



REGENCY HEIGHTS

— PARK ROYAL —

A woman with long dark hair tied back, wearing a black and white striped top, is seen from the side, looking out a large window. The view outside shows a cityscape at sunset, with the sun low on the horizon, creating a warm, golden glow. The background is slightly blurred, emphasizing the woman and the light.

Your opportunity to embrace a lifestyle that's out of the ordinary.

Regency Heights, three striking, purposeful buildings, stands tall and proud in the heart of London's most significant new district. Young aspiring Londoners, professionals and entrepreneurs alike will find this stunning collection of apartments an inspiration.

This is where you get to live in an area that attracts the smart money, one that is happy to defy the higher price-tag this kind of living normally demands and where you can enjoy wonderful views across London's cityscape.

This is where you'll discover a unique location with extensive connections, not just to the heart of London and major road networks, but to the rest of the world.

This is where you'll find the perfect balance of city life and the great outdoors, a place you'll truly love to call home.

It's an incredible opportunity to be part of an exciting new future for West London and to live your own smarter, connected life.



Above all, it's your home.

You don't need to be loud and brash to get noticed, you can easily stand out by being unique and creating something distinctive and with purpose. The three striking buildings of Regency Heights will inevitably draw attention, but for the right reasons.

Towering over 90 metres, Regency Heights contains a community of 807 stunning new studios, 1, 2 & 3 bedroom apartments with impressive city views that people will aspire to live, work and play in. Each one seamlessly fits together to create a landmark development, yet every home is as individual as the person living in it.

Have it all for less.

Enjoy a...

Smarter;
Connected,
Life.

Smarter,

Smart dares to be different, is ambitious and doesn't wait as others take the initiative. Smart sees opportunities, grabs them with both hands and joins at the start of the curve. Smart is buying a stunning, low maintenance, energy efficient new home at our landmark Regency Heights development at Park Royal.

This location delivers everything you love about London living, without the high 'postcode' price tag.

In several years, you can look back and say: 'I was there in the beginning, I had the foresight, I acted, and now I have all the advantages of a stunning home in this vibrant, aspirational district!'

Connected,

When you're better connected, so much more is possible. Life just feels that little bit easier as you hop from one destination to the next. Living at Regency Heights, you'll enjoy the convenience of Hanger Lane and Park Royal tube stations a short walk away, as well as quick access to the North Circular (A406). From here, everything Central London and beyond has to offer is within your grasp.

Heathrow Airport being so close gives you quick, simple access to the whole world, whether you're flying for business or pleasure. Although you'll find plenty to see and do, so close to home with all the shops, parks and places to keep you entertained 24-7.

All of this is available before the Crossrail and Old Oak HS2 stations are finished, making this highly-desirable location even more sought-after.

Life.

You're not just buying a studio or apartment at Regency Heights, it's somewhere that reflects the way you want to live your life. A home that mirrors your unique personality, one that gives you the control to dip into the vibrancy of Central London, then out to the beauty and tranquillity of the development's surrounding open spaces.

Many of the high-specification studios, 1, 2 & 3 bedroom apartments have extensive views across the City, but you don't have to look far to discover a thriving community of like-minded people, enjoying everything Regency Heights and the local area has to offer.



Living and loving every minute.

Time is precious and should be maximised to the full. It helps if your home is in a great location with excellent local amenities, fantastic commuting links and a wealth of things to see and do nearby.

At Regency Heights you can be certain every day provides you with the opportunity to make the most of every second and live a smarter life.



Giving you the space to escape.

London life is non-stop, fast-paced and energetic, which can be amazing. But there comes a time when you need to escape from the hustle and bustle to gather your thoughts, unwind and spend some relaxing, quality time with your family and friends.

Surrounding Regency Heights, you'll discover islands of serene green spaces, peaceful parklands, rippling lakes and beautiful landscaped gardens. One of the world's biggest cities might be on your doorstep, but wander to one of these areas, and it will feel a million miles away.



*Left and above:
Turnham Green,
Chiswick*



View from Kew Bridge, looking west along the Thames





Shirley Sherwood Gallery, Kew Gardens



Ealing Common



*Ask Italian restaurant,
Richmond*



*Bill's Restaurant,
Chiswick*

From one thriving community to another.

You're sure to love the unique community feel that comes from living in Park Royal, yet not far from your new home in Regency Heights are several other fashionable, attractive neighbourhoods for you to explore and become part of. Ealing is one of them, with its rich history, elegant boulevards, farmers' market, live music and fantastic leisure facilities, all waiting to be discovered.

Another is Chiswick, located on the edge of the River Thames, a cosmopolitan area offering you a wealth of Michelin-starred restaurants, gastropubs and lively bars. It's also where you'll find a fine selection of prestigious boutiques and high-end shops that are sure to satisfy even the biggest urge for some retail therapy.



Local merchants in Chiswick





Above: Westfield,
Shepherd's Bush
Right: Brent Cross
Shopping Centre



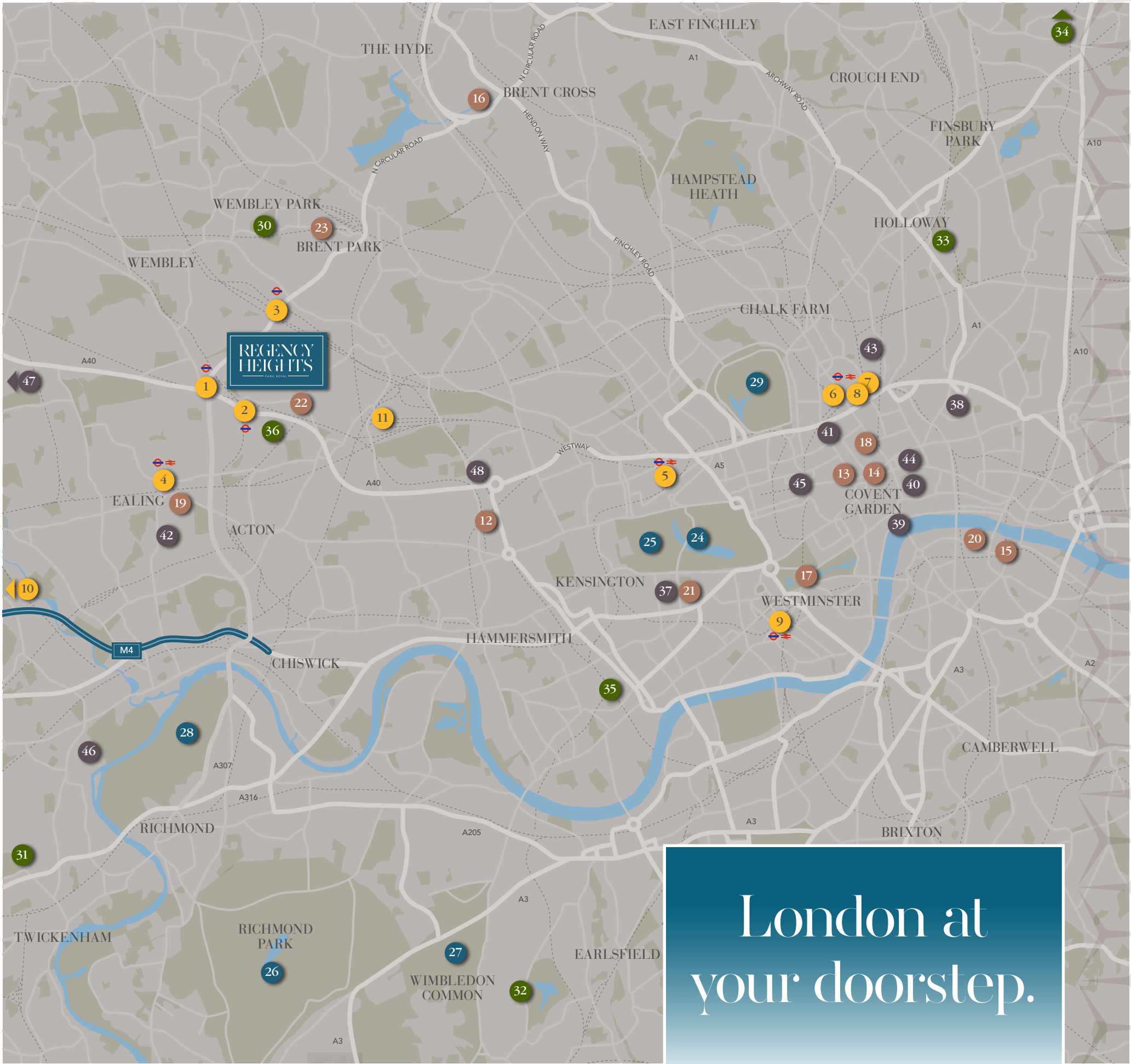
Bringing the world's best loved shops to you.

Think of all your favourite brands, the ones you seek out and go the extra mile to buy. Well, from Regency Heights you won't have to go far, and neither will you for the smaller independent, artisan, family-owned shops selling everything from fresh bread to locally-sourced meat and vegetables.

Close-by are the bustling high-streets of Ealing and Chiswick, while for a truly impressive shopping experience, you can head to Westfield in Shepherd's Bush with its 300 plus stores, restaurants, cafés, bars and more. If that wasn't enough, Ealing Broadway and Brent Cross shopping centres are nearby too, so you can choose exactly what suits your lifestyle.

LONDON DESIGNER OUTLET





TRANSPORT

1. Hanger Lane (Central)
2. Park Royal (Piccadilly)
3. Stonebridge Park Station
4. Ealing Broadway Station
5. London Paddington Station
6. London Euston Station
7. London King's Cross
8. St. Pancras Station
9. London Victoria Station
10. Heathrow Airport
11. Old Oak Common Station (Opening 2026*)

SHOPPING & LEISURE

12. Westfield Shepherd's Bush
13. Oxford Street
14. Covent Garden
15. The Shard
16. Brent Cross Shopping Centre
17. Buckingham Palace
18. The British Museum
19. Ealing Broadway Shopping Centre
20. Tate Modern
21. Natural History Museum and V&A Museum
22. Asda Park Royal Superstore
23. IKEA

PARKS

24. Hyde Park
25. Kensington Gardens
26. Richmond Park
27. Wimbledon Common
28. Royal Botanic Gardens, Kew
29. The Regent's Park

SPORTS

30. Wembley Stadium
31. Twickenham Stadium
32. Wimbledon (All England Lawn Tennis Club)
33. Emirates Stadium
34. White Hart Lane
35. Stamford Bridge
36. PureGym

UNIVERSITIES

37. Imperial College
38. City University London
39. King's College London
40. London School of Economics (LSE)
41. University College London (UCL)
42. University of West London
43. University of the Arts London (UAL), Central Saint Martins
44. University of the Arts London (UAL)
45. University of Westminster
46. West Middlesex University Hospital
47. Brunel University London
48. Imperial White City Campus

*Old Oak Common Station Source: hs2.org.uk/stations/old-oak-common

Making all the right connections.

Life isn't just about the destinations, it's about the journeys too, although sometimes it's better if you can get to where you want to be that little bit quicker. At Regency Heights, getting around by road, rail or air couldn't be easier for you.

This well-connected hub has strong links to Central London with Hanger Lane and Park Royal underground stations a short walk away. You'll also enjoy great access to the North Circular (A406) and the road network beyond, meaning you could be at Heathrow Airport within half an hour and onwards to anywhere in the world. Plus, it's the only place where the forthcoming nearby Crossrail and HS2 stations meet, giving you access to a world-class transport interchange and even greater flexibility and travel convenience.

The HS2 will connect you quickly to Birmingham using trains that can travel up to 400km/h, then on to Manchester and Leeds once Phase 2 is complete. Crossrail, London's newest railway, will stop at 41 stations including 10 newly-built ones making travelling around the City even simpler and quicker for you.



Park Royal underground station



All journey times are approximate.
Sourced via Trainline.com, Heathrow.com, TFL.gov.uk and Google Maps.



North 180°

Take in the green open spaces in the surrounding areas and beyond as you watch the sun slowly set below the landmark arch of Wembley Stadium.

One Tree Hill
Recreation
Ground

Alpertons
Tube Station

King Edward VII
Park

Stonebridge Park
Overground
Station

Wembley
Stadium

IKEA

Central
Middlesex
Hospital



See London from a different perspective.

East 180°

The Regent's
Park

London
Zoo

Canary
Wharf

The British
Museum

The
Shard

Big Ben

Buckingham
Palace

Hyde Park

White City
Campus

Imperial College
London

Battersea

Look out across the magnificent city centre skyline, uniquely shaped by its many iconic buildings, and watch as the sun is replaced by millions of tiny lights that create a new energy and vista.





*Above:
Looking towards
Blackfriars Bridge*



*Left: The Tap on the
Line public house,
Kew Garden Station
Far right: Lake and
greenery adjacent
to Regency Heights*



Park Royal Station



Being smart
is everything.



Left: The affluent area of Mayfair



Above: Turnham Green, Chiswick

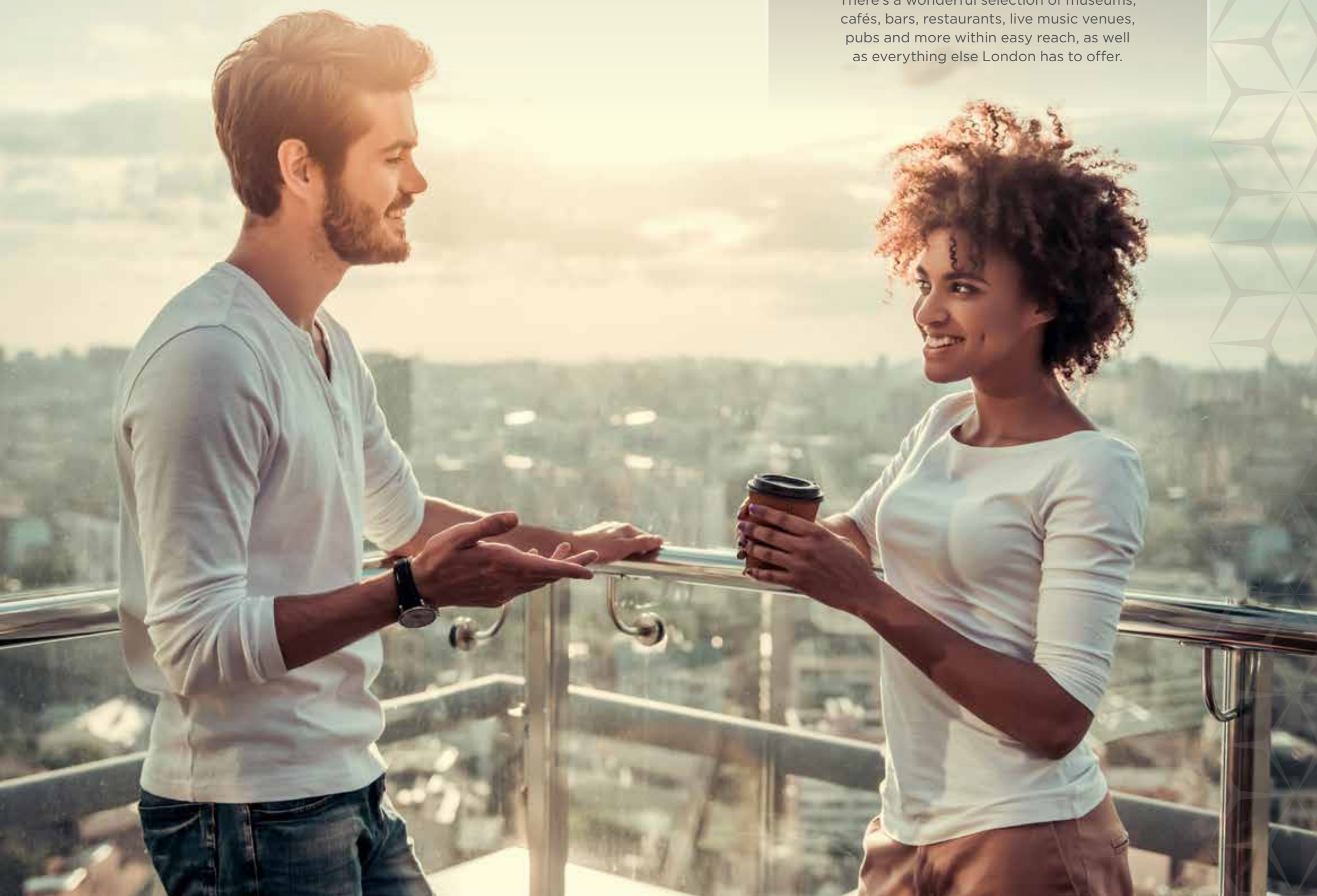


Above: Gail's Bakery, Chiswick High Road

The freedom to do whatever you want.

Pick up a newspaper, settle into a comfy coffee shop chair and relax with a steaming cappuccino, or gather your friends for a drink next to a roaring fire in a cosy pub. Get dressed-up for a thrilling night at the theatre or lose yourself in a maze of rooms adorned with works of art. Head down to a club, dance all night and don't stop until the sun comes up. However you love to spend your free time, you'll be spoilt for choice at Regency Heights.

There's a wonderful selection of museums, cafés, bars, restaurants, live music venues, pubs and more within easy reach, as well as everything else London has to offer.



More than fit for purpose.

Run faster, play harder,
swim further.

Regency Heights doesn't just offer you a great opportunity and place to live, it could be good for your health too. The many local, beautiful green spaces in your neighbourhood are ideal for cycling or running, there's even an exercise trail for when you feel like pushing yourself that little bit further too. Gyms, tennis clubs, squash courts and everything in between can also be found in the local area.

If you're more of a sport spectator than a participator, you won't be disappointed either. The capital's countless arenas, hosting everything from cricket to football and rugby, can easily be reached from Regency Heights. What's more, Wembley Stadium with all its major, year-round events, is less than three miles away, its striking arch clearly visible from our towering apartments.

Palm House, Kew Gardens



*Above: Kew Gardens
Right: Wembley Stadium*



A night view from a high-rise apartment building in London. The left side of the image shows the building's facade with multiple balconies, each featuring a white metal railing and a small potted plant. The balconies are illuminated from within, casting a warm glow. The right side of the image shows a panoramic view of the London skyline at night, with numerous skyscrapers and buildings lit up, creating a vibrant cityscape. The sky is dark, and the city lights are reflected in the water below. The overall mood is sophisticated and modern.

Breathing even
more life into
London.

A smarter place to live, for many reasons.

They say great minds think alike, and at Regency Heights you'll be in good company, whether you're considering studying in London or buying an apartment as an investment.

The city is home to four of Europe's top 10 most-successful universities and nearly half a million students.

Just some of London's higher-educational institutions are listed here, all of which you can reach in around an hour* through the excellent transport links in the vicinity of Regency Heights.

When it comes to education, these stunning new apartments are definitely the intelligent choice.

*Journey times approximate from Regency Heights development.
Sources: Google maps and tfl.gov.uk

Average Journey Times

University of West London
4 minutes to Ealing Common

Imperial White City Campus
33 minutes from Regency Heights

University of Westminster
22 minutes to Oxford Circus

Imperial College
23 minutes to South Kensington

**University of the Arts London (UAL),
London College of Fashion**
26 minutes to Holborn

University College London (UCL)
33 minutes to Green Park

King's College
36 minutes to Temple

West Middlesex University Hospital
30 minutes via Bus Stop R Turnpike Way

London School of Economics (LSE)
26 minutes to Holborn

Brunel University
38 minutes via Kingston Lane Bus Stop

**University of the Arts London (UAL),
Central Saint Martins**
57 minutes from Regency Heights

City University London
27 minutes to Chancery Lane





Designed for life, crafted to perfection.

Finishing our homes to an exceptional standard,
ready for you to add your own personal touch.

Your home is not only your sanctuary, somewhere safe
you can unwind with your favourite TV box set, it's where
you enjoy late nights with friends that turn into early
mornings, where you laugh for hours with family as you
share a delicious meal, and so much more. You spend
all this time here, everything about it should be perfect,
comfortable and a true representation of your personality.

That's why the stylish, contemporary, light-filled studios
and apartments at Regency Heights are built
with an exquisite attention to detail.



Time to get personal.

In the kitchen you'll find Zanussi appliances and granite countertops with glass splashbacks. Bathrooms and ensuites feature elegant stone white porcelain wall and floor tiles, as well as discreet ceiling downlighters. Together it all creates a stunning canvas for you to add your own unique finishing touch.



Strengthening London's economy, creating a strong opportunity for you.

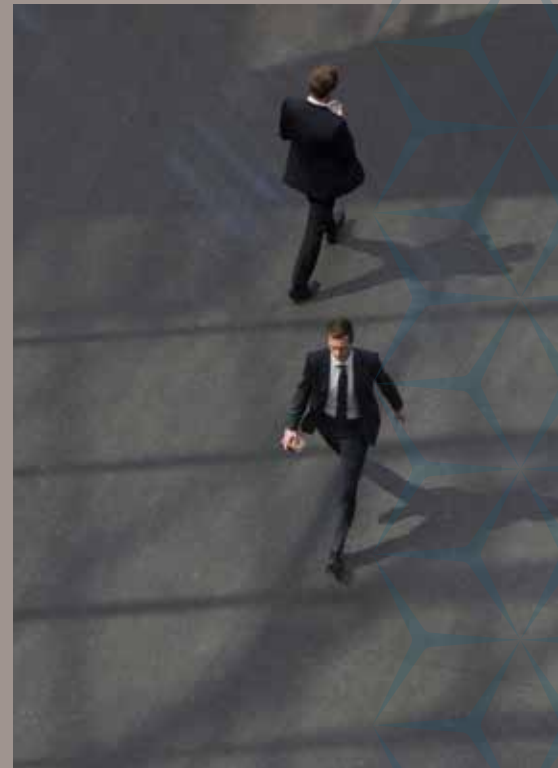
"Old Oak and Park Royal is one of the most important regeneration projects in London and is set to be the largest new development in the capital since the London 2012 Olympics and Paralympic Games."

Sadiq Khan, Mayor of London

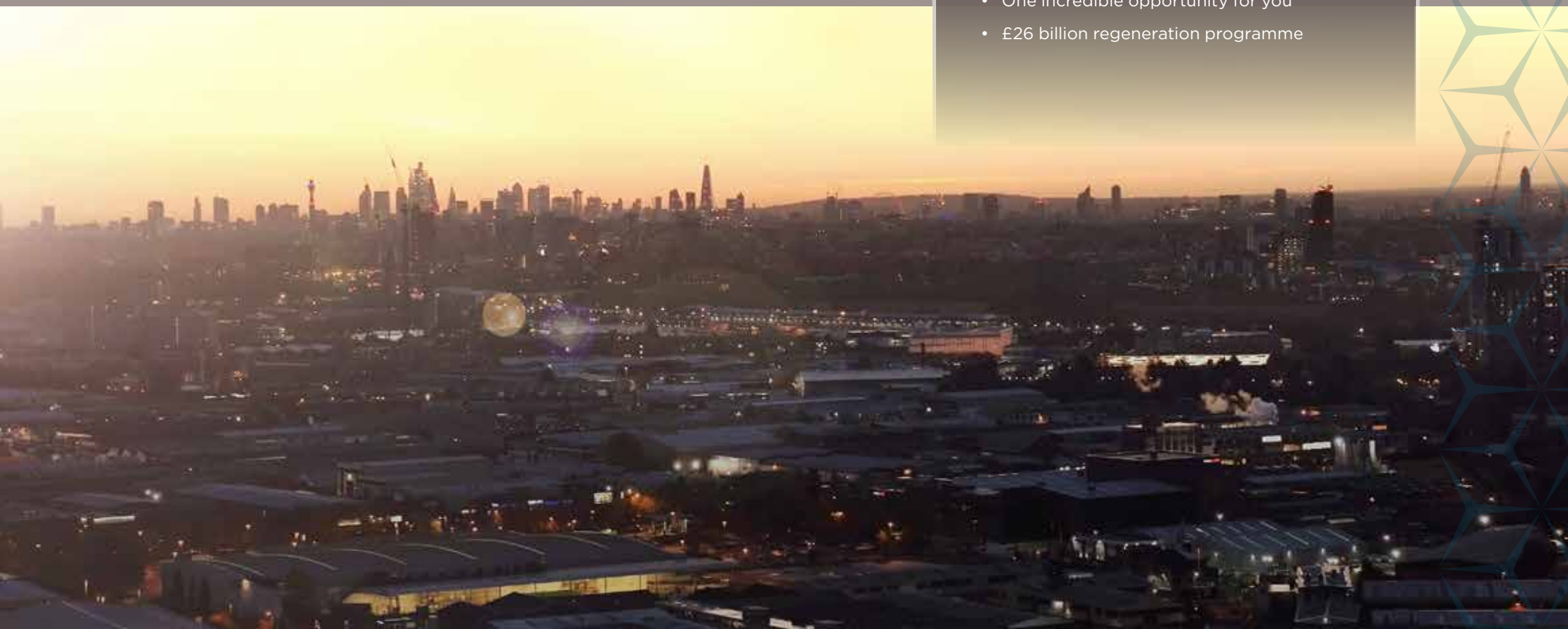
As part of the Old Oak and Park Royal development, the UK's largest regeneration project, Regency Heights will stand tall in a thriving, attractive new community. Aspiring Londoners, professionals and students will be drawn to this vibrant, exciting area; surrounding it will be a wealth of amenities, educational institutions, sport & leisure facilities, and green spaces.

Plus, it's the only place where the new HS2 and Crossrail networks meet, giving you easy access to a world-class transport interchange.

Regency Heights in the OPDC zone is not only a desirable place to live, it's somewhere to invest in. With approximately 31,000 people already working in Park Royal, this provides an extensive number of potential tenants who would love to live in the stunning, low maintenance, energy efficient homes of Regency Heights. With so much available within easy reach, this is an investment opportunity with numbers that speak for themselves.



- £7 billion generated for the UK economy every year
- 65,000 new jobs
- 25,500 new homes
- 640+ hectares spanning three London boroughs
- 2 new 'super hub' railway stations – HS2 and Crossrail
- One incredible opportunity for you
- £26 billion regeneration programme



Lexicon, Harrow-on-the-Hill



The next step towards enjoying a smarter, connected life.

Creating unique places
where people aspire to live.

Fairview New Homes has been building homes for more than 50 years. With headquarters in Enfield, Middlesex, we specialise in designing and creating desirable places to live for singles, couples and young families seeking a stylish, hassle-free home in the capital.

Fairview is firmly established as one of the UK's leading housebuilders, a position achieved and maintained by building to quality standards, which is evident in our recent developments: Edition in Colindale, Thirty2 in Hampstead and now Lexicon in Harrow.

We have wide experience in building new houses and apartments for modern living, as well as restoring older buildings to create unique living spaces.



*Thirty2,
Hampstead*



*Old Town Hall,
Colindale*

Finding a mortgage.

Mortgages are available, subject to status and valuation, through leading financial institutions. Having carried out pre-sale valuations and evaluated your personal circumstances, we are able to assist in arranging for your mortgage to be placed with an approved, leading independent financial institution to deal promptly with your application.

How to reserve.

A new apartment may be reserved with a £2,000 reservation deposit (this sum fixes the price and will be credited on legal completion).

To secure your reservation, you will need to provide the required AML (Anti Money Laundering) documents, proof of income and available deposit funds. Please speak to our sales advisor for further details.

Our Sales Advisor will also require the name and address of the solicitor that will act for you at the time of reservation. If you do not have a solicitor, our Advisor will be able to provide a list of panel solicitors and licensed conveyancers for your reference.

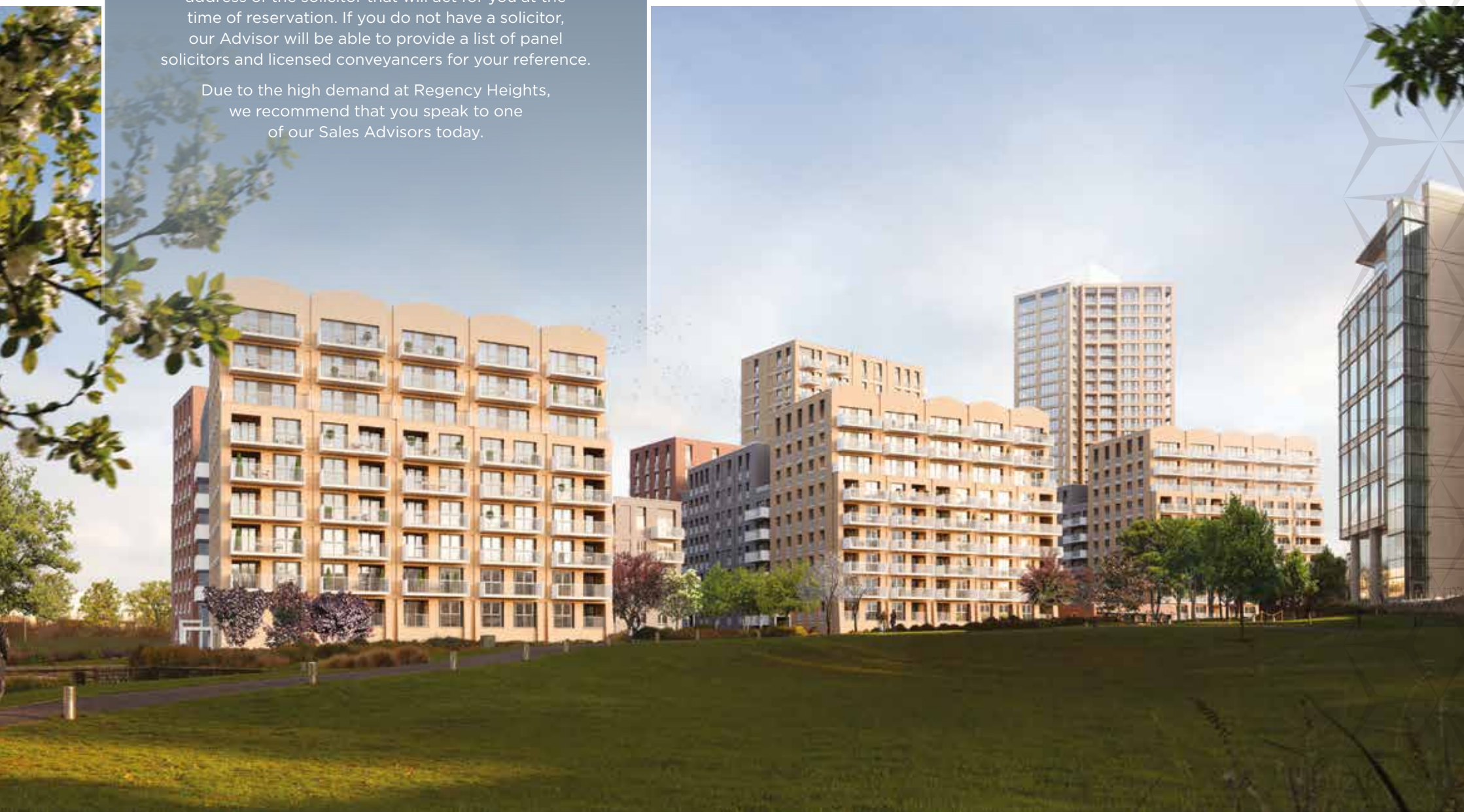
Due to the high demand at Regency Heights, we recommend that you speak to one of our Sales Advisors today.

Our management company.

A dedicated Management Company will be formed for the benefit of all homeowners, who will become members upon their legal completion.

The Management Company will be responsible for buildings insurance and for the maintenance and cleaning of common areas, e.g. staircases, gardens, access ways, refuse and cycle stores etc.

So when you buy with Fairview you get peace of mind that all of the communal areas are kept clean and well looked after. Service charges will be payable to the Management Company. Our Sales Advisor will be able to provide information on the estimated costs involved.



Directions to a unique location with an exciting future.

REGENCY HEIGHTS

Lakeside Drive, Park Royal,
London NW10 7HQ

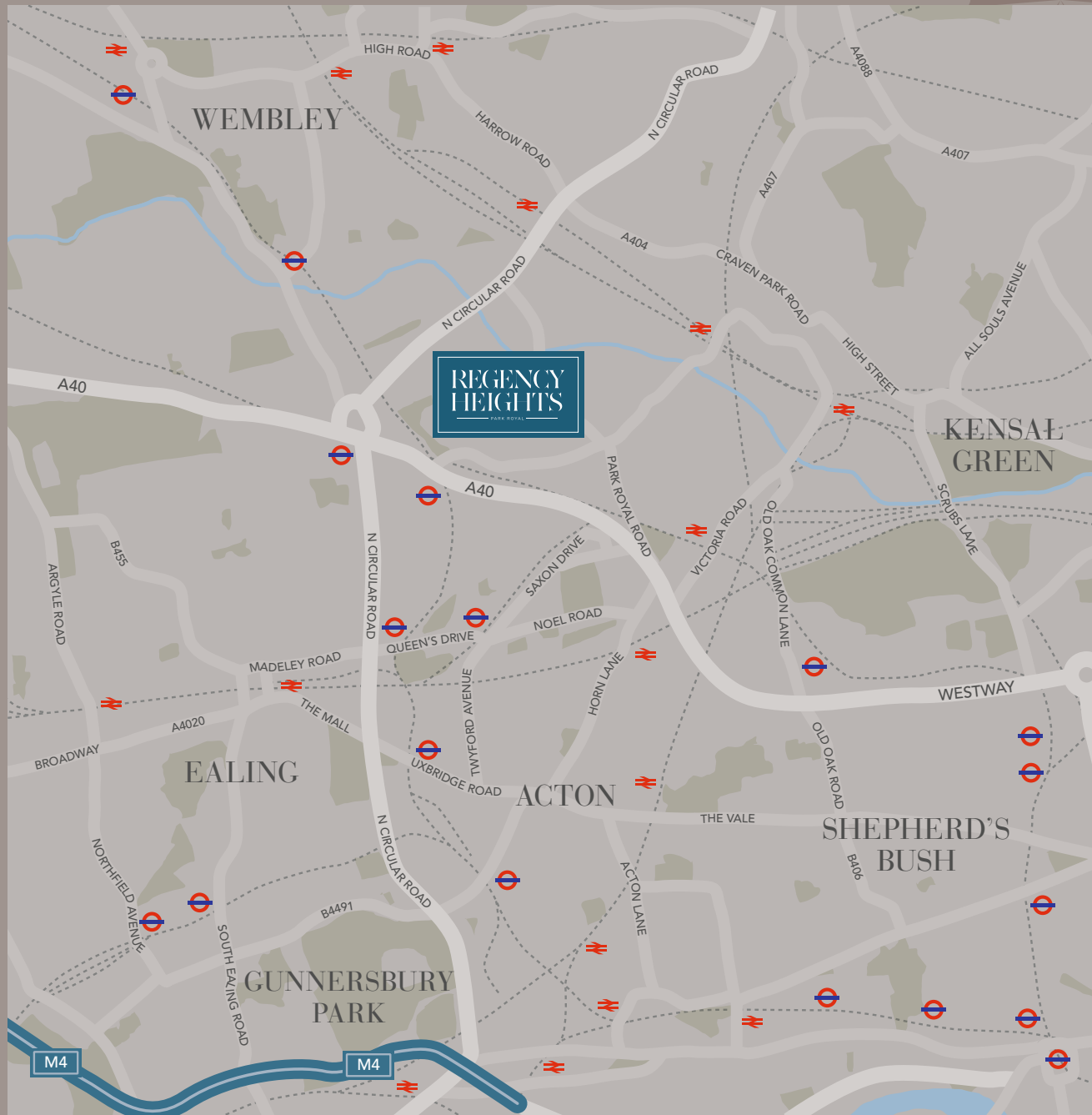
DRIVING FROM M4 JUNCTION 1

Head north-east on North Circular Road towards South Acton and Ealing. After three miles, turn slightly right onto Hanger Lane. Use the left lane to turn right onto North Circular Road/Hanger Lane. Turn left onto Western Avenue. Stay in the left-hand lane and turn slightly left to stay on Western Avenue. At the next roundabout, Regency Heights will be in front of you.

WALKING FROM PARK ROYAL UNDERGROUND STATION

Turn right out of the station onto Hanger Green. Use the underpass to go beneath the A40. Continue on the footpath for about five minutes (you'll pass over a railway line after a couple of minutes). Cross Coronation Road next to the roundabout and Regency Heights is in front of you.

Please note: These details are intended to give a general indication of the proposed development and floor layouts. The company reserves the right to alter any part of the development, specification or floor layouts at any time. The contents herein shall not form any part of any contract or be a representation inducing such contract. These properties are offered subject to availability and final specification. Purchasers are advised to contact the Marketing Suite or Selling Agent to ascertain the availability of any particular property and to ensure that what may be on offer suits their particular requirements so as to avoid a fruitless journey. Regency Heights is a marketing name and may not necessarily form part of the approved postal address. Layouts, window positions and styles may vary; please check with the Sales Advisor at 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 only and may be subject to change. The room sizes shown in this brochure are taken to the widest points in each room; wall to 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. Computer generated images are for illustrative purposes only. Maps not to scale. All journey times and directions are approximate. Sources: TFL.gov.uk, eurostar.com, heathrowairport.com, thetrainline.com & Google maps. FREG27/March 2019.



Directions taken from Google maps.



REGENCY HEIGHTS

— PARK ROYAL —