

Total Area: 65.8 m<sup>2</sup> ... 708 ft<sup>2</sup> (excluding balcony)  
All measurements are approximate and for display purposes only

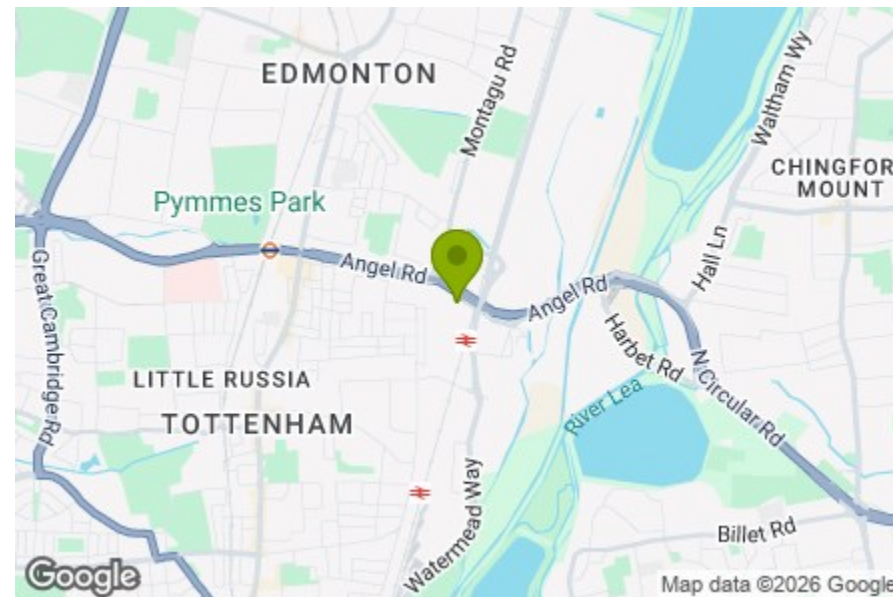
Kitchen  
13'9" x 8'2"

Living/ Dining  
11'1" x 17'8"

Bedroom 1  
13'9" x 9'10"

Bedroom 2  
10'2" x 12'9"

Balcony  
22'11"



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		94	95
(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	

## TAMARIND MEWS, LONDON

Offers In Excess Of £350,000 Leasehold  
2 Bed Apartment - Duplex



### Features:

- Designed by Stolon Studio Architects
- New Build Using Sustainable Materials
- Two Bedrooms
- Enclosed Bike and Refuse Stores
- 2.1kW of Solar Panels - Recycled Materials - High Performance Insulation
- Set Close to Meridian Water Station and Regeneration Area
- Set aside Meridian Angel Primary School
- LAST HOME AVAILABLE

Ideally located close to the Meridian Water regeneration area with easy access to the River Lea, this two bedroom gatehouse enjoys all the advantages of being brand new... Every last detail has been thoughtfully finished using sustainable materials, high quality fittings and architecturally striking design, and there's a west-facing private terrace to enjoy from the living space.

Not only does the three-storey home provide exceptional design, as it's one of five bespoke units arranged around a central courtyard, it offers a unique opportunity for sociable living, with the mews environment providing a real sense of community in this thriving part of London. As well as all the rolling nature, there are plenty of amenities nearby, including Meridian Water station, retail units and popular schools, while Tottenham is a short hop away for even more choice of entertainment.

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**IF YOU LIVED HERE...**

This brand new development has been designed with modern living in mind, so you can expect box fresh decor and meticulously selected fittings throughout - from the triple glazed aluminium framed windows to the underfloor heating on both floors. An excellent start to the new phase of your life, we're sure you'll agree.

Your spacious open plan kitchen/living area is bright and spacious, with hardwearing natural flooring sweeping from ground floor to second floor, and plenty of room for dining, relaxing, working and socialising. The kitchen area will be a pleasure to use with its slick black cabinets, solid surface worktops, under mounted stainless steel sink with Meir mixer tap and Bosch appliances (induction hob, integrated fridge/freezer, and dishwasher).

You've got one stylish bathroom on the bedroom floor, with Laufen and Grohe sanitary ware, black fittings by Meir, heated towel rails and mirrored storage.

The two bedrooms are just as plush - the master a good size with vaulted ceiling, and the second bedroom could double up as a home office if preferred.

With private external storage for bikes or buggies via the gated courtyard - this home benefits from being dual aspect and is topped with a PV array.

At the rear, you'll find your perfectly landscaped private garden, while at the front you have your unique central courtyard.

Beyond you'll find all the perks of the newly completed Meridian Water regeneration project, including the relatively new train station, local parks, new employment hub and two skills academies. You've also got Meridian Angel School on your doorstep, as well as being ten minutes to over ten other local schools. Pubs and restaurants? You've got plenty to choose from too, so exploring will never get boring.

**WHAT ELSE?**

- You're five minutes on foot to the new-ish Meridian Water train station, where direct trains run to Stratford in 15 minutes or London Liverpool Street in 25 minutes.
- Looking for a bit of night action? Just a stroll away, the former site of IKEA now houses the eclectic Drumsheds, which attracts international artists due to the excellent sound and visuals. Of course, the Tottenham Hotspur Stadium is another iconic landmark on your doorstep. Even if they're not your team, you can make the most of international artists like Beyonce performing there.
- You're ten minutes from River Lea to Stonebridge Lock where you'll find the brilliantly unique Baltic Seafood canal boat, which serves up brilliant dishes such as Turkish mackerel baguettes and calamari. The perfect treat after a waterside ramble.



With an arrangement around a central courtyard, Tamarind Mews, comprised of 5 highly bespoke residential units, is an exemplar development just minutes from Meridian Water Train Station.

The development comprises of a 2 storey gatehouse unit along the street front, with four semi-detached houses facing onto a shared courtyard to the rear.

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