



BOTANICAL
NEWS

SUGAR HOUSE
ISLAND

STRATFORD, E15

BOTANICAL MEWS

Welcome to Botanical Mews,
our very first collection of
homes on Sugar House Island.

Surrounded by peaceful
waterways and calming
courtyards, our carefully crafted
homes offer bright, open plan
living with beautiful views and
large outdoor spaces with
everything on your doorstep.

Whether you want to fly solo in
a studio apartment or set up
fort with your family in a four-
bedroom mews house, there's
a home here for everyone. And
we're proud to be pet-friendly*,
so bring your four-legged friend
along too.



LIFE'S

NEEDS, COVERED

LIFE BUILT FOR YOU

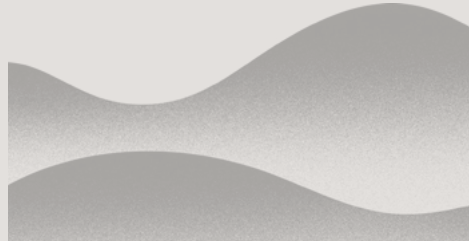
There's no 'one size fits all' when it comes to renting, which is why you have the option of a furnished or unfurnished home, with our design consultants on hand to provide extra advice.

You will also benefit from complimentary basement storage of up to 4.8 m², giving you enough space to store your shoe boxes, bikes or other bulky items.

Our exclusive residents' app allows you to take care of those every day jobs with ease. From arranging your dry cleaning to walking your dog, we've got you covered.



STRAIGHT TO THE GOOD STUFF



OFF-STREET
PARKING[†]



BASEMENT STORAGE



HIGH SPEED
FIBRE



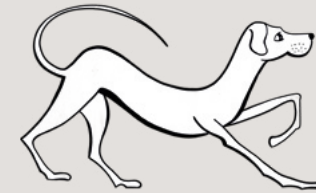
2 HOUR
COMPLIMENTARY
HANDY MAN SERVICE



CONCIERGE

FURNISHED OR
UNFURNISHED,

Your choice



Pets Welcome^{*}



ON-SITE
MAINTENANCE



RESIDENT
LIFESTYLE APP

SAFE & SECURE

We've partnered with Parcel-Safe allowing your packages to be delivered to our 24-hour accessible safe room.

The secure underground car park[†] below Botanical Mews means you can leave your wheels worry free.

We also have 24-hour security on site and all homes have video entry and secure fob access.



PARCEL SAFE
ROOM

24/7

ON-SITE SECURITY



ON-SITE
CONVENIENCE
STORE

^{*} Selected apartments only

[†] Subject to availability and at an additional cost

ISLE OF
**EASY
LIVING**

Our uniquely designed homes are open plan with high ceilings and large windows, which peer out onto the canal or beautifully landscaped courtyards.

Perfect for morning yoga or an evening tippie, our spacious balconies and private terraces allow you to enjoy the gorgeous views our homes have to offer.

Inside, we've carefully designed the interiors with high quality finishes, modern wooden flooring and calming, neutral tones.

SPECIFICATION

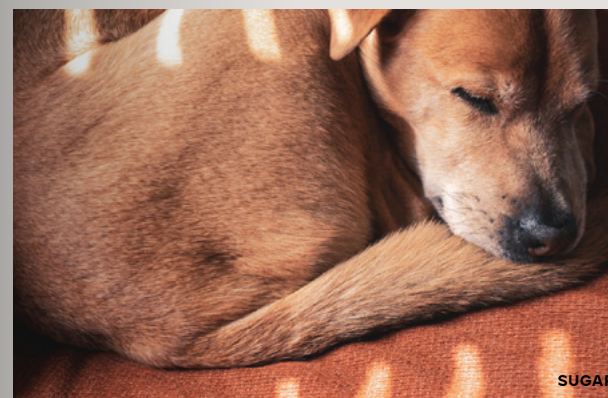
Video entry phone system

Integrated Bosch appliances and silestone worktops

Underfloor heating

Engineered timber floor

Most apartments dual or triple aspect with high ceilings





ISLE OF
**LITTLE
DETAILS**



Whether you bring your beloved furniture collection or choose a furnished option, we want you to feel right at home. Our consultant designers, InStyle

Direct, are on hand to help you create your picture-perfect pad. Your home is ready for you to make it your own - a feature wall perhaps? Or your favourite scatter cushion?

From bespoke design services through to accessory packs for individual rooms, InStyle has you covered.

A N

ISLE OF TREASURES

As one of the first islanders, you'll be at the heart of an exciting and growing community.

With new independent retailers coming ashore and our creative quarter now complete, the Island will grow to a new neighbourhood of over 6,000 people in the years to come.

We're working away as we speak, bringing you the best services and neighbours to make your life at Botanical Mews as fun and easy as possible.



GYM

We know how hard it is to fit exercise around a busy work schedule and home life so we're leaving no room for excuses. We're planning a gym and workout studios for Dane's Yard, with membership available to residents and tenants.*

DRY CLEANERS

From your duvets to your dresses and dinner shirts, plans for our on-site dry cleaners are brewing away.

PRIMARY SCHOOL

Our highly anticipated primary school will open in September 2021 and will be The Big Education Trust's second school in Newham, joining the innovative and Ofsted Outstanding, School 21.

CONVENIENCE STORE

Run out of milk for your cereal? Last minute hosting? We've got you covered. A new, independent convenience store is bubbling away in the pipeline.

*Subject to availability and at an additional cost

THE PRINT HOUSE BAR & KITCHEN

The Print House Bar & Kitchen is set by the water's edge with generous outdoor seating in the cobbled yard, riverside views and front row seats to the spectacular Dane's Yard Tower. Just moments from your doorstep, pop along for a locally sourced beer or to sample the regularly updated menu.

LONDON LIFE JUST GOT BETTER




**BOTANICAL
MEWS**

HOME IN MINUTES

Get to

KING'S CROSS

From Stratford Int. via National Rail



LIVERPOOL ST.

From Stratford via Central Line



CANARY WHARF

From Pudding Mill Lane via DLR



BANK

From Stratford via Central Line



CITY AIRPORT

From Stratford High Street via DLR



WATERLOO

From Stratford via Jubilee Line



OXFORD CIRCUS

From Stratford via Central Line



Whether you're heading into the office, crossing the City for that gig, or just venturing out for a break from home working, we're spoilt for choice with transport links.

Eight stations, seven lines, five bus routes and two dedicated cycle paths keep us well connected with the City and its surrounds. For those longer trips, London City Airport is just down the road.

CYCLE TIMES

| | |
|---------------|--------|
| Olympic Park | 14 min |
| Here East | 23 min |
| Canary Wharf | 28 min |
| Liverpool St. | 28 min |
| London Bridge | 42 min |



All travel times are approximate. All travel times are sourced from Transport for London and Google Maps

RELISH THE
**LOCAL
AREA**

CULTURE **SPORT** **CHILLS**
WALKS **TALKS** **CREATIVITY**
RETAIL **THERAPY** **WINING**
DINING **WATERSIDE** **GREEN**
GRAND **DAYS** **OUT**



**FUN
TIMES
AHEAD**

**WINING
& DINING**

For a laid-back evening, meander along the canal to Hackney Wick and make the most of an array of independent bars and restaurants. Looking for a trusted chain? Stroll into Stratford for a selection of eateries at Westfield Shopping centre for something a little more formal.



At Sugar House Island, there's a bit of everything on your doorstep. There's eateries and entertainment, cinemas and culture. Canalside walks, world-class sports facilities, pared back bars and a bustling shopping centre.



**CREATION &
INSPIRATION**

Sugar House Island is at an intersection between London's two hottest growing creative epicentres; East Bank and Three Mills. With art centres and galleries, and theatres and performance venues on your doorstep, there's always something new to explore.

**COFFEE
BY THE
CANAL**



**LEARNING
HOTSPOT**

Botanical Mews is ideally located for students at the exciting new UCL East, UEL Stratford and Loughborough University London. All within walking or cycling distance.

**SIESTAS,
SLIPPERS &
RIVERSIDE
VISTAS**



**LONG RUNS &
OUTDOOR FUN**

World-class sports facilities, cycle routes and swathes of green space surround the Island, so why not test out your skills at the Lee Valley Velopark or take a dive at the Aquatics Centre. Sound too vigorous? How about a stroll across the canal to Three Mills Green or a wetland walk in Queen Elizabeth Olympic Park?



FANCY AN
**ISLAND
LIFE?**



NOTES

DISCLAIMER

The contents of this brochure are provided for general information only. Vastint UK Residential Limited and its parent company Vastint UK Services Limited ("Vastint") make no representations, warranties or guarantees, whether express or implied, that the contents are accurate, complete or up to date. Images, descriptions and

measurements of apartments, buildings and the development are for illustrative purposes only and may not reflect the final design, layout, features, furniture or materials used. When making decisions, such as financial decisions or whether to sign up to a tenancy agreement, you should not rely only on the content of this brochure, and you

should seek necessary professional advice. The contents of this brochure should not be taken as being any form of financial, legal or other advice or recommendations. Vastint's liability for non-fraudulent misrepresentation is excluded to the fullest extent permitted by law.



SUGAR HOUSE
ISLAND