

Daneland Walk, London, N17 9FF



£350,000

Kings Group are delighted to present this exceptional one-bedroom, purpose-built apartment set within the award-winning Hale Village development, just moments from Tottenham Hale Underground and Overground stations. Immaculately maintained throughout, the property boasts a bright and spacious open-plan living area featuring a contemporary, fully fitted kitchen with ample space for dining, seamlessly opening onto a private balcony/garden. Further accommodation includes a generously sized double bedroom and a stylish three-piece family bathroom suite. This superb home represents an ideal opportunity for first-time buyers and investors alike.

Perfectly positioned within a short walk of Tottenham Hale Train and Bus Station, the property offers excellent transport links into Central London and beyond. Stratford and Liverpool Street can be reached in approximately 15 minutes via the Overground, Stansted Airport via the Stansted Express, and Central London via the Victoria Line. Tottenham Retail Park is close by, providing a wide selection of shops, restaurants, and everyday amenities. Hale Village forms part of a vibrant and well-established community, benefiting from lift access, landscaped communal gardens, and a secure video intercom system. Residents also enjoy on-site amenities including a café, gym, Tesco Express, and GP surgery. The surrounding area is undergoing significant regeneration.



GROUND FLOOR
47.0 sq.m. (506 sq.ft.) approx.



TOTAL FLOOR AREA: 47.0 sq.m. (506 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		
(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	



Associated Offices in London, Essex and Hertfordshire
Kings Head Office Tudor Lodge, Burton Lane, Goffs Oak, Hertfordshire EN7 6SY Tel: 01707-872000

