



ANTHOLOGY HALE WORKS

Built from London





01

INTRODUCTION

WELCOME

A Note from Anthology's Chris Powell

These are truly exciting times for Tottenham Hale, and we are proud to be creating the next chapter of Anthology's story with the final piece of land at Hale Village.

Anthology Hale Works is a modern piece of architecture designed by award-winning architects Hawkins Brown, which will become a new landmark building for Tottenham Hale. Whilst the architecture may be contemporary, the building includes symbolic details to pay homage to the area's rich history as a furniture works formerly known as the Lebus Factory.

The industrial past has gradually made way for a mixed and vibrant neighbourhood, which is due to undergo further regeneration in the coming decade. The buzzing urban setting is contrasted with the beautiful tranquil waterways and reservoirs in the Lee Valley that are just moments away.

With Tottenham Hale station right on our doorstep, excellent transport links into central London are right at your fingertips. Upon arriving in your luxurious new home, you will enjoy breath-taking views from your living room as well as our private residents' sky garden located on the 11th floor.

We hope you share our excitement in Hale Works, and invite you to create your new chapter with Anthology.

Chris Powell
Project Director



01

INTRODUCTION

VILLAGE LIFE

Take in modern architecture or relax in flowing wildflower meadows at London's newest award winning eco district

Anthology Hale Works is the final piece of the puzzle of the greater regeneration scheme Hale Village; an eco district with a strong focus on community and sustainability. This urban village has won multiple awards including the Green Flag Award for its dedication to green spaces on the grounds. But its not just the greenery and distinctive architecture that make this new neighbourhood attractive. Hale Village offers a mixture of student accommodation, private and affordable homes and range of non-residential uses including a gym, supermarket and a nursery.

As the name suggests, community is an important aspect of Hale Village which has a close association with Living Under One Sun. This project allows residents to get involved in the growing and harvesting of fresh food on the nearby allotment. If gardening is not your cup of tea, the local gym offers free running and walking clubs. While the Engine Room Community Centre invites you to participate in various family activities ranging from art workshops and music lessons, to community choir and cooking sessions. Hale Village has got something for everyone.





02

YOUR NEIGHBOURHOOD

WELCOME TO TOTTENHAM

Get to know the area

Tottenham is one of London's most diverse and vibrant districts. The bustling main roads and Tottenham Hale Station are only minutes away from tranquil nature reserves. Local brewery Beavertown serves beer at Tottenham Hotspur Stadium attracting visitors from all over the world. A rich heritage of furniture making gets passed onto future generations. There is a lot to see and experience.

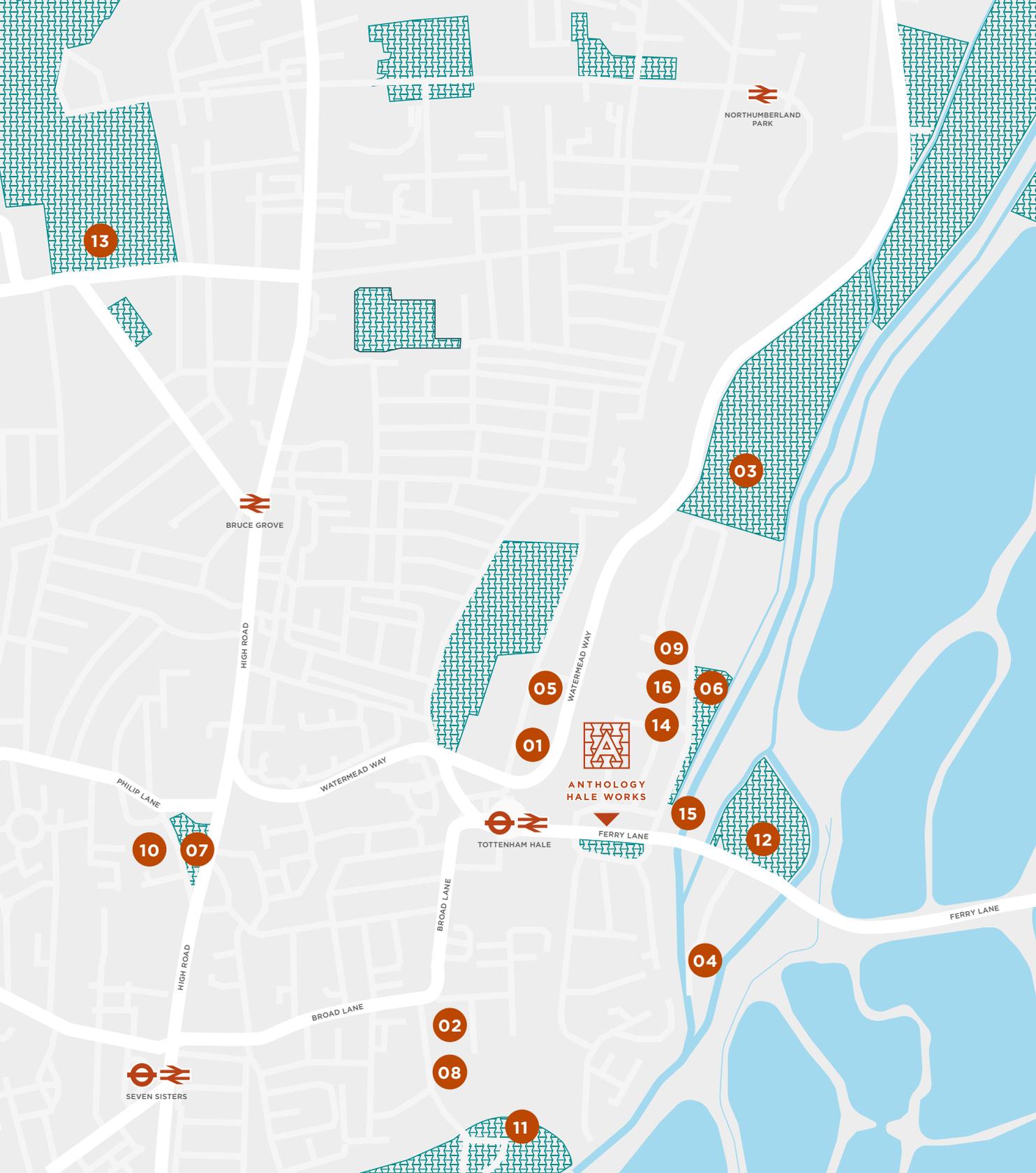




02

YOUR NEIGHBOURHOOD

- 01 STYX BAR
- 02 CRAVING COFFEE
- 03 TOTTENHAM MARSHES
- 04 WALTHAMSTOW WETLANDS
- 05 STRONGHOLD CLIMBING CENTRE
- 06 LIVING UNDER ONE SUN
- 07 TOTTENHAM GREEN MARKET
- 08 LONDON SCHOOL OF FURNITURE MAKING
- 09 BEAVERTOWN BREWERY
- 10 BERNIE GRANT ARTS CENTRE
- 11 MARKFIELD BEAM ENGINE AND MUSEUM
- 12 FERRYBOAT INN
- 13 BRUCE CASTLE MUSEUM
- 14 THE ENGINE ROOM
- 15 RIVER LEA AND LOCKS
- 16 LOVEN BAKERY





03

YOUR NEIGHBOURHOOD

GETTING AROUND

Anthology Hale Works is in London Zone 3 with the nearest railway stations being Tottenham Hale, South Tottenham and Seven Sisters. Tottenham Hale Underground Station is a two minute walk away with the Victoria Line & National Rail providing connections to central London and Stansted Airport.

There are also a number of buses that provide access the capital including Old Street and London Bridge from your doorstep.

Source: Citymapper





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📍 BLACKHORSE ROAD

🚶 17 MINS

📍 WALTHAMSTOW RESERVOIRS

🚶 14 MINS

📍 WALTHAMSTOW WETLANDS

🚶 10 MINS

📍 RIVER LEA

🚶 5 MINS



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📍 TOTTENHAM HALE

🚶 3 MINS

📍 SOUTH TOTTENHAM

🚶 19 MINS

📍 SEVEN SISTERS

🚶 18 MINS





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04

YOUR NEW HOME

WELCOME TO YOUR NEW HOME

With 21 different apartment types and over 270 homes made up of studios, 1, 2 and 3 bedroom apartments at Hale Works there is a home for everyone.





04

YOUR NEW HOME

CHOOSE YOUR HOME



04

YOUR NEW HOME

SKY LOUNGE & GARDEN

On the eleventh floor, the residents' sky garden provides a chance to relax with uninterrupted views of the Walthamstow Wetlands. The sky lounge, which opens onto the sky garden, has a kitchen and restroom facilities, and is free to book for all building residents.





04

YOUR NEW HOME

KITCHEN

The contemporary handleless kitchens are tailored to the size of each apartment. Each comes with a composite stone top and is fully-equipped with modern Siemens appliances – an integrated oven, fridge-freezer and dishwasher.





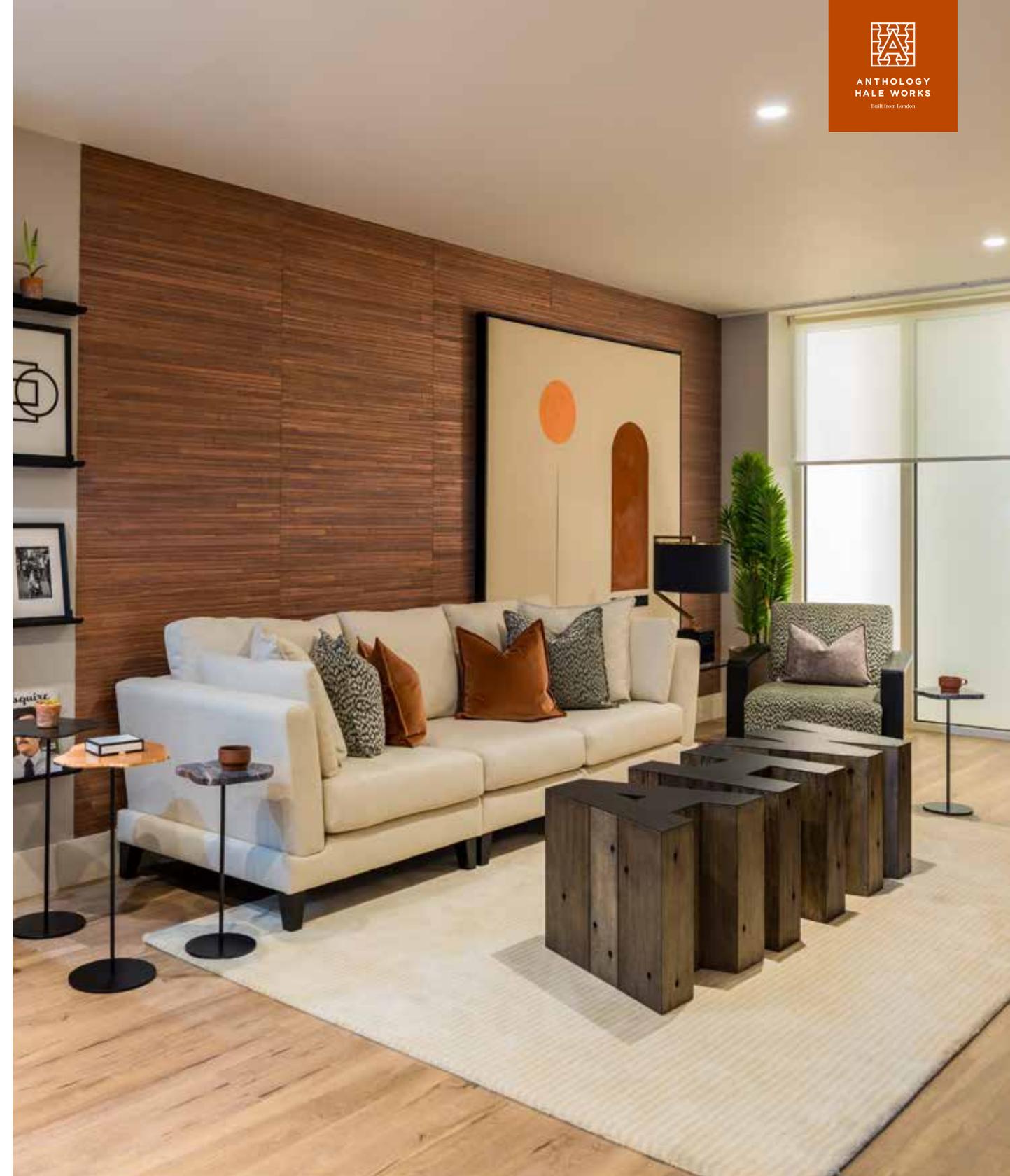
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04

YOUR NEW HOME

LIVING ROOM

The lounge and dining areas of your new home are combined to form a fluid space that echoes the trend for open-plan living. Complete with a 5 amp lighting circuit, 2.5m ceilings and full-height doors, our homes have a light and airy feel which is perfect for hosting family and friends.





04

YOUR NEW HOME

BEDROOM

The bedrooms offer a cosy retreat with fitted carpets, a 2.5m ceiling, 5 amp lighting circuit and bespoke full height wardrobes that incorporate LED illumination, hanging rail and shelves to provide plenty of storage space.



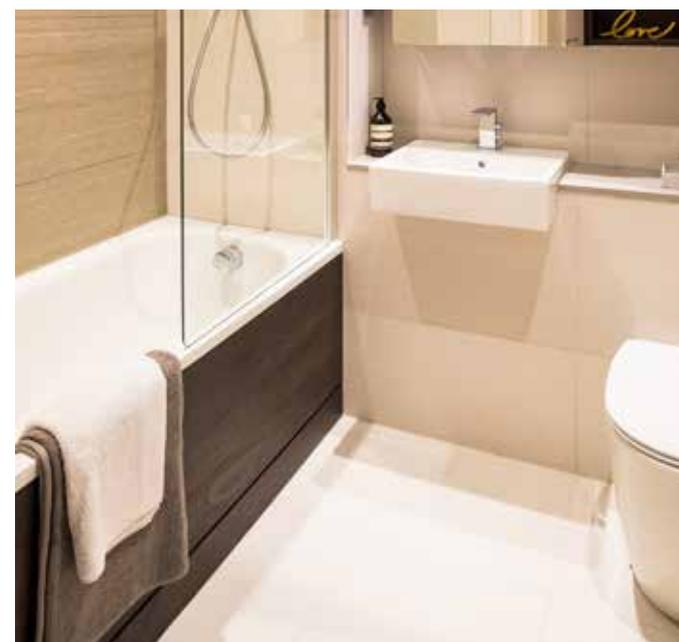


04

YOUR NEW HOME

BATHROOMS

Inside the bathrooms you'll find white sanitaryware with large format porcelain tiles to floors. The wall-mounted vanity cupboard includes mirrored doors and shelving and a heated dual fuel chrome towel rail.



SPECIFICATIONS

KITCHEN

KITCHEN

- Contemporary matt lacquer contemporary handle-less kitchen with soft close doors and cupboards
- Composite stone worktop and splash/back
- Under cabinet low energy LED feature lighting
- Integrated 4-ring flush induction hob with integrated self-circulating extractor fan by Siemens
- Integrated fan-assisted oven by Siemens
- Integrated dishwasher by Siemens
- Integrated fridge/freezer by Siemens
- Brushed stainless steel finish sink
- Integrated recycling bins



SPECIFICATIONS

BATHROOM / EN SUITE BATHROOM

BATHROOM

- Enamelled white steel bath with fixed shower head and separate handheld shower
- Dark wood laminate bath panel
- Thermostatic wall mounted chrome bath/shower control
- Contemporary style basin and taps
- Composite stone vanity top
- Soft close dual flush WC
- Mirrored dark wood laminate cabinet and shelving unit
- Chrome plated heated towel rail
- Large format porcelain floor and wall tiles
- Shaver socket
- LED down lights

EN-SUITE

- 2/3 bedroom apartments only
- Walk-in shower with glass screen and shower head
- Thermostatic wall mounted chrome shower control
- Contemporary style basin and taps
- Composite stone vanity top
- Soft close dual flush WC
- Mirrored dark wood laminate cabinet and shelving unit
- Chrome plated heated towel rail
- Large format porcelain floor and wall tiles
- Shaver socket
- Illuminated niche within shower



KITCHEN

BATHROOM
EN-SUITE

HALLWAY
FINISHES

ELECTRICAL
SECURITY
COMMUNAL AREAS



SPECIFICATIONS

HALLWAY / FINISHES

HALLWAYS

- Utility cupboard with heating and electrical components and washer dryer
- Karndean luxury vinyl flooring

EXTERNAL FINISHES

- Private balconies and terraces with composite timber decking (where applicable)
- Communal landscaped sky garden on floor 11 for exclusive use by Hale Works residents

INTERIOR FINISHES

- Karndean luxury vinyl flooring to kitchen and living areas
- Fitted carpets in bedrooms
- Full height fitted wardrobes to master bedroom
- Double glazed floor to ceiling aluminium windows throughout
- Double glazed sliding door to balcony or Juliet balcony (where applicable)
- Contemporary brushed stainless steel door ironmongery throughout
- Matt white painted ceiling finishes and walls in neutral ivory
- Skirting and architraves in satin white finish
- Full height white painted interior doors
- 2.5metre ceilings





SPECIFICATIONS

ELECTRICAL/SECURITY/COMMUNAL AREAS

ELECTRICAL

- Terrestrial TV aerial socket in living room and bedrooms
- Pre-wired for Sky with HD TV points to living room and bedrooms (subject to subscription taken out by purchaser)
- Pre-wired for BT and broadband
- Freeview and DAB radio services also available
- BT phone line & data points to living room
- Centrally provided district heating and hot water with individual metering to each apartment
- Radiators to living rooms and bedrooms
- 13 amp power supply throughout
- 5 amp lighting circuit to living rooms
- Low energy downlights throughout
- LED lighting below kitchen cabinets
- White electrical sockets throughout
- Brushed steel electrical face plates in kitchen

SECURITY

- Centralised smoke extract system to all communal corridors
- Sprinkler system
- Mains powered smoke detectors with battery back-up
- Multi point locking apartment doors
- Video entry phone system
- Double glazed entrance doors to main entrance with fob access
- Secure fob control lifts with intelligent destination control
- Secured by Design Silver accredited

COMMUNAL AREAS

- Large format tiling to ground floor entrance
- Carpet in hallways
- Painted ceilings and walls throughout
- Painted skirting and architraves in satin white finish
- Lift access to all residential floors
- Refuse store in basement
- Secure cycle storage in basement





05

OVERVIEW

DID YOU KNOW?

We are a team of people with a wealth of experience delivering residential developments in London, across Zones 1-5. At the heart of our approach is enhancing neighbourhoods, celebrating the people, their stories and the culture that makes the city such an exciting place to live. We have experience in construction, land acquisition, design, development, contracting and marketing and are committed to innovation and customer service Anthology is backed by Oaktree's European Principal Group.

DEVELOPMENT NAME

ANTHOLOGY HALE WORKS





06

OUR PROMISE

OUR PROMISE



Mark Dickinson
Managing Director, Anthology



GETTING TO KNOW EACH OF OUR CUSTOMERS PERSONALLY

We want to treat people as we wish to be treated ourselves. We listen to our customers and are committed to understanding their needs, so we can delight them with our service.

TAKING PERSONAL RESPONSIBILITY FOR OUR CUSTOMERS' NEEDS

Every one of us at Anthology is personally responsible for fulfilling the needs of our customers. If a customer contacts Anthology, the person who receives the contact will take responsibility for seeing that their questions are answered.

ACKNOWLEDGING AND REWARDING CUSTOMER LOYALTY

We believe that by understanding our customers and providing outstanding service, they will recommend us to their friends. When they do this, we will reciprocate with genuine appreciation.

CARING ABOUT OUR NEIGHBOURS

We take responsibility to create homes that enhance neighbourhoods for our customers and their neighbours to enjoy. As well as knowing our customers, we are committed to knowing the communities in which we work. We will strive to earn the trust of our neighbours and we want them to be able to openly credit the places we create.

TAKING CARE OF TOMORROW BY BEING SUSTAINABLE TODAY

We are committed to being sustainable and we know our customers want to be too. We will take the time to explain the sustainability features of the new homes we create and help our customers to live there in a sustainable manner.

CARING ABOUT THE LEGACY WE LEAVE BEHIND

When our customers buy an Anthology home, they are contributing to a story that will grow and create lasting value, both for themselves and for the community around them. We are conscious of the legacy we leave behind and we want to be known for creating outstanding places for Londoners to live in.

This brochure is not legally binding. Information and images in the brochure are indicative and are subject to change as design and construction takes place. When you buy an apartment from Anthology there will be a contract between you and us which will include the details your home. The contract will set out our rights and yours with regard to any changes that we need to make.



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