BANKSIDE GARDENS

GREEN PARK VILLAGE | READING

YOUR INVESTMENT OPPORTUNITY



Berkeley
Designed for life

THE DEVELOPMENT

ENJOY A NEW PERSPECTIVE ON URBAN LIVING AT BANKSIDE GARDENS, WITH A SELECTION OF STYLISH APARTMENTS IN AN EXCITING NEW WATERSIDE DESTINATION.

WORLD-CLASS LOCAL EDUCATION INSTITUTIONS, SUCH AS READING UNIVERSITY AND A NUMBER OF TOP RANKING GRAMMAR SCHOOLS

HIGH-QUALITY SPECIFICATION DELIVERED BY BERKELEY

1 & 2 BEDROOM APARTMENTS

RESIDENTS' FACILITIES INCLUDE A CONCIERGE, GYM, CINEMA ROOM & CO-WORKING SPACE

YIELDS OF UP TO 6.46%** SUPPORTED BY STRONG RENTAL DEMAND

ON-SITE READING GREEN PARK STATION PROVIDES ACCESS TO TOWN CENTRE IN 6 MINUTES*

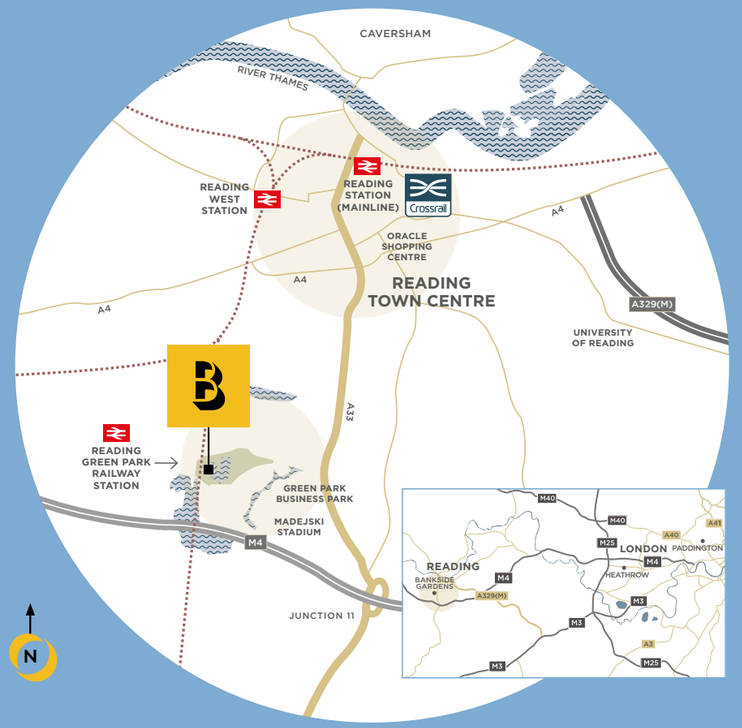
HOME TO GREEN PARK BUSINESS PARK INCLUDING COMPANIES SUCH AS CISCO, WOOD PLC, VIRGIN MEDIA & THAMES WATER

7 ACRE DEVELOPMENT LOCATED JUST 3 MILES SOUTH OF READING'S VIBRANT TOWN CENTRE

ON-SITE PRIMARY SCHOOL, MARKET SQUARE, TESCO EXPRESS & ESQUIRES COFFEE

READING STATION TO LONDON PADDINGTON IN UNDER 25 MINUTES*

CONNECTIVITY TO M4, M40, M25 & M3



7 MINUTES BY CAR TO M4 FOR LONDON AND THE WEST

12 MINUTES BY BUS TO READING TOWN CENTRE

23 MINUTES BY TRAIN FROM READING TO LONDON PADDINGTON

BY TRAIN*	BY ELIZABETH LINE*
Reading Green Park Station	Reading
Reading *6 mins*	Heathrow *38 mins*
Paddington *23 mins*	Bond Street *54 mins*
Bond Street *41 mins*	Liverpool Street *61 mins*
Tottenham Court Road *49 mins*	Canary Wharf *67 mins*

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

*All travel times are approximate only and are sourced from google.co.uk/maps

**Source: Dataloft, Dataloft Rental Market Analytics, Bank of England

SITE PLAN



KEY

- A Reading Green Park Train Station
- B Residents' Facilities including a Concierge, Gym, Co-working Studio and Cinema
- C Tesco Express Convenience Store
- 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

READING'S RENTAL APPEAL

Reading is home to a secure and growing rental market. 32% of households rent privately here, much higher than the South East average of 19%.

With proportionally less household income spent on rent, and rental values 34% lower than London** (Zones 1-4), the Reading rental market has broad appeal.

Average Monthly Rent
London: £2,323
Reading: £1,528

**London Zones 1-4 2-bed apartments, 2023

38%
RENTERS AGED 22 - 29

34%
RENTERS AGED 30 - 39

33%
RENTERS ARE EMPLOYED IN TECH, PROFESSIONAL, SCIENTIFIC, OR FINANCIAL SECTORS

Source: Census 2021, Dataloft Rental Market Analytics by PriceHubble, last 12 months

WHAT DOES READING HAVE TO OFFER?

AMENITIES IN READING

The Oracle Shopping Centre boasts an array of fashion outlets, eateries, and entertainment options, including shops like Next, Apple, H Samuel and Zara.

The Select Car Leasing Stadium, home to Reading Football Club is located 5 minutes* away from Bankside Gardens. Reading Sailing Club and The Caversham Golf Club are also located nearby.

The Residents' Club 51 includes a 12-hr concierge, gymnasium, co-working space & cinema room.

Basildon Park & Henley-on-Thames are both within a short distance of Green Park Village, offering picturesque open spaces.

CONNECTIVITY

Bankside Gardens offers superb connectivity by road and rail for work and leisure. The M4 is just 7 minutes by car. Reading Green Park Station offers a 6 minute service to Reading, from which London is just 23 minutes away.*

A THRIVING LOCAL ECONOMY

NO.1
Forcasted fastest growing local econony in the UK

Top 10
Most competitive economy in the UK outside of London

Top 10
Best town in the UK for job opportunities

Source: EY Regional Economic Forecast 2025-2028, UK Competitiveness Index 2023, Ciphr 2024

LOCAL BUSINESSES

Google · ORACLE · Thinqtude · pwc · BNP PARIBAS ASSET MANAGEMENT · BARCLAYS · Invesco

PROPERTY A CHOICE INVESTMENT

Annual price growth in Reading has outperformed London and significantly outperformed other asset classes over the past decade.

WORLD CLASS EDUCATION

The University of Reading is ranked in the top 1% worldwide and is home to more than 23,000 students from 160 countries.

PROPERTY PERFORMS

10 YEAR PRICE GROWTH (2015 – 2025)	
Reading Property[1]	32%
London Property[1]	13%

PriceHubble, Investing.com, Land Registry, ONS, 10 years: Q2 2015 v Q2 2025, 1 year: Q2 2024 v Q2 2025, London refers to Zones 1–4 [1]Based on £psf.

ATTRACTIVE RENTAL GROWTH AND YIELDS

Rental growth in the Bankside Gardens postcode of RG2 has climbed 49% over the past five years, outperforming both the wider Reading (41%) and London markets (29%)[1].Interest rates have fallen over the past year and are forecast to ease further, reaching 3.5% by the end of 2026[2]. Meanwhile, rents are projected to rise steadily by between 3.2% and 3.7% per year, delivering cumulative growth of 17.8% by 2029[3].

[1]Dataloft Rental Market Analytics by PriceHubble £sqft rental growth, [2]HM Treasury Average of Independent Forecasts August 2025, [3]Consensus across agents, forecasts were latest published at time of report

MORE FOR YOUR MONEY

With prices starting from £290,000 for a highquality Berkeley new build apartment, Bankside Gardens offer the opportunity to purchase a premium property at up to 8% less than the average London new-build apartment, while offering up to 19% more space.

Berkeley, average across Bankside Garden apartments available August 2025, Pricehubble, Land Registry, based on 1 and 2-bed new-build apartments sold in London (Zones 1–4) last 12 months.

*All travel times are approximate only and are sourced from google.co.uk/maps

TYPICAL ONE BEDROOM APARTMENT

TOTAL AREA 45.1 SQ. M. 485 SQ. FT.



DIMENSIONS

Kitchen	2.62 m x 2.42 m	8' 7" x 7' 11"
Living/Dining	4.02 m x 3.86 m	13' 2" x 12' 8"
Bedroom	3.45 m x 3.05 m	11' 4" x 10' 0"

Floorplans shown are for approximate measurements only. Exact layout & sizes may vary. All measurements may vary within a tolerance of 5%. To increase legibility these plans have been sized to fit the page, therefore each plan may be at a different scale to others within this brochure.

KEY

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

TYPICAL TWO BEDROOM APARTMENT

TOTAL AREA 68.4 SQ. M. 737 SQ. FT.



*Apartments are handed

DIMENSIONS

Kitchen	2.88 m x 2.01 m	9' 5" x 6' 7"
Living/Dining	4.46 m x 4.42 m	14' 8" x 14' 6"
Bedroom 1	4.19 m x 2.75 m	13' 9" x 9' 0"
Bedroom 2	2.95 m x 2.82 m	9' 8" x 9' 3"

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KEY

- C Cupboard
- U Utility cupboard
- ⊠ Provision for washer/dryer
- W Built-in wardrobe
- – – Indicative wardrobe position
- ◄► Measurement points



KEY INFORMATION

NO. 2	NO.3	NO. 6	NO. 7

READY TO MOVE INTO

Location
Bankside Gardens
Reading RG2 6BU

Local Authority
Reading Borough Council

Tenure
Apartments
999 Year Leasehold

Service Charge
Between £4.30 and £4.85 per sq ft (exclusive of heating charges)

GROUND RENT

For all reservations from 30th June 2022, in line with Government legislation, a Peppercorn Rent will be applicable to all apartments.

BUILDING INSURANCE

10-year NHBC build warranty

PARKING

Parking included with all apartments[1]

COUNCIL TAX

1 & 2 bedroom apartments:
Band C - £2,322.46 per annum
Band D - £2,612.77 per annum

MANAGEMENT AGENT

Rendall and Rittner

TERMS OF PAYMENT

A reservation fee of £1,000 is payable upon reservation

No. 2, 3, 6 & 7: 10% deposit payable on exchange within 21 days of purchaser's solicitors receiving the contracts with the remaining 90% on completion.

BANKSIDE GARDENS
Sales & Marketing Suite, 50 Flagstaff Road, Green Park, Reading, RG2 6BN
0118 321 5877 | BanksideGardensSales2@berkeleygroup.co.uk | banksidegardens.co.uk

OUR VISION

Berkeley Group
Proud member of the Berkeley Group

The Institute of Customer Service MEMBER

Berkeley
Designed for life

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