L&Q at REGENCY HEIGHTS

PARK ROYAL

London Living Rent
Baronet House
Block A5

L&Q

London living
and a home that has it all

Regency Heights –
A landmark development in the heart of West London's regeneration. With London Living Rent you are on the path towards Shared Ownership with L&Q.

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

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

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

London Living Rent is the perfect stepping stone to buying a home through Shared Ownership - with the discounted rent allowing tenants to save extra money each month to put towards a deposit.

London Living Rent from L&Q

London Living Rent (LLR) is designed for people who are currently renting and want to get onto the property ladder but can't afford to do so yet – either through Shared Ownership or on the open market.

London Living Rent lets you:

- Rent a home at less than the market rent
- Save faster towards a deposit to buy your own home
- Rent the home you want to buy
- Buy a share of your home through Shared Ownership with L&Q within 10 years

Rent a brand-new and stylish home and you can benefit from:

Generously sized homes

Amenities and shops within walking distance

Excellent transport links close by

TOM
FORD

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

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

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

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

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

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. 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.

For further clarification regarding specific individual plots, please ask our Lettings Associates. Any depiction of the 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 including the locations of Market Sale, Shared Ownership, London Living Rent, Private Rent and Affordable Rent properties (known as tenures). However, there may be occasions when the tenure location, house designs, boundaries, landscaping and positions of roads and footpaths, play areas and other facilities or amenities may change as the development proceeds and as properties are marketed. The layout (including tenure locations) is subject to amendments due to changing planning permission for the development, and depictions of the layout should be used as guidance only. No site map including tenure locations (whether computer generated or otherwise) forms part of any offer, contract, warranty, or representation and are for illustrative and guidance purposes only, quality of this technology may vary. In relation to computer generated images, [maximum/minimum] dimensions have been used to generate this image and as a result dimensions may vary (and should not be relied on by you).

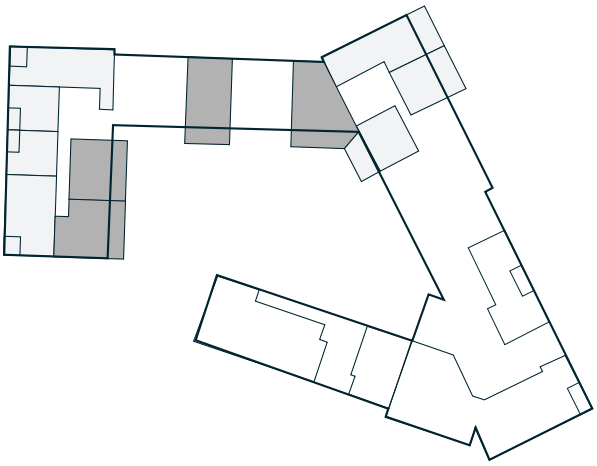
Computer generated image is indicative only.

Plot locators

London Living Rent:

- 1 bedroom apartments
- 3 bedroom apartments
- Shared Ownership
- Market sale apartments
- Communal areas/Lifts

Ground Floor

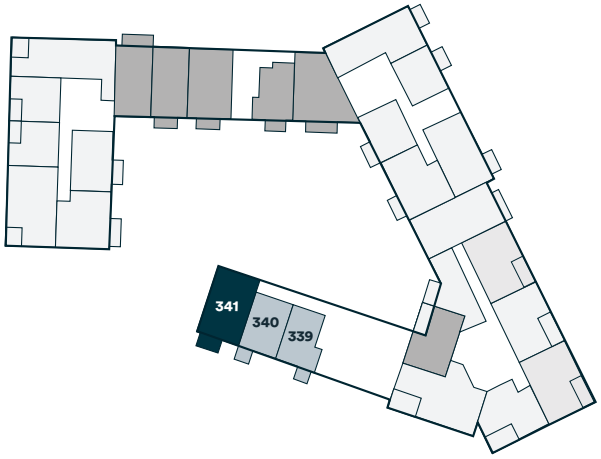


First Floor

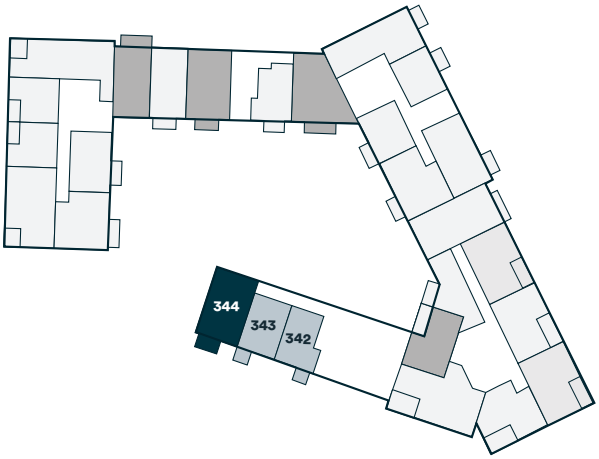
Second Floor

Third Floor

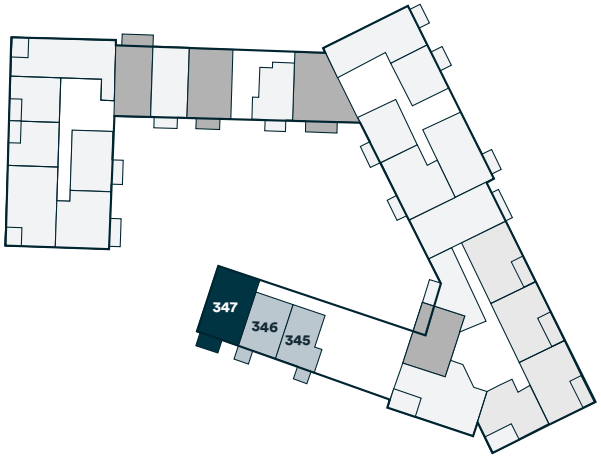
Fourth Floor



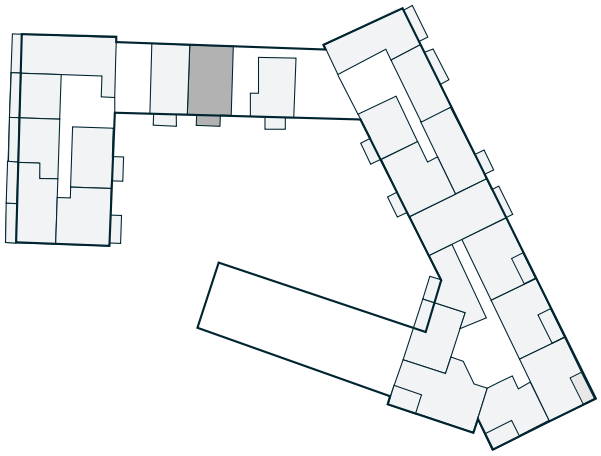
Fifth Floor



Sixth Floor

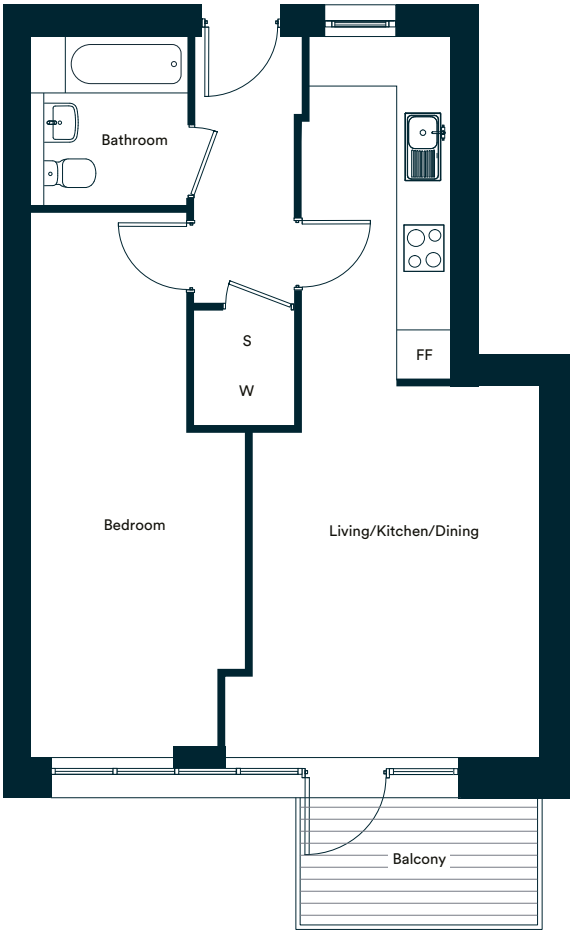


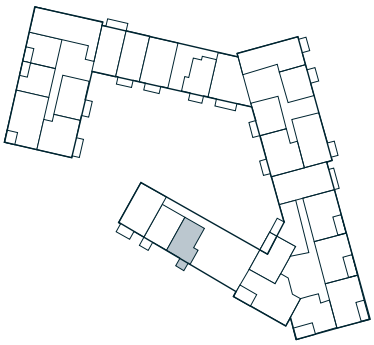
Seventh Floor



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"
Total internal area	**54m²**	**586ft²**
Balcony	5m²	54ft²

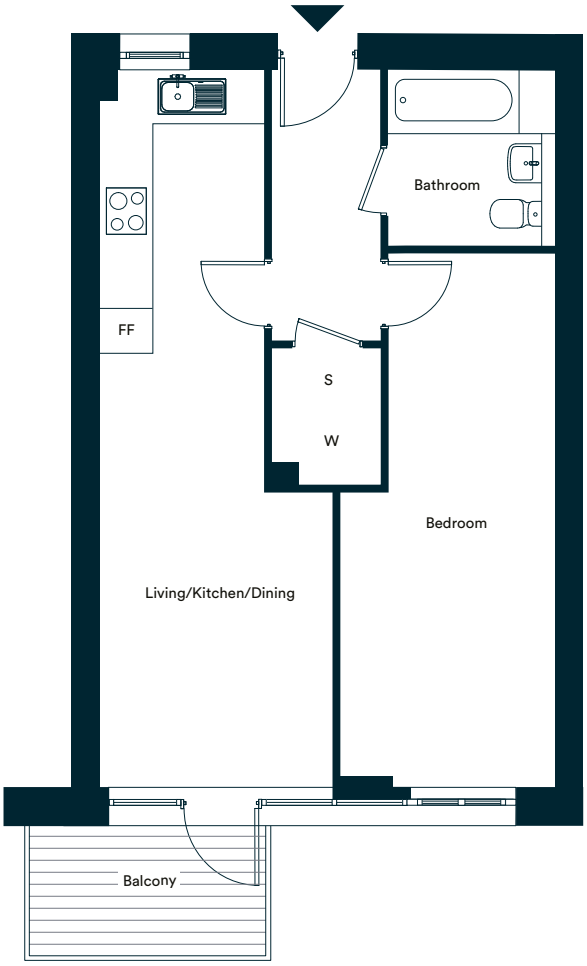
Floor	Plot No.	Flat No.
1	330	330
2	333	333
3	336	336
4	339	339
5	342	342
6	345	345

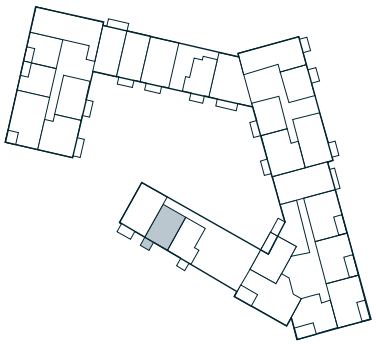
S – Storage | **W** – Washer/Dryer | **FF** – Fridge/Freezer

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 Lettings Associate.

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"
Total internal area	**53m²**	**576ft²**
Balcony	5m²	54ft²

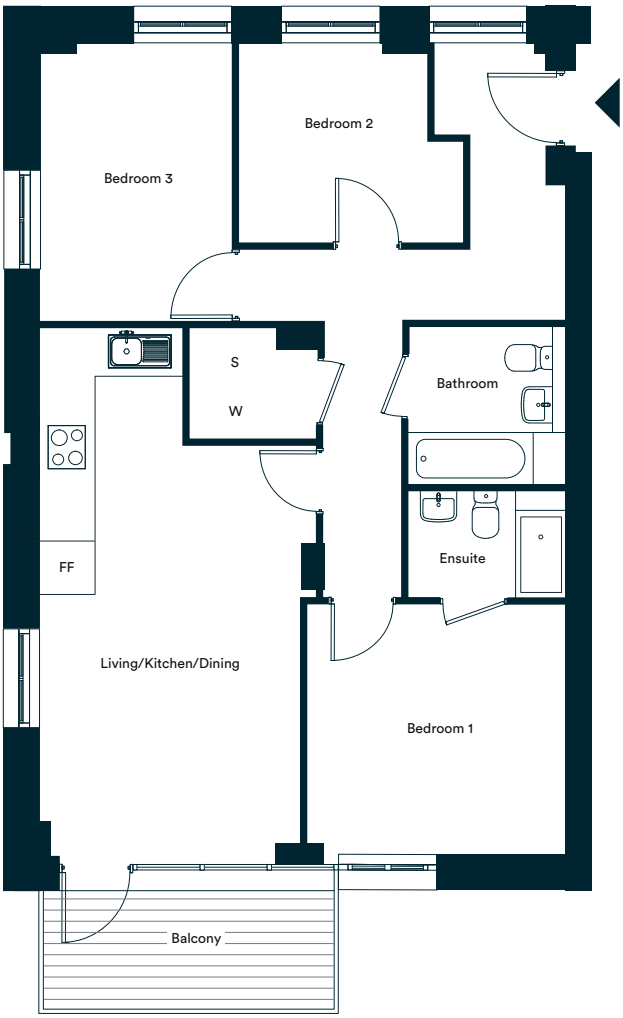
Floor	Plot No.	Flat No.
1	331	331
2	334	334
3	337	337
4	340	340
5	343	343
6	346	346

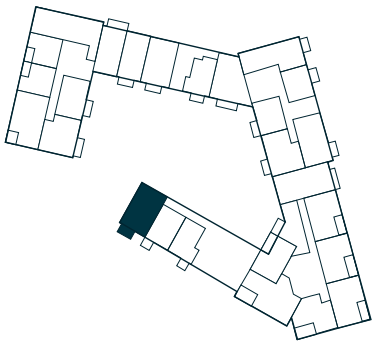
S – Storage | **W** – Washer/Dryer | **FF** – Fridge/Freezer

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 Lettings 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"
Total internal area	**80m²**	**857ft²**
Balcony	7.6m²	82ft²

Floor	Plot No.	Flat No.
1	332	332
2	335	335
3	338	338
4	341	341
5	344	344
6	347	347

S – Storage | **W** – Washer/Dryer | **FF** – 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 Lettings Associate.

Images depict the L&Q show home

Images depict the L&Q show home

L&Q's portfolio of homes to rent

If you choose to rent, you want the pick of rental properties so you can find the one that best fits your needs, your lifestyle and your budget.

As one of London's most experienced landlords, L&Q understands what renters want and don't believe you should compromise any element of your new rental home, quality or service.

That is why we are creating the UK's widest choice of new purpose-built and newly refurbished homes to rent across London and the South East.

Based on our 60 years' experience, L&Q has streamlined the process for our tenants to ensure a responsive and comprehensive letting service.

We offer our tenants the right locations, good value and great transport connections. All our brand new or newly refurbished apartments are well appointed, and everyone is backed by our dedicated property manager, which means support is only ever a phone call away.

As a long-term investor in housing, L&Q wants to simplify the process to give you more time and energy to focus on what's important to you. We offer you the peace of mind that the standard you expect is what you receive when you rent with us.

What you can expect when you choose to rent from L&Q

Excellent transport connections for easy commuting

The right locations in established neighbourhoods

No hidden costs, and good value for money

New purpose-built or newly refurbished accommodation

Well-appointed homes

Dedicated property manager on the end of a phone

Comprehensive letting service from an experienced, responsible and reliable landlord

Move into your LLR home in 10 easy steps:

1. Complete application form
2. Complete an initial financial assessment
3. Attend property viewing
4. Express interest in desired home
5. Submit supporting documents to complete a full financial assessment and verify your current and future ability to buy*
6. Complete full referencing and right to rent check
7. Agree and sign assured shorthold tenancy agreement
8. Pay deposit
9. Receive keys
10. Move in

*Note LLR is a stepping stone for those who are currently unable to purchase a home via Shared Ownership or Private Sale and wish to transition from renting to homeownership.

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

LLRRegencyHeights@lqgroup.org.uk
0208 189 7546
lqhomes.com/LLR