

THE WALLIS

HACKNEY WICK

39 BEAUTIFULLY CURATED STUDIOS, 1, 2 & 3 BEDROOM
APARTMENTS AND PENTHOUSES



75-89 WALLIS ROAD, HACKNEY E9 5LN | THEWALLIS-E9.CO.UK

A COLLECTION OF
39 STYLISH APARTMENTS
IN THE HEART OF
LONDON'S HIPPEST
NEIGHBOURHOOD,
ON THE DOORSTEP OF
VICTORIA PARK,
THE CANAL WATERWAYS
AND THE LONDON
STADIUM



CGIs are illustrative and may be subject to changes.



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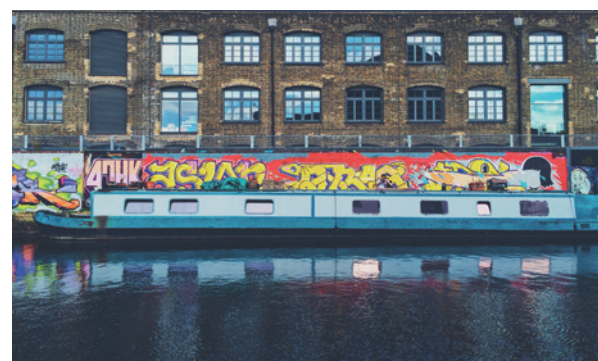
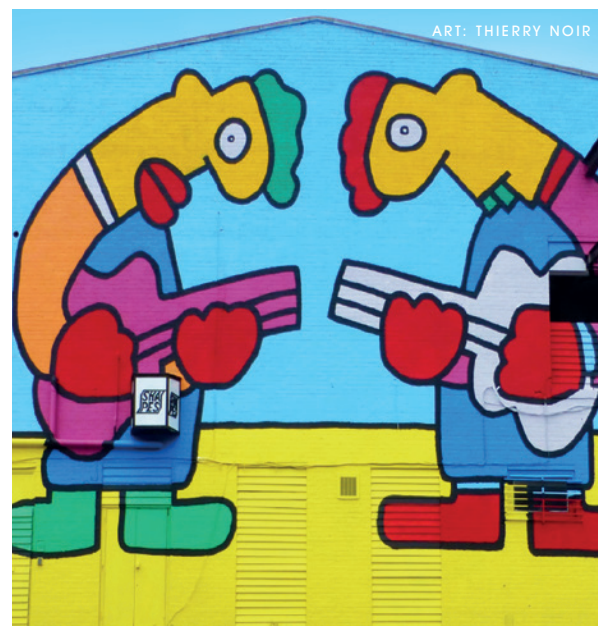
HOME IS WHERE THE ART IS...

HACKNEY WICK'S ARTY RESIDENTS REPLENISH THEIR CREATIVE JUICES AND CREATIVE ENERGY IN THE HUNDREDS OF HIGHLY ORIGINAL AND OFTEN OUTLANDISH CAFÉS, BARS, STREET OUTLETS AND RESTAURANTS

Victorian and Edwardian buildings coalesce with former industrial warehouses covered top-to-toe in high end street art, rivalling the oise stone walls of Belleville, Paris for aesthetic edginess. From the boundaries of Victoria Park to the Lee Navigation, you'll find wall-to-wall art collectives, with creative activity taking place in every nook and cranny. The year is capped each summer with the Hackney WickED festival, East London's most dynamic arts festival which in 2019 featured 90 artists and 75 events across 55 venues.

CANAL KNOWLEDGE

The bars and breweries along the canalside provide stimulation and sustenance in equal measure. Drop into the industrial-chic setting of the Crate brewery for a craft beer and a stone-baked pizza early in the evening. Catch some live rap at Grow and turntablists at No.90, or hit the Alfred Le Roy for the mixologist's latest creations. The E9 riverside has everything you need for a memorable night on the tiles.



COMETH THE STOUR... COMETH THE SPACE

At the heart of the Fish Island community is the Stour Space café and bar, a renovated warehouse featuring a cooperative of companies working towards a brighter future. The café itself serves speciality grade coffee and seasonally inspired bites, best taken on the terrace by the Lee Navigation overlooking the London Stadium. The Stour Space café offers vegetarian, vegan and plant-based dishes as well as a Celtic Bakery. For a change of scene try the long-established Hackney Pearl around the corner, which provides coffee, cocktails and eclectic dishes or the canalside cafés and bars of Here East.

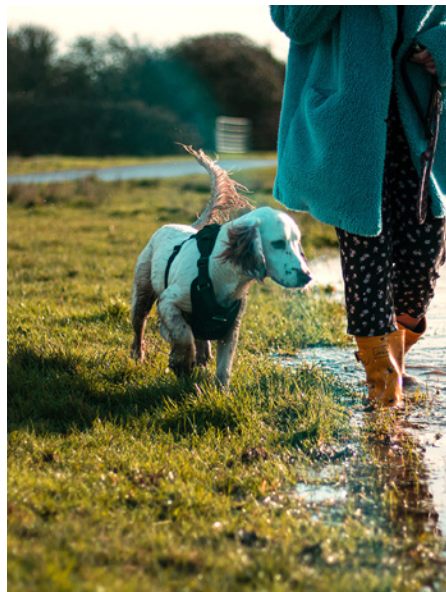
WHERE HERE EAST MEETS WEST

E9 has undergone rapid change in recent years, precipitated by London 2012 Olympics which put this area on the map. Remnants of a truly remarkable Games are still in abundance, though few can compete with the Olympic Stadium itself, the multi-purpose arena that was the centre of the world for an unforgettable month in 2012. The Olympic Stadium is now the London Stadium, the new home of West Ham United, guaranteeing you Premier League action once a fortnight for eight glorious months of the year.



PARK AND RIDE THE SLIDE

Divided by the Lee Navigation are two areas of open space that epitomise old and new London; Victoria Park and the Queen Elizabeth Olympic Park. The former has won multiple Green Flags and is known as the People's Park, the latter was built for the 2012 Olympics and Paralympics and is now full of family activities and attractions, like the towering ArcelorMittal Orbit for great views, and The Slide for thrill rides. The Wetlands Walk, the Wick Woodland and Hackney Marshes are all nearby and within walking distance offering outstanding natural beauty.



STRATFORD UPON (SHOPPING) HEAVEN



A mere 17 minutes walk away is the world class shopping experience of Westfield Stratford City. Almost every major retail business under the sun is under its roof, from Apple to Zara, via Ikea. Kids activities and entertainment, restaurants and bars, up to 30 films shown a week at the Vue Cinema, craft beer and bowling... with 250 stores and 75 places to eat and drink, Westfield Stratford City provides for your earthly needs with many heavenly delights thrown into the bargain. Music, comedy and entertainment are also on show at the nearby Copper Box Arena.



2-STEP ON YOUR DOORSTEP

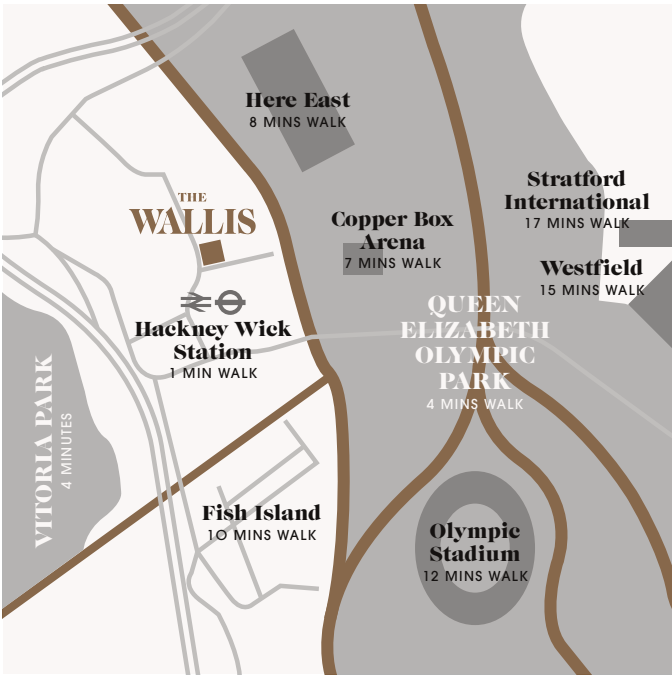
Hackney is prodigious for grime and 2-step garage where the genres originated, with dedicated nights at Grow in the heartland of UK hip hop. Oslo and the Moth Club, both near Hackney Central, host the hottest gigs, and if it's theatre you're after then look no further than the Hackney Empire, a celebrated, fin de siècle music hall that's one of the gems of historic London theatre.



HACKNEY WICK ON YOUR DOORSTEP

Central London is just a short train or bus ride away, with plenty of transportation options. Hackney Wick Overground Station is approximately 160 metres to the south, Stratford International is 1.5km, or 18 minutes walk, to the east, with high-speed services into King's Cross and St. Pancras International.

The Central Line, the Jubilee Line, and the DLR all operate from Stratford station, while Hackney Wick is served by the Overground and multiple bus routes that take you in and out of the city.



BY BICYCLE	BY RAIL
Truman's Brewery 3 minutes	Liverpool Street 22 minutes
Hackney Empire 9 minutes	King's Cross St Pancras 22 minutes
London Fields Lido 11 minutes	Canary Wharf 34 minutes
Broadway Market 15 minutes	Leicester Square 35 minutes
Stoke Newington Church Street 19 minutes	
Brick Lane 20 minutes	

- PARKING**
- There are plenty of options for parking close to the development.
- P1. Hackney Marshes Car Park E9 5PF
parkopedia.co.uk/parking/hackney_marshes
- P2. Westfield Stratford City Car Park E20 1EJ
westfield.com/stratfordcity/centre-info/smart-parking
- P3. London Aquatics Centre E20 2ZQ
parkopedia.co.uk/parking/carpark/aquatics_centre/e20
- P4. Stratford Multi-Storey Car Park E15 1BB
newham.gov.uk/Pages/Services/Car-parks-and-on-street-pay-and-display
- This development is car free so residents will not be eligible for resident parking permits.

The Wallis	Hackney Wick Overground Station	Victoria Park	Copper Box Arena	Here East	Fish Island	Olympic Stadium	Stratford City	Stratford International Station
WALKING DISTANCES	1 MIN	4 MINS	7 MINS	8 MINS	10 MINS	12 MINS	15 MINS	17 MINS

39 STYLISH NEW APARTMENTS IN ONE OF LONDON'S COOLEST LOCATIONS, ARCHITECTURALLY DESIGNED TO A HIGH SPECIFICATION.

PRIVATE BALCONIES, BESPOKE BATHROOMS,
FITTED WARDROBES, INTEGRATED APPLIANCES,
BLACK QUARTZ KITCHEN WORKTOPS &
TWO COMMUNAL ROOF TERRACES.

3 STUDIOS | 12 ONE BEDS | 15 TWO BEDS | 9 THREE BEDS



URBAN AND URBANE

The 39 new apartments and penthouses feature engineered wood floors, private balconies, brushed brass and matt black taps and mixers, fitted wardrobes and integrated appliances.



THE LUXURY OF LIFE

KITCHENS

Each apartment has a bespoke kitchen created to fit its space perfectly, featuring Black Quartz worktops and tiled splashbacks. The appliances are made by Bosch (or similar approved). These include a hob, oven, fridge/freezer, dishwasher, washer/dryer, integrated microwave, and an Elica Stone extractor with carbon filters. The wall units feature under cabinet LED lighting.

BEDROOMS

All master and second bedrooms have custom-made fitted wardrobes with sensor lighting.

BATHROOMS

Bathroom suites are fitted with carefully curated brushed brass taps and mixers, plus contemporary porcelain tiling by Solus Ceramics and a mirrored vanity cabinet unit. The bath/shower has a glazed screen and thermostatic controls. The en suites are fitted with a bespoke shower enclosure, vanity unit, feature lighting and mirror. Both come with a heated towel rail and low voltage two-pin power outlet.

HEATING

All apartments feature vertical column radiators. Heating and hot water are provided by a communal gas boiler which is located in the plantroom.

FLOOR FINISHES

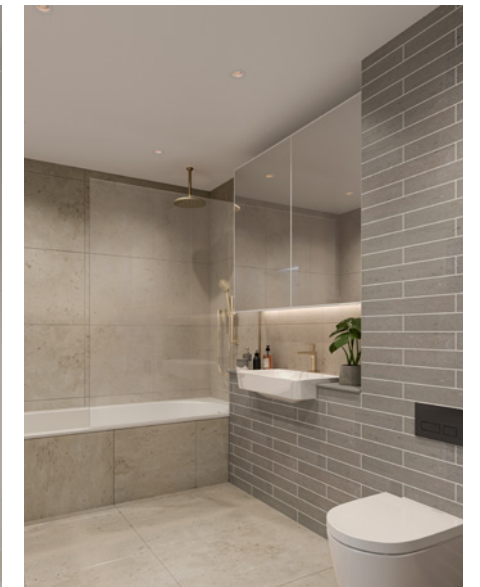
The apartments have engineered wood floor throughout, as well as bespoke porcelain tiles in the bathrooms and en suites.

OUTSIDE SPACE

Each apartment has its own private balcony with external lighting. There are also two communal roof terraces.

INTERNAL

All apartments feature screwless double power sockets and light switches. Telephone outlet sockets and connection points are ready for Sky Q, BT and terrestrial television. There are downlighting and decorative feature lights throughout.



BUILDING LEASE & WARRANTY

The apartments are leasehold and come with a 250 year lease. All properties come with a 10-year building warranty provided by build-zone.*

www.build-zone.com

MAIN ENTRANCE & COMMON AREAS

The entrance and common areas are lit by movement sensor lighting. The building also accommodates secure cycle parking and bin storage.

SECURITY

Each apartment is fitted with a colour video door entry system, and there is a CCTV system covering the main entrance. The building has fire-rated doors throughout, along with a fully integrated smoke detectors and fire alarm system in every apartment.

*From the date of completion of the building.

Please note that it may not always be possible to provide the branded products referred to in the specification as it may vary during the build and according to availability. Your managing agent will source the most cost-effective gas supplier. Heat interface units are installed in each property and their usage is metered by a data logger, so you will only be billed for the hot water or heating you use. Vertical radiators with thermostatic valves and thermostat controls are installed in each property.

BUYING WITH US

THE DEVELOPER’S IN-HOUSE SALES TEAM PROVIDE A PERSONALISED BUYING EXPERIENCE COMBINING YEARS OF EXPERTISE WITH FIRST-HAND KNOWLEDGE OF THE DEVELOPMENT

EXPERIENCE

With over 20 years combined knowledge of the London new homes property market, our sales team has a wealth of experience which will make buying your new home a smooth, enjoyable process.

KNOWLEDGE

With first-hand knowledge of the development from the site being acquired through to the final finishes, our sales team will be able to assist you with any query you have, no matter how big or small it is.

AFTERCARE

Your new home comes with a 10-year building warranty from the date the building is completed, the first 2 years of that defect period is covered by the developer.

OUR CREDENTIALS

Wallis Road Homes is one of several associated companies which have completed many successful and popular new build and conversion schemes in London & the home counties over the past 15 years. Our companies have constructed over 800 residential properties and are continuously working to provide stylish new homes for home buyers across the South East.

Recently completed schemes by the same developer group include:



Smithfield Yard N8

48 boutique apartments creating its own North London community.

Lansbury Lofts E3

1930s conversion of 16 apartments in the heart of the Tredegar Square Conservation Area.

Hatcham Works SE14

Beautifully restored Victorian warehouses in the Hatcham Park Conservation Area, consisting of 6 houses and 10 apartments.

Walworth Collection SE17

A collection of 73 beautifully appointed apartments in London’s vibrant Elephant and Castle.



Luxe Tower & Eastlight Apartments E1

A lovingly curated collection of 89 residences in the heart of London’s vibrant E1.

Glacier Point E2

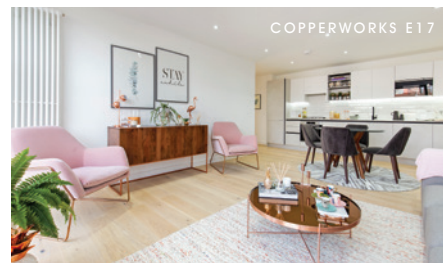
64 incredible new properties in a landmark development in the heart of Bethnal Green.

Longitude Wharf: Prime Meridian Walk E14

23 spectacular apartments overlooking the River Thames.

Chapel Ford Lofts E3

14 lofts, hewn from a former factory, with stunning architecture and original loft features.



Copperworks E17

A stylish development of 20 apartments and duplexes, plus 3 houses, located by desirable Walthamstow Village.

Ceramic Works E9

An iconic development of 52 new homes in the heart of Hackney.

Eight Central: Central Street EC2

8 individually designed luxury apartments and penthouses in the heart of the City.

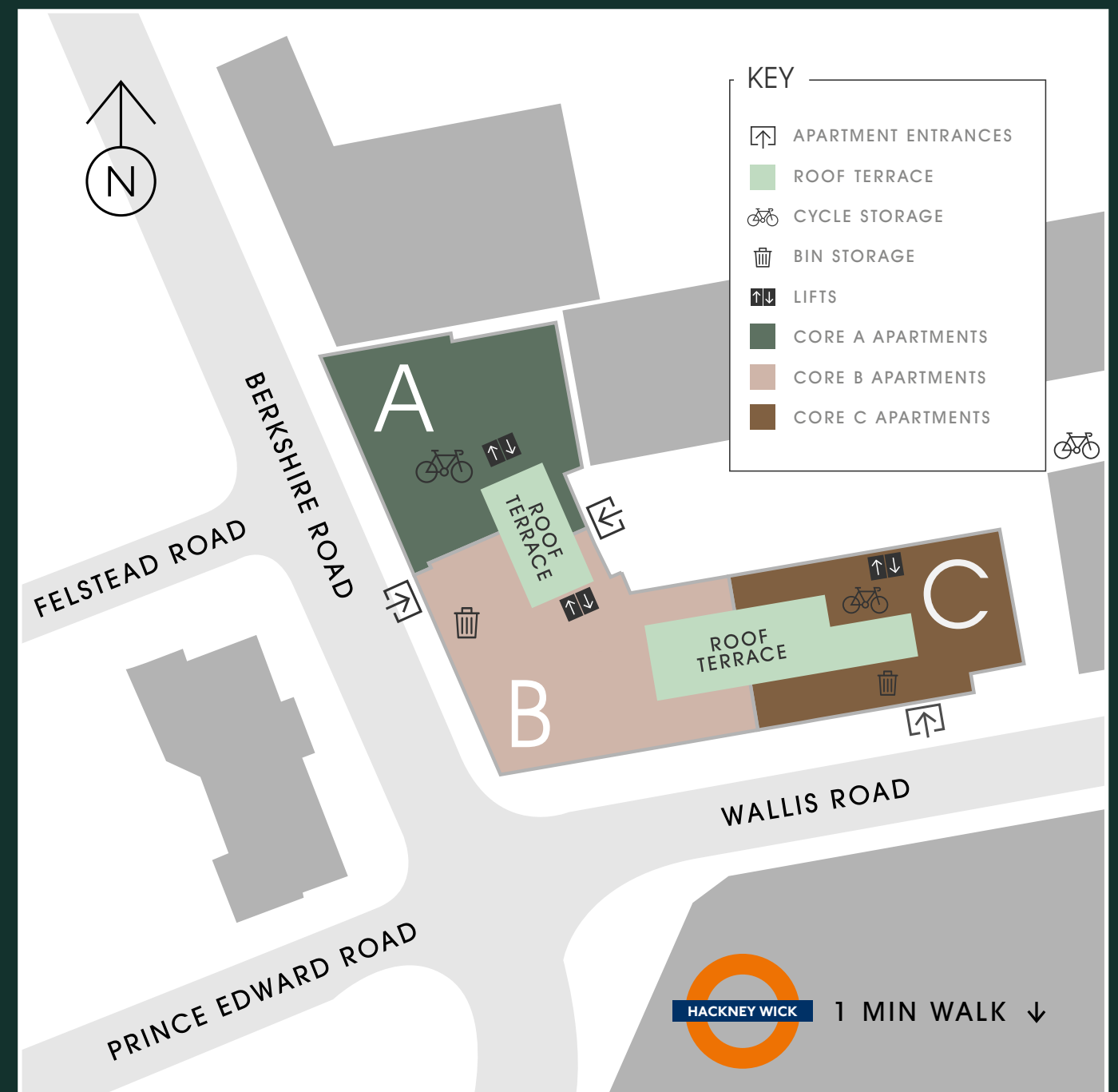
CONTACT US FOR FURTHER ENQUIRIES

020 3967 7567
ENQUIRIES@THEWALLIS-E9.CO.UK

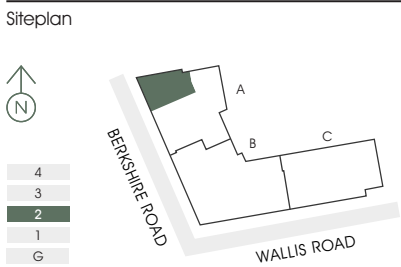
Design: RangeLeft.co.uk

Disclaimer: All details contained within this sales information are correct at the time of production. However in the interest of continuous improvement and to meet market conditions the builder reserves the right to modify plans, exteriors, specifications and products without notice or obligation. Actual usable floor space may vary from stated floor area. Any CGIs depicted are an artist’s concept of the completed building and/or its interiors only. The content contained within these particulars may not be current and can be changed at any time without notice.

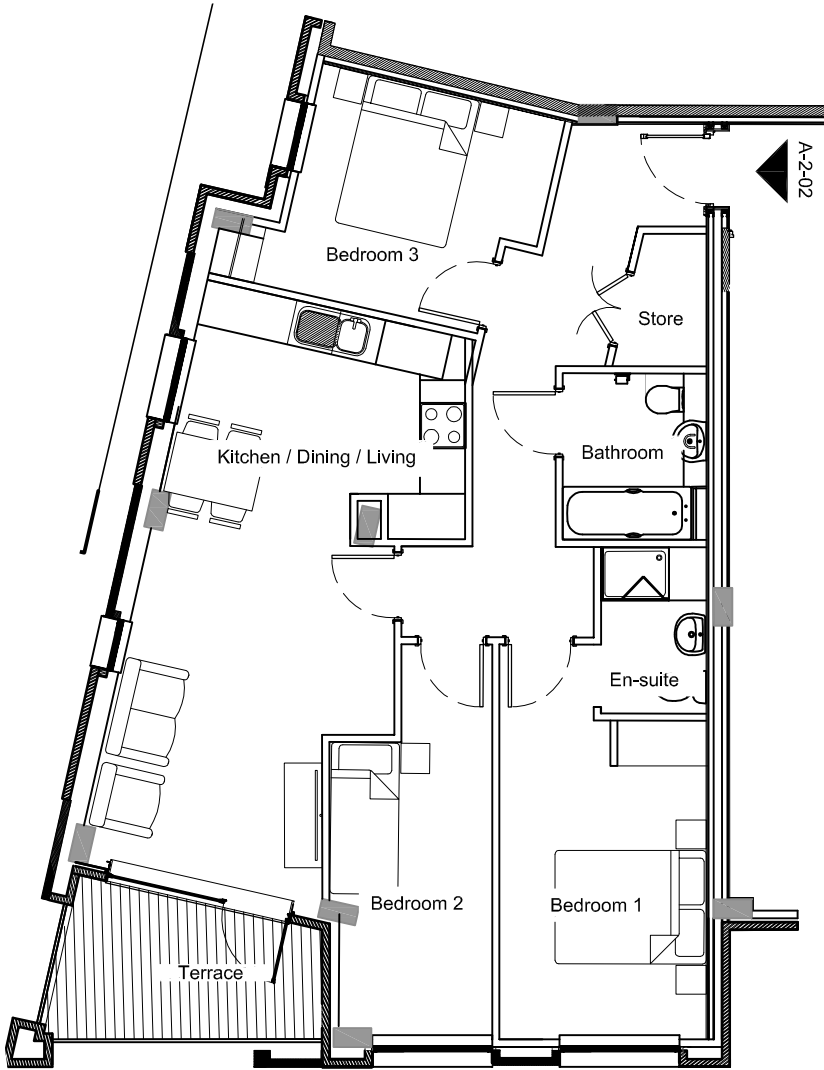
FLOOR PLANS & SITE MAP



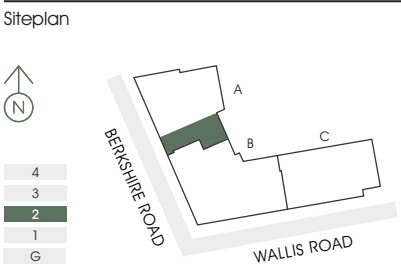
Apartment A2 – 02
Core A
Second Floor
82 sqm / 883 sqft
3 Bedrooms
2 Bathrooms
Terrace



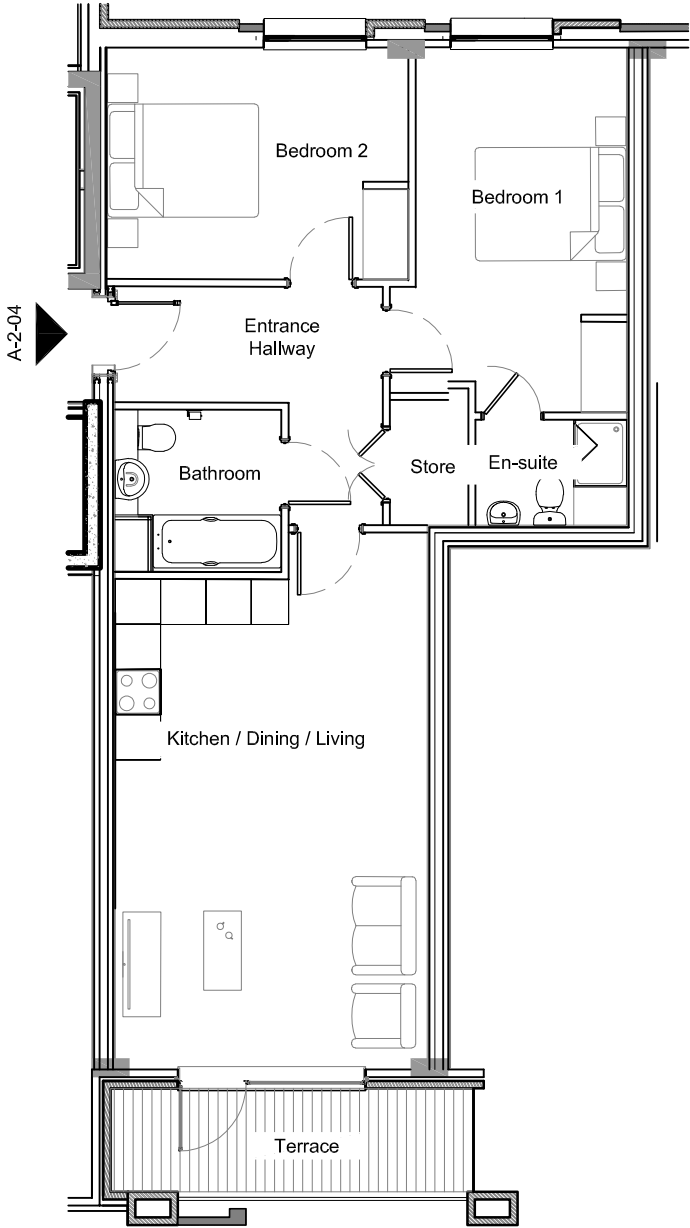
Kitchen/Living/Dining	3.8 × 7.8 m
Bedroom 1	2.7 × 5.2 m
Bedroom 2	2.2 × 5.2 m
Bedroom 3	3.3 × 3.1 m
Total	82.0 sqm
	883 sqft
Outside space	7.0 sqm
	75 sqft



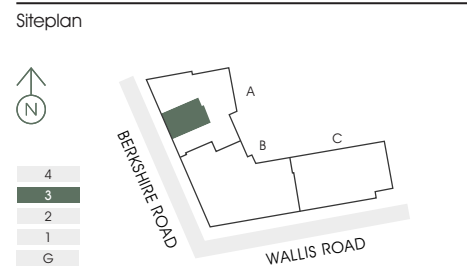
Apartment A2 – 04
Core A
Second Floor
72.5 sqm / 780 sqft
2 Bedrooms
2 Bathrooms
Terrace



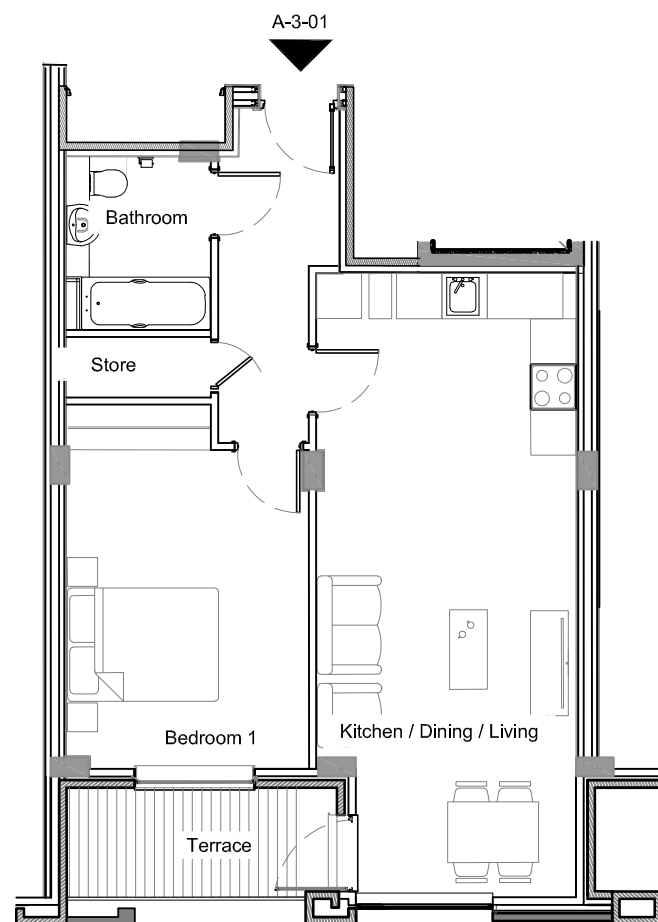
Kitchen/Living/Dining	4.1 × 7.1 m
Bedroom 1	2.8 × 4.8 m
Bedroom 2	4.0 × 3.1 m
Total	72.5 sqm
	780 sqft
Outside space	7.0 sqm
	75 sqft



Apartment A3 – 01
Core A
Third Floor
55_{SQM} / 592_{SQFT}
1 Bedroom
1 Bathroom
Terrace



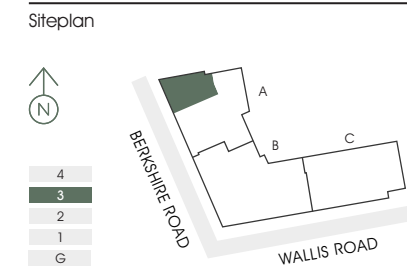
Kitchen/Living/Dining	3.4 × 8.3 m
Bedroom 1	3.2 × 4.8 m
Total	55.0 sqm
	592 sqft
Outside space	5.4 sqm
	58 sqft



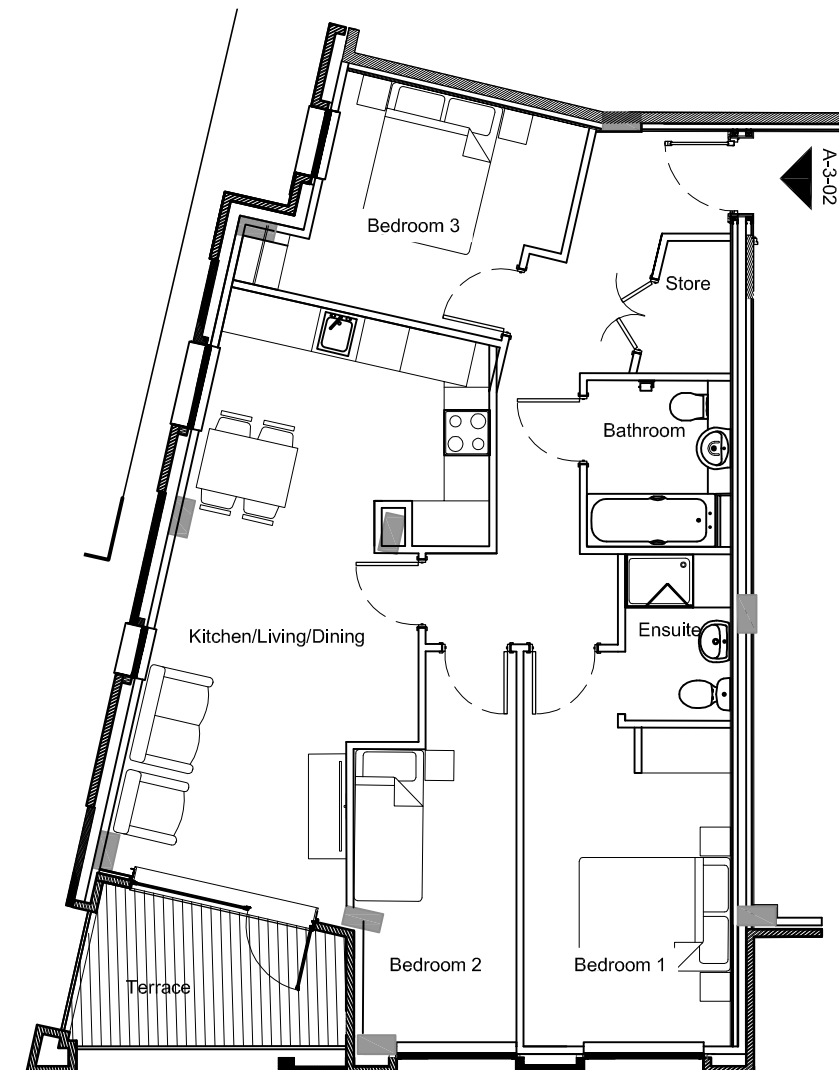
All measurements are approximate and are taken at maximum widths and lengths of rooms. Plans are drawn to scale at a design phase and may vary during build. Kitchens and wardrobes sizes and layouts may differ to those shown. Furniture layouts are indicative only (where they appear). All total sqft and sqm are gross measurements. Window styles and positions may vary. Floorplans are not to scale.

75-89 WALLIS ROAD, HACKNEY E9 5LN

Apartment A3 – 02
Core A
Third Floor
82^{SQM} / 883^{SQFT}
3 Bedrooms
2 Bathrooms
Terrace



Kitchen/Living/Dining	3.8×7.8 m
Bedroom 1	2.7×5.2 m
Bedroom 2	2.2×5.2 m
Bedroom 3	3.3×3.1 m
Total	82.0 sqm
	883 sqft
Outside space	7.0 sqm
	75 sqft



All measurements are approximate and are taken at maximum widths and lengths of rooms. Plans are drawn to scale at a design phase and may vary during build. Kitchens and wardrobes sizes and layouts may differ to those shown. Furniture layouts are indicative only (where they appear). All total sqft and sqm are gross measurements. Window styles and positions may vary. Floorplans are not to scale.

75-89 WALLIS ROAD, HACKNEY E9 5LN

Apartment A3 – 03

Core A

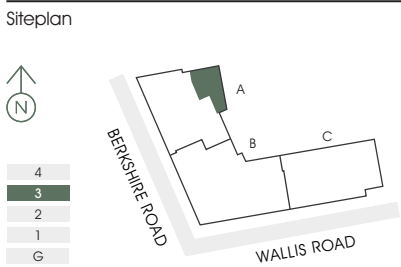
Third Floor

51.9_{SQM} / 559_{SQFT}

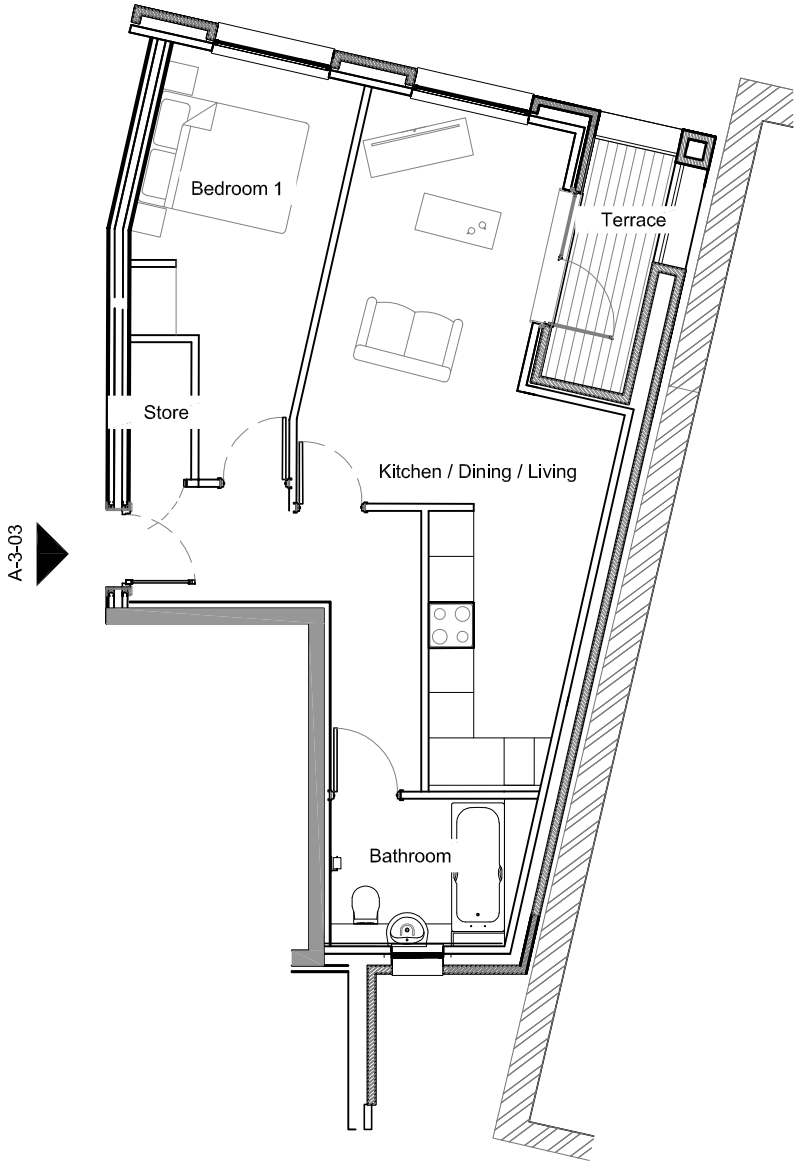
1 Bedroom

1 Bathroom

Terrace



Kitchen/Living/Dining	4.2 × 5.4 m
Bedroom 1	2.6 × 5.5 m
Total	51.9 sqm
	559 sqft
Outside space	4.0 sqm
	43 sqft



Apartment A3 – 04

Core A

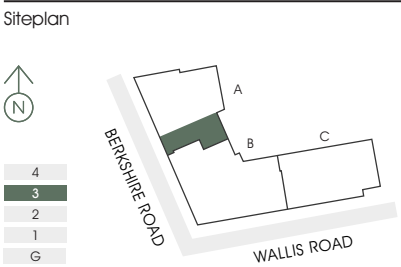
Third Floor

72.5_{SQM} / 780_{SQFT}

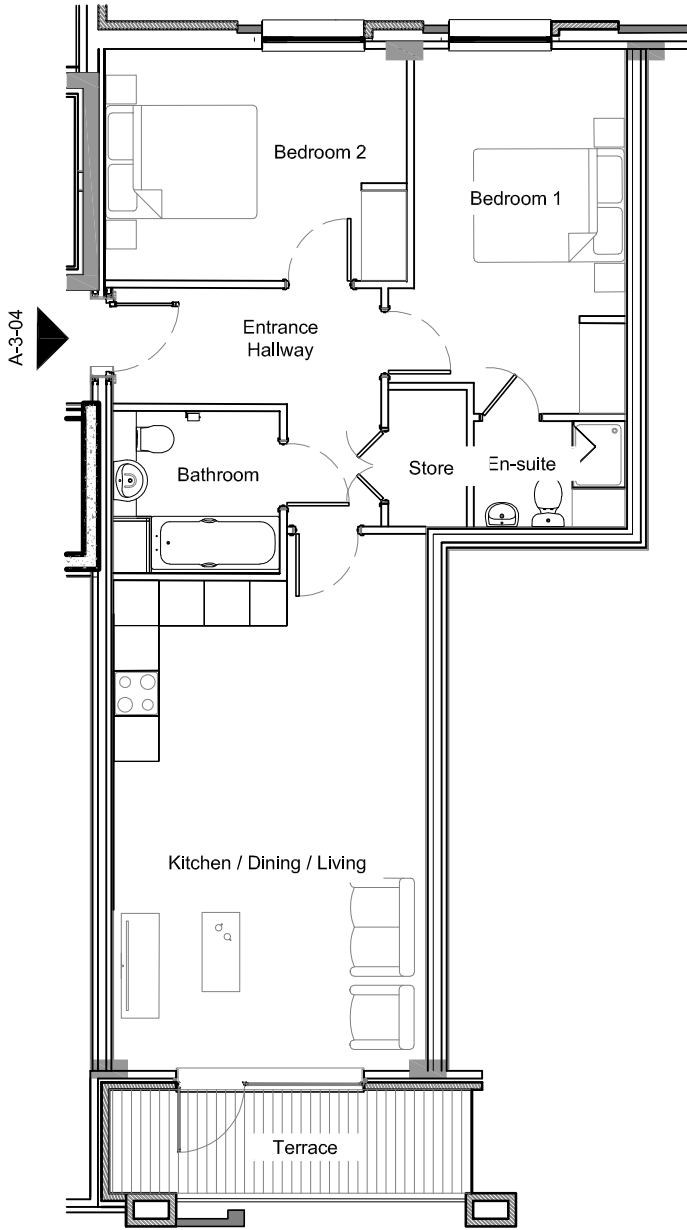
2 Bedrooms

2 Bathrooms

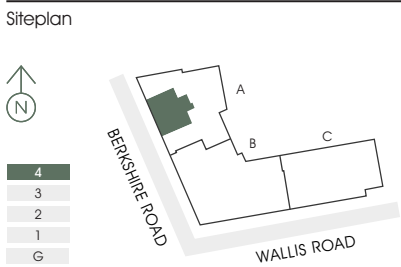
Terrace



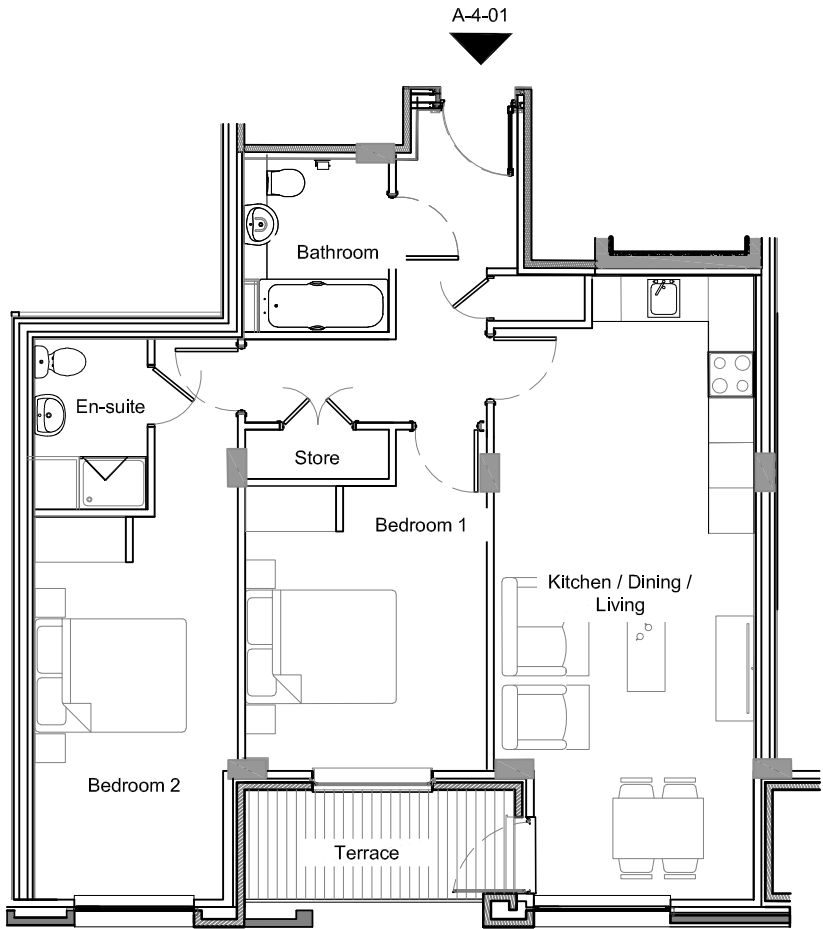
Kitchen/Living/Dining	4.1 × 7.1 m
Bedroom 1	2.8 × 4.8 m
Bedroom 2	4.0 × 3.1 m
Total	72.5 sqm
	780 sqft
Outside space	7.0 sqm
	75 sqft



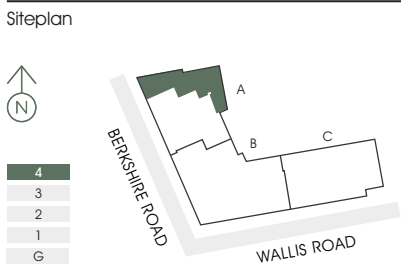
Apartment A4 – 01
Core A
Fourth Floor
76 sqm / 818 sqft
2 Bedrooms
2 Bathrooms
Terrace



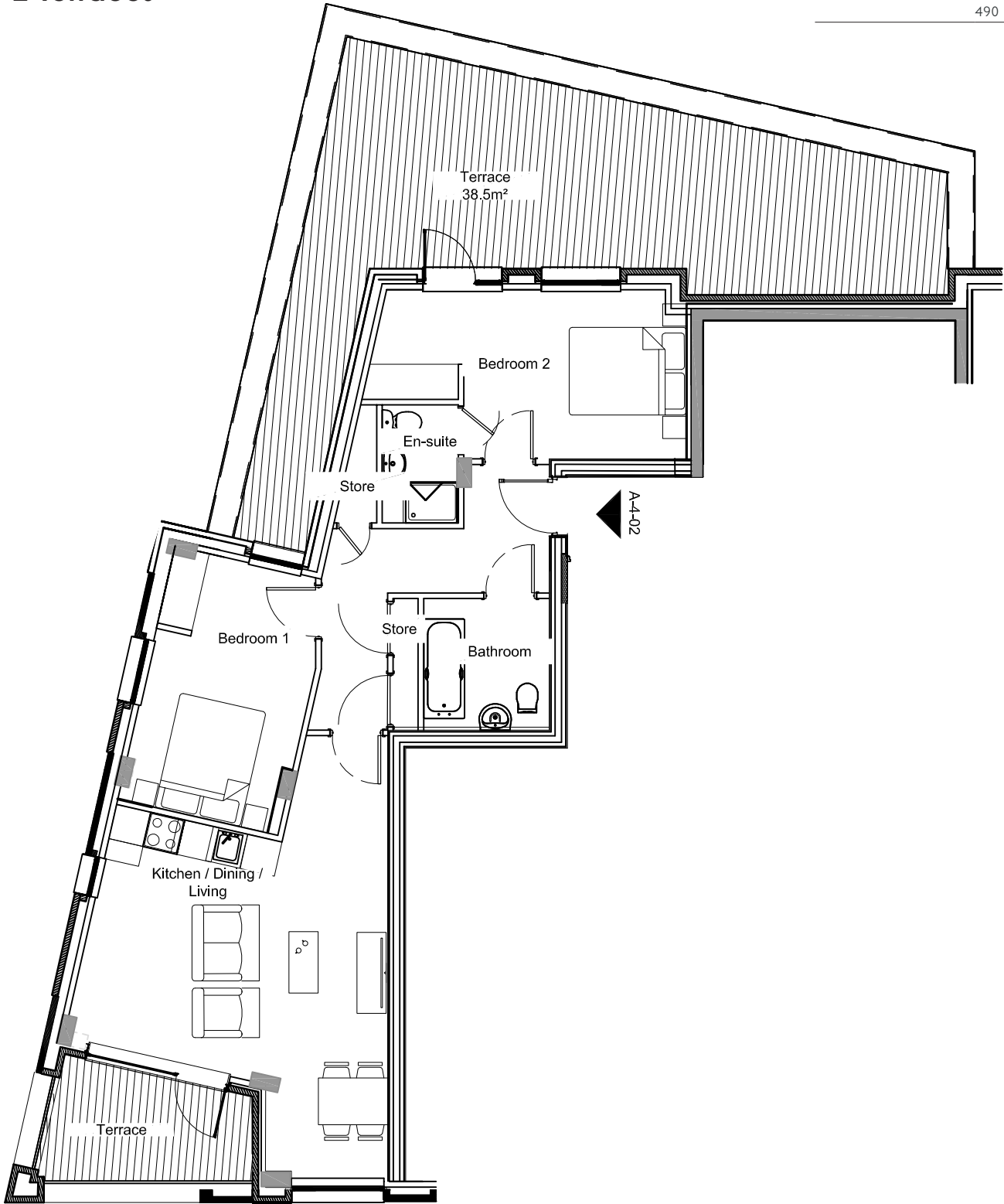
Kitchen/Living/Dining	3.4 × 8.2 m
Bedroom 1	3.2 × 4.5 m
Bedroom 2	2.5 × 7.4 m
Total	76.0 sqm
	818 sqft
Outside space	5.4 sqm
	58 sqft



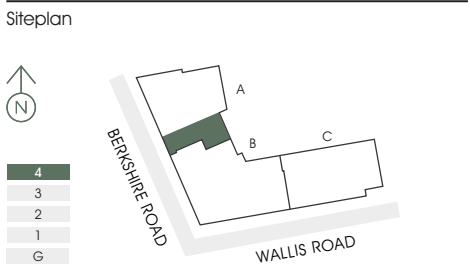
Apartment A4 – 02
Core A
Fourth Floor
74 sqm / 797 sqft
2 Bedrooms
2 Bathrooms
2 Terraces



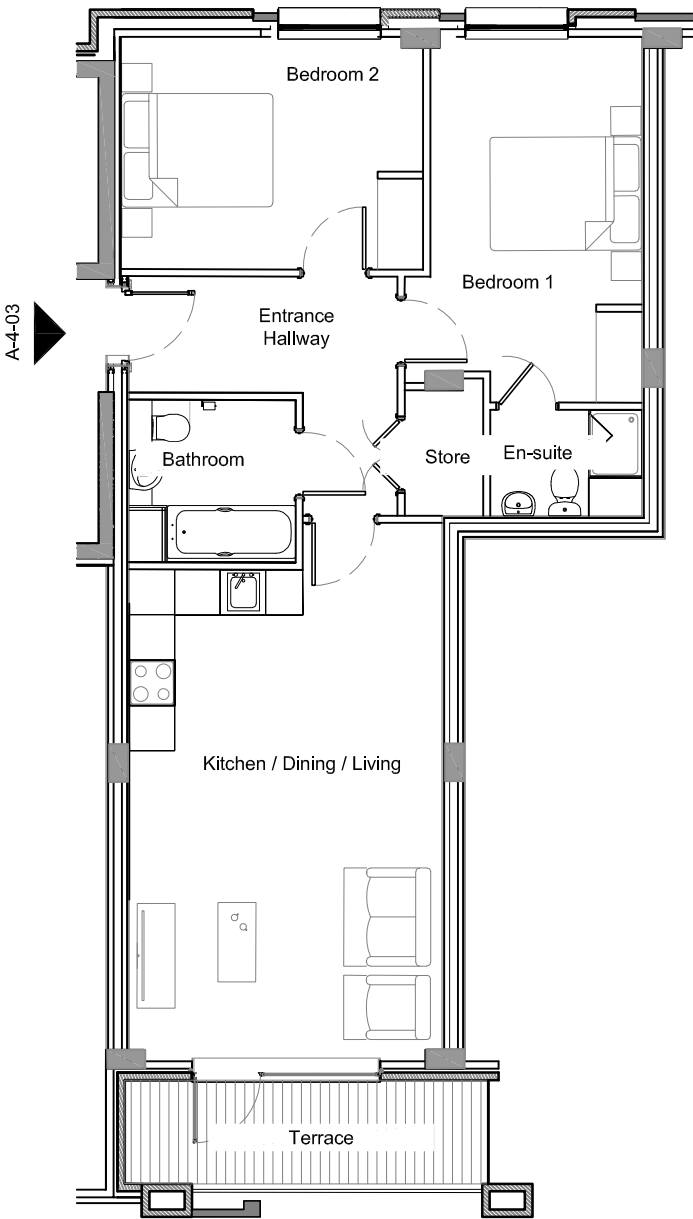
Kitchen/Living/Dining	5.4 × 7.6 m
Bedroom 1	2.8 × 4.4 m
Bedroom 2	5.3 × 2.8 m
Total	74.0 sqm
	797 sqft
Outside space	45.5 sqm
	490 sqft



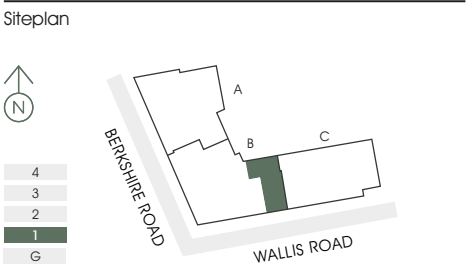
Apartment A4 – 03
Core A
Fourth Floor
73 sqm / 786 sqft
2 Bedrooms
2 Bathrooms
Terrace



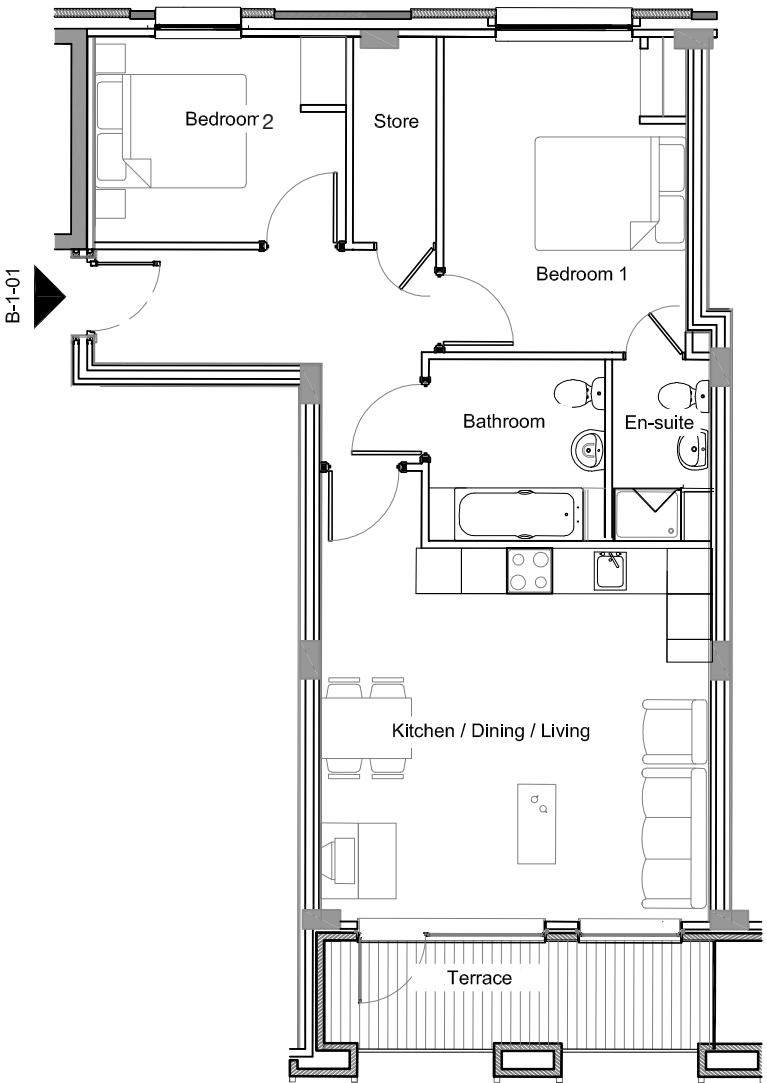
Kitchen/Living/Dining	4.1 × 7.1 m
Bedroom 1	2.8 × 4.8 m
Bedroom 2	4.0 × 3.1 m
Total	73.0 sqm
	786 sqft
Outside space	7.0 sqm
	75 sqft



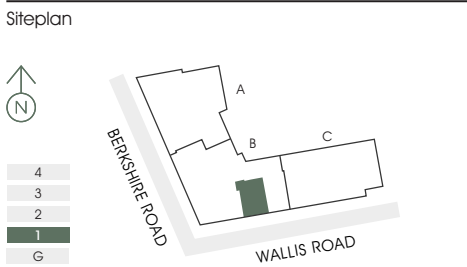
Apartment B1 – 01
Core B
First Floor
71.5 sqm / 770 sqft
2 Bedrooms
2 Bathrooms
Terrace



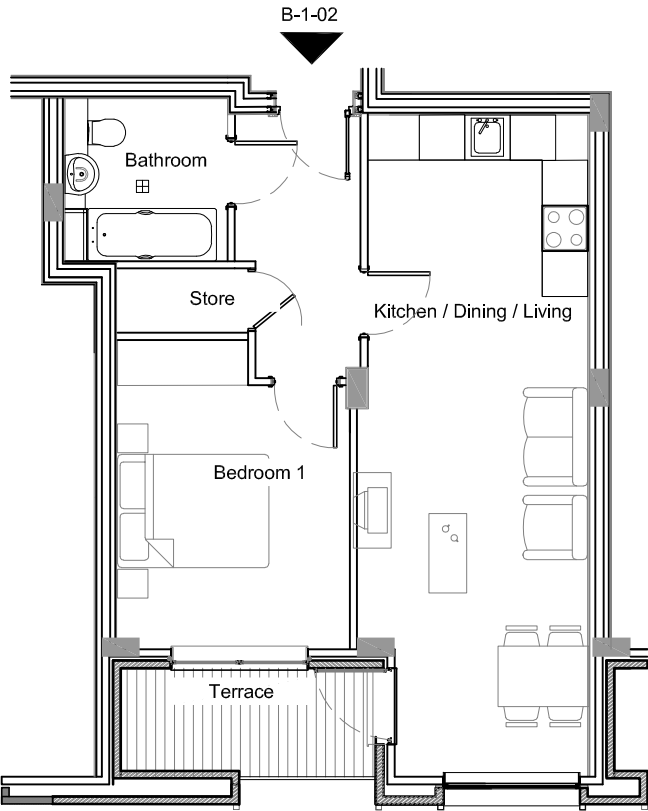
Kitchen/Living/Dining	5.1 × 4.9 m
Bedroom 1	3.2 × 4.2 m
Bedroom 2	3.3 × 2.7 m
Total	71.5 sqm
	770 sqft
Outside space	7.5 sqm
	81 sqft



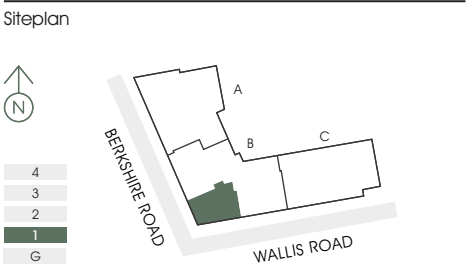
Apartment B1 – 02
Core B
First Floor
50.4 sqm / 543 sqft
1 Bedroom
1 Bathroom
Terrace



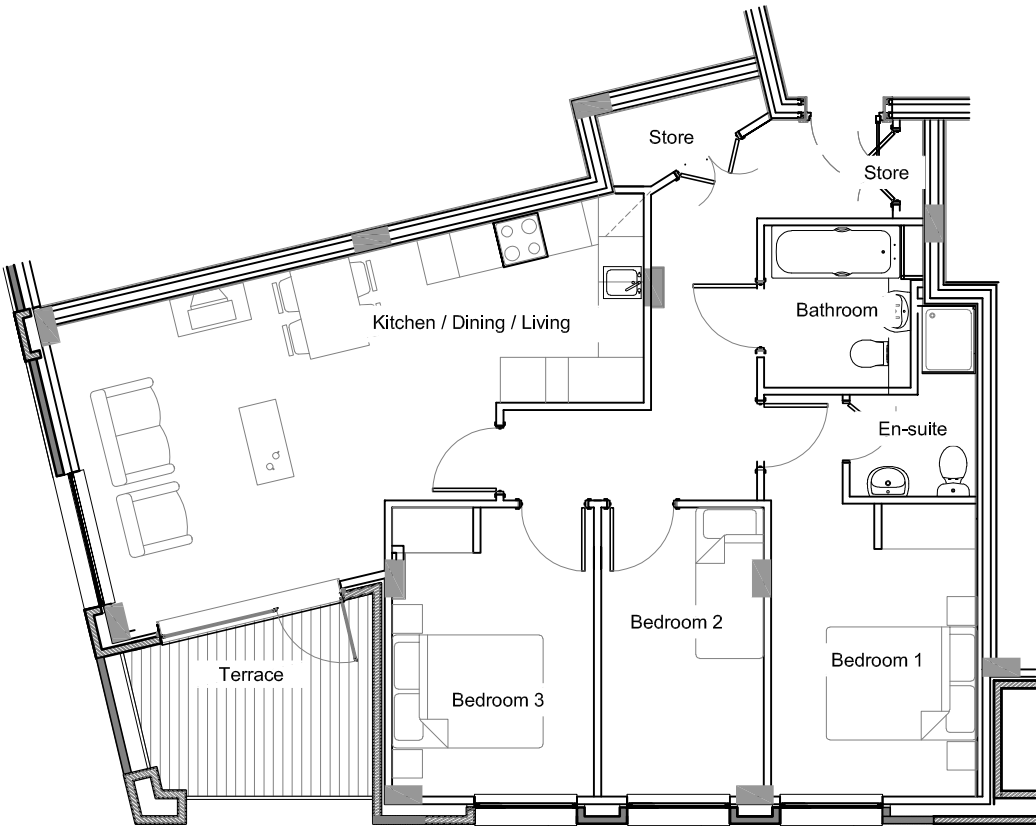
Kitchen/Living/Dining	3.1 × 8.8 m
Bedroom 1	3.1 × 4.1 m
Total	50.4 sqm
	543 sqft
Outside space	5.0 sqm
	54 sqft



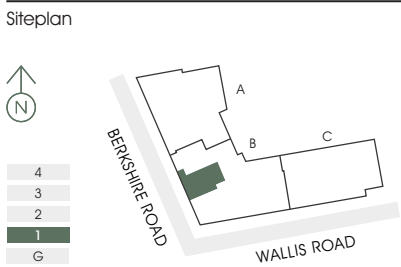
Apartment B1 – 03
Core B
First Floor
82 sqm / 883 sqft
3 Bedrooms
2 Bathrooms
Terrace



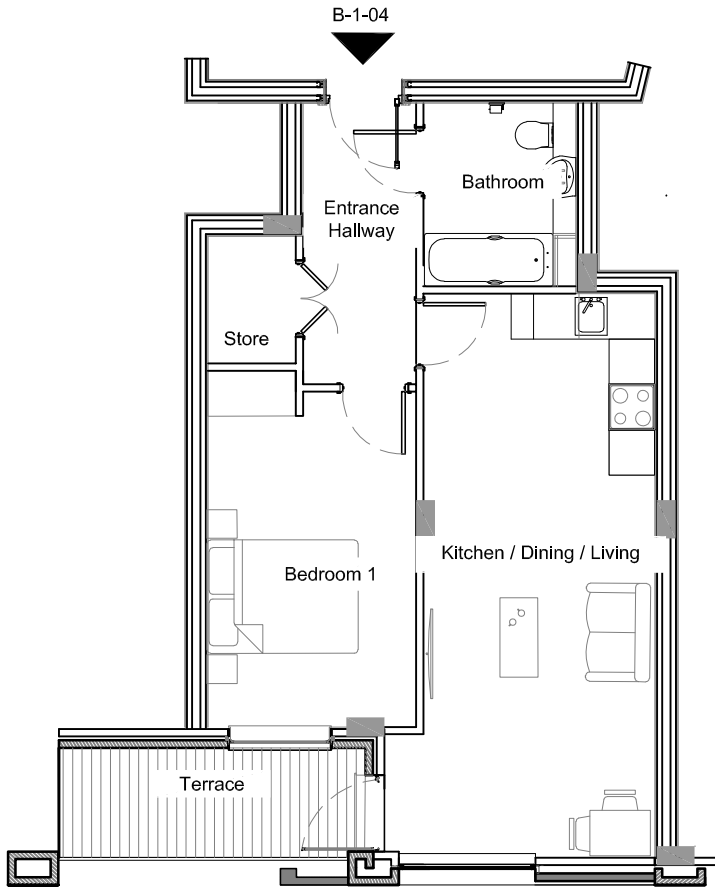
Kitchen/Living/Dining	4.2 × 7.8 m
Bedroom 1	2.7 × 5.3 m
Bedroom 2	2.2 × 3.9 m
Bedroom 3	2.7 × 3.8 m
Total	82.0 sqm
	883 sqft
Outside space	7.2 sqm
	78 sqft



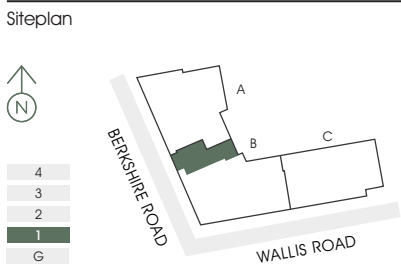
Apartment B1 – 04
Core B
First Floor
50 sqm / 538 sqft
1 Bedroom
1 Bathroom
Terrace



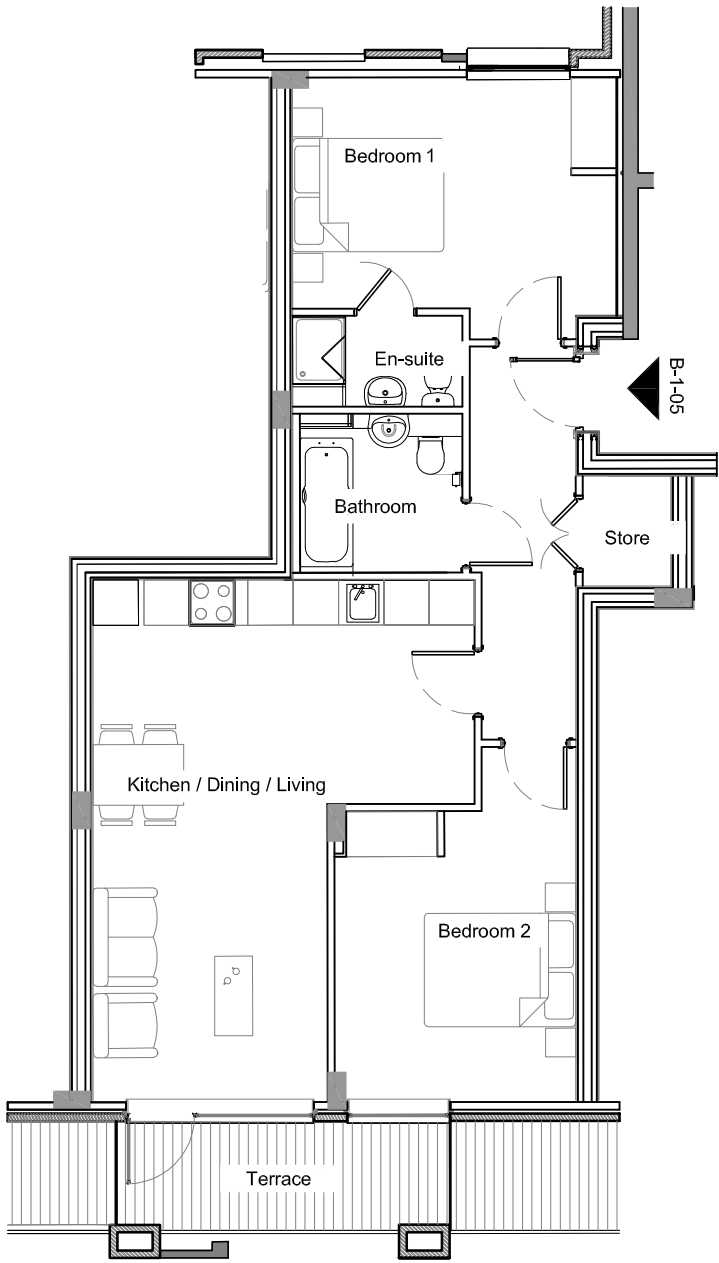
Kitchen/Living/Dining	3.5 × 7.4 m
Bedroom 1	2.8 × 4.7 m
Total	50.0 sqm
	538 sqft
Outside space	6.0 sqm
	65 sqft



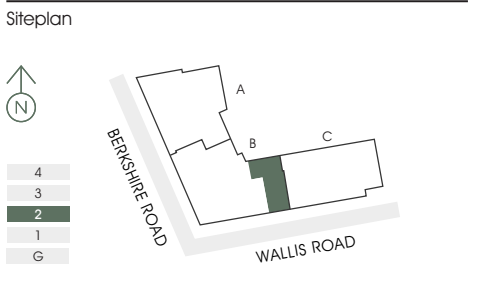
Apartment B1 – 05
Core B
First Floor
72 sqm / 775 sqft
2 Bedrooms
2 Bathrooms
Terrace



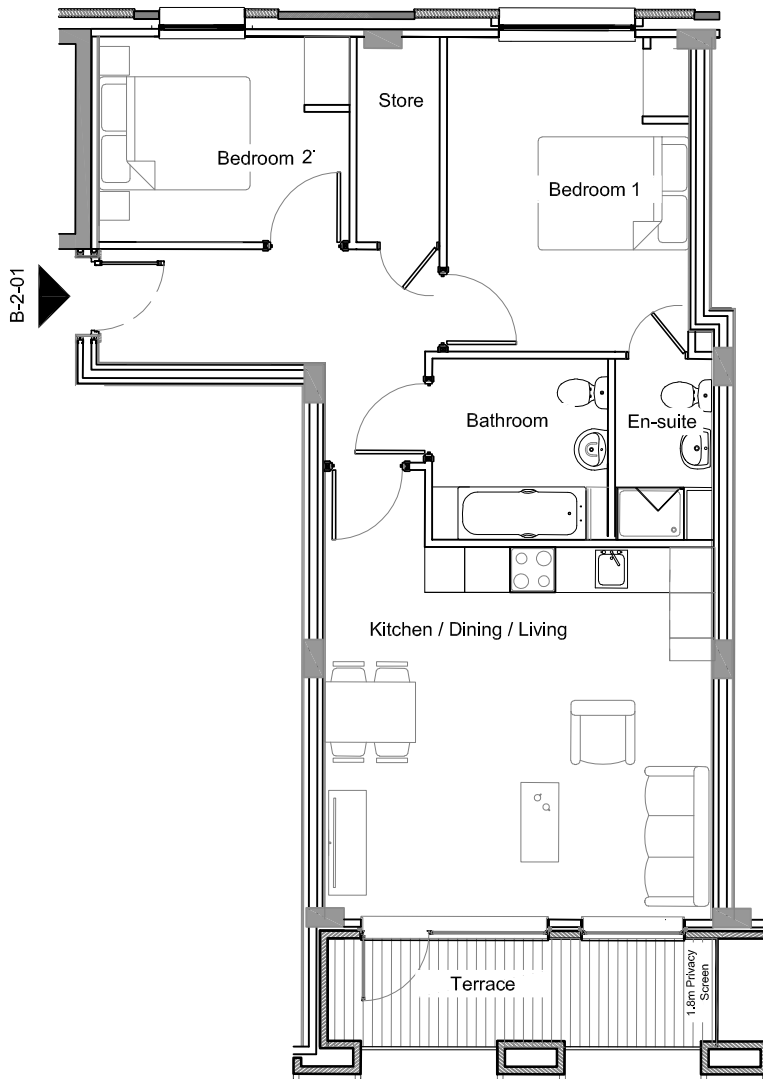
Kitchen/Living/Dining	3.1 × 6.9 m
Bedroom 1	4.3 × 3.5 m
Bedroom 2	3.2 × 3.8 m
Total	72.0 sqm
	775 sqft
Outside space	7.0 sqm
	75 sqft



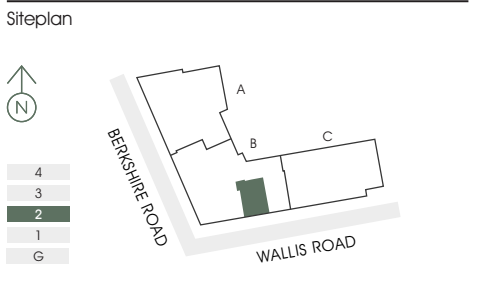
Apartment B2 – 01
Core B
Second Floor
71.5 sqm / 770 sqft
2 Bedrooms
2 Bathrooms
Terrace



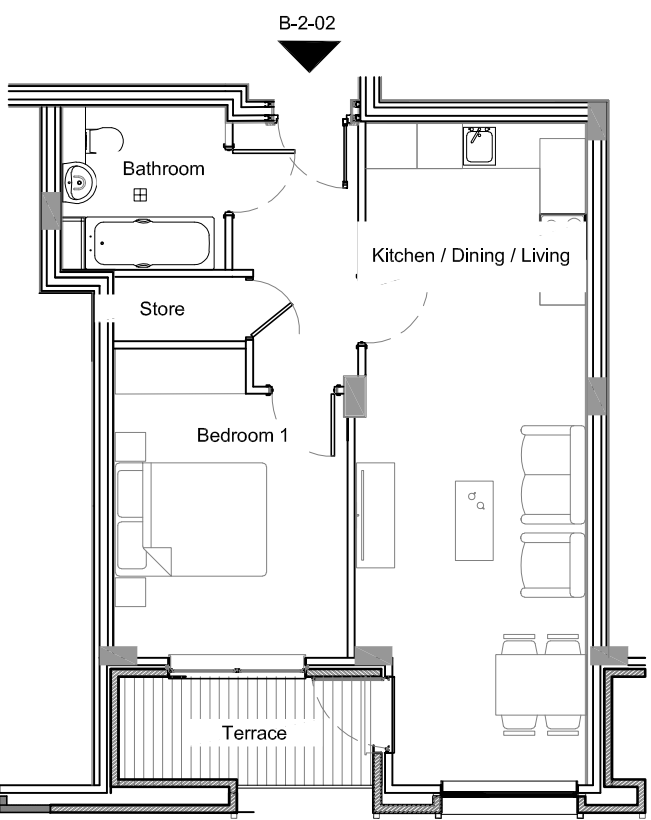
Kitchen/Living/Dining	5.1 × 4.9 m
Bedroom 1	3.2 × 4.2 m
Bedroom 2	3.3 × 2.7 m
Total	71.5 sqm
	770 sqft
Outside space	7.5 sqm
	81 sqft



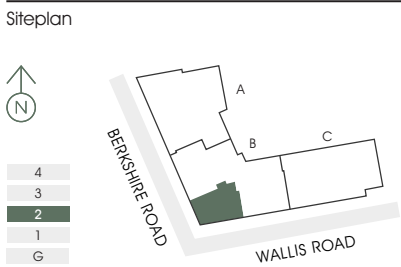
Apartment B2 – 02
Core B
Second Floor
50.4 sqm / 543 sqft
1 Bedroom
1 Bathroom
Terrace



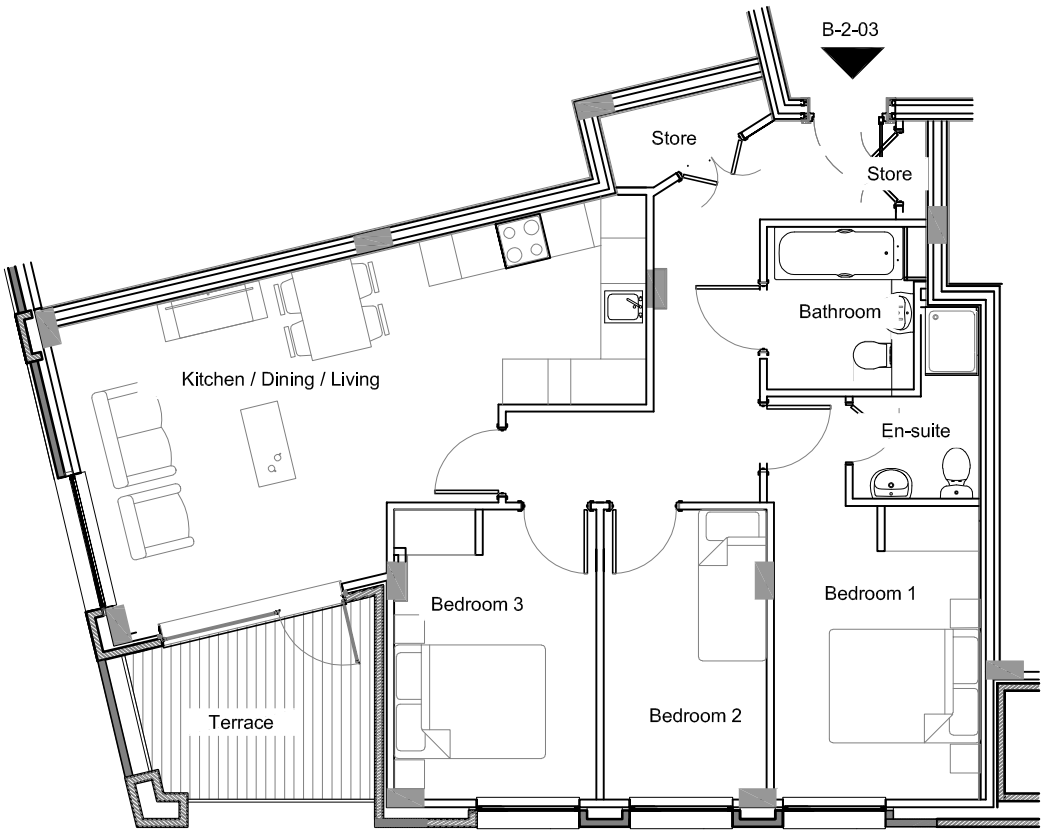
Kitchen/Living/Dining	3.1 × 8.8 m
Bedroom 1	3.1 × 4.1 m
Total	50.4 sqm
	543 sqft
Outside space	5.0 sqm
	54 sqft



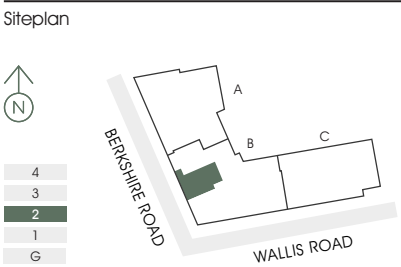
Apartment B2 – 03
Core B
Second Floor
82 sqm / 883 sqft
3 Bedrooms
2 Bathrooms
Terrace



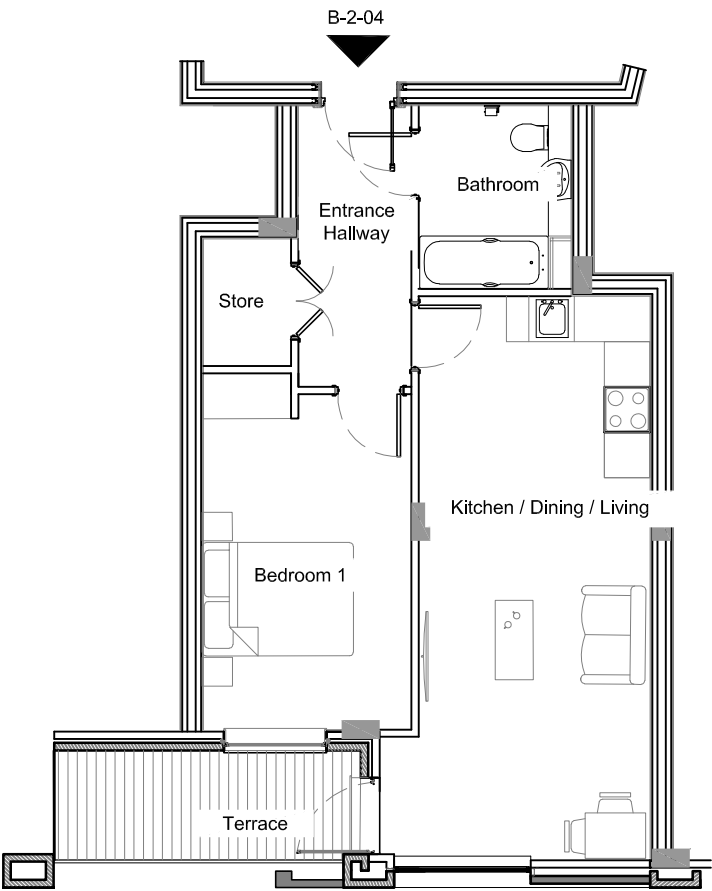
Kitchen/Living/Dining	4.2 × 7.8 m
Bedroom 1	2.7 × 5.3 m
Bedroom 2	2.2 × 3.9 m
Bedroom 3	2.7 × 3.8 m
Total	82.0 sqm
	883 sqft
Outside space	7.2 sqm
	78 sqft



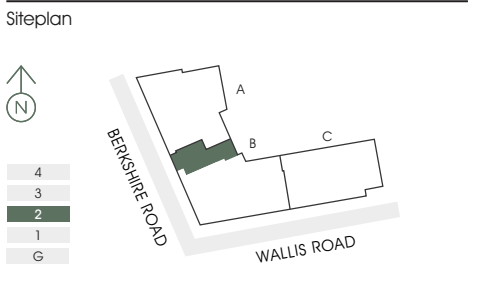
Apartment B2 – 04
Core B
Second Floor
50 sqm / 538 sqft
1 Bedroom
1 Bathroom
Terrace



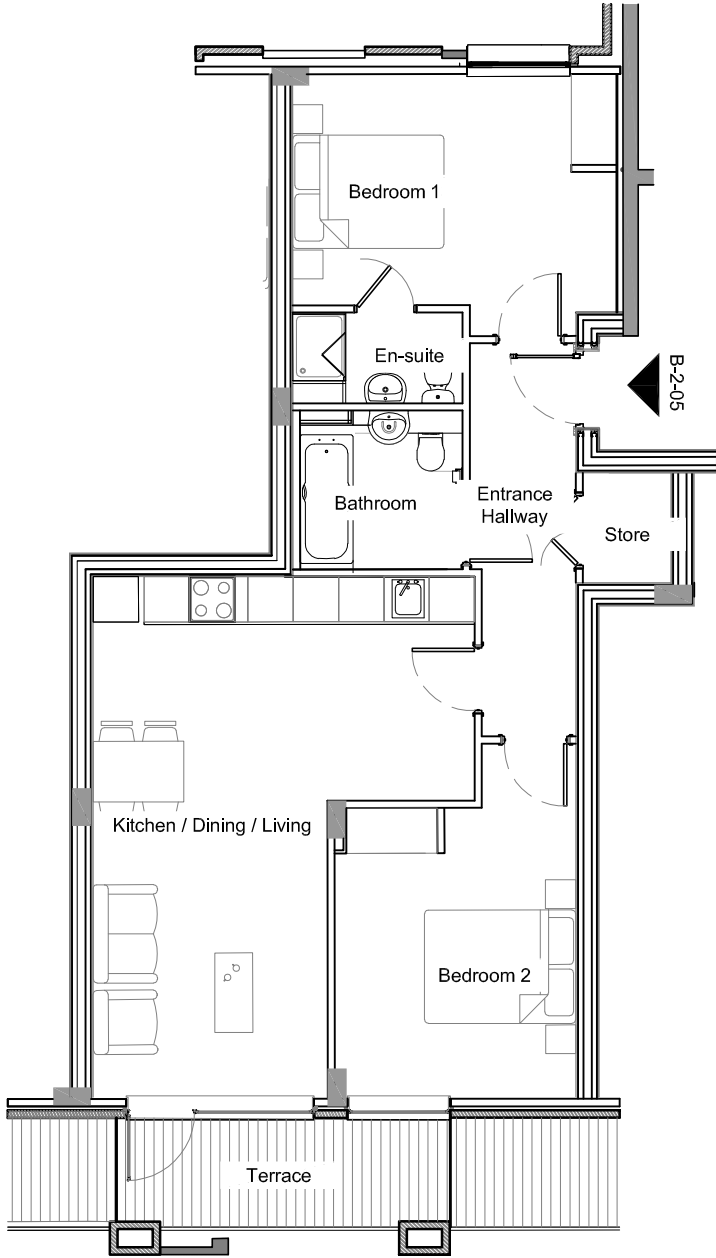
Kitchen/Living/Dining	3.5 × 7.4 m
Bedroom 1	2.8 × 4.7 m
Total	50.0 sqm
	538 sqft
Outside space	6.0 sqm
	65 sqft



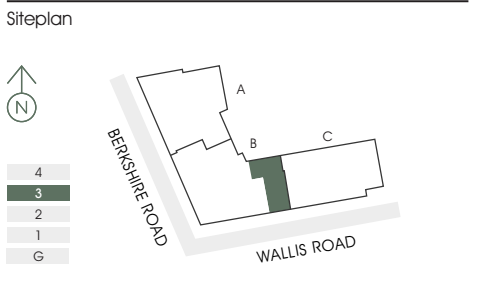
Apartment B2 – 05
Core B
Second Floor
72 sqm / 775 sqft
2 Bedrooms
2 Bathrooms
Terrace



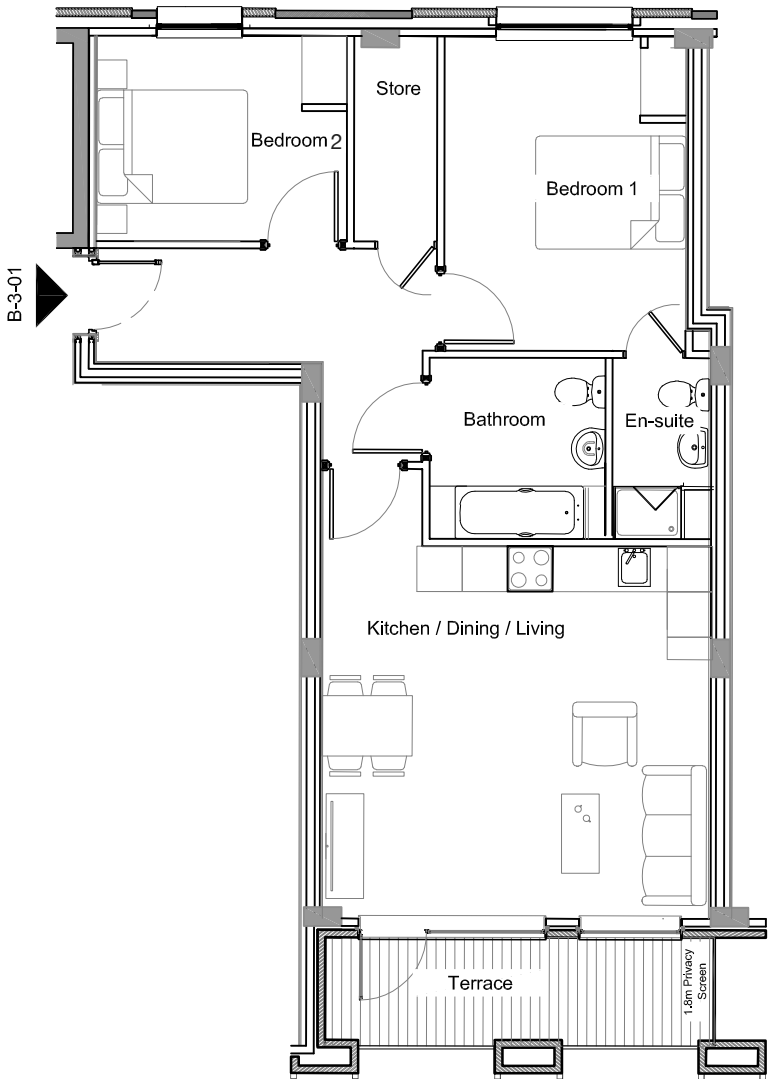
Kitchen/Living/Dining	3.1 × 6.9 m
Bedroom 1	4.3 × 3.2 m
Bedroom 2	3.2 × 4.7 m
Total	72.0 sqm
	775 sqft
Outside space	7.0 sqm
	75 sqft



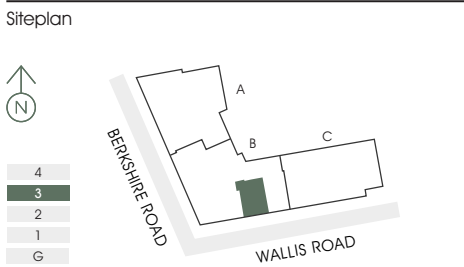
Apartment B3 – 01
Core B
Third Floor
71.5 sqm / 770 sqft
2 Bedrooms
2 Bathrooms
Terrace



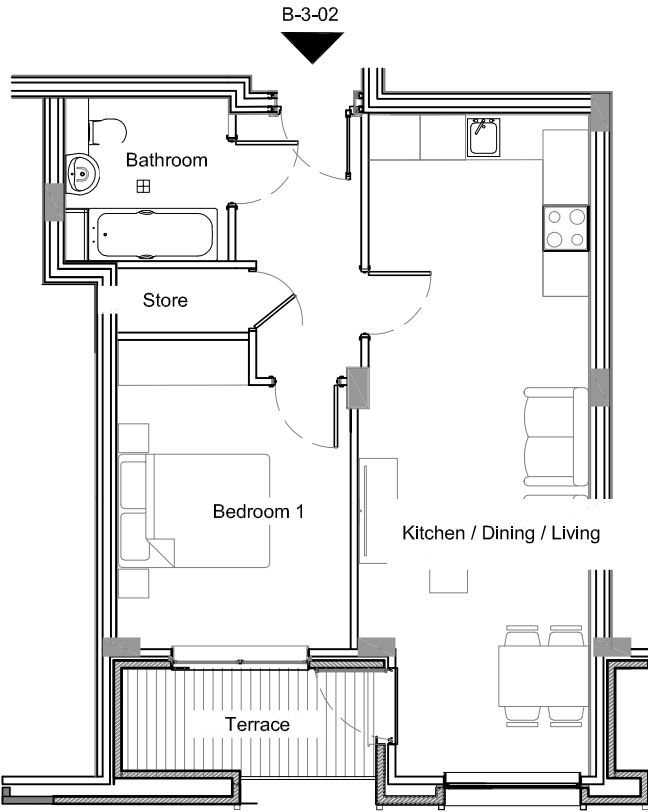
Kitchen/Living/Dining	5.1 × 4.9 m
Bedroom 1	3.2 × 4.2 m
Bedroom 2	3.3 × 2.7 m
Total	71.5 sqm
	770 sqft
Outside space	7.5 sqm
	81 sqft



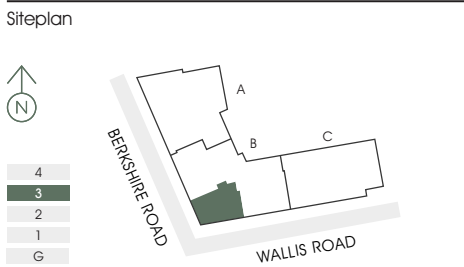
Apartment B3 – 02
Core B
Third Floor
50.4 sqm / 543 sqft
1 Bedroom
1 Bathroom
Terrace



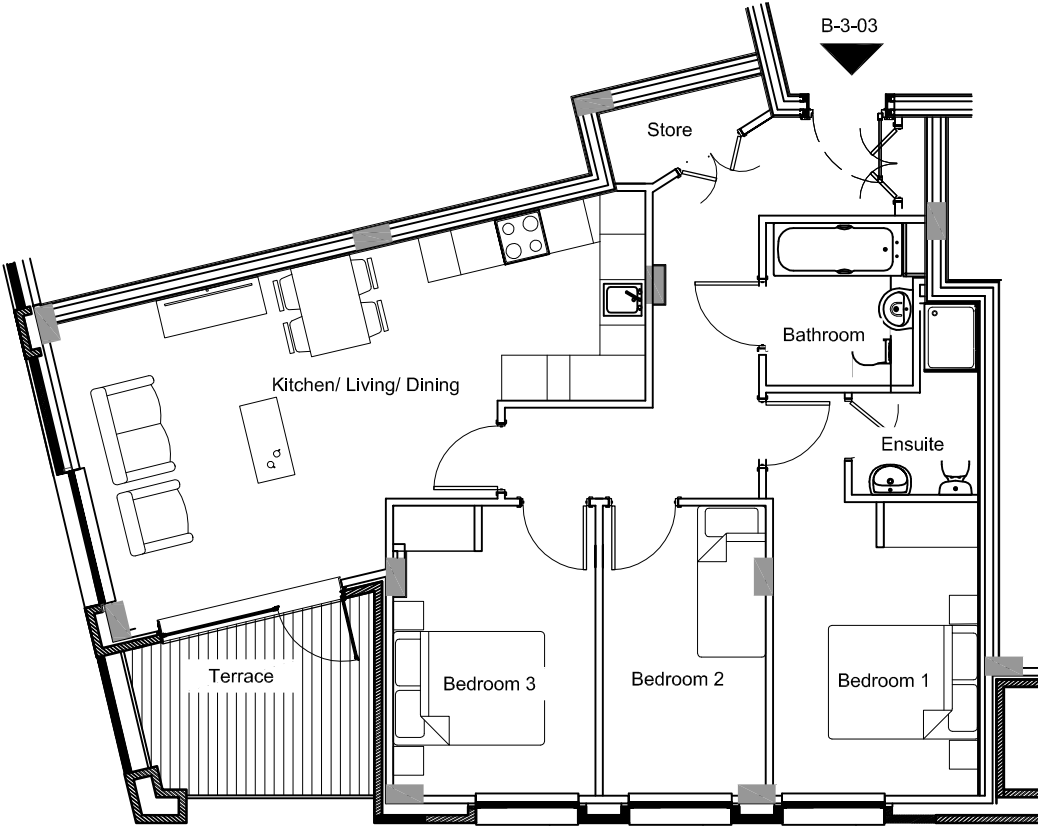
Kitchen/Living/Dining	3.1 × 8.8 m
Bedroom 1	3.1 × 4.1 m
Total	50.4 sqm
	543 sqft
Outside space	5.0 sqm
	54 sqft



Apartment B3 – 03
Core B
Third Floor
82 sqm / 883 sqft
3 Bedrooms
2 Bathrooms
Terrace



Kitchen/Living/Dining	4.2 × 7.8 m
Bedroom 1	2.7 × 5.3 m
Bedroom 2	2.2 × 3.9 m
Bedroom 3	2.7 × 3.8 m
Total	82.0 sqm
	883 sqft
Outside space	7.2 sqm
	78 sqft



Apartment B3 – 04

Core B

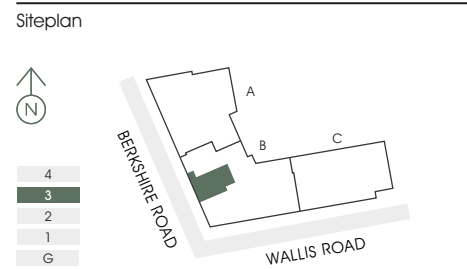
Third Floor

50 SQM / **538** SQFT

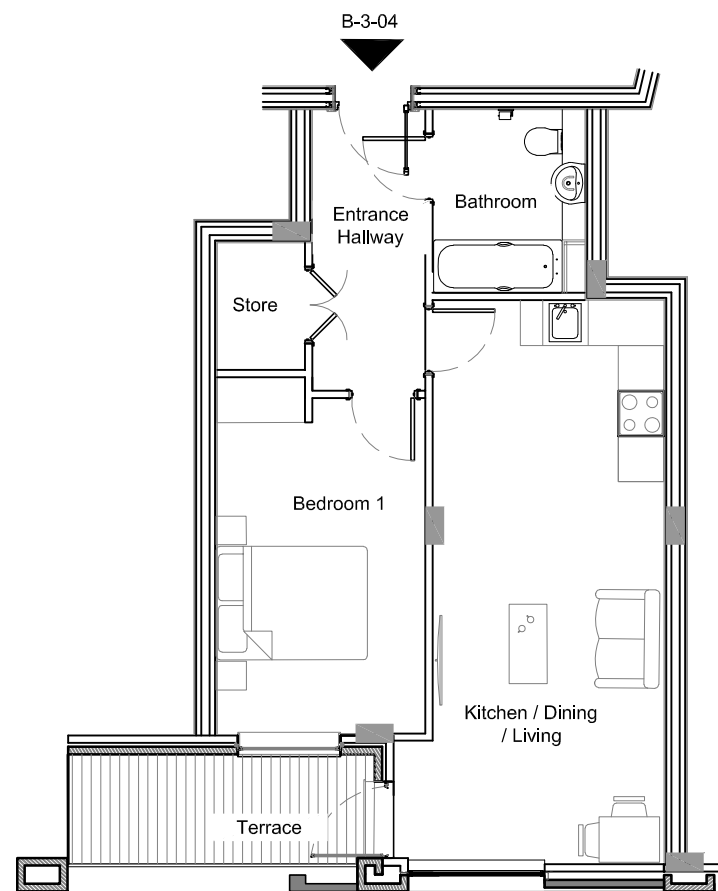
1 Bedroom

1 Bathroom

Terrace



Kitchen/Living/Dining	3.5 × 7.4 m
Bedroom 1	2.8 × 4.7 m
Total	50.0 sqm
	538 sqft
Outside space	6.0 sqm
	65 sqft



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Apartment B3 – 05

Core B

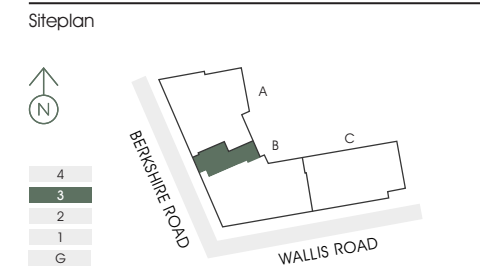
Third Floor

72 SQM / 775 SQFT

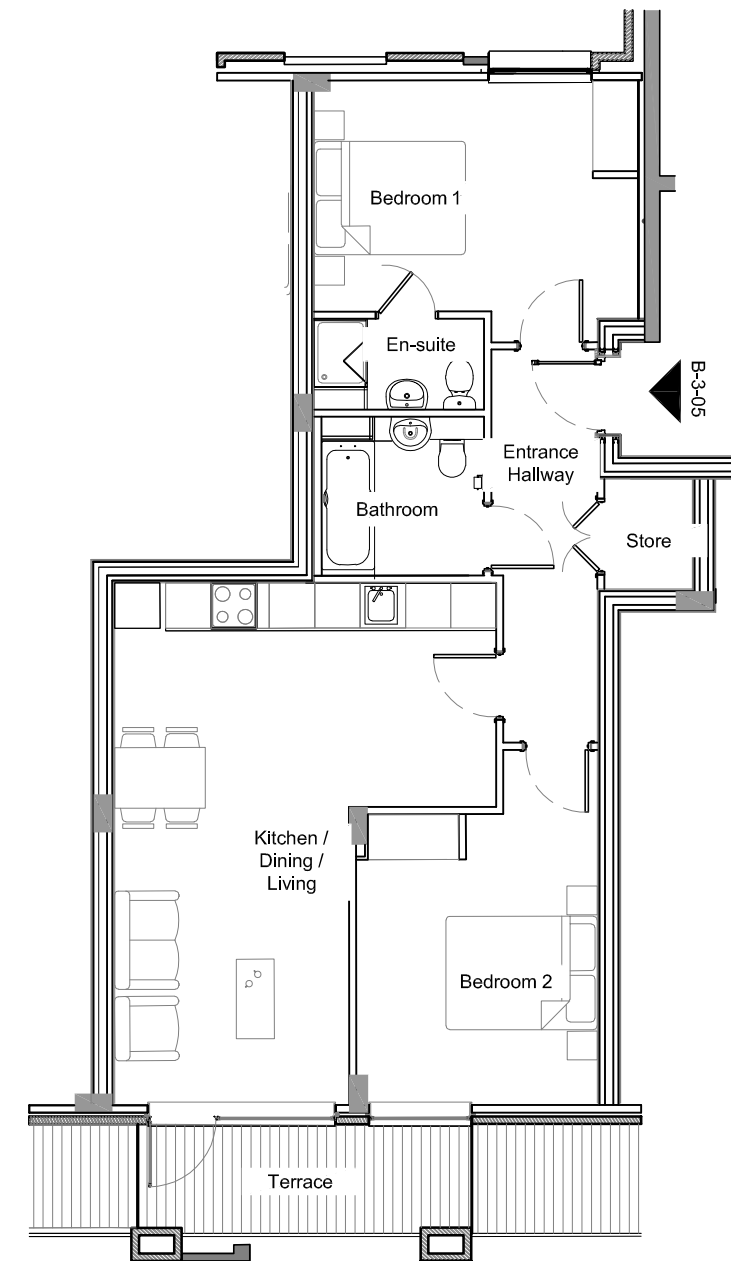
2 Bedrooms

2 Bathrooms

Terrace



Kitchen/Living/Dining	3.1 × 6.9 m
Bedroom 1	4.3 × 3.2 m
Bedroom 2	3.2 × 3.8 m
Total	72.0 sqm
	775 sqft
Outside space	7.0 sqm
	75 sqft



All measurements are approximate and are taken at maximum widths and lengths of rooms. Plans are drawn to scale at a design phase and may vary during build. Kitchens and wardrobes sizes and layouts may differ to those shown. Furniture layouts are indicative only (where they appear). All total sqft and sqm are gross measurements. Window styles and positions may vary. Floorplans are not to scale.

75-89 WALLIS ROAD, HACKNEY E9 5LN

Apartment B4 – 01

Core B

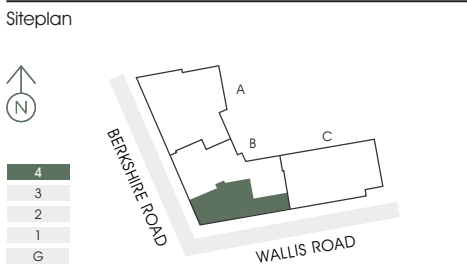
Fourth Floor

109 SQM / 1173 SQFT

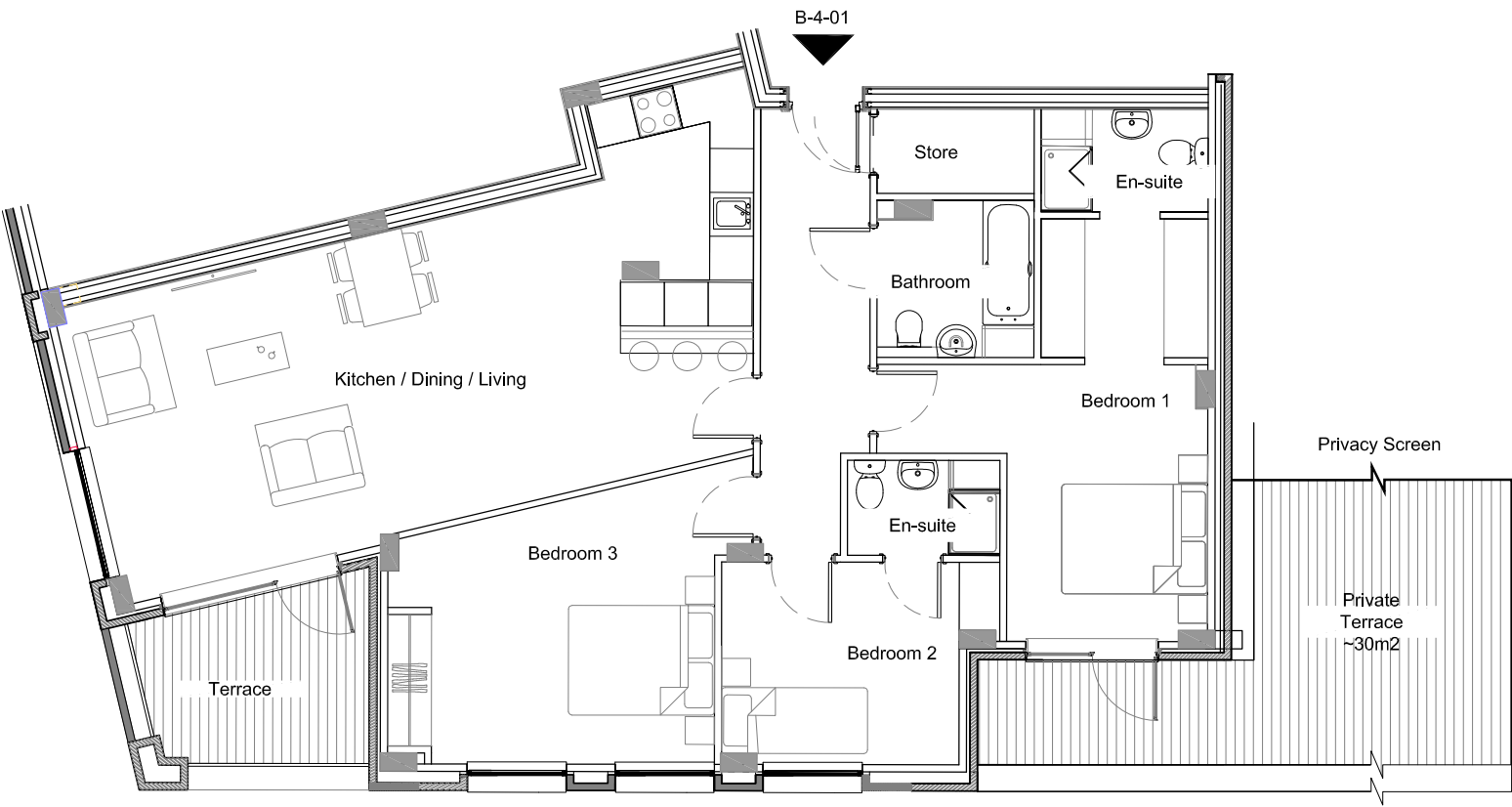
3 Bedrooms

3 Bathrooms

2 Terraces



Kitchen/Living/Dining	4.2 × 8.9 m
Bedroom 1	4.5 × 2.8 m
Bedroom 2	3.8 × 2.8 m
Bedroom 3	4.5 × 4.1 m
Total	109.0 sqm
	1,173 sqft
Outside space	372 sqm
	400 sqft



Apartment B4 – 02

Core B

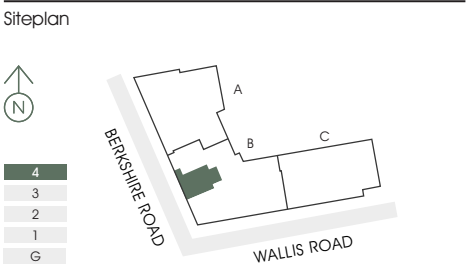
Fourth Floor

50 SQM / 538 SQFT

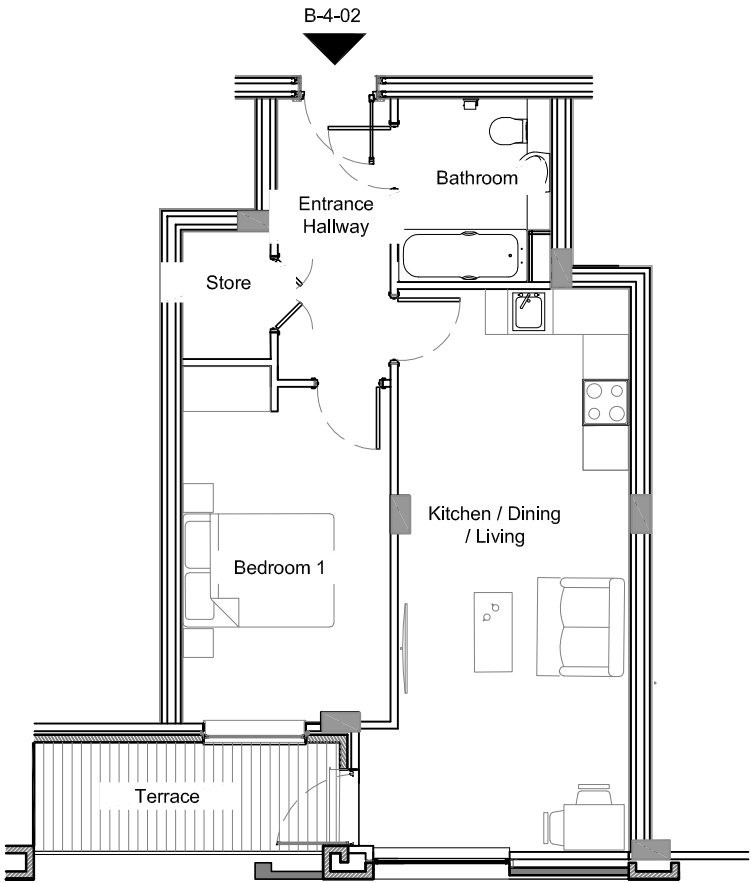
1 Bedroom

1 Bathroom

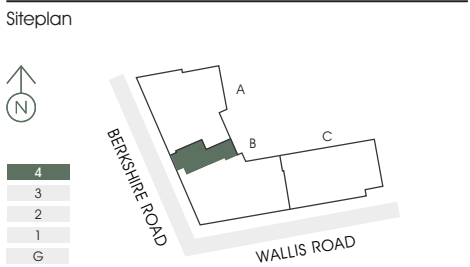
Terrace



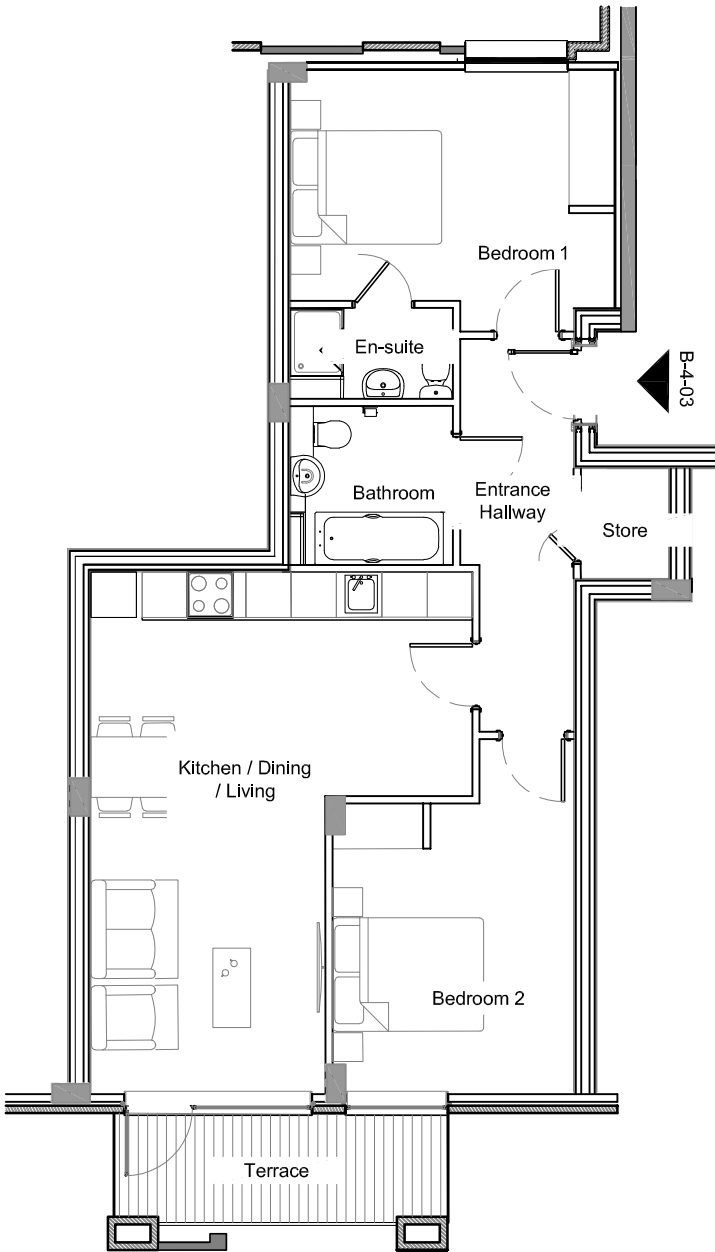
Kitchen/Living/Dining	3.5 × 7.4 m
Bedroom 1	2.8 × 4.7 m
Total	50.0 sqm
	538 sqft
Outside space	6.0 sqm
	65 sqft



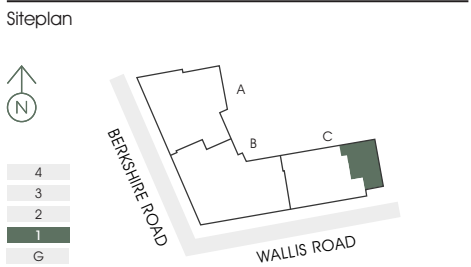
Apartment B4 – 03
Core B
Fourth Floor
72.5 sqm / 780 sqft
2 Bedrooms
2 Bathrooms
Terrace



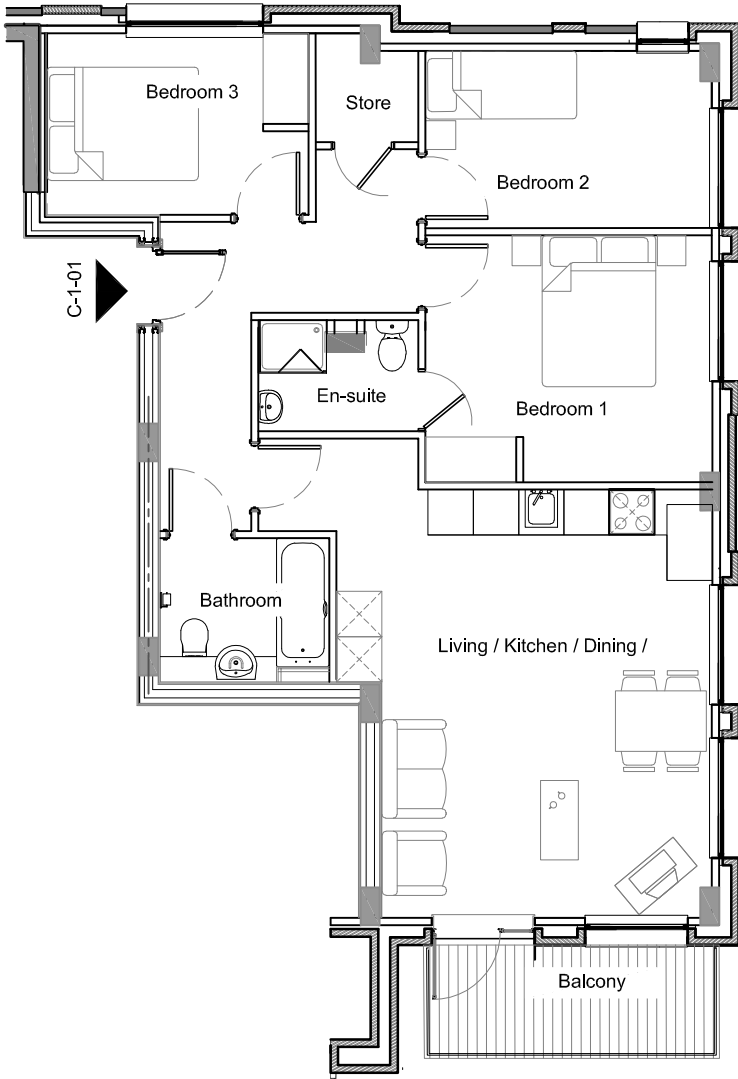
Kitchen/Living/Dining	3.1 × 6.9 m
Bedroom 1	4.3 × 3.0 m
Bedroom 2	3.2 × 3.8 m
Total	72.5 sqm
	780 sqft
Outside space	7.0 sqm
	75 sqft



Apartment C1 – 01
Core C
First Floor
78.5 sqm / 845 sqft
3 Bedrooms
2 Bathrooms
Balcony



Kitchen/Living/Dining	5.0 × 5.7 m
Bedroom 1	3.8 × 3.3 m
Bedroom 2	3.8 × 2.3 m
Bedroom 3	3.5 × 2.4 m
Total	78.5 sqm
	845 sqft
Outside space	7.0 sqm
	75 sqft



Apartment C1 – 02

Core C

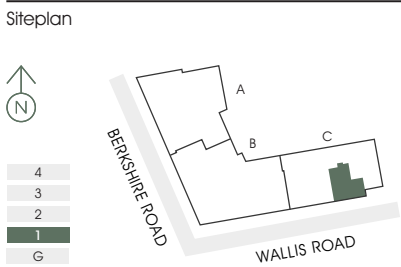
First Floor

50 sqm / 538 sqft

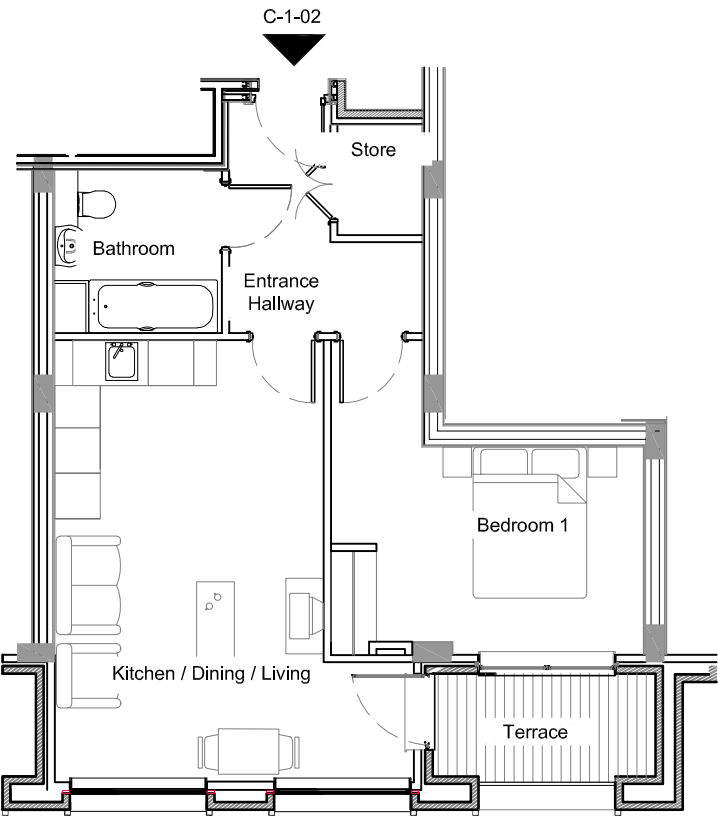
1 Bedroom

1 Bathroom

Terrace



Kitchen/Living/Dining	3.6 × 5.8 m
Bedroom 1	4.1 × 2.7 m
Total	50.0 sqm
	538 sqft
Outside space	4.5 sqm
	48 sqft



Studio C1 – 03

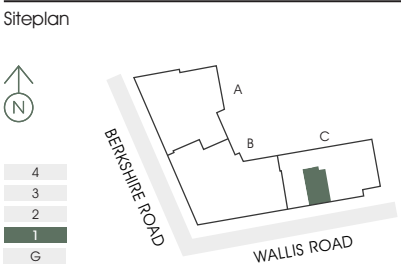
Core C

First Floor

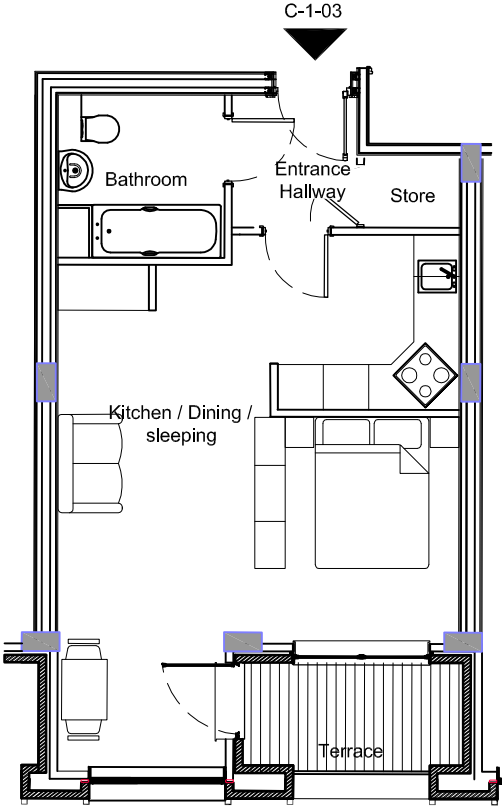
41 sqm / 441 sqft

1 Bathroom

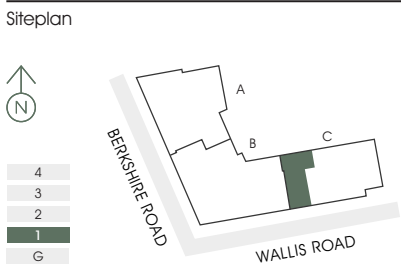
Terrace



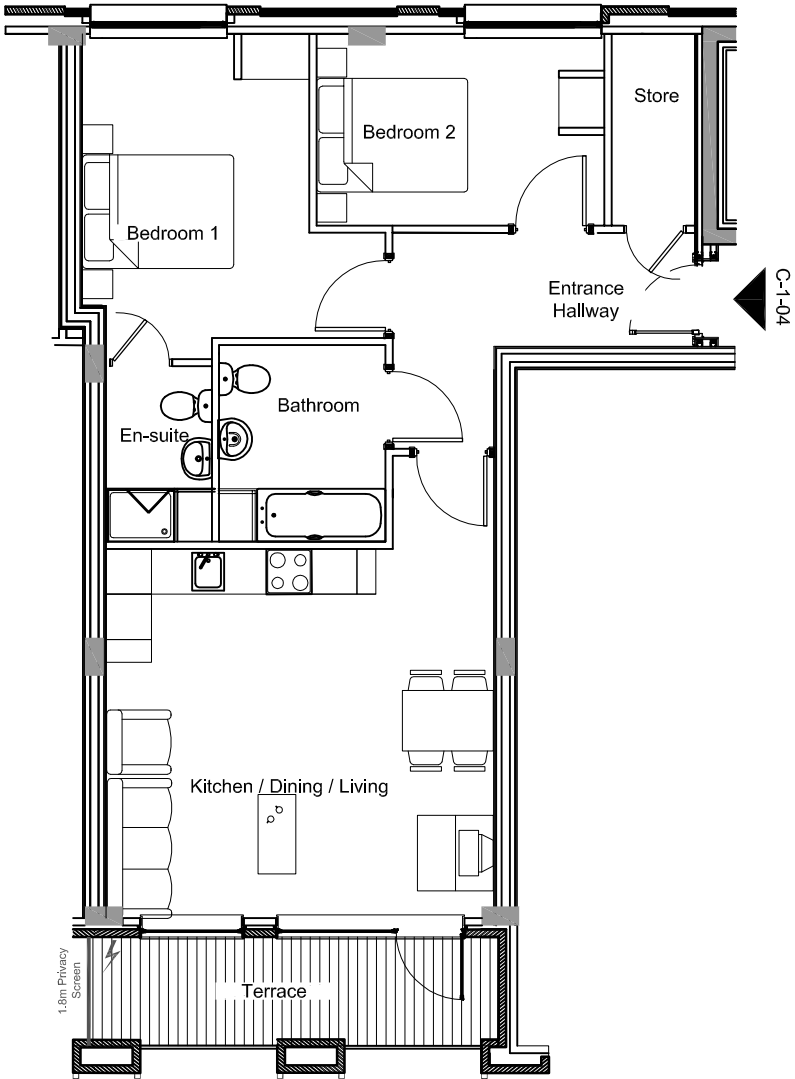
Kitchen/Dining/Sleeping	5.3 × 6.7 m
Total	41.0 sqm
	441 sqft
Outside space	4.5 sqm
	48 sqft



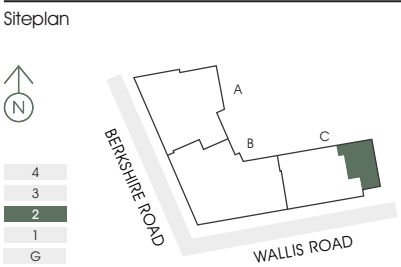
Apartment C1 – 04
Core C
First Floor
71.8 sqm / 773 sqft
2 Bedrooms
2 Bathrooms
Terrace



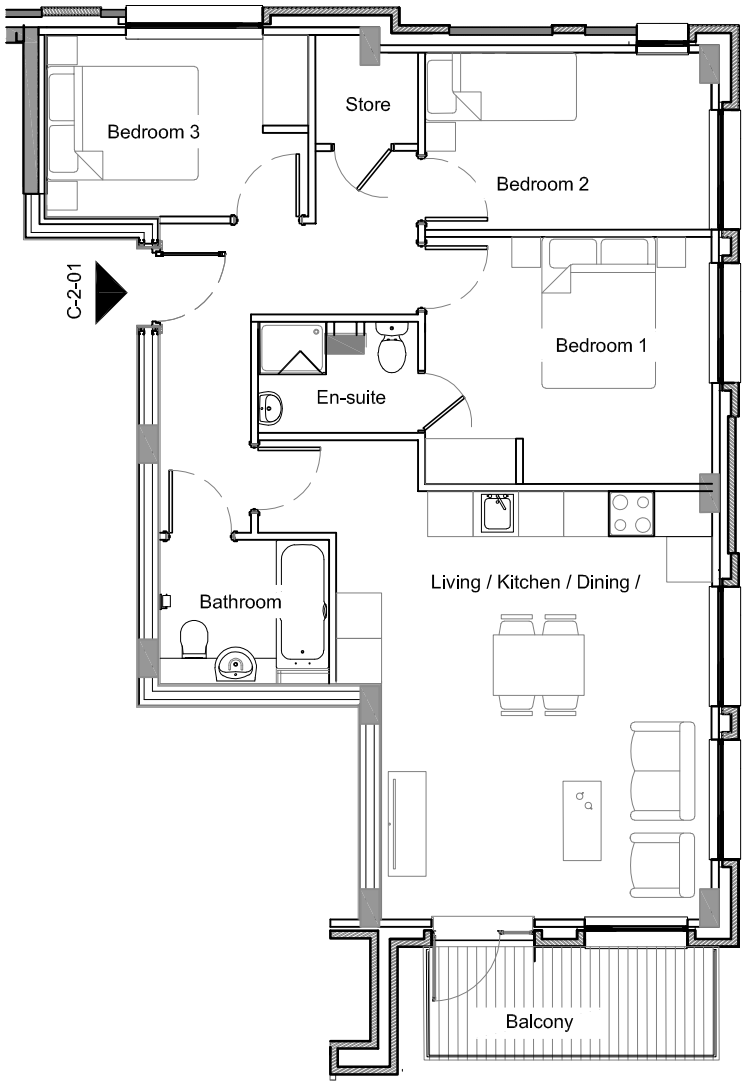
Kitchen/Living/Dining	5.1 × 4.9 m
Bedroom 1	3.0 × 4.0 m
Bedroom 2	3.8 × 2.5 m
Total	71.8 sqm
	773 sqft
Outside space	7.5 sqm
	81 sqft



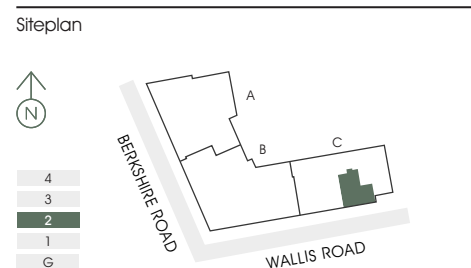
Apartment C2 – 01
Core C
Second Floor
78.5 sqm / 845 sqft
3 Bedrooms
2 Bathrooms
Balcony



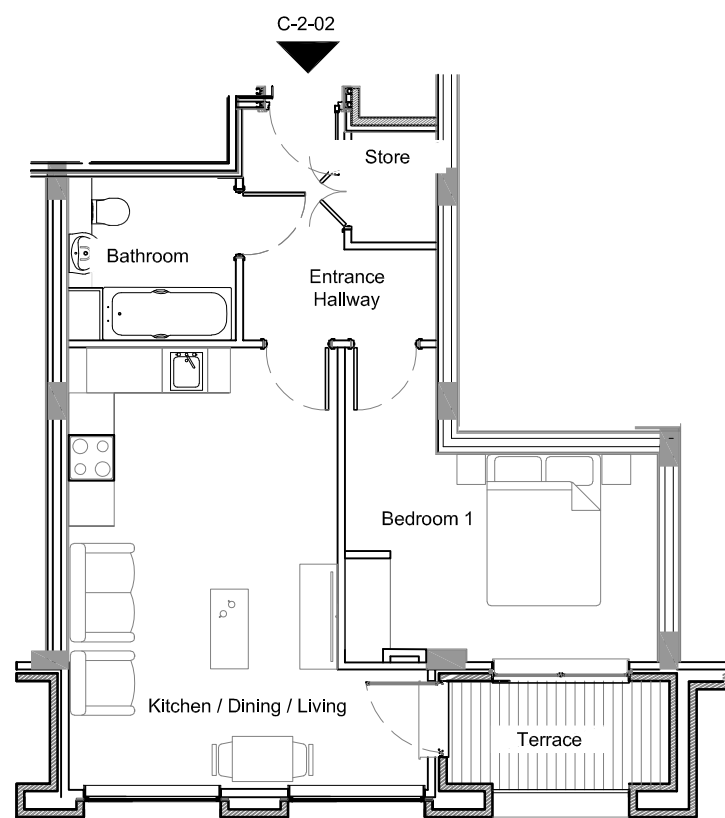
Kitchen/Living/Dining	5.0 × 5.7 m
Bedroom 1	3.8 × 3.3 m
Bedroom 2	3.8 × 2.3 m
Bedroom 3	3.5 × 2.4 m
Total	78.5 sqm
	845 sqft
Outside space	7.0 sqm
	75 sqft



Apartment C2 – 02
Core C
Second Floor
50 SQM / 538 SQFT
1 Bedroom
1 Bathroom
Terrace



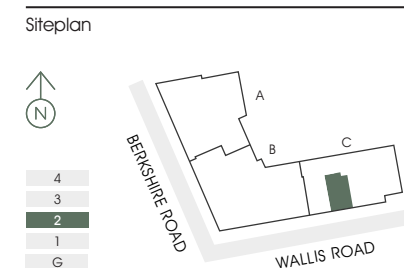
Kitchen/Living/Dining	3.6 × 5.8 m
Bedroom 1	4.1 × 2.7 m
Total	50.0 sqm
	538 sqft
Outside space	4.5 sqm
	48 sqft



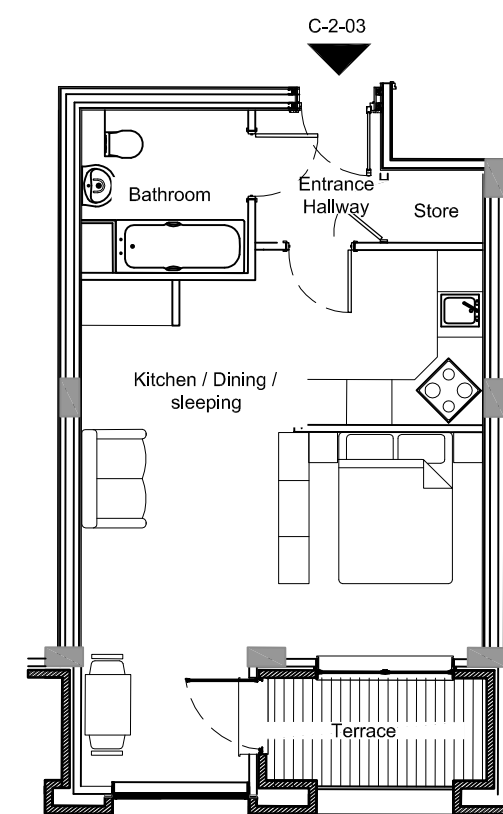
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Studio C2 – 03
Core C
Second Floor
41 SQM / **441** SQFT
1 Bathroom
Terrace



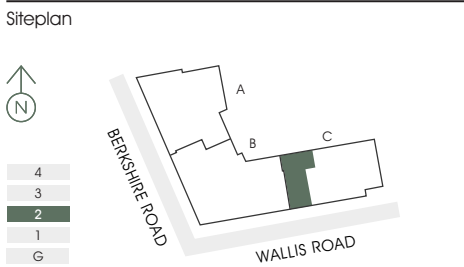
Kitchen/Dining/Sleeping	5.3 × 6.7 m
Total	41.0 sqm
	441 sqft
Outside space	4.5 sqm
	48 sqft



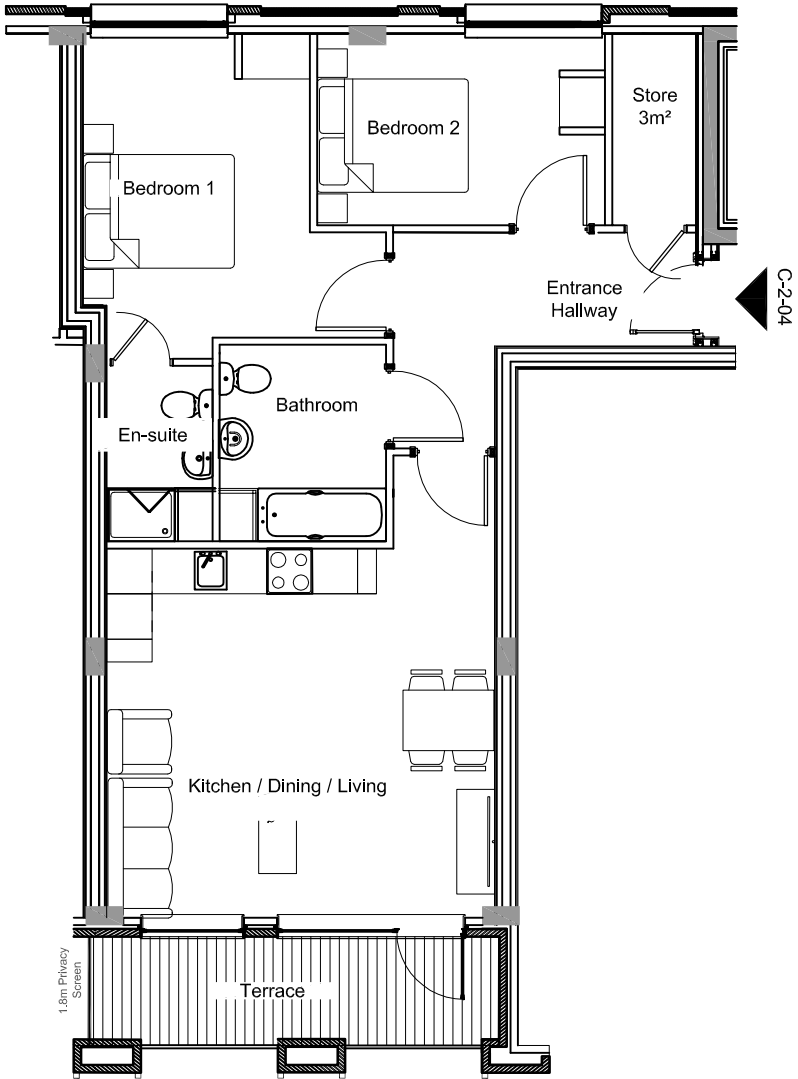
All measurements are approximate and are taken at maximum widths and lengths of rooms. Plans are drawn to scale at a design phase and may vary during build. Kitchens and wardrobes sizes and layouts may differ to those shown. Furniture layouts are indicative only (where they appear). All total sqft and sqm are gross measurements. Window styles and positions may vary. Floorplans are not to scale.

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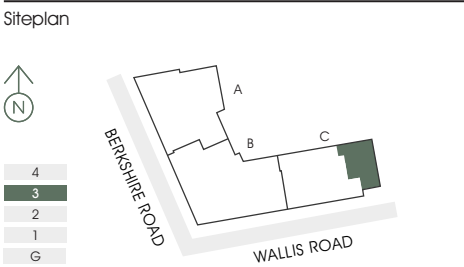
Apartment C2 – 04
Core C
Second Floor
71.8 sqm / 773 sqft
2 Bedrooms
2 Bathrooms
Terrace



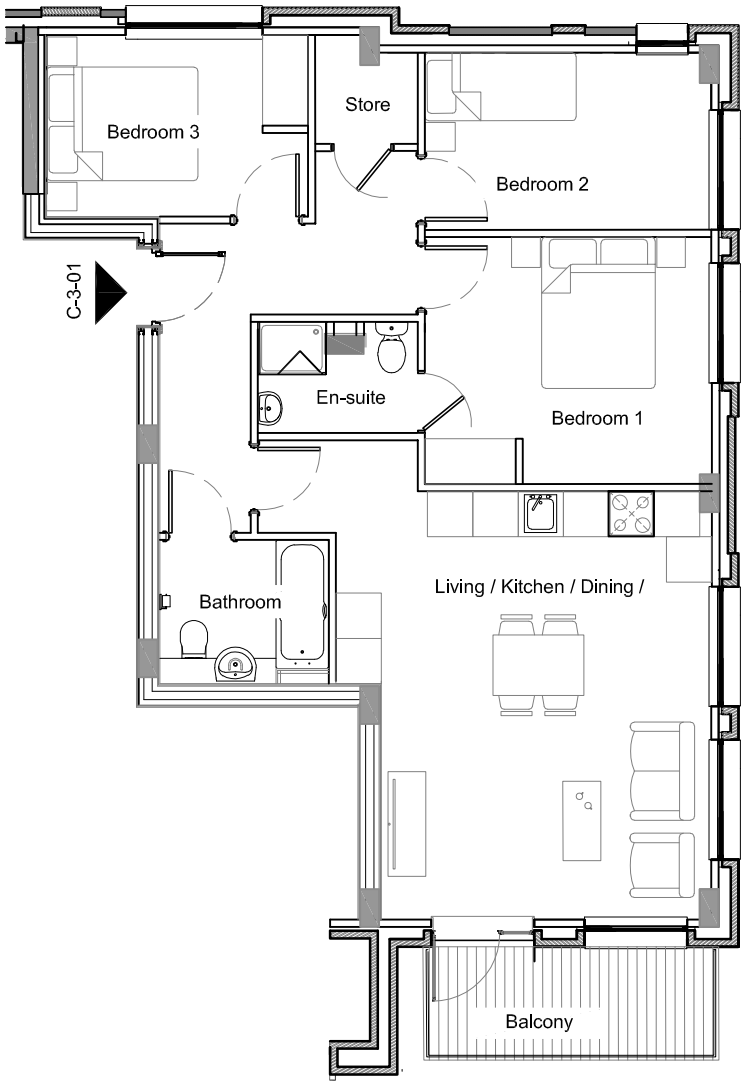
Kitchen/Living/Dining	5.1 × 4.9 m
Bedroom 1	3.0 × 4.0 m
Bedroom 2	3.8 × 2.5 m
Total	71.8 sqm
	773 sqft
Outside space	7.5 sqm
	81 sqft



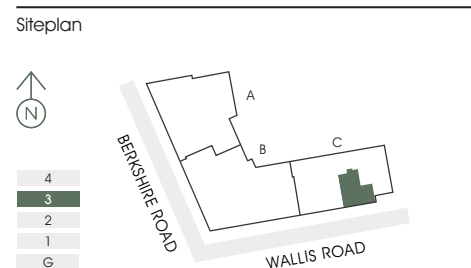
Apartment C3 – 01
Core C
Third Floor
78.5 sqm / 845 sqft
3 Bedrooms
2 Bathrooms
Balcony



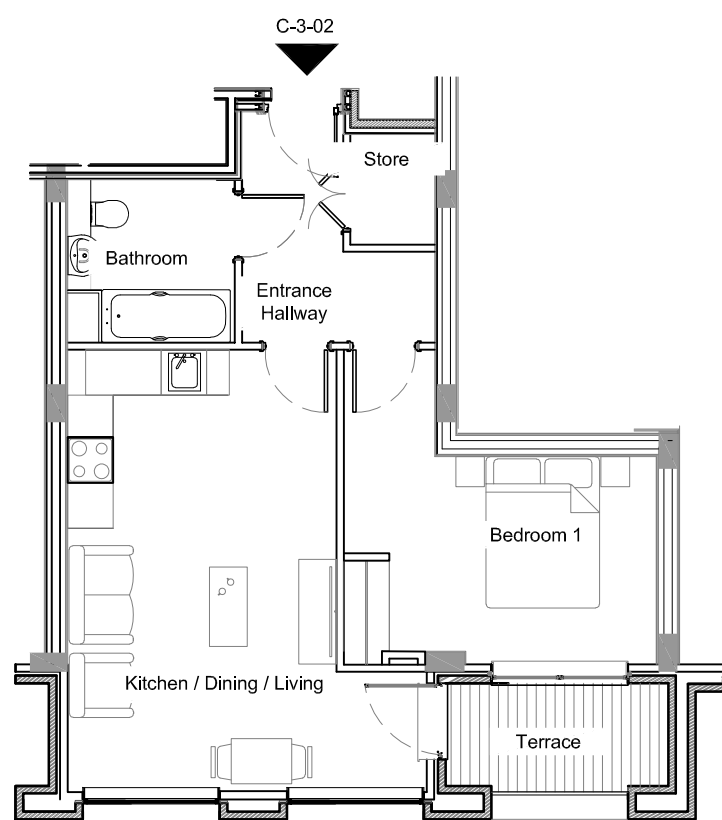
Kitchen/Living/Dining	5.0 × 5.7 m
Bedroom 1	3.8 × 3.3 m
Bedroom 2	3.8 × 2.3 m
Bedroom 3	3.5 × 2.4 m
Total	78.5 sqm
	845 sqft
Outside space	7.0 sqm
	75 sqft



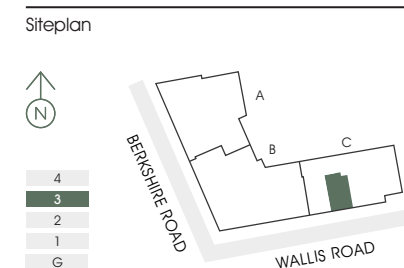
Apartment C3 – 02
Core C
Third Floor
50 SQM / **538** SQFT
1 Bedroom
1 Bathroom
Terrace



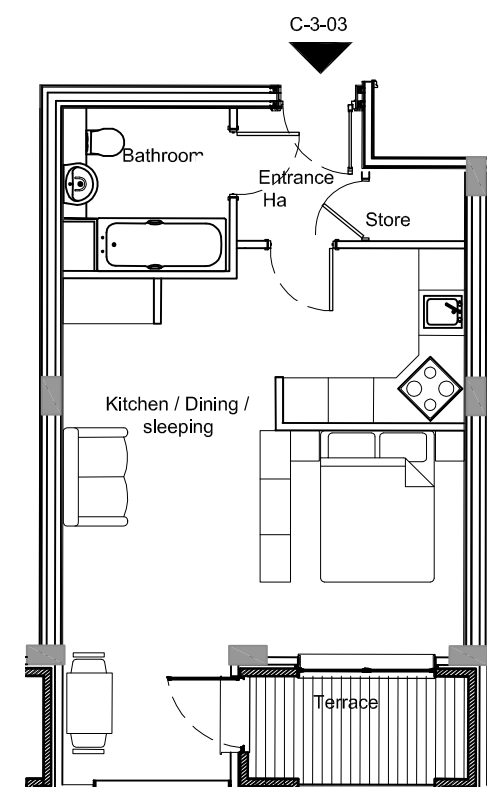
Kitchen/Living/Dining	3.6 × 5.8 m
Bedroom 1	4.1 × 2.7 m
Total	50.0 sqm
	538 sqft
Outside space	4.5 sqm
	48 sqft



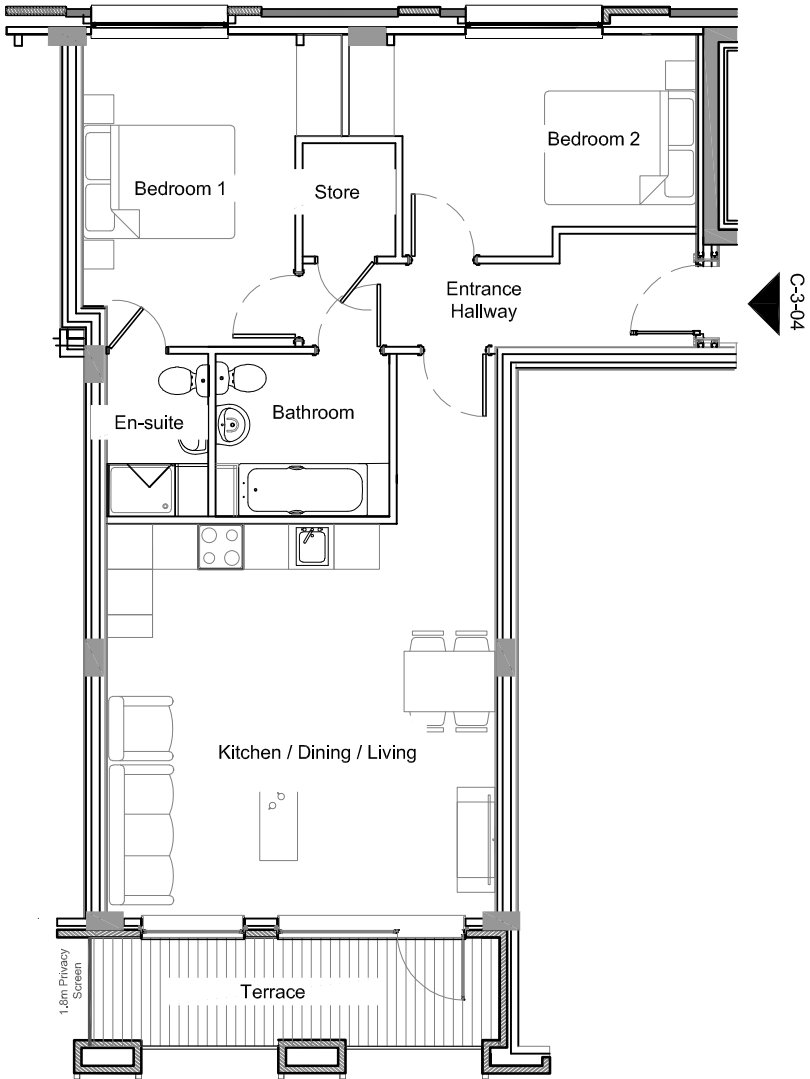
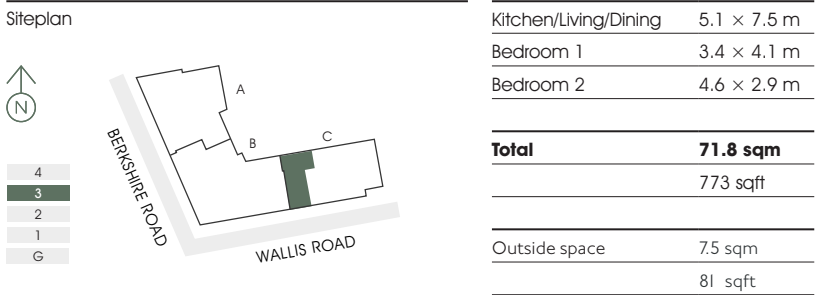
Studio C3 – 03
Core C
Third Floor
41 SQM / **441** SQFT
1 Bathroom
Terrace



Kitchen/Dining/Sleeping	5.3 × 6.7 m
Total	41.0 sqm
	441 sqft
Outside space	4.5 sqm
	48 sqft



Apartment C3 – 04
Core C
Third Floor
71.8 sqm / 773 sqft
2 Bedrooms
2 Bathrooms
Terrace



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HELP TO BUY
AVAILABLE



Backed by
HM Government



HELP TO BUY

The Help To Buy Scheme is available on units priced up to £600,000 and buyers must contact Help to Buy directly to enquire about eligibility.

HOW DOES IT WORK?

Help to Buy Equity Loans help homebuyers across England to purchase new-build properties with as little as 5% deposit. In London, the Help to Buy rules slightly differ with the Equity Loan rising from 20% to 40%.

Visit [helptobuy.gov.uk](https://www.helptobuy.gov.uk) to find out more information regarding Help to Buy or to download the buyers guide pdf.

LOCAL AUTHORITY

Hackney Council. For more information, please visit:
www.hackney.gov.uk/paying-your-council-tax

FOR MORE INFORMATION PLEASE VISIT [WWW.HELPTOBUY.GOV.UK](https://www.helptobuy.gov.uk)

CONTACT THE DEVELOPER'S SALES TEAM
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