



1 Ashley Road London

An amazing, spacious two bedroom apartment situated in the Heart of Hale development situated in a vibrant neighbourhood in North London. The development is perfectly located just moments from Tottenham Hale underground station.

The property features a light-filled, open plan kitchen and living space complete with floor to ceiling windows, as well as a separate private balcony. Finished to the highest standard apartments include fully integrated Neff appliances including washer/dryer and oven.

Residents will also benefit from the wonderful onsite amenities including 24 hour concierge, resident's lounge, private gardens and a stunning roof terrace.

Council Tax Band: Haringey D

Minimum contract: 12 months

Change of contract fee: £50 including VAT

Lift access | Cladding: EWS1 Certificate available

Holding Deposit - £590 (1 weeks rent, subject to agreed offer)

£590 Per Week

Electricity supply – Mains | Cold Water supply – Mains | Sewerage – Mains | Hot water, heating – Mains | Internet: Fibre | No parking

To check broadband and mobile phone coverage please visit Ofcom.

To check planning permission please visit Haringey Council Website, Planning & Building Control

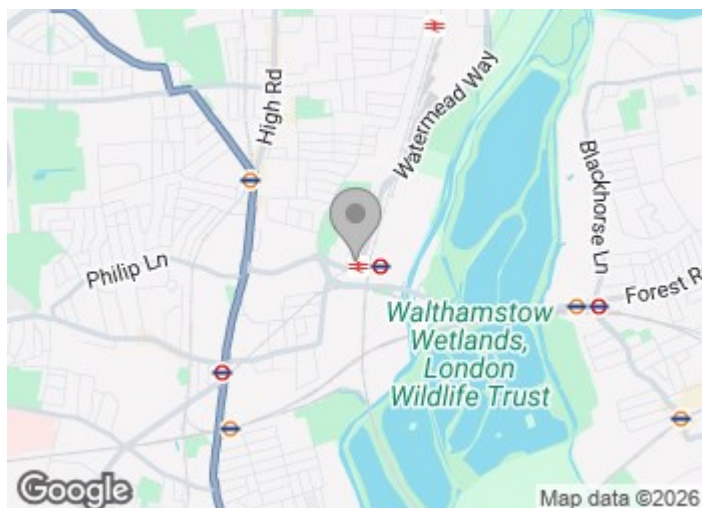
28 Ponton Road, London, SW11 7BA

www.battersea9elms.co.uk

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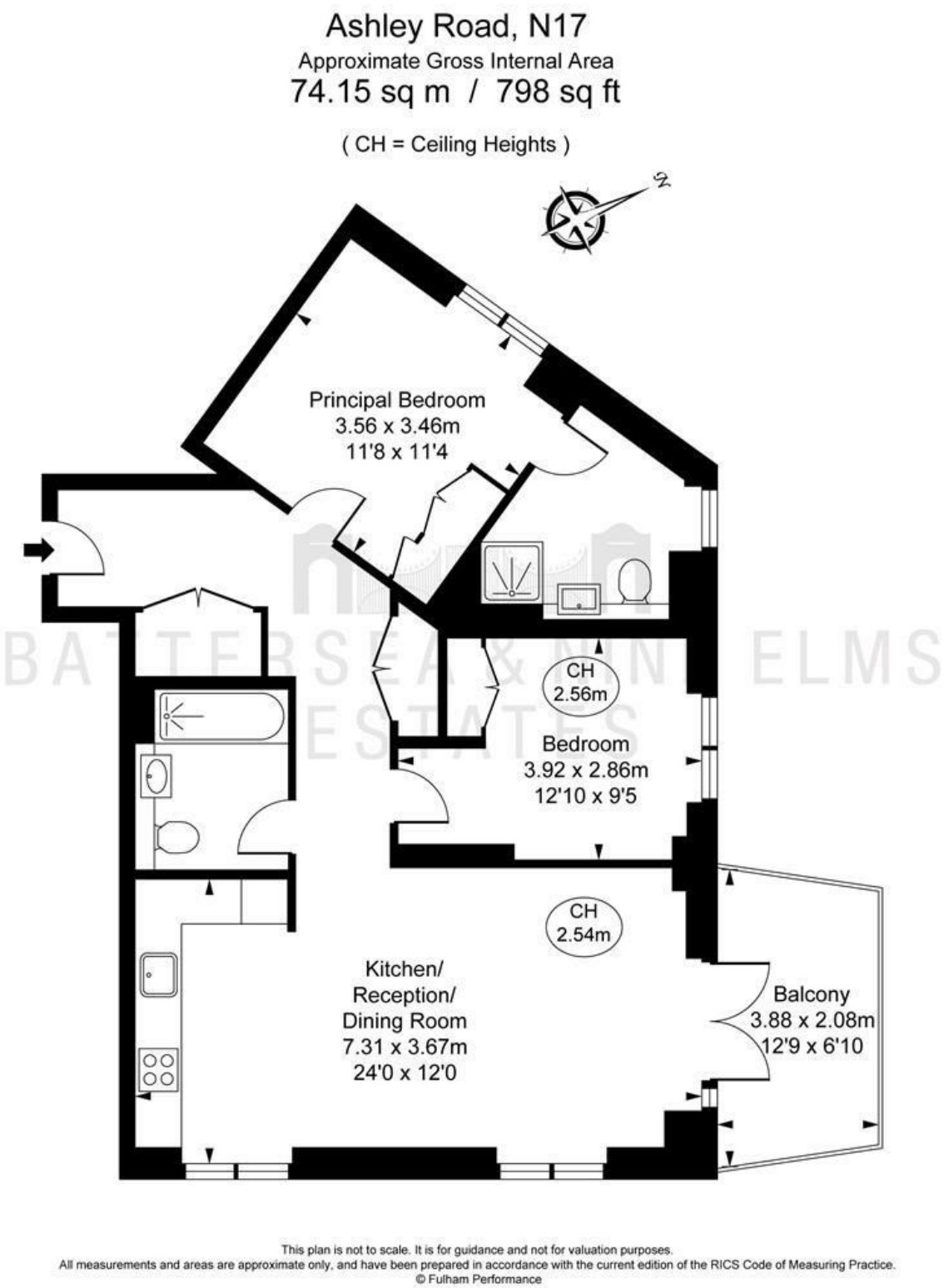


- Two Bedrooms
- Two Bathrooms
- 24 Hour Concierge
- Balcony
- Residents Lounge
- Roof terrace
- Excellent Transport Links
- Private garden



Directions





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.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	