



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 canal side 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.



Computer generated image.

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

## ► Change to a waterside lifestyle



There is nothing quite like a waterside urban lifestyle. Strolling along the river bank on the way to a local restaurant or meeting friends in the canal side 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 canal side 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 city.

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## ► 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.

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



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

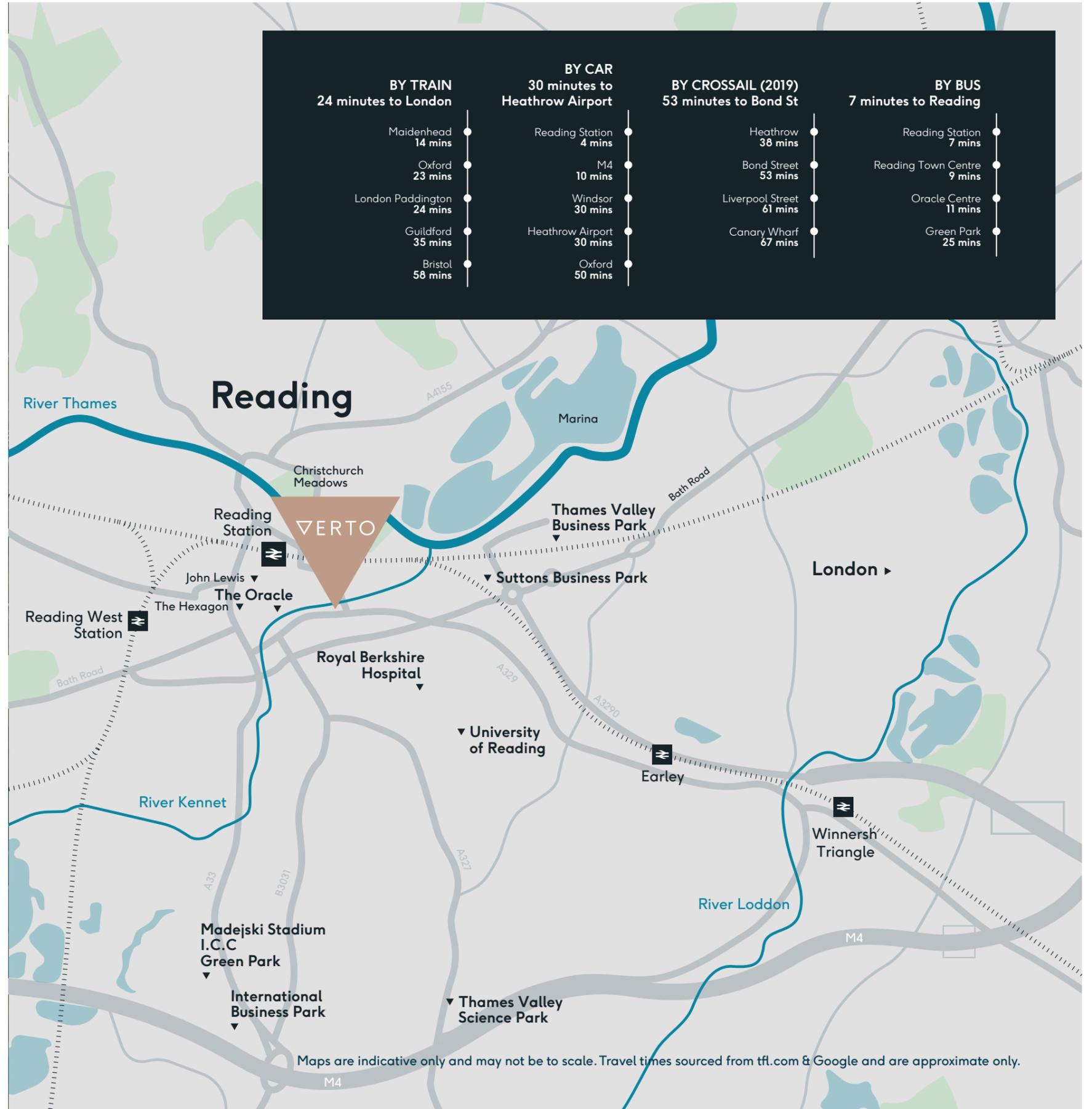
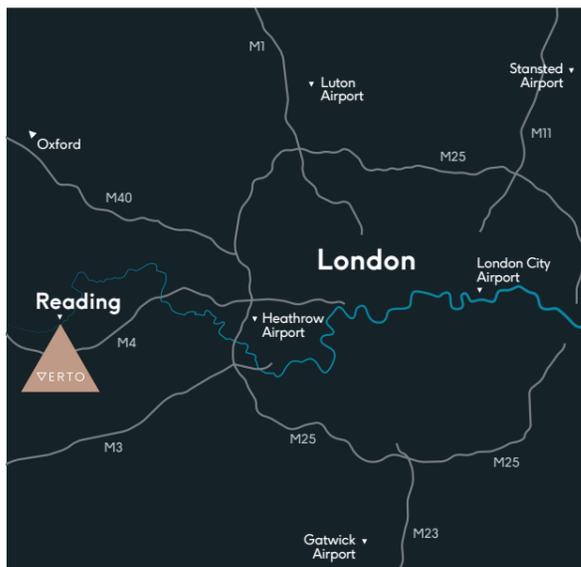


# Change your journey time

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. It's five tube lines can bring you 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. There is no wonder it is becoming such a prime location right now.

TRANSPORT LINKS





## ► 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.

Below: Station Hill Development, image sourced from stationhillreading.co.uk



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

Property prices are forecast to increase nearly

43%

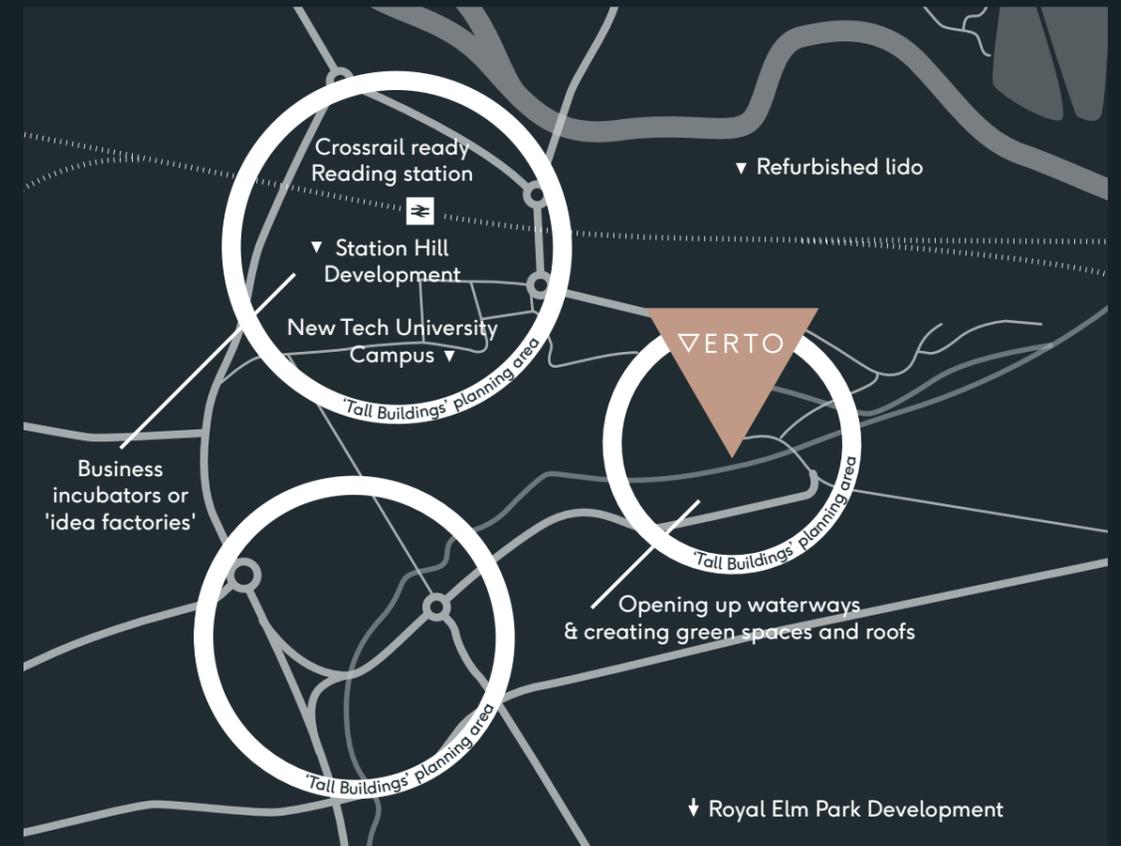
between December 2014–2020

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.



## KITCHEN (STANDARD APARTMENTS)

- Contemporary Commodore designed full fitted kitchens
- Doors in Newport Clay Oak and Moon Matt lacquer with recessed aluminium handle
- Sonoma oak worktops
- Sonoma oak 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
- Bosch washer dryer

## KITCHEN (PREMIUM APARTMENTS)

- Contemporary Commodore designed full fitted kitchens
- Doors in Newport Clay Oak and Moon Matt with recessed aluminium handle
- Silestone worktops
- Marble 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
- Siemens washer dryer

## BATHROOMS

- Semi recessed wash basin and gloss storage unit
- 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
- Storage space under sink including shaver socket
- Double ended acrylic bath with frameless bath screen

## LIGHTING AND ELECTRICS

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

## HEATING

- Efficient combined heat and electricity
- Comfort cooling/heating in living spaces (premium apartments only)
- Underfloor heating to bathrooms
- Chrome heated towel rails to bathrooms & en-suites

## FLOORING

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

## GENERAL FEATURES

- Private Balconies
- Solid wood flush front doors
- Satin finish flush internal doors fitted with contemporary ironmongery
- Fitted Timber wardrobes (standard)
- Fitted Glass wardrobes (premium)

## COMMUNAL AREAS

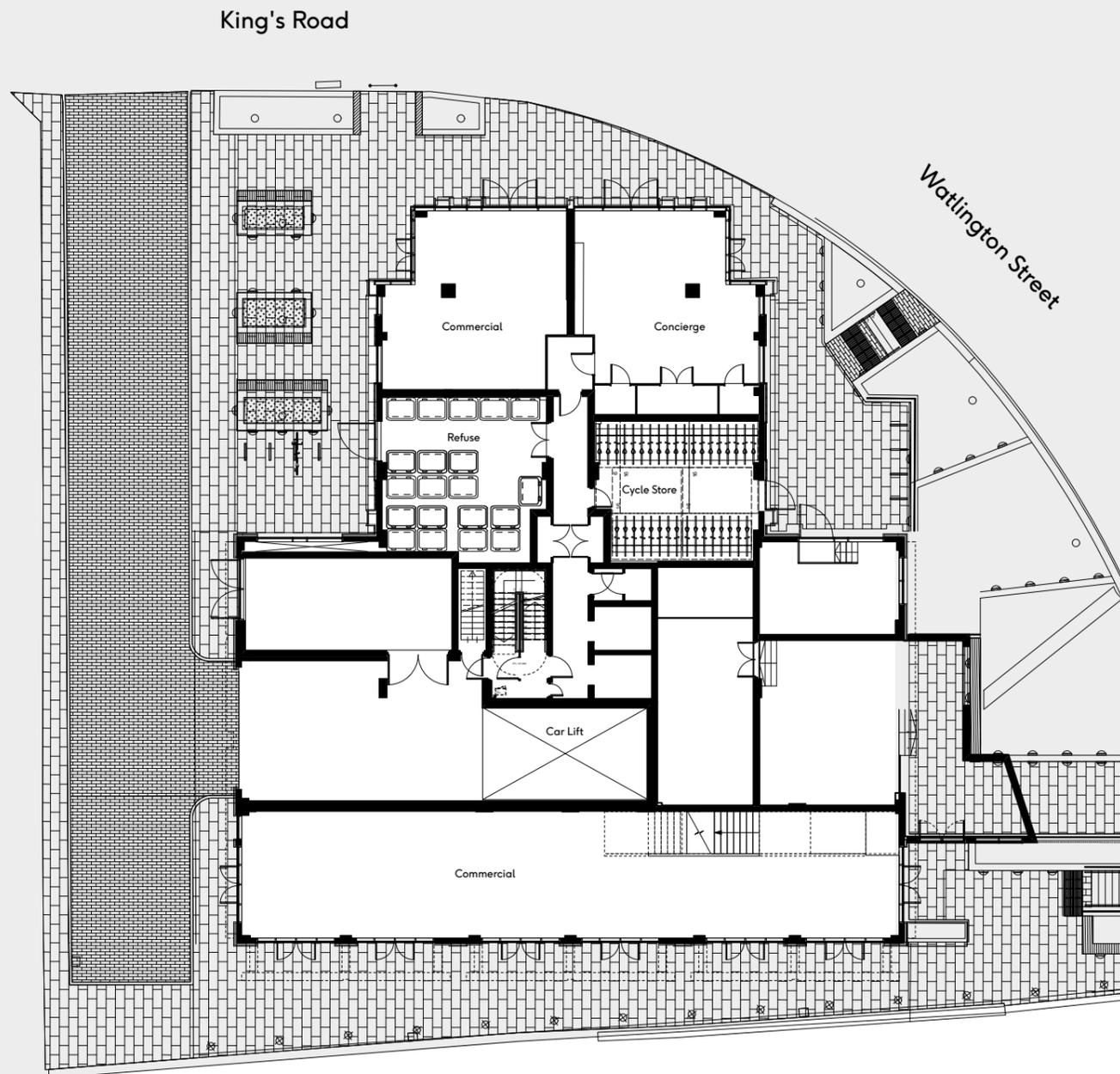
- Entrance lobby with natural stone/porcelain tiling and feature lighting
- Carpeting to all residential communal hallways
- Lift access to all levels
- Bicycle storage for all residents
- 27 parking spaces (option to purchase on selected apartments)
- State of the art residents only gymnasium
- Residents'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

## SECURITY AND ASSURANCE

- 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

# Floorplans

## Apartment Type 01-B 1.4, 2.4, 3.4, 4.4, 5.4 & 6.4 One Bedroom Apartments



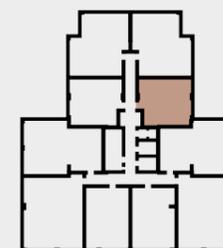
River Kennet



NORTH

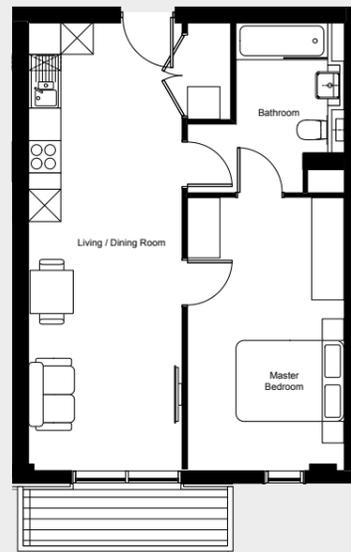


NORTH

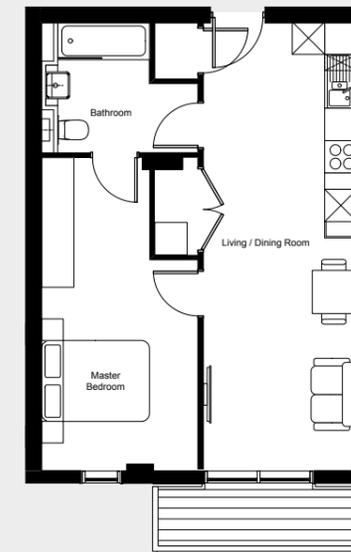


Living/Dining	7.2 x 2.8 m	23'6" x 9'2" ft
Master Bedroom	4.0 x 3.3 m	13'1" x 10'8" ft
<b>Total Internal Area</b>	<b>42.8 sqm</b>	<b>461 sqft</b>

► **Apartment Type 05-A**  
 1.7, 2.7, 3.7, 4.7, 5.7 & 6.7  
 One Bedroom  
 Apartments

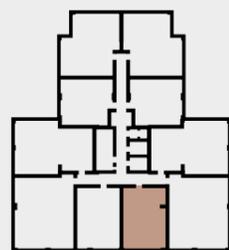


► **Apartment Type 05-B**  
 1.8, 2.8, 3.8, 4.8, 5.8 & 6.8  
 One Bedroom  
 Apartments

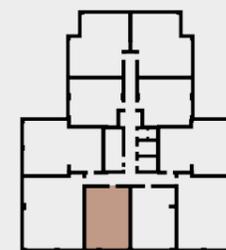


▲ FLOORPLANS

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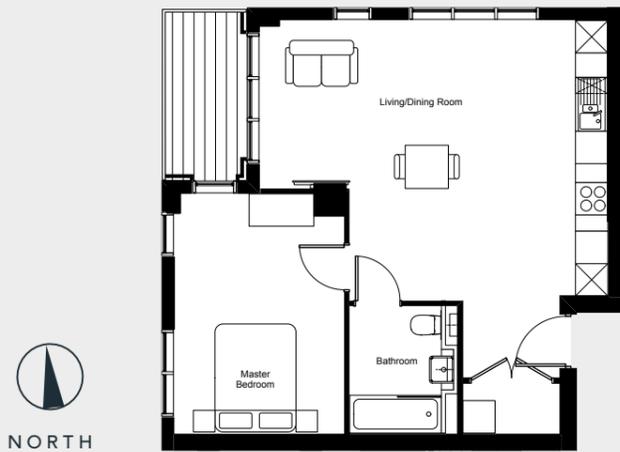


Living/Dining	8.3 x 3.0 m	27'2" x 9'8" ft
Master Bedroom	5.0 x 2.9 m	16'4" x 9'5" ft
<b>Total Internal Area</b>	<b>48.1 sqm</b>	<b>518 sqft</b>

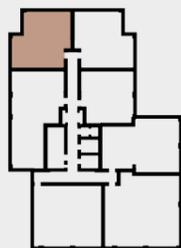


Living/Dining	8.3 x 2.8 m	27'2" x 9'4" ft
Master Bedroom	5.8 x 3.0 m	19'1" x 9'8" ft
<b>Total Internal Area</b>	<b>48.1 sqm</b>	<b>518 sqft</b>

► **Apartment Type 07-A**  
 7.2, 8.2, 9.2, 10.2, 11.2, 12.2 & 13.2  
 One Bedroom  
 Apartments

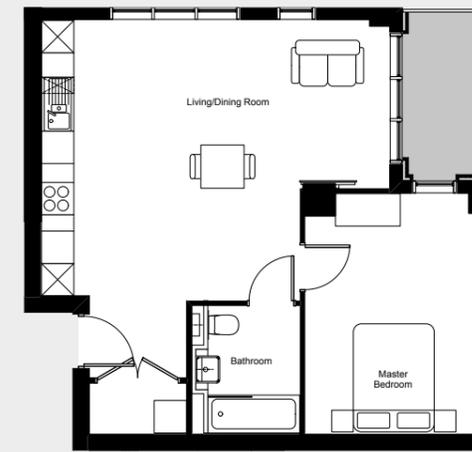


▲ FLOORPLANS

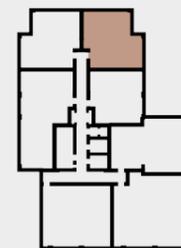


Living/Dining	6.4 x 5.2 m	20'9" x 17'1" ft
Master Bedroom	4.4 x 3.1 m	14'4" x 10'2" ft
<b>Total Internal Area</b>	<b>53.9 sqm</b>	<b>580 sqft</b>

► **Apartment Type 07-B**  
 7.3, 8.3, 9.3, 10.3, 12.3 & 13.3  
 One Bedroom  
 Apartments



▲ FLOORPLANS



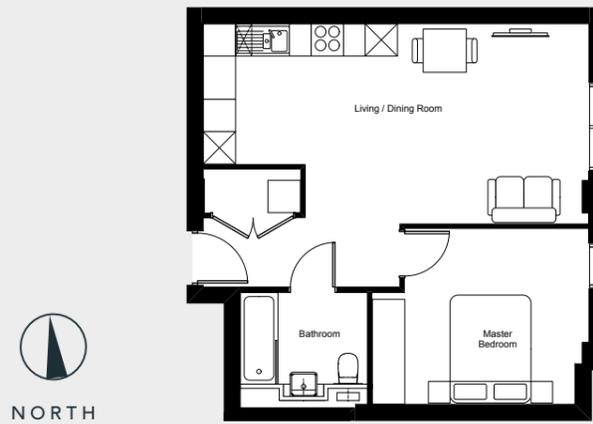
Living/Dining	6.4 x 5.2 m	20'9" x 17'1" ft
Master Bedroom	4.4 x 3.1 m	14'4" x 10'2" ft
<b>Total Internal Area</b>	<b>53.9 sqm</b>	<b>580 sqft</b>

## ▶ Apartment Type 08

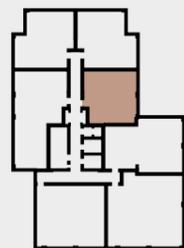
7.4, 8.4, 9.4 & 10.4

One Bedroom

Apartments



▲ FLOORPLANS



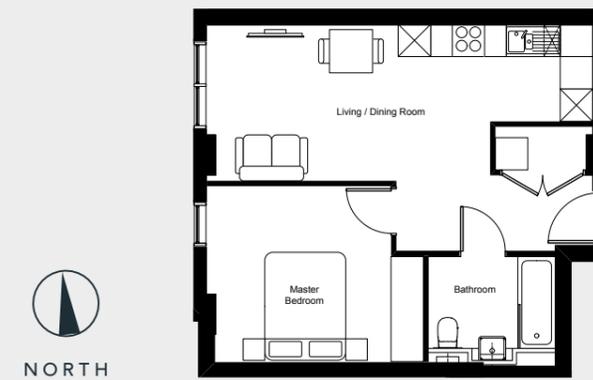
Living/Dining	7.1 x 3.7 m	23'3" x 12'1" ft
Master Bedroom	4.0 x 3.3 m	13'1" x 10'8" ft
<b>Total Internal Area</b>	<b>48.5 sqm</b>	<b>522 sqft</b>

## ▶ Apartment Type 01-A

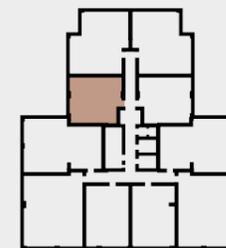
1.1, 2.1, 3.1, 4.1, 5.1 & 6.1

One Bedroom

Apartments

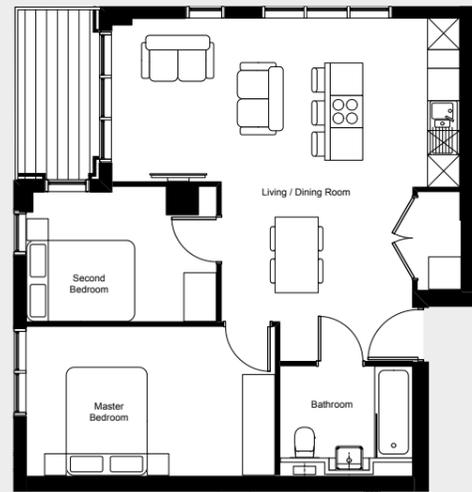


▲ FLOORPLANS

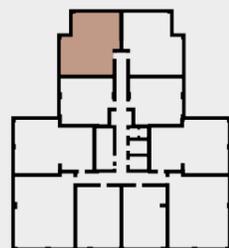


Living/Dining	7.2 x 2.8 m	23'6" x 9'2" ft
Master Bedroom	4.0 x 3.3 m	13'1" x 10'8" ft
<b>Total Internal Area</b>	<b>42.8 sqm</b>	<b>461 sqft</b>

► **Apartment Type 02-A**  
 1.2, 2.2, 3.2, 4.2, 5.2 & 6.2  
 Two Bedroom  
 Apartments



▲ FLOORPLANS

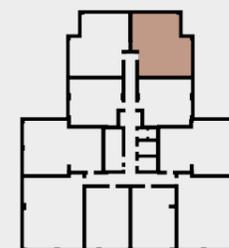


Living/Dining	6.4 x 3.0 m	20'9" x 9'8" ft
Master Bedroom	4.6 x 2.8 m	15'1" x 9'2" ft
Bedroom Two	3.5 x 2.5 m	11'4" x 8'2" ft
<b>Total Internal Area</b>	<b>59.6 sqm</b>	<b>642 sqft</b>

► **Apartment Type 02-B**  
 1.3, 2.3, 3.3, 4.3, 5.3 & 6.3  
 Two Bedroom  
 Apartments



▲ FLOORPLANS

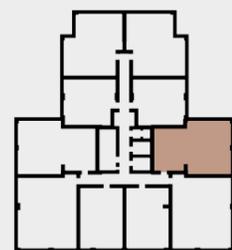
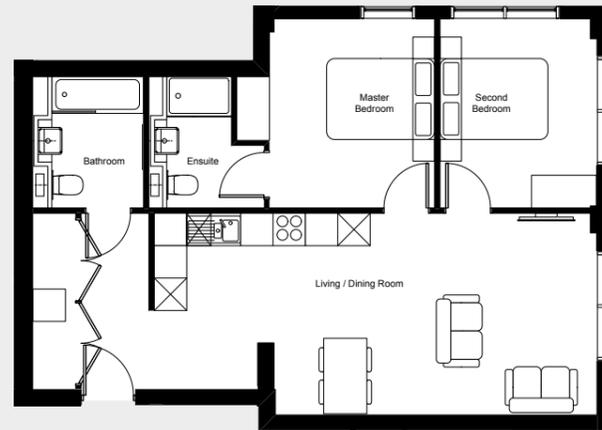


Living/Dining	6.4 x 3.0 m	20'9" x 9'8" ft
Master Bedroom	4.6 x 2.8 m	15'1" x 9'2" ft
Bedroom Two	3.5 x 2.5 m	11'4" x 8'2" ft
<b>Total Internal Area</b>	<b>59.6 sqm</b>	<b>642 sqft</b>

## ▶ Apartment Type 03-A

1.5

Two Bedroom  
Apartment

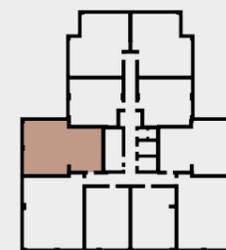
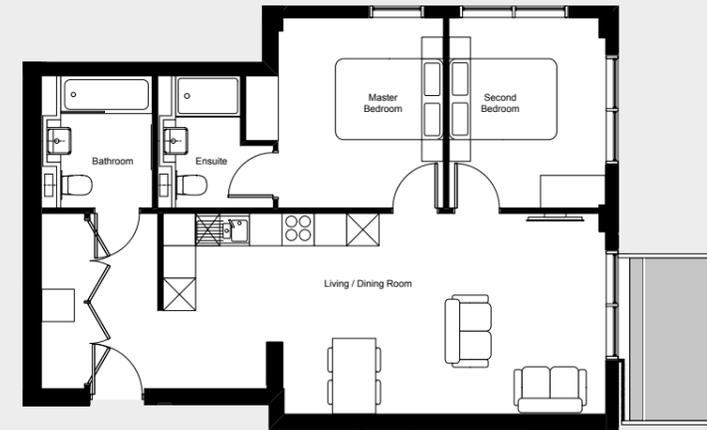


Living/Dining	8.2 x 3.7 m	26'9" x 12'1" ft
Master Bedroom	3.6 x 3.5 m	11'8" x 11'4" ft
Bedroom Two	2.9 x 3.5 m	9'5" x 11'4" ft
<b>Total Internal Area</b>	<b>69.2 sqm</b>	<b>745 sqft</b>

## ▶ Apartment Type 03-B

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

Two Bedroom  
Apartments

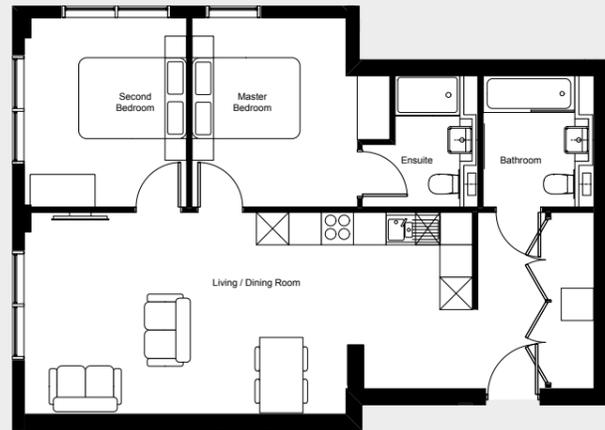


Living/Dining	8.2 x 3.7 m	26'9" x 12'1" ft
Master Bedroom	3.6 x 3.5 m	11'8" x 11'4" ft
Bedroom Two	2.9 x 3.5 m	9'5" x 11'4" ft
<b>Total Internal Area</b>	<b>69.2 sqm</b>	<b>745 sqft</b>

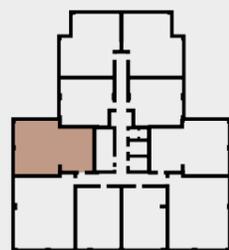
# ▶ Apartment Type 03-C

1.10

Two Bedroom  
Apartment



FLOORPLANS

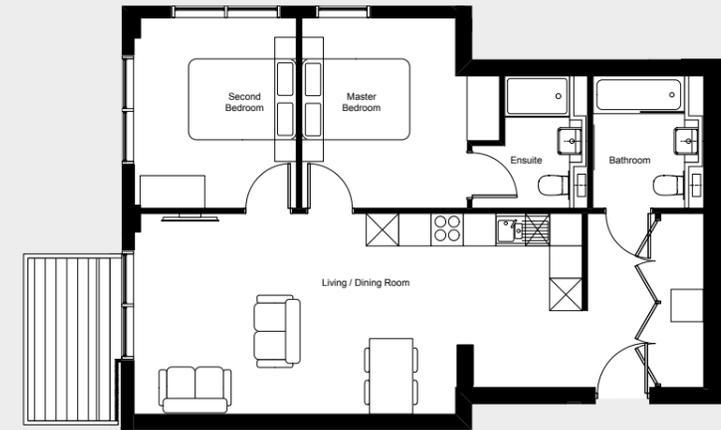


Living/Dining	8.3 x 3.7 m	27'2" x 12'1" ft
Master Bedroom	3.6 x 3.5 m	11'8" x 11'4" ft
Bedroom Two	3.0 x 3.5 m	9'8" x 11'4" ft
<b>Total Internal Area</b>	<b>69.8 sqm</b>	<b>751 sqft</b>

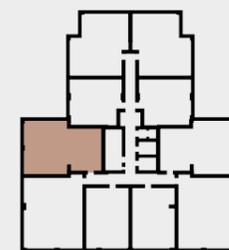
# ▶ Apartment Type 03-D

2.10, 3.10, 4.10 & 5.10

Two Bedroom  
Apartments

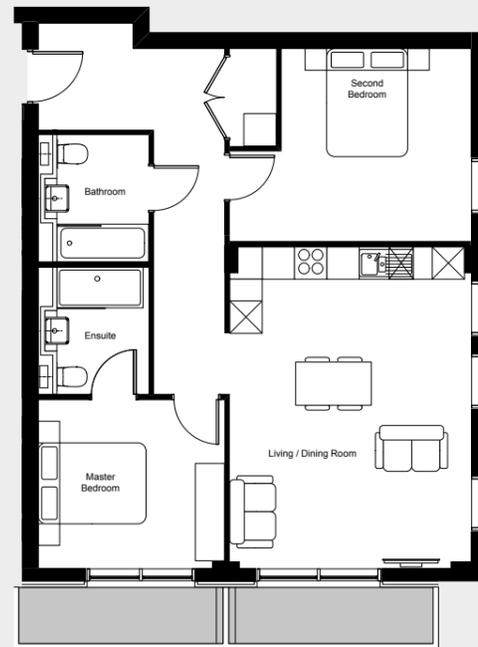


FLOORPLANS

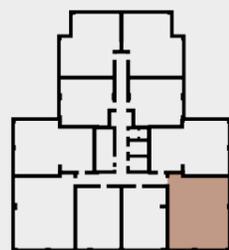


Living/Dining	8.3 x 3.7 m	27'2" x 12'1" ft
Master Bedroom	3.6 x 3.5 m	11'8" x 11'4" ft
Bedroom Two	3.5 x 3.0 m	11'4" x 9'8" ft
<b>Total Internal Area</b>	<b>69.8 sqm</b>	<b>751 sqft</b>

► **Apartment Type 04-A**  
 1.6, 2.6, 3.6, 4.6, 5.6 & 6.6  
 Two Bedroom  
 Apartment

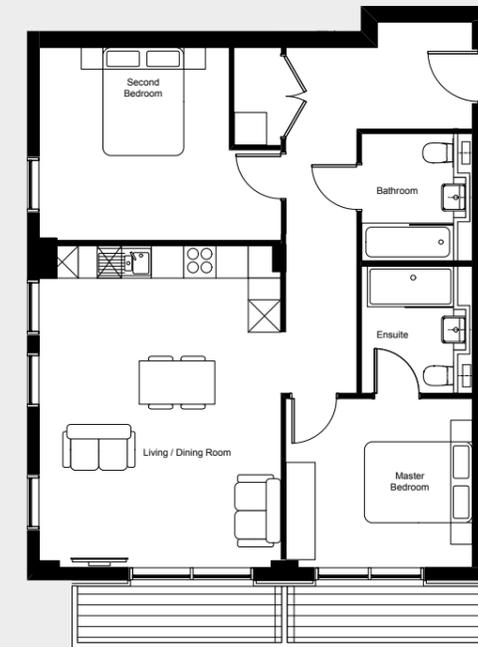


▲ FLOORPLANS

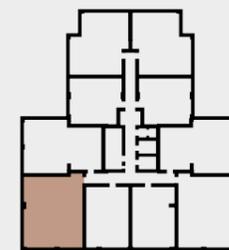


Living/Dining	5.9 x 4.4 m	19'4" x 14'4" ft
Master Bedroom	3.4 x 3.1 m	11'1" x 10'1" ft
Bedroom Two	4.4 x 3.5 m	13'4" x 11'4" ft
<b>Total Internal Area</b>	<b>77.6 sqm</b>	<b>835 sqft</b>

► **Apartment Type 04-B**  
 1.9, 2.9, 3.9, 4.9, 5.9 & 6.9  
 Two Bedroom  
 Apartments



▲ FLOORPLANS



Living/Dining	5.9 x 4.4 m	19'4" x 14'4" ft
Master Bedroom	3.4 x 3.1 m	11'1" x 10'1" ft
Bedroom Two	4.4 x 3.5 m	13'4" x 11'4" ft
<b>Total Internal Area</b>	<b>77.5 sqm</b>	<b>834 sqft</b>

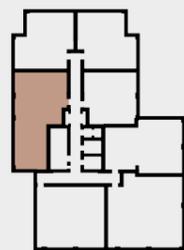
# ▶ Apartment Type 06-A

7.1

Two Bedroom  
Apartment



▲ FLOORPLANS

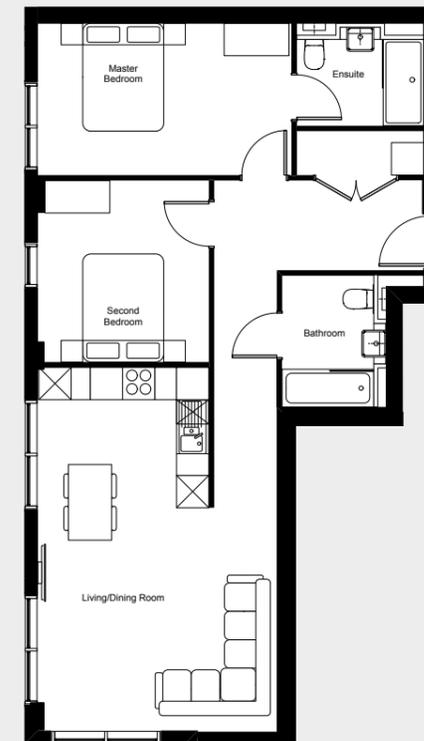


Living/Dining	6.7 x 4.4 m	21'9" x 14'3" ft
Master Bedroom	4.7 x 2.8 m	15'4" x 9'2" ft
Bedroom Two	3.3 x 3.1 m	10'8" x 10'2" ft
<b>Total Internal Area</b>	<b>75.1 sqm</b>	<b>808 sqft</b>

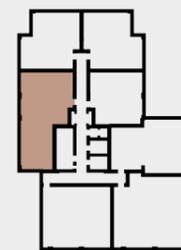
# ▶ Apartment Type 06-B

8.1, 9.1, 10.1, 11.1, 12.1, 12.4 & 13.1

Two Bedroom  
Apartments

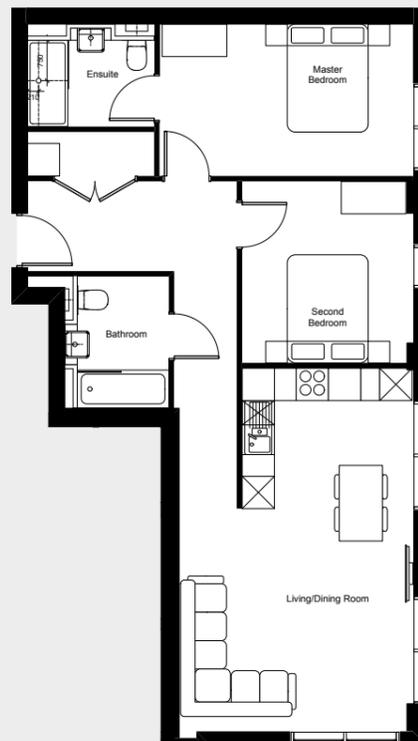


▲ FLOORPLANS

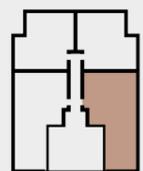


Living/Dining	6.7 x 4.4 m	21'9" x 14'3" ft
Master Bedroom	4.7 x 2.8 m	15'4" x 9'2" ft
Bedroom Two	3.3 x 3.1 m	10'8" x 10'2" ft
<b>Total Internal Area</b>	<b>75.1 sqm</b>	<b>808 sqft</b>

► Apartment Type 06-C  
13.4  
Two Bedroom  
Apartment



FLOORPLANS

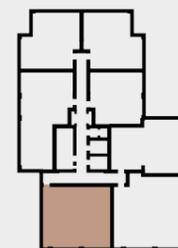


Living/Dining	6.7 x 4.4 m	21'9" x 14'3" ft
Master Bedroom	4.7 x 2.8 m	15'4" x 9'2" ft
Bedroom Two	3.3 x 3.1 m	10'8" x 10'2" ft
<b>Total Internal Area</b>	<b>74.4 sqm</b>	<b>801 sqft</b>

► Apartment Type 10-A  
7.7  
Two Bedroom  
Apartment



FLOORPLANS

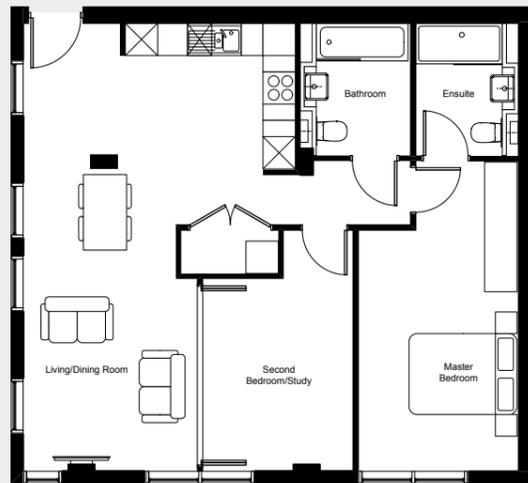


Living/Dining	8.3 x 4.4 m	27'2" x 14'4" ft
Master Bedroom	4.5 x 3.0 m	14'7" x 9'8" ft
Bedroom Two	3.5 x 2.7 m	11'5" x 8'8" ft
<b>Total Internal Area</b>	<b>75.4 sqm</b>	<b>812 sqft</b>

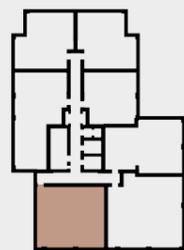
## ▶ Apartment Type 10-B

8.7

Two Bedroom  
Apartment



NORTH



Living/Dining	8.3 x 4.4 m	27'2" x 14'4" ft
Master Bedroom	4.5 x 3.0 m	14'7" x 9'8" ft
Bedroom Two	3.5 x 2.7 m	11'5" x 8'8" ft
<b>Total Internal Area</b>	<b>75.4 sqm</b>	<b>812 sqft</b>

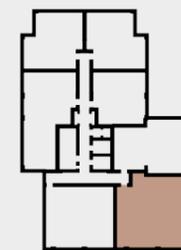
## ▶ Apartment Type 09-A

7.6 & 8.6

Three Bedroom  
Apartments



NORTH



Living/Dining	5.9 x 4.0 m	19'3" x 13'1" ft
Master Bedroom	4.4 x 3.6 m	14'4" x 11'8" ft
Bedroom Two	6.3 x 2.9 m	20'6" x 9'5" ft
Bedroom Three	3.7 x 3.0 m	12'1" x 9'8" ft
<b>Total Internal Area</b>	<b>94.6 sqm</b>	<b>1,108 sqft</b>

# ▶ Apartment Type 09-B

9.6

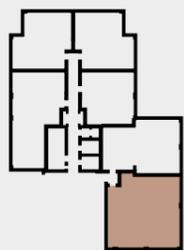
Three Bedroom  
Apartment



FLOORPLANS



NORTH



Living/Dining	5.6 x 5.4 m	18'4" x 17'7" ft
Master Bedroom	3.9 x 3.4 m	12'7" x 11'2" ft
Bedroom Two	4.3 x 2.8 m	14'1" x 9'1" ft
Bedroom Three	4.3 x 2.7 m	14'1" x 8'8" ft
<b>Total Internal Area</b>	<b>92.1 sqm</b>	<b>991 sqft</b>

# ▶ Apartment Type 09-C

10.6

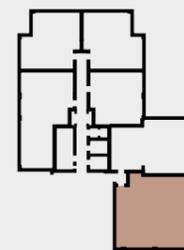
Three Bedroom  
Apartment



FLOORPLANS

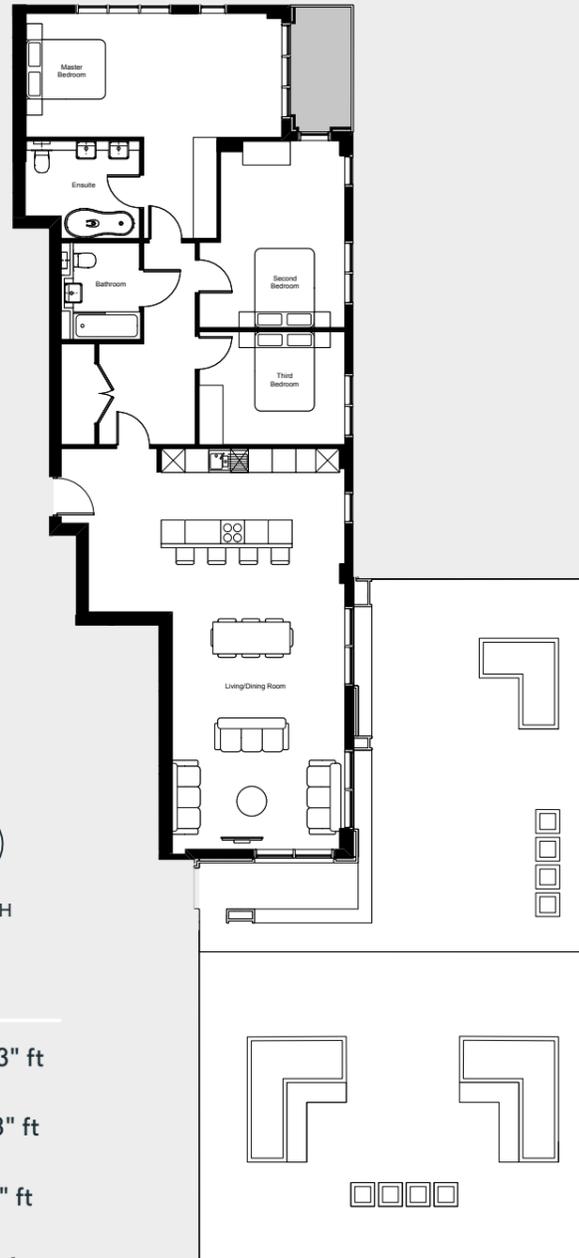


NORTH



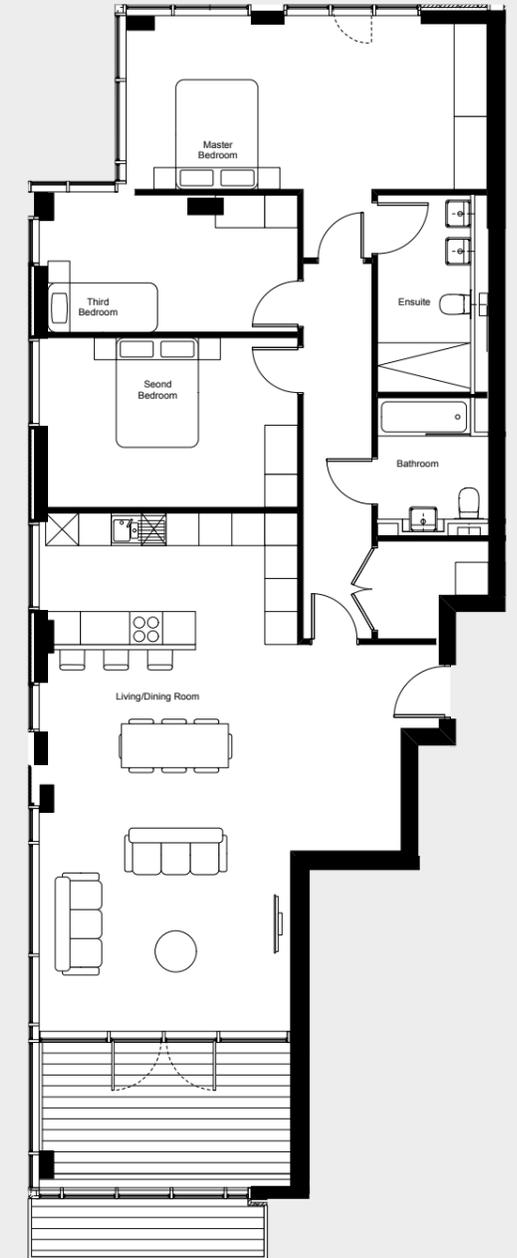
Living/Dining	5.6 x 5.4 m	18'4" x 17'7" ft
Master Bedroom	3.9 x 3.4 m	12'7" x 11'2" ft
Bedroom Two	4.3 x 2.8 m	14'1" x 9'1" ft
Bedroom Three	4.3 x 2.7 m	14'1" x 8'8" ft
<b>Total Internal Area</b>	<b>92.1 sqm</b>	<b>991 sqft</b>

▶ Apartment Type 11  
11.3  
Three Bedroom  
Apartment



Living/Dining	10.1 x 6.8 m	33'1" x 22'3" ft
Master Bedroom	6.5 x 5.6 m	21'3" x 18'3" ft
Bedroom Two	4.7 x 3.7 m	15'4" x 12'1" ft
Bedroom Three	3.7 x 2.9 m	12'1" x 9'5" ft
<b>Total Internal Area</b>	<b>132 sqm</b>	<b>1,406 sqft</b>

▶ Apartment Type 12-A  
14.1  
Three Bedroom  
Apartment



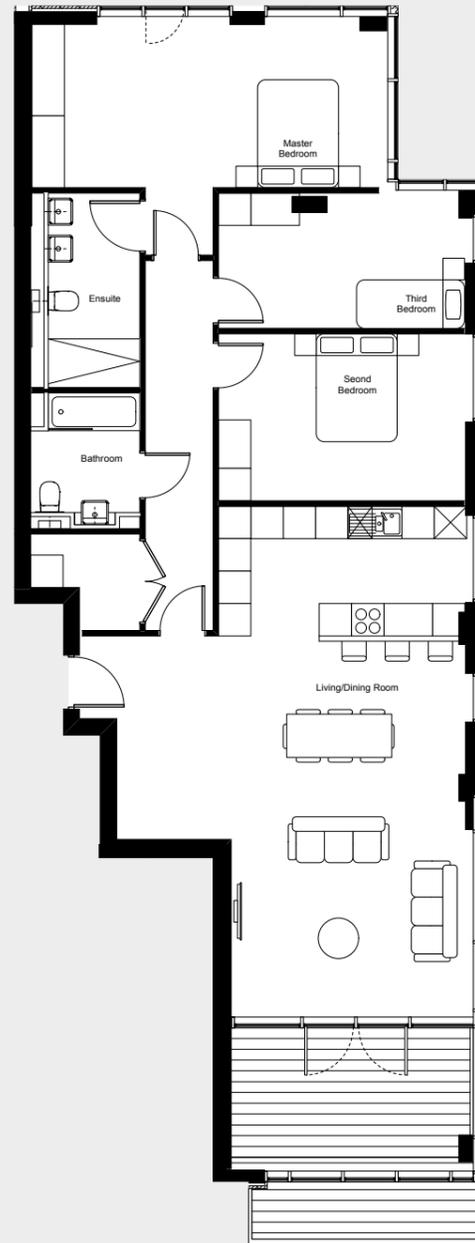
Living/Dining	9.4 x 6.6 m	30'8" x 21'6" ft
Master Bedroom	6.6 x 4.4 m	21'6" x 14'4" ft
Bedroom Two	4.7 x 3.0 m	15'4" x 9'8" ft
Bedroom Three	4.7 x 2.5 m	15'4" x 8'2" ft
<b>Total Internal Area</b>	<b>125.6 sqm</b>	<b>1,352 sqft</b>

Winter garden circa 14 sqm/150 sqft

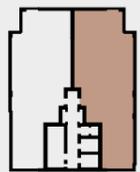
FLOORPLANS

FLOORPLANS

► Apartment Type 12-B  
14.2  
Three Bedroom  
Apartment



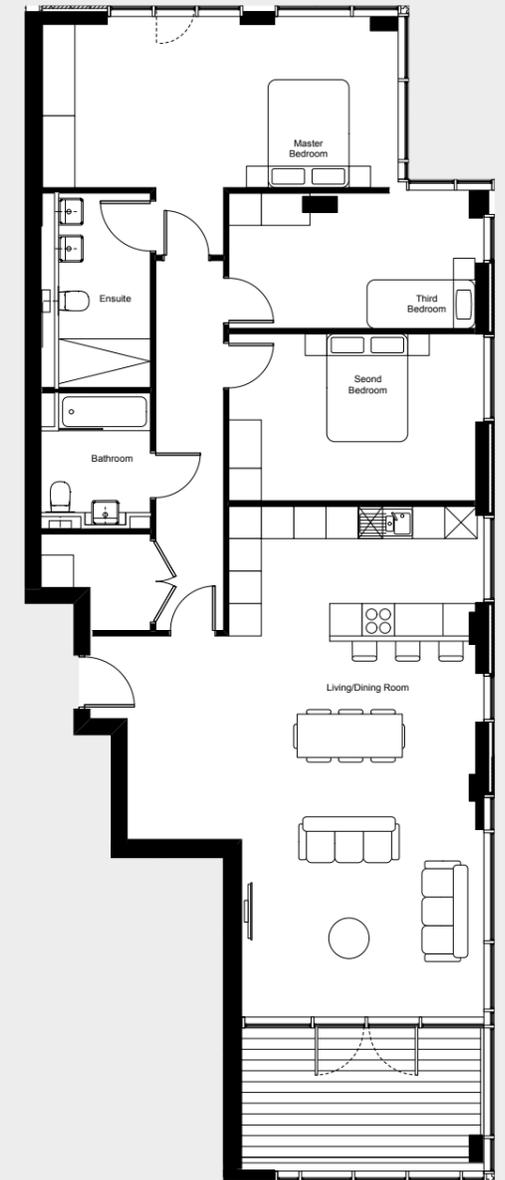
FLOORPLANS



Living/Dining	9.4 x 6.6 m	30'8" x 21'6" ft
Master Bedroom	6.6 x 4.4 m	21'6" x 14'4" ft
Bedroom Two	4.7 x 3.0 m	15'4" x 9'8" ft
Bedroom Three	4.7 x 2.5 m	15'4" x 8'2" ft
<b>Total Internal Area</b>	<b>125.3 sqm</b>	<b>1,349 sqft</b>

Winter garden circa 14 sqm/150 sqft

► Apartment Type 13-A  
15.2 & 16.2  
Three Bedroom  
Apartments



FLOORPLANS



Living/Dining	9.4 x 6.6 m	30'8" x 21'6" ft
Master Bedroom	6.6 x 4.4 m	21'6" x 14'4" ft
Bedroom Two	4.7 x 3.0 m	15'4" x 9'8" ft
Bedroom Three	4.7 x 2.5 m	15'4" x 8'2" ft
<b>Total Internal Area</b>	<b>125.3 sqm</b>	<b>1,349 sqft</b>

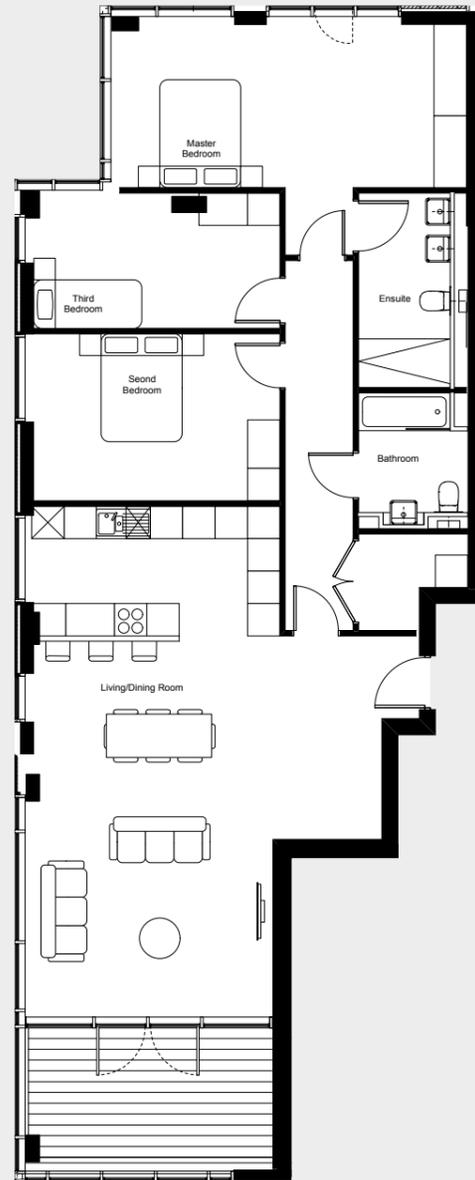
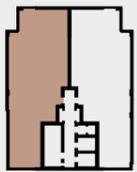
Winter garden circa 14 sqm/150 sqft

# ▶ Apartment Type 13-B

## 15.1 & 16.1

### Three Bedroom Apartments

FLOORPLANS



Living/Dining	9.4 x 6.6 m	30'8" x 21'6" ft
Master Bedroom	6.6 x 4.4 m	21'6" x 14'4" ft
Bedroom Two	4.7 x 3.0 m	15'4" x 9'8" ft
Bedroom Three	4.7 x 2.5 m	15'4" x 8'2" ft
<b>Total Internal Area</b>	<b>125.6 sqm</b>	<b>1,352 sqft</b>

Winter garden circa 14 sqm/150 sqft



Computer generated image.

## ► 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.

Our strong regional expertise means CNM Estates is well-positioned to find and create new opportunities in under-served areas. By collaborating with local government, businesses and community organisations, we are able to realise potential and value through strategic development and regeneration, creating new areas that really work for the people they are designed for.

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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Tolworth Towers



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Sutton Point

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