

N17

Sage@
Heart of Hale



Live life to the full

Situated around three new thoughtfully planned piazzas, this inspiring development of homes in Tottenham Hale is formed of intelligently designed buildings that create a modern environment where you can make the most of your life, including new shops, services and entertainment, and places to eat and drink a few steps from your front door.

Home for you

In total over 1,000 brand new homes will be created building a new community where people want to live. There are also 15 new retail spaces for shops, cafés and restaurants; co-working and office space; a new health centre on your doorstep with a superbly equipped, spacious gym; and large well-lit, beautifully planted, and elegantly paved public areas with seating giving you space to relax and connect.







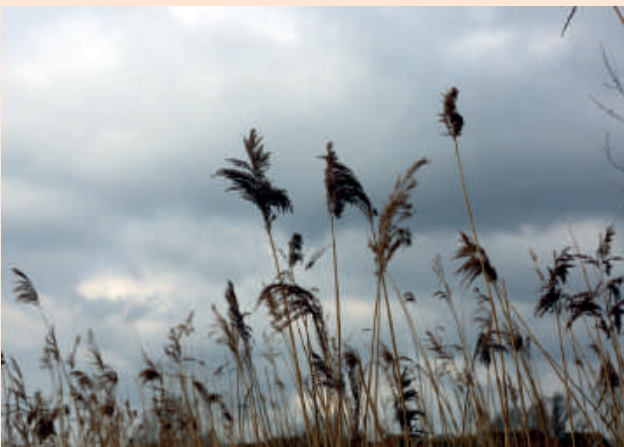


Healthy Spaces

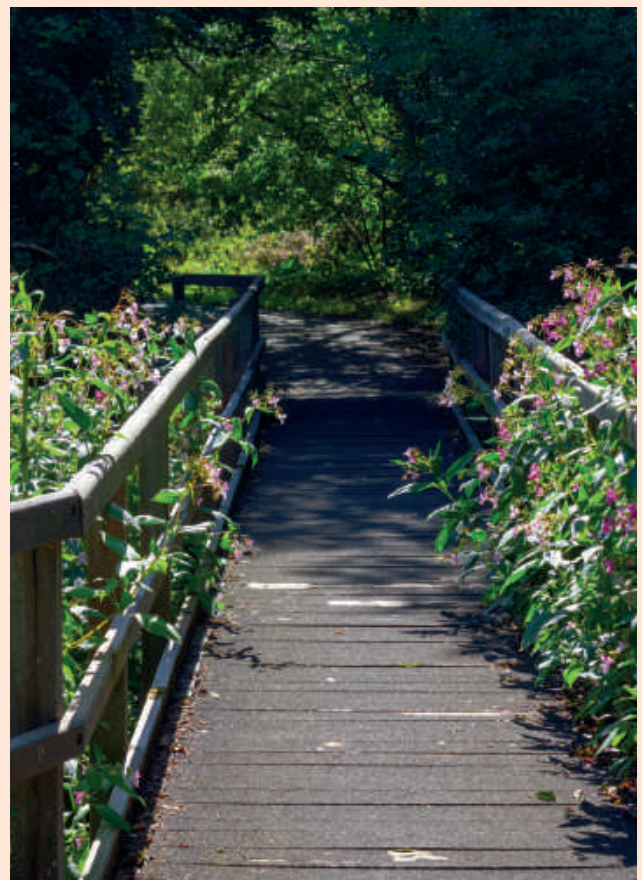
Good for your body and your mind, Heart of Hale is located with green spaces and water within easy reach. You will be able to walk through parks, along the river and around the Wetlands. Why not wander along the lock to enjoy a seasonal ale at the Beavertown Brewery or discover the literature festival at the Bernie Grant Arts Centre, enjoy a coffee at the Blooming Scent Cafe or pick up some delicious deli treats at Table 13.



If nature is more for you it is just a walk, stroll or run to the Walthamstow Wetlands. Close to the city but with a real connection to the countryside this expanse of water ways, wildlife parks and reservoirs can give you the chance to escape from city life.



The historic Markfield Park sits on the edge of the River Lea with formal gardens, sports pitches and a café alongside areas and facilities for everyone.



The Lee Navigation is a canal which incorporates the River Lea. An ideal place to walk cycle or run, there is a 50 mile public walking path and bicycle trail following the canal towpath.



Tottenham Hale

Young, exciting, vibrant and welcoming, suburban Tottenham Hale is nestled next to the sprawling beauty of Walthamstow Wetlands nature reserve. Close to this tranquil setting lies London with its metropolitan charm, so this really is the best of both worlds allowing you to have everything on your doorstep.



Being in the heart of Tottenham Hale means enjoying a wide selection of food and drink from all corners of the world. Independent restaurants, local bars and traditional pubs are within reach and if you prefer cake and coffee there are cafes for that too.



Heart of Hale is a brand new, state of the art development in the diverse and regenerated area of Tottenham Hale. Transforming the area, these new homes are adding to an already existing creative and vibrant neighbourhood with elegantly paved open spaces and a wealth of great local amenities.



Tottenham Hale is a great base whatever you like to do in your spare time. While relaxing or socialising on the garden terrace, looking across the rooftops you can see the Tottenham stadium. A great day out if you are a football fan. If you prefer to take part in a more active lifestyle there are plenty of options including a climbing centre and circus skills classes



A new public square, at the heart of the development will come alive with a terrific selection of restaurants, over 15 retail outlets, bars and a cinema.



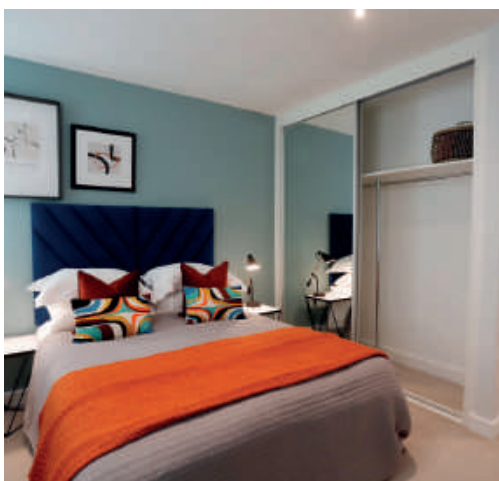
Get closer to nature and enjoy the serenity of one of Europe's largest urban wetland nature reserves – The Walthamstow Wetlands. Just a 10-minute stroll from your doorstep these wetlands have a cafe and Visitor Centre as well as dedicated running, cycling and walking paths designed not to disturb the wildlife.

“Heart of Hale is
your happy place.”





High specification kitchens and appliances

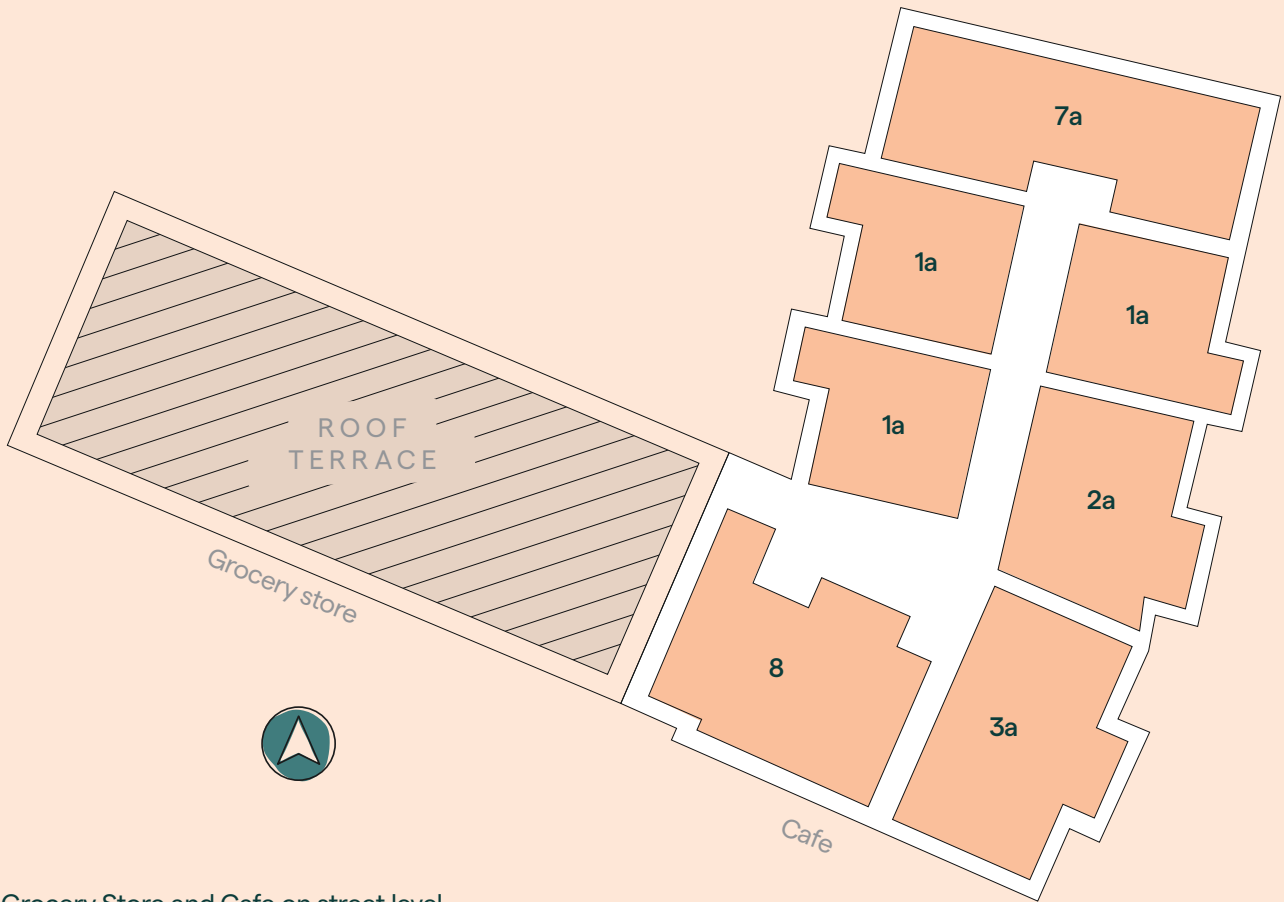


Spacious and well lit bedrooms with plenty of storage



Bathrooms to relax and unwind in

Floors 1 to 4

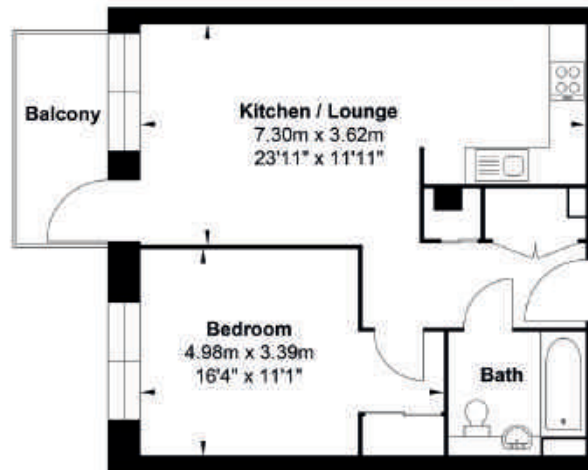
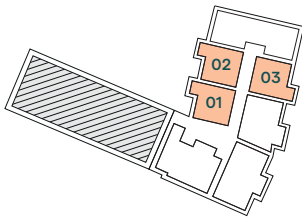


Grocery Store and Cafe on street level
Please refer to individual floorplans

Flat type 1a

One bedroom apartment

INTERNAL AREA:
50.4MM² | 542.5FT²



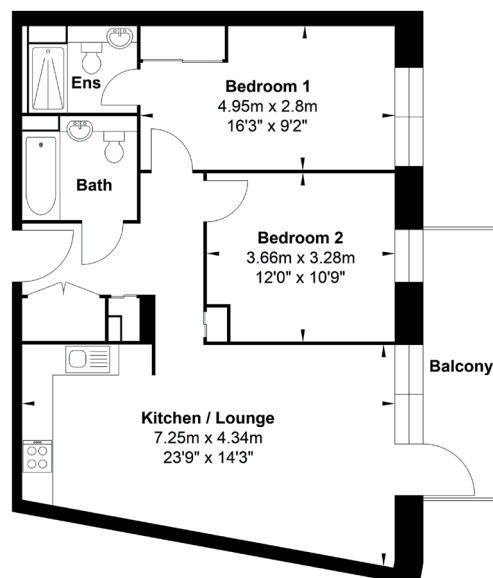
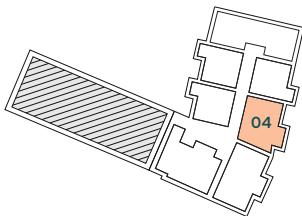
PLOTS:

First Floor
1.01, 1.02, 1.03
Second Floor
2.01, 2.02, 2.03
Third Floor
3.01, 3.02, 3.03
Fourth Floor
4.01, 4.02, 4.03

Flat type 2a

Two bedroom apartment

INTERNAL AREA:
71.2MM² | 766.3FT²



PLOTS:

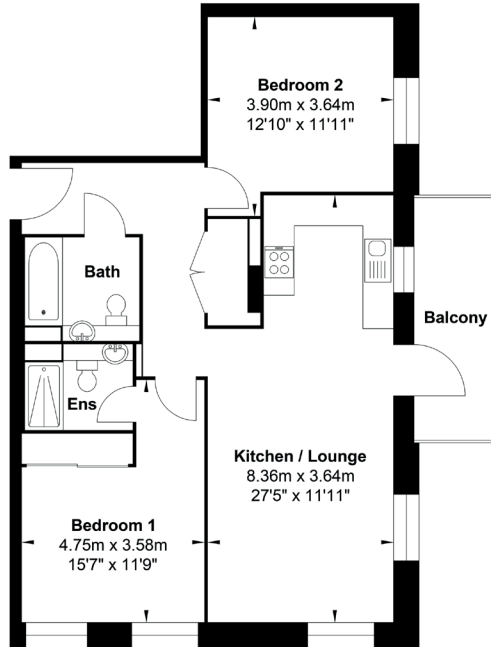
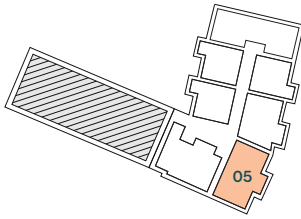
First Floor
1.04
Second Floor
2.04
Third Floor
3.04
Fourth Floor
4.04

NB: Whilst every attempt has been made to ensure the accuracy of the floor plan 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.

Flat type 3a

Two bedroom apartment

INTERNAL AREA:
74.6MM² | 802.9FT²



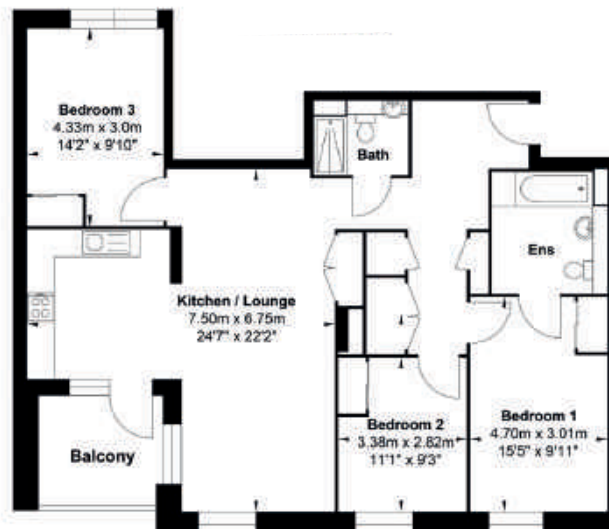
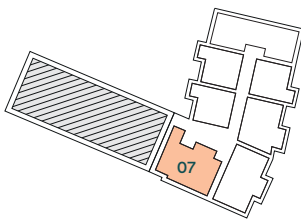
PLOTS:

- First Floor
1.05
- Second Floor
2.05
- Third Floor
3.05
- Fourth Floor
4.05

Flat type 8

Three bedroom apartment

INTERNAL AREA:
101MM² | 1,087.1FT²



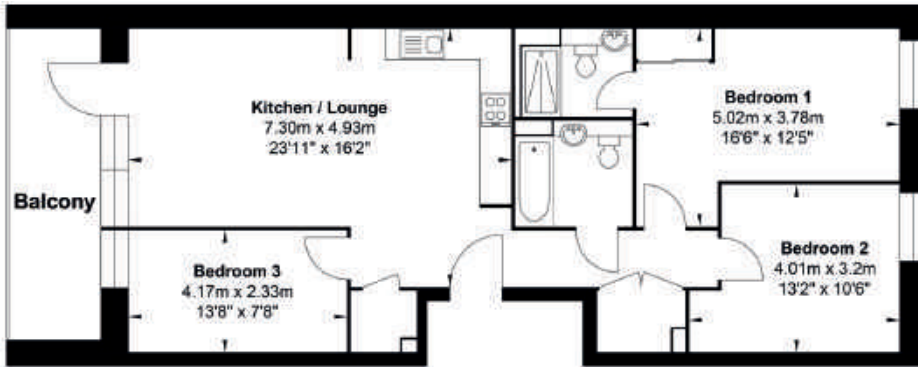
PLOTS:

- First Floor
1.07
- Second Floor
2.07
- Third Floor
3.07
- Fourth Floor
4.07

NB: Whilst every attempt has been made to ensure the accuracy of the floor plan 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.

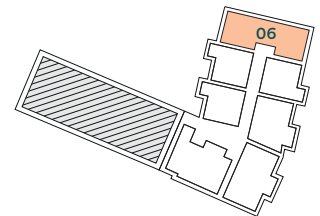
Flat type 7a

Three bedroom apartment



PLOTS:

- First Floor
1.06
- Second Floor
2.06
- Third Floor
3.06
- Fourth Floor
4.06



INTERNAL AREA:

86.4M² | 930FT²



NB: Whilst every attempt has been made to ensure the accuracy of the floor plan 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.

Specification

General Specification

Oak veneered entrance doors

Amtico floor to living/kitchen/dining/hall

Manx Tomkinson carpet to bedroom

Cotswold internal doors

Underfloor heating

Appliances

Zanussi single oven

Zanussi 4 ring hob

Zanussi integrated fridge freezer

Built -in telescopic hood extractor

Indesit freestanding washer/dryer

Bathrooms, Ensuites

Concept Ideal form enamelled bath

Mira Thermostatic wall mounted shower

Glass Shower Screen

Chrome plated heated towel rail

Tiled floors and walls (when bath fitted)

Mirror above basin

Security and External

Communal cycle storage

Mailboxes in lobby

Video entry system

Corded silver birch carpets in communal areas

Lighting and Electrical

Pendant lights to bedrooms

LED downlights to other rooms

Bathroom and kitchen extraction fans

Heated towel rail

Satelite socket living and bedroom

Kitchen

Soft close doors and drawers

Carrara marble effect laminate worktops

Carrara marble effect laminate upstands

Carrara marble effect splashback

Chrome single lever tap

Stainless steel sink and drainer

Items included on the specifications apply to individual apartment types and can change.
Always confirm with the sales adviser for the correct and updated specification



Transport

Connectivity from Tottenham Hale is easy, Euston station is less than 20 minutes away with a short walk to the underground. Or take the overground to Stansted and set off to faraway places.

Sitting at the intersection of the Victoria Underground and National Rail lines and will be part of the future Crossrail 2 route. Residents will have direct rail connections to Oxford Circus, Liverpool Street, the city, and London Stansted Airport.

London's world-leading universities are also within easy reach, and the city of Cambridge, with its science and technology hubs and university, is under an hour away.



Walking

Tottenham Hale Retail Park
4 mins

The Gym Group
4 mins

Walthamstowe Wetlands
10 mins



Train

London Liverpool Street
14 mins

Oxford Circus
16 mins

London Stansted Airport Station
31 mins



Car

Tottenham Hotspur Station
9 mins

IKEA
11 mins

London Stanstead Airport
39 mins



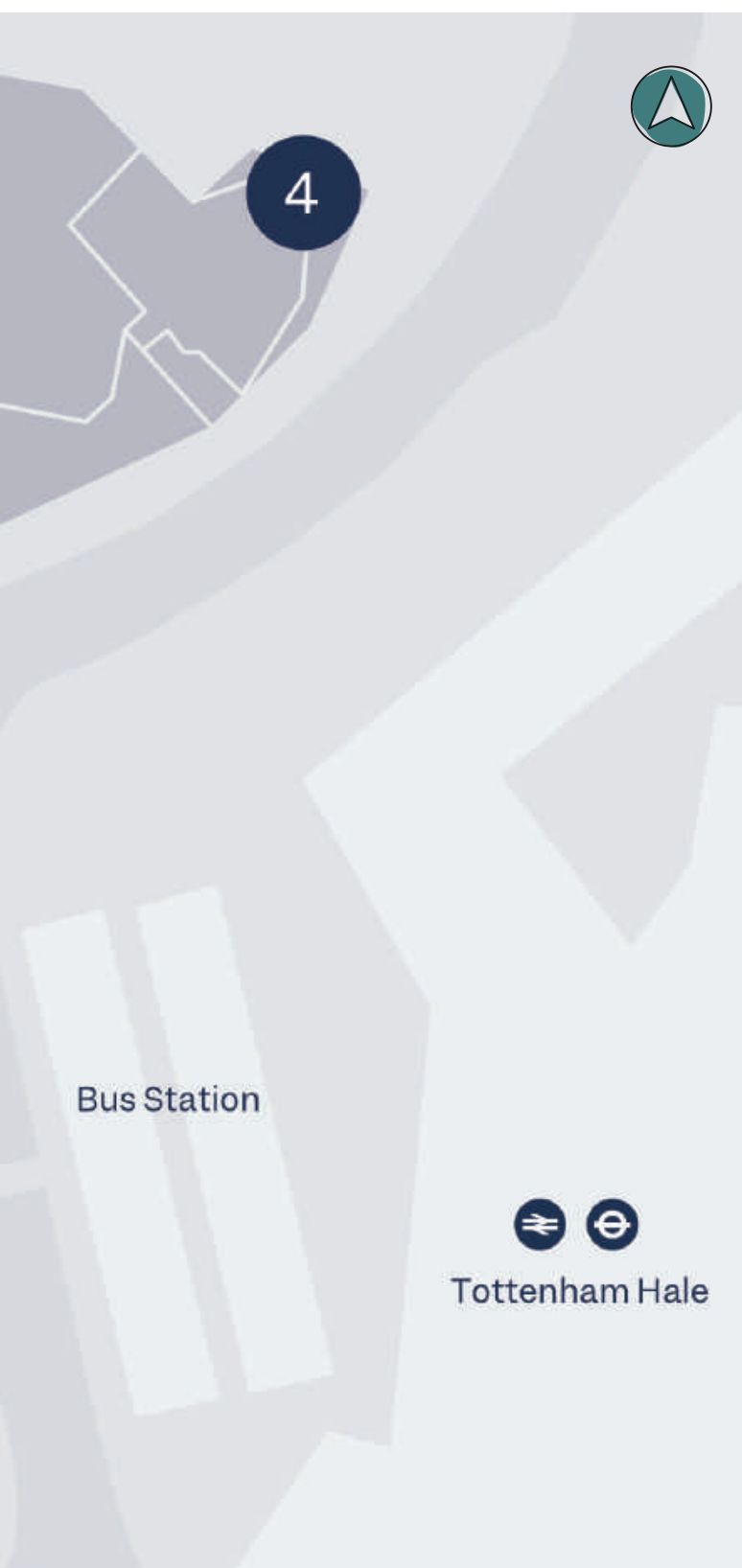
Mere moments from Tottenham Hale Station, these homes have been designed by Pollard Thomas Edwards, known for carefully considered design, providing an opportunity to live in stylish surroundings in a vibrant community.

Sage Homes is offering luxurious apartments within a stylish building each with excellent finishes, with a private balcony and access to a rooftop garden with a fantastic panorama across the neighbourhood.

Available across floors one to four of 2 Ashley Road, Sage Homes offers one, two and three-bedroom apartments. Flowing open-plan spaces and oversized windows bring in tonnes of natural light, while your balcony allows a piece of tranquillity and provides wonderful views of the surrounding area.

Heart of Hale site plan





Heart of Hale guide

1. Grocery Store
2. Cafe
3. Restaurant/Bar
4. Fitness Studio
5. Cafe/Bar
6. Bike Shop
7. Restaurant/Bar
8. Wine Store
9. Deli
10. Florist
11. Cafe
12. Cinema

Who are Sage Homes?

Sage Homes provide good quality affordable housing across England. We work with the largest house builders to offer brand new housing for shared ownership (part buy, part rent) and low-cost rental homes.

We have handed over the keys to over 9,000 homes since 2017. We are on track to achieve our target of providing 30,000 new affordable homes by 2030. Helping us make sure there is more housing available, within the reach of as many people as possible.

Our customers are at the heart of our business and we're always looking for new ways to provide good service in great homes. We are a registered provider of social housing and became an investment partner of Homes England in 2019, enabling us to offer grant funding for affordable homes.

[sagehomes.co.uk](https://www.sagehomes.co.uk)



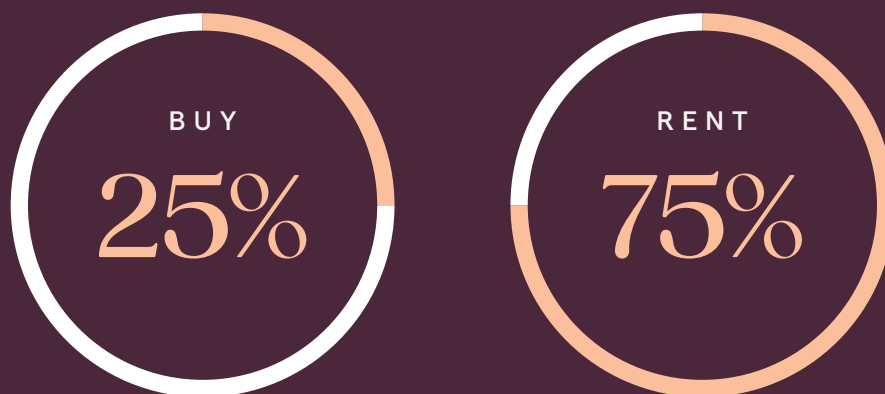
What is Shared Ownership?

Shared Ownership offers you the chance to buy a share of your very own home and pay rent on the remaining share.

With Shared Ownership you start by buying a share in your home, between 25% and 75% of the full value. Your deposit is based on the share you buy, not the full value. You will pay a mortgage on the share you own and pay rent to Sage on the share you don't own. As and when you can afford to, you can buy greater shares in your home, up to 100%. This is a process called staircasing.

Shared Ownership is a great option if you can't quite afford the mortgage on 100% of a home or don't have a large deposit that buying outright often requires.

Shared Ownership example





Sage Homes
5th Floor, Orion House
5 Upper St Martin's Lane
London WC2H 9EA

Tel: 020 3151 9390
[sagehomes.co.uk/sales](https://www.sagehomes.co.uk/sales)

VAT Reg. no. GB 348 9084 59