

L&Q at

**REGENCY
HEIGHTS**

— PARK ROYAL —

Floorplans & Specification
Marquess House

L&Q

Welcome to Marquess House

This Floorplan and Specification guide is designed with detail to help you choose the perfect apartment at Regency Heights.

<u>Specification</u>	6
<u>Overview</u>	8
<u>Floorplans</u>	10

A piece of the new West London
and a place to call your own



**Regency Heights –
A landmark development
in the heart of West
London’s regeneration**

Regency Heights draws its architectural inspiration from the former Guinness Brewery which stood on the site until 2005. It’s Park Royal setting is characterised by views across London and the open spaces that surround Diageo Lake (seen here)

The details

Your apartment is fitted with everything you need to move in and get on with living.

Kitchen

- Modern kitchen cabinets with a complementary worktop and matching upstand
- Full height glass splashback behind the hob
- Under cupboard lighting
- Stainless steel 1.5 bowl sink with accompanying chrome mixer tap
- Fully integrated appliances including oven, ceramic hob, fridge/freezer and integrated extractor

Bathroom

- Modern white sanitaryware including semi-recessed basin with chrome basin tap
- Floor mounted WC with concealed cistern
- Chrome dual flush plate for water efficiency
- Full height mirror
- Acrylic bath with white bath panel
- Chrome towel radiator
- Homes without an en suite will include a shower screen over the bath, chrome bath mixer tap, thermostatic shower valve with overhead shower and hair wash attachment
- Homes with an en suite will include a shower screen over the bath, bath mixer tap, and hair wash attachment mounted at low level

En suite

- Modern white sanitaryware including semi-recessed basin with chrome basin tap
- Floor mounted WC with concealed cistern
- Chrome dual flush plate
- Chrome towel radiator
- White shower tray with sliding door
- Thermostatic mixer valve with shower head

Bedroom

- Fitted carpet

Wall & floor finishes

- White emulsion painted walls and ceilings
- White satin architraves and skirting boards
- Amtico Flooring to hallways and kitchen/living/dining areas
- Ceramic large format floor and wall tiles to bathrooms and en-suites

Heating, electrical & lighting

- Radiators sourced by onsite CHP heating system (subject to supply agreement)
- Low energy white LED downlights to kitchen/dining areas and bathrooms
- Pendant lights to living areas, bedrooms, hallways & store cupboards
- White switches and sockets, with chrome sockets to kitchens. Double sockets where applicable
- White shaver point in bathrooms
- Provision for Sky Q (subscription will be required)
- Mains operated ceiling mounted smoke/heat detector

General

- Free standing washer/dryer within the kitchen or located in store cupboard*
- White internal doors
- Chrome door furniture
- Balcony or terrace to every home
- Video door entry system
- Communal bicycle storage for every home
- NHBC 12-year Warranty



Beautifully designed
and ready for living

*Speak to sales associate for further details.
The specification of the properties is correct at the date of print/publication but may change as building works progress. Any images are indicative of the anticipated quality and style of the specification and may not represent the actual furnishings and fittings of the properties. Unless specifically incorporated in writing into the sales contract the specification is not intended to form part of any offer, contract, warranty or representation and should not be relied upon as a statement or representation of fact.

Site plan



Key

- 1 bedroom apartments
- 2 bedroom apartments
- 3 bedroom duplex
- Market sale
- London affordable rent
- London living rent

The floor plans provided are intended to only give a general indication of the proposed floor layout, are not drawn to scale and are not intended to form part of any offer, contract, warranty or representation. Measurements are given to the widest point, are approximate and are given as a guide only. They must not be relied upon as a statement or representation of fact. Do not use these measurements for carpet sizes, appliance spaces or items of furniture. Kitchen, bathroom and utility layouts may differ to build, and specific plot sizes and layouts may vary within the same unit type. For further clarification regarding specific individual plots, please ask our Sales Associates.

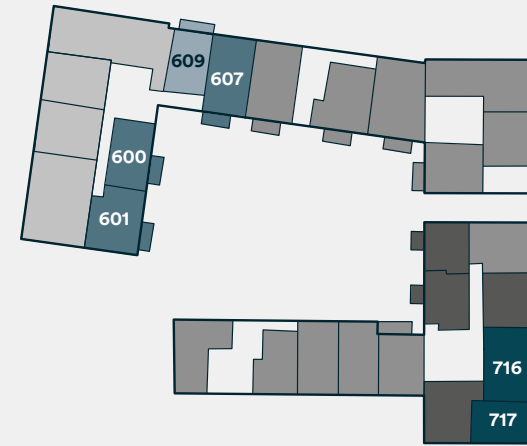
Plot locator



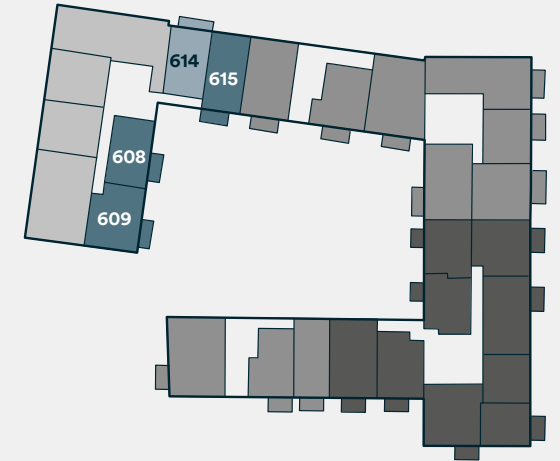
Ground Floor



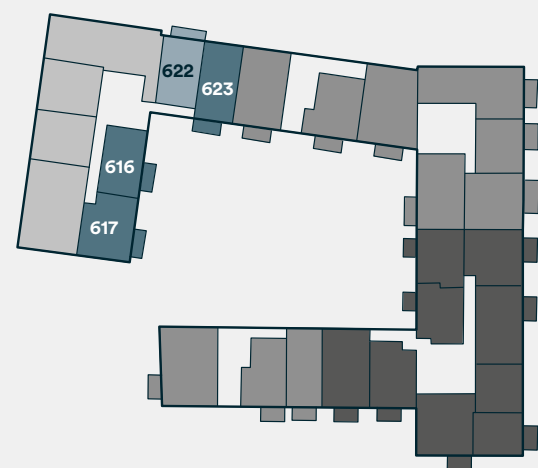
First Floor



Second Floor



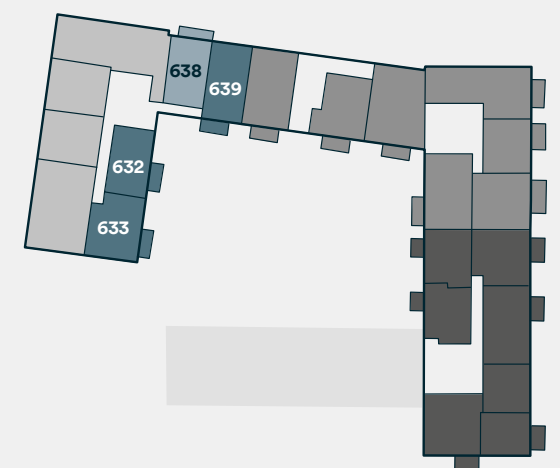
Third Floor



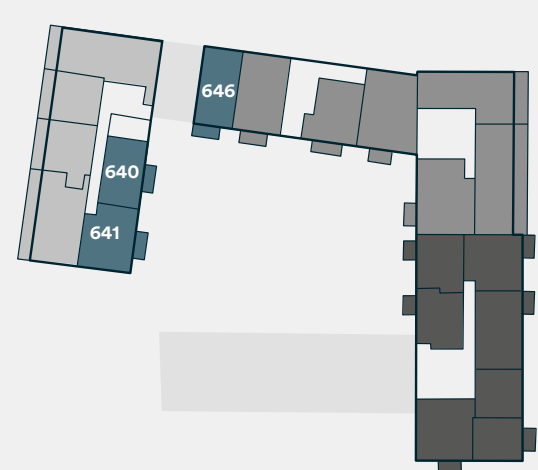
Fourth Floor



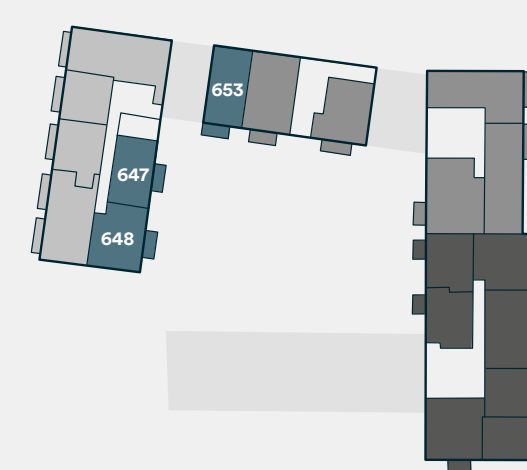
Fifth Floor



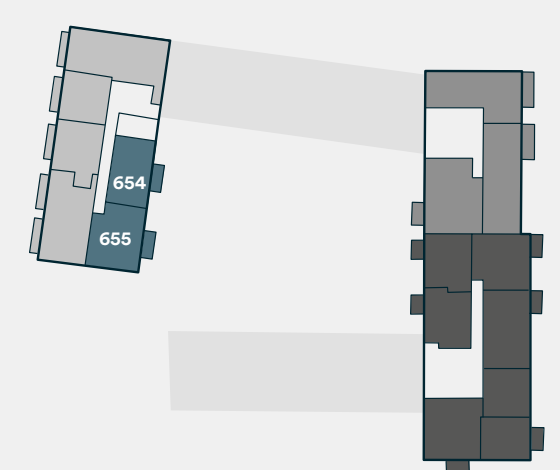
Sixth Floor



Seventh Floor

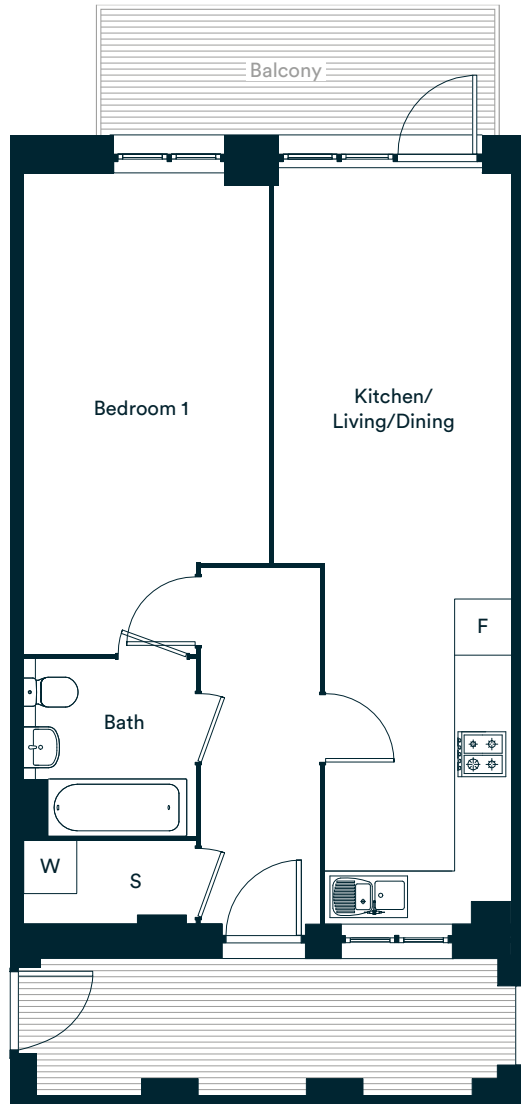


Eighth Floor



One bedroom apartment

Apartment type 01
Plots 606, 614, 622, 630, 638



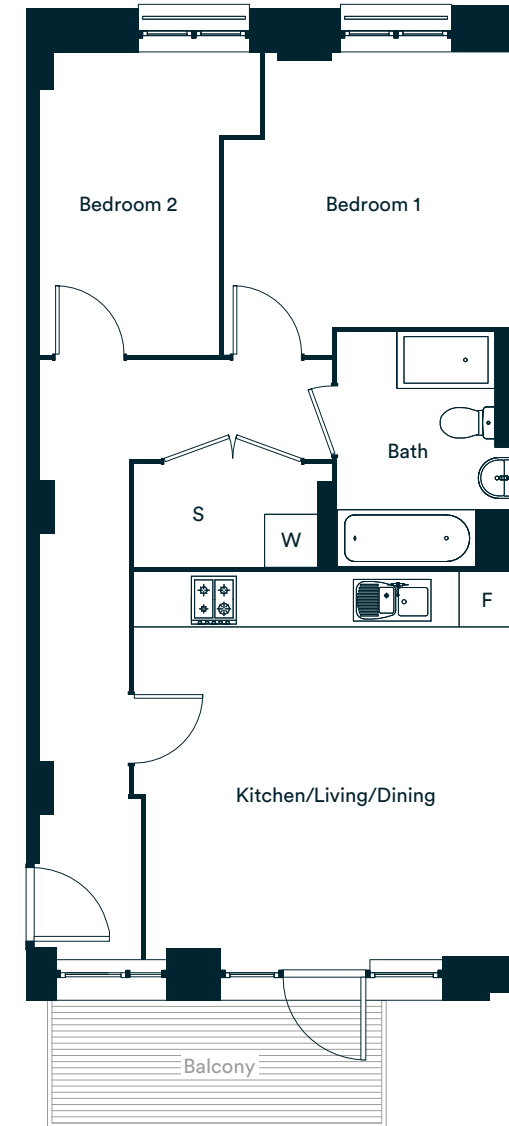
Room	Metric	Imperial
Kitchen / Living / Dining	2.85m x 9.19m	9' 4" x 30' 2"
Bedroom 1	3.00m x 5.88m	9' 10" x 19' 4"
Total internal area	55 sq m	587 sq ft
Balcony	8 sq m	86 sq ft

S Storage F Fridge/Freezer W Washer/Dryer

Please be aware the storage cupboard may include heating and electrical controls, which may reduce the storage available. Please ask sales associate for more information.

Two bedroom apartment

Apartment type 02
Plots 607, 615, 623, 631, 639, 646, 653

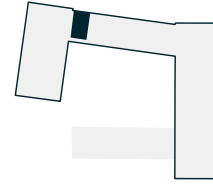


Room	Metric	Imperial
Kitchen / Living / Dining	4.64m x 4.73m	15' 2" x 15' 7"
Bedroom 1	3.54m x 3.73m	11' 7" x 12' 2"
Bedroom 2	2.65m x 3.73m	8' 8" x 12' 2"
Total internal area	64 sq m	691 sq ft
Balcony	6.5 sq m	70 sq ft

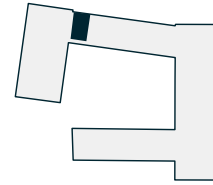
S Storage F Fridge/Freezer W Washer/Dryer

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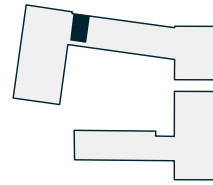
Floor 5
Plot 638



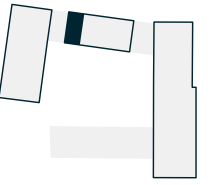
Floors 2-4
Plots 614, 622, 630



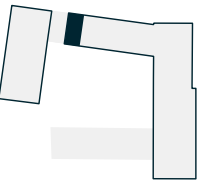
Floor 1
Plot 606



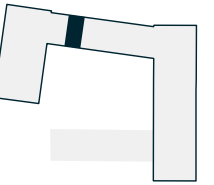
Floor 7
Plot 653



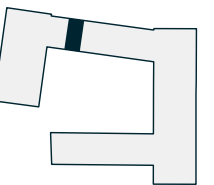
Floor 6
Plot 646



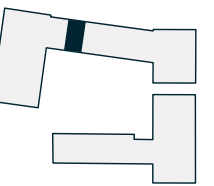
Floor 5
Plot 639



Floors 2-4
Plots 615, 623, 631



Floor 1
Plot 607



Two bedroom apartment

Apartment type 01(S)

Plots 595*, 601, 609, 617, 625, 633, 641, 648, 655

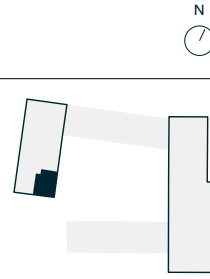


*Terrace applicable to plot 595 only
Balcony applicable to plots 601, 609, 617, 625, 633, 641, 648, 655

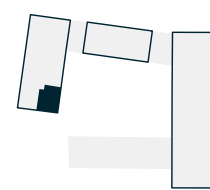
Room	Metric	Imperial
Kitchen / Living / Dining	4.26m x 5.83m	13' 11" x 19' 2"
Bedroom 1	4.40m x 3.43m	14' 5" x 11' 3"
Bedroom 2	4.26m x 3.24m	13' 11" x 10' 7"
Total internal area	73sqm	786sqft
Balcony	7.5sqm	81sqft
Terrace (applicable to plot 595 only)	17sqm	183sqft

ES Ensuite S Storage F Fridge/Freezer W Washer/Dryer
Please be aware the storage cupboard may include heating and electrical controls, which may reduce the storage available. Please ask sales associate for more information.

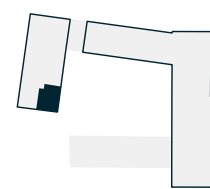
Floor 8
Plot 655



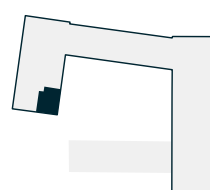
Floor 7
Plot 648



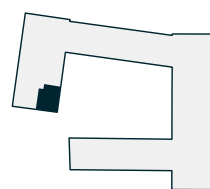
Floor 6
Plot 641



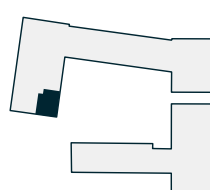
Floor 5
Plot 633



Floors 2-4
Plots 609, 617, 625



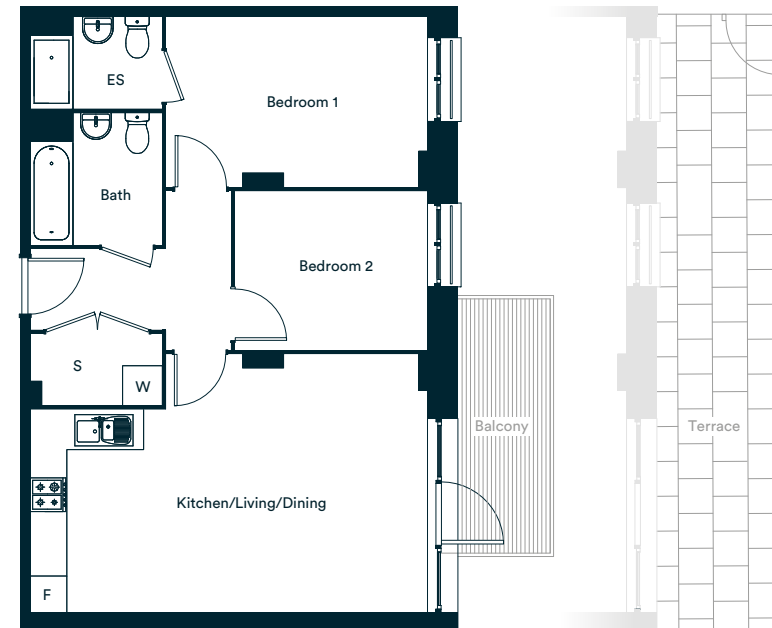
Floors G-1
Plots 595, 601



Two bedroom apartment

Apartment type 02(S)

Plots 594*, 600, 608, 616, 624, 632, 640, 647, 654

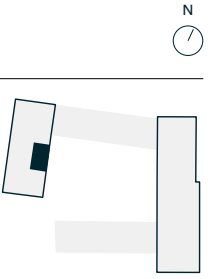


*Terrace applicable to plot 594 only
Balcony applicable to plots 600, 608, 616, 624, 632, 640, 647, 654

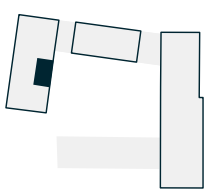
Room	Metric	Imperial
Kitchen / Living / Dining	6.49m x 4.22m	21' 3" x 13' 10"
Bedroom 1	4.26m x 2.77m	13' 11" x 9' 1"
Bedroom 2	3.14m x 2.58m	10' 3" x 8' 5"
Total internal area	63sqm	680sqft
Balcony	6.5sqm	70sqft
Terrace (applicable to plot 594 only)	20sqm	215sqft

ES Ensuite S Storage F Fridge/Freezer W Washer/Dryer
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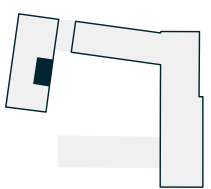
Floor 8
Plot 654



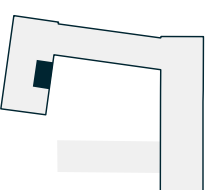
Floor 7
Plot 647



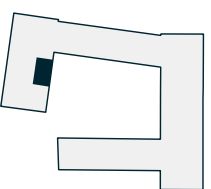
Floor 6
Plot 640



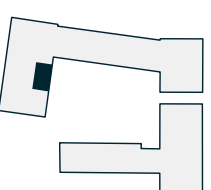
Floor 5
Plot 632



Floors 2-4
Plots 608, 616, 624



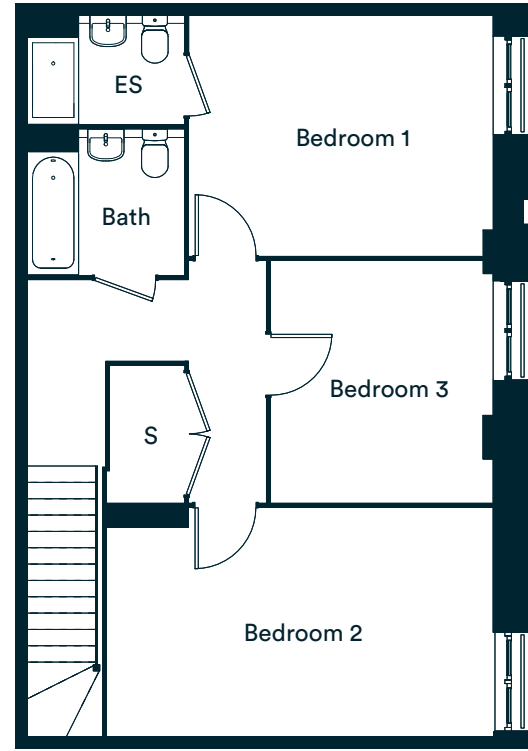
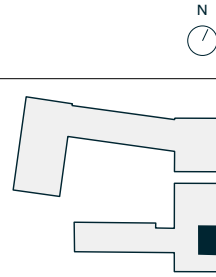
Floors G-1
Plots 594, 600



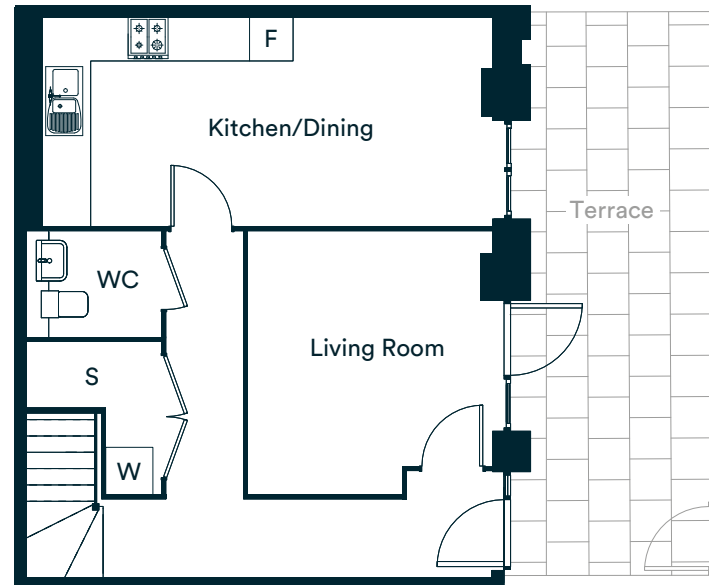
Three bedroom duplex

Apartment type 05
Plots 716

Floors G-1
Plot 716



Upper



Lower

Room	Metric	Imperial
Kitchen / Dining	6.20m x 2.87m	20' 4" x 9' 5"
Living	3.38m x 3.62m	11' 1" x 11' 11"
Bedroom 1	4.21m x 3.30m	13' 9" x 10' 10"
Bedroom 2	5.34m x 3.15m	17' 6" x 10' 4"
Bedroom 3	3.08m x 3.32m	10' 1" x 10' 10"
Total internal area	113 sq m	1,221 sq ft
Terrace	17 sq m	183 sq ft

ES Ensuite S Storage F Fridge/Freezer W Washer/Dryer

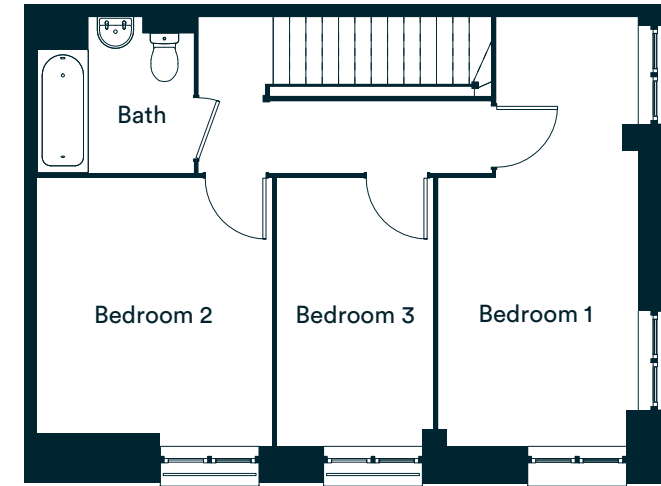
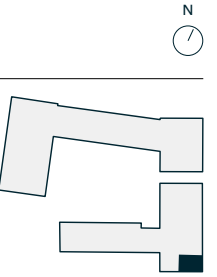
Please be aware the storage cupboard may include heating and electrical controls, which may reduce the storage available. Please ask sales associate for more information.

14

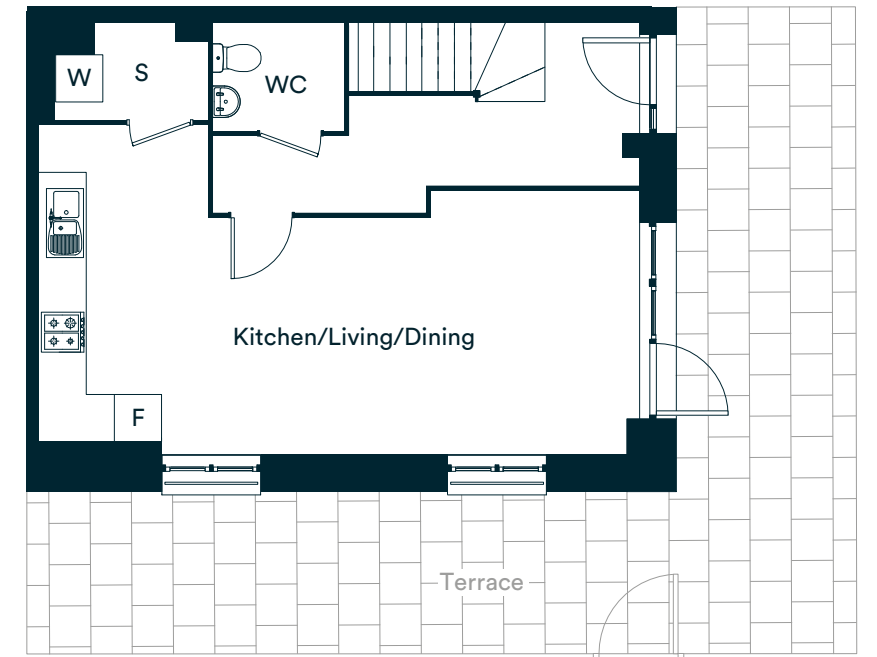
Three bedroom duplex

Apartment type 06
Plot 717

Floors G-1
Plot 717



Upper



Lower

Room	Metric	Imperial
Kitchen / Living / Dining	8.27m x 4.54m	27' 1" x 14' 9"
Bedroom 1	2.75m x 5.91m	9' 0" x 17' 0"
Bedroom 2	3.22m x 3.69m	10' 7" x 12' 1"
Bedroom 3	2.15m x 3.69m	7' 1" x 12' 1"
Total internal area	98 sq m	1,055 sq ft
Terrace	39 sq m	420 sq ft

S Storage F Fridge/Freezer W Washer/Dryer

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All information in this document is correct at the time of publication, July 2020.
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