



Waterside Way, London, N17 9GD

£350,000



Welcome to Waterside Way, London - a stunning location for this charming one-bedroom flat! Situated in a new build property constructed in 2013, this apartment offers a modern and stylish living space perfect for those seeking a contemporary lifestyle.

Step inside to discover a cosy reception room, ideal for relaxing or entertaining guests. The bedroom is spacious and comfortable, providing a peaceful retreat after a long day. The bathroom is sleek and well-appointed, offering convenience and comfort.

One of the highlights of this property is the large balcony, where you can enjoy breathtaking south-facing views of London. Imagine sipping your morning coffee or unwinding with a glass of wine while taking in the picturesque cityscape.

With a generous 441 sq ft of living space, this flat is perfect for individuals or couples looking for a comfortable home in the heart of the city. The long lease and chain-free status make it an attractive option for those looking to move in hassle-free.

Conveniently located near Tottenham Hale Tube station, commuting around London is a breeze. Additionally, being close to the wetlands provides a tranquil escape from the hustle and bustle of city life.

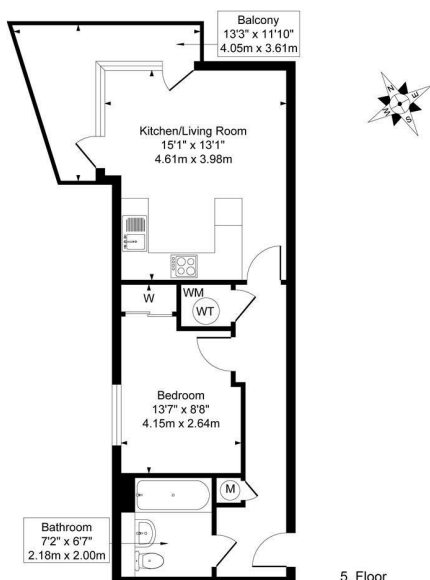
Lease 236 years
Service charge £1728 p/a
Ground rent £330 p/a

- New one bedroom apartment
- 5th Floor
- Large balcony
- Open plan living room and kitchen
- Close to Tottenham Hale
- Tottenham Marsh Lands and Lea valley
- Chain Free
- Long lease

Viewing

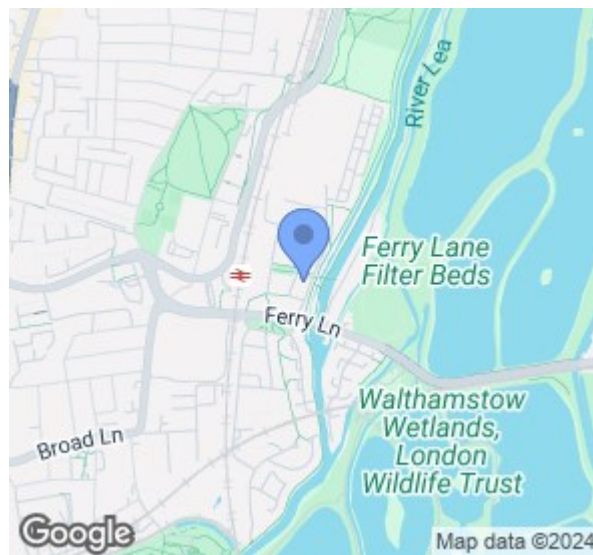
To arrange a viewing on this property or require further information please contact one of our team on 0208 059 4444

Approx. Gross Internal Floor Area 445 sq. ft / 41.38 sq. m



5. Floor

Illustration for identification purpose only, not in scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A	81	
(81-91)	B		
(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	



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Cole Harding

11 Northumberland Park, London, N17 0TA

T. 0208 059 4444 | E. info@coleharding.co.uk