

# HUNTLEY WHARF

READING RG1

## DISCOVERY HOUSE WEST

CENTRAL RIVERSIDE LIVING

FLOORPLANS



**Berkeley**  
Designed for life

# HUNTLEY WHARF

READING RG1

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Huntley Wharf enjoys a prime riverside location, within walking distance of Reading town centre and the main train station.

The scheme offers a choice of high-quality properties across three principal apartment buildings. It will feature a central Riverside Square with proposed café, restaurant, a local store, gym, nursery and landscaped open spaces along the River Kennet.

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





## WELCOME TO DISCOVERY HOUSE WEST

A striking building marking the entrance to Huntley Wharf, Discovery House West offers a selection of prime 1, 2 and 3 bedroom apartments.

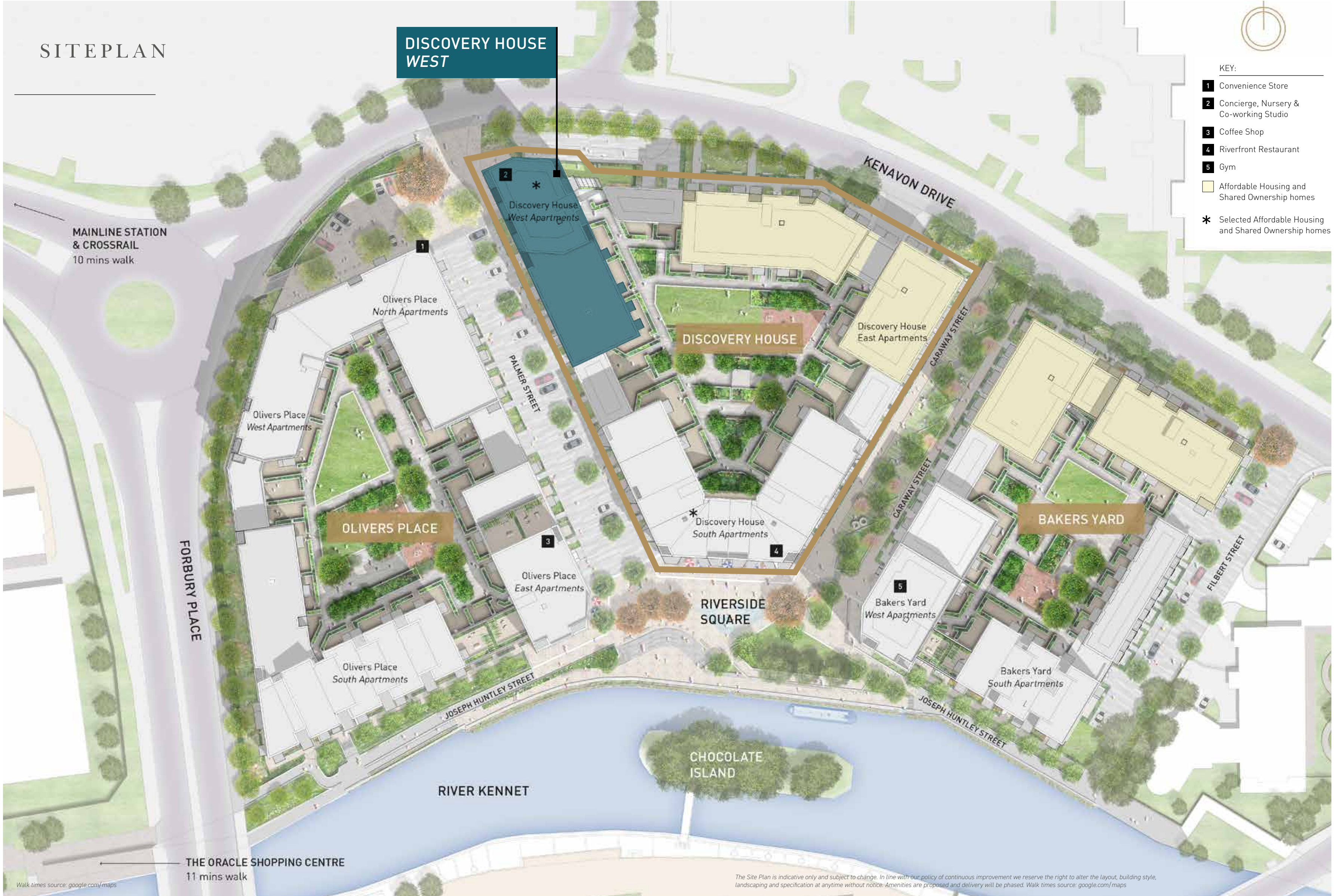
All apartments are designed to the highest specification, drawing on the site's industrial heritage. Most apartments come with their own outside space or balconies, with some enjoying superb views of the Reading skyline and King's Meadow.



Computer generated image, indicative only.



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

Walk times source: google.com/maps

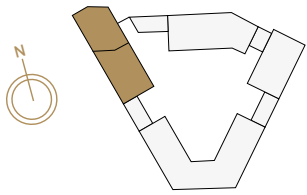
The Site Plan is indicative only and subject to change. In line with our policy of continuous improvement we reserve the right to alter the layout, building style, landscaping and specification at anytime without notice. Amenities are proposed and delivery will be phased. Walk times source: google.com/maps



FIRST  
FLOOR

APARTMENTS  
281 & 284

LOCATION



APARTMENT 281

Total Area	54.4 sq m	586 sq ft
Living/Kitchen/Dining	4.48m x 5.72m	14' 8" x 18' 9"
Bedroom	3.85m x 3.18m	12' 8" x 10' 5"

APARTMENT 284

Total Area	38.0 sq m	409 sq ft
Living/Kitchen/Dining	2.94m x 7.13m	9' 8" x 23' 5"
Bedroom	2.45m x 3.26m	8' 1" x 10' 8"

FLOOR 10	
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FLOOR 5	
FLOOR 4	
FLOOR 3	
FLOOR 2	
FLOOR 1	
GROUND FLOOR	

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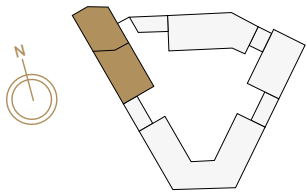
KEY

- One Bedroom Apartment
- Two Bedroom Apartment
- Three Bedroom Apartment
- Affordable Apartment

- Measurement Points
- U Utility Cupboard
- C Cupboard
- Fridge-freezer



LOCATION



APARTMENT 289

Total Area	102.6 sq m	1104 sq ft
Living/Kitchen/Dining	5.13m x 5.31m	16' 10" x 17' 5"
Study	4.11m x 3.22m	13' 6" x 10' 7"
Bedroom 1	4.51m x 5.02m	14' 10" x 16' 6"
Bedroom 2	3.56m x 3.84m	11' 8" x 12' 7"

APARTMENT 290

Total Area	48.2 sq m	518 sq ft
Living/Kitchen/Dining	5.69m x 4.59m	18' 8" x 15' 1"
Bedroom	2.86m x 3.31m	9' 5" x 10' 10"

APARTMENT 295

Total Area	64.2 sq m	691 sq ft
Living/Kitchen/Dining	7.18m x 3.27m	23' 7" x 10' 9"
Bedroom 1	5.44m x 3.57m	17' 10" x 11' 9"
Bedroom 2	2.64m x 4.26m	8' 8" x 14' 0"

APARTMENT 299

Total Area	38 sq m	409 sq ft
Living/Kitchen/Dining	2.94m x 7.13m	9' 8" x 23' 5"
Bedroom	2.45m x 3.27m	8' 1" x 10' 9"

FLOOR 10	
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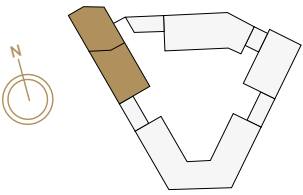
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KEY

- One Bedroom Apartment
- Two Bedroom Apartment
- Three Bedroom Apartment
- Affordable Apartment

- Measurement Points
- Utility Cupboard
- Cupboard
- Fridge-freezer



APARTMENT 301

Total Area	102.7 sq m	1105 sq ft
Living/Kitchen/Dining	5.13m x 5.31m	16' 10" x 17' 5"
Study	4.11m x 3.22m	13' 6" x 10' 7"
Bedroom 1	4.51m x 5.02m	14' 10" x 16' 6"
Bedroom 2	3.56m x 3.84m	11' 8" x 12' 7"

APARTMENT 302

Total Area	48.2 sq m	518 sq ft
Living/Kitchen/Dining	5.69m x 4.59m	18' 8" x 15' 1"
Bedroom	2.86m x 3.31m	9' 5" x 10' 10"

APARTMENT 303

Total Area	47.9 sq m	515 sq ft
Living/Kitchen/Dining	4.62m x 5.72m	15' 2" x 18' 9"
Bedroom	2.85m x 3.58m	9' 4" x 11' 9"

APARTMENT 304

Total Area	55.3 sq m	594 sq ft
Living/Kitchen/Dining	4.60m x 5.72m	15' 1" x 18' 9"
Bedroom	3.85m x 3.23m	12' 8" x 10' 7"

APARTMENT 305

Total Area	52.5 sq m	564 sq ft
Living/Kitchen/Dining	7.13m x 3.43m	23' 5" x 11' 3"
Bedroom	3.75m x 3.27m	12' 4" x 10' 9"

APARTMENT 306

Total Area	51.5 sq m	554 sq ft
Living/Kitchen/Dining	7.13m x 3.86m	23' 5" x 12' 8"
Bedroom	3.33m x 4.02m	10' 11" x 13' 2"

APARTMENT 307

Total Area	64.2 sq m	691 sq ft
Living/Kitchen/Dining	7.18m x 3.27m	23' 7" x 10' 9"
Bedroom 1	5.42m x 3.57m	17' 9" x 11' 9"
Bedroom 2	2.64m x 4.26m	8' 8" x 14' 0"

APARTMENT 309

Total Area	64.2 sq m	691 sq ft
Living/Kitchen/Dining	7.18m x 3.27m	23' 7" x 10' 9"
Bedroom 1	5.42m x 3.57m	17' 9" x 11' 9"
Bedroom 2	2.64m x 4.26m	8' 8" x 14' 0"

APARTMENT 311

Total Area	38.0 sq m	409 sq ft
Living/Kitchen/Dining	2.94m x 7.13m	9' 8" x 23' 5"
Bedroom	2.45m x 3.26m	8' 1" x 10' 8"

FLOOR 10	
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FLOOR 1	
GROUND FLOOR	

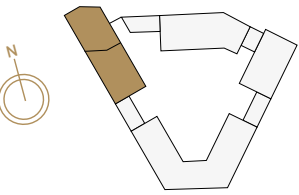
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KEY

- One Bedroom Apartment
- Two Bedroom Apartment
- Three Bedroom Apartment
- Affordable Apartment

- Measurement Points
- Utility Cupboard
- Cupboard
- Fridge-freezer



APARTMENT 313

Total Area	102.7 sq m	1105 sq ft
Living/Kitchen/Dining	5.13m x 5.31m	16' 10" x 17' 5"
Study	4.11m x 3.22m	13' 6" x 10' 7"
Bedroom 1	4.51m x 5.02m	14' 10" x 16' 6"
Bedroom 2	3.56m x 3.84m	11' 8" x 12' 7"

APARTMENT 314

Total Area	48.2 sq m	518 sq ft
Living/Kitchen/Dining	5.69m x 4.59m	18' 8" x 15' 1"
Bedroom	2.86m x 3.31m	9' 5" x 10' 10"

APARTMENT 315

Total Area	47.9 sq m	515 sq ft
Living/Kitchen/Dining	4.62m x 5.72m	15' 2" x 18' 9"
Bedroom	2.85m x 3.58m	9' 4" x 11' 9"

APARTMENT 316

Total Area	55.3 sq m	594 sq ft
Living/Kitchen/Dining	4.60m x 5.72m	15' 1" x 18' 9"
Bedroom	3.85m x 3.23m	12' 8" x 10' 7"

APARTMENT 317

Total Area	52.5 sq m	564 sq ft
Living/Kitchen/Dining	7.13m x 3.43m	23' 5" x 11' 3"
Bedroom	3.75m x 3.27m	12' 4" x 10' 9"

APARTMENT 318

Total Area	51.5 sq m	554 sq ft
Living/Kitchen/Dining	7.13m x 3.86m	23' 5" x 12' 8"
Bedroom	3.33m x 4.02m	10' 11" x 13' 2"

APARTMENT 319

Total Area	64.2 sq m	691 sq ft
Living/Kitchen/Dining	7.18m x 3.27m	23' 7" x 10' 9"
Bedroom 1	5.42m x 3.57m	17' 9" x 11' 9"
Bedroom 2	2.64m x 4.26m	8' 8" x 14' 0"

APARTMENT 321

Total Area	64.2 sq m	691 sq ft
Living/Kitchen/Dining	7.18m x 3.27m	23' 7" x 10' 9"
Bedroom 1	5.42m x 3.57m	17' 9" x 11' 9"
Bedroom 2	2.64m x 4.26m	8' 8" x 14' 0"

APARTMENT 322

Total Area	67.3 sq m	724 sq ft
Living/Kitchen/Dining	7.13m x 3.70m	23' 5" x 12' 2"
Bedroom 1	4.87m x 2.75m	16' 0" x 9' 0"
Bedroom 2	3.72m x 2.75m	12' 3" x 9' 0"

APARTMENT 323

Total Area	38.0 sq m	409 sq ft
Living/Kitchen/Dining	2.94m x 7.13m	9' 8" x 23' 5"
Bedroom	2.45m x 3.26m	8' 1" x 10' 8"

FLOOR 10	
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FLOOR 3	
FLOOR 2	
FLOOR 1	
GROUND FLOOR	

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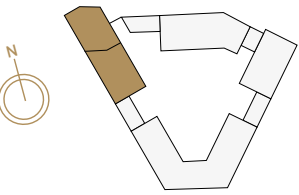
KEY

- One Bedroom Apartment
- Two Bedroom Apartment
- Three Bedroom Apartment
- Affordable Apartment

- Measurement Points
- Utility Cupboard
- Cupboard
- Fridge-freezer







APARTMENT 325

Total Area	102.7 sq m	1105 sq ft
Living/Kitchen/Dining	5.13m x 5.31m	16' 10" x 17' 5"
Study	4.11m x 3.22m	13' 6" x 10' 7"
Bedroom 1	4.51m x 5.02m	14' 10" x 16' 6"
Bedroom 2	3.56m x 3.84m	11' 8" x 12' 7"

APARTMENT 326

Total Area	48.2 sq m	518 sq ft
Living/Kitchen/Dining	5.69m x 4.59m	18' 8" x 15' 1"
Bedroom	2.86m x 3.31m	9' 5" x 10' 10"

APARTMENT 327\*

Total Area	47.9 sq m	515 sq ft
Living/Kitchen/Dining	4.62m x 5.72m	15' 2" x 18' 9"
Bedroom	2.85m x 3.58m	9' 4" x 11' 9"

APARTMENT 328

Total Area	55.3 sq m	594 sq ft
Living/Kitchen/Dining	4.60m x 5.72m	15' 1" x 18' 9"
Bedroom	3.85m x 3.23m	12' 8" x 10' 7"

APARTMENT 329

Total Area	52.5 sq m	564 sq ft
Living/Kitchen/Dining	7.13m x 3.43m	23' 5" x 11' 3"
Bedroom	3.75m x 3.27m	12' 4" x 10' 9"

APARTMENT 330

Total Area	51.5 sq m	554 sq ft
Living/Kitchen/Dining	7.13m x 3.86m	23' 5" x 12' 8"
Bedroom	3.33m x 4.02m	10' 11" x 13' 2"

APARTMENT 331

Total Area	64.2 sq m	691 sq ft
Living/Kitchen/Dining	7.18m x 3.27m	23' 7" x 10' 9"
Bedroom 1	5.42m x 3.57m	17' 9" x 11' 9"
Bedroom 2	2.64m x 4.26m	8' 8" x 14' 0"

APARTMENT 333

Total Area	64.2 sq m	691 sq ft
Living/Kitchen/Dining	7.18m x 3.27m	23' 7" x 10' 9"
Bedroom 1	5.42m x 3.57m	17' 9" x 11' 9"
Bedroom 2	2.64m x 4.26m	8' 8" x 14' 0"

APARTMENT 334

Total Area	67.3 sq m	724 sq ft
Living/Kitchen/Dining	7.13m x 3.70m	23' 5" x 12' 2"
Bedroom 1	4.87m x 2.75m	16' 0" x 9' 0"
Bedroom 2	3.72m x 2.75m	12' 3" x 9' 0"

APARTMENT 335

Total Area	38.0 sq m	409 sq ft
Living/Kitchen/Dining	2.94m x 7.13m	9' 8" x 23' 5"
Bedroom	2.45m x 3.26m	8' 1" x 10' 8"

FLOOR 10	
FLOOR 9	
FLOOR 8	
FLOOR 7	
FLOOR 6	
FLOOR 5	
FLOOR 4	
FLOOR 3	
FLOOR 2	
FLOOR 1	
GROUND FLOOR	

\* Apartment sold

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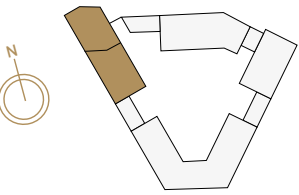
KEY

- One Bedroom Apartment
- Two Bedroom Apartment
- Three Bedroom Apartment
- Affordable Apartment

- Measurement Points
- Utility Cupboard
- Cupboard
- Fridge-freezer







APARTMENT 337

Total Area	102.6 sq m	1104 sq ft
Living/Kitchen/Dining	5.13m x 5.31m	16' 10" x 17' 5"
Study	4.11m x 3.22m	13' 6" x 10' 7"
Bedroom 1	4.51m x 5.02m	14' 10" x 16' 6"
Bedroom 2	3.56m x 3.84m	11' 8" x 12' 7"

APARTMENT 338

Total Area	48.2 sq m	518 sq ft
Living/Kitchen/Dining	5.69m x 4.59m	18' 8" x 15' 1"
Bedroom	2.86m x 3.31m	9' 5" x 10' 10"

APARTMENT 339

Total Area	47.9 sq m	516 sq ft
Living/Kitchen/Dining	4.62m x 5.72m	15' 2" x 18' 9"
Bedroom	2.85m x 3.58m	9' 4" x 11' 9"

APARTMENT 340\*

Total Area	55.4 sq m	595 sq ft
Living/Kitchen/Dining	4.60m x 5.72m	15' 1" x 18' 9"
Bedroom	3.85m x 3.23m	12' 8" x 10' 7"

APARTMENT 341

Total Area	52.2 sq m	562 sq ft
Living/Kitchen/Dining	7.13m x 3.43m	23' 5" x 11' 3"
Bedroom	3.75m x 3.27m	12' 4" x 10' 9"

APARTMENT 342

Total Area	51.5 sq m	554 sq ft
Living/Kitchen/Dining	7.13m x 3.86m	23' 5" x 12' 8"
Bedroom	3.33m x 4.02m	10' 11" x 13' 2"

APARTMENT 343

Total Area	64.1 sq m	690 sq ft
Living/Kitchen/Dining	7.18m x 3.27m	23' 7" x 10' 9"
Bedroom 1	5.42m x 3.57m	17' 9" x 11' 9"
Bedroom 2	2.64m x 4.26m	8' 8" x 14' 0"

APARTMENT 344

Total Area	64.2 sq m	691 sq ft
Living/Kitchen/Dining	7.18m x 3.27m	23' 7" x 10' 9"
Bedroom 1	5.42m x 3.57m	17' 9" x 11' 9"
Bedroom 2	2.64m x 4.26m	8' 8" x 14' 0"

APARTMENT 345

Total Area	67.3 sq m	724 sq ft
Living/Kitchen/Dining	7.13m x 3.70m	23' 5" x 12' 2"
Bedroom 1	4.87m x 2.75m	16' 0" x 9' 0"
Bedroom 2	3.72m x 2.75m	12' 3" x 9' 0"

APARTMENT 346

Total Area	38.0 sq m	409 sq ft
Living/Kitchen/Dining	2.94m x 7.13m	9' 8" x 23' 5"
Bedroom	2.45m x 3.26m	8' 1" x 10' 8"

FLOOR 10	
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FLOOR 8	
FLOOR 7	
FLOOR 6	
FLOOR 5	
FLOOR 4	
FLOOR 3	
FLOOR 2	
FLOOR 1	
GROUND FLOOR	

\* Apartment sold

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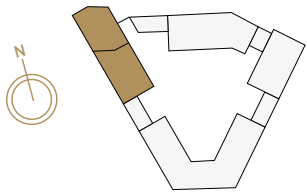
- One Bedroom Apartment
- Two Bedroom Apartment
- Three Bedroom Apartment
- Affordable Apartment

- Measurement Points
- Utility Cupboard
- Cupboard
- Fridge-freezer





LOCATION



APARTMENT 347

Total Area	45.1 sq m	485 sq ft
Living/Kitchen/Dining	7.19m x 4.51m	23' 7" x 14' 9"
Bedroom	3.48m x 2.80m	11' 5" x 9' 2"

APARTMENT 348

Total Area	49.0 sq m	527 sq ft
Living/Kitchen/Dining	3.89m x 5.31m	12' 9" x 17' 5"
Bedroom	4.53m x 3.16m	14' 10" x 10' 4"

APARTMENT 349

Total Area	76.3 sq m	821 sq ft
Living/Dining	5.74m x 3.98m	18' 10" x 13' 1"
Kitchen	2.46m x 3.86m	8' 1" x 12' 8"
Bedroom 1	3.70m x 5.27m	12' 2" x 17' 4"
Bedroom 2	3.56m x 3.04m	11' 8" x 10' 0"

APARTMENT 350

Total Area	66.3 sq m	713 sq ft
Living/Kitchen/Dining	5.71m x 5.44m	18' 9" x 17' 10"
Bedroom 1	3.18m x 3.19m	10' 5" x 10' 5"
Bedroom 2	2.85m x 3.89m	9' 4" x 12' 9"

FLOOR 10	
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GROUND FLOOR	

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KEY

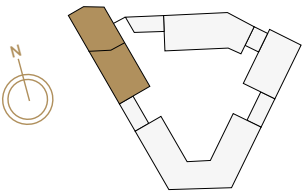
- One Bedroom Apartment
- Two Bedroom Apartment
- Three Bedroom Apartment
- Affordable Apartment

- Measurement Points
- Utility Cupboard
- Cupboard
- Fridge-freezer





LOCATION



APARTMENT 351

Total Area	45.1 sq m	485 sq ft
Living/Kitchen/Dining	7.19m x 4.51m	23' 7" x 14' 9"
Bedroom	3.48m x 2.80m	11' 5" x 9' 2"

APARTMENT 352

Total Area	49.0 sq m	527 sq ft
Living/Kitchen/Dining	3.89m x 5.31m	12' 9" x 17' 5"
Bedroom	4.53m x 3.16m	14' 10" x 10' 4"

APARTMENT 353

Total Area	76.4 sq m	822 sq ft
Living/Dining	5.74m x 3.98m	18' 10" x 13' 1"
Kitchen	2.46m x 3.86m	8' 1" x 12' 8"
Bedroom 1	3.70m x 5.27m	12' 2" x 17' 4"
Bedroom 2	3.56m x 3.04m	11' 8" x 10' 0"

APARTMENT 354

Total Area	66.3 sq m	713 sq ft
Living/Kitchen/Dining	5.71m x 5.44m	18' 9" x 17' 10"
Bedroom 1	3.18m x 3.19m	10' 5" x 10' 5"
Bedroom 2	2.85m x 3.89m	9' 4" x 12' 9"

FLOOR 10	
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FLOOR 1	
GROUND FLOOR	

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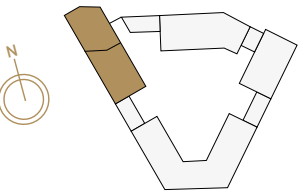
KEY

- One Bedroom Apartment
- Two Bedroom Apartment
- Three Bedroom Apartment
- Affordable Apartment

- Measurement Points
- Utility Cupboard
- Cupboard
- Fridge-freezer



LOCATION



APARTMENT 355

Total Area	45.1 sq m	485 sq ft
Living/Kitchen/Dining	7.19m x 4.51m	23' 7" x 14' 9"
Bedroom	3.48m x 2.80m	11' 5" x 9' 2"

APARTMENT 356

Total Area	49.0 sq m	527 sq ft
Living/Kitchen/Dining	3.89m x 5.31m	12' 9" x 17' 5"
Bedroom	4.53m x 3.16m	14' 10" x 10' 4"

APARTMENT 357

Total Area	76.4 sq m	822 sq ft
Living/Dining	5.74m x 3.98m	18' 10" x 13' 1"
Kitchen	2.46m x 3.86m	8' 1" x 12' 8"
Bedroom 1	3.70m x 5.27m	12' 2" x 17' 4"
Bedroom 2	3.56m x 3.04m	11' 8" x 10' 0"

APARTMENT 358

Total Area	66.3 sq m	713 sq ft
Living/Kitchen/Dining	5.71m x 5.44m	18' 9" x 17' 10"
Bedroom 1	3.18m x 3.19m	10' 5" x 10' 5"
Bedroom 2	2.85m x 3.89m	9' 4" x 12' 9"

FLOOR 10	
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FLOOR 1	
GROUND FLOOR	

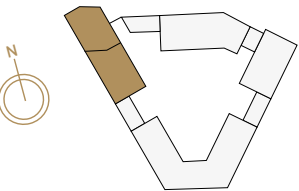
Floorplans shown for Huntley Wharf are for approximate measurements only. Exact layouts and sizes may vary. All measurements may vary within a tolerance of 5% and are to the maximum room dimensions. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture. Furniture layouts are indicative only. Kitchen layout indicative only and subject to change. Apartment areas are provided as gross internal areas under the RICS measuring practice. Please ask Sales Consultant for further information.



KEY

- One Bedroom Apartment
- Two Bedroom Apartment
- Three Bedroom Apartment
- Affordable Apartment

- Measurement Points
- Utility Cupboard
- Cupboard
- Fridge-freezer



APARTMENT 359

Total Area	69.7 sq m	750 sq ft
Living/Kitchen/Dining	4.51m x 5.08m	14' 10" x 16' 8"
Study	2.91m x 2.47m	9' 7" x 8' 1"
Bedroom	3.30m x 3.90m	10' 10" x 12' 10"

APARTMENT 360

Total Area	67.4 sq m	725 sq ft
Living/Kitchen/Dining	6.71m x 5.67m	22' 0" x 18' 7"
Bedroom 1	3.92m x 3.16m	12' 10" x 10' 4"
Bedroom 2	3.43m x 2.62m	11' 3" x 8' 7"

APARTMENT 361

Total Area	76.6 sq m	824 sq ft
Living/Kitchen/Dining	5.71m x 4.23m	18' 9" x 13' 11"
Bedroom 1	3.81m x 3.27m	12' 6" x 10' 9"
Bedroom 2	3.29m x 3.41m	10' 9" x 11' 2"
Bedroom 3	2.59m x 3.03m	8' 6" x 9' 11"

FLOOR 10	
FLOOR 9	
FLOOR 8	
FLOOR 7	
FLOOR 6	
FLOOR 5	
FLOOR 4	
FLOOR 3	
FLOOR 2	
FLOOR 1	
GROUND FLOOR	

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# SPECIFICATION

## KITCHENS

- Individually designed contemporary kitchens with lacquered finished Shaker-style 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 washer/dryer
- Karndean timber-effect flooring

## ENSUITE\*

- Wall mounted ceramic basin with chrome bottle trap\*
- Surface mounted ceramic basin on bespoke timber washstand with storage drawer and chrome feature handle to apartment 361
- 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 to apartment 361
- 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
- Chrome overhead shower with separate handheld shower set and thermostatic shower mixer with industrial knurling details
- 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\*
- Feature black framed, hinged shower door to plots 347, 351 & 355
- Chrome overhead rain shower with separate handheld shower set and thermostatic mixer with industrial knurling detail
- 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
- TV (SkyQ /Terrestrial) point to living room
- TV (terrestrial) points to remaining bedrooms and study\*
- 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 and study\*
- USB point to kitchen, living room, bedrooms and study\*. White finished socket outlets to all remaining areas

## INTERIOR FINISHES

- 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 hall
- Carpets to bedrooms and study\*

## 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
- 10-year NHBC build warranty

## EXTERNAL FEATURES

- Decking to balconies\*
- Private external terraces\*



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. Applicants 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.

\*Where applicable

Computer generated image indicative only

# GET IN TOUCH TODAY

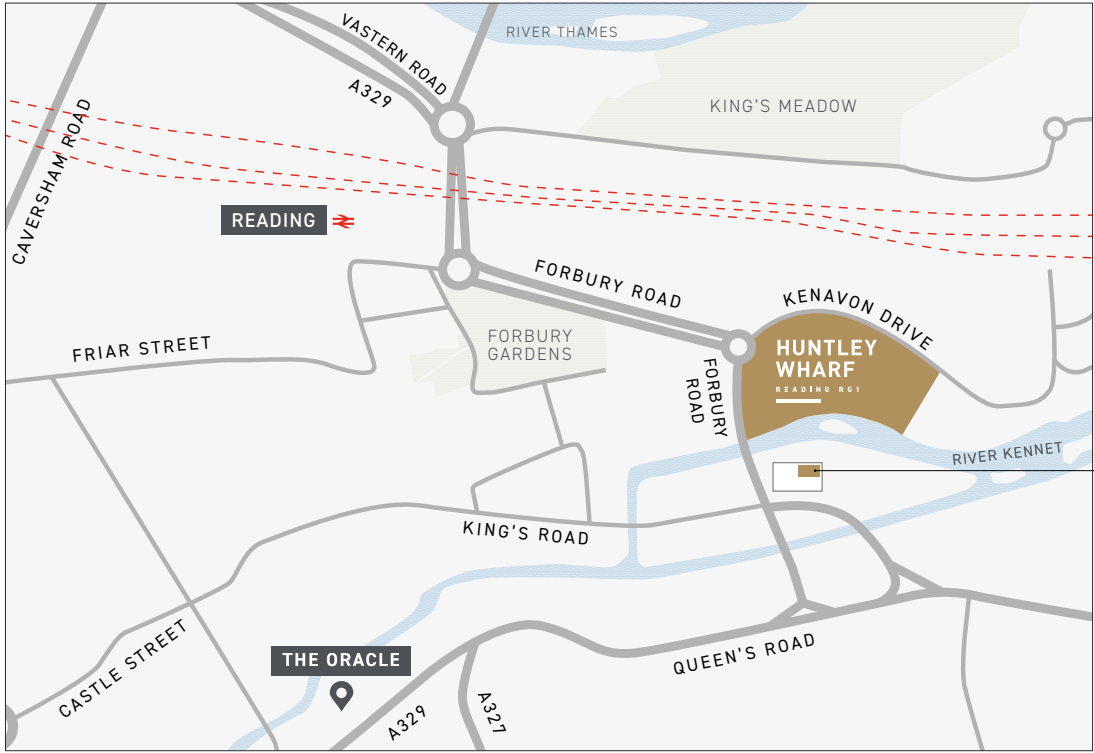
To find out more about Huntley Wharf please get in touch with our sales team

T: +44 (0) 118 904 1000

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

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

Visit the Huntley Wharf Sales & Marketing Suite,  
**Kenet Place, 121 Kings Road, Reading, RG1 3ES**



HUNTLEY WHARF  
SALES &  
MARKETING  
SUITE



The information in this document is indicative and is intended to act as a guide only as to the finished product. Accordingly, due to Berkeley 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. 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. Huntley Wharf is a marketing name and will not necessarily form part of the approved postal address. Applicants are advised to contact Berkeley to ascertain the availability of any particular property. The facilities and amenities at Huntley Wharf are subject to the construction programme. 0446/05CA/1020



