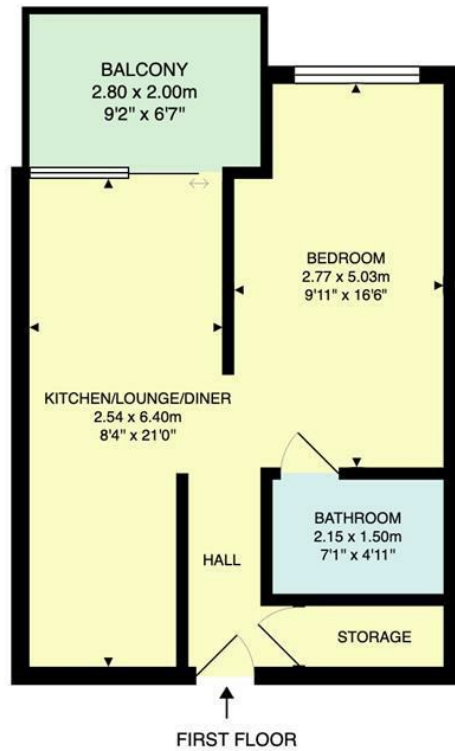
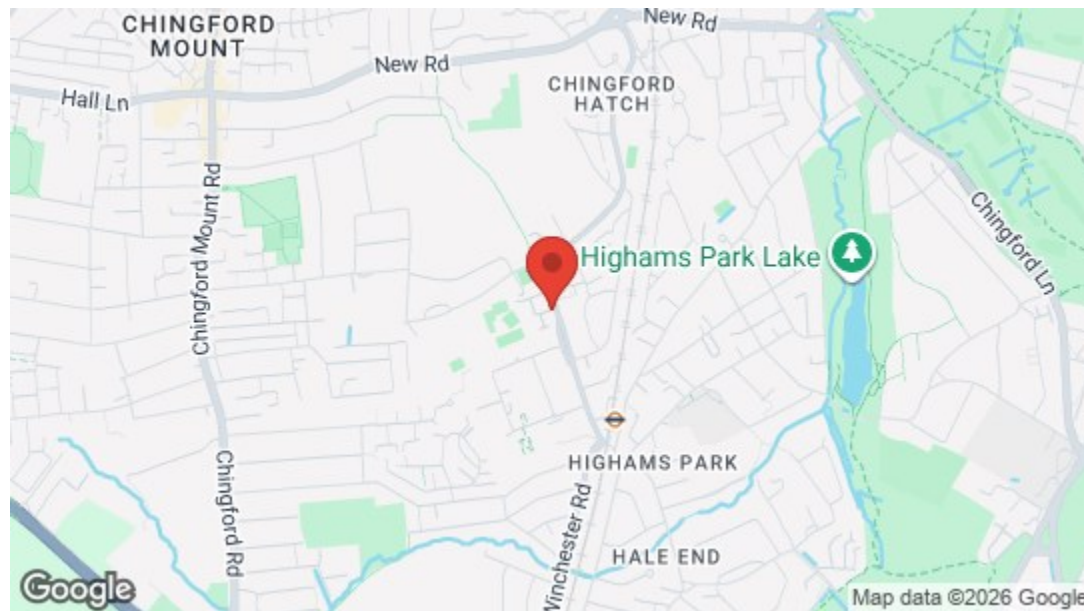




Total Area (Excluding Balcony): 37.6 m² ... 405 ft²

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	83
(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 £1,600 Per Calendar Month 0 bed, Apartment - Studio



➤ Features

- Large Studio Apartment
- First Floor
- Private Balcony
- Secure Development
- Available November
- Short Walk to Highams Park Station
- Council Tax Band B
- EPC Rating B
- Holding Deposit: Equivalent to 1 Week's Rent, Capped at £400

A naturally bright and smartly finished one bedroom apartment, with private balcony and a welcome wealth of storage just off the hallway, 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.



➤➤ E17 Office
236 Hoe Street
E17 3AY
0203 397 9797
hello17@stowbrothers.com

➤➤ E11 Office
117a High Street
E11 2RL
0203 397 2222
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➤➤ E4 Office
1 Bank Buildings,
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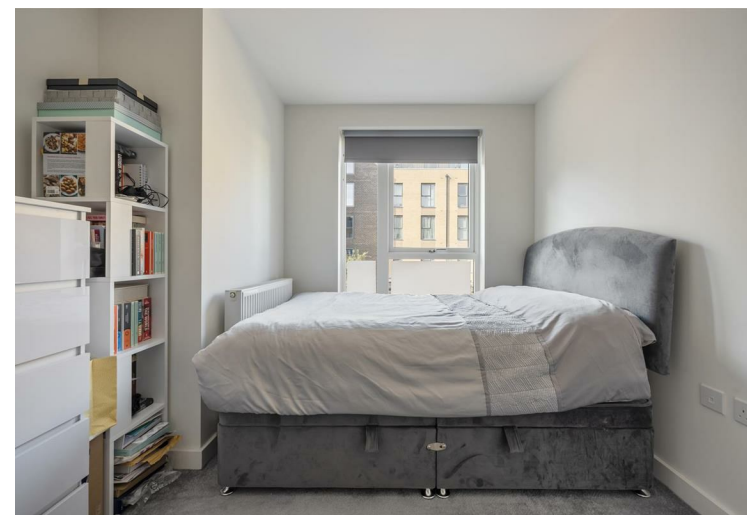
➤ IF YOU LIVED HERE...

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 almost four years old.
- 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.