

L&Q at

# REGENCY HEIGHTS

— PARK ROYAL —

## Floorplans & Specification

Baronet House

Blocks A1, A2, A4, A5

L&Q



CGI image is for illustrative purposes only.

## London living *and a home that has it all*

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

Introducing a wonderful collection of apartments across three blocks, these homes are well positioned for those who are looking to invest in a new home within a regenerative area.

Park Royal will be a new, well-connected and vibrant neighbourhood with a strong sense of community.

Residents will be served by a new town centre in Old Oak and high street that will provide, not only new housing but also cultural and leisure facilities.

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).

# Specification

## 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

## 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

## En suite



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

## 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, integrated extractor, fridge/freezer and dishwasher

## Bathrooms



- Modern white sanitaryware including basin with chrome tap
- Floor mounted WC
- 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

## 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
- Fitted carpet to bedrooms



Images depict the L&Q show home



The specification of the properties is correct at the time of 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.

# Siteplan

Each home in this impressive new development has been perfectly considered. With communal gardens to enjoy and personal outdoor space in the form of balconies or terraces to each apartment, there is no better place to call home.



Computer generated image is indicative only.

The development layout does not show details of gradients of land, boundary treatments, local authority street lighting or landscaping. It is our intention to build in accordance with this layout. However, there may be occasions when the house designs, boundaries, landscaping and positions of roads and footpaths change as the development proceeds. Please speak to a Sales Associate for more details.

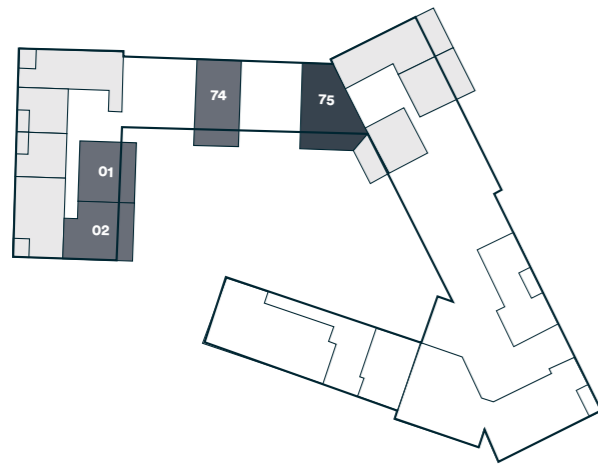


# Plot locators



- 1 bedroom apartments
- 2 bedroom apartments
- 3 bedroom apartments
- Market sale apartments
- Communal areas/Lifts

Ground Floor



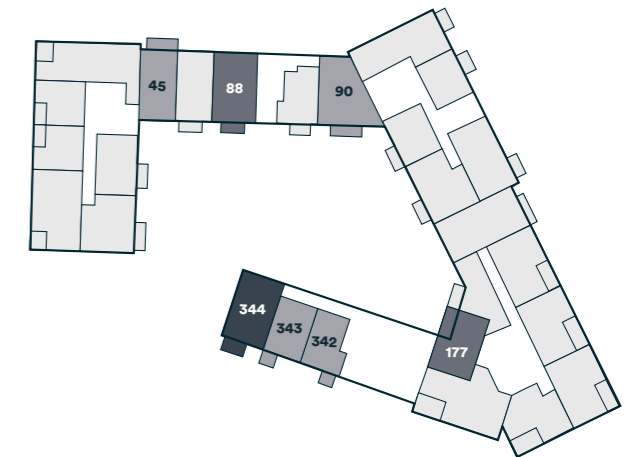
First Floor



Fourth Floor



Fifth Floor



Second Floor



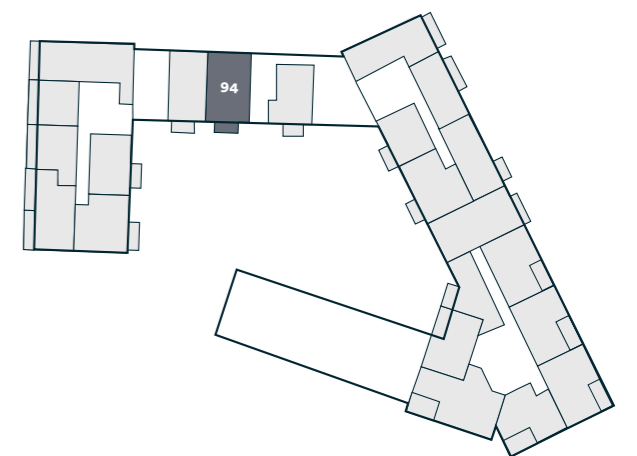
Third Floor



Sixth Floor



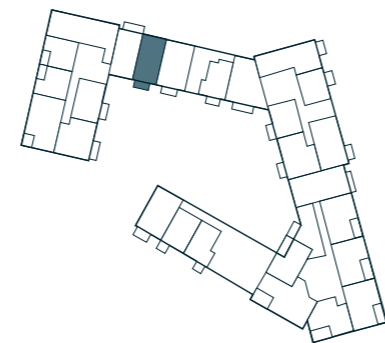
Seventh Floor



# One bedroom apartment Type A2-01



Plots 14, 22, 30, 38



Room	Metric	Imperial
Kitchen / Living / Dining	4.78m x 5.52m	15'8" x 18'1"
Bedroom	6.01m x 3.05m	19'9" x 10'0"
<b>Total internal area</b>	<b>67m<sup>2</sup></b>	<b>720ft<sup>2</sup></b>
Balcony	6m <sup>2</sup>	65ft <sup>2</sup>

Floor	Plot
1	14
2	22
3	30
4	38

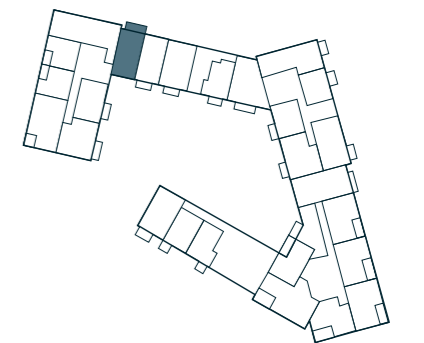
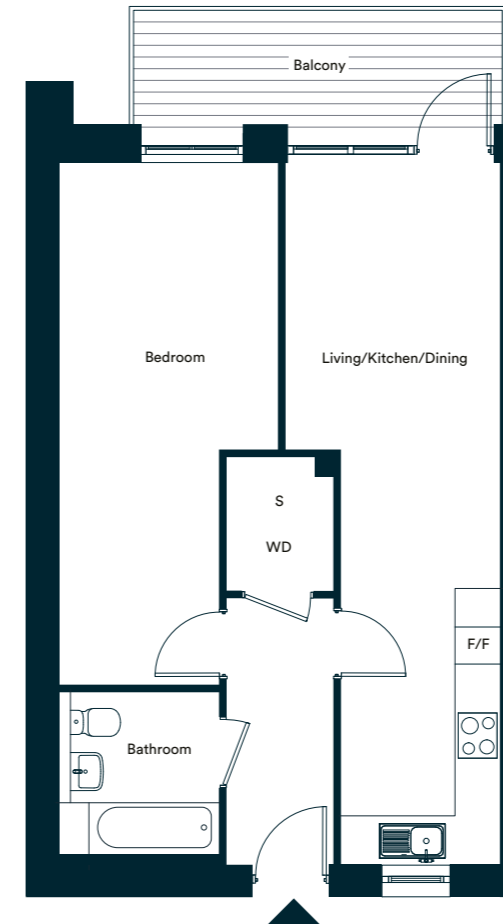
S – Storage | WD – Washer/Dryer | F/F – Fridge/Freezer

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# One bedroom apartment Type A2-08



Plots 13, 21, 29, 37, 45, 53



Room	Metric	Imperial
Kitchen / Living / Dining	2.84m x 9.19m	9'4" x 30'2"
Bedroom	6.83m x 2.90m	22'5" x 9'6"
<b>Total internal area</b>	<b>53m<sup>2</sup></b>	<b>576ft<sup>2</sup></b>
Balcony	8m <sup>2</sup>	86ft <sup>2</sup>

Floor	Plot
1	13
2	21
3	29
4	37
5	45
6	53

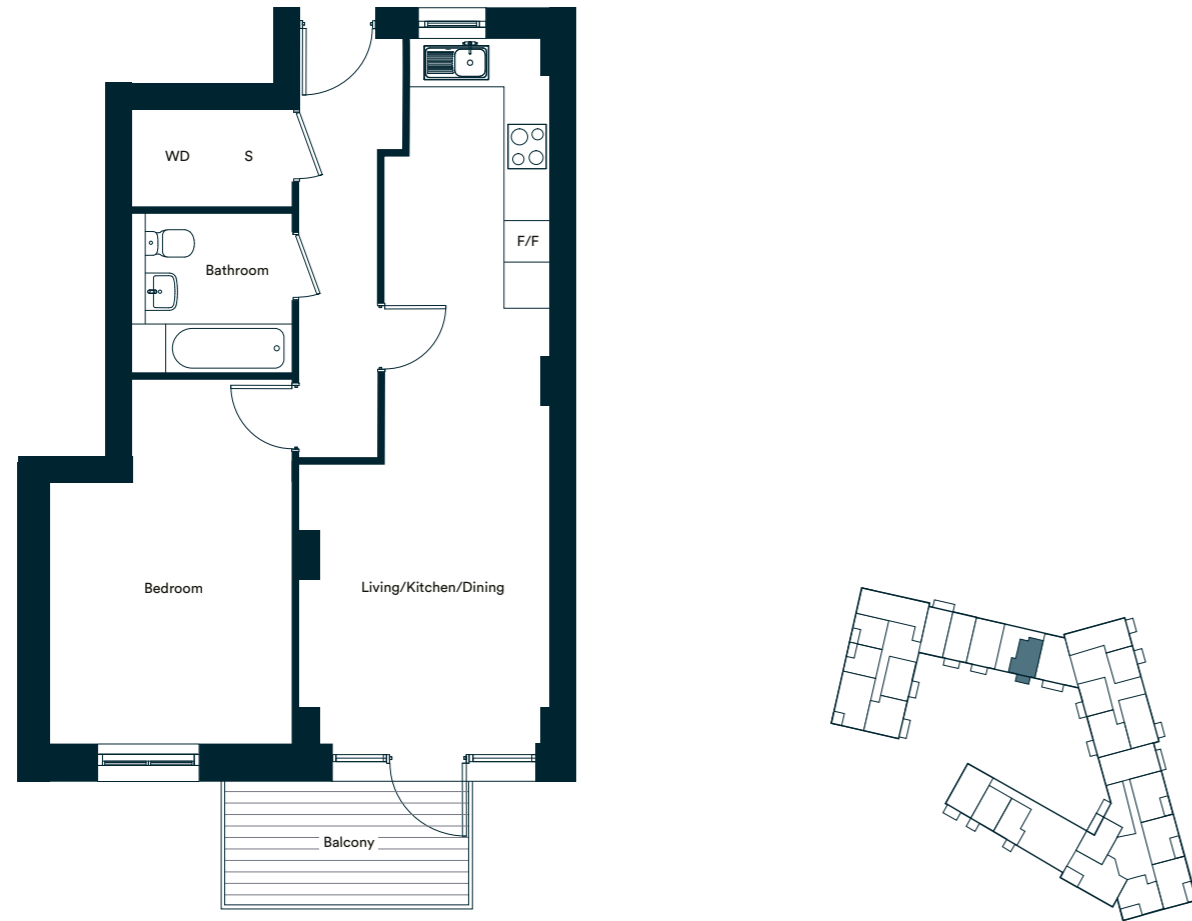
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# One bedroom apartment Type A2-09



Plots 78, 81, 84, 87, 90, 93



Room	Metric	Imperial
Kitchen / Living / Dining	2.29m x 9.42m	7'6" x 30'11"
Bedroom	4.86m x 3.25m	15'11" x 10'8"
<b>Total internal area</b>	<b>55m<sup>2</sup></b>	<b>589ft<sup>2</sup></b>
Balcony	6m <sup>2</sup>	65ft <sup>2</sup>

Floor	Plot
1	78
2	81
3	84
4	87
5	90
6	93

S – Storage | WD – Washer/Dryer | F/F – Fridge/Freezer

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# One bedroom apartment Type A5-02



Plots 330, 333, 336, 339, 342, 345



Room	Metric	Imperial
Kitchen / Living / Dining	3.99m x 9.20m	13'1" x 30'2"
Bedroom	2.75m x 6.97m	9'0" x 22'10"
<b>Total internal area</b>	<b>54m<sup>2</sup></b>	<b>586ft<sup>2</sup></b>
Balcony	5m <sup>2</sup>	54ft <sup>2</sup>

Floor	Plot
1	330
2	333
3	336
4	339
5	342
6	345

S – Storage | WD – Washer/Dryer | F/F – Fridge/Freezer

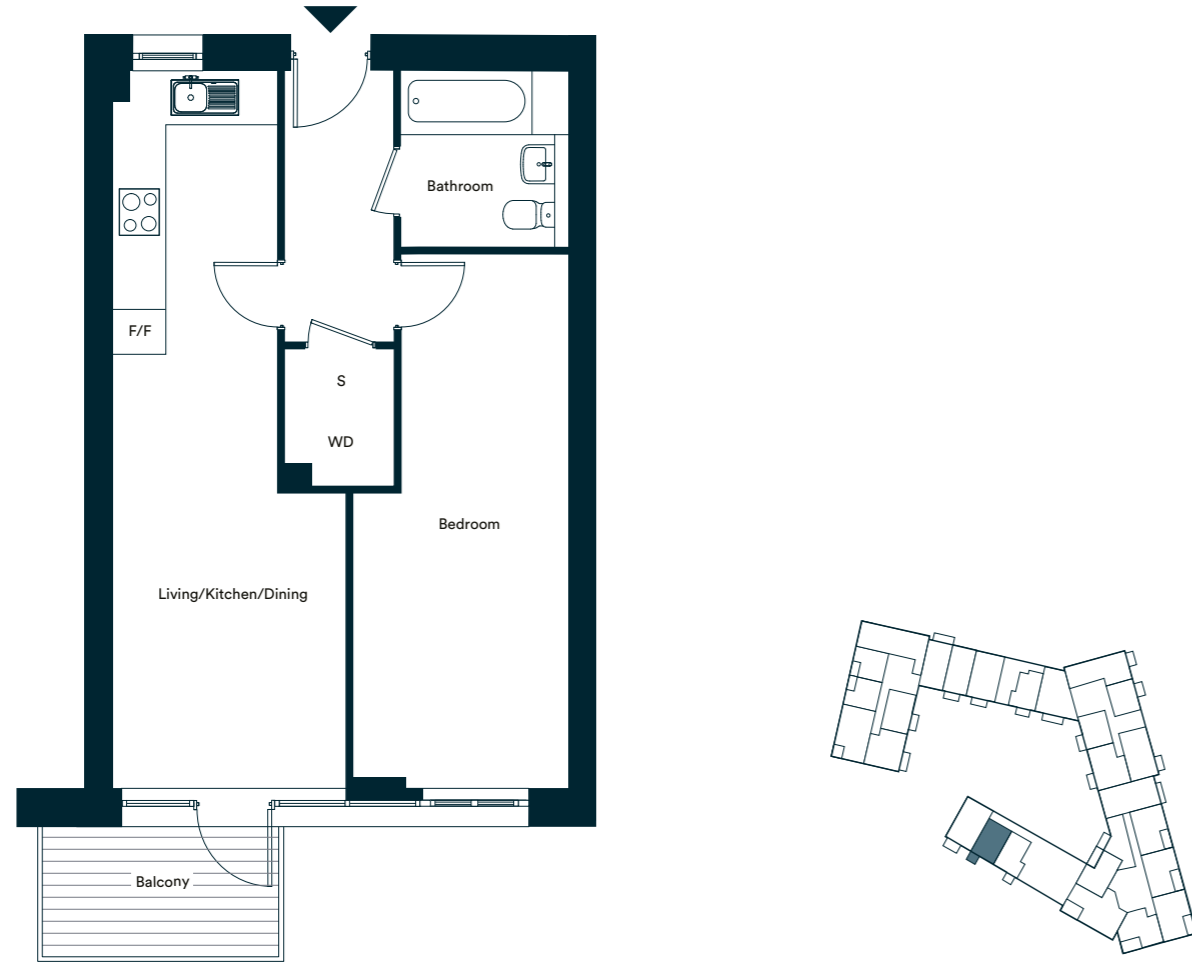
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# One bedroom apartment Type A5-03



Plots 331, 334, 337, 340, 343, 346



Room	Metric	Imperial
Kitchen / Living / Dining	2.99m x 9.20m	9'10" x 30'2"
Bedroom	2.75m x 6.84m	9'0" x 22'5"
<b>Total internal area</b>	<b>53m<sup>2</sup></b>	<b>576ft<sup>2</sup></b>
Balcony	5m <sup>2</sup>	54ft <sup>2</sup>

Floor	Plot
1	331
2	334
3	337
4	340
5	343
6	346

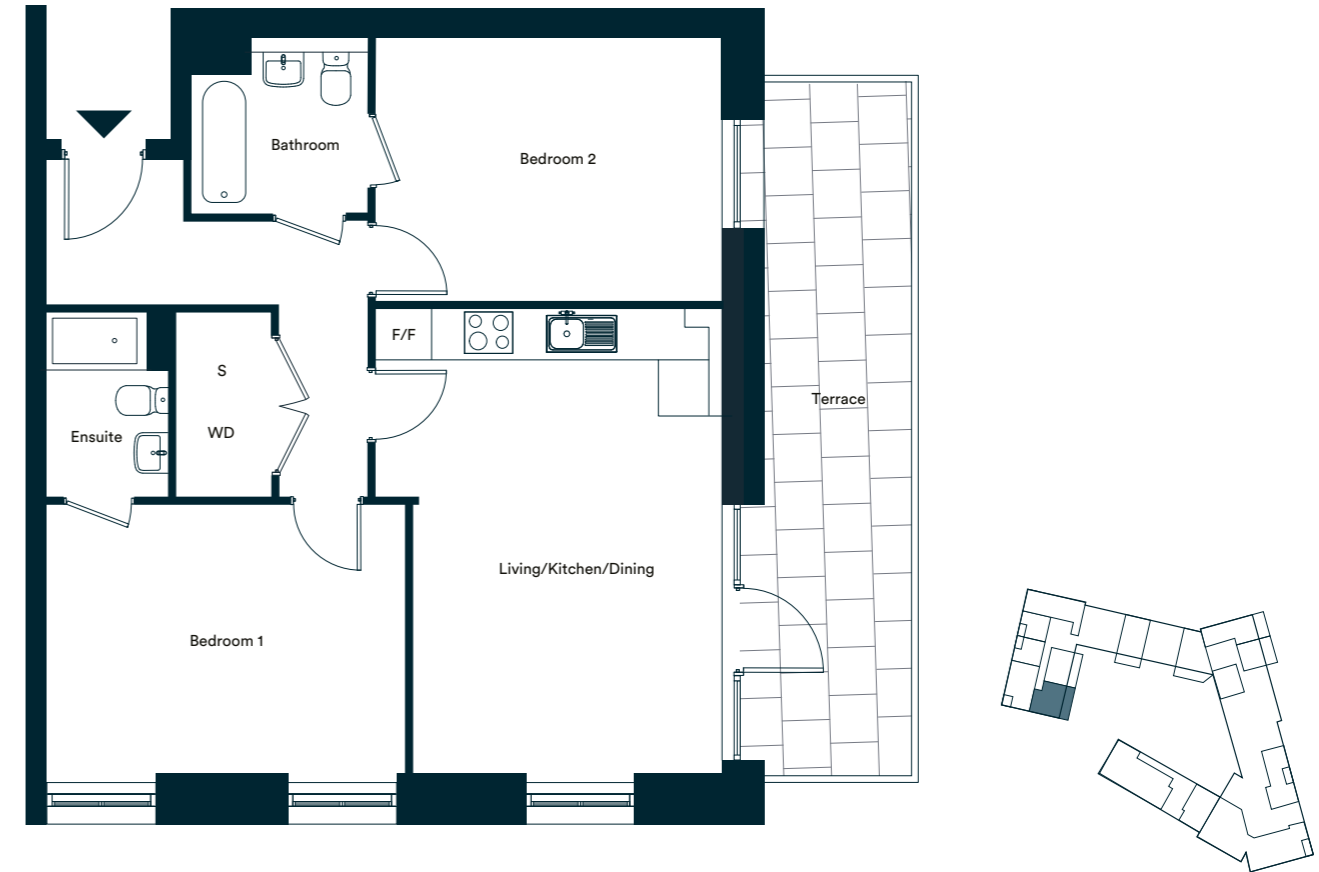
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# Two bedroom apartment Type A1-01



Plot 2



Room	Metric	Imperial
Kitchen / Living / Dining	3.81m x 5.83m	12'6" x 19'2"
Bedroom 1	4.40m x 3.29m	14'5" x 10'10"
Bedroom 2	4.26m x 3.24m	14'0" x 10'8"
<b>Total internal area</b>	<b>73m<sup>2</sup></b>	<b>785ft<sup>2</sup></b>
Terrace	16m <sup>2</sup>	172ft <sup>2</sup>

Floor	Plot
0	2

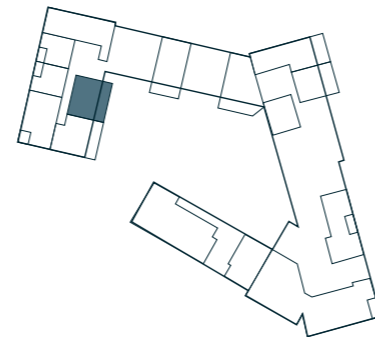
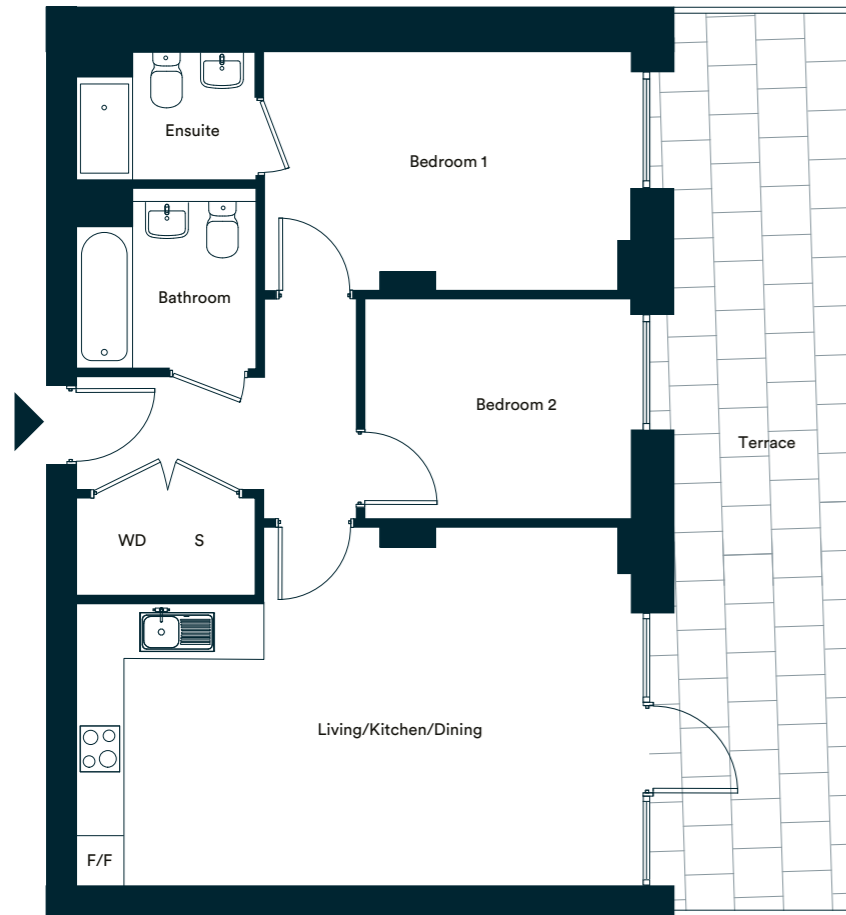
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## Two bedroom apartment Type A1-02



Plot 1



Room	Metric	Imperial
Kitchen / Living / Dining	6.49m x 4.22m	21'4" x 13'10"
Bedroom 1	4.30m x 2.78m	14'1" x 9'1"
Bedroom 2	3.09m x 2.59m	10'2" x 8'6"
<b>Total internal area</b>	<b>63m<sup>2</sup></b>	<b>679ft<sup>2</sup></b>
Terrace	18m <sup>2</sup>	194ft <sup>2</sup>

Floor	Plot
0	1

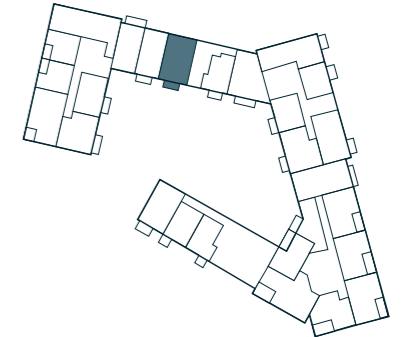
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## Two bedroom apartment Type A2-02



Plots 74, 76, 79, 82, 85



Room	Metric	Imperial
Kitchen / Living / Dining	3.39m x 8.22m	11'1" x 27'0"
Bedroom 1	4.88m x 3.43m	16'0" x 11'3"
Bedroom 2	3.39m x 2.83m	11'1" x 9'3"
<b>Total internal area</b>	<b>77m<sup>2</sup></b>	<b>827ft<sup>2</sup></b>
Terrace	14.4m <sup>2</sup>	155ft <sup>2</sup>

Floor	Plot
0	74
1	76
2	79
3	82
4	85

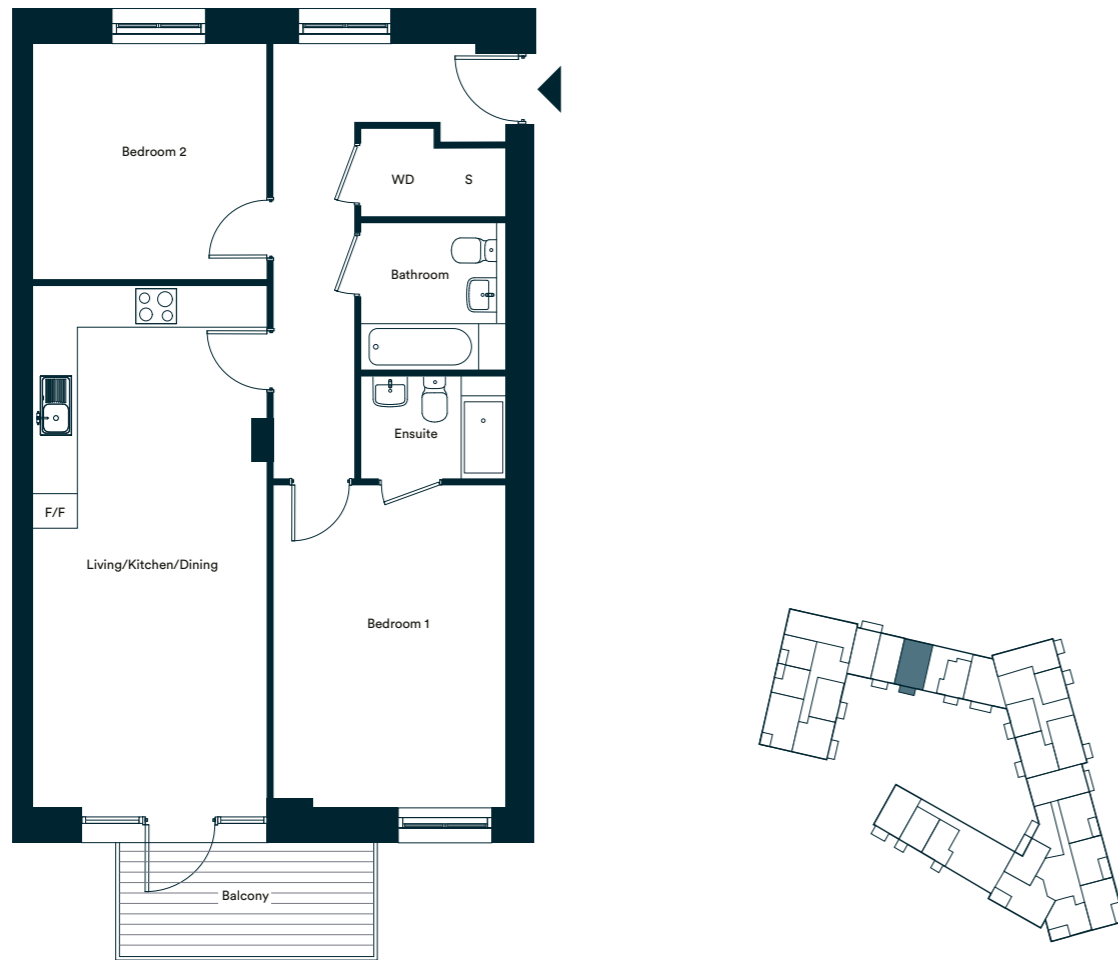
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## Two bedroom apartment Type A2-05



Plots 88, 91, 94



Room	Metric	Imperial
Kitchen / Living / Dining	3.42m x 7.61m	11'3" x 25'0"
Bedroom 1	4.72m x 3.44m	8'11" x 11'3"
Bedroom 2	3.45m x 3.42m	11'4" x 11'3"
<b>Total internal area</b>	<b>77m<sup>2</sup></b>	<b>831ft<sup>2</sup></b>
Balcony	6.8m <sup>2</sup>	73ft <sup>2</sup>

Floor	Plot
5	88
6	91
7	94

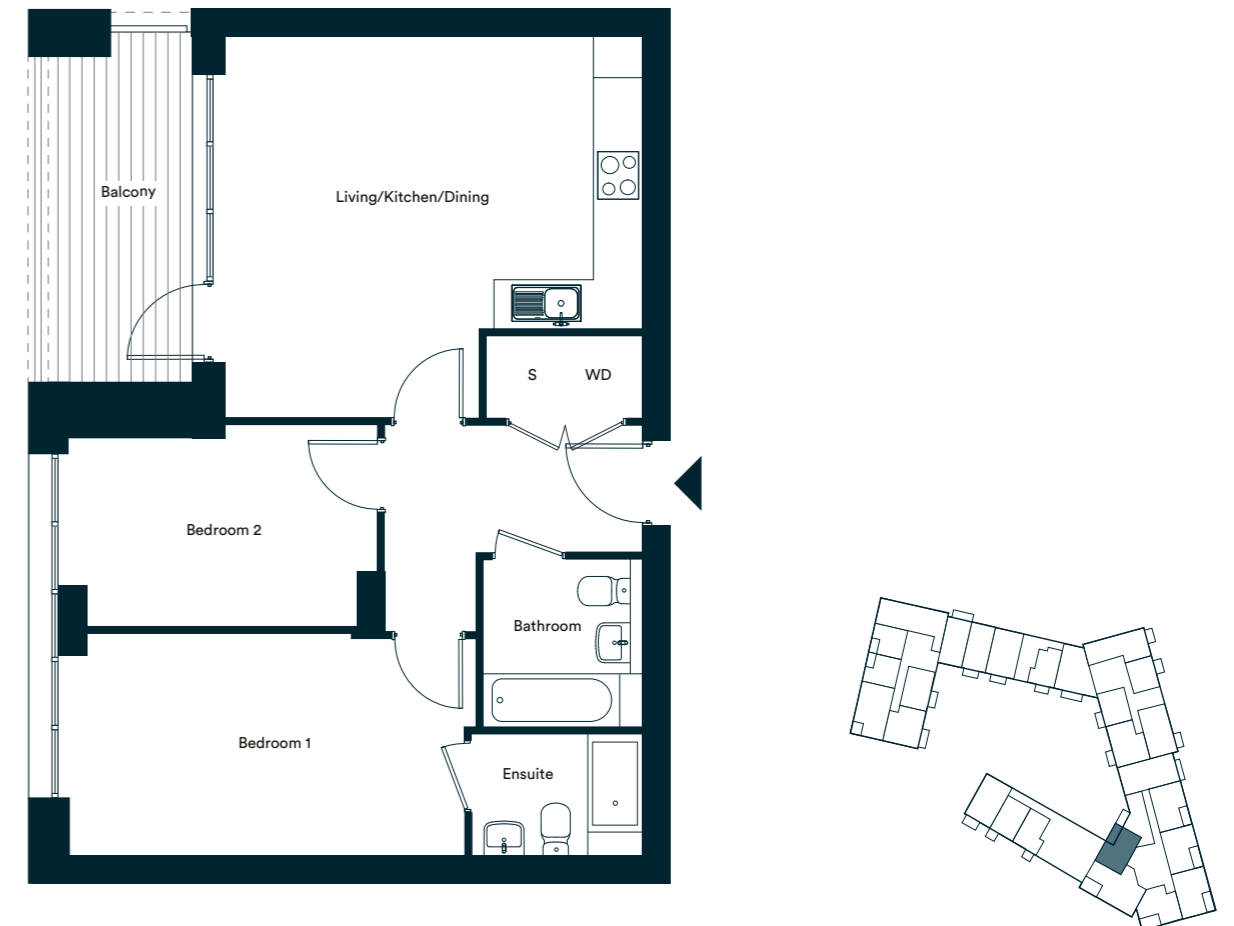
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## Two bedroom apartment Type A4-02



Plots 145, 153, 161, 169, 177, 185



Room	Metric	Imperial
Kitchen / Living / Dining	4.82m x 5.37m	15'10" x 17'7"
Bedroom 1	3.86m x 2.53m	12'8" x 8'4"
Bedroom 2	4.24m x 2.74m	13'11" x 9'0"
<b>Total internal area</b>	<b>64m<sup>2</sup></b>	<b>689ft<sup>2</sup></b>
Balcony	7m <sup>2</sup>	75ft <sup>2</sup>

Floor	Plot
1	145
2	153
3	161
4	169
5	177
6	185

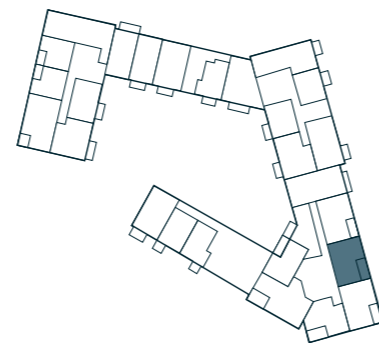
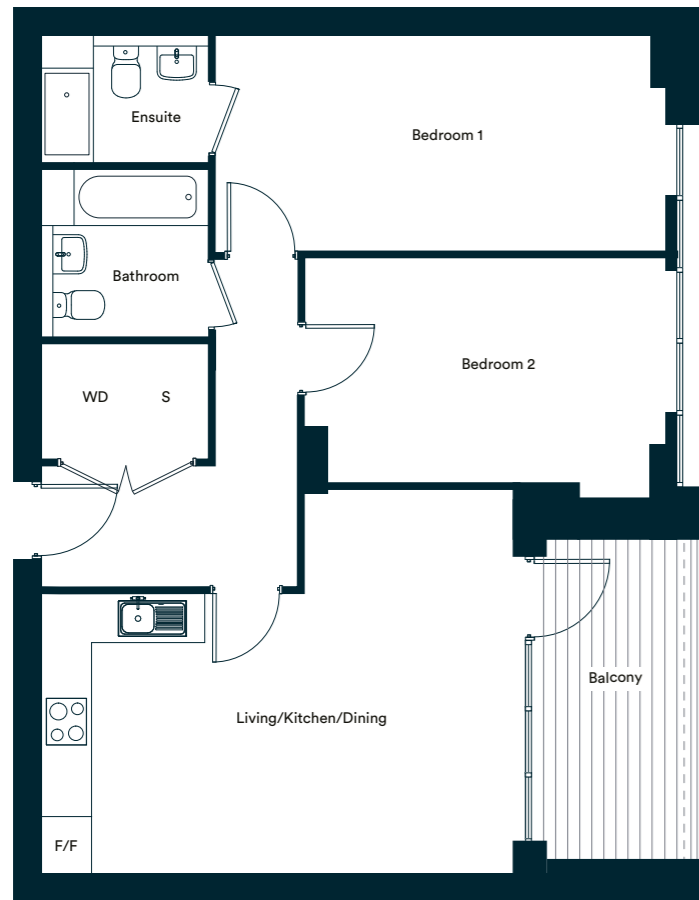
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## Two bedroom apartment Type A4-05



Plots 149, 157



Room	Metric	Imperial
Kitchen / Living / Dining	5.99m x 4.87m	19'8" x 16'0"
Bedroom 1	5.72m x 2.75m	18'9" x 9'0"
Bedroom 2	4.64m x 2.80m	15'3" x 9'2"
<b>Total internal area</b>	<b>75m<sup>2</sup></b>	<b>805ft<sup>2</sup></b>
Balcony	7.5m <sup>2</sup>	81ft <sup>2</sup>

Floor	Plot
1	149
2	157

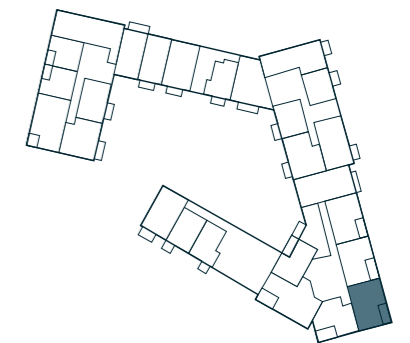
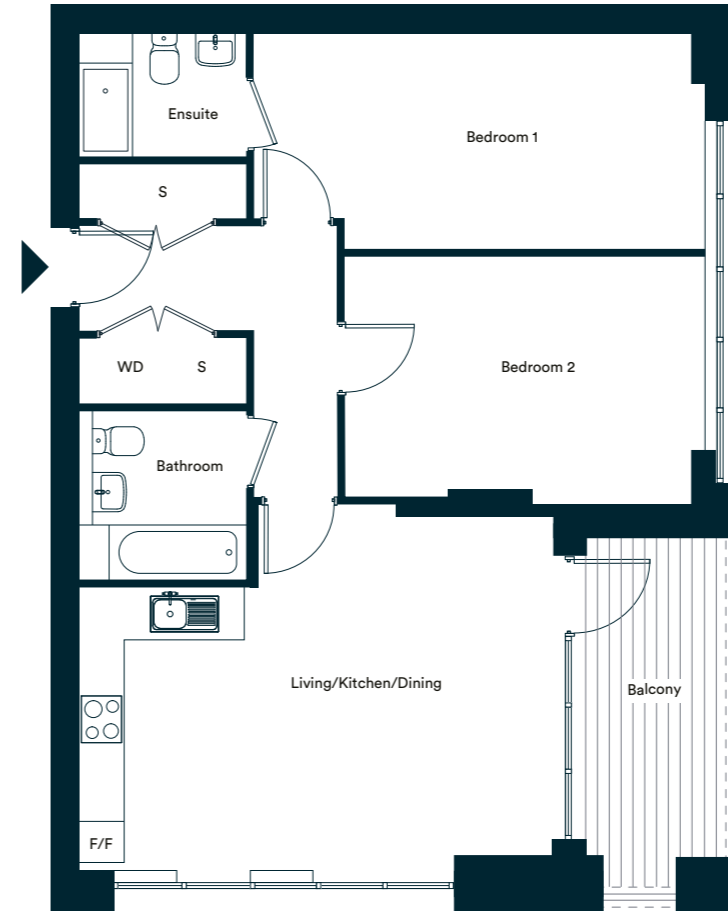
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## Two bedroom apartment Type A4-06



Plots 150, 158



Room	Metric	Imperial
Kitchen / Living / Dining	4.63m x 6.17m	15'2" x 20'3"
Bedroom 1	5.72m x 2.75m	18'9" x 9'0"
Bedroom 2	4.59m x 3.16m	15'1" x 10'4"
<b>Total internal area</b>	<b>75m<sup>2</sup></b>	<b>802ft<sup>2</sup></b>
Balcony	7m <sup>2</sup>	75ft <sup>2</sup>

Floor	Plot
1	150
2	158

S – Storage | WD – Washer/Dryer | F/F – Fridge/Freezer

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## Two bedroom apartment Type A4-07



Plots 151, 159



Room	Metric	Imperial
Kitchen / Living / Dining	4.21m x 6.38m	13'10" x 20'11"
Bedroom 1	4.70m x 3.25m	15'5" x 10'8"
Bedroom 2	4.70m x 2.18m	15'5" x 7'2"
<b>Total internal area</b>	<b>68m<sup>2</sup></b>	<b>728ft<sup>2</sup></b>
Balcony	7.5m <sup>2</sup>	81ft <sup>2</sup>

Floor	Plot
1	151
2	159

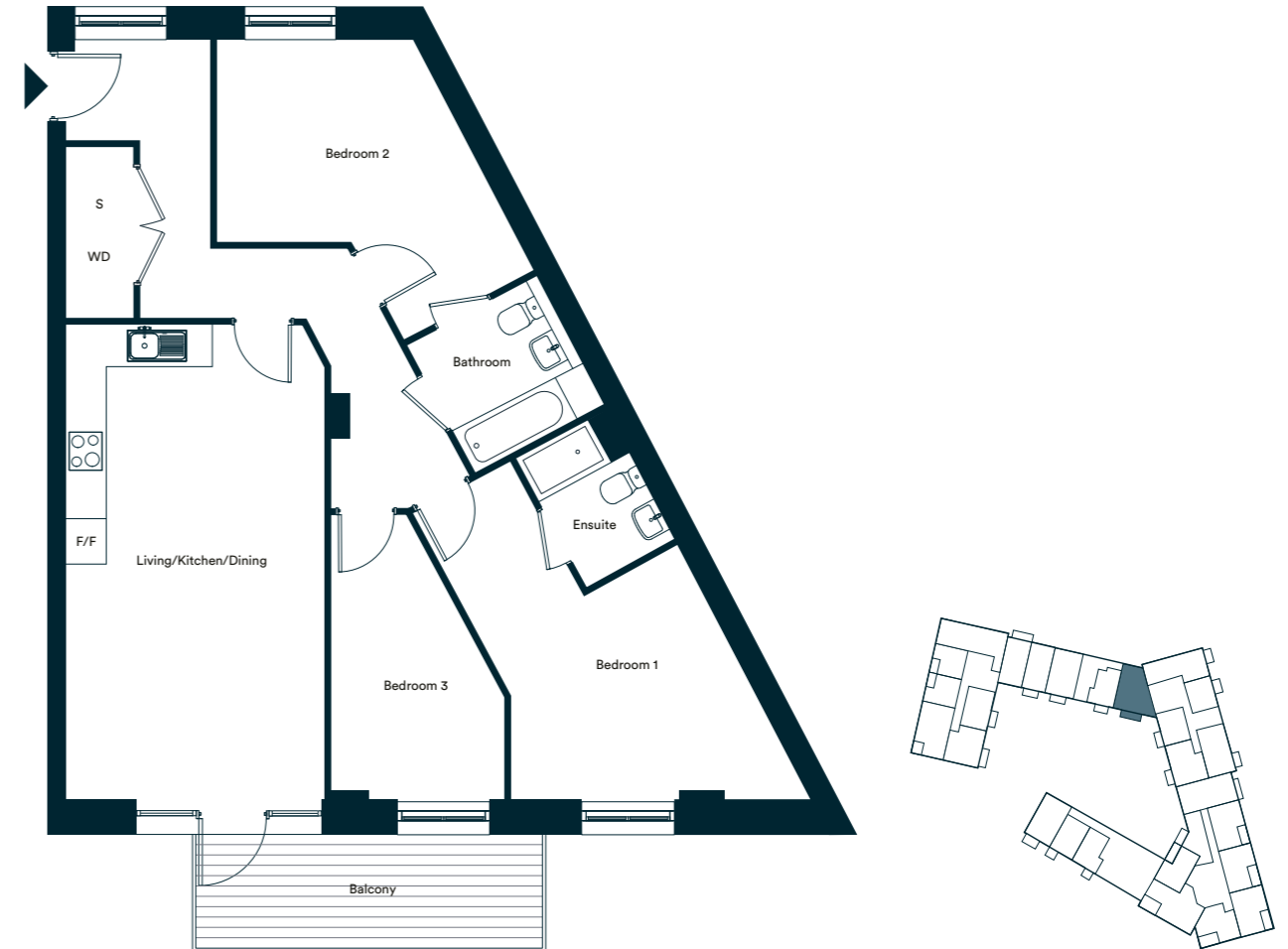
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## Three bedroom apartment Type A2-03



Plots 77, 80, 83, 86



Room	Metric	Imperial
Kitchen / Living / Dining	3.82m x 6.99m	12'6" x 22'11"
Bedroom 1	4.89m x 3.22m	16'1" x 10'7"
Bedroom 2	2.94m x 3.82m	12'11" x 12'6"
Bedroom 3	4.17m x 2.55m	13'8" x 8'4"
<b>Total internal area</b>	<b>89m<sup>2</sup></b>	<b>962ft<sup>2</sup></b>
Balcony	8.3m <sup>2</sup>	89ft <sup>2</sup>

Floor	Plot
1	77
2	80
3	83
4	86

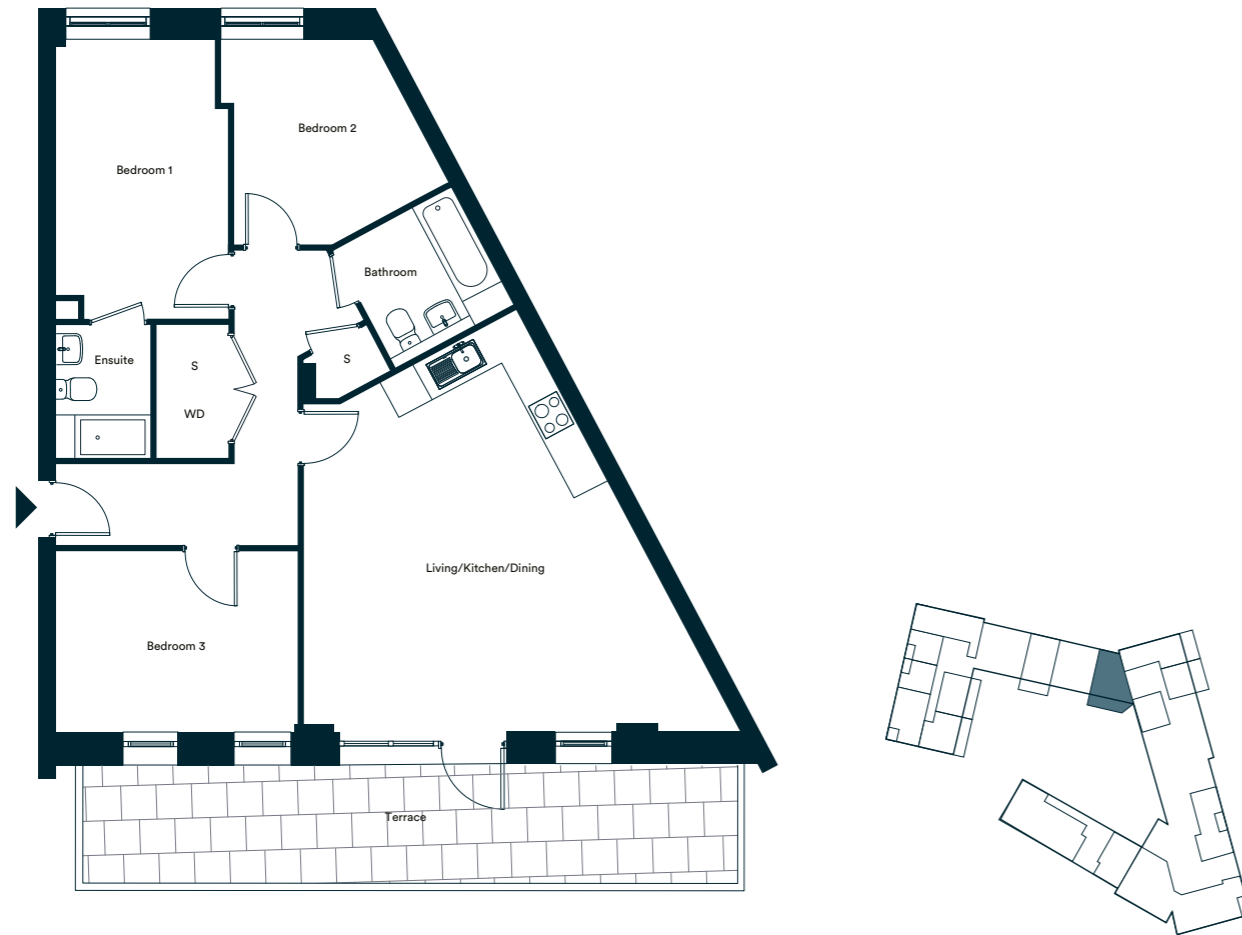
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# Three bedroom apartment Type A2-04



Plot 75



Room	Metric	Imperial
Kitchen / Living / Dining	7.69m x 7.04m	25'3" x 23'1"
Bedroom 1	2.75m x 4.50m	9'0" x 14'9"
Bedroom 2	3.88m x 2.91m	12'9" x 9'7"
Bedroom 3	2.62m x 3.47m	8'7" x 11'5"
<b>Total internal area</b>	<b>89m<sup>2</sup></b>	<b>962ft<sup>2</sup></b>
Terrace	21.5m <sup>2</sup>	231ft <sup>2</sup>

Floor	Plot
0	75

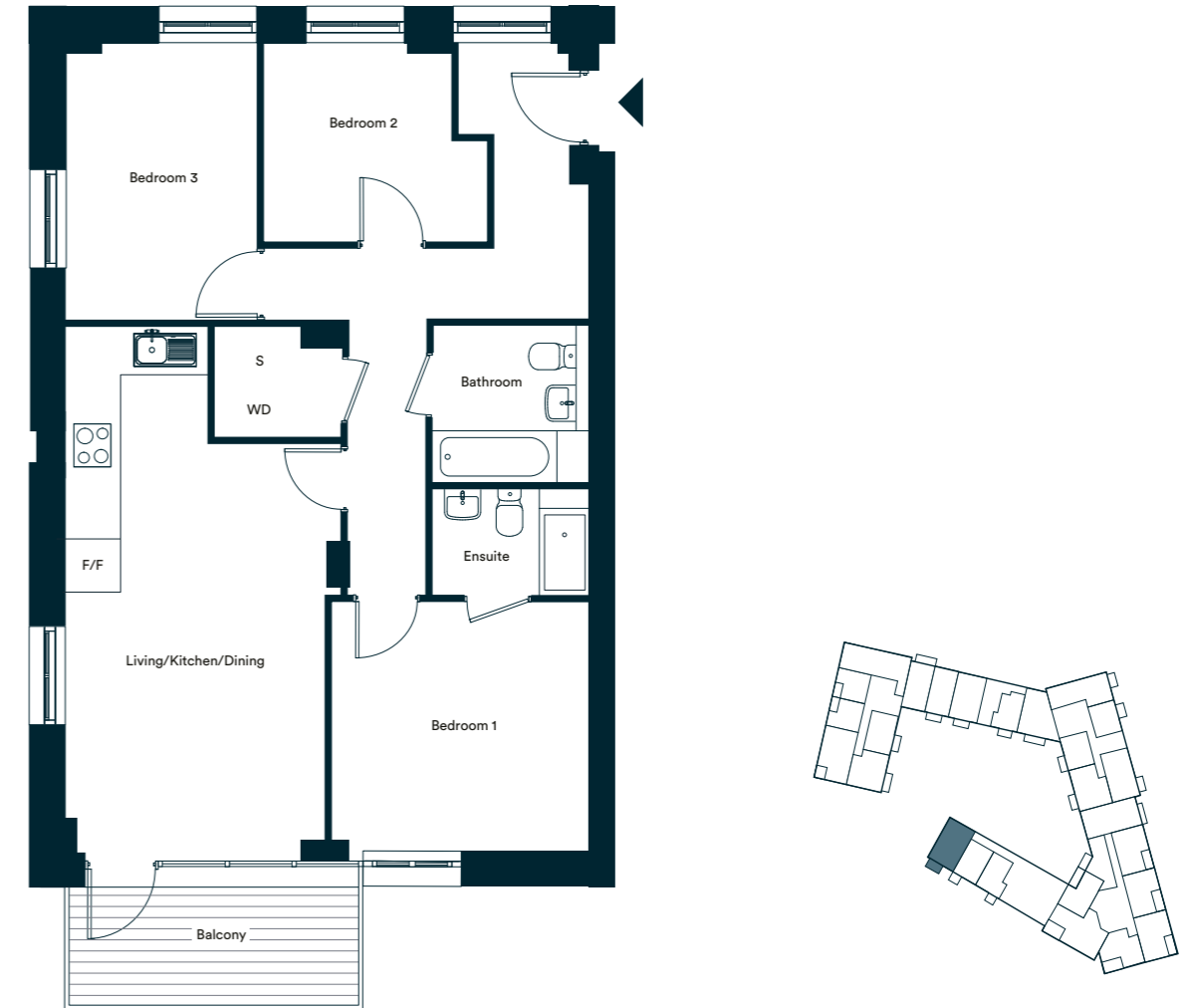
S – Storage | WD – Washer/Dryer | F/F – Fridge/Freezer

The floorplans 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. Please be aware the storage cupboard may include heating and electrical controls, which may reduce the storage available. For further clarification regarding specific individual plots, please ask our Sales Associate.

# Three bedroom apartment Type A5-01



Plots 332, 335, 338, 341, 344, 347



Room	Metric	Imperial
Kitchen / Living / Dining	3.60m x 5.68m	11'10" x 18'8"
Bedroom 1	3.43m x 3.55m	11'3" x 11'8"
Bedroom 2	2.75m x 3.13m	9'0" x 10'3"
Bedroom 3	3.86m x 2.65m	12'8" x 8'8"
<b>Total internal area</b>	<b>80m<sup>2</sup></b>	<b>857ft<sup>2</sup></b>
Balcony	7.6m <sup>2</sup>	82ft <sup>2</sup>

Floor	Plot
1	332
2	335
3	338
4	341
5	344
6	347

S – Storage | WD – Washer/Dryer | F/F – Fridge/Freezer

The floorplans 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. Please be aware the storage cupboard may include heating and electrical controls, which may reduce the storage available. For further clarification regarding specific individual plots, please ask our Sales Associate.





Invest for the future  
*and down your home*

**L&Q offer an extensive range of Shared Ownership homes across the country. We can help you buy a home in a way that works for you.**

Shared Ownership makes it possible to own your home – even if you feel priced out of the property market. It's an affordable home ownership scheme designed as a stepping-stone to outright ownership if you can't afford to buy a home on the open market.

**To find out more visit  
[lqhomes.com/shared-ownership](https://lqhomes.com/shared-ownership)**



# Buying a Shared Ownership home with L&Q

With Shared Ownership you start by buying a share in your home and then progress to full ownership by buying more shares. Your deposit will be 5% to 10% of the share you are buying. You pay a mortgage on the share you own and a rent to L&Q on the share you don't own.

## Am I Eligible?

To buy a home under the Shared Ownership scheme you must meet these basic requirements:

- have a combined annual household income under £80,000, or £90,000 in London
- not own a property, or part of a property, at the time of completing on your purchase
- be 18 years or older and be able to obtain a mortgage

Complete our Shared Ownership Application form to confirm your eligibility.

## Are some applicants prioritised?

Some developments may initially be reserved for those who live or work locally, but in most cases the development is open to everyone so please register if you are interested. You can find out more about the development eligibility criteria on our website or by speaking to the Sales Team.

## Is Shared Ownership really affordable?

The best way to find out if Shared Ownership is affordable for you is to speak to an independent mortgage advisor about your finances. They will help you determine what is affordable and help you make the right decision. You will need a deposit and will also need to cover the costs of buying a home. These costs include things like the reservation fee, mortgage valuation fee, removal costs and utility connection charges.

## Can I buy more shares in my home?

Yes, this process is known as staircasing. You can also sell the share you own at any time, either via the L&Q Resales team or on the open market.

If you have any questions about the application form please contact the Homebuy Application Team at [applications@lqgroup.org.uk](mailto:applications@lqgroup.org.uk) or call **0300 456 9997** opt 1, Monday to Friday 9am-5pm

You can learn all about Shared Ownership at [lqhomes.com/shared-ownership](https://lqhomes.com/shared-ownership)

## Getting started with L&Q Shared Ownership



### Step 1: Confirm your eligibility

Complete the online L&Q Shared Ownership Application form at [lqhomes.com/apply](https://lqhomes.com/apply). If you're purchasing a home with a friend or partner, remember to complete the Joint Application section of the form.



### Step 2: Reserve your home

Browse our website and find a home that's right for you. Book a viewing and visit the show home, once you've chosen your home reserve it with a payment of £500. Homes will be allocated based on priority.



### Step 3: We make you an offer

Once you have paid your reservation fee, we will verify your identity. If the result of this check is satisfactory, we'll contact you to make an offer of a home.

## Buying a Shared Ownership home

After we have made you an offer



### Step 1: Meet a mortgage advisor

When you accept the offer, it will be subject to a financial assessment with an independent mortgage advisor (IMA). They will assess what share you can afford to purchase and arrange your mortgage application for you.



### Step 2: You appoint a solicitor

Everyone who buys a home needs to appoint a conveyancing solicitor to work on their behalf. We can provide details of solicitors who specialise in shared ownership.



### Step 3: We exchange contracts

The Memorandum of Sale (MOS) will give a date by which to exchange contracts. This makes your intention to buy a home through L&Q a legally binding agreement.



### Step 4: Completion day arrives!

Your mortgage lender will give your solicitor the money to buy your home and complete the sale. Congratulations on purchasing your new home!



### Step 5: Time to collect your keys

We will make arrangements to meet you at your home and hand over your keys. We will also walk you through your new home and talk you through your Home User Guide

# We're here and ready to help

When you're ready to move in, L&Q will give you a personal introduction to your new L&Q home.

## The L&Q new homes warranty

We will demonstrate how to operate your appliances and heating and talk you through any special features, all of which will be detailed in your Home User Guide.

We are confident that you will be delighted with your new L&Q home, but for added peace of mind, all of our homes also come with an L&Q new homes warranty.

This lasts for two years from the date of legal completion. For the 2-year period, we guarantee items supplied as part of your new home, covering repairs needed due to faulty workmanship or materials. The NHBC Buildmark cover is valid for 10 years from the date the building was finished.

Your sales negotiator can provide you with more details on the L&Q warranty and NHBC Buildmark cover. You can also access the full terms and conditions on our website: [lqgroup.org.uk](http://lqgroup.org.uk)



## L&Q Achievements



## A selection of other L&Q developments



**L&Q at Western Circus**  
Acton  
[lqhomes.com/westerncircus](http://lqhomes.com/westerncircus)



**L&Q at Acton Gardens**  
Acton  
[lq.homes/actongardens](http://lq.homes/actongardens)



**L&Q at Hayes Village**  
Hayes  
[lqhomes.com/hayesvillage](http://lqhomes.com/hayesvillage)

## L&Q at Regency Heights Park Royal, NW10 7HQ

✉ [regencyheights@lqgroup.org.uk](mailto:regencyheights@lqgroup.org.uk)

☎ 0208 189 7580

🌐 [lqhomes.com/regencyheights](http://lqhomes.com/regencyheights)

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L&Q