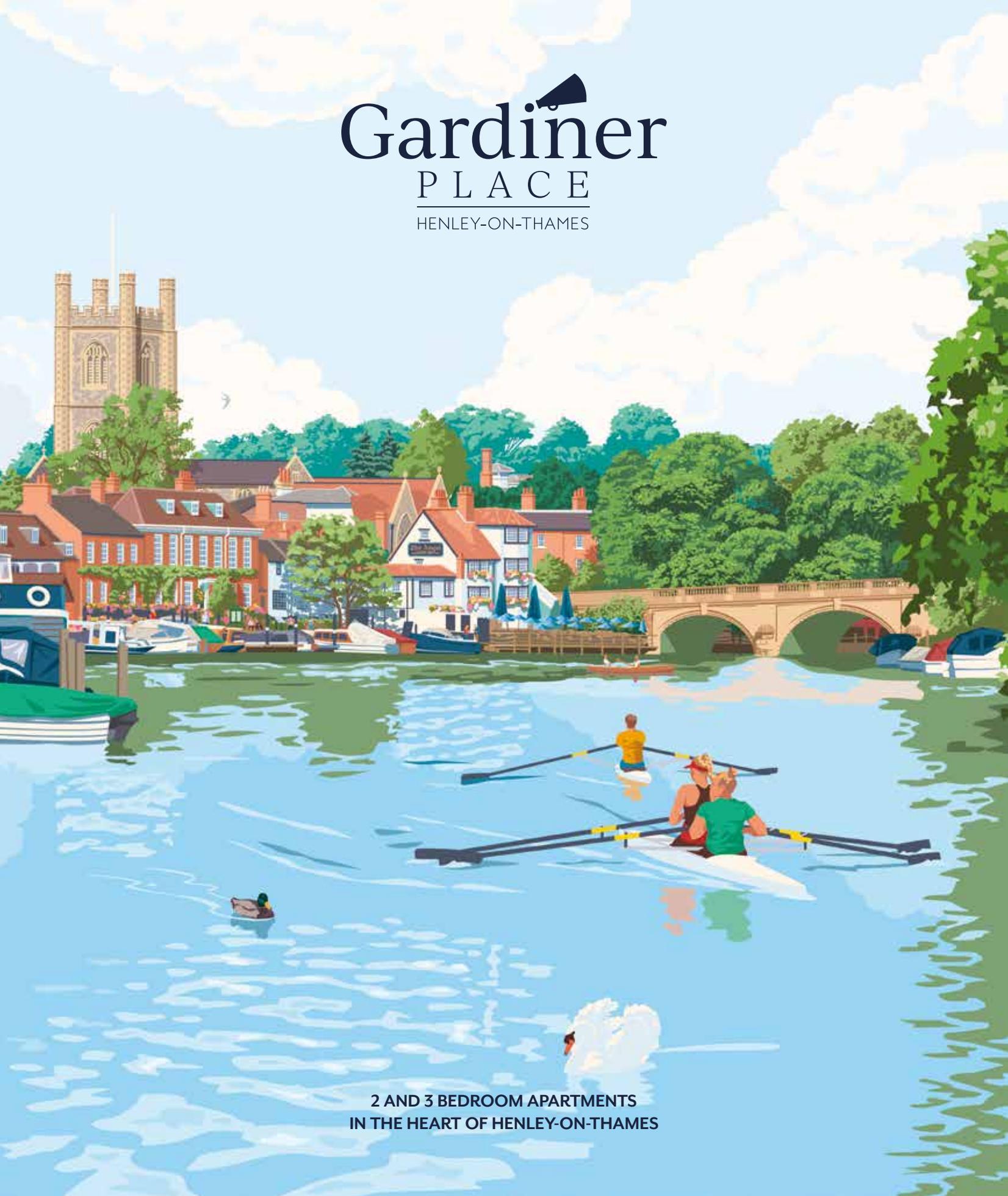
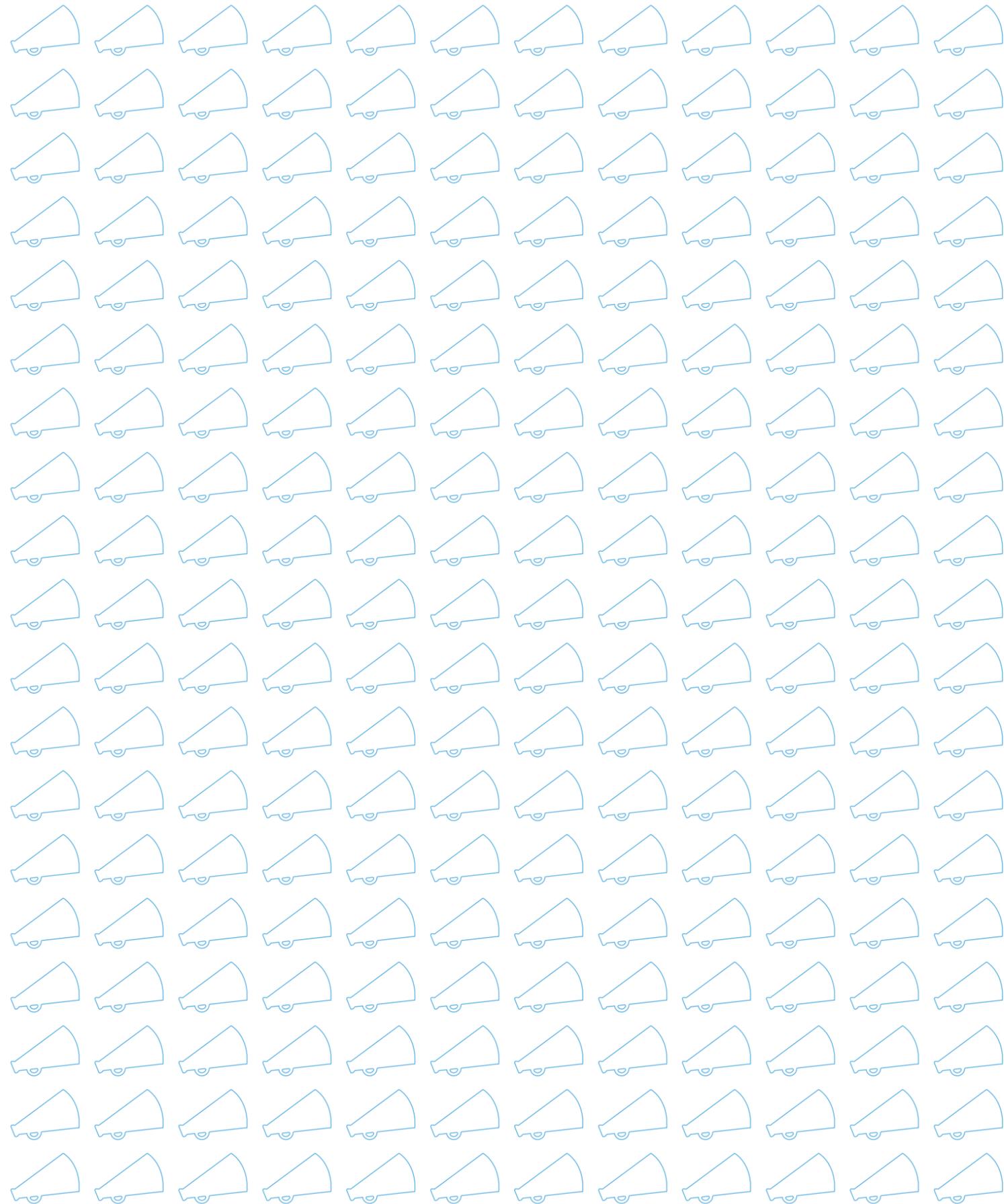


Gardiner

PLACE
HENLEY-ON-THAMES



2 AND 3 BEDROOM APARTMENTS
IN THE HEART OF HENLEY-ON-THAMES



HELLO HENLEY-ON-THAMES



Henley-on-Thames is a quintessential English market town located at the foot of the Chiltern Hills. Nestled in the heart of the town centre, Gardiner Place is a prestigious new development of stunning apartments set amongst luxury retail amenities.

Gardiner Place is a collection of individually appointed two and three bedroom apartments. These apartments have been built to exacting specifications, many with outside space and the additional benefit of on-site parking. There is also secure cycle storage within the development.

The universal appeal of Gardiner Place makes it an unmissable opportunity for those wanting to escape the hustle and bustle of London life and immerse themselves in the breathtaking countryside.





CGI is indicative only



Market Place Mews will provide a tranquil yet thriving space to meet, socialise and shop.

HISTORIC HENLEY



Voted by The Times as one of the best places to live in the English countryside, Henley-on-Thames is a 12th century market town located in South Oxfordshire with a diverse cultural history. Today the town is home to approximately 300 buildings of special architectural or historical interest.



Synonymous for being home to the Henley Royal Regatta, the town hosts a rich array of world-class festivals throughout the year including The Henley Festival, an exclusive 5-day black tie event celebrating international music and arts; Rewind-South, an event celebrating 80's iconic musical legends, the Henley Literary Festival and Brakspear a week of feet tapping to jazz and blues music each November.



HENLEY HIGHLIGHTS



Sitting comfortably alongside luxury and household brands lies an impressive selection of independent coffee shops, restaurants and quirky boutiques offering the personal touch.



MESSING ABOUT ON THE RIVER
Relax for a few hours by hiring a boat or joining one of the regular scheduled river excursions.



SHOPPING IN THE OLD TOWN
The cobbled old town is blessed with a plethora of small, quirky and independent shops.



THE BRAKSPEAR ALE TRAIL
One of the best ways of discovering Henley's traditional pubs is to take part in the Henley Ale Trail challenge. Enjoy a pint of Oxford Gold or Brakspear Bitter and get your map stamped.



CROCKERS HENLEY
Founded on a shared passion for honest food and a vision to create the ultimate relaxed fine dining experience.



LEANDER CLUB
Founded in 1818 the Leander Club is one of the oldest rowing clubs in the world. The club offers a stunning riverside location and superb facilities.



HARRODS CAFÉ
An all-day dining destination serving many of Harrods' most popular dishes, from decadent toasties and sumptuous salads to nigh-on irresistible pastries, partnered with speciality tea and coffee.

MEET THE HENLEY LOCALS



"We serve an eclectic mix of locals, tourists and celebrities as well as generation of families. Over the past 15 years, the town has grown but the sense of community is as strong as ever"

*Barry Wagner
Gabriel Machin
Butchers*



"We have been making exquisite handmade chocolates here for over 15 years and count Fortnum & Mason as one of our loyal customers"

*Matt Stone
Gorvett & Stone
Chocolatiers*



- 1/ Charlie Stacey
The Hart Street Tavern
- 2/ Ian Wainwright
Asquiths Teddy Bear Shop
- 3/ Barry Wagner
Gabriel Machin
- 4/ Ben Johnson
Harrods Café
- 5/ Kate Price & Jess Tomlin
Vinegar Hall
- 6/ Matt Stone
Gorvett & Stone
- 7/ Jason Acock
Henley Cycles
- 8/ Abbey Gillett
Spoons
- 9/ Laurence Morris
Laurence Menswear
- 10/ Jason Kempston
The Sole Man
- 11/ The Angel on the Bridge





GO WITH THE FLOW

Make the most of the outstanding countryside with so many opportunities to walk or cycle in the Chilterns, along the Thames Path National Trail, the Oxfordshire Cycle Way and The Ridgeway National Trail.

Close to Henley is Wallingford; a market town situated on the banks of the River Thames. It was built by King Alfred in the ninth century and the ruins of William the Conqueror's castle can be visited. Also nearby is Dorchester Abbey, which has been a site of worship for 1300 years. This beautiful stretch of the River Thames is best explored with one of the boats hired from Hobbs of Henley.

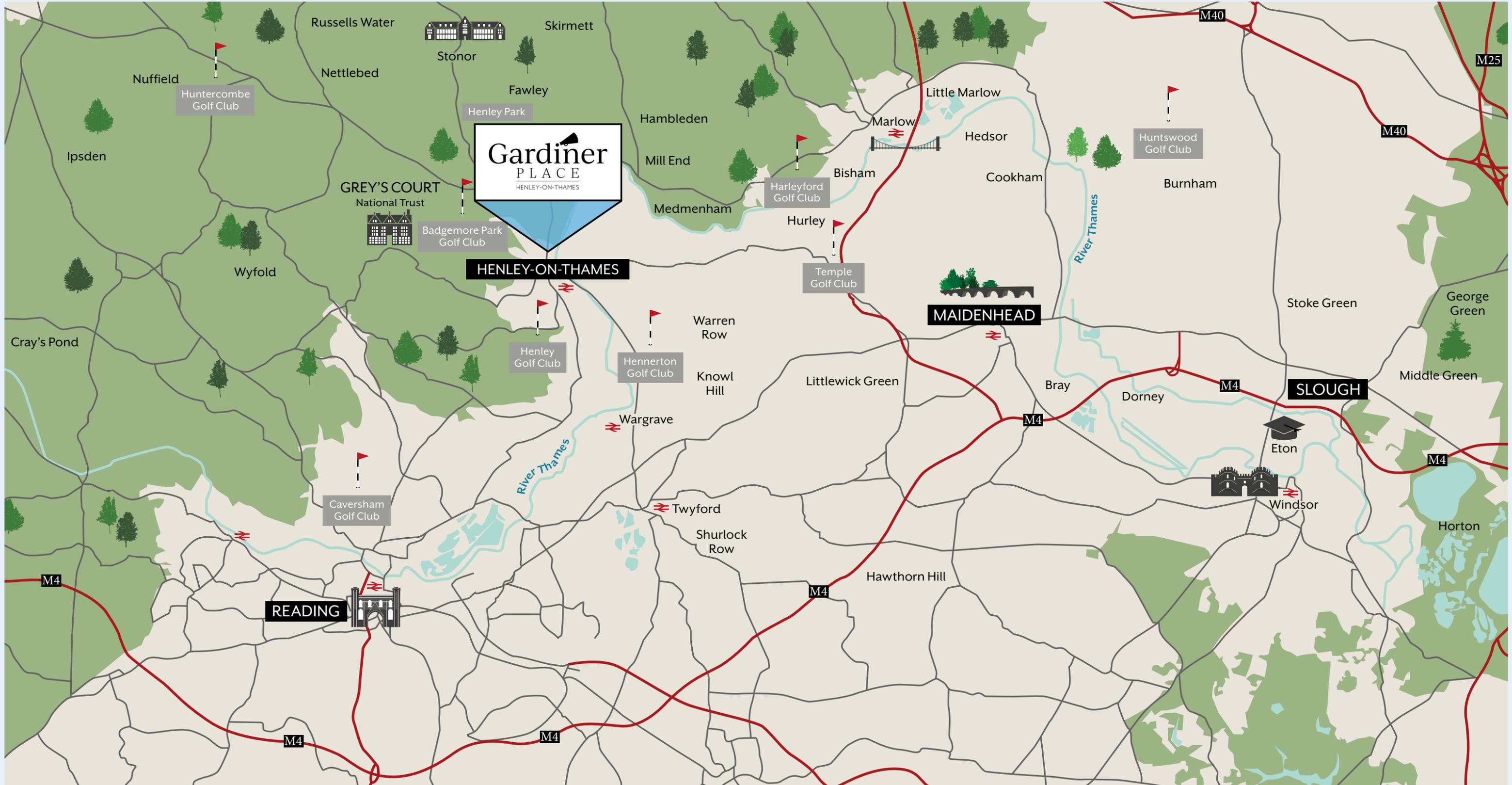
For those willing to explore a little further afield go to the Georgian market town of Marlow. The town's most famous landmark is the suspension bridge spanning the River Thames joining the counties of Buckinghamshire and Berkshire.

Just five miles away is the historic country house and private deer park of Stonor Park. Alternatively, visit the nearby National Trust property, Grey's Court, a Tudor country house and gardens which is well worth a visit. The close proximity to the historic cities of Windsor and Oxford offers an abundance of history and culture waiting to be explored.





OUT & ABOUT

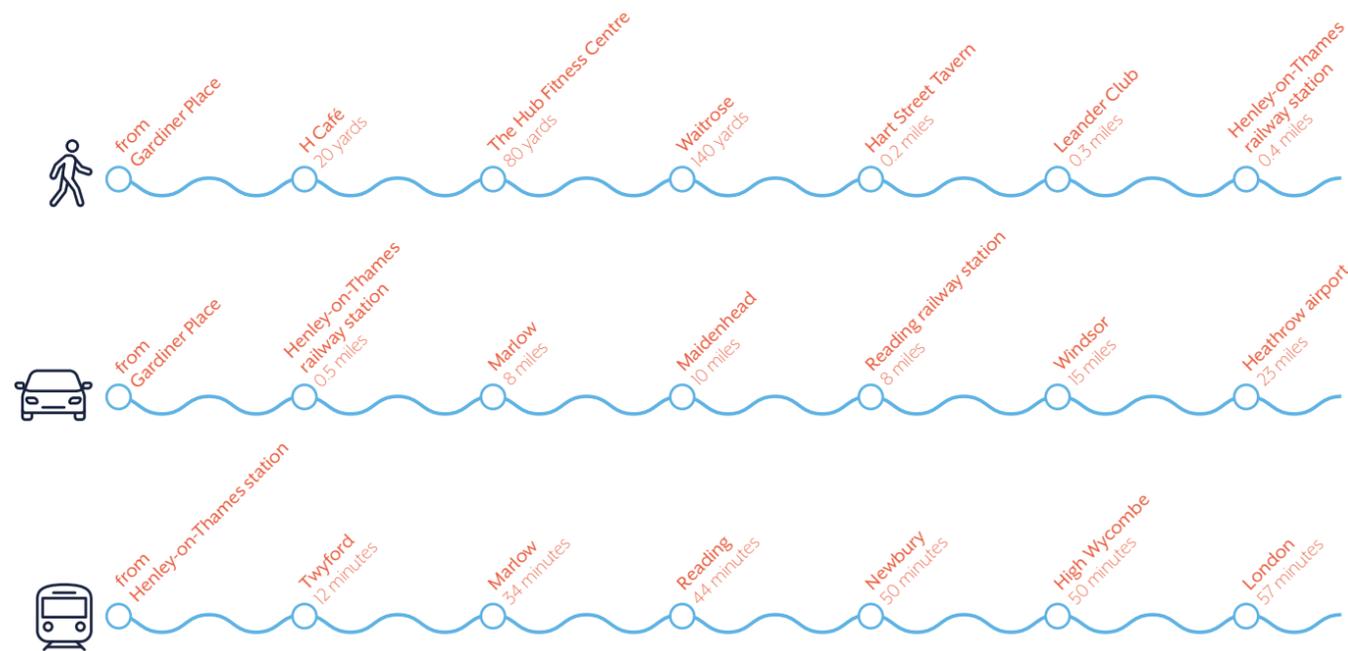


CONNECTIVITY IS PLAIN SAILING

Gardiner Place is ideally located, offering excellent links by rail, car and bus making it an ideal location for commuters. The imminent opening of CrossRail in Reading will only serve to enhance its connectivity.

Henley station provides a regular rail service. There is a train service from Henley station to London Paddington (via Twyford) from 50 minutes, and a main line train service from Reading to London Paddington (from 28 minutes). The close proximity to the M4/M40 ensures easy access to London, Heathrow Airport, the West Country and Birmingham.

Additionally, there are regular bus services to Reading, Maidenhead, High Wycombe and Wallingford with bus stops close by.



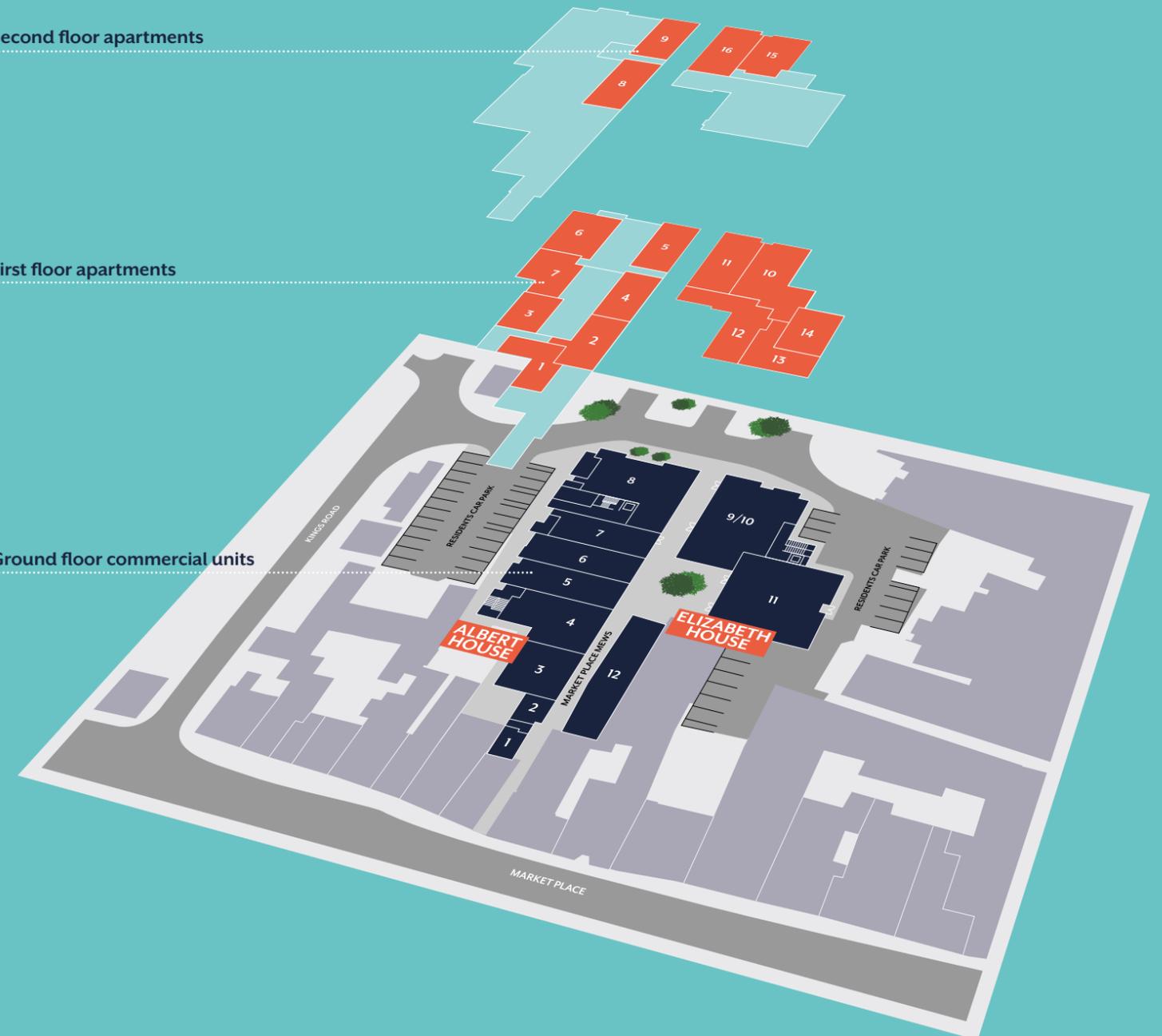
Travel times sourced from google.com and trainline.com

EXPLORE THE SITE

Second floor apartments

First floor apartments

Ground floor commercial units





CGI is indicative only

YOUR PERFECT HOME

Gardiner Place has been designed to suit contemporary living. State of the art modern appliances and stylish fittings combined with a neutral palette create an oasis of light and calm.









YOUR PAD DECKED OUT

Kitchens

- Contemporary high-quality kitchen units
- Fully integrated Bosch appliances to include oven, fridge freezer, dishwasher and microwave (integrated microwaves in flats 1, 9, 10, 12 & 14)
- Cooker hood by Elica
- Caple wine coolers (wine cooler in all 3 beds and flat 1 and 2)
- Stainless steel under-mounted bowl (bowl and half in all bar flats 5 & 11)
- White backed glass splashback
- Corian worktops

Bathrooms & Ensuite

- Sottini bathroom and showerware with Grohe mixer taps
- Heated towel rail
- Shaver socket

General

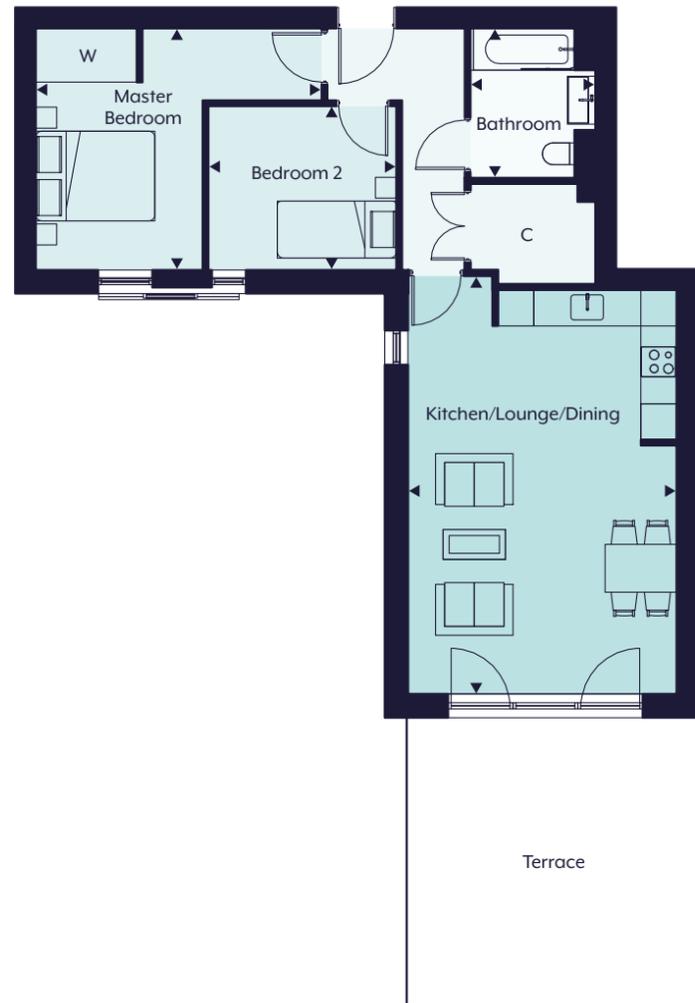
- Video entry door system with colour monitor
- American Oak Veneer internal doors
- Luxury Champagne Oak flooring throughout
- 100% wool carpets to bedrooms
- Fitted wardrobes with American Oak veneer and internal LED strip lights to master bedrooms
- TV/Sky Q provision/BT point (subscription required) to living area and bedroom(s)
- All apartments have access to fibre broadband
- Lift access to most apartments (apartments 1, 2 and 3 have staircases)
- Privacy sliding louvres
- Radiators to bedrooms, underfloor heating elsewhere
- High performance 'Internorm' timber composite exterior doors & windows
- Electrical car charging points
- Secure cycle storage



ALBERT HOUSE FIRST FLOOR
1 GARDINER PLACE
2 BEDROOM APARTMENT

Living/Dining/Kitchen Area	6.99m x 4.54m	22'11" x 14'11"
Master Bedroom	4.80m x 4.02m	15'9" x 13'2"
Bedroom 2	3.15m x 2.73m	10'4" x 8'11"
Bathroom	2.49m x 2.08m	8'2" x 6'10"
Total Area	69.38 sq m	746.80 sq ft
Terrace	5.60m x 4.82m	18'4" x 15'10"

W = Wardrobe
 C = Cupboard



FIRST FLOOR LOCATOR
ALBERT HOUSE ELIZABETH HOUSE

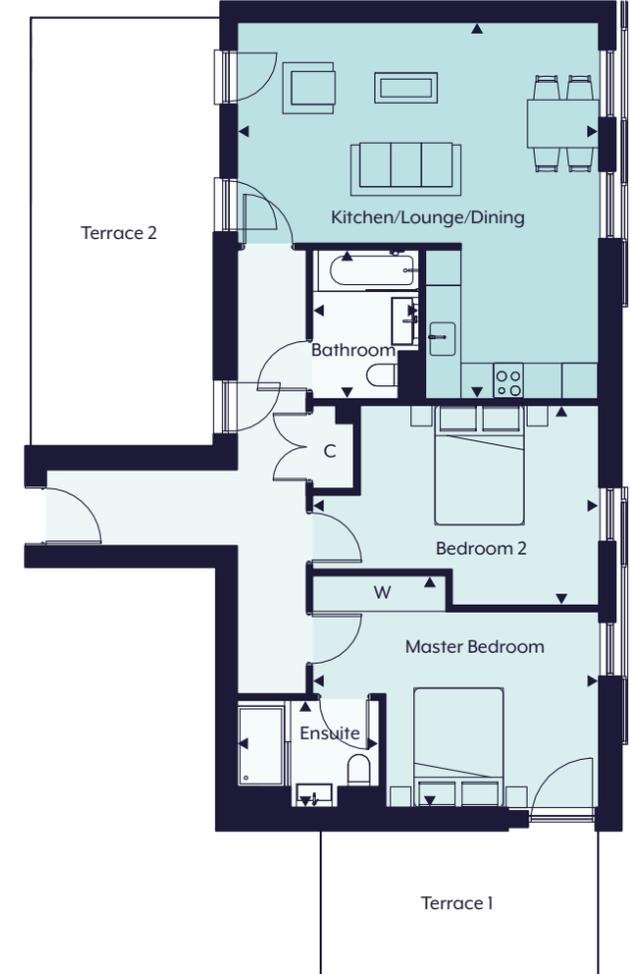


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ALBERT HOUSE FIRST FLOOR
2 GARDINER PLACE
2 BEDROOM APARTMENT

Living/Dining/Kitchen Area	6.31m x 6.08m	20'8" x 19'11"
Master Bedroom	4.82m x 3.86m	15'10" x 12'8"
Master Ensuite	2.40m x 1.80m	7'10" x 5'11"
Bedroom 2	4.83m x 3.34m	15'10" x 10'11"
Bathroom	2.50m x 1.80m	8'2" x 5'11"
Total Area	82.75 sq m	890.71 sq ft
Terrace 1	4.68m x 2.47m	15'4" x 8'1"
Terrace 2	7.10m x 3.00m	23'4" x 9'10"

W = Wardrobe
 C = Cupboard



FIRST FLOOR LOCATOR
ALBERT HOUSE ELIZABETH HOUSE

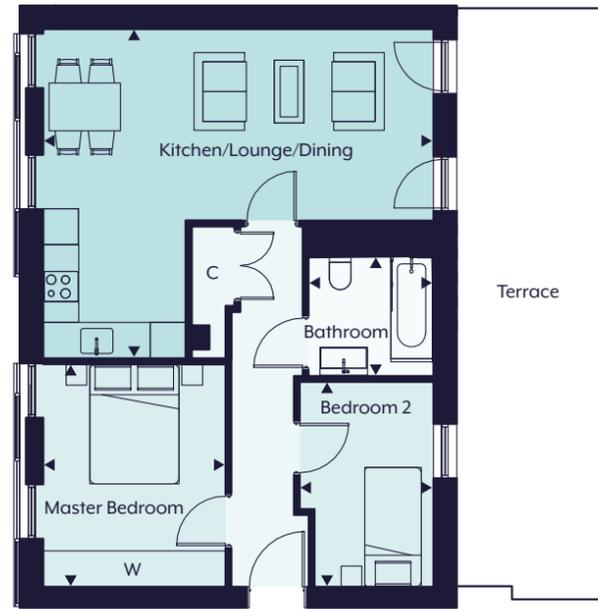


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ALBERT HOUSE FIRST FLOOR
3 GARDINER PLACE
2 BEDROOM APARTMENT

Living/Dining/Kitchen Area	6.58m x 5.48m	21'7" x 17'11"
Master Bedroom	3.71m x 3.09m	12'2" x 10'2"
Bedroom 2	3.47m x 2.25m	11'5" x 7'5"
Bathroom	2.06m x 1.91m	6'9" x 6'3"
Total Area	61.28 sq m	659.61 sq ft
Terrace	9.40m x 2.50m	30'10" x 8'2"

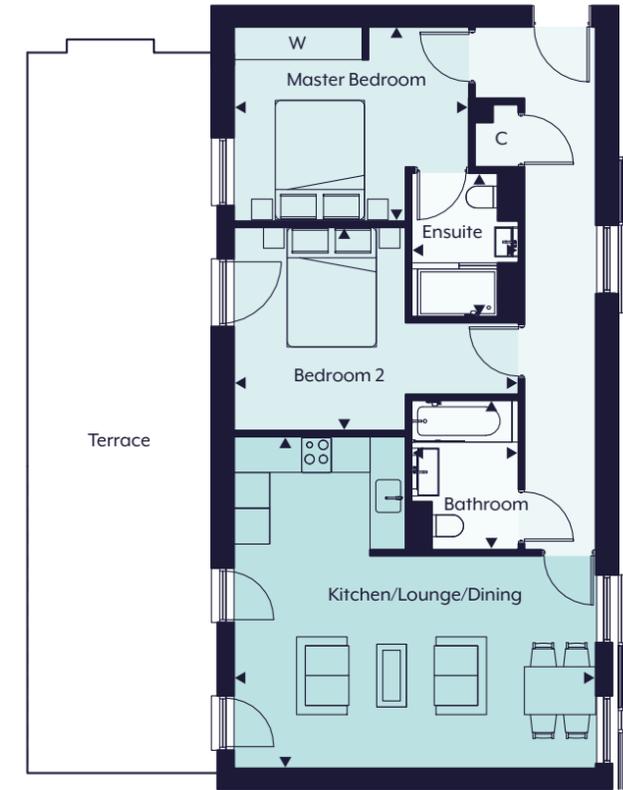
W = Wardrobe
 C = Cupboard



ALBERT HOUSE FIRST FLOOR
4 GARDINER PLACE
2 BEDROOM APARTMENT

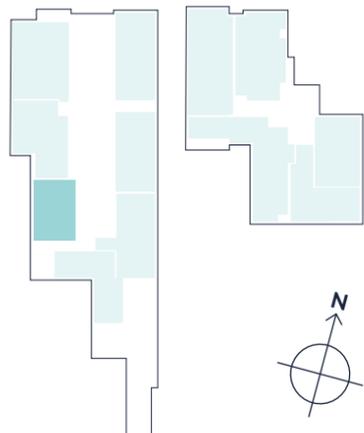
Living/Dining/Kitchen Area	6.08m x 5.55m	19'11" x 18'3"
Master Bedroom	3.90m x 3.24m	12'10" x 10'8"
Master Ensuite	2.37m x 1.79m	7'9" x 5'10"
Bedroom 2	4.82m x 3.36m	15'10" x 11'0"
Bathroom	2.48m x 1.79m	8'2" x 5'10"
Total Area	75.54 sq m	813.11 sq ft
Terrace	11.80m x 3.00m	38'9" x 9'10"

W = Wardrobe
 C = Cupboard



FIRST FLOOR LOCATOR

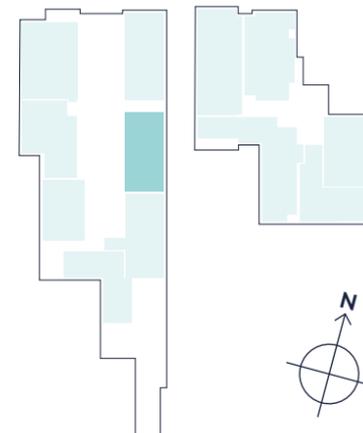
ALBERT HOUSE **ELIZABETH HOUSE**



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FIRST FLOOR LOCATOR

ALBERT HOUSE **ELIZABETH HOUSE**

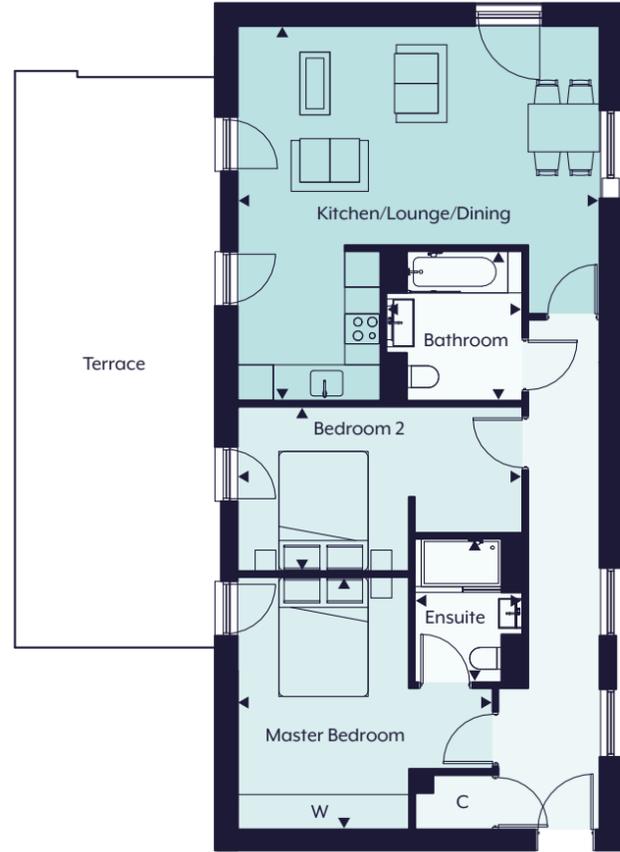


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ALBERT HOUSE FIRST FLOOR
5 GARDINER PLACE
 2 BEDROOM APARTMENT

Living/Dining/Kitchen Area	6.25m x 6.07m	20'6" x 19'11"
Master Bedroom	4.33m x 4.21m	14'2" x 13'10"
Master Ensuite	2.40m x 1.80m	7'10" x 5'11"
Bedroom 2	4.82m x 2.72m	15'10" x 8'11"
Bathroom	2.45m x 2.26m	8'0" x 7'5"
Total Area	81.75 sq m	879.95 sq ft
Terrace	9.60m x 3.30m	31'6" x 10'10"

W = Wardrobe
 C = Cupboard



FIRST FLOOR LOCATOR

ALBERT HOUSE **ELIZABETH HOUSE**



Note: Balcony and terrace sizes and locations may differ from those illustrated. Please refer to individual floor plans. Floor plans are not to scale and are indicative only. Location of windows, doors, kitchen units and appliances, and bathroom fittings may differ. Doors may swing in the opposite direction to that shown on selected units. Windows may open differently or be fixed. All measurements have been prepared from preliminary plans and are intended to give a general indication of the proposed development and the size and layout of individual plots. Measurements shown are maximum room measurements. Ceiling heights may differ throughout. Total areas shown are maximum and may vary for each unit within a type. All dimensions are quoted in conformity with RICS (GIA EIFA) code of measuring practice (6th edition).

ALBERT HOUSE FIRST FLOOR
6 GARDINER PLACE
 2 BEDROOM APARTMENT

Living/Dining/Kitchen Area	8.72m x 5.13m	28'7" x 16'10"
Master Bedroom	7.30m x 3.08m	23'11" x 10'1"
Master Ensuite	2.40m x 1.78m	7'10" x 5'11"
Bedroom 2	7.50m x 3.37m	24'7" x 11'1"
Bathroom	2.40m x 2.09m	7'10" x 6'10"
Total Area	103.73 sq m	1116.54 sq ft
Terrace	9.60m x 3.30m	31'6" x 10'10"

W = Wardrobe
 C = Cupboard



FIRST FLOOR LOCATOR

ALBERT HOUSE **ELIZABETH HOUSE**



Note: Balcony and terrace sizes and locations may differ from those illustrated. Please refer to individual floor plans. Floor plans are not to scale and are indicative only. Location of windows, doors, kitchen units and appliances, and bathroom fittings may differ. Doors may swing in the opposite direction to that shown on selected units. Windows may open differently or be fixed. All measurements have been prepared from preliminary plans and are intended to give a general indication of the proposed development and the size and layout of individual plots. Measurements shown are maximum room measurements. Ceiling heights may differ throughout. Total areas shown are maximum and may vary for each unit within a type. All dimensions are quoted in conformity with RICS (GIA EIFA) code of measuring practice (6th edition).

ALBERT HOUSE FIRST FLOOR
7 GARDINER PLACE
2 BEDROOM APARTMENT

Living/Dining/Kitchen Area	6.26m x 5.22m	20'6" x 17'2"
Master Bedroom	4.29m x 3.57m	14'1" x 11'9"
Master Ensuite	2.34m x 1.81m	7'8" x 5'11"
Bedroom 2	4.51m x 3.57m	14'10" x 11'9"
Bathroom	2.50m x 2.04m	8'2" x 6'8"
Total Area	87.31 sq m	939.80 sq ft
Terrace	9.50m x 3.60m	31'2" x 11'10"

W = Wardrobe
 C = Cupboard



FIRST FLOOR LOCATOR

ALBERT HOUSE **ELIZABETH HOUSE**



Note: Balcony and terrace sizes and locations may differ from those illustrated. Please refer to individual floor plans. Floor plans are not to scale and are indicative only. Location of windows, doors, kitchen units and appliances, and bathroom fittings may differ. Doors may swing in the opposite direction to that shown on selected units. Windows may open differently or be fixed. All measurements have been prepared from preliminary plans and are intended to give a general indication of the proposed development and the size and layout of individual plots. Measurements shown are maximum room measurements. Ceiling heights may differ throughout. Total areas shown are maximum and may vary for each unit within a type. All dimensions are quoted in conformity with RICS (GIA EIFA) code of measuring practice (6th edition).

ALBERT HOUSE SECOND FLOOR
8 GARDINER PLACE
3 BEDROOM APARTMENT

Living/Dining/Kitchen Area	6.23m x 6.08m	20'5" x 19'11"
Master Bedroom	3.91m x 3.25m	12'10" x 10'8"
Master Ensuite	2.40m x 1.84m	7'10" x 6'0"
Bedroom 2	4.85m x 3.78m	15'11" x 12'5"
Bedroom 3	4.85m x 2.77m	15'11" x 9'1"
Bathroom	2.49m x 1.82m	8'2" x 5'12"
Total Area	94.65 sq m	1018.80 sq ft
Terrace	6.16m x 3.28m	20'3" x 10'9"

W = Wardrobe
 C = Cupboard



SECOND FLOOR LOCATOR

ALBERT HOUSE **ELIZABETH HOUSE**



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ALBERT HOUSE SECOND FLOOR
9 GARDINER PLACE
2 BEDROOM APARTMENT

Living/Dining/Kitchen Area	6.25m x 6.11m	20'6" x 20'1"
Master Bedroom	4.33m x 4.20m	14'2" x 13'9"
Master Ensuite	2.42m x 1.85m	7'11" x 6'1"
Bedroom 2	4.84m x 2.73m	15'11" x 8'11"
Bathroom	2.48m x 2.29m	8'2" x 7'6"
Total Area	81.75 sq m	879.95 sq ft
Balcony	4.00m x 0.50m	13'1" x 1'8"

W = Wardrobe
 C = Cupboard



SECOND FLOOR LOCATOR

ALBERT HOUSE **ELIZABETH HOUSE**

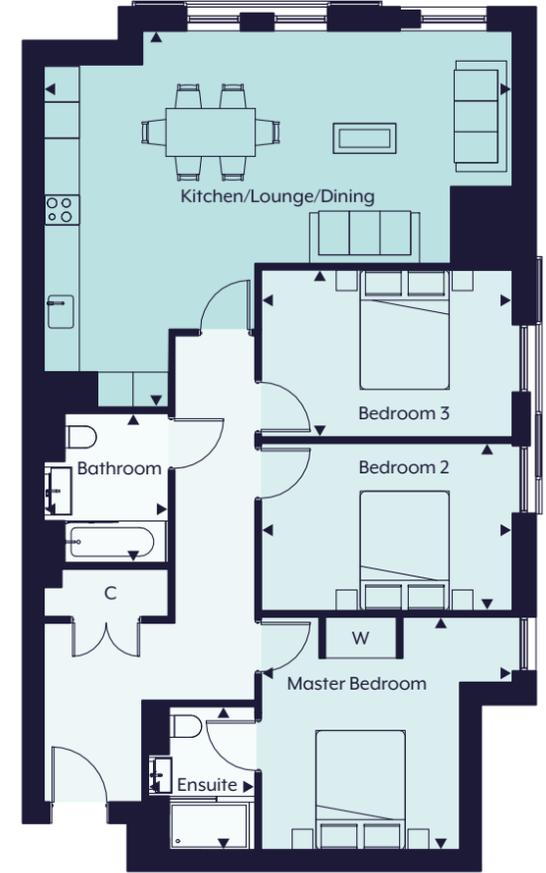


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ELIZABETH HOUSE FIRST FLOOR
10 GARDINER PLACE
3 BEDROOM APARTMENT

Living/Dining/Kitchen Area	7.88m x 6.28m	25'10" x 20'7"
Master Bedroom	4.24m x 3.89m	13'11" x 12'9"
Master Ensuite	2.41m x 1.78m	7'11" x 5'10"
Bedroom 2	4.24m x 2.77m	13'11" x 9'1"
Bedroom 3	4.24m x 2.77m	13'11" x 9'1"
Bathroom	2.43m x 2.08m	8'0" x 6'10"
Total Area	101.78 sq m	1095.55 sq ft

W = Wardrobe
 C = Cupboard



FIRST FLOOR LOCATOR

ALBERT HOUSE **ELIZABETH HOUSE**



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ELIZABETH HOUSE FIRST FLOOR
11 GARDINER PLACE
 3 BEDROOM APARTMENT

Living/Dining/Kitchen Area	8.91m x 7.09m	29'3" x 23'3"
Master Bedroom	4.53m x 3.64m	14'10" x 11'11"
Master Ensuite	2.34m x 1.79m	7'8" x 5'10"
Bedroom 2	3.47m x 3.47m	11'5" x 11'5"
Bedroom 3	3.47m x 3.13m	11'5" x 10'3"
Bathroom	2.47m x 2.08m	8'1" x 6'10"
Total Area	115.82 sq m	1246.67 sq ft
Balcony	2.00m x 0.50m	6'7" x 1'8"

W = Wardrobe
 C = Cupboard



FIRST FLOOR LOCATOR

ALBERT HOUSE **ELIZABETH HOUSE**



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ELIZABETH HOUSE FIRST FLOOR
12 GARDINER PLACE
 3 BEDROOM APARTMENT

Living/Dining/Kitchen Area	12.62m x 3.98m	41'5" x 13'1"
Master Bedroom	5.56m x 3.82m	18'3" x 12'6"
Master Ensuite	2.63m x 2.50m	8'8" x 8'2"
Bedroom 2	4.00m x 2.79m	13'1" x 9'2"
Ensuite Bedroom 2	2.48m x 1.76m	8'2" x 5'9"
Bedroom 3	4.00m x 2.77m	13'1" x 9'1"
Bathroom	2.47m x 2.07m	8'1" x 6'10"
Total Area	122.90 sq m	1322.88 sq ft
Balcony 1	6.14m x 1.12m	20'2" x 3'8"
Balcony 2	1.50m x 0.50m	4'11" x 1'8"

W = Wardrobe
 C = Cupboard



FIRST FLOOR LOCATOR

ALBERT HOUSE **ELIZABETH HOUSE**



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ELIZABETH HOUSE FIRST FLOOR
13 GARDINER PLACE
 2 BEDROOM APARTMENT

Living/Dining/Kitchen Area	6.07m x 4.64m	19'10" x 15'2"
Master Bedroom	4.60m x 3.47m	15'1" x 11'4"
Master Ensuite	2.36m x 1.83m	7'8" x 6'0"
Bedroom 2	4.57m x 2.70m	14'11" x 8'10"
Bathroom	2.48m x 2.10m	8'1" x 6'10"
Total Area	84.04 sq m	904.60 sq ft

W = Wardrobe
 C = Cupboard



FIRST FLOOR LOCATOR

ALBERT HOUSE **ELIZABETH HOUSE**



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ELIZABETH HOUSE FIRST FLOOR
14 GARDINER PLACE
 2 BEDROOM APARTMENT

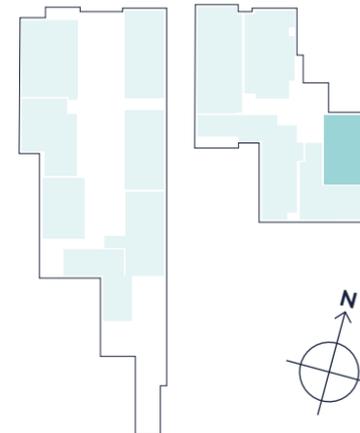
Living/Dining/Kitchen Area	7.30m x 3.70m	23'11" x 12'1"
Master Bedroom	4.70m x 3.30m	15'5" x 10'9"
Bedroom 2	4.70m x 2.74m	15'5" x 8'11"
Bathroom	2.52m x 2.23m	8'3" x 7'3"
Total Area	72.51 sq m	780.49 sq ft

W = Wardrobe
 C = Cupboard



FIRST FLOOR LOCATOR

ALBERT HOUSE **ELIZABETH HOUSE**

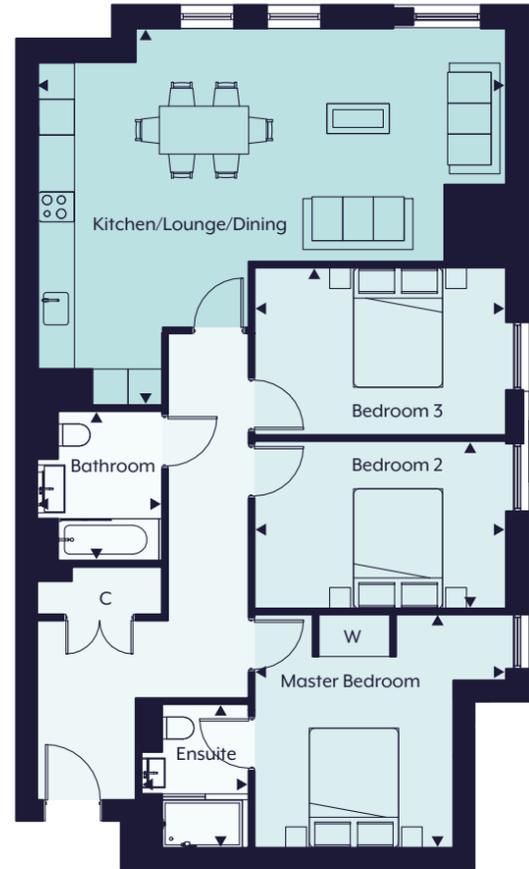


Note: Balcony and terrace sizes and locations may differ from those illustrated. Please refer to individual floor plans. Floor plans are not to scale and are indicative only. Location of windows, doors, kitchen units and appliances, and bathroom fittings may differ. Doors may swing in the opposite direction to that shown on selected units. Windows may open differently or be fixed. All measurements have been prepared from preliminary plans and are intended to give a general indication of the proposed development and the size and layout of individual plots. Measurements shown are maximum room measurements. Ceiling heights may differ throughout. Total areas shown are maximum and may vary for each unit within a type. All dimensions are quoted in conformity with RICS (GIA EIFA) code of measuring practice (6th edition).

ELIZABETH HOUSE SECOND FLOOR
15 GARDINER PLACE
3 BEDROOM APARTMENT

Living/Dining/Kitchen Area	7.90m x 6.28m	25'11" x 20'7"
Master Bedroom	4.24m x 3.90m	13'11" x 12'10"
Master Ensuite	2.40m x 1.77m	7'10" x 5'10"
Bedroom 2	4.24m x 2.75m	13'11" x 9'0"
Bedroom 3	4.23m x 2.77m	13'11" x 9'1"
Bathroom	2.44m x 2.08m	8'0" x 6'10"
Total Area	101.78 sq m	1095.55 sq ft

W = Wardrobe
 C = Cupboard



SECOND FLOOR LOCATOR

ALBERT HOUSE **ELIZABETH HOUSE**



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ELIZABETH HOUSE SECOND FLOOR
16 GARDINER PLACE
3 BEDROOM APARTMENT

Living/Dining/Kitchen Area	8.91m x 7.11m	29'3" x 23'4"
Master Bedroom	4.52m x 3.68m	14'10" x 12'1"
Master Ensuite	2.35m x 1.79m	7'9" x 5'10"
Bedroom 2	3.48m x 3.47m	11'5" x 11'5"
Bedroom 3	3.48m x 3.14m	11'5" x 10'4"
Bathroom	2.47m x 2.08m	8'1" x 6'10"
Total Area	115.43 sq m	1242.48 sq ft
Balcony	2.00m x 0.50m	6'7" x 1'8"

W = Wardrobe
 C = Cupboard



SECOND FLOOR LOCATOR

ALBERT HOUSE **ELIZABETH HOUSE**



Note: Balcony and terrace sizes and locations may differ from those illustrated. Please refer to individual floor plans. Floor plans are not to scale and are indicative only. Location of windows, doors, kitchen units and appliances, and bathroom fittings may differ. Doors may swing in the opposite direction to that shown on selected units. Windows may open differently or be fixed. All measurements have been prepared from preliminary plans and are intended to give a general indication of the proposed development and the size and layout of individual plots. Measurements shown are maximum room measurements. Ceiling heights may differ throughout. Total areas shown are maximum and may vary for each unit within a type. All dimensions are quoted in conformity with RICS (GIA EIFA) code of measuring practice (6th edition).



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