



FRASER
& Co

Fairview[®]

PRESTIGE

REGENCY HEIGHTS

FACTSHEET

DEVELOPMENT
Lakeside Drive, Park Royal, London, NW10 7HQ

REGENCY HEIGHTS

FACT SHEET OVERVIEW

THE VENDOR

FAIRVIEW NEW HOMES

LOCATION

REGENCY HEIGHTS, LAKESIDE DRIVE,
PARK ROYAL, LONDON, NW10 7HQ

LOCAL AUTHORITY

BRENT COUNCIL

TENURE

999 YEAR LEASEHOLD

WARRANTY

10 YEAR NHBC-BUILDMARK
WARRENTY

EST COMPLETION

2021/2022*

PRICING

FROM £355,000

EST SERVICE CHARGES

£1,450PA FOR ALL UNIT TYPES

EST GROUND RENT

STUDIO=£300PA 1 BED=£350PA
2 BED=£400PA 3 BED=£450PA

UNITS

STUDIO: 8 UNITS

1 BED: 18 UNITS

2 BED: 114 UNITS

3 BED: 34 UNITS

EST NET INTERNAL

487 SQ.FT - 1,053 SQ.FT

ON FOOT

4 MINS - PARK ROYAL STATION

7 MINS - HANGER LANE STATION

PUBLIC TRANSPORT

30 MINS - LONDON VICTORIA

37 MINS - LONDON WATERLOO

39 MINS - LONDON HEATHROW

BY BIKE

9 MINS - HANGER HILL PARK

13 MINS - EALING COMMON

12 MINS - PITSHANGER PARK

PARKING

£25,000 ON SELECTED PLOTS

ADDITIONAL FEATURES

PRIVATE BALCONIES/TERRACES,
EXCELLENT TRANSPORT LINKS

Sources: tfl journey planner & googlemaps/walkit

COUNCIL TAX BANDS 18/19



DOCUMENTATION REQUIRED FOR EXCHANGE OF CONTRACTS

- PASSPORT / ID CARD
 - CURRENT UTILITY BILL (NOT MOBILE PHONE) OR BANK STATEMENT SHOWING NAME AND HOME ADDRESS. IF NEITHER DOCUMENT CAN BE PROVIDED THEN:-
 - AN INLAND REVENUE DEMAND /
 - A LETTER FROM AN EMPLOYER STATING HOME ADDRESS
- PLEASE BE ADVISED THAT THE SOLICITORS MUST SEE THE ORIGINAL COPIES OF THE ABOVE.

OTHER ASSOCIATED BUYING FEES

- NON-REFUNDABLE* BOOKING DEPOSIT OF £2,000 PAYABLE UPON RESERVATION / EXCHANGE OF CONTRACTS
- 5% OF PURCHASE PRICE, LESS BOOKING DEPOSIT PAID, PAYABLE WITHIN 14 DAYS POST EXCHANGE
- 5% OF PURCHASE PRICE PAYABLE WITHIN 6 MONTHS POST EXCHANGE
- 5% OF PURCHASE PRICE PAYABLE WITHIN 12 MONTHS POST EXCHANGE
- 85% BALANCE ON COMPLETION.

SPECIFICATION

GENERAL

- NEW DUBLIN TWIST CARPET IN STEEL SHIMMER TO BEDROOMS
- AMTICO FLOORING IN SUN BLEACHED OAK TO HALL, LIVING AND DINING AREAS
- CARLISLE BRASS DOOR IRONMONGERY IN POLISHED CHROME/ SATIN WALLS PAINTED IN TIMELESS MATT EMULSION AND CEILINGS IN WHITE MATT EMULSION
- PREMIER COMPACT MYSON RADIATORS KITCHEN

KITCHEN

- COMTEMPORARY GLOSS WHITE KITCHEN UNITS WITH GLOSS WHITE PLINTH AND SOFT CLOSE, HANDLELESS DOORS AND DRAWS 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 AND WASHER/DRYER
- INTEGRATED ZANUSSI MICROWAVE
- ZANUSSI DISHWASHER
- BRUSHED ALUMINIUM DROWNLIGHT TO CEILING AND UNDERCOUNTER CIRCULAR LIGHTS
- AMTICO FLOORING IN SUN BLEACHED OAK TO KITCHEN
- SATIN CHROME FINISH WITH BLACK PLASTIC APPLIANCE SWITCHES AND SOCKETS

BATHROOM AND ENSUITE

- WHITE SANITARYWARE BY IDEAL STANDARD WITH CHROME FINISH FITTING
- WATER-SAVING BATH WITH GLOSS PAINTED PANEL
- MAIN BATHROOM: TILED WALLS AND FLOORS USING STONE WHITE PORCELAIN TILES
- ENSUITE: TILED WALLS AND FLOOR USING STONE WHITE PORCELAIN TILES CHROME CEILING DOWNLIGHTS WITH LED BULBS
- CHROME HEATED TOWEL WARMER TO ALL BATHROOMS AND ENSUITES
- SHAVER SOCKET

ELECTRICS AND SECURITY

- 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 ALL APARTMENTS HAVE SPRINKLER SYSTEM INCLUDED SMOKE DETECTORS

EXTERNAL CGI



EXTERNAL CGI



STAMP DUTY

[HTTPS://WWW.GOV.UK/STAMP-DUTY-LAND-TAX](https://www.gov.uk/stamp-duty-land-tax)

PURCHASER LEGAL FEES

STUDIO: £1,750 PLUS VAT

1 BED: £1,850 PLUS VAT

2 BED: £1,950 PLUS VAT

3 BED: £2,050 PLUS VAT

VENDOR'S SOLICITORS

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RECOMMENDED PURCHASER'S SOLICITORS

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RECOMMENDED LETTINGS

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* Guidance - If a Reservation is cancelled, the Reservation fee can be repaid to the Home Buyer, less any administrative or other costs we have incurred in processing and holding the Reservation. Kindly see the new build housing code for more information.

Disclaimer: These particulars are compiled with care to give a fair description but we cannot guarantee their accuracy and they do not constitute an offer or contract. This Fact Sheet has been created in line with the original brochures and therefore the developer reserves the right to alter any specifications and floor plan layouts without prior notice. Regency Heights is a preferred marketing name only.

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