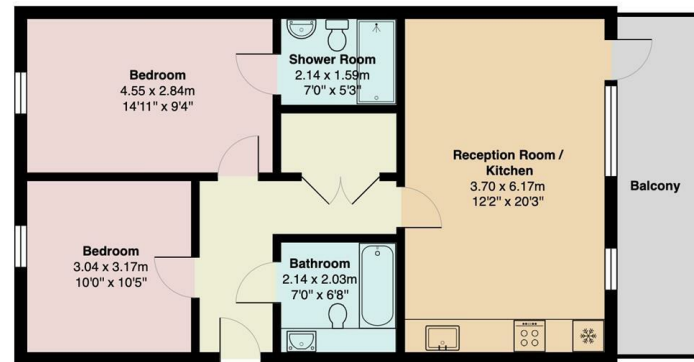


Merriam Close, E4



Second Floor

Total Area: 66.0 m² ... 711 ft² (excluding balcony)
 All measurements are approximate and for display purposes only

Reception Room/ Kitchen
 12'1" x 20'2"

Master Bedroom
 14'11" x 9'3"

En Suite
 7'0" x 5'2"

Bedroom
 9'11" x 10'4"

Bathroom
 7'0" x 6'7"



MERRIAM CLOSE, HIGHAMS PARK £1,900 Per Calendar Month 2 Bed Apartment - Purpose Built

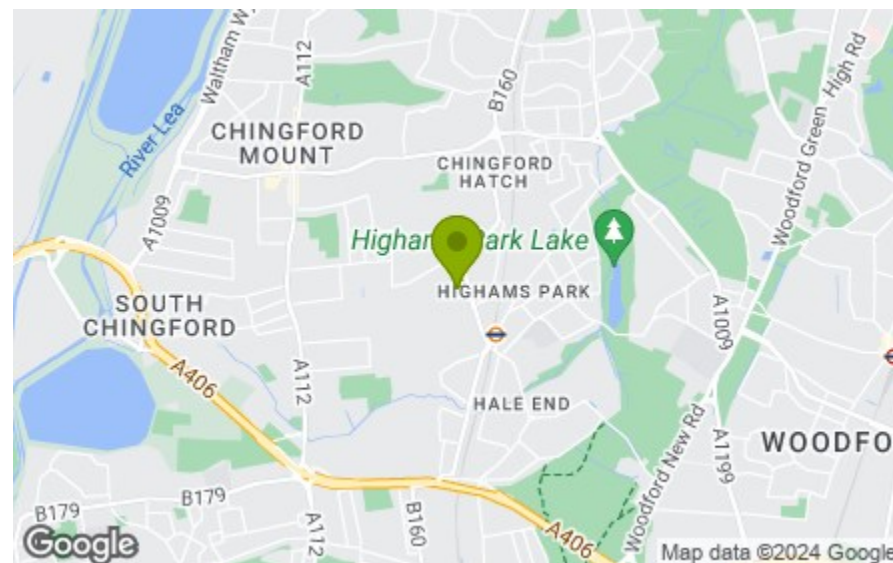


Features:

- Available Early September
- Two Bedroom Apartment
- Two Bathrooms
- Balcony
- Moments Away from Highams Park Station
- Off Street Parking
- Council Tax Band D
- EPC Rating B
- Holding Deposit: Equivalent to 1 Week's Rent, Capped at £400

An immaculately appointed two bedroom, two bathroom apartment on the second floor of a charming, contemporary development spaced out among communal gardens. You're also less than five minutes walk from Highams Park station for a speedy commute.

You're also just fifteen minutes on foot from Highams Park itself here, acres of rolling parkland with tremendous views over London, and home to the Highams Park Lake, created at the turn of the century by Humphry Repton and later made famous by Blue Peter.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus) A		86	86
(61-81) B			
(49-60) C			
(39-48) D			
(29-38) E			
(21-28) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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 0203 397 9797



IF YOU LIVED HERE...

You'll be welcoming friends and family into your 250 square foot kitchen/reception, bright and beautiful with floor to ceiling windows and French doors giving out to your balcony. Out here you have a mix of rooftop and treetop views, Trulawn underfoot and shelter overhead so you can enjoy the space all year round. Back inside, and you have smoky engineered hardwood underfoot, and a sleek suite of white cabinets, herringbone splashbacks and onyx fittings down one side.

Elsewhere your principal bedroom's a generous 140 square feet, with a floor to ceiling window framing leafy green views, striking two tone colour scheme and a gleaming en suite shower room, with a walk in cubicle tiled from top to toe in large format letterboxes. Next door bedroom two's another double, coming in at 100 square feet with a wealth of floor to ceiling storage. Finally your family bathroom is gloriously finished in marbled tilework. A sleek, boutique affair.

Outside and, as noted, you're just five minutes from Highams Park overground station. From here it's just twenty three minutes direct to Liverpool Street, putting the City less than a half hour away door to door. Alternatively, ride one stop and five minutes to Walthamstow Central, for a quick swap to the Victoria line. If you're staying local then be sure to check out The Stag & Lantern Micropub (recently voted Camra ELAC Pub of the Year) just five minutes walk away, or the sumptuous surroundings of The Royal Oak Gastropub and Guesthouse, just a half mile on foot.

WHAT ELSE?

- Your new development has plenty of private parking, and drivers can be on the arterial North Circular in around five minutes.
- The apartment is available in early September and comes part furnished.
- Parents will be pleased to find a pair of 'Outstanding' primary schools just around the corner. Selwyn Primary and Oakhill Primary are each around a half mile away on foot.



A WORD FROM THE EXPERT...

"Highams Park is a suburban gem that benefits from beautifully tree-lined streets and wonderful period properties. It shares its borders with the leafy Woodford Green and has a fantastic lake that nestles between them. Highams Park benefits from the London Overground which takes you to Liverpool Street station in just under 23 minutes door to door! The A406 and M11 is also close by making it seamless for drivers to commute too. I have grown really fond of the area in my 7 years here. My two kids go to local schools here which they love; and they have great Ofsted reports. What was once a consideration for me and my family because we couldn't afford to upsize where we lived previously; is now an area I genuinely cannot see myself leaving anytime soon. The area has seen a few new additions since I've been here such as Halex, Yaz, Breeze and the micro pub The Stag and Lantern which are great places to enjoy a drink and a bite to eat. Another local favourite is the Royal Oak Pub which has recently been renovated. They have an amazing Sunday roast! Another exciting prospect is the Art Deco Regal Cinema. It has plans approved to be reinstated into a two-screen cinema with a café/bar and 30 new residential apartments around it. It's amazing to see the investment being made into the local area which will benefit the very diverse community we have."

NATHAN BARROW
HEAD OF LETTINGS

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