

Scheme Information Sheet

Hale Works, Tottenham Hale N17



These new homes form part of a landmark development by architects Hawkins Brown. Built by Anthology/Life Storey, in partnership with Newlon Housing Trust, it consists predominantly Private Sale properties with 44 Shared Ownership homes, together with commercial units at ground floor level.

Hale Works is made up of 235 private sales and 44 shared ownership homes - the shared ownership units being located on the 1st, 2nd, 3rd, 4th and 5th floor levels.

- › Spacious and stylish entrance lobby
- › 24 hour Concierge Service
- › Lift service to each floor
- › Resident Sky Lounge and Garden on 11th floor
- › Cycle stores in basement
- › En-suite to master bedroom (2 beds only)
- › Communal Heating System
- › Domestic Sprinkler System
- › 10 year Premier Guarantee Build Warranty

The Apartments

Each apartment comes with wood laminate floor coverings to living room, hallway and kitchen. Wool mix carpets to bedrooms.

Bathrooms have ceramic tiles to floor and walls.

Kitchens include oven, hob and extractor hood, fitted fridge/freezer and dishwasher. Washer Dryer is freestanding, located in utility cupboard.

Pre-wired for Sky with HD TV point to living room and bedrooms (subscription required).

Hale Works is a “car free development” – residents will not be eligible to apply for parking permits from London Borough of Haringey or purchase a contract to park in any car park owned, controlled or licenced by LBH.

Combined Heat & Power System (CHP) is a system for supplying heat, generated in a local energy centre, and then distributed via a heating network to individual apartments. Residents receive their heat for radiators and hot water from a connection to the heating network across the development. **This means there is no gas supply to the property and there is no gas boiler within the property.** The energy is then transferred to your property through a Heat Interface Unit (located in a hallway cupboard). The HIU works in a similar way as a gas boiler with a control panel allowing residents to programme their heating and hot water for when it is needed.

Energy is provided by Veolia Energy & Utilities Services - www.veolia.co.uk

Email – uk.heatinghale@veolia.com

Please note: Newlon are not involved in the management/provision of the heat supply. Veolia have provided the following information on current charges*;

- › Dwelling/Unit (Standing) Charge - £416.53pa + VAT
- › Utility Charge - £0.067 per kWh + VAT

* VAT on heating is currently 5%

Rendall & Rittner Limited are the Managing Agent responsible for managing this development. They are responsible for arranging all services including Financial Matters (e.g. Service Charges), Building & System Management, External Building & Landscaping Maintenance, Cleaning & Maintenance of Internal Communal Areas.

SUB-LETTING OF THESE HOMES IS NOT PERMITTED – THIS IS A CONDITION WITHIN THE LEASE

NO PETS ALLOWED

WHILST WE WELCOME INTEREST FROM LONDON-WIDE APPLICANTS, PRIORITY FOR THESE HOMES WILL BE GIVEN TO THOSE LIVING OR WORKING IN THE LONDON BOROUGH OF HARINGEY.