



FLAGSTONES  
PROPERTY GROUP

**4 WEEKS FREE RENT!**  
**+ £1500 CASH-BACK**

31234 Ashley Road, London, N17 9ZS

£2,500



31234 Ashley Road, London, N17 9ZS

£2,500

Enhance your lifestyle with Flagstones' Exclusive Offer: 4 Weeks Free Rent and £1500 Cash-back! Free Gym Access and Complimentary Wi-Fi. The buildings boast a high energy efficiency rating, reflecting our commitment to sustainability.

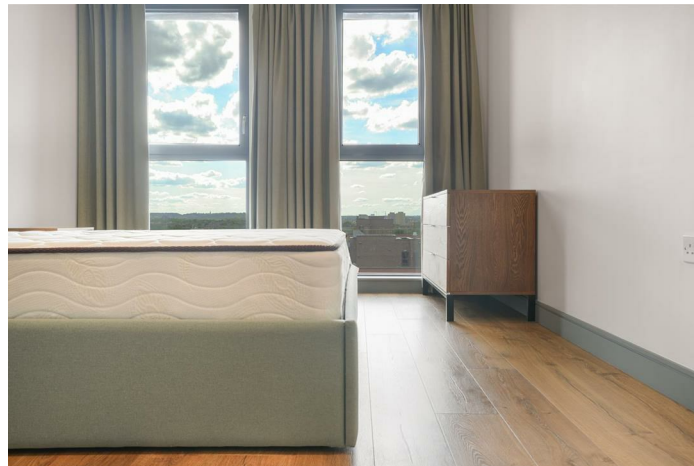
The Gym, located on the ground floor offers all the equipment expected of a top-tier facility, ensuring no waiting for machines or weights. The serene environment, free from harsh lighting, features elegant burl wood seating for breaks between sets. Price shown online is after the reduction of 4 weeks free rent + £1500 cash-back.

The buildings boast a high energy efficiency rating, reflecting our commitment to sustainability. 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 Gessner**  
- Tottenham Hale

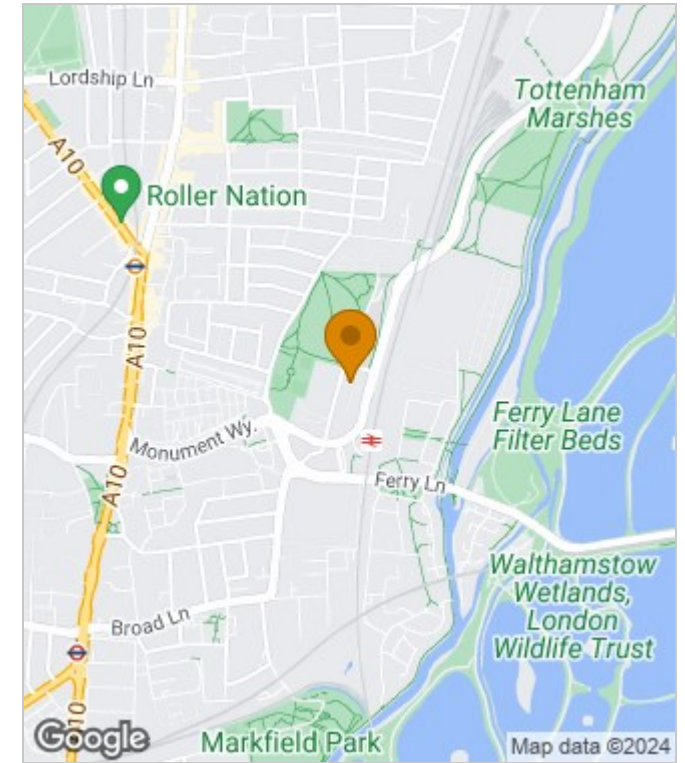
Property Type - Flat  
Bedrooms - x2  
Bathrooms - x2

**Approx. total area**  
77.69 m<sup>2</sup>  
836.28 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	

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.