

APARTMENT SPECIFICATION

KITCHENS

Wall-hung cupboards feature glass within a matt lacquer frame on soft-close hinges. Base units consist of matt lacquer handleless doors on soft-close hinges and fully integrated waste receptacle.

Solid surface worktops and splashback with an integrated stainless steel sink.

A full-height cabinet houses a fully integrated fridge freezer.

Where featured, selected corner kitchens include open shelving for display.

Brushed stainless steel finish brassware.

Appliances include:

- Four-zone induction hob
- Oven
- Dishwasher (slimline in studio and one-bedroom apartments)
- Integrated fridge freezer
- Free-standing washer dryer situated in the entrance-hall cupboard
- All appliances Neff or similar

BATHROOMS

Storage cabinet with linear lighting and solid surface vanity unit with integrated basin.

Large format porcelain tiles to floor and walls.

Heated stainless steel towel rail.

White wall-mounted WC with dual push flush button.

Brushed stainless steel finish brassware.

Family bathrooms include a bath with glazed shower screen and wall-mounted brushed stainless steel shower head.

En-suite bathrooms to master bedrooms include a walk-in shower with wall-mounted brushed stainless steel shower head and glazed screen.

WARDROBES AND JOINERY

Master and second bedrooms include wardrobes with white lacquered soft-close doors, inset handles, hanging rail and a high-level shelf.

Master bedroom wardrobes have concealed feature lighting.

All fitted cupboards have full-height doors with white lacquer finish.

FLOORING

Engineered timber floor finish to all rooms except bedrooms and bathrooms.

Bedrooms have fitted carpet; bathrooms have porcelain tile.

HOME AUTOMATION AND LIGHTING

Video intercom located in a central location within each apartment linked to the main building entrance.

Dimmable lighting controls to living rooms and bedrooms.

DOORS

Timber entrance door and frame, complete with door furniture.

ELECTRICAL

All visible plates, sockets, TV and data outlets in white to suit wall and surface finishes.

Thermostatically controlled under-floor heating to all rooms.

CEILING HEIGHTS

All apartments have a ceiling height of 2.55m*. Top-floor apartments benefit from extra height at 2.9m*.

*Excluding bulkheads and bathrooms.

BALCONIES AND TERRACES

All balconies are accessed via a glazed door. Where applicable, private apartment terraces feature a timber floor finish and are accessed via a glazed door.

BUILDING SPECIFICATION

BUILDING

1 Ashley Road is the first building being brought to market as part of the Argent Related regeneration of Tottenham Hale. Designed by the Stirling Prize-winning Alison Brooks Architects, its distinctive carved form is a stepped massing of two taller elements (of 18 and 12 storeys respectively) connected by a five-storey central block at the south and, at first floor, by a garden podium.

The stepped massing features communal roof terraces at first and fifth floor which have been designed by RHS gold medal winner Andy Sturgeon Design.

The design draws on the local area's industrial heritage with a rich brick facade and a shimmering, faceted metal inner skin.

ENTRANCE LOBBIES AND RESIDENTS' LOUNGE

The building has a striking triple-height entrance lobby. This is the location of the concierge desk, manned 24 hours a day to provide both convenience and peace of mind.

A comfortable residents' lounge with furnishings opens onto the larger residents' terrace.

LIFT LOBBIES AND COMMUNAL HALLWAYS

Lobbies feature painted walls and carpet floor finish with contrasting colour to lift area.

LIFTS

Two passenger lifts from ground-floor level serve each core (East, West) and all residential floors.

PEACE OF MIND

- Uniformed 24-hour concierge service
- Fob access control to building entrance, car park and lifts
- Video entry control to building entrance
- Mains supply smoke and heat detectors
- CCTV surveillance to public areas
- Parcel store for oversized deliveries
- All apartments benefit from a 10-year new homes warranty
- Lease length 999 years (less 7 days)

ESTATE MANAGEMENT AND BUILDING MANAGEMENT SERVICES

Selected external cleaning will be carried out regularly to ensure the building is kept to the appropriate standard.

A building service charge will be payable by apartment owners to cover costs of building services (to be provided by a management company), 24-hour concierge, building maintenance, cleaning and insurance.

A contribution towards the costs of the wider Tottenham Hale estate management will also be payable for services such as estate security, cleaning and maintenance, amenities and landscaping and administered via an estate service charge.