



# THE FISHERIES

MENTMORE TERRACE



THEFISHERIES.LONDON



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Nº 1

# OUR STORY

THE FISHERIES



THEFISHERIES.LONDON









## OUR LONGEST STANDING TENANT WAS R. GREEN FISHERIES, AND IT IS IN THEIR HONOUR THAT THE BUILDING IS NAMED.

### THE FISHERIES OUR STORY — WARNER COX

We've lived or worked in Hackney since 1987 when we bought the original buildings which are now The Fisheries.

Built in the mid 1800's, the site has been used to process potatoes, make cloth, and even design and manufacture hats, as well as house numerous young creatives along the way. Our longest standing tenant was R. Green Fisheries, and it is in their honour that the building is named.

We wanted to create a building that stands out and that we can be proud of. Designed together with award-winning Guy Hollaway Architects, The Fisheries is part old and part new, a building that doesn't just look good but feels good too.

We've tried to make each flat individual and unique with handmade kitchens by Andrew Stanley in Hackney Wick, reclaimed parquet flooring to the communal areas and mixed width French Oak Barnwood flooring in the living areas. With sandblasted concrete ceilings, exposed brick walls and floor to ceiling windows, the flats are both modern and traditional, reflecting the semi-industrial, warehouse heritage of the site and its surrounding area.





№ 2

MODERN  
WAREHOUSE  
LIVING

THE FISHERIES



THEFISHERIES.LONDON

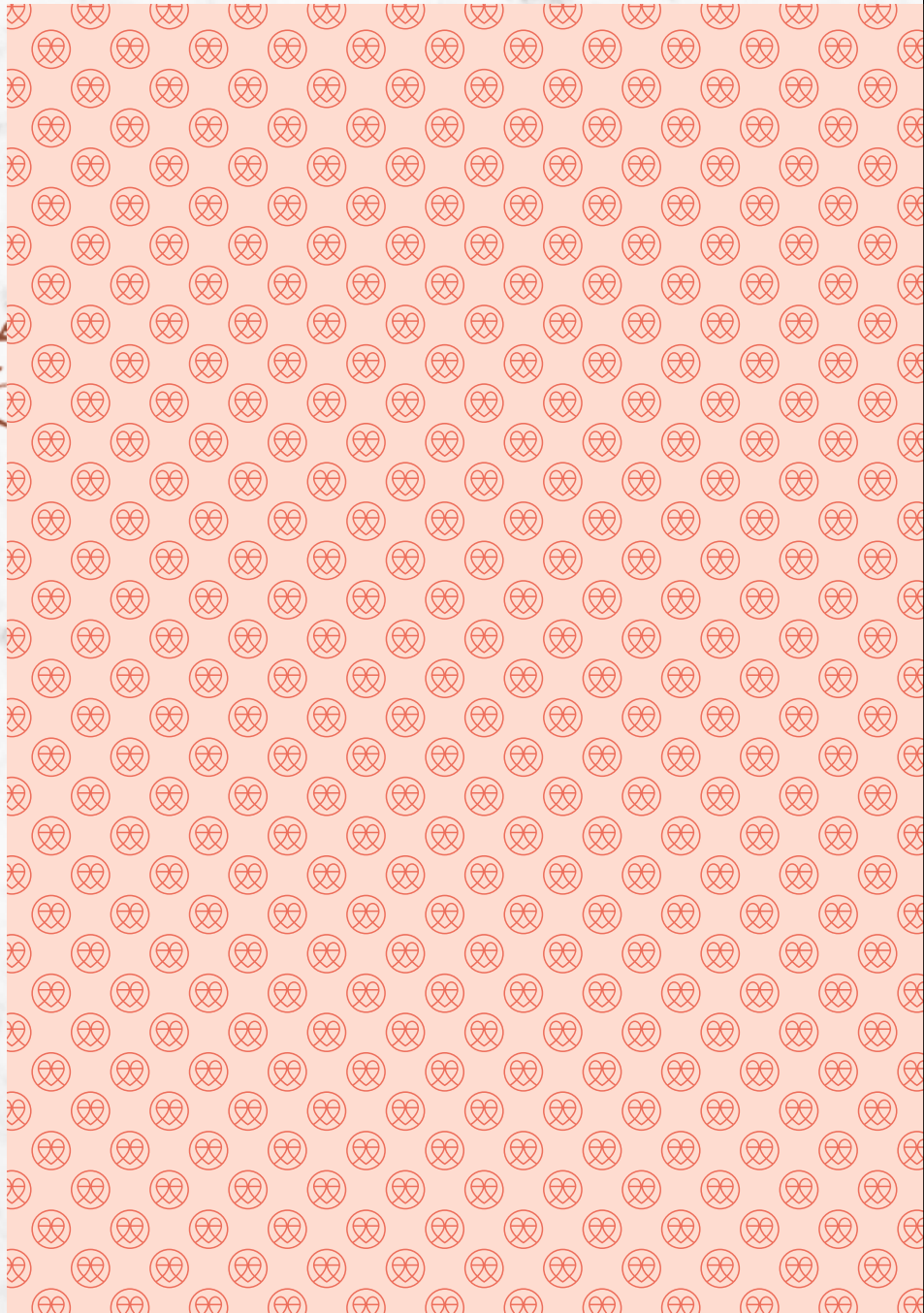


HOME

MODERN WAREHOUSE LIVING

WORK

THE FISHERIES



MODERN WAREHOUSE LIVING

WORK

THE FISHERIES

HOME





HOME



WORK

## INSPIRED BY THE INDUSTRIAL HERITAGE OF THE SITE, BUT BUILT TO EXACTING MODERN BUILDING STANDARDS.

### THE FISHERIES MODERN WAREHOUSE LIVING

Our vision for The Fisheries building was simple, to create and construct a building that improves the life of those in and around it.

This iconic building offers 31 unique and modern flats, built with warehouse living in mind, sitting above a commercial space designed specifically to house a vibrant community of small, entrepreneurial and creative industries.

The floor to ceiling windows, open kitchens and living areas, exposed concrete and brick walls, are all inspired by the industrial heritage of the site, but built to exacting modern building standards and beyond.

Bringing the outside in, each flat has large terraces, and fully opening Juliet balconies from which to view the eclectic and dynamic area around you.

Our oversized flats are an average of 100 sqft larger than the London guidelines and include 6 sky houses on the roof.







# A COMMERCIAL SPACE FOR YOUNG ENTREPRENEURIAL, SMALL BUSINESSES.

Commercial Building Interior





CGI's are an artists impression of the actual space

HOME

MODERN WAREHOUSE LIVING

WORK



2 bed flat — Kitchen and living room

WORK

THE FISHERIES

HOME







2 bed flat — Bedroom



2 bed flat — Bathroom





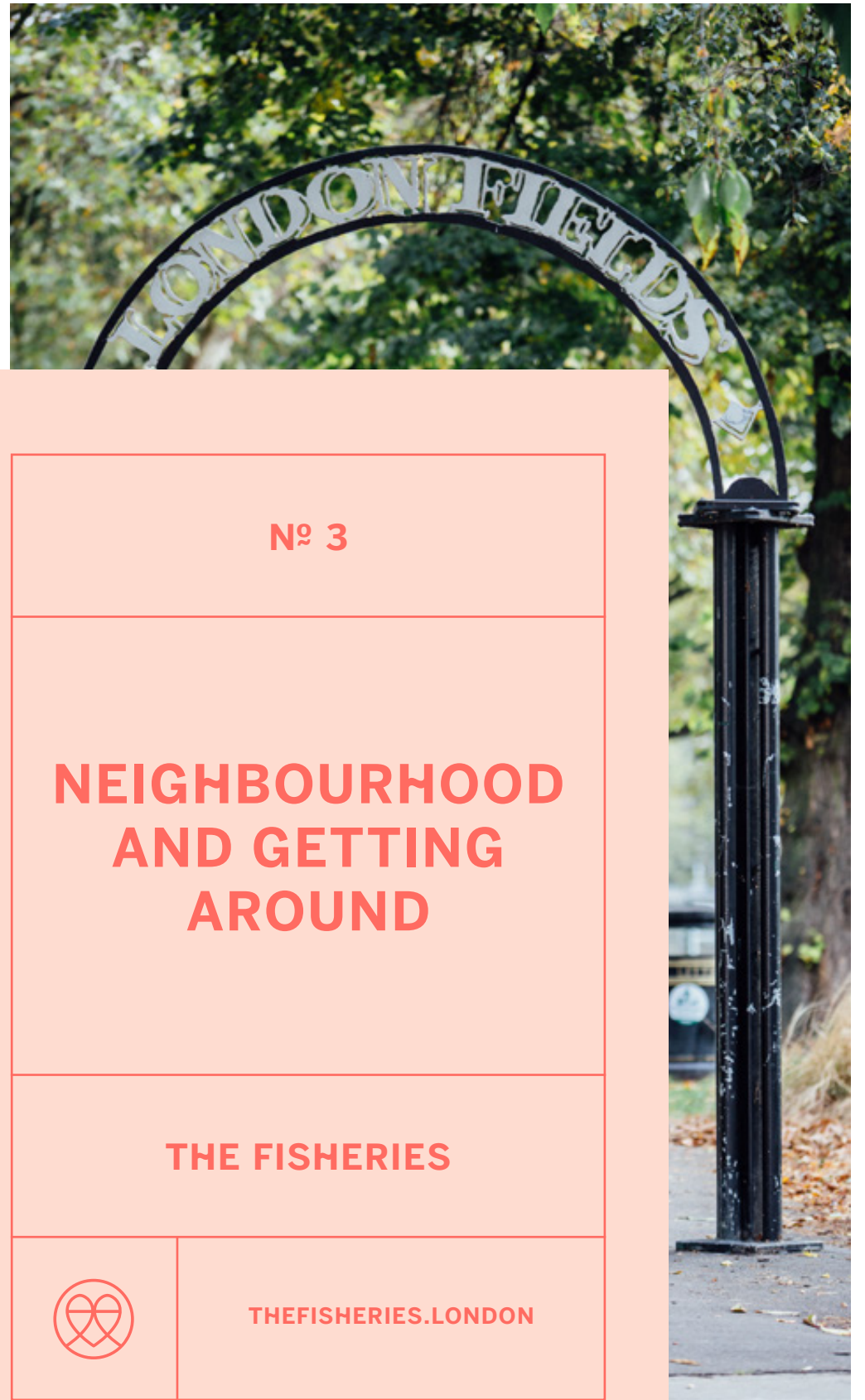


3 bed flat — Kitchen and living room









№ 3

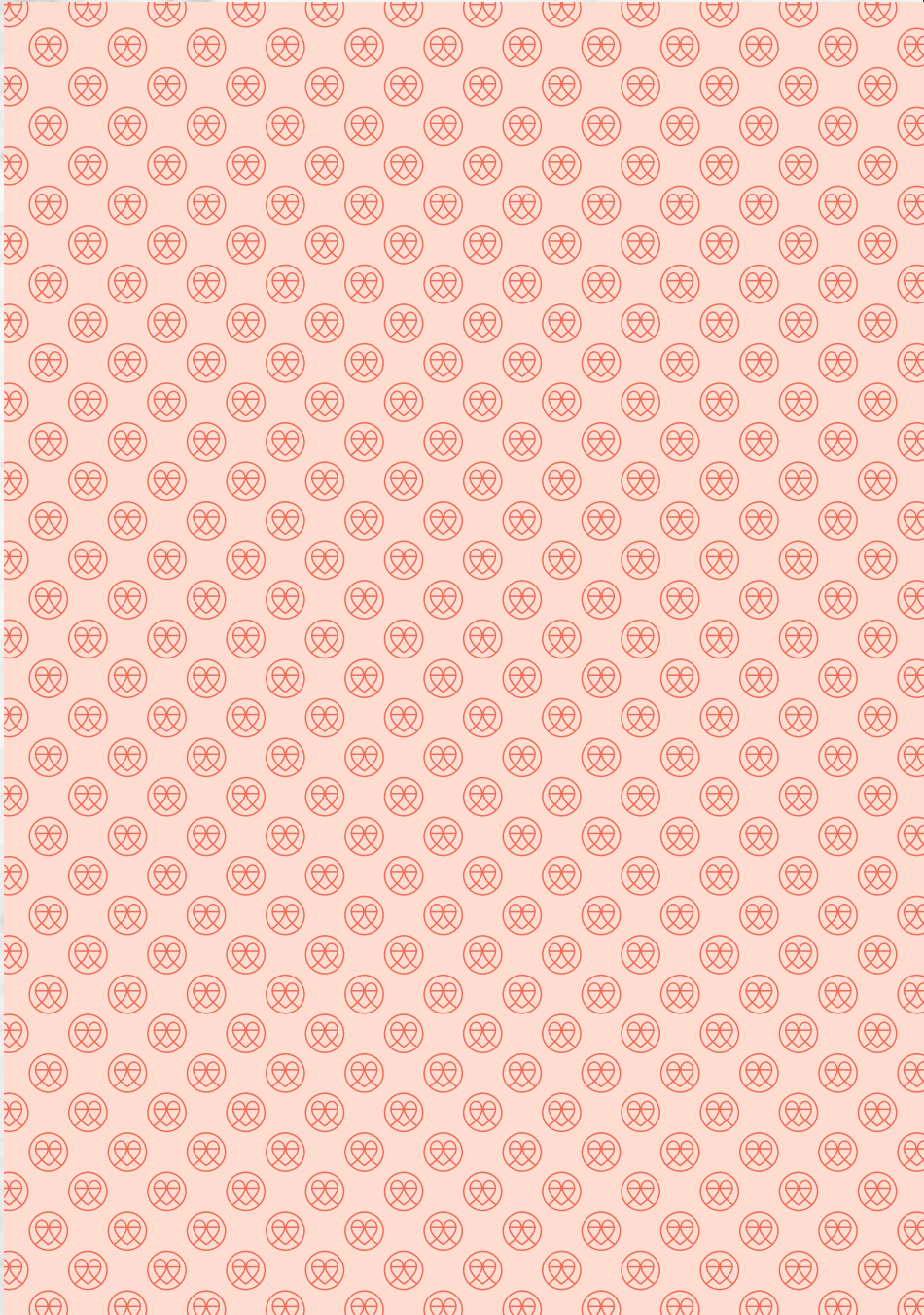
## NEIGHBOURHOOD AND GETTING AROUND

THE FISHERIES



THEFISHERIES.LONDON







## NEIGHBOURHOOD AND LOCATION

The Fisheries is built in the very epicentre of Hackney's London Fields, just moments from the park, the lido and Broadway Market, and a stone's throw from London Fields Overground.

The resurgence of London Fields has been well documented over the last 10 years, particularly with the revival of Broadway Market. An area pioneered by artists and creatives, London Fields has continued to attract young, lively and interesting people, drawn to its open spaces, central location, and dynamic lifestyle.

# LONDON FIELDS AND BROADWAY MARKET



ABOVE: Broadway  
Market, 1910







Broadway Market, 2017







Broadway Market, 2010

Broadway Market, 1910







PARK LIFE

London Fields is one of Hackney’s most popular parks. Classified as common land due to its history as a site for grazing animals while moving them to Smithfield Market, it provides Hackney’s only designated barbecue area, and has hosted cricket matches since the 19th century. Today the park is home to fitness fanatics, fashionistas and dogwalkers as well as a range

of activities from table tennis and tennis, to basketball and swimming, and a glorious wildflower meadow every summer.

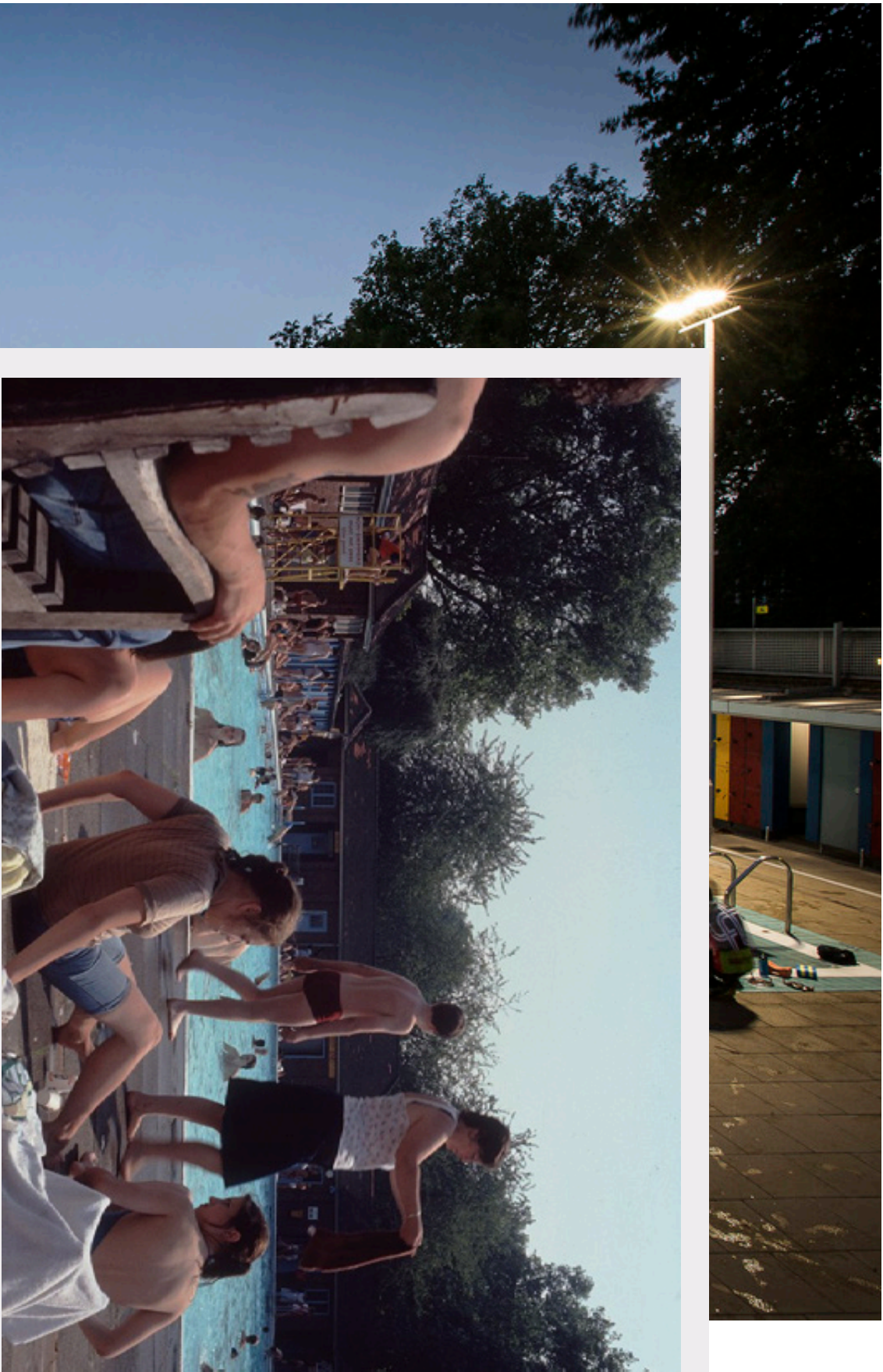
And if London Fields isn’t enough the 220 acres of Victoria Park are just a stroll away, with a boating lake, cafes, summer festivals and the most spectacular annual fireworks east of the west end.







London Fields Lido, 2017







London Fields Lido

London Fields Lido, 1990





## LIFESTYLE

What makes this part of East London so interesting is the vibrant lifestyle on offer. From craft breweries, to independent bars, cafes, restaurants and shops, there is something for every taste, mood and special event.

Enjoy the numerous market stalls of Broadway Market, get lost in the colour and perfume of the vast floral displays at Columbia Road Flower Market, watch an art house film at the Institute of Light, or a blockbuster at the Hackney Picture House, picnic in the park, have a cocktail at Off Broadway, dance at The Loft Party. It's all right on your doorstep.



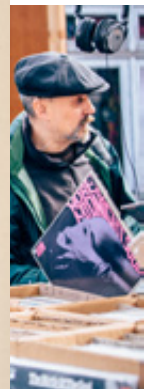
# VIBRANT LIFESTYLE







ET

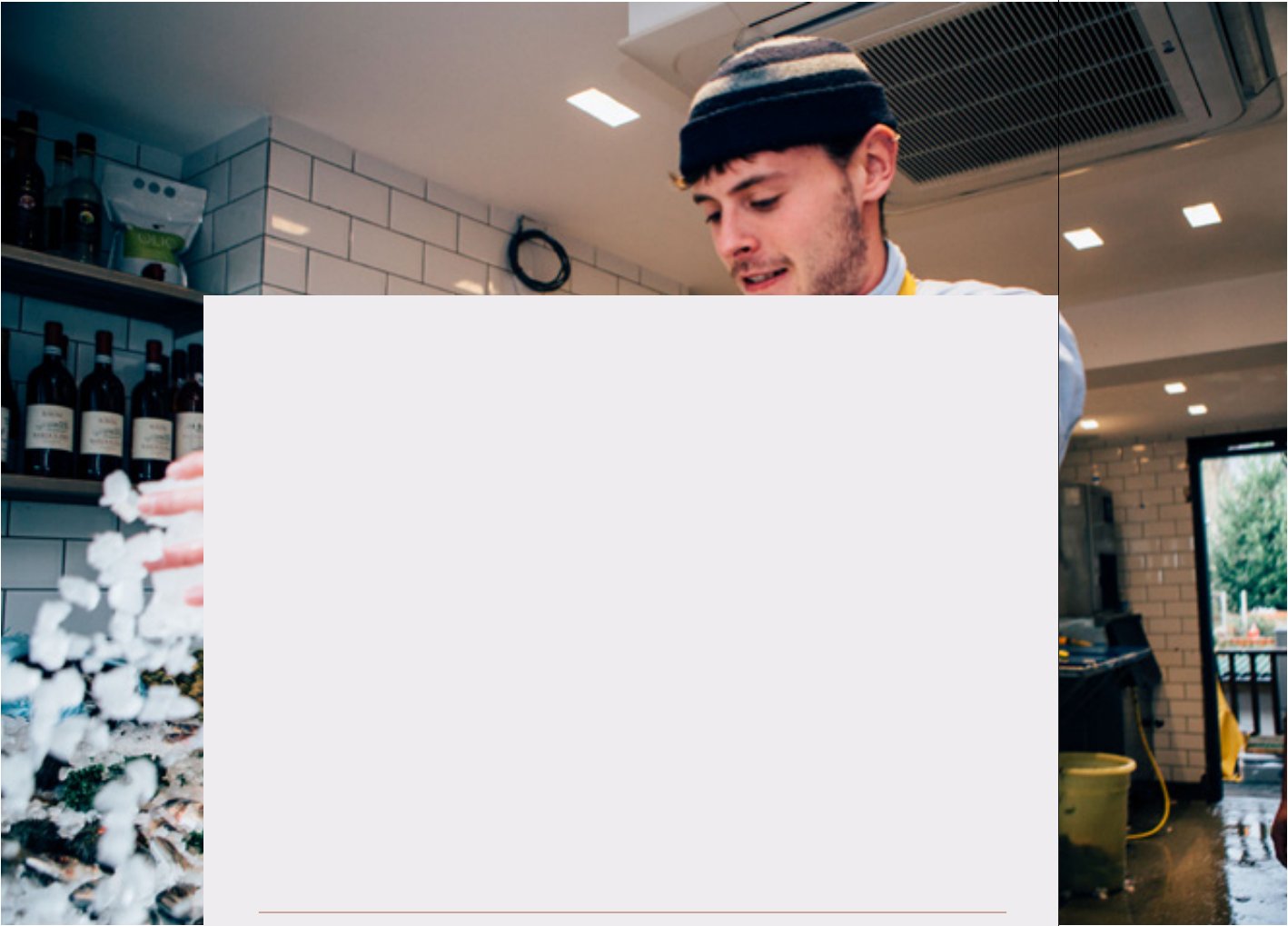


## SHOPPING

You need never see another supermarket again with the extraordinary number of local shops offering artisan, locally made produce. We are lucky enough to have three of the best bakers in London (E5, The Pavilion and YEAST), two world renowned coffee roasters (Climpsons and Square Mile) a smokehouse, two butchers, two fishmongers, not to mention the deli's, wine shops and independent grocery stores.







SHOPPING

You need never see a supermarket again. There are an extraordinary number of shops offering art and made produce. We are lucky to have three of the best in London (E5, The Mill YEAFT), two world renowned roasters (Climpson & Miles) a smokehouse, two fishmongers, not to mention the deli's, wine shop and independent grocer.

East London, 1910



YOU NEED NEVER SEE ANOTHER SUPERMARKET AGAIN

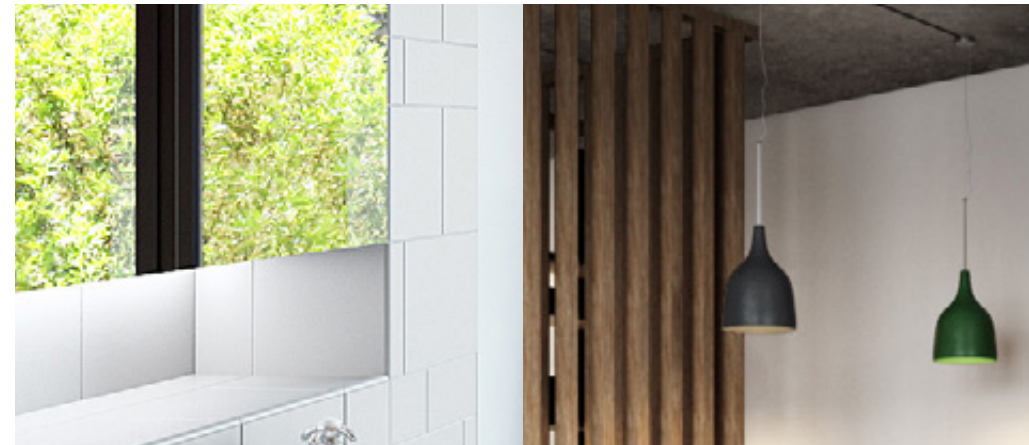




LOCAL INFORMATION	RESTAURANTS & CAFES	PUBS & BARS
	<div><div>1. Bistrottheque</div><div>“Ultra hip” modern bistro</div><div>2. Ellory</div><div>Michelin starred restaurant</div><div>3. Pidgin</div><div>Gastronomique set menu</div><div>4. Raw Duck</div><div>All day seasonal food</div><div>5. E5 Bakehouse</div><div>Bakery and coffee shop</div><div>6. Pavilion</div><div>Bakery and coffee shop</div><div>7. La Bouche</div><div>French deli</div><div>8. Bonds.Hackney</div><div>Hip café hangout</div><div>9. Il Cudega</div><div>Authentic Italian</div><div>10. Buen Ayre</div><div>Argentinian steak house</div><div>11. Market Café</div><div>All day dining</div><div>12. Lardo</div><div>Pizzeria &amp; Italian plates</div><div>13. Patty &amp; Bun</div><div>Dirty burgers</div><div>14. Ombra</div><div>Venetian bacaro</div><div>15. Green Papaya</div><div>Vietnamese</div><div>16. Violet</div><div>Cakes, coffee and tea</div><div>17. Wilton Way Cafe</div><div>Urban café</div><div>18. Climpson and Sons</div><div>Coffee Roaster &amp; shop</div><div>19. Hill and Szrok</div><div>Butcher and grill</div><div>20. Okko</div><div>Japanese comfort food</div></div>	<div><div>21. Netil 360</div><div>22. The Cat and Mutton</div><div>23. The Spurstowe Arms</div><div>24. The Prince George</div><div>25. Wolfies</div><div>26. Chesham Arms</div><div>27. The Cock Tavern</div><div>28. Martello Hall</div><div>29. Old Ship Inn</div><div>30. Pub on the Park</div><div>31. Off Broadway</div><div>32. Mangle</div><div>33. London Fields</div><div>Brewery Taproom</div></div>
	WELLBEING	
	<div><div>34. Fix</div><div>35. Holistic Health</div><div>36. Stretch</div><div>37. Hotpod Yoga</div><div>38. London Fields</div><div>Fitness Studio</div><div>39. London Fields Lido</div><div>40. London Fields</div><div>tennis courts</div><div>41. The Hive Wellbeing</div><div>42. London Fields</div><div>basketball court</div></div>	
TRAVEL	WORTH A VISIT	
	<div><div>43. Columbia Road</div><div>Flower Market</div><div>44. Netil Market</div><div>45. Broadway Market</div><div>46. Hackney Picturehouse</div><div>47. Vyner Street</div><div>48. Hackney Empire</div><div>49. Institute of Light</div><div>50. Victoria Park</div><div>51. Victoria Park</div><div>Farmer's Market</div><div>52. Brick Lane</div></div>	







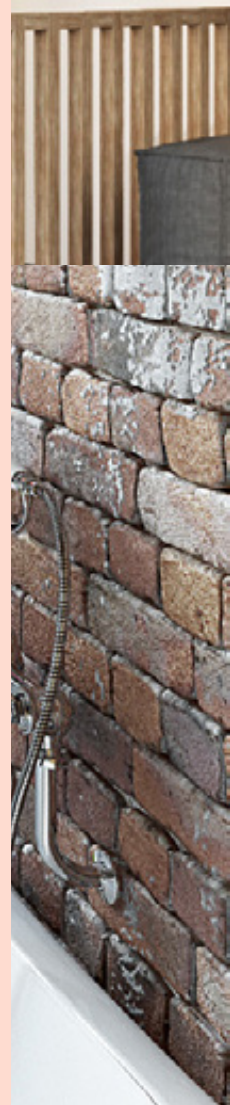
**Nº 4**

## **SPECIFICATIONS**

**THE FISHERIES**

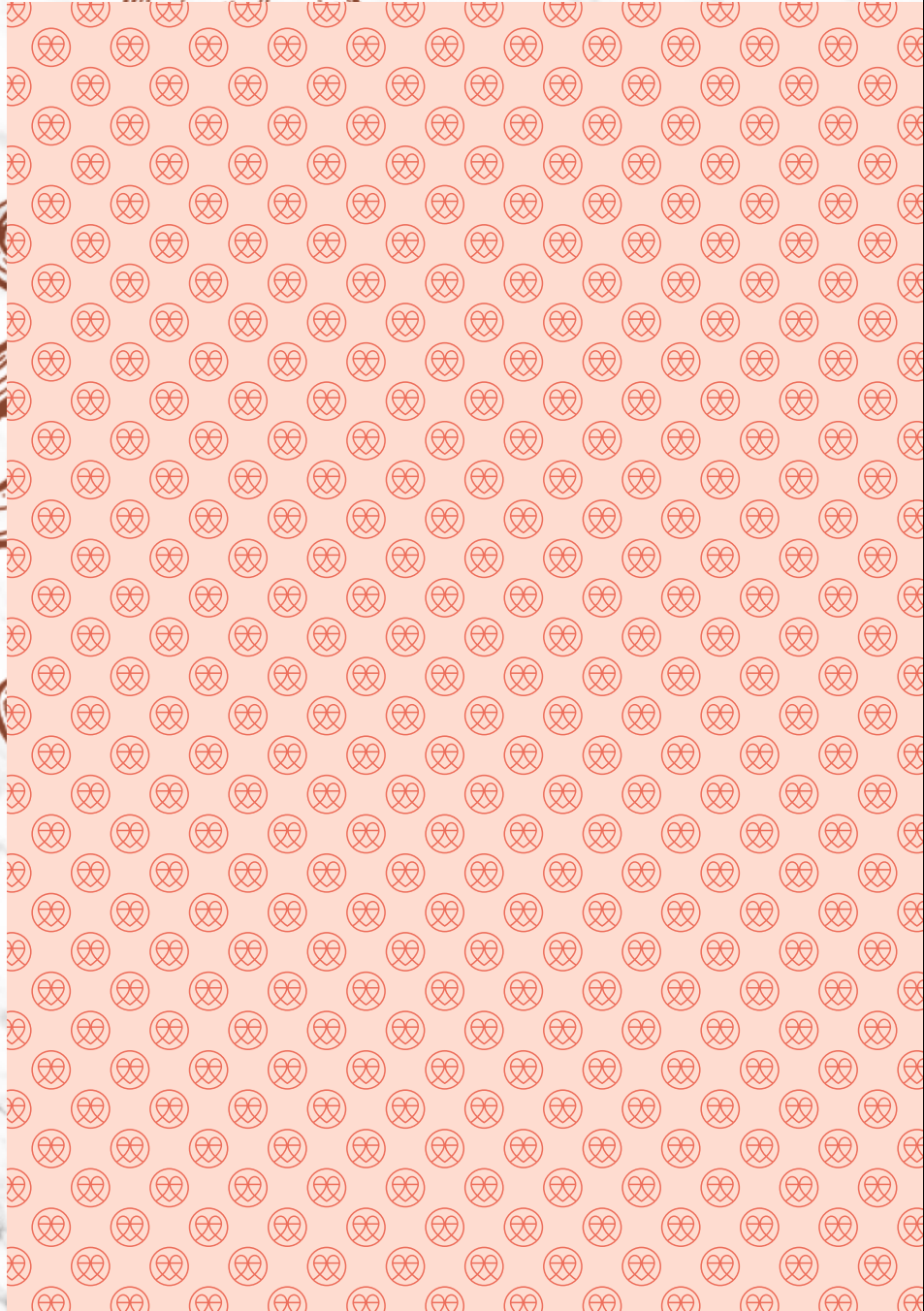


**THEFISHERIES.LONDON**

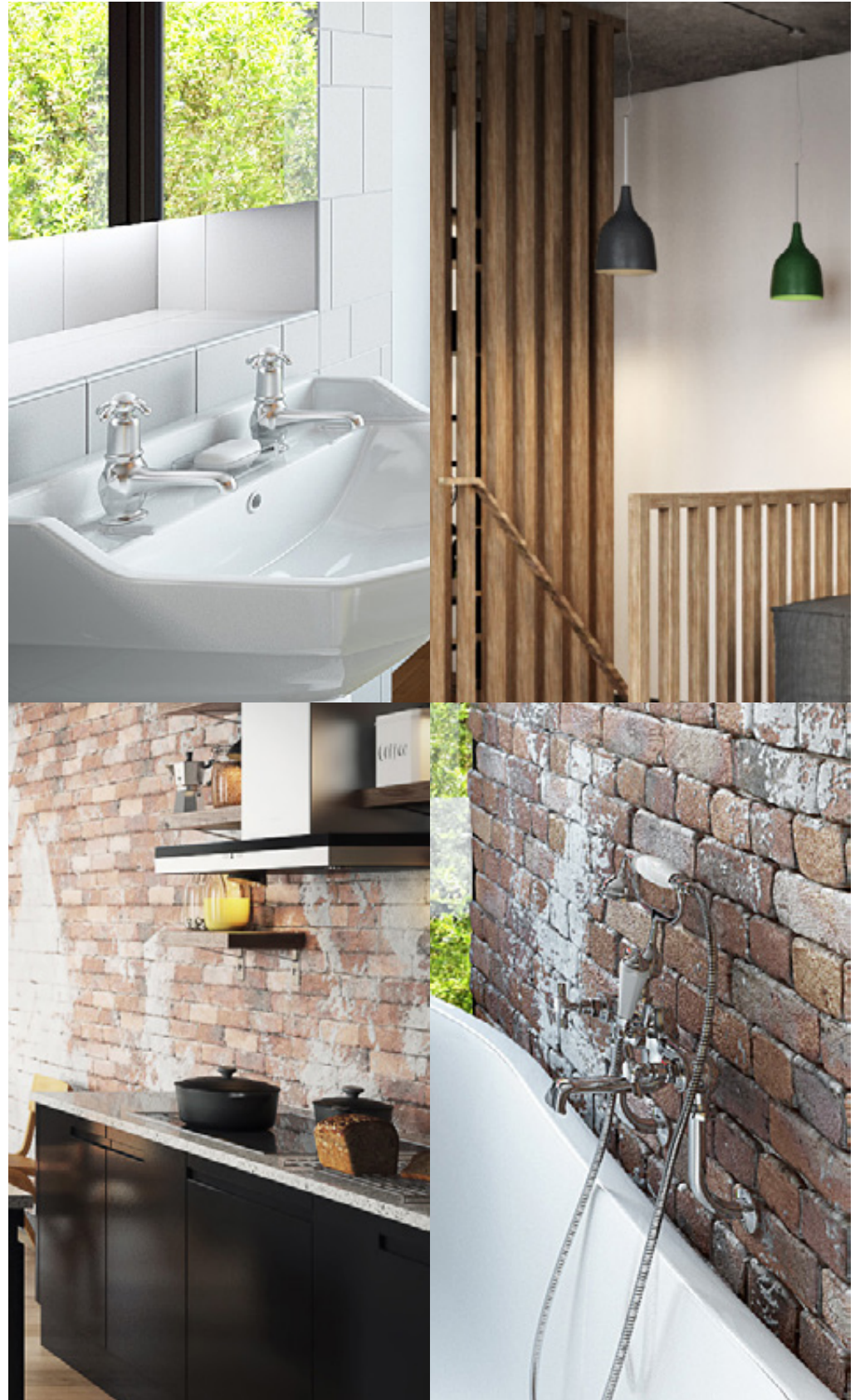




THE FISHERIES



SPECIFICATIONS







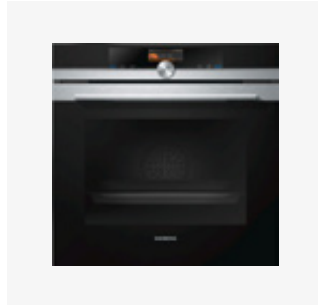
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2



3



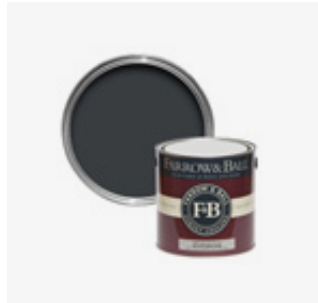
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5



6



7



8



9

## SPECIFICATION SUMMARY

### FLAT SPECS

#### General

- Average 2.7m finished floor to ceiling heights in all living areas and bedrooms.
- Sandblasted concrete ceilings.
- Drylined and painted internal walls with 15mm sound block board.
- Double sound block board to all party walls.
- Fire rated doors, walls and façade.
- Audio Visual Door entry and security system.
- 12 year BLP Building Insurance Warranty.

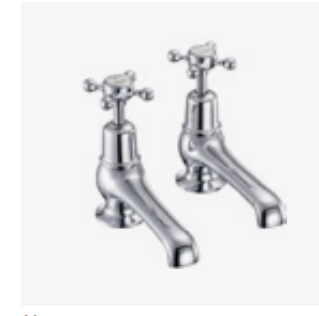
### DETAILED SPECS

#### Kitchen

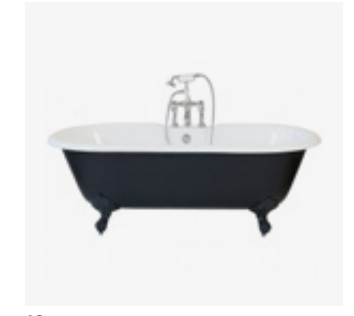
- Handmade, handleless kitchens by Andrew Stanley Joinery in Hackney Wick in Farrow and Ball No:95 Black Blue. (7)
- 20mm Colorado Quartz counter tops with 75mm upstand. (2)
- Open shelving with undershelf Anglepoise wall lights.
- Braided cord pendant lights. (3)
- Siemens Energy Efficient Oven, Hob, and Extractor Hood. (4) (5) (6)
- Energy Efficient Integrated Siemens Dishwasher.



10



11



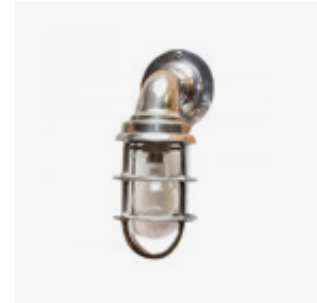
12



13



14



15



16



17

- Bosch free standing washing machine located in utility rooms/ cupboards.
- Franke Ascona Silk Steel Taps. (8)
- Franke Kubus Stainless Steel Sink. (9)
- Freestanding Siemens Stainless steel Fridge freezer. (10)
- Franke undersink internal waste system.

#### Bathrooms / Ensuites

- Burlington washbasin and taps. (11)
- Burlington vitreous China WC with concealed cistern.

- Steel built-in and/or Milbrook cast iron freestanding bath with wall mounted Burlington taps and mounted shower mixer. (12)
- Flush tiled shower trays with floor to ceiling glass screens.
- Burlington shower mixer and 9" shower rose. (13)
- Nichols and Clarke metro and square tiling in white matt.

- Over shelf cupboard with large mirror doors.
- Reclaimed and lacquered solid oak parquet tiles in brickwork pattern.

#### Bedrooms

- Close knit 100% woollen Centrepoint Carpet.
- Walk in/built in Wardrobe in all master bedrooms.

#### Lighting

- **Kitchen** - Under shelf Anglepoise wall lights. (14)
- **Bathrooms** - Passageway ship wall lights and under cabinet LED lights. (15)
- **Living areas and bedrooms** - Braided cord pendant lights. (16)
- **Communal Corridors** - Reclaimed passageway ship lights. (17)



## THE FISHERIES

**Electrical and Audio**

- Internet ready Hyperoptic WIFI with 3 months free subscription. The ability to upgrade to 1MB.
- Hardwired Data and TV sockets in master bedrooms and living areas.
- Brushed stainless steel flat plate sockets.
- Galvanised electrical conduit over exposed ceilings and columns.
- Sonos Booster, audio activated speakers in living areas and master bedroom.

**Windows and Doors**

- Smart system Visofold 1000 slimline double glazed windows in RAL 9011 semi-matt black.
- Fully retractable sliding and/or bi-fold doors to terraces.
- Floor to ceiling opening doors to all Juliette balconies.
- PAS 24 Moulded Shadbolt entrance doors with acoustic seals - RAL colour 7016 anthracite matt grey.
- 8 ft Shadbolt swing and sliding doors with Brushed stainless steel Royde and Tucker hinges, Yale locks and Dormer closers.
- Front hung Coburn sliding door system and Royde and Tucker Pocket door system - refer to plans for specific doors.

**Walls and Ceilings**

- Exposed sandblasted concrete ceilings in living areas and bedrooms.
- Exposed reclaimed Barnstock brick feature walls wall in every flat. (1)

**Heating / Water / Safety & Energy**

- Underfloor Heating throughout.
- Heated towel rail in bathrooms.
- Central building heating system for maximum energy efficiency.
- Heat and Smoke detectors to all areas.

**Outside**

- Wooden Decking.
- Flush floor mounted lighting.
- Steel balustrades powder coated in RAL 9011 semi-matt black.

**Communal Areas**

- Reclaimed Parquet flooring and vintage ships bulkhead lighting.
- Secure bicycle storage.
- Post boxes.
- Concierge Monday - Friday working hours.

**Disclaimer:** All details contained within these sales details are correct at the time of printing, however, specifications are subject to change at Warner Cox's discretion. Computer Generated Images are an artists representation of the actual space.





## THE FISHERIES

Electrical and Audio

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Walls and Ceilings

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Heating / Water / Safety & Energy

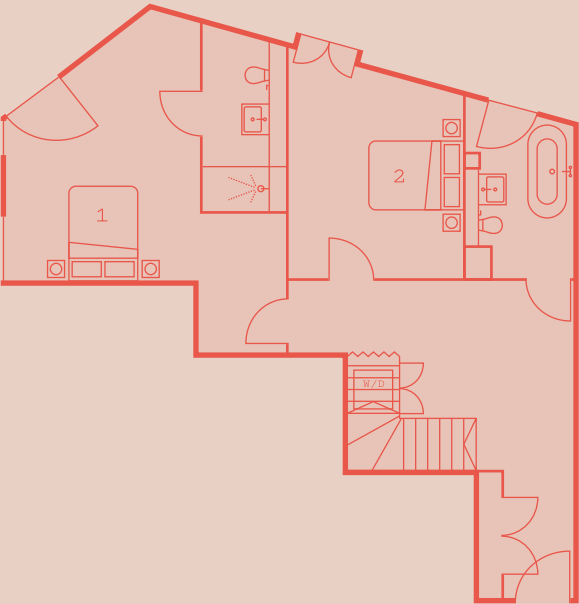
- Underfloor Heating throughout.





FLAT 1  
2 BEDROOM & TERRACE

FLAT 2  
2 BEDROOM & TERRACE



1ST & 2ND  
FLOOR

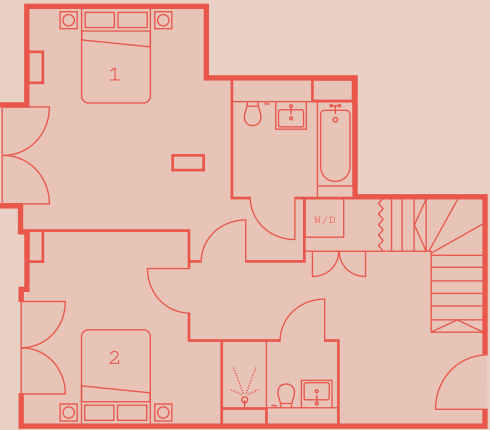
**Total Area**  
99 sqm  
1066 sqft

**Terrace Area**  
37.9 sqm  
408 sqft

**Living Area**  
8.06 x 4.30 metres  
26.42 x 14.10 feet

**Master Bedroom**  
4.32 x 3.29 metres  
14.15 x 10.79 feet

**Bedroom 2**  
3.75 x 3.30 metres  
12.28 x 10.82 feet



1ST & 2ND  
FLOOR

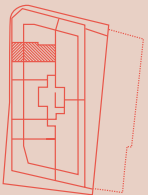
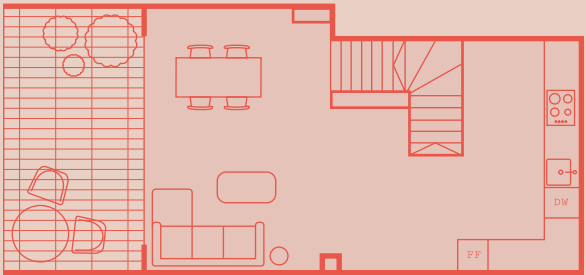
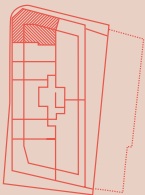
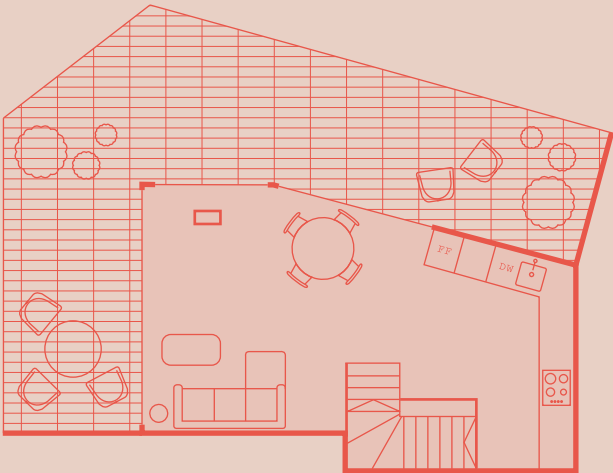
**Total Area**  
86.1 sqm  
927 sqft

**Terrace Area**  
11.4 sqm  
123 sqft

**Living Area**  
8.00 x 4.70 metres  
26.24 x 15.42 feet

**Master Bedroom**  
4.20 x 4.01 metres  
13.78 x 13.15 feet

**Bedroom 2**  
3.70 x 3.50 metres  
12.14 x 11.48 feet





FLAT 3  
2 BEDROOM & TERRACE

FLAT 4  
STUDIO APARTMENT

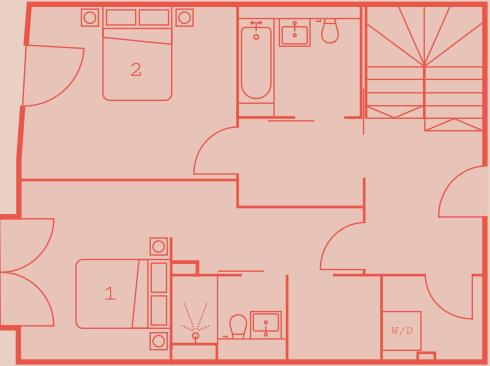
1ST & 2ND  
FLOOR

1ST FLOOR

Total Area  
55.9 sqm  
602 sqft

Living Area  
6.10 x 4.80 metres  
20.01 x 15.74 feet

Master Bedroom  
4.12 x 2.83 metres  
13.51 x 9.28 feet



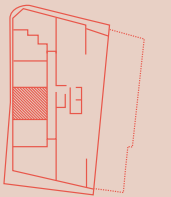
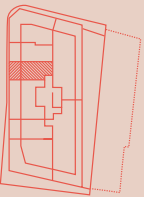
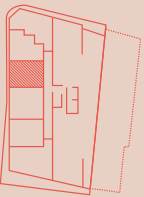
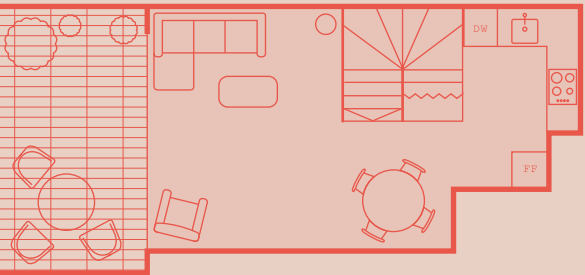
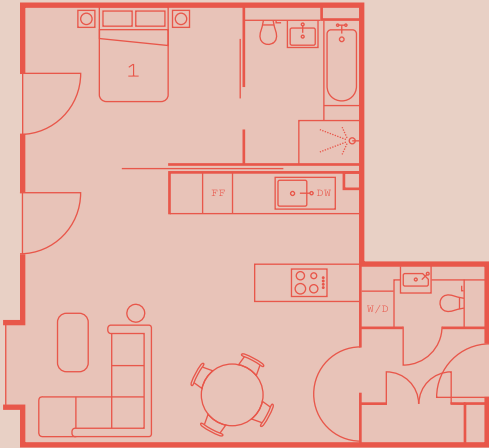
Total Area  
84.8 sqm  
913 sqft

Terrace Area  
11.4 sqm  
123 sqft

Living Area  
8.00 x 4.30 metres  
26.24 x 14.10 feet

Master Bedroom  
3.18 x 3.09 metres  
10.43 x 10.14 feet

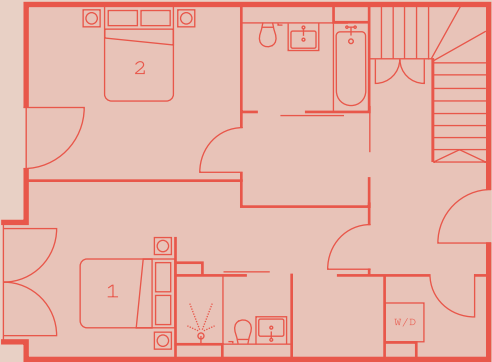
Bedroom 2  
3.80 x 3.10 metres  
12.46 x 10.17 feet





FLAT 5  
2 BEDROOM & TERRACE

FLAT 6  
3 BEDROOM & TERRACE



1ST & 2ND  
FLOOR

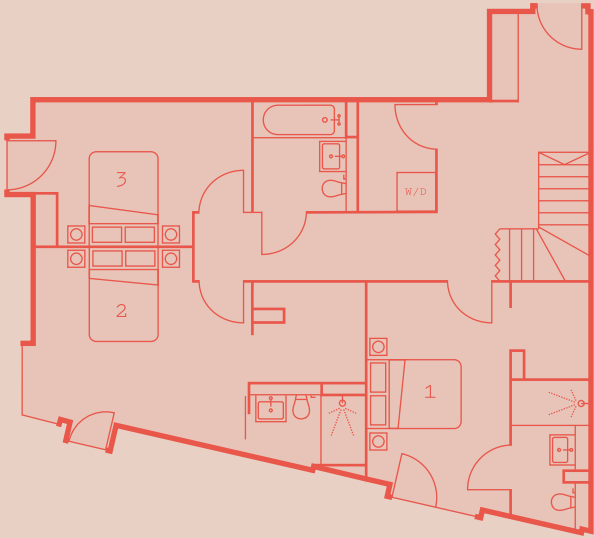
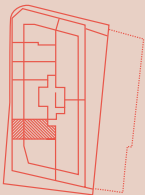
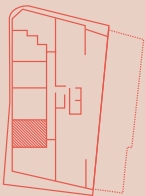
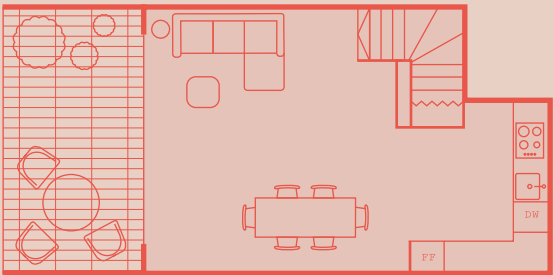
Total Area  
84 sqm  
904 sqft

Terrace Area  
11.4 sqm  
123 sqft

Living Area  
7.50 x 4.70 metres  
24.60 x 15.42 feet

Master Bedroom  
3.18 x 3.09 metres  
10.43 x 10.14 feet

Bedroom 2  
3.69 x 3.10 metres  
12.10 x 10.17 feet



1ST & 2ND  
FLOOR

Total Area  
126.5 sqm  
1362 sqft

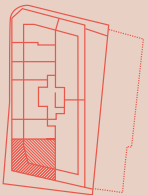
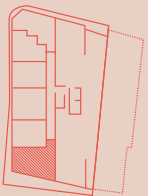
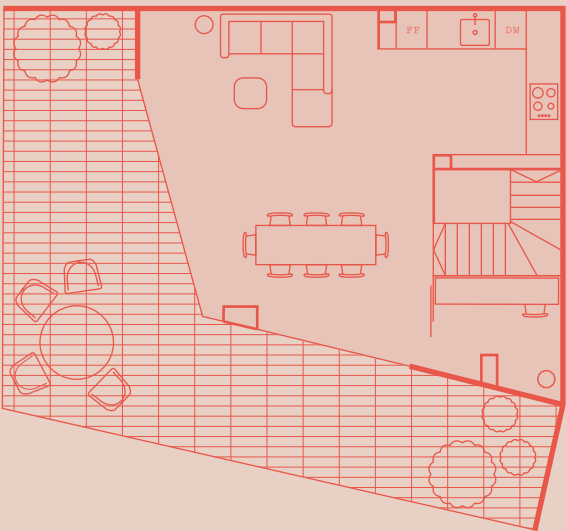
Terrace Area  
39.7 sqm  
427 sqft

Living Area  
6.60 x 7.90 metres  
21.65 x 25.91 feet

Master Bedroom  
4.13 x 3.35 metres  
13.53 x 10.97 feet

Bedroom 2  
4.30 x 2.65 metres  
14.10 x 8.69 feet

Bedroom 3  
4.25 x 2.75 metres  
13.94 x 9.02 feet





FLAT 7  
1 BEDROOM & TERRACE

FLAT 8  
3 BEDROOM & TERRACE

2ND FLOOR

Total Area  
45.8 sqm  
493 sqft

Terrace Area  
23.2 sqm  
250 sqft

Living Area  
6.68 x 3.55 metres  
21.92 x 11.63 feet

Master Bedroom  
3.51 x 3.25 metres  
11.50 x 10.66 feet

2ND FLOOR

Total Area  
87.7 sqm  
944 sqft

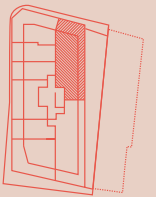
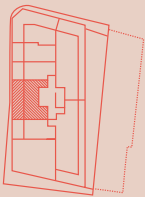
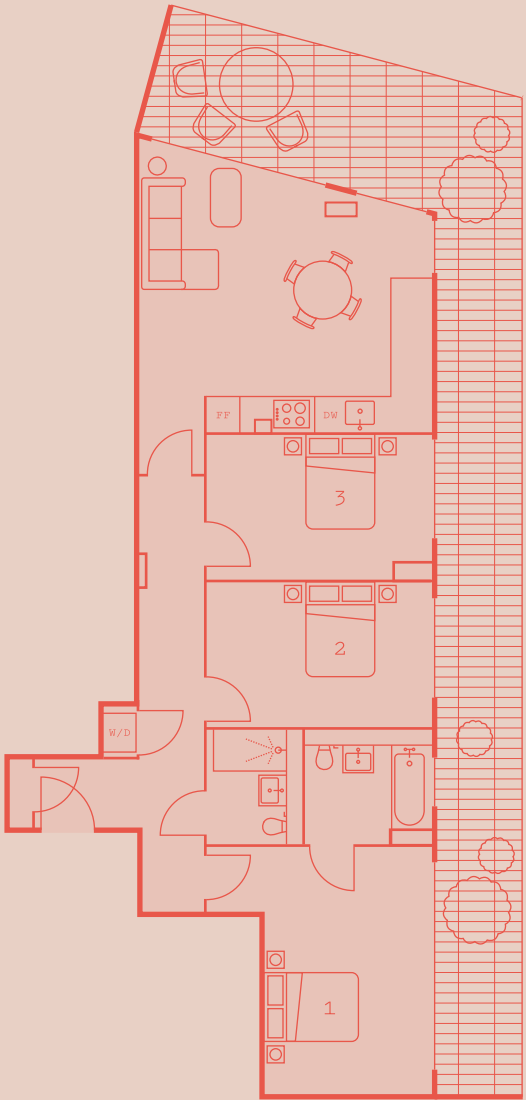
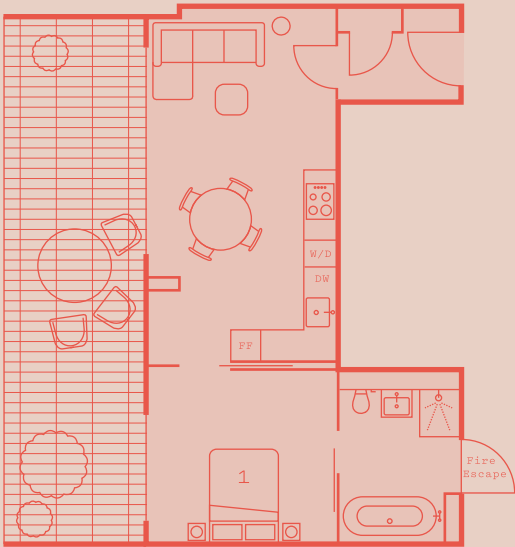
Terrace Area  
37.3 sqm  
401 sqft

Living Area  
5.44 x 4.84 metres  
17.83 x 15.87 feet

Master Bedroom  
4.56 x 3.15 metres  
14.94 x 10.32 feet

Bedroom 2  
4.08 x 2.67 metres  
13.38 x 8.76 feet

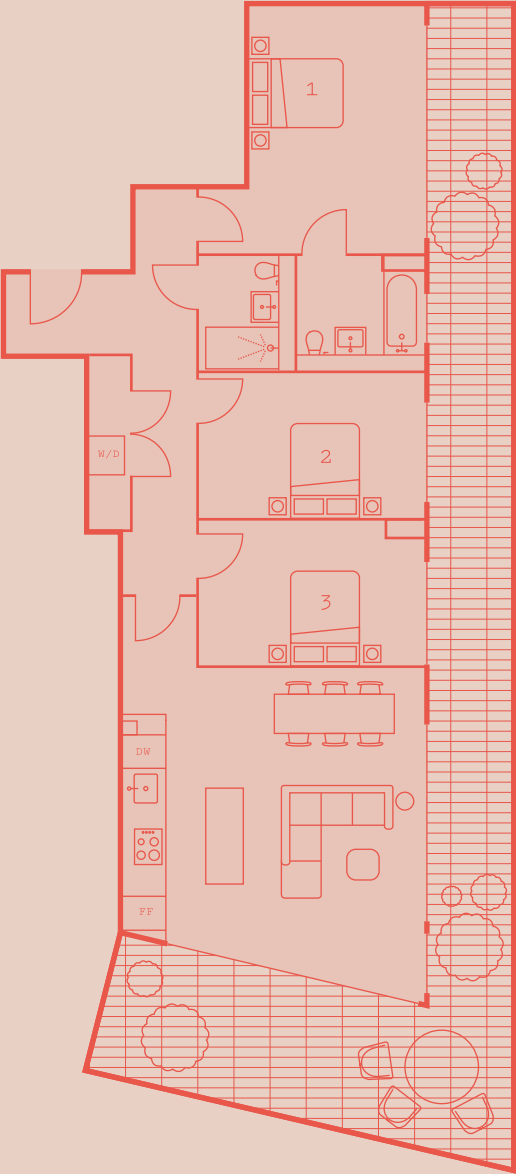
Bedroom 3  
4.07 x 2.68 metres  
13.35 x 8.77 feet





FLAT 9  
3 BEDROOM & TERRACE

FLAT 10  
3 BEDROOM & TERRACE



2ND FLOOR

**Total Area**  
97 sqm  
1044 sqft

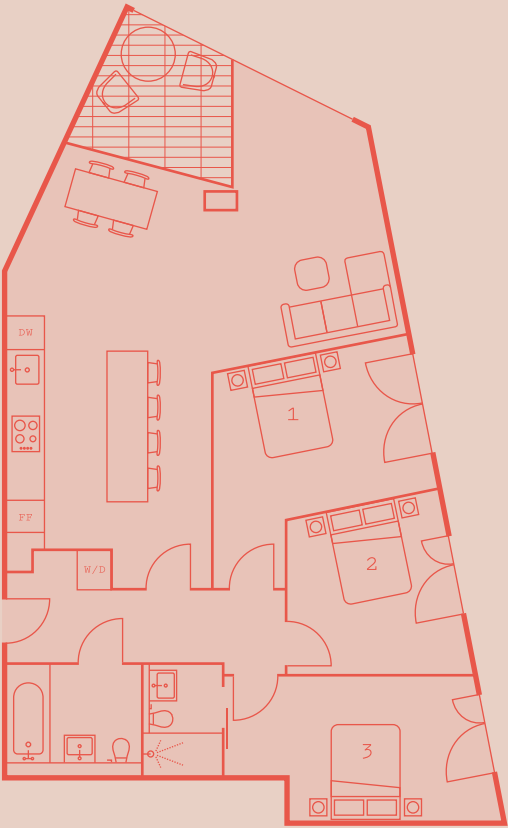
**Terrace Area**  
46.8 sqm  
504 sqft

**Living Area**  
5.83 x 5.56 metres  
19.14 x 18.25 feet

**Master Bedroom**  
4.85 x 3.15 metres  
15.89 x 10.32 feet

**Bedroom 2**  
4.19 x 2.66 metres  
13.74 x 8.72 feet

**Bedroom 3**  
4.19 x 2.65 metres  
13.74 x 8.69 feet



3RD FLOOR

**Total Area**  
99.3 sqm  
1069 sqft

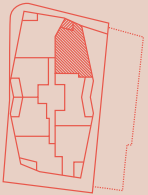
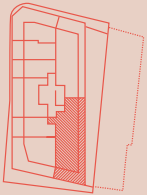
**Terrace Area**  
6.1 sqm  
66 sqft

**Living Area**  
7.90 x 7.20 metres  
25.91 x 23.62 feet

**Master Bedroom**  
3.75 x 2.65 metres  
12.28 x 8.69 feet

**Bedroom 2**  
3.15 x 3.02 metres  
10.35 x 9.90 feet

**Bedroom 3**  
3.82 x 2.95 metres  
12.54 x 9.68 feet





FLAT 11  
3 BEDROOM & TERRACE

FLAT 12  
1 BEDROOM & TERRACE

3RD FLOOR

Total Area  
96.3 sqm  
1037 sqft

Terrace Area  
6.8 sqm  
73 sqft

Living Area  
6.70 x 6.60 metres  
21.98 x 21.65 feet

Master Bedroom  
3.84 x 2.81 metres  
12.58 x 9.22 feet

Bedroom 2  
4.35 x 2.73 metres  
14.27 x 8.94 feet

Bedroom 3  
5.00 x 3.00 metres  
16.40 x 9.84 feet

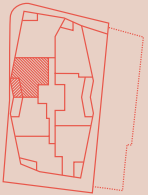
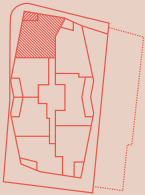
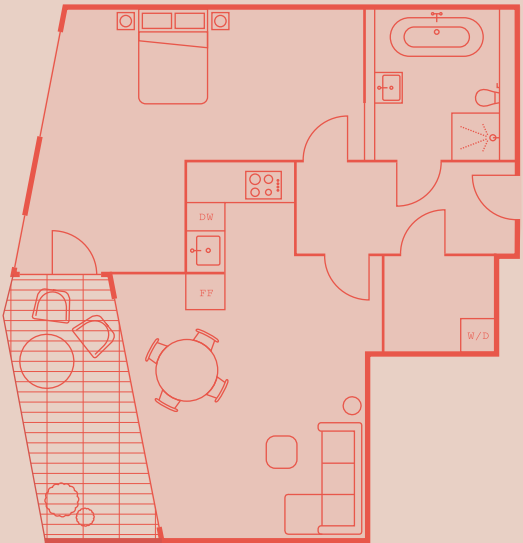
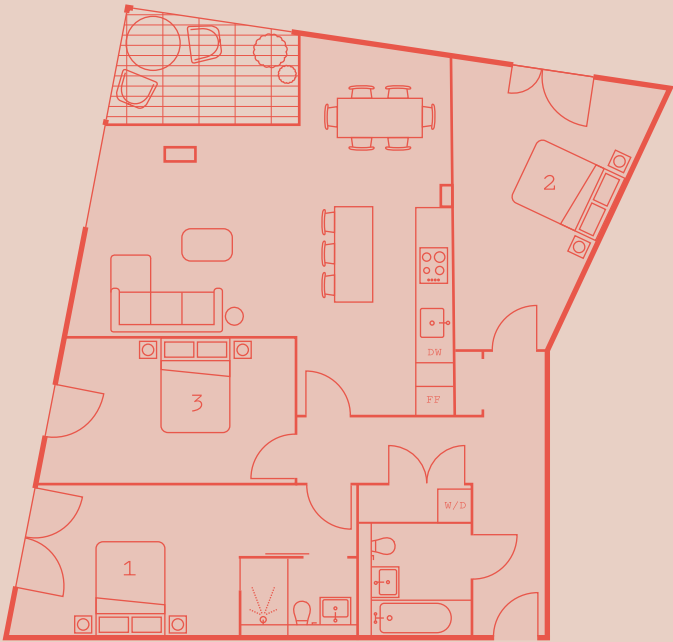
3RD FLOOR

Total Area  
65.9 sqm  
709 sqft

Terrace Area  
9.3 sqm  
100 sqft

Living Area  
6.87 x 4.34 metres  
22.53 x 14.24 feet

Master Bedroom  
5.70 x 4.78 metres  
18.70 x 15.66 feet





FLAT 13  
2 BEDROOM & TERRACE

FLAT 14  
1 BEDROOM & TERRACE

3RD FLOOR

3RD FLOOR

Total Area  
71.7 sqm  
772 sqft

Terrace Area  
18.7 sqm  
201 sqft

Living Area  
4.75 x 5.54 metres  
15.59 x 18.15 feet

Master Bedroom  
3.51 x 3.34 metres  
11.51 x 10.95 feet

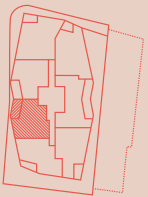
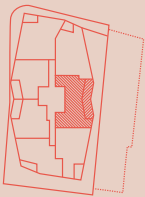
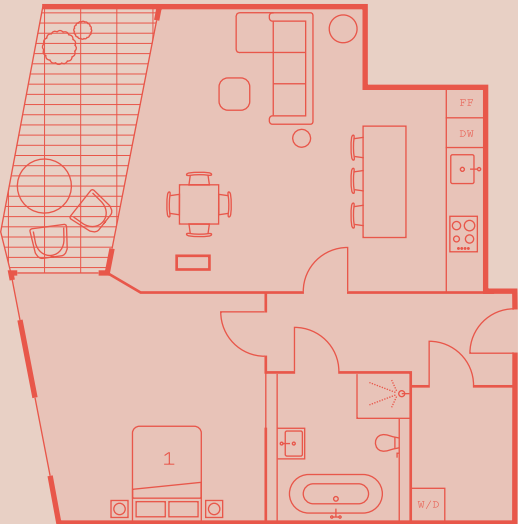
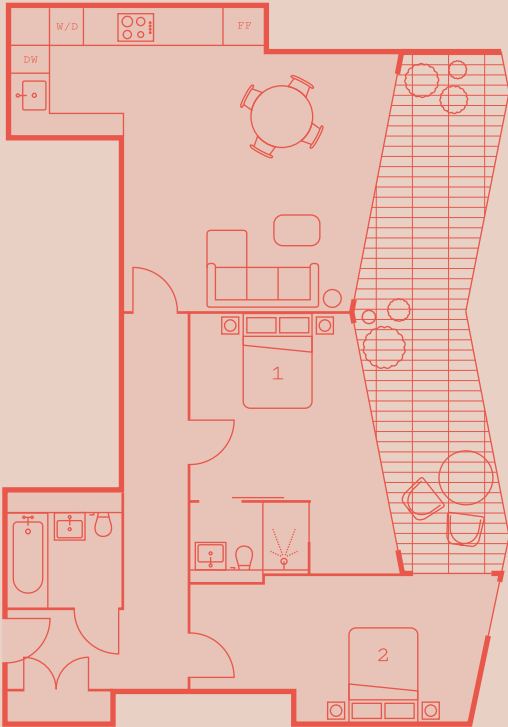
Bedroom 2  
5.42 x 2.77 metres  
17.78 x 9.08 feet

Total Area  
69.7 sqm  
750 sqft

Terrace Area  
9.3 sqm  
100 sqft

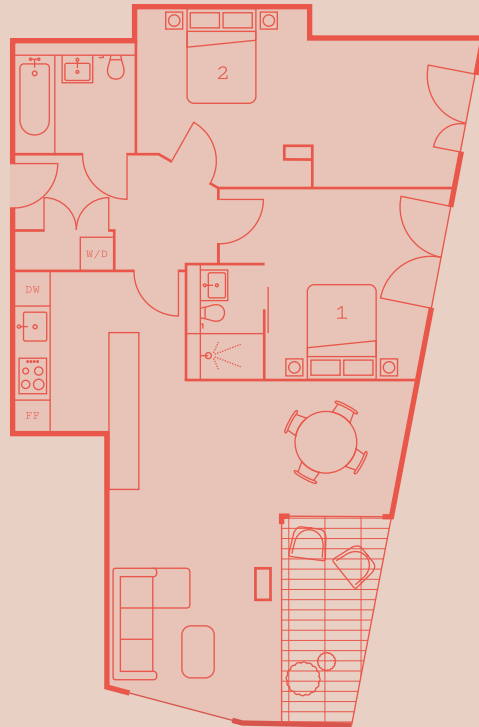
Living Area  
6.54 x 5.47 metres  
21.45 x 17.94 feet

Master Bedroom  
4.10 x 4.02 metres  
13.45 x 13.18 feet





## FLAT 15 2 BEDROOM & TERRACE



### 3RD FLOOR

#### Total Area

77 sqm  
829 sqft

#### Terrace Area

6.3 sqm  
68 sqft

#### Living Area

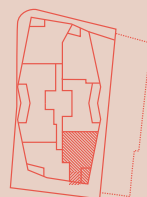
5.90 x 5.30 metres  
19.35 x 17.38 feet

#### Master Bedroom

3.50 x 2.89 metres  
11.48 x 9.48 feet

#### Bedroom 2

6.15 x 3.38 metres  
20.17 x 11.09 feet



## FLAT 16 2 BEDROOM & TERRACE



### 3RD FLOOR

#### Total Area

74.3 sqm  
800 sqft

#### Terrace Area

7.4 sqm  
80 sqft

#### Living Area

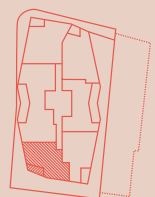
5.90 x 4.55 metres  
19.35 x 14.91 feet

#### Master Bedroom

4.32 x 3.00 metres  
14.17 x 9.84 feet

#### Bedroom 2

4.34 x 3.20 metres  
14.24 x 10.48 feet





FLAT 17  
3 BEDROOM & TERRACE

FLAT 18  
3 BEDROOM & TERRACE

4TH FLOOR

Total Area  
97 sqm  
1044 sqft

Terrace Area  
8.1 sqm  
87 sqft

Living Area  
10.00 x 7.20 metres  
32.80 x 23.62 feet

Master Bedroom  
3.70 x 2.65 metres  
12.12 x 8.69 feet

Bedroom 2  
4.00 x 2.70 metres  
13.12 x 8.85 feet

Bedroom 3  
3.14 x 2.74 metres  
10.30 x 8.99 feet

4TH FLOOR

Total Area  
97.2 sqm  
1046 sqft

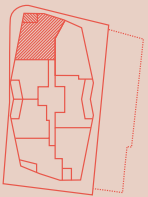
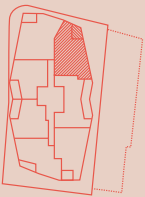
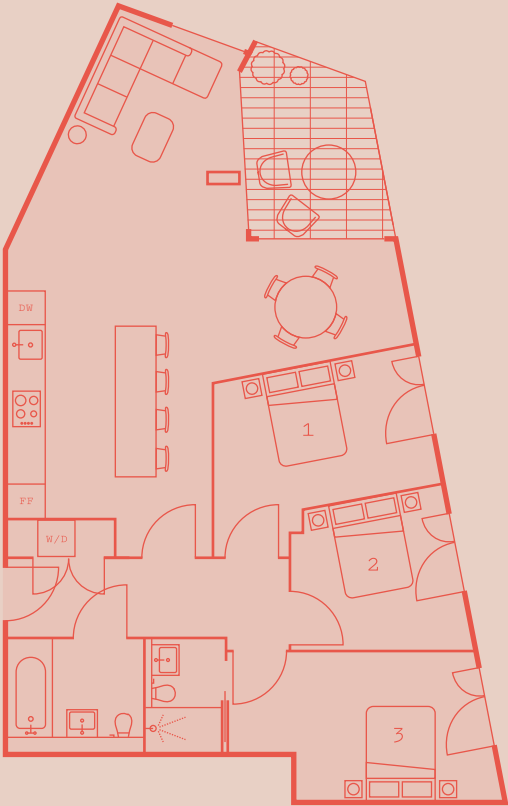
Terrace Area  
7.3 sqm  
79 sqft

Living Area  
6.70 x 7.00 metres  
21.98 x 22.96 feet

Master Bedroom  
3.94 x 2.81 metres  
12.91 x 9.22 feet

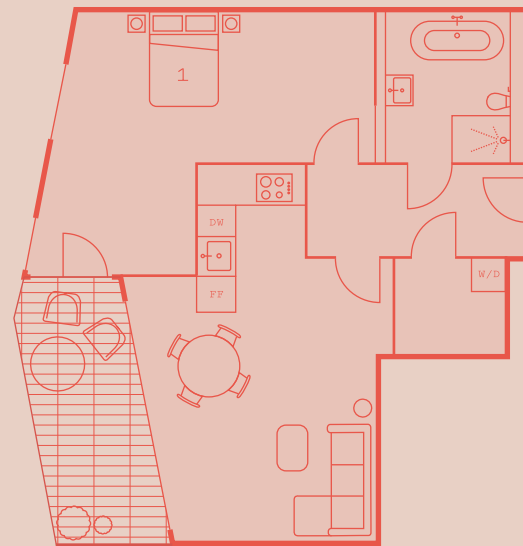
Bedroom 2  
4.40 x 2.73 metres  
14.44 x 8.94 feet

Bedroom 3  
5.00 x 3.00 metres  
16.40 x 9.84 feet





## FLAT 19 1 BEDROOM & TERRACE



### 4TH FLOOR

#### Total Area

65.9 sqm

709 sqft

#### Terrace Area

9.3 sqm

100 sqft

#### Living Area

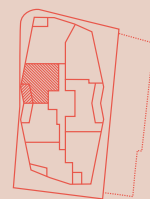
5.10 x 4.30 metres

16.73 x 14.10 feet

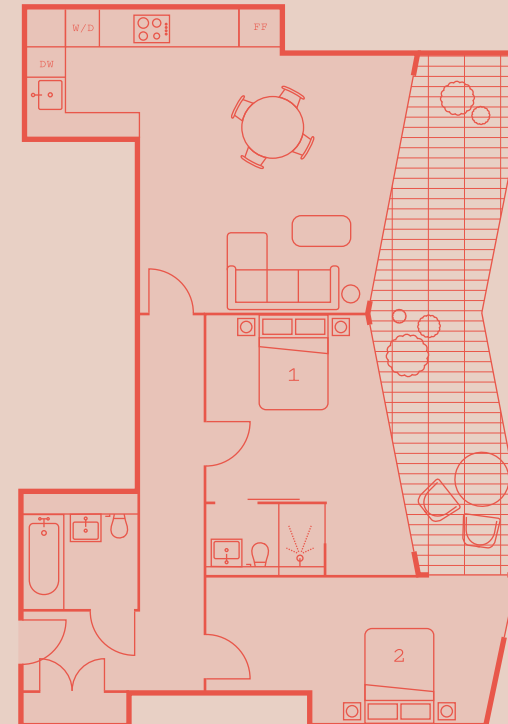
#### Master Bedroom

5.70 x 4.78 metres

18.70 x 15.66 feet



## FLAT 20 2 BEDROOM & TERRACE



### 4TH FLOOR

#### Total Area

71.6 sqm

771 sqft

#### Terrace Area

18.7 sqm

201 sqft

#### Living Area

5.50 x 4.60 metres

18.04 x 15.09 feet

#### Master Bedroom

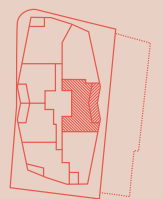
3.55 x 3.34 metres

11.64 x 10.95 feet

#### Bedroom 2

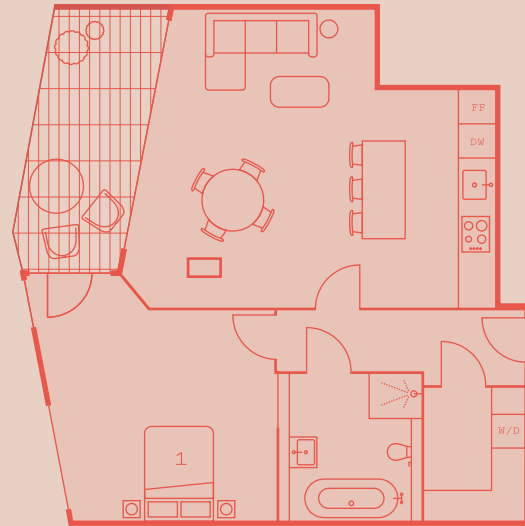
5.50 x 2.77 metres

18.04 x 9.08 feet





# FLAT 21 1 BEDROOM & TERRACE



## 4TH FLOOR

### Total Area

69.7 sqm

750 sqft

### Terrace Area

9.3 sqm

100 sqft

### Living Area

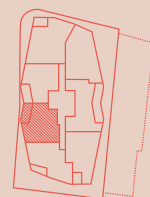
6.70 x 5.50 metres

21.98 x 18.04 feet

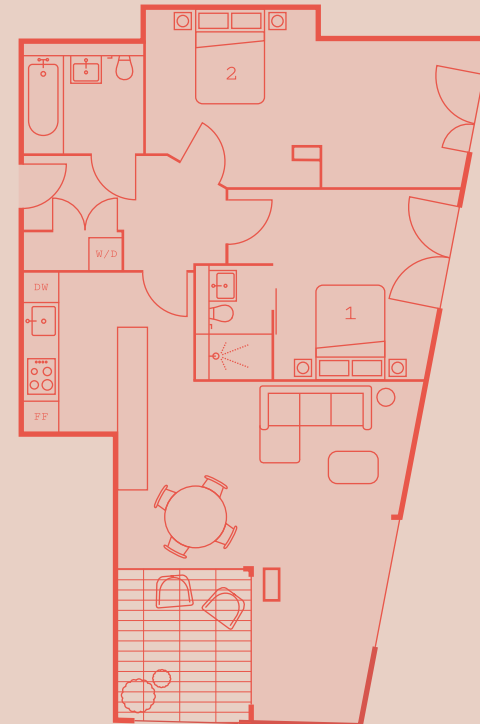
### Master Bedroom

4.10 x 4.00 metres

13.45 x 13.12 feet



# FLAT 22 2 BEDROOM & TERRACE



## 4TH FLOOR

### Total Area

78 sqm

840 sqft

### Terrace Area

6.5 sqm

70 sqft

### Living Area

6.20 x 5.30 metres

20.34 x 17.38 feet

### Master Bedroom

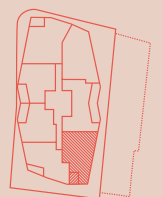
3.50 x 2.89 metres

11.48 x 9.47 feet

### Bedroom 2

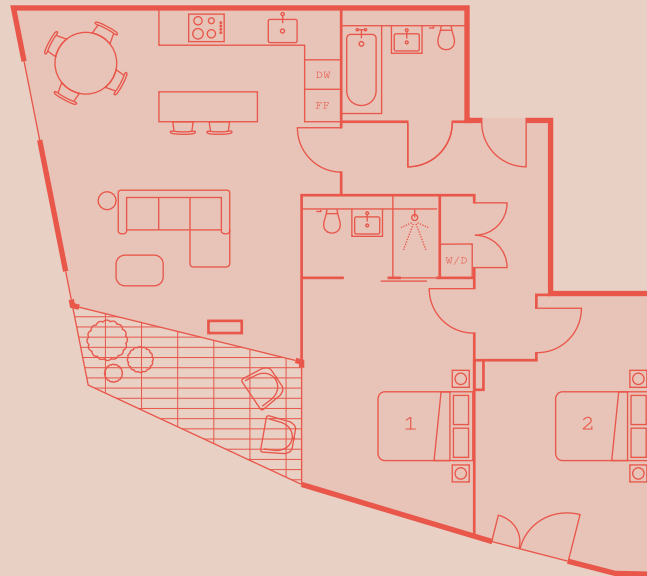
6.20 x 3.34 metres

20.34 x 10.94 feet





## FLAT 23 2 BEDROOM & TERRACE



### 4TH FLOOR

#### Total Area

74.3 sqm

800 sqft

#### Terrace Area

6.9 sqm

74 sqft

#### Living Area

5.80 x 4.40 metres

19.02 x 14.43 feet

#### Master Bedroom

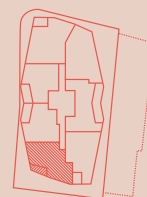
3.87 x 3.00 metres

12.69 x 9.84 feet

#### Bedroom 2

5.00 x 3.20 metres

16.40 x 10.50 feet



Nº 6

EXPERIENCE

THE FISHERIES



THEFISHERIES.LONDON





FLAT 23  
2 BEDROOM & TERRACE

4TH FLOOR

Total Area

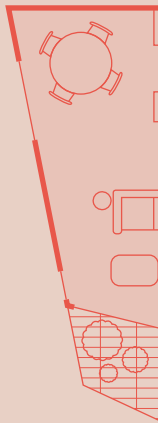
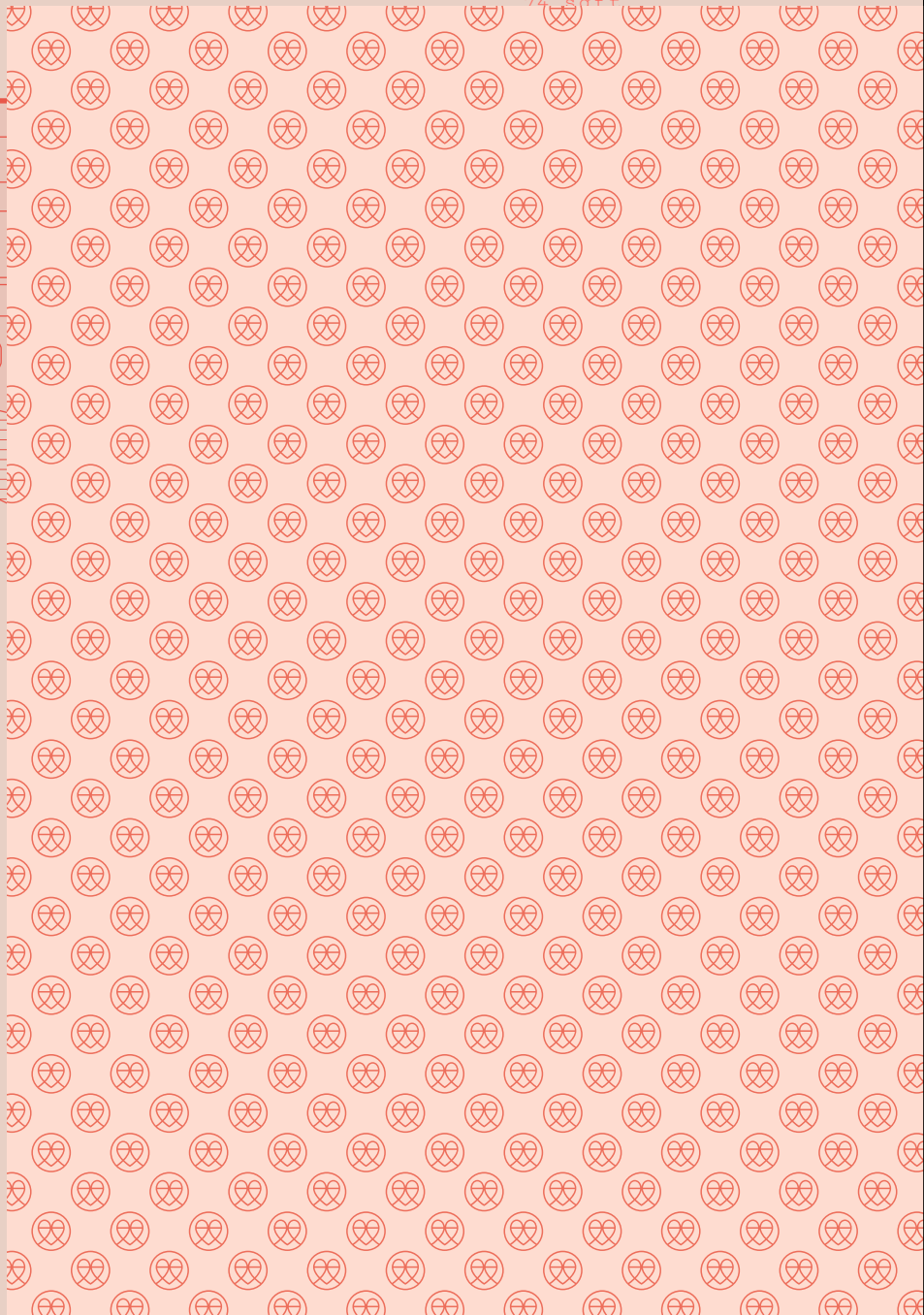
74.3 sqm

800 sqft

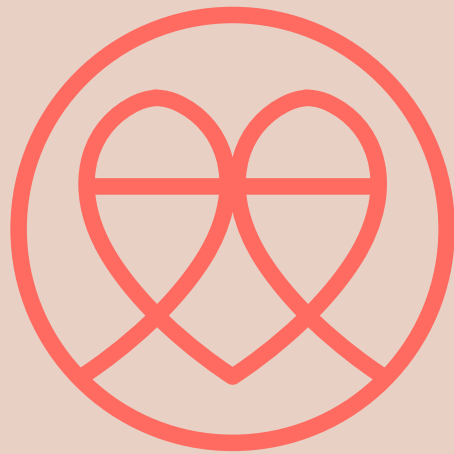
Terrace Area

6.9 sqm

74 sqft







# OUR BUILDINGS AIM TO HELP PEOPLE FEEL HAPPY

## OUR PHILOSOPHY AND CREDENTIALS

Warner Cox Ltd.

We strongly believe that buildings can go far beyond just shelter. Buildings can inspire, educate and bring people together. Our buildings aim to make people feel happy.

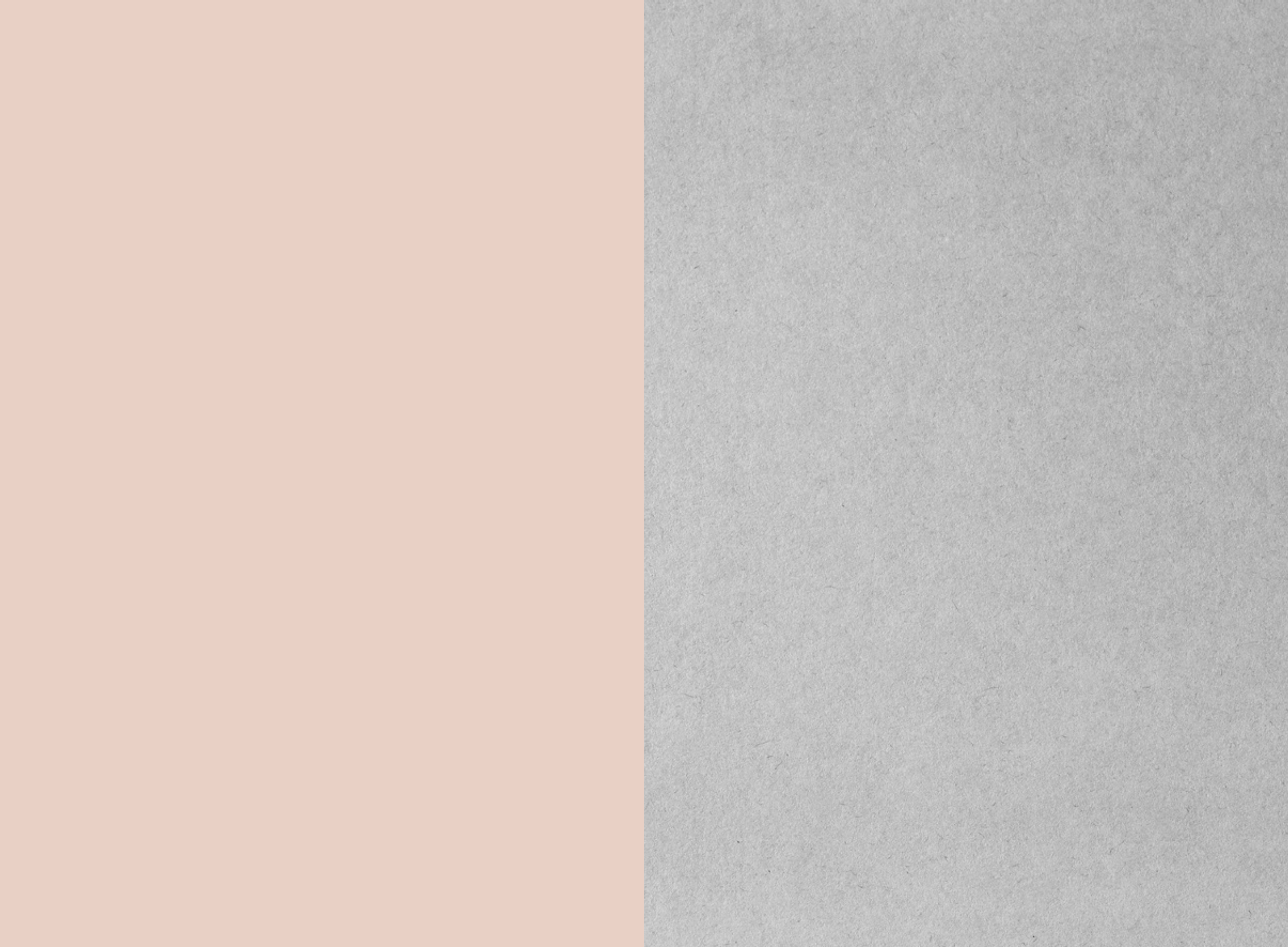
Warner Cox is a partnership between Hugo Warner and Nick Cox.

Hugo brings a wealth of design and space planning experience from his old industry of hospitality where he created and ran BENUGO. Hugo was responsible for overseeing the design and build of all BENUGO outlets including those at V&A museum, Hyde Park and Southbank. Hugo has recently completed a number of development schemes in East London and has lived in Hackney for over 28 years.

Nick created and ran Houston Cox, Britain's largest quality joinery company, fitting out numerous residential and commercial buildings including The Wardorf, Intercontinental and Savoy Hotels on Park Lane, Windsor Castle and Buckingham Palace. Houston Cox was and still is known for its exceptional eye for detail and quality.

Between them Hugo and Nick have over 40 years experience in building and interiors and bring together a set of skills unique in the development world.







THEFISHERIES.LONDON

