

Sixth Floor

Total Area: 51.0 m<sup>2</sup> ... 549 ft<sup>2</sup> (excluding balcony)  
 All measurements are approximate and for display purposes only.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	84	84
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



## WATERSIDE WAY, TOTTENHAM

£1,595 Per Calendar Month  
 1 Bed Apartment - Purpose Built



### Features:

- Available May
- Open Living Living Room
- Wood Effect Engineered Flooring
- Private Balcony
- Communal Roof Terrace
- No Parking
- Council Tax Band B
- EPC Rating B
- Holding Deposit: equivalent to one week's rent capped at £400

A magnificently modern, purpose built beauty, this one bedroom apartment offers the best of contemporary living in a setting close to nature. Perfectly presented, you have splendid views of the city skyline from your private balcony.

Enviably located on the sixth floor of a stunning designer addition to Tottenham Hale's sought-after skyline, Eagle Heights benefits from pedestrianised social spaces, cafes, independent shops and bars, all nestled near to the best of North London nature.

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 0203 397 9797

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**E4 & N17**  
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 0203 369 6444

**E17 & E10**  
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 0203 397 9797

**E18 & IG8**  
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 0203 369 1818

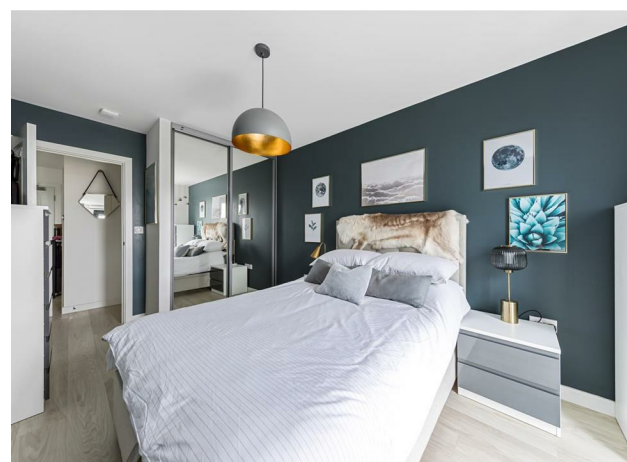
**E8, E9, E5, N16, E3 & E2**  
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### IF YOU LIVED HERE...

Before even stepping into your new apartment, first impressions are arresting. You benefit from secure bike storage, communal gardens, a telephone entry system and communal roof terrace. It's hard to overstate the high-spec nature of this superlative find. Superfast 1Gb fibre internet is available while fixtures and fittings are top of the range. You'll be delighted at your 175 square feet reception, resplendent with polished engineered flooring, leading to a spacious balcony with captivating views. In your smart kitchen, high gloss units contrast with a dark countertop and a feature backsplash illuminated by bespoke lighting from Philips Hue. Hot water is instant from a dedicated tap. You have a Samsung induction hob and integrated wine fridge for

entertaining in style. Elsewhere, your bedroom is chic in muted hues and your bathroom has limestone highlights and a crisp white suite. A chrome shower sits over your tub. Integrated ceiling speakers with Google assistant integration makes chilling compulsory. For your necessities, close to Hale Village you have Tottenham Hale Retail Park, offering ample shops, DIY outlets and high-end home brands. Westfield Stratford City is a mere ten minutes away by train. Your new local must be the welcoming Ferry Boat Inn, just eight minutes walk away by the river. Nature lovers are a mere eleven minutes stroll from Walthamstow Wetlands, London's Green Flag award winning, largest nature reserve of 500 acres. The perfect spot to unwind and escape the city.



### WHAT ELSE?

- You're spoilt for transport links. Six minutes on foot takes you to Tottenham Hale for the Victoria Line speeding you to Kings Cross in a mere ten minutes. Or zip via Greater Anglia rail to the airport on the Stansted Express.
- Cocktail hour? Be sure to check out the charming High Cross micro-pub. Fifteen minutes away, this diminutive gem is housed in a former 1920s public convenience.
- This fantastic find is move-in ready for the end of May, so it won't be long before you're making it your own.

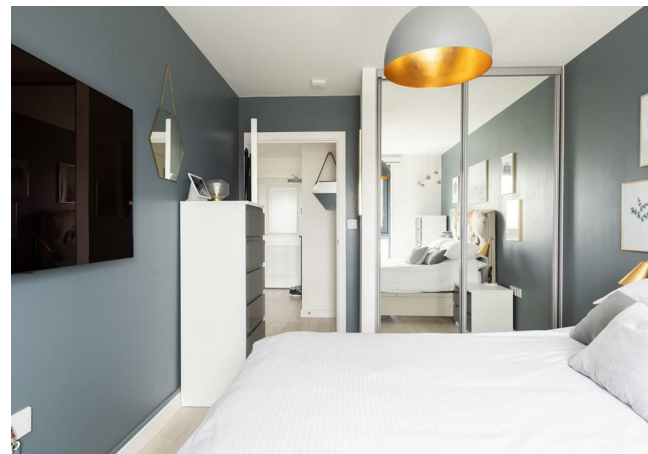
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**Reception Room**

16'1" x 11'1"

7'2" x 6'8"

**Balcony**

11'1" x 5'1"

**Kitchen**

10'6" x 8'2"

**Bedroom**

16'1" x 9'2"

**Bathroom**



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