



Computer-generated images are indicative only.



# REGENT'S VIEW

ON THE CANAL

**St William**  
Designed for life



Located on the edge of Regent's Canal, internationally acclaimed Architects RSHP have transformed the iconic Bethnal Green gasometers into 555 unique homes.

With fantastic facilities in an impressive Canalside location, many of the apartments offer unrivalled views, turning this celebrated destination into one of London's most desirable addresses.

Connections from Regent's View (Zone 2) across London are excellent. With 5 stations located within a mile and being just 2 miles from the city (Zone 1), this iconic location is an established prime city fringe destination.

Situated just off Broadway Market, this urban village is surrounded by artisanal shops, trendy cafés, lively markets with street food, and acclaimed dining, including Michelin-starred restaurants.

With it's blend of green spaces and waterside living, Regent's View offers a natural escape while being seamlessly connected to city life.

Frameworks, the exclusive residents' club at Regent's View, provides access to approximately 8,150 sqft of world-class amenity spaces, including a hotel-style concierge and screening room, all thoughtfully designed and conveniently located for your enjoyment and convenience.



### THE ARCHITECTS

Rogers Stirk Harbour + Partners (RSHP) is a renowned architecture firm celebrated for its iconic projects, including the Leadenhall Building and Riverlight in London. RSHP emphasises functionality, sustainability, and exposed structural elements, earning numerous awards for their transformative urban contributions.

### INTERIOR DESIGN

The homes have been designed by MAWD, a renowned interior design firm known for its luxurious work in prestigious residential, commercial, and hospitality sectors. The apartments offer a modern and dynamic living environment that complements the architecture and surrounding neighbourhood.

### LANDSCAPING

Regent's View is set within three acres of newly designed landscaped gardens, created in collaboration with the world-renowned landscape architects Gillespies.



555 UNIQUE HOMES



ZONE 2 LOCATION



15 MINS TO 4 OF LONDON'S TOP UNIVERSITIES



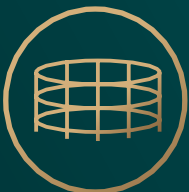
1 STOP TO LIVERPOOL STREET



SET IN 3 ACRES OF OPEN GREEN SPACE



CANAL SIDE LIVING



HOME TO ONE OF THE OLDEST SURVIVING GASHOLDER GUIDE FRAMES



GREAT RESIDENTS' ONLY FACILITIES & AMENITIES



RENTAL YIELD UP TO 5.33%



COMPLETION FROM Q4 2025

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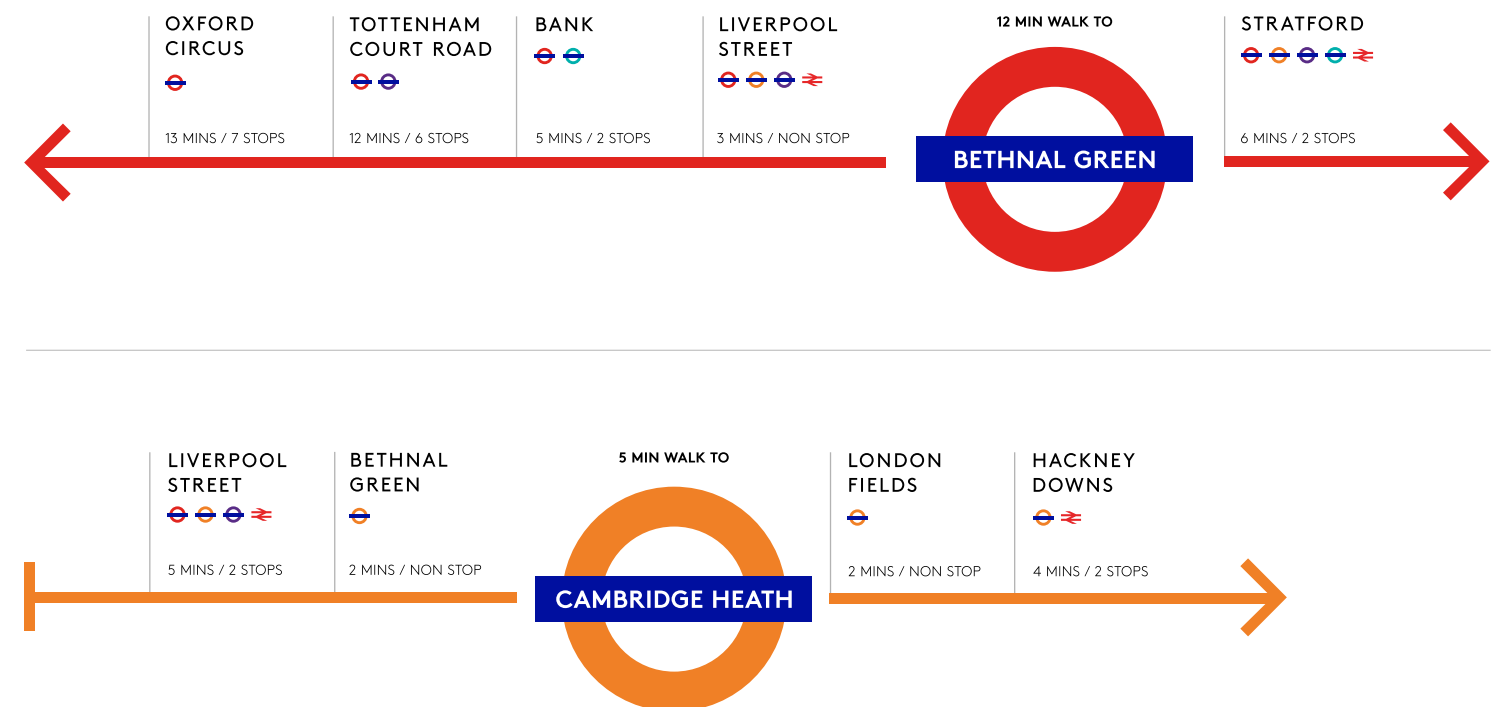
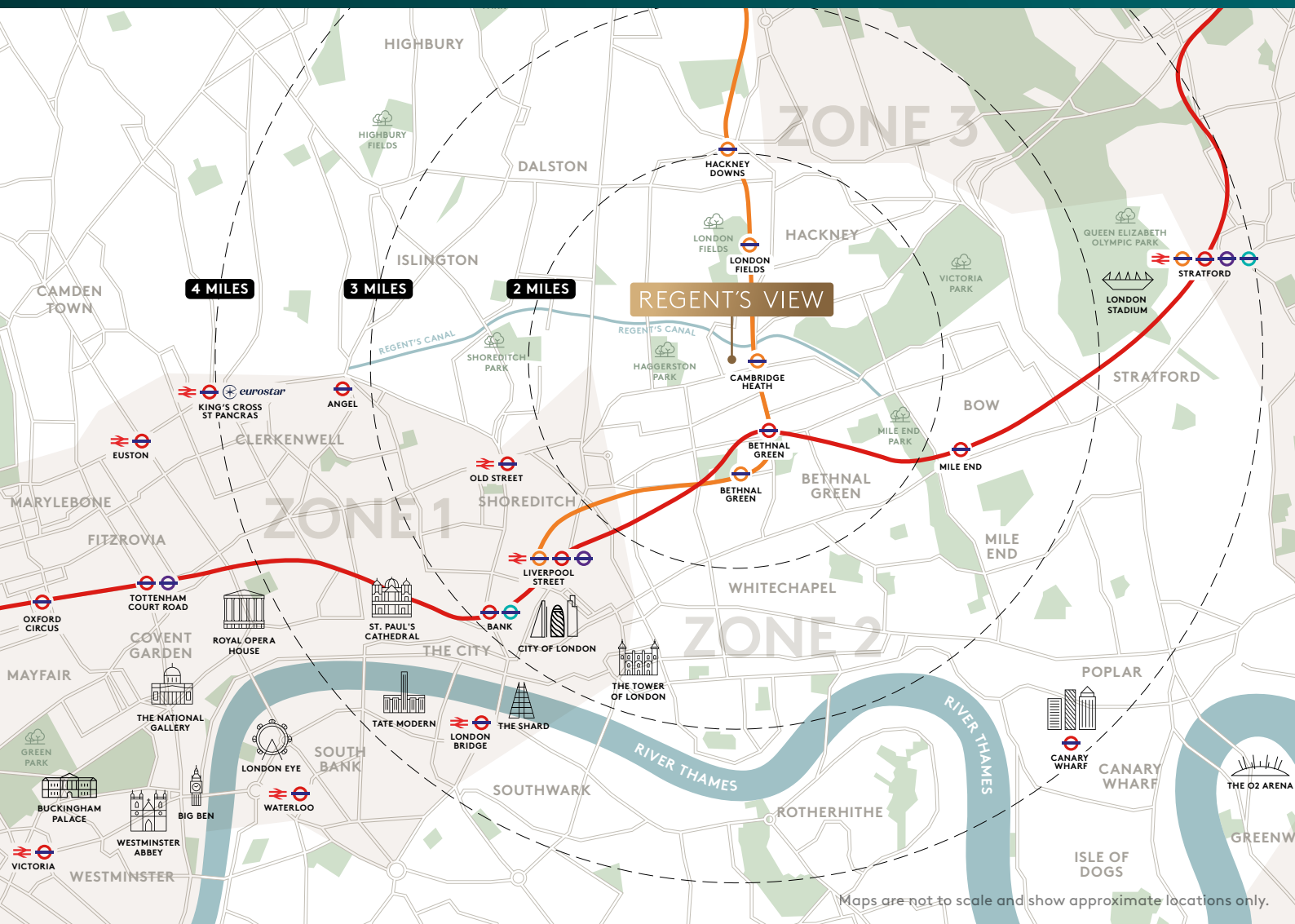


# E2 CITY FRINGE DESTINATION



CITY OF LONDON **3 MINS\***  
 STRATFORD **6 MINS\***  
 SHOREDITCH **8 MINS**  
 OLD STREET **10 MINS**  
 OXFORD STREET **13 MINS\***  
 CANARY WHARF **22 MINS**

\*From Bethnal Green Underground Station. Journey times and distances are approximate only. Source: tfi.gov.uk and googlemaps.co.uk



Journey times and distances are approximate only. Source: tfi.gov.uk and googlemaps.co.uk





↑16%

The E2 area has seen 16% price growth in the last 5 years but is still lower value than the areas next to us.

Source: Land Registry

↑21.6%

CBRE are predicting a 21.6% price growth over the next 5 years for inner London.

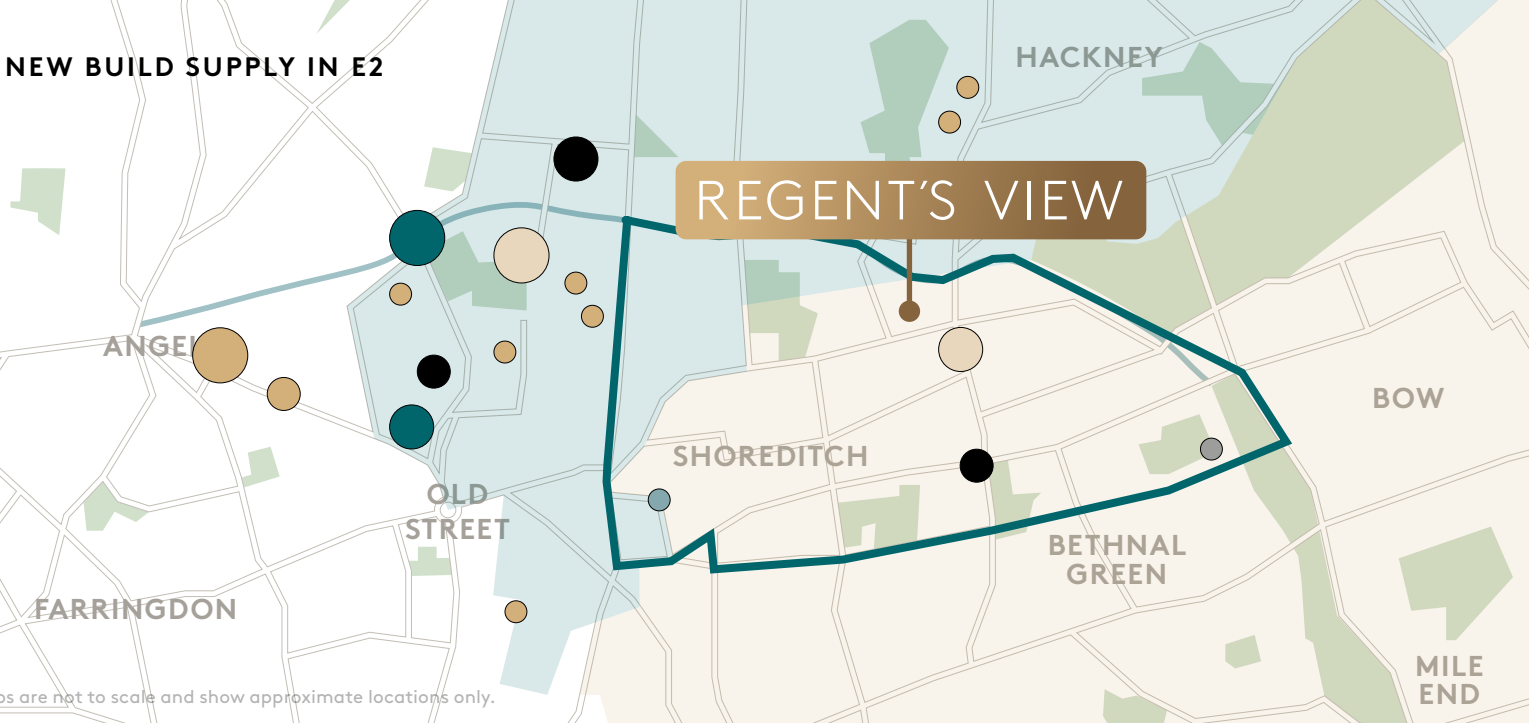
Source: CBRE, August 2023

↑12%

12% increase on rental prices for E2 between August 2022 and August 2023.

Source: HomeLet

## NEW BUILD SUPPLY IN E2



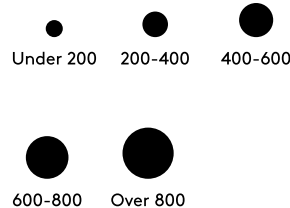
## ONE OF ONLY 3 NEW BUILD SCHEMES IN THE E2 POSTCODE FOR THE NEXT FIVE YEARS

Schemes of similar price point expected to deliver over the next 5 years by development status and size. Source: CBRE, August 2023

### Development Status

- Complete
- Under Construction
- Permission - Full
- Permission - Other
- Stalled or on Hold
- In Planning

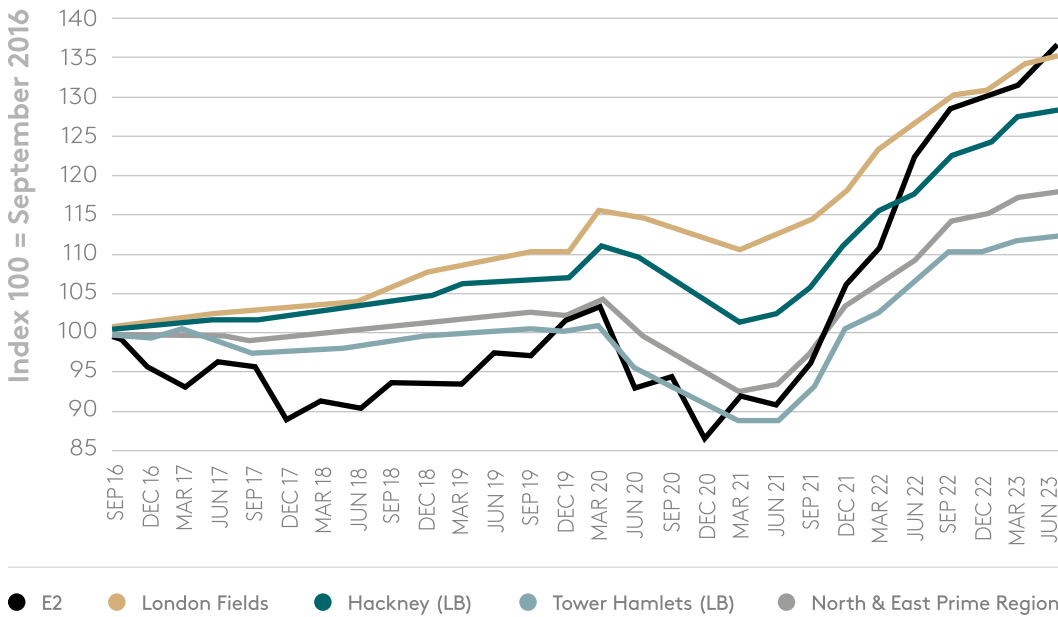
### Size of schemes



### Boroughs

- Tower Hamlets
- Hackney

## RENTAL TRENDS IN E2



£634 PW

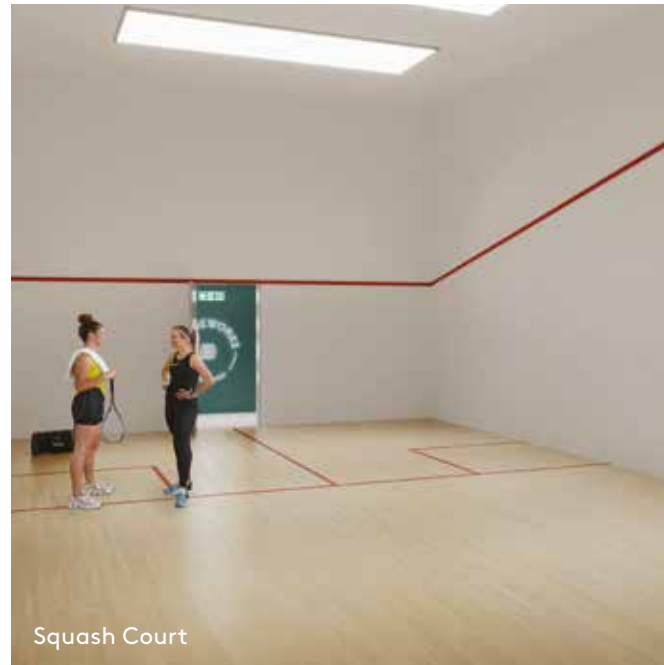
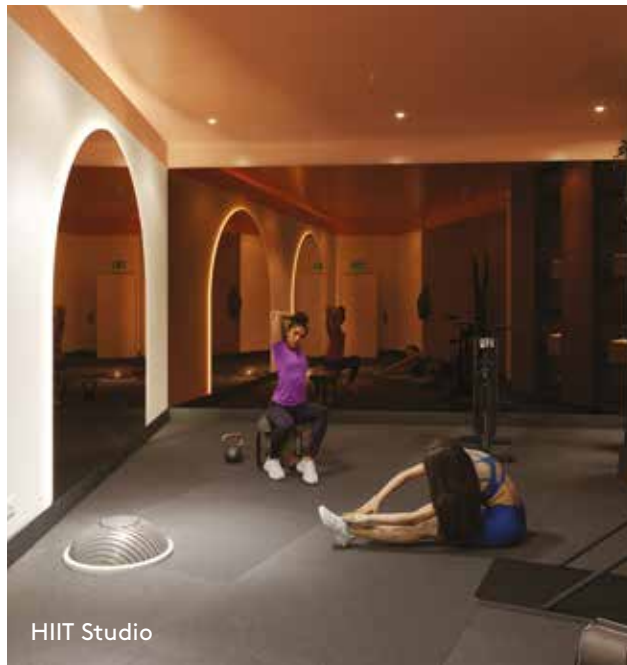
Average Rental Values

4%-5.9%

Average Rental Yields

↓35%

Rental listings are 35% down on the Q2 2017 - 19 average



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### Location

Bethnal Green E2 (Zone 2)

### Local Authority

London Borough of Tower Hamlets

### Tenure

999 years leasehold

### The Developer

St William. A proud member of the Berkeley Group, a FTSE 100 company

### Building insurance

- 10-year NHBC Building Warranty
- Berkeley Group two-year Customer Warranty (this covers the first two years of the ten-year policy)

### First completions

From Q4 2025

### Service Charges

£5.70 PSF per annum

### Council Tax Banding

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

Band A - £1,266.78 per annum  
Band B - £1,477.90 per annum  
Band C - £1,689.03 per annum  
Band D - £1,900.16 per annum  
Band E - £2,322.42 per annum  
Band F - £2,744.67 per annum  
Band G - £3,166.93 per annum  
Band H - £3,800.32 per annum

### Ground Rent

For all reservations from 30th June 2022, in line with Government legislation, a Peppercorn Rent will be applicable to all apartments

### Terms of payment

- Reservation fee of £2,500 for sales up to the value of £1million and £5,000 over £1million
- Contracts to exchange within 21 days  
10% deposit due on exchange less reservation fee already paid
- If purchasing within The Wright building an additional 10% will be required 6 months after exchange

### AML Requirement

- Proof of ID (Passport or Driving License)
- Proof of Address (Utility Bill or Bank Statement, dated within the last 3 months)
- Proof of Funds\*
- Source of Wealth (Confirmation of Occupation including evidence)

### Residents' Facilities

- 24-hour concierge
- Residents lounge
- Screening room
- Co-working spaces
- Creative studio
- Wellness centre
- Fitness studios
- Squash court
- Changing rooms
- Rooftop bar

\*Documents accepted are: Bank Statements, Evidence of property to be sold, evidence of property sale, evidence of shareholding, evidence of investments



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**St William**  
Designed for life

OUR VISION  
**2030**  
TRANSFORMING TOMORROW

**Berkeley**  
Group  
Proud member of the  
Berkeley Group

**Investor in  
Customers**  
Gold 2022

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