



# REGENTS GATE LONDON

المساكن

شركة المساكن الدولية

التمويل العقاري

Al Masaken International

Real Estate Development Co.

Tel.: 188 8811



REGENTS GATE  
DEVELOPMENT  
LOCATION

Edgware Road

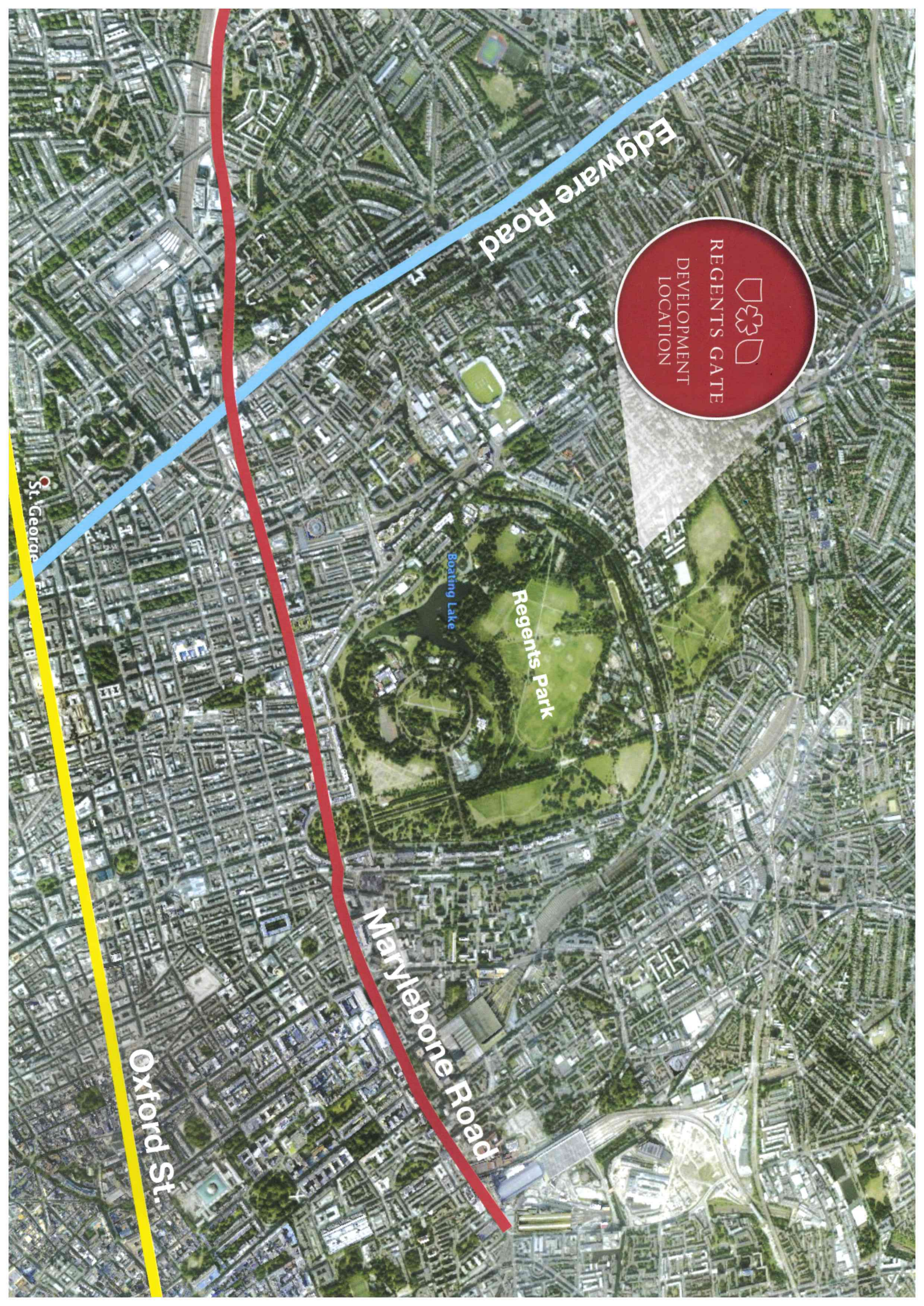
Marylebone Road

Oxford St.

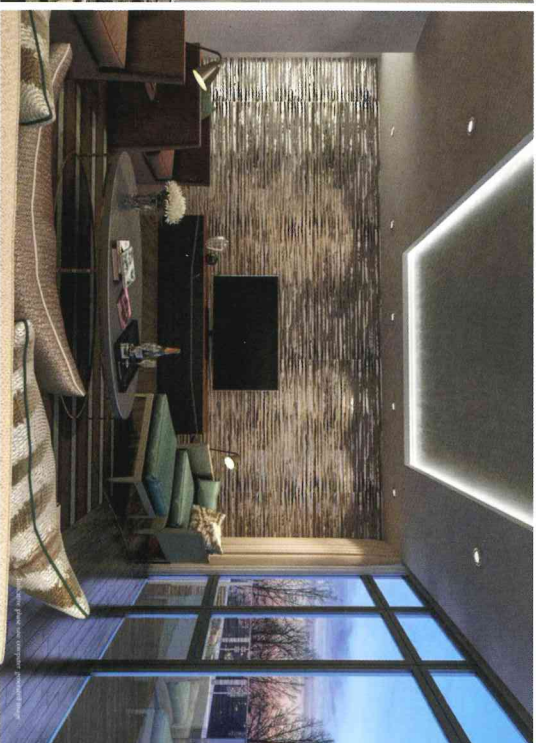
St. George

Boating Lake

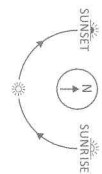
Regents Park



NESTLED IN THE EXCLUSIVE ST JOHN'S WOOD, PRIMROSE HILL AND THE REGENT'S PARK TRIANGLE, A SELECTION OF PRIME UNITS OFFER ELEGANT AND MODERN LIVING SPACES WITH DESIGNER FEATURES, SET WITHIN A LANDSCAPED ORNAMENTAL GARDEN. UNDERSTATED LUXURY AND REFINEMENT COMBINE AT THIS HIGHLY DESIRABLE PRIME CENTRAL LONDON LOCATION TO OFFER A TRULY UNIQUE PLACE TO LIVE.



# SITE PLAN



- SECURE LIFT ACCESS FROM PARKING TO APARTMENTS
- APARTMENTS**
- B3A
- 5, 15
- 3, 9, 14
- 1, 12
- 2, 8, 13
- Communal Area
- Show Apartment



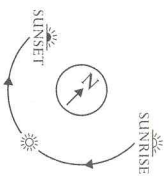
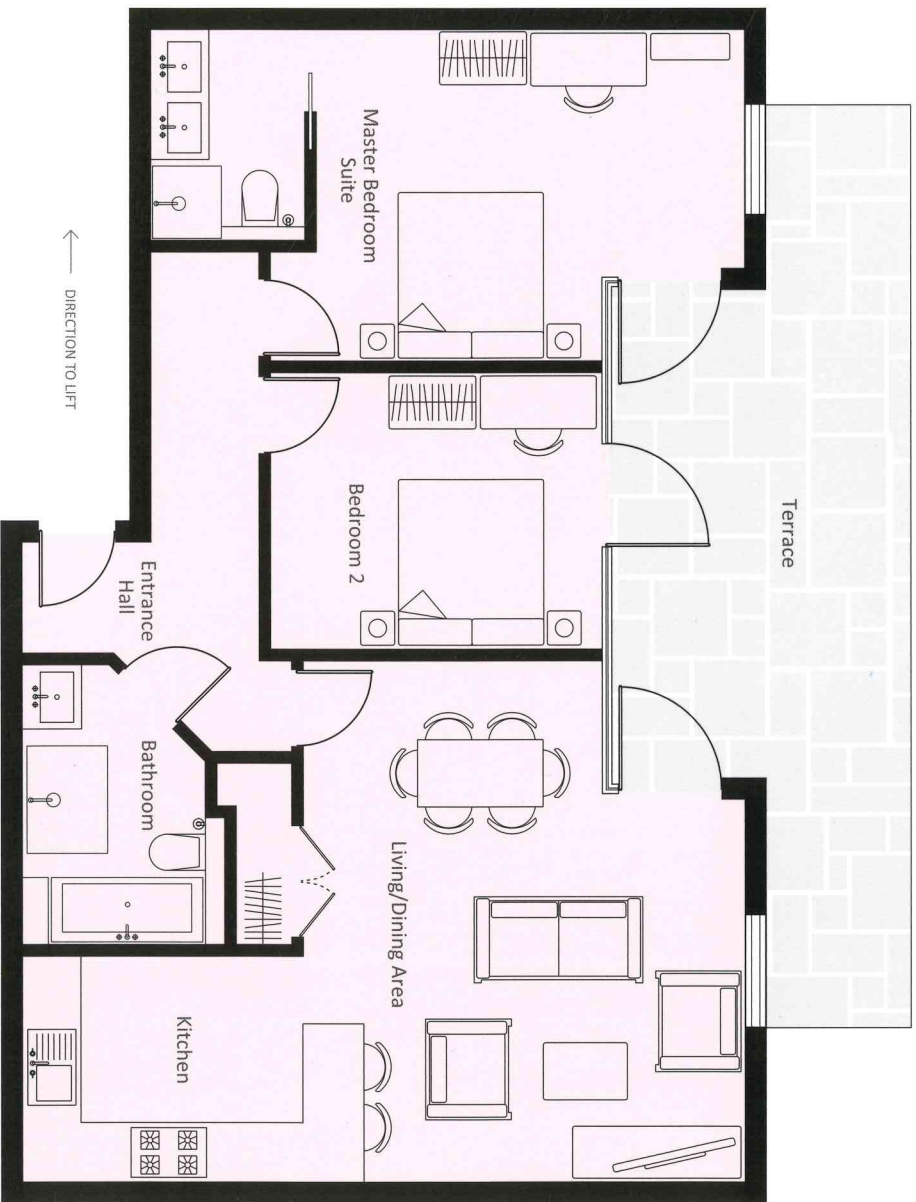
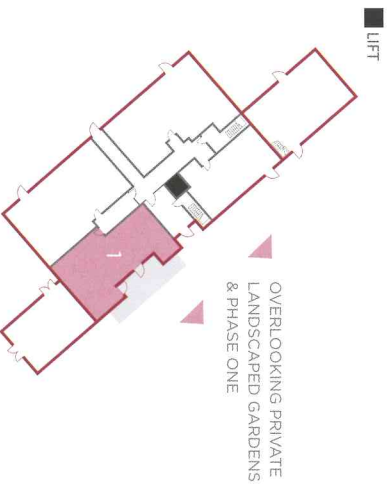
- SECURE LIFT ACCESS FROM PARKING TO APARTMENTS
- UNDERGROUND CAR PARK PLAN**

# SCHEDULE OF AREAS.

LEVEL	APARTMENT	BEDROOMS	BATHROOMS	INTERNAL GIA	EXTERNAL SPACE	EXTERNAL AREA	
GROUND	1	2	2	83.50 sq m	TERRACE	27.60 sq m	297 sq ft
GROUND	2	3	2	99.00 sq m	PRIVATE GARDEN	171.67 sq m	1,847 sq ft
GROUND	3	3	2	94.00 sq m	PRIVATE GARDEN	75.28 sq m	810 sq ft
GROUND	5	1	1	57.40 sq m	TERRACE	20.80 sq m	224 sq ft
1ST FLOOR	8	3	2	95.90 sq m	BALCONY	6.40 sq m	69 sq ft
1ST FLOOR	9	3	2	98.10 sq m	BALCONY	6.40 sq m	69 sq ft
2ND FLOOR	12	1	1	52.60 sq m	BALCONY	4.70 sq m	51 sq ft
2ND FLOOR	13	3	2	95.60 sq m	BALCONY	6.40 sq m	69 sq ft
2ND FLOOR	14	3	2	96.90 sq m	BALCONY	6.40 sq m	69 sq ft
2ND FLOOR	15	2	1	67.40 sq m	BALCONY	16.90 sq m	182 sq ft

# APARTMENT 1 GROUND FLOOR

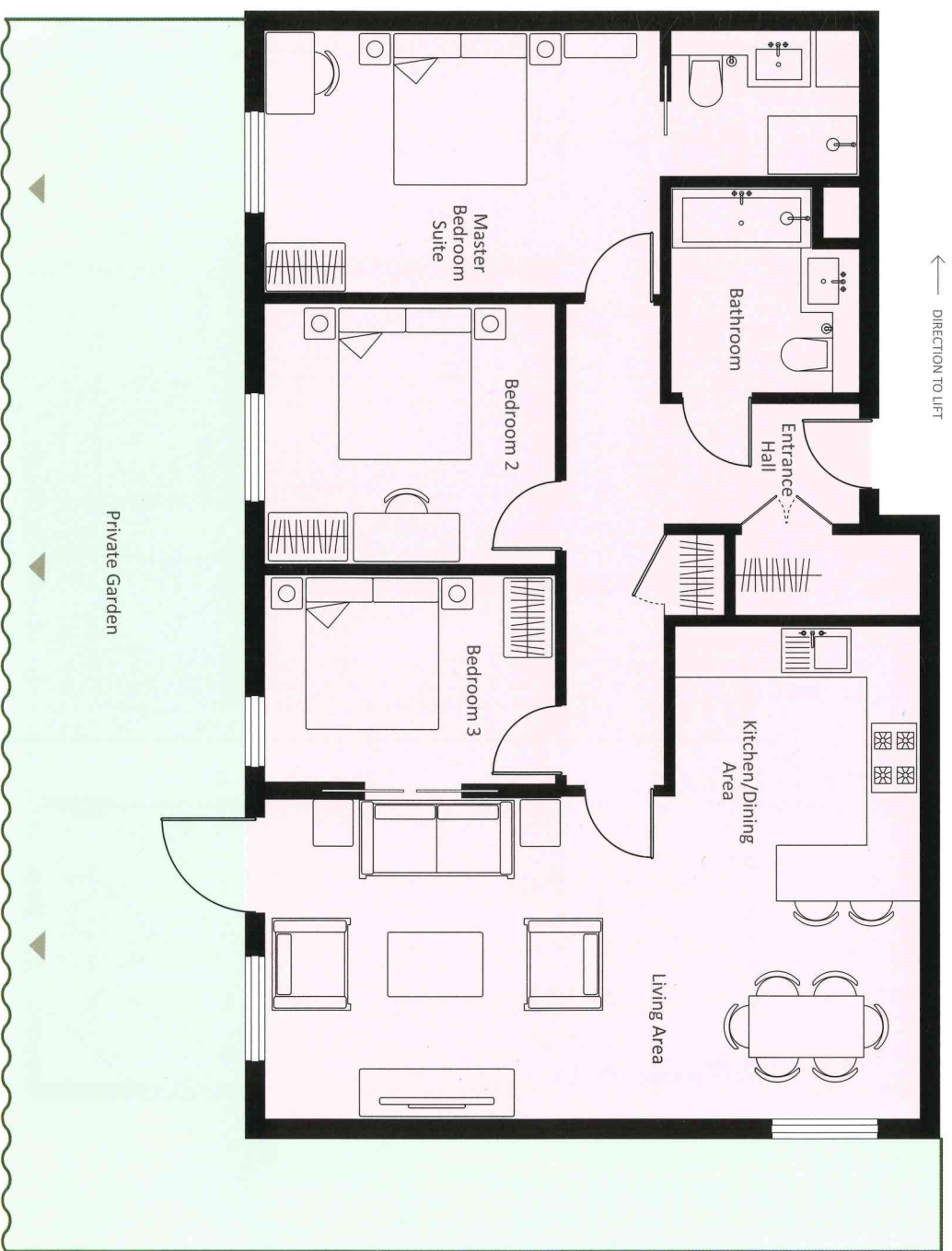
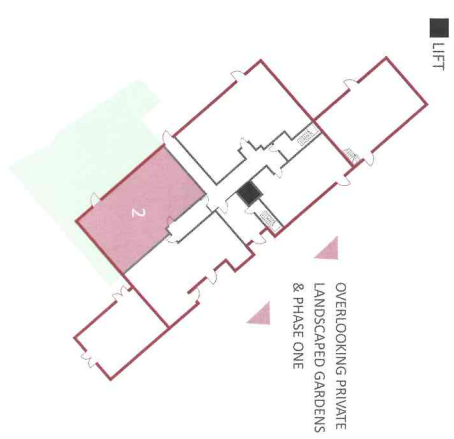
2 BEDROOM
Living/Dining/Kitchen Area 5.74m x 7.08m   18'10" x 23'3"
Master Bedroom Suite 3.66m x 4.68m   12'2" x 15'4"
Bedroom 2 3.12m x 3.49m   10'3" x 11'5"
Internal Area 83.50 sq m   899 sq ft
Terrace 27.60 sq m   297 sq ft



# APARTMENT 2 GROUND FLOOR

**3 BEDROOM**

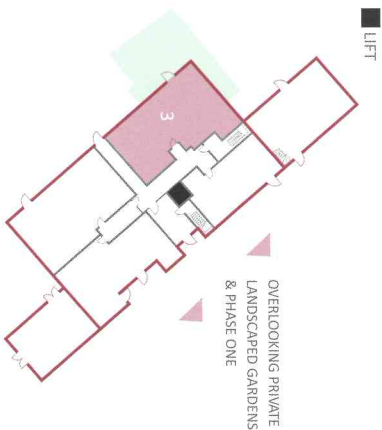
Living Area	3.73m x 4.94m   12'3" x 16'3"
Kitchen/Dining Area	6.26m x 1.9m   19'7" x 9'8"
Master Bedroom Suite	5.76m x 4.56m   10'5" x 16'0"
Bedroom 2	4.0m x 3.27m   10'6" x 11'8"
Bedroom 3	3.10m x 3.74m   8'7" x 11'8"
Internal Area	99.00 sq m   1,065 sq ft
Garden	171.67 sq m   1,847 sq ft





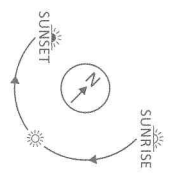
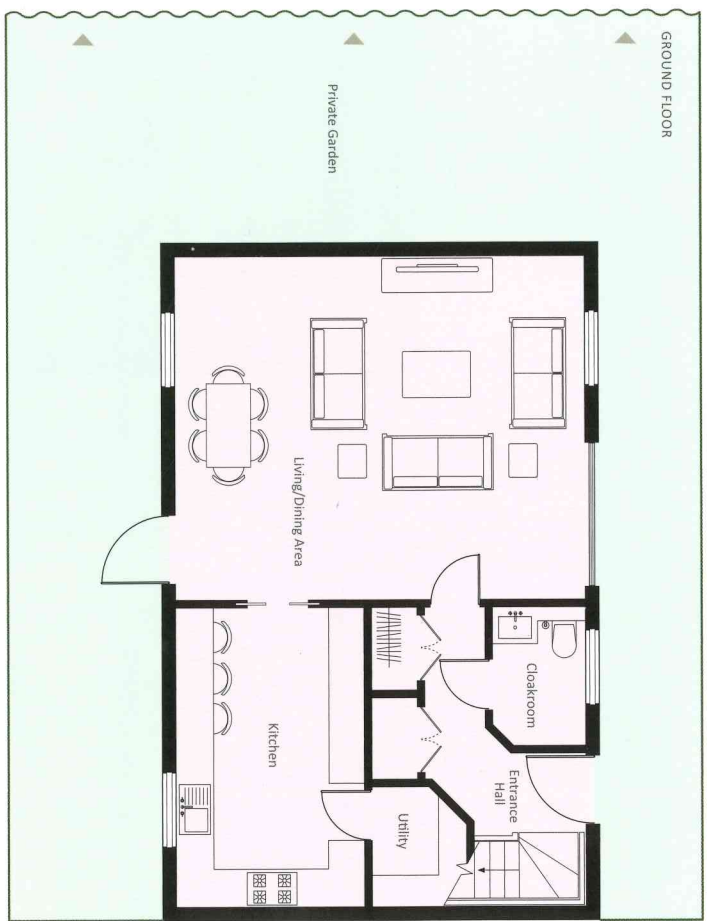
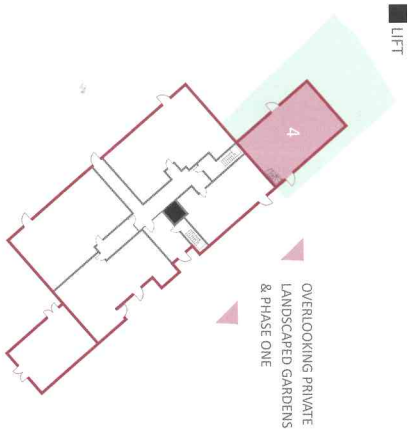
# APARTMENT 3 GROUND FLOOR

<b>3 BEDROOM</b>
Living Area 3.87m x 5.80m   12'9" x 19'1"
Kitchen/Dining Area 6.26m x 1.9m   20'7" x 6'3"
Master Bedroom Suite 3.25m x 4.83m   10'8" x 15'10"
Bedroom 2 3.28m x 3.54m   10'9" x 11'8"
Bedroom 3 2.51m x 3.17m   8'3" x 10'5"
Internal Area 94.00 sq m   1,012 sq ft
Garden 75.28 sq m   810 sq ft



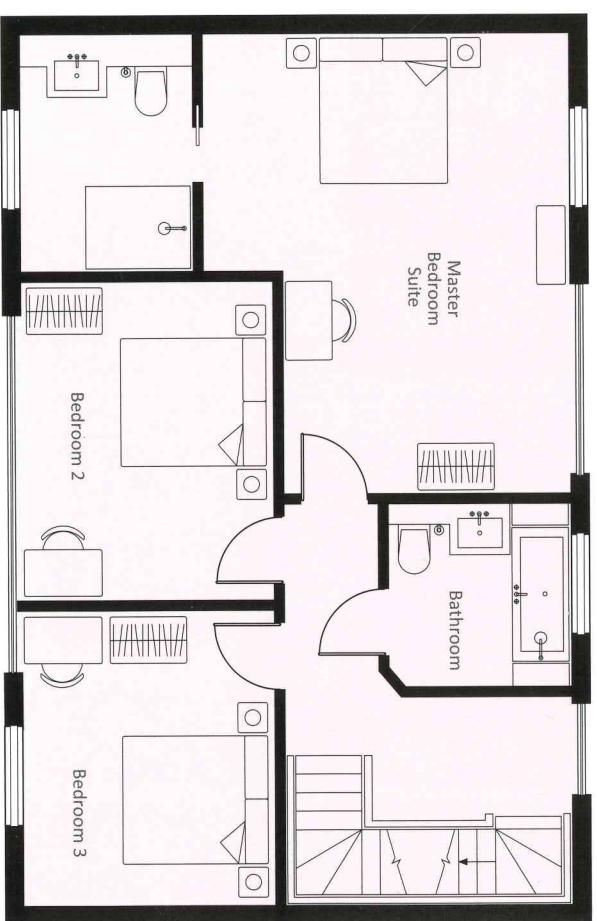
# APARTMENT B3A GROUND FLOOR

3 BEDROOM
Living/Dining Area 5.74m x 7.08m   18'10" x 23'3"
Kitchen 5.15m x 3.20m   16'11" x 10'6"
Internal Area 148.10 sq m   1,594 sq ft
Garden 126.10 sq m   1,357 sq ft



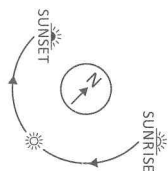
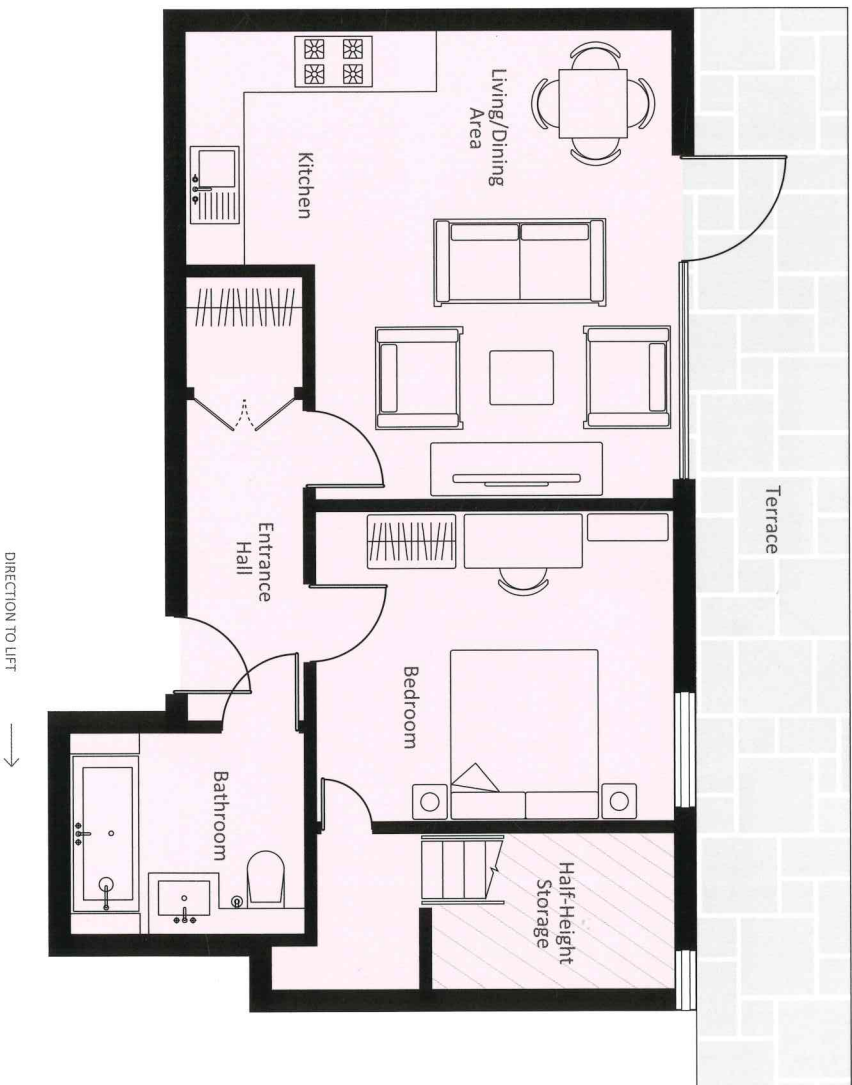
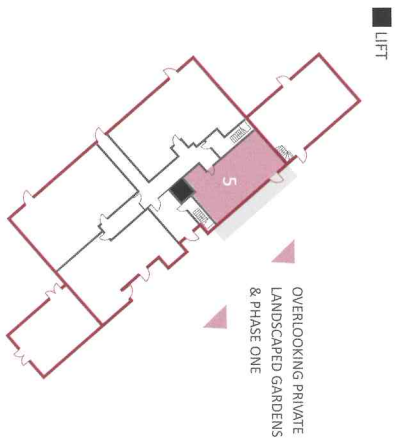
# APARTMENT B3A 1ST FLOOR

1ST FLOOR
3 BEDROOM
Master Bedroom Suite 5.76m x 4.56m   18'11" x 15'0"
Bedroom 2 4.09m x 3.28m   13'5" x 10'9"
Bedroom 3 3.10m x 3.74m   10'2" x 12'3"



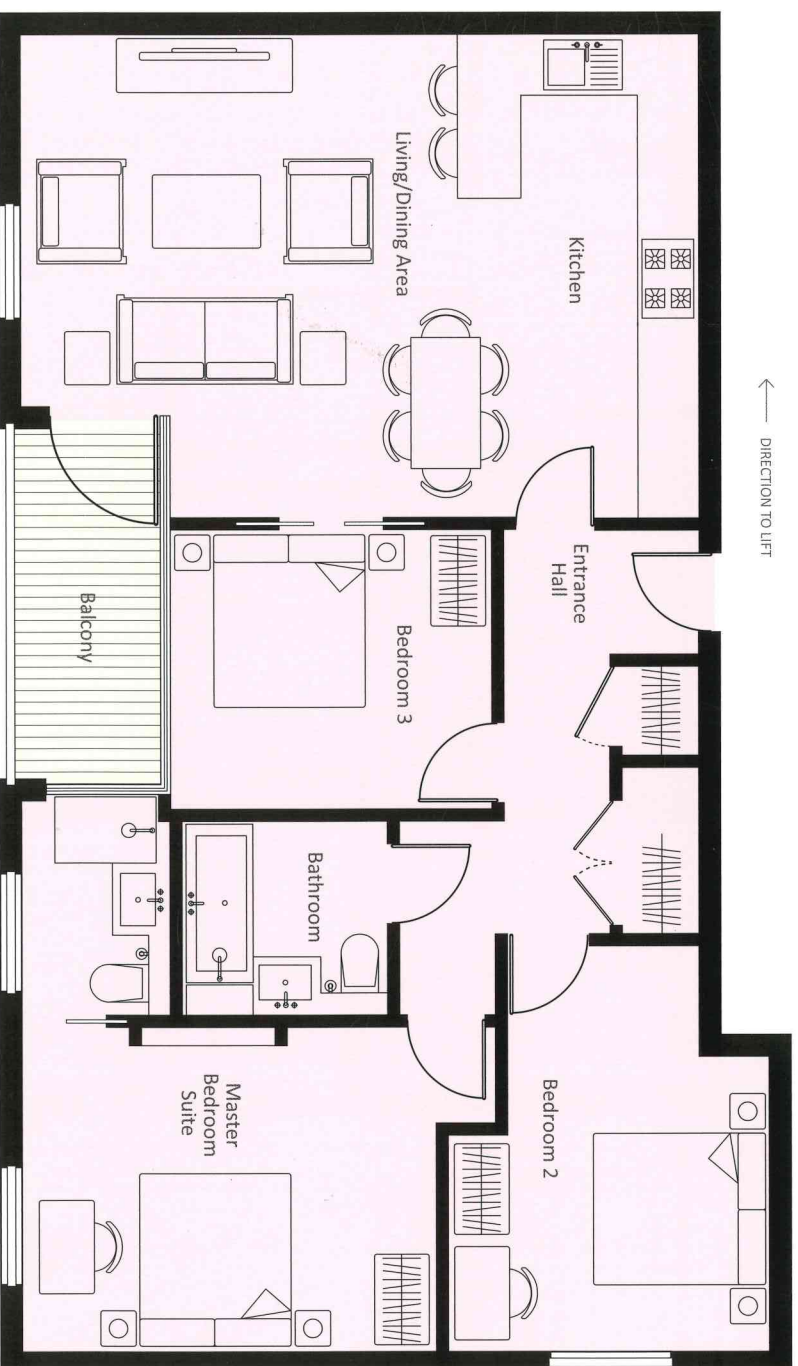
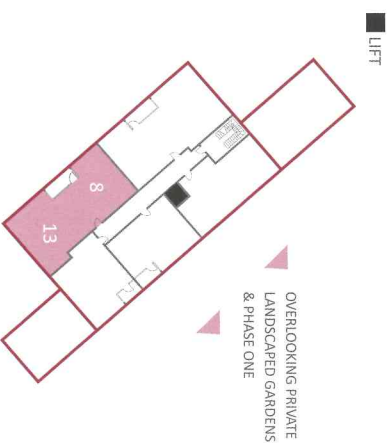
# APARTMENT 5 GROUND FLOOR

<b>1 BEDROOM</b>
Living/Dining/Kitchen Area 5.06m x 5.36m   16'7" x 17'7"
Bedroom 3.84m x 3.46m   12'7" x 11'4"
Internal Area 57.40 sq m   618 sq ft
Terrace 20.80 sq m   224 sq ft



# APARTMENT 8 - 1st FLOOR APARTMENT 13 - 2nd FLOOR

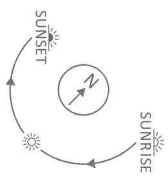
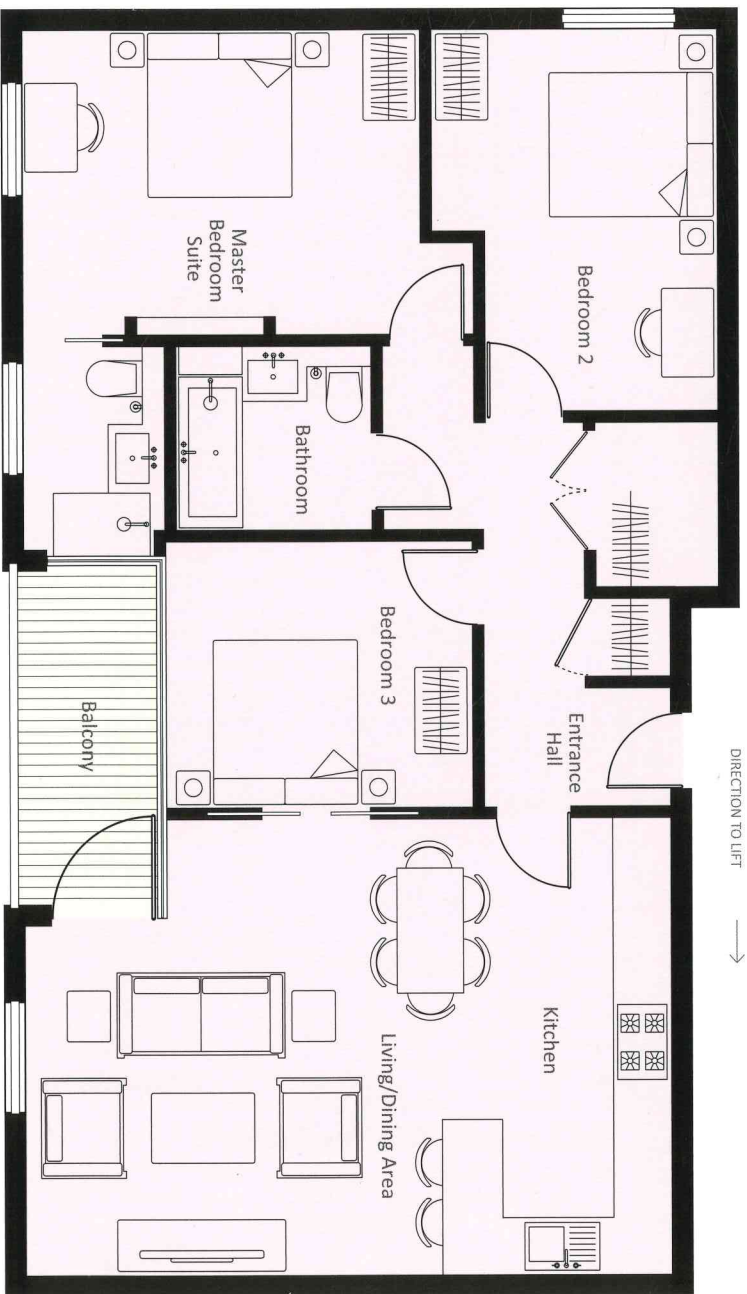
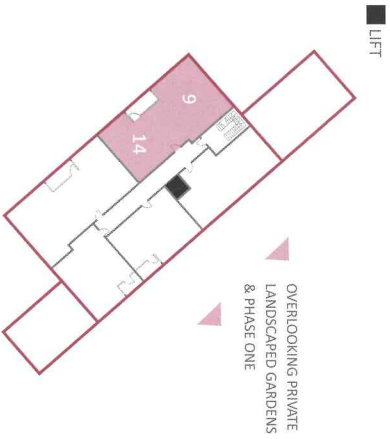
3 BEDROOM	
Living/Dining/Kitchen Area	5.16m x 7.15m   16'11" x 23'5"
Master Bedroom Suite	3.25m x 4.47m   10'8" x 14'8"
Bedroom 2	4.29m x 3.36m   14'1" x 11'0"
Bedroom 3	3.05m x 3.52m   10'0" x 11'7"
Internal Area	95.90 sq m   1,032 sq ft
Balcony	6.40 sq m   69 sq ft



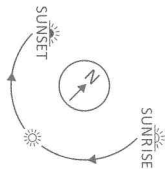
# APARTMENT 9 - 1st FLOOR

## APARTMENT 14 - 2nd FLOOR

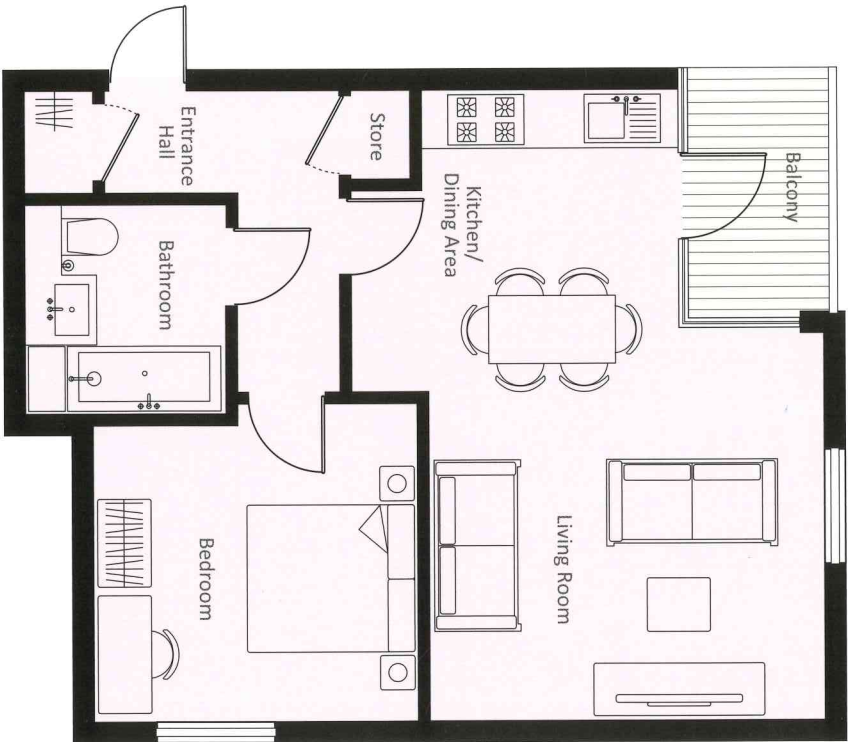
3 BEDROOM	
Living/Dining/Kitchen Area	5.16m x 7.16m   16'11" x 23'6"
Master Bedroom Suite	3.25m x 4.47m   10'8" x 14'8"
Bedroom 2	4.29m x 3.15m   14'1" x 10'4"
Bedroom 3	3.05m x 3.52m   10'0" x 11'6"
Internal Area	98.10 sq m   1,056 sq ft
Balcony	6.40 sq m   69 sq ft



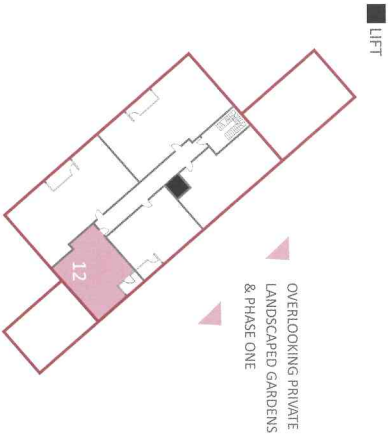
# APARTMENT 12 - 2nd FLOOR



1 BEDROOM
Living/Dining/Kitchen Area 6.87m x 4.33m   22'6" x 14'2"
Bedroom 3.22m x 3.54m   10'7" x 11'7"
Internal Area 53.80 sq m   579 sq ft
Balcony 4.90 sq m   53 sq ft



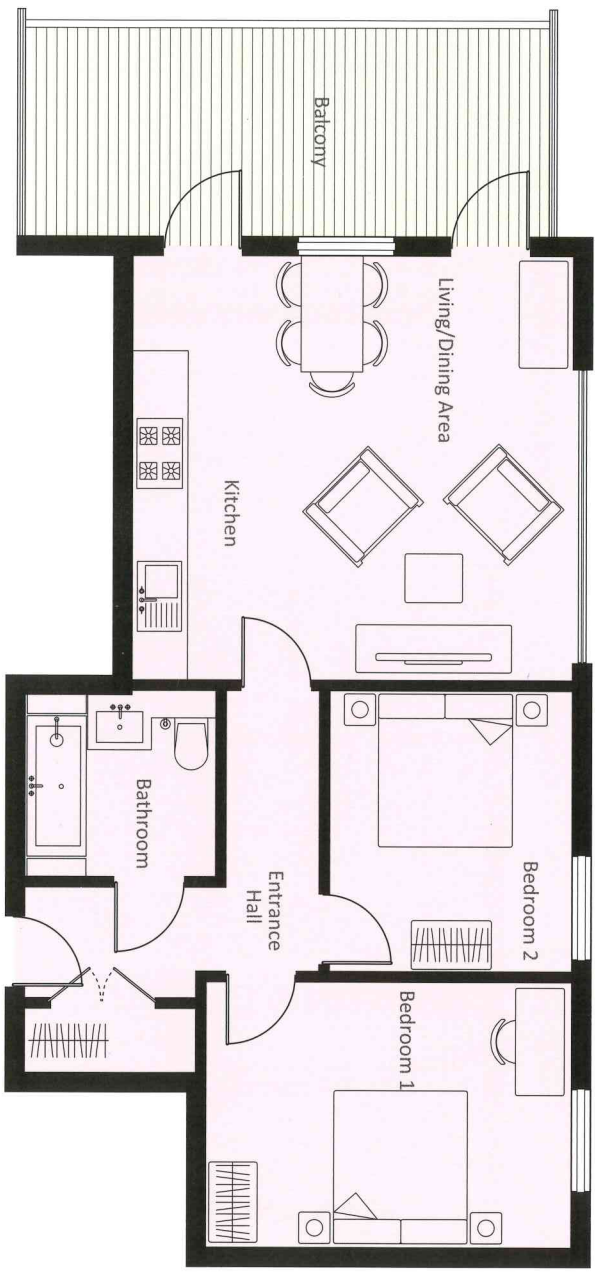
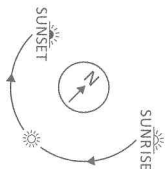
← DIRECTION TO LIFT



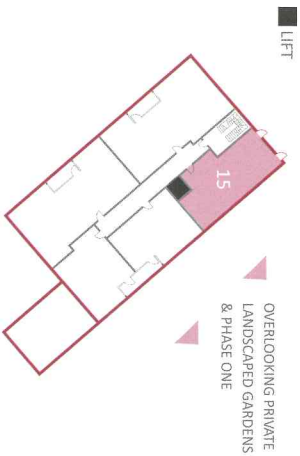
■ LIFT

# APARTMENT 15 2nd FLOOR

2 BEDROOM	
Living/Dining/Kitchen Area	5.05m x 5.37m   16'7" x 17'7"
Bedroom 1	3.13m x 4.29m   10'3" x 14'1"
Bedroom 2	4.49m x 2.86m   11'5" x 9'5"
Internal Area	67.40 sq m   725 sq ft
Balcony	16.90 sq m   182 sq ft



DIRECTION TO LIFT →



# SPECIFICATION

## HALLWAYS

- Hakwood oak flooring 20 x 180mm.

## LIVING/DINING

- Hakwood oak flooring 20 x 180mm.

## KITCHENS

- Hakwood oak flooring 20 x 180mm
- Wall colour dulux 30YV 68/024
- High gloss wall units and oak base units with handleless design and soft closers
- Caesarstone worktop with integral drainer
- Franke sink with integrated waste disposal unit
- Franke Instantaneous hot tap

C Miele appliances including: oven, microwave, hob, fridge freezer, dishwasher and washer dryer.

## BATHROOMS & ENSUITES

- Stone interiors, Acero honed Limestone tiles with Brompton polished marble floor set detail
- Bette/Duravit baths
- Duravit WC and basin
- Gessi polished chrome basin taps
- Gessi shower controls and hand held showers
- Vado quadro shower head
- Polished chrome tower rails.

## BEDROOMS

- Jacaranda hand woven carpet, Oatmeal colourway
  - Fitted wardrobes\*
- All bedrooms have 1.2 linear meters of fitted wardrobes.

\*Wardrobes shown on floorplans are indicative of position

## AUDIO VISUAL

- Bowers and Wilkins flush mounted ceiling speakers
- AMX Home automation system
- Further upgraded AV packages available upon request
- Lutron lighting control system.

## COMMON AREAS

- Pelle textured metal passenger lifts with high level mirrors provide access to all floors and underground car park
- CCTV cameras to main communal entrances and car park
- Vehicle lifts with basement level controls
- Key lock and fob controlled swipe operation to main entrance and all flat entrances
- Concierge services available upon request

## PARKING

- Underground car parking available on majority of units

## COMFORT COOLING & HEATING

- All apartments come equipped with comfort cooling
- All apartments are provided with underfloor heating throughout.

## CARPENTRY ITEMS

- All internal doors finished in Mundy Veneer, Pre-dyed Ash colourway
- Flat entrance doors finished in Mundy Veneer, Green Black Bahamas colourway.

## BUILDING GUARANTEE

- A 10 year building warranty provided by 'Premier Guarantee.'

# REGENTS GATE PROJECT BLOCK B DEVELOPMENT SCHEDULE TENURE 999 YEARS LEASEHOLD



## Regents Gate - St Johns Wood NW1

### Price List

Plot/Unit	N/A (sqft)	Price (£)
B1	898	1,638,331
B2	1,065	1,938,000
B3	1,012	1,914,126
B5	618	1,015,391
B8	1,032	1,929,629
B9	1,056	1,947,551
B12	566	1,047,503
B13	1,029	1,961,264
B14	1,043	1,993,745
B15	725	1,407,649

Price inclusive of a parking bay apart from unit B5



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