



FISH  
ISLAND  
VILLAGE  
HACKNEY WICK

*Gaslight Building*



VIBRANT.  
AUTHENTIC.  
ECLECTIC.




Fish Island Village is a thriving, creative hub, set in the heart of Hackney Wick. This vibrant canalside neighbourhood offers everything you need for modern living, with a collection of stylish 1, 2 & 3 bedroom apartments, innovative workspaces and picturesque courtyards.

It's 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.

Gaslight Building consists of 1, 2 & 3 bedroom apartments and is facing the canal, as well as being close to the bustling Rippoth Yard, which is the social hub of this energetic community.

*Gaslight Building*

 Ant Carver

The cover artwork is by Ant Carver who is based in Hackney Wick and combines the influence of street art with more traditional painting techniques and works predominantly in oil and spray paint.

[www.antcarver.com](http://www.antcarver.com)



## A VIBRANT CANALSIDE COMMUNITY

This exciting new waterside community captures the creative vibe of this bohemian part of London and has the true spirit of Fish Island at its core. Building on the area's legacy, the village 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 inclusive nature of the village combined with the lively atmosphere makes it a place where you can be yourself and feel inspired to be the best you can be.

Gaslight Building consists of modern apartments and commercial space to the ground floor. The building faces the canal, so many of the apartments will offer canalside views and all of the apartments have a private balcony, providing outdoor space for entertaining.

The apartments that face Rippoath Yard will benefit from an intimate setting, while the inward facing workspaces, which are run by The Trampery, will be aimed at inspirational creators and makers.

The architecture has been designed to differentiate from the two buildings either side, using a dark brick, tall glazing and jettied balcony details to maximise light into each home.



Computer generated image is indicative only.



Concept modelling for Fish Island Village at Haworth Tompkins Architects



## BE INSPIRED BY ALL THAT'S AROUND YOU

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*High quality homes, shared courtyards and workspaces combine to offer the perfect work/life balance. You'll find something new around every corner of this evolving community. Inspired by concrete and brick warehouse buildings, these traditional wharf-style apartments spill out on to public plazas to relax and unwind in.*

Fish Island Village has been brought to life by a team of architects and designers. Lead architects and Stirling Prize-winners, Haworth Tompkins, designed the apartment blocks around the courtyard area and the canal-facing buildings.

Graham Haworth and Ken Okonkwo of Haworth Tompkins had a clear vision for the project: "We didn't want to change the character of the area, we wanted to enhance it," says Graham. "The vision was to tap into the industrial heritage of Fish Island and the creative workspace legacy that's so poignant in the area. There are a lot of artist studios and interesting creative factory spaces already in existence and we felt this was a great opportunity to create a vibrant mixed-use development that is true to

its roots. Lots of schemes in London are one-dimensional, but this scheme has so many layers that overlap and intermingle. We wanted to reinforce the DNA of Fish Island and create a proper place for people to live, work and socialise."

Gaslight Building has been designed with the local area in mind, retaining robust structures and using materials that can be seen throughout Fish Island. Ken says: "There is a tendency to add superfluous complexity to building facades, but we wanted the simplicity of the design to shine through. The buildings are timeless and there's a calm rhythm that runs across the scheme. We have created a really robust and solid framework for residents and the community to make their own."



Local architecture used for inspiration



Computer generated image is indicative only



## SPECIFICATION



Photography of the Fish Island Village show home



### Kitchen

Contemporary and stylish kitchens featuring matt doors and drawers, complemented by white solid composite 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 hob with touch control
- Bosch stainless steel oven
- Bosch microwave
- Integrated Zanussi fridge/freezer
- Integrated Zanussi dishwasher
- Stainless steel Blanco sink with contemporary Blanco mixer tap
- Integrated cooker hood
- LED lighting to wall units
- Stone splashback behind hob
- Soft close to doors and drawers
- Integrated pull out waste bin with recycling facility
- Zanussi washer/dryer (located in hallway cupboard)

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

### En-suite

Our elegant and stunning en-suites, 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 the master en-suite 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 (to bathroom in 1 bedroom apartments)
- Timber effect vanity top
- Large format wall and floor tiles
- Heated chrome towel rail
- Underfloor heating

### 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 and glass shower screen
- Timber effect bath panel with matching vanity top
- Large format wall and floor tiles
- Heated chrome towel rail
- Underfloor heating

### 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 brushed 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 balcony
- Hard-wired smoke and heat detectors

### External Finishes

- Decking to balcony
- External electrical socket

### Warranty

- 10 year NHBC warranty



To set our waterfront apartments and 3 bedroom homes apart, 'The Capitol Collection' features key specification enhancements.

- Stylish herringbone pattern to the Amtico wood effect flooring to the entrance hall and kitchen/dining/living room
- Feature mirrored vanity cabinet to all bathrooms and en-suites
- Fitted wardrobes to the second bedroom
- Feature lighting to the underside of the bath panel
- Feature lighting to the kitchen plinth
- Wine cooler (to 3 bedroom apartments only)

Please note that we are unable to accommodate any changes, additions or amendments to the specification, layout or plans to any individual home.

\*Broadband speed information provided by Hyperoptic

# FISH ISLAND VILLAGE



Ripboth  
Yard

Gaslight  
Building

Smeed  
Gardens

Neptune  
Yard

Victoria  
Park

8-minute walk

Hackney  
Wick

8-minute walk

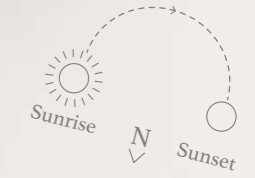
Westfield  
Stratford  
City

15-minute walk

Lofthouse  
Square

Olympic  
Park

4-minute walk

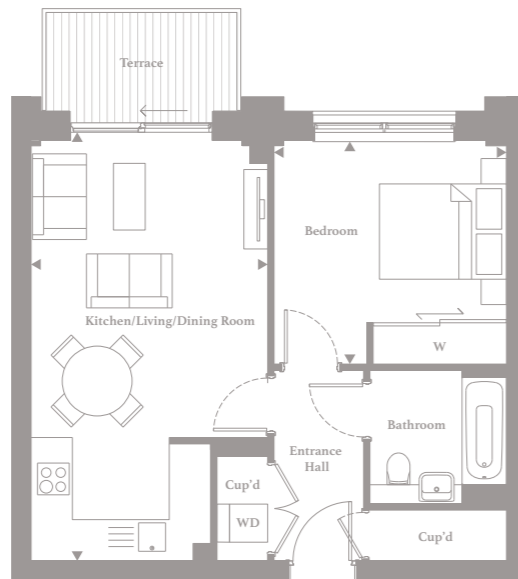




# GASLIGHT BUILDING

## One Bedroom Apartment

Apartments Lo2, Lo3, Lo6, Lo7, Lo10, Lo11, Lo14, Lo15, Lo18 & Lo19



### The Capitol Collection

Kitchen / Living / Dining Room  
6.70m x 3.70m      21'11" x 12'7"

Bedroom  
3.65m x 3.60m      11'11" x 11'9"



W: Wardrobe | WD: Washer Dryer

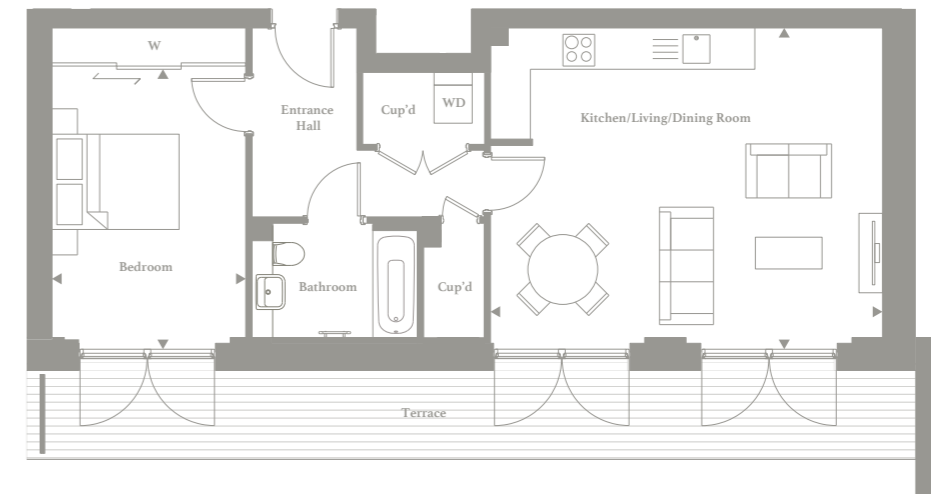
Apartment layouts provide approximate measurements only and are subject to planning. Dimensions, which are taken from the indicated points of measurement, are for guidance only and are not intended to be used for window treatments or items of furniture. Bathroom and kitchen layouts are indicative only 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.



# GASLIGHT BUILDING

## One Bedroom Apartment

Apartment L23



Kitchen / Living / Dining Room  
6.15m x 5.05m      20'2" x 16'6"

Bedroom  
3.05m x 4.40m      10'0" x 14'5"

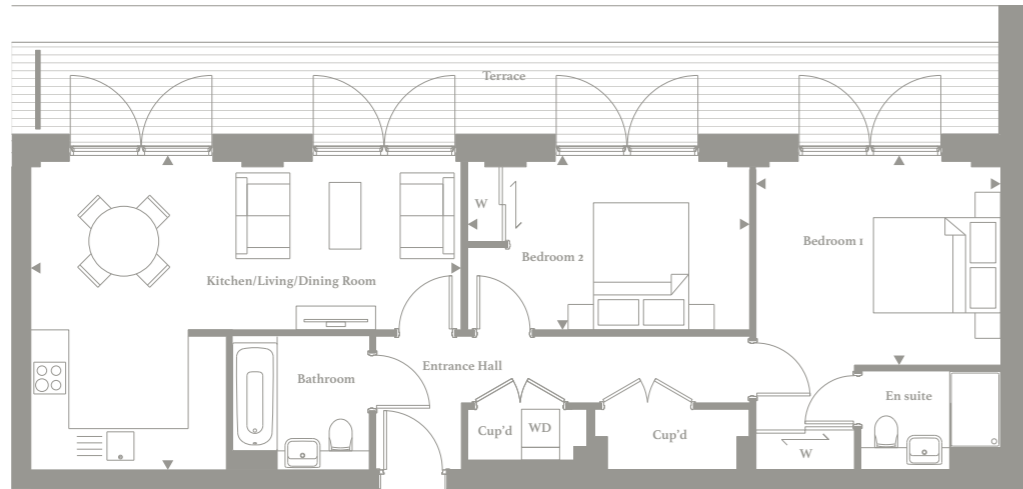
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# GASLIGHT BUILDING

Two Bedroom Apartment  
Apartment L22



The Capitol Collection

Kitchen / Living / Dining Room  
6.75m x 4.95m      22'1" x 16'2"

Bedroom 1  
3.30m x 3.85m      10'10" x 12'7"

Bedroom 2  
2.70m x 4.40m      8'10" x 14'5"



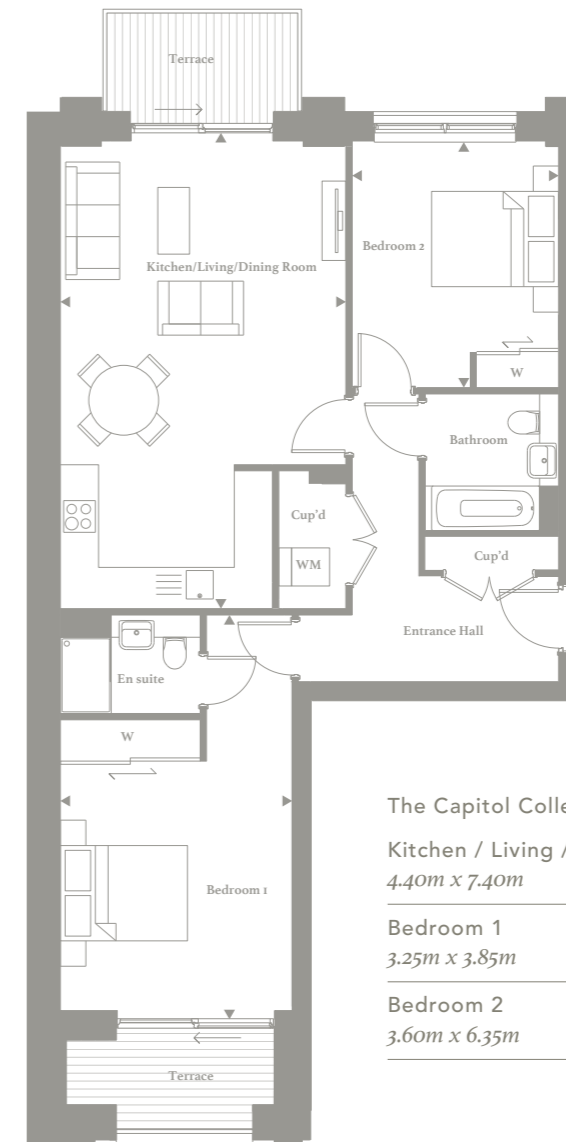
W: Wardrobe | WD: Washer Dryer

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# GASLIGHT BUILDING

Two Bedroom Apartment  
Apartments L01, L05, L09, L13 & L17



The Capitol Collection

Kitchen / Living / Dining Room  
4.40m x 7.40m      14'5" x 24'3"

Bedroom 1  
3.25m x 3.85m      10'7" x 12'7"

Bedroom 2  
3.60m x 6.35m      11'9" x 20'10"

W: Wardrobe | WD: Washer Dryer

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# GASLIGHT BUILDING

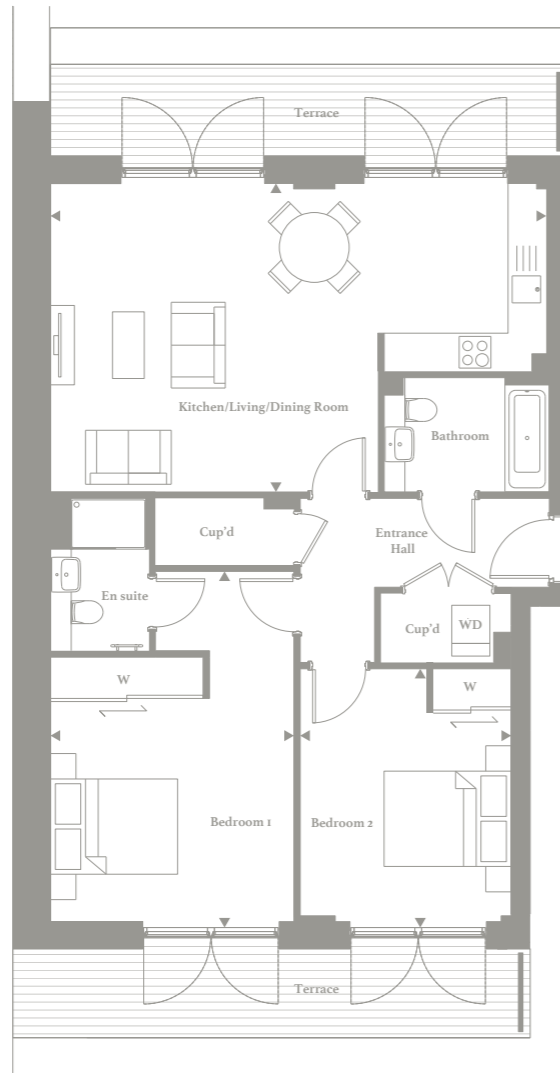
## Two Bedroom Apartment Apartment L21

### The Capitol Collection

Kitchen / Living / Dining Room  
4.85m x 7.85m      15'10" x 25'9"

Bedroom 1  
5.60m x 3.80m      18'4" x 12'5"

Bedroom 2  
4.05m x 3.30m      13'3" x 10'9"



W: Wardrobe | WD: Washer Dryer

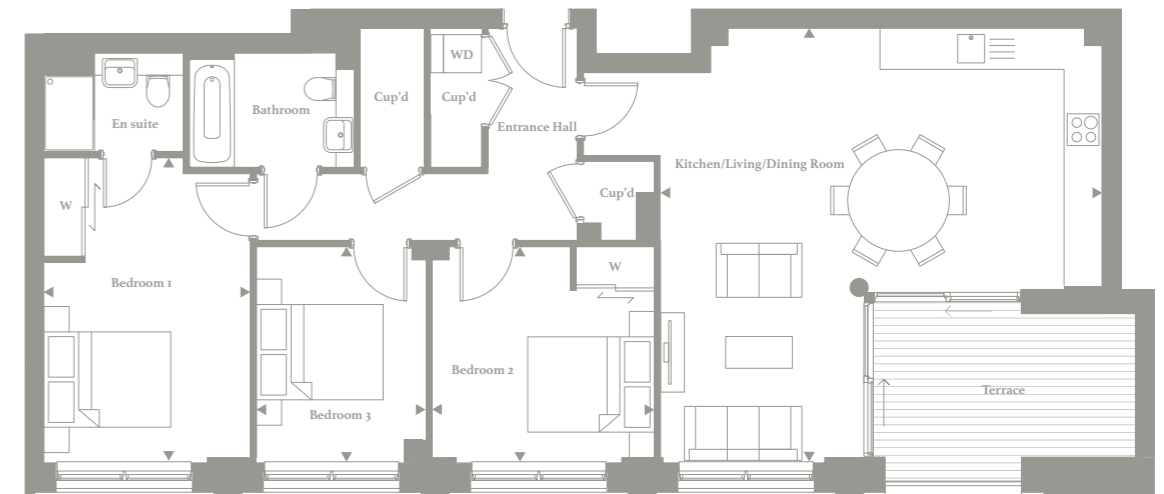


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# GASLIGHT BUILDING

## Three Bedroom Apartment Apartments L4, L8, L12, L16 & L20



### The Capitol Collection

Kitchen / Living / Dining Room  
6.80m x 6.95m      22'3" x 22'9"

Bedroom 1  
4.75m x 3.25m      15'7" x 10'7"

Bedroom 2  
3.35m x 3.45m      10'11" x 11'4"

Bedroom 3  
3.35m x 2.70m      10'11" x 8'8"

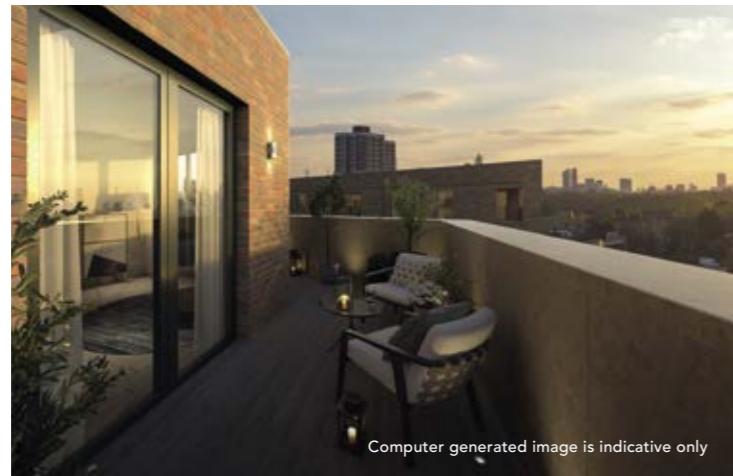
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## HOW TO FIND US



Computer generated image is indicative only

*Fish Island Village*  
*Roach Road*  
*London E3 2PL*  
*020 3906 1950*  
*fishislandvillage.co.uk*

### *Estate Management*

The apartment buildings, open spaces and shared facilities, such as communal entrance lobbies and corridors, the gym, landscaping and 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 of these areas, which will be collected by Peabody in the form of a monthly service charge.



Share and comment **#madeinhackneywick**

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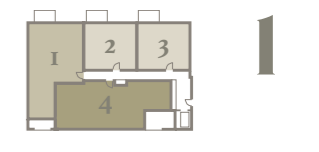
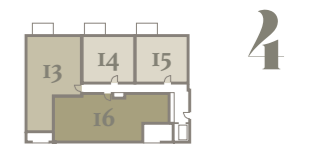
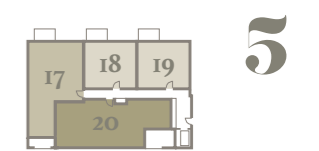
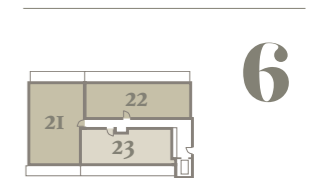


Computer generated image is indicative only



### KEY

- 1 bedroom
- 2 bedroom
- 3 bedroom



*Hertford Union Canal*



*Gaslight*



*The Trampery*

**G**

*Gaslight  
Building*



FISH  
ISLAND  
VILLAGE  
HACKNEY WICK

A unique collaboration between

