



Egret Heights,
Waterside Way, N17
£2,350 pcm

Modern 2-bed apartment (1 en-suite) with bright open-plan reception/kitchen. Located in N17 9GJ near Tottenham Hale station, shops, cafes, and parks. Ideal for professionals seeking comfort, convenience, and great transport links.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i> (92+) A		
(81-91) B		
(69-80) C	77	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G <i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Reference	02088887599
	ZL0152
Additional Information	Deposit: £2,711.53

Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective tenant.