



# The Prince Regent Collection Baronet House

STUDIO, 1, 2 & 3 BEDROOM APARTMENTS

REGENCY  
HEIGHTS

— PARK ROYAL —

# Baronet House at Regency Heights. See all sides of London life.

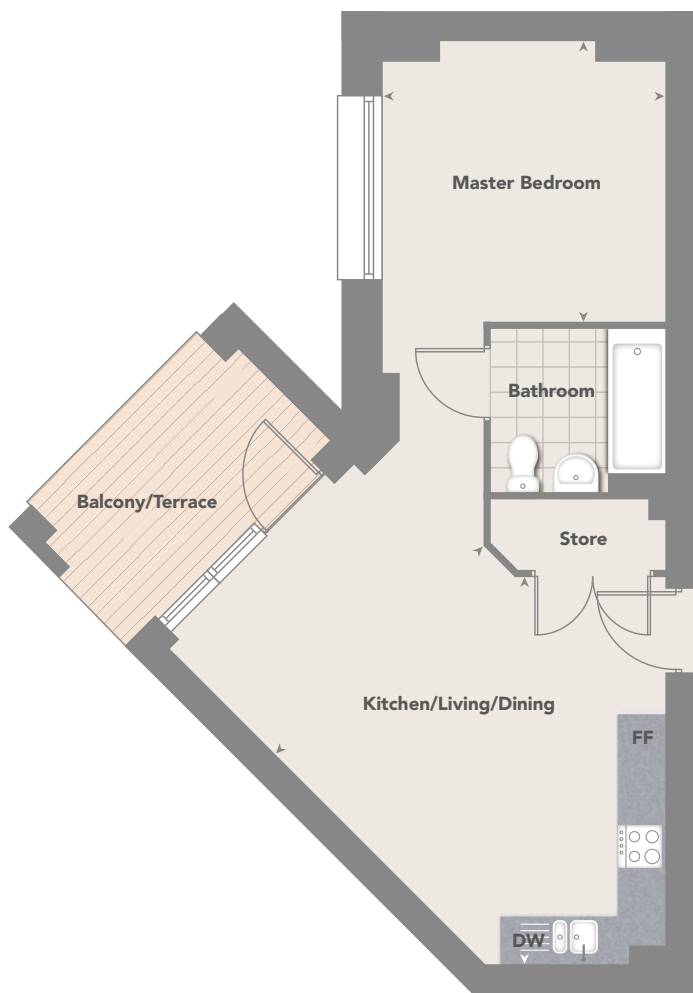
The striking, impressive structure of Baronet House stands tall in the new Park Royal district. Set over 26 floors and featuring a fine selection of 174 superb studio, 1, 2 and 3 bedroom apartments, this magnificent landmark building is an aspirational place to call home.

Overlooking vast areas of London, you'll see the City centre to the south, the horizon line broken by its iconic buildings, while to the west the flowing arch of Wembley Stadium rises high into the sky. Closer to home you're surrounded by excellent transport links, green open spaces, fantastic local amenities and a wealth of things to see and do.

With all this happening around you, you'll welcome returning home to a stylish, contemporary and light-filled apartment. Although once you step out onto your balcony or terrace you'll feel a bit closer to the vibrancy of the City.

Baronet House

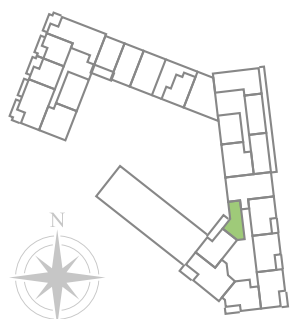




## The Moores

### STUDIO APARTMENT

Kitchen/Living/Dining	4.75m x 3.60m	15'7" x 11'10"
Master Bedroom	3.48m x 3.46m	11'5" x 11'4"
Total Apartment Floor Area	45 sq m	487 sq ft
Terrace Area Plot 146 only	5 sq m	53 sq ft
Balcony Area	5 sq m	53 sq ft

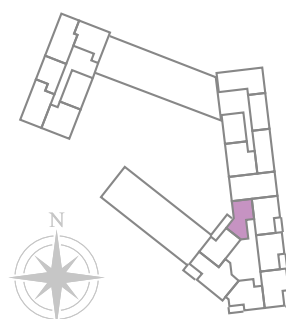


Plot 146 1<sup>st</sup> floor  
 Plot 154 2<sup>nd</sup> floor  
 Plot 162 3<sup>rd</sup> floor  
 Plot 170 4<sup>th</sup> floor  
 Plot 178 5<sup>th</sup> floor  
 Plot 186 6<sup>th</sup> floor  
 Plot 194 7<sup>th</sup> floor  
 Plot 202 8<sup>th</sup> floor

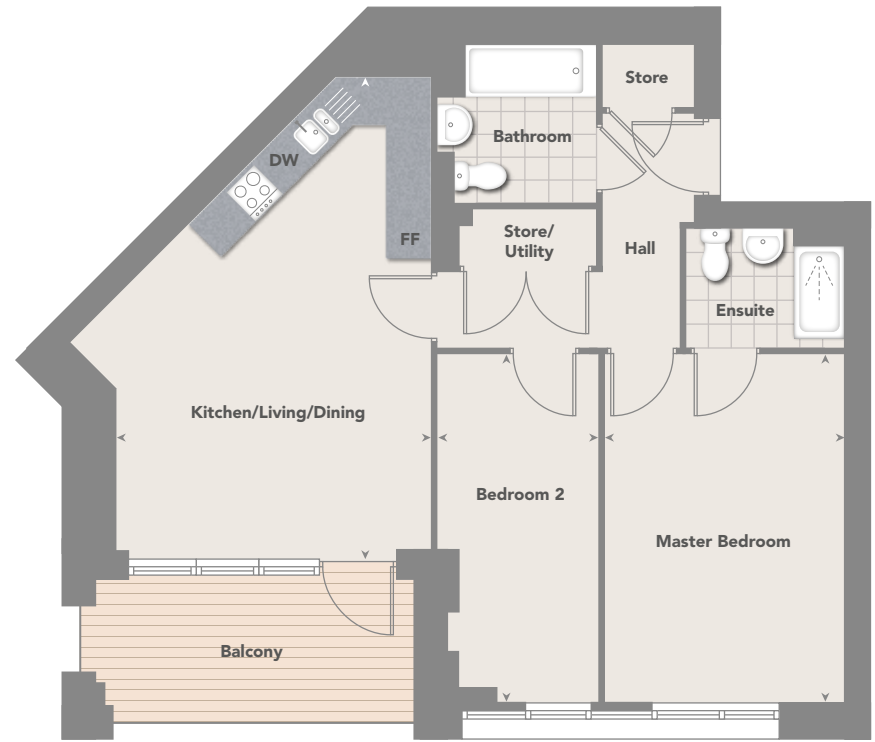
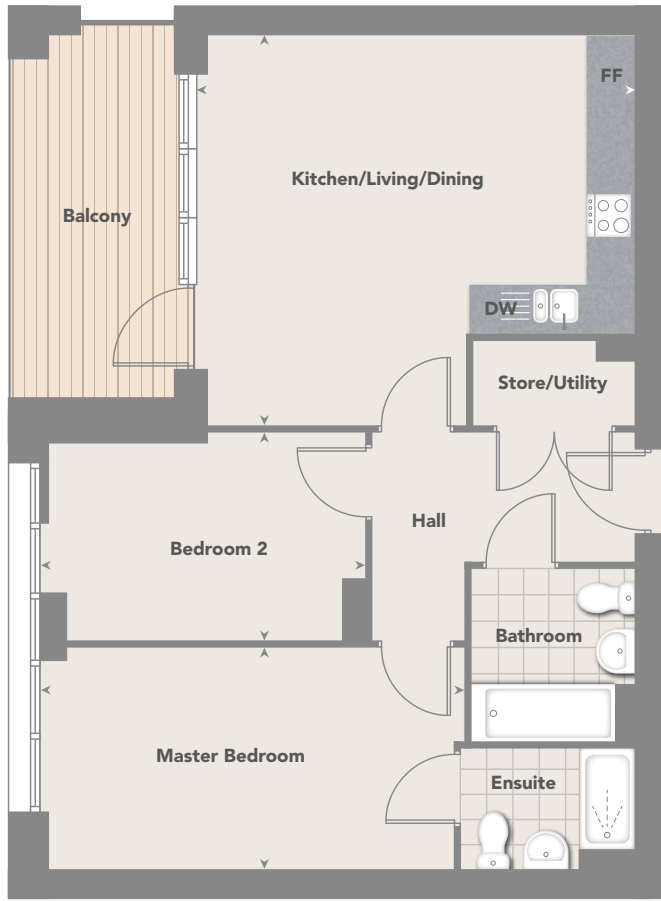
## The Appleton

### 1 BEDROOM APARTMENT

Kitchen/Living/Dining	6.77m x 5.75m	22'3" x 18'10"
Master Bedroom	5.31m x 3.25m	17'5" x 10'8"
Total Apartment Floor Area	55 sq m	593 sq ft
Balcony Area	5 sq m	53 sq ft



Plot 210 9<sup>th</sup> floor  
 Plot 217 10<sup>th</sup> floor  
 Plot 224 11<sup>th</sup> floor  
 Plot 231 12<sup>th</sup> floor  
 Plot 238 13<sup>th</sup> floor  
 Plot 245 14<sup>th</sup> floor  
 Plot 252 15<sup>th</sup> floor  
 Plot 259 16<sup>th</sup> floor  
 Plot 266 17<sup>th</sup> floor  
 Plot 273 18<sup>th</sup> floor  
 Plot 280 19<sup>th</sup> floor  
 Plot 287 20<sup>th</sup> floor  
 Plot 294 21<sup>st</sup> floor  
 Plot 301 22<sup>nd</sup> floor  
 Plot 308 23<sup>rd</sup> floor  
 Plot 314 24<sup>th</sup> floor  
 Plot 320 25<sup>th</sup> floor  
 Plot 326 26<sup>th</sup> floor



## The Aylesbury

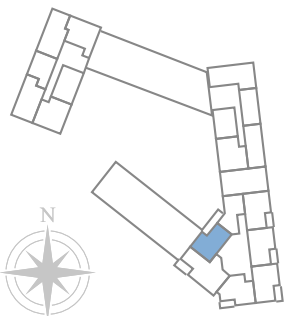
### 2 BEDROOM APARTMENT

Kitchen/Living/Dining	5.20m x 4.76m	17'2" x 15'10"
Master Bedroom	5.09m x 2.75m	16'8" x 9'0"
Bedroom 2	3.86m x 2.53m	12'8" x 8'4"
Total Apartment Floor Area	64 sq m	689 sq ft
Balcony Area	7 sq m	75 sq ft

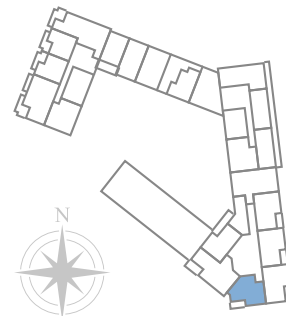
## The Abdy

### 2 BEDROOM APARTMENT

Kitchen/Living/Dining	6.38m x 4.25m	21'11" x 14'1"
Master Bedroom	4.70m x 3.25m	15'5" x 10'8"
Bedroom 2	4.70m x 2.17m	15'5" x 7'2"
Total Apartment Floor Area	68 sq m	728 sq ft
Balcony Area	7.5 sq m	80 sq ft

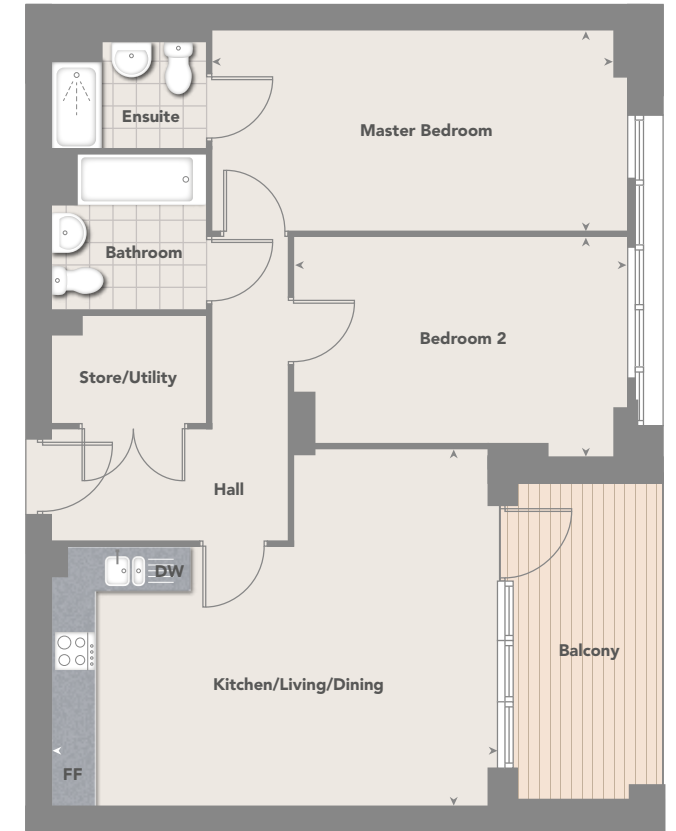
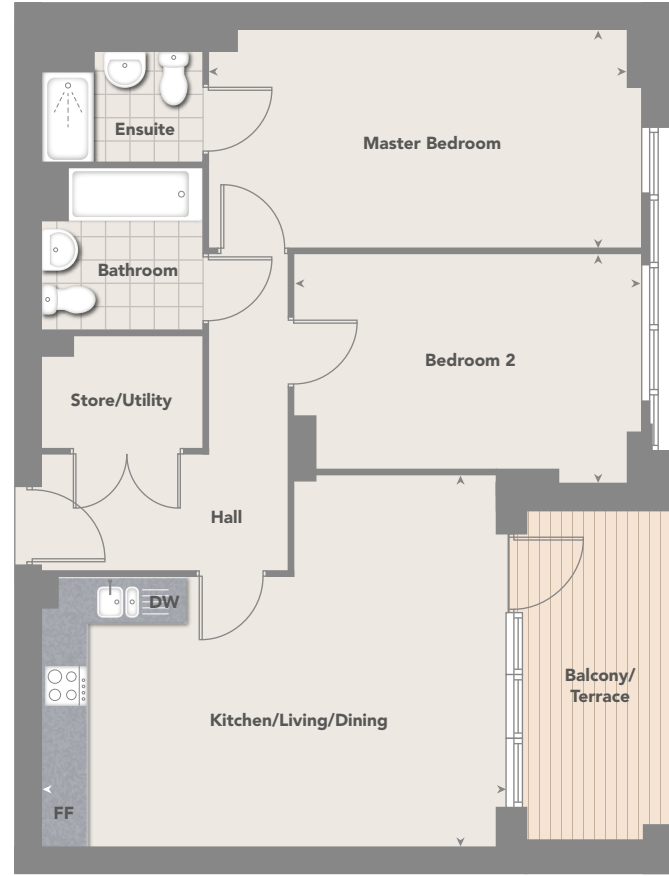
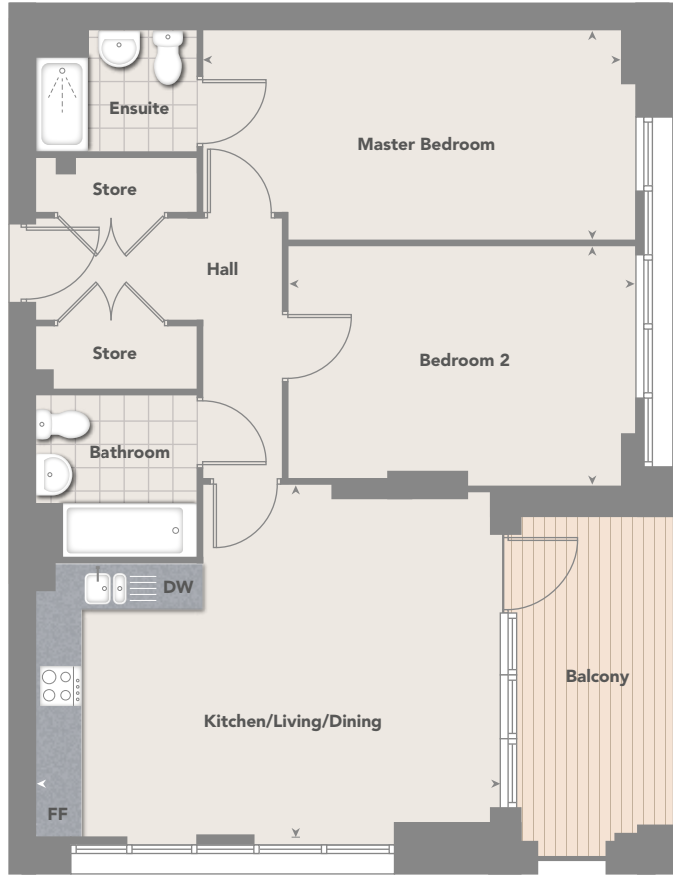


Plot 193	7 <sup>th</sup> floor	Plot 265	17 <sup>th</sup> floor
Plot 201	8 <sup>th</sup> floor	Plot 272	18 <sup>th</sup> floor
Plot 209	9 <sup>th</sup> floor	Plot 279	19 <sup>th</sup> floor
Plot 216	10 <sup>th</sup> floor	Plot 286	20 <sup>th</sup> floor
Plot 223	11 <sup>th</sup> floor	Plot 293	21 <sup>st</sup> floor
Plot 230	12 <sup>th</sup> floor	Plot 300	22 <sup>nd</sup> floor
Plot 237	13 <sup>th</sup> floor	Plot 307	23 <sup>rd</sup> floor
Plot 244	14 <sup>th</sup> floor	Plot 313	24 <sup>th</sup> floor
Plot 251	15 <sup>th</sup> floor	Plot 319	25 <sup>th</sup> floor
Plot 258	16 <sup>th</sup> floor	Plot 325	26 <sup>th</sup> floor



Plot 167	3 <sup>rd</sup> floor	Plot 242	13 <sup>th</sup> floor
Plot 175	4 <sup>th</sup> floor	Plot 249	14 <sup>th</sup> floor
Plot 183	5 <sup>th</sup> floor	Plot 256	15 <sup>th</sup> floor
Plot 191	6 <sup>th</sup> floor	Plot 263	16 <sup>th</sup> floor
Plot 199	7 <sup>th</sup> floor	Plot 270	17 <sup>th</sup> floor
Plot 207	8 <sup>th</sup> floor	Plot 277	18 <sup>th</sup> floor
Plot 214	9 <sup>th</sup> floor	Plot 284	19 <sup>th</sup> floor
Plot 221	10 <sup>th</sup> floor	Plot 291	20 <sup>th</sup> floor
Plot 228	11 <sup>th</sup> floor	Plot 298	21 <sup>st</sup> floor
Plot 235	12 <sup>th</sup> floor	Plot 305	22 <sup>nd</sup> floor

Master Bedroom wall to plots 211, 218, 225, 232, 239, 246, 253, 260, 267, 274, 281, 288, 295, 302, 309, 315, 321 & 327 only.



## The Lever

### 2 BEDROOM APARTMENT

Kitchen/Living/Dining	6.01m x 4.64m	19'9" x 15'3"
Master Bedroom	5.72m x 2.75m	18'9" x 8'9"
Bedroom 2	4.59m x 3.16m	15'1" x 10'4"
Total Apartment Floor Area	76 sq m	814 sq ft
Balcony Area	7 sq m	75 sq ft

## The Penley

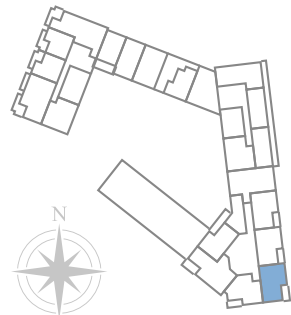
### 2 BEDROOM APARTMENT

Kitchen/Living/Dining	6.07m x 4.90m	19'11" x 16'1"
Master Bedroom	5.72m x 2.90m	18'9" x 9'6"
Bedroom 2	4.60m x 3.50m	15'1" x 11'6"
Total Apartment Floor Area	77 sq m	823 sq ft
Terrace Area plot 148 only	7 sq m	75 sq ft
Balcony Area	7.5 sq m	80 sq ft

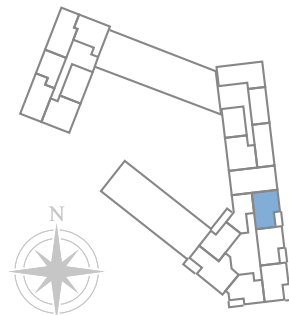
## The Lyford

### 2 BEDROOM APARTMENT

Kitchen/Living/Dining	6.07m x 4.90m	19'11" x 16'1"
Master Bedroom	5.72m x 2.75m	18'9" x 9'0"
Bedroom 2	4.60m x 3.50m	15'1" x 11'6"
Total Apartment Floor Area	76 sq m	816 sq ft
Total Apartment Floor Area Plot 328 only	76 sq m	819 sq ft
Balcony Area	7.5 sq m	80 sq ft

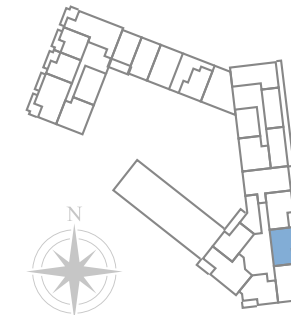


Plot 166	3 <sup>rd</sup> floor	Plot 255	15 <sup>th</sup> floor
Plot 174	4 <sup>th</sup> floor	Plot 262	16 <sup>th</sup> floor
Plot 182	5 <sup>th</sup> floor	Plot 269	17 <sup>th</sup> floor
Plot 190	6 <sup>th</sup> floor	Plot 276	18 <sup>th</sup> floor
Plot 198	7 <sup>th</sup> floor	Plot 283	19 <sup>th</sup> floor
Plot 206	8 <sup>th</sup> floor	Plot 290	20 <sup>th</sup> floor
Plot 213	9 <sup>th</sup> floor	Plot 297	21 <sup>st</sup> floor
Plot 220	10 <sup>th</sup> floor	Plot 304	22 <sup>nd</sup> floor
Plot 227	11 <sup>th</sup> floor	Plot 311	23 <sup>rd</sup> floor
Plot 234	12 <sup>th</sup> floor	Plot 317	24 <sup>th</sup> floor
Plot 241	13 <sup>th</sup> floor	Plot 323	25 <sup>th</sup> floor
Plot 248	14 <sup>th</sup> floor	Plot 329	26 <sup>th</sup> floor



Plot 148	1 <sup>st</sup> floor	Plot 246 <sup>†</sup>	14 <sup>th</sup> floor
Plot 156	2 <sup>nd</sup> floor	Plot 253 <sup>†</sup>	15 <sup>th</sup> floor
Plot 164	3 <sup>rd</sup> floor	Plot 260 <sup>†</sup>	16 <sup>th</sup> floor
Plot 172	4 <sup>th</sup> floor	Plot 267 <sup>†</sup>	17 <sup>th</sup> floor
Plot 180	5 <sup>th</sup> floor	Plot 274 <sup>†</sup>	18 <sup>th</sup> floor
Plot 188	6 <sup>th</sup> floor	Plot 281 <sup>†</sup>	19 <sup>th</sup> floor
Plot 196	7 <sup>th</sup> floor	Plot 288 <sup>†</sup>	20 <sup>th</sup> floor
Plot 204	8 <sup>th</sup> floor	Plot 295 <sup>†</sup>	21 <sup>st</sup> floor
Plot 211 <sup>†</sup>	9 <sup>th</sup> floor	Plot 302 <sup>†</sup>	22 <sup>nd</sup> floor
Plot 218 <sup>†</sup>	10 <sup>th</sup> floor	Plot 309 <sup>†</sup>	23 <sup>rd</sup> floor
Plot 225 <sup>†</sup>	11 <sup>th</sup> floor	Plot 315 <sup>†</sup>	24 <sup>th</sup> floor
Plot 232 <sup>†</sup>	12 <sup>th</sup> floor	Plot 321 <sup>†</sup>	25 <sup>th</sup> floor
Plot 239 <sup>†</sup>	13 <sup>th</sup> floor	Plot 327 <sup>†</sup>	26 <sup>th</sup> floor

<sup>†</sup>Dimensions and Total Floor Areas vary on this plot. Please speak to the Sales Advisor for more details.



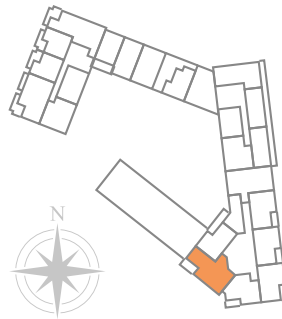
Plot 165	3 <sup>rd</sup> floor	Plot 254	15 <sup>th</sup> floor
Plot 173	4 <sup>th</sup> floor	Plot 261	16 <sup>th</sup> floor
Plot 181	5 <sup>th</sup> floor	Plot 268	17 <sup>th</sup> floor
Plot 189	6 <sup>th</sup> floor	Plot 275	18 <sup>th</sup> floor
Plot 197	7 <sup>th</sup> floor	Plot 282	19 <sup>th</sup> floor
Plot 205	8 <sup>th</sup> floor	Plot 289	20 <sup>th</sup> floor
Plot 212	9 <sup>th</sup> floor	Plot 296	21 <sup>st</sup> floor
Plot 219	10 <sup>th</sup> floor	Plot 303	22 <sup>nd</sup> floor
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Plot 240	13 <sup>th</sup> floor	Plot 322	25 <sup>th</sup> floor
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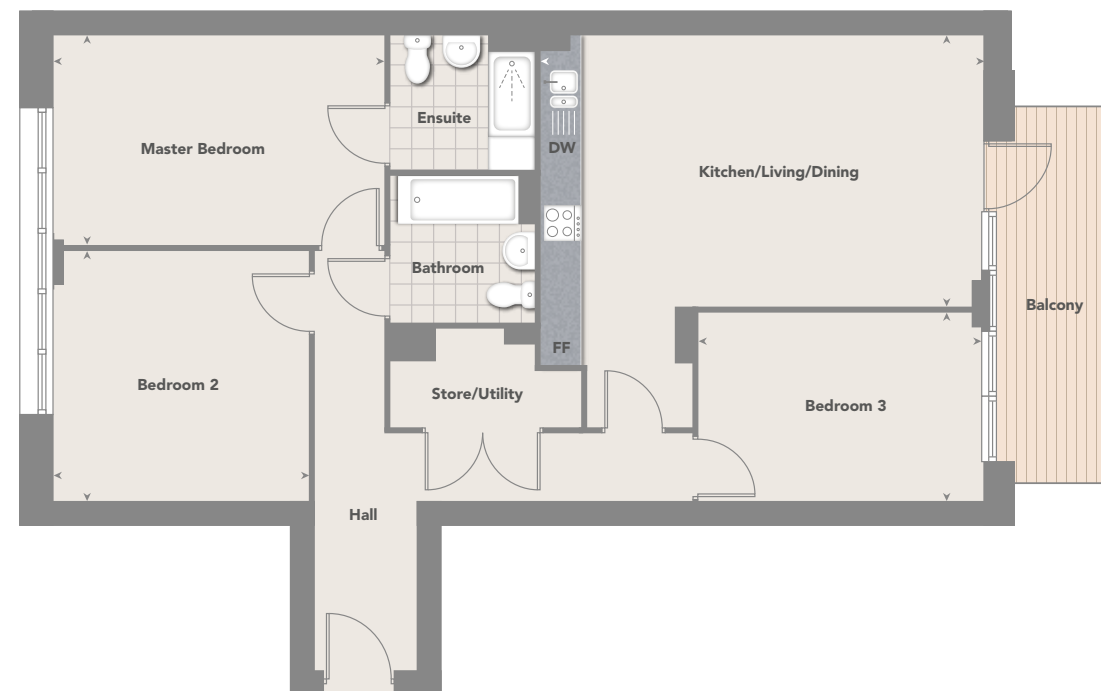
## The Morton

### 3 BEDROOM APARTMENT

Kitchen/Living/Dining	7.44m x 4.40m	24'5" x 14'5"
Master Bedroom	5.38m x 2.82m	17'8" x 9'3"
Bedroom 2	4.26m x 2.86m	14'0" x 9'5"
Bedroom 3	4.26m x 2.43m	14'0" x 8'0"
Total Apartment Floor Area	97 sq m	1047 sq ft
Total Apartment Floor Area Plots 144, 152, 160, 168, 176, 184, 192 & 200 only	98 sq m	1056 sq ft
Terrace Area Plot 144 only	9 sq m	96 sq ft
Balcony Area	9 sq m	96 sq ft



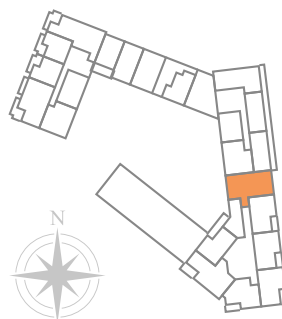
Plot 144	1 <sup>st</sup> floor	Plot 243	14 <sup>th</sup> floor
Plot 152	2 <sup>nd</sup> floor	Plot 250	15 <sup>th</sup> floor
Plot 160	3 <sup>rd</sup> floor	Plot 257	16 <sup>th</sup> floor
Plot 168	4 <sup>th</sup> floor	Plot 264	17 <sup>th</sup> floor
Plot 176	5 <sup>th</sup> floor	Plot 271	18 <sup>th</sup> floor
Plot 184	6 <sup>th</sup> floor	Plot 278	19 <sup>th</sup> floor
Plot 192	7 <sup>th</sup> floor	Plot 285	20 <sup>th</sup> floor
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Plot 229	12 <sup>th</sup> floor	Plot 318	25 <sup>th</sup> floor
Plot 236	13 <sup>th</sup> floor	Plot 324	26 <sup>th</sup> floor



## The Brigges

### 3 BEDROOM APARTMENT

Kitchen/Living/Dining	6.46m x 4.04m	21'2" x 13'3"
Master Bedroom	4.85m x 3.12m	15'11" x 10'3"
Bedroom 2	3.72m x 3.72m	12'2" x 12'2"
Bedroom 3	4.16m x 2.79m	13'8" x 9'2"
Total Apartment Floor Area	98 sq m	1053 sq ft
Balcony Area	8.3 sq m	89 sq ft



Plot 147	1 <sup>st</sup> floor
Plot 155	2 <sup>nd</sup> floor
Plot 163	3 <sup>rd</sup> floor
Plot 171	4 <sup>th</sup> floor
Plot 179	5 <sup>th</sup> floor
Plot 187	6 <sup>th</sup> floor
Plot 195	7 <sup>th</sup> floor
Plot 203	8 <sup>th</sup> floor

## 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 washer/dryer

Integrated Zanussi microwave

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 Steel Shimmer 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



## 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 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 (lounge)

Single telephone socket in store cupboard, with secondary extension in 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

## 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. FREG18/March 2019





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

For more information and to arrange your priority appointment please call

**020 8023 5878**

**[www.fairview.co.uk](http://www.fairview.co.uk)**

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**Fairview<sup>®</sup>**  

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**L&Q**