




T H R E E W A T E R S

BOW CREEK, E3



CRAFTED BY

 Mount Anvil,
better London living

 Peabody

MINUTES FROM THE CITY, METRES FROM THE WATER



The three waters of Bow Creek, the River Lea and the Limehouse Cut meet in London's fastest-growing area.¹ Our studio, one, two and three-bedroom homes put you minutes from the City and metres from the water.

ZONE 2 LIVING.

ZONE 1 JOURNEY TIMES
With the Tube and Docklands Light Railway (DLR) close by, you'll be in the City or Canary Wharf in as little as 12 minutes.

WITH RELOCATION

COMES REGENERATION
Bow Creek, Stratford and the nearby East Bank are magnets for investment. Just some of the reasons why 35% house price growth is anticipated in this area by 2021.²

TRIPLE THE TRANQUILITY

Workout before work. Cycle to the City. Waterside is synonymous with both wellbeing and buoyant investment value. As Knight Frank say: "there is a uniqueness to waterside living."³

CITYSCAPES WITH HEADSPACE

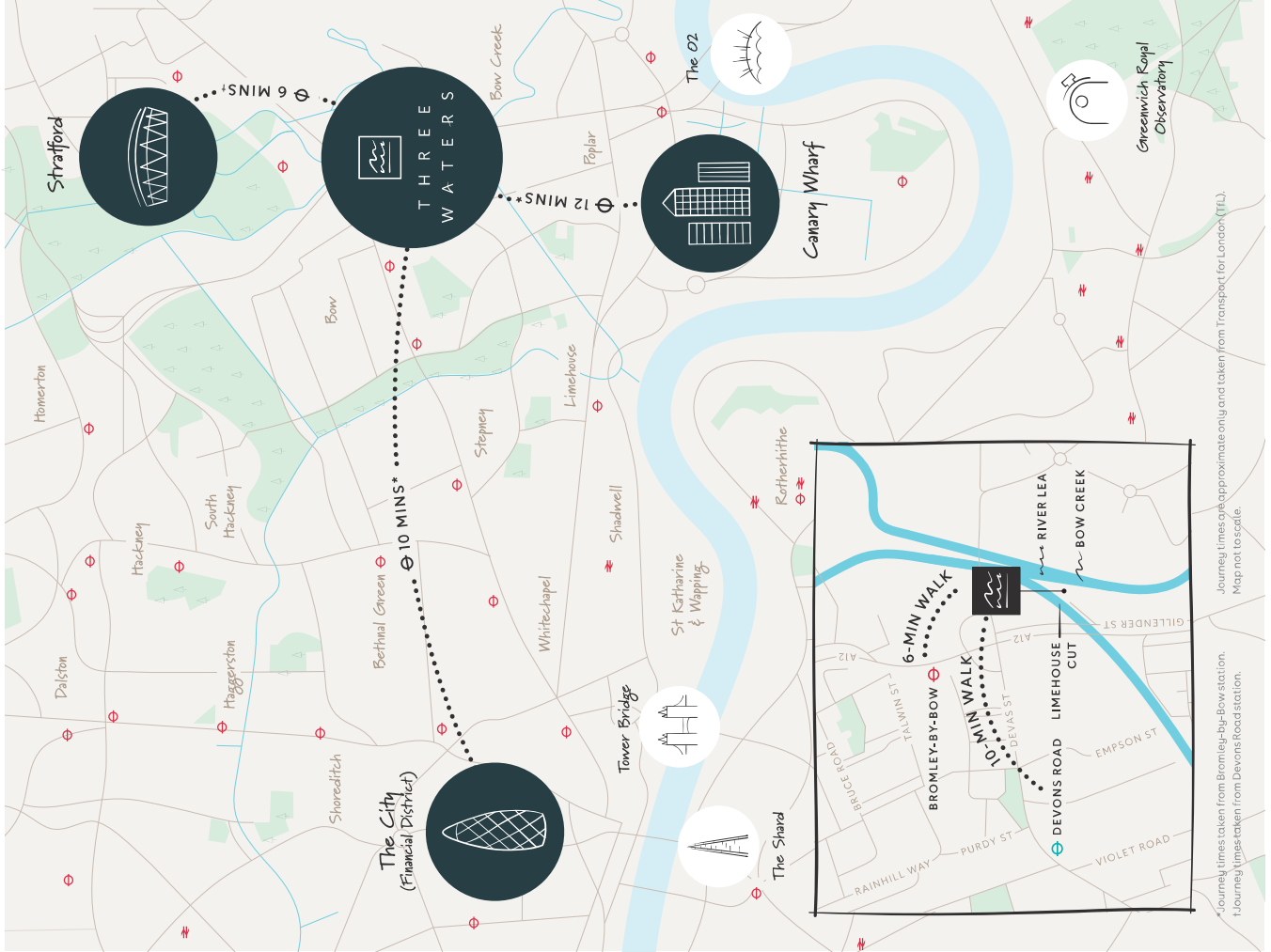
The raised garden, roof terrace and private balconies are crafted to give you views of the City and the water. River vistas have been reported to add 24% to the value of a property, while canal-side homes gain an average of 18%.⁴

CRAFTED BY THE WATER

From the red British brickwork to the statement herringbone flooring, every aspect of the architecture and design has been crafted for long-term quality and desirability.

EXTRAORDINARY EVERYDAY

A 24-hour concierge and residents' screening room are part of life's flow at Three Waters.



¹ Evening Standard, 2017: East London still racing ahead as Olympic boom creates 110,000 jobs.
² Knight Frank, 2018: London Development Horizons: Residential Development Opportunity Areas.
³ Knight Frank, 2018.
⁴ The Telegraph, 2016: Revealed: the most sought-after waterside views in the country.

*Journey times taken from Bromley-by-Bow station.
†Journey times taken from Devons Road station.

Journey times are approximate only and taken from Transport for London (TfL). Map not to scale.

IMMERSE YOURSELF IN THE CITY

CANARY WHARF
12 minutes†



THREE
WATERS

⊖ DEVONS ROAD
Ten-minute walk

⊖ BROMLEY-BY-BOW
Six-minute walk

VAUXHALL
31 minutes*

THE SHARD
27 minutes*

THE CITY
(FINANCIAL
DISTRICT)
Ten minutes*

* Journey times taken from Bromley-by-Bow station.
† Journey times taken from Devons Road station.
Journey times are approximate only and taken from TfL.

BOW CREEK IS WHERE INVESTMENT MEETS RETURN

Three Waters sits within London's fastest-growing area¹. Over half of the capital's population now live east of Tower Bridge.²

East London is a beacon for the most ambitious City workers, creatives and entrepreneurs, all demanding competitively-priced homes with rapid journey times. London's shifting epicentre makes for strong capital growth prospects.

Where public and private finance converge, smart property buyers follow.

TfL, Tower Hamlets Council and the London Legacy Development Corporation are investing over £9m to upgrade the area's transport infrastructure.³

Tower Hamlets Council is creating a new district centre that will bring new shops, offices, a hotel, a school and riverside park space.

That's all in readiness for an influx of affluent professionals and students.

Moments away in Stratford, the £12bn legacy of London 2012⁴ has delivered some of the capital's biggest property increases. Sold prices have risen by 82% in the last five years alone.⁵

The Mayor of London's £1.1bn vision for the East Bank has encouraged world famous cultural and educational brands to the area.⁶ More than 10,500 students will follow.⁷

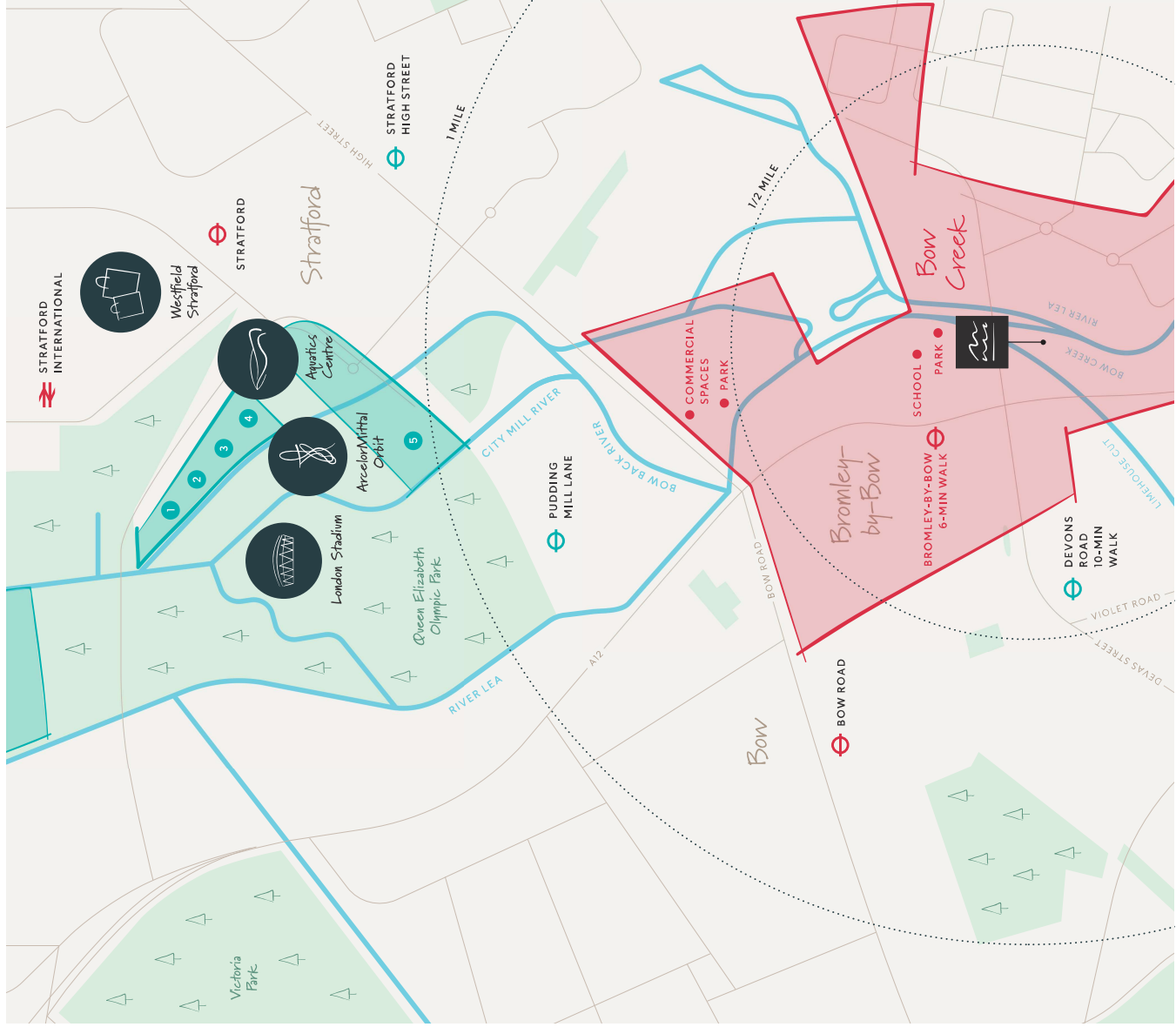
Now, creating opportunity out of the optimism, Mount Anvil and Peabody are investing in E3. It all adds up to a great investment in a borough that's burgeoning as well as buzzing.



Mount Anvil's track record is for building homes that grow in price faster than local new build averages – by up to 2.3x.⁸



In Bromley-by-Bow house prices have outperformed the wider Tower Hamlets market during the past decade, climbing 67%, compared to 54% for the wider borough.⁹



- MAP KEY**
- RIVERS AND CANALS
 - ⊖ UNDERGROUND STATION
 - ⊖ DLR STATION
 - ≡ NATIONAL RAIL
 - BROMLEY-BY-BOW REDEVELOPMENT
 - BROMLEY-BY-BOW NEW INFRASTRUCTURE
 - EAST BANK REDEVELOPMENT
 - ① V&A EAST
 - ② UAL'S LONDON COLLEGE OF FASHION
 - ③ BBC MUSIC
 - ④ SADLER'S WELLS EAST
 - ⑤ UCL EAST

¹ Evening Standard, 2017, East London still racing ahead as Olympic boom creates 110,000 jobs.
² The Guardian, 2014, Bridge East London.
³ TfL, 2018.
⁴ The Guardian, 2014, London's £12bn Olympic park opens up to the public.
⁵ © Crown Copyright, Land Registry data, 2018.
⁶ BBC News, 2018, London Olympic Park £1.1bn plan unveiled.
⁷ UCL, 2018, UCL East at a glance / UAL, 2018, Mayor of London unveils vision for LCF's new home East Bank at Queen Elizabeth Olympic Park.
⁸ Mount Anvil and Dataoff Market Report, March 2018.
⁹ Journey times are approximate only and taken from TfL.

INSPIRED BY HISTORY, MADE FOR THE FUTURE

Three new buildings rise above the meeting point of the River Lea, Bow Creek and the Limehouse Cut. The architecture reflects the industrial heritage of this conservation area. Traditional red brick façades and pitched roofs echo the historic wharves and warehouses of the east London context.

Every aspect of Three Waters has been designed to make the most of the waterfront location. The raised garden, the roof terrace, the private balconies, even the three buildings themselves; each element is cleverly arranged to offer you far-reaching views of the water and the City.

We've crafted communal spaces to help your life flow smoothly. The lobby connects you with the outdoors, with a hanging garden bringing the flora in and stairs taking you down to the waterside itself. It's a stunning space, designed as a welcome home for you and a wow moment for your guests.

CONCIERGE

The 24-hour concierge will connect you with whatever you need for a hassle-free day – greeting guests, handling packages, a friendly face whenever you're home.

SCREENING ROOM

Booking the screening room for you and your guests means entertainment on an epic scale. State-of-the-art technology and expansive seating bring a night in front of a sporting event or a film to a new level.



66 We were thinking about how we could create a calm setting when you're entertaining friends, which led us to integrated appliances, clean lines and natural oak-effect splashbacks.

The floor's the star, here. A herringbone pattern where wood-effect gives way to concrete-effect. A splash of personality to update a classic finish, and right in-keeping with the waterside architecture. 99

NATALIE SLACK
Interior Design Manager,
Mount Anvil



66 We've designed the tiling and shelving to align perfectly. Clever storage means you can hide your products away, but keep them close at hand. 99

NATALIE SLACK
Interior Design Manager,
Mount Anvil



CLOSE TO THE CITY, CONNECTED TO THE WORLD

BOND STREET
 For high-end art galleries and antique dealers. Enjoy Michelin in The Duck and The Ark.¹
 21 minutes*

COVENT GARDEN
 For Theatres, The Royal Opera House, and great shopping.
 23 minutes*

LONDON CITY AIRPORT
 destination for over 40 airlines to New York and Zurich.
 17 minutes*

LIVERPOOL STREET
 For world-class sports teams, big banks and shopping links and one of the UK's biggest urban paths.
 Six minutes*

STRATFORD INTERNATIONAL
 For cheap, restaurants and the world's biggest names in financial services.
 12 minutes*

CANNARY WHARF
 For the world's biggest names in financial services.
 12 minutes*

NORTH GREENWICH
 For the world's biggest names in financial services.
 19 minutes*

WESTMINSTER
 For over 1,000 listed buildings of architectural and historical interest.
 24 minutes*

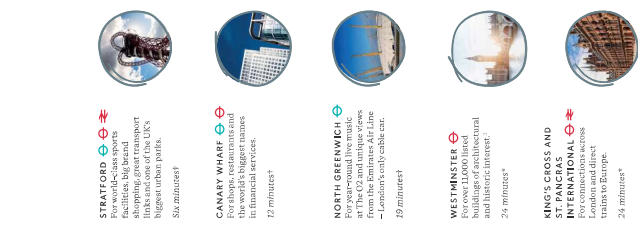
KING'S CROSS AND ST. PANCRAS INTERNATIONAL
 London and direct trains to Europe.
 24 minutes*

FROM THE CITY
 UNDERGROUND STATION
 Six minute walk

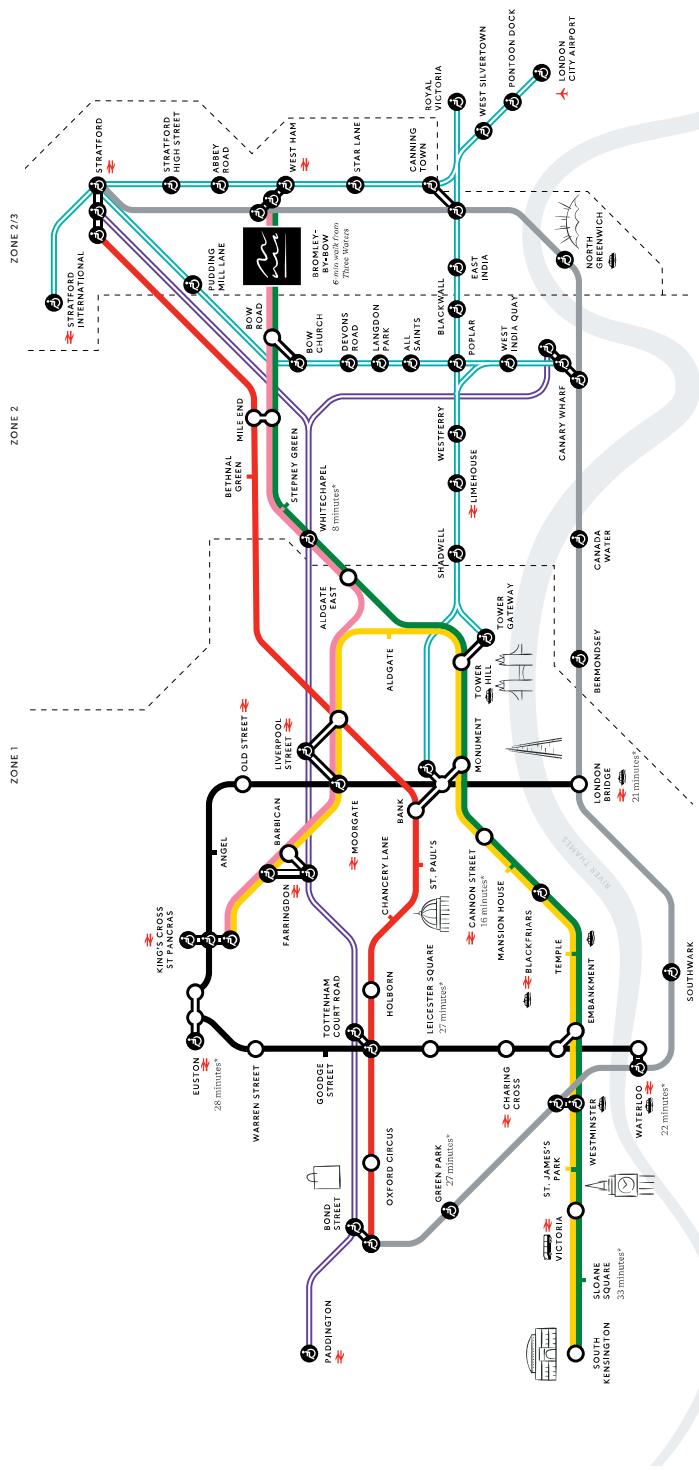
DEVONS ROAD DLR STATION
 Two minute walk

The Tube and DLR are in walking distance, taking you to the latest restaurant or bar, to the can't-miss-it lecture, to the must-see screening, or to catch that plane. Get to the City and Canary Wharf in as little as 12 minutes.

At Three Waters, you can enjoy your city as much as your neighbourhood.



*Journey times taken from Bromley (Yellow station).
 †London City Airport.
 ‡Examined Starting 2017 Michelin starred restaurants in London.
 §City of Westminster listed buildings.



+24%

TfL's improvements to the District line will boost capacity 24% by 2018 and put new, air-conditioned trains on the line. The District line is a key thoroughfare, connecting soon-to-be upgraded Bromley-by-Bow station with the heart of East London and running all the way to the suburban west.

TfL, 2011. Our Upgrade Plan.
 *Journey times taken from Bromley (Yellow station).

KEY: CENTRAL, CIRCLE, DISTRICT, HAMMERSMITH & CITY, JUBILEE, NORTHERN, DLR, ELIZABETH LINE (CROSSRAIL), OPENS 2019

AT A GLANCE

DEVELOPMENT ADDRESS
Gillender St, London E3 3JX

LOCAL COUNCIL
Tower Hamlets

ARCHITECT
Allies and Morrison

LANDSCAPE ARCHITECT
Fabrik

INTERIOR DESIGN
Suna Interior Design

DEVELOPER
Mount Anvil Ltd and Peabody

COMPLETION DATE
Estimated Q1 2022

TENURE
999 Years Leasehold

Building insurance All apartments benefit from a two-year fixtures and fittings warranty (part of the broader ten-year NHBC buildmark warranty).

SERVICE CHARGE
Estimated £4.66 per sq ft

NUMBER OF HOMES AT THREE WATERS
~ Block A: 151 homes
~ Block B: 109 homes
~ Block C: 47 homes

SPECIFICATION
Large format terrazzo effect tiling to living areas and bathrooms. Natural oak effect kitchen cabinets in-built wardrobes to master bedrooms

RESIDENT FACILITIES
~ Raised communal garden
~ Cinema room and bar
~ Rooftop terrace
~ 24-hour concierge

GROUND RENT
~ Studio £250
~ One Bed £250
~ Two Bed £300
~ Three Bed £350

PARKING AVAILABILITY
~ Limited availability, speak to your sales consultant
~ Bike stores

VENDOR SOLICITORS
Stephen Late
43 Welbeck Street
London
W1G 8DX

Catherine Smyth
+44 (0)20 7467 3057
catherine.smyth@stepienlate.co.uk

RECOMMENDED SOLICITORS
Forsters
31 Hill Street
London W1J 5LS

Chris Myers
T: 0207 863 8449
E: Chris.myers@forsters.co.uk

Zhong Lun Law Firm
10-11 Austin Friars
London EC2N 2HG

Echo Xu
0207 382 1567
echoxu@zhonglun.com

UK RESERVATION
UK reservation terms 21 days reservation period. £2500 reservation payment 10% deposit (less initial reservation fee) payable on exchange of contracts, 5% stage payment payable 12 months after exchange, 5% 2nd stage payment payable 18 months after exchange.

OVERSEAS RESERVATION
Overseas reservation terms 21 day reservation period with 10% due on exchange (less the initial reservation fee) if reserving outside of the exhibition. Exchange in the room with 10% payable within 21 days (less the initial reservation fee), 5% stage payment payable 12 months after exchange, 5% 2nd stage payment payable 18 months after exchange.

A SHARED AMBITION FOR BOW CREEK

Three Waters is a collaboration between Mount Anvil and Peabody. Our partnership is built on shared values and a vision for the neighbourhood.

Together we want to enhance this already great city with excellent design and high quality, leaving a legacy of homes people love, in places they want to live.

We have over 180 years' combined experience creating over 55,000 homes in London and the South East. They're built to last and built for lasting value, which is why 98% of our customers recommend us.

FIND OUT MORE...



VISIT [THREEWATERSLONDON.COM](https://www.threewaterslondon.com)

(NB: All values are Mount Anvil and Peabody combined, not homes delivered in partnership. Recommendation score refers to an average across Mount Anvil (and Peabody customers). All Computer Generated Images are indicative and are used for illustrative purposes only.)

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