

McRae's

Merriam Close, Highams Park, London, E4 9JQ

A 3rd Floor One Bed Studio Apartment With A Balcony...
An Outstanding First Time Purchase Opportunity!



Guide Price £299,995 Leasehold

This one bedroom studio apartment is set on the third floor, forming part of one of Highams Parks most sought after local developments!

This purpose built complex enjoys well maintained landscaped gardens, and features a wide entrance hall, a nicely zoned kitchen/living/ dining space, plus a modern sleeping area in addition to a contemporary En Suite Shower Room/W.C. off.

To the rear aspect, there is a private balcony with superb views of the local neighbourhood and beyond!

Benefits also include an audio and video security entry phone system and lifts as well as stair access to each of the floors. This property is a first class opportunity for first time buyers, commuters as well as investors.

Its perfectly situated for long walks through Larks Wood, local forest land, as well as for Highams Parks multiple choice of shops, schools, and transport links, including the main line train station, serving London Liverpool Street (approx. 20 min journey time).

**Local Authority: London Borough Of Waltham Forest
EPC Rating: B**

Communal Entrance

This modern and beautifully presented complex has an attractive mix of landscaped trees, hedges, well kept lawns and pathways that lead up to the block entrance where there is a wall mounted audio & video security entry phone. There is also a part glazed door to stairwell and a lift allowing access to each floor.

Hallway (12' 04" x 4' 07") or (3.76m x 1.40m)

The front door opens into a lovely hallway with wooden style flooring, built in shoe storage, a wall mounted audio and video security entryphone and access to each area off.

Storage Cupboard (6' 07" x 3' 01") or (2.01m x 0.94m)

double doors opening to: a heating interface unit, utility storage space, an electric meter, in addition to plumbing provision for an automatic washing machine.

Kitchen/Living/Dining Space (21' 06" x 8' 11") or (6.55m x 2.72m)

Kitchen area:
this stylish fitted kitchen area includes wooden style flooring, recessed ceiling down lighters, a smart arrangement of high gloss soft close wall and base units, together with black worktops and drawer space. Additionally, there is a single sink unit with drainer and mixer tap, a fully integrated four ring electric hob with overhead extractor, splash back and an electric oven beneath, plus a built in fridge/freezer.

Living Space:
Featuring a wall mounted central heating thermostat, double radiator, wooden style flooring, and plenty of space for a good sized sofa and dining table. To the rear aspect is a double glazed full height window and door that opens out on to the private balcony.



Sleeping Area(16' 05" x 9' 01") or (5.00m x 2.77m)

Features include: plenty of space for wardrobes, desk and more bedroom furniture if required. There is also access from here to the En Suite Shower Room/W.C., and natural light flows in via double glazed windows to the rear elevation.

Shower Room WC(4' 09" x 7' 06") or (1.45m x 2.29m)

This En Suite Shower/W.C. benefits from tiled flooring, recessed ceiling down lighters, a full height tiled shower enclosure with a sliding clear screen, a wall mounted shower thermostat with an overhead attachment and rain spray. Additionally, there is a low flush W.C., a single pedestal wash hand basin with mixer tap and tiling above, a low level storage shelf, plus a wall mounted chrome style heated towel rail and mirrored toiletry cabinet.

Balcony(6' 08" x 8' 08") or (2.03m x 2.64m)

Overlooking the local forest land beyond, this private balcony is just perfect for some fresh air, sunshine and relaxation!

Outside

Benefits include well maintained landscaped communal gardens.



Third 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.

58 Merriam Close, Highams Park, London. E4 9JQ, Guide Price £299,995 Leasehold

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	84	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	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.

