Our masterplanned estate puts beautiful new public spaces and a curated retail and leisure experience at its core, working with Allies and Morrison, Alison Brooks Architects, Pollard Thomas Edwards, RUFF Architects and Grant Associates to deliver Haringey Council’s vision of a new district centre for the area.

We are delivering 1,100 new homes — a mix of market sale, affordable and rental; 3 new retail spaces; no working and office space; a new 24-hour service centre serving 30,000 local people, and two football pitches’ worth of well-lit, beautiful new public spaces.

**PARKING**

The building has over three hundred bicycle parking spaces. A car park provides 250 spaces, and 3,000 car parking spaces on the north island.

**COMMUNITY FACILITIES**

The estate will feature two passenger lifts from ground floor to each floor; a community centre; a gym; a library; a community garden; and a large outdoor terrace.

**RESIDENTIAL FACILITIES**

Developed and managed by resident owners, the building is designed to provide both convenience and peace of mind.

**INTERNET PROVIDERS**

The building has over three hundred broadband connections. All apartments will have an internet connection that will provide both convenience and peace of mind.

**EXTERIOR FINISHES**

The stepped design features communal roof gardens, public spaces and landscape schemes. The layout includes a large Residents’ Lounge, a Residents’ terrace and the Estate Management Office.

**LIVING COMFORTABLY**

- Excellent transport links: bus services and tube services to both stations.
- Upgraded and new infrastructure: all apartments benefit from a new wiring and new heating.
- Upgraded and new infrastructure: all apartments benefit from a new wiring and new heating.

**ESTATE AND BUILDING MANAGEMENT**

Selected features including the building’s design are all subject to change at any stage in the project’s development.

**FLOORING**

All fitted cupboards have full-height doors with white lacquered soft-close doors, inset handles, handing rail and a high-level shelf.

**KITCHENS**

- Wall-hung units with brushed stainless steel handles.
- Island units with brushed stainless steel handles.
- Island units with brushed stainless steel handles.
- Island units with brushed stainless steel handles.

**BATHROOMS**

- Bathroom with large windows.
- Bathroom with large windows.
- Bathroom with large windows.
- Bathroom with large windows.

**DOORS**

- Doors to exterior entrance doors.
- Doors to exterior entrance doors.
- Doors to exterior entrance doors.
- Doors to exterior entrance doors.

**ELECTRICAL**

- All electrical goods, sockets, TP and data outlets are tested to current building regulations.
- Thermometers installed in each module.

**CLOSURE HEIGHTS**

- Closures are between 1.8m and 1.9m.
- Closures are between 1.8m and 1.9m.
- Closures are between 1.8m and 1.9m.
- Closures are between 1.8m and 1.9m.

**KITCHENS**

- All appliances Neff or similar.
- All appliances Neff or similar.
- All appliances Neff or similar.
- All appliances Neff or similar.

**BATHROOMS**

- Bath with glazed screen.
- Bath with glazed screen.
- Bath with glazed screen.
- Bath with glazed screen.

**HOMESTYLE LIVING**

- Spacious living rooms off the public spaces.
- Spacious living rooms off the public spaces.
- Spacious living rooms off the public spaces.
- Spacious living rooms off the public spaces.

**CONSUMER RIGHT**

- Consumer Right 2015.
- Consumer Right 2015.
- Consumer Right 2015.
- Consumer Right 2015.

**PROPERTY SERVICES**

- Property services: no additional service charge.
- Property services: no additional service charge.
- Property services: no additional service charge.
- Property services: no additional service charge.

**MANAGEMENT SERVICES**

- Estate and building management services.
- Estate and building management services.
- Estate and building management services.
- Estate and building management services.

**RESIDENTIAL FACILITIES**

- Residents’ lounge.
- Residents’ lounge.
- Residents’ lounge.
- Residents’ lounge.

**COMMUNITY FACILITIES**

- Community centre.
- Community centre.
- Community centre.
- Community centre.
1 Ashley Road is the first building to launch in the new centre for Tottenham Hale. The design by award-winning Alison Brooks Architects includes a colonnade of shops, new workspaces and a collection of homes, from studios to three-bedroom apartments.

**Architecture**
Alison Brooks Architects

**Interiors**
Conran and Partners

**Landscape Design**
Andy Sturgeon Design

**Apartments**
- 11 × studio
- 97 × 1-bed
- 64 × 2-bed
- 11 × 3-bed

**Completion**
Anticipated summer 2022

**Tenure**
Long leasehold of 999 years

**Insurance**
10 year Premier warranty

**Location**
Tottenham Hale station sits on the intersection of the Victoria Line and National Rail routes. Local residents have easy, direct travel to King’s Cross, Oxford Circus and Victoria on the Underground and Liverpool Street, Hackney and Stansted Airport via National Rail.

**Universities**

**Transport**
- Victoria Line (24hr at weekends)
- National Rail
- Elizabeth Line (proposed)
- Crossrail 2 (proposed)
- Crossrail 2 (proposed)
- Universities

**Walthamstow**
4 mins

**King’s Cross**
9 mins

**Stratford**
12 mins

**Liverpool Street**
14 mins

**Oxford Circus**
16 mins

**Victoria**
19 mins

**Stansted Airport**
31 mins

Register your interest
www.tottenhamhale.london

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Above: kitchen/living area
Right: master bedroom
Below: residents’ lounge and podium garden

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The view south over the wetlands

The main entrance on Ashley Road