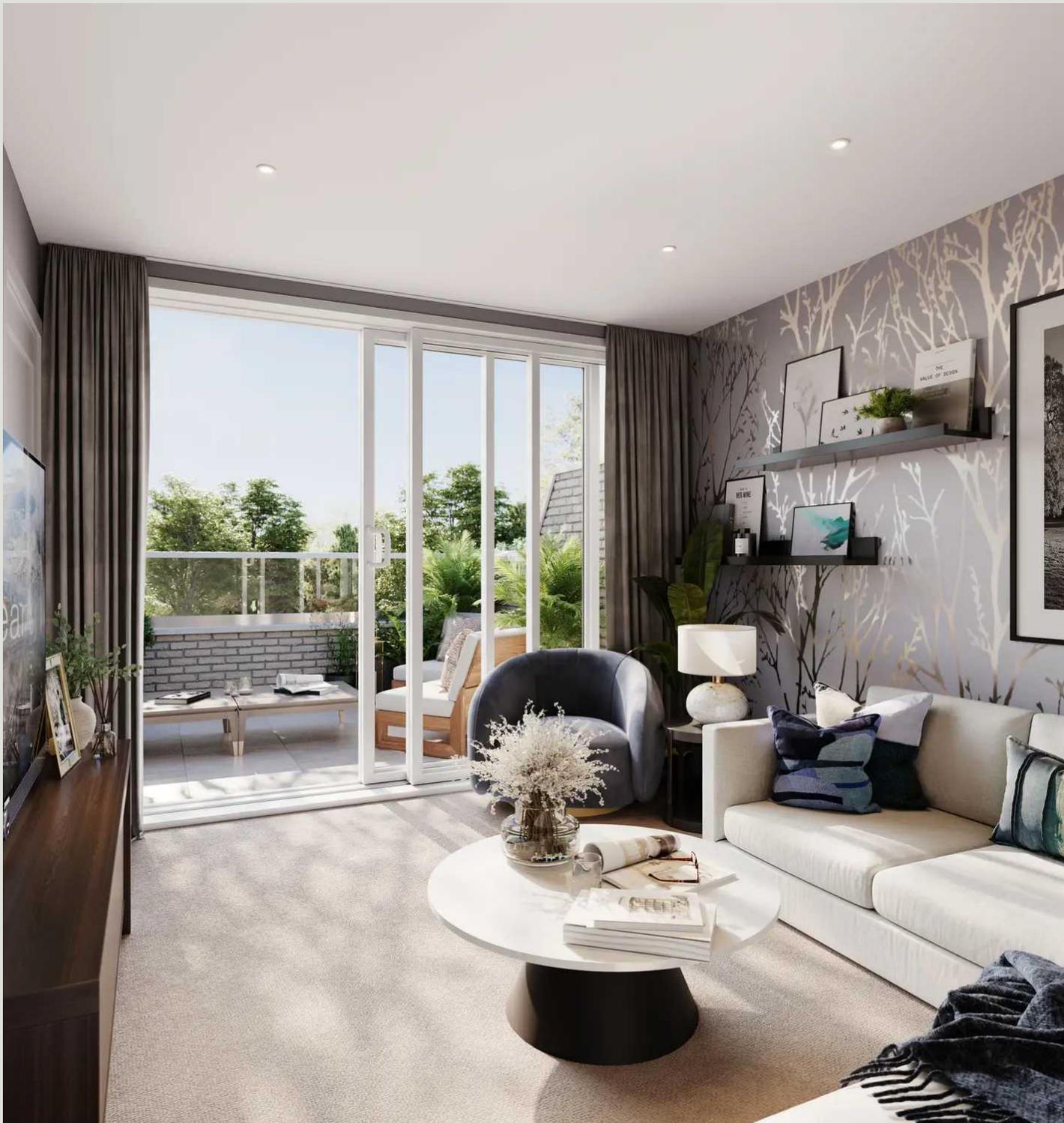




Bespoke
ESTATE AGENTS

The Lanesborough Collection
House 422 £597,500



House 422 The Lanesborough Collection

Green Park, Reading

This impeccably designed 3 bedroom, 2 bathroom mid-terrace home is arranged over four storeys providing 1,330 sq. ft. of living space.

The spacious open-plan kitchen with an adjoining dining and family room, are situated on the ground floor. Continuing upstairs, the first floor comprises the separate living room and double bedroom. Bedroom 1 located on the second floor, includes an en suite and balcony.

The third floor is home to the snug and roof terrace, the focal point of this home, a private and exclusive area of outdoor space offering fantastic views over the development and surrounding area.

Tenure: Freehold

- 3 Bedroom, 2 Bathroom (plus cloakroom)
- 1,330 sq. ft. of Accommodation
- Balcony & En-Suite to Principle Bedroom
- Roof Terrace & Terrace to 2nd Floor
- Two Allocated Parking Spaces
- On-site train station with trains to Reading & Crossrail in 6 minutes
- Just 23 minutes by train to London Paddington
- Estimated Completion: Aug - Sept 2024
- Estate Charge: Estimated per household £0.55 per sq. ft. per annum*
- Council Tax: To be determined

**Please consult a Sales Consultant for further information.
Service Charges are reviewed annually*

Specification

Kitchen

12' 11" x 8' 10" (3.94m x 2.70m)

Individually designed Shaker-style kitchen, laminate worktop with ceramic gloss metro tile splashback to selected walls. Stainless steel sink with drainer and chrome polished mixer tap, Bosch 4-zone induction hob and Bosch single oven with integrated extractor hood. Integrated fridge/freezer and integrated dishwasher. Feature LED task lighting to underside of wall cabinets, integrated compartmental recycling bins, chrome sockets with USB charging points.

Family Room /Dining

14' 5" x 13' 11" (4.40m x 4.25m)

Vinyl timber effect flooring to all areas on the ground floor with underfloor heating.

Cloakroom

Villeroy & Boch surface mounted porcelain basin on stone worktop with hand painted vanity cabinet and wall mounted chrome finished Crosswater mixer tap. Villeroy & Boch back-to-wall WC with soft-close seat and cover, chrome dual flush plate and concealed cistern. High level mirror above basin, chrome towel rail, toilet roll holder.

Living Room

13' 11" x 12' 5" (4.25m x 3.78m)

Bedroom One

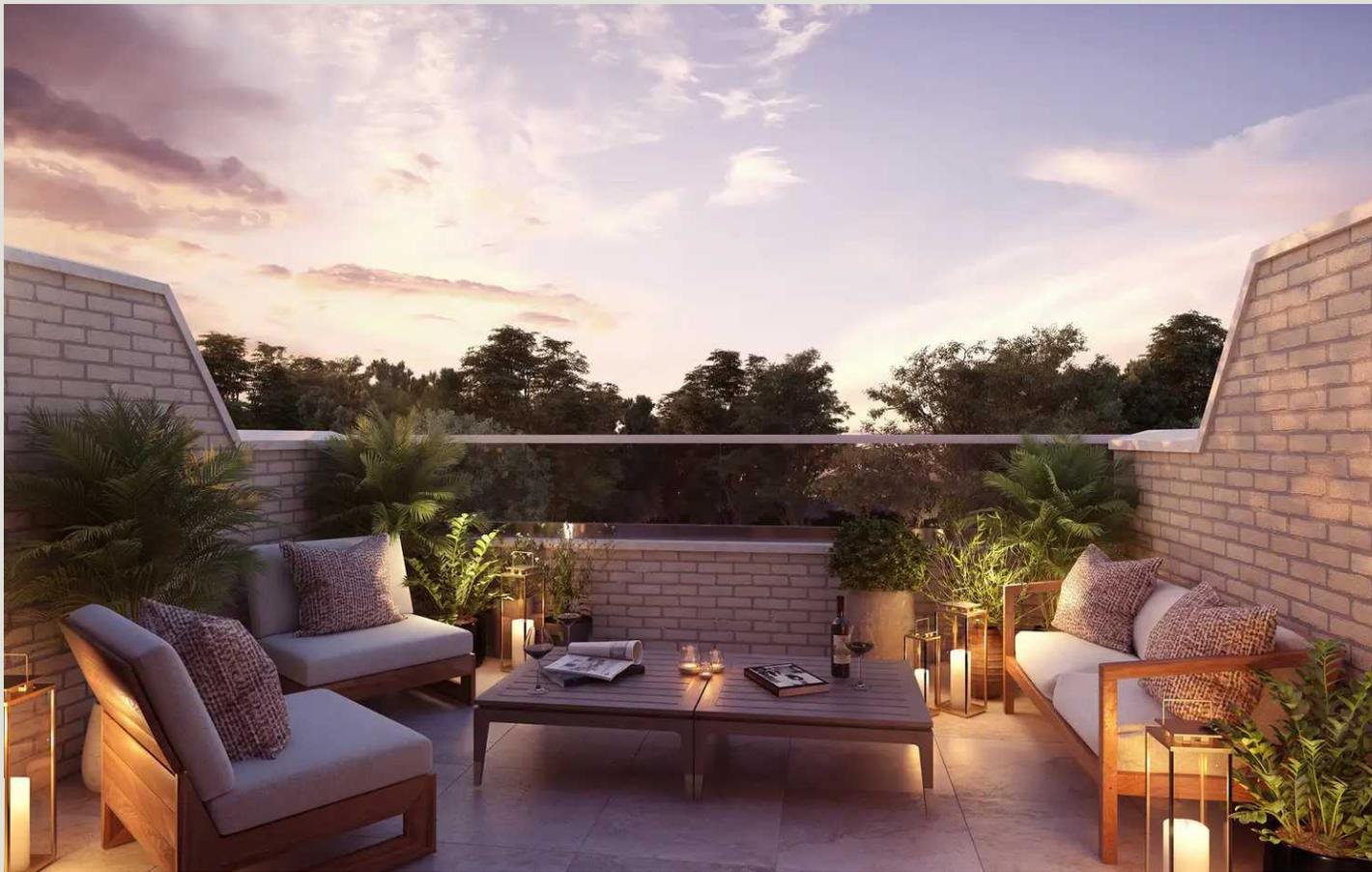
13' 11" x 9' 10" (4.25m x 3.00m)

Double doors to balcony. White framed, glass panelled sliding wardrobe doors with interior shelf and chrome hanging rail.

En-Suite Bathroom

Villeroy & Boch surface mounted basin on a feature wall hung vanity. Wall mounted chrome finished Crosswater mixer tap. Villeroy & Boch back-to-wall WC with soft-close seat and cover, chrome dual flush plate and concealed cistern. Low profile stone resin shower tray with glass sliding door, chrome overhead rain shower with separate handheld shower set and thermostatic Crosswater shower mixer. High level bespoke recessed mirror cabinet with internal glass shelving, shaver socket and sensor LED lighting. Chrome heated towel radiator, toilet roll holder.





Bedroom Two

13' 11" x 8' 11" (4.25m x 2.73m)

Bedroom Three

7' 7" x 6' 7" (2.31m x 2.01m)

Bathroom

Villeroy & Boch wall hung porcelain basin with surface mounted chrome Crosswater mixer tap. Villeroy & Boch back-to-wall WC with soft-close seat and cover, chrome dual flush plate and concealed cistern. Single ended bath with Crosswater chrome, handheld shower, bath filler and thermostatic mixer. High level bespoke recessed mirror cabinet with internal glass shelving, shaver socket and sensor LED lighting. Chrome heated towel radiator, toilet roll holder.

Snug

13' 5" x 10' 4" (4.09m x 3.15m)

Sliding doors to roof terrace, built in storage cupboard.

Roof Terrace

The perfect space for morning coffee, or evening wine, relax and unwind.

Allocated Parking

Two allocated residents parking spaces. Designated additional visitor parking spaces are located within Green Park Village.

*Computer Generated Images and photography are indicative only.





THE LANDSCROUCH COLLECTION

URBAN HOUSES

URBAN HOUSES

Houses 419, 420, 421, 422*, 423, 424*, 425, 426*, 427, 428*, 429, 430*, 431 & 432**

Total Area: 223.6 sq m / 2,392 sq ft

GROUND FLOOR

Family Room/Dining	4.40m x 4.25m	14' 5" x 13' 9"
Kitchen	3.84m x 2.50m	12' 7" x 8' 2"

FIRST FLOOR

Living Room	4.25m x 3.78m	13' 11" x 12' 4"
Bedroom 2	4.25m x 2.73m	13' 11" x 8' 11"

SECOND FLOOR

Bedroom 1	4.25m x 3.00m	13' 11" x 9' 8"
Bedroom 3	2.50m x 2.00m	7' 9" x 6' 6"

THIRD FLOOR

Snug	4.00m x 2.50m	13' 0" x 10' 4"
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KEY

•• Measurement points B: Balcony U: Utility C: Cloakroom W/D: Storage for washing/dryer W: Wardrobe

— — — — — Indicative accessible position BL: Roof light

*Flats are tandem

Floorplans shown are for approximate measurements only. Exact layout and sizes may vary. All measurements are given to the face of the wall. To increase legibility these plans have been scaled to fit the page. Therefore exact door sizes are not to scale as they vary within this building. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture.