

WATER

—E8

MARK

CANALSIDE APARTMENTS IN LONDON FIELDS

The calm of Regent's Canal.
The buzz of Broadway Market.
Life in perfect balance.

REST, WORK AND BE READY TO PLAY

WATER MARK



When you find the perfect balance in life, harmony and rhythm follow.

The place to enjoy this symmetry. Between the steady calm of Regent's Canal and the animated buzz of Broadway Market, it's easy to live, work and do everything in between.



LIFE WITH FLOW





Simply put, balance starts at home.

Much more than a place to call home, Watermark offers a new approach to everyday living. Here tranquillity and liveliness sit side by side. All you have to do is decide which way you want to flow.

Enjoy balcony views over the canal or bask in the bustle of the city streets. Relax in your generous open-plan living space and feel at ease knowing that whatever your mood, it's on your doorstep.

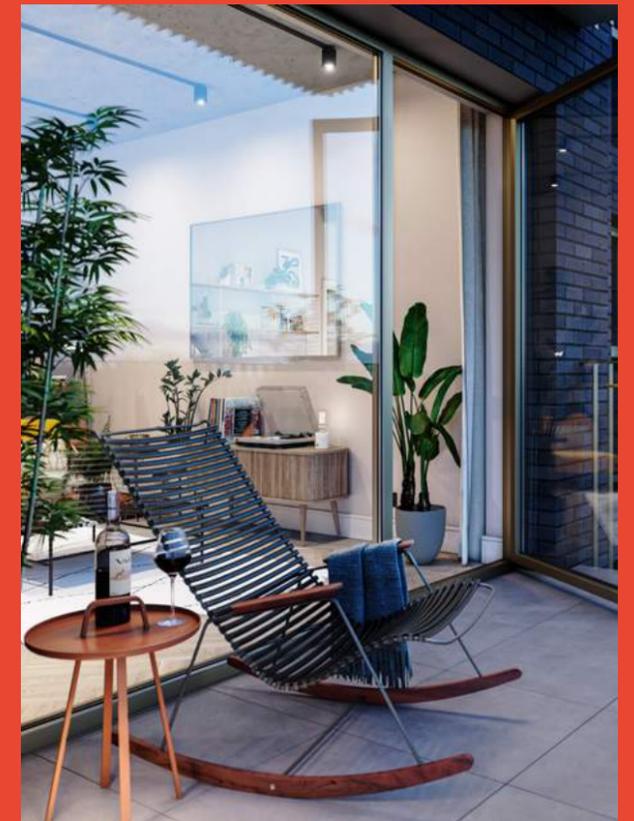




Providing a seamless flow.

Providing a seamless flow, open-plan living is maximised by a bespoke herringbone floor connecting both the kitchen and bedrooms. Warm and welcoming but with a strong contemporary edge, the single finish perfectly compliments the modern detailing that makes Watermark the place to find your balance.





SPECIFICATIONS

With a cohesive design throughout, every detail at Watermark has been considered. Light and spacious, each apartment combines all the day-to-day luxuries you need, complete with an added touch of elegance. Thoughtful detailing is found in every room, including herringbone feature tiles and natural brass finishes in the bathroom.

Kitchen

- Bosch oven & separate Bosch combi microwave
- Integrated Bosch fridge freezer
- Integrated Bosch dishwasher
- Bosch induction hob
- Polished Silestone worktop & glass splashback
- Soft close doors & drawers
- Bosch washer/dryer located in utility space where possible

Bedrooms

- Fitted wardrobes to master bedrooms

Bathrooms

- Herringbone feature wall tiles
- Towel rail
- Porcelain tiles
- Shaver socket
- Under sink storage

Balconies

- Balustraded balconies
- Wall light

Interior Finishes

- Timber flooring throughout hallways, living rooms, kitchens and bedrooms laid in herringbone style
- Metal windows
- Painted walls & ceilings
- Exposed concrete soffits in living rooms
- Matt bronze door ironmongery throughout
- Contemporary black nickel switches and sockets

Lighting

- Contemporary Astro LED downlighting throughout
- External entrance light and balcony wall lights

Heating

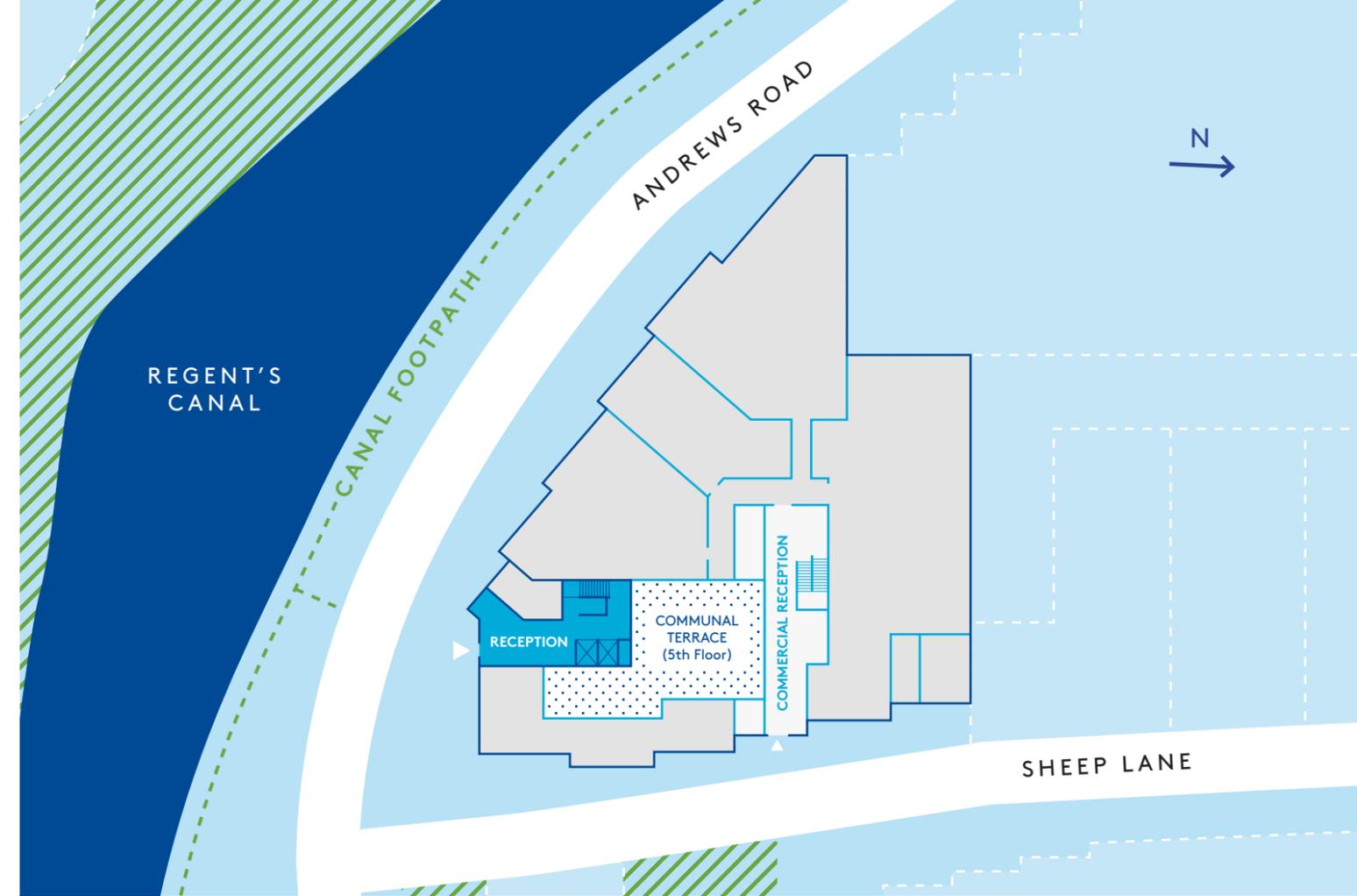
- Zoned underfloor heating with thermostats

Audio Visual

- Satellite television wiring
- BT telephone & internet points
- Video entry system

Communal Areas

- Passenger lift to all floors
- Reception area with secure post boxes for each apartment
- Bike storage
- Exposed concrete walls
- Tiled flooring
- Residents roof garden with separate zones for dining & relaxation



ELEVATION



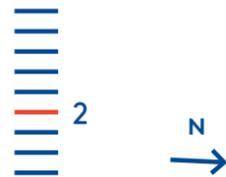


Canal View

Neighbourhood View

Key

- 1 Bed
- 2 Bed
- 3 Bed



FLOOR 02

FLAT 01

Kitchen/Living	5.9m x 5.6m
Bedroom 1	3.7m x 3.3m
Bedroom 2	3.8m x 3.4m
Bedroom 3	2.9m x 2.6m
Internal area	88.6m²/954sqft²

FLAT 04

Kitchen	5.0m x 2.1m
Living	4.7m x 3.9m
Bedroom 1	3.6m x 2.9m
Bedroom 2	3.6m x 3.6m
Internal area	73.3m²/789qft²

FLAT 08

Kitchen/Living	7.9m x 5.1m
Bedroom 1	5.0m x 2.8m
Bedroom 2	3.7m x 3.6m
Bedroom 3	3.5m x 2.9m
Internal area	93.3m²/1004sqft²

FLAT 02

Kitchen	4.8m x 2.1m
Living	5.9m x 3.8m
Bedroom 1	5.8m x 3.7m
Bedroom 2	3.6m x 3.3m
Internal area	81.5m²/877qft²

FLAT 05

Kitchen/Living	6.3m x 5.0m
Bedroom 1	3.5m x 3.1m
Bedroom 2	3.3m x 3.1m
Bedroom 3	3.4m x 2.3m
Internal area	90.4m²/973sqft²

FLAT 03

Kitchen/Living	7.4m x 4.2m
Bedroom 1	4.4m x 3.1m
Bedroom 2	4.3m x 2.8m
Internal area	78.9m²/849sqft²

FLAT 06

Kitchen/Living	7.1m x 4.0m
Bedroom 1	3.8m x 3.6m
Internal area	54.4m²/586sqft²

Notes:



Canal View

Neighbourhood View

Key

- 1 Bed
- 2 Bed
- 3 Bed



FLOOR 03

FLAT 12

Kitchen/Living	5.9m x 5.6m
Bedroom 1	3.7m x 3.3m
Bedroom 2	3.9m x 3.8m
Bedroom 3	2.9m x 2.6m
Internal area	88.6m² / 954sqft²

FLAT 15

Kitchen	5.0m x 2.1m
Living	4.7m x 3.9m
Bedroom 1	3.6m x 2.9m
Bedroom 2	3.6m x 3.6m
Internal area	73.3m² / 789sqft²

FLAT 18

Kitchen/Living	7.1m x 3.5m
Bedroom 1	4.3m x 2.8m
Internal area	52.9m² / 569sqft²

FLAT 13

Kitchen	4.8m x 2.1m
Living	5.9m x 3.8m
Bedroom 1	5.8m x 3.7m
Bedroom 2	3.6m x 3.3m
Internal area	81.5m² / 877sqft²

FLAT 16

Kitchen/Living	6.3m x 5.0m
Bedroom 1	3.5m x 3.1m
Bedroom 2	3.3m x 3.1m
Bedroom 3	3.4m x 2.3m
Internal area	90.4m² / 973sqft²

FLAT 19

Kitchen/Living	7.9m x 5.1m
Bedroom 1	5.0m x 2.8m
Bedroom 2	3.7m x 3.6m
Bedroom 3	3.5m x 2.9m
Internal area	93.3m² / 1004sqft²

FLAT 14

Kitchen/Living	7.4m x 4.2m
Bedroom 1	4.5m x 3.1m
Bedroom 2	4.4m x 2.8m
Internal area	78.9m² / 849sqft²

FLAT 17

Kitchen/Living	7.1m x 4.0m
Bedroom 1	3.8m x 3.6m
Internal area	54.4m² / 586sqft²

Notes:

FLOOR 04



Canal View

Neighbourhood View

Key

- 1 Bed
- 2 Bed
- 3 Bed



FLAT 23

Kitchen/Living	8.0m x 4.0m
Bedroom 1	4.5m x 3.8m
Internal area	67.5m²/727sqft²

FLAT 27

Kitchen/Living	6.2m x 5.0m
Bedroom 1	3.5m x 3.1m
Bedroom 2	3.3m x 3.1m
Bedroom 3	3.4m x 2.3m
Internal area	90.1m²/970sqft²

FLAT 31

Kitchen/Living	7.1m x 3.4m
Bedroom 1	4.3m x 3.6m
Bedroom 2	4.5m x 2.4m
Internal area	77m²/829sqft²

FLAT 24

Kitchen	4.8m x 2.1m
Living	5.9m x 3.8m
Bedroom 1	5.8m x 3.7m
Bedroom 2	3.6m x 3.3m
Internal area	81.5m²/877qft²

FLAT 28

Kitchen/Living	7.1m x 3.9m
Bedroom 1	3.8m x 3.6m
Internal area	54.4m²/586sqft²

FLAT 32

Kitchen/Living	7.7m x 3.4m
Bedroom 1	6.4m x 2.9m
Bedroom 2	4.0m x 3.0m
Internal area	79.7m²/858sqft²

FLAT 25

Kitchen/Living	7.4m x 4.2m
Bedroom 1	4.5m x 3.1m
Bedroom 2	4.4m x 2.8m
Internal area	78.9m²/849sqft²

FLAT 29

Kitchen/Living	7.1m x 3.5m
Bedroom 1	4.3m x 2.8m
Internal area	52.9m²/569sqft²

FLAT 33

Kitchen/Living	8.0m x 3.6m
Bedroom 1	6.1m x 2.8m
Bedroom 2	4.0m x 2.9m
Internal area	78.7m²/847sqft²

FLAT 26

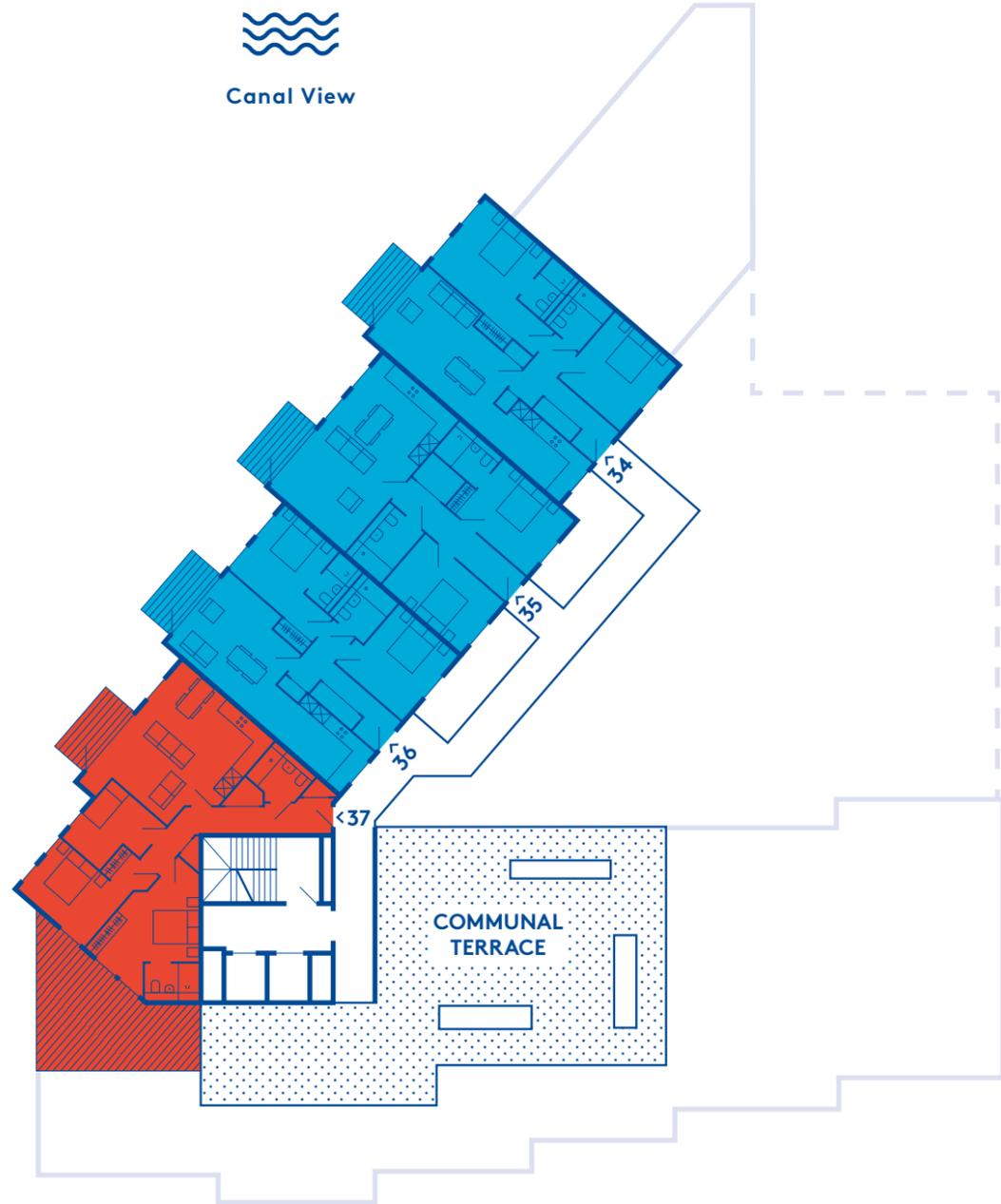
Kitchen	5.0m x 2.1m
Living	4.7m x 3.9m
Bedroom 1	3.6m x 2.9m
Bedroom 2	3.6m x 3.6m
Internal area	73.3m²/789qft²

FLAT 30

Kitchen/Living	7.9m x 5.1m
Bedroom 1	5.0m x 2.8m
Bedroom 2	3.7m x 3.6m
Bedroom 3	3.5m x 2.9m
Internal area	93.3m²/1004sqft²

Notes:

FLOOR 05




Canal View

Neighbourhood View



Key

- 1 Bed
- 2 Bed
- 3 Bed



FLAT 34

Kitchen	4.8m x 2.1m
Living	5.9m x 3.8m
Bedroom 1	5.8m x 3.7m
Bedroom 2	3.7m x 3.3m
Internal area	81.5m² / 877sqft²

FLAT 37

Kitchen/Living	5.8m x 5.1m
Bedroom 1	4.2m x 4.1m
Bedroom 2	3.5m x 2.7m
Bedroom 3	3.3m x 2.8m
Internal area	87.9m² / 946sqft²

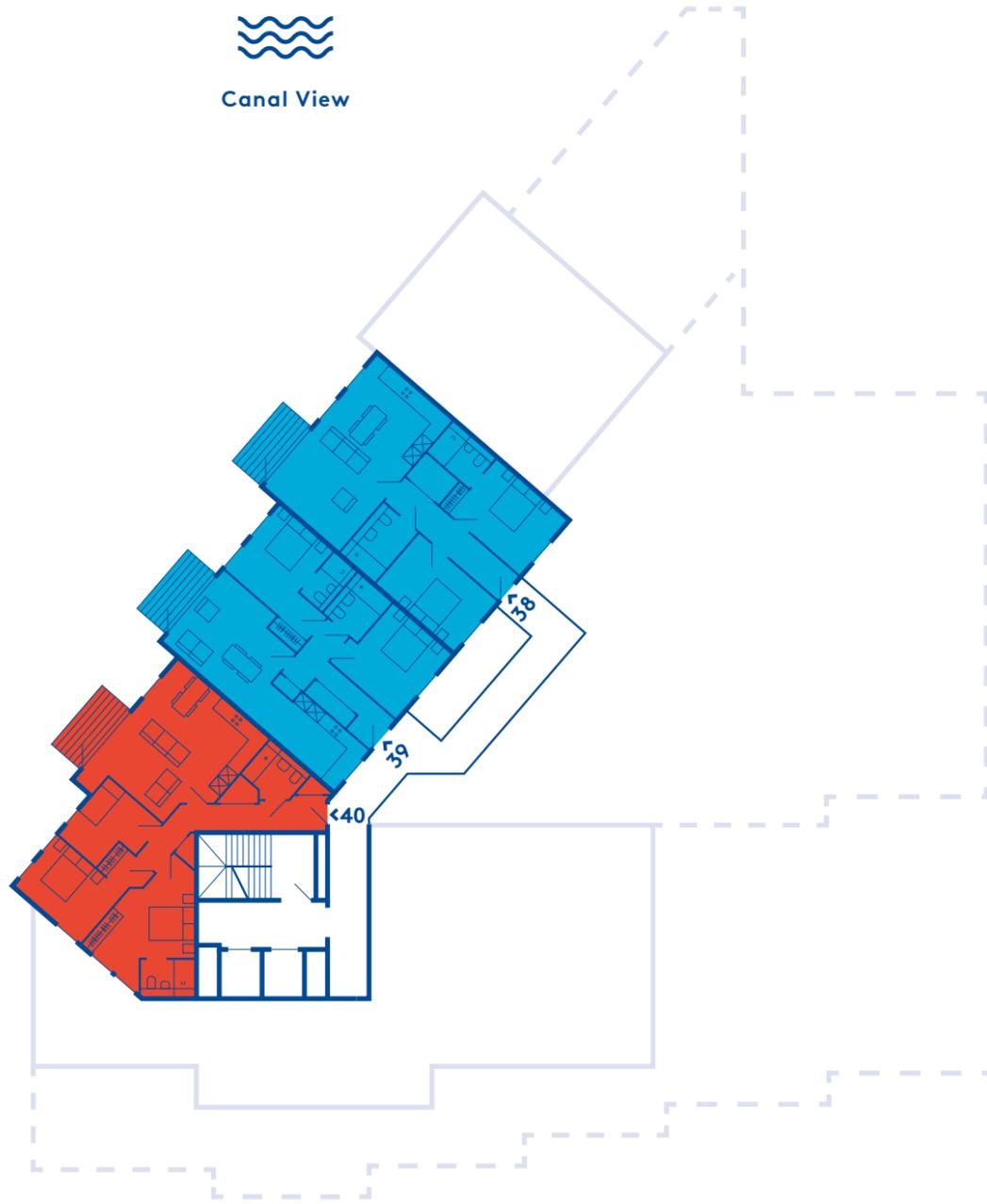
FLAT 35

Kitchen/Living	7.4m x 4.2m
Bedroom 1	4.5m x 3.1m
Bedroom 2	4.4m x 2.8m
Internal area	78.9m² / 849sqft²

FLAT 36

Kitchen	5.0m x 2.1m
Living	4.7m x 3.9m
Bedroom 1	4.6m x 3.6m
Bedroom 2	3.6m x 3.6m
Internal area	73.3m² / 789qft²

Notes:



Neighbourhood View



Key

- 1 Bed
- 2 Bed
- 3 Bed



6



FLOOR 06

FLAT 38

Kitchen/Living	7.4m x 4.2m
Bedroom 1	4.5m x 3.1m
Bedroom 2	4.4m x 2.8m
Internal area	78.9m² / 849sqft²

FLAT 39

Kitchen	5.0m x 2.1m
Living	4.7m x 3.9m
Bedroom 1	3.6m x 2.9m
Bedroom 2	3.6m x 3.6m
Internal area	73.3m² / 789qft²

FLAT 40

Kitchen/Living	5.8m x 5.1m
Bedroom 1	5.5m x 4.1m
Bedroom 2	3.5m x 2.7m
Bedroom 3	3.3m x 2.8m
Internal area	87.9m² / 946sqft²

Notes:

CALMING CANAL



Regent's Canal is a perfect inner-city escape from the fast pace of London life.

BUSY BROADWAY

Broadway Market, and its thriving market, has been a buzzing hotspot for shoppers since the 1890s.



Hackney's fastest flowing neighbourhood

Situated at the epicentre of East London's creative hotbed, Watermark is blessed in providing a balance rare to find in these parts. Between the bustle of Broadway Market and calm of Regent's Canal, occupants can enjoy the best of both worlds.

There's no shortage of inspiration surrounding the development, with galleries, and pop-up exhibitions the norm. An inspirational and energetic area, the ever-evolving Shoreditch and Old Street is only a short walk away. Here the arts and music scene provide further welcome distractions as well as numerous retail outlets and restaurants.





Broadway Market

Full of smells, sounds and spirit, Broadway Market's ambience attracts people from all over the world. Still retaining something quintessentially East London, lines of independent shops, restaurants, cafés, and market stalls await you.



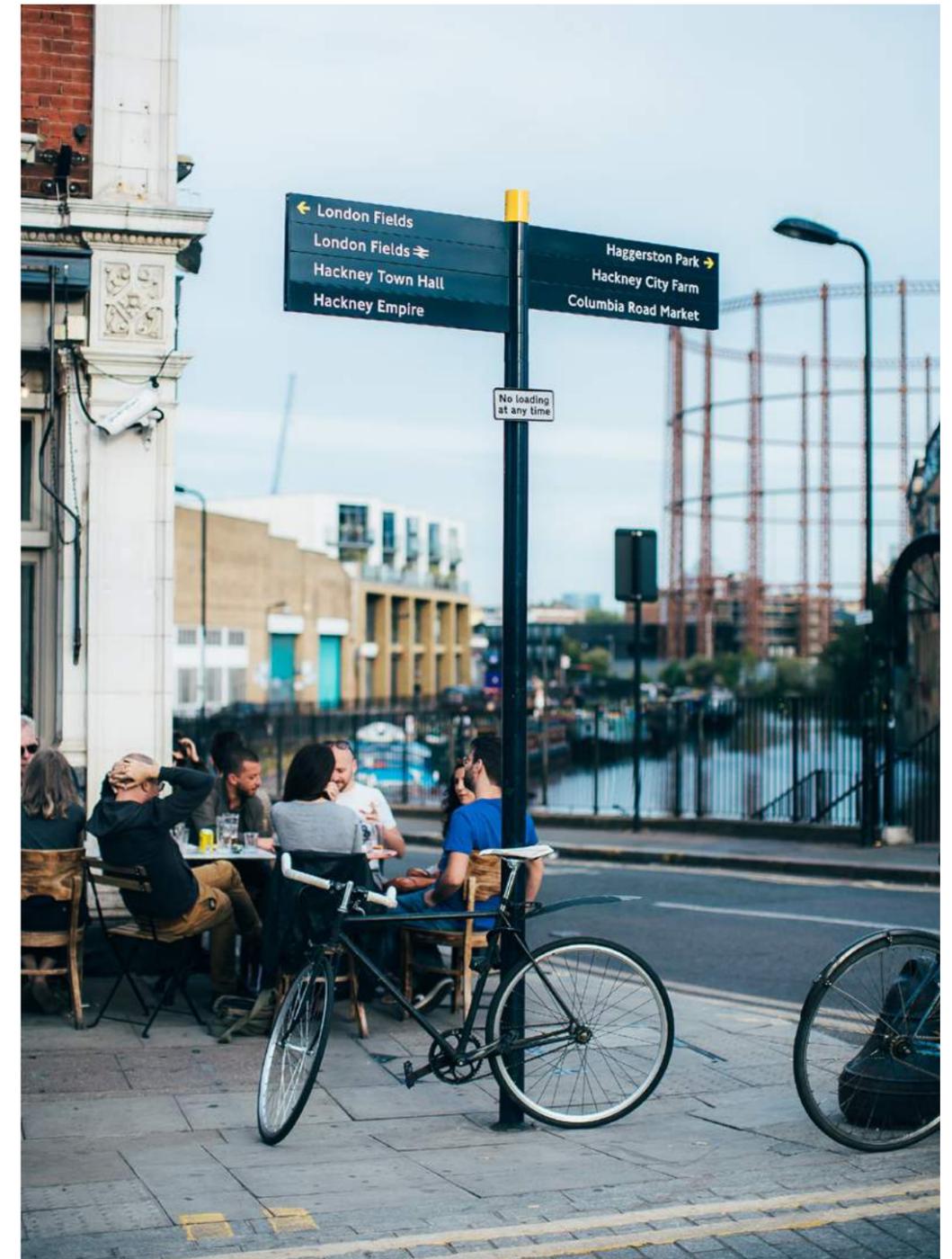
Mare Street

Mare Street Market is Hackney's newest hub where you'll find a clutch of local businesses including a record shop, a florist, a bakery, deli and cocktail bar. This sprawling project is perfect for a quick browse or a spot of lunch and it's only around the corner.



London Fields

Just a few hundred yards from Watermark sits London Fields, with numerous cafés and restaurants in between. The field is another rare slice of open space and perfect for relaxing strolls all year round. Especially vibrant in summer, the buzz of Broadway Market spills onto the field making it a great place to picnic with friends and family.



Regent's Canal

Although situated close to one of London's busiest locations, Regent's Canal is perfect for a short stroll or to pretend you're somewhere outside the city. An ideal escape from the strain of the day-to-day, you'll easily find the balance between socialising and wellness.

THE NEIGHBOURHOOD

FOOD AND DRINK

- 01 Bistrottheque
- 02 Bongbongs Manila Kanteen
- 03 Bright
- 04 Climpson & Sons Cafe
- 05 Clutch Chicken
- 06 Hill & Szrok
- 07 Mama Shelter
- 08 Market Cafe
- 09 Netil360
- 10 Pidgin
- 11 Pub on the Park
- 12 Satan Whiskers
- 13 The Cat & Mutton
- 14 The Dove
- 15 The Laughing Heart
- 16 The Royal Oak

CULTURE

- 17 Chinese Pagoda
- 18 Hackney City Farm
- 19 Hackney Empire
- 20 Hackney Museum
- 21 Hackney Picturehouse
- 22 Limewharf
- 23 London Fields Brewery
- 24 Oval Space
- 25 Pickle Factory
- 26 V&A Museum of Childhood

SHOPPING

- 27 Broadway Market
- 28 Burberry Outlet
- 29 Columbia Flower Market
- 30 E5 Bakehouse
- 31 Fin and Flounder
- 32 London Starnight
- 33 Mare Street Market
- 34 Netil Market
- 35 Pavilion Bakery
- 36 School Yard Market
- 37 The Last Tuesday Society

FITNESS

- 38. Fightzone London
- 39. Fitness4Less
- 40. Hotpod Yoga
- 41. London Fields Fitness Studio
- 42. London Fields Lido
- 43. POPfit
- 44. Stretch Yoga
- 45. York Hall Leisure Centre

TRANSPORT

BY FOOT

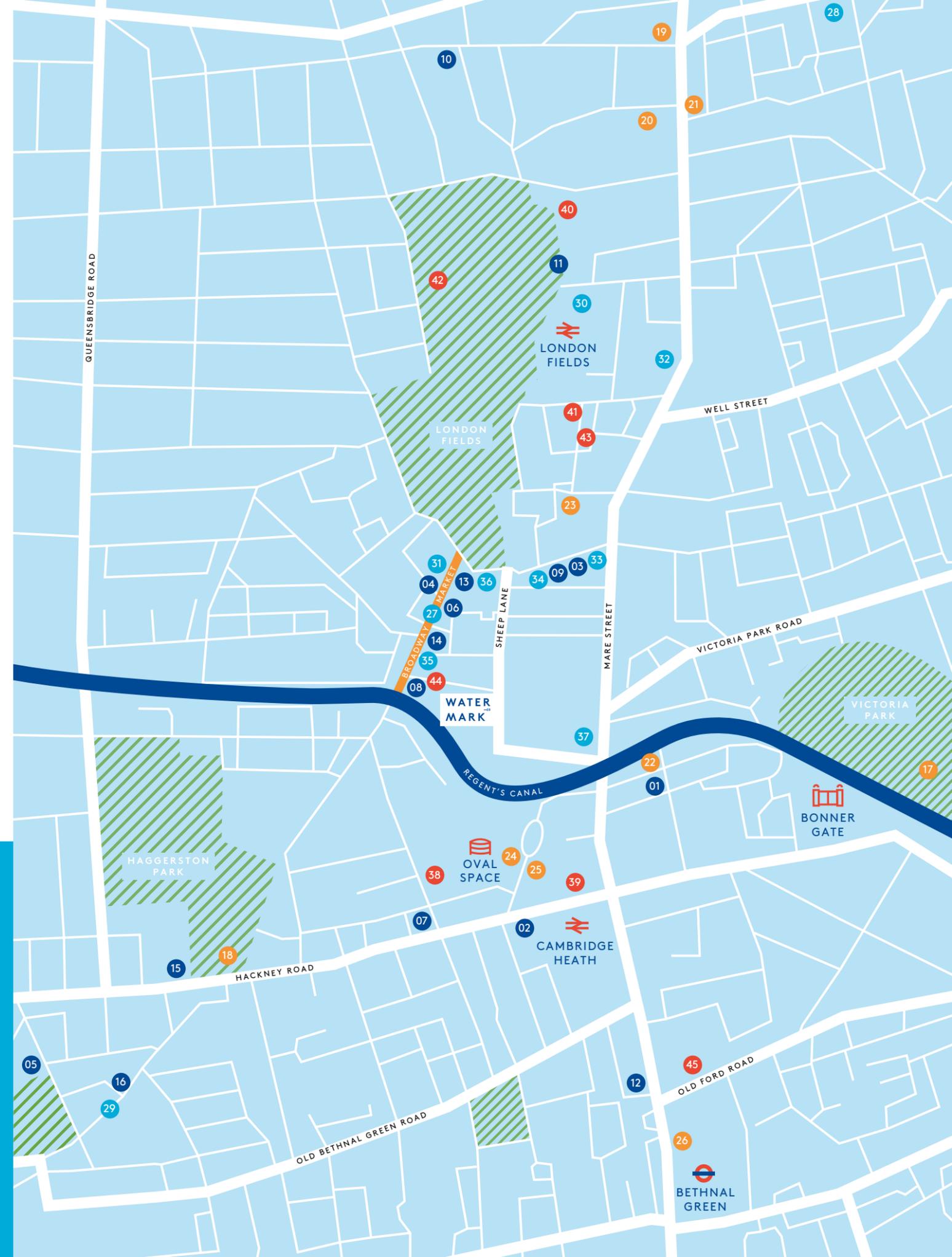
-  Cambridge Heath 5mins
-  London Fields 11mins
-  Bethnal Green 12mins
-  Hackney Central 21mins
-  Shoreditch Station 22mins
-  Dalston 24mins

BY BUS / TUBE

-  Liverpool Street 18mins
-  Stratford 21mins
-  Old Street 23mins
-  Oxford Circus 28mins
-  Canary Wharf 35mins

BY BIKE

-  Hackney Central 7mins
-  Bank 15mins
-  Angel 16mins
-  London Bridge 16mins
-  Stratford 17mins
-  Canary Wharf 18mins



About Aitch Group

Aitch Group is a dynamic commercial and residential developer with a diverse property portfolio. Established in 1995, they specialise in high quality, innovative developments, drawing on extensive experience in site acquisition to deliver desirable properties in a variety of locations. Their portfolio includes offices, warehouses and residential properties, currently including more than 2,000 homes and over 350,000 sq ft of commercial space under construction or in the development pipeline across London and the South East.

Aitch TLC

When you buy a home from Aitch, they want to make sure everything goes as smoothly as possible for you, before and after the big move. All of their 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 a 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.

Aitch Group in the area



Textile building



Eagle Wharf Road



Bagel Factory

Aitch
GROUP

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