



# BANKSIDE GARDENS

GREEN PARK VILLAGE | READING

**St Edward**  
Designed for life





**WELCOME TO  
BANKSIDE GARDENS**



**COOL.  
CALM.  
CONNECTED.**



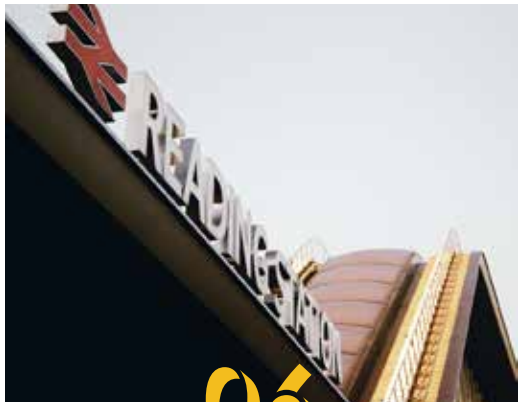
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Welcome to Bankside Gardens, contemporary living surrounded by countryside



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All roads lead to Reading – the gateway to the UK



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Relax and unwind in your uber-chic home



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Work from home, work out and much more



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COMMUNITY

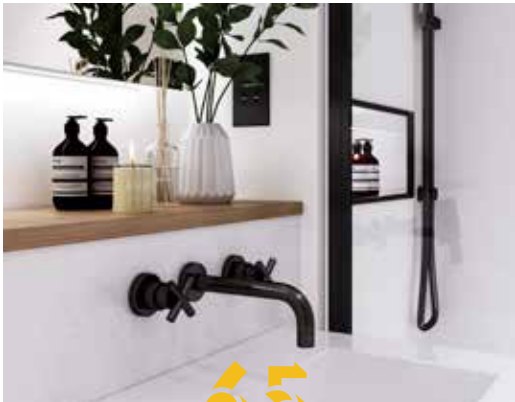
Things to do and everything on your doorstep at Green Park



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READING & BEYOND

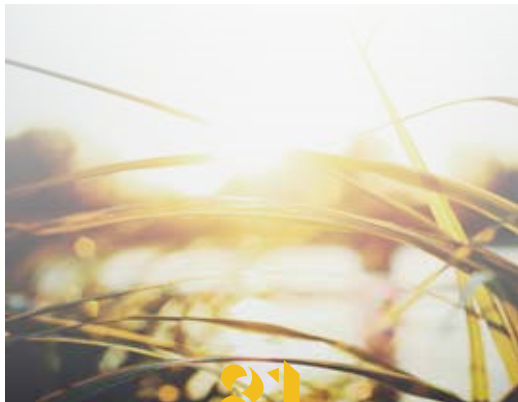
A town bustling with action and places to visit nearby



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THE APARTMENTS

Space, light and fabulous views. The best in modern living



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ST. EDWARD

With St Edward you are assured superior customer service and a commitment to sustainability

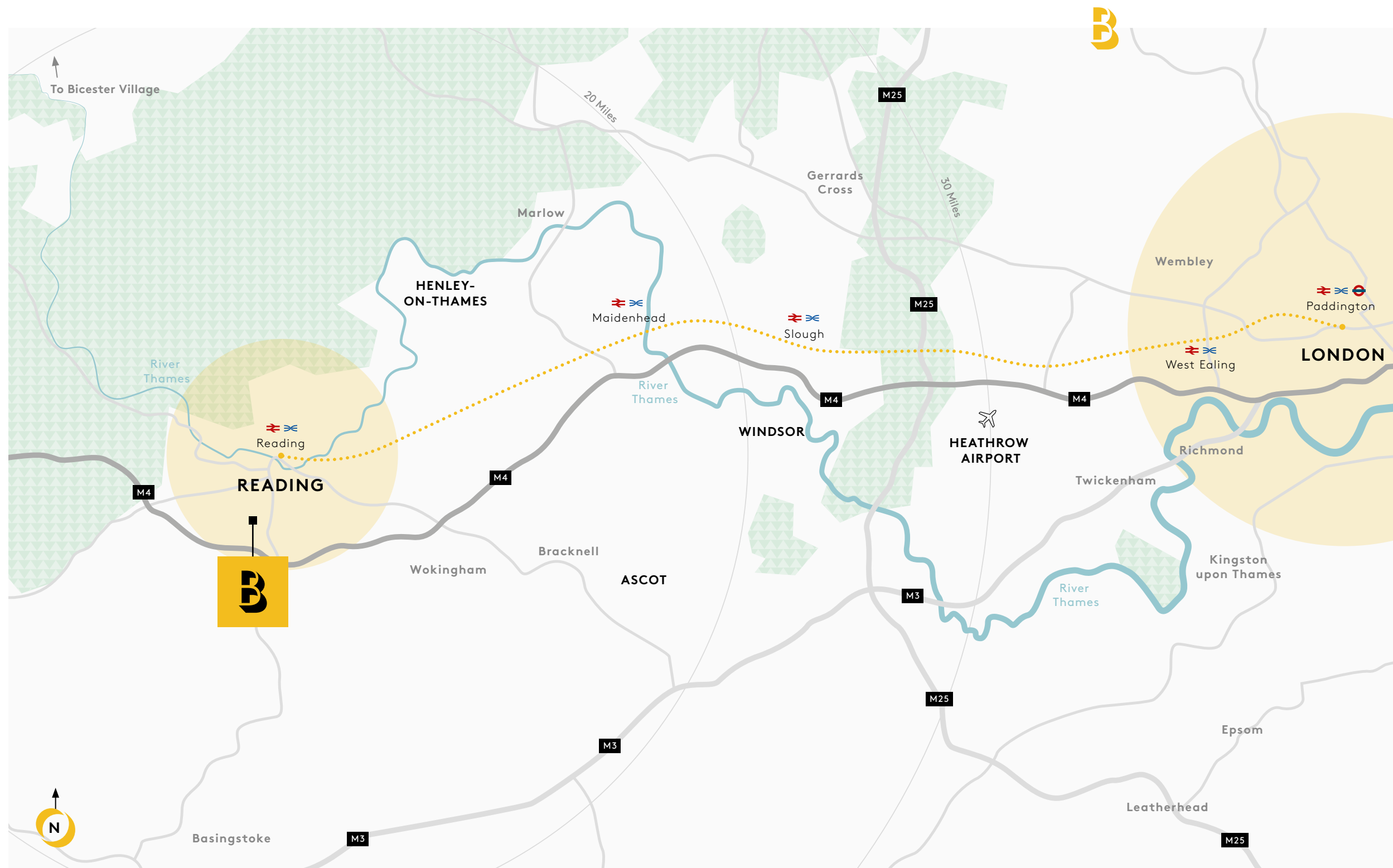




## A NEW PERSPECTIVE ON URBAN LIVING

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Bankside Gardens is where contemporary urban living meets the natural environment. Set beside a beautiful lake and surrounded by acres of parkland, this design-led development of uber-chic 1 and 2 bedroom apartments is where style, connectivity and relaxation go hand in hand.





Living at Bankside Gardens you can  
enjoy a Friday night in town...



...and spend Saturday morning relaxing by the  
lake in the beautiful residents' gardens.







A SENSE OF COMMUNITY



Join the thriving community at Green Park.  
Get involved in a variety of clubs and enjoy  
special events like the summer party  
or private screenings.

All community imagery provided by [greenpark.co.uk](http://greenpark.co.uk) and are indicative only.







You will certainly enjoy life at Bankside Gardens.  
Offering you the best of everything, you can  
leave your tranquil setting from the proposed  
on-site station and be in Central Reading in  
6 minutes and then London in under  
30 minutes.\*

\* Source: Nationalrail.co.uk





READING C'TRL  
6 MINS

from Reading Green Park Station\*

PADDINGTON  
26 MINS

from Reading Central Station

HEATHROW AIRP'T  
27 MILES

from Bankside Gardens by car

BOND ST  
54 MINS

on Crossrail\*\*

\*Proposed Station. \*\*Due completion 2020  
Shortest distance and travel times as per [maps.google.co.uk](https://maps.google.co.uk), [nationalrail.co.uk](https://nationalrail.co.uk) and [crossrail.co.uk](https://crossrail.co.uk)



Getting around couldn't be easier. Reading is the tech-hub of the Thames Valley, with motorway and rail links to London and all the main airports, retail and leisure centres in the South East.



BANKSIDE GARDENS

Neighbouring Green Park Village, just over the lake, has a market square with a proposed café and a new primary school\*.





BANKSIDE GARDENS

BANKSIDE GARDENS



Trim trails and pathways wind around Green Park allowing residents to enjoy the natural environment.





Health club facilities including a pool, sauna and spin classes are available at the nearby Nuffield Health Club, Green Park Business Park\*. This is also home to a bar and restaurants to enjoy.

\*Subject to membership







READING  
**A GREAT PLACE TO LIVE**





Central Reading is a vibrant, 24/7 mix of shops, bars, restaurants and clubs. Head to the Oracle shopping mall for classic high street brands, and meet friends for casual dining beside the gently-flowing River Kennet.



READING

## A HOME FOR GLOBAL BUSINESS

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With continuous investment over the past 20 years, Reading has grown in status and reputation. Some of the world's leading corporations now have a major presence here.

The future addition of Crossrail has further enhanced the status of this vibrant town.





Reading is home to many high profile businesses, bringing aspiration, spirit and vibrancy to this thriving town. You'll find PepsiCo and Cisco at the Green Park Business Park, whilst Microsoft and Oracle are headquartered at the Thames Valley Park. Verizon is located at the nearby Reading International Business Park.





BANKSIDE GARDENS

BANKSIDE GARDENS

## READING

# WORLD-CLASS LEARNING

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The University of Reading, including Henley Business School and the University of Reading Malaysia, is a globally admired research intensive establishment. Its Enterprise Hub seeks to support high-tech start-up companies, adding to the town's reputation as the UK's leading tech centre. Reading also has a good selection of state and private schools for all ages.

# GREAT EVENTS ON YOUR DOORSTEP

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BANKSIDE GARDENS

The world-famous rowing Henley Regatta brings Olympic rowing hopefuls, and is enjoyed every summer.

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HENLEY  
12 miles



Reading Festival is the original music event featuring the latest popular artists.

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READING FESTIVAL  
3.5 miles



Polo matches can be enjoyed at Binfield Heath Polo Club just over six miles from Reading.

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BINFIELD HEATH  
6.5 miles



BANKSIDE GARDENS

The world famous Royal Ascot horse racing festival in June attracts Royalty and global visitors.

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ASCOT  
15 miles



## FINE DINING EXPERIENCES



L'Ortolan, Reading's Michelin starred restaurant, offers the best in French cuisine.

READING  
3.5 miles



The Roux Brothers' famous Waterside Inn at Bray nestles against the banks of the Thames.

BRAY  
16 miles



Dine exquisitely after a day at the polo in the nearby Bottle and Glass Inn, Binfield Heath.

BINFIELD HEATH  
6.5 miles



Relax at The French Horn, Sonning's 200-year-old inn by the riverside and famous for its duck.

SONNING  
6 miles



## LONDON LIFESTYLE

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With direct trains to London, you can visit the Capital's hotspots quickly and easily. The Royal Albert Hall in London's Hyde Park has concerts and sports events all year round, while the Southbank hosts major events and art exhibitions.







BANKSIDE GARDENS  
**THE DEVELOPMENT**

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BANKSIDE GARDENS

BANKSIDE GARDENS





*"Bankside Gardens balances the urban activity and connectivity, presented by the proximity of the train station and transport interchange, with the calm and serenity of the rural lakeside environment."*

David Anderson, Director, Broadway Malyan





Site map not to scale. The site plan is indicative only and subject to change. In line with our policy of continuous improvements we reserve the right to alter layout, building style, landscaping and specifications at any time without notice. The facilities and amenities at Bankside Gardens are subject to the construction programme. Green Park railway station is a proposed railway station in Reading, Berkshire, England. The station is intended to serve the proposed Bankside Gardens residential development, as well as Green Park Village, Green Park Business Centre and the Madejski Stadium. It is planned to be on the Reading to Basingstoke Line, south of Southcote Junction.

## GREEN PARK

**KEY**

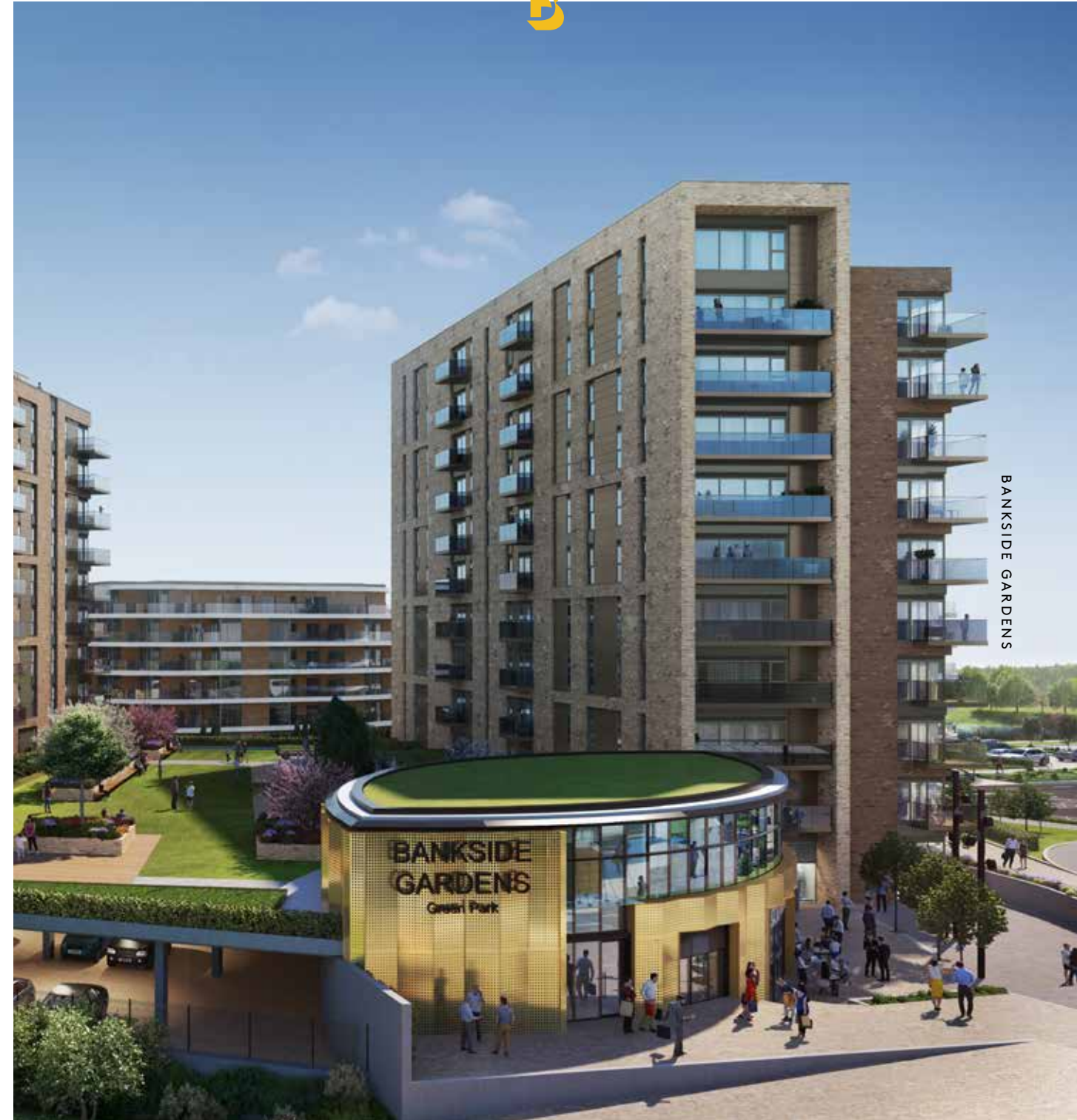
- Leisure route and footpaths inside Green Park Village
- National Cycle Route 23
- Boardwalk over lake
- Willow Walk (Public Footpath 11)
- Viewing Platforms





From the wrap-around terraces to the smart contemporary elevations, the architectural inspiration for Bankside Gardens is its natural lakeside setting with the aim of maximising the light and views.

Computer Generated Images of Bankside Gardens, indicative only







BANKSIDE GARDENS

BANKSIDE GARDENS





BANKSIDE GARDENS



Designed by award-winning landscape architects Macfarlane Associates, you'll find a connection to nature and outdoor living at Bankside Gardens.

The space can be appreciated all year round by residents, young and old. In these private gardens the attention to seasonal and sensory planting creates a splendid place outdoors yet close to home.





BANKSIDE GARDENS

BANKSIDE GARDENS







Computer Generated Image of Bankside Gardens, indicative only.



## THE RESIDENTS' AMENITIES

- 
- Wi-Fi Bar and co-working studio
- Gym
- Cinema room





BANKSIDE GARDENS



BANKSIDE GARDENS

A co-working studio and Wi-Fi bar\*  
makes working from home not just easy  
but a positive pleasure.





BANKSIDE GARDENS



BANKSIDE GARDENS

Keep up a healthy lifestyle by making use of the state-of-the-art residents' gym\*.





Invite friends and book the residents-only cinema room to watch the latest blockbuster movie or sporting events\*.





Here to make life easier – the on-site Concierge will be on-hand 12-hours a day.\*  
An exclusive service at the disposal of our  
Bankside Gardens residents.

\*Available 5 days a week







## THE APARTMENTS







## A STATEMENT OF DESIGN



BANKSIDE GARDENS

BANKSIDE GARDENS

The apartments at Bankside Gardens are designed for modern living with space and light.



Individually designed contemporary kitchens with contrasting timber and flat matt finishes, alongside the latest Bosch appliances, bring an uber-chic feel and add style.







Spacious bedrooms feature black framed wardrobe doors and black chrome ironmongery.





The bathrooms and ensuites feature black chrome taps and black framed shower screen. Totally contemporary, total chic.





SPECIFICATION







## KITCHENS

- Individually designed contemporary kitchens with contrasting timber and flat matt finishes
- Feature black metal framed wall shelves with timber finishes
- Composite stone worktops and upstands with full height tinted mirrored splashbacks to selected walls
- Stainless steel undermounted sink with brushed black chrome mixer tap
- Bosch black cooking appliances including an A rated energy efficient built-in single oven and frameless 4 zone induction hob
- Integrated A+ rated energy efficient frost-free fridge/freezer with active fresh technology
- Integrated A+ rated energy efficient dishwasher
- Integrated recirculating extractor hood
- Feature LED task lighting to underside of wall cabinets
- Integrated compartmental recycling bins
- Matt black finished sockets above worktops, including one with USB charging ports
- Fixed back lit mirror with integrated demister pad
- Vitra back to wall WC with soft closing seat and cover, matt black dual flush plate and concealed cistern
- Contemporary bath fitted with stowaway bath panel and black framed bath screen
- VADO brushed black graphite overhead shower on slide rail and thermostatic mixer
- Feature niche with LED lighting
- Brushed black chrome heated towel radiator
- Matt black finished shaver socket

## MASTER ENSUITE

- Vitra surface mounted ceramic basin on bespoke timber vanity storage unit with black handle and black hairpin legs
- Feature wall mounted VADO brushed black graphite taps with a crosshead design
- Fixed back lit mirror with integrated demister pad
- Vitra back to wall WC with soft closing seat and cover, matt black dual flush plate and concealed cistern
- Low-profile stone resin shower tray with feature black framed hinged glass door
- Brushed black graphite finished overhead rain shower with separate handheld shower set and thermostatic VADO shower mixer
- Feature niche with LED lighting
- Brushed black chrome heated towel radiator
- Matt black finished shaver socket

## BATHROOM

- Vitra surface mounted ceramic basin on bespoke timber vanity storage unit with black handle and black hairpin legs
- Feature wall mounted VADO brushed black graphite taps with a crosshead design

## ELECTRICAL FITTINGS

- Wiring for Sky Q provided to living room
- TV points provided to living room and bedrooms
- Cat5 network data points
- White finished LED downlights to kitchen/living/dining room, ensuite\*, bathroom and hall
- Energy efficient pendant lighting to bedrooms
- Automatic lighting to hall cupboards
- Matt black finish sockets in kitchen, including one with USB charging points. Matt white finish sockets to remaining rooms, including one socket with USB charging ports in the living room and bedrooms
- Matt white finish light switches to all rooms
- Matt black finished shaver sockets to ensuite\* and bathroom
- All off kill switch to hall

## FINISHES

### Internal Finishes

- Washed oak effect internal doors with black chrome door furniture elsewhere
- Sliding wardrobe doors with interior shelf and hanging rail to master bedroom
- Karndean timber effect flooring laid at a 45 degree angle to kitchen/living room with ensuite\*, bathroom and hallway laid as standard
- High quality carpets to bedrooms

## External Features

- Glass balustrade to balconies\*
- Private external terraces to ground floor apartments\*

## HEATING

- Nest smart heating thermostat
- Communal district heating and hot water network delivered to apartments via heat interface unit (HIU)
- Mechanical heat recovery ventilation system

## SECURITY

- Audio visual entrance system
- Feature entrance door with multipoint locking system
- Mains powered smoke detectors with battery backup
- 10-year NHBC build warranty

\*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. St Edward 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.





## FOCUSED ON YOUR CUSTOMER EXPERIENCE

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From exchange of contracts, we will provide every customer with a Customer Relations Representative to ensure you always have an expert to talk to. We will also provide regular updates on the timing of completion of your new home and keep you informed about the progress of construction.

We will invite you to choose the interior of your home from a selection of palettes designed by our expert Interior Designers, as well as inviting you to visit your home for a full Home Demonstration to personally demonstrate all the functions and facilities, prior to legal completion.

On the day of legal completion, we will arrange for you or your chosen representative to meet with your dedicated Customer Relations Representative for a key handover. We will provide you with a 'Folio' which contains comprehensive information on all aspects of your new home, in addition to a 2-year warranty period following legal completion.

A dedicated Customer Service telephone number is provided to our purchasers should you have any questions. Following completion, we will contact you to ensure that you are happy with every aspect of your new home and assist you with any queries that you may have.







Royal Warwick Square



Hartland Village



## ABOUT ST EDWARD

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St Edward is a joint venture company owned by the Prudential Assurance Company and Berkeley. It brings together the expertise of Berkeley and M&G Real Estate, Prudential's fund manager.

The powerful combination of the two companies' strengths and complementary skills provides a strong vehicle for delivering fantastic communities where people enjoy a great quality of life.



# BUILDING COMMUNITIES

We want to create places people will love as their own. Places that inspire a sense of pride, belonging and spirit. We achieve this by listening to people and putting your wellbeing and care at the heart of all we do.

We welcome your energy and ideas to turn Bankside Gardens into a real community.





## DESIGNED FOR LIFE

Our customers are at the heart of all our decisions. We aim to understand their needs and consistently meet or exceed their expectations. The service we provide is professional, efficient and helpful to make the home buying process as straightforward and enjoyable as possible. Our levels of customer service aim to be comparable to other top brands.



Proud members of the Berkeley Group:

**Berkeley**  
Designed for life

**St Edward**  
Designed for life

**St George**  
Designed for life

**St James**  
Designed for life

**St Joseph**  
Designed for life

**St William**  
Designed for life

[www.berkeleygroup.co.uk](http://www.berkeleygroup.co.uk)



### CUSTOMER SERVICE IS OUR PRIORITY

All our customers are provided with a commitment that when they buy a new home from St Edward they can be safe in the knowledge that it is built to very high standards of design and quality, has low environmental impact and that they will enjoy an exceptional customer experience. Each customer receives tailored information relating to their purchase and has a dedicated point of contact throughout the customer journey.

### GREEN LIVING AND SUSTAINABLE DEVELOPMENT IS TOP OF OUR AGENDA

As a company, we are committed to reducing energy, water and waste on our construction sites, in our offices and in the homes that we build. Almost all of our developments are built on brownfield land and we always take care to protect and enhance biodiversity and natural habitats. Our homes include features to encourage sustainable living such as dual-flush WCs, recycling bins and energy efficient white goods.

### QUALITY IS AT THE HEART OF EVERYTHING WE DO

At St Edward, quality takes precedence, from choosing the right location and style of home, to the construction processes we practice, the materials we use and the specifications we put into our homes. For extra peace of mind, in addition to the 10 year warranty all new homes receive, St Edward operates a 2 year policy with dedicated Customer Service teams on hand 24 hours a day to deal with enquiries quickly and effectively.

### UNPARALLELED CHOICE OF HOMES IN THE MOST SOUGHT AFTER LOCATIONS

As one of the UK's leading house builders, we are able to offer our customers an unrivalled choice of property location, size and type. From city penthouses to country retreats, modern studio apartments to traditional family homes, you will find the perfect home to match your requirements. Our homes are also built in some of Britain's most desirable locations from market towns and rural villages to major towns and cities, and countryside to the coast – we build in the locations you want to live.

### A COMMITMENT TO CREATING SUSTAINABLE COMMUNITIES

St Edward's homes and developments are not just built for today. They are designed to enhance the neighbourhoods in which they are located permanently. We achieve this through our commitment to excellence in design, sensitive landscaping, sympathetic restoration, and impeccable standards of sustainability. We aim to address the needs not only of our customers but their neighbours and the broader community of which they are a part. It is a long-term view: we want to create exceptional places for people to live, work and relax in, and build communities that will thrive today and for years to come.





BANKSIDE GARDENS

BANKSIDE GARDENS



Contact Us  
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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. 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. The information does not constitute a contract or warranty. Bankside Gardens is a marketing name and will not necessarily form part of the approved postal address. Applicants are advised to contact St Edward to ascertain the availability of any particular property. The facilities and amenities at Bankside Gardens are subject to the construction programme. Accordingly, due to St Edward's policy of continuous improvement, the finished product may vary from the information provided. Computer generated images and lifestyle photography are indicative only. Planning permission 171019 (Reading Borough Council). Apartments are acquired with a 999 year leasehold. Issue date: August 2020.







St Edward  
Designs