



## Merchant Heights, High Road, Tottenham

£1,650 Per month ()







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**Baker and Chase are delighted to present this outstanding 3rd (top) floor 1 bedroom apartment with a corner balcony in a modern recently built development in the heart of Tottenham, Merchant Heights, N17. Available 21st February 2026.**

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Applicant Requirements:

We are searching for tenant(s) with a minimum household income of £49,500pa +

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Baker and Chase are delighted to present this outstanding 3rd (top) floor 1 bedroom apartment in a modern recently built development in the heart of Tottenham, Merchant Heights, N17.

This stunning property is offered with a range of benefits which include an open plan lounge and kitchen with a corner balcony, and recently fully fitted gloss kitchen equipped with a range of Lamona integrated appliances including a dishwasher, storage cupboard in the hallway includes a Beko washer dryer, a luxury modern shower room with shower and a double bedroom. Video entryphone entry system. Electric panel heating and double glazing.

The developments location is outstanding being just 160 yards from Bruce Grove Overground Train Station (Zone 3) which offers a direct service to London Liverpool Street in approximately 25 minutes. The station is also served by several London bus services which provide local connections. Tottenham High Road is also on your doorstep which includes popular shops like Asda, Aldi, Poundland and several local restaurants and pubs.

Offered unfurnished and is available from 21st February 2026.

For more information, or to arrange your viewing, please call our office.

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## Communal entrance

Side block access door leading to all flats. Video entry system. Stairs leading to all floors.

## Hallway

Door leading to hallway with vinyl flooring, video entry system, ceiling spotlights, double doors leading to storage cupboard housing Vaillant hot water cylinder, Beko washer dryer, consumer unit.

## Shower room

Vinyl flooring, ceiling spotlights, extractor fan, chrome heated towel rail, fully tiled walls, low flush wc, wall mounted wash hand basin with drawers under, shower cubicle with glass sliding doors.

## Bedroom

Vinyl flooring, ceiling spotlights, double glazed window, wall mounted electric panel heater.

## Open plan living and kitchen area

Living area - Vinyl flooring, ceiling spotlights, wall mounted electric panel heater, 2 double glazed sliding patio doors to corner balcony.

Kitchen area - Vinyl flooring, double glazed window, ceiling spotlights, Lamona appliances including integrated fridge freezer, integrated dishwasher, built in Lamona electric oven and hob, range of gloss wall and base units, quartz worktops, tiled splashbacks, inset stainless steel sink unit.

## Balcony

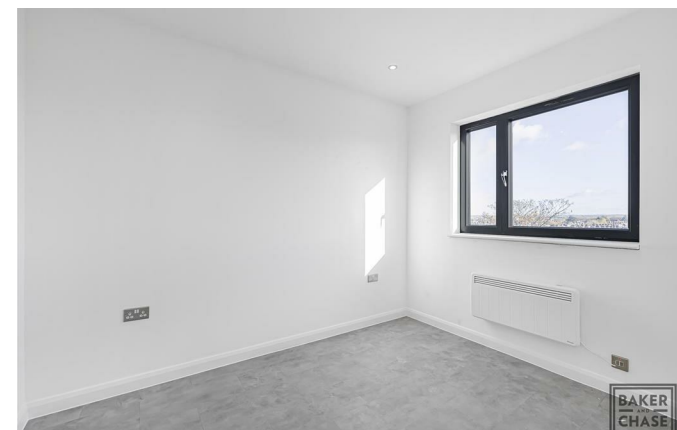
Double glazed sliding doors leading to corner balcony with great views.

## Disclaimer

Lettings Disclaimer

Viewings: In consideration of the current owner/occupants, please note:

- a. Pets are not allowed to attend viewings.
- b. Additional photos and/or filming of the property internally and externally is not permitted.
- c. Loft access is not generally permitted unless express permission is requested.











**Referencing:** Preferred applicants for a property will be expected to provide financial, credit and employment information, personal/professional references and potentially a guarantor for referencing purposes.

**Anti-Money Laundering Regulations & Right to Rent:** Intending parties will be asked to produce identification documentation at offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale/rental.

**Consumer Protection from Unfair Trading Regulations 2008:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information supplied by our client. The Agent has not had sight of the title documents. Items shown in photographs are NOT necessarily included.

**Consent to Rent:** By approving our property particulars/advertising, our client(s) confirm they have obtained all permissions to rent the property.

**Measurements:** These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any furniture.

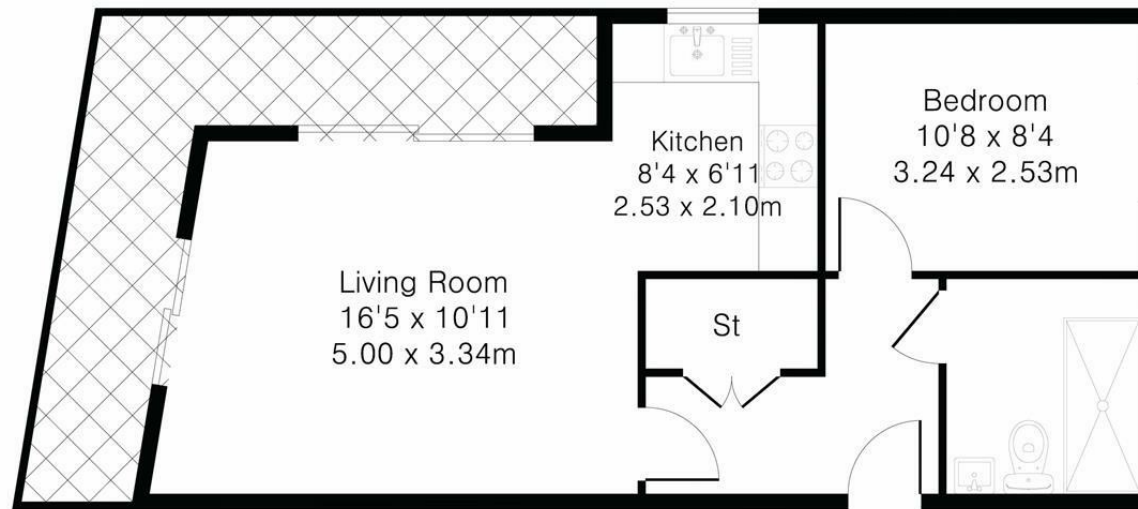
**Services:** Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective occupiers to commission their own survey or service reports before finalising their offer.

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**Availability:** Interested parties must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

**Fixtures:** Items shown in photographs are NOT included. A list of the furnishings can be requested separately.

Approximate Gross Internal Area 453 sq ft – 42 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



EPC Rating C / Local Authority: Haringey / Council Tax Band: B