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B

Lapwing Heights, Waterside Way, N17

Asking Price £325,000

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Owner is to offer an allowance of £750 for associated moving costs.

Set on the fourth floor of a modern development in the heart of Hale Village, this stylish one bedroom flat offers contemporary living with partial river views and an abundance of natural light throughout. Perfectly positioned for convenience and lifestyle, the property enjoys a peaceful yet vibrant setting moments from local amenities and excellent transport links.

The open plan living and kitchen area is the true highlight, featuring floor to ceiling windows that flood the space with light and frame attractive views towards the river. The sleek kitchen is well appointed for everyday living and entertaining, while the layout flows effortlessly onto the living space, creating a bright and airy atmosphere. The apartment is not short of storage options with a large storage cupboard in the hallway equipped with shelving, the bedroom is generously sized, also with space for storage, complemented by a modern, well finished bathroom.

Hale Village is known for its community feel, green spaces, and close proximity to the River Lea, with scenic walking routes such as Tottenham Marshes on your doorstep, covering over 100 acres and providing a habitat for diverse wildlife. The apartment is well connected with Tottenham Hale station a 5 minute walk away providing swift access into central London within 15 minutes, and a direct route to Stanstead Airport. This flat is an ideal choice for professionals or first time buyers seeking a modern home in a well connected and increasingly popular location.

Lease length: 238 years remaining
Service charge: £2205.40 pa
Ground rent: £380 pa



KEY FEATURES

- Double bedroom
- Open plan living area
- Sole use balcony
- Tottenham Hale Station (Victoria Line) and British Rail
- Stansted Express
- Floor to ceiling windows
- Council tax band B





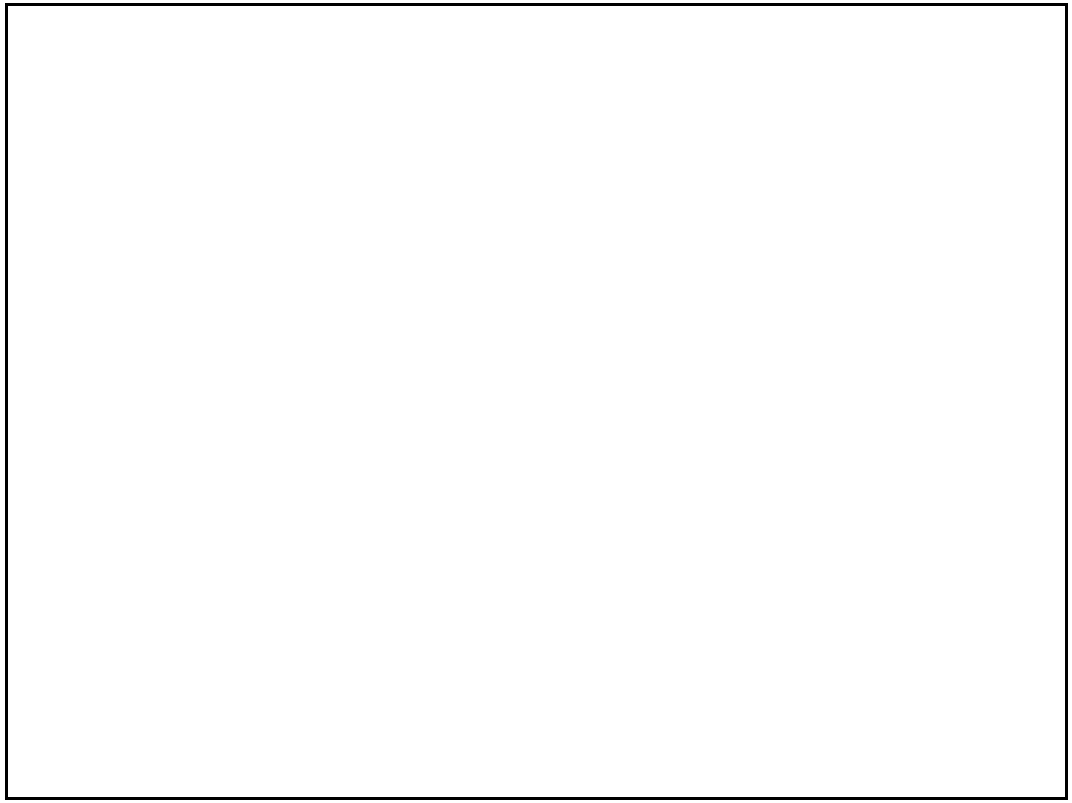
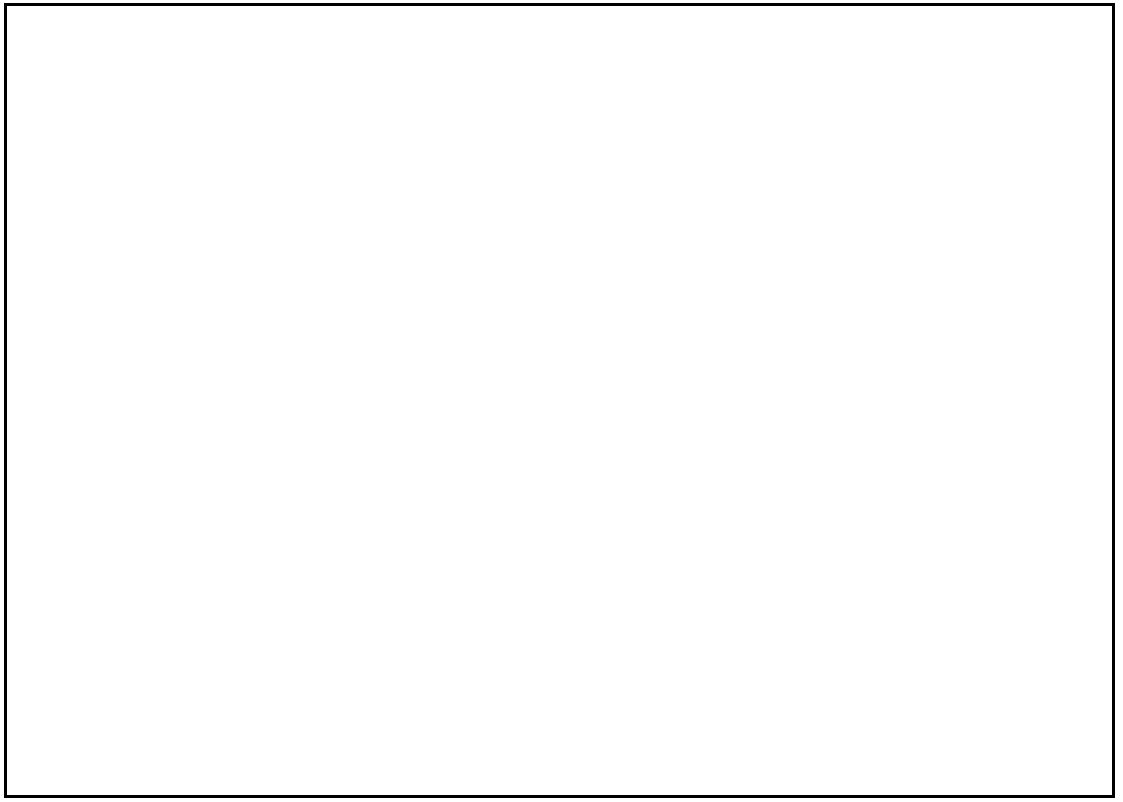
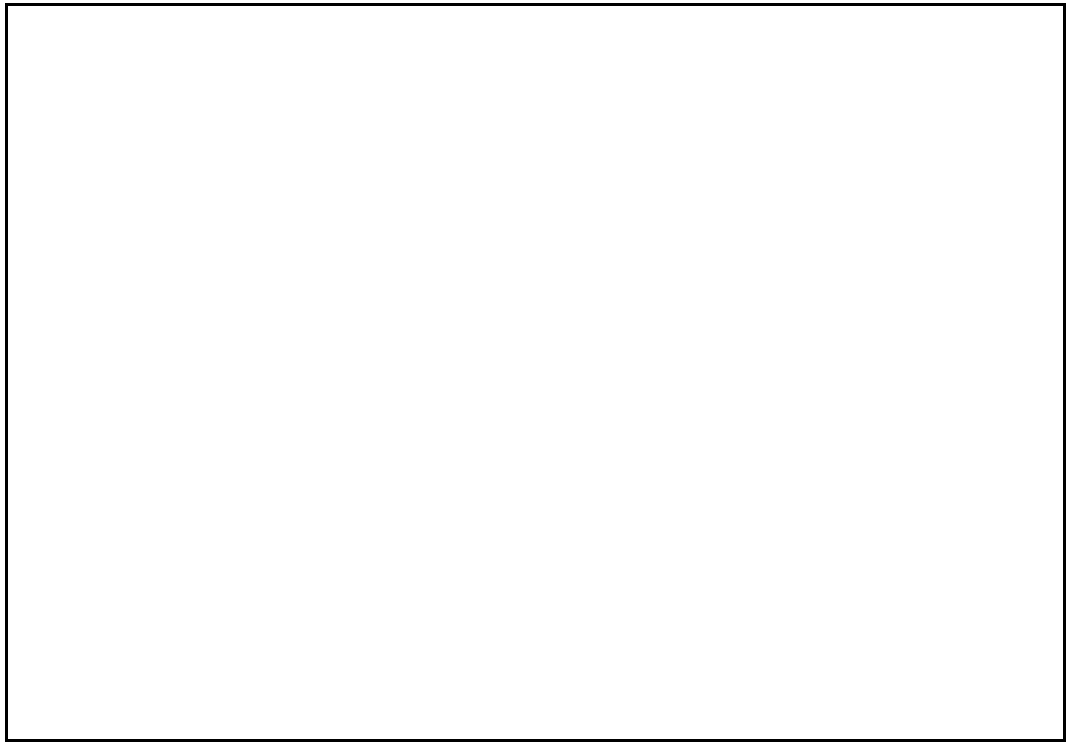
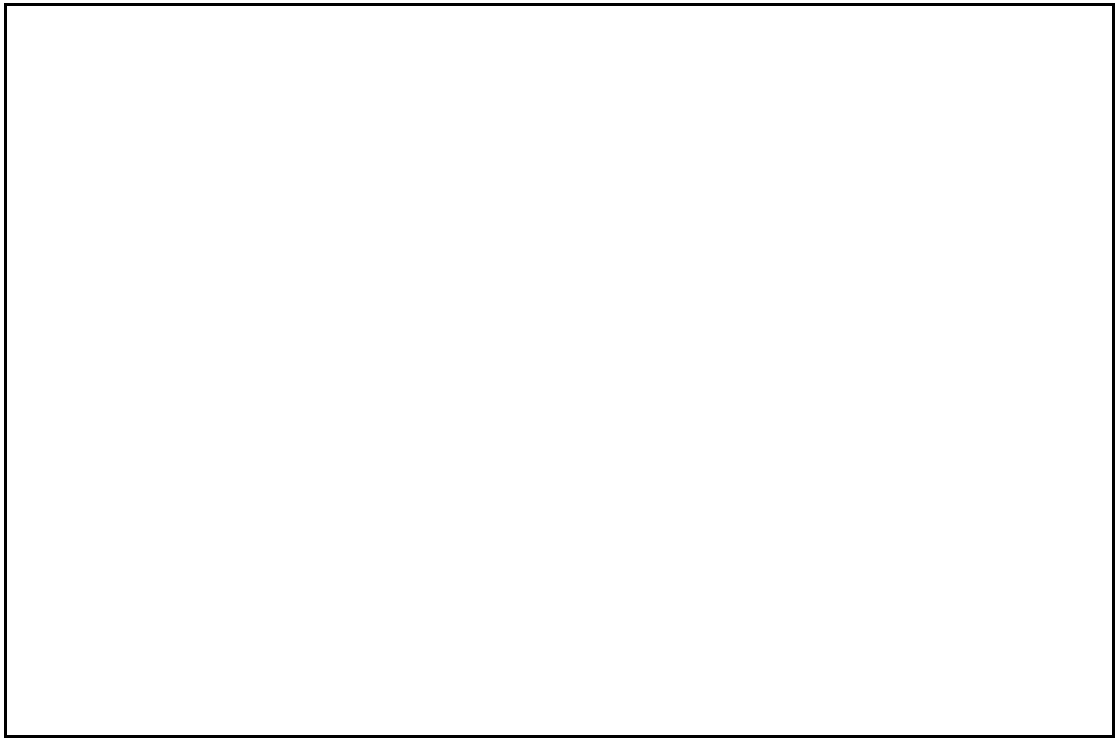






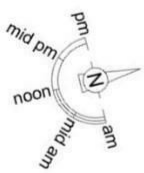


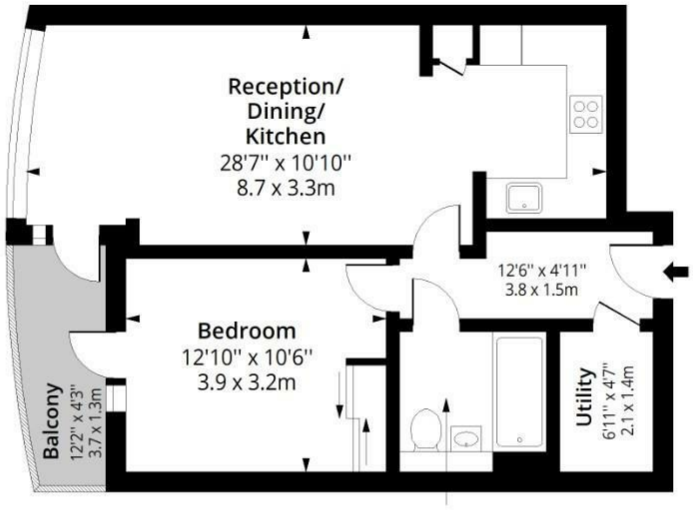


Lapwing Heights N17

Approximate Gross Internal Area = 591 Sq Ft - 54.90 Sq M





Fourth Floor

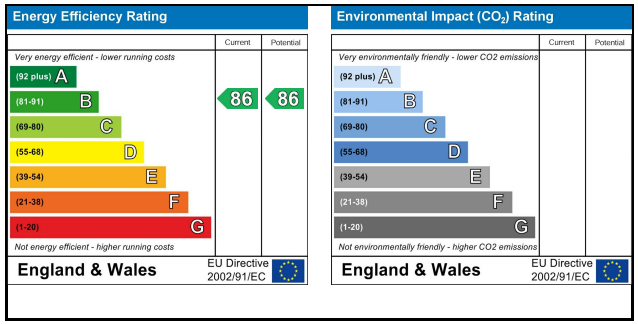
Floor Area 591 Sq Ft - 54.90 Sq M

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RICS Certified Property Measurer

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.





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The Property Ombudsman

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