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PhilipAlexander is your local independent estate agent. Every year, hundreds of people entrust us to help them buy, sell, let or manage a property.

Our local knowledge, competitive rates and honest attitude are the reasons so many people choose us over a corporate chain. But don't take our word for it, read what they have to say at philipalexander.net/reviews

You'll find us on Hornsey High Street. Pop in for a chat or call us today.

Call **020 8342 9444** to speak to one of our friendly team.



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Waterside Way, London N17

£450,000 FOR SALE

Apartment

2 1 2



Waterside Way, London N17

£450,000

Description

GUIDE PRICE £450,000 - £475,000

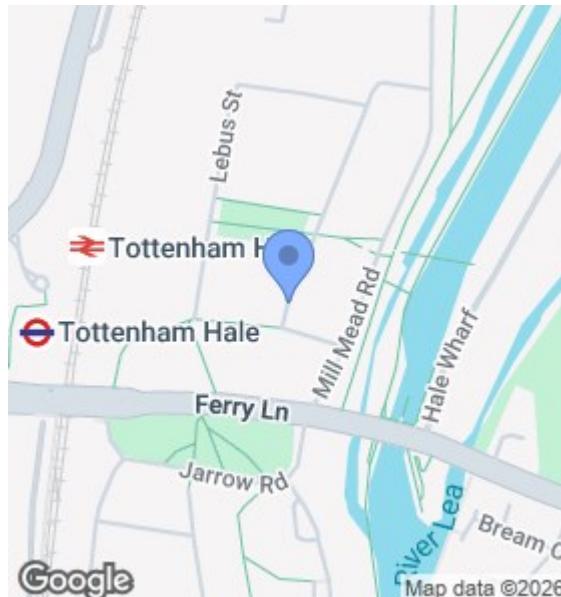
A bright and spacious two bedroom, two bathroom purpose build apartment set on the third floor set in the popular Hale Village development N17.

The apartment comprises a large open-plan kitchen reception room - with direct access to a large BALCONY TERRACE. The property benefits from two good size bedrooms with built-in storage space (one with en-suite bathroom), and a large modern family bathroom. Allocated UNDERGROUND PARKING SPACE.

Ideally located next to Tottenham Hale underground and overground station, and short walks from both Bruce Grove overground and Blackhorse Road underground. Tottenham Hale Retail Park is also just a short walk across the road!

Key Features

Tenure	Leasehold
Lease Expires	to be confirmed
Ground Rent	to be confirmed
Service Charge	to be confirmed
Local Authority	
Council Tax	



Floorplan

Merlin Heights, N17
Approx. Gross Internal Area 691 Sq Ft - 64.19 Sq M



Floor Area 691 Sq Ft - 64.19 Sq M

For Illustrational Purposes Only - Not To Scale
ipaplus.com

EPC

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

The Energy Performance Certificate (EPC) shows a property's energy efficiency and carbon emissions impact on a scale from 'A' to 'G', where 'A' is most efficient and 'G' least efficient. Better efficiency means lower energy costs. The EPC shows both the properties' current efficiency rating and its potential rating if all possible improvements were made.