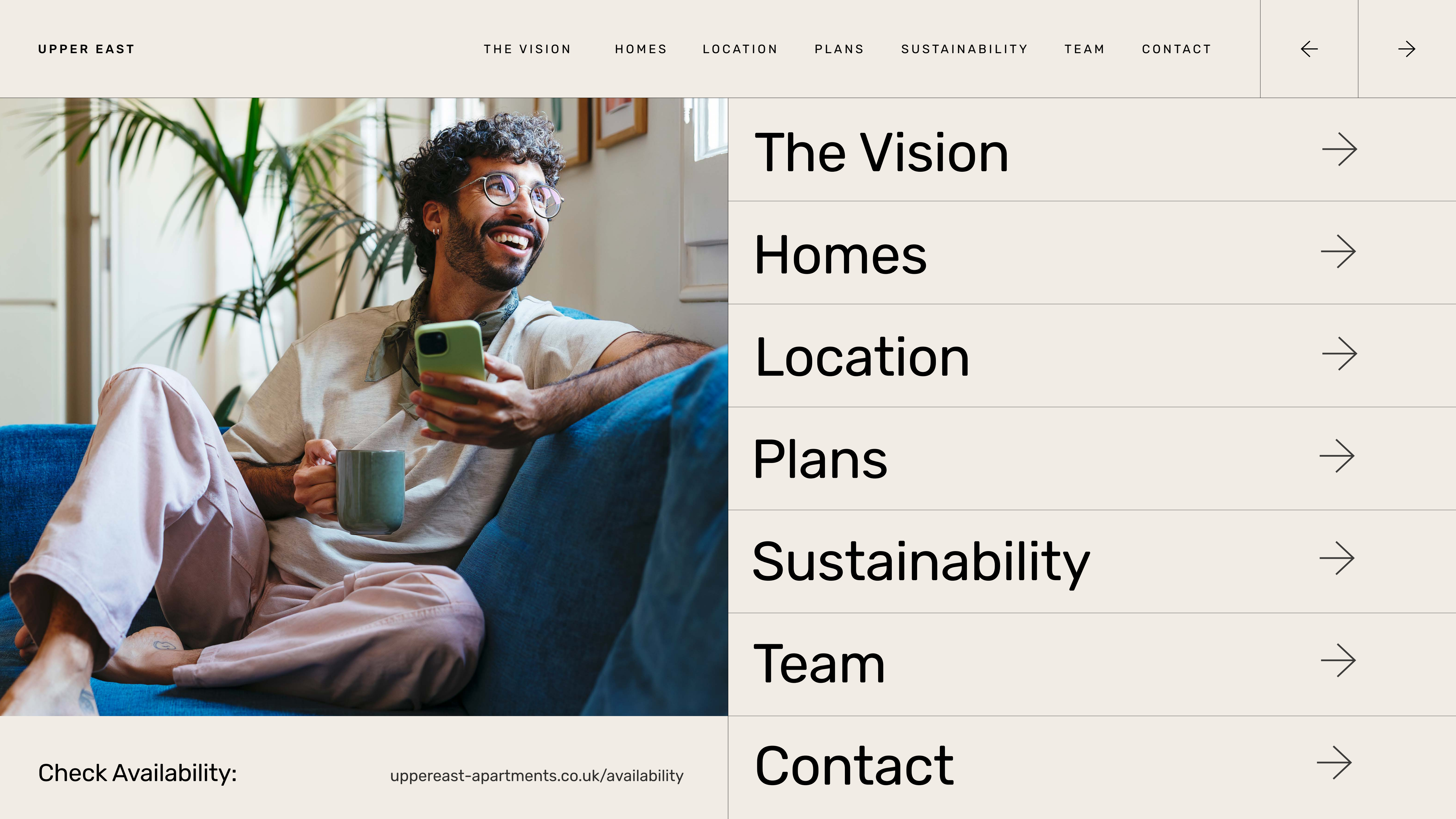


MUSE

UPPER EAST

Upper calm, East energy.



The Vision



Homes



Location



Plans



Sustainability



Team



Contact



Check Availability:

uppereast-apartments.co.uk/availability

The Vision

A NEIGHBOURHOOD, BUILT AS ONE.

Stroudley Walk brings 274 homes to Bow, alongside shops, open space and a community hub.

Multiple housing options ranging from studio apartments to four-bedroom houses, available through Open Market Sale, London Affordable Rent and Shared Ownership*, so there’s a route in whatever stage you’re at.

The pocket park and community courtyard both feature play equipment and 33 newly planted trees are already settling in across the neighbourhood. Streets are pedestrianised throughout, it’s a neighbourhood in Bow that holds onto its history while making room for what’s next.

*London Affordable Rent & Shared Ownership owned by Poplar HARCA





Homes

MODERN CITY LIVING

APARTMENT OVERVIEW



OUTDOOR SPACE



SPECIFICATION



The Apartments

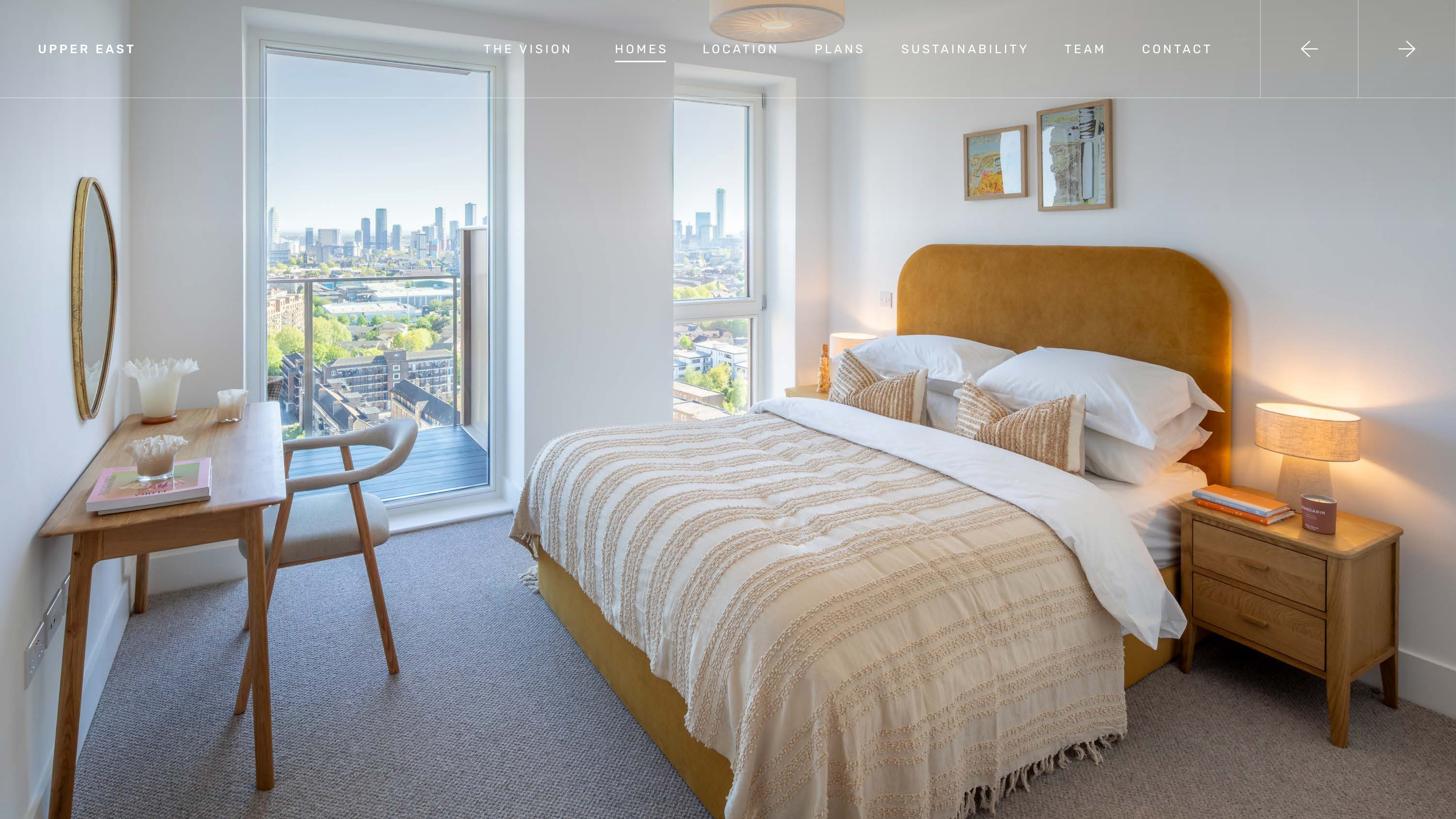
SPACES, CRAFTED
WITH INTENT.

Every apartment at Upper East comes with a private balcony and its own slice of the skyline – south to Canary Wharf and the City, north to Stratford.

Inside, the palette blends natural texture with a contemporary tone. Deep indigo kitchens by Symphony sit against smooth quartz worktops, with a full suite of integrated Bosch appliances built in. Spa-inspired bathrooms feature full-height Porcelanosa tiles and mirrored cabinets with built-in demisters, while living areas are finished with Amtico herringbone flooring.

Bedrooms feature plush carpets and fitted wardrobes in the master bedroom. Integrated storage runs throughout, so there’s always somewhere to put things.







Amenity

BEYOND YOUR BALCONY

Four outdoor spaces, from the 25th floor down to the street, give you somewhere to be outside without leaving home. Up on the 25th floor, the roof terrace opens out to panoramic views in every direction. Pergolas offer shade, sun loungers make the most of the sun and picnic tables are built for long lunches.

Closer to home, the first floor terrace is there for a quick coffee or ten minutes of fresh air, with planting running throughout.





Down at ground level, the courtyard offers residents grass, shaded pathways and bench seating, with children’s play equipment for the little ones.

Just outside the building, the pocket park opens things up to the wider neighbourhood, with its own children’s play area and space for the whole community to use. Alongside an outdoor gym, there’s a reason to step outside whether you’ve got ten minutes or an hour.



Specification

Every home at Upper East is finished to the same standard, considered, practical, built to last. Here’s what’s included:

Kitchens

- Matt-finish Indigo kitchen cabinets with soft-close doors and drawers designed by Symphony kitchens.
- Contrasting Silestone composite quartz work surfaces with drainage grooves and Indigo back-painted glass splashback.
- Blanco single undermount stainless-steel sink with contemporary Hansgrohe single lever mixer tap.
- Built-in Bosch appliances to include single oven, 600mm touch-control induction hob, microwave, dishwasher, and fridge-freezer or undercounter fridge and freezer depending on the apartment type and kitchen design.
- Integrated Bosch concealed telescopic recirculating cooker hood.
- LED lighting underneath wall-mounted cabinets.
- Recycle bin integrated within kitchen cabinets.

Decoration & Finish

- Walls and ceilings painted with a white matt finish.
- Architraves and skirting boards finished with a white satinwood finish.
- Vicaima solid core veneer apartment entrance and internal doors with satin stainless-steel handles and ironmongery (Naturdor range in Eucalyptus)
- Bedroom 1 includes Mobiform high-gloss sliding door fitted wardrobe with a shelf and hanging rail.
- Amtico Spacia range flooring laid in a herringbone pattern to hallway, utility cupboard, kitchen, and living/dining areas.
- Loop pile fitted carpet to bedrooms.
- Bosch washer-dryer supplied and typically located in the utility cupboard.
- Window frames will be composite white timber internally and aluminium-clad externally.

- Smoke detector mains powered with battery backup to bedrooms, entrance and living room only.
- Mains powered heat detector with battery backup fitted to the kitchen.
- Apartments will have sprinkler heads installed (Location may vary depending on the apartment type. Please check specific apartment type locations with our Sales Consultant).
- Roller blinds to kitchen/living rooms only.



Bathrooms

- Contemporary white porcelain floor-mounted Duravit WC with soft-close seat and Geberit chrome finish dual-flush plate.
- Contemporary white Duravit semi-recessed sink with Hansgrohe single-lever mixer tap.
- Bathrooms will feature a white finish steel bath, overflow, central filler, and tiled bath panel.
- Full-height Porcelanosa tiling around bath and from floor to underside of the Corian vanity shelf.
- Clear toughened hinged glass bath screen.
- Hansgrohe thermostatic 2-way control/shut-off shower mixer over bath with adjustable rail and handheld showerhead.
- Bathrooms will benefit from a shaver socket within the mirrored vanity unit.
- Chrome Vogue finish heated towel rail.
- Bespoke vanity unit with mirrored doors, shelves, demister** to two doors, LED strip light underneath.

En-suites

- Contemporary white porcelain floor-mounted Duravit WC with soft-close seat and Geberit chrome finish dual-flush plate.
- Contemporary white Duravit semi-recessed sink with Hansgrohe single-lever mixer tap.
- Full-height Porcelanosa tiling to shower enclosure and from floor to underside of the Corian vanity shelf with contrasting Porcelanosa floor tiles.
- Hansgrohe thermostatic shower mixer, rail and shower head with a low-profile shower tray and frameless hinged glass shower screen.
- Chrome finish heated towel rail.
- En-suites will benefit from a shaver socket within the vanity unit.
- Chrome finish toilet roll holder.
- Bespoke vanity unit with mirrored doors, two shelves, demister** to two doors, LED strip light underneath.



Lighting & Electrical

- White slimline sockets and switch plates except for the kitchen, which will benefit from a brushed stainless-steel finish above worktop.
- Recessed LED downlights throughout (except bedrooms, storage and utility cupboards).
- Face mounted LED circular light fittings to utility cupboards.
- Pendant light fitting to bedrooms.
- Living room to have FM/DAB, *1 no. Satellite, single TV BT outlets and 2 no. double sockets. Principal bedroom will have FM/DAB, single TV BT outlets and 2 no. double socket outlets.
- Telephone point to living room and bedroom will be subject to installation and subscription, dependent on the occupier subscribing to the service.

Heating

- Apartments will feature underfloor heating to all areas except bathrooms, en-suites and cupboards.
- Whole-house ventilation system to each apartment (Please note whole-house ventilation is not air conditioning or comfort cooling, it is an air exchange system where fresh (external) air is fed via ducts into the heat exchange unit and supplied to kitchen/ living/dining areas, bathroom and en-suite). The spent air is then extracted from rooms, passed through the heat exchange unit to retrieve residual heat and then expelled externally.

Security

- Two-way audio/one-way video entry system to each apartment.
- Vicaima veneer apartment entrance door fitted with a multi-point lock, spyhole with cover flap and security door guard chain.

Warranty

- Your home also has the benefit of a Premier Warranty.

*Will be subject to installation and subscription, dependent on the occupier subscribing to the service. **Bathroom, two-bedroom apartments: Bespoke vanity cabinet with double mirrored doors, shelves and demisters over wash hand basin. **En-suite, studio & one-bedroom apartments: Bespoke triple door mirrored vanity cabinet with two shelves and demister over wash hand basin.

We reserve the right to change specifications from time to time. We may need to substitute equipment, appliances and materials mentioned in this brochure, but we will seek to ensure that the replacement brand is of similar quality. Details and final as-built product may vary on completion of development.

Location

IN THE HEART OF EAST LONDON

- OVERVIEW →
- WALK, RUN, RIDE →
- FOOD & DRINK →
- LEISURE →
- LOCAL AREA MAP →
- CONNECTIVITY →

Walk, Run, Ride

THE CITY,
YOURS TO
EXPLORE.

CANARY
17 MIN CYCLE
WHARF





VICTORIA
30 MIN WALK
PARK



COLUMBIA
19 MIN CYCLE
ROAD



Bow sits between Canary Wharf, the City and Stratford, with Hackney Wick, Shoreditch and Brick Lane all close by. With local parks, a rich history and plenty of places to visit, explore or enjoy an evening, you really are at the centre of everything.



THE
21 MIN TUBE
CITY



*Walk and cycle times estimated by Google Maps. All journey times are approximate and based on peak times and subject to change from time to time. Source: tfl.gov.uk Sept 2026.

Walk, Run, Ride

Victoria Park – 30 min walk

Less than 30 minutes away on foot, it offers over 210 acres of green space: room to run, cycle or just switch off.

A Sunday market festival or a quiet lap before work, whatever your week needs, there’s a version of the park for it.



Hackney Wick – 15-20 min run

Canalside walks, craft breweries, clubs and eateries that don’t follow anyone’s playbook. Hackney Wick runs on its own energy. Street art covers half the walls and you can even kayak there, if you’re after a bit more adventure.

Roman Road – 8 min cycle

Roman Road has run through Bow for generations and market days still pull a crowd. G Kelly’s Pie and Mash is the kind of place that’s been doing one thing well for years and the Lord Morpeth Pub carries its own piece of local history, a mural of Sylvia Pankhurst, who gave her first public speech just up the road. Old East End, still very much in use.

*Walk and cycle times estimated by Google Maps. All journey times are approximate and based on peak times and subject to change from time to time. Source: tfl.gov.uk Sept 2026.



Walk, Run, Ride

Olympic Park – 19 min walk

Stratford and Queen Elizabeth Olympic Park offer 560 acres of beautiful green space and iconic sports venues.

Built for the 2012 Olympics and still going. Riverside walks, award-winning gardens and playgrounds built for actual imagination, not just climbing frames.

London Stadium is here too, home to West Ham, along with Lee Valley VeloPark for anyone who wants to ride like the professionals. And if you're after something bigger, the ArcelorMittal Orbit has the world's longest enclosed slide, worth the queue at least once.

*Walk and cycle times estimated by Google Maps. All journey times are approximate and based on peak times and subject to change from time to time. Source: tfl.gov.uk Sept 2026.





Walk, Run, Ride

Canary Wharf – 17 min cycle

Canary Wharf and the City are both a short journey from Upper East, close enough to treat as an extension of home rather than a daily commute.

Canary Wharf isn’t just a place people work anymore. It’s been ranked the UK’s number one shopping destination, with over 320 shops and more than 80 bars, cafés and restaurants, all within a short walk of each other. Add Eden Dock into the mix, where you can swim, paddleboard or just watch the sun go down over the water, right in the middle of the City’s skyline.

From Bow, it’s close enough to treat as your own back garden, a working lunch, weekend swim or a dinner reservation, all just a short journey away.

*Walk and cycle times estimated by Google Maps. All journey times are approximate and based on peak times and subject to change from time to time. Source: tfl.gov.uk Sept 2026.

Walk, Run, Ride

FOOD & DRINK



Minnie's – 1 min walk

Right in the heart of Stroudley Walk, this local coffee shop is the go-to for a lunch break, good coffee, fresh food and a spot to sit outside when the weather allows.



Root 25 – 3 min walk

A Bow Road coffee house doubling as a community and arts space, good for settling in or grabbing one on the way by.



The Royal Inn on The Park – 10 min cycle

A Victorian pub and kitchen right on Victoria Park's edge, with a beer garden made for afternoons that drift into evening.



Grow Hackney – 15 min run

An independent canalside café, bar and music venue on the River Lea, serving Hackney Wick since 2014 with brunch, craft beers and live music by the water.

*Walk and cycle times estimated by Google Maps. All journey times are approximate and based on peak times and subject to change from time to time.

Walk, Run, Ride

LEISURE



V&A East Stratford – 8 min cycle

5 floors, with galleries holding over 500 objects from the V&A’s collection, spanning art, design, fashion and performance, alongside a changing programme of exhibitions on the top floor.



City Hustle Gym – 12 min walk

A no-frills strength and fitness gym on Empson Street, open early to late, every day. Free weights, machines, cardio and a functional zone, all in the heart of Bow.



Westfield Stratford – 9 min cycle

Around 280 shops and 70 places to eat, right next to Queen Elizabeth Olympic Park. Cinema, bowling and every kind of food, all under one roof.



Broadway Market – 20 min run

Over 100 stalls fill this Victorian street every Saturday with street food, fresh produce and everything in between. The independent shops, cafés and pubs lining it stay open all week, so there’s always a reason to make the trip.

*Walk and cycle times estimated by Google Maps. All journey times are approximate and based on peak times and subject to change from time to time. Source: tfl.gov.uk Sept 2026.

Location

PERFECTLY
PLACED

- FOOD & DRINK
1. BREAD STREET KITCHEN

2. GROUNDED CAFÉ AND BAR

3. HOLY SMOKES BBQ

4. JIM & TONIC

5. ROKA

6. THE MORGAN ARMS

7. THE GRAPES

8. THE IVY

9. THE BLEEKER BURGER

10. POPHAMS

11. MINNIE’S

12. BOW BELLS
- CULTURE
13. CROSSRAIL PLACE ROOF GARDEN

14. ENGLISH NATIONAL BALLET

15. V&A EAST

16. NUNNERY GALLERY

17. O2 ARENA

18. WHITECHAPEL GALLERY
- LEISURE
19. COLUMBIA ROAD FLOWER MARKET

20. HACKNEY WICK

21. QUEEN ELIZABETH OLYMPIC PARK

22. TRINITY BUOY WHARF

- ENTERTAINMENT
23. THE CUBE

24. HACKNEY EMPIRE

25. STRATFORD EAST PICTURE HOUSE

26. TROXY

27. FAIRGAME
- GREEN SPACE
28. BOB’S PARK

29. GROVE HALL PARK

30. VICTORIA PARK

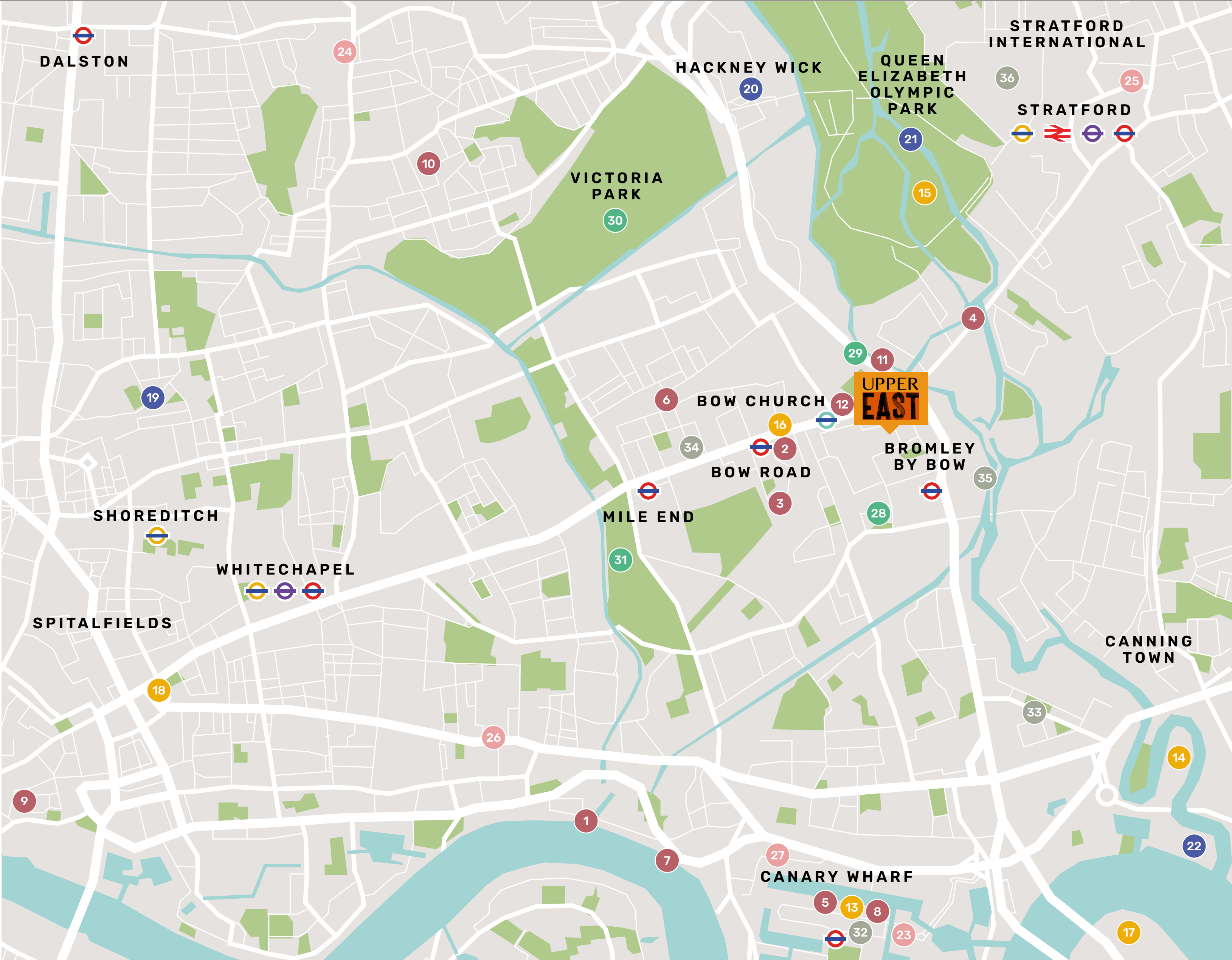
31. MILE END PARK
- RETAIL
32. CANARY WHARF SHOPPING CENTRE

33. SAINSBURY’S LOCAL

34. TESCO EXPRESS

35. TESCO SUPERSTORE

36. WESTFIELD STRATFORD CITY



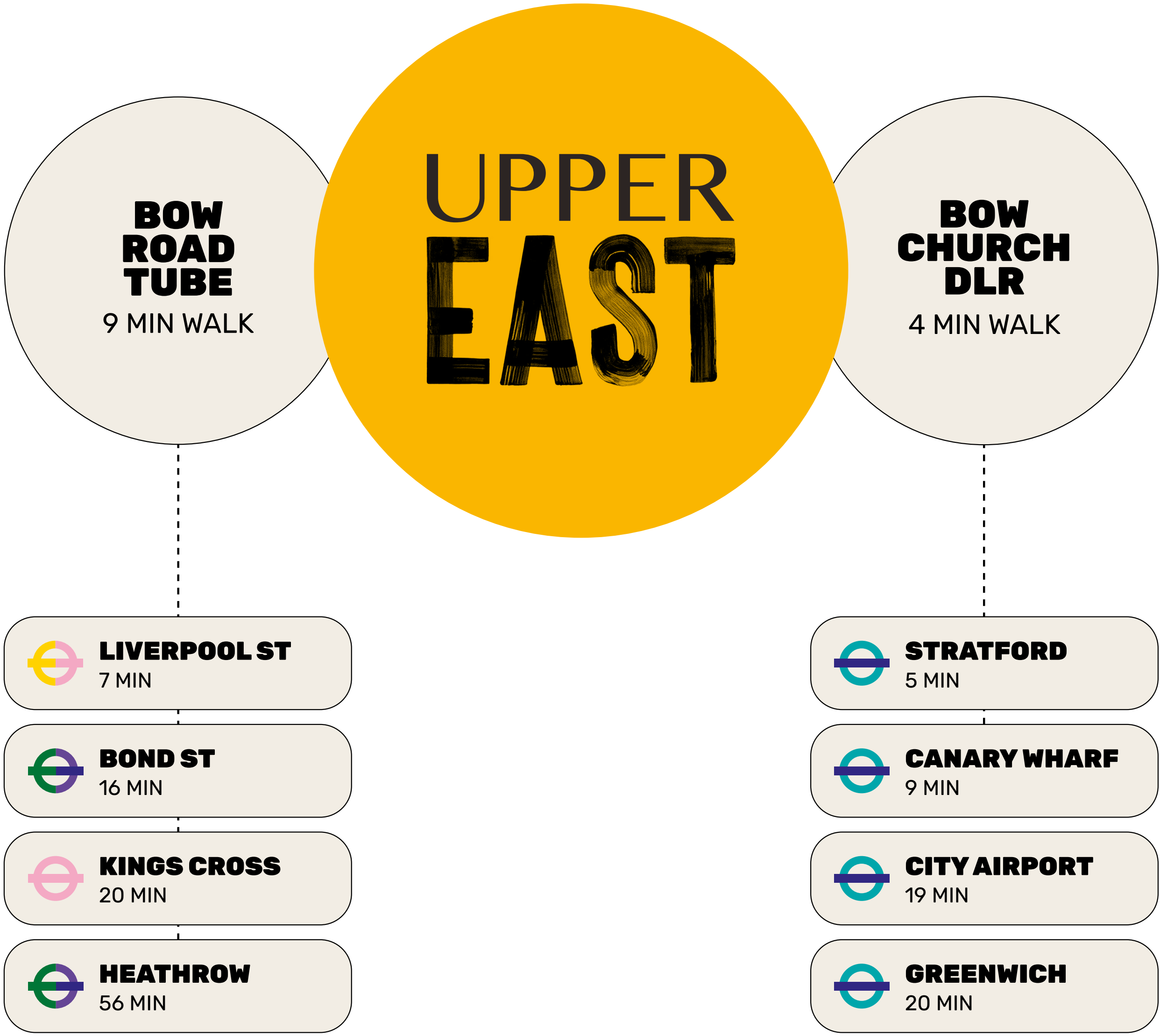
Location

CONNECTED, IN EVERY DIRECTION.

The DLR, tube and the Elizabeth Line all run through Bow, with easy interchange at Whitechapel, Stratford and Canary Wharf.

Bow Church DLR is right on your doorstep, with Mile End and Bow Road Underground close by, giving you the DLR, District, Circle, Hammersmith & City and Central lines all within easy reach.

Three stops on the Central line from Mile End get you to the City. Six stops on the DLR from Bow Church get you to Canary Wharf. Stratford is just two stops away, with National Rail and Overground services from there if you want to go further. Buses run regularly too, connecting Bow to Canary Wharf, the City and Stratford.





Education

A HUB FOR LEARNING

London is home to some of the world’s best universities and Upper East puts you close to plenty of them. Queen Mary University of London is just down the road in Mile End, with Imperial College London, UCL, King’s College London and LSE all a short journey away.

Different courses, different campuses, one city built around learning and research.

Plans

EVERY LAYOUT CONSIDERED

SITE PLAN →

FLOOR PLANS →

Plans

SITE PLAN

UPPER EAST | 192 HOMES

Levels 1-5

Combination of Open Market Sale
Shared Ownership* – Studio to 2 bed

Levels 6-24

Open Market Sale – Studio to 2 bed

- 1

1ST FLOOR RESIDENTS TERRACE
- 2

25TH FLOOR ROOF TERRACE
- 3

PLAY EQUIPMENT
- 4

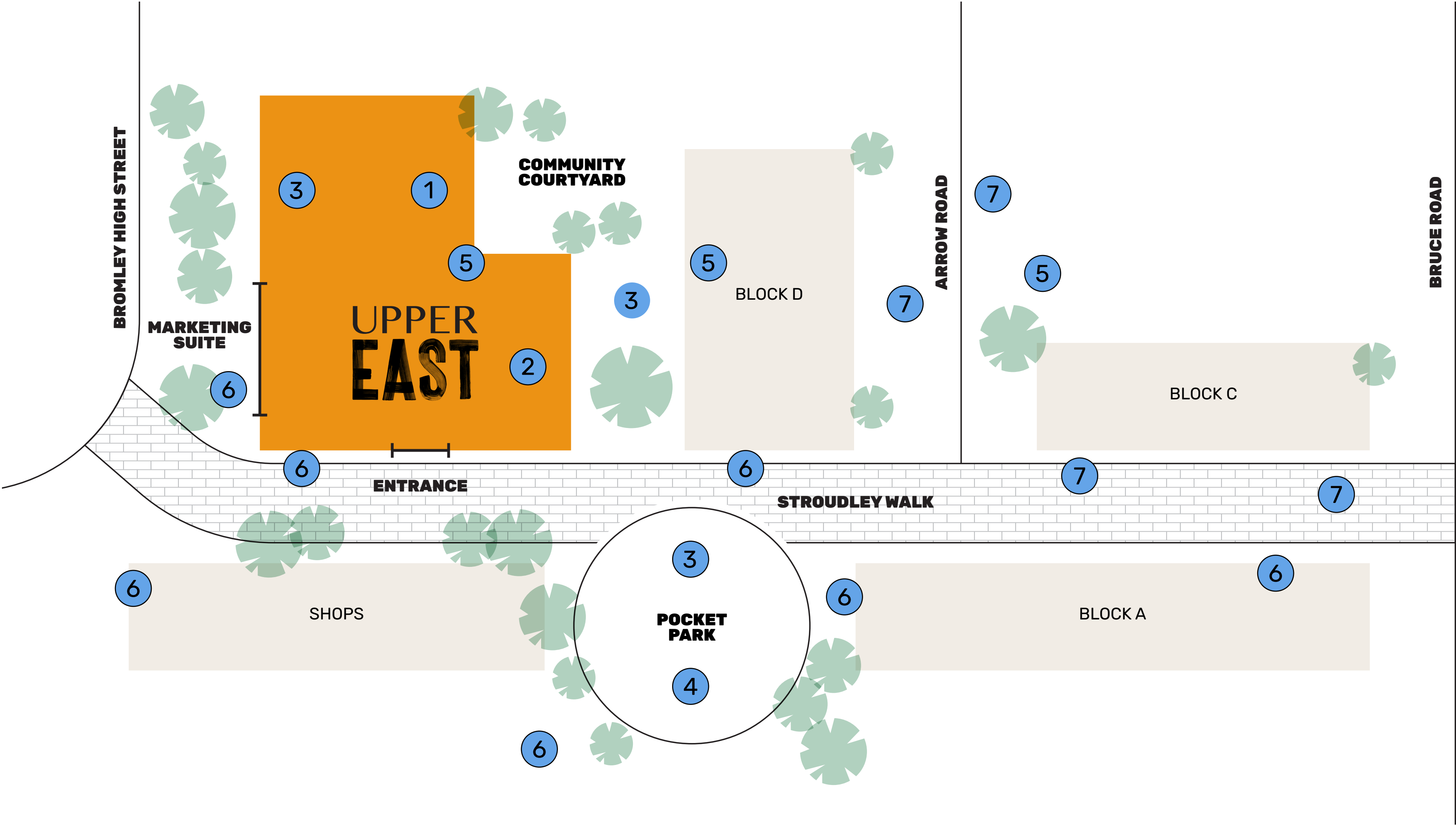
PUBLIC OUTDOOR GYM
- 5

BICYCLE STORAGE
- 6

OUTDOOR BICYCLE STANDS
- 7

BLUE BADGE PARKING

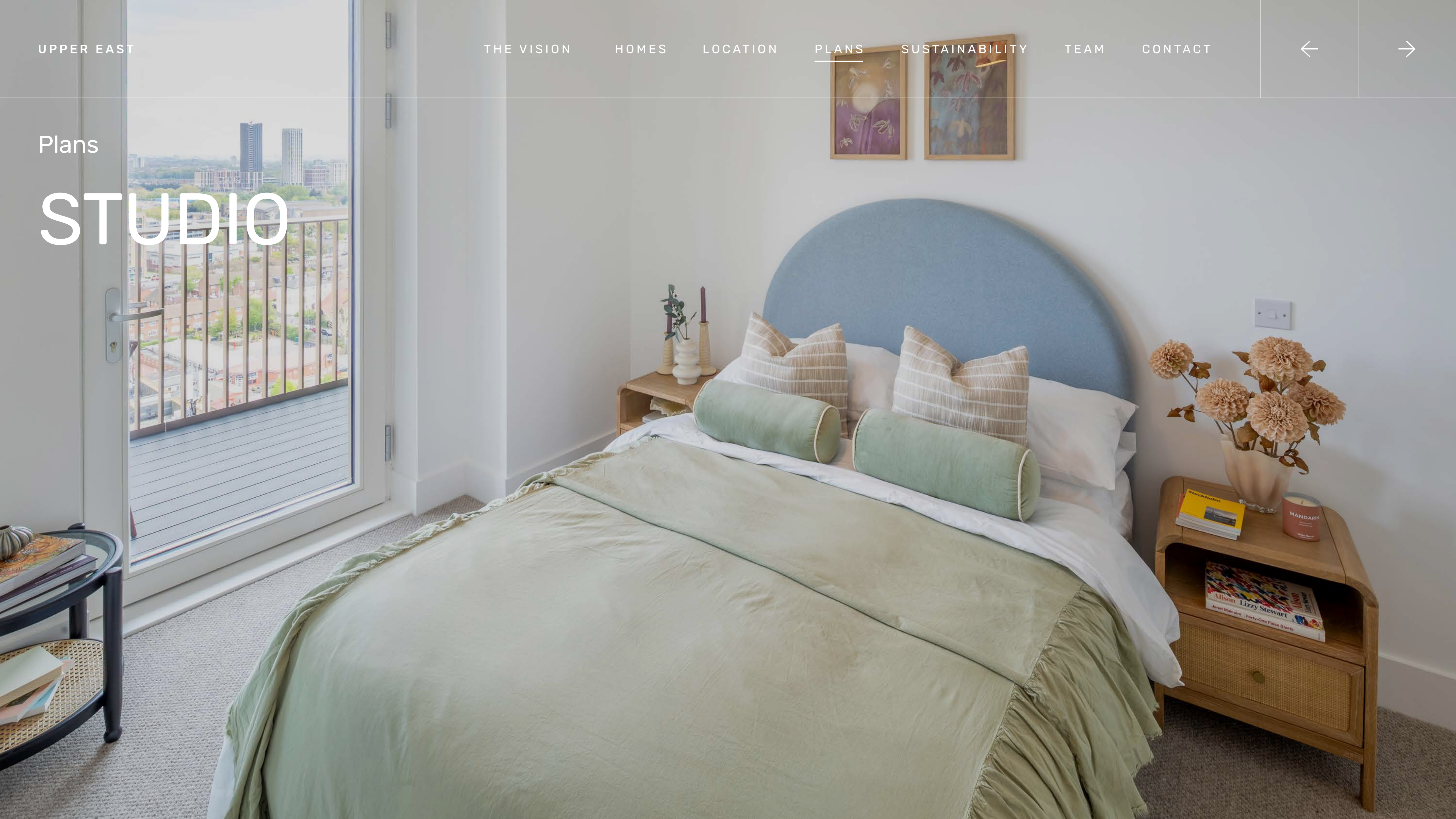
* London Affordable Rent & Shared Ownership
owned by Poplar HARCA





Plans

STUDIO





Plans

STUDIO

ST_01-01

M²

42.5

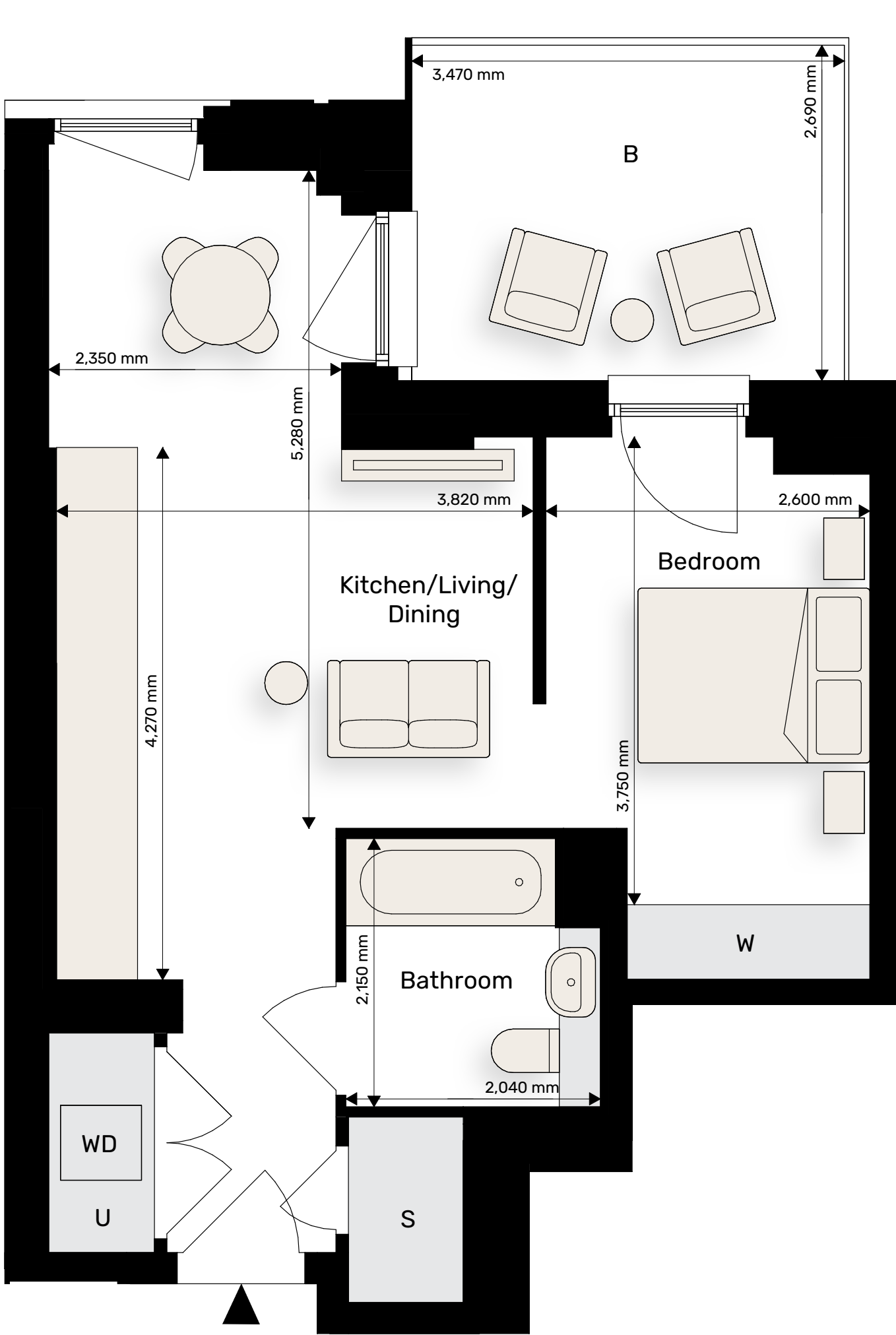
FT²

457.9

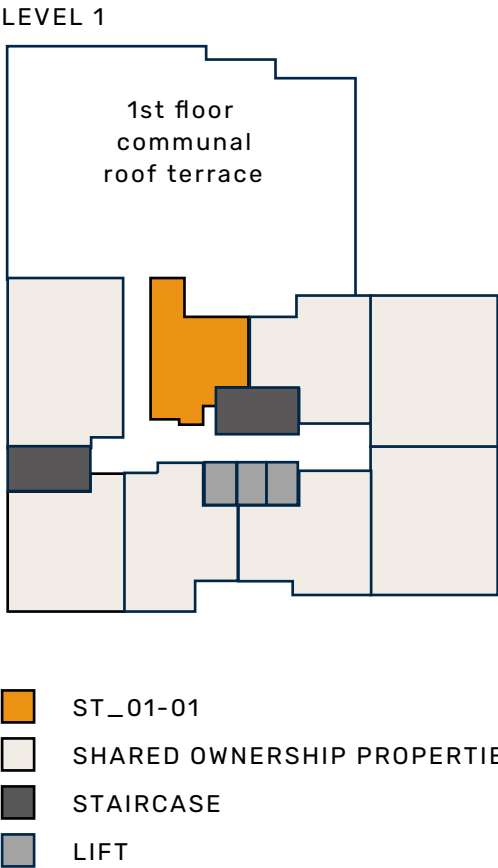
LVL	APT	LVL	APT	LVL	APT
1	86				

DIMENSIONS	MM	FT
KITCHEN/ LIVING/DINING	3,820 x 5,280mm	12'6" x 17'3"
BEDROOM	2,600 x 3,750mm	8'6" x 12'4"
BATHROOM	2,040 x 2,150mm	6'8" x 7'0"

Room dimensions and other measurements are approximate. They may differ in the property as built and you should not use them to purchase furniture, carpets, appliances or other furnishings.
Read our full disclaimer [here](#).



B BALCONY S STORAGE U UTILITY CUPBOARD W WARDROBE WD WASHER DRYER





Plans

STUDIO

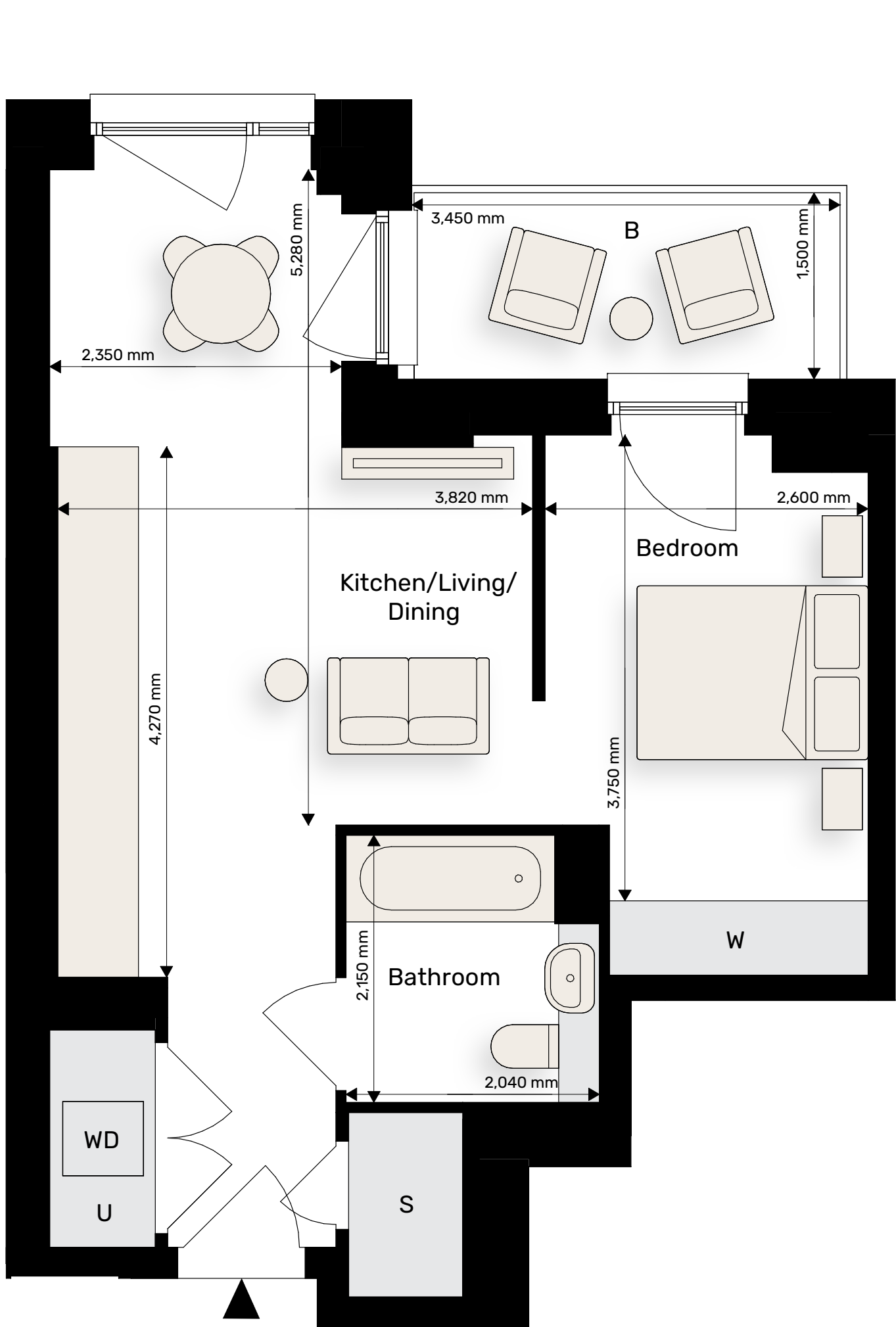
ST_01-Typical

M ²	FT ²
42.5	457.9

LVL	APT	LVL	APT	LVL	APT
02	94	10	158	18	222
03	102	11	166	19	230
04	110	12	174	20	238
05	118	13	182	21	246
06	126	14	190	22	254
07	134	15	198	23	262
08	142	16	206	24	270
09	150	17	214		

DIMENSIONS	MM	FT
KITCHEN/ LIVING/DINING	3,820 x 5,280mm	12'6" x 17'3"
BEDROOM	2,600 x 3,750mm	8'6" x 12'4"
BATHROOM	2,040 x 2,150mm	6'8" x 7'0"

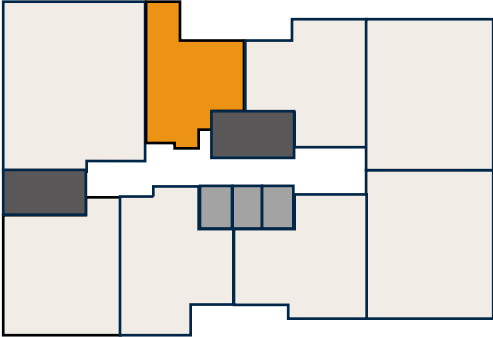
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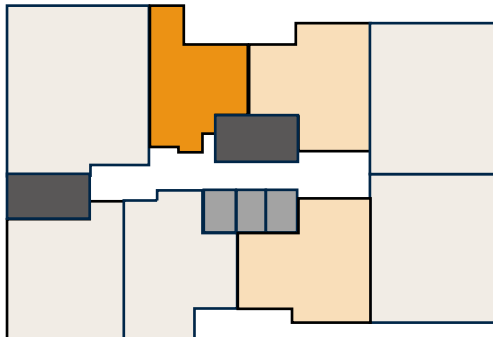
B BALCONY S STORAGE U UTILITY CUPBOARD W WARDROBE WD WASHER DRYER



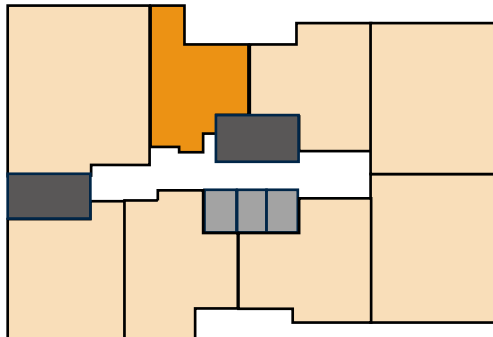
LEVELS 2-4



LEVELS 5



LEVELS 6-24

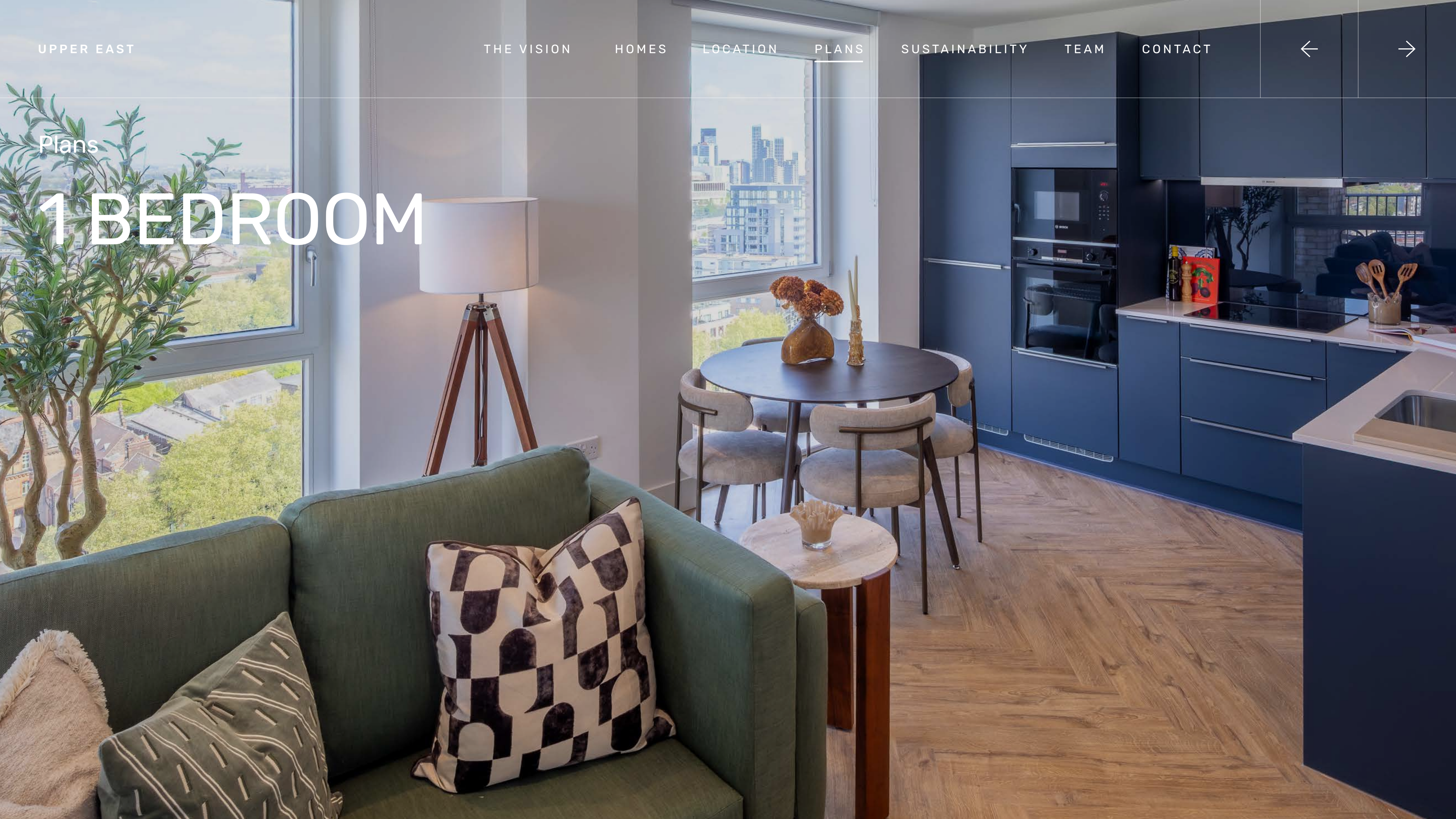


- ST_01-TYPICAL
- OPEN MARKET PROPERTIES
- SHARED OWNERSHIP PROPERTIES
- STAIRCASE
- LIFT



Plans

1 BEDROOM





Plans

1 BEDROOM

1_12

M²

50.7

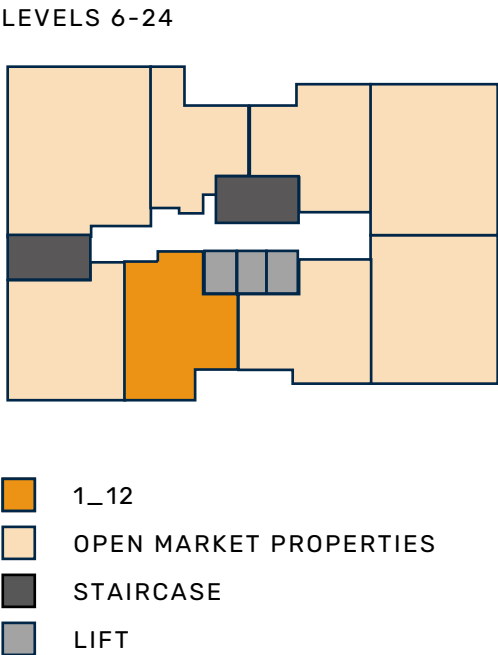
FT²

546.2

LVL	APT	LVL	APT	LVL	APT
06	123	14	187	22	251
07	131	15	195	23	259
08	139	16	203	24	267
09	147	17	211		
10	155	18	219		
11	163	19	227		
12	171	20	235		
13	179	21	243		

DIMENSIONS	MM	FT
KITCHEN/ LIVING/DINING	4,270 x 6,270mm	14'0" x 20'7"
BEDROOM	2,900 x 4,350mm	9'6" x 14'3"
BATHROOM	2,040 x 2,150mm	6'8" x 7'0"

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B BALCONY S STORAGE U UTILITY CUPBOARD W WARDROBE WD WASHER DRYER

Plans

1 BEDROOM

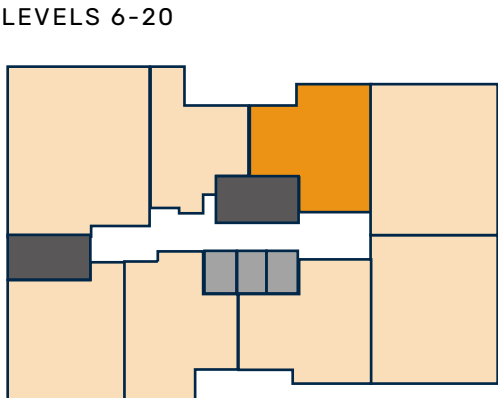
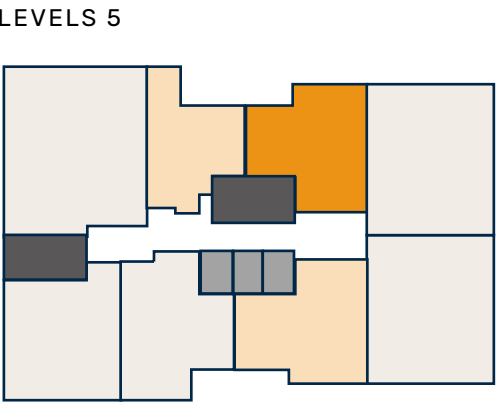
1_13

M ²	FT ²
50.3	541.5

LVL	APT	LVL	APT	LVL	APT
05	119	13	183		
06	127	14	191		
07	135	15	199		
08	143	16	207		
09	151	17	215		
10	159	18	223		
11	167	19	231		
12	175	20	239		

DIMENSIONS	MM	FT
KITCHEN/ LIVING/DINING	4,770 x 4,510mm	15'8" x 14'9"
BEDROOM	3,000 x 4,350mm	9'10" x 14'3"
BATHROOM	2,040 x 2,150mm	6'8" x 7'0"

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- 1_13
- OPEN MARKET PROPERTIES
- SHARED OWNERSHIP PROPERTIES
- STAIRCASE
- LIFT



Plans

1 BEDROOM

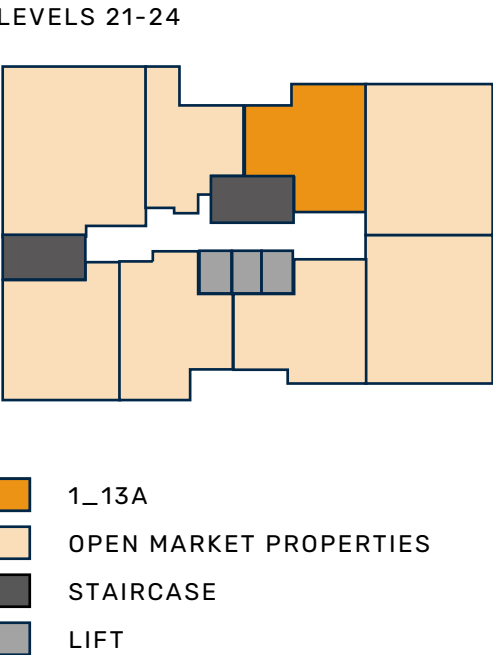
1_13 A

M ²	FT ²
50.3	541.5

LVL	APT	LVL	APT	LVL	APT
21	247				
22	255				
23	263				
24	271				

DIMENSIONS	MM	FT
KITCHEN/ LIVING/DINING	4,770 x 4,510mm	15'8" x 14'9"
BEDROOM	3,000 x 4,350mm	9'10" x 14'3"
BATHROOM	2,040 x 2,150mm	6'8" x 7'0"

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B BALCONY S STORAGE U UTILITY CUPBOARD W WARDROBE WD WASHER DRYER



Plans

1 BEDROOM

1_14

M²

50.5

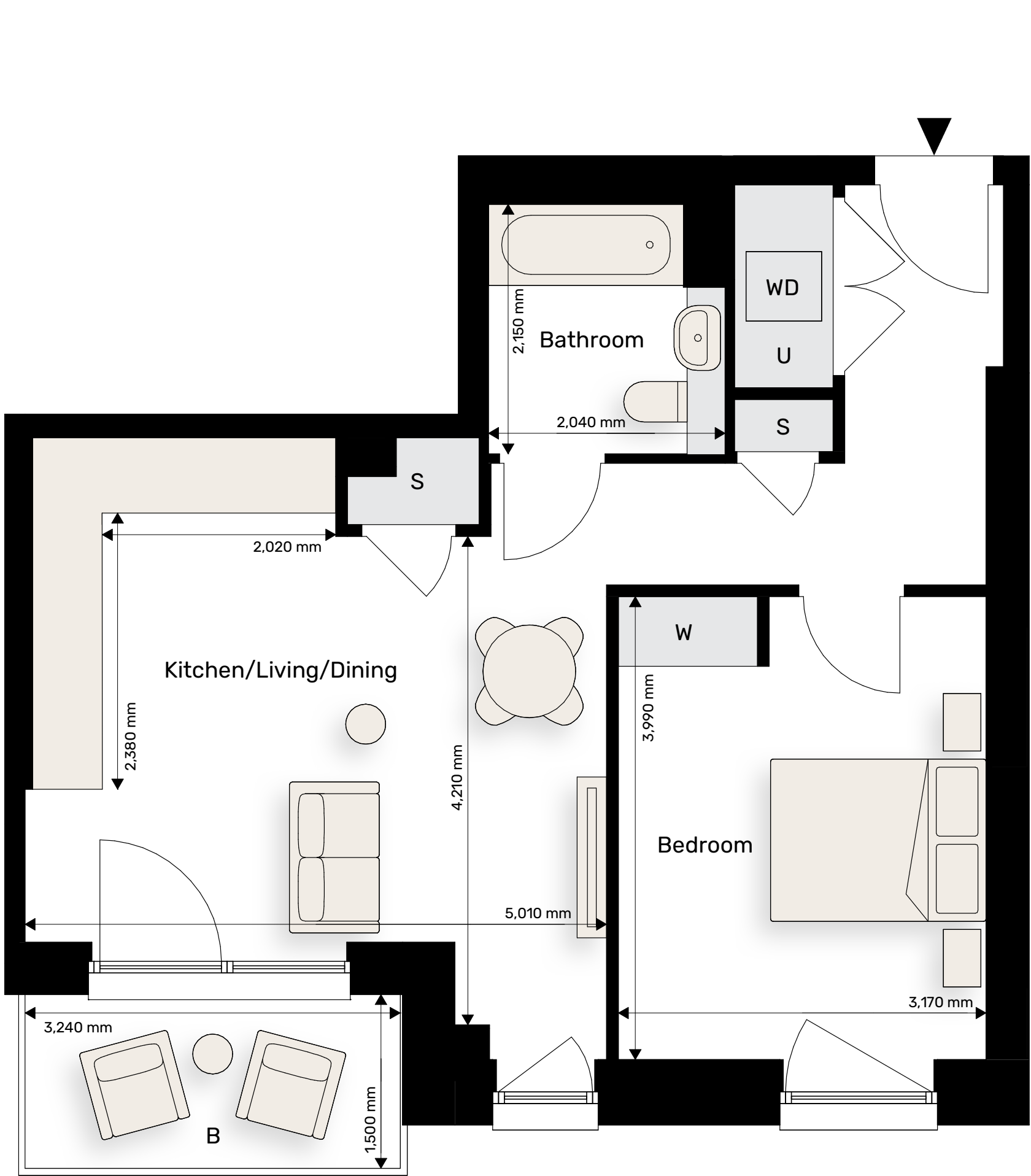
FT²

543.4

LVL	APT	LVL	APT	LVL	APT
05	122	13	186	21	250
06	130	14	194	22	258
07	138	15	202	23	266
08	146	16	210	24	274
09	154	17	218		
10	162	18	226		
11	170	19	234		
12	178	20	242		

DIMENSIONS	MM	FT
KITCHEN/ LIVING/DINING	5,010 x 4,210mm	16'5" x 13'10"
BEDROOM	3,170 x 3,990mm	10'5" x 13'1"
BATHROOM	2,040 x 2,150mm	6'8" x 7'0"

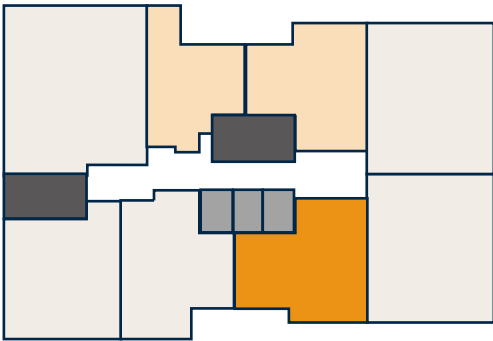
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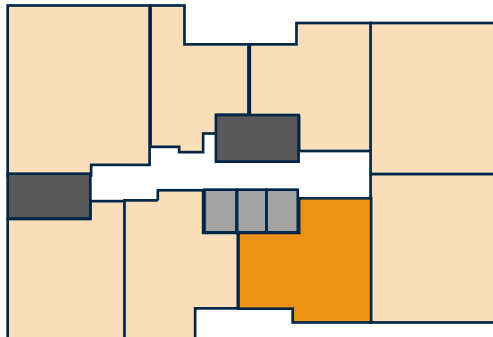
B BALCONY S STORAGE U UTILITY CUPBOARD W WARDROBE WD WASHER DRYER



LEVELS 5



LEVELS 6-24



- 1_14
- OPEN MARKET PROPERTIES
- SHARED OWNERSHIP PROPERTIES
- STAIRCASE
- LIFT



Plans

1 BEDROOM

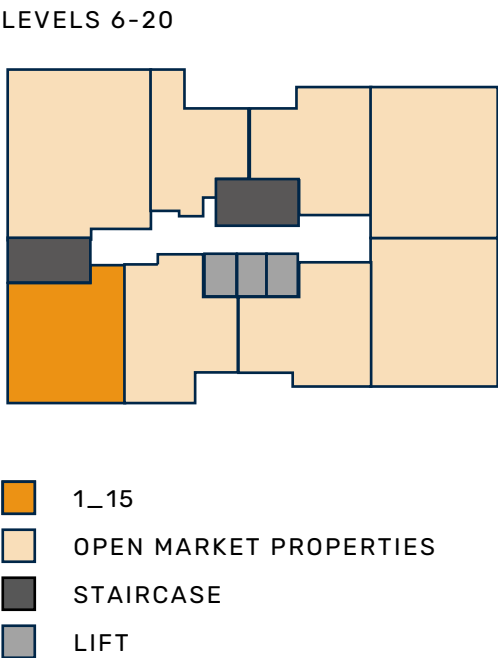
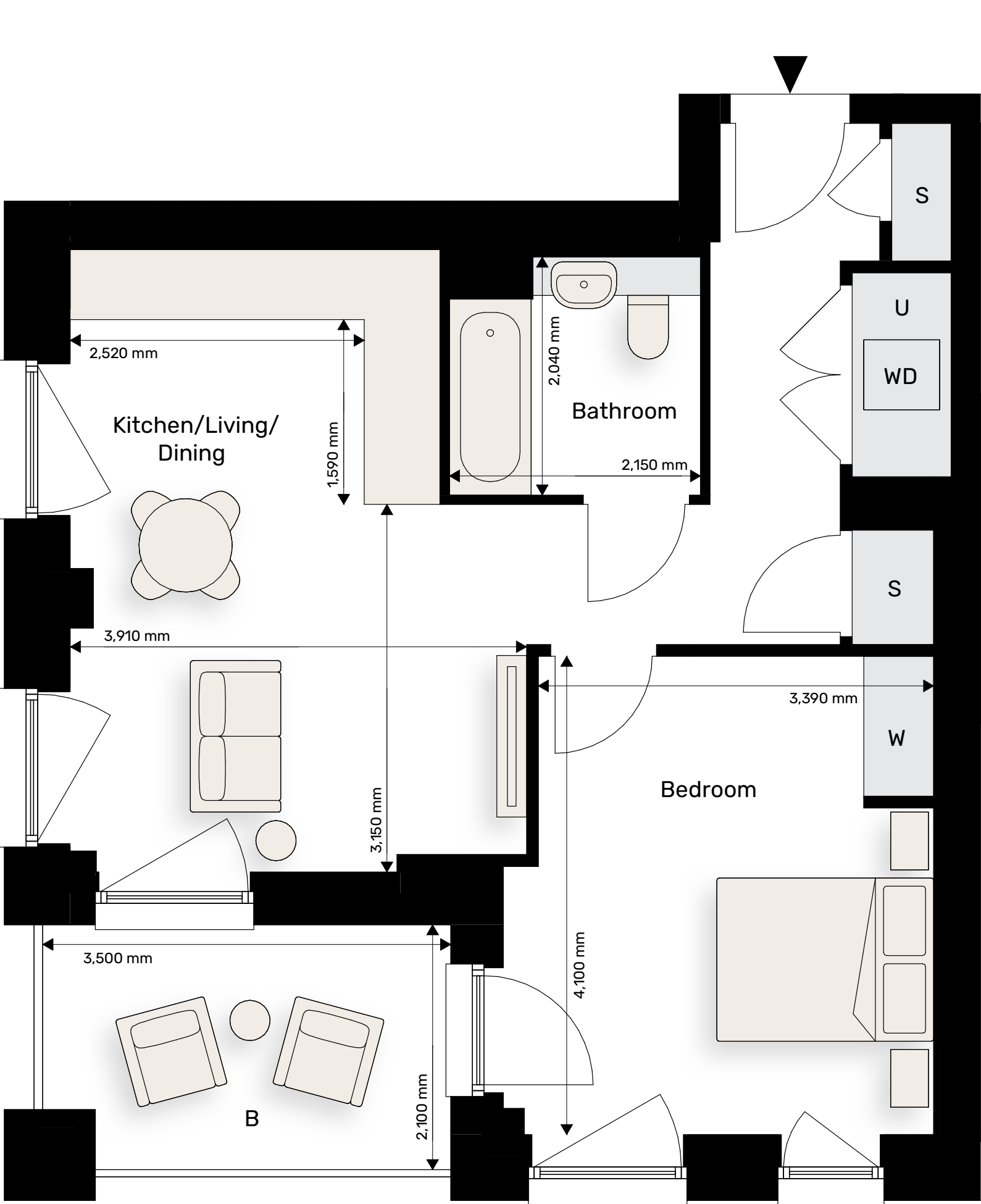
1_15

M ²	FT ²
50.4	542.1

LVL	APT	LVL	APT	LVL	APT
06	124	14	188		
07	132	15	196		
08	140	16	204		
09	148	17	212		
10	156	18	220		
11	164	19	228		
12	172	20	236		
13	180				

DIMENSIONS	MM	FT
KITCHEN/ LIVING/DINING	3,910 x 3,150mm	12'10" x 10'4"
BEDROOM	3,390 x 4,100mm	11'1" x 13'5"
BATHROOM	2,150 x 2,040mm	7'0" x 6'8"

Room dimensions and other measurements are approximate. They may differ in the property as built and you should not use them to purchase furniture, carpets, appliances or other furnishings.
Read our full disclaimer [here](#).



B BALCONY S STORAGE U UTILITY CUPBOARD W WARDROBE WD WASHER DRYER



Plans

1 BEDROOM

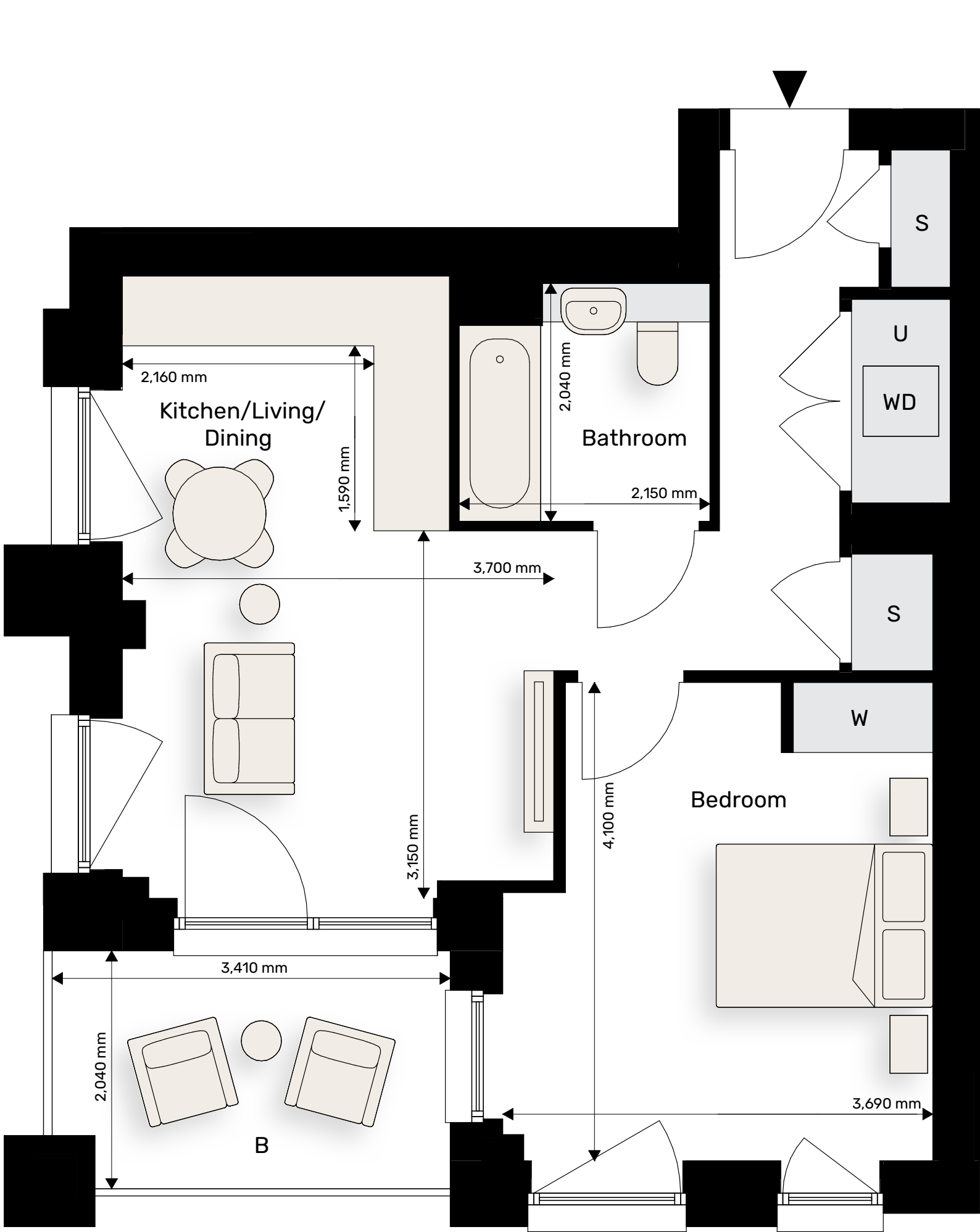
1_16

M ²	FT ²
47.9	515.8

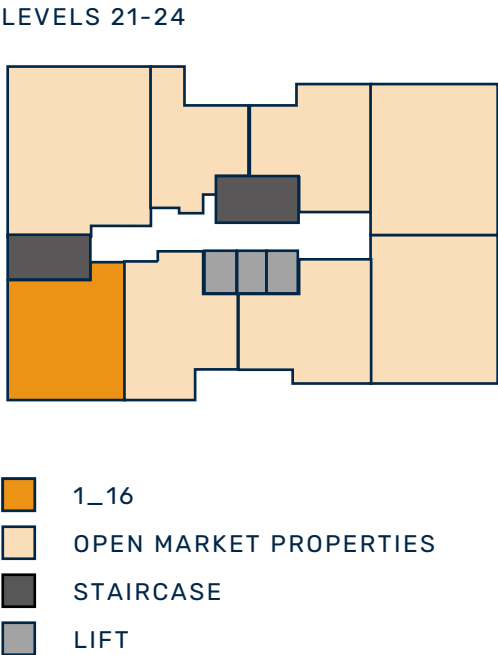
LVL	APT	LVL	APT	LVL	APT
21	244				
22	252				
23	260				
24	268				

DIMENSIONS	MM	FT
KITCHEN/ LIVING/DINING	3,700 x 3,150mm	12'1" x 10'4"
BEDROOM	3,690 x 4,100mm	12'1" x 13'5"
BATHROOM	2,150 x 2,040mm	7'0" x 6'8"

Room dimensions and other measurements are approximate. They may differ in the property as built and you should not use them to purchase furniture, carpets, appliances or other furnishings.
Read our full disclaimer [here](#).

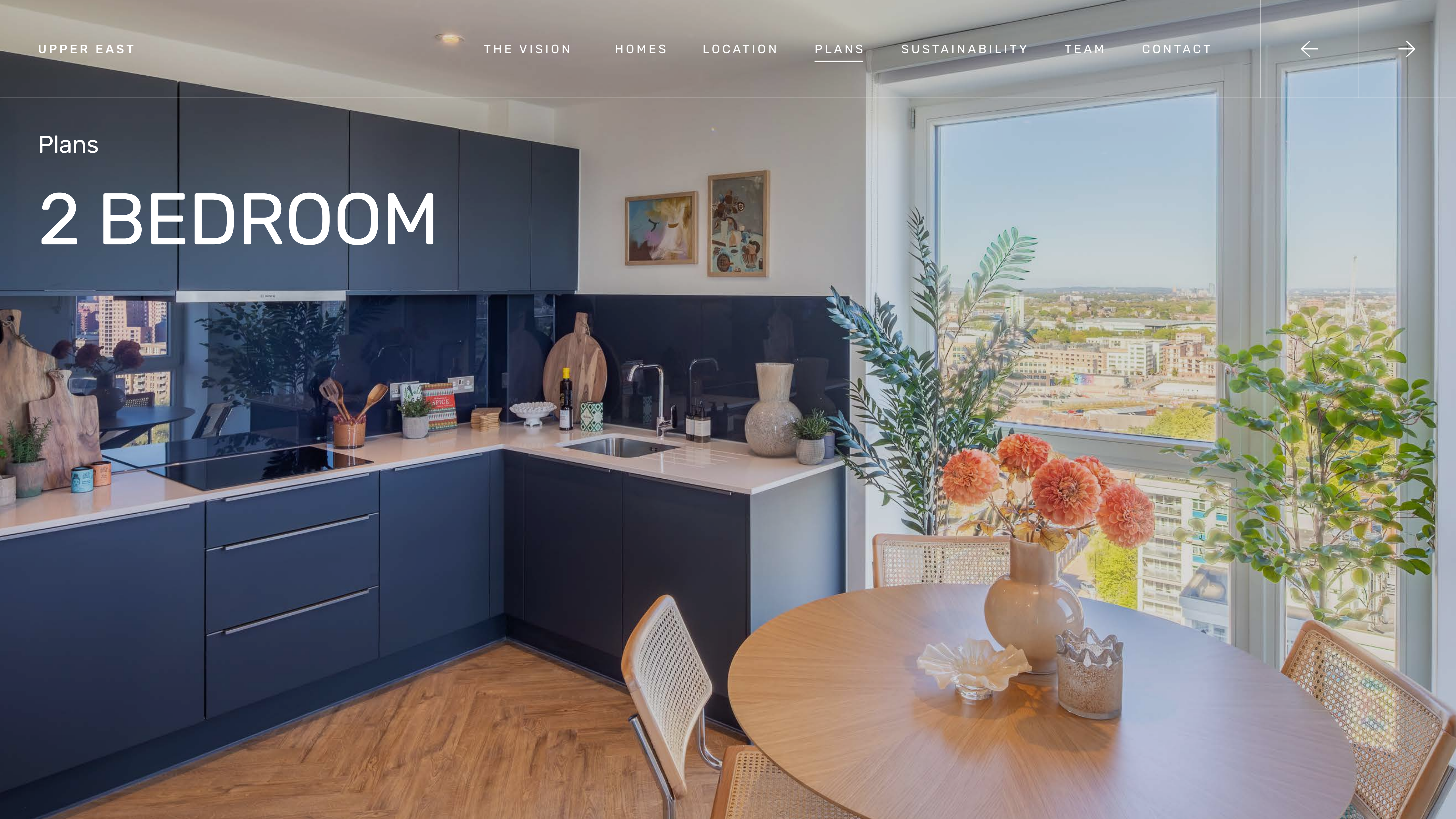


B BALCONY S STORAGE U UTILITY CUPBOARD W WARDROBE WD WASHER DRYER



Plans

2 BEDROOM



Plans

2 BEDROOM

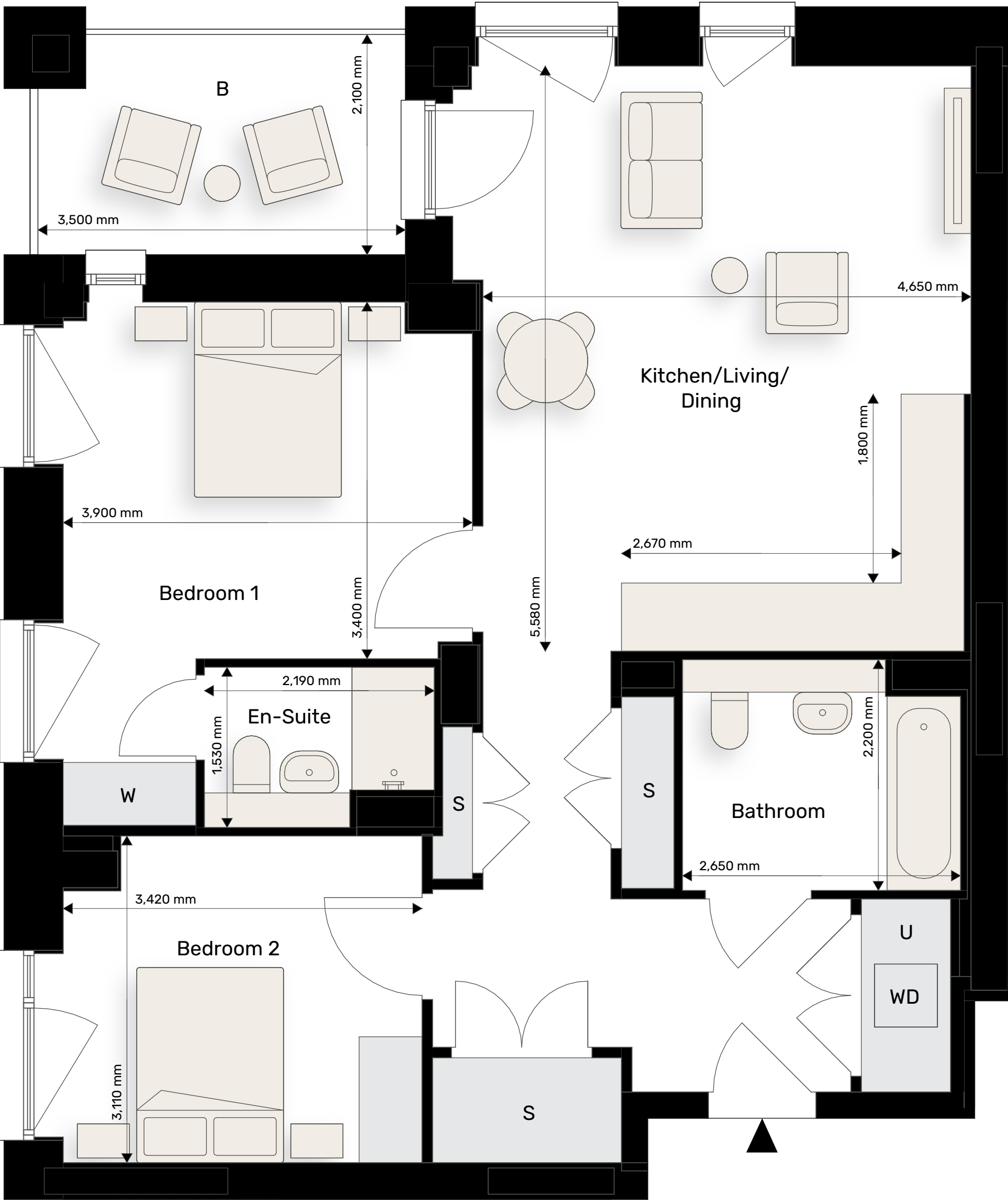
2_14

M ²	FT ²
78.9	849.1

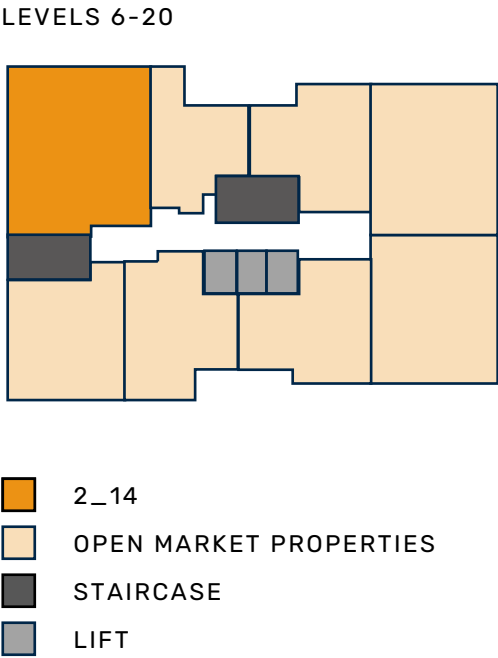
LVL	APT	LVL	APT	LVL	APT
06	125	14	189		
07	133	15	197		
08	141	16	205		
09	149	17	213		
10	157	18	221		
11	165	19	229		
12	173	20	237		
13	181				

DIMENSIONS	MM	FT
KITCHEN/ LIVING/DINING	4,650 x 5,580mm	15'3" x 18'3"
BEDROOM 1	3,900 x 3,400mm	12'9" x 11'2"
BEDROOM 2	3,420 x 3,110mm	11'2" x 10'2" "
BATHROOM	2,650 x 2,200mm	8'8" x 7'3"
ENSUITE	2,190 x 1,530mm	7'2" x 5'0"

Room dimensions and other measurements are approximate. They may differ in the property as built and you should not use them to purchase furniture, carpets, appliances or other furnishings.
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B BALCONY S STORAGE U UTILITY CUPBOARD W WARDROBE WD WASHER DRYER



Plans

2 BEDROOM

2_15

M²

70.4

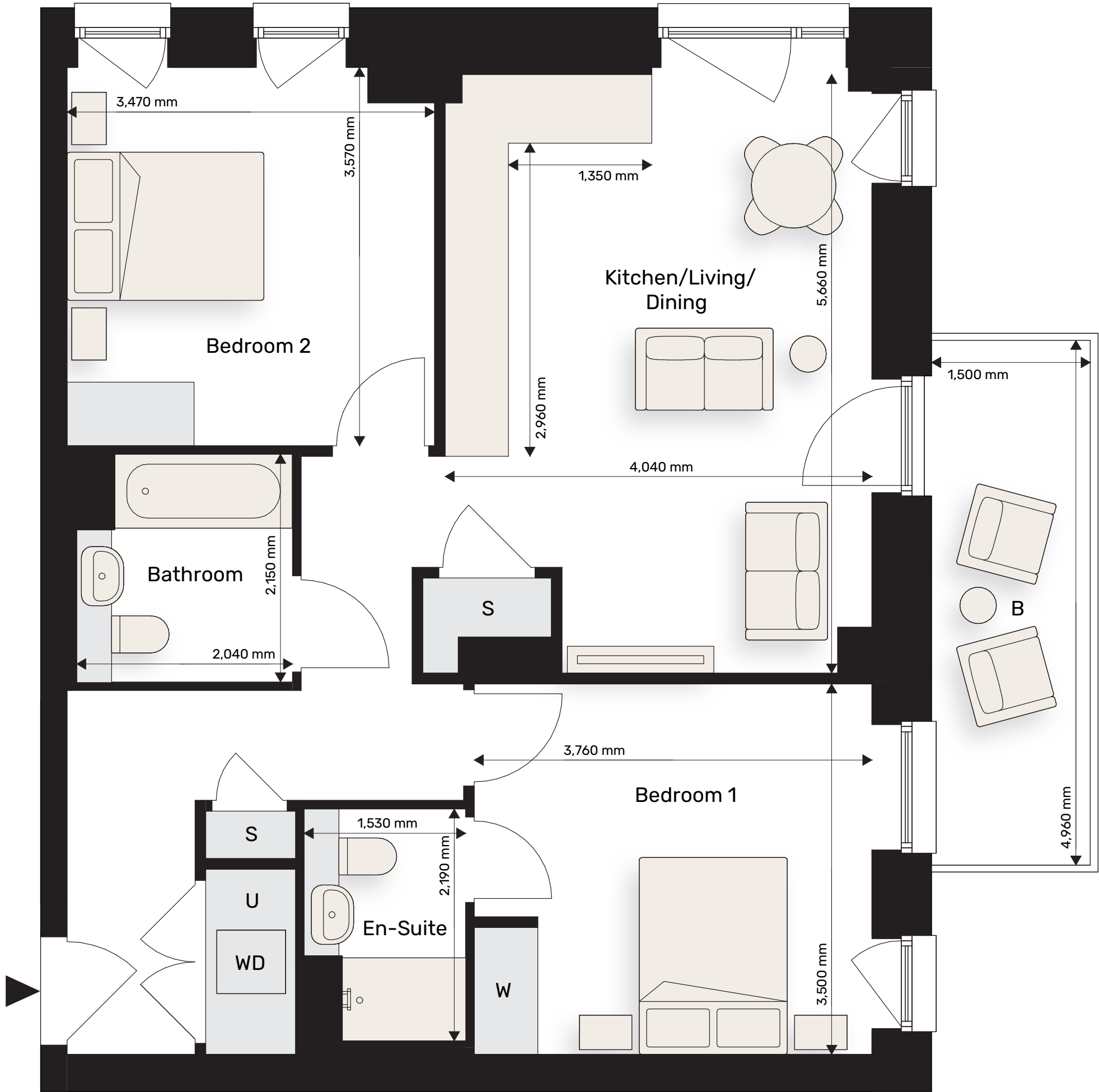
FT²

757.9

LVL	APT	LVL	APT	LVL	APT
06	128	14	192		
07	136	15	200		
08	144	16	208		
09	152	17	216		
10	160	18	224		
11	168	19	232		
12	176	20	240		
13	184				

DIMENSIONS	MM	FT
KITCHEN/ LIVING/DINING	4,040 x 5,660mm	13'3" x 18'7"
BEDROOM 1	3,760 x 3,500mm	12'4" x 11'6"
BEDROOM 2	3,470 x 3,570mm	11'4" x 11'8"
BATHROOM	2,040 x 2,150mm	6'8" x 7'0"
ENSUITE	1,530 x 2,190mm	5'0" x 7'2"

Room dimensions and other measurements are approximate. They may differ in the property as built and you should not use them to purchase furniture, carpets, appliances or other furnishings.
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Plans

2 BEDROOM

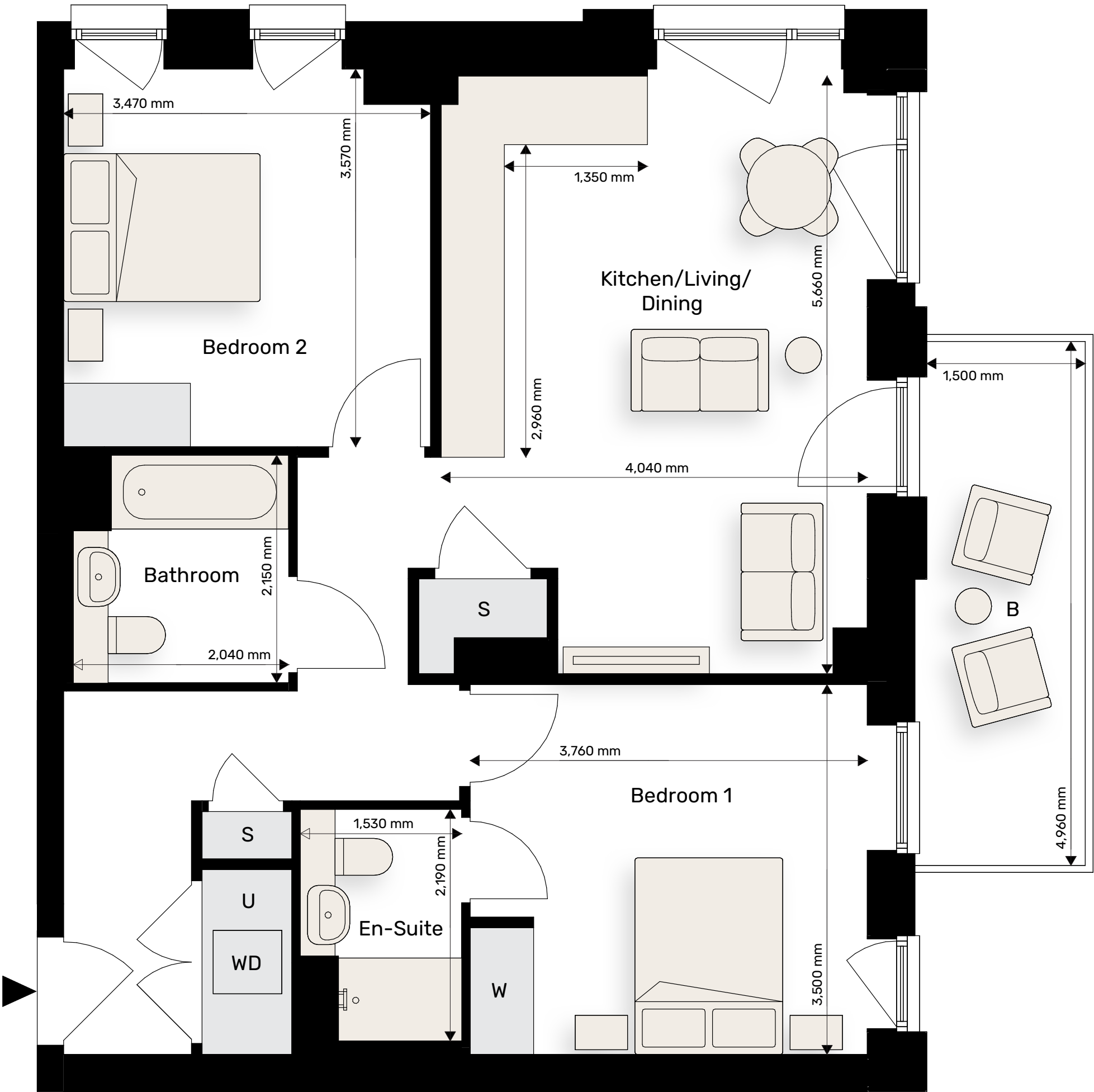
2_15A

M ²	FT ²
70.4	757.9

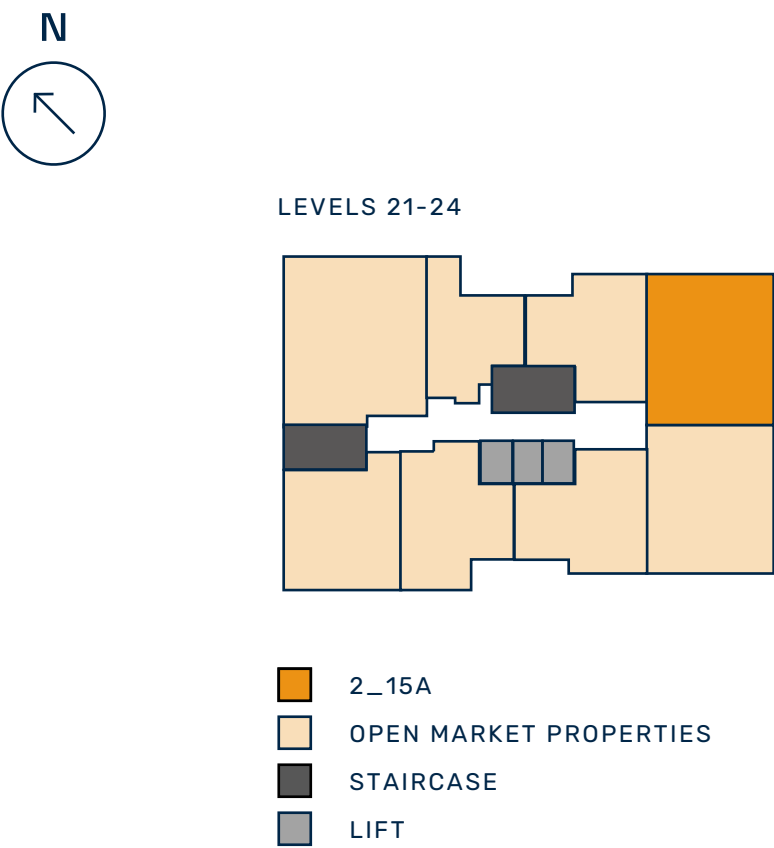
LVL	APT	LVL	APT	LVL	APT
21	248				
22	256				
23	264				
24	272				

DIMENSIONS	MM	FT
KITCHEN/ LIVING/DINING	4,040 x 5,660	13'3" x 18'7"
BEDROOM 1	3,760 x 3,500	12'4" x 11'6"
BEDROOM 2	3,470 x 3,570	11'4" x 11'8"
BATHROOM	2,040 x 2,150	6'8" x 7'0"
ENSUITE	1,530 x 2,190	5'0" x 7'2"

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Plans

2 BEDROOM

2_16

M²

70.3

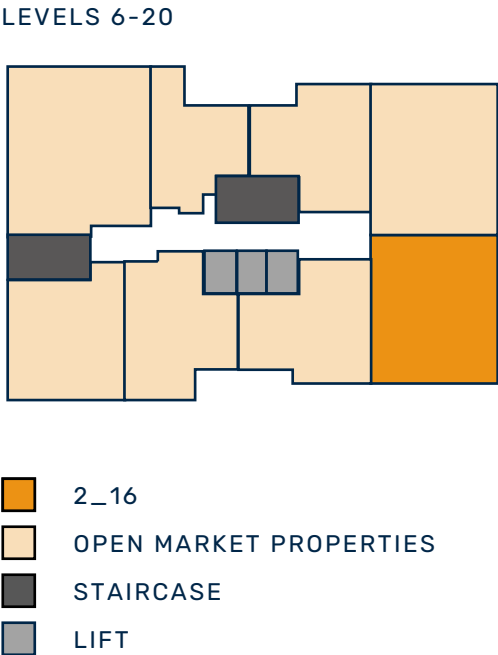
FT²

757.0

LVL	APT	LVL	APT	LVL	APT
06	129	14	193		
07	137	15	201		
08	145	16	209		
09	153	17	217		
10	161	18	225		
11	169	19	233		
12	177	20	241		
13	185				

DIMENSIONS	MM	FT
KITCHEN/ LIVING/DINING	4,040 x 5,720	13'3" x 18'9"
BEDROOM 1	3,760 x 3,500	12'4" x 11'6"
BEDROOM 2	3,470 x 3,570	11'4" x 11'8"
BATHROOM	2,040 x 2,150	6'8" x 7'0"
ENSUITE	1,530 x 2,190	5'0" x 7'2"

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Plans

2 BEDROOM

2_16A

M²

70.3

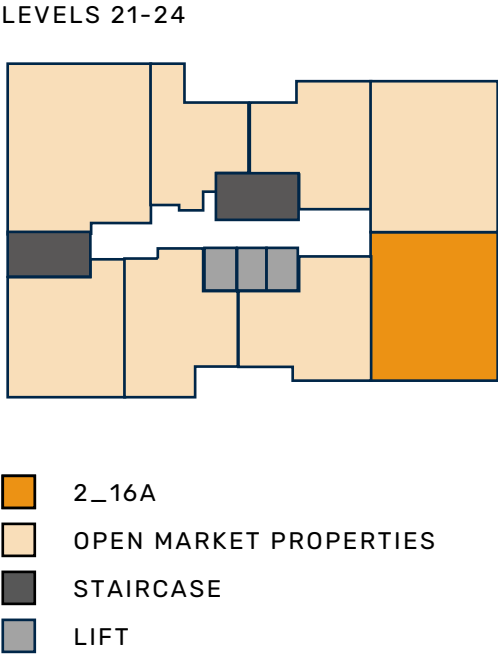
FT²

757.0

LVL	APT	LVL	APT	LVL	APT
21	249				
22	257				
23	265				
24	273				

DIMENSIONS	MM	FT
KITCHEN/ LIVING/DINING	4,040 x 5,720	13'3" x 18'9"
BEDROOM 1	3,760 x 3,500	12'4" x 11'6"
BEDROOM 2	3,470 x 3,570	11'4" x 11'8"
BATHROOM	2,040 x 2,150	6'8" x 7'0"
ENSUITE	1,530 x 2,190	5'0" x 7'2"

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Plans

2 BEDROOM

2_18

M²

75.1

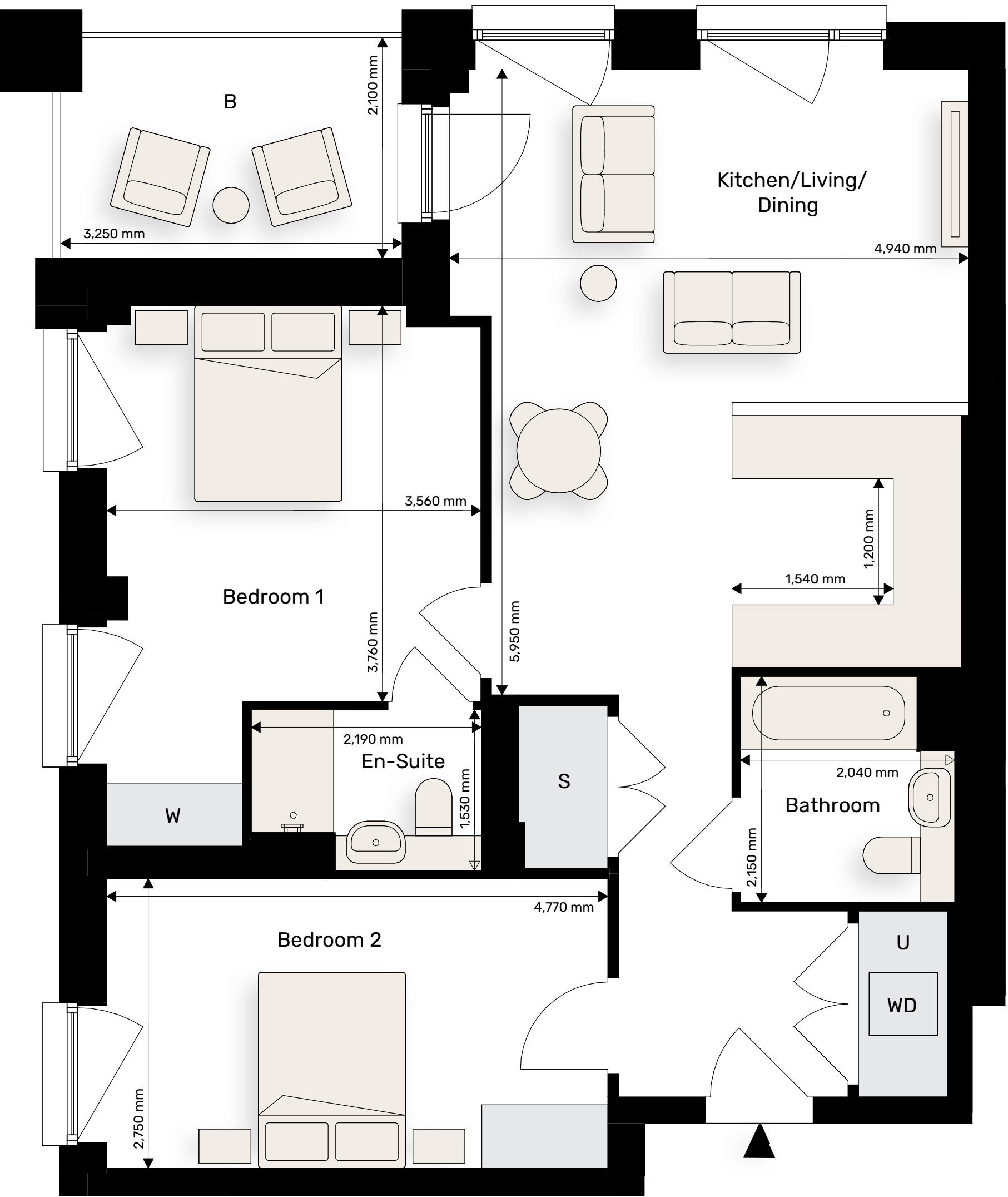
FT²

808.7

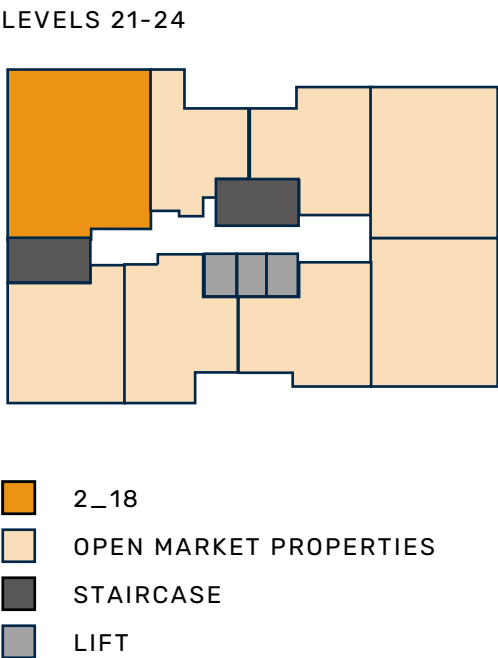
LVL	APT	LVL	APT	LVL	APT
21	245				
22	253				
23	261				
24	269				

DIMENSIONS	MM	FT
KITCHEN/ LIVING/DINING	4,940 x 5,950	16'2" x 19'6"
BEDROOM 1	3,560 x 3,760	11'8" x 12'4"
BEDROOM 2	4,770 x 2,750	15'8" x 5'0"
BATHROOM	2,040 x 2,150	6'8" x 7'0"
ENSUITE	2,190 x 1,530	7'2" x 5'0"

Room dimensions and other measurements are approximate. They may differ in the property as built and you should not use them to purchase furniture, carpets, appliances or other furnishings.
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B BALCONY S STORAGE U UTILITY CUPBOARD W WARDROBE WD WASHER DRYER



Sustainability

BUILT WITH THE ENVIRONMENT IN MIND

IN YOUR HOME →

IN YOUR NEIGHBOURHOOD →



Sustainability

IN YOUR HOME

Sustainability at Upper East isn't an add-on. It's built into how the neighbourhood works.



Reuse of Brownfield Land

The proposals prioritise a ‘fabric first’ approach, with high-performance glazing, reduced air permeability and good insulation, alongside high-efficiency LED lighting, Mechanical Ventilation with Heat Recovery and smart meters to reduce energy demand.

These measures are expected to save 36.2 tonnes of CO₂ per year, a 14% improvement over Building Regulations.

A communal on-site heat network uses roof-level Air Source Heat Pumps, serving primary heat generation plant at ground level with potential future connection to an off-site network. The heat pumps supply low-temperature, low-pressure ‘energyloops’, with Zeroth heat pumps providing 100% of heating and domestic hot water to each new home. Roof-mounted photovoltaic (PV) arrays will also generate renewable energy, expected to save 155.1 tonnes of CO₂ per year—a 60% improvement over Building Regulations.



Water Conservation

Designed to meet high water efficiency standards, our homes include dual flush WCs and low-flow taps and showerheads. These features help reduce water usage without compromising convenience and comfort.



Sustainability

IN YOUR
NEIGHBOURHOOD

Stroudley Walk is designed to work as hard for wildlife as it does for residents. Rain gardens and green roofs manage rainfall and give nature somewhere to live. Protected trees sit alongside new native planting, species-rich grassland, hedgerows and climbing plants across the public realm. Every block has its own roof garden, with space to play and more greenery close to home.

The numbers back it up: biodiversity value on site rises from 0.49 to 0.84, with an Urban Greening Factor of 0.32. Landscape architects Churchman Thornhill Finch led the public realm design.



Reuse of Brownfield Land

Our neighbourhood makes better use of existing infrastructure by reusing previously developed brownfield land, contributing to urban regeneration.



Car-free

Stroudley Walk is car free with the exception of nine blue badge parking spaces. There is generous integrated provision for cycle storage and a commitment to make enhancements to the local cycle superhighway on Bow Road or a new cycle hire docking station.



Green Spaces and Biodiversity

A public pocket park, large canopy trees and rain garden margins have been implemented to improve flood resilience. Accessible roof gardens provide green spaces for relaxation. Biodiverse green roofs, planted with wildflowers, sedums and grasses, provide habitats for birds and invertebrates.



Sustainable Urban Drainage

Promoting sustainable urban drainage, our development includes living roofs, bioretention areas at tree pits and planters, and below-ground attenuation systems. These features reduce flow rates to rainwater sewers and enhance natural water management.

Team

THE NATIONWIDE PLACEMAKER

Developer

MUSE

Muse is an award-winning, UK-leading developer, with over 40 years spent turning ambitious plans into thriving communities; exactly what you want behind you when taking your next step in home ownership.

Muse builds energy-efficient, beautifully designed neighbourhoods, with green space and modern amenities at the heart of them. A home from Muse isn't just an apartment, it's an expertly crafted home from a developer genuinely invested in helping you move onto, or up the property ladder.

- Awards**
- Public/Private Partnership of the Year**
Sunday Times British Homes Award
- Timekeeper's Square**
Small Housing Development of the Year
Insider NW Property Awards
- Timekeeper's Square**
North West Award
Civic Trust Awards
- Quadrant Quay**
Best Public Space
Abercrombie Awards



Track Record



Cerulean Quarter, Canning Town
A vibrant new neighbourhood in East London with 178 apartments, a landscaped 1.1-acre park and resident amenities, bringing new homes and community spaces to Canning Town.

LEARN MORE ↗



Ivor House, Brixton
Revitalised Grade-II listed building in Brixton, transforming it into luxurious apartments while preserving its art-deco heritage features.

LEARN MORE ↗



Wapping Wharf, Bristol
A vibrant neighbourhood in Bristol with 450 homes, independent shops and cafés, integrating historical landmarks with modern living.

LEARN MORE ↗



Novella, Salford
Novella in Salford offers 211 luxury apartments with communal spaces, a gym and a roof garden, redefining inner-city living.

LEARN MORE ↗



GET IN TOUCH

For more information call or register your interest.

T: 020 3929 0299
E: sales@uppereast-apartments.co.uk

FIND US

Marketing Suite
Stroudley Walk
Bromley by Bow
London E3 3EW

Open 7 days a week:
Monday – Friday 10am – 6pm
Saturday 10am – 5pm
Sunday 10am – 4pm

CONTACT FORM



GOOGLE MAPS



Disclaimer

This brochure is intended to give general information about properties that we have built or are building to assist potential customers who may be interested in acquiring one of those properties (subject to contract and availability). We take reasonable steps to ensure information is correct at the time of going to print but you should not rely solely on it. Certain information is approximate, and designs, features and facilities planned to be provided can often change during the development (for example, in response to market conditions or ground conditions). The latest information and plans are available from our marketing suite during normal working hours and you can check the specification of each type of apartment prior to making a reservation. Nothing in this brochure or any of our materials, however, should be taken as a substitute for your own further enquiries, inspections or independent legal advice.

Individual Apartment Variation

The designs show the overall style of the development, but elevational treatments may vary between plots in orientation, architectural detail and in the construction, materials used externally and internally. These variations are designed to promote individuality and, in turn, to create a quality living environment. Our sales staff will be pleased to advise on the treatment specified for each individual plot. Please note window, door, balcony and terrace configurations may vary depending on plot.

Siteplan

Site layout, design, features, and facilities are subject to change during the development and may vary on completion. Location and tenure of affordable homes are indicative and may change.

- The Wider Stroudley Walk Regeneration Project incorporates:
- A new public pocket park and part pedestrianised street
 - A public landscaped courtyard play space for the local community and improved civic space
 - Community hub
 - Addition of 3 new commercial premises to enhance and activate this side of Stroudley Walk providing opportunity for independent retailers
 - Cycle spaces are provided across the project in block E, block D and an external store on Arrow Road
 - 4 residential blocks

Block A consists of

- 44 London Affordable Rent 1 bedroom to 4-bedroom homes over 6 to 7 storeys owned by Poplar HARCA

Block C consists of

- 15 London Affordable Rent 1 bedroom to 4-bedroom homes over 4 to 5 storeys owned by Poplar HARCA

Block D consists of

- 23 homes London Affordable Rent 1 bedroom to 4 bedrooms over 4 to 6 stores owned by Poplar HARCA

Block E consists of

- 192 homes Studio to 2 bedrooms homes of which Levels 1-5 are a combination of Open Market Sale & Shared Ownership, Levels 6-24 are open market sale homes, Studio to 2 bedrooms homes over 25 storeys
- 159 open market sales homes
- 33 shared ownership homes by Poplar HARCA

As part of the planning consent for this development a number of new homes are designated as section 106 affordable housing. Other homes on the development are for open market sales which can be sold to a variety of interested parties including private individuals for owner occupation, investors, local authorities, and housing associations. This means that the tenure and location of properties on a development may change over time.

Show apartment and spec images

Details and as built product may vary on completion. Room styling and all related items such as furniture, soft furnishing and some window treatments are not part of the specification and are for styling purposes only. Please refer to the specification section for more details or check specific layouts with our Sales Consultant. Images showing views are based on the site at the time the image is produced. We would like to bring to your attention landscapes change, views are based upon the apartment location and elevation are subject to change based on any future neighbouring developments. Therefore, a view which is unrestricted now may be restricted in the future.

Specification

We reserve the right to change specifications from time to time. We may need to substitute equipment, appliances and materials mentioned in this brochure, but we will seek to ensure that the replacement brand is of similar quality.



Disclaimer

Floorplans

Room dimensions and other measurements are approximate (with a tolerance of plus or minus 5% in the architects’ drawings). They may differ (within or above this tolerance) in the property as built and you should not use them to purchase furniture, carpets, appliances, or other furnishings. The seller may need to make adjustments to the boundaries of the property and/or internal partition walls as design and construction progresses (these will not significantly alter area and will be notified to buyers). Maximum dimensions may include pillars, window bays, fitted wardrobes and other features. Kitchen and bathroom layouts, window, door, and balcony configurations are examples for illustration only (actual layouts may vary from those shown).

Please consult our Sales Consultant for details of individual apartment types. Levels 1–5 are a combination of Open Market Sale & Shared Ownership; Levels 6–24 are Open Market Sale homes.

Images

Views are based upon the apartment location and elevation and are subject to change based upon future neighbouring developments. Therefore, unrestricted views may be restricted in the future.

We do sometimes need to make changes to designs including elevations, materials, finishes and features during the development and the final as built appearance may vary on completion. Internal images are for illustrative purposes and may include equipment, items or features which do not reflect the interior or specification. Furniture, soft furnishings, wall coverings etc. are not standard specification. Please contact our sales team for the latest information on specification.

Journey Times

Journey times to and from the property are taken from publicly available sources, are approximate and are subject to change from time to time (for example if timetables or available transport options change). Information is for guidance only and you should make your own independent enquiries as appropriate.

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We are a registered developer with New Homes Quality Board.



MUSE

UPPER

EAST

Upper calm. East energy.