

RESIDENTIAL — E3 3AF

Flat 30, Island House Three Mills Lane, London

Second Floor Apartment · 2 Bedrooms · 2 Bathrooms · 80 sq.m.

Offers in Excess of £425,000



A well-proportioned waterside apartment with dual-aspect light and two balconies.

Flat 30 sits on the second floor of Island House, within a secure gated development on Three Mills Lane in Bow. The building forms part of a small residential cluster arranged around a private cobbled courtyard — an unusual setting for inner east London, with water on multiple sides and the restored Three Mills conservation area directly adjacent.

The flat is arranged around a large open-plan kitchen and reception room that runs the full width of the apartment, with balcony access at both ends. One balcony looks directly over the Three Mills waterway and historic mill buildings; the second faces toward the Stratford skyline. The layout provides a good degree of natural light through the day.

The master bedroom is a generous size at nearly six metres in length, with full-height sliding wardrobes and a private en-suite. The second bedroom comfortably fits a double. A separate family bathroom with full-size bath serves the second bedroom and guests. Solid timber flooring runs throughout the living areas and bedrooms.

Three Mills Studios — one of London's principal film and television production facilities — is immediately adjacent to the development. Bromley-by-Bow Underground station is approximately a five-minute walk; Stratford and its Elizabeth line connections are around ten minutes by tube.

KEY DETAILS

Asking Price	Offers in excess of £425,000
Tenure	Leasehold
Council Tax	Band D
EPC Rating	C
Service Charge	£4,000 p.a.
Ground Rent	£400 p.a.
Parking	1 allocated space (underground)
Floor	Second
Bedrooms	2
Bathrooms	2
Floor Area	80.0 sq.m. / 861 sq.ft.
Main Balcony	5.12m × 1.19m
Second Balcony	2.39m × 1.22m
Security	Gated dev. / fob + code



Kitchen / Reception Room

7.27m × 4.14m (23'10" × 13'7")

A large dual-aspect open-plan room spanning the full width of the apartment. High-gloss white units run the length of the kitchen wall, fitted with dark stone worktops and a full-height mirror splashback. Integrated appliances include an oven, hob, dishwasher and fridge, with a freestanding Miele washing machine and tumble dryer also included. A black extractor canopy sits above the hob.

The living and dining areas sit beyond, with enough room for a full sofa arrangement and dining table for six. Two sets of timber-framed sliding and casement doors open onto separate balconies at either end — one looking over the Three Mills waterway, one facing the Stratford skyline. Solid timber flooring throughout.



Main Balcony

5.12m × 1.19m (16'10" × 3'11")

Accessed via sliding doors from the living area. Decked in dark timber with perforated steel balustrades. Direct outlook over the Three Mills waterway, the historic grade II-listed tidal mill buildings, and across to Stratford and the wider east London skyline.

Second Balcony

2.39m × 1.22m (7'10" × 4'0")

Accessed via the kitchen end of the open-plan room. A smaller but usable outdoor space with views toward the newer Stratford residential and commercial development, and the tree canopy of Three Mills Green below.



Bedroom One *Principal*

6.00m × 4.40m (19'8" × 14'5")

A generously proportioned principal bedroom with a run of full-height fitted wardrobes in a walnut and white-gloss combination along one wall. The room connects directly to the en-suite via a sliding partition door, and a separate door leads to the main balcony. Warm neutral walls with solid timber flooring.



En-Suite Access

Full-height sliding wardrobe wall with walnut and white-gloss panels. A sliding door in the wardrobe wall connects to the private en-suite.



Bedroom Two

4.00m × 2.87m (13'1" × 9'5")

A well-proportioned double bedroom with a window overlooking the rooftops of the adjacent Three Mills building. Fitted wardrobe. Solid timber flooring.



Bathroom

2.56m × 1.78m (8'5" × 5'10")

Full-size bath with glass shower screen and overhead shower on thermostatic controls. Walnut-fronted vanity unit with inset basin. Large-format ceramic wall and floor tiles in a warm stone tone. Natural light from a window.



En-Suite

Separate WC and enclosed shower room serving the principal bedroom. Full-height large-format tiles and a glass sliding door with thermostatic valve. Vessel basin on a walnut vanity unit with green glass mosaic splashback and mirror cabinet above.



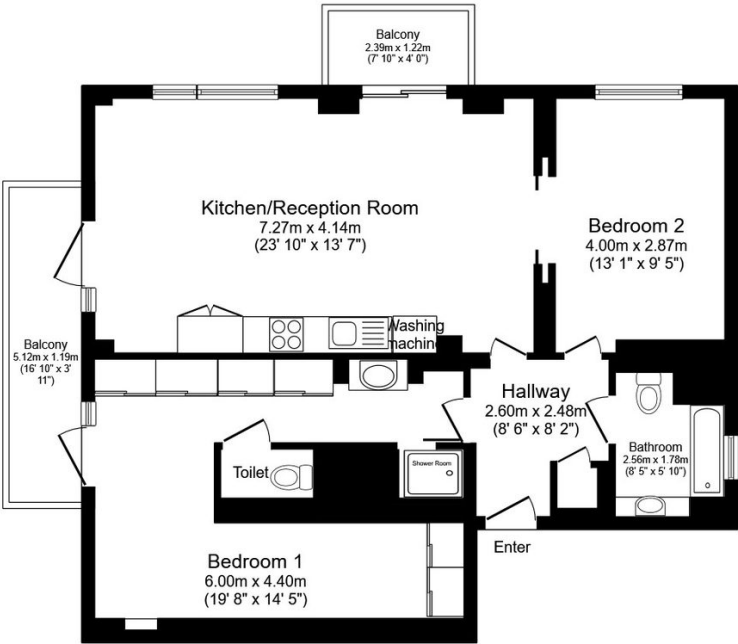
Hallway

2.60m × 2.48m (8'6" × 8'2")

A central entrance hallway with doors to both bedrooms, the family bathroom, and through to the open-plan living space. Solid timber flooring throughout. A full-length mirror is fitted to one wall.



Flat30, Island House, Three Mill Lane London, E3 3AF



Second Floor

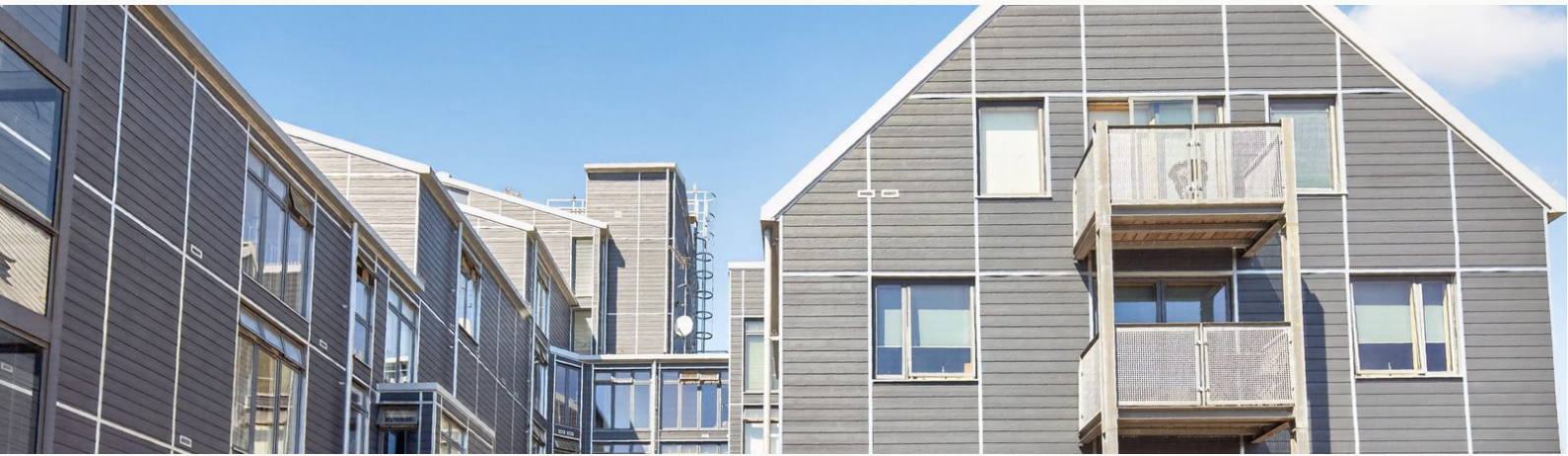
Total floor area: 80.0 sq.m. (861 sq.ft.)

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Three Mills & Bow, E3

THE SETTING

Island House sits at the edge of the Three Mills conservation area — a cluster of restored 18th-century tidal mills on a river island formed by branches of the River Lea. The immediate environment is quiet and distinctly non-suburban: the development is bordered by water on multiple sides, with willow trees, a working waterway, and open sky visible from the upper floors. Three Mills Studios, one of London's larger film and television production facilities used extensively for high-profile broadcast productions, is directly adjacent.

Three Mills Green provides accessible open space immediately to the south, and the larger Queen Elizabeth Olympic Park — with its parkland, wetlands, velodrome, and aquatics centre — is within comfortable walking distance to the north. The Lea Valley towpath runs nearby, connecting east London by foot and bicycle from here to Hertfordshire.

LOCAL AMENITIES

Bow town centre is around ten minutes on foot, with a range of everyday shops, a market, and several cafés. Stratford's Westfield shopping centre — the largest urban shopping centre in Europe — is reachable in around fifteen minutes by foot or one stop by tube. A growing number of restaurants, bars, and independent venues have established in Hackney Wick and Fish Island, a short walk across the Lea.

TRANSPORT

Bromley-by-Bow	District · H&C lines	~5 min walk
Stratford	Elizabeth · Central · DLR · Overground	~2 stops / 10 min
West Ham	District · H&C · Jubilee lines	~3 stops
Liverpool Street	via Elizabeth line from Stratford	~12 min
Canary Wharf	via Jubilee line from West Ham	~18 min
Bond Street	via Elizabeth line from Stratford	~20 min
Heathrow	via Elizabeth line from Stratford	~55 min

SCHOOLS & EDUCATION

A range of primary and secondary schools serve the Bow and Stratford catchments. Bow School, Langdon Park School, and Morpeth School are among the secondary options locally. Several primary schools are within walking distance. Queen Mary University of London is nearby in Mile End.

ZONE

The property sits in a Zone 2/3 boundary location, benefiting from Zone 2 pricing at Bromley-by-Bow while being within minutes of Stratford's Zone 2/3 interchange.

VIEWING ENQUIRIES & FURTHER INFORMATION

Calibre Acquire

Residential Sales

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