



## 1 Ashley Road London

An amazing, spacious two bedroom apartment situated in the Heart of Hale development situated in a vibrant neighbourhood in North London. The development is perfectly located just moments from Tottenham Hale underground station.

The property features a light-filled, open plan kitchen and living space complete with floor to ceiling windows, as well as a separate private balcony. Finished to the highest standard apartments include fully integrated Neff appliances including washer/dryer and oven.

Residents will also benefit from the wonderful onsite amenities including 24 hour concierge, resident's lounge, private gardens and a stunning roof terrace.

Council Tax Band: Haringey D  
Minimum contract: 12 months  
Change of contract fee: £50 including VAT  
Lift access | Cladding: EWS1 Certificate available  
Holding Deposit - £575 (1 weeks rent, subject to agreed offer)

**£575 Per Week**

Electricity supply – Mains | Cold Water supply – Mains | Sewerage – Mains | Hot water, heating – Mains | Internet: Fibre | No parking

To check broadband and mobile phone coverage please visit Ofcom.

To check planning permission please visit Haringey Council Website, Planning & Building Control

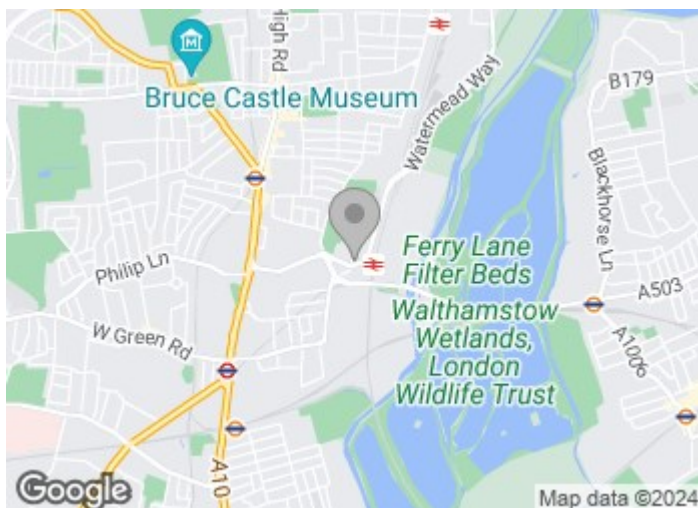
28 Ponton Road, London, SW11 7BA

[www.battersea9elms.co.uk](http://www.battersea9elms.co.uk)

# 1 Ashley Road London



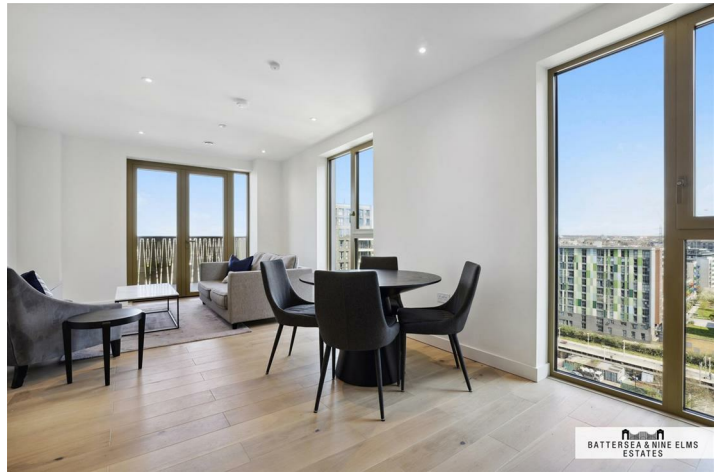
- Two Bedrooms
- Two Bathrooms
- 24 Hour Concierge
- Balcony
- Residents Lounge
- Roof terrace
- Excellent Transport Links
- Private garden



[Directions](#)



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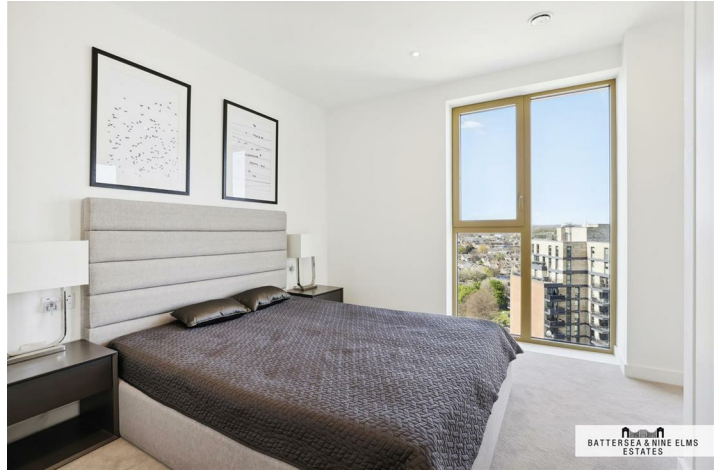
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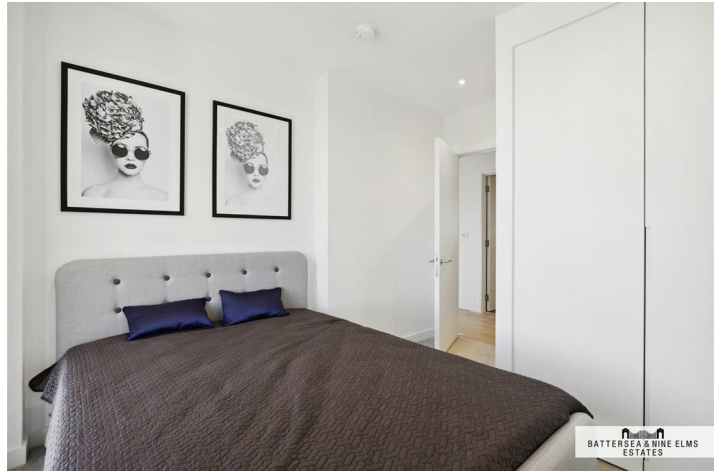
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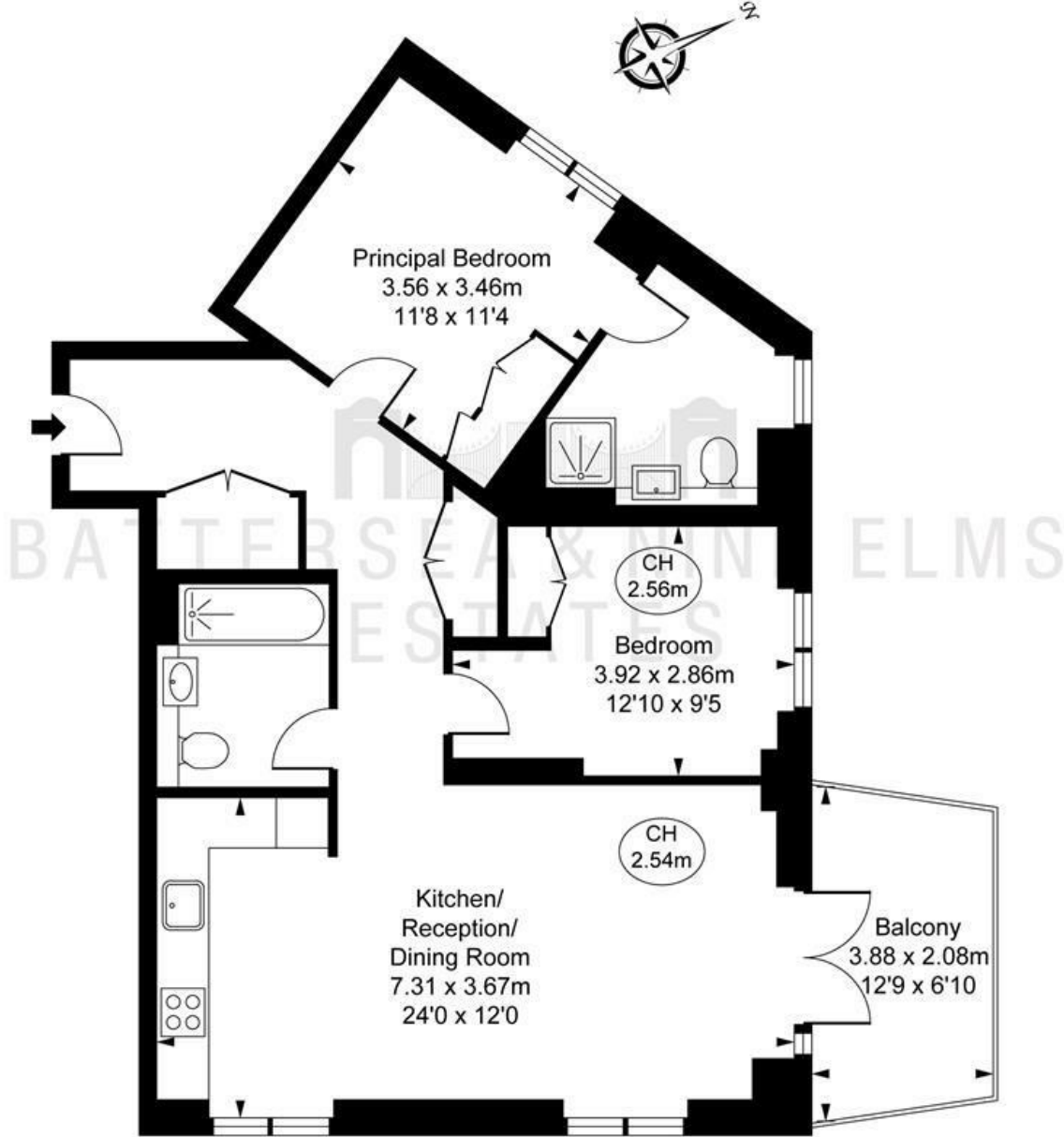
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**Ashley Road, N17**  
 Approximate Gross Internal Area  
**74.15 sq m / 798 sq ft**

( CH = Ceiling Heights )



This plan is not to scale. It is for guidance and not for valuation purposes.  
 All measurements and areas are approximate only, and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.  
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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(81 plus) <b>A</b>
(81-91) <b>B</b>			(69-81) <b>B</b>
(69-80) <b>C</b>			(57-69) <b>C</b>
(55-68) <b>D</b>			(45-57) <b>D</b>
(39-54) <b>E</b>			(33-45) <b>E</b>
(21-38) <b>F</b>			(21-33) <b>F</b>
(1-20) <b>G</b>			(1-21) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>85</b>	<b>85</b>		
England & Wales	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC