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HERE TO GET *you* THERE

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Waterside Way, London, N17

Offers In Excess Of £450,000



Situated on the 7TH FLOOR in the heart of the desirable Hale Village, this beautifully presented two-bedroom apartment offers modern living in a vibrant and well connected location.

The property features two generously sized double bedrooms, including a principal bedroom with a stylish en suite shower room, providing both comfort and convenience. With contemporary finishes and a bright, airy feel throughout, this home is perfect for professionals, couples, or small families looking to enjoy the best of village life with excellent transport links into Central London.

At the heart of the apartment is a spacious open plan kitchen and reception area, ideal for both relaxing and entertaining. The modern kitchen is fitted with sleek cabinetry, integrated appliances, and ample worktop space, flowing seamlessly into the living and dining area. Floor to ceiling windows fill the space with natural light and open directly onto a private balcony, the perfect spot to enjoy your morning coffee or unwind in the evening with views over the landscaped surroundings.

Residents of Hale Village benefit from a strong sense of community, with local shops, cafés, and Europe's largest urban nature reserve right on the doorstep. Tottenham Hale station is just a short walk away, providing fast and direct links to the West End, the City, and beyond.

- Under 2 mins to Tottenham Hale, on the Victoria Line – London's fastest and most frequent Underground service

- Rapid links: 13 mins to Liverpool Street, 14 mins to Oxford Circus

- Direct airport access: just 35 mins to Stansted Airport

Whether you're commuting, working from home, or simply enjoying the area's riverside walks and leisure facilities, this apartment offers the ideal combination of style, space, and location.

Service charge: £190 pcm

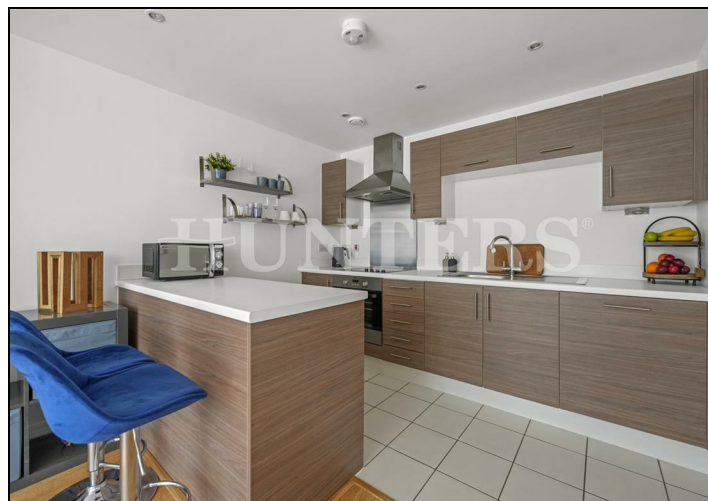
Ground rent: £165 every 6 months

Building insurance: £423 pa

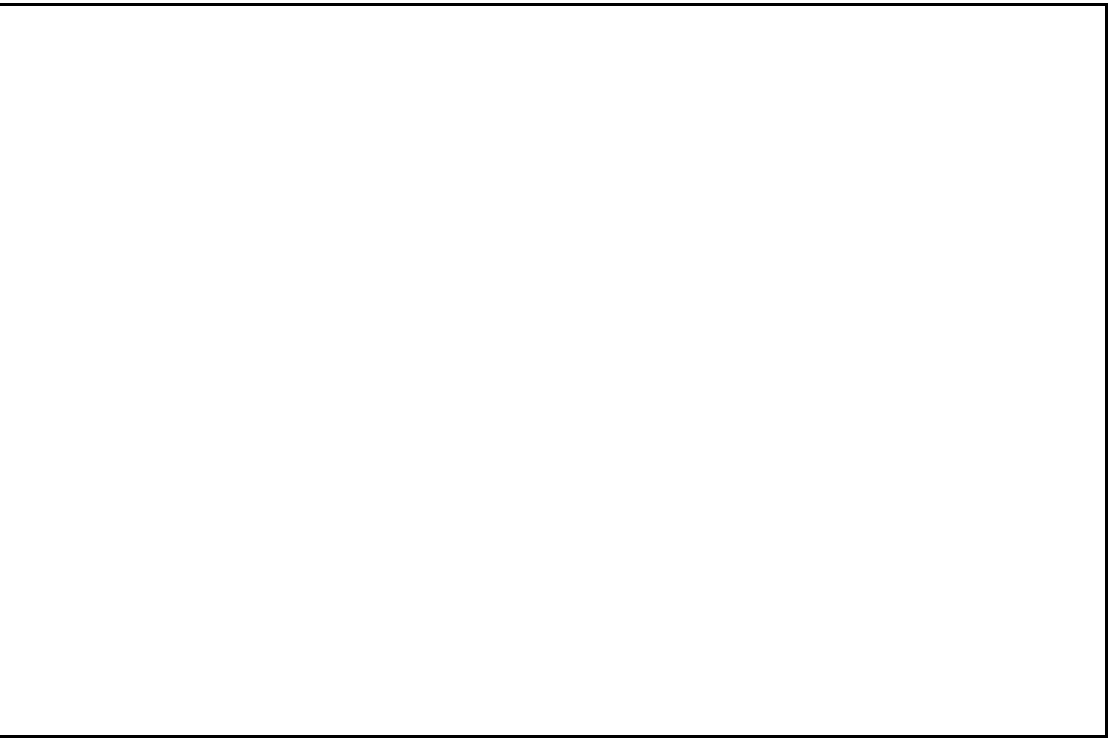
Lease length: 235 years

KEY FEATURES

- Two double bedrooms
- 7th floor with stunning views
- Fitted Kitchen with integrated appliances
 - Two bathrooms
 - Floor to ceiling windows
 - Floor to ceiling windows
 - Close to the River Lea
- Close to local shops and amenities
- Tottenham Hale (Victoria Line BR) And Stansted Express
 - EPC rating A

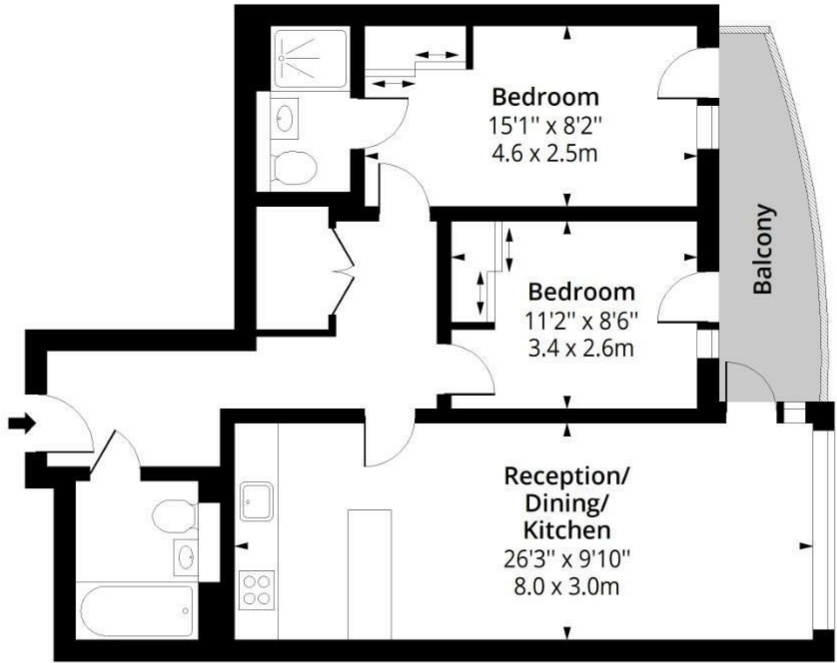
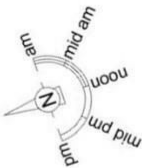






Crane Heights, N17

Approximate Gross Internal Area = 724 Sq Ft - 67.26 Sq M

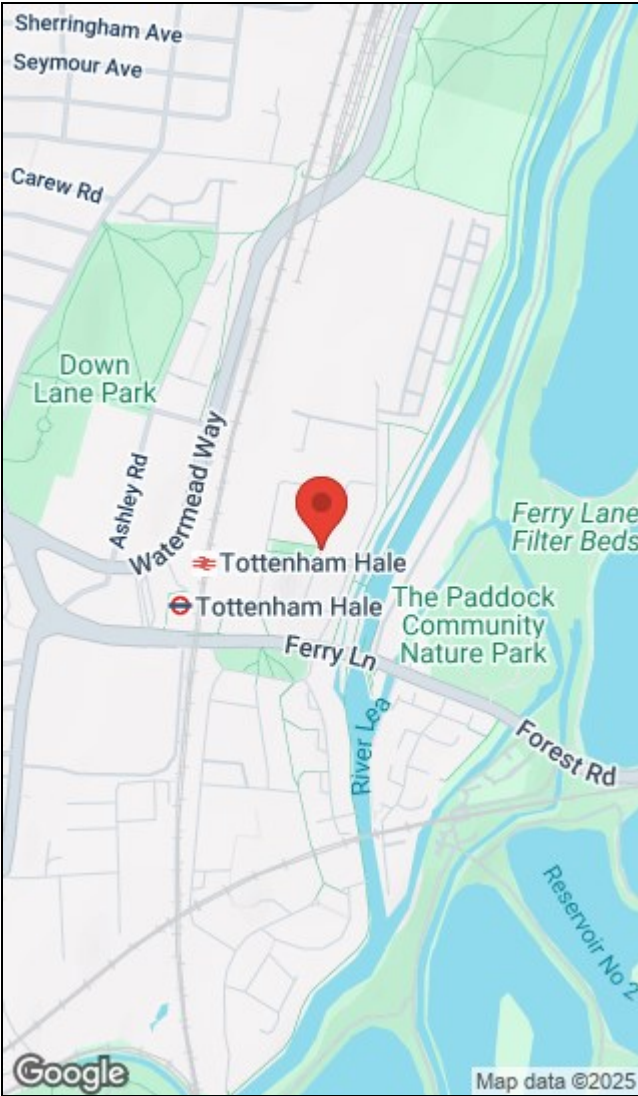


Seventh Floor

Floor Area 724 Sq Ft - 67.26 Sq M



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A	93	93	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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