



**YOUR GUIDE TO DRESSAGE COURT**

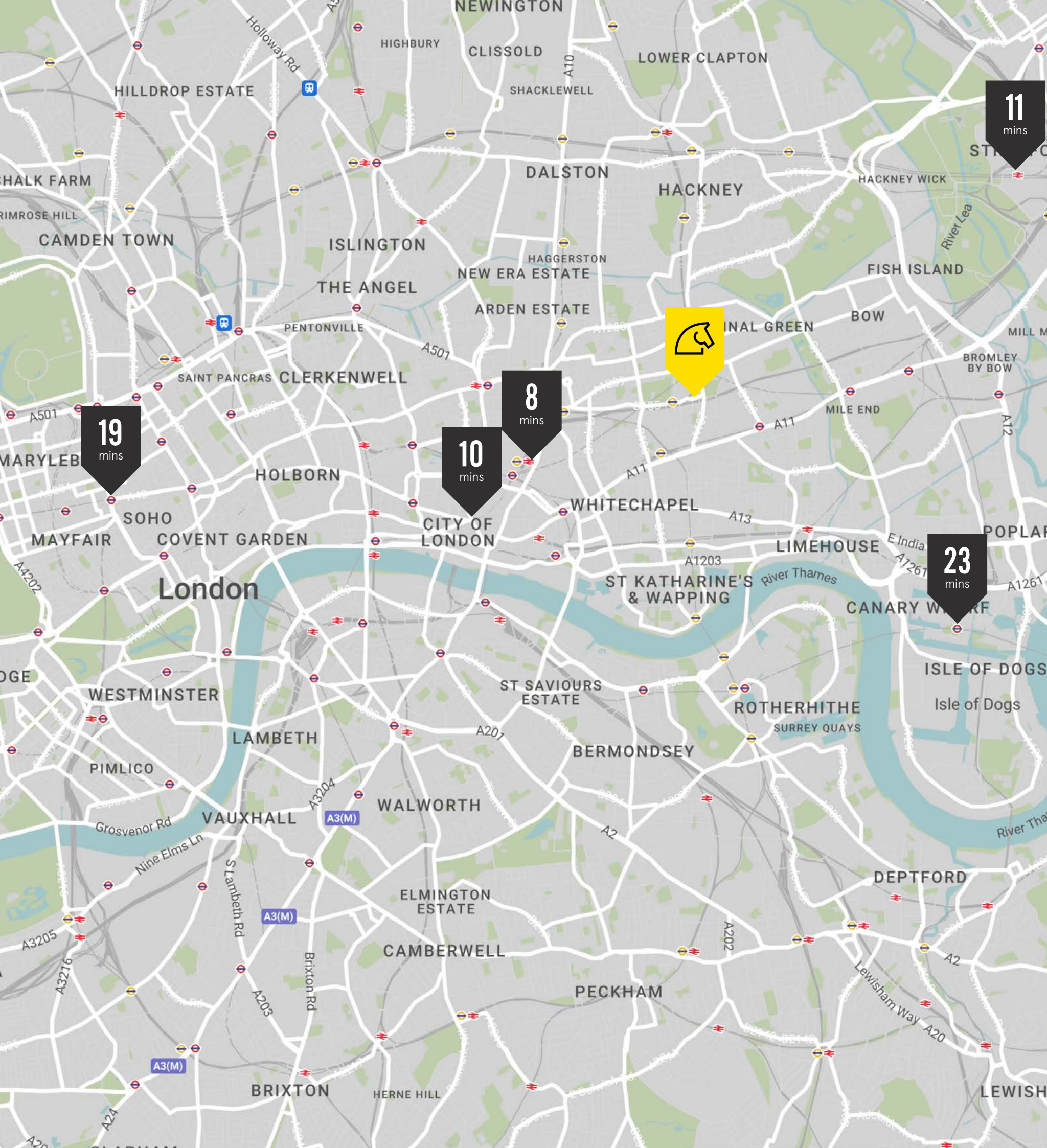
# THE BUILDING

Dressage Court is a stylish development of 104 premium apartments to rent in vibrant Bethnal Green. Whilst only a short walk away from an abundance of East London's trendiest bars and restaurants, Dressage Court also sits between both Bethnal Green stations, giving you an ideally connected hub to call home.

Dressage Court boasts a 24-hour on-site residents' team along with stylish shared spaces that are free for all residents to enjoy. These include a lounge and chill-out area, workstations, games room and a rooftop garden with stunning views of Canary Wharf and the City.

-  On-site team
-  No agent fees
-  Pet friendly
-  Roof terrace
-  Workspace
-  Games room
-  Hireable event space
-  Resident events
-  Superfast Wi-Fi
-  Maintenance & repairs
-  Local discounts
-  No inventory fees
-  Bicycle storage
-  BBQ





# LOCATION



**DRESSAGE COURT**  
**54 THREE COLTS LN**  
**BETHNAL GREEN**  
**LONDON**  
**E2 6GN**

## TRANSPORT LINKS

- 4-minute walk to Bethnal Green Tube Station
- 3-minute walk to Bethnal Green Overground station
- Well connected bus routes to Hackney, Spitalfields and the City
- One stop on the Tube to the City
- Zone 2, Central Line

## POPULAR JOURNEY TIMES

- Liverpool Street: 8 minutes
- Bank: 10 minutes
- Stratford: 11 minutes
- Oxford Circus: 19 minutes
- Canary Wharf: 23 minutes

# BEFORE YOU LIVE WITH US

## INCOME

To pass income checks, we require an annual household income of 30x your monthly rent. Alternatively, we do offer the option to use a UK-based guarantor. You may be required to use a UK-based guarantor if:

- Your household does not meet the minimum income criteria
- You are a student
- You have moved here recently from abroad, with no income in GBP (£)

If you do not have a UK-based guarantor, we work with FlatFair, who will, for a small cost, act as your guarantor.



7th Floor Communal Areas



8th Floor Roof Garden



Fitness Room

## MOVE IN MONIES

Once you're sure you want to move in with us, you'll have the chance to make an offer on one of our apartments. If your offer is accepted our reservation fee is £350 — this is to take the property off the market and reserve it for you. This is then deducted off your first months' rent.

Before moving into your new home, you'll also need to pay a security deposit (1 month's rent) as well as your first period's rent. You will receive an email from us outlining how much is due to pay and how to make payment. This payment can only be made via a bank transfer.

After the initial move in payment, your rent will be paid on the 1st day of each month.

# BEFORE YOU LIVE WITH US



2 Bedroom Apartment

## FURNITURE

Our apartments come furnished with high-quality furniture. In a typical apartment, you'll find:

- King-sized beds with bedside tables
- Built-in wardrobe storage
- Dining tables and seats to seat 2-4 guests
- A sofa
- An armchair
- A coffee table
- A side table
- A TV stand

Our team will let you know exactly what's included in your desired apartment upon viewing.

Already have furniture of your own? No problem! We can remove any furniture you don't need at no extra cost.

## LIVING WITH PETS

At Dressage Court, we welcome pets with open arms! There are no additional charges for pets, although we do have a limit of two pets per apartment.

# UTILITIES AND BILLS

As a resident in one of our apartments, apart from your rent, you'll pay for all of the following in one straightforward payment each month:

- Electricity
- Hot and cold water
- Heating
- Wi-Fi

So, in other words, that's the vast majority of the essentials taken care of. The only things you'll have to cover independently are your TV licence and Council Tax.

Since we manage the entire building, we have a lot of negotiating power with utility companies. This allows us to get the very best rate for our residents every year, without you having to worry about switching suppliers or comparing plans. We'll estimate your usage based on your apartment type and charge you the same amount each month.

| Apartment Type    | 1 Bed | 2 Bed | 3 Bed  |
|-------------------|-------|-------|--------|
| Electricity       | £70   | £85   | £100   |
| Hot water/Heating | £35   | £50   | £55    |
| Cooling*          | £15   | £15   | £20    |
| Water             | £15   | £20   | £27.30 |

\*Cooling only available on certain floors.

Once you move in, we will provide you with access to an online portal where you can view your bills and monitor your energy usage in real-time.

Every 3 months, we will reconcile your expected usage against your actual usage and either credit or debit your account with the difference, meaning you will only ever pay for what you use.



7th Floor Games Room

# UTILITIES AND BILLS



Resident Social Event

## WI-FI

Before you move in, you'll get to choose the Wi-Fi package that suits you best.

Essential Wi-Fi is already included in your monthly rent, but you have the ability to upgrade to larger download limits and faster speeds at any time.

We'll notify you if you're ever near to your download limit for the month.

| Package            | Essential | Premium | Business |
|--------------------|-----------|---------|----------|
| Max download speed | 45Mbps    | 100Mbps | 200Mbps  |
| Max upload speed   | 5Mbps     | 100Mbps | 200Mbps  |
| Cost               | Included  | +£15pcm | +£30pcm  |

## COUNCIL TAX

Dressage Court is within the borough of Tower Hamlets. Once you move in, you'll have to set up a council tax account directly with the local council.

Most of the 1 bedroom apartments at Dressage Court are in band C for council tax. Our 2 and 3 bedroom apartments are in band D or E. A member of the Essential Living team will let you know which band the apartment you are interested in is in.

| Council tax band | Annual Council Tax 2026/2027 |
|------------------|------------------------------|
| C                | £1,633.59                    |
| D                | £1,837.78                    |
| E                | £2,246.18                    |

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