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# Waterside Way, London, N17

Asking Price £450,000



This chain-free property offers two spacious double bedrooms and boasts breath taking views of the River Lea. The fitted kitchen comes equipped with integrated appliances, seamlessly blending with the open-plan living area. The floor-to-ceiling windows flood the space with natural light, enhancing the sense of openness. The master bedroom benefits from a private en-suite, while a separate, large modern bathroom adds convenience for residents and guests.

A standout feature is the sole use balcony a serene retreat with panoramic views of the picturesque River Lea, perfect for relaxation or entertaining.

Underground parking ensures secure and convenient access, a valuable asset in city living. The location is further enhanced by its proximity to Tottenham Hale Underground and Bus Station, providing excellent connectivity and making commuting effortless.

This property invites you to enjoy modern living where comfort meets the tranquillity of nature.

## Additional Information:

Lease: 250 years from 12th November 2010

Service charge (includes reserve contribution): £1,772.69 every 6 months.

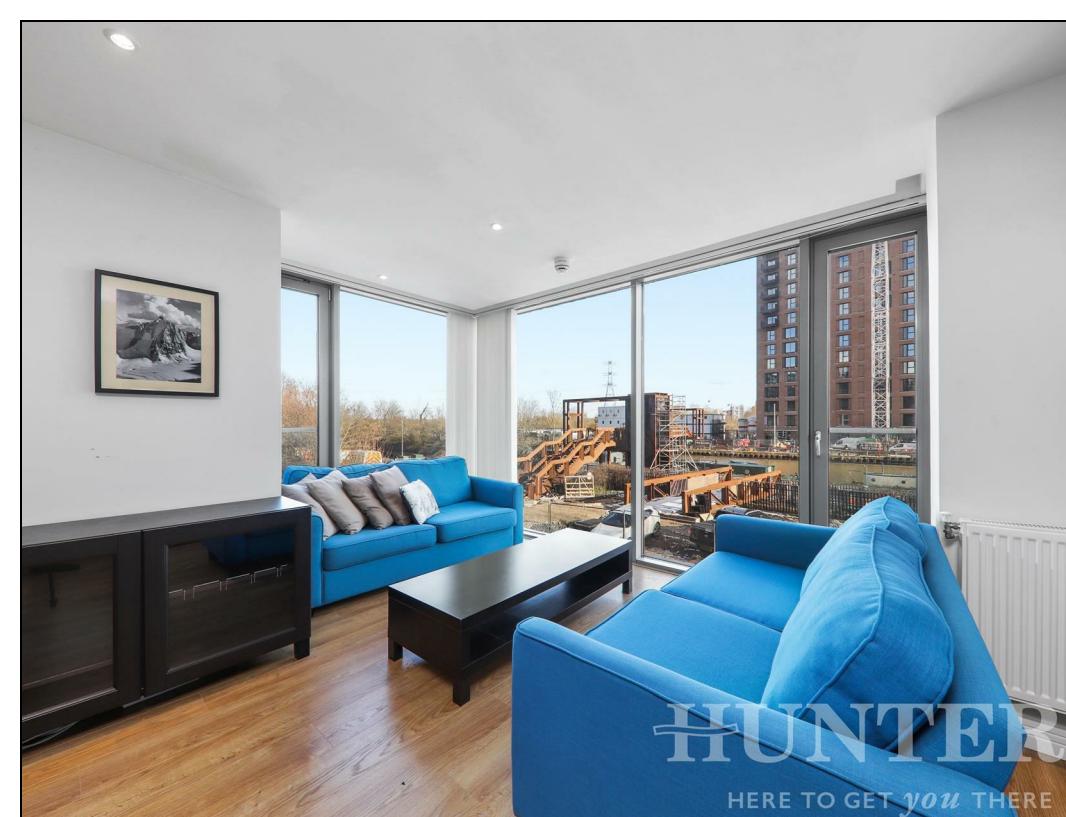
Building insurance: £476.06 per year

Ground rent: £165.00 every six months

## KEY FEATURES

- Two double bedrooms
  - Two bathrooms
- Fitted Kitchen with integrated appliances
  - Large open plan living Area
  - Floor to ceiling windows
    - River views
  - Own parking spot
- Tottenham Hale (Victoria Line BR) And Stansted Express
  - EPC Rating B

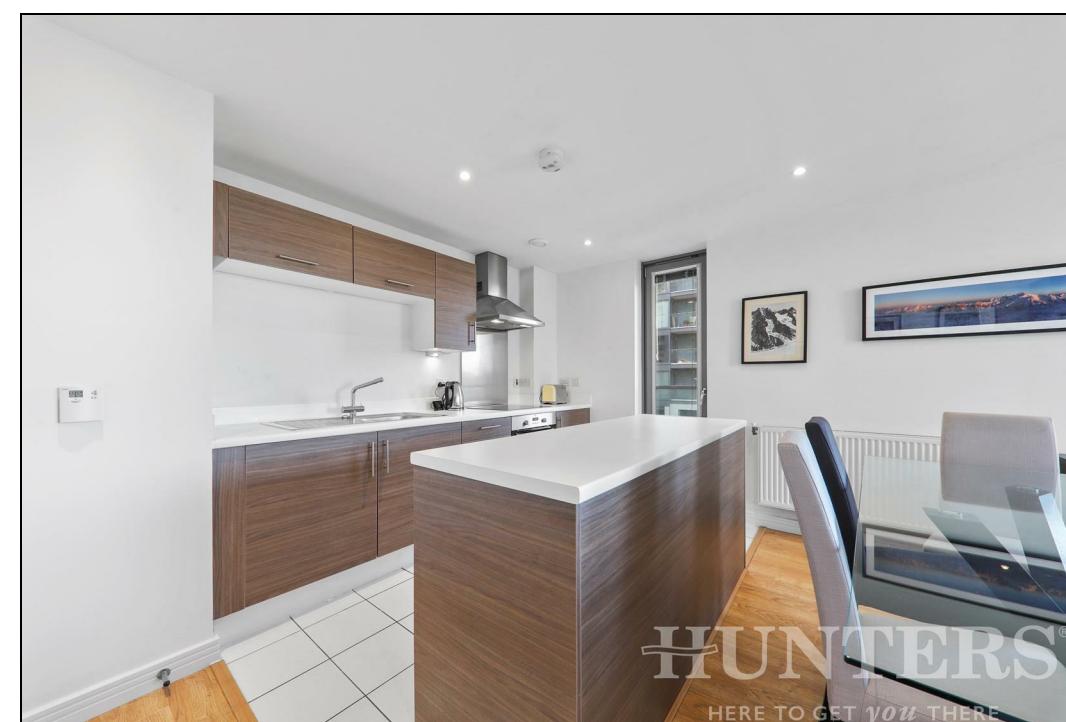




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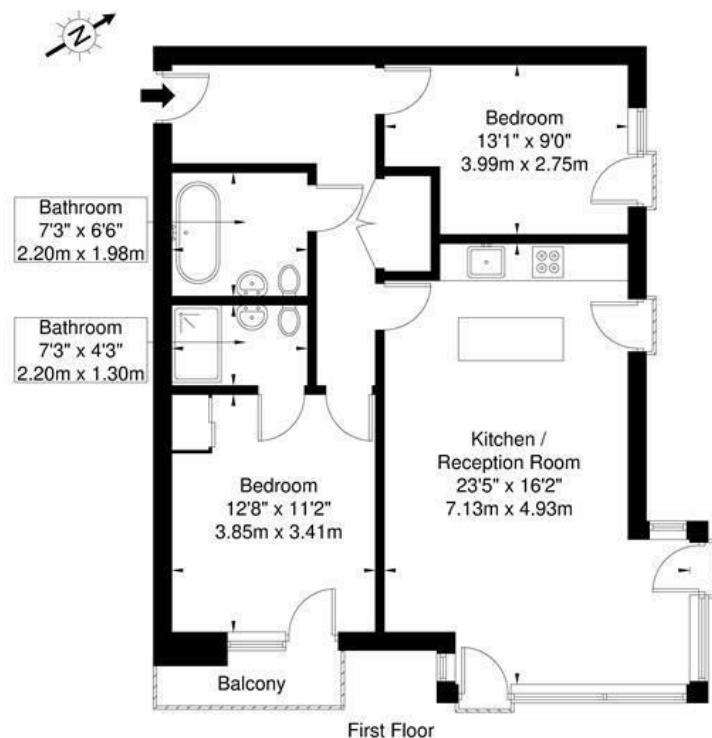


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# Merlin Heights, Waterside Way, N17 9GD

Approx. Gross Internal Area = 72.8 sq m / 783 sq ft

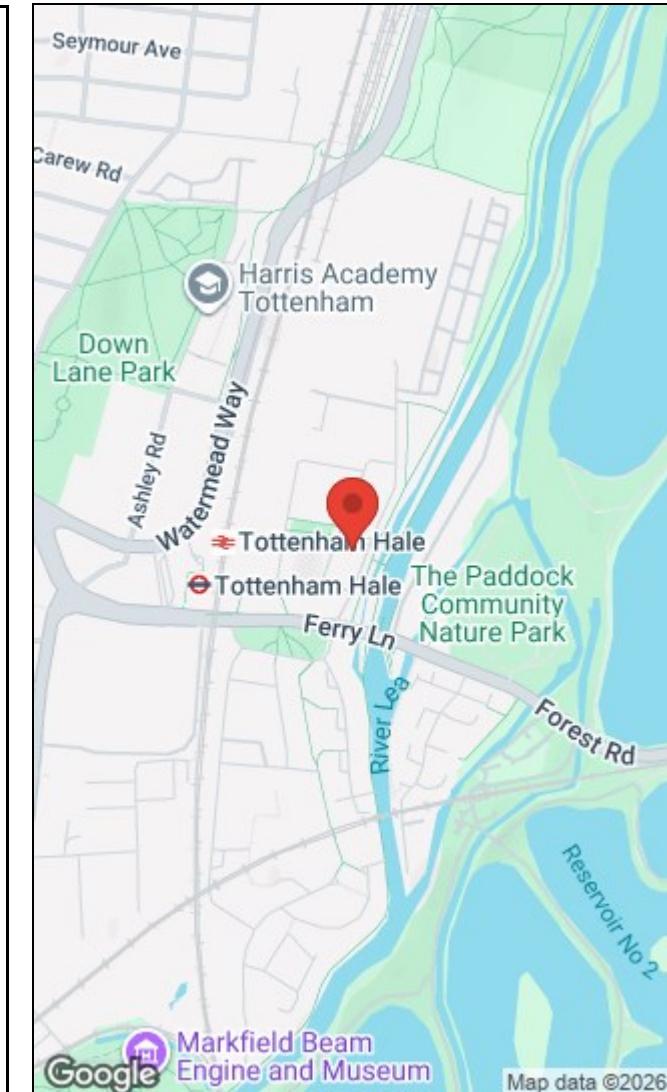


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Disclaimer : Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.



Map data ©2026

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very energy efficient - lower running costs (92 plus)	A		
(81-91)	B	83	83
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & 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 plus)	A		
(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 & Wales	EU Directive 2002/91/EC		

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