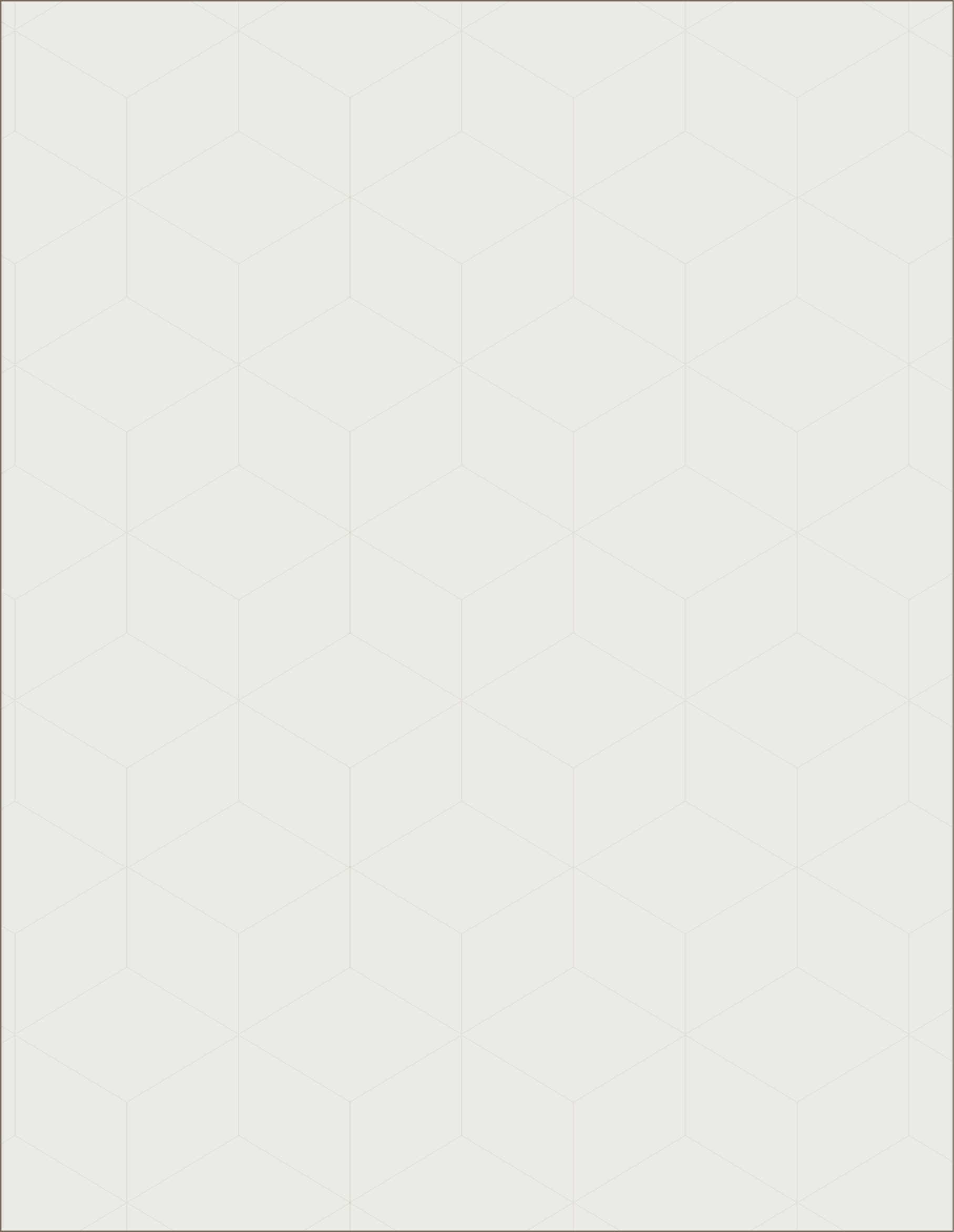


# MILLSTREAM TOWER

TOTTENHAM N17





# MILLSTREAM TOWER

TOTTENHAM N17

Millstream Tower offers a collection of beautifully designed One, Two and Three bedroom apartments in Tottenham Hale

Combining the best of urban living with wildlife rich waterways, nature parks and scenic cycle paths, Tottenham Hale is a burgeoning new neighbourhood with both creativity and tranquillity at its heart.

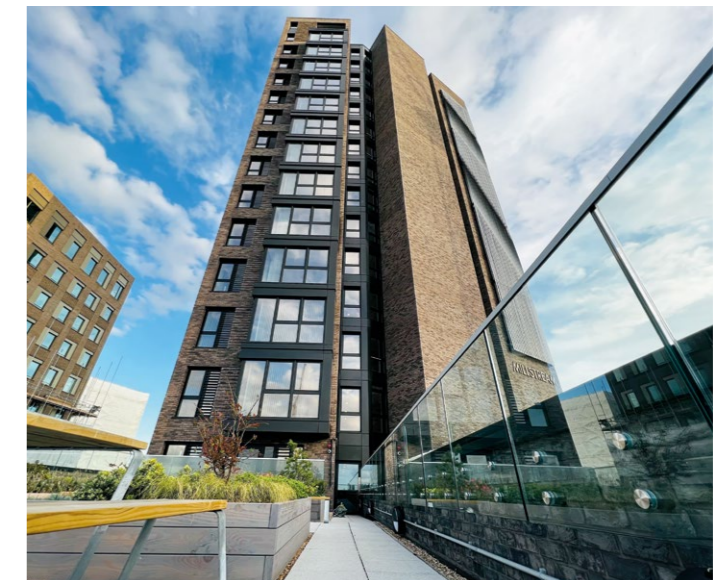
Surrounded by some of North and East London's famous cultural hubs, it's an inventive and welcoming area that has forged its own identity. On the edge of the River Lea in this proudly independent corner of the capital sits Millstream Tower, the latest addition to an innovative ecodistrict designed around the community and environment.

Rising up as a sleek new landmark on the changing local skyline, Millstream Tower is where your new lifestyle begins. This thoughtfully designed contemporary development offers a collection of one, two and three bedroom apartments in one of North London's most vibrant yet peaceful quarters.





7th floor roof garden at Millstream Tower



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

Blending in harmoniously while retaining its own identity, the clean lined building's grey brick façade is offset by the use of aluminium bronze rain screens around the windows. At ground level the use of engineered stone provides a distinguished contrast that continues through the entrance where porcelain and bronze floor tiles bring the refinement.

Looking up to the angular corners of Millstream Tower from the bustling streets below the effect is quietly captivating.

# HALE LIVING

## Explore your neighbourhood

What makes the area so unique is that this urban buzz is all evolving just a short walk from the quiet reservoirs, reed beds, and marshes of London's most expansive wetlands.

Your days might begin with a run past the narrow boats on the River Lea before popping into Craving Coffee to plan the day - if planning is something you do in such a laid back neighbourhood. There's a touch of Brooklyn or Hackney Downs about this creative café that barber turned barista Matt Mo and live music promoter Rachel Ho founded in 2014. Sourcing coffee beans from Climpson & Sons, bread from Seven Seeded bakery, and soft drinks from Kombucha Kat, the couple work closely with local suppliers who share a similar community ethos. With monthly exhibitions from some of the many local artists now living in Tottenham Hale, it's the kind of cooperative cultural spot that helps make a neighbourhood happen.

After indulging in the perfectly balanced Banh Mi Vietnamese baguette, head to Tottenham Green Market for a taste of where the old Hale meets the new. This is where Craving Coffee began, in a humble mobile cart next to the other local street food pioneers and artisanal traders. It's home to Edible London, pioneers of guerilla gardening now supplying the community with affordable organic veg alongside the local legends Wildes Cheese. Grab a Pastél de Nata from the Fala Portuguese pastry stall and walk over the river, looking out onto this meeting point of industry and ecology. Things quickly turn more rural before you reach The Paddock, a conservation area with woodlands and picnic spots that is an important refuge for water birds and other wildlife. Across the road from here is the start of Walthamstow Wetlands.

This cluster of 10 reservoirs and canal inlets in the Lea Valley has been transformed into Europe's largest urban wetland reserve. Built to serve Victorian homes in the 19th Century, it's now the perfect place for long weekend walks or cycle rides. Look out for the wildfowl while forgetting you are still in London. It's also home to The Larder Café in the old brick Engine House, the perfect spot for lunch from their wholefood counter.

After a long day exploring your neighbourhood, settle next to the open fire or in the beer garden of The Ferry Boat Inn on the edge of the wetlands.

For Tottenham Hale at its most cutting edge, end the night at The Cause. This community music hub and open-air street food strip, housed in an industrial ex car-mechanics depot, is a sign of the creative trajectory shifting here from Hackney.



Tottenham Wetlands



Bruce Castle Museum



Craving Coffee



Tottenham Green Market



Ferry Boat Inn

Explore your new neighbourhood to discover an eclectic cultural scene of craft ale taprooms, concept coffee shops, artisan markets, independent restaurants, and inventive art centres.



River Lea

# ON YOUR BIKE

Explore your neighbourhood



River Lea  
London

24  
minutes

to Victoria  
Park

25  
minutes

to Olympic  
Park

26  
minutes

to London  
Fields

Travel times \* Approximate travel times from Google maps.

27  
minutes

to Shoreditch

30  
minutes

to Liverpool  
Street



Tottenham Marshes  
Watermead Way, London

A quick look on a map at the vast expanses of water and green spaces and it's easy to see why this area is so popular with cyclists and walkers.

Drop down to the towpath of the River Lea spotting herons as you pass barges and canoeists on the eight miles to the 1000-acre River Lee Country Park. Here your options for unwinding are endless – from exploratory rides through farmland and ancient woods to fishing and horse riding. You can also easily spend a day losing yourself around Tottenham Marshes, a waterside grassland and wildflower meadow that really does make you think you're deep in the countryside.

Weekend cycle rides to explore the cool East End areas nearby will also be on your agenda. In the village - like streets around Victoria Park you'll find the celebrated butcher Ginger Pig next to atmospheric local pubs like The Lauriston. Pop into Hackney Cycles to admire their beautiful customized bikes or get yours serviced. Also just 30 minutes away on bike is the hipster hangout of Broadway Market with rows of artisan food stalls and quirky bars on the edge of London Fields.

But it's not just weekend and evening jaunts that make the area so bike friendly and with Liverpool Street just 30 minutes away your commute just got more pleasurable.





# ENTERTAINMENT & CULTURE

## Tottenham, a hub of entertainment

When Tottenham Hotspur's futuristic stadium rose up in 2018 it represented the area's transformation into a cultural hub that offers much more than the thrill of premiership football.

To feel the inventive spirit head to The Bernie Grant Arts Centre. Set up with a £15 million fund in 2007 it's become a hub for local talent with rehearsal spaces and studios for artists, choreographers, theatre practitioners, designers, and filmmakers. Check the programme to see what is on in the auditorium.

Tottenham Hale's future is being mapped out by the creative people who are making their home here.



**Bernie Grant Arts Centre**  
Town Hall Approach Road,  
Tottenham Green,  
London

For a real sense of the new Tottenham Hale pop into Arc Gallery on 177 Park Lane with exhibitions of modern art with a focus on Africa as well as local artists. Look out for their spoken word and poetry nights.

Tottenham Hale is also well positioned for visits to the cultural hotspots of East London. Begin in Hackney Wick where canal side warehouses have been converted into cutting edge galleries and artists' studios like Stour Space.

London's most artistic mile is just across from the Queen Elizabeth Park where you will find another of East London's creative hubs. Designed as a catalyst for innovation, Here East houses creative visionaries doing things differently – from choreographer Wayne McGregor's studio to the V&A's research centre to the co-working spaces of Plexal.

While all of London is within easy reach you are also only three miles from Alexander Palace. Set in lovely grounds it's one of the oldest and most iconic of all the capital's gig venues, where everyone from Stone Roses to Blur have played career defining shows.



**Here East**  
Queen Elizabeth Olympic Park,  
14 E Bay Lane, Hackney Wick,  
London



**Alexandra Palace**  
Alexandra Palace Way,  
London

# FOOD & DRINK

## Culinary delights

Home to a wide variety of restaurants and bars, Tottenham Hale has become a destination for in the know Londoners.



**People's Burger**  
Ashley House, 16 Ashley Rd, London

Apart from Bermondsey no other area of the capital is home to as many craft ale microbrewers. This North London craft ale revolution began when Beavertown set up their tanks and barrels in an old industrial unit a short walk from Millstream Tower. In the summer with tables outside, Beavertown's taproom is the perfect place to sample their tangy IPAs and stouts.

In the same industrial park you'll find Pressure Drop Brewery known for their inventive use of New World hops, or just hop on the Victoria line to Blackhorse Road where you can pick up the craft beer mile. You will be spoilt for choice here with renowned local brewers such as Truman's Social Club, Signature Brew and Hackney Brewery's recently opened High Hill Taproom.

With over 300 languages spoken in this most multi-cultural area of London, it's no surprise that the food scene here is wildly diverse. If you've never tried the delights of regional Nigerian tapas now is the time to start at the family run Chukus. Save room for the yam brownie. Around Bruce Grove station are a host of Turkish grills giving Dalston's famous Ocakbaşı restaurants a run for their money. Then there's San Marco a quintessential neighbourhood Italian you'll keep returning to.

Just 10 minutes away, Crouch End is a leafy and slightly Bohemian neighbourhood that make a lovely Summer's evening out. There's no station here, which adds to its charm and gives its acclaimed brasseries like Lydia a real local feel.

For something far less genteel head two miles down the road to Clapton 'one of East London's most exciting corners' according to CNN Traveller, where shabby chic bars and inventive restaurants draw a distinctly arty clientele.



**Truman's Social Club**  
1 Priestley Way, London



**San Marco, Italian Restaurant**  
1-3 Station Buildings, Bruce Grove  
Tottenham, London



**Beavertown Brewery**  
Unit 17, Lockwood Industrial Park  
Mill Mead Road, London

# SPORTS & LEISURE

## Sports facilities on your doorstep

Surrounded by cycle paths, walking routes, sport friendly parks and world class sporting arenas, it's easy to feel good here.

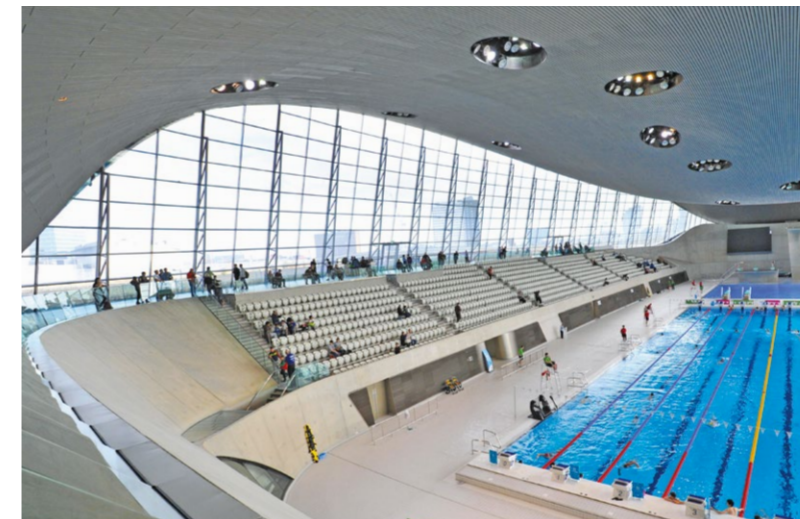
When the athletes left the Olympic Village in 2012 they left a legacy of state of the art sporting arenas for the use of everyone.



**Finsbury Park**  
94 Endymion Road, Finsbury Park, London

First laid out in the late Victorian era, Finsbury Park is one of London's finest community parks where long cycle paths encircle football and rugby pitches. Formed by a group of professional athletes, Train Dirty London bring their outdoor boot camp here all year round for a healthier way to get in shape.

With a programme covering everything from powerful Vinyasa flow and strengthening Pilates classes to sound baths, Reiki, and even free Yin Yoga drop in sessions, BIND Yoga takes a holistic approach to relaxation.



**Queen Elizabeth Olympic Park**  
Westfield Avenue, Stratford, London

For the same price as a dip in the local leisure centre pool you can now swim under the architectural roof of the Zaha Hadid London Aquatics Centre. The Olympic legacy was forged around the community who can get involved in everything from al fresco yoga in the beautiful parkland to rowing in the water sports pontoon.

Centred on the iconic velodrome where Sir Chris Hoy won all his medals, the Lee Valley VeloPark offers everything from track cycling courses to mountain biking on the Olympic BMX course.



**Queen Elizabeth Olympic Park,  
Lee Valley VeloPark**  
Stratford, London



**Bershka**  
Westfield Stratford, London



**Coal Drops Yard**  
Stable St, Kings Cross, London

Tottenham Hale places you within easy reach of all of London's boutiques, markets and other fashion hubs with many a short walk away.



**Upper Street**  
Islington, London

In the attractive Victorian brick viaducts of the old Coal Drops Yard warehouses in King's Cross, you will find a wide range of stylish brands - from the French minimalism of A.P.C. to the refined workwear of Margaret Howell's MHL. It's also home to Blackhorse Lane Ateliers who make their organic denim in a renovated 1920s factory in Walthamstow just across from Tottenham Hale. They are part of a supportive network of crafts people and designers who have made their home around here.

Just 13 minutes away, Upper Street, Islington, is one of North London's premier shopping streets with well-known stores like Toast, Jigsaw and Hobbs next to tiny boutiques such as Colibri. For even more selection, Westfield in Stratford brings you the best of the West End with all the brands you might expect. But there are also great little independent stores like Bershka a meeting point for fashion, music and art.



# FASHION STATEMENT

## Destination shopping

A little further afield are the uber cool stores of Shoreditch. Start at Goodhood, curators of some of the world's most cutting edge street wear from Tokyo, London, New York and beyond. Then take a walk down Redchurch Street home to classical boutiques like AIMÉ and Sunspel on your way to some of London's best known vintage shops on Brick Lane.

Now all you need is a big enough wardrobe.

## LIVING ROOM

With their neutral colour palette of warm greys and cool whites, these living spaces are as minimally stylish as they are warmly relaxing. Oak flooring continues out onto the balconies through large patio doors that make these apartments wonderfully light and airy.



## KITCHEN

Enter the kitchens and the colour scheme changes from muted to bold with slate grey units offset by silvery mist coloured splash backs. Large quartz effect worktops, chrome taps, and deep enamel sinks add to the sense of sophistication.



## BATHROOM

These spacious tiled bathrooms are designed for you to unwind while contemplating on that scented candle. When not indulging in a long luxurious bath, the glass enclosed thermostatic shower awaits for after that morning run.



# BED ROOM

There's a quiet elegance about the aesthetic of the bedrooms. Fitted carpets bring the comfort while the neutral colour scheme allows residents to put their own stamp on the rooms.







## 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.

If you are interested in these homes and would like further information about this criteria, please email: [sales@newlon.org.uk](mailto: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](http://www.newlon.org.uk/residents/home-owners)

To register your interest visit:  
[millstreamtower.london](http://millstreamtower.london)

Or call:  
**0800 058 2544**

### 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.



SUPPORTED BY  
**MAYOR OF LONDON**

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. (November 2021).

[millstreamtower.london](http://millstreamtower.london)

