

**LAPWING HEIGHTS, TOTTENHAM HALE, N17**  
**£465,000 LEASEHOLD**

**DESCRIPTION:**

A large two bedroom ground floor modern apartment set within this highly sought after Bellway development in Tottenham Hale.

Chain Free

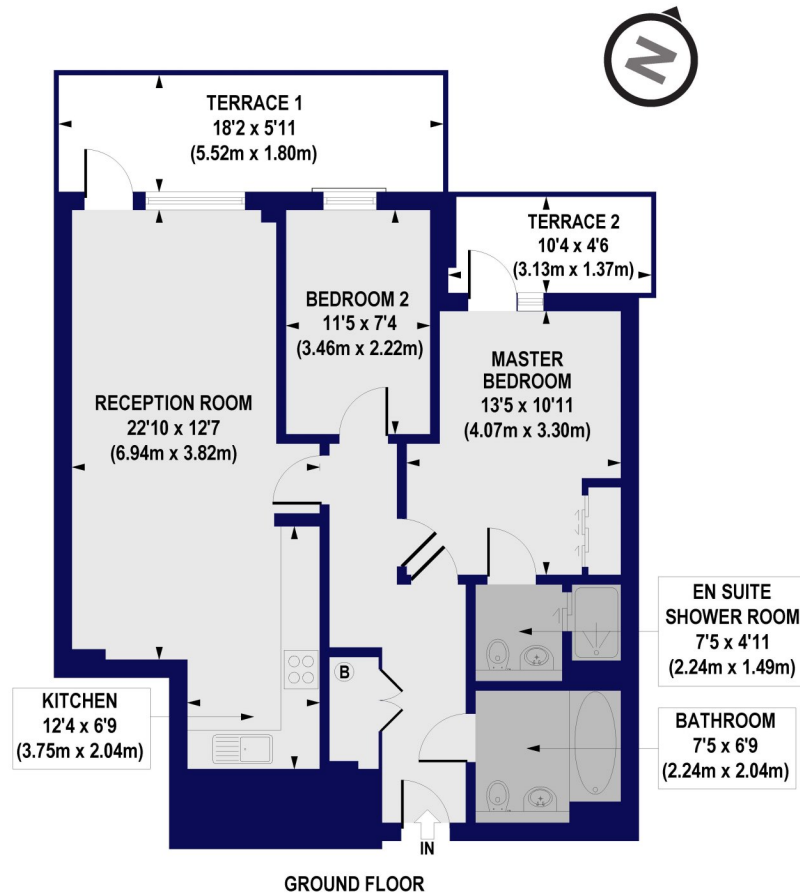
Harringay | 020 8800 5151 | harringay@winkworth.co.uk

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**Lapwing Heights, Waterside Way, N17**  
**Approx. Gross Internal Floor Area 734 sq. ft / 68.21 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.

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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			
(92-100)	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			
England, Scotland & Wales		EU Directive 2002/91/EC	

**Tenure:** Leasehold

**Term:** 239 year and 1 months

**Service Charge:** £2802 per annum

**Ground Rent:** £ 450 Annually (subject to increase)

**Council Tax Band:**

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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