

MALE LONDON
N17
WORKS

HALE LONDON N17 WORKS



In the heart of the thriving Hale Village eco-district is Hale Works, a new landmark development by architects Hawkins Brown. The industrial past of Tottenham Hale meets its exciting future - where community meets creativity.

Sitting moments away from the tranquil waterways of the River Lee in one of North London's most innovative new neighbourhoods, Hale Works offers the best of contemporary urban living in a setting to inspire and rejuvenate.

These stylish apartments are built within the multi-award winning Hale Village which is also home to Newlon Living's Headquarters.

Whether you are harvesting from the local allotment, joining an art workshop, or meeting your neighbours in one of the independent cafés or craft ale bars it's easy to feel at home.



4-7

ELEVATED MODERN LIVING

An architectural icon for a 21st Century urban lifestyle. Step inside your new home.



16

CLOSE TO HOME

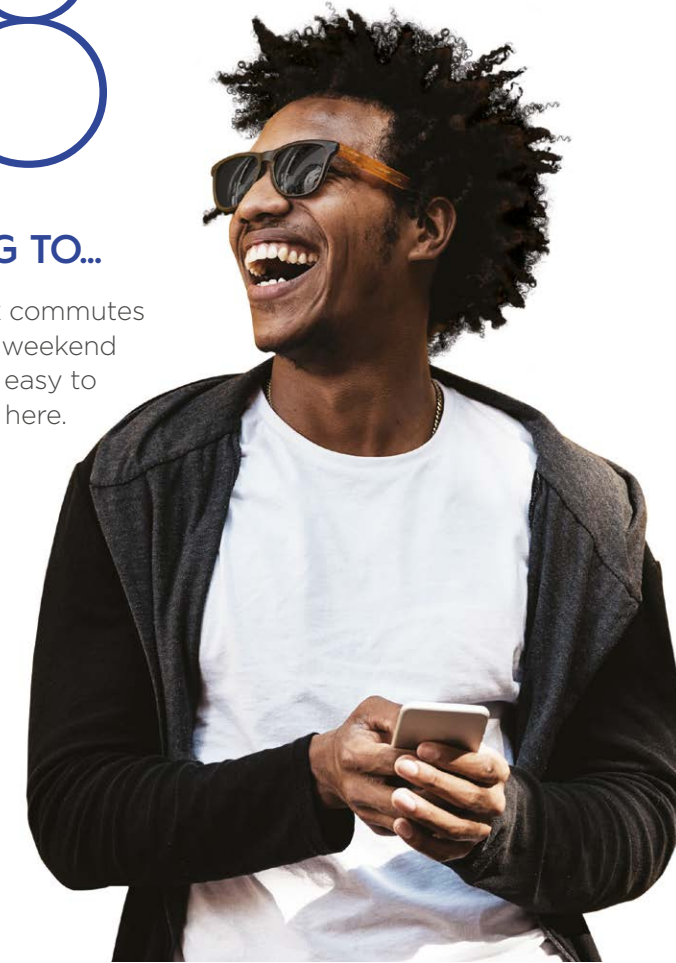
Checkout the neighbouring areas

Meet the neighbours – from industrial art galleries and markets to speakeasy cocktail bars and quirky cafés.

18

GETTING TO...

From quick commutes to leisurely weekend jaunts – it's easy to get around here.



22 THE APARTMENTS



24 / THE KITCHEN

Contemporary and bespoke spaces made for entertaining.

26 / THE LIVING ROOM

Light and airy open plan living areas designed to impress.

28 / THE BEDROOM

Cosy retreats at the end of the day.

30 / THE BATHROOM

Indulge and relax in our stylish bathrooms.

32 / GENERAL SPECIFICATION

Full details of the apartment specification.

10-15



The unique mix of this neighbourhood, where nearly 300 languages are spoken, has helped create one of London's most eclectic cultural districts.

08 / YOUR NEIGHBOURHOOD

See how Hale Works sits in your impressive local skyline.

20 / LOCAL MAP

Find your way around with our easy to use map of your new neighbourhood.

When Tottenham Hotspur's stunning new asymmetrical stadium reached completion in 2019, it was symbolic of the changes that have seen this diverse area grow into a ground breaking artistic hub.

'How Multiculturalism Made Tottenham a Den of Creativity' announced an article in Vice magazine recently. The unique mix of this neighbourhood, where nearly 300 languages are spoken, has helped create

one of London's most eclectic cultural districts.

While Tottenham was previously known mainly for its array of restaurants and the heady aromas of its colourful markets, now a new community of artists, musicians, venue owners, brewers and baristas are mapping out its creative future.

CULTURE HUB

Explore your new neighbourhood with our guide to creative Tottenham.

RISING UP AS AN ARCHITECTURAL ICON FOR THIS FORWARD THINKING CORNER OF NORTH LONDON, THE STRIKING GEOMETRIC TOWER OF HALE WORKS PROVIDES A FITTING CENTREPIECE AROUND WHICH THIS AMBITIOUS DEVELOPMENT IS DESIGNED.

ELEVATED MODERN LIVING

Through the charcoal steel entrance you'll be welcomed by a 24-hour concierge in a spacious and stylish entrance lobby. From there head to the inner lobby where lifts can take you to all floors including the breathtaking sky garden with views down to Walthamstow Wetlands and the endless City skyline beyond.

Step inside your new home and you'll find a light and airy open plan living area that mixes 21st century style with the best of home comforts.

With composite stone worktops and Siemens appliances the kitchens maintain the focus on contemporary living. Into the bathrooms the large porcelain tiles and chrome fittings offset the elegant white steel baths.





Westfield Stratford

Queen Elizabeth Olympic Park

Canary Wharf

Walthamstow Wetlands



NEIGHBOURHOOD

LIFE ART

MUSIC

FILM

THEATRE

FITNESS

CULTURE HUB



Bernie Grant Arts Centre

Town Hall Approach Rd,
Tottenham Green,
London N15 4RX

berniegrantcentre.co.uk

OPENING ITS DOORS TO THE COMMUNITY THROUGH FUNDING OF £15 MILLION IN 2007, THE BERNIE GRANT ARTS CENTRE ON TOTTENHAM GREEN HAS BEEN CENTRAL TO THE AREA'S CREATIVE RENAISSANCE.

A platform for Tottenham's uniquely diverse talent, the arts centre was Designed by Sir David Adjaye. The purpose-built complex opened in 2007 and comprises a 274-seat theatre, multi-purpose studio spaces, boutique cinema, 20 enterprise units, and an award-winning Café & Bar. It's here that Tottenham's talent is nurtured - from visual media and the performing arts to fashion and design.

This creativity is the lifeblood of today's Tottenham, a vibrant and proudly individual neighbourhood where alternative music spaces, and cutting edge galleries are making it one of London's most fashionable new postcodes. It's also a place that can revive as well as inspire with its tranquil waterways and wildlife abundant marshland.



Craving
craving.london

On the streets around Hale Village are a host of interesting spots that will soon have you feeling like a local. Founded by hairdresser turned barista Matt Ho and his partner, live music promoter Rachel, Craving is known for its Tottenham Social food pop ups and art exhibitions.

One of London's best-known craft ale brewers with a taproom on your doorstep, Beavertown have recently set up a microbrewery at Tottenham Hotspur. It makes a visit to this state of the art stadium even more essential. The main Beavertown brewery is found next door to Hale Village where the taproom is open to the public on Saturdays.

Beavertown Brewery
beavertownbrewery.co.uk



Tottenham Hotspur
tottenhamhotspur.com

When it comes to relaxing, the capital's largest urban nature reserve, Walthamstow Wetlands, offers everything from fishing to bird watching. It's also home to the Engine House Café, located in a 19th Century listed building. It's operated by the people behind The Larder café known for their healthy brunches. Or try one of the Eco-Hampers for a bespoke riverside picnic.

For a more adventurous way to unwind, drop in to Stronghold Climbing Centre to begin that hobby you never knew you were missing.

Walthamstow Wetlands
walthamstowwetlands.com



Strong Hold
thestrongholduk.com



Costa Del Tottenham
costadelottottenham.co.uk



Signature Brew
signaturebrew.co.uk

THE AREA



Bind Yoga
bind-yoga.co.uk



Tottenham Marshes
visitleevalley.org.uk

Beavertown is not alone in the craft ale revolution, with a multitude of micro-brewers joining in. Part of the craft beer mile in Blackhorse Road and a local favourite, Signature Brew has become an essential destination for the more discerning music lover with music themed beers and regular live gigs. Closer to home is Costa Del Tottenham, a massive warehouse space (with outside aplenty, too) playing host to really good street food, quality DJs, pint-sized cocktails and a kitsch tropical theme.

To really feel the independent creative spirit of the area head to Bones & Pearl. This alternative art gallery stages exhibitions by resident curator Anna Choutova and other edgy art collectives like Brains & Lip.

When you need a respite from the thriving art and social scene, Tottenham Marshes awaits. Bringing a piece of the

country to N17 this large expanse of waterside grassland and wildflower meadow is tailor made for a Sunday stroll before lunch at the Ferry Boat Inn. Or pick up the River Lee towpath and look out for kingfishers on the eight-mile walk or cycle to the 1,000 acre River Lee Country Park.

Another feel good option is Bind Yoga (Seven Sisters) with a light filled studio offering everything from powerful flow classes to sound baths and Reiki. With a firm focus on the community it even holds free Yin Yoga drop in sessions.

And with Tottenham Hale Retail Park right opposite your new home you're also well served for essentials, giving you more time to explore the many independent gems of this most vibrant of neighbourhoods.

Bones and Pearl
bonesandpearl.moonfruit.com



Tottenham Retail Park
tottenhamhaleshopping.co.uk

CLOSE TO HOME
SHOREDITCH
STRATFORD
KINGS CROSS
HACKNEY

WHERE EAST LONDON'S CREATIVE RENAISSANCE BEGAN, SHOREDITCH IS AN EVER-CHANGING BASE OF LONDON'S COOLEST QUARTERS.

Here curated fashion and lifestyle stores like Goodhood sit alongside renowned eateries such as Merchants Tavern and hidden cocktail bars like the atmospheric speakeasy Nightjar.

Head to Redchurch Street for boutiques like APC and retro homeware store Labour & Wait. Pop into Boundary for that Lower East Side style brunch before making your way to the famous vintage shops and galleries of Brick Lane.

East London at its most wildly inventive, Hackney is an ever-evolving area that you will never tire of exploring. With organic food stalls, quirky cafés and vintage curios Broadway Market is the perfect place to start. For a more cutting edge East London experience head

to Hackney Wick, home to experimental galleries in old industrial units like Stour Gallery and canal-side spots such as CRATE, a pizzeria with its own brewery.

Once an industrial wasteland, King's Cross is now one of London's most rewarding destinations. Within the old converted Victorian brick viaducts of Coal Drops Yard you will find some of the capital's most stylish stores like Margaret Howell and Universal Works, together with acclaimed restaurants such as Barrafina and Casa & Plaza Pastor. Other well-known names can also be found at Westfield in Stratford that brings you the best of the West End.



Shoreditch High Street



Hackney Empire



Shoreditch House



Whitechapel Gallery

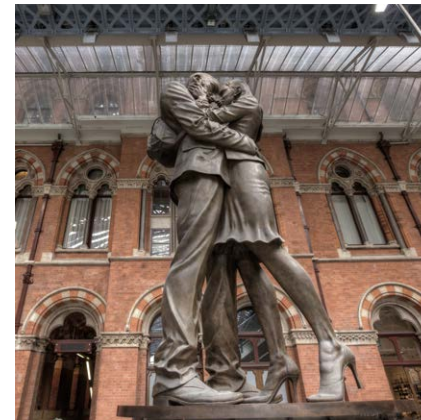


Westfield Stratford



Camden Lock

St Pancras international



Coal Drops Yard



Wilton Music Hall



Brick Lane



Village Underground



Hackney Wick





CGI showing the planned transformation of Tottenham Hale Station.

From a quick commute by train into the City to a leisurely bike ride to pick up your weekend provisions, you are perfectly placed to make the best of London.

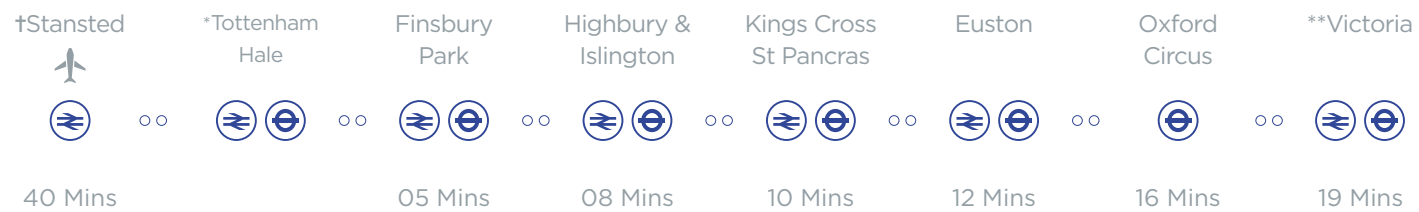
A short walk from Hale Works is Tottenham Hale station where Victoria line underground trains take you into the King's Cross Eurostar connections in 10 minutes or Oxford Street for Soho in 16 mins. Regular overground

trains travel into Stratford in 10 mins and Liverpool Street in 15 mins. Or choose to commute to Liverpool Street by bike in just over half an hour.

For weekend ventures and spontaneous nights out, you can take the overground from Highbury & Islington (8 mins on Victoria Line) bringing you to Dalston Kingsland in 5 minutes and Shoreditch High Street in 10 mins.

GETTING TO...

TOTTENHAM AND THE SURROUNDING AREAS



†Connecting to Stansted via the Stansted Express

*Crossrail 2 has gained planning consent at Tottenham Hale just minutes south from the development.

**Gatwick Airport via Gatwick Express



GETTING AROUND

You can also choose to explore East London's many creative corners by bike with Stoke Newington just 15 minutes away and Hoxton half an hour. Alternatively, pick up the towpath at Ferry Lane and follow the River Lee canal past Walthamstow Marshes all the way to Victoria Park.

And with the reservoirs and grasslands of Walthamstow Wetlands just 10 minutes away, the area is also great for walking when you want a breath of fresh air.



WALKING

- Tottenham Hale Station
2 mins
- Walthamstow Wetlands
10 mins
- White Hart Lane
34 mins
- Walthamstow Central
43 mins



CYCLING

- Seven Sisters
6 mins
- Stamford Hill
13 mins
- Stoke Newington
18 mins
- Dalston Junction
21 mins
- Haggerston
24 mins
- Hoxton
35 mins
- Old Street
38 mins
- Liverpool Street
40 mins



BUS

- Stoke Newington
34 mins
- Dalston Kingsland
29 mins
- Old Street
52 mins
- Bank
64 mins

Source: Google Maps







KITCHEN

The contemporary handleless kitchens are tailored to the size of each apartment. Each comes with a composite stone worktop and is fully equipped with modern Siemens appliances – an integrated oven, fridge/freezer and dishwasher.

- Contemporary matt lacquer handleless kitchen with soft close doors and cupboards
- Composite stone worktop and splash back
- Under cabinet low energy LED feature lighting
- Integrated 4-ring flush induction hob with integrated self-circulating extractor fan by Siemens
- Integrated fan-assisted oven by Siemens
- Integrated dishwasher by Siemens
- Integrated fridge/freezer by Siemens
- Brushed stainless steel finish sink
- Integrated recycling bins
- Washer dryer located in utility cupboard



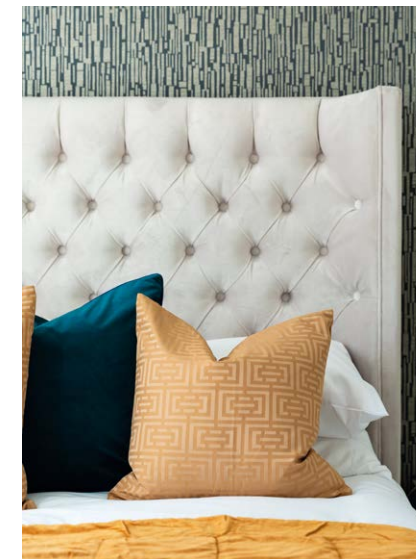


LIVING ROOM

The lounge and dining areas of your new home are combined to form a fluid space that echoes the trend for open-plan living. Our high specification homes have a light and airy feel which is perfect for hosting family and friends.



Show Apartment



BEDROOMS

The bedrooms offer a cosy space for winding down. Master bedrooms include bespoke full height wardrobes that incorporate LED illumination, hanging rail and shelves to provide plenty of storage space.



Show Apartment



BATHROOMS

Inside the bathrooms you'll find white sanitary ware with large porcelain tiles to floors. The wall-mounted vanity cupboard includes mirrored doors and shelving. Apartments benefit from a heated dual fuel chrome towel rail.

Bathroom

- Enamelled white steel bath with fixed shower head and separate hand-held shower
- Dark wood laminate bath panel
- Thermostatic wall mounted chrome bath/shower control
- Contemporary style basin and taps
- Composite stone vanity top
- Soft close dual flush WC
- Mirrored dark wood laminate cabinet and shelving unit
- Chrome plated heated towel rail
- Large format porcelain floor and wall tiles
- Shaver socket
- LED down lights

En-Suite

- 2 bedroom apartments only
- Walk-in shower with glass screen, fixed shower head and separate hand held shower
- Thermostatic wall mounted chrome shower control
- Contemporary style basin and taps
- Composite stone vanity top
- Soft close dual flush WC
- Mirrored dark wood laminate cabinet and shelving unit
- Chrome plated heated towel rail
- Large porcelain floor and wall tiles
- Shaver socket
- Illuminated niche within shower

Hallway

- Utility cupboard with heating and electrical components and washer dryer
- Karndean luxury vinyl flooring

External Finishes

- Private balconies and terraces with composite timber decking (where applicable)
- Communal landscaped sky garden on floor 11 for exclusive use by Hale Works residents

Interior Finishes

- Karndean luxury vinyl flooring to kitchen and living areas
- Fitted carpets in bedrooms
- Full height fitted wardrobes to master bedroom
- Double glazed floor to ceiling aluminium windows throughout
- Double glazed sliding door to balcony or juliet balcony (where applicable)
- Contemporary brushed stainless steel door ironmongery throughout
- Matt white painted ceiling finishes and walls in neutral ivory
- Skirting and architraves in satin white finish
- White painted interior doors

Security

- Centralised smoke extract system to all communal corridors
- Sprinkler system
- Mains powered smoke detectors with battery back-up
- Multi point locking apartment doors
- Video entry phone system
- Double glazed entrance doors to main entrance with fob access
- Secure fob control lifts with intelligent destination control
- Secured by Design Silver accredited

Heating

- Communal heating system

Electrical

- Terrestrial TV aerial socket in living room and bedrooms
- Pre-wired for Sky with HD TV points to living room and bedrooms (subject to subscription taken out by purchaser)
- Pre-wired for BT and broadband
- Freeview and DAB radio services also available
- BT phone line & data points to living room
- Centrally provided district heating and hot water with individual metering to each apartment
- Radiators to living rooms and bedrooms
- 13 amp power supply throughout
- 5 amp lighting circuit to living rooms
- Low energy downlights throughout
- LED lighting below kitchen cabinets
- White electrical sockets throughout
- Brushed steel electrical face plates in kitchen

Communal Areas

- Large format tiling to ground floor entrance
- Carpet in hallways
- Painted ceilings and walls throughout
- Painted skirting and architraves in satin white finish
- Lift access to all residential floors
- Refuse store in basement
- Secure cycle storage in basement

Parking

- Hale Works is a car-free development. Purchasers will not be able to apply for a residents parking permit from the London Borough of Haringey.

**SHARED OWNERSHIP**

You can buy an initial share of between 25% – 75% of the property's value, and pay a subsidised rent on the proportion you don't yet own. You can choose to increase the share you have in your home as your income increases, until you own 100% of the property. This scheme makes getting onto the property ladder affordable and flexible, as the split between owned/rented is based on how much you can afford to pay.

CAN I APPLY?

Most people who do not own a property are eligible to apply for Shared Ownership with Newlon Living. To qualify you should fall into the following categories:

You must be a first time buyer who cannot afford to buy a suitable home on the open market.

You should have access to savings to cover the cost of the mortgage deposit, mortgage valuation or survey, legal fees and stamp duty (where applicable).

Priority will go to people who live or work in the London Borough of Haringey.

Gross household income must not exceed £90,000 per annum.

NEWLON LIVING

Newlon Living is part of Newlon Housing Trust, an award-winning charitable housing association founded in Hackney in 1968. Today we own or manage 8,000 homes in boroughs across north and east London.

Newlon provides a wide range of affordable housing, including Shared Ownership homes and we have an experienced sales team dedicated to helping you take a first step onto the property ladder.

If you are interested in these homes and would like further information about this criteria, please email:

sales@newlon.org.uk

Once you become a shared owner you may find information on buying further equity or selling your home at:

www.newlon.org.uk/residents/home-owners



SUPPORTED BY
MAYOR OF LONDON

To register your interest visit: hale.works or call **0800 058 2544**

IMPORTANT NOTICE: This brochure and the description and measurements herein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract. These particulars are believed to be correct at time of publishing but this cannot be guaranteed. (July 2021).

Designed and produced by Oracle Creative | www.oraclecreative.co.uk

HALE.WORKS


NEWLON
LIVING