

# Your local property experts

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Our local knowledge, competitive rates and honest attitude are the reasons so many people choose us over a corporate chain. But don't take our word for it, read what they have to say at [philipalexander.net/reviews](http://philipalexander.net/reviews)

You'll find us on Hornsey High Street. Pop in for a chat or call us today.

Call **020 8342 9444** to speak to one of our friendly team.

*trustworthy*  
*faultless service*  
*straightforward*  
**honest** *a breath of*  
*professional* *fresh air*  
**accessible**  
*friendly* *dependable*  
*responsive*  
*transparent*

Quotes taken from independent Google reviews 2006 to 2016



PhilipAlexander Estate Agents  
52 High Street, Hornsey  
London N8 7NX

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Thinking local

020 8342 9444  
[www.philipalexander.net](http://www.philipalexander.net)

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**Waterside Way, London N17**

**£450,000** FOR SALE

*Apartment - Purpose Built*

2 1 2



# Waterside Way, London N17

**£450,000**

## Description

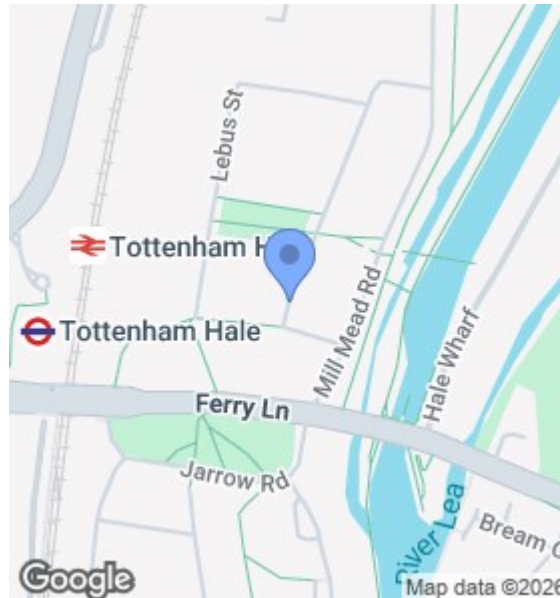
CHAIN FREE – Spacious 2-Bed, 2-Bath Apartment with Balcony & Parking | Hale Village, N17

A bright and generously proportioned two-bedroom, two-bathroom apartment, situated on the third floor of the popular Hale Village development in Tottenham Hale, N17. This well-presented home offers modern living with a large private balcony and the added benefit of allocated underground parking.

- Key Features:
- CHAIN FREE sale – ideal for swift transactions

## Key Features

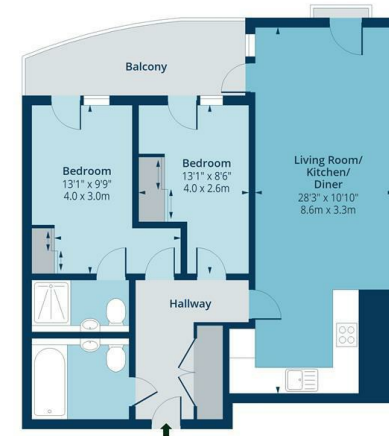
<b>Tenure</b>	Leasehold
<b>Lease Expires</b>	to be confirmed
<b>Ground Rent</b>	to be confirmed
<b>Service Charge</b>	to be confirmed
<b>Local Authority</b>	Haringey
<b>Council Tax</b>	



## Floorplan

Merlin Heights, N17  
Approx. Gross Internal Area 691 Sq Ft - 64.19 Sq M

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Floor Area 691 Sq Ft - 64.19 Sq M

For Illustrational Purposes Only - Not To Scale  
lpaplus.com

## EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		83	83
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

The Energy Performance Certificate (EPC) shows a property's energy efficiency and carbon emissions impact on a scale from 'A' to 'G', where 'A' is most efficient and 'G' least efficient. Better efficiency means lower energy costs. The EPC shows both the properties' current efficiency rating and its potential rating if all possible improvements were made.