



REGENT'S QUARTER

SUTTON





Computer Generated Image



Introducing Regent's Quarter

AN EXCLUSIVE DEVELOPMENT OF JUST 30 BRAND NEW HIGH-SPECIFICATION APARTMENTS, CONVENIENTLY LOCATED ON SUTTON'S BUSTLING HIGH STREET.

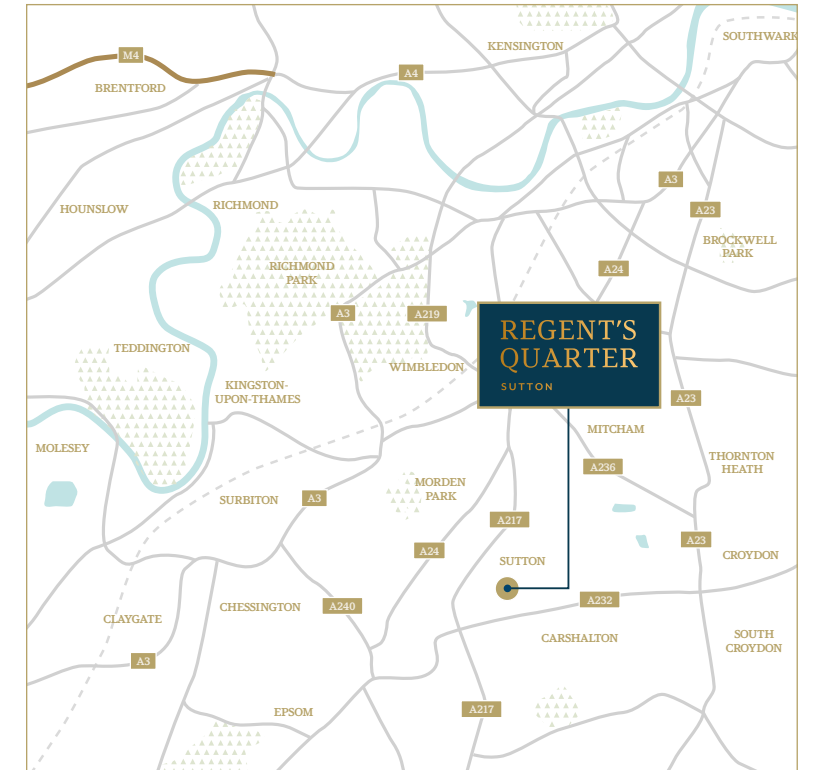
This prestigious collection of 1, 2 & 3 bedroom apartments enjoys the best features, fixtures and fittings. Including integrated appliances, modern bathroom suites and spacious, private balconies. All apartments have access to the roof terrace and the opportunity to secure a parking space (subject to availability).

Regent Quarter's excellent location offers home buyers a great opportunity to own a fantastic brand-new home in this popular corner of South London.



If you're travelling by road the M25 provides easy access to the National motorway network.

Trains from nearby Sutton Station provide another option and reach London Victoria in just 26 minutes.

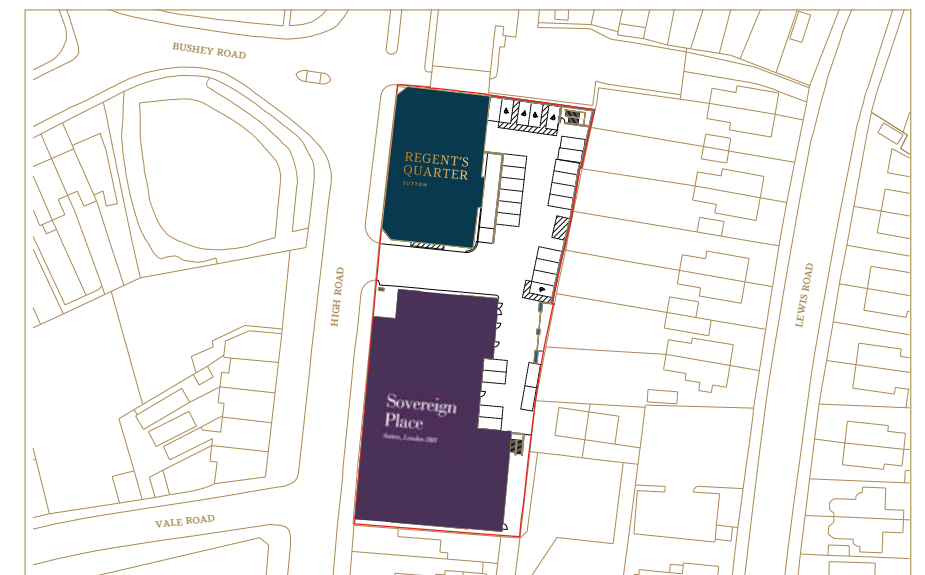


SUTTON OFFERS RESIDENTS THE PERFECT BALANCE OF SUBURBAN AND CITY LIVING

You'll be well located

IN SUTTON EVERYTHING YOU NEED IS ON YOUR DOORSTEP, THERE IS A GREAT CHOICE OF PUBS, BARS AND RESTAURANTS, OPEN SPACES AND PARKS FOR ENJOYING THE GREAT OUTDOORS AND TWO SHOPPING CENTRES FOR WHEN ONLY RETAIL THERAPY WILL DO.

For commuters Sutton Common Station is less than half a mile from Regent's Quarter offering frequent and direct services to London Blackfriars, Farringdon and St Pancras International.





A great place to call home

EACH NEW APARTMENT AT REGENT'S QUARTER HAS BEEN CAREFULLY CREATED TO INCLUDE SOME OF THE VERY BEST FEATURES IN NEW HOMES DESIGN.

Entry to the building will be controlled via a video camera entry phone system to ensure safety and security. The luxurious kitchens come complete with integrated appliances providing a smart, slick feel to the heart of the home.

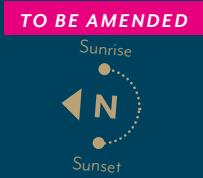
The apartments are kept warm with wall mounted wet rads and the private balconies offer residents the chance to take in the outside world. For cyclists wanting to lock up their bikes, on site bike storage has been provided.

// *SUTTON IS ONE OF LONDON'S GREENEST BOROUGH BOATING 16 PARKS AND 607 HECTARES OF GREEN SPACE*



Development Plans

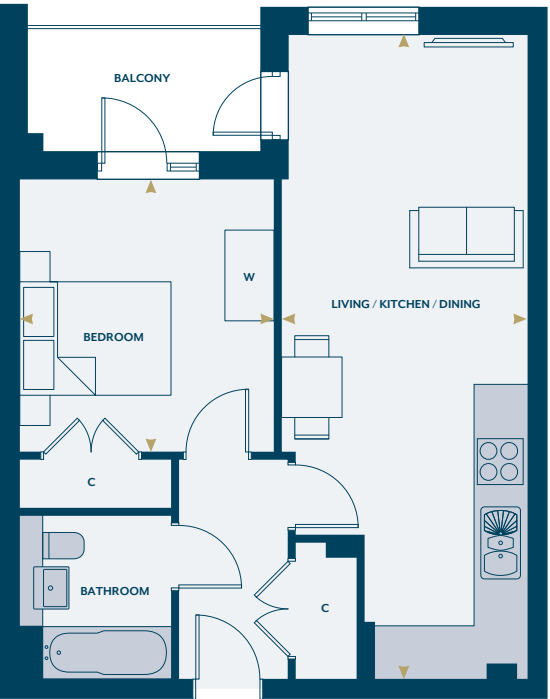
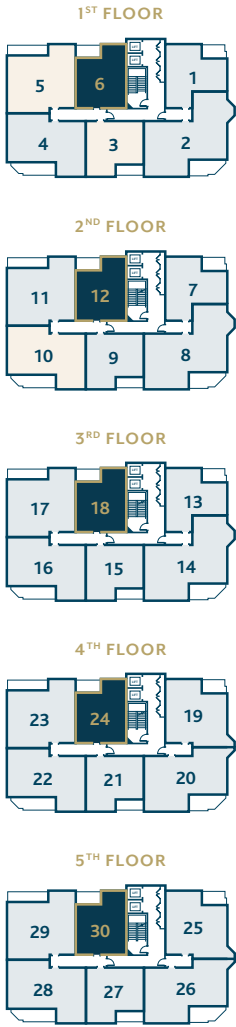
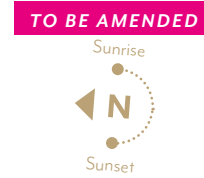
APARTMENT LAYOUTS



PRIVATE SALE SHARED OWNERSHIP

Flats 6, 12, 18, 24 & 30

541.81 SQ FT (50.3 SQ M)



1 Bedroom – 1 Bathroom Apartment

Living / Kitchen / Dining	8,520mm x 3,150mm	27'95" x 10'33"
Bedroom	3,485mm x 3,460mm	11'43" x 11'35"

C Cupboard
W Wardrobe
<> Measurement points

Any furniture shown is not included. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture.

Flats 3, 9, 15, 21 & 27

546.16 SQ FT (50.7 SQ M)



TO BE AMENDED



1ST FLOOR



2ND FLOOR



3RD FLOOR



4TH FLOOR



5TH FLOOR



1 Bedroom – 1 Bathroom Apartment

Living / Kitchen / Dining	6,180mm x 4,340mm	20'30" x 14'24"
Bedroom	3,460mm x 3,400mm	11'35" x 11'15"

- C Cupboard
- W Wardrobe
- <> Measurement points

Any furniture shown is not included. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture.

Flats 1, 7 & 13

566.48 SQ FT (52.6 SQ M)



TO BE AMENDED



1ST FLOOR



2ND FLOOR



3RD FLOOR



4TH FLOOR



5TH FLOOR



1 Bedroom – 1 Bathroom Apartment

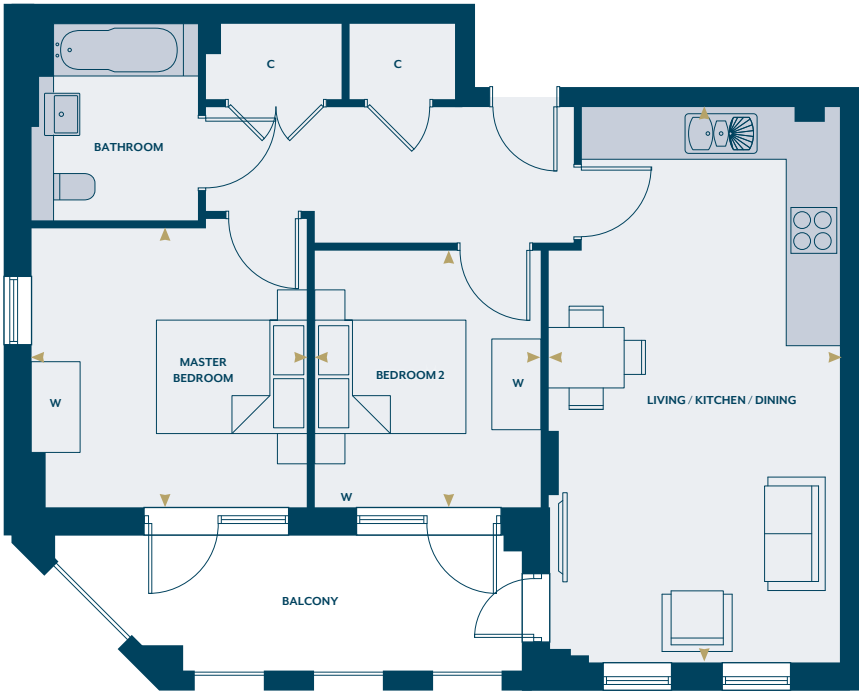
Living / Kitchen / Dining	5,240mm x 5,270mm	17'19" x 17'30"
Bedroom	4,210mm x 2,870mm	13'80" x 9'42"

- C Cupboard
- W Wardrobe
- <> Measurement points

Any furniture shown is not included. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture.

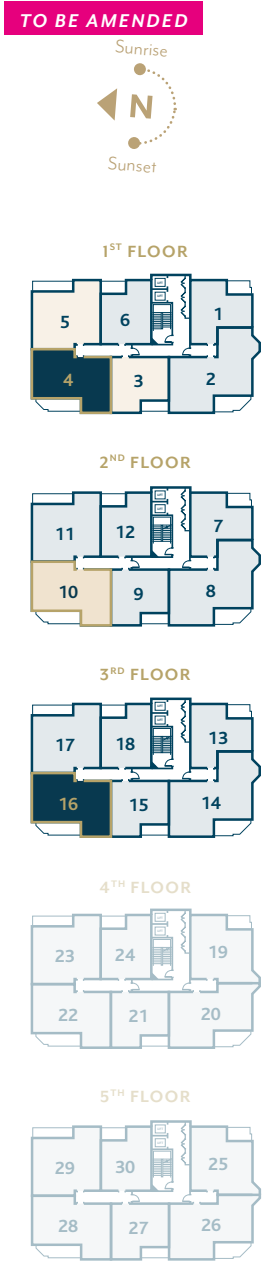
Flats 4, 10 & 16

762.48 SQ FT (70.8 SQ M)



2 Bedrooms – 2 Bathrooms Apartment		
Living / Kitchen / Dining	7,350mm x 3,850mm	24'11" x 12'63"
Master Bedroom	3,700mm x 3,650mm	12'14" x 11'98"
Bedroom 2	3,420mm x 3,000mm	11'22" x 9'84"

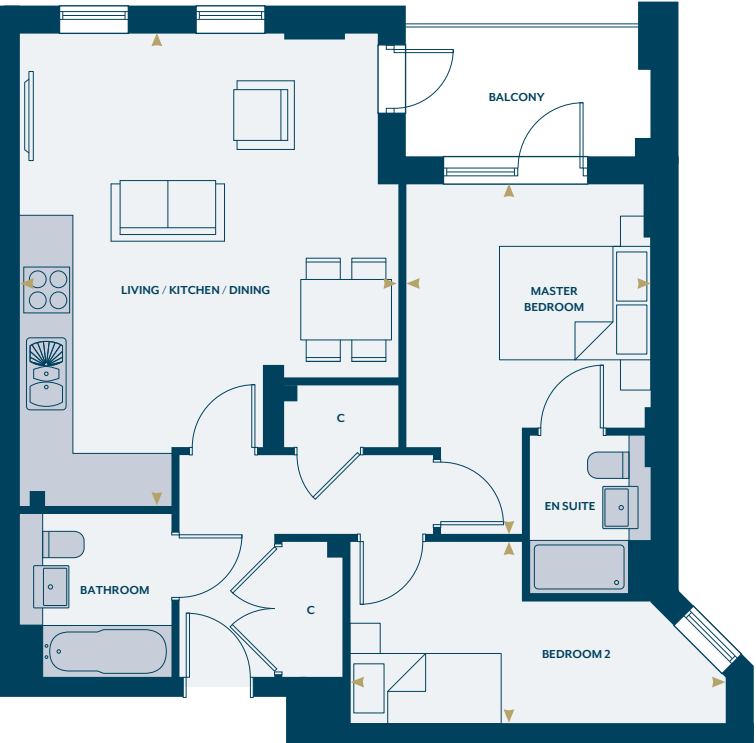
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- C Cupboard
- W Wardrobe
- <> Measurement points

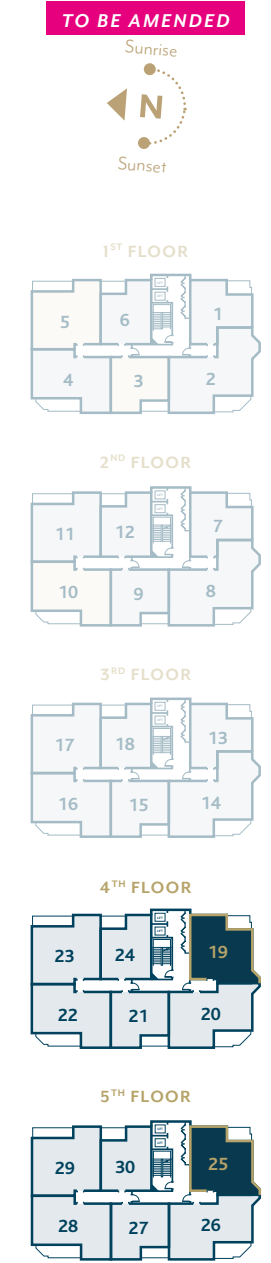
Flats 19 & 25

727.36 SQ FT (67.6 SQ M)



2 Bedrooms – 2 Bathrooms Apartment		
Living / Kitchen / Dining	6,240mm x 5,340mm	20'47" x 17'52"
Master Bedroom	4,820mm x 2,900mm	15'80" x 9'51"
Bedroom 2	2,170mm x 4,920mm	7'12" x 16'14"

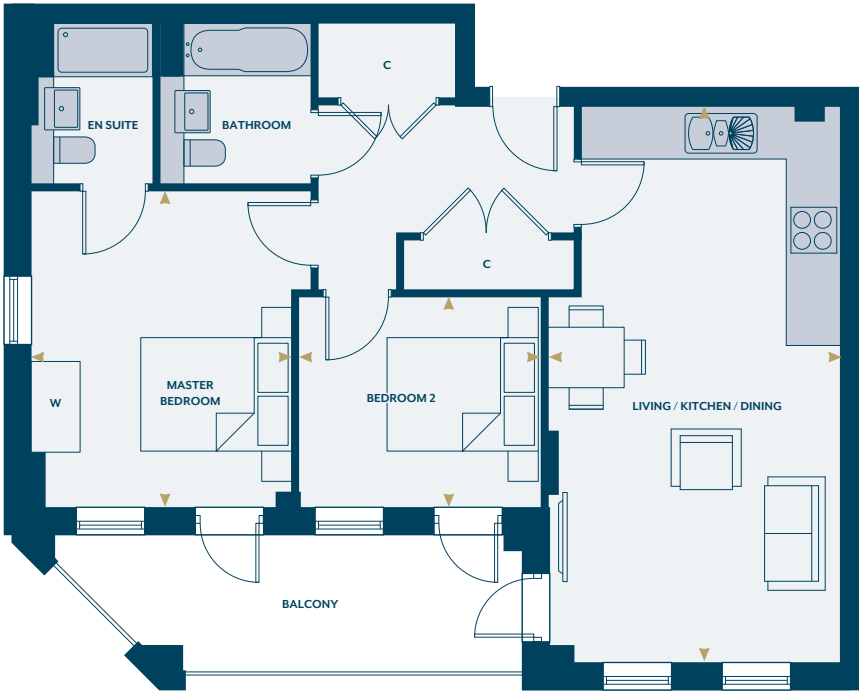
Any furniture shown is not included. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture.



- C Cupboard
- W Wardrobe
- <> Measurement points

Flats 22 & 28

762.48 SQ FT (70.8 SQ M)



TO BE AMENDED



1ST FLOOR



2ND FLOOR



3RD FLOOR



4TH FLOOR



5TH FLOOR



2 Bedrooms – 2 Bathrooms Apartment

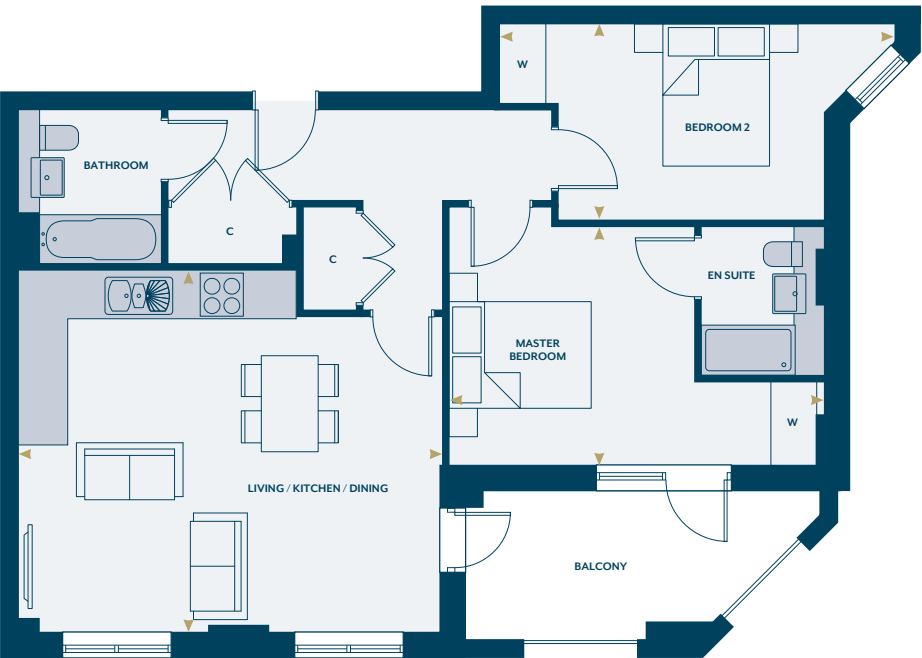
Living / Kitchen / Dining	7,350mm x 3,850mm	24'11" x 12'63"
Master Bedroom	4,160mm x 3,440mm	13'65" x 11'29"
Bedroom 2	2,780mm x 3,190mm	9'12" x 10'47"

- C Cupboard
- W Wardrobe
- <> Measurement points

Any furniture shown is not included. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture.

Flats 20 & 26

824.92 SQ FT (76.6 SQ M)



TO BE AMENDED



1ST FLOOR



2ND FLOOR



3RD FLOOR



4TH FLOOR



5TH FLOOR



2 Bedrooms – 2 Bathrooms Apartment

Living / Kitchen / Dining	5,070mm x 5,920mm	16'63" x 19'42"
Master Bedroom	3,330mm x 5,200mm	10'93" x 17'06"
Bedroom 2	2,750mm x 5,580mm	9'02" x 18'31"

- C Cupboard
- W Wardrobe
- <> Measurement points

Any furniture shown is not included. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture.

Flats 5, 11, 17, 23 & 29

798.03 SQ FT (74.1 SQ M)



2 Bedrooms – 2 Bathrooms Apartment			
Living / Kitchen / Dining	8,520mm x 3,590mm	27'95" x 11'78"	
Master Bedroom	5,530mm x 2,750mm	18'14" x 9'02"	
Bedroom 2	4,320mm x 2,760mm	14'17" x 9'06"	

Any furniture shown is not included. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture.

TO BE AMENDED



- C Cupboard
- W Wardrobe
- <> Measurement points

Flats 2, 8 & 14

981.7 SQ FT (91.2 SQ M)



2 Bedrooms – 2 Bathrooms Apartment			
Living / Kitchen / Dining	5,070mm x 5,920mm	16'63" x 19'42"	
Master Bedroom	3,700mm x 5,200mm	12'14" x 17'06"	
Bedroom 2	2,750mm x 5,580mm	9'02" x 18'31"	
Bedroom 3	2,400mm x 3,470mm	7'87" x 11'38"	

Any furniture shown is not included. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture.

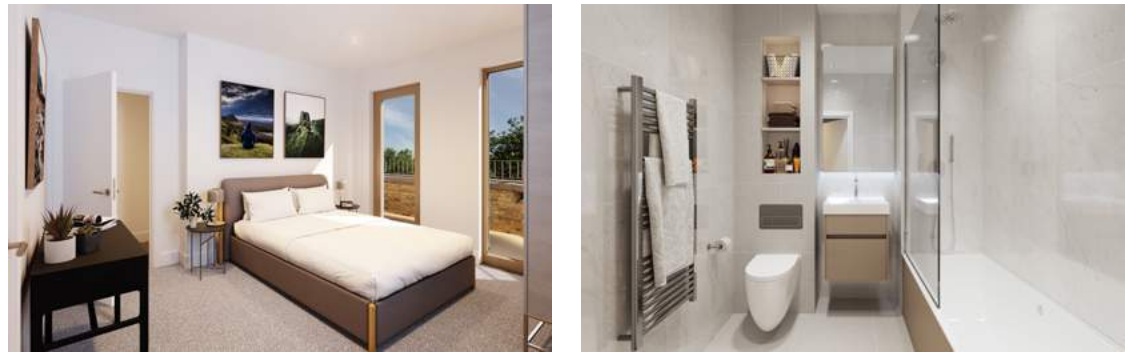
TO BE AMENDED



- C Cupboard
- W Wardrobe
- <> Measurement points

Specification

FIXTURES & FITTINGS



GENERAL SPECIFICATIONS

- ♦ Amtico Spacia flooring throughout the apartment except bathroom & bedrooms
- ♦ Carpets to bedrooms
- ♦ Matt paint finish to walls and ceilings
- ♦ Solid doors, decorative architraves and skirting with satin wood finish
- ♦ Brushed satin nickel door ironmongery
- ♦ Satellite and CAT 6 data and TV points, as well as selected USB ports and dimmer switches
- ♦ Digital thermostat
- ♦ Contemporary wall-mounted radiators
- ♦ 10 Year Checkmate Warranty

BEDROOMS

- ♦ Optional bespoke fitted wardrobes

EXTERNAL AREAS

- ♦ Private outside space to all apartments
- ♦ Access to communal roof terrace

KITCHENS

- ♦ Kitchen units with elegant handleless cupboards
- ♦ Bosch Hob, Dishwasher and Microwave
- ♦ Extractor Hood
- ♦ 1 ½ stainless steel sink
- ♦ Stainless steel tap
- ♦ Integrated Bosch fridge freezer
- ♦ Combined washing machine and dryer
- ♦ Quartz countertop

BATHROOMS

- ♦ Porcelain floor and wall tiles
- ♦ Fairford Vanity unit, basin & WC
- ♦ Clear glass shower screens and / or bath screens
- ♦ Fairford taps and fittings
- ♦ White shaver socket

It is not possible in a brochure of this nature to do more than give a general impression of the range, quality and variety of the homes we have on offer. The computer-generated imagery, floor plans, configurations and layouts are included for guidance only. The properties may vary in terms of elevational design details, position/size and materials used. Such changes are due to our commitment to creating homes of individual character, although similar to others. We operate a policy of continuous product development so there may be material differences between the accommodation depicted in our literature and that on offer on any particular development or at different times during the progress of any development. All internal and external photography of properties depict previous developments.



About Mizen

THE DEVELOPER



Mizen is a leading privately-owned property developer and construction business based in London. The group was founded in 1986 by Executive Chairman Bernard Jos.Tansey.

Mizen Properties Limited (the Group Holding Company) has significant experience in Land Acquisition, Project Design & Construction, Project Management and Finance.

In fact, the aggregated and accumulated experience of the principals and senior managers is well in excess of 600 years.

The Mizen Group of companies headquarters are located at No. 1 Railshead Road, St Margarets, Old Isleworth, Middlesex, TW7 7EP.



