



FISH  
ISLAND  
VILLAGE  
HACKNEY WICK

*Capitol Building*



VIBRANT.  
AUTHENTIC.  
ECLECTIC.



Computer generated image of Neptune Walk 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 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.

Capitol Building is part of Neptune Walk, our third and final phase of Fish Island Village and consists of highly specified 1 & 2 bedroom apartments, many benefiting from stunning views over the Hertford Union Canal, as well as the more private courtyard of Wansbeck Yard.

*Capitol Building*

 Emma Charlton

The cover artwork is called A Woman's Nature and Emma is a contemporary abstract/surrealist painter, influenced by nature, sound and human experience. Emma has been in Hackney Wick for over 6 years with a studio currently on Dace Road within Fish Island itself.  
[elcemma.co.uk](http://elcemma.co.uk)  
[@elcemma on Instagram](https://www.instagram.com/elcemma)



## A COMMUNITY BROUGHT TO LIFE

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. The overarching vision for Fish Island Village was around creating an inclusive, sustainable and supportive environment for all that live here and now that so many people have moved in, this community is being realised.

Neptune Walk may be our final phase, but we know it's certainly an exciting new opportunity for you to experience the Fish Island lifestyle.

The apartments within Neptune Walk have been specifically designed to combine canalside living with an option of a more intimate setting in the form of Wansbeck Yard, the internal courtyard garden.

What's more, the canal can be accessed via the beautifully landscaped Smeed Gardens, a place to socialise or relax as you see fit and that physically links the previous phases of Fish Island Village.



Computer generated image of Neptune Walk is indicative only



## FLEXIBLE LIVING SPACE

These buildings perfectly complement the authentic character of the surrounding architectural style, as well as a natural connection to the rest of Fish Island Village. Capitol Building itself epitomises this vision, comprising modern apartments with floor to ceiling windows, an iconic design and cycle storage to the ground floor, whilst there's also flexible commercial space to the first floor.

Some apartments benefit from having a dual aspect, whilst, many apartments also enjoy the benefit of winter gardens, which allows you to make the most of outside space, no matter the weather. Simply open the outer doors to use the space like a balcony, or close them to provide a light, but cosy environment. You could also use this space for home working or a creative hobby.

Finally, all residents in Capitol Building can access the communal rooftop garden, a relaxing external space with lawn seating areas and tables, making it a great place to spend some time reading, soaking up some rays or taking in the view. The garden also includes a number of raised planters available to residents for their own productive gardening, so get your green thumbs at the ready.



Computer generated image of a winter garden within Neptune Walk



Computer generated image of Neptune Walk at the far end of the canal



## BE INSPIRED BY ALL THAT'S AROUND YOU

*Fish Island Village offers high quality homes and shared courtyards and workspaces, which combine to offer the perfect work/life balance. Inspired by concrete and brick warehouse buildings, the traditional wharf-style apartments within Neptune Walk spill out on to public plazas, perfect 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."

This stunning final phase of homes within Neptune Walk have been designed to provide a seamless and

cohesive addition to the existing community within Fish Island Village, linked via Smeed Gardens, but it now also sees the introduction of some standout details that set them apart from existing buildings. Practical winter gardens allow residents to use their external space all year round, whilst a roof garden to the entire top floor of Capitol Building, provides a more private communal social setting that so many crave.

There is also an external meeting place in the form of Wansbeck Yard and this landscaped courtyard garden behind Capitol Building is enhanced on the other side of the adjacent apartments by the continued footpath alongside the canal. What's more, architecturally, there is a more bold and celebratory look to the buildings within Neptune Walk, with vertical piers and a sweeping arches to the landmark Capitol Building in particular. The glazed terracotta ceramic crown to the top of the building provides a certain shimmer, whilst intricate sawtooth brick patterns under the gold metalworking to each floor adds another layer of design intrigue.



Computer generated image of Smeed Gardens



Local architecture used for inspiration



Computer generated image of the residents' roof garden.



## SPECIFICATION



Photography taken from a show home at Fish Island Village

### 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 induction 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
- 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 where no en-suite)
- 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 and ceilings painted in white emulsion

### Floor Finishes

- Amtico wood effect floor to entrance hall and kitchen / living / dining 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 / living / dining room, winter garden, 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, BT and data points to selected locations
- 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
- Spur for customer's own installation of security alarm
- Video entry system to every apartment, linked to main entrance door
- Sprinkler system to all apartments

### External Finishes

- Porcelain tiling to balcony and winter gardens
- External electrical socket

### 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.

\*Broadband speed information provided by Hyperoptic



Westfield Stratford City

Neptune Yard

Lofthouse Square

Rippoht Yard

Olympic Park

4-minute walk

Hackney Wick

8-minute walk

Smeed Gardens

Neptune Walk

Wansbeck Yard

Victoria Park

8-minute walk

Capitol Building



# FISH ISLAND VILLAGE

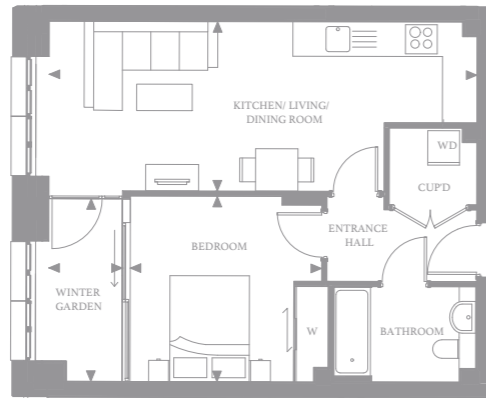
Computer generated image of Fish Island Village for illustrative purposes



# CAPITOL BUILDING

## One Bedroom Apartment

Apartments Q3, Q4, Q8, Q9, Q13, Q14, Q18, Q19, Q23 & Q24



Kitchen / Living / Dining Room	
8.05m x 3.15m	26' 5" x 10' 4"
Bedroom	
3.60m x 3.50m	11' 10" x 11' 6"
Winter Garden	
1.35m x 3.45m	4' 5" x 11' 4"

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.



# CAPITOL BUILDING

## One Bedroom Apartment

Apartments Q2, Q7, Q12, Q17 & Q22



Kitchen / Living / Dining Room	
5.55m x 6.05m	18' 3" x 19' 10"
Bedroom	
4.30m x 2.90m	14' 1" x 9' 6"
Winter Garden	
1.95m x 2.40m	6' 5" x 7' 10"

W: Wardrobe | WD: Washer Dryer

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# CAPITOL BUILDING

## Two Bedroom Apartment

Apartments Q1, Q6, Q11, Q16 & Q21



Kitchen / Living / Dining Room	5.35m x 4.85m	17' 7" x 15' 11"
Bedroom 1	4.50m x 2.75m	14' 9" x 9' 0"
Bedroom 2	2.80m x 3.30m	9' 2" x 10' 10"
Balcony	3.25m x 2.25m	10' 8" x 7' 5"

W: Wardrobe | WD: Washer Dryer

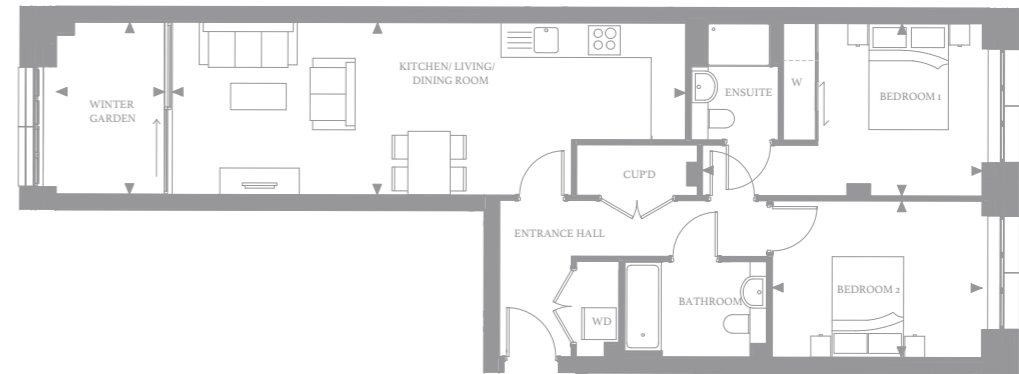
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# CAPITOL BUILDING

## Two Bedroom Apartment

Apartments Q5, Q10, Q15, Q20 & Q25



Kitchen / Living / Dining Room	9.65m x 3.25m	31' 8" x 10' 8"
Bedroom 1	5.25m x 3.25m	17' 3" x 10' x 8"
Bedroom 2	3.95m x 2.95m	13' 0" x 9' 8"
Winter Garden	2.00m x 3.25m	6' 7" x 10' 8"

W: Wardrobe | WD: Washer Dryer

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## HOW TO FIND US



Photography taken at Fish Island Village

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.



Share and comment #madeinhackneywick

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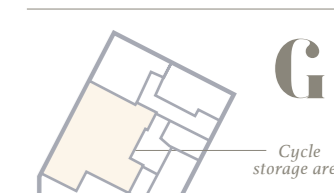
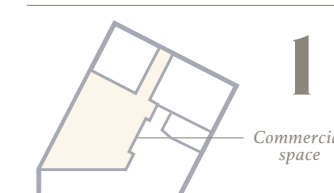
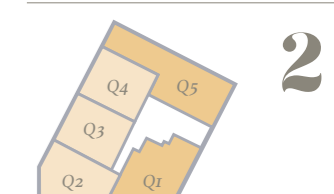
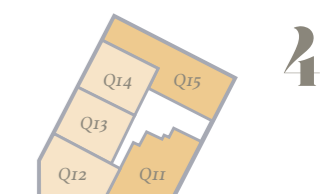
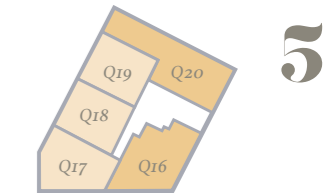
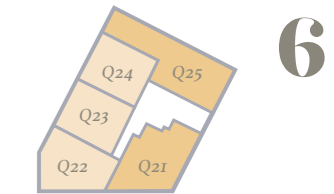


Computer generated image of Wansbeck Yard is indicative only.



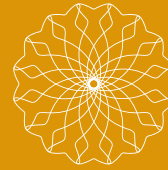
### KEY

- 1 bedroom
- 2 bedroom
- Residents' Roof Garden



Capitol Building

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FISH  
ISLAND  
VILLAGE  
HACKNEY WICK

A unique collaboration between



**5 Star Housebuilder**

*Over 90% of our customers would recommend us to a friend*