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100, Coppermill Heights Mill Mead Road, London, N17 9FH

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Offers In Excess Of £400,000

Chain Free – Stunning Two-Bedroom Apartment with River Views

Located on the top floor of this landmark development, this beautifully presented two-bedroom apartment offers a modern, high-spec finish throughout, complemented by floor-to-ceiling windows, a spacious balcony, and stunning views over the River Lea.

Spanning over 630 square feet, the layout flows seamlessly, featuring two generously sized bedrooms, a contemporary family bathroom, a bright and airy reception room, and a separate fitted kitchen. Ideal for first-time buyers, this home provides a stylish and comfortable living space in one of North London's most exciting regeneration areas.

Situated within the award-winning Hale Village, N17—a development celebrated for its Green Flag status—residents benefit from 24-hour security, an on-site gym, and well-maintained communal areas.

Enjoy easy access to vibrant Tottenham and trendy Shoreditch via the scenic River Lea walkway, which offers a unique route to a wide range of cafés, eateries, and cultural hotspots.

Transport links are exceptional:

Tottenham Hale Station (Zone 3) is just moments away, offering Victoria Line, National Rail, and the Stansted Express.

Commute times include: Oxford Circus (16 mins), Liverpool Street (14 mins), Stratford (13 mins), King's Cross (12 mins), and Hackney Downs (6 mins).

Tottenham Hale Bus Station operates 7 routes, 4 of which run 24 hours.

A superb home in an unbeatable location—viewing highly recommended.

EPC Rating B

Council tax band: C

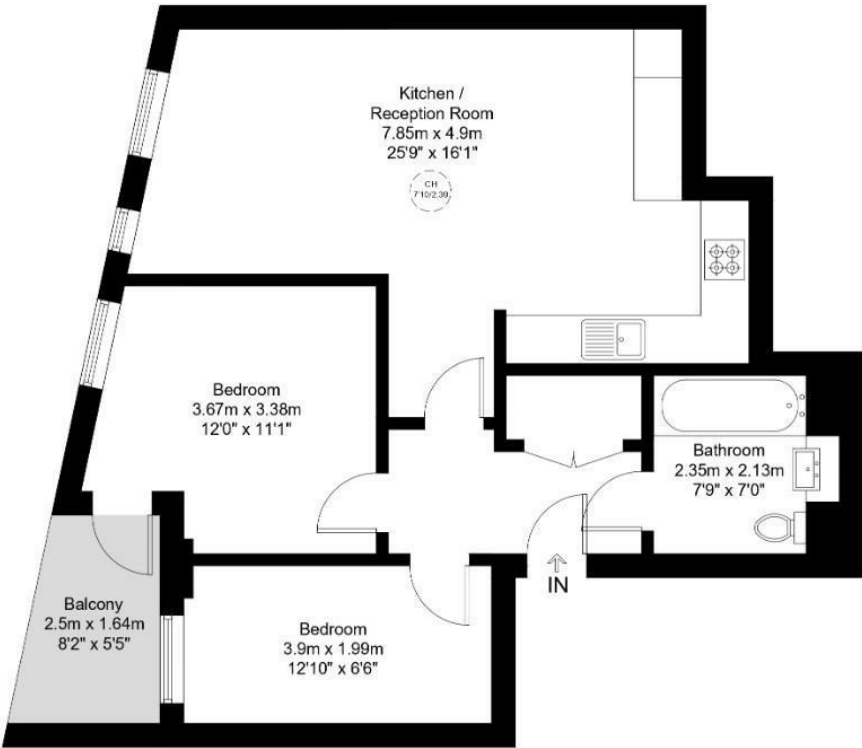
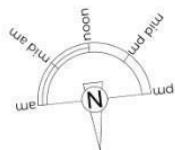
Service charge £3,827.28

Ground rent £150

Lease 99 years from 24th June 2011

Please contact the Hunters Sales team at the Tottenham Branch to arrange an appointment to view on 0208 261 7570 or email Tottenham@hunters.com

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tottenham@hunters.com | www.hunters.com



Seventh Floor




This plan is for layout guidance only and is not drawn to scale unless stated. All dimensions, including windows, doors and the Total Gross Internal Area (CIA), are approximate. Maximum widths and lengths are represented on the floor plan. For precise measurements, please consult a qualified architect or surveyor before making any decisions based on this plan.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
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These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.





