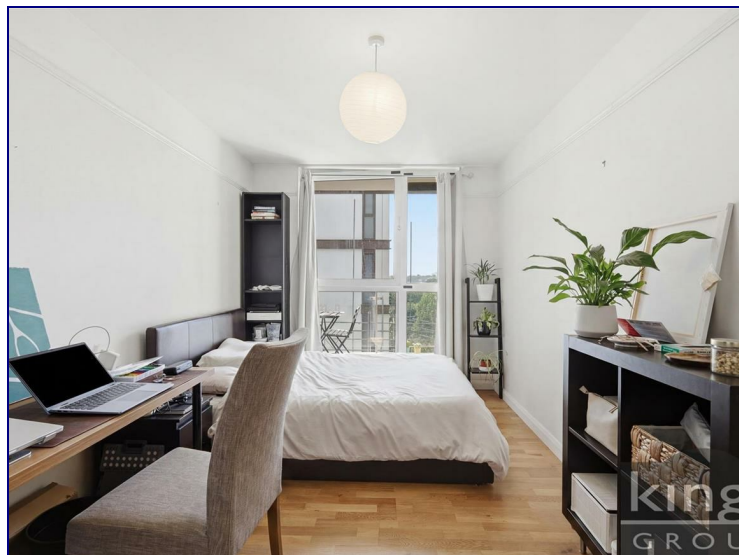


2 Daneland Walk, London, N17 9FF



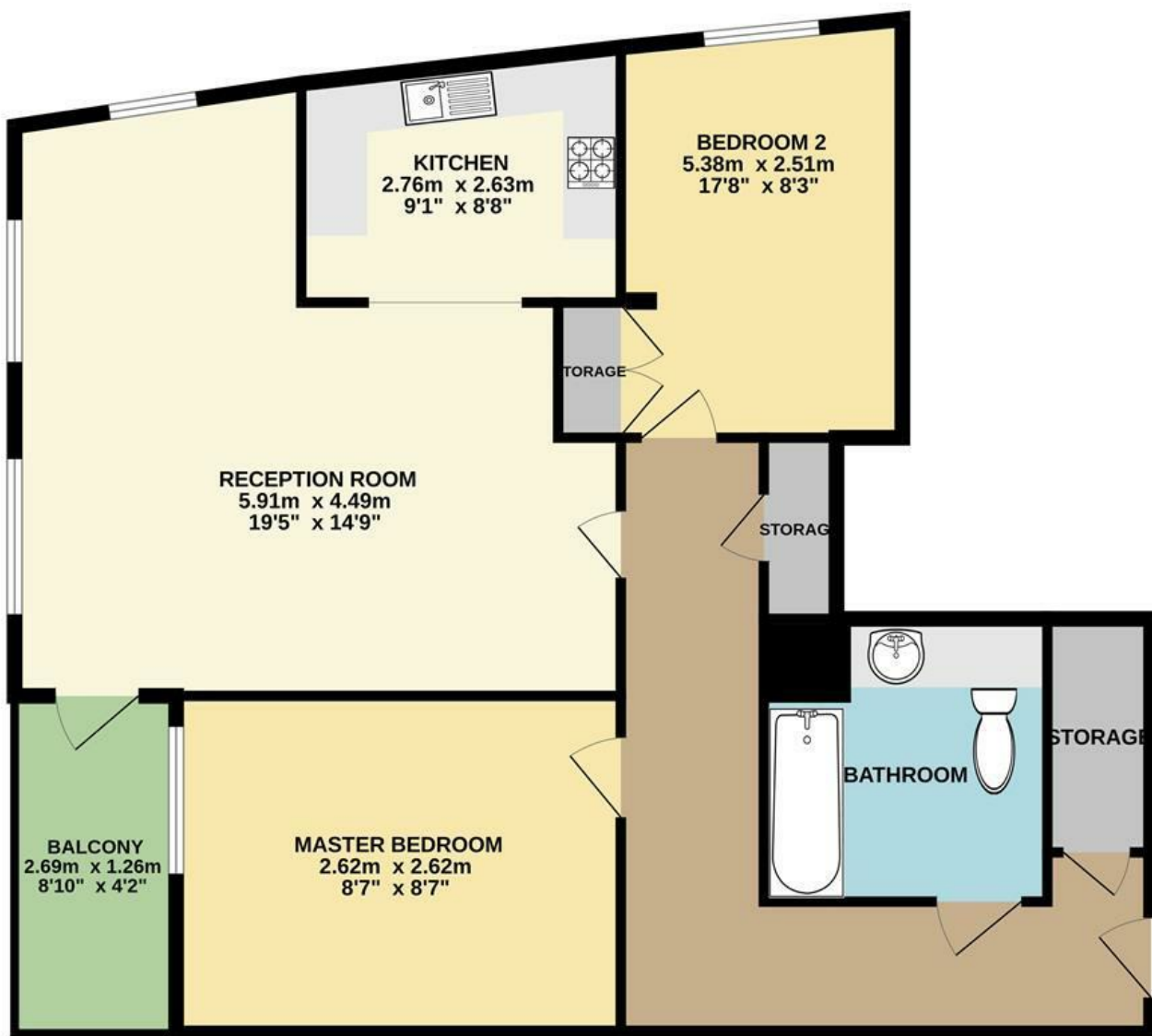
£355,000

Kings Group are pleased to present this exceptional two-bedroom, purpose-built apartment located within the award-winning Hale Village, just minutes from Tottenham Hale Underground and Overground stations. The property is in pristine condition throughout and features a spacious, light-filled living room with ample dining space that opens onto a private balcony. It also boasts a modern, fully fitted kitchen, two generously sized double bedrooms, and a stylish three-piece family bathroom suite. This presents an excellent opportunity for both first-time buyers and investors alike.

Ideally situated just a short walk from Tottenham Hale Train and Bus Station, offering direct and quick connections to Central London and beyond. Commuters can reach Stratford and Liverpool Street in just 15 minutes (via Overground), Stansted Airport (via the Stansted Express), and Central London (via the Victoria Line). Tottenham Retail Park is nearby, offering a variety of shops, restaurants, and convenience stores. The development is part of a vibrant, newly established community with lift access, communal gardens, and a secure video intercom system. On-site amenities include a café, gym, Tesco Express, and GP surgery. The area is currently undergoing significant regeneration, with upgrades to the station and stadium, as well as the proposed Crossrail 2 project passing through Tottenham Hale, promising excellent future connectivity.



5TH FLOOR
71.0 sq.m. (764 sq.ft.) approx.



TOTAL FLOOR AREA : 71.0 sq.m. (764 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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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			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A		96	96
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		



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