



The Waterside

Bromley-by-Bow, E3

A collection of 18 Private Sale, 1 & 2-bedroom apartments available in Bromley-by-Bow, East London.



Developer	The Guinness Partnership & Lovell
Homes	1 & 2-bedroom apartments
Prices from	1-bed: £460,000 2-bed: £499,900
Building warranty	NHBC 10 Year Warranty
Est. Service Charges	Average £4.39 per sq. ft
Lease	Private Sale (990-year lease)
Est. Completion:	December 2026
Estate Management:	The Guinness Partnership
Local Authority:	Tower Hamlets

Internal Specification

The Willow is the specification for our Private Sale apartments, thoughtfully designed for contemporary London living. Each apartment features a sleek, handleless Symphony kitchen with Silestone worktops and fully integrated Bosch appliances, alongside premium European oak flooring. Elegant bathrooms are finished with stone-effect tiling and a contemporary Terrazzo feature, while fitted wardrobes and practical built-in storage complete the considered design.



Temperature Control

All apartments come complete with temperature controlled underfloor heating, electronic thermostats and a MVHR unit – which provides year-round fresh, filtered air and efficient heat recovery.

Wider Development

The Waterside forms the final phase of Guinness Homes' flagship Leaside Lock development, meaning buyers will move into a neighbourhood that is already thriving. Residents benefit from an existing (24-hour) concierge and estate management team, alongside on-site amenities including a gym, convenience store and pop-up barbers. Urban Baristas, a new coffee and brunch destination inspired by Sydney's café culture, is also set to open soon* onsite.



Terms of Payment

- £2,000 reservation fee for Private Sale
- Exchange of contracts to take place within 28 days of receipt of draft contracts by the purchaser's solicitor
- A 10% deposit (of the share amount), less reservation fee is payable on exchange of contracts
- The balance is payable upon completion.



watersideldn.co.uk

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Selling Agent

