

Directions

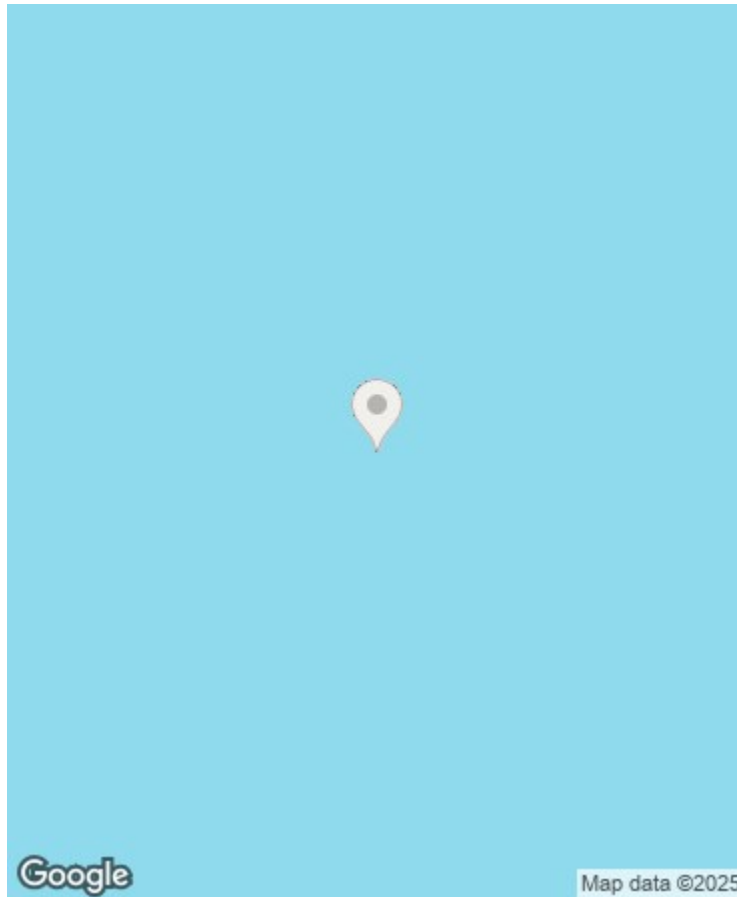
Viewings

Viewings by arrangement only. Call 02085042440 to make an appointment.

EPC Rating

B

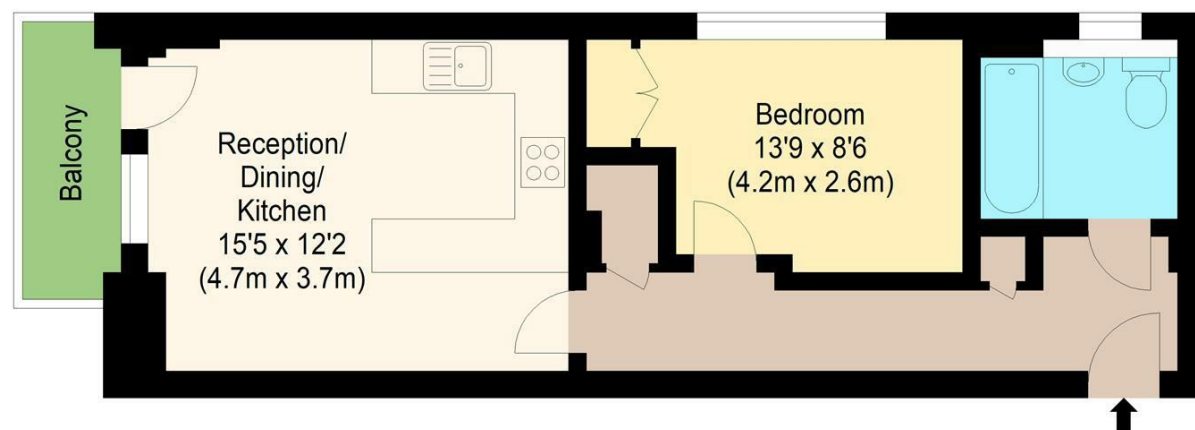
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		82	82
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Flat 58, Merlin Heights Waterside Way, London, N17 9GD

£1,600

- One bedroom top floor flat
- Double bedroom with fitted wardrobes
- Hallway with utility cupboard
- Security entry-phone
- Good condition throughout
- Modern bathroom with shower
- Lounge with balcony
- Minutes from Tottenham Hale station



Seventh Floor

william rose
Merlin Heights, N17

Approximate Gross Internal Floor Area : 42.27 sq m / 455 sq ft



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.

lpaplus.com

Date: 13/11/2025

Merlin Heights Waterside Way, London N17 9GD

Nestled in the desirable Merlin Heights on Waterside Way, this charming one-bedroom top floor apartment offers a perfect blend of comfort and convenience. The property is in great condition throughout, making it an ideal choice for those seeking a modern living space without the need for immediate renovations.

As you enter, you are welcomed into a well-appointed property. A lounge that boasts a delightful balcony, providing a lovely spot to enjoy your morning coffee or unwind after a long day. The apartment features a fully fitted kitchen equipped with essential appliances, ensuring that meal preparation is both easy and enjoyable.

Situated in a popular development, this apartment is conveniently located next to a variety of shops and is just a short stroll from the local Underground station, making commuting and daily errands a breeze. Whether you are a first-time buyer, a young professional, or looking to downsize, this property presents an excellent opportunity to embrace urban living in a vibrant part of London.

With its appealing features and prime location, this one-bedroom apartment at Merlin Heights is not to be missed. Come and experience the charm and convenience it has to offer.

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Council Tax Band: B

