



**Bespoke** Flat 11, 76 London Street, Reading  
ESTATE AGENTS £400,000





## Flat 11

76 London Street, Reading

Luxurious penthouse in prime central location offering contemporary living. 2 double bedrooms and en-suite. Spacious 24' living room with bay window, stunning kitchen. Gated parking, close to transport links, shopping centre. Security features, no chain. Rare opportunity for prestigious urban living. Council Tax band: D

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: B

- Luxurious Penthouse Apartment
- Delightful Courtyard Setting In Central Location
- 24' Living Room With Bay Window
- Stunning Kitchen with Granite Worktops & Integrated Appliances
- Two Double Bedrooms With Built In Wardrobes
- Luxurious En-Suite and Main Bathroom
- Secure Gated Parking
- 10 Mins Walk to Station & Close To The Oracle
- Video Entry System & Only 3 Apts in the Block.
- High Ceilings, Double Glazed Sash Windows, Under Floor Heating, Heat Recovery System.



### Communal Entrance Hall

Access via Video entry system, stairs and access to all apartments.

### Entrance Hall

A spacious and welcoming reception hall with window to rear, large double width built in cupboard, doors to all rooms, access to loft.

### Living Room

24' 4" x 17' 2" (7.42m x 5.23m)

A stunning room, with high ceilings, Amtico Flooring with under floor heating, large feature bay window with double glazed sash windows, further window to side, open plan to kitchen.

### Kitchen

A beautifully fitted and finished kitchen, with a range of matching eye and base level units with granite work tops and up stands over, inset sink. Built in oven and hob with hood over, integrated full size dishwasher, integrated washer/dryer, integrated fridge and freezer.

### Bedroom One

11' 0" x 10' 3" (3.36m x 3.13m)

Front aspect via double glazed sash window, built in double wardrobes, under floor heating, door to en-suite.

### En-Suite

A magnificent room, with a touch of luxury, double width walk in shower cubicle, hand basin with vanity unit under, concealed cistern W.C., tiled floor, towel rail, tiled walls.

### Bedroom Two

11' 0" x 9' 1" (3.36m x 2.76m)

Front aspect via double glazed sash window, under floor heating, built in wardrobe.







### Bathroom

Rear aspect via double glazed sash windows, tiled floor. A beautiful white suite fitted with deep enclosed bath with central taps, wash hand basin with vanity unit storage under, concealed cistern W.C. tiled walls, towel rail.

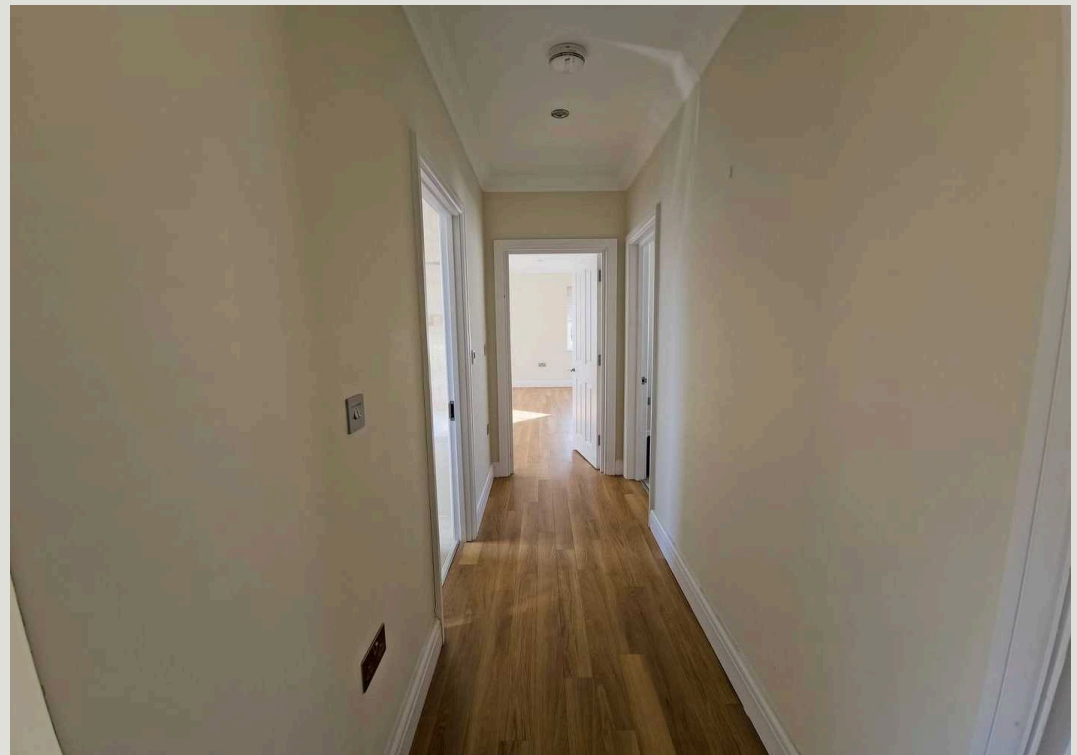
### Secure gated

1 Parking Space

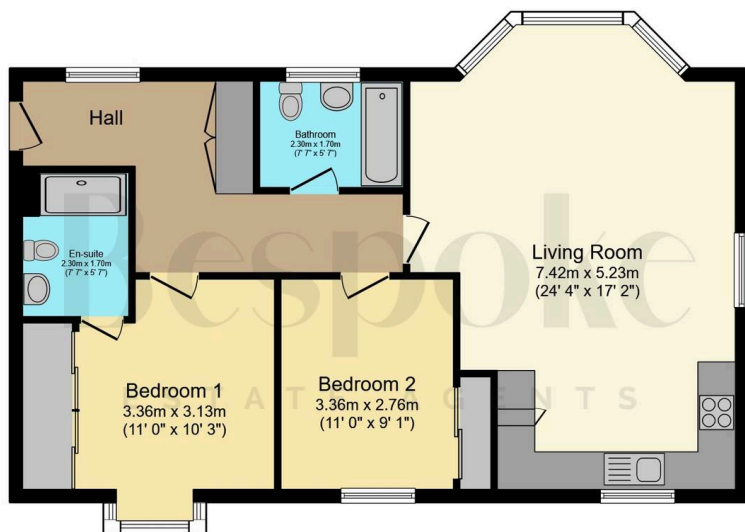
Secure, enclosed carpark accessed via electronic gate. Allocated residents parking.











**Floor Plan**  
Floor area 77.4 m<sup>2</sup> (833 sq.ft.)

TOTAL: 77.4 m<sup>2</sup> (833 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	<b>80</b>	<b>80</b>
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>	<b>82</b>	<b>82</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	