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Egret Heights, Tottenham, N17

Asking Price £465,000



Set in the vibrant area of Waterside Way in Tottenham, this modern apartment built in 2015 offers a delightful blend of comfort and convenience, ideally positioned on the 7th floor.

The apartment features a presentable south facing reception room that provides a bright welcoming atmosphere. Two well sized double bedrooms with integrated storage and wooden flooring throughout, the property also comprises of two well appointed bathrooms to add to the convenience.

One of the standout features of this property is the charming east and south facing balcony, which offers beautiful uninterrupted views of the River Lea and partial city skyline views.

Location is key, and this apartment does not disappoint. Situated a 5 minute walk to Tottenham Hale Station, residents will benefit from excellent transport links, making commuting to central London and beyond both easy and efficient.

While being conveniently located close to the Tottenham Retail Park and immediate on site amenities, the location also offers green spaces nearby with the stunning Walthamstow Wetlands close by.

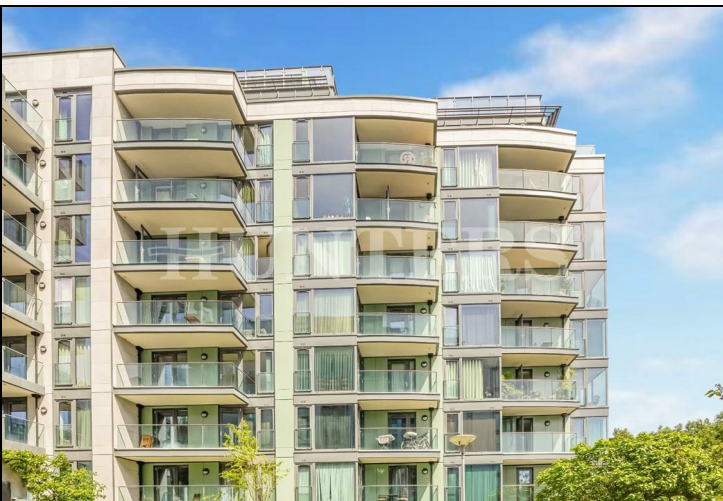
EPC - C

Service charge - £2982.70 pa

Ground rent - £450 pa

KEY FEATURES

- Two double bedrooms
 - Two bathrooms
 - Open plan living area
 - Long lease
- 5 minute walk from Tottenham Hale Station
(Victoria Line/Stanstead Express)
 - Integrated storage
 - 7th Floor
 - EPC - C
 - Council tax - C

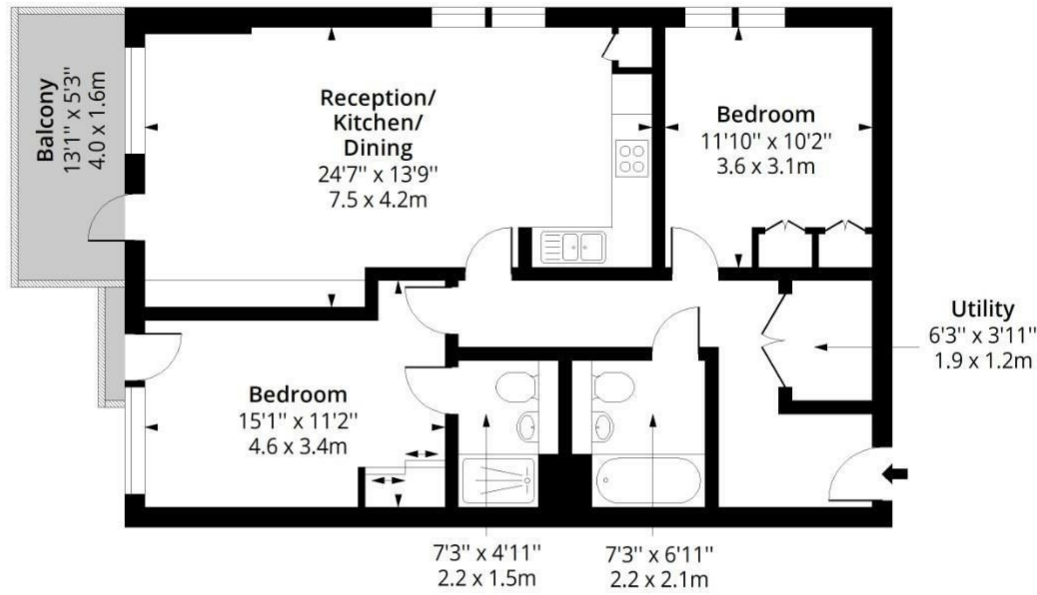
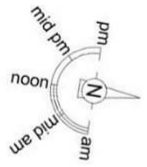




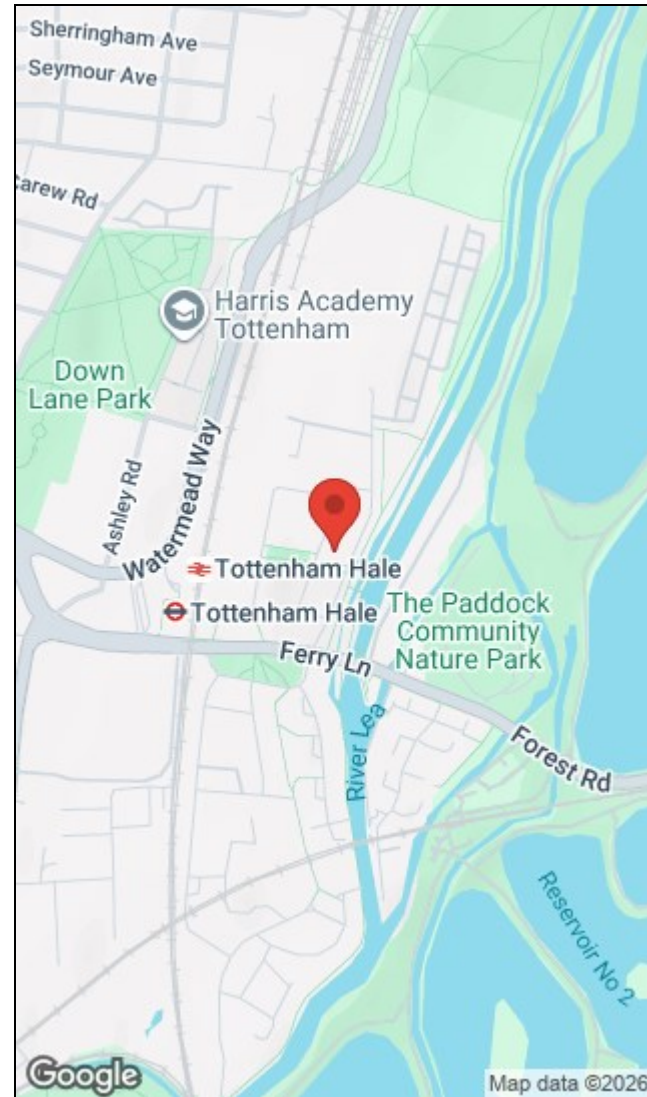


Egret Heights N17

Approximate Gross Internal Area = 845 Sq Ft - 78.50 Sq M



Seventh Floor
Floor Area 845 Sq Ft - 78.50 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 ₂) Rating | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|--|-----------|---|-----------|-------------|--|-------------|--|-----------|--|-----------|--|-----------|--|-----------|--|-----------|--|-----------|--|-----------|--|-----------|--|-----------|--|-----------|--|----------|--|----------|--|
| Current | Potential | Current | Potential | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Very energy efficient - lower running costs | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Very environmentally friendly - lower CO ₂ emissions | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <table border="0"> <tr> <td style="width: 25%;">(92 plus) A</td> <td style="width: 25%;"></td> <td style="width: 25%;">(92 plus) A</td> <td style="width: 25%;"></td> </tr> <tr> <td>(81-91) B</td> <td></td> <td>(81-91) B</td> <td></td> </tr> <tr> <td>(69-80) C</td> <td></td> <td>(69-80) C</td> <td></td> </tr> <tr> <td>(55-68) D</td> <td></td> <td>(55-68) D</td> <td></td> </tr> <tr> <td>(39-54) E</td> <td></td> <td>(39-54) E</td> <td></td> </tr> <tr> <td>(21-38) F</td> <td></td> <td>(21-38) F</td> <td></td> </tr> <tr> <td>(1-20) G</td> <td></td> <td>(1-20) G</td> <td></td> </tr> </table> | | | | (92 plus) A | | (92 plus) A | | (81-91) B | | (81-91) B | | (69-80) C | | (69-80) C | | (55-68) D | | (55-68) D | | (39-54) E | | (39-54) E | | (21-38) F | | (21-38) F | | (1-20) G | | (1-20) G | |
| (92 plus) A | | (92 plus) A | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| (81-91) B | | (81-91) B | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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| (21-38) F | | (21-38) F | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| (1-20) G | | (1-20) G | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 79 | 80 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Not energy efficient - higher running costs | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| England & Wales EU Directive 2002/91/EC | | England & Wales EU Directive 2002/91/EC | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

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