



1 Ashley Road East, London, N17 9QW

**£2,800 Per Month**



This impressive 16th floor apartment offers an abundance of natural light and well-designed living space, centered around a spacious open-plan kitchen and reception area. Expansive floor-to-ceiling glazing leads directly onto a private balcony, showcasing far-reaching views across the London skyline.

Completed to a high specification, the home includes a sleek, fully integrated kitchen, built-in washer/dryer, underfloor heating throughout, heated towel rails, and a secure video entry system, combining modern style with everyday practicality.

Residents at East Apartments benefit from a 24-hour concierge and security presence, an elegant residents' lounge, secure cycle storage, and access to two beautifully landscaped communal gardens created by the acclaimed Andy Sturgeon Design.

Conveniently situated moments from Tottenham Hale Station, serving the Victoria Line and National Rail, the property provides swift connections to King's Cross (approximately 11 minutes), Oxford Circus (16 minutes), and Stansted Airport (around 31 minutes). Walthamstow Wetlands and Lee Valley Park are also close by, offering extensive green space alongside excellent local amenities.

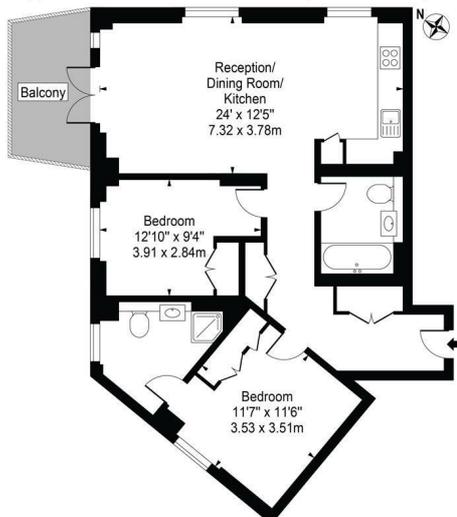
Located less than a minutes walk from Tottenham Hale Station offering links via Victoria Line (4 stops to Kings Cross and 6 stops to Oxford Street) and National Rail with a direct link to Stansted Airport in 40 minutes.

- 24 Hour Concierge
- Spectacular Views
- Beautiful Interior Finish
- Resident Garden
- 16th Floor
- Large Balcony
- Resident Lounge
- Close to Station



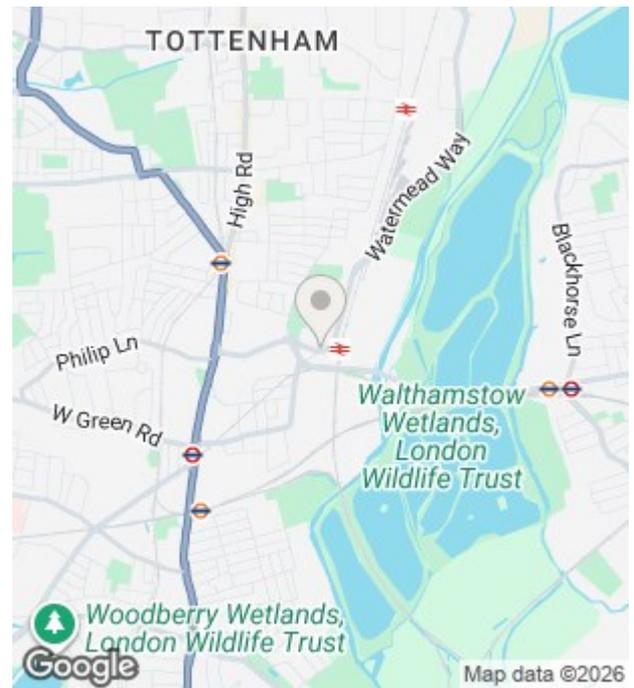


**Heart Of Hale**  
Approx. Gross Internal Area 809 Sq Ft - 75.16 Sq M



Sixteenth Floor  
For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		<b>86</b>	<b>86</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO2 emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO2 emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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