



REGENT'S VIEW

ON THE CANAL



Computer-generated images are indicative only.

Regent's View sits on the edge of the historic Regent's Canal in Bethnal Green, offering one, two and three bedroom apartments, moments from London's vibrant Broadway Market. Perfectly placed in Zone 2, the development offers excellent connectivity, with both Overground and Underground stations a short walk away.

Set within 1.75 acres of public open space and nestled between Victoria Park and London Fields, Regent's View offers the ideal balance of City bustle and urban tranquillity.

Designed by internationally acclaimed architects RSHP, Regent's View has won 'Best Future Residential Development' award at the World Architecture Festival. A truly unique scheme and architectural landmark, with the iconic gasholders remaining as a core feature of the development.

Residents enjoy exclusive access to Frameworks, an exclusive club hosting world-class amenities, including a hotel-style concierge, private lounge, screening room, co-working suites, a wellness centre, creative studio, squash court and a rooftop bar boasting panoramic views across the London skyline.





ZONE 2 LOCATION



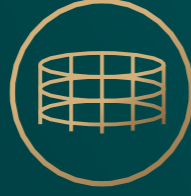
1 STOP TO LIVERPOOL STREET FROM BETHNAL GREEN



SET IN 1.75 ACRES OF PUBLIC OPEN SPACE



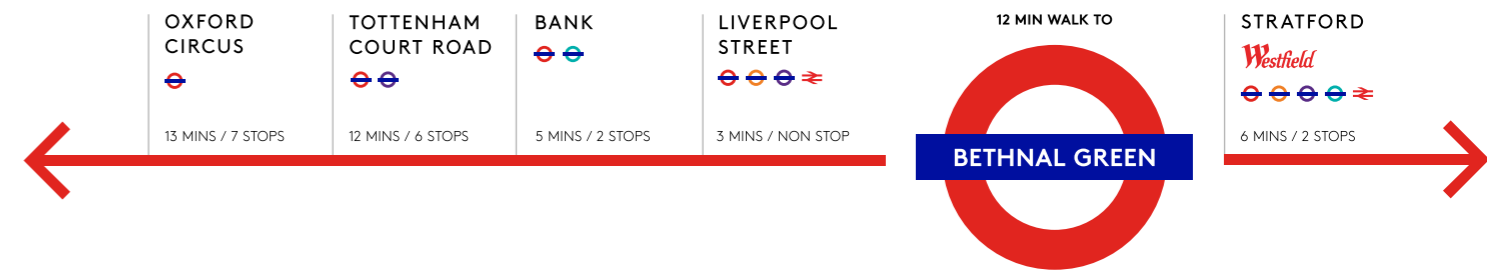
CANALSIDE LIVING



HOME TO ONE OF THE OLDEST SURVIVING GASHOLDER GUIDE FRAMES



EXTENSIVE RESIDENTS' ONLY FACILITIES & AMENITIES



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

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

Ready to move in

SERVICE CHARGES

£5.95* PSF per annum

COUNCIL TAX BANDING

Council Tax rates for the financial year 2025/26 are currently estimated at:

Band A – £1,169.71 per annum
Band B – £1,364.67 per annum
Band C – £1,559.61 per annum
Band D – £1,754.57 per annum
Band E – £2,144.47 per annum
Band F – £2,534.38 per annum
Band G – £2,924.28 per annum
Band H – £3,509.14 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

Marketing Suite

Regent's View, Emma Street
Bethnal Green, E2 9AP

Opening hours

Open Monday to Saturday - 10am-6pm
Sundays and Bank holidays - 10am-4pm

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)

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

MANAGING AGENT

James Andrew Residential (JAR) was established 13 years ago with core values that place communication, transparency and safety at the heart of all partnerships. Recognising that no two clients or developments are the same, their primary aim is to offer a bespoke, tailored service, whilst having the scale and financial strength to deploy industry leading technology.

RESIDENTS' FACILITIES

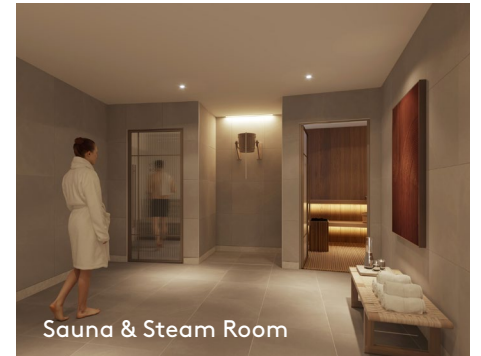
- 24-hour concierge
- Residents lounge
- Screening room
- Co-working spaces
- Creative studio
- Wellness centre
- Fitness studios
- Squash court
- Changing rooms
- Rooftop bar



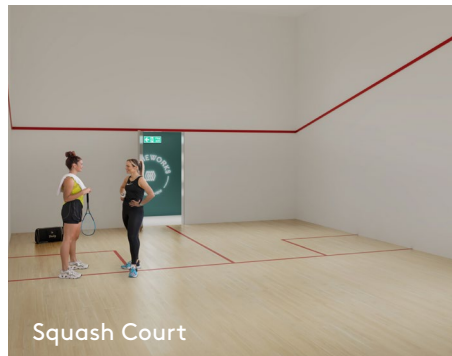
Wellness Centre



Landscaped Gardens



Sauna & Steam Room



Squash Court



Creative Studio

Call

+44(0)20 3834 0914

Email

sales@regentsview.uk

Web

regentsview.uk

OUR VISION
2030
TRANSFORMING TOMORROW

Berkeley
Group
Proud member of the
Berkeley Group

The information in this document is indicative and is intended to act as a guide only as to the finished product. Accordingly, due to St William's policy of continuous improvement, the finished product may vary from the information provided. It may not be possible to provide the exact materials as referred to in the brochure. In such cases a suitable alternative will be provided. St William reserves the right to make these changes as required. These particulars should not be relied upon as statements of fact or representations and applicants must satisfy themselves by inspection or otherwise as to their correctness. This information does not constitute a contract or warranty. The dimensions given on plans are subject to minor variations and are not intended to be used for carpet sizes, appliance sizes or items of furniture. Regent's View is a marketing name and will not necessarily form part of the approved postal address. Applicants are advised to contact St William to ascertain the availability of any particular property. W454/44CA/0824

St William Homes LLP, Registered in England & Wales with Company Registration Number OC396332 Registered Office Berkeley House, 19 Portsmouth, Road, Cobham, Surrey, KT11 1JG