

Fifth Floor

Approximate Gross Internal Area = 71 sq m / 764 sq ft

This Plan is for layout guidance only. Not drawn to scale unless states. windows and door openings are approximate. whilst every care is taken in the preparation of this plan, please check all dimensions shapes and compass bearings making any decisions reliant upon them.

Directions

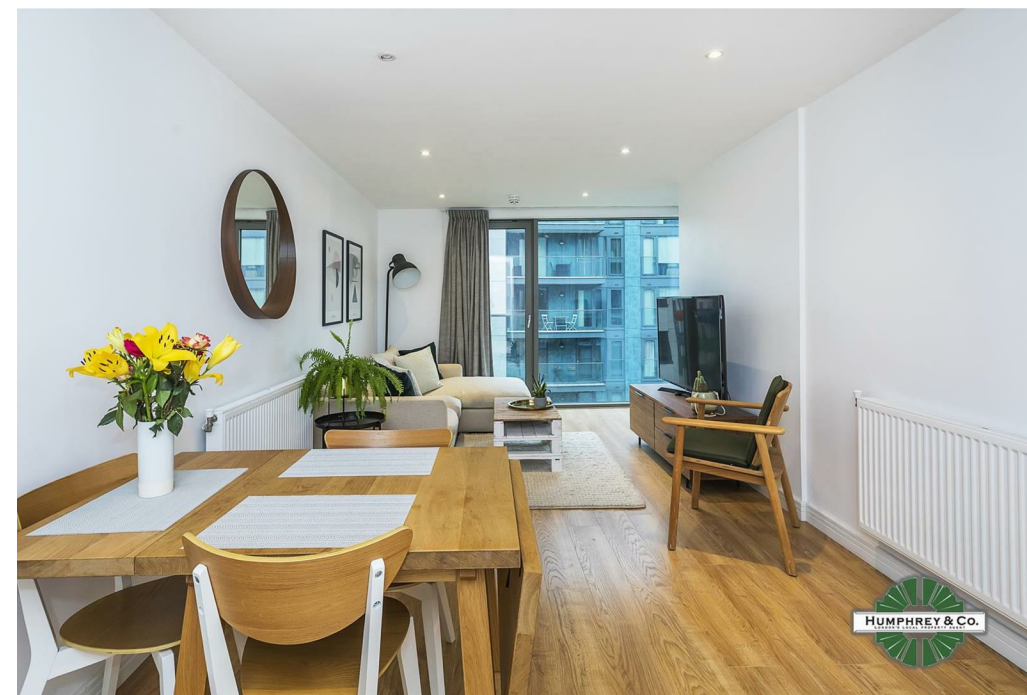
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2 Bed
Flat
located in



Flat 44 Merlin Heights, Waterside Way

LONDON

£2,200 PCM



ALL POPULAR HALE VILLAGE -- TWO BED TWO BATH --- BALCONY --- STONE THROW AWAY FROM TOTTENHAM HALE STATION --- AVAILABLE FROM THE 2ND SEPTEMBER 2026 --- FLOOR TO CEILING WINDOWS --- VIEWS OVER THE CANAL --- STUNNING CONDITION --- LIFT -- 5TH FLOOR --

Humphrey & Co Estates are proud to present this spacious and beautiful Two bedroom flat located in Hale Village. This new build apartment is part of the immaculate Waterside Way in Hale Village, walking distance to Tottenham Hale Station. Features two beautiful double bedrooms, two bathrooms, floor to ceiling windows, open plan lounge and kitchen with great views over the canal. Set in a fantastic location just moments from the amenities of Tottenham Hale Retail park as well as easy access to the City via the Victoria Line at Tottenham Hale. If you wish to book a viewing, feel free to contact our friendly team to schedule you in.

Summary

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		80	81

England & Wales EU Directive 2002/91/EC

