchen and living room
- Matt white finish light switches to all rooms
- Provision for washer/dryer within utility cupboard

EXTERNAL FINISHES

- Private external terrace or balcony to each apartment
- Metal balustrade to balconies and 9th floor terraces

SECURITY & PEACE OF MIND

- NACD IPGuard System entrance system
- Feature entrance door with multipoint locking system
- Mains powered smoke detectors with battery backup
- Security cameras on primary ground level communal entrance with fob entry control
- 999 year lease
- 10-year NHBC build warranty
- 2-year St Edward warranty

LIFTS

- Passenger lift serves all levels

CAR PARKING

- Parking situated at ground level

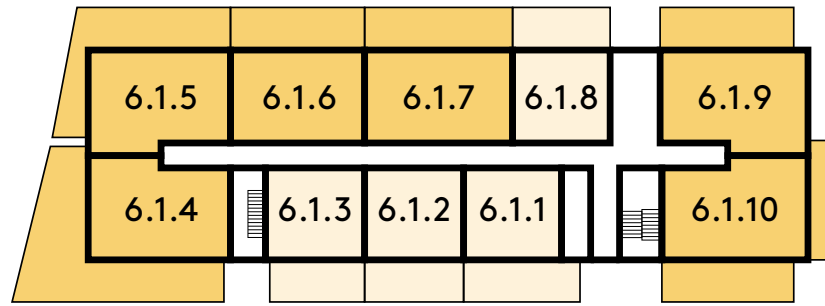
MANAGEMENT COMPANY

- A managing agent will be appointed to administer the effective operation and maintenance of the communal facilities, for which a service charge will be levied and apportioned to the benefit offered

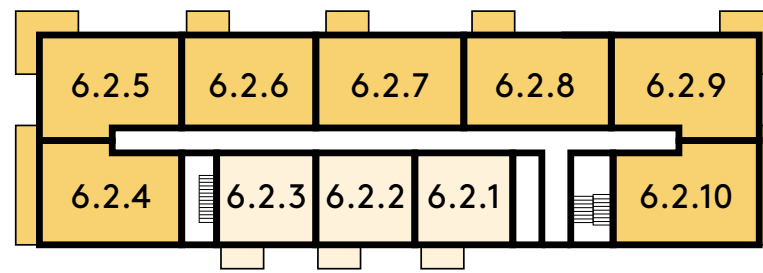
*Where applicable. Your attention is drawn to the fact that in rare circumstances it may not be possible to obtain the exact products or materials referred to in the specification. St Edward reserves the right to alter, amend or update the specification, which may include changes in the colour, material or brand specified. In such cases, a similar alternative will be provided. St Edward reserves the right to make these changes as required. A number of choices and options are available to personalise your home. Choices and options are subject to timeframes, availability and change. Please ask a Sales Consultant for details. Show Apartment photography is indicative only. Kitchen finishes have been digitally enhanced and are indicative only.

APARTMENT LOCATOR

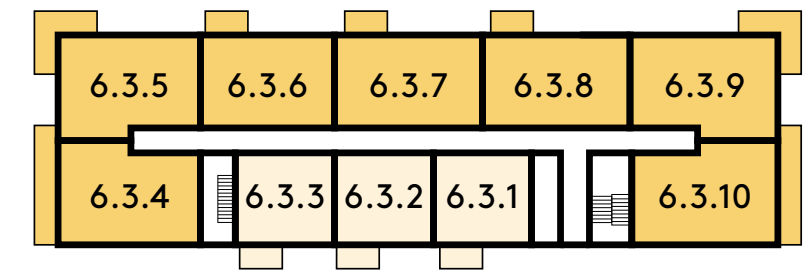
B



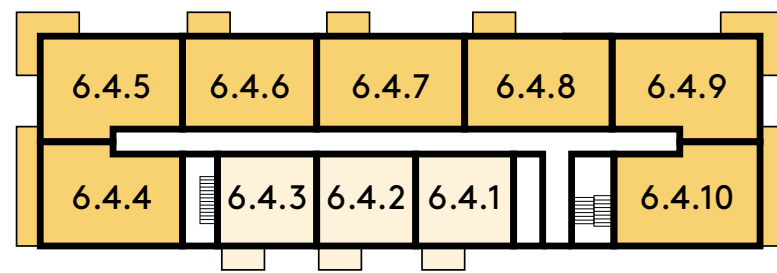
PODIUM LEVEL



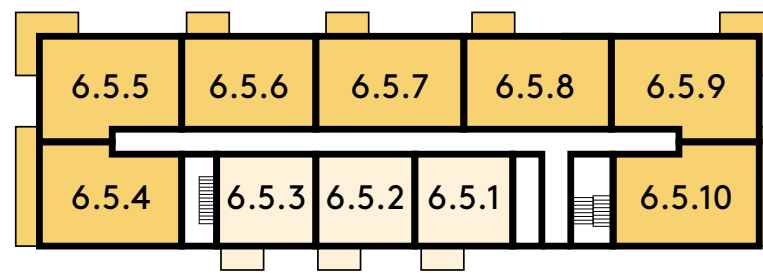
2ND LEVEL



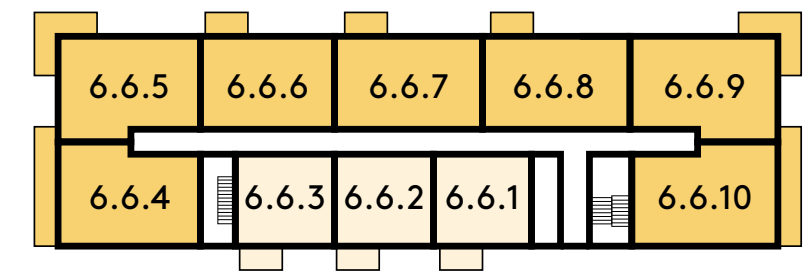
3RD LEVEL



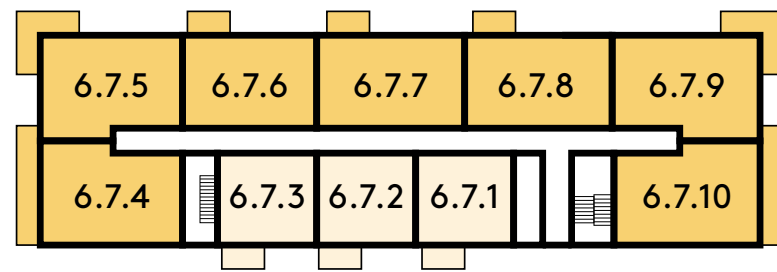
4TH LEVEL



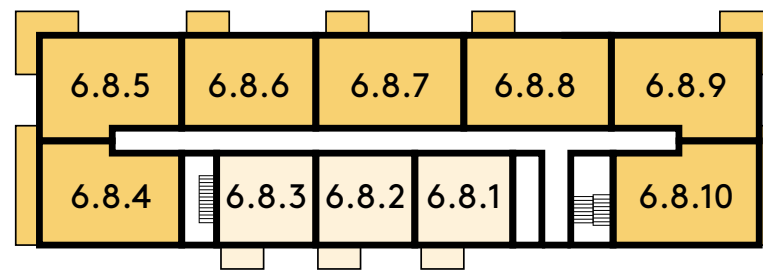
5TH LEVEL



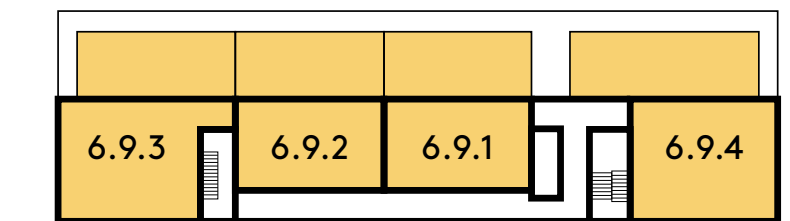
6TH LEVEL



7TH LEVEL



8TH LEVEL



9TH LEVEL

KEY

- 1 BEDROOM APARTMENTS
- 2 BEDROOM APARTMENTS

APARTMENT FINDER

1 BEDROOM APARTMENTS

APARTMENT NO.	LEVEL	TOTAL AREA		ASPECT	PAGE NO.
		(SQ. FT.)	(SQ. M.)		
6.1.1	Podium	468	43.5	South & West	49
6.1.2	Podium	468	43.5	South & West	47
6.1.3	Podium	468	43.5	South & West	48
6.1.8	Podium	465	43.2	North & East	46
6.2.1	2	468	43.5	South & West	49
6.2.2	2	468	43.5	South & West	47
6.2.3	2	468	43.5	South & West	48
6.3.1	3	468	43.5	South & West	49
6.3.2	3	468	43.5	South & West	47
6.3.3	3	468	43.5	South & West	48
6.4.1	4	468	43.5	South & West	49
6.4.2	4	468	43.5	South & West	47
6.4.3	4	468	43.5	South & West	48
6.5.1	5	468	43.5	South & West	49
6.5.2	5	468	43.5	South & West	47
6.5.3	5	468	43.5	South & West	48
6.6.1	6	468	43.5	South & West	49
6.6.2	6	468	43.5	South & West	47
6.6.3	6	468	43.5	South & West	48
6.7.1	7	468	43.5	South & West	49
6.7.2	7	468	43.5	South & West	47
6.7.3	7	468	43.5	South & West	48
6.8.1	8	468	43.5	South & West	49
6.8.2	8	468	43.5	South & West	47
6.8.3	8	468	43.5	South & West	48

2 BEDROOM APARTMENTS

APARTMENT NO.	LEVEL	TOTAL AREA		ASPECT	PAGE NO.
		(SQ. FT.)	(SQ. M.)		
6.1.4	Podium	719	66.8	North, South & West	57
6.1.5	Podium	715	66.4	North, West & East	52
6.1.6	Podium	652	60.6	North & East	50
6.1.7	Podium	715	66.5	North & East	54
6.1.9	Podium	753	69.9	North, East & South	60
6.1.10	Podium	757	70.3	North, East & South	61
6.2.4	2	719	66.8	North, West & South	58
6.2.5	2	715	66.4	North, East & West	53
6.2.6	2	652	60.6	North & East	50
6.2.7	2	715	66.5	North & East	55
6.2.8	2	710	66	North & East	51
6.2.9	2	753	69.9	North, East & South	60
6.2.10	2	757	70.3	East, South & West	61
6.3.4	3	719	66.8	North, South & West	58

2 BEDROOM APARTMENTS (CONTINUED)

APARTMENT NO.	LEVEL	TOTAL AREA		ASPECT	PAGE NO.
		(SQ. FT.)	(SQ. M.)		
6.3.5	3	715	66.4	North, East & West	53
6.3.6	3	652	60.6	North & East	50
6.3.7	3	715	66.5	North & East	55
6.3.8	3	710	66	North & East	51
6.3.9	3	753	69.9	North, East & South	60
6.3.10	3	757	70.3	East, South & West	61
6.4.4	4	719	66.8	North, South & West	58
6.4.5	4	715	66.4	North, East & West	53
6.4.6	4	652	60.6	North & East	50
6.4.7	4	715	66.5	North & East	55
6.4.8	4	710	66	North & East	51
6.4.9	4	753	69.9	North, East & South	60
6.4.10	4	757	70.3	East, South & West	61
6.5.4	5	719	66.8	North, South & West	58
6.5.5	5	715	66.4	North, East & West	53
6.5.6	5	652	60.6	North & East	50
6.5.7	5	715	66.5	North & East	55
6.5.8	5	710	66	North & East	51
6.5.9	5	753	69.9	North, East & South	60
6.5.10	5	757	70.3	East, South & West	61
6.6.4	6	719	66.8	North, South & West	58
6.6.5	6	715	66.4	North, East & West	53
6.6.6	6	652	60.6	North & East	50
6.6.7	6	715	66.5	North & East	55
6.6.8	6	710	66	North & East	51
6.6.9	6	753	69.9	North, East & South	60
6.6.10	6	757	70.3	East, South & West	61
6.7.4	7	719	66.8	North, South & West	58
6.7.5	7	715	66.4	North, East & West	53
6.7.6	7	652	60.6	North & East	50
6.7.7	7	715	66.5	North & East	55
6.7.8	7	710	66	North & East	51
6.7.9	7	753	69.9	North, East & South	60
6.7.10	7	757	70.3	East, South & West	61
6.8.4	8	719	66.8	North, South & West	58
6.8.5	8	715	66.4	North, East & West	53
6.8.6	8	652	60.6	North & East	50
6.8.7	8	715	66.5	North & East	55
6.8.8	8	710	66	North & East	51
6.8.9	8	753	69.9	North, East & South	60
6.8.10	8	757	70.3	East, South & West	61
6.9.1	9	720	66.9	North & East	59
6.9.2	9	715	66.4	North & East	56
6.9.3	9	900	83.6	All Aspects	62
6.9.4	9	931	86.5	All Aspects	63

ONE BEDROOM APARTMENT

6.1.8

TOTAL AREA: 43.2 SQ M 465 SQ FT



Click for Interactive View*



DIMENSIONS

Living / Dining	4.40m x 3.70m	14' 4" x 12' 2"
Kitchen	2.65 m x 1.85m	8' 8" x 6' 1"
Bedroom	3.40m x 3.20m	11' 2" x 10' 6"

PODIUM LEVEL



KEY

- W** Built-in wardrobe
- U** Utility cupboard
- Provision for washer/dryer
- ▶** Measurement points

These layouts are not to scale, provide approximate measurements and are indicative only. Dimensions, which are taken from the indicated points of measurements, are for guidance only and are not intended to be used for carpet sizes, appliance space or items of furniture. Apartment areas are provided as gross internal areas under the RICS measuring practice. Due to the unique design of these homes, measurements and areas may vary within a tolerance of 5%. Kitchen layouts are indicative only and are subject to change.

*Interactive View depicts Apartment 6.1.8, indicative only.

ONE BEDROOM APARTMENTS

6.1.2, 6.2.2, 6.3.2, 6.4.2, 6.5.2, 6.6.2, 6.7.2 & 6.8.2

TOTAL AREA: 43.5 SQ M 468 SQ FT



Click for Interactive View*



Terrace for Apartment 6.1.2

DIMENSIONS

Living / Dining	4.35m x 3.55m	14' 4" x 11' 8"
Kitchen	2.65m x 1.85m	8' 8" x 6' 1"
Bedroom	3.35m x 3.30m	10' 11" x 10' 10"

PODIUM LEVEL



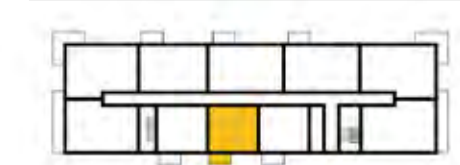
KEY

- W** Built-in wardrobe
- U** Utility cupboard
- Provision for washer/dryer
- ▶** Measurement points

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*Interactive View depicts Apartment 6.8.2, indicative only.

2ND - 8TH LEVEL



ONE BEDROOM APARTMENTS

6.1.3, 6.2.3, 6.3.3, 6.4.3, 6.5.3,
6.6.3, 6.7.3 & 6.8.3

TOTAL AREA: 43.5 SQ M 468 SQ FT



Click for
Interactive
View*



Terrace for Apartment 6.1.3

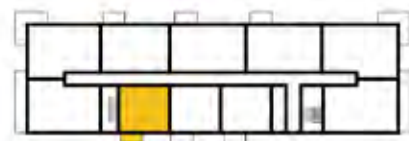
DIMENSIONS

Living / Dining	4.35m x 3.70m	14' 4" x 12' 2"
Kitchen	2.65m x 1.85m	8' 8" x 6' 1"
Bedroom	3.35m x 3.15m	10' 11" x 10' 4"

PODIUM LEVEL



2ND - 8TH LEVEL



KEY

- W** Built-in wardrobe
- U** Utility cupboard
- Provision for washer/dryer
- Measurement points

These layouts are not to scale, provide approximate measurements and are indicative only. Dimensions, which are taken from the indicated points of measurements, are for guidance only and are not intended to be used for carpet sizes, appliance space or items of furniture. Apartment areas are provided as gross internal areas under the RICS measuring practice. Due to the unique design of these homes, measurements and areas may vary within a tolerance of 5%. Kitchen layouts are indicative only and are subject to change.

*Interactive View depicts Apartment 6.8.3, indicative only.

ONE BEDROOM APARTMENTS

6.1.1, 6.2.1, 6.3.1, 6.4.1, 6.5.1, 6.6.1,
6.7.1 & 6.8.1

TOTAL AREA: 43.5 SQ M 468 SQ FT



Click for
Interactive
View*



Terrace for Apartment 6.1.1

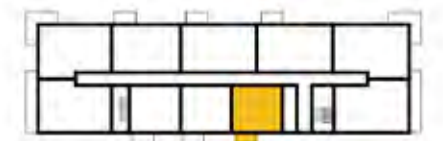
DIMENSIONS

Living / Dining	4.35m x 3.55m	14' 4" x 11' 8"
Kitchen	2.65m x 1.85m	8' 8" x 6' 1"
Bedroom	3.35m x 3.30m	10' 11" x 10' 10"

PODIUM LEVEL



2ND - 8TH LEVEL



KEY

- W** Built-in wardrobe
- U** Utility cupboard
- Provision for washer/dryer
- Measurement points

These layouts are not to scale, provide approximate measurements and are indicative only. Dimensions, which are taken from the indicated points of measurements, are for guidance only and are not intended to be used for carpet sizes, appliance space or items of furniture. Apartment areas are provided as gross internal areas under the RICS measuring practice. Due to the unique design of these homes, measurements and areas may vary within a tolerance of 5%. Kitchen layouts are indicative only and are subject to change.

*Interactive View depicts Apartment 6.8.1, indicative only.

TWO BEDROOM APARTMENTS

6.1.6, 6.2.6, 6.3.6, 6.4.6, 6.5.6, 6.6.6, 6.7.6 & 6.8.6

TOTAL AREA: 60.6 SQ M 652 SQ FT



Click for Interactive View*

Terrace for Apartment 6.1.6



DIMENSIONS

Living / Dining	3.50m x 3.20m	11' 6" x 10' 6"
Kitchen	3.00m x 2.20m	9' 11" x 7' 2"
Bedroom 1	4.25m x 2.80m	13' 10" x 9' 2"
Bedroom 2	3.20m x 2.95m	10' 6" x 9' 9"

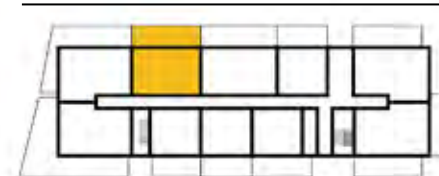
KEY

- C** Cupboard
- W** Built-in wardrobe
- U** Utility cupboard
- Provision for washer/dryer
- Measurement points

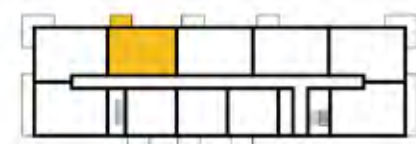
These layouts are not to scale, provide approximate measurements and are indicative only. Dimensions, which are taken from the indicated points of measurements, are for guidance only and are not intended to be used for carpet sizes, appliance space or items of furniture. Apartment areas are provided as gross internal areas under the RICS measuring practice. Due to the unique design of these homes, measurements and areas may vary within a tolerance of 5%. Kitchen layouts are indicative only and are subject to change.

*Interactive View depicts Apartment 6.8.6, indicative only.

PODIUM LEVEL



2ND - 8TH LEVEL



TWO BEDROOM APARTMENTS

6.2.8, 6.3.8, 6.4.8, 6.5.8, 6.6.8, 6.7.8 & 6.8.8

TOTAL AREA: 66.0 SQ M 710 SQ FT



Click for Interactive View*



DIMENSIONS

Living / Dining	4.20m x 4.10m	13' 8" x 13' 6"
Kitchen	3.50m x 2.10m	11' 5" x 6' 11"
Bedroom 1	4.25m x 2.80m	13' 10" x 9' 2"
Bedroom 2	3.40m x 2.80m	11' 2" x 9' 3"

KEY

- W** Built-in wardrobe
- U** Utility cupboard
- Provision for washer/dryer
- Measurement points

These layouts are not to scale, provide approximate measurements and are indicative only. Dimensions, which are taken from the indicated points of measurements, are for guidance only and are not intended to be used for carpet sizes, appliance space or items of furniture. Apartment areas are provided as gross internal areas under the RICS measuring practice. Due to the unique design of these homes, measurements and areas may vary within a tolerance of 5%. Kitchen layouts are indicative only and are subject to change.

*Interactive View depicts Apartment 6.8.8, indicative only.

2ND - 8TH LEVEL



TWO BEDROOM APARTMENT

6.1.5

TOTAL AREA: 66.4 SQ M 715 SQ FT



Click for Interactive View*

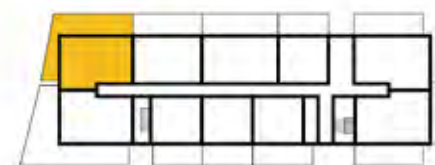
BANKSIDE GARDENS



DIMENSIONS

Living / Dining	4.90m x 3.45m	16' 1" x 11' 4"
Kitchen	2.75m x 2.30m	9' 0" x 7' 7"
Bedroom 1	3.85m x 3.45m	12' 8" x 11' 4"
Bedroom 2	3.75m x 2.75m	12' 4" x 9' 0"

PODIUM LEVEL



KEY

- W** Built-in wardrobe
- U** Utility cupboard
- Provision for washer/dryer
- Measurement points

These layouts are not to scale, provide approximate measurements and are indicative only. Dimensions, which are taken from the indicated points of measurements, are for guidance only and are not intended to be used for carpet sizes, appliance space or items of furniture. Apartment areas are provided as gross internal areas under the RICS measuring practice. Due to the unique design of these homes, measurements and areas may vary within a tolerance of 5%. Kitchen layouts are indicative only and are subject to change.

*Interactive View depicts Apartment 6.1.5, indicative only.

TWO BEDROOM APARTMENTS

6.2.5, 6.3.5, 6.4.5, 6.5.5, 6.6.5, 6.7.5 & 6.8.5

TOTAL AREA: 66.4 SQ M 715 SQ FT



Click for Interactive View*

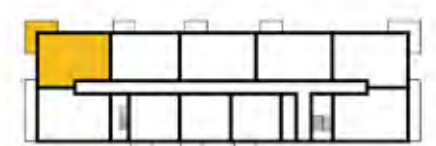
N.O.6



DIMENSIONS

Living / Dining	4.90m x 3.45m	16' 1" x 11' 4"
Kitchen	2.75m x 2.30m	9' 0" x 7' 7"
Bedroom 1	3.85m x 3.45m	12' 8" x 11' 4"
Bedroom 2	3.75m x 2.75m	12' 4" x 9' 0"

2ND - 8TH LEVEL



KEY

- W** Built-in wardrobe
- U** Utility cupboard
- Provision for washer/dryer
- Measurement points

These layouts are not to scale, provide approximate measurements and are indicative only. Dimensions, which are taken from the indicated points of measurements, are for guidance only and are not intended to be used for carpet sizes, appliance space or items of furniture. Apartment areas are provided as gross internal areas under the RICS measuring practice. Due to the unique design of these homes, measurements and areas may vary within a tolerance of 5%. Kitchen layouts are indicative only and are subject to change.

*Interactive View depicts Apartment 6.8.5, indicative only.

TWO BEDROOM APARTMENT

6.1.7

TOTAL AREA: 66.5 SQ M 715 SQ FT



Click for Interactive View*

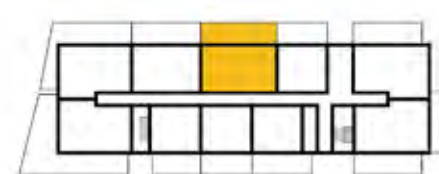
BANKSIDE GARDENS



DIMENSIONS

Living / Dining	4.15m x 3.45m	13' 8" x 11' 3"
Kitchen	2.90m x 2.75m	9' 6" x 9' 0"
Bedroom 1	4.25m x 2.80m	13' 10" x 9' 2"
Bedroom 2	3.40m x 2.95m	11' 2" x 9' 9"

PODIUM LEVEL



KEY

- C** Cupboard
- W** Built-in wardrobe
- U** Utility cupboard
- Provision for washer/dryer
- Measurement points

These layouts are not to scale, provide approximate measurements and are indicative only. Dimensions, which are taken from the indicated points of measurements, are for guidance only and are not intended to be used for carpet sizes, appliance space or items of furniture. Apartment areas are provided as gross internal areas under the RICS measuring practice. Due to the unique design of these homes, measurements and areas may vary within a tolerance of 5%. Kitchen layouts are indicative only and are subject to change.

*Interactive View depicts Apartment 6.1.7, indicative only.

TWO BEDROOM APARTMENTS

6.2.7, 6.3.7, 6.4.7, 6.5.7, 6.6.7, 6.7.7 & 6.8.7

TOTAL AREA: 66.5 SQ M 715 SQ FT



Click for Interactive View*

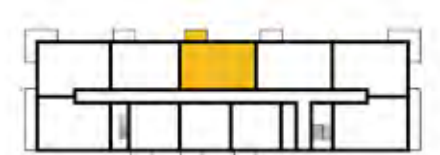
N.O.6



DIMENSIONS

Living / Dining	4.15m x 3.45m	13' 8" x 11' 3"
Kitchen	2.90m x 2.75m	9' 6" x 9' 0"
Bedroom 1	4.25m x 2.80m	13' 10" x 9' 2"
Bedroom 2	3.40m x 2.95m	11' 2" x 9' 9"

2ND - 8TH LEVEL



KEY

- C** Cupboard
- W** Built-in wardrobe
- U** Utility cupboard
- Provision for washer/dryer
- Measurement points

These layouts are not to scale, provide approximate measurements and are indicative only. Dimensions, which are taken from the indicated points of measurements, are for guidance only and are not intended to be used for carpet sizes, appliance space or items of furniture. Apartment areas are provided as gross internal areas under the RICS measuring practice. Due to the unique design of these homes, measurements and areas may vary within a tolerance of 5%. Kitchen layouts are indicative only and are subject to change.

*Interactive View depicts Apartment 6.8.7, indicative only.

TWO BEDROOM APARTMENT

6.9.2

TOTAL AREA: 66.4 SQ M 715 SQ FT



Click for Interactive View*

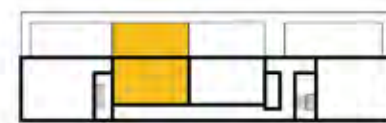
BANKSIDE GARDENS



DIMENSIONS

Living / Dining	4.20m x 3.60m	13' 9" x 11' 11"
Kitchen	3.10m x 2.60m	10' 2" x 8' 6"
Bedroom 1	4.25m x 2.80m	13' 10" x 9' 1"
Bedroom 2	3.40m x 3.10m	11' 2" x 10' 1"

9TH LEVEL



KEY

- C Cupboard
- W Built-in wardrobe
- U Utility cupboard
- ☒ Provision for washer/dryer
- ◀▶ Measurement points

These layouts are not to scale, provide approximate measurements and are indicative only. Dimensions, which are taken from the indicated points of measurements, are for guidance only and are not intended to be used for carpet sizes, appliance space or items of furniture. Apartment areas are provided as gross internal areas under the RICS measuring practice. Due to the unique design of these homes, measurements and areas may vary within a tolerance of 5%. Kitchen layouts are indicative only and are subject to change.

*Interactive View depicts Apartment 6.9.2, indicative only.

TWO BEDROOM APARTMENT

6.1.4

TOTAL AREA: 66.8 SQ M 719 SQ FT



Click for Interactive View*

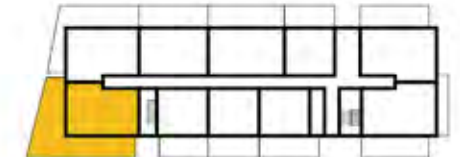
NO. 6



DIMENSIONS

Living / Dining	4.90m x 3.45m	16'1" x 11'4"
Kitchen	2.75m x 2.30m	9'0" x 7'7"
Bedroom 1	3.85m x 3.45m	12'8" x 11'4"
Bedroom 2	3.85m x 2.75m	12'8" x 9'0"

PODIUM LEVEL



KEY

- W Built-in wardrobe
- U Utility cupboard
- ☒ Provision for washer/dryer
- ◀▶ Measurement points

These layouts are not to scale, provide approximate measurements and are indicative only. Dimensions, which are taken from the indicated points of measurements, are for guidance only and are not intended to be used for carpet sizes, appliance space or items of furniture. Apartment areas are provided as gross internal areas under the RICS measuring practice. Due to the unique design of these homes, measurements and areas may vary within a tolerance of 5%. Kitchen layouts are indicative only and are subject to change.

*Interactive View depicts Apartment 6.1.4, indicative only.

TWO BEDROOM APARTMENTS

6.2.4, 6.3.4, 6.4.4, 6.5.4, 6.6.4, 6.7.4, & 6.8.4



Click for
Interactive
View*

TOTAL AREA: 66.8 SQ M 719 SQ FT

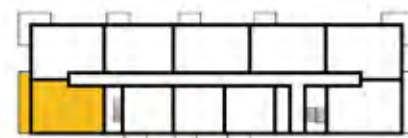
BANKSIDE GARDENS



DIMENSIONS

Living / Dining	4.90m x 3.45m	16' 1" x 11' 4"
Kitchen	2.75m x 2.30m	9' 0" x 7' 7"
Bedroom 1	3.85m x 3.45m	12' 8" x 11' 4"
Bedroom 2	3.85m x 2.75m	12' 8" x 9' 0"

2ND - 8TH LEVEL



KEY

- W** Built-in wardrobe
- U** Utility cupboard
- Provision for washer/dryer
- Measurement points

These layouts are not to scale, provide approximate measurements and are indicative only. Dimensions, which are taken from the indicated points of measurements, are for guidance only and are not intended to be used for carpet sizes, appliance space or items of furniture. Apartment areas are provided as gross internal areas under the RICS measuring practice. Due to the unique design of these homes, measurements and areas may vary within a tolerance of 5%. Kitchen layouts are indicative only and are subject to change.

*Interactive View depicts Apartment 6.8.4, indicative only.

TWO BEDROOM APARTMENT

6.9.1



Click for
Interactive
View*

TOTAL AREA: 66.9 SQ M 720 SQ FT

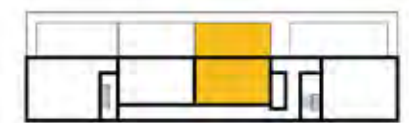


N.O.6

DIMENSIONS

Living / Dining	4.20m x 3.75m	13' 8" x 12' 3"
Kitchen	3.10m x 2.60m	10' 1" x 8' 6"
Bedroom 1	4.25m x 2.80m	13' 10" x 9' 2"
Bedroom 2	3.40m x 3.10m	11' 2" x 10' 1"

9TH LEVEL



KEY

- C** Cupboard
- W** Built-in wardrobe
- U** Utility cupboard
- Provision for washer/dryer
- Measurement points

These layouts are not to scale, provide approximate measurements and are indicative only. Dimensions, which are taken from the indicated points of measurements, are for guidance only and are not intended to be used for carpet sizes, appliance space or items of furniture. Apartment areas are provided as gross internal areas under the RICS measuring practice. Due to the unique design of these homes, measurements and areas may vary within a tolerance of 5%. Kitchen layouts are indicative only and are subject to change.

*Interactive View depicts Apartment 6.9.1, indicative only.

TWO BEDROOM APARTMENTS

6.1.9, 6.2.9, 6.3.9, 6.4.9, 6.5.9, 6.6.9,
6.7.9 & 6.8.9

TOTAL AREA: 69.9 SQ M 753 SQ FT



Click for
Interactive
View*

BANKSIDE GARDENS



DIMENSIONS

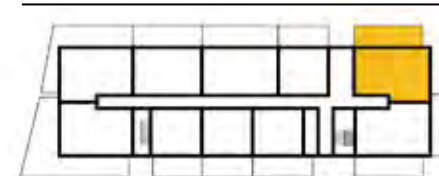
Living / Dining	4.90m x 3.95m	16' 1" x 13' 0"
Kitchen	3.20m x 2.30m	10' 6" x 7' 7"
Bedroom 1	3.85m x 3.45m	12' 8" x 11' 4"
Bedroom 2	3.75m x 2.75m	12' 4" x 9' 0"

KEY

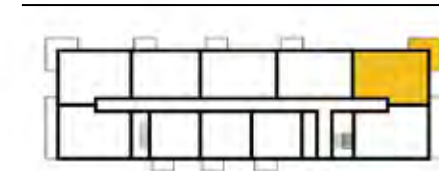
- W** Built-in wardrobe
- U** Utility cupboard
- Provision for washer/dryer
- ◀▶** Measurement points

*Interactive View depicts Apartment 6.8.9, indicative only.

PODIUM LEVEL



2ND - 8TH LEVEL



TWO BEDROOM APARTMENTS

6.1.10, 6.2.10, 6.3.10, 6.4.10, 6.5.10, 6.6.10,
6.7.10 & 6.8.10

TOTAL AREA: 70.3 SQ M 757 SQ FT

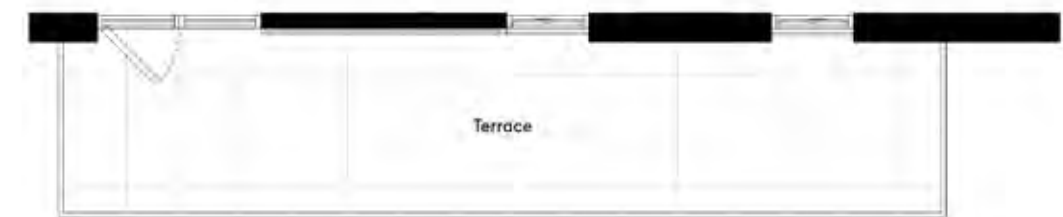


Click for
Interactive
View*

N.O.6



Terrace for Apartment 6.1.10 (Apartment 6.1.10 also includes a balcony as shown above)



DIMENSIONS

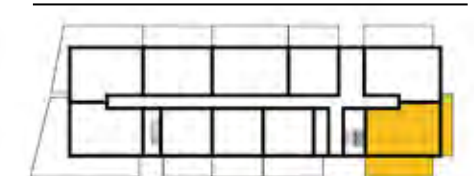
Living / Dining	4.90m x 3.95m	16' 1" x 13' 0"
Kitchen	3.20m x 2.30m	10' 6" x 7' 7"
Bedroom 1	3.85m x 3.45m	12' 8" x 11' 4"
Bedroom 2	3.85m x 2.75m	12' 8" x 9' 0"

KEY

- W** Built-in wardrobe
- U** Utility cupboard
- Provision for washer/dryer
- ◀▶** Measurement points

*Interactive View depicts Apartment 6.8.10, indicative only.

PODIUM LEVEL



2ND - 8TH LEVEL



TWO BEDROOM APARTMENT

6.9.3

TOTAL AREA: 83.6 SQ M 900 SQ FT



Click for Interactive View*

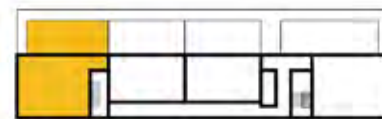
BANKSIDE GARDENS



DIMENSIONS

Living / Dining	5.30m x 4.35m	17' 5" x 14' 2"
Kitchen	3.05m x 3.00m	10' 0" x 9' 9"
Bedroom 1	3.80m x 3.35m	12' 5" x 10' 11"
Bedroom 2	3.25m x 2.90m	10' 8" x 9' 5"
Dressing Room	2.65m x 1.75m	8' 8" x 5' 9"

9TH LEVEL



KEY

- W** Built-in wardrobe
- U** Utility cupboard
- Provision for washer/dryer
- Measurement points

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*Interactive View depicts Apartment 6.9.3, indicative only.

TWO BEDROOM APARTMENT

6.9.4

TOTAL AREA: 86.5 SQ M 931 SQ FT



Click for Interactive View*

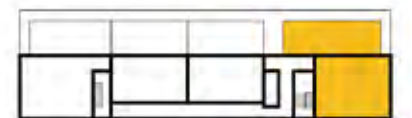
N.O.6



DIMENSIONS

Living / Dining	5.60m x 4.05m	18' 4" x 13' 3"
Kitchen	4.70m x 2.70m	15' 5" x 8' 10"
Bedroom 1	4.85m x 3.25m	16' 0" x 10' 7"
Bedroom 2	4.85m x 2.90m	16' 0" x 9' 6"

9TH LEVEL



KEY

- C** Cupboard
- W** Built-in wardrobe
- U** Utility cupboard
- Provision for washer/dryer
- Measurement points

These layouts are not to scale, provide approximate measurements and are indicative only. Dimensions, which are taken from the indicated points of measurements, are for guidance only and are not intended to be used for carpet sizes, appliance space or items of furniture. Apartment areas are provided as gross internal areas under the RICS measuring practice. Due to the unique design of these homes, measurements and areas may vary within a tolerance of 5%. Kitchen layouts are indicative only and are subject to change.

*Interactive View depicts Apartment 6.9.4, indicative only.

SUSTAINABILITY

SUSTAINABILITY IS FUNDAMENTAL TO ST EDWARD'S ETHOS

In simple terms, we want to ensure the long-term health, well-being and prosperity of people and the planet. There are a range of ways we are managing and minimising the environmental impact of our operations and delivery of homes and communities. These are the initiatives we have implemented at Bankside Gardens.



NATURE AND BIODIVERSITY

Parkland, trees, flowers, ponds, hedges, gardens – these are the fundamentals of a thriving natural environment that can be enjoyed by everyone. They are all part of our commitment to net biodiversity gain on our developments. Within and around Bankside Gardens, we have created natural habitats, including extensive green roofs, which will encourage wildlife to flourish.

WASTE AND RECYCLING

We actively encourage all residents to reduce their waste wherever possible. In addition to external recycling bins, we provide integrated recycling bins in kitchens to make it easier to separate and recycle waste.

WATER EFFICIENCY

Our homes are designed to high water efficiency standards and are fitted with dual flush WCs, low-flow taps and showerheads which use less water without compromising convenience and comfort. We also suggest simple steps to reduce water consumption, such as not leaving taps running unnecessarily.



ENERGY EFFICIENCY

Efficient use of electricity and gas helps lower fuel bills and reduces carbon emissions. Our homes have been designed to use less energy than a standard home. They have enhanced levels of thermal insulation and air-tightness. All lighting is low energy and kitchens are fitted with low energy efficient appliances.

NOISE REDUCTION

We can't eliminate noise, but we consider the impact of noise in the design of our homes. We consider external noise, such as from nearby roads, and internal noise including the transfer between rooms and floors. We incorporate measures to reduce the different types of noise wherever possible to create a quieter environment.

LOCAL AIR QUALITY

It is hard to avoid polluted air, particularly in our cities. Throughout Bankside Gardens we have planted trees, shrubs and flower beds to help create a cleaner air environment.



SUSTAINABLE TRANSPORT

Forthcoming Reading Green Park railway station and new local bus routes provide on-site access to Reading. Cycle paths and the provision of communal electric vehicle chargers encourage the use of sustainable methods of transport, to help reduce air pollution around the development and the wider area. This active method of transport also helps encourage healthier lifestyles.

STEWARDSHIP

Maintaining our communal open spaces and facilities in perpetuity is an important benefit to the whole community. We work with residents to ensure the development remains in pristine condition.

FUTURE-PROOF DESIGN

From the early stages of design, we assess how our homes will stand up to the future effects of climate change, such as how they will be affected by higher summer temperatures, periods of drought, or more extreme rainfall. We are constantly researching how we can ensure our homes and developments are more resilient to these extremes to understand what new innovative technologies we should use in our future designs.

DESIGNED FOR LIFE

AT ST EDWARD, WE ARE COMMITTED TO CREATING GREAT PLACES WHERE PEOPLE LOVE TO LIVE, WORK AND RELAX

Where the homes are light-filled, adaptable and finished to very high standards. Where carefully planned public areas enhance well-being and quality of life for residents and visitors. Where people feel a sense of community.

CUSTOMERS DRIVE ALL OUR DECISIONS

We achieve that by putting our customers at the heart of everything we do. First, we strive to understand what our customers want and need – well-built homes, in a pleasant and safe neighbourhood, with plenty of amenities and good transport connections. Then we apply that understanding to all our planning and design decisions.

And for every new development, we challenge ourselves to go further, to improve and innovate, ensuring we satisfy the real needs of our customers in inspiring and sustainable ways.

CHOICE AND DIVERSITY

No two St Edward customers are the same, so we aim to offer a wide choice of property location, size and type. From central London to major towns and cities; from market towns to rural villages, countryside to the coast – we build in locations our customers love. And whatever home you are looking for, whether that's a city penthouse, a modern studio apartment or traditional family home, you will find the perfect fit for your lifestyle.

QUALITY FIRST TO LAST

Quality is the defining characteristic of St Edward developments, right down to the very last detail. We choose our locations, style of homes, construction practices, materials and specifications with great care. When you buy a new home from St Edward you can be safe in the knowledge that it is built to high standards of design and quality, has low environmental impact and that you will receive a professional, efficient and helpful service from us. For extra peace of mind, all new properties come with a 10-year NHBC build warranty.

GREEN LIVING

For St Edward, sustainability isn't simply the latest buzzword. We are committed to creating a better environment within our developments and in the areas that surround them. That's why we build on brownfield sites whenever we can, bringing new life to disused and unloved spaces. We take care to protect the natural environment and enhance biodiversity. All our homes are designed to reduce water and energy consumption, and to enable residents to recycle waste.

COMMITMENT TO THE FUTURE

When we plan a development, we take a long-term view of how the community we create can thrive in years to come. Our aim is to permanently enhance the neighbourhoods in which they are located, through intelligent design, quality landscaping, sympathetic architecture or restoration, and high standards of sustainability. We don't just build for today; we build for the future too.



Proud members of the Berkeley Group of companies

Berkeley
Designed for life

St Edward
Designed for life

St George
Designed for life

St James
Designed for life

St Joseph
Designed for life

St William
Designed for life



TRANSFORMING TOMORROW

OUR VISION 2030

At Berkeley Group our passion and purpose is to build quality homes, strengthen communities and improve people's lives. We are innovating, pushing boundaries and taking action to ensure we have a long-term, positive impact that is good for our customers, the communities we touch, our business and the world around us.

We transform underused sites into exceptional places and we're also transforming the way we work; embracing technology and raising standards, as we continue to deliver an outstanding customer experience and create high-quality homes that delight our customers.

Our Vision 2030 is our 10-year plan which sets out how we will achieve this.



TRANSFORMING PLACES

Working with local people and partners we create welcoming and connected neighbourhoods where you can be proud to live.



TRANSFORMING LIFESTYLES

Taking action on climate change and giving you ways to live more sustainably. We're building efficient homes that use less energy over their lifetime, with sustainable travel choices on the doorstep.



TRANSFORMING NATURE

Creating beautiful places with habitats that help nature to thrive, meaning that every site is left with more nature than when we began.



TRANSFORMING FUTURES

Helping people to reach their potential through apprenticeships and training, and programmes supported by the Berkeley Foundation.



Please scan this QR code for more information on how we are TRANSFORMING TOMORROW

WHAT IS MYHOME PLUS?

MyHome Plus is a new online service designed to help you manage buying your new home at any time in any place.

BUYING PROCESS

This is a step-by-step guide to the Buying Process from reservation through to completion, moving in and warranty. At each milestone, the Buying Process section advises on the next steps so that you can be absolutely clear on your current position and what to expect next.



1. FILING CABINET

In the filing cabinet section you can access documentation relating to your new home immediately at your own convenience.

2. MEET THE TEAM

This section provides an introduction to the team that will be working with you throughout your journey and details their individual roles. You can e-mail any member of the team directly via this section.

3. OPTIONS & CHOICES SELECTION

We are able to offer some choices on certain internal finishes of your new home. Whether this option is available to you will depend on what stage of construction the property has reached at the time of you making your reservation. See the next steps section for further details on this.

4. CONSTRUCTION PROGRESS

Under this section, regular updates on the construction of your new property will be provided, keeping you up-to-date on the progress on site and the local area. Your Customer Relations Manager will issue regular updates and photographs to this section throughout your journey.

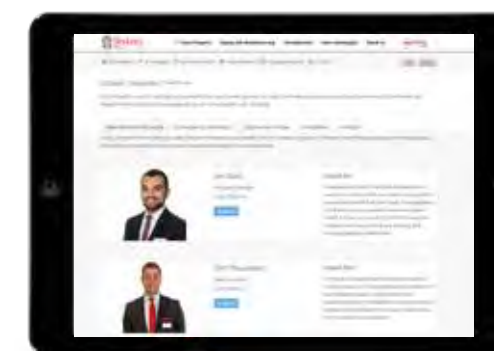
NEXT STEPS

1. GETTING STARTED

Your Sales Consultant will send you a link that you will need to activate to access MyHome Plus. The link will require you to set a password for access. Please note that for data protection reasons, the link is only valid for 24 hours. You are required to validate your account and change your password within 24 hours of receiving the e-mail, in order to access your personal property information and updates.

2. INTERIOR SELECTIONS

Customer Relations will then be in touch to invite you in to our Showhome to view the interior selections available for the internal finishes that you have an option to select. If you cannot make it to the appointment, the options can be discussed over the telephone and selected via MyHome Plus. Customer Relations will need to receive your choices selection by the deadline date, which will be given in advance.



Sign in by visiting BerkeleyGroup.co.uk/my-home/sign-in or scan the QR Code on your smartphone



CONTACT US

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Email: BanksideGardens@StEdward.co.uk

Visit: BanksideGardens.co.uk



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2030
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The information in this document is indicative and is intended to act as a guide only as to the finished product. Accordingly, due to St Edward's policy of continuous improvement, the finished product may vary from the information provided. These particulars should not be relied upon as statements of fact or representations and applicants must satisfy themselves by inspection or otherwise as to their correctness. This information does not constitute a contract or warranty. Bankside Gardens and No. 6 are marketing names and will not necessarily form part of the approved postal address. Applicants are advised to contact St Edward to ascertain the availability of any particular property. The dimensions given on plans are subject to minor variations and are not intended to be used for carpet sizes, appliance sizes or items of furniture. Area measurements in this document are given as Gross Internal Area (GIA). Measurements include areas occupied by upstands, plinths, protrusions, ceiling bulkheads, glazing mullions for full-height glazing, (measured to the internal face of the glazing, not mullion), skirtings, plaster and other in situ wall finishes, cornices and the like. Where a wall is made up of both full-height glazing and other external walling structure, dimensions are taken to the surface of both structures. Planning permission 10/01461/OUT (Phase 6b) and 171019 (Phase 6b) (Reading Borough Council). Through the purchase of an apartment at Bankside Gardens, the buyer is acquiring an apartment with a 999 year leasehold starting from 1st January 2016. Purchasing uncompleted properties situated outside Hong Kong is complicated and contains risk. Applicants should review all relevant information and documents carefully before making a purchase decision. If in doubt, please seek independent professional advice before making a purchase decision. G259/05CA/0522

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