

Apartment specification

Kitchens

Kitchen finishes are of a timeless style.

Base and wall units consist of matt lacquer, soft-close doors with discrete concealed handle profile.

Composite engineered solid stone worktop and splashback with an integrated stainless steel sink.

Vertical format feature ceramic tiled splashback.

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

Chrome finish brassware throughout.

Appliances include:

Ceramic glass electric hob and integrated extractor hood.

Built-in stainless-steel oven.

Integrated dishwasher.

Integrated fridge/freezer.

Free-standing washer/dryer situated in the utility cupboard.

All appliances Zanussi or similar.

Bathrooms

Storage cabinet, integrated mirror with feature lighting detail. Laminated timber veneer vanity with feature timber veneer frame and ceramic semi-recessed basin.

Large format porcelain tiles to floor and walls.

Small vertical feature porcelain tiles behind wc pan and basin.

Chrome heated towel rail.

White wall mounted WC with slow-close lid and dual push flush plate.

Chrome brassware throughout

Family bathrooms include a bath with glazed shower screen, wall mounted chrome shower head and handheld shower. En-suite to master bedrooms include a walk-in shower with wall mounted chrome shower head and glazed screen.

Wardrobes and joinery

Master bedrooms include wardrobes with mirrored and solid sliding doors, full height handle, chrome hanging rail and high level shelf.

Flooring

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

Bedrooms have fitted wool mix carpet; bathrooms have porcelain tile.

Home automation and lighting

Video intercom located within each apartment linked to the main building entrance.

Recessed lighting throughout with a feature kitchen strip LED light under wall units.

Doors

Timber entrance doors and frame with American light oak veneer finish.

Electrical

All visible plates, TV and data outlets in stainless steel, sockets in chrome. Thermostat controlled under-floor heating to kitchen, living and bedrooms.

Ceiling heights

All apartments have a ceiling height of 2.55m.* Except Level 14 which are 2.9m.

*Excluding bulkheads and bathrooms.

Balconies and terraces

All balconies are accessed via a glazed door.

Where applicable, private apartment terraces are accessed via a glazed door.



Building specification

Building

2 Ashley Road is a building 'made from Tottenham'. The massing and form responds to contextual opportunities and the sites challenges. It's materiality informed by the areas industrial past, the design of its neighbour Berol House and a story of the Gestetner Duplicator, built in Tottenham Hale.

The massing of the building stepping down from 15 to 7 storeys and to 5 storeys sensitively relate to the new and existing context, shaped to frame a new public space fronting 1 Ashley Road. 2 Ashley Road will provide a generous communal roof terrace on the 5th floor for residents to enjoy with expansive views to the West and North London.

The façades of the building are predominantly brick, a masonry weave that is inspired by Haringey's buildings of rich detailing decorates the brickwork extending to the full height.

The subtle variety of brick tones are complemented by rich 'brass' coloured metal and black metal features that provides robust and elegant details reflecting on the Gestetner Duplicator designed by Raymond Loewy. Metal perforation and balcony details are inspired by the print method of the Duplicators Cyclograph.

Entrance lobbies

Concrete columns and bespoke designed gates mark the entrance to a tall all-tenure lobby and courtyard while shared interiors have a bronzed finish with industrial textures.

Lift lobbies and communal hallways

All areas are thoughtfully dressed with contemporary furniture, lighting and inspiring artworks to create a diverse range of spaces.

Lifts

Two passenger lifts from the ground floor serve all residential floors. A dedicated cycle lift is provided between the ground floor and basement to provide residents with access to the cycle store.

Peace of mind

- Fob access control to building entrance and lifts
- Video entry control to building entrance
- Mains supply smoke and heat detectors
- CCTV surveillance to public areas
- 'Bringme' parcel lockers for contactless and 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), concierge, building maintenance, cleaning and insurance.

A contribution towards the costs of the wider Heart of 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.

Shared amenities

All residents at 2 Ashley Road have access to a range of amenities which include:

- Roof Garden
- Secure cycle parking
- Entrance postal lounge
- Estate concierge from summer 2022

