

# MILLSTREAM TOWER

TOTTENHAM N17

## Scheme Information Sheet

Millstream Tower has been designed by the award winning architects John McAslan + Partners who have worked with Newlon Housing Trust to create this landmark development now available for **Shared Ownership**.

Comprising 117 **Shared Ownership** apartments and 11 for **Private Sale**, Millstream Tower offers a collection of beautifully designed One, Two and Three bedroom apartments in Tottenham Hale.

- › Stylish entrance lobby
- › Secure video entry system
- › Lift service to each floor
- › Secure cycle storage on ground floor
- › Landscaped Amenity Roof Garden on 7<sup>th</sup> floor
- › En-suite to master bedroom (3 bedroom apartments only)
- › Communal Heating System
- › Domestic Sprinkler System
- › 10 year NHBC Build Warranty

## The Apartments

Each apartment comes with soft oak laminated flooring to hallway, lounge and kitchen. Wool mix carpet to bedrooms.

Bathrooms have porcelain floor tiles and ceramic wall tiles.

Kitchens include oven, hob and extractor fan, integrated fridge-freezer and dishwasher. Washer dryer is freestanding, located in utility cupboard, or integrated within kitchens – see various flat types.

Available satellite providers – Sky+, SkyQ, Hotbird and Turksat (subscription required).



Millstream Tower 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.

## Heating System

**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](http://www.veolia.co.uk)

**Please note: Newlon are not involved in the management/provision of the heat supply. The standing charge only covers the administration of the metering and billing. The heat network maintenance costs are payable via the service charge.**

The following information on current charges (inclusive of VAT\*) is an estimate based on figures at similar schemes;

- › Dwelling/Unit (Standing) Charge – £156.55pa
- › Utility Charge – £0.06385 per kWh

\* VAT on heating is currently 5%

**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.**