

L&Q at

REGENCY
HEIGHTS

— PARK ROYAL —

L&Q

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

A landmark building in Park Royal, Regency Heights brings 807 beautiful new homes to an area that is undergoing change like it has never seen before.

Receiving huge investment in transport, infrastructure, arts and culture, Old Oak and Park Royal will soon be one of the most important – and most exciting – new districts in London.

Now you can be part of it by becoming the homeowner of a stylish Shared Ownership apartment that stands in the footprint of the former Guinness brewery. With Shared Ownership available from as little as a 25% share of the property, this is a place for Londoners like you to call home.

Welcome to Regency Heights.

**The largest regeneration since
the London 2012 Olympic Games.
A new neighbourhood of
25,000 homes. A complete
reinvention of West London.**



A neighbourhood transformed

First there was Canary Wharf. Then the Olympic Park. Now, there is Old Oak and Park Royal.

With £25bn being invested to build the UK's largest station in over a century and create thousands of new homes and jobs, Old Oak and Park Royal is the country's largest regeneration project – and a complete reinvention of West London.

A transport hub for locals and the nation

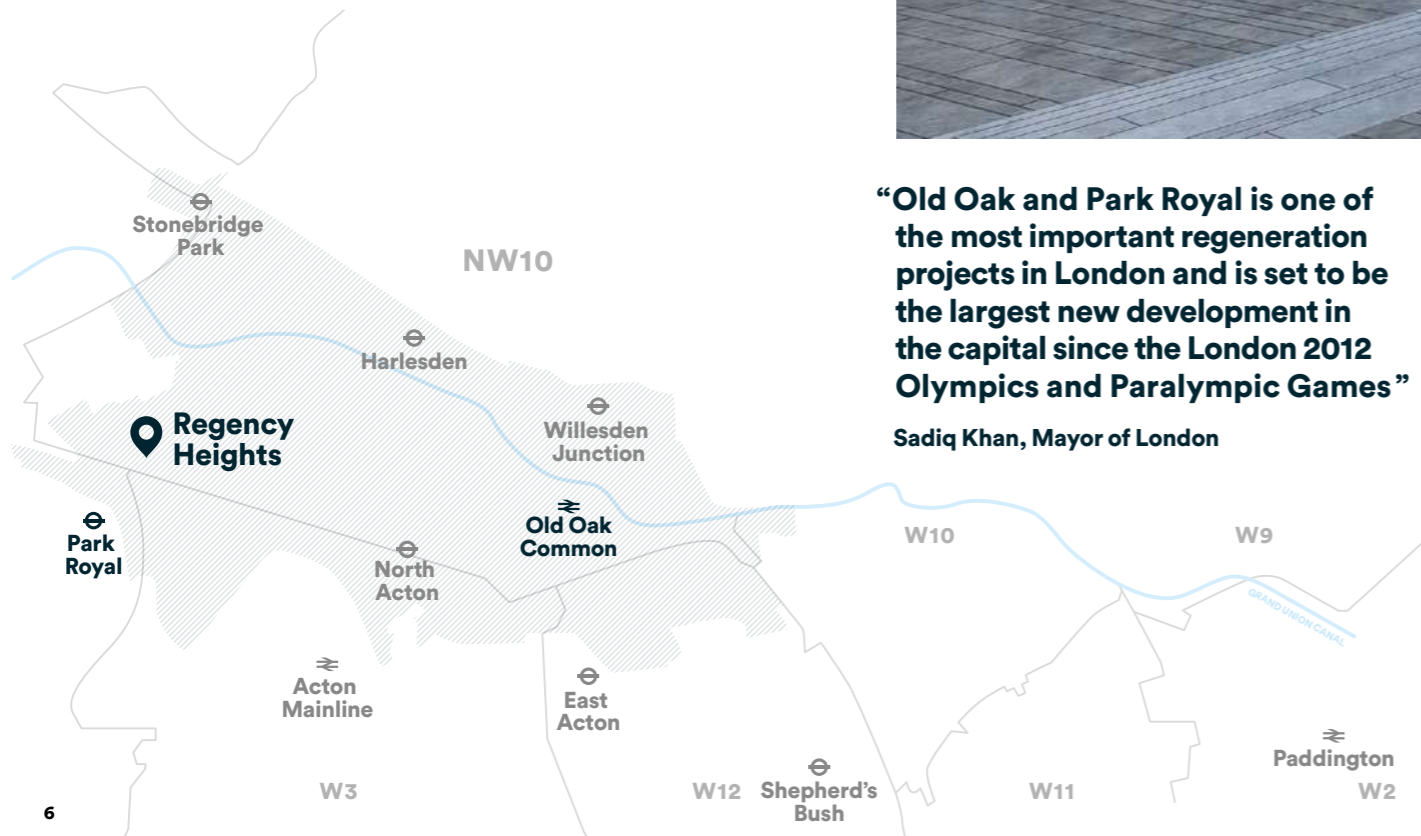
The new Old Oak town centre, just two miles away from Regency Heights, will be home to Old Oak Common station – the only interchange in the UK to serve both the Crossrail and HS2.**

Larger than Waterloo, and with capacity for 250,000 passengers a day, it will be a transport hub connecting you to London, the North of England and Scotland – 10 minutes from Heathrow, 10 minutes from the West End and 38 minutes from Birmingham.

With existing Piccadilly and Central line stations nearby, and a new overground stop also being planned, this will be one of the city's best-connected areas.



© Old Oak and Park Royal Development Corporation. Sources: *TL, The Evening Standard, london.gov.uk. **Annually. ** Accurate at the time of publication.



“Old Oak and Park Royal is one of the most important regeneration projects in London and is set to be the largest new development in the capital since the London 2012 Olympics and Paralympic Games”

Sadiq Khan, Mayor of London

An area drawing people and businesses West

Many big businesses are already based nearby, and major players like ITV and L'Oréal are also making the move west. It's no surprise, then, that young professionals and families are choosing to call Park Royal home as they realise its potential as London's most exciting new district.



© First Central 200, Park Royal

A vibrant culture and community

Life in Park Royal isn't just about great opportunities and transport connections. It's about enjoying a good quality of life and being part of a community, too.

The new town centre at Old Oak will be the place to go for dinner or drinks, while nearby green spaces give you the chance to get outdoors and relax. There are also plans to locally enhance the Grand Union Canal, making it a place for everyone to walk, run and cycle.

To ensure that culture and heritage play a key part the area's future, the Old Oak and Park Royal Development Corporation was awarded a £1.5 million grant from the National Lottery Heritage Fund and Arts Council England. Initiatives such as the £50,000 Arts Commission are already underway, working with locals to bring the spirit of the area to life through art and exhibitions.



Groundbreaking regeneration
and a future without limits





An area being transformed
and a community being built

Transport connections and getting around

With two tube lines and several bus routes nearby, you're already well connected. And when HS2 and Crossrail arrive, you'll be in one of London's biggest transport hubs.

Average journey times in minutes

Piccadilly Line Zone 3

6 min walk to station, 24-hour service Friday – Saturday



Central Line Zone 3

11 min walk to station, 24-hour service Friday – Saturday



Crossrail Zone 3

The high frequency, high capacity railway from Summer 2021



HS2 Zone 2

Set to provide high speed links to the Midlands and beyond



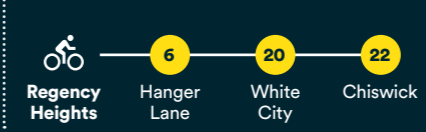
Bus Connections

Stops right outside the development and at Park Royal station

- Route 226 to Golders Green or Ealing Broadway
- Route 95 to Shepherd's Bush or Southall
- Route 487 to Willesden Junction or South Harrow

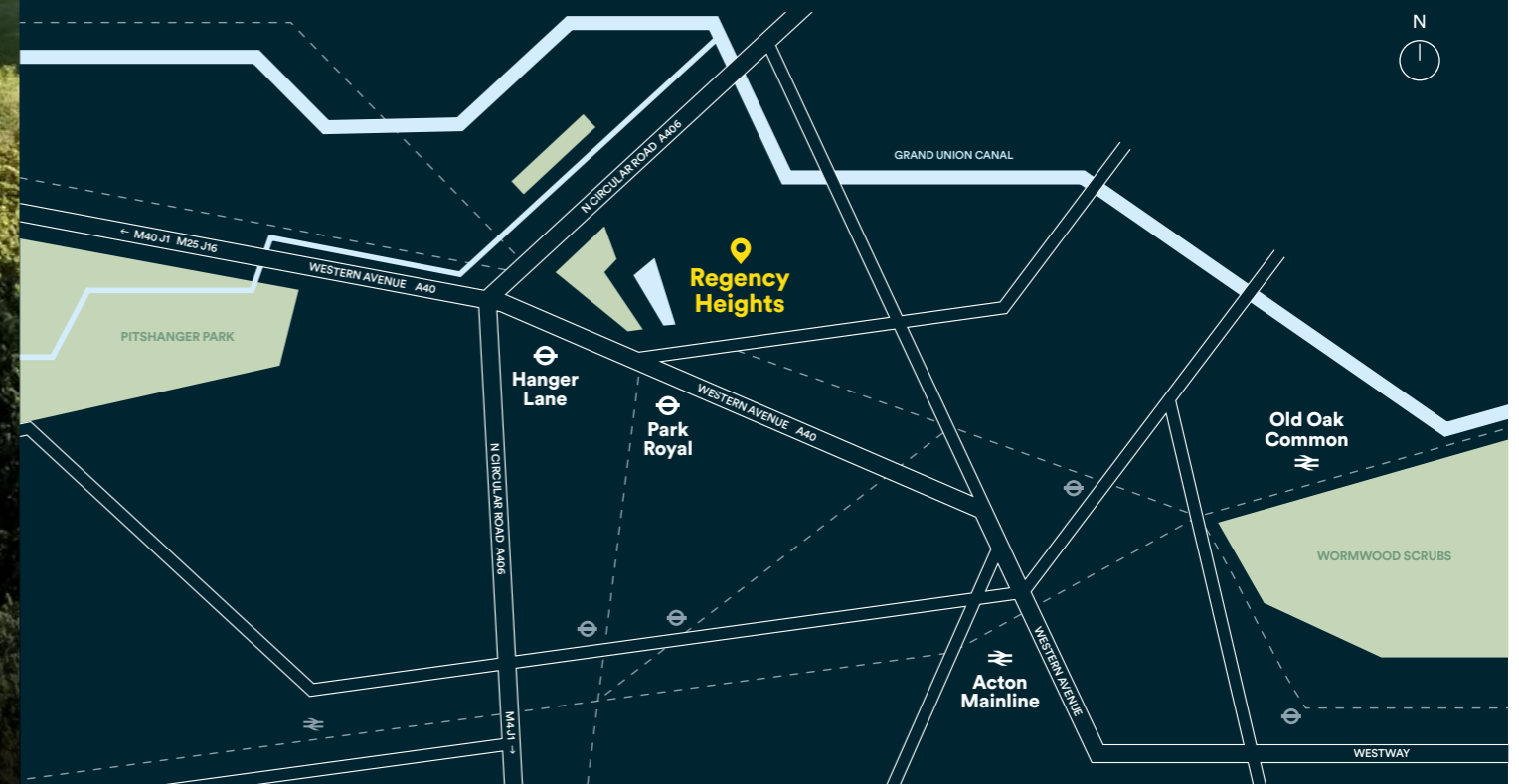
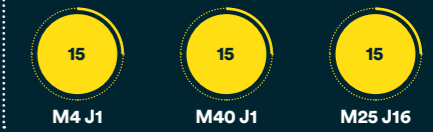
By Cycle

The greener way to travel



By Car

Excellent links to three major roads



Life as a local in Park Royal

For dinner dates, days out and even the weekly shop, you'll find everything you need nearby.

Neighbourhood spots
and weekends well spent



Eating

- Paolo's Italian**
5 min walk
- Feel Good Caribbean**
10 min walk
- Casa Bardotti Pizzeria**
25 min walk
- Westway Bar & Kitchen**
5 min walk
- Little Cake Bakery**
5 min walk



Drinking

- Costa Coffee**
10 min walk
- Bar 8**
5 min walk
- The Castle**
30 min walk



Getting outdoors

- Alperton Sports Ground**
30 min walk
- Pitshanger Park**
30 min walk



Days & nights out

- Wembley Stadium**
35 mins via the 440 bus
- O2 Shepherd's Bush Empire**
30 mins via Central line
- Chiswick House**
45 mins via Piccadilly line and bus



For the whole family

- Oxygen Freejumping Trampoline Park**
15 min walk
- Vue Cinema**
10 min walk
- Tenpin Acton Bowling Alley**
10 min walk



Shopping

- Westfield White City**
20 mins via the 95 bus
- Park Royal Leisure Park**
10 min walk
- Ealing Broadway High Street**
25 mins via the 226 bus



Nurseries

- Kindervine**
12 min walk
- Hungry Caterpillar**
9 min walk



Primary schools

- Montpelier**
'Outstanding' Ofsted
25 min walk
- West Twyford**
9 min walk



Secondary schools

- Alperton Community**
27 min walk
- St Augustine's Priory**
18 min walk



Supermarkets

- Co-op Food**
8 min walk
- Asda Superstore**
12 min walk



Gyms

- Pure Gym**
9 min walk
- Easy Gym**
14 min walk



Doctors

- Sudbury & Alperton Medical Centre**
20 min walk
- My Medyk Dental & Medical Centre**
10 min walk



Hospitals

- Central Middlesex**
13 min walk
- Ealing Hospital**
39 mins via the 483 bus

Regency Heights combines Park Royal's rich history with its exciting future. And with Shared Ownership from L&Q, you can call it home.



An industrial past meets a bright future

The place where Regency Heights stands has played an important part in London's history.

This piece of Park Royal was once home to the Queens Park Rangers, and in 1948 it even hosted events in the Summer Olympics.

But most locals know it as the former home of the Guinness brewery – an iconic building designed by the architect of Battersea Power Station, which stood here until 2005. It's from this that Regency Heights draws its inspiration.

Architects Allies & Morrison have created three striking buildings in the footprint of the brewery, choosing strong lines, a brickwork finish and metalwork balconies to reflect the site's industrial past. Even the courtyards – Malt House, Brew House and Store House – are named after stages in the Guinness brewing process.

With inspiration also taken from traditional London mansion blocks and the softer nature of nearby parkland, Regency Heights manages to stand out and seem completely at home.

Designed for a richer life

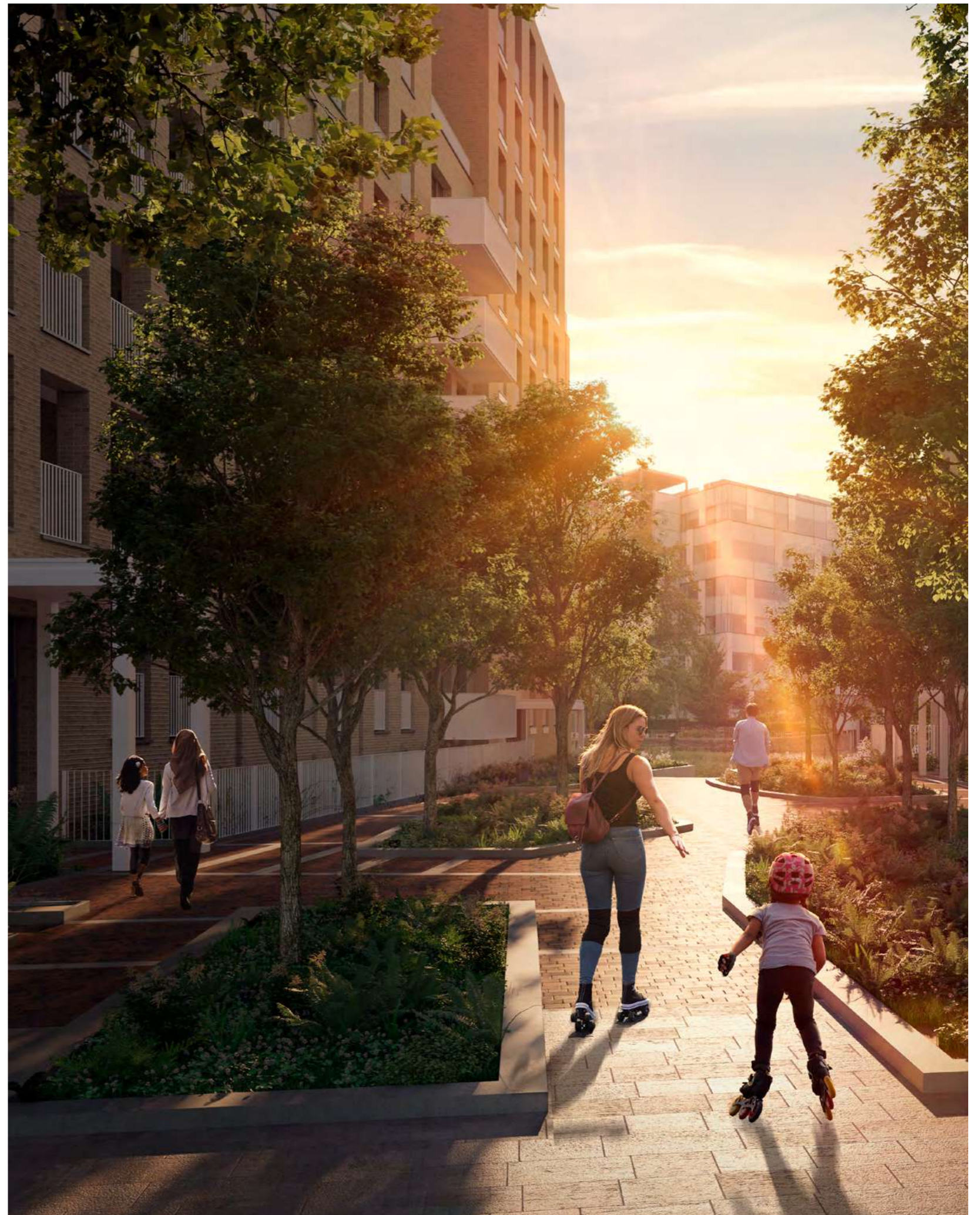
From living spaces that are flooded with light to balconies that offer views of the lake, every home at Regency Heights has been designed to be a beautiful place to live.

Tucked away from the hustle and bustle, the courtyards and grounds have been carefully created to give space to walk, rest and play. And just around the corner, more parkland offers cycle paths, running trails and playgrounds.

With secure cycle storage, car parking and car club spaces, life at Regency Heights is practical as well as beautiful.



Industrial heritage
and intelligent design



At Regency Heights,
home sweet home means
modern apartments flooded
with light – and your own
private outdoor space.





Welcoming and stylish, your open-plan kitchen and living space is ideal for entertaining as well as relaxing.

Room to grow
and space to relax



With fresh white walls and complementing carpets, bedrooms are move-in ready. All that's left to do is add your own personal touch.



Chrome finishes and ceramic tiles make bathrooms at Regency Heights stylish and practical.

Where everyone will want to be
and you'll already call home



Shared Ownership at Regency Heights

Enjoy all the benefits of home ownership, with a lower upfront cost.

We know that buying a home in London – especially if you're a first time buyer – can often seem unachievable. Shared Ownership through L&Q at Regency Heights is a way to get on the ladder that's more affordable than a traditional purchase.

You can buy a 25% – 75% share of your new home. You'll then pay a mortgage on this and subsidised rent to us on the remaining share. Usually you need a deposit of just 10% of the value of your share, meaning you can enjoy the stability of home ownership with a much lower upfront cost.

As time goes on and your income rises, you'll have the option to 'staircase' – to increase the amount you own by buying extra shares. During your ownership, you can do this three times, with prices based on the market value of your home at the time, and some fees involved. Eventually, you can own 100% of your home, and no longer pay rent.

Eligibility criteria applies. You must have a maximum household income of £90,000. Speak with our sales associate for more information.

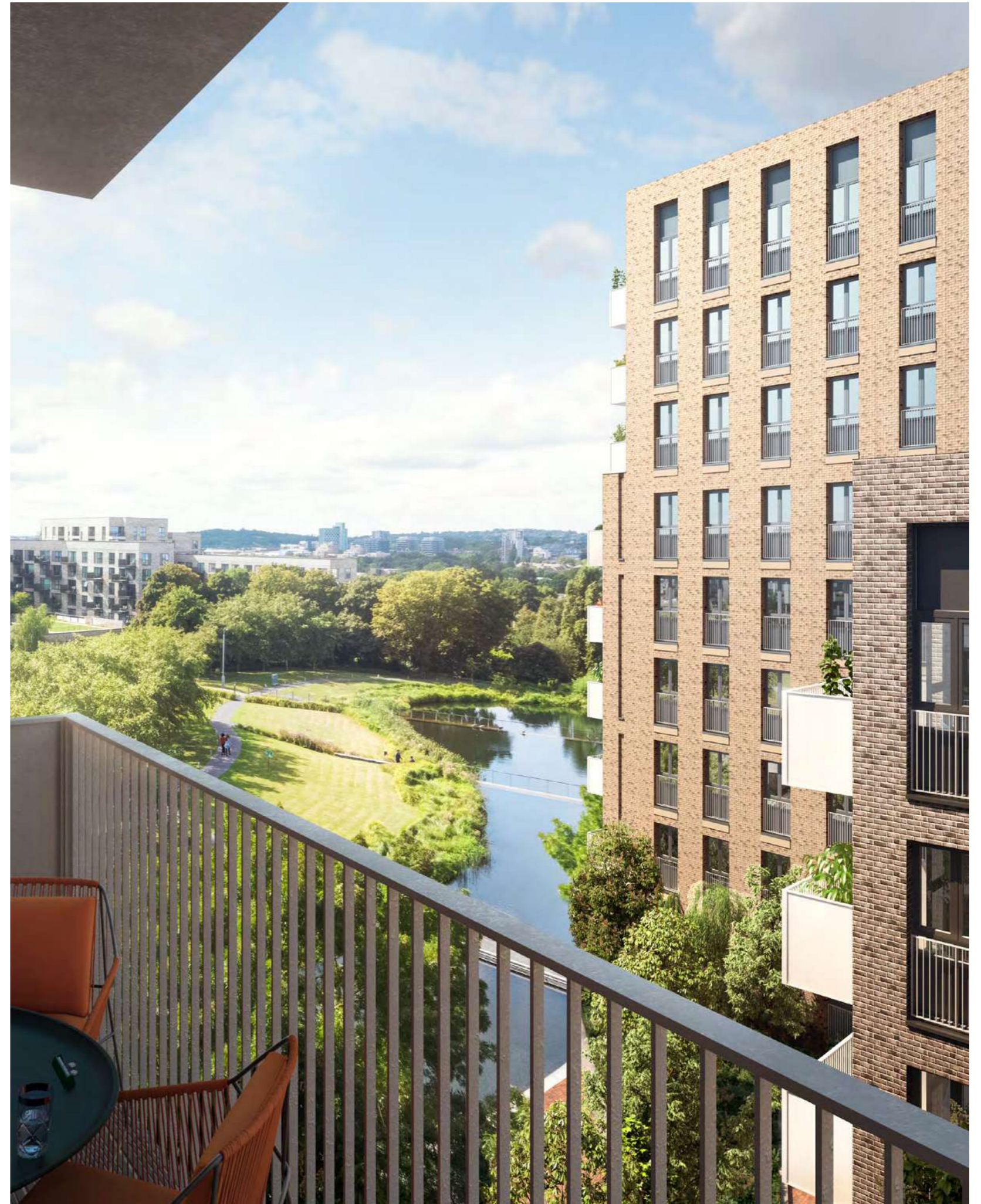
Isabel Brown, 48 – Acton Gardens

After years of renting Isabel, pictured below, was keen to take her first step onto the London property ladder, but wasn't sure if she could afford it. Then she found Shared Ownership with L&Q and – with a little support – had purchased her home.

"I found out about Shared Ownership through the Homes for Londoners website, which is also where I saw the properties available at Acton Gardens from L&Q."

"It's so empowering to own your own home, not only is it a fantastic place to live, but it's a great investment for my future."

Share bought 35% share of £470,000 (£164,500)
Deposit £45,000
Mortgage £513 a month
Rent £509.17 a month
Service Charge £181.26 a month
Total monthly cost £1,203.43



Getting to know L&Q

We've been building homes since 1963 and are committed to creating homes and neighbourhoods everyone can be proud of.

At L&Q we believe passionately that people's health, security and happiness depend on where they live. We create better places to live by delivering high quality homes, neighbourhoods and housing services that people can afford.

With over 50 years' experience, we have what it takes to do things right. We aim to deliver great service to every customer, every time, and we're always looking for ways to improve ourselves.

Our relationships are built on trust, transparency and fairness and we're there when we're needed – locally responsive and working hard to keep the communities we serve safe and vibrant.

Because our social purpose is at the core of what we do, we reinvest all the money we make into our homes and services.

We are dedicated to quality homes and quality services – we are L&Q.

A relationship built on trust

We know that trusting your seller is essential to feeling safe and happy in your new home. That's why we aim to be as clear as possible on things such as maintenance, safety, responsiveness and future reinvestment.

After legal completion, your property benefits from a twelve-year warranty — the first two years of which are covered by us. Your Customer Care Manager will also be on hand to make sure you're happy with your new home and help with any issues that may arise.

Your sales associate can provide you with more details on the L&Q New Homes Warranty and the NHBC Buildmark Choice.

Building better homes and communities

We remain fully committed to tackling the housing crisis and have the land, the skills and the ambition to enable the delivery of 100,000 quality new homes nationwide.

At least half of our new homes will be genuinely affordable to people on average and lower incomes, with the rest available for private rent or sale.

Better homes

and better living

CONSUMER
CODE FOR
HOME BUILDERS

www.consumercode.co.uk



The Consumer Code sets mandatory requirements that all Home Builders must meet in their marketing and selling of Homes and their after-sales customer service. The Consumer Code for Home Builders (the Code) is an industry-led scheme which gives protection and rights to the purchasers of new homes, ensuring that new home buyers are treated fairly and are fully informed about their purchase before and after they sign the contract. London & Quadrant Housing Trust agree to comply with the Code requirements. The Code benefits both home builders and buyers by aiming to improve on the already high levels of customer satisfaction and therefore enhancing the reputation of the industry.

All information in this document is correct at the time of publication, June 2020.
Computer generated images are for illustrative purposes only.

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