

LIFE
IN
MOTION

PRESENTING
THE
BELLAMY

LONDON E14

Located in the ever-evolving E14 postcode, The Bellamy's 31 stories shine in Canary Wharf's skyline. Finished with considered craftsmanship throughout, all apartments offer a serene and sophisticated space to unwind.

The residents' only Byng Club is a place where creativity flows, friends meet and growth happens all within the building you call home. As well as being east London's business hub, the local area has much to offer: vibrant restaurants and bars, a constantly growing choice of shops and unrivalled connectivity, all surrounded by the flowing water of the Thames.

There's a reason Mount Anvil's developments are among the fastest selling in London. Boasting 108 stunning private apartments all with their own balconies and access to abundant amenities, The Bellamy offers an unbeatable lifestyle and beautifully designed homes.



STAY WELL CONNECTED

An explosion of infrastructure in recent years has made Canary Wharf and the Isle of Dogs one of the best-connected postcodes in London. Residents can reach the city by multiple modes of transport. From The Bellamy, Canary Wharf Tube is an 8-minute walk and the Thames Clipper river bus is 9-minutes. The Elizabeth Line is a 14-minute walk, whilst it's 7-minutes to Heron Quay and South Quay DLR.



A POSTCODE FOR BUSINESS, ENTERTAINMENT, AND CULTURE

With a prime location in Canary Wharf, The Bellamy is well situated to enjoy the many benefits of this premier destination including over 300 shops, bars and restaurants. Its cultural calendar is thriving with a host of plays, exhibitions and al fresco music events, while leading venues such as The O2 and English National Ballet host concerts, events and world class performances.



SERENE AND SOPHISTICATED LIVING

Every apartment has a private balcony with water or city views while the flowing specification reflects the movement of the Thames. Inspiring interiors include tactile finishes and fluted cabinets, with light oak flooring and stone workshops enhancing the feeling of calm sophistication.



INVEST IN A GROWING AREA

Canary Wharf has become one of the UK's largest financial hubs and contributed to the iconic London skyline. Conceived in the early 80s as a predominantly commercial district, the estate's residential offering has grown rapidly over the last 40 years.



ENJOY WATERSIDE WALKS AND OPEN PARKS

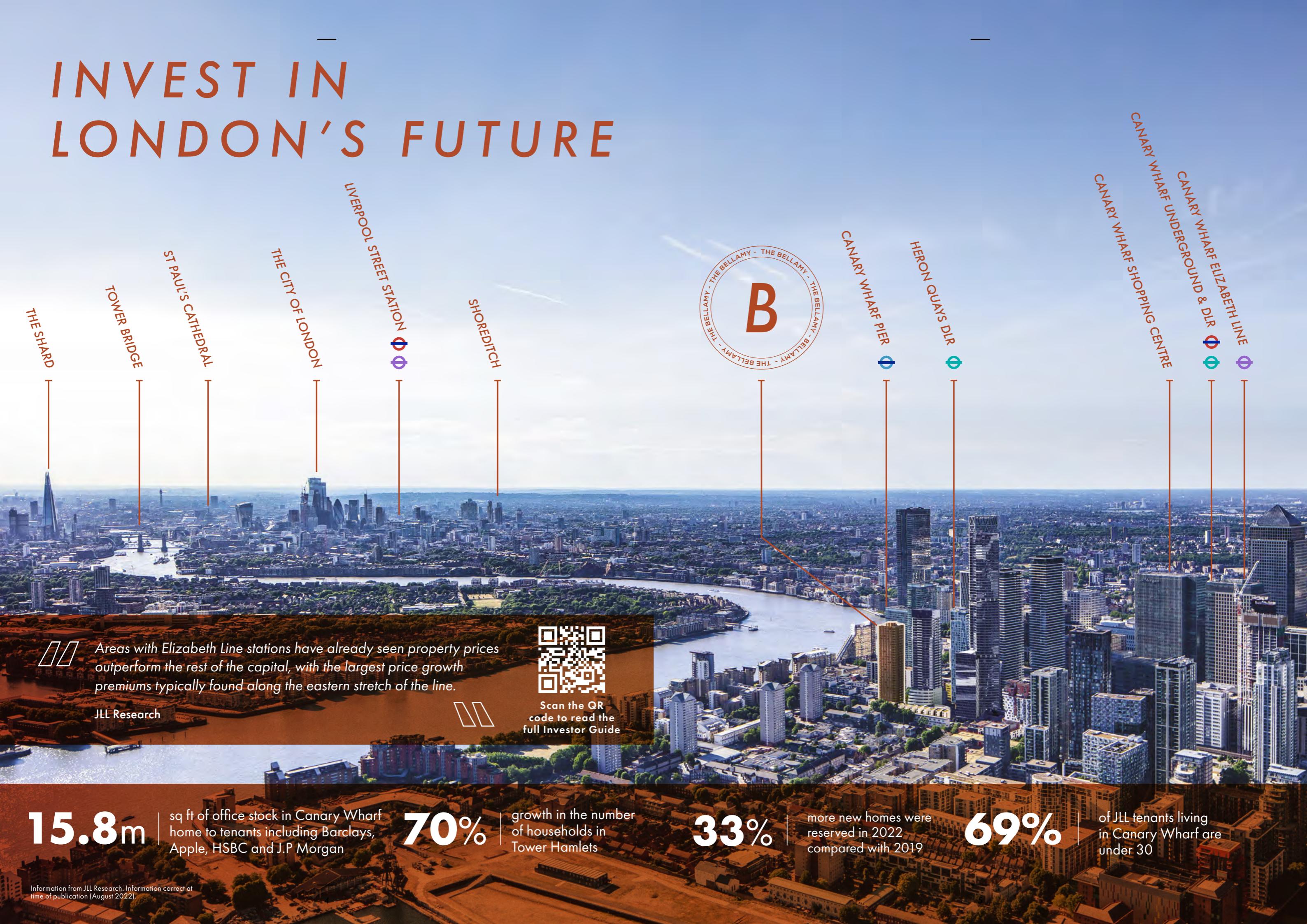
Experience the best of land and water in one of London's most vibrant districts. Walk or jog along the riverbank, feel the health benefits of open water swimming, go sailing and compete in the Dragon Boat Race, a major charity event held in South Docks every July. Plenty of parks and gardens put a balanced lifestyle within easy reach, while big screens in Canada Square Park and Union Square broadcast live sports and cultural events every summer.

BYNG
— C L U B —

MEMBERSHIP

BYNG Club has been created to suit the way we live now. With amenities ranging from workspace and fitness facilities to places to entertain and relax, it enables residents to make the most of their day without leaving the building they call home.

INVEST IN LONDON'S FUTURE



Areas with Elizabeth Line stations have already seen property prices outperform the rest of the capital, with the largest price growth premiums typically found along the eastern stretch of the line.

JLL Research



Scan the QR code to read the full Investor Guide

15.8m

sq ft of office stock in Canary Wharf home to tenants including Barclays, Apple, HSBC and J.P Morgan

70%

growth in the number
of households in
Tower Hamlets

33%

more new homes were reserved in 2022 compared with 2019

69%

of JLL tenants living
in Canary Wharf are
under 30



Map is for illustration purposes only and is not a full representation.

These are indicative journey times. Based on time to station entrance.
Source: google.com/maps and tfl.gov.uk

London Underground

- DLR
- Central line
- Overground
- Hammersmith & City line
- Northern line
- District line
- Circle line

Bakerloo line

- Piccadilly line
- Victoria line

Thames River Boat

- RB1
- RB1X
- Elizabeth line (Crossrail)

BYNG

— C L U B —

The Bellamy's amenities promote balanced city living. BYNG Club is an inspiring place to achieve your work and fitness goals, while the screening room and podium garden offer the space to unwind outside your apartment. Designed with residents' in mind, your BYNG Club membership is how to make the most of your day within the building you call home.



PELOTON

FITNESS SUITE

Premium exercise equipment in a luxurious environment - the Peloton-powered fitness suite offers on-demand classes, equipment and mats for yoga, barre, boxing and more.

CONCIERGE

A dedicated concierge is on hand 24/7 to greet you, take in parcels and provide security.

PODIUM GARDEN

The podium garden is an oasis where you can read, rest and rejuvenate, just steps away from the bustle of the city.



WORKING LOUNGE

The working lounge is a dedicated space for you to work remotely without leaving the comfort of your building.

DINING ROOM

The dining room is a sophisticated space for entertaining and hosting parties.

SCREENING ROOM

Enjoy luxurious sofas and a top-of-the-range screen while watching blockbuster films, your favorite shows or sporting events.



RESIDENTS' LOUNGE

Lounge away from your apartment in an open space with soft seating and a welcoming atmosphere.

DEVELOPMENT DETAILS



10

Developer
Mount Anvil

Architects
HTA Design

Interior Design
Embrace Architects

Completion
From Q1 2026

Warranties and Insurances
10-year Premier Guarantee warranty and two-year developer warranty

Local Authority
London Borough of Tower Hamlets

Council Tax Band
Band H: £3,039.96 per year

Ground rent
Zero

Tenure
999 years lease

Service charge
Estimated £4.94 per sq ft



11

DEVELOPMENT DETAILS



Number of Homes

- Total number of homes on the development - 202
- Total number of private homes - 108
 - Studio - 15
 - One Bed - 57
 - Two Bed - 36



Development Details

- Siemens integrated appliances
- Modern wide plank engineered laminate flooring in natural oak finish to kitchen living and dining areas (incl. studio open-plan bedrooms)
- Carpet to bedrooms
- Composite stone to worktops and splashback with feature reeded doors in cashmere finish to selected wall cabinetry
- Bespoke, feature vanity with countertop basin. Large format natural stone porcelain floor and wall tiles and white marble effect porcelain wall tiles above vanity height
- Full-height built-in wardrobes to master bedroom, with feature reeded doors and nickel finish handles
- Brushed nickel finishes to bathrooms and showrooms
- Private balconies as outdoor space

Reservation Terms

- Reservation fee is £2,500
- 10% of purchase price payable within 21 days from exchange of contracts (minus reservation fee)
- 2.5% stage payment payable six months from reservation date
- 2.5% second stage payment payable 12 months from reservation date
- 5% third stage payment payable 18 months from reservation date
- Balance of 80% payable on completion

Solicitors for Vendors

Clyde & Co
1 Stoke Road
Guildford
Surrey GU1 4HW
UK
+44 (0)207 876 5000
www.clydeco.com

Recommended Solicitors for Purchasers

- Ackroyd Legal
- Axiom DWFM
- Healy's
- Riseam Sharples
- Zhong Lun



INVESTING IN QUALITY

90% of our people are also shareholders in our business, so there's more pride poured into every project. Our unique collective approach brings together some of the best minds in the industry to create carefully considered and beautifully built homes that will endure. It's an approach that drives continuous improvement, raising the bar with every development. Here we set out what quality means to us, going above industry standards with each of our teams.



LAND BUYING

Finding the right location to invest in. Mount Anvil schemes have delivered up to 2.3 times the average price growth for new build apartments in the same postcode.



A PROVEN RECORD OF SUCCESS

Mount Anvil has a proven record of success in the area. Exemplifying the boldest and most beautiful of Canary Wharf architecture, sold-out Dollar Bay won "Best New Iconic Building" in the 2018 London Planning Awards. This forward-thinking glass building included 189 breathtaking homes designed with vanguard sustainable technology. It also rejuvenated the underutilised waterfront providing public art, open spaces and landscaping for all to enjoy.

Dollar Bay, E14



DESIGN PLANNING

We've developed bespoke 4D software to plan and deliver projects to the highest standard with fewer complications.



PROJECT DIRECTORS

Mount Anvil Project Directors typically have more than 25 years industry experience, so delivery of your home is in safe hands.



CUSTOMER CARE

If a problem arises, we've got you covered with year-round, 24-hour homeowner care.



CUSTOMER EXPERIENCE

Your personal Customer Experience Manager will be by your side throughout the buying process, whether it's contacting your solicitors or showing you around your home.



HEALTH & SAFETY

We're the UK's most highly-rated company. It's built into our culture, into everything we do and every decision we make.

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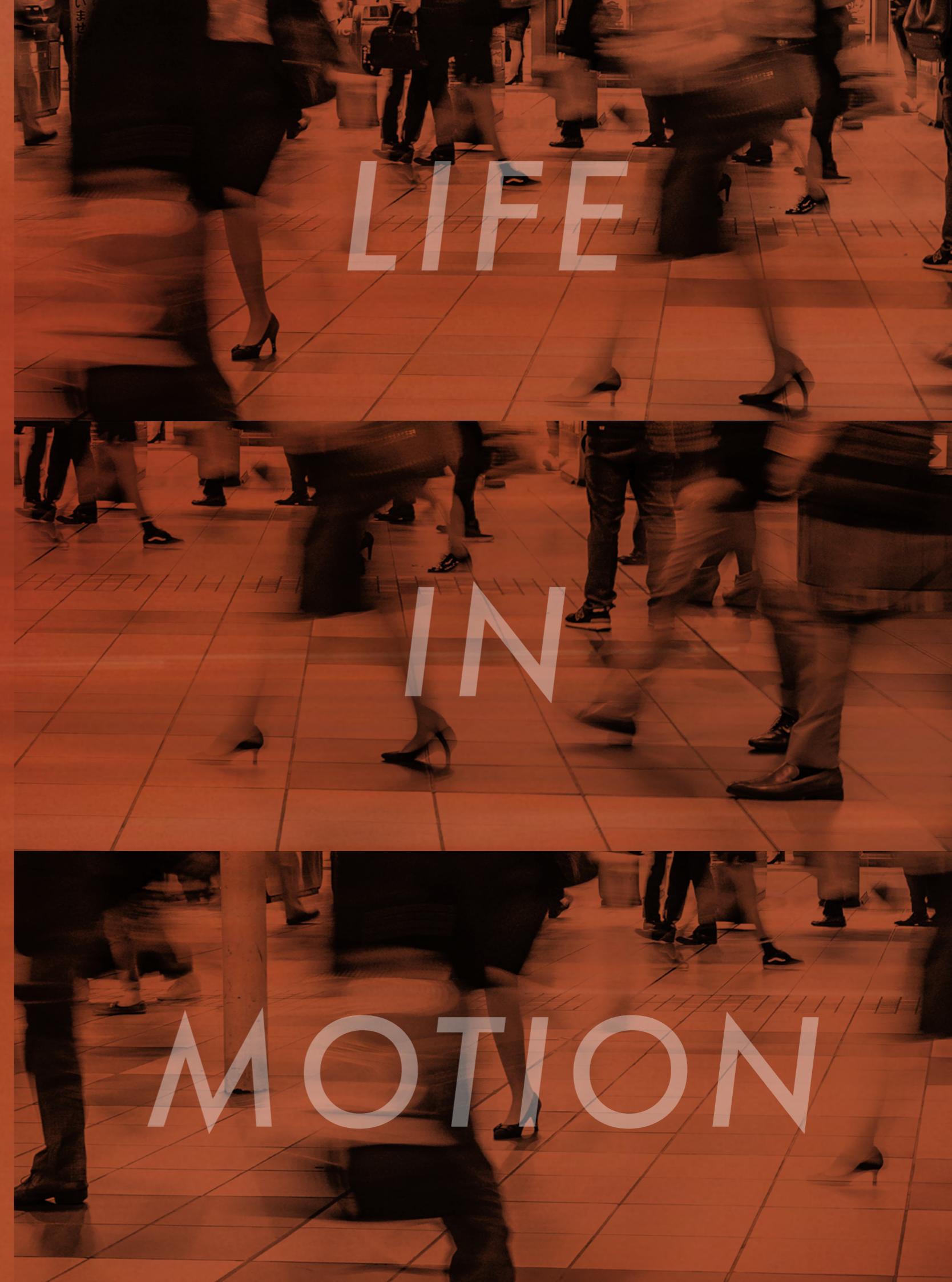
**Mount Anvil,
better London living**

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The Bellamy is a marketing name and will not necessarily form part of the approved postal address. Applicants are advised to contact Mount Anvil to ascertain the availability of any particular property. Your attention is drawn to the fact that in rare circumstances it may not be possible to obtain the exact products or materials referred to in the specification. Mount Anvil reserve the right to alter, amend or update the specification, which may include changes in the colour, material or brand specified. In such cases, a similar alternative will be provided.

Mount Anvil reserve the right (whether through the planning process or otherwise) to increase the height and/or elevation and/or massing or otherwise (including accommodation) of any block in the development. You'll be regarded, when making a reservation, as being aware and accepting this. This means you'll be expected to accept any consequential change in outlook or amenity because of such changes.

Computer-generated images are indicative only and subject to change.





thebellamy.co.uk

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