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Lapwing Heights, London, N17

Asking Price £430,000

Guide Price - £430,000 - £450,000

This presentable corner plot two bedroom, two bathroom apartment with floor to ceiling windows and allocated parking space, located in the popular Lapwing Heights development in N17, offering approximately 71 sqm of internal living space.

The apartment features a bright and spacious open plan living/dining area, with east facing floor to ceiling windows great for morning views looking out to the ambience of the River Lea. Well equipped kitchen area with wooden flooring throughout the entirety of the apartment bar the bathrooms.

The property comprises two double bedrooms, including a main bedroom with a modern en-suite bathroom, alongside a second well proportioned bedroom. A stylish family bathroom completes the accommodation, fully finished in tiles to a contemporary standard and offering a clean, modern aesthetic.

Lapwing Heights is ideally situated close to ambient green spaces/walks such as Walthamstow Wetlands and River Lea. Tottenham Hale Retail Park is also a stones throw, providing easy access to a wide range of shops and amenities.

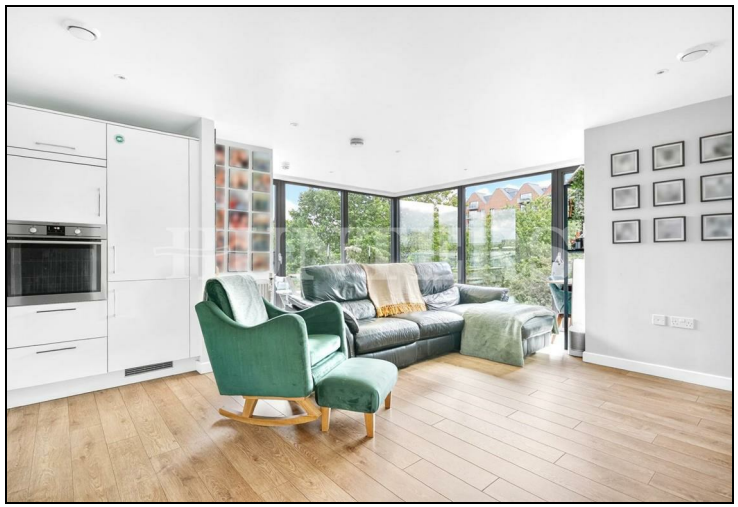
Tottenham Hale Station is just a five minute walk away, offering excellent transport links into Central London in approximately 15 minutes, making this apartment a superb option for commuters, professionals, and investors seeking convenience and connectivity.

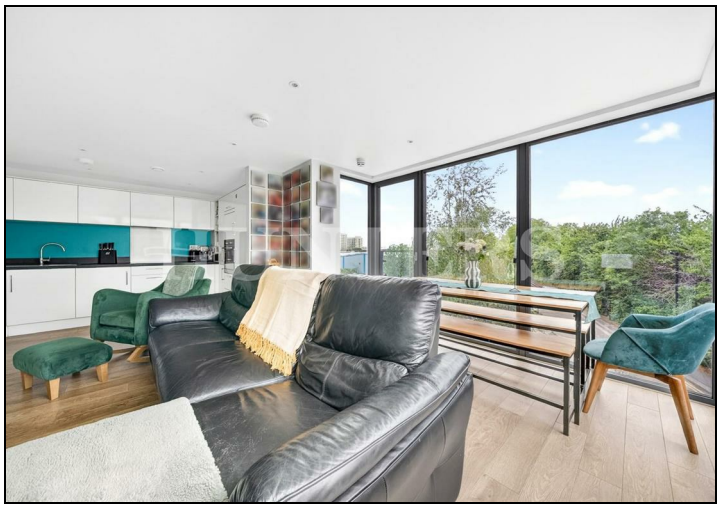
Lease - 237 years remaining
Service Charge - £3574.39 pa
Ground Rent - £450 pa
Council Tax - C
EPC - B

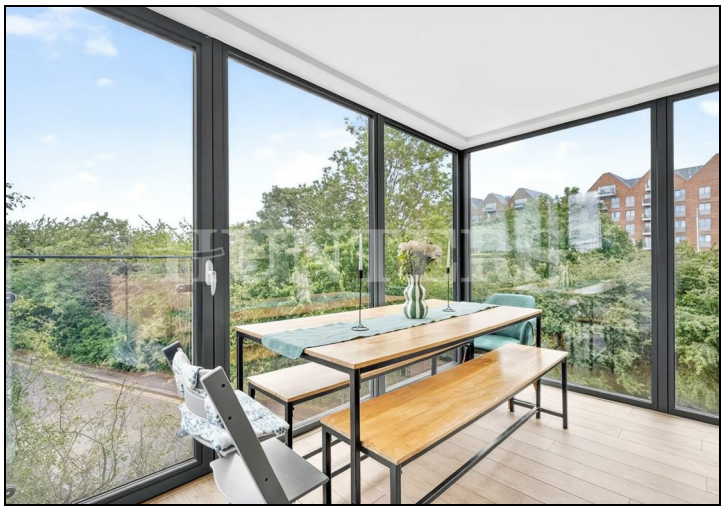


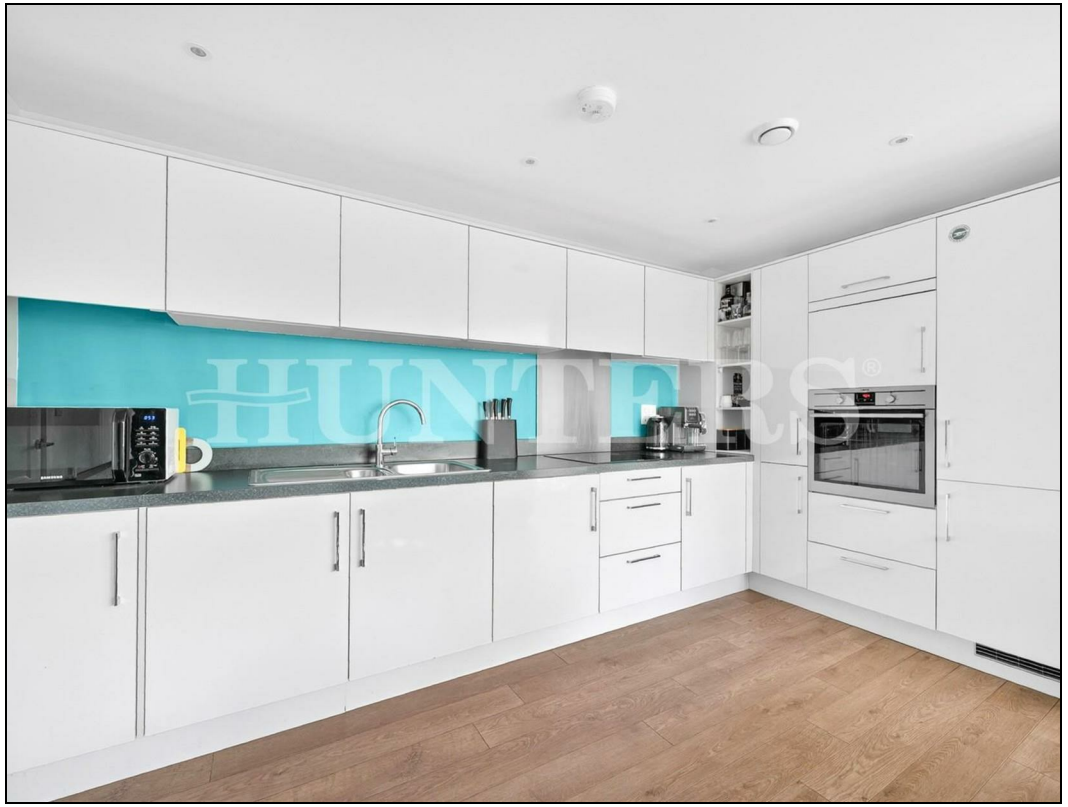
KEY FEATURES

- Two bedroom two bathroom apartment
- Floor to ceiling windows
- Corner plot
- Private balcony
- 5 minute walk to Tottenham Hale station (British rail/London Underground/Stanstead Express)
- Minutes away from shops, amenities and Tottenham Retail Park
- Moments away from green spaces (Walthamstow Wetlands, River Lea)
- Allocated parking space
- EPC - B
- Council tax - C

















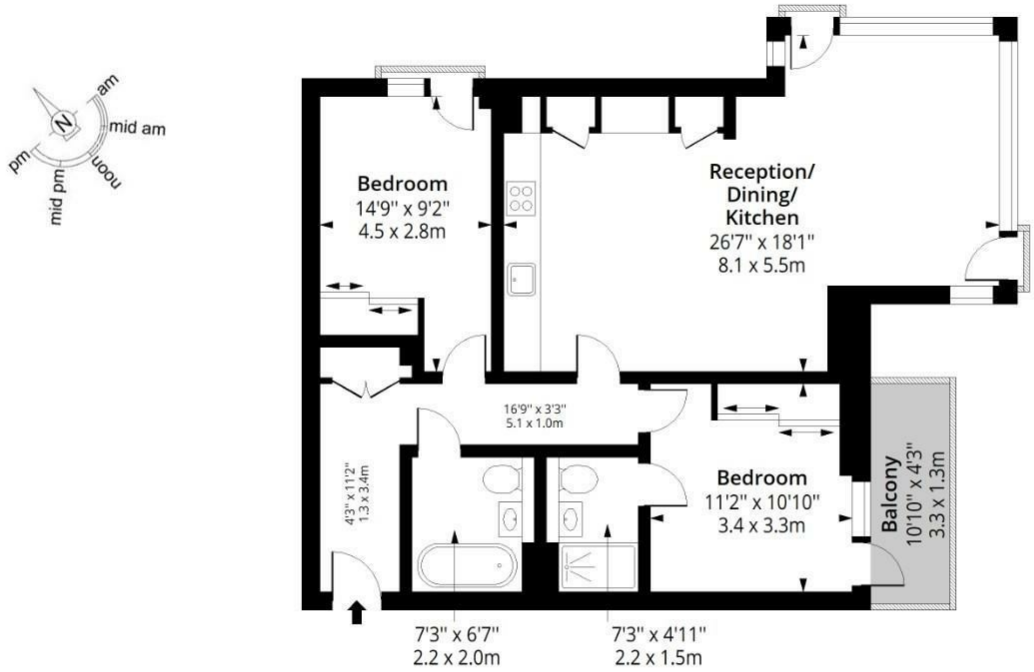






Lapwing Heights N17

Approximate Gross Internal Area = 876 Sq Ft - 81.38 Sq M



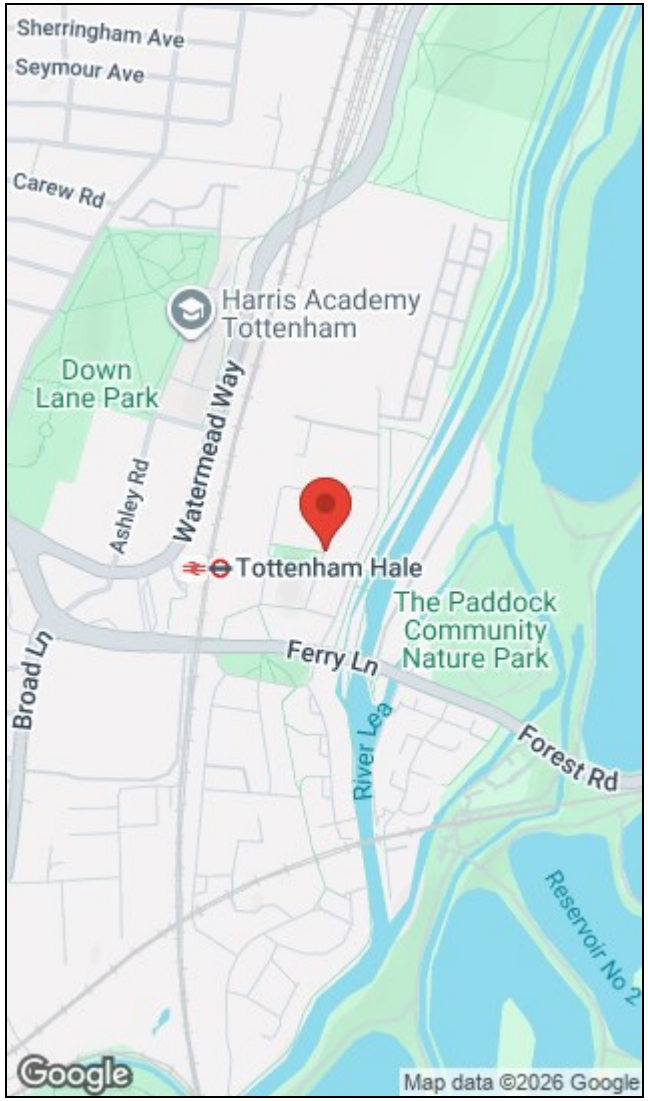
Second Floor

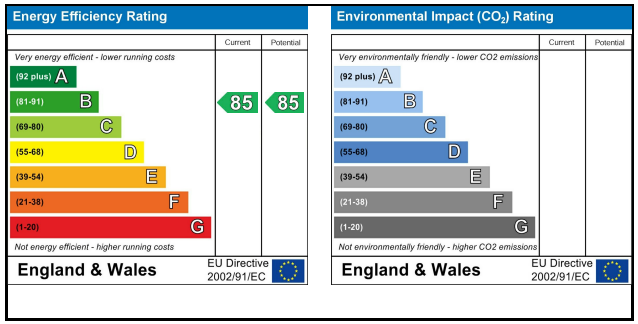
Floor Area 876 Sq Ft - 81.38 Sq M

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RICS Certified Property Measurer

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.





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The Property Ombudsman

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