



THREE
WATERS

BOW CREEK, E3

REASONS TO BUY



Computer generated image, indicative only.

MINUTES FROM THE CITY METRES FROM THE WATER



The three waters of Bow Creek, the River Lea and the Limehouse Cut meet in one of London's fastest growing areas.*

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

[CLICK HERE TO SEE
UP-TO-DATE PRICES](#)

*Evening Standard, 2017: East London still racing ahead as Olympic boom creates 110,000 jobs.



Concierge

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



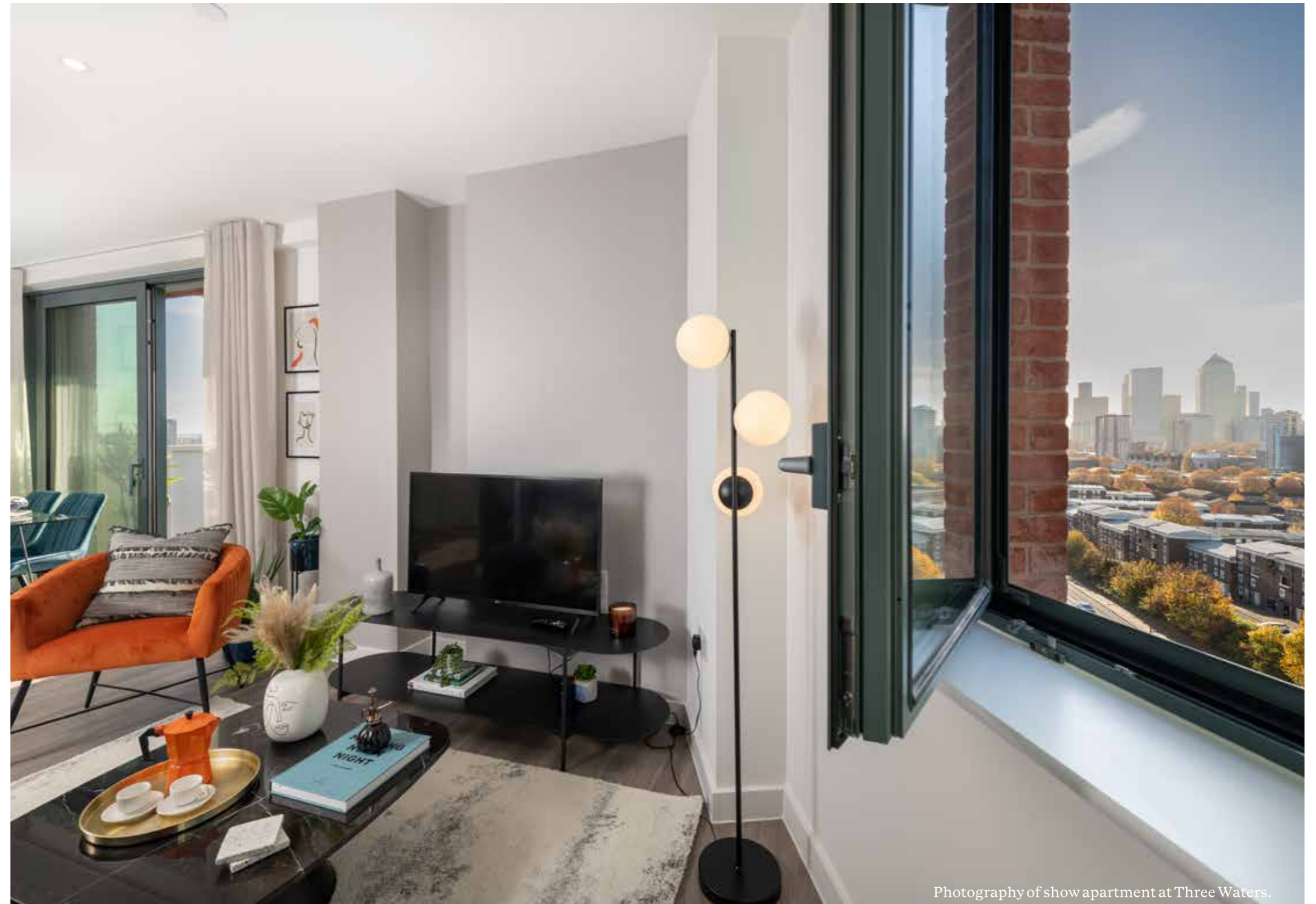
Screening room

CRAFTED BY THE WATER



The raised garden, roof terrace and private balconies are designed to give you views of the City and the water.

From the red British brickwork to the statement flooring, every aspect of the architecture and design has been crafted for long-term quality and desirability.



Photography of show apartment at Three Waters.

SUSTAINABILITY AT THREE WATERS



Sustainability has also been at the forefront of Three Waters, with landscaping designed to encourage biodiversity.

Additionally, Three Waters' ecological stepping stones score is higher than the London average. This means the area offers a more diverse range of species habitats and is considered more ecological than other areas within the capital.

Benefits of buying a waterside home

13%

Price premium for a property located within 25m of water (river/canal/lake/marina) across Greater London.*

2%

Price premium for a property located within 25m of a water body over those within 50m of a water body across London (excluding Zone1).*

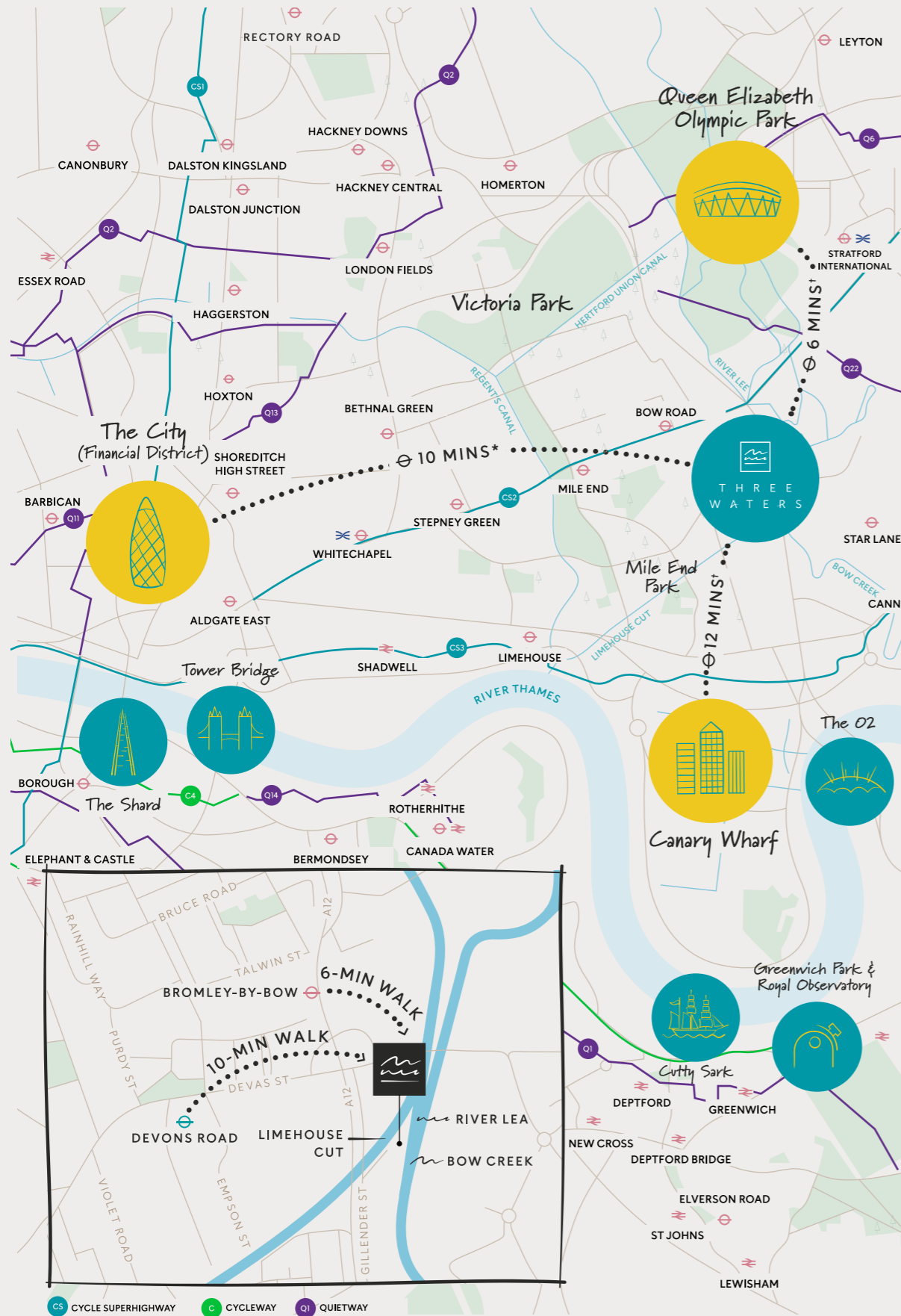
19%

Price premium for a riverside property across the UK compared to a similar property inland.*



Computer-generated image, indicative only

*Dataloft, 2022.



†Journey times taken from Devons Road station.

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.

LOCATION



Three Waters is nestled in-between the waterways of Bow Creek, Limehouse Cut and the River Lea, within the Lower Lea Valley regeneration zone, and alongside the riverside routes that run from Stratford's Olympic Park to the River Thames.

Bromley-by-Bow is a stone's throw from London's financial centre and the revamped Stratford. With the area being described as the largest remaining regeneration opportunity in inner London, Three Waters sits in the heart of this exciting change.

LOCATION



Surrounded by a plethora of cultural amenities, Three Water residents can stroll alongside the Leaway to Olympic Park, explore Three Mills Island, shop at The Chrisp Street Market and Westfield, and workout at the Copper Box Arena. Soon, Three Waters will connect residents with the upcoming Sadler's Wells, V&A East Museum, and the MSG Sphere in Stratford.



11% of the land area of Bromley-by-Bow is classed as parks and gardens.*

* Dataloft, 2022



Photography of Queen Elizabeth Olympic Park.

2.7 million job opportunities available within a
 45 mins commute by public transport*



Jobs



professional, scientific and tech sector



finance and insurance



business administration and support services



information and communication*



* Dataloft, 2022

DEMOGRAPHICS OF THE LOCAL AREA

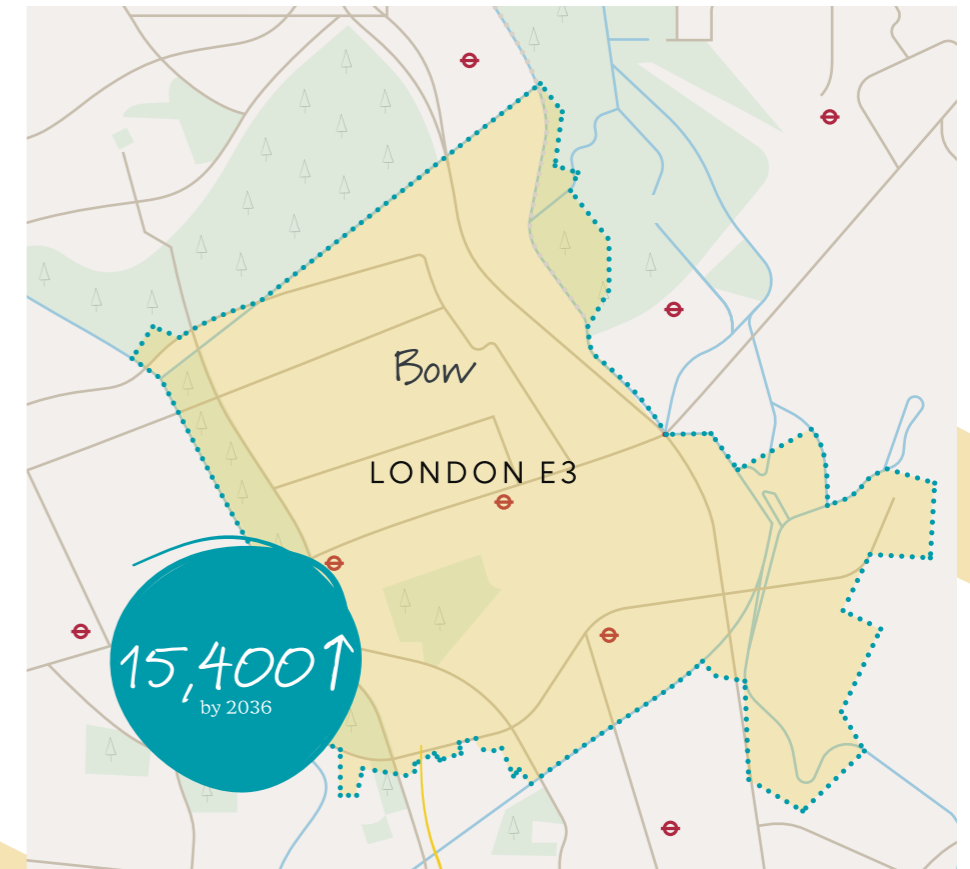


Bromley-by-Bow has experienced rapid population growth over the past 10 years, with forecasts expecting future growth to exceed both the East London and London average over the next 5 and 10 years. As a beacon for City workers, creatives and entrepreneurs, this makes for strong capital growth prospects in the area.



Population growth

40% population growth in Bromley-by-Bow, 2011-2021, and expanding by nearly 21,000 in the last 10 years.***



Future population growth

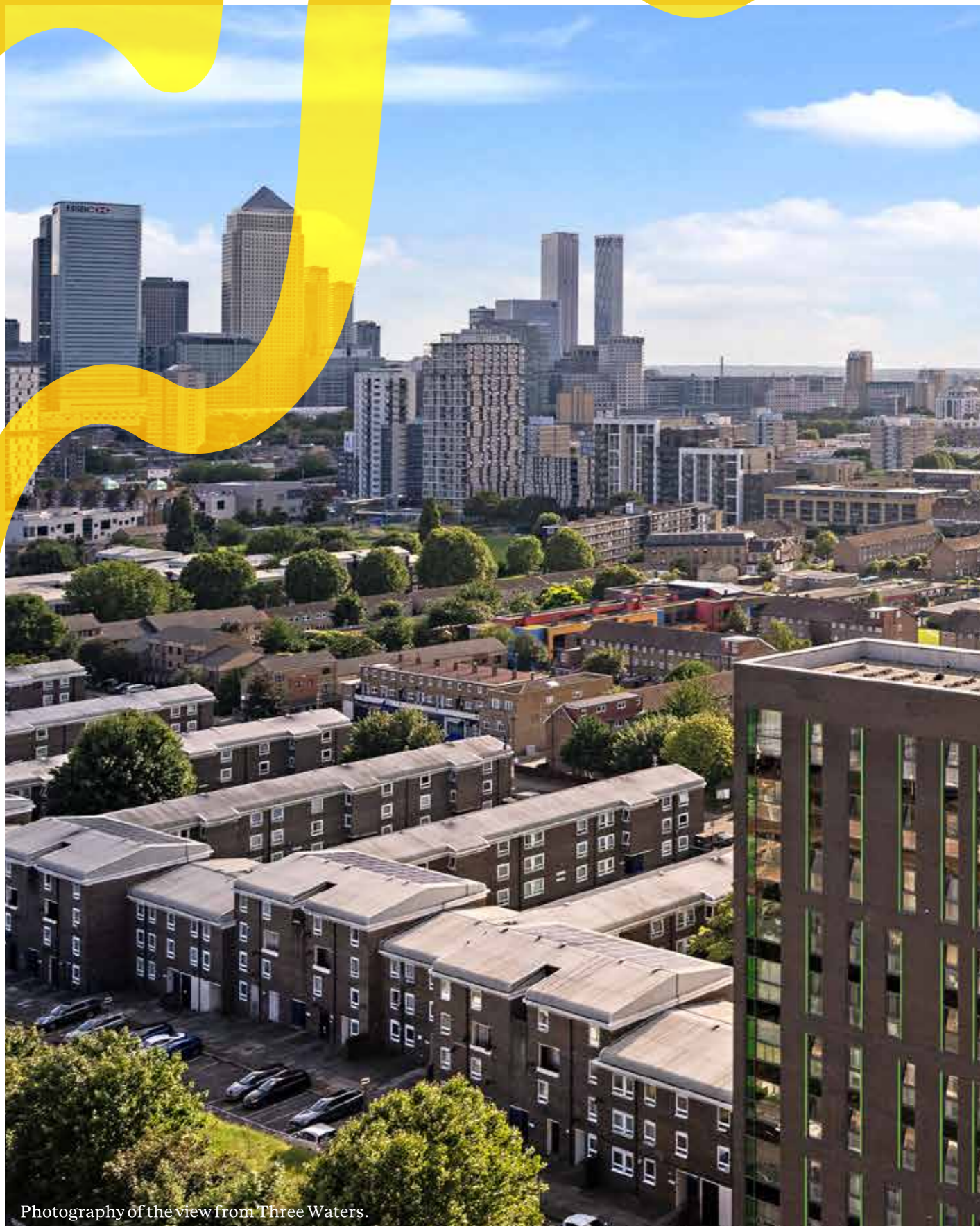
is set to exceed both the East London and London average over the next 5 and 10 years, with an additional 15,400 residents set to call Bromley-by-Bow home by 2036. ***



Planning pipeline

there are over 36,000 private homes in the planning pipeline across Tower Hamlets, of which 75% are at Canary Wharf (E14). Excluding these, over one-third (38%) of the remaining units, close to 3,500, are in Bromley-by-Bow. ***

* DataLoft, 2022 ** GLA, 2021 *** GLA: 2020-based projections Housing Targets Scenario (MSOA)



Photography of the view from Three Waters.

THREE WATERS IS AT THE HEART OF THIS ZONE OF OPPORTUNITY



Part of the reason for this strong growth forecast is Bromley-by-Bow's value offering.

Surrounded by areas which have received both significant investment and new developments in recent times, Bromley-by-Bow is 18%* less expensive than across Tower Hamlets and over 23%* less expensive compared to Canary Wharf, Whitechapel, and Shoreditch.

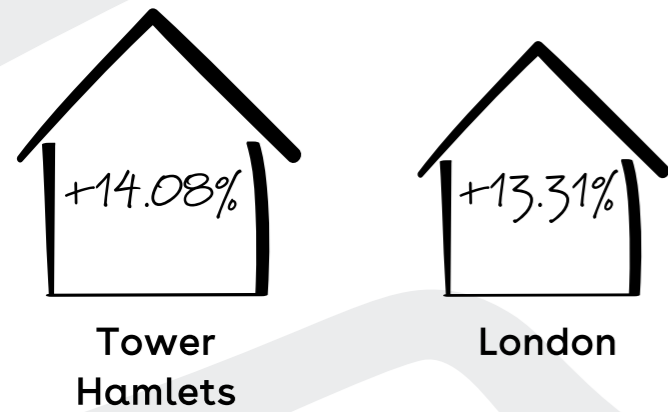
With regeneration well underway, and research showing a 3.3%** additional annual price growth over and above local area average in regeneration areas, this makes Bromley-by-Bow, and Three Waters, an attractive proposition.

* Dataloft, Land Registry, DLUHC, based on sales 2021. ** Dataloft, 2021, based on 6 London schemes.

PROJECTED GROWTH



It is projected that house prices in Tower Hamlets will grow by 14.08% over 5 years (2022 to 2026). This compares to the London average of 13.31%.*



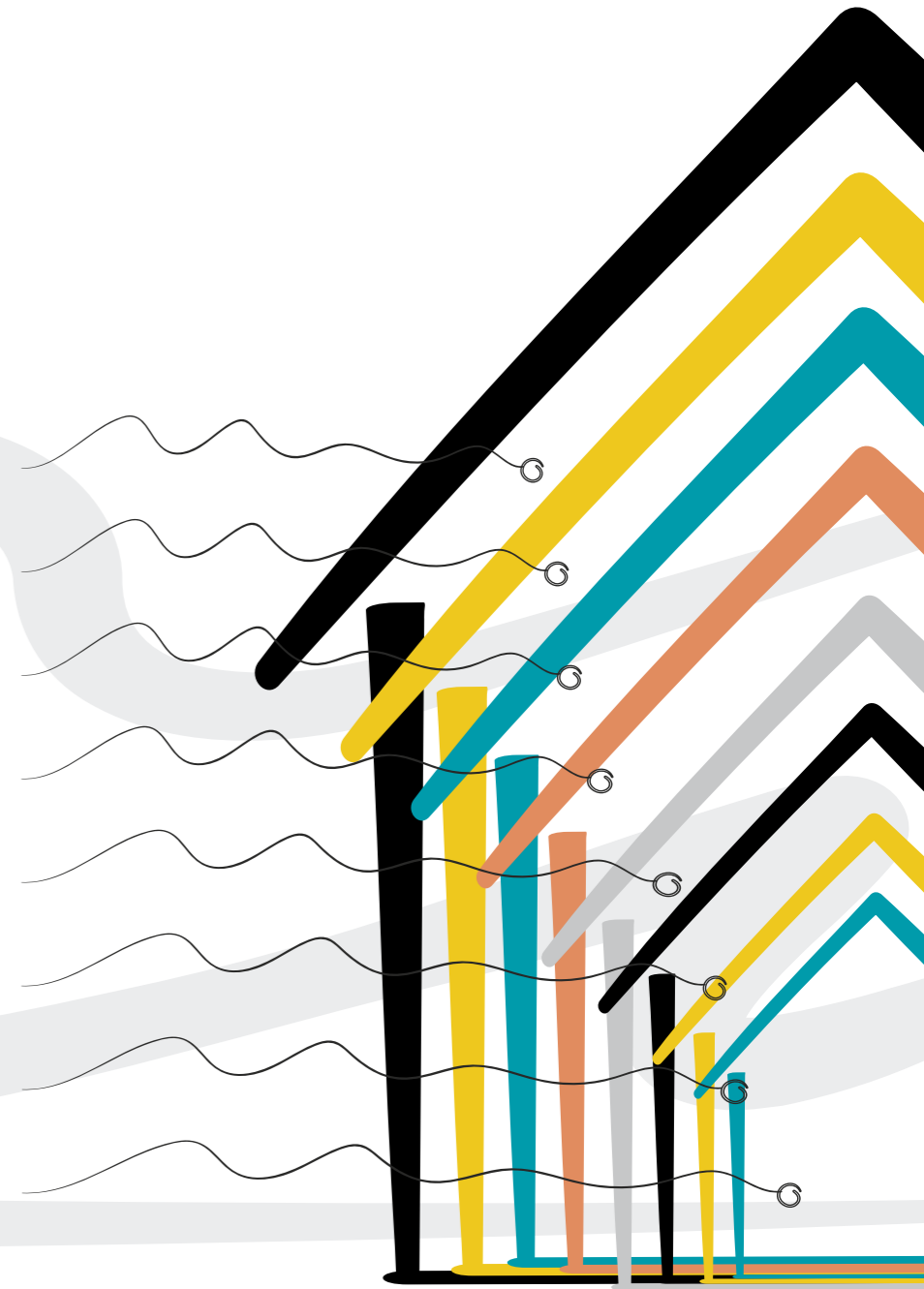
Tower Hamlets



The average price of a first-time buyer property across Tower Hamlets is currently £457.811, 16% less expensive than the inner London average.*

10-YEAR APARTMENT GROWTH BY THE AREA**

Stratford	76%
Lower Lea Valley Opportunity Area	71%
Bromley-by-Bow	63%
Tower Hamlets	60%
Canary Wharf	55%
Zone 2	48%
London	43%
Shoreditch	40%



* Dataloft, 2022. ** Dataloft, based on Epsf sales 2011 V 2021.

Bromley-by-Bow

Average price of an apartment in Bromley-by-Bow is 23% less expensive than the Zone 2 average.*



AVERAGE PRICE OF AN APARTMENT

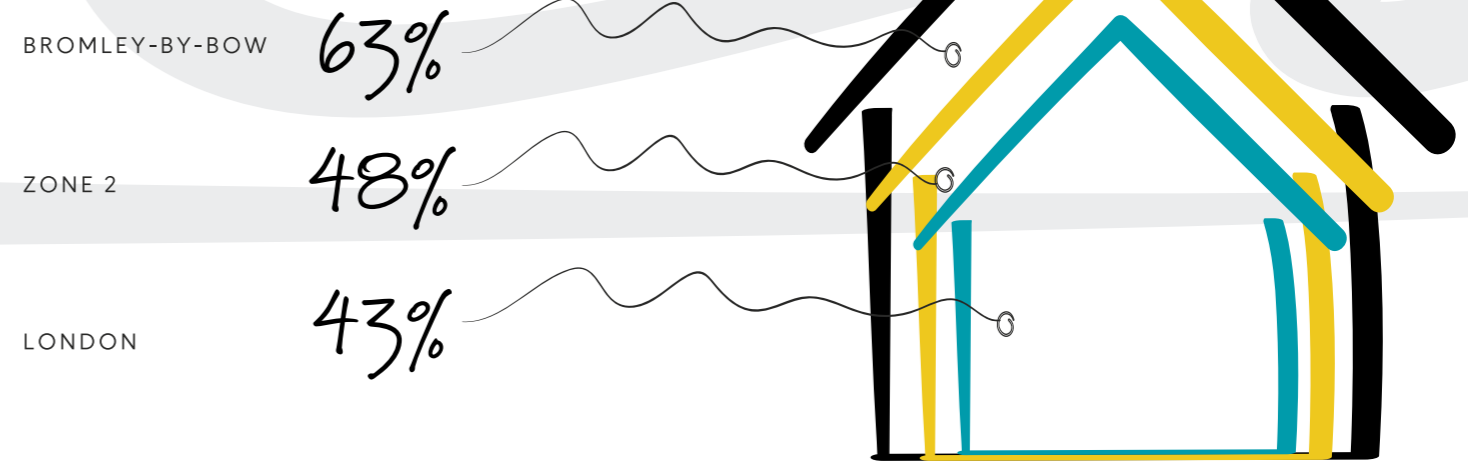
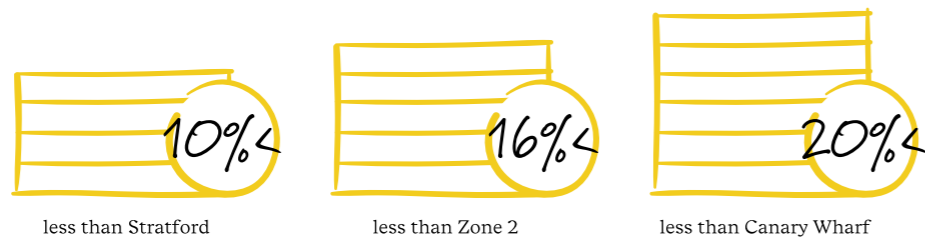
Average price of a new build property in Bromley-by-Bow, offering a 20% £psf price advantage over Tower Hamlets.*



AVERAGE PRICE OF A NEW BUILD



The average price of a new build property in Bromley-by-Bow offers a 10% price discount on Stratford, is 16% less expensive than the average across Zone 2 and offers a 20% price advantage over Canary Wharf.*



*Dataloft, based on Epsf sales 2021. **Dataloft, based on Epsf sales 2011 V.



FIND YOUR DREAM 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.



Annual cost for 1-bed when purchased at Three Waters with Shared Ownership*



Annual cost for 2-bed when purchased at Three Waters with Shared Ownership*



Annual monthly rent from a premium/top quality 1-bed apartment in the area**



Annual monthly rent from a premium/top quality 2-bed apartment in the area**

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

*Annual payments are estimated based on a 25% share
 ** Insights provided by Site Sales in March 2023

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, to the must-see screening, or to catch that plane. Get to the City or Canary Wharf in as little as 12 minutes, or Covent Garden and Westminster in under 24 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. †
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.
14 minutes †



WESTMINSTER ⊖
For over 11,000 listed buildings of architectural and historic interest. ‡
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*

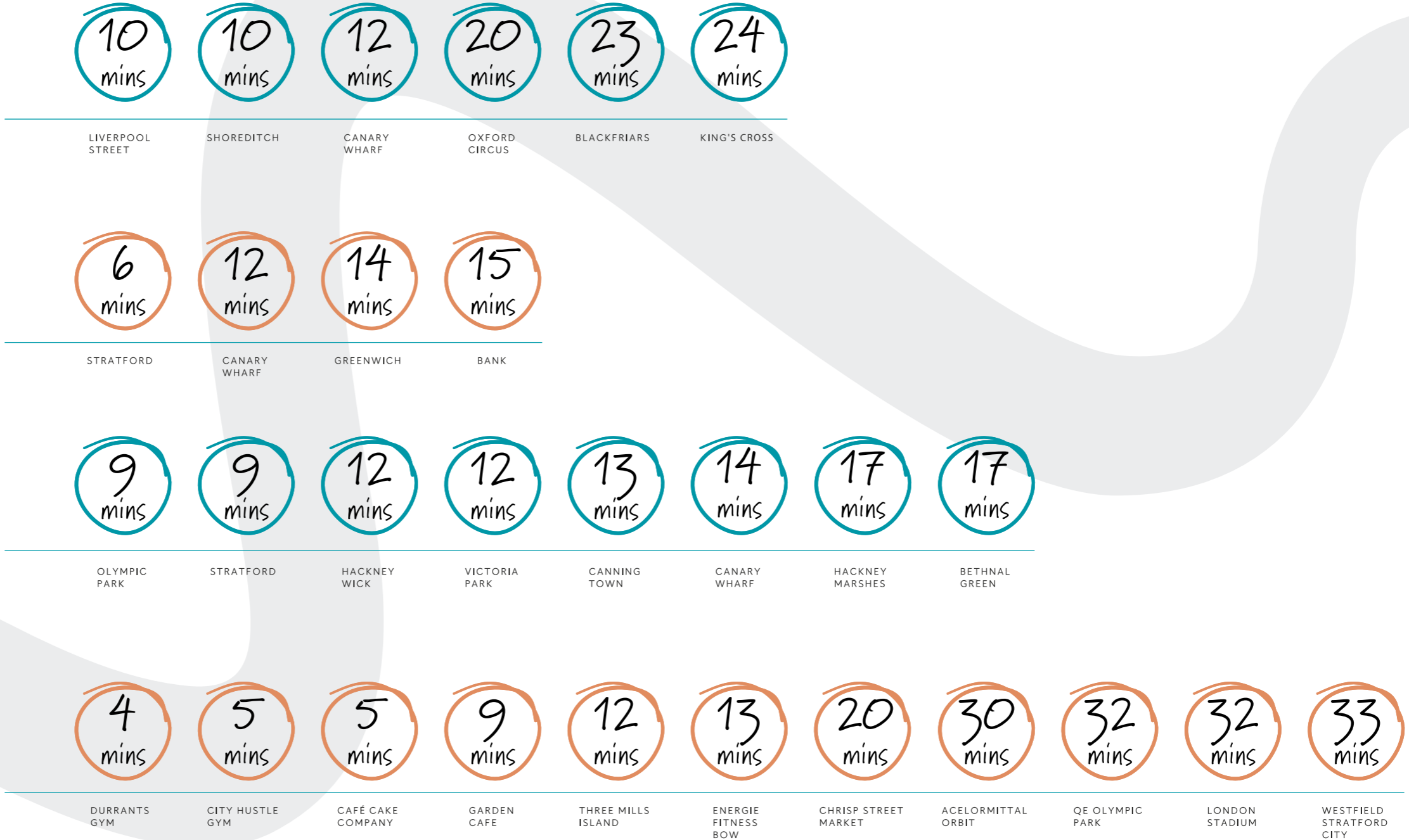
*Journey times taken from Bromley-by-Bow station.
†Journey times taken from Devons Road station.
Journey times are approximate only and taken from TfL and Google Maps.

† London City Airport: Flight timetables.
‡ City of Westminster: Listed buildings.

MAKE THE MOST OF CITY LIFE



FROM THE CORNER OF NAVIGATION ROAD AND GILLENDER STREET, UNDER 1 MINUTE WALK FROM THREE WATERS



* Travel Times taken from either TFL or Google Maps.

WE'RE ON THE CUSP OF ANOTHER STEP-CHANGE



Tower Hamlets will deliver a new town-centre for Bromley-by-Bow; to include retail, schools, hotel and supermarket. Three Waters puts all of this, and more, on your doorstep.

The Olympics kickstarted growth in this part of East London, with the legacy of stellar transport connectivity and world-class leisure infrastructure sending prices rocketing 82% in the last five years in nearby Stratford. The Lower Lea Valley is the next stage in this stage in this regeneration project, which will redefine the geography of East London and create a vibrant new area, combining a major residential development with new cultural, commercial, retail, educational and transport facilities.



£1.1bn
cultural and educational hub

ual: UNIVERSITY OF ARTS AND DESIGN
V&A
SO STRATFORD CITY

4 Million

SQUARE FEET OF COMMERCIAL SPACE INCLUDED WITHIN THE INTERNATIONAL QUARTER LONDON DEVELOPMENT.

1.9 Million

SQUARE FEET OF RETAIL AND LEISURE SPACE ALREADY OPEN AT WESTFIELD STRATFORD CITY.

67%

INCREASE IN HOME VALUES IN BROMLEY-BY-BOW OVER A DECADE.

82%

PROPERTY VALUE INCREASE OVER PAST 5 YEAR IN STRATFORD. ³

3

NEW BRIDGES EXPECTED TO BE OPEN BY 2025 AND ENHANCE CONNECTIVITY: LOCHNAGAR BRIDGE, POPLAR REACH BRIDGE, MAYER PARRY BRIDGE.

3,694

RESIDENTIAL DEVELOPMENTS UNITS IN PROGRESS, 3,228 UNITS GRANTED, 1,033 UNITS REFUSED BUT LIKELY TO RESUBMIT.

* Dataloft, 2022.

REGENERATION RIPPLES AROUND THE REGION

The Guardian newspaper called the Lower Lee Valley "the largest remaining regeneration opportunity in inner London".

What's happening that signals that the regeneration is well underway? Public investment, business commitment and new educational establishments are a powerful trio:

1. The Mayor of London has committed £1.1bn to a new cultural and educational hub dubbed the East Bank. That will bring the BBC, London College of Fashion, Sadler's Wells and the V&A to the area, and a new generation of London talent along with it.
2. Big name businesses are setting up their homes in the region:



3. Four new university campuses are opening, including a new home for UCL, London's oldest university.



50,000

NEW JOBS TO BE CREATED, BRINGING IN A NEW POOL OF TENNANTS. **

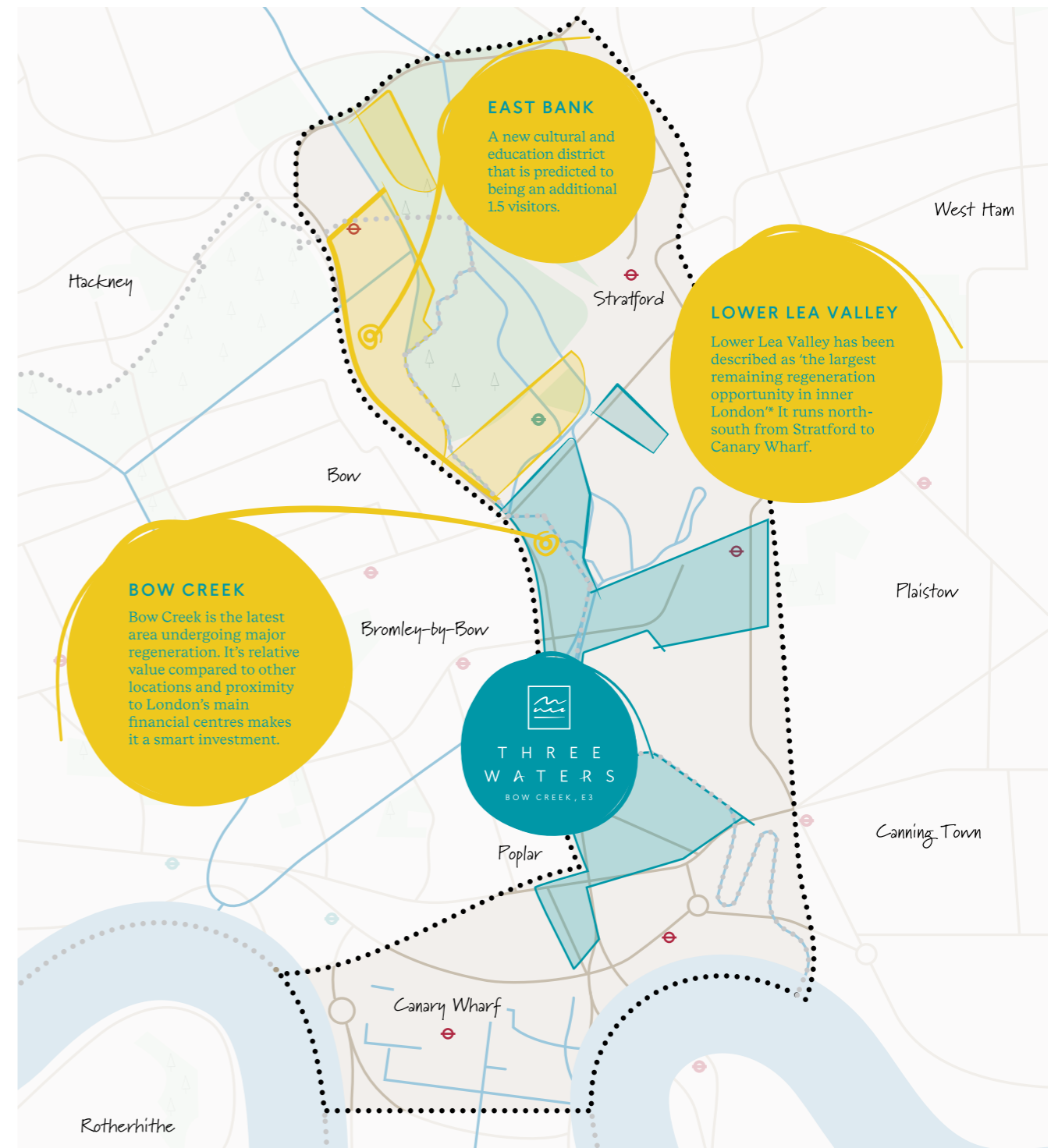
32,000

AND MORE NEW HOMES TO BE CREATED. **

*The Guardian, 2014: Bridge East London. **DataLoft, 2022.

“East London, particularly along the River Lea and into the Olympic Park, is set to provide a significant proportion of London's new housing over the coming decade and beyond”

PATRICK GOWER
Residential Research, Knight Frank, 2018



MAP KEY

- UNDERGROUND STATION
- DLR STATION
- NATIONAL RAIL
- LOWER LEA VALLEY REDEVELOPMENT
- EAST BANK REDEVELOPMENT
- LOWER LEA VALLEY
- TOWER HAMLETS BORDER



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

 Peabody

(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).



T H R E E
W A T E R S

BOW CREEK, E3

[FIND OUT MORE](#)



Mount Anvil,
better London living

