



**HUNTERS®**  
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# Waterside Way, London, N17

Guide Price £350,000



Set on the third floor of a modern, purpose-built development, this contemporary one-bedroom flat offers a perfect combination of style, comfort, and convenience. Spanning 549 square feet, the property provides generous living space ideal for first-time buyers or savvy investors.

Step inside to an open-plan living area that's bright and welcoming, enhanced by floor-to-ceiling windows that bathe the space in natural light. The sleek fitted kitchen comes with integrated appliances, perfect for home cooks and hosts alike.

A particular highlight is the south-facing balcony, which enjoys sunshine from morning through evening. With space for lounge chairs and a dining set, it's the ideal spot to relax while enjoying canal views.

The well-sized bedroom offers a calming retreat, while the stylish three-piece bathroom adds a touch of everyday luxury.

This flat also benefits from excellent built-in storage, including two large hallway cupboards. There's also room to accommodate a home-working setup.

Built in 2015, the flat boasts modern finishes and energy-efficient features, ensuring comfortable, low-maintenance living.

Located in a thriving area, you're just moments from Tottenham Hale station, with fast access to the Victoria Line, National Rail, and Stansted Express—a dream for commuters and frequent flyers. For a change of pace, the stunning Walthamstow Wetlands is nearby, offering scenic walks and nature right on your doorstep.

Whether you're stepping onto the property ladder or seeking a great investment in a rapidly growing area, this flat is a must-see. Arrange a viewing today and experience modern urban living at its best.

#### Additional Information:

The property has A1 EVS1 rating

Lease: 250 years from 8th May 2013

Service charge: £1,923.30

Building insurance: £830.16 per year

Ground rent: £380.00

EPC Rating: B

Council Tax Band: B

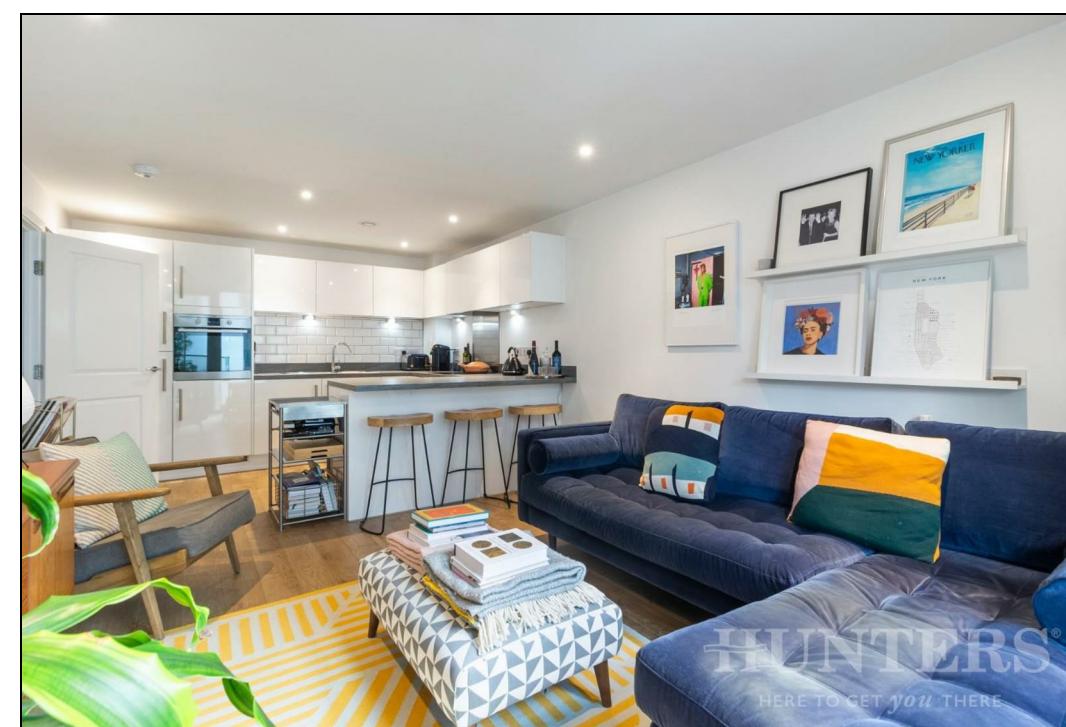
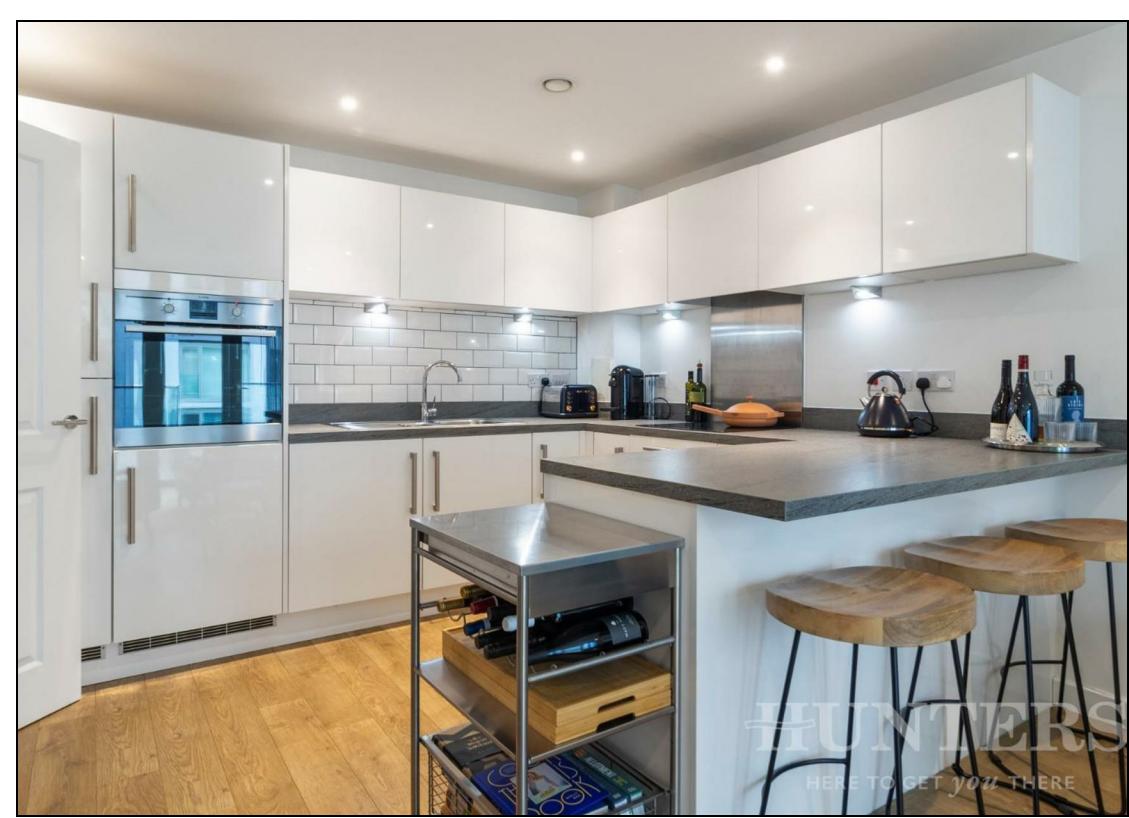
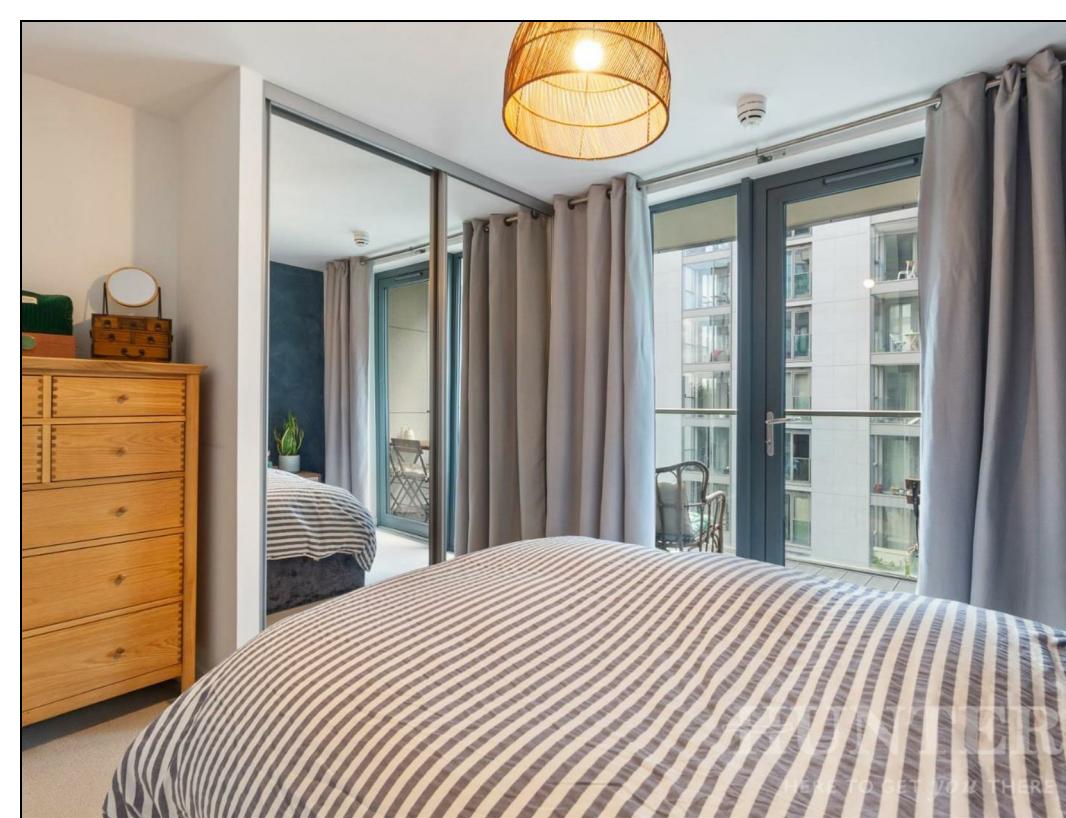
Please contact the Hunters Sales Team to arrange a viewing.

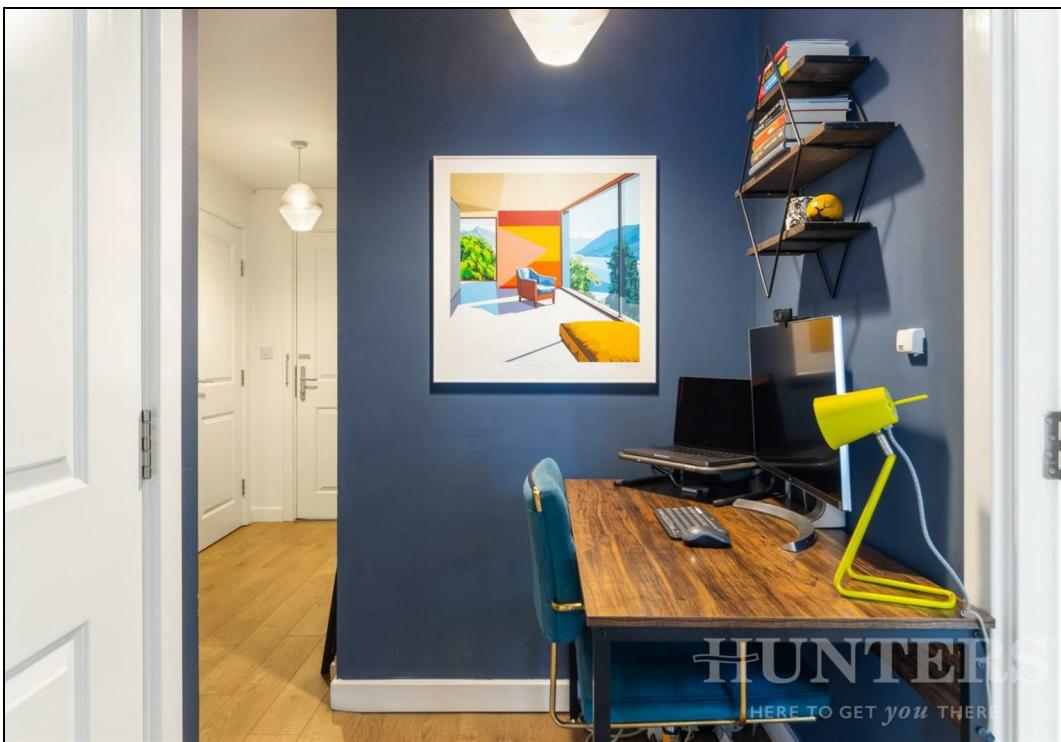
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## KEY FEATURES

- One bedroom 3rd floor apartment
  - Open plan living area
- Fitted kitchen with integrated appliances
- Modern three piece bathroom suite
- Floor to ceiling windows
- Tottenham Hale (Victoria Line British Rail)  
And Stansted Express
- Walthamstow Wetlands
- Council Tax Band: B
- EPC rating B

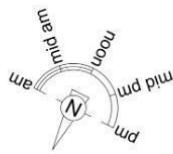






## Egret Heights, N17

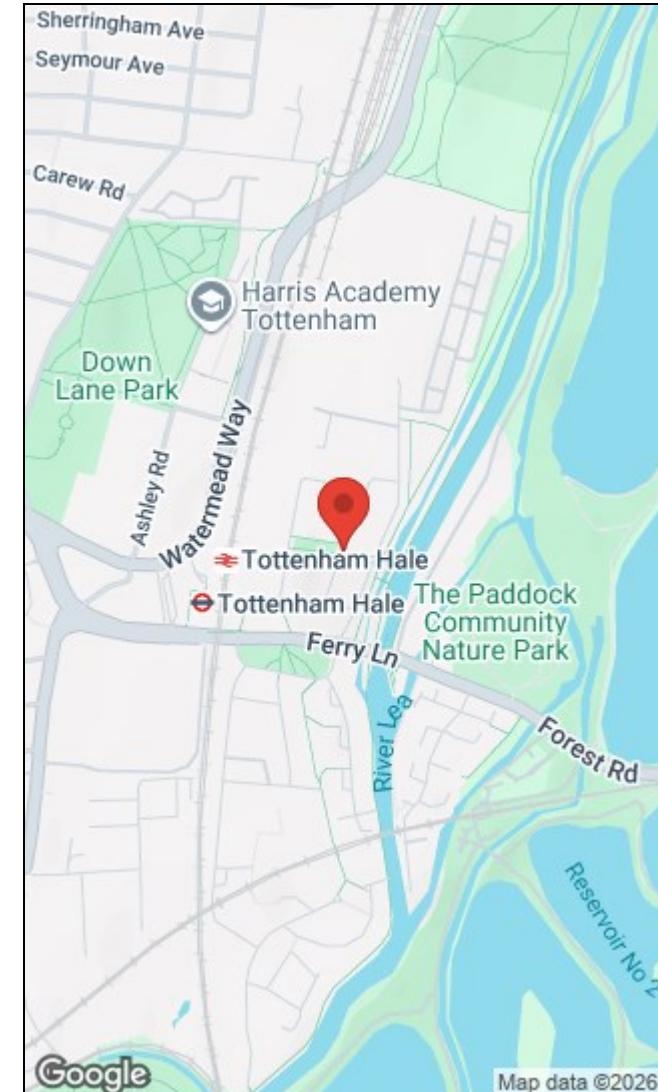
Approximate Gross Internal Area = 554 sq ft / 51.5 sq m



This plan is for layout guidance only and is not drawn to scale unless stated. All dimensions, including windows, doors, and the Total Gross Internal Area (GIA), are approximate. For precise measurements, please consult a qualified architect or surveyor before making any decisions based on this plan.



Certified  
Property  
Measurer



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very energy efficient - lower running costs (92 plus)	A		
(81-91)	B	84	84
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC	

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