

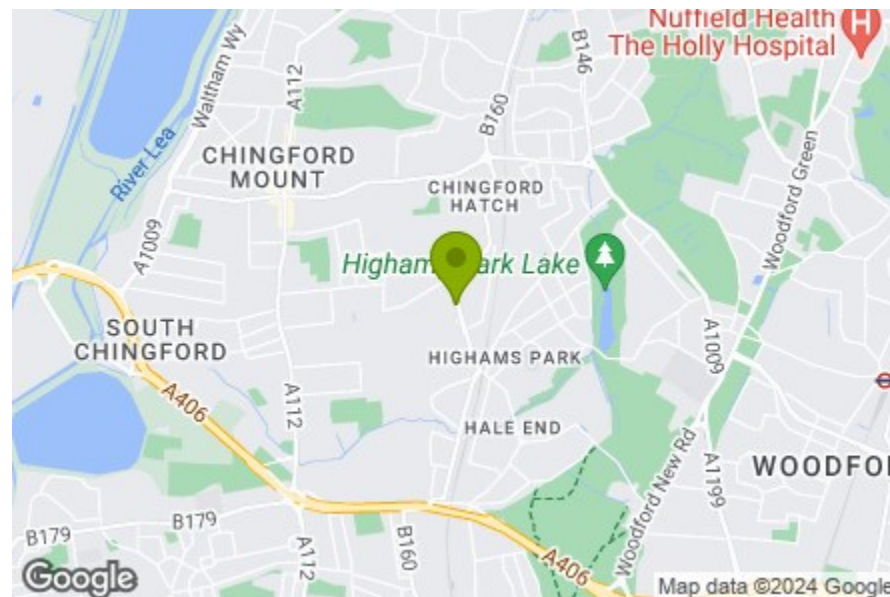


SECOND FLOOR

Total Area (Excluding Balcony): 51.4 m<sup>2</sup> ... 553 ft<sup>2</sup>

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

- Hall
- Storage
- Kitchen / Lounge / Diner  
11'10" x 21'1"
- Balcony
- Bedroom  
11'4" x 12'2"
- Bathroom  
7'0" x 6'7"



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		85	85
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



## MERRIAM CLOSE, HIGHAMS PARK

Offers In Excess Of £350,000 Leasehold  
1 Bed Apartment - Purpose Built



### Features:

- One Bedroom Apartment
- Second Floor
- Private Balcony
- A Short Walk to Epping Forest
- Built in 2020
- Excellent Condition
- Moments Away from Highams Park Station

An immaculately presented one-bedroom apartment on the second floor of a modern block in a quiet location, just moments from Epping Forest but still within easy reach of Central London.

It benefits from all the perks of being newly-built, including ample storage, high spec appliances, contemporary fittings and smart decor. If you're looking for your first home, this is the perfect place to start.

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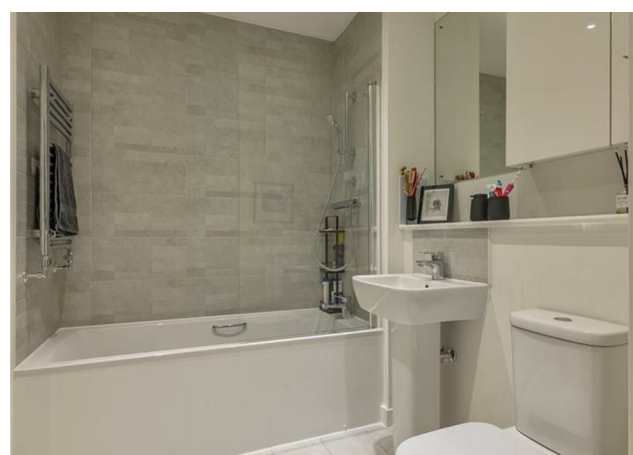
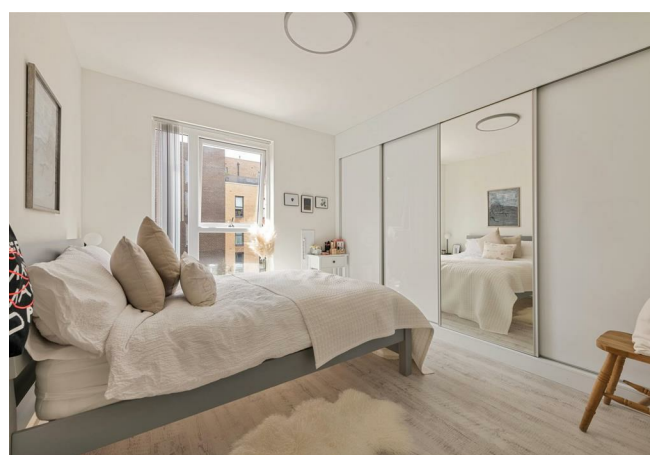
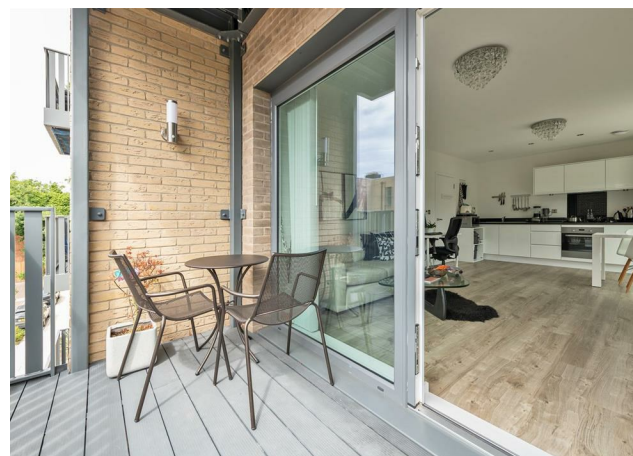
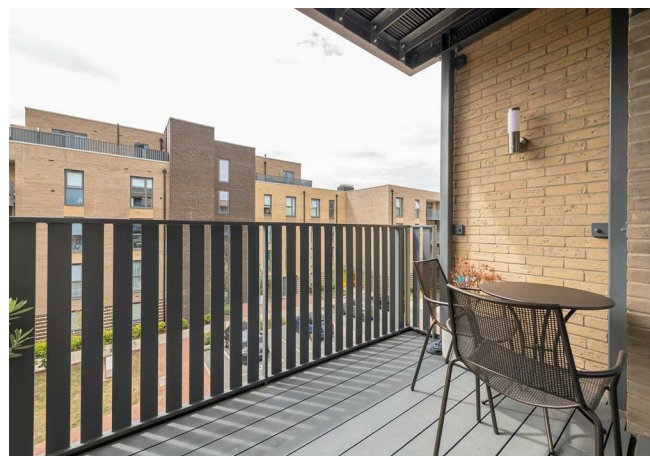
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#### IF YOU LIVED HERE...

If you know the saying 'start as you mean to go on', you'll know exactly why this is such a great home for first time buyers.

Your open plan kitchen/living room comes in at 250 square feet, with pristine blonde engineered flooring throughout, so there's plenty of space for whatever keeps you busy day and night, whether it's work or play. The kitchen area features glossy cabinets, integrated appliances and ample storage.

The generous living room windows and the crisp white decor work together to create a brilliant sense of space, with light radiating throughout. The bedroom is just as pristine, with neutral decor and smart custom storage, while the bathroom is a contemporary dream with a sparkling over-tub shower and spotless fittings.

You've got your own balcony to soak up the sun and peaceful vibes, but you're only a few minutes from Epping Forest if you want to truly immerse your self in nature. And to prove that you really can have your cake and eat it too, you're only a six minute stroll from Highams Park station, which means you can zip to

Liverpool Street on the overground in around half an hour door to door (or change at Walthamstow Central for the Victoria line and hop over to the West End).

There are plenty of excellent amenities nearby, including Vino Tap, The Stag & Lantern Micropub and Melting Pot Bistro - and there's a really community feel, so we're sure the friendly locals will be keen to share their recommendations too. There's also the convenience of a Tesco Superstore and other chains should you need essentials. Plus it's also only a short hop to Walthamstow and Chingford for even more top-class amenities.

#### WHAT ELSE?

The building is a whipper-snapper, having been completed in 2020, which means all aspects of modern living were considered during the design - particularly security.

- Your lease is so long you'll never have any renewal worries.

- Drivers can be on the North Circular in just a few minutes, and the M25 is within easy reach too



#### A WORD FROM THE OWNER...

"The flat is very conveniently located, a short five minute walk to the Station and Tesco superstore. It is also only a stones throw to the woods, serving as the opening to Larkshall Park. For some great avo & toast, head to Biba & Wren or for a cozy establishment, try the Stag & Lantern."

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