



Ferry Lane, London N17

Guide price £400,000 Leasehold







Description

Positioned in the heart of Tottenham's dynamic riverside regeneration, this exceptional one-bedroom apartment occupies the prestigious 20th floor, the top floor of this striking modern development. The elevated position showcases the very best of contemporary London living, offering residents a sophisticated urban lifestyle with exceptional connectivity and unparalleled vistas.

Step inside to discover a thoughtfully designed open-plan reception and kitchen bathed in natural light from floor-to-ceiling windows. The sleek kitchen features handleless cabinetry in pristine white, integrated appliances including oven and hob, and clean lines that epitomise modern design. Warm wood-effect flooring flows throughout the living space, creating an inviting atmosphere perfect for both relaxation and entertaining. The pièce de résistance is the private balcony, where sweeping panoramic views stretch across the London skyline from this commanding 20th-floor position, providing a spectacular backdrop for morning coffee or evening relaxation.

The generously proportioned bedroom offers a peaceful retreat with ample storage and direct access to the same breathtaking elevated vistas that only the top floor can provide. The bathroom is appointed to a modern standard, featuring floor-to-ceiling tiling in neutral tones, a contemporary suite with shower over bath, mirrored cabinetry, and heated towel rail that creates a spa-like ambience.

Tottenham has emerged as one of North London's most exciting neighbourhoods, combining rich heritage with forward-thinking regeneration. The area pulses with cultural diversity, independent businesses, and a strong sense of community, while ongoing investment continues to enhance its appeal. Residents enjoy an eclectic mix of dining options, vibrant markets, and green spaces including the nearby Tottenham Marshes.

Transport connections are exceptional, with Tottenham Hale station providing swift access into central London via the Victoria line and National Rail services, while Seven Sisters station offers further connectivity. The area benefits from excellent road links for those travelling by car.

This property represents an outstanding opportunity for first-time buyers seeking a contemporary home with stunning views, investors looking for strong rental potential in a regenerating area, or owner-occupiers wanting to establish themselves in one of London's most dynamic neighbourhoods. With its combination of modern specification, spectacular vistas, and excellent location, this apartment offers the complete package for discerning London living.

Tenure: Leasehold.
Years remaining on lease: 242
Service charge: £2587.20
Ground rent: Peppercorn
Council tax band: C

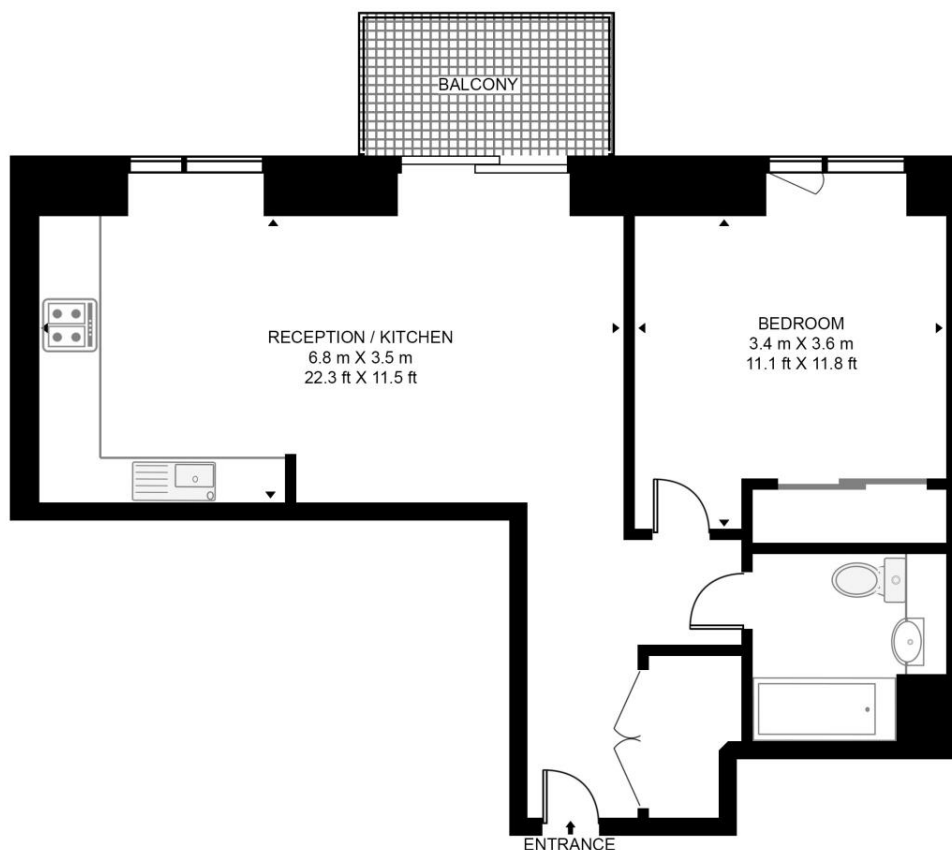
- Top floor apartment
- Sweeping London skyline views
- Private balcony with city vistas
- Contemporary open-plan living
- Integrated kitchen with modern appliances
- Floor-to-ceiling tiled bathroom
- Excellent natural light throughout
- Modern development in Tottenham Hale
- Close to transport links
- EPC Rating B

Floorplan

549 sq ft | 51 sq m

NAVIGATION POINT

APPROXIMATE GROSS INTERNAL FLOOR AREA 549 SQ.FT (51 SQ.M)



TWENTIETH FLOOR



This floor plan has been defined by the RICS Code of Measurement. This floor plan and all others are for approximate representative purposes only and upon usage is agreed to as such by the client.

WWW: hdvirtualart.com | TEL: 0203.974.1567 | EMAIL: info@hdvirtualart.com

Wood Green
1 Mary Neuner Road,
London N8 0ER
+442073187800
WoodGreenLettings@eu.jll.co

Urban living, your way.

jll.co.uk/residential

© 2019 Jones Lang LaSalle IP, Inc. All rights reserved. All information contained herein is from sources deemed reliable; however, no representation or warranty is made to the accuracy thereof.

