



MERLIN HEIGHTS, WATERSIDE WAY, LONDON, N17

£325,000 LEASEHOLD

A ONE BEDROOM FLAT.



AT A GLANCE

- One bedroom
- One Parking Space
- 5th Floor / 446 sq ft
- Living Room With Modern Open Plan Kitchen
- Luxury Bathroom
- Communal Garden
- Excellent Transport Links

DESCRIPTION

This luxury one bedroom apartment sits on the fifth floor of a popular riverside development in Tottenham Hale and offers bright, contemporary living in one of North London's fastest growing neighbourhoods.

The apartment has a great feel from the moment you step inside. It is spacious, naturally bright and finished in a clean modern style, with thoughtful design touches throughout. Large windows pull in generous natural light, giving the home an open, airy feel.

Tottenham Hale has transformed into a vibrant waterside district shaped by major regeneration and a strong sense of community. Merlin Heights sits at the heart of this, surrounded by landscaped grounds, canalside paths and a growing mix of independent cafés, restaurants and creative spaces. It is a neighbourhood designed for modern living, where everything is close at hand.

Connections are exceptional. Tottenham Hale station places you at Kings Cross in 4 stops and Oxford Circus in 7 via the Victoria Line. National Rail services run directly to Liverpool Street through Hackney or Stratford, and the Stansted Express operates every 15 minutes, making airport travel incredibly convenient.



Independent venues are a big part of the appeal here. Beavertown Brewery, True Craft, Blighty India and Lock 17 (A grocers and coffee shop) are all close by, along with the much loved High Cross, a converted public loo turned micropub with real character. The area continues to evolve, bringing new places to eat, drink and explore each year.

Despite its urban convenience, Tottenham Hale offers remarkable access to nature. The nearby canal path leads to Tottenham Marshes and Springfield Park, while Walthamstow Wetlands, Europe's largest urban nature reserve, is just moments away. With walking trails, wildlife and a café overlooking the reservoirs, it provides a peaceful retreat minutes from home.



A stylish, well connected apartment in a thriving modern neighbourhood. Merlin Heights delivers the perfect blend of contemporary living, excellent transport options and a fast growing local scene, making it an exciting opportunity for those seeking a home with both convenience and character.

Merlin Heights, Waterside Way, N17
Approx. Gross Internal Floor Area 446 sq. ft / 41.40 sq. m



All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and do not constitute any warranty or representation by the seller, their agent or CP Creative. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of the information contained in these plans. This plan is for illustrative purposes only and should be used as such by any prospective purchasers.

Winkworth

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	82	82
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	