

Kitchen / Lounge / Diner
8'3" x 20'11"

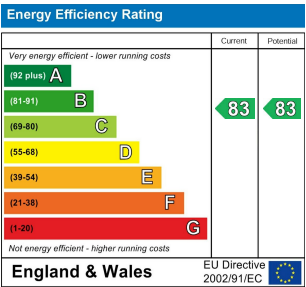
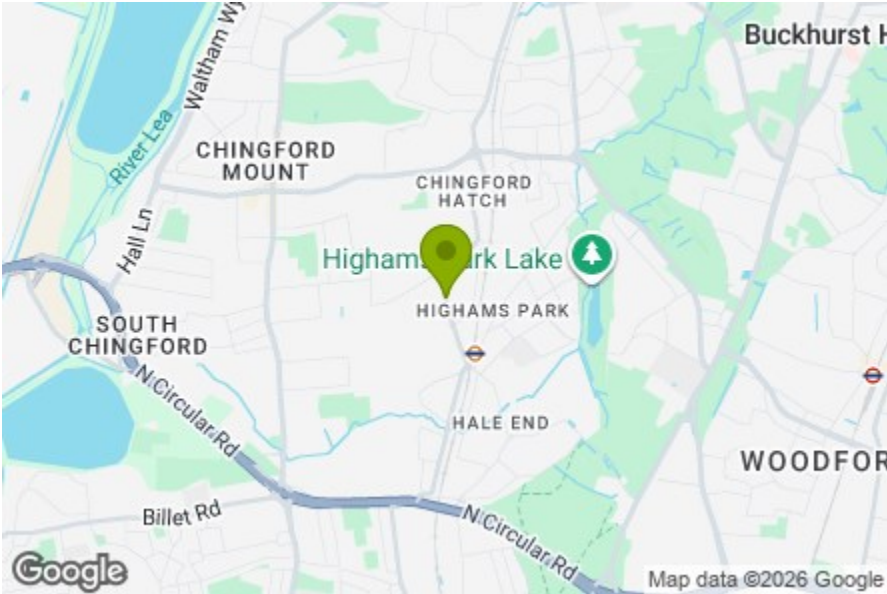
Balcony
9'2" x 6'6"

Bedroom
9'1" x 16'6"

Bathroom
7'0" x 4'11"

Total Area (Excluding Balcony): 37.6 m² ... 405 ft²

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.



MERRIAM CLOSE, HIGHAMS PARK

Guide Price £275,000 Leasehold
1 Bed Apartment - Studio



Features:

- Studio Apartment
- First Floor
- Private Balcony
- Secure Development
- Built in 2020
- Long Lease
- Excellent Condition
- A Short Walk to Highams Park Station
- Ground Rent is £250 Per Year & Service Charge is £1700 Per Year

A naturally bright and smartly finished studio apartment, with private balcony, on the first floor of a handsome modern development. You're sat on a peaceful no through road in the leafy heart of Chingford here, with plentiful local greenery.

At a massive 992 years, the lease won't cause you any renewal worries. Plus there's a welcome wealth of storage just off the hallway.

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

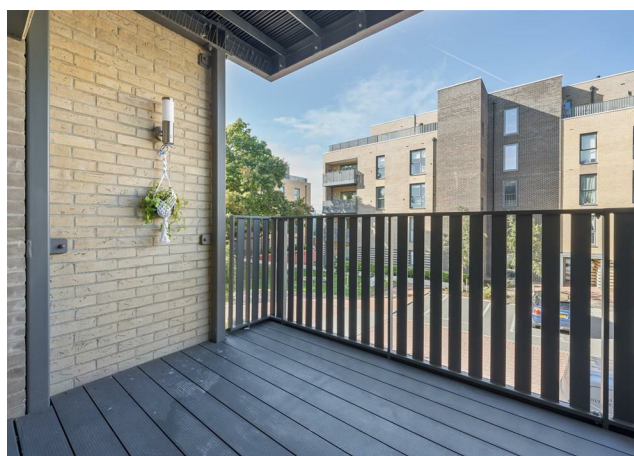
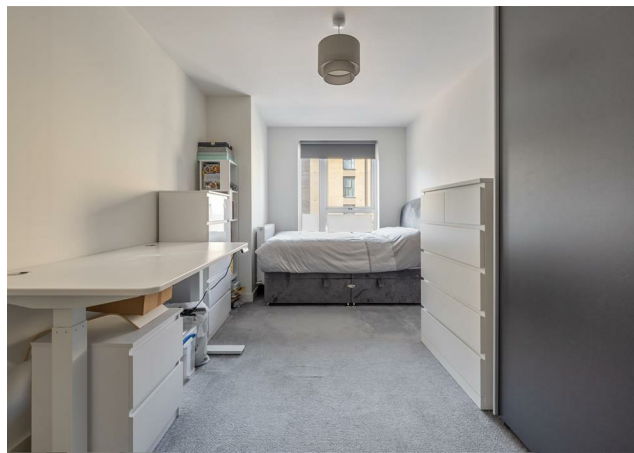
E8, E9, E5, N16, E3 & E2
hellohackney@stowbrothers.com
0208 520 3077

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...

Your artful open plan layout adds up to over 400 square feet of living space, with your twenty one foot long lounge/kitchen opening directly onto your balcony. A generous outside spot, timber decked and sheltered, with lovely views over the grounds, this is the perfect place for a morning coffee or evening glass of wine.

Back inside, smoky grey engineered hardwood runs underfoot all the way to your sleek and pristine kitchen units at the back, home to a full suite of integrated appliances and sat below chunky space grey worktops. Next door your bedroom's a generous 160 square foot double, plushly carpeted, while your bathroom completes things in softly-lit, five star style.

Outside and it's just five minutes on foot to Highams Park station, where the overground will get you directly to Liverpool Street in twenty three, putting the City less than a half hour away door to door. Alternatively, just ride two stops and five minutes for

Walthamstow Central, for all the delights of Walthamstow Village, or a quick swap to the Victoria line and twenty minute runs to Oxford Circus.

WHAT ELSE?

- Date night? Vino Tap and The Stag & Lantern Micropub are both fine evening destinations, specialising in fine vintages and real ales respectively. Both lie just moments from your front door.
- Completed in 2020 the development is just three years old, with minimal ground rent and service charges.
- The open rolling greenery of Highams Park itself is just twenty minutes on foot and the perfect place to blow away the cobwebs while enjoying spectacular views over the City.



A WORD FROM THE OWNER...

"Living in Highams Park has been amazing. My home allows an abundance of natural light with that great space for hosting friends and family. Also, I am fortunate to work from home and commute to the office with ease that limits any inconvenience. I purchased this property as my first home and loved every single second. The station is only a short walk with regular trains into London. There are a great variety of restaurants, stores and small businesses within walking distance. Since being in Highams Park, I am grateful for the welcoming community and friendly neighbours I have been lucky enough to meet. Also, the wealth of nature and green space on our doorstep has been an amazing source to wind down."

REQUEST A VIEWING
0203 369 6444

FOLLOW US ➔ @STOWBROTHERS
STOWBROTHERS.COM