

# BROOK PLACE

• TOTTENHAM N17 •

A stunning collection of 1, 2 & 3 bedroom  
shared ownership apartments in Tottenham, N17



# INTRODUCING BROOK PLACE

EYE-CATCHING  
CONTEMPORARY  
DESIGN COMBINED  
WITH PRACTICALITY

Brook Place offers a choice of stylish apartments just off Tottenham High Road within one of the most exciting regeneration areas in the UK. Bold, eye-catching architecture is matched by spacious, contemporary interiors that make ample use of light to create a warm and welcoming home.

Most apartments include an ensuite bathroom with stylish fittings and tiling. Kitchens are streamlined with an integrated dishwasher, washer/dryer, oven and hob, together with generous workspaces.

There are landscaped outside spaces for all residents and some apartments benefit from private balconies or courtyards.



# A GREAT LOCATION

You will be living in a vibrant part of London with all the amenities and entertainment you need close at hand.

Tottenham has so much to offer. You can spend a Sunday watching football at White Hart Lane, the nearby home of Tottenham Hotspur FC, and the afternoon strolling by the banks of the River Lea. Explore the food stalls at Holcombe Market, enjoy the different cultures that come together in Tottenham Green or shop the big stores of the Tottenham Hale Retail Park, home to a wide array of well known retailers and coffee shops. The high street itself benefits from a wide range of major high street chains as well as independent stores and major supermarkets, Asda and Aldi.

At the heart of Tottenham is Bruce Grove, a beautiful and historic town. It takes its name from Robert the Bruce whose family owned land in the area.

*The Growth on the High Road Project*, supported by the Mayor's Regeneration Fund, aims to create a vibrant town centre at Bruce Grove. Bruce Grove station is Tottenham's oldest rail station and will be transformed into a landmark spacious building with a striking copper-coloured steel facade. Holcombe Market has been trading in the area for nearly 100 years and re-opened in December 2016 after a major refurbishment with a new and improved layout, new kiosks and paving.



Local area photography





# TRAVEL CONNECTIONS

Your nearest station (Bruce Grove Overground station), is 0.3 mile<sup>†</sup> walk away. From there, it's just over 20 minutes into Liverpool Street station – perfect if you're working in the City. Or travel less than a mile across to Tottenham Hale tube station with its Victoria Line connections to the West End.

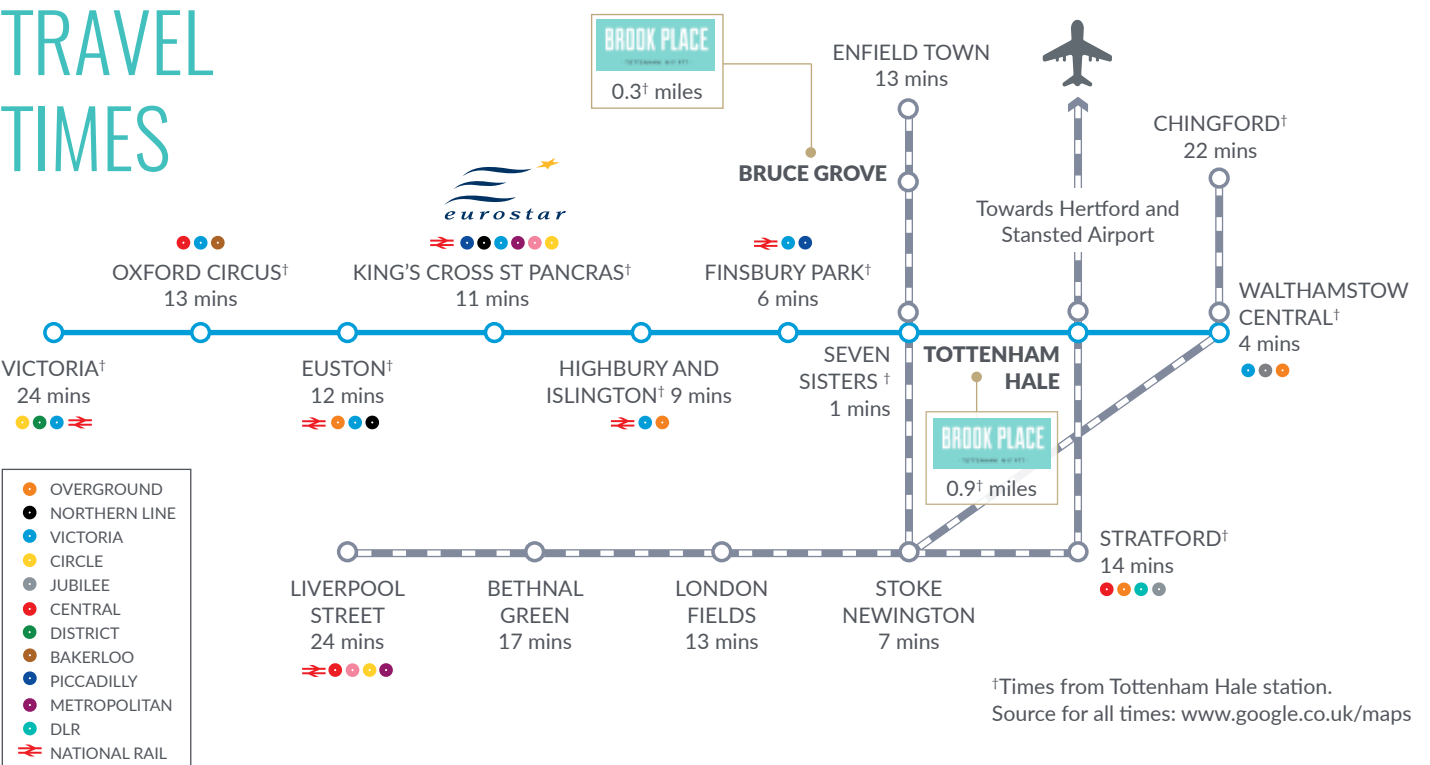
Tottenham High Road is great for buses and gives you an easy road connection for the North Circular, M25 and motorways.

This is a handy place for international travel too. Stansted Airport is only 33 minutes by train from Tottenham Hale rail station. The Eurostar terminal at St Pancras (10 min)<sup>†</sup>, Stratford station (14 mins)<sup>†</sup> and London City Airport (42 min)<sup>†</sup> are all a simple journey away.

Local area photography



# TRAVEL TIMES







# SMART & MODERN SPECIFICATION

## GENERAL

- Smooth matt white painted walls and ceilings
- Satin white square edged skirting
- White internal doors with satin chrome polished ironmongery
- Aluminium composite windows with white painted finish internally
- Wood effect laminate flooring to kitchen, hallways and living areas
- Wool twist carpet to bedrooms
- Wardrobe with sliding door to master bedroom
- Premier secure by design warranty's
- Freestanding washer/dryer located in hallway cupboard

## KITCHEN

- Grey handleless gloss kitchen and laminate worktop with under unit lighting
- Glass splashback to wall behind hob
- Overmounted Zendo sink\* with single mixer tap
- Integrated single oven
- Induction hob with integrated cooker hood
- Integrated fridge freezer
- Integrated dishwasher

## BATHROOMS

- Contemporary white sanitaryware
- Grey ceramic floor tiling with matching wall tiling
- Heated towel rail
- Mirrored storage cabinet
- White bath with glass curved shower screen
- Grohe thermostatic bath/shower mixer with rain shower head
- Semi-countertop basin
- Chrome single lever mixer tap
- Back to wall WC with chrome pushplate

## ENSUITE

- Contemporary white sanitaryware
- Grey ceramic floor tiling with matching wall tiling
- Heated towel rail
- Glass shower unit with static door screen
- Grohe thermostatic bath/shower mixer with rain shower head
- Semi-countertop basin
- Chrome single lever mixer tap
- Back to wall WC with chrome pushplate

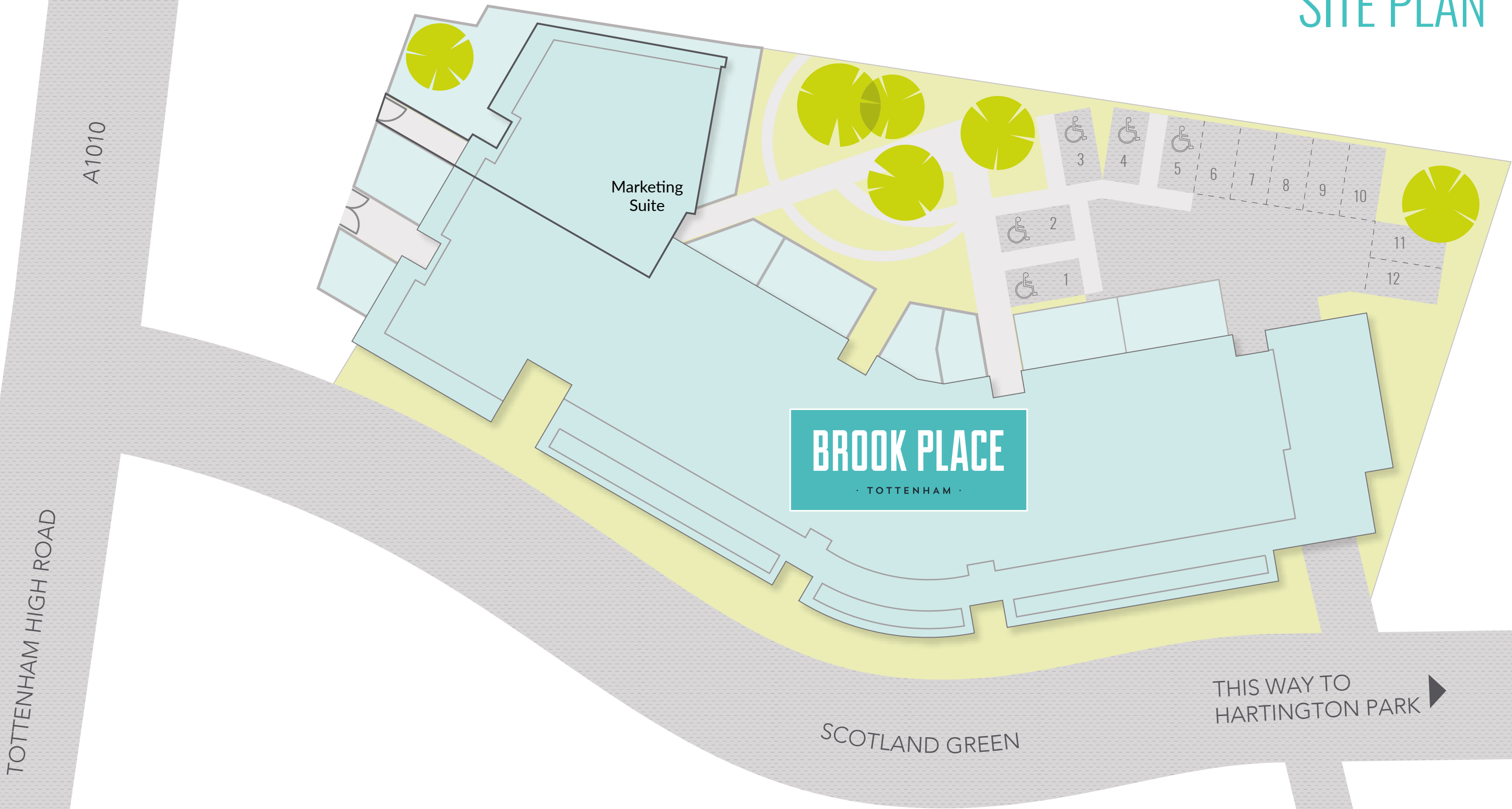
## HEATING & ELECTRICAL

- Telephone sockets located in living room and bedrooms
- TV sockets located in living room and bedrooms
- Smoke alarm
- Heating via white radiators
- Spot lights to kitchen and bathrooms
- Pendant lights to hallway, bedrooms and living areas
- White sockets and switches to bedrooms, living room and hallways
- Brushed chrome sockets to kitchen
- Telephone entry system

\*1 & 2 bedroom apartments to have a single bowl sink, 3 & 4 bedroom apartments to have a 1.5 bowl sink

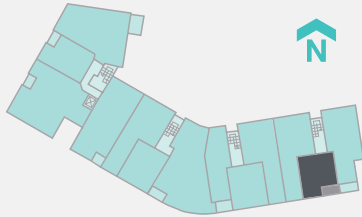
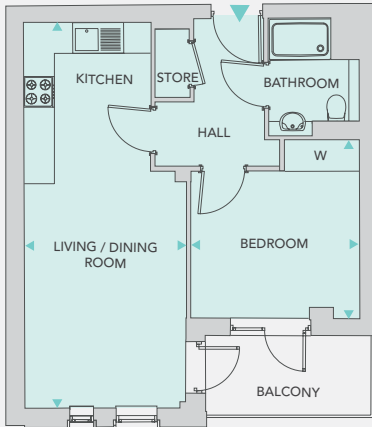
The specification is the anticipated specification but may be subject to change as necessary and without notice. Photographs are indicative of the quality and style of the specification. Specification is not intended to form part of any contract or warranty unless specifically incorporated in writing into the contract.

BROOK PLACE  
SITE PLAN



The site plan has been prepared with all due care for the convenience of the intending purchaser. However, the information contained herein is a preliminary guide only. Ground levels and other variances are not shown

ONE BEDROOM  
APARTMENTS

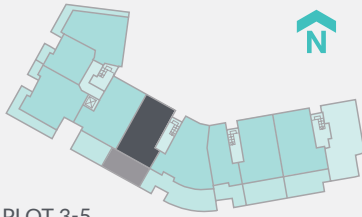
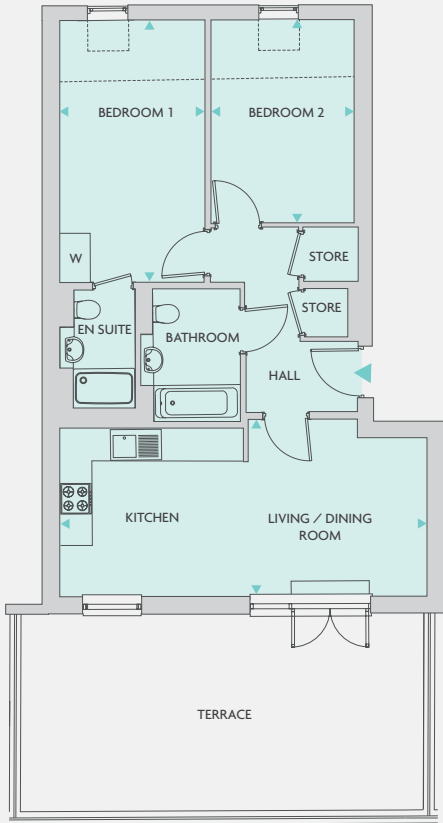


PLOTS 1-12 & 2-12

ONE BEDROOM APARTMENTS  
PLOT 1-12 FIRST FLOOR  
PLOT 2-12 SECOND FLOOR

LIVING / DINING /		
KITCHEN	7.54m x 3.16m	24' 9" x 10' 4"
BEDROOM	3.50m x 3.30m	11' 6" x 10' 10"
TOTAL AREA	44 sq.m.	473 sq.ft.

TWO BEDROOM  
APARTMENTS



PLOT 3-5

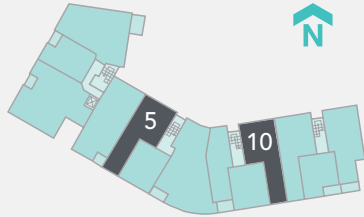
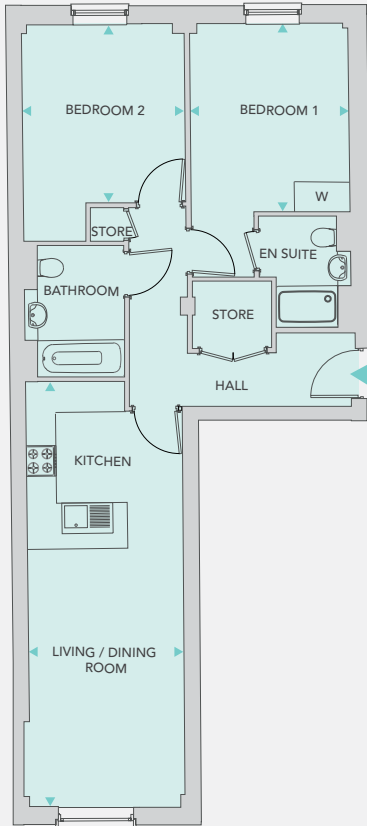
TWO BEDROOM APARTMENT  
PLOT 3-5 THIRD FLOOR

LIVING / DINING /		
KITCHEN	7.16m x 3.42m	23' 6" x 11' 3"
BEDROOM 1	5.15m x 2.84m	16' 11" x 9' 4"
BEDROOM 2	3.99m x 2.80m	13' 1" x 9' 2"
TOTAL AREA	70 sq.m.	753 sq.ft.

Floor plans are not to scale and are indicative only. Location of windows, doors, kitchen units and appliances may differ. Doors may swing in the opposite direction to that shown on selected [apartments/houses]. Dimensions, which are taken from the indicated points of measurement, are for guidance only and are not intended to be used to calculate space for items of furniture and may vary +/- 5% due to build tolerances to dimensions stated. Total areas are provided as gross internal areas and are subject to variance. Wardrobes are subject to design and location changes within master bedroom. Please speak to our Sales Consultant for further information.

TWO BEDROOM  
APARTMENTS

PLOTS 1-5 & 2-5



PLOTS 1-5, 1-10\* & 2-5

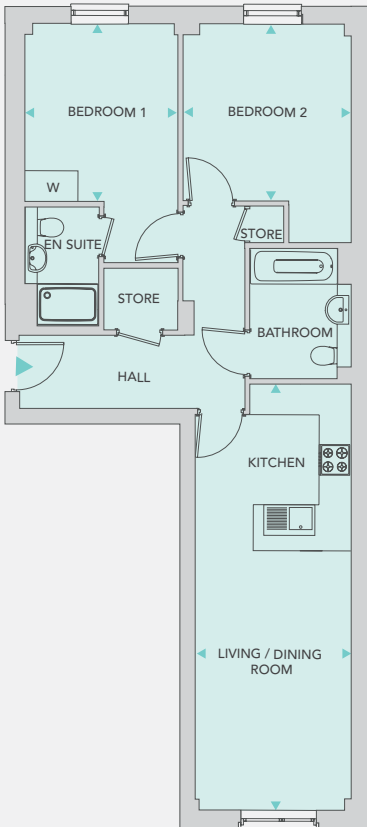
TWO BEDROOM APARTMENTS  
PLOT 1-5 & 1-10\* FIRST FLOOR  
PLOT 2-5 SECOND FLOOR

LIVING / DINING /		
KITCHEN	8.34m x 3.02m	27' 4" x 9' 11"
BEDROOM 1	3.50m x 3.20m	11' 6" x 10' 9"
BEDROOM 2	3.73m x 3.12m	12' 2" x 10' 3"
TOTAL AREA	73 sq.m.	785 sq.ft.

\* Plot 1-10 is handed

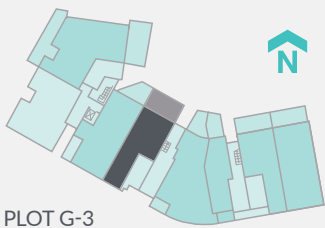
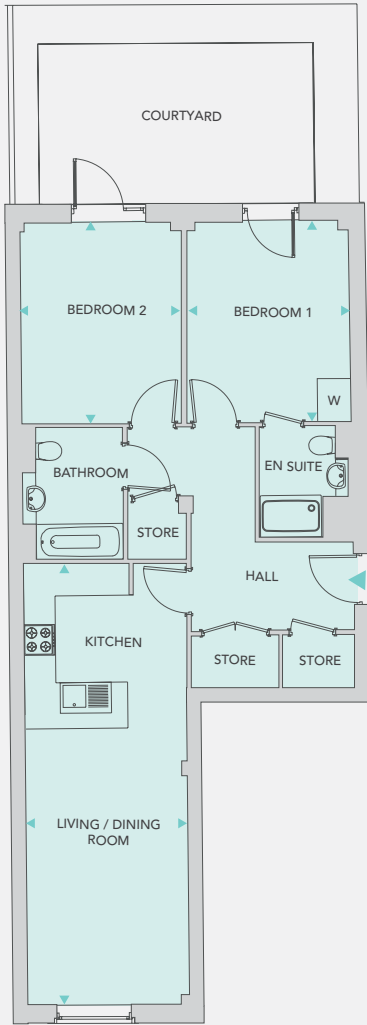
Key  
W = Wardrobe                      ST = Store

PLOT 1-10





TWO BEDROOM  
APARTMENTS



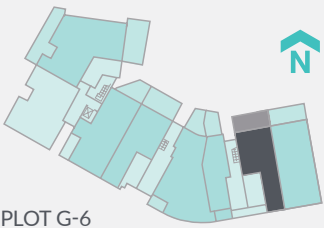
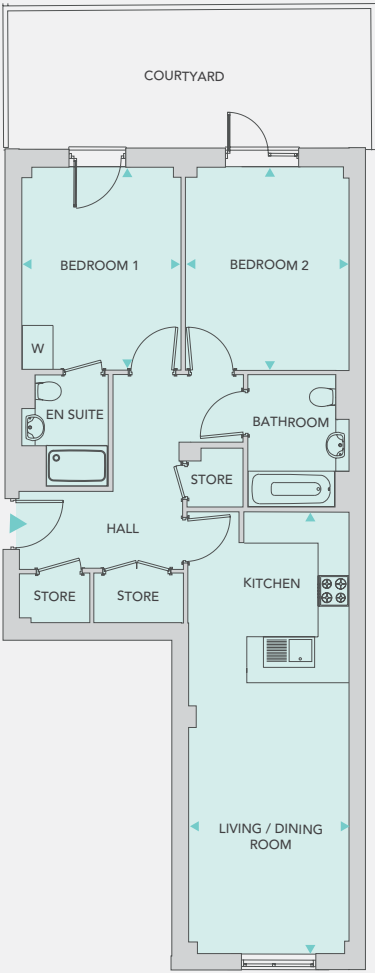
TWO BEDROOM APARTMENTS  
PLOT G-3 GROUND FLOOR

LIVING / DINING / KITCHEN	8.62m x 3.18m	28' 3" x 18' 6"
BEDROOM 1	3.95m x 3.16m	13' 0" x 10' 4"
BEDROOM 2	3.95m x 3.14m	13' 0" x 10' 4"
TOTAL AREA	78 sq.m.	839 sq.ft.

Key  
W = Wardrobe

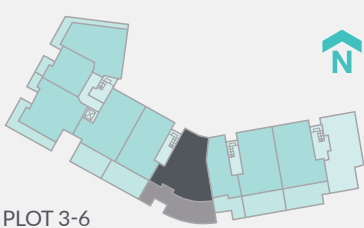
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THREE BEDROOM  
APARTMENTS



TWO BEDROOM APARTMENTS  
PLOT G-6 GROUND FLOOR

LIVING / DINING / KITCHEN	8.63m x 3.13m	28' 4" x 10' 3"
BEDROOM 1	3.98m x 3.10m	13' 1" x 10' 0"
BEDROOM 2	3.98m x 3.18m	13' 1" x 10' 5"
TOTAL AREA	77 sq.m.	829 sq.ft.



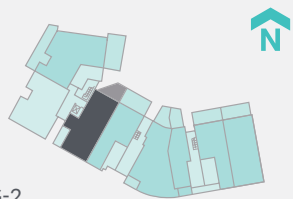
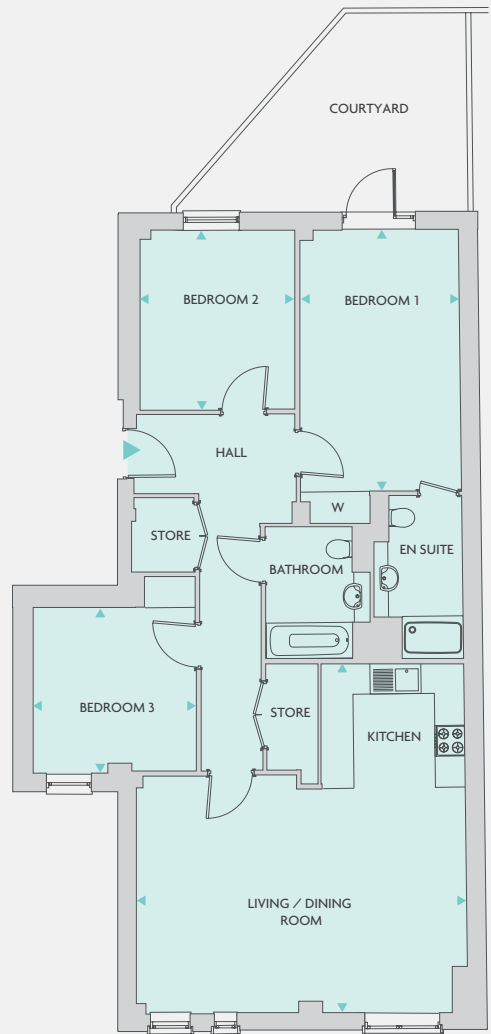
THREE BEDROOM APARTMENTS  
PLOT 3-6 THIRD FLOOR

LIVING / DINING / KITCHEN	5.50m x 5.32m	18' 1" x 17' 5"
BEDROOM 1	4.82m x 2.75m	15' 10" x 8' 6"
BEDROOM 2	5.38m x 2.75m	17' 8" x 8' 5"
BEDROOM 3	3.13m x 2.75m	10' 3" x 8' 9"
TOTAL AREA	84sq.m.	904 sq.ft.

Key  
W = Wardrobe      ST = Store



THREE BEDROOM  
APARTMENTS

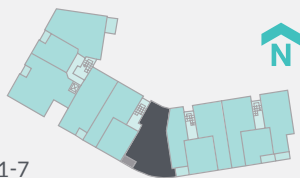


PLOT G-2

THREE BEDROOM APARTMENTS  
PLOT G-2 GROUND FLOOR

LIVING / DINING / KITCHEN	6.82m x 6.50m	22' 5" x 21' 4"
BEDROOM 1	5.13m x 3.17m	16' 10" x 10' 5"
BEDROOM 2	3.54m x 3.04m	11' 7" x 10' 0"
BEDROOM 3	3.22m x 3.15m	10' 7" x 10' 4"
TOTAL AREA	105 sq.m.	1130sq.ft.

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PLOT 1-7

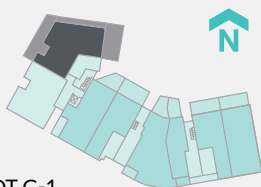
THREE BEDROOM APARTMENTS  
PLOT 1-7 FIRST FLOOR

LIVING / DINING / KITCHEN	7.50m x 4.50m	24' 7" x 14' 9"
BEDROOM 1	3.96m x 2.93m	12' 12" x 9' 7"
BEDROOM 2	5.90m x 2.75m	19' 4" x 8' 11"
BEDROOM 3	3.75m x 2.75m	12' 4" x 8' 11"
TOTAL AREA	116 sq.m.	1248 sq.ft.

Key  
W = Wardrobe  
ST = Store



THREE BEDROOM  
APARTMENTS



PLOT G-1

THREE BEDROOM APARTMENTS  
PLOT G-1 GROUND FLOOR

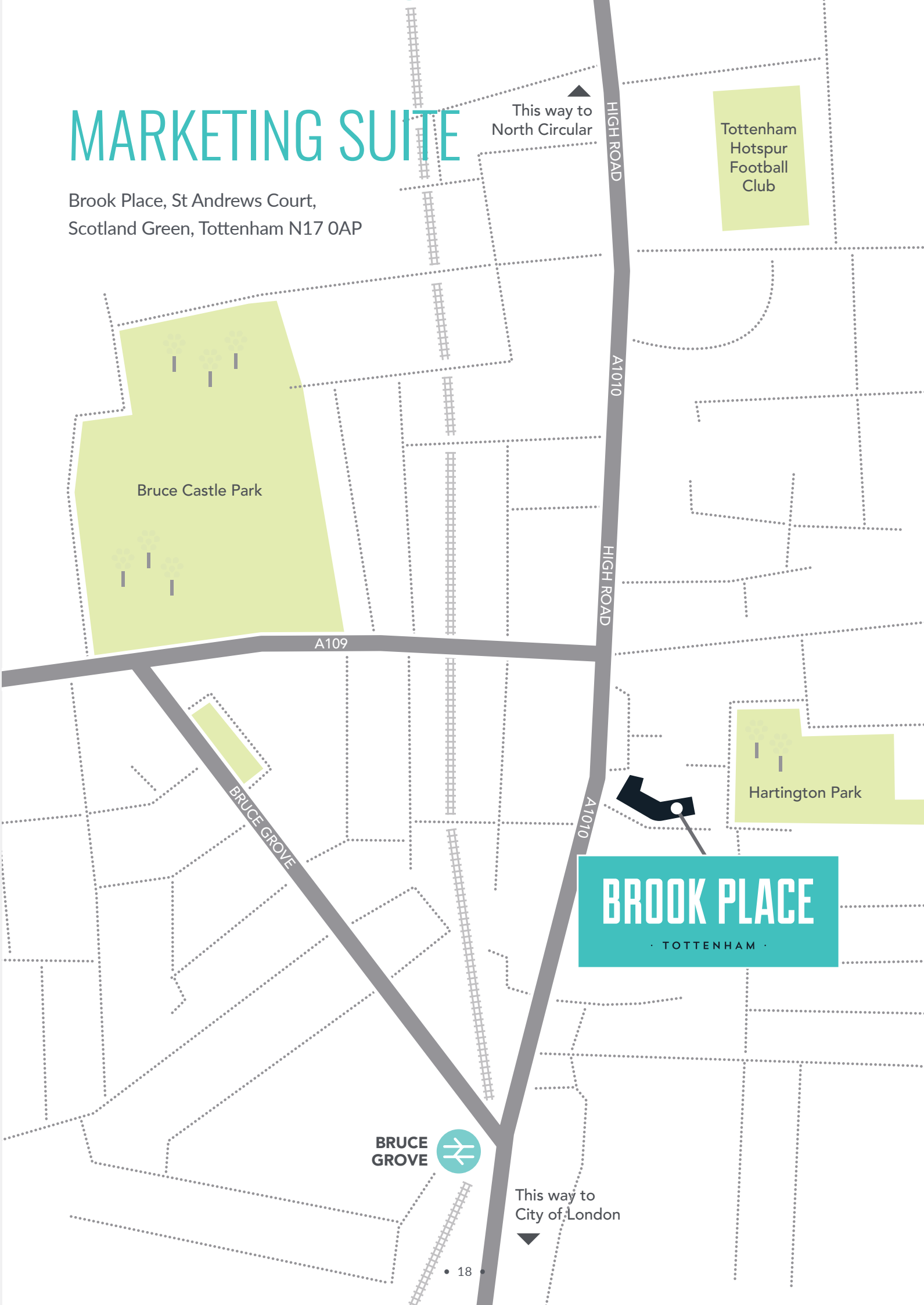
LIVING ROOM	6.17m x 3.42m	20' 3" x 11' 3"
KITCHEN / DINING	5.82m x 3.34m	19' 1" x 10' 11"
BEDROOM 1	3.35m x 3.00m	10' 12" x 9' 10"
DRESSING ROOM	2.52m x 2.03m	8' 3" x 6' 8"
BEDROOM 2	4.85m x 3.00m	15' 11" x 9' 10"
BEDROOM 3	4.73m x 3.02m	15' 6" x 9' 11"
TOTAL AREA	119 sq.m.	1280 sq.ft.

Key  
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ST = Store

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MARKETING SUITE

Brook Place, St Andrews Court,  
Scotland Green, Tottenham N17 0AP







0344 809 2015  
[www.site-sales.co.uk](http://www.site-sales.co.uk)



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