

*Winsor  
Building*

*Ignis  
Building*

*Ardens  
Building*



A unique collaboration between



FISH  
ISLAND  
VILLAGE  
HACKNEY WICK

*Ardens Building* | *Ignis Building* | *Winsor Building*



#### Christopher Farrell

The cover artwork formed part of the original Community Hoarding Project run in 2016. Christopher uniquely combines the latest digital technology with historical materials and techniques.

[farrellart.myportfolio.com](http://farrellart.myportfolio.com)



## 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.

The 1, 2 & 3 bedroom apartments within Ardens, Ignis and Winsor Buildings wrap around three separate roads, affording three individual access points to the homes.

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, Ardens, Ignis and Winsor provide a gateway to the Queen Elizabeth Olympic Park.

*Ardens Building | Ignis Building | Winsor Building*



## A VIBRANT CANALSIDE COMMUNITY

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, with secure cycle storage and a lift offering easy access to all floors. There are green courtyards surrounding the homes and the main social hub, Lofthouse Square, forms part of the entrance to the apartment blocks, so there's 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 balcony or roof terrace, so you'll have plenty of opportunity to grab a breath of fresh air and admire all this distinctive suburb has to offer.



Computer generated image of Ardens Building



Graham Haworth of 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. Fish Island Village has been brought to life by a team of architects and designers. Haworth Tompkins, Lyndon Goode and Pitman Tozer have combined their expertise to design a unique and cohesive place to live.*

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.”

Pitman Tozer designed the Ardens, Ignis and Winsor Buildings with this grand vision in mind. All of the buildings retain robust structures that reflect the industrial heritage seen in the local architecture, while the durable materials add a layer of authenticity. Director, Luke Tozer, says: “We’ve worked in collaboration with Haworth Tompkins to create a design and language that’s consistent with the industrial character of the area. The main material is brick, a material we love, where the types and colours been carefully chosen

to have a coating that looks like it has always been there. Details at ground floor chime with the local context and provide a durable fabric that will age gracefully.

The homes are individually designed to optimise the enjoyment of light and space and to create beautiful, peaceful living, yet collectively organised within apartment buildings to provide a sense of community. Our scheme attempts to produce an architecture that is in tune with its existing industrial context and works with the neighbours to provide a vibrant new urban quarter delivering the highest quality homes and workspace.”

The buildings also benefit from access to a children’s play area, landscaped podium and courtyard, which have been designed with a mixture of hard and soft landscaping features. This, coupled with newly-planted trees and the open spaces within Lofthouse Square nearby, means that everyone living here will be able to fully enjoy the waterside setting.



Local architecture used for inspiration



Canalside warehousing in Hackney Wick



Computer generated image is indicative only



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*Local architecture used for inspiration*



*Canalside warehousing in Hackney Wick*



Computer generated image is indicative only



## SPECIFICATION



Computer generated images are indicative only



### Kitchen

Contemporary and stylish kitchens featuring matt doors and drawers in a choice of colours, complimented 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
- Large format wall and floor tiles
- Heated chrome towel rail
- Timber effect vanity top
- Underfloor heating

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

### Bathroom

Contemporary Duravit sanitary ware is used to create stunning bathrooms and en-suites 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 matching 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 lighting
- External electrical socket

### Management Company

Facilities shared between the homes at Fish Island Village such as communal entrance lobbies and corridors, landscaping, the gym, public art and other communal area will be looked after and maintained by Peabody. These services will be paid for through your monthly service charge.

### Warranty

- 10 year NHBC warranty

FISH ISLAND VILLAGE

Ardens Building

Ignis Building

Winsor Building

Victoria Park

8-minute walk

Westfield Stratford City

15-minute walk

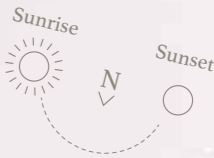
Lofthouse Square

Olympic Park

4-minute walk

Hackney Wick

8-minute walk

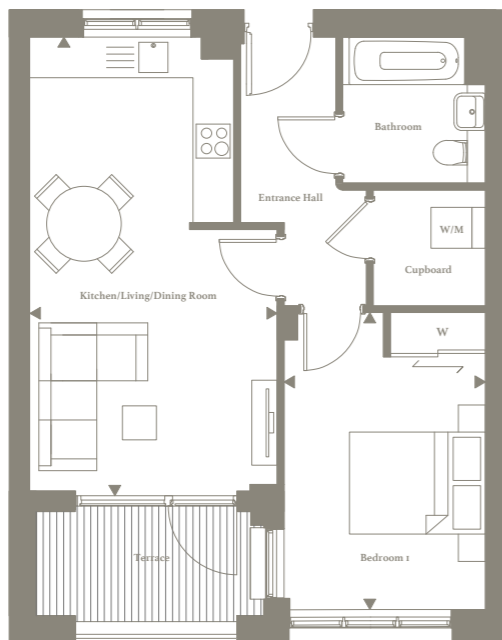




# ARDENS BUILDING

## One Bedroom Apartment

Apartments 2\*, 8, 11\*, 17, 20\*, 26, 29\*, 35, 38\* & 44



Kitchen / Living / Dining Room  
6.70m x 3.60m      22'0" x 11'10"

Bedroom 1  
4.35m x 2.95m      14'3" x 9'8"

\* Handed to floorplan shown | W: Wardrobe | W/M: Washing Machine

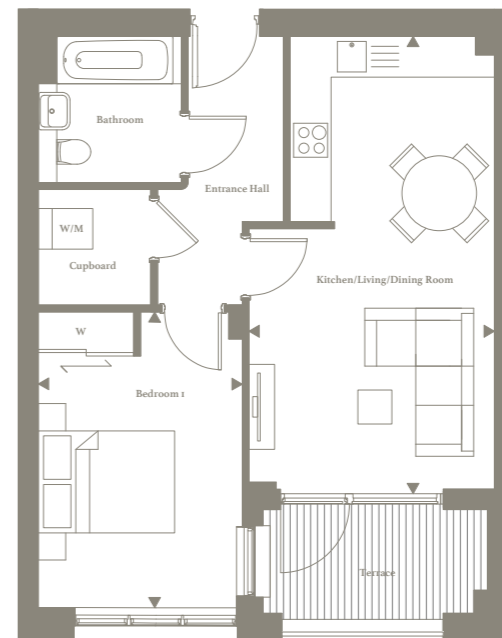
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# ARDENS BUILDING

## One Bedroom Apartment

Apartments 3\*, 7, 12\*, 16, 21\*, 25, 30\*, 34, 39\* & 43



Kitchen / Living / Dining Room  
6.70m x 3.60m      22'0" x 11'10"

Bedroom 1  
4.35m x 3.00m      14'3" x 9'10"

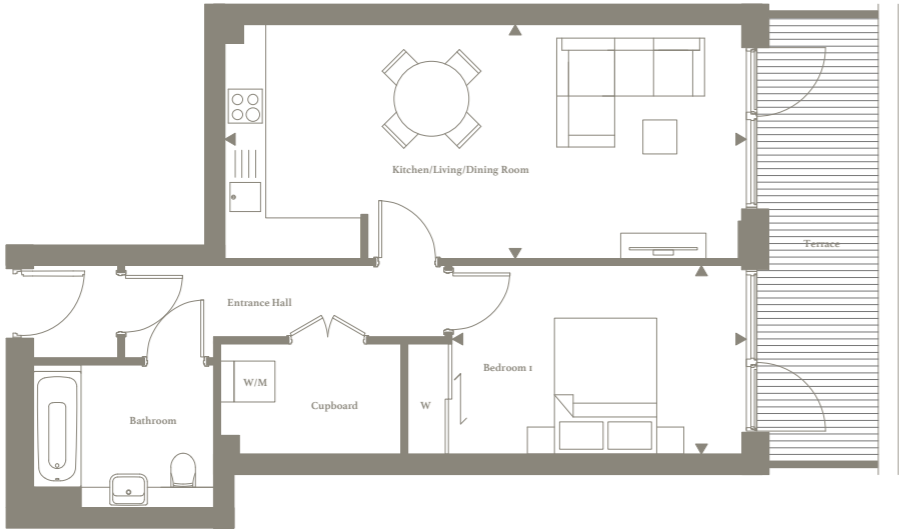
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# ARDENS BUILDING

One Bedroom Apartment  
Apartment 48



Kitchen / Living / Dining Room		
7.65m	x 3.40m	25'1" x 11'2"
Bedroom 1		
4.30m	x 2.75m	14'1" x 9'3"

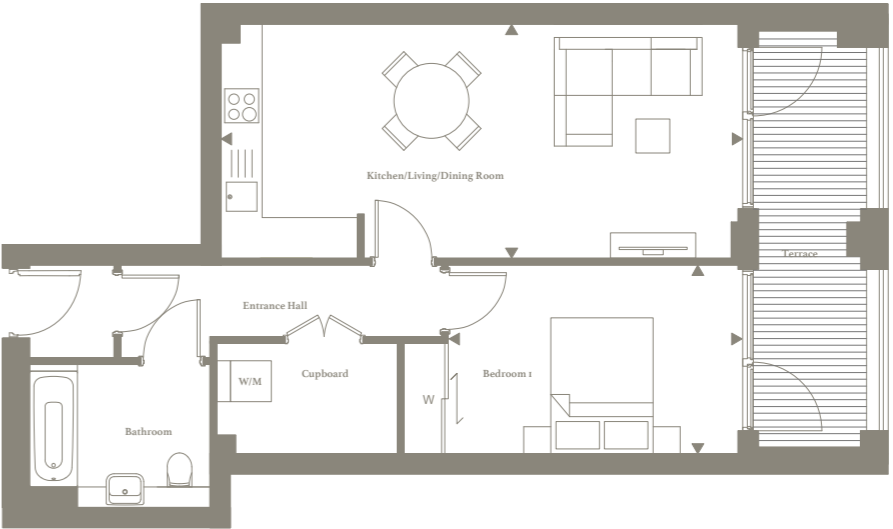
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# ARDENS BUILDING

One Bedroom Apartment  
Apartments 5, 14, 23, 32 & 41



Kitchen / Living / Dining Room		
7.65m	x 3.40m	25'1" x 11'2"
Bedroom 1		
4.30m	x 2.75m	14'1" x 9'3"

W: Wardrobe | W/M: Washing Machine

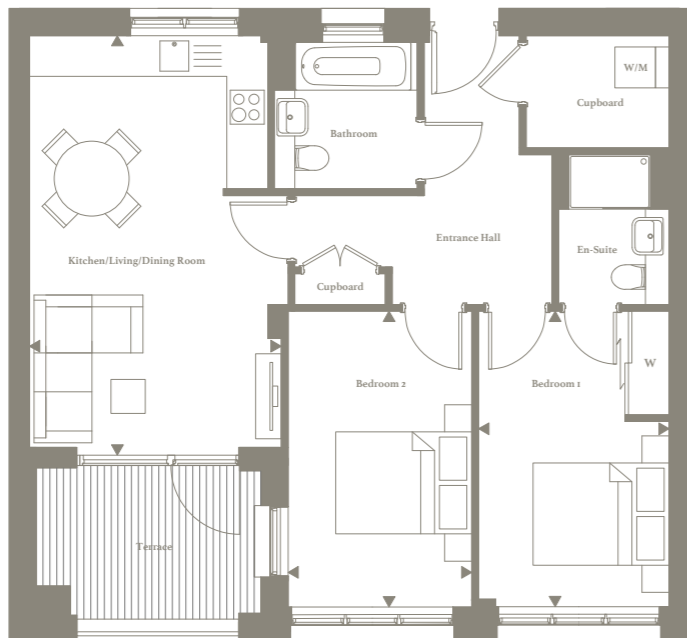
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# ARDENS BUILDING

## Two Bedroom Apartment

Apartments 18, 19\* & 27



Kitchen / Living / Dining Room	
6.15m x 3.70m	20'2" x 12'2"
Bedroom 1	
4.35m x 2.80m	14'3" x 9'2"
Bedroom 2	
4.35m x 2.70m	14'3" x 8'6"

\* Handed to floorplan shown | W: Wardrobe | W/M: Washing Machine

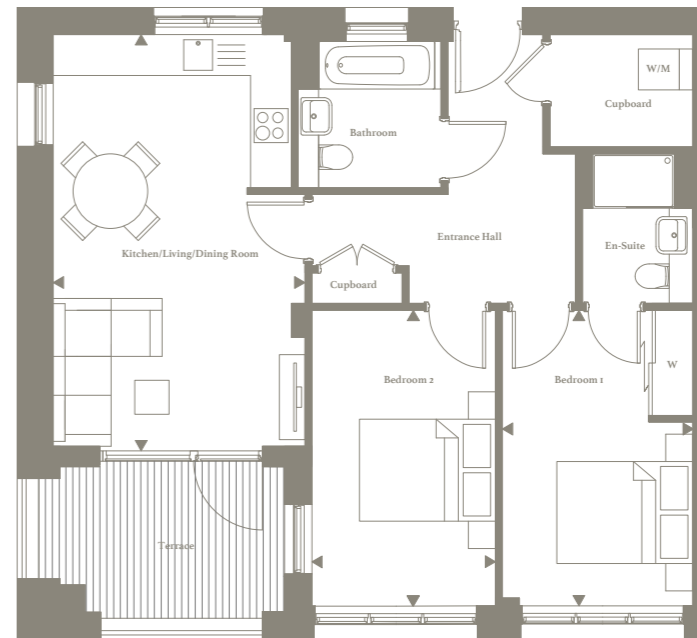
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# ARDENS BUILDING

## Two Bedroom Apartment

Apartments 28\*, 36, 37\* & 45



Kitchen / Living / Dining Room	
6.10m x 3.70m	20'1" x 12'2"
Bedroom 1	
4.30m x 2.80m	14'1" x 9'2"
Bedroom 2	
4.35m x 2.70m	14'3" x 8'10"

\* Handed to floorplan shown | W: Wardrobe | W/M: Washing Machine

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# ARDENS BUILDING

Two Bedroom Apartment  
Apartments 4\* & 6

Kitchen / Living / Dining Room		
5.85m	x	5.25m
19'2" x 17'3"		
Bedroom 1		
4.55m	x	3.60m
14'0" x 11'10"		
Bedroom 2		
3.25m	x	2.85m
10'9" x 9'4"		



\* Handed to floorplan shown | W: Wardrobe | W/M: Washing Machine

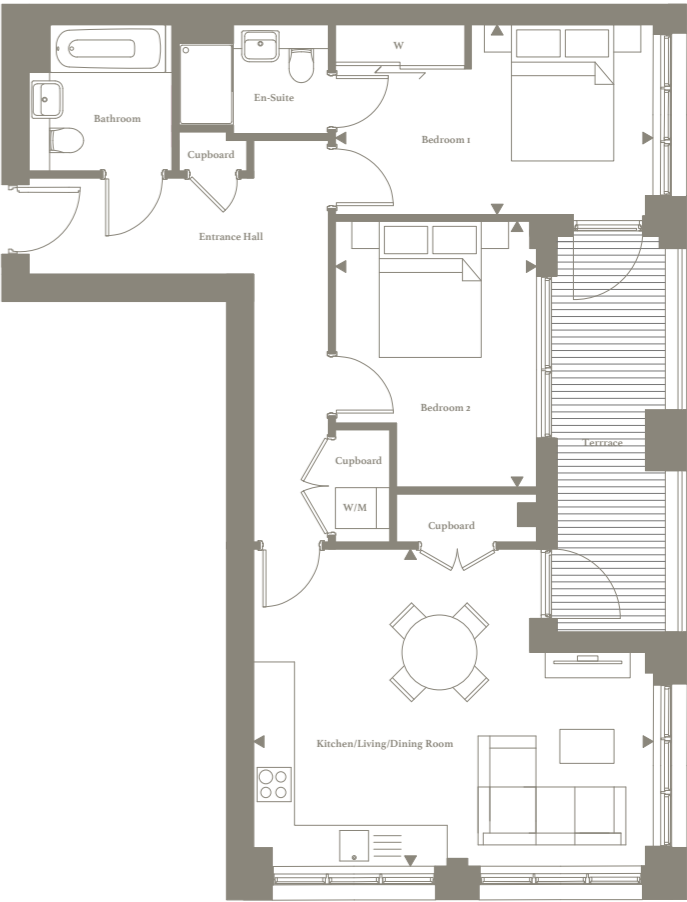
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# ARDENS BUILDING

Two Bedroom Apartment  
Apartments 15, 22\*, 24, 31\*, 33, 40\* & 42

Kitchen / Living / Dining Room		
5.85m	x	4.65m
19'2" x 15'3"		
Bedroom 1		
4.65m	x	2.75m
15'4" x 9'3"		
Bedroom 2		
3.90m	x	2.96m
12'10" x 9'9"		



\* Handed to floorplan shown | W: Wardrobe | W/M: Washing Machine

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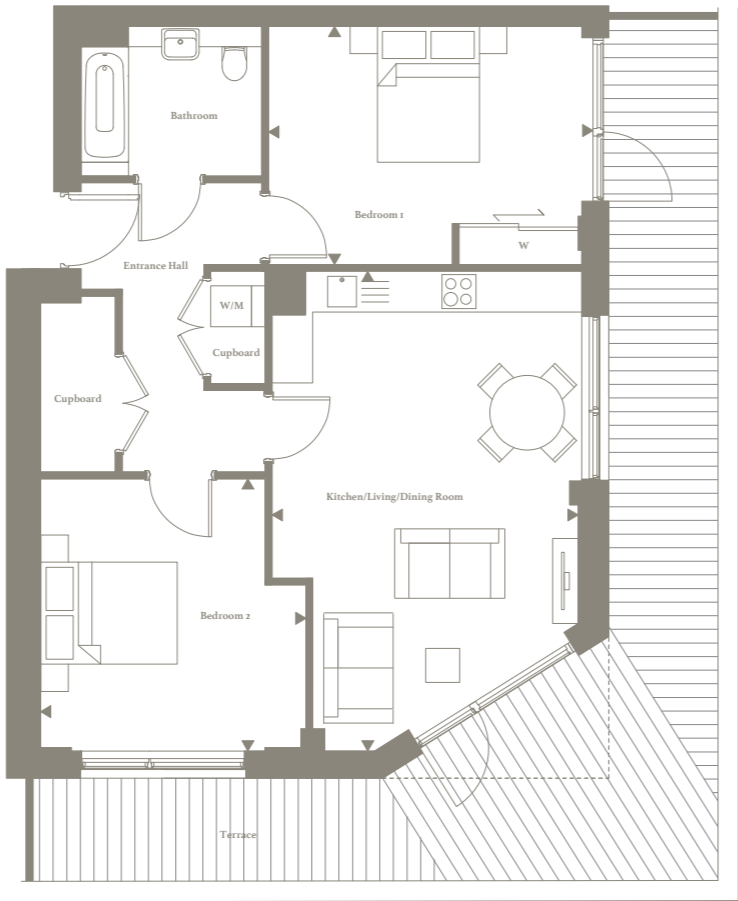


# ARDENS BUILDING

## Three Bedroom Apartment

Apartments 47\* & 49

Kitchen / Living / Dining Room	
7.05m x 4.50m	23'2" x 14'9"
Bedroom 1	
4.75m x 3.90m	15'7" x 12'10"



\* Handed to floorplan shown | W: Wardrobe | W/M: Washing Machine | .....denotes roof overhang above

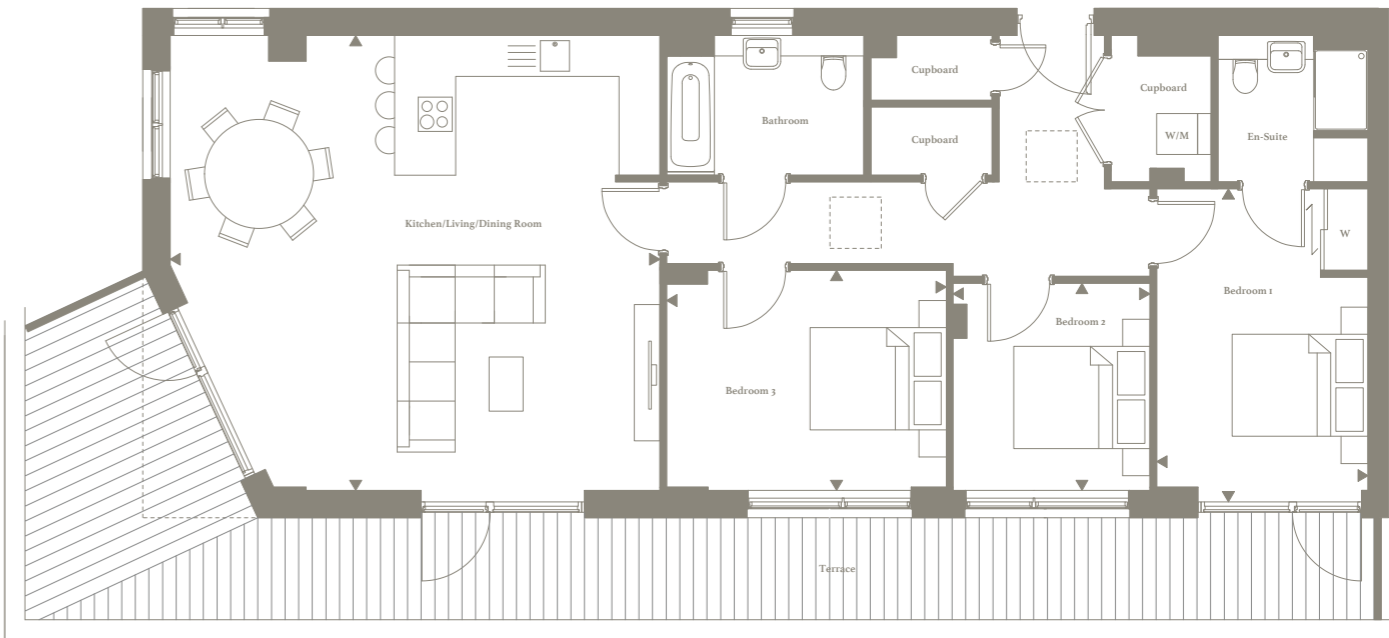
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# ARDENS BUILDING

## Three Bedroom Apartment

Apartment 50



Kitchen / Living / Dining Room	
7.20m x 6.65m	23'7" x 21'10"
Bedroom 1	
4.60m x 3.10m	15'4" x 10'2"
Bedroom 2	
3.05m x 2.85m	10'0" x 9'4"
Bedroom 3	
4.10m x 3.20m	13'5" x 10'6"

W: Wardrobe | W/M: Washing Machine | -----: Skylight | .....denotes roof overhang above

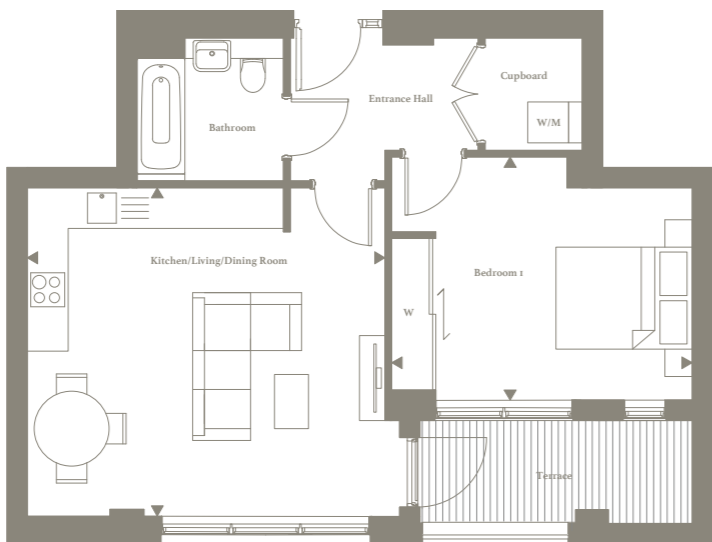
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# IGNIS BUILDING

## One Bedroom Apartment

Apartments 7 & 10\*



Kitchen / Living / Dining Room		
5.20m	x 4.80m	17'7" x 15'9"
Bedroom 1		
4.40m	x 3.55m	14'5" x 11'8"

\* Handed to floorplan shown | W: Wardrobe | W/M: Washing Machine

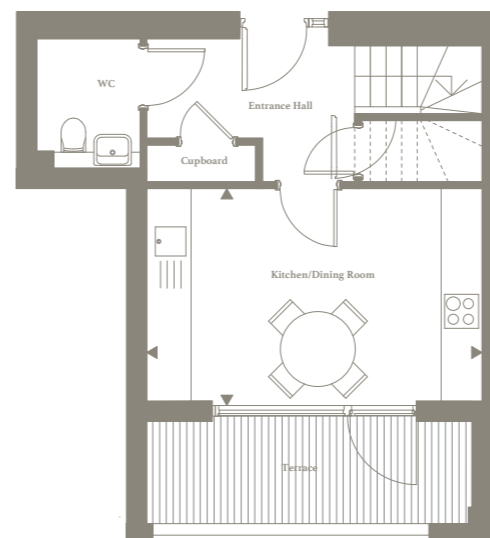
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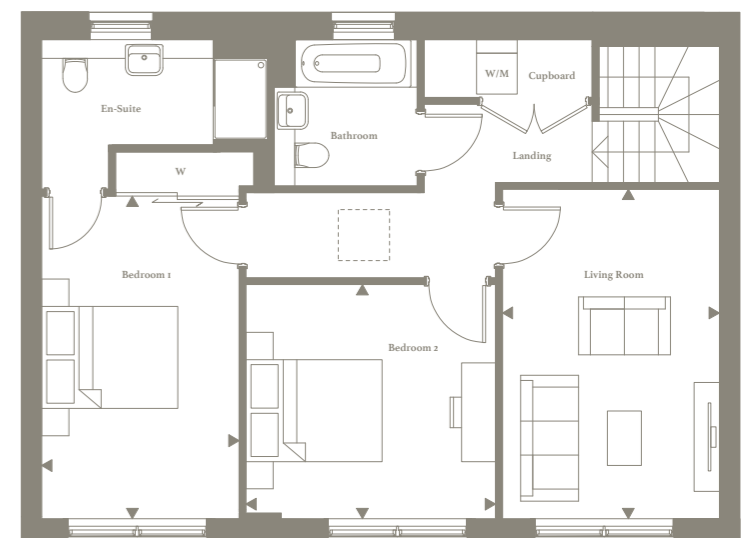
# IGNIS BUILDING

## Two Bedroom Duplex Apartment

Apartment 8



SECOND FLOOR



THIRD FLOOR

Kitchen / Dining Room		
4.90m	x 3.15m	16'9" x 10'4"
Living Room		
4.80m	x 3.15m	15'9" x 10'4"
Bedroom 1		
5.35m	x 2.90m	17'7" x 9'6"
Bedroom 2		
3.65m	x 3.40m	11'12" x 11'2"

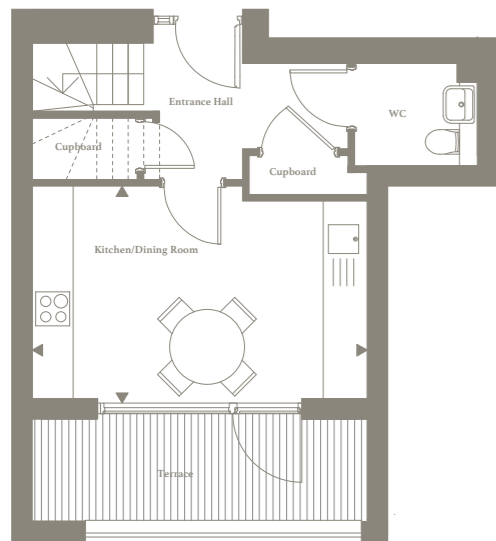
W: Wardrobe | W/M: Washing Machine | --- Skylight

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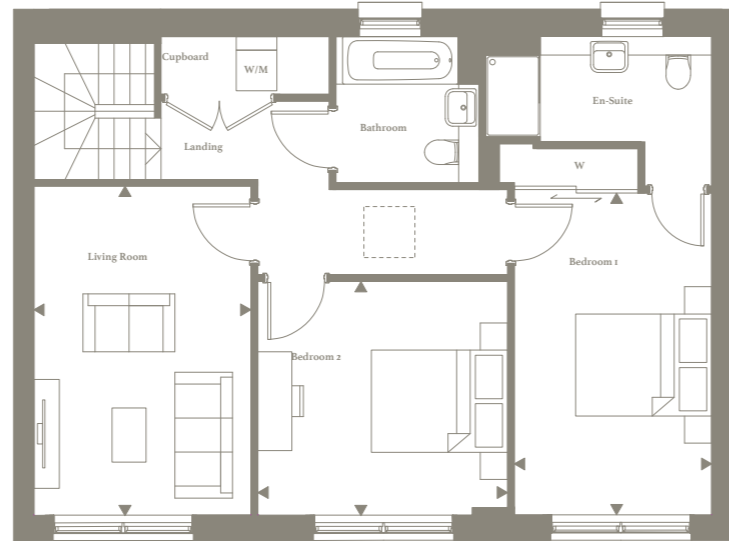


# IGNIS BUILDING

Two Bedroom Duplex Apartment  
Apartment 9



SECOND FLOOR



THIRD FLOOR

Kitchen / Dining Room		
4.90m	x 3.15m	16'9" x 10'4"
Living Room		
4.80m	x 3.15m	15'9" x 10'4"
Bedroom 1		
4.70m	x 2.90m	15'5" x 9'6"
Bedroom 2		
3.65m	x 3.40m	11'12" x 11'2"

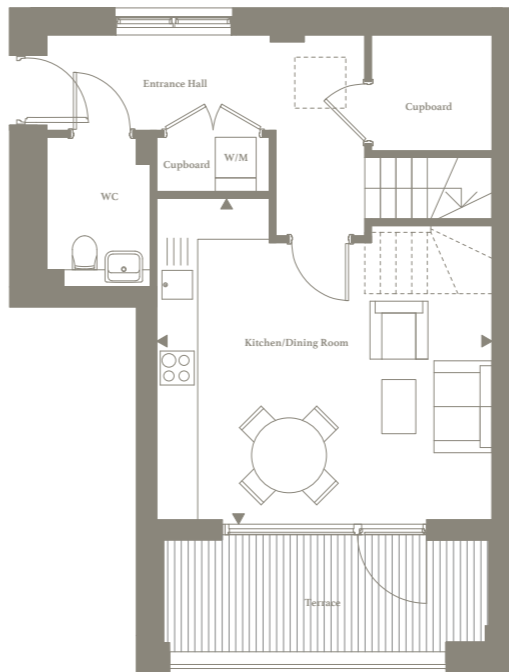
W: Wardrobe | W/M: Washing Machine | --- Skylight

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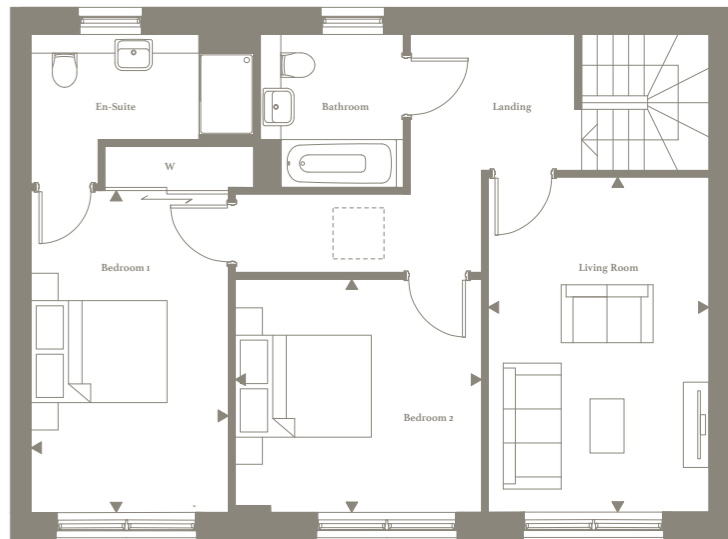


# IGNIS BUILDING

Two Bedroom Duplex Apartment  
Apartment 11



SECOND FLOOR



THIRD FLOOR

Kitchen / Dining Room		
4.90m	x 4.75m	16'9" x 15'7"
Living Room		
4.90m	x 3.20m	16'9" x 10'6"
Bedroom 1		
4.70m	x 2.90m	15'5" x 9'6"
Bedroom 2		
3.60m	x 3.20m	11'10" x 10'6"

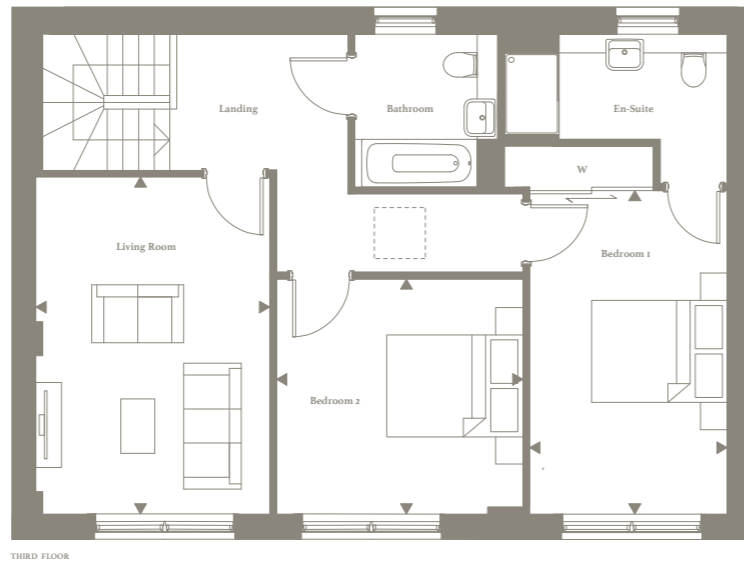
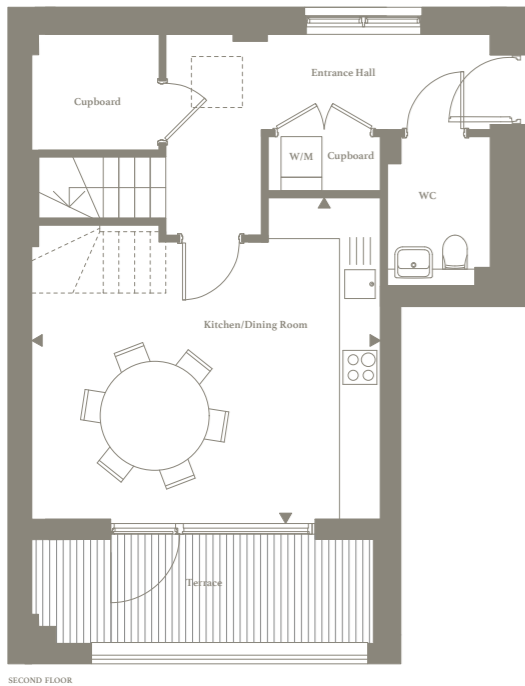
W: Wardrobe | W/M: Washing Machine | ---: Skylight

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# IGNIS BUILDING

Two Bedroom Duplex Apartment  
Apartment 6



Kitchen / Dining Room	
5.10m x 4.75m	16'9" x 15'7"
Living Room	
4.90m x 3.40m	16'9" x 11'2"
Bedroom 1	
4.75m x 2.90m	15'7" x 9'6"
Bedroom 2	
3.60m x 3.45m	11'10" x 11'4"

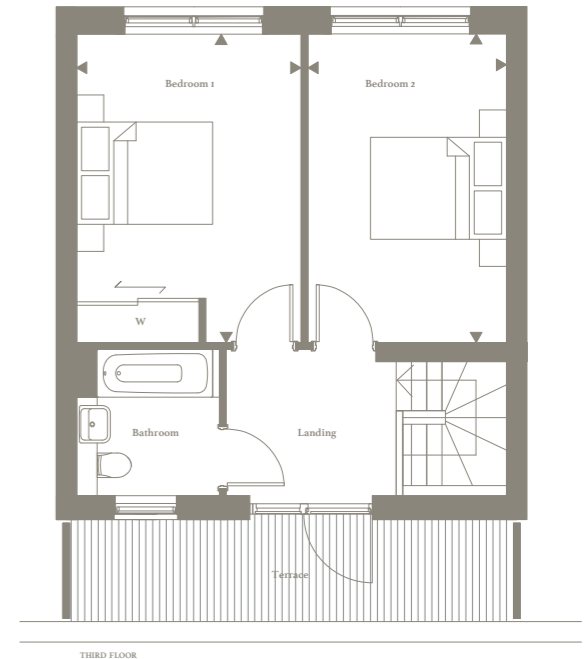
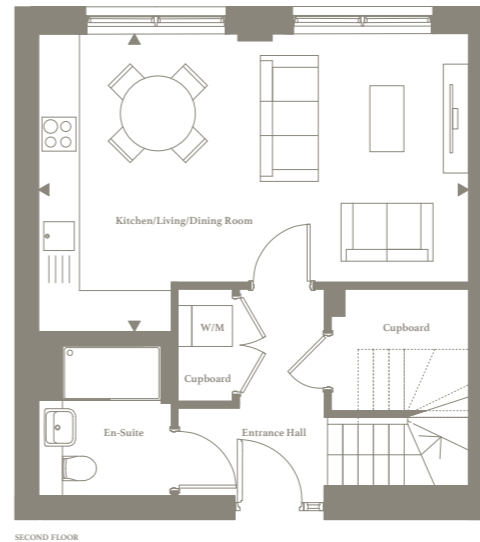
W: Wardrobe | W/M: Washing Machine | ---: Skylight

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.



# WINSOR BUILDING

Two Bedroom Duplex Apartment  
Apartments 7 & 9\*



Kitchen / Living / Dining Room	
6.30m x 4.30m	20'6" x 14'2"
Bedroom 1	
4.45m x 3.30m	14'6" x 10'10"
Bedroom 2	
4.45m x 2.90m	14'6" x 9'6"

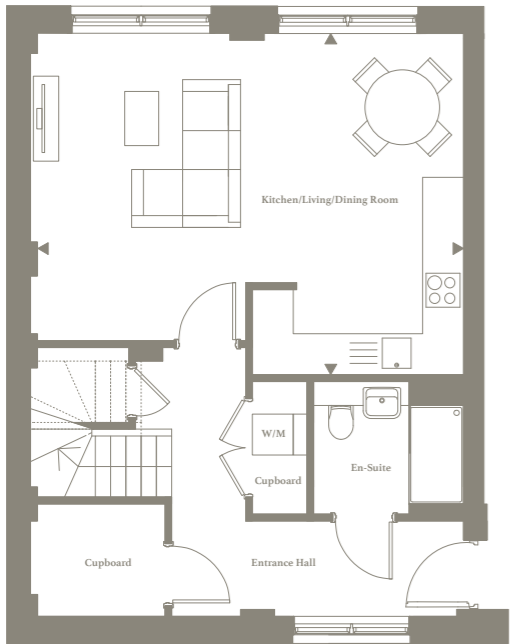
\* Handed to floorplan shown | W: Wardrobe | W/M: Washing Machine

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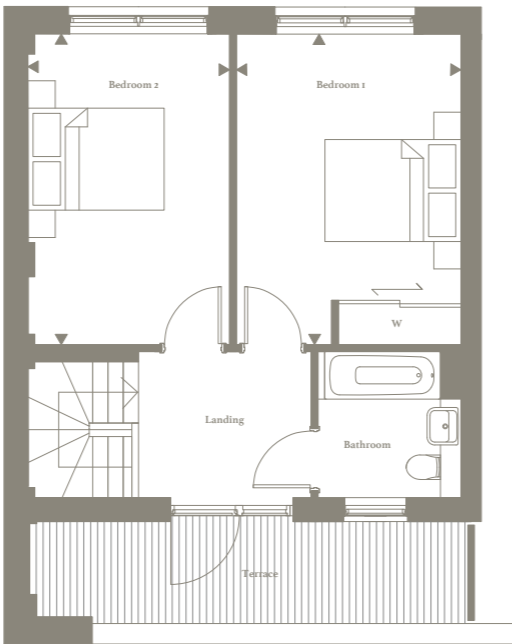


# WINSOR BUILDING

Two Bedroom Duplex Apartment  
Apartment 6



SECOND FLOOR



THIRDFLOOR

Kitchen / Living / Dining Room	
6.35m x 4.95m	20'10" x 16'3"
Bedroom 1	
4.50m x 3.30m	14'7" x 10'10"
Bedroom 2	
4.50m x 2.95m	14'7" x 9'8"

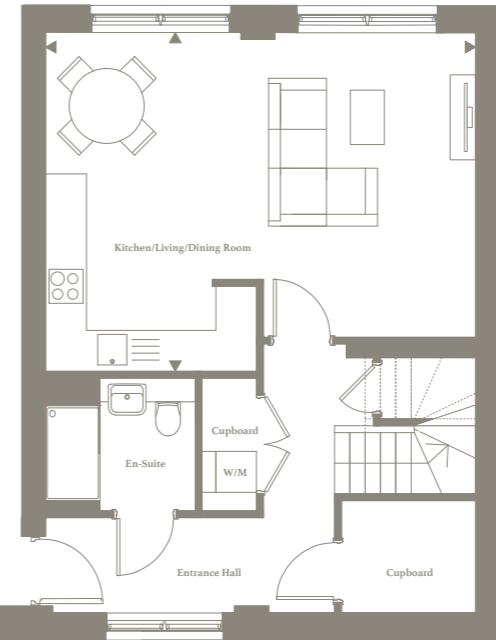
W: Wardrobe | W/M: Washing Machine

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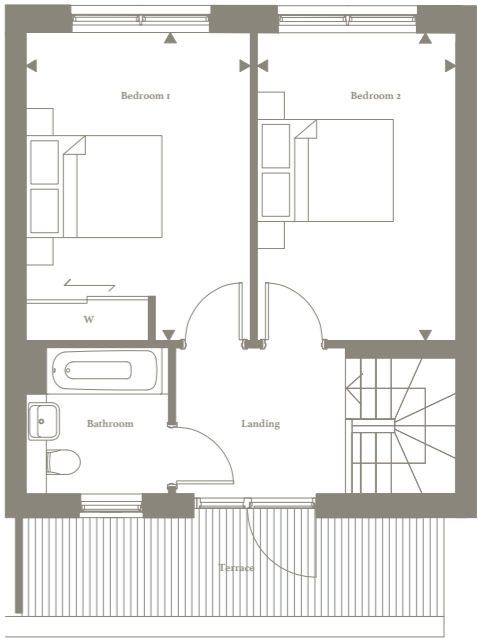


# WINSOR BUILDING

Two Bedroom Duplex Apartment  
Apartment 10



SECOND FLOOR



THIRDFLOOR

Kitchen / Living / Dining Room	
6.30m x 4.90m	20'8" x 16'9"
Bedroom 1	
4.45m x 3.30m	14'6" x 10'10"
Bedroom 2	
4.45m x 2.90m	14'6" x 9'6"

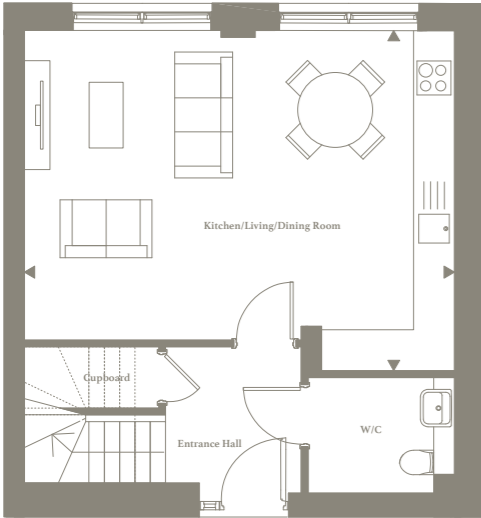
W: Wardrobe | W/M: Washing Machine

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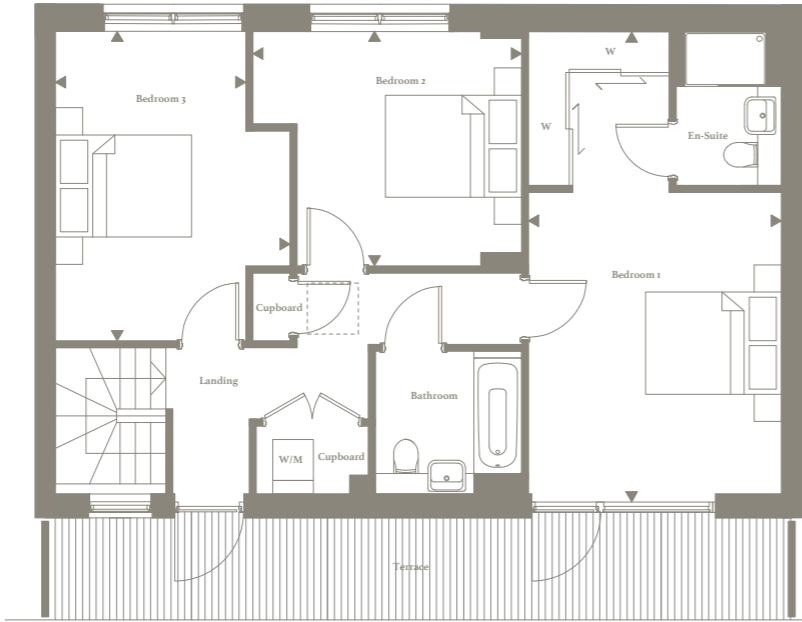


# WINSOR BUILDING

## Three Bedroom Duplex Apartment Apartment 8



SECOND FLOOR



THIRD FLOOR

Kitchen / Living / Dining Room	
6.30m x 4.95m	20'8" x 16'3"
Bedroom 1	
6.85m x 3.70m	22'4" x 12'2"
Bedroom 2	
3.95m x 3.35m	12'9" x 11'2"
Bedroom 3	
4.50m x 3.45m	14'7" x 11'4"

W: Wardrobe | W/M: Washing Machine | ---: Skylight

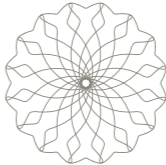
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Computer generated image is indicative only



KEY

- Ardens**  
1 bedroom  
2 bedroom  
3 bedroom
- Winsor**  
2 bedroom  
3 bedroom
- Ignis**  
1 bedroom  
2 bedroom

