

HUNTLEY WHARF

READING RG1

DISCOVERY HOUSE *SOUTH*

CENTRAL RIVERSIDE LIVING

FLOORPLANS



Berkeley
Designed for life

HUNTLEY WHARF

READING RG1

Huntley Wharf is a 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, the train station and Elizabeth Line, with London accessible in just 23 minutes.*

Set in 7 acres of landscaped gardens, the development offers a choice of high-quality apartments and features a central Riverside Square with a host of amenities, including a co-working studio, concierge, Monkey Moos Nursery and a Tesco Convenience Store.

Huntley Wharf revitalises 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.



PERFECTLY PLACED



Just 40 miles west of London, Reading enjoys excellent access to major towns and cities across the UK and internationally, by road, rail or air.

Four motorways - all easily reached from Huntley Wharf - link Reading directly with London, the South West, Midlands and Wales.

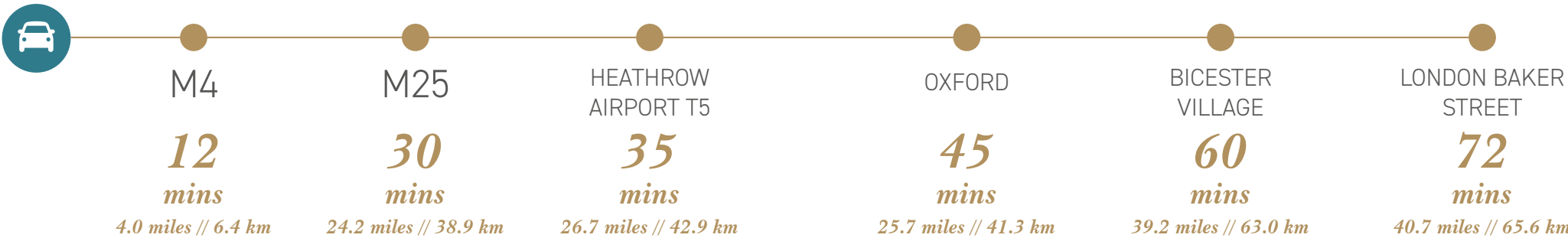
Other important centres for business and commerce, including Oxford, Birmingham and Bristol, can be easily accessed by road and rail.

Heathrow and Gatwick airports also have direct road and rail routes from Reading centre.

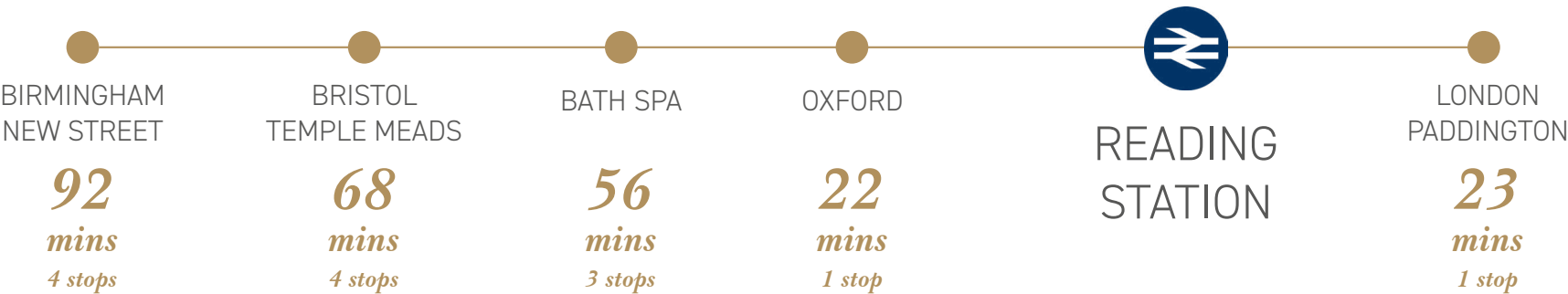


CONNECTIVITY

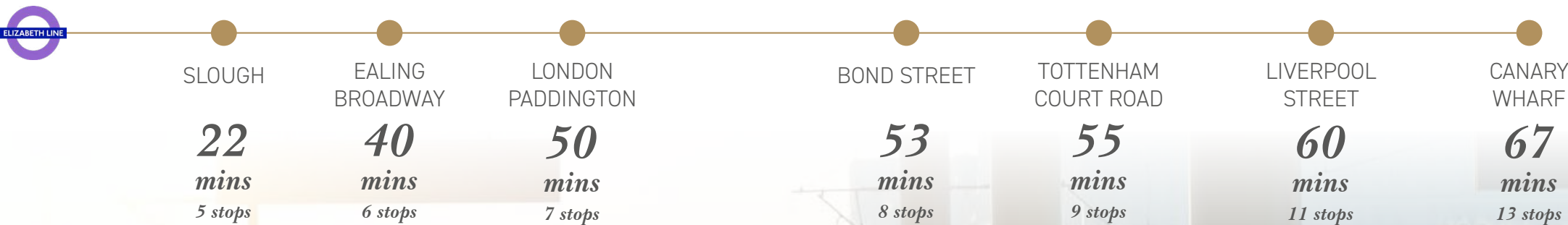
Drive from
Huntley Wharf



National Rail
from Reading
Station



Elizabeth Line
from Reading
Station



HEATHROW AIRPORT T5
21 mins
4 stops

 **12 minute walk**
TO READING STATION FROM
HUNTLEY WHARF

Journey times and distances are approximate only. Source: tfl.gov.uk and googlemaps.co.uk
Train lines above are indicative only and not all stations are on the same line.

WELCOME TO DISCOVERY HOUSE SOUTH

Discovery House South is a superb collection of 2 bedroom apartments, 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, enjoying superb views of the river.



SITEPLAN

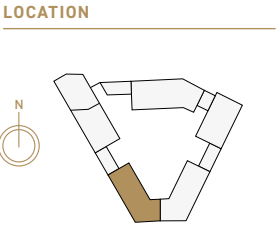
- KEY:
- 1 Tesco
 - 2 Monkey Moos Day Nursery
 - 3 Concierge & Co-working Studio
 - 4 Proposed Riverfront Restaurant
 - 5 Reading Riverworks Sales Suite
 - Affordable Housing and Shared Ownership homes



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

FIRST
FLOOR

APARTMENTS
798 & 799



APARTMENT 798

Total Area	70.9 sq m	763.3 sq ft
Living/Kitchen/Dining	7.34m x 3.80m	24'1" x 12'6"
Bedroom 1	5.07m x 3.20m	16'8" x 10'6"
Bedroom 2	2.49m x 5.07m	8'2" x 16'8"

APARTMENT 799

Total Area	74.5 sq m	802.1 sq ft
Living/Kitchen/Dining	6.27m x 8.01m	20'7" x 26'3"
Bedroom 1	2.99m x 3.86m	9'10" x 12'8"
Bedroom 2	3.66m x 2.72m	12'0" x 8'11"



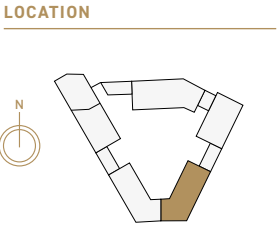
RIVERSIDE
VIEW



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. Floorplans show the bed in bedroom 1 as a king size and standard double beds in all other double bedrooms. Apartment areas are provided as gross internal areas under the RICS measuring practice. Please ask Sales Consultant for further information.

FIRST
FLOOR

APARTMENT
796 & 797

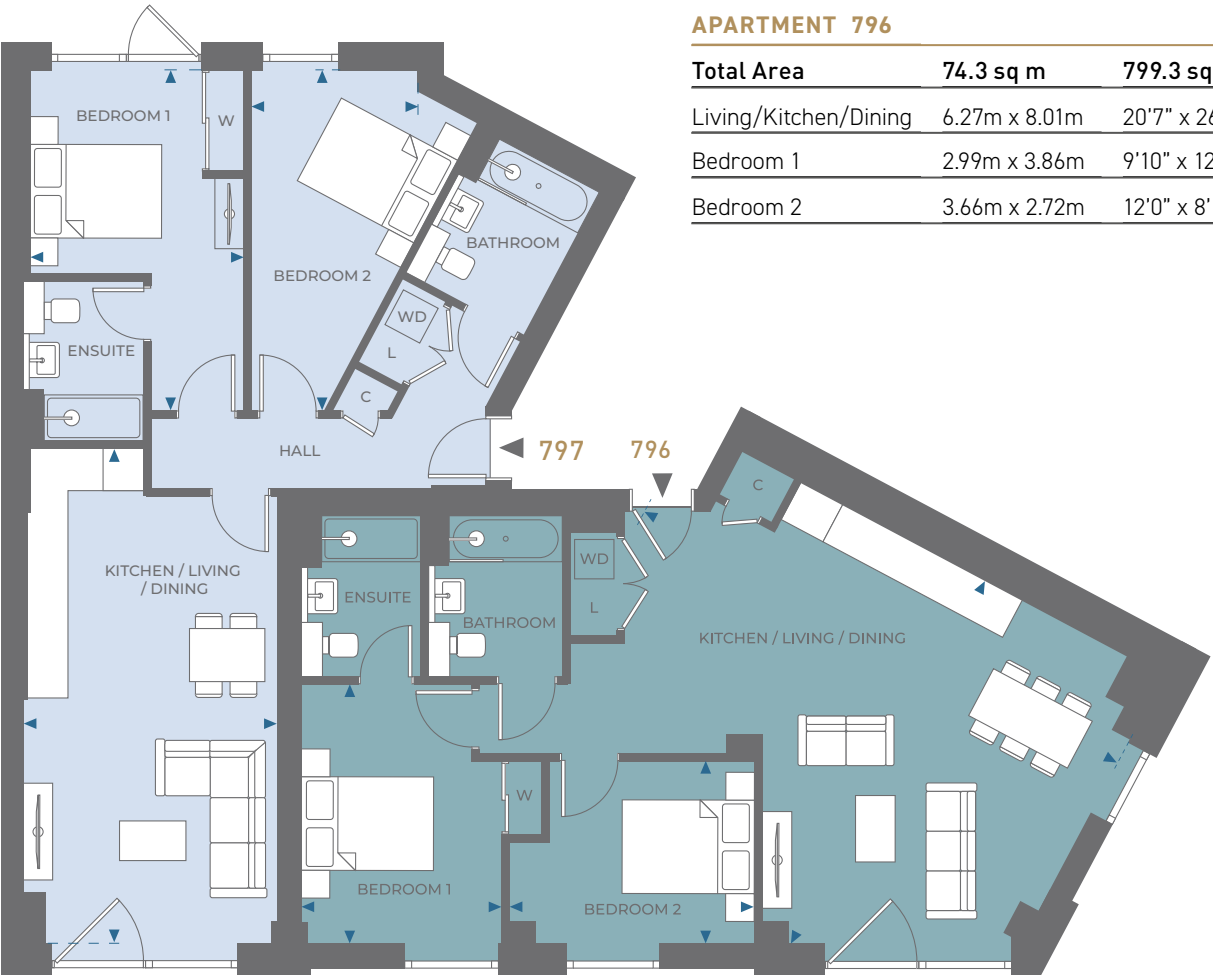


APARTMENT 797

Total Area	71.0 sq m	764.4 sq ft
Living/Kitchen/Dining	7.34m x 3.80m	24'1" x 12'6"
Bedroom 1	5.07m x 3.20m	16'8" x 10'6"
Bedroom 2	2.49m x 5.07m	8'2" x 16'8"

APARTMENT 796

Total Area	74.3 sq m	799.3 sq ft
Living/Kitchen/Dining	6.27m x 8.01m	20'7" x 26'3"
Bedroom 1	2.99m x 3.86m	9'10" x 12'8"
Bedroom 2	3.66m x 2.72m	12'0" x 8'11"



RIVERSIDE
VIEW



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. Floorplans show the bed in bedroom 1 as a king size and standard double beds in all other double bedrooms. Apartment areas are provided as gross internal areas under the RICS measuring practice. Please ask Sales Consultant for further information.

SPECIFICATION

KITCHENS

- Custom designed, contemporary kitchen with modern handleless door
- Laminate worktop
- Tiled splashback
- Integrated appliances including;
 - Bosch multi-function single oven
 - Bosch induction hob
 - Bosch extractor hood
 - Beko multi-function dishwasher
 - Beko 70/30 Fridge Freezer
- Matt black sink with matt black single lever mixer tap
- Feature LED lighting to underside of wall units

LAUNDRY CUPBOARD

- Space and plumbing provided for free-standing washer/dryer

ENSUITE

- Basin with bespoke single drawer vanity below and contemporary chrome single lever basin mixer
- Floor standing WC, soft-closing seat and cover
- Concealed cistern and matt black dual flush plate
- Chrome, wall mounted toilet roll holder
- Shower enclosure with a glass sliding door with matt black frame, chrome thermostatic mixer with wall mounted shower head and separate handheld shower
- Wall mounted mirrored cabinet with shaver socket and concealed lighting where possible
- Feature tiled niches
- Wall tiling to selected areas
- Porcelain tile to floor

BATHROOM

- Basin with bespoke single drawer vanity below and contemporary chrome single lever basin mixer
- Floor standing WC, soft-closing seat and cover
- Concealed cistern and matt black dual flush plate
- Chrome, wall mounted toilet roll holder
- Bath with bath screen with matt black frame, chrome thermostatic mixer with wall mounted shower head and separate handheld shower.
- Tiled bath panel
- Wall mounted mirrored cabinet with shaver socket and concealed lighting
- Feature tiled niches
- Wall tiling to selected areas
- Porcelain tile to floor

ELECTRICAL FITTINGS AND HOME ENTERTAINMENT

- Data points to living area, study and all bedrooms providing capability for TV streaming and internet services
- Downlights to feature throughout Kitchen/Living/Dining, Hallway and to all bathrooms
- Pendant lighting to feature in all bedrooms.
- Bulkhead lighting to laundry cupboards*
- USB point to kitchen area

HEATING

- Communal district heating
- Gas boiler energy centre with internal heat interface unit (HIU)
- Hot water & radiators provided by internal heat interface unit (HIU)

- Chrome heated towel rails to all bathrooms

INTERIOR FINISHES

- Satin painted internal doors with polished/satin chrome door furniture
- Satin painted skirting and architraves to compliment internal doors
- Wardrobes to bedroom 1 feature bespoke sliding doors and shelf/ hanging rail
- Wood effect laminate flooring to kitchen/living/dining, hallway including cupboards off hallway and to laundry cupboard
- Carpet fitted to all bedrooms

SECURITY & PEACE OF MIND

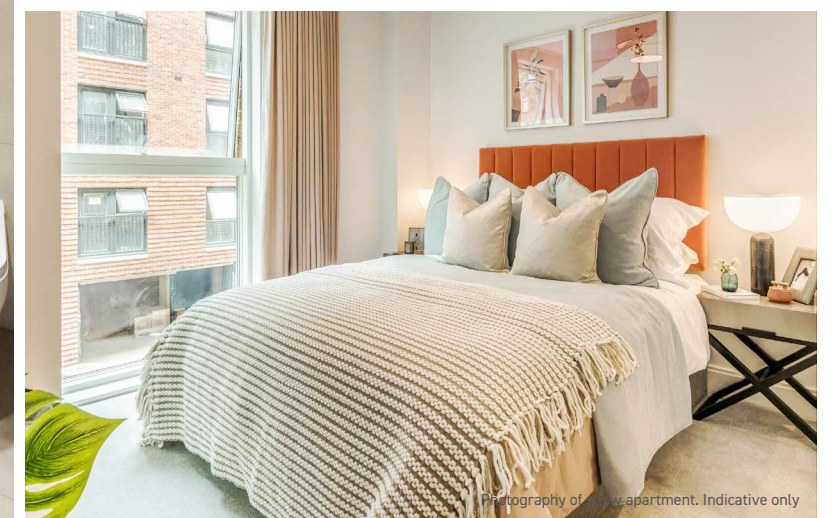
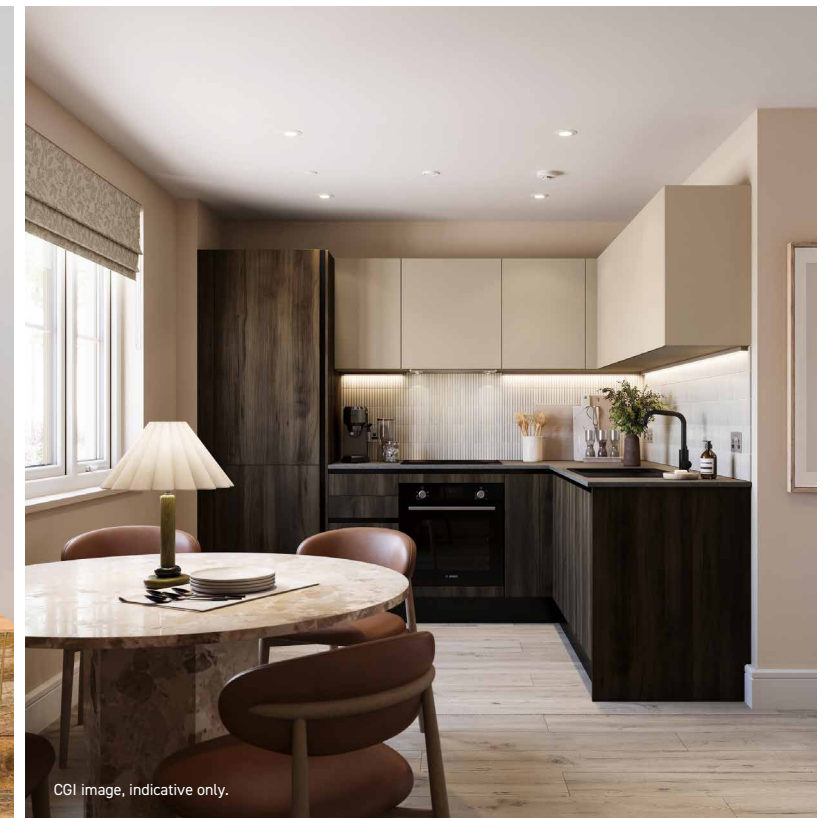
- Multi point locking to entrance door
- Audio/visual door entry system
- Mains powered smoke detectors with battery backup
- 10 year latent defects insurance policy provided by NHBC

COMMUNAL

- Bin store
- Cycle store
- On site internal parcel storage located within our on site concierge

*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.



THE DEVELOPMENT

THE DEVELOPMENT

- 6.9 acre site in central Reading, 769 new apartments including 230 affordable homes
- A prime south-facing location overlooking the River Kennet
- Architecture and interiors inspired by industrial heritage
- Regenerating a new stretch of riverside for the wider community to enjoy



DISCOVERY HOUSE SOUTH						Estimated Completion Q1 26 - Q2 26
Unit	Bedrooms	SQFT	SQM	PRICE	Rental Range (PCM)*	Rental Yield (%)*
796	2	799	74.3	£445,000	£1,950	4.9%
797	2	764	71.0	£440,000	£1,950	5.0%
798	2	763	70.9	£440,000	£1,950	5.0%
799	2	802	74.5	£445,000	£1,950	4.9%

* Estimated rental figures from JLL, August 2025

SALES PRICE GROWTH	2025	2026	2027	2028	2029	Cumulative change (%) 2025 -29	Average 2025 - 29
UK	3.5	4.0	4.5	3.5	3.0	19.9	3.7
Central London	3.0	3.0	4.5	5.5	4.5	22.2	4.1
South East	2.5	4.0	5.5	5.0	3.5	22.2	4.1

Source: JLL Residential forecasts 2025-2029

WHY READING...



A vibrant business hub and smart living choice, just 40 miles west of London



Elizabeth Line connections with direct trains to central London reaching Bond Street in 53 minutes



Major global brands investing, including Huawei and Microsoft



Global connectivity with just a 35 minute drive to Heathrow Terminal 5



The Oracle is a major shopping and leisure destination



Reading has one of the highest wages in the UK outside London*



Active rental market with high proportion of overseas tenants



The University of Reading is ranked in the top 25 universities in the UK*



Increasing capital growth with a 10.8% rise in house prices in the last 10 years*



A top 10 small European city of the future^o



ESTIMATED SERVICE CHARGE

- Plots 796 and 797 - £4.26 / sqft pa
- Plots 798 and 799 - £4.17 / sqft pa

LOCAL AUTHORITY

- Reading Borough County

BUILDING INSURANCE

- 10 year latent defects insurance policy provided by NHBC

- One form of Proof of Address for each individual - current utility bill or bank statement showing full name and home address no older than 3 months
- Confirmation of source of funds, such as proof of cash
- Confirmation of purchase as owner/occupier or investor

GROUND RENT

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

COMPLETIONS

- Q1 - Q2 2026

TERMS OF PAYMENTS

- £2,000 payable on reservation
- 10% of the purchase price is payable on exchange of contracts (less reservation fee already paid)
- Balance payable on completion

STAMP DUTY LAND TAX

- Payable on UK properties for owner/occupier purposes and at a higher rate for investors who own multiple properties in the UK and overseas.

DOCUMENTATION

DOCUMENTATION REQUIRED TO RESERVE

- One form of photo identification is required for each purchaser - Passport, Driving Licence, State ID Card

TENURE

- Leasehold - 999 years

CAR PARKING

- Available to selected apartments £POA

SHOULD THE PURCHASE BE MADE IN A COMPANY NAME, THE FOLLOWING IS REQUIRED:

- Certificate of Company Incorporation and Memorandum of Articles and Association
- Full list of Directors and Shareholders
- Evidence of the Company's registered address
- Photo Identification and Proof of Address for all Directors and Shareholders (as individual purchasers above)



Please be aware that these details are intended to give a general indication of properties available and should be used as a guide only. Accordingly, due to Berkeley's policy of continuous improvement, the finished product may vary from the information provided. This document is intended to be used, and must be used, for informational purposes only and it is important to do your own analysis and research before making any investment, based on your own personal circumstances. All forecast price data reflects the research and opinion of third parties outside of Berkeley, and is for informational purposes only. Berkeley will not be liable, whether in contract, tort (including negligence) or otherwise, in respect of any damage, expense or other loss you may suffer arising out of such information or any reliance you may place upon such information. The contents herein shall not form any part of any contract or be a representation including such contract. The property areas are provided as gross internal areas under the RICS measuring practice 6th edition recommendation. Huntley Wharf apartments are acquired with a 999 years leasehold; available plots from 1 July 2022. 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. Planning permission numbers for Huntley Wharf: 17059 and PL/25/0310. (Reading Borough Council). Computer generated images of Huntley Wharf are indicative only. Huntley Wharf and the associated building names are marketing names and will not necessarily form part of the approved postal address. Our sales representatives for overseas property work exclusively in relation to properties outside Hong Kong and are not to deal with any property situated in Hong Kong, unless expressly stated otherwise, are not licensed under the Estate Agents Ordinance to deal with Hong Kong properties. In the event of discrepancies between the Chinese and English version, the English version shall prevail.

GET IN TOUCH TODAY

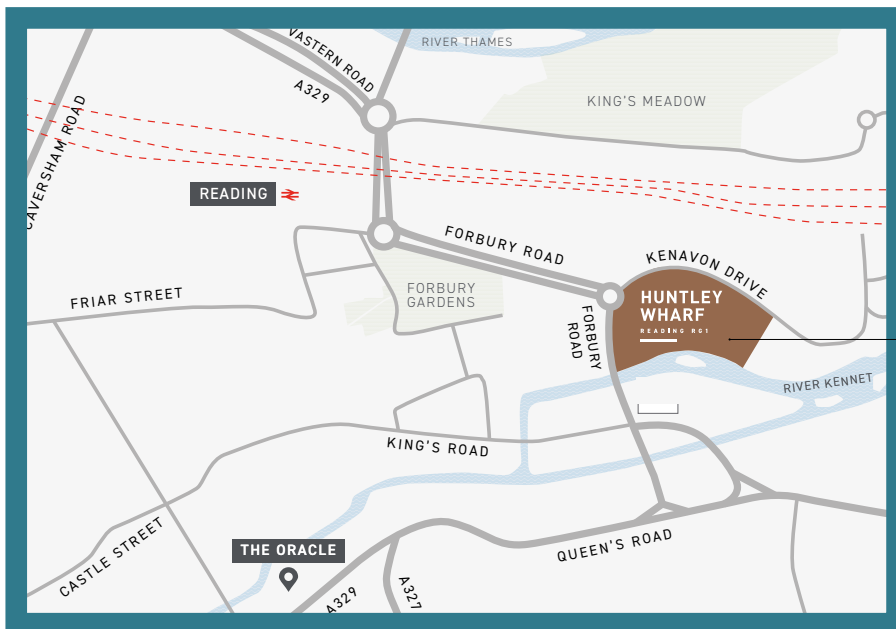
To find out more about Huntley Wharf please
get in touch with our sales team

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SALES & MARKETING SUITE*

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