



BRITISH  
PROPERTY  
AWARDS

2021  
2024



**GOLD WINNER**

ESTATE AGENT  
IN BARNET



**Offers in excess of £475,000**

**TENURE : LEASEHOLD**

**Lapwing Heights, Tottenham Lane N17**

**Bedrooms : 2**

**Bathrooms : 2**

**Reception Rooms : 1**

**ULTRA MODERN**

**2 BEDROOMS**

**2 BATHROOMS**

**WONDERFUL VIEWS**

**BRIGHT SPACIOUS LIVING**

**TOTTENHAM HALE VILLAGE**

**Mantlestates**

2A Church Hill Road, East Barnet, EN4 8TB

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Website: <https://mantlestates.com/>



Located in the heart of Tottenham Hale Village, this ultra-modern flat at Lapwing Heights offers a blend of contemporary design and practical living. The property features two well-sized bedrooms, each providing ample space and comfort. The two bathrooms are elegantly designed, with modern fixtures and fittings, ensuring convenience and style.

The flat boasts a bright and spacious living area, perfect for relaxation and entertaining. The open-plan kitchen is equipped with modern appliances, including an integrated oven and hob, providing a seamless cooking experience. The living space extends to a private balcony, offering wonderful views and an ideal spot for enjoying the outdoors.

The property is situated in a vibrant area with excellent transport links, making commuting easy and convenient. Tottenham Hale Station is nearby, providing access to both the Underground and National Rail services. The surrounding area offers a variety of shops, cafes, and restaurants, catering to diverse tastes and preferences.

The flats energy efficiency rating is B, with a score of 86, indicating lower running costs and a reduced environmental impact. The environmental impact (CO2) rating is A, with a score of 99, reflecting the property's commitment to sustainability.

This property is an excellent choice for those seeking modern living in a well-connected area of London.

#### **BEDROOM**

Carpet, double glazed window,

#### **MASTER BEDROOM**

Double glazed windows, carpet, built in mirrored wardrobe

#### **EN SUITE**

En suite bathroom of the master bedroom, heated towel rail

#### **BATHROOM**

Modern bathroom, fully tiled walls and flooring, walk in shower, mirrored cabinet, wash hand basin, low level flush w/c

#### **HALLWAY**

Wooden floors, well presented, long hallway, video entry intercom, two storage cupboards

#### **FAMILY BATHROOM**

Fully tiled walls and floor, low level flush w/c, shower, panelled bath with mixer taps, wash hand basin, heated towel rail, mirrored wall, shower screen, spotlights

#### **KITCHEN**

Breakfast bar, spacious and open plan kitchen, high spec built in appliances, integrated electric hob, with overhead extraction fan, built in electric oven, high white gloss cupboards, wooden flooring, stainless steel sink and drainer with mixer tap. fully fitted modern kitchen, spotlights, wall and base units

#### **RECEPTION AREA**

Wooden floors, spotlights, dual aspect windows

#### **OPEN PLAN LIVING**

This property offers an open plan living space incorporating dining area, lounge, and breakfast bar, wooden flooring, access to the balcony area

#### **BALCONY AREA**

Large balcony for relaxation

#### **Mantlestates**

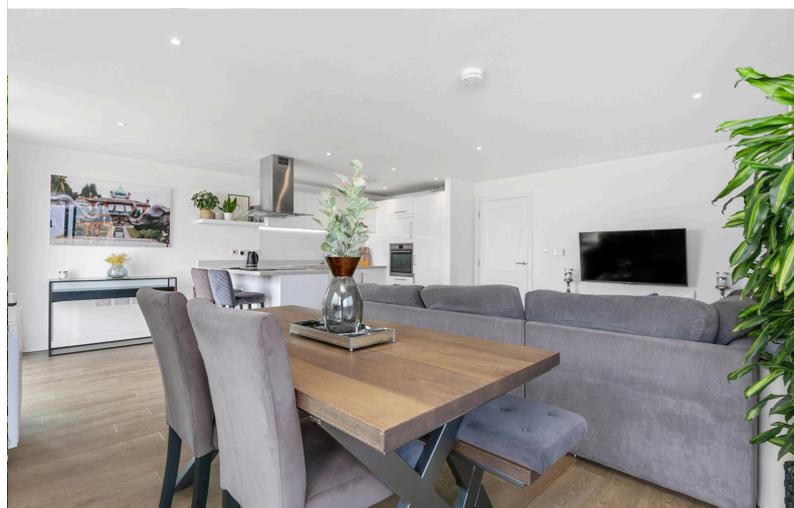
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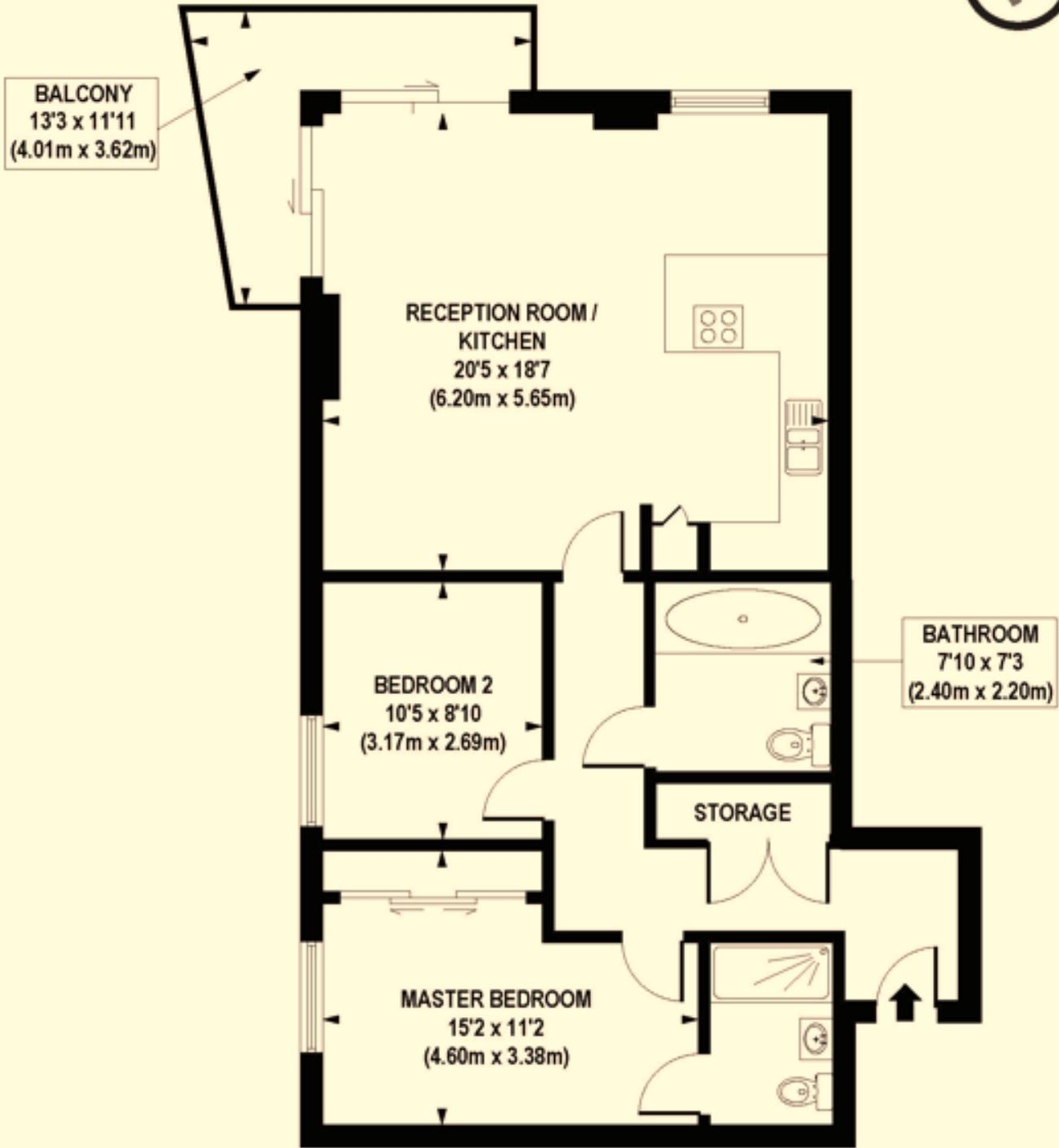


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+) A			
(81-91) B		86	86
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC 	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92+) A		99	99
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England, Scotland & Wales		EU Directive 2002/91/EC 	

Address: Lapwing Heights, N17





FIFTH FLOOR

APPROX. GROSS INTERNAL AREA FLOOR 829 sq. ft / 77 sq. m