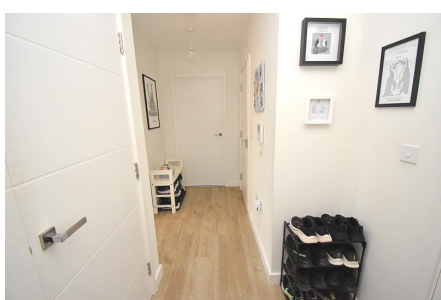


# McRae's

Merriam Close, Highams Park, London, E4 9JQ

A Superb One Double Bedroom Top Floor Apartment...  
Set In A Well Kept Development With Communal Gardens...



**OIEO £350,000 Leasehold**

**Situated on the top floor of this popular and stylish development, this stunning one bedroom apartment includes a hallway with a double door storage cupboard, an open plan kitchen lounge dining area, a contemporary fitted bathroom, plus a luxurious private balcony that offers peace and tranquility, as well as some superb, far reaching views all across the local neighbourhood!**

**Other features on the ground floor include well kept landscaped communal gardens, together with a security video entry system, lift and stair access, as well as a handy bike store.**

**Presented in tip top condition throughout, its a perfect blend of modern living and convenient access to not only the local transport links, (including Highams Park mainline train station) but also to the Village shops, schools, cafe's and restaurants.**

**As and when you need a bit of fresh air, Highams Park Lake and "Larks Wood" are both within comfortable walking distance to offer you some beautiful walks and glorious views.**

**Local Authority: London Borough Of Waltham Forest  
Council Tax Band: C  
EPC Rating: B**

#### **Entrance**

To access this smart top floor apartment, there is a communal entrance with a security video entry system, together with lift and stairway access to to third floor.

#### **Hallway (13' 09" x 4' 09") or (4.19m x 1.45m)**

The hallway comprises access to each room off, a wall mounted security video entryphone system, plus a full length double door cupboard that opens out to allow plenty of storage, space for an automatic washing machine, as well as the heating interface unit and electric meter.

#### **Open Plan Kitchen Living Dining Area(23' 01" x 11' 09") or (7.04m x 3.58m)**

##### **Kitchen:**

This bright and spacious open-plan living area seamlessly combines the lounge, dining space, and modern kitchen to create a stylish and highly functional environment. The contemporary fitted kitchen features a single sink with mixer tap and drainage unit, a sleek arrangement of L-shaped high-gloss cabinetry, drawer space, integrated appliances, including an electric hob with and overhead heat extractor and electric oven beneath, together with a full length fridge freezer.

Additionally, there is a wall mounted heating thermostat, a generous amount of durable worktop space, complemented by subtle under-cabinet lighting, an air vent and ceiling recessed downlighters.

#### **Open Plan Kitchen Living Dining Area Cont...(23' 01" x 11' 09") or (7.04m x 3.58m)**

##### **Living/Dining Area:**

Perfectly suited to modern lifestyles, this area offers ample space for both comfortable seating and a dedicated dining area, making it ideal for everyday living as well as entertaining guests.

Amisco flooring, two double radiators and neutral decor enhance the sense of space and light, while to the side, and front aspect are double glazed windows, (one with an air vent port) that allow natural light to flow throughout the room.

#### **Bedroom 1 (13' 03" x 11' 04") or (4.04m x 3.45m)**

This smartly maintained bedroom comprises a double radiator, space for two sizable mirrored wardrobes, in addition to double glazed windows to the front elevation plus an air vent port and casement to the side.

#### **Bathroom (7' 03" x 6' 06") or (2.21m x 1.98m)**

This contemporary bathroom features part tiled walls, a wall mounted "chrome style" heated towel rail, a low flush W.C., tiled flooring, recessed ceiling down lighters, an air vent, a single pedestal sink unit with a mixer tap and splash back, a shaving point, a panel bath with mixer tap together with a wall mounted shower thermostat plus an overhead attachment.

---





**Balcony (5' 09" x 11' 03") or (1.75m x 3.43m)**

The front aspect also features a door leading out to a private balcony which provides a calm and tranquil setting to enjoy the far reaching and elevated view across the stunning skyline and local neighbourhood.

**Outside**

Benefits include a bike store and well maintained communal gardens.

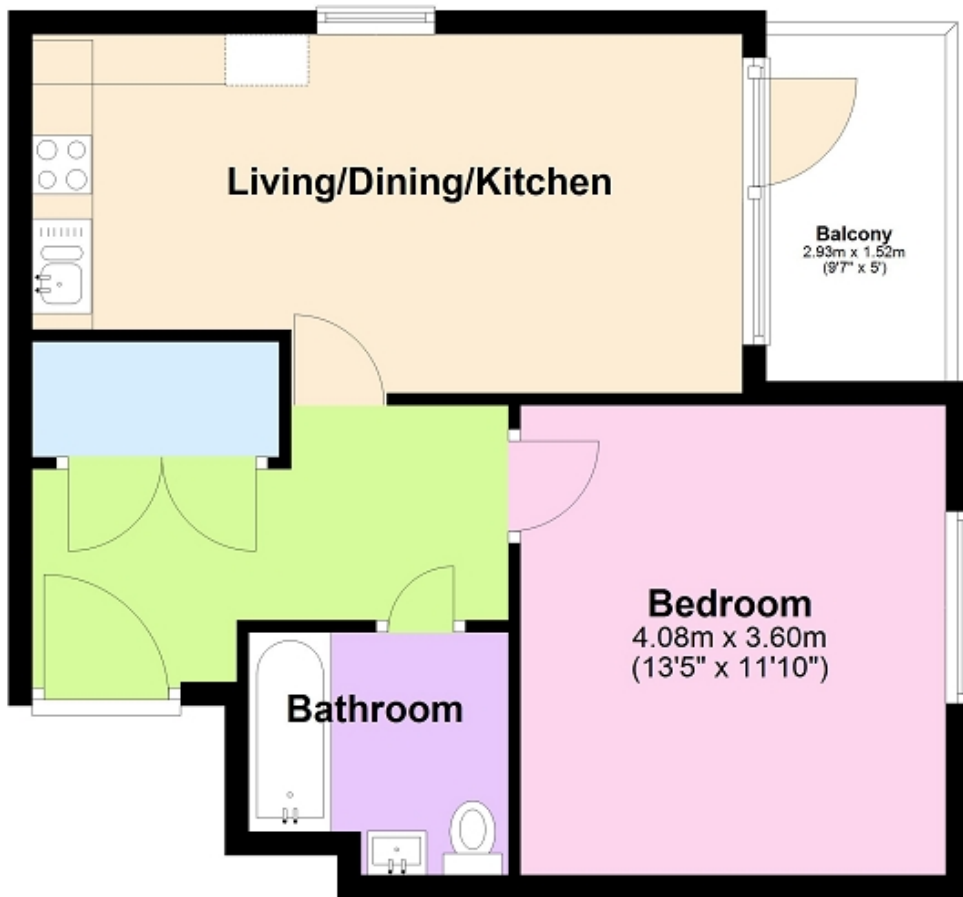
**Local Authority:** London Borough Of Waltham Forest

**Council Tax Band:** C

**EPC Rating:** B







## Top Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should only be used as such by any prospective purchaser.  
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>	84	84
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Whilst every care has been taken to ensure the accuracy of these particulars, such accuracy cannot be guaranteed, and therefore does not constitute any part of offer or contract. These Particulars are issued on the basis that all negotiations are conducted through McRae's Sales, Lettings & Management.

