

# THE AVENUE

LONDON NW6



REGAL

LONDON



# THE AVENUE



## REMAINING APARTMENTS

Type	Starting Price From
1 Bed with Study	£775,000
2 Bed	£990,000
2 Bed with Study	£1,300,000
3 Bed	£1,250,000
3 Bed Duplex with Study	£2,000,000

## DEVELOPMENT OVERVIEW

- A collection of 68 luxury homes comprising studio, 1, 2, and 3 bedroom apartments, beautifully designed to the highest specifications.
- Designed by Award Winning Architects Hopkins
- Within a few minutes' walk to Queens Park, Brondesbury, Brondesbury Park and Kilburn Station
- Close to all the shops, cafes, bars & restaurants that the area has to offer.
- Landscaped communal gardens
- Concierge service
- Short travel times to all of London's leading universities.
- Interior Designed
- Branded fittings
- Fully equipped resident's gym
- CCTV to communal entrances and external common areas
- Secure underground parking

## THE DEVELOPER

Regal London has developed a considerable portfolio of truly outstanding homes from multi-unit apartment schemes to 8 bedroom luxury houses. Well renowned for exceptional attention to detail, as well as innovative and industry leading architectural design, a Regal London property is a truly special investment.

## ARCHITECT

Hopkins Architects

## BUILDING WARRANTY

BLP 10 year building warranty

## MANAGEMENT COMPANY

Goodman Mann Broomhall

## LOCAL AUTHORITY

London Borough of Brent

## TENURE

Leasehold 999 years

## SERVICE CHARGE (estimated)

£3.40 sq/ft

## BUILDING INSURANCE

Included in the service charge figures

## ANTICIPATED COMPLETION

October 2018

## PARKING

Secure underground car parking spaces available to purchase for an additional £35,000. Parking reserved for selected 1 bedroom apartments and all 2 and 3 bedroom apartments.

## GROUND RENT

Studio Apartments: £400 p/a  
1 Bedroom Apartments: £500 p/a  
2 Bedroom Apartments: £600 p/a  
3 Bedroom Apartments: £700 p/a

## COUNCIL TAX

2018-2019

Band A - £997.69  
Band B - £1,163.98  
Band C - £1,330.26  
Band D - £1,496.54  
Band E - £1,829.10  
Band F - £2,161.67  
Band G - £2,494.23  
Band H - £2,993.08

# LIVING IN QUEEN'S PARK

A vibrant High Road lined with trendy cafes and restaurants, great open spaces, excellent transport links and an abundance of handsome Victorian housing stock makes this trendy pocket of central North West London popular with families and professionals buying or renting.



## ALICE HOUSE

An exciting mix of vintage chic, innovative cocktails, craft beer and relaxed dining. The Alice House venue in Queen's Park offers a glamorous, yet intimate environment - the perfect place to eat and drink.



## OSTUNI

Ostuni restaurant is London's first eatery dedicated to the cuisine and wines of Puglia. There is a large outside terrace reflecting the traditional materials used to build the Trulli of Puglia.



## GAILS ARTISAN BAKERY

Pick up a world-class loaf from a seasonal, ever-changing range. You can choose a sandwich, freshly made salad, or a slice of cake. Serving top-notch coffee made by carefully trained baristas.



## PARK TENNIS COURTS

Six all weather tennis courts within Queen's Park itself. Available to book and also available on a first come first served basis.

Located between Queen's Park and leafy West Hampstead, in the North West of London, The Avenue is surrounded by iconic neighbourhoods. Indulge in a relaxing Sunday brunch at one of the quaint cafés, or try the handmade breads and vintage cheeses at the farmers' market near Queen's Park. Residents can wander around the antiques markets and boutiques of Notting Hill and Primrose Hill.

## TRANSPORT

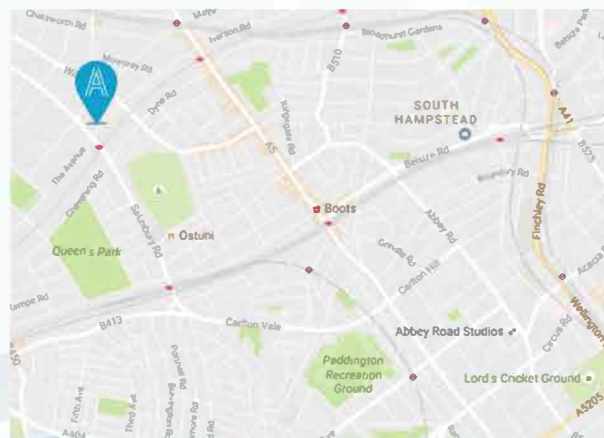
Underground: Queen's Park (zone 2) is served by the Bakerloo line and the overground with direct trains to Euston and central London.

Kilburn (zone 2) is served by the Jubilee Line with direct trains to the West End, City and Canary Wharf

Overground: The overland train from Brondesbury runs to Richmond to the west and Stratford to the east.

Buses: Numerous buses from Kilburn High Road serve central London including the 6, 16, 36 and 98 routes.

Car: Queen's Park lies in a perfect junction between north and west London and is easily accessible from each compass point including the M25, Edgware Road and Harrow Road.



Bank **25** mins



London Bridge **20** mins



Embankment **20** mins



Victoria **20** mins



St Paul's **22** mins



Knightsbridge **22** mins



Westminster **15** mins



Camden Town **23** mins



Baker Street **9** mins



Marble Arch **16** mins



# SPECIFICATIONS

## Hallways

Contemporary and sophisticated, oak veneer wooden flooring runs throughout the hallways of each apartment. Residents' safety and assurance is paramount, with advanced, high security multi-point locking systems installed with all entrance doors.

- Oak veneer wooden flooring
- Electronic video entry phone system
- High security multi-point locking entrance door
- Veneer or painted skirtings and architraves

## Reception Rooms

Flawlessly finished, each reception room is cosy, comfortable and exceptionally stylish. Equipped with the latest technology access points, residents can install and enjoy state-of-the-art entertainment systems.

- Oak veneer wooden flooring
- Veneer or painted skirtings and architraves
- Satellite/cable, TV, radio, data outlet point
- Telephone outlet point

## Kitchens

The hub of the home, all kitchens have been considered to be elegant and functional in design. Stunning quartz stone worktops, chic German units and high-tech integrated appliances, create a space perfect for entertaining and relaxing.

- Contemporary German kitchen units with handleless painted doors
- Quartz worktop with an integral drainer and matching upstands
- Stainless steel undermount sink
- Contemporary chrome kitchen tap
- Siemens appliances
- Integrated fridge/freezer
- Stainless steel fan assisted electric oven
- Four ring hob
- Telescopic style extractor hood
- Integrated washing machine (unless located in a built-in cupboard elsewhere in the apartment)
- Integrated multi-function dishwasher
- Oak veneer wooden flooring
- Veneer or painted skirtings and architraves
- Integrated wine coolers (In 2 & 3 bedroom apartments)
- Integrated microwaves (In 2 & 3 bedroom apartments)

## Bedrooms

A haven away from the bustling city, every bedroom is warm and welcoming. Luxurious carpets and modern, built-in fitted wardrobes, enable both indulgence and practicality.

- High quality fitted carpet with high quality underlay in all bedrooms (Studio apartment sleeping areas will feature single strip oak veneer wooden flooring)
- Veneer or painted skirtings and architraves
- Fitted wardrobe to all bedrooms
- Satellite/cable, TV, radio, data outlet point
- Telephone outlet point

## Bathrooms/Shower Rooms

Fashionable white suites, striking wall and floor tiles and Grohe chrome fittings combine to create a sanctuary where residents can unwind after an eventful day.

- Natural stone/ceramic wall and floor tiles to all bath/shower rooms around bath or shower area
- Contemporary white suites
- Grohe chrome fittings
- Chrome ladder style heated towel rail
- Chrome shaver points
- Ventilation system
- Vanity unit
- Fitted wall mirror

## General

The development hosts an array of fantastic facilities, including an advanced fitness suite and private concierge service, available to cater to residents' every need. CCTV is also in operation to safeguard and put residents at ease. Thermostatically controlled underfloor heating and refined recessed downlights, feature throughout the entire development.

- Thermostatically controlled underfloor heating
- Recessed downlights throughout
- Stainless steel ironmongery
- Wood veneer doors
- Contemporary white electric flush to wall plates for power and light switches
- Integrated building and individual apartment fire detection system
- CCTV to internal entrance and external common areas
- Concierge
- Gym



## TERMS OF PAYMENT

1. A non-refundable booking deposit of £2,500 is payable upon reservation.
2. 10% of the purchase price, less booking deposit paid, payable on exchange of contracts within 14 days from reservation.
3. The balance of 90% of the purchase price will be payable upon completion.
4. Please provide ID card/passport copy and two utility bill copies and one bank statement copy with buyer's name and address.

## Solicitors

### Vendor's Solicitors

#### **WINCKWORTH SHERWOOD SOLICITORS**

Minerva House, 5 Montague Cl, London SE1 9BB

Attn: Jodie Campbell

Tel: (44) 20-3735-1928

Fax: (44) 20-7593-5099

Email: [jcampbell@wslaw.co.uk](mailto:jcampbell@wslaw.co.uk)

### Recommended Purchaser's Solicitors

#### **ZHONG LUN SOLICITORS**

10-11 Austin Friars, London EC2N 2HG

Attn: Linna Li

Tel: (44) 207-382-1567

Fax: (44) 207-382-1568

Email: [linnali@zhonglun.com](mailto:linnali@zhonglun.com)

#### **RISEAM SHARPLES SOLICITORS**

2 Tower Street, Covent Garden, London, WC2H 9NP

Attn: Tom Sharples

Tel: (44) 207-257-8910

Fax: (44) 207-836-9777

Email: [tom@rs-law.co.uk](mailto:tom@rs-law.co.uk)