

A

S

H

H

L

1 ASHLEY ROAD

E

Y

R

O

A

D

INTRODUCING
1 ASHLEY ROAD

THE FIRST BUILDING FOR A NEW TOTTENHAM HALE

1 Ashley Road heralds a new centre for Tottenham Hale, designed and delivered by the team behind the regeneration of King's Cross. We're creating the new heart of this north London area, with exceptional homes, light-filled workspaces, public squares, shops and restaurants, setting a new standard of architectural quality.





1 ASHLEY ROAD

TOTTENHAM HALE 

OUR VISIONARY MASTERPLAN:

7 NEW BUILDINGS

1,030 NEW HOMES

3 NEW PUBLIC SPACES

A NEW HEALTH CENTRE

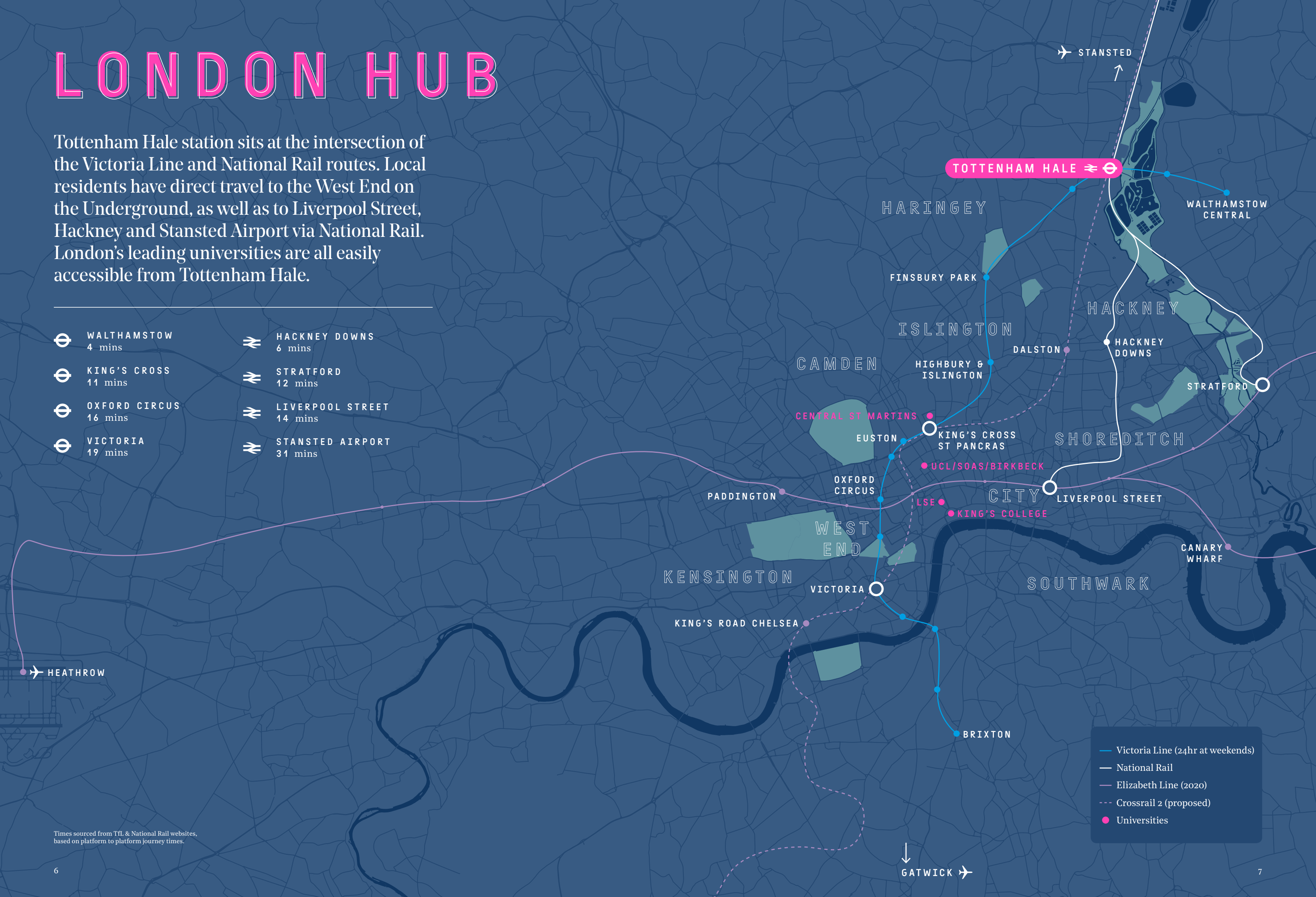
15 NEW RETAIL SPACES

ONE DEVELOPER

LONDON HUB

Tottenham Hale station sits at the intersection of the Victoria Line and National Rail routes. Local residents have direct travel to the West End on the Underground, as well as to Liverpool Street, Hackney and Stansted Airport via National Rail. London's leading universities are all easily accessible from Tottenham Hale.

 WALTHAMSTOW 4 mins	 HACKNEY DOWNS 6 mins
 KING'S CROSS 11 mins	 STRATFORD 12 mins
 OXFORD CIRCUS 16 mins	 LIVERPOOL STREET 14 mins
 VICTORIA 19 mins	 STANSTED AIRPORT 31 mins



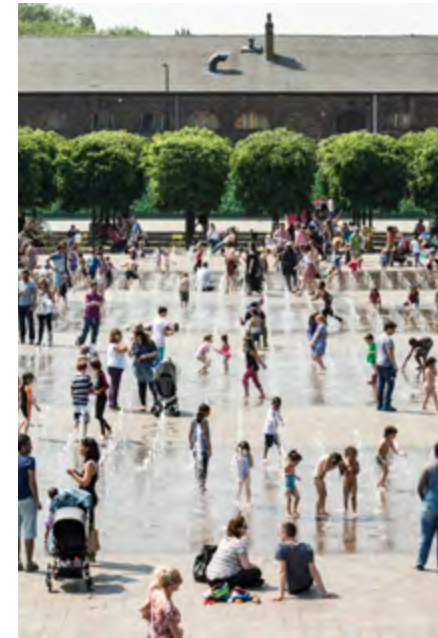
- Victoria Line (24hr at weekends)
- National Rail
- - - Elizabeth Line (2020)
- . . . Crossrail 2 (proposed)
- Universities

Times sourced from TfL & National Rail websites, based on platform to platform journey times.



One minute from
the transport hub at
Tottenham Hale

This page:
 Pancras Square, King's Cross
 Opposite page, clockwise from top:
 Granary Square, King's Cross
 Coal Drops Yard, King's Cross
 Vessel, Hudson Yards, New York
 Hudson Yards, New York



KING'S CROSS, LONDON

One of the largest and most exciting redevelopments in London, the 67-acre site has a rich history and a unique setting. What was an underused industrial wasteland has been transformed into a new part of the city with homes, shops, offices, galleries, bars, restaurants, schools, and even a university. It's a whole new piece of London with a brand new postcode – N1C.

Argent Related is a developer combining expertise from the regeneration of King's Cross and the creation of Hudson Yards in New York. We are experienced in designing and delivering multi-phase masterplans that transform their locations into enjoyable places to visit and to call home.



ARGENT RELATED VISIONARY MASTERPLAN



HUDSON YARDS, NEW YORK

The largest private real estate development in the history of the United States, Hudson Yards is the fulfilment of a remarkable collaboration of visionaries. The site includes more than 18 million sq ft of commercial and residential space, more than 100 shops and restaurants, arts centre The Shed, 14 acres of open space and the world's first Equinox Hotel.

SHOPS
 FOOD
 SQUARES
 EVENTS
 HOMES



Everyman Cinema, King's Cross



Ferry Square, at the heart of Tottenham Hale

OUR ESTATE

Across three new public spaces and seven new buildings, our estate and new centre for Tottenham Hale will welcome all to enjoy its new shops and places to eat and drink. Argent Related's design team includes AHMM, Alison Brooks Architects, Pollard Thomas Edwards, RUFF Architects and Grant Associates, who together will design Haringey Council's vision of a new district centre for the area.

Argent Related is delivering 1,030 new homes – a mix of private sale, affordable and rental; 15 new retail spaces; 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 seating and 75 new trees.

1 ASHLEY ROAD

A hexagonal, faceted building with a rich orange brickwork and shimmering metal panels, architecture by Alison Brooks Architects and interiors by Conran and Partners.

2 ASHLEY ROAD

Designed by Pollard Thomas Edwards, this brick building will be a gateway to the new Ashley Road, providing one, two and three-bedroom apartments.

FERRY ISLAND

A collection of buildings designed by AHMM surrounding a new square that will become the focus of civic life in Tottenham Hale, with shops, restaurants and distinctive events.

NORTH ISLAND

Also designed by AHMM, a residential building with retail spaces for new shops at street level.

WELBOURNE

A collection of new homes owned and managed by Haringey Council, as well as the location for a large new GP surgery and health centre for the local area.

POTENTIAL USES:

- 1 HEALTH CENTRE
- 2 GROCERY STORE
- 3 DRY CLEANER
- 4 SALON
- 5 PIZZA RESTAURANT
- 6 FITNESS STUDIO
- 7 ALL-DAY CAFÉ/BAR
- 8 BIKE SHOP
- 9 RESTAURANT/BAR
- 10 RESTAURANT/BAR
- 11 WINE STORE
- 12 DELI
- 13 FLORIST
- 14 COFFEE SHOP
- 15 CINEMA



INVESTMENT:
£1 BILLION
DEVELOPMENT
INVESTMENT

£30 MILLION
NEW STATION

£1 BILLION
NEW STADIUM
AND VENUE

LONDON
OPPORTUNITY
AREA

BACKED BY
HARINGEY
COUNCIL
AND THE GLA



Above: the new Tottenham Hotspur Stadium will host NFL games, live music and entertainment

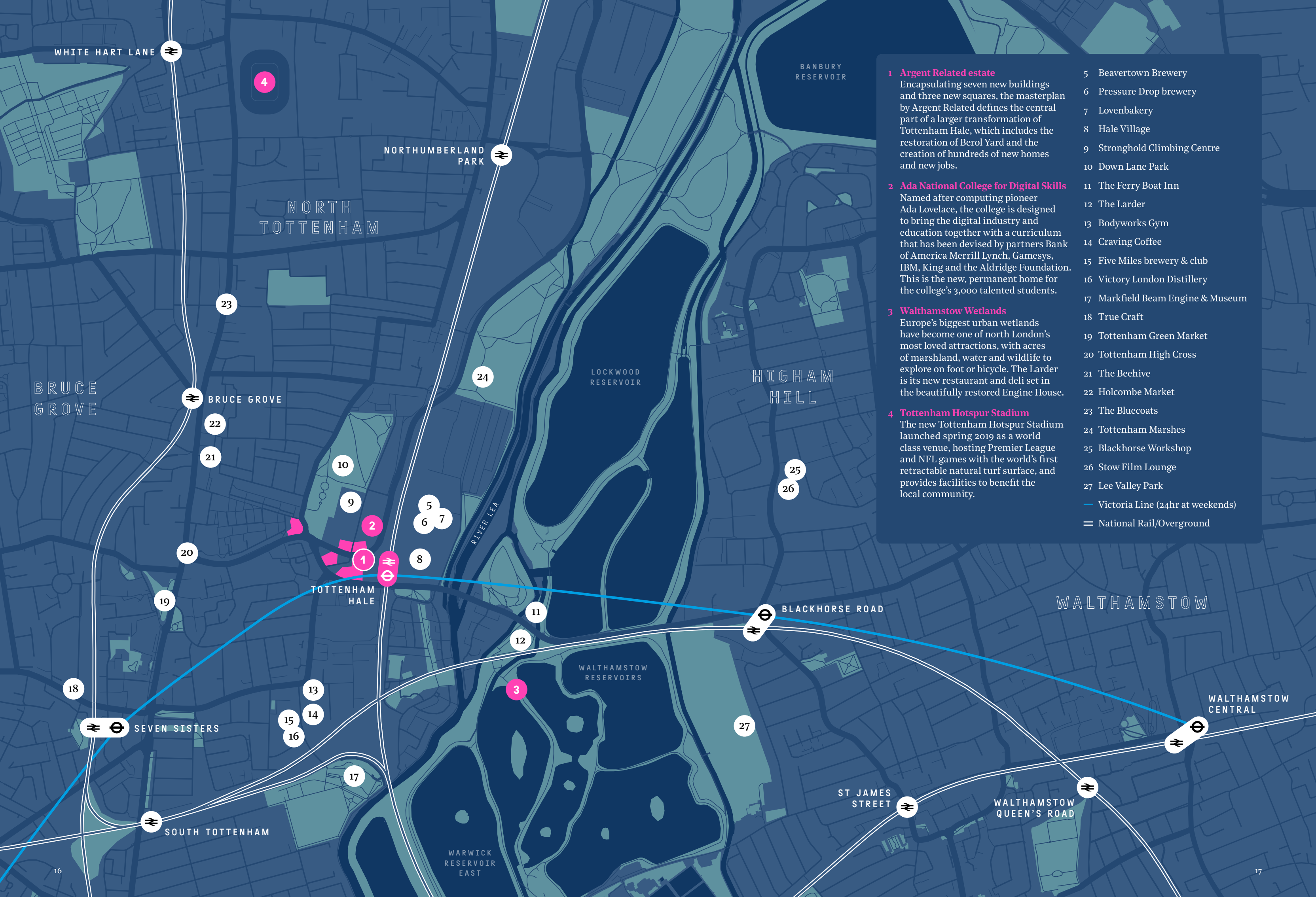
Left: £30 million investment in to a new station for Tottenham Hale

Opposite page: Tottenham Hotspur Stadium launched spring 2019

TOTTENHAM'S
TIME IS NOW

Tottenham Hale is seeing £1 billion of development investment, backed by Haringey Council and the Greater London Authority. Part of one of the largest Opportunity Areas in London, the area has received £30 million of investment into its transport interchange with a new station opening in 2019 and with future plans for Crossrail 2. In addition, the area is also building a new £1 billion world-class sports and events venue for local team Tottenham Hotspur and newcomers NFL. A residential hotspot, property agent Knight Frank forecasts Tottenham Hale will outperform the wider market.

Argent Related's long-term ownership and investment in Tottenham Hale will ensure the area continues to be a well-managed, lively place.



1 Argent Related estate

Encapsulating seven new buildings and three new squares, the masterplan by Argent Related defines the central part of a larger transformation of Tottenham Hale, which includes the restoration of Berol Yard and the creation of hundreds of new homes and new jobs.

2 Ada National College for Digital Skills

Named after computing pioneer Ada Lovelace, the college is designed to bring the digital industry and education together with a curriculum that has been devised by partners Bank of America Merrill Lynch, Gamesys, IBM, King and the Aldridge Foundation. This is the new, permanent home for the college's 3,000 talented students.

3 Walthamstow Wetlands

Europe's biggest urban wetlands have become one of north London's most loved attractions, with acres of marshland, water and wildlife to explore on foot or bicycle. The Larder is its new restaurant and deli set in the beautifully restored Engine House.

4 Tottenham Hotspur Stadium

The new Tottenham Hotspur Stadium launched spring 2019 as a world class venue, hosting Premier League and NFL games with the world's first retractable natural turf surface, and provides facilities to benefit the local community.

- 5 Beavertown Brewery
- 6 Pressure Drop brewery
- 7 Lovenbakery
- 8 Hale Village
- 9 Stronghold Climbing Centre
- 10 Down Lane Park
- 11 The Ferry Boat Inn
- 12 The Larder
- 13 Bodyworks Gym
- 14 Craving Coffee
- 15 Five Miles brewery & club
- 16 Victory London Distillery
- 17 Markfield Beam Engine & Museum
- 18 True Craft
- 19 Tottenham Green Market
- 20 Tottenham High Cross
- 21 The Beehive
- 22 Holcombe Market
- 23 The Bluecoats
- 24 Tottenham Marshes
- 25 Blackhorse Workshop
- 26 Stow Film Lounge
- 27 Lee Valley Park

— Victoria Line (24hr at weekends)
 = National Rail/Overground

WHITE HART LANE

NORTH TOTTENHAM

NORTHUMBERLAND PARK

BANBURY RESERVOIR

LOCKWOOD RESERVOIR

HIGHAM HILL

BRUCE GROVE

BRUCE GROVE

WALTHAMSTOW RESERVOIRS

WARWICK RESERVOIR EAST

BLACKHORSE ROAD

WALTHAMSTOW

WALTHAMSTOW CENTRAL

ST JAMES STREET

WALTHAMSTOW QUEEN'S ROAD

SOUTH TOTTENHAM

SEVEN SISTERS

ALL HAIL TOTTENHAM HALE:

Tottenham Hale is where urban life meets the restfulness of rivers and canals, water and skies. We asked Walthamstow photographer William Green to capture his favourite parts of an area that we think encapsulates modern London and its exciting breadth of opinion, outlooks, food, tempos and stories.

- p18 Observation hide at Walthamstow Wetlands
- p19 The River Lea from Ferry Lane
- p20 Walthamstow Wetlands
- p21 Stronghold Climbing
- p22 Markfield Beam Engine & Museum
- p24 Craving Coffee
- p25 Beavertown Brewery Taproom
- p26 Walthamstow Wetlands
- p28 Tottenham Marshes













1 ASHLEY ROAD MARKS SOMETHING COMPLETELY NEW FOR TOTTENHAM HALE

1 Ashley Road's architecture is designed to bring joy to both residents and passers-by. Award-winning practice Alison Brooks Architects has created a building that sets a new standard for homes in Tottenham, with a warm brick façade, street-level colonnades and generous garden terraces.



Our design has a distinctive faceted form with a rich orange outer brick façade and a shimmering metal inner skin that reflects light into a courtyard garden

ALISON BROOKS



ALISON BROOKS ARCHITECTS

Globally-recognised practice Alison Brooks Architects (ABA) has created a faceted beacon with two wings of apartments — a design that draws light into its apartments, landscaped residents' gardens and the public square below.

A British practice at the forefront of design, ABA has been awarded prizes including Architect of the Year and Housing Architect of the Year by the RIBA, and the UK's most prestigious award, the Stirling Prize. The practice is also known for the huge wooden 'Smile' installation outside Chelsea College of Art, a signature piece of the London Design Festival, 2016.



Views east over the wetlands and the city



CONRAN AND PARTNERS



The building's interior architecture, by Conran and Partners, combines contrasting textures and finishes against a backdrop of bright, warm neutrals. Wood, metal and porcelain have been chosen to speak quietly of quality.

Conran and Partners was founded by Sir Terence Conran and creates designs that balance contemporary style with welcoming comfort.

Notable projects of theirs include the reimagining of Modernist London icons, Centre Point and the Barbican's Blake Tower.



Form, pattern, detail and materiality are thoughtfully applied to create refined residences full of confidence, identity and personality

SIMON KINCAID, CONRAN AND PARTNERS

OPEN PLAN

Generous kitchen and living space in a studio apartment





LIVING

Large, light-filled rooms designed for open plan living, complete with floor-to-ceiling windows, wide beam engineered wood flooring with under-floor heating and doors out to the balcony or terrace — here shown in the living/kitchen area of a two-bedroom apartment.



KITCHEN

Contemporary kitchens are finished in matt lacquer painted cabinetry with reeded glazing to wall units, solid surface countertops and integrated appliances. This is an example from a one-bedroom apartment.



BATHROOM

Porcelain tiles adorn the bathroom walls and are arranged in beautiful configurations. Light grey tiles for family bathrooms (left) and white tiles in gloss and matt for en-suites (below).





BEDROOM

Soft carpet underfoot and bespoke wardrobes with soft-close full-height doors

AMENITIES

The building is designed with a series of high-quality amenities. These include an impressive entrance lobby with 24-hour concierge, a welcoming residents' lounge (right) to have a coffee with friends or work somewhere inspiring, and private gardens with lush planting.

Seven-times Chelsea Flower Show gold medal winner Andy Sturgeon Design has created a first-floor podium garden (right) and fifth-floor roof terrace (modelled below) for residents to enjoy.

Curved linear seating, quality timber decking and layered seasonal planting gives spaces for residents to read, to socialise or to rest in the sunshine.

Andy Sturgeon is one of the UK's most decorated garden designers. His commissions include public spaces and private gardens all over the UK and in Hong Kong, Rwanda, Europe and the Middle East.



Our gardens are at the core of the building, and we have designed them to be a place to congregate, socialise or relax in a quiet spot

ANDY STURGEON

TERRACES

1 Ashley Road's private communal gardens join the building's two wings at the first and fifth floors



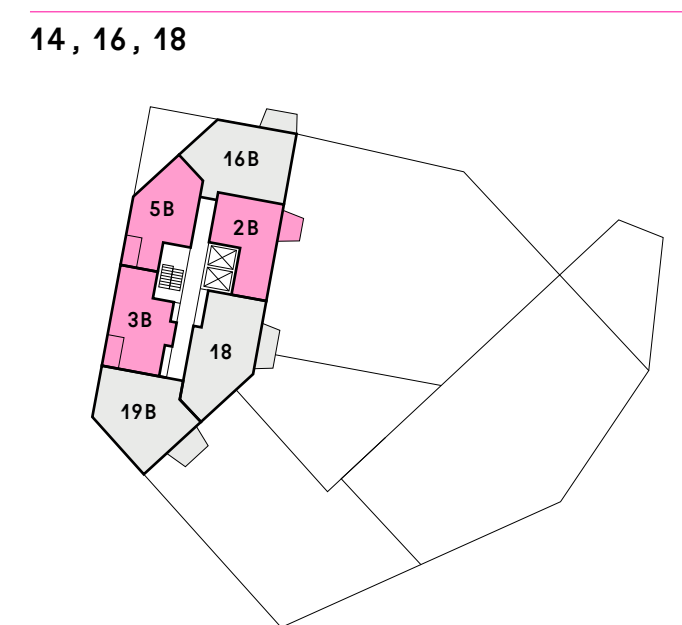
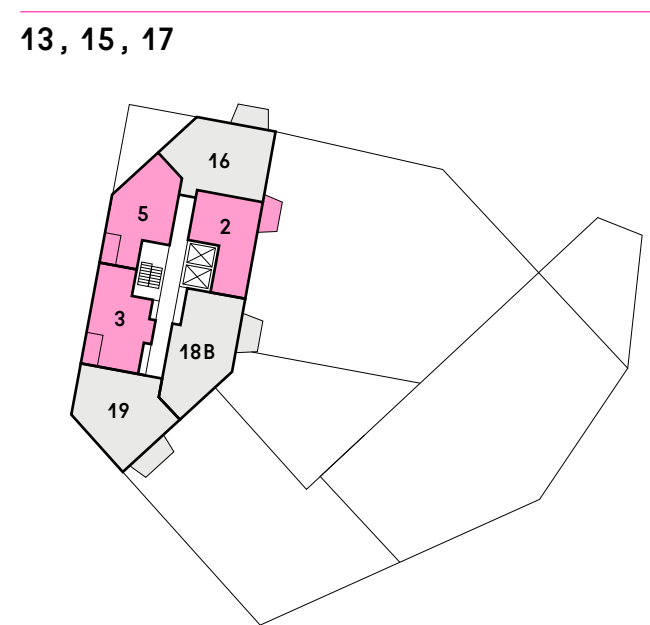
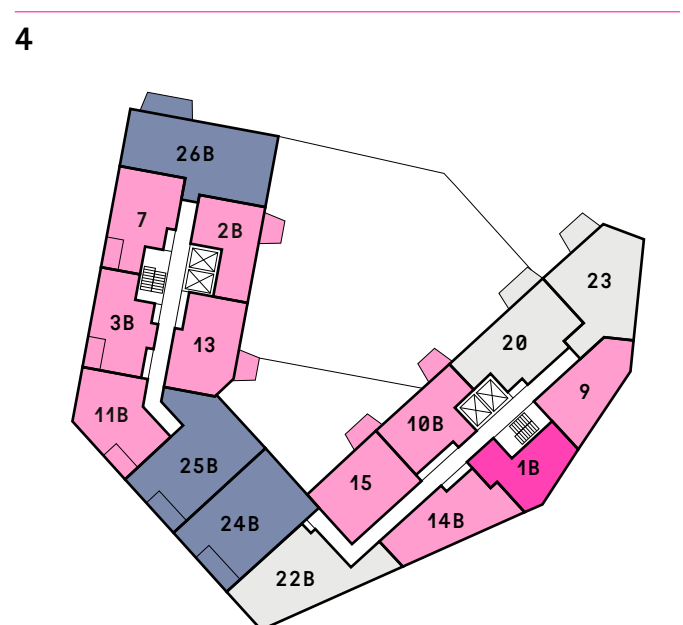
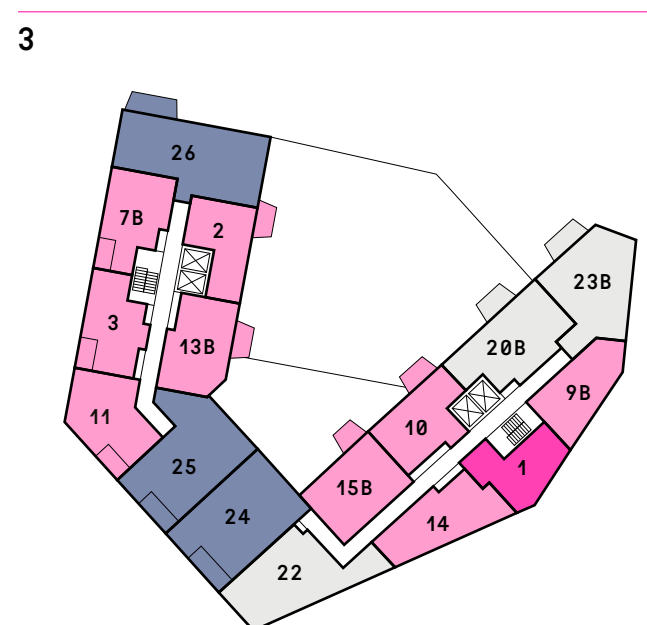
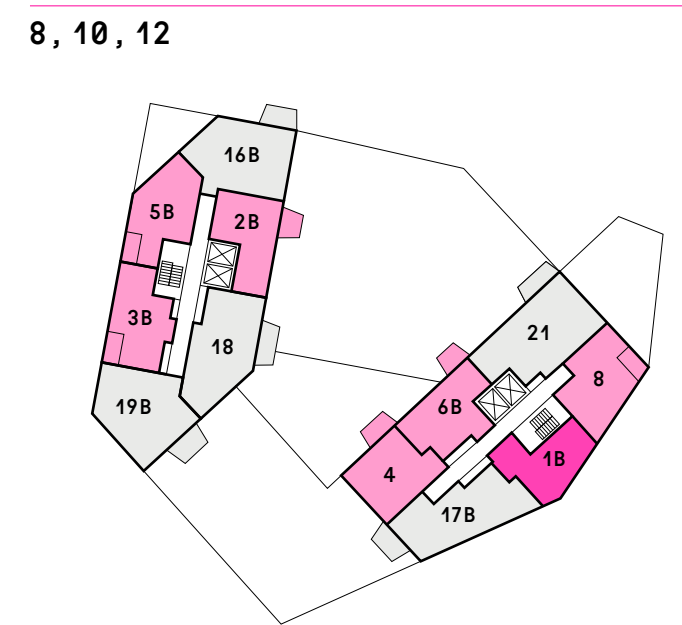
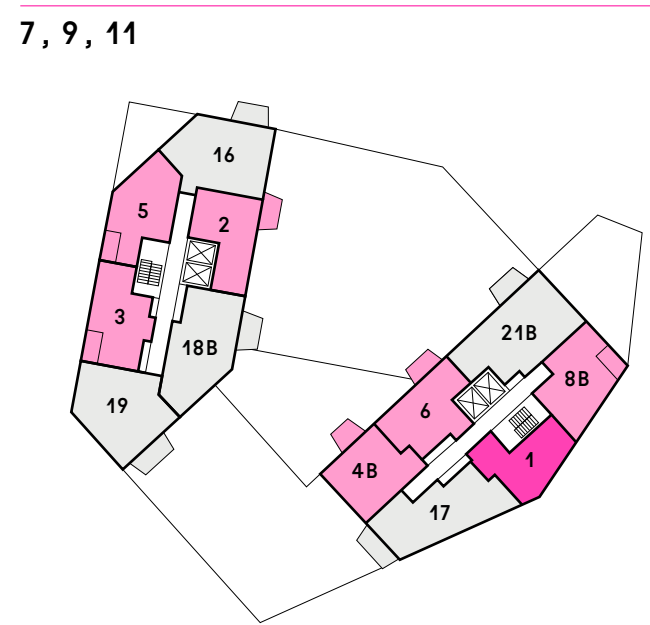
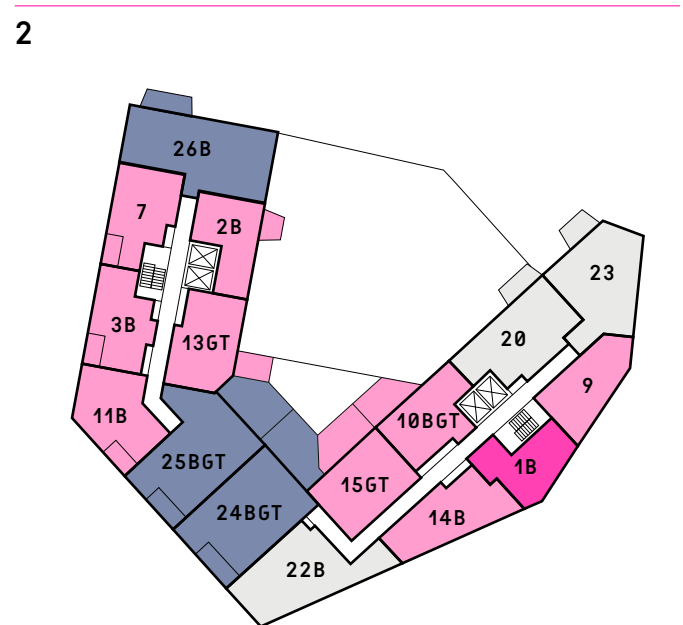
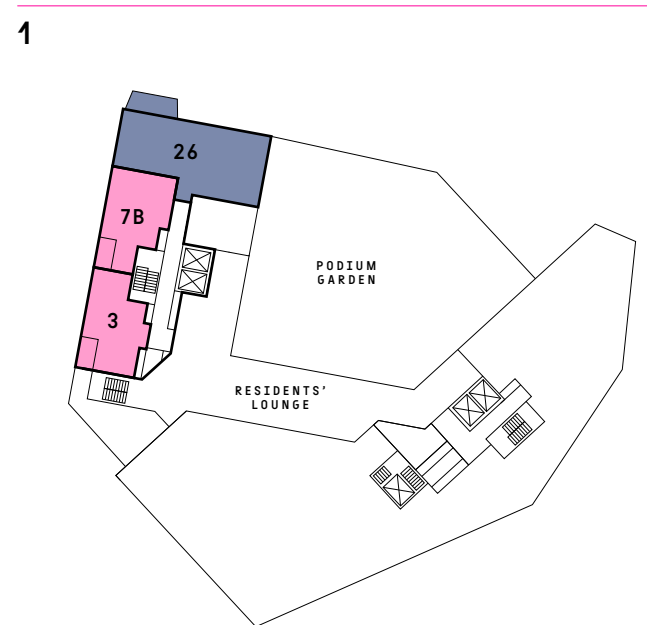
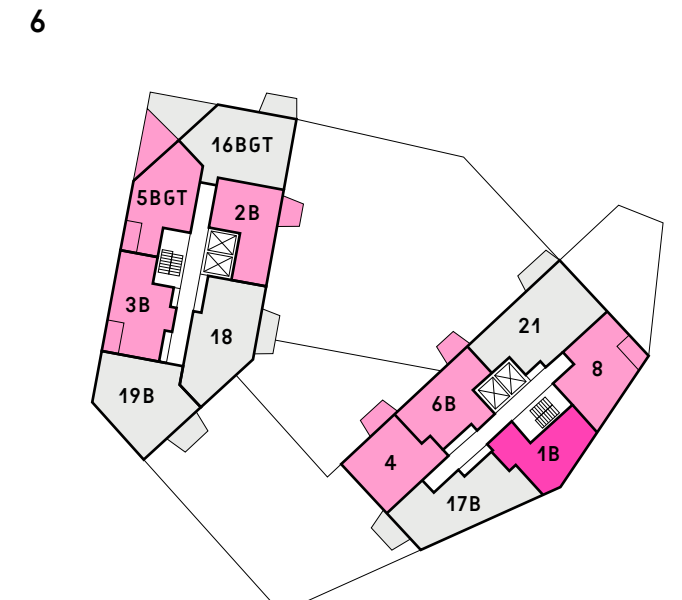
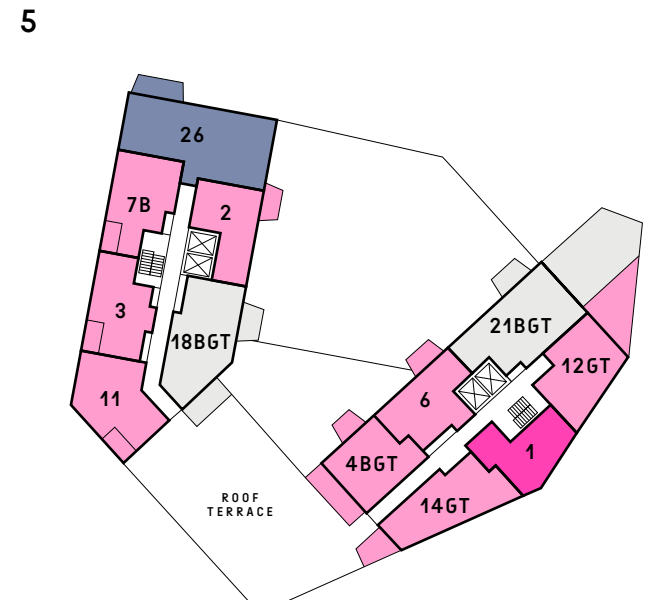
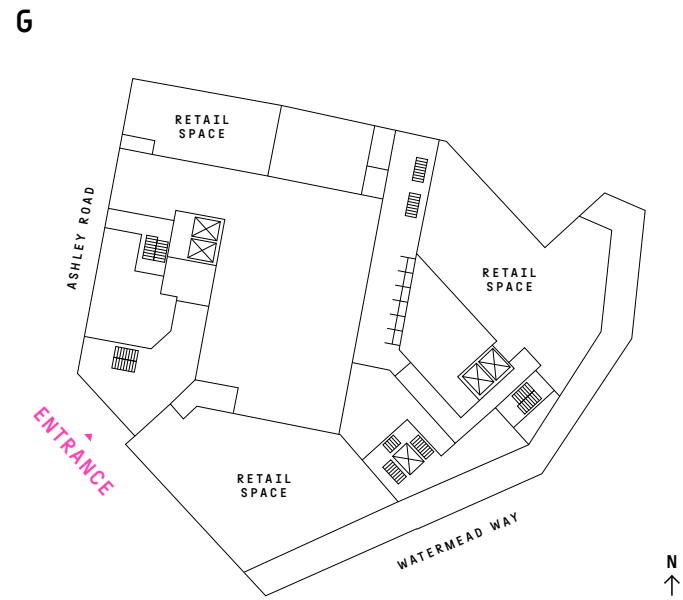


THE BUILDING
THE HOMES
THE FINISHES

ALL THE
DETAILS

APARTMENT FINDER

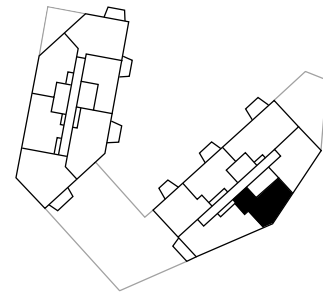
- STUDIO
- 1 BEDROOM
- 2 BEDROOM
- 3 BEDROOM



Numbers refer to apartment types

TYPICAL STUDIO TYPE 1

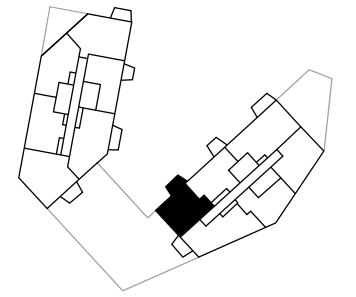
NSA	48.7 sq m	524 sq ft
LIVING/KITCHEN	4.33 × 4.38m	14'2" × 14'4"
MASTER BEDROOM	3.25 × 3.46m	10'8" × 11'4"



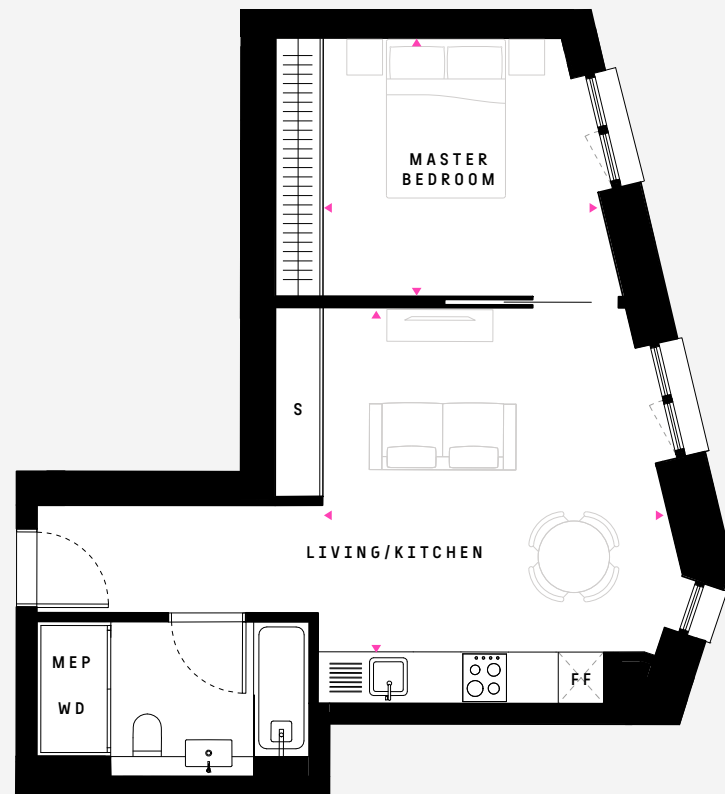
N
↑

TYPICAL 1 BEDROOM TYPE 4

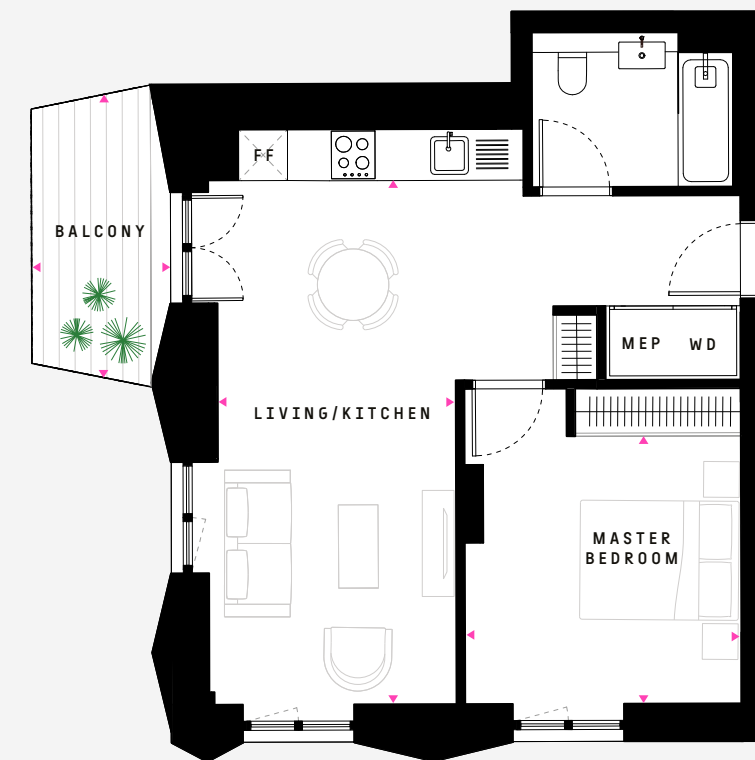
NSA	52.4 sq m	564 sq ft
LIVING/KITCHEN	6.59 × 2.99m	21'7" × 9'10"
MASTER BEDROOM	3.37 × 3.48m	11'1" × 11'5"
BALCONY	3.50 × 1.75m	11'6" × 5'9"



N
↑



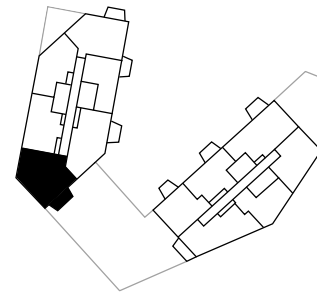
FF: Fridge Freezer MEP: Mechanical, Electrical, Plumbing S: Storage WD: Washer Dryer



FF: Fridge Freezer MEP: Mechanical, Electrical, Plumbing S: Storage WD: Washer Dryer

TYPICAL 2 BEDROOM TYPE 19

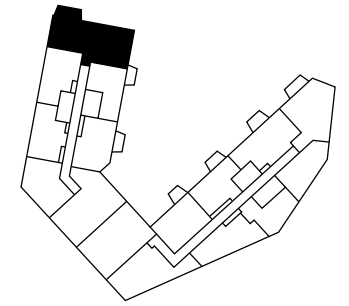
NSA	76.0 sq m	818 sq ft
LIVING/KITCHEN	7.24 × 4.03m	23'9" × 13'3"
MASTER BEDROOM	3.45 × 4.24m	11'4" × 13'11"
BEDROOM 2	3.45 × 3.06m	11'4" × 10'0"
BALCONY	4.38 × 1.75m	11'4" × 5'9"



N
↑

TYPICAL 3 BEDROOM TYPE 26

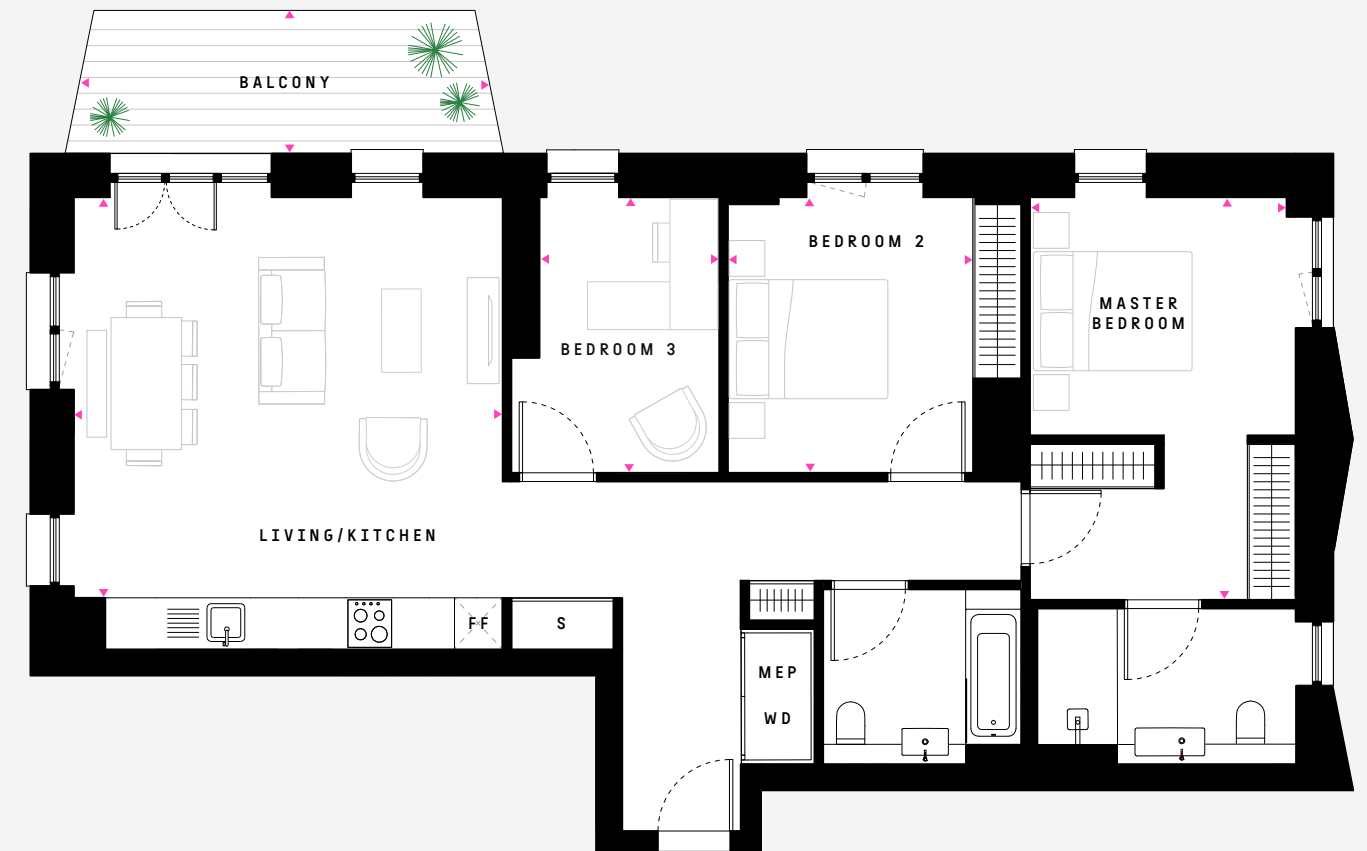
NSA	102.7 sq m	1,105 sq ft
LIVING/KITCHEN	5.47 × 5.04m	17'11" × 16'6"
MASTER BEDROOM	3.35 × 5.07m	11'0" × 16'8"
BEDROOM 2	3.09 × 3.47m	10'2" × 11'5"
BEDROOM 3	2.22 × 3.47m	7'3" × 11'5"
BALCONY	5.16 × 1.80m	16'11" × 5'11"



N
↑



FF: Fridge Freezer MEP: Mechanical, Electrical, Plumbing S: Storage WD: Washer Dryer



FF: Fridge Freezer MEP: Mechanical, Electrical, Plumbing S: Storage WD: Washer Dryer

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.

APARTMENT SPECIFICATION

KITCHENS

Wall-hung cupboards feature glass within a matt lacquer frame on soft-close hinges. Base units consist of matt lacquer handle-less 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.



Colonnade of new shops and green corridor connecting to College Square and Down Lane Park beyond

Disclaimer

While reasonable effort has been made to ensure the accuracy of this document and the information contained within, this cannot be guaranteed and no representation or warranty is made in that regard and all such representations and warranties (whether express, implied or otherwise) are excluded to the extent permitted by law.

The specification included herein is the anticipated specification as at the date of this brochure and is designed specifically as a guide and we reserve the right to amend the specification where necessary or desirable and without notice. Computer generated images are indicative of the quality and style of the development and are not intended to represent fully accurate depictions. Apartment and amenity designs, sizes, layouts and other details are indicative only and may be subject to change. Any areas, measurements or distances shown in any text or plan are indicative and for information purposes only and may be different once actually constructed.

Any reference to use of the property does not mean that any necessary planning, building regulations or other consent has been obtained.

Variances occur between apartment types. Please refer to the sales team for details of a particular apartment.

A management company will be appointed to provide building management services.

Please note that the design development of 1 Ashley Road is ongoing and certain items of the specification may be amended to an item of equivalent quality without notice.

Plans are not to scale. All measurements are approximate. All furniture and planting shown for context only, not supplied with the apartment.

The Argent Related sales team is employed by Argent (Property Development) Services LLP, an associated company of TH Propco ARE Limited, which holds a beneficial interest in 1 Ashley Road, April 2019.

Design by dn&co.
dnco.com



www.tottenhamhale.london
hello@tottenhamhale.london
+44 (0)20 7205 4047

TOTTENHAM HALE

WWW.TOTTENHAMHALE.LONDON