



RIVER
THAMES

UNIVERSITY
OF READING

READING
STATION

BANKSY'S
GREAT ESCAPE

READING
TOWN CENTRE

NORTH WESSEX
DOWNS



READING RIVERWORKS IS AN
INSPIRING NEW NEIGHBOURHOOD
WITH A PRIME WATERFRONT LOCATION
IN THE HEART OF READING.

READING TOWN CENTRE

READING STATION

RIVER THAMES

CHRISTCHURCH BRIDGE

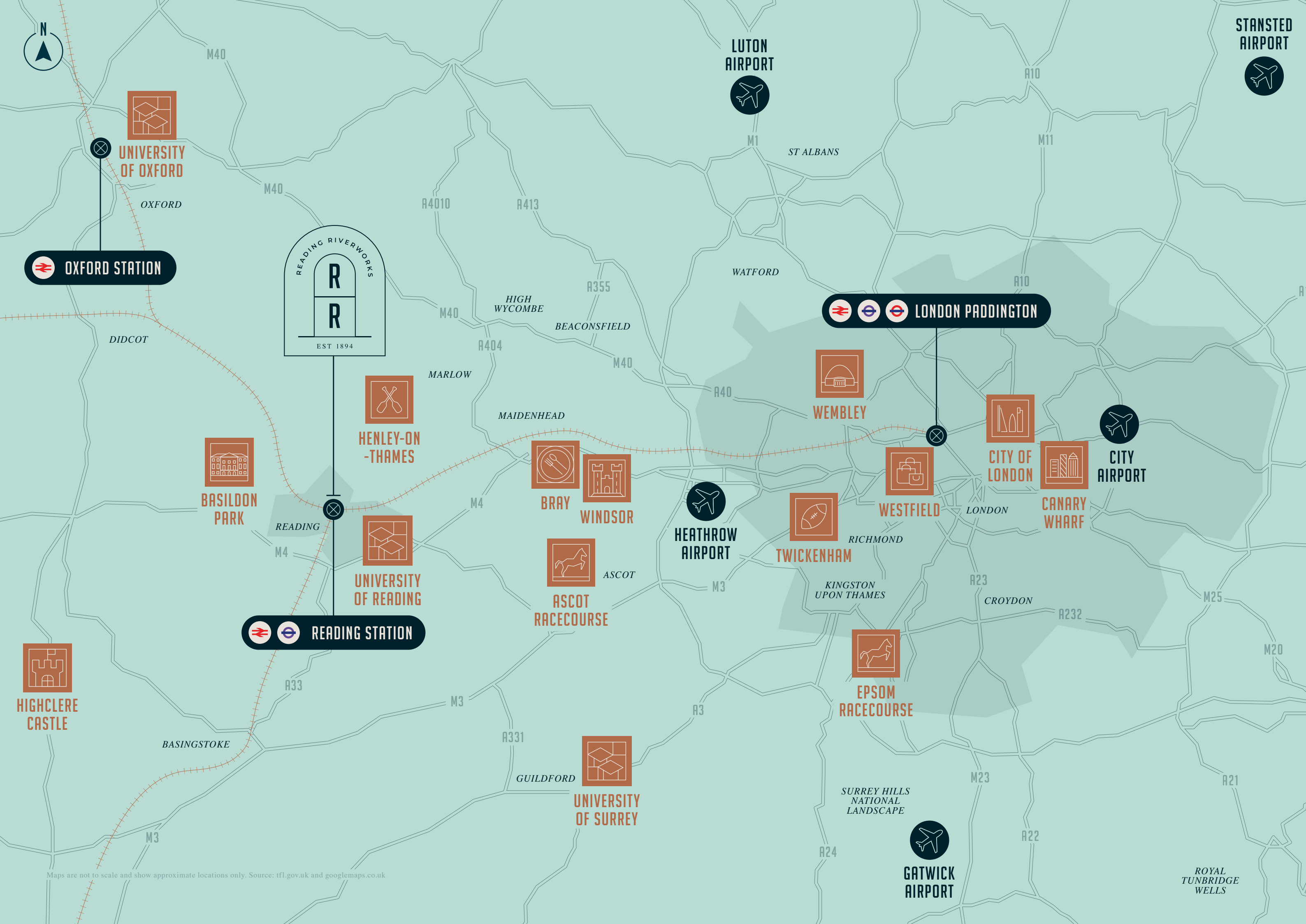
Reading **REIMAGINED**

Reading Riverworks is an exciting new community of just over two hundred 1, 2 and 3 bedroom apartments at the heart of this thriving town. Located in a prime riverside position on the site of the former power station, the development takes inspiration from its industrial past to deliver a new, reimagined neighbourhood of welcoming homes, carefully crafted for modern living.

Reading Riverworks is a landmark waterfront development. Sitting on the bank of the River Thames, it connects the river to the station and thriving town centre and provides residents with easy access to the waterside walkway and Christchurch Meadows. A number of homes will have stunning river views.

Reading train station is a short stroll away, along the wide, tree-lined pathway that meanders through the development. The Oracle shopping centre, located in Reading town centre, offers more than 80 stores, cafés, bars, and restaurants, all within a 10-minute walk.





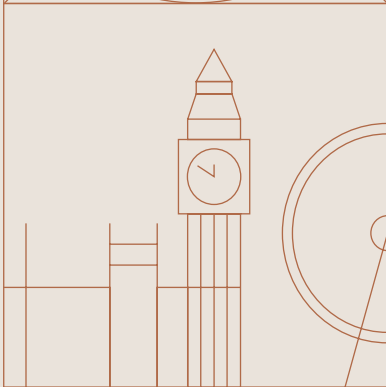
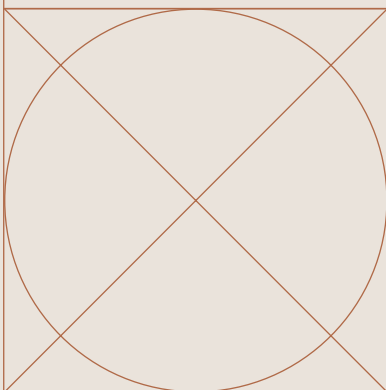
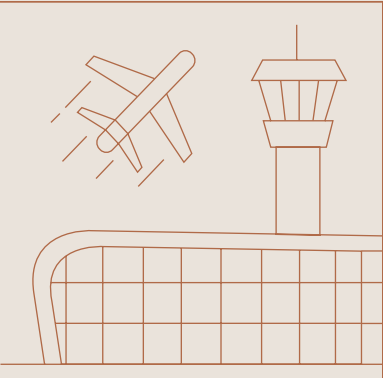
ROYAL
TUNBRIDGE
WELLS

Maps are not to scale and show approximate locations only. Source: tf1.gov.uk and googlemaps.co.uk



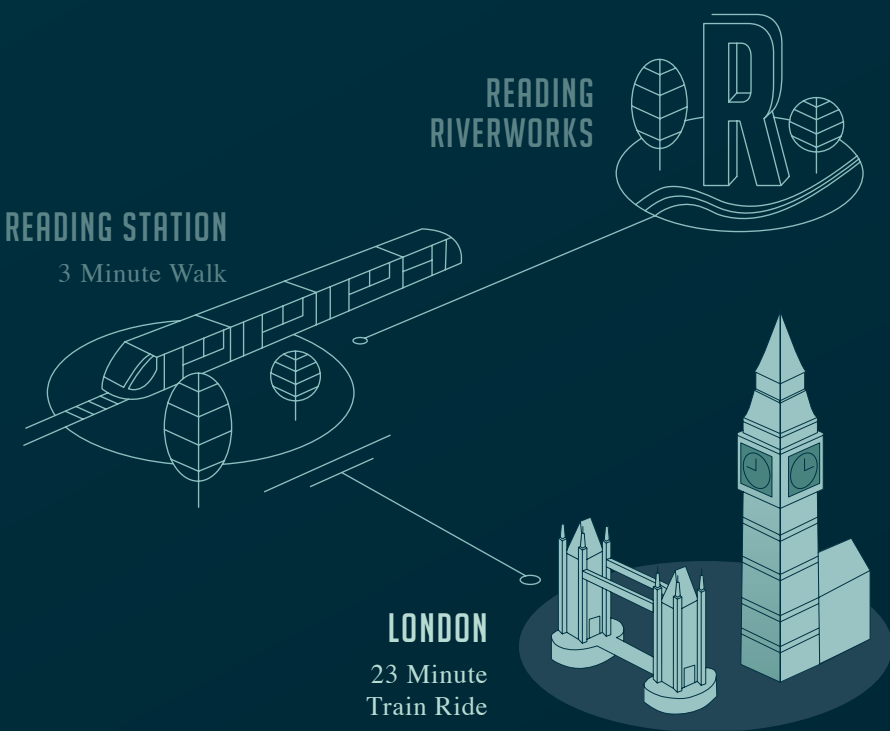
A strategic
LOCATION
close to the
CAPITAL

POWERFUL CONNECTIONS

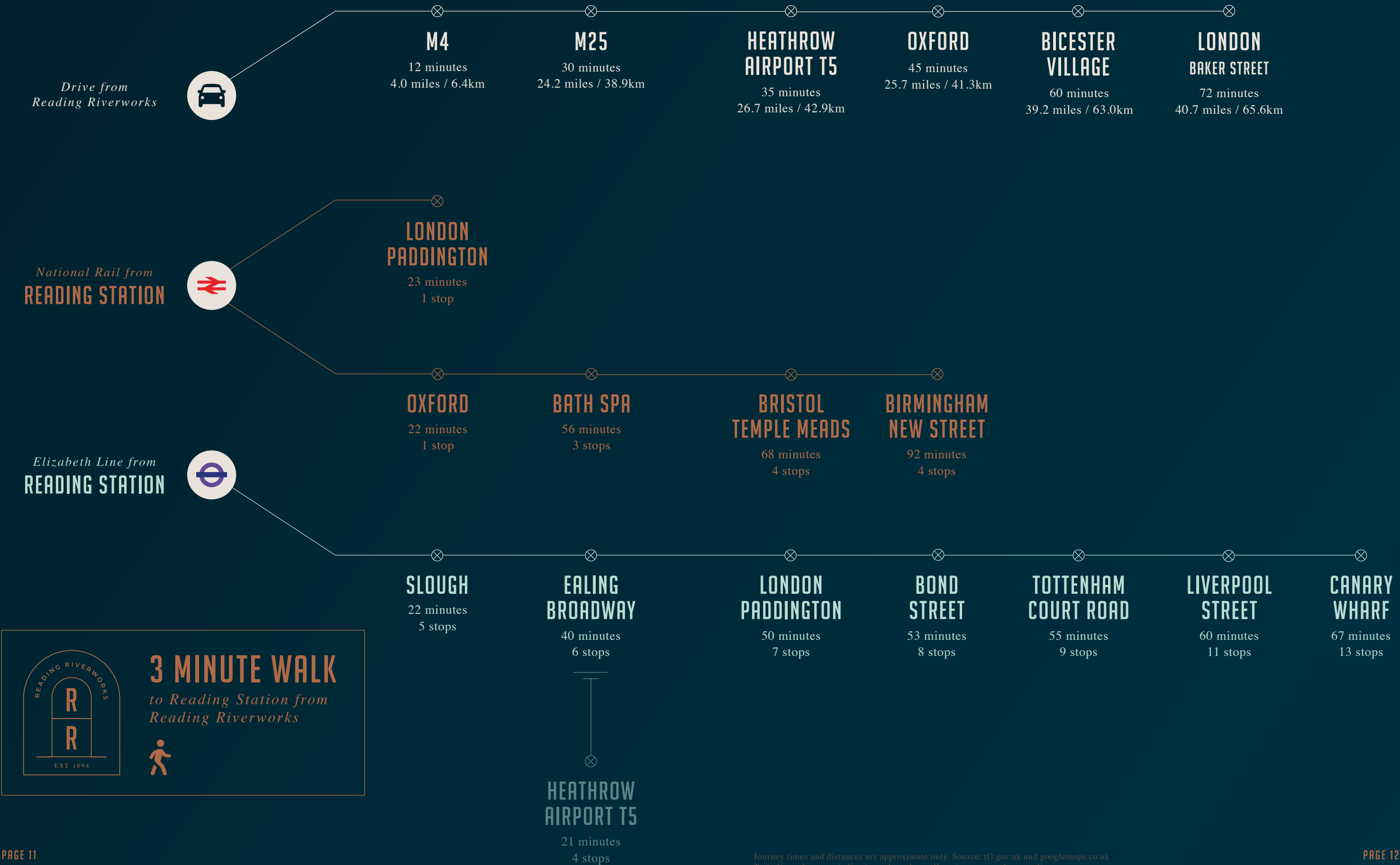


Reading has first class road, rail and air connections. Sitting less than 40 miles to the west of the capital, it has easy access to the motorway network via the M4, and the railway station is one of the best connected in the UK with more than 200 trains a day to London. London Paddington can be reached in 23 minutes by train. Reading is the second busiest interchange station outside London and is served by the Elizabeth Line, offering direct trains through central London, including the West End, the City and Canary Wharf, along with fast connections to Heathrow and Gatwick.

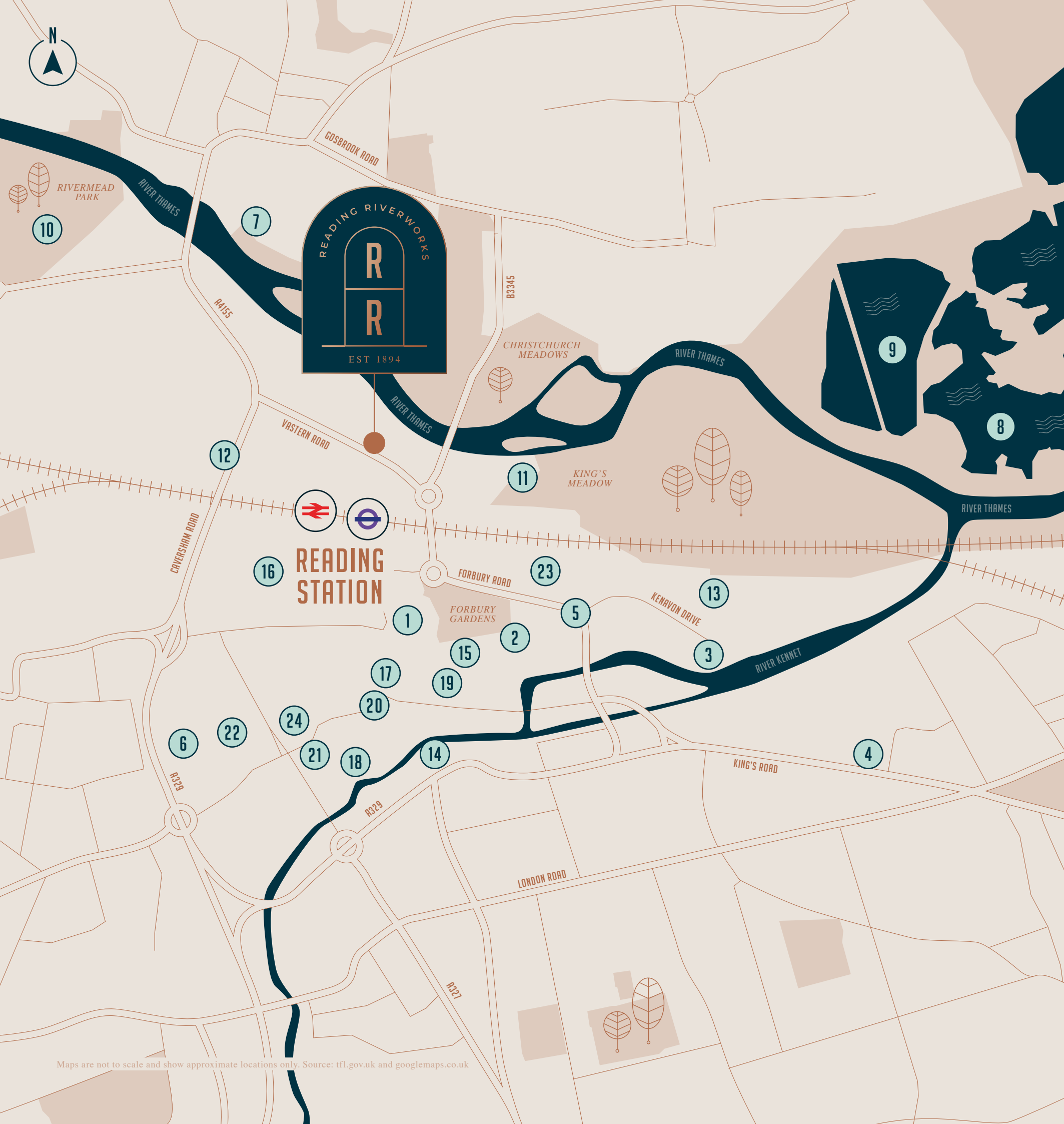
The nearby M4 motorway offers fast access to the M3, M40, and M25, all reachable in around 30 minutes. Heathrow Airport can be reached in just 35 minutes. Within an hour's drive are central London, the historic city of Oxford and Bicester Village, the luxury shopping outlet.



WITH FIRST-CLASS TRANSPORT LINKS, READING RIVERWORKS BENEFITS FROM FAST DIRECT TRAINS TO CENTRAL LONDON, EXCELLENT AIRPORT CONNECTIONS, AND QUICK ACCESS TO THE MOTORWAY NETWORK.



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.



Maps are not to scale and show approximate locations only. Source: tfl.gov.uk and googlemaps.co.uk



CULTURE

- 1 Reading Museum
- 2 Reading Abbey Ruins
- 3 Riverside Museum
- 4 Reading Rep Theatre
- 5 Banksy's Great Escape
- 6 The Hexagon



SPORTS & LEISURE

- 7 Reading University Boat Club
- 8 Caversham Lakes
- 9 Thames and Kennet Marina
- 10 Rivermead Leisure Centre
- 11 Thames Lido
- 12 Pure Gym
- 13 Padel Hub



RESTAURANTS

- 14 London Street Brasserie
- 15 The Reading Room
- 16 Malmaison Bar and Grill
- 17 The Botanist
- 18 Osaka Reading
- 19 Carluccio's
- 20 Gail's Bakery



SHOPPING

- 21 The Oracle Shopping Centre
- 22 Broad Street Mall
- 23 Forbury Retail Park
- 24 John Lewis and Partners

New
ENERGY
Shaping
TOMORROW



RECHARGE YOUR BATTERIES

Reading is a vibrant destination for shopping. The streets are lined with exciting cafés, bars, and restaurants, and the thriving nightlife includes live music venues, cinemas, and theatres. Three major shopping centres, The Oracle, pedestrianised Broad Street, and historic Harris Arcade, offer a wealth of high street shops and independent boutiques alongside the department stores John Lewis and Marks & Spencer.

The diverse food scene ranges from coffee houses and tea rooms to fine dining. Standout spaces in the town centre include Osaka, The Botanist and The Reading Room, whilst the wider area boasts several Michelin-starred restaurants including The Fat Duck, The Waterside Inn, and The Hind’s Head all located in Bray, about a 30 minute drive.



GAIL'S BAKERY

11 Minute Walk



ORACLE SHOPPING CENTRE

11 Minute Walk

RESTAURANTS

MALMAISON BAR & GRILL

7 Minute Walk

THE READING ROOM

9 Minute Walk

LONDON STREET BRASSEIRE

14 Minute Walk

OSAKA READING

16 Minute Walk

SHOPPING

JOHN LEWIS & PARTNERS

10 Minute Walk

FORBURY RETAIL PARK

11 Minute Walk

MARKS & SPENCER FOODHALL

11 Minute Walk

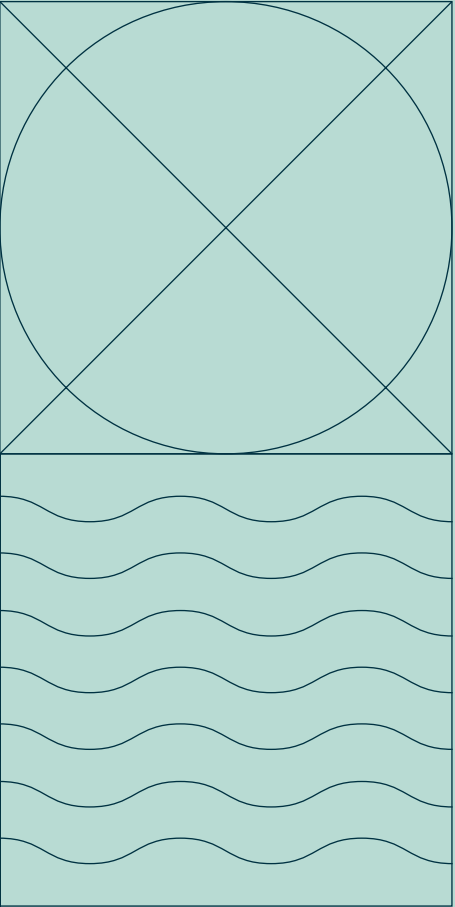
BROAD STREET MALL

16 Minute Walk

ENGAGE WITH THE ENERGY

There are a wide variety of sports and activities to suit all of Reading’s residents. Reading Football Club, home to both men’s and women’s teams, has a proud history and is also known for its renowned academy, which has produced a number of talented players who’ve gone on to play at the highest levels.

The town also boasts rugby, basketball, and hockey clubs, along with golf and tennis facilities, and the grade II listed Thames Lido offers a unique spot for swimmers.



THAMES LIDO

6 Minute Walk

PURE GYM
6 Minute Walk

VILLAGE GYM
11 Minute Walk

PADEL HUB
17 Minute Walk

RIVERMEAD LEISURE CENTRE
17 Minute Walk

ENJOY THE HISTORIC HERITAGE

Step inside one of the town’s three museums to learn about its history, the story of its two rivers, or the local countryside. Visit Reading Museum to see full-size replica of the Bayeux Tapestry. Or check out Banksy’s Create Escape mural just round the corner from Reading Riverworks.

READING ABBEY RUINS

11 Minute Walk / 2 Minute Drive

HISTORY & CULTURE



READING MUSEUM

8 Minute Walk

BANKSY’S GREAT ESCAPE

11 Minute Walk

THE HEXAGON

16 Minute Walk

RIVERSIDE MUSUEM

17 Minute Walk

READING REP THEATRE

24 Minute Walk

Life where the RIVER FLOWS

Enjoy the calming flow of the River Thames as it winds alongside Reading Riverworks, creating a serene backdrop to daily life. Take in the sweeping views of the river’s ever-changing currents and the lush meadows beyond, where nature and city living exist in perfect harmony.

With its long stretch of accessible riverside, it’s easy to get out on the water. Local sailing and rowing clubs welcome all abilities, from beginners to seasoned enthusiasts, while leisurely river cruises and private boat hire offer a more relaxed way to explore the Thames. For those seeking a more active adventure, paddle boarding has become a popular pastime, offering a unique way to experience the river from a fresh perspective.



READING UNIVERSITY BOAT CLUB

13 Minute Walk

WATER ACTIVITIES



ISIS WATER SKI & WAKEBOARD CLUB

9 Minute Drive

CAVERSHAM LAKES

10 Minute Drive

WOKINGHAM WATERSIDE CENTRE

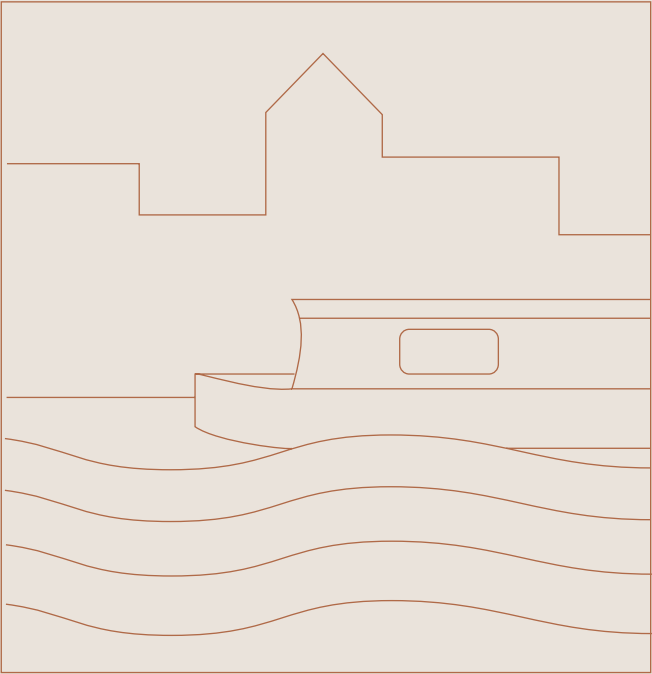
11 Minute Drive

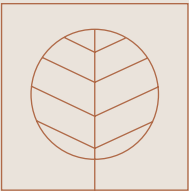
THAMES & KENNET MARINA

12 Minute Drive

READING SAILING CLUB

13 Minute Drive





THE VIBRANT PULSE OF NATURE

Get close to nature by taking a short stroll across Christchurch Bridge to Christchurch Meadows, a picturesque 25-acre riverside park with a summertime paddling pool. Or wander along to Forbury Gardens in the town centre, the location of a Civil War battle and now a popular park next to the ruins of the 12th-century Reading Abbey.



GREEN SPACES



CHRISTCHURCH MEADOWS

5 Minute Walk

FORBURY GARDENS

9 Minute Walk

KING'S MEADOW

10 Minute Walk

CAVERSHAM COURT GARDENS

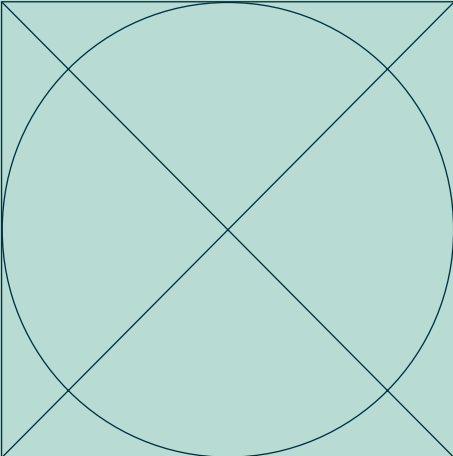
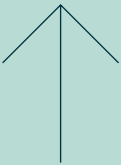
17 Minute Walk

DISCOVER READING'S POPULAR ANNUAL EVENTS SUCH AS THE READING FESTIVAL, HALF MARATHON AND CHILDREN'S FESTIVAL.



READING HALF MARATHON

Every March, this much-loved event brings over 10,000 runners to the centre of town, with 15,000 spectators lining the streets to cheer them on.



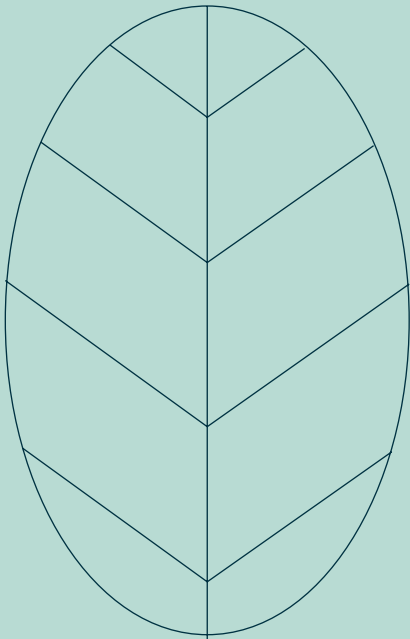
READING FESTIVAL

The longest running pop music festival in the UK, this family-friendly festival has grown from 20,000 visitors in 1971 to over 100,000 today. Running for three days over the August bank holiday weekend, the festival attracts both many young people and also the young-at-heart.



READING CHILDREN'S FESTIVAL

Celebrating 36 years in May 2025, the Reading Children's Festival offers three weeks of exciting events and activities, including sports, music, workshops, and arts & crafts sessions at venues throughout the town.



EXPLORE THE WIDER AREA

Located less than 40 miles to the west of London, Reading offers residents the best of both worlds, with easy connections to the vibrant local towns and the surrounding countryside.

This attractive university town on the banks of the River Thames offers excellent rail connections. Oxford lies 25 miles to the north, while Bath and Bristol are easily accessible, offering rich history, culture, and vibrant attractions.

For a charming countryside escape, Henley-on-Thames and Marlow are just a short drive away, both offering picturesque riverside settings. The stunning Berkshire Downs, an Area of Outstanding Natural Beauty, is 30 miles to the west, while Windsor, with its royal heritage, is also within easy reach by car.



MARLOW

28 Minute Drive



WINDSOR

28 Minute Drive



OXFORD

60 Minute Drive

BY RAIL



OXFORD

25 miles to the north, offering world-renowned history, architecture, and academic excellence.



BATH

Easily accessible by train, with its iconic Georgian architecture, Roman Baths, and vibrant cultural scene.



BRISTOL

A direct rail connection links you to this creative city known for its harbourside and rich maritime history.

BY CAR



HENLEY-ON-THAMES

A charming riverside town famous for its annual Regatta.



MARLOW

Known for its boutique shops and Michelin-starred dining.



BERKSHIRE DOWNS

This Area of Outstanding Natural Beauty offers endless walking trails.



WINDSOR

Windsor offers a unique mix of royal heritage and riverside beauty.



ASCOT

Home to a prestigious racecourse, Ascot exudes historic charm, elegance, and a vibrant social scene.



VIRGINIA WATER

Renowned for its serene landscapes, historic charm, and exclusive appeal.

An educational POWERHOUSE

Reading offers world-leading educational opportunities, with a globally ranked university, the UK’s best technical college, and some of the best schools in the country.

Reading University, ranked 26th in the UK, has more than 27,000 students from more than 160 countries*. Known for its research, it has a strong international outlook. Affiliates include the Henley Business School, one of the top 30 of its kind in the UK*.

UTC Reading, a STEM-focused University Technical College for 14-18 year olds specialising in engineering and computer science, has achieved the World Class Schools Quality mark*.

Reading has two high-achieving state grammar schools, Reading School & Kendrick School. Nearby local independent schools include, Lambrook (a co-ed prep school), Pangbourne College, Wellington College, Downe House, and Eton College.



UNIVERISTY
OF READING

19 Minute Bus Ride



UNIVERSITY
OF OXFORD

22 Train to Oxford



UNIVERSITY
COLLEGE LONDON

55 Minute Tube to
Tottenham Court Road



PRE-SCHOOL



FORBURY GARDENS DAY NURSERY

12 Minute Walk

MONKEYMOOS DAYCARE

13 Minute Walk

NEW BRIDGE NURSERY SCHOOL

18 Minute Walk

PRIMARY



EP COLLIER SCHOOL

7 Minute Walk

THAMESIDE PRIMARY SCHOOL

14 Minute Walk

OXFORD ROAD COMMUNITY SCHOOL

21 Minute Walk

SECONDARY



KENDRICK SCHOOL

22 Minute Walk

READING SCHOOL

31 Minute Walk

BERKSHIRE ACADEMY

12 Minute Drive

INDEPENDENT



QUEEN ANNE’S SCHOOL

17 Minute Walk

THE ABBEY SCHOOL

28 Minute Walk

READING BLUE COAT SCHOOL

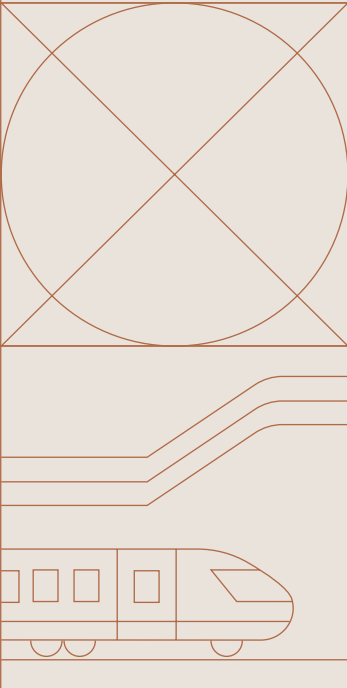
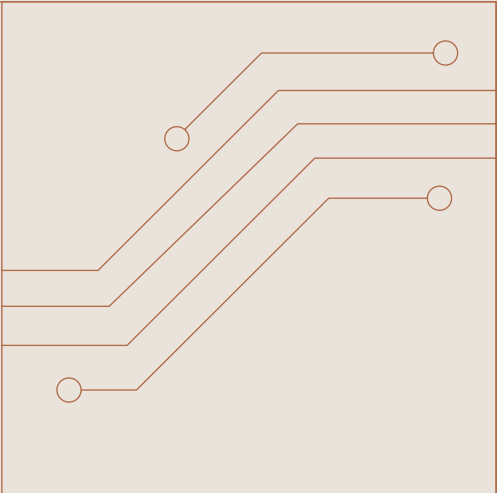
12 Minute Drive

Invest in Reading's
**POWERFUL
FUTURE**

High investment, employment and a growing talent pool make Reading a reliable place to invest, as evidenced by the growing number of global businesses making the town their European or UK headquarters.

Occupying a strategically important position at the heart of the fast-growing Thames Valley, Reading is forecast to be the fastest growing area in the UK over the next three years in terms of GVA and employment, with one of the highest employment rates in the UK and average salaries close to London levels*.

FUELLED BY THE
FAST-GROWING
TECH SECTOR



Reading’s buoyant growth is based on the diverse nature of the knowledge-based local economy. Reading is the tech hub of the Thames Valley with eight times the UK average concentration of tech businesses*.

National and international companies are attracted by Reading’s strength in the tech sector, proximity to London, and excellent connections to airports and the rail and road networks.

With continued structural growth forecast for the tech sector, Reading is well-placed to continue benefiting from growth opportunities in both the short and long term. It was recently ranked 8th for investment in the Small European Cities of the Future and placed 4th as business-friendly*.

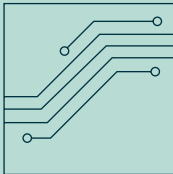
A Hive of
INDUSTRY

 7 Minute Walk	 9 Minute Walk	 12 Minute Walk
 9 Minute Drive	 10 Minute Drive	 10 Minute Drive
 12 Minute Drive	 12 Minute Drive	 14 Minute Drive

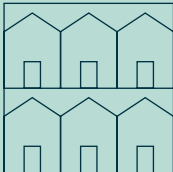
THIS FAST-GROWING AND WELL-CONNECTED
TECH HUB, WITH HIGH SALARIES AND
EMPLOYMENT RATES, IS BENEFITTING FROM
INFRASTRUCTURE IMPROVEMENTS.



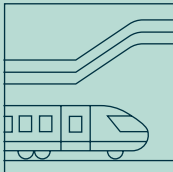
Reading is the largest and fastest-growing town
in the Thames Valley, and the tech hub for the region*.



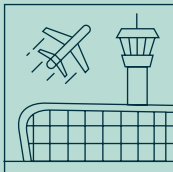
The town has one of the highest employment rates in the
UK and salaries are amongst the highest outside London*.



The £750m Stratton Hill regeneration scheme in the
town centre will deliver 625,000 sq ft of new office
space and over 60,000 retail, community and leisure
space alongside improvements to the public realm*.



Reading station has seen over £900 million investment,
with over 200 trains a day linking Reading with London,
both via National Rail services and the Elizabeth Line
direct to Canary Wharf*.



The planned expansion of Heathrow (a 35-min drive
from Reading) is expected to deliver up to £61bn in
economic benefits and 77,000 local jobs by 2030*.



House prices in the South East
are forecast to increase by

22.2%

over the next five years[†]

READING'S PROPERTY PRICES
ARE SIGNIFICANTLY LOWER
THAN IN THE CAPITAL MAKING IT
ATTRACTIVE TO RENTERS, BUYERS,
AND PROPERTY INVESTORS.

Reading is an attractive prospect for property investment, with
healthy rental returns and property price growth supported by the
fast-growing local economy.

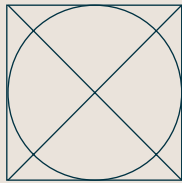
The town has a secure and growing rental market with 32% of
households renting privately compared to the South East average of
19% and rents rose by 11% in 2024. The average apartment price in
Reading is £235,000 compared to £432,000 in London. making it
attractive to first time buyers and those moving from the capital*.

AN ICONIC
development in a
LANDMARK
location

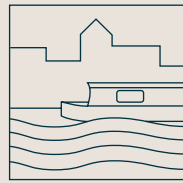




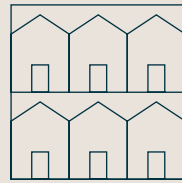
Reshaped & Reimagined for the
21ST CENTURY



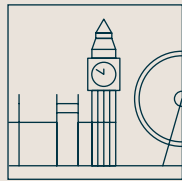
**CENTRAL READING
LOCATION**



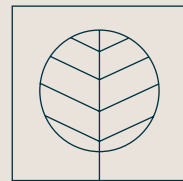
**WATERSIDE
LIVING**



**CONTEMPORARY
HOMES**



**DIRECT LONDON
CONNECTIONS**



**SUSTAINABLE
DESIGN**



**URBAN
LIVING**



A Powerful LEGACY

Located between the river and the town centre, the site has a rich industrial heritage. For most of the 20th century it was home to the local coal-fired power station which generated electricity for Reading and the surrounding area.

The site’s prime location between the river and railway made it ideal for a power station. Water from the river cooled the turbine halls, whilst coal delivered by train fuelled the furnaces. In 1970, the chimney and wharf buildings were demolished and replaced with a car showroom and other uses, though parts of the site continued to operate as an electrical distribution facility.



Vastern Road Power Station - 1943

1894

The Reading Electrical Supply Company is granted approval to generate electricity, and a power station is completed on Vastern Road, using the river for cooling and coal deliveries.

1933

The Reading Corporation acquires the electrical supply contract to operate the power station, and the Reading Electrical Supply Company is wound up.

1943

The site transitions from electricity generation to distribution, and the British electrical supply industry is nationalised.

1960

Towards the end of this decade the power station is decommissioned, leaving just a small section of HV electrical equipment located on the site of the former coal storage.

1970

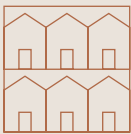
The chimney and wharf buildings are demolished and replaced with other uses including a car showroom.

2022

Planning is approved for the Reading Riverworks development, providing 209 high-quality new homes alongside improvements to the public realm.



READING RIVERWORKS PROVIDES A NEW, GREEN CONNECTION TO THE TOWN CENTRE AND TRAIN STATION AS WELL AS HIGH QUALITY NEW HOMES ON A HISTORIC SITE.



ARCHITECTURE

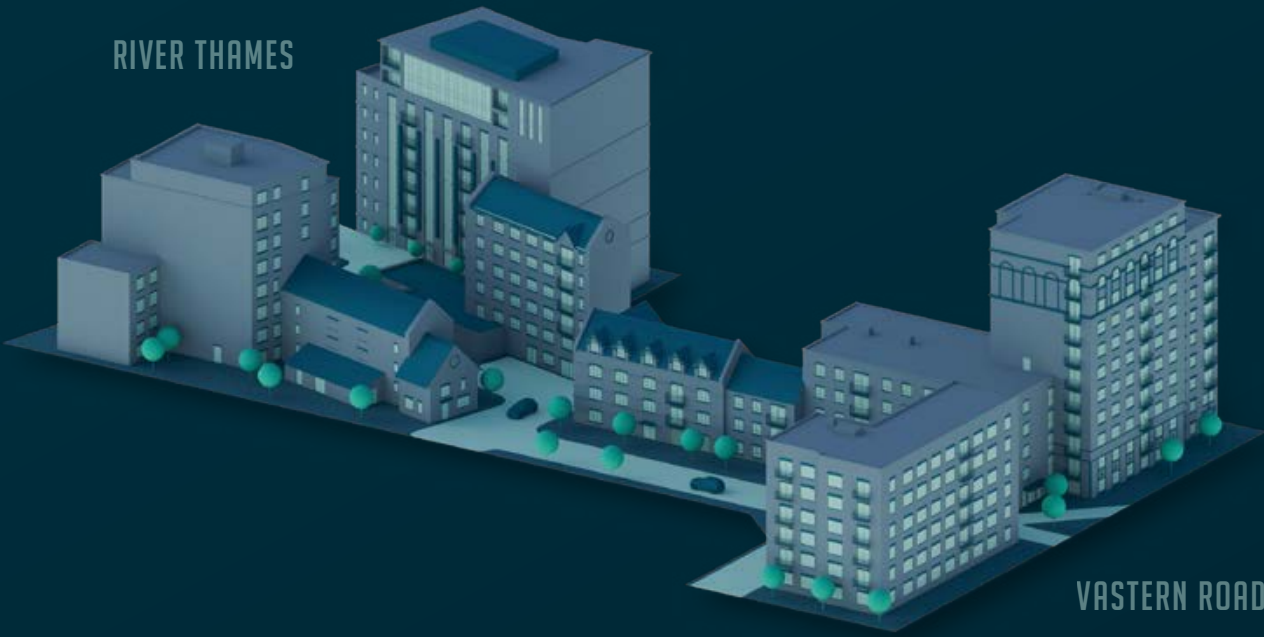
Inspired by the industrial heritage of the site and Victorian architecture, Reading Riverworks has been carefully crafted to reflect both, with brick and stone detailing that echoes the local character and a series of elegant warehouse-style buildings that celebrate the former power station on the site.



LANDSCAPING

Sitting on the riverbank, the development connects the river to the town centre, with a new tree-lined avenue that runs through the development from Christchurch Bridge to the train station. Punctuated by planting, small shared gardens, and places to rest along its winding route, this new green corridor provides a serene space for residents and visitors to meet and relax, and a pleasant meandering route for walkers and cyclists.

The apartments at Reading Riverworks are set to either side of a central landscaped green space, in seven distinctive buildings named after the historic buildings of the power station that came before. Selected apartments have their own private outdoor space in the form of a terrace or balcony.



“Our Vision is to create an iconic place where people will feel welcome, connected, energised and proud. Reading Riverworks provides a truly exciting opportunity to create a landmark place to live in the heart of Reading.

The scheme will “reveal and reconnect” with the River Thames by creating a landmark place to not only live, but to visit and commute through, with a new community rooted with a sense of place and filled with beautiful spaces to meet, relax and enjoy.

Reading Riverworks will reference the site’s industrial past but will be forward looking to create homes for the 21st Century”.

EVA ERJAVEC
Architect

CHRISTCHURCH
MEADOWS

READING TOWN CENTRE
8 Minute Walk

READING STATION  
3 Minute Walk

CHRISTCHURCH BRIDGE

THAMES
REACH

GOODS
YARD

CHRISTCHURCH
WHARF

THE FORBURY

ALBURY CROSS

VASTERN WAY

STATION HOUSE

SSE
SUBSTATION

BET TICKNER WAY

LYNMOUTH ROAD

VASTERN ROAD

RIVER THAMES

FRY'S
ISLAND

STATION REACH

THAMESIDE COLLECTION

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 any time without notice. Amenities are proposed and delivery timescales are to be confirmed. Correct at time of print. *Source: google.co.uk/maps



Crafted for Life's **DYNAMIC RHYTHM**

Reading Riverworks breathes new life into its industrial past, with considered design that fuses bold architectural character with contemporary luxury. The apartment interiors combine cutting-edge design and contemporary high spec fixtures and fittings to create unique spaces that deliver the ultimate in convenience and comfort.

Thoughtfully considered and delivered with style, the homes at Reading Riverworks represent a new high-water mark in modern living.







KITCHEN

- Custom designed, contemporary two-tone kitchen with modern handleless door
- Laminate worktop
- Tiled splashback
- Matt black single bowl sink with matt black single lever mixer tap
- Feature LED lighting to underside of wall units
- Bosch multi-function single oven
- Bosch induction hob
- Bosch extractor hood
- Beko multi-function dishwasher
- Beko 70/30 Fridge Freezer
- Beko washer dryer to apartment numbers 34, 35, 46, 47, 49, 50, 58, 59, 61, 62

THAMESIDE COLLECTION

- Custom designed, contemporary kitchen with modern handleless door
- Feature glazed wall unit with brushed bronze effect frame
- Stone worktop
- Tiled splashback
- Integrated appliances to Penthouses including:
 - Siemens multi-function single oven
 - Siemens compact oven with microwave function
 - Siemens induction hob
 - Bosch extractor hood
 - Beko multi-function dishwasher
 - Beko 70/30 Fridge Freezer
- Integrated appliances to all remaining apartments including:
 - Bosch multi-function single oven
 - Bosch induction hob
 - Bosch extractor hood
 - Beko multi-function dishwasher
 - Beko 70/30 Fridge Freezer
- Matt black single bowl sink with drainer grooves in stone and matt black single lever mixer tap
- Feature LED lighting to underside of wall units
- Feature pendant lights above breakfast bar / kitchen island (where applicable)

EN-SUITE

- 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

THAMESIDE COLLECTION

- 4 piece ensuites feature shower enclosure with a glass sliding door with matt black frame, chrome thermostatic mixer with wall mounted shower head, separate handheld shower and a bath with chrome thermostatic mixer and chrome handheld shower set
- 3 piece ensuite to number 178 features shower enclosure with a glass bi-fold door with matt black frame, chrome thermostatic mixer with wall mounted shower head and separate handheld shower
- Shower enclosure with a glass sliding door with matt black frame, chrome thermostatic mixer with wall mounted shower head and separate handheld shower

LAUNDRY CUPBOARD

- Space and plumbing for freestanding washer dryer

THAMESIDE COLLECTION

- Laundry cupboards to numbers 156, 157, 161, 162, 166, 167 will have space and plumbing for a freestanding washing machine and tumble dryer with laminate worktop above
- Utility to penthouse numbers 170, 171, 173, 174, 201 will have a Beko washing machine and tumble dryer provided with laminate worktop above and matt black, single bowl sink with matt black mixer tap
- Laundry cupboards to all remaining apartments will have space and plumbing for a freestanding washer dryer

FAMILY 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 pivoting bath screen with matt black frame, chrome thermostatic mixer with wall mounted shower head and separate handheld shower to numbers 3, 4, 9, 10, 13, 14, 17, 18, 21, 22, 25, 26, 112, 114, 115, 117, 118, 120, 178, 182, 186, 190, 193, 196, 199, 201
- Bath with fixed bath screen with matt black frame, chrome thermostatic mixer with wall mounted shower head and separate handheld shower to all remaining apartments
- 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

GROUND FLOOR CLOAKROOM

The Forbury Number 209 Only

- Basin with chrome bottle trap 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
- Wall mounted mirror fitted above basin
- Wall tiling to selected areas

ELECTRICAL FITTINGS & HOME ENTERTAINMENT

- Data points to living area, study (where applicable) and all bedrooms providing capability for TV streaming and internet services
- Downlights to feature throughout Kitchen/Living/Dining, Hallway (where appropriate), utilities (where applicable), all bathrooms and to the ground floor WC (to number 209 only)
- Pendant lighting to feature in all bedrooms, study (where applicable), and to the landing (to number 209 only)
- Bulkhead lighting to laundry cupboards (where applicable)
- USB point to kitchen area

HEATING

- Communal district heating
- Air Source heat pump system with internal heat interface unit (HIU)
- Hot water and radiators provided by internal heat interface unit (HIU)
- Chrome heated towel rails to all bathrooms and to cloakroom within number 209 only

INTERIOR FINISHES

- Satin painted internal doors with polished/satin chrome door furniture
- Satin painted skirting and architraves to compliment internal doors
- Painted staircase to number 209 only, with stained newel caps and handrail
- Wardrobe to bedroom 1 within numbers 181, 185, 189 with satin painted internal door and shelf/hanging rail
- Wardrobes to bedroom 1 within apartment numbers 34, 35, 46, 47, 49, 50, 58, 59, 61, 62 feature bespoke sliding doors with matching end panel and shelf/hanging rail
- Wardrobes to bedroom 1 within all remaining apartments feature bespoke sliding doors and shelf/hanging rail
- Wood effect laminate flooring to kitchen/living/dining, hallway (where applicable) including cupboards off hallway, laundry cupboard (where applicable) and to ground floor WC (within number 209 only)
- Carpet fitted to all bedrooms, study (where applicable) and to stairs & landing (within number 209 only)

SECURITY & PEACE OF MIND

- Mains supply smoke detectors and heat detectors with battery back up
- Multi-point locking to entrance door
- Audio/video door entry system to apartments only
- External light provided beside front door to number 209 only
- 10 year latent defects insurance policy provided by Thomas Miller Speciality

EXTERNAL FEATURES

- Bin store
- Cycle store
- On-site external parcel storage

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. Berkeley Group reserves the right to alter, amend or update the specification, which may include changes in the colour, material and/or brand specified. In such cases, a similar alternative will be provided. Berkeley Group 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.

Transforming TOMORROW

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 ten year plan which sets out how we will achieve it.



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

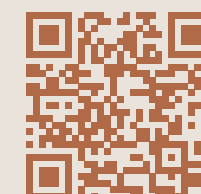
Creating beautiful places with habitats that help nature to thrive, meaning that every site is left with more nature than when we began.



TRANSFORMING FUTURES

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

OUR VISION
2030
TRANSFORMING TOMORROW



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

At Berkeley, 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 nature, 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 & Diversity

No two Berkeley 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 Berkeley 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 Berkeley 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 build warranty.

Green Living

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, promote recycling and enable residents to choose sustainable transport options.

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.



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www.berkeleygroup.co.uk

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St Edward
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St George
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St James
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St Joseph
Designed for life

St William
Designed for life

People, Planet, Prosperity

Sustainability is fundamental to Berkeley’s ethos. In simple terms, we want to ensure the long-term health, wellbeing 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 Reading Riverworks.

Nature & Biodiversity

Parkland, trees, flowers, living roofs, ponds, hedges, gardens – these are the fundamentals of a thriving natural environment that can be enjoyed by everyone, even in the heart of the city. They are all part of our commitment to net biodiversity gain on our developments. Within and around Reading Riverworks, we have created natural habitats that encourage wildlife to flourish. We are working with landscape architects Fira to engage residents in the natural landscapes that we have created.

Waste & 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, and 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. Individual homes and apartment buildings also benefit from rainwater harvesting, which is used in gardens and landscaped areas.

Sustainable Materials

We commit to sourcing the materials for the construction of our buildings in a sustainable and responsible way. All timber and wood-based products used to build your home should be certified to either the Forest Stewardship Council (FSC) or Programme for the Endorsement of Forest Certification (PEFC) scheme. This means it will have come from a responsibly managed forest. Our focus on materials doesn’t just stop there – as a business we are committed to measuring and reducing the embodied carbon of our buildings, which where possible, includes sourcing low carbon materials, and those with high levels of recycled content.

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.

Clean air

It is hard to avoid polluted air, particularly in our cities. Throughout Reading Riverworks we have planted trees, shrubs and flower beds to help create a cleaner air environment. Within our homes we also provide mechanical ventilation to filter the internal air.

Sustainable transport

We also provide cycle paths, secure cycle parks and car charging points to encourage the use of sustainable methods of transport, to help reduce air pollution around the development and the wider area. Promoting walking and cycling as methods of transport also help encourage healthier lifestyles.

Stewardship

Maintaining our communal open spaces and facilities in perpetuity is an important benefit to the whole community. We work with POD managing agents and 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 how we can adapt to future climate change in our future designs.



SALES & MARKETING SUITE

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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 Berkeley Group policy of continuous improvement, the finished product may vary from the information provided. It may not be possible to provide the exact materials as referred to in the brochure. In such cases a suitable alternative will be provided. Berkeley Group reserves the right to make these changes as required. 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. Reading Riverworks is a marketing name and will not necessarily form part of the approved postal address. Applicants are advised to contact Berkeley Group to ascertain the availability of any particular property. 0453/41CA/0325

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