

THE MILLHOUSE



Computer generated image of Heron Wharf is indicative only.

Belonging starts here.

A new energy is flowing through East London. Just moments from Canary Wharf, The Millhouse is the latest chapter in Heron Wharf's riverside story — where the city's vibrant pulse meets green space in a neighbourhood designed to inspire.

Set within a 2.5-acre landscaped oasis featuring a scenic 500-metre riverside walkway, The Millhouse offers a collection of 92 contemporary homes crafted for modern living. These spacious homes feature flowing layouts, panoramic park, river, or city views, and its own private outdoor space — your own little pocket of calm.

Start your day with a swim in the 20m pool, unwind in the hydrotherapy jacuzzi, or relax

in the salt, sauna, and steam rooms. Stay active in the fully equipped gym, focus in the co-working lounge, or enjoy downtime in the games or cinema room, making The Riverside Club more than just a members' space, its your daily sanctuary. Everyday convenience is assured with a 24-hour Concierge on the ground floor of The Millhouse.

Just outside, Makers Square brings the buzz. From outdoor screenings and pop up markets to cafés, dining, and creative energy*, this is a neighbourhood that sparks connections and invites you to be part of its vibrant community.

*Forthcoming commercial is subject to change.

 HERON WHARF

Berkeley
Designed for life



Computer generated image of Heron Wharf is indicative only.



Computer generated image of Heron Wharf is indicative only.



Showhome photography of Heron Wharf is indicative only.

Fast Links, Prime Location

- A new riverside community in E14, marking the first phase of East London's dynamic regeneration, positioned in Zones 2/3.
- There are two stations within walking distance of Heron Wharf: Canning Town and East India for access to the Jubilee line and DLR.
- Providing easy access for work, entertainment and culture to nearby Canary Wharf, Westfield Stratford City and London City Airport are both less than 10 minutes* away from nearby station.
- Poplar Works, already home to a vibrant and creative community known for its fashion and textile heritage, is adjacent to Heron Wharf - providing more than 40 studio workspaces to independent & startup fashion businesses.
- Well placed to benefit from the combined effect of the new Lea River Park and the 2012 Olympic Legacy, which will altogether transform this area of East London.



Computer generated image of Heron Wharf is indicative only.

Education

Heron Wharf provides easy access to many of London's renowned universities and higher education institutions.

The convenient location with excellent transport links offers students a high-quality home and the opportunity to enjoy an education with a global reputation while making the most of university life in the capital.

Queen Mary University of London
2.1 miles / 3.4 km away

UCL East London
2.0 miles / 3.2 km away

University of Greenwich
3.3 miles / 5.3 km away

University of East London
4.8 miles / 7.7 km away

King's College London
7.2 miles / 11.6 km away

London School of Economics
6.3 miles / 10.1 km away

Distances taken from Google Maps

Travel Times

Heron Wharf has access to the Jubilee Line, DLR and a comprehensive bus network. The Elizabeth Line at Canary Wharf provides fast routes to the West End, Paddington and Heathrow.

Canary Wharf	4 minutes
Stratford	6 minutes
London City Airport	7 minutes
London Bridge	11 minutes
Liverpool Street	11 minutes
Bank	13 minutes
Waterloo	14 minutes

*Timings are approximate, correct at time of print and do not include walking/transfer times. Source: TfL and Google maps.

The Development

- Luxurious selection of one, two and two bedroom + study homes with spacious open-plan living and elevated views
- Nearby transport lines include the Jubilee line and DLR into the City and central London
- Conveniently located for Canary Wharf only 1.5 miles away*, the leading business district in East London
- Exclusive access to the five star facilities at The Riverside Club, including a 20m swimming pool, spa, salt room, gym, cinema and much more

- A new riverside park with children's play area and 500m riverwalk way
- Open green spaces and access to private landscaped gardens
- On-site amenities include Sainsbury's and many more to arrive
- Queen Mary's University of London, UCL East London, The University of Greenwich and King's College are all nearby

*Distances taken from Google Maps

Apartment Mix

	Size Range (Sq. Ft.)	Starting Prices (£)	Price per Sq. Ft.	Estimated Rental (£/m)	Gross Estimated Rental Yield (%)
1 Bed	504-703	£460,000	£875	£2,031 - £2,281	Up to 5.2%
2 Bed	727 - 931	£630,000	£845	£2,596 - £2,879	Up to 4.9%
2 Bed + Study	919 - 962	£810,000	£894	£3,107 - £3,215	Up to 4.5%

Gross estimated rental yields were provided by three independent estate agents and are indicative only. Information is indicative and subject to change.



Computer generated image of The Millhouse is indicative only.

A thriving new riverside community

First phase of a 20 acre regeneration project

Incredible views of Canary Wharf, Riverside Park and River Lea

Enjoy 2.5 acres of riverside park & 500m riverside walkway

Be part of The Riverside Club health and wellbeing facilities

Enjoy the new Makers Square, the social hub of the community

Conveniently located with two stations nearby for underground & DLR

1.5 miles from Canary Wharf

For travelling beyond the UK, London City Airport is 7 mins away

Estimated rental yields of up to 5.2%



Computer generated image of The Millhouse is indicative only.



Showhome photography of Heron Wharf is indicative only.



Showhome photography of Heron Wharf is indicative only.

The Amenities

- Discover a vibrant neighbourhood featuring a 2.5-acre park with an adventure playground, a scenic 500m riverside walkway, a public square for events, and forthcoming shops, cafés, and restaurants.
- Enjoy exclusive residents' only amenities including The Riverside Club's wellness and wellbeing facilities, private landscaped gardens, and a 24-hour Concierge.

Location

London E14

Local Authority

London Borough of Tower Hamlets

Tenure

999-year lease

Completion

May 2026 - July 2026

Parking

Please speak to a sales consultant for further information

The Developer

Berkeley is a proud member of the Berkeley Group, one of the UK's premier housebuilders and a FTSE 100 listed company. Berkeley Group has been delivering exceptional properties in London, Birmingham and the South of England for more than 40 years. Renowned for fantastic homes in amazing places, Berkeley Group believes in placemaking, not just housebuilding and creates sustainable places where people aspire to live.

Ground Rent

A peppercorn rent will be applicable to all homes

Service Charges

Estimated service charges of:

£5.36 per sq ft per annum

Subject to change and is indicative only

Terms of Payment

1. £2,500 reservation fee is payable on purchases up to £749,999 and £5,000 from £750,000
2. 10% deposit upon exchange of contracts
3. A further 10% deposit six months after the exchange of contracts
4. 80% upon legal completion



Disclaimer: Please be aware that these details are intended to give a general indication of properties available and should be used as a guide only. The company reserves the right to alter these details at any time. The contents herein shall not form any part of any contract or be a representation including such contract. These properties are offered subject to availability. Applicants are advised to contact the sales office or the appointed agents to ascertain the availability of any particular type of property so as to avoid a fruitless journey. The property areas are provided as gross internal areas under the RICS measuring practice 4th edition recommendation. Prices and information are indicative only and may change. Please speak to a member of the Sales Team to confirm prices and availability. Sold subject to planning permission. June 2025