



**Apartment E45 1 Ashley
Road, Tottenham**

**Guide Price £450,000
Leasehold**



Apartment E45 1 Ashley Road, Tottenham

473 High Street, Tottenham, London,
N17 6QA

020 8801 2696
www.kings-group.net

- One Bedroom Apartment
- Fourth Floor
- Underfloor Heating
- 24 Hour Concierge
- Communal Terrace/Study Area
- Stunning City Skyline Views
- Open Plan
- Excellent Location
- Minutes Away From Tottenham Hale Stations
- EPC Rating : B

Kings Group is delighted to present this exceptional one-bedroom, purpose-built apartment, showcasing stunning views of the city skyline and ideally located just minutes from Tottenham Hale Underground and Overground stations.

Immaculately maintained throughout, the property offers a bright and spacious open-plan living and dining area, complemented by a sleek, fully fitted modern kitchen. A generously sized double bedroom and a stylish three-piece family bathroom suite complete this beautifully designed home, making it a perfect choice for both first-time buyers and investors.

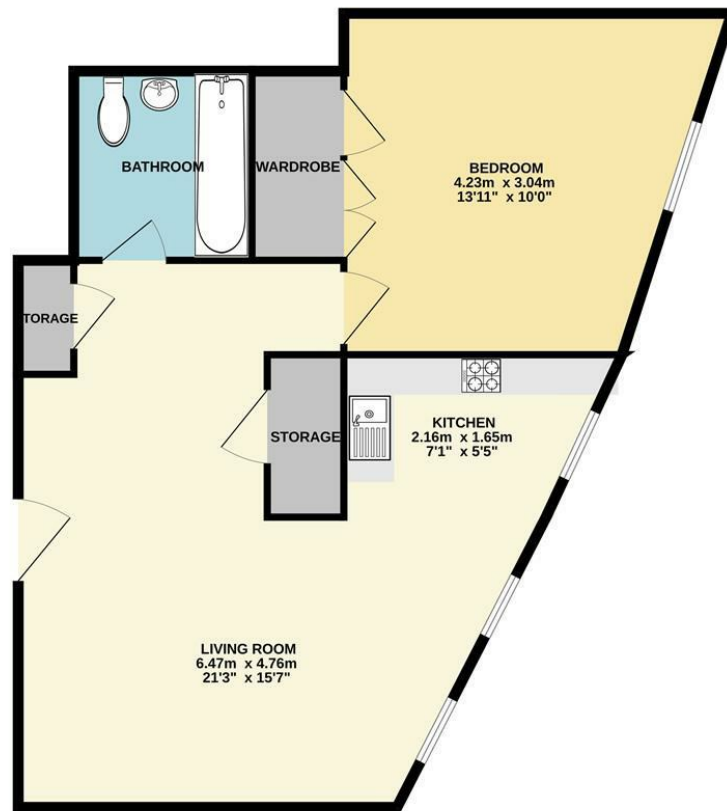
Positioned just a short walk from Tottenham Hale's train and bus stations, the apartment enjoys outstanding transport links. Commuters can reach Stratford and Liverpool Street in just 15 minutes via the Overground, with swift access to Central London via the Victoria Line and direct routes to Stansted Airport via the Stansted Express.

The development itself is part of a dynamic and fast-evolving community, offering an impressive range of

amenities close by a café, gym and Tesco Express. Residents also benefit from a 24-hour concierge, lift access, communal roof garden, and a secure video intercom system. Just moments away, Tottenham Retail Park offers a wide selection of shops, restaurants, and everyday conveniences.

Tottenham Hale is currently undergoing significant regeneration, including upgrades to the station and stadium, along with the proposed Crossrail 2 project that will further enhance connectivity and long-term value. This property presents a rare opportunity to secure a stylish home or investment in one of North London's most exciting growth areas.

4TH FLOOR
64.0 sq.m. (689 sq.ft.) approx.



TOTAL FLOOR AREA: 64.0 sq.m. (689 sq.ft.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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