

BRIDGE EAST

E15

AT LEGACY WHARF

PHASE THREE

BRIDGE EAST ^{E15}

AT LEGACY WHARF

An exclusive new development located in Stratford, E15. Phase Three at Bridge East comprises seven contemporary 1 & 3 bedroom apartments available through Shared Ownership.



B.E.

E15

AT THE HEART OF IT

BRIDGE THE LIFESTYLE GAP

Adjacent to Bow Back River, a branch of the River Lea, this rejuvenated site is ideally situated within walking distance from the heart of Stratford and the Queen Elizabeth Olympic Park. Some of the most desirable and sought-after neighbourhoods in East London at Victoria Park Village and Hackney Wick are just minutes from Bridge East. And with exceptional connections to Canary Wharf and Central London, via the variety of travel options on your doorstep, Bridge East offers residents a truly connected London lifestyle.

MAP KEY

London Underground

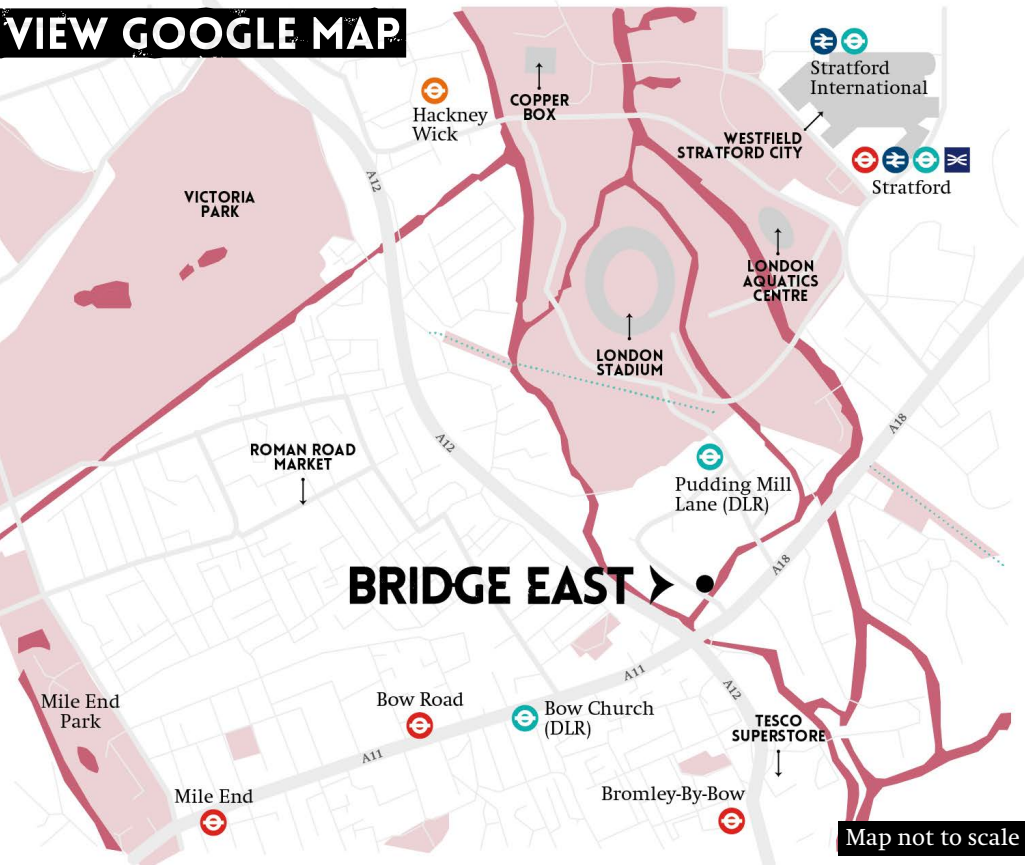
National Rail

London Overground

Docklands Light Railway

Crossrail

Greenway Route



B.E.					
AT WESTFIELD	AT LONDON STADIUM	IN CANARY WHARF	AT LIVERPOOL ST.	IN VICTORIA PARK	IN HACKNEY WICK
7 mins by bicycle	14 mins walking	18 mins by DLR from Pudding Mill Lane station	20 mins by bus and tube via Mile End station	24 mins on foot 5 mins by bicycle	25 mins by bus

All journey times based on starting from Bridge East, E15 2PW
Journey times taken from google.com/maps. Times may vary.
Crossrail is estimated to be operational in 2020.

THIS IMAGE: Looking towards the Lee Valley Velopark at the Queen Elizabeth Olympic Park.



B.E. **E15**

AT THE FOREFRONT

LONDON FASTEST GROWING AREA*

Growth in this part of East London has been kickstarted by the Olympics, with the legacy of outstanding transport connectivity and world-class leisure infrastructure making this area a zone of opportunities.

Running north to south from Stratford to Canary Wharf, the area known as the Lower Lee Valley, is set to become “a world-class commercial and residential district surrounded by pristine nature”***.

It offers residents:

- London’s “Green Lung”, with 10,000 acres of regional parks
- World-class leisure facilities like the Queen Elizabeth Olympic Park and the London Aquatics Centre
- Stunning waterways criss-cross the area, with redevelopment opening up previously inaccessible river frontage.

LOWER LEA VALLEY REGENERATION IN NUMBERS

22 MILLION
SQUARE FEET OF
COMMERCIAL SPACE

£1 BN
NEW SCIENCE &
TECHNOLOGY CENTRE

42,000
JOBS CREATED AS
A RESULT OF THE
OLYMPIC LEGACY

4
NEW UNIVERSITY
CAMPUSES

40,000
AND MORE NEW HOMES
TO BE CREATED**

◀ THIS IMAGE: View of the London Stadium.



* Savills, 2020 **BBC News, 2018.

BRIDGE EAST | PHASE THREE



B.E. **E15**

INSPIRED

INTRO

LOCAL AREA

SITE PLAN

SPECIFICATION

ONE BEDS

THREE BED

PEABODY

EVER-EVOLVING LIFESTYLE

London's East End has recently seen a renaissance of grand proportions marking Stratford as one of the Capital's most vibrant neighbourhoods.

The Olympic Park, now home to a wealth of Olympic standard sports facilities open to the public, is just the tip of the iceberg with new leisure, recreation and retail development established alongside. Currently under construction within the Olympic Park is the East Bank project, which is set to create a brand new destination for London, establishing an outpost for BBC Music and the V&A alongside a 550-seat theatre for Sadler's Wells. Additionally, new campuses for University College London and the London College of fashion are due for completion by 2023.

To the north west of the Olympic Park is the creative heartland of Hackney Wick, home to one of the highest concentrations of artists in Europe, where reclaimed warehouses host club-nights, restaurants, craft breweries and arts venues aplenty.

Westfield Stratford City offers an incredible range of shops from high street to high end, complemented by a plethora of bars and restaurants, and a 20-screen cinema. Stratford is also well served for grocery shopping with a Tesco Metro and Tesco Superstore in comfortable walking distance from Bridge East.

To the west, the buzz of Stratford gives way to the open spaces of Victoria Park and its surrounds, home to many of East London's best gastro pubs, cafes and restaurants.



- 1 Festivals and events at nearby Victoria Park
- 2 Shopping at Westfield Stratford
- 3 Theatre Square, host to the Theatre Royal, The Picture House cinema and Stratford Circus Arts Centre
- 4 Canalside Cafes and Bars in Hackney Wick
- 5 The London Aquatics Centre at the Olympic Park



B.E. E15

RIGHT AT HOME

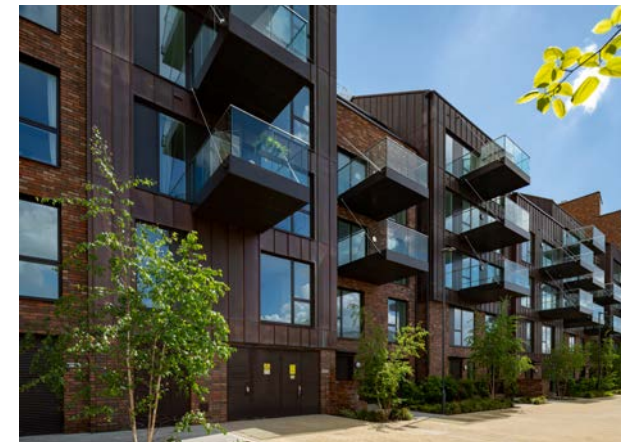
THIS IMAGE: View of the garden square at Bridge East.

BRIDGE EAST SITE PLAN

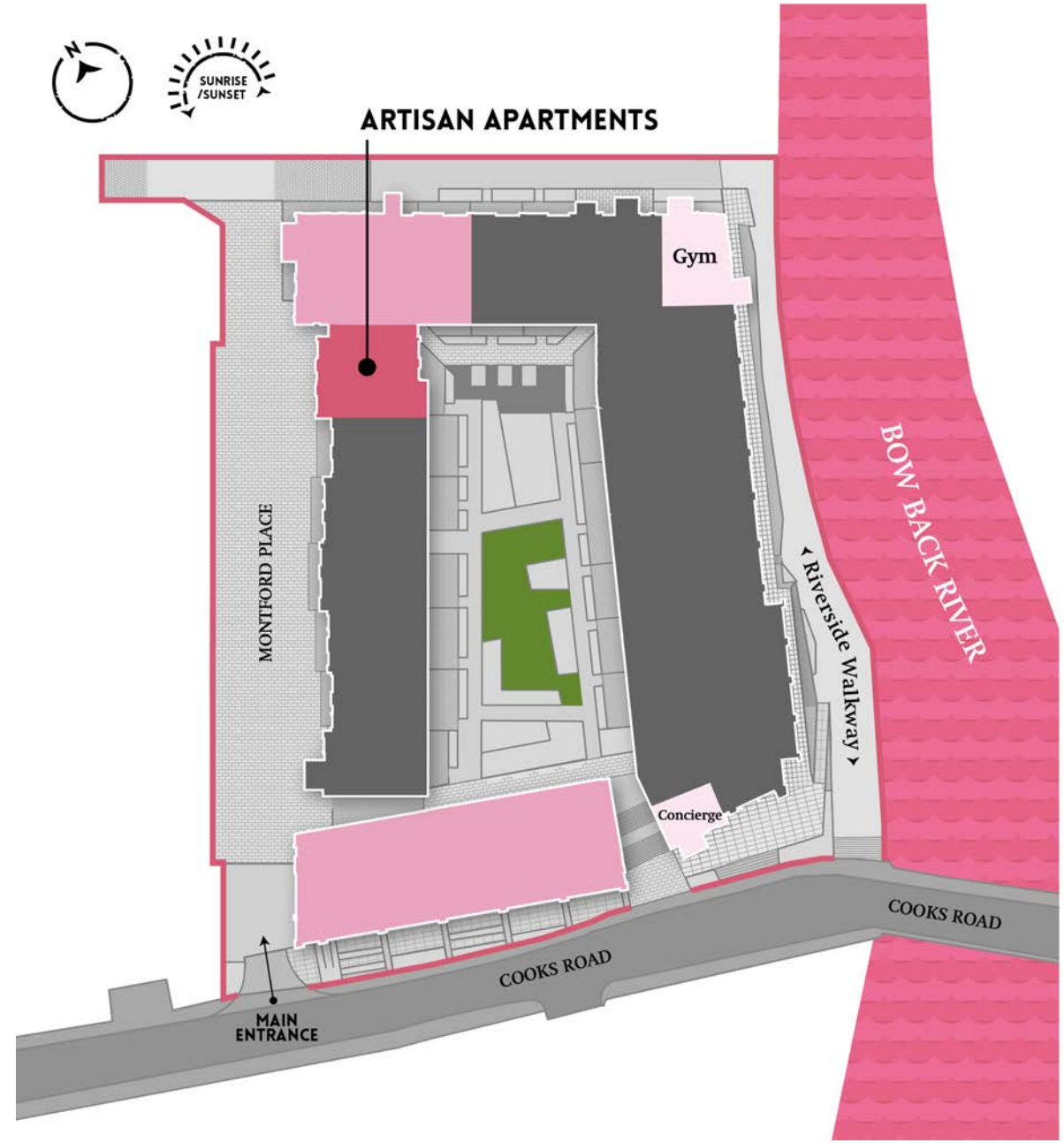
Bridge East is part of the wider development at Legacy Wharf with the Phase 3 release of homes situated in the north west corner of Artisan Apartments on Montford Place road. These apartments benefit from generous balconies, along with concierge service and private on-site gym access. Whilst broader development features commercial space at ground floor level, a communal courtyard garden square and a riverside walkway.

SITE PLAN KEY

- Bridge East, Phase Three (Artisan Apartments)
- Bridge East, Phase One and Two
- Private Sale and Affordable Rent
- Site Boundary



THIS IMAGE: View of Artisan Apartments at Bridge East.



B.E. E15

IMPRESSED



Photography of the show apartment at Bridge East.

INTRO

LOCAL AREA

SITE PLAN

SPECIFICATION

ONE BEDS

THREE BED

PEABODY

INTERIOR SPECIFICATION

The apartments at Bridge East all offer a high standard of contemporary open plan living with generous exterior spaces and great attention to fit and finish.

KITCHEN / LIVING / DINING

- Cashmere gloss finish handleless kitchen units with discreet pyramid lighting underneath wall cabinets
- Duropol Ipanema White laminate work surface, matching upstand and stainless-steel upstand
- Stainless steel 1.5 bowl sink with drainer and chrome mixer tap
- Zanussi glass ceramic hob with fan assisted oven and integrated overhead extractor
- Integrated Zanussi fridge / freezer
- Recessed down lights
- Quickstep Tennessee Oak Grey wood laminate flooring

BATHROOM

- Roca steel panelled bath in white with bristan hourglass mixer tap and glass shower screen
- Wall-mounted polished chrome shower head and chrome towel rail
- White wall mounted Roca Debba basin with mixer tap and shelf over
- White WC pan with concealed cistern and soft close seat
- Full height mirror over hand wash basin
- Recessed down lights
- Ceramic floor tiling
- Ceramic tiles to selected walls

BEDROOM(S)

- 80/20 wool mix carpeting
- Pendant lighting to all bedrooms
- Fitted wardrobe with mirror sliding doors to master bedrooms

TAKE THE VIRTUAL TOUR



Photography of the show apartment at Bridge East.

SECURITY AND PEACE OF MIND

- Video entry system including monitor screen and handset
- Wired smoke detectors
- Multi-lock door to apartment entrance
- CCTV throughout communal areas

COMMUNAL

- High quality, durable carpeting and floor finishes throughout
- Secure on-site bicycle storage facilities
- Landscaped communal gardens
- On-site gym open 24/7
- Concierge service (Monday to Friday 8am – 8pm & Saturday 8am – 2pm)

UTILITIES / ELECTRICALS

- Heat and hot water meter to storage cupboard
- Mechanical Heat Recovery Ventilation system throughout the apartment
- Television (terrestrial and satellite) cover points with Sky+ provisions to living room and master bedrooms*
- Zanussi washer / dryer within storage cupboard

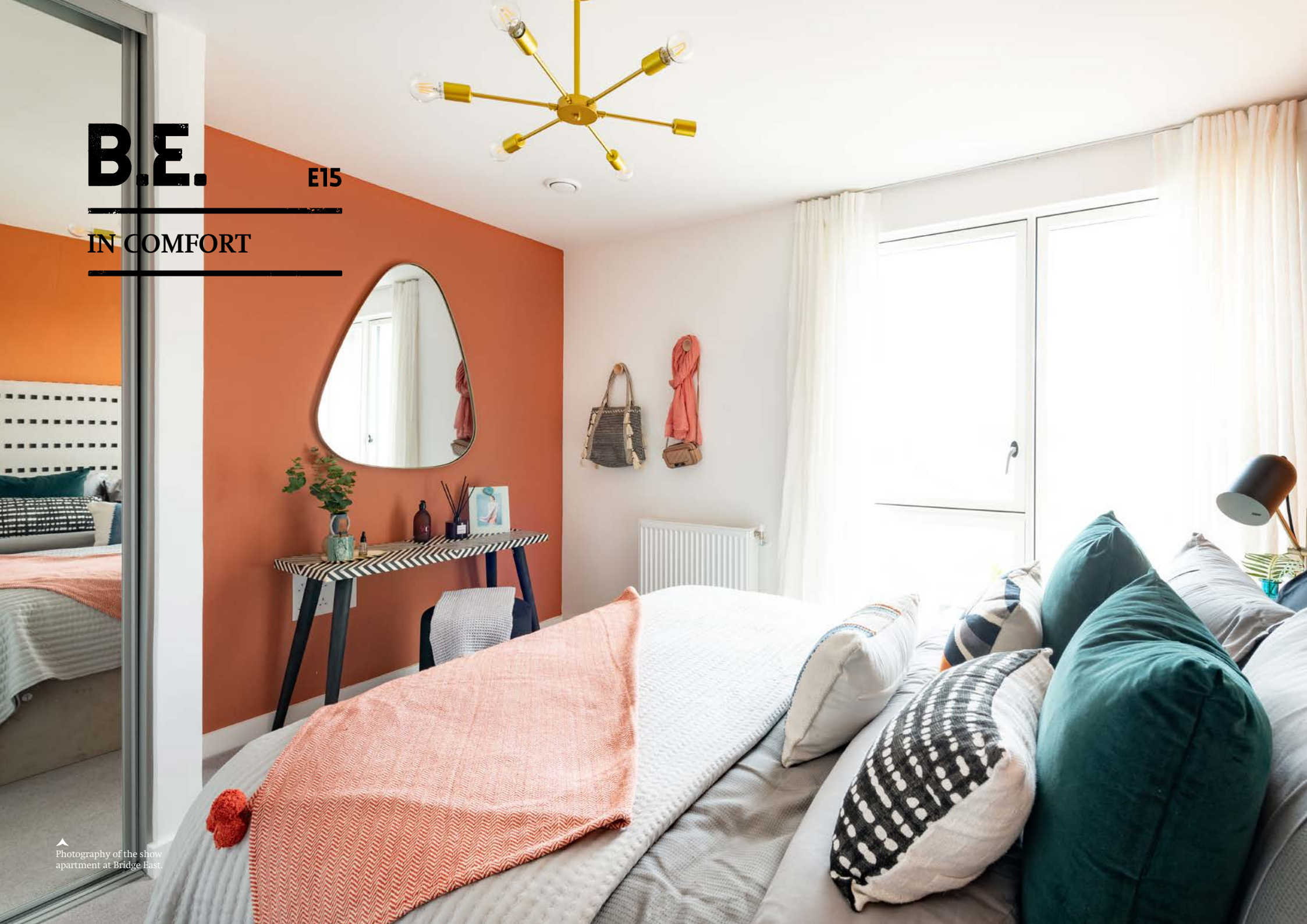
GENERAL

- Enterprise Car Club is available
- 130 year lease.

Whilst every effort has been taken to ensure the accuracy of the information provided, the specifications has been supplied as a guide and Peabody reserves the right to amend the specification as necessary and without notice.

* Leaseholder will be responsible for Sky+ and extra costs will occur.

BRIDGE EAST | PHASE THREE



B.E. **E15**

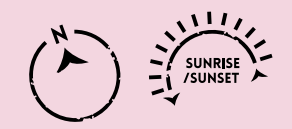
IN COMFORT

Photography of the show apartment at Bridge East.

APARTMENT 10, 15, 20

1 BEDROOM APARTMENT

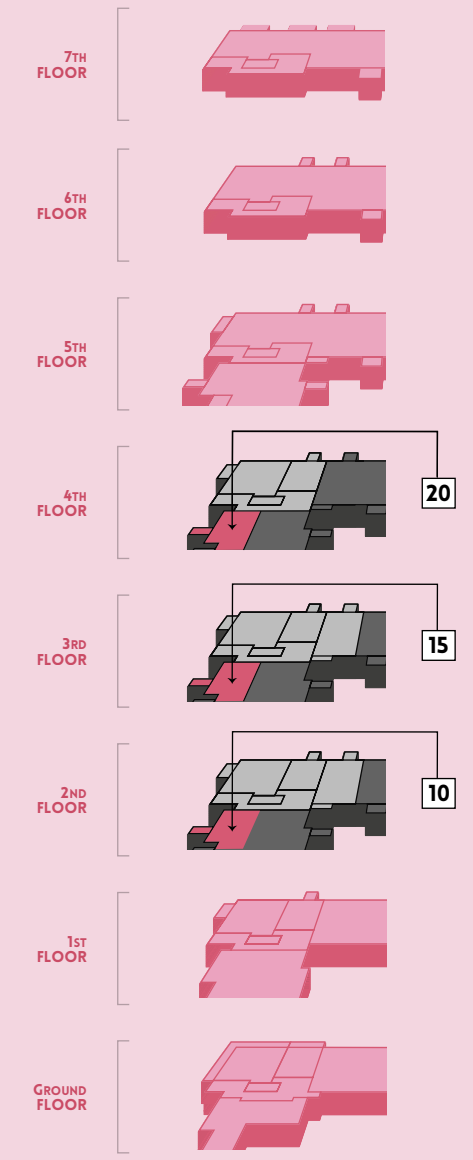
Total Internal Area
52.2m² | 561.8ft²



KEY

- FF Fridge Freezer
- WD Washer Dryer
- W Wardrobe
- S Storage

DISCLAIMER: Apartment layouts provide approximate measurements only. Dimensions, which are taken from the indicated points of measurement, are for guidance only and are not intended to be used for carpet sizes, appliance space or items of furniture. Apartment areas are provided as gross internal areas and may vary. Bathroom and kitchen layouts are indicative only and are subject to change. All balcony dimensions and areas are approximate and may vary. The information contained within this document does not constitute part of any offer, contract or warranty. Whilst the plans have been prepared with all due care for the convenience of the intending purchaser, the information contained herein is a preliminary guide only.



Kitchen /Living /Dining	5.45m x 6.00m	17'8" x 19'7"
Bedroom	3.63m x 3.46m	11'9" x 11'3"
Bathroom	2.05m x 2.20m	6'8" x 6'8"
Balcony	5.00m ²	53.8 ft ²

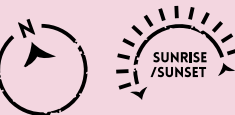
VIEW PRICES & AVAILABILITY

BRIDGE EAST | PHASE THREE

APARTMENT 9, 14, 19

1 BEDROOM APARTMENT

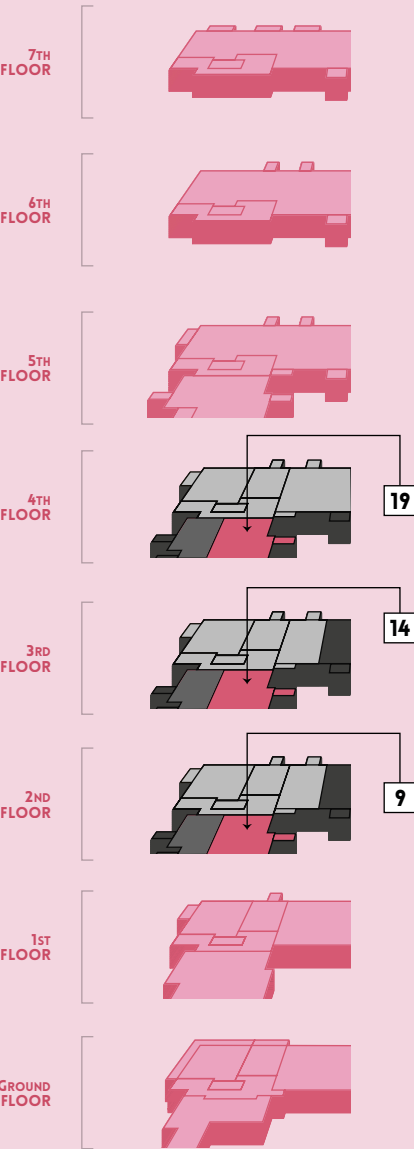
Total Internal Area
56m² | 602.8ft²



KEY

FF Fridge Freezer
WD Washer Dryer
W Wardrobe
S Storage

DISCLAIMER: Apartment layouts provide approximate measurements only. Dimensions, which are taken from the indicated points of measurement, are for guidance only and are not intended to be used for carpet sizes, appliance space or items of furniture. Apartment areas are provided as gross internal areas and may vary. Bathroom and kitchen layouts are indicative only and are subject to change. All balcony dimensions and areas are approximate and may vary. The information contained within this document does not constitute part of any offer, contract or warranty. Whilst the plans have been prepared with all due care for the convenience of the intending purchaser, the information contained herein is a preliminary guide only.

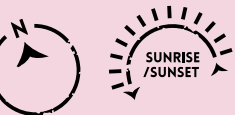


Kitchen /Living /Dining	5.42m x 7.03m	17'8" x 23'1"
Bedroom	3.66m x 3.42m	12'1" x 11'2"
Bathroom	2.05m x 2.26m	6'8" x 7'4"
Balcony	5.5m ²	59.2ft ²

APARTMENT 5

3 BEDROOM APARTMENT

Total Internal Area
86.4m² | 930.1ft²

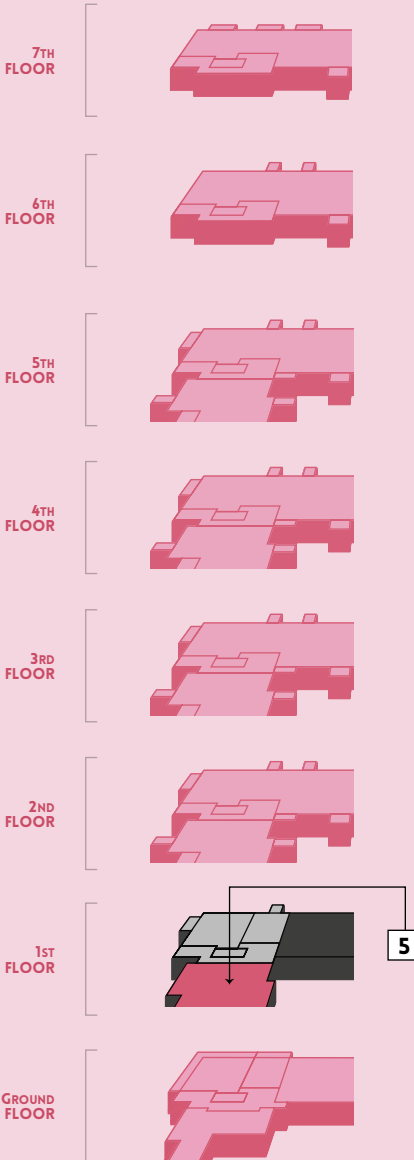


Wheelchair Adaptable

KEY

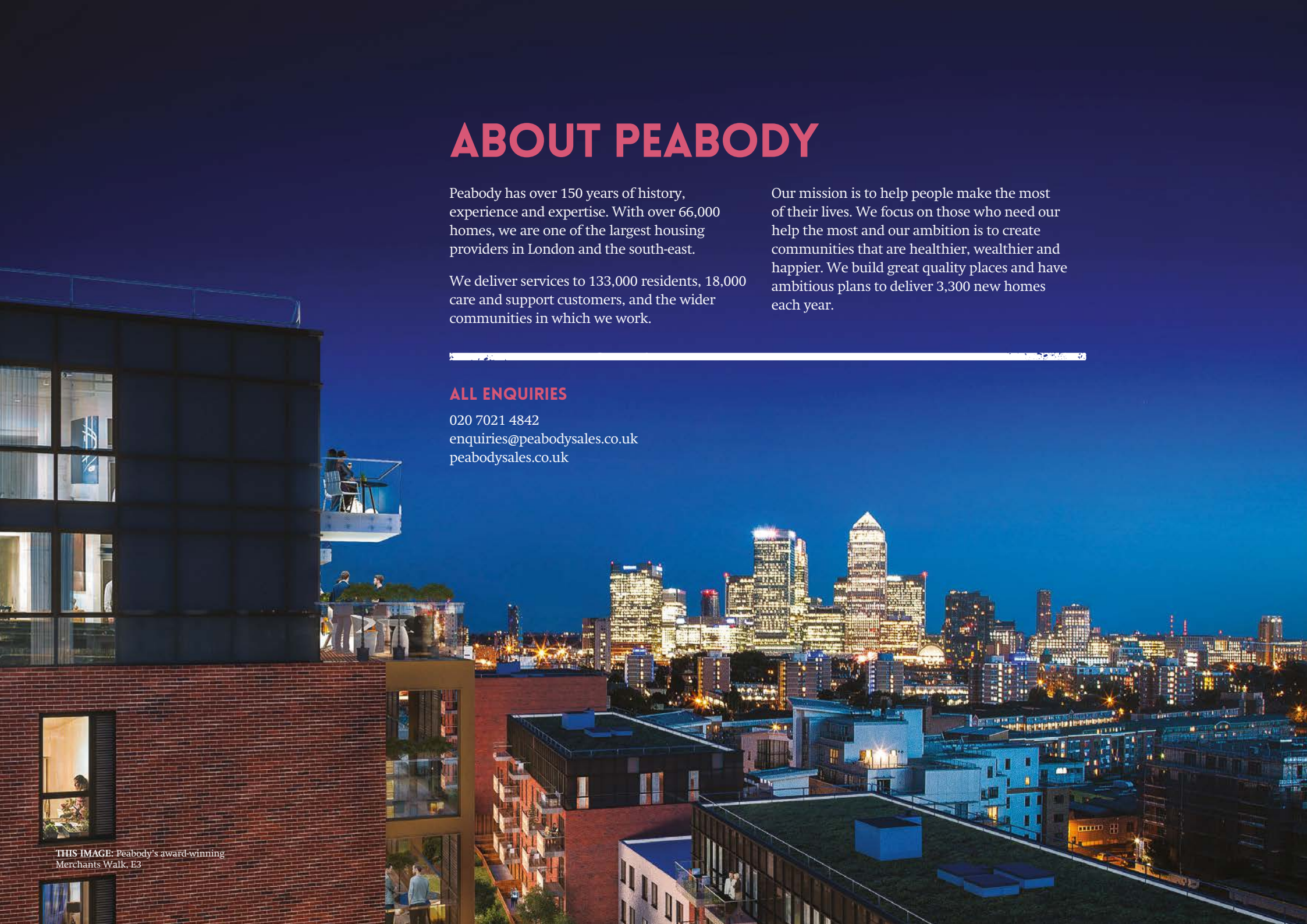
FF Fridge Freezer
WD Washer Dryer
W Wardrobe
S Storage

DISCLAIMER: Apartment layouts provide approximate measurements only. Dimensions, which are taken from the indicated points of measurement, are for guidance only and are not intended to be used for carpet sizes, appliance space or items of furniture. Apartment areas are provided as gross internal areas and may vary. Bathroom and kitchen layouts are indicative only and are subject to change. All balcony dimensions and areas are approximate and may vary. The information contained within this document does not constitute part of any offer, contract or warranty. Whilst the plans have been prepared with all due care for the convenience of the intending purchaser, the information contained herein is a preliminary guide only.



Kitchen /Dining	3.05m x 6.06m	10'0" x 19'8"
Living	3.72m x 4.54m	12'2" x 14'9"
Bedroom 1	3.00m x 4.70m	9'8" x 15'4"
Bedroom 2	4.12m x 3.70m	13'5" x 12'1"
Bedroom 3	2.27m x 3.55m	7'4" x 11'6"
Bathroom	2.45m x 2.60m	8'0" x 8'5"
En suite	1.65m x 2.24m	5'4" x 7'3"
Terrace	18.6 m ²	200.2 ft ²

TAKE THE VIRTUAL TOUR



ABOUT PEABODY

Peabody has over 150 years of history, experience and expertise. With over 66,000 homes, we are one of the largest housing providers in London and the south-east.

We deliver services to 133,000 residents, 18,000 care and support customers, and the wider communities in which we work.

Our mission is to help people make the most of their lives. We focus on those who need our help the most and our ambition is to create communities that are healthier, wealthier and happier. We build great quality places and have ambitious plans to deliver 3,300 new homes each year.

ALL ENQUIRIES

020 7021 4842
enquiries@peabodysales.co.uk
peabodysales.co.uk

THIS IMAGE: Peabody's award-winning Merchants Walk, E3

DISCLAIMER: Every care has been taken in the preparation of this brochure. The details contained herein are for guidance only and should not be relied upon as exactly describing any of the particular material illustrated or written by any order under the Consumer Protection from Unfair Trading Regulations 2008. This information does not constitute a contract, part of a contract or warranty. The developer operates a programme of continuous product development. Features, internal and external, may vary from time to time and may differ from those shown in the brochure. Computer generated images and photography used within this brochure are indicative only. Bridge East is a marketing name and may not form part of the postal address for these properties. Information correct as of June 2021.



REGISTER YOUR INTEREST HERE >