



Merchant Heights, High Road, Tottenham

£1,600 Per month ()





Baker and Chase are delighted to present this lovely 3rd (top) floor 1 bedroom apartment in a modern recently built development in the heart of Tottenham, Merchant Heights, N17. Available 6th December 2025.

Applicant Requirements:

We are searching for tenant(s) with a minimum household income of £48,000pa +

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Baker and Chase are delighted to present this lovely 3rd (top) floor 1 bedroom apartment in a modern recently built development in the heart of Tottenham, Merchant Heights, N17.

This modern property is offered with a range of benefits which include an open plan lounge and kitchen with a corner balcony, and recently fitted gloss kitchen equipped with a range of Lamona integrated appliances including a dishwasher, storage cupboard off the shower room includes a Beko washer dryer, a luxury modern shower room with shower and a double bedroom. Video entryphone entry system. Electric panel heating and double glazing.

The developments location is outstanding being just 160 yards from Bruce Grove Overground Train Station (Zone 3) which offers a direct service to London Liverpool Street in approximately 25 minutes. The station is also served by several London bus services which provide local connections. Tottenham High Road is also on your doorstep which includes popular shops like Asda, Aldi, Poundland, and several local restaurants and pubs.

Offered unfurnished and is available 6th December 2025.

For more information, or to arrange your viewing, please call our office.

Communal entrance

Side block access door leading to all flats. Video entry system. Stairs leading to all floors.

Hallway

Door leading to hallway with vinyl flooring, video entry system, ceiling spotlights.

Shower room

Vinyl flooring, ceiling spotlights, extractor fan, chrome heated towel rail, fully tiled walls, low flush wc, wall mounted wash hand basin with drawers under, shower cubicle with glass sliding doors. Open leading to storage cupboard housing Vaillant hot water cylinder, Beko washer dryer, consumer unit.

Bedroom

Vinyl flooring, ceiling spotlights, double glazed window, wall mounted electric panel heater.

Open plan living and kitchen area

Living area - Vinyl flooring, ceiling spotlights, wall mounted electric panel heater, double glazed door leading to corner balcony. Kitchen area - Vinyl flooring, ceiling spotlights, Lamona appliances including integrated fridge freezer, integrated dishwasher, built in Lamona electric oven and hob, range of gloss wall and base units, quartz worktops, tiled splashbacks, inset stainless steel sink unit.

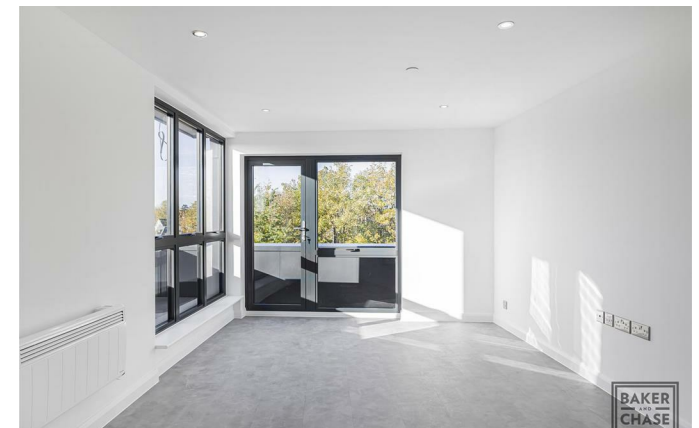
Balcony

Double glazed door leading to corner balcony with great views.

Disclaimer

Residential Lettings Disclaimer

Consumer Protection from Unfair Trading Regulations 2008: The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information supplied by our client. The Agent has not had sight of the title documents. Items shown in photographs are NOT necessarily included.







Referencing: Preferred applicants for a property will be expected to provide financial, credit and employment information, personal/professional references and potentially a guarantor for referencing purposes.

Approximate Gross Internal Area 452 sq ft – 42 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



EPC Rating C / Local Authority: Haringey / Council Tax Band: B