



Hepscott Road, Hackney Wick, E9 5EP



“

WELCOME TO FISH ISLAND



THE NEW SHOREDITCH

”

The Telegraph





Block C

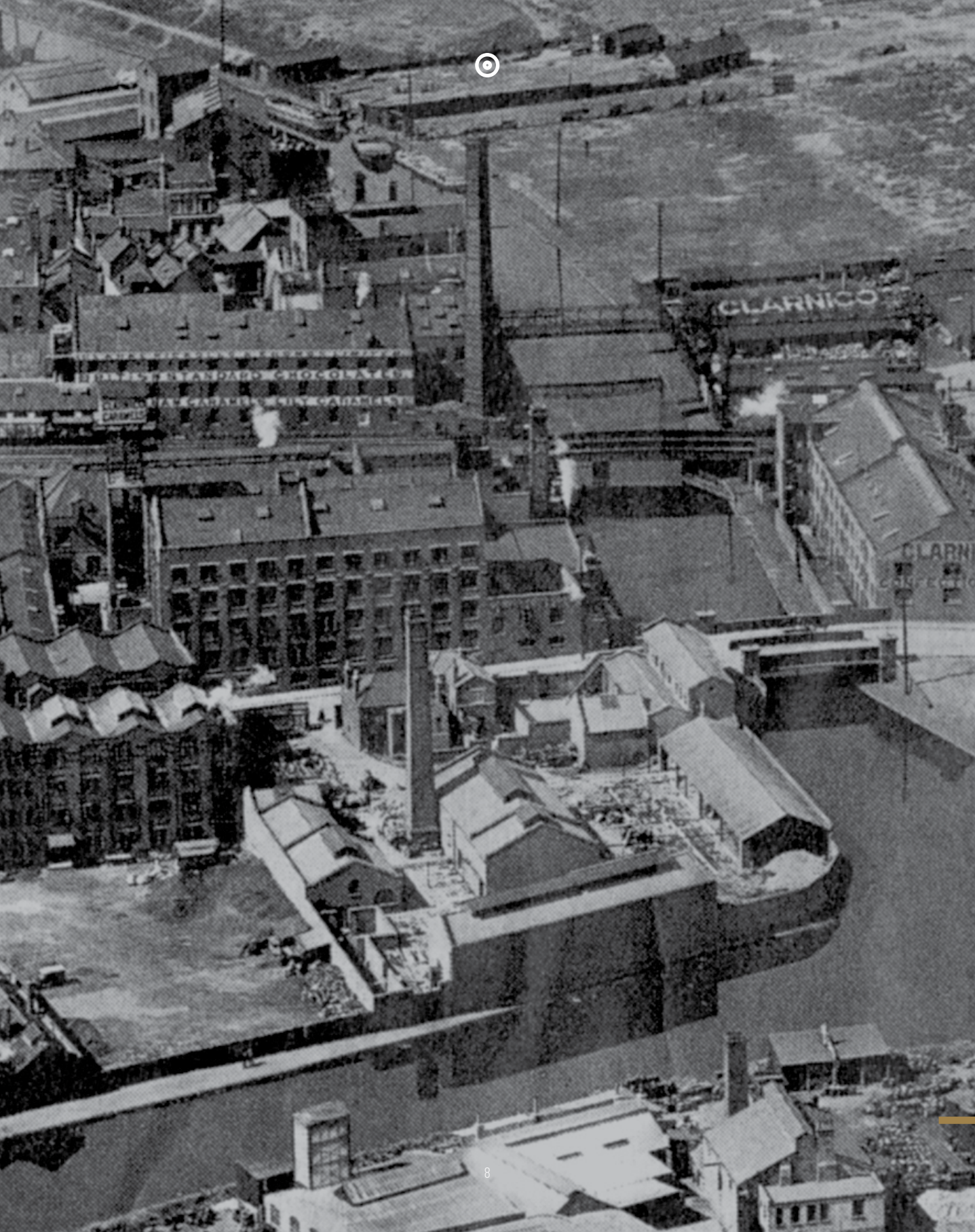


THIS IS

BAGEL FACTORY

Standing proud in the heart of Hackney Wick is Bagel Factory, a flagship collection of unique warehouse style apartments spread across an impressive three building complex.

Celebrating the industrious history of the area, Bagel Factory's design perfectly fuses old with new, as art deco features are given a contemporary twist in a development set to be synonymous with the future of Hackney Wick.



MR. BAGEL'S

WAY BACK WHEN



For years bagels were baked in their thousands on the site of Bagel Factory, and delivered to cafes, restaurants and supermarkets across the country. Soon the sweet smell of dough in the air became one of Hackney Wick's unique quirks as the business boomed.

Mr Bagel's old factory stood alongside some of the most important industrial sites in the country where everything from caramel sweets to Matchbox toy cars were handmade by working class East Londoners

Clarnico: Aerial shot, with Hackney Wick to the left of the River Lea Navigation

1921



Olympic Park



V&A

Colour Run



Sadler's Wells Theatre



Here East



THE FUTURE IS UPON US

As old Hackney Wick makes way for the new, an exciting wave of culture is set to hit the area. The artistic personality of the Wick will grow and thrive as the V&A, London College of Fashion and Sadler's Wells Theatre all make the neighbouring Olympic Park their home.

Educational institution UCL is also setting up camp across the canal, and Loughborough University has a base at Here East. Lying just a few minutes' walk from Hackney Wick, Here East houses over 1.2 million sq ft of shops, restaurants as well as workers across the tech and business worlds. It's such a great spot that BT Sport have already moved in.

An area within Queen Elizabeth Park, already home to the Copper Box arena, Velodrome and London Stadium, is also set for major development which will include new homes, schools and The International Quarter – a business centre and new office for TFL and the Financial Conduct Authority. All this change will generate over 50,000 jobs for the area and see The London Legacy Development Corporation establish one of the largest new urban spaces in Europe for over 150 years.

CANARY
WHARF

CITY

VICTORIA
PARK

STRATFORD



HACKNEY
WICK

WESTFIELD
SHOPPING
CENTRE

OLYMPIC
PARK

HERE
EAST



HERTFORD
UNION
CANAL



BLOCK A
BLOCK B
BLOCK C

HACKNEY
WICK
STATION



FUTURE
DEVELOPMENT

HOP, SKIP AND A JUMP

With Bagel Factory as your home, and the nearest train station just a minute's walk away, you'll never be faced with more than a short journey to the most exciting areas this eclectic city has to offer. Plus, with the stunning River Lea, Hertford Union and Regents canals on your doorstep you have a picturesque cycle path and walking route if you've had enough of the tube.

2018 also sees the launch of Crossrail and the redevelopment of Hackney Wick overground station.

 Heathrow
48 minutes

  Paddington
31 minutes

  Bond St
27 minutes

 Kings Cross
St. Pancras
19 minutes

 Highbury
& Islington
10 minutes

 Dalston Kingsland
7 minutes

  Liverpool Street
18 minutes

 Waterloo
30 minutes

  London Bridge
30 minutes

  Canary Wharf
15 minutes

 Hackney Wick
2 minutes

  Stratford
2 minutes

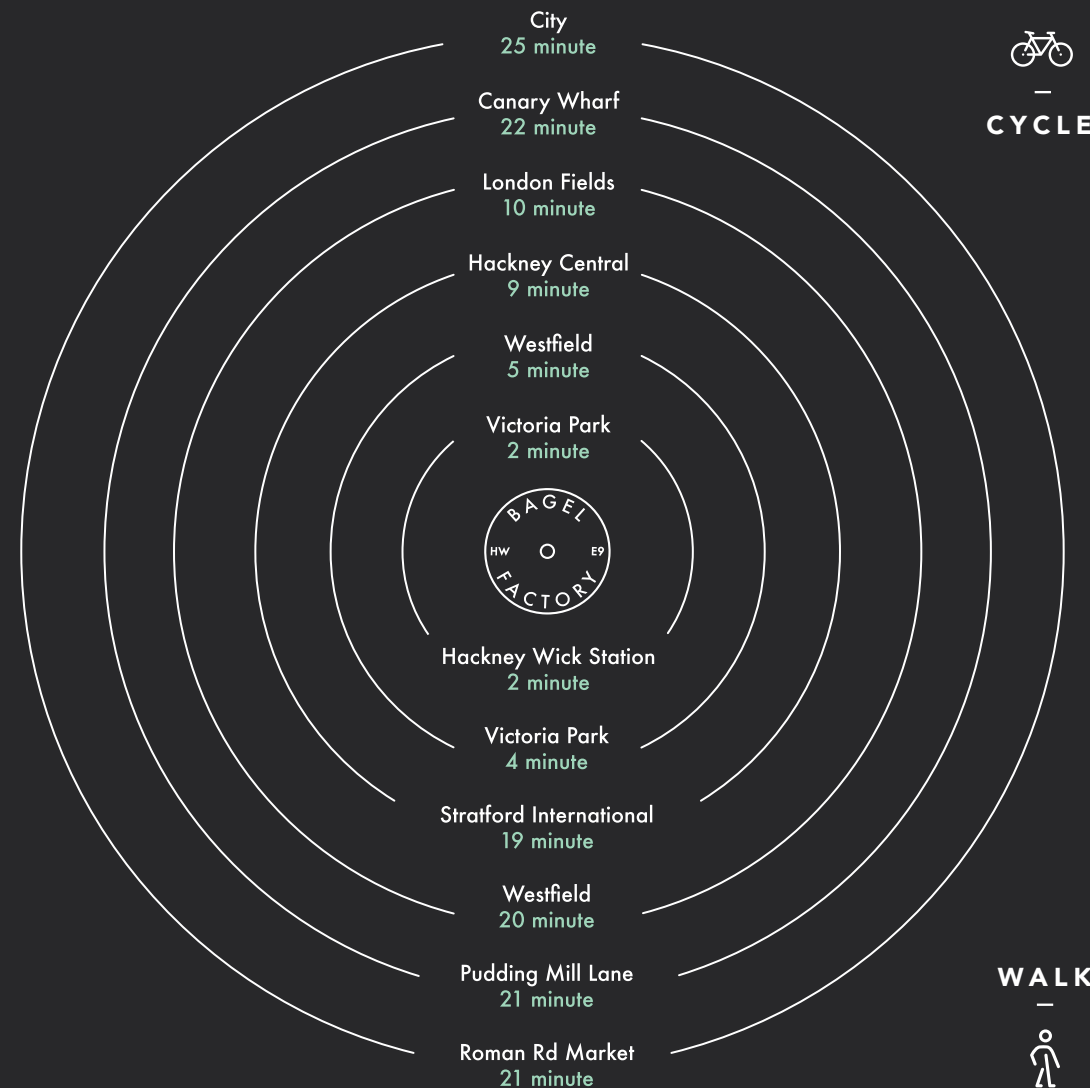
 Shenfield
32 minutes

 Paris
2 hour 15 minutes

Train times sourced as per TFL's estimations and projected Crossrail travel times



WALK & RIDE



YOUR NEW NEIGHBOURS



EAT

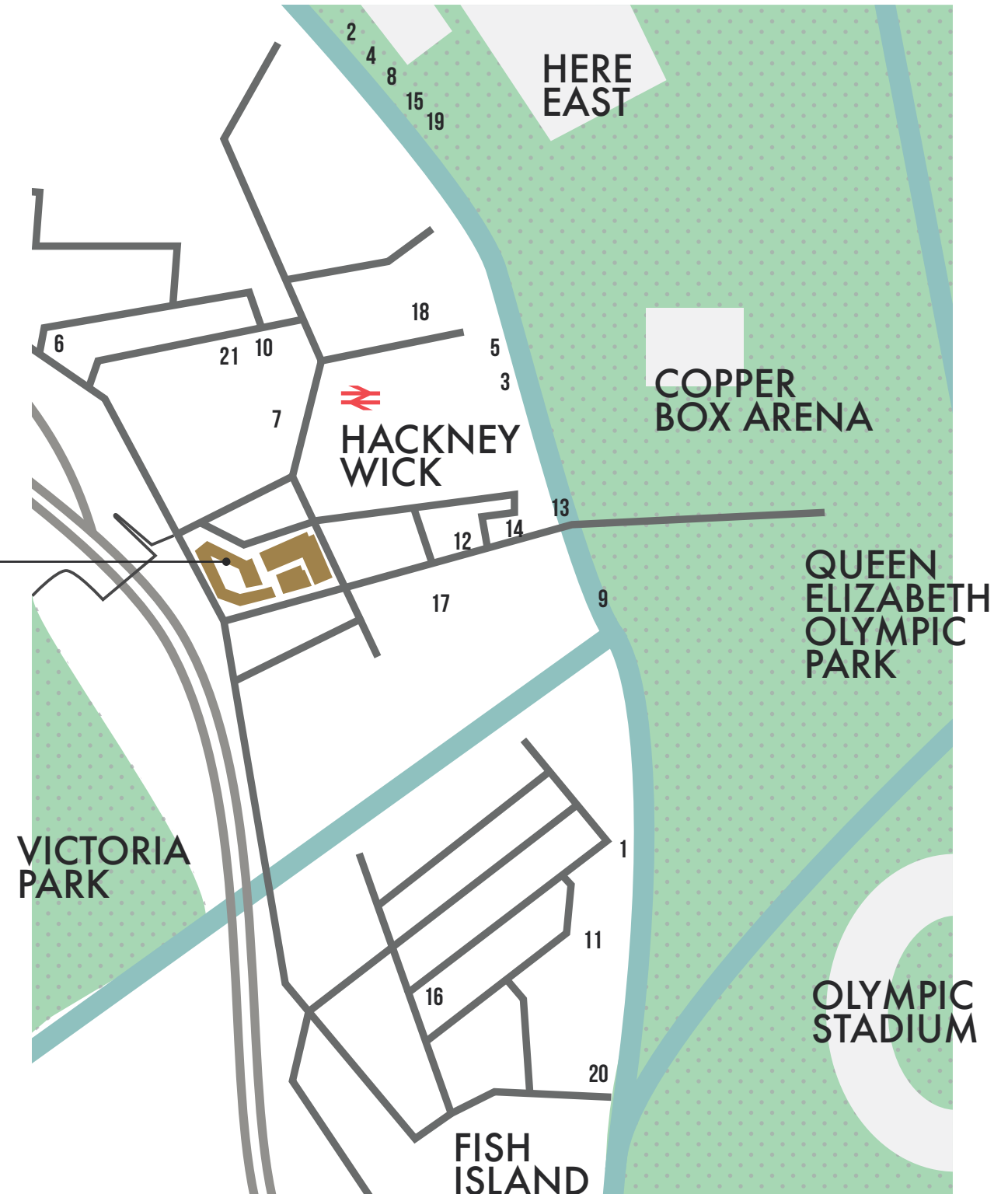
1. Stour Space
2. Gotto Trattoria
3. Grow
4. Here East Canalside
5. Number 90
6. Scoffs Grill
7. Station Food & Wine
8. The Breakfast Club

DRINK

9. The Milk Float
10. The Pearl
11. Formans
12. Howling Hops
13. Alfred Le Roy
14. Crate Brewery
15. Mason & Company
16. Trumans Brewery

DO

17. Strong+Bendy
18. Boulder Project
19. Bucks Barbers
20. Antika Picture Framing
21. Vinyl Pimp





Here East Canal Side



Alfred Le Roy / CRATE Brewery

“

FISH ISLAND
IS A TERRIFIC
LITTLE GEM IN
ONE OF THE
MOST EXCITING
PARTS OF
LONDON

Lesley McSeveney
Jessie Bruce Headwear



SUNRISE

Wrapped between parkland and surrounded by canals, it's hard to believe you're within one of the biggest cities in the world when wandering through Hackney Wick.

Pop up restaurants open their residencies and chattering friends enjoy al fresco drinks on the water's edge where book shops masquerading as barges dock beside them.

No day in Hackney Wick is ever the same. Temporary galleries arrive, beer is served straight from the tank and fitness classes take place by the water. You'll want to be a part of whatever is happening here.

SUNSET

At sundown Hackney Wick is transformed as the canal side bars and restaurants accommodate the night owls of East London.

High heels and suits are ditched when al fresco drinkers who sunned their shoulders during the day stay for the long haul as the electric sounds of warehouse parties with no dress code fill the atmosphere.

“

HACKNEY
WICK IS THE
BEST OF BOTH
WORLDS,
YOU'VE GOT A
GREAT RAVE
SCENE, AS
WELL AS A
CHILLED VIBE.

Hayley Wallace
Bucks Barbers





Victoria Park



THE GREAT OUTDOORS

Basking in the afterglow of the Olympic legacy sits Queen Elizabeth Park, a sprawling 560 acres of woods and parkland waiting to be explored, whilst juxtaposed just 500 metres away is its older sister Victoria Park. Open since 1845, Hackney's oldest, and largest park welcomes over 9 million visitors a year and has received Green Heritage Awards, a Green Flag and was voted the nation's favourite park.

In summer, both their manicured grounds play host to some of London's most talked about music festivals, and weekends see the grass dotted with BBQs and picnics, whilst all year round the cold isn't enough to deter the joggers and cyclists from planning their routes around the picturesque boating lake and Chinese pergola.



Alfred Le Roy on the River Lea Navigation

CURIOUS CANALS

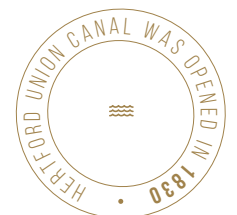
Hackney Wicks' waterways served as a transport link for thousands of years and acted as trade veins during the peak industrial era as well as during the Olympics, connecting Hackney Wick to the rest of London and the home counties.

Now, the canals are home to hundreds of Londoners who reside in the colourful barges and businesses have made the towpaths their high street, selling everything from oysters to vintage furniture.

If you follow the canals all the way from it's start in Limehouse it'll take you all the way to Paddington to the west, and up to Lee Valley towards the north.

PLACES TO GET TO VIA THE WATER:

- Hackney Lea Valley
- Hackney Marshes
- Stratford
- Canary Wharf
- Poplar
- Bow
- Mile End
- Limehouse
- Angel
- The City





Thierry Noir mural on Wallis Road



Westfield Shopping Centre

Hackney Wick is the home of more artists per square ft than anywhere else in the world and maintains an inspired edge over its neighbouring pockets of London. Now the areas vibrant modern history serves as the backdrop for the thriving communities living and working in the Wick and Fish Island.

Musicians and DJ's head east to host gigs in venues with an edge over the mainstream venues of Shoreditch and the West End, whilst The Yard Theatre, just a minute's walk from Bagel Factory houses performances and events every week.

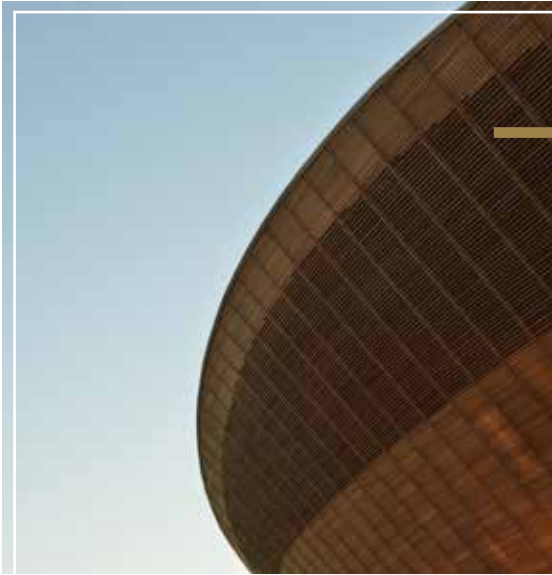
SPEND YOUR TIME

SPEND YOUR MONEY

Just one tube stop or a 15 minute walk away is Westfield Stratford City, the largest shopping mall in Europe. Behind it's doors you'll find over 250 shops and 70 restaurants offering you everything you could possibly need under one roof.

Whether it's a designer suit or peri-peri chicken that you're after, this place has it plus everything in between, along with a personal shopping service and a 20-screen cinema.





Olympic Velodrome



FOLLOW THE FOOTSTEPS OF OLYMPIC HEROES

Take your workout beyond Bagel Factory's in house gym and consider training like an Olympian at Queen Elizabeth Park.

Here you enter some of the most exciting and high tech sporting venues in the country such as the London Aquatics Centre, the Copper Box arena and the Velopark.





“

HACKNEY
WICK IS STILL
LONDON'S BEST
KEPT SECRET
A COOL VIBE,
WITHOUT BEING
PRETENTIOUS.

”

Rhian Cowburn
strong+bendy
White Post Lane, E9 5GW

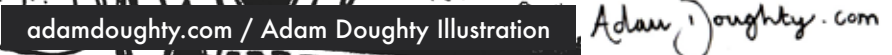


“

HACKNEY WICK
IS SUCH A CREATIVE
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TO SEE HERE.

”

Annika McSeveny
Antika Picture Framing
Dace Road, E3 2NQ

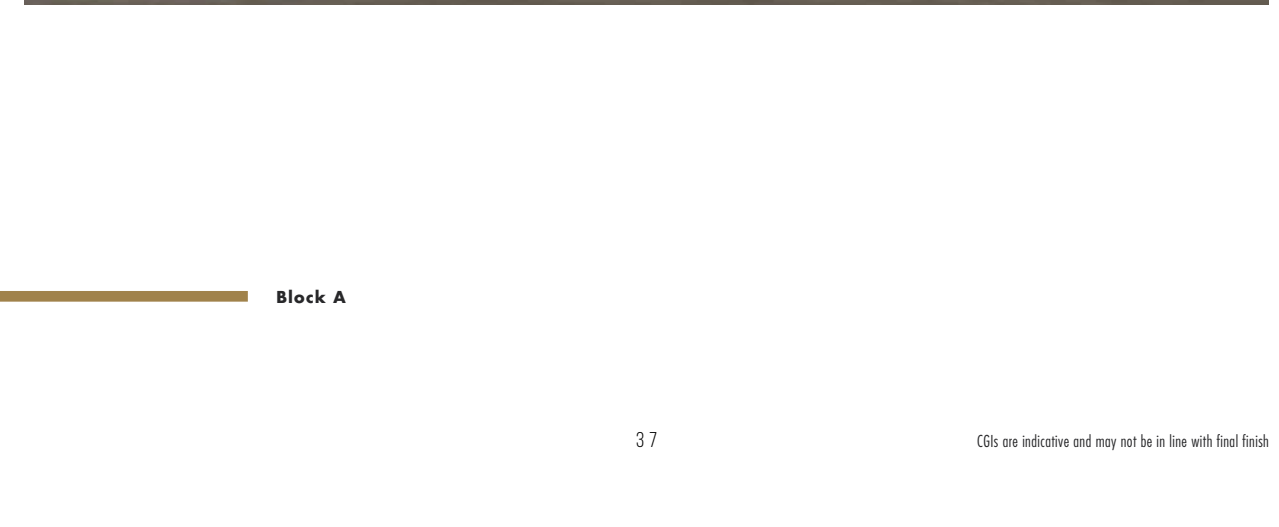




THE BUILDING



Block B



Block A



CONCIERGE

A concierge will service all residents within Bagel Factory from the stunning entrance hall, providing package handling and peace of mind.



STUDIO & GYM

Within Bagel Factory stands a state of the art gym with class studio, cardio machines and a weight area which will be accessible to all those living in the building.



Take in views across East London from the roof of Bagel Factory, where landscaped terraces and secret gardens offer a space for both tranquility and play.

SPECIFICATIONS

Kitchens

German engineered Nobilia Kitchens
 Bosch Oven, and separate Bosch combi microwave
 Fully integrated fridge freezer
 Fully integrated dishwasher
 Telescopic extractor fan above hob
 Silestone worktops
 Bosch washer/dryer (located in utility cupboard where possible)

Bedroom

Fitted wardrobes in master bedrooms

Bathrooms

Feature herringbone tiled wall
 Roca taps and matching brassware
 Roca wall hung WC
 Roca basin
 Bath with semi frameless shower screen
 Heated towel rail
 Large mirrored cabinet
 Feature industrial light

Walls

Plastered walls
 Brick feature wall in the living room

Flooring

Large format porcelain tiling throughout hallways, living room, kitchen, dining and bedroom
 Non slip tiles in bathrooms

Fittings

Steel balustrade balcony with capping to match and composite boarding to the balcony floor

Electrics/Audio Visual

White down lighting throughout, dimmable in living areas
 Sonos audio system with integrated ceiling speakers in living areas and master bedrooms
 Brushed stainless steel sockets and switch plates
 BT Telephone and internet points
 Hyperoptic internet cabling – up to 1GB internet speeds
 Secure video door entry system
 Satellite television wiring

Heating/Water/Smoke Detection

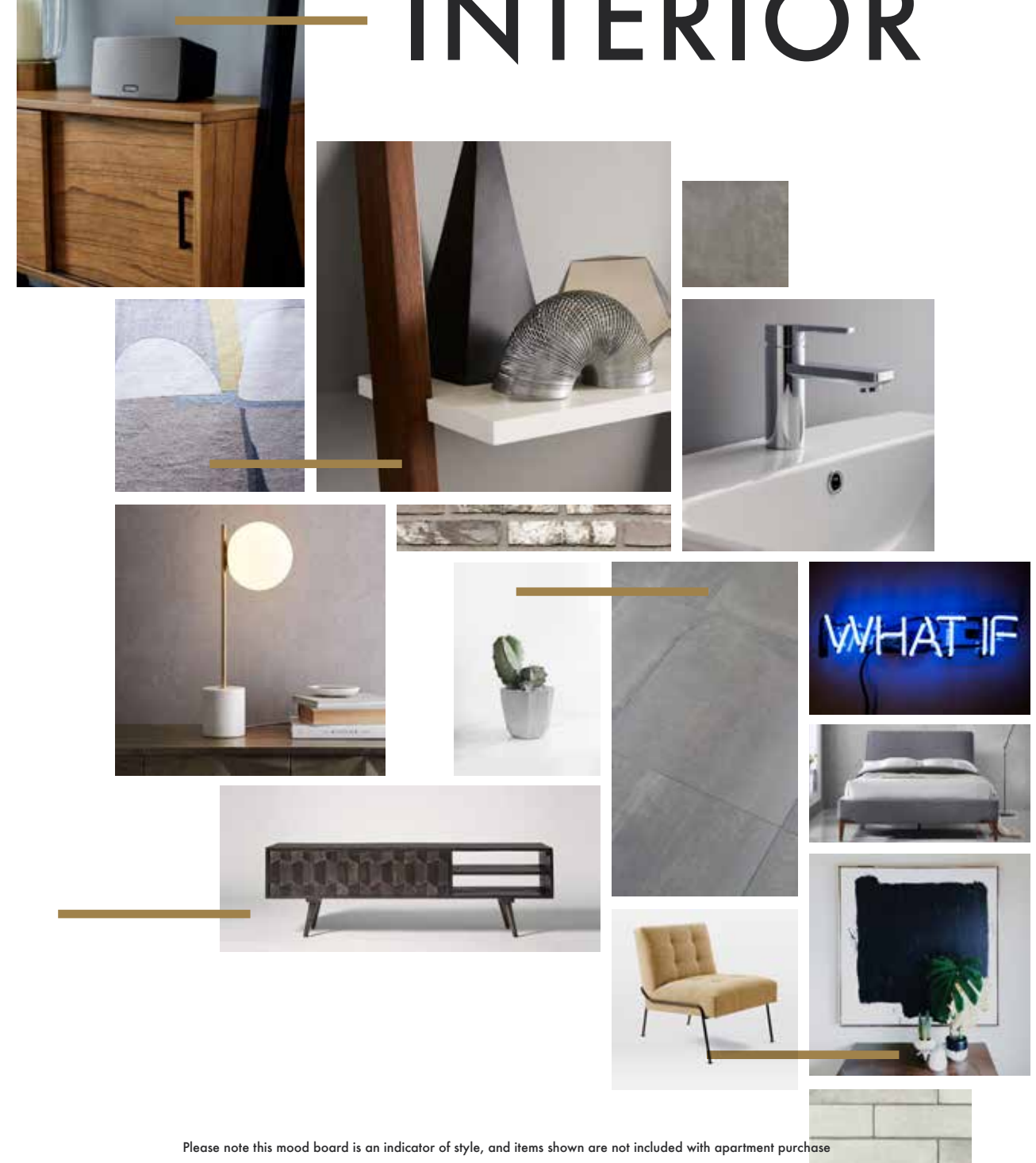
Individual unit to provide heating and hot water from a central communal gas fired boiler
 Zoned underfloor heating
 Heat/smoke detectors in all apartments

Communal areas

Secure individual letter boxes
 Secure locked cycle storage for 214 bikes
 Secret garden
 Landscaped roof terrace

Specification details are subject to change at Aitch Group's discretion and may be replaced by products of equal standard

INTERIOR



Please note this mood board is an indicator of style, and items shown are not included with apartment purchase





Typical bedroom layout with
floor to ceiling windows



Kitchen, Block C

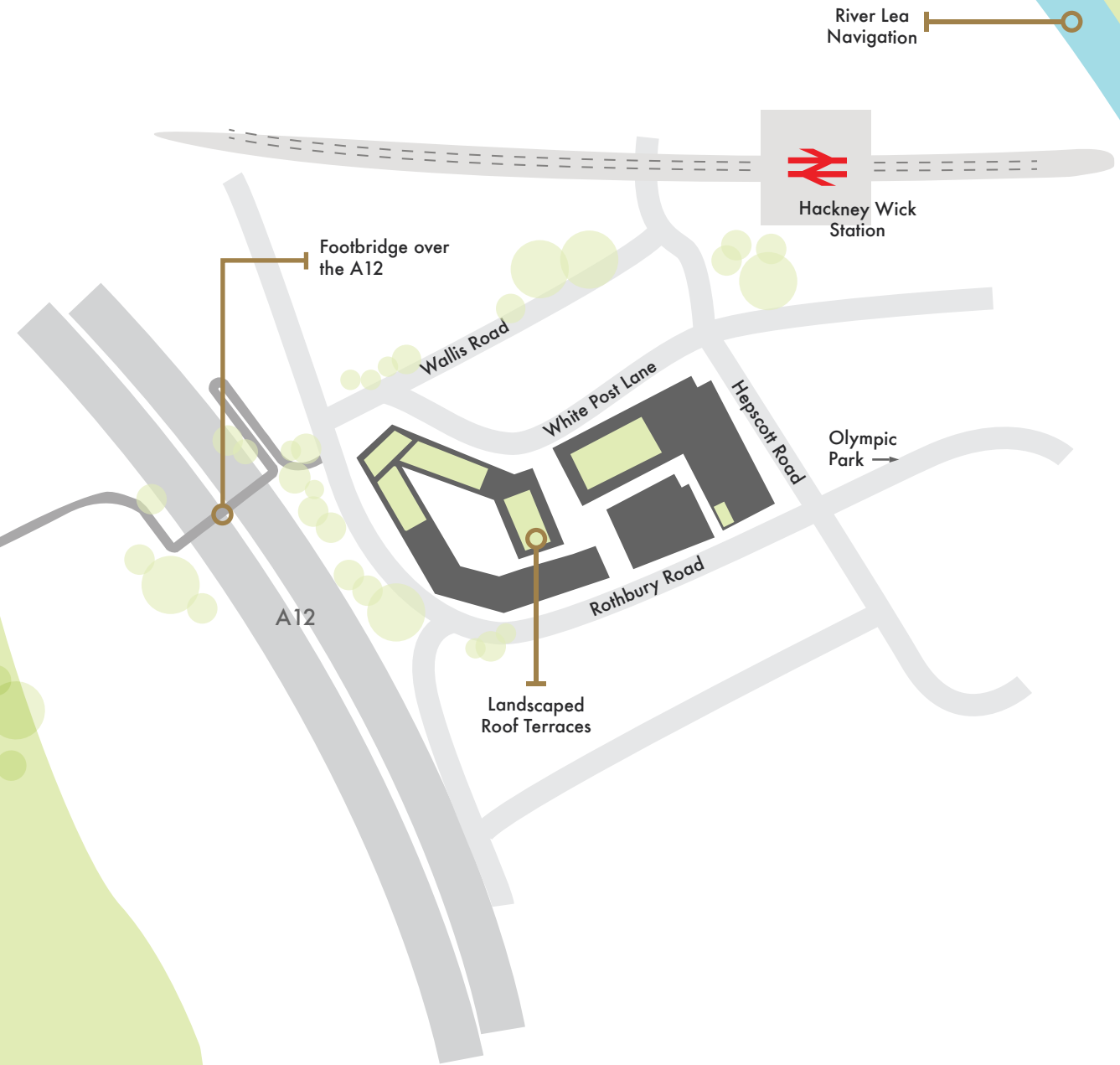


Typical bathroom with herringbone tiles and feature light

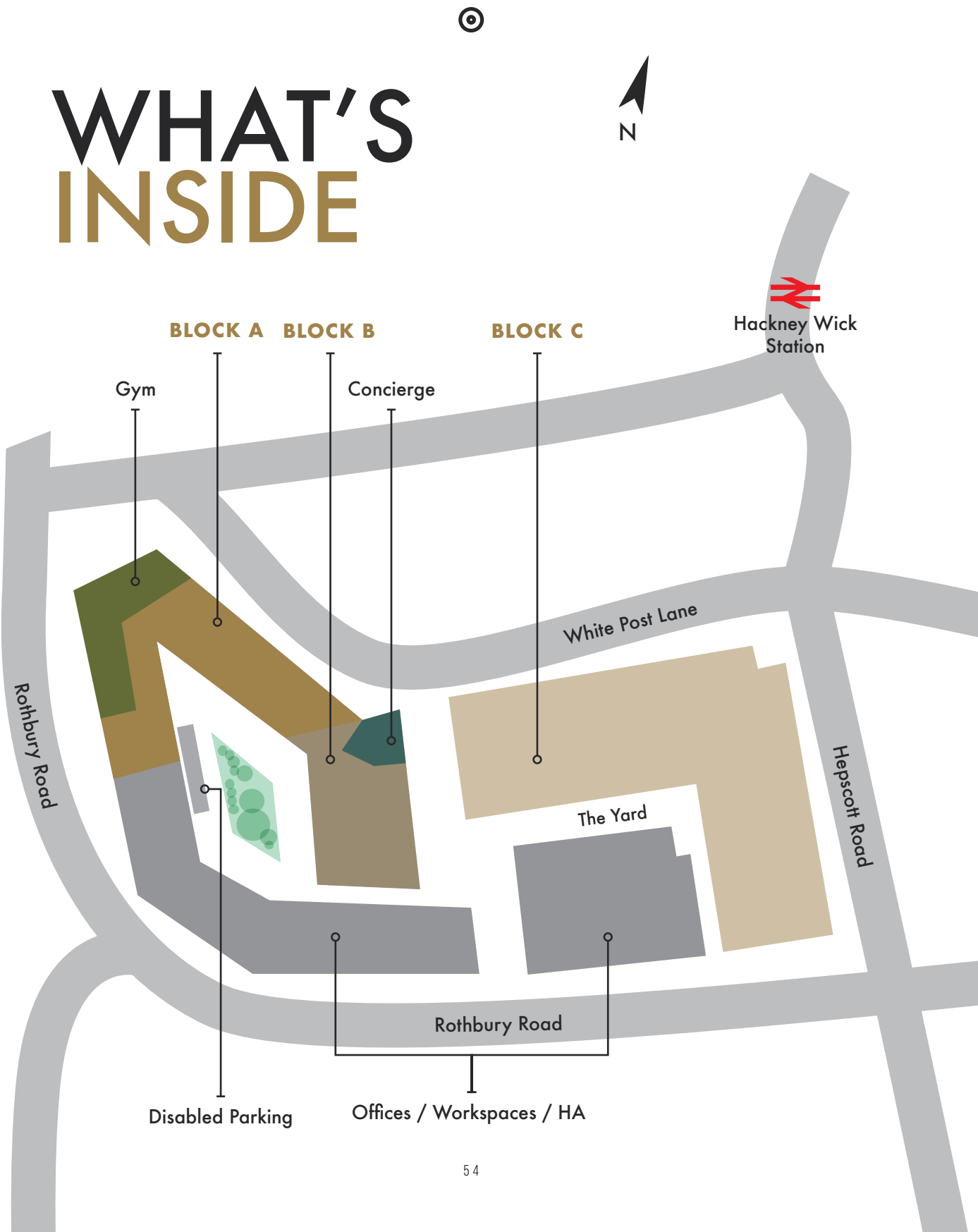


FROM ABOVE

Victoria Park



WHAT'S INSIDE



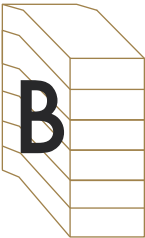
APARTMENT LISTINGS

BLOCK A



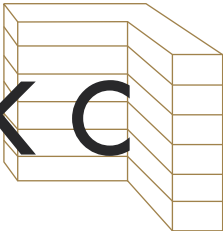
GROUND FLOOR	56
FLOOR ONE	58
FLOOR TWO	60
FLOOR THREE	62
FLOOR FOUR	64
FLOOR FIVE	66

BLOCK B



GROUND FLOOR	COMMERCIAL
FLOOR ONE	68
FLOOR TWO	70
FLOOR THREE	72
FLOOR FOUR	74
FLOOR FIVE	76

BLOCK C



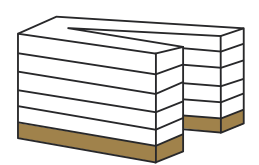
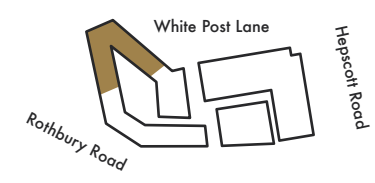
GROUND FLOOR	COMMERCIAL
FLOOR ONE	COMMERCIAL
FLOOR TWO	78
FLOOR THREE	80
FLOOR FOUR	82
FLOOR FIVE	84



BLOCK A GROUND FLOOR

DUPLEX

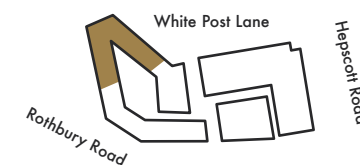
501	119^{sqm} • 1282^{sqft}
Kitchen / Living:	9.4m x 3.4m • 30'10" x 11'5"
First Floor (next page)	
Living Room / Bed:	4.5m x 3m • 14'10" x 9'10"
Bed 1:	4.6m x 3.1m • 15'4" x 10'2"
Bed 2:	5.2m x 2.8m • 17'3" x 9'3"
Bed 3:	3m x 3.3m • 9'10" x 11'0"
502	119^{sqm} • 1279^{sqft}
Kitchen / Living:	9.6m x 3.4m • 31'8" x 11'3"
First Floor (next page)	
Living Room / Bed:	4.5m x 2.8m • 14'10" x 9'3"
Bed 1:	4.7m x 3.2m • 15'5" x 10'7"
Bed 2:	5.2m x 2.8m • 17'2" x 9'3"
Bed 3:	3m x 3.2m • 9'10" x 10'7"
503	127^{sqm} • 1319^{sqft}
Kitchen / Living:	9.5m x 3.5m • 31'5" x 11'6"
First Floor (next page)	
Living Room / Bed:	4.5m x 3.3m • 14'10" x 10'10"
Bed 1:	4.7m x 3.1m • 15'5" x 10'5"
Bed 2:	3.5m x 2.9m • 11'6" x 9'9"
Bed 3:	5.2m x 2.9m • 17'1" x 9'8"
504	121^{sqm} • 1319^{sqft}
Kitchen / Living:	3.1m x 9.6m • 10'1" x 31'8"
First Floor (next page)	
Living Room / Bed:	6.9m x 2.8m • 22'10" x 9'2"
Bed 1:	4.5m x 3.1m • 15'0" x 10'4"
Bed 2:	3m x 5.2m • 9'11" x 17'1"
Bed 3:	2.9m x 2.9m • 9'7" x 9'9"



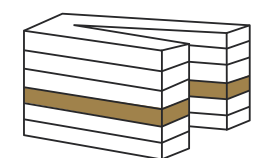


BLOCK A FLOOR TWO

512	67^{sqm} • 724^{sqft}
Kitchen / Living:	9.5m x 3.19m • 31'4" x 10'5"
Bed 1:	4.8m x 2.953m • 15'11" x 9'8"
Bed 2:	2.7m x 2.788m • 9'1" x 9'1"
513	51^{sqm} • 551^{sqft}
Kitchen / Living:	9.7m x 2.91m • 32'0" x 9'6"
Bed 1:	4.2m x 2.85m • 14'1" x 9'4"
514	50^{sqm} • 543^{sqft}
Kitchen / Living:	2.8m x 9.045m • 9'2" x 29'8"
Bed 1:	4.3m x 2.849m • 14'2" x 9'4"
515	50^{sqm} • 543^{sqft}
Kitchen / Living:	2.8m x 9.045m • 9'2" x 29'8"
Bed 1:	4.3m x 2.849m • 14'2" x 9'4"
516	50^{sqm} • 543^{sqft}
Kitchen / Living:	2.8m x 9.045m • 9'2" x 29'8"
Bed 1:	4.3m x 2.849m • 14'2" x 9'4"
517	63^{sqm} • 681^{sqft}
Kitchen / Living:	5.4m x 5.205 • 17'11" x 17'0"
Bed 1:	3.7m x 3.52m • 12'2" x 11'6"
Bed 2:	4.2m x 2.435m • 13'11" x 7'11"
518	72^{sqm} • 770^{sqft}
Kitchen / Living:	6.4m x 5.213m • 21'0" x 17'1"
Bed 1:	4.7m x 3.43m • 15'7" x 11'3"
Bed 2:	4.3m x 3.05m • 14'2" x 10'0"



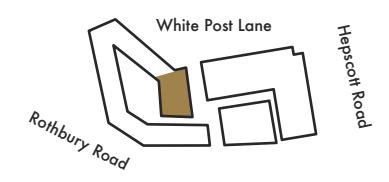
519	50^{sqm} • 543^{sqft}
Kitchen / Living:	2.8m x 9.045m • 9'2" x 29'8"
Bed 1:	4.3m x 2.849m • 14'2" x 9'4"
520	79^{sqm} • 854^{sqft}
Kitchen / Living:	9.9m x 2.98m • 32'6" x 9'9"
Bed 1:	4.4m x 2.915m • 14'8" x 9'6"
Bed 2:	3.3m x 3.36m • 11'0" x 11'0"
521	79^{sqm} • 854^{sqft}
Kitchen / Living:	9.9m x 2.98m • 32'6" x 9'9"
Bed 1:	4.4m x 2.915m • 14'8" x 9'6"
Bed 2:	3.3m x 3.36m • 11'0" x 11'0"
522	51^{sqm} • 552^{sqft}
Kitchen / Living:	9.9m x 2.81m • 32'6" x 9'2"
Bed 1:	4.2m x 2.943m • 14'1" x 9'7"
523	74^{sqm} • 797^{sqft}
Kitchen / Living:	4.8m x 8.5m • 15'10" x 27'10"
Bed 1:	5.3m x 3m • 17'4" x 9'11"
Bed 2:	2.9m x 4m • 9'7" x 13'4"





BLOCK B FLOOR ONE

556	73^{sqm} • 780^{sqft}
Kitchen / Living:	8m x 3.3m • 26'4" x 11'1"
Bed 1:	5.8m x 2.8m • 19'3" x 9'2"
Bed 2:	4.5m x 2.7m • 14'11" x 9'0"
557	73^{sqm} • 780^{sqft}
Kitchen / Living:	8m x 3.3m • 26'4" x 11'1"
Bed 1:	5.8m x 2.8m • 19'3" x 9'2"
Bed 2:	4.5m x 2.7m • 14'11" x 9'0"
558	93^{sqm} • 1005^{sqft}
Kitchen / Living:	4.1m x 7.7m • 13'6" x 25'4"
Bed 1:	3.7m x 6.7m • 12'4" x 22'1"
Bed 2:	4.1m x 3.5m • 13'8" x 11'7"



559	53^{sqm} • 572^{sqft}
Kitchen / Living:	7.7m x 3.4m • 25'6" x 11'4"
Bed 1:	4.2m x 3.3m • 13'10" x 10'10"
560	64^{sqm} • 687^{sqft}
Kitchen / Living:	7.7m x 3.5m • 25'4" x 11'8"
Bed 1:	4.3m x 4.7m • 14'4" x 15'8"
561	63^{sqm} • 678^{sqft}
Kitchen / Living:	4.5m x 6.4m • 15'0" x 21'0"
Bed 1:	5m x 4.4m • 16'5" x 14'8"



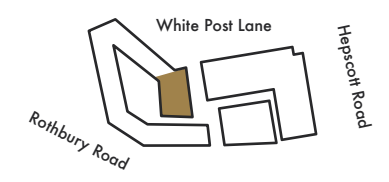


BLOCK B FLOOR TWO

562	73^{sqm} • 780^{sqft}
Kitchen / Living:	8m x 3.3m • 26'4" x 11'1"
Bed 1:	5.8m x 2.8m • 19'3" x 9'2"
Bed 2:	4.5m x 2.7m • 14'11" x 9'0"

563	73^{sqm} • 780^{sqft}
Kitchen / Living:	8m x 3.3m • 26'4" x 11'1"
Bed 1:	5.8m x 2.8m • 19'3" x 9'2"
Bed 2:	4.5m x 2.7m • 14'11" x 9'0"

564	93^{sqm} • 1005^{sqft}
Kitchen / Living:	4.1m x 7.7m • 13'6" x 25'4"
Bed 1:	3.7m x 6.7m • 12'4" x 22'1"
Bed 2:	4.1m x 3.5m • 13'8" x 11'7"



565	53^{sqm} • 572^{sqft}
Kitchen / Living:	7.7m x 3.4m • 25'6" x 11'4"
Bed 1:	4.2m x 3.3m • 13'10" x 10'10"

566	80^{sqm} • 858^{sqft}
Kitchen / Living:	7.7m x 2.8m • 25'4" x 9'5"
Bed 1:	6m x 4.4m • 19'9" x 14'6"
Bed 2:	4.4m x 2.7m • 14'6" x 9'0"

567	63^{sqm} • 678^{sqft}
Kitchen / Living:	4.5m x 6.4m • 15'0" x 21'0"
Bed 1:	5m x 4.4m • 16'5" x 14'8"





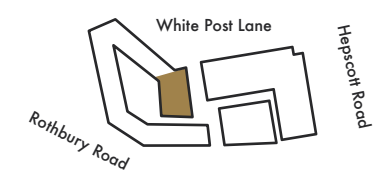
BLOCK B

FLOOR THREE

568	73^{sqm} • 780^{sqft}
Kitchen / Living:	8m x 3.3m • 26'4" x 11'1"
Bed 1:	5.8m x 2.8m • 19'3" x 9'2"
Bed 2:	4.5m x 2.7m • 14'11" x 9'0"

569	73^{sqm} • 780^{sqft}
Kitchen / Living:	8m x 3.3m • 26'4" x 11'1"
Bed 1:	5.8m x 2.8m • 19'3" x 9'2"
Bed 2:	4.5m x 2.7m • 14'11" x 9'0"

570	93^{sqm} • 1005^{sqft}
Kitchen / Living:	4.1m x 7.7m • 13'6" x 25'4"
Bed 1:	3.7m x 6.7m • 12'4" x 22'1"
Bed 2:	4.1m x 3.5m • 13'8" x 11'7"



571	53^{sqm} • 572^{sqft}
Kitchen / Living:	7.7m x 3.4m • 25'6" x 11'4"
Bed 1:	4.2m x 3.3m • 13'10" x 10'10"

572	80^{sqm} • 858^{sqft}
Kitchen / Living:	7.7m x 2.8m • 25'4" x 9'5"
Bed 1:	6m x 4.4m • 19'9" x 14'6"
Bed 2:	4.4m x 2.7m • 14'6" x 9'0"

573	63^{sqm} • 678^{sqft}
Kitchen / Living:	4.5m x 6.4m • 15'0" x 21'0"
Bed 1:	5m x 4.4m • 16'5" x 14'8"





BLOCK B

FLOOR FOUR

574

73^{sqm} • 780^{sqft}

Kitchen / Living:

Bed 1:

Bed 2:

8m x 3.3m • 26'4" x 11'1"

5.8m x 2.8m • 19'3" x 9'2"

4.5m x 2.7m • 14'11" x 9'0"

575

73^{sqm} • 780^{sqft}

Kitchen / Living:

Bed 1:

Bed 2:

8m x 3.3m • 26'4" x 11'1"

5.8m x 2.8m • 19'3" x 9'2"

4.5m x 2.7m • 14'11" x 9'0"

576

93^{sqm} • 1005^{sqft}

Kitchen / Living:

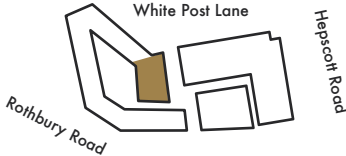
Bed 1:

Bed 2:

4.1m x 7.7m • 13'6" x 25'6"

3.7m x 6.7m • 12'3" x 22'1"

3.6m x 4.2m • 12'0" x 14'0"



577

53^{sqm} • 572^{sqft}

Kitchen / Living:

Bed 1:

7.7m x 3.4m • 25'6" x 11'4"

4.2m x 3.3m • 13'10" x 10'10"

578

76^{sqm} • 813^{sqft}

Kitchen / Living:

Bed 1:

Bed 2:

7.7m x 2.8m • 25'4" x 9'5"

6.1m x 4.6m • 20'0" x 15'1"

4.4m x 2.7m • 14'6" x 9'0"

579

62^{sqm} • 672^{sqft}

Kitchen / Living:

Bed 1:

4.5m x 6.4m • 15'0" x 21'0"

5m x 4.4m • 16'5" x 14'8"



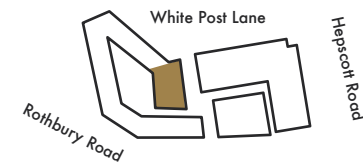


BLOCK B FLOOR FIVE

580 73^{sqm} • 780^{sqft}
Kitchen / Living: 8m x 3.3m • 26'4" x 11'1"
Bed 1: 5.8m x 2.8m • 19'3" x 9'2"
Bed 2: 4.5m x 2.7m • 14'11" x 9'0"

581 73^{sqm} • 780^{sqft}
Kitchen / Living: 8m x 3.3m • 26'4" x 11'1"
Bed 1: 5.8m x 2.8m • 19'3" x 9'2"
Bed 2: 4.5m x 2.7m • 14'11" x 9'0"

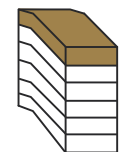
582 93^{sqm} • 1005^{sqft}
Kitchen / Living: 4.1m x 7.7m • 13'6" x 25'4"
Bed 1: 3.7m x 6.7m • 12'4" x 22'1"
Bed 2: 4.1m x 3.5m • 13'8" x 11'7"



583 53^{sqm} • 572^{sqft}
Kitchen / Living: 7.7m x 3.4m • 25'6" x 11'4"
Bed 1: 4.2m x 3.3m • 13'10" x 10'10"

584 81^{sqm} • 867^{sqft}
Kitchen / Living: 7.7m x 2.8m • 25'4" x 9'5"
Bed 1: 6m x 4.4m • 19'9" x 14'6"
Bed 2: 4.4m x 2.7m • 14'6" x 9'0"

585 63^{sqm} • 675^{sqft}
Kitchen / Living: 4.5m x 6.4m • 15'0" x 21'0"
Bed 1: 5m x 4.4m • 16'5" x 14'8"





BLOCK C

FLOOR TWO

586 92^{sqm} • 990^{sqft}
Kitchen / Living: 6.8m x 4.2m • 22'4" x 9'1"
Bed 1: 5.4m x 3.2m • 17'10" x 9'1"
Bed 2: 4.1m x 2.9m • 13'7" x 9'9"
Bed 3: 3.4m x 2.2m • 11'2" x 7'2"

587 53^{sqm} • 570^{sqft}
Kitchen / Living: 8m x 3.7m • 26'2" x 12'2"
Bed 1: 3.8m x 3.7m • 12'5" x 12'2"

588 79^{sqm} • 850^{sqft}
Kitchen / Living: 7.2m x 4.1m • 23'8" x 13'4"
Bed 1: 5.1m x 3m • 17'10" x 10'0"
Bed 2: 4m x 2.9m • 13'3" x 9'9"

589 95^{sqm} • 1023^{sqft}
Kitchen / Living: 5.7m x 4.1m • 18'9" x 13'5"
Bed 1: 5.1m x 3m • 16'8" x 10'0"
Bed 2: 3.9m x 2.9m • 12'11" x 9'9"
Bed 3: 4m x 2.2m • 13'1" x 7'3"

590 53^{sqm} • 570^{sqft}
Kitchen / Living: 8m x 3.7m • 26'2" x 12'2"
Bed 1: 3.8m x 3.7m • 12'5" x 12'2"

591 78^{sqm} • 840^{sqft}
Kitchen / Living: 7.2m x 4.1m • 23'8" x 13'4"
Bed 1: 5.1m x 3m • 17'1" x 10'0"
Bed 2: 4m x 2.9m • 13'3" x 9'9"

592 106^{sqm} • 1141^{sqft}
Kitchen / Living: 6.4m x 6.2m • 21'3" x 20'4"
Bed 1: 6.2m x 3m • 20'6" x 10'0"
Bed 2: 4.9m x 2.9m • 16'3" x 9'5"
Bed 3: 4.9m x 2m • 16'3" x 6'8"

593 79^{sqm} • 850^{sqft}
Kitchen / Living: 6.9m x 3.8m • 22'1" x 12'6"
Bed 1: 4.7m x 4.5m • 15'7" x 14'10"
Bed 2: 4.7m x 3.1m • 15'7" x 10'3"

594 83^{sqm} • 893^{sqft}
Kitchen / Living: 6.6m x 4m • 21'9" x 13'4"
Bed 1: 4.4m x 3.5m • 14'5" x 11'6"
Bed 2: 4.4m x 2.9m • 14'5" x 9'9"

595 96^{sqm} • 1033^{sqft}
Kitchen / Living: 6.8m x 4.2m • 22'4" x 9'1"
Bed 1: 5.4m x 3.2m • 17'10" x 9'1"
Bed 2: 4.1m x 2.9m • 13'7" x 9'9"
Bed 3: 3.4m x 2.2m • 11'2" x 7'2"

596 54^{sqm} • 581^{sqft}
Kitchen / Living: 5.9m x 4m • 19'7" x 13'4"
Bed 1: 4.1m x 3.1m • 13'8" x 10'2"

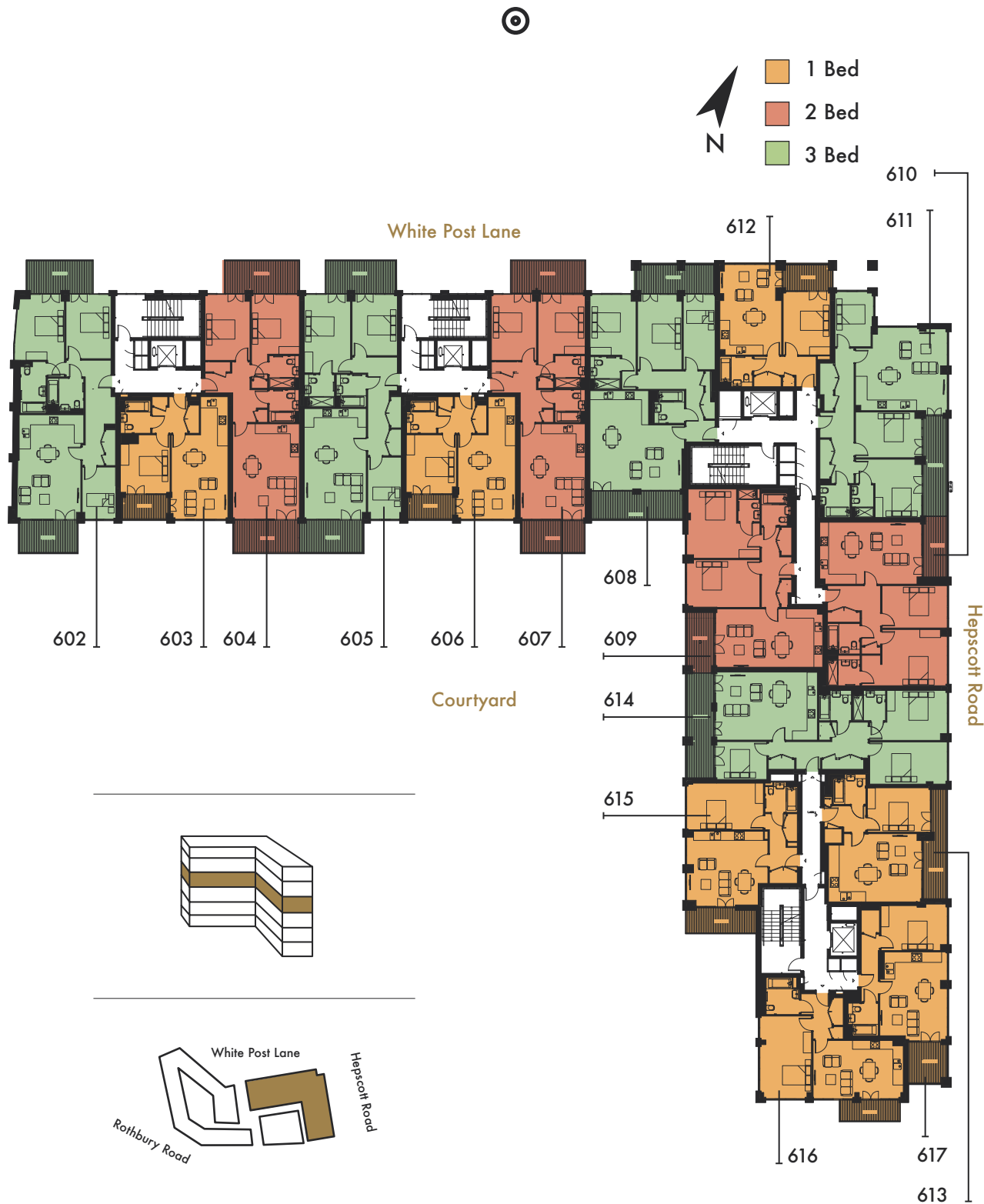
597 53^{sqm} • 570^{sqft}
Kitchen / Living: 6m x 4.5m • 19'10" x 14'9"
Bed 1: 4m x 2.9m • 13'3" x 9'7"

598 97^{sqm} • 1044^{sqft}
Kitchen / Living: 6.6m x 4.5m • 21'9" x 14'9"
Bed 1: 5m x 3.2m • 16'6" x 10'9"
Bed 2: 5m x 2.7m • 16'6" x 9'1"
Bed 3: 3.3m x 2.5m • 10'9" x 8'2"

599 55^{sqm} • 592^{sqft}
Kitchen / Living: 5.3m x 4.8m • 17'7" x 15'1"
Bed 1: 4.9m x 3m • 16'3" x 10'1"

600 54^{sqm} • 581^{sqft}
Kitchen / Living: 5.9m x 3.8m • 19'6" x 12'6"
Bed 1: 5.3m x 3.3m • 17'7" x 10'10"

601 52^{sqm} • 560^{sqft}
Kitchen / Living: 5.7m x 4.3m • 18'11" x 14'3"
Bed 1: 4.2m x 3m • 14'0" x 10'0"



BLOCK C

FLOOR THREE

602

Kitchen / Living: 6.8m x 4.2m • 22'4" x 9'1"
Bed 1: 5.4m x 3.2m • 17'10" x 9'1"
Bed 2: 4.1m x 2.9m • 13'7" x 9'9"
Bed 3: 3.4m x 2.2m • 11'2" x 7'2"

603

Kitchen / Living: 8m x 3.7m • 26'2" x 12'2"
Bed 1: 3.8m x 3.7m • 12'5" x 12'2"

604

Kitchen / Living: 7.2m x 4.1m • 23'8" x 13'4"
Bed 1: 5.1m x 3m • 17'10" x 10'0"
Bed 2: 4m x 2.9m • 13'3" x 9'9"

605

Kitchen / Living: 5.7m x 4.1m • 18'9" x 13'5"
Bed 1: 5.1m x 3m • 16'8" x 10'0"
Bed 2: 3.9m x 2.9m • 12'11" x 9'9"
Bed 3: 4m x 2.2m • 13'1" x 7'3"

606

Kitchen / Living: 8m x 3.7m • 26'2" x 12'2"
Bed 1: 3.8m x 3.7m • 12'5" x 12'2"

607

Kitchen / Living: 7.2m x 4.1m • 23'8" x 13'4"
Bed 1: 5.1m x 3m • 17'1" x 10'0"
Bed 2: 4m x 2.9m • 13'3" x 9'9"

608

Kitchen / Living: 6.4m x 6.2m • 21'3" x 20'4"
Bed 1: 6.2m x 3m • 20'6" x 10'0"
Bed 2: 4.9m x 2.9m • 16'3" x 9'5"
Bed 3: 4.9m x 2m • 16'3" x 6'8"

609

Kitchen / Living: 6.9m x 3.8m • 22'1" x 12'6"
Bed 1: 4.7m x 4.5m • 15'7" x 14'10"
Bed 2: 4.7m x 3.1m • 15'7" x 10'3"

610

Kitchen / Living: 6.6m x 4m • 21'9" x 13'4"
Bed 1: 5.5m x 3.7m • 18'3" x 12'2"
Bed 2: 4.3m x 2.8m • 14'1" x 9'2"

611

Kitchen / Living: 6m x 5.4m • 19'10" x 18'0"
Bed 1: 4.3m x 3.8m • 14'4" x 12'7"
Bed 2: 4.3m x 3m • 14'4" x 9'10"
Bed 3: 3.6m x 2.4m • 11'11" x 8'0"

612

Kitchen / Living: 5.9m x 4m • 19'7" x 13'4"
Bed 1: 4.1m x 3.1m • 13'8" x 10'2"

613

Kitchen / Living: 6m x 4.5m • 19'10" x 14'9"
Bed 1: 4m x 2.9m • 13'3" x 9'7"

614

Kitchen / Living: 6.6m x 4.5m • 21'9" x 14'9"
Bed 1: 5m x 3.2m • 16'6" x 10'9"
Bed 2: 5m x 2.7m • 16'6" x 9'1"
Bed 3: 3.3m x 2.5m • 10'9" x 8'2"

615

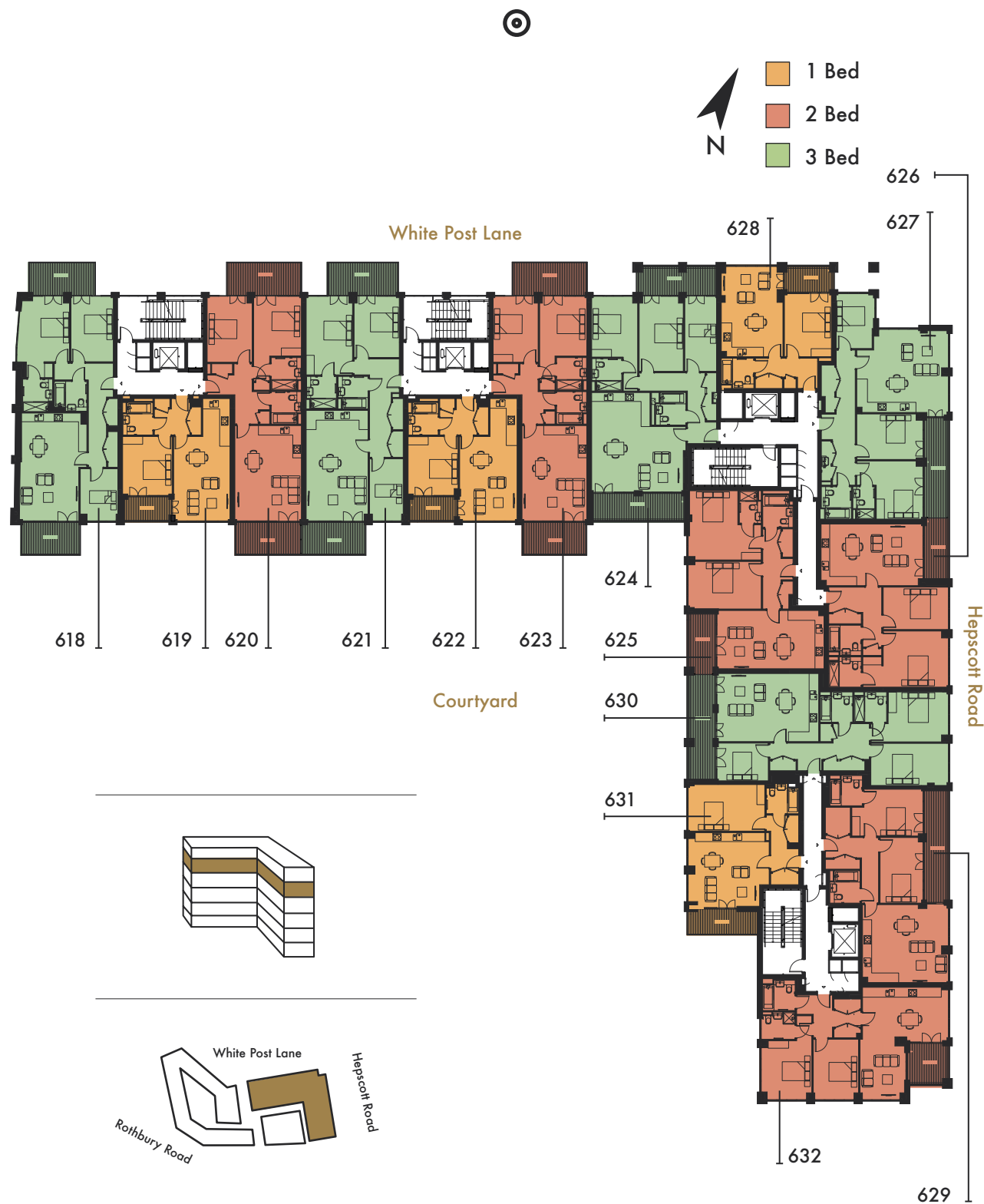
Kitchen / Living: 5.3m x 4.8m • 17'7" x 15'11"
Bed 1: 4.9m x 3m • 16'3" x 10'1"

616

Kitchen / Living: 5.9m x 3.8m • 19'6" x 12'6"
Bed 1: 5.3m x 3.3m • 17'7" x 10'10"

617

Kitchen / Living: 5.7m x 4.3m • 18'11" x 14'3"
Bed 1: 4.2m x 3m • 14'0" x 10'0"



BLOCK C

FLOOR FOUR

618 **92^{sqm} • 990^{sqft}**
 Kitchen / Living: 6.8m x 4.2m • 22'4" x 9'1"
 Bed 1: 5.4m x 3.2m • 17'10" x 9'1"
 Bed 2: 4.1m x 2.9m • 13'7" x 9'9"
 Bed 3: 3.4m x 2.2m • 11'2" x 7'2"

619 **53^{sqm} • 570^{sqft}**
 Kitchen / Living: 8m x 3.7m • 26'2" x 12'2"
 Bed 1: 3.8m x 3.7m • 12'5" x 12'2"

520 **79^{sqm} • 850^{sqft}**
 Kitchen / Living: 7.2m x 4.1m • 23'8" x 13'4"
 Bed 1: 5.1m x 3m • 17'10" x 10'0"
 Bed 2: 4m x 2.9m • 13'3" x 9'9"

621 **95^{sqm} • 1023^{sqft}**
 Kitchen / Living: 5.7m x 4.1m • 18'9" x 13'5"
 Bed 1: 5.1m x 3m • 16'8" x 10'0"
 Bed 2: 3.9m x 2.9m • 12'11" x 9'9"
 Bed 3: 4m x 2.2m • 13'1" x 7'3"

622 **53^{sqm} • 570^{sqft}**
 Kitchen / Living: 8m x 3.7m • 26'2" x 12'2"
 Bed 1: 3.8m x 3.7m • 12'5" x 12'2"

623 **78^{sqm} • 840^{sqft}**
 Kitchen / Living: 7.2m x 4.1m • 23'8" x 13'4"
 Bed 1: 5.1m x 3m • 17'1" x 10'0"
 Bed 2: 4m x 2.9m • 13'3" x 9'9"

624 **103^{sqm} • 1109^{sqft}**
 Kitchen / Living: 6.4m x 6.2m • 21'3" x 20'4"
 Bed 1: 6.2m x 3m • 20'6" x 10'0"
 Bed 2: 4.9m x 2.9m • 16'3" x 9'5"
 Bed 3: 4.9m x 2m • 16'3" x 6'8"

625 **79^{sqm} • 850^{sqft}**
 Kitchen / Living: 6.9m x 3.8m • 22'11" x 12'6"
 Bed 1: 4.7m x 4.5m • 15'7" x 14'10"
 Bed 2: 4.7m x 3.1m • 15'7" x 10'3"

626 **83^{sqm} • 893^{sqft}**
 Kitchen / Living: 6.6m x 4m • 21'9" x 13'4"
 Bed 1: 5.5m x 3.7m • 18'3" x 12'2"
 Bed 2: 4.3m x 2.8m • 14'1" x 9'2"

627 **96^{sqm} • 1033^{sqft}**
 Kitchen / Living: 6m x 5.4m • 19'10" x 18'0"
 Bed 1: 4.3m x 3.8m • 14'4" x 12'7"
 Bed 2: 4.3m x 3m • 14'4" x 9'10"
 Bed 3: 3.6m x 2.4m • 11'11" x 8'0"

628 **53^{sqm} • 570^{sqft}**
 Kitchen / Living: 5.9m x 4m • 19'7" x 13'4"
 Bed 1: 4.1m x 3.1m • 13'8" x 10'2"

629 **80^{sqm} • 861^{sqft}**
 Kitchen / Living: 5.5m x 5.1m • 18'3" x 10'16"
 Bed 1: 4.7m x 3m • 15'5" x 10'1"
 Bed 2: 4.3m x 2.8m • 14'2" x 9'3"

630 **97^{sqm} • 1044^{sqft}**
 Kitchen / Living: 6.6m x 4.5m • 21'9" x 14'9"
 Bed 1: 5m x 3.2m • 16'6" x 10'9"
 Bed 2: 5m x 2.7m • 16'6" x 9'1"
 Bed 3: 3.3m x 2.5m • 10'9" x 8'2"

631 **53^{sqm} • 570^{sqft}**
 Kitchen / Living: 5.3m x 4.8m • 17'7" x 15'11"
 Bed 1: 4.9m x 3m • 16'3" x 10'1"

632 **77^{sqm} • 829^{sqft}**
 Kitchen / Living: 7.4m x 5.7m • 24'4" x 18'10"
 Bed 1: 5.5m x 3.3m • 18'2" x 10'11"
 Bed 2: 3.9m x 3m • 13'1" x 9'10"



BLOCK C

FLOOR FIVE

633

79sqm • 850sqft

Kitchen / Living: 6.9m x 3.8m • 22'11" x 12'6"
Bed 1: 4.7m x 4.5m • 15'7" x 14'10"
Bed 2: 4.7m x 3.1m • 15'7" x 10'3"

634

83sqm • 893sqft

Kitchen / Living: 6.6m x 4m • 21'9" x 13'4"
Bed 1: 5.5m x 3.7m • 18'3" x 12'2"
Bed 2: 4.3m x 2.8m • 14'1" x 9'2"

635

96sqm • 1033sqft

Kitchen / Living: 6m x 5.4m • 19'10" x 18'0"
Bed 1: 4.3m x 3.8m • 14'4" x 12'7"
Bed 2: 4.3m x 3m • 14'4" x 9'10"
Bed 3: 3.6m x 2.4m • 11'11" x 8'0"

636

87sqm • 936sqft

Kitchen / Living: 7.4m x 5.5m • 24'4" x 18'3"
Bed 1: 5.5m x 3.3m • 18'2" x 10'11"
Bed 2: 3.9m x 3m • 13'1" x 9'10"

637

80sqm • 861sqft

Kitchen / Living: 5.5m x 5.1m • 18'3" x 10'16"
Bed 1: 4.7m x 3m • 15'5" x 10'1"
Bed 2: 4.3m x 2.8m • 14'2" x 9'3"

638

97sqm • 1044sqft

Kitchen / Living: 6.6m x 4.5m • 21'9" x 14'9"
Bed 1: 5m x 3.2m • 16'6" x 10'9"
Bed 2: 5m x 2.7m • 16'6" x 9'1"
Bed 3: 3.3m x 2.5m • 10'9" x 8'2"

639

53sqm • 570sqft

Kitchen / Living: 5.3m x 4.8m • 17'7" x 15'11"
Bed 1: 4.9m x 3m • 16'3" x 10'1"

640

78sqm • 840sqft

Kitchen / Living: 7.4m x 5.7m • 24'4" x 18'10"
Bed 1: 5.5m x 3.3m • 18'2" x 10'11"
Bed 2: 3.9m x 3m • 13'1" x 9'10"



AITCH TLC

When you buy a home from us, we want to make sure everything goes as smoothly as possible for you, before and after the big move.

All our properties are covered by a 10 year structural insurance warranty, which will protect you and your home from the majority of structural defects which could arise. In the run up to your move in date you'll be given all the information you need on how to run your new home, with details on everything from your gas supplier to instructions on how to use the oven.

You'll also be given direct contact details (not a call centre) of our customer care specialist who will be on hand to help with any problems you might come across in your first year at home.

Rest assured, you're in good hands.



DEVELOPER

AITCH GROUP

With over 20+ years' experience developing commercial and residential property across London, we pride ourselves on our high-quality, design-led schemes.

Founded by Hackney born Henry Smith in 1995, Aitch Group has earned a reputation for being a leading property developer in London. Built upon strong values, we're committed to uncovering the potential for communities to flourish, as well as building a future for people to thrive.

aitchgroup.com

ARCHITECT

HWO ARCHITECTS

We worked closely with the award winning team at HWO to conceive, design and plan the development of Hackney Wick and Fish Island. At the forefront of this creative process was their willingness to take cue from the area's historic warehouses to generate a series of buildings that seamlessly merge the old with the new.

hwo-architects.com

ARCHITECT

BUCKLEYGRAYYEOMAN

Upon structural completion, the renowned Buckley Gray Yeoman worked on the wayfinding, exterior and communal areas of the building. Listed as one of the top 50 UK architectural practices, BGY were guaranteed to deliver the highest quality designs that bring the outside in, drawing on the industrious past of Hackney Wick to highlight feature brick walls and exposed woodwork.

buckleygrayyeoman.com

ARCHITECT

HAWKINS\BROWN

Founded in 1988, HawkinsBrown have gained a reputation as one of the UK's leading practices, taking on projects ranging from community buildings to new Crossrail tube stations. Their innovative collaborative approach to work has lead to interesting and unique designs across our Bagel Factory buildings.

hawkinsbrown.com



AITCH IN HACKNEY WICK

With a strong connection to East London, we seek to regenerate the industrial and creative past of Fish Island. From confectionary factories to snuff mills, the Wick has embraced a colourful history of industrious companies. As such, our three neighbourhoods celebrate different aspects of the Wick's past.



A unique offering of 140 flats and 72,000sqft of commercial space, Bagel Factory stands as a celebration of Fish Island's Mr Bagel's – baker of the most delicious bagels in town.

OLD
SMOKE
HOUSE

FISH ISLAND

A community of 45 flats and 10,000sqft of commercial space, Old Smokehouse tips its hat to Forman's enduring legacy in the Wick.

STONE
MASON'S
YARD

HACKNEY WICK

A curated building containing commercial space and 35 apartments being retained by Aitch Group.





For sales enquiries contact 020 3937 6465

BagelFactory.London

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