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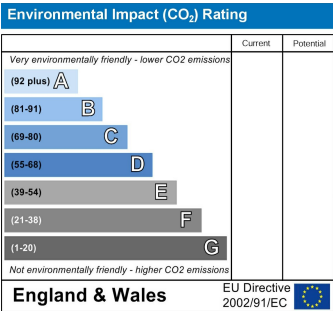
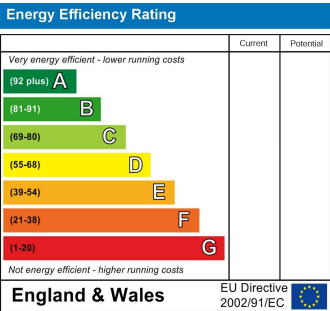
473 High Street
Tottenham N17 6QA
Tel: 020 8801 2696

Daneland Walk, London, N17 9FF
£350,000

Kings Group are delighted to present this exceptional one-bedroom, purpose-built apartment set within the award-winning Hale Village development, just moments from Tottenham Hale Underground and Overground stations. Immaculately maintained throughout, the property boasts a bright and spacious open-plan living area featuring a contemporary, fully fitted kitchen with ample space for dining, seamlessly opening onto a private balcony/garden. Further accommodation includes a generously sized double bedroom and a stylish three-piece family bathroom suite. This superb home represents an ideal opportunity for first-time buyers and investors alike.

Perfectly positioned within a short walk of Tottenham Hale Train and Bus Station, the property offers excellent transport links into Central London and beyond. Stratford and Liverpool Street can be reached in approximately 15 minutes via the Overground, Stansted Airport via the Stansted Express, and Central London via the Victoria Line. Tottenham Retail Park is close by, providing a wide selection of shops, restaurants, and everyday amenities. Hale Village forms part of a vibrant and well-established community, benefiting from lift access, landscaped communal gardens, and a secure video intercom system. Residents also enjoy on-site amenities including a café, gym, Tesco Express, and GP surgery. The surrounding area is undergoing significant regeneration.

Council Tax Band B
 Lease - 85 Years Remaining
 Service Charge - £303.51 per month
 Construction Type - Standard
 Flood Risk - Rivers & Seas: Very Low, Surface Water: Very Low



GROUND FLOOR
 47.0 sq.m. (506 sq.ft.) approx.



TOTAL FLOOR AREA: 47.0 sq.m. (506 sq.ft.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of areas, volumes, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for illustrative purposes only and should be used as a guide only. No perspective guarantee. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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