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2 2 1 1 B

# Coppermill Heights, London, N17

## Offers In Excess Of £400,000



### Two Bedroom Apartment with River Views & L-Shape Balcony

Set on the fifth floor of a sought after development in the heart of award winning Hale Village, this well presented two bedroom apartment offers stylish modern living with breath taking views over the River Lea. Boasting over 686 sq ft of internal space, the property features two generous double bedrooms, a contemporary family bathroom, a bright reception room with floor to ceiling windows and a fully fitted modern kitchen. A standout feature is the L-shape balcony, accessible from the reception room, providing the perfect space to relax or entertain while enjoying riverside views.

Finished to a high spec throughout, the apartment is ideal for first time buyers or investors, combining sleek interiors with a tranquil setting in one of North London's most exciting regeneration areas. Residents enjoy 24 hour security, a well equipped on site gym, and well maintained communal roof garden within this Green Flag Award winning development. The River Lea walkway provides scenic access to nearby cafés, shops, and the vibrant energy of Tottenham.

Exceptional transport links are just moments away at Tottenham Hale Station (Zone 3), with access to the Victoria Line, National Rail and Stansted Express, offering swift connections to Oxford Circus (16 mins), Liverpool Street (14 mins), Stratford (13 mins), and Kings Cross (12 mins).

Additional benefits include a recently extended lease (175 years remaining)

EPC Rating B

Council Tax Band C

Service charge of £318 pcm and peppercorn ground rent

Early viewing is highly recommended!

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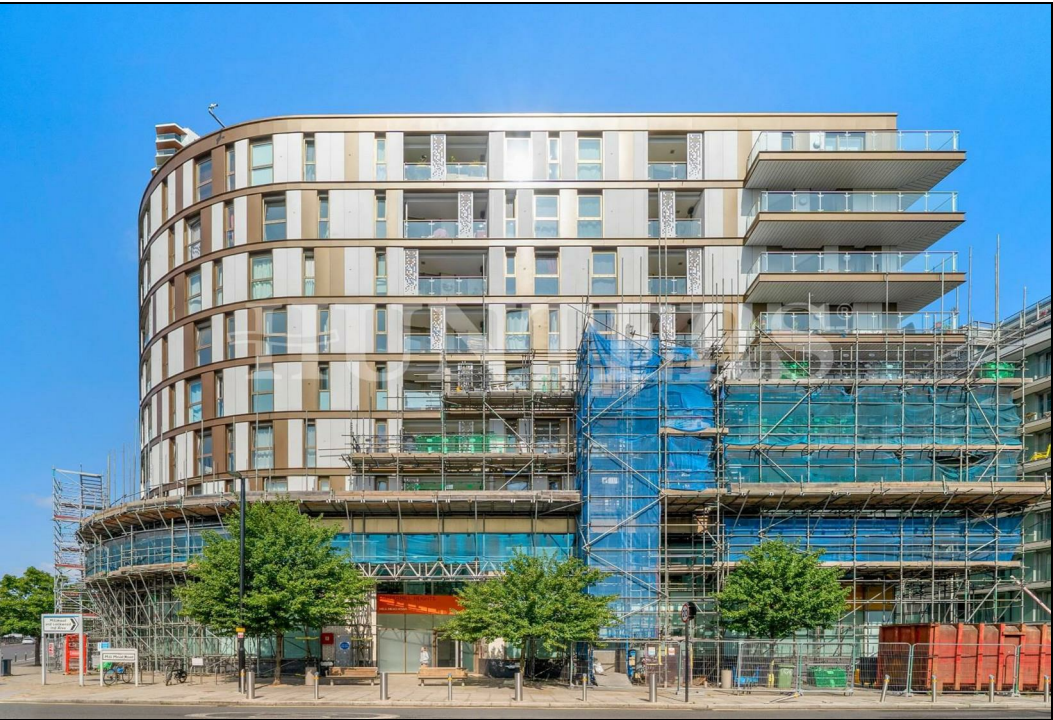


## KEY FEATURES

- Private L-Shaped Balcony with City Views
  - Extended Lease
- Parking Space (Subject To Fee)
  - EPC - B
- Council Tax Band - C
  - Fitted Kitchen
- Close to Transport Links
  - Close to Amenities
- Communal Roof Garden



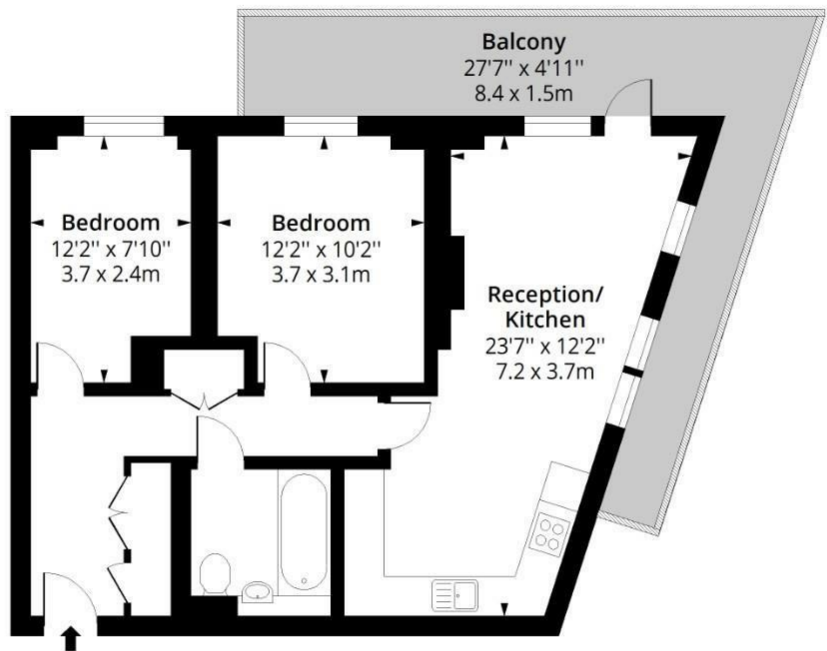
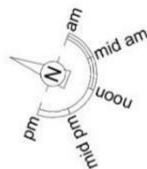






# Coppermill Heights, N17

Approximate Gross Internal Area = 686 Sq Ft - 63.73 Sq M



## Fifth Floor

Floor Area 686 Sq Ft - 63.73 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		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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