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HERE TO GET *you* THERE



Hale Works, Daneland Walk, London, N17

Offers In Excess Of £400,000



Situated on the 23rd floor of the Hale Works development in Tottenham Hale, this contemporary one bedroom apartment offers uninterrupted views across London. The open plan living space is flooded with natural light through floor to ceiling windows, creating a bright and modern atmosphere ideal for professionals or couples seeking city living with a touch of luxury.

The apartment features a sleek, fully integrated kitchen, a good sized double bedroom with integrated storage space, and a well presented full tiled three piece bathroom suite, all finished to a premium standard. Residents have exclusive access to a beautifully landscaped communal roof garden, which can be privately booked for birthdays or special events, a rare and valuable amenity offering spectacular skyline views in a private setting.

Hale Works is part of a vibrant and well connected regeneration zone, just moments from Tottenham Hale station, providing fast access to the Victoria Line and National Rail services connecting you to Kings Cross and Liverpool Street within 15 minutes. Local shops, cafes, and green spaces like the Walthamstow Wetlands are all nearby. The property benefits from an EPC rating of B, a long lease with 246 years remaining, and a monthly service charge of £222.27. This is a fantastic opportunity to own a high floor modern apartment in one of North London's most exciting and fast growing neighbourhoods.

Service Charge - £222.27 pcm

Lease Length - 246 years

EPC - B

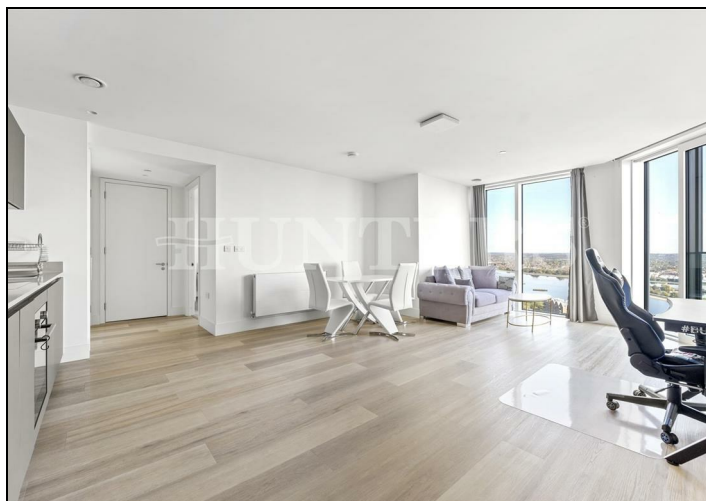
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KEY FEATURES

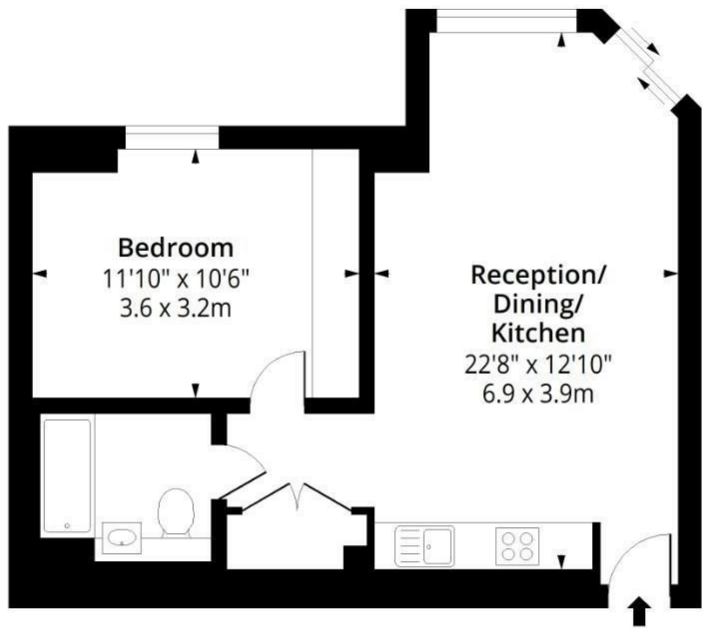
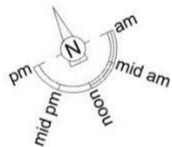
- Uninterrupted south west facing panoramic views
 - Double bedroom with storage
- 5 minute walk to Tottenham Hale station - 15 minutes to Central London
 - 23rd floor
 - Gas central heating
- Three piece bathroom suite
- Floor to ceiling windows
 - 246 year lease
 - Council Tax - B
 - EPC - B





Hale Works, N17

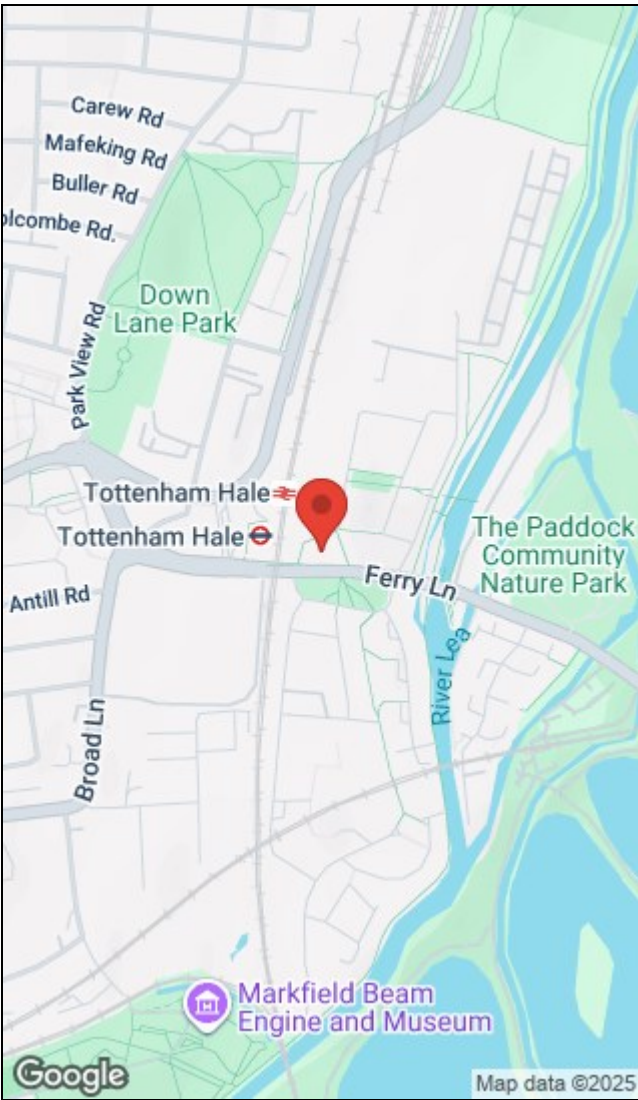
Approximate Gross Internal Area = 525 Sq Ft - 48.77 Sq M



Twenty Third Floor
Floor Area 525 Sq Ft - 48.77 Sq M



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
84	84				
England & Wales EU Directive 2002/91/EC			England & Wales EU Directive 2002/91/EC		

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