

Viscount House

STUDIO, 1, 2 & 3 BEDROOM APARTMENTS

REGENCY
HEIGHTS

— PARK ROYAL —

Viscount House at Regency Heights. Be at the centre of it all.

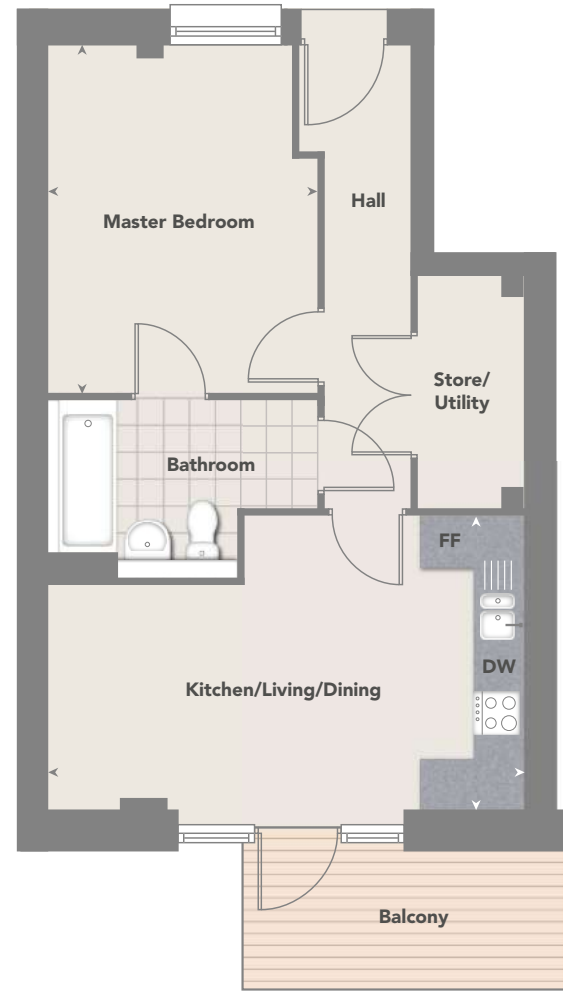
Set over 17 storeys, Viscount House features a fine selection of 168 superb studio, 1, 2 and 3 bedroom apartments at the heart of the development.

With spectacular views across large areas of London, as well as stunning water views within the development itself, you'll see just how much the City has to offer. You will find a great choice of local amenities within walking distance, and for a night out vibrant bars, restaurants and cafés are just a short commute away thanks to the excellent transport links close by.

Or if you want to enjoy a night in, you can relax on the balcony or terrace of your stylish, high spec contemporary apartment. Whatever your lifestyle, this is your ideal space.

Viscount House





The Allendale

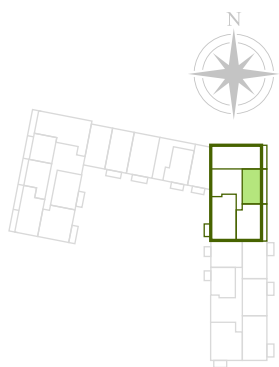
STUDIO APARTMENT

| | | |
|----------------------------|---------------|----------------|
| Kitchen/Living/Dining | 6.73m x 5.02m | 22'1" x 16'6" |
| Master Bedroom | 4.86m x 3.45m | 15'11" x 11'4" |
| Total Apartment Floor Area | 49 sq m | 525 sq ft |
| Terrace Area Plot 460 only | 13.5 sq m | 145 sq ft |
| Balcony Area | 7.4 sq m | 75 sq ft |

The Astor

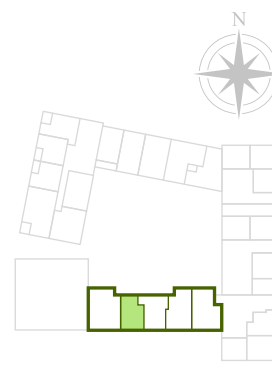
STUDIO APARTMENT

| | | |
|----------------------------|---------------|---------------|
| Kitchen/Living/Dining | 5.70m x 3.57m | 18'8" x 11'9" |
| Master Bedroom | 4.17m x 3.23m | 13'8" x 10'7" |
| Total Apartment Floor Area | 49 sq m | 525 sq ft |
| Balcony Area | 7 sq m | 75 sq ft |

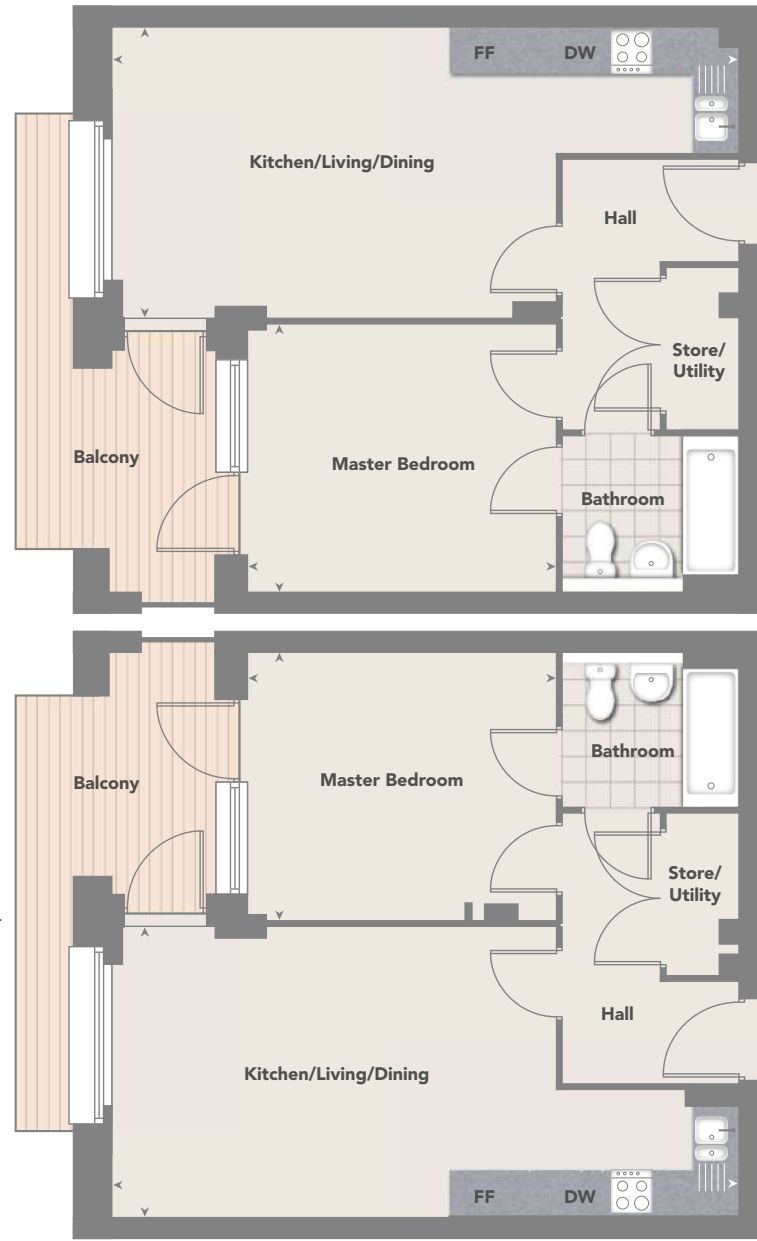


Zone 3
 Plot 460 6th floor
 Plot 464 7th floor
 Plot 468 8th floor

*Terrace to plot 460 only.



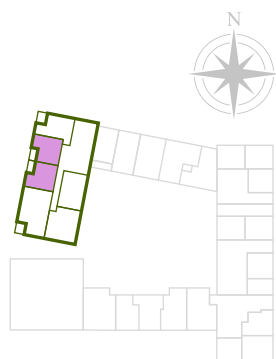
Zone 5
 Plot 576 Ground floor



The Beaumont

1 BEDROOM APARTMENT

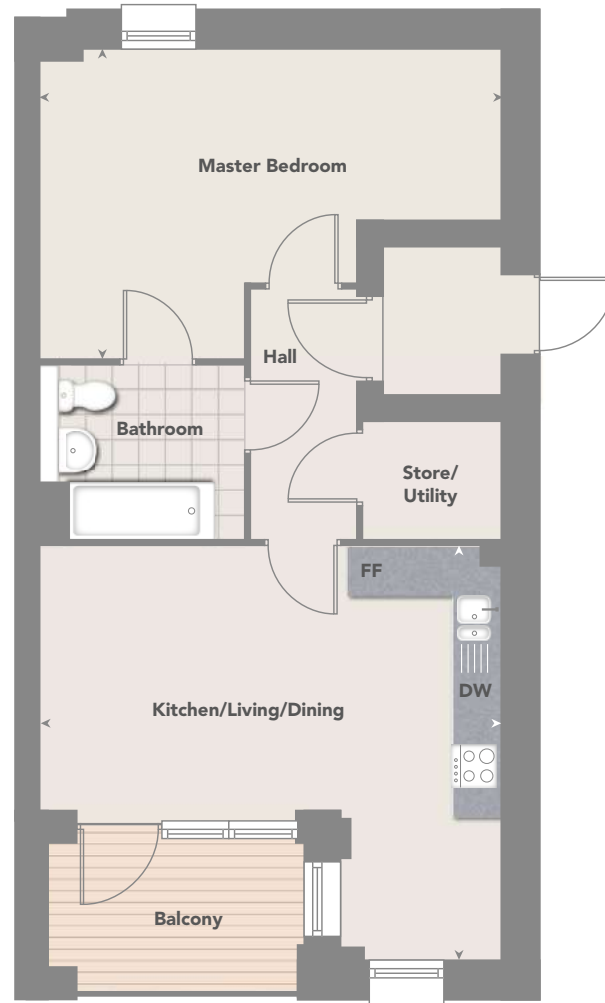
| | | |
|----------------------------|---------------|-----------------|
| Kitchen/Living/Dining | 7.94m x 3.69m | 26'1" x 12'1" |
| Master Bedroom | 3.93m x 3.43m | 12'11" x 11'25" |
| Total Apartment Floor Area | 51 sq m | 549 sq ft |
| Balcony Area | 10 sq m | 107 sq ft |



Zone 1

| | |
|---|---|
| Plot 360 1 st floor | Plot 383 [†] 4 th floor |
| Plot 367 [†] 2 nd floor | Plot 384 4 th floor |
| Plot 368 2 nd floor | Plot 391 [†] 5 th floor |
| Plot 375 [†] 3 rd floor | Plot 392 5 th floor |
| Plot 376 3 rd floor | |

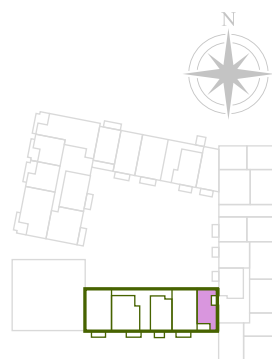
[†]Handed version of floorplan shown is for plot 367, 375, 383, 391



The Bolingbroke

1 BEDROOM APARTMENT

| | | |
|----------------------------|---------------|---------------|
| Kitchen/Living/Dining | 5.64m x 5.06m | 18'6" x 16'7" |
| Master Bedroom | 5.64m x 3.77m | 18'6" x 12'4" |
| Total Apartment Floor Area | 52 sq m | 558 sq ft |
| Balcony Area | 6 sq m | 65 sq ft |



Zone 5

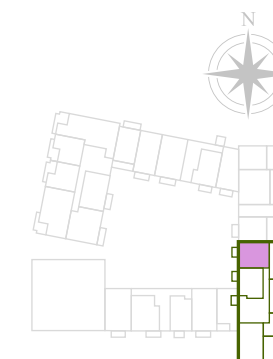
| |
|--------------------------------|
| Plot 480 1 st floor |
| Plot 483 2 nd floor |
| Plot 490 3 rd floor |
| Plot 497 4 th floor |



The Bridgeman

1 BEDROOM APARTMENT

| | | |
|---|---------------|----------------|
| Kitchen/Living/Dining | 8.26m x 3.65m | 27'1" x 12'0" |
| Kitchen/Living/Dining [†] | 8.26m x 3.57m | 27'1" x 11'9" |
| Master Bedroom | 4.55m x 3.17m | 14'11" x 10'5" |
| Total Apartment Floor Area [*] | 57 sq m | 613 sq ft |
| Total Apartment Floor Area [†] | 56 sq m | 603 sq ft |
| Balcony Area | 5.7 sq m | 70 sq ft |

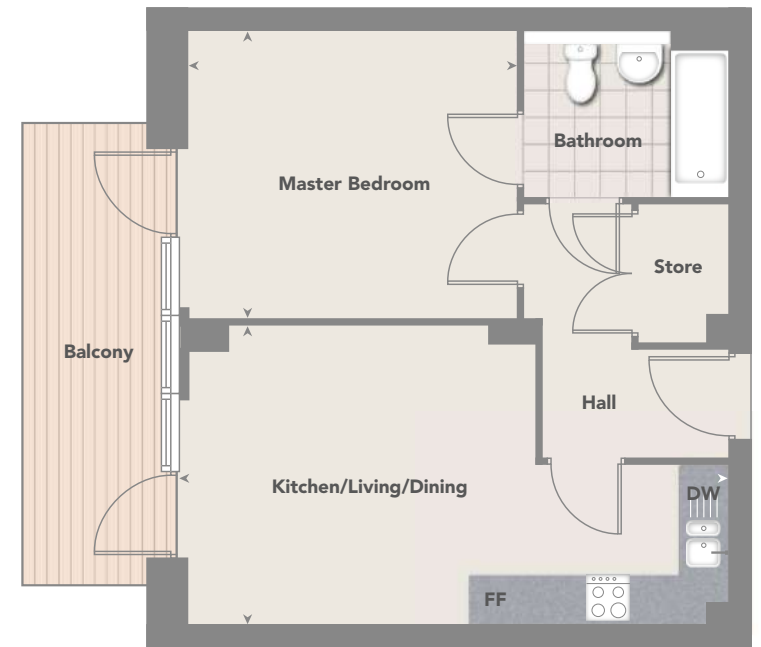
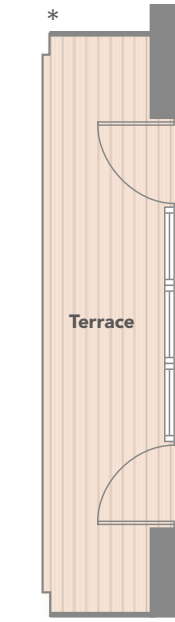
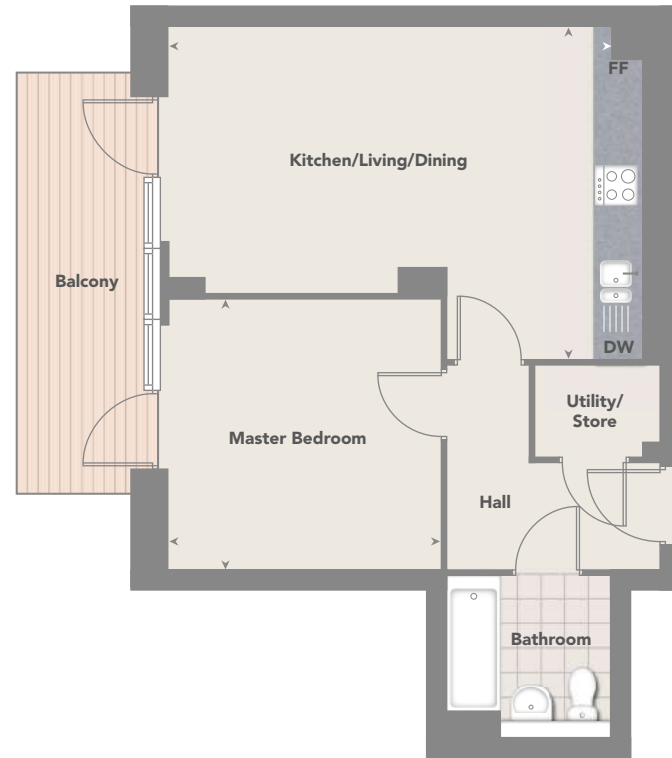
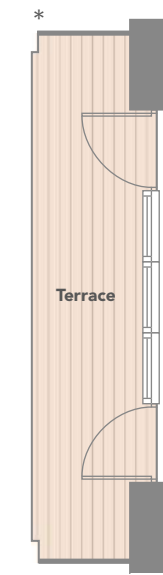


Zone 4

| | |
|---|--|
| Plot 482 [†] 1 st floor | Plot 529 [†] 9 th floor |
| Plot 485 [†] 2 nd floor | Plot 535 [†] 10 th floor |
| Plot 492 [†] 3 rd floor | Plot 541 [†] 11 th floor |
| Plot 499 [†] 4 th floor | Plot 547 [†] 12 th floor |
| Plot 505 [†] 5 th floor | Plot 553 [†] 13 th floor |
| Plot 511 [†] 6 th floor | Plot 559 [†] 14 th floor |
| Plot 517 [†] 7 th floor | Plot 565 [†] 15 th floor |
| Plot 523 [†] 8 th floor | Plot 571 [†] 16 th floor |

^{*}Windows to plots 529, 535, 541, 547, 553, 559, 565 & 571 only
Plots: 482; 485; 492; 499; 505; 511; 517; 523; 529; 535; 541; 547; 553; 559; 565; & 571

[†]Dimensions and Total Floor Areas vary on this plot. Please speak to the Sales Advisor for more details.



The Bridport

1 BEDROOM APARTMENT

| | | |
|----------------------------|---------------|---------------|
| Kitchen/Living/Dining | 6.41m x 3.37m | 21'0" x 11'1" |
| Master Bedroom | 4.56m x 4.18m | 15'0" x 13'9" |
| Total Apartment Floor Area | 50 sq m | 538 sq ft |
| Balcony Area | 5.7 sq m | 61 sq ft |

The Camrose

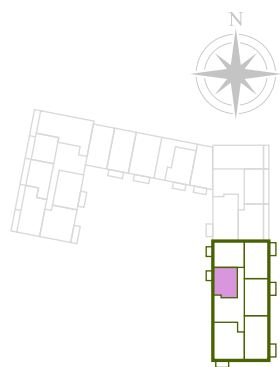
1 BEDROOM APARTMENT

| | | |
|----------------------------|---------------|----------------|
| Kitchen/Living/Dining | 6.48m x 4.38m | 21'2" x 14'5" |
| Master Bedroom | 3.60m x 3.56m | 11'10" x 11'8" |
| Total Apartment Floor Area | 51 sq m | 551 sq ft |
| Terrace Area Plot 399 only | 10 sq m | 108 sq ft |
| Balcony Area | 9.5 sq m | 102 sq ft |

The Colville

1 BEDROOM APARTMENT

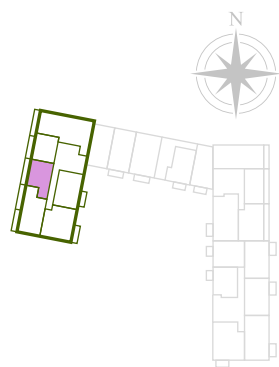
| | | |
|----------------------------|---------------|---------------|
| Kitchen/Living/Dining | 6.48m x 3.60m | 21'3" x 11'9" |
| Master Bedroom | 3.95m x 3.47m | 13'0" x 11'5" |
| Total Apartment Floor Area | 46 sq m | 498 sq ft |
| Terrace Area Plot 400 only | 10 sq m | 108 sq ft |
| Balcony Area | 9.5 sq m | 102 sq ft |



Zone 1

| | |
|---------------------------------|---------------------------------|
| Plot 481* 1 st floor | Plot 528 9 th floor |
| Plot 484* 2 nd floor | Plot 534 10 th floor |
| Plot 491* 3 rd floor | Plot 540 11 th floor |
| Plot 498* 4 th floor | Plot 546 12 th floor |
| Plot 504 5 th floor | Plot 552 13 th floor |
| Plot 510 6 th floor | Plot 558 14 th floor |
| Plot 516 7 th floor | Plot 564 15 th floor |
| Plot 522 8 th floor | Plot 570 16 th floor |

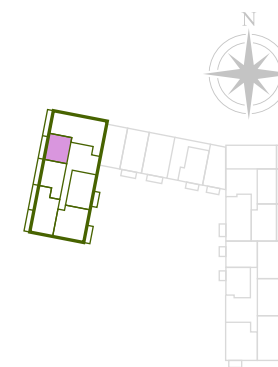
*Door from bathroom to hallway only.



Zone 1

| |
|--------------------------------|
| Plot 399 6 th floor |
| Plot 406 7 th floor |
| Plot 413 8 th floor |

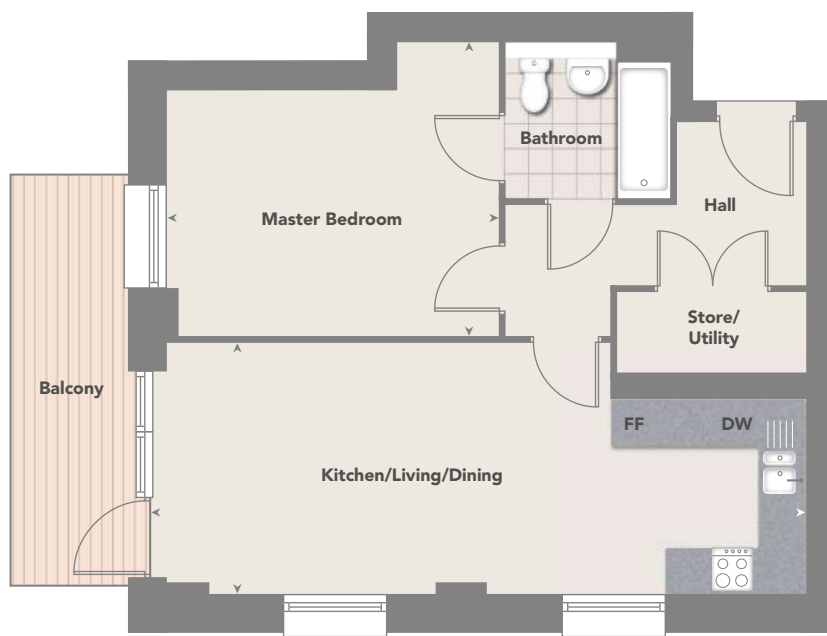
*Terrace to plot 399 only.



Zone 1

| |
|--------------------------------|
| Plot 400 6 th floor |
| Plot 407 7 th floor |
| Plot 414 8 th floor |

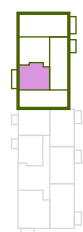
*Terrace to plot 400 only.



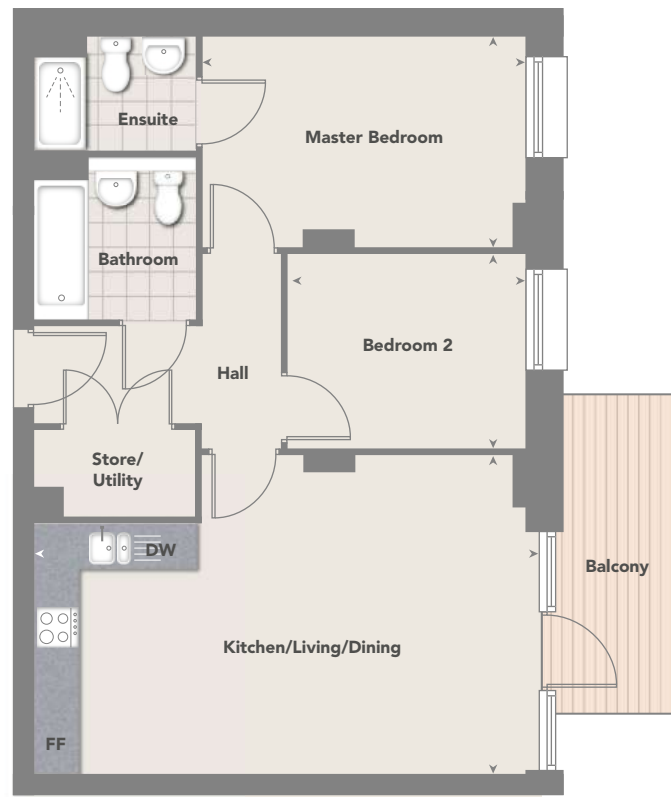
The Culross

1 BEDROOM APARTMENT

| | | |
|----------------------------|---------------|----------------|
| Kitchen/Living/Dining | 8.28m x 3.25m | 27'2" x 10'8" |
| Master Bedroom | 4.31m x 3.78m | 10'10" x 12'5" |
| Total Apartment Floor Area | 55 sq m | 595 sq ft |
| Balcony Area | 9 sq m | 97 sq ft |



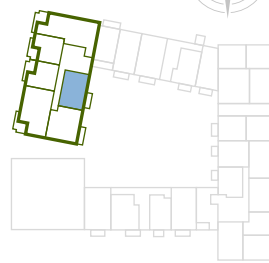
Zone 3
Plot 473 9th floor



The Devonport

2 BEDROOM APARTMENT

| | | |
|----------------------------|---------------|----------------|
| Kitchen/Living/Dining | 6.49m x 4.22m | 21'4" x 13'10" |
| Master Bedroom | 4.27m x 2.78m | 14'0" x 9'1" |
| Bedroom 2 | 3.14m x 2.58m | 10'4" x 8'6" |
| Total Apartment Floor Area | 63 sq m | 680 sq ft |
| Balcony Area | 6.5 sq m | 70 sq ft |



Zone 1
Plot 356 1st floor
Plot 364 2nd floor
Plot 372 3rd floor
Plot 380 4th floor
Plot 388 5th floor
Plot 396 6th floor
Plot 403 7th floor
Plot 410 8th floor



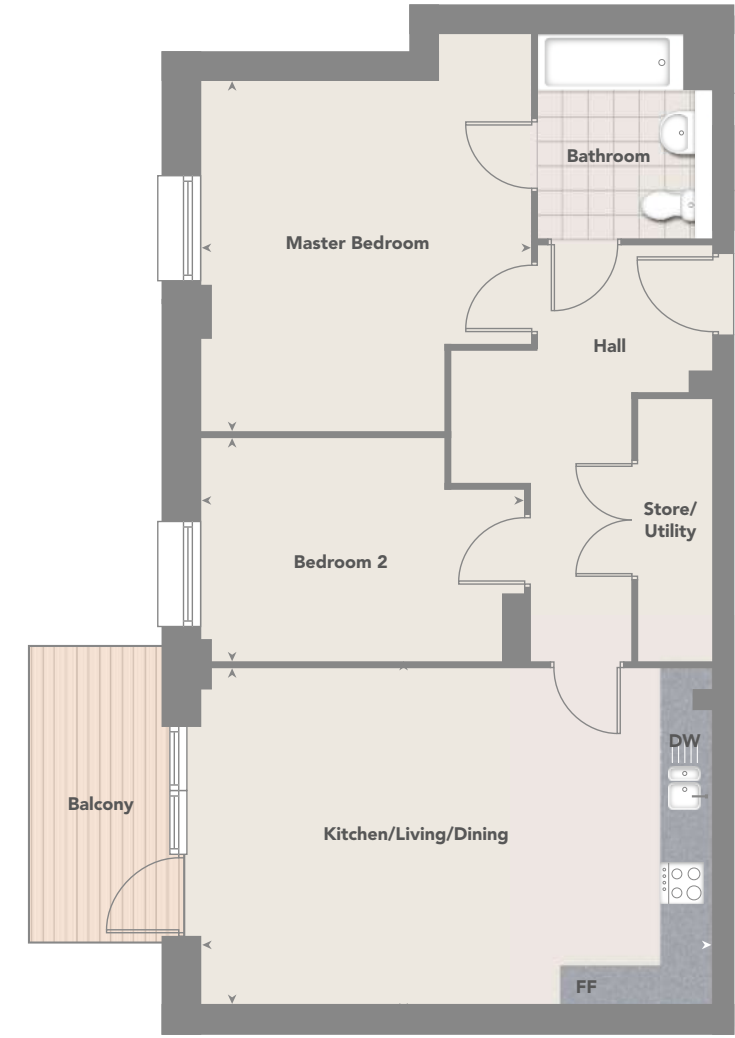
The Esher

2 BEDROOM APARTMENT

| | | |
|----------------------------|---------------|---------------|
| Kitchen/Living/Dining | 5.84m x 4.26m | 19'2" x 14'0" |
| Master Bedroom | 4.40m x 3.43m | 14'5" x 11'3" |
| Bedroom 2 | 4.27m x 3.25m | 14'0" x 10'8" |
| Total Apartment Floor Area | 73 sq m | 786 sq ft |
| Balcony Area | 7.5 sq m | 81 sq ft |



Zone 1
Plot 357 1st floor
Plot 365 2nd floor
Plot 373 3rd floor
Plot 381 4th floor
Plot 389 5th floor
Plot 397 6th floor
Plot 404 7th floor
Plot 411 8th floor



The Grey

2 BEDROOM APARTMENT

| | | |
|----------------------------|---------------|---------------|
| Kitchen/Living/Dining | 6.29m x 3.47m | 20'8" x 11'5" |
| Master Bedroom | 4.26m x 3.27m | 14'0" x 10'9" |
| Bedroom 2 | 3.14m x 2.83m | 10'4" x 9'3" |
| Total Apartment Floor Area | 63 sq m | 678 sq ft |
| Balcony Area | 7.4 sq m | 80 sq ft |

The Hampden

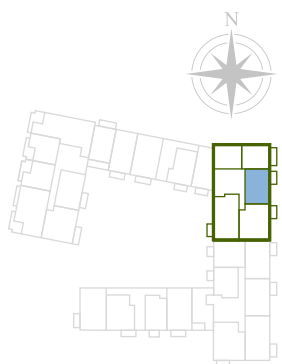
2 BEDROOM APARTMENT

| | | |
|----------------------------|---------------|----------------|
| Kitchen/Living/Dining | 6.71m x 4.94m | 22'0" x 16'2" |
| Master Bedroom | 4.82m x 3.00m | 15'10" x 9'10" |
| Bedroom 2 | 3.63m x 2.88m | 11'11" x 9'5" |
| Total Apartment Floor Area | 76 sq m | 821 sq ft |
| Balcony Area | 7.4 sq m | 80 sq ft |

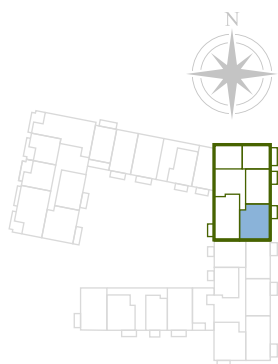
The Hanworth

2 BEDROOM APARTMENT

| | | |
|----------------------------|---------------|----------------|
| Kitchen/Living/Dining | 6.48m x 4.27m | 21'3" x 14'0" |
| Master Bedroom | 4.41m x 4.21m | 14'6" x 13'10" |
| Bedroom 2 | 4.12m x 2.86m | 13'6" x 9'5" |
| Total Apartment Floor Area | 78 sq m | 839 sq ft |
| Balcony Area | 6.8 sq m | 73 sq ft |

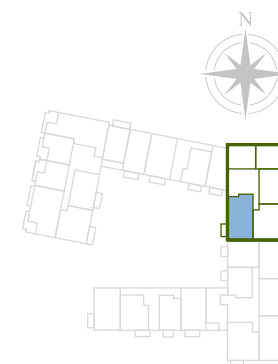


Zone 3
Plot 452 4th floor
Plot 456 5th floor



Zone 3
Plot 449 3rd floor
Plot 453 4th floor
Plot 457 5th floor

This apartment type is wheelchair adaptable, please see the Sales Advisor for more details.



Zone 3
Plot 462 6th floor
Plot 466 7th floor
Plot 470 8th floor

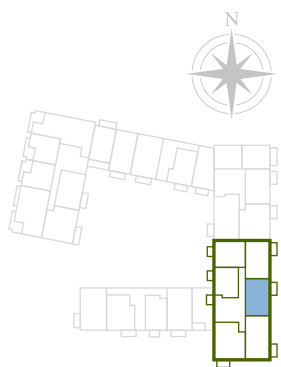
This apartment type is wheelchair adaptable, please see the Sales Advisor for more details.



The Hill

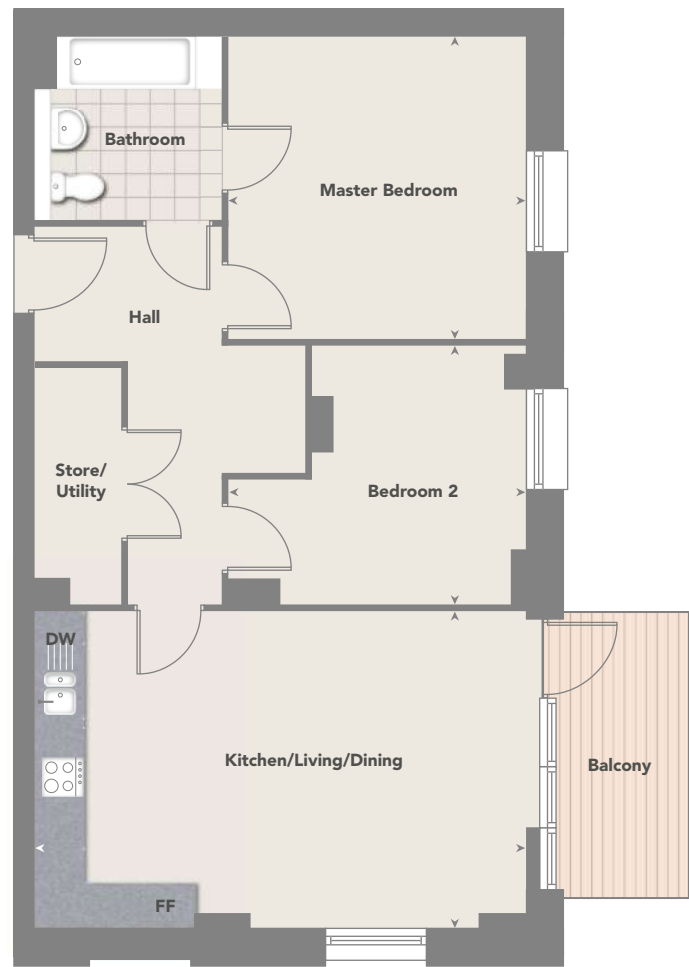
2 BEDROOM APARTMENT

| | | |
|----------------------------|---------------|---------------|
| Kitchen/Living/Dining | 6.46m x 4.58m | 21'2" x 15'0" |
| Master Bedroom | 4.89m x 2.86m | 16'1" x 9'5" |
| Bedroom 2 | 3.11m x 2.54m | 10'2" x 8'4" |
| Total Apartment Floor Area | 65 sq m | 704 sq ft |
| Balcony Area | 7.4 sq m | 80 sq ft |



Zone 1

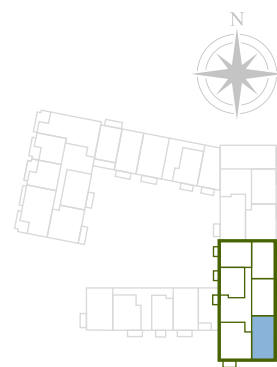
| | | | |
|----------|-----------------------|----------|------------------------|
| Plot 487 | 2 nd floor | Plot 537 | 10 th floor |
| Plot 494 | 3 rd floor | Plot 543 | 11 th floor |
| Plot 501 | 4 th floor | Plot 549 | 12 th floor |
| Plot 507 | 5 th floor | Plot 555 | 13 th floor |
| Plot 513 | 6 th floor | Plot 561 | 14 th floor |
| Plot 519 | 7 th floor | Plot 567 | 15 th floor |
| Plot 525 | 8 th floor | Plot 573 | 16 th floor |
| Plot 531 | 9 th floor | | |



The Kemsley

2 BEDROOM APARTMENT

| | | |
|----------------------------|---------------|----------------|
| Kitchen/Living/Dining | 6.46m x 4.21m | 21'2" x 13'10" |
| Master Bedroom | 4.02m x 3.94m | 13'2" x 12'11" |
| Bedroom 2 | 3.94m x 3.44m | 12'11" x 11'3" |
| Total Apartment Floor Area | 76 sq m | 822 sq ft |
| Balcony Area | 7.4 sq m | 80 sq ft |



Zone 1

| | | | |
|----------|-----------------------|----------|------------------------|
| Plot 488 | 2 nd floor | Plot 538 | 10 th floor |
| Plot 495 | 3 rd floor | Plot 544 | 11 th floor |
| Plot 502 | 4 th floor | Plot 550 | 12 th floor |
| Plot 508 | 5 th floor | Plot 556 | 13 th floor |
| Plot 514 | 6 th floor | Plot 562 | 14 th floor |
| Plot 520 | 7 th floor | Plot 568 | 15 th floor |
| Plot 526 | 8 th floor | Plot 574 | 16 th floor |
| Plot 532 | 9 th floor | | |

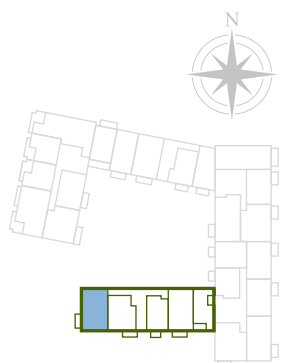
This apartment type is wheelchair adaptable, please see the Sales Advisor for more details.



The Melville

2 BEDROOM APARTMENT

| | | |
|----------------------------|---------------|----------------|
| Kitchen/Living/Dining | 6.58m x 3.43m | 21'7" x 11'3" |
| Master Bedroom | 5.35m x 2.74m | 17'7" x 9'0" |
| Bedroom 2 | 4.53m x 2.70m | 14'10" x 8'10" |
| Total Apartment Floor Area | 74 sq m | 794 sq ft |
| Balcony Area | 7 sq m | 75 sq ft |



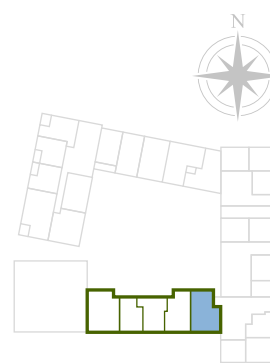
Zone 5
Plot 587 3rd floor
Plot 591 4th floor



The Merton

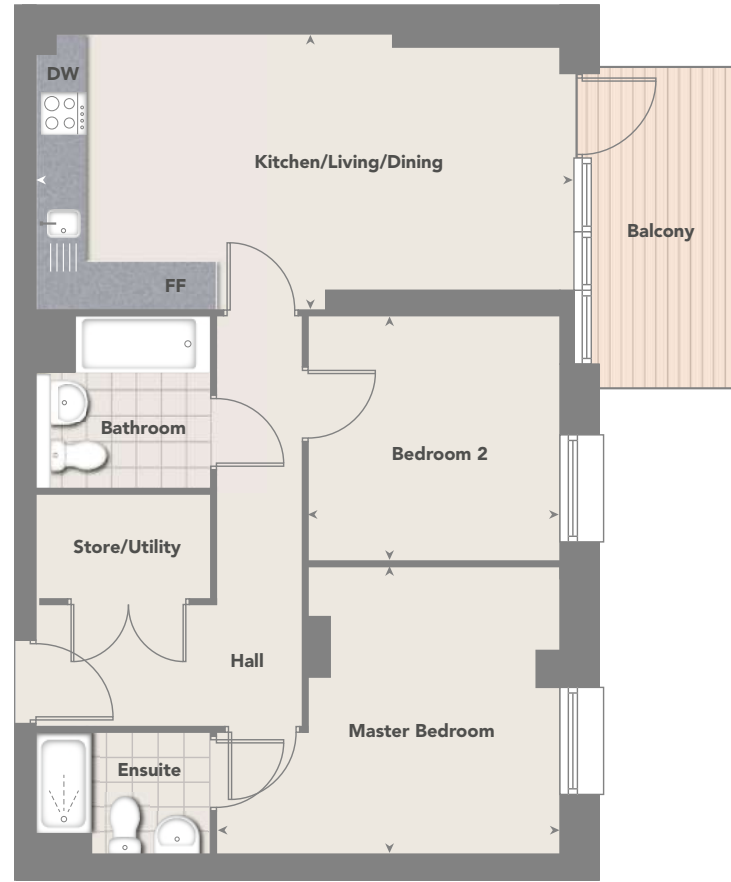
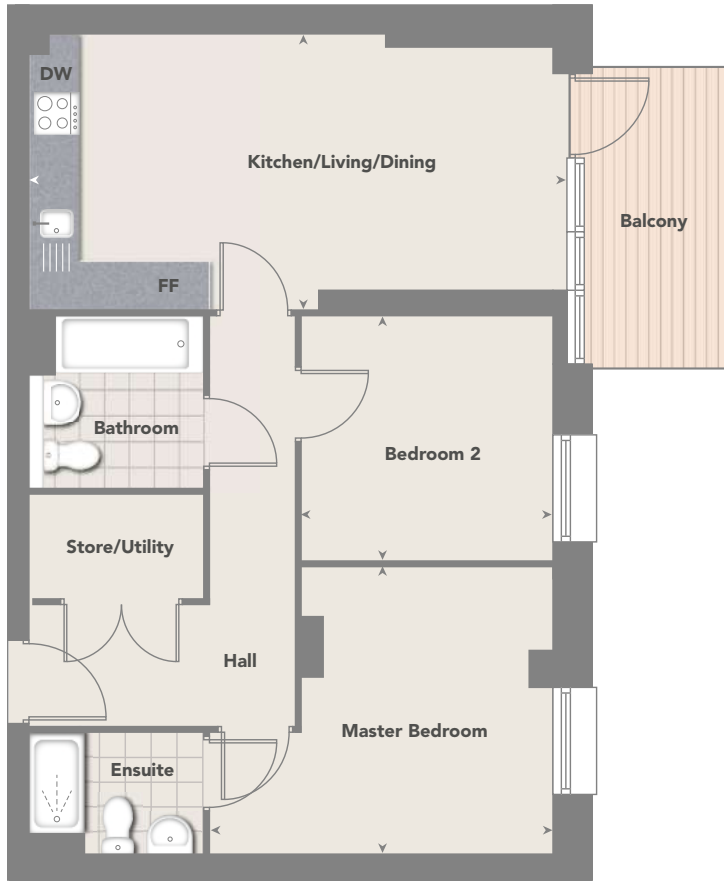
2 BEDROOM APARTMENT

| | | |
|----------------------------|---------------|---------------|
| Kitchen/Living/Dining | 8.32m x 4.44m | 27'3" x 14'5" |
| Master Bedroom | 4.34m x 3.00m | 12'2" x 9'8" |
| Bedroom 2 | 2.97m x 2.92m | 9'7" x 9'6" |
| Total Apartment Floor Area | 82 sq m | 887 sq ft |
| Terrace Area 1 | 8.4 sq m | 90 sq ft |
| Terrace Area 2 | 6.0 sq m | 65 sq ft |



Zone 5
Plot 474 Ground floor

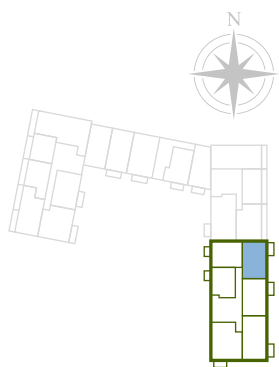
This apartment type is wheelchair adaptable, please see the Sales Advisor for more details.



The Portman

2 BEDROOM APARTMENT

| | | |
|----------------------------|---------------|----------------|
| Kitchen/Living/Dining | 6.46m x 3.37m | 21'2" x 11'1" |
| Master Bedroom | 4.24m x 3.57m | 13'11" x 11'9" |
| Bedroom 2 | 3.11m x 3.05m | 10'2" x 10'0" |
| Total Apartment Floor Area | 66 sq m | 705 sq ft |
| Balcony Area | 7.4 sq m | 80 sq ft |

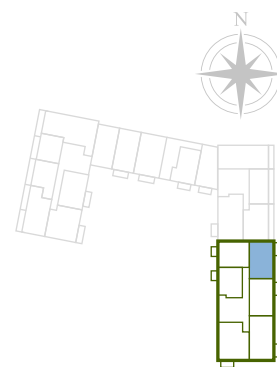


Zone 1
 Plot 486 2nd floor
 Plot 493 3rd floor
 Plot 500 4th floor

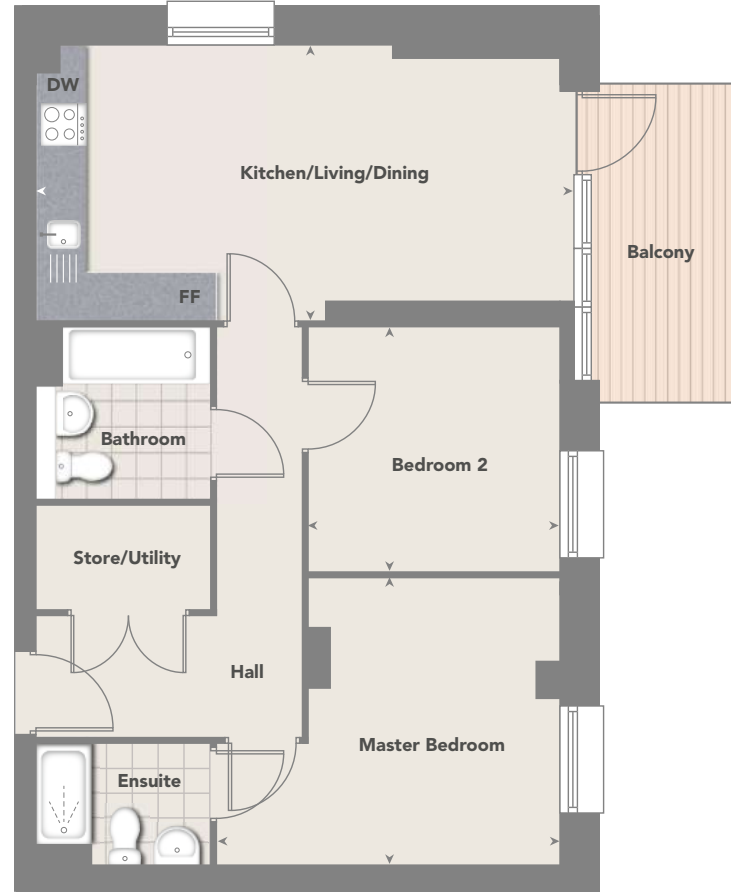
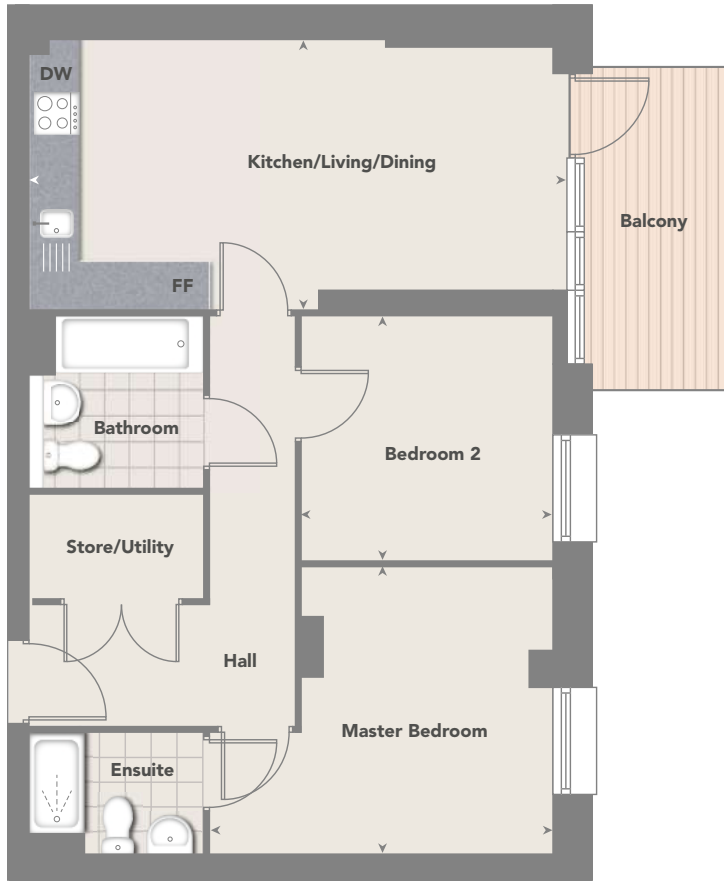
The Lisle

2 BEDROOM APARTMENT

| | | |
|----------------------------|---------------|----------------|
| Kitchen/Living/Dining | 6.46m x 3.37m | 21'2" x 11'1" |
| Master Bedroom | 4.24m x 3.57m | 13'11" x 11'9" |
| Bedroom 2 | 3.11m x 3.05m | 10'2" x 10'0" |
| Total Apartment Floor Area | 66 sq m | 705 sq ft |
| Balcony Area | 7.4 sq m | 80 sq ft |



Zone 1
 Plot 506 5th floor



The Berkeley

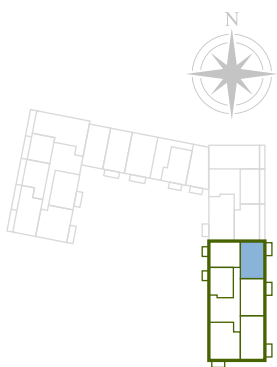
2 BEDROOM APARTMENT

| | | |
|----------------------------|---------------|----------------|
| Kitchen/Living/Dining | 6.46m x 3.37m | 21'2" x 11'1" |
| Master Bedroom | 4.24m x 3.57m | 13'11" x 11'9" |
| Bedroom 2 | 3.11m x 3.05m | 10'2" x 10'0" |
| Total Apartment Floor Area | 66 sq m | 706 sq ft |
| Balcony Area | 7.4 sq m | 80 sq ft |

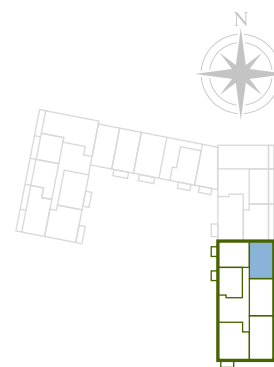
The Rochford

2 BEDROOM APARTMENT

| | | |
|----------------------------|---------------|----------------|
| Kitchen/Living/Dining | 6.46m x 3.37m | 21'2" x 11'1" |
| Master Bedroom | 4.24m x 3.57m | 13'11" x 11'9" |
| Bedroom 2 | 3.11m x 3.05m | 10'2" x 10'0" |
| Total Apartment Floor Area | 66 sq m | 708 sq ft |
| Balcony Area | 7.4 sq m | 80 sq ft |



Zone 4
 Plot 512 6th floor
 Plot 518 7th floor
 Plot 524 8th floor



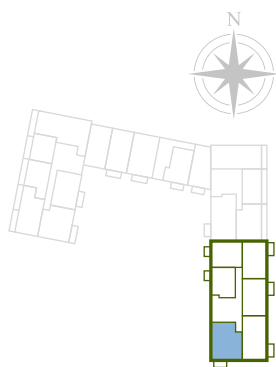
Zone 4
 Plot 530 9th floor
 Plot 536 10th floor
 Plot 542 11th floor
 Plot 548 12th floor
 Plot 554 13th floor
 Plot 560 14th floor
 Plot 566 15th floor
 Plot 572 16th floor



The Ridley

2 BEDROOM APARTMENT

| | | |
|-----------------------------|---------------|----------------|
| Kitchen/Living/Dining | 8.26m x 3.32m | 27'1" x 10'11" |
| Master Bedroom | 4.13m x 3.89m | 13'7" x 12'9" |
| Bedroom 2 | 4.01m x 2.65m | 13'2" x 8'8" |
| Total Apartment Floor Area* | 78 sq m | 837 sq ft |
| Total Apartment Floor Area | 77 sq m | 829 sq ft* |
| Balcony Area | 7.4 sq m | 80 sq ft |



Zone 4

| | | | |
|----------|-------------------------|----------|------------------------|
| Plot 489 | 2 nd floor** | Plot 539 | 10 th floor |
| Plot 496 | 3 rd floor** | Plot 545 | 11 th floor |
| Plot 503 | 4 th floor** | Plot 551 | 12 th floor |
| Plot 509 | 5 th floor | Plot 557 | 13 th floor |
| Plot 515 | 6 th floor | Plot 563 | 14 th floor |
| Plot 521 | 7 th floor | Plot 569 | 15 th floor |
| Plot 527 | 8 th floor | Plot 575 | 16 th floor |
| Plot 533 | 9 th floor | | |

*Door from bathroom to hallway on these plots only. This apartment type is wheelchair adaptable, please see the Sales Advisor for more details.

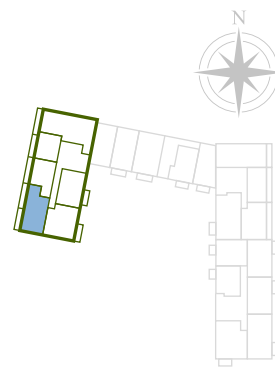
**Total Floor Areas vary on these plots.



The Selby

2 BEDROOM APARTMENT

| | | |
|----------------------------|---------------|---------------|
| Kitchen/Living/Dining | 6.48m x 4.48m | 21'3" x 14'8" |
| Master Bedroom | 5.38m x 3.38m | 17'8" x 10'8" |
| Bedroom 2 | 3.88m x 3.25m | 12'9" x 10'8" |
| Total Apartment Floor Area | 75 sq m | 808 sq ft |
| Terrace Area Plot 398 only | 20 sq m | 215 sq ft |
| Balcony Area 1 | 9.5 sq m | 102 sq ft |
| Balcony Area 2 | 9.5 sq m | 102 sq ft |



Zone 1

| | |
|----------|-----------------------|
| Plot 398 | 6 th floor |
| Plot 405 | 7 th floor |
| Plot 412 | 8 th floor |

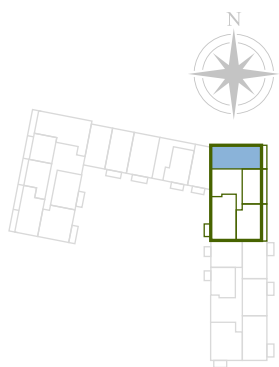
*Terrace Area Plot 398 only.



The St John

2 BEDROOM APARTMENT

| | | |
|-----------------------------------|----------------|------------------|
| Kitchen/Living/Dining | 6.17m x 5.98m | 19'8" x 19'7" |
| Master Bedroom | 6.00m x 3.20m | 19'7" x 10'6" |
| Bedroom 2 | 4.88m x 3.95m | 16'0" x 13'0" |
| Total Apartment Floor Area | 82 sq m | 879 sq ft |
| Terrace Area Plot 459 only | 9.3 sq m | 101 sq ft |
| Balcony Area | 10 sq m | 108 sq ft |



Zone 3

Plot 459 6th floor
 Plot 463 7th floor
 Plot 467 8th floor
 Plot 471 9th floor

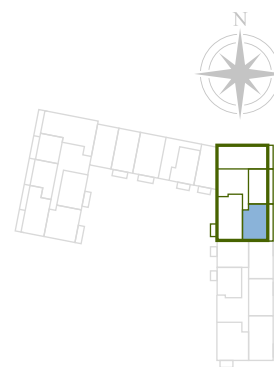
*Terrace to plot 459 only.



The St Vincent

2 BEDROOM APARTMENT

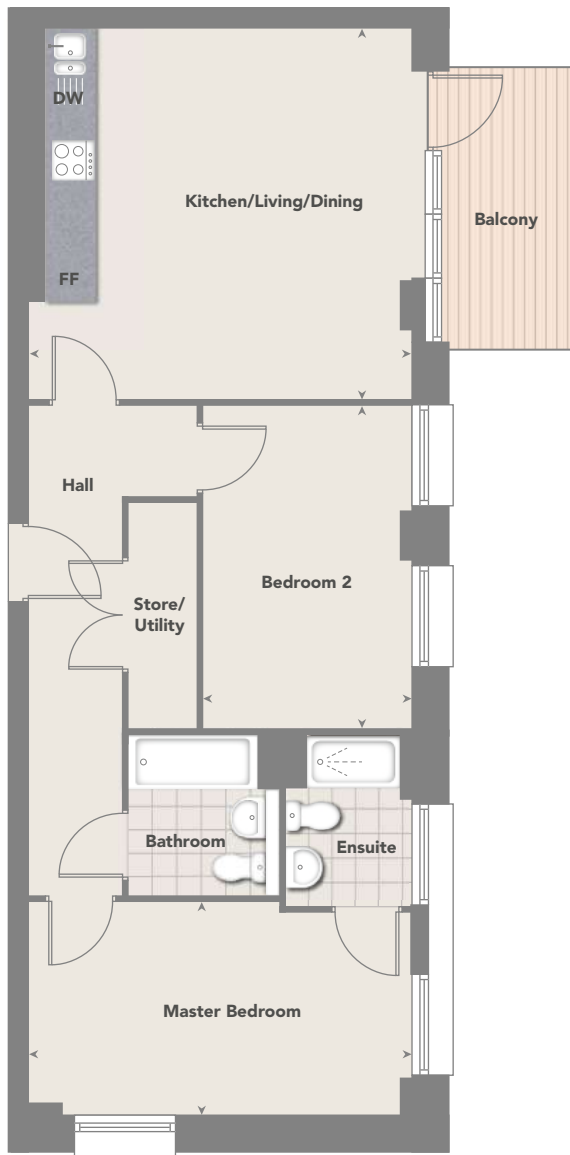
| | | |
|-----------------------------------|----------------|------------------|
| Kitchen/Living/Dining | 5.02m x 3.91m | 16'6" x 12'10" |
| Master Bedroom | 4.60m x 3.18m | 15'1" x 10'5" |
| Bedroom 2 | 3.32m x 2.33m | 10'11" x 7'8" |
| Total Apartment Floor Area | 62 sq m | 672 sq ft |
| Terrace Area Plot 461 only | 14 sq m | 151 sq ft |
| Balcony Area | 7.4 sq m | 80 sq ft |



Zone 3

Plot 461 6th floor
 Plot 465 7th floor
 Plot 469 8th floor

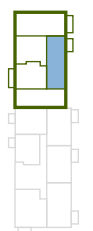
*Terrace to plot 461 only.



The Thurso

2 BEDROOM APARTMENT

| | | |
|----------------------------|---------------|---------------|
| Kitchen/Living/Dining | 5.02m x 4.91m | 16'6" x 16'1" |
| Master Bedroom | 5.03m x 2.81m | 16'6" x 9'3" |
| Bedroom 2 | 4.27m x 2.75m | 14'0" x 9'0" |
| Total Apartment Floor Area | 72 sq m | 777 sq ft |
| Balcony Area | 7.4 sq m | 80 sq ft |



Zone 3
Plot 472 9th floor



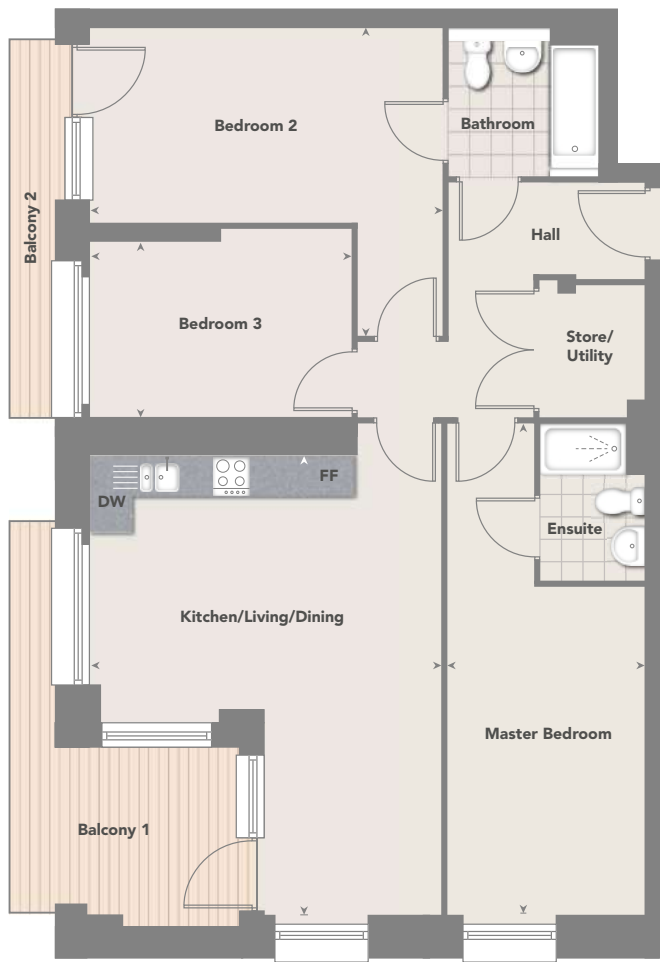
The Ullswater

3 BEDROOM APARTMENT

| | | |
|----------------------------|---------------|----------------|
| Kitchen/Living/Dining | 7.31m x 5.77m | 24'0" x 18'11" |
| Master Bedroom | 6.91m x 4.40m | 22'8" x 14'5" |
| Bedroom 2 | 4.52m x 3.45m | 14'10" x 11'4" |
| Bedroom 3 | 4.52m x 2.42m | 14'10" x 7'11" |
| Total Apartment Floor Area | 103 sq m | 1107 sq ft |
| Balcony Area | 11.5 sq m | 124 sq ft |



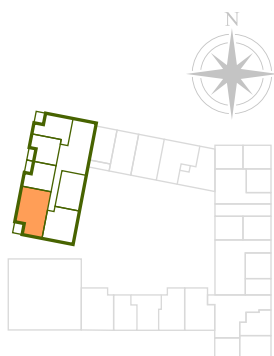
Zone 1
Plot 361 1st floor
Plot 369 2nd floor
Plot 377 3rd floor
Plot 385 4th floor
Plot 393 5th floor



The Weir

3 BEDROOM APARTMENT

| | | |
|----------------------------|---------------|---------------|
| Kitchen/Living/Dining | 6.79m x 5.02m | 23'1" x 16'6" |
| Master Bedroom | 7.06m x 2.80m | 23'2" x 9'2" |
| Bedroom 2 | 5.07m x 4.41m | 16'8" x 14'6" |
| Bedroom 3 | 3.74m x 2.70m | 12'3" x 8'10" |
| Total Apartment Floor Area | 92 sq m | 1001 sq ft |
| Balcony Area 1 | 11.5 sq m | 123 sq ft |
| Balcony Area 2 | 4.5 sq m | 48 sq ft |



Zone 1

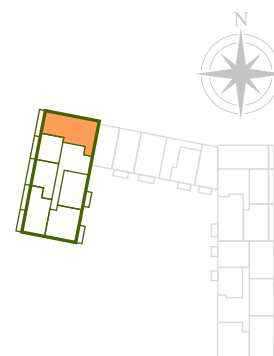
Plot 358 1st floor
 Plot 366 2nd floor
 Plot 374 3rd floor
 Plot 382 4th floor
 Plot 390 5th floor



The Wimborne

3 BEDROOM APARTMENT

| | | |
|----------------------------|---------------|----------------|
| Kitchen/Living/Dining | 5.84m x 5.77m | 19'2" x 18'11" |
| Master Bedroom | 6.72m x 4.32m | 22'1" x 14'2" |
| Bedroom 2 | 4.49m x 3.43m | 14'9" x 11'3" |
| Bedroom 3 | 4.49m x 2.43m | 14'9" x 8'0" |
| Total Apartment Floor Area | 102 sq m | 1095 sq ft |
| Terrace Area Plot 401 only | 9.5 sq m | 102 sq ft |
| Terrace width | 1.3m | |
| Balcony Area | 9.5 sq m | 102 sq ft |
| Balcony width | 1.5m | |



Zone 1

Plot 401 6th floor
 Plot 408 7th floor
 Plot 415 8th floor

*Terrace to plot 401 only.



Smart location, smart interiors.

While the exterior of Regency Heights is striking, the interiors are equally as impressive. Contemporarily designed and built using quality fixtures and finishes, you're not just buying a studio or apartment, but a stylish, comfortable home.

Specification

Kitchen

Contemporary gloss white kitchen units with gloss white plinth and soft close, handleless doors and drawers

Nero black granite worktops with cut drainage grooves and 100mm upstands

Stainless steel 1.5 bowl undermounted sink with chrome mixer tap

Stainless steel Zanussi built-in electric oven

Frameless Zanussi black induction hob

Integrated Smeg canopy cooker hood

Integrated Zanussi fridge/freezer

Integrated Zanussi microwave

Integrated Zanussi dishwasher

Brushed aluminium downlights to ceilings and undercounter circular lights

Amtico flooring in Sun Bleached Oak to kitchen

Satin chrome finish with black plastic appliance switches and sockets

General

New Dublin twist carpet in Pigeon Grey to bedrooms

Amtico flooring in Sun Bleached Oak to hall, living and dining area

Carlisle Brass door ironmongery in polished chrome/satin

Walls painted in Timeless matt emulsion and ceilings in white matt emulsion

Premier Compact Myson radiators

Freestanding washer/dryer



Bathroom and Ensuites

White sanitaryware by Ideal Standard with chrome finish fittings

Water-saving bath with white gloss painted panel

Main bathroom: Tiled walls (270x420mm – bath end walls and half-height to one course above basin) and floors (450x450mm) using stone white porcelain tiles

Ensuite: Tiled walls (270x420mm – full height to shower enclosure and above WC and basin) and floors (450x450mm) using stone white porcelain tiles

Chrome ceiling downlights with LED bulbs

Chrome heated towel warmer to all bathrooms and ensuites

Shaver socket

Electrics

TV/FM/SAT socket outlet (living room)

Single telephone socket in store cupboard, with secondary extension in living room and master bedroom

TV playback socket (master bedroom)

Video entry phone

External wall-mounted, stainless steel balcony/terrace light

Security

All apartments have sprinkler systems included

Smoke detectors in hallway and heat detector in kitchen

Warranty

10-Year NHBC Buildmark Warranty



Computer generated images for illustrative purpose only. Kitchen design and finish is subject to change. Specification details are for guidance only. For a more detailed specification of your chosen property type, please ask the Sales Advisor. This is a guide and may be subject to change. Layouts, window positions and styles may vary; please check with the Sales Advisor at the time of reservation. Please ensure to clarify exact layout and specification of your new home at the time of reservation as the floorplans are a guide and subject to change. The room sizes shown in this brochure are taken to the widest points in each room; wall tolerance of +/- 5% is allowed. External finish may vary on certain plots, please check with the Sales Advisor. The positions of full height boxing detail to the apartments are provisional and indicative. Full details of the definitive positions can be obtained from the development Sales Advisor. FREG86/January 2020.

Regency Heights, Lakeside Drive, Park Royal, London NW10 7HQ

For more information and to arrange your priority appointment please call

020 8023 5878

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