



412 Ashley Road, London, N17 9ZS  
£2,740



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Enhance your lifestyle with Flagstones' Exclusive Offer: 6 Weeks Free Rent, Save Up to £4000, Plus Free Gym Access and Complimentary Wi-Fi. The buildings boast a high energy efficiency rating, reflecting our commitment to sustainability.

Discover a lifestyle where luxury meets convenience in our designer-crafted residences, complete with 24/7 on-site management and a state-of-the-art gym, all tailored to enhance your daily experience.

The gym, located on the ground floor, is spacious, air-conditioned, and well-equipped, ensuring no waiting for machines or weights. Its serene environment, free from harsh lighting, features elegant burl wood seating for breaks between sets. In your second month, you will receive four weeks of free rent. Additionally, during your first month, you will receive 2 weeks free rent.

Pet lovers will rejoice at our pet-friendly policy. Stay connected and manage your living experience effortlessly with our resident app. Enjoy exclusive benefits designed specifically for our residents, adding value to your everyday life. Additionally, convenient bike storage and secure parcel lockers are available, meeting the needs of modern urban living.

## Description



## Situation

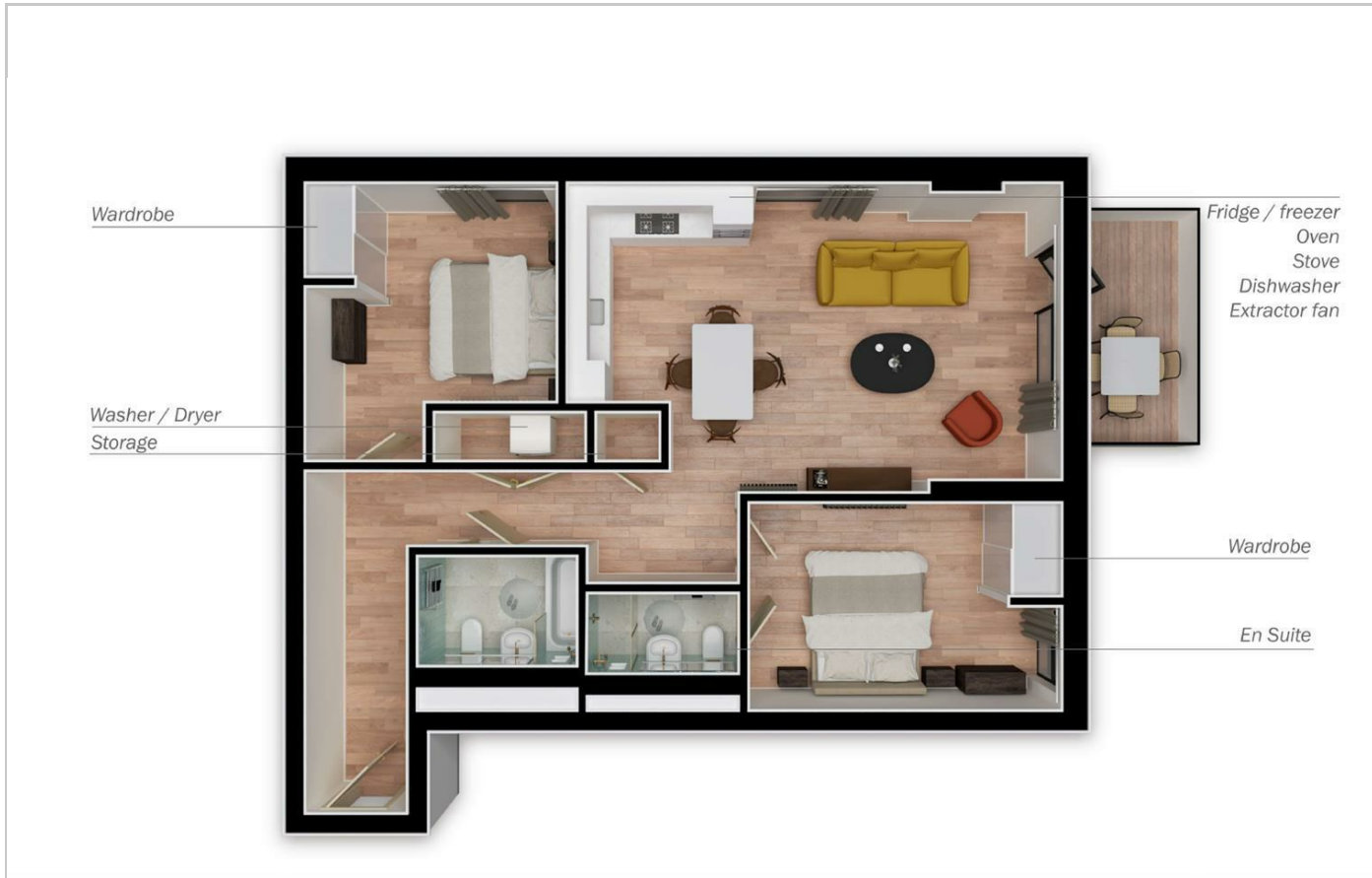


Furnished

Council Tax Band: B

Available:

## Floor Plans



**The Sessile**  
- Tottenham Hale

Property Type - Flat  
Bedrooms - x2  
Bathrooms - x2

**Approx. total area**  
75.34 m<sup>2</sup>  
811 ft<sup>2</sup>

Measurements are approximate and not to scale in this floor plan. Provided for illustrative purposes.



## Area Map



## Energy Performance Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		87	87
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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