



# VERTO

READING

BE PART OF THE CHANGE

BE PART OF THE CHANGE

Verto is latin for transformation  
and change.

# ► Change to Contemporary Living

Rising up as an iconic landmark, Verto is a contemporary riverside development at the heart of Reading's exciting transformation. Just a short commute from London, the stylish homes bring you the best of chic urban living, where sophistication and relaxation go hand in hand. Built around the principles of 21st Century design, the striking homes are as elegant as they are comfortable. With landscaped roof terraces overlooking the waterside, these are homes that impress. As Reading's skyline changes around you, Verto will be an address to be proud of.



As Reading's skyline changes around you, Verto will be an address to be proud of.

► Change to a  
waterside lifestyle

► VERTO READING



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There is nothing quite like a waterside urban lifestyle. Strolling along the river on the way to a local restaurant or meeting friends in a local café, it's easy to enjoy your new Verto life. With private balconies making the best of the setting and stylish interiors, your new home is built to make you feel good. Verto invites a healthy lifestyle - whether it's a morning run along the towpath or a weekend cycle along the Thames. Sculptured gardens and wooden seating areas provide tranquil meeting spaces for this new waterside community. It's a place where every detail is addressed - from on site parking and bike storage to a friendly concierge. Verto is one of the first of the 'Tall Buildings' that are transforming Reading's skyline. Architecturally striking yet elegant, the clean-lined 18-storey development is built with the neighbourhood in mind and as Reading transforms the rooftop terraces will display panoramic views of the dynamic new town.

As Reading transforms, the rooftop terraces will display panoramic views of the dynamic new town.



# ► Embrace change within your new neighbourhood

A short walk from Verto brings you to the Oracle Centre, where major stores mingle with specialist retailers and the 10 screen Vue Cinema. Reading is known for its annual music festival and has a vibrant entertainment scene all year round. Reading is also a great centre of learning, from its famous University to many top scoring OFSTED schools. When it comes to unwinding, long walks or cycle rides along the Thames path are a perfect way to spend a Sunday, and nothing can beat a long summer's day around Caversham Lakes, home to prestigious rowing and sailing clubs. Nestled in the Berkshire countryside, Reading is surrounded by green spaces, like Basildon Park with 400 acres of historic parkland and a majestic 18th Century mansion, Buckleberry Farm & Deer Safari Park. So whichever way you choose to explore the local area, you really are spoiled for choice.

► EXPLORE READING



Whichever way you choose to explore the local area, you really are spoiled for choice.

Left: relaxed riverside living  
Right top: The River Thames flows through Reading  
Right bottom: Reading's lively shopping scene

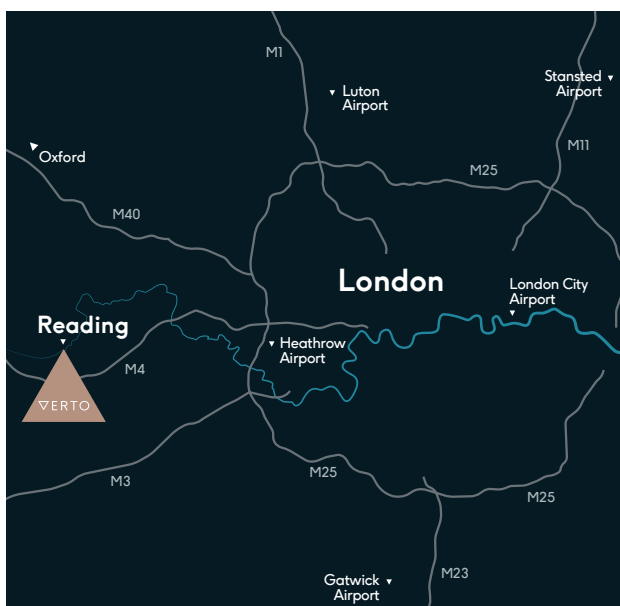


# ► Change your journey time

The transformation of Reading will make it an ever more popular choice for commuters into London. It's less than half an hour into Paddington, one of London's best-connected stations. From there, five tube lines can take you rapidly to Oxford Circus, Bond Street, or Victoria in less than 30 minutes.

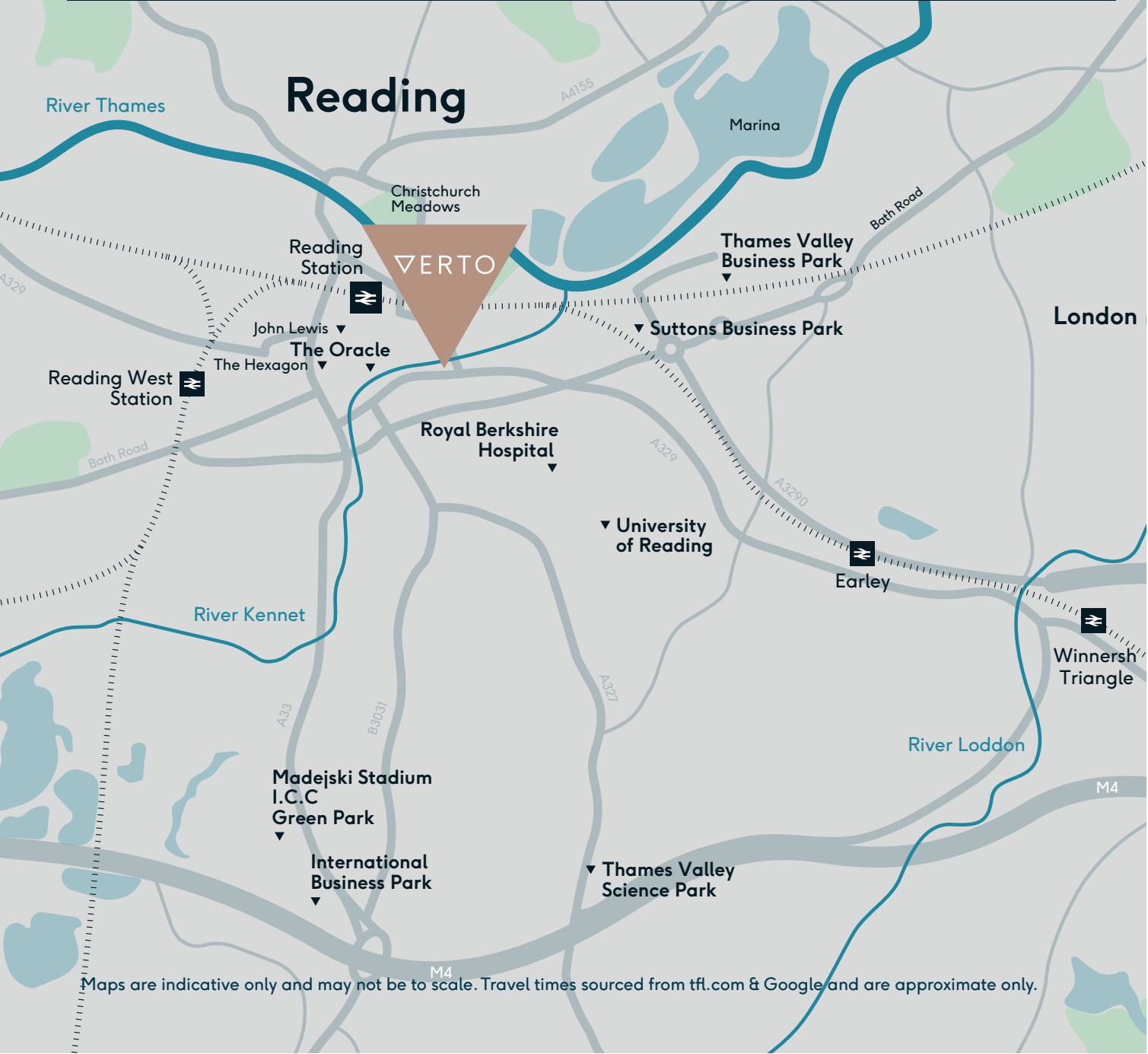
The affluent town of Ascot, home of the famous horse races, and regal Windsor are also within easy reach by train. It's also a short drive into these towns or the many surrounding business parks. Reading is internationally connected, with London Heathrow and Gatwick just a 30 and 75 minute drive away respectively. Additionally, the arrival of Crossrail in 2019 will make Reading a gateway for business, with short commutes to London and surrounding business parks.

▲ TRANSPORT LINKS





BY TRAIN	BY CAR	BY CROSSAIL (2019)	BY BUS
24 minutes to London	30 minutes to Heathrow Airport	53 minutes to Bond St	7 minutes to Reading
Maidenhead 14 mins	Reading Station 4 mins	Heathrow 38 mins	Reading Station 7 mins
Oxford 23 mins	M4 10 mins	Bond Street 53 mins	Reading Town Centre 9 mins
London Paddington 24 mins	Windsor 30 mins	Liverpool Street 61 mins	Oracle Centre 11 mins
Guildford 35 mins	Heathrow Airport 30 mins	Canary Wharf 67 mins	Green Park 25 mins
Bristol 58 mins	Oxford 50 mins		



► EXPLORE READING



...BE PART OF THE CHANGE



## ► Change the way you relax

There's a good reason why The Oracle draws people from all around. On the banks of the River Kennet, the centre houses more than 80 stores offering a lot of the attractions of the Westfield Centres in London. The large retailers you'd expect are here like John Lewis and Apple alongside a mouthwatering collection of eateries such as Jamie's Italian, Wagamama, Cau Vietnamese, Yo Sushi, and Five Guys.

Nearby is The Malmaison Hotel where the renowned Brasserie serves locally sourced food in a stylish industrial setting. When the weekend comes you can wear the blue and white of Reading FC or the green of London Irish RFC, and head to the famous Madejski Stadium. Living here you will soon become a local.

### Living here you will soon become a local.

Clockwise: Reading Festival, jogging along the River Thames, shopping in the Town Centre, The Oracle.



# ► Change to a smart and sustainable future

The vision of a 'Smart and Sustainable City' is now becoming a reality. The changing urban skyline is symbolic of a location on the rise. At the heart of that change are the tools of the future, Technology and Science. And soon a world renowned tech-focused University will be joined by business incubators acting as idea factories.

With its many business parks and multi-national high-tech companies Reading has long been a centre for innovation, and it will continue to be so. New public developments at Station Hill and Royal Elm Park will bring thousands of jobs into the city as well as a world class convention centre. These new mixed use spaces will become the home of a new group of entrepreneurs, making the best of urban living. It will also be a healthy place to live and work with existing waterways opened up and green open spaces replacing grey ends. So invest in the future and be part of the transformation. Welcome to Verto, welcome to change.

Invest in the future and be part of the transformation. Welcome to Verto, welcome to change.

Below: Station Hill Development, image sourced from [stationhillreading.co.uk](http://stationhillreading.co.uk)



Property prices are forecast to increase nearly

▲ 43%

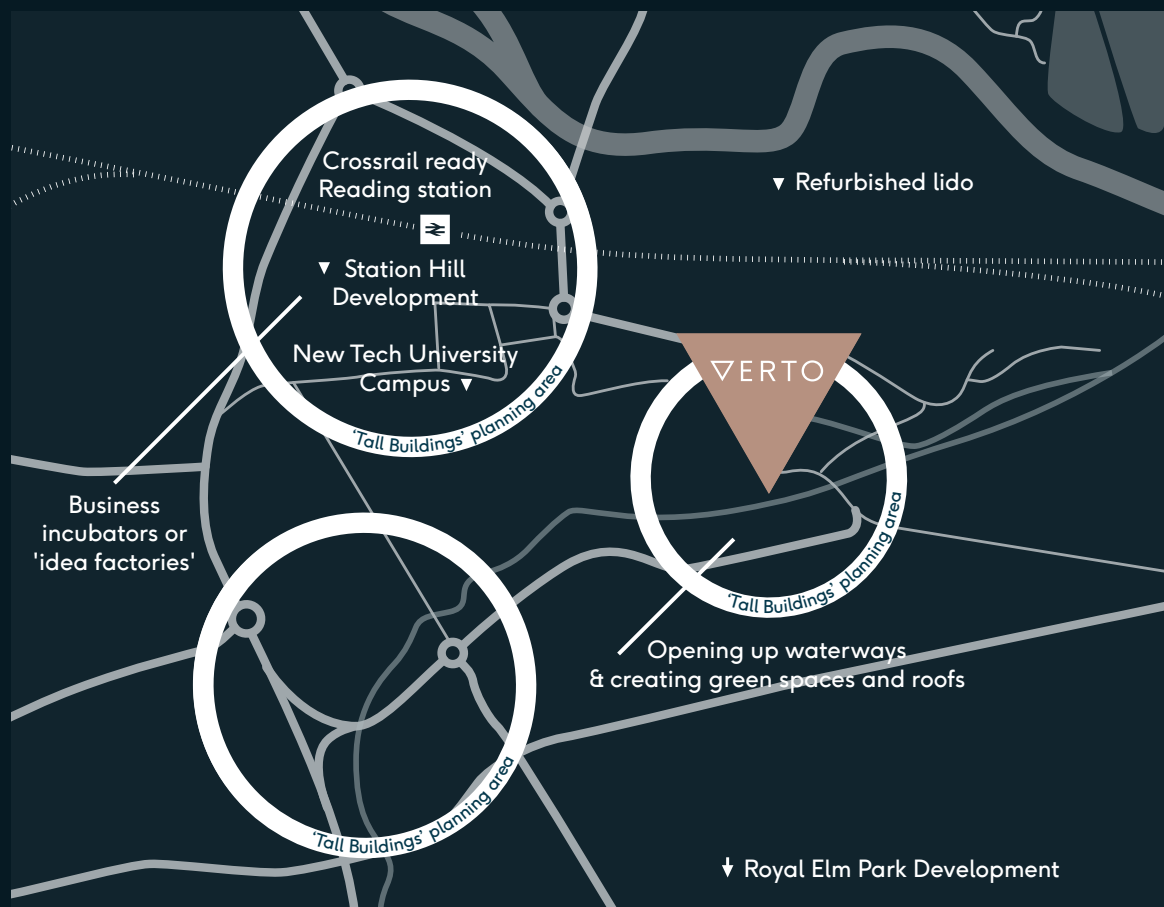
between December 2014 – 2020

With the market rental rate set to increase by up to

▲ 27%

within the same period \*

Map to show the ongoing investment in Reading.



\* Source: Forecast by property company, JLL, for renting property in Reading. Map is indicative only and may not be to scale.

# ► Change to luxurious living

Straight from the pages of a luxury style magazine, the interiors of your new home exude 21st Century urban chic. The entrance lobby sets the tone, with natural stone tiling and feature lighting reminiscent of the most opulent boutique hotels. The refinement continues throughout the corridors with superior carpeting and fashionable laminate doors. In the living room, oak flooring and white walls create a sense of calm and assured sophistication. When it comes to entertaining, the contemporary kitchens with marble splash backs, oak or Silestone worktops, integrated units and Siemens or Bosch appliances are designed to impress. At the end of the day, the luxurious bedrooms will have you dreaming of your new Verto lifestyle.

The interiors  
of your new  
home exude  
21st Century  
urban chic.

INTERIOR DESIGN



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### KITCHEN (STANDARD APARTMENTS)

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- Contemporary Elements designed full fitted kitchens
- Soft close Doors in Newport Clay Oak laminate and Moon Matt lacquer
- Sonoma oak laminate worktops
- Sonoma oak laminate splashback
- Under unit LED lighting
- Bosch integrated electric single oven
- Bosch electric induction hob and integrated hood
- Bosch integrated fridge/freezer
- Bosch integrated dishwasher
- Bosch integrated microwave

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### KITCHEN (PREMIUM APARTMENTS)

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- Contemporary Elements designed full fitted kitchens
- Soft close Doors in Newport Clay Oak laminate and Moon Matt Laquer
- Silestone worktops
- Polished Glass splashback
- Under unit LED lighting
- Siemens integrated electric single oven
- Siemens electric induction hob and integrated hood
- Siemens integrated fridge/freezer
- Siemens integrated dishwasher
- Siemens integrated microwave

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### BATHROOMS

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- Semi recessed wash basin
- White WC with soft close seat and cover
- Design exposed thermo shower
- Recessed thermo shower valves with 3x function handset on a rail for the shower rooms
- Low profile shower unit with shower screen
- Double ended acrylic bath with frameless bath screen

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### LIGHTING AND ELECTRICS

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- LED downlights to all areas
- Shaver sockets to bathroom/en-suites
- 'Hyperoptic' superfast broadband to living spaces
- Video entry system

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### HEATING

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- Efficient combined heat and electricity
- Comfort cooling/heating in living spaces (from floor 11 to floor 16)
- Underfloor heating throughout
- Chrome heated towel rails to bathrooms & en-suites

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### FLOORING

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- Hardwood oak engineered flooring throughout the hall, living, dining & kitchen
- Carpet to all bedrooms
- Ceramic floor tiles to bathroom

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### GENERAL FEATURES

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- Private Balconies
- Veneer finish front doors
- Satin finish flush internal doors fitted with contemporary ironmongery
- Fitted Timber wardrobes (standard)

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### COMMUNAL AREAS

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- Entrance lobby with natural stone/porcelain tiling and feature lighting
- Carpeting to all residential communal hallways
- Lift access to all levels
- Bicycle storage for all residents
- 27 parking spaces (option to purchase on selected apartments)
- State of the art residents only gymnasium
- Residents' lounge and library
- Waterside restaurant
- Landscaped roof gardens

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### SECURITY AND ASSURANCE

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- Concierge service
- Integrated building and individual apartment fire detection system
- CCTV to communal entrances and external common areas
- High security multi-point locking entrance door to all apartments
- 10 year building warranty cover

Computer generated image











▲ INTERIOR DESIGN



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Computer generated images  
Left: Kitchen  
Right: Bathroom



# ▶ Floorplans

## ▶ One Bedroom Apartments

Bray	21
Sandhurst	22
Crowthorne	23
Abingdon	24
Sonning	25
Twyford	26
Pangbourne	27

## ▶ Two Bedroom Apartments

Goring	28
Chiltern	29
Woodley	30
Woodley – with balcony	31
Tilehurst	32
Tilehurst – with balcony	33
Ascot	34
Calcot	35
Marlborough	36
Woodstock	37
Marlow	38
Winchester	39

## ▶ Three Bedroom Apartments

Sunningdale	40
Camberley	41
Henley	42
Oxford	43
Henley – with terrace	44

Initial number denotes floor number and second number denotes unit number, for example 1.2 = 1st floor, 2nd unit

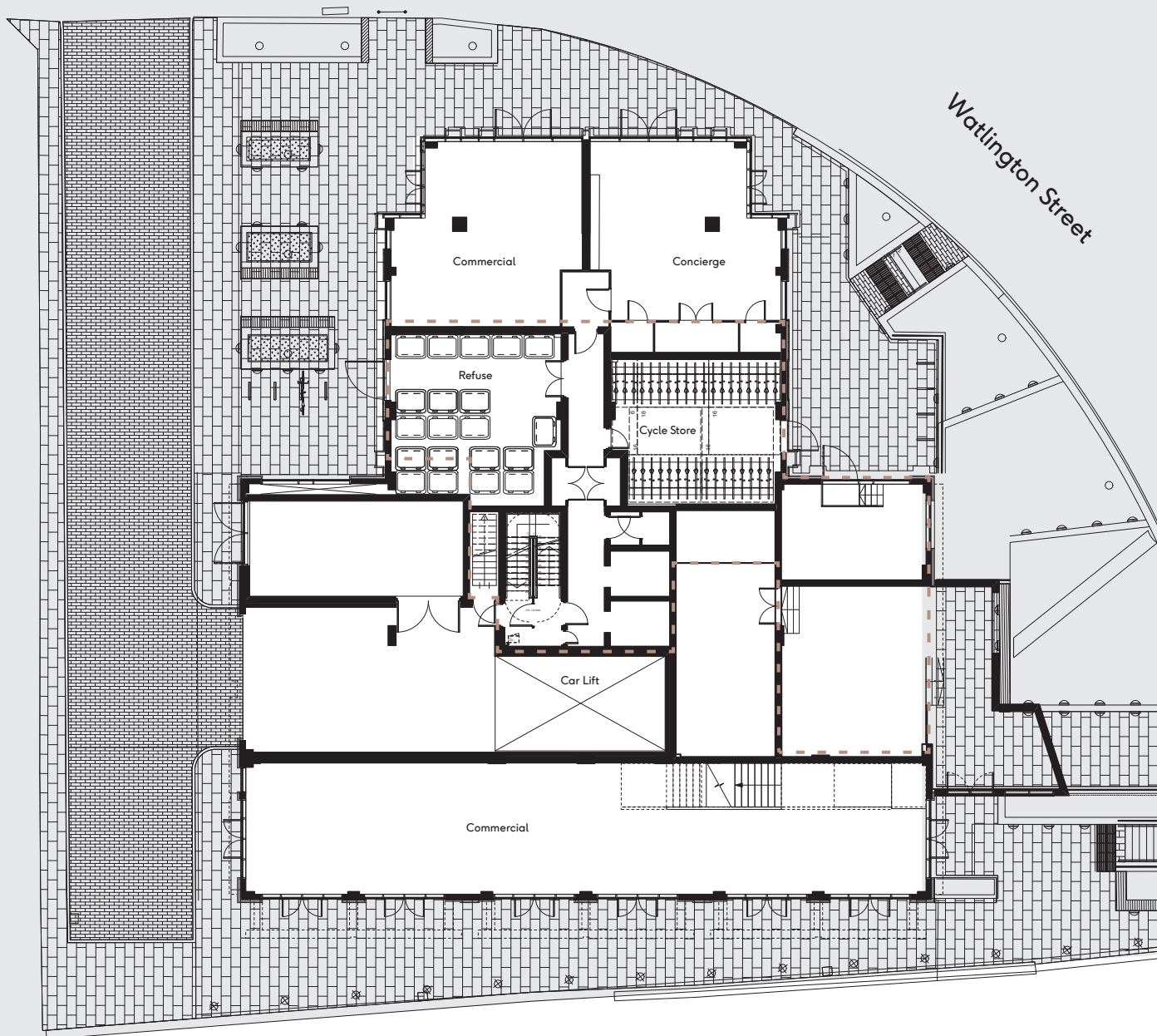
 River Facing



NORTH

King's Road

Watlington Street



River Kennet



Mezzanine Level

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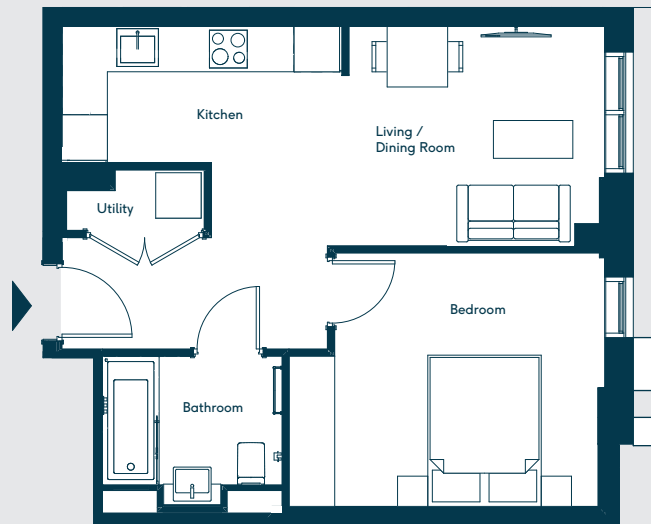


# ▶ Bray

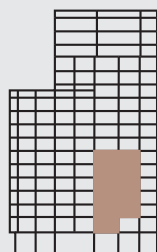
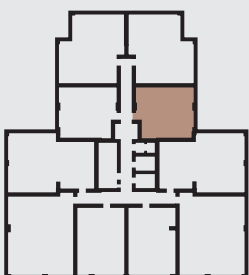
## 1.4, 2.4, 3.4, 4.4, 5.4 & 6.4 One Bedroom Apartments



NORTH



▲ FLOORPLANS



East Facing

Living/Dining	3.38 x 2.90 m	11'1" x 10'1.6" ft
Kitchen	3.90 x 1.80 m	9'6.1" x 5'10.8" ft
Bedroom	4.17 x 3.35 m	13'8.1" x 10'11.9" ft
<b>Total Internal Area</b>	<b>44.5 sqm</b>	<b>479 sqft</b>

# Sandhurst

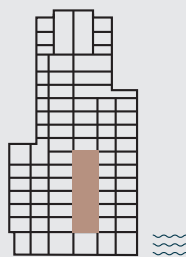
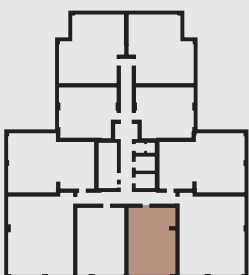
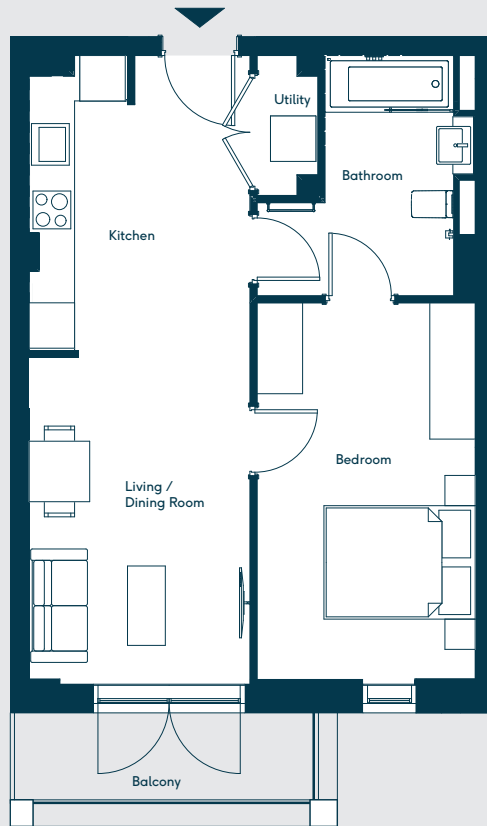
1.7, 2.7, 3.7, 4.7, 5.7 & 6.7

One Bedroom Apartments



NORTH

FLOORPLANS



South Facing  
Riverside

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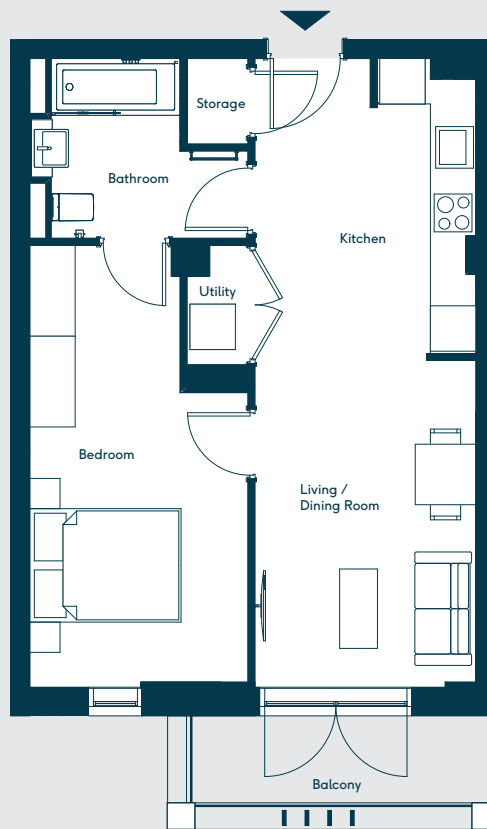
Living/Dining	3.81 x 2.92 m	12'6" x 9'7" ft
Kitchen	4.50 x 2.92 m	14'9" x 9'7" ft
Bedroom	5.84 x 2.88 m	16'6.4" x 9'5.4" ft
Balcony	4.5 sqm	48.44 sqft
<b>Total Internal Area</b>	<b>49.0 sqm</b>	<b>527.4 sqft</b>

# ► Crowthorne

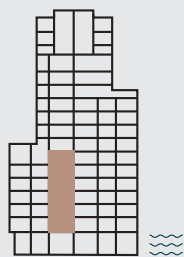
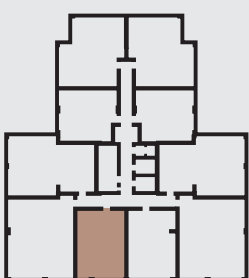
1.8, 2.8, 3.8, 4.8, 5.8 & 6.8  
One Bedroom Apartments



NORTH



▲ FLOORPLANS



South Facing  
Riverside

Living/Dining	3.81 x 2.92 m	12'6" x 9'7" ft
Kitchen	4.50 x 2.92 m	14'9" x 9'7" ft
Bedroom	5.84 x 2.88 m	16'6.4" x 9'5.4" ft
Balcony	4.5 sqm	48.44 sqft
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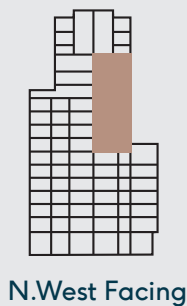
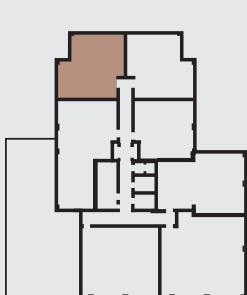
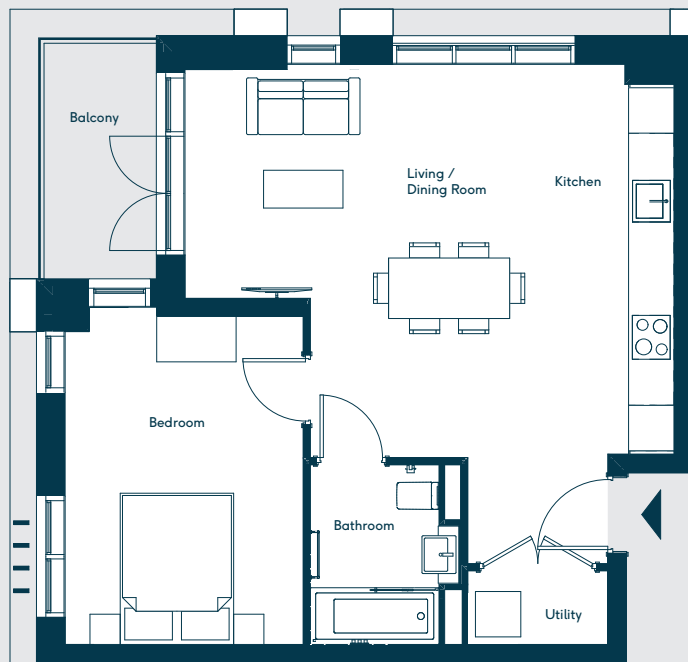
# ▶ Abingdon

7.2, 8.2, 9.2, 10.2, 11.2, 12.2 & 13.2  
One Bedroom Apartments



NORTH

▲ FLOORPLANS



Living/Dining	5.20 x 4.66 m	17'0.7" x 15'3.4" ft
Kitchen	5.15 x 1.80 m	16'10.7" x 5'10.8" ft
Bedroom	4.45 x 3.15 m	14'7.2" x 10'4" ft
Balcony	4.9 sqm	52.74 sqft
<b>Total Internal Area</b>	<b>54.5 sqm</b>	<b>586.6 sqft</b>

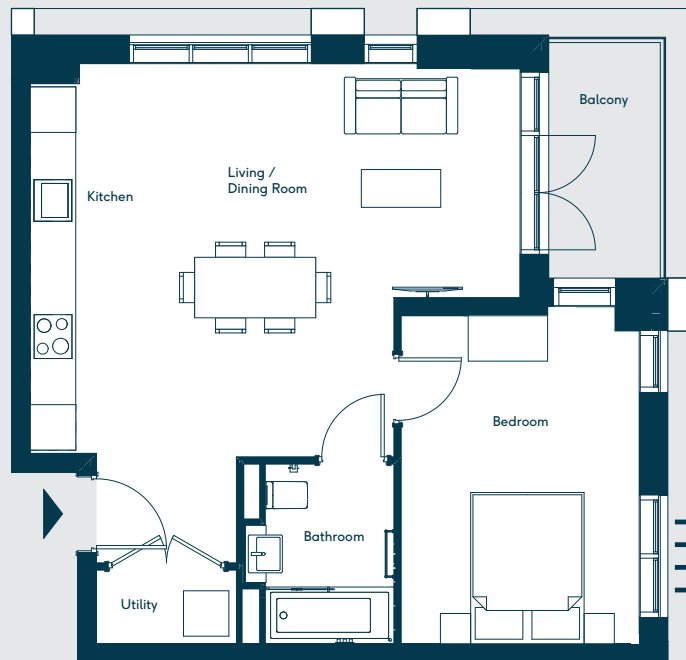
# ► Sonning

7.3, 8.3, 9.3, 10.3, 12.3 & 13.3

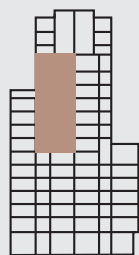
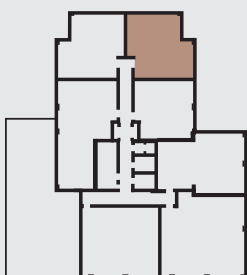
One Bedroom Apartments



NORTH



▲ FLOORPLANS



N.East Facing

Living/Dining	5.20 x 4.66 m	17'07" x 15'3.4" ft
Kitchen	5.15 x 1.80 m	16'10.7" x 5'10.8" ft
Bedroom	4.45 x 3.15 m	14'7.2" x 10'4" ft
Balcony	4.9 sqm	52.74 sqft
<b>Total Internal Area</b>	<b>54.5 sqm</b>	<b>586.6 sqft</b>

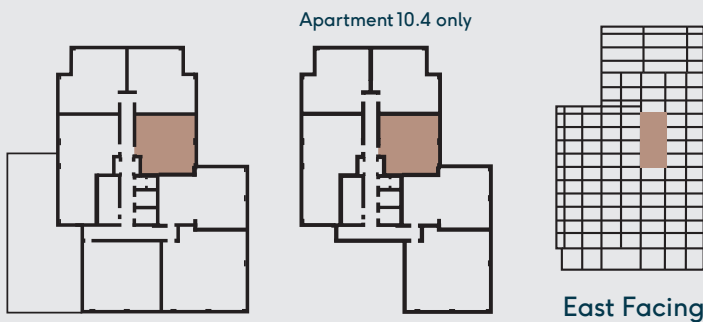
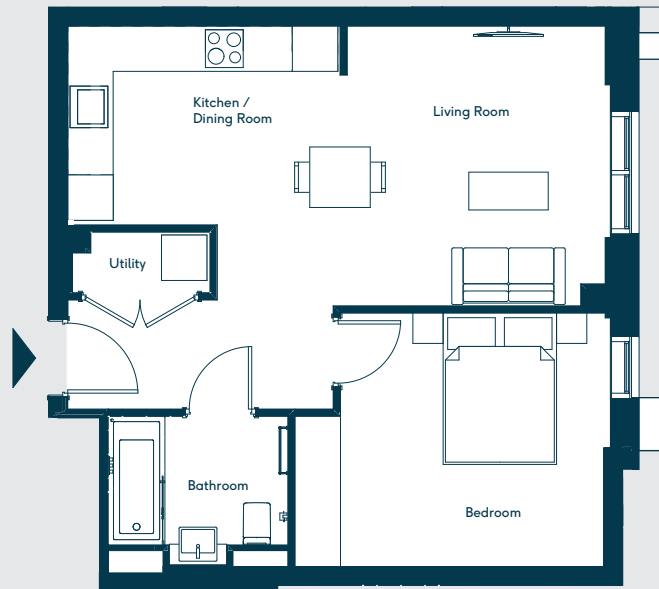
# ► Twyford

## 7.4, 8.4, 9.4, 10.4

### One Bedroom Apartments



▲ FLOORPLANS



Living/ Dining	3.70 x 3.57 m	12'1.6" x 11'8.5" ft
Kitchen	3.60 x 2.63 m	11'9.7" x 8'7.5" ft
Bedroom	4.17 x 3.35 m	13'8.1" x 10'11.9" ft
<b>Total Internal Area</b>	<b>50.2 sqm</b>	<b>540.3 sqft</b>

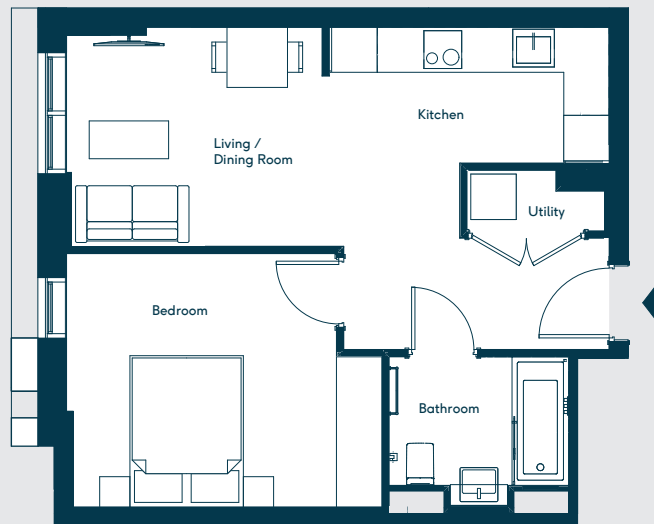
# ► Pangbourne

1.1, 2.1, 3.1, 4.1, 5.1 & 6.1

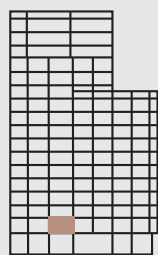
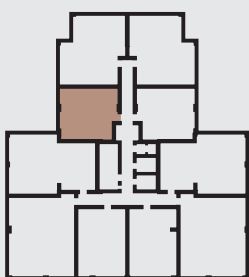
One Bedroom Apartments



NORTH



FLOORPLANS



West Facing

Living/Dining	3.38 x 2.90 m	11'1" x 10'1.6" ft
Kitchen	3.90 x 1.80 m	9'6.1" x 5'10.8" ft
Bedroom	4.17 x 3.35 m	13'8.1" x 10'11.9" ft
<b>Total Internal Area</b>	<b>44.5 sqm</b>	<b>479 sqft</b>

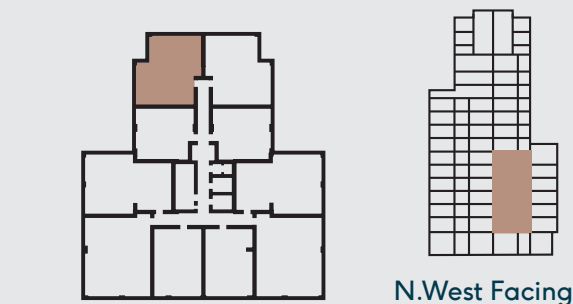
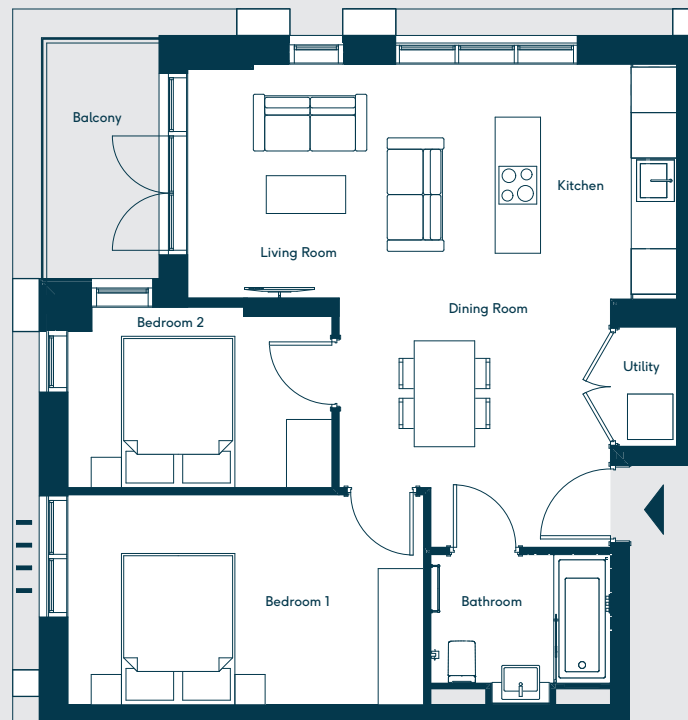
# Goring

1.2, 2.2, 3.2, 4.2, 5.2 & 6.2  
Two Bedroom Apartments



NORTH

FLOORPLANS



Living Room	4.06 x 3.09 m	13'3.8" x 10'1.6" ft
Dining Room	3.58 x 2.50 m	11'8.9" x 8'2.4" ft
Kitchen	3.10 x 2.40 m	10'2" x 7'10.5" ft
Bedroom 1	4.70 x 2.77 m	15'5" x 9'1" ft
Bedroom 2	3.49 x 2.38 m	11'5.4" x 7'9.7" ft
Balcony	4.9 sqm	52.74 sqft
<b>Total Internal Area</b>	<b>60.1 sqm</b>	<b>646.91 sqft</b>



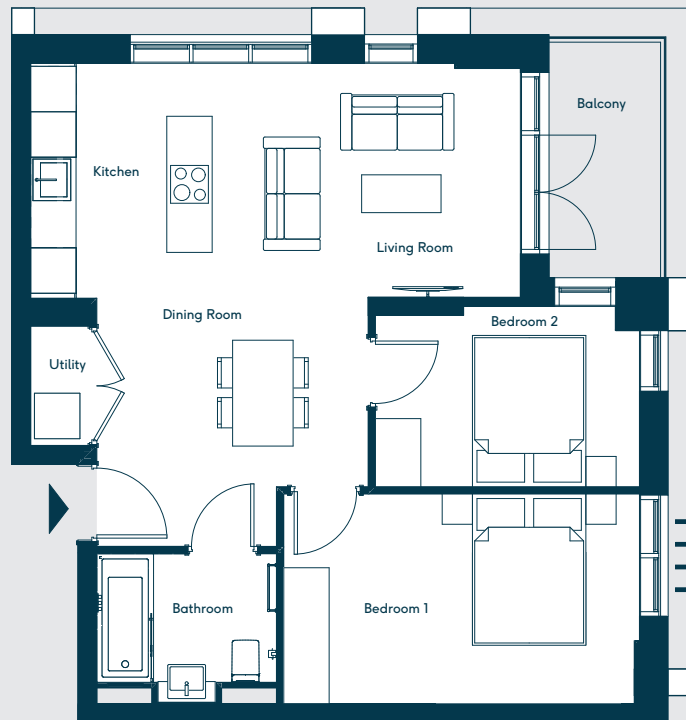
# ► Chiltern

1.3, 2.3, 3.3, 4.3, 5.3 & 6.3

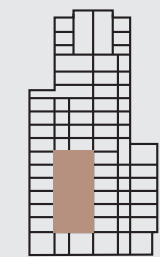
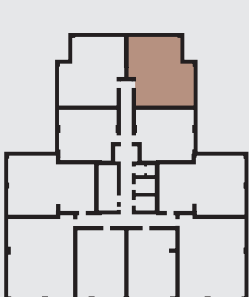
Two Bedroom Apartments



NORTH



▲ FLOORPLANS



N. East Facing

Living Room	4.06 x 3.09 m	13'3.8" x 10'1.6" ft
Dining Room	3.58 x 2.50 m	11'8.9" x 8'2.4" ft
Kitchen	3.10 x 2.40 m	10'2" x 7'10.5" ft
Bedroom 1	4.70 x 2.77 m	15'5" x 9'1" ft
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Balcony	4.9 sqm	52.74 sqft
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# Woodley

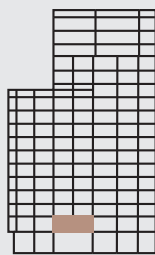
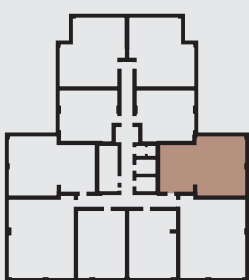
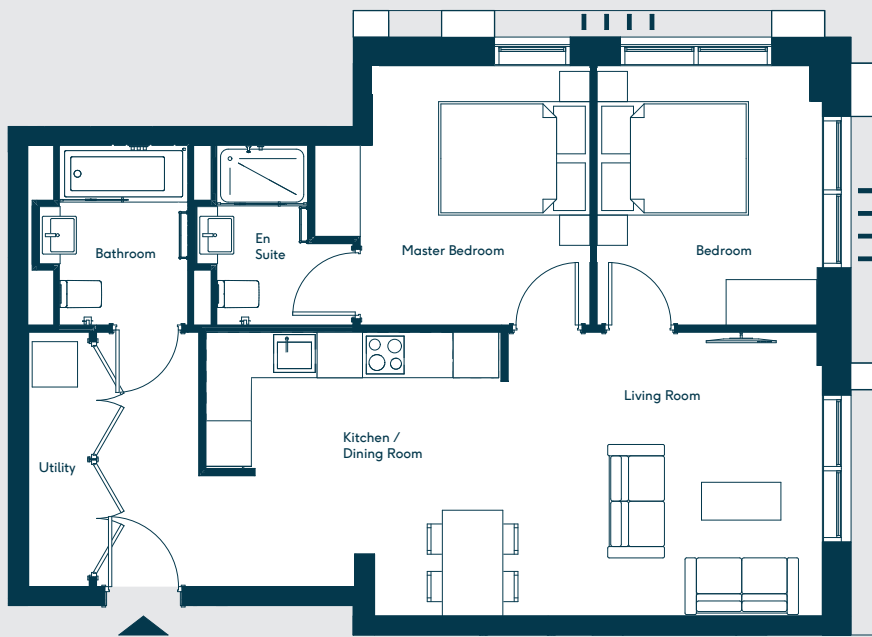
1.5

## Two Bedroom Apartment



NORTH

FLOORPLANS



East Facing

Living Room	4.25 x 3.75 m	13'11.3" x 12'3.6" ft
Kitchen/Dining Room	3.90 x 3.75 m	12'9.5" x 12'3.6" ft
Master Bedroom	3.63 x 3.43 m	11'10.9" x 11'3" ft
Bedroom	3.43 x 2.98 m	11'3" x 9'9.3" ft
<b>Total Internal Area</b>	<b>69.9 sqm</b>	<b>752.4 sqft</b>

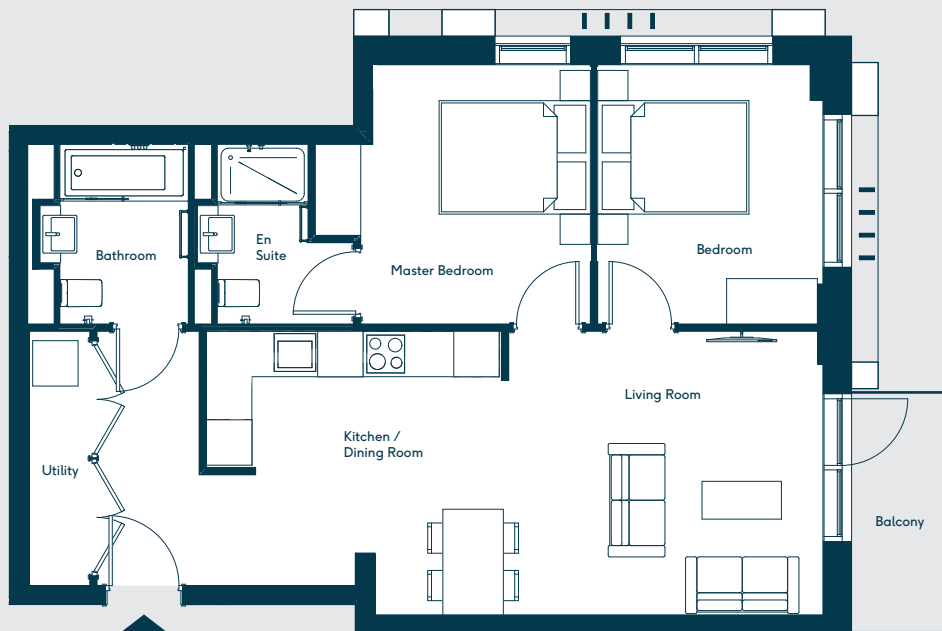
# Woodley

2.5, 3.5, 4.5, 5.5, 6.5,  
7.5, 8.5, 9.5 & 10.5

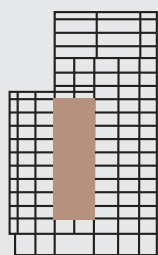
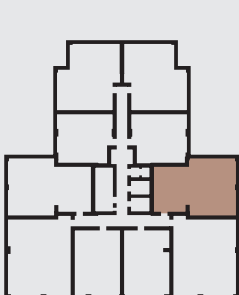
Two Bedroom Apartments



NORTH



FLOORPLANS



East Facing

Living Room	4.25 x 3.75 m	13'11.3" x 12'3.6" ft
Kitchen/Dining Room	3.90 x 3.75 m	12'9.5" x 12'3.6" ft
Master Bedroom	3.63 x 3.43 m	11'10.9" x 11'3" ft
Bedroom	3.43 x 2.98 m	11'3" x 9'9.3" ft
Balcony	4.2 sqm	45.21 sqft
<b>Total Internal Area</b>	<b>69.9 sqm</b>	<b>752.4 sqft</b>

# ► Tilehurst

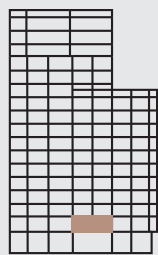
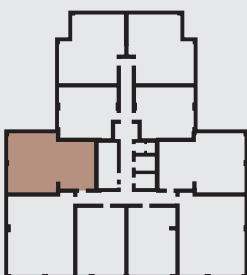
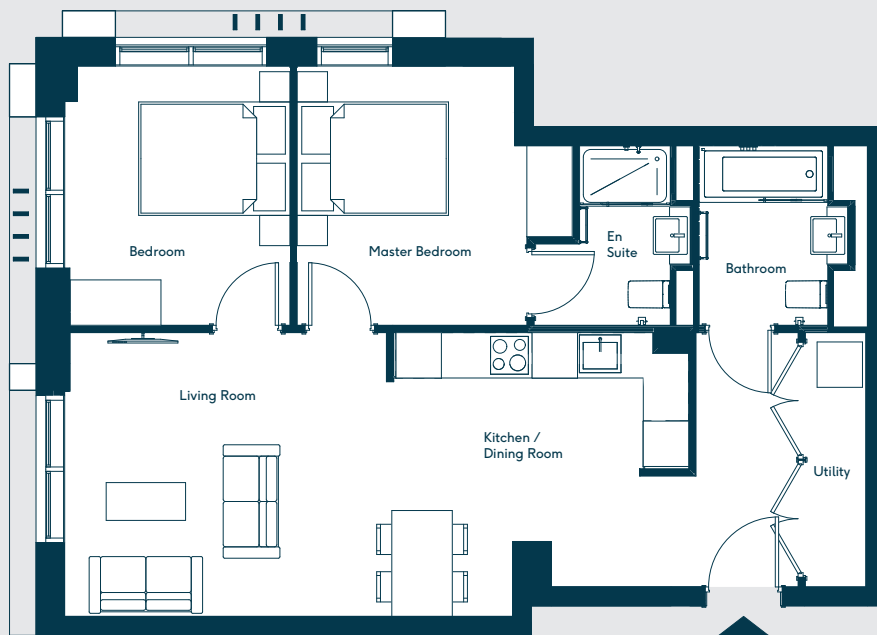
## 1.10

### Two Bedroom Apartment



NORTH

▲ FLOORPLANS



West Facing

Living Room	4.35 x 3.75 m	14'3.2" x 12'3.6" ft
Kitchen/Dining Room	3.90 x 3.75 m	12'9.5" x 12'3.6" ft
Master Bedroom	3.63 x 3.43 m	11'10.9" x 11'3" ft
Bedroom	3.43 x 2.98 m	11'3" x 9'9.3" ft
<b>Total Internal Area</b>	<b>70.5 sqm</b>	<b>758.8 sqft</b>

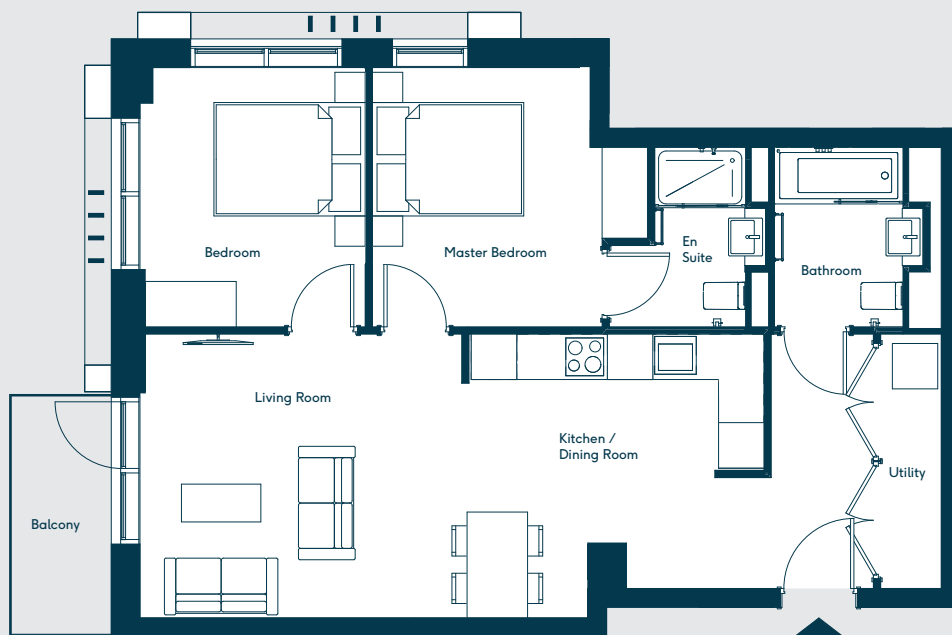
# ► Tilehurst

2.10, 3.10, 4.10, 5.10 & 6.10

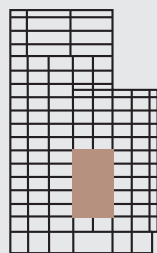
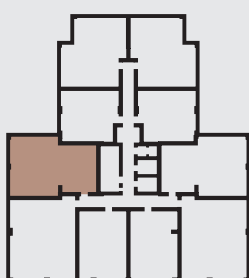
Two Bedroom Apartments



NORTH



▲ FLOORPLANS



West Facing

Living Room	4.35 x 3.75 m	14'3.2" x 12'3.6" ft
Kitchen/Dining Room	3.90 x 3.75 m	12'9.5" x 12'3.6" ft
Master Bedroom	3.63 x 3.43 m	11'10.9" x 11'3" ft
Bedroom	3.43 x 2.98 m	11'3" x 9'9.3" ft
Balcony	4.4 sqm	47.36 sqft
<b>Total Internal Area</b>	<b>70.5 sqm</b>	<b>758.8 sqft</b>

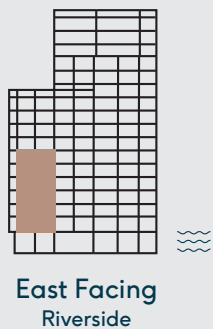
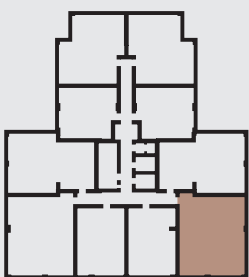
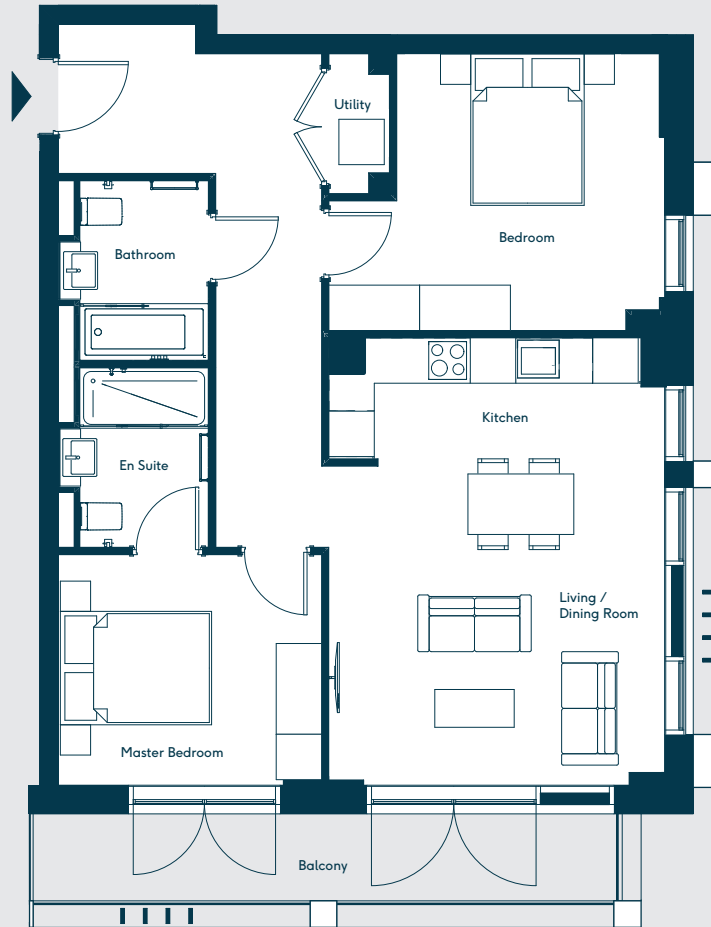
# Ascot

## 1.6, 2.6, 3.6, 4.6, 5.6 & 6.6 Two Bedroom Apartments



NORTH

FLOORPLANS



Living / Dining	4.44 x 4.31 m	14'6.8" x 14'1.6" ft
Kitchen	4.37 x 1.60 m	14'4" x 5'3" ft
Master Bedroom	3.48 x 3.05 m	11'5" x 10' ft
Bedroom	4.40 x 3.66 m	14'5" x 12' ft
Balcony	8.9 sqm	95.8 sqft
<b>Total Internal Area</b>	<b>78.3 sqm</b>	<b>842.8 sqft</b>

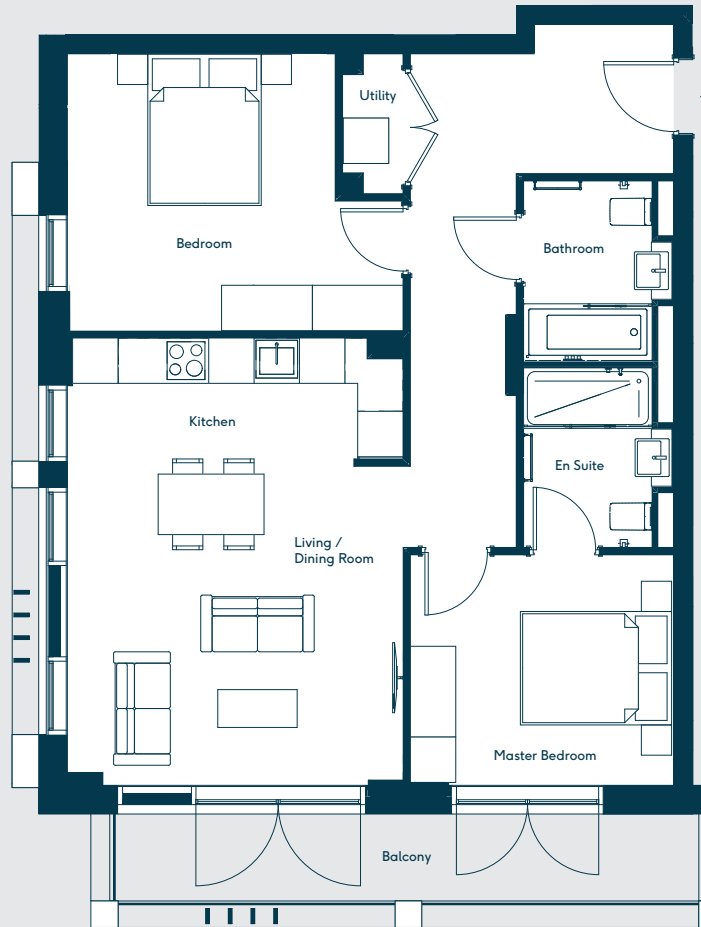
# ► Calcot

1.9, 2.9, 3.9, 4.9, 5.9 & 6.9

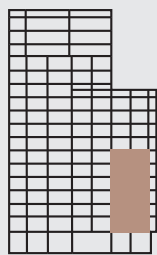
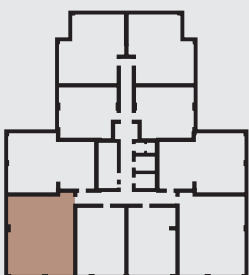
Two Bedroom Apartments



NORTH



▲ FLOORPLANS



West Facing  
Riverside

Living / Dining	4.44 x 4.31 m	14'6.8" x 14'1.6" ft
Kitchen	4.37 x 1.60 m	14'4" x 5'3" ft
Master Bedroom	3.48 x 3.05 m	11'5" x 10' ft
Bedroom	4.40 x 3.66 m	14'5" x 12' ft
Balcony	8.9 sqm	95.80 sqft
<b>Total Internal Area</b>	<b>78.3 sqm</b>	<b>842.8 sqft</b>

# Marlborough

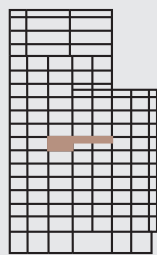
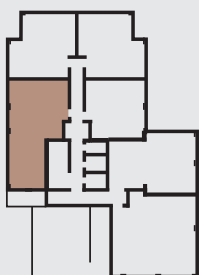
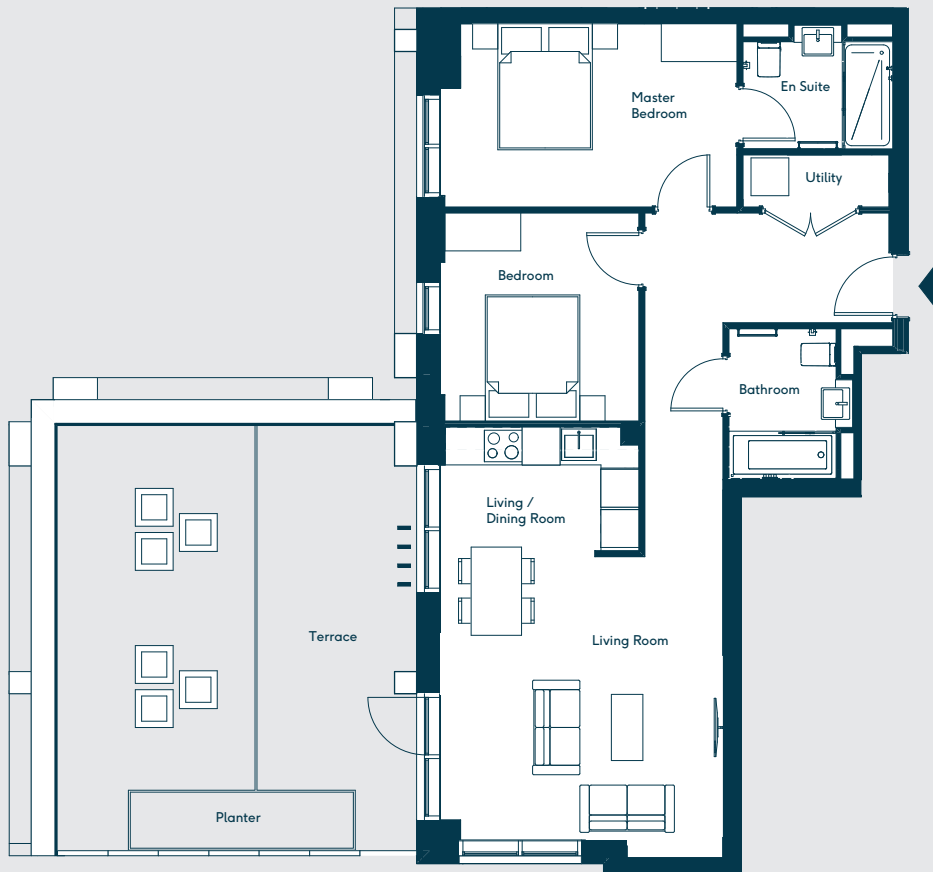
7.1

## Two Bedroom Apartment



NORTH

FLOORPLANS



West Facing

Living Room	4.48 x 4.15 m	14'8.3" x 13'7.4" ft
Kitchen/Dining Room	3.14 x 2.40 m	10'3.6" x 7'10.5" ft
Master Bedroom	4.63 x 2.90 m	15'2.3" x 9'6.1" ft
Bedroom	3.30 x 3.14 m	10'9.9" x 10'3.6" ft
Terrace	38 sqm	409.03 sqft
<b>Total Internal Area</b>	<b>76.6 sqm</b>	<b>824.5 sqft</b>



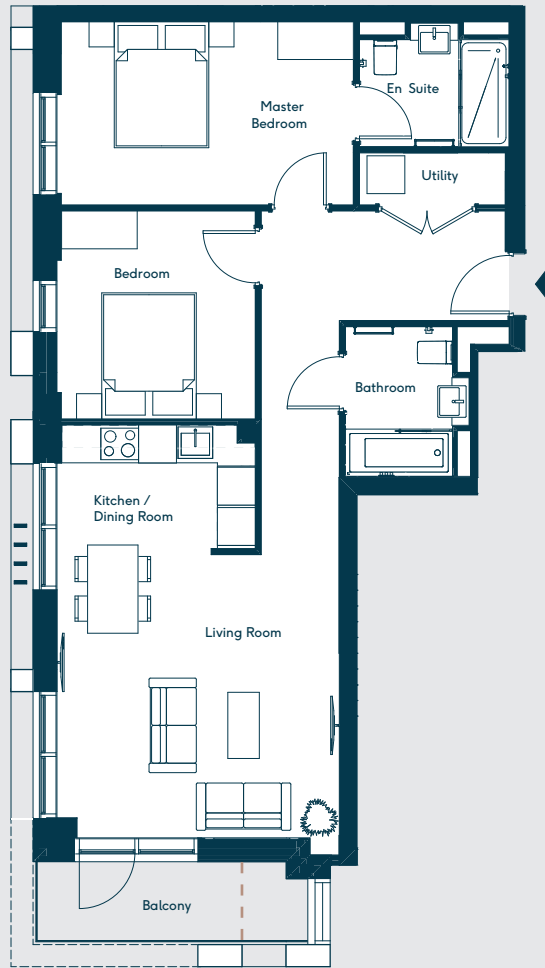
# Woodstock

8.1, 9.1, 10.1, 11.1, 12.1 & 13.1

Two Bedroom Apartments

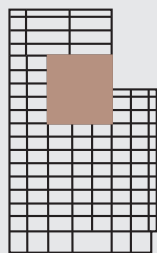
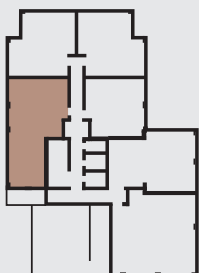


NORTH



FLOORPLANS

---  
8.1 Balcony =



N.West Facing

Living Room	4.48 x 4.15 m	14'8.3" x 13'7.4" ft
Kitchen/Dining Room	3.14 x 2.40 m	10'3.6" x 7'10.5" ft
Master Bedroom	4.63 x 2.90 m	15'2.3" x 9'6.1" ft
Bedroom	3.30 x 3.14 m	10'9.9" x 10'3.6" ft
Balcony	5.3 sqm	57.05 sqft
<b>Total Internal Area</b>	<b>76.6 sqm</b>	<b>821.3 sqft</b>

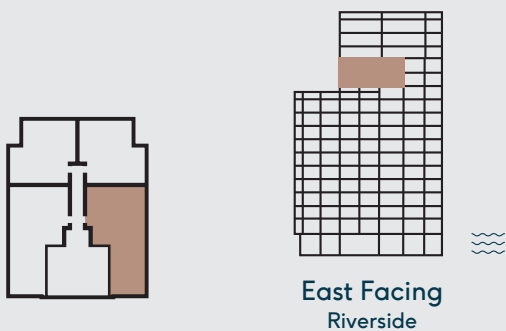
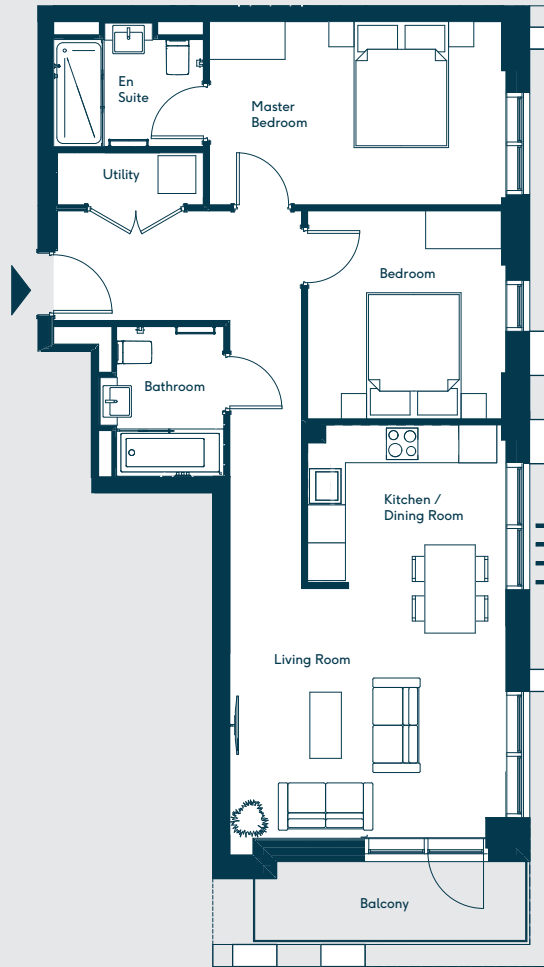
# ▶ Marlow

## 12.4 & 13.4

### Two Bedroom Apartments



▲ FLOORPLANS



Living Room	4.48 x 4.15 m	14'8.3" x 13'7.4" ft
Kitchen/Dining Room	3.14 x 2.40 m	10'3.6" x 7'10.5" ft
Master Bedroom	4.63 x 2.90 m	15'2.3" x 9'6.1" ft
Bedroom	3.30 x 3.14 m	10'9.9" x 10'3.6" ft
Balcony	5.3 sqm	57.05 sqft
<b>Total Internal Area</b>	<b>76.5 sqm</b>	<b>821.4 sqft</b>

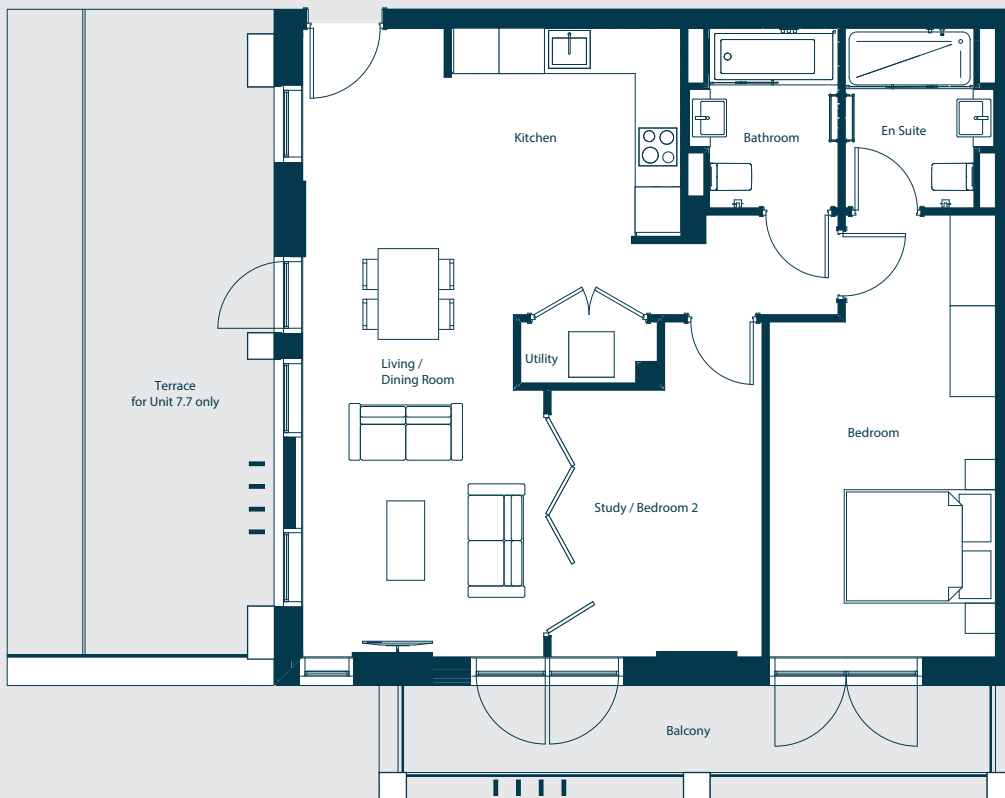
# Winchester

7.7 & 8.7

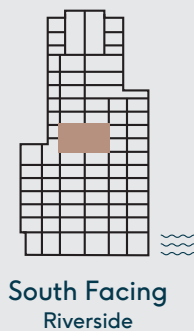
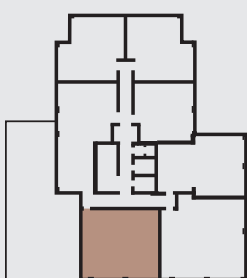
## Two Bedroom Apartments



NORTH



FLOORPLANS



Living / Dining	5.46 x 3.18 m	17'1.1" x 10'5.2" ft
Kitchen	3.13 x 2.85 m	10'3.2" x 9'4.2" ft
Bedroom	5.84 x 2.99 m	19'1.9" x 9'9.7" ft
Study / Bedroom 2	4.43 x 2.79 m	14'6.4" x 9'1.8" ft
Balcony	8.9 sqm	95.80 sqft
Terrace	23.7 sqm	255.11 sqft
<b>Total Internal Area</b>	<b>76.2 sqm</b>	<b>820.2 sqft</b>

# Sunningdale

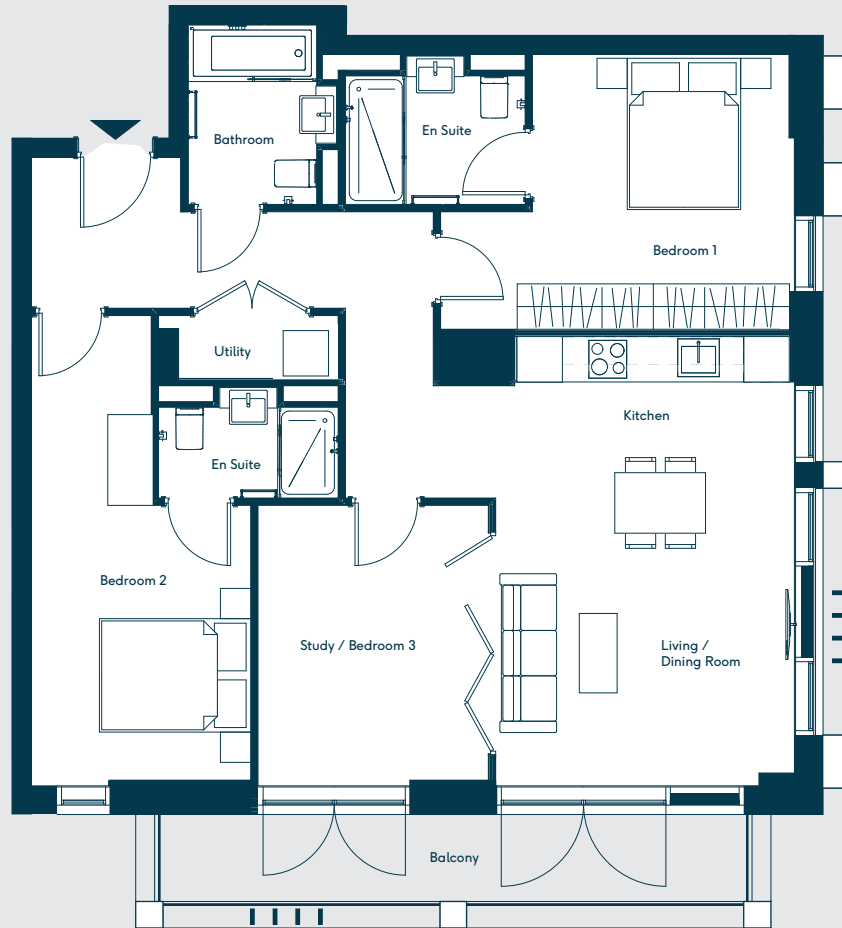
7.6 & 8.6

## Three Bedroom Apartments

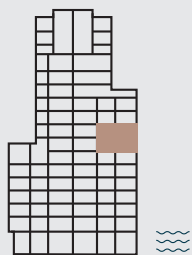
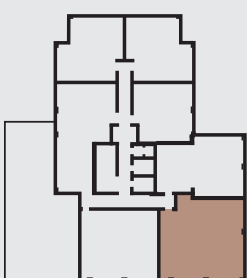


NORTH

FLOORPLANS



Living / Dining	4.14 x 3.95 m	13'7" x 12'11.5" ft
Kitchen	3.63 x 1.80 m	11'10.9" x 5'10.8" ft
Bedroom 1	6.21 x 2.90 m	20'4.5" x 9'6.1" ft
Bedroom 2	4.68 x 3.63 m	15'4.2" x 11'10.9" ft
Study / Bedroom 3	3.70 x 3.04 m	12'1.6" x 9'11.7" ft
Balcony	8.9 sqm	95.80 sqft
<b>Total Internal Area</b>	<b>95.5 sqm</b>	<b>1027.9 sqft</b>



East Facing  
Riverside

...BE PART OF THE CHANGE

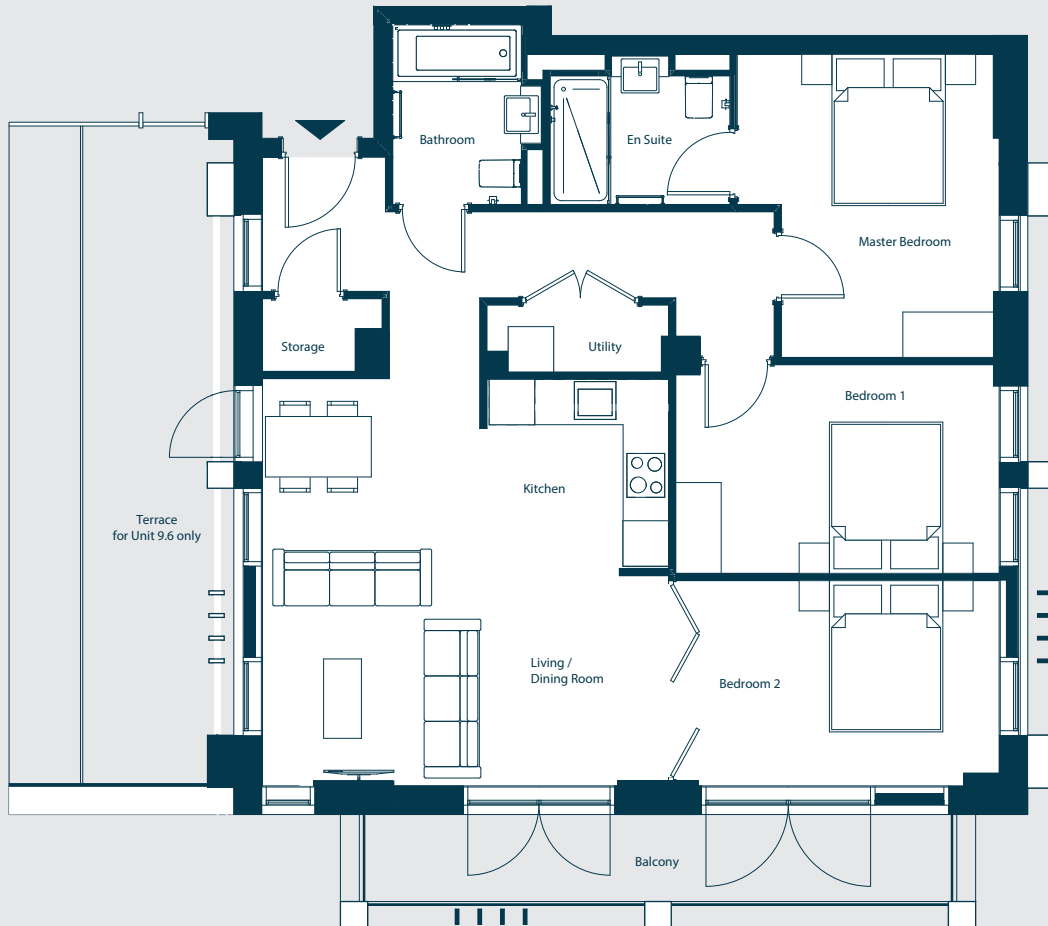
# ▶ Camberley

## 9.6 & 10.6

### Three Bedroom Apartments



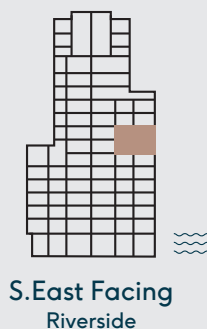
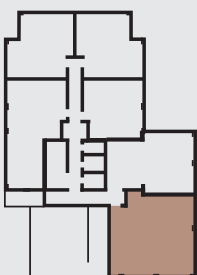
NORTH



▲ FLOORPLANS

Living Room	5.37 x 3.13 m	17'7.4" x 10'3.2" ft
Kitchen/Dining Room	5.37 x 2.25 m	17'7.4" x 7'4.6" ft
Master Bedroom	4.00 x 3.46 m	13'1.5" x 11'4.2" ft
Bedroom 1	4.27 x 2.76 m	14'0.1" x 9'0.6" ft
Bedroom 2	4.27 x 2.71 m	14'0.1" x 8'10.7" ft
Balcony	8.9 sqm	95.80 sqft
Terrace	81.3 sqm	875.11 sqft
<b>Total Internal Area</b>	<b>92.6 sqm</b>	<b>996.7 sqft</b>

Terrace for 9.6 only



# ▶ Henley

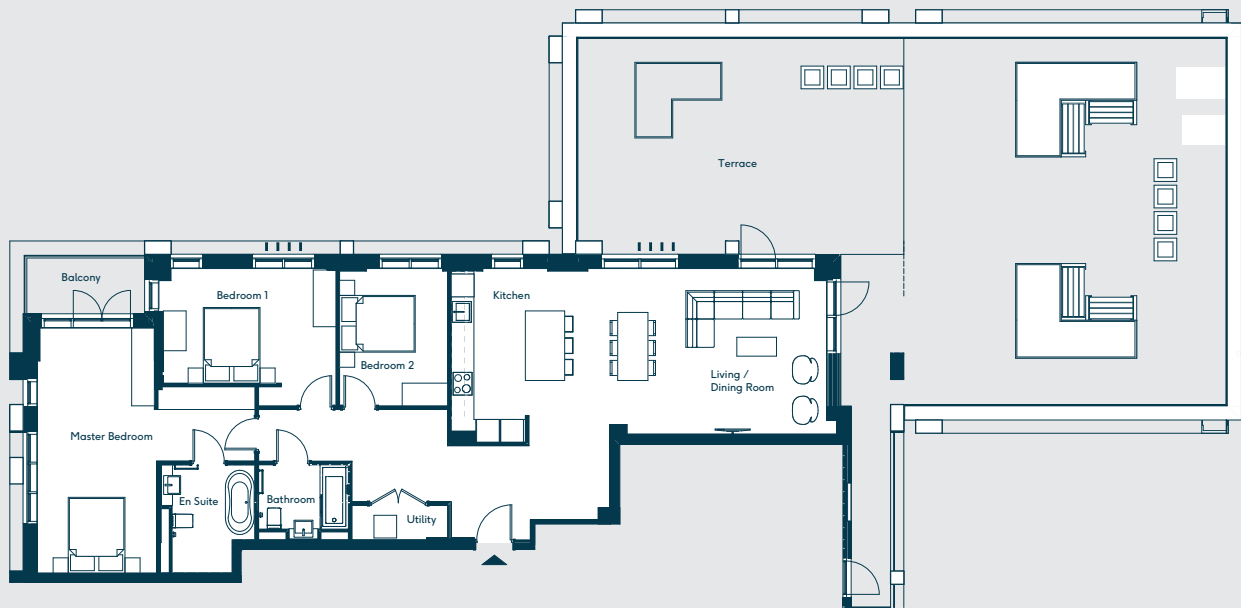
## 11.3

### Three Bedroom Apartment

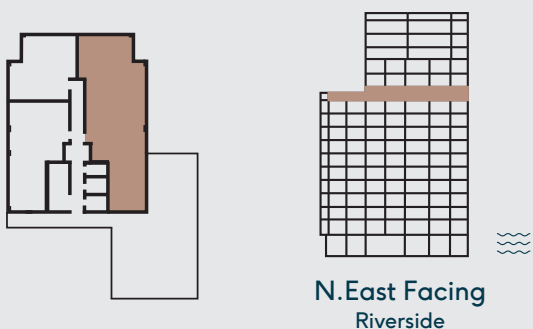


NORTH

▲ FLOORPLANS



Living / Dining	5.73 x 4.38 m	18'9.6" x 14'4.4" ft
Kitchen	4.69 x 4.19 m	15'4.6" x 13'9" ft
Master Bedroom	6.47 x 3.15 m	21'2.7" x 10'4" ft
Bedroom 1	3.63 x 3.03 m	11'11" x 9'11.3" ft
Bedroom 2	3.63 x 2.85 m	11'11" x 9'4.2" ft
Balcony	4.9 sqm	52.74 sqft
Terrace	135 sqm	1453.14 sqft
<b>Total Internal Area</b>	<b>132.2 sqm</b>	<b>1423 sqft</b>





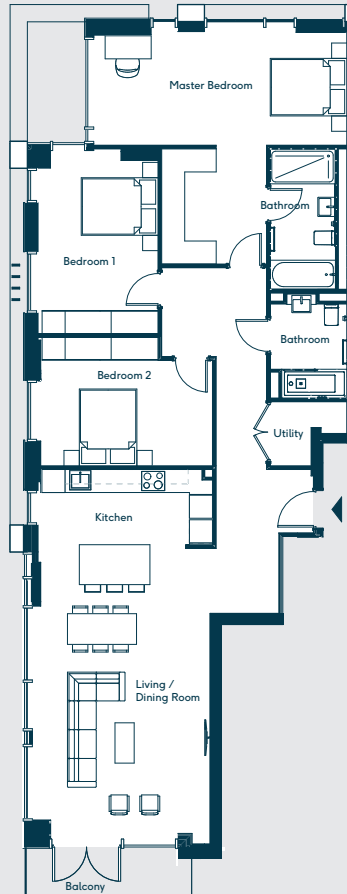
# Oxford

## 14.1 & 16.1

### Three Bedroom Apartments

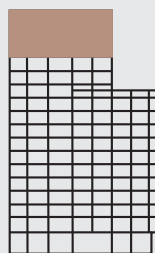
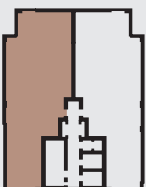


NORTH



FLOORPLANS

Balcony for 14.1 only



Lateral  
Riverside

Living / Dining	7.05 x 4.53 m	23'1.5" x 14'10.3" ft
Kitchen	4.57 x 2.48 m	14'12" x 8'1.6" ft
Master Bedroom	6.60 x 2.92 m	21'7.8" x 9'7" ft
Bedroom 1	4.57 x 2.63 m	14'12" x 8'7.5" ft
Bedroom 2	4.57 x 3.08 m	14'12" x 10'1.2" ft
Winter Garden	4.53 x 2.50 m	11'11" x 8'2.4" ft
Balcony	5.3 sqm	57.05 sqft
<b>Total Internal Area</b>	<b>138.3 sqm</b>	<b>1488.6 sqft</b>

# ▶ Henley

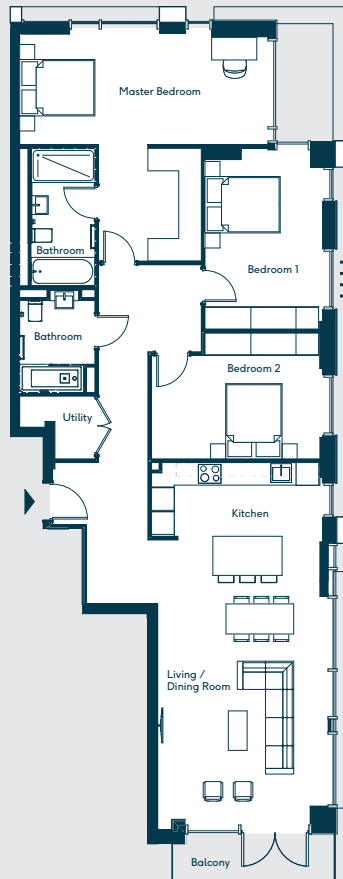
14.2, 15.2, 16.2

## Three Bedroom Apartments

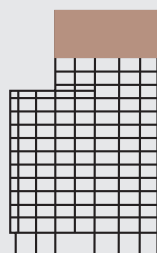
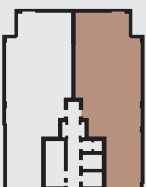


NORTH

▲ FLOORPLANS



Balcony for 14.2 only



Lateral  
Riverside



Living / Dining	9.55 x 4.53 m	23'1.5" x 14'10.3" ft
Kitchen	4.57 x 2.48 m	14'12" x 8'1.6" ft
Master Bedroom	6.60 x 2.92 m	21'7.8" x 9'7" ft
Bedroom 1	4.57 x 2.63 m	14'12" x 8'7.5" ft
Bedroom 2	4.57 x 3.08 m	14'12" x 10'1.2" ft
Balcony	5.3 sqm	57.05 sqft
<b>Total Internal Area</b>	<b>138.3 sqm</b>	<b>1488.6 sqft</b>





# ▶ About CNM Estates

CNM Estates is a property investment and development company bringing extensive experience to the communities in which we work, creating transformative places and delivering buildings that stand the test of time, so that the people who live and work there can flourish.

With offices in London, Abu Dhabi and Gibraltar and a bench of international funders, CNM Estates is a fast-growing developer with a highly experienced in-house team. We bring together world-class designers and consultants to deliver quality and style, each and every time, and work with partners who share our commitment to innovative thinking and a design-led approach.

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We embrace a hands-on management style throughout the entire development process, from site sourcing and funding to concept development, planning, construction and sale in each of the following sectors: Residential, Commercial, Serviced Apartments, PRS, Hotels, Student Accommodation.



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Sutton Point

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