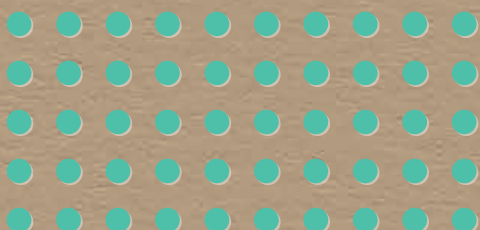
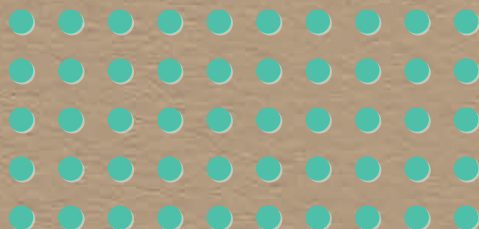
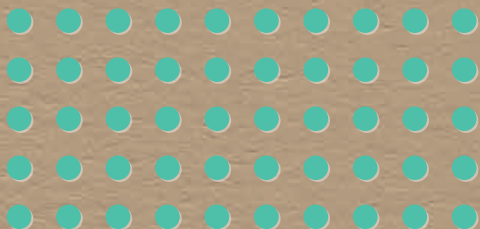
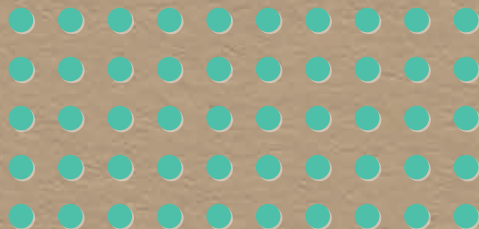
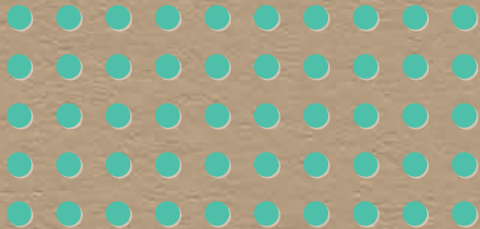




2 ASHLEY ROAD

LONDON N17





10



12



16



30

Welcome to 2 Ashley Road and the newest opportunity to live at Heart of Hale. Tottenham Hale's new central entertainment and creative hub. With its vibrant central square, shops, bars and a cinema, all adjacent to the tube station.

Designed by renowned architects Pollard Thomas Edwards, the building itself cascades down from 15 storeys to 7 and then 5, and features a rooftop garden affording sweeping views across the city.

Contents

02 - 03
The new heart of Tottenham Hale

04 - 05
2 Ashley Road

06 - 11
Hale Square

12 - 15
Vibrant neighbourhood

16 - 19
Naturally gifted

22 - 25
London connections

26 - 27
Welcome to 2 Ashley Road

28 - 29
The Deck

30 - 35
Home at heart

36 - 37
Specification

38 - 51
Floorplates

52 - 53
Tottenham's time is now

54 - 55
Argent Related



Backed by HM Government

Stylish new 1 & 2 bedroom homes available

With a government **Help to Buy: Equity Loan** you can buy this property with just at **5% cash deposit**. Subject to eligibility.

THE NEW HEART OF TOTTENHAM HALE.

Heart of Hale's new pedestrianised central public square with independent restaurants, shops, cafés, office space, podium gardens and green terraces.



2 ASHLEY ROAD.

The building features a limited collection of just 54 apartments, with flowing open-plan spaces, oversized windows, and interiors in warm, calming tones contrasted with bold colours. Every apartment features a private balcony and all residents can enjoy the 5th floor rooftop garden. Residents' also have access to estate concierge services.



HALE SQUARE.

2 Ashley Road is just a few steps away from the vibrant new public square, with its shops, bars and restaurants.



Our estate

Across three new public spaces and seven new buildings, our estate and new centre for Tottenham Hale will welcome all to enjoy its new shops and places to eat and drink. Argent Related's design team includes AHMM, Alison Brooks Architects, Pollard Thomas Edwards, RUFF Architects and Grant Associates, who together will design our vision of a new district centre for the area.

Argent Related is delivering 1,030 new homes – a mix of private sale, affordable and rental; 15 new retail spaces; co-working and office space; a new health centre serving 30,000 local people; and two football pitches' worth of well-lit, elegantly paved public space with seating and 75 new trees.

1 Ashley Road

A hexagonal, faceted building with a rich orange brickwork and shimmering metal panels, architecture by Alison Brooks Architects and interiors by Conran and Partners.

2 Ashley Road

Designed by Pollard Thomas Edwards, this brick building will be a gateway to the new Ashley Road, providing one, two and three-bedroom apartments.

Ferry Island

A collection of buildings designed by AHMM surrounding a new square that will become the focus of civic life in Tottenham Hale, with shops, restaurants and distinctive events.

North Island

Also designed by AHMM, a residential building with retail spaces for new shops at street level.

Welbourne

A collection of new homes owned and managed by Haringey Council, as well as the location for a large new GP surgery and health centre for the local area.



2 ASHLEY ROAD



BRUNCH SPOT



NOW SHOWING
THE WEIRD
AND
THE WONDERFUL

CINEMA

CRAFT
BEER

JAMES
"WATERBURY"
"THE GREAT ESCAPE"



01

Tottenham Hale is fast establishing itself as London's latest up-and-coming area. Bursting with creativity and potential, the thriving community of entrepreneurs, creatives and trendsetters, offers plenty for residents and visitors to explore and discover.



02

- 01 Craving, coffee house
- 02 Gods Own Junkyard
- 03 Crate
- 04 True Craft
- 05 Table 13 coffee
- 06 Yoga at The Beehive
- 07 Beavertown Brewery



05



06

@beehive17 @tottenhamyoga

VIBRANT NEIGHBOURHOOD.

07



03



04





01

- 01 River Lea
- 02 Stow film lounge
- 03 Tottenham Green Market
- 04 Ferry Boat Inn
- 05 Stronghold climbing centre
- 06 Street Art



03



04



05



06



02

Tottenham Hale's vibrant neighbourhood is steeped in history, culture and creativity.

From live music to sporting events, cultural hotspots to cool bars and restaurants, Tottenham Hale buzzes with activity and choice. As part of an exciting, rapidly expanding scene that's bursting with potential, local hotspots are many and varied: a bi-monthly market supporting local food suppliers, drink and craft producers, open green spaces, safe cycle routes, a climbing centre and a world-class sports venue.

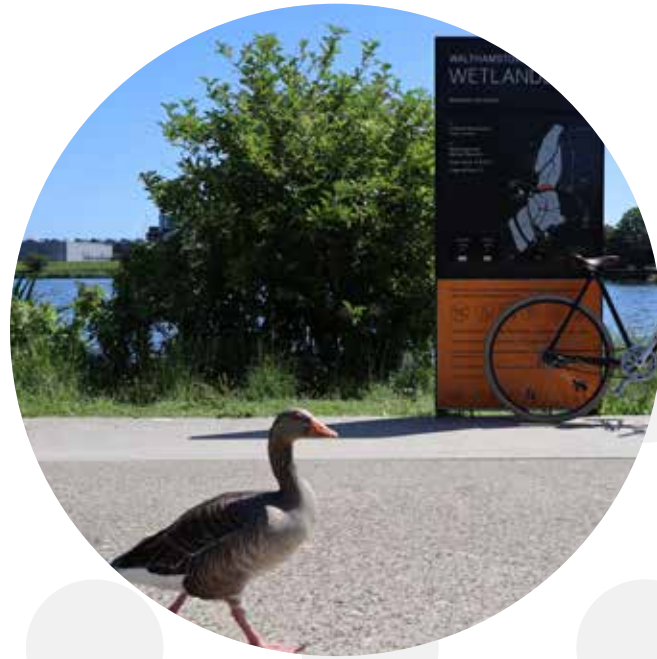
NATURALLY GIFTED.

Get closer to nature and enjoy the peace and quiet of one of Europe's largest urban wetland nature reserves. Just a 10 minute stroll from the doorstep.

The unique urban nature reserve of Walthamstow Wetlands is home to an abundance of wildlife and rich industrial heritage.

With over 13 miles of paths, the untamed, wildlife-friendly wetlands plays an essential part in the area's ecological diversity.

Countryside on the doorstep with a café and Visitor Centre plus dedicated running, cycling and walking paths designed not to disturb the wildlife.





01 Heart of Hale

Seven new buildings and three new squares, the masterplan by Argent Related defines the central part of a larger transformation of Tottenham Hale, which includes the restoration of Berol Yard and the creation of hundreds of new jobs and homes.

02 Walthamstow Wetlands

Europe's biggest urban wetlands have become one of north London's most loved attractions, with acres of marshland, water and wildlife to explore on foot or bicycle. The Larder, is a popular new restaurant and deli set in the beautifully restored Engine House.

03 Tottenham Hotspur Stadium

The new Tottenham Hotspur Stadium, launched in Spring 2019, is a familiar local landmark and world-class sports, leisure and entertainment venue. Hosting Premier League football and NFL games, the stadium has the world's first retractable natural turf surface and also provides sport and leisure facilities for the local community.

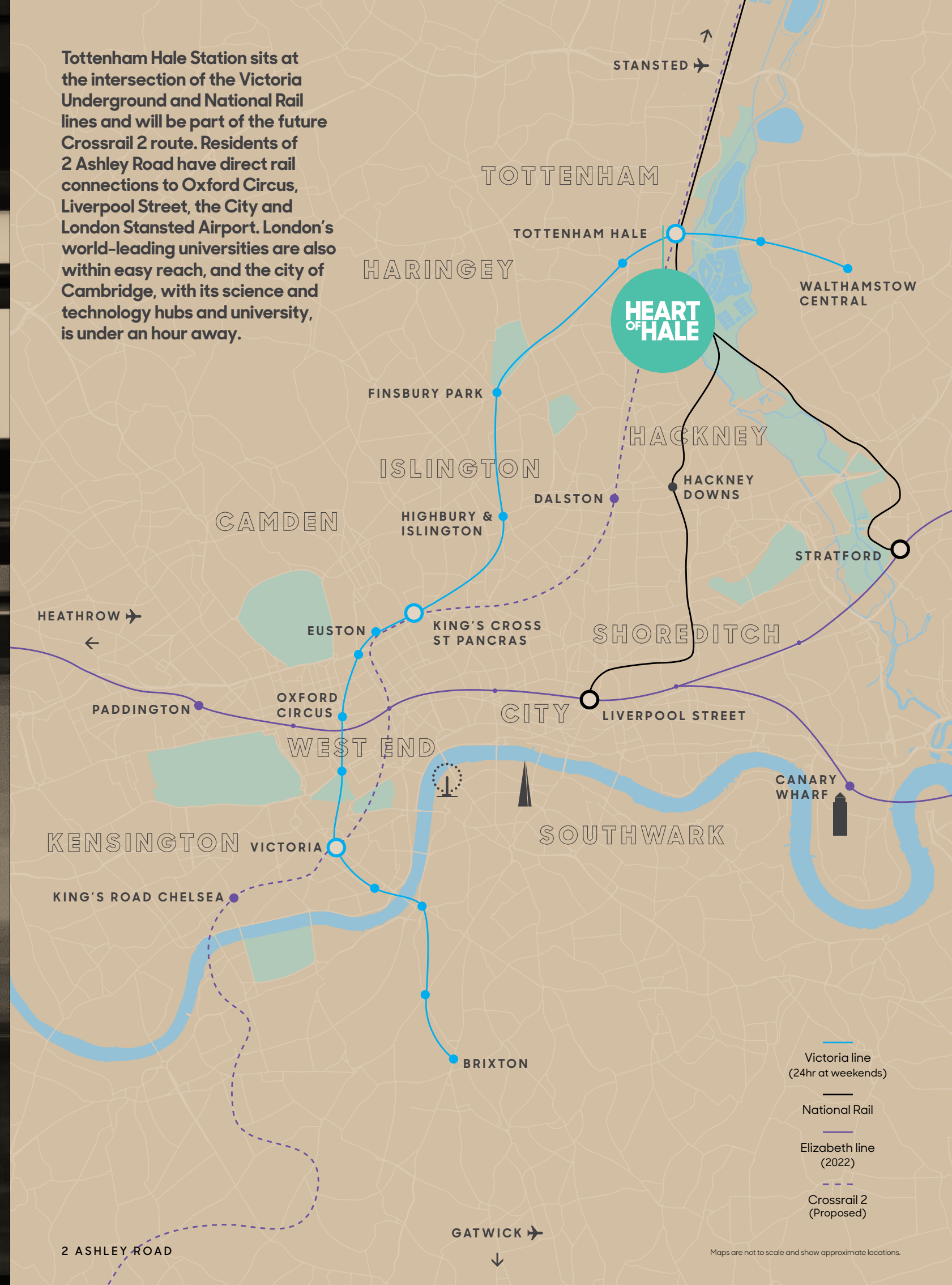
- 04 Ada National College for Digital Skills
- 05 Beavertown Brewery
- 06 Pressure Drop Brewery
- 07 Hale Village
- 08 Stronghold Climbing Centre
- 09 Down Lane Park
- 10 The Ferry Boat Inn
- 11 The Larder
- 12 Bodyworks Gym
- 13 Craving, café and venue
- 14 Victory London Distillery
- 15 Marketfield Beam Engine & Museum
- 16 True Craft
- 17 Tottenham Green Market
- 18 Tottenham High Cross
- 19 The Beehive
- 20 Holcombe Market
- 21 The Bluecoats
- 22 Tottenham Marshes
- 23 Blackhorse Workshop
- 24 Stow Film Lounge
- 25 Lee Valley Park

- Victoria Line (24hr at weekends)
- Overground
- National Rail

MOVE!



Tottenham Hale Station sits at the intersection of the Victoria Underground and National Rail lines and will be part of the future Crossrail 2 route. Residents of 2 Ashley Road have direct rail connections to Oxford Circus, Liverpool Street, the City and London Stansted Airport. London's world-leading universities are also within easy reach, and the city of Cambridge, with its science and technology hubs and university, is under an hour away.



- Victoria line (24hr at weekends)
- National Rail
- Elizabeth line (2022)
- Crossrail 2 (Proposed)

Maps are not to scale and show approximate locations.



14 MINS
LIVERPOOL STREET

A world-class transport hub, Tottenham Hale provides residents and visitors with easy access to London's hot spots and beyond. Direct links include short tube journeys to Oxford Street and the West End, Liverpool Street and The City, King's Cross and the Eurostar, and London Stansted Airport is just over 30 minutes away.



11 MINS
KING'S CROSS ST PANCRAS



16 MINS
OXFORD STREET



2 ASHLEY ROAD



12 MINS
STRATFORD INTERNATIONAL

31 MINS
LONDON STANSTED AIRPORT



WELCOME TO 2 ASHLEY ROAD.



THE DECK.

The fifth-floor roof garden is for the exclusive enjoyment of residents. Affording views over Alexandra Palace, the city skyline and beyond, it's the perfect place to work, spend time with friends, or simply sit back, relax and watch the sun set over London.



HOME AT HEART.



Computer generated image is indicative only and subject to change.

Bright open-plan living spaces, many dual-aspect, with their own private balcony, are perfect for socialising and relaxing. From a Saturday night dinner with friends to a quiet coffee on a Sunday morning.



Computer generated image is indicative only and subject to change.

Interiors are rich with contemporary detail and finishes, blending the natural warmth of an engineered timber floor, with the crisp contemporary lines that frame the kitchen.

LIVING / KITCHEN
2 bedroom apartment,
floor 6





Computer generated image is indicative only and subject to change.



Computer generated image is indicative only and subject to change.



BEDROOM / EN SUITE
2 bedroom apartment,
floor 6

2 ASHLEY ROAD

Master bedrooms and bathrooms are relaxing, perfectly appointed sanctuaries. Featuring warm, wool mix carpets and mirrored wardrobes in the bedrooms, and bathrooms with large porcelain tiles and storage elegantly housed behind an integrated mirror.

Apartment specification

Kitchens

Kitchen finishes are of a timeless style.

Base and wall units consist of matt lacquer, soft-close doors with discrete concealed handle profile.

Composite engineered solid stone worktop and splashback with an integrated stainless steel sink.

Vertical format feature ceramic tiled splashback.

A full-height cabinet houses a fully integrated fridge/freezer.

Chrome finish brassware throughout.

Appliances include:

Ceramic glass electric hob and integrated extractor hood.

Built-in stainless-steel oven.

Integrated dishwasher.

Integrated fridge/freezer.

Free-standing washer/dryer situated in the utility cupboard.

All appliances Zanussi or similar.

Bathrooms

Storage cabinet, integrated mirror with feature lighting detail. Laminated timber veneer vanity with feature timber veneer frame and ceramic semi-recessed basin.

Large format porcelain tiles to floor and walls.

Small vertical feature porcelain tiles behind wc pan and basin.

Chrome heated towel rail.

White wall mounted WC with slow-close lid and dual push flush plate.

Chrome brassware throughout

Family bathrooms include a bath with glazed shower screen, wall mounted chrome shower head and handheld shower. En-suite to master bedrooms include a walk-in shower with wall mounted chrome shower head and glazed screen.

Wardrobes and joinery

Master bedrooms include wardrobes with mirrored and solid sliding doors, full height handle, chrome hanging rail and high level shelf.

Flooring

Engineered timber floor finish to all rooms except bedrooms and bathrooms.

Bedrooms have fitted wool mix carpet; bathrooms have porcelain tile.

Home automation and lighting

Video intercom located within each apartment linked to the main building entrance.

Recessed lighting throughout with a feature kitchen strip LED light under wall units.

Doors

Timber entrance doors and frame with American light oak veneer finish.

Electrical

All visible plates, TV and data outlets in stainless steel, sockets in chrome. Thermostat controlled under-floor heating to kitchen, living and bedrooms.

Ceiling heights

All apartments have a ceiling height of 2.55m.* Except Level 14 which are 2.9m.

*Excluding bulkheads and bathrooms.

Balconies and terraces

All balconies are accessed via a glazed door.

Where applicable, private apartment terraces are accessed via a glazed door.



Building specification

Building

2 Ashley Road is a building 'made from Tottenham'. The massing and form responds to contextual opportunities and the sites challenges. It's materiality informed by the areas industrial past, the design of its neighbour Bero House and a story of the Gestetner Duplicator, built in Tottenham Hale.

The massing of the building stepping down from 15 to 7 storeys and to 5 storeys sensitively relate to the new and existing context, shaped to frame a new public space fronting 1 Ashley Road. 2 Ashley Road will provide a generous communal roof terrace on the 5th floor for residents to enjoy with expansive views to the West and North London.

The façades of the building are predominantly brick, a masonry weave that is inspired by Haringey's buildings of rich detailing decorates the brickwork extending to the full height.

The subtle variety of brick tones are complemented by rich 'brass' coloured metal and black metal features that provides robust and elegant details reflecting on the Gestetner Duplicator designed by Raymond Loewy. Metal perforation and balcony details are inspired by the print method of the Duplicators Cyclograph.

Entrance lobbies

Concrete columns and bespoke designed gates mark the entrance to a tall all-tenure lobby and courtyard while shared interiors have a bronzed finish with industrial textures.

Lift lobbies and communal hallways

All areas are thoughtfully dressed with contemporary furniture, lighting and inspiring artworks to create a diverse range of spaces.

Lifts

Two passenger lifts from the ground floor serve all residential floors. A dedicated cycle lift is provided between the ground floor and basement to provide residents with access to the cycle store.

Peace of mind

- Fob access control to building entrance and lifts
- Video entry control to building entrance
- Mains supply smoke and heat detectors
- CCTV surveillance to public areas
- 'Bringme' parcel lockers for contactless and oversized deliveries
- All apartments benefit from a 10-year new homes warranty
- Lease length 999 years (less 7 days)

Estate management and building management services

Selected external cleaning will be carried out regularly to ensure the building is kept to the appropriate standard.

A building service charge will be payable by apartment owners to cover costs of building services (to be provided by a management company), concierge, building maintenance, cleaning and insurance.

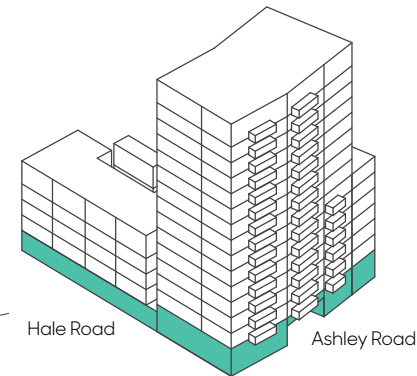
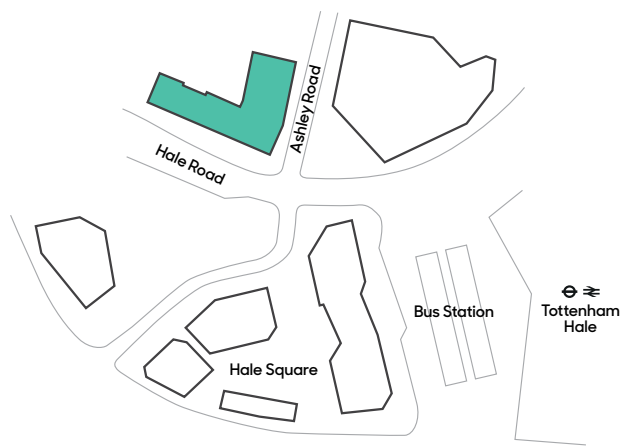
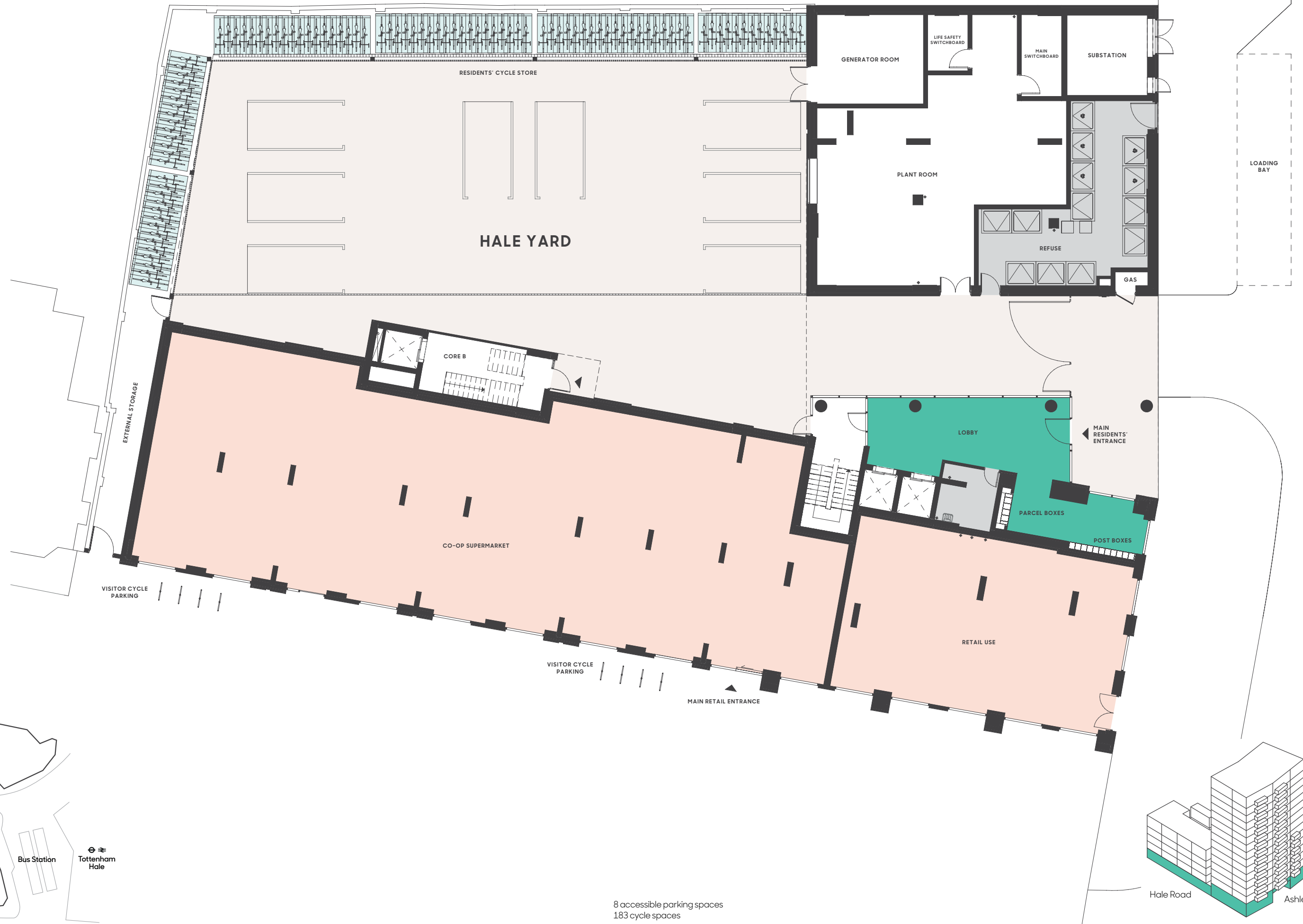
A contribution towards the costs of the wider Heart of Hale estate management will also be payable for services such as estate security, cleaning and maintenance, amenities and landscaping and administered via an estate service charge.

Shared amenities

All residents at 2 Ashley Road have access to a range of amenities which include:

- Roof Garden
- Secure cycle parking
- Entrance postal lounge
- Estate concierge from summer 2022





8 accessible parking spaces
183 cycle spaces

2 ASHLEY ROAD

5

ONE BEDROOM 5.1

NSA	50.7 m²	546 sq ft
Balcony	5.3 m²	57 sq ft
Living/Kitchen	6.59 x 3.78 m	21ft 6" x 12ft 4"
Master bedroom	3.24 x 3.12 m	10ft 7" x 10ft 2"
Balcony	3.39 x 1.52 m	11ft 1" x 4ft 11"

ONE BEDROOM 5.2

NSA	50.8 m²	547 sq ft
Balcony	5.3 m²	57 sq ft
Living/Kitchen	6.59 x 3.78 m	21ft 6" x 12ft 4"
Master bedroom	3.24 x 3.12 m	3ft 6" x 2ft 8"
Balcony	3.39 x 1.52 m	11ft 1" x 4ft 11"

TWO BEDROOM 5.3

NSA	87.0 m²	936 sq ft
Balcony	11.2 m²	121 sq ft
Living/Kitchen	5.50 x 4.65 m	18ft 0" x 15ft 3"
Master bedroom	3.00 x 2.88 m	9ft 10" x 9ft 5"
Bedroom 2	3.40 x 3.17 m	11ft 1" x 10ft 4"
Study	3.00 x 2.79 m	9ft 10" x 9ft 1"
Balcony	5.97 x 1.74 m	19ft 7" x 5ft 8"

ONE BEDROOM 5.4

NSA	50.5 m²	544 sq ft
Balcony	5.6 m²	60 sq ft
Living/Kitchen	6.59 x 3.78 m	21ft 6" x 12ft 4"
Master bedroom	3.24 x 3.12 m	10ft 7" x 10ft 2"
Balcony	3.39 x 1.58 m	11ft 1" x 5ft 2"

TWO BEDROOM 5.5

NSA	71.3 m²	767 sq ft
Balcony	8.3 m²	89 sq ft
Living/Kitchen	6.59 x 3.66 m	21ft 7" x 12ft 0"
Master bedroom	3.00 x 2.75 m	9ft 10" x 9ft 0"
Bedroom 2	3.54 x 3.24 m	11ft 7" x 10ft 7"
Balcony	5.18 x 1.58 m	16ft 11" x 5ft 2"

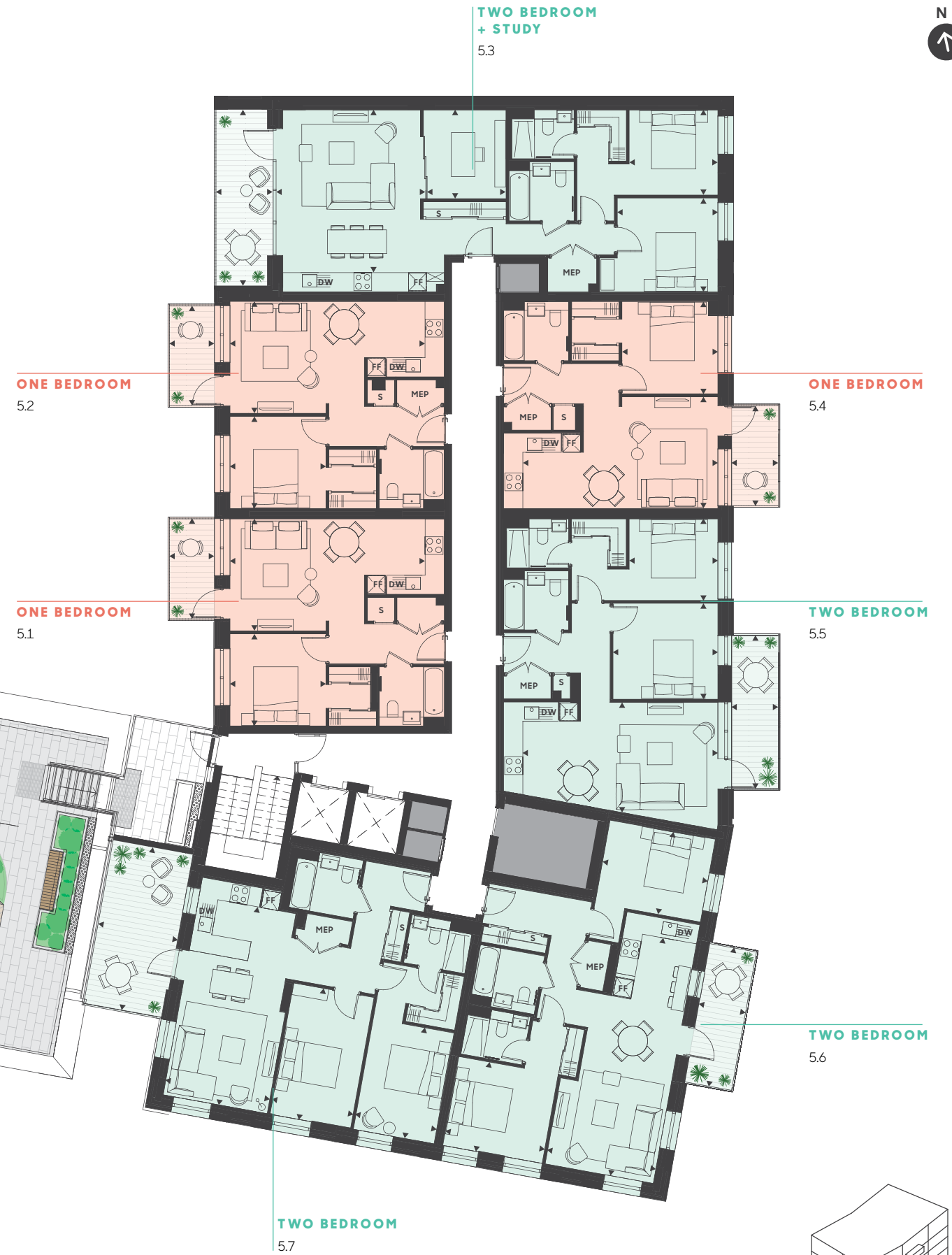
TWO BEDROOM 5.6

NSA	74.8 m²	805 sq ft
Balcony	7.7 m²	83 sq ft
Living/Kitchen	8.22 x 3.11 m	26ft 9" x 10ft 2"
Master bedroom	3.41 x 3.03 m	11ft 2" x 9ft 11"
Bedroom 2	3.62 x 2.84 m	11ft 10" x 9ft 3"
Balcony	4.75 x 1.60 m	15ft 7" x 5ft 2"

TWO BEDROOM 5.7

NSA	77.1 m²	830 sq ft
Balcony	15.4 m²	166 sq ft
Living/Kitchen	6.82 x 3.57 m	22ft 4" x 11ft 8"
Master bedroom	3.80 x 2.77 m	12ft 5" x 9ft 1"
Bedroom 2	4.48 x 2.76 m	14ft 8" x 9ft 0"
Balcony	5.60 x 2.74 m	18ft 4" x 8ft 11"

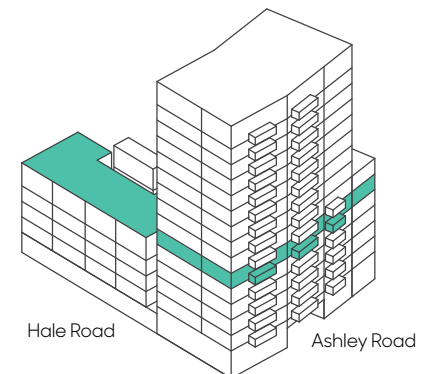
**THE DECK
RESIDENTS' ROOF
GARDEN**



- One bed apartment
- Two bed apartment

FF Fridge freezer **DW** Dish washer **S** Storage
MEP Mechanical electric plumbing

Floorplans and listed apartment areas are for approximate measurements only. Dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture. Furniture shown is not included.





ONE BEDROOM 6.1

NSA	50.7 m²	546 sq ft
Balcony	5.3 m²	57 sq ft
Living/Kitchen	6.59 x 3.78 m	21ft 7" x 12ft 4"
Master bedroom	3.24 x 3.12 m	10ft 7" x 10ft 2"
Balcony	3.39 x 1.52 m	11ft 1" x 4ft 11"

ONE BEDROOM 6.2

NSA	50.8 m²	547 sq ft
Balcony	5.3 m²	57 sq ft
Living/Kitchen	6.59 x 3.78 m	21ft 7" x 12ft 4"
Master bedroom	3.24 x 3.12 m	10ft 7" x 10ft 2"
Balcony	3.39 x 1.52 m	11ft 1" x 4ft 11"

TWO BEDROOM 6.3

NSA	87.0 m²	936 sq ft
Balcony	11.2 m²	121 sq ft
Living/Kitchen	5.50 x 4.65 m	18ft 0" x 15ft 3"
Master bedroom	3.00 x 2.88 m	9ft 10" x 9ft 5"
Bedroom 2	3.40 x 3.17 m	11ft 1" x 10ft 4"
Study	3.00 x 2.79 m	9ft 10" x 9ft 1"
Balcony	5.97 x 1.74 m	19ft 7" x 5ft 8"

ONE BEDROOM 6.4

NSA	50.5 m²	544 sq ft
Balcony	5.6 m²	60 sq ft
Living/Kitchen	6.59 x 3.78 m	21ft 7" x 12ft 4"
Master bedroom	3.24 x 3.12 m	10ft 7" x 10ft 2"
Balcony	3.39 x 1.58 m	11ft 1" x 5ft 2"

TWO BEDROOM 6.5

NSA	71.3 m²	767 sq ft
Balcony	8.3 m²	89 sq ft
Living/Kitchen	6.59 x 3.66 m	21ft 7" x 12ft 0"
Master bedroom	3.00 x 2.75 m	9ft 10" x 9ft 0"
Bedroom 2	3.54 x 3.24 m	11ft 7" x 10ft 7"
Balcony	5.18 x 1.58 m	16ft 11" x 5ft 2"

TWO BEDROOM 6.6

NSA	74.8 m²	805 sq ft
Balcony	7.7 m²	83 sq ft
Living/Kitchen	8.22 x 3.71 m	26ft 11" x 12ft 2"
Master bedroom	3.41 x 3.03 m	11ft 2" x 9ft 11"
Bedroom 2	3.62 x 2.84 m	11ft 10" x 9ft 3"
Balcony	4.75 x 1.60 m	15ft 7" x 5ft 2"

TWO BEDROOM 6.7

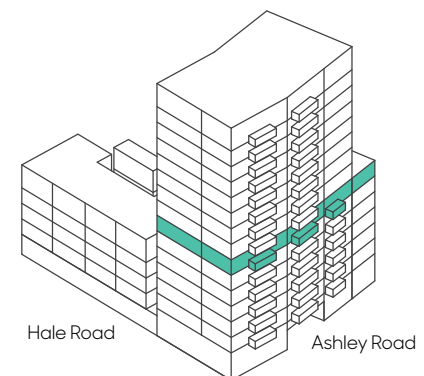
NSA	77.1 m²	830 sq ft
Balcony	7.3 m²	79 sq ft
Living/Kitchen	6.82 x 3.57 m	22ft 4" x 11ft 8"
Master bedroom	3.80 x 2.77 m	12ft 5" x 9ft 1"
Bedroom 2	4.48 x 2.76 m	14ft 8" x 9ft 0"
Balcony	5.60 x 2.74 m	18ft 4" x 8ft 11"



- One bed apartment
- Two bed apartment

FF Fridge freezer **DW** Dish washer **S** Storage
MEP Mechanical electric plumbing

Floorplans and listed apartment areas are for approximate measurements only. Dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture. Furniture shown is not included.





TWO BEDROOM 7.1

NSA 86.0 m² 926 sq ft

Balcony 28.0 m² 301 sq ft

Living/Kitchen	7.21 x 4.21 m	23ft 7" x 13ft 9"
Master bedroom	4.65 x 3.00 m	15ft 3" x 9ft 10"
Bedroom 2	3.32 x 2.90 m	10ft 10" x 9ft 6"
Balcony	5.77 x 4.82 m	18ft 11" x 15ft 9"

TWO BEDROOM 7.2

NSA 78.7 m² 847 sq ft

Balcony 64.8 m² 698 sq ft

Living/Kitchen	6.34 x 4.55 m	20ft 9" x 14ft 11"
Master bedroom	3.44 x 3.15 m	11ft 3" x 10ft 4"
Bedroom 2	4.90 x 3.11 m	16ft 0" x 10ft 2"
Balcony	11.15 x 5.77 m	36ft 9" x 18ft 11"

TWO BEDROOM 7.3

NSA 71.3 m² 767 sq ft

Balcony 8.3 m² 89 sq ft

Living/Kitchen	6.59 x 3.66 m	21ft 7" x 12ft 0"
Master bedroom	3.00 x 2.75 m	9ft 10" x 9ft 0"
Bedroom 2	3.54 x 3.24 m	11ft 7" x 10ft 7"
Balcony	5.18 x 1.58 m	16ft 11" x 5ft 2"

TWO BEDROOM 7.4

NSA 74.8 m² 805 sq ft

Balcony 7.7 m² 83 sq ft

Living/Kitchen	8.22 x 3.71 m	26ft 11" x 12ft 2"
Master bedroom	3.41 x 3.03 m	11ft 2" x 9ft 11"
Bedroom 2	3.62 x 2.84 m	11ft 10" x 9ft 3"
Balcony	4.75 x 1.60 m	15ft 7" x 5ft 2"

TWO BEDROOM 7.5

NSA 77.1 m² 830 sq ft

Balcony 7.3 m² 79 sq ft

Living/Kitchen	6.82 x 3.57 m	22ft 4" x 11ft 8"
Master bedroom	3.80 x 2.77 m	12ft 5" x 9ft 1"
Bedroom 2	4.48 x 2.76 m	14ft 8" x 9ft 0"
Balcony	4.75 x 1.60 m	15ft 7" x 5ft 2"



TWO BEDROOM 7.1

TWO BEDROOM 7.2

TWO BEDROOM 7.3

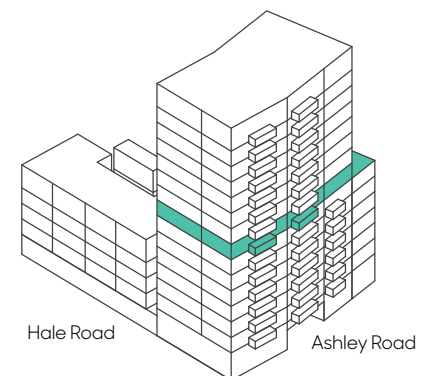
TWO BEDROOM 7.4

TWO BEDROOM 7.5

○ Two bed apartment

FF Fridge freezer **DW** Dish washer **S** Storage
MEP Mechanical electric plumbing

Floorplans and listed apartment areas are for approximate measurements only. Dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture. Furniture shown is not included.



8-13



TWO BEDROOM 8.1-13.1

NSA	86.0 m²	926 sq ft
Balcony	8.1 m²	87 sq ft
Living/Kitchen	7.21 x 4.21 m	23ft 7" x 13ft 9"
Master bedroom	4.65 x 3.00 m	15ft 3" x 9ft 10"
Bedroom 2	3.32 x 2.90 m	10ft 5" x 9ft 6"
Balcony	5.07 x 1.52 m	16ft 7" x 4ft 11"

TWO BEDROOM 8.2-13.2

NSA	71.0 m²	764 sq ft
Balcony	6.8 m²	73 sq ft
Living/Kitchen	6.35 x 4.55 m	20ft 10" x 14ft 11"
Master bedroom	3.16 x 3.15 m	10ft 4" x 10ft 4"
Bedroom 2	4.90 x 2.75 m	16ft 0" x 9ft 0"
Balcony	3.31 x 2.22 m	10ft 8" x 7ft 2"

TWO BEDROOM 8.3-13.3

NSA	71.3 m²	767 sq ft
Balcony	8.3 m²	89 sq ft
Living/Kitchen	6.59 x 3.66 m	21ft 7" x 12ft 0"
Master bedroom	3.00 x 2.75 m	9ft 10" x 9ft 0"
Bedroom 2	3.54 x 3.24 m	11ft 7" x 10ft 7"
Balcony	5.18 x 1.58 m	16ft 11" x 5ft 2"

TWO BEDROOM 8.4-13.4

NSA	74.8 m²	805 sq ft
Balcony	7.7 m²	83 sq ft
Living/Kitchen	8.22 x 3.71 m	26ft 11" x 12ft 2"
Master bedroom	3.41 x 3.03 m	11ft 2" x 9ft 11"
Bedroom 2	3.62 x 2.84 m	11ft 10" x 9ft 3"
Balcony	4.75 x 1.60 m	15ft 7" x 5ft 2"

TWO BEDROOM 8.5-13.5

NSA	77.1 m²	830 sq ft
Balcony	7.3 m²	79 sq ft
Living/Kitchen	6.82 x 3.57 m	22ft 4" x 11ft 8"
Master bedroom	3.80 x 2.77 m	12ft 5" x 9ft 1"
Bedroom 2	4.48 x 2.76 m	14ft 8" x 9ft 0"
Balcony	4.75 x 1.60 m	15ft 7" x 5ft 2"

TWO BEDROOM

8.1
9.1
10.1
11.1
12.1
13.1

TWO BEDROOM

8.2
9.2
10.2
11.2
12.2
13.2

TWO BEDROOM

8.3
9.3
10.3
11.3
12.3
13.3

TWO BEDROOM

8.4
9.4
10.4
11.4
12.4
13.4

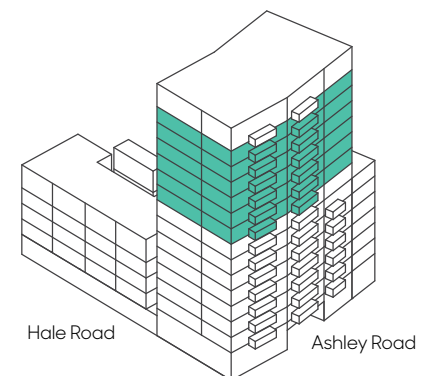
TWO BEDROOM

8.5
9.5
10.5
11.5
12.5
13.5

● Two bed apartment

FF Fridge freezer **DW** Dish washer **S** Storage
MEP Mechanical electric plumbing

Floorplans and listed apartment areas are for approximate measurements only. Dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture. Furniture shown is not included.



14



TWO BEDROOM 14.1

NSA	86.0 m²	926 sq ft
Balcony	8.1 m²	87 sq ft
Living/Kitchen	7.21 x 4.21 m	23ft 7" x 13ft 9"
Master bedroom	4.65 x 3.0 m	15ft 3" x 9ft 10"
Bedroom 2	2.90 x 3.32 m	9ft 6" x 10ft 10"
Balcony	5.07 x 1.52 m	16ft 6" x 4ft 9"

TWO BEDROOM 14.2

NSA	71.0 m²	764 sq ft
Balcony	6.7 m²	72 sq ft
Living/Kitchen	6.35 x 4.55 m	20ft 10" x 14ft 11"
Master bedroom	3.16 x 3.15 m	10ft 4" x 10ft 4"
Bedroom 2	4.90 x 2.75 m	16ft 0" x 9ft 0"
Balcony	3.31 x 2.22 m	10ft 8" x 7ft 2"

TWO BEDROOM 14.3

NSA	71.3 m²	767 sq ft
Balcony	8.3 m²	89 sq ft
Living/Kitchen	6.59 x 3.66 m	21ft 7" x 12ft 0"
Master bedroom	3.00 x 2.75 m	9ft 10" x 9ft 0"
Bedroom 2	3.54 x 3.24 m	11ft 7" x 10ft 7"
Balcony	5.18 x 1.58 m	16ft 11" x 5ft 2"

TWO BEDROOM 14.4 LOWER LEVEL

NSA	74.4 m²	801 sq ft
Living/Kitchen	6.52 x 3.40 m	21ft 4" x 11ft 1"
Master bedroom	3.65 x 2.90 m	11ft 7" x 9ft 6"
Bedroom 2	3.77 x 2.79 m	12ft 4" x 9ft 1"

TWO BEDROOM 14.5 LOWER LEVEL

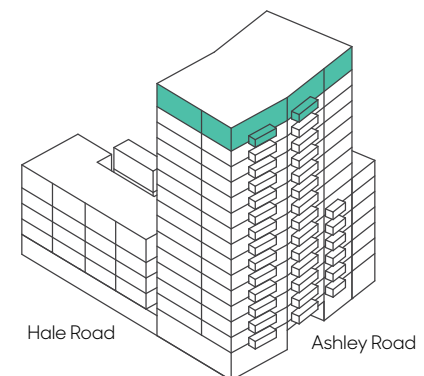
NSA	76.7 m²	826 sq ft
Living/Kitchen	6.82 x 3.57 m	22ft 4" x 11ft 8"
Master bedroom	3.62 x 2.75 m	11ft 10" x 9ft 0"
Bedroom 2	4.18 x 2.78 m	13ft 8" x 9ft 1"



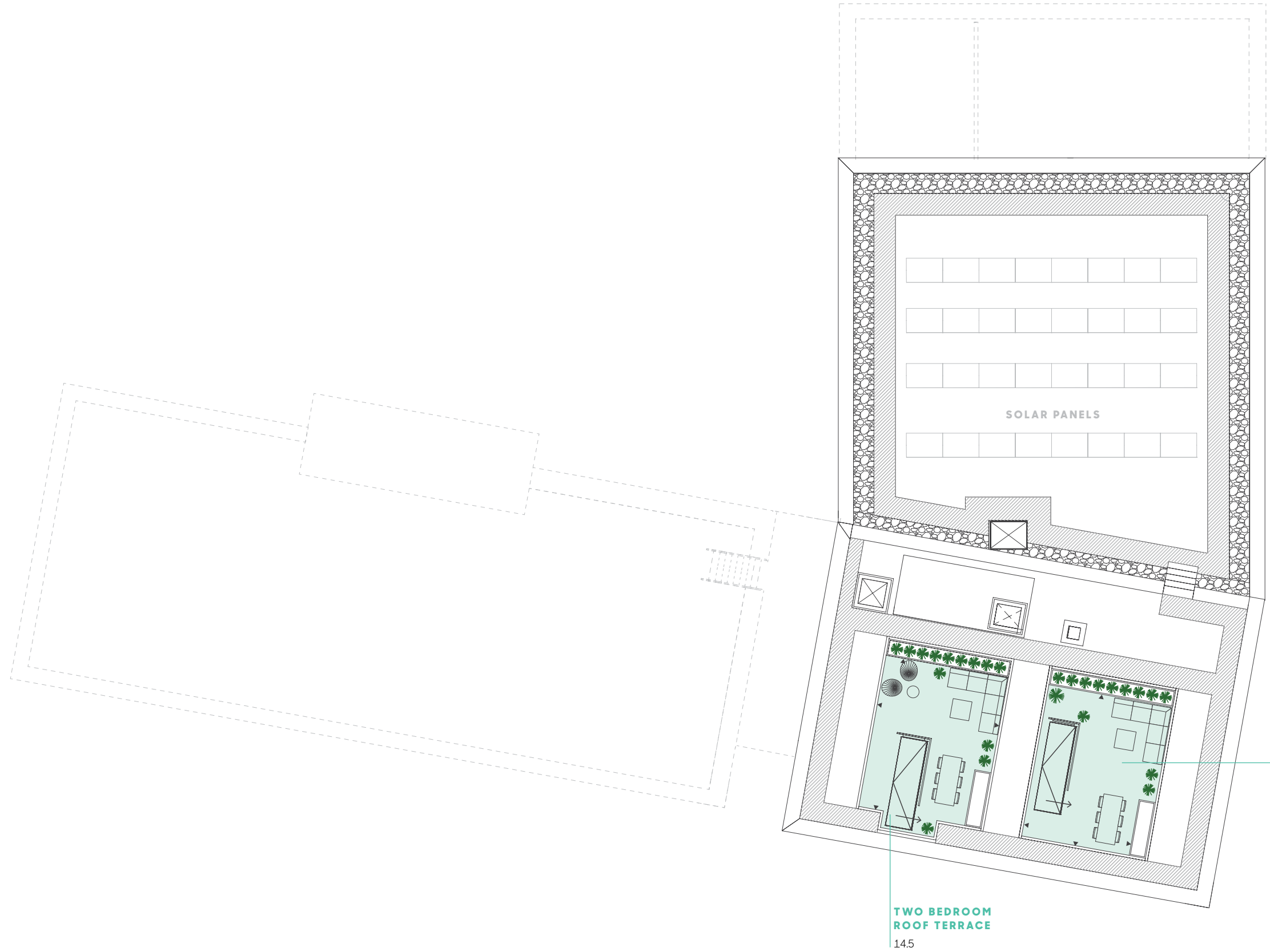
● Two bed apartment

FF Fridge freezer **DW** Dish washer **S** Storage
MEP Mechanical electric plumbing

Floorplans and listed apartment areas are for approximate measurements only. Dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture. Furniture shown is not included.



15



TWO BEDROOM 14.4 UPPER LEVEL

Roof terrace 31.4 m² 338 sq ft

Roof terrace 6.35 x 4.51 m 20ft 10" x 14ft 9"

TWO BEDROOM 14.5 UPPER LEVEL

Roof terrace 32.6 m² 351 sq ft

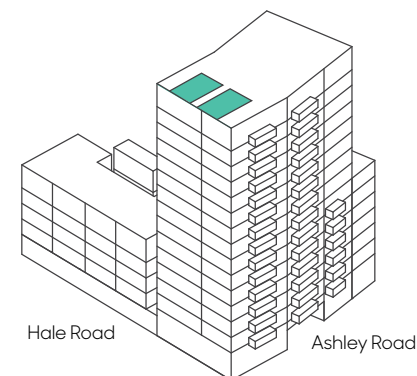
Roof terrace 6.35 x 5.13 m 20ft 10" x 16ft 9"

● Two bed apartment

Floorplans and listed apartment areas are for approximate measurements only. Dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture. Furniture shown is not included.

**TWO BEDROOM
ROOF TERRACE**
14.4

**TWO BEDROOM
ROOF TERRACE**
14.5





£1B

DEVELOPMENT
INVESTMENT

£30M

NEW STATION

£1B

NEW STADIUM
& VENUE

Left/below
The new Tottenham
Hotspur Stadium hosts
Premier League and NFL
games, live music and
entertainment events.

Right
Following £30m
investment, a new station
for Tottenham Hale.



Computer generated image is indicative only and subject to change

TOTTENHAM'S TIME IS NOW.



**Tottenham Hale
has received over
£1 billion of development
investment, backed by
Haringey Council and
the Greater London
Authority.**

As one of London's largest Opportunity Areas, Tottenham Hale has received £30 million investment in its transport interchange with a new station in 2021 and the future Crossrail 2 route linking North and South London. There is also a new £1 billion world-class sports and events venue for local team Tottenham Hotspur, the first and only stadium to be designed specially to host NFL games outside of North America.

The leading global provider of real estate and investment management services, Jones Lang LaSalle (JLL), forecasts that Tottenham Hale will have a projected 98% growth over the next 20 years, which significantly exceeds the greater London projected growth of 80%.

ARGENT RELATED.



Left/right
King's Cross, London

Below
Heatherwick's Vessel,
Hudson Yards, New York

Argent Related is a developer combining expertise from the regeneration of King's Cross in London and the creation of Hudson Yards in New York. We are experienced in designing and delivering large complex developments that transform their locations into enjoyable places to visit and to call home.

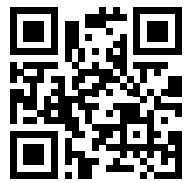


King's Cross, London

One of the largest and most exciting redevelopments in London, the 67-acre site has a rich history and a unique setting. What was an underused industrial wasteland has been transformed into a new part of the city with homes, shops, offices, galleries, bars, restaurants, schools, and even a university. It's a whole new piece of London with a brand new postcode – N1C, and widely acclaimed to be Europe's leading urban regeneration project of the past two decades.

Hudson Yards, New York

The largest private real estate development in the history of the United States, Hudson Yards is the fulfillment of a remarkable collaboration of visionaries. The site includes more than 18 million sq ft of commercial and residential space, more than 100 shops and restaurants, arts centre The Shed, 14 acres of open space and the world's first Equinox Hotel.



www.heartofhale.co.uk
hello@heartofhale.co.uk

Follow us:
 @HeartofHaleN17
 #HeartofHaleN17



Disclaimer: Whilst reasonable effort has been made to ensure the accuracy of this document and the information contained within, this cannot be guaranteed, and no reliance whatsoever should be placed on its contents. This document makes no representation or warranty about its subject matter. Any liability under any cause of action relating to this document (howsoever arising), is excluded to the extent permitted by law. The specification included herein is the anticipated specification as at the date of this brochure and is designed only as a guide. We reserve the right to amend the specification where necessary or desirable and without notice. Computer generated images are only indicative of the quality and style of the development and are not intended to represent fully accurate depictions. Apartment and amenity designs, sizes, layouts and other details are indicative only and may be subject to change. All measurements of areas, distances or any other dimensions shown in any text or plan are indicative and for information purposes only, and may differ after construction. Any reference to use of the property does not mean that any necessary planning permission, building regulations approval or other form of consent has been obtained. Variations occur between apartment types. Please refer to the sales team for details of a particular apartment. A management company will be appointed to provide building management services. Please note that the design development of 2 Ashley Road is ongoing, and items included in the specification may be amended to items of equivalent quality without notice. Plans are not to scale. All measurements are approximate. Images of furniture and planting are shown for context only, and are not supplied with the apartment. The Argent Related sales team is employed by Argent (Property Development) Services LLP, an associated company of THPropco ARW Limited, which holds a beneficial interest in 2 Ashley Road. October 2021.

Design by placebrand.

HEARTOFHALE.CO.UK