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A

# Waterside Way, London, N17

## Offers In Excess Of £335,000

**HUNTERS**<sup>®</sup>

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### CHAIN FREE

Set on the fifth floor in the heart of Hale Village, this well presented one bedroom flat offers modern living in a vibrant and well connected location. The property features a bright and spacious open plan reception and dining area, ideal for both relaxing and entertaining, with a contemporary layout designed to make the most of the available space.

The reception room provides direct access to a private balcony, creating a seamless extension of the living area and allowing for plenty of natural light. The generous double bedroom also benefits from access to the balcony, offering a calm and comfortable retreat with pleasant elevated views.

Further benefits include a well appointed kitchen within the open plan space and excellent additional storage in the hallway, providing practical solutions for everyday living. Perfectly positioned within Hale Village, the property enjoys easy access to local amenities, green spaces and transport links, making it an ideal purchase for first time buyers, professionals or investors alike.

Agent note: This flat come with a parking space and EV charging.

Lease length: 236 years

Service charge: £2676.74 pa

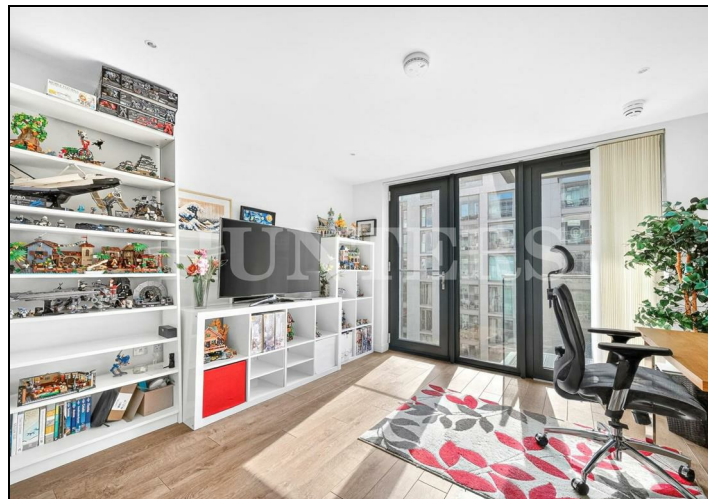
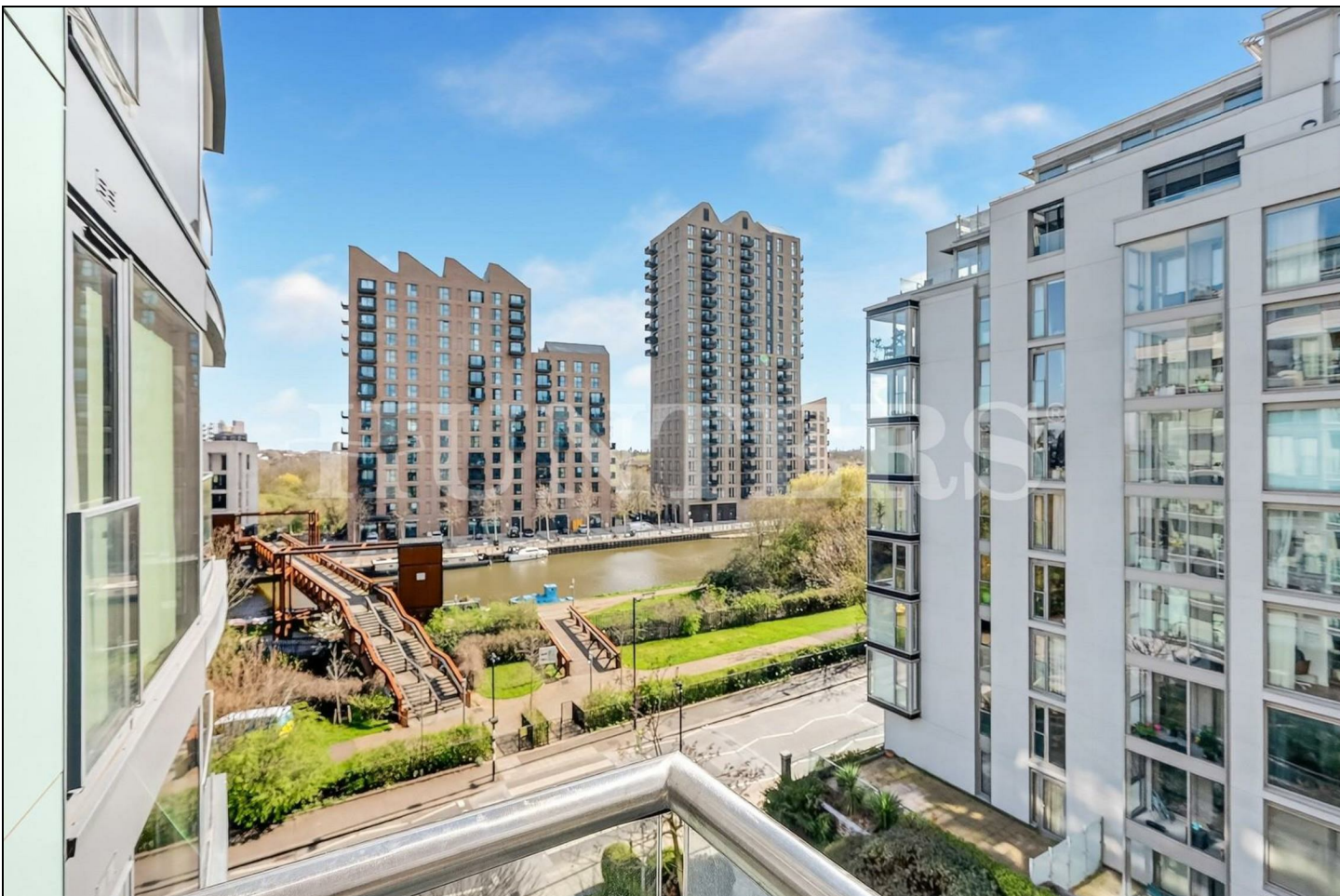
Building insurance: £338.24

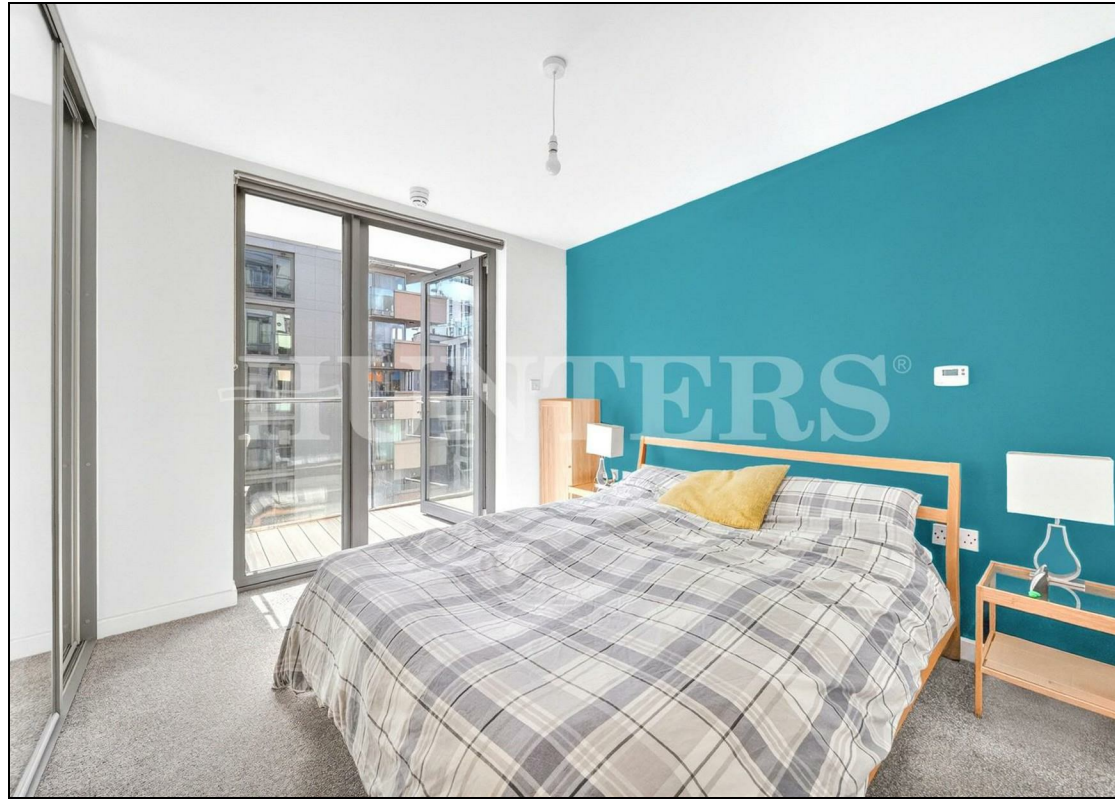
EPC: A

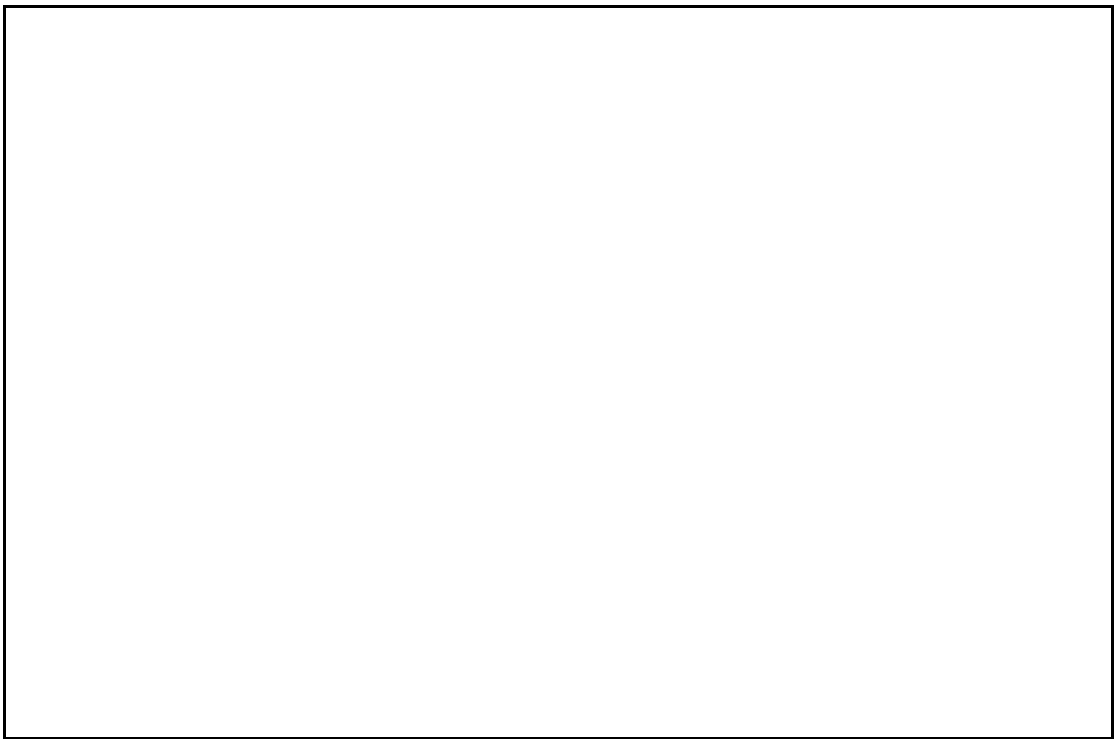
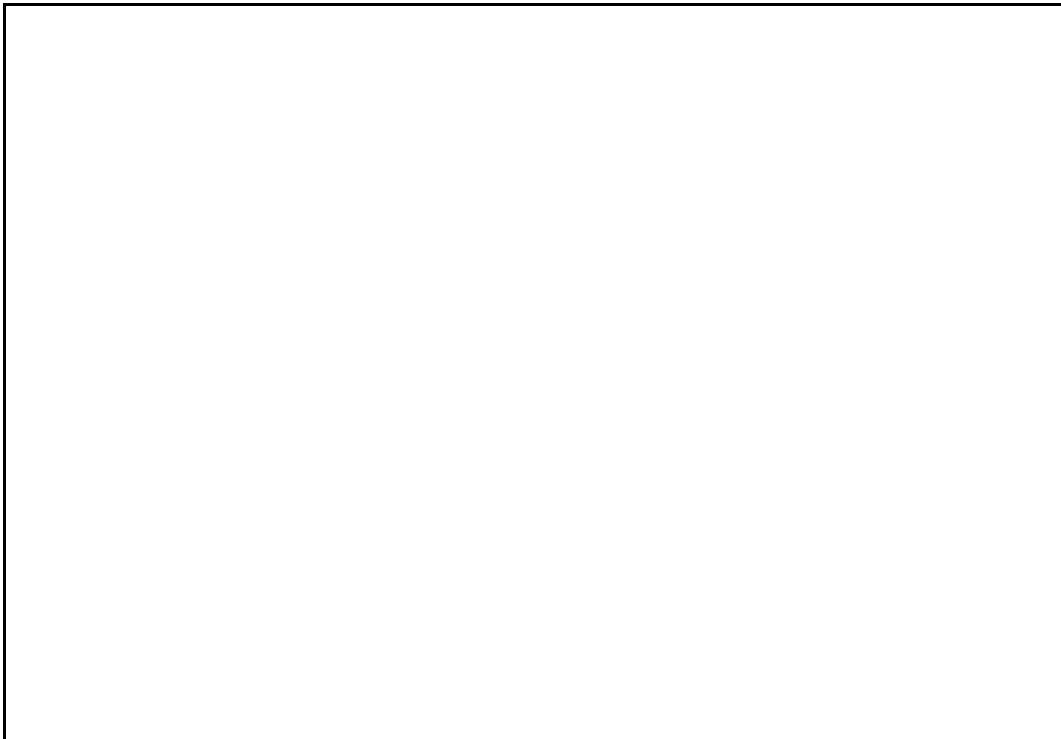
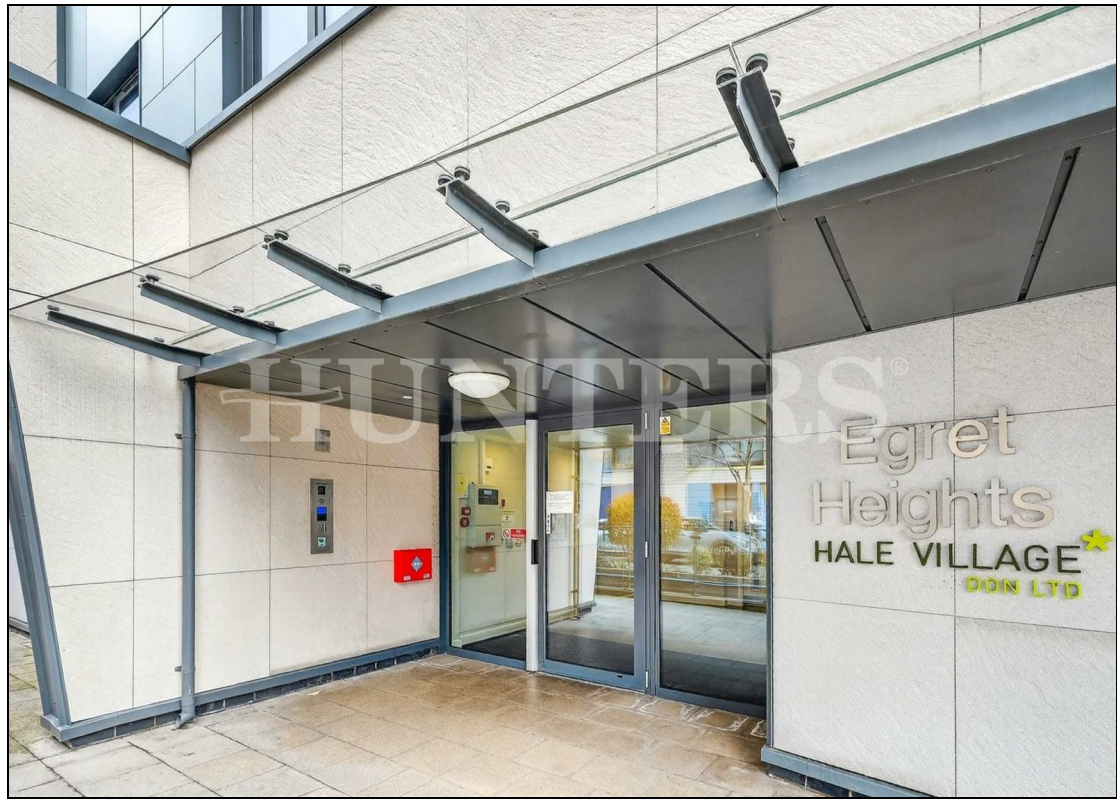
Ground Rent: £380.00

## KEY FEATURES

- Chain free
- Comes with parking space and EV charging
  - One bedroom 5th floor apartment
  - Open plan living area
  - Fitted kitchen with integrated appliances
  - Floor to ceiling windows
- Tottenham Hale (Victoria Line British Rail)  
And Stansted Express
  - EPC rating A

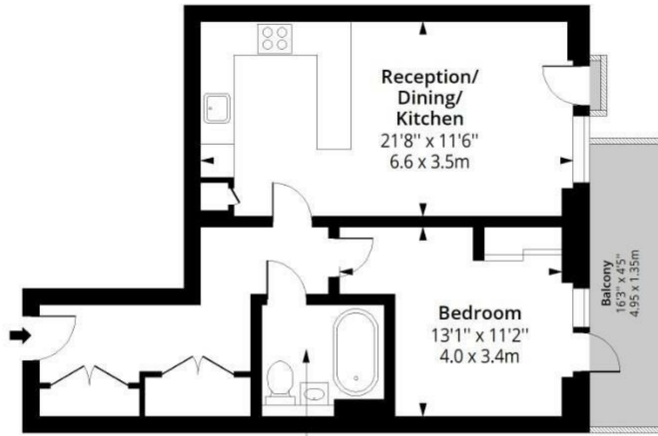
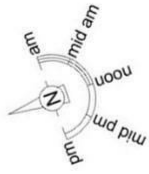






# Egret Heights N17

Approximate Gross Internal Area = 574 Sq Ft - 53.32 Sq M



7'3" x 6'7"  
2.2 x 2.0m

## Fifth Floor

Floor Area 574 Sq Ft - 53.32 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 <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>	<b>92</b>	<b>92</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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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