



## Ashley Road, N17

**Asking Price £460,000**



### SAMPLE PHOTOS

Curtis and Parker present to you a brand new 1 bedroom apartment just moments from Tottenham Hale station and close to the vibrant new central square which will come alive with restaurants, shops, bars and a cinema.

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.

This brand new apartment features an open plan lounge/kitchen/diner with doors opening to a private terrace.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Target	Current	Target
100 kWh/m <sup>2</sup> /year (A)	44 kWh/m <sup>2</sup> /year (D)	100 gCO <sub>2</sub> /m <sup>2</sup> /year (D)	44 gCO <sub>2</sub> /m <sup>2</sup> /year (D)
92 kWh/m <sup>2</sup> /year (B)	46 kWh/m <sup>2</sup> /year (D)	92 gCO <sub>2</sub> /m <sup>2</sup> /year (D)	46 gCO <sub>2</sub> /m <sup>2</sup> /year (D)
84 kWh/m <sup>2</sup> /year (C)	48 kWh/m <sup>2</sup> /year (D)	84 gCO <sub>2</sub> /m <sup>2</sup> /year (D)	48 gCO <sub>2</sub> /m <sup>2</sup> /year (D)
76 kWh/m <sup>2</sup> /year (E)	50 kWh/m <sup>2</sup> /year (D)	76 gCO <sub>2</sub> /m <sup>2</sup> /year (D)	50 gCO <sub>2</sub> /m <sup>2</sup> /year (D)
68 kWh/m <sup>2</sup> /year (F)	52 kWh/m <sup>2</sup> /year (D)	68 gCO <sub>2</sub> /m <sup>2</sup> /year (D)	52 gCO <sub>2</sub> /m <sup>2</sup> /year (D)
60 kWh/m <sup>2</sup> /year (G)	54 kWh/m <sup>2</sup> /year (D)	60 gCO <sub>2</sub> /m <sup>2</sup> /year (D)	54 gCO <sub>2</sub> /m <sup>2</sup> /year (D)
Not energy efficient - Higher heating costs	56 kWh/m <sup>2</sup> /year (D)	Not environmentally friendly - Higher CO <sub>2</sub> emissions	56 gCO <sub>2</sub> /m <sup>2</sup> /year (D)

England & Wales  
 2020/01/01  
 2020/01/01