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# Lapwing Heights, Waterside Way, N17

Asking Price £450,000



Built in 2013, this well presented corner plot two bedroom, two bathroom apartment is located in the popular Lapwing Heights development in N17 and offers approximately 791 sqft of internal living space.

The apartment features a bright and spacious open plan living, dining, and kitchen area with wooden flooring throughout, designed to maximise both comfort and functionality, with large windows allowing for an abundance of natural light throughout.

The property comprises two double bedrooms, including a principal bedroom with a modern en-suite bathroom, alongside a second well proportioned bedroom. A stylish family bathroom completes the accommodation, fully tiled finished to a contemporary standard and offering a clean, modern aesthetic.

Lapwing Heights is ideally situated close to Tottenham Hale Retail Park, providing easy access to a wide range of shops and amenities.

Tottenham Hale Station is just a five minute walk away, offering excellent transport links into Central London in approximately 15 minutes, making this apartment a superb option for commuters, professionals, and investors seeking convenience and connectivity.

Lease - 238 years remaining  
Service Charge - £3116 pa  
Ground Rent - £450 pa  
Council Tax - C  
EPC - B

## KEY FEATURES

- Two bedroom two bathroom apartment
  - En suite to main bedroom
  - Corner plot apartment
- Five minute walk to Tottenham Hale station  
(British rail and London Underground)
- Minutes away from Tottenham Retail Park
  - Fifth floor
  - Stansted Express
  - Council tax - C
  - EPC - B

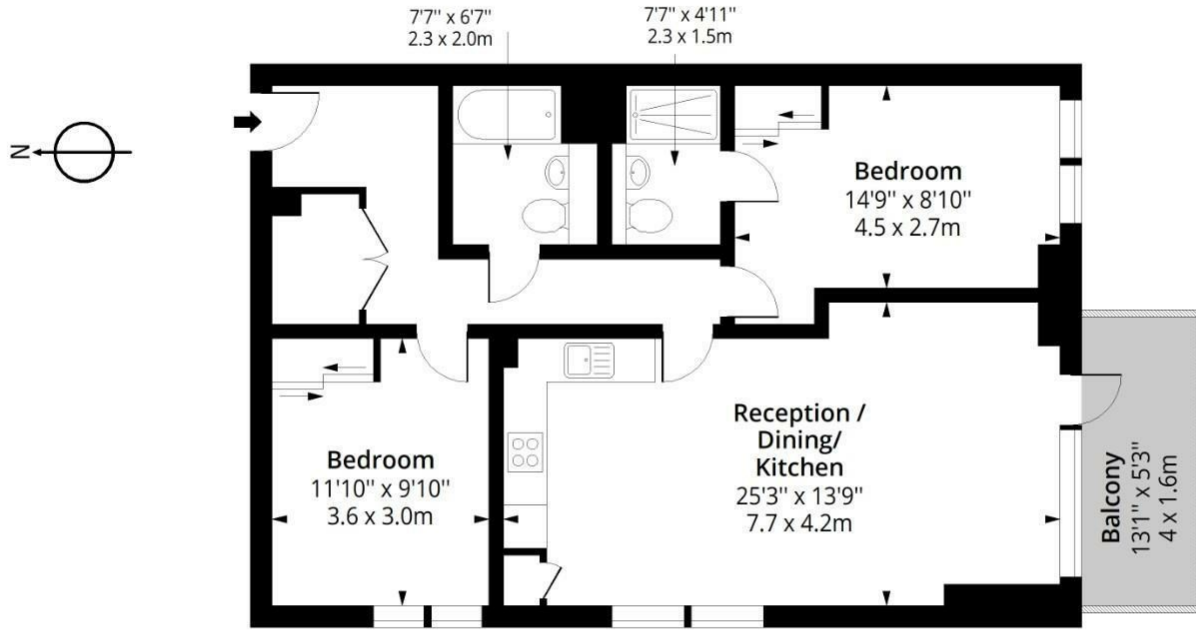






# Lapwing Heights, N17

**Approximate Gross Internal Area = 791 Sq Ft - 73.48 Sq M**  
**Approximate Gross Balcony Area = 69 Sq Ft - 6.41 Sq M**



## Fifth Floor

Floor Area 791 Sq Ft - 73.48 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	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</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>86</b>	<b>86</b>		
England & Wales	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC

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