



FISH
ISLAND
VILLAGE
HACKNEY WICK

Lanterna 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.

Lanterna Building is situated at the entrance to Fish Island Village and spills out onto Lofthouse Square, the social hub of this energetic community.

Lanterna 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



A VIBRANT CANALSIDE COMMUNITY

This exciting new waterside community fully 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 confidently fuses traditional industrial architecture with forward-thinking design. The overarching vision, of creating a sustainable and supportive environment for all who live here, is being realised.

Lanterna Building is the most modern interpretation of the architectural influences within Fish Island Village and its iconic pavilion design features a collection of canal facing apartments, so many residents will be able to enjoy waterside views.

The ground floor accommodates commercial space, which is anticipated to be a café/bar, providing opportunities for al fresco dining and socialising. The bustling Lofthouse Square is just outside, making it the ultimate place for like-minded people to come together and collaborate.



Computer generated image of Lanterna Building is indicative only

Jennifer Pirie and Amy Corrigan of Lyndon Goode 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, all working on various aspects. Haworth Tompkins, Lyndon Goode and Pitman Tozer have all combined their expertise to design a unique and cohesive place to live, work and socialise.

Lyndon Goode Architects have designed the Lanterna Building and Amy Corrigan, associate at Lyndon Goode Architects, says: "At Fish Island, we are hoping to harness the characteristics that contribute to the area's vibrancy, creating something playful and unique. Lanterna sits at the gateway to the island and it's the first part of the village that people will see. Designed as a pavilion building, every side of Lanterna makes an impact, no matter what angle you view it from. The industrial legacy of the area forms the local vernacular, large openings recessed

within a repeating brick frame - something that our architecture picks up on.

The second element of our inspiration was the constantly changing canvas of street art and we have used this evolved layering effect to inform some of the facade design of the building, with a herringbone pattern that wraps around the entire building and adds a visual interest. This layering brings a delicate softness to it that complements the bold, pre-cast dark concrete. Bronze is also used to reflect the light from the window frames and maximise the views of the double-height entrances.

The commercial space is on the ground floor, so this building will be full of life, as it opens out to Lofthouse Square and integrates with the new bridge. I can really imagine residents dining outside, enjoying the views of the canal setting and generally socialising."



Local architecture used for inspiration



Computer generated image of Lofthouse Square 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 where space allows)

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
- 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, glass shower screen and timber effect bath panel
- Timber effect vanity top to match bath panel
- 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
- Contemporary white painted timber staircase with carpeted treads and risers to duplex apartments

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

*Broadband speed information provided by Hyperoptic

External Finishes

- Decking to balcony
- External electrical socket

Management Company

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, and this will be collected by Peabody in the form of a monthly service charge.

Warranty

- 10 year NHBC warranty



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

FISH ISLAND VILLAGE

Lanterna Building

Neptune Yard

Victoria Park

8 minute walk

Westfield Stratford City

15 minute walk

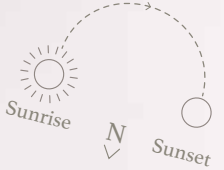
Lofthouse Square

Olympic Park

4 minute walk

Hackney Wick

8 minute walk

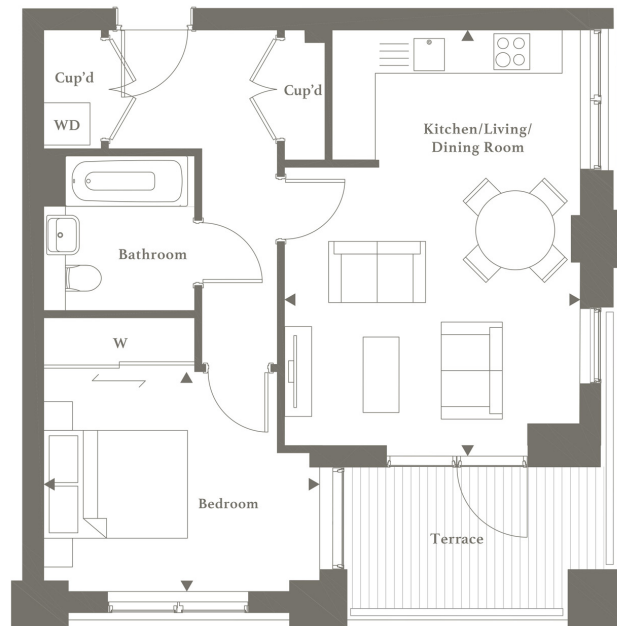




LANTERNA BUILDING

One Bedroom Apartment Apartments A4, A8, A12 & A16

Kitchen / Living / Dining Room	5.75m x 4.10m	18'10" x 13'5"
Bedroom	3.20m x 3.80m	10'5" x 12'5"



W: Wardrobe | WD: Washer Dryer

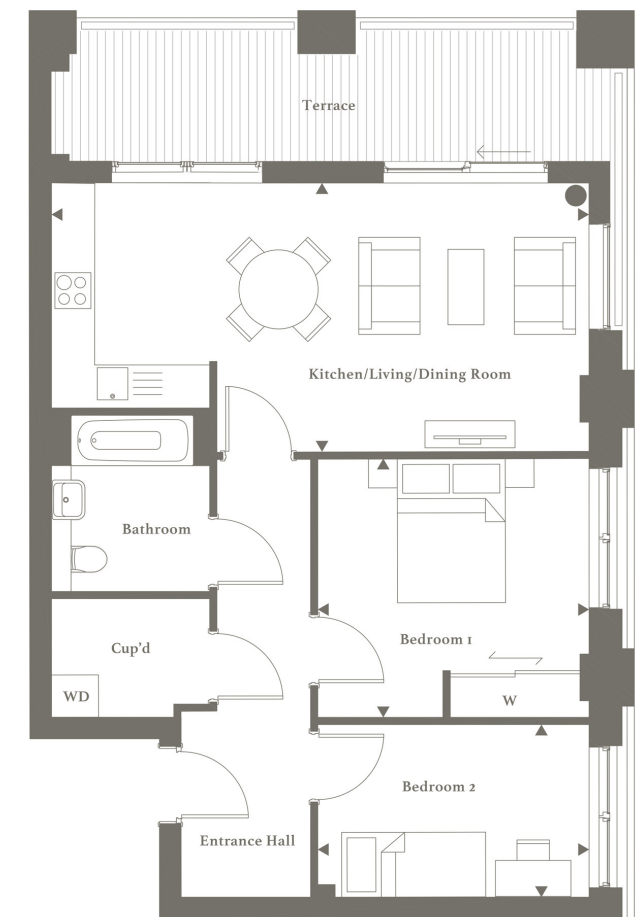
Apartment layouts provide approximate measurements only and are subject to planning. Dimensions, which are taken from the indicated points of measurement, are for guidance only and are not intended to be used for window treatments or items of furniture. Bathroom and kitchen layouts are indicative only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



LANTERNA BUILDING

Two Bedroom Apartment Apartment A2

Kitchen / Living / Dining Room	3.35m x 7.40m	10'11" x 24'3"
Bedroom 1	3.50m x 3.70m	11'6" x 12'1"
Bedroom 2	2.75m x 3.70m	9'0" x 12'1"



W: Wardrobe | WD: Washer Dryer

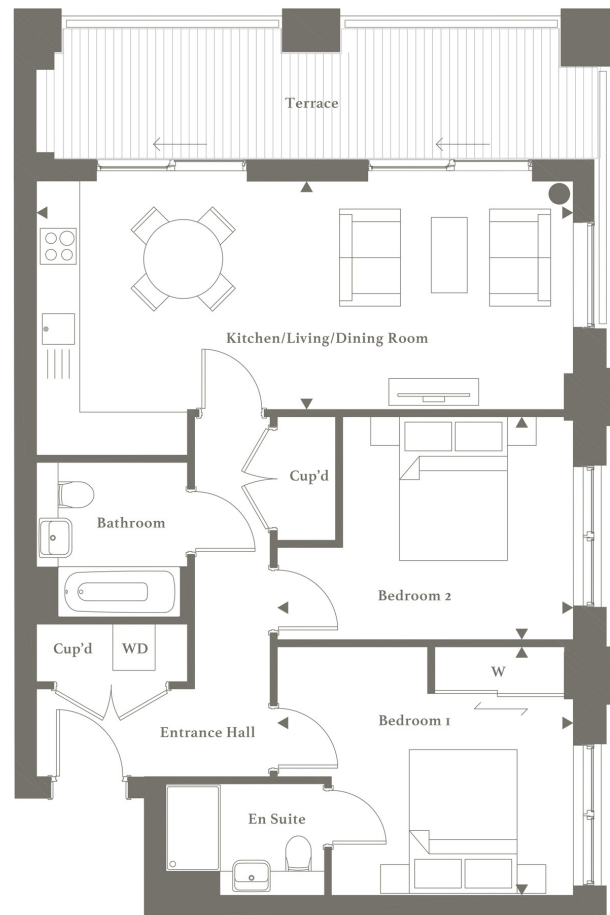
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LANTERNA BUILDING

Two Bedroom Apartment
Apartments A6, A10 & A14

Kitchen / Living / Dining Room	3.15m x 7.40m	10'4" x 24'3"
Bedroom 1	3.45m x 4.10m	11'3" x 13'5"
Bedroom 2	3.10m x 4.10m	10'2" x 13'5"



W: Wardrobe | WD: Washer Dryer

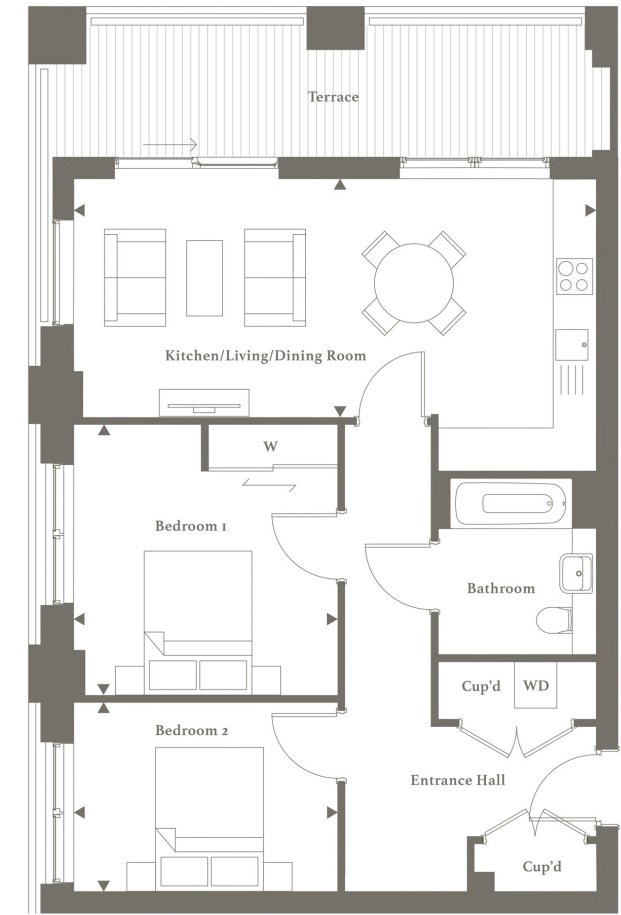
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LANTERNA BUILDING

Two Bedroom Apartment
Apartment A1

Kitchen / Living / Dining Room	7.25m x 3.45m	23'9" x 11'4"
Bedroom 1	3.65m x 3.65m	11'9" x 11'9"
Bedroom 2	3.65m x 2.75m	11'9" x 9'0"



W: Wardrobe | WD: Washer Dryer

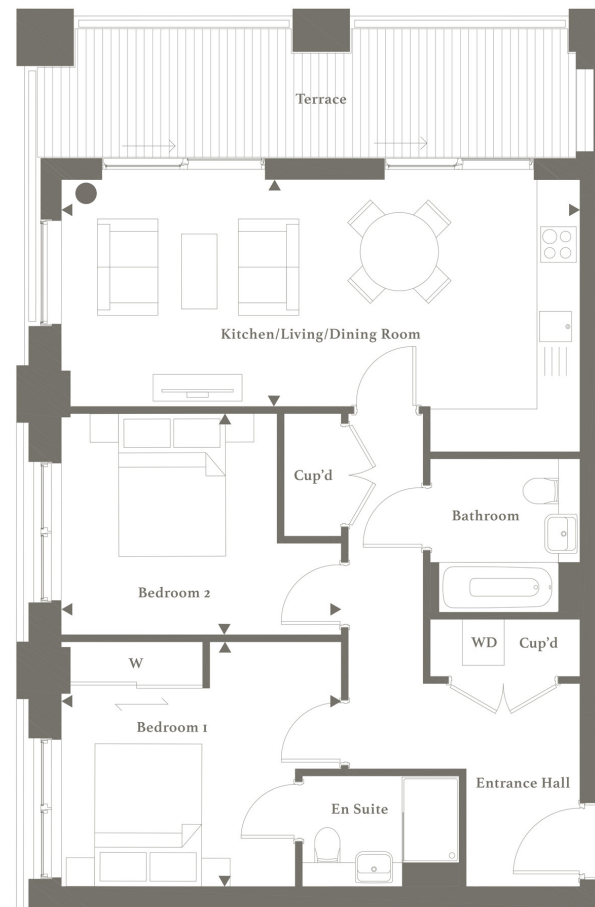
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LANTERNA BUILDING

Two Bedroom Apartment Apartments A5, A9 & A13

Kitchen / Living / Dining Room	3.10m x 7.25m	10'2" x 23'7"
Bedroom 1	3.40m x 3.90m	11'1" x 12'9"
Bedroom 2	3.10m x 3.90m	10'2" x 12'9"



W: Wardrobe | WD: Washer Dryer

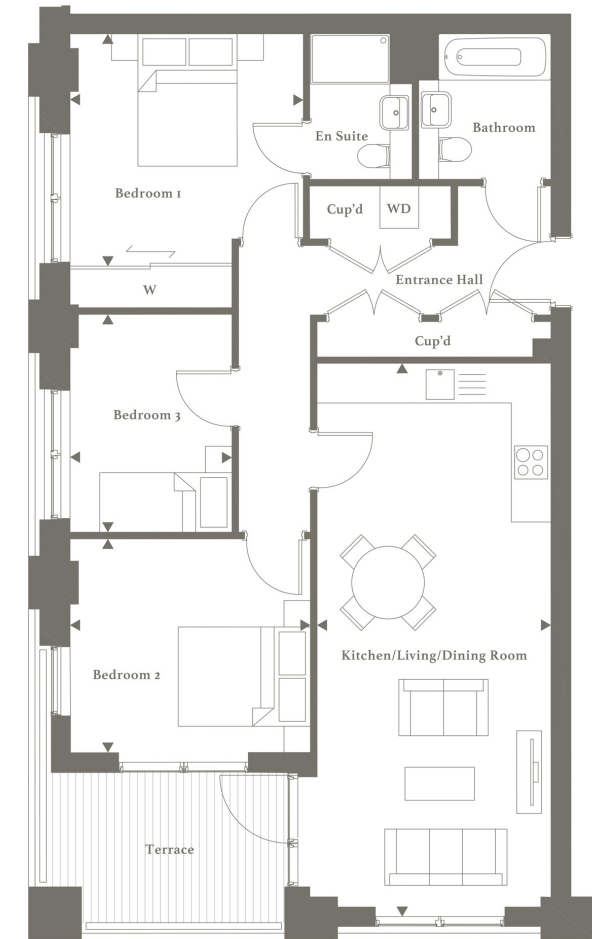
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LANTERNA BUILDING

Three Bedroom Apartment Apartments A3, A7, A11 & A15

Kitchen / Living / Dining Room	8.20m x 3.50m	26'10" x 11'5"
Bedroom 1	3.50m x 3.50m	11'5" x 11'5"
Bedroom 2	3.20m x 3.60m	11'9" x 10'5"
Bedroom 3	3.20m x 2.40m	7'10" x 10'5"



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



Share and comment #madeinhackneywick

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KEY

- 1 bedroom
- 2 bedroom
- 3 bedroom



4



3

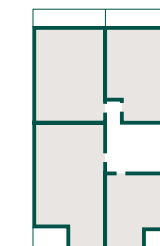


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1

Loftouse Square



Lanterna

Wyke Road



G

*Lanterna
Building*



A unique collaboration between

