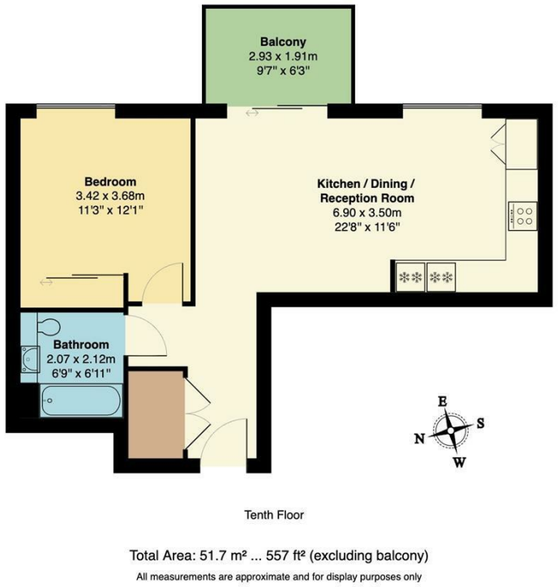



Tenth Floor

Total Area: 51.7 m² ... 557 ft² (excluding balcony)

All measurements are approximate and for display purposes only

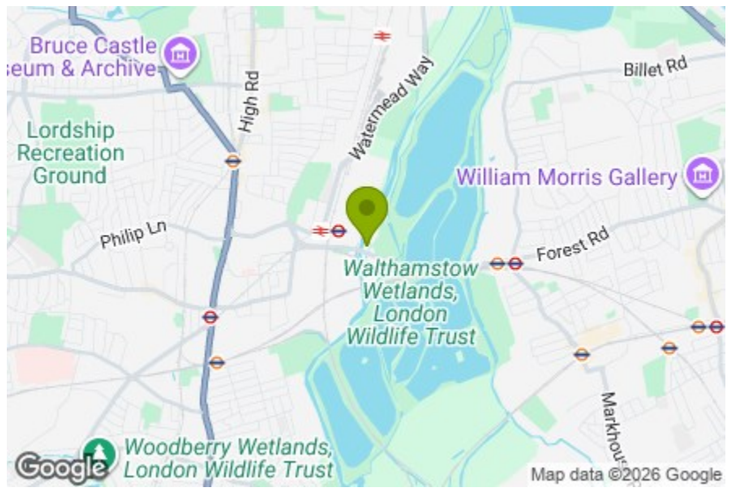
Storage

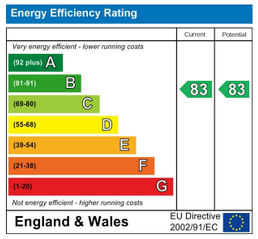
Bathroom
6'9" x 6'11"

Bedroom
11'2" x 12'0"

Kitchen/Dining/Reception Room
22'7" x 11'5"

Balcony
9'7" x 6'3"




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# HALE WHARF, TOTTENHAM

## Asking Price £410,000 Leasehold
## 1 Bed Flat

**Features:**

- One Bedroom Property
- Located on the Tenth Floor
- Private Balcony With City Views
- Beautifully Presented Throughout
- Moments From Tottenham Hale Station
- Positioned By Walthamstow Wetlands
- Short Walk to Blackhorse Road
- Approx 557 Square Foot

Set on the tenth floor of a contemporary development at Hale Wharf, this beautifully presented one bedroom apartment pairs bright, thoughtfully finished interiors with a private balcony and far-reaching city views. Tottenham Hale Station is moments away, while Walthamstow Wetlands sits close by and Blackhorse Road is within easy walking distance.

REQUEST A VIEWING
0203 369 6444
















IF YOU LIVED HERE...

At approximately 557 square feet, the apartment is arranged around a wonderfully bright open-plan kitchen, dining and reception room. Wood flooring runs throughout the living space, while large windows bring in plenty of daylight. The contemporary kitchen is finished with streamlined cabinetry, with plenty of room alongside for a dining table and relaxed seating area. From here, doors open directly onto the private balcony, giving you an outdoor spot to sit among the planting and take in the expansive views across the surrounding greenery and London skyline.

The bedroom is a calm, well-proportioned double with a large window and a clean, neutral finish, while the bathroom is positioned just off the hallway and features a bath with overhead shower and contemporary tiling. Storage is also incorporated into the entrance hall, keeping the main living spaces free from clutter. Throughout, the current interiors add plenty of personality through artwork, plants and carefully chosen furnishings, while still allowing the apartment itself to feel light and cohesive.

WHAT ELSE?

Tottenham Hale Station is moments away, with Victoria line and National Rail services providing quick connections towards central London, Stratford and beyond.
Walthamstow Wetlands is close by, offering an extraordinary stretch of open water, walking routes and wildlife, while the paths along the River Lea make it easy to spend time outdoors without leaving the neighbourhood.
Blackhorse Road is a short walk away, putting the growing Blackhorse Beer Mile within easy reach, including local favourites such as The Tavern on the Hill, Big Penny Social and Signature Brew.



A WORD FROM THE OWNER...

"This flat has been our pride and joy over the last five years. We've enjoyed watching the sunrise over the wetlands and peaceful coffees on the balcony whatever the weather. The views are something we're going to miss so incredibly. You can see all the fireworks across London on New Year's Eve...wow. What a treat. We've loved living so close to the wetlands and the river. It feels like a nature haven away from London. The transport links are so helpful, too. The good old Victoria line gets us everywhere we need to be, plus the overground and national rail. There's so much choice. The addition of the Lock 17 shop has brought so many treats to the community, another thing we'll miss hugely! The flat and the area has been perfect for the two of us and our cat. Sadly, it's time to move on. "

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