



FISH  
ISLAND  
VILLAGE

HACKNEY WICK

SHARED  
OWNERSHIP

*A collection of 1 & 2 bedroom Shared Ownership apartments*

*Adansbeck Court*



VIBRANT.  
AUTHENTIC.  
ECLECTIC.



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.

Some of the 1 & 2 bedroom Shared Ownership apartments within Adansbeck Court front on to the waterways of Hertford Union Canal, while others afford views over the private courtyard of Ripboth Yard.

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, Adansbeck Court provides a gateway to canalside living.

 Will Barras

Will Barras is an artist, illustrator and animation director living and working in London. Will became noted for his representations of fluid movement, unique narrative driven composition and line work.



## 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, a waterside community has been created 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 includes contemporary apartments, a café/bar and innovative workspaces all on its doorstep. The inclusive nature, combined with the energetic atmosphere, means that this is 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 of Rippoth Yard is indicative only



Westfield Stratford City

15 minute walk

Olympic Park

4 minute walk

Hackney Wick

8 minute walk

Lofthouse Square

Neptune Yard

Rippoht Yard

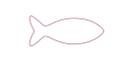
Wansbeck Yard

Adansbeck Court

Victoria Park

8 minute walk

Hertford Union Canal



## DYNAMIC DESIGN

It's not until you see the whole of Fish Island Village that you get a true feel for the devotion that has gone into the design. With its wharf-inspired architecture, this village is totally in the spirit of local precedents and captures a real essence of the locality. Fish Island Village has also opened up 200 metres of public realm along the Hertford Union Canal, which was previously inaccessible.

\*Walking times taken from Google Maps. 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 the fresh food from world famous chef Tom Brown at the new Cornerstone restaurant and in the evening, sit back and relax at Barge East, a 114 year old Dutch barge, now converted into an outdoor bar on the canal. 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.



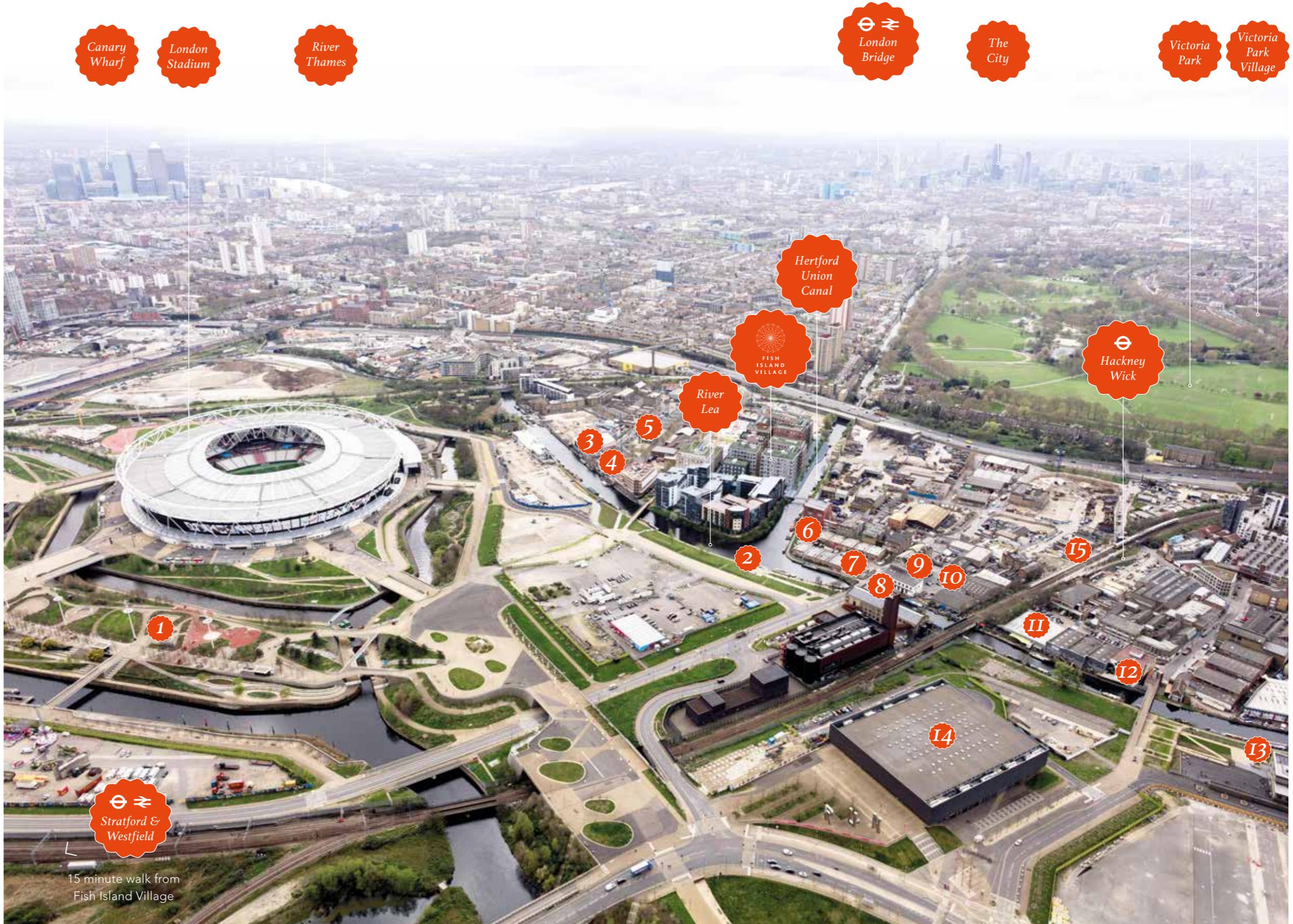
# THE BIGGER PICTURE

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 1
- Barge East 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 10
- Grow 11
- 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



15 minute walk from Fish Island Village

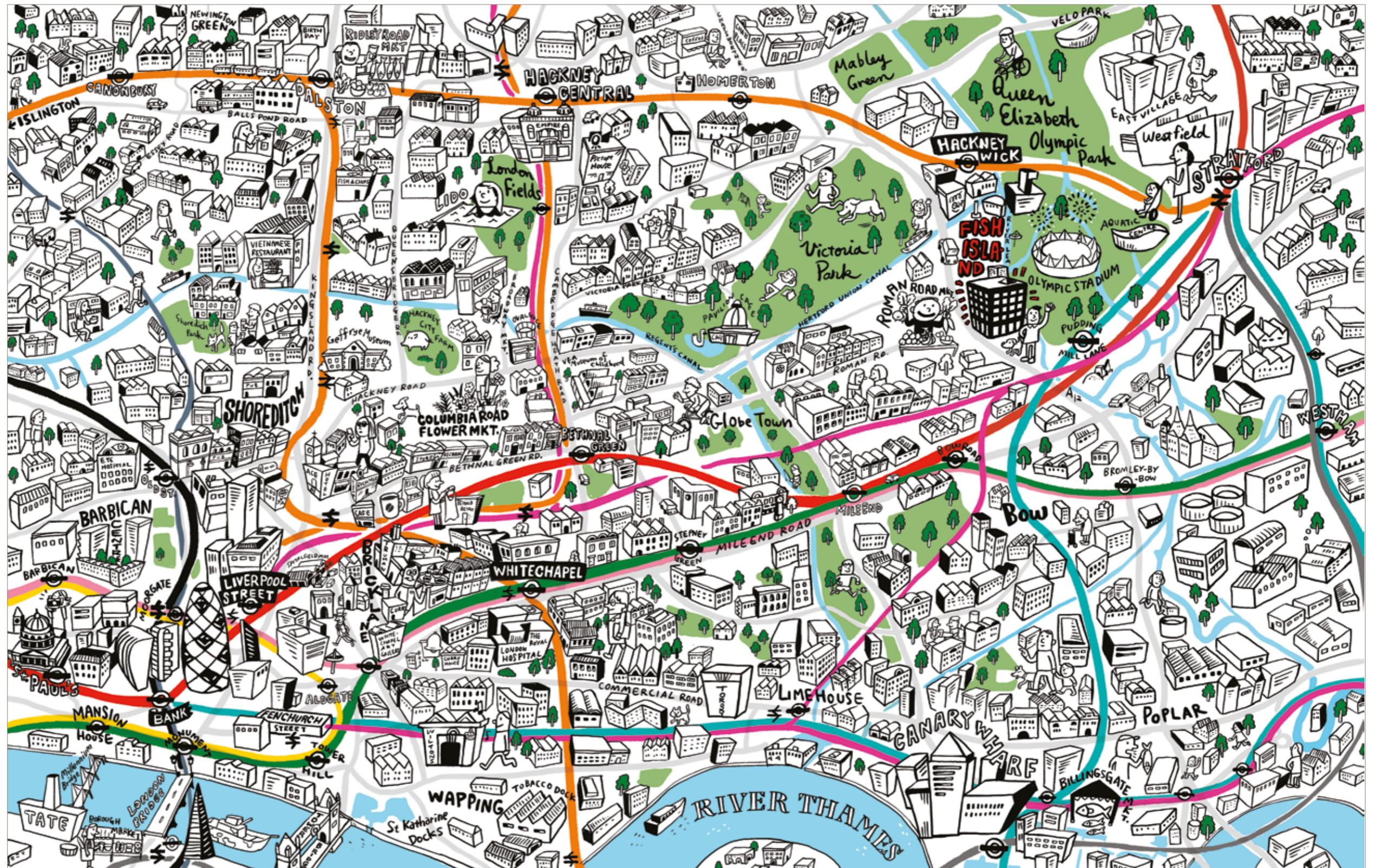
# THE ART OF LIVING

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 Adansbeck Court is indicative only



## 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

### 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

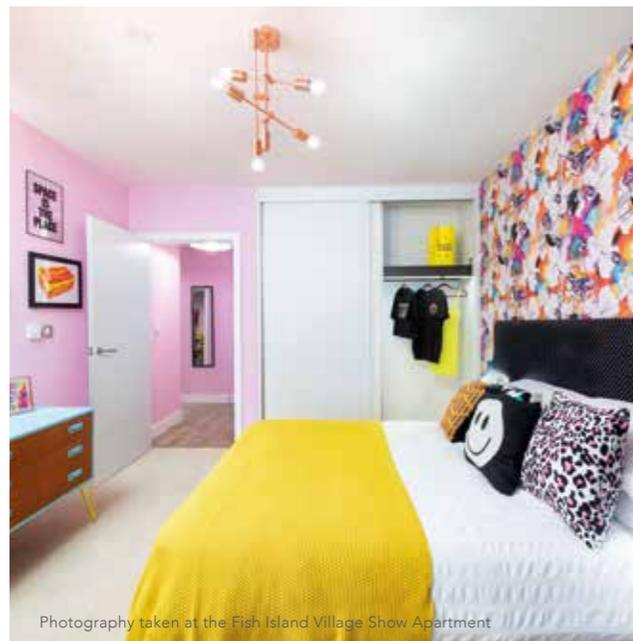
- Decking to terrace
- External electrical socket

### 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

- 12 year NHBC warranty
- Lease length 125 years



Photography taken at the Fish Island Village Show Apartment



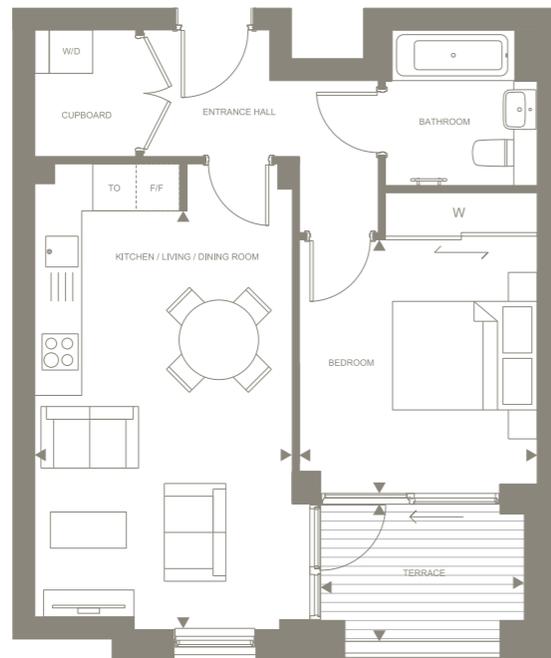
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# ADANSBECK COURT

## One Bedroom Apartment

Plots: 05, 11, 17, 23, 29, 35



Kitchen / Living / Dining Room	3.55m x 5.75m	11'7" x 18'11"
Bedroom	3.25m x 3.50m	10'7" x 11'5"
Terrace	1.90m x 2.82m	6'2" x 9'3"
Total Internal Area	50.0m sq	538 sq ft

W: Wardrobe | F/F: Fridge Freezer | W/D: Washer Dryer | TO: Tall Oven

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.

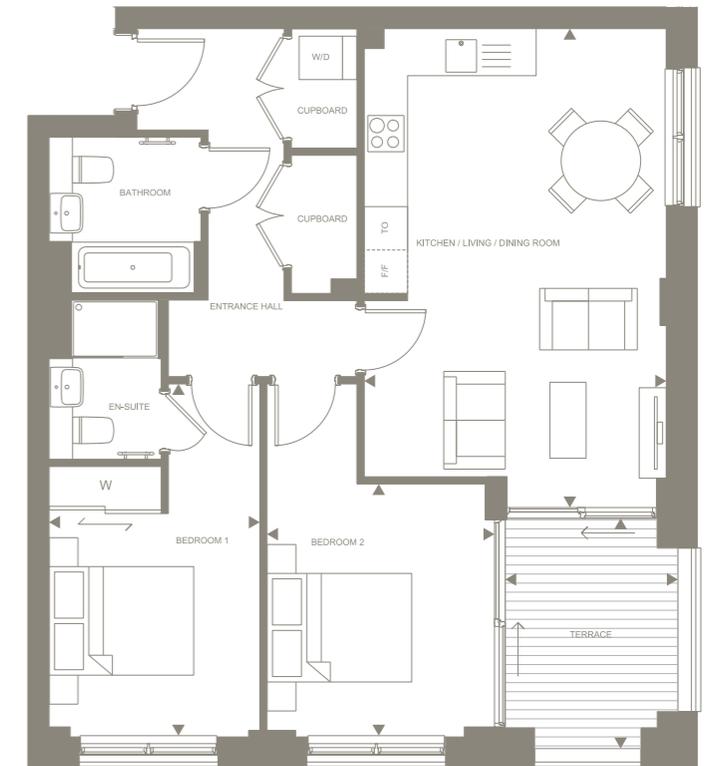


# ADANSBECK COURT

## Two Bedroom Apartment

Plots: 04, 10, 16, 22, 28, 34

Kitchen / Living / Dining Room	6.60m x 4.15m	21'7" x 13'7"
Bedroom 1	2.90m x 4.85m	9'6" x 15'10"
Bedroom 2	3.10m x 3.45m	10'2" x 11'3"
Terrace	3.18m x 2.39m	10'4" x 7'8"
Total Internal Area	73.8m sq	794 sq ft



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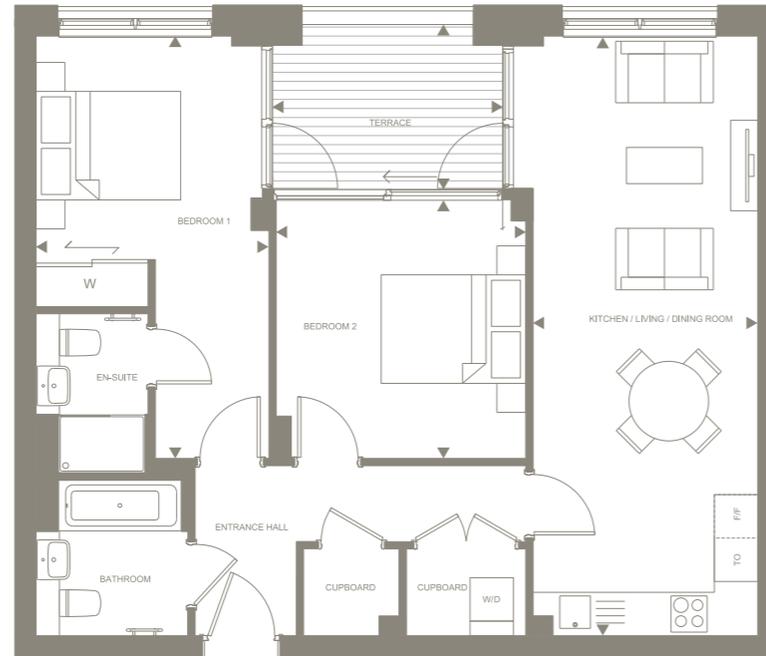


# ADANSBECK COURT

## Two Bedroom Apartment

Plots: 02, 08, 14, 20, 26, 32

Kitchen / Living / Dining Room	3.10m x 8.25m	10'2" x 27'0"
Bedroom 1	3.20m x 5.80m	10'6" x 19'0"
Bedroom 2	3.45m x 3.55m	11'3" x 11'7"
Terrace	3.18m x 2.28m	10'4" x 7'4"
Total Internal Area	74.4m sq	800 sq ft



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# ADANSBECK COURT

## Two Bedroom Apartment

Plots: 06, 12, 18, 24, 30, 36

Kitchen / Living / Dining Room	3.15m x 9.10m	10'4" x 29'10"
Bedroom 1	3.00m x 6.40m	9'10" x 20'11"
Bedroom 2	3.00m x 3.95m	9'10" x 12'11"
Terrace	2.84m x 2.68m	9'3" x 8'8"
Total Internal Area	75.5m sq	812 sq ft



W: Wardrobe | F/F: Fridge Freezer | W/D: Washer Dryer | TO: Tall Oven

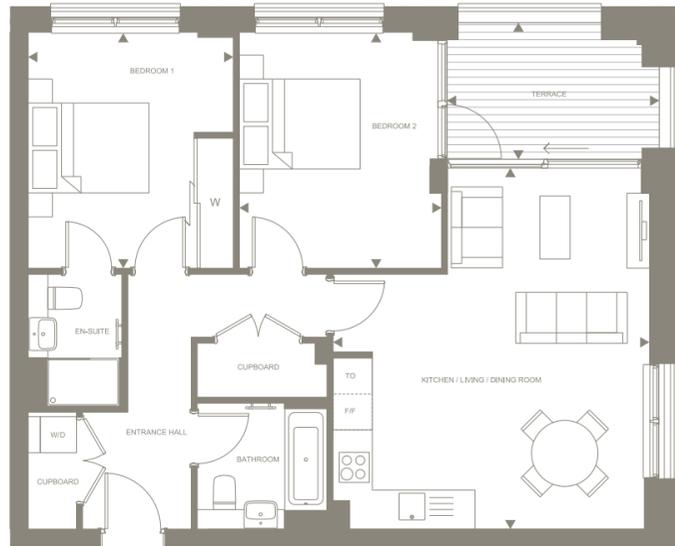
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## ADANSBECK COURT

*Two Bedroom Apartment*  
Plots: 03, 09, 15, 21, 27, 33

Kitchen / Living / Dining Room	5.20m x 6.00m	17'0" x 19'8"
Bedroom 1	3.35m x 3.90m	10'11" x 12'9"
Bedroom 2	3.35m x 3.90m	10'11" x 12'9"
Terrace	2.27m x 3.33m	7'5" x 10'9"
Total Internal Area	77.4m sq	833 sq ft



W: Wardrobe | F/F: Fridge Freezer | W/D: Washer Dryer | TO: Tall Oven

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## ADANSBECK COURT

*Two Bedroom Apartment*  
Plots: 01, 07, 13, 19, 25, 31

Kitchen / Living / Dining Room	5.40m x 5.55m	17'8" x 18'2"
Bedroom 1	3.70m x 3.80m	12'1" x 12'5"
Bedroom 2	3.20m x 3.85m	10'5" x 12'7"
Terrace	3.18m x 3.52m	10'4" x 11'5"
Total Internal Area	79.2m sq	852 sq ft



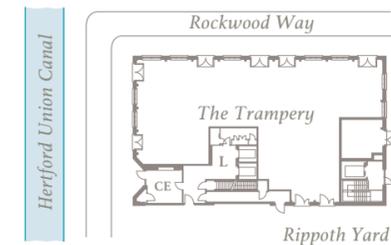
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KEY

- Adansbeck Court (MA)
- 1 Bedroom Shared Ownership
- 2 Bedroom Shared Ownership
- L Lifts
- CE Communal Entrance



G



## ABOUT PEABODY



Peabody has over 150 years of history, experience and expertise. With over 55,000 homes, we are 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. Placing our customers at the forefront, Peabody recently achieved 'Gold' in the latest, wholly independent, customer satisfaction awards. With over 90% of our customers said they would recommend Peabody. Our ambitious housebuilding programme will deliver at least 2,500 homes every year.

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