



FISH
ISLAND
VILLAGE
HACKNEY WICK

Glow Building



VIBRANT.
AUTHENTIC.
ECLECTIC.



Computer generated image of Fish Island Village for illustrative purposes

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.

Glow Building consists of 1 & 2 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 phase.

Glow Building

 Douglas Hamilton

The cover artwork is called Untitled Landscape where Doug explores the abstract nature, gestures and colours of British landscape artists such as Turner and Constable. Doug was a resident of Mother Studio before moving to Australia. dsehamilton@gmail.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.

Glow 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, or overlook Smeed Gardens. What's more, 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 adjoining buildings, using a traditional red brick, tall glazing and sheltered balconies to allow you to bring the inside, out.



Computer generated image is indicative only.



Concept modelling for Fish Island Village at Haworth Tompkins Architects



BE INSPIRED BY ALL THAT'S AROUND YOU

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."

Glow 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 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 (where shown on plans)
- 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

Glow
Building

Smeed
Gardens

Neptune
Yard

Victoria
Park

8-minute walk

Westfield
Stratford
City

15-minute walk

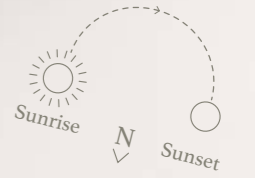
Lofthouse
Square

Olympic
Park

4-minute walk

Hackney
Wick

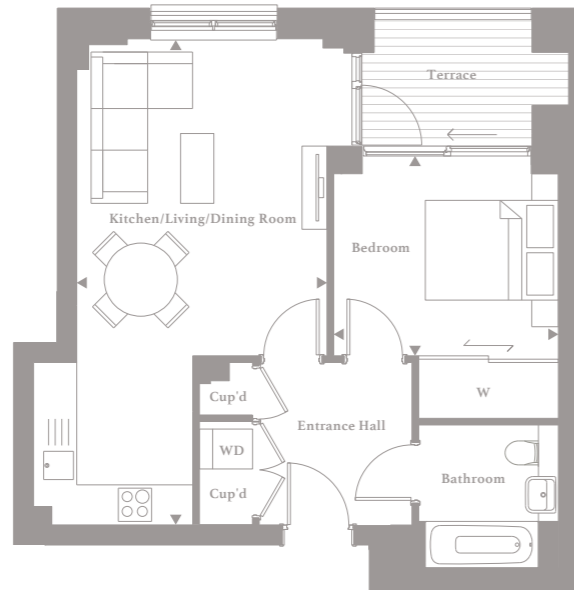
8-minute walk





GLOW BUILDING

One Bedroom Apartment
Apartments K04, K10, K16, K22 & K28



Kitchen / Living / Dining Room
3.75m x 7.25m *12'3" x 23'9"*

Bedroom
3.00m x 3.35m *9'10" x 10'11"*

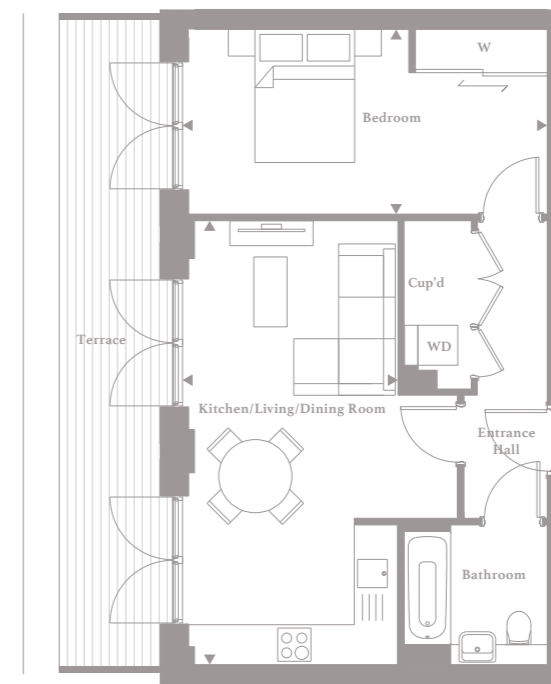
W: Wardrobe | WD: Washer Dryer

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.



GLOW BUILDING

One Bedroom Apartment
Apartments K31 & K32



Kitchen / Living / Dining Room
3.20m x 6.65m *10'6" x 21'9"*

Bedroom
5.45m x 2.75m *17'10" x 9'0"*

W: Wardrobe | WD: Washer Dryer

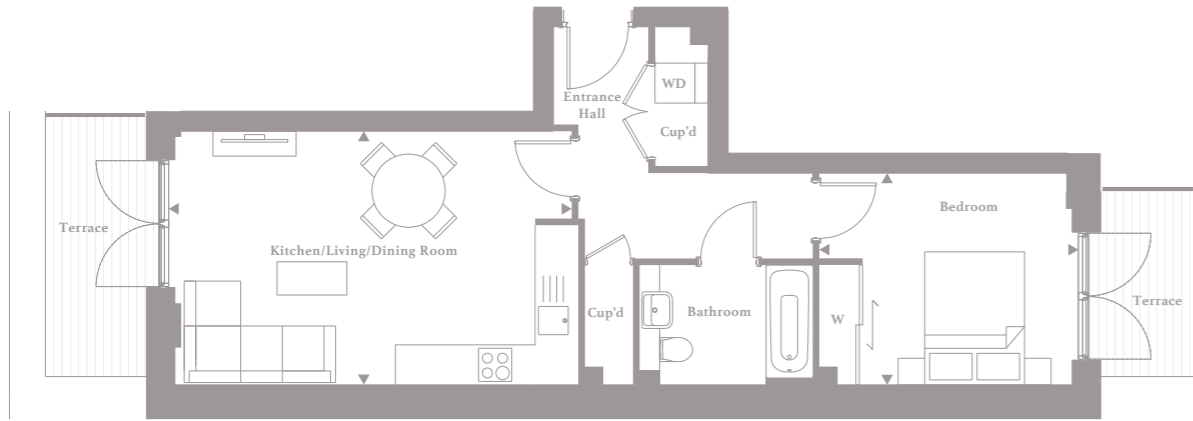
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GLOW BUILDING

One Bedroom Apartment
Apartment K36



Kitchen / Living / Dining Room	3.80m x 6.05m	12'5" x 19'10"
Bedroom	3.15m x 3.85m	10'4" x 12'7"

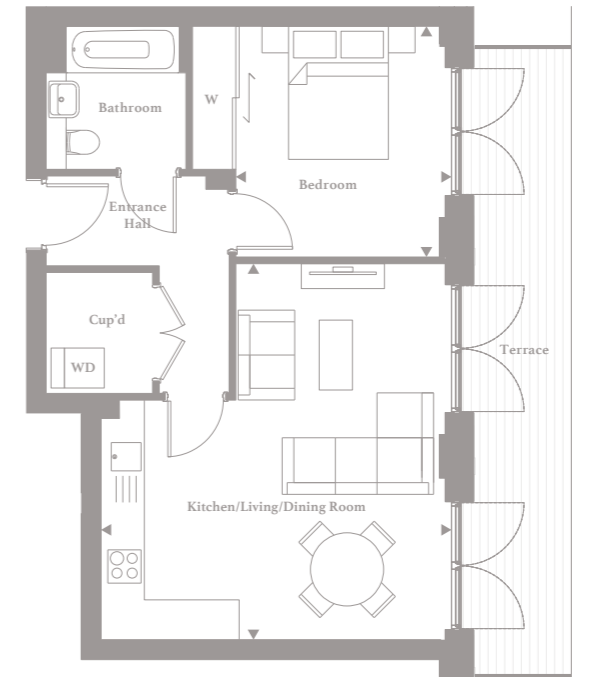
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GLOW BUILDING

One Bedroom Apartment
Apartment K35



Kitchen / Living / Dining Room	5.25m x 5.65m	17'2" x 18'6"
Bedroom	3.20m x 3.45m	10'6" x 11'3"

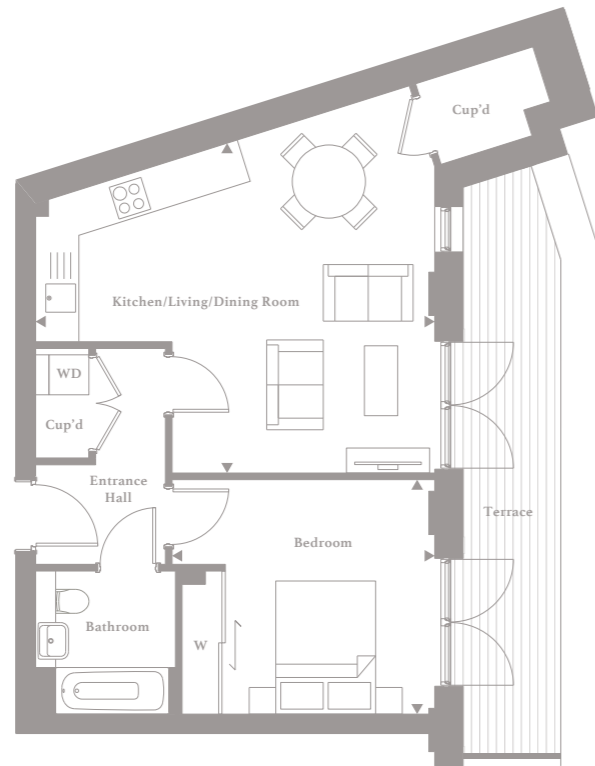
W: Wardrobe | WD: Washer Dryer

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GLOW BUILDING

One Bedroom Apartment
Apartment K34



Kitchen / Living / Dining Room
5.95m x 4.95m 19'6" x 16'2"

Bedroom
3.90m x 3.50m 12'9" x 11'5"

W: Wardrobe | WD: Washer Dryer

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GLOW BUILDING

Two Bedroom Apartment
Apartments K06, K12, K18, K24 & K30



Kitchen / Living / Dining Room
3.15m x 7.95m 10'4" x 26'0"

Bedroom 1
5.95m x 3.15m 19'6" x 10'4"

Bedroom 2
3.40m x 3.60m 11'1" x 11'9"

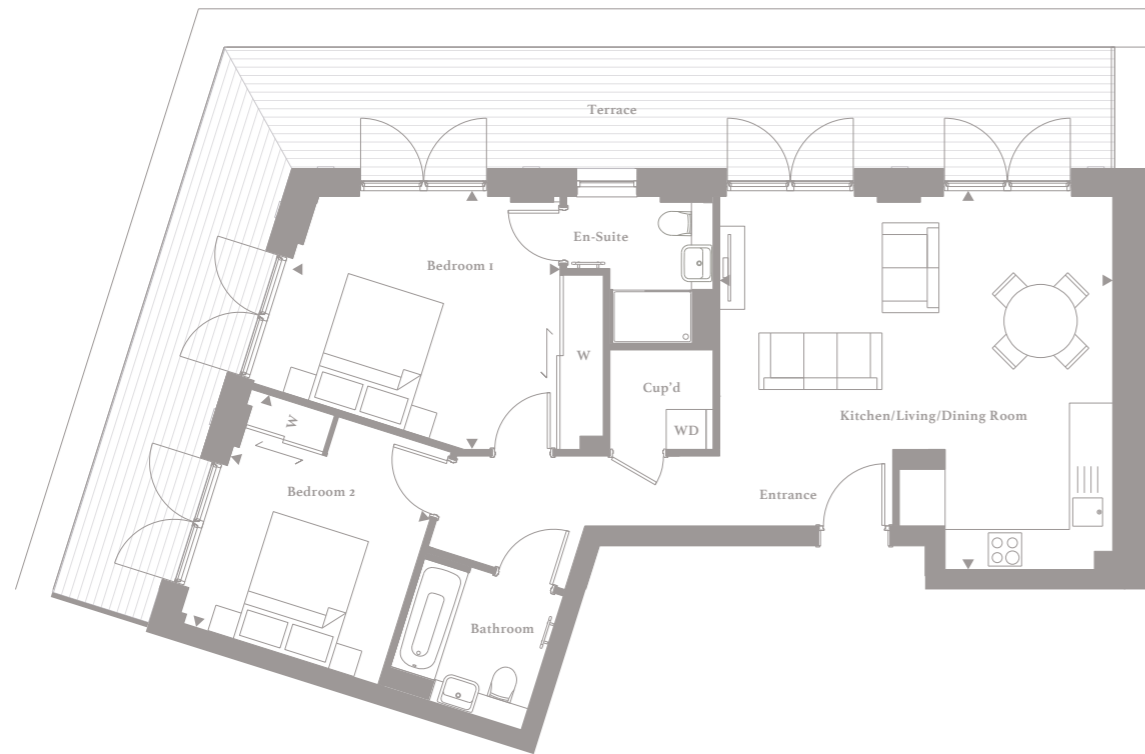
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GLOW BUILDING

Two Bedroom Apartment
Apartment K33



Kitchen / Living / Dining Room	5.65m x 5.90m	18'6" x 19'4"
Bedroom 1	3.85m x 4.00m	12'7" x 13'1"
Bedroom 2	3.65m x 3.10m	11'11" x 10'2"

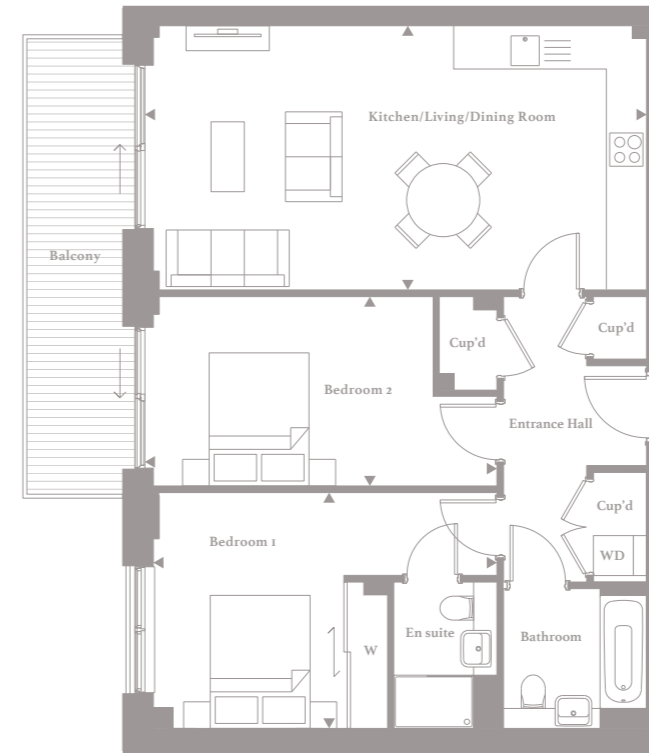
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GLOW BUILDING

Two Bedroom Apartment
Apartments K01, K02, K07, K08, K13, K14, K19, K20, K25 & K26



Kitchen / Living / Dining Room	7.50m x 3.95m	24'7" x 12'11"
Bedroom 1	5.15m x 3.50m	16'10" x 11'5"
Bedroom 2	5.25m x 2.80m	17'2" x 9'2"

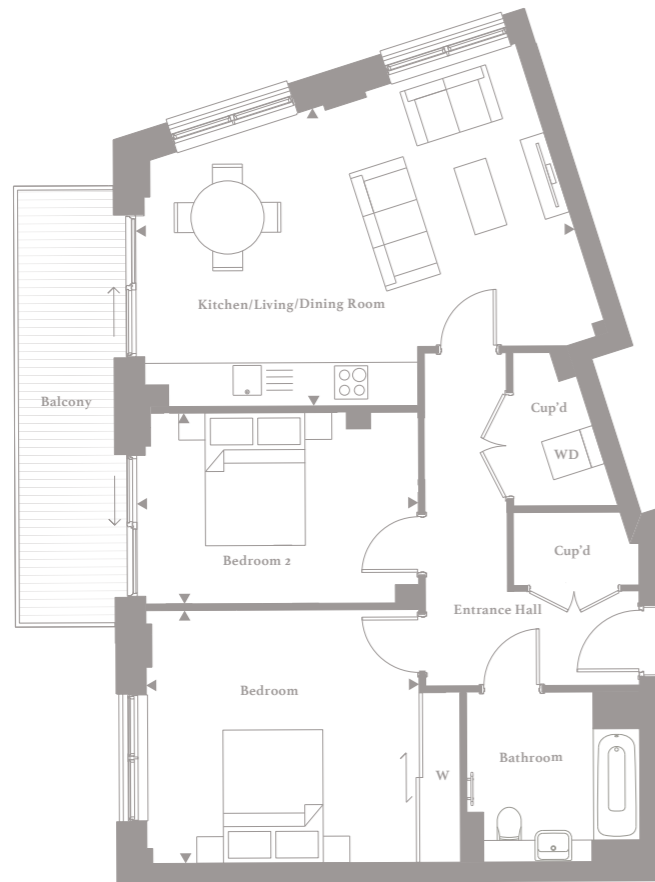
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GLOW BUILDING

Two Bedroom Apartment
Apartments K03, K09, K15, K21 & K27



Kitchen / Living / Dining Room	6.55m x 4.45m	21'5" x 14'7"
Bedroom 1	4.10m x 3.80m	13'5" x 12'5"
Bedroom 2	4.20m x 2.85m	13'9" x 9'4"

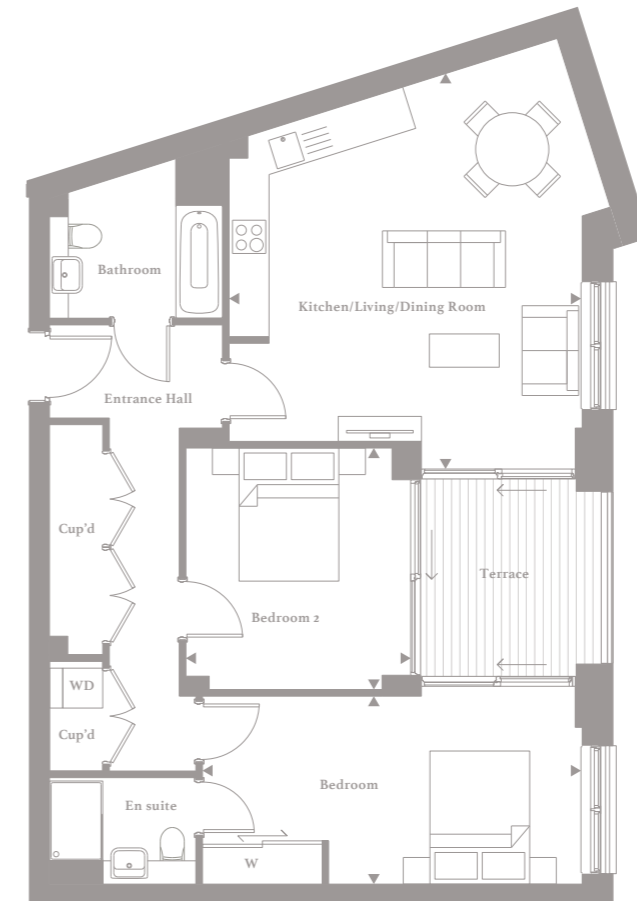
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GLOW BUILDING

Two Bedroom Apartment
Apartments K05, K11, K17, K23 & K29



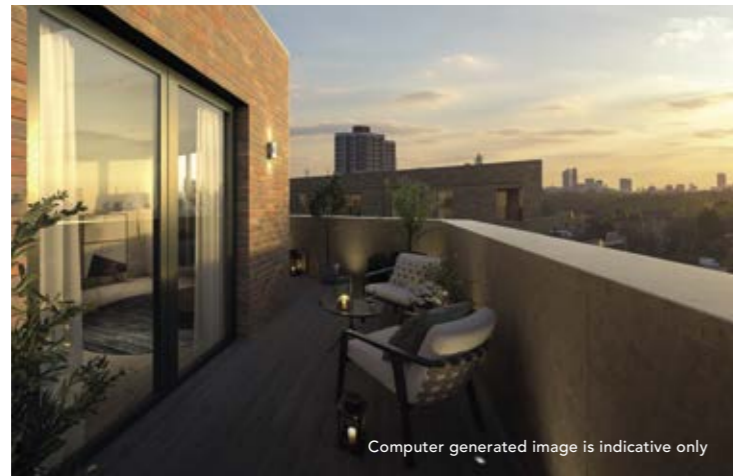
Kitchen / Living / Dining Room	5.25m x 5.90m	17'2" x 19'4"
Bedroom 1	5.65m x 2.80m	18'6" x 9'2"
Bedroom 2	3.35m x 3.60m	10'11" x 11'9"

W: Wardrobe | WD: Washer Dryer

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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.



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KEY

- 1 bedroom
- 2 bedroom



6



5



4



3



2



1

Hertford Union Canal



Glow



G

The Trampery

Glow Building



FISH
ISLAND
VILLAGE
HACKNEY WICK

A unique collaboration between

