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*trustworthy  
faultless service  
straightforward  
honest a breath of  
professional fresh air  
accessible  
friendly dependable  
responsive  
transparent*

Quotes taken from independent  
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020 8342 9444  
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**Waterside Way, London N17**

**£450,000** FOR SALE

*Apartment - Purpose Built*

2 1 2



# Waterside Way, London N17

£450,000

## Description

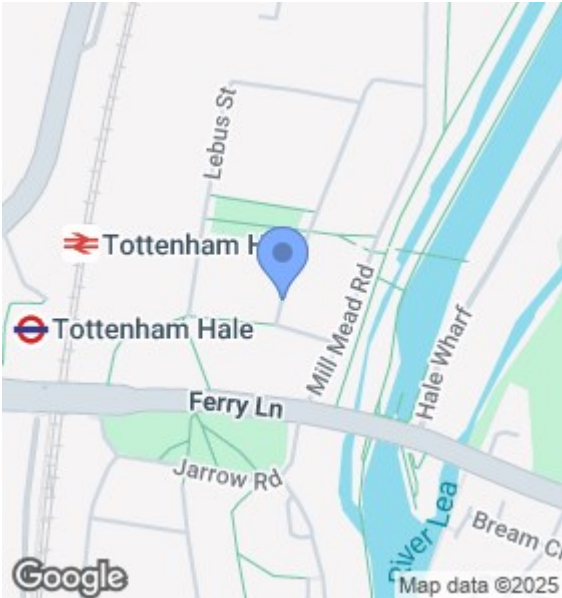
CHAIN FREE – Spacious 2-Bed, 2-Bath Apartment with Balcony & Parking | Hale Village, N17

A bright and generously proportioned two-bedroom, two-bathroom apartment, situated on the third floor of the popular Hale Village development in Tottenham Hale, N17. This well-presented home offers modern living with a large private balcony and the added benefit of allocated underground parking.

- Key Features:
- CHAIN FREE sale – ideal for swift transactions

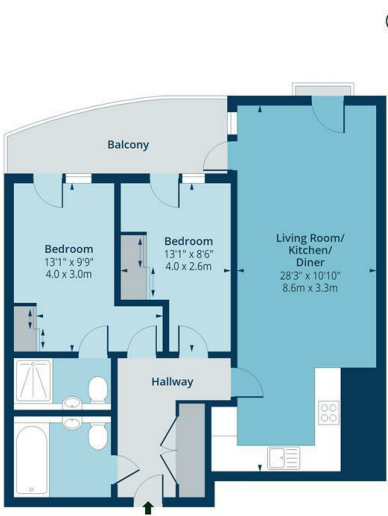
## Key Features

Tenure	Leasehold
Lease Expires	to be confirmed
Ground Rent	to be confirmed
Service Charge	to be confirmed
Local Authority	Haringey
Council Tax	



## Floorplan

Merlin Heights, N17  
Approx. Gross Internal Area 691 Sq Ft - 64.19 Sq M



Floor Area 691 Sq Ft - 64.19 Sq M

For Illustrational Purposes Only - Not To Scale  
lpaplus.com

## EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	83
(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	

The Energy Performance Certificate (EPC) shows a property's energy efficiency and carbon emissions impact on a scale from 'A' to 'G', where 'A' is most efficient and 'G' least efficient. Better efficiency means lower energy costs. The EPC shows both the properties' current efficiency rating and its potential rating if all possible improvements were made.