



Eagle Heights Waterside Way, N17 9FU
£2,350 pcm

**DAVID
ANDREW**

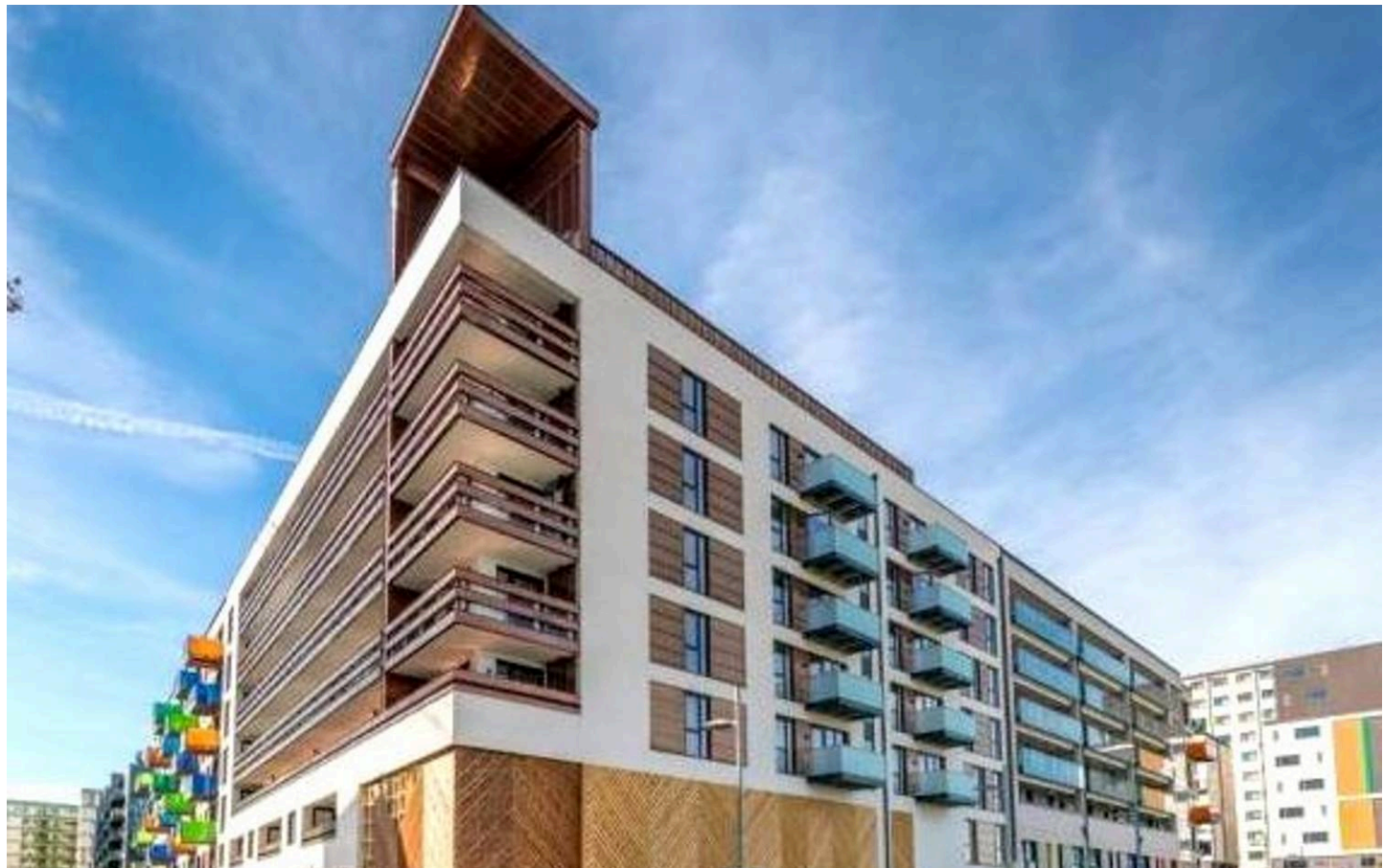
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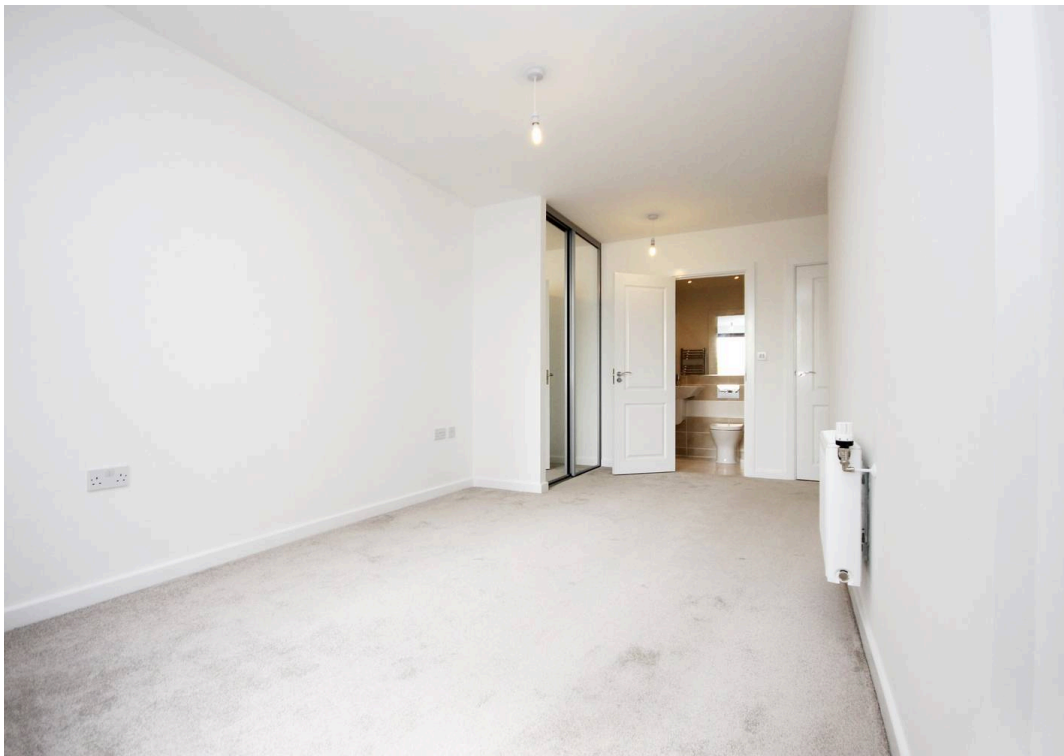
Introducing a beautifully finished two bedroom, two bathroom apartment with a private balcony, set on the first floor of a modern new development in the popular Hale Village. Ideally positioned just moments from Tottenham Hale Station, this modern home offers both style and convenience in an increasingly sought-after neighbourhood. Please note: due to upcoming EWS1 cladding works scheduled to begin in the new year, a 10% rent deduction will be applied for the duration of the works.

The apartment boasts a well-designed layout with two generous double bedrooms, including a principal bedroom with an en-suite shower room, and a second contemporary family bathroom. The bright and spacious open-plan living and kitchen area features floor-to-ceiling windows that flood the space with natural light while providing attractive views over the landscaped communal gardens. The modern fully fitted kitchen includes integrated appliances, such as a dishwasher, and offers ample storage and worktop space. The living area leads directly onto a private balcony ideal for morning coffee or evening relaxation. High-quality wooden flooring runs throughout the hallway and living area, complementing the clean, modern décor and enhancing the overall sense of space. Additional benefits include excellent energy efficiency, secure entry, lift access within the building, and well-maintained communal areas.

Hale Village is known for its vibrant community atmosphere and excellent local amenities. Residents can enjoy easy access to Tottenham Hale's transport hub (Victoria Line and National Rail), Tottenham Retail Park, a large Tesco Superstore, local cafés, a gym, and a variety of restaurants and green spaces. The area continues to benefit from ongoing regeneration, making it a desirable location for renters looking for both comfort and connectivity. Available from 31st January and offered unfurnished, this apartment presents a fantastic opportunity to secure a stylish home in a prime North London location. Council Tax band: C / EPC Energy Efficiency Rating: B

- Spacious two bedroom apartment
- Two bathrooms (1 en suite)





2 BEDROOM APARTMENT: 2

Kitchen/Living/Dining	7.840m x 3.981m (max)
Master Bedroom	5.927m x 2.727m (max)
Bedroom 2	4.962m x 2.778m (max)

25'9" x 13'1"
(max)
19'5" x 8'11"
(max)
16'3" x 9'1"
(max)



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a viewing



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