

STRAT  
FORD  
MILL

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Welcome to the next chapter from Anthology and GIHLondon. We are excited to be creating another development of new homes in Stratford that will form a key part of the wider regeneration of this area.

Stratford Mill will become a new neighbourhood in East London, located on the canal and close to the Queen Elizabeth Olympic Park. Our back garden is a vast transformed space comprising waterways, landscaped parkland, leisure, shopping, frequent and fast rail links and sporting facilities, which were originally created for the London 2012 Olympic Games. A brand-new destination for London is emerging with world-class culture, sport and education at its heart.

Welcome to  
**Stratford Mill**

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# Welcome to London



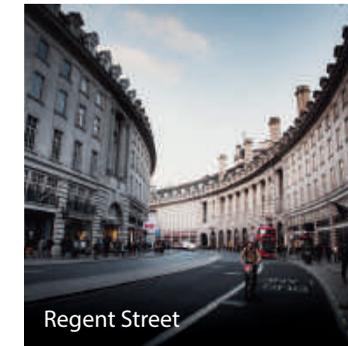
London Skyline



Regent's Park



Paddington Station



Regent Street



Buckingham Palace

London is an open place that continues to attract people from around the world and of all backgrounds. It is the contrasts and combinations that make this city the exciting place it is.

The multicultural population leaves its traces all over the ever changing cityscape and its diversity is visible in buildings and landmarks, both old and new. We value the legacy created in the past and hope to write our own history today for future generations to carry on.

The grand and the quaint, the modern and the traditional, the quiet and the vibrant. London tells tales of past and future at every corner.

# Stratford

at a glance

In the heart of one of East London's most vibrant and international neighbourhoods, Stratford Mill forms part of an outstanding regeneration project created by the legacy of the Olympic Games.

Set amongst a thriving local community, the rest of the city is within easy reach thanks to frequent and fast rail links into Canary Wharf, the City, West End and Europe from nearby Stratford and Stratford International stations.



City of London

London Stadium

London Aquatics Centre

Stratford Mill

Pudding Mill Lane Station

Stratford Station

*Westfield*

Stratford International Station



# Welcome to Stratford



London Stadium



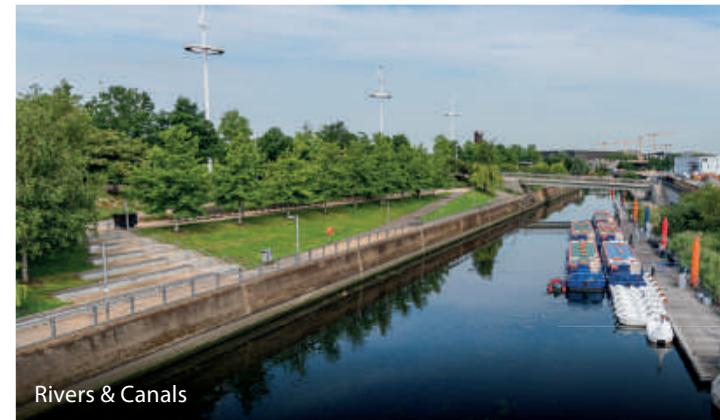
London Aquatic Centre



Crate Brewery & Pizzeria



Westfield



Rivers & Canals

Since its transformation for the London 2012 Olympics, Stratford has made its name as East London's new centre for retail, dining, culture, and of course sports.

Surrounded by landscaped parks and waterways, you will find world class sporting and leisure facilities each with its own striking contemporary architecture, from the wave shaped roof of the Aquatics Centre to the winding coils ArcelorMittal Orbit.

Shoppers flock to the extensive stores at Westfield Stratford City, the largest urban shopping and leisure destination in Europe, while independent restaurants, breweries and theatres provide the backdrop for dining and entertainment.



# Eating & Drinking

Stratford is home to an array of international dining options from Mexican or modern European to Thai and seasonal British menus.

Take a stroll to canal-side bar and restaurant Number 90 to enjoy great locally sourced dishes and infused cocktails. Their events programme also celebrates local and international music, art, comedy, film and theatre.

If fish is your thing then look no further than Forman's Fish Island, renowned for its London Cure smoked salmon crafted in their smokehouse. Located just 100 metres away from the London Stadium the view is the perfect backdrop to your meal.



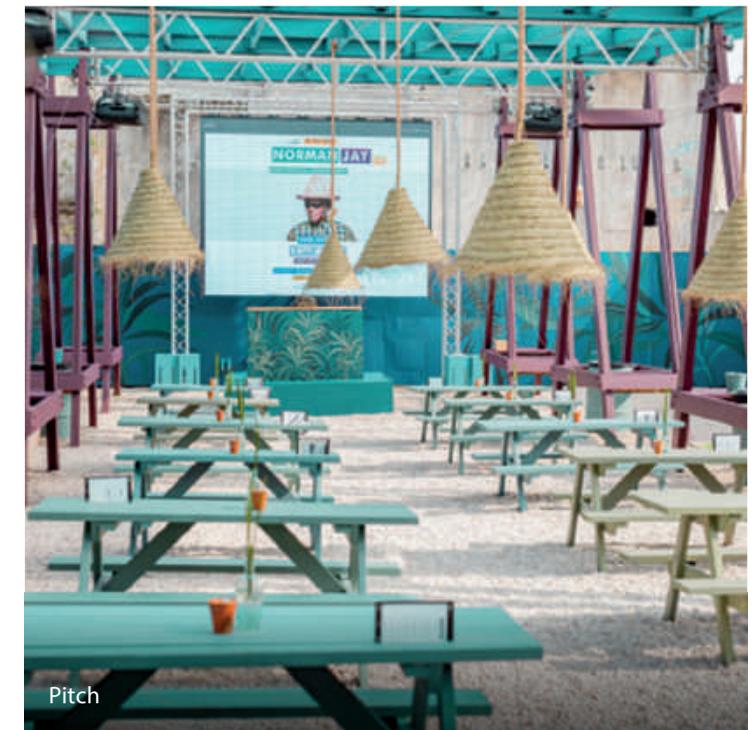
Signorelli



Mexicasa



Sawmill Cafe and Restaurant



Pitch



Schools &  
**Education**

University Square of Stratford



Smarty Pants Day Nursery



Manor Park Primary School



Sarah Bonnell School

Stratford offers highly rated education providers across every stage of learning.

For little ones, Smarty Pants Day Nursery has been running for over 23 years and was rated Outstanding by Ofsted in June 2017. Baby Sensory Ilford & Stratford offers award winning classes to introduce babies to a world of sensory exploration and learning.

Manor Primary School sits within the top 3% of schools in England and is a top 10 school in Newham for pupil progress. Ranelagh Primary School is one of the founding schools of The Tapscott Learning Trust, focused on providing the best possible quality education and the needs of the local community. Carpenters Primary School and Gainsborough Primary School are also well-regarded, inclusive schools in the area.

Currently situated in one of Stratford's landmark mills is East London Science School, a secondary school committed to providing an academic education for all regardless of background or ability. Sarah Bonnell School is one of the longest running girls schools in England. Eastlea Community School is a community school with excellent study facilities for secondary students.

There are a wide range of colleges and sixth form colleges in the area including London Academy of Excellence, vocational college Newham Training and Education Centre and the Building Crafts Academy.

University Square Stratford is a major new university campus in partnership by Birkbeck, University of London and the University of East London. The University of East London Stratford Campus is based in and around University House, a Grade II\* listed building.

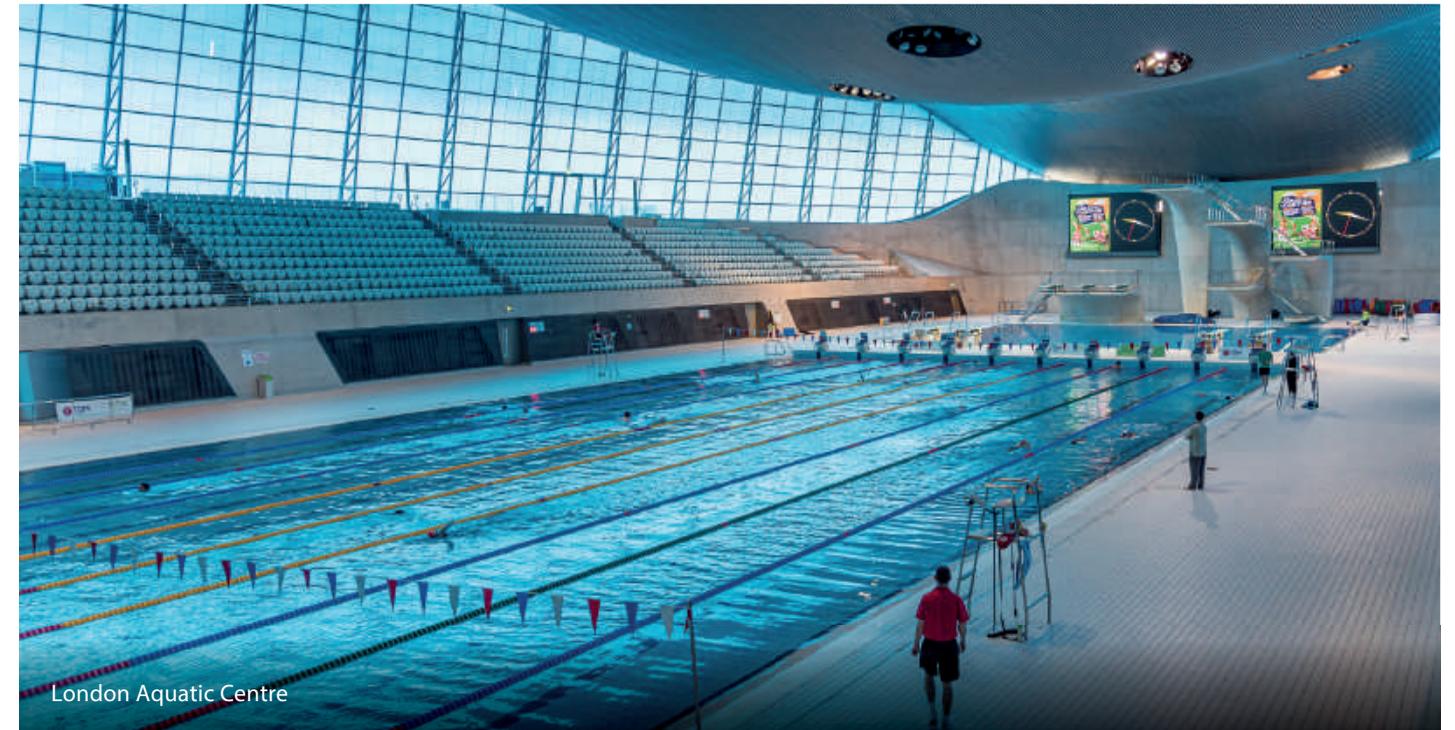


## Sports & Activities

For sporting, athletic and aquatic facilities and fun activities, Stratford is unrivalled.



ArcelorMittal Orbit



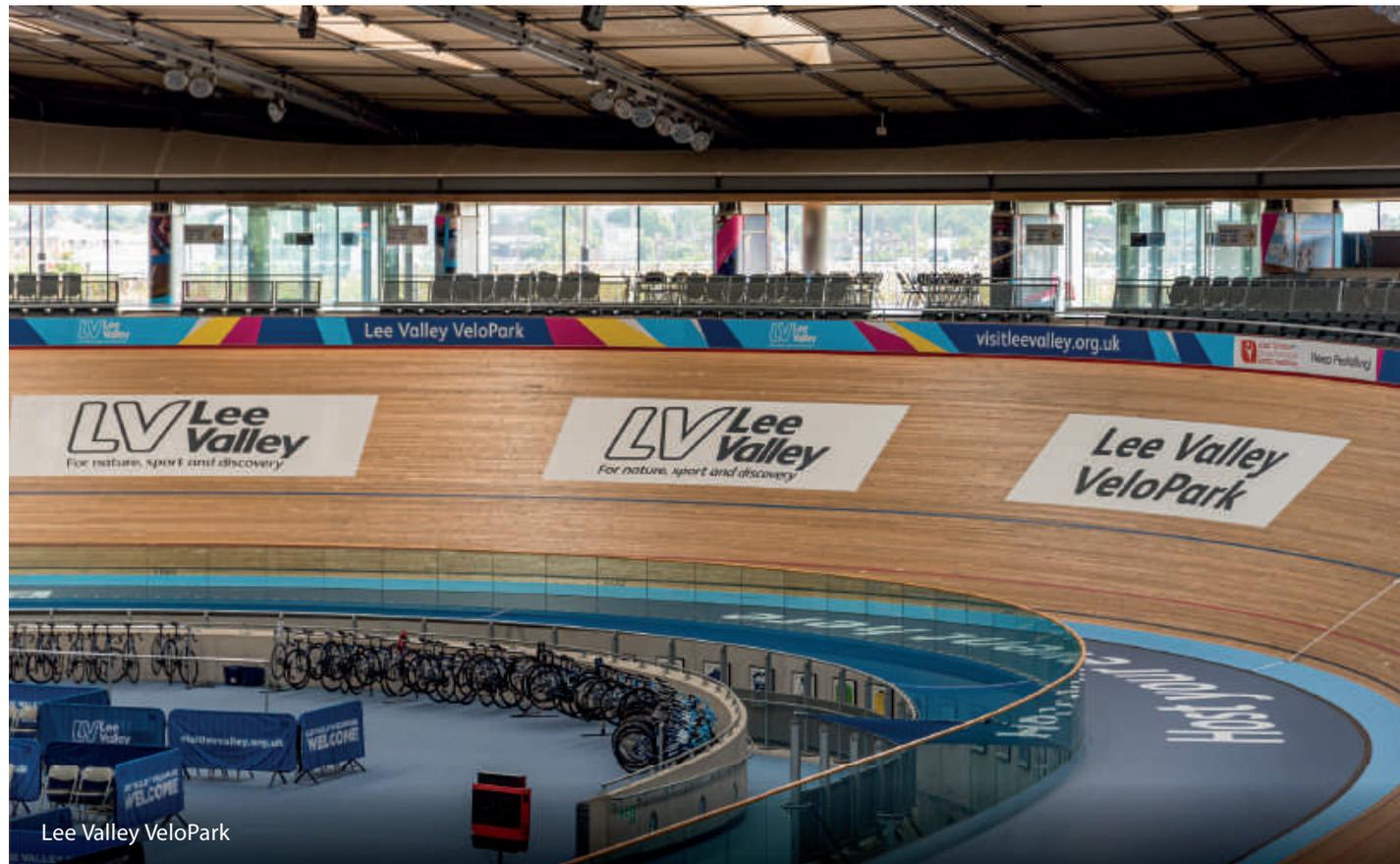
London Aquatic Centre

Developed for the London 2012 Olympic and Paralympic games, the world class facilities in the Queen Elizabeth Olympic Park include the London Aquatics centre housing not one but two Olympic sized pools, a range of diving boards, platforms and pools alongside a state of the art gym, a café and crèche.

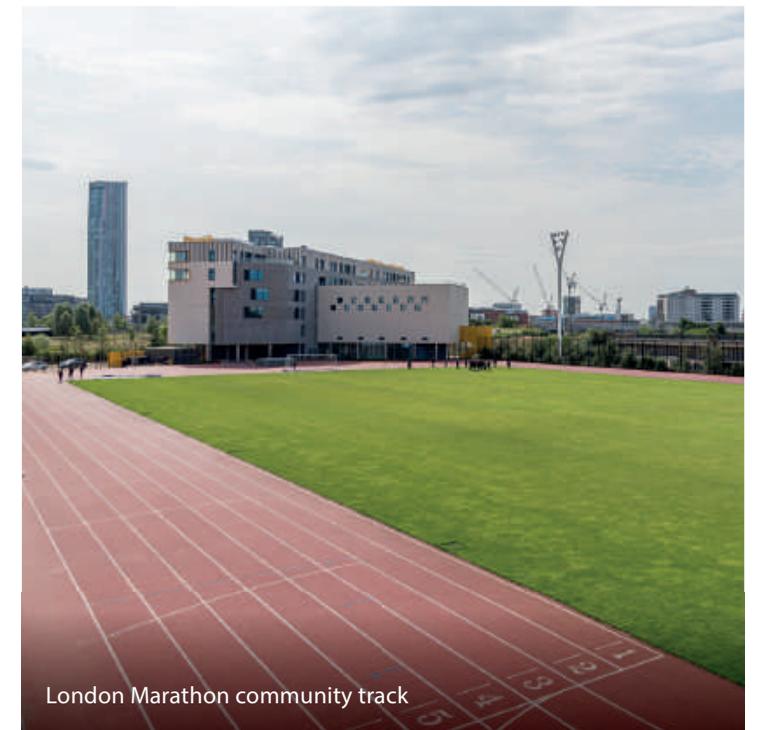
The London Marathon Community Track is the home to a number of athletics clubs and football clubs, offering floodlit track and field facilities and a full sized 11-a-side grass football pitch. The striking Copper Box Arena is a flexible indoor venue whether you want to keep fit at the gym, join a group exercise classes or take part in activities in the state-of-the-art sports hall.

Whether you want to learn to cycle or fancy putting your cycling speed to the test, head to the Lee Valley VeloPark, everyone from beginners to elite riders are able to ride the track at this iconic venue.

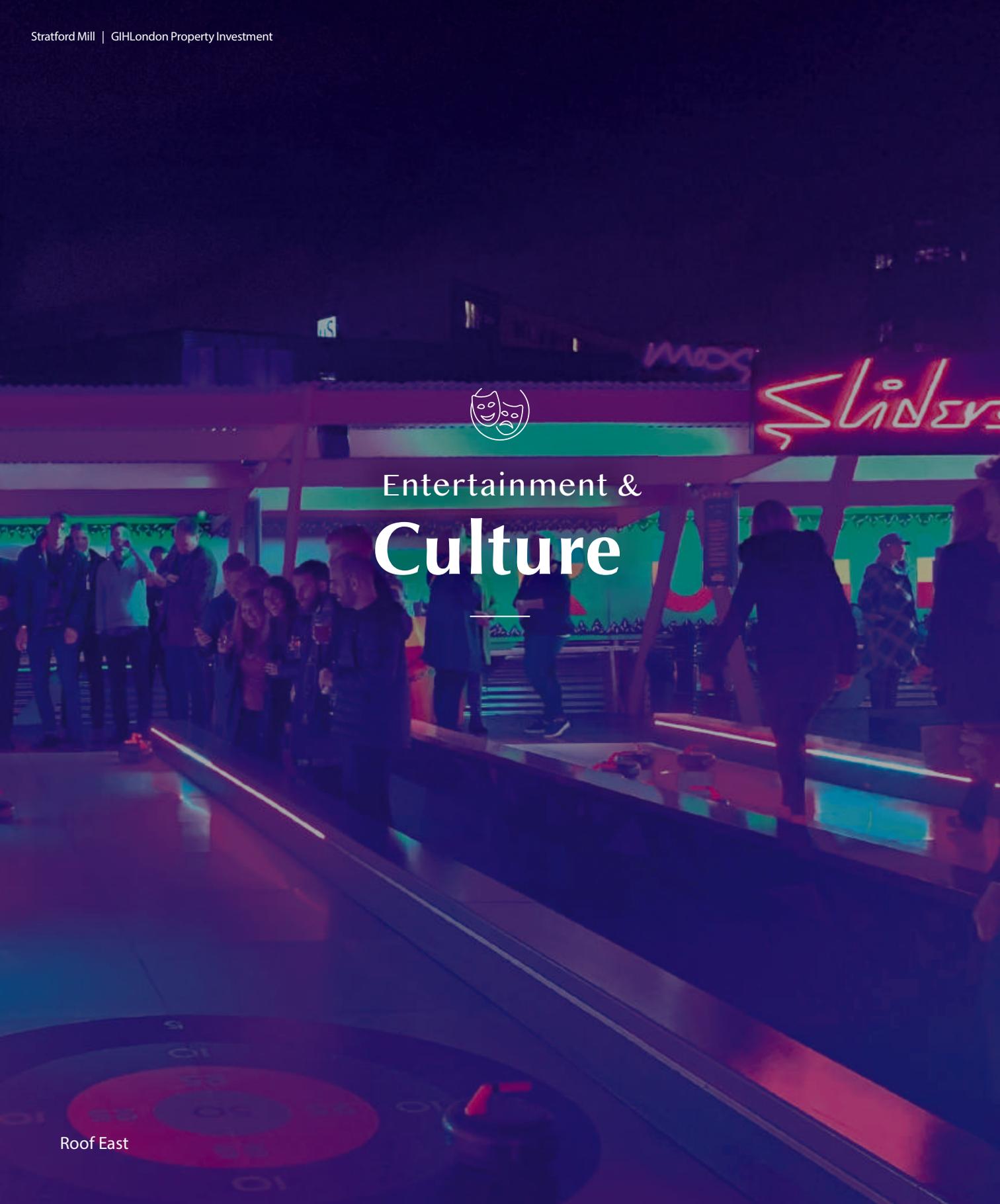
For something a little more laid-back head to The ArcelorMittal Orbit, not only is it a sculpture created by world famous artist Anish Kapoor for the 2012 games, it has been transformed to contain the world's tallest and longest tunnel slide.



Lee Valley VeloPark



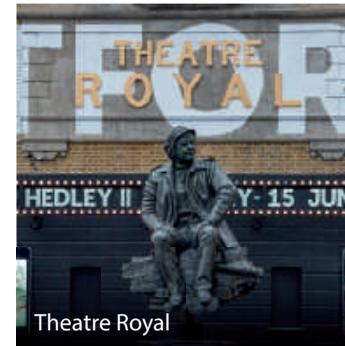
London Marathon community track



## Entertainment & Culture

Roof East

There's plenty to keep you entertained in Stratford, whether you enjoy theatre, film or history, or are looking for a playground for kids (or adults!).



Theatre Royal



Discover Children's Story Centre



The Mill House

Dating back to 1884, Theatre Royal Stratford East is steeped in stage history. Today it showcases new writing and ethnically diverse plays. The theatre works closely with the Refugees and the Arts Initiative, which supports professional artists who are seeking or have been granted refuge in the UK. Even when there's not a performance on visitors are welcome to stop by the bar and enjoy the Caribbean dishes on offer.

To explore storytelling with little ones, Discover is the UK's first story centre for children aged 0-11 and their families. Their aim is to create a love of language, literature and stories through creative play spaces designed to inspire children's curiosity and imagination. Dedicated Story Builders guide children and families through the space and encourage them to create their own stories.

Tumbling Bay playground has a vast array of activities for kids including rock pools, sandpits, treehouses, wobbly bridges, slides and swings. Next door the Timber Lodge community centre and cafe, offers parents and kids a chance to relax and revive with a range of fresh home-cooked food and drinks.

For the ultimate adult playground head to Roof East where players can curl, bowl or shuffle board in six action-packed gaming lanes, batting cages and crazy golf. If that's too high octane then why not relax into some rooftop yoga, or kick back at a film screening while making the most of the bars and street food stalls.



## Out & About

Stratford's unique mix of green parks and calm waterways with leisure, retail and gyms mean it is perfect for exploring on foot.

Take a walk through the Queen Elizabeth Olympic Park following the River Lea, City Mill River or Waterworks River to admire the world-famous contemporary architecture of the sporting facilities from a different angle every time.

There are plenty of other parks to explore in the area including Victoria Park, Stratford Park, Grove Hall Park and Wetlands Walk. If the weather calls for inside activities you can also keep fit at Gymbox Stratford, Anytime Fitness Stratford and Crossfit 1971.

Whether you're in search of some retail therapy or grocery shopping, Westfield Shopping Centre, Tesco Superstore, Waitrose and Morrisons are all handy nearby amenities.

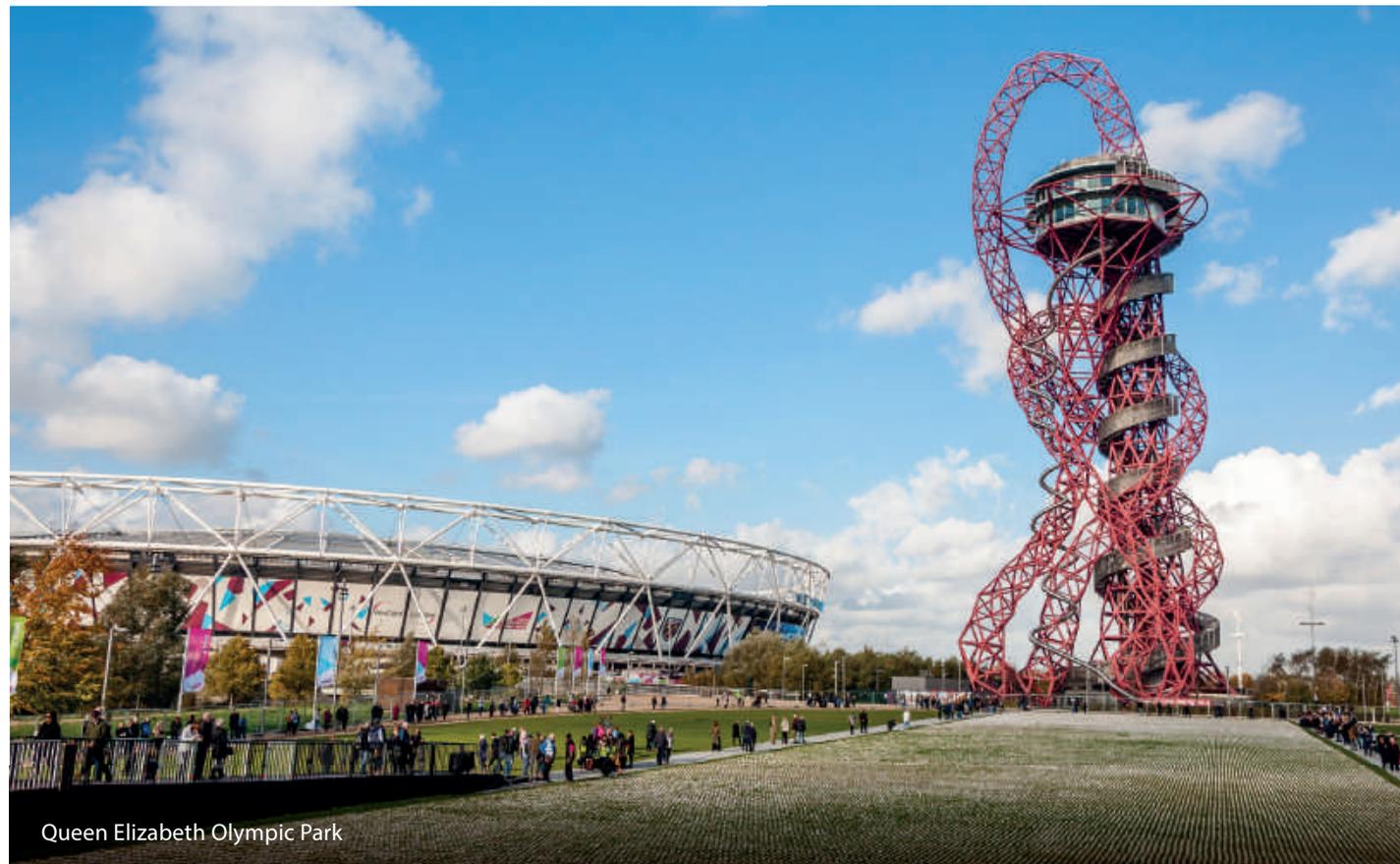
If you fancy exploring further afield then Stratford has a number of stations to start your journey, read on to find out more.



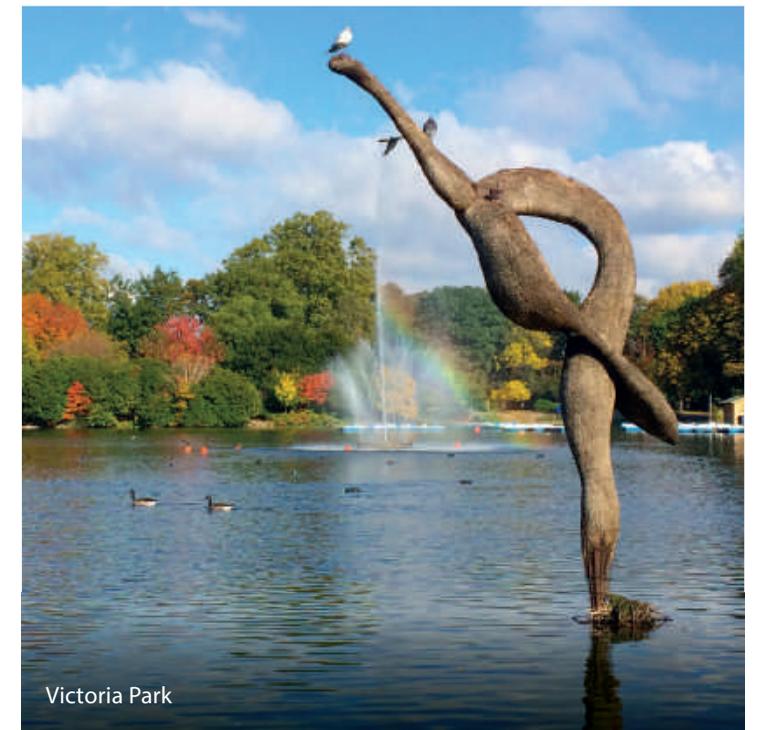
Green Spaces



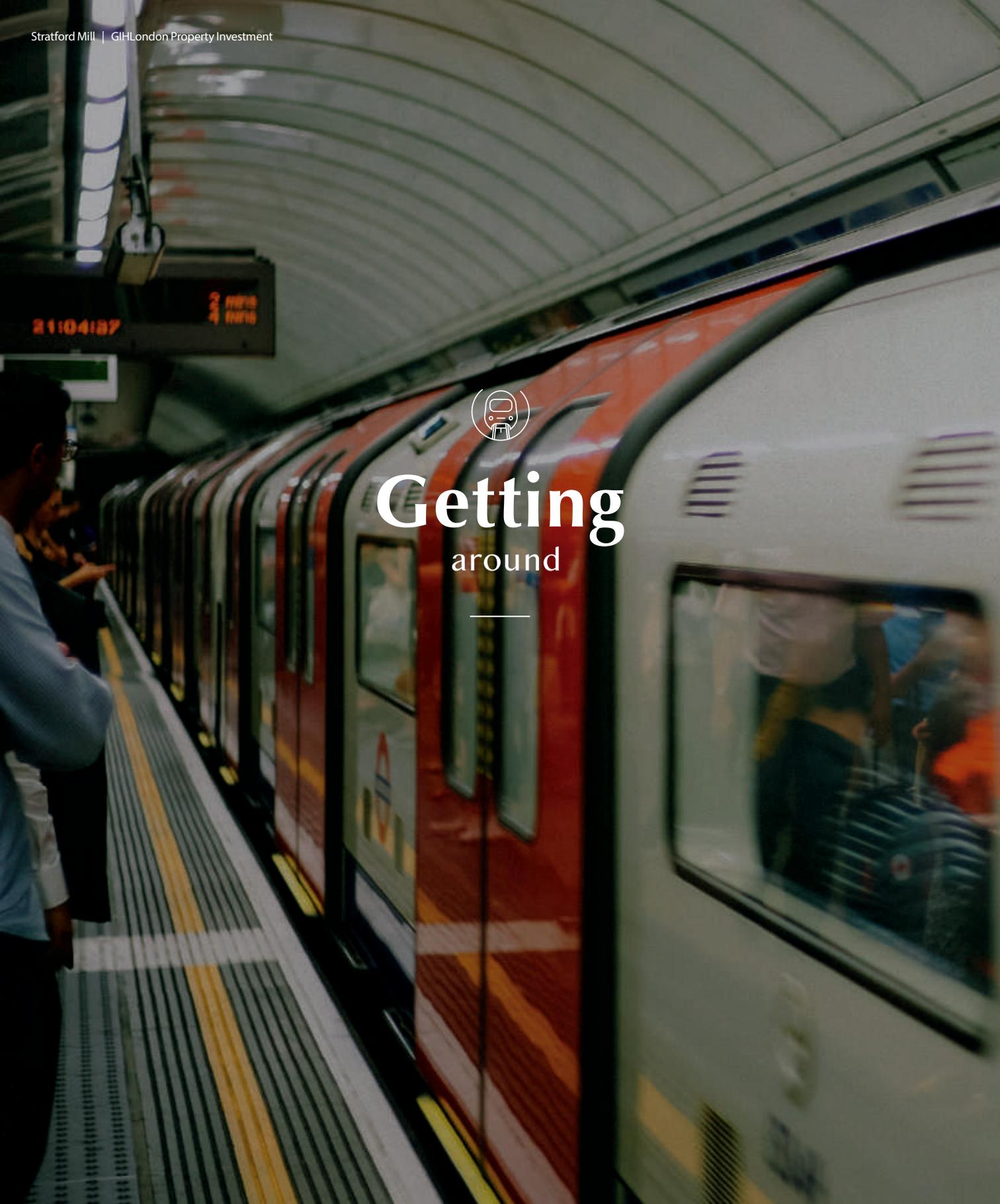
The River Lea



Queen Elizabeth Olympic Park



Victoria Park



# Getting around



With excellent transport links it's easy to get from Stratford to most places in London.

Pudding Mill Lane station is a 2 minute walk away from Stratford Mill which has connections to Canary Wharf and Lewisham via the DLR line. Stratford station is a 20 minute walk away, with direct connections to London Bridge, Liverpool Street, Bank and London City Airport via the Central, Jubilee, DLR Lines.

Stratford Mill has three stations within walking distance. The closest is Pudding Mill Station which is directly linked to Stratford and Canary Wharf via the DLR line.

Nearby Stratford station is connected to the Central, Jubilee, DLR, and London Overground lines, providing fast access to a wide variety of stations including London Bride, Green Park, Bank and Oxford Circus. Once open it will also benefit from the Elizabeth Line with high speed services into central London.

Trains from Stratford International station bring you to St Pancras International in just under 10 minutes.

The M25 is close by if you're driving and TFL buses from Marshgate Lane provide day and night connections to nearby stations and amenities.

## Train

<b>Pudding Mill Lane Station</b>	<b>Stratford Jubilee Line</b>	<b>Stratford Central Line</b>
Stratford 2 Minutes	Canary Wharf 10 Minutes	Liverpool Street 9 Minutes
Canary Wharf 11 Minutes	London Bridge 16 Minutes	Bank 11 minutes
Lewisham 11 Minutes	Waterloo 20 Minutes	St Paul's 13 minutes
	Green Park 22 Minutes	Holburn 16 minutes
<b>Stratford London Overground</b>	Baker Street 27 Minutes	Oxford Circus 19 minutes
Hackney Wick 4 Minutes	<b>Stratford DLR</b>	<b>Stratford International National rail</b>
Dalston Kingsland 10 Minutes	Canary Wharf 13 Minutes	St Pancras International 7 Minutes
Highbury & Islington 14 Minutes	London City Airport 14 Minutes	
Camden Road 20 Minute		
<b>Elizabeth Line Crossrail*</b>		
Liverpool Street 7 Minutes	Bond Street 15 minutes	Heathrow T4 49 minutes
Canary Wharf 8 minutes	Paddington 18 minutes	
Farringdon 10 minutes	Heathrow T5 48 minutes	

# Stratford's finest

Whether you're looking for world class sporting facilities, local history, theatre performances, a day out for children, an outstanding school, the largest urban shopping destination in Europe, or to sample international cuisine, our neighbourhood has it, here's just a sample of what the local area has to offer.

## Leisure & Dining

-  Formans
-  Pitch
-  Crate brewing & Pizzeria
-  90 bar & Kitchen
-  Tumbling Bay Playground
-  Theatre Royal Stratford East
-  The Mill House

## Education

-  Smarty Pants Day Nursery
-  Manor Primary School
-  Carpenters Primary School
-  Sarah Bonnell School
-  University Square Stratford
-  University East London

## Amenities

-  Westfield
-  Waitrose
-  Tesco Superstore
-  Stratford Shopping Centre
-  Gymbox
-  Anytime Fitness Stratford



Maps are not to scale and show approximate locations only.

## The history of **Stratford**

The name Stratford Mill takes inspiration from the area's rich industrial history. Originally an agricultural community surrounded by marshlands, Stratford rapidly grew to be a hub for merchants and traders, noted for potato production.

Taking advantage of the flowing waterways around Stratford, historically there have been many mills in the area from smelting works to glassblowing and windmills.

Today the Three Mills area brings together history, culture and education. At the heart of the area is 3 Mills Studios, the largest film studio in central London. Next door you'll find the Grade 1 listed House Mill, originally built in 1776, it is the largest existing tidal mill in the world, visitors can join guided tours on Sundays to find out more about east London's industrial history. Finally the Clock Mill is currently used as the temporary site of East London Science School.



House Mill

# Stratford

## Regeneration Masterplan

Stratford is fast becoming the capital's most desirable place to work, live and socialise with the 2012 London Olympics claim that its most enduring legacy would be “the regeneration of an entire community for the direct benefit of everyone who lives there”.

Since the 2012 Olympic games and substantial investment in the area there has been a shift in Stratford's focus from industry and railways to more of a cultural and commercial hub. Today it is home to some of the country's best sporting facilities, including London's Aquatic Centre, the Velodrome and London's biggest shopping centre, Westfield Stratford; as well as exciting residential developments including East Village, Glasshouse Gardens and Sugar House Island.

A £1.1 billion waterside cultural quarter due to open in 2023 is being developed with mix of cultural, scientific and education institutions, green spaces and homes.

## Vision

The 2012 Olympic legacy has turned East London into the fastest-growing area in the South East, according to London Mayor Sadiq Khan; with the boom in new jobs expected to continue to 2030. Approximately 3,000 homes will be built across Stratford Waterfront, Pudding

East Bank at the Park is set to create 2,500 jobs, £1.5 billion of economic benefit. The Legacy Corporation's mission remains to use the opportunity of the London 2012 Games and the creation of Queen Elizabeth Olympic Park to change the lives of people in East London, by developing an inspiring and innovative place where people want to live, work and visit.

Four new schools have been built to provide the much-needed infrastructure to support these new neighbourhoods.

The area is set to become a new cultural powerhouse with notable institutions including: London College of Fashion, University College London, the BBC, Sadler's Wells Theatre, the V&A Museum and the American Smithsonian Institution set to open at the East Bank from 2023.

With frequent and fast rail links into Canary Wharf, the City, West End and Europe on our doorstep along with good road networks and an International airport so close, you will have one of the best-connected homes in London.

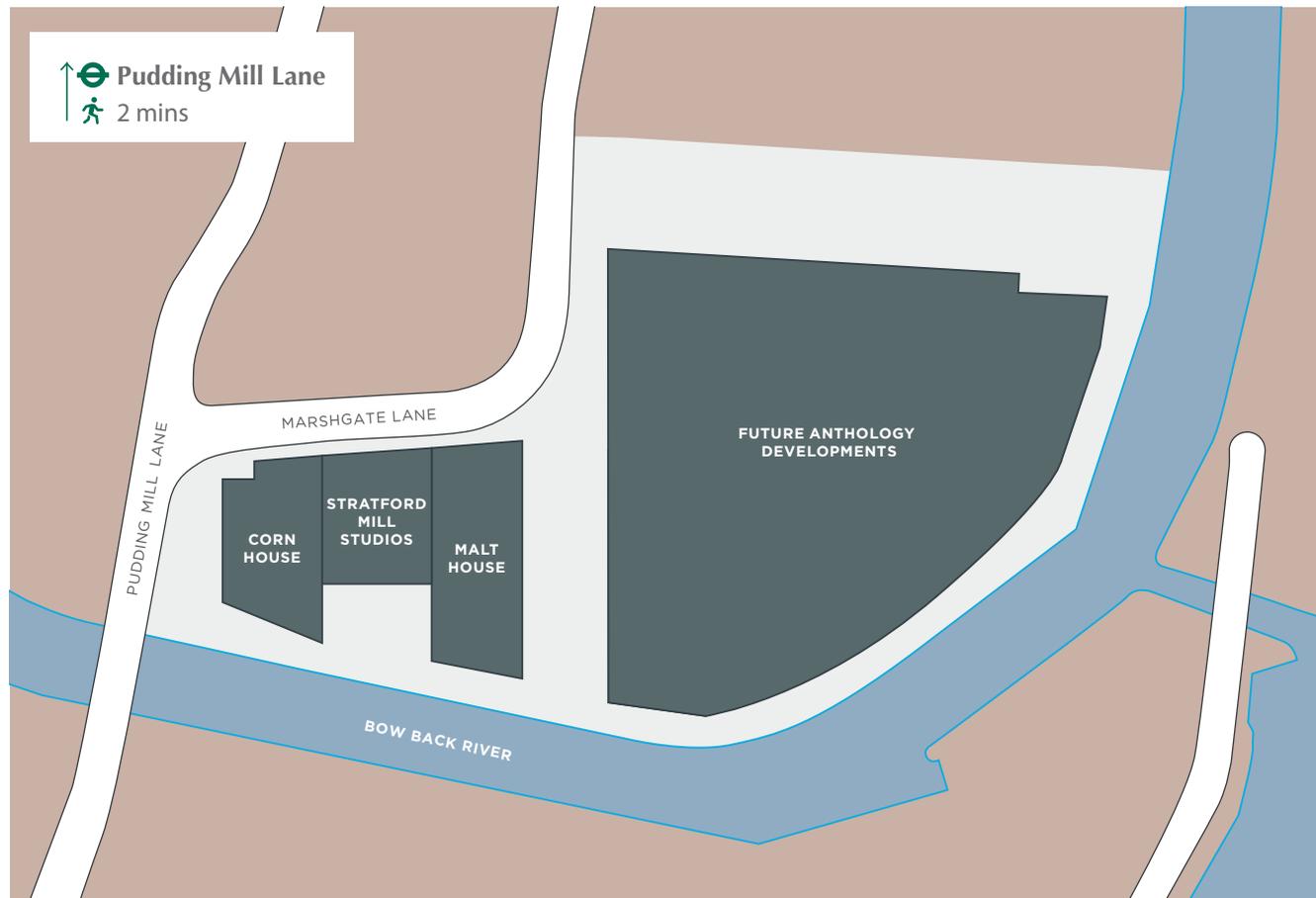


## Stratford Mill

Located on Marshgate Lane, Phase 1 of Stratford Mill includes two buildings and a commercial space, Stratford Mill Studios.

Comprising of one, two and three bedrooms, of which there will be 75 homes in total, all featuring balconies.

Situated on the fourth floor you will find a roof garden with views overlooking the Bow Back River.



\*Photograph of a show apartment



# The Homes

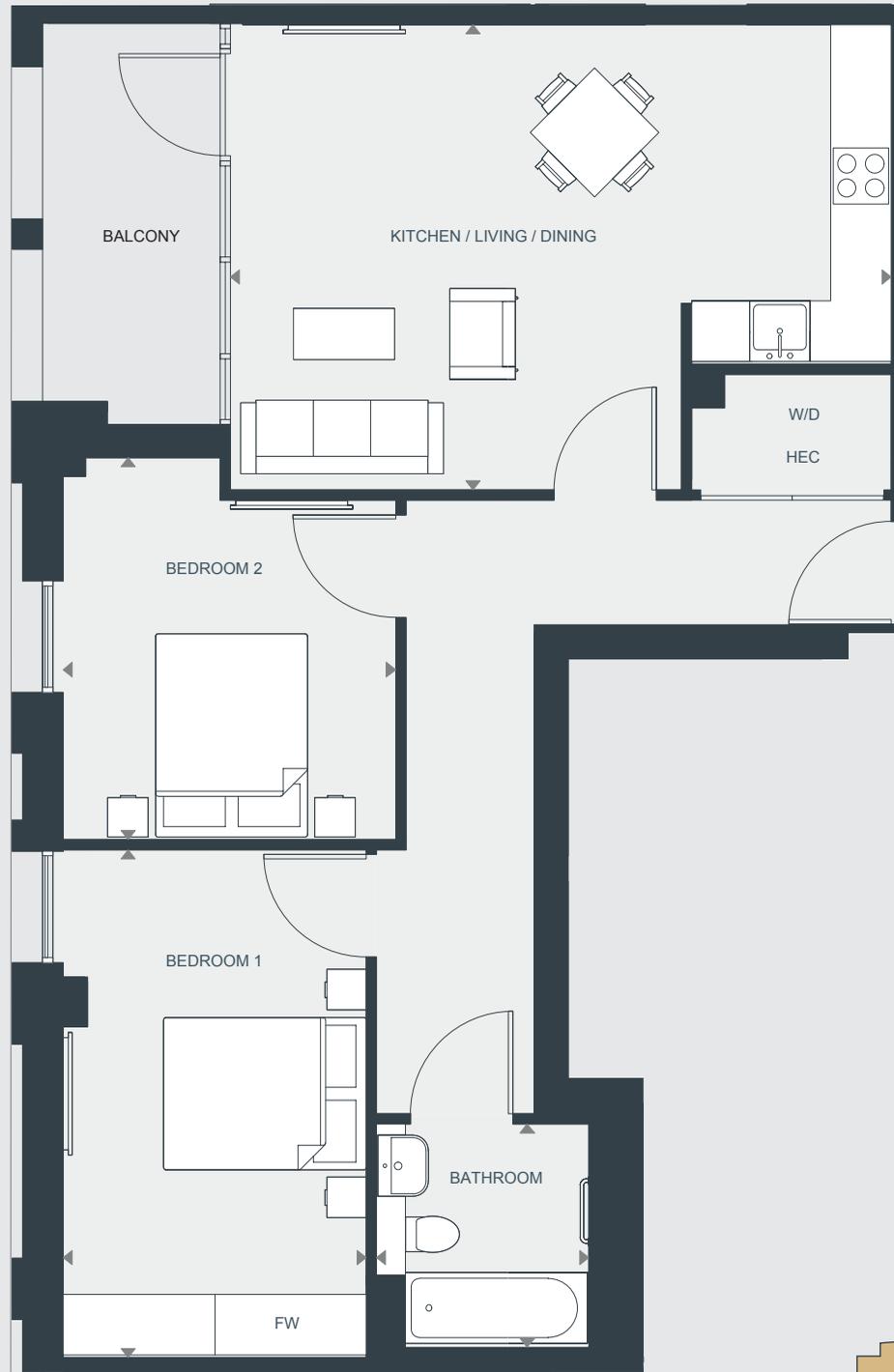
In our homes you'll find generous, well thought out and contemporary spaces designed to take away daily stresses so you can focus on the important things.

Walk into a typical Stratford Mill two-bedroom home, and you'll discover a master bedroom, second bedroom and a spacious, open plan kitchen and living area that leads on to the balcony.

With plenty of integrated storage, clutter can be kept to a minimum.

## Key

- FW Fitted Wardrobe
- W/D Washer/Dryer (Included)
- HEC Heating, Electrical Components



## Dimensions

TOTAL AREA	5.8 sq m / 816 sq ft
LIVING/DINING/KITCHEN	6525mm x 4850mm
MASTER BEDROOM	4995mm x 2990mm
BEDROOM 2	3760mm x 3280mm
BATHROOM	2200mm x 2100mm
BALCONY	5.63 sq m / 60 sq ft



### Kitchen, Lounge & Hall

Kardean limed cotton oak vinyl flooring



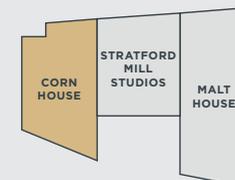
### Bedrooms

Fitted broadloom carpets



### Bathrooms

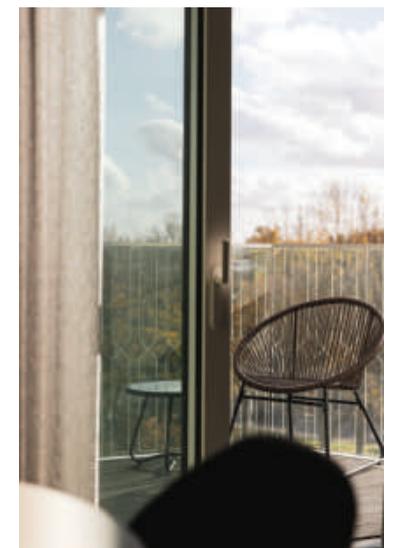
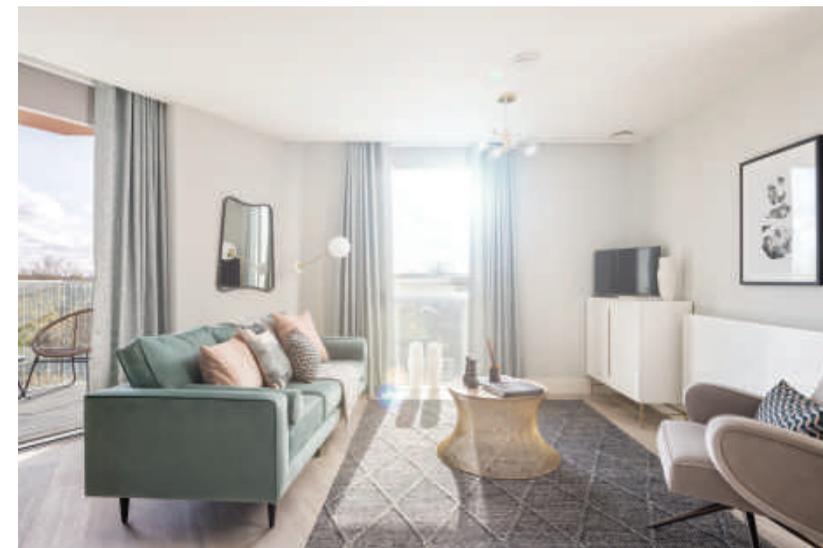
Large format porcelain tiles



\* Photograph of a show apartment

# Lounge & Balcony

Each home at Stratford Mill offers a large private balcony with views of the Olympic Park, canal or communal areas. Adjoining to your lounge to create a fluid space perfect for entertaining and open-plan living. Complete with a 5 amp lighting circuit, 2.5m ceilings and full-height doors, our homes have a light and airy feel which is perfect for hosting family and friends.





# Kitchen

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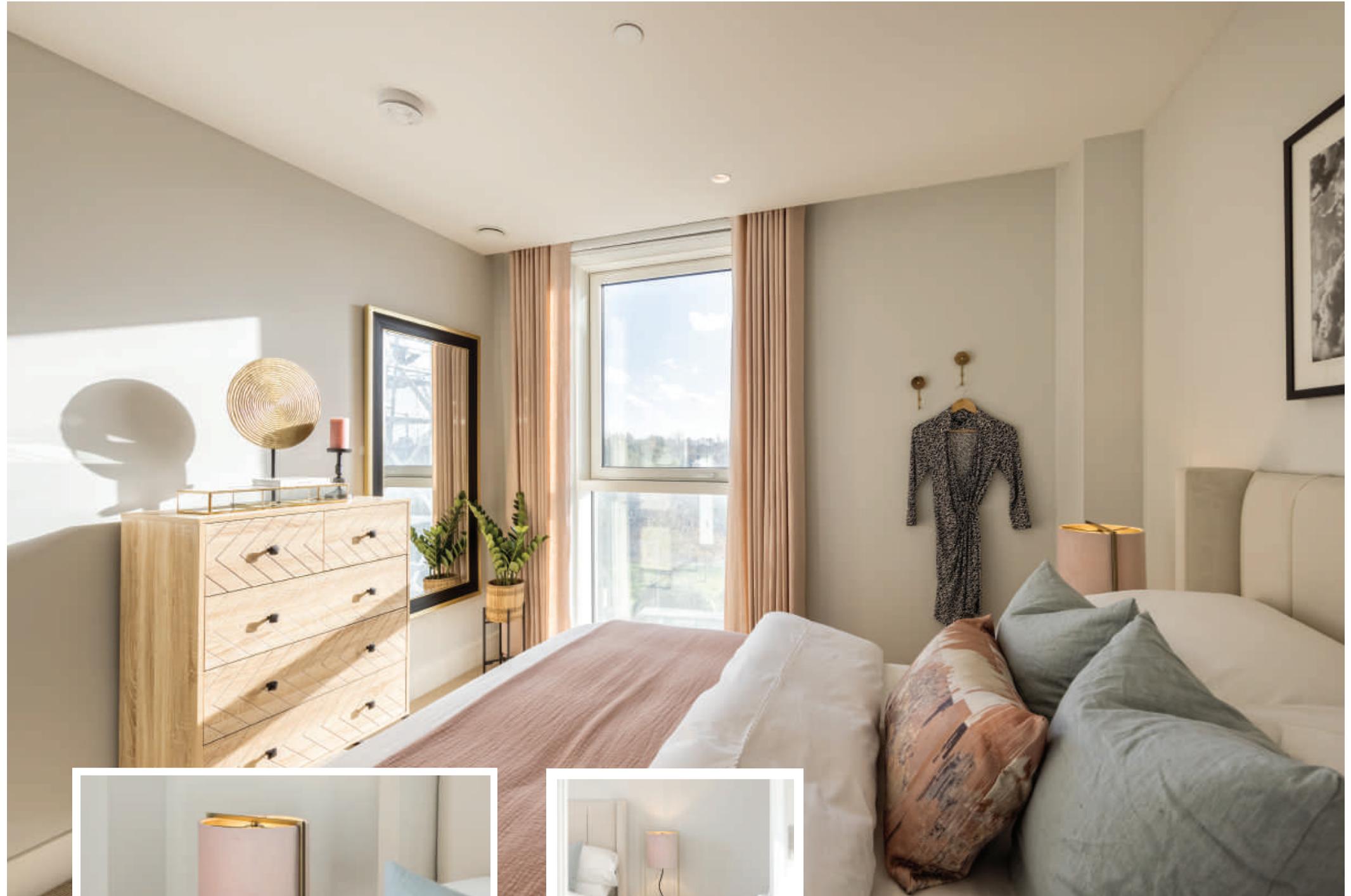
Tailored to each home, the kitchens feature contemporary handleless joinery highlighted with under-cabinet LED lighting. Each comes fully fitted with a composite stone worktop and modern Siemens appliances including an integrated induction hob, oven, extractor fan, fridge-freezer and dishwasher.

\* Photograph of a show apartment

# Master Bedroom & Ensuite

The bedrooms offer a cosy retreat with fitted carpets, a 2.5m ceiling and bespoke full height wardrobes that incorporate LED illumination, hanging rails and shelving to provide plenty of storage space.

Selected two bedroom apartments also offer fully tiled ensuite fitted with contemporary suites and walk-in shower.



\* Photograph of a show apartment

# Bathroom

Lined with timeless large format porcelain floor and wall tiles, bathrooms include LED downlighting and an enamelled white steel bath perfect to unwind in. Suites are finished with contemporary white sanitaryware, a wall-mounted vanity cupboard with mirrored doors and shelving, and a chrome plated heated towel rail.



\*Photograph of a show apartment



\* Photograph of a show apartment

## Bedroom

Stratford Mill's two and three bedroom homes provide additional bedroom(s) offering a welcoming retreat with fitted carpets and enough space for wardrobes and a double bed.

## Hallway

Stepping from the carpeted communal areas, you are welcomed into your home through the hallway with luxury Karndean vinyl flooring and utility cupboards with electrics and a washer-dryer.



\* Photograph of a show apartment

## Specification

### Kitchen

- Contemporary matt lacquer contemporary handle-less kitchen with soft close doors and cupboards
- Composite stone worktop and splash/back
- Under cabinet low energy LED feature lighting
- Integrated 4-ring flush induction hob with integrated self-circulating extractor fan by Siemens
- Integrated fan-assisted oven by Siemens
- Integrated dishwasher by Siemens
- Integrated fridge/freezer by Siemens
- Brushed stainless steel finish sink
- Integrated recycling bins

### Bathroom

- Enamelled white steel bath with fixed shower head and separate handheld shower
- Dark wood laminate bath panel
- Thermostatic wall mounted chrome bath/shower control
- Contemporary style basin and taps
- Composite stone vanity top
- Soft close dual flush WC
- Mirrored dark wood laminate cabinet and shelving unit
- Chrome plated heated towel rail
- Large format porcelain floor and wall tiles
- Shaver socket
- LED down lights

### En-Suite

- Selected 2 bedroom apartments only
- Walk-in shower with glass screen and shower head
- Thermostatic wall mounted chrome shower control
- Contemporary style basin and taps
- Composite stone vanity top
- Soft close dual flush WC
- Mirrored dark wood laminate cabinet and shelving unit

- Chrome plated heated towel rail
- Large format porcelain floor and wall tiles
- Shaver socket
- Illuminated niche within shower

### Hallways

- Utility cupboard with heating and electrical components and washer dryer
- Karndean luxury vinyl flooring

### External Finishes

- Private balconies and terraces
- Communal landscaped roof garden on fourth floor for exclusive use by Stratford Mill residents

### Interior Finishes

- Karndean luxury vinyl flooring to kitchen and living areas
- Fitted carpets in bedrooms
- Full height fitted wardrobes to master bedroom
- Double glazed floor to ceiling aluminium windows throughout
- Double glazed hinged door to balcony
- Contemporary brushed stainless steel door ironmongery throughout
- Matt white painted ceiling finishes and walls in neutral ivory
- Skirting and architraves in satin white finish
- Full height white painted interior doors
- 2.5m ceilings in living rooms and bedrooms

### Electrical

- Terrestrial TV aerial socket in living room and bedrooms
- Pre-wired for BT and broadband
- Pre-wired for Sky with HD TV points to living room and bedrooms (subject to subscription taken out by purchaser)
- Freeview and DAB radio services also available

- BT phone line & data points to living room
- Centrally provided district heating and hot water with individual metering to each apartment
- Radiators to living rooms and bedrooms
- 13 amp power supply throughout
- 5 amp lighting circuit to living rooms
- Low energy downlights throughout
- LED lighting below kitchen cabinets
- White electrical sockets throughout
- Brushed steel electrical face plates in kitchen

### Security & Safety

- Centralised smoke extract system to all communal corridors
- Sprinkler system
- Mains powered smoke detectors with battery back-up
- Multi point locking apartment doors
- Video entry phone system
- Double glazed entrance doors to main entrance with fob access

### Communal Areas

- Large format tiling to ground floor entrance
- Carpet in hallways
- Painted ceilings and walls throughout
- Painted skirting and architraves in satin white finish
- Lift access to all residential floors
- Refuse store in basement
- Secure cycle storage in basement



## Your property investment journey made easy

With demonstrated success in the London real estate investment market, we have unparalleled experience assisting investors at every stage of their investment journey.

For overseas investors looking for high-yielding investment property in London, the experts at GIH London have access to prime buy-to-let properties in some of London's rental hotspots.

When your investment is ready to be marketed, Regent Property is perfectly placed to take care of the letting and ongoing management on your behalf, offering a quick, easy and professional service that gives you the best possible return on investment.

The final part of our group is Red Door Furnishings who can provide a high-end yet cost-effective furniture leasing package to ensure the highest possible yields. We are dedicated to achieving the very best returns, so you can rest assured that your property is in good hands.



## Our global reach

Our extensive global reach allows us to ensure every stage of your property investment is expertly processed and completed; from acquiring the most suitable property for you, to the complete and on-going management of your investment. Our global positioning also allows us to accommodate every client based on their location.

Our headquarters is strategically located in Hong Kong, while our other Global offices are widely distributed in property investment hubs.

We currently have offices in:  
United Kingdom | Beijing | Hong Kong  
Shanghai | Dubai

London

Beijing

Shanghai

Dubai

Hong Kong

# Additional information

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## Development Name

Stratford Mill Phase 1

## Development Address

Marshgate Lane,  
Stratford,  
London

## Postcode

E15 2NH

## A Development By

Anthology and GHL London

## Architect

Squire & Partners/Stride Treglown

## Interior Design

Johnson Ribolla

## Landscape Architect

Fabrik

## Estate Management Company

Rendall & Rittner

## Local Authority

London Borough of Newham/LLDC

## Tenure

999 years

## Building Insurance

Premier Guarantee

## Ground Rent

The ground rent will be 0.1% of the purchase price rounded down to the nearest £10

## Anticipated Completion

June 2021

## Car Parking

Zero

## Residential

2 buildings providing 75 homes

## Home type – No. of homes

1 bedroom – 34  
2 bedroom – 29  
3 bedroom – 12

## Specification

Fully fitted kitchen with Siemens appliances, lacquered finish, Karndean flooring

Contemporary style bathroom with dark wood accessories, heated towel rail, large porcelain floor and wall tiles and LED down lights

Selected 2 and 3 bedroom apartments with en-suite bathrooms to master bedrooms  
Fitted wardrobes in master bedroom

Video entry phone system

(See specification for further detail)

## Facilities

Landscaped gardens

Cycle storage

Balconies and terrace to all apartments