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HERE TO GET *you* THERE



Ferry Lane, London, N17

Asking Price £300,000



Situated on the fifth floor in the popular Hale Village development, this bright and modern one bedroom flat is perfect for easy, comfortable living. The open plan reception and kitchen area feels spacious and welcoming, with plenty of natural light and a clean, contemporary finish throughout great for both relaxing and having friends over.

The real highlight is the private balcony, accessed directly from the reception room, offering uninterrupted views across the area. It's a lovely spot to sit out with a coffee or wind down at the end of the day. The double bedroom is a good size, with space to unwind, and is complemented by a neat, modern bathroom and handy storage.

Hale Village is a well connected and lively spot, with Tottenham Hale station just a short walk away, making getting into central London quick and easy. You'll also find plenty of local shops, cafés and green spaces nearby, making this a great choice for first time buyers or anyone looking for a well located London home.

Service charge, Building insurance and sinking fund: £275.11 pcm

Ground rent: £150 pa

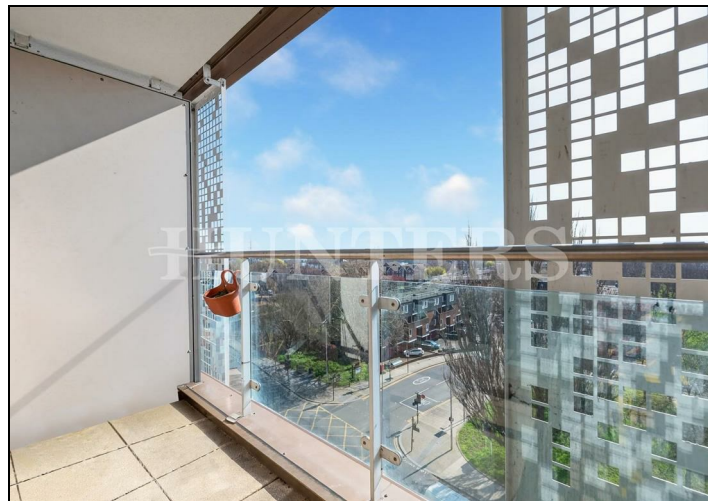
Lease length: 84 years

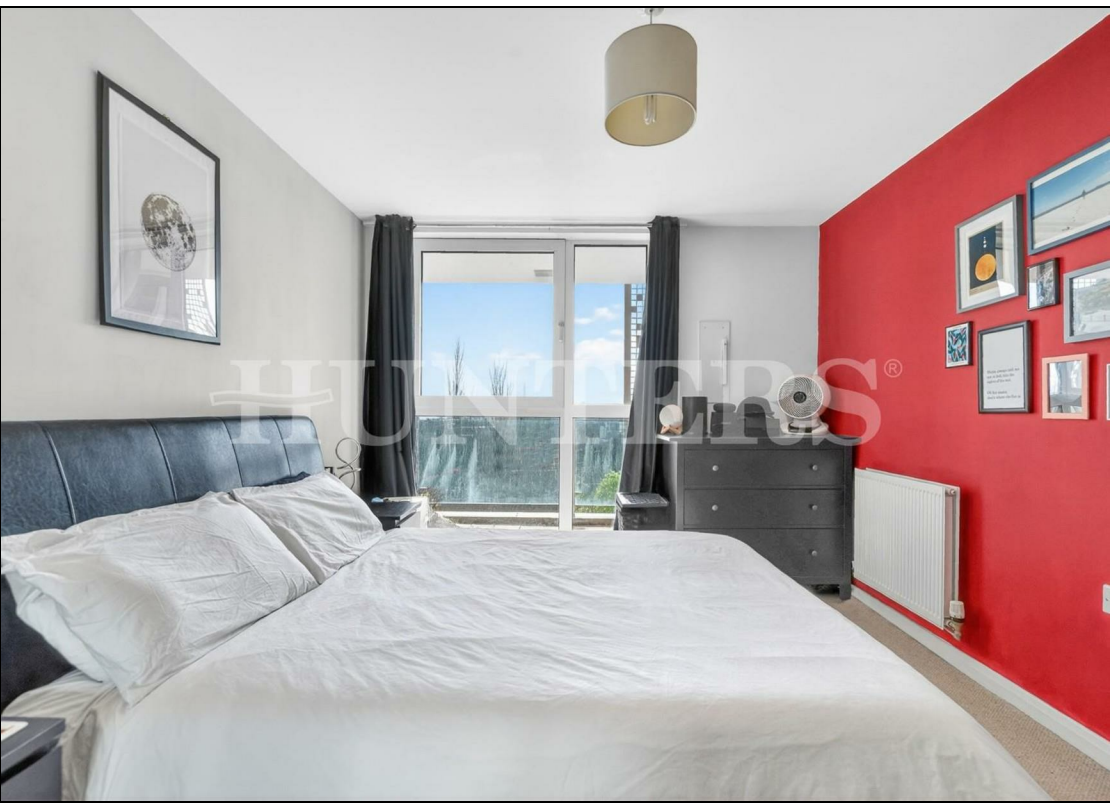
EPC rating C



KEY FEATURES

- Stunning views
- Large open plan living area
- Fitted kitchen
- Modern three piece bathroom suite
- Floor to ceiling windows
- Stansted Express
- Tottenham Hale (Victoria Line British Rail)
- EPC rating: C

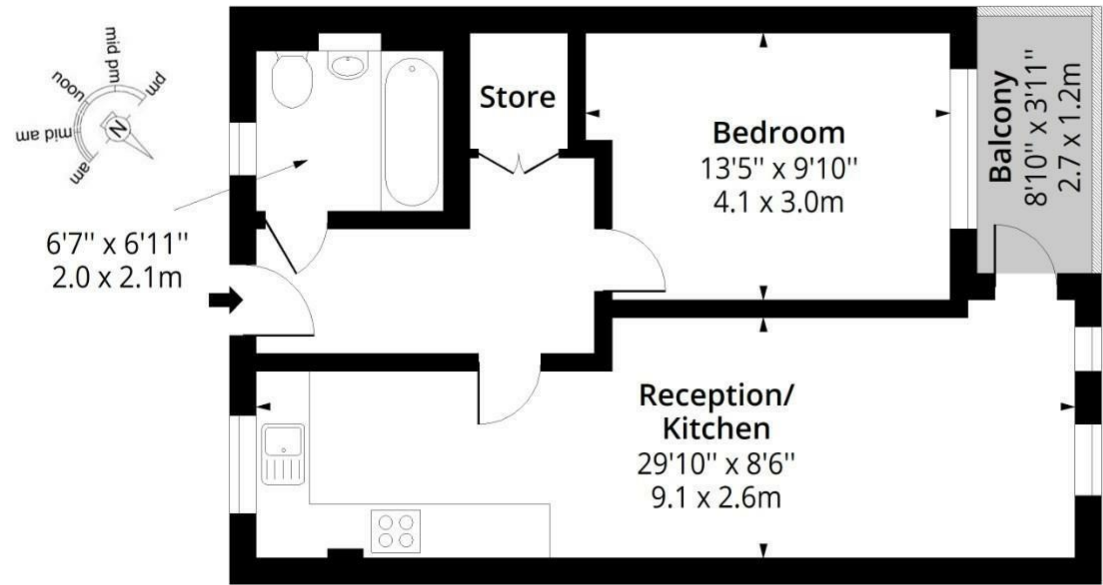






Coppermill Heights N17

Approximate Gross Internal Area = 539 Sq Ft - 50.07 Sq M



Fifth Floor
Floor Area 539 Sq Ft - 50.07 Sq M



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.



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC			England & Wales EU Directive 2002/91/EC		

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