

# 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

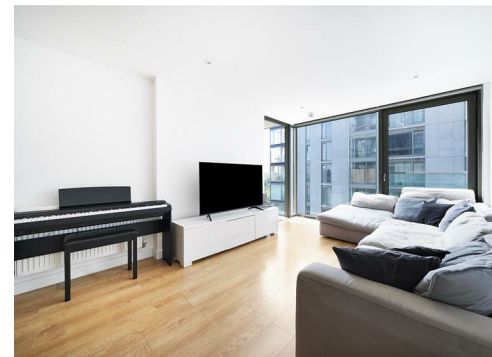


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**Waterside Way, London N17**

**£450,000** FOR SALE

Apartment

2 1 2



# Waterside Way, London N17

£450,000

## Description

GUIDE PRICE £450,000 - £475,000

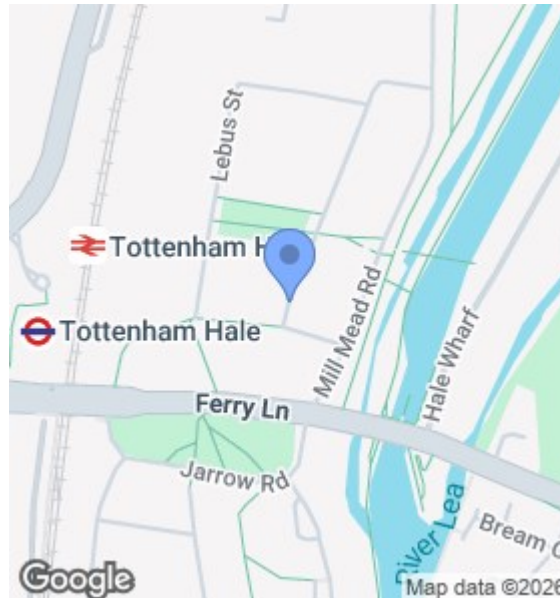
A bright and spacious two bedroom, two bathroom purpose build apartment set on the third floor set in the popular Hale Village development N17.

The apartment comprises a large open-plan kitchen reception room - with direct access to a large BALCONY TERRACE. The property benefits from two good size bedrooms with built-in storage space (one with en-suite bathroom), and a large modern family bathroom. Allocated UNDERGROUND PARKING SPACE.

Ideally located next to Tottenham Hale underground and overground station, and short walks from both Bruce Grove overground and Blackhorse Road underground. Tottenham Hale Retail Park is also just a short walk across the road!

## Key Features

<b>Tenure</b>	Leasehold
<b>Lease Expires</b>	236 years remaining
<b>Ground Rent</b>	£320.00 per annum
<b>Service Charge</b>	£3,300.00 per annum
<b>Local Authority</b>	
<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		81	81
(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.