



**DAVID
ANDREW**

Navigation Point, Hale Wharf Ferry Lane, N17 9LW

£2,500 pcm

**DAVID
ANDREW**

your
most
valuable
asset

Nestled in a prime location alongside the scenic River Lea, this exquisite two-bedroom apartment offers a rare opportunity for luxurious living.

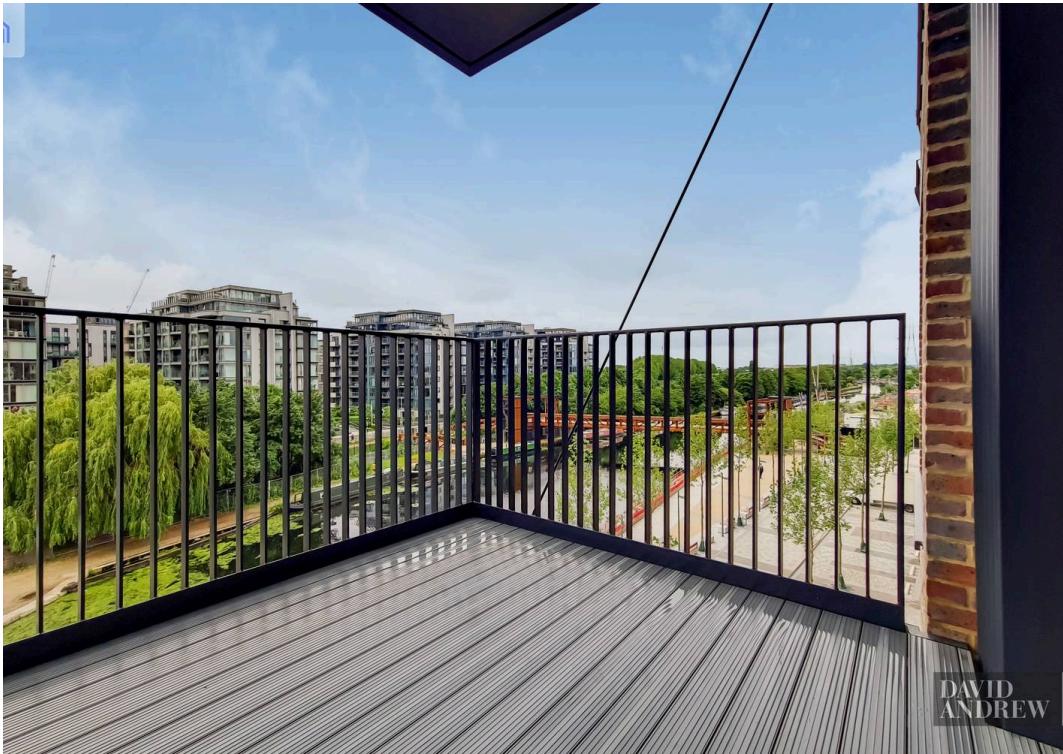
Boasting two double bedrooms and two bathrooms, this residence features a private balcony enhancing the idyllic panorama of the river and lush parkland. The open plan layout is accentuated by underfloor heating throughout, a fully fitted modern kitchen, and bicycle storage, promising both elegance and convenience. With breathtaking views and a superior level of craftsmanship, this home is a sanctuary of tranquillity. The outdoor space of this property is just as mesmerising as the interior. Residents can bask in the beauty of the surroundings from the comfort of their private balcony, overlooking the glistening River Lea and the verdant parklands. Whether enjoying a morning coffee or unwinding after a long day, the panoramic views provide a sense of serenity and contentment. The property's proximity to nature, coupled with its modern amenities and exquisite design, creates a harmonious blend of comfort and sophistication, making it a truly exceptional place to call home.

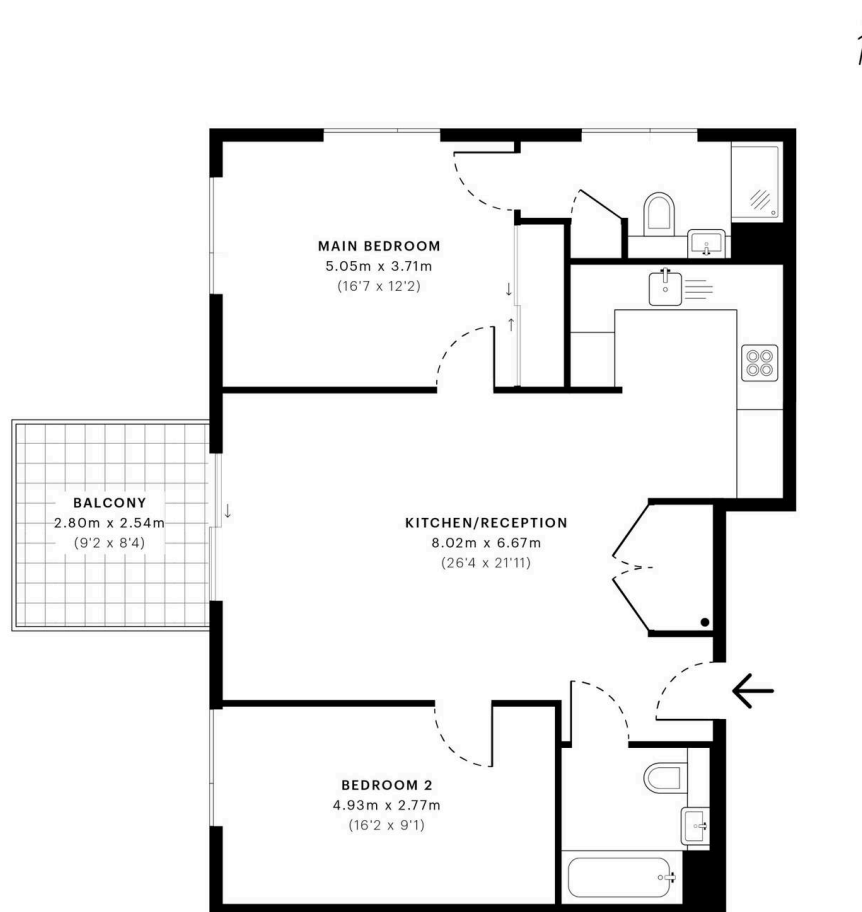
Situated within a 21 storey development, it is conveniently close to Tottenham Hale Tube station and the Stansted Express, offering excellent connectivity. Offered furnished, this remarkable property is available from the 21st of July.

Council Tax band: D EPC Energy Efficiency Rating: B

- Two Double Bedrooms
- Two Bathrooms
- Private Balcony
- Breathtaking Views Over River and Parkland
- Open Plan
- Underfloor Heating Throughout
- Fully Fitted Modern Kitchen
- Bicycle Storage
- Offered Furnished
- Available 21st July







— Third Floor

Archway Office

671 Holloway Road
London, N19 5SE

T (0)20 7619 3750

Highbury Office

90 Highbury Park
London, N5 2XE

T (0)20 7354 9111

Finsbury Park Office

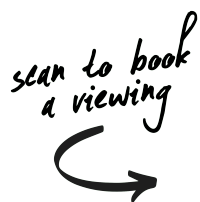
167 Stroud Green Road
London, N4 3PZ

T (0)20 7281 2000

Property Management Office

235 Blackstock Road
London, N5 2LL

T (0)20 7354 9222



GROSS INTERNAL AREA (GIA)
The footprint of the property
79.65 sqm / 857.35 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes wheelchair, restricted head height
76.84 sqm / 827.10 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
6.93 sqm / 74.59 sqft

RESTRICTED HEAD HEIGHT
Limited use area under 1.3 m
0.00 sqm / 0.00 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL 85.99 sqm / 925.59 sqft
IPMS 3C RESIDENTIAL 83.78 sqm / 901.80 sqft

SPEC ID: 60cc80ed3d3a8c0dd6b8f484

has been exercised in the of these particulars, about the property must not be on as representations of or fact. Prospective applicants e and rely upon their own and those of professional ives. David Andrew Estates liability for any error contained in these particulars.

