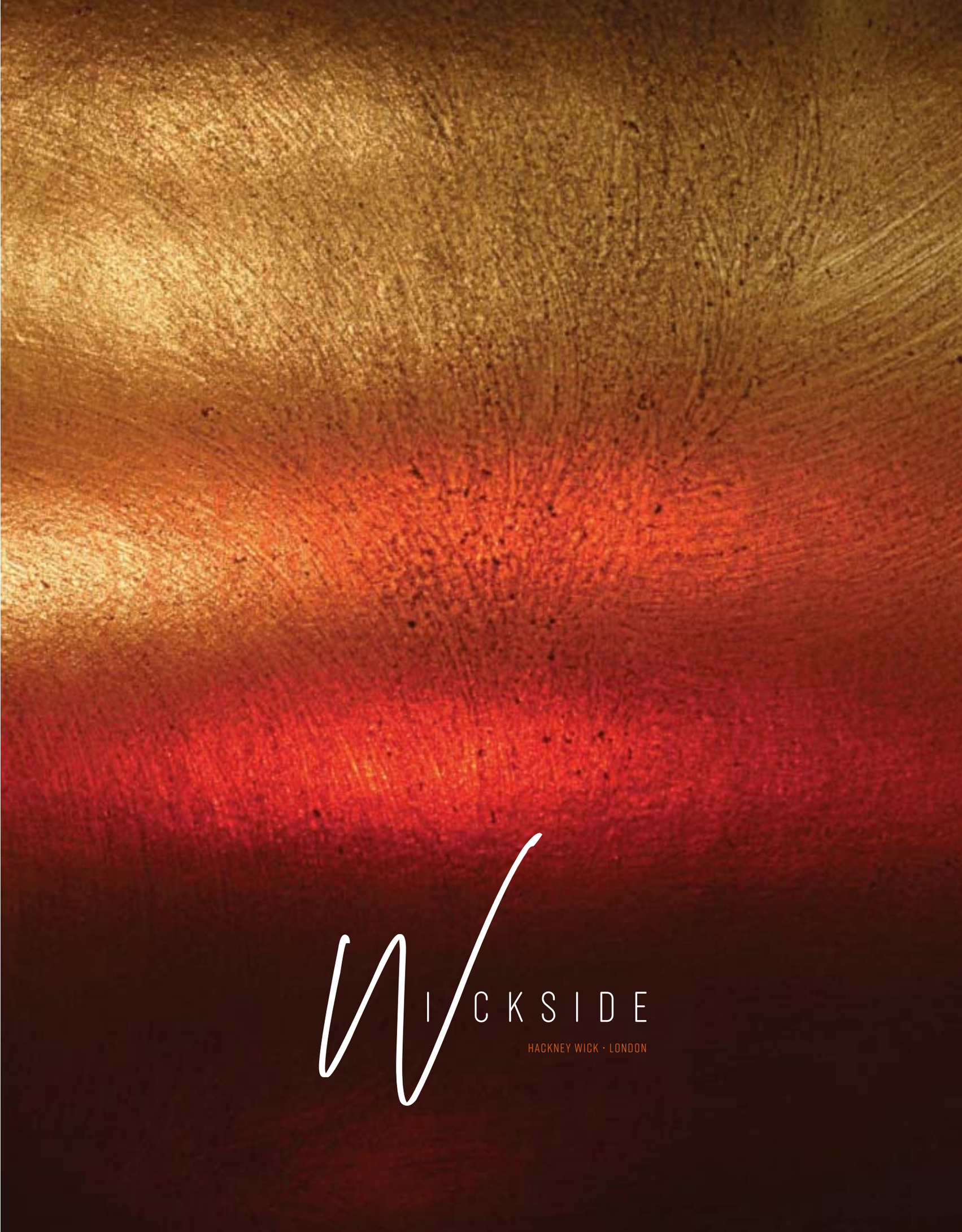
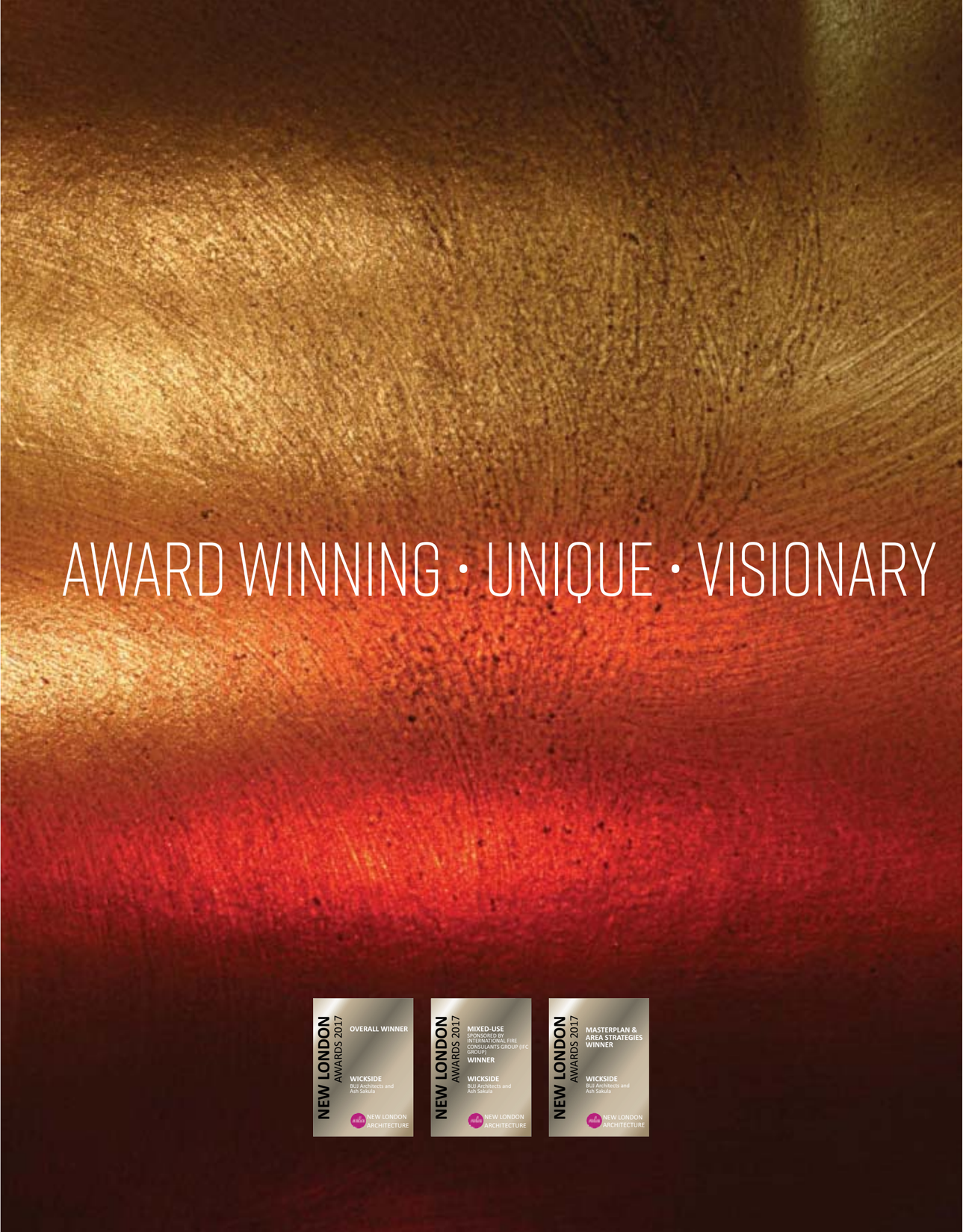

WICKSIDE
HACKNEY WICK · LONDON



INNOVATIVE • UPCOMING • CONNECTED

LONDON'S MOST EXCITING NEW CANAL SIDE QUARTER

WICKSIDE

HACKNEY WICK · E9

THE TRANSFORMATION **HAS BEGUN**

A MAJOR UK REGENERATION SHOWCASE BY

Galliard Homes

IN JOINT VENTURE WITH

O'SHEA

Computer generated image of canal facing blocks and linear park.

WICKSIDE. THE FACTS

DEVELOPMENT OVERVIEW

Computer generated image of Wansbeck Yard South canal facing blocks.

- Wickside will be a spectacular mixed use development providing highly specified new build apartment blocks set amid retained and restored post-industrial architecture reflecting the site's historic legacy.

- The schemes mixed uses will include co-working space, creative commerce, a craft brewery, studios, casting foundry and market square.

- Restaurants, pop-ups and cafés will add further vibrance and diversity to this major regeneration landmark extending over 8.4 acres.

- The development is focused around the Hertford Union Canal - a tranquil waterway which meanders west towards the City to join the Regent's Canal.

A DYNAMIC NEW DESTINATION

FOR LUXURIOUS CANAL SIDE LIVING

- The overall scheme is planned to comprise over 200 private apartments and a single house, arranged around a series of courtyards and squares - with interconnecting streets, promenades and a linear park defining an entire new canal-side community.

- The unique urban roof scape will incorporate a roof terrace garden to each apartment block including public rooftop space.

- Wickside will provide key new routes linking Hackney Wick to Fish Island, bridge the canal and connect to future developments at Hackney Wick Station.

- The master plan is set to deliver a new lifestyle destination with superb rail links to Canary Wharf, The City and the West End.

WICKSIDE
HACKNEY WICK · E9

Computer generated image of overall development.

WICKSIDE

CANAL SIDE QUARTER

ON YOUR DOORSTEP

AN ECLECTIC MIX OF WATERSIDE BARS, STREET KITCHENS, BARGE DINING, GALLERIES, GASTRO HAUNTS AND STUDIOS WITHIN 10 MINUTES STROLL

Crossrail
STRATFORD REGIONAL INTERCHANGE
4 MINS VIA THE OVERGROUND

HACKNEY WICK OVERGROUND
5 MINS WALK FROM WICKSIDE

Westfield
STRATFORD LONDON
5 MINS VIA THE OVERGROUND

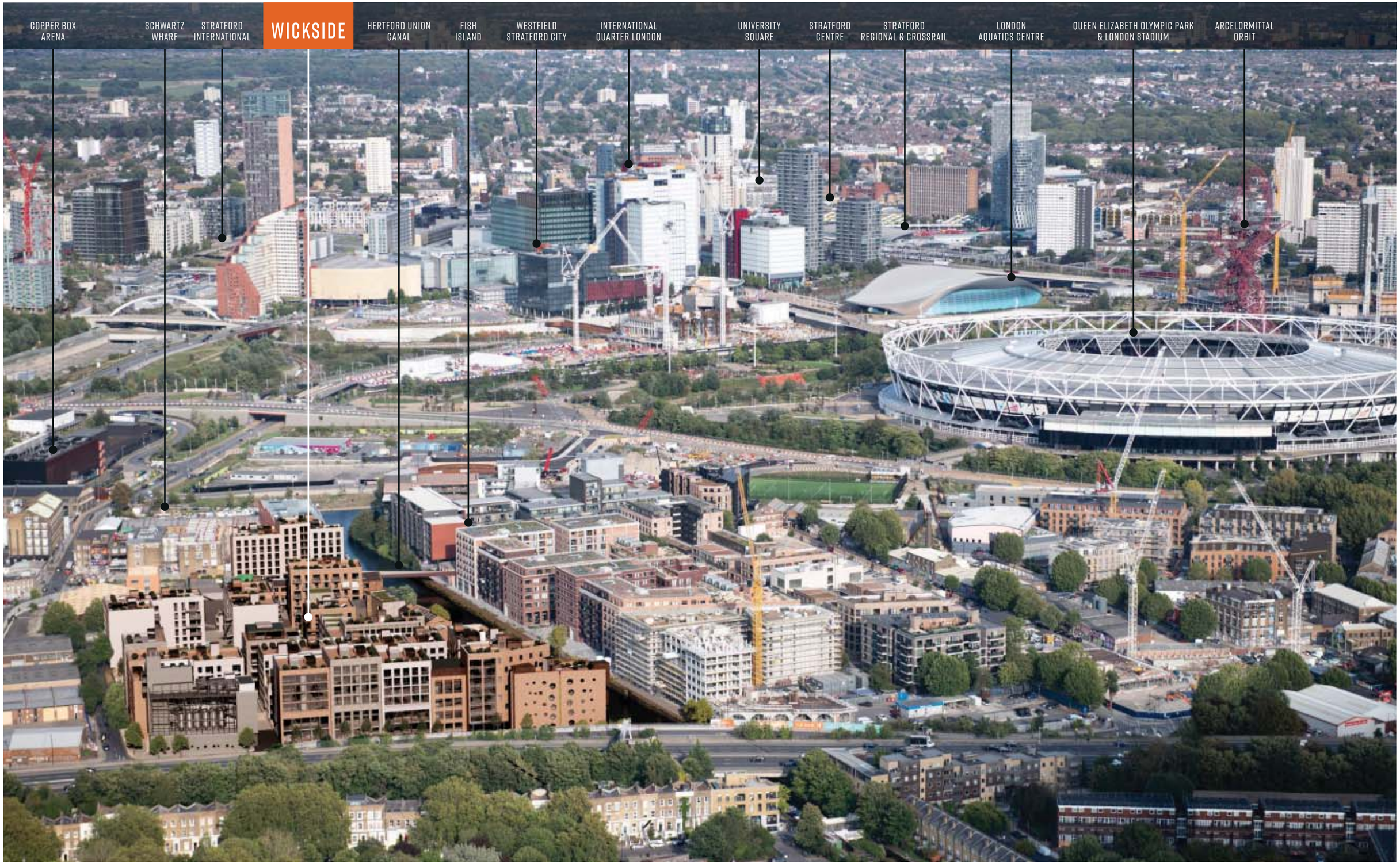
VICTORIA PARK
6 MINS WALK FROM WICKSIDE

QUEEN ELIZABETH OLYMPIC PARK
QUEEN ELIZABETH OLYMPIC PARK
10 MINS WALK FROM WICKSIDE

UEL University of East London
UNIVERSITY OF EAST LONDON
20 MINS VIA PUBLIC TRANSPORT

WICKSIDE. OUT & ABOUT

WICKSIDE
HACKNEY WICK · E9

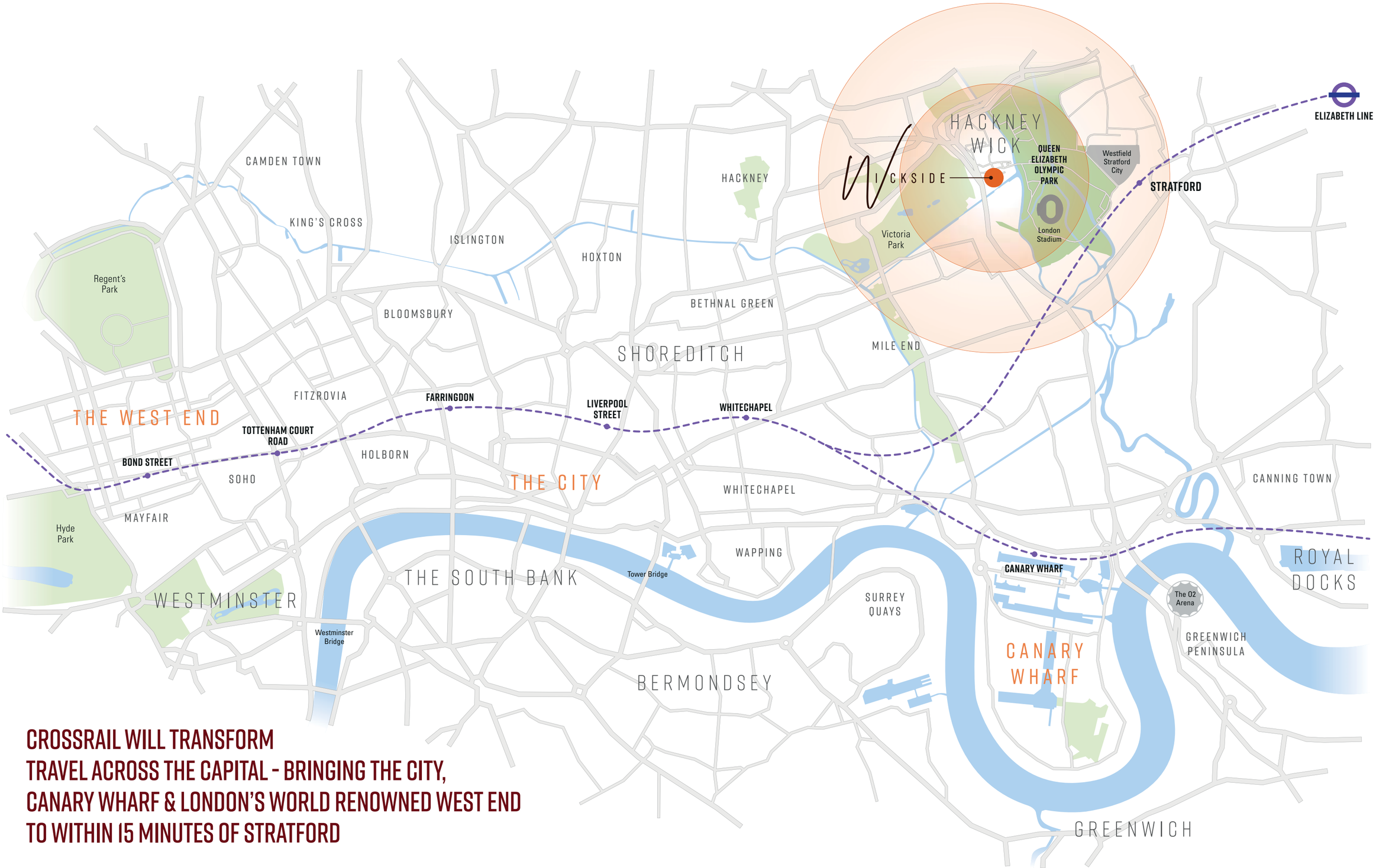

COPPER BOX ARENA
SCHWARTZ WHARF
STRATFORD INTERNATIONAL
WICKSIDE
HERTFORD UNION CANAL
FISH ISLAND
WESTFIELD STRATFORD CITY
INTERNATIONAL QUARTER LONDON
UNIVERSITY SQUARE
STRATFORD CENTRE
STRATFORD REGIONAL & CROSSRAIL
LONDON AQUATICS CENTRE
QUEEN ELIZABETH OLYMPIC PARK & LONDON STADIUM
ARCELORMITTAL ORBIT

WORLD CLASS VENUES • RETAIL BRANDS

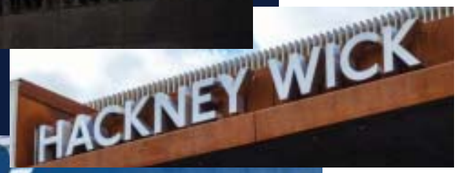
RECREATION • COMMERCE • CONNECTIVITY

HACKNEY WICK. GOING PLACES

WICKSIDE
THE LOCATION



CROSSRAIL WILL TRANSFORM TRAVEL ACROSS THE CAPITAL - BRINGING THE CITY, CANARY WHARF & LONDON'S WORLD RENOWNED WEST END TO WITHIN 15 MINUTES OF STRATFORD



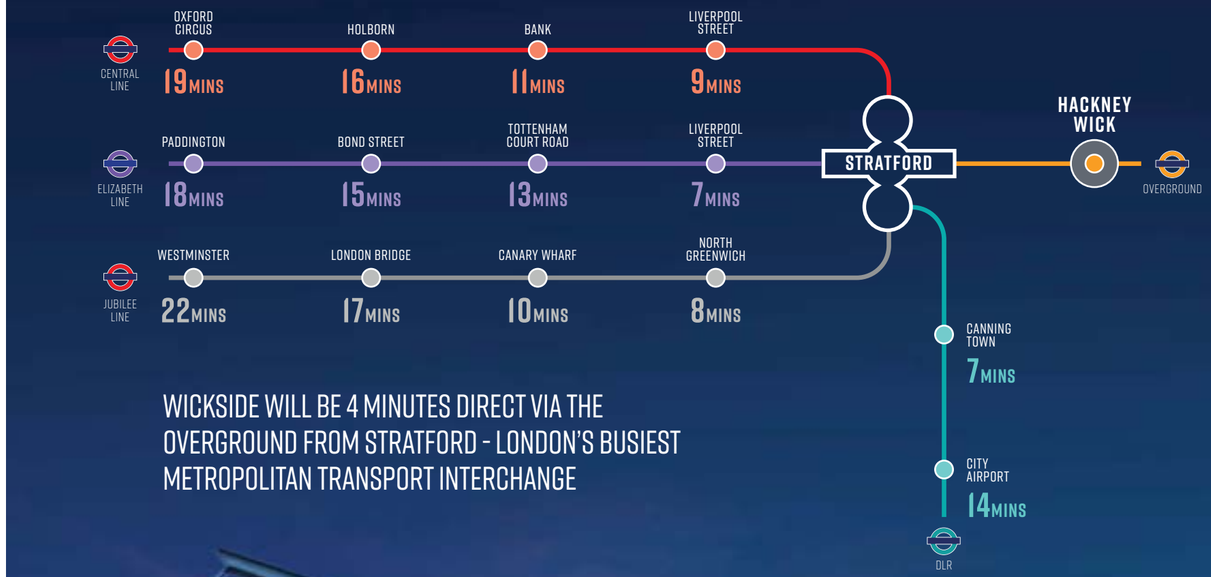
Wickside will benefit from superb transport connectivity across the Capital and beyond - with the forthcoming Elizabeth Line providing fast track services interlinking to many of London's major rail hubs, while continuing its route west to London Heathrow Airport with a journey time of 44 minutes from Stratford direct.

In addition, high speed services from Stratford International will connect to Ashford and Eurostar in 30 minutes, bringing Paris to within 2½ hours travel time.

LONDON CITY AIRPORT

London City Airport continues its role as a vital hub and international gateway for business travel with up to 10 commercial airlines serving around 50 domestic and european destinations.

RESIDENTS AT WICKSIDE WILL HAVE FAST ACCESS TO LOCAL, REGIONAL AND INTERNATIONAL TRAVEL FROM STRATFORD INCLUDING LONDON CITY AIRPORT VIA THE DLR IN 14 MINUTES



WICKSIDE WILL BE 4 MINUTES DIRECT VIA THE OVERGROUND FROM STRATFORD - LONDON'S BUSIEST METROPOLITAN TRANSPORT INTERCHANGE

WICKSIDE

GLOBAL FINANCE

MINUTES FROM WICKSIDE

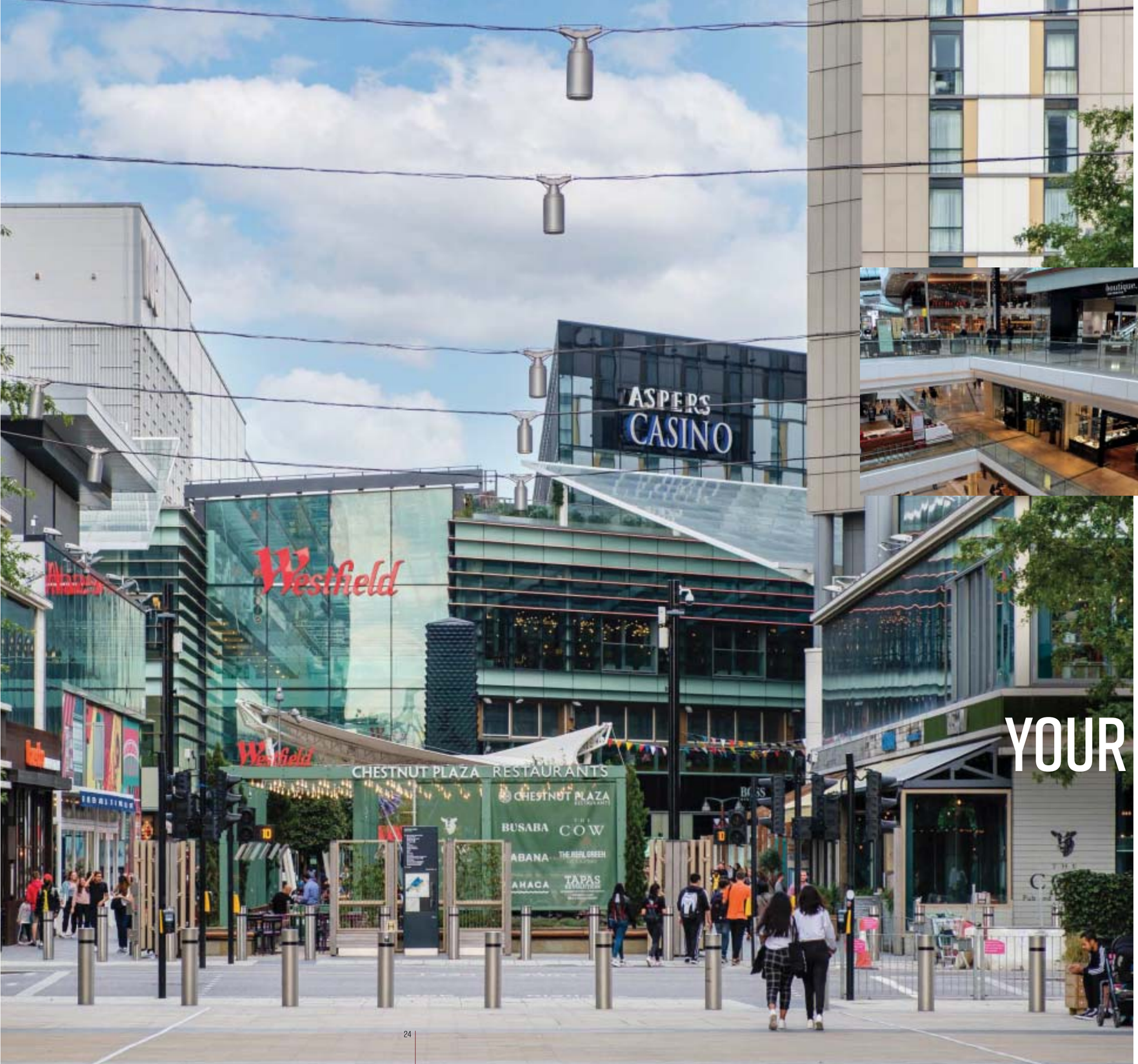
Around 400,000 people are employed in the City and Canary Wharf, this exceptional combined corporate rental catchment will be within 10 minutes commute time from Stratford when Crossrail is fully operational.

Fully air conditioned trains with walk - through carriages will operate every 5 minutes during peak travel times with capacity to carry up to 1500 passengers. Stratford will be one of the largest interchanges on the new Crossrail network.

A CORPORATE CATCHMENT

SECOND TO NONE

WICKSIDE
THE LOCATION



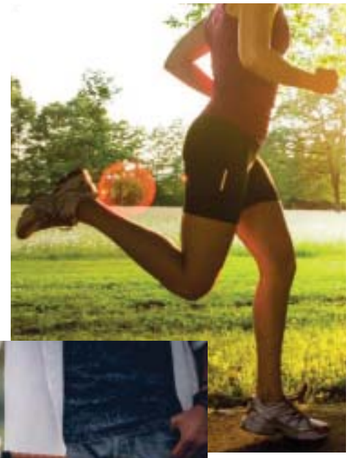
Westfield Stratford City is now the largest urban shopping and leisure destination in Europe. The showcase has over 250 shops, brands and boutiques, around 65 restaurants and a 17 screen Vue Cinema, together with unrivalled dining in some of the UK's leading brand eateries, luxury bowling and a 24 hour casino plus a host of lifestyle and recreational pursuits, the centre offers something for everyone ... and will be one stop on the overground from Wickside.

YOUR RETAIL WONDERLAND

Westfield
STRATFORD CITY

A WALK IN THE PARK

THE UK'S MOST EXHILARATING URBAN RECREATIONAL SPACE

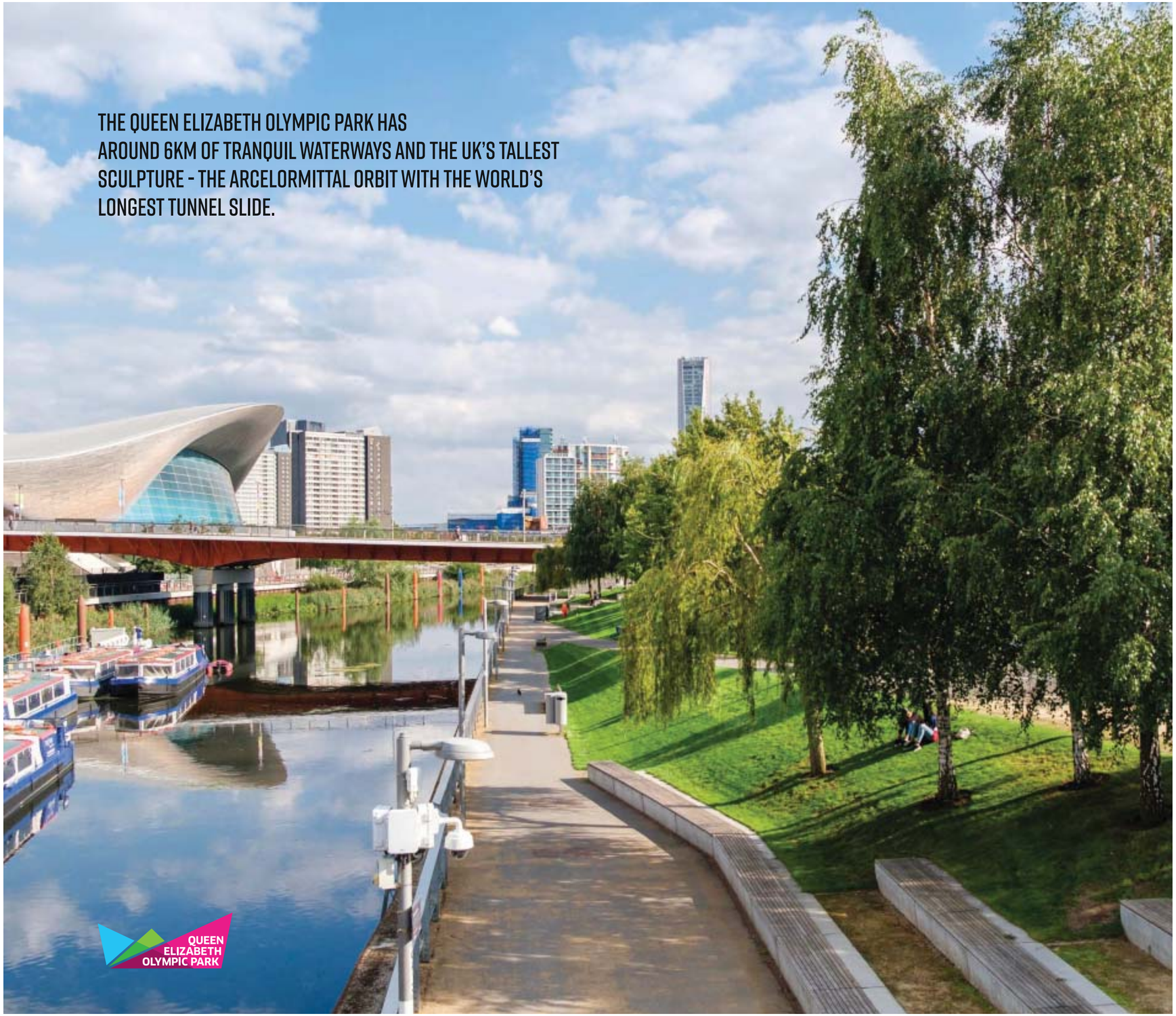


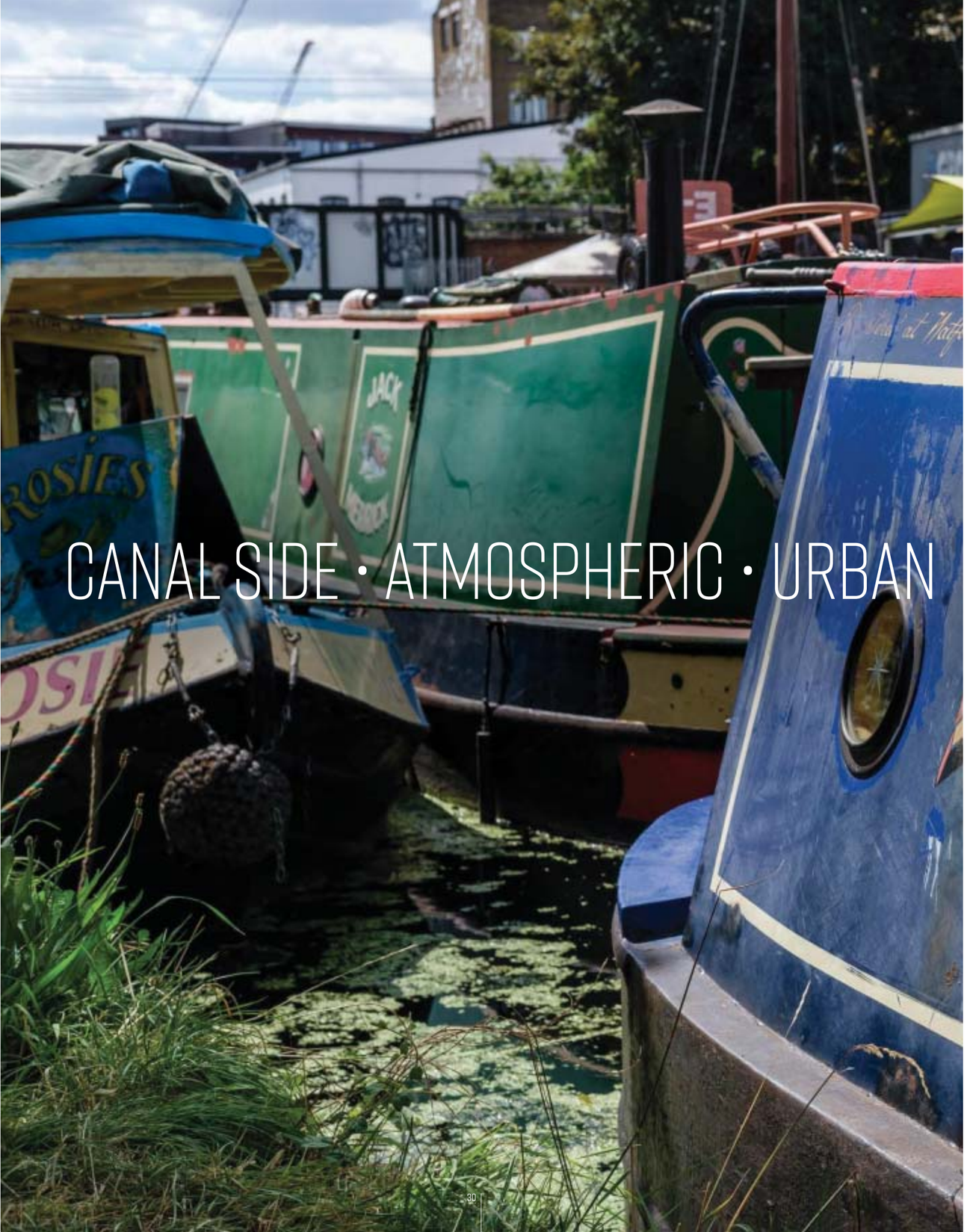
Today, the Olympic Park is an international showcase of culture, sports venues and award winning parkland. It is also fast becoming London's newest business district and boasts the most ambitious technology innovation centre in Europe.

YOUR 560 ACRE PLAYGROUND

QUEEN ELIZABETH OLYMPIC PARK

THE QUEEN ELIZABETH OLYMPIC PARK HAS AROUND 6KM OF TRANQUIL WATERWAYS AND THE UK'S TALLEST SCULPTURE - THE ARCELORMITTAL ORBIT WITH THE WORLD'S LONGEST TUNNEL SLIDE.



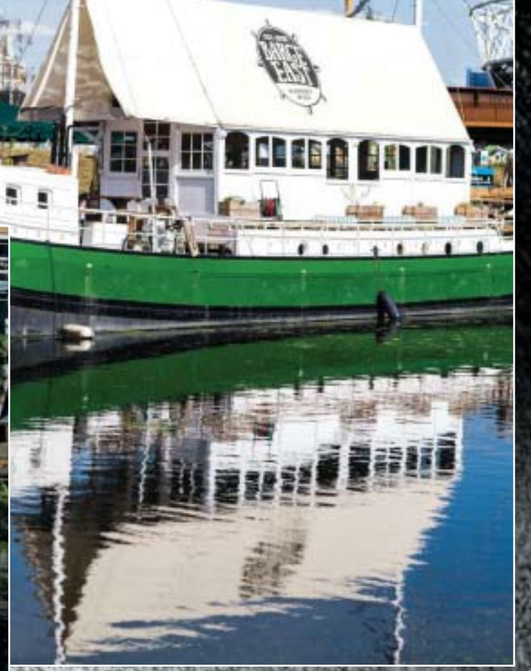


CANAL SIDE • ATMOSPHERIC • URBAN

POST INDUSTRIAL • RUSTIC • VIBRANT

A NICHE NEIGHBOURHOOD RICH IN CULTURE & URBAN CHARM

WICKSIDE
THE LIFESTYLE

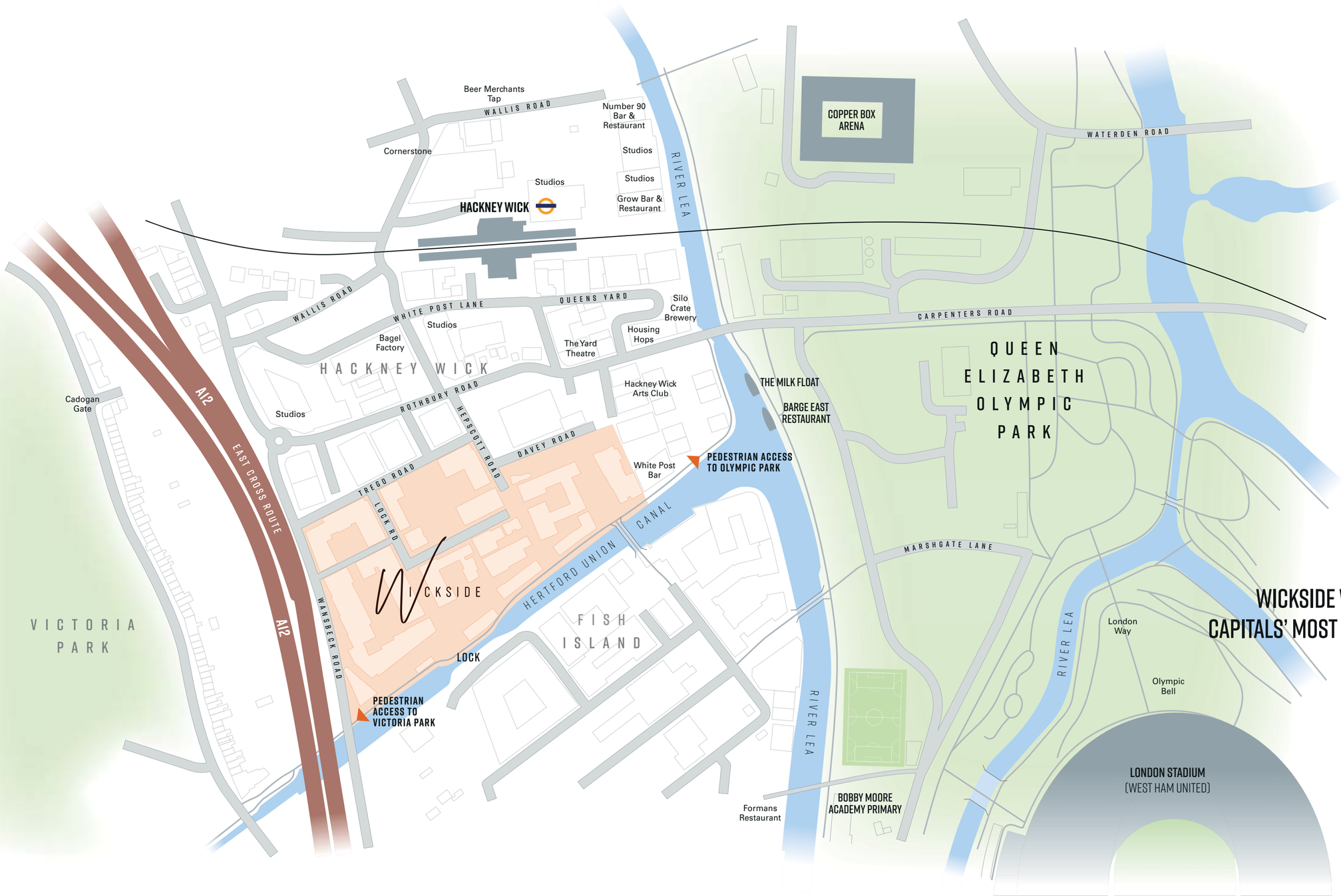


THE DISTRICT IS FOUNDED ON ITS WATERSIDE HERITAGE WITH A FUSION OF BARS, KITCHENS AND EATERIES NESTLED AMID CONVERTED WAREHOUSES, SHEDS, LOFTS AND QUIRKY HAUNTS THAT RETAIN ITS GRASS ROOTS BOHEMIAN IDENTITY

HACKNEY WICK TODAY

AN EXPRESSIVE, ARTISAN CANAL SIDE QUARTER

WICKSIDE
THE LIFESTYLE



Hackney Wick is seeing massive regeneration and rejuvenation stimulated by its proximity to the 2012 London Olympics.

The district's creative quarter is now home to some 250 artist studios and around 100 creative businesses - with the Hackney Wick and Fish Island Creative Enterprise Zone pioneering the protection and growth of its artists, makers, designers, performers and musicians working across the cultural, creative, digital and tech industries.

It is a hot bed for entrepreneurialism together with becoming an increasingly sought after residential enclave.

WICKSIDE WILL LIE IN THE HEART OF THE CAPITALS' MOST ENTERPRISING CREATIVE AND CANAL SIDE QUARTER

WICKSIDE
THE LIFESTYLE

GETTING THE FLAVOUR

FROM STREET FOOD TO STRAIGHT SUPREMO

HACKNEY WICK IS ALL ABOUT THE MENU - FROM TRUE AMERICAN BREKKIES TO MEZZE PLATTERS, FROM EXQUISITE SHARING PLATES TO LONDON CURE SMOKED SALMON BLINIS - AND EVERYTHING IN BETWEEN

IT IS A CELEBRATION OF LOCAL INGREDIENTS, SIGNATURE DISHES AND SUSTAINABLE INSPIRATION

WICKSIDE
THE LIFESTYLE

BARGE EAST GARDENS
AND KITCHEN WITH HOME
GROWN FRESH PRODUCE
SURROUNDING THE TABLES

LANDSCAPED SQUARES • COURTYARDS

ROOF GARDENS • PARK AND PAVILIONS

BRAND NEW 1, 2, 3 & 4 BEDROOM LUXURY APARTMENTS

WICKSIDE

THE DEVELOPMENT

Computer generated image showing communal roof top gardens.

THE OVERALL DEVELOPMENT WILL OFFER A FABULOUS MIX OF APARTMENT STYLES ARRANGED IN DISTINCTIVE BUILDINGS - EACH WITH ITS OWN RESIDENTS' COMMUNAL ROOF TERRACE

Computer generated image of Wickside showing the linear park and Wansbeck Yard South apartment buildings in the foreground.

Phase One private residential

Phase One 1st release blocks

Future phase private residential

Commercial buildings

Affordable housing

WICKSIDE WILL INCORPORATE EXTENSIVE NEW PUBLIC REALM AND A LANDSCAPED LINEAR PARK ADJACENT TO THE CANAL SIDE AND LOCK

Site plan shown for illustrative purposes only, private residential phasing and boundary of affordable housing blocks is subject to future change by the developer and relevant housing association.

THE NEW MIXED USE COMMUNITY WILL INTEGRATE CREATIVE WORK PLACES, CO-WORKING SPACE, A MARKET, RETAIL, GALLERY AND EVENT SPACE, STREET FOOD POP-UPS, EATERIES, A BREWERY, FOUNDRY AND ARTIST STUDIOS

Wickside will encompass over 75,000 sq.ft. of architectural innovation designed to incorporate a diverse array of mixed use facilities and features including a bustling market square, restaurants, a canal side juice bar and a public roof terrace with pop-up bar style kitchen.

New public realm will include a footbridge over the canal linking pedestrian and cycle routes across the wider area,

Computer generated image of working brewery and surounding development.

THE DEVELOPMENT WILL FEATURE NUMEROUS LANDSCAPED COURTYARDS AND GARDENS

Computer generated image of Wansbeck Yard South courtyard gardens.

THE FORMER PUMP HOUSE WILL BE SENSITIVELY CONVERTED AND REJUVINATED TO PROVIDE CONTEMPORARY NEW JUICE BAR/CAFE STYLE FACILITIES WHILE ALSO CREATING A SOCIAL HUB FOR RESIDENTS AND THE PUBLIC ALIKE

Computer generated image of linear park and canal towpath looking towards the former pump house.

WICKSIDE WILL INCLUDE A SINGULARLY UNIQUE ONE BEDROOM HOUSE LOCATED IN MCGRATH PLACE.

The property will have its own private terrace, upper level garden and offer approximately 844 sq ft of living space

UNIQUE LIVING SPACE

Computer generated image of Hepscott Square and streetscape.

SPACIOUS • SOPHISTICATED • REFINED

LIGHT • STYLISH • SLEEK • CONCEPTUAL

INTERIORS DESIGNED FOR A NEW ERA IN CONTEMPORARY ELEGANCE

WICKSIDE
THE APARTMENTS

SIMPLY EXCEPTIONAL

Computer generated image of typical 1 bedroom apartment in blocks W10, W11 & W12.

Finishes and fittings shown are conceptual only and may vary to reflect future trends in interior design.

Computer generated image of
typical 1 bedroom apartment highlighting the
extensive natural light flooding into the living/dining area.

Finishes and fittings shown are conceptual only and may vary to reflect future trends in interior design.

Computer generated images of typical 1 bedroom apartment.

EXAMPLE
1 BEDROOM APARTMENT

INTERNAL AREA
55.1 SQ M 593 SQ FT

EXTERNAL AREA
5.6 SQ M 60 SQ FT

WANSBECK YARD SOUTH
BLOCKS W10 W11 W12

This apartment offers perfectly proportioned living space with a sleek, highly efficient kitchen design that also provides a stylish breakfast bar.

There will be 17 of this apartment style arranged from first to sixth floor, each dual aspect enjoying both courtyard and canal side views.

The apartment will incorporate a fully fitted wardrobe with the sixth floor types also benefitting a bedroom balcony.

W10 502
apartment
type shown

Bath and shower rooms will be luxuriously appointed and specified in a palette of both striking and sophisticated tones combining nickel, light timber hues, terrazzo and re-con stone. Feature mirror backlighting and warm downlighting will add further ambience while creating a contemporary signature to each shower room, family bathroom and en-suite.

WICKSIDE
THE APARTMENTS

Computer generated image of typical 1 bedroom apartment.

EACH APARTMENT AT WICKSIDE WILL HAVE ITS OWN PRIVATE BALCONY OR TERRACE SPACE - TOGETHER WITH LIFT ACCESS TO A FABULOUS AND FUNCTIONAL COMMUNAL ROOF GARDEN

PERFECTION IN PLACE

Computer generated image of typical 2 bedroom apartment.

YOUR PLACE. YOUR SPACE

Computer generated image of typical 2 bedroom apartment in blocks W10, W11 & W12.

Finishes and fittings shown are conceptual only and may vary to reflect future trends in interior design.

Computer generated image of 2 bedroom apartment principal living/dining area with full height glazing to canal aspect.

Finishes and fittings shown above are conceptual only and may vary to reflect future trends in interior design.

Computer generated image of typical 2 bedroom apartment in blocks W10, W11 & W12.

EXAMPLE 2 BEDROOM APARTMENT

INTERNAL AREA
75.4 SQ M 812 SQ FT

EXTERNAL AREA
9.9 SQ M 106 SQ FT

WANSBECK YARD SOUTH
BLOCKS W10 W11 W12

There will be 17 of this apartment style located in 3 canal facing blocks forming part of Wansbeck Yard South.

Each will be dual aspect with varying balcony configuration but offering similar living space.

The apartment style shown is arranged from first to sixth floor level – with the upper levels offering superb views.

W10 501
apartment
type shown

Galliard Homes
IN JOINT VENTURE WITH O'SHEA

BEDROOMS WILL EXUDE A SENSE OF WARMTH AND WELLBEING - CREATING A CALM, CONTEMPORARY SPACE IN EACH APARTMENT

Computer generated image of typical 2 bedroom apartment in blocks W10, W11 & W12.

Finishes and fittings shown above are conceptual only and may vary to reflect future trends in interior design.

Computer generated image of typical 2 bedroom apartment.

OUTLINE SPECIFICATION

Please note: For the benefit of buyers, Galliard Homes reserve the right to modify and enhance specification and finishes to reflect future trends in interior design.

GENERAL

- Matt light grey emulsion finish to walls, matt white finish to ceilings.
- Satin dark grey finish to door linings, skirting and architraves.
- Satin dark grey finish to staircase handrails with carpeted stair treads in duplex apartments.
- Ladder style internal doors in satin white finish.
- Nickel tone door furniture with lever handles.
- Nickel tone switch and socket plates.
- USB charging to selected sockets.
- Stylish grey hue timber plank effect click flooring throughout all principal living areas and bedrooms.
- Recessed low energy LED downlighting with white bezels.
- Thermostatically controlled heating system.
- Double glazed windows (or triple for future compliance).

LIVING/DINING AREA

- All lateral and duplex apartments feature a balcony or private terrace - virtually all with access from the living/ dining area.
- Satellite master socket, digital terrestrial TV and FM radio aerial sockets.
- Telephone extension socket.
- Living room socket sky/virgin hyperoptic enabled.

KITCHEN AREA

- Highly contemporary kitchen design in a palette of contrasting tones to base and wall units, all with concealed handles.
- Selected kitchens with breakfast bar configuration.
- Recon stone worktops with grooved drainer.
- Feature full height glass splash back.
- LED underlighting to wall units.
- Integrated electric appliances to include:
  - Single oven
  - Microwave
  - 4 ring ceramic hob
  - Re-circulating hood
  - Dishwasher
  - Full height fridge/freezer
  - Stainless steel 1 1/2 bowl undermounted sink with mixer tap
  - Centralised appliance isolator switch panel

BATH & SHOWER ROOMS

- Large format wall and floor tiling in terrazzo style (or similar to suit future trends).
- White sanitaryware suite with back to wall WC.
- Steel bath with contemporary style bath panel and clear glass screen (bath where appropriate).
- Designer vanity/drawer unit with recon stone vanity top, counter top basin and backlit feature mirror above.
- Nickel tone bath filler/shower mixer, fixed shower head and low level handset.
- Clear glass shower enclosure with hinged door.
- Thermostatic electric heated towel rail.

BEDROOM

- Digital terrestrial TV, FM radio and telephone extension socket to principal bedroom.
- Built-in wardrobe with highly refined timber styled finish to principal bedroom.
- Balcony access from selected apartment bedrooms.

SERVICES CUPBOARD

- Freestanding washer/dryer.
- Wall light if applicable.

SECURITY

- Audio/video entry phone in hallway of each apartment.

COMMUNAL AREAS

- Interior designed entrance foyer and lift lobby to each apartment block.
- Lift access to all apartment levels.
- Landscaped roof terrace with lift and stair access to each apartment block.
- Secure cycle storage to selected blocks and communal areas.

Computer generated image of overall development looking south west.

SALES & MARKETING

Galliard Homes
Prime London
Central Sales and Marketing Suite
+44 (0)20 7620 1500
galliardhomes.com

Galliard Homes
Asia Pacific
Shanghai Sales and Marketing Suite
0086 (21) 6090 5799
galliardhomeschina.com

PR & PRESS

Galliard Homes
Gary Conway
+44 (0)20 8418 1000
gc@galliardhomes.com

Lawrie Cornish
Alex Lawrie
+44 (0)20 7935 4084
alex@lawriecornish.com

APPOINTED LETTING AGENTS

Life Residential
London • Singapore • Hong Kong
+44 (0)20 8023 6861
liferesidential.co.uk

Galliard Homes | O'SHEA | LIFE Residential

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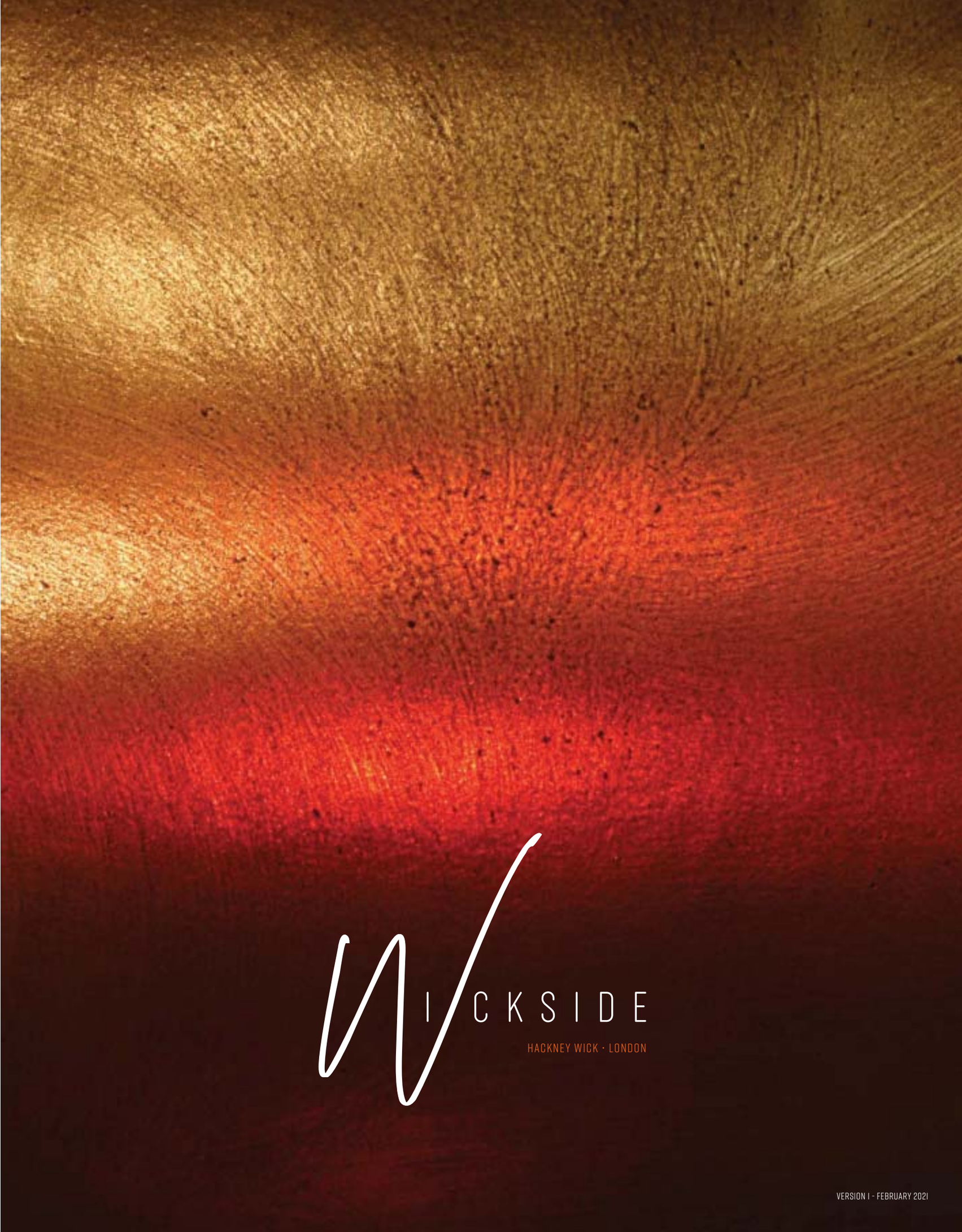
WICKSIDE
HACKNEY WICK · E9



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