

**W WICKSIDE<sup>E9</sup>**






# VIBRANT LIVING AWAITS.

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LONDON'S  
BRIGHTEST NEW  
CANAL SIDE  
QUARTER.

W

LIFE IN  
COLOUR





# FIND YOUR SPACE





Introducing  
Wickside,  
a contemporary  
showcase of style  
offering 63 highly  
specified  
1, 2 & 3 bedroom  
apartments in  
Hackney Wick.

A MAJOR DEVELOPMENT BY



Computer generated image.





# WICKSIDE





Acres of green  
space on your  
doorstep



London's coolest  
neighbourhood

# THE WICK



Canal side  
culture



Waterfront  
& floating foodie  
haunts



Minutes from  
Overground



Dedicated cycle  
routes



Vibrant  
nightlife

**Victoria Park** - over 200 acres  
of green space a 2 minute bike ride  
from Wickside.







N



# OUT & ABOUT



HACKNEY WICK  
OVERGROUND

5

MINUTES WALK  
FROM WICKSIDE



STRATFORD  
LONDON

5

MINUTES VIA THE  
OVERGROUND



VICTORIA  
PARK

6

MINUTES WALK  
FROM WICKSIDE



QUEEN ELIZABETH  
OLYMPIC PARK

10

MINUTES WALK  
FROM WICKSIDE



UNIVERSITY OF  
EAST LONDON

20

MINUTES VIA  
PUBLIC TRANSPORT



N



Check out a neighbourhood brimming with innovation, creativity and sustainability - from Silo, the world's first zero waste restaurant to celebrated community venues like Grow and Hackney Bridge.

# HACKNEY WICK TODAY





## Barge East & gardens

perfect for soaking up the summer sun and relaxing with a craft beer.







# HOT ON THE MENU



**Hackney Wick**  
is all about the menu -

it's the home of canal side casual dining and award winning street food, a mecca for iconic and inspired seasonal dishes, loaded with hand picked and home grown ingredients.



# POP TO YOUR 560 ACRE PLAYGROUND



Immerse yourself in beautiful award winning parkland, quiet waterways and a plethora of recreational and sporting pursuits.

The park now also features cutting edge dance theatre experiences at Sadler's Wells East.



**QUEEN  
ELIZABETH  
OLYMPIC PARK**

Take a 10 minute stroll into the UK's most exhilarating urban recreational space.



Cafés & Coffee

- 1 Bad Coffee
- 2 Café Mai
- 3 HWK Coffee & Cocktail Bar
- 4 Mapps Café
- 5 The Roasting Shed
- 6 Thingy Café

Bars & Pubs

- 7 All My Friends
- 8 Crate Brewery
- 9 Cheri Amour Barge
- 10 Grow
- 11 Nico's Bar
- 12 Number 90 Bar
- 13 The Lord Napier
- 14 The Milk Float
- 15 Two More Years

Restaurants  
Food Court

- 16 Barge East
- 17 Behind Restaurant
- 18 Burnt Umber
- 19 Ferm of Wyk
- 20 Gotto Trattoria
- 21 Hackney Bridge
- 22 INIS
- 23 KYR Kitchen
- 24 Lanterna

- 25 Natura
- 26 Schnitzel Forever
- 27 Silo London
- 28 The Hogless Roast
- 29 Wicked Fish
- 30 Unlock 2021

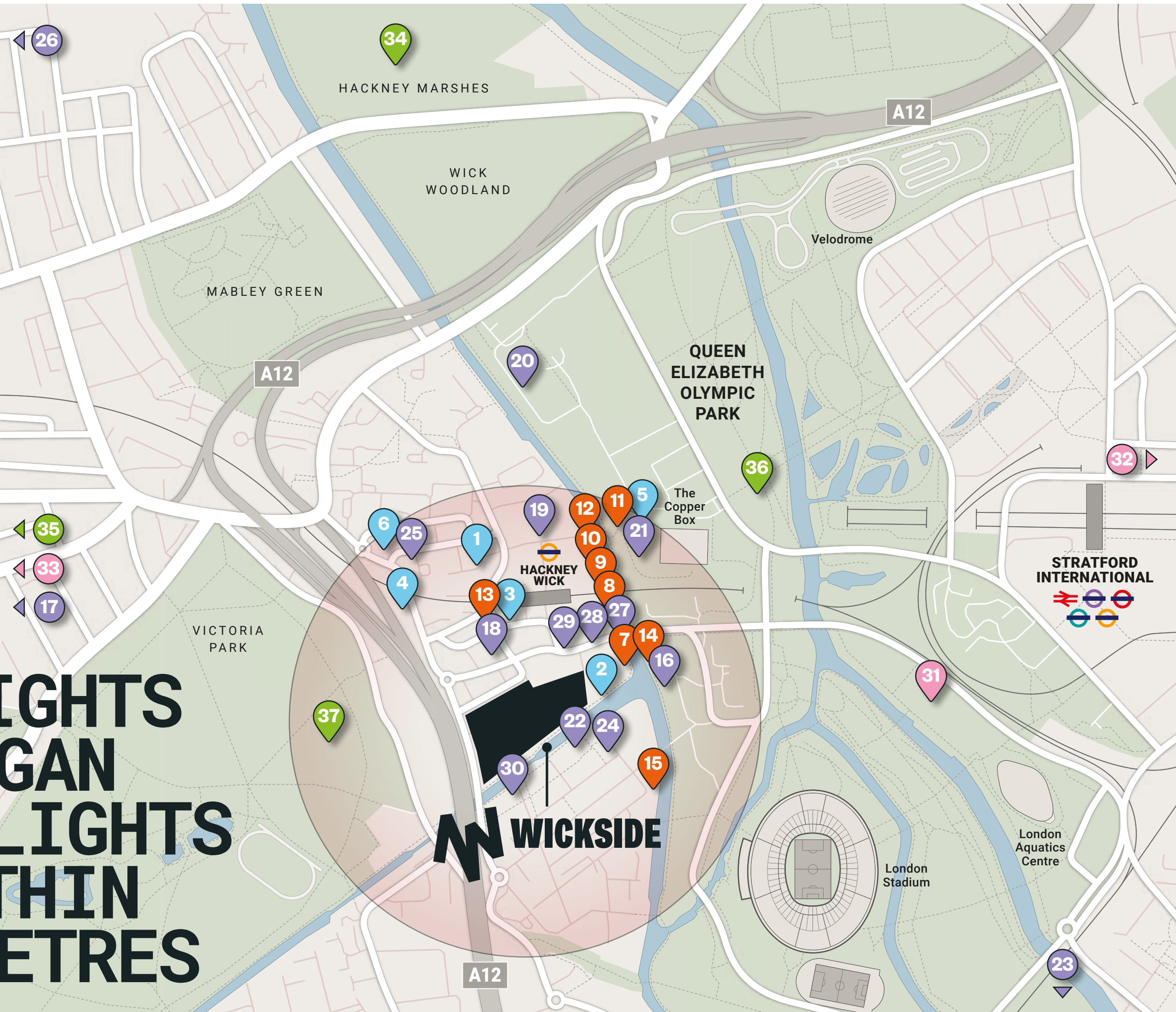
Education

- 31 London College of Fashion
- 32 University of East London
- 33 University of the Arts London

Parks

- 34 Hackney Marshes
- 35 London Fields
- 36 Queen Elizabeth Olympic Park
- 37 Victoria Park

CLUB NIGHTS  
TO VEGAN  
DELIGHTS  
ALL WITHIN  
500 METRES





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Fast access to  
local, regional &  
international  
travel



Overground  
5 minutes walk



Stratford  
Interchange  
one stop

# FAST TRACK



The City  
15 minutes



Canary Wharf  
15 minutes



City Airport  
20 minutes

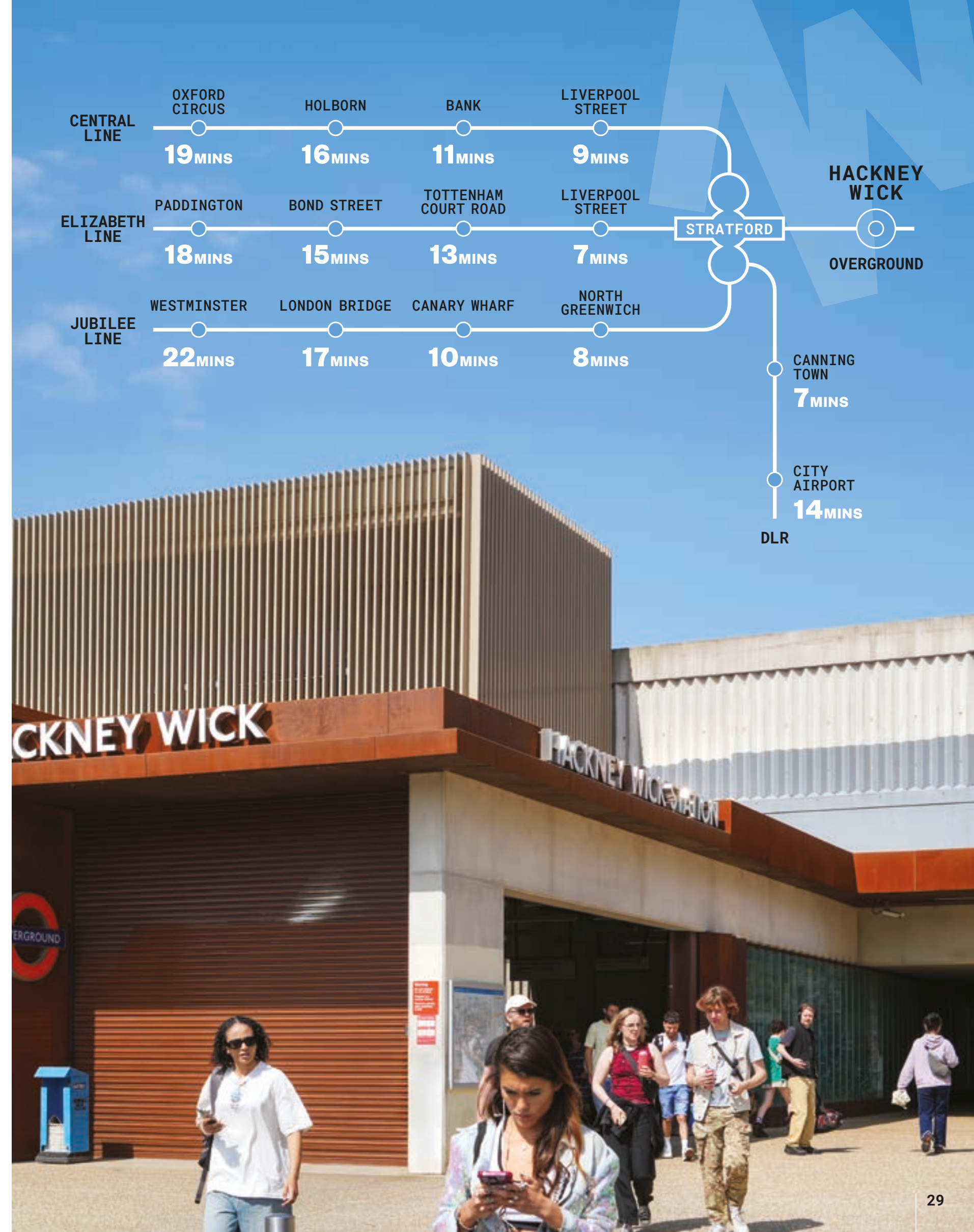




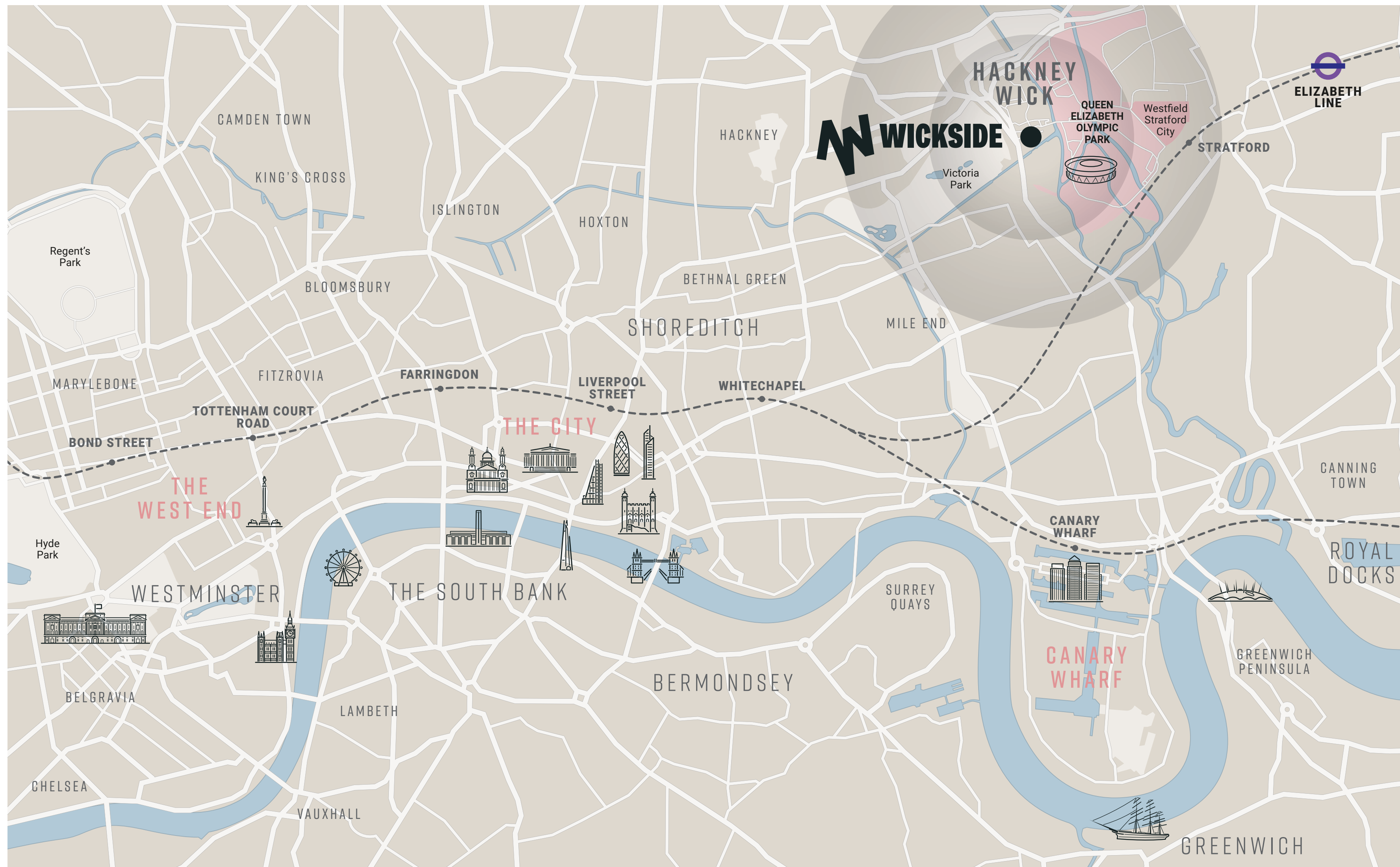
## WICKSIDE WILL BE 4 MINUTES DIRECT VIA THE OVERGROUND FROM STRATFORD

Hop on the Overground - jump out at Stratford and the world's your oyster...

Four rail lines that connect to wherever you're heading and if you fancy Paris, Stratford International is also close by connecting to Eurostar at Ashford.











**WICKSIDE.**

**THE BIGGER  
PICTURE**





**Award winning  
architecture**



**Canal side  
living**

# WICKSIDE



**Communal  
rooftop gardens**



**New public  
realm & linear  
park**

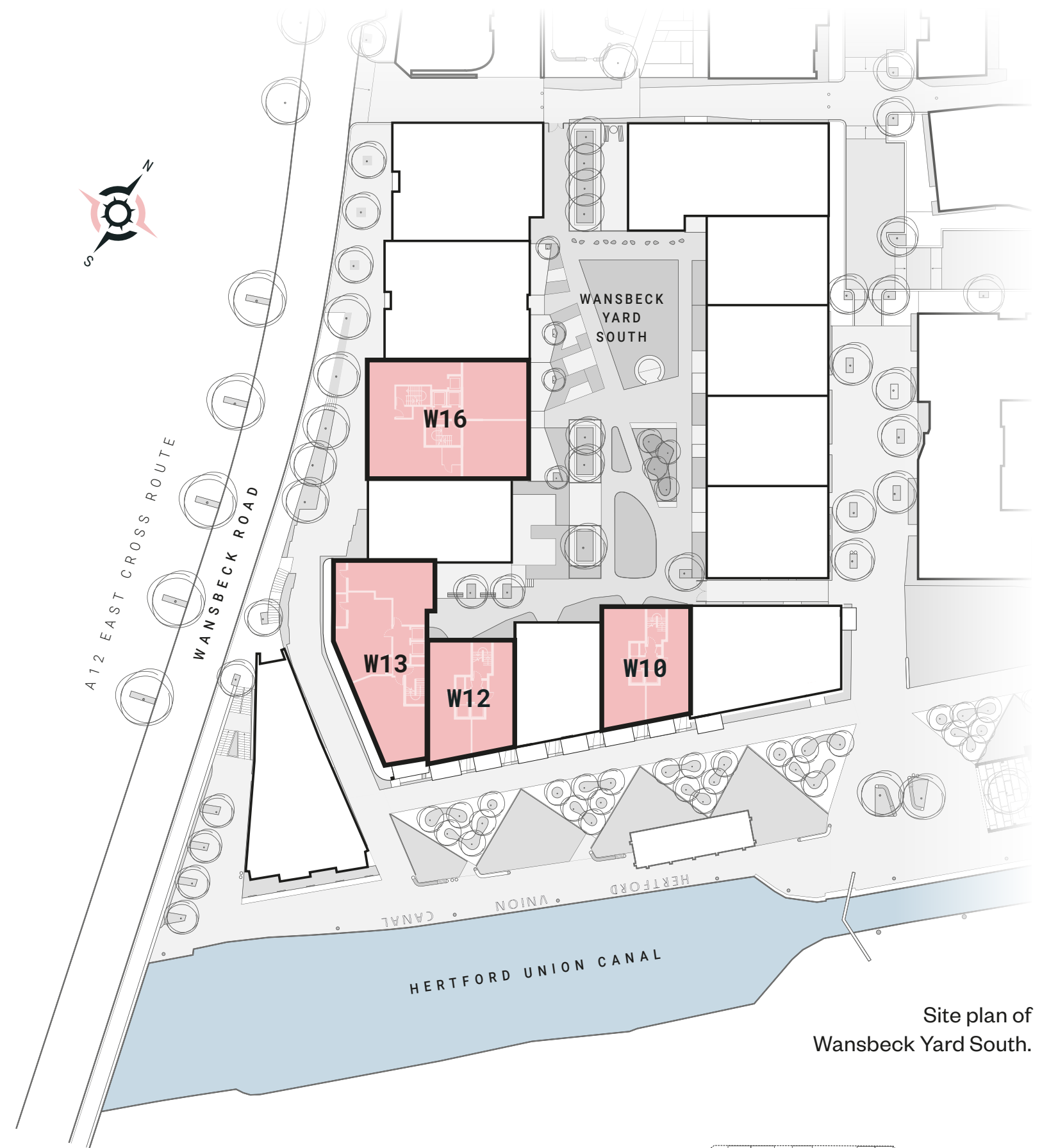


**Mixed uses  
including  
co-working &  
creative space**



**On-site retail &  
restaurants**





Site plan of Wansbeck Yard South.

The majority of the apartments benefit a dual aspect with 35 enjoying direct canal side views.

In addition, all apartment blocks will incorporate an extensive landscaped communal roof terrace creating a unique urban roof scape across the development.





Wansbeck Yard South  
courtyard gardens





W

# WICKSIDE WILL DELIVER OVER 100,000 SQ.FT OF MIXED USE ARCHITECTURAL INNOVATION

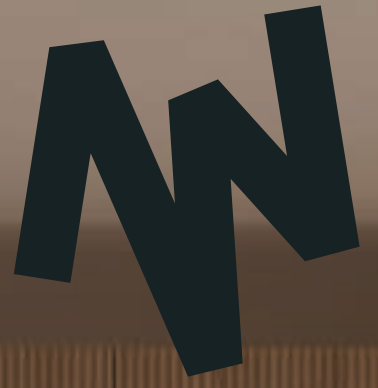









FACILITIES & FEATURES  
ARE PLANNED TO INCLUDE:

- Creative work spaces**
- Co-working space**
- Office space**
- Gallery & event space**
- Artist studios**
- Street food pop-ups**
- Canal side eateries**
- A market square**
- Retail offerings**
- A craft brewery**
- A foundry**

The master plan also includes a new public realm, a linear park, new canal bridge and cycle routes.





-  Lateral apartments
-  Duplex apartments
-  All with balcony or terrace
-  Majority dual aspect with direct canal side views
-  Superior specifications
-  Smeg kitchen appliances
-  Video entryphone



# THE INSIDE STORY





# WICKSIDE. DISCOVER THE ART OF LIVING

Computer generated image shows a typical 1 bedroom apartment in blocks W10 and W12.

This apartment style offers perfectly proportioned living space with a sleek, highly efficient kitchen design that also features white marble textured re-con stone worktops, splashbacks and breakfast bar.





# INSPIRED LUXURIOUS FINISHES



Computer generated images.





**YOUR PLACE.  
YOUR SPACE.**



OVER  
800 SQ.FT  
OF STYLISH  
URBAN  
ELEGANCE



Computer generated image.

Your 2 bedroom apartment with dual  
canal side and courtyard views





**REFRESHING  
WARM TONES  
DEFINE EACH  
BEDROOM**





# OUTLINE SPECIFICATION

## GENERAL

- Brilliant white emulsion finish to walls and ceilings.
- Satin white finish to door linings, skirting and architraves.
- Satin white finish to staircase handrails with carpeted stair treads in duplex apartments.
- Vertical slat cottage style internal doors in satin white finish.
- Brushed metal door furniture with lever handles.
- Brushed metal switch and socket plates.
- USB charging to selected sockets.
- Amtico click flooring in Scandi Oak throughout all principal living areas and bedrooms.
- Recessed low energy LED downlighting with white bezels.
- Thermostatically controlled electric space heating with stylish vertical flat panel radiators.

## 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 enabled for high speed fibre broadband. (Sky TV/BT Openreach).

## KITCHEN AREA

- Highly refined kitchen design with navy base and tall units complemented by ridged oak veneered wall units, all with concealed handles.
- Selected kitchens with breakfast bar configuration.
- White marble textured recon stone worktops with grooved drainer and matching full height splash backs.
- LED underlighting to wall units.
- Integrated electric appliances by Smeg to include:
  - Single oven
  - Microwave
  - 4 ring ceramic hob
  - Re-circulating hood
  - Dishwasher
  - Full height fridge/freezer
- Stainless steel single bowl undermounted sink with polished chrome mixer tap.
- Centralised appliance isolator switch panel.

## BATH & SHOWER ROOMS

- Large format wall and floor tiling in stylish cement textured Florim matt white.
- Steel bath with wall matching tiled bath panel and clear glass screen (bath where appropriate).
- White sanitaryware suite with back to wall WC.
- Designer vanity unit in Cobalt Grey with triple mirrored door fronts and matching grey vanity top with semi recessed basin.
- Chrome bath filler/shower mixer, fixed shower head and low level handset.
- Clear glass shower enclosure with pivot door.
- Chrome electric heated towel rail.

## BEDROOM

- Digital terrestrial TV, FM radio and telephone extension socket to principal bedroom.
- Stylish sliding door built-in wardrobe with contemporary 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.







W16

W13

W12

W10

# EXAMPLE APARTMENT FLOOR PLANS

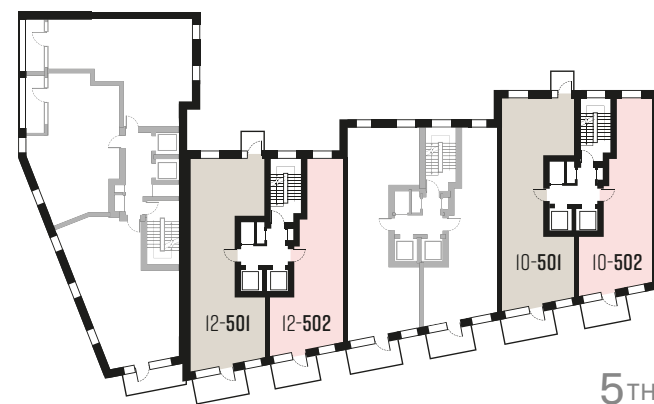
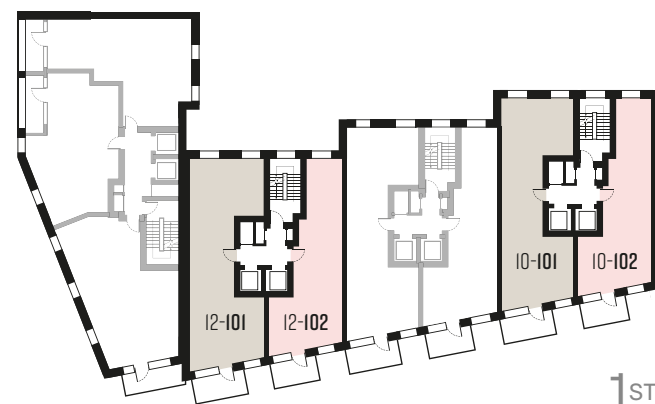
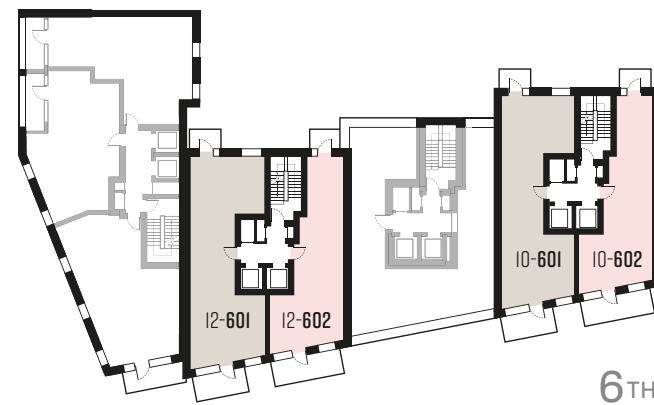
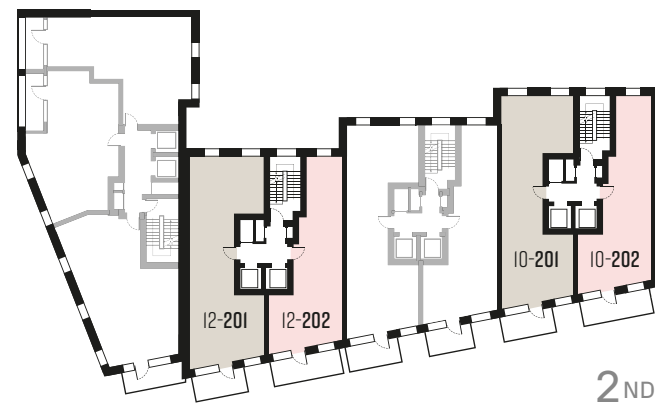
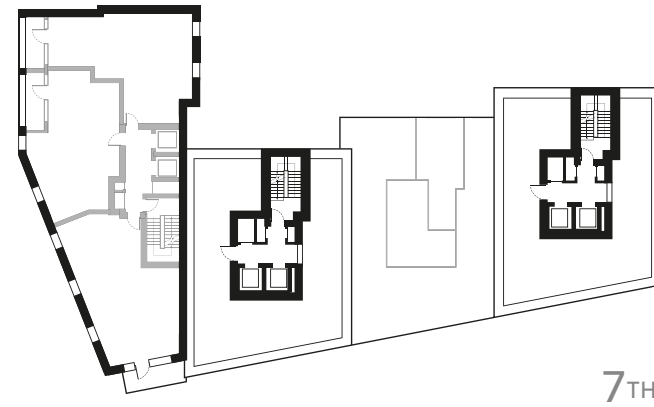
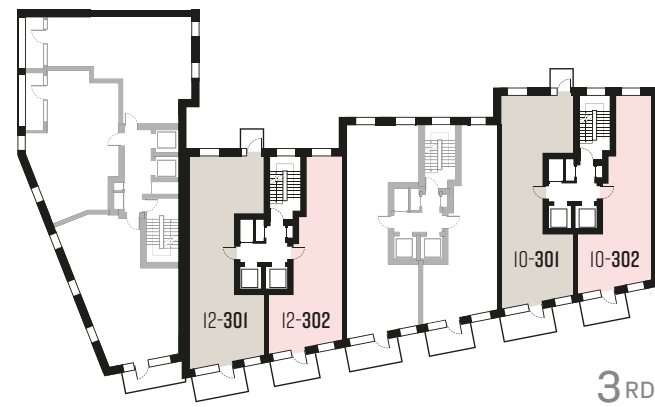
WANSBECK YARD SOUTH

BLOCKS

W10 W12 W13 W16



# BLOCKS W10 | W12

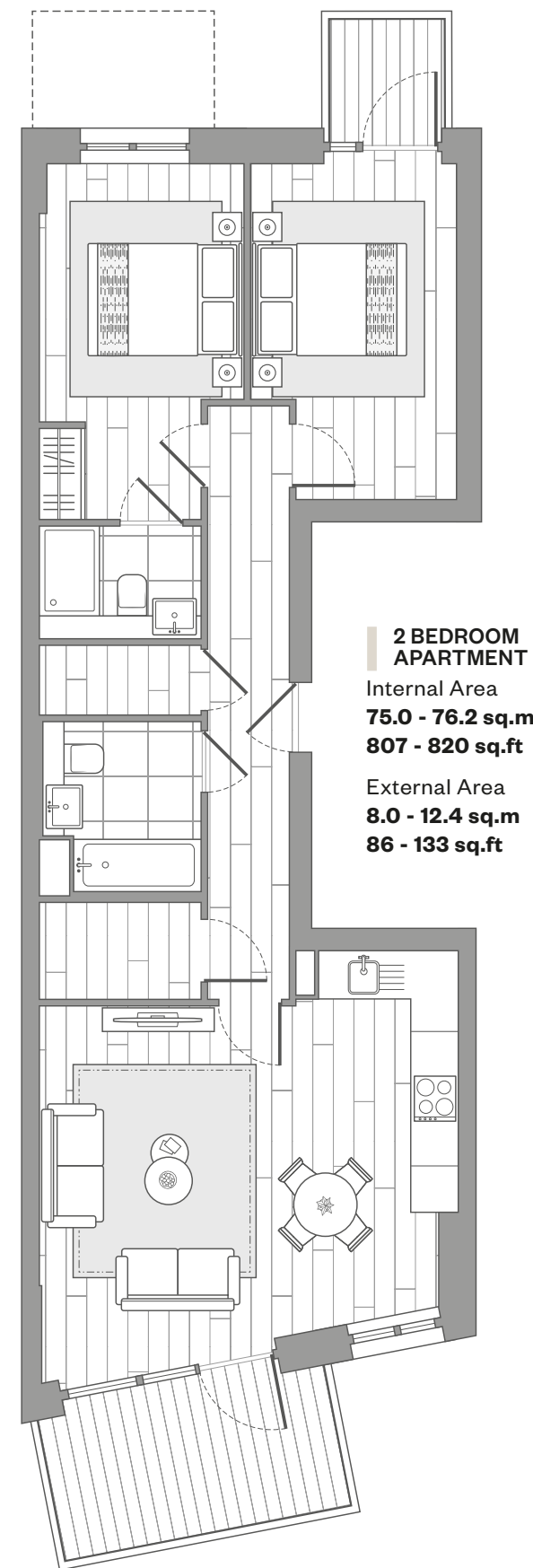


Ground floor apartments not shown.

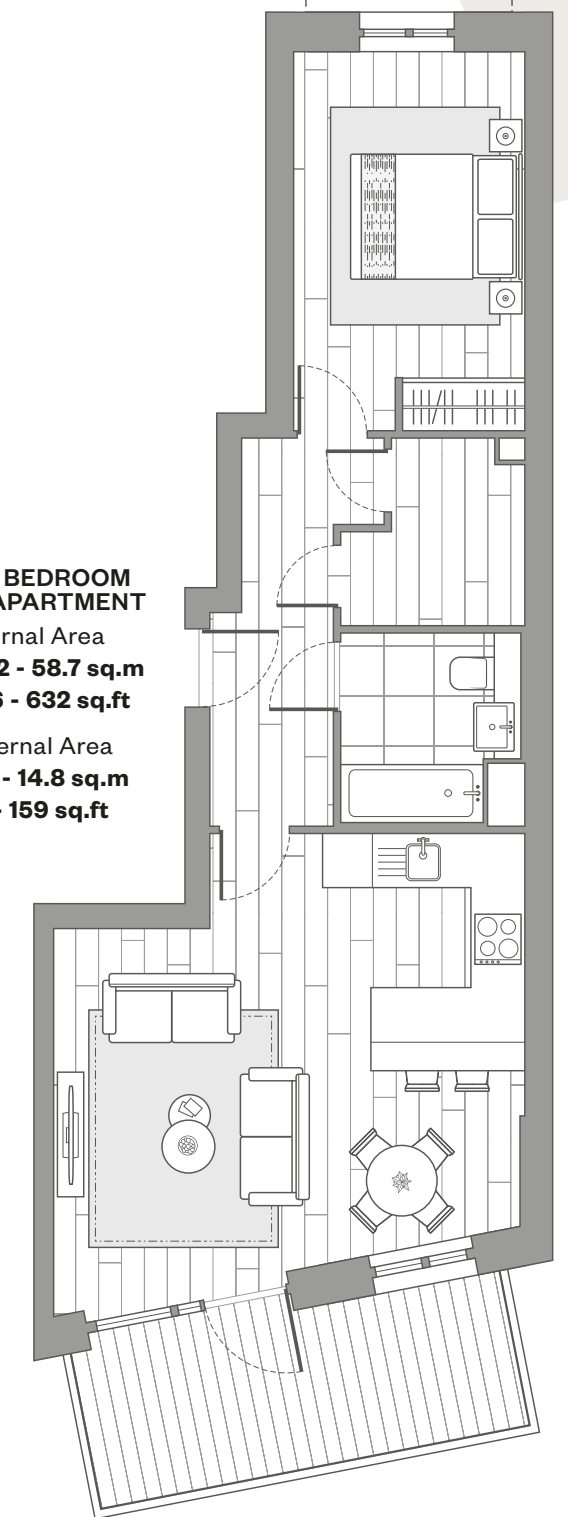
## BLOCK LOCATOR



W10-601 and W12-601 feature a larger rear balcony accessed from bedroom 1

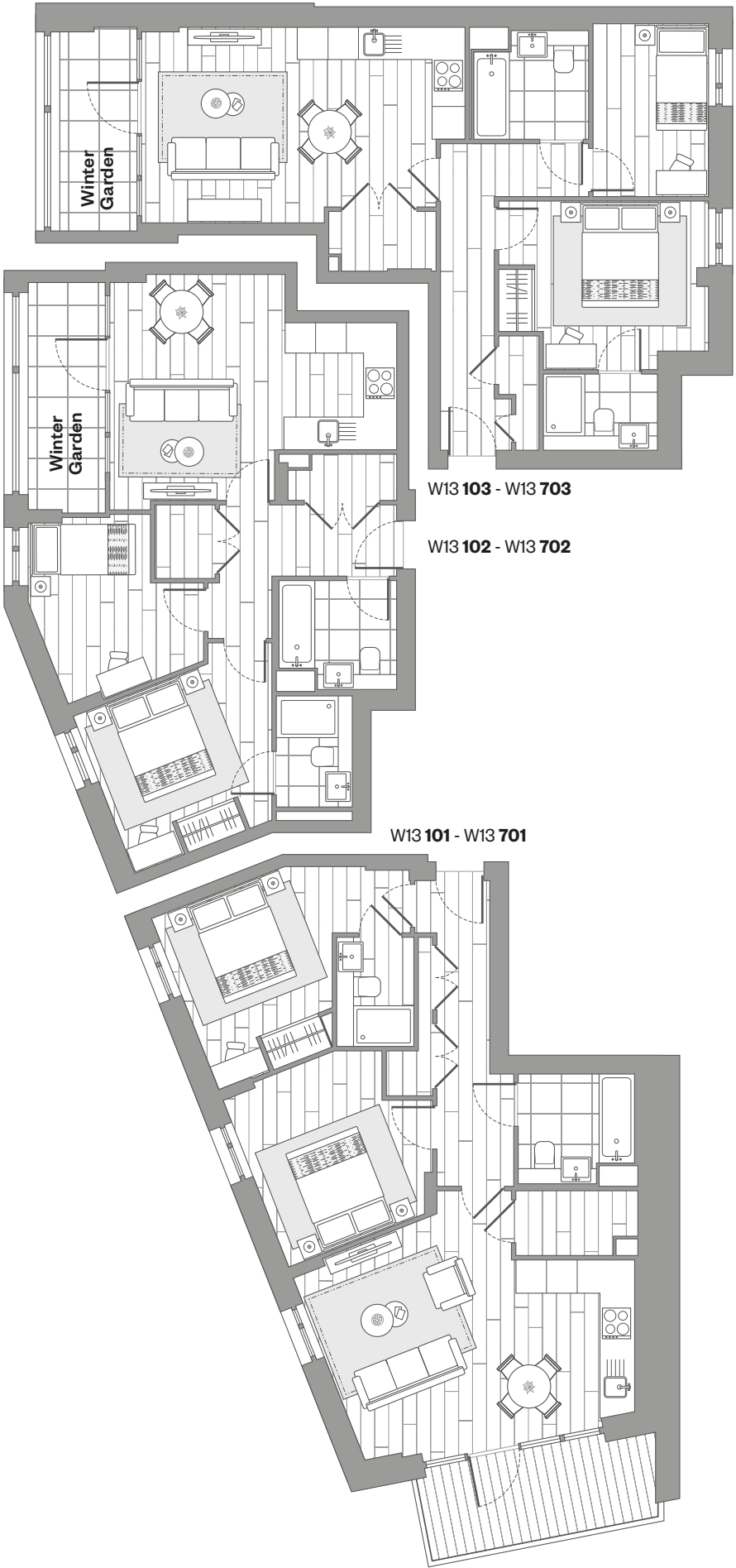
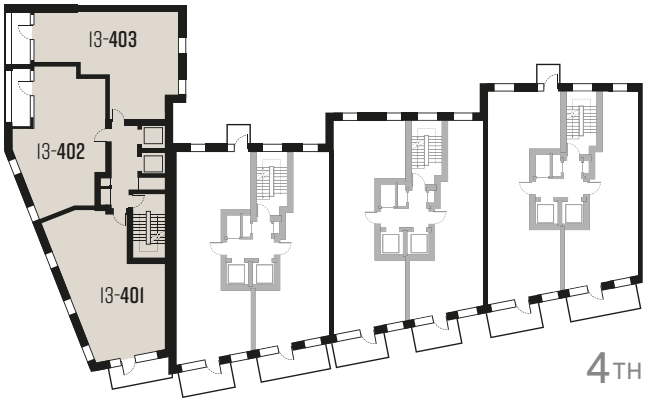
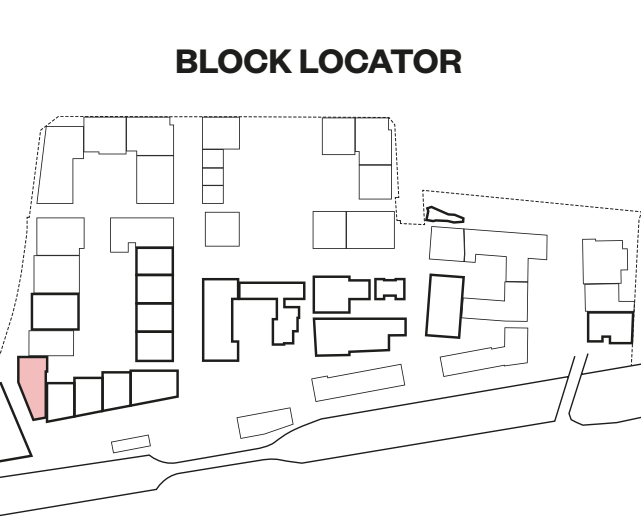
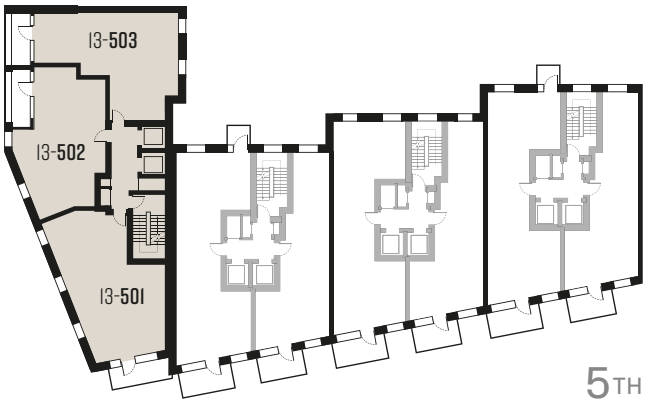
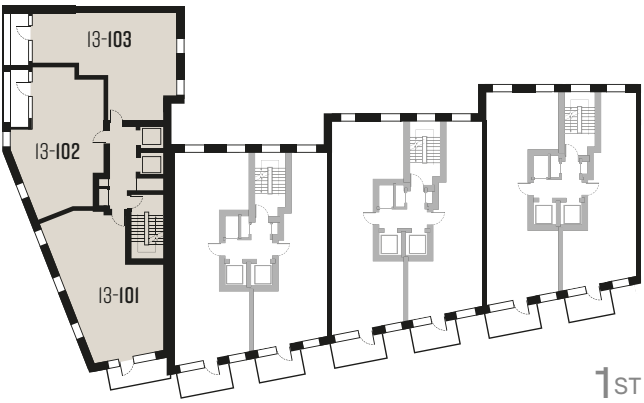
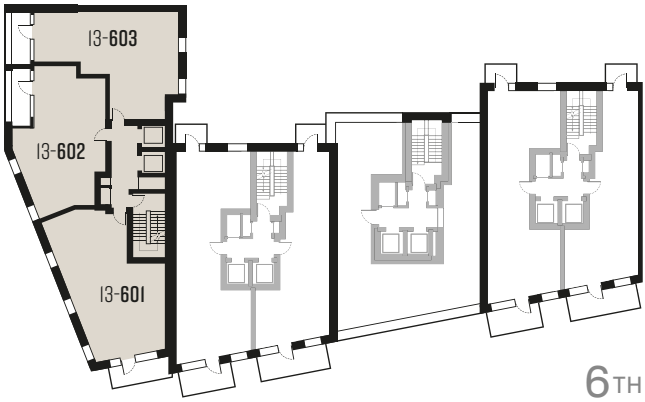
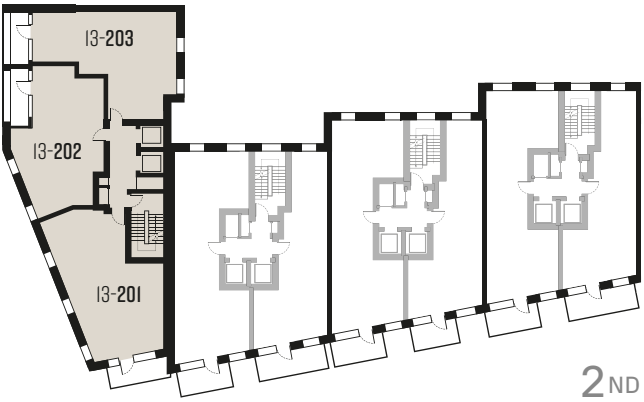
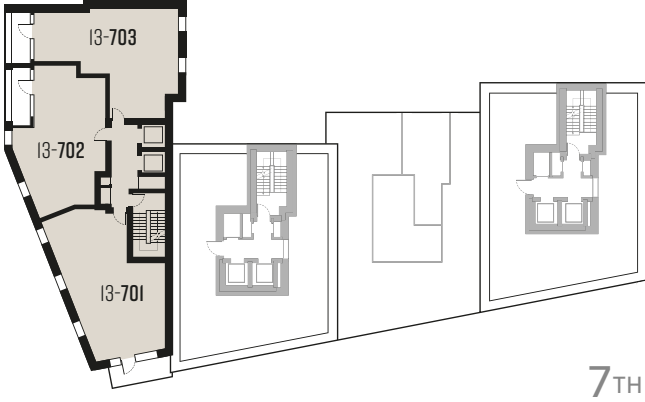
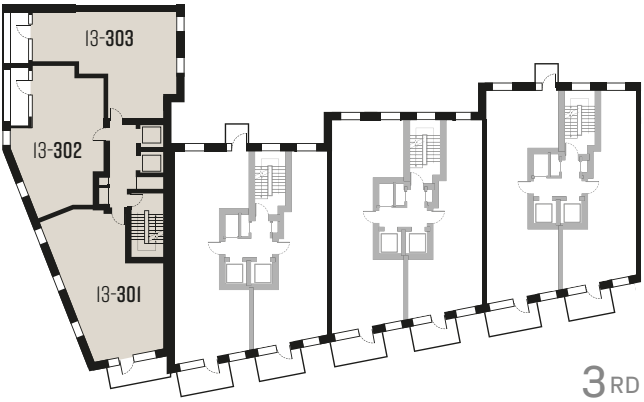


W10-602 and W12-602 feature an additional rear balcony accessed from bedroom 1



## EXAMPLE 1 & 2 BEDROOM APARTMENTS





2 BEDROOM APARTMENT

W13 103 - W13 703

Internal Area  
**67.4 - 67.9 sq.m    725 - 731 sq.ft**

External Areas  
**6.1 sq.m    66 sq.ft**

W13 102 - W13 702

Internal Area  
**64.6 - 65.4 sq.m    695 - 704 sq.ft**

External Area  
**6.9 sq.m    74 sq.ft**

W13 101 - W13 701

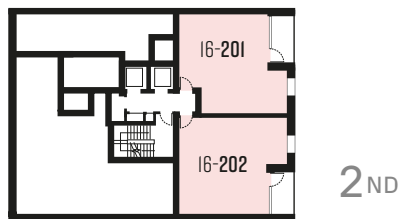
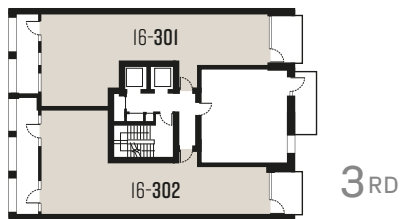
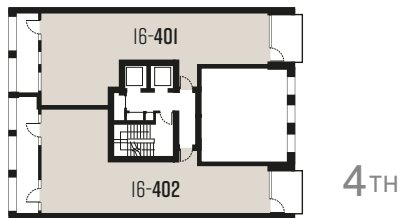
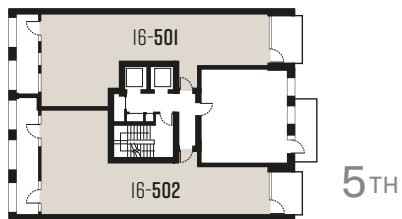
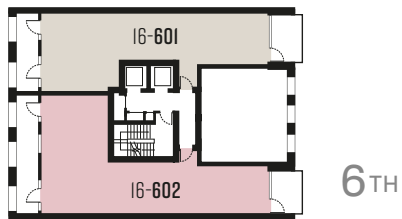
Internal Area  
**73.5 - 73.7 sq.m    791 - 793 sq.ft**

External Area  
**8.0 sq.m    86 sq.ft**



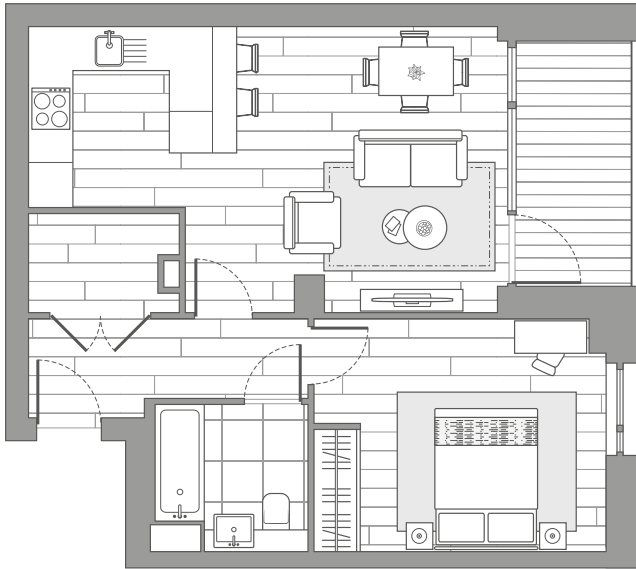
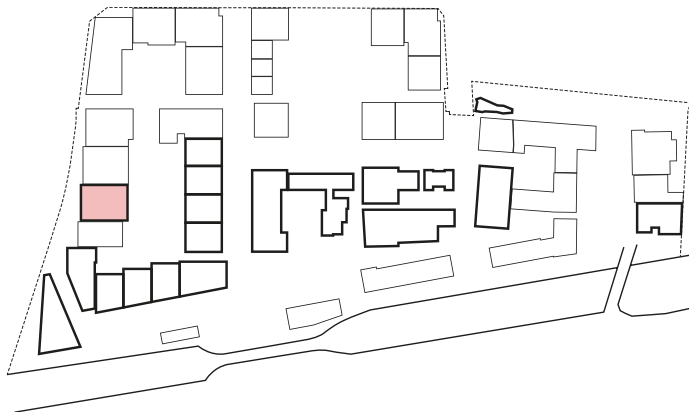
2 BEDROOM APARTMENTS



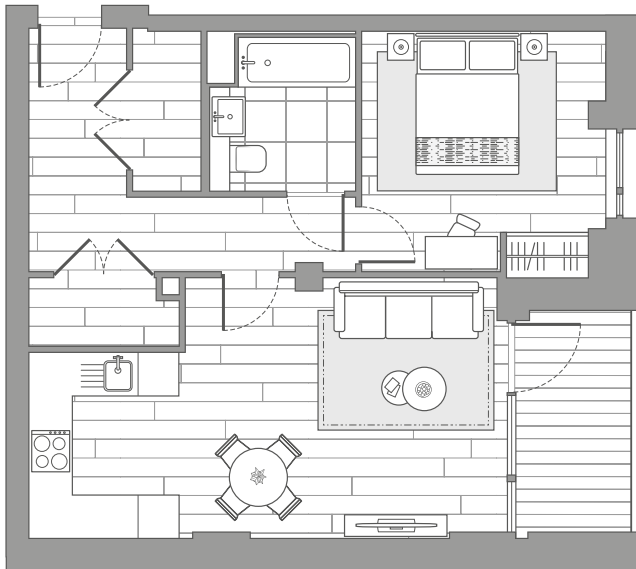


Ground & first floor apartments not shown.

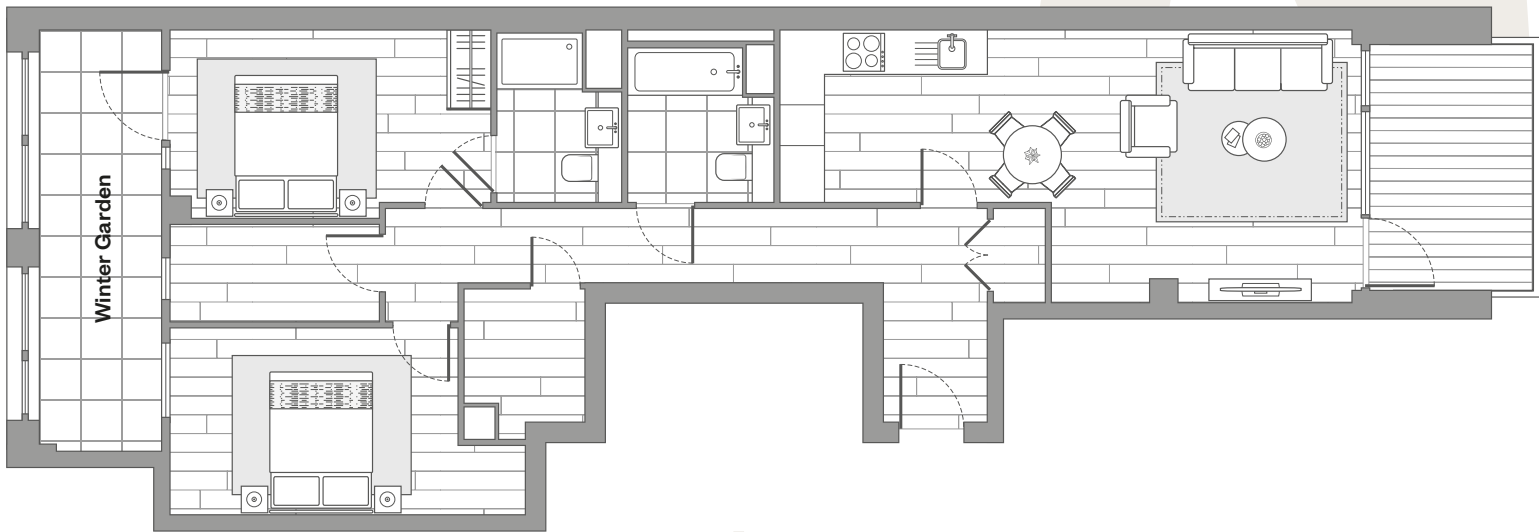
**BLOCK LOCATOR**



**1 BEDROOM APARTMENT**  
**W16 201**  
Internal Area      External Area  
**55.2 sq.m   594 sq.ft   5.6 sq.m   60 sq.ft**



**1 BEDROOM APARTMENT**  
**W16 202**  
Internal Area      External Area  
**57.0 sq.m   614 sq.ft   5.8 sq.m   62 sq.ft**



**2 BEDROOM APARTMENT**  
**W16 301   W16 401**  
Internal Area      External Area  
**88.5 sq.m   953 sq.ft   18.8 sq.m   203 sq.ft**  
  
**W16 501**  
Internal Area      External Area  
**88.5 sq.m   953 sq.ft   19.1 sq.m   205 sq.ft**

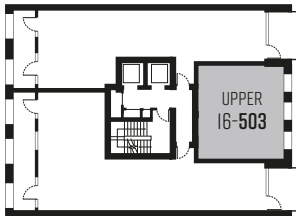


**3 BEDROOM APARTMENT**  
**W16 602**  
Internal Area      External Area  
**95.3 sq.m   1,026 sq.ft   23.4 sq.m   252 sq.ft**

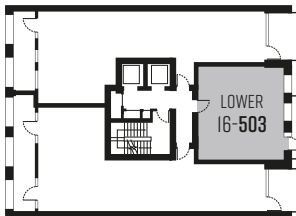
**EXAMPLE 1, 2 & 3 BEDROOM APARTMENTS**



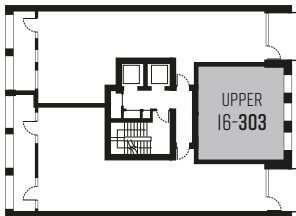




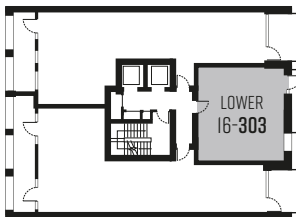
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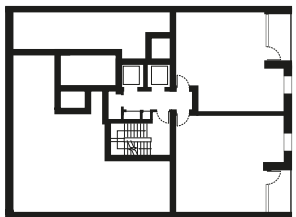
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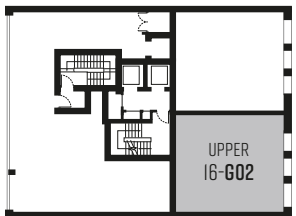
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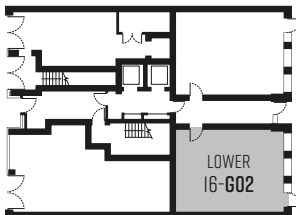
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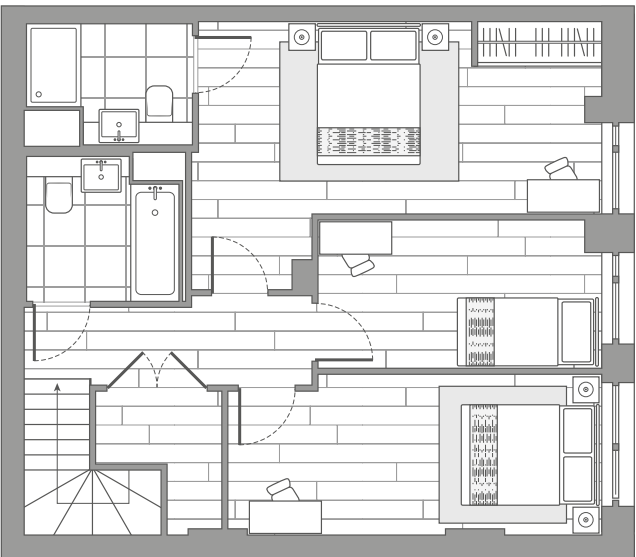
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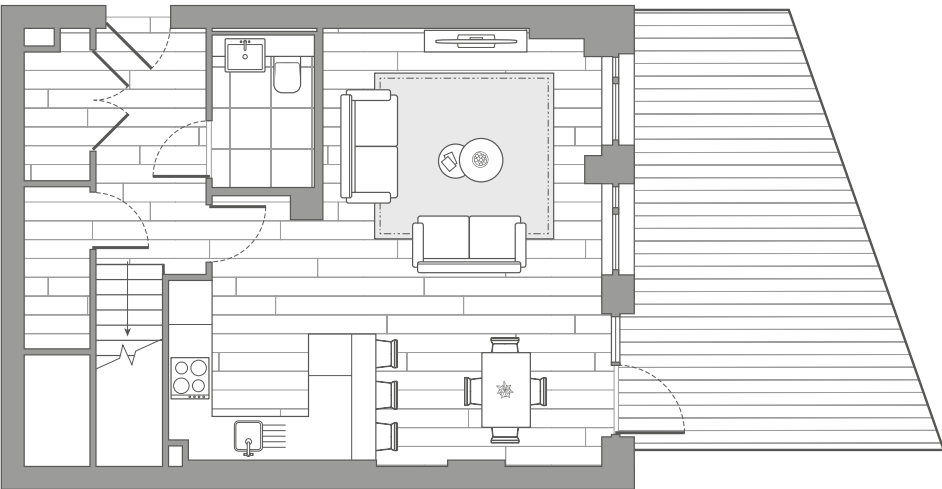
1<sup>ST</sup>



G<sup>ND</sup>



UPPER LEVEL



LOWER LEVEL

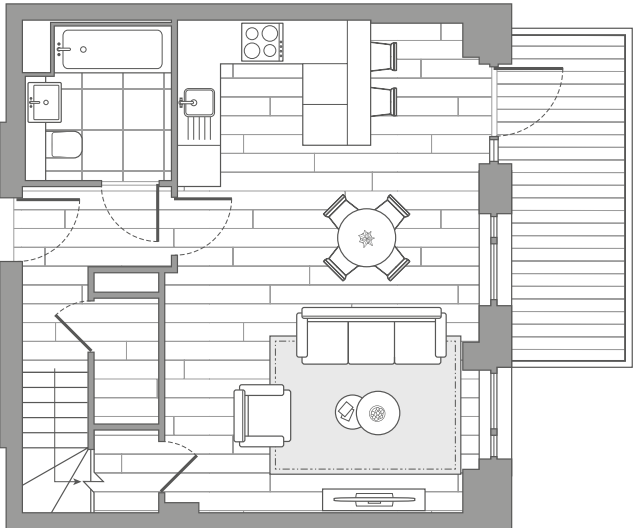
3 BEDROOM DUPLEX APARTMENT

W16 G02

Internal Area	External Area
117.5 sq.m 1,265 sq.ft	19.2 sq.m 207 sq.ft



UPPER LEVEL

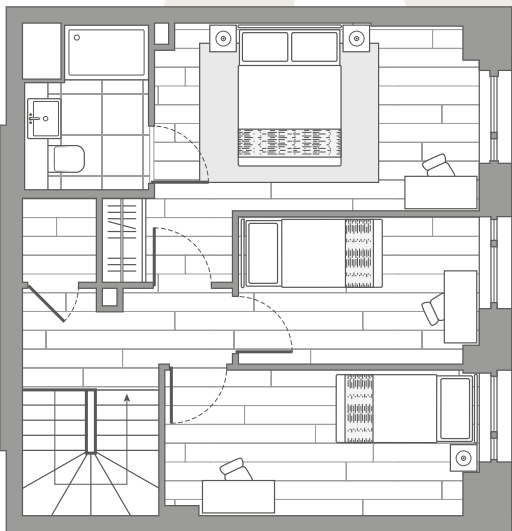


LOWER LEVEL

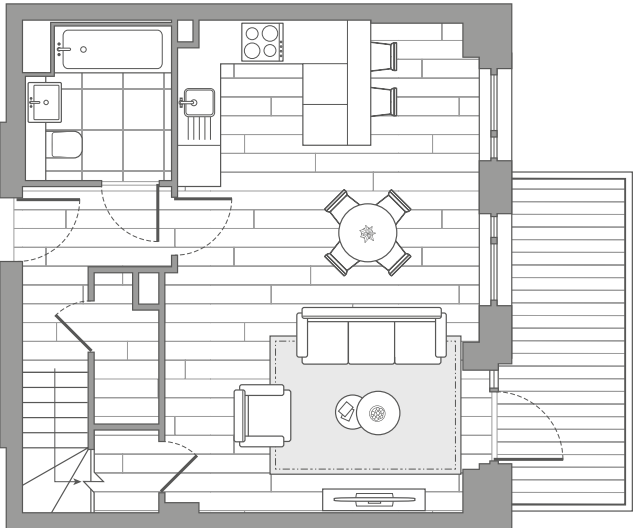
3 BEDROOM DUPLEX APARTMENT

W16 303

Internal Area	External Area
97.0 sq.m 1,044 sq.ft	8.1 sq.m 87 sq.ft



UPPER LEVEL



LOWER LEVEL

3 BEDROOM DUPLEX APARTMENT

W16 503

Internal Area	External Area
97.0 sq.m 1,044 sq.ft	8.1 sq.m 87 sq.ft

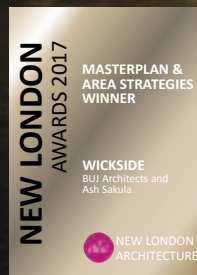
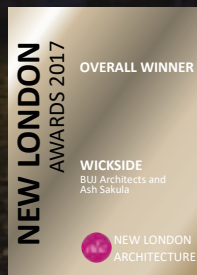


EXAMPLE 3 BEDROOM DUPLEX APARTMENTS





# W WICKSIDE <sup>E9</sup>



WICKSIDE HAS BEEN ACCREDITED AS OVERALL WINNER  
OF THE NEW LONDON ARCHITECTURAL AWARDS



IN JOINT VENTURE WITH



These particulars are compiled with care to give a fair description but we cannot guarantee their accuracy and they do not constitute an offer or contract. The developer reserves the right to alter any specifications and floor plan layouts without prior notice. Interior and exterior images are computer generated and are shown for illustrative purposes only. All development CGIs and artwork contained in this brochure are subject to copyright of the developer and cannot be reproduced in any way without prior written consent. Wickside is a preferred marketing name only. Planning reference: 16/00451/OUT.





HACKNEY WICK E9

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V1 MARCH 2025