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# Ferry Lane, Coppermill Heights, London, N17

## Offers In Excess Of £300,000



This stylish one-bedroom apartment on the sixth floor, boasting a spacious private south facing balcony with breath taking views of the Walthamstow Wetlands, is set within the highly sought-after Hale Village development. Known for its strong sense of community, this modern development offers a vibrant and convenient lifestyle.

The property features an open-plan kitchen and reception area, a generously sized master bedroom, and a sleek, modern bathroom suite. Floor-to-ceiling windows flood the space with natural light, creating a bright and airy atmosphere, while the private balcony provides the perfect spot to unwind and take in the stunning surroundings.

Hale Village offers an array of on-site amenities, including a gym, coffee shop, Tesco, laundrette, GP practice, and a versatile event space. Designed for modern living, this development ensures convenience, allowing you to focus on relaxation and enjoying life.

The area is undergoing an exciting regeneration, bringing a diverse selection of restaurants, bars, and casual eateries just beyond the village.

With excellent transport links, Tottenham Hale Station (Victoria Line, Zone 3) is just moments away, providing direct access to King's Cross in just 12 minutes and Liverpool Street in 20 minutes. The station also offers the Stansted Express and National Rail services, making travel effortless.

Council Tax Band: B  
EPC Rating: B

Agents note:

The management agent confirmed the following :

Legal documents being obtained for EVSI Compliance

Lease: 99 years from 24th June 2011

Ground rent: £150.00 Per year.

Service charge: £2876.93 Per year.

Please contact the Sales department at Hunters Tottenham to arrange an appointment to view.  
Here to get you there! By your local property agency with a network of 270 offices.



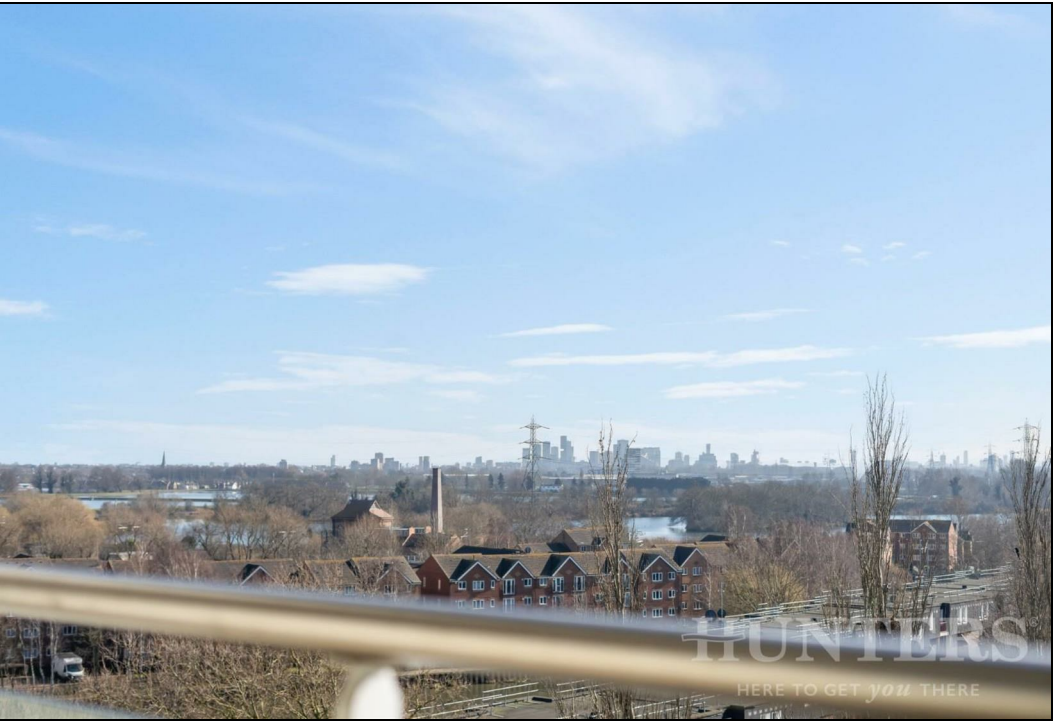


## KEY FEATURES

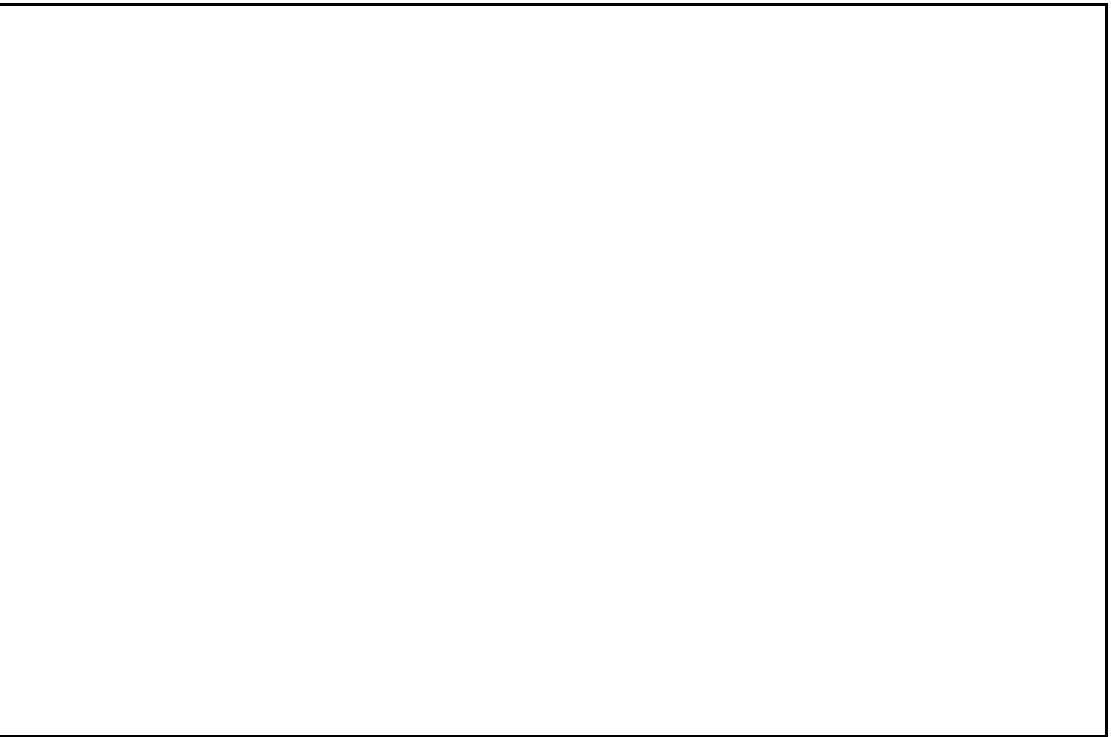
- Stunning views
- Large open plan living area
- Fitted kitchen
- Modern three price bathroom suite
- Floor to ceiling windows
- Stansted Express
- Tottenham Hale (Victoria Line British Rail)
- EPC rating: B





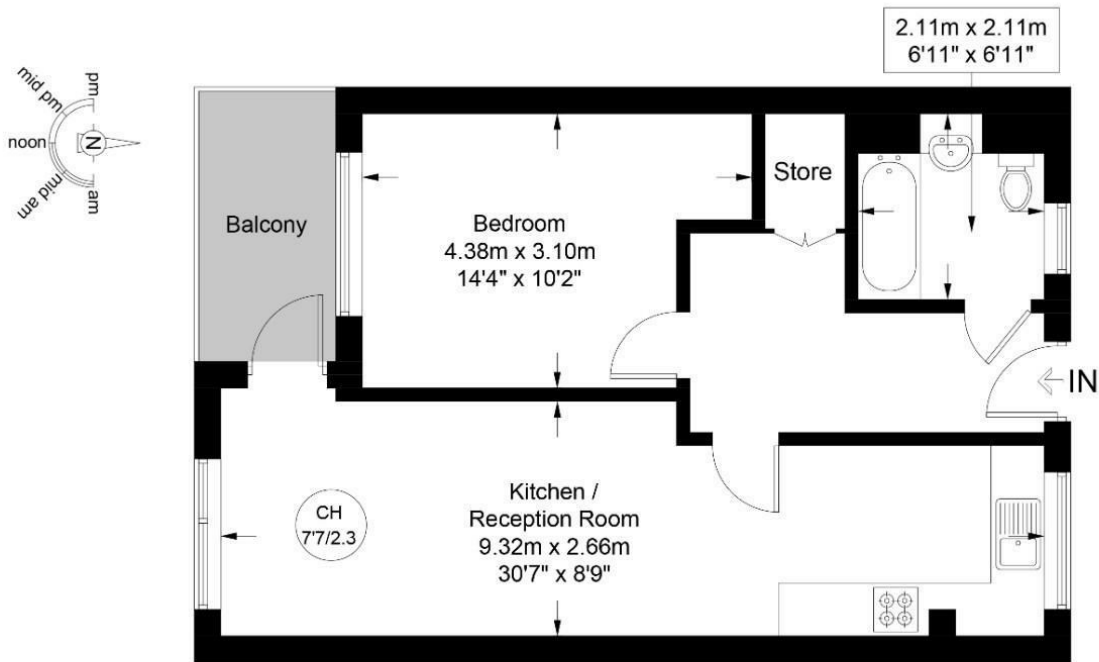






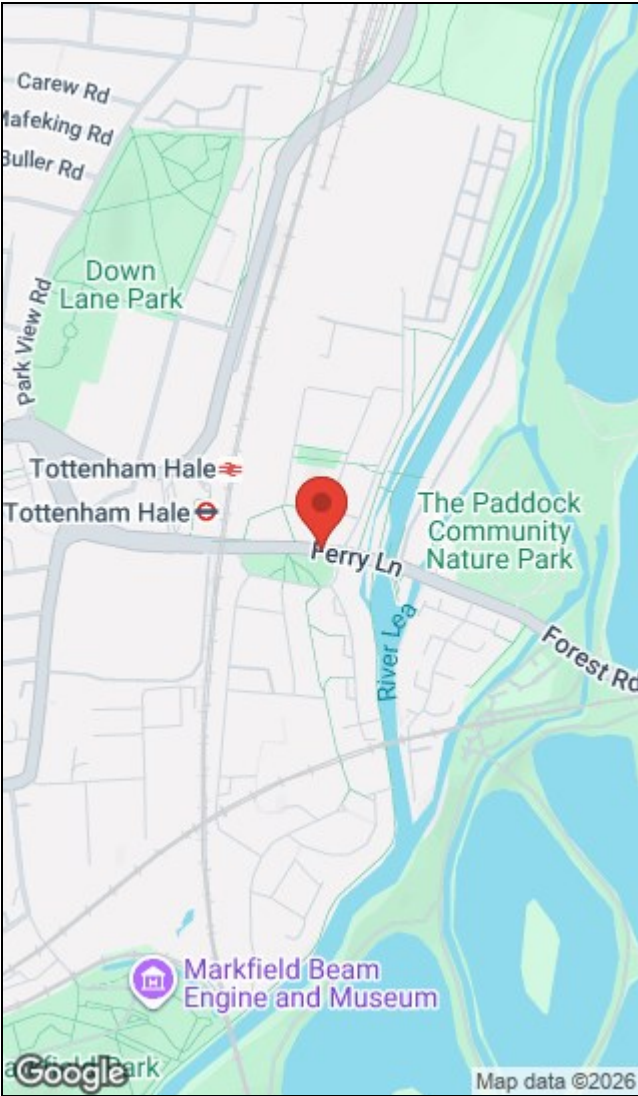
Coppermill Heights, N17

Approximate Gross Internal Area = 540 sq ft / 50.2 sq m



Sixth Floor

This plan is for layout guidance only and is not drawn to scale unless stated. All dimensions, including windows, doors, and the Total Gross Internal Area (GIA), are approximate. For precise measurements, please consult a qualified architect or surveyor before making any decisions based on this plan.



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

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