

**A TENANTS  
GUIDE TO LIVING  
IN  
EASTSIDE, E3**

## **YOUR TENANCY TERMS:-**

1. All tenancies agreed are either a one year Standard Assured Shorthold Tenancy with no break clause or a minimum six month break clause within a Standard Assured Shorthold Tenancy. All notice to quit periods must be a minimum of two months.
2. Deposits – One bedrooms £1,500.00 minimum – Two bedrooms £2,500.00 minimum.
3. All rents are to be paid on or before the 01<sup>st</sup> of each month. There is an administration charge of £25 per day for each late rent payment.
4. All apartments are checked by us on a three monthly basis to ensure a high quality of service and maintenance.
5. All repairs / problems are to be reported to us immediately by phone or email. Any problems not reported and left to the end of Tenancy will be deducted from your deposit.
6. If you lock yourself out of your apartment, you may call us during office hours only between 9am – 6pm, Monday to Friday. It is your responsibility to call and pay for a locksmith outside these hours and to supply us with a new set of keys, any damage will be deducted from your deposit.
7. Any lost keys will be charged at cost. Any lost main security gate fobs will be charged at £25.00 per new fob.
8. We expect our properties to be handed back in the condition they were let to you in – if this is not the case you will be charged for cleaning and repairs.
9. Please call us immediately if you have any problems or queries.
10. We have two main requests of our Tenants:-
  - a) Please make sure you always pay your rent on time!
  - b) Please respect our property and keep it in good condition.

## **Our Contact Details/Emergency No's:-**

Luke Doonan: 07973 800 319

Office: 01279 506 156

Fax: 01279 656 434

Email: [luke@consciousimage.com](mailto:luke@consciousimage.com)

Office address: The Coach House  
8 Watsons Yard  
Hadham Road  
Bishops Stortford  
Hertfordshire  
CM23 2WH

## **Useful Telephone Numbers:-**

British Telecom	150
Electric Supplier	08456 000 102
Council Tax London Borough of Tower Hamlets Town Hall Mulberry Place 5 Clove Crescent LONDON E14 2BG	020 7364 5002
<a href="mailto:counciltax@towerhamlets.gov.uk">counciltax@towerhamlets.gov.uk</a>	
Thames Water	0800 714 614

We are delighted to welcome you as new residents, and hope that the information contained in this document helps you to settle in quickly and easily; allowing you to take full advantage of the development and its special features.

Poised at the edge of the City & Docklands, Bow is ideally placed for business and pleasure. As London expands, Docklands attracts more and more businesses as the Capital's playgrounds move East. This is fast becoming the centre of it all.

Nearby Stratford is soon to become a destination of major international importance with its own Eurostar Terminal directly linked to Paris, with enough retail and office space to rival any other London Urban Quarter and just four minutes from the DLR.

So in short, living in Bow will put you in the hearts of an area that's really taking off.

## **Location**

Eastside is bringing a whole new dimension to Bow. This modern take on the garden square – echoing a bygone era – brings contemporary cool to an area that's enjoying extensive regeneration. Released in four distinct phases. Eastside's 132 apartments will form one of Bow's most exciting and stylish addresses.

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Nearby Stratford is soon to become a destination of major international importance with its own Eurostar terminal directly linked to Paris, with enough retail and office space to rival any other London Urban Quarter and just four minutes from Bow via DLR.

So in short, living at Bow, will put you in the heart of an area that's really taking off.

Once a typical East End borough, this newly revitalised area is one of the Capital's most vibrant. An urban melting pot of old and new, you'll still find pie and mash and bargains galore on Roman Road's famous market. Bars, restaurants, cafes and clubs are burgeoning in the area, creating a buzz that's set to last. Even the area's many green spaces have been revived, typified by the regeneration of the Mile End Park.

## **On Foot**

Bow Church DLR	Approx 7 mins
Bow Road Tube	Approx 7 mins
Bow Wharf	Approx 15 mins
Mile End Tube	Approx 10 mins

Roman Road Market	Approx 5 mins
Victoria Park	Approx 15 mins

## **By Train**

Oxford Street (from Bow Road tube)	Approx 17 mins
Canary Wharf (from Bow Church DLR)	Approx 8 mins
Liverpool Street (from Bow Road tube)	Approx 6 mins
Stratford (from Bow Church DLR)	Approx 4 mins
Victoria (from Bow Road DLR)	Approx 25 mins
Waterloo (from Bow Road tube)	Approx 17 mins

## **Specification**

With its beautiful interiors, landscaped grounds, and stunning modern façade, Eastside brings style and substance together in perfect harmony. To live here is to enjoy an ultra modern lifestyle, where every luxury is included. Each home has been designed to provide maximum living space inside and out, as most apartments feature balconies or terraces, and then there are floor to ceiling windows flooding the interiors with light.

The beautifully crafted, well planned interiors feature immaculately painted walls, wood veneer internal doors with chrome fittings, laminate flooring to living and kitchen areas, whilst textured carpets to the bedrooms make you feel right at home.

Each apartment comes complete with a deluxe kitchen with integrated Bosch appliances and a luxurious bathroom complemented by sanitaryware and ceramic wall and floor tiles from Porcelanosa.

Space and light, luxury and security – whatever makes up your ideal home, it's here at Eastside.

### **Internal finish**

Matt emulsion to all internal walls

Ash veneer internal doors with chrome fittings

Laminate flooring to entrance hall and lounge/kitchen area

Bedroom fitted with 50/50 textured carpets

### **Kitchen**

Symphony range of base and wall units with laminated upstand and concealed lighting

Stainless steel single bowl sink with chrome mixer taps

Integrated Bosch fridge/freezer

Integrated Bosch dishwasher

Integrated Bosch washer/dryer

Stainless steel Bosch cooker electric hob and hood

### **Bathrooms**

Sanitary ware from Porcelanosa with Chrome mixer taps

Ceramic wall tiles and floor tiles from Porcelanosa

Mirrors with shaver/light fittings

Glazed shower/bath screens

Electric heated towel rails

### **Electric, Heating and Lighting**

Low voltage downlighters to entrance hall, kitchen, living room

Low energy pendants to bedrooms and dining area

Chrome power points in kitchen

Telephone and TV points to living room

TV point to bedroom 1

Provision of Sky connection

Electric panel radiator heating

Communal TV Aerial

# **Directory – Useful Addresses & Telephone Numbers**

<b>Tower Hamlets Council</b>		<b>020 7364 5000</b>
Council Tax		020 7364 5002
Parking		020 7364 5003
Childrens Services		020 7364 5006
Planning & Development		020 7364 5009

## **Services/Wellbeing**

Royal London Hospital	Whitechapel Road, E1 1BB	020 7377 7000
Find a Doctor Service	Nuttal St, N1 5LZ	020 7683 4645
London Fire Brigade	333 Kingsland Road, E8 4DR	020 7587 2000
Bow Police Station	111 Bow Road, E3 2AN	020 8721 2807

## **Food & Drink Eating Out**

Bistroteque	23/27 Wadeson St, E2 9DR	020 8983 7900
The Cat & Mutton	76 Broadway Market, E8 4QJ	020 7254 5599
The Prince George	40 Parkhome Road, E8 3AG	020 7254 6060
Pub on the Park	19 Martello Street, E8 3PE	020 7275 9586
The Dove	24-28 Broadway Market, E8 4QJ	07812 235 423
Armadillo	41 Broadway Market, E8 4PH	020 7249 3633
La Vie en Rose	2 Broadway Market, E8 4QS	020 7249 9070
Elbows Café	103 Lauriston Road, E9 7HJ	020 8986 2466
Frocks	95 Lauriston Road, E9 7HT	020 8986 3161
Buenayre	50 Broadway Lane, E8 4QJ	020 7275 9900

## **Eating In**

Wholsum	16 Dalston Lane, E8 3AZ	020 7249 9601
Spitalfields	103A Commercial Road, E1 6BG	020 7377 8909
Bagel on the Park	105 Grove Road, E9, 7HW	020 8986 6061