



Kitchen/ Lounge/ Diner  
10'7" x 29'4"

Balcony  
8'0" x 8'10"

Bedroom  
7'10" x 15'8"

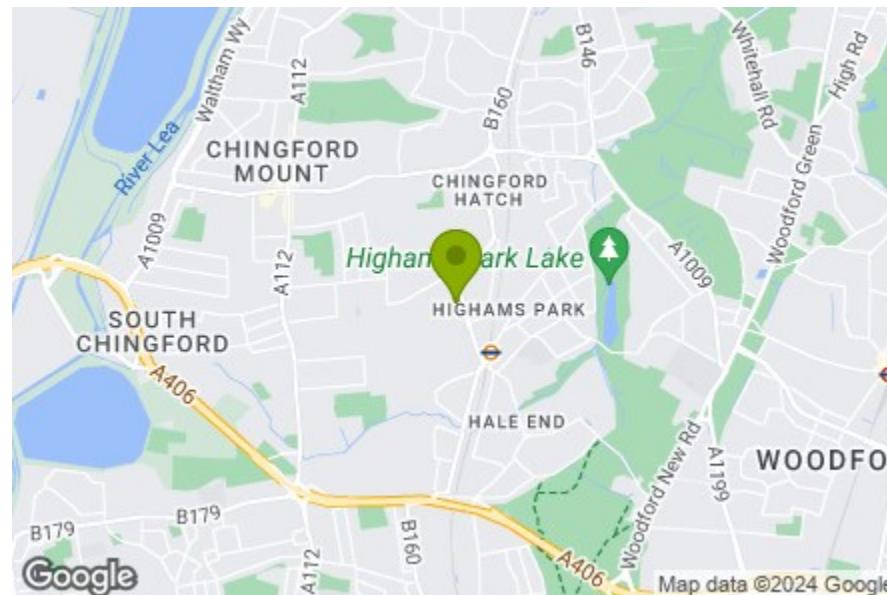
Bedroom  
10'6" x 15'8"

Bathroom  
8'8" x 7'2"

FIRST FLOOR

Total Area (Excluding Balcony): 80.6 m<sup>2</sup> ... 867 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.



| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   | 87                      | 87        |
| (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

Asking Price £450,000 Leasehold

2 Bed Apartment - Purpose Built



### Features:

- Two Bedroom Apartment
- First Floor
- Short Walk to Highams Park Station
- Approx. 867 Square Foot
- Private Balcony
- Moments From Ainslie Wood
- Allocated Parking Space
- Disable Access Apartment

A bright and modern two-bedroom apartment situated on the first floor of a well maintained building, close to the fantastic amenities of Highams Park and the ancient woodlands of Epping Forest.

Benefiting from all the perks of being newly-built, the home comes with ample storage, high spec appliances, smart fittings, spotless decor, a private balcony, an allocated parking space and disabled access.

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

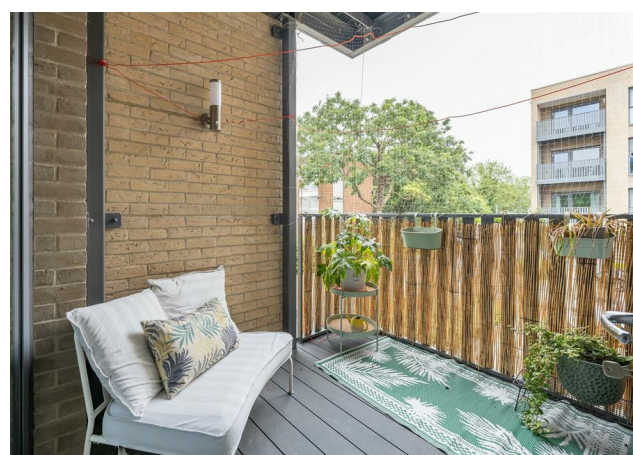
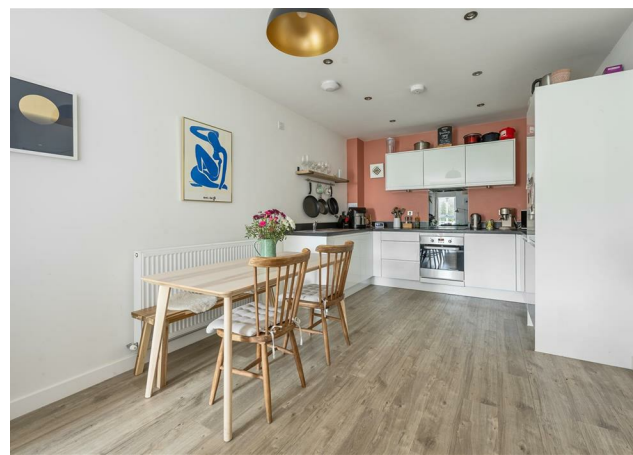
**E8, E9, E5, N16, E3 & E2**  
hellohackney@stowbrothers.com  
0208 520 3077

**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...**

There's been a lot of buzz about Highams Park since The Times described it as one of 'the best places to live'. If you're new to the area, you'll have a fantastic time exploring the neighbourhood, but let's start at home - all 867 square foot of it...

Your open plan kitchen/living room is brilliantly spacious, with pristine engineered flooring throughout, so there's plenty of space for work and play. The kitchen area is beautifully defined by the terracotta feature wall, and has glossy cabinets, integrated appliances and ample storage, so hosting or cooking for yourself will be a breeze.

The bedrooms are just as immaculate, each with soft carpeting and a thoughtful palette. Meanwhile, the large bathroom is just as stylish, with sleek features and an over-tub shower. You'll be pleased to spot the in-built storage in the sizeable hallway too.

You've got your own private balcony to enjoy, but if you want more fresh air, you're only a few minutes from Epping Forest and Highams Park. You've also

got a tennis club and a bowls club within a few minutes. Any young residents or visitors will be delighted to spot the playground nearby, while you might be more excited to try the amenities, including Vino Tap, The Stag & Lantern Micropub and Yaz.

If you need to travel further afield, you're only a six minute stroll from Highams Park station, which means you can niftily zip to Liverpool Street on the Overground in just over 30 mins if you time it right (or change at Walthamstow Central for the Victoria line and hop over to the West End).

**WHAT ELSE?**

- Your new local is the Royal Oak, a fantastic pub in a great location where you can enjoy an excellent selection of food and drink. It's just 13 minutes away on foot.
- Drivers can be on the North Circular in just a few minutes, and the M25 is within easy reach too.
- There's also the convenience of a Tesco Superstore and other chains should you need essentials.



**A WORD FROM THE OWNER.....**

"We've loved living in this flat—our first home together—and it's been perfect. The place is spacious, with wide doorways that made moving easy and give lots of room. We enjoy the long kitchen/diner and our balcony, which gets great morning light—ideal for coffee! It's quiet since it's set back from the road, giving us lots of privacy. We have a parking space right under the living room window. Our neighbours are awesome, and we're a close-knit community that looks out for each other. The area is great, with Larkwood next door for walks, Indulge Café for the best pancakes, and Screwfix nearby for all our DIY needs."

**REQUEST A VIEWING**  
0203 369 6444

**FOLLOW US ➔ @STOWBROTHERS**  
**STOWBROTHERS.COM**