

REGENT'S VIEW

ON THE CANAL

INVESTMENT GUIDE

Berkeley
Designed for life

01 LOCATION

Regent's View is ideally situated within the City Fringe, designated as an Opportunity Area in the Mayor's London Plan. These key zones are identified for large-scale development, offering significant opportunities for new homes, jobs, and sustainable economic growth—making Regent's View a standout location for investors and residents alike.

WELL CONNECTED

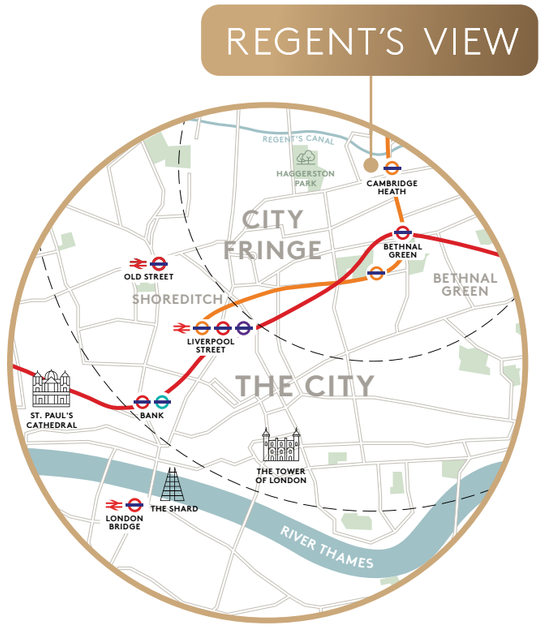
Regent's View is well connected, located in Zone 2 with five stations within a mile, connecting you to The City, Canary Wharf and other key London destinations.

WITHIN EASY REACH

There are 4.3 million jobs within a 45-minute commute: representing 76% of all London jobs. For renters, commute time remains a top priority when selecting a home, making this location highly desirable.

EASY ACCESS TO TOP UNIVERSITIES

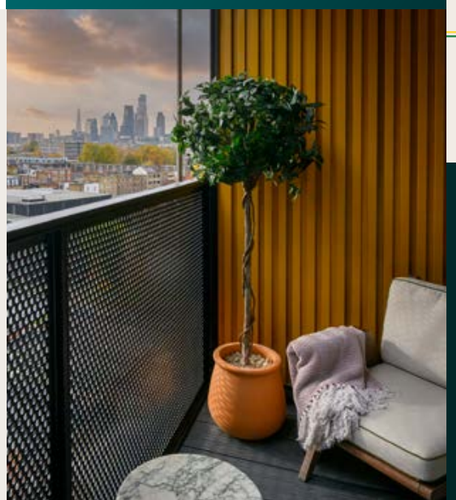
Regent's View offers unparalleled convenience for students, with four of London's leading universities just a 15-minute commute away. This proximity not only makes it an ideal location for students but also ensures strong, consistent demand from the rental market driven by London's thriving education sector.



CULTURE AND COMMERCE ON YOUR DOORSTEP

Regent's View is perfectly positioned near Canary Wharf and Stratford – two vibrant hubs offering a mix of culture, entertainment and business. Canary Wharf provides world-class shopping, dining and workspaces, while Stratford's East Bank Cultural Quarter attracts thousands annually, making this location ideal for both living and investing.

REGENT'S VIEW OFFERS STUNNING AND ICONIC VIEWS ACROSS LONDON



DIGITAL HUB ON THE DOOR-STEP

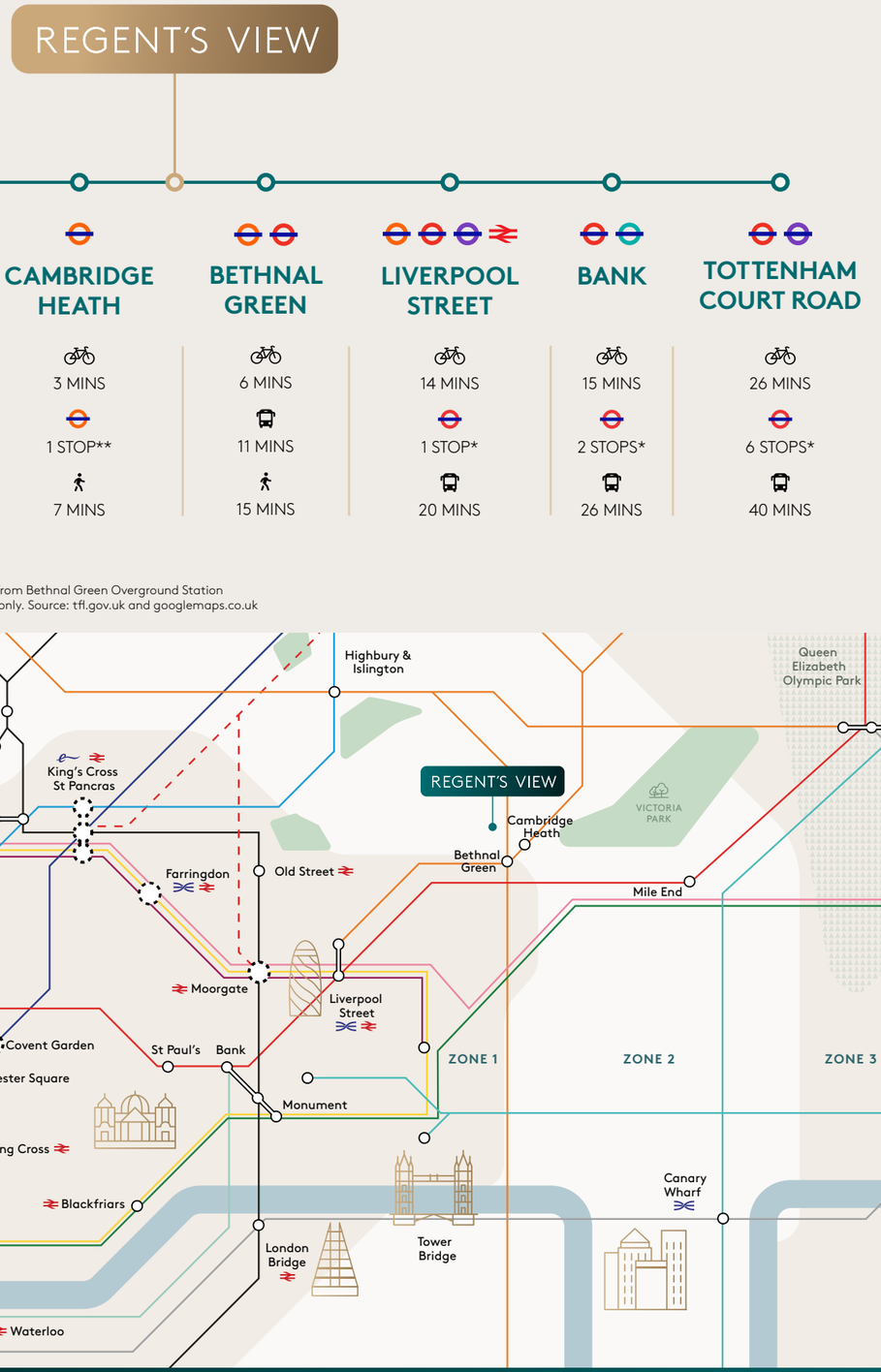
Old Street is just 10 minutes away via tube. The area around Old Street has the highest concentration of tech companies in the city; with 50,000 tech employees and over 2,000 startups located in the region. Old Street has developed into one of the most powerful and well-respected digital clusters on the globe.

50,000

TECH EMPLOYEES

and over 2,000 startups located in the region

Knight Frank



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

02 CONNECTIONS

Nestled between the iconic Broadway Market and Columbia Road Flower Market, Regent's View offers the best of East London living. The vibrant hubs of Hoxton and Haggerston are nearby and Shoreditch, The City, Stratford, and Canary Wharf all within easy reach.

03 STRONG RENTAL MARKET

Rents for new build apartments in the local area around Regent's View have grown exponentially in the last 2-years and have outperformed the wider boroughs, Hackney, the City of London, Islington, East London and Greater London. This robust growth translates into attractive yields for investors at Regent's View, making it a prime opportunity for rental income.

RENTS ON THE RISE

62%

couples / sharer, 36% singles, 2% families

58%

in management / professional occupations

87%

aged between 22-34

79%

travel less than 5 miles to work

25%

population growth forecast in Tower Hamlets 2021 to 2041. 12% London average.

GLA population projections 2020

47%

of Tower Hamlets is aged 20-40 years old compared with 34% of London population.

GLA

ESTIMATED RENTAL VALUES

	Rental Value
1-bed apartment	**£2,925 - £3,150 PCM**
2-bed apartment	**£3,700 - £4,100 PCM**
3-bed apartment	**£5,300 - £5,500 PCM**

PROJECTED RENTS AT REGENT'S VIEW

Estimated monthly rents at Regent's View are up to **£3,150** for a 1-bed apartment. Assuming current forecast rental growth, rents will reach up to **£3,670** for a 1-bed apartment by 2029.

Berkeley, Dataloft (PriceHubble) assuming 16.5% rental growth to 2029 forecasted by Savills and JLL, November 2024

ATTRACTIVE LONG-TERM INVESTMENT

Continued London rental growth is forecast over the next five years.

16.5%

forecast rental growth in London 2025-2029

JLL, Savills, November 2024

26%

2-year rental growth in local area new build apartments

*EPC rating A and B used as a proxy for new build. PriceHubble, £sqft rental growth apartments (year to Sept-24)

5.6%

Average rental yields

Berkeley Group



YOUNG & DYNAMIC WITH GROWTH POTENTIAL

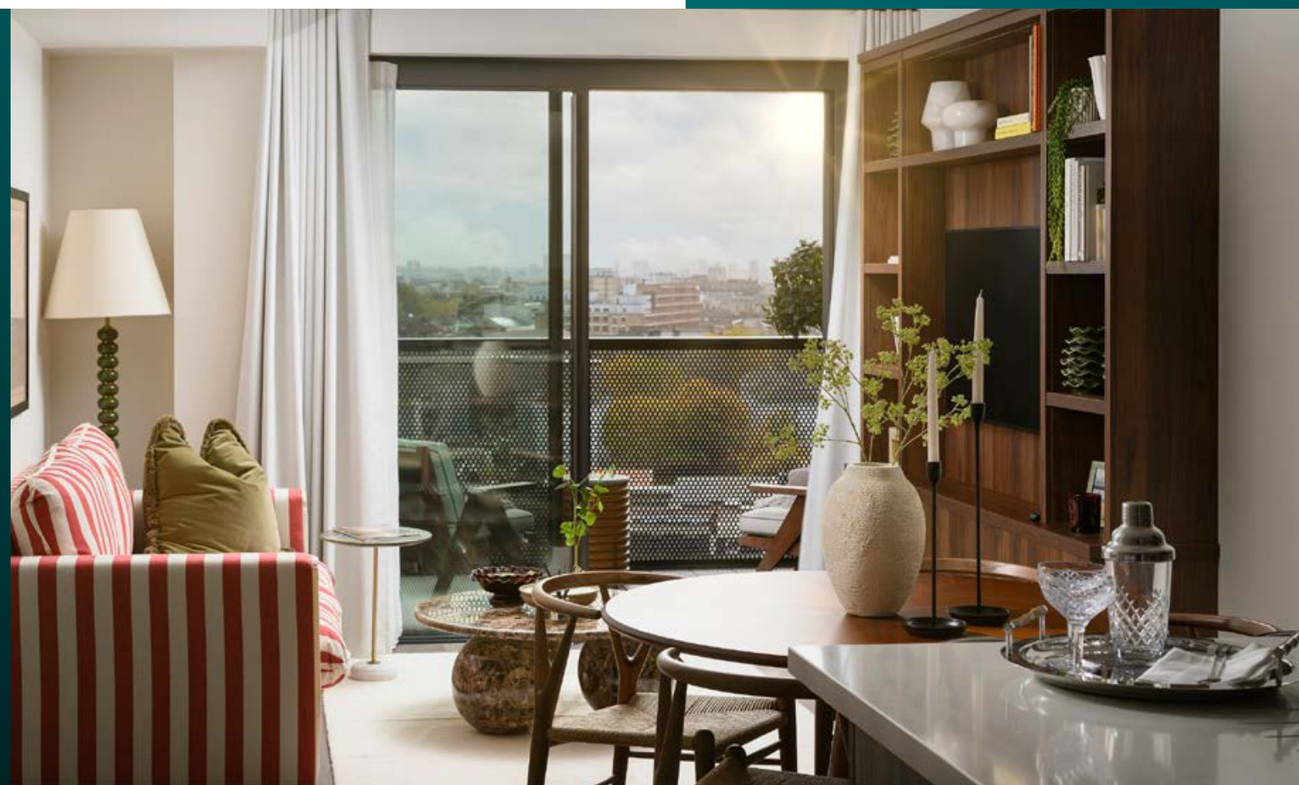
Tower Hamlets has a young, working population with a significantly higher proportion of those aged 20-40 than the London average. A rapidly growing and developing area, the population is forecast to grow at more than twice the London average out to 2041.

Knight Frank

72%

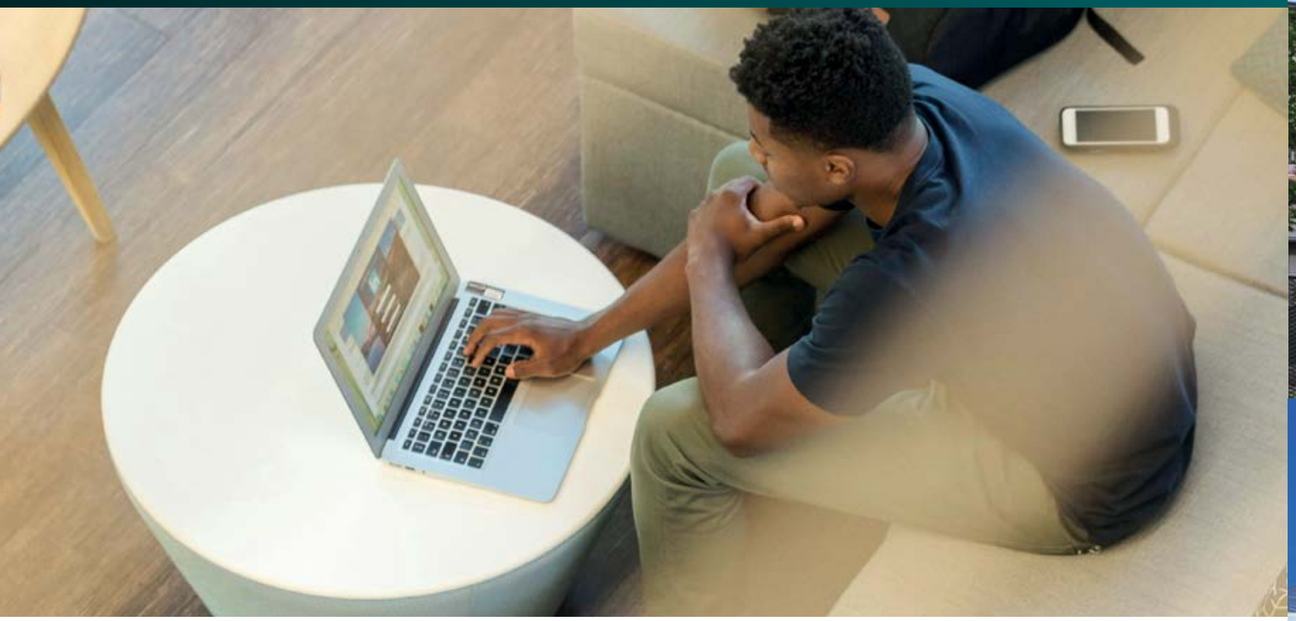
of renters ranked commuting time to work in the top 4 most important things when choosing a neighbourhood to live in.

PriceHubble, Property Academy 2024



04 EDUCATION

Regent's View is perfectly positioned at the heart of London's thriving financial, tech, and creative sectors. It's also home to five acclaimed universities, three of which are regularly ranked among the top ten in the world attracting talent from across the globe.



Queen Mary University of London

This Russell Group university is a major centre for medical research and dentistry, and can trace its history back to 1785.

9 MINS* 12 MINS

LSE The London School of Economics and Political Science

LSE was ranked the number 1 University in the UK by the Sunday Times in 2025.

19 MINS* 21 MINS

ual: university of the arts london

World renowned for its creativity, UAL Central Saint Martins is a leading force in art, design, and fashion.

24 MINS* 22 MINS

King's College London

Established in 1829 by King George IV, it has a particular reputation for the humanities and social sciences.

17 MINS* 19 MINS

UCL

UCL is regularly ranked as one of the top 10 Universities in the World and has produced 30 Nobel Laureates. Its Hackney Wick site borders the Queen Elizabeth Olympic Park.

24 MINS* 18 MINS

University of East London

This Docklands university aims to prepare students for the workplace. It's particularly strong on psychology, architecture and business.

26 MINS* 55 MINS

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

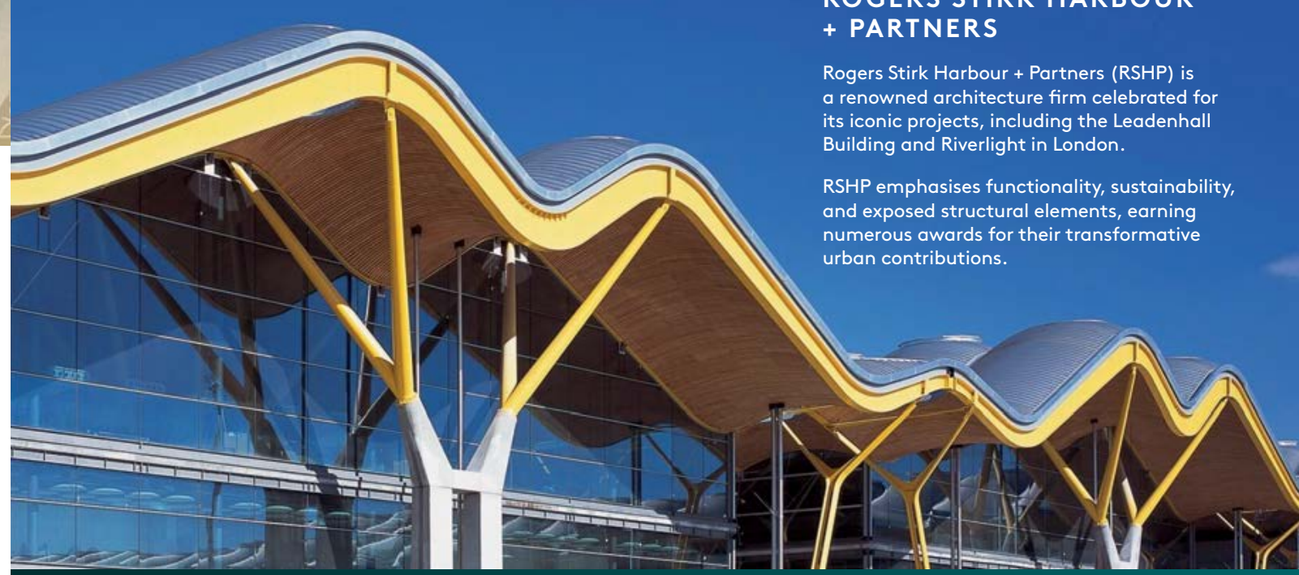
World Architecture Festival

WORLD'S BEST FUTURE RESIDENTIAL PROJECT WINNERS

"The preservation of the frames and the addition of new buildings will create unique spaces and establish a vibrant public area along the canal. It's set to become a truly exciting new destination."

Graham Stirk
Senior Partner
RSHP





ROGERS STIRK HARBOUR + PARTNERS

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.

05 UNIQUE WORLD RENOWNED ARCHITECTURE

Architects Rogers Stirk Harbour + Partners (RSHP) have reimagined the iconic gasholders along Regent's Canal, creating five new buildings that honour the gasholders' distinctive curves and geometry. The vibrant colours draw inspiration from the local area's energy, blending the past and present while introducing a bold vision for the future.

06 HISTORICAL RELEVANCE

The Bethnal Green gasholders are a cherished landmark within the local cityscape, with origins dating back to the mid-19th century when they used to store gas from the Shoreditch Gasworks, now the site of Haggerston Park. The smaller, more decorative gasholder, is the older of the two. The larger gasholder is twice the height, standing 146 feet above ground, 50 feet below, and a 200 foot diameter. This rare blend of history and contemporary living creates a highly sought-after residential offering.

INSPIRED BY THE PAST DESIGNED FOR THE FUTURE

1853

The Gas Light & Coke Company bought the site to store gas for the Shoreditch Gasworks.

1866

The intricate Gasholder No.2, designed by Joseph Clarke, is completed. This is the oldest surviving gasholder guide frame of its type.

1889

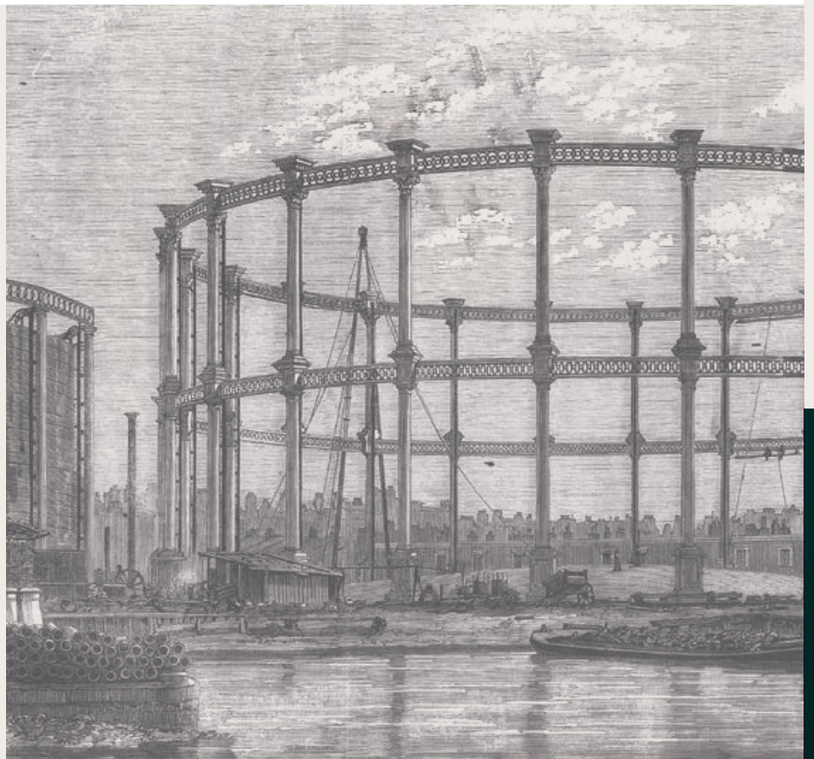
The monumental Gasholder No.5 was designed by George Trewby, chief engineer of the Gas Light & Coke Company.

BUYERS TO PAY UP TO

79%

MORE TO LIVE IN AN ICONIC GASHOLDER STRUCTURE

Berkeley, Dataloft (PriceHubble)





Computer-generated images are indicative only.

Regent's Canal was designed by architect John Nash and built between 1812 and 1820.

A CANALSIDE DESTINATION

With its landscaped waterfront gardens and shared public spaces, Regent's View introduces a fresh dimension to this waterside community, providing close proximity to both nature and the heart of the capital.





07 WATERSIDE LIVING

Regent's Canal is a historic and picturesque waterway that winds through the heart of London, connecting King's Cross in the west with Stratford in the east. Forming a unique urban corridor, it links major transport hubs and business districts while preserving a rare sense of calm and character. Completed in 1820, the canal is now lined with inviting bars, restaurants, cafés, moorings, and green spaces, the perfect setting for a morning run or a leisurely cycle along its 7.4 km of scenic towpaths.

08 LIFESTYLE

Located by the canal on the edge of 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 its blend of green spaces and waterways, it offers a natural escape while being seamlessly connected to city life.



THE BEST OF EAST LONDON LIVING

Nestled between the iconic Broadway Market and Columbia Road Flower Market, Regent's View offers the best of East London living.

Positioned along Regent's Canal and within 3 acres of open, beautifully landscaped green space with a rooftop terrace and a high biodiversity potential, Regent's View provides a peaceful retreat. This canal side urban village is surrounded by artisanal stores, trendy cafés, lively markets, and Michelin-starred dining.

The vibrant hubs of Hoxton and Haggerston are nearby and Shoreditch, The City, Stratford, and Canary Wharf all within easy reach.

WITHIN A 30 MINUTE WALK

2,839
shops

727
restaurants, cafés, pubs or bars

12
theatres, museums or art galleries





"Broadway Market is a lovely street and it's one of the many reasons to come and live here. Every minute, there's something new and exciting opening up."

Robert Siegler
Owner - Market Café

BROADWAY MARKET	3 MINS
LONDON FIELDS	12 MINS
VICTORIA PARK	13 MINS
COLUMBIA ROAD MARKET	14 MINS

YOUNG V&A

Formally known as the V&A Museum of Childhood, Young V&A is dedicated to inspiring creativity and design thinking in the young community of Bethnal Green and surrounding areas.

The museum offers hands-on exhibits and immersive experiences across themes such as play, imagination, and design, aimed at children, teenagers, and families.

OZONE COFFEE

Located next door to Regent's View, Ozone Coffee is ranked top 5 most popular independent cafe.

Ozone Coffee









09 GREEN SPACES

Now, Regent's View will unlock a canalside destination that has remained closed to the public for 150 years. With its landscaped waterfront gardens and shared public spaces, Regent's View introduces a fresh dimension to this waterside community, providing close proximity to both nature and the heart of the capital.

1.75 ACRES OF OPEN PUBLIC SPACE


Computer-generated images are indicative only.





HAGGERSTON PARK

Haggerston Park and Hackney City Farm are places to wander through open green spaces, meet friendly farm animals, explore community gardens, and enjoy the vibrant local atmosphere.

3 mins

LONDON FIELDS

London Fields is an urban oasis which has it all, a heated lido, sports fields, to its meadow, playgrounds, outdoor gym and table tennis, this is outdoor urban life at its best.

5 mins

VICTORIA PARK

Victoria Park is a 213 acre park just a short walk along the canal. Criss-crossed by paths, it's perfect for runners, dog-walkers, cyclists and skaters, giving everyone room to breathe. With two cafés, excellent playgrounds, and a boating lake, it has something for everyone.

13 mins

FRAMEWORKS

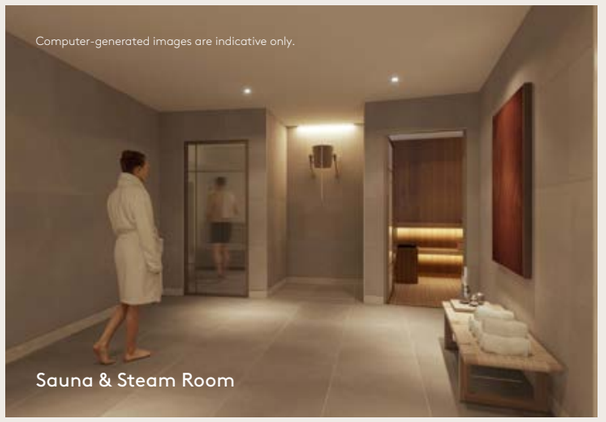
REGENT'S VIEW

FRAMEWORKS

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 a private in-house cinema, all thoughtfully designed and conveniently located for your enjoyment and convenience.


Computer-generated images are indicative only.

Yoga studio


Computer-generated images are indicative only.

Sauna & Steam Room

STATE OF THE ART RESIDENTS' FACILITIES

- Concierge
- Residents' Lounge
- Residents' Workspace
- Creative Studio
- Screening Room
- Squash Court
- Wellness Studios
- Rooftop Bar

WE RECENTLY WON THE FOLLOWING AWARDS

homeviews part of rightmove

Outstanding Achievement for Customer Satisfaction

The number one UK house builder for build quality

NHBC Pride in the Job

NHBC award

The Institute of Customer Service MEMBER

Gold Award for Customer Satisfaction

2 YEAR WARRANTY

AND 10 YEAR NHBC AWARD

10 BEST IN CLASS

Berkeley Group, the UK's leading house builder, is consistently recognised for the quality and excellence of its developments. The 'Berkeley Effect' is known to increase capital growth and rental yields in the geographical areas where it works.

REGENT'S VIEW OFFERS STUNNING AND ICONIC VIEWS ACROSS LONDON

Computer-generated images are indicative only.

REGENT'S VIEW

ON THE CANAL



GET IN TOUCH

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

Call

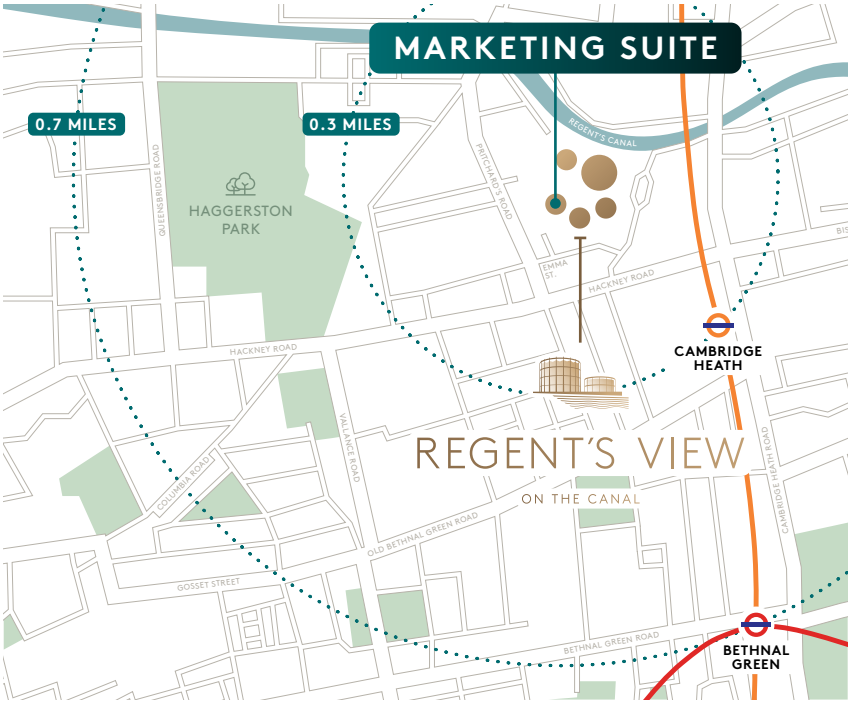
+44(0)20 3834 0914

Email

sales@regentsview.uk

Web

regentsview.uk



Berkeley Group
Proud member of the Berkeley Group

OUR VISION 2030
TRANSFORMING TOMORROW

Berkeley
Designed for life

The information in this document is indicative and is intended to act as a guide only as to the finished product. Accordingly, due to our 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. We 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 our Sales Team to ascertain the availability of any particular property.

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