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# Waterside Way, London, N17

## Asking Price £450,000



**HUNTERS**<sup>®</sup>  
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This chain-free property offers two spacious double bedrooms and boasts breathtaking views of the River Lea. The fitted kitchen comes equipped with integrated appliances, seamlessly blending with the open-plan living area. The floor-to-ceiling windows flood the space with natural light, enhancing the sense of openness. The master bedroom benefits from a private en-suite, while a separate, large modern bathroom adds convenience for residents and guests.

A standout feature is the sole-use balcony—a serene retreat with panoramic views of the picturesque River Lea, perfect for relaxation or entertaining.

Underground parking ensures secure and convenient access, a valuable asset in city living. The location is further enhanced by its proximity to Tottenham Hale Underground and Bus Station, providing excellent connectivity and making commuting effortless.

This property invites you to enjoy modern living where comfort meets the tranquility of nature.

Additional Information:

Lease: 250 years from 12th November 2010

Service charge (includes reserve contribution): £1,748.49 every 6 months.

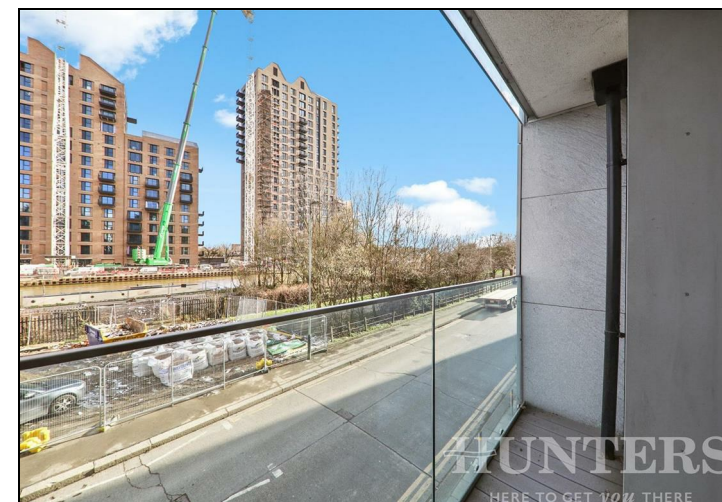
Building insurance: £476.06 per year

Ground rent: £165.00 every six months



## KEY FEATURES

- Two double bedrooms
- Two bathrooms
- Fitted Kitchen with integrated appliances
- Large open plan living Area
- Floor to ceiling windows
- River views
- Own parking spot
- Tottenham Hale (Victoria Line BR) And Stansted Express
- EPC Rating B











# Merlin Heights, Waterside Way, N17 9GD

Approx. Gross Internal Area = 72.8 sq m / 783 sq ft

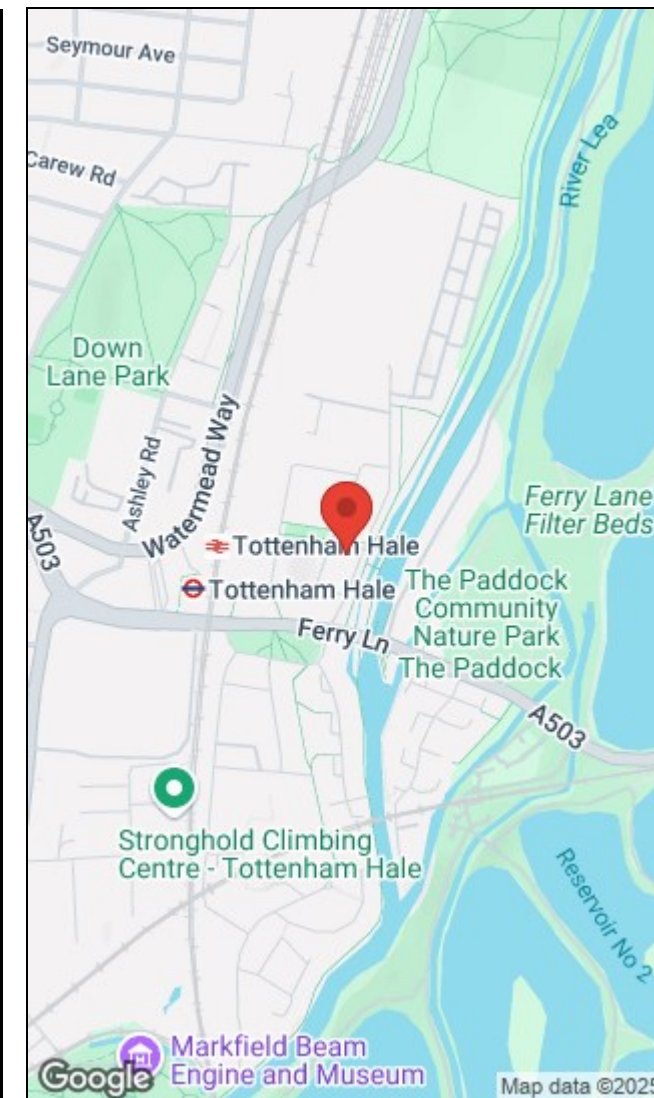


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Disclaimer : Floor plan measurements are approximate and are for illustrative purposes only  
While we do not doubt the floor plan accuracy and completeness, you or your advisors should  
conduct a careful, independent investigation of the property in respect of monetary valuation



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>		(92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>83</b>	<b>83</b>		
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		England & Wales	

284 High Road, Tottenham, London, N15 4AJ | 0208 261 7570  
tottenham@hunters.com | www.hunters.com



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