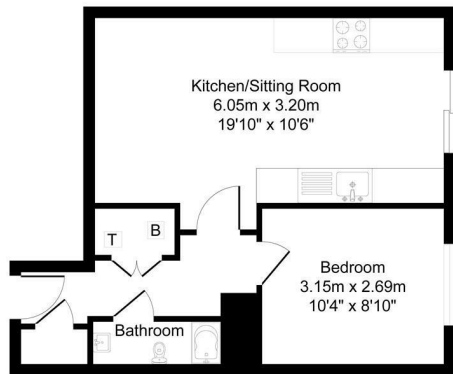




£1,500
Merlin Heights
Hale Village, N17 9GD

EPC RATING: COUNCIL TAX BAND:

1 Merlin Heights Waterside Way Hale Village N17 9GD



Approximate Gross Internal Area = 38.27 sq m / 411.93 sq ft
 Illustration for identification purposes only, measurements are approximate, not to scale



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			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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