



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



ASHLEY ROAD, TOTTENHAM

£2,820 Per Calendar Month
 2 Bed Apartment



Features:

- Two Bedroom Apartment
- Newly Built Apartment with south facing balcony
- On site 24hr Resident Host
- Work Spaces and Lounges (Due for completion January)
- Yoga Studio & Roof Terrace (Due for completion January)
- Pet Friendly
- Sizeable Gym (Due for completion January)
- Private Dining Area (Due for completion January)
- Bike Storage & Parcel Lockers

Available with one, two or three bedrooms, these exceptional apartments have been beautifully designed, with every last detail thoughtfully finished with a busy, modern lifestyle in mind. As well as the stylish interiors, the development has many perks, including the 24-hour concierge service, sizeable gym and yoga studio, while the curated event programme and communal areas such as the roof terrace co-work space provide a creative energy fitting for this dynamic part of East London. A range of private dining rooms are even bookable for gatherings. If you already know Tottenham, you won't be surprised that the Evening Standard recently described it as 'the new Hackney', but the thriving food and drink scene will fill you with awe nonetheless. Tottenham Hale's top transport links mean King's Cross is 11 minutes away and Oxford Circus only five more, while handy National Rail routes deliver you directly to Liverpool Street and Stansted Airport.

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IF YOU LIVED HERE...

Bright and spacious, every aspect of the building has been designed with modern living in mind - and not just the apartment interiors, but the communal areas too. Never has collecting the post been such a pleasure thanks to the retro-style parcel boxes, while the eye-catching flooring and dual-coloured walls will get you smiling every time you arrive home. Inside, you'll find floor-to-ceiling windows, which provide optimum natural light and create a fantastic sense of space, something the sweeping floors add to. It'll be a joy to host guests thanks to the fully-equipped kitchen, which feature Bosch appliances, sleek units, brass fittings and stylish tiling. The column radiators are stunning too. The bedrooms are just as plush as the rest of the building, with more pristine decor, while bathrooms are beautifully designed, with ample storage and stunning fittings. The two and three bedroom apartments come complete with further en suites, and all apartments have built-in storage. When the sun is shining, you'll want to make the most of the private balcony, but for a chance to get to know the

Sessile community, head over to the roof terrace. Planters are built in beside the striped banquettes, so screening is supplied by lush palms and fiddle leaf figs. Exceptional views over Tottenham take in the crest of the stadium and the open green space of Down Lane Park. The vinyl room next door is a music lovers mecca, with a vast record collection ready to spin as well as a table tennis table and hideaway television. Also on this floor is a yoga studio, where every resident can enjoy a complimentary class each week. You'll also have much appreciation for the orangery, a sunlit atrium that unfolds around a retro tiled hearth on the tenth floor. With chandeliers overhead and plush rugs underfoot, residents can sink into an armchair by the fire, or set up shop for the day on a shared table with plenty of plug sockets. Designed to flex for every need, this space can be connected to a commercial-grade chef's kitchen and table, expertly kitted out for caterers or big names stopping by to run a supper club. A range of private dining rooms on this floor are bookable for birthdays and gatherings that require a little extra fanfare.



WHAT ELSE?

- Fancy a caffeine fix? Stroll ten minutes to Table13, a bakery, café and wine bar which serves outstanding coffee, homemade bread, pastries and sandwiches. By night it offers wine by the glass, paired with delicious small plates..
- Transport is plentiful in this area with some excellent bus routes nearby, as well as a great cycling infrastructure. Even better, the building has bike storage, so getting out and about will be a doddle.
- You're fantastically placed for reaching other neighbourhoods, with both Walthamstow and Stoke Newington a short stretch away. As for getting further beyond, Kings Cross is just thirteen minutes away direct via the speedy Victoria line, with Oxford Circus and the West End just three minutes further.
- Of course, thanks to the onsite gym you can get in some workout time without the commute there eating into your (now very active) social life. This spacious, air-conditioned space on the ground floor has all the equipment you'd expect from a top facility, so forget queuing for a lone treadmill or tussling over a few free weights.
- As for the surrounding area, it's one thing nipping to this part of north London as a visitor, but it's quite enough to live and breathe the scene, with everything from dynamic breweries and coffee shops to sprawling greenery and award-winning restaurants on your doorstep. Since this whole area is undergoing a complete regeneration, it's hard to keep up with all the exciting new businesses emerging, so you'll enjoy exploring.
- For more greenery theres Walthamstow Wetlands, a peaceful nature reserve which covers more than two hundred acres of Thames Water reservoir.

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