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Three Waters London

Three Waters is an innovative development in the heart of the East London from £340,000.

Reserve Online

HIGHLIGHTS:

- Units available from £340,000
- 5% Estimated Rental Returns
- 47 Studio & one-bedroom apartments
- Completion: Q2-Q3 2021
- Leasehold: 999 years

Facilities include raised communal garden, rooftop terrace, and 24-hour concierge

[Privacy](#) - [Terms](#)

- Close transport links – 7 mins walk to Bromley by Bow Underground Station
- Fantastic city views

INTRODUCTION:

Three Waters marks a new era in the property market for East London (<https://www.tarquinjones.com/london/>). Surrounding by London's tech sector, Three Waters is an innovative development reflecting the industrial heritage of the area. Offering units from £340,000, Three Waters is a fantastic opportunity to invest in the extensive regeneration (<https://www.tarquinjones.com/5-ways-spot-property-regeneration-area/>) occurring east of the River Thames.

OVERVIEW:

Rising above the meeting point of the River Lea, Bow Creek, and the Limehouse Cut, Three Waters is an impressive collection of studios and one-bedroom apartments surrounded by public transport links. Offering spacious homes by London's enviable waterside, Three Waters benefits from its close proximity to Canary Wharf (<https://www.tarquinjones.com/canary-wharf/>), the tech hub of Europe.

With facilities including concierge services, lift, and raised communal garden the stunning apartments, benefiting from a large supply of natural light, every aspect of the design has been considered in intricate detail to ensure high demand. From projected balconies to audio and visual entry systems, Three Waters incorporates the tech-savvy nature of the area by incorporating technology into the aesthetic. Providing electric car charging stations and a landscape to encourage biodiversity, Three Waters sets this property aside from the rest, proving itself as a genius investment opportunity.

PAYMENT STRUCTURE:

UK RESERVATION

- Reservation fee: £2,500
- Exchange of contracts: 10% within 21 days (minus reservation fee).
- Interim 1: 5% 12 months after exchange
- Interim 2: 5% 18 months after exchange
- Completion: 80%

OVERSEAS RESERVATION

- Reservation fee: £2,500
- Exchange: 10% within 21 days (minus reservation fee)
- Interim 1: 5% 12 months after exchange
- Interim 2: 5% 18 months after exchange
- Balance: 80%

FINANCIALS:

Three Waters offers 5% estimated rental returns. See table below for an example of the rental returns you could earn from this investment:

Unit Example	Rental Yields
	£17,000 per annum
£340,000 x 5% Rental Yields	£1,416.67 pcm
Total Rental Income over 5 years	
£17,000 x 5	£85,000

WHY INVEST IN RESIDENTIAL PROPERTY

(<https://www.tarquinjones.com/traditional-residential-buy-let-properties-supreme/>)?

Early Retirement

With the right property, a shrewd investor can generate enough money to retire early. A well-chosen property portfolio can easily rival a salary, and more often than not requires no management of the investor.

Better than cash in the bank

Buy-to-let (<https://www.tarquinjones.com/purchasing-buy-let-investment-step-step-process/>) returns can be more reliable and effectively offer higher yields than cash sitting in a bank account. The housing supply in the UK is also at a 100-year low, and demand is growing daily. It is predicted that 25% of households will be privately rented within the next 5 years.



vestment

All investment comes with a level of risk, but in the world of investment property is as safe as they come.

Demand

The demand for residential property exists as long as tenants need accommodation. The UK currently has a population of 66.96m, due to 80.6 years life expectancy and 283,000 people emigrating into the UK. Alongside this, 101,669 couples are divorcing and 2018 saw 12.1 births per 1000 people, proving a need for more homes.

Why invest in London (<https://www.tarquinjones.com/london-property-investment/>)?

Financial Hub

Barclays and Lloyds Banking Group are among the banks with headquarters in London, making the city of London an economically safe place to invest.

Economy

The fifth-largest economy in the world, London has a Gross Domestic Product of £580.7 billion promises an array of business opportunities to those willing to bring their knowledge and experience to the city.

Rental Prices

The 2018-2022 prices are predicted to grow by 10.9% in Greater London and 8.8% in Central London.

Universities

With more than 400,000 students in the city, London is home to 40 higher institutions including UCL and Imperial College mentioned within the top ten universities in the world.

Employment

Approximately 75% of residents aged 16-64 are employed in London, outperforming the rest of the UK

Transport

The Elizabeth Line, connecting Heathrow to Essex, will drastically reduce central London commuting traffic, scheduled to be completed in autumn 2019. Expected to support 180,000 homes and create over 360,000 jobs, the demand for property is being driven by international buyers across the globe before the completion of the Elizabeth line.

Tourist Attraction

Landmarks including Buckingham Palace, London Eye, and St Paul's Cathedral have contributed towards the city's £15 billion tourism industry.

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About Us

Tarquin Jones is a dynamic and specialist property Investment company that focuses and delivers on property Investment solutions to our discerning clients throughout the world.





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To :

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