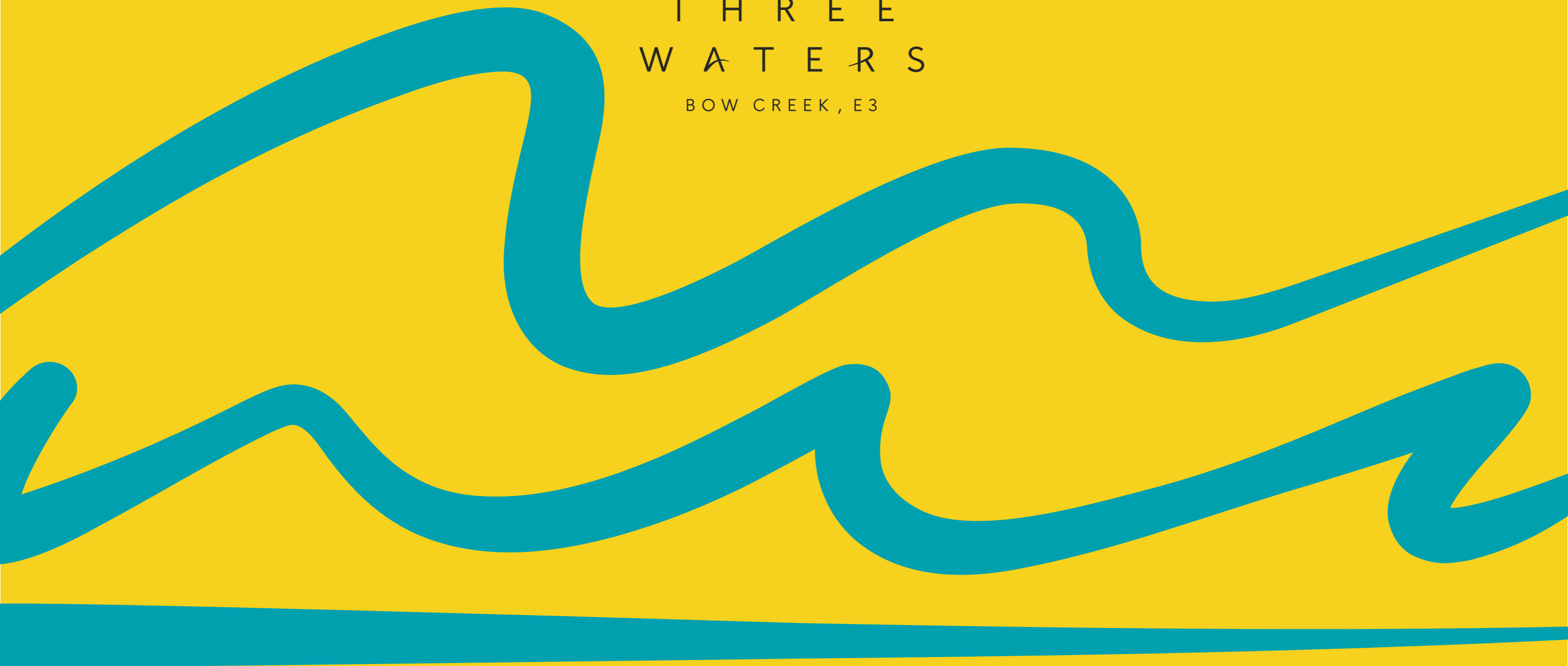




T H R E E
W A T E R S
B O W C R E E K , E 3



THE SHARED OWNERSHIP COLLECTION



MINUTES FROM
THE CITY



METRES FROM
THE WATER



A DEVELOPMENT BY




Mount Anvil,
better London living




For the best experience
on phone or tablet,
please rotate device to
landscape view.

USING THIS DOCUMENT

Welcome to the interactive Three Waters Shared Ownership brochure!

When viewing on desktop computers and some tablets, you can click any underlined entries in the contents or  buttons at the bottom of the contents page to skip to that part of the brochure.

You can also click the  symbol in the top right of the screen at any time to navigate back to this page.

FIND OUT MORE

[WATCH A SHORT VIDEO ABOUT SHARED OWNERSHIP ON THE PEABODY WEBSITE](#)

[REGISTER YOUR INTEREST IN THE SHARED OWNERSHIP COLLECTION ONLINE](#)

[VIEW MORE PEABODY HOMES ONLINE](#)

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Waterside well-being with triple the tranquillity

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THE SHARED OWNERSHIP COLLECTION

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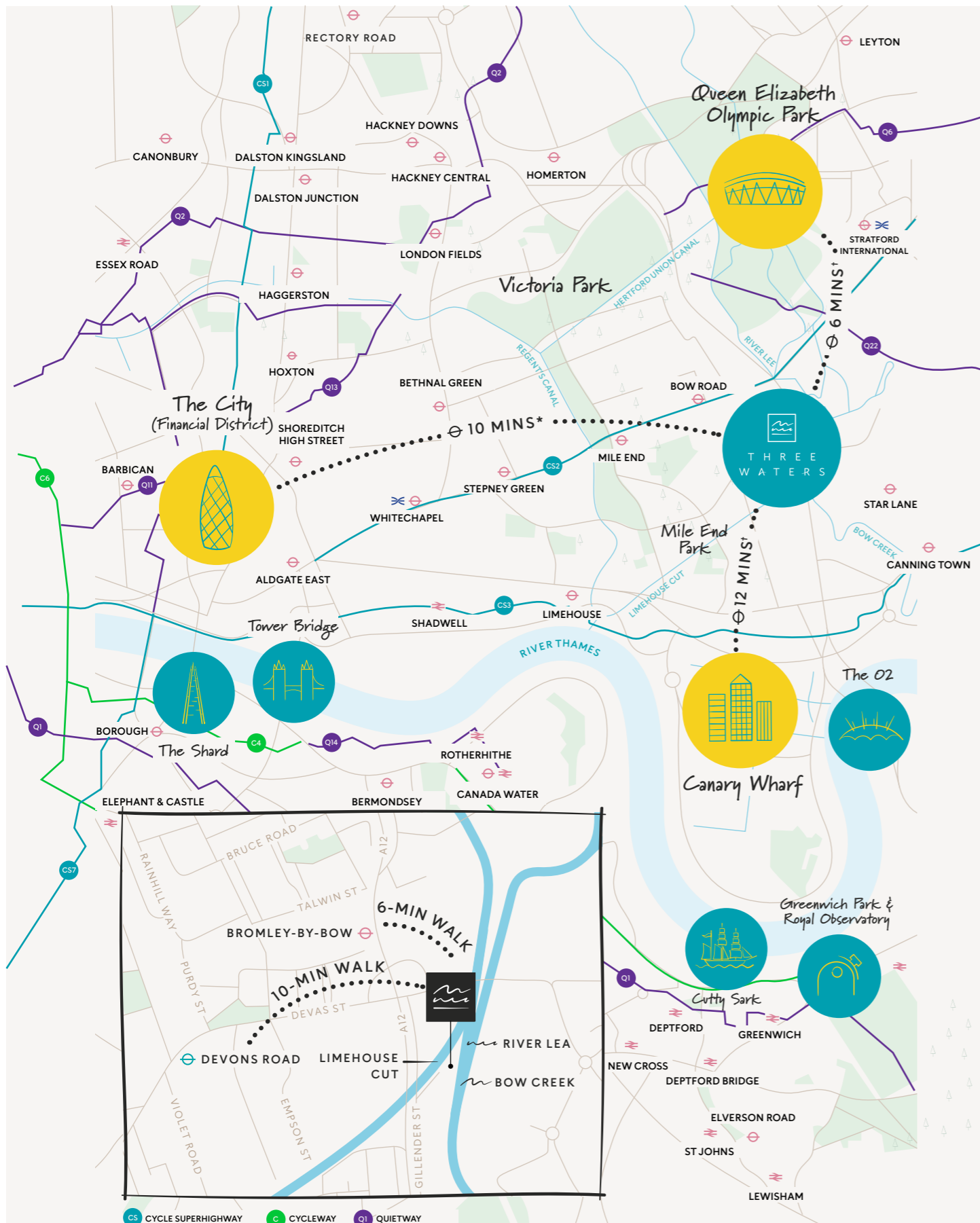
Specification, masterplan and floorplans

[32 FIND THE ONE IN THREE WATERS](#)

One, two and three-bedroom homes



All interior / exterior images are indicative and for guidance only.



Journey times are approximate only and taken from Transport for London (TfL). Journey times include a mix of Crossrail, tube, car and walking. Map not to scale.

*Journey times taken from Devons Road station.

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 One, two and three-bedroom homes put you minutes from the City and metres from the water.

TRIPLE THE TRANQUILLITY
Workout before work. Cycle to the City. Waterside living is synonymous with well-being and tranquility. As Knight Frank say: "there is a uniqueness to waterside living."²

CRAFTED BY THE WATER
From the red British brickwork to the high spec kitchens, every aspect of the architecture and design has been crafted for long-term quality and desirability.

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.

CITYSCAPES WITH HEADSPACE
The raised garden, roof terrace and private balconies are crafted to give you views of the three waters that make up the surrounding area.

WITH RELOCATION COMES REGENERATION
Bow Creek, Stratford and the nearby East Bank are magnets for regeneration, making home ownership a great choice for individuals and families.

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

¹Evening Standard, 2017: East London still racing ahead as Olympic boom creates 110,000 jobs. ² Knight Frank, 2018.



NORTH GREENWICH
PENINSULA
16 minutes*

THE O2
16 minutes*



RIVER THAMES

BROMLEY-BY-BOW
6 minute walk

DEVONS ROAD
10 minute walk

CANARY WHARF
12 minutes†

RIVER LEA

ARCELORMITTAL
ORBIT
29 minute walk

VICTORIA PARK
38 minute walk

LONDON STADIUM
30 minute walk

WESTFIELD
STRATFORD CITY
33 minute walk


QUEEN ELIZABETH
OLYMPIC PARK
30 minute walk

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


AT THREE WATERS, YOU CAN ENJOY YOUR CITY AS MUCH AS YOUR NEIGHBOURHOOD

The Tube and DLR are in walking distance, taking you to the latest restaurant or bar, doing the school run, to the must-see screening, or to catch that plane. Get to the City and Canary Wharf in as little as 12 minutes +.




LIVERPOOL STREET 
For the City – London’s financial heart and historic centre.
*10 minutes**




BANK 
For cocktails at The Ned or shopping at The Royal Exchange, based in the heart of The City; one of two financial districts in London.
*15 minutes**





LONDON CITY AIRPORT 
For over 40 destinations including New York.¹
*17 minutes**



BOND STREET 
For big brands, designer stores, art galleries and antiques dealers.
*21 minutes**






COVENT GARDEN 
For Theatreland, the Royal Opera House, fine dining and great shopping.
*23 minutes**



 **BROMLEY-BY-BOW UNDERGROUND STATION**
6 minute walk

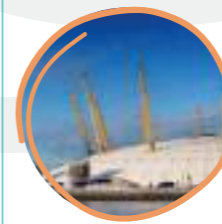
 **DEVONS ROAD DLR STATION**
10 minute walk




STRATFORD   
For world-class sports facilities, big brand shopping, great transport links and one of the UK’s biggest urban parks.
6 minutes†




CANARY WHARF  
For shops, restaurants and the world’s biggest names in financial services.
12 minutes†



NORTH GREENWICH 
For year-round live music at The O2 and unique views from the Emirates Air Line – London’s only cable car.
19 minutes†



WESTMINSTER 
For over 11,000 listed buildings of architectural and historic interest.²
*24 minutes**

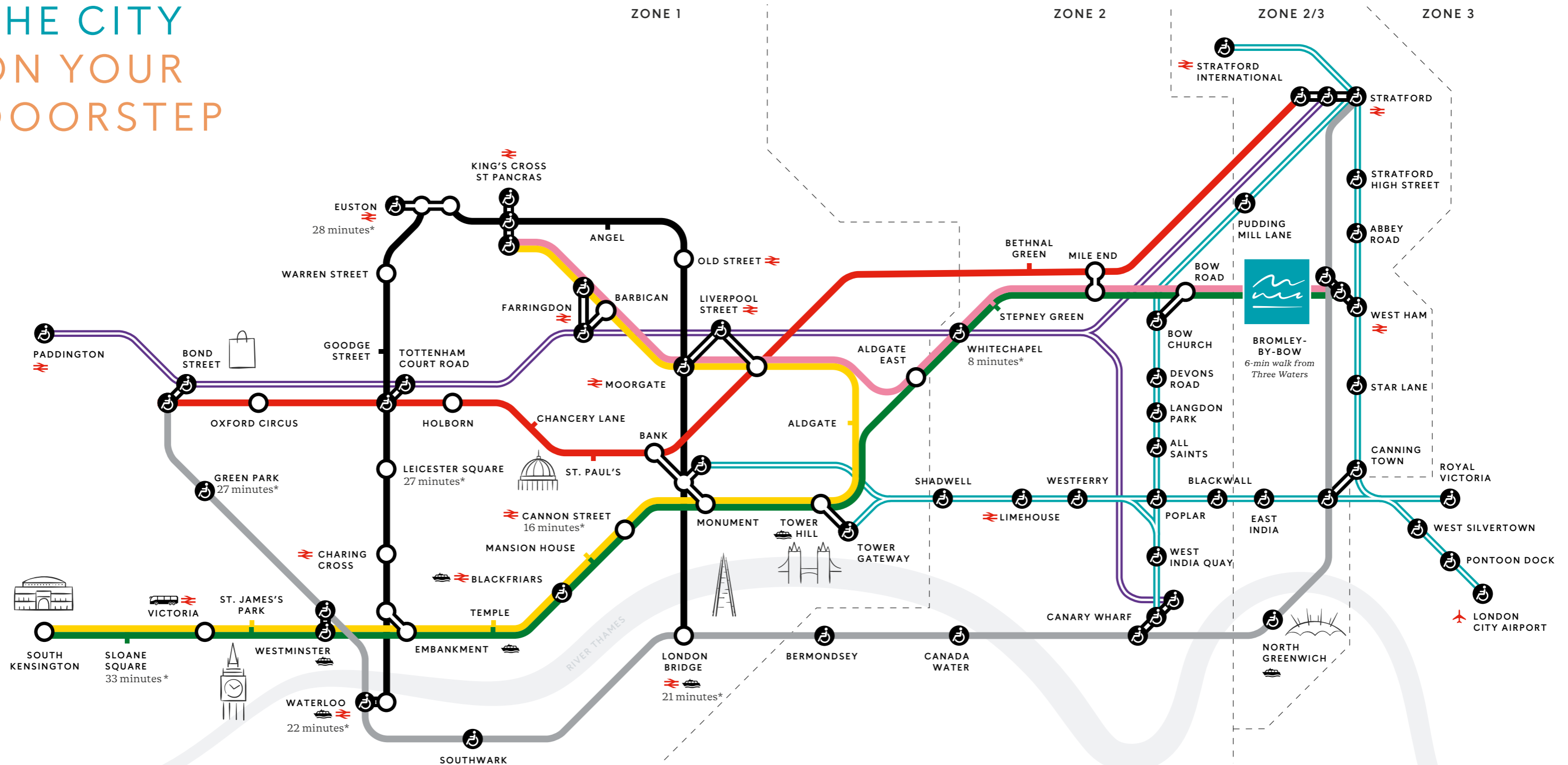


KING’S CROSS AND ST. PANCRAS INTERNATIONAL  
For connections across London and direct trains to Europe, as well as walking distance to Sadler’s Wells Theatre.
*24 minutes**

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

¹ London City Airport: *Flight timetables.*
² City of Westminster: *Listed buildings.*

THE CITY ON YOUR DOORSTEP



- KEY:
- CENTRAL
 - CIRCLE
 - DISTRICT
 - HAMMERSMITH & CITY
 - JUBILEE
 - NORTHERN
 - DLR
 - ELIZABETH LINE (CROSSRAIL), OPENS 2022+
†Subject to ongoing change.

TfL's improvements to the District line will make travel in and around London even faster and more comfortable.

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.

*Journey times taken from Bromley-by-Bow station.

FIND YOUR PERFECT HOME WITH SHARED OWNERSHIP

Shared Ownership allows you to buy a percentage of your property, building on your equity with every mortgage repayment, and starting with a smaller, more achievable deposit.

There's no better time to buy your perfect home in London.

200K

Shared Ownership has given over 200,000 people the chance to get on the property ladder who otherwise wouldn't have been able to.

25%-75%

With the Government Scheme you can buy an initial share of between 25-75% of the property, and pay rent on the portion you don't own.

100%

You can buy a larger share of your home as your savings increase, until eventually you own 100%.

[CLICK HERE TO LEARN MORE ABOUT SHARED OWNERSHIP](#)

EXCEPTIONAL EDUCATION

The area is home to some of London's most outstanding schools and education facilities.

Three Waters is the perfect place to raise a family or plan for your family's education in future.

PRIMARY SCHOOLS



Rated outstanding by OFSTED¹, within two miles of Three Waters:

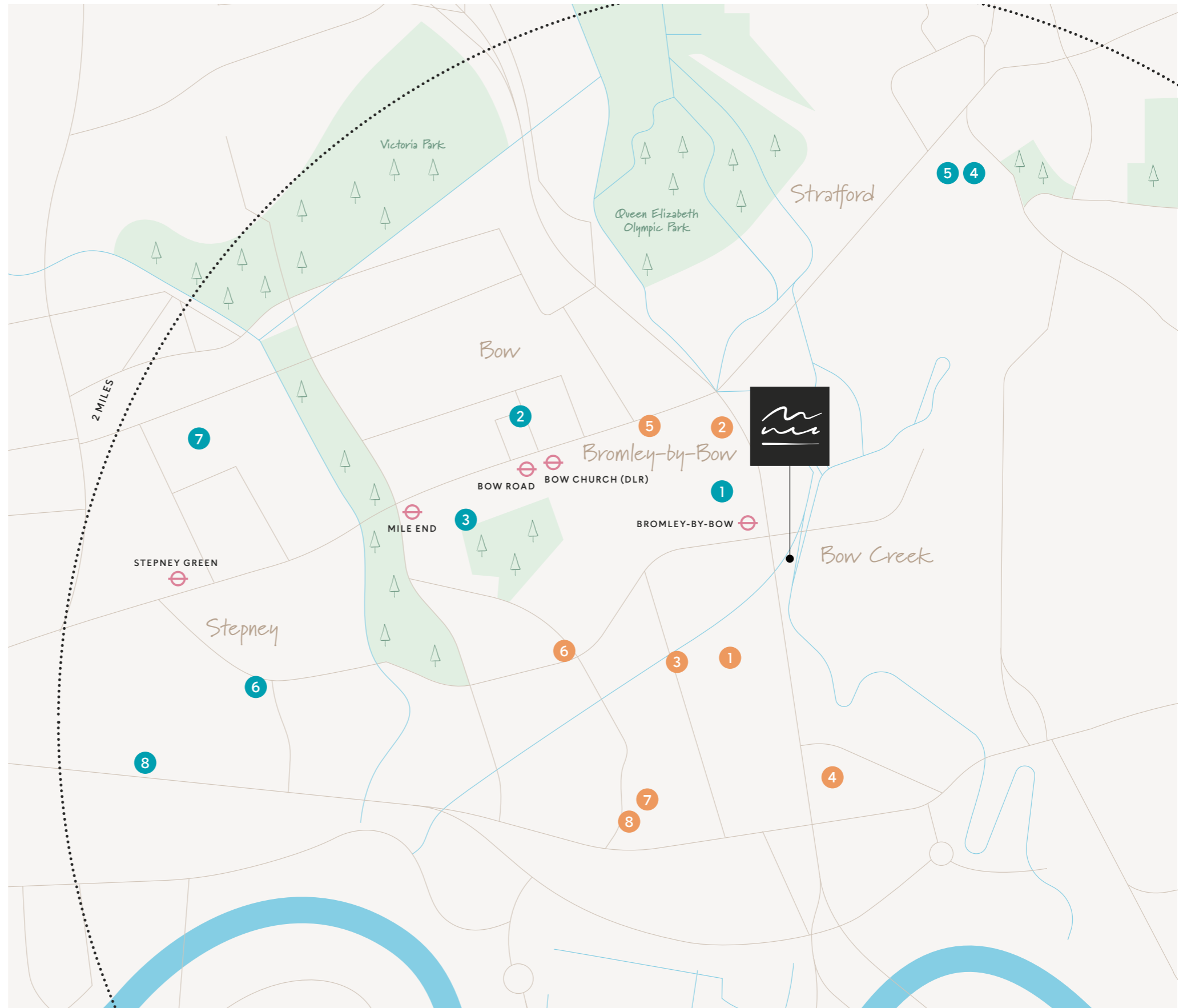
- | | |
|------------------------------|----------------------------|
| 1 Manorfield School | 5 St Agnes Catholic School |
| 2 Old Palace Primary School | 6 St Paul's Way Trust |
| 3 St Saviours Primary School | 7 Bygrove Primary School |
| 4 Culloden Primary School | 8 Mayflower School |

SECONDARY SCHOOLS



Rated outstanding by OFSTED¹, within two miles of Three Waters:

- | | |
|----------------------------------|------------------------------------|
| 1 Ian Mikardo School | 5 School 21 |
| 2 Phoenix School | 6 Stepney All Saints C of E School |
| 3 Beatrice Tate School | 7 Morpeth School |
| 4 John F. Kennedy Special School | 8 Bishop Challoner Girls School |



Map not to scale.
Journey times are approximate only and taken from TfL.



PEACE OF MIND IN THE HEART OF LONDON

Three Waters is crafted with your well-being in mind. With direct access to the riverside, you can watch the sunrise from the raised garden, work out at the water's edge or simply get from A to B, stress-free.

RELAX, REVIVE, RIVERSIDE



Lea River Park

You're moments away from a waterside workout. Enjoy direct access to the Leaway, a riverside route that takes an hour to walk, half an hour if you run.¹ Start at the Olympic Park in the north and finish at the River Thames in the south.



Canals and waterways

People in Tower Hamlets have access to more water spaces than any other London borough.³ That means kayaking or paddleboarding your way around the waterways that run through the enormous 26-miles long Lee Valley Regional Park.⁴

Three Mills Island

Grade I listed tidal mill. Island oasis. Iconic film studio. 3 Mills Studios is the birthplace of blockbusters from Wes Anderson and David Cronenberg, and has welcomed stars like Sir Paul McCartney and Beyoncé.² Not bad company a waterside stroll away.

11-minute walk*



Queen Elizabeth Olympic Park

Free to enter and right on your doorstep, this is one of the UK's biggest urban parks. Home to hundreds of medal-winning moments during London 2012, The London Stadium, Copper Box Arena, Aquatics Centre and VeloPark are now public facilities. They're surrounded by gardens and cycling trails.

Six minutes via Tube⁵

¹ Queen Elizabeth Olympic Park, 2018: *Lea River Park*.

² 3 Mills Studios, 2018: *Clients*.

³ London Borough of Tower Hamlets Council, 2017: *Tower Hamlets Water Space Study*.

⁴ Lee Valley Regional Park, 2018: *Walks and walking*.

⁵ Journey time is approximate only to Stratford station and taken from TfL, via Devons Road station.

*Journey times are approximate only and taken from TfL.



LONDON'S "GREEN LUNG" WITH 10,000 ACRES OF REGIONAL PARKS[†]

The Lee Valley is known as London's 'Green Lung', encompassing award-winning parks, towpaths and sports facilities, ideal for spending leisurely afternoons or evening strolls.





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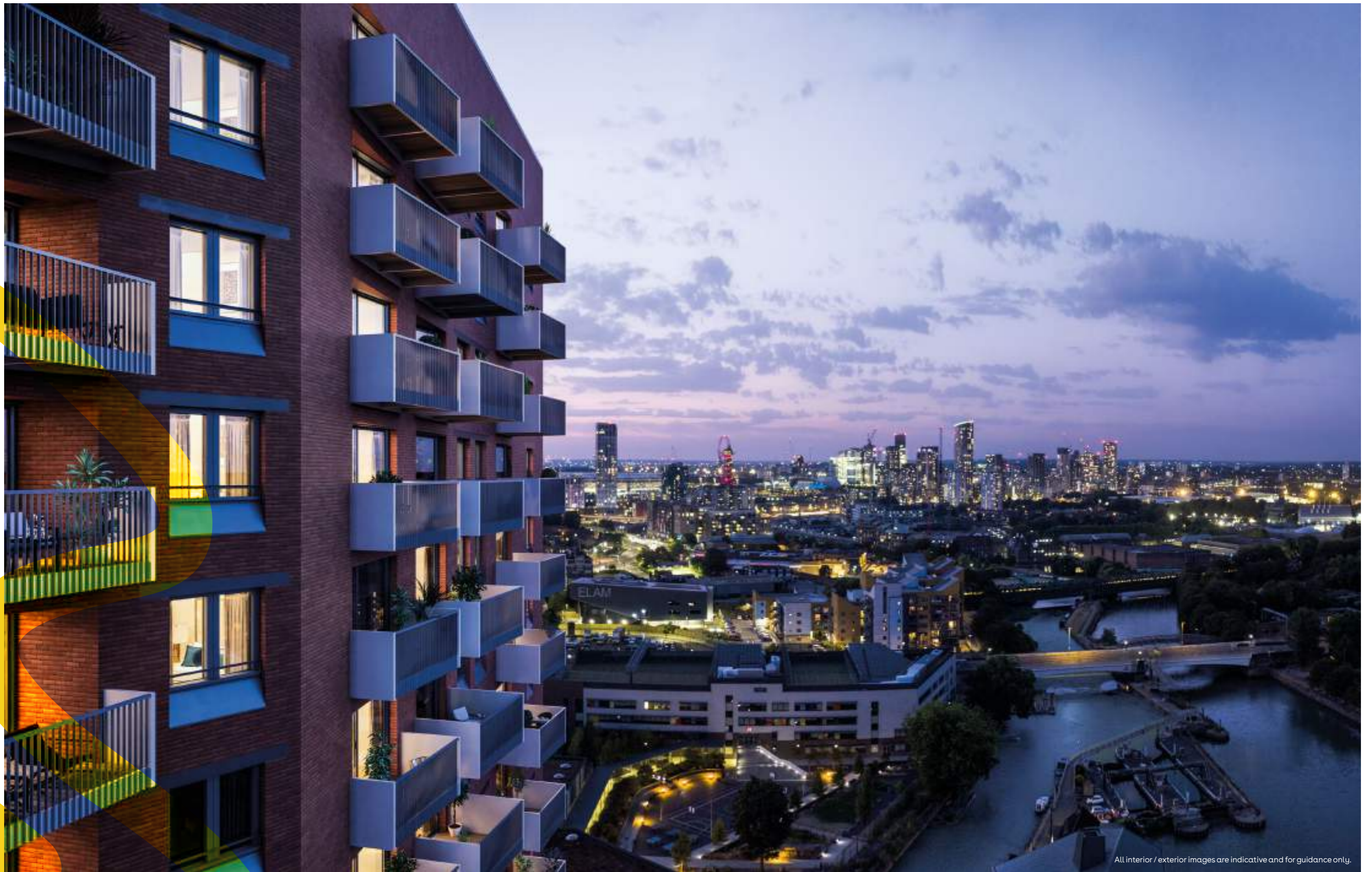
INSPIRED BY HISTORY, MADE FOR THE FUTURE



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, benefiting the well-being of you and your family and creating a tranquil space to call home.





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EXTRAORDINARY CRAFT AS STANDARD

We've crafted communal spaces to help your life flow smoothly.

As you step inside, find the Three Waters' facilities at your fingertips. Make your way to the stunning lobby space or to the roof top terrace, both designed as a welcome home for you and a wow moment for your guests.

Even the hallway's hand-crafted – the often overlooked postbox corridor has been reimagined to reflect the architecture of the surrounding buildings.



All interior / exterior images are indicative and for guidance only.



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

All interior / exterior images are indicative and for guidance only.



“ The raised garden links our sculptured buildings, offering you a private neighbourhood park – a calm space enriched with direct views across the water, and with someone else looking after the upkeep. ”

TIM WHYMAN
Head of Design, Mount Anvil

All interior / exterior images are indicative and for guidance only.

Three Waters is home to the on site screening room. Book it for 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.



All interior / exterior images are indicative and for guidance only.



Read the morning papers over a coffee or catch up on work in the waterside café. The on site maker studios put east London's artisan buzz close by.

All interior / exterior images are indicative and for guidance only.





All interior / exterior images are indicative and for guidance only.

SPACE TO PAUSE, WHERE THE CITY PLAYS

THE SHARED OWNERSHIP COLLECTION
Be one of the first residents to move in to Three Waters. The Shared Ownership Collection comprises one, two and three-bedroom apartments.

Within, the 24-hour concierge, state-of-the-art screening room and exclusive social space come together as the focal point of the community. With direct riverside access, it's the gateway to Three Waters.

CRAFTED BY THE WATER

Our apartments have been designed to create a calm, welcoming feeling throughout, with natural textures and materials giving a clean, beautiful finish to and a warm and inviting home.

These are smart spaces, crafted to work and to last. We've made considered design decisions to help you and your family feel at home here:

- ~ Geometric lines enhance the interior, bringing order and balance.
- ~ Materials selected to make architectural and historic sense.
- ~ Projected balconies that maximise your views of the water and the city.



All interior / exterior images are indicative and for guidance only.



All interior / exterior images are indicative and for guidance only.

“The master bedroom features a built-in wardrobe, saving you space. Windows fill the room with light, making the most of your view.”

NATALIE SLACK
Interior Design Manager, Mount Anvil





66 Egger anthracite metal rock laminate worktops with matching splashbacks complement the cool pale grey handleless kitchen units. 99

NATALIE SLACK

Interior Design Manager, Mount Anvil



KITCHEN SPECIFICATION

Every aspect of the kitchen layout has been individually designed to maximise space and storage. Form meets function throughout the specification:

- ~ Pale grey handleless kitchen units and underside LED strip lighting to wall units
- ~ Egger anthracite metal rock laminate worktop with matching upstand splashback
- ~ Under mounted single bowl stainless steel sink with brushed nickel mixer tap
- ~ Smeg touch glass electric hob with integrated extractor fan
- ~ Smeg integrated multifunction oven under touch glass electric hob with integrated extractor fan to selected apartments**
- ~ Smeg integrated high level multifunction oven and microwave with electric grill to tall units in selected apartments**
- ~ Zanussi integrated fridge/freezer
- ~ Amtico Spacia White Ash Finish with aluminium trim threshold where applicable



All interior / exterior images are indicative and for guidance only.

** Applies to selected apartments only, please see floorplans and speak to sales advisor for further information.

For detailed information about the specification of specific homes, talk to one of our sales consultants. While we make every effort to ensure printed information is correct, it has been supplied as a guide. This means that we (Mount Anvil and Peabody) reserve the right to make changes to the specification as necessary and without notification.



BATHROOM SPECIFICATION

The materials and colours in the bathroom deliver calming contrast. Grey concrete and matt black combine for an elegant finish.

- ~ Fully tiled grey concrete effect shower room with wide length chrome shower mixer shower mixer and shower screen to selected apartments**
- ~ Grey tiled concrete effect bathroom unit comprising mirrored cabinet with LED lighting underneath, set above white wash basin to main bathrooms
- ~ Large bespoke mirror to all other bathrooms/ensuites
- ~ WC with dual flush chrome push plate
- ~ Chrome heated towel rail



“ The clean design of the angular tap perfectly mirrors the geometry of the sink. ”

NATALIE SLACK
Interior Design Manager, Mount Anvil

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GENERAL SPECIFICATIONS



INTERIOR FINISHES

- ~ White painted internal doors with timber edge detail.
- ~ White painted square-edge skirtings and architraves.
- ~ Chrome finish ironmongery throughout.
- ~ Walls and ceilings finished in white matt emulsion paint.
- ~ Timber and concrete-effect flooring with herringbone pattern to open-plan entrance hall, kitchen, living room and dining areas.
- ~ Cormar Carpet finish to all bedrooms.
- ~ Wardrobe to master bedrooms with smoked mirror sliding doors. Includes hanging rail and high-level shelf.



HEATING

- ~ Heating and hot water from energy centre with metered supplies to all apartments.
- ~ Radiators with localised thermostatic control throughout.
- ~ Electric heated towel rail to bath and shower rooms.
- ~ Whole home ventilation system.
- ~ Smart meter provided to each home.



RESIDENTS' FACILITIES

- ~ 24-hour concierge.
- ~ Screening room.
- ~ Landscaped gardens.
- ~ Semi-covered rooftop terrace.
- ~ Postbox corridor.



SUSTAINABLE FEATURES

- ~ Landscaping designed to encourage biodiversity.
- ~ Mixed recycling facilities provided.



BALCONIES / TERRACES

- ~ Glazed door and decking to balconies and terraces.



ELECTRICAL FITTINGS

- ~ Energy efficient LED ceiling downlighters in hallways, living, kitchen, dining room, bedrooms and bathrooms.
- ~ White finish switches and sockets throughout.
- ~ Television (terrestrial and satellite) points to principal reception room and bedrooms. Located to living area in studios.
- ~ Facility for Sky Q (subject to contract and connection). Telephone and data points to living space and master bedroom.
- ~ High speed 1GB enabled HyperOptic broadband available (subject to connection).
- ~ Zanussi Washer/dryer located within utility cupboard.
- ~ Shaver points in all bathrooms.



CYCLE STORE

- ~ Cycle storage/cycle racks with secure access.



INTERIOR DESIGNED ENTRANCE LOBBY

- ~ Interior designed entrance lobbies.
- ~ Glass doors to main entrance lobby.



LIFTS / COMMUNAL HALLWAYS

- ~ A passenger lift located within each entrance lobby serving all levels.
- ~ Carpet floor finish to all communal hallways.



SECURITY AND PEACE OF MIND

- ~ Audio/Visual entry system to individual apartments.
- ~ Power point provided to all apartments for wireless intruder alarm to be fitted later by purchaser.
- ~ Apartments provided with mains supply heat and smoke detectors and fitted with battery back-up, domestic fire sprinkler system.
- ~ Multi-point locking and door viewer to apartment entrance doors.
- ~ 24-hour concierge services and monitored CCTV.
- ~ Fob access control to main entrance lobbies.
- ~ All apartments benefit from a ten-year NHBC Buildmark Warranty.
- ~ 2-year defect warranty (from time of PC).

*Leaseholder will be responsible for SkyQ installation and subscription at additional cost. For detailed information about the specification of specific homes, talk to one of our sales consultants. Whilst every effort has been taken to ensure the accuracy of the information provided, the specification has been supplied as a guide and Peabody reserve the right to amend the specification as necessary and without notice. Please ask your sales advisor for more information.

The Developer reserves the right (whether through the planning process or otherwise) to increase the height and/or elevation and/or massing or otherwise (including accommodation) of any block in the development and a purchaser shall be deemed when making a reservation to be aware of this and accept the same (and in so accepting the same a purchaser will thereby be deemed to accept any consequential change in outlook or amenity resulting therefrom).

THREE WATERS MASTERPLAN

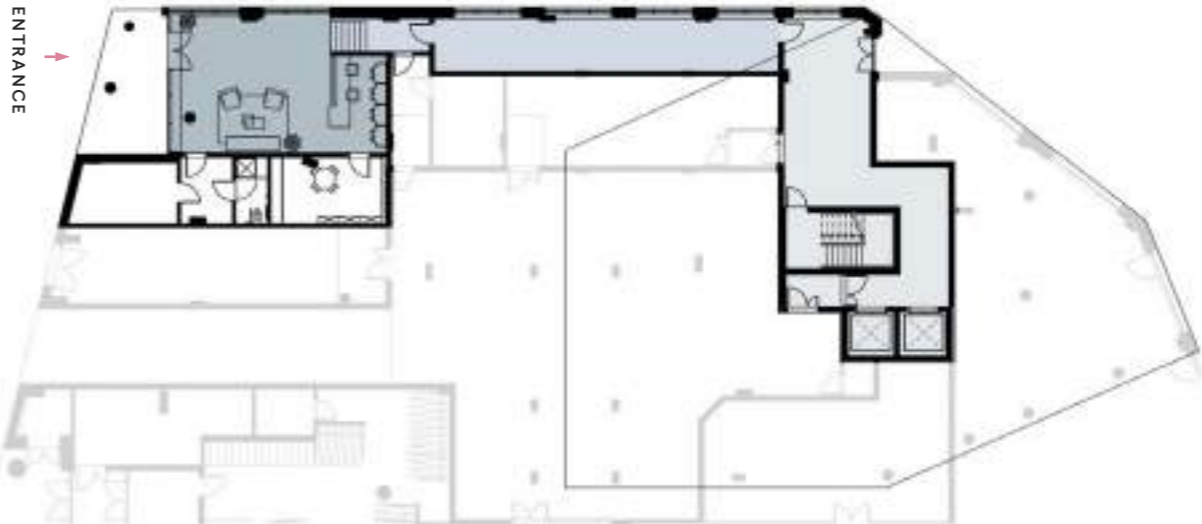


- LOCK APARTMENTS - SHARED OWNERSHIP & AFFORDABLE RENT ACCOMMODATION
- RIVER APARTMENTS - PRIVATE SALES ACCOMMODATION
- SKYLINE APARTMENTS - SHARED OWNERSHIP AND PRIVATE SALES ACCOMMODATION

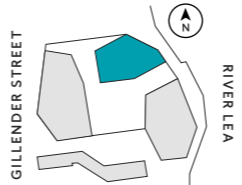
THREE WATERS CONCIERGE



- CONCIERGE
- POSTBOX CORRIDOR
- ENTRANCE LOBBY



ELEVATION



MASTERPLAN

Floor plans and floorplates are for illustration of layouts only and are not to scale. All measurements given may vary within a tolerance of 5%. Subject to design amends.

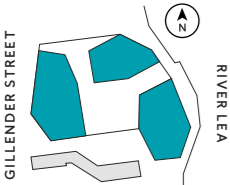
THREE WATERS BASEMENT LEVEL



- CONCIERGE/POSTBOX CORRIDOR
- LIFT CORES/ENTRANCES/EXITS
- COMMERCIAL SPACE
- BLOCK FOOTPRINTS



ELEVATION



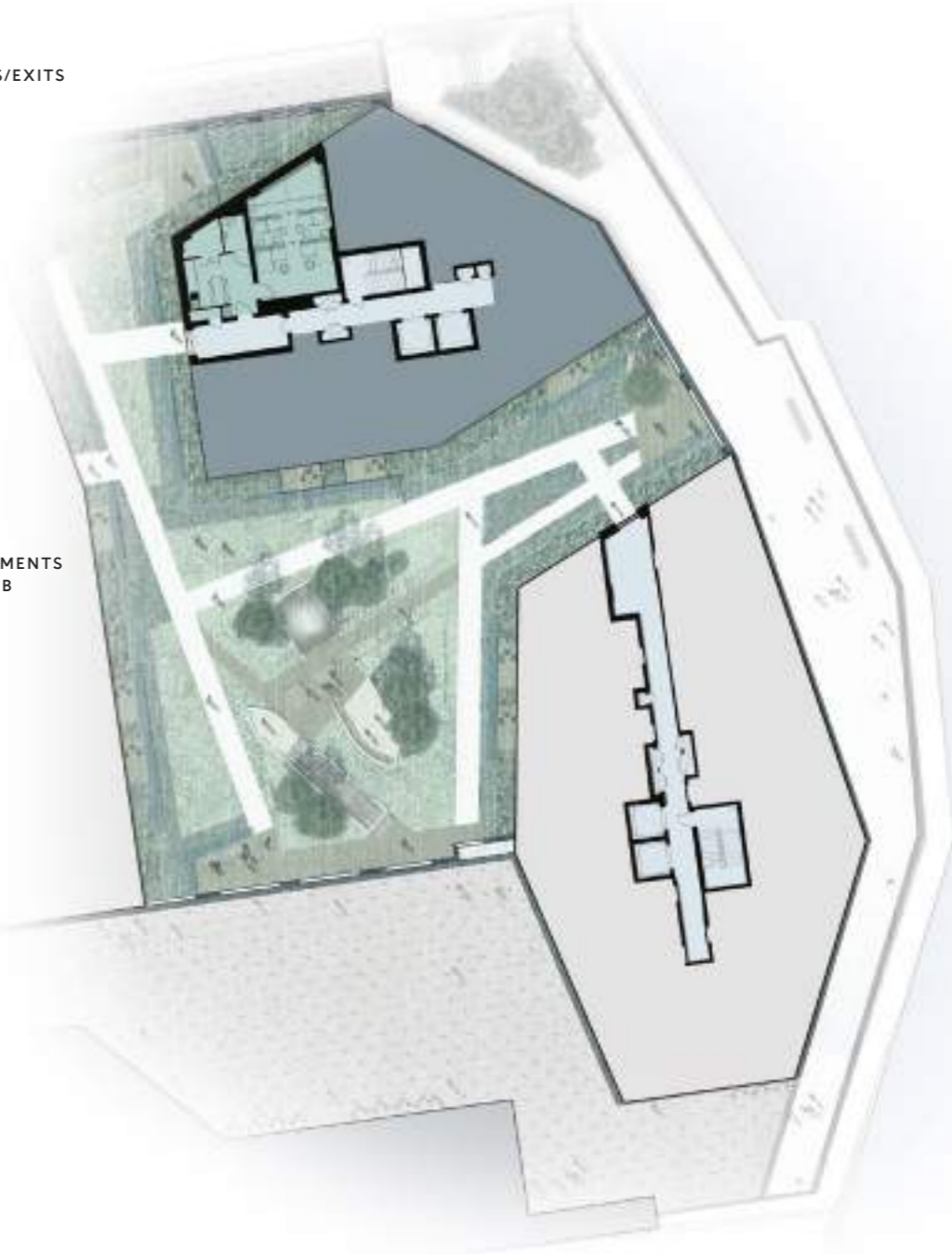
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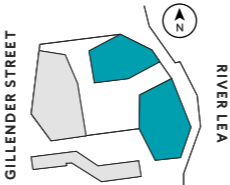
THREE WATERS SCREENING ROOM



- SCREENING ROOM AND SOCIAL SPACE
- LIFT CORES/ENTRANCES/EXITS
- COMMERCIAL SPACE



ELEVATION

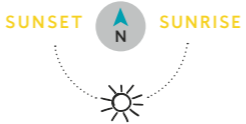


MASTERPLAN

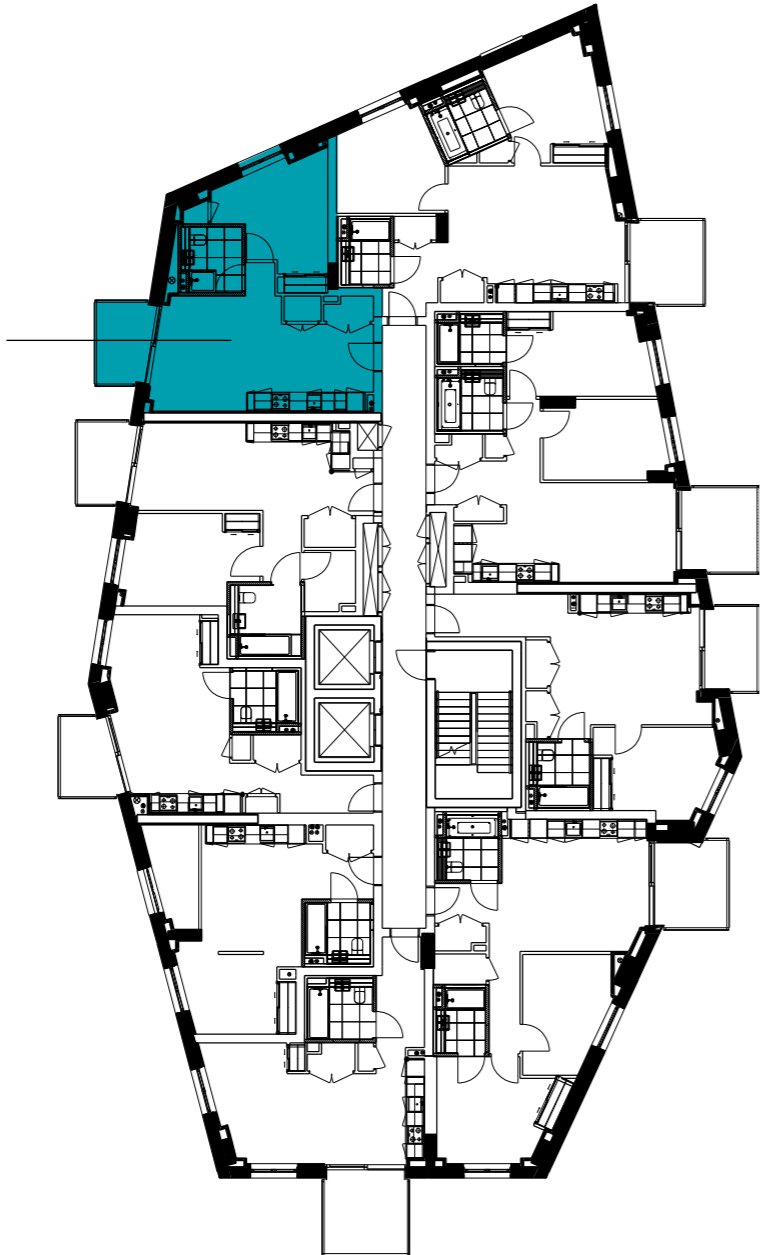
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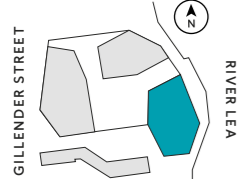
SKYLINE APARTMENTS BLOCK A FLOORS 4 - 7, 9 - 17



ONE-BED



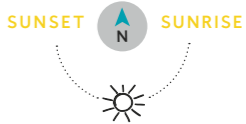
WEST ELEVATION



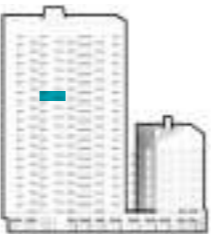
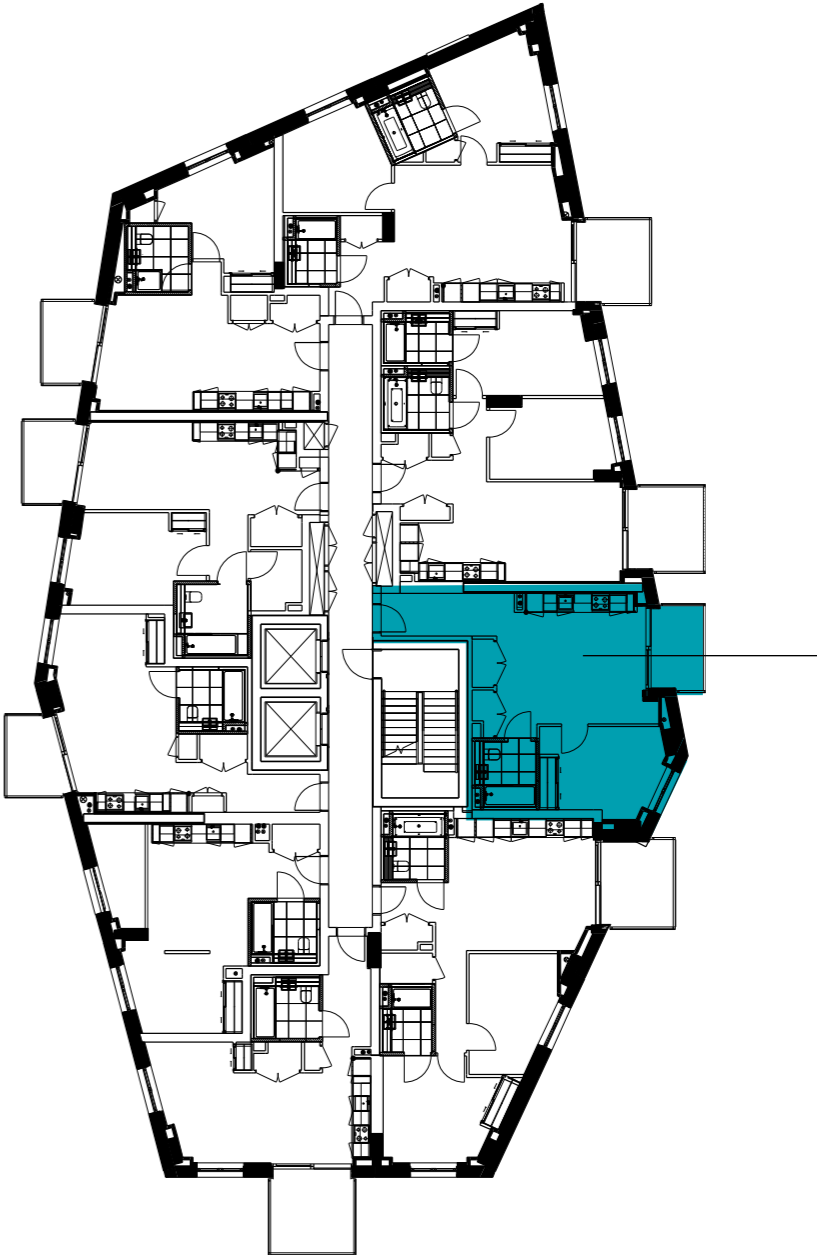
MASTERPLAN

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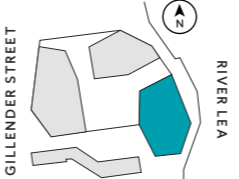
SKYLINE APARTMENTS BLOCK A FLOOR 13



ONE-BED



EAST ELEVATION

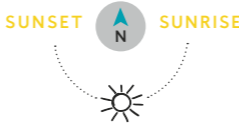


MASTERPLAN

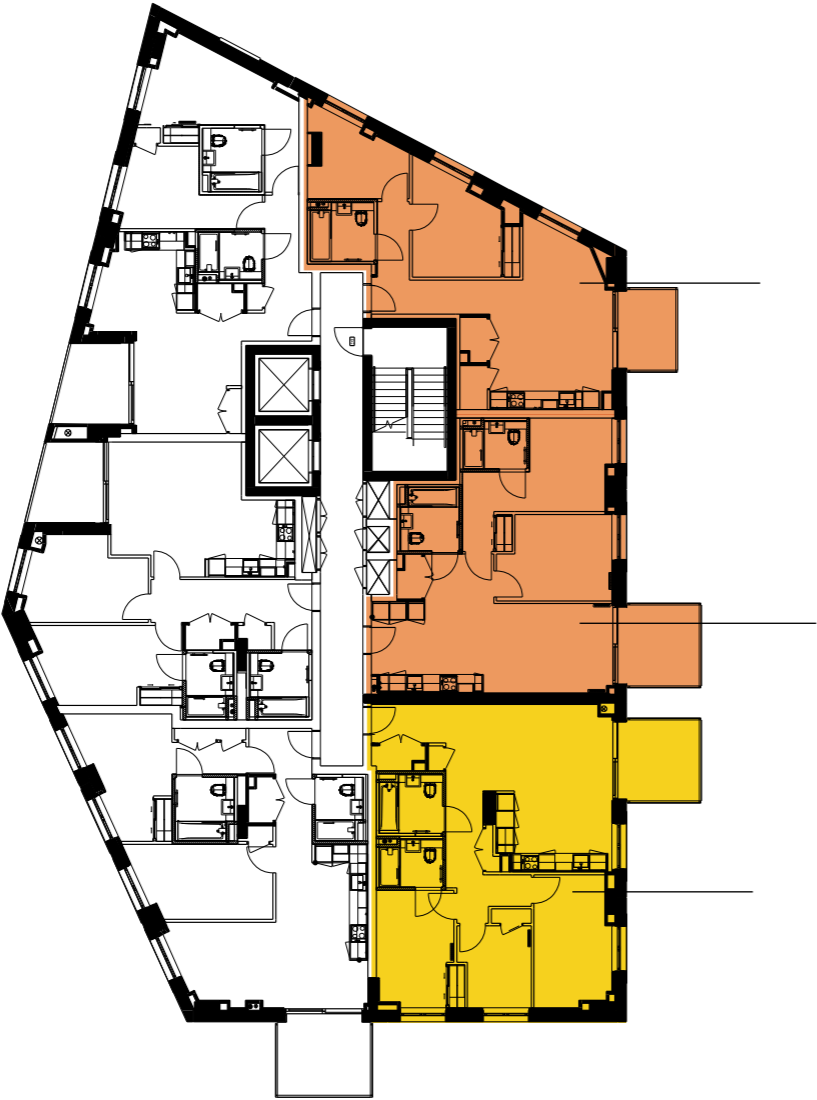
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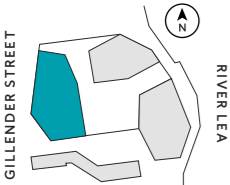
LOCK APARTMENTS BLOCK B FLOORS 10 - 15



- TWO-BED
- THREE-BED



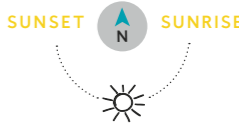
SOUTH ELEVATION



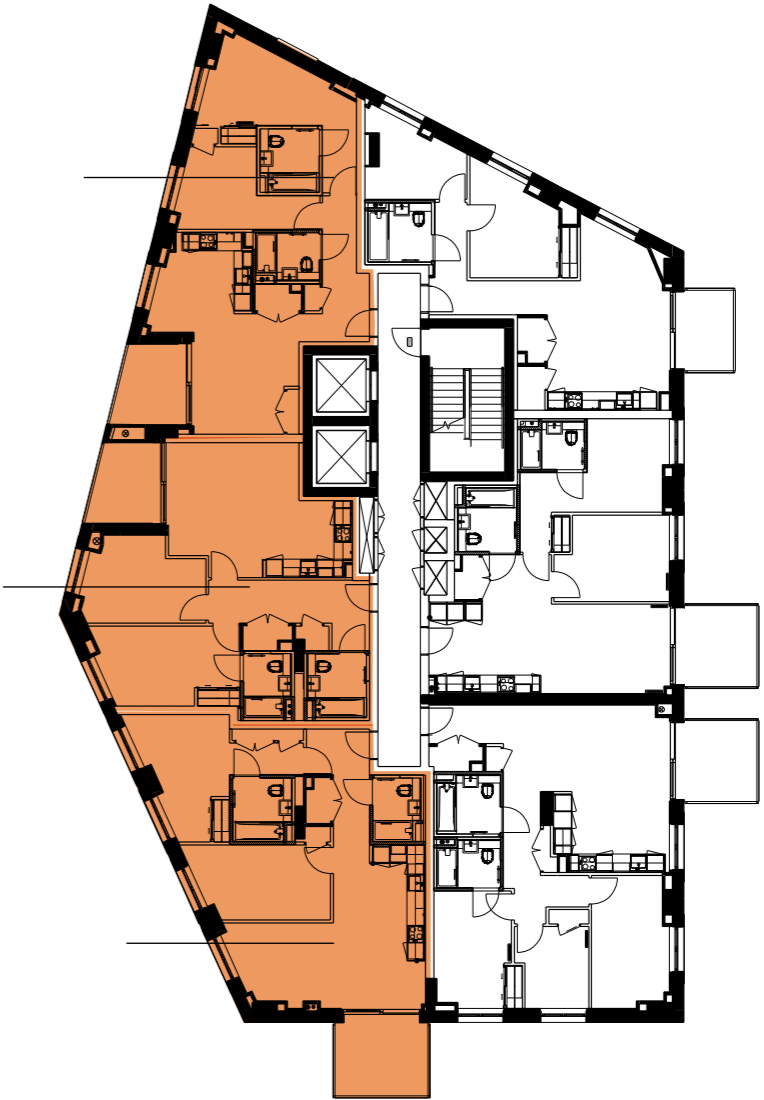
MASTERPLAN

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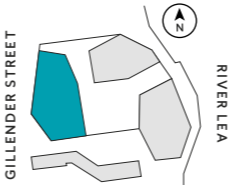
LOCK APARTMENTS BLOCK B FLOORS 10 - 11



- TWO-BED



SOUTH ELEVATION

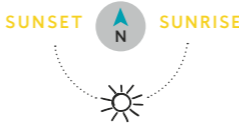


MASTERPLAN

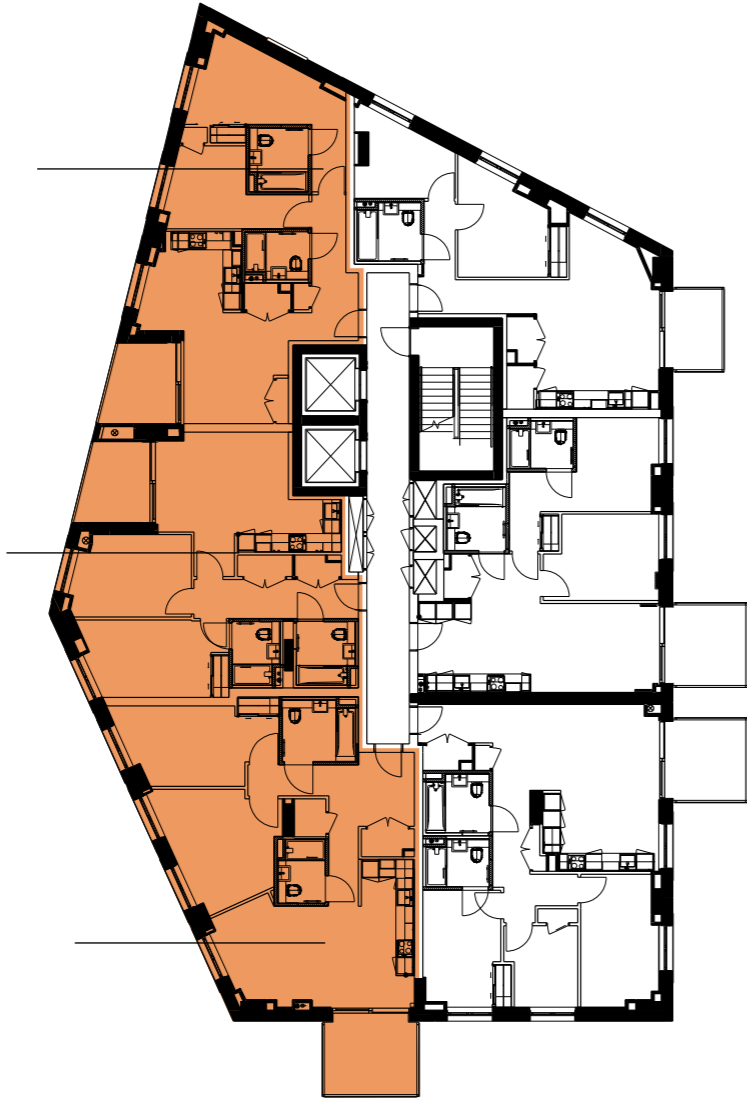
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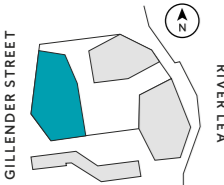
LOCK APARTMENTS BLOCK B FLOORS 12 - 15



 TWO-BED



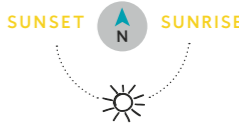
SOUTH ELEVATION



MASTERPLAN

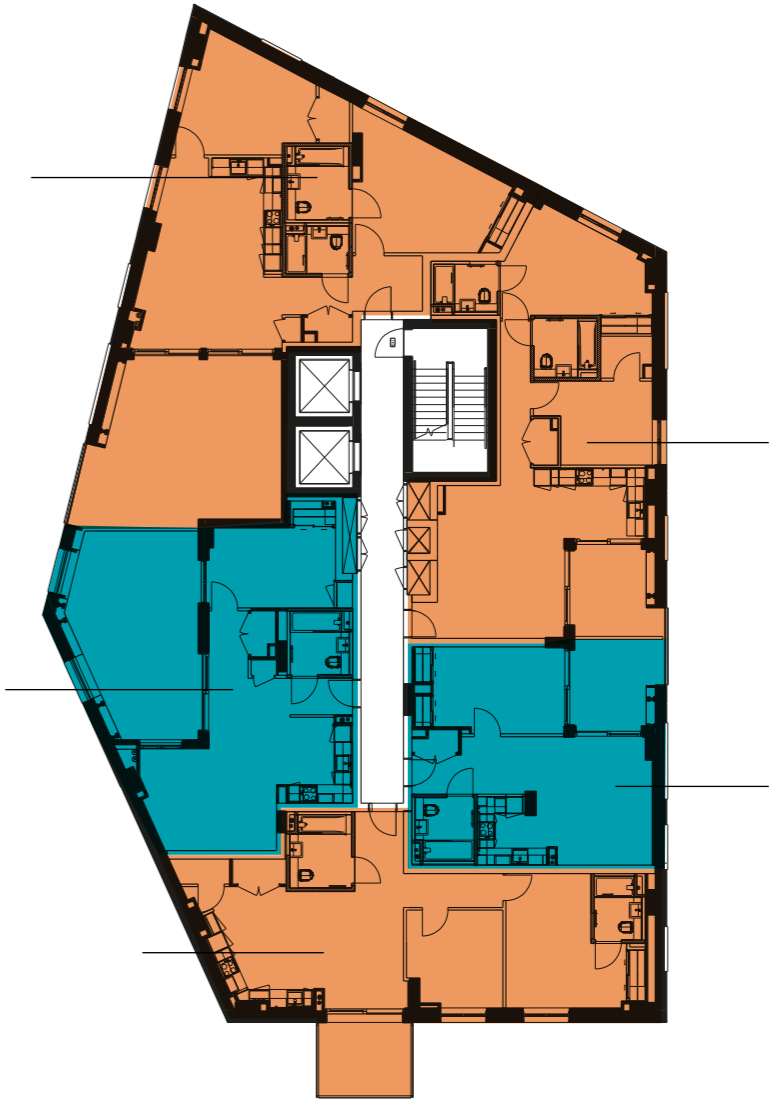
Floor plans and floorplates are for illustration of layouts only and are not to scale. All measurements given may vary within a tolerance of 5%. Subject to design amends.

LOCK APARTMENTS BLOCK B FLOOR 16

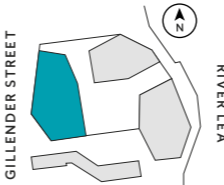


 ONE-BED

 TWO-BED



SOUTH ELEVATION



MASTERPLAN

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FIND THE ONE IN THREE WATERS

Discover your future home in one of one, two and three-bedroom apartments.

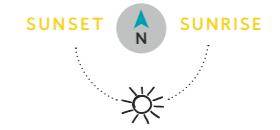
Part of creating thoughtful, design-led homes that discerning people fall in love with is making settling into life here as straightforward as possible.

That's why our Peabody Sales Executive will be with you from the moment you exchange contracts – helping you step through the process and keeping you informed of how the building work is going.

Once you're all moved in, you're looked after by a two-year fixtures and fittings warranty (part of the broader ten-year NHBC Buildmark Warranty). That means that if anything needs a touch of TLC or you have an issue with say, an appliance, we're on hand to sort it hassle-free.

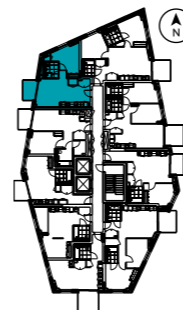
[VIEW PRICES AND AVAILABILITY](#)

ONE BEDROOM APARTMENT



SKYLINE APARTMENTS (BLOCK A)
APARTMENT: 402 · 502 · 602 · 702 · 902 · 1002 · 1102 · 1202 · 1302 · 1402 · 1502 · 1602 · 1702

- AMTICO WOOD FLOORING
- CORMAR CARPET
- TILING
- DECKING
- WASHER DRYER
- INTEGRATED APPLIANCES*



FLOORPLATE



ELEVATION



MASTERPLAN



TOTAL INTERNAL AREA	50.0 SQ M	538 SQ FT
Living/Dining	3900mm x 3100mm	12'9" x 10'2"
Kitchen	4300mm x 3900mm	14'1" x 12'9"
Bedroom	4000mm x 3900mm	13'1" x 12'9"
Bathroom / Ensuite	2200mm x 2100mm	7'2" x 6'10"
TOTAL EXTERNAL AREA	5.04 SQ M	54 SQ FT
Balcony	2800mm x 1800mm	9'2" x 5'10"

Floor plans and floorplates are for illustration of layouts only and are not to scale. All measurements given may vary within a tolerance of 5%. Subject to design amends. * For more information on integrated appliances please see Specification or speak to a sales consultant. MW Microwave FF Fridge/Freezer

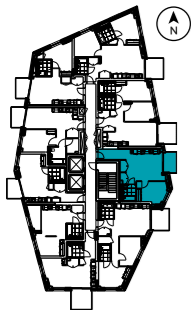


ONE BEDROOM APARTMENT

SKYLINE APARTMENTS (BLOCK A)
APARTMENT: 1305



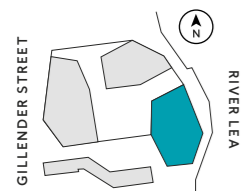
-  AMTICO WOOD FLOORING
-  CORMAR CARPET
-  TILING
-  DECKING
-  WASHER DRYER
-  INTEGRATED APPLIANCES*



FLOORPLATE



ELEVATION



MASTERPLAN

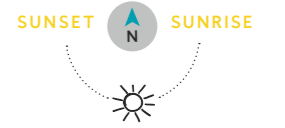


TOTAL INTERNAL AREA	50.0 SQ M	538 SQ FT
Kitchen, Living & Dining	5000mm x 4400mm	16'4" x 13'1"
Bedroom	3500mm x 3200mm	11'5" x 10'6"
Bathroom / Ensuite	2200mm x 2100mm	7'2" x 6'10"
TOTAL EXTERNAL AREA	5.22 SQ M	56 SQ FT
Balcony	2900mm x 1800mm	9'6" x 5'10"

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MW Microwave FF Fridge/Freezer

ONE BEDROOM APARTMENT

LOCK APARTMENTS (BLOCK B)
APARTMENT: 1603



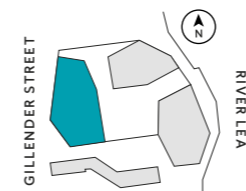
-  AMTICO WOOD FLOORING
-  CORMAR CARPET
-  TILING
-  DECKING
-  WASHER DRYER
-  INTEGRATED APPLIANCES*



FLOORPLATE



ELEVATION



MASTERPLAN



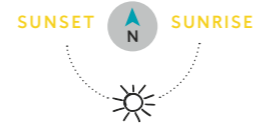
TOTAL INTERNAL AREA	53.17 SQ M	572 SQ FT
Kitchen, Living & Dining	6100mm x 4500mm	20'1" x 14'9"
Bedroom	4600mm x 3100mm	15'1" x 10'2"
Bathroom / Ensuite	2200mm x 2100mm	7'2" x 6'10"
TOTAL EXTERNAL AREA	8.0 SQ M	86 SQ FT
Balcony	3200mm x 2500mm	10'6" x 8'3"





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MW Microwave FF Fridge/Freezer

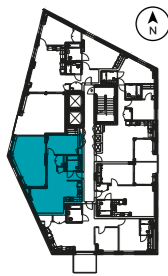


ONE BEDROOM APARTMENT

LOCK APARTMENTS (BLOCK B)
APARTMENT: 1605



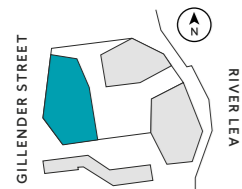
-  AMTICO WOOD FLOORING
-  CORMAR CARPET
-  TILING
-  DECKING
-  WASHER DRYER
-  INTEGRATED APPLIANCES*



FLOORPLATE



ELEVATION



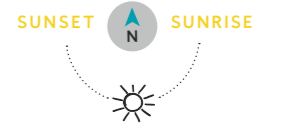
MASTERPLAN

TOTAL INTERNAL AREA	58.91 SQ M	634 SQ FT
Kitchen	3000mm x 2600mm	9'10" x 8'6"
Living & Dining	6100mm x 4800mm	20'1" x 15'9"
Bedroom	2800mm x 4400mm	14'5" x 9'2"
Bathroom	2200mm x 2100mm	7'2" x 6'10"
TOTAL EXTERNAL AREA	31.82 SQ M	343 SQ FT
Terrace	7400mm x 4300mm	24'3" x 14'1"

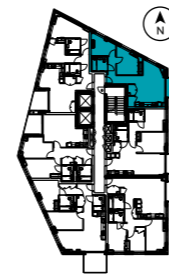
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MW Microwave FF Fridge/Freezer

TWO BEDROOM APARTMENT

LOCK APARTMENTS (BLOCK B)
APARTMENT: 1002 · 1102 · 1202 · 1302 · 1402 · 1502



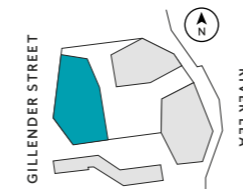
-  AMTICO WOOD FLOORING
-  CORMAR CARPET
-  TILING
-  DECKING
-  WASHER DRYER
-  INTEGRATED APPLIANCES*



FLOORPLATE



ELEVATION



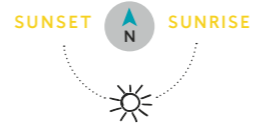
MASTERPLAN


TOTAL INTERNAL AREA	62.42 SQ M	672 SQ FT
Kitchen, Living & Dining	6800mm x 4300mm	22'3" x 14'1"
Bedroom 1	4200mm x 3100mm	13'9" x 10'2"
Bedroom 2	3600mm x 3300mm	11'9" x 10'9"
Bathroom	2200mm x 2100mm	7'2" x 6'10"
TOTAL EXTERNAL AREA	6.16 SQ M	66 SQ FT
Balcony	2800mm x 2200mm	9'2" x 7'2"

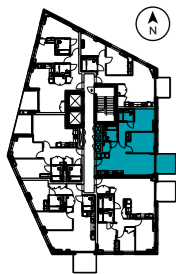
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MW Microwave FF Fridge/Freezer

TWO BEDROOM APARTMENT

LOCK APARTMENTS (BLOCK B)
APARTMENT: 1003 · 1103 · 1203 · 1303 · 1403 · 1503



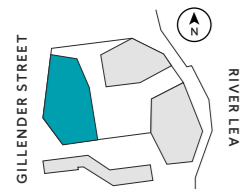
-  AMTICO WOOD FLOORING
-  CORMAR CARPET
-  TILING
-  DECKING
-  WASHER DRYER
-  INTEGRATED APPLIANCES*



FLOORPLATE



ELEVATION



MASTERPLAN

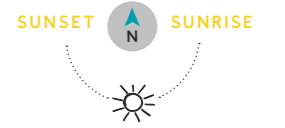


TOTAL INTERNAL AREA	70.11 SQ M	752 SQ FT
Kitchen, Living & Dining	8500mm x 3100mm	27'10" x 10'2"
Bedroom 1	4000mm x 3000mm	13'1" x 9'10"
Bedroom 2	5000mm x 3300mm	16'4" x 10'9"
Bathroom	2200mm x 2100mm	7'2" x 6'10"
Ensuite	2200mm x 1700mm	7'2" x 5'6"
TOTAL EXTERNAL AREA	7.83 SQ M	84 SQ FT
Balcony	2800mm x 2800mm	9'2" x 9'2"

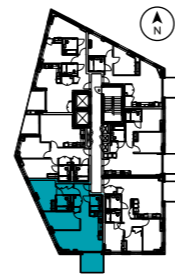
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MW Microwave FF Fridge/Freezer

TWO BEDROOM APARTMENT

LOCK APARTMENTS (BLOCK B)
APARTMENT: 1005 · 1105



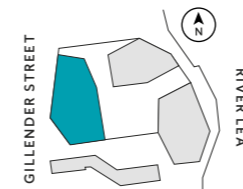
-  AMTICO WOOD FLOORING
-  CORMAR CARPET
-  TILING
-  DECKING
-  WASHER DRYER
-  INTEGRATED APPLIANCES*



FLOORPLATE



ELEVATION



MASTERPLAN



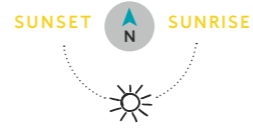
TOTAL INTERNAL AREA	77.88 SQ M	823 SQ FT
Kitchen	5800mm x 3200mm	19'1" x 10'6"
Living & Dining	2700mm x 3900mm	8'10" x 12'9"
Bedroom 1	4700mm x 3700mm	15'5" x 12'1"
Bedroom 2	5100mm x 2600mm	16'8" x 8'6"
Bathroom	2200mm x 1700mm	7'2" x 5'7"
Ensuite	2200mm x 2100mm	7'2" x 6'10"
TOTAL EXTERNAL AREA	8.95 SQ M	96 SQ FT
Balcony	2800mm x 3200mm	9'2" x 10'6"






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MW Microwave FF Fridge/Freezer

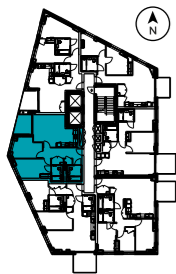


TWO BEDROOM APARTMENT

LOCK APARTMENTS (BLOCK B)
APARTMENT: 1006 · 1106



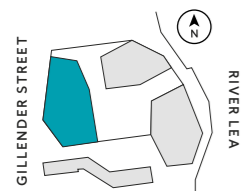
-  AMTICO WOOD FLOORING
-  CORMAR CARPET
-  TILING
-  DECKING
-  WASHER DRYER
-  INTEGRATED APPLIANCES*



FLOORPLATE



ELEVATION



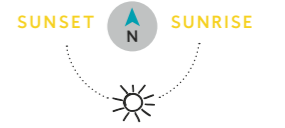
MASTERPLAN

TOTAL INTERNAL AREA	75.83 SQ M	816 SQ FT
Kitchen, Living & Dining	6500mm x 4700mm	21'3" x 15'5"
Bedroom 1	5000mm x 2800mm	16'4" x 9'2"
Bedroom 2	4200mm x 3100mm	13'9" x 10'2"
Bathroom	2200mm x 2100mm	7'2" x 6'10"
Ensuite	2200mm x 1700mm	7'2" x 5'7"
TOTAL EXTERNAL AREA	7.28 SQ M	78 SQ FT
Balcony	2800mm x 2600mm	9'2" x 8'6"

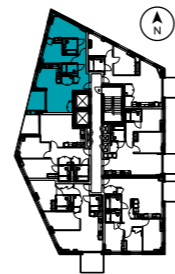
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MW Microwave FF Fridge/Freezer

TWO BEDROOM APARTMENT

LOCK APARTMENTS (BLOCK B)
APARTMENT: 1001 · 1101



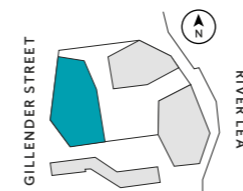
-  AMTICO WOOD FLOORING
-  CORMAR CARPET
-  TILING
-  DECKING
-  WASHER DRYER
-  INTEGRATED APPLIANCES*



FLOORPLATE



ELEVATION






MASTERPLAN

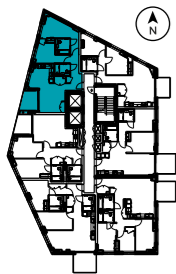
TOTAL INTERNAL AREA	72.39 SQ M	779 SQ FT
Kitchen	3700mm x 3500mm	11'6" x 12'1"
Living & Dining	3800mm x 3600mm	12'5" x 11'9"
Bedroom 1	5600mm x 3100mm	18'4" x 10'2"
Bedroom 2	5000mm x 2900mm	16'4" x 9'6"
Bathroom	2200mm x 1700mm	7'2" x 5'7"
Ensuite	2200mm x 2100mm	7'2" x 6'10"
TOTAL EXTERNAL AREA	7.28 SQ M	78 SQ FT
Balcony	2800mm x 2600mm	9'2" x 8'6"

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MW Microwave FF Fridge/Freezer

TWO BEDROOM APARTMENT

LOCK APARTMENTS (BLOCK B)
APARTMENT: 1201 · 1301 · 1401 · 1501

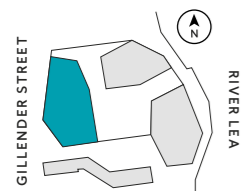
-  AMTICO WOOD FLOORING
-  CORMAR CARPET
-  TILING
-  DECKING
-  WASHER DRYER
-  INTEGRATED APPLIANCES*



FLOORPLATE



ELEVATION



MASTERPLAN



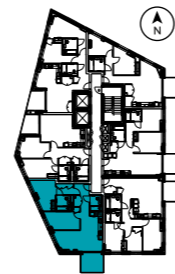
TOTAL INTERNAL AREA	72.39 SQ M	779 SQ FT
Kitchen	3700mm x 3500mm	11'6" x 12'1"
Living & Dining	3800mm x 3300mm	12'5" x 10'8"
Bedroom 1	5600mm x 3100mm	18'4" x 10'2"
Bedroom 2	5000mm x 2900mm	16'4" x 9'6"
Bathroom	2200mm x 1700mm	7'2" x 5'7"
Ensuite	2200mm x 2100mm	7'2" x 6'10"
TOTAL EXTERNAL AREA	7.28 SQ M	78 SQ FT
Balcony	2800mm x 2600mm	9'2" x 8'6"

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MW Microwave FF Fridge/Freezer

TWO BEDROOM APARTMENT

LOCK APARTMENTS (BLOCK B)
APARTMENT: 1205 · 1305 · 1405 · 1505

-  AMTICO WOOD FLOORING
-  CORMAR CARPET
-  TILING
-  DECKING
-  WASHER DRYER
-  INTEGRATED APPLIANCES*



FLOORPLATE



ELEVATION



MASTERPLAN



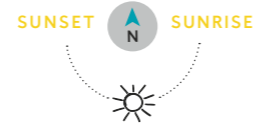
TOTAL INTERNAL AREA	86.22 SQ M	928 SQ FT
Kitchen	5200mm x 1800mm	17'1" x 5'10"
Living & Dining	4000mm x 3500mm	13'1" x 11'6"
Bedroom 1	5800mm x 2800mm	19'2" x 9'2"
Bedroom 2	4600mm x 4400mm	15'1" x 14'5"
Bathroom	2600mm x 2200mm	8'6" x 7'2"
Ensuite	2200mm x 1700mm	7'2" x 5'7"
TOTAL EXTERNAL AREA	8.96 SQ M	96 SQ FT
Balcony	2800mm x 3200mm	9'2" x 10'6"


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MW Microwave FF Fridge/Freezer

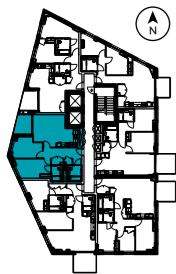


TWO BEDROOM APARTMENT

LOCK APARTMENTS (BLOCK B)
APARTMENT: 1206 · 1306 · 1406 · 1506



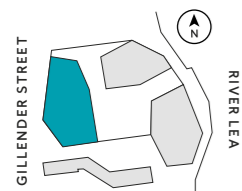
-  AMTICO WOOD FLOORING
-  CORMAR CARPET
-  TILING
-  DECKING
-  WASHER DRYER
-  INTEGRATED APPLIANCES*



FLOORPLATE



ELEVATION



MASTERPLAN

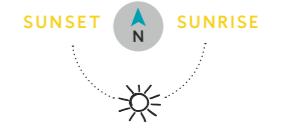


TOTAL INTERNAL AREA	70.47 SQ M	759 SQ FT
Kitchen / living / dining	6500mm x 4200mm	21'4" x 13'9"
Bedroom 1	5300mm x 2700mm	17'4" x 8'10"
Bedroom 2	4200mm x 2900mm	13'9" x 9'6"
Bathroom	2200mm x 2100mm	7'2" x 6'10"
Ensuite	2200mm x 1700mm	7'2" x 5'7"
TOTAL EXTERNAL AREA	7.28 SQ M	78 SQ FT
Balcony	2800mm x 2600mm	9'2" x 8'6"

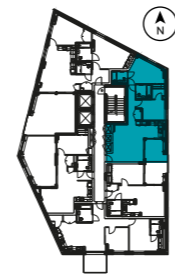
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MW Microwave FF Fridge/Freezer

TWO BEDROOM APARTMENT

LOCK APARTMENTS (BLOCK B)
APARTMENT: 1602



-  AMTICO WOOD FLOORING
-  CORMAR CARPET
-  TILING
-  DECKING
-  WASHER DRYER
-  INTEGRATED APPLIANCES*



FLOORPLATE



ELEVATION



MASTERPLAN

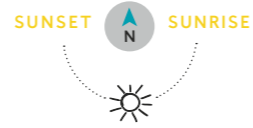


TOTAL INTERNAL AREA	81.82 SQ M	881 SQ FT
Kitchen	4000mm x 2500mm	13'1" x 8'2"
Living & Dining	5400mm x 4500mm	17'8" x 14'9"
Bedroom 1	5300mm x 3700mm	17'4" x 12'1"
Bedroom 2	4200mm x 2900mm	13'9" x 9'6"
Bathroom	2200mm x 2100mm	7'2" x 6'10"
Ensuite	2200mm x 1700mm	7'2" x 5'7"
Dressing Room	1800mm x 1500mm	5'11" x 4'11"
TOTAL EXTERNAL AREA	8.32 SQ M	90 SQ FT
Balcony	3200mm x 2600mm	10'6" x 8'6"

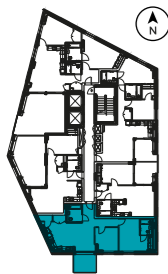
Floor plans and floorplates are for illustration of layouts only and are not to scale.
All measurements given may vary within a tolerance of 5%. Subject to design amends.
* For more information on integrated appliances please see Specification or speak to a sales consultant.
MW Microwave FF Fridge/Freezer

TWO BEDROOM APARTMENT

LOCK APARTMENTS (BLOCK B)
APARTMENT: 1604



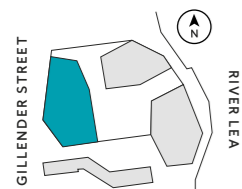
-  AMTICO WOOD FLOORING
-  CORMAR CARPET
-  TILING
-  DECKING
-  WASHER DRYER
-  INTEGRATED APPLIANCES*



FLOORPLATE



ELEVATION



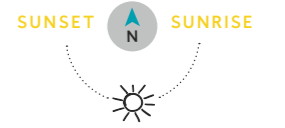
MASTERPLAN

TOTAL INTERNAL AREA	81.73 SQ M	880 SQ FT
Kitchen / living / dining	7200mm x 4100mm	23'7" x 13'5"
Bedroom 1	4700mm x 4200mm	15'5" x 13'9"
Bedroom 2	3400mm x 3400mm	11'2" x 11'2"
Bathroom	2600mm x 2200mm	8'6" x 7'2"
Ensuite	2200mm x 1700mm	7'2" x 5'7"
TOTAL EXTERNAL AREA	9.24 SQ M	99 SQ FT
Balcony	3200mm x 2800mm	10'6" x 9'2"

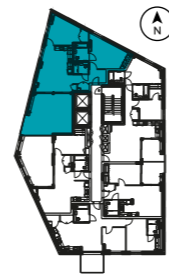
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MW Microwave FF Fridge/Freezer

TWO BEDROOM APARTMENT

LOCK APARTMENTS (BLOCK B)
APARTMENT: 1601



-  AMTICO WOOD FLOORING
-  CORMAR CARPET
-  TILING
-  DECKING
-  WASHER DRYER
-  INTEGRATED APPLIANCES*



FLOORPLATE



ELEVATION



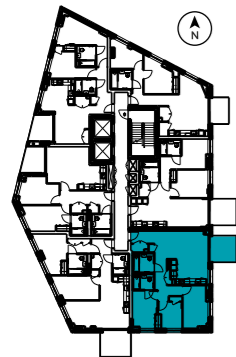
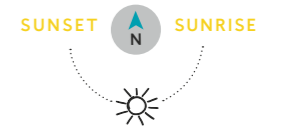
MASTERPLAN

TOTAL INTERNAL AREA	91.97 SQ M	990 SQ FT
Kitchen, Living & Dining	6700mm x 5400mm	21'12" x 17'8"
Bedroom 1	5600mm x 4900mm	18'4" x 16'1"
Bedroom 2	4800mm x 4400mm	15'9" x 14'5"
Bathroom	2200mm x 1700mm	7'2" x 5'7"
Ensuite	2600mm x 2100mm	8'6" x 6'10"
TOTAL EXTERNAL AREA	35.34 SQ M	380 SQ FT
Terrace	5700mm x 6200mm	18'8" x 20'4"

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MW Microwave FF Fridge/Freezer

THREE BEDROOM APARTMENT

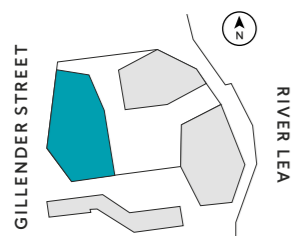
LOCK APARTMENTS (BLOCK B)
 APARTMENT: 1004 · 1104 · 1204 · 1304 · 1404 · 1504



FLOORPLATE



ELEVATION



MASTERPLAN



-  AMTICO WOOD FLOORING
-  CORMAR CARPET
-  TILING
-  DECKING
-  WASHER DRYER
-  INTEGRATED APPLIANCES*

TOTAL INTERNAL AREA	86.79 SQ M	934 SQ FT
Kitchen, Living & Dining	5900mm x 5900mm	19'4" x 19'4"
Bedroom 1	4100mm x 2700mm	13'5" x 8'10"
Bedroom 2	2800mm x 2600mm	9'2" x 8'6"
Bedroom 3	4600mm x 2700mm	15'1" x 8'10"
Bathroom	2200mm x 2100mm	7'2" x 6'10"
Ensuite	2200mm x 1700mm	7'2" x 5'6"
TOTAL EXTERNAL AREA	7.84 SQ M	84 SQ FT
Balcony	2800mm x 2800mm	9'2" x 9'2"

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 MW Microwave FF Fridge/Freezer



MORE THAN JUST A PLACE TO LIVE



Peabody creates great places where people want to live, adding value by upholding high design standards, investing in long-term homes and making a positive difference through ongoing commitment to communities.

Our mission is to help people make the most of their lives.



BUILDING HISTORY

Formed almost 160 years ago by the American financier and philanthropist George Peabody, Peabody is one of the UK's oldest and largest housing associations. Together with Town and Country Housing who joined the Group in 2019, we are responsible for more than 67,000 homes across London and the South East.



SOCIAL IMPACT

In line with our social purpose, Peabody re-invests its surplus to provide more homes and services. We deliver services to 133,000 residents, 16,000 care and support customers as well as the wider communities in which we work. We focus on those who need our help the most, working with people and communities to build resilience and promote well-being. We invest around £9m each year through our Community Foundation, to support people to be healthier, wealthier and happier.



QUALITY DESIGN & SUSTAINABILITY

Peabody's reputation is one of the most respected in the housing industry, renowned for high quality and innovative design. This has been achieved by working with the best designers and robust procedures to monitor quality throughout the design, development and procurement process. We aim to make a positive impact on climate change for our residents, communities and the environment, with an ambition to achieve net zero carbon in our new and existing homes by 2050.



CUSTOMER FOCUS

Over 90% of customers said they would recommend Peabody. Our customers' feedback helps shape the design of our homes and community services based on the needs of each neighbourhood. We value our customers and listen to what they have to tell us. Peabody recently achieved 'Gold' in the latest, wholly independent, customer satisfaction awards for the third consecutive year.



STRONG GROWTH

With a growing pipeline, Peabody is continuing to invest in building quality new homes with high design standards. We create homes in great locations which are safe, easy to maintain and long-lasting. Peabody delivers long-term returns on investment. With an asset base of £8bn, Peabody is well placed to build thousands more top quality, well-maintained homes each year.



AWARD WINNING

Over the past 4 years Peabody has been recognised and awarded more than 60 prestigious awards, including the Sunday Times 'Homebuilder of the Year' and the Grand Prix award at the 2020 Evening Standard New Homes Awards. We also work with award winning partners who share our values, high design standards and focus on great customer experience.

[CLICK HERE TO FIND YOUR PLACE](#)

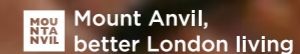
A SHARED AMBITION FOR BOW CREEK

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 71,000 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.

A DEVELOPMENT BY



Mount Anvil,
better London living



(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.

A photograph of a canal scene. On the left, a blue narrowboat is docked, featuring a colorful diamond-patterned trim along its side. The water is dark and reflects the surrounding greenery and the boats. A white boat is visible further down the canal. The image is overlaid with several thick, wavy, teal-colored graphic lines that create a sense of movement and depth. The text 'FIND OUT MORE...' is centered in the middle of the image, with a small white squiggle underneath it.

FIND OUT MORE...





T H R E E
W A T E R S
BOW CREEK, E3

A DEVELOPMENT BY



Mount Anvil,
better London living

