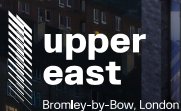
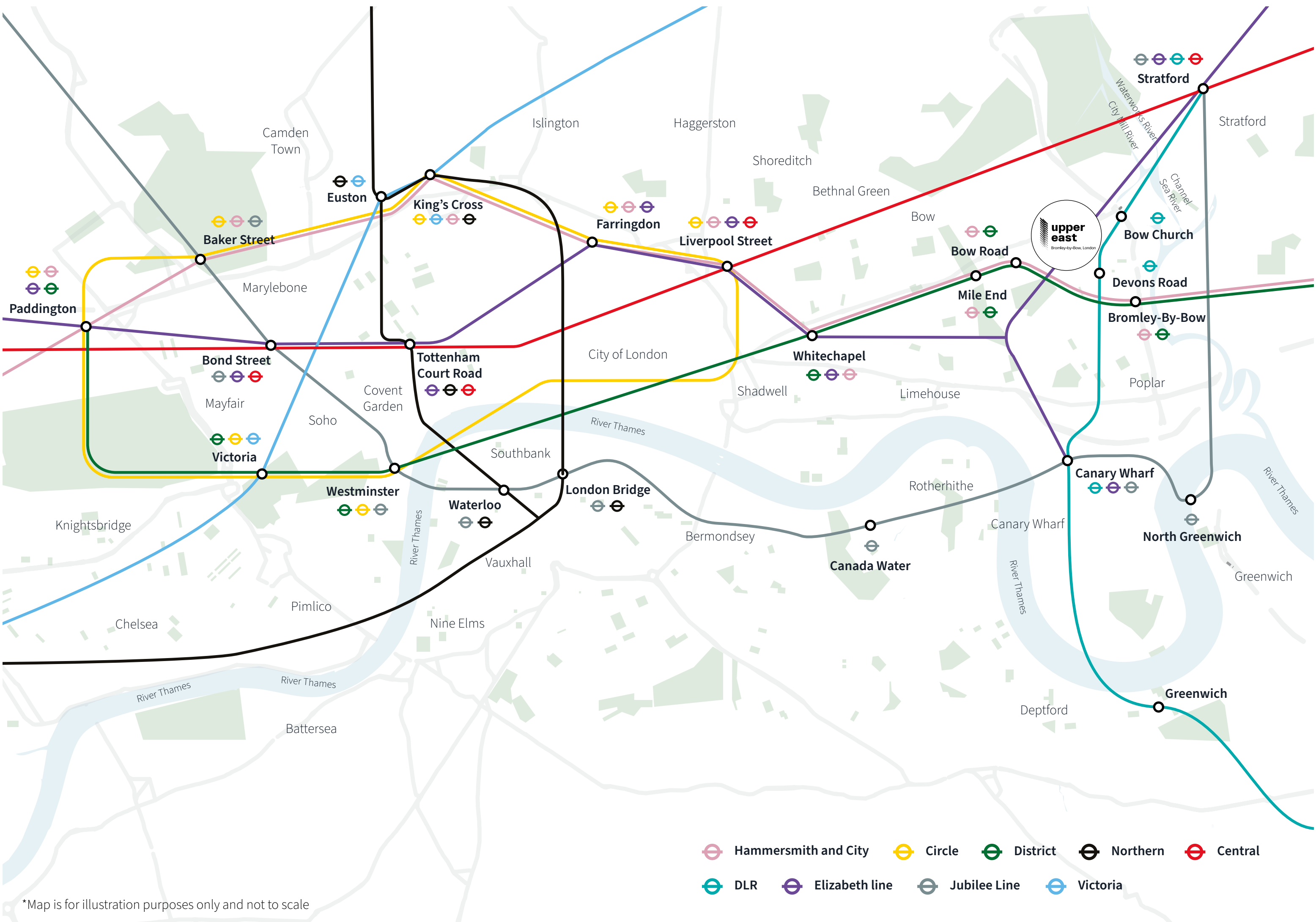


# Upper East



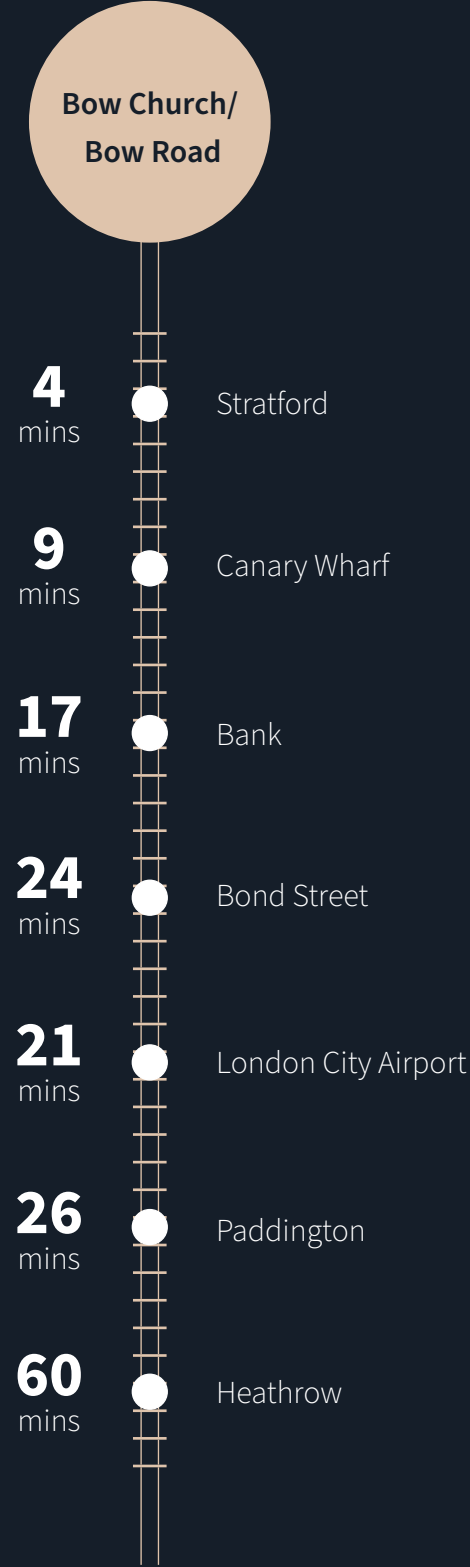
**MUSE**





\*Map is for illustration purposes only and not to scale

# Excellent Connectivity



Bromley-by-Bow boasts proximity to 74 Ofsted outstanding schools and 130 Ofsted good schools, with 42.1% of homes in the area having an Ofsted outstanding school as their nearest primary school compared to 26.5% for London overall. Furthermore Bromley-by-Bow's excellent transport links make it an easy commute to London's top universities. Queen Mary University London is also accessible by bicycle, public transport and by foot in 6, 13, 22 minutes respectively and UCL and KCL can be directly accessed on the tube in under 25 minutes.



## Access to London's top universities in under 25 mins

Queen Mary's University, Mile End	<div><div><div></div></div>16 min</div> <div><div><div></div></div>7 min</div> <div><div><div></div></div>10 min</div>
UCL East, Stratford	<div><div><div></div></div>25 min</div> <div><div><div></div></div>12 min</div> <div><div><div></div></div>10 min</div>
UCL School of Management, Canary Wharf	<div><div><div></div></div>20 min</div> <div><div><div></div></div>9 min</div>
Loughborough University London, Stratford	<div><div><div></div></div>17 min</div> <div><div><div></div></div>15 min</div>
University of East London	<div><div><div></div></div>15 min</div>
Ravensbourne University, North Greenwich	<div><div><div></div></div>17 min</div>
City University, Barbican	<div><div><div></div></div>17 min</div>
Kings College London Strand Campus, Temple	<div><div><div></div></div>19 min</div>
UCL Main Campus, Euston	<div><div><div></div></div>24 min</div>
London School of Economics, Holborn	<div><div><div></div></div>24 min</div>
Central St Martins, Kings Cross	<div><div><div></div></div>25 min</div>



# Key facts

## Q4 2025

Completion

## Tower Hamlets

Local Authority

## EJ Winter Riseam Sharples Tiong & Partners

Recommended solicitors

## 10 Year Premier Warranty

Warranty Provider

## £4.25

Estimated Service Charge

## 250 Years

Lease

## Muse Places

Developer

## Peppercorn

Ground Rent

## £2,500 reservation fee, 10% on exchange, 90% on completion

Payment Terms

# JLL rental and sales forecasts

The real estate landscape in Bromley-by-Bow is poised for impressive performance, driven by strategic development projects and evolving demographic trends. The significant migration from west to east, especially among young professionals, is fueling this positive outlook. Key developments in Bromley-by-Bow are perfectly positioned to leverage these shifts and are expected to outperform the broader market.

Looking ahead to sales price growth from 2024 to 2028, Greater London is anticipated to see a cumulative increase of **18.7%**, averaging **3.5%** per year.

This growth rate exceeds the UK average of **17.6%** (or **3.3%** annually). The combination of high demand and limited supply is likely to maintain this robust market performance.

Moreover, rental growth forecasts highlight the strong potential for prime projects. Greater London's cumulative rental growth is predicted to reach **21.1%** (an average of **3.9%** per year), outstripping the UK average of **18.8%** (**3.5%** annually). These projections reinforce Bromley-by-Bow's position as a vibrant and dynamic area with significant real estate investment potential.





# Designed to perfection



## Kitchens

- Matt finish Indigo kitchen cabinets with soft close doors and drawers designed by Symphony Kitchens
- Contrasting Silestone composite quartz work surfaces with drainage grooves and Indigo backpainted glass splashback
- Blanco single undermount stainless steel sink with contemporary Hansgrohe single lever mixer tap
- Built-in Bosch appliances to include single oven, 600mm touch control induction hob, microwave, dishwasher, and fridge freezer or undercounter fridge and freezer depending on the apartment type kitchen design
- Bosch integrated concealed telescopic recirculating cooker hood
- LED lighting underneath wall-mounted cabinets
- Recycle bin within kitchen cabinets

## Decoration & Finish

- Walls and ceilings painted with a white matt finish
- Architraves and skirting boards finished with a white satinwood finish
- Vicaima solid core veneer apartment entrance and internal doors with satin stainless-steel handles and ironmongery {Naturdor range in Eucalyptus}
- Bedroom 1 includes Mobiform high gloss sliding door fitted wardrobe with two shelves and hanging rail
- Amtico Spacia range flooring laid in a herringbone pattern to hallway, utility cupboard, kitchen, and living/dining areas
- Loop pile fitted carpet to bedrooms
- Bosch washer dryer supplied and typically located in the utility cupboard
- Window frames will be composite white timber internally and aluminium clad externally
- Smoke detector mains powered with battery back up to bedrooms, entrance and living room only
- Mains powered heat detector with battery backup fitted to kitchen
- Apartments will have sprinkler heads installed (Location may vary depending on apartment type. Please check specific apartment type locations with our Sales Consultant)

**amtico hansgrohe**  
**PORCELANOSA**  
**Symphony®**

## Bathrooms

- Contemporary white porcelain floor-mounted Duravit WC with soft close seat and Geberit chrome finish dual flush plate
- Contemporary white Duravit semi-recessed sink with Hansgrohe single lever mixer tap
- Bathrooms will feature a white finish steel bath, overflow, central filler, and tiled bath panel
- Full-height Porcelanosa tiling around bath and from floor to underside of the Corian vanity shelf
- Clear toughened hinged glass bath screen
- Hansgrohe thermostatic 2-way control/shut off shower mixer over bath with adjustable rail and handheld shower head
- Bathrooms will benefit from a shaver socket within mirrored vanity unit
- Chrome vogue finish heated towel rail
- Bespoke vanity unit with mirrored doors, shelves, demister\*\* to 2 doors, LED strip light underneath



## En-suites

- Contemporary white porcelain floor-mounted Duravit WC with soft close seat and Geberit chrome finish dual flush plate
- Contemporary white Duravit semi-recessed sink with Hansgrohe single lever mixer tap
- Full-height Porcelanosa tiling to shower enclosure and from floor to underside of the Corian vanity shelf with contrasting Porcelanosa floor tiles
- Hansgrohe thermostatic shower mixer, rail and shower head with a low-profile shower tray and glass-hinged frameless shower screen
- Chrome finish heated towel rail
- En-suites will benefit from a shaver socket within vanity unit
- Chrome finish toilet roll holder
- Bespoke vanity unit with mirrored doors, 2 shelves, demister\*\* to 2 doors, LED strip light underneath





## Lighting and Electrical

- White slimline sockets and switch plates except for the kitchen which will benefit from a brushed stainless-steel finish above worktop
- Recessed LED downlights throughout (except storage and utility cupboards)
- Face mounted LED circular light fittings to utility cupboards
- Living room to have FM/DAB, \*1 no Satellite, single TV BT outlets and 2 no double sockets. Principle bedroom will have FM/DAB, single TV BT outlets and 2 no double socket outlets
- Telephone point to living room and bedroom will be subject to installation and subscription, dependent on the occupier subscribing to the service

## Security

- A two-way audio/one-way video entry system to each apartment
- Vicaima veneer apartment entrance door fitted with a multi-point lock, spyhole, with cover flap and security door guard chain

## Heating

- Apartments will feature underfloor heating to all areas except bathrooms, ensuites and cupboards
- Whole house ventilation system to each apartment (Please note whole house ventilation is not air conditioning or comfort cooling, it is an air exchange system where fresh (external) air is fed via ducts into the heat exchange unit and supplied to bedrooms, kitchen/living /dining areas, bathroom and ensuite) The spent air is then extracted from rooms, passed through the heat exchange unit to retrieve residual heat and then expelled externally

## Amenities

- Residents second floor and roof terraces



\* Will be subject to installation and subscription, dependent on the occupier subscribing to the service.

\*\* Bathroom, 2 bedroom apartments: Bespoke vanity cabinet with double mirrored doors, shelves and demisters over wash hand basin.

\*\* En-suite, Studio & 1 bedroom apartments: Bespoke triple door mirrored vanity cabinet with 2 shelves and demister over wash hand basin.

We reserve the right to change specifications from time to time. We may need to substitute equipment, appliances and materials mentioned in this brochure, but we will seek to ensure that the replacement brand is of similar quality. Details and final as built product may vary on completion of development. Internal computergenerated images are intended for illustrative purposes only. They are not representative of final layout of interior. Room styling and all related items including furniture, soft furnishings, feature wall colours, window treatments etc. are not part of the specification. Please check specific layouts with our Sales Consultant.





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[eastlondonnewhomes@jll.com](mailto:eastlondonnewhomes@jll.com)



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[jll.co.uk](http://jll.co.uk)

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