

415
WICK
LANE

HACKNEY WICK E3



NEW HOMES
BUILDING HOMES
MAKING PLACES
ENHANCING LIVES



415 WICK LANE

HACKNEY WICK E3

100% Hackney Wick

One, two and three bedroom apartments at the place you want to be, where Hackney hustle meets creative bustle just a hop from the park. 415 Hackney Wick has character, and connectivity. Brought to you by Optivo, through the magic of Shared Ownership.

Find your vibe. Find your moment. Find your home.



Computer generated image of 415 Wick Lane is indicative only

415 WICK LANE

HACKNEY WICK E3

415 Hackney born and bred.

This is old. This is new. This is now.
That's the spirit of 415.

This is industrial heritage meets next generation design. Light-filled, quality, crafted and contemporary apartments with one, two or three bedrooms. Precious public, and private, outdoor space.

This is the new Wick Lane neighbourhood.

Shared Ownership, shared community; alive and thriving between Crown Close and Fish Island. An easy walk and cycleway to a plethora of parks and East London.

This is 415. Heart of Hackney Wick, state of independents. State of the artist.

IT'S ALWAYS BEEN YOU



It's a beautiful day in your new neighbourhood





Image taken from Google Earth

DISCOVER THE AREA

- 1. Hackney Marshes
- 2. London Fields Lido
- 3. Velodrome
- 4. Hackney Wick Overground Station
- 5. Victoria Park
- 6. River Lea
- 7. Stratford International Station
- 8. Greenway
- 9. Westfield Shopping Centre
- 10. Stratford Underground Station
- 11. The London Stadium
- 12. London Aquatics Centre
- 13. ArcelorMittal Orbit
- 14. Pudding Mill Lane DLR

THAT'S HACKNEY WICK FOR YOU

For the off beat, off centre, off the wall and bang on trend. Feel the colour, the extra in the ordinary. That's Hackney Wick for you. After all, why zig when you can zag.



Hackney Wick is a setting for the extraordinary, for a life less ordinary

LOCAL AREA

For a decent cup of coffee.
For craft bars with heart.
And soul. For flavours
to savour, melodies and
rhapsody. For more than a
big ticket helterskelter day
trip, or a big night out.
London Stadium or the
Orbit. For curious minds.

Near you:

Forman's Restaurant
Seafood Restaurant;
0.3 miles

Truman's Beer
Brewery; 0.3 miles

Muxima
Café; 0.4 miles

The Green Goose
Bar; 0.5 miles

Barge East
Bar; 0.6 miles

**Cornerstone by
Chef Tom Brown**
Restaurant; 0.7 miles

Number 90
Bar & Grill; 0.7 miles

Grow
Live Music Bar; 0.8 miles

East London
Liquor Company
Distillery; 1.0 miles

The Breakfast Club
Restaurant; 1.1 miles



For the authentic, and the artisan



Inside and out, early or late, there's something for everyone

Near you:

Victoria Park
0.4 miles

Roman Road Market
0.5 miles

The Yard Theatre
0.6 miles

Queen Elizabeth Olympic Park
0.8 miles

Here East
1.0 miles

Westfield Stratford
1.1 miles

Vue Cinema
1.3 miles

Hackney Empire
1.8 miles

Spitalfields Market
2.0 miles

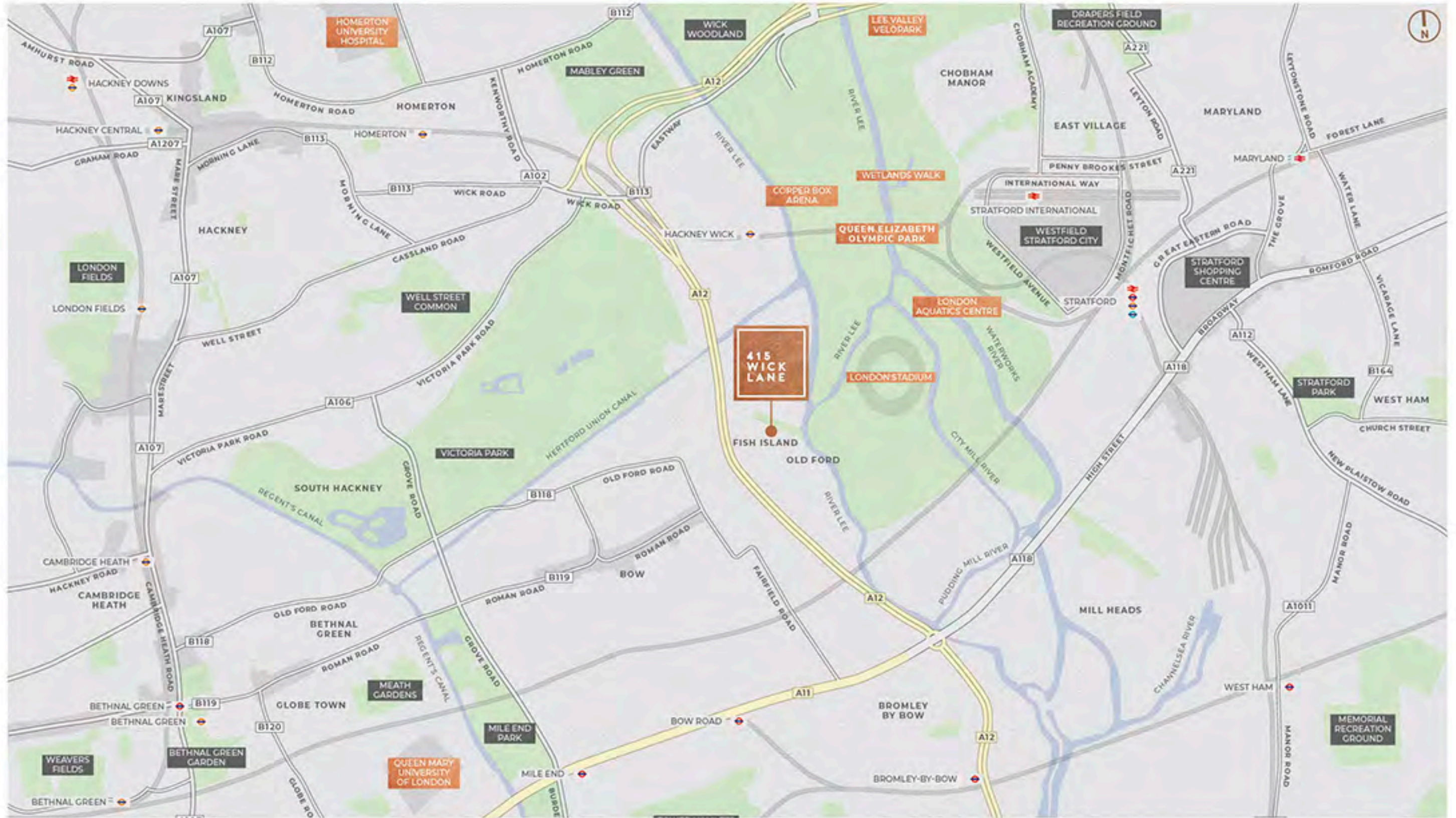
Hackney Wick Vintage Market
2.1 miles

LOCAL AREA

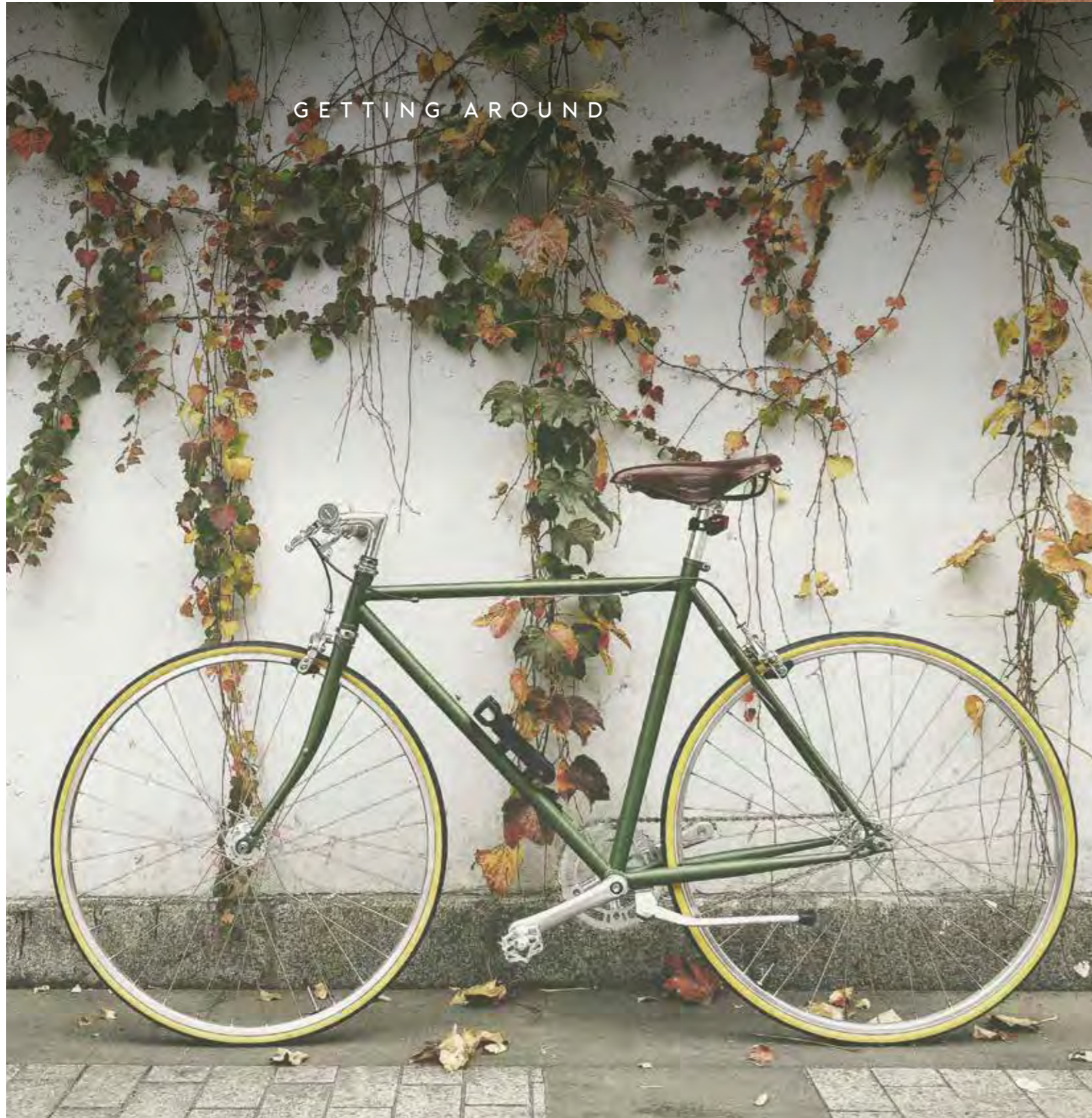
For plays, parks and outdoor play; outdoor swim and outdoor markets; artworks and arthouse movies; for threads in the urban fabric, fashion classics not quick Klassiks 2.0; for boutiques not brand palaces. For stories yet to be told.



View over Victoria Park lake



Map not to scale



GETTING AROUND

From 415 Wick Lane



- Victoria Park - 8 minutes
- Roman Road Market - 10 minutes
- London Stadium - 12 minutes
- Hackney Wick Station - 13 minutes
- Pudding Mill Lane DLR - 15 minutes
- Bow Road Station - 19 minutes
- Westfield Stratford - 22 minutes

From 415 Wick Lane



- London Fields Lido - 12 minutes
- Columbia Road Flower Market - 15 minutes
- Shoreditch High Street - 15 minutes
- Stratford Station - 25 minutes

From Hackney Wick Station



- Hackney Central - 5 minutes
- Stratford - 7 minutes
- Bethnal Green - 19 minutes
- King's Cross - 20 minutes
- Liverpool Street - 24 minutes

From Stratford Station



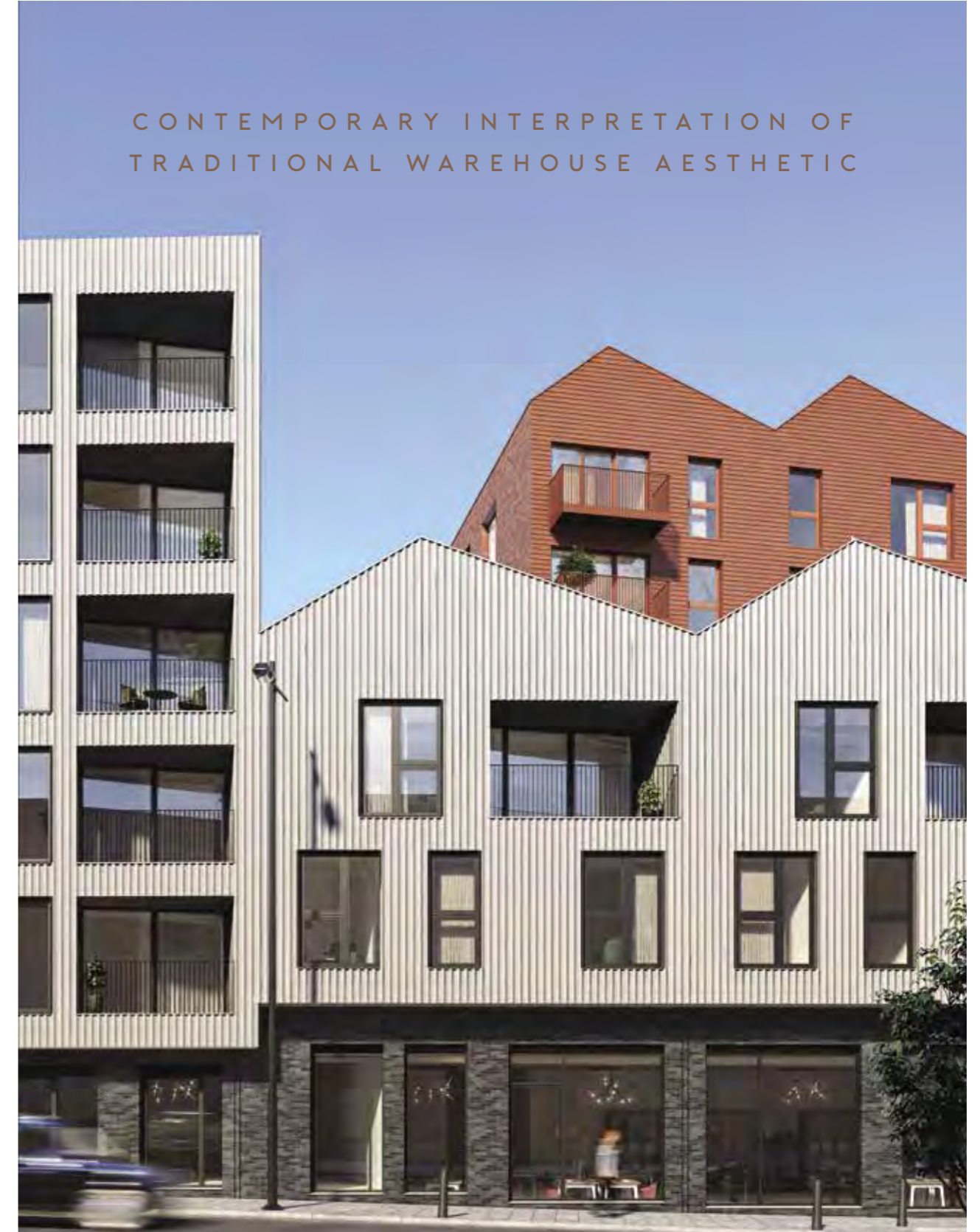
- Mile End - 3 minutes
- North Greenwich - 7 minutes
- Canary Wharf - 9 minutes
- Liverpool Street - 9 minutes
- Bank - 11 minutes
- London Bridge - 19 minutes

Travel times are taken from Google and TfL, correct as of November 2020.



A future inspired by the past

Form through function:
 contemporary vintage industrial built
 for everyday living, for our time.
 Wick Lane heritage in every honest
 brick and roofscape rhythm.
 Crafted, considered. Eclectic, robust.
 Grand design for everyone: a sense of
 place for you.



Computer generated image of 415 Wick Lane is indicative only

ABOUT YOUR HOME



Imagery from 415 Wick Lane show apartment



Imagery from 415 Wick Lane show apartment

Space with flow and light. Room for inspiration. Room to swing about a bit. Bright minds, bright kitchens for toast and to do lists. The home, the heart, the stuff of life. This is where the magic happens.

A world apart.



Computer generated image of 415 Wick Lane is indicative only



Imagery from 415 Wick Lane show apartment

SPECIFICATION

KITCHEN

- Contemporary matt kitchen by Nobilia with handleless base and larder units in concrete grey and handleless wall units in white
- Concrete grey coloured square edge laminate worktops with matching splashback throughout
- Single bowl stainless steel sink with single-lever chrome mixer tap
- Siemens integrated appliances including:
 - Ceramic hob
 - Multifunction oven
 - Concealed extractor hood
- Zanussi integrated appliances including:
 - Dishwasher
 - Fridge/freezer
- LED strip lighting under kitchen wall units
- Zanussi freestanding washer dryer in hallway cupboard

BATHROOM

- Large format Porcelanosa porcelain tiles in rodano acero grey to floor
- Large format Porcelanosa porcelain tiles in rodano acero grey behind basin and WC, to skirting and full height around bath
- Contemporary bath in white with rectangular glass shower screen and white bath panel
- Chrome thermostatic bath-mounted mixer tap, and wall-mounted mixer tap including shower attachment, slider and rail
- Roca semi-recessed basin with chrome mixer tap
- Roca wall hung WC with soft-close seat, concealed cistern and polished chrome flush plate
- Chrome heated towel radiator
- Mirror above basin

EN SUITE/CLOAKROOM *

- Large format Porcelanosa porcelain tiles in rodano acero grey to floor
- Large format Porcelanosa porcelain tiles in rodano acero grey behind basin and WC, to skirting and full height around shower enclosure (excludes cloakroom*)
- Roca semi-recessed basin with chrome mixer tap
- Roca wall hung WC with soft-close seat, concealed cistern and polished chrome flush plate
- Shower tray with chrome thermostatic wall-mounted mixer tap including shower attachment, slider and rail (excludes cloakroom*)
- Chrome heated towel radiator
- Mirror above basin

BEDROOM

- Abingdon carpet in mineral ice grey
- Built-in wardrobe to bedroom 1 with full height mirrored doors, upper storage area and hanging rail

ELECTRICAL

- LED downlighters in white to kitchen, living/dining, bathroom, en suite and cloakroom*
- Pendant light to bedroom(s) and hallway
- White switches and sockets throughout except brushed chrome to kitchens
- Fibre broadband, phone and data points to living room and main bedroom**
- TV and satellite connection point to living room pre-wired for Sky+**
- TV connection point to bedrooms
- Electricity smart meter

INTERIOR FINISHES

- Amtico Spacia pale ash wood-effect laminate to open plan living/kitchen/dining and hallway
- Brushed stainless steel ironmongery throughout
- White matt paint finish to joinery throughout
- White matt emulsion paint finish to walls and ceilings throughout

SECURITY & PEACE OF MIND

- Front entrance door with multipoint locking system, security chain and door viewer
- Video/phone entry system
- Mains operated smoke and heat detectors with battery backup
- 12 year NHBC warranty

HEATING

- Heating and hot water provided by communal CHP system

ENERGY EFFICIENCY

- Predicted Energy Assessment (PEA) between 81 and 86 (B)
- Aluminium-framed double glazed windows

EXTERIOR

- Private balconies or terraces to all apartments
- Secure residents' cycle store
- Greenway link providing easy access to the Olympic Park and Westfield Stratford City

*Please refer to floor plans from page 27 onwards for specific apartment layouts. **Subject to a separate subscription.





Imagery from 415 Wick Lane show apartment

GREENWAY
BUILDING

ONE BEDROOM APARTMENT

402 (FLOOR 4) / 502 (FLOOR 5) // GREENWAY BUILDING



Floor	Apartments
5	502
4	402
3	
2	
1	
G	

Kitchen / Living / Dining	3.17m x 7.94m	10'5" x 26'2"
Bedroom	2.79m x 4.24m	9'2" x 13'11"
Balcony	1.40 x 3.19m	4'5" x 10'6"
GROSS INTERNAL AREA	50.0m ²	538.4ft ²
GROSS EXTERNAL AREA	5.0m ²	53.86ft ²

FF - Fridge Freezer / WM - Washing Machine
W - Wardrobe / ST - Store / LU - Larder Unit



Flouglans are not to scale and are illustrative only. Location of windows, doors, balcony fittings, kitchen units and appliances may differ. Distances given are approximations and should not be used to order carpets or furniture. Balcony and terrace sizes and locations may differ from those illustrated.

TWO BEDROOM APARTMENT

401 (FLOOR 4) / 501 (FLOOR 5) // GREENWAY BUILDING



Floor	Apartments
5	501
4	401
3	
2	
1	
G	

Kitchen / Living / Dining	4.19m x 6.38m	13'9" x 20'10"
Bedroom 1	3.82m x 2.99m	12'5" x 9'10"
Bedroom 2	4.31m x 3.43m	14'2" x 11'3"
Balcony	2.57m x 2.78m	8'5" x 9'1"
GROSS INTERNAL AREA	64.3m ²	692.1ft ²
GROSS EXTERNAL AREA	6.0m ²	64.5ft ²

FF - Fridge Freezer / WM - Washing Machine / W - Wardrobe / ST - Store



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TWO BEDROOM APARTMENT

403 (FLOOR 4) / 503 (FLOOR 5) // GREENWAY BUILDING



Floor	Apartment	Kitchen / Living / Dining	6.11m x 7.94m	20'1" x 26'1"
5	503	Bedroom 1	2.75m x 4.57m	9'0" x 15'0"
4	403	Bedroom 2	2.75m x 2.70m	9'0" x 8'10"
3		Balcony	3.47m x 1.70m	11'4" x 5'5"
2		GROSS INTERNAL AREA	66.1m ²	713.96ft ²
1		GROSS EXTERNAL AREA	6.0m ²	64.56ft ²
0				

FF - Fridge Freezer / WM - Washing Machine / W - Wardrobe / ST - Store



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THREE BEDROOM APARTMENT

404 (FLOOR 4) // GREENWAY BUILDING



Floor	Apartment	Kitchen / Living / Dining	4.45m x 7.23m	14'7" x 23'9"
5		Bedroom 1	3.56m x 5.93m	11'8" x 19'6"
4	404	Bedroom 2	3.39m x 4.34m	11'2" x 14'3"
3		Bedroom 3	2.24m x 4.13m	7'4" x 13'7"
2		Balcony	2.01m x 3.93m	6'5" x 12'8"
1		GROSS INTERNAL AREA	90.7m ²	976.26ft ²
0		GROSS EXTERNAL AREA	8.3m ²	89.36ft ²

FF - Fridge Freezer / WM - Washing Machine / W - Wardrobe / ST - Store



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WATERWAY BUILDING

ONE BEDROOM APARTMENT

G01 (GROUND FLOOR) // WATERWAY BUILDING



Floor	Apartments
6	
5	
4	
3	
2	
1	
G	G01

Kitchen / Living / Dining	4.16m x 6.72m	13'8" x 22'0"
Bedroom	2.89m x 5.67m	9'6" x 18'7"
GROSS INTERNAL AREA	53.3m ²	573.9ft ²
GROSS EXTERNAL AREA	8.4m ²	90.4ft ²

FF - Fridge Freezer / WM - Washing Machine / W - Wardrobe / ST - Stove



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ONE BEDROOM APARTMENT

101 (FLOOR 1) / 501 (FLOOR 5) // WATERWAY BUILDING



Floor	Apartments
6	
5	501
4	
3	
2	
1	101
G	

Kitchen / Living / Dining	3.57m x 6.95m	11'8" x 22'10"
Bedroom	3.38m x 3.76m	11'1" x 12'4"
Balcony	3.49m x 1.77m	11'4" x 5'8"
GROSS INTERNAL AREA	50.1m²	539.4ft²
GROSS EXTERNAL AREA	5.1m²	54.9ft²

FF - Fridge Freezer / WM - Washing Machine / W - Wardrobe / ST - Store



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TWO BEDROOM APARTMENT

102 (FLOOR 1) / 202 (FLOOR 2) / 302 (FLOOR 3) // WATERWAY BUILDING



Floor	Apartments
6	
5	
4	
3	302
2	202
1	102
G	

Kitchen / Living / Dining	4.23m x 6.66m	13'10" x 21'10"
Bedroom 1	2.75m x 5.46m	9'0" x 17'11"
Bedroom 2	2.75m x 4.61m	9'0" x 15'2"
Balcony	4.54m x 1.76m	14'8" x 5'7"
GROSS INTERNAL AREA	74.2m²	798.9ft²
GROSS EXTERNAL AREA	7.0m²	75.3ft²

FF - Fridge Freezer / WM - Washing Machine / W - Wardrobe / ST - Store



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TWO BEDROOM APARTMENT

103 (FLOOR 1) / 203 (FLOOR 2) / 303 (FLOOR 3) / 403 (FLOOR 4)
503 (FLOOR 5) // WATERWAY BUILDING



Floor	Apartments	Kitchen / Living / Dining	4.89m x 5.98m	16'0" x 19'8"
6		Bedroom 1	2.86m x 5.06m	9'5" x 16'7"
5	503	Bedroom 2	3.35m x 3.91m	11'0" x 12'10"
4	403	Balcony	4.55m x 1.76m	14'9" x 5'7"
3	303	Balcony (503 & 603)	4.52m x 1.74m	14'8" x 5'7"
2	203	GROSS INTERNAL AREA	74.1m ²	797.6ft ²
1	103	GROSS EXTERNAL AREA	7.0m ²	75.3ft ²
0		FF - Fridge Freezer / WM - Washing Machine / W - Wardrobe / ST - Store		



**DISTILLERY
BUILDING**

TV point location in Bedroom 1 may vary. Fridge Freezer location may vary. Floorplans are not to scale and are indicative only. Location of windows, doors, bathroom fittings, kitchen units and appliances may differ. Dimensions given are approximate and should not be used to order carpets or furniture. Balcony and terrace sizes and locations may differ from those illustrated.

ONE BEDROOM APARTMENT

106 (FLOOR 1) / 204 (FLOOR 2) / 205 (FLOOR 3) / 206 (FLOOR 2)
304 (FLOOR 3) // DISTILLERY BUILDING



Floor	Apartments
6	
5	
4	
3	304
2	204 / 205 / 206
1	106
0	

Kitchen / Living / Dining	3.78m x 6.92m	12'5" x 22'8"
Bedroom	3.40m x 4.61m	11'2" x 15'1"
GROSS INTERNAL AREA	50.3m ²	541.4ft ²
GROSS EXTERNAL AREA	7.0m ²	75.3ft ²

FF - Fridge Freezer / WM - Washing Machine
W - Wardrobe / ST - Store / LU - Larder Unit

Floorplans are not to scale and are indicative only. Location of windows, doors, bathroom fittings, kitchen units and appliances may differ. Dimensions given are approximate and should not be used to order carpets or furniture. Balcony and terrace sizes and locations may differ from those illustrated.

TWO BEDROOM APARTMENT

102 (FLOOR 1) / 301 (FLOOR 3) // DISTILLERY BUILDING



Floor	Apartments
6	
5	
4	
3	301
2	
1	102
0	

Kitchen / Living / Dining	4.96m x 6.37m	16'3" x 20'11"
Bedroom 1	4.92m x 3.95m	16'2" x 13'0"
Bedroom 2	3.13m x 4.07m	10'3" x 13'4"
GROSS INTERNAL AREA	73.8m ²	798.6ft ²
GROSS EXTERNAL AREA	7.0m ²	75.3ft ²

FF - Fridge Freezer / WM - Washing Machine / W - Wardrobe / ST - Store

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TWO BEDROOM APARTMENT

107 (FLOOR 1) // DISTILLERY BUILDING



Floor	Apartments
6	
5	
4	
3	
2	
1	107
0	

Kitchen / Living / Dining	3.76m x 6.92m	12'6" x 22'8"
Bedroom 1	4.61m x 3.43m	15'2" x 11'3"
Bedroom 2	2.78m x 4.80m	9'1" x 15'9"
GROSS INTERNAL AREA	70.1m ²	754.5ft ²
GROSS EXTERNAL AREA	7.0m ²	75.3ft ²

FF - Fridge Freezer / WM - Washing Machine / W - Wardrobe / ST - Store



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TWO BEDROOM APARTMENT

209 (FLOOR 2) // DISTILLERY BUILDING



Floor	Apartments
6	
5	
4	
3	
2	209
1	
0	

Kitchen / Living / Dining	4.79m x 6.92m	15'9" x 22'8"
Bedroom 1	2.75m x 4.48m	9'0" x 14'6"
Bedroom 2	2.27m x 3.63m	7'5" x 11'8"
GROSS INTERNAL AREA	70.9m ²	762.8ft ²
GROSS EXTERNAL AREA	7.0m ²	75.3ft ²

FF - Fridge Freezer / WM - Washing Machine / W - Wardrobe / ST - Store



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TWO BEDROOM APARTMENT

212 (FLOOR 2) // DISTILLERY BUILDING



Floor	Apartments
6	
5	
4	
3	
2	212
1	
0	

Kitchen / Living / Dining	3.93m x 4.92m	12'11" x 22'8"
Bedroom 1	3.44m x 3.92m	11'4" x 12'10"
Bedroom 2	2.75m x 4.24m	9'0" x 13'11"
GROSS INTERNAL AREA	70.9m ²	762.86ft ²
GROSS EXTERNAL AREA	7.0m ²	75.36ft ²

FF - Fridge Freezer / WM - Washing Machine / W - Wardrobe / ST - Store



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THREE BEDROOM APARTMENT

210 (FLOOR 2) // DISTILLERY BUILDING



Floor	Apartments
6	
5	
4	
3	
2	210
1	
0	

Kitchen / Living / Dining	7.02m x 8.55m	23'0" x 28'1"
Bedroom 1	3.02m x 4.79m	9'11" x 15'8"
Bedroom 2	2.19m x 3.51m	7'2" x 11'6"
Bedroom 3	2.05m x 2.75m	6'9" x 9'0"
GROSS INTERNAL AREA	88.0m ²	946.96ft ²
GROSS EXTERNAL AREA	15.0m ²	161.46ft ²

FF - Fridge Freezer / WM - Washing Machine / W - Wardrobe / ST - Store



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SHARED OWNERSHIP

Now that you have found your dream property you're probably asking, "Is Shared Ownership right for me?" At Optivo, we know that a new home is one of the biggest purchases you will ever make, and Shared Ownership helps make this a reality.

How does it work?

You'll start by buying a share in your property that's between 25% and 75% of the full value, using a combination of a mortgage and a deposit. You will then pay a subsidised rent on the share you don't buy.

In the future, if your circumstances change and you'd like to, you can purchase more shares in your home, right up to 100%. As your share increases, the rent you pay decreases.

The Details

You need to consider a few things before deciding to proceed:

- Shared Ownership homes are Leasehold, and most houses only become Freehold once you own 100%.
- There will be a service charge to pay towards the management and maintenance of the development, which is shown on our price list.
- Affordability and eligibility checks apply, so ask your Sales Advisor for more information so you can start making your dream a reality.

ABOUT OPTIVO

At Optivo, we know how important it is to find the perfect home. That's why we offer high-quality homes to suit families of all sizes, fitting to most budgets. Operating across London, the South East and the Midlands, the Sales and Marketing team manage all of

our new home developments for both Shared Ownership and Open Market sale.

Our customers are at the centre of everything we do - which keeps us building homes, making places and enhancing lives.

WANT MORE INFORMATION? YOU CAN:

Email us: sales@optivo.org.uk

Give us a call: 0800 012 1442

Visit our website: [optivosales.co.uk](https://www.optivosales.co.uk)

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