

**A TENANTS
GUIDE TO LIVING
AT
URBAN ISLAND,
LONDON, 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 01st 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

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 Newham Newham Town Hall East Ham LONDON E6 2RP	020 8430 2000

There is no gas within the development

Location

Urban Island doesn't follow trends it sets them. Come home to where East End colour and culture meets contemporary chic, headlong in an explosion of style and substance. 47 distinctive one and two bedroom apartments in a striking seven storey landmark building, coupled with beautifully decked landscaping, and a conservation area setting. Urban Island really is unique.

Set in a conservation area, on a curb of the River Lea, Urban Island is accessed only by a bridge, which enhances the calm feel of Island living. Like the water that surrounds it, contrast and colour is always apparent.

The vibrancy of the Three Mills Film Studios, performance arts, design, cultural activities and entertainment clash colourfully with green open spaces, heritage buildings and waterways.

From this unique base choose where to socialise, to eat, and to unwind in the surrounding areas of Bow, Hackney, Stratford, Wapping and Shoreditch. From the wealth of Indian Cuisine on offer in Brick Lane to the best of Vietnamese dishes in Kingsland Road. The old East End has so much to offer. Check out the Hoxton Square area for a great night out, or Spitalfields and Petticoat Lane for a real East End shopping experience.

Urban Island is located adjacent to Three Mills island next to the film studios, which are situated at the end of Three Mill Lane.

The nearest tube station to Urban Island is Bromley by Bow, Exit the station and turn left down into an underpass.

Within five minutes, hotfoot it to Bromley by Bow underground station, which connects with the Hammersmith and City and District Lines.

Stratford mainline station, Bow Church and Devons Road DLR are within walking distance, so there's still time for that coffee and croissant.

Canary Wharf	3 stops
DLR	1 stop
The City (Bank)	6 stops
London Eye	12 stops
Liverpool St	4 stops
Waterloo Station	12 stops
City Airport	4 miles
Heathrow airport	26 miles
Gatwick airport	45 miles
Brick Lane	4.5 miles

History

Set within a conservation area, this stunning development was completed in January 2005. This exclusive island in Bromley-by-Bow sits on a curve of the River Lea and has the peace and tranquillity of a waterside setting, yet it is within easy access to the fast paced hub of the City and the vibrant social environment of East London. Three Mills Island is home to the famous Three Mills TV and Film Studios where Lock Stock and Two Smoking Baarrels, Big Brother, Footballers Wives, Dream Team and Bad Girls where all filmed.

Specification

Rising to seven floors in a striking, contemporary design, Urban Island represents the creation of a landmark building that has been given depth and proportion through the use of stepped and varying roof heights.

Full of contemporary flair both inside and out, Urban Island features 47 one and two bedroom apartments, each with its own outdoor space including balconies and some terraces.

Three lifts serve the apartments, and, to add to the sleek drama of its lines, the building includes key external features such as galvanised steel balconies and cedar wood panelling.

To capture and retain all natural light, extensive use has been made of glazing features in each apartment, as well as in the communal areas where glazing is a focal point in staircases and in glass screen walls.

Along with a high specification throughout, the development also has a podium deck landscaped courtyard and there is a provision for underground parking.

Every apartment has its own outdoor space, some benefiting from more than one balcony or an additional terrace. Sliding doors are also featured in some of the two bedroom apartments allowing further opportunity to extend living space.

Kitchens

Jasmie white kitchen units with stainless steel handles
Grey Anthracite worktops with upstands
Smeg stainless steel single oven
Smeg ceramic 4 ring electric hob
Stainless steel chimney style extractor hood
Stainless steel 1.5 bowl sink with mixer tap
Built in fridge/freezer
Plumbing, electrics and space for washer/dryer
Plumbing, electrics and space for dishwasher
Hardwood oak timber strip flooring in a matt oiled finish
Recessed ceiling lights
Brushed steel sockets and switches

Bathrooms

White bath with chrome mixer taps and shower fixing over bath
Glass shower screen
White semi-recessed wash hand basin in walnut effect counter top with chrome mixer
Inset mirror above wash hand basin
White dual flush WC
Limestone effect floor and wall tiles in a matt finish
White shaver socket
Recessed ceiling lights
White electric towel rail

Electrical/Security

TV, Satellite and telephone points to living areas and master bedrooms only
Smooth electric panel heaters throughout
Audio entry phone
Smoke alarms
White slimline switches and sockets throughout except in kitchens with have a brushed steel finish

Security

You must use your key fob to enter and leave the development. The car park has security shutters which are access using a remote control fob.

Post & Parcels

Each apartment has it's own letterbox located just outside the main entrance to the development. All Tenants will be issued with letterbox key per apartment.

Directory – Useful Addresses & Telephone Numbers

Tower Hamlets Council		020 7364 5000
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