



# Daneland Walk, Tottenham Hale, N17

Asking Price: £450,000

 Benham  
& Reeves

# Daneland Walk, Tottenham Hale, N17

 1 Bedroom (s)  1 Bathroom (s)  Leasehold

A bright and spacious one bedroom apartment set within the striking Anthology Hale Works Tower, a landmark development moments from Tottenham Hale station.

This immaculately presented property comprises a wonderful 17'7" reception room with stylish open plan fitted kitchen, floor to ceiling windows and doors opening to a Juliette balcony, a spacious double bedroom with fitted wardrobes and a luxurious fully tiled bathroom.

Further benefits include 24/7 Concierge service, lift access, secure bicycle storage and residents sky garden.

The property located within walking distance of Tottenham Hale underground Station (Victoria Line) and National Rail Service (direct line to Stanstead Airport), along with a wide variety of restaurants, bars and shops, including Tottenham Retail Park.

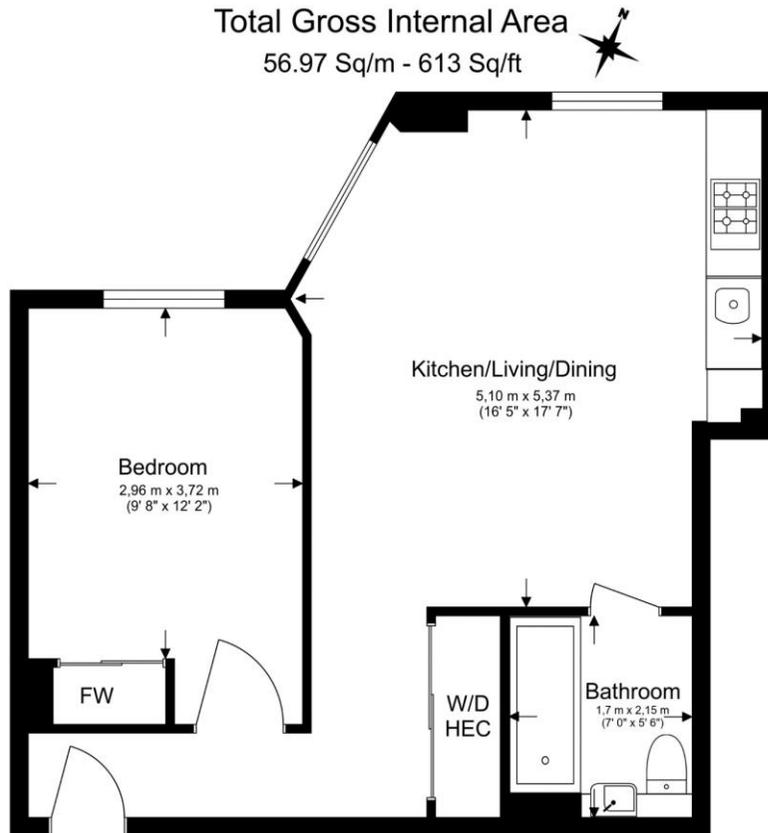




## Property Features:

- Double Bedroom
- Bathroom
- Reception Room
- Open Plan Kitchen
- Lift Access
- Communal Roof Garden
- Concierge Service





Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>	<b>85</b>	<b>85</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

## Terms & Conditions:

These particulars are for guidance purposes only and do not form part of an offer or contract.

Asking Price:	£450,000
Tenure:	Leasehold Expires 29/07/2258 Approximately 234 Years Remaining
Ground Rent:	£400.00 (per annum) 2024
Service Charge:	£4,334.00 approx. (per annum) 01.07.2023 - 30.06.2024

## Viewings:

All viewings are by appointment only through our Dartmouth Park Office.

Our reference: HIG230004

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