




THREE WATERS

BOW CREEK, E3



CRAFTED BY

 Mount Anvil,
better London living

 Peabody

IMMERSE YOURSELF IN THE CITY



CANARY WHARF
12 minutes†

⊖
DEVONS ROAD
10 minute walk

⊖
BROMLEY-BY-BOW
6 minute walk

TOWER
OF LONDON
ST KATHARINE
DOCKS
13 minutes*

THE SHARD
27 minutes*

THE CITY
(FINANCIAL
DISTRICT)
10 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.

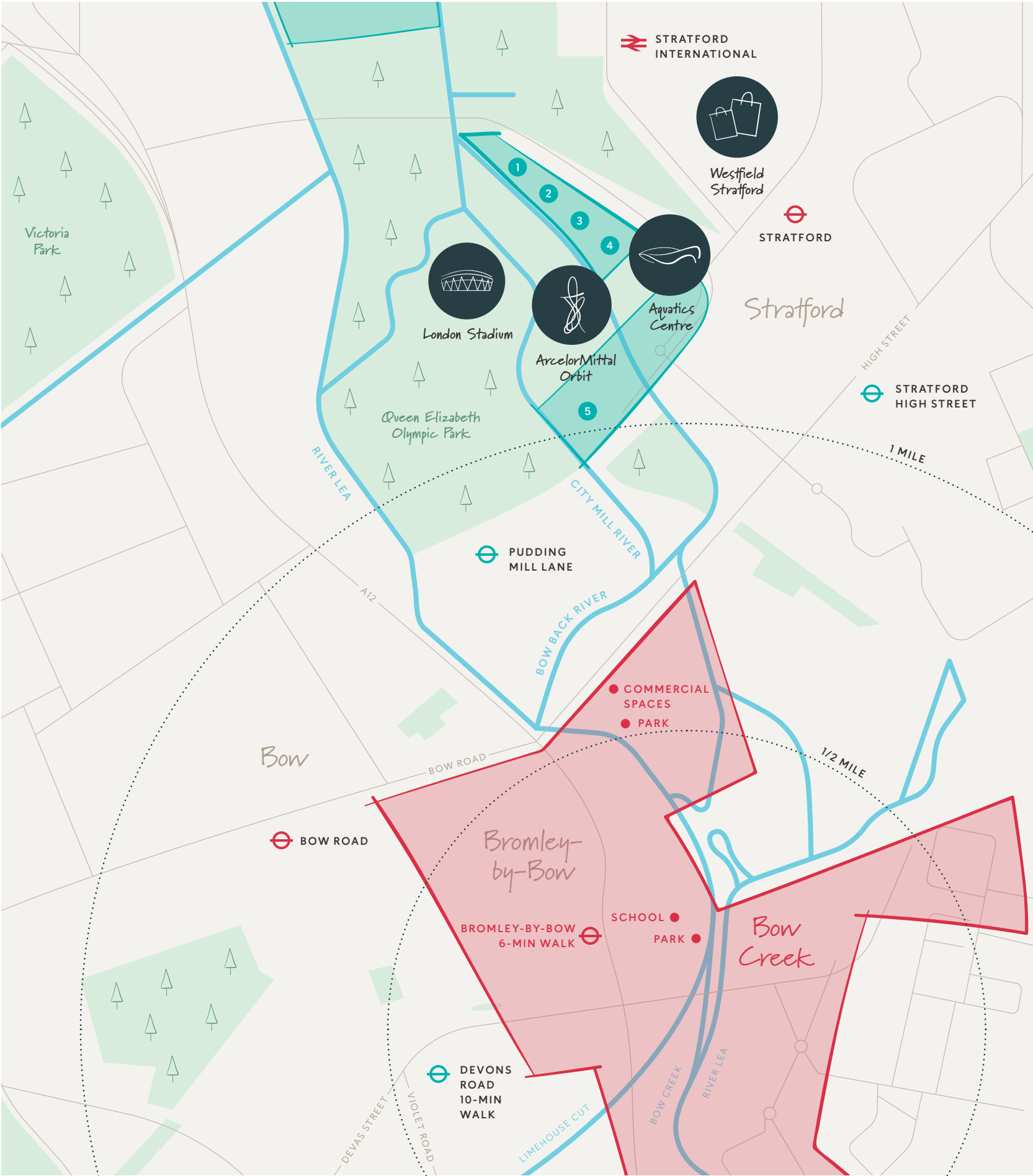
+2.3x

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

+67%

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

¹Evening Standard, 2017: *East London still racing ahead as Olympic boom creates 110,000 jobs.*
²The Guardian, 2014: *Bridge East London.*
³TfL, 2018.
⁴The Guardian, 2014: *London’s £12bn Olympic park opens up to the public.*
⁵© Crown Copyright. Land Registry data, 2018.
⁶BBC News, 2018: *London Olympic Park £1.1bn plan unveiled.*
⁷UCL, 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.*
⁸Mount Anvil and DataLoft Market Report, March 2018.
⁹© Crown Copyright. Land Registry data, 2018. 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. 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.



“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.”

NATALIE SLACK
Interior Design Manager,
Mount Anvil



“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.”

NATALIE SLACK
Interior Design Manager,
Mount Anvil

CLOSE TO THE CITY, CONNECTED TO THE WORLD

BROMLEY-BY-BOW UNDERGROUND STATION
Six-minute walk

DEVONS ROAD DLR STATION
Ten-minute walk

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

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

BOND STREET
For big brands, designer stores, art galleries and antiques dealers. Enjoy Michelin three-star dining at Alain Ducasse at The Dorchester and The Araki.²
21 minutes*

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

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

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

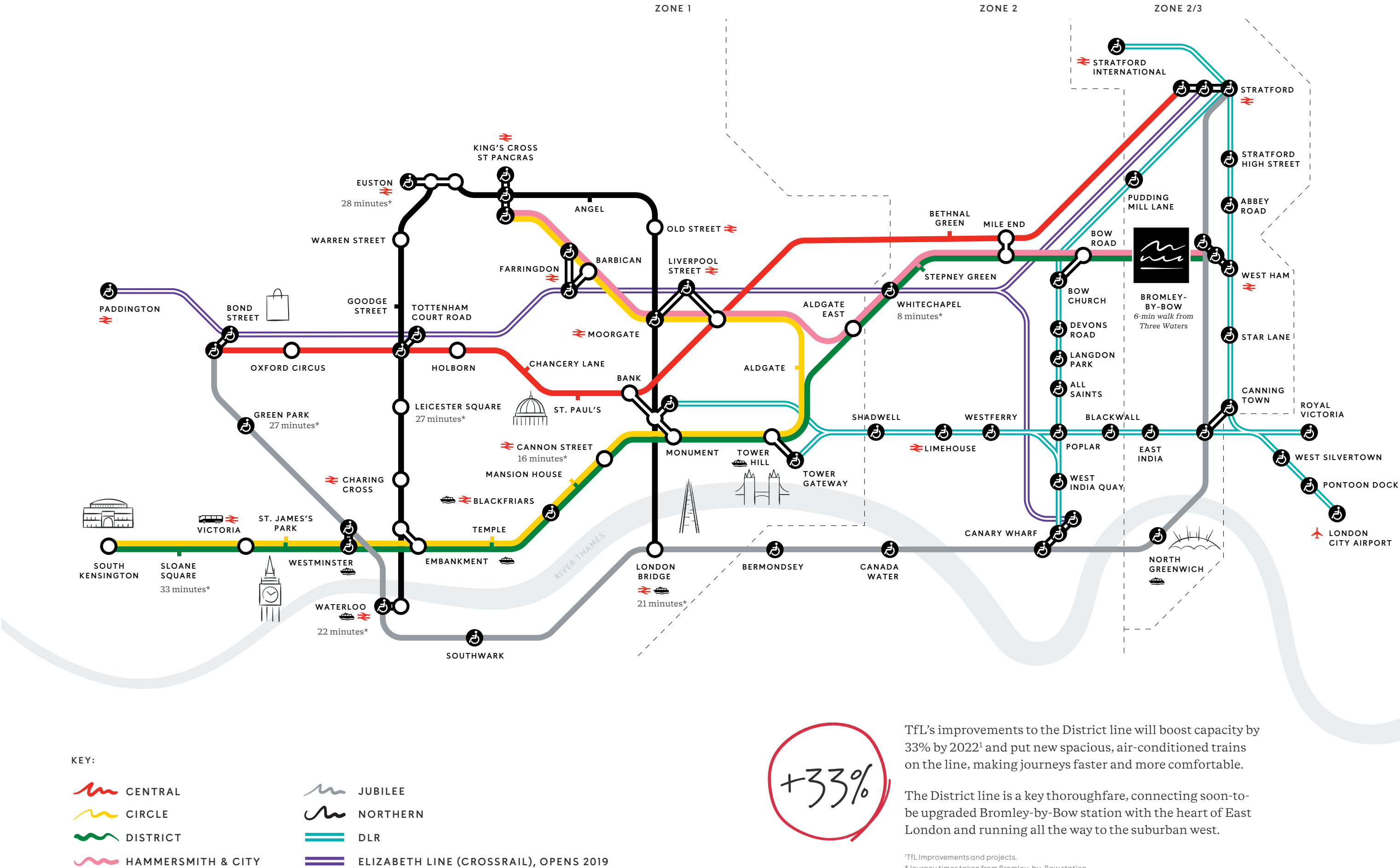
NORTH GREENWICH
For year-round live music at The O2 and unique views from the Emirates Air Line – London's only cable car.
19 minutes†

WESTMINSTER
For over 11,000 listed buildings of architectural and historic interest.³
24 minutes*

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

Benefit from the central Zone 2 location with the Tube and DLR in walking distance, taking you to the latest restaurant or bar, to the can't-miss-it lecture, 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.



TfL's improvements to the District line will boost capacity by 33% by 2022¹ and put new spacious, air-conditioned trains on the line, making journeys 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.

¹TfL Improvements and projects.
²Journey times taken from Bromley-by-Bow station.

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

¹London City Airport: *Flight timetables*.
²Evening Standard, 2017: *Michelin starred restaurants in London*.
³City of Westminster: *Listed buildings*.

AT A GLANCE

DEVELOPMENT ADDRESS
Gillender Street, London E3 3JX

LOCAL COUNCIL
Tower Hamlets

ARCHITECT
Allies & Morrison

LANDSCAPE ARCHITECT
Fabrik

INTERIOR DESIGN
Suna Interior Design

DEVELOPER
Mount Anvil Ltd and Peabody

COMPLETION DATE
The River Collection Q2/Q3 2021
The City Collection Q1/Q2 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: 171 homes
~ Block B: 109 homes
~ Block C: 47 homes

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).

SPECIFICATION
Herringbone effect tiling to living areas. Soft white cabinets and natural oak-effect to worktops with black SMEG integrated appliances.

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

GROUND RENT
~ Studio £250
~ One Bed £250

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

VENDOR SOLICITORS
Stepien Lake
43 Welbeck Street
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catherine.smyth@stepienlake.co.uk

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

Echo Xu
0207 382 1567
echoxu@zhonglun.com

RESERVATION
~ 10% of purchase price payable within 21 days on exchange of contracts (minus reservation fee).
~ A further 2.5% stage payment payable 6 months after exchange.
~ A further 2.5% 2nd stage payment payable 12 months after exchange.
~ A further 5% 3rd stage payment payable 18 months after exchange.
~ Balance of 80% payable on completion.

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.

FIND OUT MORE...

 VISIT [THREEWATERSLONDON.COM](https://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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