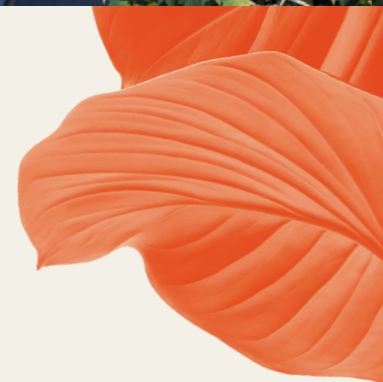




Computer generated image is indicative only.



BOW GREEN  
LONDON E3



## Where the City and nature blend together.

Perfectly positioned between the City, Canary Wharf and Stratford, yet enveloped in rich landscape, Bow Green blends the best of both worlds.

Created by St James, part of the Berkeley Group, 1,450 new homes seamlessly integrate with nature. Alongside award-winning designers and architects with a shared vision to create a thriving new neighbourhood, greenery knits together dining experiences, work spaces, and parkland. At the heart of this landscape an impressive earth sculpture forms a central focal piece and a new destination for all to enjoy.

With three Underground and DLR stations within easy walking distance, commuting to work, leisure activities and London's renowned universities becomes effortlessly convenient. Beyond the development, attractive Georgian street scenes, popular East London parks and canal walks are a delight to explore on foot or by bike. And when the comfort of home calls, you have everything right here, including a restaurant, a convenience store and exclusive residents' facilities.

Living here, you can have both the energy of the city and the tranquility of nature. It's the perfect balance.

**St James**  
Designed for life



## THE DEVELOPMENT

- Up to 1,450 homes over 5 phases intertwined with over 5 acres of landscaped gardens and water features
- Well connected zone 2, with 3 stations within a 14 minute walk. Central line, District line, Hammersmith & City line and DLR
- As a resident, The Bow Club gives you access to an array of exclusive amenities such as a spa, gym, lounges, indoor and outdoor pool.
- A thriving new neighbourhood immersed in green landscape
- Convenience store and restaurant as part of first phase

- View from the apartments reminds you that you are just a 9 minute cycle from Canary Wharf and only 7 minutes by tube to the city attracting young professionals
- First homes scheduled to complete in 2026

## NEAREST TRANSPORT LINKS



3 stops  
to Whitechapel  
via the District Line



1 stop  
to Stratford  
2 stops  
to Liverpool Street  
via the Central Line



9 stops  
to London City Airport  
via the DLR

Source: tfl.gov.uk and googlemaps.co.uk



## LOCATION

- Bow Common Lane, E3 4BH

## LONDON BOROUGH

- Tower Hamlets

## WARRANTY

- NHBC warranty cover
- 2 year developers guarantee

## APARTMENT MIX PHASE 1

Upto 1,450 home across 5 phases

Suites – 31 Homes	427 – 484 sq ft
1 Bedroom – 53 Homes	551 – 629 sq ft
2 Bedroom – 125 Homes	754 – 1,015 sq ft
3 Bedroom – 23 Homes	877 – 1325 sq ft

## PHASE 1 COMPLETION

- First Completions due to be Q1/Q2 2026

## SERVICE CHARGE

- Service charge est. c£4.85 p/sq ft

## COUNCIL TAX BANDING\*

Council Tax rates for the financial year 2023/24 are currently estimated at:

Band E	£1,933 p/a
Band F	£2,284 p/a
Band G	£2,636 p/a
Band H	£3,163 p/a

\* For guidance only. Source: towerhamlets.gov.uk

## PANEL SOLICITORS

- Riseam Sharples LLP
- Quastels LLP
- Spencer-West

## MORTGAGE ADVISORS

- Heron Financial
- Capricorn

## PAYMENT PLAN

- 10% on exchange, 28 day exchange, 10% 12 months after then 80% on completion
- Reservation fee - £5,000
- Leasehold – 999 years

## ARCHITECTS

- Masterplan Architects: Studio Egret West
- Interior Designers: Johnson Naylor
- Landscape Architects: Murdoch Wickham

## RESIDENTS' FACILITIES

- 24-hour concierge
- Residents' lounge
- Restaurant
- Meeting room and work booths
- Reading corner
- Gym
- Indoor and outdoor pool
- Sauna
- Steam room
- Treatment room
- Cinema
- Games room
- Residents' botanical garden
- Park and water features



Computer generated images are indicative only.



THE CITY  
3 MILES  
FROM BOW GREEN



Computer generated images are indicative only.

## CONTACT DETAILS

### MARKETING SUITE

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London, E3 4BH

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### DISCLAIMER

Please be aware that these details are intended to give a general indication of properties available and should be used as a guide only. The company reserves the right to alter these details at any time. The contents herein shall not form any part of any contract or be a representation including such contract. These properties are offered subject to availability. Applicants are advised to contact the sales office or the appointed agents to ascertain the availability of any particular type of property so as to avoid a fruitless journey. The property areas are provided as gross internal areas under the RICS measuring practice 4th edition recommendation. Travel time source: googlemaps.co.uk

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TRANSFORMING TOMORROW

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