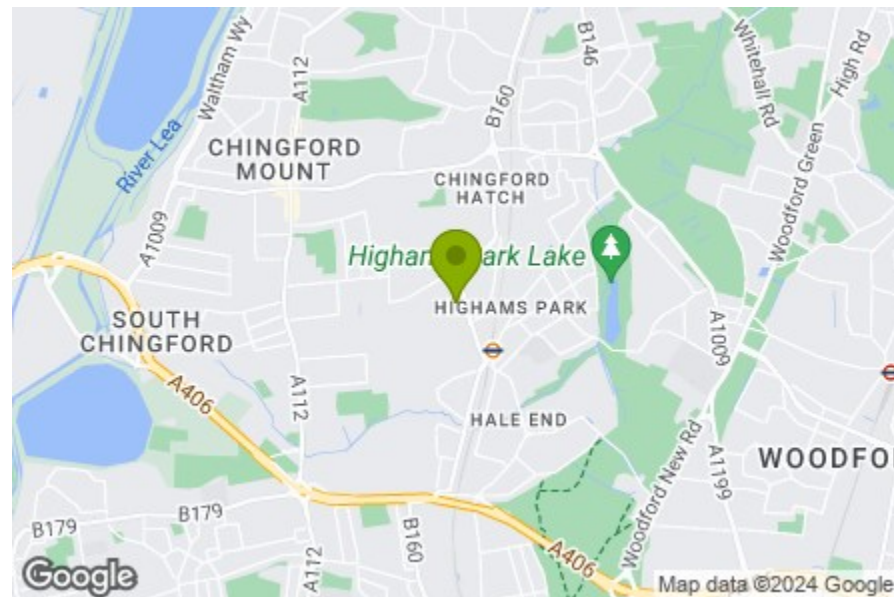


Total Area: 73.5 m² ... 791 ft² (excluding balcony)
All measurements are approximate and for display purposes only.

- Balcony
15'1" x 5'2"
- Kitchen / Reception Room
16'0" x 15'7"
- Bedroom
14'5" x 9'6"
- Bathroom
7'0" x 6'8"
- Bedroom
11'1" x 10'0"
- Ensuite
6'11" x 4'11"



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		86	86
(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 £450,000 Leasehold
2 Bed Apartment - Purpose Built



Features:

- Two Bedroom Apartment
- First Floor
- Short Walk to Highams Park Station
- Approx. 800 Square Foot
- Two Bathrooms (one en suite)
- Private Balcony
- Allocated Parking Space
- Moments from The Larks Wood
- 996 Year Lease

Bright and contemporary two bedroom apartment, close to Highams Park Station in a gloriously rural setting moments from The Larks Wood and Highams Park Lake. Your first floor vantage point within this smart block allows for wonderfully luscious views over the surrounding greenery. Inside you have approx 800 sq ft of living space, including a large principal bedroom with deluxe ensuite and a large private balcony.

REQUEST A VIEWING
0203 369 6444

E11, E7, E12 & E15
hello11@stowbrothers.com
0203 397 2222

E4 & N17
hello4@stowbrothers.com
0203 369 6444

E17 & E10
hello17@stowbrothers.com
0203 397 9797

E18 & IG8
hello18@stowbrothers.com
0203 369 1818

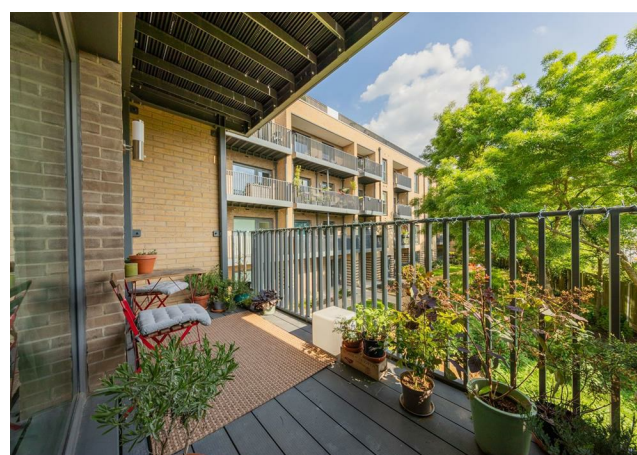
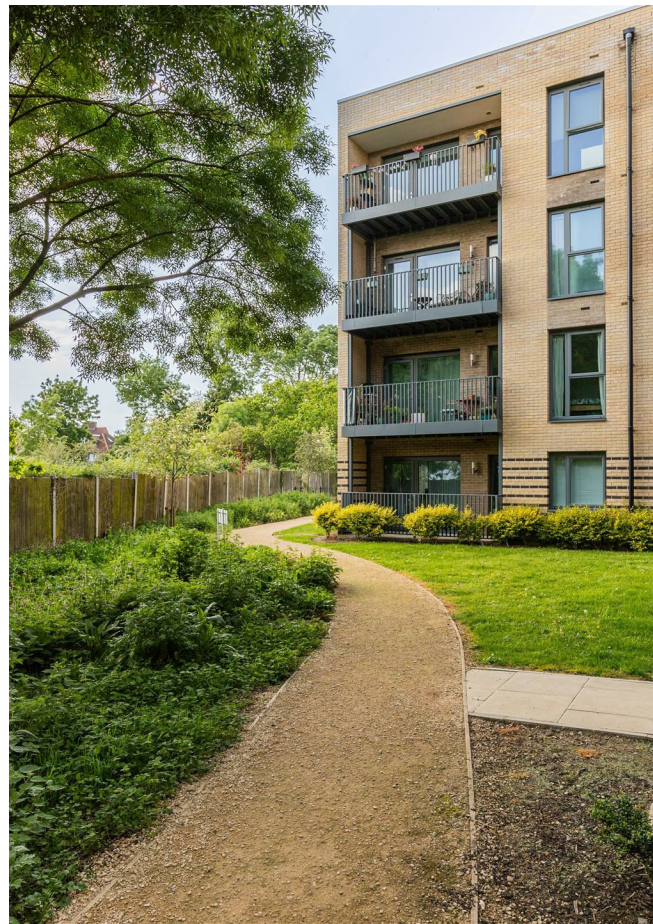
E8, E9, E5, N16, E3 & E2
hellohackney@stowbrothers.com
0208 520 3077

New Homes
newhomes@stowbrothers.com
0203 325 7227

Investment & Development
id@stowbrothers.com
0208 520 6220

Property Maintenance
propertymanagement@stowbrothers.com
0203 325 7228

STOWBROTHERS.COM
@STOWBROTHERS



IF YOU LIVED HERE...

As you step inside this apartment you will be struck by the sense of space, especially in the open plan living area. A cleverly appointed kitchen sits elegantly on one wall, with integrated appliances, metro style splashback tiling and glossy white cabinets. Light oak engineered flooring underfoot enhances the light, as do the large doors leading to your private balcony. This little outdoor haven is the perfect spot to enjoy a glass of wine or a cup of tea after a long day, fill it with potted plants and window boxes and you can create your own outdoor oasis to match the greenery surrounding you. Back inside, you have two double bedrooms, the largest of which has a fabulous ensuite with a large walk in shower. The other family bathroom features a large tub and is spotless and stylish.

You will love the location of this property, on a quiet residential street but a short 7 mins southerly walk to the bustling Broadway in Highams Park where you will find plenty of bars and restaurants. We recommend trying out The Stag and Lantern

microbrewery, a community focused micropub that is a popular hive for meeting old friends and making new ones. Head the same distance to the East and you're in the heart of The Highams Park, with a lovely lake and wild flower meadows. This lovely expanse of nature joins Epping Forest to the South, the perfect spot for bike riding or long weekend dog walks.

WHAT ELSE?

- As mentioned you are very close to Highams Park station here, which has a super speedy and regular overground service into London Liverpool Street via Walthamstow and Hackney.
- This apartment comes with its own parking space, and your proximity to the A406 and M11 means getting around London and the surrounding areas will be a breeze.
- This block was built with family life in mind, and the communal gardens include a play area for young children. Attracting families and young professionals alike, this is a great spot for making some new friends.



A WORD FROM THE OWNER...

"This has been a wonderful first home for us. We love the feeling of being in nature in this apartment, seeing trees and green from every single window, and being able to watch nature go by from our balcony. Yet we still have the convenience of being less than 10 minute walk to the station and the shops, cafes, pubs and bars in the the village. Highams Park is a great place to live with real community feel, we have been able to make many friends and connections here and it has quickly become home. "

REQUEST A VIEWING
0203 369 6444

FOLLOW US ➔ @STOWBROTHERS
STOWBROTHERS.COM