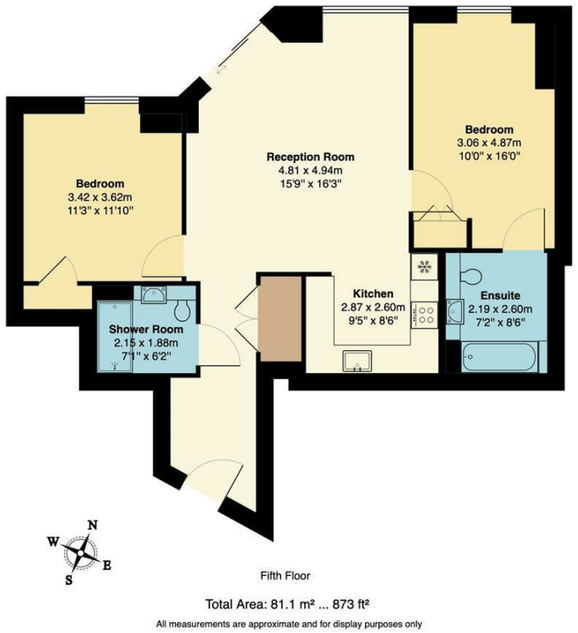


Fifth Floor

Total Area: 81.1 m² ... 873 ft²

All measurements are approximate and for display purposes only

Reception Room
15'9" x 16'2"

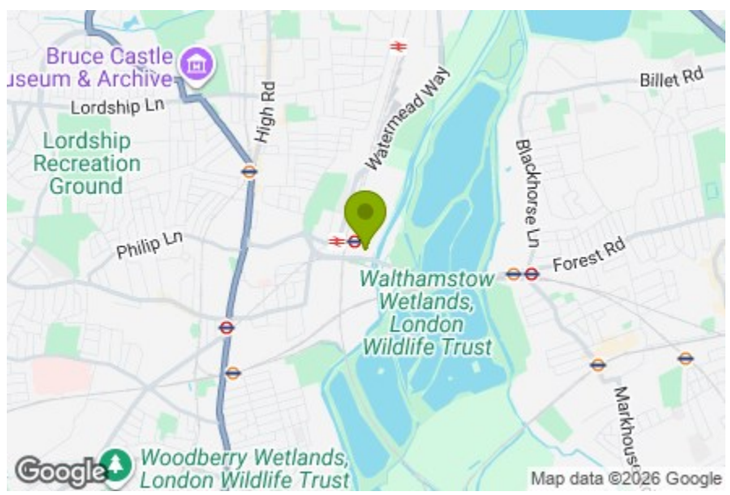
Kitchen
9'4" x 8'6"

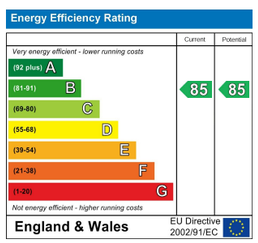
Bedroom
10'0" x 15'11"

Ensuite
7'2" x 8'6"

Bedroom
11'2" x 11'10"

Shower Room
7'0" x 6'2"





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DANELAND WALK, TOTTENHAM HALE

Offers In Excess Of £500,000 Leasehold
2 Bed Apartment

Features:

- Two Bedroom Apartment
- Fifth Floor
- Well Presented Throughout
- Open Plan Kitchen and Reception
- Two Bathrooms
- 24 Hour Concierge
- Residents Lounge & Roof Terrace
- Moments from Tottenham Hale Station
- Moments from Walthamstow Wetlands & Tottenham Marshes

This beautifully presented two bedroom apartment occupies a fifth-floor position within the sought-after Hale Works development, just moments from Tottenham Hale Station. With Walthamstow Wetlands and Tottenham Marshes close by, as well as an excellent choice of cafés, restaurants and everyday amenities, it's a home that brings together green open spaces and superb connectivity.

REQUEST A VIEWING
0203 369 6444















IF YOU LIVED HERE...

Step inside and the hallway leads through to a generous open plan living space designed with everyday life in mind. The reception room is bright and spacious, with large windows drawing in plenty of natural light, while the adjoining kitchen is neatly arranged with contemporary cabinetry, integrated appliances and plenty of workspace. There is ample room for both dining and relaxing, creating a comfortable setting whether you're entertaining friends or enjoying a quieter evening at home.

The apartment's thoughtful layout places a double bedroom on either side of the living area, offering a welcome sense of privacy. The principal bedroom benefits from its own en suite bathroom with a full-sized bath, while the second double bedroom sits alongside the separate shower room, making the home equally well suited to guests, sharers or those working from home. A calm, neutral palette and clean, modern finishes run throughout, giving the apartment a cohesive feel that is ready to enjoy from day one.

Beyond your front door, residents have access to a 24-hour concierge, a welcoming residents' lounge and an impressive roof terrace where you can take in far-reaching views across the surrounding area. With Tottenham Hale Station just a short stroll away, journeys into the City and across London are refreshingly straightforward, while the nearby wetlands and marshes offer peaceful walking routes whenever you fancy a change of pace.

WHAT ELSE?

· Tottenham Hale Station is only a short walk away, providing Victoria line, National Rail and Stansted Express services for fast connections across London and beyond.
· Walthamstow Wetlands and Tottenham Marshes are both close by, offering miles of walking and cycling routes, nature trails and waterside scenery.
· Nearby favourites include The Ferry Boat, Pressure Drop and Mother Kelly's , while the growing selection of independent cafés, restaurants and shops around Tottenham Hale continues to make this one of North London's most exciting neighbourhoods.



A WORD FROM THE OWNER...

"Tottenham Hale has given us the perfect mix of convenience and outdoor space. With the gym, retail shops and Tube literally on your doorstep, it’s easy to grab what you need, get into Oxford Circus in around 15 minutes, or make the most of the Night Tube at weekends.

The Walthamstow Wetlands, marshes and canal are all close by and are great for a run, a walk or grabbing a coffee. We’ve also loved making use of the roof garden, especially for the views across London."

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