
 **Ashley Road,
 Asking Price £675,000 Leasehold
 2 Bed Apartment**



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC 	





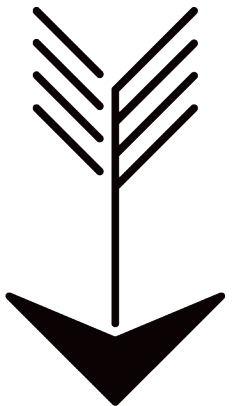
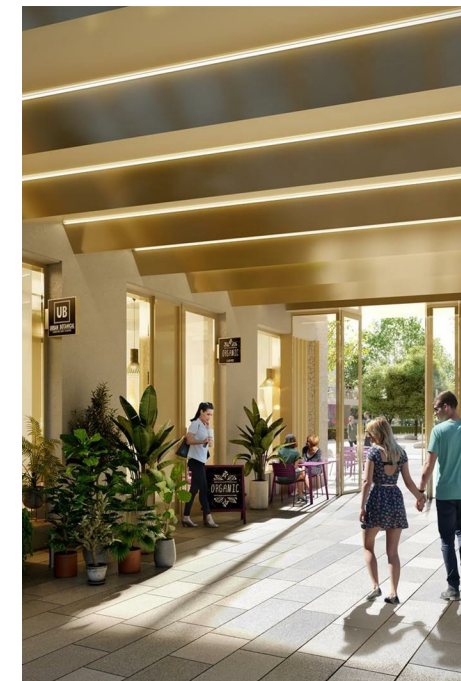
Features

- Just moments from Tottenham Hale (underground, overground & train)
- Landscaped village square with shops and cafe
- Video intercom and fob entry system
- Resident's roof terrace
- Engineered wood flooring
- Light filled open-plan living areas with large picture windows
- Long lease and 10 year new build warranty



Two Ashley Road is the exciting second phase of the Heart of Hale masterplan that's delivering a vibrant new neighbourhood in Tottenham Hale. Designed by Pollard Thomas Edwards architects, this limited collection of just 54 apartments is housed in a cascading building with a masonry weave façade. All apartments have private balconies and the residents' rooftop garden has sweeping views across the capital. The interiors combine warm, calming colours with feature bronze finishes to create a sense of comfort and ease.

The developer Related Argent has a track record of delivering high quality projects, including the ground-breaking transformation of King's Cross. At Heart of Hale it's creating a vibrant new community with fast connections to the centre of the capital and to the amazing open spaces nearby. With over 1,000 new homes, a health centre, flexible workspace and three new public open spaces, this landmark location is quite simply a great place to live.



WHAT ELSE?

- Tottenham Hale is a diverse, dynamic and desirable place to live. It has undergone a transformation in recent years thanks to a major investment and the delivery of a visionary masterplan.
- The Heart of Hale development is a gateway to nature, with the 520-acre Walthamstow Wetlands just a ten minute stroll away.
- Tottenham Hale is the northeast London transport hub, with fast connections to the popular local destinations of Hackney (6 min) and Stratford (10 min), as well as to King's Cross (10m), the West End (15m) and the City (18m).
- It's the only stop in London on the Stansted Express from Liverpool Street to Stansted Airport; journeys take 36 minutes. There are also direct (approx. 1h) trains to Cambridge.





➤➤ IF YOU LIVED HERE

You'd love the convenience of living just moments from the station in one of seven unique new buildings set around a central village square with a selection of independent restaurants, shops and cafes on your doorstep.

Tall concrete columns mark the gated entrance to the high-ceilinged lobby and passenger lifts whisk you up to your apartment where you'll find a high-spec interior with a considered combination of high quality textures and finishes, and a restrained and subtle palette that creates an ambience of considered calm. Large picture windows provide plentiful natural light and frame city views, and all apartments have a private balcony.

There's a range of amenities for residents, including a postal lounge, a secure cycle store and estate concierge services. There's also a rooftop terrace on the fifth floor that's the perfect place to read, relax or watch the sunset, with far-reaching views of Alexandra Palace and the capital.

All apartments at Two Ashley Place have been completed and are ready to move into.

