

£315,000 Leasehold

Merriam Close, Highams Park, London E4 9GF



- Ground Floor
- High Performance Glazing
- Parking Space
- Approx. 590 Sqft Gross Internal Area
- Communal Heating and Hot Water System
- Short Walk from Highams Park Station

GENERAL DESCRIPTION

This generously-sized, one-bedroom flat is on the ground floor of a recently-constructed development and appears in excellent condition throughout. The property has a twenty-foot, dual-aspect reception room with open-plan kitchen area featuring sleek, handle-less units and integrated appliances. A glazed door leads from the living area out to a south/south-east-facing terrace. There is a spacious bedroom, a stylish bathroom and a pair of storage/utility cupboards in the entrance hallway. Well insulated walls and floor, high performance glazing and a communal heating/hot water system all contribute towards a very good energy-efficiency rating. The flat comes with use of a parking space and Merriam Close is also just a short walk from Highams Park Station, for London Overground services between Chingford and Liverpool Street.

Tenure: Leasehold (125 years from 01/01/2021).

Service Charge: £287.61 per month (subject to annual review).

Ground Rent: £200.00 for the year.

Council Tax: Band C, London Borough of Waltham Forest.

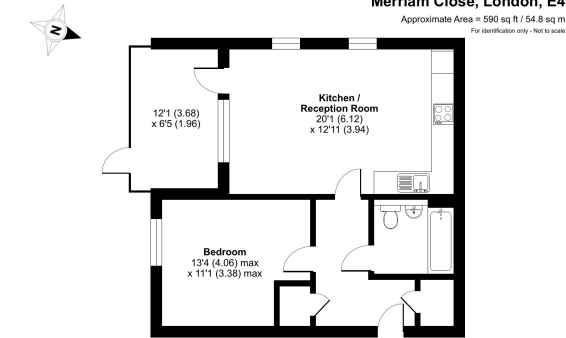
Please Note: This property is currently part-owned by Islington and Shoreditch Housing Association but is offered as a 100% open-market sale. Upon completion, the full leasehold title would transfer to the buyer.

This property is offered for sale in the condition seen. As a general rule, fitted domestic appliances are included in the sale; non-fitted appliances are not. If you require confirmation, you must request this in writing from Urban Moves. The information in this document supersedes any information given verbally either in person or by telephone. Pets not permitted (except assistance animals).

DIMENSIONS

Merriam Close, London, E4

Approximate Area = 590 sq ft / 54.8 sq m
For identification only - not to scale



Certified Property Measure Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS) (Residential). © Urban Moves 2024. Produced for Urban Moves. REF: 1153471

GROUND FLOOR

Entrance Hall

Reception

20' 1" x 12' 11" (6.12m x 3.94m)

Kitchen

included in reception measurement


Terrace

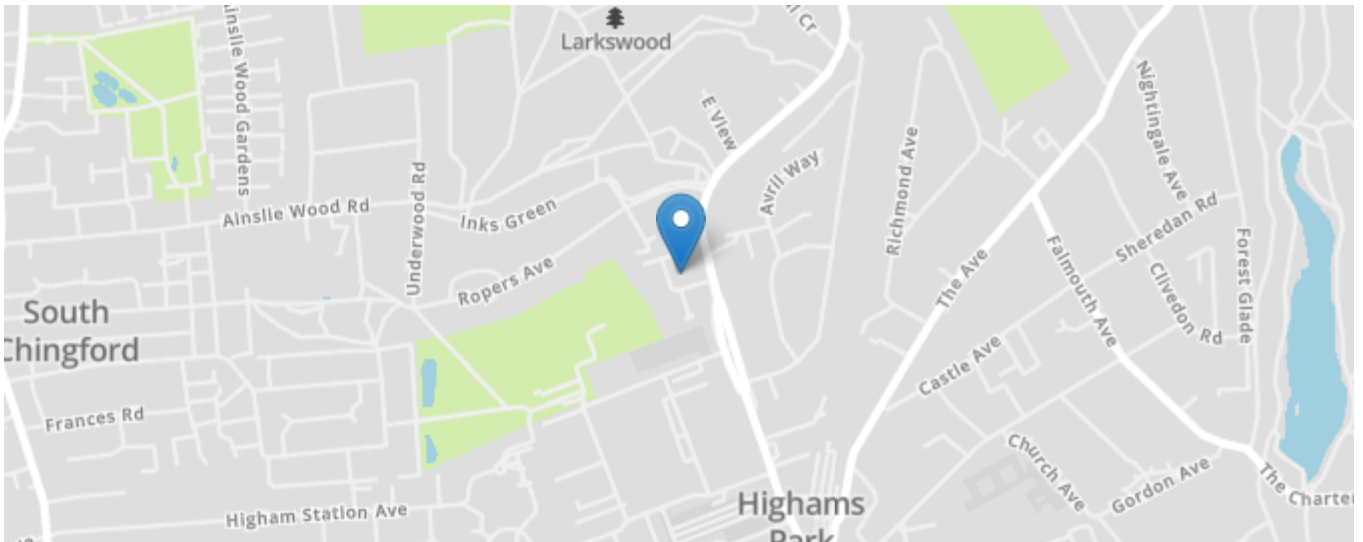
12' 1" x 6' 5" (3.68m x 1.96m)

Bedroom

13' 4" max. x 11' 1" max. (4.06m x 3.38m)

Bathroom

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	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, Scotland & Wales		EU Directive 2002/91/EC 	



All content shown is to be used as a general guideline for the property. None of the contents of this document constitute part of an offer or contract. All measurements, photographs, floor-plans and data provided are only a guideline and should not be relied upon.