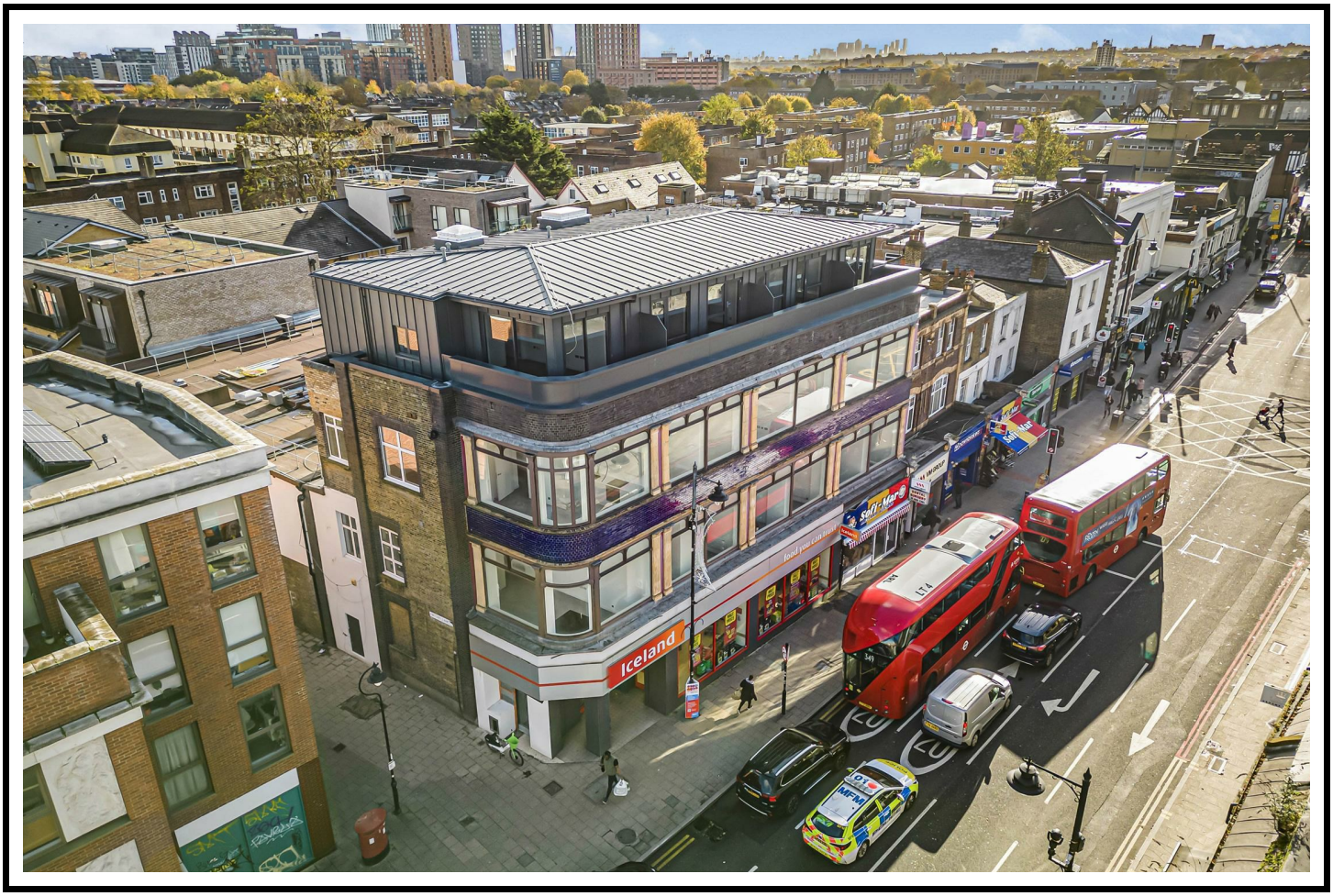
BAKER AND CHASE



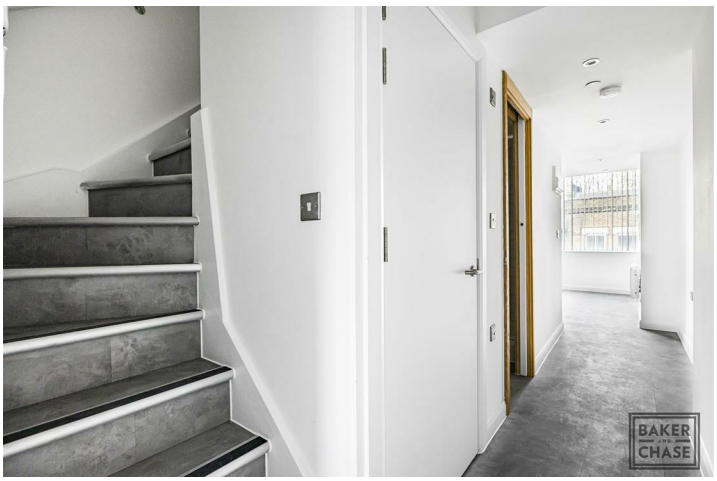
Merchant Heights, High Road, Bruce Grove, London

£1,350 Per month

1 1 1

Baker and Chase are delighted to present this outstanding 2nd floor 1-bedroom, split-level Mezzanine apartment in Merchant Heights, a purpose built development in the heart of Bruce Grove, London, N17. Available 9th November 2026.






Applicant Requirements:

We are searching for tenant(s) with a minimum household income of £40,500pa +

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Baker and Chase are delighted to present this outstanding 2nd floor, 1-bedroom apartment with Mezzanine bedroom in a modern purpose built development in the heart of Tottenham, Merchant Heights, N17.

This stunning property is offered with a range of benefits which include an open plan lounge and kitchen with a modern fully fitted gloss kitchen equipped with a range of Lamona integrated appliances including a dishwasher, storage cupboard includes a Beko washer dryer, a luxury modern shower room with shower and a double mezzanine bedroom. Video entryphone entry system. Electric panel heating and double glazing.

The developments location is outstanding being just 160 yards from Bruce Grove Overground Train Station (Zone 3) which offers a direct service to London Liverpool Street in approximately 25 minutes. The station is also served by several London bus services which provide local connections. Tottenham High Road is also on your doorstep which includes popular shops like Asda, Aldi, and several local restaurants and pubs.

Offered unfurnished and is available 9th November 2026.

For more information, or to arrange your viewing, please call our office.



Hallway
Vinyl flooring, ceiling spotlights, stairs to mezzanine bedroom, video entry system, door to

Storage/Utility Cupboard
Storage cupboard housing Beko washer dryer, light.

Shower Room
Vinyl flooring, ceiling spotlights, extractor fan, chrome heated towel rail, fully tiled walls, low flush w/c, wall mounted wash hand basin with drawers under, shower cubicle.

Open Plan Kitchen & Living Room
Vinyl flooring, ceiling spotlights, dual aspect double glazed windows, wall mounted electric panel heater,

Kitchen:

Matching range of gloss wall and base units with quartz worktops, inset stainless steel sink with mixer tap, tiled splash-backs, integrated Lamona fridge freezer, built in electric hob, and oven, with extractor over

Mezzanine Bedroom
Vinyl flooring, ceiling spotlights, wall mounted electric panel heater, door to cupboard housing Megaflo water tank.

Disclaimer
Viewings: In consideration of the current owner/occupants, please note:

a. Pets are not allowed to attend viewings.
b. Additional photos and/or filming of the property internally and externally is not permitted.
c. Loft access is not generally permitted unless express permission is requested.

Referencing: Preferred applicants for a property will be expected to provide financial, credit and employment information, personal/professional references and potentially a guarantor for referencing purposes.

Anti-Money Laundering Regulations & Right to Rent: Intending parties will be asked to produce identification documentation at offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale/rental.

Consumer Protection from Unfair Trading Regulations 2008: The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information supplied by our client. The Agent has not had sight of the title documents. Items shown in photographs are NOT necessarily included.

Consent to Rent: By approving our property particulars/advertising, our client(s) confirm they have obtained all permissions to rent the property.

Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any furniture.

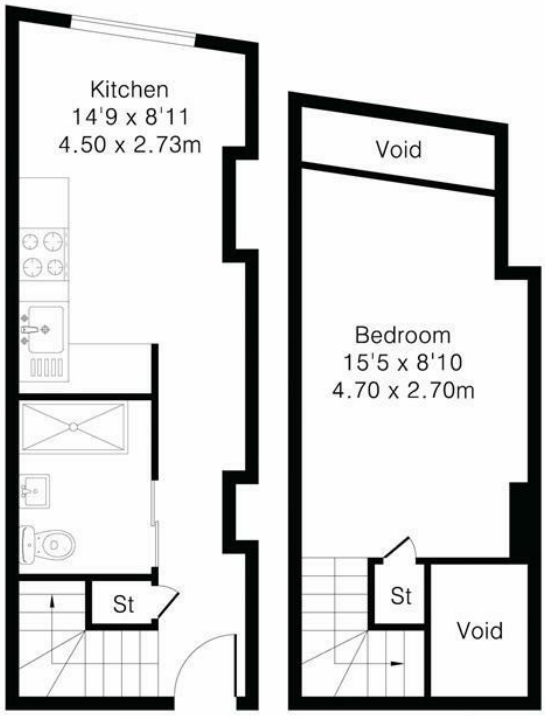
Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective occupiers to commission their own survey or service reports before finalising their offer.

Copyright: You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.

Availability: Interested parties must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

Fixtures: Items shown in photographs are NOT included. A list of the furnishings can be requested separately.

Approximate Gross Internal Area 382 sq ft – 35 sq m
Ground Floor Area 227 sq ft – 21 sq m
Mezzanine Area 155 sq ft – 14 sq m



Ground Floor Mezzanine

PINK PLAN

Although Pink Plan ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

BAKER AND CHASE

EPC Rating C / Local Authority: Haringey / Council Tax Band: B

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