BAKER AND CHASE



Merchant Heights, High Road, Bruce Grove, London

£1,400 Per month

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Baker and Chase are delighted to present this outstanding 2nd floor 1-bedroom flat in Merchant Heights, a modern development in the heart of Bruce Grove, London, N17. Available 9th November 2026.






Applicant Requirements:

We are searching for tenant(s) with a minimum household income of £42,000pa +

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Baker and Chase are delighted to present this outstanding 2nd floor 1 bedroom apartment in a modern purpose built development in the heart of Tottenham, Merchant Heights, N17.

This stunning property is offered with a range of benefits which include an open plan 26' lounge and kitchen with a fully fitted gloss kitchen equipped with a range of Lamona integrated appliances including a dishwasher, storage cupboard includes a Beko washer dryer, a luxury modern shower room with shower and a double bedroom. Video entryphone entry system. Electric panel heating and double glazing.

The developments location is outstanding being just 160 yards from Bruce Grove Overground Train Station (Zone 3) which offers a direct service to London Liverpool Street in approximately 25 minutes. The station is also served by several London bus services which provide local connections. Tottenham High Road is also on your doorstep which includes popular shops like Asda, Aldi, and several local restaurants and pubs.

Offered unfurnished and is available from 9th November 2026 .

For more information, or to arrange your viewing, please call our office.



Hallway
Vinyl flooring, ceiling spotlights, wall mounted video entry system.

Storage Cupboard
Beko washer dryer, Megaflo water tank, consumer unit, light.

Shower Room
Vinyl flooring, ceiling spotlights, extractor fan, chrome heated towel rail, fully tiled walls, low flush w/c, wall mounted wash hand basin with drawers under, shower cubicle.

Bedroom
Vinyl flooring, ceiling spotlights, wall mounted electric panel heater, double glazed window.

Open Plan Kitchen & Living Room
Vinyl flooring, ceiling spotlights, dual aspect double glazed windows, wall mounted electric panel heater,

Kitchen:

Matching range of gloss wall and base units with quartz worktops, inset stainless steel sink with mixer tap, tiled splash-backs, integrated Lamona fridge freezer, built in electric hob, and oven, with extractor over, integrated Lamona dishwasher.

Disclaimer
Viewings: In consideration of the current owner/occupants, please note:

a. Pets are not allowed to attend viewings.
b. Additional photos and/or filming of the property internally and externally is not permitted.
c. Loft access is not generally permitted unless express permission is requested.

Referencing: Preferred applicants for a property will be expected to provide financial, credit and employment information, personal/professional references and potentially a guarantor for referencing purposes.

Anti-Money Laundering Regulations & Right to Rent: Intending parties will be asked to produce identification documentation at offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale/rental.

Consumer Protection from Unfair Trading Regulations 2008: The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information supplied by our client. The Agent has not had sight of the title documents. Items shown in photographs are NOT necessarily included.

Consent to Rent: By approving our property particulars/advertising, our client(s) confirm they have obtained all permissions to rent the property.

Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any furniture.

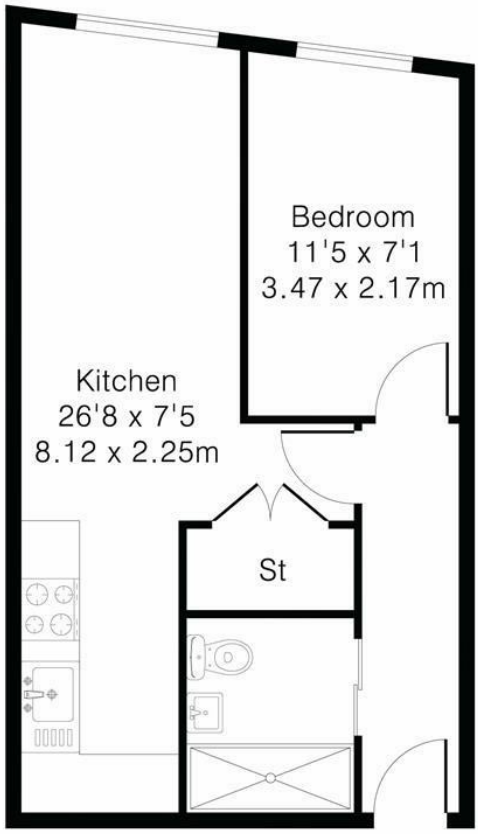
Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective occupiers to commission their own survey or service reports before finalising their offer.

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Availability: Interested parties must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

Fixtures: Items shown in photographs are NOT included. A list of the furnishings can be requested separately.

Approximate Gross Internal Area 380 sq ft – 35 sq m



PINK PLAN

Although Pink Plan ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

BAKER AND CHASE

EPC Rating C / Local Authority: Haringey / Council Tax Band: B

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