

Marquess House

1, 2 & 3 BEDROOM APARTMENTS

REGENCY
HEIGHTS

— PARK ROYAL —

Your own stylish sanctuary, surrounded by the vibrancy of city life.

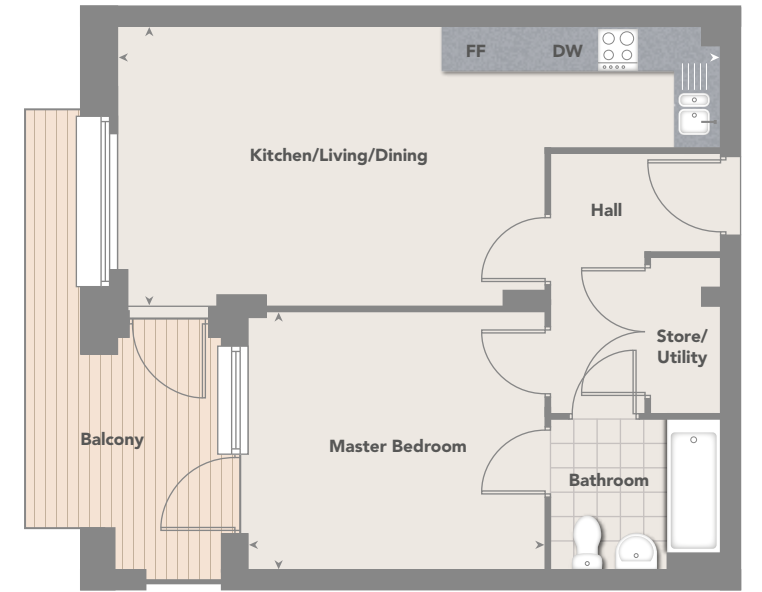
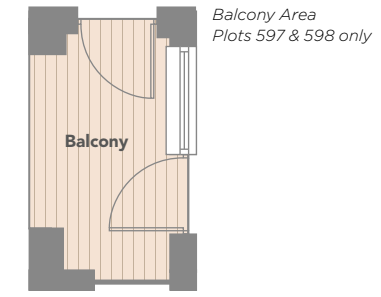
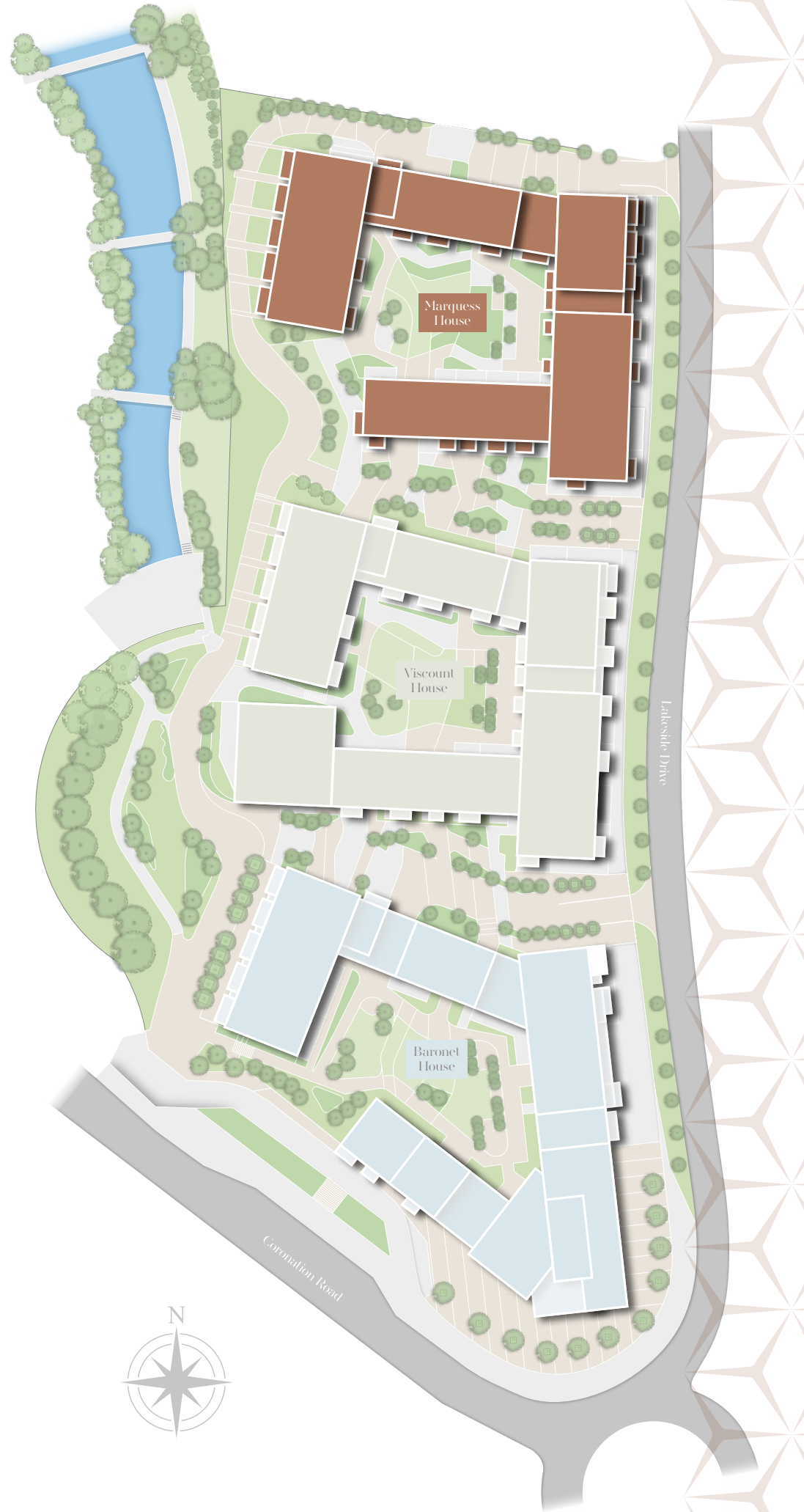
Built over 13 floors, Marquess House features a fine selection of 36 superb 1, 2 & 3 bedroom apartments in the heart of London's most significant new district.

You'll find each stylish, contemporary, light-filled apartment is finished to an exceptionally high standard, including granite kitchen worktops, Zanussi appliances and white stone porcelain bathroom tiles. Many of the larger apartments also feature an ensuite shower room to the master bedroom, while all enjoy a balcony or terrace where you can relax in the warmer months.

It's not just the inside of your new home at Marquess House that offers you so much. In the surrounding area you'll discover excellent local amenities, fantastic commuting links and a wealth of things to see and do.



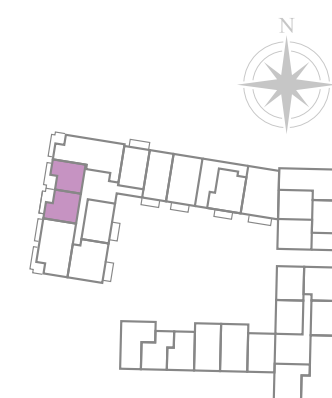
Marquess House



The Townshend

1 BEDROOM APARTMENT

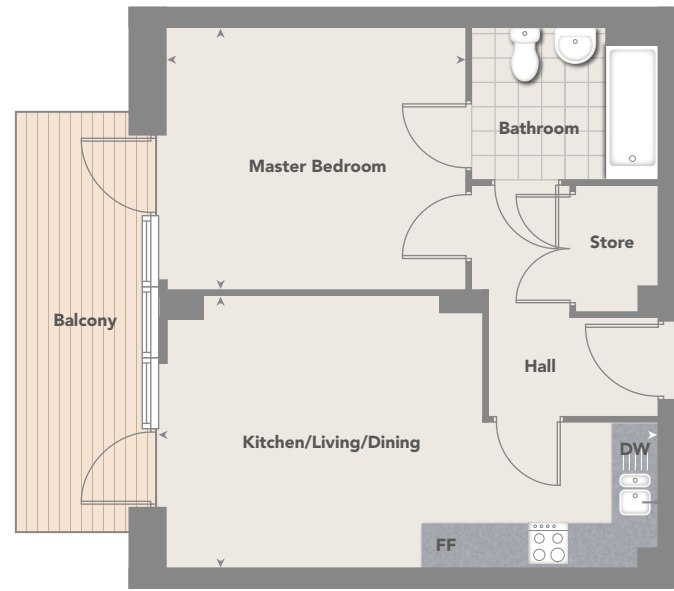
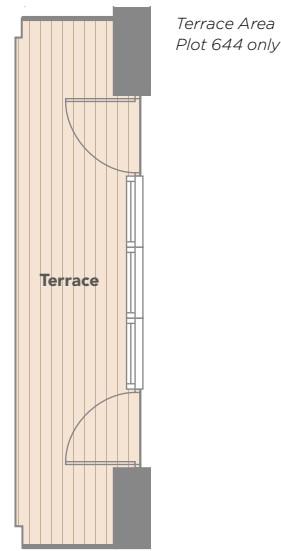
Kitchen/Living/Dining	7.94m x 3.69m	26'1" x 12'1"
Master Bedroom	3.93m x 3.37m	12'11" x 11'1"
Total Apartment Floor Area	51 sq m	547 sq ft
Balcony Area	10 sq m	107 sq ft
Balcony Area Plots 597 & 598 only	5.5 sq m	59 sq ft



Plot 597 [†]	Ground floor	Plot 619 [†]	3 rd floor
Plot 598	Ground floor	Plot 620	3 rd floor
Plot 603 [†]	1 st floor	Plot 627 [†]	4 th floor
Plot 604	1 st floor	Plot 628	4 th floor
Plot 611 [†]	2 nd floor	Plot 635 [†]	5 th floor
Plot 612	2 nd floor	Plot 636	5 th floor

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

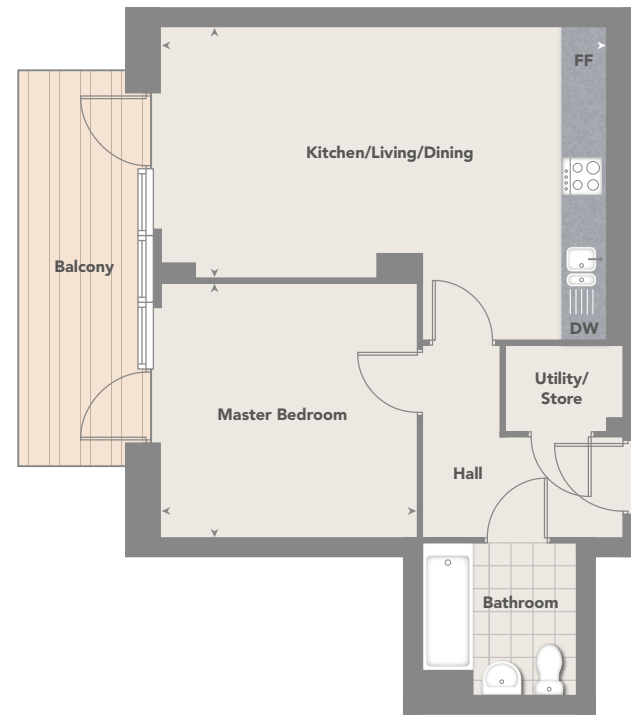
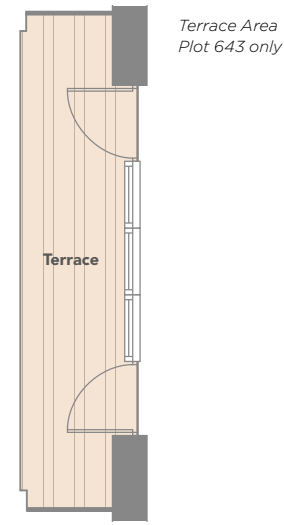
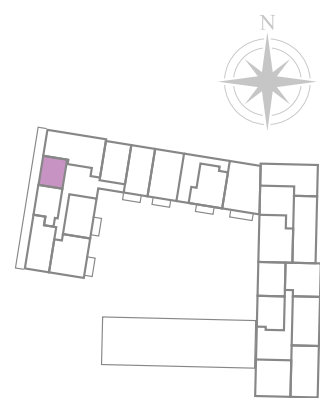
Development plan is a guide for illustrative purposes only and may be subject to change. Landscaping is indicative only. Computer generated images are for illustrative purposes only and may be subject to change.



The Lansdowne

1 BEDROOM APARTMENT

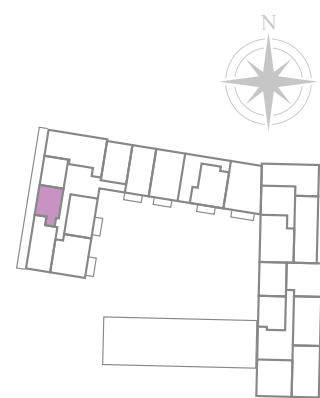
Kitchen/Living/Dining	6.48m x 3.58m	21'3" x 11'9"
Master Bedroom	3.95m x 3.47m	13'0" x 11'5"
Total Apartment Floor Area	46 sq m	499 sq ft
Balcony Area	9.5 sq m	102 sq ft
Terraace Area Plot 644 only	10 sq m	107 sq ft



The Lothian

1 BEDROOM APARTMENT

Kitchen/Living/Dining	6.25m x 3.50m	20'6" x 11'6"
Master Bedroom	3.60m x 3.56m	11'10" x 11'8"
Total Apartment Floor Area	51 sq m	550 sq ft
Balcony Area	9.5 sq m	102 sq ft
Terraace Area Plot 643 only	10 sq m	107 sq ft



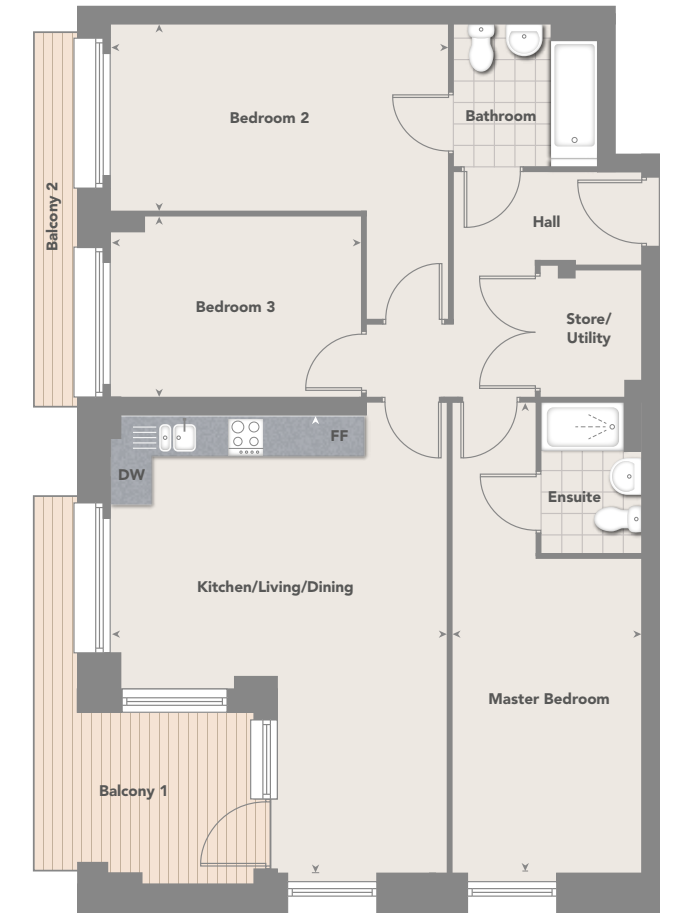
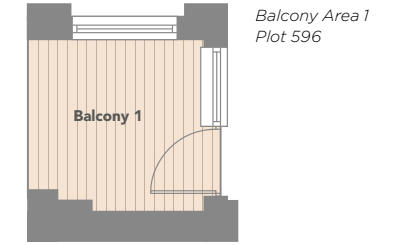
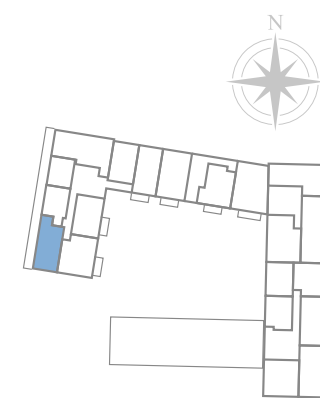
Terraace Area
Plot 642 only



The Huntly

2 BEDROOM APARTMENT

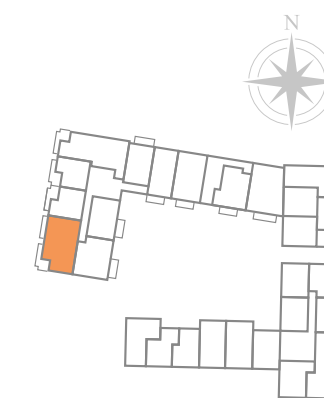
Kitchen/Living/Dining	6.48m x 4.48m	21'3" x 14'9"
Master Bedroom	5.38m x 3.38m	17'8" x 11'1"
Bedroom 2	3.88m x 3.25m	12'9" x 10'8"
Total Apartment Floor Area	76 sq m	816 sq ft
Balcony Area 1	9.5 sq m	102 sq ft
Balcony Area 2	9.5 sq m	102 sq ft
Terraace Area Plot 642 only	20 sq m	215 sq ft



The Queensberry

3 BEDROOM APARTMENT

Kitchen/Living/Dining	6.84m x 5.02m	22'5" x 16'6"
Master Bedroom	7.06m x 2.80m	23'2" x 9'2"
Bedroom 2	5.07m x 2.80m	16'8" x 9'2"
Bedroom 3	3.74m x 2.70m	12'3" x 8'10"
Total Apartment Floor Area	93 sq m	1000 sq ft
Balcony Area 1	11.5 sq m	123 sq ft
Balcony Area 2	4.5 sq m	48 sq ft
Balcony Area 1 Plot 596 only	6.5 sq m	70 sq ft



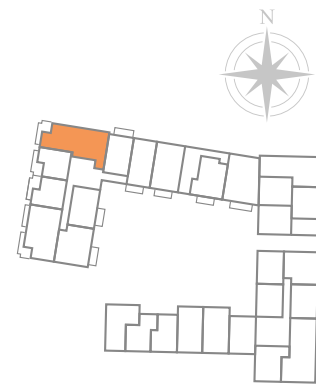


Balcony Area
Plot 599 only

The Winchester

3 BEDROOM APARTMENT

Kitchen/Living/Dining	5.77m x 4.67m	18'11" x 15'4"
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	123 sq ft
Balcony Area Plot 599 only	6.5 sq m	70 sq ft



- Plot 599 Ground floor
- Plot 605 1st floor
- Plot 613 2nd floor
- Plot 621 3rd floor
- Plot 629 4th floor
- Plot 637 5th floor

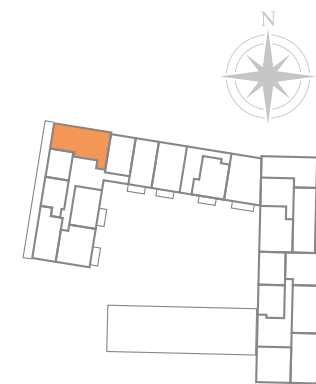
Terrace Area
Plot 645 only



The Pembroke

3 BEDROOM APARTMENT

Kitchen/Living/Dining	5.87m x 5.77m	19'3" 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	1096 sq ft
Balcony Area	9.5 sq m	102 sq ft
Terrace Area Plot 645 only	9.5 sq m	102 sq ft



- Plot 645 6th floor
- Plot 652 7th floor
- Plot 659 8th 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 an 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



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For more information and to arrange your priority appointment please call

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