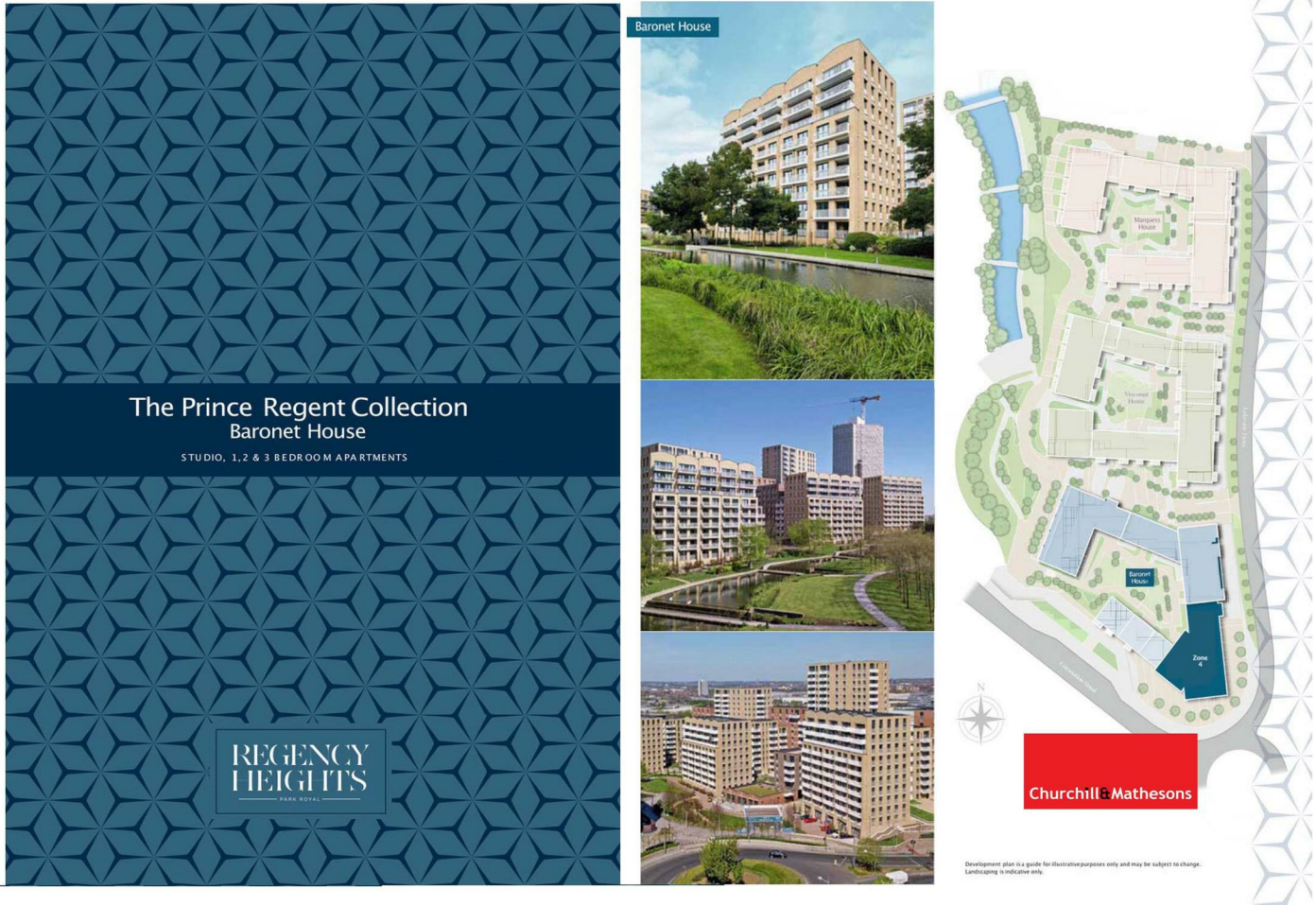


Park Royal, London, NW10 7HQ

Prices From £475,000 Leasehold



KEY FEATURES:

- TWO BEDROOM APARTMENT
- BRAND NEW
- VIDEO ENTRY PHONE
- BALCONY
- OVER 900 YEARS LEASE
- FULLY FITTED KITCHEN WITH INTEGRATED
- 10 YEAR NHBC BUILDMARK WARRANTY
- EN-SUITE FROM MAIN BEDROOM

CHURCHILL & MATHESONS are delighted to offer four BRAND NEW MODERN TWO BEDROOM APARTMENTS for sale in a purpose built tower spanning 26 floors.

Finished to a high standard, the apartments comprise of Entrance Hall, Open Plan Lounge/Diner with FULLY FITTED KITCHEN with GRANITE WORKTOPS AND INTEGRATED APPLIANCES and access to a sheltered private BALCONY, two spacious bedrooms with access to an en suite from the main bedroom and Family Bathroom with HEATED TOWEL RAIL. Further benefits are all apartments come with a one year warranty of all white goods, video entry phone, sprinkler systems, smoke detectors, 10-Year NHBC Buildmark Warranty and 2-year Fairview Warranty.

Regency Heights is located close to local shops, restaurants and amenities of Park Royal and local transport links including Hanger Lane Underground Station (Central Line - Zone 3) with quick access to Westfield Shopping Centre and Central London. Park Royal Underground Station (Piccadilly Line - Zone 3) for access into the West End.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Whilst every effort is made to give a fair description, the accuracy of these particulars is not guaranteed, neither do they constitute an offer or contract.

CHURCHILL & MATHESONS ESTATE AGENTS have not tested any apparatus, equipment, fitting or services and so cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor. Measurements are correct to within +/-6 A sonic tape is used. None of the statements contained in these particulars or any of our properties are to be relied upon as a representation of fact.