





MINUTES FROM  
THE CITY



METRES FROM  
THE WATER



CRAFTED BY



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\*Journey times taken from Bromley-by-Bow station.  
†Journey times taken from Devons Road station.

Journey times are approximate only and taken from Transport for London (TfL).  
Map not to scale.

# 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.<sup>1</sup> Our studio, one, two and three-bedroom homes put you minutes from the City and metres from the water.

## 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.

## WITH RELOCATION COMES REGENERATION

Bow Creek, Stratford and the nearby East Bank are magnets for investment. Just some of the reasons why 35% house price growth is anticipated in this area by 2021.<sup>2</sup>

## TRIPLE THE TRANQUILLITY

Workout before work. Cycle to the City. Waterside is synonymous with both wellbeing and buoyant investment value. As Knight Frank say: "there is a uniqueness to waterside living."<sup>3</sup>

## CITYSCAPES WITH HEADSPACE

The raised garden, roof terrace and private balconies are crafted to give you views of the City and the water. River vistas have been reported to add 24% to the value of a property, while canalside homes gain an average of 18%.<sup>4</sup>

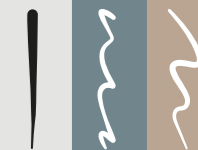
## CRAFTED BY THE WATER

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

## EXTRAORDINARY EVERYDAY

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

<sup>1</sup>Evening Standard, 2017: *East London still racing ahead as Olympic boom creates 110,000 jobs.*  
<sup>2</sup>Knight Frank, 2018: *London Development Hotspots: Residential Development Opportunity Areas.*  
<sup>3</sup>Knight Frank, 2018.  
<sup>4</sup>The Telegraph, 2016: *Revealed: the most sought-after waterside views in the country.*





THREE  
WATERS

CANARY WHARF  
12 minutes†

⊖  
DEVONS ROAD  
Ten-minute walk

⊖  
BROMLEY-BY-BOW  
Six-minute walk

THE SHARD  
27 minutes\*

THE CITY  
(FINANCIAL  
DISTRICT)  
Ten minutes\*

VAUXHALL  
31 minutes\*

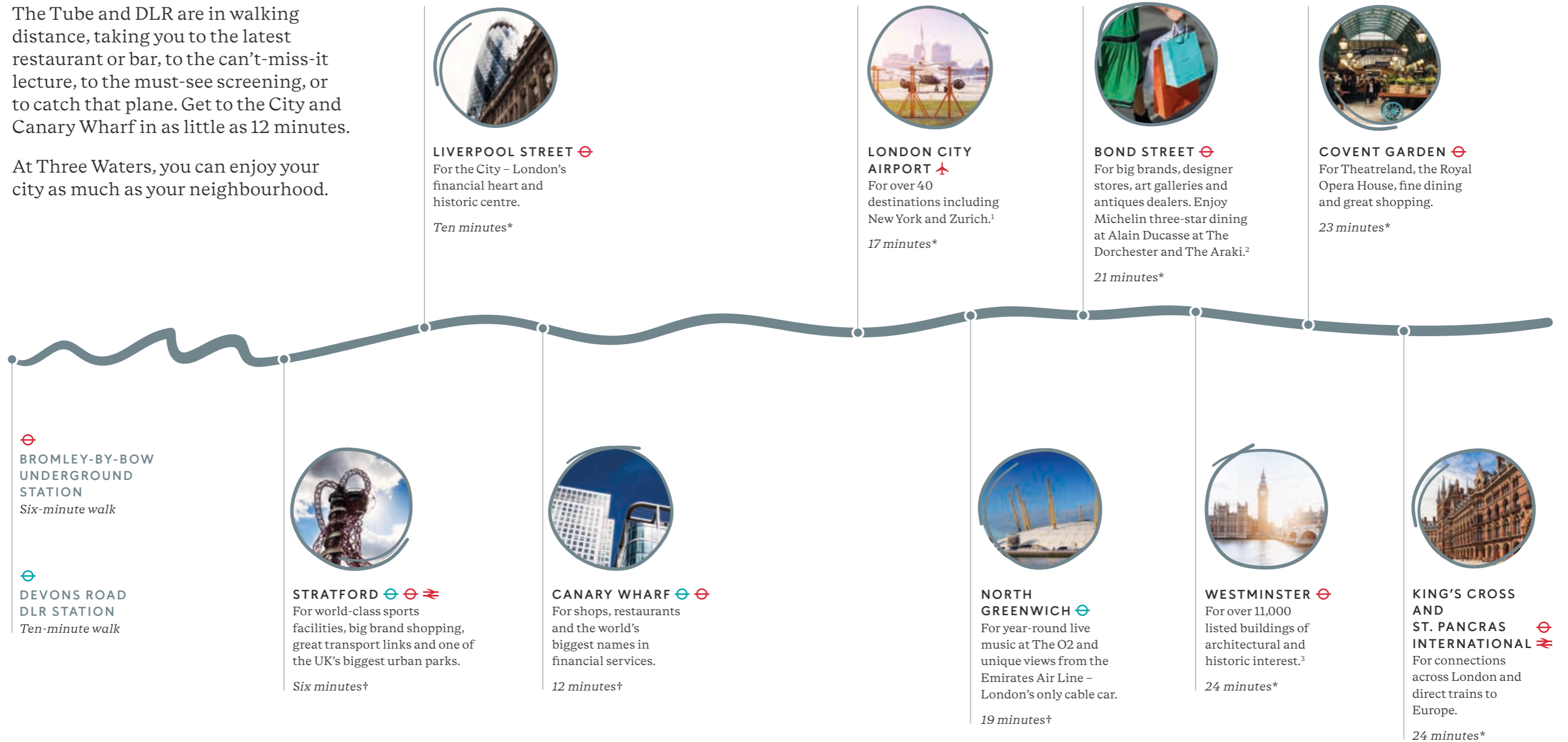
\*Journey times taken from Bromley-by-Bow station.  
†Journey times taken from Devons Road station.  
Journey times are approximate only and taken from TfL.



# CLOSE TO THE CITY, CONNECTED TO THE WORLD

The Tube and DLR are in walking distance, taking you to the latest restaurant or bar, to the can't-miss-it lecture, to the must-see screening, 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.



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

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

# THE CITY ON YOUR DOORSTEP

ZONE 1

ZONE 2

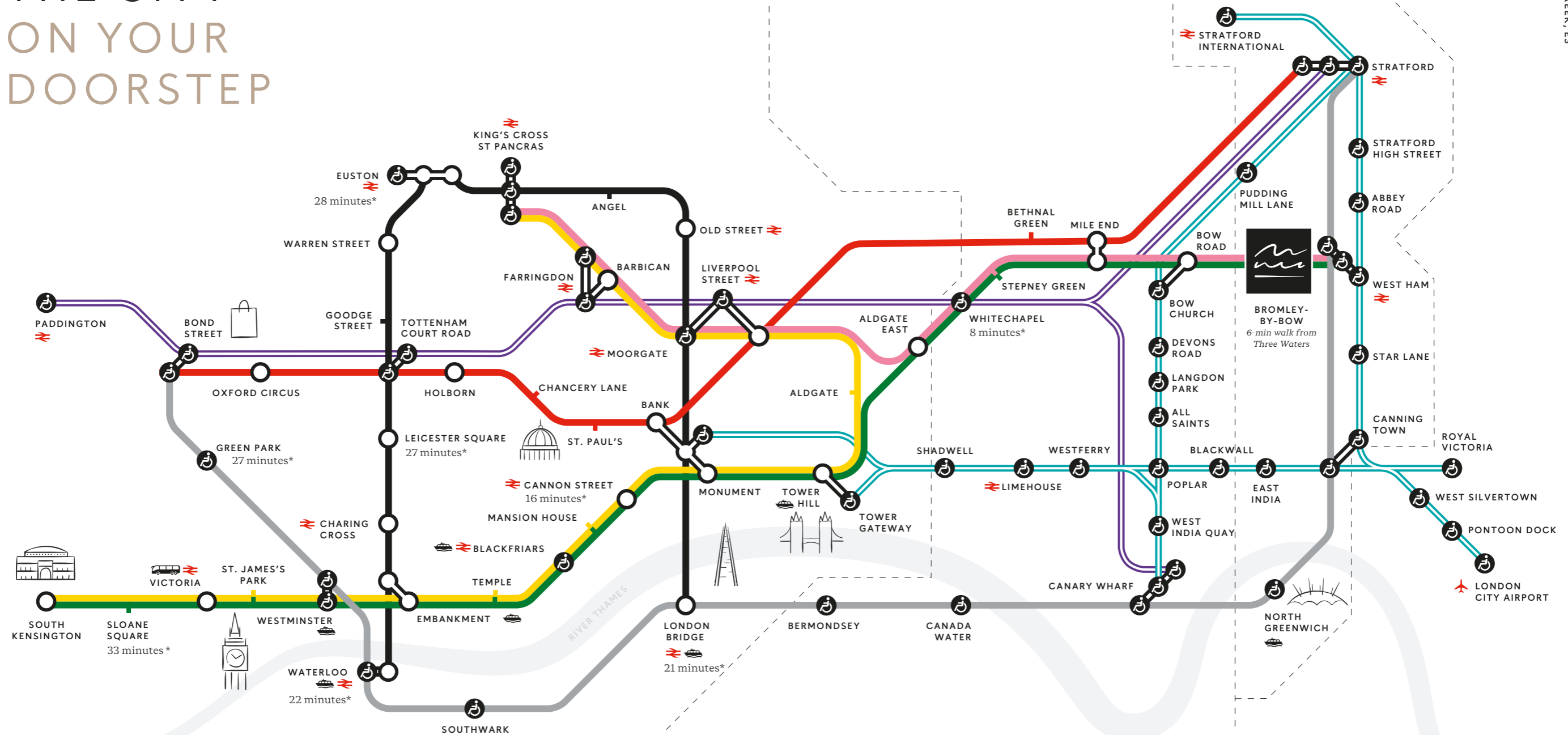
ZONE 2/3

ZONE 3

BOW CREEK, E3

THREE WATERS

THE CITY COLLECTION



KEY:

- CENTRAL
- CIRCLE
- DISTRICT
- HAMMERSMITH & CITY
- JUBILEE
- NORTHERN
- DLR
- ELIZABETH LINE (CROSSRAIL), OPENS 2019

+24%

TfL's improvements to the District line will boost capacity 24% by 2018<sup>1</sup> and put new, air-conditioned trains on the line.

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.

<sup>1</sup>TfL, 2011: *Our Upgrade Plan*.  
\*Journey times taken from Bromley-by-Bow station.



# LANDMARK LEARNING

World-class universities. Outstanding schools. Some of tomorrow's biggest education facilities.

Three Waters puts landmark learning on your doorstep.

## LOCAL SCHOOLS



Rated outstanding by OFSTED<sup>1</sup>, within two miles of Three Waters:

- |                                 |   |
|---------------------------------|---|
| 1 East London Arts & Music      | 7 London Academy of Excellence  |
| 2 Ian Mikardo School            | 8 School 21   |
| 3 St. Paul's Way Trust School   | 9 Sir John Cass Foundation and Redcoat Church of England Secondary School |
| 4 Phoenix School                | 10 Morpeth School   |
| 5 Beatrice Tate School          |   |
| 6 John F Kennedy Special School |   |

## LONDON'S BEST UNIVERSITIES



Journey times from Bromley-by-Bow station:

- |   |  |
|---|--|
| <b>Queen Mary University of London</b><br>⌚ 17 minutes                  | <b>SOAS</b><br>⌚ 35 minutes                            |
| <b>King's College London</b><br>⌚ 27 minutes                            | <b>University College London (UCL)</b><br>⌚ 35 minutes |
| <b>London School of Economics and Political Science</b><br>⌚ 30 minutes | <b>City, University of London</b><br>⌚ 37 minutes      |
| <b>Birkbeck College, University of London</b><br>⌚ 35 minutes           | <b>Imperial College London</b><br>⌚ 44 minutes         |

<sup>1</sup> GOV.UK, 2018: *Get information about schools.*  
<sup>2</sup> UCL, 2018: *UCL East at a glance.*  
<sup>3</sup> UAL, 2018: *Mayor of London unveils vision for LCF's new home East Bank at Queen Elizabeth Olympic Park.*  
 Map not to scale.  
 Journey times are approximate only and taken from TfL.



## FUTURE UNIVERSITIES



- |   |  |
|---|--|
| <p><b>1 UCL East</b></p> <p>Established in 1826 as London's first university, University College London (UCL) opens its new campus here in 2021. It'll be home to 4,000 of tomorrow's leaders in robotics and smart technologies.<sup>2</sup></p> | <p><b>2 UAL London College of Fashion</b></p> <p>UAL's London College of Fashion will unite 6,500 students into one new campus<sup>3</sup>, embedding them "within East London's distinctive fashion ecology", according to the UAL vice-chancellor.</p> |
|---|--|

4,000

6,500



# INVEST AT THE SOURCE OF LONDON'S GROWTH

Three Waters sits within London's fastest-growing area.<sup>1</sup> Over half of the Capital's population now live east of Tower Bridge.<sup>2</sup>

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.



In nearby Stratford property prices have risen by 82% in the last five years alone.<sup>3</sup>



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.<sup>4</sup>



In neighbouring West Ham property values are set to rise more than 35% by 2021.<sup>5</sup>

<sup>1</sup>Evening Standard, 2017: *East London still racing ahead as Olympic boom creates 110,000 jobs.*

<sup>2</sup>The Guardian, 2014: *Bridge East London.*

<sup>3</sup>© Crown Copyright. Land Registry data, 2018.

<sup>5</sup>Knight Frank, 2018: *London Development Hotspots: Residential Development Opportunity Areas.*



# BOW CREEK IS WHERE INVESTMENT MEETS RETURN

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.<sup>1</sup> Tower Hamlets Council is creating a new district centre that will bring new shops, offices, a hotel, a school and riverside park space.

Now, creating opportunity out of the optimism, Mount Anvil and Peabody are investing in E3.

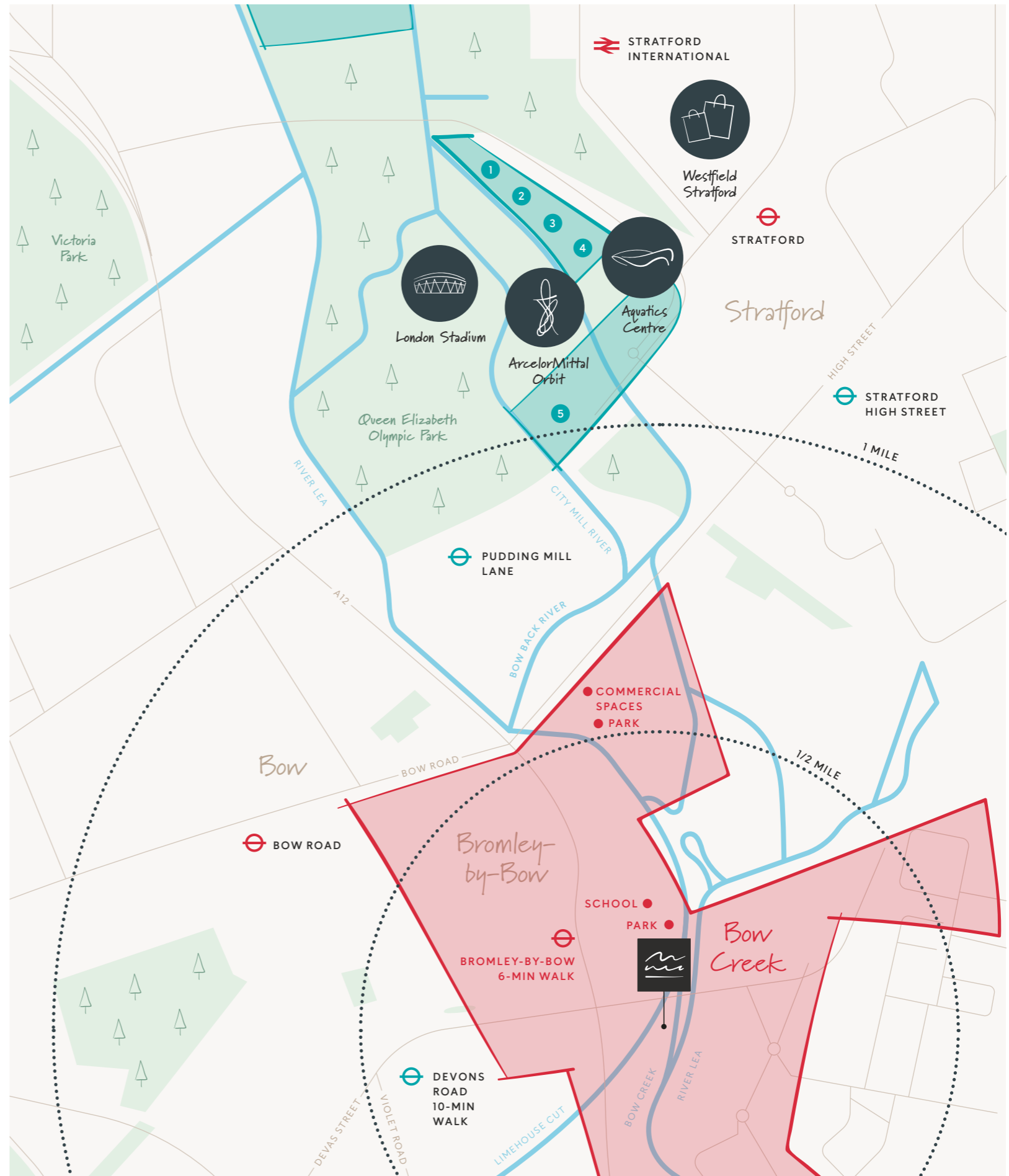
It all adds up to a great investment in a borough that's burgeoning as well as buzzing.

**+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.<sup>2</sup>

## MAP KEY

-  RIVERS AND CANALS
-  UNDERGROUND STATION
-  DLR STATION
-  NATIONAL RAIL
-  BROMLEY-BY-BOW REDEVELOPMENT
-  BROMLEY-BY-BOW NEW INFRASTRUCTURE
-  EAST BANK REDEVELOPMENT
-  1 V&A EAST
-  2 UAL'S LONDON COLLEGE OF FASHION
-  3 BBC MUSIC
-  4 SADLER'S WELLS EAST
-  5 UCL EAST



<sup>1</sup>TfL, 2018.  
<sup>2</sup>Mount Anvil and DataLoft Market Report, March 2018.  
 Bromley-by-Bow Masterplan: LLDC / Queen Elizabeth Olympic Park LLDC Plan. Sub Area 4: Bromley-by-Bow, Pudding Mill, Sugar House Lane and Mill Meads. Karakusevic Carson Architects / Queen Elizabeth Olympic Park. Bromley-by-Bow South Landowner Masterplan, East Bank redevelopment. Queen Elizabeth Olympic Park.  
 Map not to scale.



# THE NEW HOME FOR INVESTORS AND INNOVATORS



THREE WATERS

THE RIVER COLLECTION

## 2018

Bromley-by-Bow Tube station upgrade completes, ready to serve an influx of affluent professionals and students.<sup>1</sup>

## 2019

Trains on the Elizabeth line (Crossrail), London's new east to west rail line, will run every two and a half minutes at peak time from Stratford.



## 2021

First residents move into Three Waters.

UCL East opens its first building to students.



THREE WATERS

THE CITY COLLECTION

## 2022

Final residents move into Three Waters.

Sadler's Wells, BBC Music, UAL's London College of Fashion and UCL East's second building open.



UAL LONDON COLLEGE OF FASHION



BBC MUSIC  
Home to the world-renowned BBC Symphony Orchestra and state-of-the-art recording studios.



SADLER'S WELLS EAST  
A new 550-seat theatre, with a centre for choreographic practice and a hip hop academy.

## 2023

Both V&A sites, including the partnership with the Smithsonian Institution, open.



V&A EAST  
The V&A will display its world-famous collection at Stratford Waterfront.

Regeneration ripples around Three Waters. Moments away in Stratford, the £12bn legacy of London 2012<sup>2</sup> has delivered some of the Capital's biggest property increases. House prices have risen by 82% in the last five years alone.<sup>3</sup>

The Mayor of London's £1.1bn vision for the East Bank has encouraged world famous cultural and educational brands to the area.<sup>4</sup> More than 10,500 students will follow.<sup>5</sup>

That next generation of London talent will rent homes in this area, which means that if letting out your Three Waters property is right for you, you stand to benefit from a forecasted 13% growth in rental yield in the Capital between now and 2022.<sup>6</sup>

<sup>1</sup> TfL, 2018.  
<sup>2</sup> The Guardian, 2014: London's £12bn Olympic park opens up to the public.  
<sup>3</sup> © Crown Copyright. Land Registry data, 2018.  
<sup>4</sup> BBC News, 2018: London Olympic Park £1.1bn plan unveiled.  
<sup>5</sup> UCL, 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.  
<sup>6</sup> Knight Frank, 2018.  
Timeline: Queen Elizabeth Olympic Park.  
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.





# CRAFTED BY THE WATER

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

- ~ Geometric lines typify the interior, bringing order and balance.
- ~ Materials selected to make architectural and historic sense, combined distinctively on the statement flooring.
- ~ Projected balconies that maximise your views of the City and the water.





“ 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







66 Natural oak-effect worktops and full-height splashbacks contrast with the cool concrete-effect extractor and matt finish doors. 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:

- ~ Soft white finish to kitchen wall and base cabinets.
- ~ Feature open shelving cabinet above worktop.
- ~ Handle-less wall and base cabinets.
- ~ Feature concrete-effect panel above hob.
- ~ Natural oak-effect laminate feature to worktop and splash back.
- ~ Black SMEG integrated multi-function single oven to two and three-bedroom apartments.
- ~ Black SMEG integrated microwave to two and three-bedroom apartments.
- ~ Black SMEG combination microwave/oven to studios and one-bedroom apartments.
- ~ Black SMEG ceramic hob with straight edge glass.
- ~ Integrated recirculating canopy extractor hood.
- ~ Integrated fridge/freezer.
- ~ Integrated dishwasher to two and three-bedroom apartments.
- ~ Slimline dishwasher to studios and one-bedroom apartments.
- ~ Stainless steel single bowl sink.
- ~ Contemporary single lever mixer tap.
- ~ Energy efficient LED downlighters and concealed under wall cabinet LED strip lights.



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.







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

**NATALIE SLACK**  
Interior Design Manager, Mount Anvil





### SHOWER ROOM SPECIFICATION

Beauty meets utility in the shower room, bringing a moment of order to your daily routine.

- ~ Large format grey porcelain floor and wall tiles.
- ~ Matt emulsion paint on ceilings and non-tiled walls.
- ~ Feature vanity with open shelves and mirror.
- ~ Shaver socket.
- ~ Mixer tap in chrome finish.
- ~ Vanity countertop with semi-recessed wash hand basin.
- ~ Low-profile white shower tray.
- ~ Wall-mounted shower system on rail, chrome finish.
- ~ Dual flush, floor-mounted WC pan with soft close seat.
- ~ Electric heated towel rail, black finish.
- ~ Shower screen.



“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



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## BATHROOM SPECIFICATION

The materials and colours in the bathroom deliver calming contrast. Grey porcelain, marble-effect and matt black combine for an elegant finish.

- ~ Large format grey porcelain floor and wall tiles.
- ~ Matt emulsion paint on ceilings and non-tiled walls.
- ~ Feature vanity with open shelves and mirror.
- ~ Shaver socket.
- ~ Mixer tap in chrome finish.
- ~ Vanity countertop with semi-recessed wash hand basin.
- ~ Double-ended bath with centralised bath filler.
- ~ Wall-mounted shower head on rail, chrome finish.
- ~ Wall-mounted thermostatic diverter, chrome finish.
- ~ Dual flush, floor-mounted WC pan with soft close seat.
- ~ Electric heated towel rail, black finish.
- ~ Bath/shower screen.



“The clean design of the angular tap perfectly mirrors the geometry of the sink. The marble-effect below the basin adds a touch of luxury.”

**NATALIE SLACK**  
Interior Design Manager, Mount Anvil

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# PEACE OF MIND IN THE HEART OF LONDON

Three Waters is crafted with your wellbeing in mind. With the riverside close by, 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.<sup>1</sup> Start at the Olympic Park in the north and finish at the River Thames in the south.



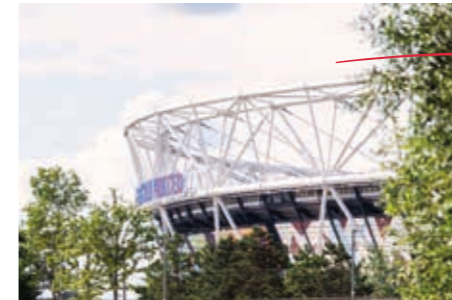
## Canals and waterways

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

## 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.<sup>2</sup> 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 Tube<sup>5</sup>

<sup>1</sup> Queen Elizabeth Olympic Park, 2018: *Lea River Park*.

<sup>2</sup> 3 Mills Studios, 2018: *Clients*.

<sup>3</sup> London Borough of Tower Hamlets Council, 2017: *Tower Hamlets Water Space Study*.

<sup>4</sup> Lee Valley Regional Park, 2018: *Walks and walking*.

<sup>5</sup> 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.



# THREE WATERS, ONE DAY

7.35am



## BOW CREEK

Start your day right with a morning run or cycle along the waterways of Bow Creek.

One-minute walk



9.15am



## CARMELITE CAFÉ

Stay on track with a morning pick-me-up. Loved by locals who come for the coffee from speciality roaster Nude, enjoy a menu of treats from local artisans Pie Cart and Little Pedlar Bakery.

12 minutes\*

11am



## UNIVERSITY COLLEGE LONDON

When the new campus opens in East Bank, you could get up late and still be in time for a morning lecture. Follow in the footsteps of iconic alumni from Mahatma Gandhi to David Attenborough.

29 minutes\* (estimated)



3.10pm



## WESTFIELD STRATFORD CITY

Big brands. The UK's biggest casino.<sup>1</sup> Stratford is home to one of the largest shopping and entertainment destinations in Europe. Stay dry in over 280 stores.<sup>2</sup>

15 minutes†

6.20pm



## MOTHER

This waterside "café with a conscience" nourishes queues of locals with fresh, organic goodness.

30 minutes†



8.30pm



## THE O2

End your day in a big way. Home to the busiest concert venue in the world<sup>3</sup>, The O2 has hosted the biggest names in music. And after a great night out, there's nothing better than knowing you'll be home in no time.

24 minutes\*

<sup>1</sup>The Guardian, 2011: Britain's biggest casino opens at Aspers Westfield Stratford City.

<sup>2</sup>Benoy, 2018: Westfield London.

<sup>3</sup>Billboard, 2018: London's O2 Arena, the Busiest Concert Venue In the World.

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

†Journey times taken from Devons Road station.

Journey times are approximate only and taken from TfL.





66 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. 99

**TIM WHYMAN**  
Head of Design, Mount Anvil

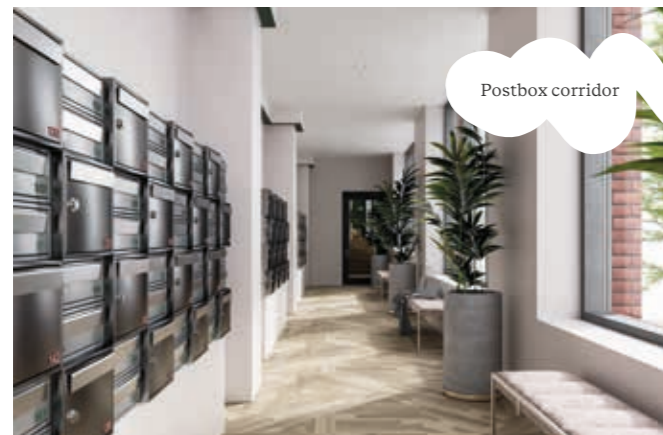


# EXTRAORDINARY CRAFT AS STANDARD

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

The lobby connects you with the outdoors, with a hanging garden bringing the flora in and stairs taking you down to the waterside itself. It's a stunning space, 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.



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.

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 wanted the screening room to facilitate a great night in, not just a great viewing experience – so this adjacent social space gives you a place to host drinks (and a fridge to keep them in).”

**NATALIE SLACK**  
Interior Design Manager,  
Mount Anvil





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 right at your feet.





# DESIGNED TO ELEVATE MIND, BODY AND SOUL

## THE CITY COLLECTION

This is your first opportunity to call Three Waters home. It's the tallest tower in the collection and named after the panoramic London views it commands.

Watch the sunset behind the City from your bedroom or balcony. Enjoy the lights of Canary Wharf from your living room. It's all crafted to provide cityscapes with headspace. The buzzing vibe of our café and maker studios are right beneath you at the water's edge.

SPECIFICATION 61

MASTERPLAN 62

GROUND FLOOR 63

CONCIERGE 64

SCREENING ROOM 65

FLOORPLATES 66

STUDIO APARTMENT FLOOR PLANS 71

ONE-BEDROOM APARTMENT FLOOR PLANS 73

TWO-BEDROOM APARTMENT FLOOR PLANS 78

THREE-BEDROOM APARTMENT FLOOR PLANS 84





# SPECIFICATION



## INTERIOR FINISHES

- ~ Grey painted entrance door.
- ~ 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.
- ~ Carpet finish to bedrooms. Studios to have timber and concrete-effect flooring throughout.
- ~ Wardrobe to master bedrooms with smoked mirror sliding doors. Includes hanging rail and high-level shelf.



## 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).
- ~ Washer/dryer located within utility cupboard.



## 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 house ventilation system.



## BALCONIES / TERRACES

- ~ Glazed door onto balconies and terraces with timber decking and metal balustrades.



## CAR PARKING AND CYCLE STORE

- ~ Secure ground floor car parking spaces are available.\*
- ~ 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.



## 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.
- ~ Electric car charging stations.



## SECURITY AND PEACE OF MIND

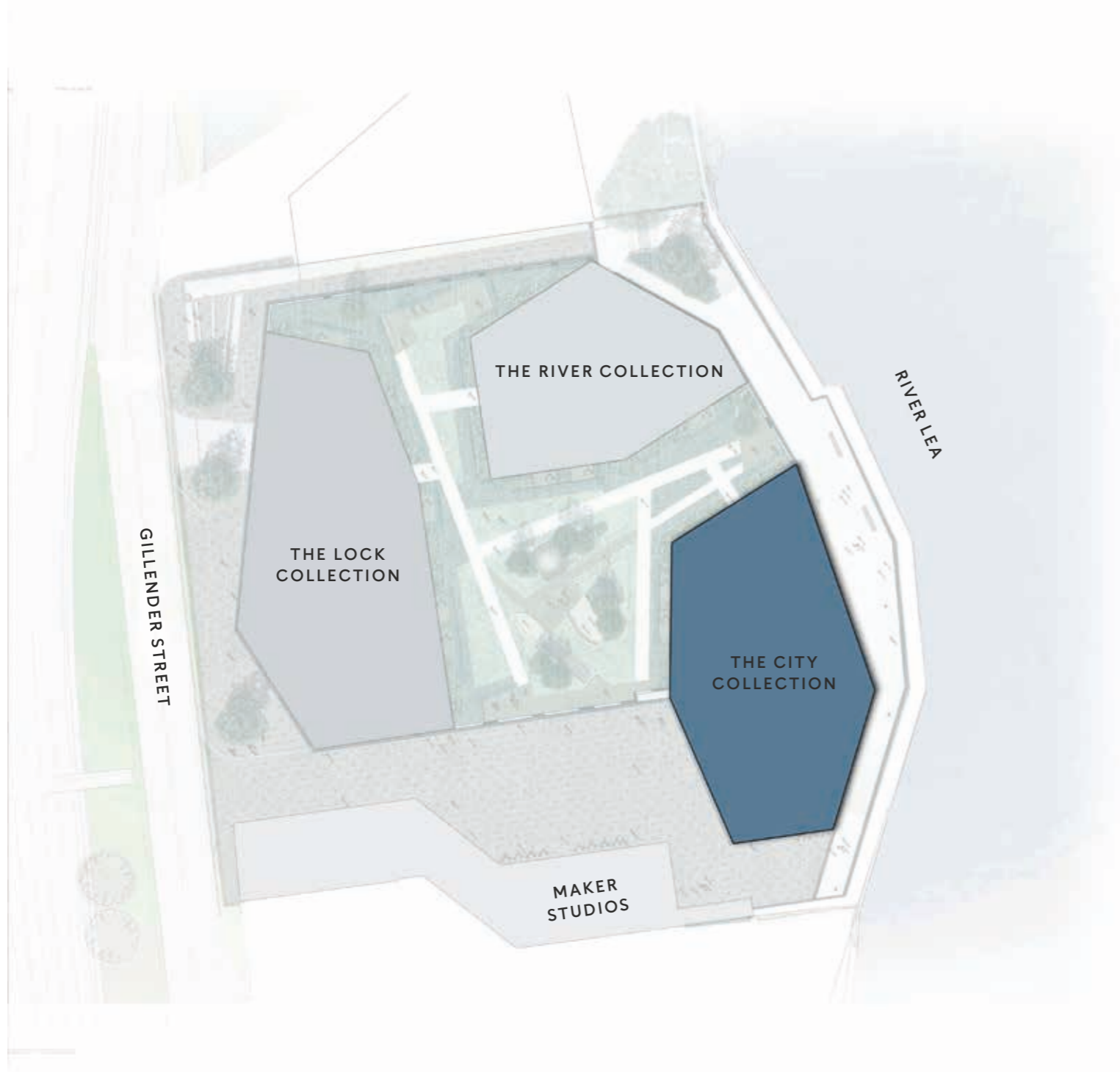
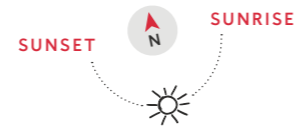
- ~ Audio/Visual entry system to individual apartments.
- ~ Power point provided to all apartments for wireless intruder alarm to be fitted later by purchaser.
- ~ Apartments provided with mains supply heat and smoke detectors and fitted with battery back-up, domestic fire sprinkler system.
- ~ Multi-point 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.

\*Available under separate negotiation. 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.

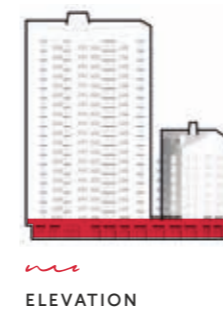
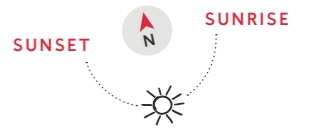
The Developer reserves the right (whether through the planning process or otherwise) to increase the height and/or elevation and/or massing or otherwise (including accommodation) of any block in the development and a purchaser shall be deemed when making a reservation to be aware of this and accept the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



# THE CITY COLLECTION MASTERPLAN

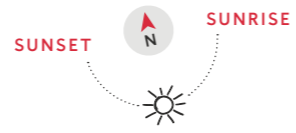


# THE CITY COLLECTION GROUND FLOOR

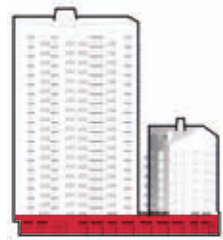


Floor plans and floorplates are for illustration of layouts only and are not to scale. All measurements given may vary within a tolerance of 5%. Subject to design amends.

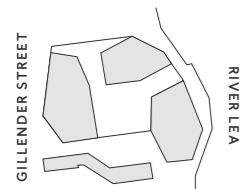
# THE CITY COLLECTION CONCIERGE



- CONCIERGE/POSTBOX CORRIDOR
- LIFT CORES/ENTRANCES/EXITS
- COMMERCIAL SPACE
- CAR PARK



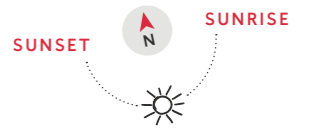
ELEVATION



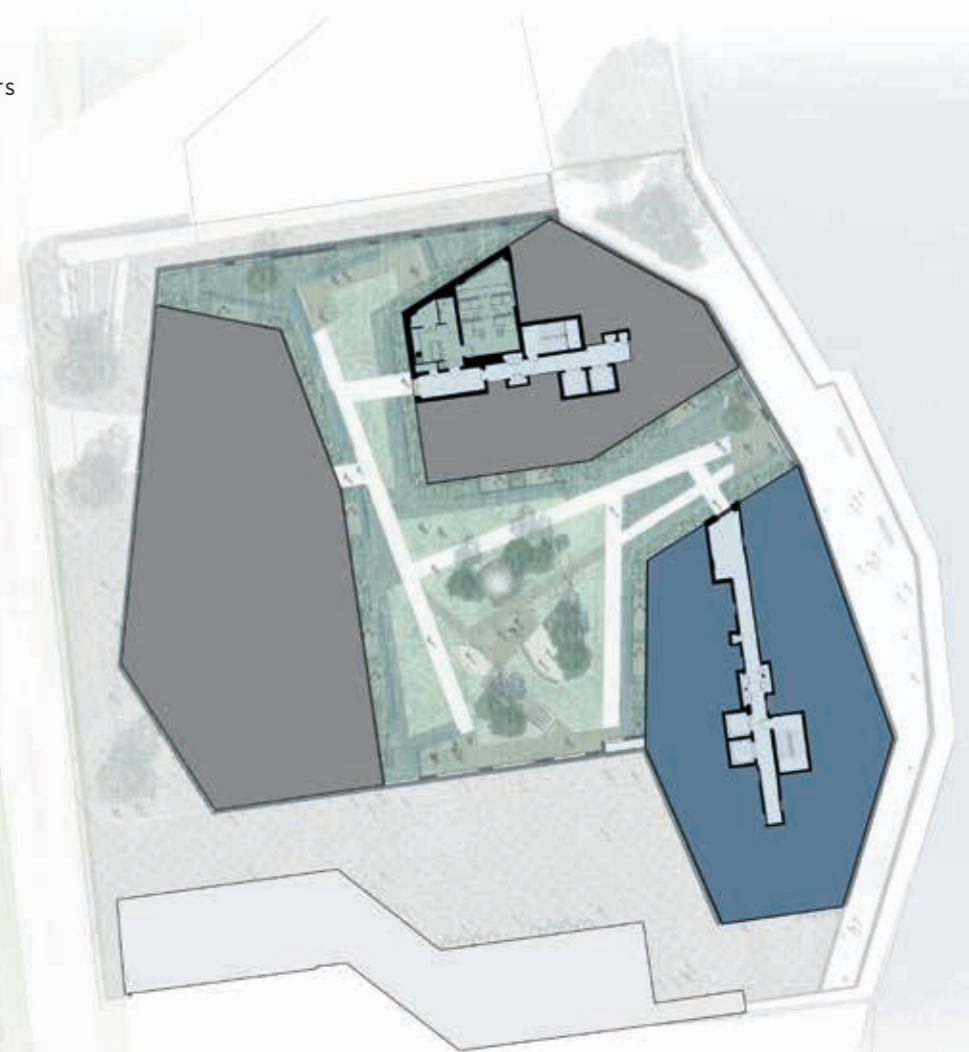
MASTERPLAN

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.

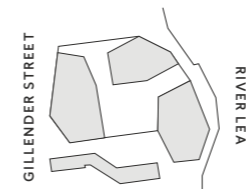
# THE CITY COLLECTION SCREENING ROOM



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



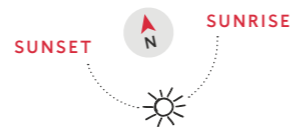
ELEVATION



MASTERPLAN

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# THE CITY COLLECTION FLOOR 1



- STUDIO
- ONE-BED
- TWO-BED
- THREE-BED

ONE-BEDROOM  
APARTMENT:  
A.01.07  
PAGE: 74

ONE-BEDROOM  
APARTMENT:  
A.01.06  
PAGE: 73

STUDIO  
APARTMENT:  
A.01.05  
PAGE: 72



TWO-BEDROOM  
APARTMENT:  
A.01.01  
PAGE: 78

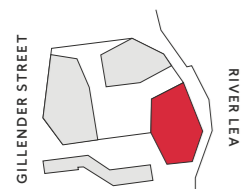
STUDIO  
APARTMENT:  
A.01.02  
PAGE: 71

TWO-BEDROOM  
APARTMENT:  
A.01.04  
PAGE: 79

THREE-BEDROOM  
APARTMENT:  
A.01.03  
PAGE: 84



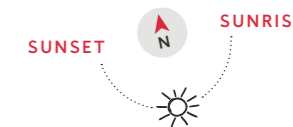
ELEVATION



MASTERPLAN

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# THE CITY COLLECTION FLOOR 2



- STUDIO
- ONE-BED
- TWO-BED
- THREE-BED

ONE-BEDROOM  
APARTMENT:  
A.02.08  
PAGE: 74

ONE-BEDROOM  
APARTMENT:  
A.02.07  
PAGE: 73

STUDIO  
APARTMENT:  
A.02.06  
PAGE: 72



TWO-BEDROOM  
APARTMENT:  
A.02.01  
PAGE: 80

TWO-BEDROOM  
APARTMENT:  
A.02.02  
PAGE: 81

ONE-BEDROOM  
APARTMENT:  
A.02.03  
PAGE: 75

TWO-BEDROOM  
APARTMENT:  
A.02.05  
PAGE: 79

TWO-BEDROOM  
APARTMENT:  
A.02.04  
PAGE: 82



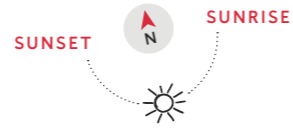
ELEVATION



MASTERPLAN

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# THE CITY COLLECTION FLOORS 3-17



- STUDIO
- ONE-BED
- TWO-BED
- THREE-BED

ONE-BEDROOM  
APARTMENT:  
A.03.08-17.08  
PAGE: 74

ONE-BEDROOM  
APARTMENT:  
A.03.07-17.07  
PAGE: 73

STUDIO  
APARTMENT:  
A.03.06-17.06  
PAGE: 72



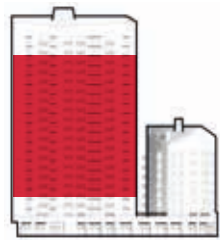
TWO-BEDROOM  
APARTMENT:  
A.03.01-17.01  
PAGE: 80

TWO-BEDROOM  
APARTMENT:  
A.03.02-17.02  
PAGE: 81

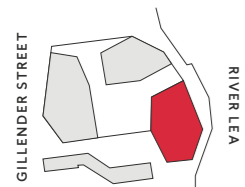
ONE-BEDROOM  
APARTMENT:  
A.03.03-17.03  
PAGE: 75

THREE-BEDROOM  
APARTMENT:  
A.03.05-17.05  
PAGE: 85

TWO-BEDROOM  
APARTMENT:  
A.03.04-17.04  
PAGE: 82



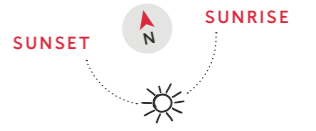
ELEVATION



MASTERPLAN

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# THE CITY COLLECTION FLOORS 18-19



- STUDIO
- ONE-BED
- TWO-BED
- THREE-BED

ONE-BEDROOM  
APARTMENT:  
A.18.08-19.08  
PAGE: 74

ONE-BEDROOM  
APARTMENT:  
A.18.07-19.07  
PAGE: 77

ONE-BEDROOM  
APARTMENT:  
A.18.06-19.06  
PAGE: 76



TWO-BEDROOM  
APARTMENT:  
A.18.01-19.01  
PAGE: 80

TWO-BEDROOM  
APARTMENT:  
A.18.02-19.02  
PAGE: 81

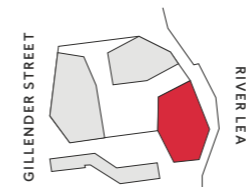
ONE-BEDROOM  
APARTMENT:  
A.18.03-19.03  
PAGE: 75

TWO-BEDROOM  
APARTMENT:  
A.18.05-19.05  
PAGE: 83

TWO-BEDROOM  
APARTMENT:  
A.18.04-19.04  
PAGE: 82

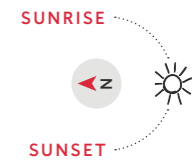


ELEVATION



MASTERPLAN

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# STUDIO APARTMENT

APARTMENT:  
A.01.02

## FIND THE ONE IN THREE WATERS

Discover your future home in one of our studio, 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 a Mount Anvil Customer Experience Manager 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 or a tenant have an issue with say, an appliance, we're on hand to sort it hassle-free.

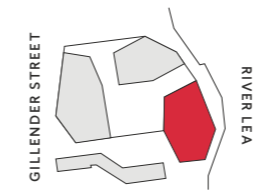
-  CONCRETE-EFFECT
-  WOOD-EFFECT
-  TILING
-  DECKING
-  WASHER DRYER
-  INTEGRATED APPLIANCES\*



FLOORPLATE



ELEVATION



MASTERPLAN

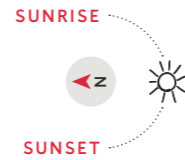


<b>TOTAL INTERNAL AREA</b>	<b>41.6 SQ M</b>	<b>448 SQ FT</b>
Living/Dining	5820mm x 3480mm	19'1" x 11'5"
Kitchen	2790mm x 2690mm	9'2" x 8'10"
<b>TOTAL EXTERNAL AREA</b>	<b>5.7 SQ M</b>	<b>61 SQ FT</b>
Terrace	3110mm x 1910mm	10'2" x 6'3"

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# STUDIO APARTMENT

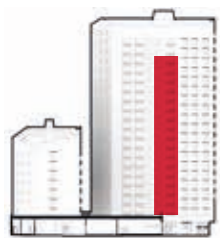
APARTMENTS:  
A.01.05 | A.02.06 | A.03.06 | A.04.06 | A.05.06 | A.06.06 | A.07.06 | A.08.06 |  
A.09.06 | A.10.06 | A.11.06 | A.12.06 | A.13.06 | A.14.06 | A.15.06 | A.16.06 | A.17.06



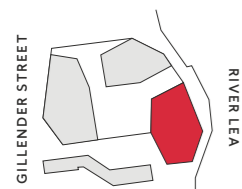
-  CONCRETE-EFFECT
-  WOOD-EFFECT
-  TILING
-  DECKING
-  WASHER DRYER
-  INTEGRATED APPLIANCES\*



FLOORPLATE



ELEVATION



MASTERPLAN

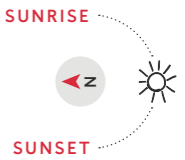









<b>TOTAL INTERNAL AREA</b>	<b>40.8 SQ M</b>	<b>439 SQ FT</b>
Living/Dining	5370mm x 3800mm	17'7" x 12'6"
Kitchen	3190mm x 1630mm	10'6" x 5'4"
<b>TOTAL EXTERNAL AREA</b>	<b>5 SQ M</b>	<b>54 SQ FT</b>
Balcony	2760mm x 1860mm	9'1" x 6'1"

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\* For more information on integrated appliances please see Specification or speak to a sales consultant.

# ONE-BEDROOM APARTMENT

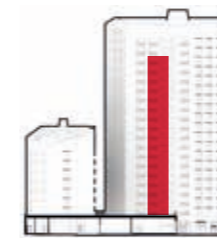
APARTMENTS:  
A.01.06 | A.02.07 | A.03.07 | A.04.07 | A.05.07 | A.06.07 | A.07.07 | A.08.07  
A.09.07 | A.10.07 | A.11.07 | A.12.07 | A.13.07 | A.14.07 | A.15.07 | A.16.07 | A.17.07



-  CONCRETE-EFFECT
-  WOOD-EFFECT
-  TILING
-  CARPET
-  DECKING
-  WASHER DRYER
-  INTEGRATED APPLIANCES\*



FLOORPLATE



ELEVATION



MASTERPLAN

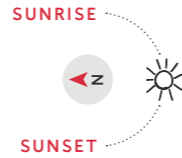


<b>TOTAL INTERNAL AREA</b>	<b>53.7 SQ M</b>	<b>578 SQ FT</b>
Living/Dining	3790mm x 3170mm	12'5" x 10'5"
Kitchen	3560mm x 1700mm	11'8" x 5'7"
Bedroom	4490mm x 2830mm	14'9" x 9'3"








<b>TOTAL EXTERNAL AREA</b>	<b>5.4 SQ M</b>	<b>58 SQ FT</b>
Terrace (Apartment A.01.06 only)	3200mm x 1740mm	10'6" x 5'9"
<b>TOTAL EXTERNAL AREA</b>	<b>5 SQ M</b>	<b>54 SQ FT</b>
Balcony (for all other apartments)	2820mm x 1820mm	9'3" x 5'12"

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\* For more information on integrated appliances please see Specification or speak to a sales consultant.

# ONE-BEDROOM APARTMENT

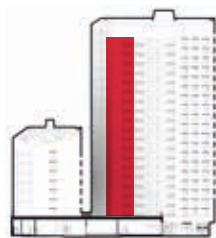


APARTMENTS:  
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 A.10.08 | A.11.08 | A.12.08 | A.13.08 | A.14.08 | A.15.08 | A.16.08 | A.17.08 | A.18.08 | A.19.08

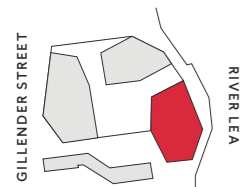
-  CONCRETE-EFFECT
-  WOOD-EFFECT
-  TILING
-  CARPET
-  DECKING
-  WASHER DRYER
-  INTEGRATED APPLIANCES\*



FLOORPLATE



ELEVATION



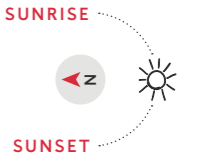
MASTERPLAN










TOTAL INTERNAL AREA	50.3 SQ M	541 SQ FT
Living/Dining	3960mm x 3380mm	12'12" x 11'1"
Kitchen	4360mm x 2900mm	14'4" x 9'6"
Bedroom	4610mm x 2860mm	15'1" x 9'5"
TOTAL EXTERNAL AREA	5.4 SQ M	58 SQ FT
Terrace (Apartment A.01.07 only)	3200mm x 1740mm	10'6" x 5'9"
TOTAL EXTERNAL AREA	5 SQ M	54 SQ FT
Balcony (for all other apartments)	2820mm x 1820mm	9'3" x 5'12"

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 \* For more information on integrated appliances please see Specification or speak to a sales consultant.

# ONE-BEDROOM APARTMENT

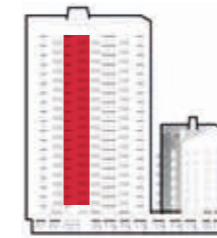


APARTMENTS:  
 A.02.03 | A.03.03 | A.04.03 | A.05.03 | A.06.03 | A.07.03 | A.08.03 | A.09.03 | A.10.03  
 A.11.03 | A.12.03 | A.13.03 | A.14.03 | A.15.03 | A.16.03 | A.17.03 | A.18.03 | A.19.03

-  CONCRETE-EFFECT
-  WOOD-EFFECT
-  TILING
-  CARPET
-  DECKING
-  WASHER DRYER
-  INTEGRATED APPLIANCES\*



FLOORPLATE



ELEVATION



MASTERPLAN

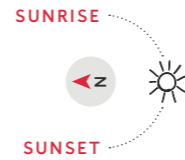









TOTAL INTERNAL AREA	50.4 SQ M	543 SQ FT
Living/Dining	4950mm x 3010mm	16'3" x 9'11"
Kitchen	4290mm x 1480mm	14'1" x 4'10"
Bedroom	4420mm x 2860mm	14'6" x 9'5"
TOTAL EXTERNAL AREA	5 SQ M	54 SQ FT
Balcony	2900mm x 1750mm	9'6" x 5'9"

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 \* For more information on integrated appliances please see Specification or speak to a sales consultant.

# ONE-BEDROOM APARTMENT

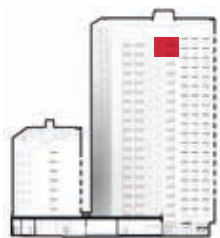
APARTMENTS:  
A.18.06 | A.19.06



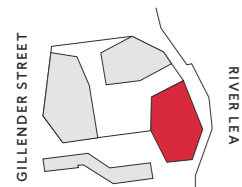
-  CONCRETE-EFFECT
-  WOOD-EFFECT
-  TILING
-  CARPET
-  DECKING
-  WASHER DRYER
-  INTEGRATED APPLIANCES\*



FLOORPLATE



ELEVATION



MASTERPLAN

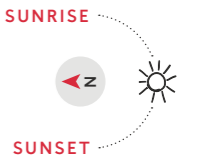









TOTAL INTERNAL AREA	50.3 SQ M	541 SQ FT
Living/Dining	4210mm x 4000mm	13'10" x 13'1"
Kitchen	2970mm x 2220mm	9'9" x 7'3"
Bedroom	4170mm x 3180mm	13'8" x 10'5"
TOTAL EXTERNAL AREA	5 SQ M	54 SQ FT
Balcony	2760mm x 1860mm	9'1" x 6'1"

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\* For more information on integrated appliances please see Specification or speak to a sales consultant.

# ONE-BEDROOM APARTMENT

APARTMENTS:  
A.18.07 | A.19.07



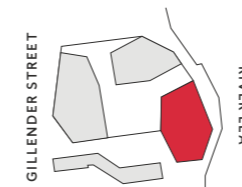
-  CONCRETE-EFFECT
-  WOOD-EFFECT
-  TILING
-  CARPET
-  DECKING
-  WASHER DRYER
-  INTEGRATED APPLIANCES\*



FLOORPLATE



ELEVATION



MASTERPLAN



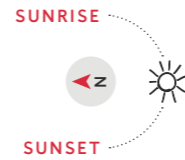
TOTAL INTERNAL AREA	50 SQ M	538 SQ FT
Living/Dining	3700mm x 3220mm	12'2" x 10'7"
Kitchen	3590mm x 3010mm	11'9" x 9'11"
Bedroom	5730mm x 3040mm	18'10" x 9'12"
TOTAL EXTERNAL AREA	5 SQ M	54 SQ FT
Balcony	2820mm x 1610mm	9'3" x 5'3"








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# TWO-BEDROOM APARTMENT

APARTMENT:  
A.01.01



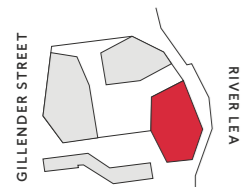
-  CONCRETE-EFFECT
-  WOOD-EFFECT
-  TILING
-  CARPET
-  DECKING
-  WASHER DRYER
-  INTEGRATED APPLIANCES\*



FLOORPLATE



ELEVATION



MASTERPLAN

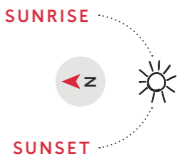









TOTAL INTERNAL AREA	70 SQ M	753 SQ FT
Living/Dining	5670mm x 2790mm	18'7" x 9'2"
Kitchen	3950mm x 2370mm	12'12" x 7'9"
Bedroom 1	4630mm x 3030mm	15'2" x 9'11"
Bedroom 2	3940mm x 3830mm	12'11" x 12'7"
TOTAL EXTERNAL AREA	7 SQ M	75 SQ FT
Terrace	3100mm x 2230mm	10'2" x 7'4"

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# TWO-BEDROOM APARTMENT

APARTMENTS:  
A.01.04 | A.02.05



-  CONCRETE-EFFECT
-  WOOD-EFFECT
-  TILING
-  CARPET
-  DECKING
-  WASHER DRYER
-  INTEGRATED APPLIANCES\*



FLOORPLATE



ELEVATION



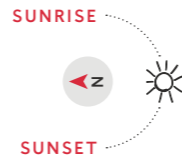
MASTERPLAN










TOTAL INTERNAL AREA	78.2 SQ M	842 SQ FT
Living	4400mm x 3120mm	14'5" x 10'3"
Kitchen/Dining	4600mm x 4190mm	15'1" x 13'9"
Bedroom 1	3740mm x 3370mm	12'3" x 11'1"
Bedroom 2	3700mm x 3270mm	12'2" x 10'9"
TOTAL EXTERNAL AREA	7 SQ M	75 SQ FT
Terrace	3300mm x 2310mm	10'10" x 7'7"

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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.

# TWO-BEDROOM APARTMENT

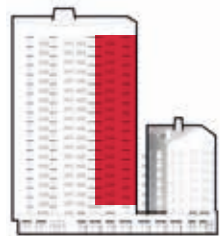


APARTMENTS:  
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 A.11.01 | A.12.01 | A.13.01 | A.14.01 | A.15.01 | A.16.01 | A.17.01 | A.18.01 | A.19.01

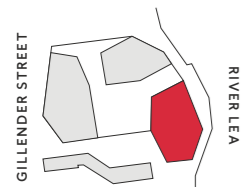
-  CONCRETE-EFFECT
-  WOOD-EFFECT
-  TILING
-  CARPET
-  DECKING
-  WASHER DRYER
-  INTEGRATED APPLIANCES\*



FLOORPLATE



ELEVATION



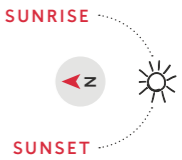
MASTERPLAN










TOTAL INTERNAL AREA	70 SQ M	753 SQ FT
Living/Dining	6100mm x 3000mm	20' x 9'10"
Kitchen	4340mm x 1690mm	14'3" x 5'7"
Bedroom 1	4130mm x 3620mm	13'7" x 11'11"
Bedroom 2	3720mm x 3370mm	12'2" x 11'1"
TOTAL EXTERNAL AREA	7 SQ M	75 SQ FT
Balcony	2870mm x 2450mm	9'5" x 8'0"

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# TWO-BEDROOM APARTMENT

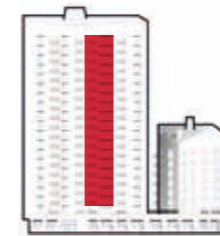


APARTMENTS:  
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 A.11.02 | A.12.02 | A.13.02 | A.14.02 | A.15.02 | A.16.02 | A.17.02 | A.18.02 | A.19.02

-  CONCRETE-EFFECT
-  WOOD-EFFECT
-  TILING
-  CARPET
-  DECKING
-  WASHER DRYER
-  INTEGRATED APPLIANCES\*



FLOORPLATE



ELEVATION



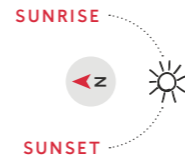
MASTERPLAN










TOTAL INTERNAL AREA	70 SQ M	753 SQ FT
Living/Dining	4110mm x 3410mm	13'6" x 11'2"
Kitchen	3580mm x 1870mm	11'9" x 6'2"
Bedroom 1	4950mm x 2930mm	16'3" x 9'7"
Bedroom 2	4310mm x 2780mm	14'2" x 9'1"
TOTAL EXTERNAL AREA	7.3 SQ M	79 SQ FT
Balcony	2900mm x 2550mm	9'6" x 8'4"

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# TWO-BEDROOM APARTMENT

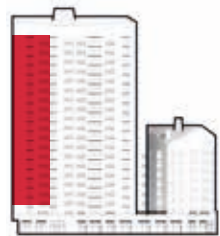


APARTMENTS:  
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A.11.04 | A.12.04 | A.13.04 | A.14.04 | A.15.04 | A.16.04 | A.17.04 | A.18.04 | A.19.04

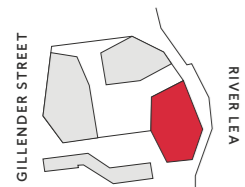
-  CONCRETE-EFFECT
-  WOOD-EFFECT
-  TILING
-  CARPET
-  DECKING
-  WASHER DRYER
-  INTEGRATED APPLIANCES\*



FLOORPLATE



ELEVATION



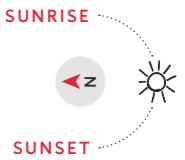
MASTERPLAN










TOTAL INTERNAL AREA	70.3 SQ M	757 SQ FT
Living/Dining	4040mm x 2430mm	13'3" x 7'12"
Kitchen	5100mm x 2200mm	16'9" x 7'3"
Bedroom 1	3640mm x 3640mm	11'11" x 11'11"
Bedroom 2	4050mm x 3070mm	13'3" x 10'1"
TOTAL EXTERNAL AREA	7.3 SQ M	79 SQ FT
Balcony	2940mm x 2420mm	9'8" x 7'11"

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# TWO-BEDROOM APARTMENT



APARTMENTS:  
A.18.05 | A.19.05

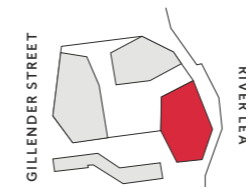
-  CONCRETE-EFFECT
-  WOOD-EFFECT
-  TILING
-  CARPET
-  DECKING
-  WASHER DRYER
-  INTEGRATED APPLIANCES\*



FLOORPLATE



ELEVATION



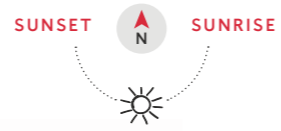
MASTERPLAN









TOTAL INTERNAL AREA	82.3 SQ M	886 SQ FT
Living	4380mm x 3560mm	14'4" x 11'8"
Kitchen	4030mm x 2940mm	13'3" x 9'8"
Bedroom 1	4970mm x 3450mm	16'4" x 11'4"
Bedroom 2	3960mm x 2990mm	12'12" x 9'10"
TOTAL EXTERNAL AREA	8 SQ M	86 SQ FT
Balcony	2850mm x 2820mm	9'4" x 9'3"

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# THREE-BEDROOM APARTMENT



APARTMENTS:  
A.01.03

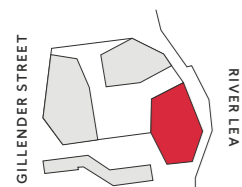
-  CONCRETE-EFFECT
-  WOOD-EFFECT
-  TILING
-  CARPET
-  DECKING
-  WASHER DRYER
-  INTEGRATED APPLIANCES\*



FLOORPLATE



ELEVATION



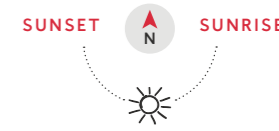
MASTERPLAN










TOTAL INTERNAL AREA	109.4 SQ M	1178 SQ FT
Living	4440mm x 3620mm	14'7" x 11'11"
Dining	3010mm x 2110mm	9'11" x 6'11"
Kitchen	2670mm x 2640mm	8'9" x 8'8"
Bedroom 1	4540mm x 2600mm	14'11" x 8'6"
Bedroom 2	3930mm x 3880mm	12'11" x 12'9"
Bedroom 3	4060mm x 3170mm	13'4" x 10'5"
TOTAL EXTERNAL AREA	10.6 SQ M	114 SQ FT
Terrace 1	3230mm x 1850mm	10'7" x 6'1"
Terrace 2	3250mm x 1650mm	10'8" x 5'5"

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# THREE-BEDROOM APARTMENT



APARTMENTS:  
A.03.05 | A.04.05 | A.05.05 | A.06.05 | A.07.05 | A.08.05 | A.09.05 | A.10.05  
A.11.05 | A.12.05 | A.13.05 | A.14.05 | A.15.05 | A.16.05 | A.17.05

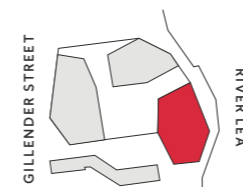
-  CONCRETE-EFFECT
-  WOOD-EFFECT
-  TILING
-  CARPET
-  DECKING
-  WASHER DRYER
-  INTEGRATED APPLIANCES\*



FLOORPLATE



ELEVATION



MASTERPLAN



TOTAL INTERNAL AREA	86.6 SQ M	932 SQ FT
Living	4170mm x 3070mm	13'8" x 10'1"
Kitchen	3620mm x 2460mm	11'11" x 8'1"
Bedroom 1	3750mm x 3370mm	12'4" x 11'1"
Bedroom 2	4400mm x 2860mm	14'5" x 9'5"
Bedroom 3	3660mm x 3260mm	12' x 10'8"
TOTAL EXTERNAL AREA	8 SQ M	86 SQ FT
Balcony	2850mm x 2820mm	9'4" x 9'3"

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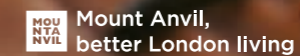
# A SHARED AMBITION FOR BOW CREEK

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 55,000 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.

CRAFTED BY



(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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# NOTES



A series of horizontal lines for writing notes, starting from the pencil icon and extending across the page.







