

**FISH
ISLAND
VILLAGE**
HACKNEY WICK

A collection of 2 & 3 bedroom Shared Ownership apartments

Ardens Building



VIBRANT.
AUTHENTIC.
ECLECTIC.



Computer generated image of Fish Village for illustrative purposes

Set in the heart of Hackney Wick, Fish Island Village is a vibrant canalside community. This thriving neighbourhood offers everything you need for modern living, with a collection of stylish apartments, innovative workspaces and picturesque courtyards.

The 2 & 3 bedroom Shared Ownership apartments within Ardens Building front onto Roach Road and some homes afford views over the wider cityscape.

Fish Island Village is the ideal place to live, work and play. By day, stroll along the water's edge and soak up the creative energy and by night, sample delicious street food and socialise in one of the local bars, which are all within walking distance. What's more, Ardens provides a gateway to the Queen Elizabeth Olympic Park.



A VIBRANT CANALSIDE COMMUNITY

Water is the beating lifeblood of the city. And in the East End, the Thames and its man-made tributaries served as vital veins in a bygone industrial era. This network of canals was brought back to life by the 2012 Olympics and at Fish Island Village, our vision is to create a waterside community that captures the creative vibe of this bohemian borough of London, whilst being true to the spirit of Fish Island.

Building on the area's legacy, this bold vision of a village fuses traditional industrial architecture with forward-thinking design. The creation of a sustainable and supportive environment for all that live and work here is front of mind and this vision has been conceptualised in partnership with The Trampery.

Fish Island Village will include contemporary apartments, a café/bar and innovative workspaces all on its doorstep. The inclusive nature, combined with the energetic atmosphere, means that this will be a place where you can be yourself and feel inspired to achieve whatever you put your mind to.

FOUR

*new public amenity spaces
including 1 new square*



Computer generated image is indicative only



A HIDDEN GEM WORTH EXPLORING

Walk or cycle along the towpath and you'll discover small independent stores and fashionable cafés. Socialise over breakfast and a coffee at The Roasting Shed, stop for lunch and sample fresh food at riverside restaurant Grow and in the evening, sit back and relax in EXP Cantina at Swan Wharf, Hackney's biggest beer garden. All of this is less than a ten minute walk from Fish Island Village.

With plenty of pubs to choose from along the winding River Lea, gourmet restaurants and tasty, authentic street food, Hackney Wick is a food lover's dream. Here East is less than a mile away and this waterfront retail destination is booming with canalside eateries.

The iconic art scene in Hackney Wick is clear to see as soon as you step outside. Stour Space is a two-minute walk away and is a great place to spot local artwork. The Yard Theatre, a converted warehouse that now stages live theatrical performances, is also nearby. Browse the vinyl collections on Felstead Street or indulge in some freshly-baked bread at the German Deli.

OVER **600**

*studios and small businesses
across Hackney Wick Fish Island*

Source: London Development Agency



*Source: Hackney Gazette

20%

*of London's craft
breweries are based
in Hackney**

A wealth of options

When dusk falls in nearby Stratford, grab a cocktail at the Print House or head to funky urban hangout Roof East.

The area is also full of entertainment options. You can take in a show at the Theatre Royal Stratford East, catch the latest blockbuster at the local cinema or simply spend a day window shopping in Westfield.

Unwind in Victoria Park, London's oldest park or visit nearby Victoria Park Village where you'll be transported to a quaint bygone setting with independent shops.



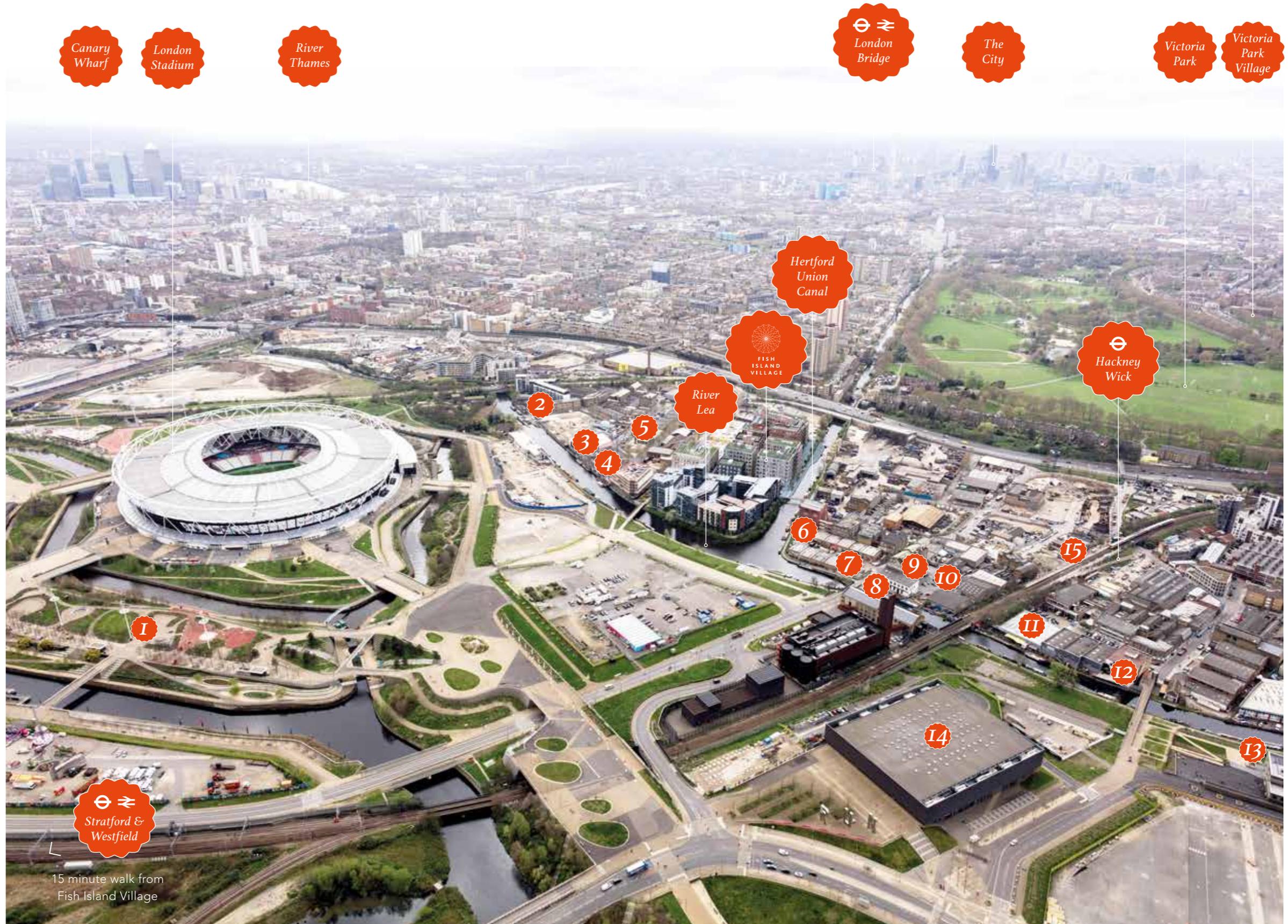
THE BIGGER PICTURE

Whether you want easy access to Hackney Wick Overground station, a swift walk to Westfield across the Olympic Park, or relax at the weekend in Victoria Park, Fish Island Village is at the heart of the action.

Local restaurants, bars and leisure pursuits abound, whilst The City and Canary Wharf are within close proximity via the Transport for London network.

- Queen Elizabeth Olympic Park **I**
- EXP Cantina at Swan Wharf **2**
- Foreman's Restaurant **3**
- Stour Space **4**
- Truman's Brewery **5**
- White Post Cafe **6**
- The German Deli **7**
- Crate Brewery **8**
- Howling Hops **9**
- Queen's Yard/Yard Theatre Grow **10**
- Number 90 **12**
- Here East/Canalside **13**
- The Copper Box Arena **14**
- Lord Napier pub **15**

*Times are approximate and are taken from National Rail and TFL



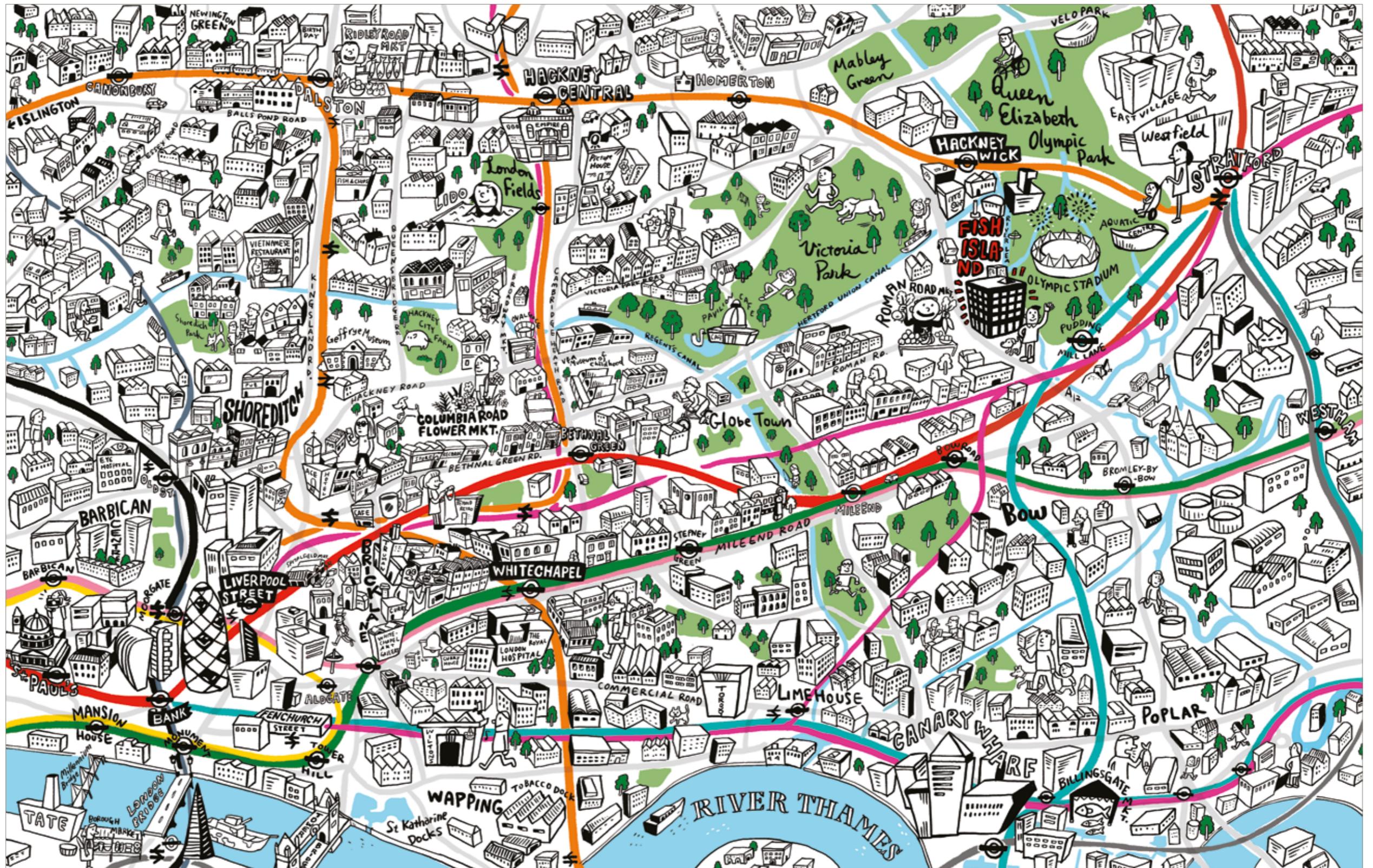
THE ART OF LIVING

Fish Island Village is well connected to the heart of the city. Hackney Wick Station is less than a ten-minute walk away, where you can catch a train to Stratford, which takes just five minutes, or is within a 15-minute walk.

-  From Hackney Wick Station
- Homerton 3 mins
 - Hackney Central 5 mins
 - Stratford 7 mins
 - Dalston Kingsland 7 mins
 - Hackney Downs 10 mins
 - Camden Road 16 mins
 - London Fields 19 mins
 - Bethnal Green 19 mins
 - King's Cross 20 mins
 - Liverpool Street 24 mins

-  From Stratford Station
- Mile End 3 mins
 - Canning Town 5 mins
 - North Greenwich 7 mins
 - Canary Wharf 9 mins
 - Liverpool Street 9 mins
 - Bank 11 mins
 - London Bridge 19 mins
 - Oxford Circus 19 mins

*Times are approximate and are taken from National Rail and TFL





DESIGNED TO BUILD ON A LEGACY

The true spirit of Fish Island is alive within this energetic village. It builds on the area's legacy and fuses traditional industrial architecture with forward-thinking design.

The overarching vision, of creating a sustainable and supportive environment for all that live here, is being realised.

The apartments have been designed with modern lifestyles in mind, including an exquisite specification and cycle storage.

There are green courtyards around Fish Island Village and the nearby social hub, Lofthouse Square, provides the perfect outside space to interact with your neighbours.

These fantastic apartments have been built with robust materials, ensuring they reflect the authentic character of the area. They have been finished to the highest specification and each apartment has a private terrace, so you'll have plenty of opportunity to grab a breath of fresh air and admire all this distinctive neighbourhood has to offer.



Computer generated image of the Ardens building



SPECIFICATION



Kitchen

Contemporary and stylish kitchens featuring matt doors and drawers, complemented by grey laminate worktops and upstands to create a smart and modern look. Energy efficient and sleek appliances have been selected to complement the look and design of the kitchens.

- Bosch induction hob with touch control
- Bosch stainless steel oven
- Bosch microwave
- Integrated Zanussi fridge/freezer
- Integrated Zanussi dishwasher
- Contemporary stainless steel sink and mixer tap
- Integrated cooker hood
- LED lighting to wall units
- Stainless steel splashback behind hob
- Soft close to doors and drawers
- Integrated pull out waste bin with recycling facility
- Zanussi washer/dryer (located in hallway cupboard where space allows)

Kitchen designs and layouts vary; please speak to our Sales Executives for further information

Bathroom

Contemporary Duravit sanitary ware is used to create stunning bathrooms and Hansgrohe taps and showers are used throughout. Vanity tops and bath panels in dark timber effect add a touch of elegance to the rooms.

- Duravit sanitary ware
- Hansgrohe mixer taps and shower
- Bath with shower above, glass shower screen and timber effect bath panel
- Timber effect vanity top to match bath panel with mirrored cabinets above*
- Large format wall and floor tiles
- Heated chrome towel rail
- Underfloor heating

*Mirrored bathroom cabinet is only provided in the en-suite bathroom of the three-bedroom apartment.

En-suite & Shower Room

Our elegant and stunning en-suites, and shower rooms with sanitary ware by Duravit and complementing taps and showers by Hansgrohe, plus our bespoke feature mirror cabinets and vanity tops, add a hotel style touch to create a stylish private space.

- Duravit sanitary ware
- Hansgrohe mixer taps and shower
- Low profile shower tray with glass shower screen
- Feature mirror cabinet
- Heated chrome towel rail
- Underfloor heating
- Large format wall and floor tiles
- Timber effect vanity top

Decorative Finishes

To achieve a contemporary style interior we have selected clean lines for doors, architraves and skirting, keeping everything white and flush to create a calm and tranquil environment.

- Built-in wardrobe to master bedroom
- White painted flush internal doors with contemporary stainless steel ironmongery
- Square cut skirting and architrave
- Walls painted in white emulsion
- Smooth ceilings in white emulsion

Floor Finishes

- Amtico wood effect floor to entrance hall and kitchen / dining / living room
- Carpet to bedrooms
- Large format floor tiles to en-suite and bathroom

Heating & Water

- Underfloor heating
- Heated chrome towel rail to en-suite and bathroom
- Heating and hot water via communal boiler, individually metered to each apartment

Electrical

- Downlights to kitchen / dining / living room, en-suite and bathroom
- Pendant fittings to entrance hall and bedrooms
- Brushed stainless steel electrical switches and sockets throughout, some switches with integrated USB port
- TV points to living / dining room and bedrooms
- Phone points to kitchen / dining / living room, master and second bedroom
- Wiring for customer's own connection to super-fast Broadband, up to 100MB*
- Pre-wired for customer's own Sky+ and Sky Q connection via subscription
- External lighting to terrace
- Hard-wired smoke and heat detectors

*Broadband speed information provided by Hyperoptic

External Finishes

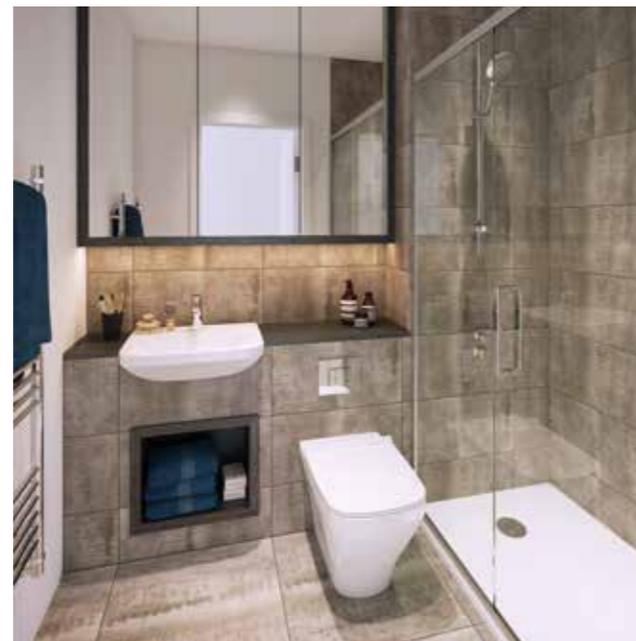
- Decking to terrace
- External electrical socket

Management Company

The apartment buildings, opens spaces and shared facilities such as communal entrance lobbies and corridors, the gym, landscaping, public art at Fish Island Village will be managed and maintained by Peabody. Residents will be required to pay a contribution towards the upkeep, repair and maintenance, and this will be collected by Peabody in the form of a monthly service charge.

Warranty

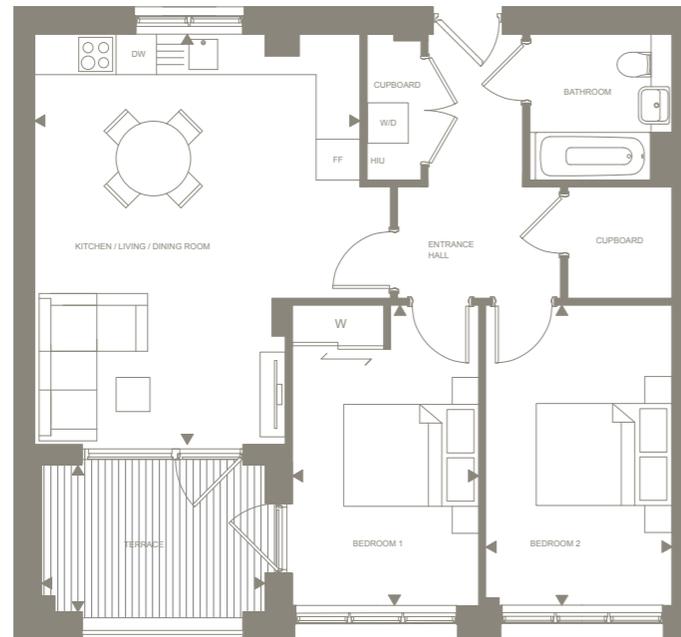
- 10 year NHBC warranty
- Tenure is leasehold with ground rent payable





ARDENS BUILDING

Two Bedroom Apartment
Apartments MA: 1*, 9 & 10*



Kitchen / Living / Dining Room	6.05m x 4.80m	19'8" x 15'9"
Bedroom 1	4.40m x 2.75m	14'5" x 9'0"
Bedroom 2	4.40m x 2.75m	14'5" x 9'0"
Terrace	2.16m x 3.30m	7'1" x 10'8"
Total Internal Area	70m sq	753 sq ft

* Handed to floorplan shown | W: Wardrobe | WD: Washer Dryer | FF: Fridge Freezer | DW: Dish Washer: | HIU: Heat Interface Unit

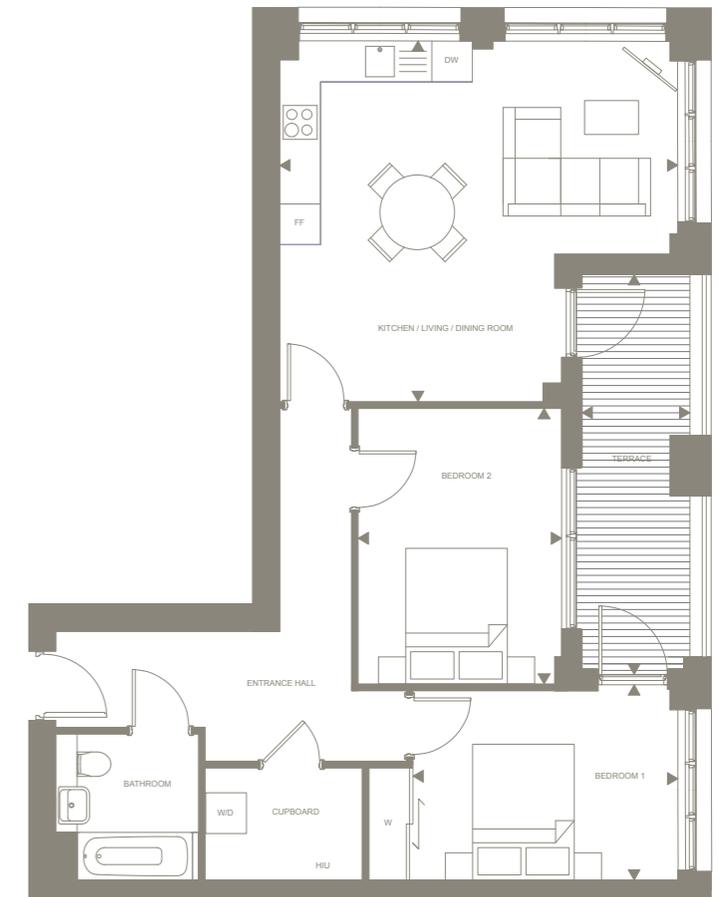
Apartment layouts provide approximate measurements only and are subject to planning. Dimensions, which are taken from the indicated points of measurement, are for guidance only and are not intended to be used for window treatments or items of furniture. Bathroom and kitchen layouts are indicative only and are subject to change. Wardrobe size and position may vary. The information contained within this document does not constitute part of any offer, contract or warranty. Whilst the plans have been prepared with all due care for the convenience of the intending purchaser, the information contained herein is a preliminary guide only.



ARDENS BUILDING

Two Bedroom Apartment
Apartment MA: 13

Kitchen / Living / Dining Room	5.85m x 5.30m	19'2" x 17'5"
Bedroom 1	3.90m x 2.85m	12'10" x 9'4"
Bedroom 2	4.05m x 3.00m	13'3" x 9'10"
Terrace	5.81m x 1.59m	19'0" x 5'2"
Total Internal Area	73.6m sq	792 sq ft



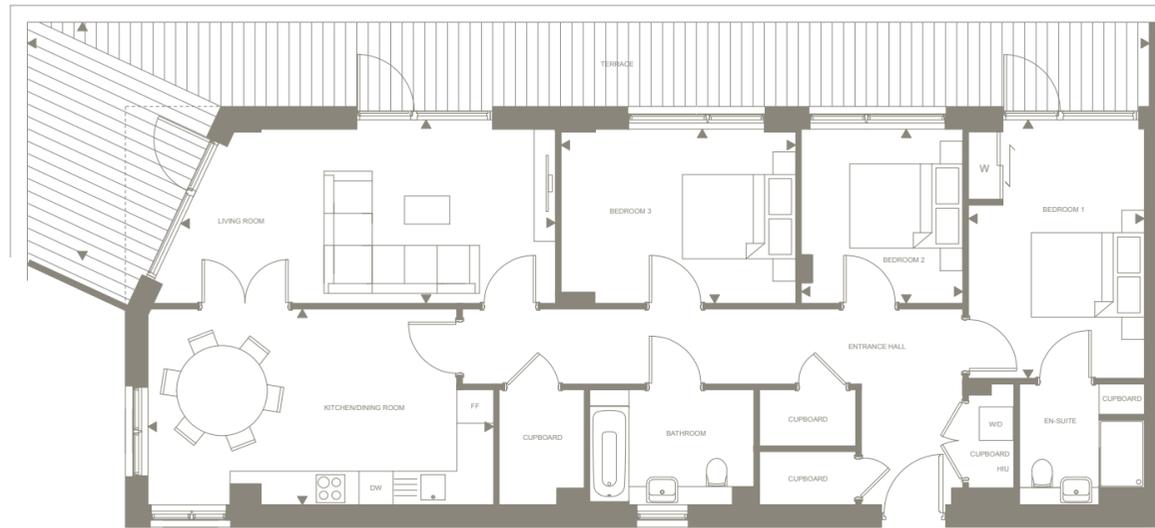
W: Wardrobe | WD: Washer Dryer | FF: Fridge Freezer | DW: Dish Washer: | HIU Heat Interface Unit

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ARDENS BUILDING

*Three Bedroom Apartment
Apartment MA: 46*



Kitchen / Dining Room 6.10m x 3.45m	20'0" x 11'4"	Terrace 19.83m x 4.23m	65'0" x 13'8"
Living Room 6.60m x 3.25m	21'8" x 10'9"	Total Internal Area 115m sq	1238 sq ft
Bedroom 1 4.60m x 3.10m	15'1" x 10'2"		
Bedroom 2 3.10m x 2.85m	10'2" x 9'4"		
Bedroom 3 4.10m x 3.10m	13'5" x 10'2"		

♿ Wheelchair adaptable apartment | W: Wardrobe | WD: Washer Dryer |denotes roof overhang above
FF: Fridge Freezer | DW: Dish Washer: | HIU: Heat Interface Unit

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A UNIQUE COLLABORATION



With over 55,000 homes, Peabody is one of the largest housing providers in London and the south-east. We deliver services to 111,000 residents, 8,000 care and support customers, and the wider communities in which we work.

We focus on those who need our help the most, working with people and communities to build resilience and promote wellbeing. We create and invest in great places where people want to live. Our ambitious housebuilding programme will deliver thousands of new homes by 2020.



Hill specialise in developing distinctive new homes across London and the South East.

We bring together award-winning contemporary design, sustainable materials and a sympathetic approach to create stunning, individual new properties and communities. We invest significant time and effort from the outset to ensure that all our properties achieve the perfect balance between innovation and practicality. As all construction work is carried out by ourselves, we are also able to guarantee the highest quality of finish within our homes.



Since 2009, The Trampery has cultivated an innovation ecosystem of remarkable sector-focussed co-working spaces for entrepreneurs, innovators and creatives.

We operate sites across London with a range of workspaces, meeting rooms and event spaces.

Fish Island Village is our latest outlet and brings integrated workspaces and facilities to the Hackney Wick community.



KEY

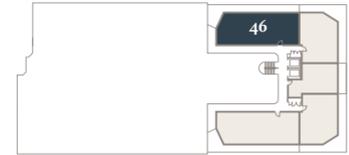
Ardens (MA)

🐟 2 bedroom Shared Ownership

🐟 3 bedroom Shared Ownership

🏠 Private Ownership

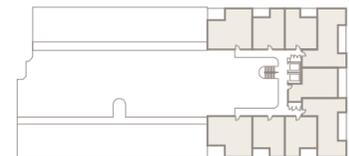
🏠 Affordable Residence



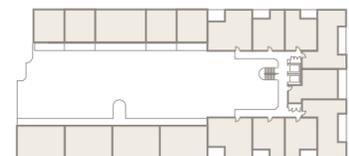
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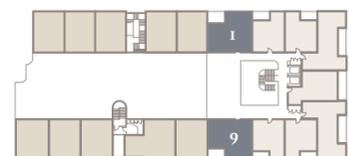
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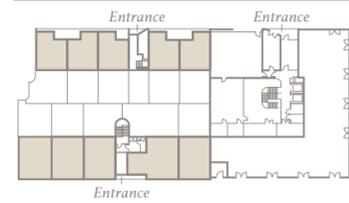
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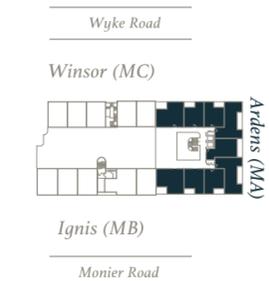
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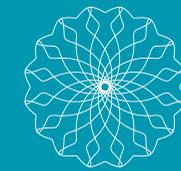


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Christopher Farrell

This artwork formed part of the original Community Hoarding Project run in 2016. Christopher uniquely combines the latest digital technology with historical materials and techniques.

farrellart.myportfolio.com



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ISLAND
VILLAGE**
HACKNEY WICK

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