



PARK VIEW PLACE

TOTTENHAM N17



CONTEMPORARY
1, 2 & 3 BEDROOM
APARTMENTS

168 PARK VIEW ROAD TOTTENHAM N17



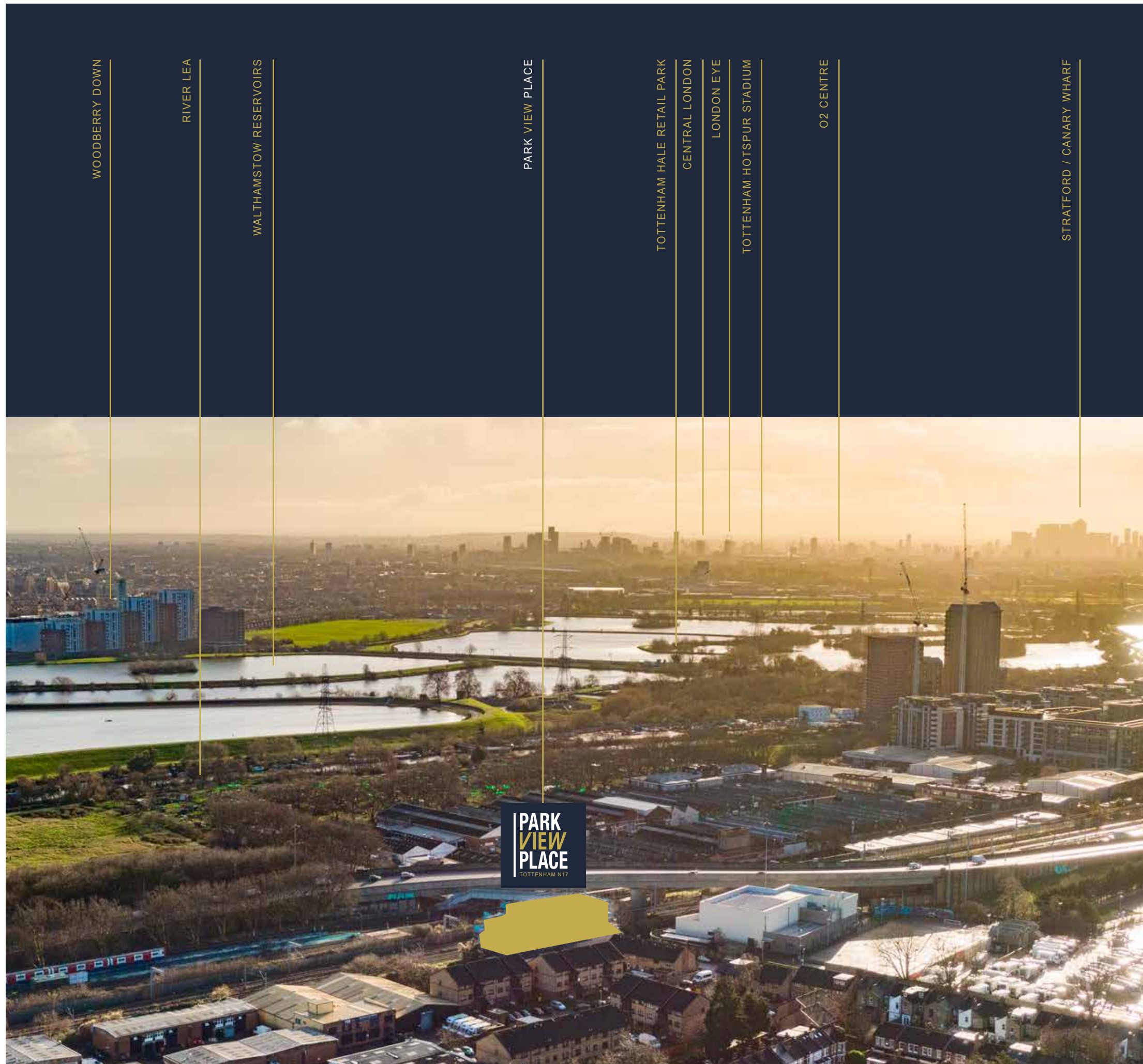
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CONTEMPORARY NEW HOMES IN TOTTENHAM HALE

Park View Place is a stunning new development in a part of Tottenham located just 20 minutes from central London from nearby Tottenham Hale Station.

From its bold design to the superbly equipped interiors, it offers all you need to reflect your lifestyle. Located near to the River Lea and the surrounding Walthamstow Reservoirs, it is the right home, in the right place.

Every home features a fully fitted kitchen, cleverly arranged living area, generously sized bedrooms, stylish bathrooms with contemporary fittings and a balcony or other outside space to make the most of the British summer.



A NEW HORIZON FOR TOTTENHAM HALE

Tottenham Hale is an alphabet of riches, from parks and wetlands to markets, coffee shops and creative enterprise.

This area of north London has plenty of hidden gems to explore.

The aerial photograph opposite highlights the proximity of Park View Place to the extensive, open parks and wetlands. Slightly further afield, some notable landmarks such as the Shard and the new Tottenham Hotspur Stadium can be seen on the horizon.



Ashley Road CGI proposals



The New Tottenham Hotspur Stadium development

Ashley Road will be the centre piece of the wider regeneration of Tottenham Hale. The development will feature 15 new retail spaces, a cinema, 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 75 new trees.



Hale Village

REGENERATION & INVESTMENT

Uniquely positioned between world-leading firms like Google at King's Cross, Europe's largest tech cluster in Cambridge and global gateway Stansted Airport, it's no surprise Haringey's ambitious regeneration programme and greater access to affordable office space mean that growth in Haringey will outstrip anywhere else in the capital.

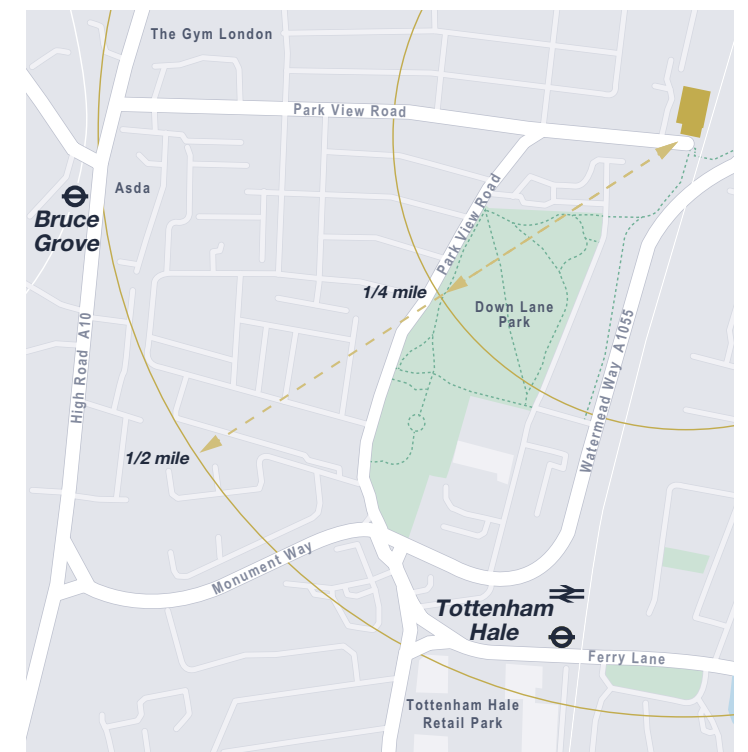
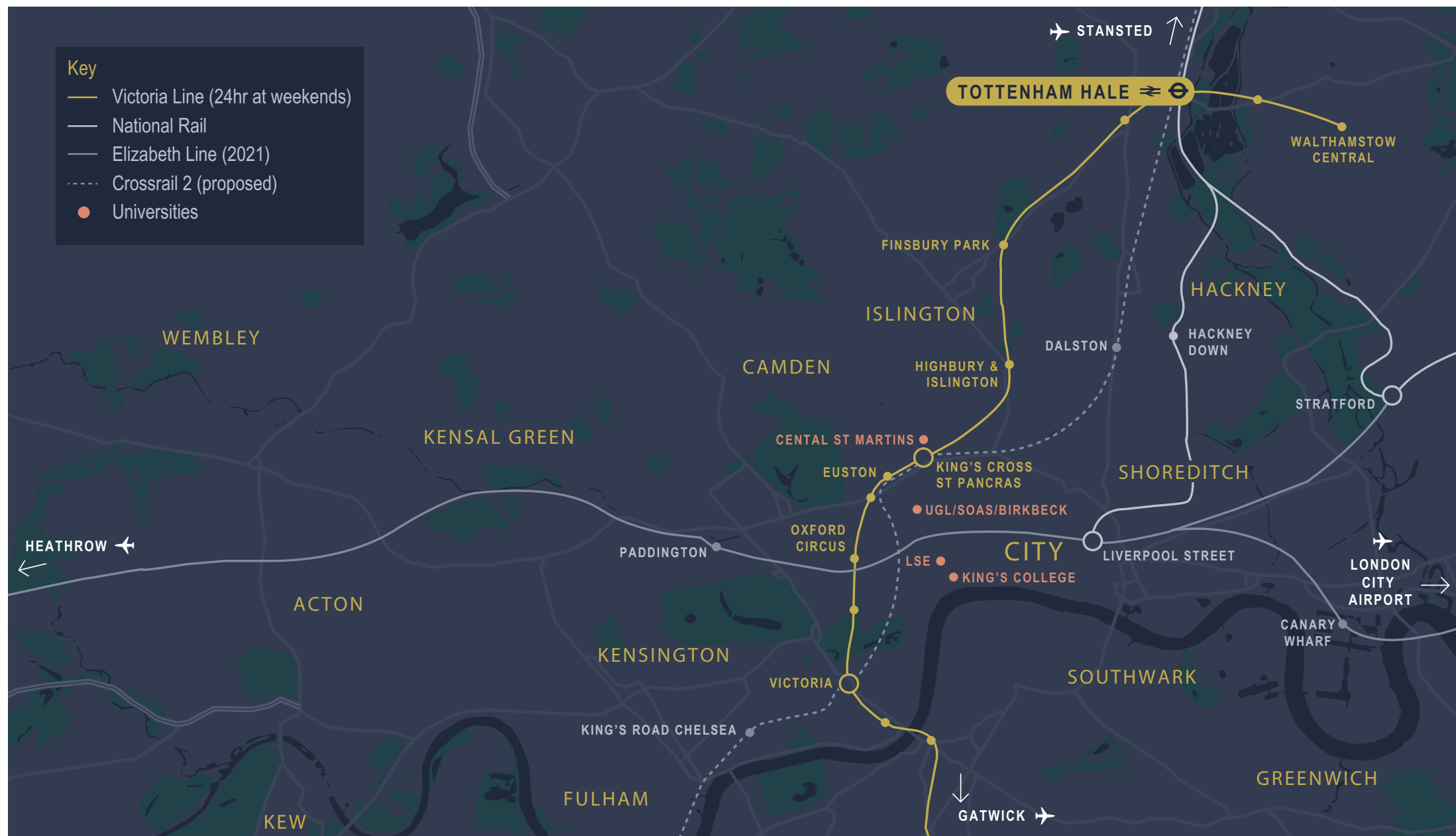
With a proud history of being London's home of manufacturing, Tottenham is already seeing a new generation of makers take advantage of our borough's boom to set up shop.



Tottenham Hale regeneration proposals



Tottenham Hale 30m new station regeneration



TRANSPORT & INFRASTRUCTURE

CONNECT TO THE CITY IN MINUTES

Tottenham Hale station sits on the intersection of the Victoria Line and National Rail routes. Local residents have easy and direct travel to the West End and its universities on the Underground, as well as Stratford Liverpool Street, Hackney and Stansted Airport via National Rail.



King's Cross



Stratford



Liverpool Street

- TOTTENHAM HALE
0.8 MILE WALK
- WALTHAMSTOW CENTRAL
4 MINS
- HACKNEY DOWNS
7 MINS
- KING'S CROSS
11 MINS
- STRATFORD
12 MINS
- LIVERPOOL STREET
14 MINS
- OXFORD CIRCUS
16 MINS
- STANSTED AIRPORT
31 MINS

- ALDI
0.7 MILE WALK
- LEE VALLEY PARK
2 MILES
- WILLIAM MORRIS GALLERY
2.4 MILES
- HIGHAMS PARK
3.6 MILES

- STANSTED AIRPORT
30.7 MILES

- LONDON CITY AIRPORT
15.3 MILES



Tottenham Green Market



Loven Pizzeria



Victory London Distillery



Craving Coffee

A TASTE SENSATION

Tottenham Hale contains a wealth of hidden gems to explore, and is filled with innovative start-up caterers riding on the wave of 21st century sustainability and eco-friendliness. Fashionable cafés, bistros and markets that are flexible around the customer have become the new norm, bringing in a resurgence of diverse food whilst maintaining its originality and heritage.

Just a few great places to go for a bite:

Craving coffee – An independent, family-owned Tottenham based company, offering both excellent locally sourced coffee as well as catering for events. They also host street food evenings from Thursdays – Saturdays, in addition to monthly art exhibitions.

Loven Pizzeria – Specialising in authentic, Neapolitan pizza, hand-made from Italian Caputo flour and baked inside their wood-fired oven.

Tottenham Green Market – A vibrant market that celebrates the diverse street food, produce, drinks and crafts from the local area.

Beavertown Brewery – Now a world-famous brand, the Beavertown Brewery was first established working out of a kitchen in N1. They now host events regularly across the year, including food, live entertainment, and of course, drinks.

The Engine Room – Centred in the heart of Hale Village, the Engine Room is a church, community centre, café and a nursery all at once. Sunday services run weekly, although above all else the Engine Room is a place where anyone in the local community can come to find others who shares their passions and interests.

Victory London Distillery – A 21st century distillery that is always looking for new ways to be more sustainable. From revolutionising the distillation process itself to introducing new eco-friendly packaging systems, Victory London is pioneering new ways to promote excellent quality while cutting waste.



Beavertown Brewery



The Engine Room and St Francis Church and Community Centre



Hale Village

Walthamstow Wetlands 1 mile away is a 520 acres; 2.11 km² nature reserve, near Tottenham Hale. The site is particularly important for wildlife due to its position within the Lee Valley; a byway for migrating, wintering and breeding birds in the Greater London area.



River Lea Rowing Club



Trout fishermen on the banks of Walthamstow



Walthamstow Wetlands



12 Coppermill Stream in summer with the garden of the Ferry Boat Inn in the background



Eating on the terrace at the Walthamstow Wetlands Centre



The Larder Cafe at the Walthamstow Wetlands Centre

RIVER LEA & WETLANDS

Walthamstow Wetlands, a stunning nature reserve in the heart of London's Lea Valley, home to an abundance of wildlife, rich industrial heritage and important reservoirs for London's water.

The beautifully restored Engine House, is now home to The Larder Cafe and shop within the exposed brick walls of the original building as well as an outside terrace offering stunning views over Walthamstow Wetlands and London. You can expect an array of Larder favourites such as their signature drinks list including Union hand-roasted coffee, speciality teas and freshly baked cakes & pastries from local bakers.

Lea Valley Park also hosts the Lea Valley Forest School, a series of classes run throughout the year aimed at younger children to give them the opportunity to learn about the natural environment and its preservation, as well as social communication skills and self-confidence.

Further along the River Lea you can find the Tottenham Conservation Area, immediately recognisable by its stunning and picturesque vista of greenery, offering a wide range of summer activities alongside the natural wildlife, including fishing, camping and hiking to name but a few. It even has facilities which may be reserved for private functions and events.



Tottenham Green



Map

STUNNING GREEN OPEN SPACES

Tottenham is home to a vast amount of parks and green space to visit, take a stroll or cycle in.

Down Lane Park - Green Flag Award winner since 2014. Regularly used by locals and sports groups and has two football pitches. Facilities include: Tennis courts, community cafe and gardening project, basketball courts, children's play area, football pitches, outdoor gym, picnic area.

Tottenham Green - Tottenham High Road, N15. Tottenham Green Market every Sunday, with lots of local producers, organic fruit and veg stall, good spot to grab lunch. There is also a lesser known Tottenham Green West with natural play area. Green Flag Award winner. Facilities include: Community event space, war memorial, children's play area (west), community gardening project run by Friends of Tottenham Green.

Tottenham Marshes - Watermead Way, N17. Centred around the River Lea, the marshes contain over 100 acres of nature reserve and are home to a plethora of species of protected wildlife. Connected to a towpath that runs the length of the river, it is a beautiful and serene route whilst still easily accessible from the buzz of London. There is even a local community of bee keepers who produce their own honey (for sale in the Waterside Café) as well as host open days and talks for both local primary schools and the general public. Facilities include: The Waterside Café, spacious car parking and the bee centre.



Markfield Park, South Tottenham



Tottenham Marshes

Tottenham proudly boasts several Green Flag Award winning parks and public areas, bringing a beautiful splash of green right into the heart of London. Perfect for first time buyers looking to reach the first rung on the property ladder. From local beekeeping to outdoor gyms, Tottenham is rich in verdant life.



Little Engineer's Day Nursery



Harris Academy Tottenham



Bernie Grant Arts centre



Theatre students



ADA - National College for digital Skills

EDUCATION, ARTS & CULTURE

N17 builds its reputation upon its education, with a large range of nationally ranked colleges, academies and foundations right on its doorstep. These facilities encompass all ages and abilities, including Ambitious College, an independent specialist day college dedicated to supporting young people with autism.

Ada, the National College for Digital Skills, offers a career-catapulting education that, as a state-funded College, is free to attend. If you're excited about entering the games design industry, creating apps that change lives or building technologies that help grow industries, then Ada is the perfect institution for you.

In addition to the Sciences, the Arts too are more than well represented in N17, with the University of the Arts London based within a few minutes walk of King's Cross, which in turn is a direct 19 minute train ride from the development's closest station, Tottenham Hale. UAL was ranked 2nd in the world for art and design in the QS World Rankings for 2020.



Tottenham Hotspurs Football Stadium

SPORTS, HEALTH & FITNESS

The local sports facilities in N17 speak for themselves; with panoramic views from many of the homes, with the new Tottenham Hotspur Stadium taking centre stage. The Tottenham Green Leisure Centre offers swimming, gym, basketball, squash and football classes to name but a few, and is only a 6 minute drive away.

The Stronghold Climbing Centre is another excellently located hub for fitness and leisure alike, as well as being London's largest indoor bouldering space. In addition to this, nearby sporting and recreational clubs and groups include the multi-award winning social enterprise HR Sports Academy, and Lea RC, one of the leading rowing clubs in the country at both a junior and senior level.



Stronghold Climbing Centre



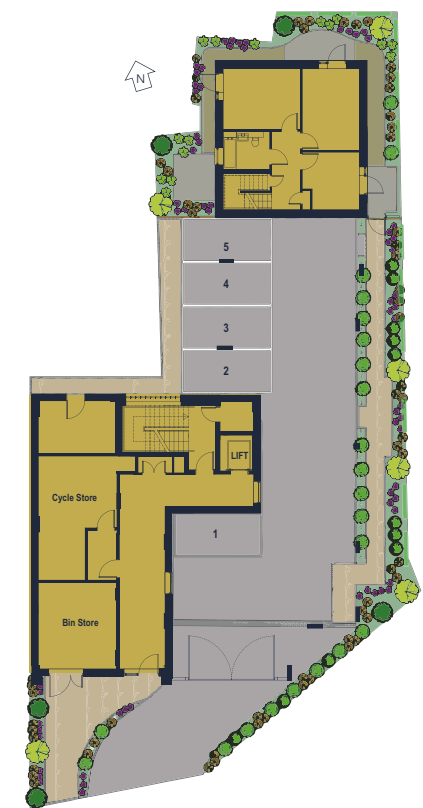
Tottenham Green pools & fitness



Rowing on the River Lea

PARK VIEW PLACE

TOTTENHAM N17



STUNNING NEW HOMES

Every home in this impressive new development has been carefully considered from the contemporary kitchens and bathrooms to the fixtures and fittings throughout the apartments.

GENERAL

- Smooth matt white painted walls and ceilings
- Satin white square edged skirting
- White internal doors with satin chrome polished ironmongery
- Aluminium composite windows with white painted finish internally
- Wood effect laminate flooring to kitchen, hallways and living areas
- Wool twist carpet to bedrooms
- Wardrobe with sliding door to master bedroom
- Premier and Secure by Design warranties
- Freestanding washer/dryer located in hallway cupboard



KITCHEN

- Grey handleless gloss kitchen and Silestone worktop with under unit lighting
- Glass splashback to wall behind hob
- Under mounted Zendo sink* with single mixer tap
- Integrated single oven
- Induction hob with integrated cooker hood
- Integrated fridge freezer
- Integrated dishwasher

BATHROOMS

- Contemporary white sanitaryware
- Ceramic floor tiling with matching wall tiling
- Heated towel rail
- Mirrored storage cabinet
- White bath with glass curved shower screen
- Grohe thermostatic bath/shower mixer with rain shower head
- Semi-countertop basin
- Chrome single lever mixer tap
- Back to wall WC with chrome pushplate



EN SUITE

- Contemporary white sanitaryware
- Grey ceramic floor tiling with matching wall tiling
- Heated towel rail
- Glass shower unit with static door screen
- Grohe thermostatic bath/shower mixer with rain shower head
- Semi-countertop basin
- Chrome single lever mixer tap
- Back to wall WC with chrome pushplate

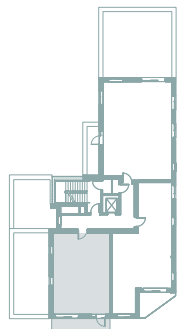
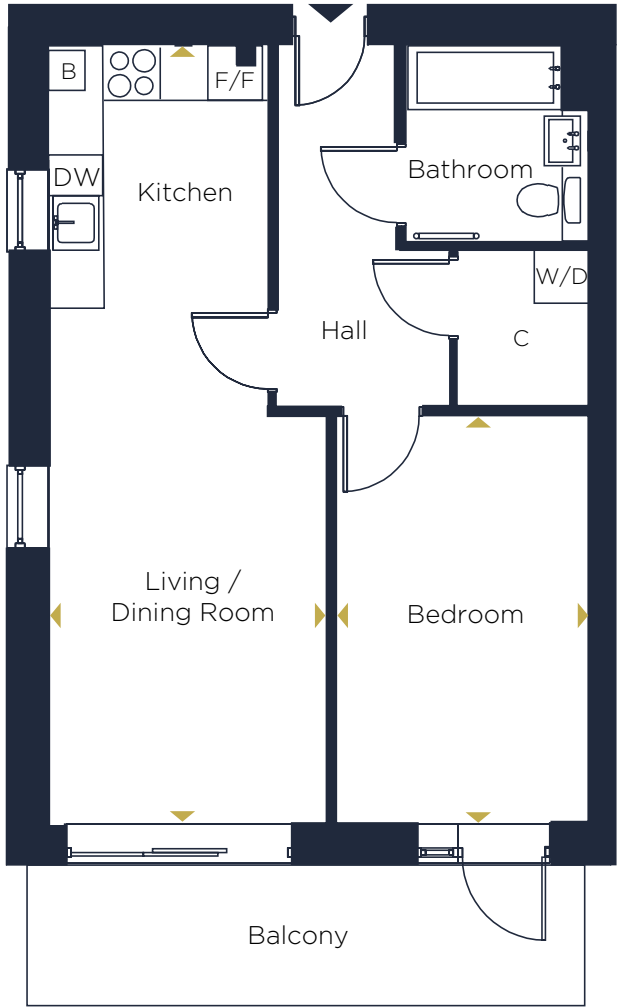
HEATING & ELECTRICAL

- Telephone sockets located in living room and bedrooms
- TV sockets located in living room and bedrooms
- Smoke alarm
- Heating via white radiators
- Spotlights to kitchen and bathrooms
- Pendant lights to hallway, bedrooms and living areas
- White sockets and switches to bedrooms, living room and hallways
- Brushed chrome sockets to kitchen
- Telephone entry system

*1 & 2 bedroom apartments to have a single bowl sink, 3 & 4 bedroom apartments to have a 1.5 bowl sink.

The specification is the anticipated specification but may be subject to change as necessary and without notice. Photographs are indicative of the quality and style of the specification. Specification is not intended to form part of any contract or warranty unless specifically incorporated in writing into the contract.

1.BEDS



4TH FLOOR **PLOT 4.15**

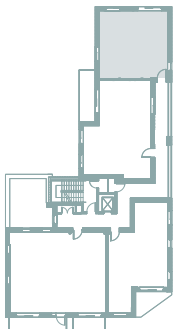
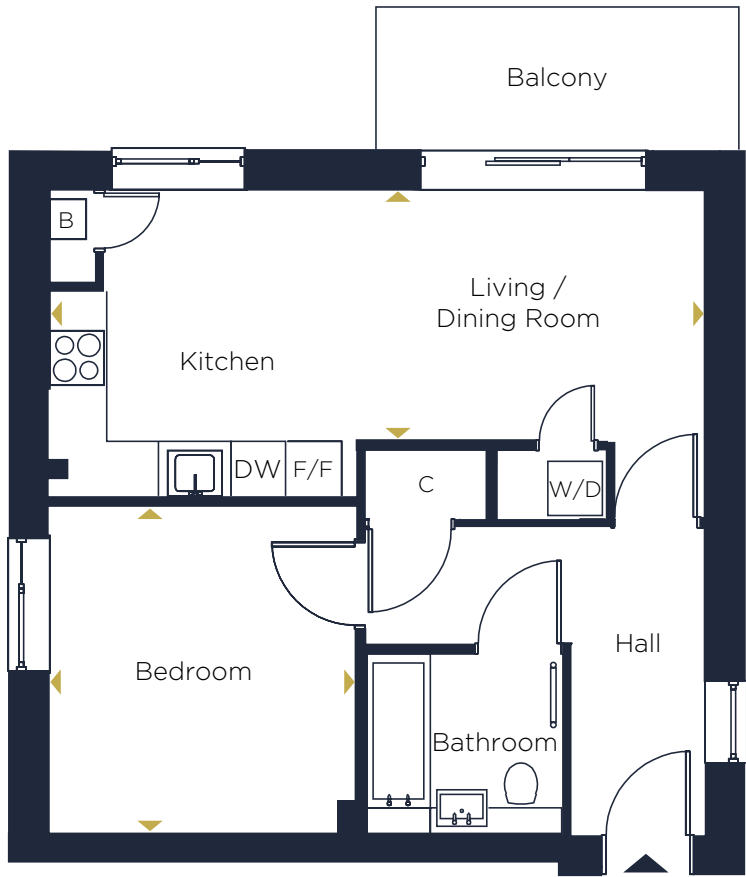
3RD FLOOR **PLOT 3.12**

TOTAL AREA: 51.2 SQ M 551 SQ FT

LIVING / DINING / KITCHEN
8.57m x 3.07m 28' 2" x 10' 1"

BEDROOM
4.50m x 2.78m 14' 9" x 9' 2"

1.BEDS



3RD FLOOR **PLOT 3.09**

2ND FLOOR **PLOT 2.05**

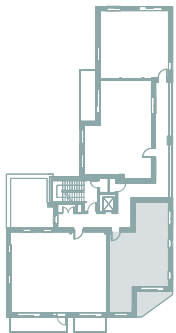
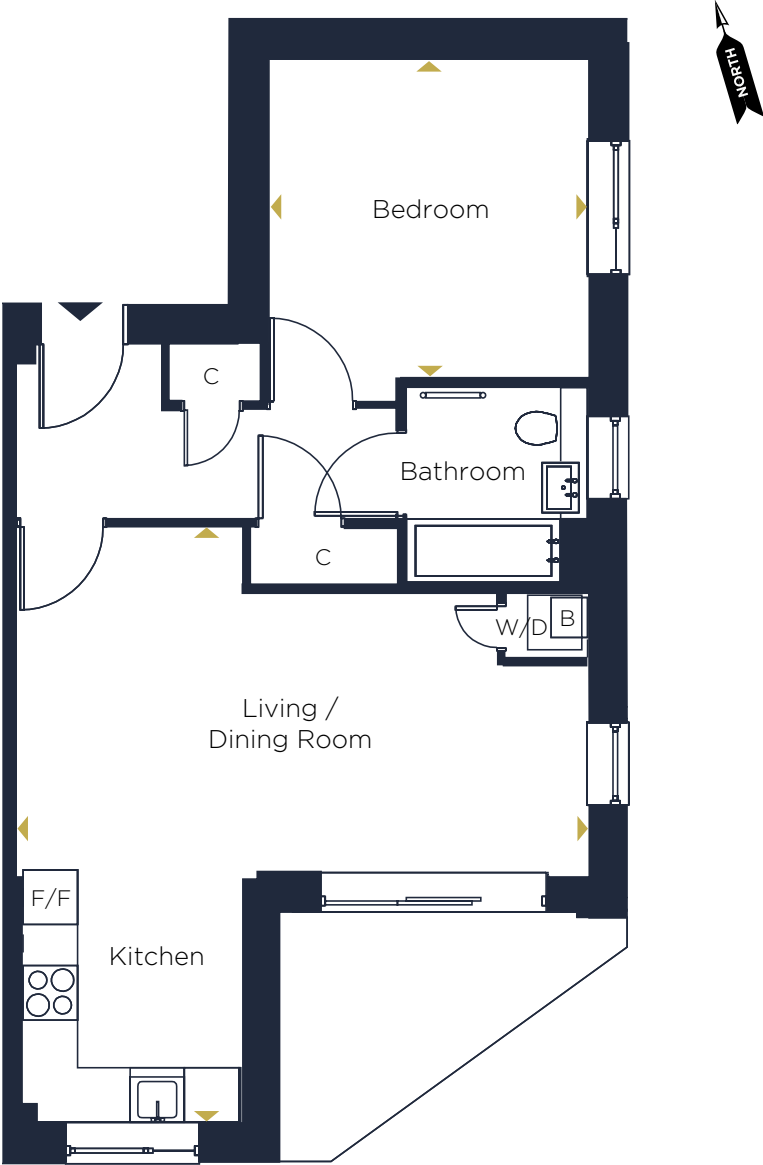
TOTAL AREA: 51.4 SQ M 553 SQ FT

LIVING / DINING / KITCHEN
7.21m x 2.77m 23' 8" x 9' 1"

BEDROOM
3.62m x 3.38m 11' 10" x 11' 1"

- KEY
- F/F - fridge/freezer
 - W/D - washer/dryer
 - DW - dishwasher
 - W - wardrobe
 - C - cupboard
 - B - boiler

1.BEDS



3RD FLOOR **PLOT 3.11**

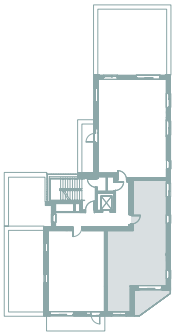
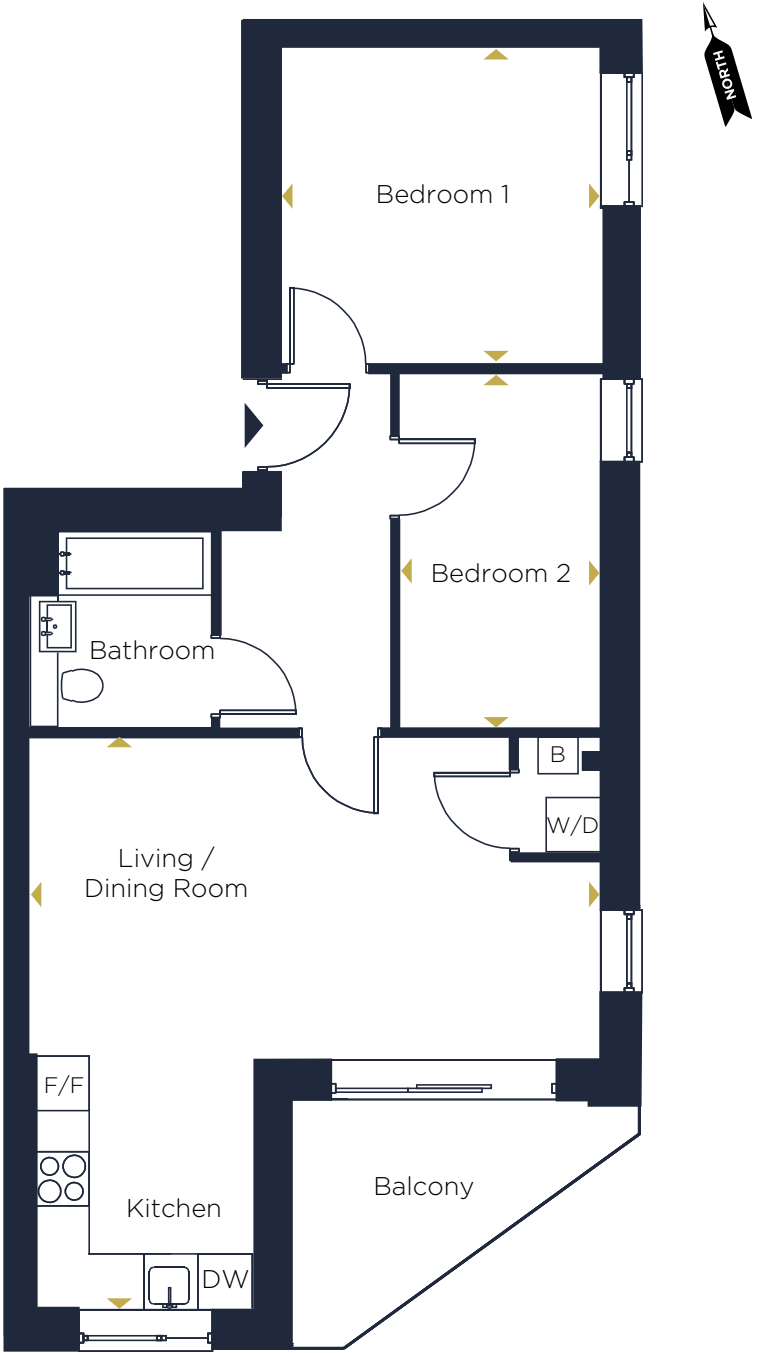
2ND FLOOR **PLOT 2.07**

TOTAL AREA: 54.5 SQ M 586 SQ FT

LIVING / DINING / KITCHEN
6.55m x 6.30m 21' 6" x 20' 8"

BEDROOM
3.51m x 3.51m 11' 6" x 11' 6"

2.BED



4TH FLOOR **PLOT 4.14**

TOTAL AREA: 62.2 SQ M 669 SQ FT

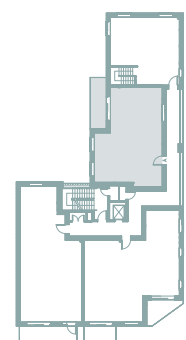
LIVING / DINING / KITCHEN
6.30m x 6.22m 20' 8" x 20' 5"

BEDROOM 1
3.51m x 3.46m 11' 6" x 11' 4"

BEDROOM 2
3.92m x 2.22m 12' 10" x 7' 3"

- KEY
- F/F - fridge/freezer
 - W/D - washer/dryer
 - DW - dishwasher
 - W - wardrobe
 - C - cupboard
 - B - boiler

2.BEDS



3RD FLOOR **PLOT 3.10**
2ND FLOOR **PLOT 2.06**
1ST FLOOR **PLOT 1.02**

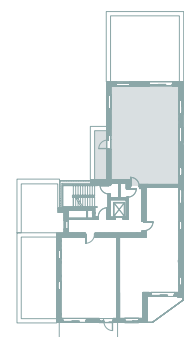
TOTAL AREA: 64.3 SQ M 692 SQ FT

LIVING / DINING / KITCHEN
5.44m x 5.29m 17' 10" x 17' 4"

BEDROOM 1
4.15m x 2.88m 13' 7" x 9' 5"

BEDROOM 2
4.15m x 2.20m 13' 7" x 7' 3"

2.BED



4TH FLOOR **PLOT 4.13**

TOTAL AREA: 74.5 SQ M 802 SQ FT

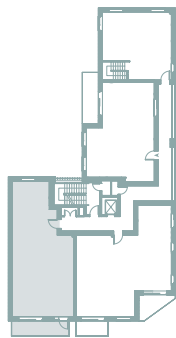
LIVING / DINING / KITCHEN
7.28m x 4.52m 23' 11" x 14' 10"

BEDROOM 1
4.45m x 2.78m 14' 7" x 9' 1"

BEDROOM 2
3.84m x 3.10m 12' 7" x 10' 2"

- KEY**
- F/F - fridge/freezer
 - W/D - washer/dryer
 - DW - dishwasher
 - W - wardrobe
 - C - cupboard
 - B - boiler

2.BED



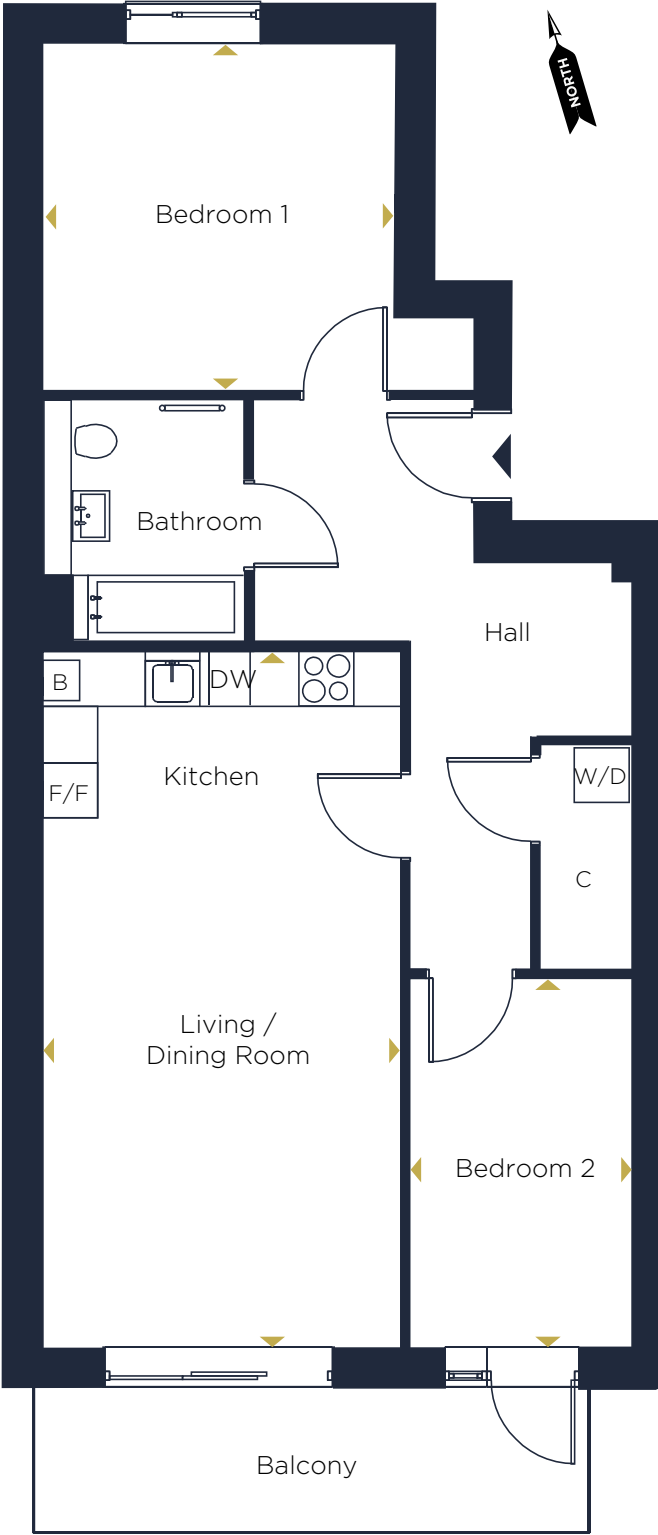
1ST FLOOR **PLOT 1.04**

TOTAL AREA: 79.3 SQ M 853 SQ FT

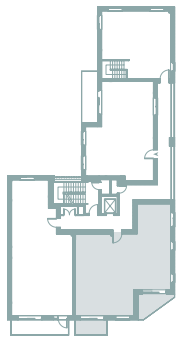
LIVING / DINING / KITCHEN
7.60m x 3.91m 24' 11" x 12' 10"

BEDROOM 1
3.85m x 3.79m 12' 7" x 12' 5"

BEDROOM 2
4.03m x 2.42m 13' 2" x 7' 11"



3.BED



1ST FLOOR **PLOT 1.03**

TOTAL AREA: 86.2 SQ M 928 SQ FT

LIVING / DINING / KITCHEN
8.57m x 3.56m 28' 2" x 11' 8"

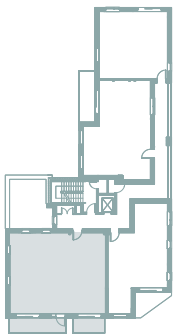
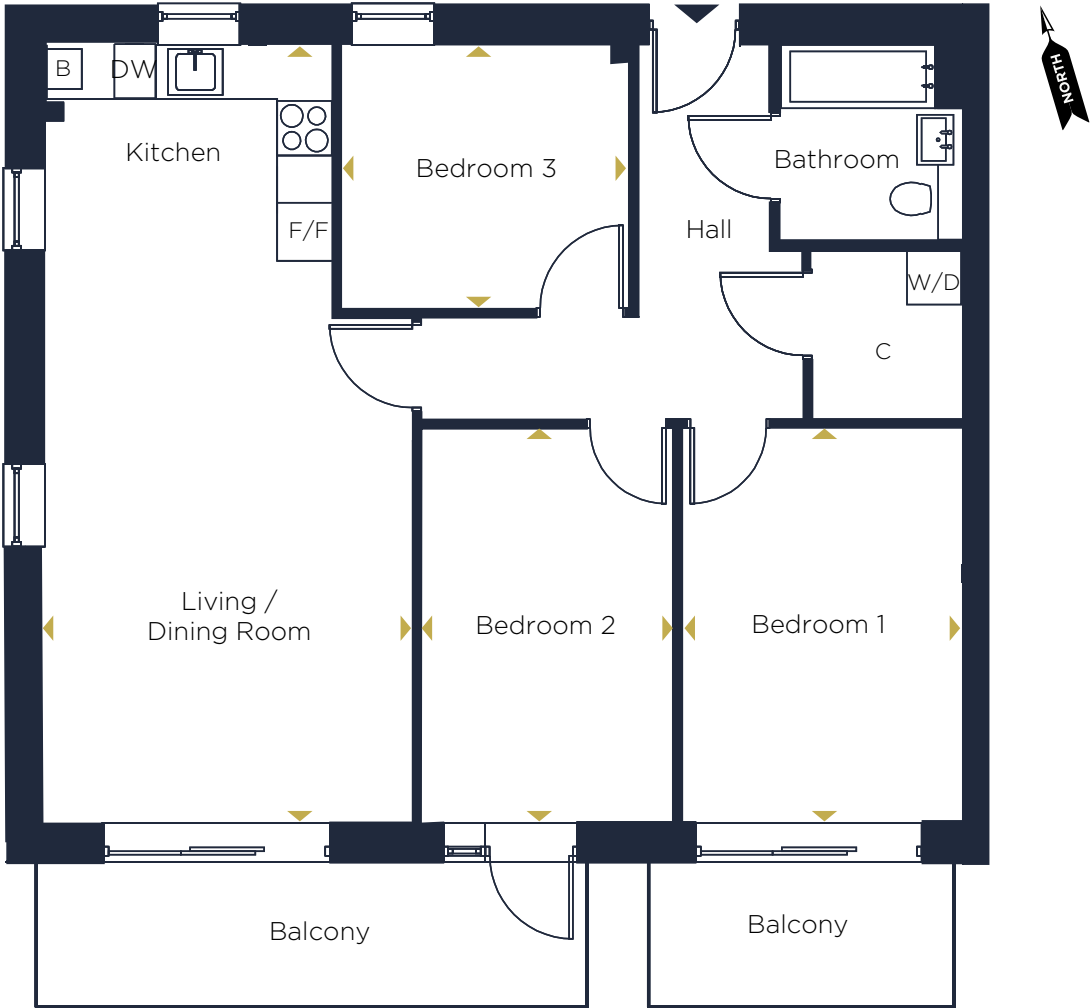
BEDROOM 1
3.73m x 3.09m 12' 3" x 10' 2"

BEDROOM 2
3.51m x 2.67m 11' 6" x 8' 9"

BEDROOM 3
4.65m x 2.49m 15' 3" x 8' 2"



- KEY
- F/F - fridge/freezer
 - W/D - washer/dryer
 - DW - dishwasher
 - W - wardrobe
 - C - cupboard
 - B - boiler



2ND FLOOR **PLOT 2.08**

TOTAL AREA: 86.6 SQ M 932 SQ FT

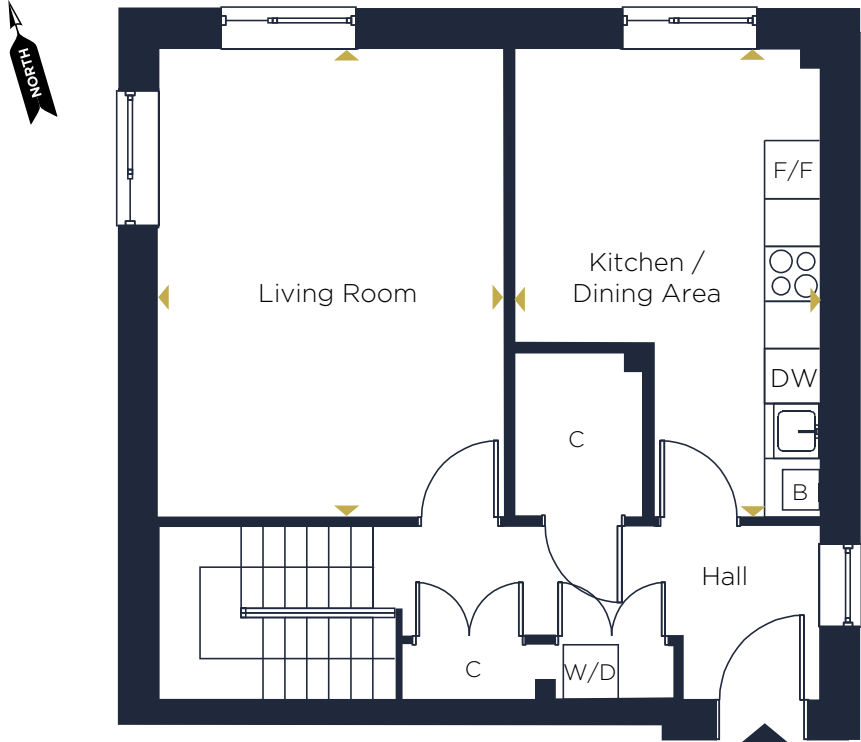
LIVING / DINING / KITCHEN
5.59m x 4.05m 18' 4" x 13' 3"

BEDROOM 1
4.35m x 3.08m 14' 3" x 10' 1"

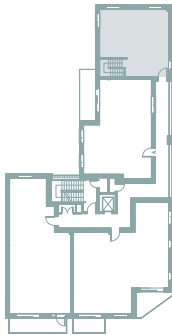
BEDROOM 2
4.35m x 2.79m 14' 3" x 9' 2"

BEDROOM 3
3.18m x 2.90m 10' 5" x 9' 6"

- KEY
- F/F - fridge/freezer
 - W/D - washer/dryer
 - DW - dishwasher
 - W - wardrobe
 - C - cupboard
 - B - boiler



1ST FLOOR



GROUND & 1ST FLOORS
PLOT G1.01/1.01

TOTAL AREA:
102.8 SQ M 1,106 SQ FT

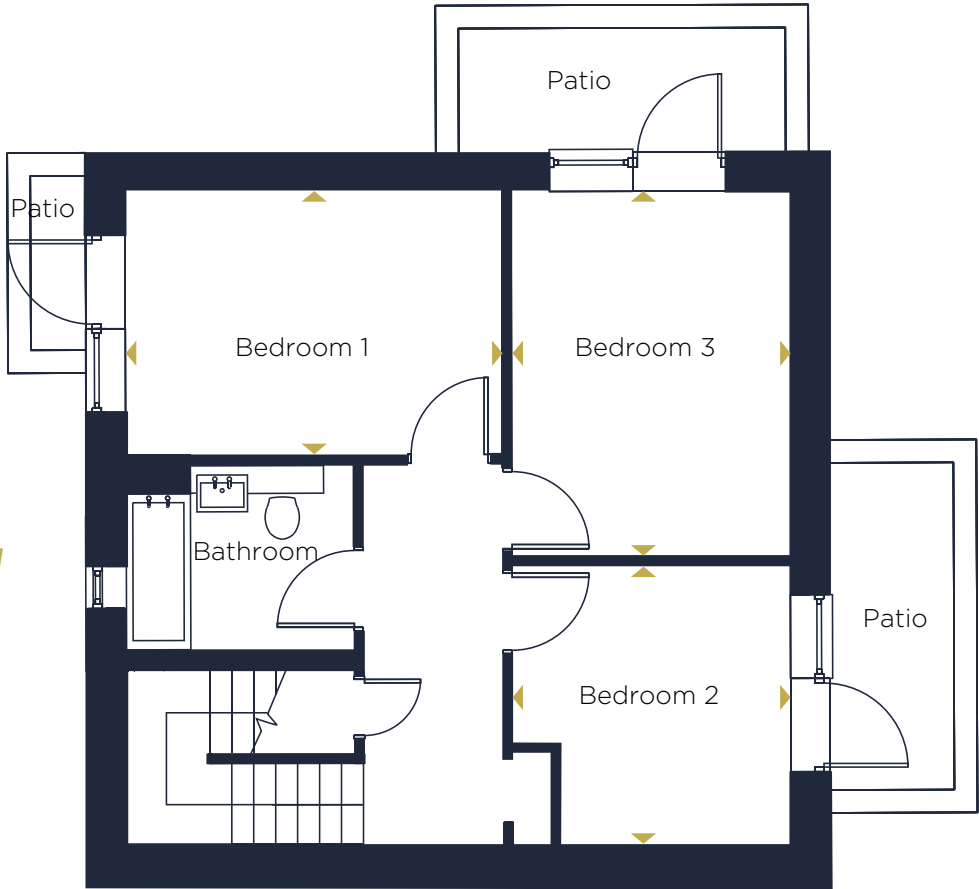
LIVING ROOM
5.12m x 3.78m 16' 9" x 12' 5"

KITCHEN/ DINING AREA
5.12m x 3.35m 16' 9" x 11' 0"

BEDROOM 1
4.10m x 2.85m 13' 5" x 9' 4"

BEDROOM 2
3.04m x 3.03m 9' 11" x 9' 11"

BEDROOM 3
3.97m x 3.03m 13' 0" x 9' 11"



GROUND FLOOR

PARK VIEW PLACE

TOTTENHAM N17

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