



## Merlin Heights Waterside Way, London, N17 9GD

**Asking price £456,500**

Calling all investors!

CityRise is thrilled to introduce a desirable 2-bedroom, 1-bathroom apartment situated in the sought-after Tottenham Hale area of London.

Step into this contemporary apartment and be impressed by its modern design and well-thought-out layout. The tastefully furnished living space optimizes both comfort and functionality, providing an inviting ambiance that prospective tenants will love. With two well-proportioned bedrooms, this apartment offers ample space for residents. It also features a modern and well-appointed bathroom with sleek fixtures and fittings.

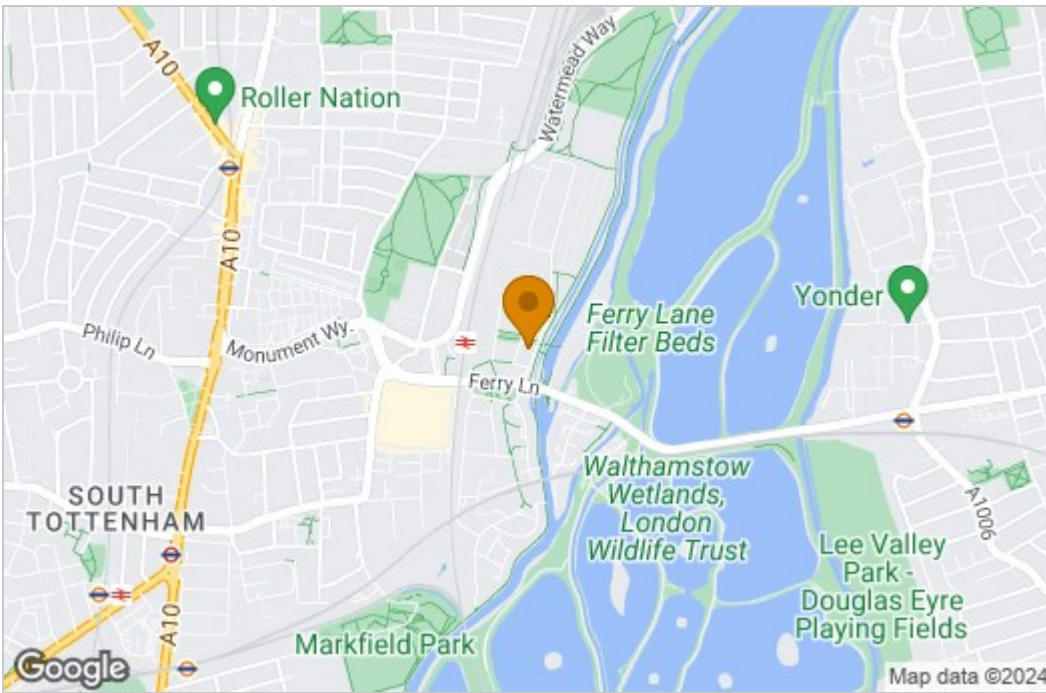
Tottenham Hale is a highly desirable rental location, attracting young professionals and students due to its excellent transport connections and nearby amenities. Take advantage of the high rental demand in this thriving area to secure quality tenants and maximize your return on investment.

Get in touch with us if you'd like more information about this property or other buy to let opportunities.

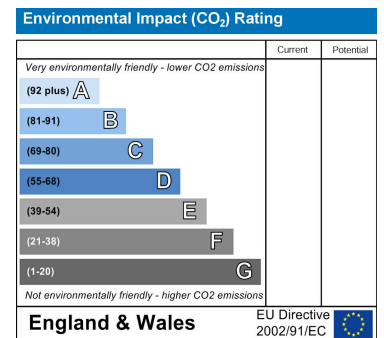
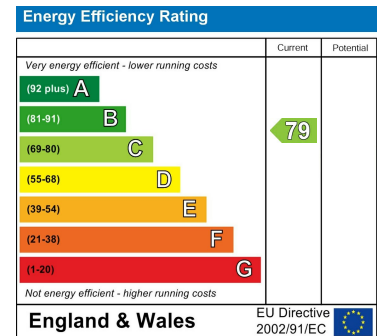


# Floor Plan

# Area Map



# Energy Efficiency Graph



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