



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






# 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


  
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



Travel times sourced as per TFL's estimations



# YOUR NEW NEIGHBOURS



## EAT

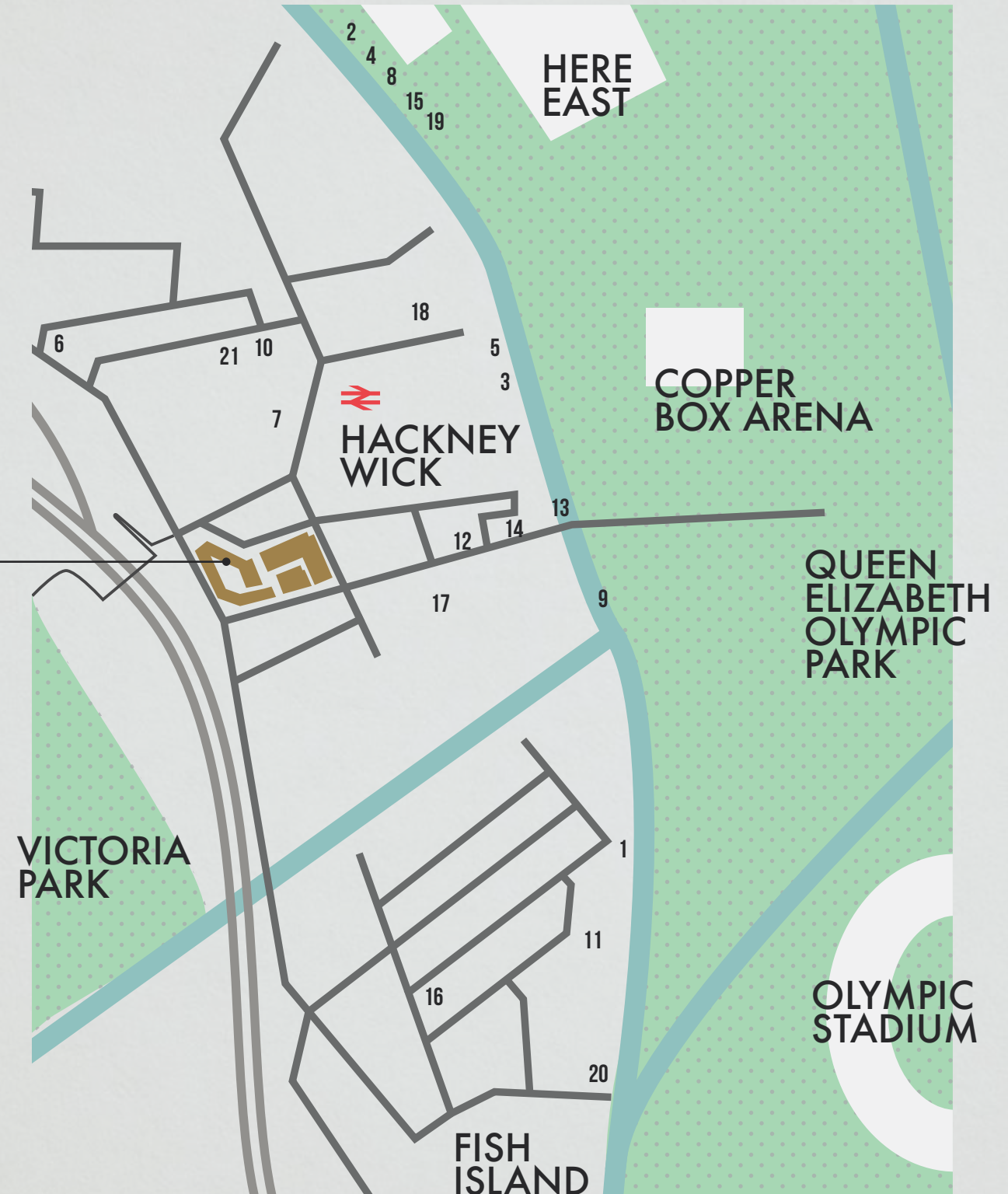
1. Stour Space
2. Gotto Trattoria
3. Grow
4. Here East Canalside
5. Number 90
6. Scoffs Grill
7. Station Food & Wine
8. The Breakfast Club

## 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



“

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.



Alfred Le Roy / CRATE Brewery

## 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

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



Westfield Shopping Centre

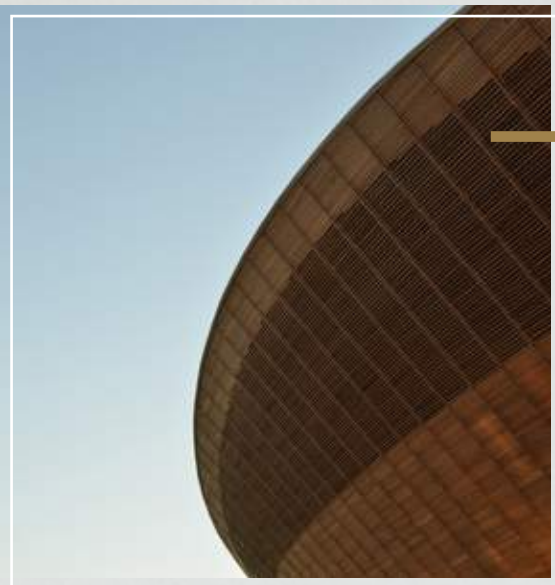


# SPEND YOUR MONEY

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



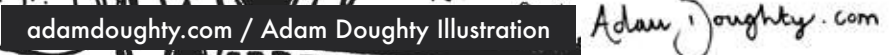
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HACKNEY WICK  
IS SUCH A CREATIVE  
PLACE TO BE, EVERY  
WEEK THERE'S  
SOMETHING  
DIFFERENT  
TO SEE HERE.

”

**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

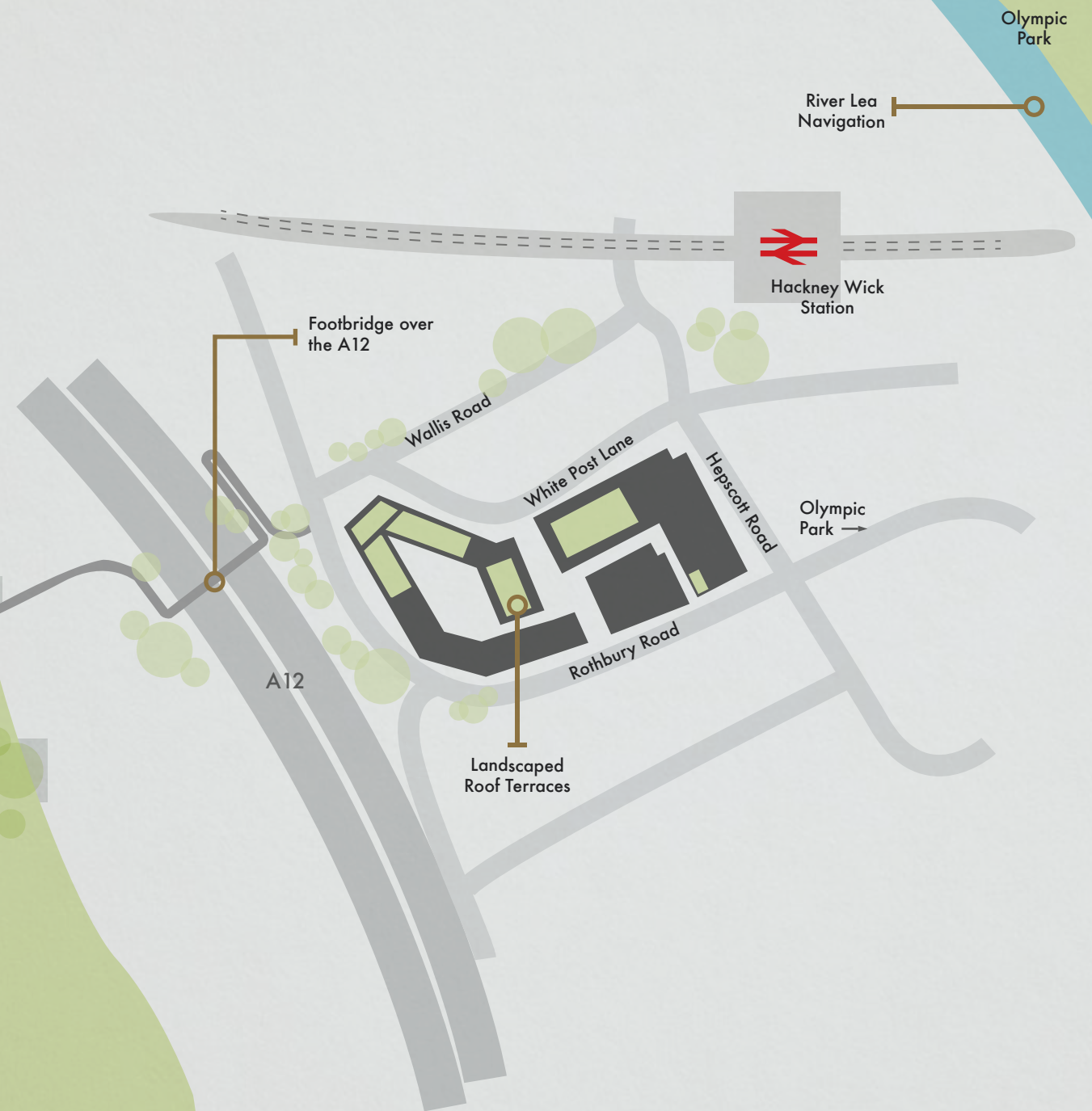






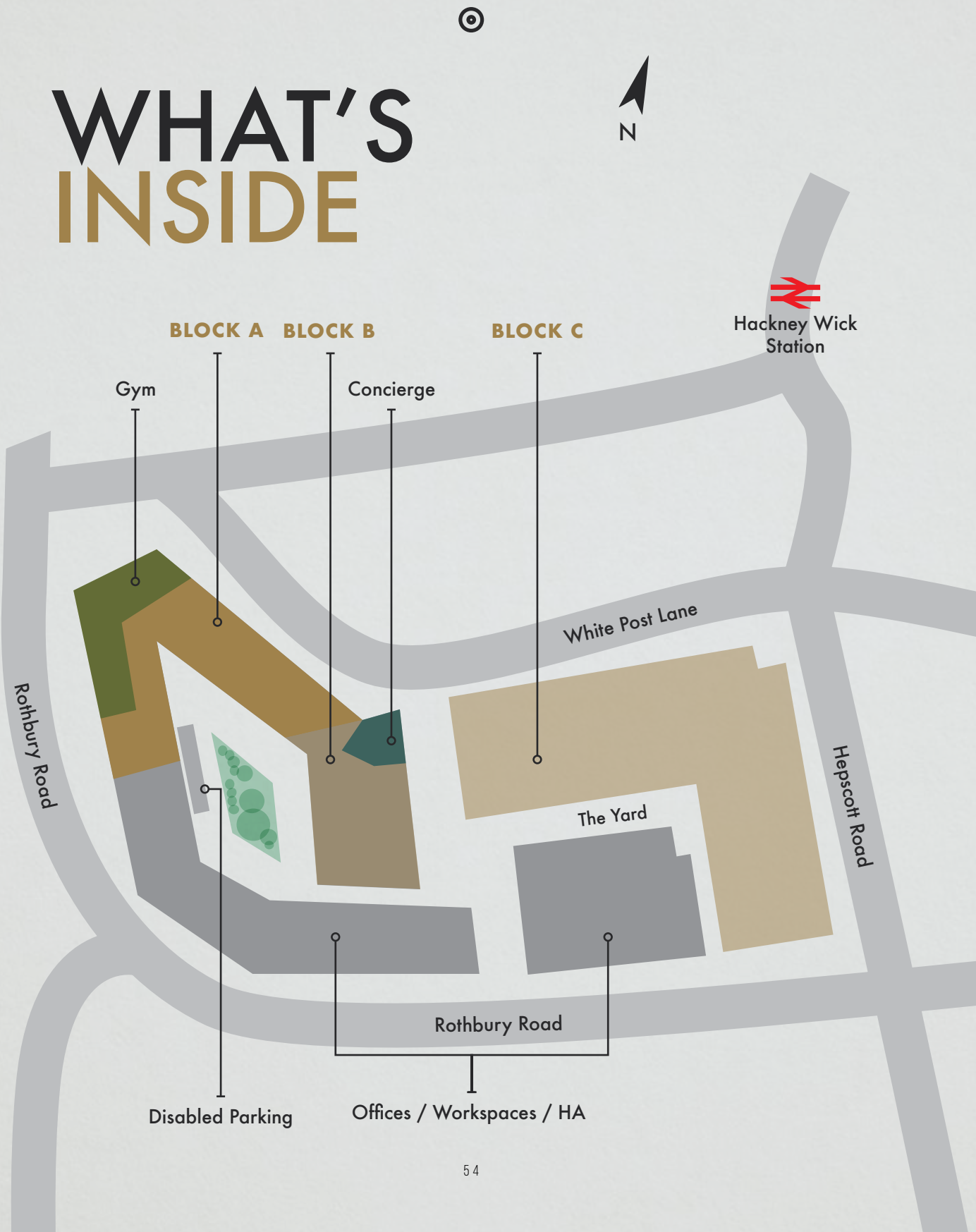
# FROM ABOVE

Victoria Park





# WHAT'S INSIDE



# APARTMENT LISTINGS

## BLOCK A



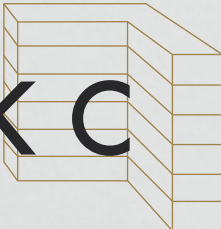
|                    |    |
|--------------------|----|
| GROUND FLOOR ..... | 56 |
| FLOOR ONE .....    | 58 |
| FLOOR TWO .....    | 60 |
| FLOOR THREE .....  | 62 |
| FLOOR FOUR .....   | 64 |
| FLOOR FIVE .....   | 66 |

## 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         |

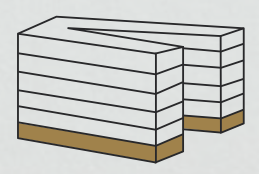
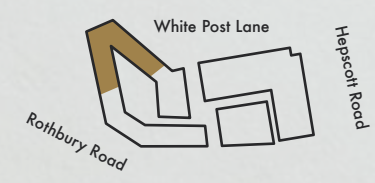




# BLOCK A GROUND FLOOR

## DUPLEX

|                         |  |
|-------------------------|--|
| <b>501</b>              | <b>119<sup>sqm</sup> • 1282<sup>sqft</sup></b> |
| 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"                      |
| <b>502</b>              | <b>119<sup>sqm</sup> • 1279<sup>sqft</sup></b> |
| 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"                      |
| <b>503</b>              | <b>127<sup>sqm</sup> • 1319<sup>sqft</sup></b> |
| 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"                     |
| <b>504</b>              | <b>121<sup>sqm</sup> • 1319<sup>sqft</sup></b> |
| 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"                      |

























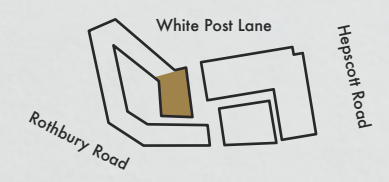


# BLOCK B FLOOR ONE

|                   |  |
|-------------------|--|
| <b>556</b>        | <b>73<sup>sqm</sup> • 780<sup>sqft</sup></b> |
| 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"                  |

|                   |  |
|-------------------|--|
| <b>557</b>        | <b>73<sup>sqm</sup> • 780<sup>sqft</sup></b> |
| 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"                  |

|                   |   |
|-------------------|---|
| <b>558</b>        | <b>93<sup>sqm</sup> • 1005<sup>sqft</sup></b> |
| 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"                   |



|                   |  |
|-------------------|--|
| <b>559</b>        | <b>53<sup>sqm</sup> • 572<sup>sqft</sup></b> |
| Kitchen / Living: | 7.7m x 3.4m • 25'6" x 11'4"                  |
| Bed 1:            | 4.2m x 3.3m • 13'10" x 10'10"                |

|                   |  |
|-------------------|--|
| <b>560</b>        | <b>64<sup>sqm</sup> • 687<sup>sqft</sup></b> |
| Kitchen / Living: | 7.7m x 3.5m • 25'4" x 11'8"                  |
| Bed 1:            | 4.3m x 4.7m • 14'4" x 15'8"                  |

|                   |  |
|-------------------|--|
| <b>561</b>        | <b>63<sup>sqm</sup> • 678<sup>sqft</sup></b> |
| Kitchen / Living: | 4.5m x 6.4m • 15'0" x 21'0"                  |
| Bed 1:            | 5m x 4.4m • 16'5" x 14'8"                    |





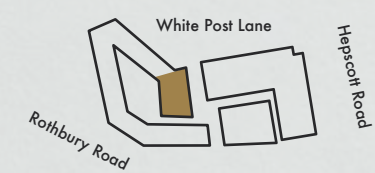


# BLOCK B FLOOR TWO

|                   |  |
|-------------------|--|
| <b>562</b>        | <b>73<sup>sqm</sup> • 780<sup>sqft</sup></b> |
| 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"                  |

|                   |  |
|-------------------|--|
| <b>563</b>        | <b>73<sup>sqm</sup> • 780<sup>sqft</sup></b> |
| 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"                  |

|                   |   |
|-------------------|---|
| <b>564</b>        | <b>93<sup>sqm</sup> • 1005<sup>sqft</sup></b> |
| 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"                   |



|                   |  |
|-------------------|--|
| <b>565</b>        | <b>53<sup>sqm</sup> • 572<sup>sqft</sup></b> |
| Kitchen / Living: | 7.7m x 3.4m • 25'6" x 11'4"                  |
| Bed 1:            | 4.2m x 3.3m • 13'10" x 10'10"                |

|                   |  |
|-------------------|--|
| <b>566</b>        | <b>80<sup>sqm</sup> • 858<sup>sqft</sup></b> |
| 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"                   |

|                   |  |
|-------------------|--|
| <b>567</b>        | <b>63<sup>sqm</sup> • 678<sup>sqft</sup></b> |
| Kitchen / Living: | 4.5m x 6.4m • 15'0" x 21'0"                  |
| Bed 1:            | 5m x 4.4m • 16'5" x 14'8"                    |

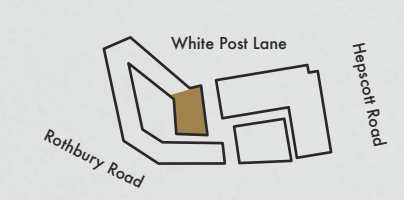






# BLOCK B FLOOR THREE

|   |  |
|---|--|
| <b>568</b><br>Kitchen / Living:<br>Bed 1:<br>Bed 2: | <b>73<sup>sqm</sup> • 780<sup>sqft</sup></b><br>8m x 3.3m • 26'4" x 11'1"<br>5.8m x 2.8m • 19'3" x 9'2"<br>4.5m x 2.7m • 14'11" x 9'0"     |
| <b>569</b><br>Kitchen / Living:<br>Bed 1:<br>Bed 2: | <b>73<sup>sqm</sup> • 780<sup>sqft</sup></b><br>8m x 3.3m • 26'4" x 11'1"<br>5.8m x 2.8m • 19'3" x 9'2"<br>4.5m x 2.7m • 14'11" x 9'0"     |
| <b>570</b><br>Kitchen / Living:<br>Bed 1:<br>Bed 2: | <b>93<sup>sqm</sup> • 1005<sup>sqft</sup></b><br>4.1m x 7.7m • 13'6" x 25'4"<br>3.7m x 6.7m • 12'4" x 22'1"<br>4.1m x 3.5m • 13'8" x 11'7" |
| <b>571</b><br>Kitchen / Living:<br>Bed 1:           | <b>53<sup>sqm</sup> • 572<sup>sqft</sup></b><br>7.7m x 3.4m • 25'6" x 11'4"<br>4.2m x 3.3m • 13'10" x 10'10"                               |
| <b>572</b><br>Kitchen / Living:<br>Bed 1:<br>Bed 2: | <b>80<sup>sqm</sup> • 858<sup>sqft</sup></b><br>7.7m x 2.8m • 25'4" x 9'5"<br>6m x 4.4m • 19'9" x 14'6"<br>4.4m x 2.7m • 14'6" x 9'0"      |
| <b>573</b><br>Kitchen / Living:<br>Bed 1:           | <b>63<sup>sqm</sup> • 678<sup>sqft</sup></b><br>4.5m x 6.4m • 15'0" x 21'0"<br>5m x 4.4m • 16'5" x 14'8"                                   |







# BLOCK B

## FLOOR FOUR

**574**

**73<sup>sqm</sup> • 780<sup>sqft</sup>**

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<sup>sqm</sup> • 780<sup>sqft</sup>**

Kitchen / Living:  
Bed 1:  
Bed 2:

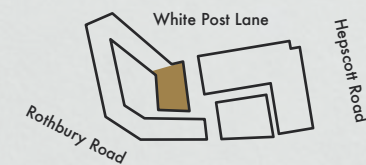
8m x 3.3m • 26'4" x 11'1"  
5.8m x 2.8m • 19'3" x 9'2"  
4.5m x 2.7m • 14'11" x 9'0"

**576**

**93<sup>sqm</sup> • 1005<sup>sqft</sup>**

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<sup>sqm</sup> • 572<sup>sqft</sup>**

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<sup>sqm</sup> • 813<sup>sqft</sup>**

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<sup>sqm</sup> • 672<sup>sqft</sup>**

Kitchen / Living:  
Bed 1:

4.5m x 6.4m • 15'0" x 21'0"  
5m x 4.4m • 16'5" x 14'8"





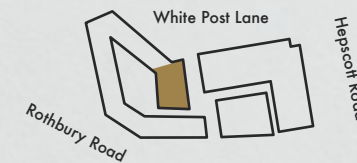


# BLOCK B FLOOR FIVE

**580** 73<sup>sqm</sup> • 780<sup>sqft</sup>  
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<sup>sqm</sup> • 780<sup>sqft</sup>  
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<sup>sqm</sup> • 1005<sup>sqft</sup>  
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<sup>sqm</sup> • 572<sup>sqft</sup>  
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<sup>sqm</sup> • 867<sup>sqft</sup>  
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<sup>sqm</sup> • 675<sup>sqft</sup>  
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

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

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

### 588

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

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

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

### 591

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

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

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

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

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

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

### 597

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

### 598

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

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

### 600

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

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<sup>sqm</sup> • 990<sup>sqft</sup>  
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<sup>sqm</sup> • 570<sup>sqft</sup>  
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<sup>sqm</sup> • 850<sup>sqft</sup>  
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<sup>sqm</sup> • 1023<sup>sqft</sup>  
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<sup>sqm</sup> • 570<sup>sqft</sup>  
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<sup>sqm</sup> • 840<sup>sqft</sup>  
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<sup>sqm</sup> • 1109<sup>sqft</sup>  
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<sup>sqm</sup> • 850<sup>sqft</sup>  
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<sup>sqm</sup> • 893<sup>sqft</sup>  
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<sup>sqm</sup> • 1033<sup>sqft</sup>  
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<sup>sqm</sup> • 570<sup>sqft</sup>  
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<sup>sqm</sup> • 861<sup>sqft</sup>  
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<sup>sqm</sup> • 1044<sup>sqft</sup>  
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<sup>sqm</sup> • 570<sup>sqft</sup>  
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<sup>sqm</sup> • 829<sup>sqft</sup>  
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

|   |  |
|---|--|
| <b>633</b><br>Kitchen / Living:<br>Bed 1:<br>Bed 2:           | <b>79sqm • 850sqft</b><br>6.9m x 3.8m • 22'11" x 12'6"<br>4.7m x 4.5m • 15'7" x 14'10"<br>4.7m x 3.1m • 15'7" x 10'3"                            |
| <b>634</b><br>Kitchen / Living:<br>Bed 1:<br>Bed 2:           | <b>83sqm • 893sqft</b><br>6.6m x 4m • 21'9" x 13'4"<br>5.5m x 3.7m • 18'3" x 12'2"<br>4.3m x 2.8m • 14'1" x 9'2"                                 |
| <b>635</b><br>Kitchen / Living:<br>Bed 1:<br>Bed 2:<br>Bed 3: | <b>96sqm • 1033sqft</b><br>6m x 5.4m • 19'10" x 18'0"<br>4.3m x 3.8m • 14'4" x 12'7"<br>4.3m x 3m • 14'4" x 9'10"<br>3.6m x 2.4m • 11'11" x 8'0" |
| <b>636</b><br>Kitchen / Living:<br>Bed 1:<br>Bed 2:           | <b>87sqm • 936sqft</b><br>7.4m x 5.5m • 24'4" x 18'3"<br>5.5m x 3.3m • 18'2" x 10'11"<br>3.9m x 3m • 13'1" x 9'10"                               |
| <b>637</b><br>Kitchen / Living:<br>Bed 1:<br>Bed 2:           | <b>80sqm • 861sqft</b><br>5.5m x 5.1m • 18'3" x 10'16"<br>4.7m x 3m • 15'5" x 10'1"<br>4.3m x 2.8m • 14'2" x 9'3"                                |
| <b>638</b><br>Kitchen / Living:<br>Bed 1:<br>Bed 2:<br>Bed 3: | <b>97sqm • 1044sqft</b><br>6.6m x 4.5m • 21'9" x 14'9"<br>5m x 3.2m • 16'6" x 10'9"<br>5m x 2.7m • 16'6" x 9'1"<br>3.3m x 2.5m • 10'9" x 8'2"    |
| <b>639</b><br>Kitchen / Living:<br>Bed 1:                     | <b>53sqm • 570sqft</b><br>5.3m x 4.8m • 17'7" x 15'11"<br>4.9m x 3m • 16'3" x 10'1"  |
| <b>640</b><br>Kitchen / Living:<br>Bed 1:<br>Bed 2:           | <b>78sqm • 840sqft</b><br>7.4m x 5.7m • 24'4" x 18'10"<br>5.5m x 3.3m • 18'2" x 10'11"<br>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](http://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](http://hwo-architects.com)

#### ARCHITECT

## BUCKLEYGREYYEOMAN

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](http://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](http://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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