



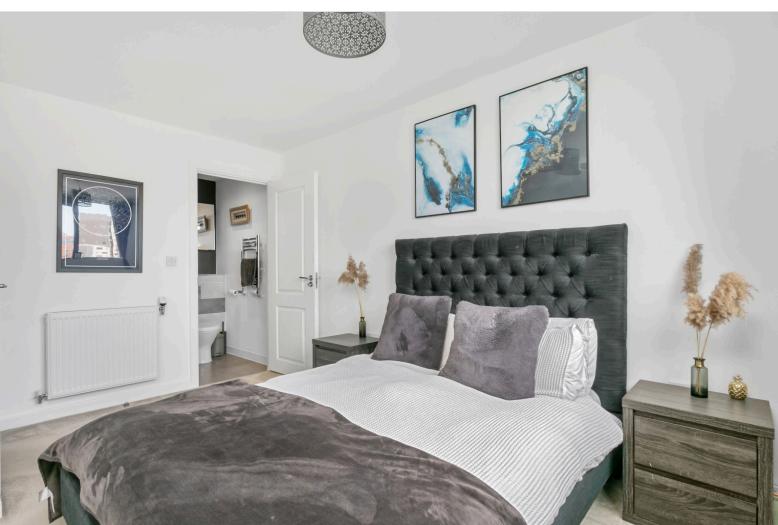
BRITISH
PROPERTY
AWARDS

2021
2024

★★★★★

GOLD WINNER

ESTATE AGENT
IN BARNET



Asking Price £500,000

TENURE : LEASEHOLD

Lapwing Heights, Tottenham Lane N17

Bedrooms : 2

Bathrooms : 2

Reception Rooms : 1

ULTRA MODERN

WONDERFUL VIEWS

2 BEDROOMS

BRIGHT SPACIOUS LIVING

2 BATHROOMS

TOTTENHAM HALE VILLAGE

Mantlestates

2A Church Hill Road, East Barnet, EN4 8TB
office@mantlestates.com | 0208 275 1555
Website: <https://mantlestates.com/>



Located in the heart of Tottenham Hale Village, this ultra-modern flat at Lapwing Heights offers a blend of contemporary design and practical living. The property features two well-sized bedrooms, each providing ample space and comfort. The two bathrooms are elegantly designed, with modern fixtures and fittings, ensuring convenience and style.

The flat boasts a bright and spacious living area, perfect for relaxation and entertaining. The open-plan kitchen is equipped with modern appliances, including an integrated oven and hob, providing a seamless cooking experience. The living space extends to a private balcony, offering wonderful views and an ideal spot for enjoying the outdoors.

The property is situated in a vibrant area with excellent transport links, making commuting easy and convenient. Tottenham Hale Station is nearby, providing access to both the Underground and National Rail services. The surrounding area offers a variety of shops, cafes, and restaurants, catering to diverse tastes and preferences.

The flats energy efficiency rating is B, with a score of 86, indicating lower running costs and a reduced environmental impact. The environmental impact (CO2) rating is A, with a score of 99, reflecting the property's commitment to sustainability.

This property is an excellent choice for those seeking modern living in a well-connected area of London.

BEDROOM

Carpet, double-glazed window,

MASTER BEDROOM

Double-glazed windows, carpet, built in mirrored wardrobe

EN SUITE

En suite bathroom of the master bedroom, heated towel rail

BATHROOM

Modern bathroom, fully tiled walls and flooring, walk-in shower, mirrored cabinet, wash hand basin, low-level flush w/c

HALLWAY

Wooden floors, well presented, long hallway, video entry intercom, two storage cupboards

FAMILY BATHROOM

Fully tiled walls and floor, low-level flush w/c, shower, panelled bath with mixer taps, wash hand basin, heated towel rail, mirrored wall, shower screen, spotlights

KITCHEN

Breakfast bar, spacious and open plan kitchen, high spec built in appliances, integrated electric hob, with overhead extraction fan, built in electric oven, high white gloss cupboards, wooden flooring, stainless steel sink and drainer with mixer tap. fully fitted modern kitchen, spotlights, wall and base units

RECEPTION AREA

Wooden floors, spotlights, dual aspect windows

OPEN PLAN LIVING

This property offers an open plan living space incorporating dining area, lounge, and breakfast bar, wooden flooring, access to the balcony area

BALCONY AREA

Large balcony for relaxation

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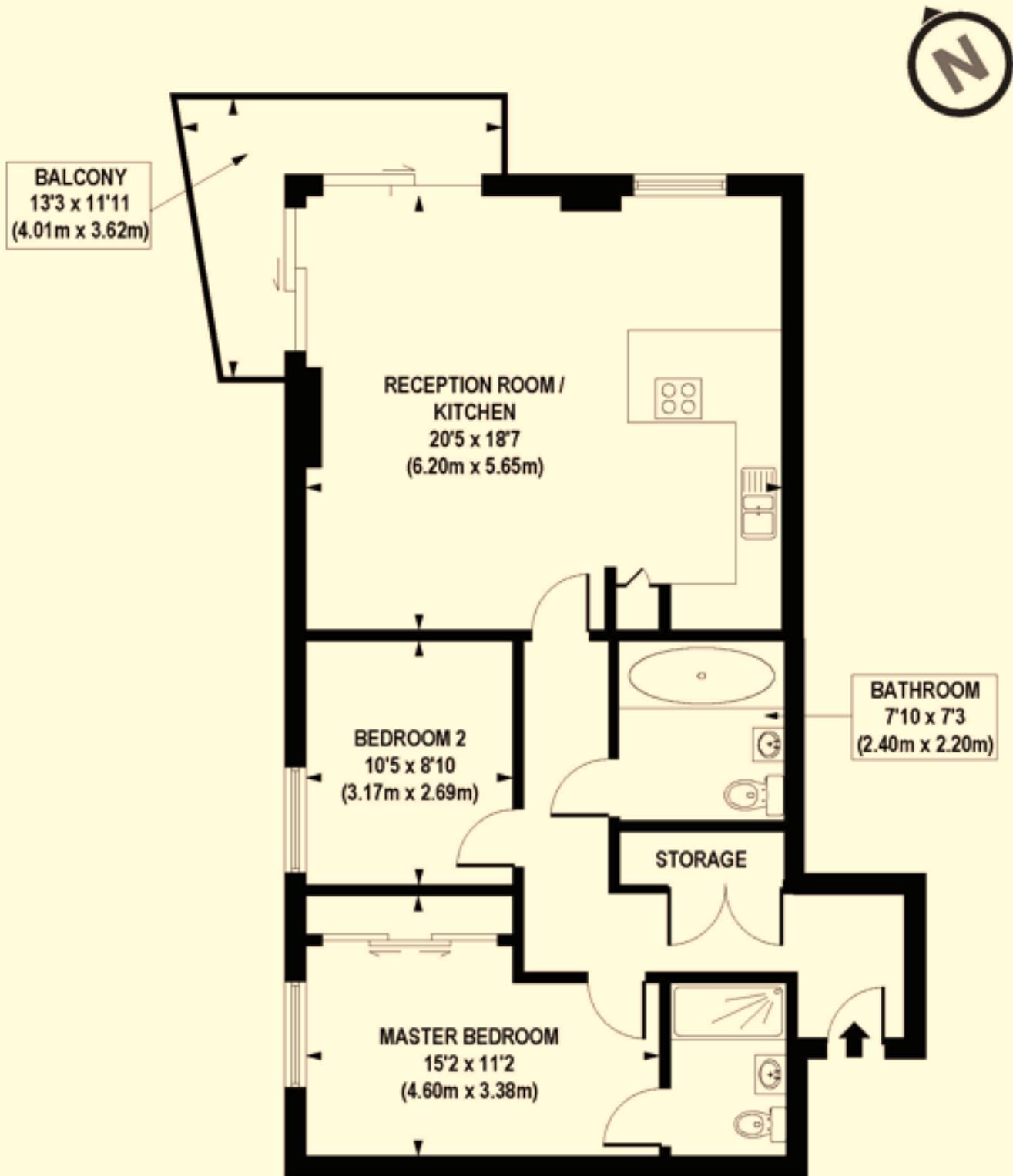
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FIFTH FLOOR

APPROX. GROSS INTERNAL AREA FLOOR 829 sq. ft / 77 sq. m