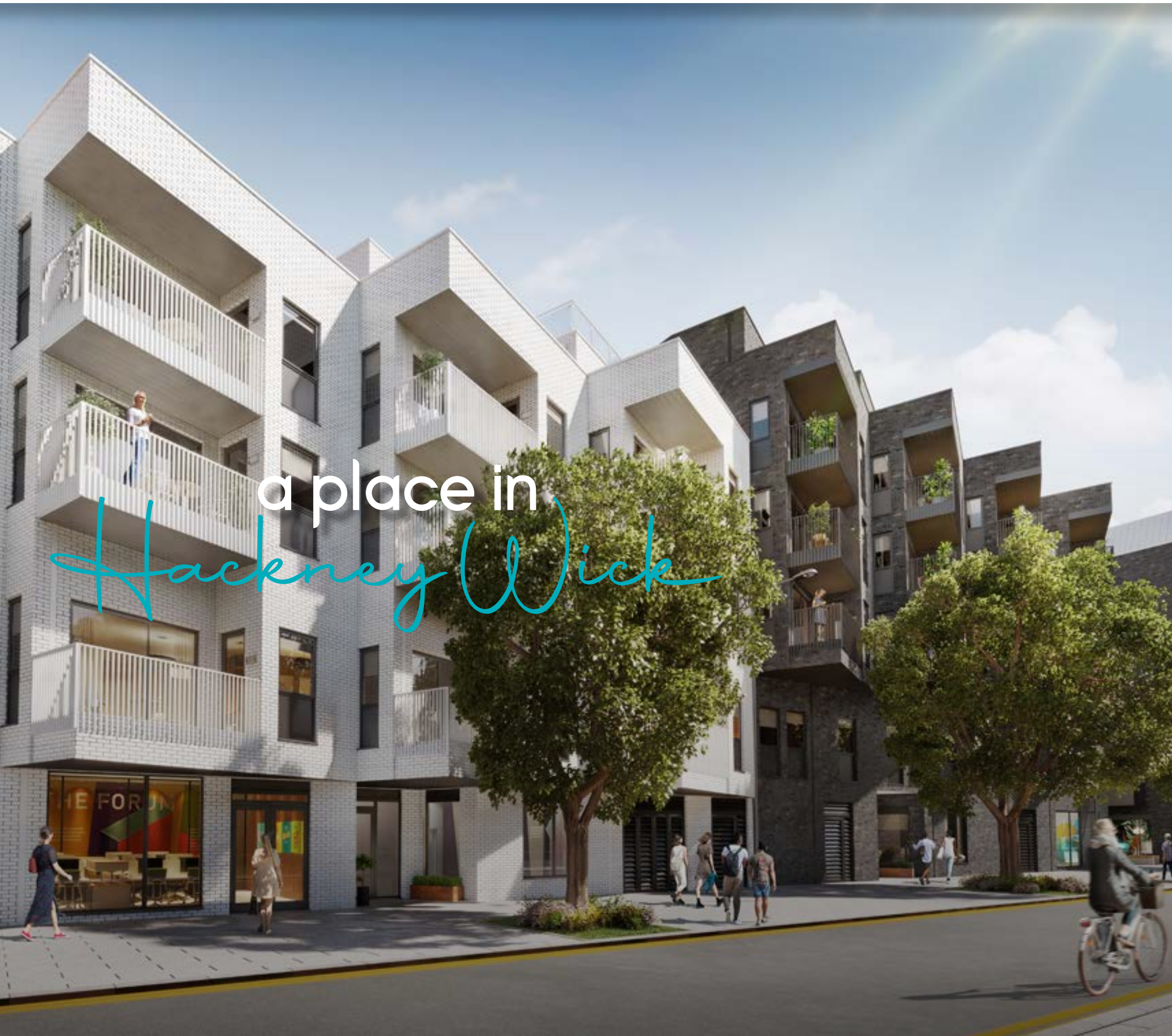


FISH ISLAND POINT

HACKNEY WICK E3

 Peabody



A VIBRANT COLLECTION OF 1, 2 & 3-BEDROOM APARTMENTS AVAILABLE THROUGH SHARED OWNERSHIP

Designed with community in mind, Fish Island Point takes inspiration from its neighbouring buildings and area's industrial heritage. Fusing forward-thinking design with sustainable principles, this eclectic neighbourhood will inspire you to make the most of every day.



10 MINS
WALK TO
HACKNEY WICK



350
ACRES OF
PARK WITHIN
ONE MILE



55
BARS, RESTAURANTS
& COFFEE SHOPS
WITHIN ONE MILE

Computer generated illustration is indicative only Travel times taken from Google Maps. Statistics correct as at September 2025.



**FISH
ISLAND
POINT**
LOACH HOUSE

**FISH
ISLAND
POINT**
TENCH HOUSE

 Hackney Wick Station

Here East

Lee Valley VeloPark

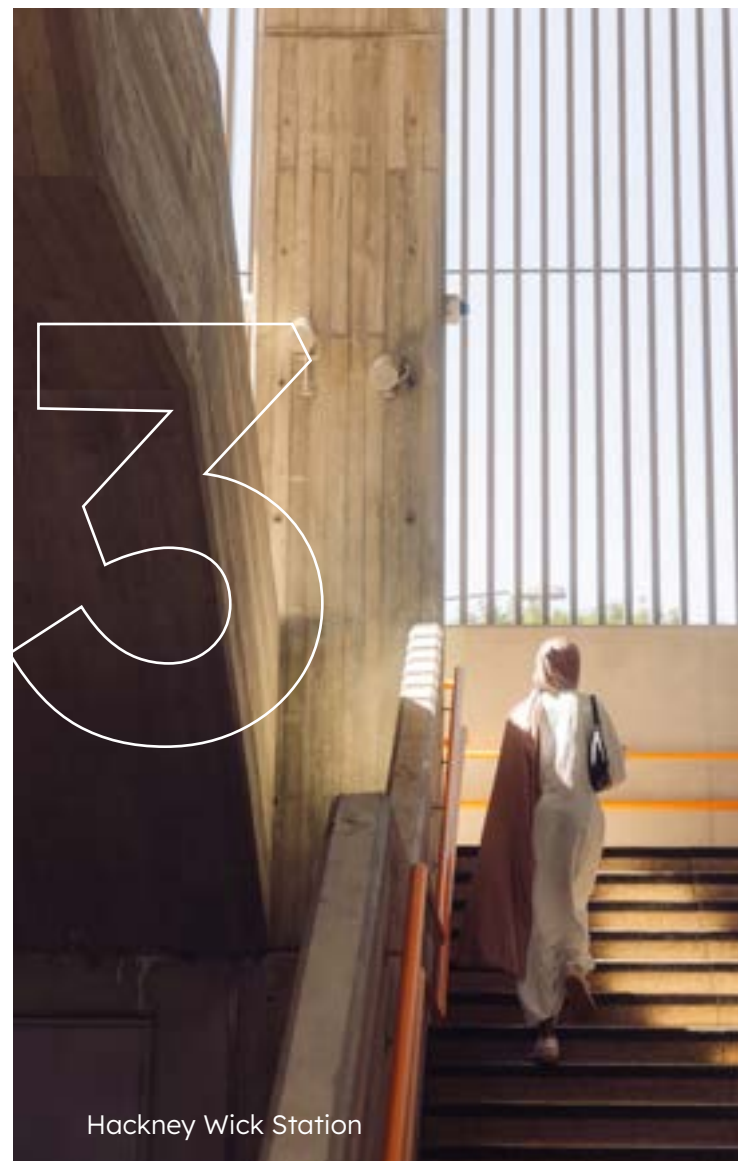
Queen Elizabeth
Olympic Park

MADE IN HACKNEY WICK

Located in the heart of Fish Island, next door to all of the independent cafés, bars and warehouse pop-up galleries that Hackney Wick is famous for, this energetic neighbourhood will be a place to make the most of an exciting lifestyle.



The Tuck Shop



Hackney Wick Station



Hertford Union Canal



Brie Yourself



This unique part of East London has always been popular with artists, designers and artisans, drawn to its strong industrial heritage and unique sense of community.

The Olympics also helped put this hidden gem on the map, and in more recent years Fish Island has gone through a revitalisation sensitive to its heritage. Today it has become home to a new wave of creative makers, thinkers and doers. Find your place amongst it all...



FOOD & DRINK



Crate Brewery & Pizzeria



Crate Brewery & Pizzeria



LVLS

HIGHLIGHTS

Two More Years 7 Roach Road	1 mins
Lanterna 6 Wyke Road	2 mins
LVLS 3 Sucession Walk	2 mins
Barge East & Gardens White Post Lane	5 mins
Crate Brewery & Pizzeria White Post Lane	7 mins
Howling Hops Brewery White Post Lane	7 mins
The Lord Napier Star 25 White Post Lane	11 mins

Whether you're grabbing a light lunch or indulging in a three-course dinner, living here means you're spoilt for choice. With an impressive selection of pubs and restaurants right on your doorstep, you'll never have to wander far to satisfy your taste buds.

Grab a local brewed craft beer and pizza at Crate Brewery or Howling Hops Tank Bar. Stop off at the neighbourhood pizzeria, Lanterna, and tuck into some authentic Italian food, or try one of the best burgers in town (while enjoying a DJ set) at Two More Years. The wider area, including the Olympic Park, also has a great lineup of places to eat and drink - from waterside bites at Barge East to popular craft beer breweries, there's so much to discover.

FOOD & DRINK



INIS



Lucia's



Lucia's

HIGHLIGHTS

The Pirates Hub 10 Stour Road	🚶 2 mins
INIS 13 Rookwood Way	🚶 3 mins
UNLOCK 1 Monkwood Way	🚶 4 mins
Lucia's 43 White Post Lane	🚶 9 mins
Grow Main Yard, Wallis Road	🚶 13 mins
Darling's Eatery 455 Wick Lane	🚶 14 mins

Stop for lunch at Lucia's, a diminutive, counter-focused haven for tacos, mezcal and charcoal-fired cuts of meat, where the chefs work right in front of you. It's the kind of place you'll return to again and again, whether you're popping in for a quick bite or lingering over shared plates with friends.

Just around the corner, Inis Hackney Wick offers a warm, contemporary space inspired by modern Irish dining, perfect for relaxed brunches, evening cocktails, or leisurely weekend meals.

Take a short stroll down the River Lea and you'll find Grow and No. 90, vibrant waterside venues hosting live music, art installations, and late-night gatherings.

COFFEE & CAKE



Bakery 4



With some of the best coffee spots in East London just moments from your front door, living here means your Friday flat-white fix is easier than ever.

Pre-workout energy boost, mid-week pick-me-up or weekend coffee and chill with a friend; whatever you're looking for, you're covered. Grab some freshly made bread or pastries at Bakery 4, just a short walk away, or while away a morning at HWK Coffee & Cocktail Bar, with its picturesque courtyard and vibrant event space. The Roasting Shed is another popular local hotspot, with a selection of coffee that's responsibly sourced and roasted in-house. And if you're looking for artisanal coffee beans to-go then head to Simmos, a design-led cafe where you can also pick up delicious focaccia sandwiches for a picnic in the park. Nearby Victoria Park village also has a thriving cafe scene with plenty of independents to explore.

HIGHLIGHTS

Bakery 4 76 Smeed Road	⚡ 3 mins
Ethical Bean Company 41 Dace Road	⚡ 5 mins
Simmos Coffee 5 Skippers Yard	⚡ 6 mins
HWK Coffee & Cocktail Bar 29 White Post Lane	⚡ 11 mins
The Roasting Shed E Bay Lane	⚡ 13 mins
Bad Coffee Prince Edward Road	⚡ 14 mins
Thingy Cafe 1 Trowbridge Road	⚡ 14 mins
Pophams Victoria Park, Lauriston Road	⚡ 27 mins

WELLBEING



River Lee Navigation



Victoria Park



Victoria Park

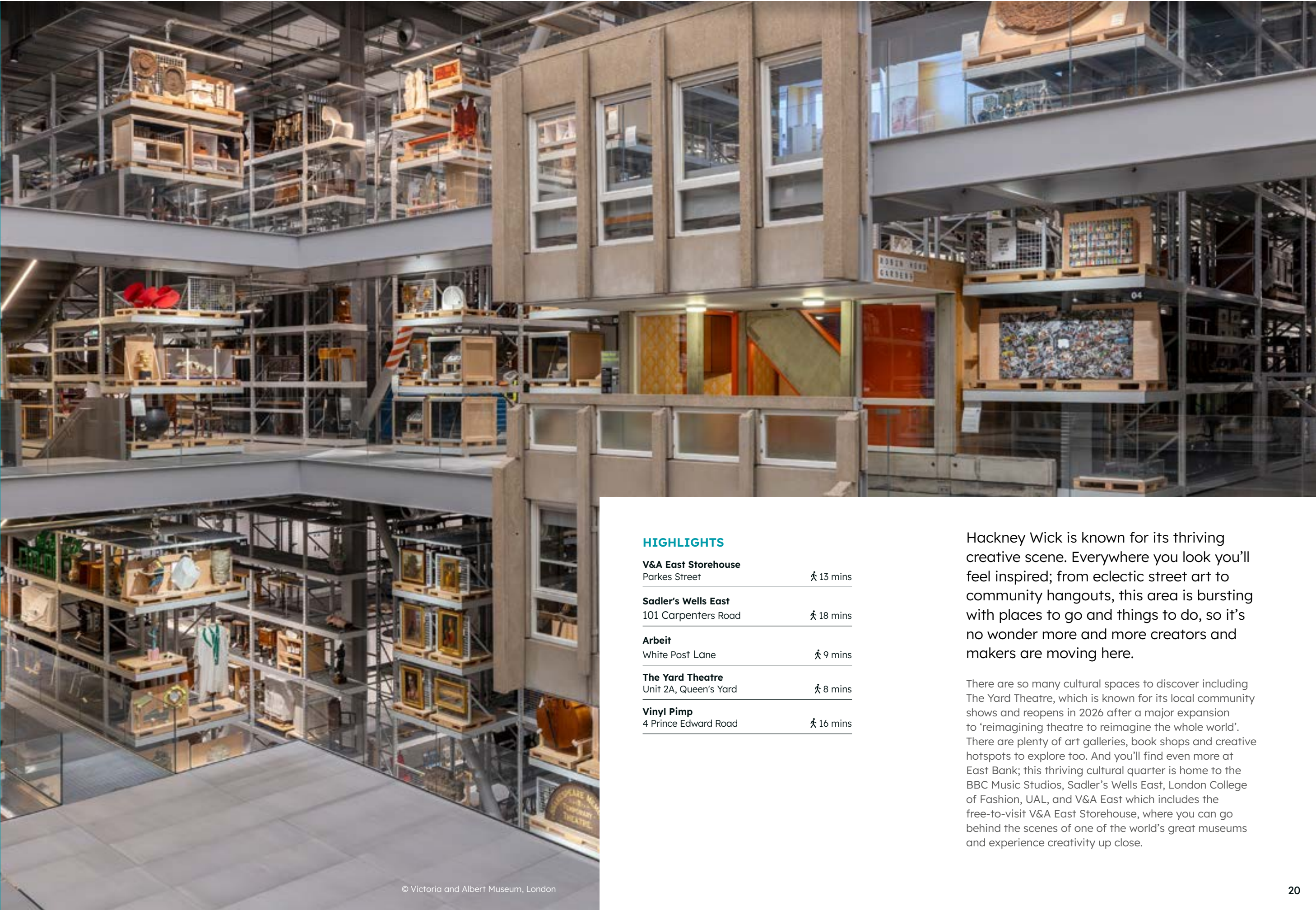
HIGHLIGHTS

The Island Reformer Pilates 14 Wyke Road	🚶 2 mins
SHAPE-S-PILATES 415 Wick Lane	🚶 6 mins
Victoria Park	🚶 8 mins
The Wick CrossFit 17 Rothbury Road	🚶 10 mins
The Private Spa 3 Copper Street	🚶 12 mins
FS8 Stratford Here East	🚶 14 mins
Queen Elizabeth Olympic Park	🚶 16 mins
Hackney Wick Community Sauna The Baths 80	🚶 19 mins
Lee Valley Velopark Olympic Park	🚶 20 mins

However you want to spend your time, there are plenty of ways to revitalise and re-energise. With both the Olympic Park and Victoria Park offering stunning gardens and open spaces, there’s ample opportunity to enjoy a breath of fresh air and reflect in nature.

And with so many state-of-the-art sports facilities on your doorstep you’ll never be short of things to do; dive into the iconic London Aquatics Centre, hop on your bike at the Lee Valley Velopark, or explore the variety of fitness classes on offer - from pilates and Yoga to Crossfit. And when you’re ready to unwind, why not soak up some well-deserved relaxation with a visit to Hackney Wick Community Sauna or the Private Spa in Stratford.

CULTURE



HIGHLIGHTS

V&A East Storehouse Parkes Street	13 mins
Sadler's Wells East 101 Carpenters Road	18 mins
Arbeit White Post Lane	9 mins
The Yard Theatre Unit 2A, Queen's Yard	8 mins
Vinyl Pimp 4 Prince Edward Road	16 mins

Hackney Wick is known for its thriving creative scene. Everywhere you look you'll feel inspired; from eclectic street art to community hangouts, this area is bursting with places to go and things to do, so it's no wonder more and more creators and makers are moving here.

There are so many cultural spaces to discover including The Yard Theatre, which is known for its local community shows and reopens in 2026 after a major expansion to 'reimagining theatre to reimagine the whole world'. There are plenty of art galleries, book shops and creative hotspots to explore too. And you'll find even more at East Bank; this thriving cultural quarter is home to the BBC Music Studios, Sadler's Wells East, London College of Fashion, UAL, and V&A East which includes the free-to-visit V&A East Storehouse, where you can go behind the scenes of one of the world's great museums and experience creativity up close.



SHOPPING



Tuck Shop

Whether you’re doing the weekly food shop, searching for your next holiday outfit, or looking for accessories to decorate your new home - everything is within reach.

Last minute grocery dash? Pop into the local neighbourhood store, Tuck Shop. Hosting a cheese and wine night? Browse the shelves at Brie Yourself. Looking for some interior inspo? Explore nearby plant shop, Repot, and add a bit of greenery to your everyday life. You’re also ideally placed near to Victoria Park Village and all its independent boutiques, and Westfield Stratford City, which is home to over 300 high street stores and big name brands so there are endless opportunities to indulge in a bit of retail therapy.

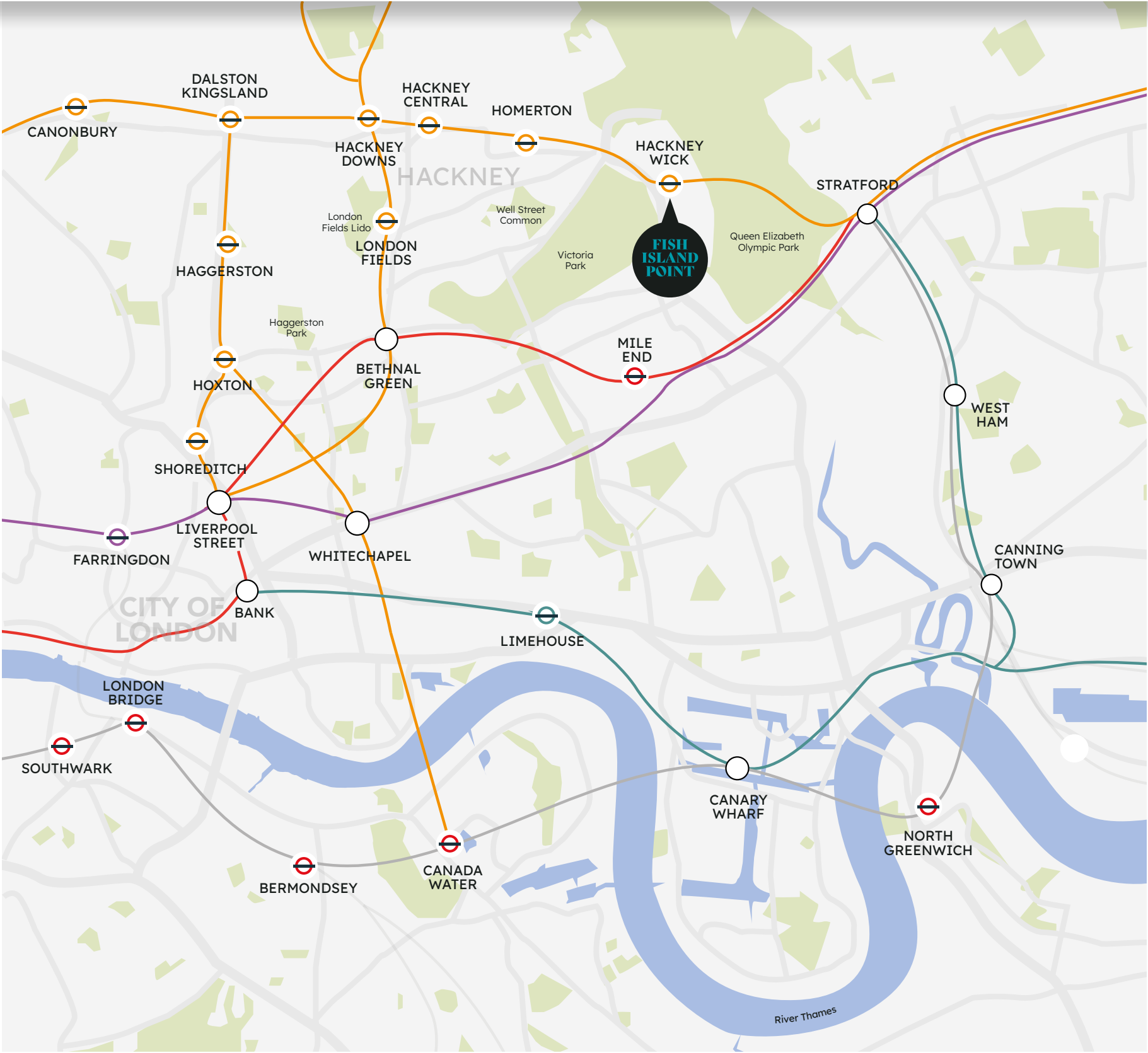
HIGHLIGHTS

Tuck Shop 2 Casings Way	1 mins
Brie Yourself 7 Wyke Road	2 mins
Juju Home Store 14 Wyke Road	2 mins
Bakery 4 76 Smeed Road	3 mins






Repot Mainyard studios, Wallis Road	13 mins
Refill Therapy 61-63 Wallis Road	14 mins
Westfield Stratford	20 mins
big. Beauty Victoria Park Village	25 mins



EXPLORE FURTHER



Fish Island Point is well connected to the heart of the city. Newly renovated step-free Hackney Wick Station is a 10-minute walk away. Stratford is not too far either, and offers convenient connections for the Underground, DLR, or hop on the Elizabeth Line straight into central with a journey time of less than 10 minutes to Liverpool Street and less than 20 minutes to Paddington. With routes running regularly across London, you're ideally placed for work, rest or play.

 FROM HACKNEY WICK STATION	   FROM STRATFORD STATION	 FROM STRATFORD STATION
Homerton 3 mins	Mile End 3 mins	Whitechapel 5 mins
Stratford 4 mins	Canning Town 5 mins	Liverpool Street 7 mins
Hackney Central 5 mins	North Greenwich 7 mins	Farringdon 10 mins
Dalston Kingsland 7 mins	Canary Wharf 9 mins	Canary Wharf 10 mins
Hackney Downs 10 mins	Liverpool Street 9 mins	Tottenham Court Road 13 mins
Camden Road 16 mins	Bank 11 mins	Bond Street 16 mins
London Fields 19 mins	London City Airport 12 mins	Paddington 21 mins
Bethnal Green 19 mins	London Bridge 19 mins	Heathrow Airport 45 mins
King's Cross 20 mins	Oxford Circus 19 mins	
Liverpool Street 24 mins	Paddington 19 mins	

-  ELIZABETH LINE
-  OVERGROUND
-  DLR
-  JUBILEE LINE
-  CENTRAL LINE

Map not to scale. Travel times are approximate and taken from Google Maps.

EXPLORE FURTHER



LONDON FIELDS

London Fields is a vibrant corner of Hackney and a visit here can be as fast-paced as you like.

Lazy weekends can be spent relaxing in the pub on the park's terrace, taking a dip in the iconic London Fields Lido, or socialising with friends on the rooftop bar at Netil 360. You could also explore the cycle paths and travel to the effortlessly cool Broadway Market. Established in the 1890s, this lively street is home to small arts and crafts shops, vintage retailers, and antique stores. In the summer, it comes alive, with market traders selling fresh, authentic produce and a tempting variety of street food from around the world.

BROADWAY MARKET

11 mins

14 mins



STRATFORD

If you're in the mood for some fresh air, take a 20-minute stroll across the Olympic Park and find yourself at Westfield shopping centre, one of the largest malls in Europe, right on your doorstep.

When dusk falls in nearby Stratford, grab a cocktail at the Print House or head to funky urban hangout Roof East. Situated on the roof of the Stratford Centre's multi-storey car park, the venue hosts regular open-air cinema screenings, street food, pop-up events and outdoor yoga classes.

The area is also full of entertainment options. You can take in a show at the Theatre Royal Stratford East, catch the latest blockbuster at the local cinema.

WESTFIELD, STRATFORD

6 mins

20 mins

Travel times are approximate and taken from Google Maps.

EXPLORE FURTHER



The Rio Cinema



HACKNEY & DALSTON

This quirky suburb is just 2 miles from Fish Island Point and offer a bustling street scene. In Dalston there are plenty of places to eat, including Voodoo Ray's, an American-themed pizza place where you can gorge on oversized slices and sample US beers and cocktails.

The Rio Cinema has screenings of new movies and old classics. The Arcola Theatre is also nearby and plays host to some of the most exciting emerging creative talent. Homerton is just down the road from Dalston and has a growing café and craft beer scene. After you've grabbed a drink, head to Hackney Empire to catch a live gig or Hackney Picturehouse, which plays a mixture of mainstream movies and foreign films.

HACKNEY EMPIRE

11 mins

11 mins



HOXTON & SHOREDITCH

You'll be familiar with the haunts of Hoxton and Shoreditch, all within reach and brimming with life. Treat your taste buds in Brick Lane at one of its world-famous curry houses or bagel shops. You'll also find Boxpark nearby, which is the world's first pop-up mall. Combining modern street food with local and global brands, it's a place where you can eat, drink, shop or play. Old Truman Brewery offers a unique mix of independent shops, galleries, markets, bars and restaurants.

A visit to this diverse neighbourhood wouldn't be complete without a trip to Spitalfields Market, where you can unearth hidden treasures amongst the various market stalls.

BOXPARK, SHOREDITCH

18 mins

16 mins





Travel times are approximate and taken from Google Maps.

find your perfect
place





SITE PLAN

	Fish Island Point
	Private Sale
	Podium Garden
	Existing Buildings

Map not to scale. Walking times are approximate and taken from Google Maps. Mixed tenure development subject to change.

1-BED APARTMENTS



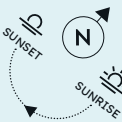
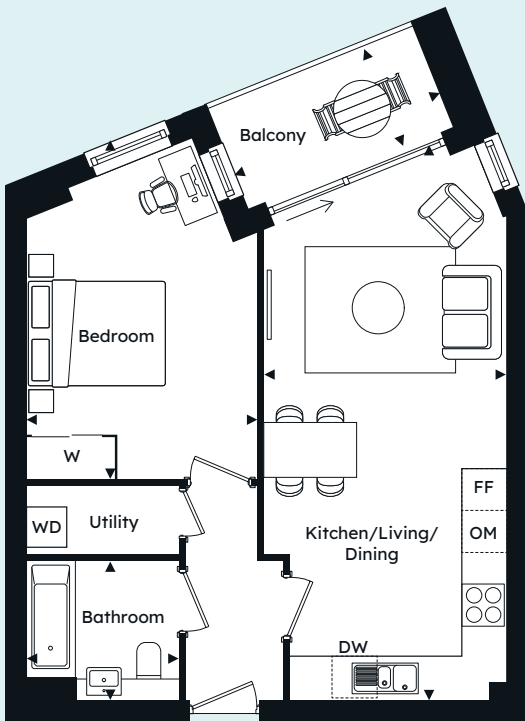


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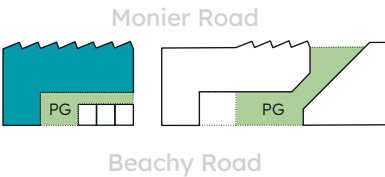
Apartments 32, 38, 44, 50

Gross Internal Floor Area 50.8 m² / 547 ft²

Kitchen/Living/Dining	8.0m x 3.5m	26'1" x 11'5"
Bedroom	4.9m x 3.3m	16'1" x 10'11"
Bathroom	2.0m x 2.2m	6'7" x 7'3"
Balcony	1.6m x 3.2m	5'1" x 10'4"



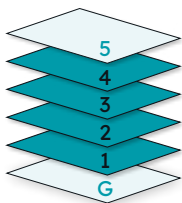
SITE



PLOT



FLOOR

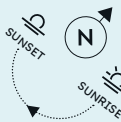
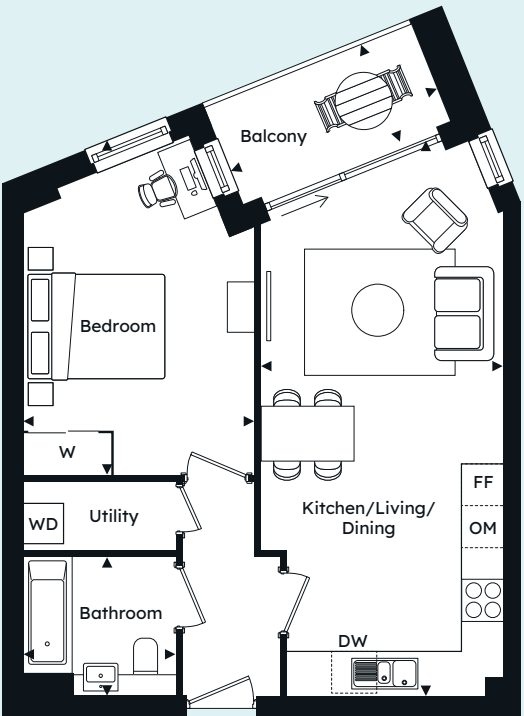


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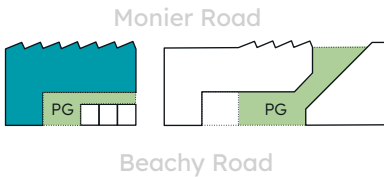
Apartments 31, 37, 43

Gross Internal Floor Area 50.9 m² / 548 ft²

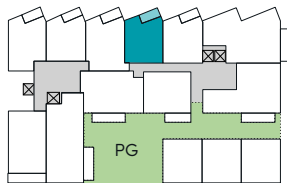
Kitchen/Living/Dining	8.0m x 3.5m	26'1" x 11'5"
Bedroom	4.9m x 3.3m	16'1" x 10'11"
Bathroom	2.0m x 2.2m	6'7" x 7'3"
Balcony	1.6m x 3.2m	5'1" x 10'4"



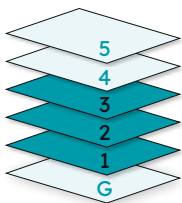
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PLOT



FLOOR

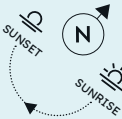
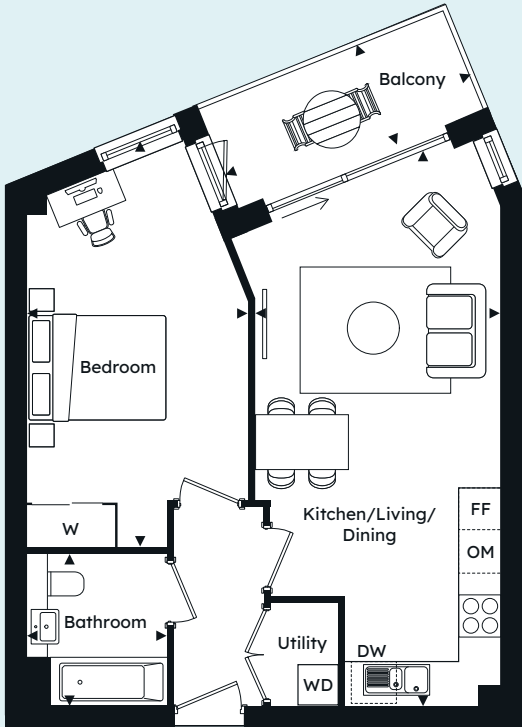


TENCH HOUSE

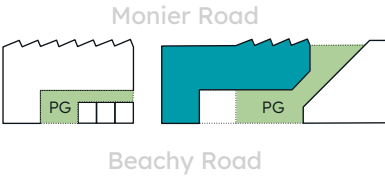
Apartment 92

Gross Internal Floor Area 51.1 m² / 550 ft²

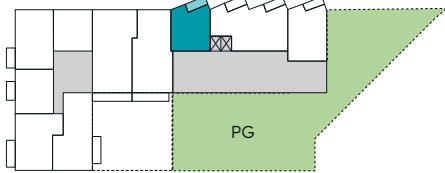
Kitchen/Living/Dining	8.1m x 3.5m	26'7" x 11'7"
Bedroom	5.8m x 3.2m	19'2" x 10'5"
Bathroom	2.2m x 2.0m	7'3" x 6'8"
Balcony	1.6m x 3.2m	5'1" x 10'4"



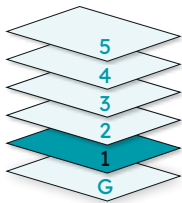
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PLOT



FLOOR

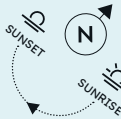
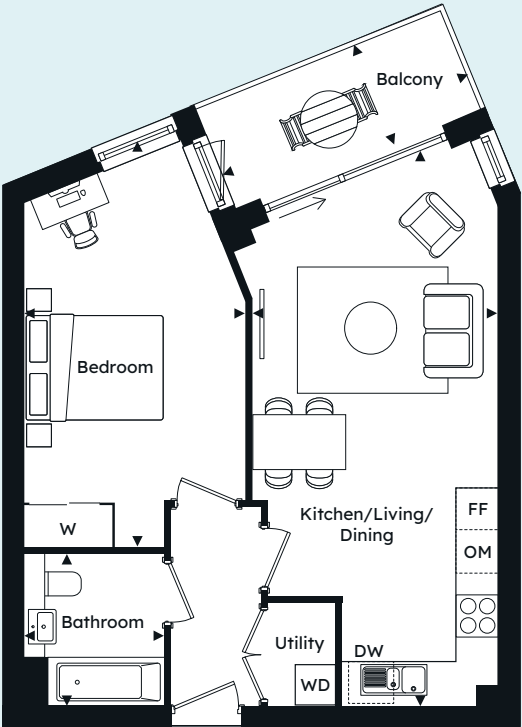


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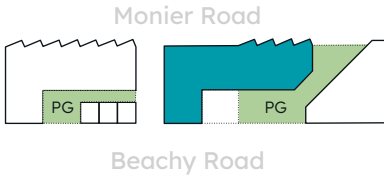
Apartments 96, 102

96 Gross Internal Floor Area 51.2 m² / 551 ft²
102 Gross Internal Floor Area 51.6 m² / 555 ft²

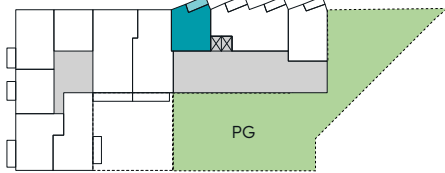
Kitchen/Living/Dining	8.1m x 3.6m	26'8" x 11'9"
Bedroom	5.9m x 3.2m	19'3" x 10'4"
Bathroom	2.2m x 2.0m	7'3" x 6'8"
Balcony	1.6m x 3.2m	5'1" x 10'4"



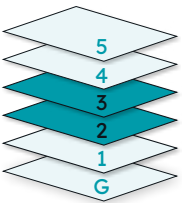
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PLOT



FLOOR

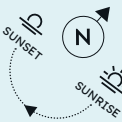
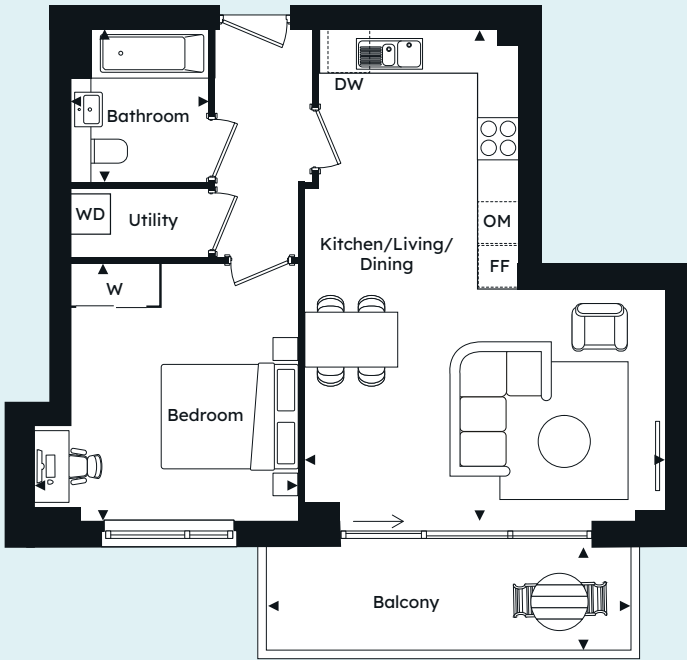


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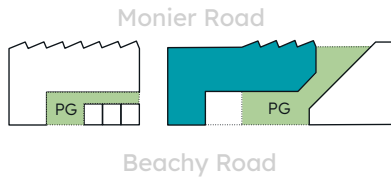
Apartment 106

Gross Internal Floor Area 53.2 m² / 573 ft²

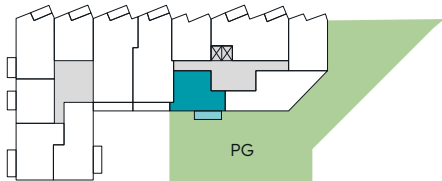
Kitchen/Living/Dining	7.1m x 5.2m	23'2" x 17'0"
Bedroom	3.7m x 3.8m	12'2" x 12'6"
Bathroom	2.2m x 2.0m	7'3" x 6'7"
Balcony	1.6m x 5.1m	5'1" x 17'8"



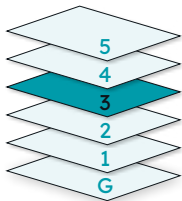
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PLOT



FLOOR

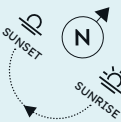
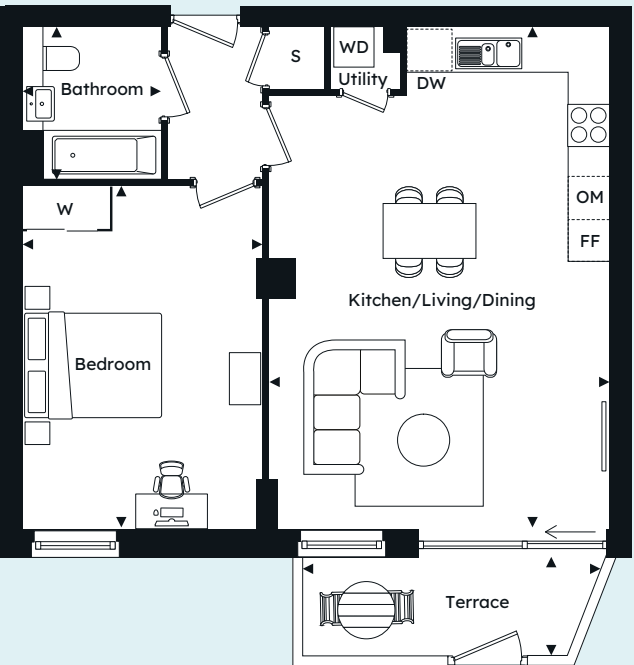


LOACH HOUSE

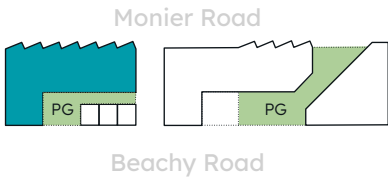
Apartment 29

Gross Internal Floor Area 60.8 m² / 654 ft²

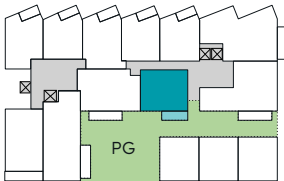
Kitchen/Living/Dining	7.2m x 4.9m	23'7" x 16'1"
Bedroom	4.9m x 3.5m	16'2" x 11'4"
Bathroom	2.2m x 2.0m	7'3" x 6'7"
Terrace	1.6m x 4.4m	5'1" x 14'4"



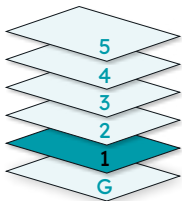
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PLOT



FLOOR

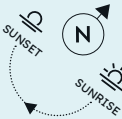
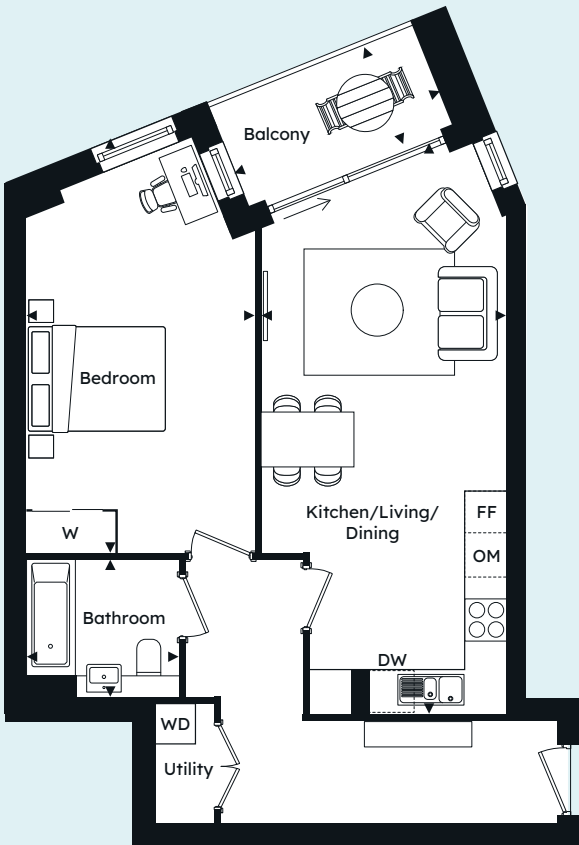


LOACH HOUSE

Apartment 30

Gross Internal Floor Area 61.1 m² / 658 ft²

Kitchen/Living/Dining	8.2m x 3.5m	26'11" x 11'7"
Bedroom	6.0m x 3.3m	19'7" x 10'9"
Bathroom	2.0m x 2.2m	6'7" x 7'3"
Balcony	1.6m x 3.2m	5'1" x 10'4"

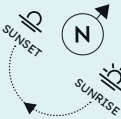
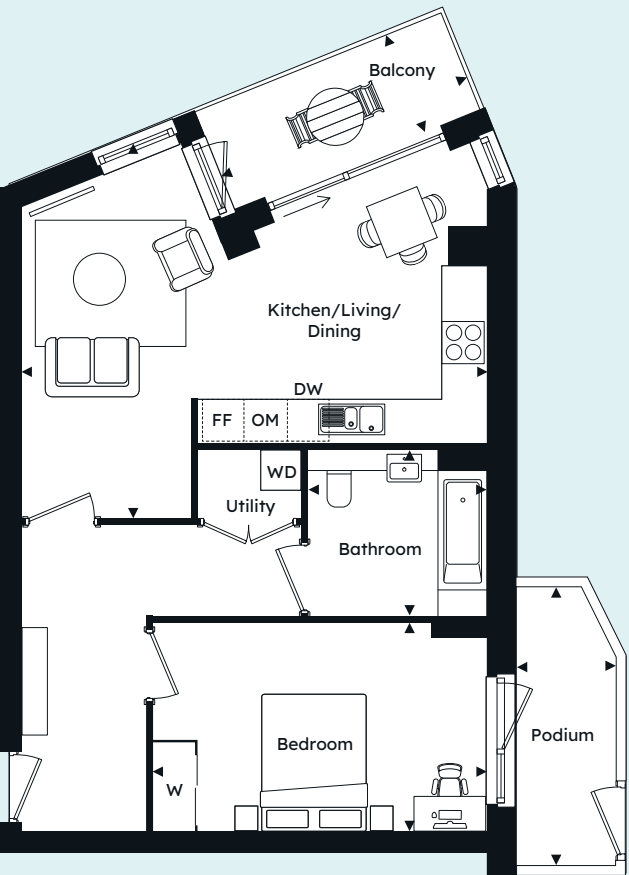


TENCH HOUSE

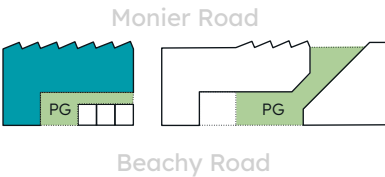
Apartment 98, 104

Gross Internal Floor Area 62.1 m² / 668 ft²

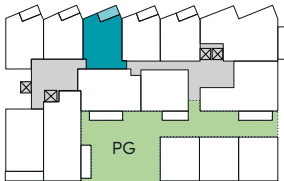
Kitchen/Living/Dining	5.4m x 6.6m	17'10" x 21'9"
Bedroom	3.0m x 4.8m	9'10" x 15'10"
Bathroom	2.4m x 2.6m	7'10" x 8'6"
Balcony	1.6m x 3.8m	5'1"x 12'5"
Podium	1.5m x 4.1m	4'9" x 13'6"



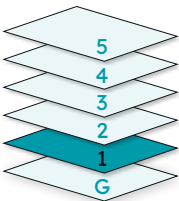
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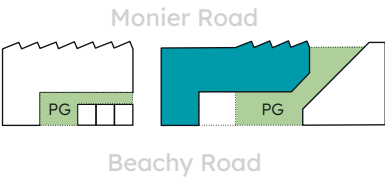
PLOT



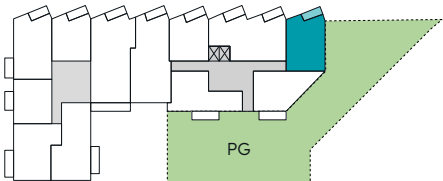
FLOOR



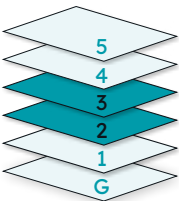
SITE



PLOT



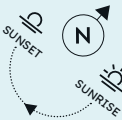
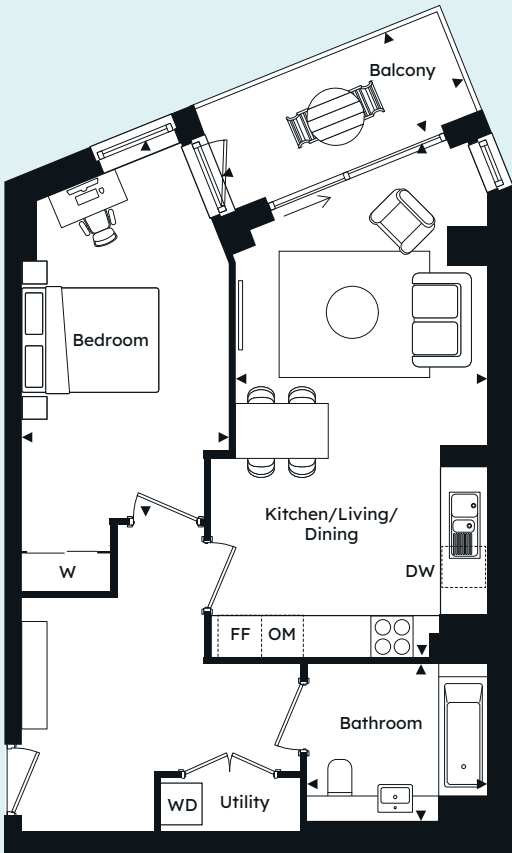
FLOOR



TENCH HOUSE

Apartment 94 

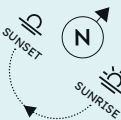
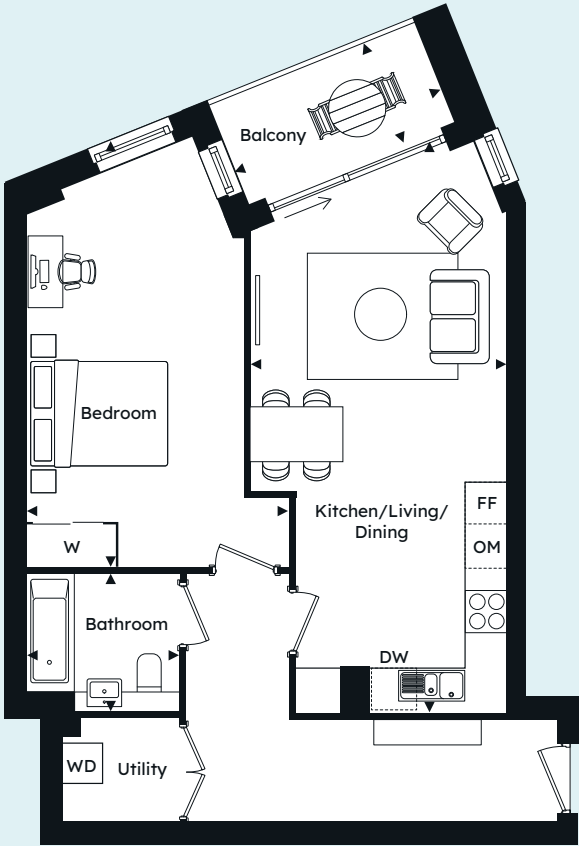
Gross Internal Floor Area 62.1 m ² / 668 ft ²		
Kitchen/Living/Dining	7.4m x 3.6m	24'2" x 11'10"
Bedroom	6.5m x 3.0m	21'2" x 9'10"
Bathroom	2.6m x 2.2m	8'6" x 7'3"
Balcony	3.8m x 1.6m	12'5" x 5'1"



LOACH HOUSE

Apartments 36, 42

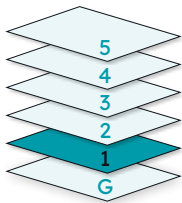
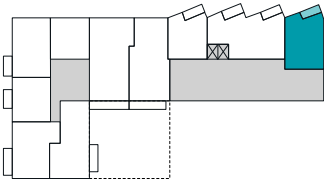
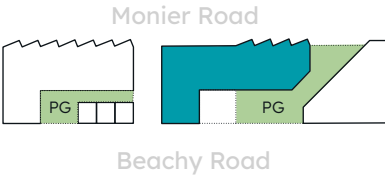
Gross Internal Floor Area 63.5 m ² / 684 ft ²		
Kitchen/Living/Dining	8.2m x 3.7m	26'11" x 12'1"
Bedroom	6.2m x 3.8m	20'4" x 12'4"
Bathroom	2.0m x 2.2m	6'7" x 7'3"
Balcony	1.6m x 3.2m	5'1" x 10'4"



SITE

PLOT

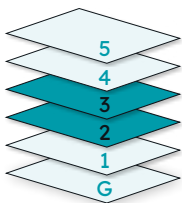
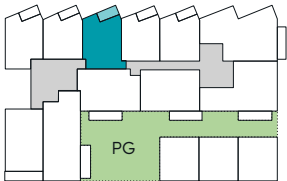
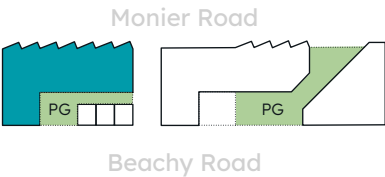
FLOOR



SITE

PLOT

FLOOR

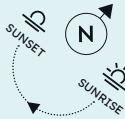
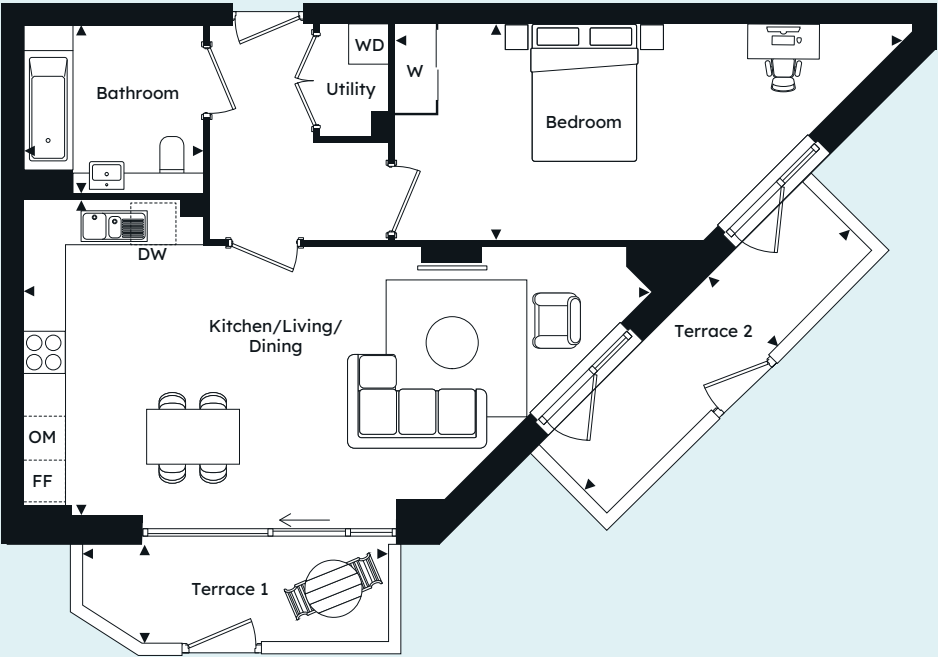


TENCH HOUSE

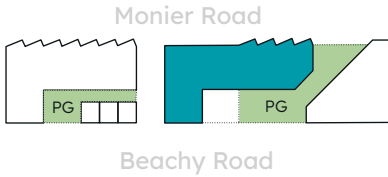
Apartment 99 

Gross Internal Floor Area 66.2 m² / 713 ft²

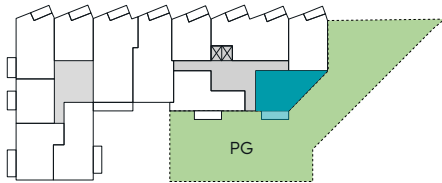
Kitchen/Living/Dining	3.6m x 9.0m	11'11" x 28'8"
Bedroom	3.1m x 7.4m	10'2" x 24'5"
Bathroom	2.4m x 2.6m	8'0" x 8'6"
Terrace 1	1.5m x 4.6m	4'9" x 14'10"
Terrace 2	1.5m x 5.5m	4'9" x 18'0"



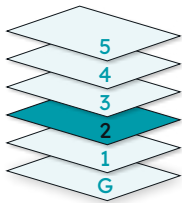
SITE



PLOT



FLOOR

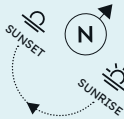
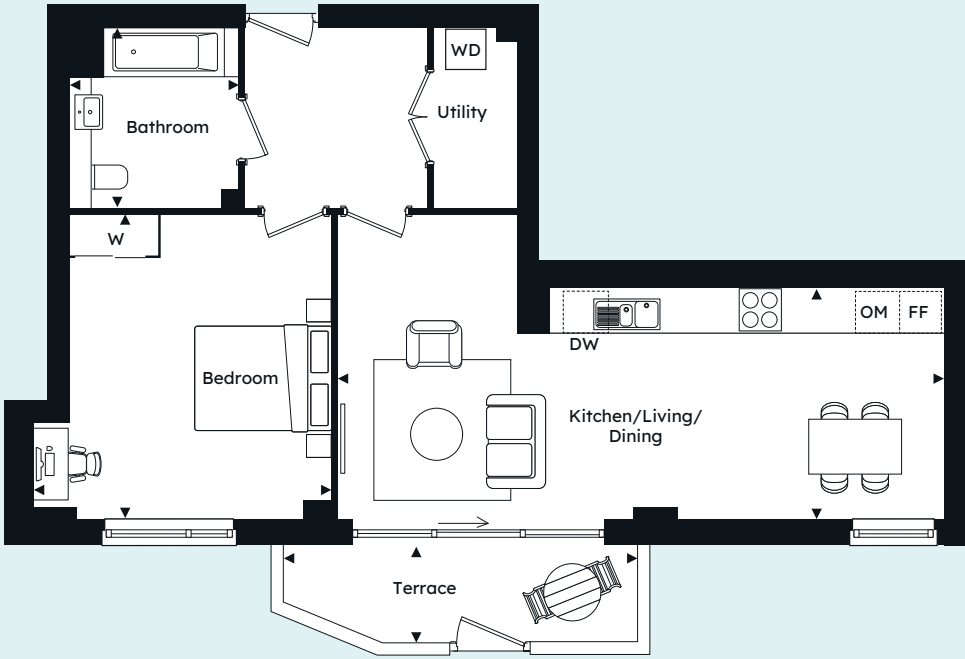


TENCH HOUSE

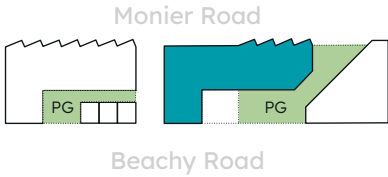
Apartment 100 

Gross Internal Floor Area 66.8 m² / 719 ft²

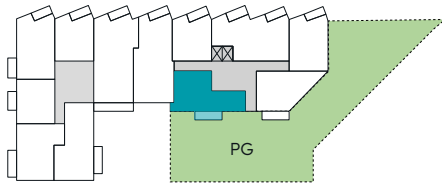
Kitchen/Living/Dining	4.4m x 3.4m	14'4" x 11'0"
Bedroom	4.4m x 4.3m	14'4" x 14'2"
Bathroom	2.6m x 2.2m	8'6" x 7'3"
Terrace	1.5m x 5.2m	4'9" x 17'2"



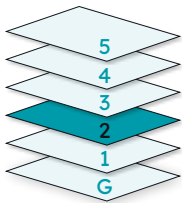
SITE



PLOT



FLOOR



2-BED APARTMENTS





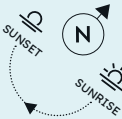
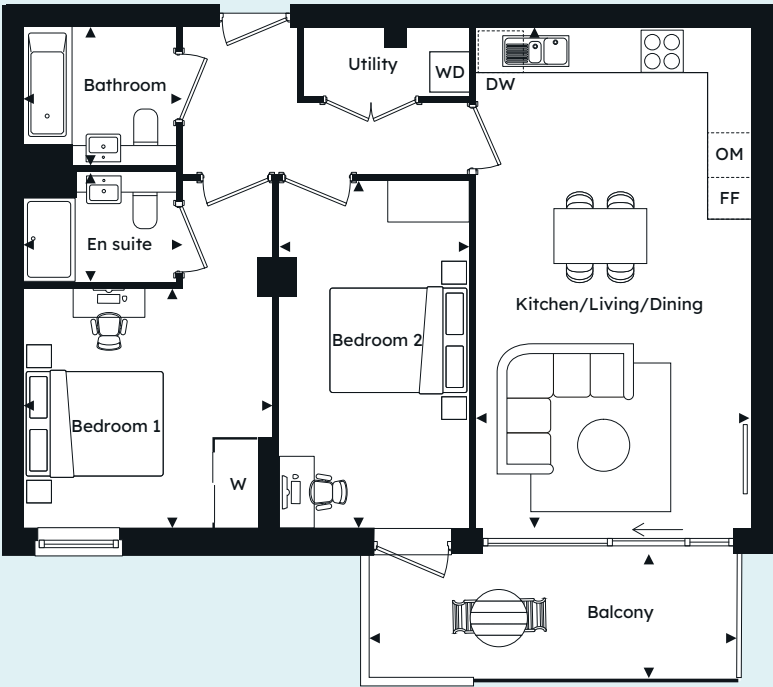
Computer generated illustration is indicative only

LOACH HOUSE

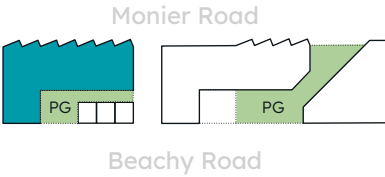
Apartment 35, 41, 47

Gross Internal Floor Area 75.3 m² / 811 ft²

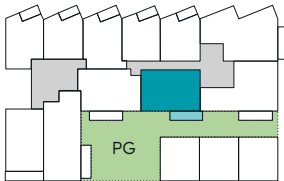
Kitchen/Living/Dining	7.2m x 4.0m	23'7" x 13'0"
Bedroom 1	3.4m x 3.6m	11'3" x 11'9"
Bedroom 2	5.0m x 2.8m	16'5" x 9'0"
Bathroom	2.0m x 2.2m	6'7" x 7'3"
En suite	1.6m x 2.2m	5'3" x 7'3"
Balcony	1.8m x 5.4m	5'9" x 17'8"



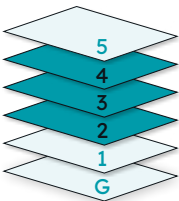
SITE



PLOT



FLOOR

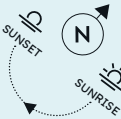
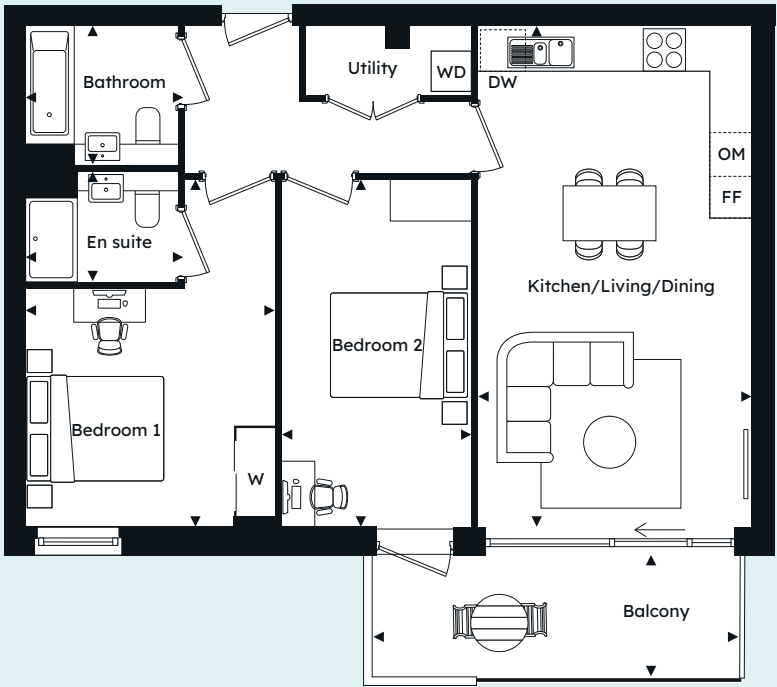


LOACH HOUSE

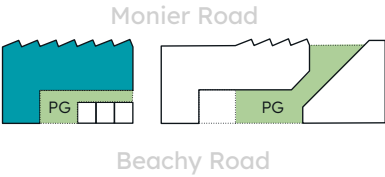
Apartment 53

Gross Internal Floor Area 75.3 m² / 811 ft²

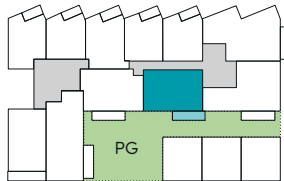
Kitchen/Living/Dining	7.2m x 4.0m	23'7" x 13'0"
Bedroom 1	3.4m x 3.6m	11'3" x 11'9"
Bedroom 2	5.0m x 2.8m	16'5" x 9'0"
Bathroom	2.0m x 2.2m	6'7" x 7'3"
En suite	1.6m x 2.2m	5'3" x 7'3"
Balcony	1.8m x 5.4m	5'9" x 17'8"



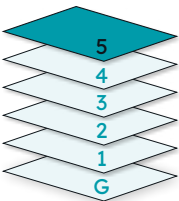
SITE



PLOT



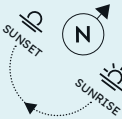
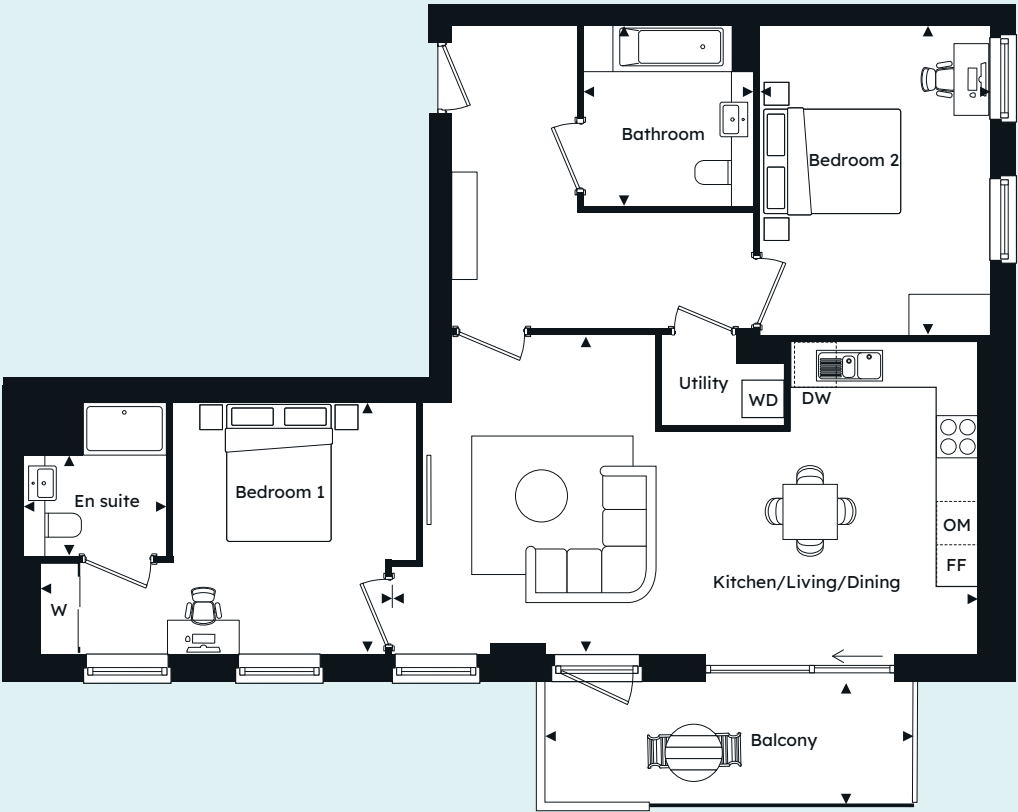
FLOOR



LOACH HOUSE

Apartment 40, 46, 52, 58 

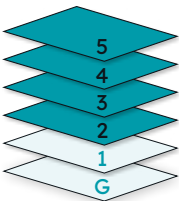
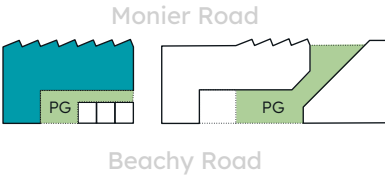
Gross Internal Floor Area 91.9 m ² / 989 ft ²		
Kitchen/Living/Dining	8.4m x 4.6m	27'8" x 15'1"
Bedroom 1	4.5m x 3.3m	14'7" x 10'10"
Bedroom 2	5.0m x 3.6m	16'4" x 11'10"
Bathroom	2.6m x 2.5m	8'6" x 8'0"
En suite	2.2m x 2.1m	7'4" x 6'9"
Balcony	5.4m x 1.8m	17'8" x 5'9"



SITE

PLOT

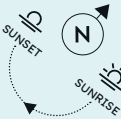
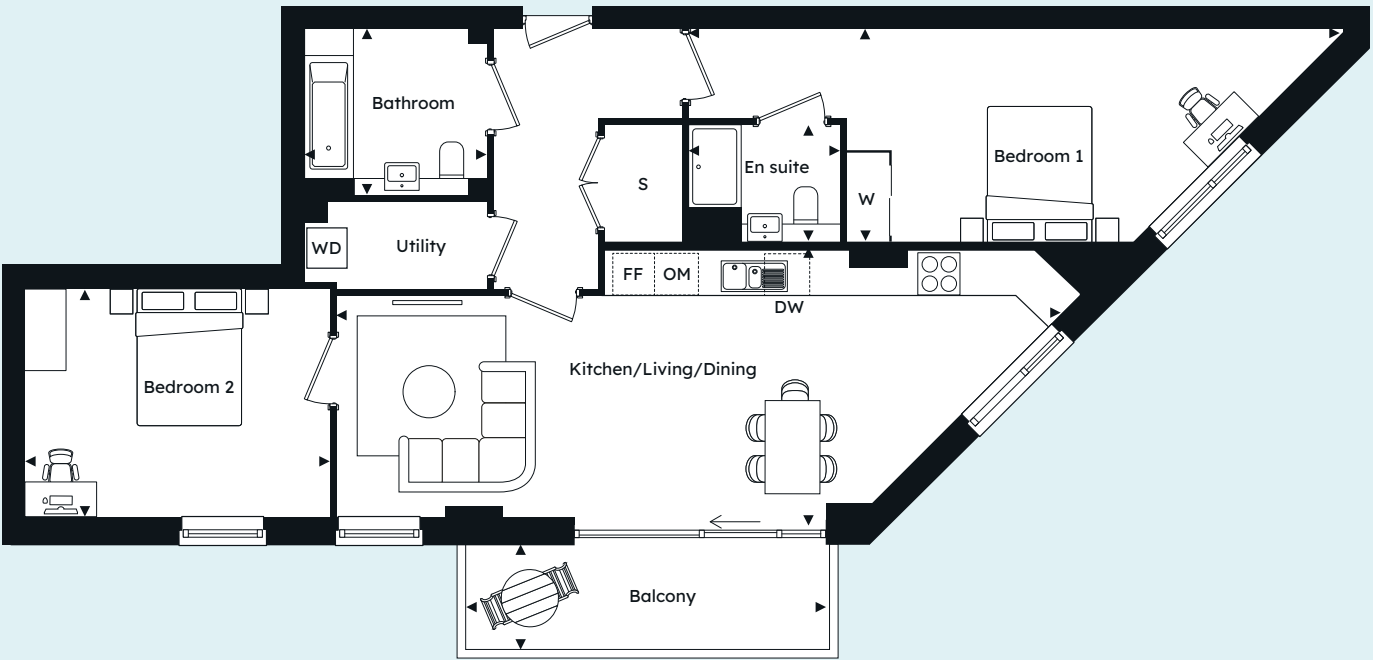
FLOOR



TENCH HOUSE

Apartment 105 

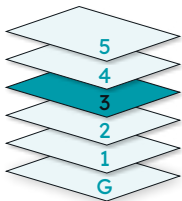
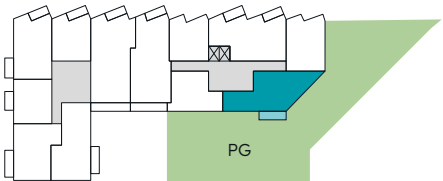
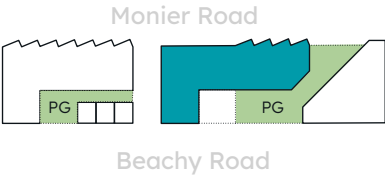
Gross Internal Floor Area 94.4 m ² / 1,016 ft ²		
Kitchen/Living/Dining	3.9m x 10.4m	12'8" x 34'0"
Bedroom 1	3.1m x 9.4m	10'3" x 30'9"
Bedroom 2	3.3m x 4.4m	10'11" x 14'5"
Bathroom	2.5m x 2.6m	8'0" x 8'6"
En suite	1.7m x 2.2m	5'9" x 7'3"
Balcony	1.6m x 5.4m	5'1" x 17'8"



SITE

PLOT

FLOOR

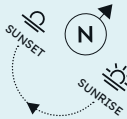
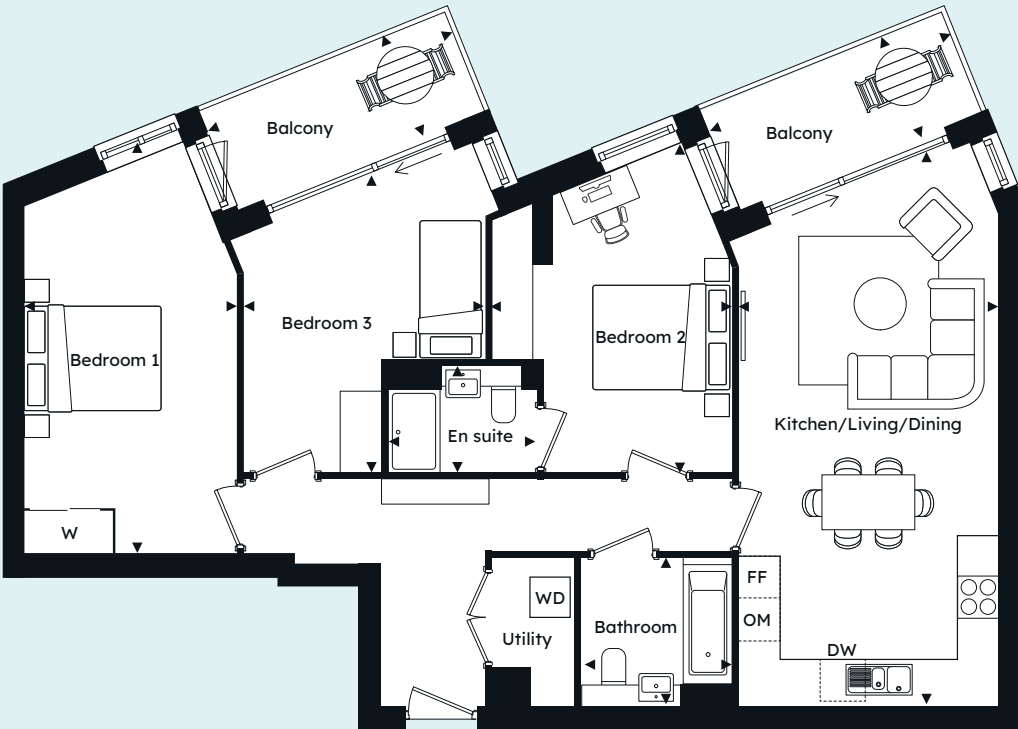


3-BED APARTMENTS

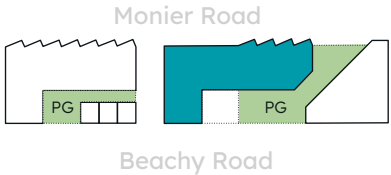
TENCH HOUSE

Apartment 93

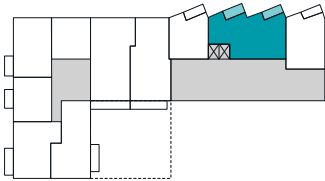
Gross Internal Floor Area 93.7 m ² / 1,009 ft ²		
Kitchen/Living/Dining	8.1m x 3.7m	26'6" x 12'3"
Bedroom 1	6.0m x 3.1m	19'8" x 10'0"
Bedroom 2	4.7m x 3.5m	15'7" x 11'5"
Bedroom 3	4.8m x 3.5m	15'8" x 11'6"
Bathroom	2.1m x 2.2m	7'0" x 7'3"
En suite	1.6m x 2.2m	5'3" x 7'1"
Balcony 1	1.6m x 3.8m	5'1" x 12'5"
Balcony 2	1.6m x 3.8m	5'1" x 12'5"



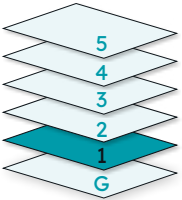
SITE



PLOT



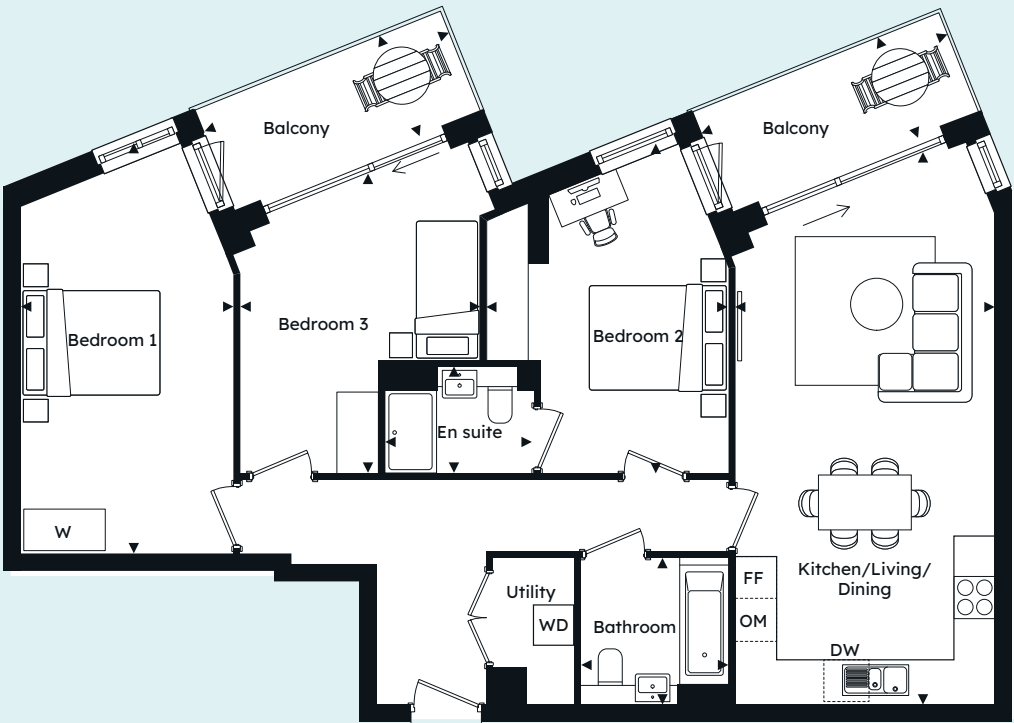
FLOOR



TENCH HOUSE

Apartment 97

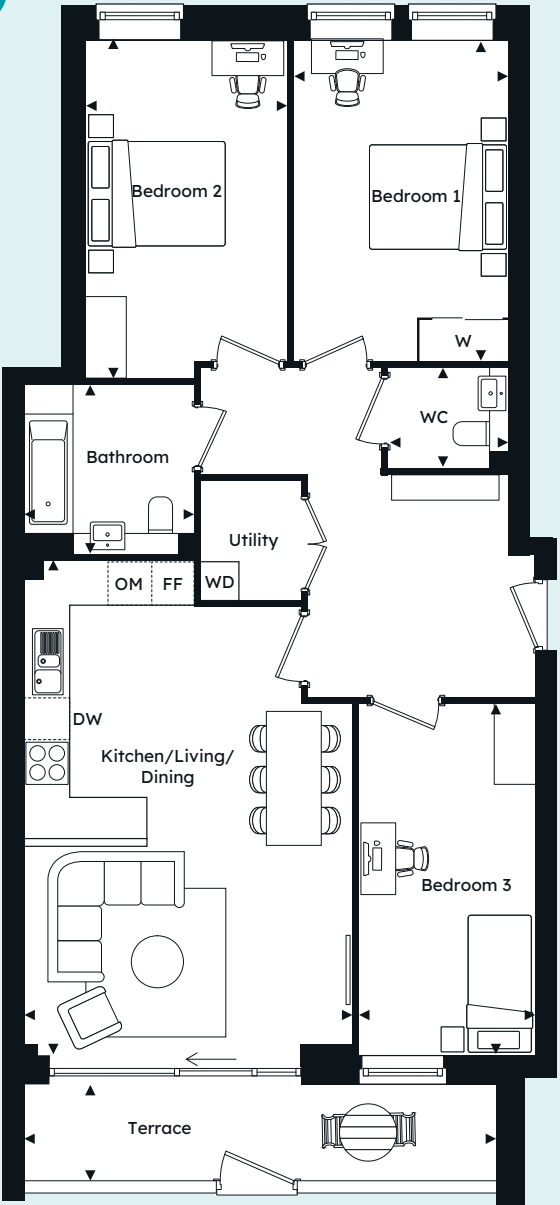
Gross Internal Floor Area 93.7 m ² / 1,009 ft ²		
Kitchen/Living/Dining	8.1m x 3.8m	26'6" x 12'3"
Bedroom 1	6.0m x 3.1m	19'8" x 10'0"
Bedroom 2	4.7m x 3.5m	15'7" x 11'5"
Bedroom 3	4.8m x 3.5m	15'8" x 11'6"
Bathroom	2.1m x 2.2m	7'0" x 7'3"
En suite	1.6m x 2.2m	5'3" x 7'1"
Balcony 1	1.6m x 3.8m	5'1" x 12'5"
Balcony 2	1.6m x 3.8m	5'1" x 12'5"



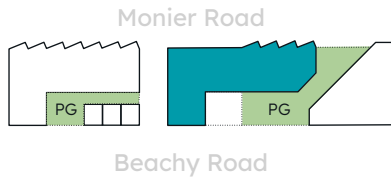
TENCH HOUSE

Apartment 91

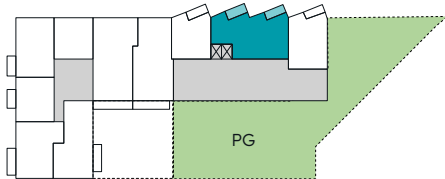
Gross Internal Floor Area 99.9 m ² / 1,071 ft ²		
Kitchen/Living/Dining	7.1m x 4.7m	23'3" x 15'6"
Bedroom 1	4.6m x 3.1m	15'1" x 10'1"
Bedroom 2	4.9m x 2.9m	15'11" x 9'6"
Bedroom 3	5.0m x 2.5m	16'7" x 8'3"
Bathroom	2.5m x 2.4m	8'0" x 8'0"
WC	1.4m x 1.7m	4'9" x 5'8"
Terrace	1.5m x 6.8m	4'9" x 22'1"



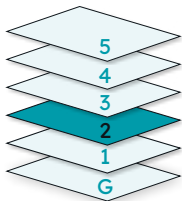
SITE



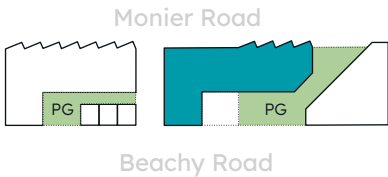
PLOT



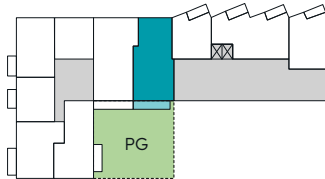
FLOOR



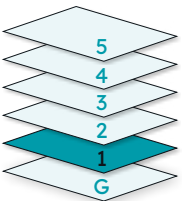
SITE



PLOT



FLOOR

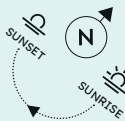
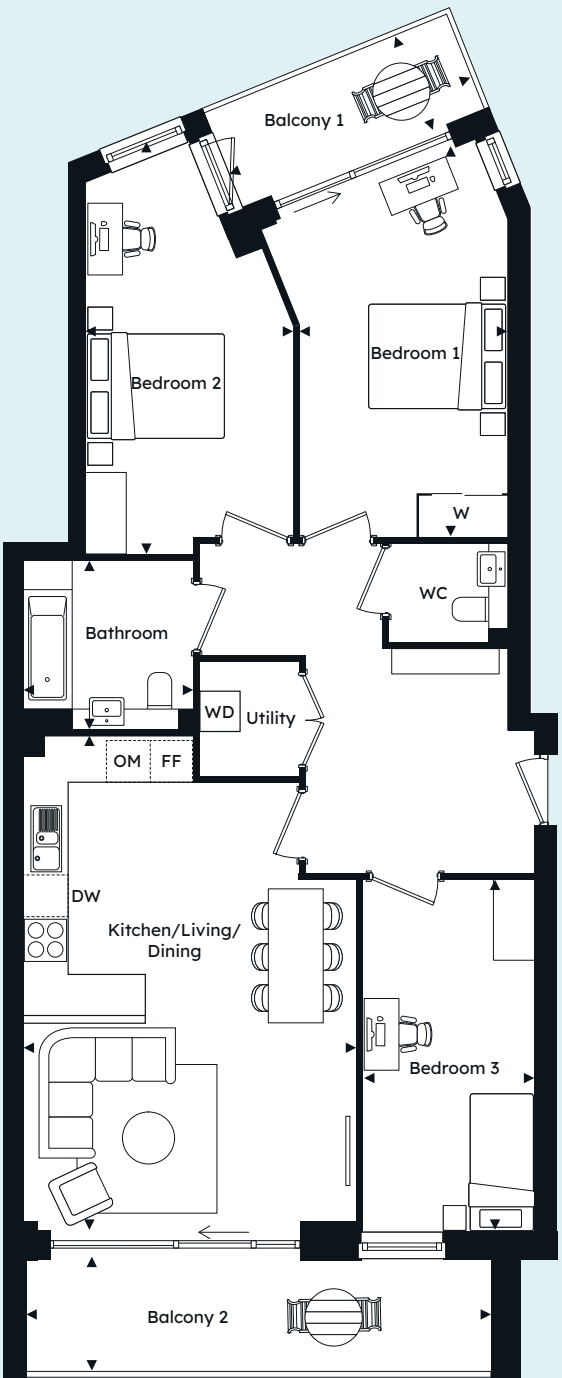


TENCH HOUSE

Apartment 95 

Gross Internal Floor Area 102.6 m² / 1,104 ft²

Kitchen/Living/Dining	7.1m x 4.8m	23'3" x 15'9"
Bedroom 1	5.7m x 3.0m	18'7" x 9'11"
Bedroom 2	6.0m x 3.0m	19'6" x 9'9"
Bedroom 3	5.0m x 2.5m	16'7" x 8'2"
Bathroom	2.5m x 2.5m	8'0" x 8'0"
WC	1.4m x 1.7m	4'9" x 5'8"
Balcony 1	1.6m x 3.8m	5'1" x 12'6"
Balcony 2	1.6m x 6.7m	5'1" x 22'0"

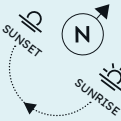
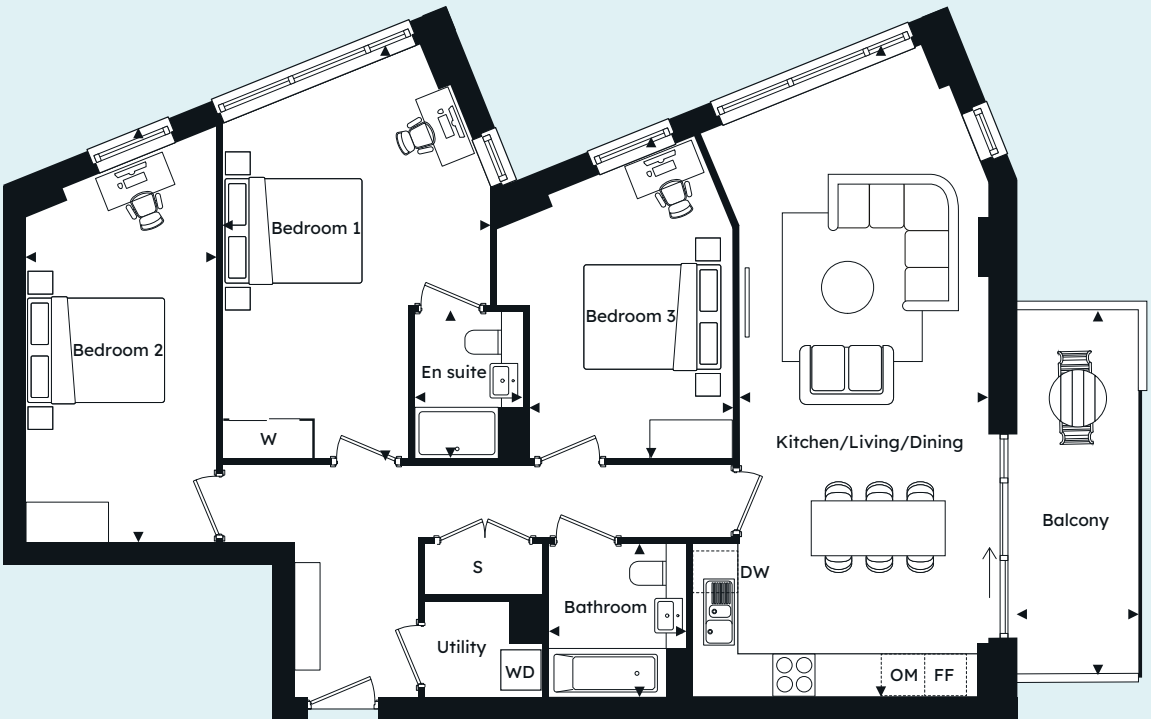


LOACH HOUSE

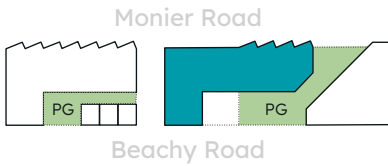
Apartment 33, 39

Gross Internal Floor Area 105.4 m² / 1,135 ft²

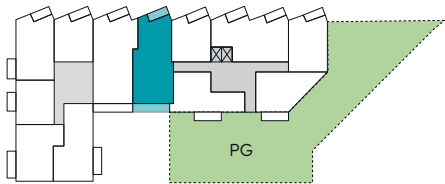
Kitchen/Living/Dining	9.4m x 3.6m	30'9" x 11'10"
Bedroom 1	6.0m x 3.9m	19'7" x 12'9"
Bedroom 2	6.0m x 2.8m	19'8" x 9'1"
Bedroom 3	4.7m x 2.9m	15'3" x 9'7"
Bathroom	2.2m x 2.0m	7'3" x 6'7"
En suite	2.1m x 1.6m	7'0" x 5'3"
Balcony	5.4m x 1.8m	17'8" x 5'9"



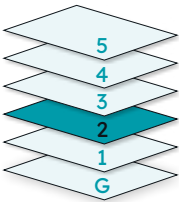
SITE



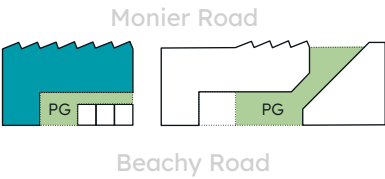
PLOT



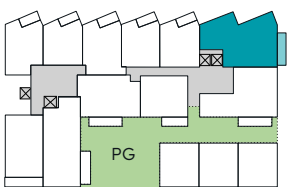
FLOOR



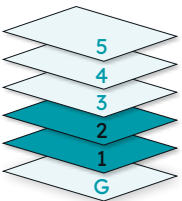
SITE



PLOT



FLOOR





Computer generated illustration is indicative only

it's all in the detail

LIVING/KITCHEN/ DINING

- Black concrete-effect Nobilia kitchen with black handles
- Black marble-effect worktop
- Full height white glass splashback
- Black ceramic sink
- Stainless steel twin lever tap
- Siemens built-in single oven with Siemens ceramic hob
- Siemens built-in microwave oven
- Elica Extractor hood
- Bosch fully integrated dishwasher
- Electrolux built-in fridge freezer
- Electrolux washer dryer

BEDROOM

- Grey nebraska oak built in wardrobe with silver framed sliding mirror doors
- Beige carpet to bedrooms

BATHROOMS

- Porcelanosa ceramic wall and floor tiles in beige
- Hansgrohe chrome combined bath/shower mixer taps
- Roca white bath in main bathrooms
- Wall mounted WC
- Semi-recessed hand basin with Hansgrohe chrome mixer tap
- Mirrored cabinet above hand basin and shaver socket
- Chrome electric heated towel rail with full thermostat control
- Chrome shaver socket
- Hansgrohe chrome wall mounted shower with shower screen to enSuites
- Duco shower tray and Roman collage sliding door to enSuites

INTERIOR FINISHES

- Sunbleached Oak vinyl flooring to hallways and kitchen/living/dining area
- White paint finish to wall and ceilings
- Painted white wooden doors

ELECTRICAL

- White downlights throughout
- Pendant lighting to bedrooms
- Satin chrome switches and sockets
- TV & Telephone connection points to living room and main bedroom
- Fibre optic service to all homes

SECURITY AND PEACE OF MIND

- Solid entrance door with multi-point lock
- Access to apartments via audio visual door entry system
- Mains operated smoke detectors
- 12-year NHBC warranty cover
- 2-year defect warranty
- 999-year lease

AMENITIES

- Communal podium gardens

We are unable to accommodate any individual changes, additions or amendments to the specification, layout or plans to any individual home. Please note that it may not be possible to obtain the products as referred to in the specification; in such cases a similar alternative will be provided. Peabody reserves the right to make these changes as required.

HOMEOWNER STORIES

Hear from our homeowners and find out how we were able to help them onto the property ladder and find their dream home through Shared Ownership.

ROBERT & KATE THREE WATERS, BOW

When Robert and his partner Kate were offered the chance to buy the 2-bedroom apartment they had been renting in Bethnal Green, they decided to see what else the East London property market had to offer them. Captivated by Three Water's high-quality design, incredible amenities, and stunning vistas over Canary Wharf, Robert and Kate were stunned and knew that it was time to leave their old property behind and start a brand-new chapter.

"We had viewed quite a few places, but Three Waters was hands down the best we saw. I actually thought it was too good to be true."



THOMAS THREE WATERS, BOW

For Thomas, London's E3 postcode was somewhere he had called home since moving into the area for university at the age of 18. With speculation about spiralling rent hikes on his 2-bedroom apartment in Poplar, Thomas knew that it was time to find a place of his own in his beloved East London neighbourhood.

"I have always loved this area, but I never imagined that I'd be able to buy here or anywhere in London!"

[Read more Peabody homeowner stories](#)

[Find out more >](#)

THE SHARED OWNERSHIP JOURNEY



1

REGISTER

Complete an application form to let us know you're interested.

[Register here >](#)



2

ASSESS

Take a quick financial assessment to ensure you meet all the criteria.



3

RESERVE

View the home and pay your reservation fee.



4

OFFER

Within seven days of making a reservation we will confirm whether we're able to offer you a Shared Ownership home with an offer letter.



5

MEET

Within five days of being offered a property, you'll be invited to meet an Independent Mortgage Advisor (IMA).



6

INSTRUCT

Instruct a solicitor and mortgage advisor on the day of your financial assessment. Once you've done this, you'll need to complete an Offer Acceptance Form. At this stage your reservation fee will be non-refundable up to completion.



7

SECURE

Submit a mortgage application within two working days of your financial assessment and get a mortgage offer.



8

SIGN

After all legal enquiries have been satisfied, your solicitor will contact you to arrange exchange of contracts. This is usually within six weeks of you being offered the home, or within five working days of receiving your mortgage offer (whichever date is earliest).



9

COMPLETE

As soon as the property is ready to move into, a completion date will be arranged. Once completion has taken place, you'll legally own your home through Shared Ownership!



10

MOVE IN!

Move in and enjoy your new home! When you move in, our team will be on hand to welcome you and show you how everything works in your new home. They'll also help you take meter readings.

[Find out more about Shared Ownership](#)

Peabody has a range of resources to help you learn more about what is involved.

[Find out more >](#)



More than just a place to live

We at Peabody have a proud legacy of helping generations of homebuyers and residents find their place in thriving neighbourhoods, communities and homes for over 160 years.

The team at Peabody New Homes is dedicated to finding you a home that is more than just a place to live. A place you can call your own. A place to belong. A place that you're proud to call home.

Find @PeabodyNewHomes on



BUILDING HISTORY

Formed over 160 years ago by the American financier and philanthropist George Peabody, Peabody is one of the UK's oldest and largest housing associations responsible for more than 109,000 homes and around 220,000 residents across London and the Home Counties.



CUSTOMER FOCUS

Whether it's your first or forever home, we know that buying a new place can be a demanding time. Our sales team is committed to guiding you through the process and helping you every step of the way. Rated "Excellent" on Trustpilot, we're proud to offer you a service that makes a difference.



QUALITY, DESIGN & SUSTAINABILITY

Peabody's reputation is one of the most respected in the housing industry renowned for quality, multi-award-winning and innovative design. We work with industry experts and continually monitor quality throughout the building process to reduce our impact on climate change, lessen our carbon footprint and create properties people are proud to call home.

Our Greener Homes Programme is our commitment to the environment and will aim to minimise our impact on the planet and support thriving neighbourhoods.

[Find out more >](#)



SOCIAL IMPACT

Our social purpose is why we exist. We re-invest the surplus made from the sale of our homes to provide more homes and services to those who need it most. We deliver services that support customers and the wider communities that we work in, and invest in local projects through our Community Foundation.

[Find out more >](#)

*2024/25 Annual Report

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