

BROOK PLACE

• TOTTENHAM N17 •

A stunning collection of 1, 2, 3 & 4 bedroom
apartments in Tottenham, N17

INTRODUCING BROOK PLACE

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

Our apartments include stylish fittings with streamlined kitchens, an integrated washer dryer, oven and hob, together with a generous living space.

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.

Bruce Grove is a beautiful and historic town centre, in the heart of Tottenham.

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.



EYE-CATCHING
CONTEMPORARY
DESIGN COMBINED
WITH PRACTICALITY





LOVE LONDON

Brook Place is a great starting point to get the most out of London living. Whether you fancy an evening's dining with a view of Tower Bridge or dancing the night away in a Shoreditch club, it's all there and waiting.

There's music at the O2, Albert Hall and Wembley Arena, some of the world's greatest theatres along Shaftesbury Avenue, and art at the Tate and Royal Academy. This is a global centre for sport with iconic venues such as Wembley, Lords, Wimbledon and the Stratford stadium.

Then of course, there's the shopping. From Carnaby Street to Westfield, Oxford Street to Portobello, you'll never run out of new stores and stalls to discover.





TRAVEL CONNECTIONS

Your nearest station (Bruce Grove Overground) is 0.3 miles walk away. From there, it's just over 20 minutes direct into Liverpool Street – 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.

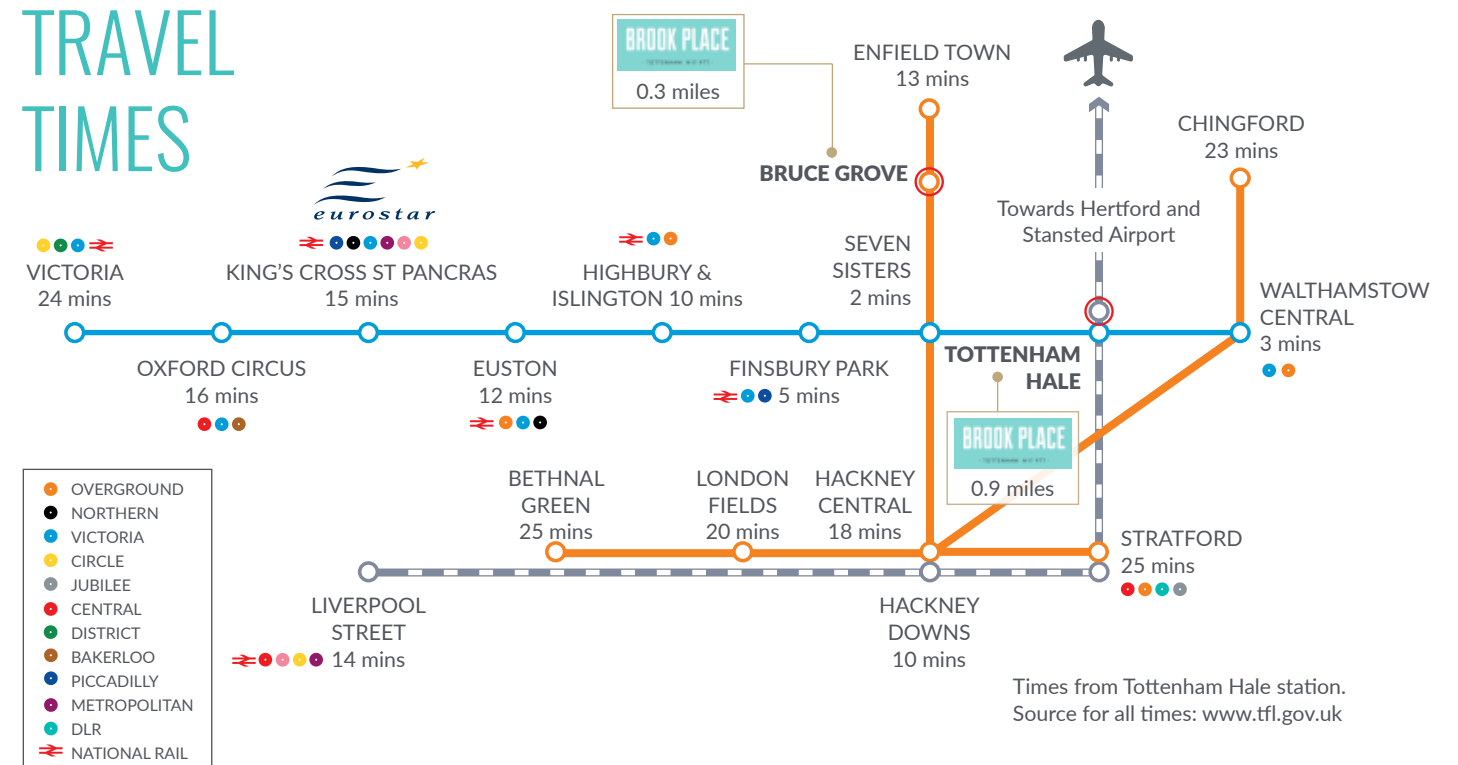
Tottenham High Road is great for buses and gives you an easy road connection to the North Circular, M25 and other motorways.

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 mins), Stratford station (14 mins) and London City Airport (42 min) 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 and Secure by Design warranties
- Freestanding washer/dryer located in hallway cupboard

KITCHEN

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

EN SUITE

- 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
- Spotlights 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

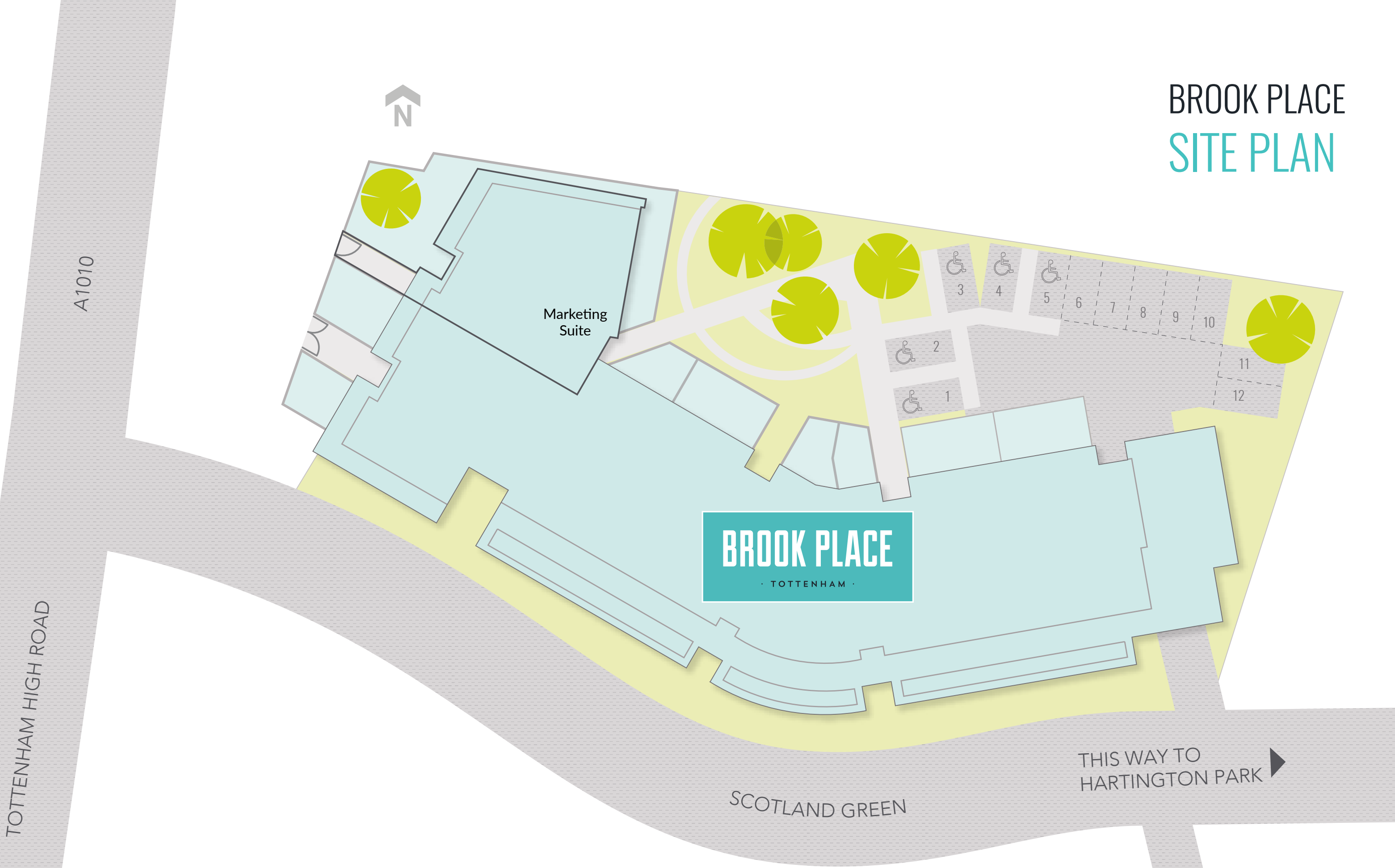
BATHROOMS

- Contemporary white sanitaryware
- 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

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



A1010

Marketing Suite

BROOK PLACE

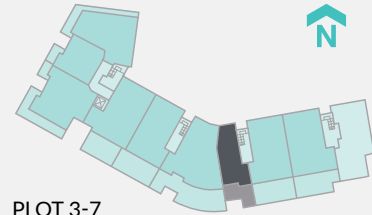
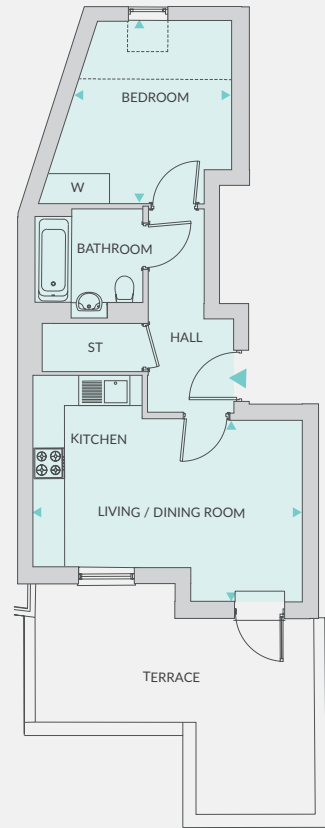
· TOTTENHAM ·

SCOTLAND GREEN

THIS WAY TO
HARTINGTON PARK

TOTTENHAM HIGH ROAD

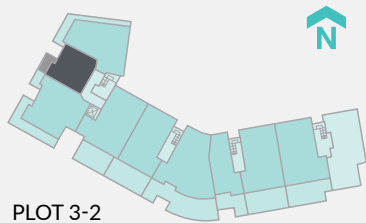
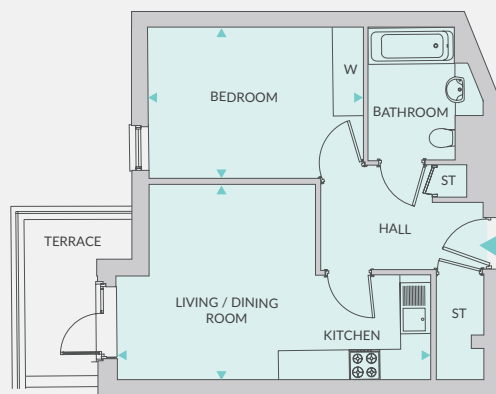
ONE BEDROOM APARTMENTS



PLOT 3-7

ONE BEDROOM APARTMENTS PLOT 3-7 THIRD FLOOR

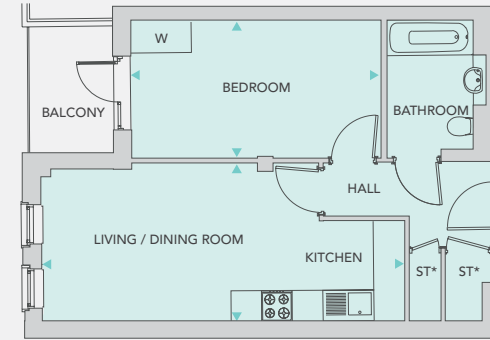
LIVING / DINING / KITCHEN	5.27m x 3.54m	17' 3" x 11' 7"
BEDROOM	3.60m x 3.07m	11' 10" x 10' 1"
TOTAL AREA	43 sq.m.	462 sq.ft.



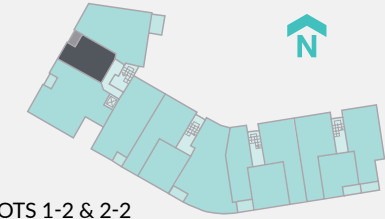
PLOT 3-2

ONE BEDROOM APARTMENTS PLOT 3-2 THIRD FLOOR

LIVING / DINING / KITCHEN	6.16m x 3.54m	20' 3" x 12' 87"
BEDROOM	4.20m x 2.91m	13' 9" x 9' 7"
TOTAL AREA	46sq.m.	495 sq.ft.



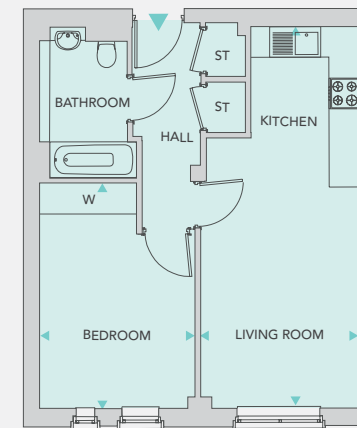
* Plot 2-2 has a combined single store



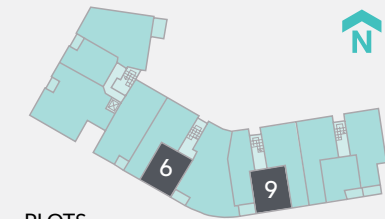
PLOTS 1-2 & 2-2

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

LIVING / DINING / KITCHEN	7.12m x 3.06m	23' 4" x 10' 0"
BEDROOM	4.89m x 2.75m	16' 1" x 8' 11"
TOTAL AREA	46 sq.m.	495sq.ft.



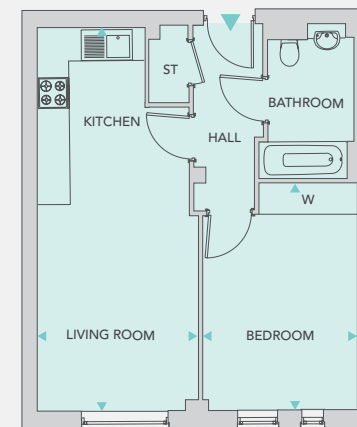
PLOTS 1-9 & 2-9



PLOTS 1-6, 1-9, 2-6 & 2-9

ONE BEDROOM APARTMENTS PLOT 1-6 FIRST FLOOR PLOT 1-9 FIRST FLOOR PLOT 2-6 SECOND FLOOR PLOT 2-9 SECOND FLOOR

LIVING / DINING / KITCHEN	7.50m x 3.10m	24' 7" x 10' 2"
BEDROOM	4.40m x 3.00m	12' 7" x 9' 10"
TOTAL AREA	48 sq.m.	516 sq.ft.

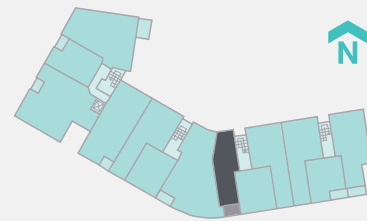
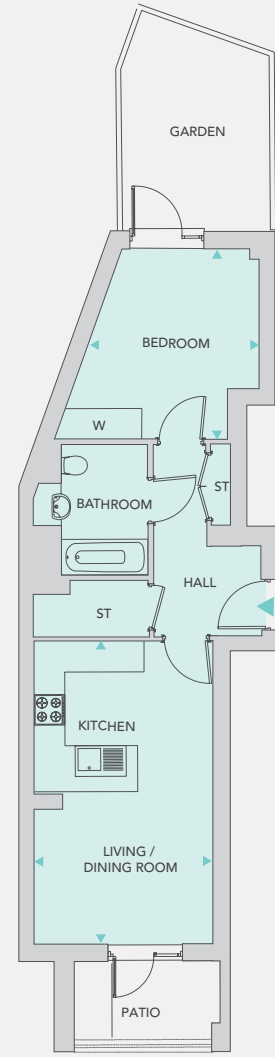
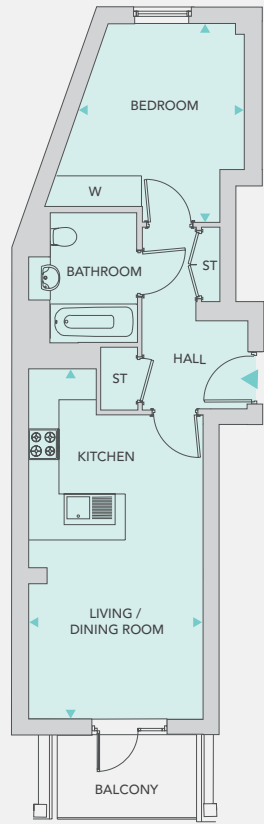


PLOTS 1-6 & 2-6

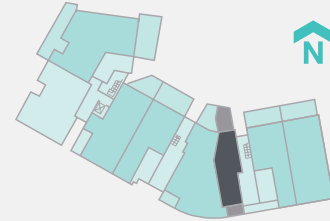
Key
W = Wardrobe
ST = Store
----- Ceiling height

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ONE BEDROOM APARTMENTS



PLOTS 1-8 & 2-8



PLOT G-5

ONE BEDROOM APARTMENTS

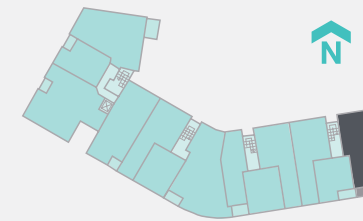
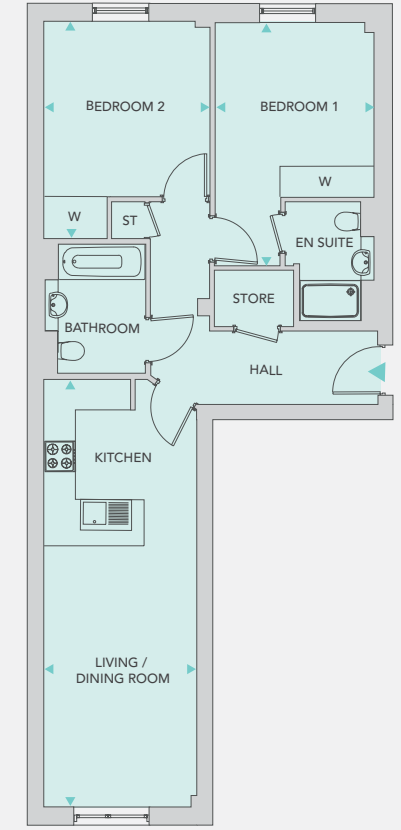
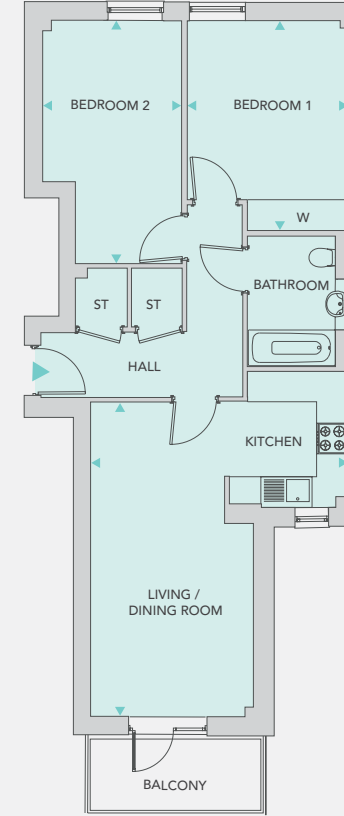
PLOT 1-8 FIRST FLOOR
PLOT 2-8 SECOND FLOOR

LIVING / DINING / KITCHEN	6.90m x 3.38m	22' 8" x 11' 1"
BEDROOM	3.89m x 3.31m	12' 9" x 10' 10"
TOTAL AREA	48 sq.m.	516 sq.ft.

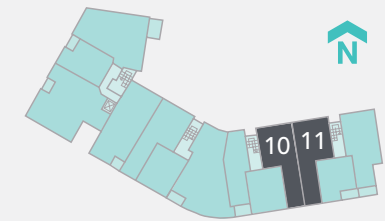
ONE BEDROOM APARTMENTS
PLOT G-5 GROUND FLOOR

LIVING / DINING / KITCHEN	5.94m x 3.45m	20' 2" x 16' 6"
BEDROOM	3.73m x 3.35m	11' 0" x 9' 8"
TOTAL AREA	49 sq.m	524 sq.ft.

TWO BEDROOM APARTMENTS



PLOTS 1-13 & 2-13



PLOTS 1-11, 2-10* & 2-11

* Plot 2-10 is handed

TWO BEDROOM APARTMENTS

PLOT 1-13 FIRST FLOOR
PLOT 2-13 SECOND FLOOR

LIVING / DINING / KITCHEN	6.17m x 5.00m	20' 3" x 16' 5"
BEDROOM 1	4.20m x 3.20m	13' 9" x 10' 6"
BEDROOM 2	4.75m x 2.75m	15' 7" x 8' 11"
TOTAL AREA	66 sq.m.	710 sq.ft.

TWO BEDROOM APARTMENTS

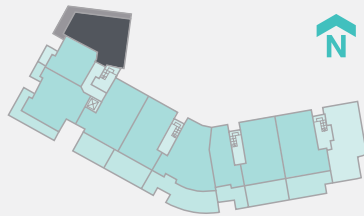
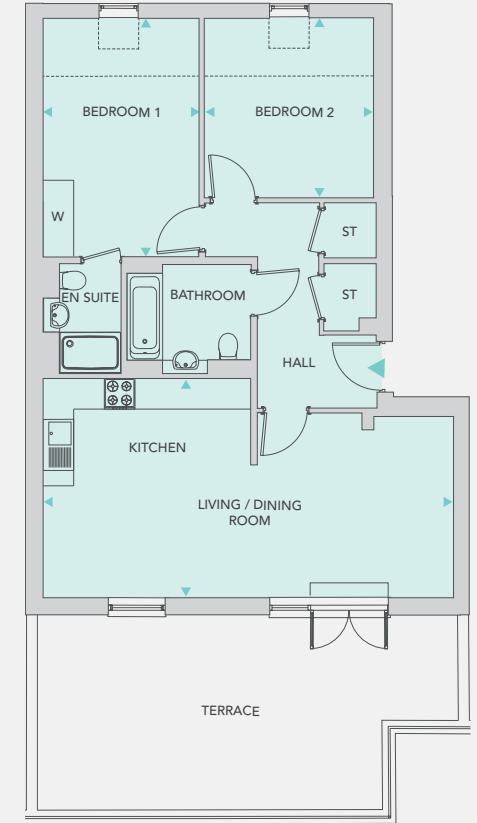
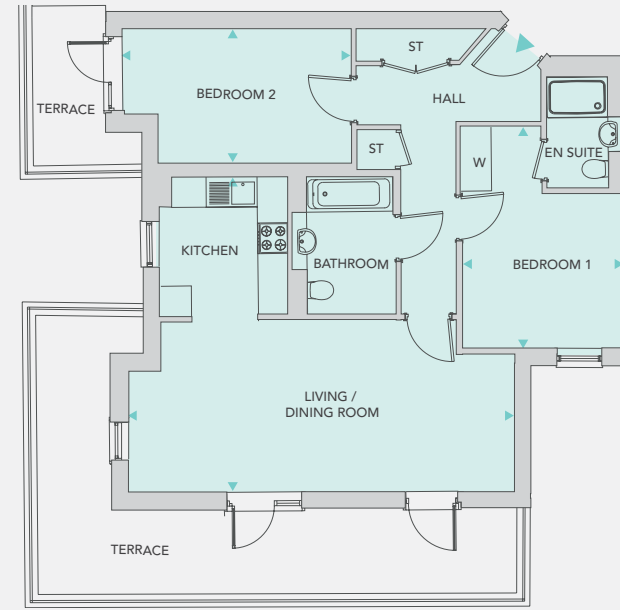
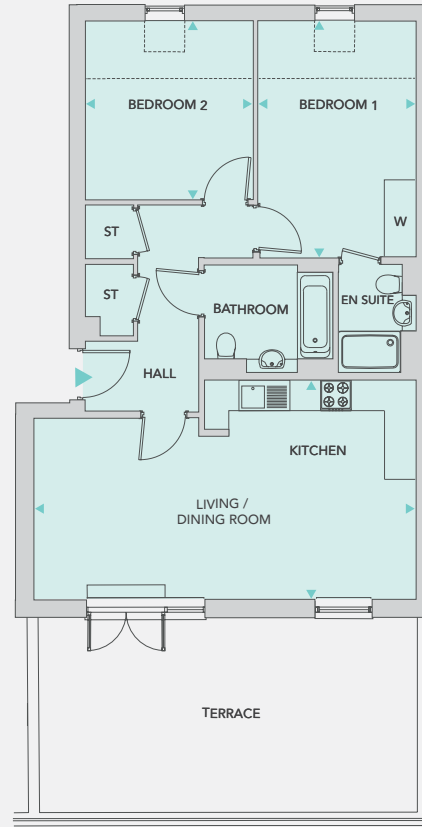
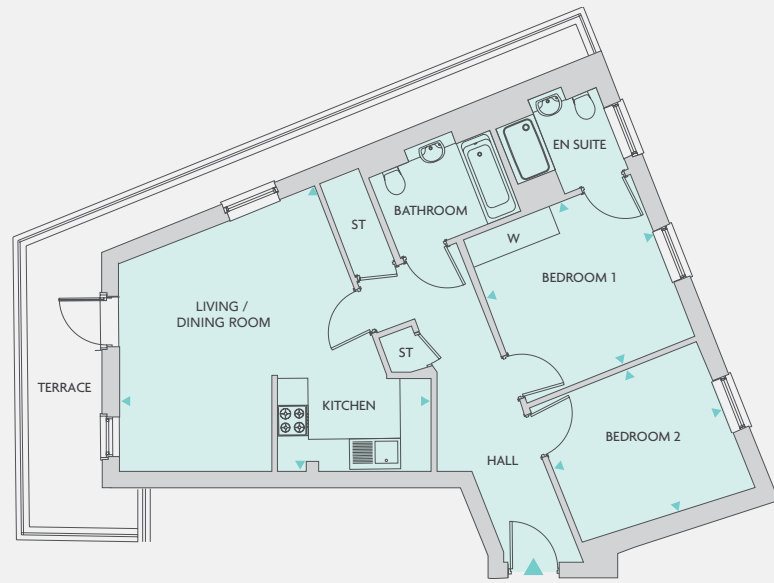
PLOT 1-11 FIRST FLOOR
PLOT 2-10 & 2-11 SECOND FLOOR

LIVING / DINING / KITCHEN	8.34m x 3.04m	27' 4" x 9' 12"
BEDROOM 1	4.68m x 3.00m	15' 4" x 9' 10"
BEDROOM 2	72 sq.m.	775 sq.ft.

Key
W = Wardrobe ST = Store

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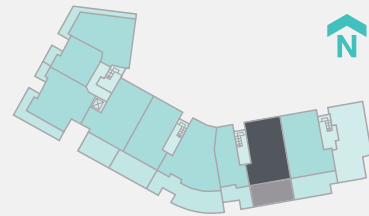
TWO BEDROOM APARTMENTS



PLOT 3-1

TWO BEDROOM APARTMENTS PLOT 3-1 THIRD FLOOR

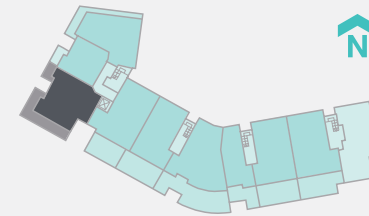
LIVING / DINING / KITCHEN	6.10m x 5.60m	20' 0" x 18' 4"
BEDROOM 1	3.53m x 3.43m	11' 7" x 11' 3"
BEDROOM 2	3.53m x 2.97m	11' 7" x 9' 9"
TOTAL AREA	72 sq.m.	775sq.ft.



PLOT 3-8

TWO BEDROOM APARTMENTS PLOT 3-8 THIRD FLOOR

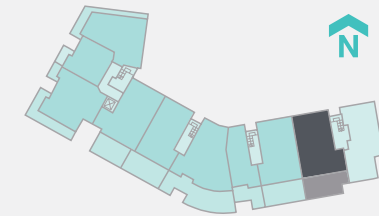
LIVING / DINING / KITCHEN	7.47m x 4.32m	24' 6" x 14' 2"
BEDROOM 1	4.64m x 3.05m	15' 3" x 10' 0"
BEDROOM 2	3.52m x 3.22m	11' 7" x 10' 7"
TOTAL AREA	77 sq.m.	829 sq.ft.



PLOT 3-3

TWO BEDROOM APARTMENTS PLOT 3-3 THIRD FLOOR

LIVING / DINING / KITCHEN	6.20m x 7.57m	20' 4" x 20' 2"
BEDROOM 1	4.30m x 3.21m	14' 1" 9' 8"
BEDROOM 2	4.45m x 2.75m	15' 9" x 9' 8"
TOTAL AREA	77 sq.m.	829 sq.ft.



PLOT 3-9

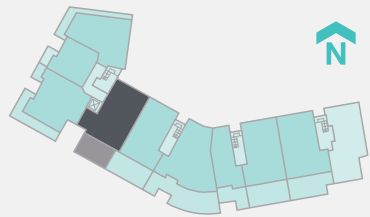
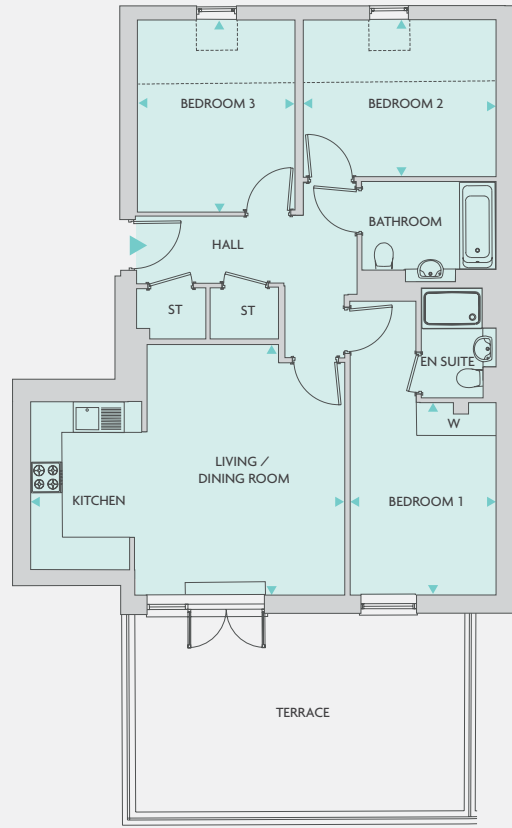
TWO BEDROOM APARTMENTS PLOT 3-9 THIRD FLOOR

LIVING / DINING / KITCHEN	8.02m x 4.30m	26' 4" x 14' 1"
BEDROOM 1	4.68m x 3.05m	15' 4" x 10' 0"
BEDROOM 2	3.55m x 3.30m	11' 8" x 10' 10"
TOTAL AREA	79 sq.m.	850 sq.ft.

Key
W = Wardrobe
ST = Store
----- Ceiling height

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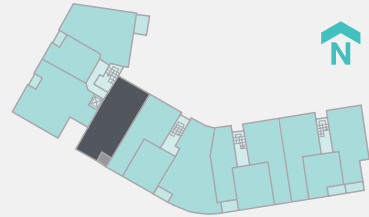
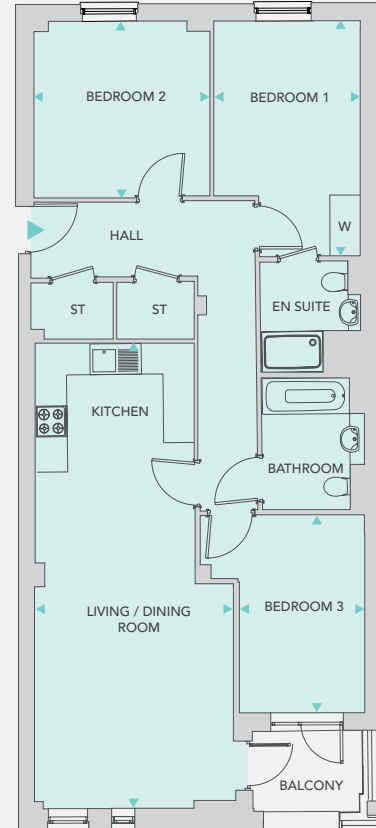
THREE BEDROOM APARTMENTS



PLOT 3-4

THREE BEDROOM APARTMENTS PLOT 3-4 THIRD FLOOR

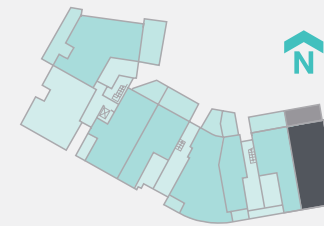
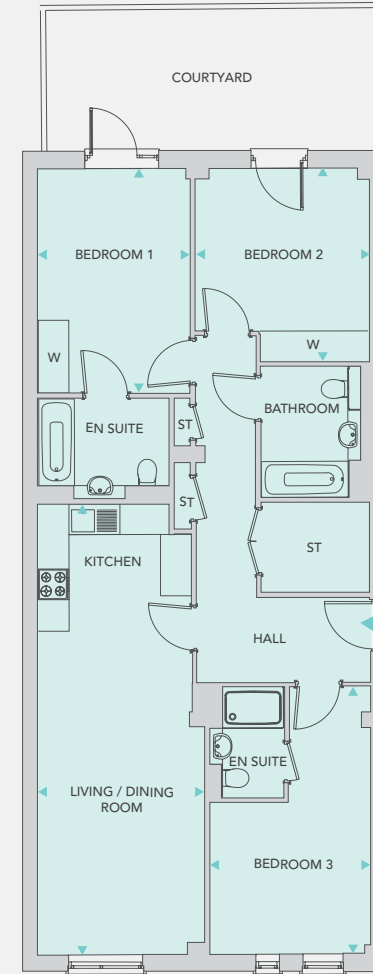
LIVING / DINING / KITCHEN	6.19m x 4.93m	20' 4" x 16' 2"
BEDROOM 1	3.77m x 2.85m	12' 4" x 9' 4"
BEDROOM 2	3.78m x 3.10m	12' 5" x 10' 2"
BEDROOM 3	3.77m x 3.07m	12' 4" x 10' 1"
TOTAL AREA	86 sq.ft.	925 sq.m.



PLOTS 1-4 & 2-4

THREE BEDROOM APARTMENTS PLOT 1-4 FIRST FLOOR PLOT 2-4 SECOND FLOOR

LIVING / DINING / KITCHEN	9.07m x 3.90m	29' 9" x 12' 10"
BEDROOM 1	4.57m x 2.85m	14' 12" x 9' 4"
BEDROOM 2	3.42m x 3.37m	11' 3" x 11' 1"
BEDROOM 3	3.87m x 2.47m	12' 5" x 8' 1"
TOTAL AREA	93 sq.ft.	1,001 sq.m.

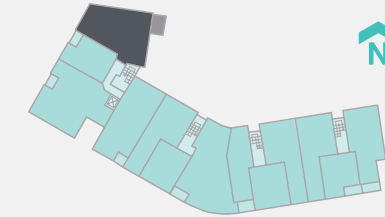
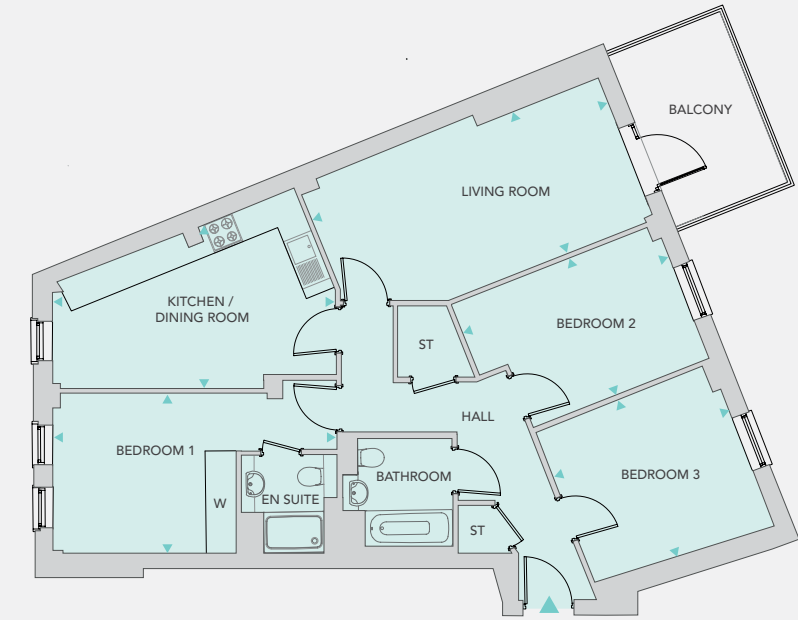


PLOT G-7

THREE BEDROOM APARTMENT PLOT G-7 GROUND FLOOR

LIVING / DINING / KITCHEN	8.83m x 3.25m	28' 12" x 10' 8"
BEDROOM 1	4.40m x 2.97m	14' 5" x 9' 9"
BEDROOM 2	3.80m x 3.37m	12' 6" x 11' 1"
BEDROOM 3	5.25m x 3.17m	17' 3" x 10' 2"
TOTAL AREA	100 sq.m.	1076 sq.ft.

Key
W = Wardrobe ST = Store



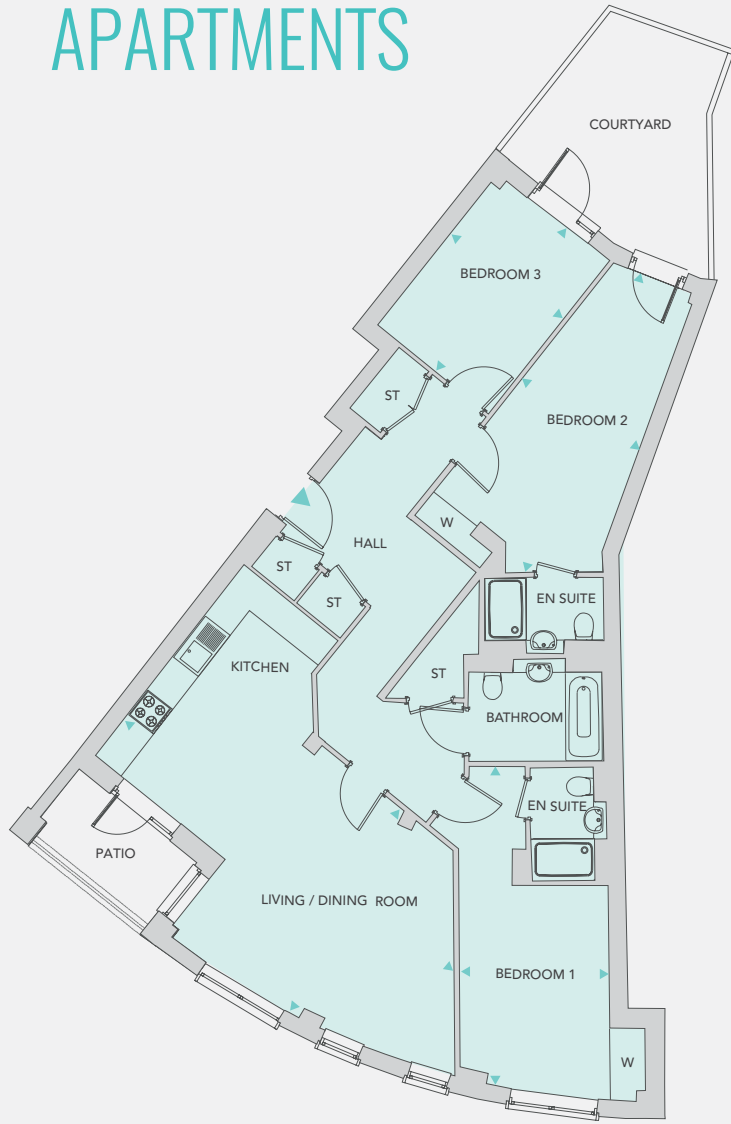
PLOTS 1-1 & 2-1

THREE BEDROOM APARTMENT PLOT 1-1 FIRST FLOOR PLOT 2-1 SECOND FLOOR

LIVING ROOM	6.25m x 3.20m	20' 6" x 10' 6"
KITCHEN / DINING	5.59m x 3.12m	18' 4" x 10' 3"
BEDROOM 1	3.60m x 3.18m	11' 10" x 10' 5"
BEDROOM 2	4.30m x 2.83m	14' 1" x 9' 3"
BEDROOM 3	3.68m x 3.28m	12' 1" x 10' 9"
TOTAL AREA	98 sq.m.	1,054 sq.ft.

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THREE BEDROOM APARTMENTS



PLOT G-4

THREE BEDROOM APARTMENT
PLOT G-4 GROUND FLOOR

LIVING / DINING / KITCHEN	7.94m x 4.52m	26' 1" x 14' 10"
BEDROOM 1	3.92m x 2.87m	12' 10" x 9' 5"
BEDROOM 2	6.19m x 2.70m	20' 4" x 8' 10"
BEDROOM 3	3.73m x 2.68m	12' 3" x 8' 10"
TOTAL AREA	113 sq.m.	1,216 sq.ft.

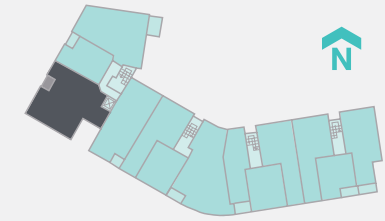
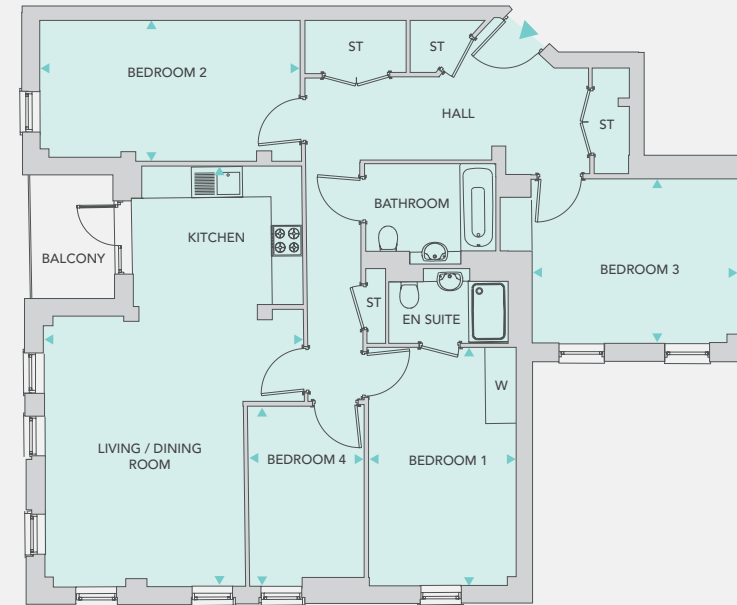


PLOT 2-7

THREE BEDROOM APARTMENT
PLOT 2-7 SECOND 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.	1,248 sq.ft.

FOUR BEDROOM APARTMENTS

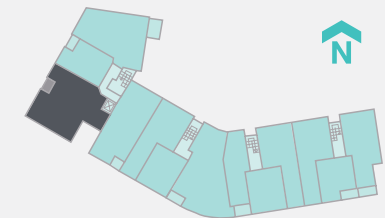
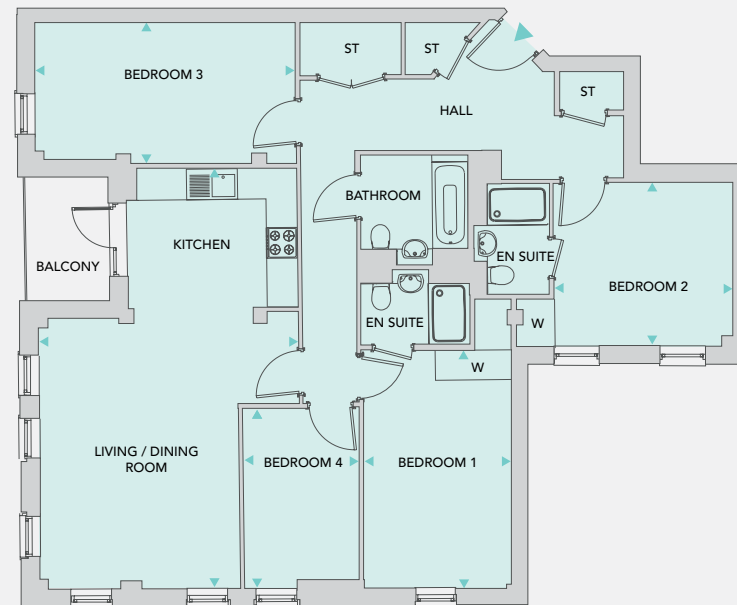


PLOT 1-3

FOUR BEDROOM APARTMENT
PLOT 1-3 FIRST FLOOR

LIVING / DINING / KITCHEN	8.20m x 5.10m	26' 11" x 16' 9"
BEDROOM 1	4.67m x 2.88m	15' 4" x 9' 5"
BEDROOM 2	5.10m x 2.75m	16' 9" x 9' 0"
BEDROOM 3	4.04m x 3.23m	13' 3" x 10' 7"
BEDROOM 4	3.54m x 2.25m	11' 8" x 7' 5"
TOTAL AREA	116 sq.m.	1,248 sq.ft.

Key
W = Wardrobe
ST = Store
----- Ceiling height



PLOT 2-3

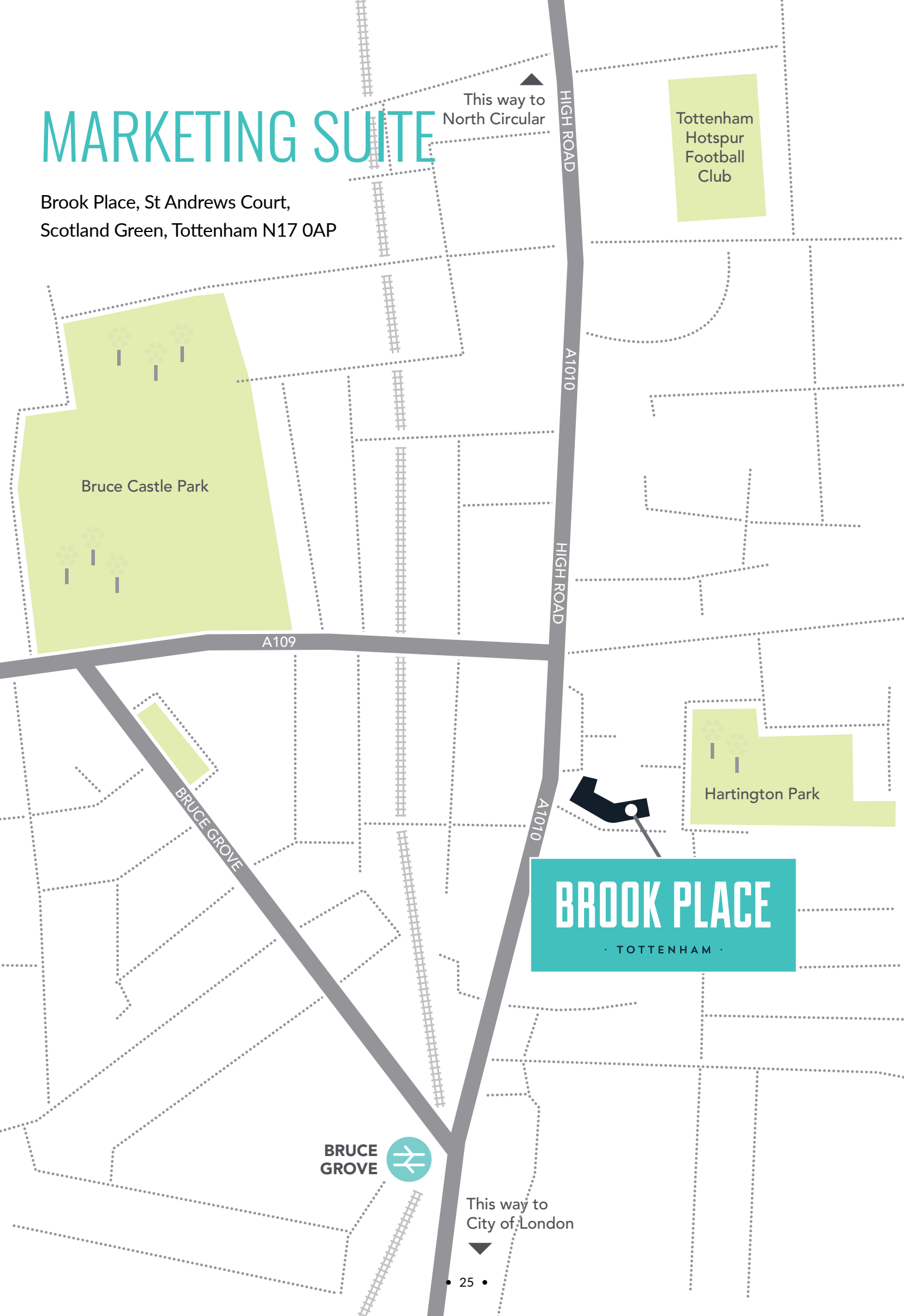
FOUR BEDROOM APARTMENT
PLOT 2-3 SECOND FLOOR

LIVING / DINING / KITCHEN	8.20m x 4.90m	26' 11" x 16' 1"
BEDROOM 1	4.69m x 2.89m	15' 5" x 9' 6"
BEDROOM 2	3.53m x 3.21m	11' 7" x 10' 6"
BEDROOM 3	4.97m x 2.75m	16' 4" x 9' 0"
BEDROOM 4	3.54m x 2.25m	11' 7" x 7' 5"
TOTAL AREA	116 sq.m.	1,248 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.

MARKETING SUITE

Brook Place, St Andrews Court,
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