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Lapwing Heights, Waterside Way, N17

Offers In Excess Of £425,000

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A well presented two double bedroom apartment set on the second floor, offering approximately 855 sq ft of well designed living space, located within the popular and highly sought after Hale Village development in N17.

The apartment features a spacious open plan kitchen and reception room with direct access to a private sole use balcony, ideal for relaxing or entertaining. There are two generous double bedrooms, one of which benefits from its own en suite shower room with walk in shower and WC. A large modern family bathroom is positioned off the hallway, making the layout practical for both residents and guests. There is also a large storage cupboard located in the hallway, adding to the overall functionality of the apartment.

The property is very well presented throughout and has been owned by the same owners for just over nine years, which speaks volumes about both the apartment and the strong sense of community within the development.

The apartment enjoys partial views of the River Lea and offers easy access to the Walthamstow Wetlands and riverside walks. Transport links are excellent, with Tottenham Hale station just moments away, providing access to the Victoria Line, Stansted Express and night bus services.

This is a fantastic opportunity to purchase a spacious apartment in a thriving and well connected development.

Lease length - 237 years and 3 months reamining
Service charge every 6 months - £1,512.61
Ground rent to be confirmed

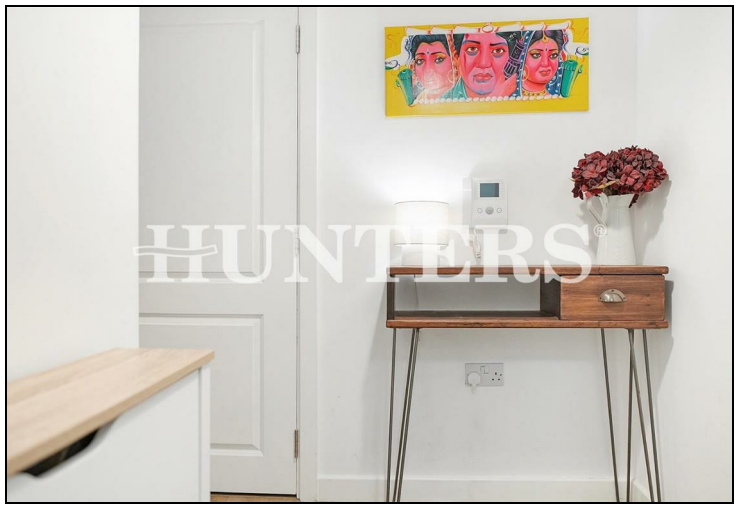
Agent note:

We are advised that the owners are currently letting a parking space at a rent of £105 per month. The owners have confirmed that they would be willing to assign this arrangement to the incoming purchaser, subject to agreement.



KEY FEATURES

- Two double bedrooms
- Two bathrooms
- Open plan living area
- Sole use balcony
- Tottenham Hale Station (Victoria Line) and British Rail
- Parking space available
- Long lease
- Stanstead express
- Council tax band - C
- EPC rating - B





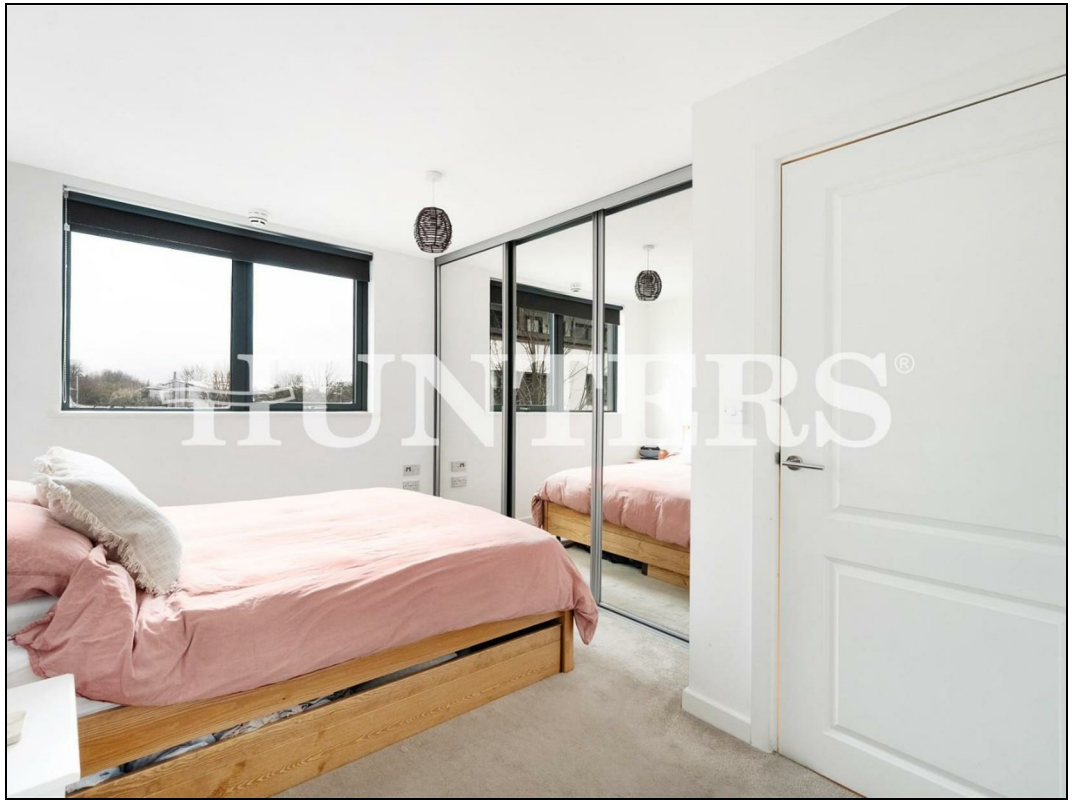



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Lapwing Heights, N17

Approximate Gross Internal Area = 855 Sq Ft - 79.43 Sq M



First Floor

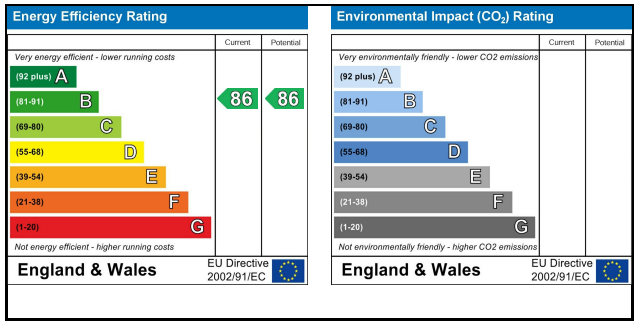
Floor Area 855 Sq Ft - 79.43 Sq M

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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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