



HEART

OF

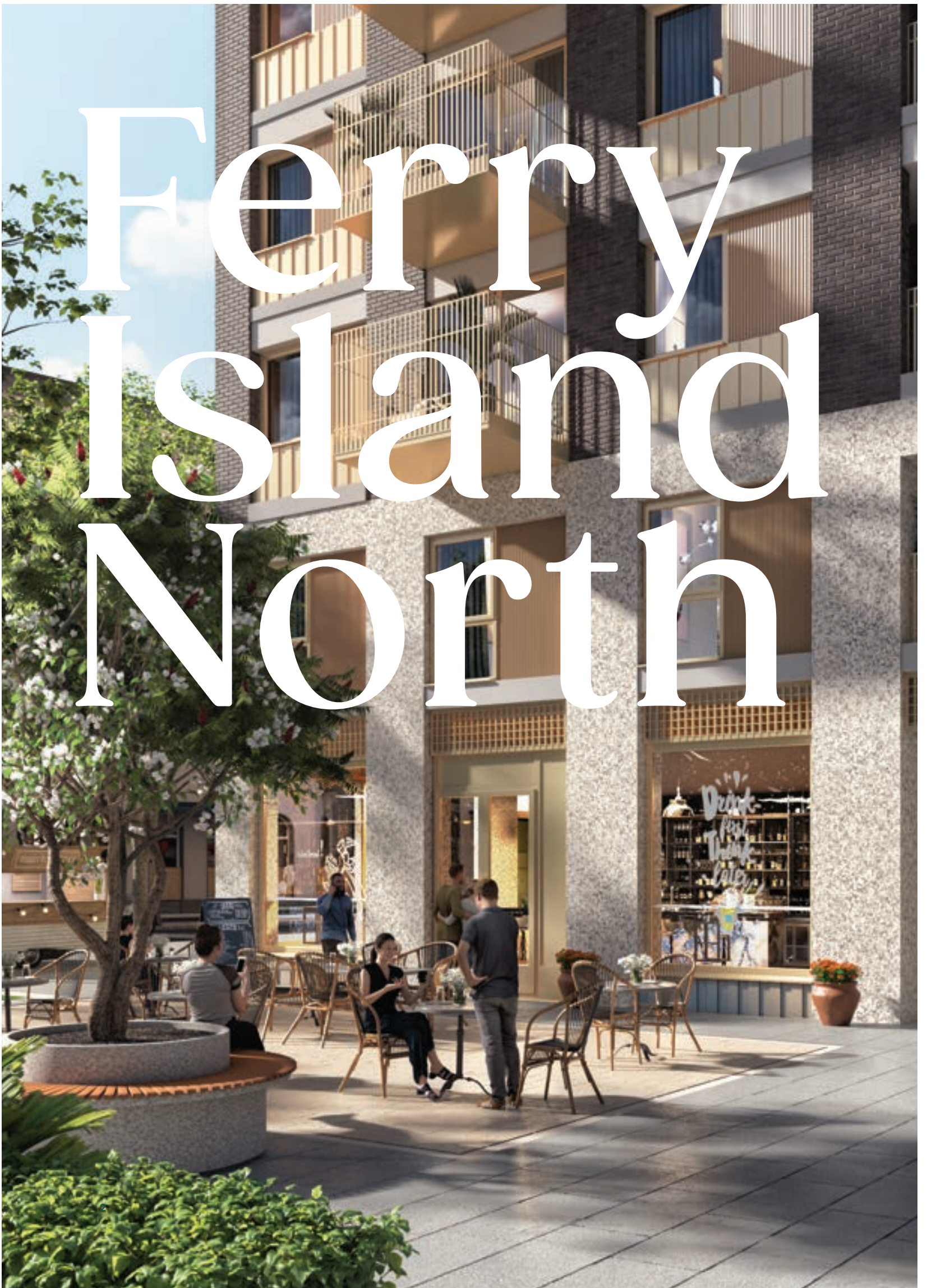
HALE

Tottenham Hale





# Ferry Island North



## Come alive!

It's time to embrace your new life in one of the capital's most exciting new developments.

Designed by Pollard Thomas Edwards, Heart of Hale places intelligently designed homes around modern piazzas, with conveniently located shops, cafés, gyms and more.

Over 1,000 homes will make up a vibrant, new community in Tottenham with the well-lit and elegantly designed public spaces for you to unwind, relax and connect.

Just minutes away from central London and the rural Walthamstow Wetlands, you'll live with the best of both worlds right on your doorstep.

You'll love it here, with a stylish and comfortable home in the middle of a truly modern community, built by the same high-end developers who breathed new life into London Kings Cross.



## Travel

You'll never be late for dinner again, with Tottenham Hale tube and overground station just minutes away on foot. From there it takes just 16 minutes to get into Oxford Circus, the heart of London.

And holidays will be a breeze, with London Stansted airport just half an hour away by direct train.

On both the popular Victoria line and National Rail, Tottenham Hale will also be part of the future Crossrail 2 route. You'll be connected across London and beyond as this completes.



### Walking

Tottenham Hale Retail Park  
**4 mins**

The Gym Group  
**4 mins**

Walthamstow Wetlands  
**10 mins**



### Train

London Liverpool Street  
**14 mins**

Oxford Circus  
**16 mins**

London Stansted Airport Station  
**31 mins**



### Car

Tottenham Hotspur Station  
**9 mins**

IKEA  
**11 mins**

London Stansted Airport  
**39 mins**

\*Times were estimated  
by using Google Maps









## Tottenham Hale now and then...

The café lifestyle can be yours. Tottenham Hale is a vibrant, historic part of London undergoing massive regeneration.

The River Lea flows majestically through, and historically brought timber to Tottenham Hale by boat for the large industrial factories that once stood here.

Now it is a welcoming and bustling place, offering eateries, shops and gyms to residents and visitors alike. You'll find independent cafés brimming with charm or traditional pubs to while away an evening.

For football fans, the Tottenham stadium is a half-hour walk away and for those who get itchy feet, plenty of options jostle for attention, including a climbing centre and circus skills school.

At the heart of the new development lies a beautiful new piazza offering you a Mediterranean vibe of local coffee shops, designer shops, trendy bars. With a stylish Everyman cinema also in place, date nights and social meet ups will be at your fingertips, so whether you're relaxing in the area or 15 minutes away in central London, here you can seek a truly metropolitan life.

FERRY ISLAND NORTH @ HEART OF HALE



## Unwind into nature

Just 10 minutes' walk away lie the beautiful and protected Walthamstow Wetlands. This 211-hectare reserve is made up of 10 reservoirs and offers you the chance to walk or cycle through over 13 miles of untamed natural landscapes. You'll find exceptional wildlife all around you including the fascinating species of birds, such as the pochard and gadwall, and a useful café offers you a chance to relax amid panoramic views.



You'll find space to relax and watch the world go by in Markfield Park, a beautiful green space with football pitches, a playground, café and areas to picnic in with friends and family. You can also visit the historic Beam Engine & Museum.



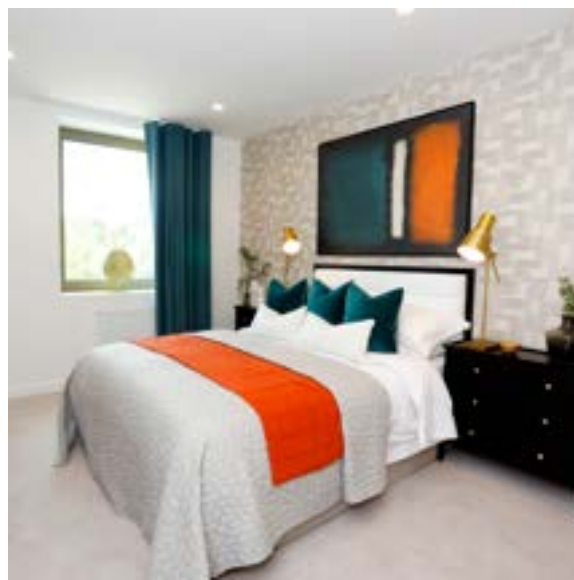
Elsewhere you'll find plenty of other chances to unwind in tranquil settings. A canal running alongside the River Lea, the Lee Navigation offers you 50 miles of public walking and bicycle paths – enough to wear out even the hardest of adventurers!

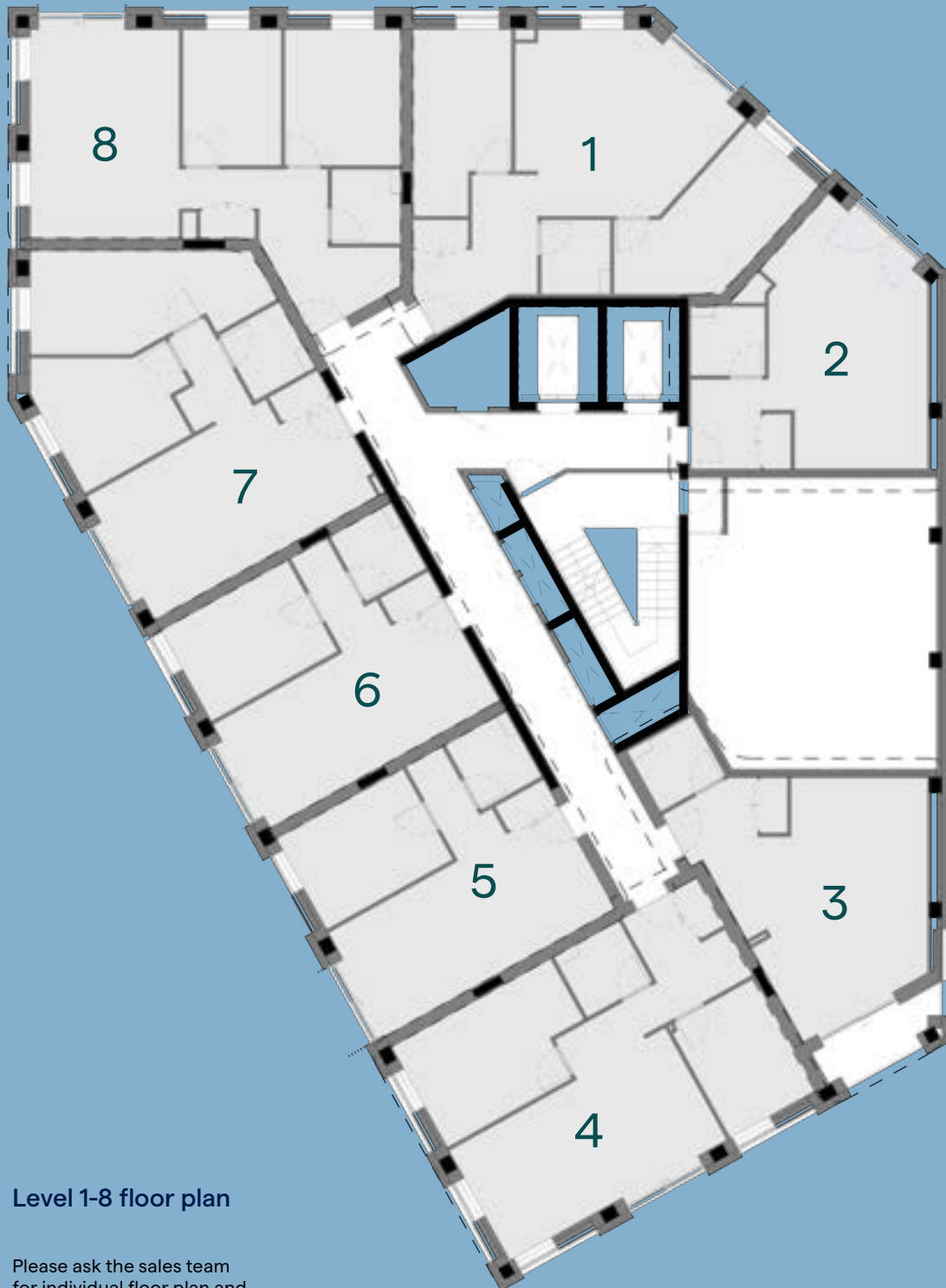


And for those who love to wander, you'll find plenty to explore. Why not enjoy a seasonal ale at the Beavertown Brewery, or peruse the literature festival at the Bernie Grant Arts Centre? After a bracing walk round the wetlands, you could sup a coffee at the Blooming Scent café or nibble deli delicacies at Table 13.

A modern living room interior featuring a wooden TV console, a large window with curtains, and a dining table with a blue chair. The room has a warm, minimalist aesthetic with light wood flooring and neutral tones.

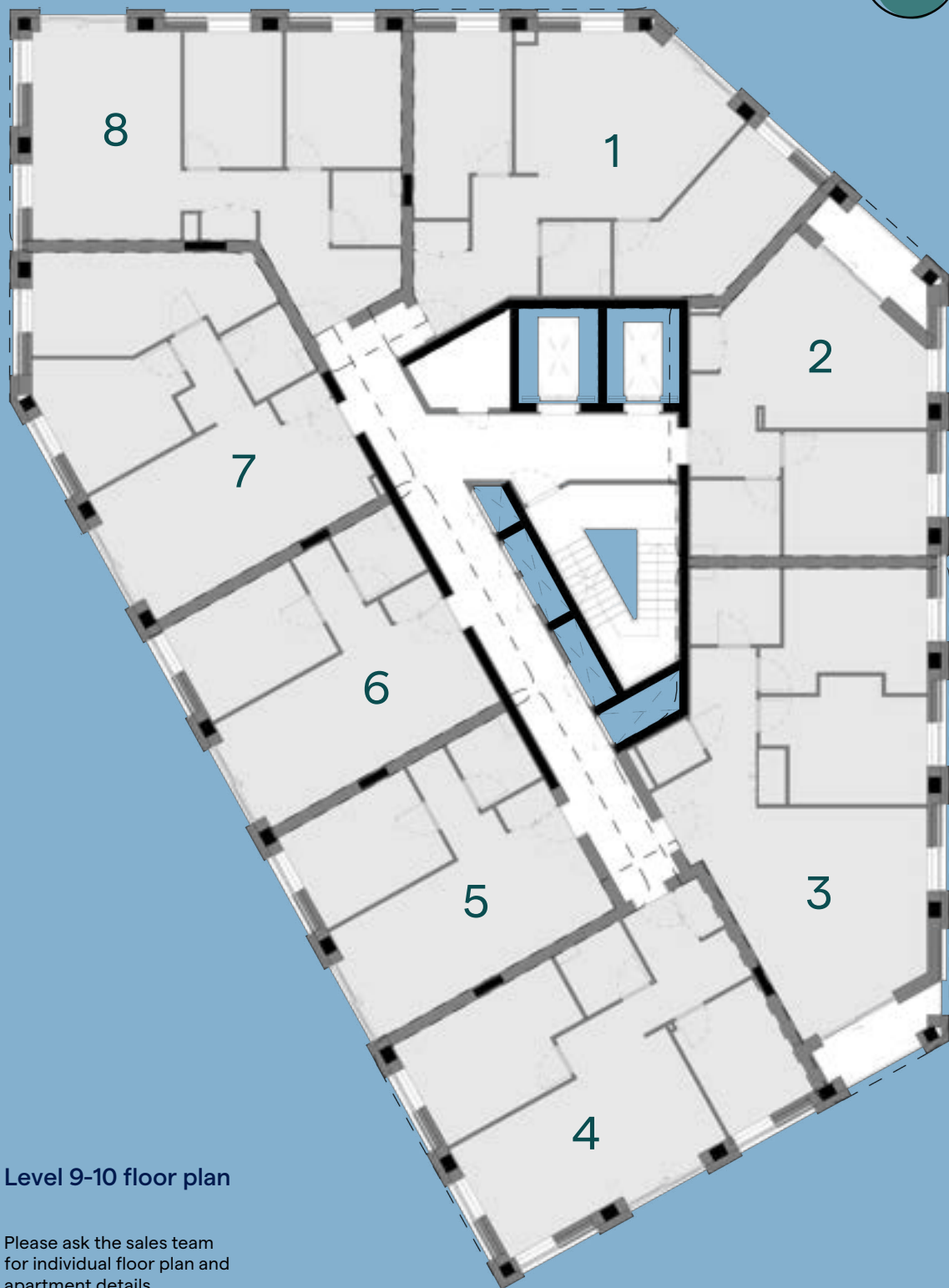
Relax  
in your  
own  
home





**Level 1-8 floor plan**

Please ask the sales team for individual floor plan and apartment details.



**Level 9-10 floor plan**

Please ask the sales team for individual floor plan and apartment details.

## What you'll get

Oak veneered entrance doors welcome you into an Amtico floored hall, and living/kitchen/dining space. In the bedroom a comfortable Manx Tomkinson carpet is soft underfoot while across the flat Cotswold internal doors keep you safe and secure.

### Security and exterior

Every essential is thought of, with communal cycle storage to secure your bike, mailboxes in lobby to collect your post and a video entry system for your safety. Corded silver birch carpets cover the communal areas lending a sense of luxury.

### Lighting and electrical

Your home will be lit beautifully with soft pendant lights in your bedroom and tasteful LED downlights everywhere else. While the extractor fans in your kitchen and bathroom will keep your flat safe and dry. Watch television where you like with thoughtfully placed satellite sockets in your living room and bedroom.

### Kitchen

You can cook up a storm with Carrara marble effect laminate worktops, laminate upstands and splashback. A sleek chrome single lever tap and stainless steel sink and drainer provide practical efficiency while soft close doors and drawers add an elegant finish. .

### Appliances

In your flat, you'll find a Zanussi single oven and four-ring hob to meet your cooking needs. A Zanussi integrated fridge freezer will provide plenty of cold storage and a built-in telescopic hood extractor keeps your home smoke free. Your clothes will be clean and dry with an Indesit freestanding washer/dryer.

### Bathrooms, ensuites

Retreat to your own oasis with a Concept Ideal form enamelled bath, Mira Thermostatic wall mounted showerhead and a glass shower screen. Your towels will be fluffy and dry with a chrome plated heated towel rail while tiled floors and walls and a mirror complete the design.







Sage  
@Ashley  
Road

Ashley Road

Hale Road

Ferry  
Island  
North

The Hale

Station Road

1  
Ferry  
Island



Tottenham Hale  
Station  
(2 mins walk)



Ferry Lane (A503)

**Discover  
your Shared  
Ownership  
home today**





A woman with voluminous curly hair is shown in profile, drinking from a teal-colored mug. She is wearing a light grey tank top. The background is a kitchen with a white countertop, a glass blender, and a window with blinds. The lighting is warm and natural, suggesting a morning or afternoon setting.

# Get onto the property ladder your way

Can't afford a full mortgage? Don't have a hefty deposit to buy outright? Why not try buying a share of your home and renting the rest?

Shared Ownership lets you buy **between 25% and 75%** of the full value. Your deposit is based on the share you buy (not the full value). Each month you'll pay a mortgage on the share you own and pay rent to Sage Homes for the remaining share.

Over time you can buy more shares in your home (called 'staircasing') right up to 100%.

# Why Shared Ownership?

Topaz wants to buy her next home and wants a newbuild that costs £300,000. She's found a two year fixed rate mortgage at 5% but wants to look at her options.

- |          |  |  |
|----------|--|--|
| <b>1</b> | Topaz buys a home at full market value (5% deposit and 5% fixed rate mortgage)   | Deposit: £15,000<br>Monthly mortgage payments: £1,685                                    |
| <b>2</b> | Topaz buys a Shared Ownership home. She mortgages for 25% of the home with a 5.75% fixed rate mortgage, renting the other 75%.                 | Deposit: £3,750<br>Monthly mortgage and rent payments: £964 (£448 mortgage; £516 rent)   |
| <b>3</b> | Topaz buys a Shared Ownership home, but a higher percentage. She mortgages for 50% of the home at the 5.75% fixed rate, renting the other 50%. | Deposit: £7,500<br>Monthly mortgage and rent payments: £1,240 (£896 mortgage; £344 rent) |

Shared ownership could save Topaz just over £17,000 over two years and will give her a brand new, energy-efficient home.



1. Sage Homes will be your landlord and are regulated by the Regulator of Social Housing.  
2. Rental will be 2.75% of the share you rent. Fixed for the first year.

# Meet Sage Homes

*We're delighted to meet you.*

We provide good quality affordable housing across England. Working with the largest house builders, we offer brand new Shared Ownership homes and low-cost rental homes.

We've handed over the keys to 5,000 homes in the last five years and have over 14,000 future homes under contract. We're focused on making sure there are homes available to as many people as possible.

We're a registered provider of social housing and became an investment partner of Homes England in 2019, helping us offer grant funding for affordable homes. We're always looking at how to improve the service we offer to the customers at the heart of our business.

## Want to find out more?



Scan the QR code to find out more or visit [sagehomes.co.uk/sales/listing/heart-of-hale](https://sagehomes.co.uk/sales/listing/heart-of-hale)



Tom  
Shared Owner in Derby



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The site plan is provided for illustration only. For specific house type dimensions please check the individual house sizes with The Sales Team. It is the intention to build in accordance with this plan, however, there may be occasions where boundaries and layouts can change as the site develops, so please check these details with The Sales Team. The specification set out in this brochure is applicable to this development. Care has been taken to ensure accuracy of the specification. However, this information does not form part of any contract. Please check the specification in relation to your individual plot at the time of reservation with The Sales Team.