



KEEPERS YARD

TOTTENHAM



API
GLOBAL

KEEPERS GATE TOTTENHAM

Positioned in the energetic heart of Tottenham N17, Keepers Yard is tailored for young, creative individuals seeking an urban lifestyle with quick access to the city. These apartments combine modern design with a raw, industrial edge, offering a unique living experience for those who thrive on London's vibrant culture.

1 bedroom

From £427,500 | 41 Units

2 bedroom

From £550,000 | 19 Units

3 bedroom

From £700,000 | 3 Units





KEY FACTS

Developer:	Investin PLC
Address:	Tottenham, London, N17 7AB
Estimated Completion:	Q4 2025
Number of units:	63
Expected Yield:	Net Yield Circa 5%
Lease Length:	999 Years
Ground Rent:	Zero
Service Charges:	Service Charge Est £2.38 psf

A modern living room interior featuring a large, dark wood-paneled wall. A large, abstract, metallic sculpture hangs from the ceiling. In the foreground, a light-colored sofa is partially visible. A low, round coffee table holds books and decorative vases. The overall aesthetic is contemporary and sophisticated.

A COLLECTION OF 63 DESIGN-LED MODERN APARTMENTS

Welcome to Keepers Yard, a bold new collection of 63 apartments located in the heart of Tottenham, N17. The development offers a variety of living spaces to suit different needs and lifestyles. Situated within a vibrant community, residents will benefit from modern amenities and excellent access to local attractions. Keepers Yard is an exciting opportunity to enjoy stylish urban living in one of London's most dynamic neighbourhoods.



GREEN SPACES, VIBRANT FACES IN A COMFORTABLE COMMUNITY



SITUATED IN LONDON

London is a city where history meets innovation - with landmarks such as the Tower of London, Buckingham Palace and the Shard, tradition and progress go hand in hand. With over **9 million residents** speaking more than **300 languages**, it's one of the world's most diverse cities. The capital's economy exceeds **£500 billion**, powered by a global financial hub that hosts over **500 international banks**. With **four UNESCO World Heritage Sites**, the iconic **Underground**, and a thriving cultural and tech scene, London offers more than just a place to live - it's a world-class lifestyle, internationally recognised



KEY STATS



11.9%

of the total of foreign listed companies are listed in London,



37%

of international financial and professional services workers are based in London.



11%

average monthly rents across London are up 11% year-on-year



300

different languages are spoken daily in London.

IN THE MIDDLE OF IT ALL

Well-connected by public transport, Tottenham offers easy access to Central London and beyond, with Tottenham Hale and Seven Sisters stations serving as major transport hubs. Whether you're here to explore, work, or relax, N17 offers a vibrant urban experience with a welcoming community spirit.



CONNECTIVITY IN LONDON



**Middlesex
University**

MIDDLESEX UNIVERSITY

🚗 38 MINS 5 MILES



**LONDON
METROPOLITAN
UNIVERSITY**

LONDON METROPOLITAN UNIVERSITY

🚗 35 MINS 3.5 MILES



UNIVERSITY COLLEGE LONDON

🚗 42 MINS 6 MILES



**CITY UNIVERSITY
LONDON**

CITY, UNIVERSITY OF LONDON

🚗 50 MINS 6.5 MILES

**UNIVERSITY OF
WESTMINSTER**

UNIVERSITY OF WESTMINSTER

🚗 43 MINS 7 MILES



THE LONDON SCHOOL
OF ECONOMICS AND
POLITICAL SCIENCE

LONDON SCHOOL OF ECONOMICS

🚗 50 MINS 7.5 MILES

**KING'S
College
LONDON**

KINGS COLLEGE LONDON

🚗 54 MINS 7-8 MILES











**UNIVERSITY of
GREENWICH**

UNIVERSITY OF GREENWICH

🚗 67 MINS 9-10 MILES



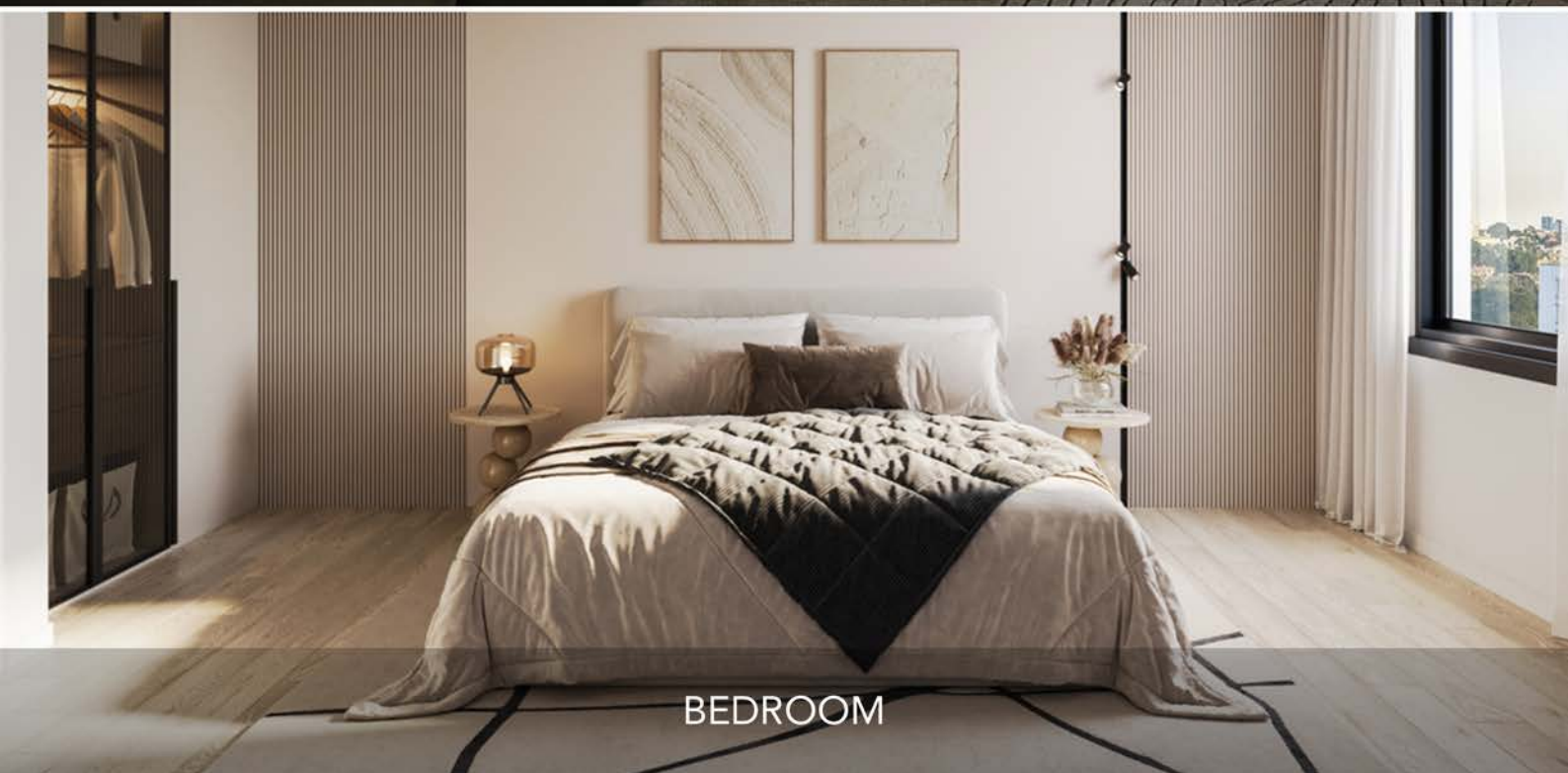
					
1 Bruce Grove Overground 10 min walk	5 Sainsbury's 10 min walk	9 Risley Avenue Primary School 4 min walk	14 Bruce Castle Park 2 min walk	18 Table 13 20 min by bus	23 Alici's 10 min by bus
2 White Hart Lane Overground 13 min walk	6 Tesco Ground Floor	10 The Willow Primary School 11 min walk	15 Downhills Park 20 min by bus	19 Cafe Lemon 20 min by bus	24 The Banc 21 min by bus
3 Turnpike Lane 14 min by bus		11 Mulberry Academy Woodside 20 min by bus		20 With Milk 16 min walk	25 Restaurant Serge 10 min walk
4 Tottenham Hale Station 16 min by bus	7 The Beehive 13 min walk	12 Duke's Aldridge 20 min walk	16 Alexandra Palace 34 min by bus	21 Gina's 7 min walk	26 Paradise Bar and Diner 17 min walk
	8 True Craft 23 min by bus	13 Park View School 25 min by bus	17 Roller Nation 10 min walk	22 Forks and green Brasserie 23 min by bus	27 Joka Sushi 12 min walk



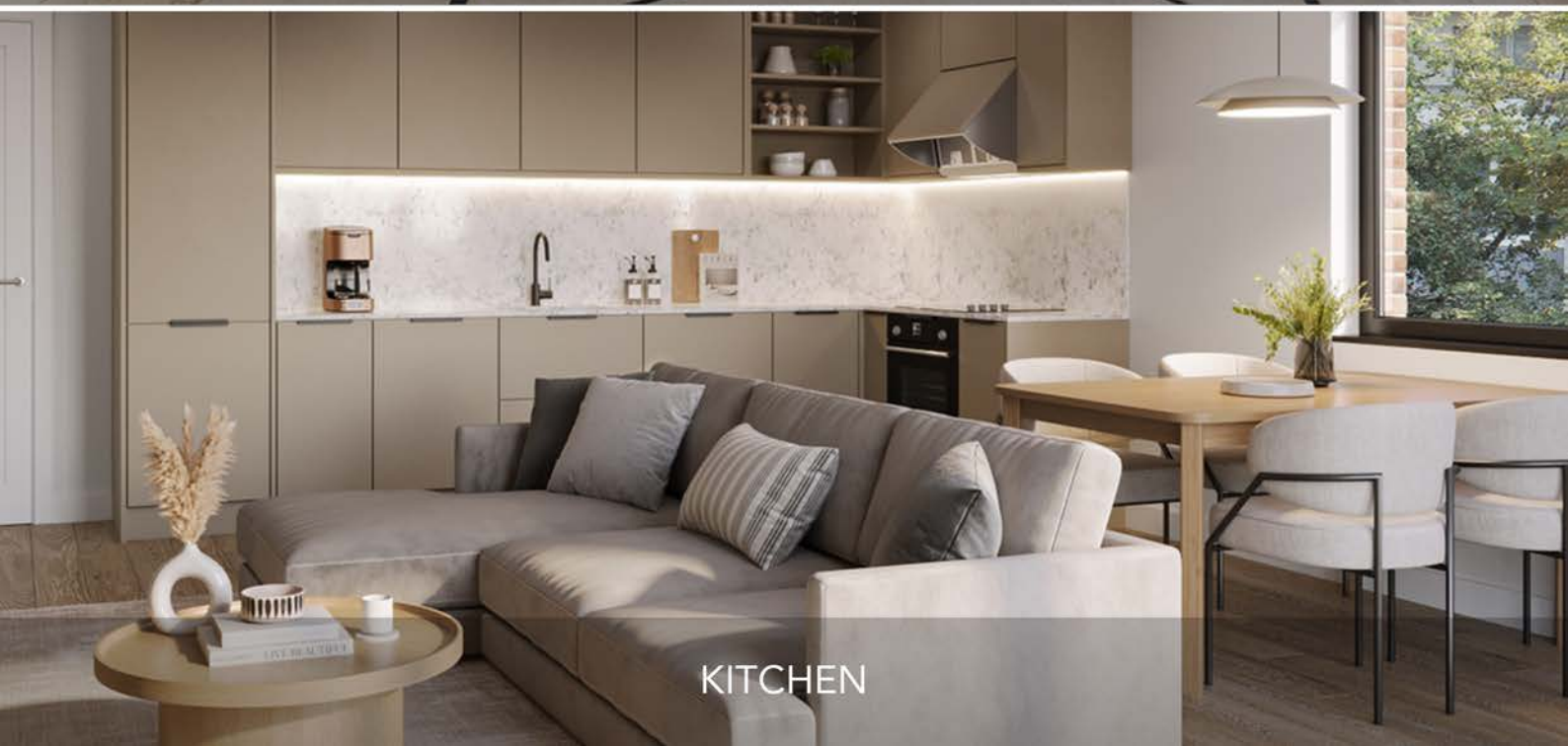
Keepers Yard
N17 7AB



LIVING SPACE



BEDROOM



KITCHEN



DEVELOPMENT FOOTPRINT

A

Mulberry



B

Birch



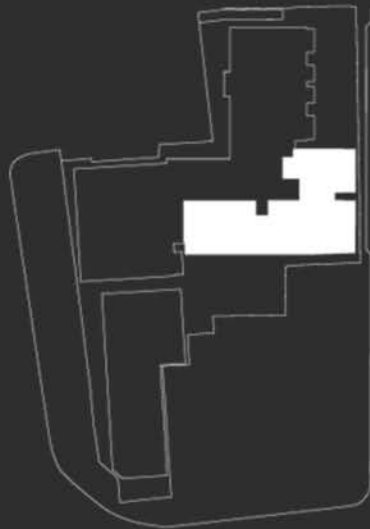
C

Sycamore



D

Willow





WILLOW



Unit D-00-02
1 Bed
549 Sqft
£427,500

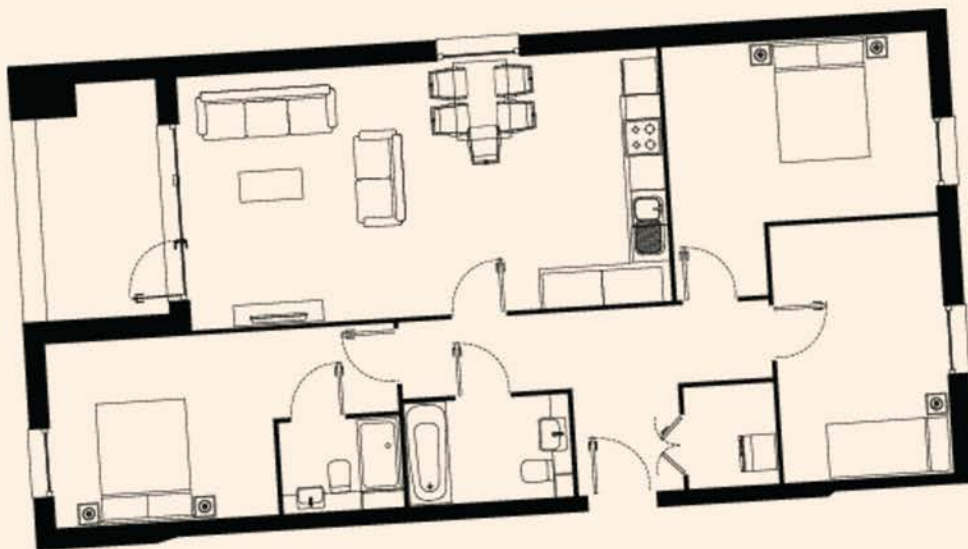
BIRCH



Unit B-04-05
2 Bed
654 Sqft
£550,000



MULBERRY



Unit A-01-05
3 Bed
1072 Sqft
£700,000

INVESTMENT CASE

BUY-TO-LET OPPORTUNITY

Located just steps from the world-renowned Tottenham Hotspur Stadium, the property benefits from year-round footfall driven by Premier League matches, concerts, and international sporting events. The stadium attracts **over 2 million visitors annually**, including a growing number of international tourists, especially from Europe, Asia, and North America.

Tottenham Hotspur Stadium has become a global destination, hosting **NFL games, Beyoncé** and other **major acts**, and is **part of VisitBritain's London tourism promotion**. This supports consistent short-let occupancy and strong seasonal premiums.



Exceptional Rental Demand

The steady influx of fans, tourists, and event-goers creates strong short-term rental potential, while proximity to key transport links (Tottenham Hale, White Hart Lane Station, and the Victoria Line) supports long-term tenant appeal for professionals commuting to Central London.



Regeneration / Capital Growth

Tottenham is undergoing significant transformation, with over £1 billion invested in infrastructure, housing, retail, and public realm improvements. These regeneration efforts are enhancing local amenities and driving capital appreciation.



Cultural & Economic Hotspot

The area is quickly becoming a lifestyle destination, home to creative spaces, breweries, and markets - catering to a growing population of young professionals and creatives. Combined with the economic draw of the stadium and new businesses, this supports consistent tenant demand and future rental uplift.

6-7%

Current gross yields with up to 8-10% on STL

23.4%

Rise in property prices over the past 5 years

2M+

Footfall from stadium visitors & spillover annually

£1Bn

In Regeneration projects planned in coming years



Short Term Lets are also approved for this scheme

TOTTENHAM'S FUTURE

The Shaping Tottenham strategy, published by Haringey Council in November 2024, outlines a ten-year vision to transform Tottenham into a more inclusive, vibrant, and resilient community. Rooted in extensive community engagement through the "Tottenham Voices" initiative, the strategy focuses on five key themes:



Identity, Culture, & Representation:

Celebrating Tottenham's rich diversity and ensuring that local culture is recognised and preserved.



Strong and Resilient Communities:

Fostering social cohesion and empowering residents through community-led initiatives.



Healthy and Sustainable Neighbourhoods:

Promoting environmental sustainability, improving green spaces, and enhancing public health.



Safe and Welcoming:

Enhancing public safety and creating inclusive spaces that welcome all residents and visitors.



Inclusive and Prosperous Economy:

Driving economic growth that benefits all, with a focus on local employment and supporting small businesses.



The strategy emphasizes collaboration between the council, residents, businesses, and other stakeholders to ensure that development is community-driven and addresses the specific needs of Tottenham's diverse population. It also outlines tailored approaches for different neighborhoods within Tottenham, recognizing the unique challenges and opportunities each area presents.

COMPARABLES



WOODBERRY DOWN, FINSBURY PARK N4 2BA - BERKELEY GROUP - Q4 2025

UNIT NO.	FLOOR	UNIT TYPE	SQFT	PRICE	£SQFT
A4.03.06	3	1 BED	547	£535,000	£978
B3.03.01	3	1 BED	547	£552,500	£1,010
B2.05.02	5	1 BED	597	£557,500	£933
A4.07.02	7	1 BED	547	£572,500	£1,046
B2.01.04	1	1 BED	593	£587,500	£990
B2.13.04	13	1 BED	593	£645,000	£1,087
B3.07.05	7	2 BED	831	£852,000	£1,025
B2.18.02	18	2 BED	904	£1,077,500	£1,191
B2.19.01	19	2 BED	861	£1,082,500	£1,257
B2.04.06	4	3 BED	1,081	£1,125,000	£1,040
B2.09.06	9	3 BED	1,081	£1,260,000	£1,165
B2.11.06	11	3 BED	1,081	£1,285,000	£1,188
B3.06.04	6	3 BED	1,119	£1,325,000	£1,184
B2.17.04	17	3 BED	1,340	£1,599,950	£1,194
B2.18.04	18	3 BED	1,340	£1,782,500	£1,330



HOLLOWAY PARK, LONDON, HOLLOWAY, N7 - NEWLY LAUNCHED

UNIT NO.	FLOOR	UNIT TYPE	SQFT	PRICE	£SQFT
-	-	1 BED	616	£695,000	£1,128
-	-	2 BED	780	£775,000	£993
-	-	3 BED	971	£975,000	£933

RESERVATION PROCESS

Reservation deposit £5,000 net of fees to the bank account listed on the reservation form, alongside fully filled reservation form and KYC documents

10%
exchange now

5%
3 months later

85%
on completion



PROTOPAPAS^{LLP}

Est. 1990

LEGAL INFORMATION

Buyers Recommended Solicitor
Protopapas

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