



Bespoke
ESTATE AGENTS

The Lanesborough Collection
House 432 £587,500



432 The Lanesborough Collection

Green Park, Reading

Impeccably designed 3-bed, 2-bath urban house with 1,330 sq ft living space. Features balcony, en-suite bath, roof terrace, and easy train access to Reading & Crossrail. Completion Aug/Sep 2024, just 23 mins to London Paddington. Enjoy alfresco living with private and roof terraces. Includes 2 parking spaces. A modern lifestyle awaits in this vibrant community.

Tenure: Freehold

- 3 Bedroom, 2 Bathroom (plus cloakroom) Urban House
- 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
- Estate Charge: Estimated per household £0.55 per sq. ft. per annum*
- Council Tax: To be determined
- Just 23 minutes by train Rdg to London Paddington
- Estimated Completion: Q1 2025

*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

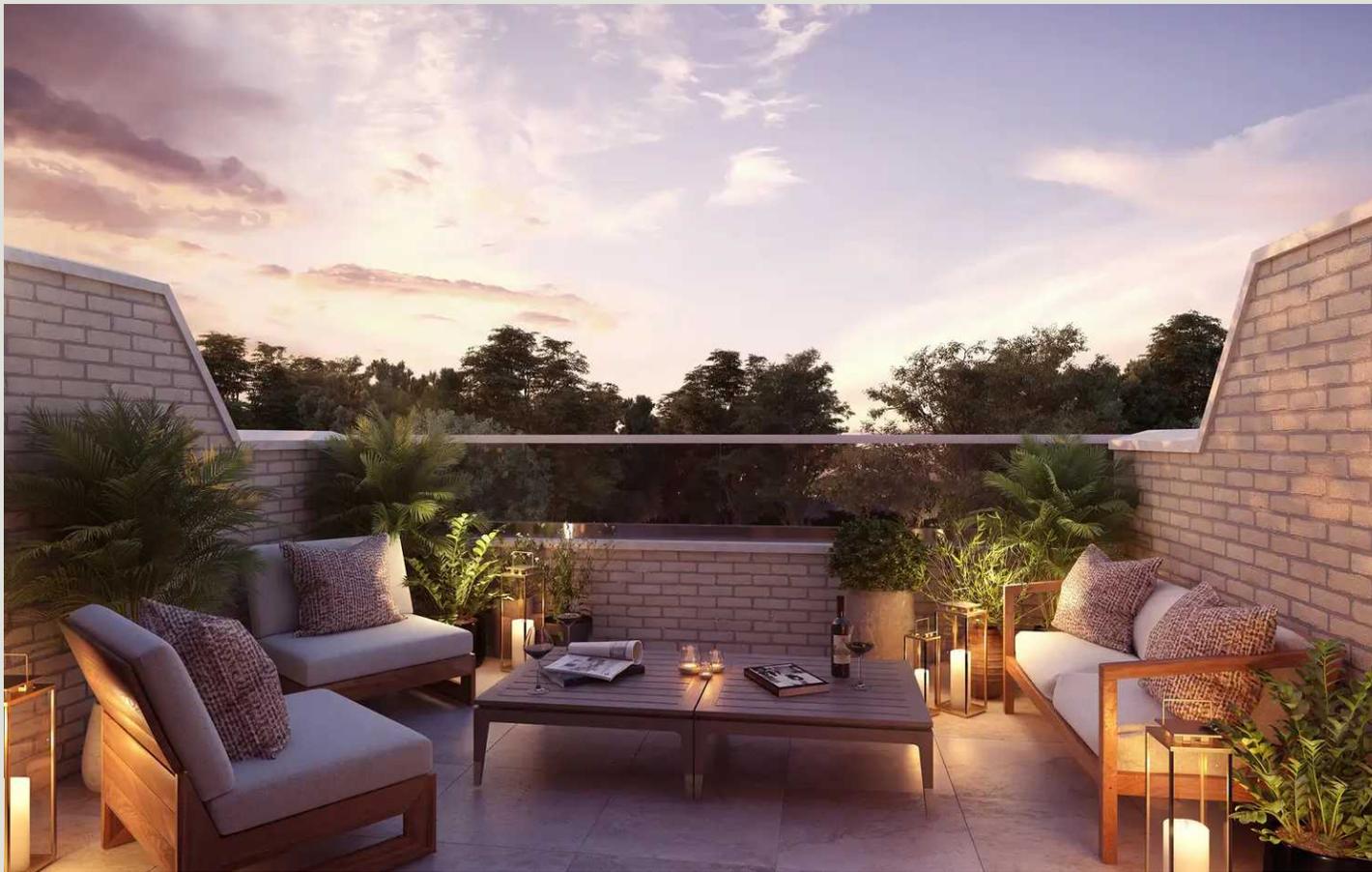
13' 11" x 9' 10" (4.25m x 3.00m)

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

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

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

FLOOR	Room	Dimensions (m)	Dimensions (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"
	Living Room	4.25m x 3.78m	13' 9" x 12' 4"
FIRST FLOOR	Bedroom 1	4.25m x 3.78m	13' 9" x 12' 4"
	Bedroom 2	4.25m x 2.73m	13' 9" x 8' 11"
SECOND FLOOR	Bedroom 1	4.25m x 3.00m	13' 9" x 9' 8"
	Bedroom 2	2.50m x 2.50m	7' 9" x 8' 2"
THIRD FLOOR	Snug	4.00m x 2.50m	13' 1" x 8' 1"

KEY

- Measurement points
- B. Balcony
- U Utility
- C Cloakroom
- W/D Washroom
- W/D Washroom
- W/Walkway
- BL Roof light
- - - Indicative accessible position

*Flats are tandem

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