

# HUNTLEY WHARF

READING RG1

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## DISCOVERY HOUSE *SOUTH*

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CENTRAL RIVERSIDE LIVING

FLOORPLANS



**Berkeley**  
Designed for life

# HUNTLEY WHARF

READING RG1

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Huntley Wharf is a new landmark scheme in central Reading, offering urban and waterside living at its finest. It enjoys a prime south-facing location beside the River Kennet and is within walking distance of Reading town centre, Crossrail and train station, with London accessible in just 23 minutes.\*

Set in 7 acres of landscaped gardens, the development offers a choice of high-quality apartments and will feature a central Riverside Square with a host of amenities, including a co-working studio, concierge, proposed nursery, gym, café, restaurant and local store.

Huntley Wharf will revitalise a key stretch of the River Kennet, providing residents and locals with a well-connected neighbourhood, and a place to enjoy a leisurely moment by the water.

\* Source: [nationalrail.com](https://www.nationalrail.com)



# WELCOME TO DISCOVERY HOUSE SOUTH

Discovery House South is a superb collection of 1 and 2 bedroom apartments and 2 and 3 bedroom duplexes, standing proudly at the heart of Huntley Wharf.

Perfectly placed on the south-facing bank of the River Kennet and beside the new Riverside Square, all the apartments are meticulously designed to maximise space and light. Most apartments come with their own outside space, with some enjoying superb views of the river or the Reading skyline.



Computer generated image, indicative only.





## LANDSCAPING BY DESIGN

Exclusive to the Discovery House residents, relax and unwind in the beautifully landscaped podium gardens, created to display the wonder of nature through the changing seasons, with flower beds planted for year-round interest, blossoming trees, lawns and meandering paths.



SITEPLAN

- KEY:
- 1 Convenience Store
  - 2 Concierge, Nursery & Co-working Studio
  - 3 Coffee Shop
  - 4 Riverfront Restaurant
  - 5 Gym
  - Affordable Housing and Shared Ownership homes
  - \* Selected Affordable Housing and Shared Ownership homes



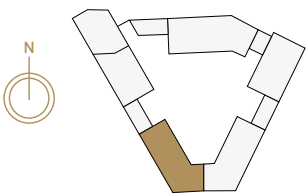
The Site Plan is indicative only and subject to change. In line with our policy of continuous improvement we reserve the right to alter the layout, building style, landscaping and specification at anytime without notice. Amenities are proposed and delivery will be phased. Walk times source: google.com/maps



# GROUND FLOOR 2 BEDROOM DUPLEX

APARTMENT  
230

LOCATION



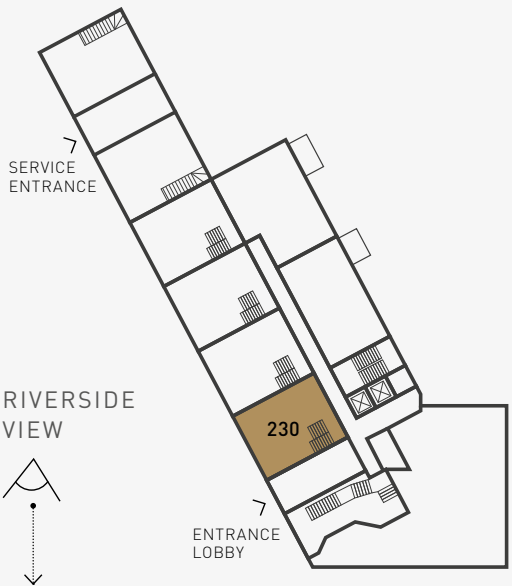
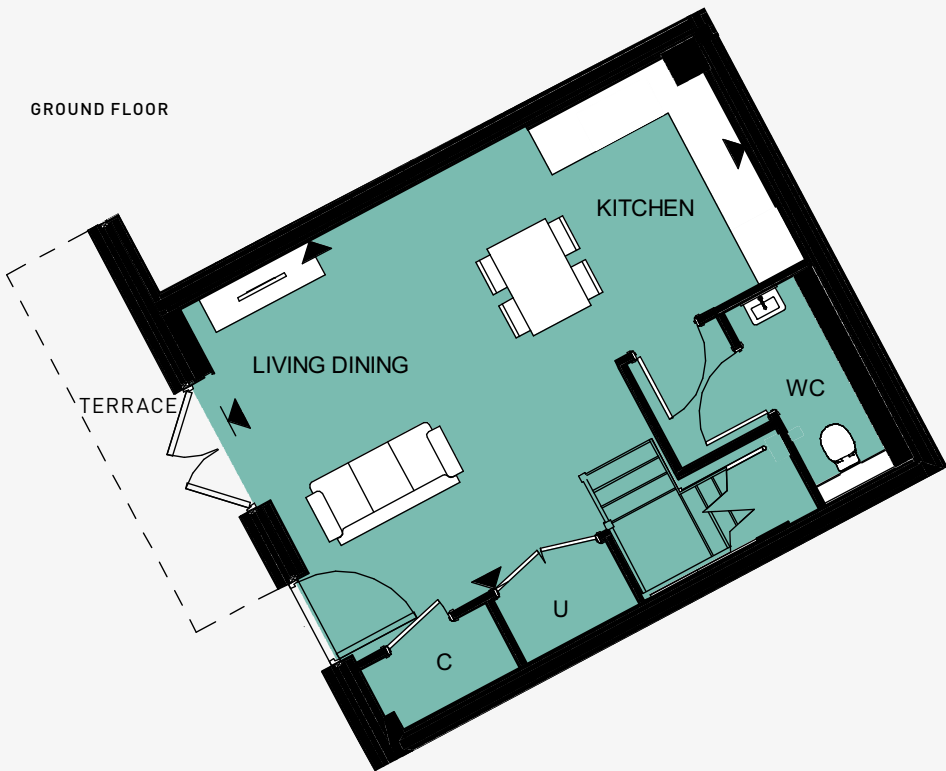
DUPLEX APARTMENT 230

Total Area	83.1 sq m	894 sq ft
Living/Kitchen/Dining	4.81m x 7.15m	15'9" x 23'5"
Bedroom 1	2.75m x 4.79m	9'0" x 15'9"
Bedroom 2	3.38m x 2.95m	11'1" x 9'8"

FIRST FLOOR



GROUND FLOOR



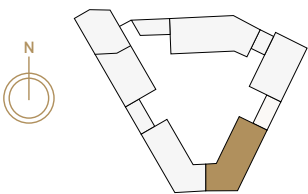
FLOOR 6	
FLOOR 5	
FLOOR 4	
FLOOR 3	
FLOOR 2	
FLOOR 1	
GROUND FLOOR	

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# GROUND FLOOR 2 BEDROOM DUPLEX

APARTMENTS  
468, 469, 470 & 471

LOCATION



DUPLEX APARTMENT 468

Total Area	83.2 sq m	895 sq ft
Living/Kitchen/Dining	4.81m x 7.18m	15'9" x 23'7"
Bedroom 1	2.75m x 4.79m	9'0" x 15'9"
Bedroom 2	3.38m x 2.95m	11'1" x 9'8"

DUPLEX APARTMENT 469

Total Area	83.7 sq m	900 sq ft
Living/Kitchen/Dining	4.81m x 7.18m	15'9" x 23'7"
Bedroom 1	2.75m x 4.79m	9'0" x 15'9"
Bedroom 2	3.38m x 2.95m	11'1" x 9'8"

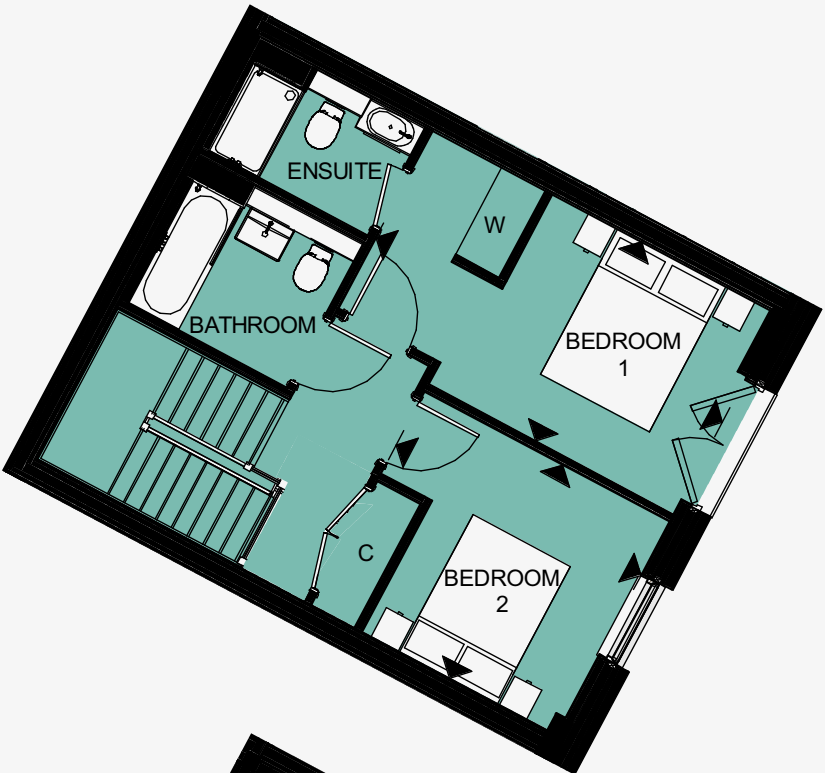
DUPLEX APARTMENT 470

Total Area	83.7 sq m	900 sq ft
Living/Kitchen/Dining	4.81m x 7.18m	15'9" x 23'7"
Bedroom 1	2.75m x 4.79m	9'0" x 15'9"
Bedroom 2	3.38m x 2.95m	11'1" x 9'8"

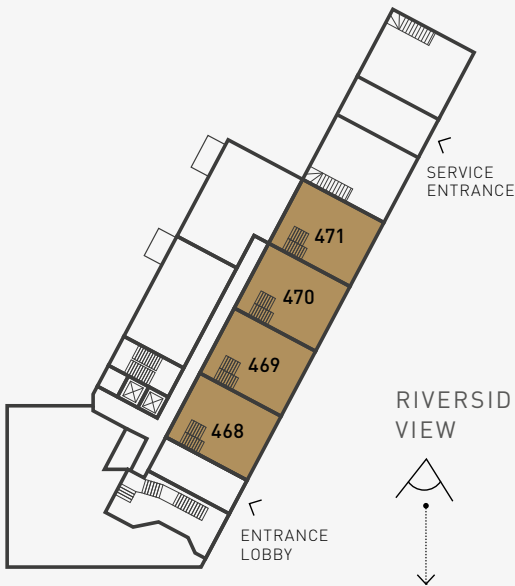
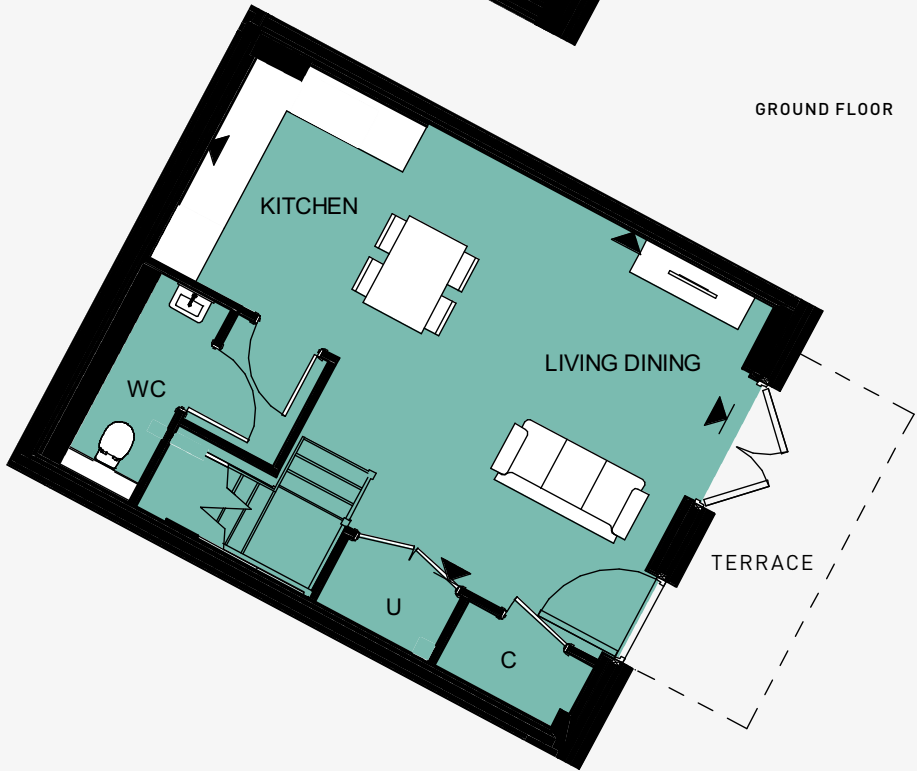
DUPLEX APARTMENT 471

Total Area	83.7 sq m	900 sq ft
Living/Kitchen/Dining	4.81m x 7.18m	15'9" x 23'7"
Bedroom 1	2.75m x 4.79m	9'0" x 15'9"
Bedroom 2	3.38m x 2.95m	11'1" x 9'8"

FIRST FLOOR



GROUND FLOOR



FLOOR 6	
FLOOR 5	
FLOOR 4	
FLOOR 3	
FLOOR 2	
FLOOR 1	
GROUND FLOOR	

KEY

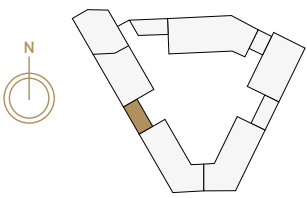
- Two Bedroom Apartment
- Measurement Points
- U Utility Cupboard
- C Cupboard
- W Wardrobe



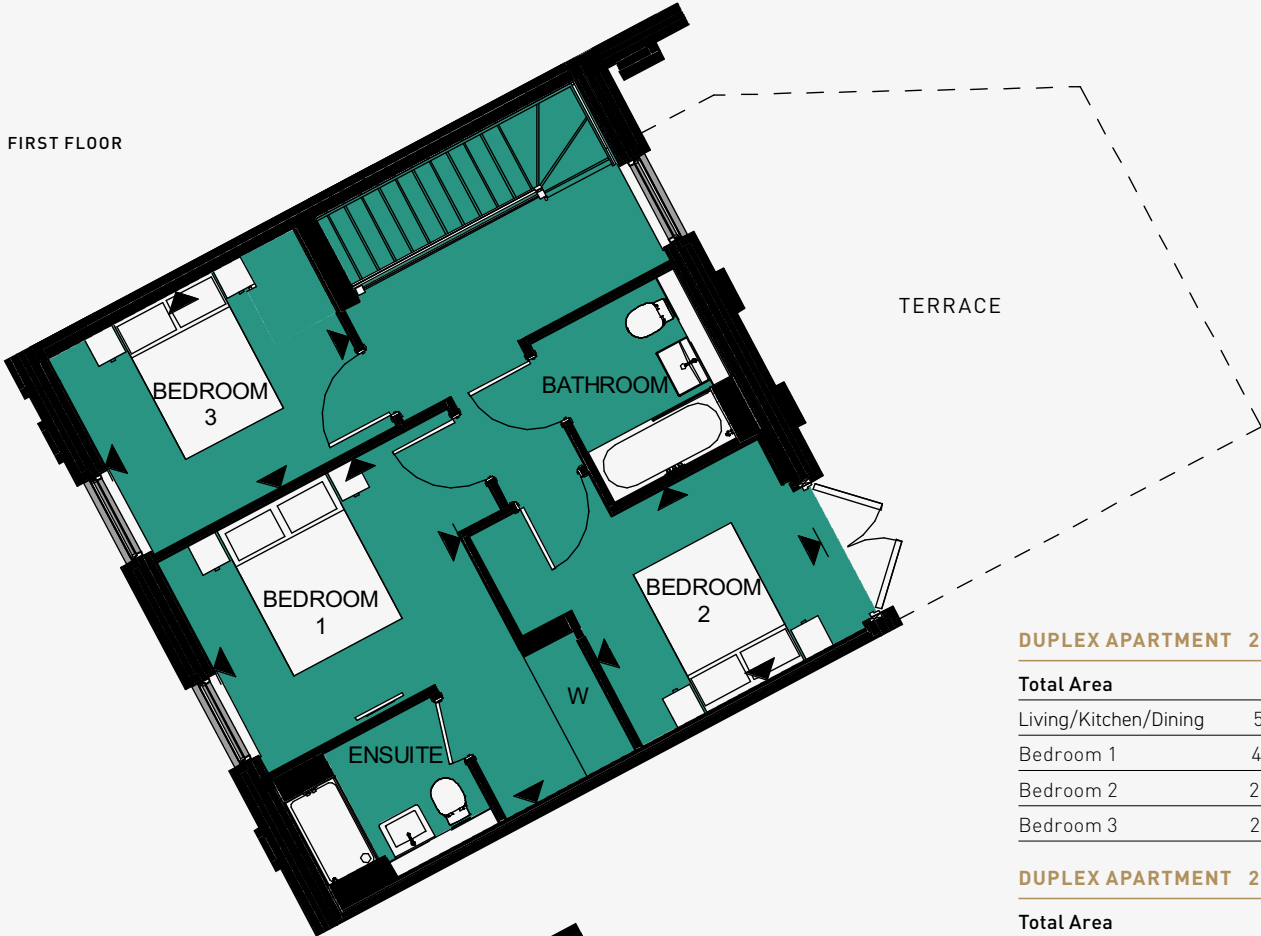
# GROUND FLOOR 3 BEDROOM DUPLEX

APARTMENTS  
234\* & 235

LOCATION



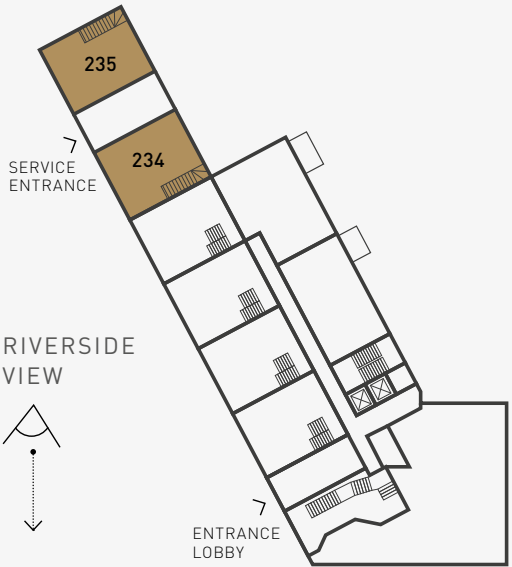
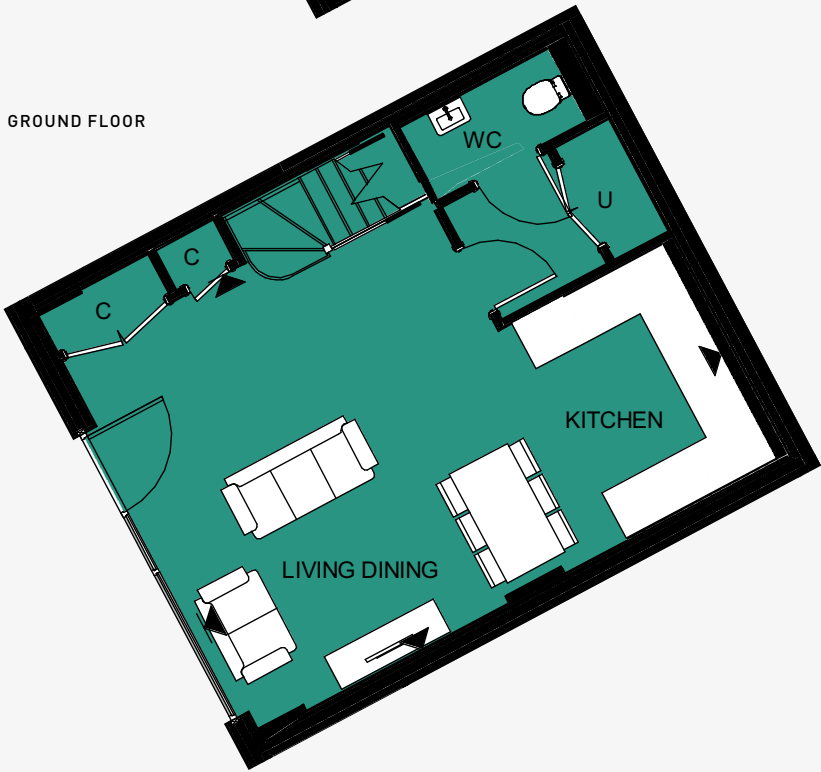
FIRST FLOOR



DUPLEX APARTMENT 234*			
Total Area	98.2 sq m	1057 sq ft	
Living/Kitchen/Dining	5.20m x 7.15m	17'1" x 23'5"	
Bedroom 1	4.76m x 3.42m	15'7" x 11'3"	
Bedroom 2	2.65m x 3.08m	8'8" x 10'1"	
Bedroom 3	2.80m x 3.37m	9'2" x 11'1"	

DUPLEX APARTMENT 235			
Total Area	98.0 sq m	1055 sq ft	
Living/Kitchen/Dining	5.17m x 7.15m	17'0" x 23'5"	
Bedroom 1	4.76m x 3.42m	15'7" x 11'3"	
Bedroom 2	2.65m x 3.08m	8'8" x 10'1"	
Bedroom 3	2.70m x 3.37m	8'10" x 11'1"	

GROUND FLOOR



\* Apartments 234 and 472 are handed

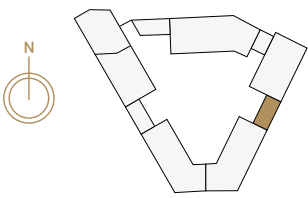
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FLOOR 6	
FLOOR 5	
FLOOR 4	
FLOOR 3	
FLOOR 2	
FLOOR 1	
GROUND FLOOR	

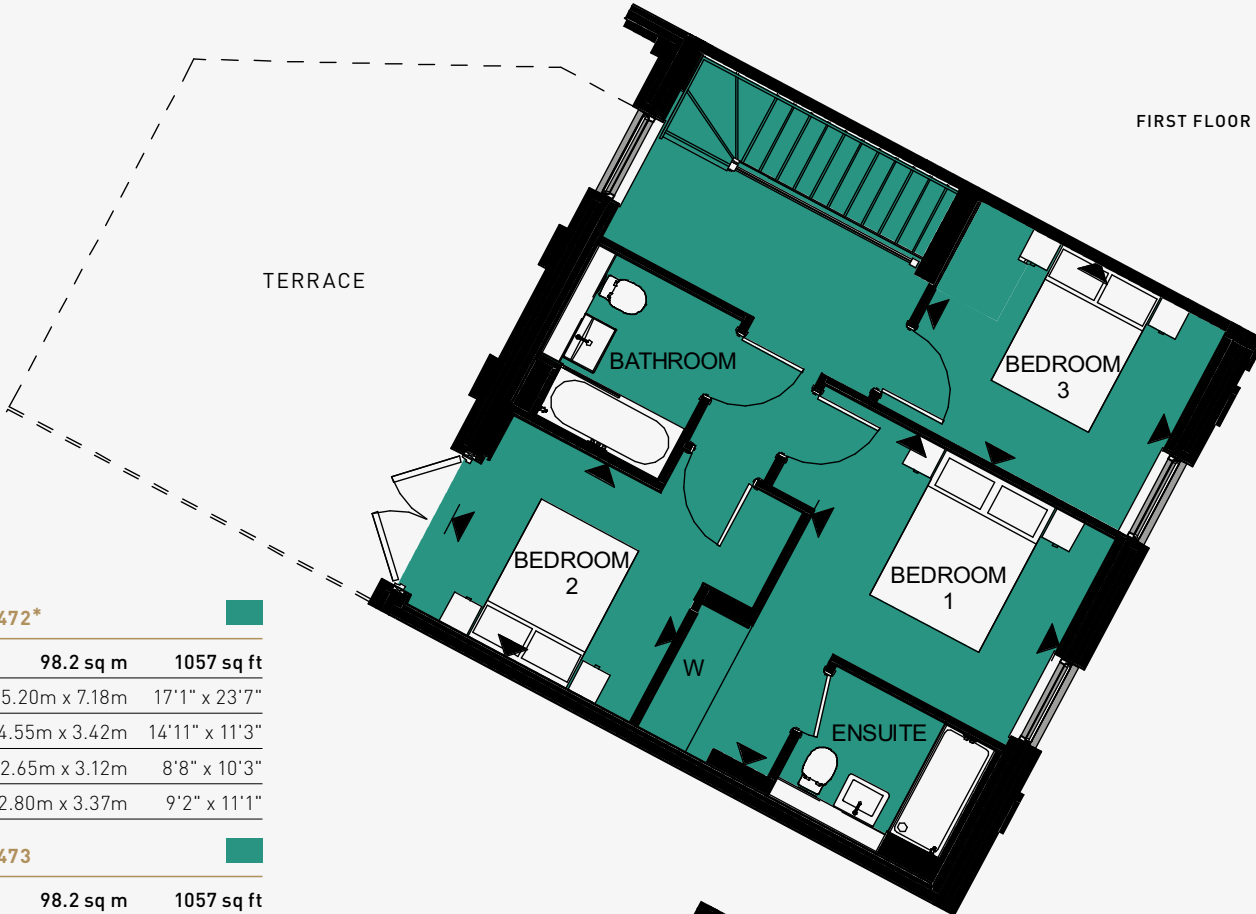
# GROUND FLOOR 3 BEDROOM DUPLEX

APARTMENTS  
472\* & 473

LOCATION



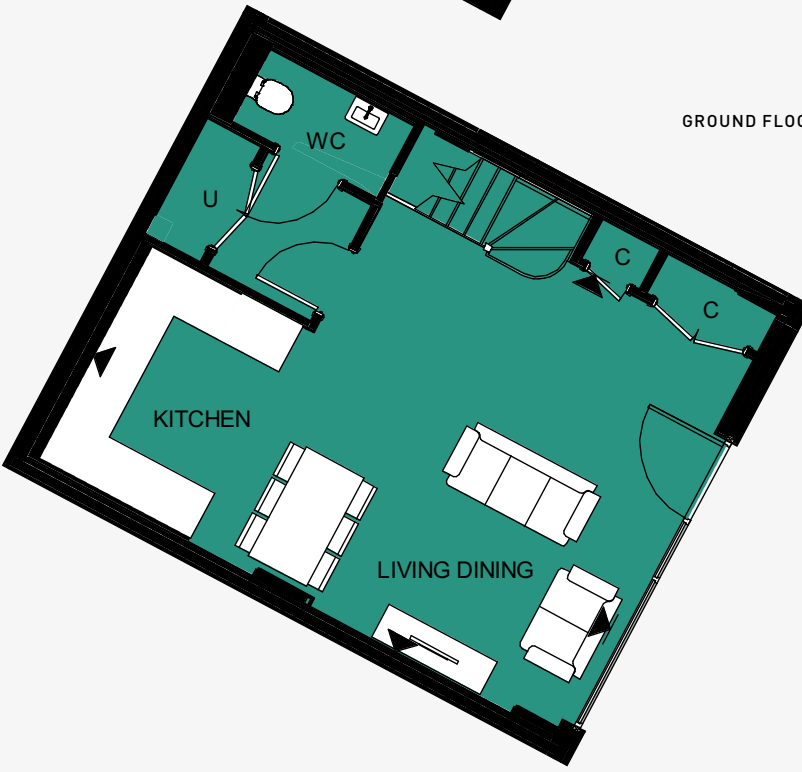
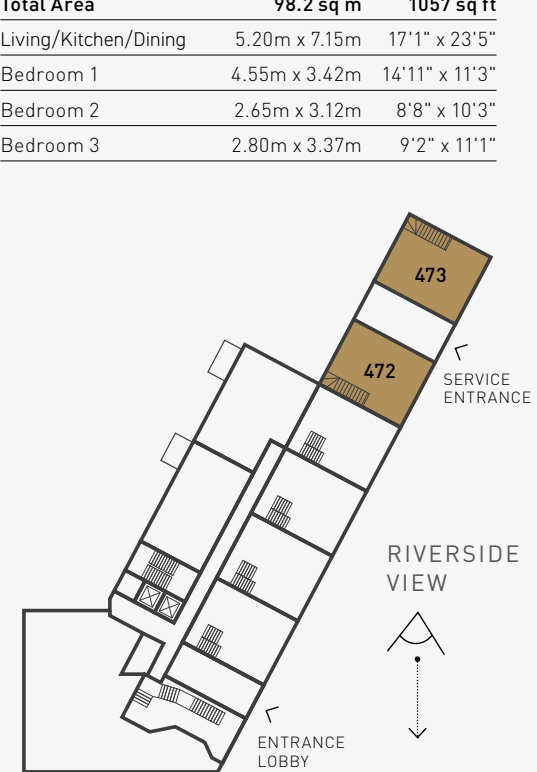
FIRST FLOOR



DUPLEX APARTMENT 472*			
Total Area	98.2 sq m	1057 sq ft	
Living/Kitchen/Dining	5.20m x 7.18m	17'1" x 23'7"	
Bedroom 1	4.55m x 3.42m	14'11" x 11'3"	
Bedroom 2	2.65m x 3.12m	8'8" x 10'3"	
Bedroom 3	2.80m x 3.37m	9'2" x 11'1"	

DUPLEX APARTMENT 473			
Total Area	98.2 sq m	1057 sq ft	
Living/Kitchen/Dining	5.20m x 7.15m	17'1" x 23'5"	
Bedroom 1	4.55m x 3.42m	14'11" x 11'3"	
Bedroom 2	2.65m x 3.12m	8'8" x 10'3"	
Bedroom 3	2.80m x 3.37m	9'2" x 11'1"	

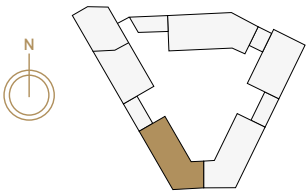
GROUND FLOOR



KEY	
	Three Bedroom Apartment
◄►	Measurement Points
U	Utility Cupboard
C	Cupboard
W	Wardrobe

FLOOR 6	
FLOOR 5	
FLOOR 4	
FLOOR 3	
FLOOR 2	
FLOOR 1	
GROUND FLOOR	





APARTMENT 236

Total Area	47.4 sq m	510 sq ft
Living/Kitchen/Dining	4.71m x 5.27m	15'5" x 17'3"
Bedroom	4.19m x 3.16m	13'9" x 10'5"

APARTMENT 237

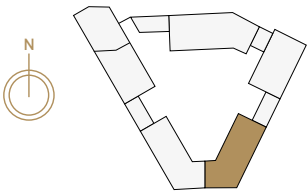
Total Area	54.9 sq m	591 sq ft
Living/Kitchen/Dining	3.16m x 6.77m	10'4" x 22'3"
Bedroom 1	2.75m x 3.31m	9'0" x 10'10"
Bedroom 2	2.70m x 3.31m	8'10" x 10'10"



FLOOR 6	
FLOOR 5	
FLOOR 4	
FLOOR 3	
FLOOR 2	
FLOOR 1	
GROUND FLOOR	



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APARTMENT 477

Total Area	54.9 sq m	591 sq ft
Living/Kitchen/Dining	3.22m x 6.77m	10'7" x 22'3"
Bedroom 1	3.31m x 2.70m	10'10" x 8'10"
Bedroom 2	2.69m x 3.31m	8'10" x 10'10"

APARTMENT 478

Total Area	47.4 sq m	510 sq ft
Living/Kitchen/Dining	4.71m x 5.27m	15'5" x 17'3"
Bedroom	4.19m x 3.16m	13'9" x 10'5"



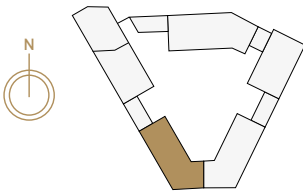
KEY	
	One Bedroom Apartment
	Two Bedroom Apartment
	Affordable Apartment
	Measurement Points
U	Utility Cupboard
C	Cupboard
W	Wardrobe



SECOND  
FLOOR

APARTMENTS  
238, 239, 240, 241, 242, 243 & 244

LOCATION



APARTMENT 238

Total Area	47.4 sq m	510 sq ft
Living/Kitchen/Dining	4.71m x 5.27m	15'5" x 17'3"
Bedroom	4.19m x 3.16m	13'9" x 10'5"

APARTMENT 239

Total Area	50.6 sq m	544 sq ft
Living/Kitchen/Dining	4.45m x 6.00m	14'7" x 19'8"
Bedroom	4.26m x 2.75m	14'0" x 9'0"

APARTMENT 240

Total Area	67.7 sq m	728 sq ft
Living/Kitchen/Dining	4.38m x 5.84m	14'4" x 19'2"
Bedroom 1	3.36m x 3.47m	11'0" x 11'4"
Bedroom 2	2.82m x 3.07m	9'3" x 10'1"

APARTMENT 241

Total Area	67.4 sq m	726 sq ft
Living/Kitchen/Dining	4.55m x 7.18m	14'11" x 23'6"
Bedroom 1	2.75m x 4.87m	9'0" x 16'0"
Bedroom 2	2.65m x 3.72m	8'8" x 12'3"

APARTMENT 242

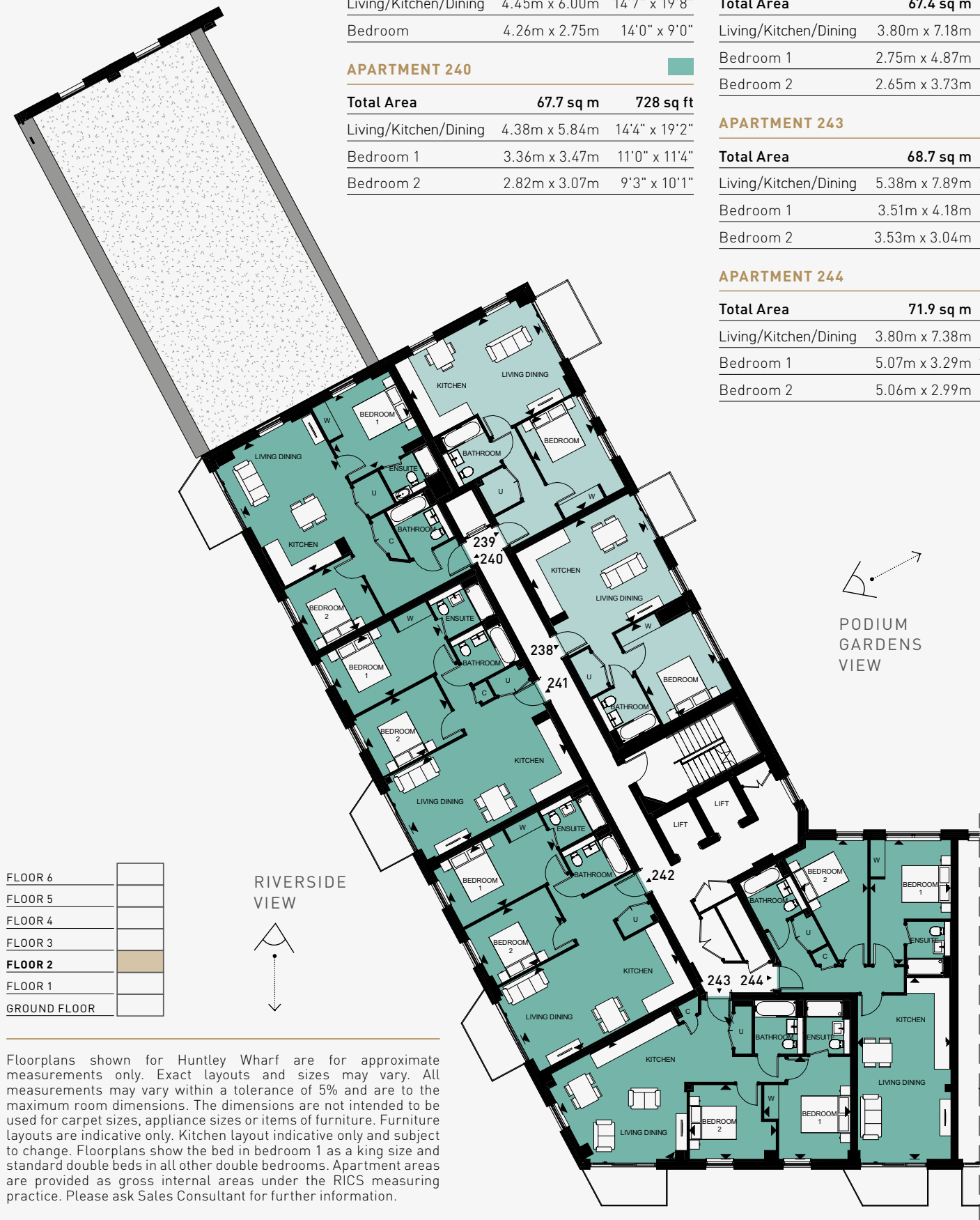
Total Area	67.4 sq m	725 sq ft
Living/Kitchen/Dining	3.80m x 7.18m	12'6" x 23'7"
Bedroom 1	2.75m x 4.87m	9'0" x 16'0"
Bedroom 2	2.65m x 3.73m	8'8" x 12'3"

APARTMENT 243

Total Area	68.7 sq m	739 sq ft
Living/Kitchen/Dining	5.38m x 7.89m	17'8" x 25'11"
Bedroom 1	3.51m x 4.18m	11'6" x 13'9"
Bedroom 2	3.53m x 3.04m	11'7" x 10'0"

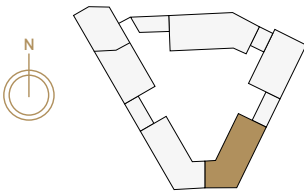
APARTMENT 244

Total Area	71.9 sq m	773 sq ft
Living/Kitchen/Dining	3.80m x 7.38m	12'6" x 24'3"
Bedroom 1	5.07m x 3.29m	16'7" x 10'10"
Bedroom 2	5.06m x 2.99m	16'7" x 9'10"



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LOCATION



APARTMENTS  
479, 480, 481, 482, 483, 484 & 485

APARTMENT 479

Total Area	71.9 sq m	773 sq ft
Living/Kitchen/Dining	3.80m x 7.38m	12'6" x 24'3"
Bedroom 1	5.07m x 3.29m	16'7" x 10'10"
Bedroom 2	5.06m x 2.99m	16'7" x 9'10"

APARTMENT 480

Total Area	68.8 sq m	740 sq ft
Living/Kitchen/Dining	5.38m x 7.89m	17'8" x 25'11"
Bedroom 1	3.51m x 4.18m	11'6" x 13'9"
Bedroom 2	3.53m x 3.04m	11'7" x 10'0"

APARTMENT 481

Total Area	67.4 sq m	726 sq ft
Living/Kitchen/Dining	3.80m x 7.18m	12'6" x 23'7"
Bedroom 1	2.75m x 4.87m	9'0" x 16'0"
Bedroom 2	2.65m x 3.73m	8'8" x 12'3"

APARTMENT 482

Total Area	67.4 sq m	726 sq ft
Living/Kitchen/Dining	4.55m x 7.18m	14'11" x 23'6"
Bedroom 1	2.75m x 4.87m	9'0" x 16'0"
Bedroom 2	2.65m x 3.72m	8'8" x 12'3"

APARTMENT 483

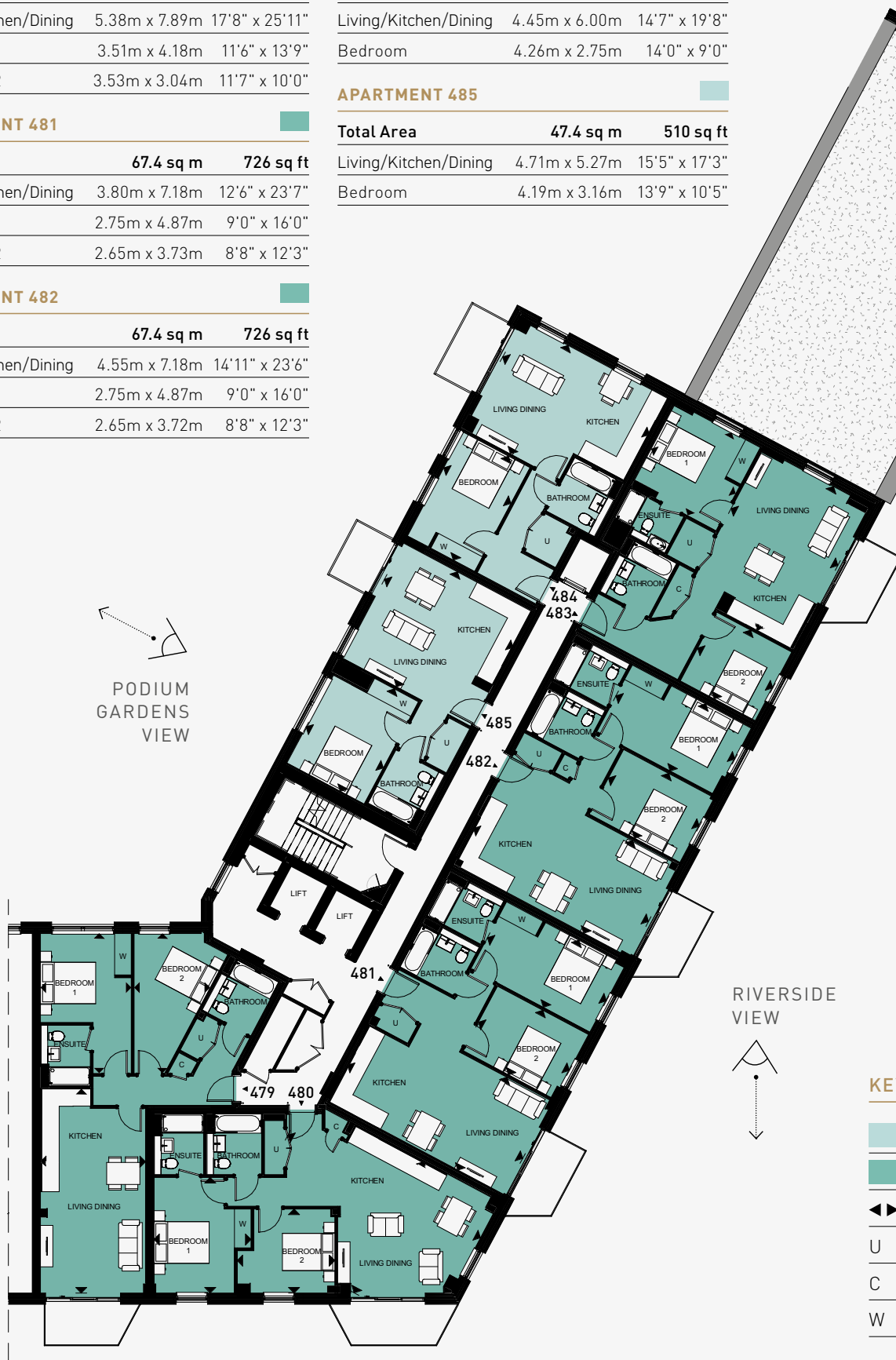
Total Area	67.6 sq m	727 sq ft
Living/Kitchen/Dining	4.38m x 5.90m	14'4" x 19'4"
Bedroom 1	3.36m x 3.47m	11'0" x 11'4"
Bedroom 2	2.82m x 3.07m	9'3" x 10'1"

APARTMENT 484

Total Area	50.6 sq m	544 sq ft
Living/Kitchen/Dining	4.45m x 6.00m	14'7" x 19'8"
Bedroom	4.26m x 2.75m	14'0" x 9'0"

APARTMENT 485

Total Area	47.4 sq m	510 sq ft
Living/Kitchen/Dining	4.71m x 5.27m	15'5" x 17'3"
Bedroom	4.19m x 3.16m	13'9" x 10'5"



KEY

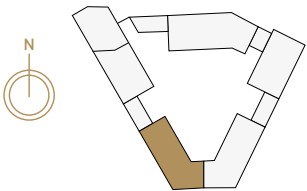
- One Bedroom Apartment
- Two Bedroom Apartment
- Measurement Points
- Utility Cupboard
- Cupboard
- Wardrobe



THIRD  
FLOOR

APARTMENTS  
245, 246, 247, 248, 249, 250 & 251

LOCATION



APARTMENT 245

Total Area	47.4 sq m	510 sq ft
Living/Kitchen/Dining	4.71m x 5.27m	15'5" x 17'3"
Bedroom	4.19m x 3.16m	13'9" x 10'5"

APARTMENT 246

Total Area	50.6 sq m	544 sq ft
Living/Kitchen/Dining	4.45m x 6.00m	14'7" x 19'8"
Bedroom	4.26m x 2.75m	14'0" x 9'0"

APARTMENT 247

Total Area	67.6 sq m	727 sq ft
Living/Kitchen/Dining	4.38m x 5.84m	14'4" x 19'2"
Bedroom 1	3.36m x 3.47m	11'0" x 11'4"
Bedroom 2	2.82m x 3.07m	9'3" x 10'1"

APARTMENT 248

Total Area	67.4 sq m	726 sq ft
Living/Kitchen/Dining	4.55m x 7.18m	14'11" x 23'6"
Bedroom 1	2.75m x 4.87m	9'0" x 16'0"
Bedroom 2	2.65m x 3.72m	8'8" x 12'3"

APARTMENT 249

Total Area	67.4 sq m	726 sq ft
Living/Kitchen/Dining	3.80m x 7.18m	12'6" x 23'7"
Bedroom 1	2.75m x 4.87m	9'0" x 16'0"
Bedroom 2	2.65m x 3.73m	8'8" x 12'3"

APARTMENT 250

Total Area	68.8 sq m	740 sq ft
Living/Kitchen/Dining	5.38m x 7.89m	17'8" x 25'11"
Bedroom 1	3.51m x 4.18m	11'6" x 13'9"
Bedroom 2	3.53m x 3.04m	11'7" x 10'0"

APARTMENT 251

Total Area	71.9 sq m	773 sq ft
Living/Kitchen/Dining	3.80m x 7.38m	12'6" x 24'3"
Bedroom 1	5.07m x 3.29m	16'7" x 10'10"
Bedroom 2	5.06m x 2.99m	16'7" x 9'10"

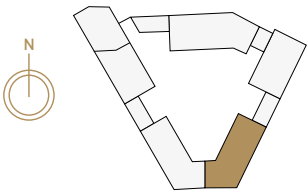


FLOOR 6	
FLOOR 5	
FLOOR 4	
FLOOR 3	
FLOOR 2	
FLOOR 1	
GROUND FLOOR	

RIVERSIDE  
VIEW

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LOCATION



APARTMENTS  
486, 487, 488, 489, 490, 491 & 492

APARTMENT 486

Total Area	71.9 sq m	773 sq ft
Living/Kitchen/Dining	3.80m x 7.38m	12'6" x 24'3"
Bedroom 1	5.07m x 3.29m	16'7" x 10'10"
Bedroom 2	5.06m x 2.99m	16'7" x 9'10"

APARTMENT 487

Total Area	68.8 sq m	740 sq ft
Living/Kitchen/Dining	5.38m x 7.89m	17'8" x 25'11"
Bedroom 1	3.51m x 4.18m	11'6" x 13'9"
Bedroom 2	3.53m x 3.04m	11'7" x 10'0"

APARTMENT 488

Total Area	67.4 sq m	726 sq ft
Living/Kitchen/Dining	3.80m x 7.18m	12'6" x 23'7"
Bedroom 1	2.75m x 4.87m	9'0" x 16'0"
Bedroom 2	2.65m x 3.73m	8'8" x 12'3"

APARTMENT 489

Total Area	67.4 sq m	726 sq ft
Living/Kitchen/Dining	4.55m x 7.18m	14'11" x 23'6"
Bedroom 1	2.75m x 4.87m	9'0" x 16'0"
Bedroom 2	2.65m x 3.72m	8'8" x 12'3"

APARTMENT 490

Total Area	67.6 sq m	727 sq ft
Living/Kitchen/Dining	4.38m x 5.90m	14'4" x 19'4"
Bedroom 1	3.36m x 3.47m	11'0" x 11'4"
Bedroom 2	2.82m x 3.07m	9'3" x 10'1"

APARTMENT 491

Total Area	50.6 sq m	544 sq ft
Living/Kitchen/Dining	4.45m x 6.00m	14'7" x 19'8"
Bedroom	4.26m x 2.75m	14'0" x 9'0"

APARTMENT 492

Total Area	47.4 sq m	510 sq ft
Living/Kitchen/Dining	4.71m x 5.27m	15'5" x 17'3"
Bedroom	4.19m x 3.16m	13'9" x 10'5"



KEY

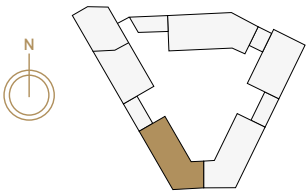
One Bedroom Apartment
Two Bedroom Apartment
Measurement Points
U Utility Cupboard
C Cupboard
W Wardrobe



# FOURTH FLOOR

APARTMENTS  
252, 253, 254, 255, 256, 257 & 258

LOCATION



APARTMENT 252

Total Area	47.4 sq m	510 sq ft
Living/Kitchen/Dining	4.71m x 5.27m	15'5" x 17'3"
Bedroom	4.19m x 3.16m	13'9" x 10'5"

APARTMENT 253

Total Area	50.6 sq m	544 sq ft
Living/Kitchen/Dining	4.45m x 6.00m	14'7" x 19'8"
Bedroom	4.26m x 2.75m	14'0" x 9'0"

APARTMENT 254

Total Area	67.6 sq m	727 sq ft
Living/Kitchen/Dining	4.38m x 5.89m	14'4" x 19'4"
Bedroom 1	3.36m x 3.47m	11'0" x 11'4"
Bedroom 2	2.82m x 3.07m	9'3" x 10'1"

APARTMENT 255

Total Area	67.4 sq m	726 sq ft
Living/Kitchen/Dining	4.55m x 7.18m	14'11" x 23'6"
Bedroom 1	2.75m x 4.87m	9'0" x 16'0"
Bedroom 2	2.65m x 3.72m	8'8" x 12'3"

APARTMENT 256

Total Area	67.4 sq m	726 sq ft
Living/Kitchen/Dining	3.80m x 7.18m	12'6" x 23'7"
Bedroom 1	2.75m x 4.87m	9'0" x 16'0"
Bedroom 2	2.65m x 3.73m	8'8" x 12'3"

APARTMENT 257

Total Area	68.8 sq m	740 sq ft
Living/Kitchen/Dining	5.38m x 7.89m	17'8" x 25'11"
Bedroom 1	3.61m x 4.18m	11'10" x 13'9"
Bedroom 2	3.53m x 3.04m	11'7" x 10'0"

APARTMENT 258

Total Area	71.9 sq m	773 sq ft
Living/Kitchen/Dining	3.80m x 7.38m	12'6" x 24'3"
Bedroom 1	5.07m x 3.29m	16'7" x 10'10"
Bedroom 2	5.06m x 2.99m	16'7" x 9'10"

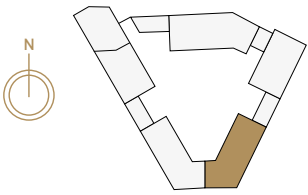


FLOOR 6	
FLOOR 5	
FLOOR 4	
FLOOR 3	
FLOOR 2	
FLOOR 1	
GROUND FLOOR	

RIVERSIDE  
VIEW

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LOCATION



APARTMENTS  
493, 494, 495, 496, 497, 498 & 499

APARTMENT 493

Total Area	71.9 sq m	773 sq ft
Living/Kitchen/Dining	3.80m x 7.38m	12'6" x 24'3"
Bedroom 1	5.07m x 3.29m	16'7" x 10'10"
Bedroom 2	5.06m x 2.99m	16'7" x 9'10"

APARTMENT 494

Total Area	68.8 sq m	740 sq ft
Living/Kitchen/Dining	5.38m x 7.89m	17'8" x 25'11"
Bedroom 1	3.51m x 4.18m	11'6" x 13'9"
Bedroom 2	3.53m x 3.04m	11'7" x 10'0"

APARTMENT 495

Total Area	67.4 sq m	726 sq ft
Living/Kitchen/Dining	3.80m x 7.18m	12'6" x 23'7"
Bedroom 1	2.75m x 4.87m	9'0" x 16'0"
Bedroom 2	2.65m x 3.73m	8'8" x 12'3"

APARTMENT 496

Total Area	67.4 sq m	726 sq ft
Living/Kitchen/Dining	4.55m x 7.18m	14'11" x 23'6"
Bedroom 1	2.75m x 4.87m	9'0" x 16'0"
Bedroom 2	2.65m x 3.72m	8'8" x 12'3"

APARTMENT 497

Total Area	67.6 sq m	727 sq ft
Living/Kitchen/Dining	4.38m x 5.90m	14'4" x 19'4"
Bedroom 1	3.36m x 3.47m	11'0" x 11'4"
Bedroom 2	2.82m x 3.07m	9'3" x 10'1"

APARTMENT 498

Total Area	50.6 sq m	544 sq ft
Living/Kitchen/Dining	4.45m x 6.00m	14'7" x 19'8"
Bedroom	4.26m x 2.75m	14'0" x 9'0"

APARTMENT 499

Total Area	47.4 sq m	510 sq ft
Living/Kitchen/Dining	4.71m x 5.27m	15'5" x 17'3"
Bedroom	4.19m x 3.16m	13'9" x 10'5"



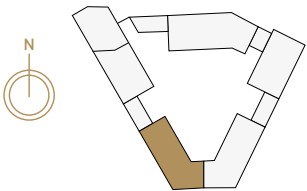
PODIUM  
GARDENS  
VIEW

RIVERSIDE  
VIEW

KEY

One Bedroom Apartment
Two Bedroom Apartment
Measurement Points
U Utility Cupboard
C Cupboard
W Wardrobe





APARTMENT 259

Total Area	47.4 sq m	510 sq ft
Living/Kitchen/Dining	4.71m x 5.27m	15'5" x 17'3"
Bedroom	4.19m x 3.16m	13'9" x 10'5"

APARTMENT 260

Total Area	50.6 sq m	544 sq ft
Living/Kitchen/Dining	4.45m x 6.00m	14'7" x 19'8"
Bedroom	4.26m x 2.75m	14'0" x 9'0"

APARTMENT 261

Total Area	67.6 sq m	727 sq ft
Living/Kitchen/Dining	4.38m x 5.89m	14'4" x 19'4"
Bedroom 1	3.36m x 3.47m	11'0" x 11'4"
Bedroom 2	2.82m x 3.07m	9'3" x 10'1"

APARTMENT 262

Total Area	67.4 sq m	726 sq ft
Living/Kitchen/Dining	4.55m x 7.18m	14'11" x 23'6"
Bedroom 1	2.75m x 4.87m	9'0" x 16'0"
Bedroom 2	2.65m x 3.72m	8'8" x 12'3"

APARTMENT 263

Total Area	67.4 sq m	726 sq ft
Living/Kitchen/Dining	3.80m x 7.18m	12'6" x 23'7"
Bedroom 1	2.75m x 4.87m	9'0" x 16'0"
Bedroom 2	2.65m x 3.73m	8'8" x 12'3"

APARTMENT 264

Total Area	68.8 sq m	740 sq ft
Living/Kitchen/Dining	5.38m x 7.89m	17'8" x 25'11"
Bedroom 1	3.51m x 4.18m	11'6" x 13'9"
Bedroom 2	3.53m x 3.04m	11'7" x 10'0"

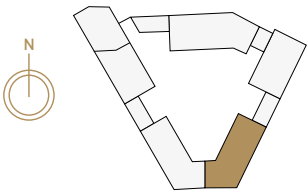
APARTMENT 265

Total Area	71.9 sq m	773 sq ft
Living/Kitchen/Dining	3.80m x 7.38m	12'6" x 24'3"
Bedroom 1	5.07m x 3.29m	16'7" x 10'10"
Bedroom 2	5.06m x 2.99m	16'7" x 9'10"



FLOOR 6	
FLOOR 5	
FLOOR 4	
FLOOR 3	
FLOOR 2	
FLOOR 1	
GROUND FLOOR	

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APARTMENT 500

Total Area	71.9 sq m	773 sq ft
Living/Kitchen/Dining	3.80m x 7.38m	12'6" x 24'3"
Bedroom 1	5.07m x 3.29m	16'7" x 10'10"
Bedroom 2	5.06m x 2.99m	16'7" x 9'10"

APARTMENT 501

Total Area	68.8 sq m	740 sq ft
Living/Kitchen/Dining	5.38m x 7.89m	17'8" x 25'11"
Bedroom 1	3.51m x 4.18m	11'6" x 13'9"
Bedroom 2	3.53m x 3.04m	11'7" x 10'0"

APARTMENT 502

Total Area	67.4 sq m	726 sq ft
Living/Kitchen/Dining	3.80m x 7.18m	12'6" x 23'7"
Bedroom 1	2.75m x 4.87m	9'0" x 16'0"
Bedroom 2	2.65m x 3.73m	8'8" x 12'3"

APARTMENT 503

Total Area	67.4 sq m	726 sq ft
Living/Kitchen/Dining	4.55m x 7.18m	14'11" x 23'6"
Bedroom 1	2.75m x 4.87m	9'0" x 16'0"
Bedroom 2	2.65m x 3.72m	8'8" x 12'3"

APARTMENT 504

Total Area	67.6 sq m	727 sq ft
Living/Kitchen/Dining	4.38m x 5.90m	14'4" x 19'4"
Bedroom 1	3.36m x 3.57m	11'0" x 11'8"
Bedroom 2	2.82m x 3.07m	9'3" x 10'1"

APARTMENT 505

Total Area	50.6 sq m	544 sq ft
Living/Kitchen/Dining	4.45m x 6.00m	14'7" x 19'8"
Bedroom	4.26m x 2.75m	14'0" x 9'0"

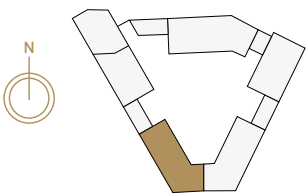
APARTMENT 506

Total Area	47.4 sq m	510 sq ft
Living/Kitchen/Dining	4.71m x 5.27m	15'5" x 17'3"
Bedroom	4.19m x 3.16m	13'9" x 10'5"



One Bedroom Apartment
Two Bedroom Apartment
Measurement Points
Utility Cupboard
Cupboard
Wardrobe





APARTMENT 266

Total Area	47.4 sq m	510 sq ft
Living/Kitchen/Dining	4.71m x 5.27m	15'5" x 17'3"
Bedroom	4.19m x 3.16m	13'9" x 10'5"

APARTMENT 267

Total Area	50.6 sq m	544 sq ft
Living/Kitchen/Dining	4.45m x 6.00m	14'7" x 19'8"
Bedroom	4.26m x 2.75m	14'0" x 9'0"

APARTMENT 268

Total Area	63.1 sq m	679 sq ft
Living/Kitchen/Dining	6.06m x 4.38m	19'11" x 14'4"
Bedroom 1	3.36m x 3.47m	11'0" x 11'5"
Bedroom 2	2.65m x 3.07m	8'8" x 10'1"

APARTMENT 269

Total Area	61.4 sq m	661 sq ft
Living/Kitchen/Dining	4.55m x 5.60m	14'11" x 18'4"
Bedroom 1	2.75m x 4.87m	9'0" x 16'0"
Bedroom 2	2.74m x 3.72m	9'0" x 12'3"

APARTMENT 270

Total Area	48.4 sq m	521 sq ft
Living/Kitchen/Dining	3.70m x 7.18m	12'2" x 23'7"
Bedroom	3.92m x 2.95m	12'10" x 9'8"

APARTMENT 271

Total Area	77.1 sq m	829 sq ft
Living/Kitchen/Dining	8.26m x 5.07m	27'1" x 16'8"
Bedroom 1	2.87m x 3.91m	9'5" x 12'10"
Bedroom 2	2.65m x 3.91m	8'8" x 12'10"

APARTMENT 272

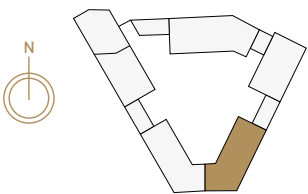
Total Area	71.5 sq m	769 sq ft
Living/Kitchen/Dining	4.60m x 6.14m	15'1" x 20'2"
Bedroom 1	5.07m x 3.30m	16'7" x 10'10"
Bedroom 2	5.06m x 2.98m	16'7" x 9'9"



FLOOR 6	
FLOOR 5	
FLOOR 4	
FLOOR 3	
FLOOR 2	
FLOOR 1	
GROUND FLOOR	

RIVERSIDE  
VIEW

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APARTMENT 507

Total Area	71.6 sq m	770 sq ft
Living/Kitchen/Dining	4.60m x 6.06m	15'1" x 19'11"
Bedroom 1	5.07m x 3.28m	16'7" x 10'9"
Bedroom 2	5.06m x 2.98m	16'7" x 9'9"

APARTMENT 508

Total Area	77.0 sq m	829 sq ft
Living/Kitchen/Dining	8.27m x 5.07m	27'2" x 16'8"
Bedroom 1	2.87m x 3.91m	9'5" x 12'10"
Bedroom 2	2.65m x 3.91m	8'8" x 12'10"

APARTMENT 509

Total Area	48.5 sq m	521 sq ft
Living/Kitchen/Dining	3.70m x 7.18m	12'2" x 23'7"
Bedroom	3.92m x 2.95m	12'10" x 9'8"

APARTMENT 510

Total Area	61.4 sq m	661 sq ft
Living/Kitchen/Dining	4.55m x 5.60m	14'11" x 18'4"
Bedroom 1	2.75m x 4.87m	9'0" x 16'0"
Bedroom 2	2.74m x 3.72m	9'0" x 12'3"

APARTMENT 511

Total Area	63.1 sq m	679 sq ft
Living/Kitchen/Dining	6.06m x 4.38m	19'11" x 14'4"
Bedroom 1	3.36m x 3.47m	11'0" x 11'5"
Bedroom 2	2.65m x 3.07m	8'8" x 10'1"

APARTMENT 512

Total Area	50.6 sq m	544 sq ft
Living/Kitchen/Dining	4.45m x 6.00m	14'7" x 19'8"
Bedroom	4.26m x 2.75m	14'0" x 9'0"

APARTMENT 513

Total Area	47.4 sq m	510 sq ft
Living/Kitchen/Dining	4.71m x 5.27m	15'5" x 17'3"
Bedroom	4.19m x 3.16m	13'9" x 10'5"



KEY

One Bedroom Apartment
Two Bedroom Apartment
Measurement Points
U Utility Cupboard
C Cupboard
W Wardrobe



# SPECIFICATION

## KITCHENS

- Individually designed contemporary kitchens with lacquered finished Shaker doors in a choice of colour palettes
- Industrial style chrome handles with knurling detail
- Compact stone worktops with feature glazed crackle-effect tiled splashbacks and upstands to selected walls
- Stainless steel undermounted sink with chrome mixer tap
- Bosch integrated appliances including:
  - 'A' rated energy efficient built-in single oven
  - Frameless 4-zone induction hob
  - Integrated fridge/freezer
  - Integrated dishwasher
  - Integrated recirculating extractor hood
- LED task lighting to underside of wall cabinets
- Chrome socket outlets and USB point above work surface
- Integrated compartmental recycling bins

## LAUNDRY CUPBOARD/ UTILITY

- Space and plumbing provided for free-standing washing/dryer
- Karndean timber-effect flooring

## WC\*

- Wall mounted ceramic basin with chrome bottle trap
- Feature basin mixer tap in chrome with industrial knurling detail
- Fixed black framed back lit mirror
- Traditional style back-to-wall WC with soft-closing seat and cover, matt black dual flush plate and concealed cistern
- White heated towel radiator
- Glazed-crackle effect feature tiles laid in a traditional 'Flemish' bond effect to selected walls
- Stone-effect floor tiles

## ENSUITE\*

- Wall mounted ceramic basin with chrome bottle trap\*
- Counter top basin applicable to apartments 230, 240, 247, 254, 261, 268, 468, 469, 470, 471, 483, 490, 497, 504 & 511
- Feature basin mixer tap in chrome with industrial knurling detail

- Mirror-faced cabinet with integrated shelving, shaver socket and feature lighting\*
- Fixed black framed back lit mirror and chrome finished shaver socket applicable to apartments 230, 240, 247, 254, 261, 268, 468, 469, 470, 471, 483, 490, 497, 504 & 511
- Traditional style back-to-wall WC with soft-closing seat and cover, matt black dual flush plate and concealed cistern
- Feature black framed hinged shower door with chrome overhead shower, separate handheld shower set and thermostatic shower mixer with industrial knurling details\*
- Contemporary bath with handheld shower set and thermostatic shower mixer with industrial knurling details applicable to 4-piece ensuite in apartments 271 & 508
- Feature niche with LED lighting
- White heated towel radiator
- Glazed crackle-effect feature tiles laid in a traditional 'Flemish' bond effect to selected walls
- Ceramic white wall tiles to selected areas
- Stone-effect floor tiles

## BATHROOM

- Surface mounted ceramic basin on bespoke timber washstand with storage drawer and chrome feature handle
- Feature basin mixer tap in chrome with industrial knurling detail
- Fixed black framed back lit mirror and chrome finished shaver socket
- Traditional style back-to-wall WC with soft-closing seat and cover, matt black dual flush plate and concealed cistern
- Contemporary bath fitted with black framed bath screen
- Chrome overhead rain shower with separate handheld shower set and thermostatic mixer with industrial knurling detail
- Feature niche with LED lighting
- White heated towel radiator
- Glazed crackle-effect feature tiles laid in a traditional 'Flemish' bond effect to selected walls
- Ceramic white wall tiles to selected areas
- Stone effect floor tiles

## ELECTRICAL FITTINGS AND HOME ENTERTAINMENT

- Fibre connectivity
- Television (Sky Q /terrestrial) point to living room
- Television (terrestrial) point to remaining bedrooms
- Telephone points provided to selected locations
- Network data points provided to selected locations
- White finished LED downlights to kitchen/ living/dining room, bathroom, ensuite\* and hall
- Energy efficient pendant lighting to bedrooms
- USB point to kitchen, living room and bedrooms. White finished socket outlets to all remaining areas

## INTERIOR FINISHES

- Painted staircase with grey stained newel caps and handrail to apartments 230, 234, 235, 468, 469, 470, 471, 472 & 473
- Two-panelled white satin painted internal doors with knurled chrome handles
- Stepped design skirtings and architraves
- Shaker-style wardrobe doors with chrome handles, hanging rail and interior shelf to bedroom 1
- Karndean timber-effect flooring to kitchen, living room and hallway
- Carpets to bedrooms

## SECURITY & PEACE OF MIND

- Audio / video entrance system
- Two panelled entrance door with knurled chrome handles and multipoint locking system
- Mains powered smoke detectors with battery backup
- Domestic sprinkler system
- 10-year NHBC build warranty

## EXTERNAL FEATURES

- Aluminium decking to balconies\*
- Private external terraces\*

\*Where applicable

Your attention is drawn to the fact that it may not be possible to provide the branded products as referred to in the specification. In such cases, a similar alternative will be provided. Berkeley reserves the right to make these changes as required. Customers are advised to contact Berkeley to confirm details. A number of choices and options are available to personalise your home. Choices and options are subject to time frames, availability and change.



Photography of show apartment.



# GET IN TOUCH TODAY

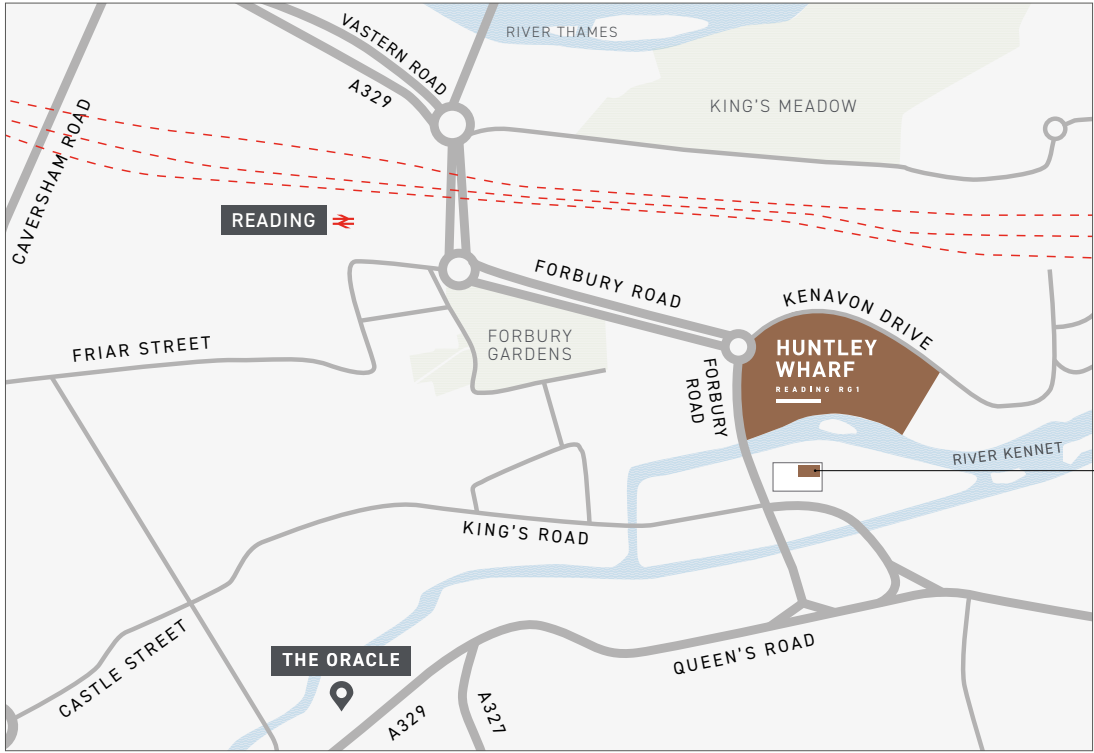
To find out more about Huntley Wharf please  
get in touch with our sales team

**T: +44 (0) 118 904 1000**

**E: [huntleywharfsales@berkeleygroup.co.uk](mailto:huntleywharfsales@berkeleygroup.co.uk)**

**W: [huntleywharf.co.uk](http://huntleywharf.co.uk)**

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**L&Q**

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L&Q



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