



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.

Icemaïd Building consists of 1, 2 & 3 bedroom apartments and is situated facing on the canal, as well as being close to the bustling Lofthouse Square, which is the social hub of this energetic community.

Icemaïd Building



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 who 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.

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

Icemaïd Building is also positioned amongst sociable courtyards, which will attract creators and makers. The apartments that face Neptune Yard will benefit from a more intimate setting, while the commercial spaces will be aimed at inspirational creatives.



Computer generated image of Icemaïd Building is indicative only



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, 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."

Icemaïd 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 of view down Wyke Road 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

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 bedrooms 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



Neptune
Yard

Icemaid
Building

Victoria
Park

8 minute walk

Westfield
Stratford
City

15 minute walk

Lofthouse
Square

Olympic
Park

4 minute walk

Hackney
Wick

8 minute walk



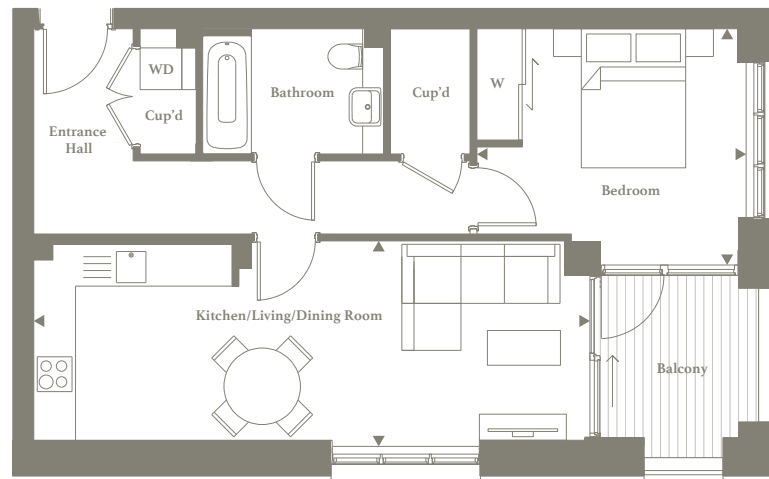


ICEMAID BUILDING

One Bedroom Apartment

Apartments D8, D16, D24, D32 & D39

Kitchen / Living / Dining Room	2.95m x 7.95m	9'8" x 26'1"
Bedroom	3.35m x 3.85m	10'11" x 12'7"



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.

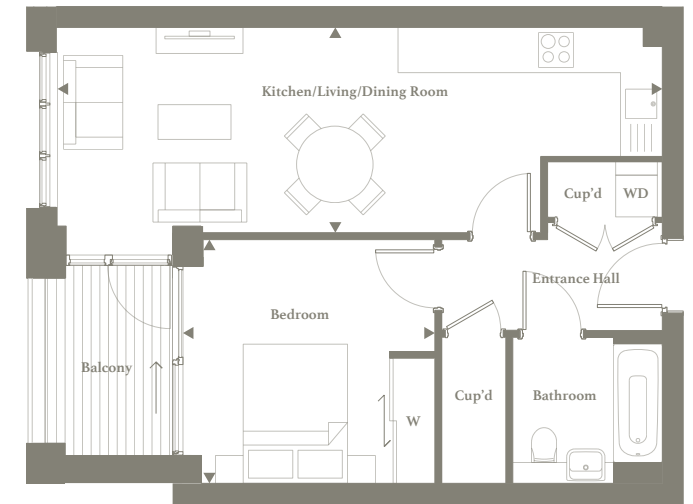


ICEMAID BUILDING

One Bedroom Apartment

Apartments D2, D6, D10, D14, D18, D22, D26, D30 & D37

Kitchen / Living / Dining Room	2.95m x 8.65m	9'8" x 28'4"
Bedroom	3.50m x 3.60m	11'5" x 11'9"



W: Wardrobe | WD: Washer Dryer

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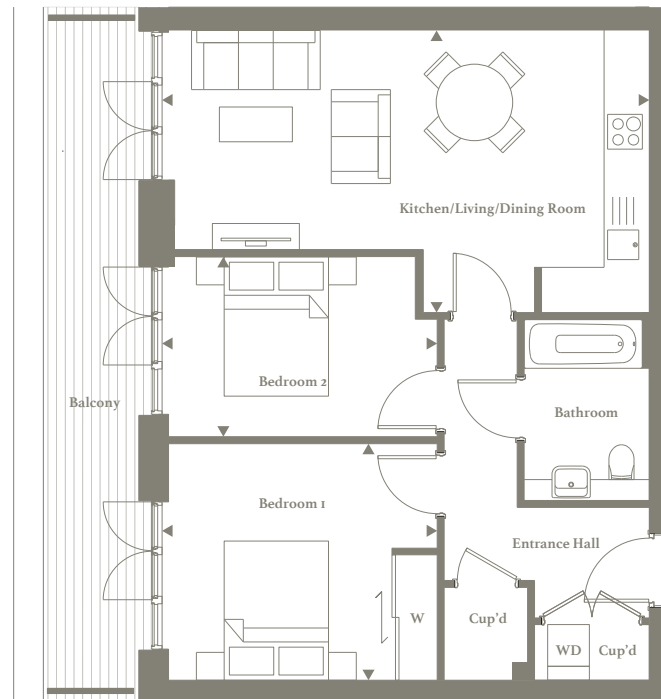


ICEMAID BUILDING

Two Bedroom Apartment Apartments D34* & D35

Kitchen / Living / Dining Room	7.00m x 4.00m	22'11" x 13' 1"
Bedroom 1	3.40m x 3.95m	11'1" x 12'11"
Bedroom 2	2.50m x 3.95m	8'2" x 12'11"

*Apartment handed to plan shown



W: Wardrobe | WD: Washer Dryer

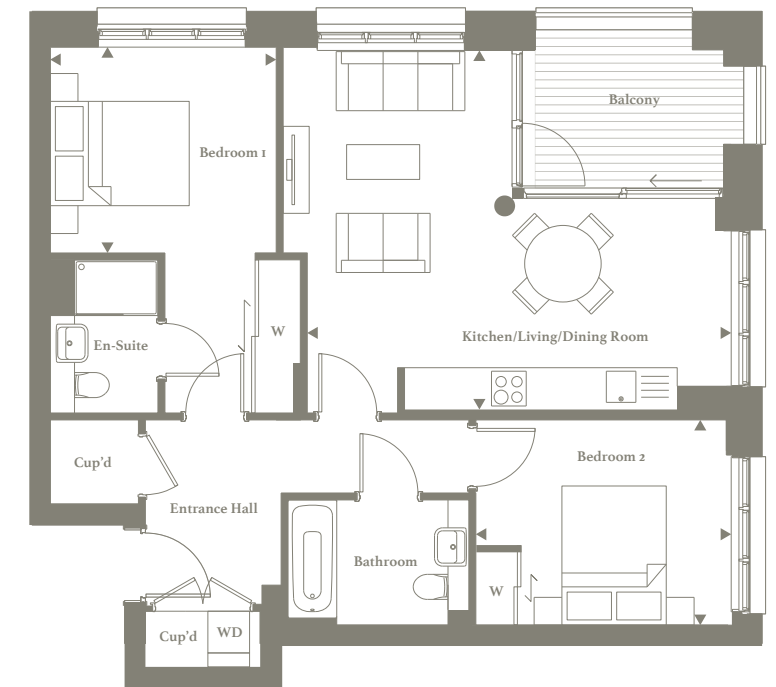
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ICEMAID BUILDING

Two Bedroom Apartment Apartments D5, D13, D21 & D29

Kitchen / Living / Dining Room	5.15m x 6.00m	16'10" x 19'8"
Bedroom 1	2.95m x 3.65m	9'8" x 11'11"
Bedroom 2	3.25m x 2.95m	10'8" x 9'8"



W: Wardrobe | WD: Washer Dryer

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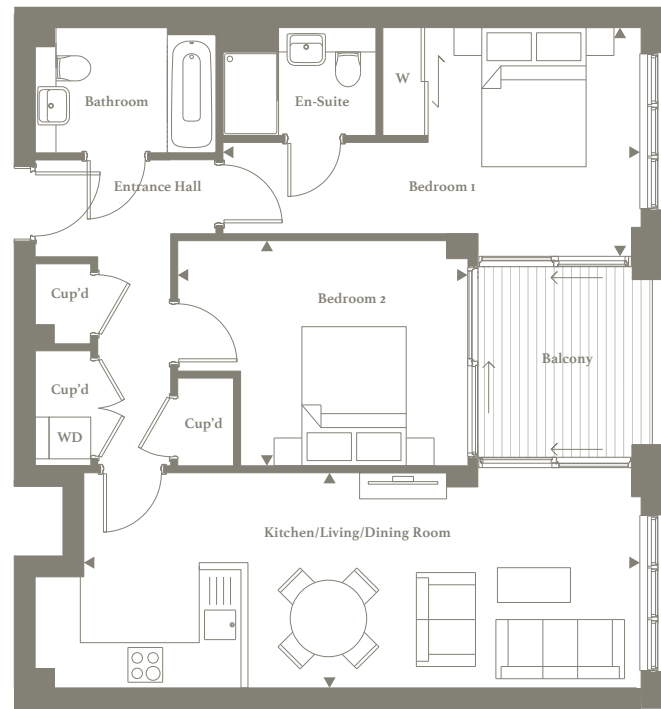
The Capitol
Collection



ICEMAID BUILDING

*Two Bedroom Apartment
Apartments D7, D15, D23, D31 & D38*

Kitchen / Living / Dining Room	7.95m x 3.05m	26'0" x 10'0"
Bedroom 1	3.25m x 5.95m	10'7" x 19'6"
Bedroom 2	3.20m x 4.15m	10'6" x 13'7"



W: Wardrobe | WD: Washer Dryer

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ICEMAID BUILDING

*Two Bedroom Apartment
Apartments D1, D9, D17 & D25*

Kitchen / Living / Dining Room	8.65m x 2.95m	28'4" x 9'8"
Bedroom 1	5.95m x 3.00m	19'6" x 9'10"
Bedroom 2	4.15m x 3.35m	13'7" x 10'11"



W: Wardrobe | WD: Washer Dryer

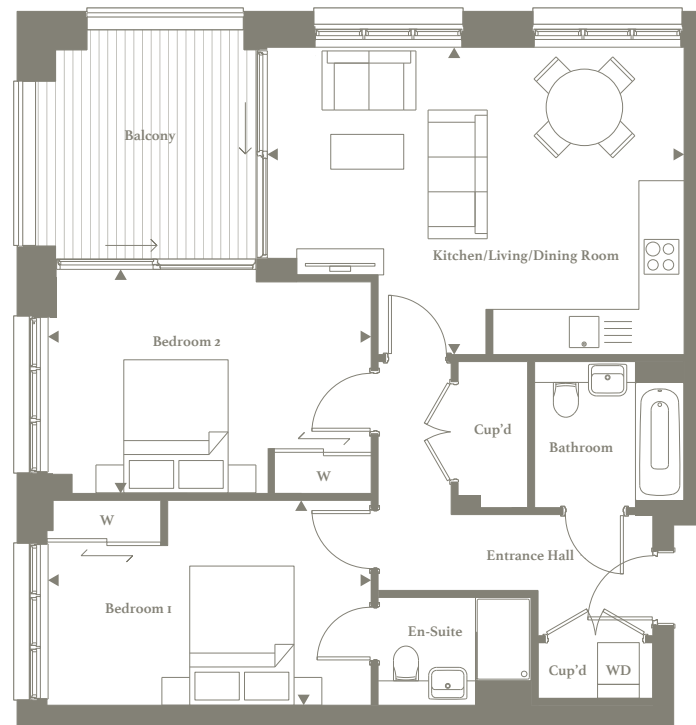
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ICEMAID BUILDING

Two Bedroom Apartment
Apartments D4, D12, D20 & D28

Kitchen / Living / Dining Room	4.45m x 5.95m	14'7" x 19'6"
Bedroom 1	4.60m x 3.20m	15'1" x 10'6"
Bedroom 2	4.60m x 2.90m	15'1" x 6'9"



W: Wardrobe | WD: Washer Dryer

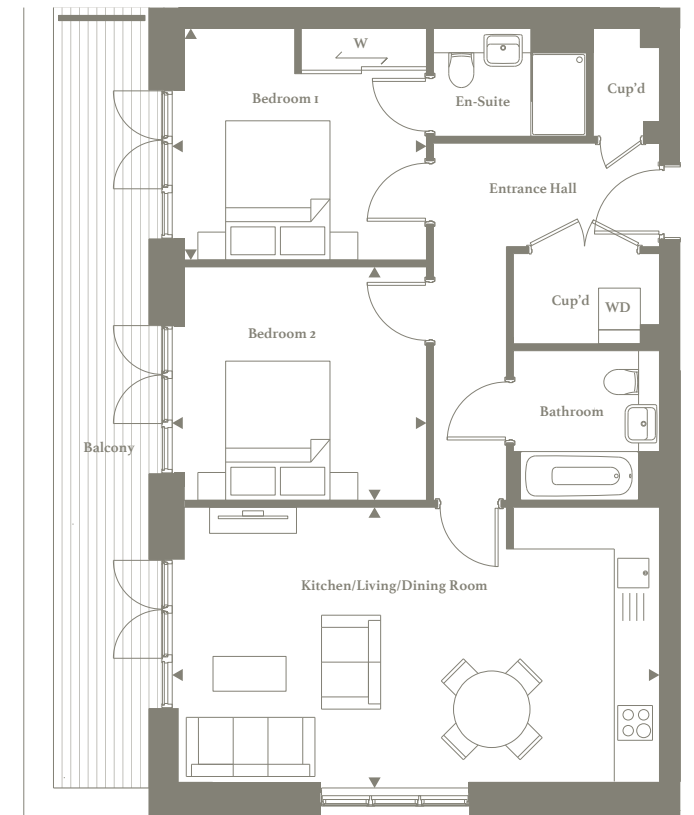
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ICEMAID BUILDING

Two Bedroom Apartment
Apartment D33

Kitchen / Living / Dining Room	4.00m x 7.00m	13'1" x 22'11"
Bedroom 1	3.30m x 3.65m	10'9" x 11'11"
Bedroom 2	3.35m x 3.65m	10'11" x 11'11"



W: Wardrobe | WD: Washer Dryer

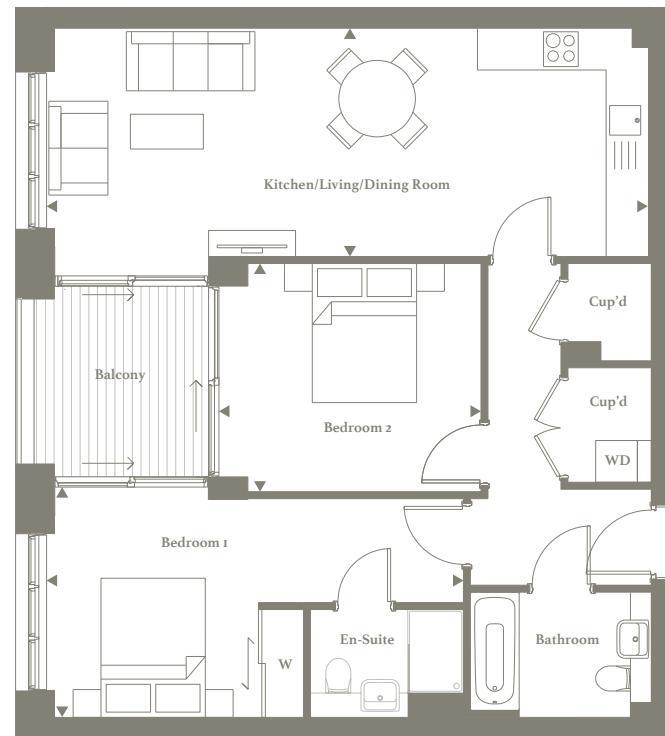
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ICEMAID BUILDING

*Two Bedroom Apartment
Apartments D3, D11, D19 & D27*

Kitchen / Living / Dining Room	3.20m x 8.60m	10'5" x 28' 2"
Bedroom 1	3.25m x 5.95m	10'9" x 19'6"
Bedroom 2	3.20m x 3.75m	10'5" x 12'3"



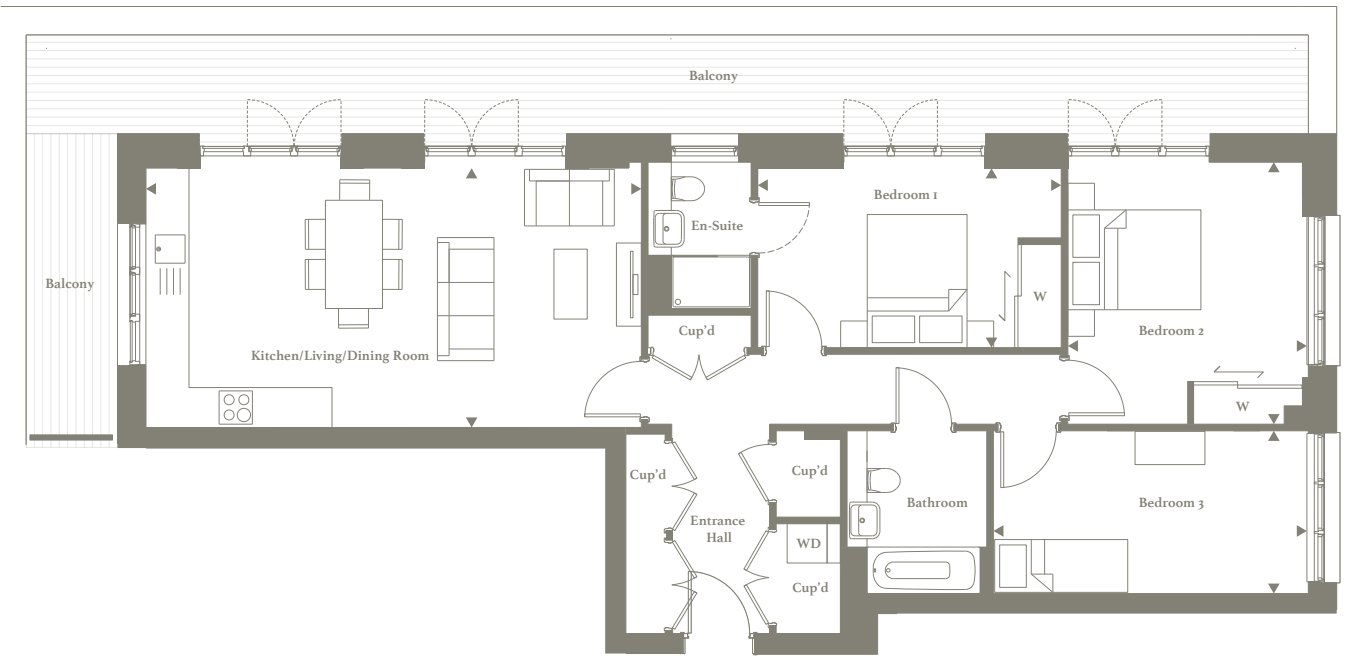
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ICEMAID BUILDING

*Three Bedroom Apartment
Apartment D36*



Kitchen / Living / Dining Room	4.05m x 7.40m	13'3" x 24'3"
Bedroom 1	2.75m x 4.55m	9'0" x 14'11"
Bedroom 2	4.00m x 3.60m	13'1" x 11'9"
Bedroom 3	4.70m x 2.40m	13'5" x 7'10"

W: Wardrobe | WD: Washer Dryer

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HOW TO FIND US



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



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