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# Crane Heights, Waterside Way, London, N17

Asking Price £425,000



Offered to the market chain free, this well presented two bedroom, two bathroom apartment is set on the third floor of a modern development in the sought after Hale Village. The property offers bright and contemporary living space throughout, making it an ideal purchase for first time buyers, investors or those looking for a convenient London base.

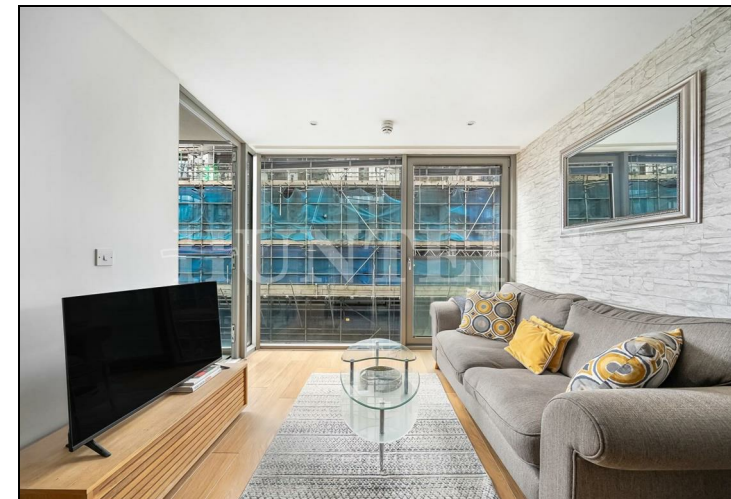
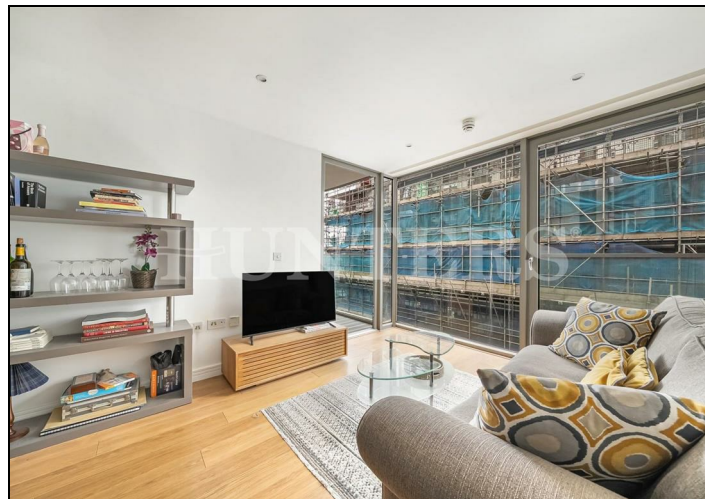
The accommodation comprises a spacious open plan reception room with a modern fitted kitchen and ample dining space, two well proportioned double bedrooms, including a principal bedroom with en suite shower room, and a separate family bathroom finished to a good standard. Large windows allow for plenty of natural light, and the apartment benefits from a practical layout designed for comfortable modern living.

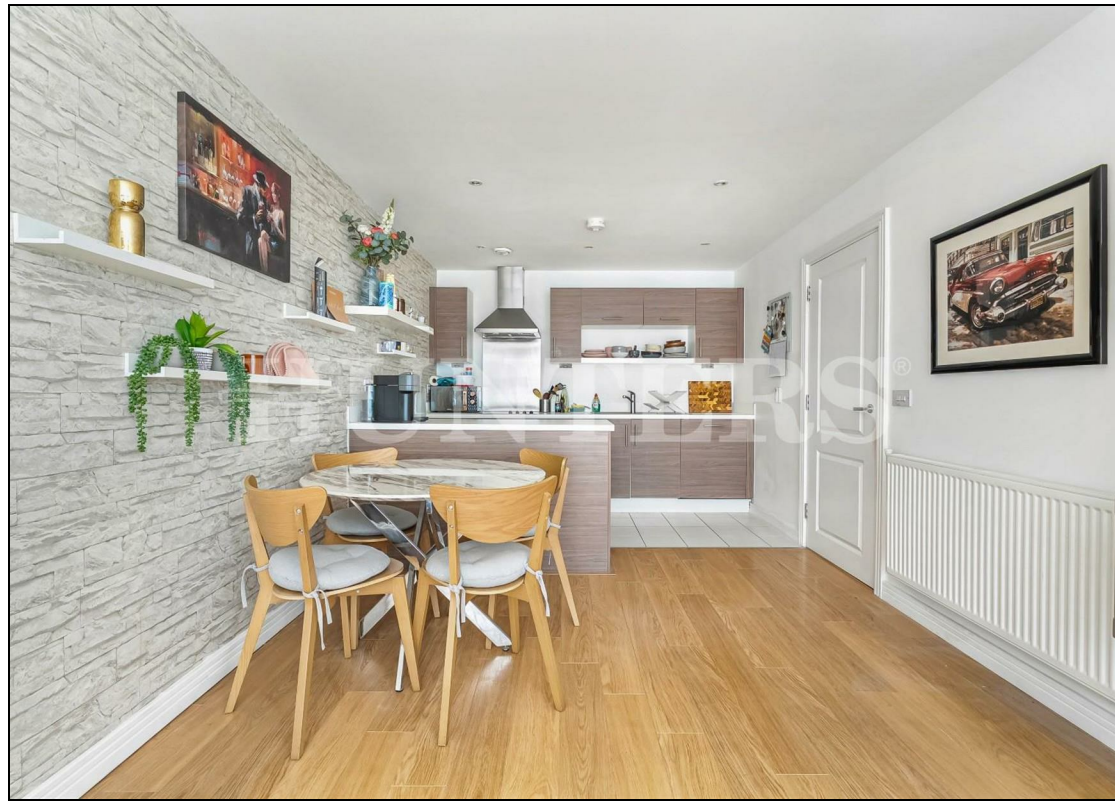
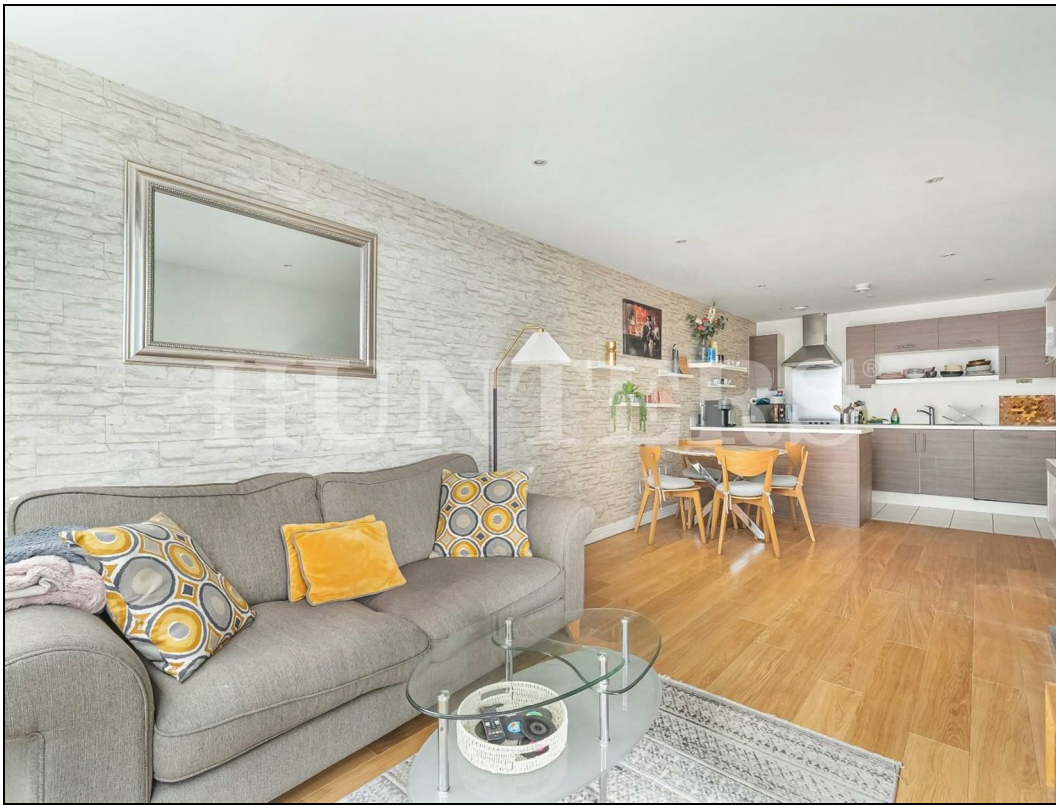
Hale Village is superbly located for access into London, with excellent transport links nearby, including Underground, National Rail and Stansted Express services. Residents benefit from a range of local amenities including supermarkets, cafés, restaurants, gyms and riverside walks, as well as the green open spaces of the Walthamstow Wetlands, all within easy reach.

Lease length: 234 years remaining  
Service charge: £2465 per annum  
Ground rent: TBC

## KEY FEATURES

- Two double bedroom apartment on the 3rd floor
  - Open plan living space
    - Fitted kitchen
  - Modern bathroom suite
    - En suite
  - River Lea & Walthamstow Wetlands
    - Floor to ceiling windows
- Tottenham Hale Station - Victoria Line and British Rail
  - EPC rating: B
  - Chain free

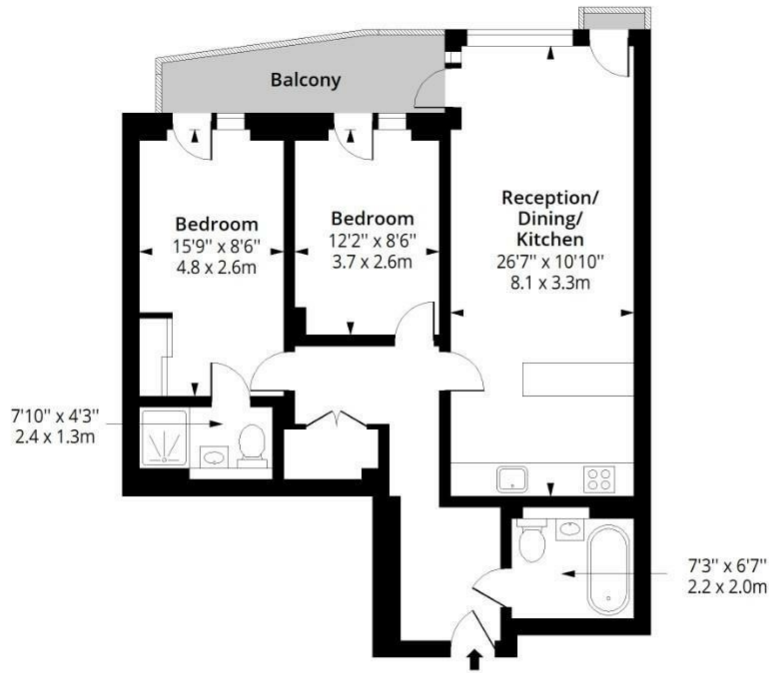
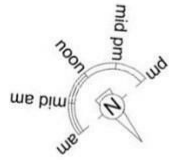




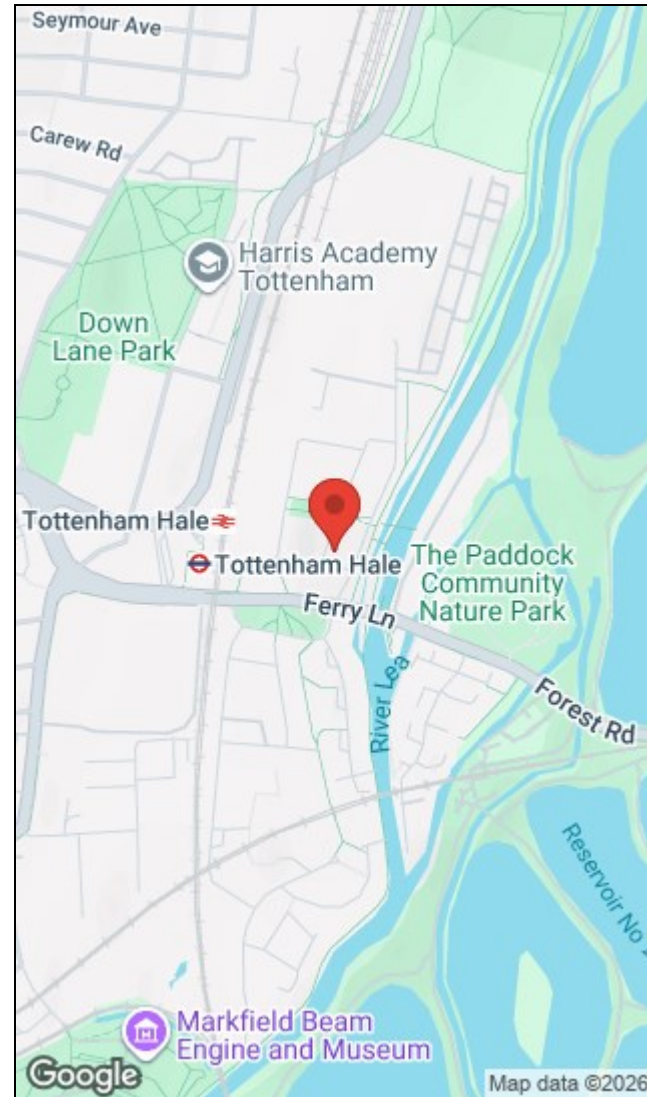


# Crane Heights N17

Approximate Gross Internal Area = 775 Sq Ft - 72.00 Sq M



**Third Floor**  
Floor Area 775 Sq Ft - 72.00 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 <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(92 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
	<b>84</b>	<b>84</b>	
England & Wales	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC

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